

WHEREAS, the City of Dallas owns certain land being part of Block 6258, Dallas, Dallas County, Texas, which is currently being developed for use as the Trinity Forest Golf Course, being the same land conveyed to the City of Dallas by deed recorded in Instrument No. 20080250127 of the Official Public Records of Dallas County Texas; and

WHEREAS, Oncor Electric Delivery Company LLC has requested an Easement and Right-of-Way containing approximately 28,981 square feet of land, being more fully described in Exhibit A, attached hereto and incorporated herein for all purposes (the Easement); for the construction, maintenance and use of electric facilities; and

WHEREAS, the property is currently leased to The Company of Trinity Forest Golfers, Inc., a Texas nonprofit corporation; and

WHEREAS, pursuant to said Lease Agreement, Section 7.08, Zoning and Platting; Permits and Other Approvals, the Lessee is required to bear the cost for any necessary easements; and

WHEREAS, the City of Dallas needs and desires said utility service to provide service to the Trinity Forest Golf Course; **Now Therefore**,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

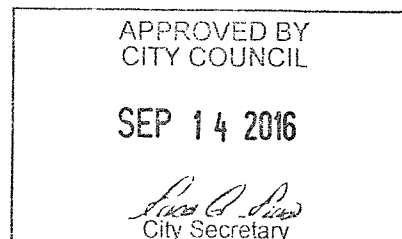
SECTION 1. That the City Manager or his designee is authorized to execute and deliver to Oncor Electric Delivery Company LLC, an Easement and Right-of-Way to be attested by the City Secretary upon approval as to form by the City Attorney, for the construction, maintenance and use of electric facilities to service the Trinity Forest Golf Course, as to approximately 28,981 square feet of land described in Exhibit A.

SECTION 2. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

APPROVED AS TO FORM:

Christopher D. Bowers, Interim City Attorney

BY: Ben N. Spivey II
Assistant City Attorney



28,981 Square Feet/0.665 Acre
ONCOR ELECTRIC DELIVERY COMPANY, LLC EASEMENT
 Part of "Tract 2" in Special Warranty Deed to the City of Dallas
 And situated in City Block 6258
 Gideon Pemberton Survey, Abstract No. 1155
City of Dallas, Dallas County, Texas

DESCRIPTION, of a 28,981 square foot (0.665 acre) tract of land situated in the Gideon Pemberton Survey, Abstract No. 1155, City of Dallas, Dallas County, Texas and in Block 6258, Official Block Numbers of the City of Dallas, Texas; said tract being part of that certain tract of land described as "Tract 2" in Special Warranty Deed to the City of Dallas recorded in Instrument No. 20080250127 of the Official Public Records of Dallas County, Texas; said 28,981 square foot (0.665 acre) tract being more particularly described as follows (Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the TxDOT Dallas County surface adjustment factor of 1.000136506):

BEGINNING, at 5/8-inch iron rod with blue "PACHECO KOCH" cap set (hereinafter referred to as "iron rod set") in the southeast right-of-way line of Loop 12 (Great Trinity Forest Way, a variable width right-of-way) and a northwest line of said "Tract 2"; said point being North 65 degrees, 13 minutes, 30 seconds East, a distance of 914.51 feet from a 1/2-inch iron rod with "PACHECO KOCH" cap found (Controlling Monument);

THENCE, North 65 degrees, 13 minutes, 30 seconds East, along the said south line of Loop 12 (Great Trinity Forest Way) and the said northwest line of "Tract 2", a distance of 20.09 feet to an iron rod set; said point being South 65 degrees, 13 minutes, 30 seconds West, a distance of 691.27 feet from a 3.25-inch aluminum disk stamped "LCI" found (Controlling Monument) at a point of curvature in the said southeast line of Loop 12 (Great Trinity Forest Way);

THENCE, departing the said southeast line of Loop 12 (Great Trinity Forest Way) and the said northwest line of "Tract 2" and into and across said "Tract 2", the following twenty-nine (29) calls:

