

**EXHIBIT "A"****10' ELECTRIC EASEMENT – ONCOR ELECTRIC DELIVERY COMPANY LLC****1,829 SQUARE FEET (0.042 ACRES)****CITY OF DALLAS, TEXAS (OWNER)****FRANCIS A. WINN SURVEY, ABSTRACT NO. 1578****LOT 17, CITY BLOCK 9/6178 CITY OF DALLAS, DALLAS COUNTY, TEXAS****LEGAL DESCRIPTION**

BEING a 1,829 square foot (0.042 acre) tract of land situated in the Francis A. Winn Survey, Abstract No. 1578, in City Block 9/6178, in the City of Dallas, Dallas County, Texas, and a portion of a tract of land conveyed to the City of Dallas, a Municipal Corporation described in Deed, recorded in Volume 3115, Page 160 of the Deed Records of Dallas County, Texas (D.R.D.C.T.) and being a portion of a Lot 17, Block 9/6178 of Walnut Hill Water Pump Station, an addition to the City of Dallas, Texas, according to the plat thereof recorded in Instrument No. 201100280705 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found with cap stamped 'LIM ASSOC RPLS 5322' (controlling monument) found at the northwest corner of said Lot 17, Block 9/6178, said corner being the southwest corner of 20 foot Right-of-Way Dedication, recorded in Instrument No. 201100280705 O.P.R.D.C.T.;

THENCE N 89°16'40" E, with said common north line of said Lot 17, Block 9/6178 and the south line of said 20 foot dedication, a distance of 41.82 feet, to the POINT OF BEGINNING of the herein described tract;

THENCE N 89°16'40" E, with said common line, a distance of 10.12 feet, from whence a found "X" cut in concrete bears N 89°16'40" E, a distance of 44.49 feet;

THENCE S 09°37'00" E, departing said common line and through said Lot 17, Block 9/6178, a distance of 160.38 feet;

THENCE N 88°59'44" E, a distance of 4.15 feet;

THENCE S 01°00'16" E, a distance of 15.00 feet;

THENCE S 88°59'44" W, a distance of 15.00 feet;

THENCE N 01°00'16" W, a distance of 15.00 feet;

**FIELD NOTES APPROVED:**

JRM 1-27-2020

**NATHAN D. MAIER CONSULTING ENGINEERS, INC.**

TBPE FIRM REG. NO. F-356

TBPLS FIRM REG. NO. 100189-00

12377 Merit Drive, Suite 700

Dallas, Texas 75251 / Ph. (214) 739-4741

PAGE 1 OF 4

JANUARY 23, 2020

JOB NO. 14-09-057

1409057-ONCOR ESMT.dwg

## EXHIBIT "A"

## 10' ELECTRIC EASEMENT – ONCOR ELECTRIC DELIVERY COMPANY LLC

1,829 SQUARE FEET (0.042 ACRES)

CITY OF DALLAS, TEXAS (OWNER)

FRANCIS A. WNN SURVEY, ABSTRACT NO. 1578

LOT 17, CITY BLOCK 9/6178 CITY OF DALLAS, DALLAS COUNTY, TEXAS

## LEGAL DESCRIPTION

THENCE N 88°59'44" E, a distance of 0.73 feet;

THENCE N 09°37'00" W, a distance of 160.43 feet to the POINT OF BEGINNING and containing 0.042 acres (or 1,829 square feet) of land, more or less.

BASIS OF BEARINGS ~ Bearings for this survey are referenced to the State Plane Coordinate System (NAD83), Texas North Central Zone 4202, as obtained with the Western Data Systems Texas Cooperative RTK Network. Stations DUNP-g1012 and DSIA-g10 were utilized as base stations during GPS data collection sessions and serve as controlling monuments.



1-24-2020

C. Michael Daniel, Texas R.P.L.S. No. 4199  
Registered Professional Land Surveyor  
Nathan D. Maier Consulting Engineers, Inc.  
12377 Merit Drive, Suite 700  
Dallas, Texas 75251  
214-739-4741  
TBPE Firm Registration No.: F-356  
TBPLS Firm Registration No.: 100189-00



FIELD NOTES APPROVED:

JER 1-27-2020

NDM

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LOT 17, CITY BLOCK 9/6178 CITY OF DALLAS, DALLAS COUNTY, TEXAS

## WALNUT HILL LANE

(VARIABLE WIDTH R.O.W.)

