

**EXHIBIT "A"**  
**16' WIDE DRAINAGE EASEMENT**  
**2,000 SQUARE FEET OR 0.046 ACRE**  
**CITY OF DENTON**  
**ROBERT BEAUMONT SURVEY, ABSTRACT NO. 31**  
**DENTON COUNTY, TEXAS**

**BEING** a tract of land situated in the Robert Beaumont Survey, Abstract Number 31, Denton County, Texas and being a portion of the remainder of a tract of land described in a deed to the City of Denton, recorded in Volume 647, Page 245, Deed Records, Denton County, Texas and being more particularly described by metes and bounds as follows (Basis of bearing being State Plane Grid - Texas North Central Zone (4202) NAD 83 as established using GPS Technology in conjunction with the RTK Cooperative Network):

**COMMENCING** at the southeast corner of the North Lakes Shopping Center Addition, an addition to the City of Denton, Denton County, Texas according to the plat thereof recorded in Document No. 2015-362, Plat Records, Denton County, Texas, same on the North Right-of-Way line of U.S. Highway No. 380 (West University Drive, a variable width right-of-way);

**THENCE** North 00°47'15" East, with the east line of said North Lakes Shopping Center Addition, a distance of 924.57 feet to a found 5/8 inch capped iron rod marked "BHBINC" for the northeast corner of said North Lakes Shopping Center Addition and the westernmost northwest corner of a tract of land described in a deed to Goodwill Industries of Fort Worth, Inc., recorded in Volume 3030, Page 682, of said Deed Records and being on the south line of said City of Denton tract;

**THENCE** South 64°43'38" West, with the common line of said City of Denton tract and said North Lake Shopping Center Addition, a distance of 30.28 feet to a point for corner for the **POINT OF BEGINNING**;

**THENCE** over and across said City of Denton tract the following courses and distances:

North 32°44'45" East, a distance of 30.21 feet to a point for corner;

North 64°43'38" East, a distance of 76.24 feet to a point for corner;

North 49°43'39" East, a distance of 33.84 feet to a point for corner;

South 40°16'28" East, a distance of 16.00 feet to a point for corner;

South 49°43'38" West, a distance of 35.95 feet to a point for corner;

**THENCE** South 64°43'38" West, at a distance of 46.48 feet passing the northernmost northwest corner of said Goodwill Industries tract, at a distance of 73.69 feet passing the said westernmost northwest corner of said Goodwill Industries tract and the said northeast corner of the said North Lakes Shopping Center tract, in all, a total distance of 103.97 feet to the **POINT OF BEGINNING**, containing 2,000 Square Feet or 0.066 acres of Land, more or less.

SURVEYOR'S CERTIFICATION

I, John G. Margotta, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby declare that this survey is true and correct and was prepared from an actual survey made under my supervision on the ground. Further, this survey conforms to the general rules of procedures and practices of the most current Professional Land Surveying Practices Act.

  
 John G. Margotta  
 Registered Professional Land Surveyor  
 No. 5956  
 Date: July 22, 2016



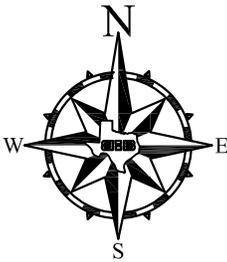
**BHB** BAIRD, HAMPTON & BROWN, INC.  
 ENGINEERING & SURVEYING  
 4550 State Hwy 360, Ste. 180, Grapevine, TX 76051  
 mail@bhinc.com 817-251-8550 www.bhinc.com  
 BHB Project #2015.724.000 TBPE Firm F-44 TBPLS Firm 10011302

