

March 28, 2023

Everardo Villarreal
Hidalgo County Commissioner Precinct 3
724 N. Breyfogle Rd.
Mission, TX 78574

RE: Hidalgo County Public ROW and Anemoi Project's Access Road

Plus Power, LLC "Plus Power" plans to develop, construct, and operate a 200 MW/400 Mwh battery energy storage facility (the "Project") in Hidalgo County, Texas. In connection with the construction, operation, and maintenance of the Project, Anemoi Energy Storage, LLC, ("Anemoi") is requesting access to certain roads within the County right of way and/or maintained by and/or dedicated to the County and depicted in Exhibit A-1 (the "County Roads"). Specifically, Anemoi intends to use a portion of the dedicated but unopened County right of way between Sections 37 and 38 of the Los Guages and Los Maguelles re-subdivision, depicted in Exhibit A-2, as the main access for the Project. Pursuant to County guidelines and regulations, in support of obtaining access to the Project, Anemoi is requesting your consent to utilize and improve the depicted portion of the County Road herein described. Please indicate your consent to grant access to Anemoi to conduct the described activities by signing and dating the enclosed access authorization.

Sincerely,

DocuSigned by:

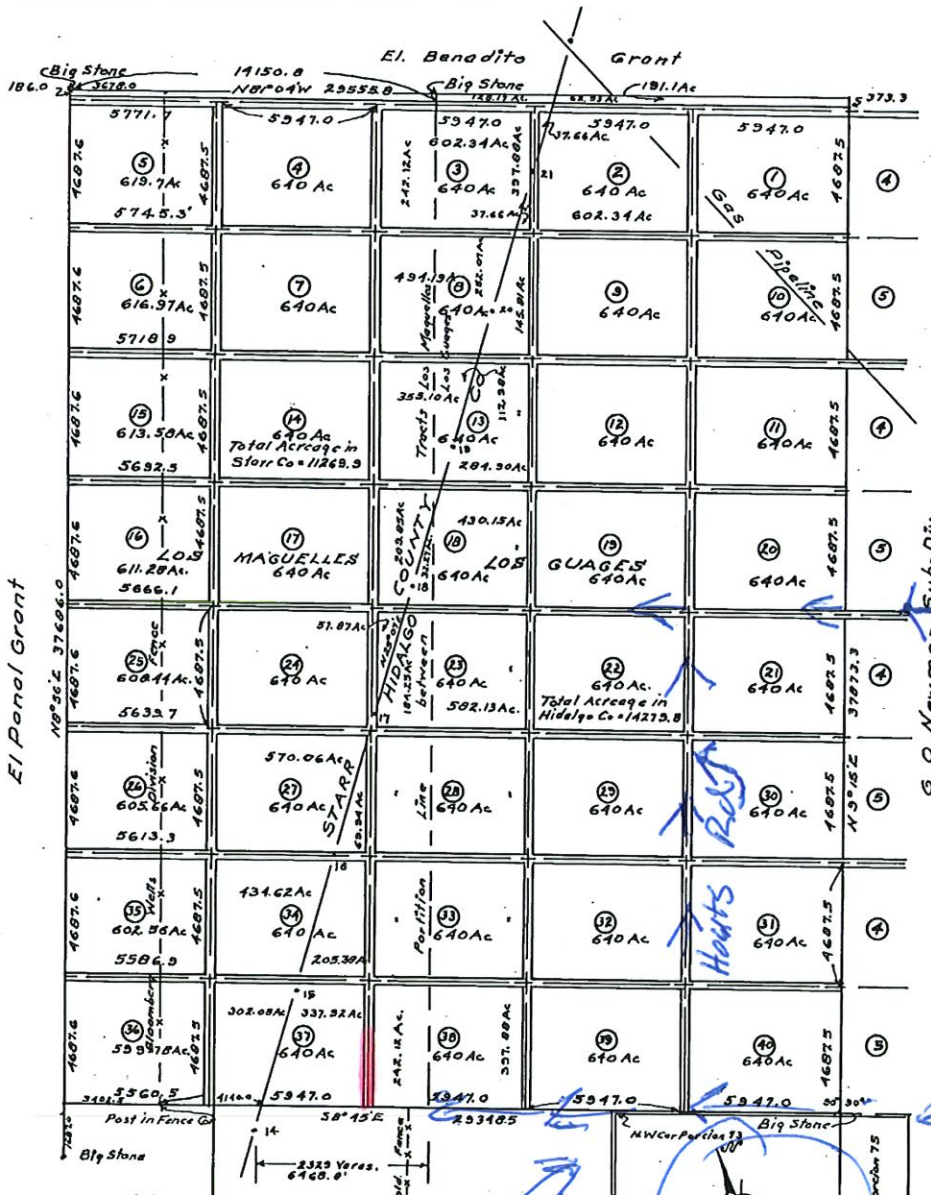
174115C797A3F...

