Line Name: Hemphill to Adams – 138kv
WA #:0PT58548

AERIAL EASEMENT AND RIGHT OF WAY

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

That **City of Fort Worth, a Texas Municipal Corporation** hereinafter called "Grantor," whether one or more, for and in consideration of Ten and no/100 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 Aerial Easement And Right-Of-Way to operate, maintain, inspect, repair, reconstruct, improve, and remove overhead electric power and communications lines, each consisting of variable number of wires and cables over and across all that certain tract(s) of land located in Tarrant County, Texas, being more particularly described in the Exhibit “A” and Exhibit “B”, which includes a field note description and plat, and which is incorporated herein for all purposes.

Grantor recognizes that the general course of said lines or the metes and bounds description as above described, 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 over-head lines when constructed.

Together with: (1) the right of ingress and egress over and along the easement and right-of-way and over Grantor's adjacent lands to or from the easement and right-of-way, for the purpose of and with the right to construct, operate, improve, reconstruct, replace, repair, inspect, patrol, maintain and add or remove such electric power and communications lines or other facilities as the Grantee may from time to time find necessary, convenient or desirable to erect thereon during the initial construction of the facilities or at any time thereafter; (2) the right to install gates in all existing and future fences crossing the easement and right-of-way, provided such gates will be installed in a manner that will not weaken such fences; (3) the right to relocate its facilities along the same general direction of said lines; (4) the right to trim, cut down, remove, or clear trees, shrubbery, and other vegetation on the easement and right-of-way, 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 the Grantee, necessary to prevent possible interference with the operation of said lines or to remove possible hazard thereto; (5) the right to trim, cut down, remove, or clear trees outside the easement and right-of-way which have been determined by Grantee to be a threat or danger to Grantee’s Facilities,

including any tree that is within striking distance or could be within close proximity to Grantee's Facilities if it falls, whether such tree is structurally unsound or healthy and disease free, and any tree that could interfere with Grantee's Facilities by making contact or come within close proximity; and (6) the right to remove at Grantor's expense or to prevent the construction on the easement and right-of-way of any or all buildings, structures and obstructions.

It is understood, however, that Grantee shall have no right to erect any structures upon the above-described easement but may overhang such easement with structures located on property adjacent to Grantor's property.

Grantor reserves the right to use the easement and right-of-way, provided such use shall not include the growing of trees thereon or any other use that may, in the sole judgment of the Grantee, interfere with the exercise by the Grantee of the rights hereby granted to it.

In addition to the consideration above recited for the easement and right-of-way hereby granted, the Grantee will pay to the owner of the land, and, if leased, to his tenant, as they may be respectively entitled for actual damages to fences and growing crops and improvements located on the easement and right-of-way caused by reason of the construction, maintenance or removal of said lines; provided, however, that no such payment will be made for trimming or removal of trees as herein contemplated, nor for removal of buildings, structures, or obstructions erected upon the easement and right-of-way after granting of this aerial easement and right-of-way.

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 lines 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 Grantor hereby binds himself, his heirs, successors, assigns, and legal representatives, to warrant and forever defend the above described aerial 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 _____, A.D. 2025.

GRANTOR:

_____

Title: _____

STATE OF TEXAS §
§
COUNTY OF_____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, as the _____ of _____, 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. 20__.

_____
Notary Public in and for the State of Texas

AFTER RECORDING RETURN TO:
ONCOR ELECTRIC DELIVERY COMPANY LLC
ATTN: LAURA DELAPAZ
777 MAIN STREET, SUITE 707
FORT WORTH, TEXAS 76102

12122-T1-City of Fort Worth-FN-R1

EXHIBIT A
FIELD NOTES
VARIABLE WIDTH (0.0064 ACRE) EASEMENT AREA
CITY OF FORT WORTH

Being all of that certain lot, tract, or parcel of land being located in the S.G. JENNINGS SURVEY, ABSTRACT 844, Tarrant County, Texas, being a portion of that certain tract conveyed to City of Fort Worth by deed recorded in Volume 10206, Page 385, Deed Records, Tarrant County, Texas (D.R.,T.Co.,Tx.) and being more particularly described by metes and bounds, as follows:

BEGINNING at a point (N 6,954,879.02 E 2,326,295.68) being located in curved common North line of said City of Fort Worth tract, South line of that certain 0.395 acre tract conveyed to Texas Utilities Electric Company by deed recorded in Volume 11421, Page 559, D.R.,T.Co.,Tx., and bearing North 75 degrees 18 minutes 19 seconds East a distance of 141.96 feet from a 1/2 inch iron pin found for angle point in said common line;

THENCE with said common line, Northeasterly, with a curve to the left having a radius of 886.00 feet, a long chord bearing North 70 degrees 23 minutes 55 seconds East a distance of 9.63 feet, and an arc length of 9.64 feet to a point being located in West Right Of Way (R.O.W.) line of South Adams Street (60 foot wide R.O.W.) for common Northeast corner of said City of Fort Worth tract and Southeast corner of said 0.395 acre tract;

THENCE with common East line of said City of Fort Worth tract and said West R.O.W. line of South Adams Street, South 01 degree 43 minutes 04 seconds West a distance of 62.46 feet to a point for corner;

THENCE departing said common line, North 06 degrees 56 minutes 20 seconds West a distance of 59.63 feet to the point of BEGINNING, containing 0.0064 of an acre of land.

