

EXHIBIT · FOR SALE BY OWNER

UTILITIES & SERVICE PROVIDERS

6851 Double Bridge Road & Three Adjacent Waterfront Lots · Mabank, Texas 75156

CEDAR CREEK LAKE · HENDERSON COUNTY · EUSTACE ISD

ELECTRIC

TRINITY VALLEY ELECTRIC COOPERATIVE

PUCT CCN NO. 30094

(972) 932-2214 · tvec.net

Certificated electric cooperative for this area. Member services & outage reporting online via SmartHub.

WATER

EAST CEDAR CREEK FWSD

WATER CCN NO. 11682

(903) 887-7103 · eastcedarcreek.net

Fresh Water Supply District created by the Texas Legislature in 1977. Two water treatment plants (Brookshire & McKay) serving ≈7,100 water customers in northwest Henderson County.

WASTEWATER / SEWER

EAST CEDAR CREEK FWSD

SEWER CCN NO. 20582

(903) 887-7103 · 115 Hammer Road, Gun Barrel City, TX

District sewer service — two wastewater treatment plants serving ≈5,600 sewer customers. Same district as water: one point of contact for both services.

SCHOOL DISTRICT & COUNTY

EUSTACE ISD · HENDERSON COUNTY

Property location verified by U.S. Census Bureau geocoder: Henderson County, Eustace Independent School District. County appraisal: Henderson County Appraisal District, Athens, TX.

INTERNET & BROADBAND

BRIGHTSPEED FIBER — CONFIRMED AT THIS ADDRESS

Fiber-to-the-home service availability verified for 6851 Double Bridge Road at brightspeed.com (July 2026). New fiber plant was buried along Double Bridge Road under Henderson County's ~\$8M rural fiber initiative (≈5,000 locations countywide), with fiber vaults placed on the corner of the 6851 property and on the adjacent lot. Network specification: 200 Mbps — 1 Gbps download, 100 Mbps minimum upload.

PROVIDER	TECHNOLOGY	TOP SPEED	AVAILABILITY
Brightspeed	Fiber	1 Gbps	Confirmed at this address
Optimum	Cable	940 Mbps	≈87% of ZIP 75156
Conquest Wireless	Fixed wireless	300 Mbps	≈38% of ZIP
T-Mobile / Verizon	5G home internet	300–500 Mbps	≈25% of ZIP
Starlink · Viasat · Hughesnet	Satellite	up to 400 Mbps	100%

About CCNs: A Certificate of Convenience and Necessity (CCN), issued by the Public Utility Commission of Texas, certifies a utility to provide retail service within a defined area. CCN numbers above are from the PUCT's official CCN service-area records (status: Commission Approved). Buyers should confirm active service and connection details for a specific lot with each provider prior to closing.

SOURCES

Public Utility Commission of Texas — official CCN service-area GIS records (water CCN 11682 & sewer CCN 20582, East Cedar Creek FWSD; electric cooperative territory CCN 30094, Trinity Valley Electric Cooperative) · East Cedar Creek FWSD, eastcedarcreek.net · Trinity Valley Electric Cooperative, tvec.net · U.S. Census Bureau geocoder (county & school district) · Brightspeed address-level availability check, brightspeed.com · Henderson County ARPA broadband