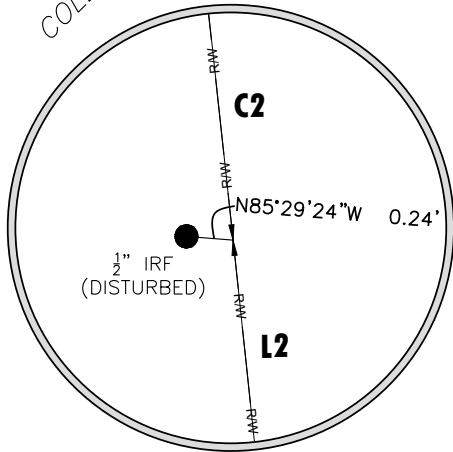


THOMAS TOBY SURVEY
ABSTRACT NO. 927
COLLIN COUNTY, TEXAS

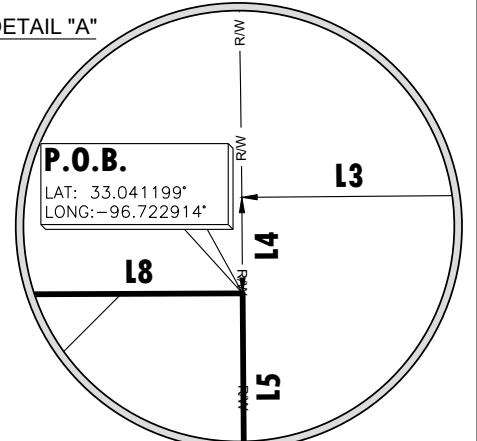
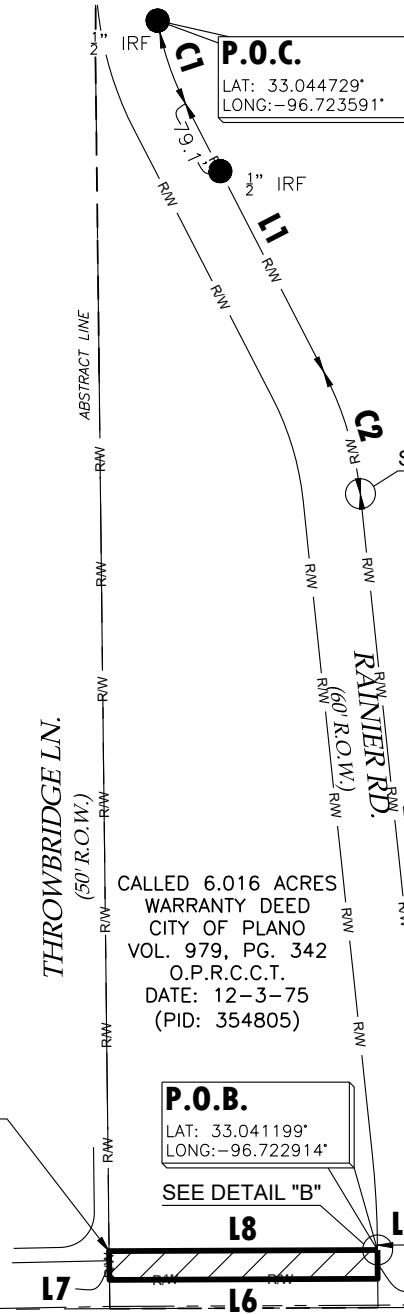
ROBERT H. BROWN
SURVEY
ABSTRACT NO. 96
COLLIN COUNTY, TEXAS



DETAIL "A"
N.T.S.

CALLED 43.734 ACRES
FINAL PLAT
WOODHAVEN ADDITION
CABINET A, SLIDE 321
P.R.C.C.T.
DATED: 12-15-75

**ONCOR ELECTRIC DELIVERY
COMPANY LLC EASEMENT
0.192 ACRES (8,385 SQ. FT.)
279.50 FEET OR 16.94 RODS**



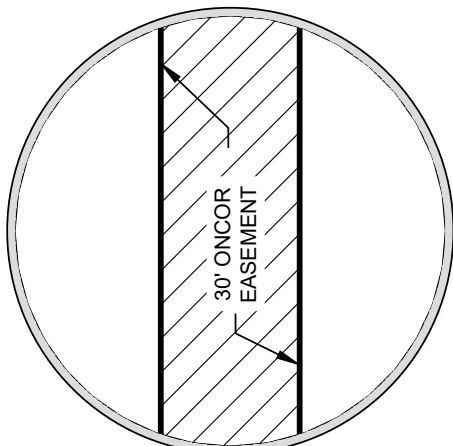
DETAIL "B"
N.T.S.

