

PT #: 2018 - 3338
District: Grand Prairie
WR#: 3421108
ER#: _____

EASEMENT AND RIGHT OF WAY

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF DALLAS §

That **CITY OF GRAND PRAIRIE**, hereinafter called "Grantor," whether one or more, for and in consideration of Ten and No/100 Dollars (\$10.00) and other valuable consideration to Grantor in hand paid by **Oncor Electric Delivery Company LLC**, a Delaware limited liability company, located at 1616 Woodall Rodgers Freeway, Dallas, Texas, 75202-1234, hereinafter referred to as "Grantee", has granted, sold and conveyed and by these presents does grant, sell and convey unto said Grantee, their successors and assigns, an easement and right-of-way for overhead and/or underground electric supply and communications facilities, consisting of a variable number of poles, guys, anchors, wires and cables, supporting structures, surface mounted equipment, transformers, switchgears, auto-transformers, conduits, manholes, vaults, and all necessary or desirable appurtenances over, under, through, across, and upon Grantor's land described as follows:

SEE EXHIBIT "A" ATTACHED

Grantor recognizes that the general course of said lines, or the metes and bounds as above described, is based on preliminary surveys only, and Grantor hereby agrees that the easement and right-of way and its general dimensions hereby granted shall apply to the actual location of said lines when constructed.

Together with the right of ingress and egress along and upon said easement and right-of-way and over and across Grantor's adjoining properties for the purpose of and with the right to construct, maintain, operate, repair, remove, replace, reconstruct, abandon in place, and to change the size and capacity of said facilities; the right to relocate said facilities in the same relative direction of said facilities; the right to relocate said facilities in the same relative position to any adjacent road if and as such road is widened in the future; the right to lease wire space for the purpose of permitting others to string or lay wire or cable along said facilities; the right to prevent excavation within the easement area; the right to prevent construction of, within the easement area, any and all buildings, structures or other obstructions which, in the sole judgment of Grantee, may endanger or interfere with the efficiency, safety, and/or convenient operation of said facilities and their appurtenances, and the right to trim or remove trees or shrubbery within, but not limited to, said easement area, including by use of herbicides or other similar chemicals approved by the U. S. Environmental Protection Agency, to the extent in the sole judgment of Grantee, as may be necessary to prevent possible interference with the operation of said facilities or to remove possible hazard thereto. Grantor shall not make changes in grade, elevation or contour of the land or impound water within the easement area as described above without prior written consent of Grantee.

Grantor reserves the right to use the land within the above described easement area for purposes not inconsistent with Grantee's use of such property, provided such use shall not, in the sole judgment of the Grantee, interfere with the exercise by the Grantee of the rights hereby granted.

TO HAVE AND TO HOLD the above described easement and right-of-way unto the said Grantee, its successors and assigns, until all of said electric lines and facilities shall be abandoned, and in that event said easement and right-of-way shall cease and all rights herein granted shall terminate and revert to Grantor or Grantor's heirs, successors or assigns; and Grantor hereby binds Grantor and Grantor's heirs, successors, assigns, and legal representatives, to warrant and forever defend the above described easement and right-of-way unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this _____ day of _____, 2018.

GRANTOR:

CITY OF GRAND PRAIRIE

By: _____
Tom Hart
City Manager

STATE OF TEXAS §
 §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared **Tom Hart**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act and deed of **City of Grand Prairie**, as the **City Manager** thereof, for the purposes and consideration therein expressed, in the capacity therein stated and he is authorized to do so.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, A. D. 2018.

Notary Public in and for the State of Texas

Exhibit A
Oncor Electric Delivery Company, LLC Easement
0.255 Acre Tract
Part of
W.H. Thomas Second Addition
Vol. 1, Pg. 99
M.R.D.C.T.
City of Grand Prairie, Dallas County, Texas

BEING 0.255 acre tract of land situated in the McKinney and Williams Survey, Abstract No. 1003 in the City of Grand Prairie, Dallas County, Texas, and being part Block B2 and C3 of the W.H. Thomas Second Addition recorded in Volume 1, Page 99 of the Map Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a set "x" cut in concrete at the intersection of the south line of College Street (50' Right-of-Way), and the east line of Northwest 4th Street (65' Right-of-Way);

THENCE North 85°47'49" East, a distance of 319.49 feet, along the south line of College Street to a point for corner;

