

**SUPPLEMENTAL EASEMENT**

**EXHIBIT 'B'**

STATE OF TEXAS       §  
                              §  
COUNTY OF DALLAS   §

**KNOW ALL MEN BY THESE PRESENTS**

THAT THIS SUPPLEMENTAL EASEMENT (this "Supplemental Easement") is granted by **The City of Grand Prairie**, ("Grantor") to **Oncor Electric Delivery Company LLC**, a Delaware limited liability company ("Grantee").

**RECITALS**

A. Grantor is the owner of certain property in Dallas County, Texas, encumbered by that certain Easement granted to Grantee's predecessor-in-interest Texas Electric Service Company on January 15, 1987 and recorded at Volume 87046, Page 834 of the Deed Records of Dallas County, Texas (the "Easement").

B. The Easement gives Grantee a perpetual easement and right of way for electric power lines as is more particularly described in the Easement.

C. Grantor and Grantee now desire to expand the area encumbered by the Easement to include additional land as shown on Exhibit "A" and Exhibit "B" attached hereto and made a part hereof (the "Additional Land").

NOW, THEREFORE, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor and Grantee hereby agree as follows:

**AGREEMENT**

Grantor hereby grants, sells, and conveys an easement to Grantee over the Additional Land upon the terms and conditions set forth in the Easement. The foregoing grant of easement by Grantor shall be subject to all of the terms, provisions, conditions, limitations, and restrictions set forth in the Easement which is ratified by Grantor and Grantee and shall continue in full force and effect as supplemented herein.

This Supplemental Easement, and the terms and conditions contained herein, shall inure to the benefit of and be binding upon Grantee and Grantor, and their respective personal representatives, successors and assigns.

This Supplemental Easement shall be construed and interpreted in accordance with the laws of the State of Texas.

IN WITNESS WHEREOF, Grantor and Grantee have executed this Supplemental Easement this \_\_\_\_ day of \_\_\_\_\_, 2018 (the "*Effective Date*").

GRANTOR:

THE CITY OF GRAND PRAIRIE,

By: \_\_\_\_\_  
Tom Hart, City Manager

**ACKNOWLEDGMENT**

STATE OF TEXAS       §  
                                  §  
COUNTY OF DALLAS   §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2018

\_\_\_\_\_  
Notary Public in and for the State of Texas

GRANTEE:

ONCOR ELECTRIC DELIVERY COMPANY LLC

By: \_\_\_\_\_  
Jill L. Alvarez, Attorney-in-Fact

**ACKNOWLEDGMENT**

STATE OF TEXAS       §  
                                  §  
COUNTY OF TARRANT   §

BEFORE ME, the undersigned authority, on this day personally appeared **Jill L. Alvarez, Attorney-in-Fact** for **Oncor Electric Delivery Company LLC**, a Delaware limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed, in the capacity therein stated and that she was authorized to do so.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Notary Public in and for the State of Texas

AFTER RECORDING RETURN TO:

ONCOR ELECTRIC DELIVERY COMPANY LLC  
LAND RECORDS DEPARTMENT  
ATTN: LAURA DELAPAZ  
115 W. 7<sup>TH</sup> STREET, SUITE 505  
FORT WORTH, TEXAS 76102

