

SCANNED

UTILITY EASEMENT



THE STATE OF TEXAS

§

§

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF BEXAR

Facet No.:

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

and through Alonso Ancira E., 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, has granted, sold, and conveyed and by these presents does grant, sell, and convey unto Pedernales Electric Cooperative, Inc. an easement and right-of-way as hereinafter described for the purpose of an electric distribution line consisting of variable number of wires, and all necessary or desirable appurtenances (including poles made of wood, metal or other materials, telephone and cable television wires, props, guys, and anchors) over, across and upon the following described lands located in BEXAR County, Texas, to-wit:

Work Order No.:

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, hanging new wire on, maintaining and removing said lines and appurtenances; the right to relocate within the limits of said right-of-way; the right to remove from said lands all trees and parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or their appurtenances.

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.

Grantor, Grantor's heirs and legal representatives do hereby 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 31 day of August, 2012.

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

Book 15768 Page 667 9pgs

Epsilon International, Ltd.

(Printed Corporate or Business Name)

By: Alonso Ancira E.

(Printed General Partner or Manager Name)

(Signature)

(NOTARIZE ON BACK)

THE STATE OF TEXAS

COUNTY OF BEXAR _____

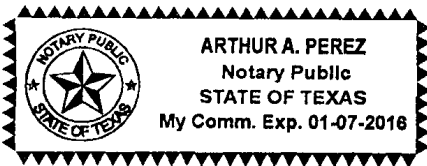
BEFORE ME, the undersigned authority, on this day personally appeared

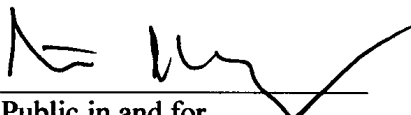
Alonso Ancira E. _____, acting on behalf of AIFOS Limited _____
(Printed Name) (Printed Corporate or Business Name)

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 31st day of

August 2012.





Notary Public in and for
The State of Texas *Arthur A. Perez*

Please Return to: Pedernales Electric Cooperative, Inc.
P. O. Box 2226
Canyon Lake, Texas 78133-0009

Northstar Land Surveying, Inc.
9033 Aero St., Suite 105
San Antonio, Texas 78217
(210) 826-6228

**FIELD NOTES FOR A
20-FOOT WIDE UNDERGROUND ELECTRIC EASEMENT**

BEING 0.218 ACRES OF LAND OUT OF A 124.35 ACRE TRACT OF LAND AS RECORDED IN VOLUME 6746, PAGE 1904, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS; AND BEING ALSO OUT OF THE JOSE RAMON AROCHA SURVEY NUMBER 171, ABSTRACT NUMBER 24, COUNTY BLOCK 4708, BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING: On the west line of an existing 20-foot wide utility easement as recorded in Volume 14148, Page 2010, Official Public Records of Real Property of Bexar County, Texas, the southwest corner of the herein described easement having State Plane Coordinates X=2072438.0 and Y=13817169.5 ;

THENCE: North 03 degrees 50 minutes 48 seconds East (Bearings are based on State Plane Coordinate Grid Bearings), 26.39 feet to beginning of a curve to the right;

THENCE: 38.94 feet with the curve to the right, concave to the southeast, having a radius of 55.00 feet, a central angle of 40 degrees 34 minutes 00 seconds, and a chord bearing and length of North 24 degrees 07 minutes 48 seconds East, 38.13 feet to the end of this curve;

THENCE: North 44 degrees 24 minutes 48 seconds East, 34.69 feet to the beginning of a curve to the right;

THENCE: 29.80 feet with the curve to the right, concave to the southeast, having a radius of 80.00 feet, a central angle of 21 degrees 20 minutes 31 seconds, and a chord bearing and length of North 55 degrees 05 minutes 04 seconds East, 29.63 feet to the end of this curve;

THENCE: North 65 degrees 45 minutes 20 seconds East, 50.37 feet to the beginning of a curve to the left;

THENCE: 30.92 feet with the curve to the left, concave to the northwest, having a radius of 85.00 feet, a central angle of 20 degrees 50 minutes 23 seconds, and a chord bearing and length of North 55 degrees 20 minutes 08 seconds East, 30.75 feet to the end of this curve;

