



Rockwall County  
 Lisa Constant  
 County Clerk  
 Rockwall, Texas 75087 (972) 882-0220

Instrument Number: 2007-00376826

Recorded On: April 27, 2007 As Recordings Billable Pages: 16  
 Parties: ROCKWALL REGIONAL HOSPITAL LLP Number of Pages: 16  
 To TXU ELECTRIC DELIVERY CO

Comment: EASEMENT

( Parties listed above are for Clerks reference only )

**\*\* Examined and Charged as Follows: \*\***

Recordings 72.00  
 Total Recording: 72.00

\*\*\*\*\* DO NOT REMOVE THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 2007-00376826 Record and Return To:  
 Receipt Number: 178530 TXU ELECTRIC DELIVERY CO  
 Recorded Date/Time: April 27, 2007 02:38:27P ATTN SHARON JOHNSON  
 Book-Vol/Pg: BK-OR VL-5040 PG-279 115 W 7TH STREET STE 206  
 User / Station: V D - Cashier Station 2 FORT WORTH TX 76102



I hereby certify that this instrument was filed on the date and time stamped hereon and was duly recorded in the Volume and Page of the named records in Rockwall County, Texas

Any provision herein which restricts the sale, rental or use of the described Real Estate because of color or race is invalid and unenforceable under Federal Law.

*Lisa Constant*

Lisa Constant  
 Rockwall County Clerk

17.

Return to:  
TXU Electric Delivery Company  
Land Records Department  
Attn: Sharon Johnson **204**  
115 W. 7th Street, Suite ~~725~~  
Fort Worth, Texas 76102

TXU Electric Delivery Company Easement

District: Mesquite/Rockwall  
WR #: 2830819  
Map Ref. 4083656-3640379

*E-262497*

**EASEMENT AND RIGHT OF WAY**

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

That **Rockwall Regional Hospital, LLP, d/b/a Presbyterian Hospital of Rockwall** 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 **TXU ELECTRIC DELIVERY COMPANY**, a Texas Corporation, 1601 Bryan Street, Dallas, Texas 75201, 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 lines, consisting of a variable number of wires and cables, supporting structures, surface mounted equipment, conduits and all necessary or desirable appurtenances over, under, 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, remove and reconstruct said lines; the right to relocate along the same general direction of said lines; the right to relocate said lines 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 lines; the right to prevent excavation within the easement area; the right to prevent construction of 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 lines and their appurtenances and the right to trim or remove trees or shrubbery within, but not limited to, said easement area, to the extent in the sole judgment of Grantee, as may be necessary to prevent possible interference with the operation of said lines or to remove possible hazard thereto. Grantor shall not make changes in grade, elevation or contour of the land 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 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 it does hereby bind itself, its successor, legal representative and assigns, to warrant and forever defend all and singular the above described easement and rights unto the said grantee, its successors and assigns, against, every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this 23<sup>rd</sup> day of March, 2007.

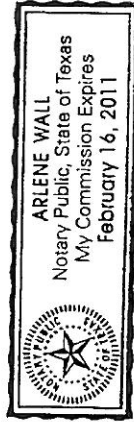
Rockwall Regional Hospital, LLP,  
d/b/a Presbyterian Hospital of Rockwall

By: *Ken Teel*  
Ken Teel, President

STATE OF TEXAS           §  
  §  
COUNTY OF Dallas    §

BEFORE ME, the undersigned authority, on this day personally appeared **Ken Teel**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act and deed of Rockwall Regional Hospital, LLP, d/b/a Presbyterian Hospital of Rockwall, as the President thereof, and for the purposes and consideration therein expressed and in the capacity therein stated, and that he was authorized to do so.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 23<sup>rd</sup> day of March, A.D., 2007.



*A Wall*  
Notary Public in and for the State of Texas

**TXU ELECTRIC DELIVERY COMPANY EASEMENT**

Part of Lots 6-8, 10, 11 and 13, Block A  
Presbyterian Hospital of Rockwall Addition  
Edward Teal Survey, Abstract No. 207  
*City of Rockwall, Rockwall County, Texas*

DESCRIPTION, of a 1.254 acre tract of land situated in the Edward Teal Survey, Abstract No. 207, Rockwall County, Texas; said tract being part of a tract of land described in Warranty Deed to Rockwall Regional Hospital, LLP recorded in Volume 4415, Page 214 of the Deed Records of Rockwall County, Texas and being part of Lots 6-8, 10, 11 and 13, Block A of Presbyterian Hospital of Rockwall Addition, an addition to the City of Rockwall, Rockwall County, Texas recorded in Cabinet G, Slide 43 of said Deed Records; said 1.254 acre tract being more particularly described as follows (bearing system based on a bearing of South 45 degrees, 37 minutes, 11 seconds East for the southwest right-of-way line of Horizon Road according to the plat of said Presbyterian Hospital of Rockwall Addition):

COMMENCING, at a 1/2-inch iron rod with "Pacheco Koch" cap found for corner, said point being at the intersection of the existing southwest right-of-way line of Horizon Road (F.M. Road No. 3097) (variable width right-of-way) and the northwest right-of-way line of Tubbs Road (85-foot wide right-of-way):

THENCE, South 54 degrees, 35 minutes, 45 seconds West, departing the southwest right-of-way line of said Horizon Road (F.M. Road No. 3097) and along the northwest right-of-way line of said Tubbs Road, a distance of 5.08 feet to a point for corner in the new southwest right-of-way line of said Horizon Road (F.M. Road No. 3097); said point being the east corner of Lot 6, Block A of said Presbyterian Hospital of Rockwall Addition;

THENCE, North 45 degrees, 37 minutes, 11 seconds West, along the new southwest right-of-way line of said Horizon Road (F.M. Road No. 3097) and along the northeast line of said Lot 6, Block A, a distance of 292.79 feet to a point for corner; said point being the POINT OF BEGINNING;

THENCE, South 43 degrees, 16 minutes, 22 seconds West, departing the new southwest right-of-way line of said Horizon Road (F.M. Road No. 3097) and traversing across said Lot 6, Block A, a distance of 205.53 feet to a point for corner;

THENCE, South 01 degrees, 40 minutes, 00 seconds East, continuing traversing across said Lot 6, Block A, a distance of 29.00 feet to a point for corner;

THENCE, South 43 degrees, 16 minutes, 22 seconds West, continuing traversing across said Lot 6, Block A and passing the common line between the southwest line of said Lot 6, Block A, and the northeast line of Lot 7, Block A, a distance of 169.58 feet to a point for corner; said point being the beginning of a non-tangent curve to the left;

THENCE, southwesterly along said non-tangent curve to the left and traversing across said Lot 7, Block A and crossing the common line between the southwest line of said Lot 7, Block A and the northeast line of Lot 8, Block A, having a central angle of 10 degrees, 47 minutes, 42 seconds, a radius of 1322.33 feet, a chord bearing and distance of South 38 degrees, 17 minutes, 32 seconds West, 248.77 feet, an arc distance of 249.14 feet to a point at the end of said curve;

