

MATCHLINE
SEE SH. 3 OF 4

J.S. COLLARD SURVEY
ABSTRACT NO. 297

**ELECTRIC
EASEMENT**
1.253 ACRES

BONNIE BRAE MALONE COUNTY, INC.
CALLED 14.198 ACRES
DOC. NO. 2005-50248
O.R.D.C.T.

S 89°25'32" E 1250.69'

U.S. HWY. 77
STATE OF TEXAS RIGHT-OF-WAY
VOL. 4331, PG. 2965
R.P.R.D.C.T.

EXISTING PUBLIC
UTILITY EASEMENT
VOL. 2144, PG. 363
D.R.D.C.T.

PROPOSED FUTURE
RIGHT-OF-WAY

N 89°25'33" W 1303.49'

APPROXIMATE SURVEY LINE

PROPERTY LINE

EDGE OF ASPHALT
PAVEMENT

1/2" CIR. "COLEMAN"
BEARS S 09°02'09" W - 7.60'

EXISTING
RIGHT-OF-WAY

RINEY ROAD

(VARIABLE WIDTH RIGHT-OF-WAY)

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

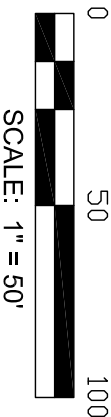
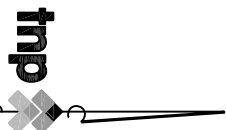
NOTES:

- 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 Combination Factor of 1.000147317 to scale from grid to surface.
- This exhibit was prepared without the benefit of a current title commitment. Additional easements, rights-of-way and/or other matters of record may affect this tract that are not shown hereon.



1517 Centre Place Drive, Suite 320
Denton, Texas 76205
940.383.4177 ph 940.383.8026 fx
www.tnpinc.com

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R.P.L.S. NO. 4859, FOR
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TEXAS BOARD OF
PROFESSIONAL LAND
SURVEYING RULE 663.18 (c)



LEGEND	
	CALCULATED POINT
	1/2" IRON ROD FOUND UNLESS NOTED OTHERWISE
	CONTROLLING MONUMENT
	TELEPHONE UTILITY
	POWER POLE
	GUY WIRE
	UTILITY SIGN UNLESS NOTED OTHERWISE
	EASEMENT BOUNDARY
	PROPERTY LINE
	EXISTING EASEMENT
	APPROXIMATE SURVEY LINE
	EDGE OF ASPHALT
	OVERHEAD ELECTRIC

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND
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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

MATCHLINE
SEE SH. 4 OF 4

BONNIE BRAE MALONE COUNTY, INC.
CALLED 14.198 ACRES
DOC. NO. 2005-50248
O.R.D.C.T.

J.S. COLLARD SURVEY
ABSTRACT NO. 297

EXHIBIT "B"

S 89°25'32" E 1250.69'

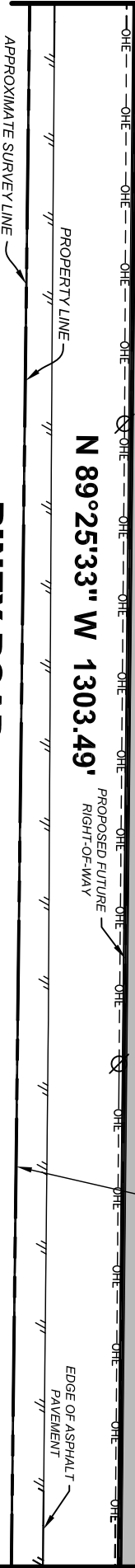
ELECTRIC
EASEMENT
1.253 ACRES

MATCHLINE
SEE SH. 2 OF 4

RINEY ROAD
(VARIABLE WIDTH RIGHT-OF-WAY)

N 89°25'33" W 1303.49'

EXISTING PUBLIC
UTILITY EASEMENT
VOL. 2144, PG. 363
D.R.D.C.T.

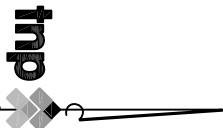


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SCALE: 1" = 50'

LEGEND	
	CALCULATED POINT
	1/2 IRON ROD FOUND UNLESS NOTED OTHERWISE
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	TELEPHONE UTILITY
	POWER POLE
	GUY WIRE
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	PROPERTY LINE
	EXISTING EASEMENT
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	EDGE OF ASPHALT
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CITY OF DENTON, DENTON COUNTY, TEXAS

EXHIBIT "B"

J.S. COLLARD SURVEY
ABSTRACT NO. 297

BONNIE BRAE MALONE COUNTY, INC.
CALLED 14.198 ACRES
DOC. NO. 2005-50248
O.R.D.C.T.

