



constructed or permitted by Grantee to exist on the land without prior written consent of Grantor, then the Grantor shall have the right to remove same and Grantee agrees to pay to Grantor the reasonable cost of such removal.

This easement, subject to all liens of record, is granted upon the conditions that the street or road and utilities to be constructed shall be maintained and operated by Grantee at no expense to Grantor, and Grantor shall not be responsible for any cost of construction, reconstruction, operation, maintenance, or removal of the road or street and utilities. Grantee agrees that Grantor will not be assessed for any costs of paving said street or road. Grantee further agrees that should Grantor be required to remove, relocate, or reconstruct any towers, poles, electric lines, or other facilities situated on the herein described land as a result of this conveyance, paving, or other improvements thereon and thereto by Grantee, Grantee shall bear the cost of such relocation, removal, or reconstruction.

TO HAVE AND TO HOLD the above-described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, its successors and assigns, for so long as the above-described property is used for street or road and utility purposes. When such property ceases to be used for street or road and utility purposes, it shall immediately revert to and vest in Grantor, its successors and assigns; AND Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the above-described premises unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise.

Signatures on the following pages:

EXECUTED this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

Grantor:

**Oncor Electric Delivery Company LLC**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF TEXAS                   §  
   §  
COUNTY OF TARRANT         §

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_, Attorney in Fact of **Oncor Electric Delivery Company LLC**, 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 Oncor Electric Delivery Company LLC, and for the purposes and consideration therein expressed and in the capacity therein stated, and that he was authorized to do so.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, A.D.20\_\_

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

EXECUTED this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

GRANTEE:

CITY OF DALLAS

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF TEXAS

§  
§  
§

COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_, as \_\_\_\_\_ of the \_\_\_\_\_, 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 as the act and deed of the \_\_\_\_\_, and for the purposes and consideration therein expressed and 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 \_\_\_\_\_, A.D.20\_\_

After Recording Return to:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

# Exhibit A

**FIELD NOTES DESCRIBING A 2,162 SQUARE FOOT (0.050 ACRE)  
RIGHT-OF-WAY EASEMENT  
TO BE ACQUIRED BY THE CITY OF DALLAS  
THOMAS LAGOW SURVEY, ABSTRACT NO. 759  
DALLAS COUNTY, TEXAS  
FROM ONCOR ELECTRIC TRANSMISSION COMPANY**

**BEING**, a 2,162 square foot (0.050 acre) tract of land situated in the Thomas Lagow Survey, Abstract No. 759, Dallas County, Texas; said tract being part of that certain tract of land described in Deed to Dallas Power & Light Company (current ownership is the Oncor Electric Transmission Company) recorded in Volume 4216, Page 446 of the Deed Records of Dallas County, Texas; said 2,162 square foot tract being more particularly described as follows:

**BEGINNING**, at an "+" cut in concrete set for corner in the west line of Dolphin Road, (a variable width right-of-way); said point being in the south line of said Dallas Power & Light Company tract and the northeast corner of Lot 10, City Block D/2627, of White Rock Heights 2nd Addition an addition to the City of Dallas, Dallas County, Texas recorded in Volume 3, Page 125, of the Map Records of Dallas County, Texas;

**THENCE**, South 88 degrees, 17 minutes, 22 seconds West, departing the said west line of said Dolphin Road, along the south line of said Dallas Power & Light Company tract and the north line of said Lot 10, a distance of 36.02 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner;

**THENCE**, North 00 degrees, 29 minutes, 21 seconds East, departing the said south line of Dallas Power & Light Company tract and the said north line of Lot 10, a distance of 60.05 feet to a 5/8-inch iron rod with "PACHECO KOCH" caps set for corner in the north line of said Dallas Power & Light tract and the south line of Lot 11, Block C/2626 of said White Rock Heights 2nd Addition;