BENJAMIN MERRELL SURVEY, ABSTRACT NO. 933

FRANCIS A. WINN SURVEY, ABSTRACT NO. 1578

15'x15' ALLEY SIGHT ESMT.  
INST. NO. 201100280705  
O.P.R.D.C.T.ESMT. FOR STREET PURPOSES  
CITY OF DALLAS  
VOL. 5157, PG. 258, D.R.D.C.T.1/2" IRF  
(LEANING)20' STREET R.O.W. DEDICATION  
INST. NO. 201100280705, O.P.R.D.C.T.

1/2" IRF (CM)

LOTS 15 AND 16

THOMAS E. GLEASON III  
INST. NO. 201400302466  
O.P.R.D.C.T.POINT OF  
COMMENCING  
1/2" IRF W/LIM  
(CM)POINT OF  
BEGINNINGN 89°16'40" E  
44.49'

FD. "X" IN CONC.

1/2" IRF W/LIM (CM)

10' ELECTRIC  
ONCOR EASEMENT  
1,829 SQ. FT.  
(0.042 ACRES)S 09°37'00" E  
N 09°37'00" WLOT 17 BLOCK 9/6178  
WALNUT HILL WATER  
PUMP STATION  
INST. NO. 201100280705  
O.P.R.D.C.T.5' WATER ESMT.  
INST. NO. 201100280705, O.P.R.D.C.T.  
(ABANDONED BY ORDINANCE NO. 31114,  
DATED FEBRUARY 13, 2019  
INSTRUMENT NO. 201900115744 O.P.R.D.C.T.)LOT 18, BLOCK 9/6178  
WALNUT HILL WATER PUMP STATION  
INST. NO. 201100280705  
O.P.R.D.C.T.(UNPLATTED)  
BISHOP C. AVERY MASON,  
OF THE DIOCESE OF ST. FRANCIS' EPISCOPAL CHURCH,  
AND HIS SUCCESSOR IN OFFICE AS TRUSTEE FOR  
ST. FRANCIS' EPISCOPAL CHURCH  
VOL. 4343, PG. 493  
D.R.D.C.T.  
CALLED 3 ACRESLOT 16  
LOT 15

1/2" IRF W/LIM (CM)

ALLEY R.O.W. DEDICATION  
INST. NO. 201100280705  
O.P.R.D.C.T.

1" IRF

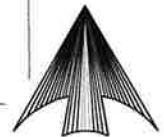
LOT 14  
HEATHER RENEE HERBERT  
INST. NO. 201200091112  
O.P.R.D.C.T.SEE  
DETAIL "A"FD. "X" IN CONC. 1/2" IRF W/LIM  
(CM)

1/2" IRF W/LIM

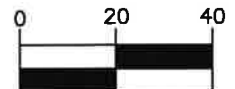
ESMT. FOR ALLEY PURPOSES  
CITY OF DALLAS  
VOL. 69002, PG. 1110  
D.R.D.C.T.

BLOCK 9/6178

PART OF LOTS 12 AND 13

BLAKE W. HUGHEY AND  
JENNIFER K. HUGHEY  
INST. NO. 201300314587  
O.P.R.D.C.T.REVISION OF BLOCKS 9 AND 11,  
MARSH LANE ADDITION NO. 2  
VOL. 16, PG. 85  
M.R.D.C.T.LOT 11  
ANN R. SULLIVAN  
INST. NO. 201100196512  
O.P.R.D.C.T.

NORTH



SCALE: 1"=40'

