


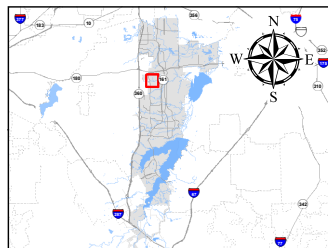


-  Location
-  Street Center Line
-  Parcels

The City of Grand Prairie has prepared maps for departmental use. These are not official maps of the City of Grand Prairie and should not be used for legal, engineering, or surveying purposes but rather for reference. These maps are the property of the City of Grand Prairie and have been made available to public based on the Public Information Act. The City of Grand Prairie makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. Utilization of this map indicates understanding and acceptance of this statement.



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	431.28'	375.71'	363.94'	N 31°59'39" W	49°54'56"

0 100 200 400

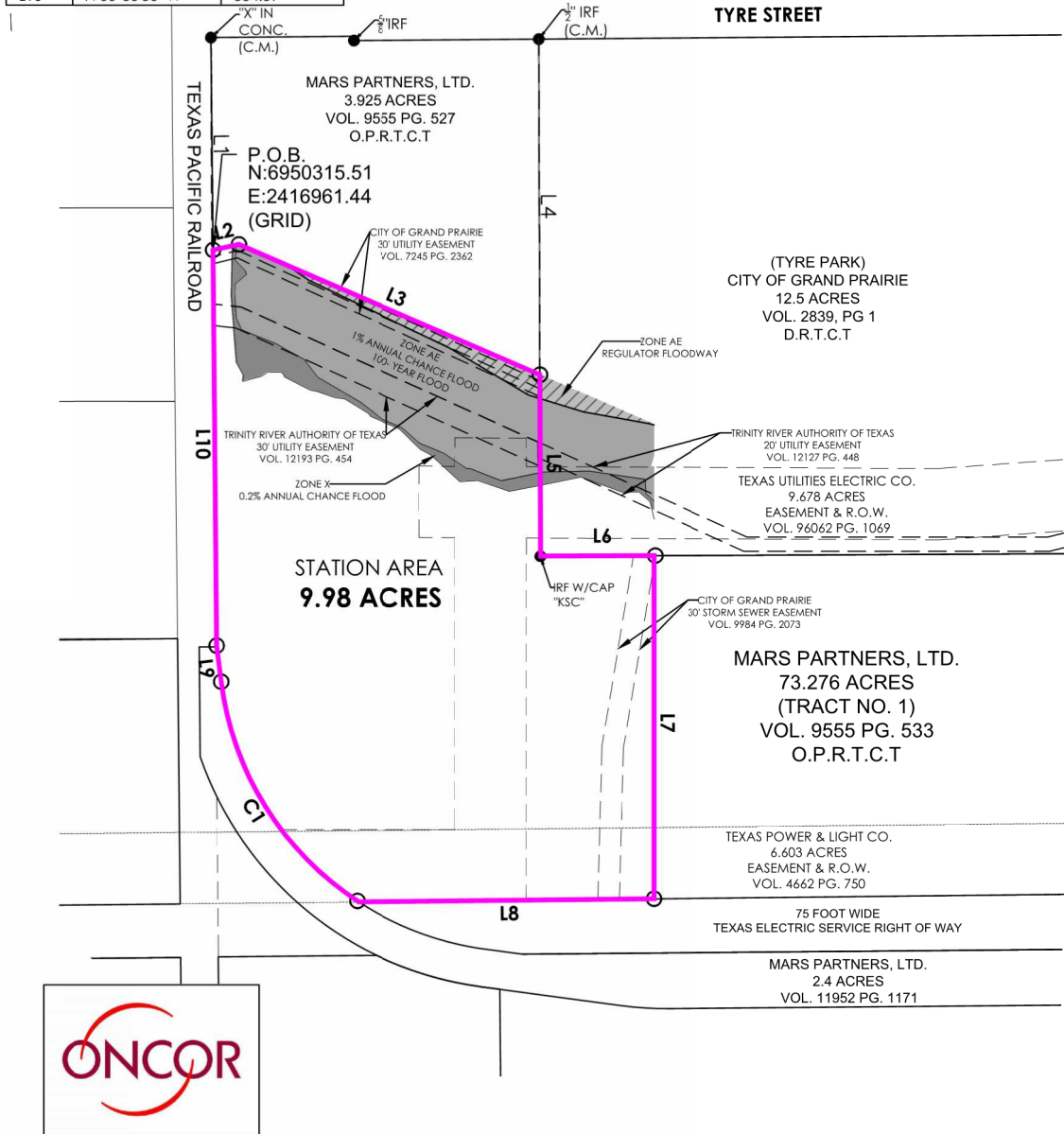
SCALE (FEET)