Continued

- THENCE:** North 44 degrees 54 minutes 56 seconds East, 2.70 feet to the beginning of a curve to the right;
- THENCE:** 89.01 feet with the curve to the right, concave to the south, having a radius of 70.00 feet, a central angle of 72 degrees 51 minutes 18 seconds, and a chord bearing and length of North 81 degrees 20 minutes 35 seconds East, 83.13 feet to the end of this curve, the beginning of a curve to the right;
- THENCE:** 68.01 feet with the curve to the right, concave to the southwest, having a radius of 156.12 feet, a central angle of 24 degrees 57 minutes 33 seconds, and a chord bearing and length of South 49 degrees 44 minutes 59 seconds East, 67.47 feet to the end of this curve;
- THENCE:** South 37 degrees 16 minutes 13 seconds East, 29.99 feet to the beginning of a curve to the left;
- THENCE:** 30.41 feet with the curve to the left, concave to the northeast, having a radius of 90.00 feet, a central angle of 19 degrees 21 minutes 34 seconds, and a chord bearing and length of South 46 degrees 57 minutes 00 seconds East, 30.26 feet to the end of this curve;
- THENCE:** South 56 degrees 37 minutes 48 seconds East, 1.92 feet to the beginning of a curve to the left;
- THENCE:** 38.81 feet with the curve to the left, concave to the north, having a radius of 45.00 feet, a central angle of 49 degrees 24 minutes 43 seconds, and a chord bearing and length of South 81 degrees 20 minutes 09 seconds East, 37.62 feet to the end of this curve;
- THENCE:** North 73 degrees 57 minutes 29 seconds East, 10.00 feet to the north line of the above referenced 20-foot utility easement, the northeast corner of the herein described easement having State Plane Coordinates X=2072799.4 and Y=13817232.9;
- THENCE:** South 16 degrees 02 minutes 31 seconds East, 20.00 feet to the south line of the existing 20-foot utility easement to the most easterly southeast corner of the herein described easement;
- THENCE:** South 73 degrees 57 minutes 29 seconds West, 10.00 feet to the beginning of a curve to the right;

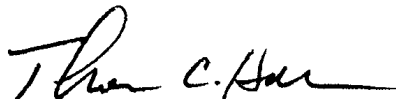
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- THENCE:** 56.06 feet with the curve to the right, concave to the north, having a radius of 65.00 feet, a central angle of 49 degrees 24 minutes 43 seconds, and a chord bearing and length of North 81 degrees 20 minutes 09 seconds West, 54.34 feet to the end of this curve;
- THENCE:** North 56 degrees 37 minutes 48 seconds West, 1.92 feet to the beginning of a curve to the right;
- THENCE:** 37.17 feet with the curve to the right, concave to the northeast, having a radius of 110.00 feet, a central angle of 19 degrees 21 minutes 34 seconds, and a chord bearing and length of North 46 degrees 57 minutes 00 seconds West, 36.99 feet to the end of this curve;
- THENCE:** North 37 degrees 16 minutes 13 seconds West, 29.99 feet to the beginning of a curve to the left;
- THENCE:** 59.29 feet with the curve to the left, concave to the southwest, having a radius of 136.12 feet, a central angle of 24 degrees 57 minutes 33 seconds, and a chord bearing and length of North 49 degrees 44 minutes 59 seconds West, 58.83 feet to the end of this curve, the beginning of a curve to the left;
- THENCE:** 63.58 feet with the curve to the left, concave to the south, having a radius of 50.00 feet, a central angle of 72 degrees 51 minutes 18 seconds, and a chord bearing and length of South 81 degrees 20 minutes 35 seconds West, 59.38 feet to the end of this curve;
- THENCE:** South 44 degrees 54 minutes 56 seconds West, 2.70 feet to the beginning of a curve to the right;
- THENCE:** 38.19 feet with the curve to the right, concave to the northwest, having a radius of 105.00 feet, a central angle of 20 degrees 50 minutes 23 seconds, and a chord bearing and length of South 55 degrees 20 minutes 08 seconds West, 37.98 feet to the end of this curve;
- THENCE:** South 65 degrees 45 minutes 20 seconds West, 50.37 feet to the beginning of a curve to the left;
- THENCE:** 22.35 feet with the curve to the left, concave to the southeast, having a radius of 60.00 feet, a central angle of 21 degrees 20 minutes 31 seconds, and a chord bearing and length of South 55 degrees 05 minutes 04 seconds West, 22.22 feet to the end of this curve;