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

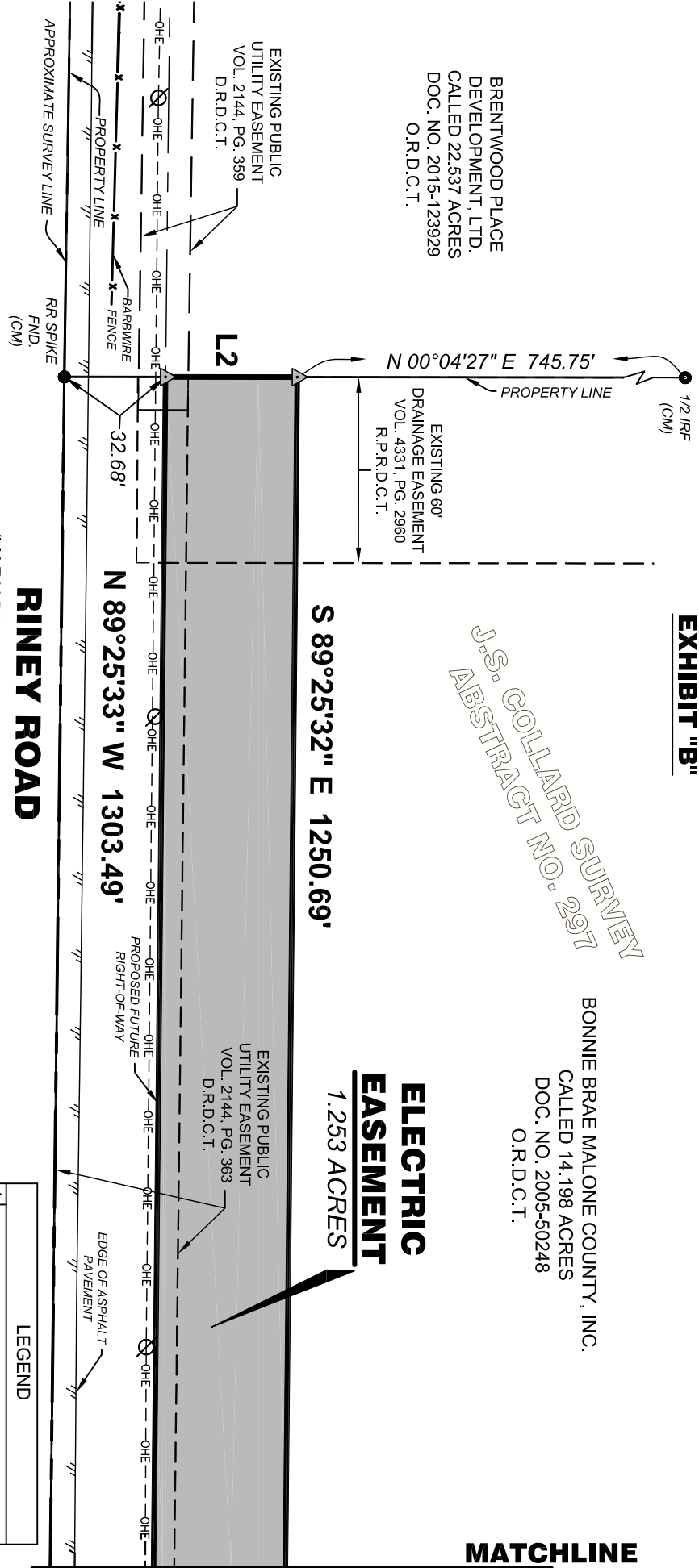
MATCHLINE
SEE SH. 3 OF 4

S 89°25'32" E 1250.69'

ELECTRIC
EASEMENT
1.253 ACRES

N 89°25'33" W 1303.49'

RINEY ROAD
(VARIABLE WIDTH RIGHT-OF-WAY)



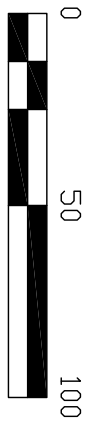
LINE	BEARING	DISTANCE
L2	S 00°04'27" W	42.50'

NOTES:

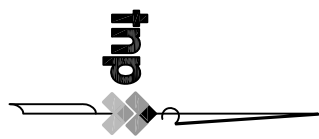
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SCALE: 1" = 50'



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