

SCANNED

UTILITY EASEMENT (Underground)

THE STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF BEXAR

That AIFOS Limited also known as Epsilon International, Ltd., a Cayman Islands corporation, by (Company Name)

and through Alonso Ancira, in the capacity of Manager, and (Printed Name) (Title)

not individually, hereinafter referred to as "Grantor" (whether one or more), for and in consideration of ONE DOLLAR (\$1.00) in hand paid by PEDERNALES ELECTRIC COOPERATIVE, INC. of Johnson City, Texas, have granted, sold, and conveyed and by these presents do grant, sell, and convey unto Pedernales Electric Cooperative, Inc. an easement and right-of-way as herein described for the purpose of an underground electric distribution system consisting of a variable number of underground cables and all necessary or desirable appurtenances (including conduits, primary cables, secondary conductors, enclosures, concrete pads, ground rods, ground clamps, transformers, cable terminators, cable riser shields, cutouts, and lightning arrestors overground) at or near the general course which shall become fixed at the location of cables buried by Pedernales Electric Cooperative, Inc., through, across, and under the following described lands located in Bexar County, Texas, to wit:

Being 124.35 acres of land, more or less, out of the Jose Ramon Arocha Survey, Abstract No. 24, in Bexar County, Texas, as described on instrument (Deed) recorded in Volume/Document No. 6746, Page 1904, in the Official Property Records of Bexar County, Texas.

Location of right-of-way and easement hereby conveyed shall be limited to a strip of land twenty (20) feet in width, being ten (10) feet on each side of the centerline of the facilities as built, with guying easements as needed, or as indicated on Exhibit "A", attached hereto and incorporated herein for all pertinent purposes.

Together with the right of ingress and egress over Grantor's adjacent lands to or from said right-of-way for the purpose of constructing, reconstructing, inspecting, patrolling, operating, maintaining and removing said cables and appurtenances; the right to place new or additional cable or cables in said system and to change the sizes thereof; the right to relocate along the same general direction of said system; the right to remove from said lands all trees and parts thereof, or other obstructions, which endanger or may interfere with the efficiency and maintenance of said system or their appurtenances; and the right to place temporary structures for use in constructing or repairing said system.

Grantor warrants that Grantor is the owner of said property and has the right to execute this easement.

TO HAVE AND TO HOLD the above described easement and rights unto Pedernales Electric Cooperative, Inc. and their successors and assigns, until said easement and rights shall be relinquished by the Cooperative.

Grantor, Grantor's heirs and legal representatives bind themselves to warrant and forever defend all and singular the above described easement and rights unto Pedernales Electric Cooperative, Inc. their successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS my hand this 10th day of August, 2009.

Epsilon International, Ltd. (Printed Corporate or Business Name)

By: Alonso Ancira (Printed General Partner or Manager Name)

(Signature)

(NOTARIZE ON BACK)

Virtual Grid/Facet No.: Work Order No. 4/1/09

Property Owner Name: (or Subdivision Name if for Subdivision) Epsilon

M. J. ...

THE STATE OF TEXAS

COUNTY OF BEXAR

BEFORE ME, the undersigned authority, on this day personally appeared

Alonzo Ancira, acting on behalf of AIFOS Limited
(Printed Name) (Printed Corporate or Business Name)

and known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that they executed the same on behalf of said Business or Corporation for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 10 day of August, 2009

[Handwritten Signature]
Notary Public in and for
The State of Texas

Please Return to:

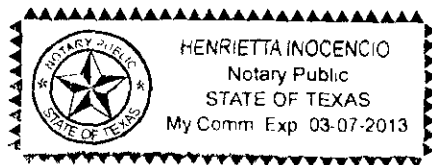
THE STATE OF TEXAS

COUNTY OF BEXAR

BEFORE ME, the undersigned authority, on this day personally appeared Alonzo Ancira, acting on behalf of AIFOS Limited and known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same on behalf of said Business or Corporation for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 10th day of August, 2009