(See attached “EXHIBIT B”)

PREPARED FROM DEED RECORDS FURNISHED AND A SURVEY MADE ON THE GROUND IN MARCH, 2025.

Isaac Grier

ISAAC P. GRIER R.P.L.S. 5838

NOTE: Bearings, distances, acreages and coordinates are based on NAD 83, Grid, North Central Zone, Texas State Plane Coordinate System. Grid to surface scale factor = 1.00013728

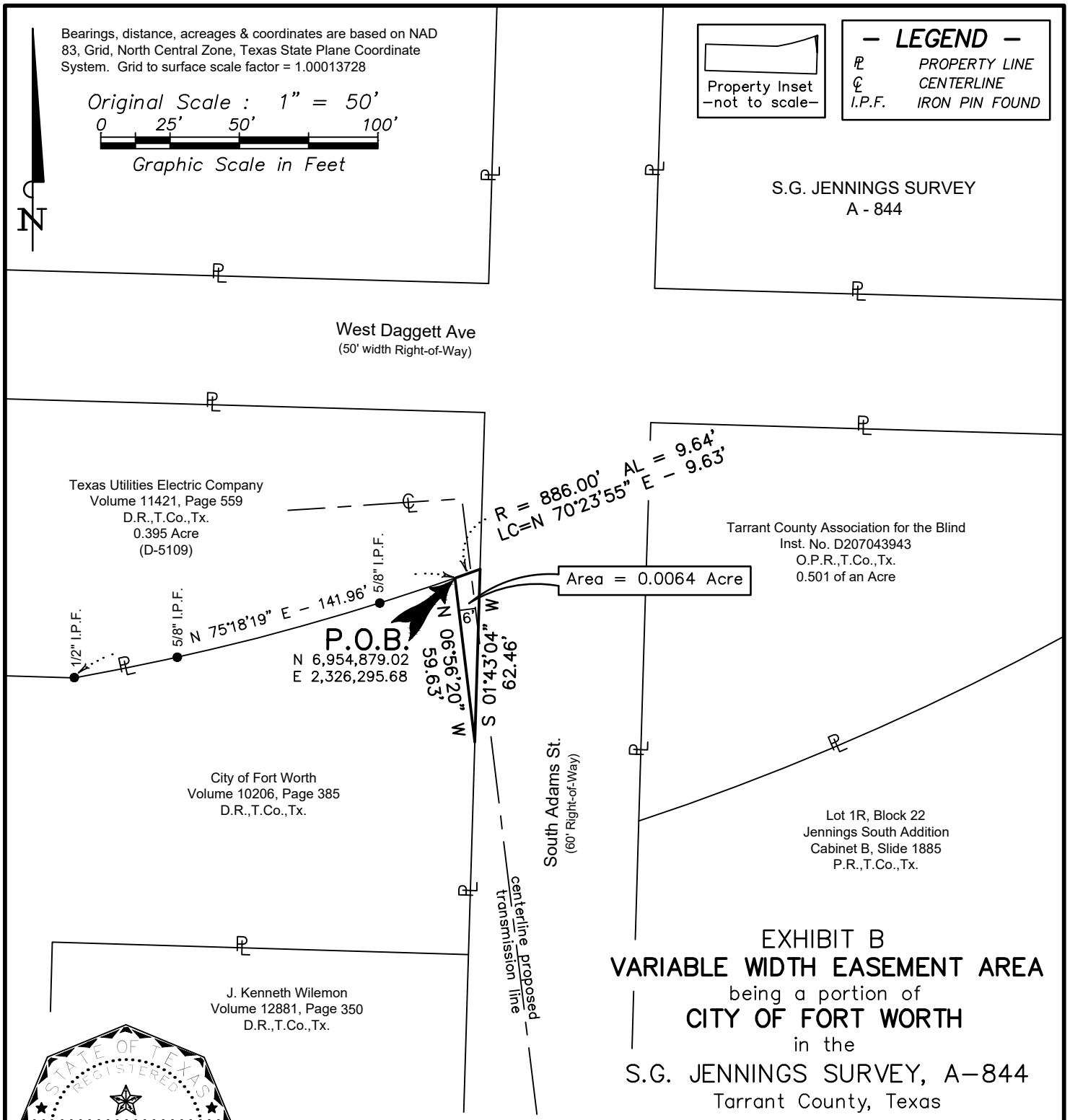

EXHIBIT B
VARIABLE WIDTH EASEMENT AREA
being a portion of
CITY OF FORT WORTH
in the
S.G. JENNINGS SURVEY, A–844
Tarrant County, Texas

STATE OF TEXAS
REGISTERED
ISAAC P. GRIER
5838
PROFESSIONAL
LAND SURVEYOR

PREPARED FROM RECORDS FURNISHED AND A SURVEY MADE ON THE GROUND IN MARH, 2025.

ISAAC P. GRIER R.P.L.S NO. 5838

Sempco Surveying, Inc.
3208 S. Main St.
Ft. Worth, TX 76110
(817) 926–7876

Proj. No. 12122–T1–City of Ft Worth–R1

SCALE 1"=50'	Hemphill – Adams Terminal 138kV		ONCOR ELECTRIC DELIVERY	SHEET NO. 1 OF 1
DWN: IPG CK:JRA	TARRANT COUNTY, TEXAS			
DATE: 04/04/25				