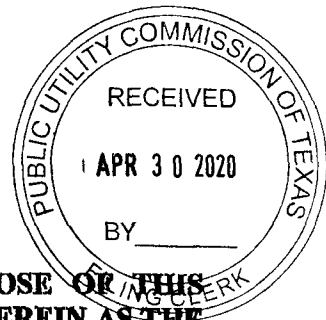


Control Number: 50200



Item Number: 1956

Addendum StartPage: 0



POWER OF ATTORNEY

NOTICE: THIS IS AN IMPORTANT DOCUMENT. THE PURPOSE OF THIS POWER OF ATTORNEY IS TO GIVE THE PERSON DESIGNATED HEREIN AS THE "AGENT" BROAD POWERS, AS LIMITED HEREINBELOW, TO STAND IN THE SHOES OF AND REPRESENT YALUMBA, LP, THE DEVELOPER AND PROPERTY OWNER OF PHASE IV, AND TO STAND IN THE SHOES OF AND REPRESENT THE RESERVE AT SUGARTREE POA, INC., THE HOMEOWNERS ASSOCIATION OF THE RESERVE AT SUGARTREE, AND TO STAND IN THE SHOES OF AND REPRESENT ALL THE OWNERS OF THE RESIDENTIAL LOTS IN THE RESERVE AT SUGARTREE, AN ADDITION TO PARKER COUNTY, TEXAS, PHASES I, II, III AND IV, ACCORDING TO THE FINAL PLATS RECORDED IN THE PARKER COUNTY OFFICIAL RECORDS DESCRIBED IMMEDIATELY BELOW. YALUMBA PARTNERS, LP GRANTS THIS POWER OF ATTORNEY UNDER THE DECLARANT'S AUTHORITY AS THE DECLARANT-IN-CONTROL OF THE PROPERTY AND THE RESERVE AT SUGARTREE POA, INC., THE HOMEOWNERS ASSOCIATION IN AND FOR THE RESERVE AT SUGARTREE (FORMERLY KNOWN AS SUGARTREE ON THE BRAZOS AND ST ON THE BRAZOS), TO REPRESENT YALUMBA PARTNERS, LP, IN THE VARIOUS CAPACITIES DESCRIBED HEREINABOVE.

THE POWERS GRANTED HEREIN SHALL INCLUDE ALL POWERS OF YALUMBA PARTNERS, LP IN ITS VARIOUS CAPACITIES DESCRIBED HEREINABOVE, AS AUTHORIZED IN AND BY THE BYLAWS OF THE ASSOCIATION AND THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, AS AMENDED, OF THE RESERVE AT SUGARTREE POA, INC., RECORDED IN THE OFFICIAL RECORDS OF PARKER COUNTY, TEXAS.

The recording data for the Plats recorded in favor of the four (4) Phases of The Reserve At SugarTree Addition to Parker County, Texas (the "Subdivision"), formerly known variously as SugarTree on the Brazos and ST on the Brazos (hereinafter referred to as "Subdivision"), are as follows:

All those Tracts or parcels of land, being **68.26 acres** and containing **102 Single Family Lots**, together with the improvements and appurtenances belonging thereto, lying and being in Parker County, Texas, as shown on a plat of survey made by Baird, Hampton Brown, Inc. dated March 23, 2005 of **SugarTree on the Brazos, Section One**, which was recorded on the 23rd day of March, 2005 in the map and plat records of Parker County, Texas in volume 2309, Page 1907, and at **Cabinet C, Slide 239**, as replatted as shown on a replat of survey made by Baird, Hampton Brown, Inc. dated July 5, 2005, which was dated the 5th day of July, 2005 and recorded on the 5th day of July, 2005 in the map and plat records of Parker County, Texas at **Cabinet C, Slide 313**, and to which plats reference is hereby made for a more particular description of said land; and

All those Tracts or parcels of land, being **110.16 acres** and containing **109 Single Family Lots**, together with the improvements and appurtenances belonging thereto, lying and being in Parker County, Texas, as shown on a plat of survey made by Baird, Hampton Brown, Inc. dated July 5, 2005 of **SugarTree on the Brazos, Phase Two**, which was

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recorded on the 5th day of July, 2005 in the map and plat records of Parker County, Texas at **Cabinet C, Slide 288**, Official Map and Plat Records, Parker County, Texas, and to which plat reference is hereby made for a more particular description of said land; and

All those Tracts or parcels of land, being **178.249 acres** and containing **65 Single Family Lots**, together with the improvements and appurtenances belonging thereto, lying and being in Parker County, Texas, as shown on a plat of survey made by Baird, Hampton Brown, Inc. dated November 8, 2008 of **SugarTree on the Brazos, Phase Three**, which was recorded on the 8th day of November, 2008 in the map and plat records of Parker County, Texas at **Cabinet C, Slide 141**, Official Map and Plat Records, Parker County, Texas, and to which plat reference is hereby made for a more particular description of said land; and

All those Tracts or parcels of land, being **35.74 acres** and containing **35 Single Family Lots**, together with the improvements and appurtenances belonging thereto, lying and being in Parker County, Texas, as shown on a plat of survey made by Baird, Hampton Brown, Inc. dated August 17, 2018 of **The Reserve At SugarTree SugarTree on the Brazos, Phase Four**, which was recorded on the 17th day of August, 2018 in the map and plat records of Parker County, Texas at **Cabinet E, Slide 491**, Official Map and Plat Records, Parker County, Texas, and to which plat reference is hereby made for a more particular description of said land.

