

**A 62,806 Square Foot (1.442 Acre) Tract of Land  
Lying in City Block No. A/8003,  
Being a Part of the McCommas Bluff Landfill Addition  
to be Conveyed as an  
“Oncor Electric Delivery Easement”**

An Easement to the Oncor Electric Delivery Company, comprising a 62,806 Square Foot (1.442 Acre) tract of land lying in the Levi Dixon League, Abstract No. 380, Dallas County, Texas, and being a located in Lot 1A, Block A/8003 of the McCommas Bluff Landfill Addition, An Industrial Subdivision of the City of Dallas recorded in Instrument Number 201700336818 of the Official Public Records of Dallas County, Texas and being more particularly described as follows:

**NOTE:** All Coordinates shown are State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization of 2011, NO SCALE, NO PROJECTION.

**BEGINNING** at an “X” cut in concrete pavement (Controlling Monument) found at the most Easterly corner of an Electric Delivery Easement conveyed to the Oncor Electric Delivery Company by Dallas City Council Resolution Number 08-0300 (N=6935107.71; E=2520490.16):

**THENCE** North 57°20’50” West with the Northeast line of said Electric Delivery Easement a distance of 15.00 feet to a 5/8-inch diameter iron rod with cap marked “CITY OF DALLAS” (hereinafter referred to as “5/8” I.R. w/COD Cap”) set at the most Northerly corner of said Electric Delivery Easement, being also the most Westerly corner of the herein described easement (N=6935115.80; E=2520477.52):

**THENCE** North 33°40’47” East, over and across a portion of said Lot 1A a distance of 254.88 feet to a 5/8” I.R. w/COD Cap set at an inside corner of the herein describe easement:

**THENCE** over and across a portion of said Lot 1A the following courses and distances:

North 05°20’39” East a distance of 621.98 feet to a 5/8” I.R. w/COD Cap set at an inside corner of the herein describe easement:

North 14°26’52” West a distance of 863.93 feet to a 5/8” I.R. w/COD Cap set at an inside corner of the herein describe easement:

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South 82°54'08" West a distance of 18.41 feet to a 5/8" I.R. w/COD Cap set at an outside corner of the herein describe easement:

North 07°05'52" West a distance of 15.00 feet to a 5/8" I.R. w/COD Cap set at an outside corner of the herein describe easement:

North 82°54'08" East a distance of 18.41 feet to a 5/8" I.R. w/COD Cap set at an inside corner of the herein describe easement:

North 00°15'08" East a distance of 228.78 feet to a 5/8" I.R. w/COD Cap set at an inside corner of the herein describe easement:

North 82°23'13" West a distance of 18.41 feet to a 5/8" I.R. w/COD Cap set at an outside corner of the herein describe easement:

North 07°36'47" East a distance of 15.00 feet to a 5/8" I.R. w/COD Cap set an outside corner of the herein describe easement:

South 82°23'13" East a distance of 18.41 feet to a 5/8" I.R. w/COD Cap set at an inside corner of the herein describe easement:

North 14°58'26" East a distance of 694.10 feet to a 5/8" I.R. w/COD Cap set at an inside corner of the herein describe easement:

North 00°22'49" West a distance of 570.54 feet to a 5/8" I.R. w/COD Cap set at an inside corner of the herein describe easement:

North 27°22'20" West a distance of 510.93 feet to a 5/8" I.R. w/COD Cap set at an inside corner of the herein describe easement:

North 52°21'10" West a distance of 273.38 feet to the most Westerly corner of the herein describe easement (not monumented):

North 37°38'50" East a distance of 15.00 feet to the most Northerly corner of the herein describe easement (not monumented):

South 52°21'10" East a distance of 269.02 feet to a 5/8" I.R. w/COD Cap set at an inside corner of the herein describe easement:

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North 50°08'15" East a distance of 18.98 feet to a 5/8" I.R. w/COD Cap set at an outside corner of the herein describe easement:

South 39°51'45" East a distance of 15.00 feet to a 5/8" I.R. w/COD Cap set at an outside corner of the herein describe easement:

