

Oncor Electric Delivery
777 Main Street
Suite 707
Fort Worth, Texas 76102
(o) 817-215-6288
chad.whitehead@oncor.com

Chad Whitehead
Right of Way Agent Sr.



April 9, 2025

City of Burleson
519 E. Border Street
Arlington, Texas 76010

Attn: Bruce Heikkinen/Andrea Taylor

Re: Request # 2025-2487CW

Proposed Encroachment on Easement to the City of Burleson for two street crossings (Birds Nest Dr. & Woodberry Dr.), two waterline crossings and paving & grading for the new Mountain Valley Estates Phase III Subdivision. These encroachments are between the Transmission Str. 10/8 – 11/2 of the Cleburne – Fort Worth 138 KV in Johnson County, Texas.

Dear Bruce/Andrea:

Included, please find the Encroachment on Easement Agreement for the proposed Encroachments for Mountain Valley Estates Ph. 3 in Johnson County, Texas.

Please print the attachment twice and have both documents executed, notarized by the City and return both originals to my attention for final signatures and recording by Oncor.

Once the documents have been fully signed, I will then forward one (1) fully signed copy to you for your file. You may call me at 817-215-6288 should you have any questions.

Sincerely,

Chad Whitehead

Chad Whitehead, RWP
Oncor Right of Way Agent Sr.
Transmission Engineering

ENCROACHMENT ON EASEMENT

WHEREAS, **Oncor Electric Delivery Company LLC (“Oncor”)**, is the owner of an easement and a supplemental easement in Johnson County, Texas, which are recorded in Volume 171, Page 350, and Volume 569, Page 723 of the Deed Records of Johnson County, Texas (**“Easement”**); and

WHEREAS, **City of Burleson, (“User”)**, desires permission to construct, operate and maintain paving and grading for two street crossings with sidewalks (Birds Nest Dr. & Woodberry Dr.) and two water line crossings (**“Encroaching Facility”**) within the area or boundaries of the Easement (**“Easement Area”**).

NOW, THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Oncor and User do hereby agree as follows:

1. **Location of Encroaching Facility.** User may locate the Encroaching Facility in the Easement Area, but only as described and shown on the attached drawings marked **Exhibit “A”**, incorporated herein. User may not relocate the Encroaching Facility within the Easement Area without the consent and approval of Oncor, which consent and approval shall be at Oncor’s sole discretion. User acknowledges and agrees that Oncor holds easement rights on the Easement Area; therefore, User shall obtain whatever rights and permission, other than Oncor’s, that are necessary.

2. **Restrictions on Use of Easement Area.** User shall use only so much of the Easement Area as may be necessary to construct, maintain, operate and repair the Encroaching Facility. User shall, at its own cost and expense, comply with all applicable laws, including but not limited to existing zoning ordinances, governmental rules and regulations enacted or promulgated by any governmental authority and shall promptly execute and fulfill all orders and requirements imposed by such governmental authorities for the correction, prevention and abatement of nuisances in or upon or connected with said Encroaching Facility. At the conclusion of any construction, User shall remove all debris and other materials from the Easement Area and restore the Easement Area to the same condition it was in prior to the commencement of User’s construction thereon or in proximity thereto.

User shall not place trash dumpsters, toxic substances or flammable material in the Easement Area. Further, if the Easement Area has transmission or distribution facilities located thereon, User shall not place upon the Easement Area any improvements, including but not limited to, buildings, light standards, fences (excluding barriers installed around transmission towers), shrubs, trees or signs unless approved in advance in writing by Oncor. Additional general construction limitations on encroachments are described and listed in **Exhibit “B”**, attached hereto and by reference made a part hereof.

3. **Maintenance of Encroaching Facility.** User, at User’s sole expense, shall maintain and operate the Encroaching Facility. Oncor will not be responsible for any costs of construction, reconstruction, operation, maintenance or removal of User’s Encroaching Facility. User shall be liable for any and all taxes and fees assessed by cities or other taxing authorities related to User’s Encroaching Facility or User’s other allowed improvements being located on the Easement Area, including, but not limited to, the assessment of any storm water fees.