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 00°30'56" W	297.81'
L2	N 77°48'04" E	37.00'
L3	S 66°35'24" E	459.76'
L4	N 00°11'02" W	470.54'
L5	S 00°11'02" E	254.34'
L6	N 89°43'20" E	158.42'
L7	S 00°00'00" E	480.92'
L8	S 89°23'08" W	413.07'
L9	N 07°16'23" W	50.96'
L10	N 00°30'56" W	554.59'

LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- P.O.B. POINT OF BEGINNING
- CM CONTROLLING MONUMENT
- 1/2" IRON ROD SET WITH YELLOW CAP "SHERWOOD SURVEYING"



ONCOR

SURVEYOR NOTES:

THIS BOUNDARY SURVEY WAS COMPLETED WITHOUT ADDITIONAL RESEARCH TO DETERMINE IF OTHER MATTERS OF RECORD, IF ANY, MIGHT AFFECT THIS PROPERTY, SUCH AS EASEMENTS, SETBACKS, OR OTHER ENCUMBRANCES.

BASIS OF BEARING IS NAD83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE

DATE OF FIELDWORK: 02/02/2022

LEGAL DESCRIPTION

BEING A 9.98 ACRE TRACT SITUATED IN THE W. G. MAY SURVEY, ABSTRACT NUMBER 1028, TARRANT COUNTY, TEXAS, BEING A PORTION OF A 73.276 ACRE TRACT CONVEYED TO MARS PARTNERS, LTD., BY DEED OF RECORD IN VOLUME 9555, PAGE 533 OF THE OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS



SHERWOOD SURVEYING & S.U.E.
UTILITIES | RESIDENTIAL | COMMERCIAL | INDUSTRIAL
6477 FM 311, P.O. BOX 992 TBPELS FIRM#10044200
SPRING BRANCH, TEXAS 78070
PHONE (830) 228-5788 FAX (830) 885-2170



SURVEYORS CERTIFICATE

I, MELISSA T. HINTON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, REGISTRATION NUMBER 6521, HEREBY STATE THAT DURING THE MONTH OF FEBRUARY, 2022, A SURVEY OF THE REAL PROPERTY SHOWN HEREON WAS MADE UPON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

Melissa T. Hinton
MELISSA T. HINTON
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6521

4/18/2023

ATTACHMENT 2

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED

THE STATE OF TEXAS §
 § KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF TARRANT §

That **Mars Partners, LTD** ("Grantor"), for and in consideration of the sum of Ten and no/100 dollars (\$10.00), and other valuable consideration to it in hand paid by **Oncor Electric Delivery Company LLC**, a Delaware limited liability company, ("Grantee"), whose address is P.O Box 139100, Dallas, Texas 75313, the receipt and sufficiency of which are hereby acknowledged, has Granted, Sold and Conveyed, and by these presents does Grant, Sell and Convey unto said Grantee all that certain tract or parcel of land (the "Property") being approximately a 9.98 acre tract of land situated in the W. G. May Survey, Abstract No. 1028, Tarrant County, Texas, more particularly described in **Exhibits "A" and "B"** attached hereto and made a part hereof for all purposes. The Property includes any improvements and fixtures situated on and attached to the Property, if any, all rights, privileges, and appurtenances pertaining to the Property, including Seller's right, title, and interest in any utilities, adjacent streets, alleys, strips, gores, and rights-of ways.

THIS CONVEYANCE IS EXPRESSLY MADE SUBJECT TO THE FOLLOWING:
Easements, rights-of-way, and all presently recorded restrictions, reservations, covenants, conditions, mineral severances, and other instruments, other than liens and conveyances that affect the property.

General real estate taxes for 2023 having been prorated to the date of conveyance, Grantee assumes the responsibility for general real estate taxes and special assessments for 2023 and subsequent years not yet due and payable, and any subsequent tax assessment due to a change in land usage or ownership or both.

