

EXHIBIT "A"

ELECTRIC EASEMENT

BEING a 1.253 acre tract of land situated in the J.S. Collard Survey, Abstract No. 297 City of Denton, Denton County, Texas, and being part of a called 14.198 acre tract of land as described in Deeds to Bonnie Brae Malone County, Inc., Trustee of the COTI Property Trust, a 50% undivided interest, recorded in Document No. 2005-50248, and corrected in Document No. 2016-6300 of the Official Records of Denton County, Texas (O.R.D.C.T.), to Pensco Trust Company, Custodian FBO Randall D. Smith Roth IRA (Account No. SM 148), a 25% undivided interest, recorded in Document No. 2003-064647 (O.R.D.C.T.), and to Edward F. Wolski, a 25% undivided interest, recorded in Document No. 2015-70377 (O.R.D.C.T.), and being more particularly described as follows:

BEGINNING at the most Easterly corner of said 14.198 acre tract and located in the existing Southwesterly right-of-way line of U.S. Highway 77 (a variable width right-of-way), from which a 1/2 inch iron rod found bears North 47°06'14" East, a distance of 3.06 feet;

THENCE South 10°45'55" West, along the most Easterly line of said 14.198 acre tract and the existing Southwesterly right-of-way line of said U.S. Highway 77, for a distance of 10.06 feet to a point for corner;


THENCE North 89°25'33" West, departing the most Easterly line of said 14.198 acre tract and the existing Southwesterly right-of-way line of said U.S. Highway 77, for a distance of 1303.49 feet to a point for corner at the intersection with the common Westerly line of said 14.198 acre tract and the Easterly line of a called 22.537 acre tract of land as described in Deed to Brentwood Place Development, Ltd., and recorded in Document No. 2015-123929 (O.R.D.C.T.), from which a Railroad Spike found at the Southwest corner of said 14.198 acre tract bears South 00°04'27" West, a distance of 32.68 feet;

THENCE North 00°04'27" East, along the common Westerly line of said 14.198 acre tract and the Easterly line of said 22.537 acre tract, for a distance of 42.50 feet to a point for corner, from which a 1/2 inch iron rod found at the most Northerly corner of said 14.198 acre tract bears North 00°04'27" East, a distance of 745.75 feet;

THENCE South 89°25'32" East, departing said common line, for a distance of 1250.69 feet to a point for corner at the intersection with the Northeasterly line of said 14.198 acre tract and the existing Southwesterly right-of-way line of said U.S. Highway 77;

THENCE South 58°45'03" East, along the common Northeasterly line of said 14.198 acre tract and the existing Southwesterly right-of-way line of said U.S. Highway 77, for a distance of 63.89 feet to the **POINT OF BEGINNING**, and containing 1.253 acres of land, more or less.

NOTE: Bearings are referenced to grid north of the Texas Coordinate System of 1983 (North Central Zone, NAD83(2011) Epoch 2010) as derived locally from Western Data Systems Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) survey methods. Distances represent surface values utilizing an average combination scale factor of 1.000147317 to scale from grid to surface.


Todd B. Turner, R.P.L.S. No. 4859
Teague Nail & Perkins
1517 Centre Place Drive, Suite 320
Denton, Texas 76205
940-383-4177
Date: August 8, 2016



**J.S. COLLARD SURVEY
ABSTRACT NO. 297**

EXHIBIT "B"