**THENCE**, North 88 degrees, 17 minutes, 22 seconds East, along the said north line of Dallas Power & Light Company tract and the said south line of Lot 11 a distance of 36.02 feet to an "+" cut in concrete set for corner in the west line of Dolphin Road; said point also being the northeast corner of said Dallas Power & Light Company and the southeast corner of said Lot 11;

*Deed Heist*  
FIELD NOTES APPROVED:  
*8/7/2000*  

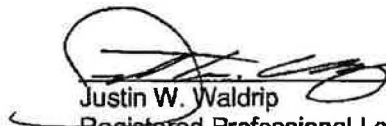

**FIELD NOTES DESCRIBING A 2,162 SQUARE FOOT (0.050 ACRE)  
RIGHT-OF-WAY EASEMENT  
TO BE ACQUIRED BY THE CITY OF DALLAS  
THOMAS LAGOW SURVEY, ABSTRACT NO. 759  
DALLAS COUNTY, TEXAS  
FROM ONCOR ELECTRIC TRANSMISSION COMPANY**

**THENCE**, South 00 degrees, 29 minutes, 04 seconds West, along the said west line of Dolphin Road and the east line of said Dallas Power & Light Company, a distance of 60.05 feet to the **POINT OF BEGINNING**;

**CONTAINING**: 2,162 square feet or 0.050 acre of land, more or less.

Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances shown have been scaled by applying the TxDOT surface adjustment factor of 1.000136506.

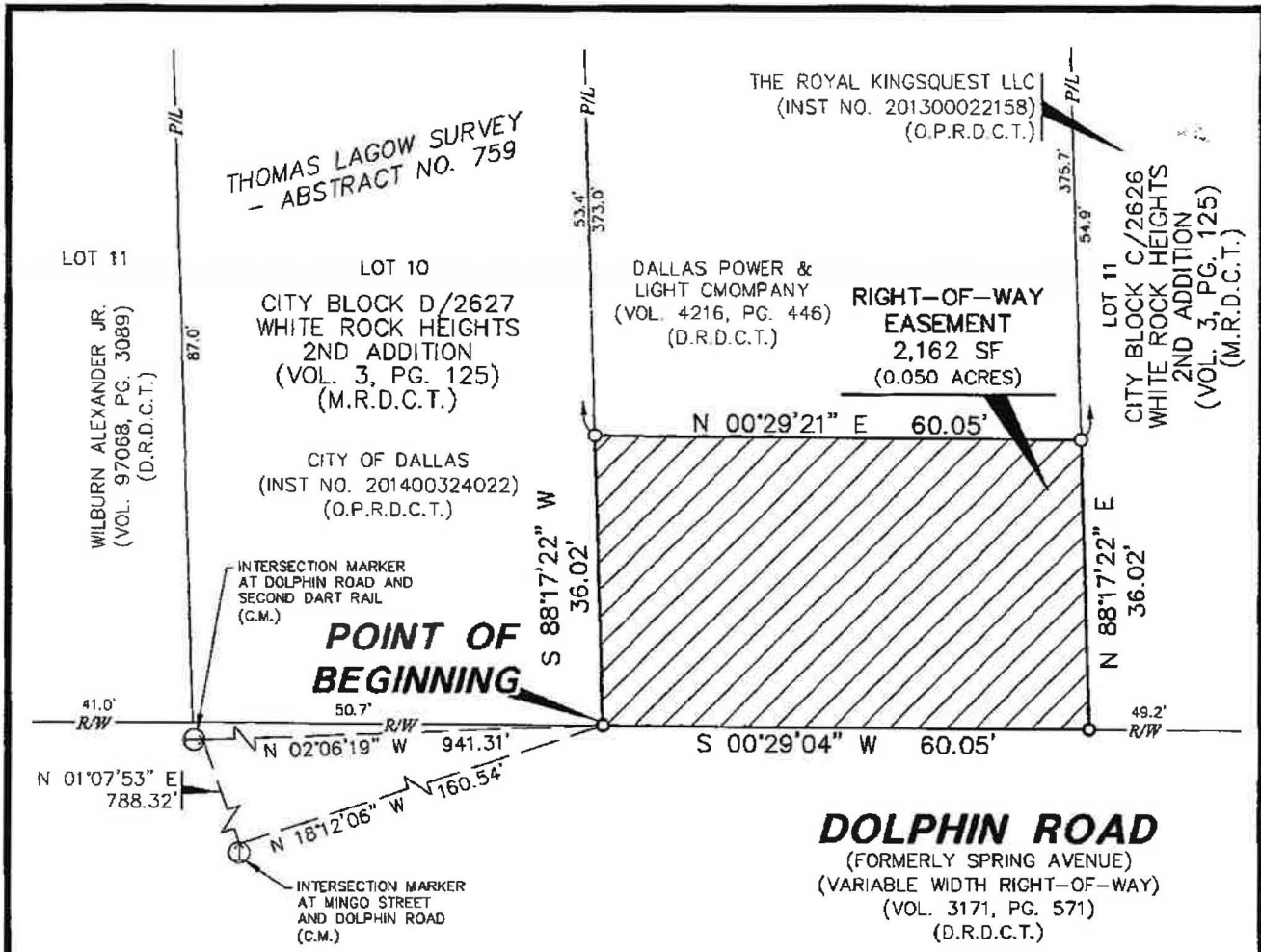
(A survey plat of even survey date herewith accompanies this description.)