4. **Risk and Liability.** User assumes all risks and liability resulting or arising from or relating to User's use, the existing condition or location, or existing state of maintenance, repair or operation of the Easement Area. It is further agreed that Oncor shall not be liable for any damage to the Encroaching Facility as a result of Oncor's use or enjoyment of its Easement. Any Oncor property damaged or destroyed by User or its agents, employees, invitees, contractors or subcontractors shall be repaired or replaced by Oncor at User's expense and payment is due upon User's receipt of an invoice from Oncor.

5. **Indemnification.** User, to the extent allowable by law, agrees to defend, indemnify and hold harmless Oncor, its officers, agents and employees, from and against any and all claims, demands, causes of action, loss, damage, liabilities, costs and expenses (including attorney's fees and court costs) of any and every kind or character, known or unknown, fixed or contingent, for personal injury (including death), property damage or other harm for which recovery of damages is sought or suffered by any person or persons that may arise out of, or be occasioned by, the negligence, misconduct or omission of User, its officers, agents, associates, employees, contractors, subcontractors, subconsultants, or any other person entering onto the Easement Area or may arise out of or be occasioned by the use of the Encroaching Facility, except that the indemnity provided for in this paragraph shall not apply to any liability resulting from the sole negligence of Oncor, its officers, agents, or employees or separate contractors, and in the event of joint and concurrent negligence of both Oncor and User, responsibility and indemnity, if any, shall be apportioned comparatively. Nothing contained herein shall ever be construed so as to require User to assess, levy and collect any tax to fund its obligations under this paragraph. Article XI Section 5 of the Texas Constitution provides that a city is prohibited from creating a debt unless the city levies and collects a sufficient tax to pay the interest on the debt and provides a sinking fund. The City of Burleson has not and will not create a sinking fund or collect any tax to pay any obligation created under this section.

6. **High Voltage Restrictions.** Use of draglines or other boom-type equipment in connection with any work to be performed on the Easement Area by User, its employees, agents, invitees, contractors or subcontractors must comply with Chapter 752, Texas Health and Safety Code, the National Electric Safety Code and any other applicable safety or clearance requirements. Notwithstanding anything to the contrary herein, in no event shall any equipment be within fifteen (15) feet of the Oncor 138,000 volt or less power lines or within twenty (20) feet of the Oncor 345,000 volt power lines situated on the aforesaid property. User must obtain Oncor's approval and notify the **Region Transmission Department at 817-600-4325**, 48 hours prior to the use of any boom-type equipment on the Easement Area.

7. **Relocation of Facilities.** User shall not place its facility within 25 feet of any pole or tower leg. User agrees that in the event that Oncor determines that User's Facility interferes with Oncor's facilities, User will relocate User's Facility at User's expense. User will be entitled to relocate User's Facility on the encroachment area granted hereunder if reasonably possible without further interference with Oncor's facilities. If User's Facility cannot be relocated on the encroachment area, then, if reasonably possible, Oncor agrees to grant User an encroachment near the encroachment granted hereunder so that User's facility can continue to operate as originally intended.

8. **Default and Termination.** It is understood and agreed that, in case of default by User or its agents in any of the terms and conditions herein stated and such default continues for a period of thirty (30) days after Oncor notifies User of such default in writing, Oncor may at its election forthwith terminate this agreement and upon such termination all of User's rights hereunder shall cease and come to an end. This agreement shall also terminate upon the abandonment of the Encroaching Facility.

This agreement shall extend to and be binding upon User and its successors and assigns, and is not to be interpreted as a waiver of any rights held by Oncor under its Easement.

Executed this _____ day of _____, 2025.