THENCE, traversing across said Lot 8, Block A, the following three (3) calls:

South 56 degrees, 49 minutes, 20 seconds East, a distance of 193.77 feet to a point for corner;

North 31 degrees, 52 minutes, 00 seconds East, a distance of 10.00 feet to a point for corner;

South 56 degrees, 49 minutes, 20 seconds East, a distance of 25.00 feet to a point for corner in the northwest right-of-way line of said Tubbs Road and in the southeast line of said Lot 8, Block A; said point being the beginning of a non-tangent curve to the left;

**TXU ELECTRIC DELIVERY COMPANY EASEMENT**

(continued)

THENCE, southwesterly along said non-tangent curve to the left and along said southeast line of said Lot 8, Block A and northwest right-of-way line of Tubbs Road, having a central angle of 01 degrees, 22 minutes, 29 seconds, a radius of 1042.50 feet, a chord bearing and distance of South 31 degrees, 25 minutes, 22 seconds West, 25.01 feet, an arc distance of 25.01 feet to a point at the end of said curve;

THENCE, North 56 degrees, 49 minutes, 20 seconds West, departing said northwest right-of-way line of Tubbs Road and along the common line of the southwest line of said Lot 8, Block A and the northeast line of Lot 9, Block A and crossing the south line of Lot 10, Block A, a distance of 331.26 feet to a point for corner;

THENCE, North 46 degrees, 43 minutes, 37 seconds West, traversing across said Lot 10, Block A, a distance of 84.87 feet to a point for corner;

THENCE, South 43 degrees, 16 minutes, 30 seconds West, continuing traversing across said Lot 10, Block A, a distance of 191.47 feet to a point for corner in the southwest line of said Lot 10, Block A and in the northeasterly right-of-way line of Summer Lee Drive (60-foot wide right-of-way); said point being the beginning of a non-tangent curve to the right;

THENCE, northwesterly along said non-tangent curve to the right and along said northeasterly right-of-way line of Summer Lee Drive, having a central angle of 02 degrees, 51 minutes, 05 seconds, a radius of 825.00 feet, a chord bearing and distance of North 58 degrees, 00 minutes, 17 seconds West, 41.05 feet, an arc distance of 41.06 feet to a point at the end of said curve;

THENCE, North 56 degrees, 34 minutes, 45 seconds West, continuing along said northeasterly right-of-way line of Summer Lee Drive, a distance of 218.79 feet to a point for corner;

THENCE, departing said northeasterly right-of-way line of said Summer Lee Drive and traversing across said Lot 10, Block A, the following four (4) calls:

North 46 degrees, 43 minutes, 37 seconds West, a distance of 134.74 feet to a point for corner;

North 10 degrees, 47 minutes, 09 seconds West, a distance of 139.98 feet to a point for corner;

North 46 degrees, 43 minutes, 37 seconds West, a distance of 220.13 feet to a point for corner;

South 43 degrees, 16 minutes, 23 seconds West, a distance of 10.00 feet to a point for corner in the northeasterly line of Lot 12, Block A;

THENCE, North 46 degrees, 43 minutes, 37 seconds West, along the northeasterly line of said Lot 12, Block A, a distance of 25.00 feet to a point for corner;

THENCE, departing the northeasterly line of said Lot 12, Block A and traversing across said Lot 10, Block A, the following ten (10) calls:

North 43 degrees, 16 minutes, 23 seconds East, a distance of 10.00 feet to a point for corner;

North 46 degrees, 43 minutes, 37 seconds West, a distance of 27.35 feet to a point for corner;

North 27 degrees, 45 minutes, 33 seconds West, a distance of 62.19 feet to a point for corner;

North 46 degrees, 43 minutes, 37 seconds West, a distance of 144.82 feet to a point for corner;

South 43 degrees, 16 minutes, 23 seconds West, a distance of 10.00 feet to a point for corner;

North 46 degrees, 43 minutes, 37 seconds West, a distance of 25.00 feet to a point for corner;

TXU ELECTRIC DELIVERY COMPANY EASEMENT

(continued)

North 43 degrees, 16 minutes, 23 seconds East, a distance of 7.78 feet to a point for corner;

North 09 degrees, 16 minutes, 42 seconds West, a distance of 13.54 feet to a point for corner;

North 46 degrees, 43 minutes, 37 seconds West, a distance of 65.40 feet to a point for corner;

North 60 degrees, 58 minutes, 38 seconds West, a distance of 32.21 feet to a point for corner in the southeasterly right-of-way line of Rockwall Parkway (60-foot wide right-of-way); said point being the beginning of a non-tangent curve to the left;

THENCE, northeasterly along said non-tangent curve to the left, having a central angle of 00 degrees, 56 minutes, 22 seconds, a radius of 915.00 feet, a chord bearing and distance of North 27 degrees, 59 minutes, 40 seconds East, 15.00 feet, an arc distance of 15.00 feet to a point at the end of said curve;

THENCE, departing the southeasterly right-of-way line of said Rockwall Parkway and traversing across said Lot 10, Block A, the following five (5) calls:

South 60 degrees, 58 minutes, 38 seconds East, a distance of 34.36 feet to a point for corner;

South 46 degrees, 43 minutes, 37 seconds East, a distance of 72.36 feet to a point for corner;

South 09 degrees, 16 minutes, 42 seconds East, a distance of 9.89 feet to a point for corner;

South 46 degrees, 43 minutes, 37 seconds East, a distance of 2.56 feet to a point for corner;

North 43 degrees, 16 minutes, 22 seconds East, crossing the common northeast line of said Lot 10, Block A and the southwest line of Lot 13, Block A, a distance of 328.70 feet to a point for corner in the common line of the northeast line of said Lot 13, Block A and the southwest line of Lot 14, Block A;

THENCE, South 46 degrees, 43 minutes, 37 seconds East, along the common northeast line of said Lot 10, Block A and the southwest line of Lot 13, Block A, a distance of 15.00 feet to a point for corner in the northwest line of Lot 11, Block A;

THENCE, South 43 degrees, 16 minutes, 22 seconds West, along the northwest line of said Lot 11, Block A and passing the common corner of the southwest line of said Lot 11, Block A and the northeast line of said Lot 10, Block A, a distance of 328.70 feet to a point for corner;

THENCE, traversing across said Lot 10, Block A, the following four (4) calls:

South 46 degrees, 43 minutes, 37 seconds East, a distance of 152.58 feet to a point for corner;

South 27 degrees, 45 minutes, 33 seconds East, a distance of 62.19 feet to a point for corner;

South 46 degrees, 43 minutes, 37 seconds East, a distance of 30.47 feet to a point for corner;

North 43 degrees, 16 minutes, 22 seconds East, crossing the common northeast line of said Lot 10, Block A and the southwest line of said Lot 11, Block A, a distance of 286.17 feet to a point for corner;