Name: Oscar Dalton

Title: Vice President

Exhibit A-1 1 of 1

Filed June 24, 1947 11:35 A.M.



MAP
OF
A SUB-DIVISION OF LOS GUAGES & LOS MAGUELLES GRANTS LOCATED IN STARR & HIDALGO COUNTIES, TEXAS

All East-West Roads are projections of Roads now in existence on adjoining Sub-Division

I, J. T. Ward a Surveyor, do hereby certify that the foregoing Map is a true and correct Plot of these Lands as compiled by me from available Data and checked upon the ground.

signed *J. T. Ward*

This 29th day of May A.D. 1947

Sworn and subscribed to before me this 5th day of June 1947

T. O. Mitchell

Notary Public in and for Hidalgo County, Texas

T. O. Mitchell

FM 490

G. O. Newman Sub-Div. Hidalgo County School Lands

Highway

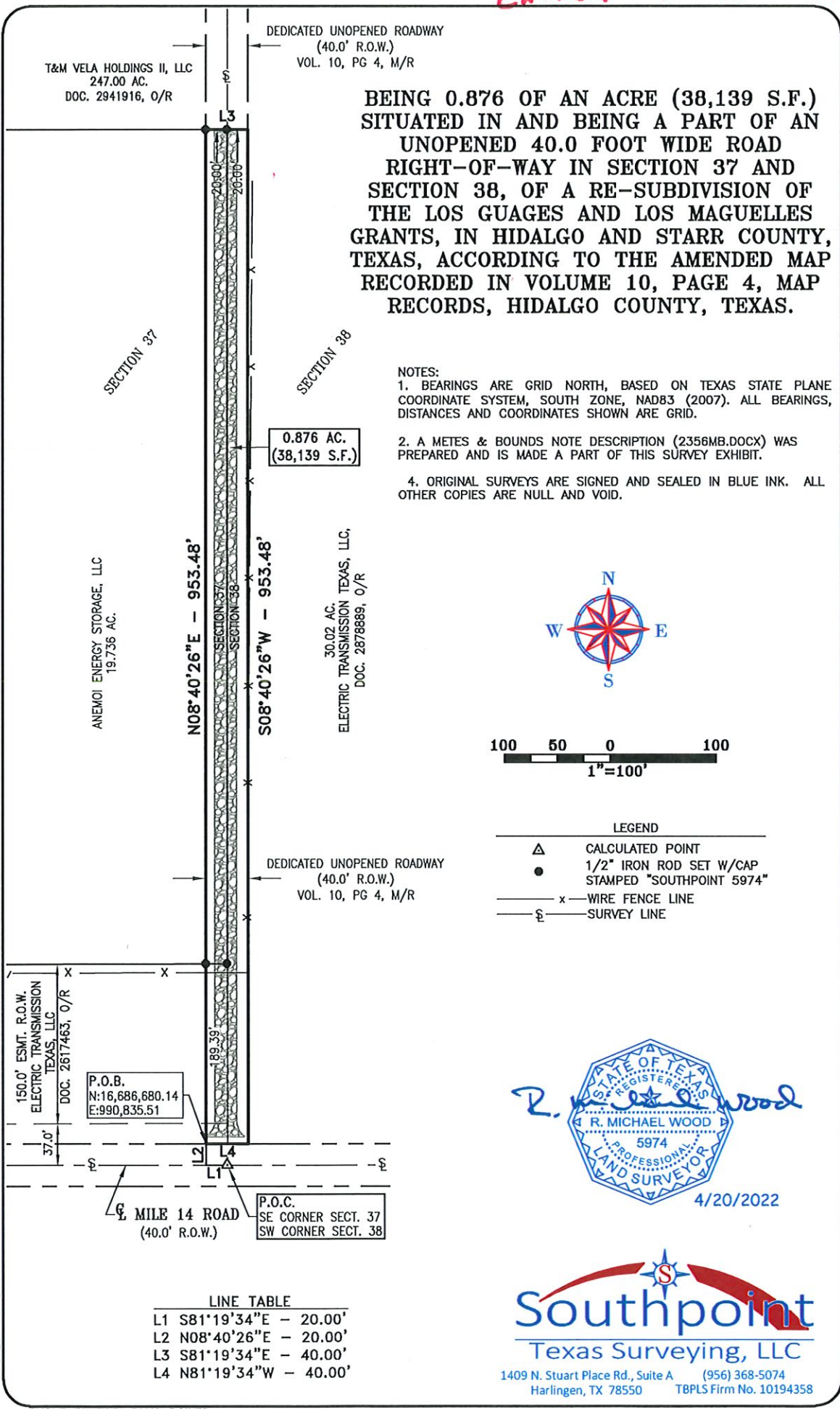
mile 14 Rd

Note:
All Roads N-S & E-W are 40'
All dimensions are to Q of Roads
Total Acreage = 25349.07