  
Justin W. Waldrip  
Registered Professional Land Surveyor No. 6179  
Pacheco Koch Consulting Engineers, Inc.  
7557 Rambler Road, #1400, Dallas, TX 75231  
(972) 235-3031  
TX Reg. Surveying Firm LS-100080-00

7/22/20  
Date

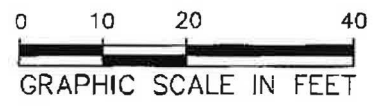


2442-15.415EX4.doc  
2442-15.415EX4.dwg lmg



LEGEND	
	PROPERTY LINE (C.M.) - CONTROLLING MONUMENT
	TRACT LINE
	EXISTING EASEMENT
	R/W - RIGHT OF WAY LINE
	P/L - PROPERTY LINE
	O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
	D.R.D.C.T. - DEED RECORDS OF DALLAS COUNTY, TEXAS
	M.R.D.C.T. - MAP RECORDS OF DALLAS COUNTY, TEXAS
	INST. - INSTRUMENT
	(C.M.) - CONTROLLING MONUMENT
	5/8-INCH IRON ROD W/ "PACHECO KOCH" CAP SET
	IRON ROD FOUND
	IRON PIPE FOUND
	"+" CUT IN CONCRETE SET
	VOL. - VOLUME
	NO. - NUMBER
	PG. - PAGE

**DOLPHIN ROAD**  
 (FORMERLY SPRING AVENUE)  
 (VARIABLE WIDTH RIGHT-OF-WAY)  
 (VOL. 3171, PG. 571)  
 (D.R.D.C.T.)



**NOTES:**

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances shown have been scaled by applying the TxDOT surface adjustment factor of 1.000136506



Justin W. Waldrip  
 Registered Professional  
 Land Surveyor No. 6179

**Pacheco Koch**  
 7557 RAMBLER ROAD, SUITE 1400  
 DALLAS, TX 75231 972.235.3031  
 TX REG. ENGINEERING FIRM F-469  
 TX REG. SURVEYING FIRM LS-10008000

**RIGHT-OF-WAY EASEMENT**  
 TO BE ACQUIRED BY THE CITY OF DALLAS  
 THOMAS LAGOW SURVEY, ABSTRACT NO. 759,  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 FROM ONCOR ELECTRIC TRANSMISSION COMPANY  
 SHEET 3 OF 3

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JAN/CTP	JWW	1"=20'	JULY 2020	2442-15.415

M:\DWG-24\2442-15.415\DWG\SURVEY C3D 2012\ROW DEDC DRAWINGS\2442-15.415EX4.DWG  
 JWALDRIP 7/22/2020 8:41 AM