

ER #:

EASEMENT AND RIGHT OF WAY

§

That **CITY OF BURLESON, TEXAS, a Texas home rule municipality**, 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, and Grantor hereby binds Grantor and Grantor's heirs, successors, 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 _____, 2025.

Grantor: CITY OF BURLESON, TEXAS,
a Texas home rule municipality

By: _____
Tommy Ludwig, City Manager

Acknowledgement

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared Tommy Ludwig, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act and deed of **CITY OF BURLESON, TEXAS, a Texas home rule municipality**, as the City Manager thereof, for the purposes and consideration therein expressed, in the capacity therein stated and that he is authorized to do so.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, A.D. 2025.

Notary Public in and for the State of _____

LEGAL DESCRIPTION**ONCOR ELECTRIC DELIVERY COMPANY EASEMENT**

BEING a 0.0562 acre (2,450 square foot) tract of land situated in the Sarah Gray Survey, Abstract No. 558, City of Burleson, Tarrant County, Texas; said tract being a portion of a tract of land described in deed to the City of Burleson recorded in Instrument Number D224213733, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.); said tract being more particularly described as follows:

BEGINNING at a point for corner in the north line of a 25' Electric Easement recorded in Volume 8820, Page 2249, Deed Records, Tarrant County, Texas (D.R.T.C.T.); from which a 1/2" iron rod found with a cap stamped "RPLS 5544" being the southwest corner of said City of Burleson tract and the northwest corner of a tract of land described in General Warranty Deed with Vendor's Lien to Lancaster Houston Partners, LLC, recorded in Instrument Number D224071652, O.P.R.T.C.T., bears South 33°38'38" West, a distance of 30.07 feet; said iron rod also being in the east right-of-way line of M.K.T. Railroad (a 100' right-of-way);

THENCE North 05°41'51" West, departing said north line of the 25' Electric Easement, a distance of 215.13 feet to a point for corner;

THENCE North 36°38'16" East, a distance of 27.21 feet to a point for corner;

THENCE North 00°01'56" West, a distance of 23.47 feet to a point for corner;

THENCE South 90°00'00" West, a distance of 7.26 feet to a point for corner;

THENCE North 00°00'00" East, a distance of 18.00 feet to a point for corner; from which a 5/8" iron rod found being the northwest corner of said City of Burleson tract and the southwest corner of a called 1.1423 acre tract of land described in Warranty Deed to the City of Burleson recorded in Volume 8298, Page 969, D.R.T.C.T., bears North 19°23'00" West, a distance of 144.95 feet; said iron rod also being in said east right-of-way line of M.K.T. Railroad;

THENCE North 90°00'00" East, a distance of 18.00 feet to a point for corner;

THENCE South 00°00'00" West, a distance of 18.00 feet to a point for corner;

THENCE North 90°00'00" West, a distance of 2.74 feet to a point for corner;

EXHIBIT "A"
ONCOR ELECTRIC DELIVERY
COMPANY EASEMENT
SARAH GRAY SURVEY,
ABSTRACT No. 558
CITY OF BURLESON
TARRANT COUNTY, TEXAS

Kimley»Horn

801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102 FIRM # 10194040

Tel. No. (817) 335-6511
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	MKK	SCR	04/08/2025	061166096	1 OF 3

LEGAL DESCRIPTION**ONCOR ELECTRIC DELIVERY COMPANY EASEMENT**

THENCE South 00°01'56" East, a distance of 26.11 feet to a point for corner;

THENCE South 36°38'16" West, a distance of 26.76 feet to a point for corner;

THENCE South 05°41'51" East, a distance of 212.85 feet to a point for corner in the said north line of the 25' Electric Easement;


THENCE North 89°49'33" West, along said north line of the 25' Electric Easement, a distance of 8.04 feet to the **POINT OF BEGINNING** and containing 2,450 square feet or 0.0562 acres of land, more or less.

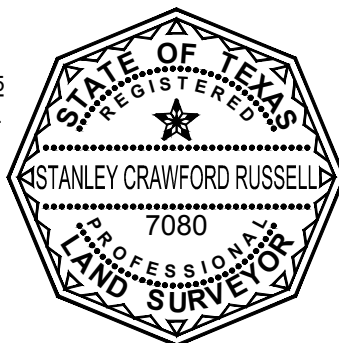
NOTES

Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202).
A survey plat of even survey date herewith accompanies this metes and bounds description.

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

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ONCOR ELECTRIC DELIVERY
COMPANY EASEMENT
SARAH GRAY SURVEY,
ABSTRACT No. 558
CITY OF BURLESON
TARRANT COUNTY, TEXAS


04/08/2025
STANLEY CRAWFORD RUSSELL
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 7080
801 CHERRY STREET,
UNIT 11 SUITE 1300
FORT WORTH, TEXAS 76102
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StanC.Russell@Kimley-Horn.com



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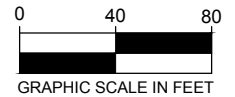
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N/A	MKK	SCR	04/08/2025	061166096	2 OF 3

LEGEND

P.O.B. = POINT OF BEGINNING
IRFC = IRON ROD W/CAP FOUND
IRF = IRON ROD FOUND

CALLED 1.1423 ACRES
THE CITY OF BURLESON
(VOL. 8298, PG. 969)



LINE TABLE		
NO.	BEARING	LENGTH
L1	N36°38'16"E	27.21'
L2	N00°01'56"W	23.47'
L3	S90°00'00"W	7.26'
L4	N00°00'00"E	18.00'
L5	N90°00'00"E	18.00'
L6	S00°00'00"W	18.00'
L7	N90°00'00"W	2.74'
L8	S00°01'56"E	26.11'
L9	S36°38'16"W	26.76'
L10	N89°49'33"W	8.04'

20' WATER EASEMENT
(INST. No. D213051815)

M.K.T. RAILROAD
(100' RIGHT-OF-WAY)

CITY OF BURLESON
(INST. NO. D224213733)

**ONCOR ELECTRIC
DELIVERY COMPANY
EASEMENT**
0.0562 ACRES
2,450 SQ. FT.

P.O.B.

S33°38'38"W
30.07'

1/2" IRF
"RPLS 5544"

25' ELECTRIC EASEMENT
(VOL. 8820, PG. 2249)

20' WATER EASEMENT
(INST. No. D213051815)


LANCASTER HOUSTON
PARTNERS, LLC
(INST. NO. D224071652)

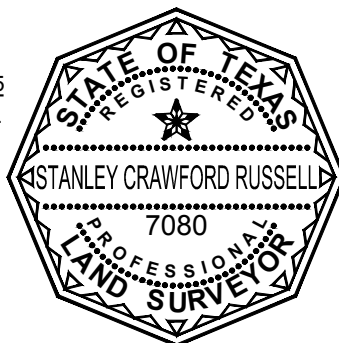
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A metes and bounds description of even survey date herewith accompanies this survey plat.

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

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ONCOR ELECTRIC DELIVERY
COMPANY EASEMENT
SARAH GRAY SURVEY,
ABSTRACT No. 558
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1" = 80'	MMK	SCR	04/08/2025	061166096	3 OF 3