

PT# _____
District: Coppell
WR #: 3328225
ER# _____

EASEMENT AND RIGHT OF WAY

STATE OF TEXAS
COUNTY OF DALLAS

§
§
§

KNOW ALL MEN BY THESE PRESENTS:

That Coppell Independent School District, acting thru its duly appointed agent , Tracy Fisher, School Board President 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, 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 _____, 2018.

Coppell Independent School District

By: _____

Printed Name: Tracy Fisher

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared Tracy Fisher, School Board President, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, A.D. 2018.

Notary Public in and for the State of Texas



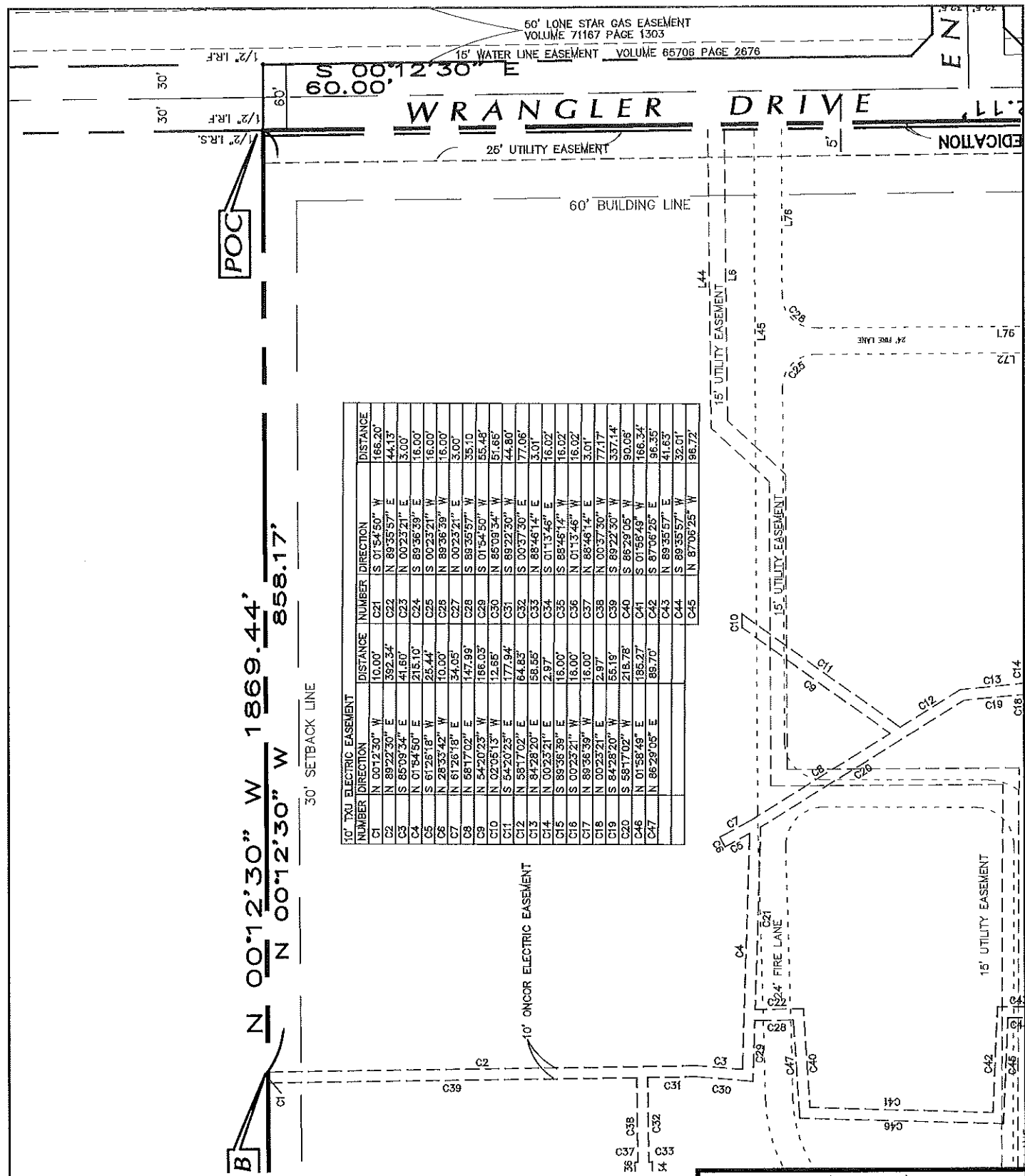
EXHIBIT A
10' ONCOR EASEMENT
 SHEET 1 OF 3
COPPELL INDEPENDENT SCHOOL DISTRICT

N 00°12'30" W 1869.44'
N 00°12'30" W 858.17'
 30' SETBACK LINE

POC

10' TXU ELECTRIC EASEMENT	NUMBER	DIRECTION	DISTANCE	NUMBER	DIRECTION	DISTANCE
C1	N 00°12'30" W	10.00'	C21	S 01°34'50" W	166.20'	
C2	N 89°22'30" E	392.34'	C22	N 89°35'57" E	44.13'	
C3	S 85°09'34" E	41.60'	C23	N 00°23'21" E	3.00'	
C4	N 01°54'50" E	215.10'	C24	S 89°36'39" E	16.00'	
C5	S 61°25'18" W	25.44'	C25	S 00°23'21" W	16.00'	
C6	N 28°33'42" W	10.00'	C26	N 89°36'39" W	16.00'	