THENCE, traversing across said Lot 11, Block A, the following four (4) calls:

South 46 degrees, 43 minutes, 38 seconds East, a distance of 96.48 feet to a point for corner;

TXU ELECTRIC DELIVERY COMPANY EASEMENT  
(continued)

South 43 degrees, 16 minutes, 22 seconds West, continuing traversing across said Lot 11, Block A, a distance of 15.00 feet to a point for corner;

North 46 degrees, 43 minutes, 38 seconds West, a distance of 81.48 feet to a point for corner;

South 43 degrees, 16 minutes, 22 seconds West, crossing the common southwest line of said Lot 11, Block A and the northeast line of said Lot 10, Block A, a distance of 140.67 feet to a point for corner;

THENCE, South 46 degrees, 43 minutes, 38 seconds East, crossing the common southeast line of said Lot 10, Block A and a northwest line of said Lot 11, Block A, a distance of 81.48 feet to a point for corner;

THENCE, South 43 degrees, 16 minutes, 22 seconds West, a distance of 15.00 feet to a point for corner;

THENCE, North 46 degrees, 43 minutes, 38 seconds West, crossing said common southeast line of Lot 10, Block A and a northwest line of Lot 11, Block A, a distance of 81.48 feet to a point for corner;

THENCE, traversing across said Lot 10, Block A, the following fourteen (14) calls:

South 43 degrees, 16 minutes, 22 seconds West, a distance of 115.50 feet to a point for corner;

South 46 degrees, 43 minutes, 37 seconds East, a distance of 229.37 feet to a point for corner;

South 10 degrees, 47 minutes, 09 seconds East, a distance of 139.98 feet to a point for corner;

South 46 degrees, 43 minutes, 37 seconds East, a distance of 128.59 feet to a point for corner;

South 56 degrees, 34 minutes, 45 seconds East, a distance of 217.49 feet to a point for corner; said point being the beginning of a tangent curve to the left;

Southeasterly along said tangent curve to the left, having a central angle of 02 degrees, 00 minutes, 15 seconds, a radius of 810.00 feet, a chord bearing and distance of South 57 degrees, 34 minutes, 53 seconds East, 28.33 feet, an arc distance of 28.33 feet to a point at the end of said curve;

North 43 degrees, 16 minutes, 30 seconds East, a distance of 194.39 feet to a point for corner;

North 50 degrees, 31 minutes, 03 seconds East, a distance of 27.63 feet to a point for corner;

North 43 degrees, 16 minutes, 15 seconds East, a distance of 20.50 feet to a point for corner;

South 46 degrees, 43 minutes, 45 seconds East, a distance of 37.00 feet to a point for corner;

South 43 degrees, 16 minutes, 22 seconds West, a distance of 20.00 feet to a point for corner;

South 18 degrees, 28 minutes, 23 seconds West, a distance of 30.75 feet to a point for corner;

South 46 degrees, 43 minutes, 37 seconds East, a distance of 45.17 feet to a point for corner;

South 56 degrees, 49 minutes, 20 seconds East, a distance of 84.12 feet to a point for corner;

**TXU ELECTRIC DELIVERY COMPANY EASEMENT**  
(continued)

North 78 degrees, 10 minutes, 40 seconds East, a distance of 16.33 feet to a point for corner in the southeast line of said Lot 10, Block A and the northwest line of said Lot 8, Block A; said point being the beginning of a non-tangent curve to the right;

THENCE, northeasterly along said non-tangent curve to the right and along the northwest line of said Lot 8, Block A, having a central angle of 04 degrees, 52 minutes, 27 seconds, a radius of 1411.52 feet, a chord bearing and distance of North 36 degrees, 05 minutes, 17 seconds East, 120.04 feet, an arc distance of 120.08 feet to a point at the end of said curve;

THENCE, departing the northwest line of said Lot 8, Block A and traversing across said Lot 10, Block A, the following seven (7) calls:

North 64 degrees, 32 minutes, 23 seconds West, a distance of 131.76 feet to a point for corner;

North 46 degrees, 43 minutes, 43 seconds West, a distance of 84.28 feet to a point for corner;

South 43 degrees, 16 minutes, 23 seconds West, a distance of 35.80 feet to a point for corner;

North 46 degrees, 43 minutes, 37 seconds West, a distance of 15.00 feet to a point for corner;

North 43 degrees, 16 minutes, 23 seconds East, a distance of 50.80 feet to a point for corner;

South 46 degrees, 43 minutes, 43 seconds East, a distance of 96.93 feet to a point for corner;

South 64 degrees, 32 minutes, 23 seconds East, a distance of 132.97 feet to a point for corner in the southeast line of said Lot 10, Block A and the northwest line of said Lot 7, Block A; said point being the beginning of a non-tangent curve to the right;

THENCE, northeasterly along said non-tangent curve to the right, along the southeast line of said Lot 10, Block A and the northwest line of said Lot 7, Block A, having a central angle of 04 degrees, 15 minutes, 04 seconds, a radius of 1411.52 feet, a chord bearing and distance of North 41 degrees, 16 minutes, 35 seconds East, 104.71 feet, an arc distance of 104.73 feet to a point at the end of said curve; said point being the most north corner of said Lot 7, Block A;

THENCE, North 43 degrees, 16 minutes, 22 seconds East, traversing across said Lot 10, Block A, a distance of 163.35 feet to a point for corner in the easterly line of said Lot 10, Block A and in a northwest line of said Lot 6, Block A;

THENCE, North 01 degrees, 40 minutes, 00 seconds West, along the easterly line of said Lot 10, Block A and in a northwest line of said Lot 6, Block A, a distance of 24.74 feet to a point for corner in the easterly line of said Lot 10, Block A and in a northwest line of said Lot 6, Block A;

THENCE, North 46 degrees, 43 minutes, 37 seconds West, along the easterly line of said Lot 10, Block A and in a northwest line of said Lot 6, Block A, a distance of 3.00 feet to a point for corner in the south corner of Lot 5, Block A;

THENCE, North 43 degrees, 16 minutes, 22 seconds East, along the southeast line of said Lot 5, Block A, a distance of 215.03 feet to a point for corner in the southwest right-of-way line of said Horizon Road (F.M. Road No. 3097); said point being the east corner of said Lot 5, Block A and the north corner of said Lot 6, Block A;

THENCE, South 45 degrees, 37 minutes, 11 seconds East, along the southwest right-of-way line of said Horizon Road (F.M. Road No. 3097), a distance of 15.00 feet to the POINT OF BEGINNING;


CONTAINING: 54,635 square feet or 1.254 acres of land, more or less.



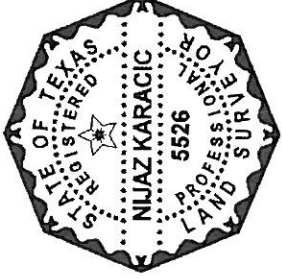
**TXU ELECTRIC DELIVERY COMPANY EASEMENT**  
(continued)

(A plat of even survey date accompanies this description.)