Acreage in Starr = 11141.77
Acreage in Hidalgo = 14207.23
Acreage on North = 191.10
Total = 25349.07

Scale = 1" = 3000'

Jara Chinas Rd.



PROJECT No. 2356

SURVEYED FOR: PLUS POWER



Southpoint
 Texas Surveying, LLC

1409 N. Stuart Place Rd., Suite A (956) 368-5074
 Harlingen, TX 78550 TBPLS Firm No. 10194358

BEING A 0.876 OF AN ACRE (38,139 S.F.) TRACT OF LAND SITUATED IN AND BEING A PART OF AN UNOPENED 40.0 FOOT WIDE ROAD RIGHT-OF-WAY IN SECTION 37 AND SECTION 38, OF A RESUBDIVISION OF THE LOS GUAGES AND LOS MAGUELLES GRANTS, IN HIDALGO AND STARR COUNTY, TEXAS, ACCORDING TO THE AMENDED MAP RECORDED IN VOLUME 10, PAGE 4, MAP RECORDS, HIDALGO COUNTY, TEXAS, SAID 0.876 OF AN ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at calculated point in the center of Mile 14 Road, for the southeast corner of said Section 37 and the southwest corner of said Section 38, **THENCE**, South $81^{\circ}19'34''$ East, along the south boundary line of said Section 37, a distance of 20.00 feet, to a point; **THENCE**, North $08^{\circ}40'26''$ East, along the west right-of-way line of said 40.0 foot wide unopened road right-of-way, running parallel to and 20.00 feet west of the east boundary line of Section 37 and the west boundary line of Section 38, a distance of 20.00 feet, to a point for the southwest corner and the **POINT OF BEGINNING** of the herein described tract of land, having Texas State Plane Grid Coordinates of N: 16,686,680.14 & E: 990,835.51;

THENCE, North $08^{\circ}40'26''$ East, continuing along the west right-of-way line of said 40.0 foot wide unopened road right-of-way, running parallel to and 20.00 feet west of the east boundary line of Section 37 and the west boundary line of Section 38, at a distance of 189.39 feet, pass a 1/2 inch iron rod set with a surveyor's cap stamped "Wood 5974", continuing a total distance of 953.48 feet, to 1/2 inch iron rod set with a surveyor's cap stamped "Wood 5974" for the northwest corner of the herein described tract of land;

THENCE, South $81^{\circ}19'34''$ East, over and across said 40.0 foot wide unopened road right-of-way, at a distance of 20.00 feet, pass a 1/2 inch iron rod set with a surveyor's cap stamped "Wood 5974" on the east boundary line of Section 37 and the west boundary line of Section 38, continuing a total distance of 40.00 feet, to a point on the east right-of-way line of the aforementioned 40.0 foot wide unopened road right-of-way, for the northeast corner of the herein described tract of land;

THENCE, South $08^{\circ}40'26''$ West, along the east right-of-way line of said 40.0 foot wide unopened road right-of-way, running parallel to and 20.00 feet east of the east boundary line of Section 37 and the west boundary line of Section 38, a distance of 953.48 feet, to a point for the southwest corner of the herein described tract of land;

THENCE, North 81°19'34" West, over and across said 40.0 foot wide unopened road right-of-way, at a distance of 20.00 feet, pass the east boundary line of Section 37 and the west boundary line of Section 38, continuing a total distance of 40.00 feet, to the **POINT OF BEGINNING**, of the herein described tract of land, said tract contains 0.876 of an acre, more or less, within these metes and bounds.

A survey exhibit (2356.dwg) of even date was prepared and accompanies this metes and bounds description. Bearings are Grid North, based on Texas State Plane Coordinate System, South Zone (4205) NAD83(2007). All bearings, distances and coordinates herein are grid.



R. Michael Wood, R.P.L.S.
Registered Professional Land Surveyor
State of Texas Registration No. 5974



03/23/2023