

**990 Square Feet/ 0.023 Acre
ONCOR ELECTRIC DELIVERY
COMPANY, LLC EASEMENT
TO BE CONVEYED**

Part of "Tract 2" in Special Warranty Deed to the City of Dallas
And situated in City Block 6258
Gideon Pemberton Survey, Abstract No. 1155
City of Dallas, Dallas County, Texas

DESCRIPTION, of a 990 square foot (0.023 acre) tract of land situated in the Gideon Pemberton Survey, Abstract No. 1155, City of Dallas, Dallas County, Texas and in Block 6258, Official Block Numbers of the City of Dallas, Texas; said tract being part of that certain unplatted tract of land described as "Tract 2" in Special Warranty Deed to the City of Dallas recorded in Instrument No. 20080250127 of the Official Public Records of Dallas County, Texas; said 990 square foot (0.023 acre) tract being more particularly described as follows (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 reported have been scaled by applying the TxDOT Dallas County surface adjustment factor of 1.000136506):

BEGINNING, at a 5/8-inch iron rod with "PACHECO KOCH EASEMENT" cap set in the south right-of-way line of Loop 12 (Great Trinity Forest Way, a variable width right-of-way by various instruments (being 186 feet wide at this point)) and the north line of said "Tract 2"; said point being North 88 degrees, 50 minutes, 48 seconds East, a distance of 319.39 feet from a 3-inch aluminum disk stamped "LCI" found (Controlling Monument) for the northernmost northwest corner of said "Tract 2" and an angle point in the said north line of Loop 12 (Great Trinity Forest Way), and being 172.07 feet from the intersection of the south line of the said Loop 12 and the projected east line of Pemberton Hill Road (a variable width right-of-way by various instruments);

THENCE, North 88 degrees, 50 minutes, 48 seconds East, along the said south line of Loop 12 (Great Trinity Forest Way) and the said north line of "Tract 2", a distance of 45.00 feet to a 5/8-inch iron rod with "PACHECO KOCH EASEMENT" cap set; said point being North 88 degrees, 50 minutes, 48 seconds East, a distance of 1,469.51 feet from a Type II TxDOT monument found (Controlling Monument);

THENCE, departing the said south line of Loop 12 (Great Trinity Forest Way) and the said north line of "Tract 2" and into and across said "Tract 2", the following three (3) calls:

South 01 degrees, 09 minutes, 12 seconds East, a distance of 22.00 feet to a 5/8-inch iron rod with "PACHECO KOCH EASEMENT" cap set;

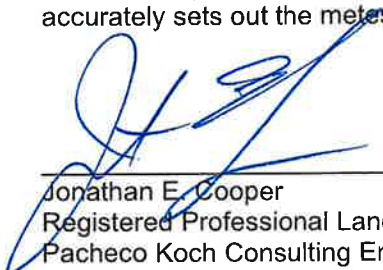
South 88 degrees, 50 minutes, 48 seconds West, a distance of 45.00 feet to a 5/8-inch iron rod with "PACHECO KOCH EASEMENT" cap set;

North 01 degrees, 09 minutes, 12 seconds West, a distance of 22.00 feet to the **POINT OF BEGINNING**;

CONTAINING, 990 square feet or 0.023 acres of land, more or less.

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

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the easement tract described.


Jonathan E. Cooper
Registered Professional Land Surveyor No. 5369
Pacheco Koch Consulting Engineers, Inc.
7557 Rambler Rd, #1400, Dallas TX 75231
(972) 235-3031
TX Reg. Surveying Firm LS-10008000

01-29-2020

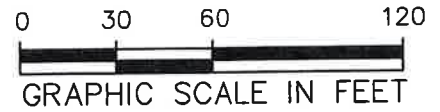
Date



EXHIBIT A PEMBERTON HILL ROAD



LOT 1, BLOCK N/6260
RUSTIC HILLS CENTER
(VOL. 71034, PG. 2233)

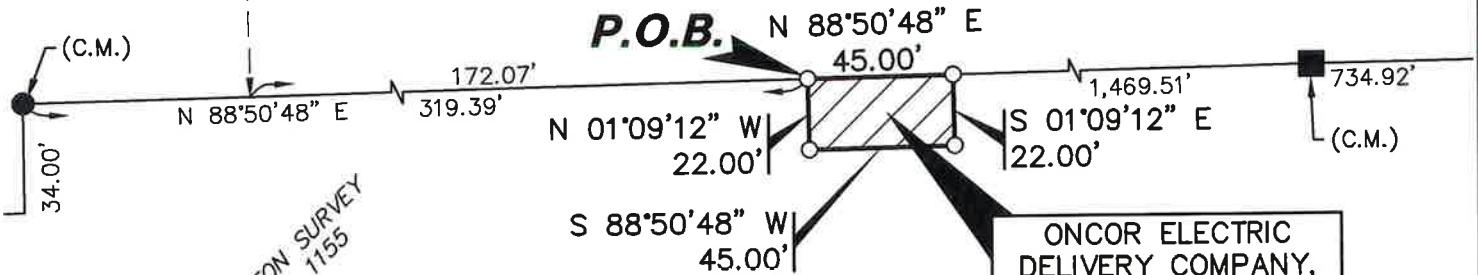


5/8-INCH IRON ROD
W/ CAP "5199" FOUND 905.85'

LOOP 12/ GREAT TRINITY FOREST WAY

(VARIABLE WIDTH RIGHT-OF-WAY)
STATE OF TEXAS

- (VOL. 2429, PG. 538) (VOL. 2916, PG. 544)
- (VOL. 2429, PG. 533) (VOL. 2191, PG. 380)
- (VOL. 2435, PG. 217) (VOL. 2849, PG. 448)
- (VOL. 2435, PG. 214) (VOL. 2849, PG. 453)
- (VOL. 2899, PG. 368) (VOL. 2435, PG. 218)



GIDEON PEMBERTON SURVEY
ABSTRACT NO. 1155

P.O.B. N 88°50'48" E
45.00'
N 01°09'12" W
22.00'
S 88°50'48" W
45.00'
BLOCK 6258
TRACT 2
PART OF
CITY OF DALLAS
(INST. NO. 20080250127)

ONCOR ELECTRIC
DELIVERY COMPANY,
LLC EASEMENT
TO BE CONVEYED
990 SF
(0.023 ACRE)

- 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 reported have been scaled by applying the TxDOT Dallas County surface adjustment factor of 1.000136506.

LEGEND	
	PROPERTY LINE
	NEW EASEMENT LINE
	5/8-INCH IRON ROD W/ "PACHECO KOCH EASEMENT" CAP SET
	TYPE II TxDOT MONUMENT FOUND
	3-INCH ALUMINUM DISK STAMPED "LCI" FOUND
(C.M.)	CONTROLLING MONUMENT
P.O.B.	POINT OF BEGINNING

UNPLATTED

The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the easement tract described.

[Signature]
Jonathan E. Cooper
Registered Professional
Land Surveyor No. 5369
Date: 01-29-2020



**990 Square Feet/
0.023 Acre**

**ONCOR ELECTRIC
DELIVERY COMPANY,
LLC EASEMENT
TO BE CONVEYED**

PART OF "TRACT 1" IN SPECIAL WARRANTY
DEED TO THE CITY OF DALLAS
AND SITUATED IN CITY BLOCK 6258,
GIDEON PEMBERTON SURVEY,
ABSTRACT NO. 1155
CITY OF DALLAS, DALLAS COUNTY, TEXAS
PAGE 2

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

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
KAJ	MWW/JEC	1"=60'	NOV. 2019	2741-19.153

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