NDM

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PAGE 3 OF 4

JANUARY 23, 2020

JOB NO. 14-09-057

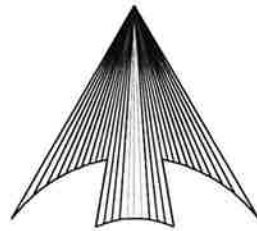
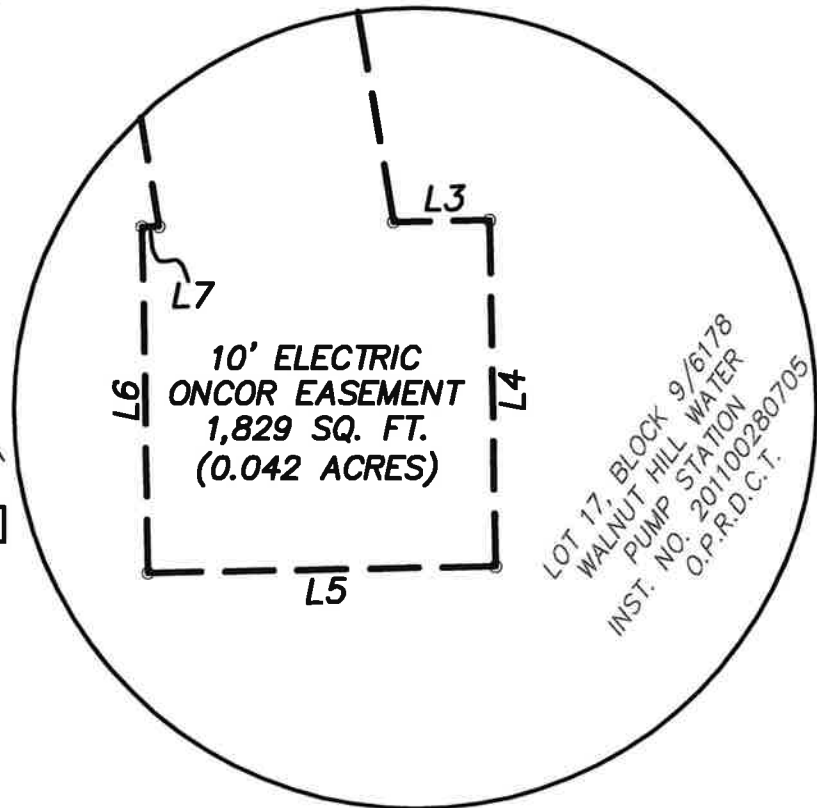
1409057-ONCOR ESMT.dwg

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D.R.D.C.T. DEED RECORDS OF DALLAS  
COUNTY, TEXAS  
M.R.D.C.T. MAP RECORDS OF DALLAS  
COUNTY, TEXAS  
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS  
OF DALLAS COUNTY, TEXAS  
INST. NO. INSTRUMENT NUMBER  
VOL., PG. VOLUME, PAGE  
ESMT. EASEMENT  
R.O.W. RIGHT-OF-WAY  
SQ. FT. SQUARE FEET  
CM CONTROLLING MONUMENT  
FD. FOUND  
IPF IRON PIPE FOUND  
IRF IRON ROD FOUND  
IRF W/LIM IRON ROD FOUND WITH CAP  
STAMPED "LIM ASSOC  
RPLS 5322"

**LINE TABLE**

LINE #	BEARING	DISTANCE
L1	N 89°16'40" E	41.82'
L2	N 89°16'40" E	10.12'
L3	N 88°59'44" E	4.15'
L4	S 01°00'16" E	15.00'
L5	S 88°59'44" W	15.00'
L6	N 01°00'16" W	15.00'
L7	N 88°59'44" E	0.73'

**NORTH****DETAIL "A"  
NOT TO SCALE****NDM****NATHAN D. MAIER CONSULTING ENGINEERS, INC.**

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PAGE 4 OF 4

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**EXHIBIT "A"****10' ELECTRIC EASEMENT — ONCOR ELECTRIC DELIVERY COMPANY LLC****1,080 SQUARE FEET (0.025 ACRES)****CITY OF DALLAS, TEXAS (OWNER)****FRANCIS A. WINN SURVEY, ABSTRACT NO. 1578****LOT 18, CITY BLOCK 9/6178 CITY OF DALLAS, DALLAS COUNTY, TEXAS****LEGAL DESCRIPTION**

BEING a 1,080, square foot (0.025 acre) tract of land situated in the Francis A. Winn Survey, Abstract No. 1578, in City Block 9/6178, in the City of Dallas, Dallas County, Texas, and a portion of a tract of land conveyed to the City of Dallas, a Municipal Corporation described in Deed, recorded in Volume 3115, Page 160 of the Deed Records of Dallas County, Texas (D.R.D.C.T.) and being a portion of a Lot 18, Block 9/6178 of Walnut Hill Water Pump Station, an addition to the City of Dallas, Texas, according to the plat thereof recorded in Instrument No. 201100280705 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found with cap stamped "LIM ASSOC RPLS 5322" (controlling monument) found at the northeast corner of said Lot 18, Block 9/6178, said corner being the southeast corner of a 20 foot Right-of-Way Dedication, recorded in Instrument No. 201100280705 O.P.R.D.C.T., in the west line of City Block 6220, and in the west line of a called 3 acre (unplatted) tract of land conveyed to Bishop, C. Avery Mason, of the Diocese of St. Francis' Episcopal Church, and his successor in office as Trustee for St. Francis' Episcopal Church according to the Warranty Deed recorded in Volume 4343, Page 493, D.R.D.C.T.;

THENCE S 89°16'40" W, departing said Bishop tract and with the common north line of said Lot 18, Block 9/6178 and the south line of said 20 foot dedication, a distance of 27.07 feet, to the POINT OF BEGINNING of the herein described tract;