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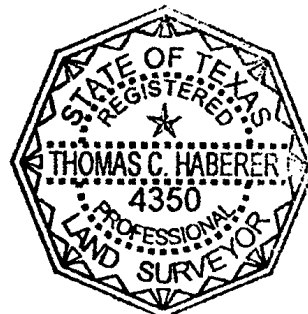
- THENCE:** South 44 degrees 24 minutes 48 seconds West, 34.69 feet to the beginning of a curve to the left;
- THENCE:** 3.46 feet with the curve to the left, concave to the southeast, having a radius of 35.00 feet, a central angle of 05 degrees 40 minutes 16 seconds, and a chord bearing and length of South 41 degrees 34 minutes 40 seconds West, 3.46 feet to the end of this curve;
- THENCE:** South 61 degrees 44 minutes 19 seconds East, 5.50 feet to a corner;
- THENCE:** South 28 degrees 49 minutes 15 seconds West, 11.38 feet to a corner;
- THENCE:** North 61 degrees 44 minutes 19 seconds West, 5.61 feet, the beginning of a non-tangent curve to the left;
- THENCE:** 9.89 feet with the curve to the left, concave to the east, having a radius of 35.00 feet, a central angle of 16 degrees 11 minutes 18 seconds, and a chord bearing and length of South 11 degrees 56 minutes 27 seconds West, 9.86 feet to the end of this curve;
- THENCE:** South 03 degrees 50 minutes 48 seconds West, 5.76 feet, an angle;
- THENCE:** South 28 degrees 13 minutes 21 seconds East, 8.10 feet to a corner;
- THENCE:** South 61 degrees 50 minutes 40 seconds West, 5.07 feet to a corner;
- THENCE:** South 03 degrees 50 minutes 48 seconds West, 11.08 feet to an east line of the existing 20-foot utility easement, the most southerly southeast corner of the herein described easement;
- THENCE:** North 86 degrees 09 minutes 12 seconds West, 20.00 feet to the **POINT OF BEGINNING**, containing 0.218 acres.

These Field Notes are based on a survey made on the ground and a survey map prepared by employees of Northstar Land Surveying, Inc. who were working under my supervision.



