

# EXHIBIT 'A'

PT #: 2017-2960  
District: Grand Prairie  
WR#: 3268898  
ER#: \_\_\_\_\_

## EASEMENT AND RIGHT OF WAY

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

That **City of Grand Prairie, Texas**, a municipal corporation, 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.

# EXHIBIT 'A'

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 \_\_\_\_\_, 2017.

GRANTOR:

**CITY OF GRAND PRAIRIE, TEXAS**

ATTEST:

By: \_\_\_\_\_  
Name: Tom Hart  
Title: City Manager

\_\_\_\_\_  
City Secretary

APPROVED AS TO FORM

\_\_\_\_\_  
City Attorney

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 names subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act and deed of **City of Grand Prairie, Texas**, a municipal corporation, 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. 2017.

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

# EXHIBIT 'A'

## EXHIBIT "A" LEGAL DESCRIPTION PERMANENT ONCOR ELECTRIC DELIVERY COMPANY LLC EASEMENT

BEING 0.134 acre of land located in the J. LAWRENCE SURVEY, ABSTRACT NO. 616, Grand Prairie, Ellis County, Texas, and being a portion of the tract of land conveyed to the City of Grand Prairie, by the deed recorded in Document No. 1601961, of the Deed Records of Ellis County, Texas. Said 0.134 acre of land being more particularly described by metes and bounds as follows:

BEGINNING at a point lying in the East boundary line of aforesaid City of Grand Prairie Tract and the West line of a 30 foot wide Barnett Gathering Easement, according to the deed recorded in Volume 2412, Page 722, of the Deed Records of Ellis County, Texas, and said POINT OF BEGINNING being located S 01° 32' 24" E 2.38 feet, from a ½" iron rod marked "Brittain & Crawford" set, at the Northeast corner of said City of Grand Prairie Tract;

THENCE S 01° 32' 24" E 16.92 feet, along the East boundary line of said City of Grand Prairie Tract and the West line of said Barnett Gathering Easement, to a point;

THENCE S 60° 52' 19" W 266.44 feet, to a point;

THENCE S 38° 12' 06" W 84.31 feet, to a point;

THENCE S 15° 44' 36" W 20.51 feet, to a point;

THENCE N 74° 03' 27" W 20.00 feet, to a point;

THENCE N 15° 44' 36" E 20.00 feet, to a point;

THENCE S 74° 03' 27" E 3.58 feet, to a point;

THENCE N 38° 12' 06" E 94.01 feet, to a point;

THENCE N 60° 52' 19" E 277.28 feet, to the POINT OF BEGINNING containing 0.134 acre (5,819 square feet) of land.



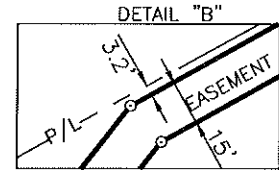
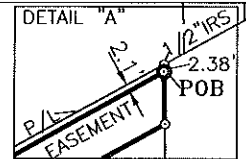
*Krystian Golebiewski*  
JUNE 29, 2017

PAGE 1 OF 2

# EXHIBIT 'A'

SUNBELT LAND INVESTMENTS, LTD.  
97.80 ACRES  
VOL. 2262, PG. 128  
D.R.E.C.T.

## EXHIBIT "A" PAGE 2 OF 2



**PERMANENT ONCOR  
ELECTRIC DELIVERY  
EASEMENT**  
**0.134 ACRE**  
**(5,819 SQ. FEET)**

1/2" IRON ROD  
MARKED "BRITAIN &  
CRAWFORD" SET

GRID COORD.:  
N=6880790.30  
E=2407082.96

**POINT OF  
BEGINNING**

DETAIL "B"

DETAIL "A"  
EL. TOWER

	Bearing	Distance
L1	S 01°32'24" E	16.92'
L2	S 60°52'19" W	266.44'
L3	S 38°12'06" W	84.31'
L4	S 15°44'36" W	20.51'
L5	N 74°03'27" W	20.00'
L6	N 15°44'36" E	20.00'
L7	S 74°03'27" E	3.58'
L8	N 38°12'06" E	94.01'
L9	N 60°52'19" E	277.28'

5/8" IRON ROD FOUND AT THE  
AGREED NORTHWEST CORNER OF  
173.287 ACRE, BP 388 GRAND  
PRAIRIE LTD. TRACT,  
VOL. 2295, PG. 1348  
D.R.E.C.T.

CITY OF GRAND PRAIRIE  
DOC# 1601961  
D.R.E.C.T.

PROPOSED PUMP  
STATION SITE

**J. LAWRENCE SURVEY  
ABSTRACT No. 616**

30' BURNETT GATHERING  
PERM. EASEMENT  
CAUSE No. 08-C-3839  
VOL. 2412, PG. 722, D.R.E.C.T.

150' T.E.S.C.O. EASEMENT  
VOL. 554, PG. 662  
D.R.E.C.T.

ROBERT MEGAN AULD-1/5  
DAVID VERNER AULD-1/5  
MARY ELIZABETH AULD HOKIT-1/5  
EMILY JANE AULD VICK-1/5  
MARGARET MAY AULD-1/5  
44.257 ACRES  
VOL. 2670, PG. 2398  
(DESC) V. 594, PG. 575  
D.R.E.C.T.

1/2" IRON ROD  
MARKED "BRITAIN &  
CRAWFORD" SET

ELECTRIC TOWER

SW LAKEVIEW DRIVE, L.P.  
386.964 ACRES  
VOL. 2609, PG. 152  
D.R.E.C.T.

50' DFW MID STREAM EASEMENT  
VOL. 2436, PG. 86, D.R.E.C.T.



*Krystian Golebiewski*  
JUNE 28, 2017



**GRAND PRAIRIE 360 WATER LINE PROJECT  
GRAND PRAIRIE, ELLIS COUNTY, TEXAS**

**BRITAIN & CRAWFORD**  
LAND SURVEYING &  
TOPOGRAPHIC MAPPING

(817) 926-0211 - METRO (817) 429-5112  
FAX No. (817) 926-9347  
P.O. BOX 11374 • 3908 SOUTH FREEWAY  
FORT WORTH, TEXAS 76110  
EMAIL: admin@brittain-crowford.com  
WEBSITE: www.brittain-crowford.com

**PERMANENT  
ONCOR ELECTRIC  
DELIVERY EASEMENT**  
**0.134 ACRE OF LAND  
LOCATED IN THE  
J. LAWRENCE SURVEY  
ABSTRACT No. 616, GRAND PRAIRIE,  
ELLIS COUNTY, TEXAS**

