

DEED RECORD ADDENDUM

STATE OF TEXAS
GRIMES COUNTY

**COAL COMBUSTION RESIDUAL LANDFILL
DEED RECORDATION**

KNOW ALL MEN BY THESE PRESENTS THAT:

Pursuant to the Rules of the Texas Commission on Environmental Quality pertaining to Coal Combustion Residual (CCR) landfills, this document is hereby filed as an addendum to the existing Grimes County, Texas, deed dated February 10, 2021 from Texas Municipal Power Agency to Gibbons Creek Environmental Redevelopment Group, LLC that is recorded in Instrument No. 2021-314249, in compliance with the recordation requirements of 30 Texas Administrative Code § 335.5. and 352. Subchapter J (or § 352. 1221) of the rules of the Texas Commission on Environmental Quality. The deed addendum is also intended to meet the following requirements:

- This deed addendum will apply to the subject property in perpetuity, providing notice to all that:
 - (i) The property has been used for the disposal of CCR waste and operated as a CCR unit, and
 - (ii) Its use is restricted under the post-closure care requirements of TCEQ CCR Registration CCR113, and as codified in 40 CFR § 257.104(d)(1)(iii) and as incorporated in § 352.1241

Gibbons Creek Environmental Redevelopment Group, LLC (GCERG) has closed the Site F Landfill (SFL) CCR Unit on the land described herein. Notice is hereby given that GCERG intends to begin post-closure for the landfill as defined in TCEQ Registration CCR113. A metes and bounds description of the CCR waste disposal area, which is the Site F Landfill, is attached hereto.

The wastes disposed of in Site F Landfill include non-hazardous solid waste consisting of coal combustion residual wastes. A description of this waste is defined in CCR Registration No. CCR113.

The owner of the site is Gibbons Creek Environmental Redevelopment Group, LLC, and its address is 12601 Plantside Drive. Louisville, Kentucky, 40299, where more specific information is available.

EXECUTED THIS 4th DAY OF February, 2026.

Name (Signature): 

Name (Printed): Anthony Tomljanovic

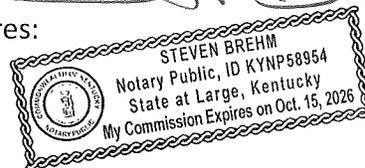
Title: Chief Financial Officer, Charah, LLC

COMMONWEALTH OF KENTUCKY
JEFFERSON COUNTY

This instrument was acknowledged before me on the 4th day of February, 2026, by Anthony Tomljanovic, Chief Financial Officer of Charah, LLC, the Manager of Gibbons Creek Environmental Redevelopment Group, LLC, a Texas limited liability company, on behalf of said company for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 4th day of February, 2026.

Notary Public Signature: 
My commission expires:



METES AND

BOUNDS



LacySurveying.com
Phone (903) 859-9942
P.O. Box 1001
Chandler, TX 75758
TBPELS Firm #10194876

February 3, 2026
Field Notes for GCERG
Site F Landfill - 118.0 Acres
Tandy H. Walker Survey Abstract 471
Grimes County, Texas

GENERAL DESCRIPTION

All that certain tract, lot or parcel of land, a part of the Tandy H. Walker Survey Abstract 471, Grimes County, Texas, and being a part of that certain called 423.65 acre tract of land described in a deed dated February 10, 2021 from Texas Municipal Power Agency to Gibbons Creek Environmental Redevelopment Group LLC that is recorded in Instrument No. 2021-314249 that is recorded in the Official Public Records of Grimes County, Texas and being more completely described as follows, to wit;

METES AND BOUNDS DESCRIPTION

Beginning at a 1/2 inch iron rod with a cap stamped "Lacy Surveying Property Corner" set for corner, which has a Texas Central, NAD 83 grid coordinate value of (N: 10,222,072.13, E: 3,637,140.28), from which a 1/2 inch iron rod with a cap found for witness bears North 74 degrees 27 minutes and 55 seconds West, a distance of 2329.37 feet;

Thence across said tract as follows:

North 10 degrees 49 minutes and 00 seconds East, for a distance of 598.31 feet, to a 1/2 inch iron rod with a cap stamped "Lacy Surveying Property Corner" set for corner;

North 53 degrees 24 minutes and 29 seconds East, for a distance of 393.11 feet, to a 1/2 inch iron rod with a cap stamped "Lacy Surveying Property Corner" set for corner;

North 81 degrees 02 minutes and 49 seconds East, for a distance of 333.82 feet, to a 1/2 inch iron rod with a cap stamped "Lacy Surveying Property Corner" set for corner;