South 19 degrees, 27 minutes, 31 seconds East, a distance of 208.64 feet to an iron rod set; said point being the beginning of a non-tangent curve to the right;

In an easterly direction, along said curve to the right, having a central angle of 09 degrees, 15 minutes, 02 seconds, a radius of 2,496.25 feet, a chord bearing and distance of South 85 degrees, 09 minutes, 51 seconds East, 402.59 feet, an arc distance of 403.03 feet to a point at the end of said curve;

North 81 degrees, 09 minutes, 47 seconds East, a distance of 256.92 feet to an iron rod set;

South 79 degrees, 02 minutes, 04 seconds East, a distance of 104.45 feet to an iron rod set;

South 59 degrees, 28 minutes, 53 seconds East, a distance of 27.23 feet to an iron rod set;

South 30 degrees, 31 minutes, 07 seconds West, a distance of 21.50 feet to an iron rod set;

FIELD NOTES APPROVED:

8/30/12



28,981 Square Feet/0.665 Acre
ONCOR ELECTRIC DELIVERY COMPANY, LLC EASEMENT
Part of "Tract 2" in Special Warrant Deed to the City of Dallas
And situated in City Block 6258
Gideon Pemberton Survey, Abstract No. 1155
City of Dallas, Dallas County, Texas

North 59 degrees, 28 minutes, 53 seconds West, a distance of 23.00 feet to an iron rod set;

North 30 degrees, 31 minutes, 07 seconds East, a distance of 6.50 feet to an iron rod set;

North 59 degrees, 28 minutes, 53 seconds West, a distance of 1.65 feet to an iron rod set;

North 79 degrees, 02 minutes, 04 seconds West, a distance of 99.25 feet to an iron rod set;

South 81 degrees, 09 minutes, 47 seconds West, a distance of 256.72 feet to an iron rod set; said point being the beginning of a non-tangent curve to the left;

In a westerly direction, along said curve to the left, having a central angle of 11 degrees, 35 minutes, 27 seconds, a radius of 2,481.25 feet, a chord bearing and distance of North 86 degrees, 16 minutes, 42 seconds West, 501.10 feet, an arc distance of 501.95 feet to a point at the end of said curve; said point being the beginning of a non-tangent curve to the left;

In a westerly direction, along said curve to the left, having a central angle of 13 degrees, 17 minutes, 13 seconds, a radius of 1,120.75 feet, a chord bearing and distance of South 80 degrees, 42 minutes, 20 seconds West, 259.32 feet, an arc distance of 259.90 feet to a point at the end of said curve;

South 72 degrees, 59 minutes, 58 seconds West, a distance of 190.76 feet to an iron rod set;

South 64 degrees, 30 minutes, 12 seconds West, a distance of 65.99 feet to an iron rod set;

South 73 degrees, 00 minutes, 00 seconds West, a distance of 195.67 feet to an iron rod set;

South 59 degrees, 33 minutes, 23 seconds West, a distance of 20.23 feet to an iron rod set;

South 30 degrees, 26 minutes, 37 seconds East, a distance of 2.50 feet to an iron rod set;

South 59 degrees, 33 minutes, 23 seconds West, a distance of 20.00 feet to an iron rod set;

North 30 degrees, 26 minutes, 37 seconds West, a distance of 20.00 feet to an iron rod set;

North 59 degrees, 33 minutes, 23 seconds East, a distance of 20.00 feet to an iron rod set;

South 30 degrees, 26 minutes, 37 seconds East, a distance of 2.50 feet to an iron rod set;

28,981 Square Feet/0.665 Acre
ONCOR ELECTRIC DELIVERY COMPANY, LLC EASEMENT
 Part of "Tract 2" in Special Warrant Deed to the City of Dallas
 And situated in City Block 6258
 Gideon Pemberton Survey, Abstract No. 1155
 City of Dallas, Dallas County, Texas