Thomas C. Haberer
Registered Professional Land Surveyor #4350

August 10, 2012
Job Number 7-12-0042



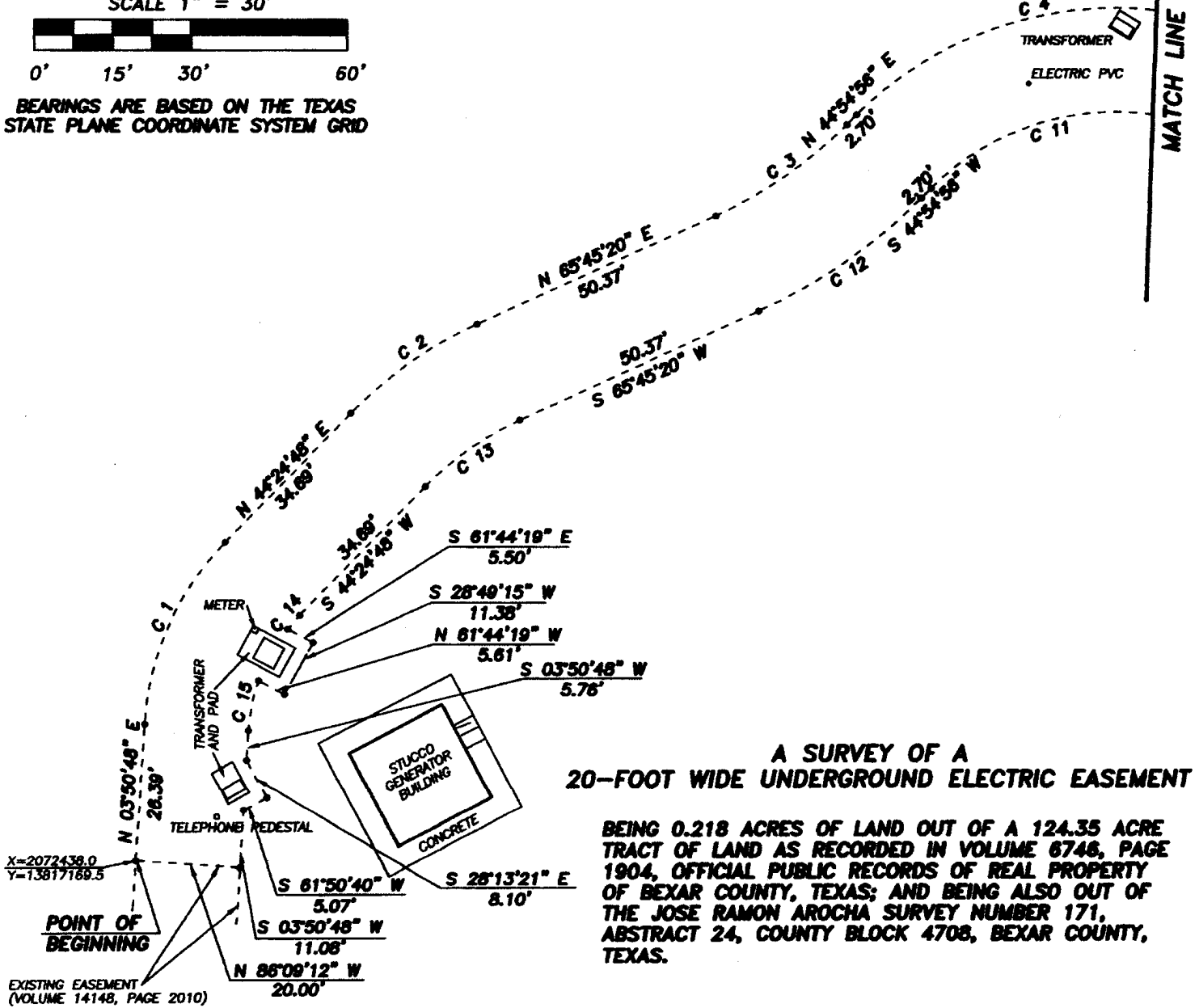


SCALE 1" = 30'



BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM GRID

CURVE	CENTRAL ANGLE	CURVE LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C 1	40°34'00"	38.94'	55.00'	N 24°07'48" E	38.13'
C 2	21°20'31"	29.80'	80.00'	N 55°05'04" E	29.83'
C 3	20°50'23"	30.92'	85.00'	N 58°20'08" E	30.76'
C 4	72°51'18"	89.01'	70.00'	N 81°20'35" E	83.13'
C 5	24°57'33"	68.01'	158.12'	S 48°44'59" E	67.47'
C 6	19°21'34"	30.41'	90.00'	S 48°57'00" E	30.28'
C 7	48°24'43"	38.81'	45.00'	S 81°20'09" E	37.82'
C 8	48°24'43"	56.06'	85.00'	N 81°20'09" W	54.34'
C 9	19°21'34"	37.17'	110.00'	N 48°57'00" W	36.89'
C 10	24°57'33"	59.29'	138.12'	N 49°44'59" W	58.83'
C 11	72°51'18"	63.58'	50.00'	S 81°20'35" W	58.38'
C 12	20°50'23"	38.18'	105.00'	S 55°20'08" W	37.98'
C 13	21°20'31"	22.35'	60.00'	S 55°05'04" W	22.22'
C 14	05°40'16"	3.46'	35.00'	S 41°34'40" W	3.46'
C 15	16°11'18"	9.89'	35.00'	S 11°56'27" W	9.88'



**A SURVEY OF A
20-FOOT WIDE UNDERGROUND ELECTRIC EASEMENT**

BEING 0.218 ACRES OF LAND OUT OF A 124.35 ACRE TRACT OF LAND AS RECORDED IN VOLUME 6746, PAGE 1904, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS; AND BEING ALSO OUT OF THE JOSE RAMON AROCHA SURVEY NUMBER 171, ABSTRACT 24, COUNTY BLOCK 4708, BEXAR COUNTY, TEXAS.