APPROVAL:

Oncor Electric Delivery Company LLC

By: _____

Attorney-In-Fact

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared _____, as Attorney-In-Fact of **Oncor Electric Delivery Company LLC**, 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 therein stated and 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 Texas

ACCEPTANCE:

City of Burleson

By: _____

Name: _____

Title: _____

STATE OF TEXAS §
 §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, as the _____ 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/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated and he/she 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 Texas

After Recording, Return To:
Oncor Electric Delivery Company LLC
Right of Way Services
Attn: Laura DeLaPaz
777 Main St, Suite 707
Ft. Worth, Texas 76102

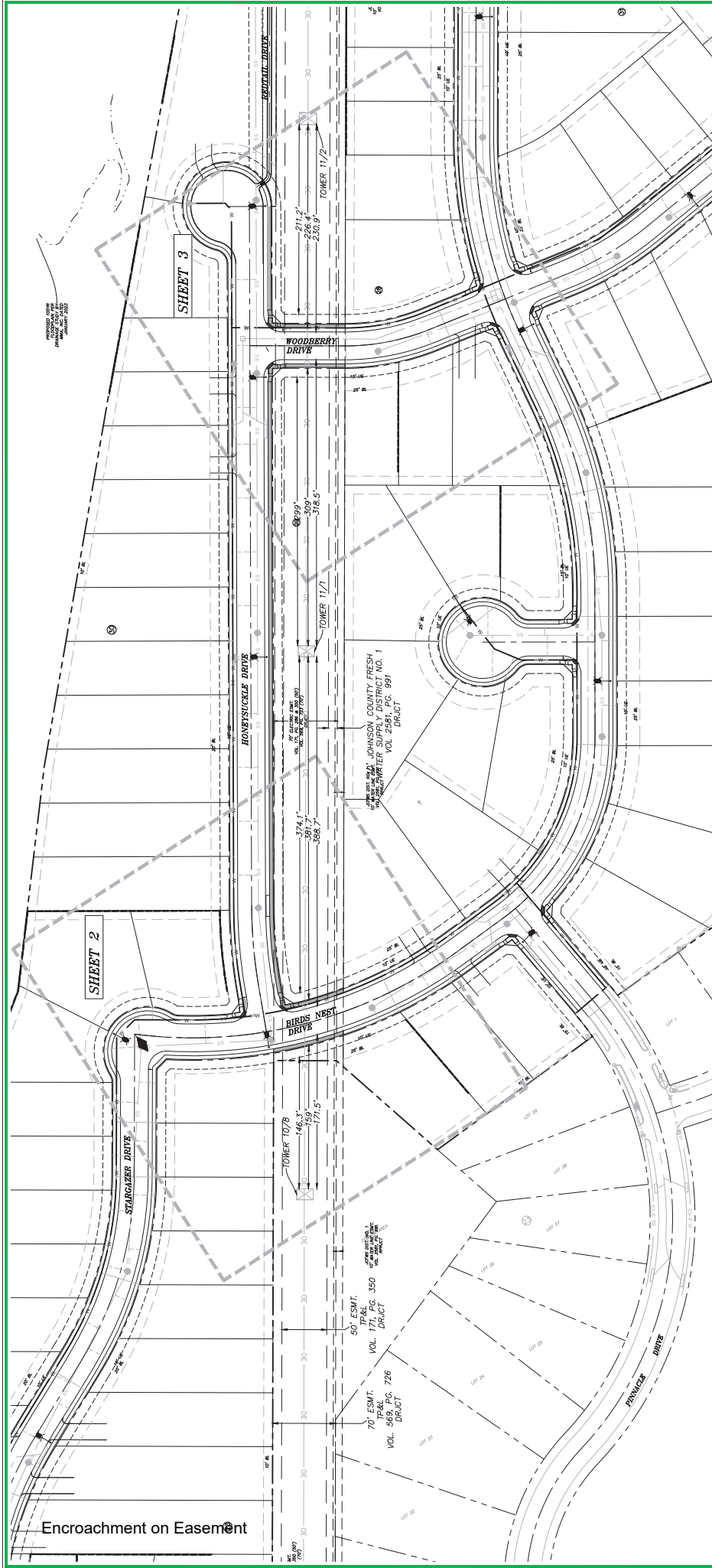


Exhibit "A"