North 59 degrees, 33 minutes, 23 seconds East, a distance of 22.00 feet to an iron rod set;

North 73 degrees, 00 minutes, 00 seconds East, a distance of 196.18 feet to an iron rod set;

North 64 degrees, 30 minutes, 12 seconds East, a distance of 65.99 feet to an iron rod set;

North 72 degrees, 59 minutes, 58 seconds East, a distance of 192.16 feet to an iron rod set; said point being the beginning of a non-tangent curve to the right;

In an easterly direction, along said curve to the right, having a central angle of 13 degrees, 17 minutes, 52 seconds, a radius of 1,135.75 feet, a chord bearing and distance of North 80 degrees, 42 minutes, 14 seconds East, 263.01 feet, an arc distance of 263.60 feet to a point at the end of said curve; said point being the beginning of a non-tangent curve to the right;

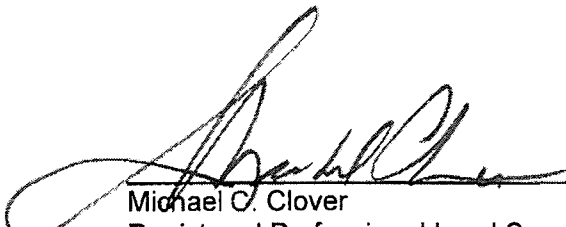
In an easterly direction, along said curve to the right, having a central angle of 01 degrees, 47 minutes, 58 seconds, a radius of 2,496.25 feet, a chord bearing and distance of North 88 degrees, 49 minutes, 27 seconds East, 78.40 feet, an arc distance of 78.40 feet to an iron rod set at the end of said curve;

North 19 degrees, 27 minutes, 31 seconds West, a distance of 199.73 feet to the POINT OF BEGINNING;

CONTAINING, 28,981 square feet or 0.665 acres of land, more or less.

(A survey plat of even survey date herewith accompanies this description.)

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


 Michael C. Clover
 Registered Professional Land Surveyor No. 5225
 Pacheco Koch, LLC
 7557 Rambler Road, Suite 1400, Dallas TX 75231
 (972) 235-3031
 TX Reg. Surveying Firm LS-10193805

Date

08/30/2016



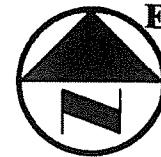
161513

EXHIBIT A

LEGEND	
	PROPERTY LINE
	NEW EASEMENT LINE
	EXISTING EASEMENT LINE
	5/8-INCH IRON ROD W/ BLUE "PACHECO KOCH" "EASEMENT" CAP SET
(C.M.)	- CONTROLLING MONUMENT
P.O.B.	- POINT OF BEGINNING

**LOOP 12/
GREAT TRINITY
FOREST WAY**
(VARIABLE WIDTH RIGHT-OF-WAY)

STATE OF TEXAS
(VOL. 2429, PG. 538) (VOL. 2916, PG. 544)
(VOL. 2429, PG. 533) (VOL. 2191, PG. 380)
(VOL. 2435, PG. 217) (VOL. 2849, PG. 448)
(VOL. 2435, PG. 214) (VOL. 2849, PG. 453)
(VOL. 2899, PG. 368) (VOL. 2435, PG. 218)



0 50 100 200
GRAPHIC SCALE IN FEET

3.25-INCH ALUMINUM DIS
STAMPED "LCI" FOUND (C

**ONCOR ELECTRIC
DELIVERY COMPANY,
LLC EASEMENT**
28,981 SF
(0.665 ACRE)

$\Delta=09^{\circ}15'02''$
 $R=2,496.25'$
 $L=403.03'$
 $T=201.95'$
 $CB=S 85^{\circ}09'51'' E$
 $CD=402.59'$

P.O.B.