TO ALL PERSONS, be it known that I, **Kel Devlin**, President, of **Yalumba Partners, LP**, Owner of Lots in **The Reserve At SugarTree Addition to Parker County, Texas** (described above) and Declarant of **The Reserve At SugarTree POA, Inc.**, the **Homeowners Association for The Reserve At SugarTree Addition, Parker County, Texas**, being the undersigned "**Grantor**" of this Power of Attorney, do hereby make and grant a power of attorney to **Brandon Smith**, a Residential Lot Owner in **The Reserve At SugarTree** and Member of **The Reserve At SugarTree POA, Inc.** ("**Grantee**" herein), and do thereupon constitute and appoint said individual as my attorney-in-fact/agent to stand in my shoes and represent me in all my capacities set forth herein as Grantor's representative at, in and for the **Public Utility Commission June 2, 2020 Prehearing Conference**, and all future Hearings and Conferences regarding **Undine Texas, LLC** and **Undine Texas Environmental, LLC**, **SOAH Docket No. 473-20-03110.WS PUC Docket No. 50200**.

Grantor's attorney-in-fact/agent shall act in Grantor's name, place and stead in any way which Grantor could do, if Kel Devlin were personally present, with respect to all of Grantee's power, authority, duties and responsibilities as a fully qualified and participating Lot Owner and Association Member of **The Reserve At SugarTree Addition to Parker County, Texas** and of **The Reserve At SugarTree POA, Inc.** and all Association Members and Lot Owners therein, to the extent that Grantor is permitted by law to act through an attorney-in-fact/agent.

Grantor's attorney-in-fact/agent hereby accepts this appointment subject to its terms and agrees to act and perform in said fiduciary capacity consistent with Grantor's best interests as he in his best discretion deems advisable, and Grantor hereby affirms and ratifies all acts so undertaken.

UNLESS HEREAFTER REVOKED IN WRITING BY GRANTOR BY WRITTEN NOTICE DELIVERED TO KEL DEVLIN, GENERAL PARTNER OR ANY PARTNER OF YALUMBA PARTNERS, LP, THIS POWER OF ATTORNEY SHALL REMAIN IN

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CF

EFFECT UNTIL DECEMBER 31, 2020, WHEN IT SHALL AUTOMATICALLY EXPIRE, UNLESS EXTENDED AND RENEWED IN WRITING BY GRANTOR.

TO INDUCE ANY THIRD PARTY TO ACT HEREUNDER, GRANTOR HEREBY AGREES THAT ANY THIRD PARTY RECEIVING A DULY EXECUTED COPY OR FACSIMILE OF THIS INSTRUMENT MAY ACT HEREUNDER, AND THAT REVOCATION OR TERMINATION HEREOF SHALL BE INEFFECTIVE AS TO SUCH THIRD PARTY UNLESS AND UNTIL ACTUAL NOTICE OR KNOWLEDGE OF SUCH REVOCATION OR TERMINATION SHALL HAVE BEEN RECEIVED BY SUCH THIRD PARTY, AND GRANTOR FOR ITSELF AND FOR IT'S SUCCESSORS, LEGAL REPRESENTATIVES AND ASSIGNS, HEREBY AGREE TO INDEMNIFY AND HOLD HARMLESS ANY SUCH THIRD PARTY FROM AND AGAINST ANY AND ALL CLAIMS THAT MAY ARISE AGAINST SUCH THIRD PARTY BY REASON OF SUCH THIRD PARTY HAVING RELIED ON THE PROVISIONS OF THIS INSTRUMENT.

GRANTED AND SIGNED under seal this 29 day of April, 2020.

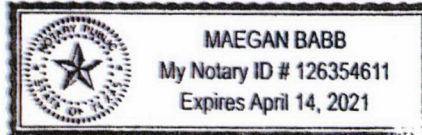
Signed in the presence of:

John A. Hall
Witness

GRANTOR,
Yalumba Partners, LP

By: Kel Devlin
Kel Devlin, President & General Partner

STATE OF TEXAS)
)
COUNTY OF HOOD)



This instrument was acknowledged before me on April 29, 2020, by Kel Devlin, President and General Partner of Yalumba Partners, LP.

Maegan N. Babb
NOTARY PUBLIC, STATE OF TEXAS

POWER OF ATTORNEY ACCEPTED AND SIGNED this 29 day of April, 2020.

Signed in the presence of:

Whitney Givens
Witness

GRANTEE,

By: Brandon Smith
Brandon Smith

[Handwritten initials]