THENCE over and across a portion of said Block B2, Block C3, and a portion of NW 3rd Street (40' Right-of-Way), the following courses and distances:

- South 03°01'48" East, a distance of 13.63 feet, to a point for corner;
- North 85°47'49" East, a distance of 119.81 feet, to a point for corner;
- North 04°12'11" West, a distance of 2.50 feet, to a point for corner;
- North 85°47'49" East, a distance of 2.50 feet, to a point for corner;
- North 04°12'11" West, a distance of 11.13 feet, to the south line of College Street;

THENCE North 85°47'49" East, a distance of 15.00 feet, to a point for corner;

THENCE over and across a portion of said Block B2, Block C3, and a portion of NW 3rd Street (40' Right-of-Way), the following courses and distances:

- South 04°12'11" East, a distance of 11.13 feet, to a point for corner;
- North 85°47'49" East, a distance of 2.50 feet, to a point for corner;
- South 04°12'11" East, a distance of 20.00 feet, to a point for corner;
- South 85°47'49" West, a distance of 20.00 feet, to a point for corner;
- North 04°12'11" West, a distance of 2.50 feet, to a point for corner;
- South 85°47'49" West, a distance of 120.12 feet, to a point for corner;
- South 03°01'48" East, a distance of 105.20 feet, to a point for corner;
- South 85°47'49" West, a distance of 32.56 feet, to a point for corner;
- South 04°12'11" East, a distance of 2.50 feet, to a point for corner;
- South 85°47'49" West, a distance of 20.00 feet, to a point for corner;
- North 04°12'11" West, a distance of 20.00 feet, to a point for corner;
- North 85°47'49" East, a distance of 20.00 feet, to a point for corner;

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City of Grand Prairie, Dallas County, Texas

South 04°12'11" East, a distance of 2.50 feet, to a point for corner;
North 85°47'49" East, a distance of 17.86 feet, to a point for corner;
North 03°01'48" West, a distance of 103.83 feet, to a point for corner;
South 85°47'49" West, a distance of 289.18 feet, to a point for corner;
South 04°12'11" East, a distance of 109.88 feet, to a point for corner;
South 85°47'49" West, a distance of 15.00 feet, to the east line of Northwest 4th Street;

THENCE North 04°12'11" West, a distance of 124.88 feet, along the east line of Northwest 4th Street, to the POINT OF BEGINNING, and containing 11115 square feet or 0.255 acres of land, more or less.

BASIS OF BEARING: The basis of bearing is the State Plane coordinate system, Texas North Central – Zone 4202, North American Datum of 1983, (2011).

Signed this 20th
Day of February 2019 by:
Michael A. Salcedo

Michael A. Salcedo R.P.L.S. 6715



Line Table	
Line #	Direction
L1	S 03°01'48" E
L2	N 04°12'11" W
L3	N 85°47'49" E
L4	N 04°12'11" W
L5	N 85°47'49" E
L6	S 04°12'11" E
L7	N 85°47'49" E
L8	S 04°12'11" E
L9	S 85°47'49" W
L10	N 04°12'11" W
L11	S 85°47'49" W
L12	S 04°12'11" E
L13	S 85°47'49" W
L14	N 04°12'11" W
L15	N 85°47'49" E
L16	S 04°12'11" E
L17	N 85°47'49" E