THENCE S 11°13'38" E, departing said common line and through said Lot 18, Block 9/6178, a distance of 85.55 feet;

THENCE N 89°12'04" E, a distance of 3.80 feet;

THENCE S 00°47'56" E, a distance of 15.00 feet;

THENCE S 89°12'04" W, a distance of 15.00 feet;

THENCE N 00°47'56" W, a distance of 15.00 feet;

THENCE N 89°12'04" E, a distance of 1.04 feet;

**FIELD NOTES APPROVED:**

JER 1-27-2020

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1,080 SQUARE FEET (0.025 ACRES)

CITY OF DALLAS, TEXAS (OWNER)

FRANCIS A. WINN SURVEY, ABSTRACT NO. 1578

LOT 18, CITY BLOCK 9/6178 CITY OF DALLAS, DALLAS COUNTY, TEXAS

## LEGAL DESCRIPTION

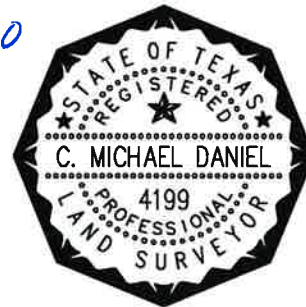
THENCE N 11°13'38" W, a distance of 85.57 feet to the common north line of said Lot 18, Block 9/6178 and the south line of said 20 foot Dedication, from whence a found "X" cut in concrete bears S 89°16'40" W (Plat ~ N 89°42'40" E), a distance of 75.66 feet;

THENCE N 89°16'40" E, with said common line, a distance of 10.17 feet to the POINT OF BEGINNING and containing 0.025 acres (or 1,080 square feet) of land, more or less.

BASIS OF BEARINGS ~ Bearings for this survey are referenced to the State Plane Coordinate System (NAD83), Texas North Central Zone 4202, as obtained with the Western Data Systems Texas Cooperative RTK Network. Stations DUNP-g1012 and DSIA-g10 were utilized as base stations during GPS data collection sessions and serve as controlling monuments.

1-23-2020

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FIELD NOTES APPROVED:

DER 1-27-2020



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PAGE 2 OF 4

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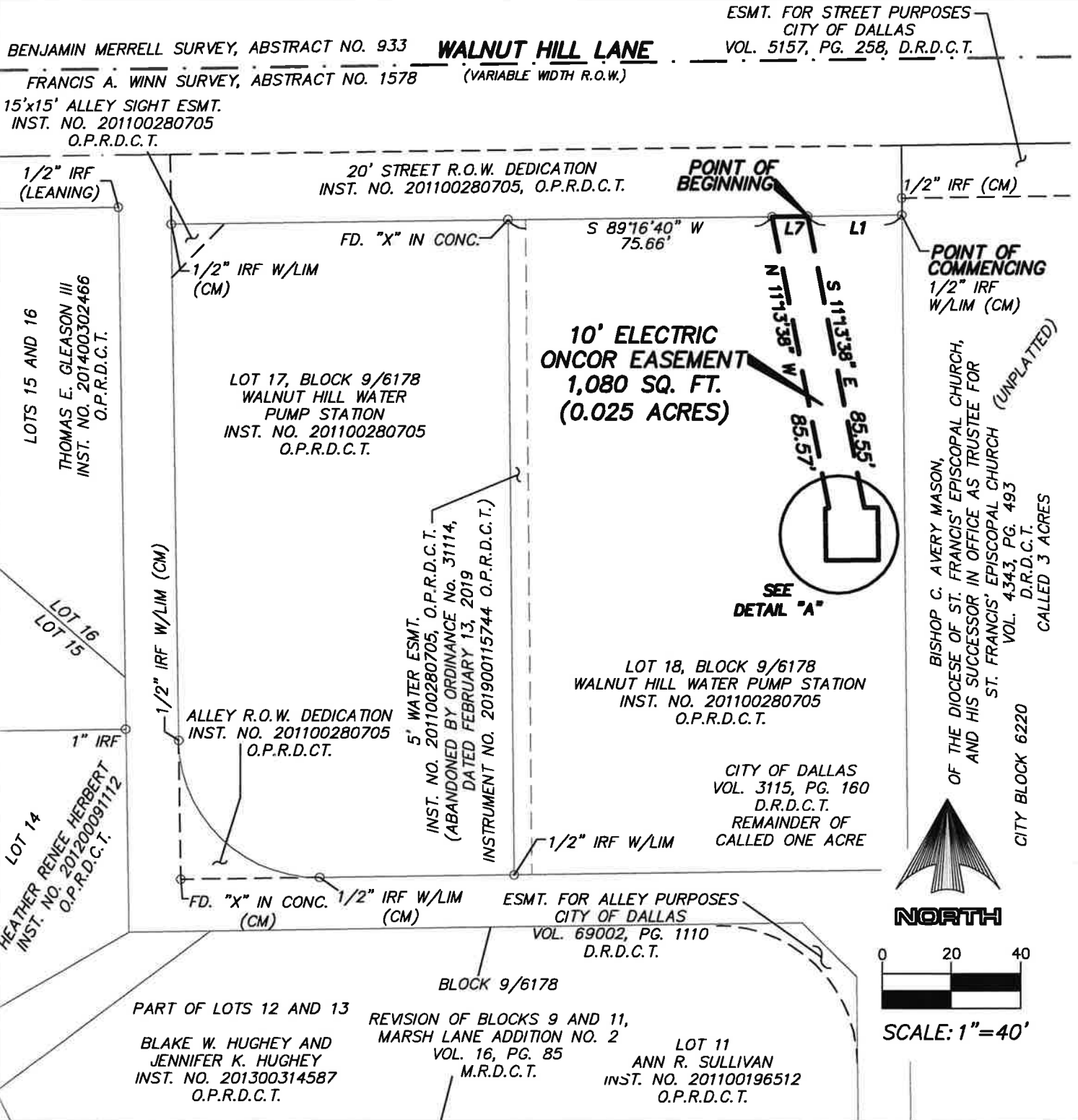
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CITY OF DALLAS, TEXAS (OWNER)