$\Delta=13^{\circ}17'52''$
 $R=1,135.75'$
 $L=263.60'$
 $T=132.39'$
 $CB=N 80^{\circ}42'14'' E$
 $CD=263.01'$

$\Delta=01^{\circ}47'58''$
 $R=2,496.25'$
 $L=78.40'$
 $T=39.20'$
 $CB=N 88^{\circ}49'27'' E$
 $CD=78.40'$

DALLAS POWER &
LIGHT CO. EASEMENT
(VOL. 4054, PG. 527)

$N 72^{\circ}59'58'' E$
 $192.16'$
 $S 72^{\circ}59'58'' W$
 $190.76'$

$\Delta=13^{\circ}17'13''$
 $R=1,120.75'$
 $L=259.90'$
 $T=130.54'$
 $CB=S 80^{\circ}42'20'' W$
 $CD=259.32'$

**BLOCK 6258
TRACT 2**
CITY OF DALLAS
(INST. NO. 20080250127)

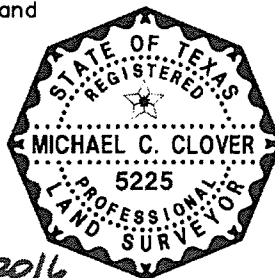
SEE SHEET 4 FOR
SURVEY NOTES
AND
SHEET 7 FOR
LINE TABLE

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

Michael C. Clover
Registered Professional
Land Surveyor No. 5225

Date

08/30/2016



Pacheco Koch

7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-14439
TX REG. SURVEYING FIRM LS-10193805

**28,981 Square Feet/
0.665 Acre**
**ONCOR ELECTRIC
DELIVERY COMPANY,
LLC EASEMENT**

PART OF "TRACT 2" IN SPECIAL WARRANTY
DEED TO THE CITY OF DALLAS
AND SITUATED IN CITY BLOCK 6258,
GIDEON PEMBERTON SURVEY,
ABSTRACT NO. 1155
CITY OF DALLAS, DALLAS COUNTY, TEXAS
SHEET 4 OF 7

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
LMG	MCC	1"=100'	AUGUST 2016	2741-15.114