South 60 degrees 51 minutes and 35 seconds East, for a distance of 1662.61 feet, to a 1/2 inch iron rod with a cap stamped "Lacy Surveying Property Corner" set for corner;

South 03 degrees 51 minutes and 34 seconds West, for a distance of 1005.96 feet, to a 1/2 inch iron rod with a cap stamped "Lacy Surveying Property Corner" set for corner;



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Chandler, TX 75758
TBPELS Firm #10194876

South 56 degrees 14 minutes and 05 seconds West, for a distance of 1833.87 feet, to a 1/2 inch iron rod with a cap stamped "Lacy Surveying Property Corner" set for corner;

North 70 degrees 17 minutes and 59 seconds West, for a distance of 626.82 feet, to a 1/2 inch iron rod with a cap stamped "Lacy Surveying Property Corner" set for corner;

North 41 degrees 33 minutes and 30 seconds West, for a distance of 532.72 feet, to a 1/2 inch iron rod with a cap stamped "Lacy Surveying Property Corner" set for corner;

North 11 degrees 09 minutes and 37 seconds West, for a distance of 679.63 feet, to a 1/2 inch iron rod with a cap stamped "Lacy Surveying Property Corner" set for corner;

North 07 degrees 02 minutes and 16 seconds East, for a distance of 380.32 feet, to a 1/2 inch iron rod with a cap stamped "Lacy Surveying Property Corner" set for corner;

and North 53 degrees 27 minutes and 56 seconds East, for a distance of 511.36 feet, to the place of beginning and containing **118.0 acres**.

Grid Bearings based on Texas State Plane Coordinate System, Central Zone 4203, NAD 83. Distances and acreage are shown in surface feet. To convert to grid, multiply by the CSF of 0.9998902.

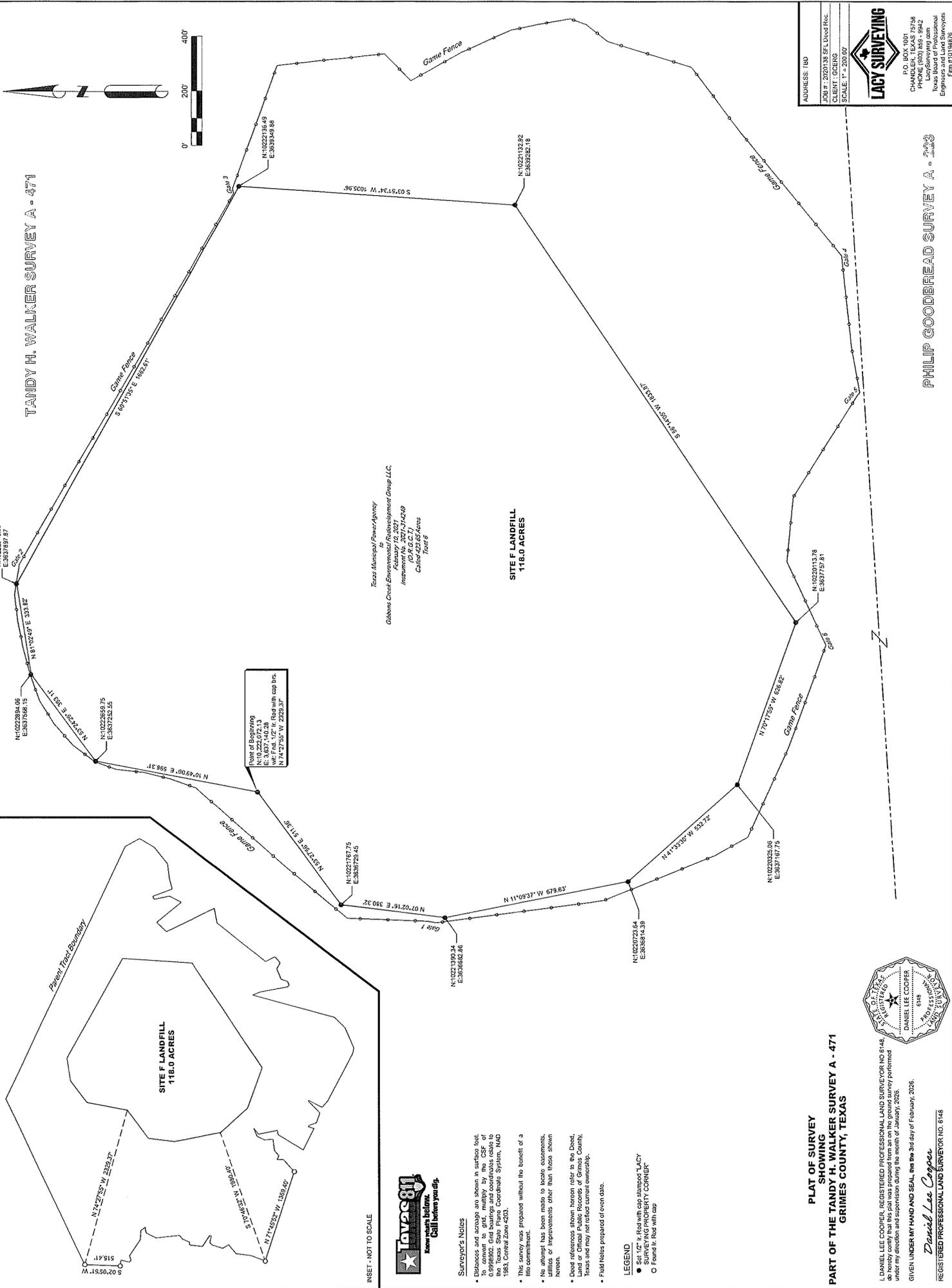
Plat prepared of even date.
Job No. 2020138 SFL Deed Recordation