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the easement tract described.

  
\_\_\_\_\_  
Nijaz Karacic  
Registered Professional Land Surveyor No. 5526  
Pacheco Koch Consulting Engineers, Inc.  
8350 N. Central Expwy. #1000, Dallas TX 75206  
(972) 235-3031

1/23/07  
Date



TXU ESMT.doc  
1567-05.270

# HORIZON ROAD (F.M. ROAD NO. 3097) COMMENCING POINT OF BEGINNING

15' BUILDING SETBACK  
(CAB. G, SLIDE 43)

5' SIDEWALK ESMT.  
(CAB. G, SLIDE 43)

S 54°35'45" W

5.08'

5' RIGHT OF WAY  
DEDICATION  
(CAB. G, SLIDE 43)

N 45°37'11" W

292.79'

307.79'

LOT 5, BLOCK A  
PRESBYTERIAN HOSPITAL OF ROCKWALL  
(CAB. G, SLIDE 43)  
ROCKWALL REGIONAL HOSPITAL, LLP  
(VOL. 4415, PG. 214)

101.55'  
L69  
215.03'  
L68  
S43°16'22" W

15' SANITARY SEWER EASEMENT  
(PER WASTEWATER IMPROVEMENTS  
PLANS BY HUITT-ZOLLARS, INC.,  
DATED 4/5/2000)

10' WATER ESMT.  
(CAB. G, SLIDE 43)

15' DRAINAGE ESMT.  
(CAB. G, SLIDE 43)

25' VISIBILITY  
TRIANGLE  
(CAB. G, SLIDE 43)

LOT 6, BLOCK A  
PRESBYTERIAN  
HOSPITAL  
OF ROCKWALL  
(CAB. G, SLIDE 43)

15' BUILDING SETBACK  
(CAB. G, SLIDE 43)

5' SIDEWALK ESMT.  
(CAB. G, SLIDE 43)

S 54°35'45" W  
191.86'

15' DRAINAGE ESMT.  
(CAB. G, SLIDE 43)

ROCKWALL REGIONAL HOSPITAL, LLP  
(VOL. 4415, PG. 214)

TXU ELECTRIC DELIVERY  
COMPANY EASEMENT  
1.254 ACRES  
(54,635 SF)

$\Delta=25'40'11"$   
 $R=1042.50'$   
 $L=467.06'$   
 $T=237.52'$   
 $CB=S 41'45'40" W$   
 $CD=463.16'$

N 01°43'35" W  
23.89'

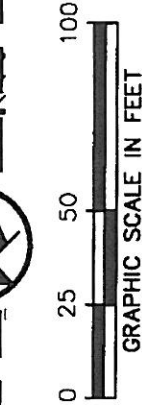
15' DRAINAGE ESMT.  
(CAB. G, SLIDE 43)

10' WATER ESMT.  
(CAB. G, SLIDE 43)

1/2"-INCH IRON ROD  
W/ "PACHECO KOCH"  
CAP FOUND

120.09'

TUBBS ROAD  
(CAB. G, SLIDE 11 & 12)  
(85' RIGHT-OF-WAY)



LEGEND	
	PROPERTY LINE
	EASEMENT LINE
	POINT FOR CORNER (UNLESS OTHERWISE NOTED)
(C.M.) -	CONTROLLING MONUMENT

MATCHLINE (SEE SHEET 8 OF 13)

**TXU ELECTRIC DELIVERY  
COMPANY EASEMENT**

BEING PART OF LOTS 6-8, 10, 11 & 13,  
BLOCK A OF

PRESBYTERIAN HOSPITAL OF ROCKWALL  
AND BEING OUT OF THE  
EDWARD TEAL SURVEY, ABSTRACT NO. 207  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
SHEET 7 OF 13

**Pacheco Koch Consulting Engineers**

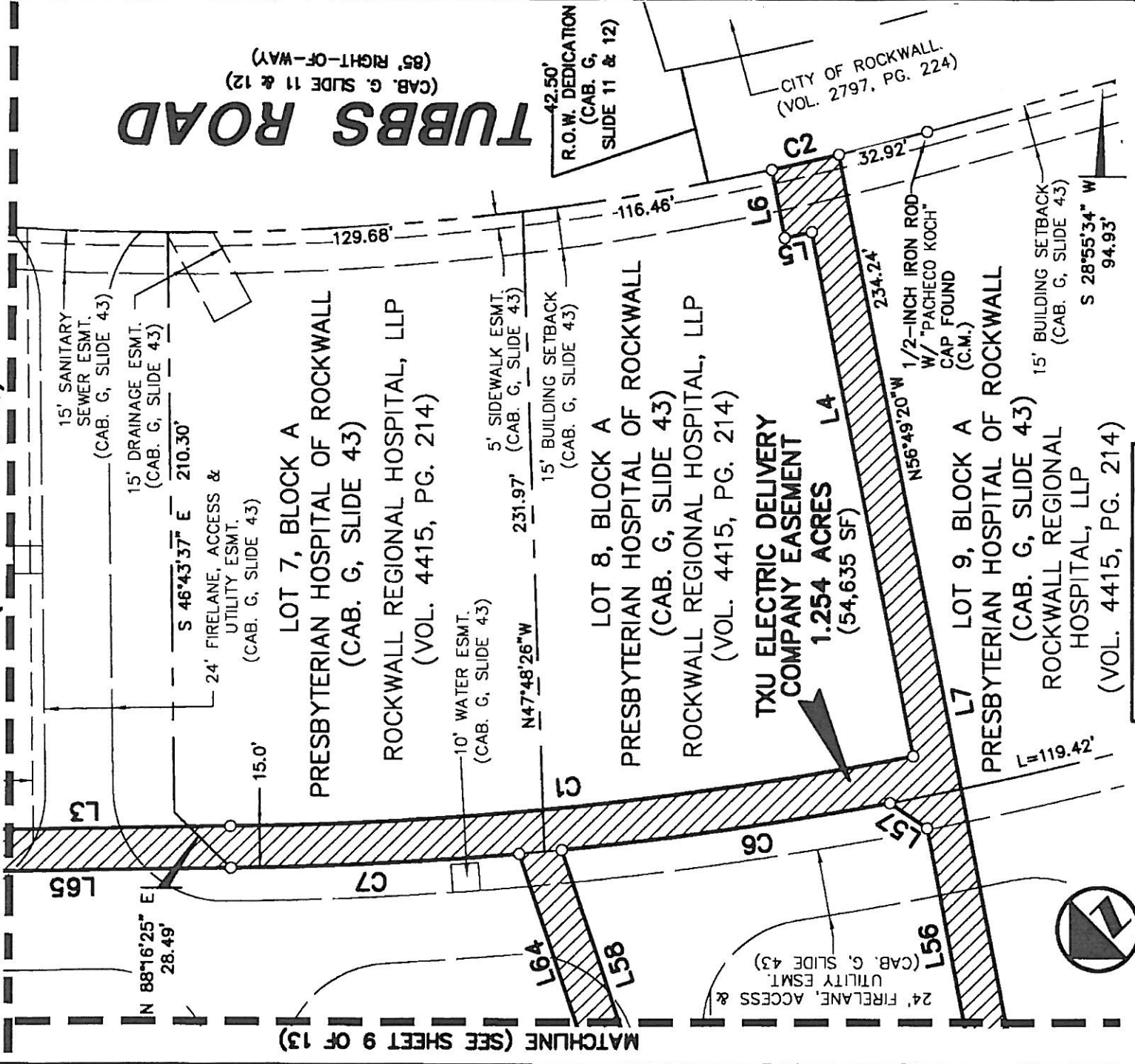
8350 N. CENTRAL EXPWY. SUITE 1000 DALLAS, TX. 75206 972.235.3031