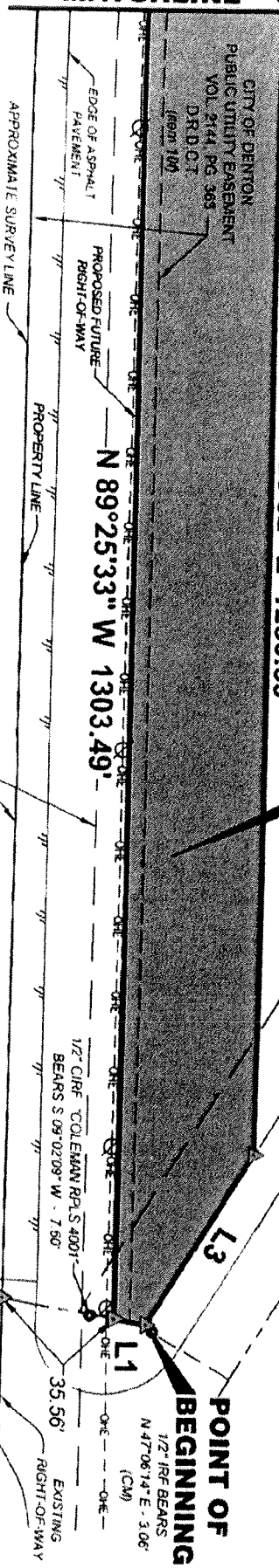
BONNIE BRAE MALONE COUNTY, INC.,
PENSCO TRUST COMPANY, AND EDWARD F. WOLSKI
CALLED 14.198 ACRES
DOC. NO. 2005-50248, DOC. NO. 2016-6300,
DOC. NO. 2003-064647, AND DOC. NO. 2015-70377
O.R.D.C.T.

S 89°25'32" E 1250.69'

**ELECTRIC
EASEMENT
1.253 ACRES**

U.S. HIGHWAY 77
VARIABLE WIDTH RIGHT-OF-WAY
VOL. 4331, PG. 2955
R.P.R.D.C.T.

MATCHLINE - SEE SH. 3 OF 4



LINE	BEARING	DISTANCE
L1	S 10°45'55" W	10.06'
L3	S 58°45'03" E	63.89'

NOTES

1. Bearings of lines shown hereon are referred to Grid North of the Texas Coordinate System of 1983 (North Central Zone NAD83(2011)) EPOCH 2010, as derived locally from Western State Systems Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) methods. The distances shown hereon represent surface values utilizing an Average Correction Factor of 1.000147317 to scale from grid to surface.
2. This Exhibit was prepared with the benefit of that certain Title Commitment (C/T No. 2027-13453-HU) with effective date of June 27, 2016, provided by Reburn, Title For Assessments, rights of-way and/or other matters of record that may affect this tract, the Survey or related safety or said Title Commitment.
3. This tract is subject to the following easements: (104) Vol. 2144, Pg. 363 D.R.D.C.T. as shown (105) Vol. 4331, Pg. 2955, R.P.R.D.C.T. as shown; (108) Vol. 4331, Pg. 2960 R.P.R.D.C.T. as shown.
4. The easement referenced in Vol. 1022, Pg. 807, D.R.D.C.T. (106) does not lie on this tract, as shown.

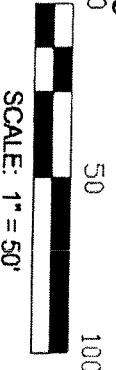
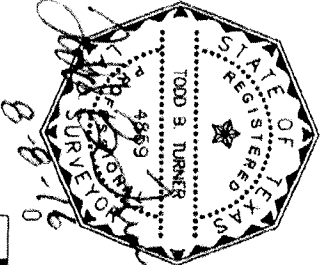
**P.M. WIEGEMAN/HAUER SURVEY
ABSTRACT NO. 810**

LEGEND

△	CALCULATED POINT	—	EASEMENT BOUNDARY
○	1/2" IRON ROD FOUND UNLESS NOTED OTHERWISE	---	PRASHER'S LINE
□	CONTRROLLING MONUMENT	---	EXISTING EASEMENT
☒	POWER POLE	---	APPROXIMATE SURVEY LINE
---		---	EDGE OF ASPHALT
---		---	OVERHEAD ELECTRIC
---		---	FENCE LINE