South 50°08'15" West a distance of 18.98 feet to a 5/8" I.R. w/COD Cap set at an inside corner of the herein describe easement:

South 27°22'20" East a distance of 502.46 feet to a 5/8" I.R. w/COD Cap set at an inside corner of the herein describe easement:

North 76°07'26" East a distance of 19.09 feet to a 5/8" I.R. w/COD Cap set at an outside corner of the herein describe easement:

South 13°52'34" East a distance of 15.00 feet to a 5/8" I.R. w/COD Cap set at an outside corner of the herein describe easement:

South 76°07'26" West a distance of 19.09 feet to a 5/8" I.R. w/COD Cap set at an inside corner of the herein describe easement:

South 00°22'49" East a distance of 560.88 feet to a 5/8" I.R. w/COD Cap set at an inside corner of the herein describe easement:

South 82°42'11" East a distance of 18.45 feet to a 5/8" I.R. w/COD Cap set at an outside corner of the herein describe easement:

South 07°17'49" West a distance of 15.00 feet to a 5/8" I.R. w/COD Cap set at an outside corner of the herein describe easement:

North 82°42'11" West a distance of 18.45 feet to a 5/8" I.R. w/COD Cap set at an inside corner of the herein describe easement:

South 14°58'26" West a distance of 694.18 feet to a 5/8" dia. Steel Rod w/Cap set at an inside corner of this tract:

South 00°15'08" West a distance of 240.04 feet to a 5/8" I.R. w/COD Cap set at an inside corner of the herein describe easement:

**A 62,806 Square Foot (1.442 Acre) Tract of Land  
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South 14°26'52" East a distance of 864.56 feet to a 5/8" I.R. w/COD Cap set at an inside corner of the herein describe easement:

North 85°26'54" East a distance of 18.70 feet to a 5/8" I.R. w/COD Cap set at an outside corner of the herein describe easement:

South 04°33'06" East a distance of 15.00 feet to a 5/8" I.R. w/COD Cap set at an outside corner of the herein describe easement:

South 85°26'54" West a distance of 18.70 feet to a 5/8" I.R. w/COD Cap set at an inside corner of the herein describe easement:

South 05°20'39" West a distance of 613.04 feet to a 5/8" I.R. w/COD Cap set at an inside corner of the herein describe easement:

South 70°29'17" East a distance of 19.16 feet to a 5/8" I.R. w/COD Cap set at an outside corner of the herein describe easement:

South 19°30'43" West a distance of 15.00 feet to a 5/8" I.R. w/COD Cap set at an outside corner of the herein describe easement:

North 70°29'17" West a distance of 19.16 feet to a 5/8" I.R. w/COD Cap set at an inside corner of the herein describe easement:

**THENCE** South 33°40'47" West a distance of 250.66 feet to the **POINT OF BEGINNING**, containing 62,806 Square feet, or 1.442 Acres of land.

**BASIS OF BEARINGS:** Bearings are based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization of 2011.

*Scott Holt*  
*2/25/2025*



MATCH LINE; SEE SHEET 6 OF 10

BASIS OF BEARINGS: Bearings are based on the State Plane Coordinate System Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization of 2011.

All Coordinates are State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization of 2011: NO SCALE, NO PROJECTION.

⊙ Indicates 5/8" Iron Rod with City of Dallas cap.

**62,806 Square Foot  
1.442 Acre Electrical  
Easement to be Conveyed**

McCommas Bluff Landfill Addition  
An Industrial Subdivision  
Int. #201700336818

**LOT 1A  
BLOCK  
A/8003**

**Set 5/8" I.R.  
w/COD Cap  
w/COD Washer  
N=6935115.80  
E=2520477.52**

**15.00'  
N 57°20'50" W**

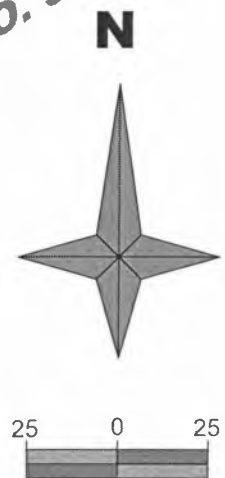
**254.88', N 33°40'47" E**

**250.66', S 33°40'47" W**

**Cut "X" Found  
N=6935107.71  
E=2520490.16  
CONTROLLING  
MONUMENT &  
POINT OF  
BEGINNING**

**LEVI DIXON SURVEY  
ABSTRACT NO. 380**

City of Dallas  
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## Oncor Electric Delivery Easement

