

**Field Notes Describing a 9,786 Square Foot (0.2247 Acre)
Easement In City Block B/7902
To Be Conveyed to the Oncor Electric Delivery Company**

Being a 9,786 Square Foot (0.2247 Acre) tract of land situated in the Amos Hodges Survey, Abstract No. 1652, lying in the City of Dallas, Dallas County, Texas, being a part of Lot 1, Block B/7902 of the Trinity Baker Pump Station Addition, an addition to the City of Dallas recorded in Instrument Number 201800196335 of the Official Public Records of Dallas County, Texas, and being also a part of the land conveyed to the City of Dallas by Warranty Deeds recorded in the Deed Records of Dallas County, Texas, as follows:

Volume 74029, Page 777

Volume 2000011, Page 3326

and Instrument Number 201300331681 of the Official Pubic Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a Corner Fence Post found at the common North corner of said City of Dallas tract with a tract of land conveyed to the Dallas County Employees Credit Union by deed recorded in Volume 20003214, Page 2199 of the Deed Records of Dallas County, Texas, on the Southwest Right-of-Way line of Irving Boulevard (a variable width Right-of-Way):

THENCE South 30°24'30" West with the common line between said Credit Union and City of Dallas properties, pass at 353.81 feet a ½-inch diameter Iron Rod (Controlling Monument) found at the intersection with a tract of land conveyed to the Industrial Properties Corporation by deed recorded in Volume 1521, Page 376 of the Deed Records of Dallas County, Texas, and proceeding for a total distance of 576.40 feet to the most Southerly corner of the herein described tract of land (not monumented) *from which* a 3-inch diameter aluminum disc bears South 30°24'30" West a distance of 18.15 feet:

THENCE North 59°34'10" West, departing the said common property with said Credit Union, over and across a portion of said City of Dallas property a distance of 92.32 feet to the most Southerly corner of an easement conveyed to the Oncor Electric Delivery Company by deed recorded in Instrument Number 201800180403 of the Official Public Records of Dallas County, Texas (not monumented):

THENCE North 30°21'45" East with the Southeast line of said Oncor easement a distance of 15.00 feet to an outside corner of the herein described tract of land (not monumented):

THENCE South 59°34'10" East a distance of 77.33 feet to an inside corner of the herein described tract of land (not monumented).

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To Be Conveyed to the Oncor Electric Delivery Company**

THENCE North 30°24'30" East, over and across a portion of said City of Dallas property a distance of 558.82 feet to the intersection with the above referenced Southwest right-of-Way line of Irving Boulevard (not monumented):

THENCE Southeasterly with the said Southwest line of Irving Boulevard and along a Curve to the Left, having a Radius of 1,293.11 feet, a Central Angle of 00°40'28", an Arc Length of 15.22 feet and a Chord which bears South 69°20'04" East a distance of 15.22 feet to the **POINT OF BEGINNING**, containing 9,786 Square Feet, or 0.2247 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 (2011).

Scott Holt
9/17/2020



Exhibit A



IRVING BOULEVARD
(Variable Width R.O.W.)

1/2" I.R. Found
Bears: 0.37'
S 78°21'08" E

BLOCK A/7902

BLOCK 7901

264.05', S 64°59'14" E

Corner Fence
Post Found
Controlling
Monument &
POINT OF BEGINNING

Moody-Day Addition
Vol. 73175 Pg. 1400

314.34' N 30°21'45" E

Trinity Baker
Pump Station Addition
Int. #201800196335

Rad=1,293.11'
Δ=00°40'28"
L=15.22'
Ch:15.22'
S 69°20'04" E

Amos Hodges Survey
Abstract 1652

1/2" I.R. Found
Bears: 1.10'
S 73°25'53" W

City of Dallas
Vol. 68196 Pg. 138
UNPLATTED

City of Dallas
Vol. 2000011 Pg. 3326

CITY OF DALLAS
Volume 74029
Page 777

City of Dallas
Int. #201300331681

**LOT 1,
BLOCK B/7902**

Easement and
Right-of-Way
To Oncor Electric
Delivery Co.
Int. #201800180403

9,786 Sq. Ft.
(0.2247 Acre)
Electrical Easement
To Be Conveyed

1/2" I.R. Found
**CONTROLLING
MONUMENT**

Dallas County
Employees Credit Union
Vol. 20003214 Pg. 2199

120.59'
Industrial Properties
Corporation
Vol. 1521, Pg. 376

77.33'
S 59°34'10" E

15.00'
N 30°21'45" E

92.32'
N 59°34'10" W

18.15'