X=2072438.0
Y=13817169.5

POINT OF BEGINNING

EXISTING EASEMENT (VOLUME 14148, PAGE 2010)



NORTHSTAR LAND SURVEYING, INC.
9033 AERO ST., SUITE 105
SAN ANTONIO, TEXAS 78217
(210) 826-6228

STATE OF TEXAS
COUNTY OF BEXAR

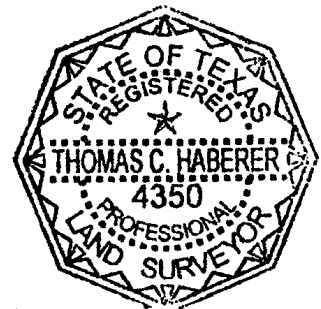
I HEREBY CERTIFY THAT THE ABOVE REFLECTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, AND CORRECTLY REFLECTS CONDITIONS AS I FOUND THEM ON THE DATE OF THE SURVEY.

THIS 10th DAY OF AUGUST 2012 A.D.

Thomas C. Haberer

THOMAS C. HABERER

REGISTERED PROFESSIONAL LAND SURVEYOR #4350



CURVE	CENTRAL ANGLE	CURVE LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
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C 9	19°21'34"	37.17'	110.00'	N 46°57'00" W	36.99'
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C 13	21°20'31"	22.35'	60.00'	S 55°05'04" W	22.22'
C 14	05°40'16"	3.46'	35.00'	S 41°34'40" W	3.46'
C 15	16°11'18"	9.89'	35.00'	S 11°56'27" W	9.86'



SCALE 1" = 30'

