

EXHIBIT "A"

ONCOR ELECTRIC DELIVERY COMPANY, LLC EASEMENT

BEING A TRACT OF LAND SITUATED IN THE GREENBERRY OVERTON SURVEY, ABSTRACT NUMBER 1185, CITY OF HASLET, DENTON COUNTY, TEXAS, AND BEING A PORTION OF A LOT 1X, BLOCK 400, SENDERA RANCH RECORDED UNDER INSTRUMENT NUMBER 2009-104, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS (O.P.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF SAID LOT 1X AND THE SOUTH RIGHT-OF-WAY LINE OF A RANCHO CANYON DRIVE (110' RIGHT-OF-WAY), FROM WHICH A 5/8" IRON ROD FOUND IN THE NORTH LINE OF SAID LOT 1X AND THE SOUTH RIGHT-OF-WAY LINE OF SAID RANCHO CANYON DRIVE BEARS AN ARC DISTANCE OF 32.64 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1255.00, A CENTRAL ANGLE OF 01°29'25", AND A CHORD BEARING AND DISTANCE OF S 88°51'27" W, 32.64 FEET TO A POINT BEING THE BEGINNING OF A TANGENT CURVE TO THE LEFT, SAID IRON ROD FOUND BEING THE NORTHEAST CORNER OF SAID LOT 1X;

THENCE AN ARC DISTANCE OF 15.34 FEET ALONG SAID TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1255.00 FEET, A CENTRAL ANGLE OF 0°42'01", AND A CHORD BEARING AND DISTANCE OF N 87°45'44" E, 15.34 FEET TO A POINT, FROM WHICH A 5/8" IRON ROD FOUND BEARS AN ARC DISTANCE OF 279.55 FEET ALONG SAID TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1254.75 FEET, A CENTRAL ANGLE OF 12°45'55", AND A CHORD BEARING AND DISTANCE OF N 81°01'47" E, 278.97 FEET TO A POINT;

THENCE OVER AND ACROSS SAID LOT 1X TRACT THE FOLLOWING COURSES AND DISTANCES:

S 00°26'34" E, A DISTANCE OF 132.52 FEET TO A POINT;

S 89°33'26" W, A DISTANCE OF 15.33 FEET TO A POINT;

N 00°26'34" W, A DISTANCE OF 132.04 FEET TO THE POINT OF BEGINNING AND CONTAINING 2,028 SQUARE FEET OR 0.047 ACRES OF LAND.



SHIELD
ENGINEERING GROUP

TYPE FIRM #F-11039 • TAPIS FIRM #T0193890
1600 West 7th Street, Suite 200, Fort Worth, TX 76102 • 817.810.0696

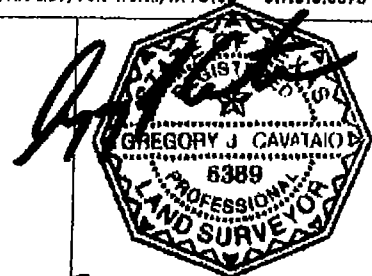
NOTES:

1. EASEMENT DRAWING OF EVEN DATE ACCOMPANIES THIS LEGAL DESCRIPTION.
2. BEARINGS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD '83. ALL DISTANCES ARE SURFACE DISTANCES.

EXHIBIT SHOWING A
ONCOR ELECTRIC DELIVERY COMPANY, LLC EASEMENT
OUT OF

LOT 1X, BLOCK 400
SENDERA RANCH

RECORDED IN INSTRUMENT No. 2009-104,
OFFICIAL PUBLIC RECORDS DENTON COUNTY, TEXAS
SITUATED IN THE
CITY OF HASLET
DENTON COUNTY, TEXAS



