

PT# 2023-5416  
District: ABC  
WR #: 20456201  
ER #:

**AERIAL EASEMENT AND RIGHT OF WAY**

**THE STATE OF TEXAS           §  
  §       **KNOW ALL MEN BY THESE PRESENTS:**  
COUNTY OF JOHNSON       §**

That, **City of Burleson**, hereinafter called "Grantor," whether one or more, for and in consideration of Ten and NO/100 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 "Company," has granted, sold and conveyed and by these presents does grant, sell and convey unto said Company, its successors and assigns, an aerial easement and right-of-way for overhead electric power and communications lines, each consisting of variable number of wires and cables over and across all that certain tract(s) of land located in Johnson County, Texas, more particularly described as follows:

**SEE EXHIBIT "A" (ATTACHED)**

Grantor recognizes that the general course of said lines or the metes and bounds description as above described, 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 overhead lines when constructed.

Together with the right of ingress and egress over and along the easement and right-of-way and over Grantor's adjacent lands to or from the easement and right-of-way, for the purpose of and with the right to construct, operate, improve, reconstruct, repair, inspect, patrol, maintain and remove such overhead electric power and communications lines as the Company may from time to time find necessary, convenient or desirable, the right to relocate its facilities along the same general direction of said lines, the right to relocate said lines in the same relative position to any adjacent road if and as such road is widened in the future, the right to trim and cut down trees and shrubbery on the easement and right-of-way and Grantor's land adjacent thereto, to the extent, in the sole judgment of the Company, necessary to prevent possible interference with the operation of said overhead lines or to remove possible hazard thereto, and the right to remove or prevent the construction on the easement and right-of-way of any or all buildings, structures and obstructions.

It is understood, however, that Company shall have no right to erect any structures upon the above described easement but may overhang such easement with structures located on property adjacent to Grantor's property.

Grantor reserves the right to use the easement and right-of-way, provided such use shall not include the growing of trees thereon or any other use that may, in the sole judgment of the Company, interfere with the exercise by the Company of the rights hereby granted to it.

TO HAVE AND TO HOLD the above described easement and right-of-way unto the said Company, its successors and assigns, until all of said lines 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 Grantor hereby binds himself, his heirs, successors, assigns, and legal representatives, to warrant and forever defend the above described aerial easement and right-of-way unto Company, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2023.

**Grantor: City of Burleson**

By: \_\_\_\_\_

Printed Name: Tommy Ludwig

Title: City Manager

STATE OF TEXAS                   §  
  §  
COUNTY OF JOHNSON         §

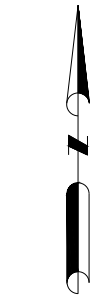
BEFORE ME, the undersigned authority, on this day personally appeared Tommy Ludwig, as the City Manager of the City of Burleson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity stated and he is authorized to do so.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_\_, A.D. 2023.

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

**EXHIBIT "A"**

B AND L ENTERPRISES  
RESIDUE OF  
CALLED 96.096 ACRES  
VOL. 2177, PG. 477  
O.P.R.J.C.T



HIGHWAY 174

**CITY OF  
BURLESON, TEXAS**  
VOL. 2129, PG. 847  
O.P.R.J.C.T

SECTION 15  
H.G. CATLETT SURVEY  
ABSTRACT NO. 179  
JOHNSON COUNTY, TEXAS

15' ONCOR  
EASEMENT

FOUND 5/8"  
IRON ROD

POB  
LAT: 32.50450871  
LONG: -97.36166580  
FOUND 5/8"  
IRON ROD

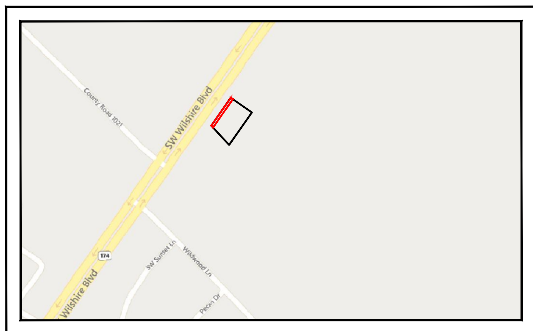
**ONCOR ELECTRIC DELIVERY  
COMPANY LLC AERIAL EASEMENT**  
0.069 ACRES (3022 SQ. FEET)  
201.49 FEET OR 12.21 RODS

WALTER MATYASTIK  
CALLED 23.275 ACRES  
INSTRUMENT NO. 2021-29529  
O.P.R.J.C.T

ONCOR ELECTRIC DELIVERY COMPANY LLC AERIAL EASEMENT BEARING & DISTANCE TABLE		
LINE #	BEARING	DISTANCE
L1	N 35°06'07" E	199.86'
L2	S 54°40'43" E	15.00'
L3	S 35°06'07" W	203.12'
L4	N 42°23'56" W	15.36'

**LEGEND**

- SECTION LINE
- OHE — OVERHEAD ELECTRIC
- X — FENCE LINE
- POWER POLE
- FOUND MONUMENT
- CALCULATED CORNER
- BEARING CHANGE
- - - - - ONCOR ELECTRIC DELIVERY COMPANY LLC AERIAL EASEMENT



VICINITY MAP  
N.T.S.