**EXHIBIT "B"**

**16' WIDE DRAINAGE EASEMENT  
2,000 SQUARE FEET OR 0.046 ACRE**

**CITY OF DENTON**

**ROBERT BEAUMONT SURVEY, ABSTRACT NO. 31  
DENTON COUNTY, TEXAS**

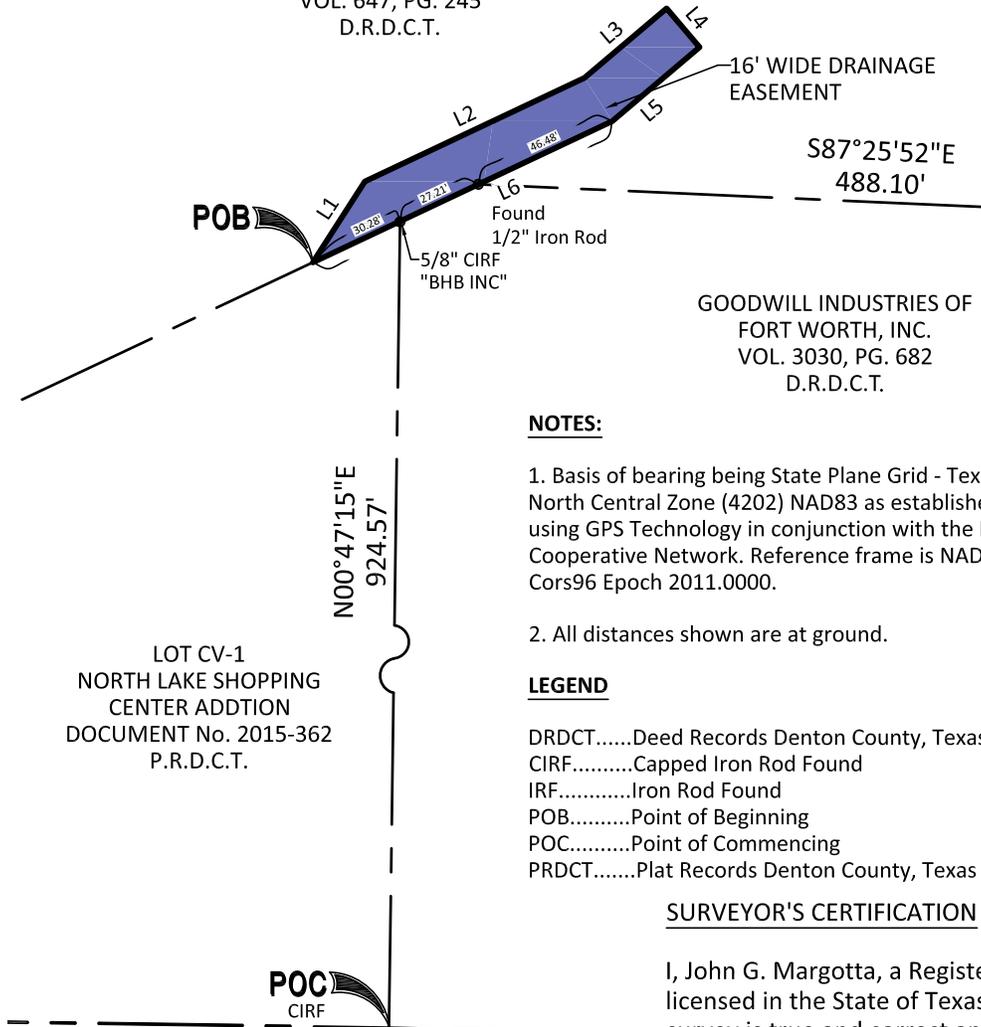


SCALE: 1" = 60'

ROBERT BEAUMONT SURVEY  
Abstract No. 31

REMAINDER OF  
CITY OF DENTON  
VOL. 647, PG. 245  
D.R.D.C.T.

Line Table		
Line #	Direction	Length
L1	N32°44'45"E	30.21'
L2	N64°43'38"E	76.24'
L3	N49°43'39"E	33.84'
L4	S40°16'28"E	16.00'
L5	S49°43'38"W	35.95'
L6	S64°43'38"W	103.97'



LOT CV-1  
NORTH LAKE SHOPPING  
CENTER ADDITION  
DOCUMENT No. 2015-362  
P.R.D.C.T.

N00°47'15"E  
924.57'

GOODWILL INDUSTRIES OF  
FORT WORTH, INC.  
VOL. 3030, PG. 682  
D.R.D.C.T.

**NOTES:**

1. Basis of bearing being State Plane Grid - Texas North Central Zone (4202) NAD83 as established using GPS Technology in conjunction with the RTK Cooperative Network. Reference frame is NAD83 Cors96 Epoch 2011.0000.

2. All distances shown are at ground.

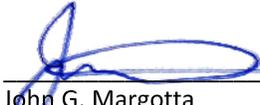
**LEGEND**

DRDCT.....Deed Records Denton County, Texas  
CIRF.....Capped Iron Rod Found  
IRF.....Iron Rod Found  
POB.....Point of Beginning  
POC.....Point of Commencing  
PRDCT.....Plat Records Denton County, Texas

**SURVEYOR'S CERTIFICATION**

I, John G. Margotta, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby declare that this survey is true and correct and was prepared from an actual survey made under my supervision on the ground. Further, this survey conforms to the general rules of procedures and practices of the most current Professional Land Surveying Practices Act.

**U.S. HIGHWAY 380  
WEST UNIVERSITY DRIVE**  
(A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

  
John G. Margotta  
Registered Professional Land Surveyor  
No. 5956  
Date: July 22, 2016



**BHB** BAIRD, HAMPTON & BROWN, INC.  
ENGINEERING & SURVEYING  
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mail@bhinc.com 817-338-1277 www.bhinc.com  
BHB Project #2014.187.000 TBPE Firm F-44 TBPLS Firm 10011300