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
MWW	NK	1"=50'	JAN. 2007	1567-05.270

DWG FILE: 1567-05-270EX1.DWG

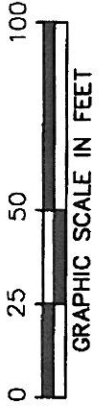
MATCHLINE (SEE SHEET 7 OF 13)

MATCHLINE (SEE SHEET 9 OF 13)



**LEGEND**

	PROPERTY LINE
	EASEMENT LINE
	POINT FOR CORNER (UNLESS OTHERWISE NOTED)
(C.M.) -	CONTROLLING MONUMENT

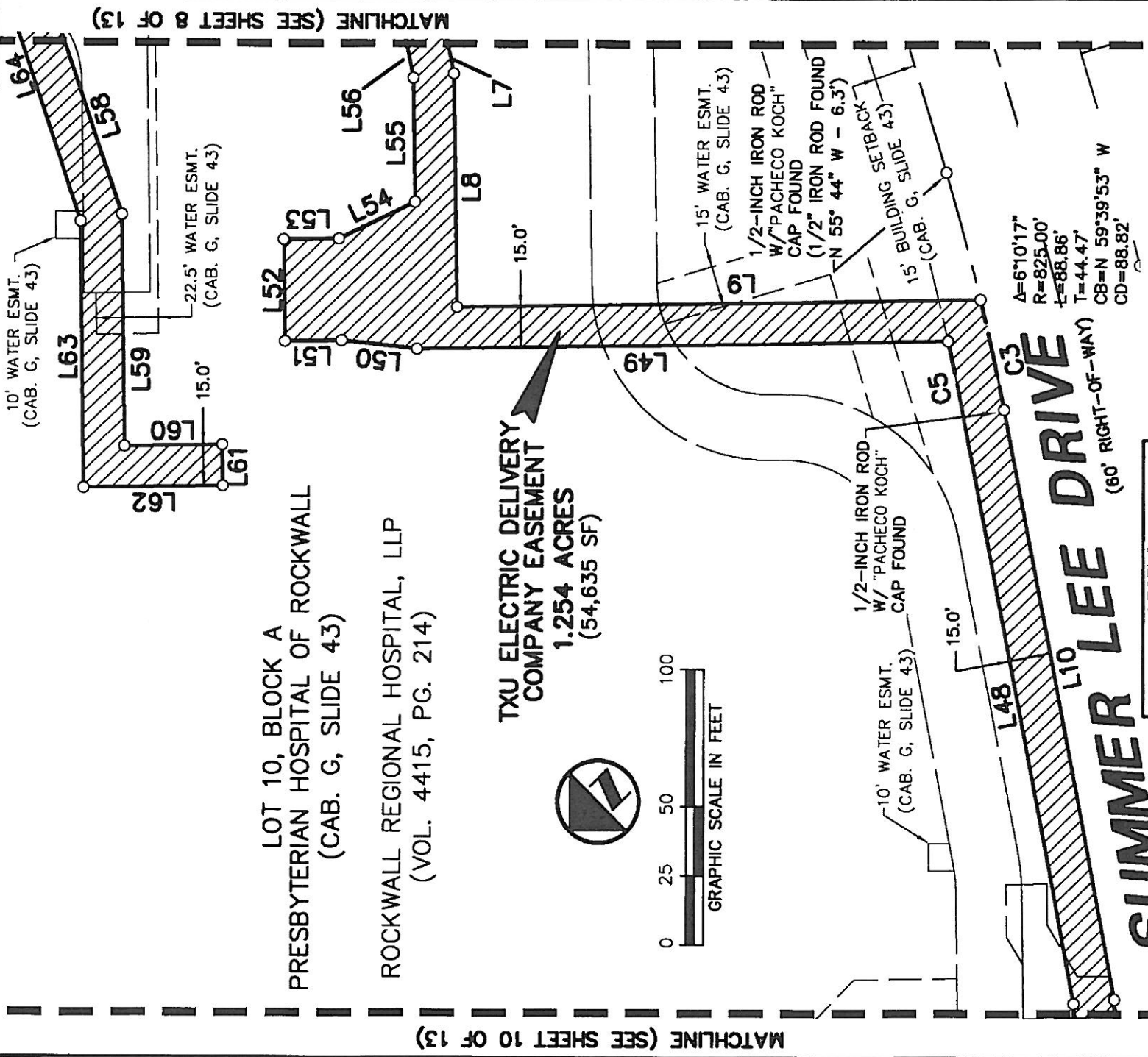


**TXU ELECTRIC DELIVERY COMPANY EASEMENT**  
BEING PART OF LOTS 6-8, 10, 11 & 13, BLOCK A OF  
PRESBYTERIAN HOSPITAL OF ROCKWALL  
AND BEING OUT OF THE  
EDWARD TEAL SURVEY, ABSTRACT NO. 207  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
SHEET 8 OF 13

**Pacheco Koch Consulting Engineers**  
8350 N. CENTRAL EXPWY. SUITE 1000 DALLAS, TX. 75206 972.235.3031

<b>DRAWN BY</b> MWW	<b>CHECKED BY</b> NK	<b>SCALE</b> 1"=50'	<b>DATE</b> JAN. 2007	<b>JOB NUMBER</b> 1567-05.270
------------------------	-------------------------	------------------------	--------------------------	----------------------------------

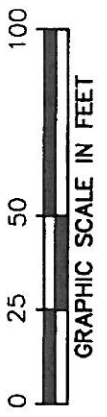
DWG FILE: 1567-05-270EX1.DWG



LOT 10, BLOCK A  
 PRESBYTERIAN HOSPITAL OF ROCKWALL  
 (CAB. G, SLIDE 43)

ROCKWALL REGIONAL HOSPITAL, LLP  
 (VOL. 4415, PG. 214)