DWG FILE: 2741-15.1140NCOR-1.DWG

M:\DWG-27\2741-15.114\DWG\SURVEY C3D 2012\2741-15.1140NCOR-1.DWG

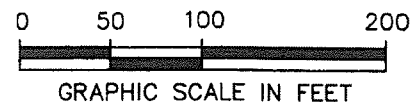
08/30/2016 - 6:48AM

MCLOVER

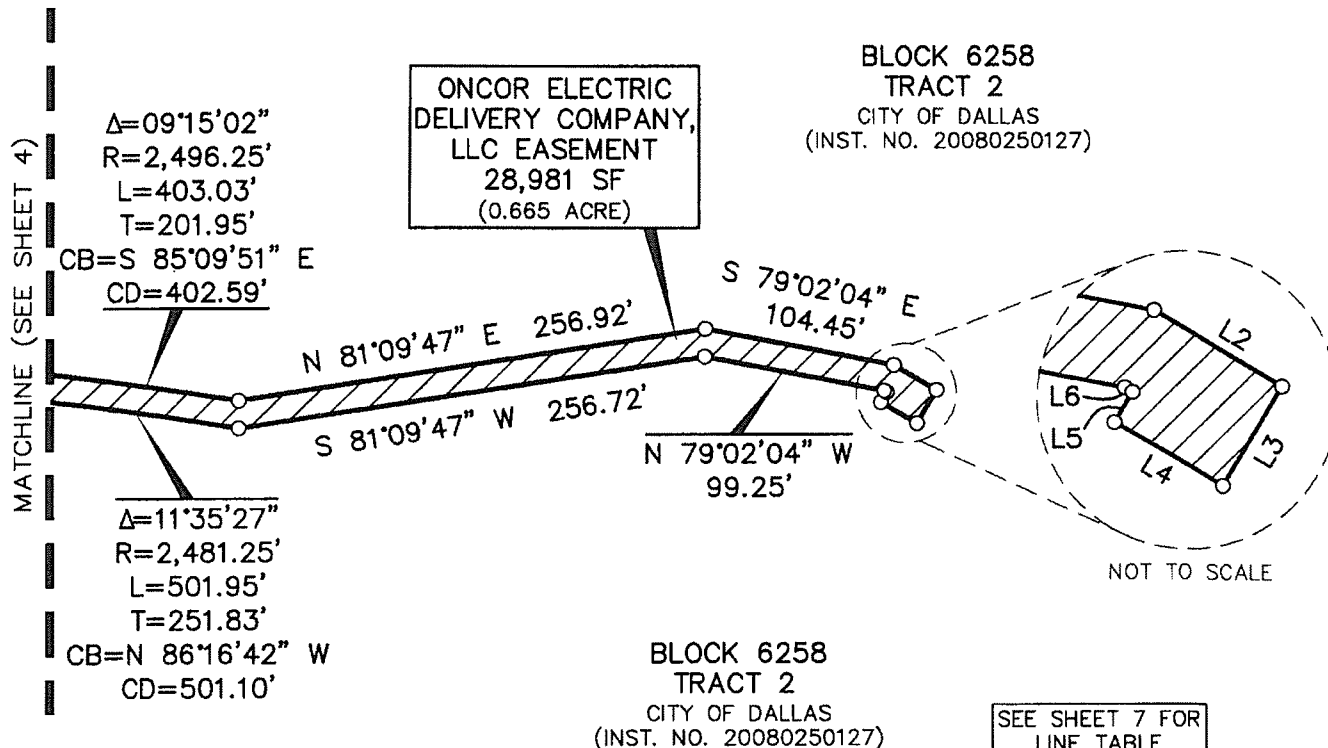
161513

EXHIBIT A

LEGEND	
	PROPERTY LINE
	NEW EASEMENT LINE
	EXISTING EASEMENT LINE
	5/8-INCH IRON ROD W/ BLUE "PACHECO KOCH" "EASEMENT" CAP SET
(C.M.)	- CONTROLLING MONUMENT
P.O.B.	- POINT OF BEGINNING



(K.
M.)



NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the TxDOT Dallas County surface adjustment factor of 1.000136506.



Pacheco Koch

7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-14439
TX REG. SURVEYING FIRM LS-10193805

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
LMG	MCC	1"=100'	AUGUST 2016	2741-15.114

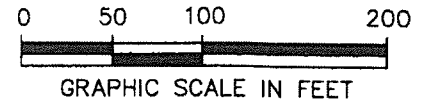
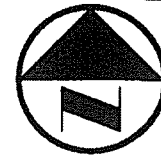
**28,981 Square Feet/
0.665 Acre**
**ONCOR ELECTRIC
DELIVERY COMPANY,
LLC EASEMENT**

PART OF "TRACT 2" IN SPECIAL WARRANTY
DEED TO THE CITY OF DALLAS
AND SITUATED IN CITY BLOCK 6258,
GIDEON PEMBERTON SURVEY,
ABSTRACT NO. 1155
CITY OF DALLAS, DALLAS COUNTY, TEXAS
SHEET 5 OF 7

161513

EXHIBIT A

LEGEND	
	PROPERTY LINE
	NEW EASEMENT LINE
	EXISTING EASEMENT LINE
	5/8-INCH IRON ROD W/ BLUE "PACHECO KOCH" "EASEMENT" CAP SET
(C.M.)	CONTROLLING MONUMENT
P.O.B.	POINT OF BEGINNING



LOOP 12/ GREAT TRINITY FOREST WAY

(VARIABLE WIDTH RIGHT-OF-WAY)
STATE OF TEXAS
(VOL. 2429, PG. 538) (VOL. 2916, PG. 544)
(VOL. 2429, PG. 533) (VOL. 2191, PG. 380)
(VOL. 2435, PG. 217) (VOL. 2849, PG. 448)
(VOL. 2435, PG. 214) (VOL. 2849, PG. 453)
(VOL. 2899, PG. 368) (VOL. 2435, PG. 218)