BLOCK 8655

3" Alum. Cap w/
"COD TRIN BAKER"
N=6976103.3603
E=2479653.9027

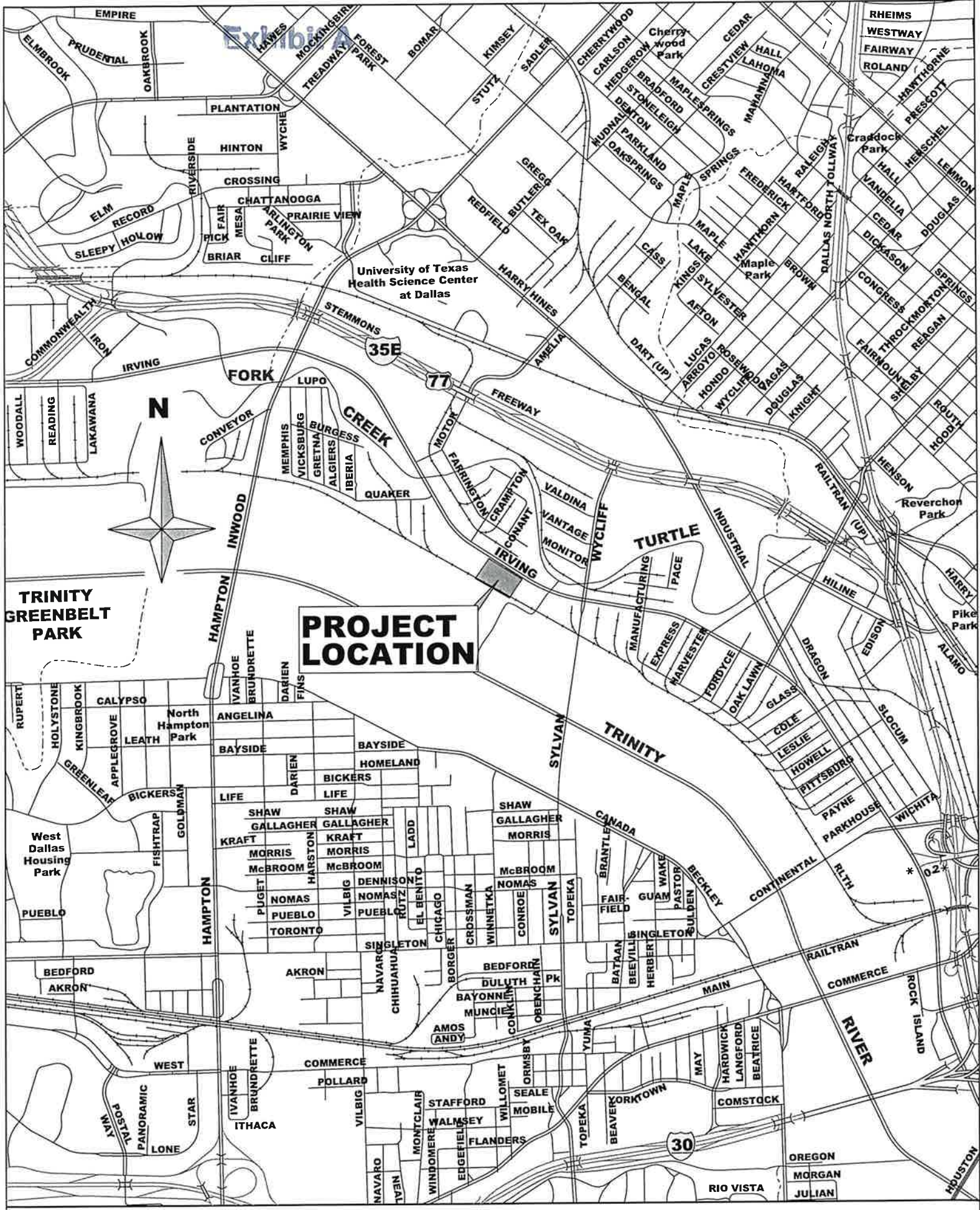
Sheet 3 of 3



**Oncor Electrical Easement
CONVEYANCE
at the Baker Pump Station**

**DEPARTMENT OF PUBLIC WORKS
CITY OF DALLAS: SURVEY DIVISION**

OPER. NAME	DESIGN FILE NAME	SCALE	DATE
S. Holt	N:\ENGR\SURVEY\HOLT\TRINITY\Able Pump Station.dgn	As Noted	9-14-20
PARTY CHIEF	CALCULATIONS	FOLDER	FILE NO.
Prunty	S. Holt	Trinity Able Pump Station	S101-164



ONCOR ELECTRIC EASEMENT