C7	N 81°26'18" E	34.05'	C27	N 00°23'21" E	3.00'	
C8	N 88°17'02" E	147.99'	C28	S 89°35'57" W	35.10'	
C9	N 54°20'23" W	166.05'	C29	S 01°54'50" W	55.48'	
C10	N 02°05'13" W	12.66'	C30	N 89°09'34" W	51.66'	
C11	S 54°20'23" E	177.94'	C31	S 89°22'30" W	44.80'	
C12	N 84°28'20" E	64.83'	C32	S 00°37'30" E	77.06'	
C13	N 84°28'20" E	58.65'	C33	N 88°46'14" E	3.01'	
C14	N 00°23'21" E	2.97'	C34	S 01°13'46" E	16.02'	
C15	S 89°35'39" E	16.00'	C35	S 88°46'14" W	16.02'	
C16	S 00°23'21" W	16.00'	C36	N 01°13'46" W	16.02'	
C17	N 89°36'39" W	16.00'	C37	N 88°46'14" E	3.01'	
C18	N 00°23'21" E	2.97'	C38	N 00°37'30" W	77.17'	
C19	S 84°28'20" W	55.19'	C39	S 89°22'30" W	337.14'	
C20	S 58°17'02" W	218.78'	C40	S 86°29'05" W	30.05'	
C46	N 01°58'49" E	165.27'	C41	S 01°58'49" W	166.34'	
C47	N 86°29'05" E	89.70'	C42	S 87°06'25" E	96.35'	
			C43	N 89°35'57" E	41.63'	
			C44	S 89°35'57" W	32.01'	
			C45	N 87°06'25" W	96.72'	

10' ONCOR ELECTRIC EASEMENT



60' LONE STAR GAS EASEMENT
 VOLUME 71167 PAGE 1303
 15' WATER LINE EASEMENT VOLUME 65708 PAGE 2676

WRANGLER DRIVE

EDUCATION

60' BUILDING LINE

30' SETBACK LINE

L44

L6

L45

L76

L45

L76

L45

L76

L45

L76

L45

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POB

N 00°12'30" W 1869.44'

N 00°12'30" W 858.17'