**EXHIBIT 'A'**  
**0.174 OF AN ACRE OR 7,565 SQUARE FEET**  
**12.5 FOOT WIDE EASEMENT**

**TRACT 1**

**BEING** A 12.50-FOOT WIDE EASEMENT AND HAVING 0.174 OF AN ACRE, SITUATED IN THE HENRY P. CROCKER SURVEY, ABSTRACT NO. 1703, DALLAS COUNTY, TEXAS AND BEING A PART OF A TRACT OF LAND DESCRIBED AS PARCEL 16 IN AGREED FINAL JUDGMENT TO THE CITY OF GRAND PRAIRIE, TEXAS, RECORDED IN FILE NO. 201100068713 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS (O.P.R.D.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A POINT IN THE COMMON LINE OF SAID PARCEL 16 AND A TRACT OF LAND DESCRIBED AS PARCEL 15 IN JUDGMENT IN ABSENCE OF OBJECTIONS TO CITY OF GRAND PRAIRIE, TEXAS, RECORDED IN FILE NO. 200600093013, O.P.R.D.C.T., FROM WHICH A TXDOT ALUMINUM DISK ON TOP OF A 5/8-INCH IRON ROD FOUND BEARS NORTH 07 DEGREES 23 MINUTES 44 SECONDS EAST, A DISTANCE OF 60.13 FEET, SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N:6972731.01, E:2420466.80;

**THENCE** SOUTH 07 DEGREES 23 MINUTES 44 SECONDS WEST, WITH THE COMMON LINE OF SAID PARCEL 15 AND SAID PARCEL 16, A DISTANCE OF 12.60 FEET TO THE NORTHEAST CORNER OF A 75-FOOT WIDE EASEMENT DESCRIBED AS TRACT A IN VOLUME 87046, PAGE 834, DEED RECORDS, DALLAS COUNTY, TEXAS (D.R.D.C.T.);

**THENCE** NORTH 89 DEGREES 43 MINUTES 11 SECONDS WEST, WITH THE NORTH LINE OF SAID TRACT A, A DISTANCE OF 604.37 FEET TO A POINT FOR CORNER IN THE EAST RIGHT-OF-WAY LINE OF ROY ORR BOULEVARD (VARIABLE WIDTH RIGHT-OF-WAY) AS SHOWN ON PLAT OF COUNTY LINE ROAD FROM CARRIER PARKWAY TO TRINITY RIVER INDUSTRIAL COMMUNITY NO. 5 GREAT SOUTHWEST INDUSTRIAL DISTRICT, RECORDED IN VOLUME 73190, PAGE 1384, D.R.D.C.T., FROM WHICH A 1/2-INCH IRON ROD FOUND IN THE EAST RIGHT-OF-WAY LINE OF SAID ROY ORR BOULEVARD BEARS SOUTH 08 DEGREES 28 MINUTES 02 SECONDS WEST, A DISTANCE OF 491.96 FEET TO A POINT FOR CORNER;

**THENCE** NORTH 00 DEGREES 01 MINUTES 20 SECONDS WEST, WITH THE EAST RIGHT-OF-WAY LINE OF SAID ROY ORR BOULEVARD, A DISTANCE OF 12.50 FEET TO A POINT FOR CORNER;

**THENCE** SOUTH 89 DEGREES 43 MINUTES 11 SECONDS EAST, CROSSING SAID PARCEL 16, A DISTANCE OF 605.99 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 7,565 SQUARE FEET OR 0.174 OF AN ACRE OF LAND, MORE OR LESS.

**EXHIBIT 'A'**  
**0.170 OF AN ACRE OR 7,422 SQUARE FEET**  
**12.5 FOOT WIDE EASEMENT**

**TRACT 2**

BEING A 12.50-FOOT WIDE EASEMENT AND HAVING 0.170 OF AN ACRE, SITUATED IN THE HENRY P. CROCKER SURVEY, ABSTRACT NO. 1703, DALLAS COUNTY, TEXAS AND BEING A PART OF A TRACT OF LAND DESCRIBED AS PARCEL 16 IN AGREED FINAL JUDGMENT TO THE CITY OF GRAND PRAIRIE, TEXAS, RECORDED IN FILE NO. 201100068713 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS (O.P.R.D.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A POINT IN THE COMMON LINE OF SAID PARCEL 16 AND A TRACT OF LAND DESCRIBED AS PARCEL 15 IN JUDGMENT IN ABSENCE OF OBJECTIONS TO CITY OF GRAND PRAIRIE, TEXAS, RECORDED IN FILE NO. 200600093013, O.P.R.D.C.T., AND AT THE SOUTHEAST CORNER OF A 75-FOOT WIDE EASEMENT DESCRIBED AS TRACT A IN VOLUME 87046, PAGE 834, DEED RECORDS, DALLAS COUNTY, TEXAS (D.R.D.C.T.), FROM WHICH A TXDOT ALUMINUM DISK ON TOP OF A 5/8-INCH IRON ROD FOUND BEARS NORTH 07 DEGREES 23 MINUTES 44 SECONDS EAST, A DISTANCE OF 148.31 FEET, SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N:6972643.58, E:2420455.45;