I, **DANIEL LEE COOPER**, Registered Professional Land Surveyor No. 6148, do hereby certify that the above field notes were prepared from an actual survey made on the ground under my direction and supervision during the month of January, 2025.

GIVEN UNDER MY HAND AND SEAL, this the 3rd day of February, 2026.

Daniel Lee Cooper
Daniel Lee Cooper R.P.L.S. No. 6148





ADDRESS: TBD
 JOB # 7-2020138 5FL Droid Rec.
 CLIENT: GCERS
 SCALE: 1" = 200.00'
LACY SURVEYING
 P.O. BOX 1001
 CHANDLER, TEXAS 75758
 PHONE (807) 659-5942
 LacySurveying.com
 Texas Registered Professional
 Engineers and Land Surveyors
 Firm # T10194876

PHILIP GOODFRIEND SURVEY A - 243

Texas Municipal Power Agency
 Gibson Creek Environmental Redevelopment Group LLC
 February 10, 2027
 Instrument # 2026-14249
 (O.R.C.C. 1)
 Cadof 423.65 Acres
 Twp 6

SITE F LANDFILL
 118.0 ACRES

Point of Beginning
 N 107°02'16" E 390.32'
 E 3837729.45
 W: 1/2" I.R. Rod with cap brs.
 N 74°47'56" W 2929.37'



- Surveyor's Notes**
- Distances and acreage are shown in surface feet.
 - The survey was conducted using a Trimble SPP 0959802. Grid bearings and coordinates refer to the Texas State Plane Coordinate System, NAD 1983, Central Zone 4203.
 - This survey was prepared without the benefit of a title commitment.
 - No attempt has been made to locate easements, utilities, or improvements other than those shown hereon.
 - Dead references shown herein refer to the Deed, Land or Official Public Records of Grimes County, Texas and may not reflect current ownership.
 - Field Notes prepared of even date.

- LEGEND**
- SURVEY POINT WITH CAP
 - SURVEYING PROPERTY CORNER
 - Found In: Rod with cap

PLAT OF SURVEY
SHOWING
PART OF THE TANDY H. WALKER SURVEY A - 471
GRIMES COUNTY, TEXAS



Daniel Lee Cooper, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6148,
 do hereby certify that this plat was prepared from an on the ground survey performed
 under my direction and supervision during the month of January, 2026.
 GIVEN UNDER MY HAND AND SEAL, this 3rd day of February, 2026.
 Daniel Lee Cooper
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6148

**Grimes County
Barbara Kimich
Grimes County Clerk**

Instrument Number: 352627

eRecording - Real Property

Recorded On: February 12, 2026 09:29 AM

Number of Pages: 7

" Examined and Charged as Follows: "

Total Recording: \$45.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 352627
Receipt Number: 20260212000008
Recorded Date/Time: February 12, 2026 09:29 AM
User: Mary H
Station: Clerk03

Record and Return To:

Simplifile
5072 North 300 West

PROVO UT



**STATE OF TEXAS
COUNTY OF GRIMES**

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Grimes County, Texas.

Barbara Kimich
Grimes County Clerk
Grimes County, TX

Barbara Kimich