1 of 3

BENCHMARKS
CITY OF BURLESON MONUMENT #72 - ALUMINUM CAP SET IN CONCRETE, STAMPED "BURLESON MON. 32, 2005". THE MONUMENT IS LOCATED ON THE SOUTH SIDE OF CLUBHOUSE DRIVE AT THE INTERSECTION OF CLUBHOUSE DRIVE AND THE PUBLISHED ELEVATION AND COORDINATES.
ELEV: 794.23
NAD83 TYPED (GND)
N: 6862785.73
E: 2320396.34

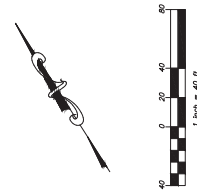
SITE BENCHMARK:
BM #1 - "X" CUT IN SQUARE LOCATED AT THE SOUTHWEST INTERSECTION OF PINNACLE DRIVE AND PLANS VIEW DRIVE. SETBACK FROM THE TOP OF CURB TO THE NORTH SIDE OF THE DRIVE.
ELEV: 795.93
NAD83 TYPED (GND)
N: 6862785.73
E: 2320396.34

BM #2 - "X" CUT IN SQUARE LOCATED APPROXIMATELY 55' NORTH OF THE FIRE HYPANT LOCATED AT THE NORTHEAST INTERSECTION OF PINNACLE DRIVE AND PLANS VIEW DRIVE. BENCHMARK IS ON THE EAST TOP OF CURB OF ST. ANDREWS. APPROXIMATELY 15' NORTHWEST OF AN CLEANOUT IN THE EAST SIDE OF ST. ANDREWS.
ELEV: 777.00
NAD83 TYPED (GND)
N: 6862785.73
E: 2320396.02

LEGEND:
PROP. CONCRETE PAVEMENT
PROP. CONCRETE SIDEWALK

NOTES:
1. ALL IMPROVEMENTS TO BE CONSTRUCTED PER CITY OF BURLESON COUNTY STANDARD DETAILS AND SPECIFICATIONS.

GENERAL UTILITY NOTES:
ALL EXISTING UTILITY DATA IS PROVIDED FOR INFORMATION ONLY. ALTHOUGH THIS DATA IS SHOWN AS ACCURATELY AS POSSIBLE, THE CONTRACTOR IS CAUTIONED THAT THE OWNER AND THE SURVEYOR HAVE NOT CONDUCTED A FIELD VERIFICATION OF THE ACCURACY OF THIS DATA. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. CALL TEXAS 811 OR OTHER UTILITY LOCATING SERVICES 48 HOURS PRIOR TO CONSTRUCTION. UTILITY DATA IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES OR DEPICTING EXACT LOCATION OF UTILITIES ON DRAWINGS.



OWNER/DEVELOPER:
IMPRESSION HOMES
2325 DEAN SAY SUITE 150
SOUTH LAKE, TEXAS 76092
EMAIL: BRUCE@IMPRESSIONHOMES.NET
CONTACT: BRUCE HEIKKINEN

SURVEYOR/ENGINEER

mima
Survey & Mapping
2325 DEAN SAY SUITE 150
SOUTH LAKE, TEXAS 76092
TEL: 817-717-5103
WWW.MIMASURVEY.COM

**ELECTRIC EASEMENT
CROSSING EXHIBIT
MOUNTAIN VALLEY ESTATES TRACT B
BURLESON, TX**



- LEGEND:**
- PROP. CONCRETE PAVEMENT
 - PROP. CONCRETE SIDEWALK

NOTES:

1. ALL IMPROVEMENTS TO BE CONSTRUCTED PER CITY OF THARRANT COUNTY STANDARD DETAILS AND SPECIFICATIONS.

BENCHMARKS

CITY OF BURLESON MONUMENT #32 - ALUMINUM CAP SET IN CONCRETE, STAMPED "BURLESON MON 32, 2005". THE MONUMENT INTERSECTION OF PINEAPPLE DRIVE AND PLANKS NEW DRIVE INTERSECTION OF GREEN RANCH AND CLUBHOUSE DRIVE. PUBLISHED ELEVATION AND COORDINATES.