**THENCE** SOUTH 07 DEGREES 23 MINUTES 44 SECONDS WEST, WITH THE COMMON LINE OF SAID PARCEL 15 AND SAID PARCEL 16, A DISTANCE OF 12.60 FEET TO A POINT FOR CORNER;

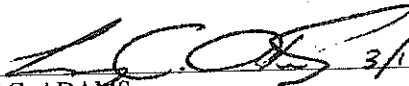
**THENCE** NORTH 89 DEGREES 43 MINUTES 11 SECONDS WEST, CROSSING SAID PARCEL 16, A DISTANCE OF 592.98 FEET TO A POINT FOR CORNER IN THE EAST RIGHT-OF-WAY LINE OF ROY ORR BOULEVARD (VARIABLE WIDTH RIGHT-OF-WAY) AS SHOWN ON PLAT OF COUNTY LINE ROAD FROM CARRIER PARKWAY TO TRINITY RIVER INDUSTRIAL COMMUNITY NO. 5 GREAT SOUTHWEST INDUSTRIAL DISTRICT, RECORDED IN VOLUME 73190, PAGE 1384, D.R.D.C.T., FROM WHICH A 1/2-INCH IRON ROD FOUND IN THE EAST RIGHT-OF-WAY LINE OF SAID ROY ORR BOULEVARD BEARS SOUTH 10 DEGREES 17 MINUTES 31 SECONDS WEST, A DISTANCE OF 405.62 FEET;

**THENCE** NORTH 00 DEGREES 01 MINUTES 20 SECONDS WEST, WITH THE EAST RIGHT-OF-WAY LINE OF SAID ROY ORR BOULEVARD, A DISTANCE OF 12.50 FEET TO A POINT FOR CORNER;

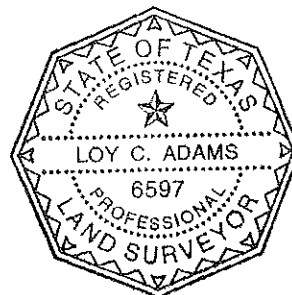
**THENCE** SOUTH 89 DEGREES 43 MINUTES 11 SECONDS EAST, WITH THE SOUTH LINE OF SAID TRACT A, A DISTANCE OF 594.61 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 7,422 SQUARE FEET OR 0.170 OF AN ACRE OF LAND, MORE OR LESS.

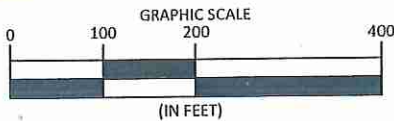
BASIS OF BEARINGS DERIVED FROM THE TEXAS COORDINATE SYSTEM OF 1983, NAD83 (2011), NORTH CENTRAL ZONE (4202). THE DISTANCES ARE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00013434. COORDINATES SHOWN ARE GRID VALUES.

REFERENCE IS MADE TO THE SKETCH OF EVEN DATE ACCOMPANYING THIS DESCRIPTION.

