

District:  
WR #: 3209664  
ER #:

## EASEMENT AND RIGHT OF WAY

STATE OF TEXAS

§  
§  
§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF DALLAS

That the TOWN OF ADDISON, hereinafter called "Grantor", whether one or more, for and in consideration of Ten Dollars (\$10.00) and other valuable consideration to Grantor in hand paid by **Oncor Electric Delivery Company LLC**, a Delaware limited liability company, 1616 Woodall Rodgers Freeway, Dallas, Texas 75202-1234, hereinafter referred to as "Grantee", has granted, sold and conveyed and by these presents does grant, sell and convey unto said Grantee, its successors and assigns, an easement and right-of-way for overhead and/or underground electric supply and communications facilities, consisting of a variable number of wires and cables, supporting structures, surface mounted equipment, conduits and all necessary or desirable appurtenances over, under, through, across and upon Grantor's land described as follows:

### SEE EXHIBIT "A" (ATTACHED)

Grantor recognizes that the general course of said lines, or the metes and bounds as described above, is based on preliminary surveys only, and Grantor hereby agrees that the easement and right-of-way and its general dimensions hereby granted shall apply to the actual location of said lines when constructed.

Together with the right of ingress and egress along and upon said easement and right-of-way and over and across Grantor's adjoining properties for the purpose of and with the right to construct, maintain, operate, repair, remove, replace, reconstruct, abandon in place, and to change the size and capacity of said facilities; the right to relocate said facilities in the same relative direction of said facilities; the right to relocate said facilities in the same relative position to any adjacent road if and as such is widened in the future; the right to lease wire space for the purpose of permitting others to string or lay wire or cable along said facilities; the right to prevent excavation within the easement area; the right to prevent construction of, within the easement area, any and all buildings, structures or other obstructions which, in the sole judgment of Grantee, may endanger or interfere with the efficiency, safety, and/or convenient operation of said facilities and their appurtenances and the right to trim or remove trees or shrubbery within, but not limited to, said easement area, including by use of herbicides or other similar chemicals approved by the U.S. Environmental Protection Agency, to the extent in the sole judgment of Grantee, as may be necessary to prevent possible interference with the operation of said facilities or to remove possible hazard thereto. Grantor shall not make changes in grade, elevation or contour of the land or impound water within the easement area as described above without prior written consent of Grantee.

Grantor reserves the right to use the land within the above described easement area for purposes not inconsistent with Grantee's use of such property, provided such use shall not, in the sole judgment of Grantee, interfere with the exercise by Grantee of the rights hereby granted.

TO HAVE AND TO HOLD the above described easement and right-of-way unto the said Grantee, its successors and assigns, until all of said electric lines and facilities shall be abandoned, and in that event said easement and right-of-way shall cease and all rights herein granted shall terminate and revert to Grantor or Grantor's heirs, successors or assigns, and legal representatives, to warrant and forever defend the above described easement and right-of-way unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

TOWN OF ADDISON, TEXAS

By: \_\_\_\_\_  
Lea Dunn, City Manager

STATE OF TEXAS           §  
  §  
COUNTY OF DALLAS     §

BEFORE ME, the undersigned authority, on this day personally appeared Lea Dunn, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same as the act and deed of the Town of Addison, as the City Manager thereof, and for the purposes and consideration therein expressed and in the capacity therein stated, and that she was authorized to do so.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2014.