[Handwritten Signature]
Notary Public, The State of Texas



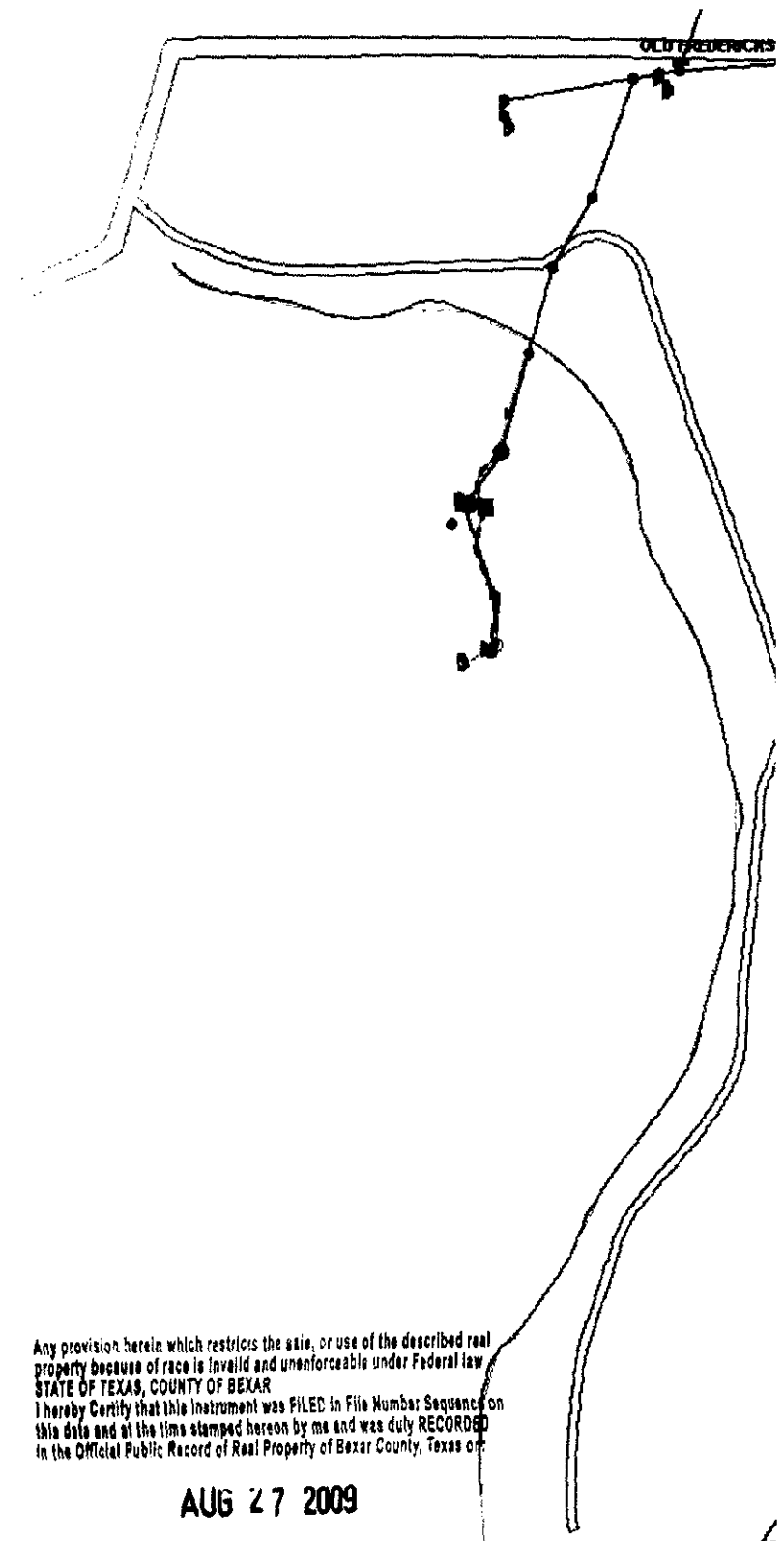


Pederalnes Electric Cooperative

Last Modified By: <%lastmodifiedby%>

Last Modified Time: <%lastmodifiedtime%>

CONSTRUCTION PACKET - MAP SKETCH



Any provision herein which restricts the title, or use of the described real property because of race is invalid and unenforceable under Federal law STATE OF TEXAS, COUNTY OF BEXAR
I hereby Certify that this instrument was FILED in File Number Sequence on this date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on:

AUG 27 2009



Gerard Rickhoff
COUNTY CLERK BEXAR COUNTY, TEXAS

Doc# 20090168395 Fees: \$24.00
08/27/2009 3:30PM # Pages 3
Filed & Recorded in the Official Public
Records of BEXAR COUNTY
GERARD RICKHOFF COUNTY CLERK