**1.253 ACRE
ELECTRIC EASEMENT**

SITUATED IN THE
J.S. COLLARD SURVEY, ABSTRACT NO. 297
CITY OF DENTON, DENTON COUNTY, TEXAS



tnp
teague nall & perkins
1317 Cedar Place Drive, Suite 330
Denton, Texas 76205
940.353.4177 | p: 940.353.8070 | f:
www.tnpd.com

EXHIBIT "B"

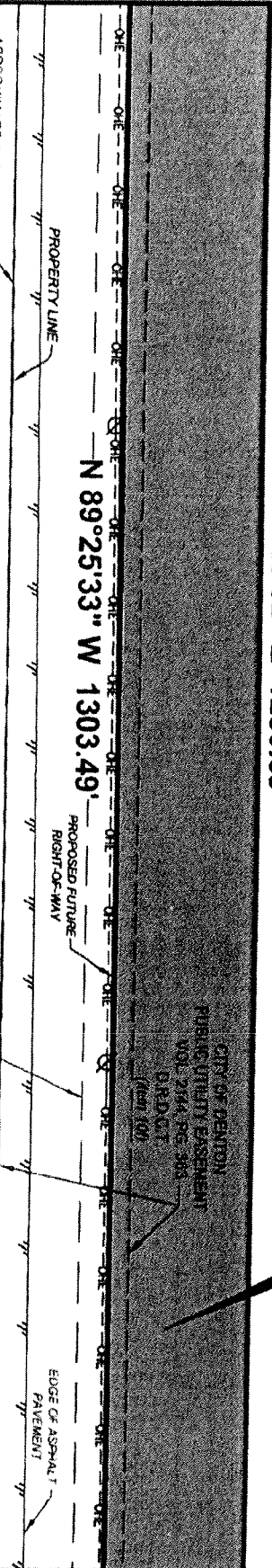
BONNIE BRAE MALONE COUNTY, INC.,
 PENSCO TRUST COMPANY, AND EDWARD F. WOLSKI
 CALLED 14.198 ACRES
 DOC. NO. 2005-50248, DOC. NO. 2016-6300,
 DOC. NO. 2003-064647, AND DOC. NO. 2015-70377
 O.R.D.C.T.

J.S. COLLARD SURVEY
 ABSTRACT NO. 297

S 89°25'32" E 1250.69'

**ELECTRIC
 EASEMENT**
 1.253 ACRES

MATCHLINE ~ SEE SH. 4 OF 4



MATCHLINE ~ SEE SH. 2 OF 4

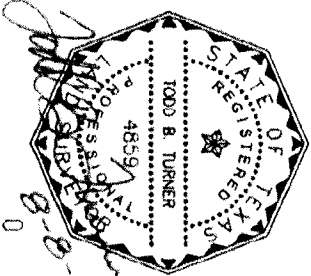
RINEY ROAD
 (VARIABLE WIDTH RIGHT-OF-WAY)

CITY OF DENTON
 PUBLIC UTILITY EASEMENT
 VOL. 1022, PG. 907
 O.R.D.C.T.
 (Item 109)

NOTES

- Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System of 1983 (North Central Zone NAD83(2011) EPOCH 2010) as derived locally from Western Data Systems' Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) methods. The distances shown hereon represent surface values utilizing an Average Correction Factor of 1.000147317 to state from grid to surface.
- This exhibit was prepared with the benefit of that certain The Commitment (CF No. 2027-194833-ARU with effective date of June 27, 2016) provided by Riney Title. For easements, signs-of-way and other interests of record that may affect this tract, the Surveyor relied solely on said title Commitment.
- This tract is subject to the following easements: (109) Vol. 2144, Pg. 363 O.R.D.C.T. as shown (109) Vol. 4331, Pg. 2951 R.P.R.D.C.T. as shown (110a) Vol. 4331, Pg. 2950 R.P.R.D.C.T. as shown.
- The easement recorded in Vol. 1022, Pg. 907 O.R.D.C.T. (10e) does not lie on this tract, as shown.