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

## EXHIBIT "A"

Lying and situated in the Town of Addison, Dallas County, Texas, the G.W. Fisher Survey, Abstract No. 482, and being a part of Lot 1, Block 1 of Addison Conference Center – Addison Centre Theatre, an addition to the Town of Addison, according to the map or plat thereof recorded in Volume 90241, page 2807, Deed Records of Dallas County, Texas (D.R.D.C.T.), and being more particularly described as follows:

**COMMENCING** at an "X" in the concrete found in the north right of way line of Addison Circle for the southwest corner of Addison Circle Phase I, an addition to the Town of Addison according to the map or plat thereof recorded in Volume 97189, page 1047, D.R.D.C.T.; Thence N 00° 33' 29" W, departing said right of way line and along the east line of said Lot 1 183.43 feet to an "X" in the concrete found; Thence S 89° 24' 14" W, 80.98 feet to a 5/8" iron rod with a yellow cap found; thence N 00° 41' 13" W, 202.59 feet to the south right of way line of Morris Avenue; Thence S 89° 18' 47" W, along the north line of said Lot 1, 284.23 feet; Thence N 00° 08' 49" W, 6.23 feet to the south line of a 10.00 feet wide Electric Easement recorded in Volume 96180, page 5239, D.R.D.C.T.; Thence N 64° 27' 58" W, along said easement line, 10.80 feet; Thence S 89° 46' 15" W, along said easement line, 10.80 feet; Thence S 89° 46' 15" W, along said easement line 87.63 feet to the POINT OF BEGINNING;

**THENCE** S 00° 13' 45" E, departing said easement line, 17.00 feet;

**THENCE** S 89° 46' 15" W, a distance of 24.00 feet;

**THENCE** N 00° 13' 45" W, 17.00 feet to the south line of said Electric Easement;

**THENCE** N 89° 46' 15" E, along said easement line, 24.00 feet to the Point of Beginning and containing 408.00 square feet of land more or less.