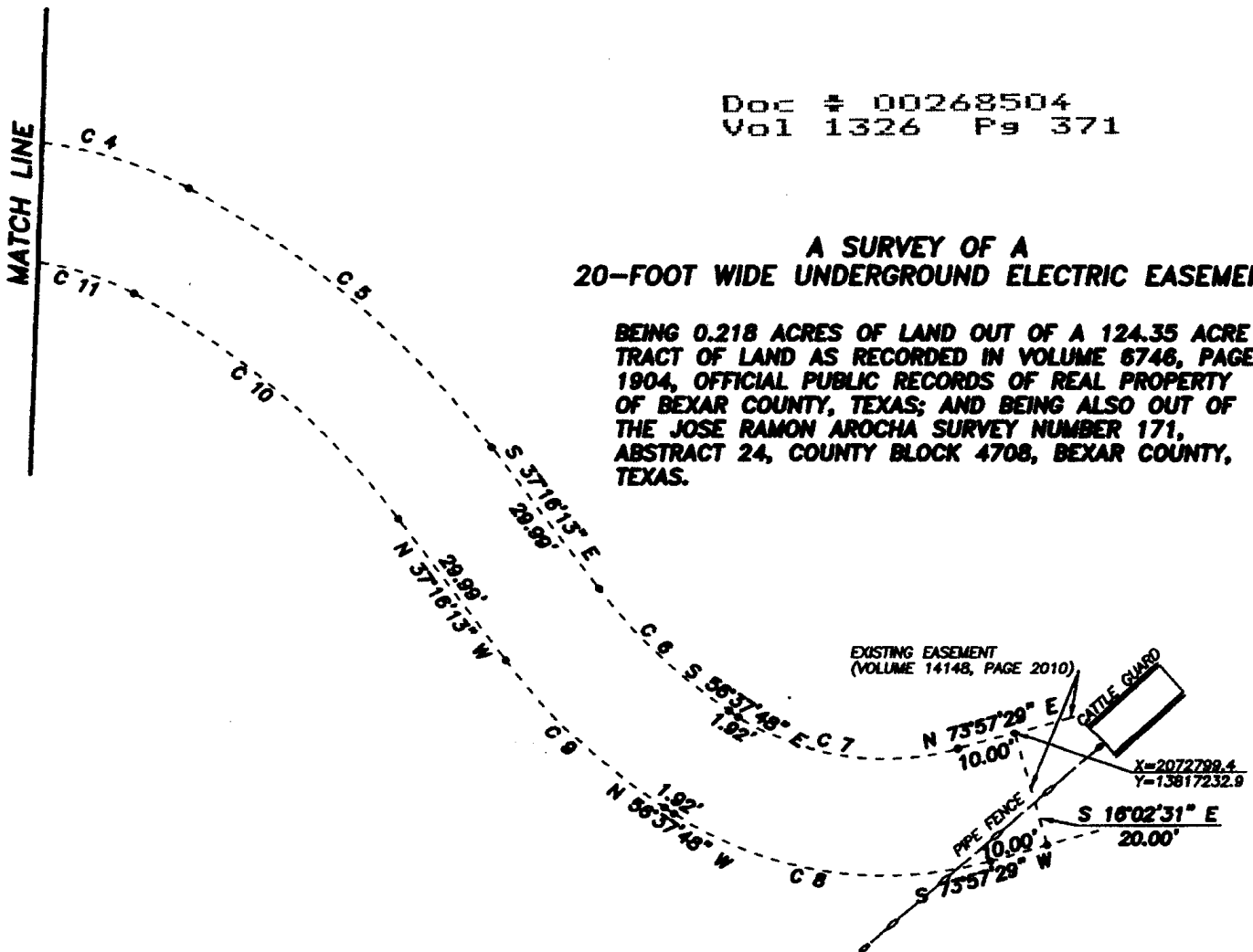


BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM GRID

Doc # 00268504
Vol 1326 Pg 371

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**NORTHSTAR LAND
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9033 AERO ST., SUITE 105
SAN ANTONIO, TEXAS 78217
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STATE OF TEXAS
COUNTY OF BEXAR

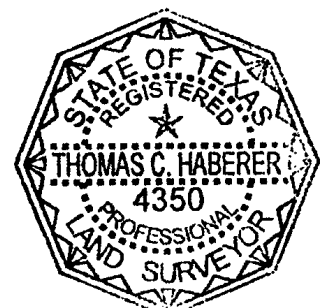
I HEREBY CERTIFY THAT THE ABOVE REFLECTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, AND CORRECTLY REFLECTS CONDITIONS AS I FOUND THEM ON THE DATE OF THE SURVEY.

THIS 10th DAY OF AUGUST 2012 A.D.

Thomas C. Haberer

THOMAS C. HABERER

REGISTERED PROFESSIONAL LAND SURVEYOR #1420



Doc # 00268504
Vol 1326 Pg 372

Filed & Recorded in:

KENDALL COUNTY
DARLENE HERRIN
COUNTY CLERK

09/11/2012 2:15PM

Document Number: 00268504
Total Fees : \$39.00

Receipt Number - 30533
By Deputy: Paula Pfeiffer

This Document has been received by this Office for Recording into the Official Public Records. We do hereby swear that we do not discriminate due to Race, Creed, Color, Sex or National Origin.

PEC

RECORDER'S MEMORANDUM
AT THE TIME OF RECORDATION, THIS INSTRUMENT WAS FOUND TO BE INADEQUATE FOR THE BEST PHOTOGRAPHIC REPRODUCTION BECAUSE OF ILLEGIBILITY, CARBON OR PHOTO COPY, DISCOLORED PAPER ETC.

STATE OF TEXAS, COUNTY OF KENDALL
I hereby certify that this instrument was filed in File Number Sequence on the date and at the time stamped hereon and was duly recorded in the OFFICIAL RECORDS Records of Kendall County, Texas on

09/11/2012
DARLENE HERRIN, COUNTY CLERK
Kendall County, Texas

By: _____ Deputy

Doc# 20120212101 Fees: \$48.00
10/29/2012 3:32PM # Pages 9
Filed & Recorded in the Official
Public Records of BEXAR COUNTY
GERARD C. RICKHOFF COUNTY CLERK

Any provision herein which restricts the sale, 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:

OCT 29 2012



Gerard Rickhoff
COUNTY CLERK BEXAR COUNTY, TEXAS