



**10' ONCOR ELECTRIC DELIVERY  
COMPANY LLC EASEMENT**

**LEGAL DESCRIPTION**

Being 0.042 acres out of 30.52 acres of land situated in the Benjamin Adair Survey, Abstract No. 19, and the Pablo Mansola Survey, Abstract No. 991, City of Grand Prairie, Dallas County, Texas, and being a portion of a called 32.67 acre tract of land described in Instrument to the City of Grand Prairie, as recorded in Volume 85196, Page 5048, Deed Records Dallas County, Texas, said 0.042 acre parcel being more particularly described by metes and bounds as follows;

**COMMENCING** at a 1/2 inch iron rod found at the most northerly corner of a corner clip line of the intersection of the east line of said S.H. 161 (right-of-way varies) and the south line of Marshall Drive (called 100' right-of-way);

**THENCE** S. 17°13'00" W., over and across said 30.52 acre tract for a distance of 321.37 feet to a point for corner and the **POINT OF BEGINNING** of herein described tract;

**THENCE** S. 30°22'22" E., over and across said 30.52 acre tract for a distance of 80.27 feet to a point for corner;

**THENCE** S. 02°05'08" E., over and across said 30.52 acre tract for a distance of 65.08 feet to a point for corner;

**THENCE** N. 87°54'52" E., over and across said 30.52 acre tract for a distance of 5.00 feet to a point for corner;

**THENCE** S. 02°05'08" E., over and across said 30.52 acre tract for a distance of 20.00 feet to a point for corner;

**THENCE** S. 87°54'52" W., over and across said 30.52 acre tract for a distance of 20.00 feet to a point for corner;

**THENCE** N. 02°05'08" W., over and across said 30.52 acre tract for a distance of 20.00 feet to a point for corner;

**THENCE** N. 87°54'52" E., over and across said 30.52 acre tract for a distance of 5.00 feet to a point for corner;

**THENCE** N. 02°05'08" W., over and across said 30.52 acre tract for a distance of 62.56 feet to a point for corner;

**THENCE** N. 30°22'22" W., over and across said 30.52 acre tract for a distance of 77.75 feet to a point for corner;

**THENCE** N. 59°37'38" E., over and across said 30.52 acre tract for a distance of 10.00 feet the **POINT OF BEGINNING** and **CONTAINING** 1,828 square feet or 0.042 acres of land, more or less.

I, **M. L. Mitchell**, a Registered Professional Land Surveyor, hereby certify that the foregoing Plat was compiled from an accurate survey made on the ground under my personal supervision.



**M. L. Mitchell**  
Registered Professional Land Surveyor  
Registration No. 2617



**EXHIBIT A**

**0.042 ACRES OUT OF THE  
BENJAMIN ADAIR SURVEY  
ABST#19 AND THE  
PABLO MANSOLA SURVEY  
ABST#991**

City of Grand Prairie, Dallas County, Tx.

**KEETON SURVEYING COMPANY**

**H.B. KEETON** **M.S. KEETON**  
REGISTERED PROFESSIONAL LAND SURVEYORS  
2037 DALWORTH STREET GRAND PRAIRIE, TEXAS  
PHONE: (972) 641-0843 FAX: (972) 647-0154  
E-MAIL: ksc4019@sbcglobal.net

DATE: 1/31/2018

SCALE:  
1"=60'

FILE:  
ELCT-EASMT.dwg

K-2018 LAND-PROJECTS/PABLO MANSOLA ABS. 911