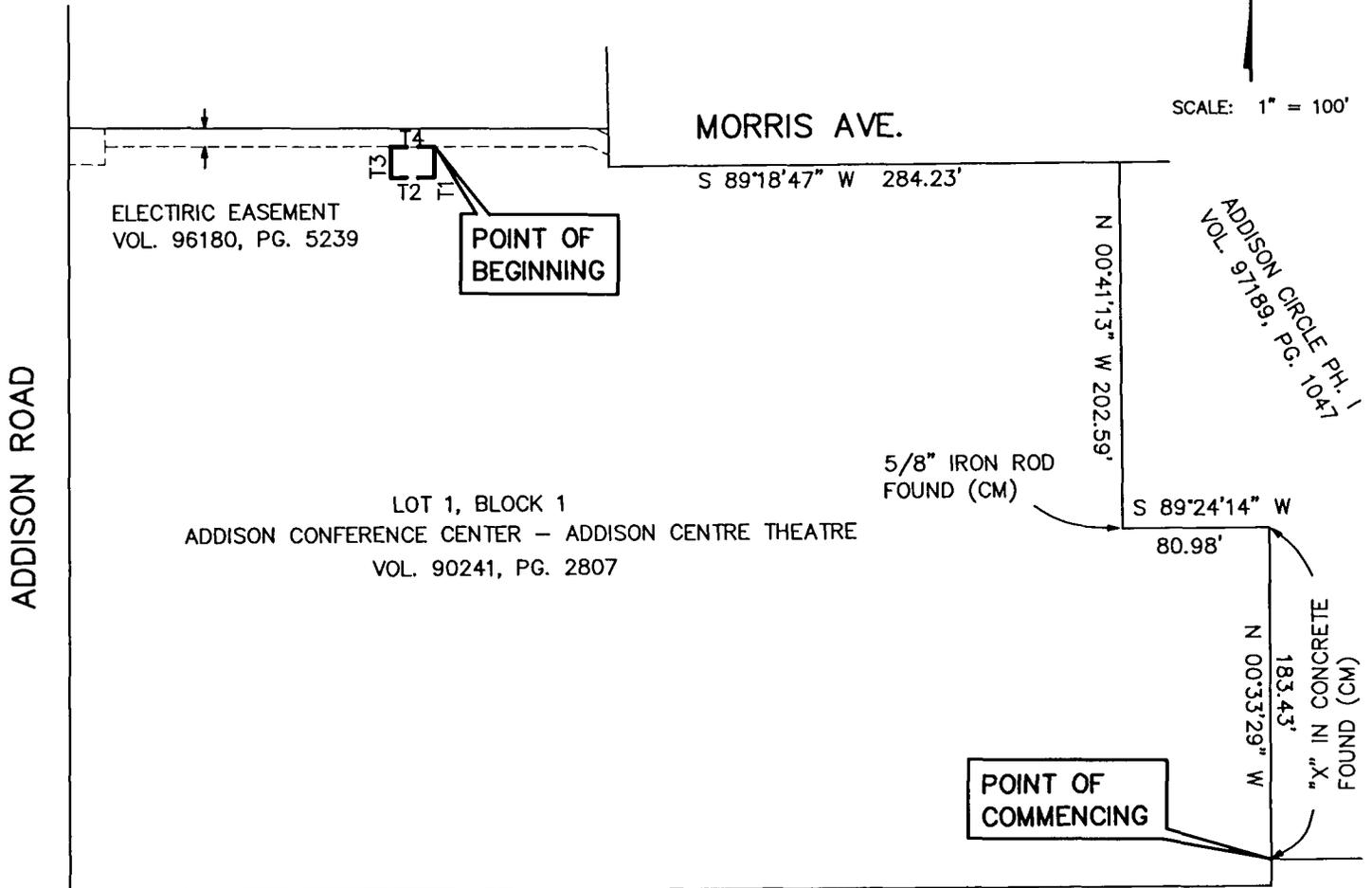
WR#3209664

BEARING BASIS:  
 THE EAST LINE OF ADDISON CONFERENCE  
 CENTER—ADDISON CENTRE THEATRE PER PLAT  
 RECORDED IN VOL. 90241, PG. 2807, D.R.D.C.T..

G.W. FISHER SURVEY  
 ABSTRACT NO. 482



SCALE: 1" = 100'



ADDISON ROAD

MORRIS AVE.

ELECTRIC EASEMENT  
 VOL. 96180, PG. 5239

POINT OF  
 BEGINNING

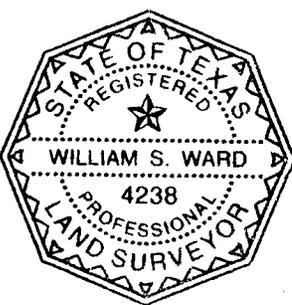
LOT 1, BLOCK 1  
 ADDISON CONFERENCE CENTER — ADDISON CENTRE THEATRE  
 VOL. 90241, PG. 2807

5/8" IRON ROD  
 FOUND (CM)

ADDISON CIRCLE PL. I  
 VOL. 97189, PG. 1047

POINT OF  
 COMMENCING

183.43'  
 "X" IN CONCRETE  
 FOUND (CM)



ADDISON CIRCLE

CM = CONTROLLING MONUMENT

TANGENT	BEARING	LENGTH
T1	S 00°13'45" E	17.00'
T2	S 89°46'15" W	24.00'
T3	N 00°13'45" W	17.00'
T4	N 89°46'15" E	24.00'

KNOW ALL MEN BY THESE PRESENTS:

THAT I WILLIAM S. WARD, REGISTERED PROFESSIONAL  
 LAND SURVEYOR DO HEREBY DECLARE THAT THIS PLAT IS  
 THE RESULT OF A SURVEY MADE ON THE GROUND UNDER  
 MY PERSONAL SUPERVISION ON MAY 20, 2014  
 AND ALL DIMENSIONS ARE TRUE AND CORRECT  
 TO THE BEST OF MY KNOWLEDGE.

*William S. Ward*  
 WILLIAM S. WARD, R.P.L.S. NO. 4238

EXHIBIT "A"  
 ONCOR ELECTRIC DELIVERY CO.  
 EASEMENT

CORNERSTONE SURVEYING, INC

200 WEST MARSHALL  
 P.O BOX 699 , PALMER, TEXAS 75152  
 TEL. (972) 845-2505 ~ FAX. (972) 845-2455  
 FIRM NO. 100215-00