CALLED 136.724 ACRES
PLAT
PARK FOREST ADDITION NO 1
CABINET A, SLIDE 24
P.R.C.C.T.
DATED: 04-20-72

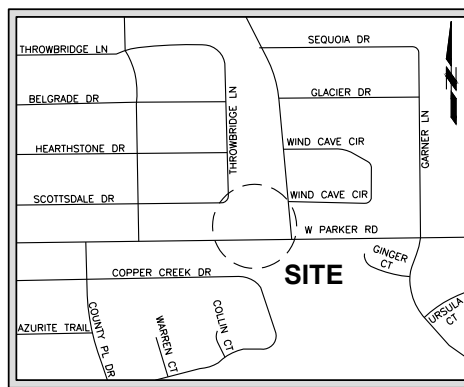
P.O.B.
LAT: 33.041199°
LONG: -96.722914°

SEE DETAIL "B"

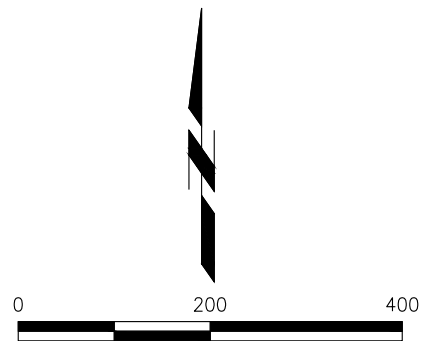
APPROX. ABSTRACT LINE



DEFINED EASEMENT
N.T.S.



VICINITY MAP
N.T.S.



1 INCH = 200 FT.



P097
WO20746843
ONCOR ELECTRIC DELIVERY
COMPANY LLC EASEMENT

CITY OF PLANO
0.192 ACRES (8,385 SQ. FT.) IN
ROBERT H. BROWN SURVEY, A-96
COLLIN COUNTY, TEXAS

LEGEND

- ADJACENT LINE
- SURVEY/ABSTRACT LINE
- RW — RIGHT-OF-WAY LINE
- IRON ROD FOUND
- ▨ ONCOR ELECTRIC DELIVERY COMPANY LLC EASEMENT
- P.R.C.C.T. PLAT RECORDS, COLLIN COUNTY, TEXAS
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS



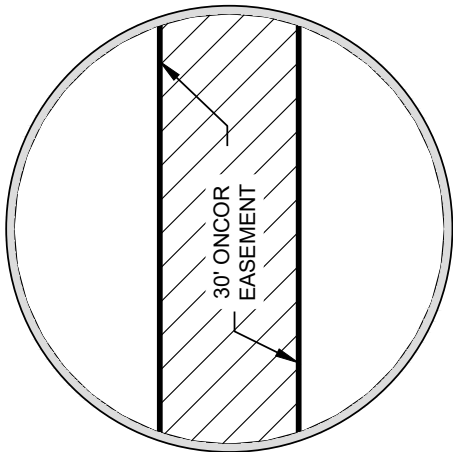
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4100 INTERNATIONAL PLAZA
SUITE 240
FORT WORTH, TX 76109
(817)554-1805
TBPELS REG. NO. 10194220

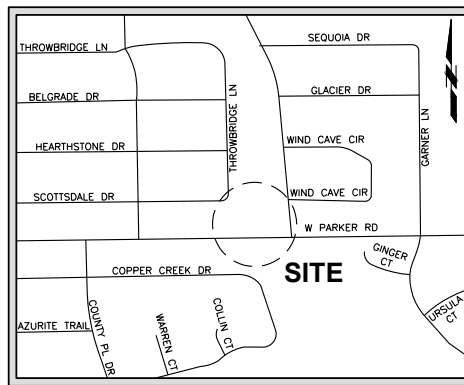
X:\2024\23-1555-2\Working\Plots and Field Notes\Plots\23-1555-2 P097 WO20746843 AERIAL ESMT EXHIBIT.dwg

| LINE TABLE | | |
|------------|-------------|---------|
| LINE | DIRECTION | LENGTH |
| L1 | S27°17'38"E | 314.18' |
| L2 | S06°02'51"E | 683.11' |
| L3 | S89°31'39"W | 60.00' |
| L4 | S00°28'21"E | 5.00' |
| L5 | S00°28'21"E | 30.00' |
| L6 | S89°45'41"W | 279.45' |
| L7 | N00°39'10"W | 30.00' |
| L8 | N89°45'41"E | 279.55' |

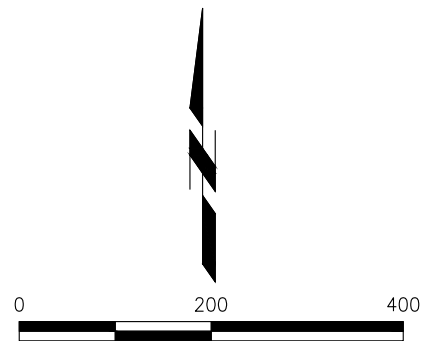
| CURVE TABLE | | | | | |
|-------------|---------|----------|-----------|---------------|--------------|
| CURVE | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD LENGTH |
| C1 | 91.69' | 300.00' | 17°30'42" | S18°32'17"E | 91.33' |
| C2 | 133.49' | 360.00' | 21°14'47" | S16°40'15"E | 132.73' |
| C3 | 103.10' | 1059.59' | 5°34'30" | S03°15'36"E | 103.06' |



DEFINED EASEMENT
N.T.S.