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LOT 18, CITY BLOCK 9/6178 CITY OF DALLAS, DALLAS COUNTY, TEXAS



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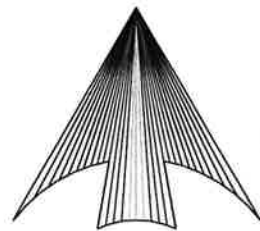
LOT 18, CITY BLOCK 9/6178 CITY OF DALLAS, DALLAS COUNTY, TEXAS

## ABBREVIATION LEGEND

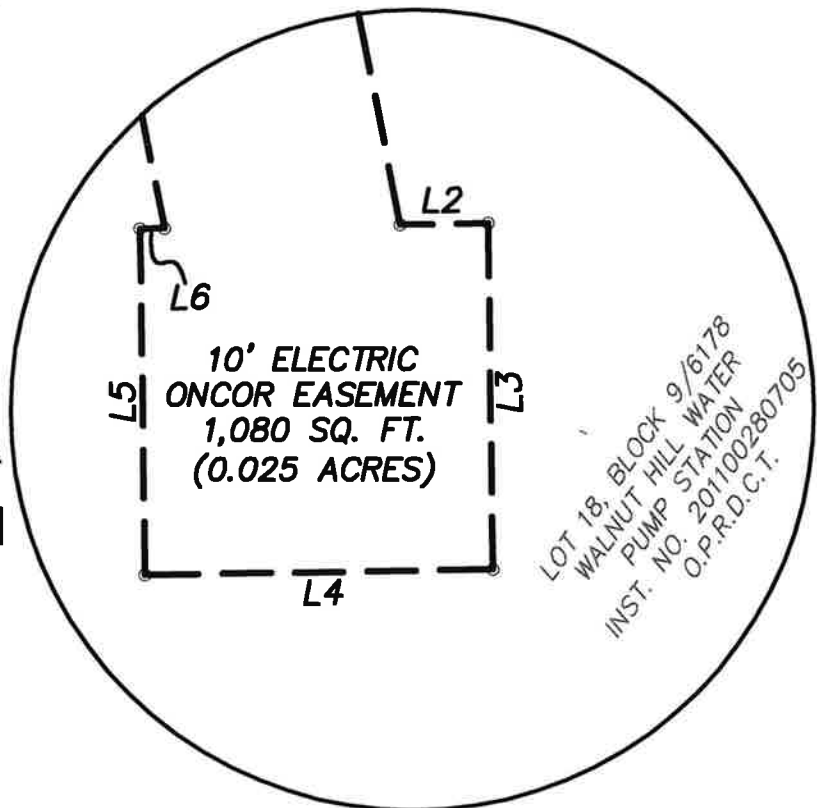
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L3	S 00°47'56" E	15.00'
L4	S 89°12'04" W	15.00'
L5	N 00°47'56" W	15.00'
L6	N 89°12'04" E	1.04'
L7	N 89°16'40" E	10.17'



NORTH



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NOT TO SCALE