Grantor expressly reserves and excepts from this conveyance to Grantee, for Grantor and Grantor's heirs, successors and assigns, all of Grantor's right, title and interest, in and to (i) all of the oil, gas and other minerals and (ii) all of the oil royalty, gas royalty and royalty in casinghead gas, gasoline and royalty in other minerals, in and under the Property, PROVIDED HOWEVER, that Grantor shall not have the right to produce, drill

for or mine such minerals on or from the surface of the Property, (the Mineral Estate Reservation).

TO HAVE AND TO HOLD, Grantor, for the consideration and subject to the above stated exceptions and reservations from conveyance, including but not limited to the Mineral Estate Reservation, grants, sells and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's successors and assigns, to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the above stated exceptions, by, through or under Grantor but not otherwise.

Executed this _____ day of _____, 2023.

GRANTOR

By: _____

ACKNOWLEDGEMENT

THE STATE OF TEXAS §
 § KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared _____ (name), 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 _____ (Grantor company name), a _____ (e.g. Delaware limited liability company, etc.), as the _____ (capacity) 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. 2022.

Notary Public in and for the State of _____

AFTER RECORDING, PLEASE RETURN TO:
Oncor Electric Delivery Company LLC
Attn: Laura DeLaPaz (13)
777 Main Street, Suite 707
Fort Worth, Texas 76102



📍 P.O. BOX 992 | 6477 FM 311, SPRING BRANCH, TX 78070
🔗 WWW.SHERWOODSURVEYING.COM
🔍 TBPELS FIRM #10044200

21ONCOR041
TYRE PARK SUB

DATE 4/18/2023

**EXHIBIT A
STATION AREA**

BEING A 9.98 ACRE TRACT SITUATED IN THE W. G. MAY SURVEY, ABSTRACT NUMBER 1028, TARRANT COUNTY, TEXAS, BEING A PORTION OF A 73.276 ACRE TRACT CONVEYED TO MARS PARTNERS, LTD., BY DEED OF RECORD IN VOLUME 9555, PAGE 533 OF THE OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, SAID 9.98 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A SET 1/2" INCH IRON ROD WITH YELLOW CAP STAMPED "SHERWOOD SURVEYING" (GRID COORDINATES N: 6950315.51 E: 2416961.44), SITUATED IN THE EASTERLY LINE OF THE TEXAS PACIFIC RAILROAD, BEING THE SOUTHWESTERLY CORNER OF A 3.925 ACRE TRACT CONVEYED TO MARS PARTNERS, LTD., BY DEED OF RECORD IN VOLUME 9555, PAGE 527 OF SAID OFFICIAL PUBLIC RECORDS, SAME BEING THE NORTHWESTERLY CORNER OF SAID 73.276 ACRE TRACT, FOR THE NORTHWESTERLY CORNER AND **POINT OF BEGINNING** OF THE HEREIN DESCRIBED TRACT, FROM WHICH A FOUND X IN CONCRETE SITUATED IN THE EASTERLY LINE OF SAID RAILROAD, BEING THE NORTHWESTERLY CORNER OF SAID 3.925 ACRE TRACT, BEARS N 00° 30' 56" W, A DISTANCE OF 279.81 FEET;

THENCE, ALONG THE SOUTHERLY LINE OF SAID 3.925 ACRE TRACT, COMMON WITH THE NORTHERLY LINE OF SAID 73.276 ACRE TRACT, THE FOLLOWING ANGLES AND DISTANCES:

N 77° 48' 04" E, A DISTANCE OF 37.00 FEET TO A SET ½ INCH IRON ROD WITH YELLOW CAP STAMPED "SHERWOOD SURVEYING", BEING THE MOST NORTHERLY CORNER HEREOF;

S 66° 35' 24" E, A DISTANCE OF 459.76 FEET TO A SET ½ INCH IRON ROD WITH YELLOW CAP STAMPED "SHERWOOD SURVEYING", SITUATED IN THE WESTERLY LINE OF A CALLED 12.5 ACRE TRACT CONVEYED TO THE CITY OF GRAND PRAIRIE, BY DEED OF RECORD IN VOLUME 2839, PAGE 1 OF THE DEED RECORDS, TARRANT COUNTY, TEXAS, BEING THE SOUTHEASTERLY CORNER OF SAID 3.925 ACRE TRACT, AND THE NORTHEASTERLY CORNER HEREOF, FROM WHICH A FOUND ½" INCH IRON ROD BEING THE NORTHEASTERLY CORNER OF SAID 3.925 ACRE TRACT, BEARS N 00° 11' 02" W, A DISTANCE OF 470.54 FEET;