TXU ELECTRIC DELIVERY  
 COMPANY EASEMENT  
 1.254 ACRES  
 (54,635 SF)



MATCHLINE (SEE SHEET 10 OF 13)

MATCHLINE (SEE SHEET 8 OF 13)

**SUMMER LEE DRIVE**  
 (60' RIGHT-OF-WAY)

LEGEND

	PROPERTY LINE
	EASEMENT LINE
	POINT FOR CORNER (UNLESS OTHERWISE NOTED)
	(C.M.) - CONTROLLING MONUMENT

**Pacheco Koch Consulting Engineers**

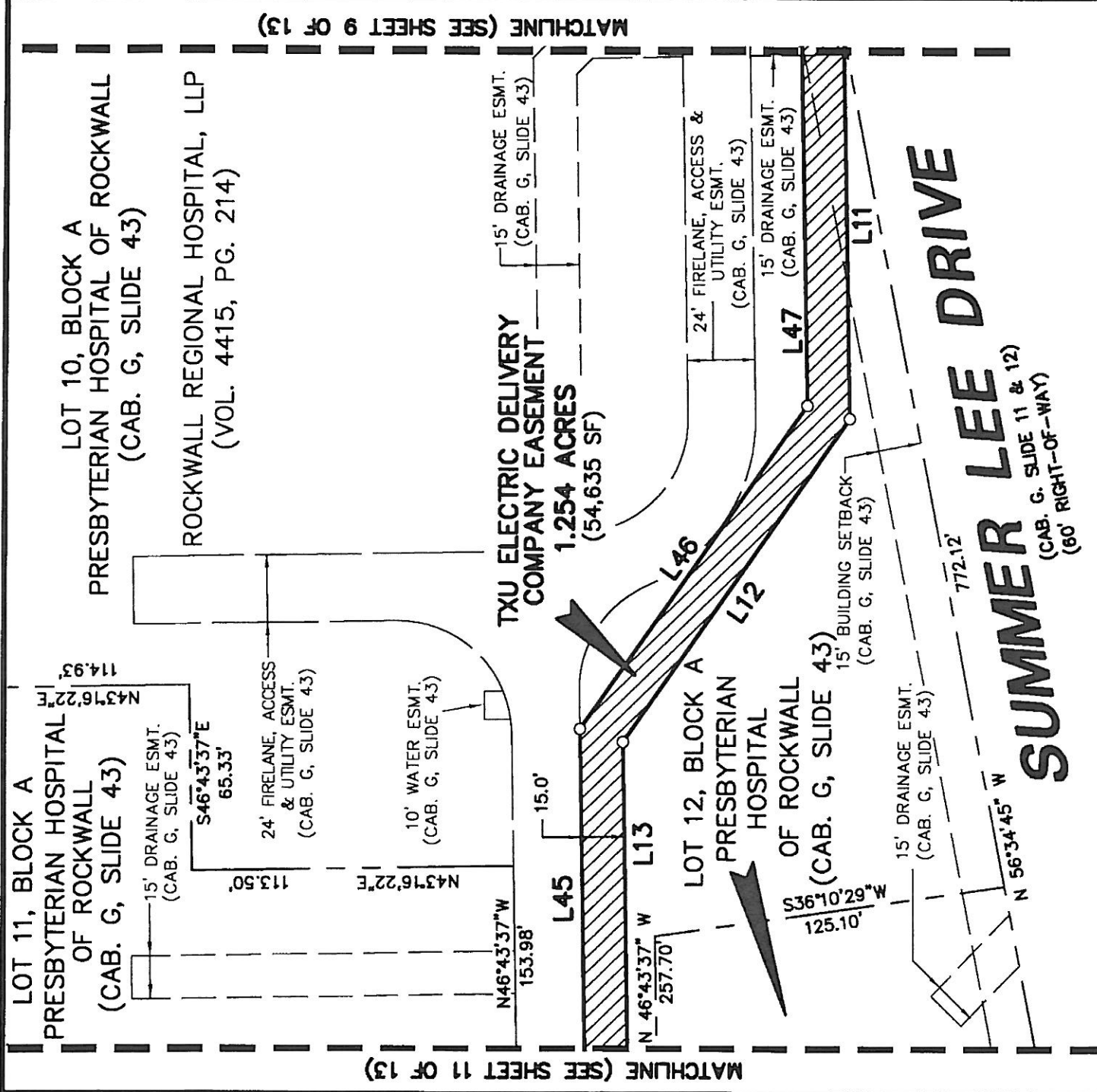
8350 N. CENTRAL EXPWY. SUITE 1000 DALLAS, TX. 75206 972.235.3031

DRAWN BY MWW	CHECKED BY NK	SCALE 1"=50'	DATE JAN. 2007	JOB NUMBER 1567-05.270
-----------------	------------------	-----------------	-------------------	---------------------------

**TXU ELECTRIC DELIVERY  
 COMPANY EASEMENT**

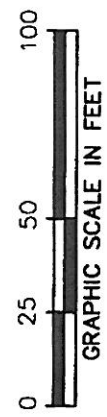
BEING PART OF LOTS 6-8, 10, 11 & 13,  
 BLOCK A OF  
 PRESBYTERIAN HOSPITAL OF ROCKWALL  
 AND BEING OUT OF THE  
 EDWARD TEAL SURVEY, ABSTRACT NO. 207  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
 SHEET 9 OF 13

DWG FILE: 1567-05-270EX1.DWG



**LEGEND**

- PROPERTY LINE
- - - EASEMENT LINE
- POINT FOR CORNER (UNLESS OTHERWISE NOTED)
- (C.M.) - CONTROLLING MONUMENT

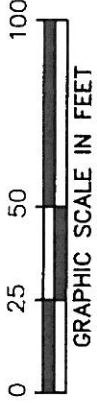


**Pacheco Koch Consulting Engineers**  
 8350 N. CENTRAL EXPWY. SUITE 1000 DALLAS, TX. 75206 972.235.3031

<b>DRAWN BY</b> MWW	<b>CHECKED BY</b> NK	<b>SCALE</b> 1"=50'	<b>DATE</b> JAN. 2007	<b>JOB NUMBER</b> 1567-05.270
------------------------	-------------------------	------------------------	--------------------------	----------------------------------

**TXU ELECTRIC DELIVERY COMPANY EASEMENT**  
 BEING PART OF LOTS 6-8, 10, 11 & 13, BLOCK A OF  
 PRESBYTERIAN HOSPITAL OF ROCKWALL  
 AND BEING OUT OF THE  
 EDWARD TEAL SURVEY, ABSTRACT NO. 207  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
 SHEET 10 OF 13

LOT 11, BLOCK A  
 PRESBYTERIAN HOSPITAL OF ROCKWALL  
 (CAB. G, SLIDE 43)  
 ROCKWALL REGIONAL HOSPITAL, LLP  
 (VOL. 4415, PG. 214)