MADE3 TMC (GRIP)
N: 6862188.23
E: 2300386.34

SITE BENCHMARK:

BM #1 - "X" CUT IN SQUARE LOCATED AT THE SOUTHWEST INTERSECTION OF PINEAPPLE DRIVE AND PLANKS NEW DRIVE SET ON THE TOP OF CURB NEXT TO AN ADA RAMP.

MADE3 TMC (GRIP)
N: 6863254.40
E: 2319952.67

BM #2 - "X" CUT IN SQUARE LOCATED APPROXIMATELY 55' INTERSECTION OF PINEAPPLE DRIVE AND PLANKS NEW DRIVE BENCHMARK IS ON THE EAST TOP OF CURB OF ST. ANDREWS. RIGHT OF WAY OF ST. ANDREWS.

ELEV: 777.00'
NAD83 TMC (GRIP)
N: 6864256.97
E: 2320805.02

GENERAL UTILITY NOTES:

ALL UTILITIES SHOWN ARE FOR INFORMATION ONLY. THE CONTRACTOR IS TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS CAUTIONED THAT THE OWNER AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THIS DATA. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE UTILITY AFFECTED AND VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES OR BEYOND EXACT LOCATIONS OF UTILITIES ON DRAWINGS.

**ELECTRIC EASEMENT
CROSSING EXHIBIT-
WHITE WING DRIVE**
MOUNTAIN VALLEY ESTATES TRACT B
BURLESON, TX

OWNER/DEVELOPER:

IMPRESSION HOMES
2325 DEAN SAY SUITE 130
SOUTH PLATE, TEXAS 76092

EMAIL: BRUCE@IMPRESSIONHOMES.NET
CONTACT: BRUCE HEIKKINEN

SURVEYOR/ENGINEER



BRUCE HEIKKINEN, P.E.
1518 WEST 10TH AVE
BURLESON, TEXAS 76008
TEL: 817-274-8157
WWW.MMAENGINEERS.COM

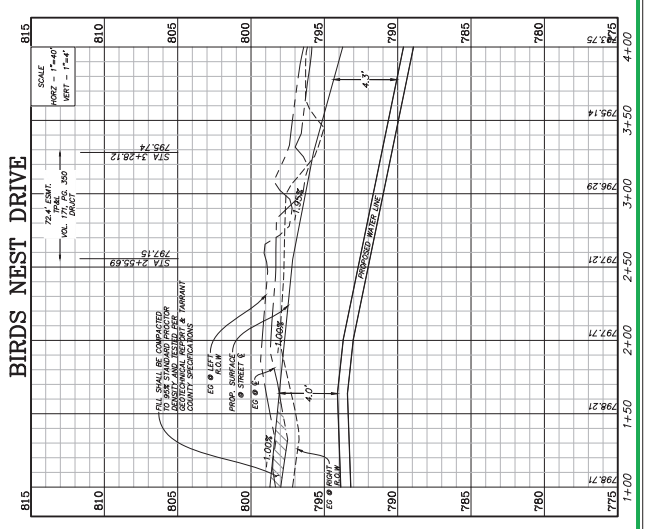
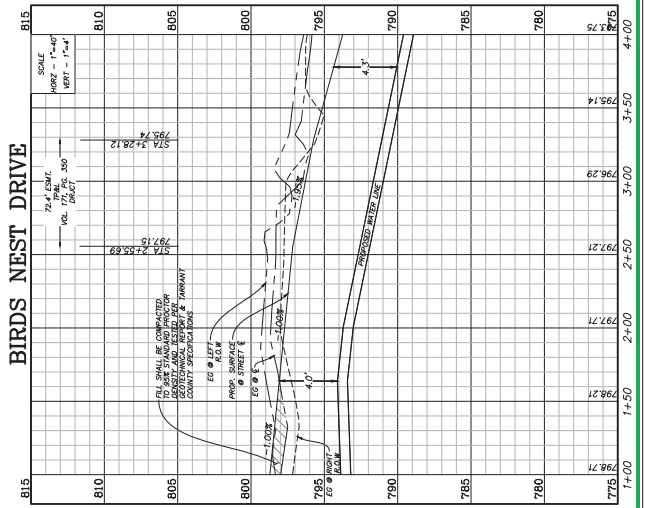
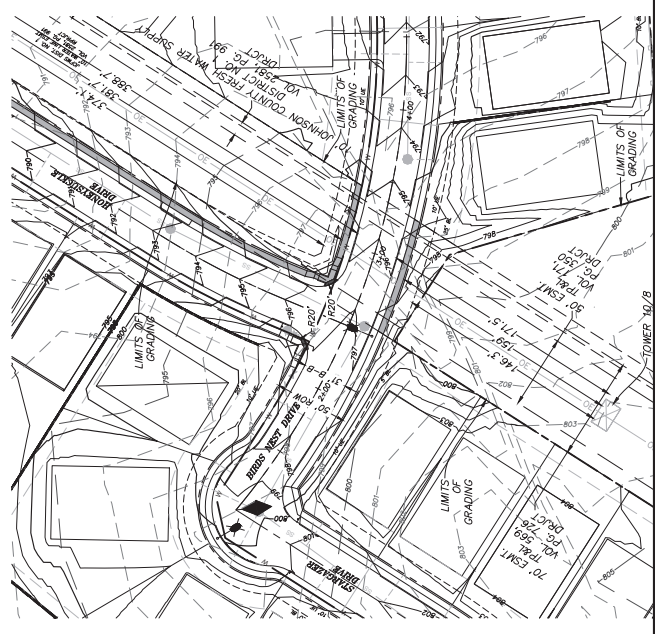
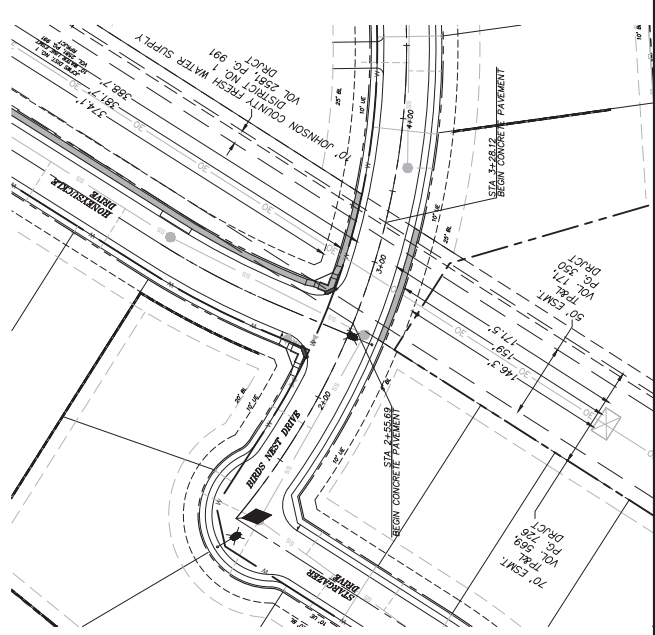
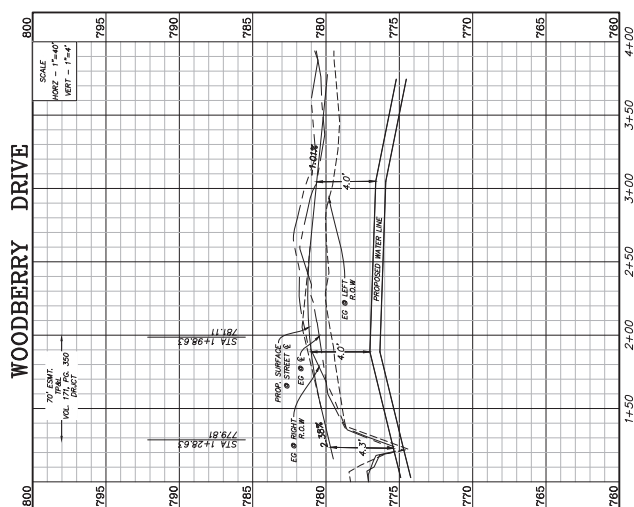
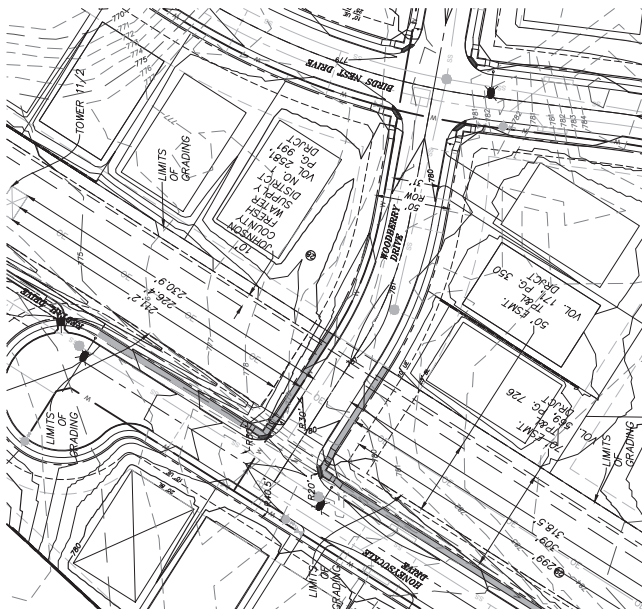