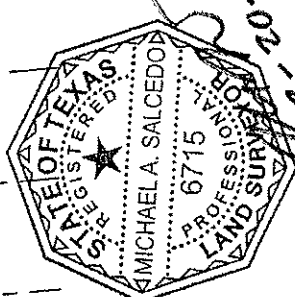
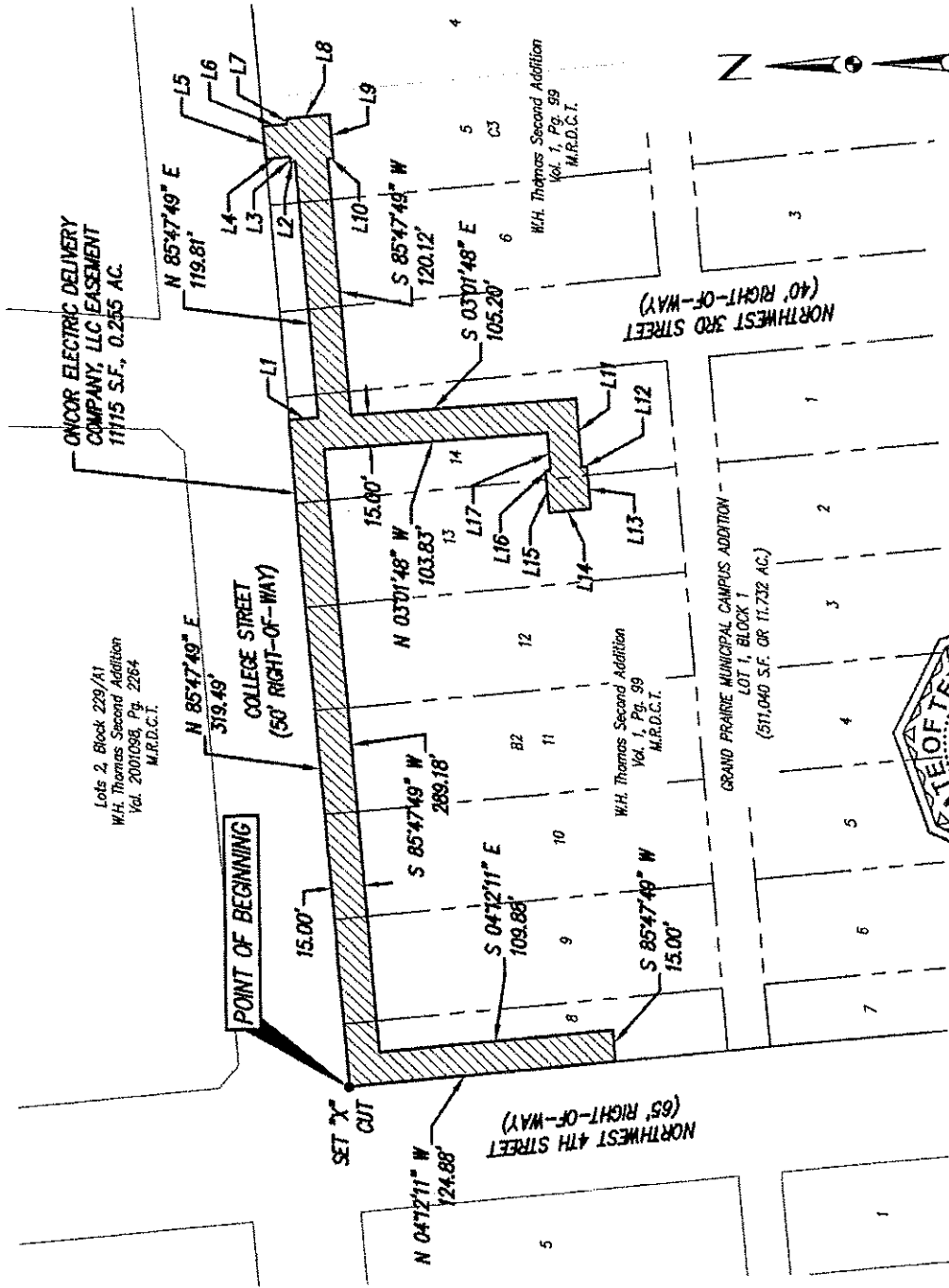
SURVEYOR'S CERTIFICATE:
 I, MICHAEL A. SALCEDO, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT FROM A CORRECT AND ACCURATE SURVEY OF THE LAND, AND THE MONUMENTS SHOWN THEREON WERE FOUND AND/OR PLACED UNDER MY PERSONAL SUPERVISION.

MICHAEL A. SALCEDO
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6715
 2-20-19

DATE
 EXHIBIT A
 Sheet 3 of 3



Salcedo Group, Incorporated
 Civil Engineers - Surveyors
 110 S.W. 2nd Street - Grand Prairie, Texas 75050
 Phone: (214) 412-3089 Fax: (214) 412-3122 www.salcedogroupinc.com



Registered Surveyor: Michael A. Salcedo
 Registered Land Surveyor No.: 6715
 in the State of Texas
 Date of Survey: 11-13-18
 Date of Last Revision: 11-13-18
 Date Printed: 11-13-18
 SSI Project No. 17804

ONCOR ELECTRIC DELIVERY COMPANY, LLC EASEMENT
 BEING A
 0.255 AC. TRACT
 PART OF
 W.H. THOMAS SECOND ADDITION
 VOL. 1, PG. 98, M.R.D.C.T.
 IN THE
 CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS
 Texas P.E. F--5462 : Texas TBPLUS Firm License 10070800