THE POINT OF BEGINNING IS LOCATED APPROXIMATELY  
2 MILES NORTHWEST OF CROSS TIMBER, TEXAS



Scale: 1" = 50'



**NOTES:**

- BEARINGS, DISTANCES, AREA AND COORDINATES SHOWN HEREON ARE CORRELATED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS NORTH CENTRAL ZONE (4202). ALL BEARINGS AND DISTANCES SHOWN ARE GRID.
- LATITUDE & LONGITUDE ARE NAD 83 DECIMAL GEOGRAPHIC.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND THE REVIEW OF THE ABSTRACT OF TITLE. THERE MAY BE EASEMENTS AND/OR COVENANTS AFFECTING THIS PROPERTY NOT SHOWN HEREON. LOCATION OF ALL IMPROVEMENTS WAS BEYOND COMMISSIONED SCOPE OF THIS PROJECT AND HAS BEEN SPECIFICALLY OMITTED. VESTING DOCUMENTS NOT FURNISHED FOR THIS SURVEY.

*Dempsey D. Hannah* 11/15/2023  
DEMPSEY D. HANNAH TEXAS R.P.L.S. NO. 5637 DATE

#	DATE	BY:	DESCRIPTION	CHK

PROJECT NO. 21175

**WILSHIRE SUB ADDITIONAL SURVEY**  
**ALONG FM-174**  
**WO #20505272**  
**CITY OF BURLESON, TEXAS**  
ONCOR ELECTRIC DELIVERY COMPANY LLC AERIAL EASEMENT  
SITUATED IN SECTION 15  
H.G. CATLETT SURVEY  
ABSTRACT NO. 179  
JOHNSON COUNTY, TEXAS

	DRAWN BY: AVP	DATE: 10/20/23	DWG. NO. 21175_1.00 SEC 15	REV. 0
	CHECKED BY: DDH	DATE: 11/14/23		
	SCALE: 1"=50'	PAGE 1 OF 2		



TBPELS FIRM# 10194245  
201 West Wall Street, Suite 325  
Midland, TX 79701  
(817) 529-1180 ~ Fax (817) 529-1181

**EXHIBIT "A"**

**METES AND BOUNDS DESCRIPTION**

BEING AN ONCOR ELECTRIC DELIVERY COMPANY LLC AERIAL EASEMENT SITUATED IN A TRACT OF LAND DESCRIBED IN A DEED CONVEYED TO THE CITY OF BURLESON, TEXAS, RECORDED IN VOLUME 2129, PAGE 847, IN THE OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS, SITUATED IN SECTION 15, H.G. CATLETT SURVEY, ABSTRACT NO. 179, JOHNSON COUNTY, TEXAS. SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD (N:6868386.77, E:2319420.38) BEING THE WEST CORNER OF SAID TRACT AND BEING IN THE EAST RIGHT-OF-WAY LINE OF HIGHWAY 174;

THENCE N 35°06'07" E, WITH THE EAST RIGHT-OF-WAY LINE OF HIGHWAY 174, A DISTANCE OF 199.86 FEET TO A 5/8" IRON ROD FOUND FOR THE NORTH CORNER OF SAID TRACT;

THENCE S 54°40'43" E, WITH THE NORTHEAST BOUNDARY LINE OF SAID TRACT, A DISTANCE OF 15.00 FEET TO A POINT;  
THENCE S 35°06'07" W, A DISTANCE OF 203.12 FEET TO A POINT IN THE SOUTHWEST BOUNDARY LINE OF SAID TRACT;

THENCE N 42°23'56" W, WITH THE SOUTHWEST BOUNDARY LINE OF SAID TRACT, A DISTANCE OF 15.36 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT CONTAINING A TOTAL OF 3,022 SQUARE FEET OR 0.069 ACRES IN SAID TRACT OF LAND.

NOTES:

1. BEARINGS, DISTANCES, AREA AND COORDINATES SHOWN HEREON ARE CORRELATED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS NORTH CENTRAL ZONE (4202). ALL BEARINGS AND DISTANCES SHOWN ARE GRID.
2. LATITUDE & LONGITUDE ARE NAD 83 DECIMAL GEOGRAPHIC.
3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND THE REVIEW OF THE ABSTRACT OF TITLE. THERE MAY BE EASEMENTS AND/OR COVENANTS AFFECTING THIS PROPERTY NOT SHOWN HEREON. LOCATION OF ALL IMPROVEMENTS WAS BEYOND COMMISSIONED SCOPE OF THIS PROJECT AND HAS BEEN SPECIFICALLY OMITTED. VESTING DOCUMENTS NOT FURNISHED FOR THIS SURVEY.

#	DATE	BY:	DESCRIPTION	CHK

PROJECT NO. 21175



TBPELS FIRM# 10194245  
201 West Wall Street, Suite 325  
Midland, TX 79701  
(817) 529-1180 ~ Fax (817) 529-1181



**WILSHIRE SUB ADDITIONAL SURVEY**

**ALONG FM-174**

**WO #20505272**

**CITY OF BURLESON, TEXAS**

ONCOR ELECTRIC DELIVERY COMPANY LLC AERIAL EASEMENT

SITUATED IN  
SECTION 15  
H.G. CATLETT SURVEY  
ABSTRACT NO. 179  
JOHNSON COUNTY, TEXAS

DRAWN BY: AVP	DATE: 10/20/23	DWG. NO. 21175_1.00 SEC 15	REV. 0
CHECKED BY: DDH	DATE: 11/14/23		
SCALE: 1"=50'	PAGE 2 OF 2		