Exhibit "A"
2 of 3



LIMITATIONS ON
Oncor ELECTRIC DELIVERY COMPANY RIGHT OF WAY
EXHIBIT "B"

1. You are notified, and should advise your employees, representatives, agents, and contractors, who enter the property that they will be working in the vicinity of high voltage electrical facilities and should take proper precautions, included but not limited to the following stipulations and in compliance, at all times, with Chapter 752, V.T.C.A., Health & Safety Code.
2. Blasting is not to be permitted on Oncor right-of-way or under Oncor lines.
3. Construction on electric transmission line easements acquired by Oncor after January 1, 2003 shall comply with the requirements of Public Utility Commission Substantive Rules §25.101, as amended from time to time.
4. No crossing less than 45 degrees to the centerline of the right-of-way.
5. Grading will be done in order to leave the right-of-way as near as possible to present condition. Spoil dirt will be removed from the right-of-way and no trash is to be left on right-of-way. Slopes shall be graded so that trucks can go down the right-of-way when required and such that the slopes can be mechanically maintained.
6. Equipment and materials will not be stored on the right-of-way during construction without written approval of the Supervisor of Regional Transmission.
7. Street or road crossings are to be based on drawings submitted. Any change in alignment or elevation will be resubmitted for approval.
8. No signs, lights or guard lights will be permitted on the right-of-way.
9. Power line safety equipment operations: hazard assessment and precautions inside the work zone area must be performed and in compliance with OSHA Standard §1926.1408 at all times. Equipment shall not be placed within fifteen (15) feet of the Oncor 138,000 volt or less power lines or within twenty (20) feet of the Oncor 345,000 volt power lines.