VICINITY MAP
N.T.S.



1 INCH = 200 FT.



P097
WO20746843
ONCOR ELECTRIC DELIVERY
COMPANY LLC EASEMENT

CITY OF PLANO
0.192 ACRES (8,385 SQ. FT.) IN
ROBERT H. BROWN SURVEY, A-96
COLLIN COUNTY, TEXAS

LEGEND

- — — — — ADJACENT LINE
- — — — — SURVEY/ABSTRACT LINE
- R/W ——— RIGHT-OF-WAY LINE
- IRON ROD FOUND
- P.R.C.C.T. PLAT RECORDS, COLLIN COUNTY, TEXAS
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
- ONCOR ELECTRIC DELIVERY COMPANY LLC EASEMENT



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EXHIBIT "A"

LEGAL DESCRIPTION

Being a 0.192 acre (8,385 SQ. FT.) Oncor Electric Delivery Company, LLC electrical easement situated in the Robert H. Brown Survey, Abstract Number 96, Collin County, Texas, and being part of a called 6.016 acre tract of land conveyed to the City of Plano, by deed of record in Volume 979, Page 342 of the Official Public Records of Collin County, Texas, and being more particularly described by the metes and bounds as follows:

Commencing at a 1/2" Iron Rod found on the east right-of-way line of Rainier Road (60 foot Right-of-Way), as described in Park Forest Addition No. 1, by plat of record in Cabinet A, Slide 24, of the Plat Records of Collin County Texas, same being on a curve to the left;

THENCE, continuing along the said east right-of-way line the following five courses and distances:

With said curve to the left having an arc length of 91.69 feet, a radius of 300.00 feet, a delta angle of 17°30'42", a chord bearing of South 18°32'17" East, and a chord distance of 91.33 feet, to the end of said curve;

South 27°17'38" East, at 79.10 feet passing a 1/2" Iron Rod Found, continuing a total distance of 314.18 feet to the beginning of a curve to the right;

With said curve to the right having an arc length of 133.49 feet, a radius of 360.00 feet, a delta angle of 21°14'47", a chord bearing of South 16°40'15" East, and a chord distance of 132.73 feet, to the end of said curve, from which a disturbed 1/2" iron rod found bears North 85°29'24" West, a distance of 0.24 feet;

South 06°02'51" East, a distance of 683.11 feet to the beginning of a curve to the right;

With said curve to the right having an arc length of 103.10 feet, a radius of 1059.59 feet, a delta angle of 05°34'30", a chord bearing of South 03°15'36" East, and a chord distance of 103.06 feet, to the north line of a called 15.00 foot alley;

THENCE South 89°31'39" West, over and across said Rainier Road, a distance of 60.00 feet to the east line of said 6.016 acre tract, common to the west right-of-way line of said Rainier Road;

THENCE South 00°28'21" East, with said common line a distance of 5.00 feet to the POINT OF BEGINNING;

THENCE South 00°28'21" East, continuing with said common line a distance of 30.00 feet to the north line of called 30.00 feet road easement as described in the Woodhaven Addition, by plat of record, Cabinet A, Slide 321, of the Plat Records of Collin County, Texas;

THENCE South 89°45'41" West, with said north line, over and across said 6.016 acre tract, a distance of 279.45 feet to the west line of said 6.016 acre tract, same being the east line of a called 15.00 foot alley as described in said Woodhaven Addition;

THENCE North 00°39'10" West, with the west line of said 6.016 acre tract, and said east line of said Woodhaven alley, a distance of 30.00 feet;

THENCE North 89°45'41" East, over and across said 6.016 acre tract to the POINT OF BEGINNING of herein described tract of land and containing within these calls 0.192 acres or 8,385 square feet of land more or less.

ONCOR Electric Delivery Company, LLC electric line having a length of 279.50 feet, or 16.94 rods.

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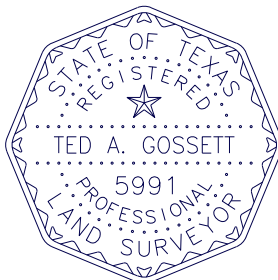
P097
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ONCOR ELECTRIC DELIVERY
COMPANY LLC EASEMENT

0.192 ACRES (8,385 SQ. FT.) IN
ROBERT H. BROWN SURVEY, A-96
COLLIN COUNTY, TEXAS

I, Ted Allen Gossett, certify that this exhibit was prepared under my direct supervision from a survey made on the ground on 07/05/2024, that this plat correctly represents the facts found at the time of said survey.

Ted A. Gossett

Ted A. Gossett State of Texas R.P.L.S. No. 5991
07/09/2024



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