

**PARTIAL RELEASE OF EASEMENT**

STATE OF TEXAS                   §  
  §  
COUNTY OF MCLENNAN       §

WHEREAS, by instrument dated May 15, 1968, appearing of record in Volume 1036, Page 32, Deed Records of McLennan County, Texas, that D.D. Price did grant, sell and convey unto Texas Power and Light Company, predecessor to ONCOR ELECTRIC DELIVERY COMPANY LLC, a Delaware limited liability company, an easement and right of way for the construction, maintenance, and operation of an electric transmission, distribution and communication system, or part thereof, through and upon that certain tract of land situated in McLennan County, Texas; said tract of land and said easement and right of way being more fully described in the aforesaid instrument, to which reference is here made for all purposes; and

WHEREAS, it is the desire of Oncor Electric Delivery Company LLC to release a portion of the property covered by the aforesaid easement and right of way.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Oncor Electric Delivery Company LLC, acting herein and by and through its Attorney In Fact, does hereby release any and all easements and rights of way that it may have or might be entitled to by virtue of the instrument appearing of record in Volume 1036, Page 32, Deed Records of McLennan County, Texas, insofar as the following described property is concerned:

See Attached Exhibit "A"

This is only a partial release of easement and does not constitute a release of any of the rights of Oncor Electric Delivery Company LLC, insofar as the remainder of the property described in Volume 1036, Page 32, Deed Records of McLennan County, Texas is concerned, all of which rights, easements and rights of way are retained by Oncor Electric Delivery Company LLC.

EXECUTED this 27<sup>th</sup> day of March, A.D. 2013.

ONCOR ELECTRIC DELIVERY COMPANY LLC  
By: Frederick Garza  
Frederick Garza  
Title: Attorney in Fact





ENGINEERS  
ARCHITECTS  
SURVEYORS

WACO  
KILLEEN  
DALLAS  
ROUND ROCK

**0.14 ACRES**  
**LOCATED IN THE B. RHODES SURVEY, ABSTRACT NO. 759**  
**McLENNAN COUNTY, TEXAS**

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FIELD NOTES FOR A 0.14 ACRE TRACT OF LAND LOCATED IN THE B. RHODES SURVEY, ABSTRACT NO. 759, McLENNAN COUNTY, TEXAS, BEING A PORTION OF A CALLED 5.00 ACRE TRACT DESCRIBED AS "TRACT THREE", A PORTION OF A CALLED 3.86 ACRE TRACT DESCRIBED AS "TRACT TWO", AND A PORTION OF A CALLED 9.49 ACRE TRACT DESCRIBED AS "TRACT ONE", IN A DEED TO WACO CHAPEL RIDGE, INC., A TEXAS CORPORATION, RECORDED IN MCC NO. 2012040889, AND A PORTION OF THE REMAINDER OF A CALLED 25.58 ACRE TRACT DESCRIBED IN A DEED TO WACO PRC DEVELOPMENT, LLC., RECORDED IN MCC NO. 2006023316 ALL OF THE OFFICIAL PUBLIC RECORDS OF McLENNAN COUNTY, TEXAS (O.P.R.M.C.T.). SAID 0.14 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Brad C. Bernhard, PE  
Paul M. Boyer, PE, CFM  
Dan M. Flaherty, RPLS  
Sean M. Flaherty, RPLS  
Lonny W. Gillespie, RPLS  
George C. Jezek, AIA  
David L. Mazek, PE  
Vana H. Proffitt, RPLS  
Robert W. Sims, PE  
Jarrell Vickers, AIA, LEED-AP  
R.E. "Bob" Wallace, PE, RPLS

COMMENCING AT A 1/2" DIAMETER REBAR FOUND ALONG THE NORTHEAST LINE OF SAID "TRACT THREE", FOR THE WEST CORNER OF A CALLED 20 ACRE TRACT DESCRIBED IN A DEED TO MIDWAY INDEPENDENT SCHOOL DISTRICT, RECORDED IN VOLUME 1249, PAGE 497 OF THE DEED RECORDS OF McLENNAN COUNTY, TEXAS (D.R.M.C.T.), BEING THE SOUTH CORNER OF A CALLED 42.796 ACRE TRACT DESCRIBED IN A DEED TO PHILADELPHIA CAPITAL, RECORDED IN MCC NO. 2008012534 OF SAID O.P.R.M.C.T.;

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THENCE S 32°15'49" E ALONG THE COMMON SOUTHWEST LINE OF SAID 20 ACRE TRACT AND THE NORTHEAST LINE OF SAID 5.00 ACRE TRACT, A DISTANCE OF 115.57 FEET TO A POINT, FROM WHICH A 1/2" DIAMETER REBAR WITH PLASTIC CAP STAMPED "WALLACE GROUP" FOUND FOR THE EAST CORNER OF SAID 5.00 ACRE TRACT BEARS S 32°15'49" E - 579.80 FEET;