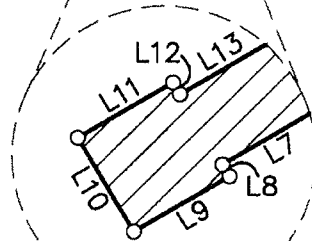
1/2-INCH IRON ROD
W/ "PACHECO KOCH"
CAP FOUND (C.M.)
(1/2-INCH IRON ROD FOUND
BEARS: S 01°33' W, 1.1')

235.10'

279.06'

5/8-INCH IRON
ROD W/ "DALLAS"
CAP FOUND (C.M.)

NOT TO SCALE



ONCOR ELECTRIC
DELIVERY COMPANY,
LLC EASEMENT
28,981 SF
(0.665 ACRE)

BLOCK 6258
TRACT 2
CITY OF DALLAS
(INST. NO. 20080250127)

MATCHLINE (SEE SHEET 4)

NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the TxDOT Dallas County surface adjustment factor of 1.000136506.

SEE SHEET 4 FOR
SURVEYOR'S CERTIFICATIONSEE SHEET 7 FOR
LINE TABLE

Pacheco Koch

7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-14439
TX REG. SURVEYING FIRM LS-10193805

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
LMG	MCC	1"=100'	AUGUST 2016	2741-15.114

**28,981 Square Feet/
0.665 Acre
ONCOR ELECTRIC
DELIVERY COMPANY,
LLC EASEMENT**

PART OF "TRACT 2" IN SPECIAL WARRANTY
DEED TO THE CITY OF DALLAS
AND SITUATED IN CITY BLOCK 6258,
GIDEON PEMBERTON SURVEY,
ABSTRACT NO. 1155
CITY OF DALLAS, DALLAS COUNTY, TEXAS
SHEET 6 OF 7

DWG FILE: 2741-15.1140NCOR-1.DWG

M:\DWG-27\2741-15.114\DWG\SURVEY C3D 2012\2741-15.1140NCOR-1.DWG

08/30/2016 - 6:48AM

MCCLOVER

161513

EXHIBIT A

LINE TABLE

LINE	BEARING	LENGTH
L1	N 65° 13' 30" E	20.09'
L2	S 59° 28' 53" E	27.23'
L3	S 30° 31' 07" W	21.50'
L4	N 59° 28' 53" W	23.00'
L5	N 30° 31' 07" E	6.50'
L6	N 59° 28' 53" W	1.65'
L7	S 59° 33' 23" W	20.23'
L8	S 30° 26' 37" E	2.50'
L9	S 59° 33' 23" W	20.00'
L10	N 30° 26' 37" W	20.00'
L11	N 59° 33' 23" E	20.00'
L12	S 30° 26' 37" E	2.50'
L13	N 59° 33' 23" E	22.00'

SEE SHEET 4 FOR
SURVEYOR'S CERTIFICATION

**28,981 Square Feet/
0.665 Acre
ONCOR ELECTRIC
DELIVERY COMPANY,
LLC EASEMENT**

PART OF "TRACT 2" IN SPECIAL WARRANTY
DEED TO THE CITY OF DALLAS
AND SITUATED IN CITY BLOCK 6258,
GIDEON PEMBERTON SURVEY,
ABSTRACT NO. 1155
CITY OF DALLAS, DALLAS COUNTY, TEXAS
SHEET 7 OF 7



Pacheco Koch

7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-14439
TX REG. SURVEYING FIRM LS-10193805

DRAWN BY
LMG

CHECKED BY
MCC

SCALE
NONE

DATE
AUGUST 2016

JOB NUMBER
2741-15.114

M:\DWG-27\2741-15.114\DWG\SURVEY C3D 2012\2741-15.114ONCOR-1.DWG

08/30/2016 - 6:49AM

MCLOVER

DWG FILE: 2741-15.114ONCOR-1.DWG