PT #: 2026-7439-01
District: BENBROOK
WO #: 29392213
ER #: _____

EASEMENT AND RIGHT OF WAY

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

That **The City of Burleson, A Texas home rule municipal corporation,** 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 _____, 20____.

Grantor:

City of Burleson, Texas
a Texas home rule municipal corporation

By:_____
Name: _____, Title: _____

Acknowledgement

STATE OF TEXAS §
§
COUNTY OF JOHNSON §

BEFORE ME, the undersigned authority, on this day personally appeared **_____,** 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 as the act and deed of **the City of Burleson Texas,** a Texas home rule municipal corporation, as the _**_____**thereof, for the purposes and consideration therein expressed, in the capacity therein stated and that he/she is authorized to do so.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, A.D. 2026.

_____
Notary Public in and for the State of Texas

EXHIBIT "A"
LEGAL DESCRIPTION
ONCOR EASEMENT

Being a portion of Lot 2, Block 101 The Gardens Addition located in the City of Burleson, Johnson County, Texas, as described in Volume 8, Page 163 of the Official Public Records of Johnson County, Texas (O.P.R.J.C.T.) and being more particularly described as follow:

COMMENCING at a 5/8" iron rod found for the eastmost corner of Lot 2, Block 101 The Gardens Addition and being the northmost corner of Block 46, The Gardens Addition as described in Volume 7, Page 90 of the Official Public Records of Johnson County, Texas (O.P.R.J.C.T.) and in the south line of Miles Avenue, a 60' width right of way from which a 5/8" iron rod found for a north corner of Lot 2, Block 101 The Gardens addition and the west most corner of Lot 1-R, Block 101 as described in Volume 8, Page 92A of the Official Public Records of Johnson County, Texas (O.P.R.J.C.T.) and being in the southeast right of way of State Highway No. 174, bears North 78 degrees 03 minutes 14 seconds West, a distance of 677.01 feet;

THENCE, departing the north line of said Block 46 The Gardens Addition and along a northeast line of said Lot 2, Block 101 The Gardens Addition and a southwest line of said Miles Avenue and along a curve to the left with a radius of 439.99 feet, whose chord bears North 53 degrees 26 minutes 50 seconds West, a distance of 46.74 feet and through a central angle of 06 degrees 05 minutes 22 seconds, an arc distance of 46.76 feet to a point in the northeast line of said Lot 2, Block 101 The Gardens addition and in the southwest line of said Miles Avenue;

THENCE, along a northeast line of said Lot 2, Block 101 The Gardens Addition and a southwest line of said Miles Avenue, North 56 degrees 29 minutes 32 seconds West, a distance of 112.41 feet to the **POINT OF BEGINNING** in the northeast line of said Lot 2, Block 101 The Gardens addition and in the southwest line of said Miles Avenue;

THENCE, departing a northeast line of said Lot 2, Block 101 The Gardens Addition and a southwest line of said Miles Avenue, South 48 degrees 53 minutes 13 seconds West, a distance of 221.86 feet to a point;

THENCE, South 50 degrees 12 minutes 28 seconds East, a distance of 2.58 feet to a point;

THENCE, South 39 degrees 47 minutes 32 seconds West, a distance of 26.00 feet to a point;

THENCE, North 50 degrees 12 minutes 28 seconds West, a distance of 20.00 feet to a point;

THENCE, North 39 degrees 47 minutes 32 seconds East, a distance of 26.00 feet to a point;

THENCE, South 50 degrees 12 minutes 28 seconds East, a distance of 7.29 feet to a point;

THENCE, North 48 degrees 53 minutes 13 seconds East, a distance of 220.71 feet to a point in the northeast line of said Lot 2, Block 101 The Gardens addition and in the southwest line of said Miles Avenue;

THENCE, along a northeast line of said Lot 2, Block 101 The Gardens Addition and a southwest line of said Miles Avenue, South 56 degrees 29 minutes 32 seconds East, a distance of 10.37 feet to the **POINT OF BEGINNING** and containing 2,733 square feet or 0.063 acres of land more or less.

NOTES:

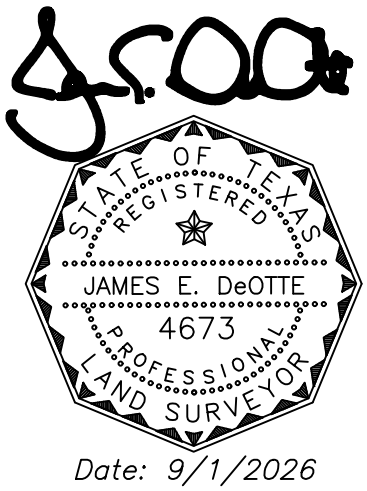
1) Basis of bearing for this plat is referenced to the Texas Coordinate System, NAD-83, North Central Zone 4202, vertical is NAD-88 as derived from GPS vectors obtained from AllTerra Central RTK network

2) A plat of same date accompanies this legal description.

SURVEYOR'S CERTIFICATE

TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED, I DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED FROM PUBLIC RECORDS AND FROM AN ACTUAL AND ACCURATE SURVEY UPON THE GROUND THAT THE SAME IS TRUE AND CORRECT.