THENCE S 58°24'16" W THROUGH THE INTERIOR OF SAID "TRACT THREE", A DISTANCE OF 4.58 FEET FOR THE NORTH CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE S 32°24'44" E ALONG THE COMMON SOUTHWEST LINE OF SAID 20 ACRE TRACT AND THE NORTHEAST LINE OF SAID 5.00 ACRE TRACT, A DISTANCE OF 7.50 FEET TO A POINT FOR THE EAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 58°24'16" W THROUGH THE INTERIOR OF SAID 5.00 ACRE TRACT, SAID 3.86 ACRE TRACT, SAID 9.49 ACRE TRACT AND REMAINDER OF SAID 25.58 ACRE TRACT, A DISTANCE OF 839.47 FEET TO A POINT FOR THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2" DIAMETER REBAR WITH PLASTIC CAP STAMPED "WALLACE GROUP" FOUND FOR THE WEST CORNER OF SAID 9.49 ACRE TRACT BEARS S 21°10'06" E - 2.84 FEET;

200 West Highway 6  
Suite 620  
Waco, Texas 76712  
  
P.O. Box 22007  
Waco, Texas 76702  
  
(254) 772-9272  
(800) 336-1683  
Fax (254) 776-2924  
www.wallace-group.com  
TBPE F-54

THENCE THROUGH THE INTERIOR OF THE REMAINDER OF SAID 25.58 ACRE TRACT, SAID 9.49 ACRE TRACT, 3.86 ACRE TRACT AND 5.00 ACRE TRACT, THE FOLLOWING TWO (2) COURSES:

# EXHIBIT A

- 1) N 31°35'44" W - 7.50 FEET TO A POINT FOR THE WEST CORNER OF THE HEREIN DESCRIBED TRACT,
- 2) N 58°24'16" E - 839.37 TO THE POINT OF BEGINNING.

THE BEARINGS SHOWN HEREON ARE GRID BEARINGS AND ARE BASED ON GPS OBSERVATIONS, AND THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983. AN AVERAGE COMBINED SCALE FACTOR OF 0.99988564715 WAS UTILIZED FOR THIS PROJECT OR LOCAL AREA. ALL DISTANCES AND AREAS SHOWN ARE BASED ON "SURFACE COORDINATES". TO OBTAIN GRID COORDINATES OR GRID DISTANCES, MULTIPLY BY THE ABOVE REFERENCED AVERAGE COMBINED SCALE FACTOR.