24' FIRELANE, ACCESS &  
 UTILITY ESMT.  
 (CAB. G, SLIDE 43)

MATCHLINE (SEE SHEET 12 OF 13)

TXU ELECTRIC DELIVERY  
 COMPANY EASEMENT  
 1.254 ACRES  
 (54,635 SF)

LOT 10, BLOCK A  
 PRESBYTERIAN HOSPITAL OF ROCKWALL  
 (CAB. G, SLIDE 43)  
 ROCKWALL REGIONAL HOSPITAL, LLP  
 (VOL. 4415, PG. 214)

10' WATER ESMT.  
 (CAB. G, SLIDE 43)

24' FIRELANE, ACCESS &  
 UTILITY ESMT.  
 (CAB. G, SLIDE 43)

1/2-INCH IRON ROD  
 W/"PACHECO KOCH"  
 CAP FOUND  
 (3/8" IRON ROD FOUND  
 S 00° 33' W - 0.4')

LOT 9, BLOCK A  
 HORIZON RIDGE CENTER  
 (CAB. E, SLIDE. 149)

CITY OF ROCKWALL  
 (VOL. 1738, PG. 8)

LOT 12, BLOCK A  
 PRESBYTERIAN HOSPITAL OF ROCKWALL  
 (CAB. G, SLIDE 43)  
 ROCKWALL REGIONAL HOSPITAL, LLP  
 (VOL. 4415, PG. 214)

LEGEND

- PROPERTY LINE
- - - EASEMENT LINE
- POINT FOR CORNER  
 (UNLESS OTHERWISE NOTED)
- (C.M.) - CONTROLLING MONUMENT

**Pacheco Koch Consulting Engineers**

8350 N. CENTRAL EXPWY., SUITE 1000 DALLAS, TX. 75206 972.235.3031

DRAWN BY MWW	CHECKED BY NK	SCALE 1"=50'	DATE JAN. 2007	JOB NUMBER 1567-05.270
-----------------	------------------	-----------------	-------------------	---------------------------

**TXU ELECTRIC DELIVERY  
 COMPANY EASEMENT**

BEING PART OF LOTS 6-8, 10, 11 & 13,  
 BLOCK A OF

PRESBYTERIAN HOSPITAL OF ROCKWALL  
 AND BEING OUT OF THE  
 EDWARD TEAL SURVEY, ABSTRACT NO. 207  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
 SHEET 11 OF 13

DWG FILE: 1567-05-270EX1.DWG

MATCHLINE (SEE SHEET 10 OF 13)

LOT 11, BLOCK A  
 PRESBYTERIAN HOSPITAL  
 OF ROCKWALL  
 (CAB. G, SLIDE 43)

L37

L39

L40

L36

L41  
 L43

L44

L33

L34

L35

L18

L17

L15

L13

L45

L42

L38

N46°43'37"W 284.46'

15.0'

15.0'

N46°43'37"W 153.98'

S43°16'22"W 148.89'

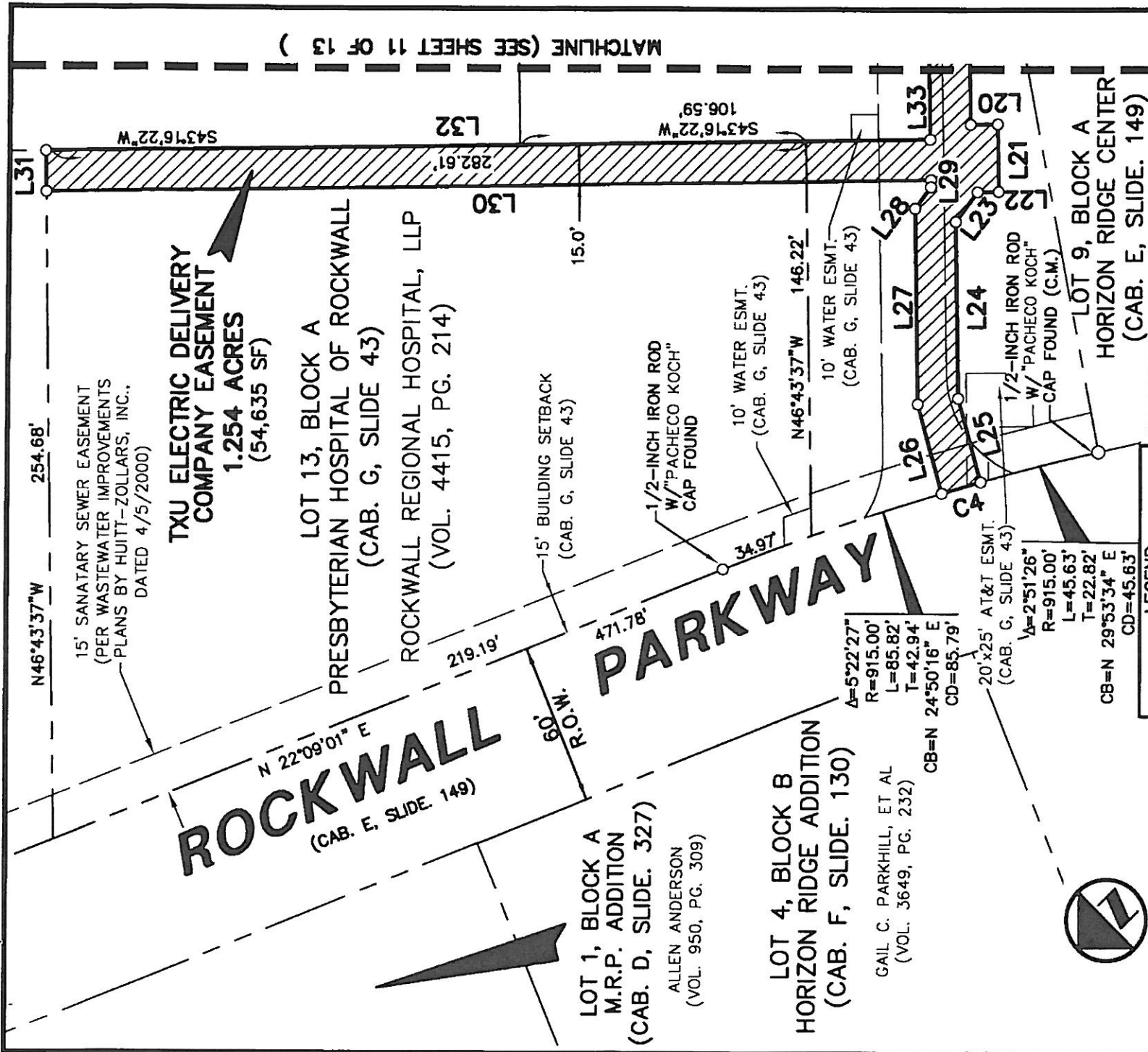
N46°43'37"W 257.70'

N 56°34'45" W 270.62'

