

District: HEB
WR #: 3110564
ER # _____

EASEMENT AND RIGHT OF WAY

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

That City of Euless, Texas, a Texas Home Rule Municipality, hereinafter called "Grantor", whether one or more, for and in consideration of Ten Dollars (\$10.00) and other valuable consideration to Grantor in hand paid by **Oncor Electric Delivery Company LLC, a Delaware limited liability company**, 1601 Bryan Street, Dallas, Texas 75201, hereinafter referred to as "Grantee", has granted, sold and conveyed and by these presents does grant, sell and convey unto said Grantee, its 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 wires and cables, supporting structures, surface mounted equipment, conduits and all necessary or desirable appurtenances over, under, through, across and upon Grantor's land described as follows:

SEE EXHIBIT "A" and "B" (ATTACHED)

Grantor recognizes that the general course of said lines, or the metes and bounds as described above, 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 is widened in the future; the right to lease wire space for the purpose of permitting others, affiliated with Grantee, 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"

ONCOR ELECTRIC DELIVERY
PAD EASEMENT

LEGAL DESCRIPTION

BEING a 0.0092 acre tract of land situated in the J. P. Hallford Survey, Abstract No. 711, and being situated in the City of Euless, Tarrant County, Texas, and being a part of Lot 1-R, Block 1 of the Tucker Addition, an addition to the City of Euless, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 2417, of the Plat Records of Tarrant County, Texas, and being more particularly described as follows:

COMMENCING at a point lying in the north line of State Highway 183 (350' right-of-way) and lying in the east line of Sheppard Drive (50' right-of-way) said point also being the southwest corner of Lot 1-R, Block 1, Tucker Addition as previously described;

THENCE along the east line of Sheppard Drive North 00 degrees 17 minutes 03 seconds West a distance of 599.81 feet to the centerline of a platted 5.0 foot electric easement;

THENCE along the centerline of said 5.0' electric easement North 00 degrees 00 minutes 00 seconds East a distance of 140.75 feet to an angle point;

THENCE continuing along said centerline South 64 degrees 43 minutes 14 seconds East a distance of 201.73 feet to the POINT OF BEGINNING;

THENCE North 25 degrees 16 minutes 46 seconds East a distance of 10.0 feet to a point for corner;

THENCE South 64 degrees 43 minutes 14 seconds East a distance of 20.0 feet to a point for corner;

THENCE South 25 degrees 16 minutes 46 seconds West a distance of 20.0 feet to a point for corner;

THENCE North 64 degrees 43 minutes 14 seconds West a distance of 20.0 feet to a point for corner;

THENCE North 25 degrees 16 minutes 46 seconds East a distance of 10.0 feet to the POINT OF BEGINNING and containing 400.0 square feet or approximately 0.0092 acres of land;

The basis for bearings is the west line of Lot 1-R, Block 1, Tucker Addition, an addition to the City of Euless, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 2417, of the Plat Records of Tarrant County, Texas.

I, RONALD A. YOUNG, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PREPARED THIS DESCRIPTION FROM GPS COORDINATES OBTAINED IN THE FIELD.

 10/26/10

RONALD A. YOUNG DATE
R.P.L.S. NO. 2956



SHEPPARD DR
(50' ROW)

L-1	=	10.0'	N	25°16'46.0"	E
L-2	=	20.0'	S	64°43'14.0"	E
L-3	=	20.0'	S	25°16'46.0"	W
L-4	=	20.0'	N	64°43'14.0"	W
L-5	=	10.0'	N	25°16'46.0"	E

LINE TABLE

599.81' N 00°17'03" W

Lot 1-R, Block 1
Tucker Addition

CITY OF EULESS PROPERTY
CABINET A, SLIDE 2417
P.R.T.C.T.

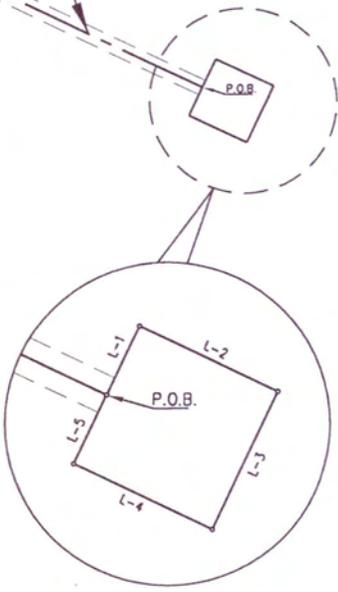
Situated in the
J.P. HALLFORD SURVEY
Abstract 711
TUCKER ADDITION, BLK 1 LOT 1R
City of Euless, Tarrant County, Texas



Point of Commencement

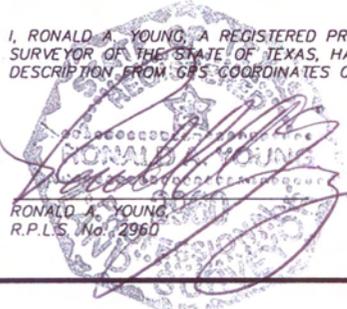
140.75' N 90°00'00.0" E
centerline 5.0' elec. esmt.

201.73' S 64°43'14" E
centerline 5.0' elec. esmt.



STATE HIGHWAY 183
(350' ROW)

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DATE 10/26/10

	EXHIBIT B				
	ONCOR EASEMENT				
DEPARTMENT OF PUBLIC WORKS					
CITY OF EULESS, TEXAS					
DESIGN	DRAWN	DATE	SCALE	NOTES	PROJ. NO.
	B.H.	10/21/10	1"=60'		