  
LOY C. ADAMS  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6597  
TEXAS FIRM REGISTRATION NO. 10064300

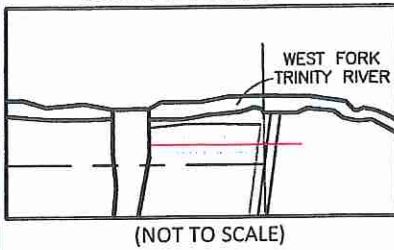
DATE: 03/13/2018





1 INCH = 200 FT

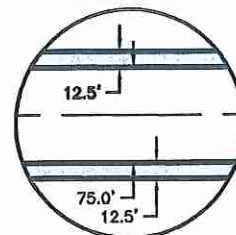
PARENT TRACT MAP &  
LOCATION OF EASEMENT



# EXHIBIT 'B'

E-\_\_\_\_\_

DETAIL "A"



(NOT TO SCALE)

HENRY P. CROCKER SURVEY  
ABSTRACT NO. 1703

JOHN R. BAUGH SURVEY  
ABSTRACT NO. 137

CITY OF GRAND PRAIRIE,  
TEXAS  
FILE NO. 201100068713  
PARCEL 16  
CALLED 28.3657 ACRES  
O.P.R.D.C.T.

TRACT 1  
PROPOSED 12.5'  
WIDE EASEMENT  
0.174 OF AN ACRE  
(7,565 S.F.)

WEST FORK  
TRINITY RIVER

ROY ORR BOULEVARD  
(VARIABLE WIDTH RIGHT-OF-WAY)  
AS SHOWN ON PLAT OF COUNTY  
LINE ROAD FROM CARRIER PARKWAY  
TO TRINITY RIVER INDUSTRIAL  
COMMUNITY NO. 5 GREAT  
SOUTHWEST INDUSTRIAL DISTRICT  
VOLUME 73190, PAGE 1384  
D.R.D.C.T.

P.O.B. TRACT 1  
GRID COORDINATES  
N:6972731.01  
E:2420466.80

P.O.R.

E-59460  
TEXAS POWER & LIGHT  
COMPANY  
132 KV TRANSMISSION LINE  
LIGGETT - HILLSBORO  
VOLUME 3852, PAGE 191  
D.R.D.C.T.

CITY OF GRAND PRAIRIE  
VOLUME 85095, PAGE 2428  
D.R.D.C.T.

E-78784  
TEXAS ELECTRIC SERVICE  
COMPANY  
75' WIDE EASEMENT  
VOLUME 87024, PAGE 2126  
D.R.D.C.T.

P.O.B. TRACT 2  
GRID COORDINATES  
N:6972643.58  
E:2420455.45

P.O.R.

E-78785  
TEXAS ELECTRIC SERVICE  
COMPANY  
75' WIDE EASEMENT  
VOLUME 86165, PAGE 418  
D.R.D.C.T.

CITY OF GRAND PRAIRIE,  
TEXAS  
FILE NO. 200600093013  
PARCEL 15  
CALLED 8.8826 ACRES  
O.P.R.D.C.T.

E-78786  
TEXAS ELECTRIC SERVICE COMPANY  
75' WIDE EASEMENT  
TRACT A  
VOLUME 87046, PAGE 834  
D.R.D.C.T.

TRACT 2  
PROPOSED 12.5'  
WIDE EASEMENT  
0.170 OF AN ACRE  
(7,422 S.F.)

MICHAEL FARRANS SURVEY  
ABSTRACT NO. 1709

## LEGEND

D.R.D.C.T.

O.P.R.D.C.T.

P.O.B.

P.O.R.