**McCOMMAS BLUFF  
Municipal Solid Waste Landfill**

DEPT. OF TRANSPORTATION & PUBLIC WORKS

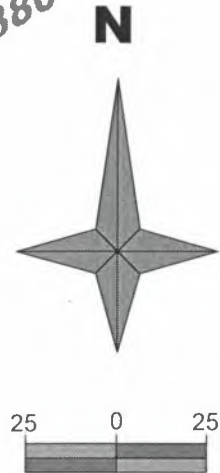
SURVEY DIVISION CITY OF DALLAS, TEXAS

OPER. NAME	DESIGN FILE NAME	SCALE	DATE
HOLT	N:\ENGR\SURVEY\HOLT\McCommas\Electrical Easement\Field Notes.dgn	As Noted	2-12-25
PARTY CHIEF	CALCULATIONS	FOLDER	FILE NO.
PRUNTY	HOLT	Block A/8003	461R-9-3

Existing Oncor Electric  
Delivery Easement.  
Dallas City Council  
Resolution No. 08-0300



MATCH LINE; SEE SHEET 7 OF 10

LEVI DIXON SURVEY  
ABSTRACT NO. 38018.70'  
N 85°26'54" E15.00'  
S 04°33'06" E18.70'  
S 85°26'54" W

62,806 Square Foot  
1.442 Acre Electrical  
Easement to be Conveyed

McCommas Bluff Landfill Addition  
An Industrial Subdivision  
Int. #201700336818

**LOT 1A  
BLOCK  
A/8003**

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621.98', N 05°20'39" E

613.04', S 05°20'39" W

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Coordinate System Texas North Central Zone 4202, North  
American Datum of 1983, Adjustment Realization of 2011.  
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Central Zone 4202, North American Datum of 1983, Adjustment  
Realization of 2011: NO SCALE, NO PROJECTION.

⊙ Indicates 5/8" Iron Rod with City of Dallas cap.

Sheet 6 of 10

MATCH LINE; SEE SHEET 5 OF 10

**Oncor Electric Delivery Easement**

**McCOMMAS BLUFF**  
**Municipal Solid Waste Landfill**

DEPT. OF TRANSPORTATION &amp; PUBLIC WORKS

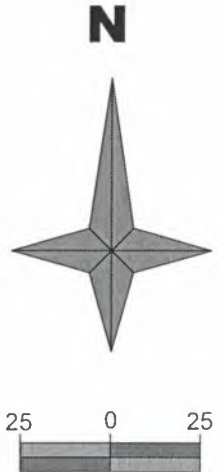
SURVEY DIVISION CITY OF DALLAS, TEXAS

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PARTY CHIEF	CALCULATIONS	FOLDER	FILE NO.
PRUNTY	HOLT	Block A/8003	461R-9-3

18.41'  
S 82°23'13" E  
15.00'  
N 07°36'47" E  
18.41'  
N 82°23'13" W

**LEVI DIXON SURVEY  
ABSTRACT NO. 380**

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McCommas Bluff Landfill Addition  
An Industrial Subdivision  
Int. #201700336818

**LOT 1A  
BLOCK  
A/8003**

**62,806 Square Foot  
1.442 Acre Electrical  
Easement to be Conveyed**

18.41'  
N 82°54'08" E  
15.00'  
N 07°05'52" W  
18.41'  
S 82°54'08" W

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⊗ Indicates 5/8" Iron Rod with City of Dallas cap.