LEGEND	
	CALCULATED POINT
	1/2 IRON ROD FOUND UNLESS NOTED OTHERWISE
	CONTROLING MONUMENT
	POWER POLE
	EASEMENT BOUNDARY
	PROPERTY LINE
	EXISTING EASEMENT
	APPROXIMATE SURVEY LINE
	EDGE OF ASPHALT
	OVERHEAD ELECTRIC
	FENCE LINE



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1.253 ACRE

ELECTRIC EASEMENT

SITUATED IN THE
 J.S. COLLARD SURVEY, ABSTRACT NO. 297
 CITY OF DENTON, DENTON COUNTY, TEXAS

EXHIBIT "B"

**J.S. COLLARD SURVEY
ABSTRACT NO. 297**

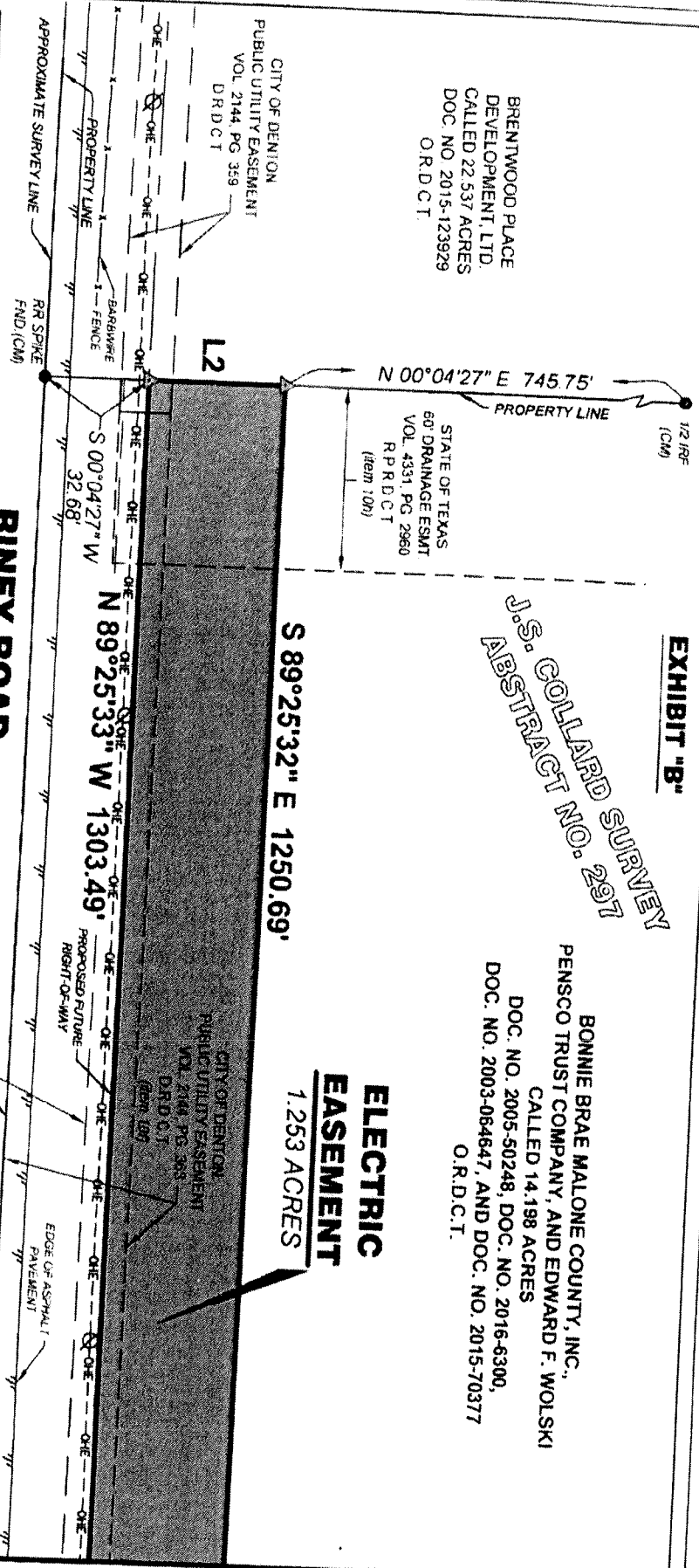
**BONNIE BRAE MALONE COUNTY, INC.,
PENSCO TRUST COMPANY, AND EDWARD F. WOLSKI**
CALLED 14.198 ACRES
DOC. NO. 2005-50248, DOC. NO. 2016-6300,
DOC. NO. 2003-084647, AND DOC. NO. 2015-70377
O.R.D.C.T.