THENCE, S 00° 11' 02" E, ALONG THE WESTERLY LINE OF SAID 12.5 ACRE TRACT, COMMON WITH THE EASTERLY LINE OF SAID 73.276 ACRE TRACT, A DISTANCE OF 254.34 FEET TO A FOUND 1/2" IRON ROD WITH A CAP STAMPED "KSC", BEING THE SOUTHWESTERLY CORNER OF SAID 12.5 ACRE TRACT, COMMON WITH AN ELL CORNER OF SAID 73.276 ACRE TRACT, AND AN ELL CORNER HEREOF;



THENCE, N 89° 43' 20" E, ALONG THE SOUTHERLY LINE OF SAID 12.5 ACRE TRACT, COMMON WITH A NORTHERLY LINE OF SAID 73.276 ACRE TRACT, A DISTANCE OF 158.42 FEET TO A SET ½ INCH IRON ROD WITH YELLOW CAP STAMPED "SHERWOOD SURVEYING", BEING THE EASTERLY NORTHEAST CORNER HEREOF;

THENCE, S 00° 00' 00" E, INTO AND ACROSS SAID 73.276 ACRE TRACT, A DISTANCE OF 480.92 FEET TO A SET ½ INCH IRON ROD WITH YELLOW CAP STAMPED "SHERWOOD SURVEYING", SITUATED IN THE SOUTHERLY LINE OF A 6.603 ACRE EASEMENT CONVEYED TO TEXAS POWER & LIGHT COMPANY, BY DEED OF RECORD IN VOLUME 4662, PAGE 750 OF SAID DEED RECORDS, COMMON WITH THE SOUTHERLY LINE OF SAID 73.276 ACRE TRACT, BEING THE SOUTHEASTERLY CORNER HEREOF;

THENCE, S 89° 23' 08" W, ALONG SAID COMMON LINE, A DISTANCE OF 413.07 FEET TO A SET ½ INCH IRON ROD WITH YELLOW CAP STAMPED "SHERWOOD SURVEYING", SITUATED IN THE WESTERLY LINE OF SAID 73.276 ACRE TRACT, MARKING A POINT OF CURVATURE, AND BEING THE SOUTHWESTERLY CORNER HEREOF;

THENCE, NORTHWESTERLY, ALONG THE WESTERLY LINE OF SAID 73.276 ACRE TRACT WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 431.28 FEET, A CENTRAL ANGLE OF 49° 54' 56", AN ARC LENGTH OF 375.71 FEET AND A CHORD BEARING N 31° 59' 39" W, A DISTANCE OF 363.94 FEET, TO A SET ½ INCH IRON ROD WITH YELLOW CAP STAMPED "SHERWOOD SURVEYING", MARKING THE END OF SAID CURVE;

THENCE, N 07° 16' 23" W, CONTINUING ALONG THE WESTERLY LINE OF SAID 73.276 ACRE TRACT, A DISTANCE OF 50.96 FEET TO A SET ½ INCH IRON ROD WITH YELLOW CAP STAMPED "SHERWOOD SURVEYING", SITUATED IN THE WESTERLY LINE OF SAID 73.276 ACRE TRACT, COMMON WITH THE EASTERLY LINE OF SAID RAILROAD, BEING AN ANGLE POINT HEREOF;

THENCE, N 00° 30' 56" W, ALONG SAID COMMON LINE, A DISTANCE OF 554.59 FEET TO THE **POINT OF BEGINNING**, CONTAINING AN AREA OF 9.98 ACRES OF LAND, MORE OR LESS.



I, MELISSA T. HINTON, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO
HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED FROM A
SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

A SURVEY EXHIBIT WAS PREPARED ON THIS SAME DATE. BASIS OF BEARING IS NAD
83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE.



Melissa T. Hinton

4-18-2023

MELISSA T. HINTON

DATE

R.P.L.S. #6521 STATE OF TEXAS