N 46°43'37" W

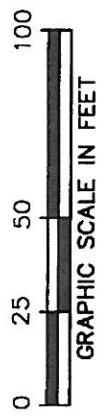
S 00° 33' W - 0.4'

N 33° 25' 38" E 200.00'



**LEGEND**

	PROPERTY LINE
	EASEMENT LINE
	POINT FOR CORNER (UNLESS OTHERWISE NOTED)
	(C.M.) - CONTROLLING MONUMENT



**Pacheco Koch Consulting Engineers**  
8350 N. CENTRAL EXPWY. SUITE 1000 DALLAS, TX. 75206 972.235.3031

<b>DRAWN BY</b> MWW	<b>CHECKED BY</b> NK	<b>SCALE</b> 1"=50'	<b>DATE</b> JAN. 2007	<b>JOB NUMBER</b> 1567-05.270
------------------------	-------------------------	------------------------	--------------------------	----------------------------------

**TXU ELECTRIC DELIVERY COMPANY EASEMENT**  
BEING PART OF LOTS 6-8, 10, 11 & 13, BLOCK A OF  
PRESBYTERIAN HOSPITAL OF ROCKWALL  
AND BEING OUT OF THE  
EDWARD TEAL SURVEY, ABSTRACT NO. 207  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
SHEET 12 OF 13

DWG FILE: 1567-05-270EX1.DWG

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 43°16'22" W	205.53'
L2	S 01°40'00" E	29.00'
L3	S 43°16'22" W	169.58'
L4	S 56°49'20" E	193.77'
L5	N 31°52'00" E	10.00'
L6	S 56°49'20" E	25.00'
L7	N 56°49'20" W	331.26'
L8	N 46°43'37" W	84.87'
L9	S 43°16'30" W	191.47'
L10	N 56°34'45" W	218.79'
L11	N 46°43'37" W	134.74'
L12	N 10°47'09" W	139.98'
L13	N 46°43'37" W	220.13'
L14	S 43°16'23" W	10.00'
L15	N 46°43'37" W	25.00'
L16	N 43°16'23" E	10.00'
L17	N 46°43'37" W	27.35'
L18	N 27°45'33" W	62.19'
L19	N 46°43'37" W	144.82'
L20	S 43°16'23" W	10.00'
L21	N 46°43'37" W	25.00'
L22	N 43°16'23" E	7.78'
L23	N 09°16'42" W	13.54'
L24	N 46°43'37" W	65.40'
L25	N 60°58'38" W	32.21'
L26	S 60°58'38" E	34.36'
L27	S 46°43'37" E	72.36'
L28	S 09°16'42" E	9.89'
L29	S 46°43'37" E	2.56'

LINE TABLE		
LINE	BEARING	LENGTH
L30	N 43°16'22" E	328.70'
L31	S 46°43'37" E	15.00'
L32	S 43°16'22" W	328.70'
L33	S 46°43'37" E	152.58'
L34	S 27°45'33" E	62.19'
L35	S 46°43'37" E	30.47'
L36	N 43°16'22" E	286.17'
L37	S 46°43'38" E	96.48'
L38	S 43°16'22" W	15.00'
L39	N 46°43'38" W	81.48'
L40	S 43°16'22" W	140.67'
L41	S 46°43'38" E	81.48'
L42	S 43°16'22" W	15.00'
L43	N 46°43'38" W	81.48'
L44	S 43°16'22" W	115.50'
L45	S 46°43'37" E	229.37'
L46	S 10°47'09" E	139.98'
L47	S 46°43'37" E	128.59'
L48	S 56°34'45" E	217.49'
L49	N 43°16'30" E	194.39'
L50	N 50°31'03" E	27.63'
L51	N 43°16'15" E	20.50'
L52	S 46°43'45" E	37.00'
L53	S 43°16'22" W	20.00'
L54	S 18°28'23" W	30.75'
L55	S 46°43'37" E	45.17'
L56	S 56°49'20" E	84.12'
L57	N 78°10'40" E	16.33'
L58	N 64°32'23" W	131.76'

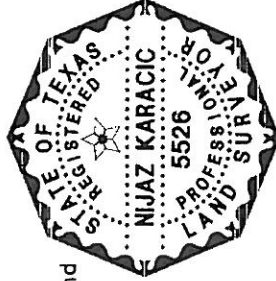
LINE TABLE		
LINE	BEARING	LENGTH
L59	N 46°43'43" W	84.28'
L60	S 43°16'23" W	35.80'
L61	N 46°43'37" W	15.00'
L62	N 43°16'23" E	50.80'
L63	S 46°43'43" E	96.93'
L64	S 64°32'23" E	132.97'
L65	N 43°16'22" E	163.36'
L66	N 01°40'00" W	24.74'
L67	N 46°43'37" W	3.00'
L68	N 43°16'22" E	215.03'
L69	S 45°37'11" E	15.00'

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	10°47'42"	1322.33'	249.14'	124.94'	S 38°17'32" W	248.77'
C2	1°22'29"	1042.50'	25.01'	12.51'	S 31°25'22" W	25.01'
C3	2°51'05"	825.00'	41.06'	20.53'	N 58°00'17" W	41.05'
C4	0°56'22"	915.00'	15.00'	7.50'	N 27°59'40" E	15.00'
C5	2°00'15"	810.00'	28.33'	14.17'	S 57°34'53" E	28.33'
C6	4°52'27"	1411.52'	120.08'	60.07'	N 36°05'17" E	120.04'
C7	4°15'04"	1411.52'	104.73'	52.39'	N 41°16'35" E	104.71'

**NOTES:**

1. A legal description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on a bearing of South 45 degrees, 37 minutes, 11 seconds East for the new south right-of-way line of Horizon Road (F.M. Road No. 3097) according to the plat of Presbyterian Hospital of Rockwall Addition recorded in Cabinet Q, Slide 43 of the Deed Records of Rockwall, County, Texas.



The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the easement tract described.

*Nijaz Karacic*  
 Nijaz Karacic  
 Registered Professional  
 Land Surveyor No. 5526  
 Date 1/23/07

**TXU ELECTRIC DELIVERY  
 COMPANY EASEMENT**

BEING PART OF LOTS 6-8, 10, 11 & 13,  
 BLOCK A OF

PRESBYTERIAN HOSPITAL OF ROCKWALL  
 AND BEING OUT OF THE

EDWARD TEAL SURVEY, ABSTRACT NO. 207  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 13 OF 13

DWG FILE: 1567-05-270EX1.DWG

**Pacheco Koch Consulting Engineers**

8350 N. CENTRAL EXPWY. SUITE 1000 DALLAS, TX. 75206 972.235.3031

<b>DRAWN BY</b> MWW	<b>CHECKED BY</b> NK	<b>SCALE</b> 1"=50'	<b>DATE</b> JAN. 2007	<b>JOB NUMBER</b> 1567-05.270
------------------------	-------------------------	------------------------	--------------------------	----------------------------------