30' SETBACK LINE

10' TXU ELECTRIC EASEMENT					
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C4	N 01°54'50" E	215.10'	C24	S 89°36'39" E	16.00'
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C7	N 61°26'18" E	34.05'	C27	N 00°23'21" E	3.00'
C8	N 58°17'02" E	147.99'	C28	S 89°35'57" W	35.10'
C9	N 54°20'23" W	166.03'	C29	S 01°54'50" W	55.48'
C10	N 02°05'13" W	12.65'	C30	N 85°09'34" W	51.65'
C11	S 54°20'23" E	177.94'	C31	S 89°22'30" W	44.80'
C12	N 58°17'02" E	64.83'	C32	S 00°37'30" E	77.06'
C13	N 84°28'20" E	58.65'	C33	N 88°46'14" E	3.01'
C14	N 00°23'21" E	2.97'	C34	S 01°13'46" E	16.02'
C15	S 89°36'39" E	16.00'	C35	S 88°46'14" W	16.02'
C16	S 00°23'21" W	16.00'	C36	N 01°13'46" W	16.02'
C17	N 89°36'39" W	16.00'	C37	N 88°46'14" E	3.01'
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C19	S 84°28'20" W	55.19'	C39	S 89°22'30" W	337.14'
C20	S 58°17'02" W	218.78'	C40	S 86°29'05" W	90.06'
C46	N 01°58'49" E	185.27'	C41	S 01°58'49" W	166.34'
C47	N 86°29'05" E	89.70'	C42	S 87°06'25" E	96.35'
			C43	N 89°35'57" E	41.63'
			C44	S 89°35'57" W	32.01'
			C45	N 87°06'25" W	96.72'

10' ONCOR ELECTRIC EASEMENT

15' UTILITY EASEMENT

15' UTILITY EASEMENT

24' FIRE LANE

24' FIRE LANE



EXHIBIT A
 10' ONCOR EASEMENT
 SHEET 2 OF 3
 COPPELL INDEPENDENT
 SCHOOL DISTRICT

LEGAL DESCRIPTION

Being a tract of land out of a 51.7285 acre tract of land, owned by the Coppell Independent School District situated in the Cordelia Bowen Survey Abstract No. 56 and being part of a 145.41 area tract of land conveyed to Dallas Power and Light Company in Volume 4378, Page 376 of the Deed Records of Dallas County, Texas and also being all of a 53.0 acre tract of land conveyed from Dallas Power and Light Co. to Coppell Independent School District in Volume 417, Page 461 of the Deed Records of Dallas County, Texas, and including a 0.38 acre tract of land conveyed to Coppell Independent School District in Volume 80018, Page 2693 of the Deed Records of Dallas County, Texas, said 0.???? acre easement being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron rod found in the north line of the Cordelia Bowen Survey, said iron rod also being the northwest corner of said 145.41 acre tract conveyed to Dallas Power and Light Co. and also being on the north line of Wrangle Road;

THENCE South 00 deg. 12 min. 30 sec. East, a distance of 60.00 feet to a 1/2-inch iron rod found in the south right-of-way line of Wrangle Road,

THENCE South 00 deg. 12 min. 30 sec. East, along the north property line of said tract a distance of 848.17 feet to a point for corner in the said north property line, said point also being the POINT OF BEGINNING;

THENCE North 89 deg. 22 min. 30 sec. West departing said north property line, a distance of 392.34 feet to a point for corner;

THENCE South 85 deg. 09 min. 34 sec. East a distance of 392.34 feet to a point for corner;

THENCE North 01 deg. 54 min. 50 sec. East a distance of 215.10 feet to a point for corner;

THENCE South 61 deg. 26 min. 18 sec. West a distance of 25.44 feet to a point for corner;

THENCE North 28 deg. 33 min. 42 sec. West a distance of 10.00 feet to a point for corner;

THENCE North 61 deg. 26 min. 18 sec. East a distance of 34.05 feet to a point for corner;

THENCE North 58 deg. 17 min. 02 sec. West a distance of 147.99 feet to a point for corner;

THENCE North 54 deg. 20 min. 23 sec. West a distance of 166.03 feet to a point for corner;

THENCE North 02 deg. 05 min. 13 sec. West a distance of 12.65 feet to a point for corner;

THENCE South 54 deg. 20 min. 23 sec. East a distance of 177.94 feet to a point for corner;

THENCE North 58 deg. 17 min. 02 sec. East a distance of 64.83 feet to a point for corner;