228.78', N 00°15'08" E

240.04', S 00°15'08" W

863.93', N 14°26'52" W

864.56', S 14°26'52" E



### Oncor Electric Delivery Easement

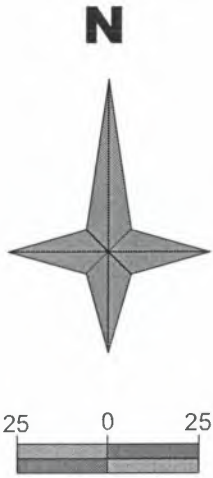
**McCOMMAS BLUFF  
Municipal Solid Waste Landfill**

DEPT. OF TRANSPORTATION & PUBLIC WORKS

SURVEY DIVISION CITY OF DALLAS, TEXAS

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PARTY CHIEF	CALCULATIONS	FOLDER	FILE NO.
PRUNTY	HOLT	Block A/8003	461R-9-3

MATCH LINE; SEE SHEET 9 OF 10



62,806 Square Foot  
1.442 Acre Electrical  
Easement to be Conveyed

City of Dallas  
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18.45'  
S 82°42'11" E

15.00'  
S 07°17'49" W

18.45'  
N 82°42'11" W

LEVI DIXON SURVEY  
ABSTRACT NO. 380

McCommas Bluff Landfill Addition  
An Industrial Subdivision  
Int. #201700336818

**LOT 1A  
BLOCK  
A/8003**

694.10', N 14°58'26" E  
694.18', S 14°58'26" W

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Sheet 8 of 10

MATCH LINE; SEE SHEET 7 OF 10



**Oncor Electric Delivery Easement**

**McCOMMAS BLUFF  
Municipal Solid Waste Landfill**

DEPT. OF TRANSPORTATION & PUBLIC WORKS

SURVEY DIVISION CITY OF DALLAS, TEXAS

OPER. NAME	DESIGN FILE NAME	SCALE	DATE
HOLT	N:\ENGR\SURVEY\HOLT\McCommas\ Electrical Easement\Field Notes.dgn	As Noted	2-12-25
PARTY CHIEF	CALCULATIONS	FOLDER	FILE NO.
PRUNTY	HOLT	Block A/8003	461R-9-3



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⊙ Indicates 5/8" Iron Rod with City of Dallas cap.

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**LEVI DIXON SURVEY  
ABSTRACT NO. 380**

**62,806 Square Foot  
1.442 Acre Electrical  
Easement to be Conveyed**

**19.09'**  
**N 76°07'26" E**

**15.00'**  
**S 13°52'34" E**

**19.09'**  
**S 76°07'26" W**

**LOT 1A  
BLOCK  
A/8003**



McCommas Bluff Landfill Addition  
An Industrial Subdivision  
Int. #201700336818

Sheet 9 of 10

MATCH LINE; SEE SHEET 8 OF 10



### Oncor Electric Delivery Easement

**McCOMMAS BLUFF**  
**Municipal Solid Waste Landfill**

DEPT. OF TRANSPORTATION & PUBLIC WORKS

SURVEY DIVISION CITY OF DALLAS, TEXAS

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**EXHIBIT A**

⊙ Indicates 5/8" Iron Rod with City of Dallas cap.

**LEVI DIXON SURVEY  
ABSTRACT NO. 380**



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**15.00'  
N 37°38'50" E**

NOT  
MONUMENTED

**LOT 1A  
BLOCK  
A/8003**

**McCommas Bluff Landfill Addition  
An Industrial Subdivision  
Int. #201700336818**



**269.02'; S 52°21'10" E  
273.38'; N 52°21'10" W**


**62,806 Square Foot  
1.442 Acre Electrical  
Easement to be Conveyed**

**18.98'  
N 50°08'15" E**

**15.00'  
S 39°51'45" E**

**18.98'  
S 50°08'15" W**

Sheet 10 of 10

 <b>Oncor Electric Delivery Easement</b>			
<b>McCOMMAS BLUFF</b> <b>Municipal Solid Waste Landfill</b>			
DEPT. OF TRANSPORTATION & PUBLIC WORKS			
SURVEY DIVISION CITY OF DALLAS, TEXAS			
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PARTY CHIEF	CALCULATIONS	FOLDER	FILE NO.
PRUNTY	HOLT	Block A/8003	461R-9-3

**MATCH LINE; SEE SHEET 9 OF 10**