**BRENTWOOD PLACE
DEVELOPMENT, LTD.
CALLED 22.537 ACRES
DOC. NO. 2015-123929
O.R.D.C.T.**

**STATE OF TEXAS
60" DRAINAGE ESMT
VOL. 4331 PG. 2960
R.P.R.D.C.T.
(Item 10b)**

S 89°25'32" E 1250.69'

**ELECTRIC
EASEMENT
1.253 ACRES**



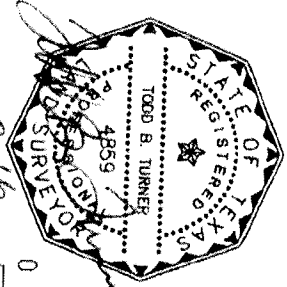
LINE	BEARING	DISTANCE
L2	N 00°04'27" E	42.50'

**RINEY ROAD
VARIABLE WIDTH RIGHT-OF-WAY**

**CITY OF DENTON
PUBLIC UTILITY EASEMENT
VOL. 1022 PG. 807
D.R.D.C.T.
(Item 10e)**

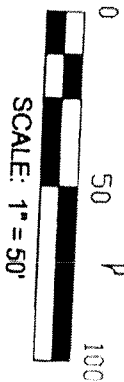
LEGEND

△	CALCULATED POINT	EASEMENT BOUNDARY
○	1/2" IRON ROD - FOUND UNLESS NOTED OTHERWISE	PROPERTY LINE
□	CONTROL POINT MONUMENT	EXISTING EASEMENT
⊗	POWER POLE	APPROXIMATE SURVEY LINE
---		EDGE OF ASPHALT
---		OVERHEAD ELECTRIC
---		FENCE LINE



**T. M. MUSENHAUER SURVEY
REGISTERED PROFESSIONAL SURVEYOR
NO. 4859**

1. Bearings of lines shown hereinafter are referenced to Grid North of the Texas Coordinate System of 1983 (North Central Zone NAD83(2011) EPOCH 2010) as derived locally from Western Texas Systems Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) methods. The distances shown hereinafter represent surface values utilizing an Average Correction Factor of 1.00047317 to scale from grid to surface.
2. This Exhibit was prepared with the benefit of real certain Title Commitment (CF No. 2027-159853) RU with effective date of June 27, 2016, provided by Reunert, LLC. For easements rights-of-way and/or other matters of record that may affect this tract, the Surveyor relied solely on said Title Commitment.
3. This tract is subject to the following easements: (10a) Vol. 2144 Pg. 359 D.R.D.C.T. as shown (10g) Vol. 4331 Pg. 2960 R.P.R.D.C.T. as shown; (10h) Vol. 4331 Pg. 2960 R.P.R.D.C.T. as shown.
4. The easement recorded in Vol. 1022 Pg. 807 D.R.D.C.T. (10e) does not lie on this tract as shown.



**1.253 ACRE
ELECTRIC EASEMENT**

**SITUATED IN THE
J.S. COLLARD SURVEY, ABSTRACT NO. 297
CITY OF DENTON, DENTON COUNTY, TEXAS**

MATCHLINE 1 SEE SH. 3 OF 4