Date: September 1, 2026



James E. DeOtte
Registered Professional Land Surveyor
No. 4673

James DeOtte Engineering, Inc.
TBPLS Firm No. 10101400
2201 Dottie Lynn Parkway, Suite 119
Fort Worth, Texas 76120
(817) 446 – 6877

LEGEND:

PROPERTY BOUNDARY	
EX. EASEMENT	
ONCOR EASEMENT	
IRON ROD FOUND	IRF
5/8" IRON ROD SET WITH PLASTIC CAP STAMPED "DEOTTE RPLS 4673"	CIRS
OFFICIAL PUBLIC RECORDS JOHNSON COUNTY TEXAS	O.P.R.J.C.T.

EXHIBIT B

PAGE 3 OF 5

NOTE:

BASIS OF BEARING FOR THIS PLAT IS REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, NORTH CENTRAL ZONE 4202, VERTICAL IS NAD-88 AS DERIVED FROM GPS VECTORS OBTAINED FROM ALLTERRA CENTRAL RTK NETWORK



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THE CITY OF BURLESON TEXAS

City of Burleson

141 W RENFRO STREET
BURLESON, TX. 76028

EXHIBIT A SHOWING A

PARCEL OF PROPERTY

LOCATED IN

LOT 2, BLOCK 101
THE GARDENS ADDITION

AS RECORDED IN

VOLUME 8, PAGE 163

OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY TEXAS

STATE OF TEXAS
REGISTERED
JAMES E. DeOTTE
4673
PROFESSIONAL
LAND SURVEYOR

Date: 9/1/2026

PROJECT: BURLESON POLICE DEPARTMENT REPLAT		CITY PROJECT No. FA2301
ONCOR EASEMENT		PARCEL NO. 1
LAND ACQUISITION AREA: 2,733 SQ FT / 0.063 AC		
JDEI JOB No. 202300100	DRAWN BY: CBC	PAGE 3 OF 5

JAMES DeOTTE ENGINEERING, INC. · 2201 DOTTIE LYNN PKWY., SUITE 119 FORT WORTH, TX. 76120 · 817-446-6877
TBPE FIRM Reg. No. 8917 · TBLS Firm Reg. No. 101014-00

LEGEND:

PROPERTY BOUNDARY	
EX. EASEMENT	
ONCOR EASEMENT	
IRON ROD FOUND	IRF
5/8" IRON ROD SET WITH PLASTIC CAP STAMPED "DEOTTE RPLS 4673"	CIRS
OFFICIAL PUBLIC RECORDS JOHNSON COUNTY TEXAS	O.P.R.J.C.T.

EXHIBIT B

PAGE 4 OF 5

NOTE:

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OWNER:
CHARITY LUTHERAN CHURCH
1101 SW WILSHIRE BLVD
BURLESON, TEXAS
VOLUME 747, PAGE 411
O.P.R.J.C.T.

STATE HIGHWAY NO. 174

MILES AVENUE

OWNER:
CITY OF BURLESON
141 W RENFRO STREET
BURLESON, TX 76028

1131 SW WILSHIRE BLVD
BURLESON, TEXAS
INST. NO. 2015-21330
O.P.R.J.C.T.

OWNER:
HPI SELF STORAGE MILES LLC
201 MILES AVE
BURLESON, TEXAS
INST. NO. 2022-27746
O.P.R.J.C.T.

C.M.
5\8" IRF
N:6875950.58
E:2324904.23

LOT 1-R, BLOCK 101
THE GARDENS
VOLUME 8, PAGE 92A
O.P.R.J.C.T.

P.O.B.
N:6875900.61
E:2325435.73

N56°29'32"W
112.41'

Δ=6°05'22"
R=439.99'
L=46.76'
CB=N53°26'50"W
CD=46.74'

N78°03'14"W 677.01

P.O.C. C.M.
5/8" IRF
N:6875810.44
E:2325566.58

OWNER:
CITY OF BURLESON
141 W RENFRO STREET BURLESON, TX 76028

1164 SW WILSHIRE BLVD
BURLESON, TEXAS
INST. NO. 2013-26026
O.P.R.J.C.T.

LOT 2, BLOCK 101
THE GARDENS
VOLUME 8, PAGE 163
O.P.R.J.C.T.

ARNOLD AVENUE

OWNER:
VARIOUS

THE GARDENS
BLOCK 46
VOLUME 7, PAGE 90
O.P.R.J.C.T.