THENCE North 84 deg. 28 min. 20 sec. East a distance of 58.55 feet to a point for corner;

THENCE North 00 deg. 23 min. 21 sec. East a distance of 2.97 feet to a point for corner;

THENCE South 89 deg. 36 min. 39 sec. East a distance of 16.00 feet to a point for corner;

THENCE South 00 deg. 23 min. 21 sec. West a distance of 16.00 feet to a point for corner;

THENCE North 89 deg. 36 min. 39 sec. West a distance of 16.00 feet to a point for corner;

THENCE South 84 deg. 28 min. 20 sec. West a distance of 58.19 feet to a point for corner;

THENCE South 58 deg. 17 min. 02 sec. West a distance of 218.78 feet to a point for corner;

THENCE South 01 deg. 54 min. 50 sec. West a distance of 166.20 feet to a point for corner;

THENCE North 89 deg. 35 min. 57 sec. East a distance of 44.13 feet to a point for corner;

THENCE South 86 deg. 29 min. 05 sec. West a distance of 90.06 feet to a point for corner;

THENCE South 01 deg. 58 min. 49 sec. West a distance of 166.34 feet to a point for corner;

THENCE South 87 deg. 06 min. 25 sec. East a distance of 96.35 feet to a point for corner;

THENCE North 89 deg. 35 min. 57 sec. East a distance of 44.63 feet to a point for corner;

THENCE North 00 deg. 23 min. 21 sec. East a distance of 3.00 feet to a point for corner;

THENCE South 89 deg. 36 min. 39 sec. East a distance of 16.00 feet to a point for corner;

THENCE South 00 deg. 23 min. 21 sec. West a distance of 16.00 feet to a point for corner;

THENCE North 89 deg. 36 min. 39 sec. West a distance of 16.00 feet to a point for corner;

THENCE North 00 deg. 23 min. 21 sec. East a distance of 3.00 feet to a point for corner;

THENCE South 89 deg. 35 min. 57 sec. West a distance of 32.01 feet to a point for corner;

THENCE North 87 deg. 06 min. 25 sec. West a distance of 96.72 feet to a point for corner;

THENCE North 01 deg. 58 min. 49 sec. East a distance of 185.27 feet to a point for corner;

THENCE South 86 deg. 29 min. 05 sec. West a distance of 89.70 feet to a point for corner;

THENCE South 89 deg. 35 min. 57 sec. West a distance of 35.10 feet to a point for corner;

THENCE South 01 deg. 54 min. 50 sec. West a distance of 55.48 feet to a point for corner;

THENCE North 85 deg. 09 min. 34 sec. West a distance of 51.65 feet to a point for corner;

THENCE South 89 deg. 22 min. 30 sec. West a distance of 44.80 feet to a point for corner;

THENCE South 00 deg. 37 min. 30 sec. West a distance of 77.06 feet to a point for corner;

THENCE North 88 deg. 46 min. 14 sec. East a distance of 3.01 feet to a point for corner;

THENCE South 01 deg. 13 min. 46 sec. East a distance of 16.02 feet to a point for corner;

THENCE South 88 deg. 46 min. 14 sec. West a distance of 16.02 feet to a point for corner;

THENCE North 01 deg. 13 min. 46 sec. West a distance of 16.02 feet to a point for corner;

THENCE North 88 deg. 46 min. 14 sec. East a distance of 3.01 feet to a point for corner;

THENCE North 00 deg. 37 min. 30 sec. West a distance of 77.17 feet to a point for corner;

THENCE South 89 deg. 22 min. 30 sec. West a distance of 377.14 feet to a point for corner;

THENCE North 00 deg. 12 min. 30 sec. West along said west line of said North property, a distance of 10.00 feet to the POINT OF BEGINNING;

CONTAINING a computed area of 0.402 acres or 17,511 square feet of land, more or less.



EXHIBIT B
10' ONCOR EASEMENT
SHEET 3 OF 3
COPPELL INDEPENDENT SCHOOL DISTRICT