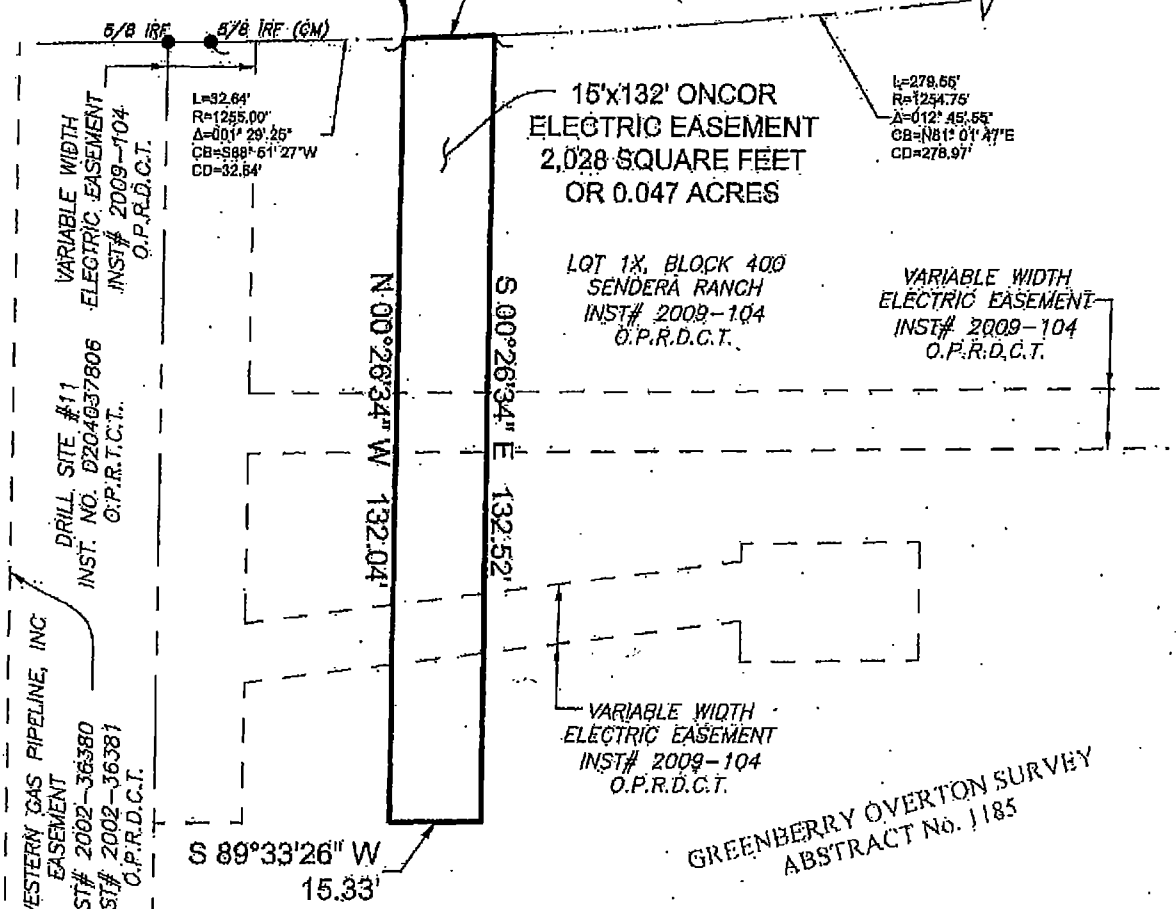
9-30-19

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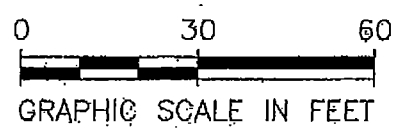
ONCOR ELECTRIC DELIVERY COMPANY, LLC EASEMENT

POINT OF BEGINNING

RANCHO CANYON DRIVE
(110' RIGHT-OF-WAY)



DRAWING: SA\PROJECTS\2017057.18 SENDERA EASMENTS\2017057.18 E-1 ONCOR EASEMENT.DWG. SAVED BY: LEADFORB. DATE: 08/27/2019



GREENBERRY OVERTON SURVEY
ABSTRACT No. 1185

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	15.34'	1255.00'	0°42'01"	N87°45'44"E	15.34'

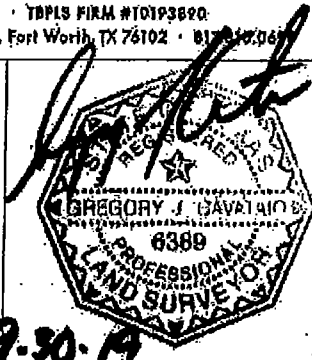


SHIELD
ENGINEERING GROUP

TYPE FIRM #F-11039 • TPLS FIRM #T0193820
1400 West 7th Street, Suite 200, Fort Worth, TX 76102 • 817.342.0666

- NOTES:
- LEGAL DESCRIPTION OF EYEN DATE. ACCOMPANIES THIS EASEMENT.
 - BEARINGS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD 83. ALL DISTANCES ARE SURFACE DISTANCES.

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