0 100 200

GRAPHIC SCALE IN FEET

N

THE CITY OF BURLESON TEXAS

City of Burleson
141 W RENFRO STREET
BURLESON, TX. 76028

EXHIBIT A SHOWING A
PARCEL OF PROPERTY
LOCATED IN
LOT 2, BLOCK 101
THE GARDENS ADDITION
AS RECORDED IN
VOLUME 8, PAGE 163
OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY TEXAS

STATE OF TEXAS
REGISTERED
JAMES E. DeOTTE
4673
PROFESSIONAL
LAND SURVEYOR

Date: 9/1/2026

PROJECT: BURLESON POLICE DEPARTMENT REPLAT		CITY PROJECT No. FA2301
ONCOR EASEMENT		PARCEL NO. 1
LAND ACQUISITION AREA: 2,733 SQ FT / 0.063 AC		
JDEI JOB No. 202300100	DRAWN BY: CBC	PAGE 4 OF 5

JAMES DeOTTE ENGINEERING, INC. · 2201 DOTTIE LYNN PKWY., SUITE 119 FORT WORTH, TX. 76120 · 817-446-6877
TBPE FIRM Reg. No. 8917 · TBLS Firm Reg. No. 101014-00

EXHIBIT B

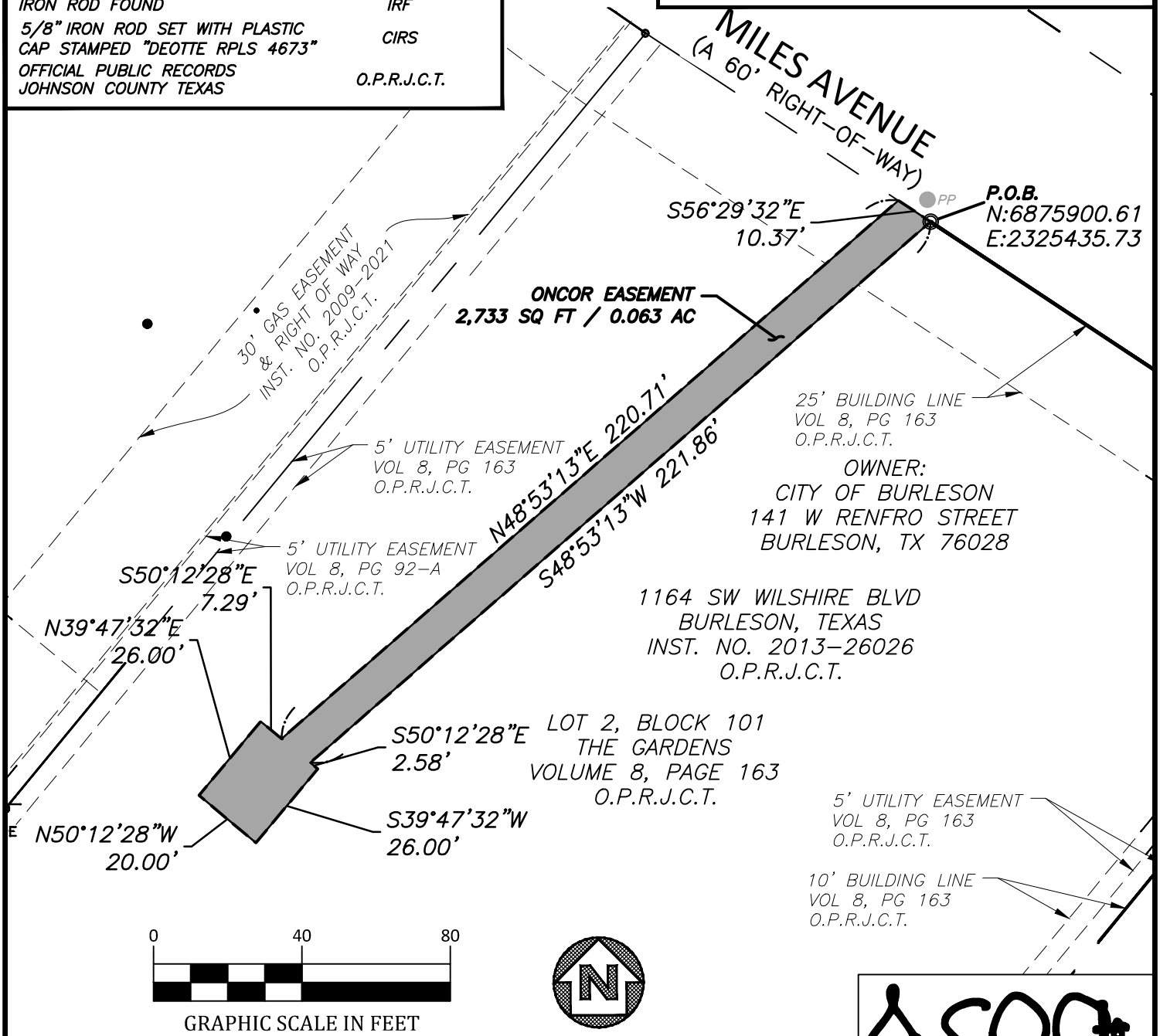
PAGE 5 OF 5

LEGEND:

PROPERTY BOUNDARY	
EX. EASEMENT	
ONCOR EASEMENT	
IRON ROD FOUND	IRF
5/8" IRON ROD SET WITH PLASTIC CAP STAMPED "DEOTTE RPLS 4673"	CIRS
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THE CITY OF BURLESON TEXAS

City of Burleson

141 W RENFRO STREET
BURLESON, TX. 76028

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PARCEL OF PROPERTY
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