DEED RECORDS

DALLAS COUNTY, TEXAS

OFFICIAL PUBLIC RECORDS

DALLAS COUNTY, TEXAS

POINT OF BEGINNING

POINT OF REFERENCE

CALCULATED POINT

1/2" IRON ROD FOUND

TXDOT ALUMINUM DISK ON TOP  
OF A 5/8" IRON ROD FOUND

RIGHT-OF-WAY LINE

EXISTING EASEMENT

EXISTING EASEMENT CENTERLINE

APPROXIMATE ABSTRACT LINE

PROPERTY LINE

TRACT LINE

## NOTES:

1. BASIS OF BEARINGS DERIVED FROM THE TEXAS COORDINATE SYSTEM OF 1983, NAD 83 (2011), NORTH CENTRAL ZONE (4202). THE DISTANCES ARE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00013434. ALL COORDINATES SHOWN ARE GRID VALUES.
2. REFERENCE IS MADE TO THE DESCRIPTION OF EVEN DATE ACCOMPANYING THIS SKETCH.
3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE CERTIFICATE.
4. THIS EXHIBIT DOES NOT REFLECT ANY UNDERGROUND UTILITIES, EASEMENTS OF RECORD OR OTHER ENCUMBRANCES THAT MAY AFFECT THE SUBJECT TRACT.

SHEET 03 OF 04

PROJECT SHADY GROVE LOOP

JOB NUMBER: 36789

DATE: 03/13/2018

SCALE: 1"=200'

TRACT NO.: CITY OF GRAND PRAIRIE

DRAWN BY: COF

ONCOR ELECTRIC DELIVERY  
0.344 OF AN ACRE, 14,987 SQUARE FEET TOTAL  
TRANSMISSION LINE EASEMENT

SHADY GROVE LOOP  
HENRY P. CROCKER SURVEY  
ABSTRACT NO. 1703  
DALLAS COUNTY, TEXAS



36789-CITY-OF-GRAND-PRAIRIE.DWG

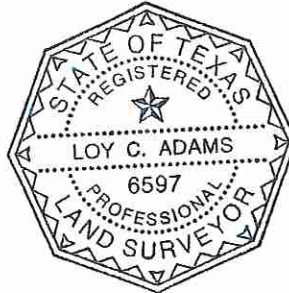
SURVEYING AND MAPPING, LLC. 7101 ENVY COURT, DALLAS, TX 75247 PH: (214) 631-7888 FAX (214) 631-7103 EMAIL: SAM@SAM.BIZ TEXAS FIRM NO. 10064300



# EXHIBIT 'B'

E- \_\_\_\_\_

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S07°23'44"W	12.60'
L2	N89°43'11"W	604.37'
L3	N00°01'20"W	12.50'
L4	S89°43'11"E	605.99'
L5	N07°23'44"E	60.13'
L6	S07°23'44"W	12.60'
L7	N89°43'11"W	592.98'
L8	N00°01'20"W	12.50'
L9	S89°43'11"E	594.61'
L10	N07°23'44"E	148.31'



*L.C. Adams*  
 LOY C. ADAMS  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6597  
 TEXAS FIRM REGISTRATION NO. 10064300

## NOTES:

1. BASIS OF BEARINGS DERIVED FROM THE TEXAS COORDINATE SYSTEM OF 1983, NAD 83 (2011), NORTH CENTRAL ZONE (4202). THE DISTANCES ARE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00013434. ALL COORDINATES SHOWN ARE GRID VALUES.
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SHEET 04 OF 04

PROJECT SHADY GROVE LOOP  
 JOB NUMBER: 36789  
 DATE: 03/13/2018  
 SCALE: NOT TO SCALE  
 TRACT NO.: CITY OF GRAND PRAIRIE  
 DRAWN BY: COF

**ONCOR ELECTRIC DELIVERY**  
**0.344 OF AN ACRE, 14,987 SQUARE FEET TOTAL**  
**TRANSMISSION LINE EASEMENT**  
 SHADY GROVE LOOP  
 HENRY P. CROCKER SURVEY  
 ABSTRACT NO. 1703  
 DALLAS COUNTY, TEXAS



36789-CITY-OF-GRAND-PRAIRIE.DWG

SURVEYING AND MAPPING, LLC. 7101 ENVOY COURT, DALLAS, TX 75247 PH: (214) 631-7888 FAX (214) 631-7103 EMAIL: SAM@SAM.BIZ TEXAS FIRM NO. 10064300