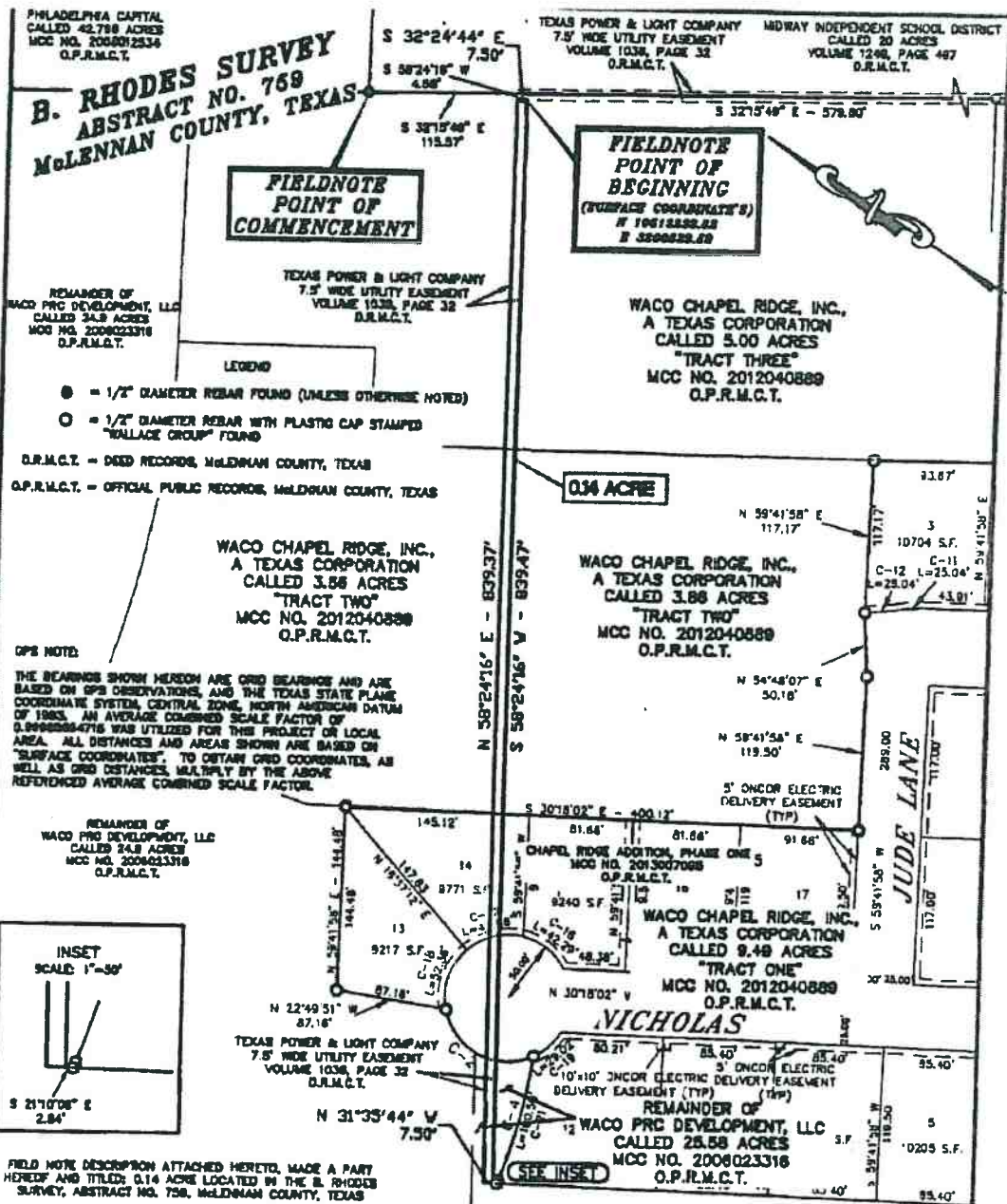
SURVEYED: DECEMBER 15, 2011

*Lonny Gillespie*  
LONNY GILLESPIE, R.P.L.S. NO. 5261

WO# 22548W  
PLAT E-2084  
22548W-FN-15.DOC  
MAP CHK'D BY SRJ

**EXHIBIT A**





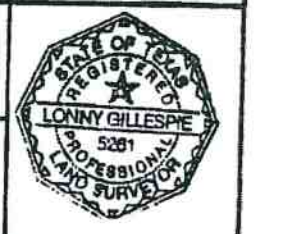
**EXHIBIT SHOWING**

A 0.14 ACRE TRACT OF LAND LOCATED IN THE B. RHODES SURVEY, ABSTRACT NO. 759 AND BEING A PORTION OF A CALLED 5.00 ACRE TRACT DESCRIBED AS "TRACT THREE", A PORTION OF A CALLED 3.86 ACRE TRACT DESCRIBED AS "TRACT TWO", AND A PORTION OF A CALLED 9.48 ACRE TRACT DESCRIBED AS "TRACT ONE", IN A DEED TO WACO CHAPEL RIDGE, INC., A TEXAS CORPORATION, RECORDED IN MCC NO. 2012040889, AND A PORTION OF THE REMAINDER OF A CALLED 25.58 ACRE TRACT DESCRIBED IN A DEED TO WACO PRC DEVELOPMENT, LLC, RECORDED IN MCC NO. 2006023316 ALL OF THE OFFICIAL PUBLIC RECORDS OF McLENNAN COUNTY, TEXAS

**The Wallace Group, Inc.**  
 200 W Hwy 6, Suite 620, Waco, Texas 76712 1-800-338-1883  
 Engineers • Architects • Planners • Surveyors  
 Waco • Killeen • Dallas • Round Rock

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THIS PLAT AND THE SURVEY UPON WHICH IT IS BASED MEETS THE REQUIREMENTS FOR LAND SURVEYS IN THE STATE OF TEXAS. SURVEYED THE 3RD DAY OF MARCH 2013.

*Lonny Gillespie*  
 LONNY GILLESPIE, RPLS NO. 5261



0 100 200 PLAT NO. E-2084 DRAFT DATE 3-14-13 DRAWN BY SRJ  
 WORK ORDER NO. 22548W FIELDBOOK/P.G. 1183 TAB # E-2084  
 © 2013 ALL RIGHTS RESERVED DIGITAL FILE 22548W-EXH-ELECTRIC F/N # 22548W-FN-15

**EXHIBIT B**

# FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



J. A. "Andy" Harwell, Clerk  
04/01/2013 03:41 PM  
Fee: \$31.00  
2013009940 EASEMENT  
McLennan County, Texas

Oncor Electric Delivery  
c/o John H. McLerran Jr.  
3620 Franklin Ave.  
Waco, TX 76710-7328