10. Any pre-approved fencing will not exceed eight (8) feet in height, and if metal in nature, will be grounded, at ten (10) feet intervals, with an appropriate driven ground. Gates should be at least sixteen (16) feet in width to allow Oncor access to the right-of-way.
11. No dumpsters will be allowed on Oncor right-of-way or fee owned property.
12. Draglines will not be used under the line or on Oncor right-of-way.
13. The existing grade shall not be disturbed, excavated or filled within 25 feet of the nearest edge of any Oncor transmission structure (tower, pole, guy wire, etc...).
14. Right-of-way will be protected from washing and erosion by Oncor approved method before any permits are granted. No discharging of water will be allowed within any portion of the right of way. Drainage facilitation will not be allowed to discharge into/onto Oncor right-of-way.
15. No obstruction shall be installed on the right-of-way that would interfere with access to Oncor structures or prevent mechanical maintenance.
16. Before any work is done under Oncor lines or by Oncor structures notify the Region Transmission Department, 817-600-4325.
17. No hazardous materials will be stored on the right of way.
18. For purposes of this document, "Hazardous Materials" means and includes those substances, including, without limitation, asbestos-containing material containing more than one percent (1%) asbestos by weight, or the group of organic compounds known as polychlorinated biphenyls, flammable explosives, radioactive materials, chemicals known to cause cancer or reproductive toxicity and includes any items included in the definition of hazardous or toxic waste, materials or substances under any Hazardous Material Law. "Hazardous Material Laws" collectively means and includes any present and future local, state and federal law relating to the environment and environmental conditions including, without limitation, the Resource Conservation and Recovery Act of 1976 ("RCRA"), 42 U.S.C. §6901 et seq., the Comprehensive Environmental Response, Compensation and Liability Act of 1980, ("CERCLA"), 42 U.S.C. §§9601-9657, as amended by the Superfund Amendments and Reauthorization Act of 1986 ("SARA"), the Hazardous Material Transportation Act, 49 U.S.C.

§6901 et seq., the Federal Water Pollution Control Act, 33 U.S.C. §1251, et seq., the Clean Air Act, 42 U.S.C. §741 et seq., the Clean Water Act, 33 U.S.C. §7401 et seq., the Toxic Substances Control Act, 15 U.S.C. §§2601-2629, the Safe Drinking Water Act, 42 U.S.C. §§300f-330j, and all the regulations, orders, and decrees now or hereafter promulgated thereunder.

19. Brush and cut timber is not to be piled or stacked on Oncor right-of-way nor is it allowed to be burned upon or in close proximity to the conductors or towers.
20. No structures or obstructions, such as buildings, garages, barns, sheds, swimming pools, playground equipment, guard houses, etc., will be permitted on the right-of-way.
21. Landscaping on Oncor right-of-way is permitted when Oncor approves landscaping plans in writing. No lighting or sprinkler systems are allowed on the right-of-way.
22. No park or park designation will be permitted on the right-of-way.
23. Gas Pipeline Protective Barrier; Grantee, at Grantee's sole expense, shall provide one of the following protective barriers; **1)** a concrete protective barrier between the surface and the pipe that is a minimum of one (1) foot thick by one (1) foot wide, if pipe is wider than one (1) foot, then width of pipe, with the top of the concrete barrier to be at least one (1) foot below the surface or final grade, **2)** construct the gas pipeline inside of a proper protective steel casing, **3)** where electric facilities are located above ground, install the pipeline a minimum of ten (10) feet below the ground surface, or **4)** where electric facilities are located below ground, install the pipeline at a depth that provides for a minimum of a ten (10) foot clearance between the pipeline and the underground electric facilities.
24. No fire hydrants or manholes will be permitted within the right-of-way.
25. Any drainage feature that allows water to pond, causes erosion, directs stormwater toward the right-of-way or limits access to or around Oncor's facilities is prohibited. Drainage facilitation will not be allowed to discharge into/onto Oncor right-of-way.
26. No boring pits or other type of pits will be permitted within the right-of-way.