

ORDINANCE NO. 2016 - _____

AN ORDINANCE OF THE CITY OF DENTON DETERMINING THE PUBLIC USE, NEED, AND NECESSITY FOR THE ACQUISITION OF VARIOUS PERMANENT EASEMENTS AND TEMPORARY CONSTRUCTION EASEMENTS GENERALLY LOCATED ALONG U.S. HIGHWAY 377 (FORT WORTH DRIVE), THE LIMITS OF WHICH BEING BOUNDED TO THE NORTH BY INTERSTATE HIGHWAY 35 EAST AND TO THE SOUTH BY FM 1830 (COUNTRY CLUB ROAD) AND BEING SITUATED IN THE A. HILL SURVEY, ABSTRACT NO. 623, THE S. HIRAM SURVEY, ABSTRACT 616, THE W. DANIEL SURVEY, ABSTRACT 378, THE A. HICKMAN SURVEY, ABSTRACT 521 AND THE B.B.B & C.R.R. SURVEY, ABSTRACT 196, CITY AND COUNTY OF DENTON, TEXAS, AND WITH THE USE, PURPOSE AND LEGAL DESCRIPTIONS OF EACH EASEMENT BEING MORE PARTICULARLY DESCRIBED IN THE ATTACHED EXHIBIT "A" (THE "PROPERTY INTERESTS"); AUTHORIZING THE CITY MANAGER AND CITY ATTORNEY, OR THEIR RESPECTIVE DESIGNEES, TO ACQUIRE THE PROPERTY INTERESTS BY AGREEMENT INCLUDING MAKING ALL OFFERS REQUIRED BY LAW; AUTHORIZING THE USE OF THE POWER OF EMINENT DOMAIN TO CONDEMN THE PROPERTY INTERESTS IF AN AGREEMENT CANNOT BE REACHED; AND AUTHORIZING THE CITY ATTORNEY, OR HER DESIGNEE, TO FILE EMINENT DOMAIN PROCEEDINGS IF NECESSARY; AUTHORIZING THE EXPENDITURE OF FUNDING; MAKINGS FINDINGS; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE. (Fort Worth Drive Utility Relocations project)

WHEREAS, the City Council of the City of Denton ("City Council") after consideration of this matter, has determined that a public use and necessity exists for, and that the public welfare and convenience requires, the acquisition of the Property Interests by the City of Denton, Texas ("City"). The City Council finds that the acquisition of the Property Interests is a valid public use necessary to provide the installation and relocation of municipal utilities relating to the Fort Worth Drive Utility Relocations project to serve the public and citizens of the City.

WHEREAS, the City is required to make an initial offer as defined by, and in compliance with, Texas Property Code §21.0111 ("Initial Offer"), and a bona fide offer, as defined by, and in compliance with, Texas Property Code §21.0113 ("Final Offer") to acquire the Property Interests for public use, voluntarily, from the subject landowner(s) before beginning the acquisition of the Property Interests by eminent domain.

WHEREAS, independent professional appraisal reports of the Property Interests will be submitted to the City as required by Chapter 21 of the Texas Property Code, and the City Manager or his designee will establish a certain amount determined to be just compensation for the individual subject easements based on the appraisal and fair market value of the easements and any applicable fees necessary to acquire the subject easements which compose the Property Interests; and

WHEREAS, the City Council deems it necessary to authorize the City Attorney to initiate condemnation proceedings in order to acquire the Property Interests if an agreement cannot be reached with the subject landowner(s) for the purchase of the Property Interests;

NOW, THEREFORE, THE COUNCIL OF THE CITY OF DENTON ORDAINS:

Section I. The City Council finds that the recitals made in the preamble of this Ordinance are true and correct, and incorporates such recitals into the body of this ordinance as if copied in their entirety.

Section II. The City Council authorizes acquisition of the Property Interests, as more particularly described in Exhibit "A", which is attached hereto and incorporated herein, for the reasons and purposes set forth above together with all necessary appurtenances, additions and improvements on, over, under, and through the Property Interests.

Section III. The City Council authorizes the City Attorney, or her designee, to negotiate for and to acquire the required property rights in the Property Interests for the City, and to acquire these rights in compliance with State and any other applicable law. The City Attorney, or designee, is specifically authorized and directed to do each and every act necessary to acquire the needed property rights in the Property Interests including, but not limited to, the authority to negotiate, give notices, make written offers to purchase, prepare contracts and conveyance documents, to retain and designate a qualified appraiser of the Property Interests to be acquired and any other experts or consultants that she deems necessary for the acquisition process, to retain qualified outside litigation counsel as needed, and, if necessary, to institute and conduct all parts of the proceedings in eminent domain in accordance with the laws and procedures of the State .

Section IV. The City Manager, or his designee, is appointed as negotiator for the acquisition of the needed Property Interests and, as such, the City Manager, or designee, is authorized and directed to do each and every act and deed specified or authorized by this Ordinance, subject to the availability of funds appropriated by the City Council for such purpose. The City Manager, or designee, is specifically authorized to establish and make offer(s) of just compensation for the acquisition of the Property Interests to the landowner(s) of the Property Interests in accordance with State and any other applicable law. If an agreement as to damages or compensation cannot be reached then the City Attorney, or designee, is authorized and directed to file or cause to be filed, against the subject landowner(s) and interested parties of the Property Interests, proceedings in eminent domain to acquire the Property Interests.

Section V. It is the intent of the City Council that this Ordinance authorize the condemnation of all property required for the installation and relocation of municipal utilities relating to the Fort Worth Drive Utility Relocations project for public uses to serve the public and citizens of the City. This project is generally located along U.S. Highway 377 (Fort Worth Drive), the limits of which being bounded to the north by Interstate Highway 35 East and to the south by FM 1830 (Country Club Road) and being situated in the A. Hill Survey, Abstract No. 623, the S. Hiram Survey, Abstract 616, the W. Daniel Survey, Abstract 378, the A. Hickman Survey, Abstract 521 and the B.B.B & C.R.R. Survey, Abstract 196, City and County of Denton, Texas.

Section VI. If it is determined that there are scrivener errors in the descriptions contained herein or if later surveys contain more accurate revised descriptions, the City Attorney or her designee is authorized to have such errors corrected or revisions made without the necessity of obtaining a new City Council Ordinance authorizing condemnation of the corrected or revised property.

Section VII. In the event that Special Commissioners appointed by the Court during condemnation proceedings return an award that is the same amount or less than the amount offered by the City for just compensation, the City Attorney is hereby authorized to settle the lawsuit for that amount.

Section VIII. Following an award by the Special Commissioners, the City Finance Director is hereby authorized to issue a check from the appropriate fund in an amount not to exceed the Special Commissioners' award payable to the County Clerk of Denton County to be deposited in the registry of the Court to enable the City to take possession of the subject easement without further action of the City Council.

Section IX. If any section, article, paragraph, sentence, phrase, clause or word in this ordinance, or application thereof to any persons or circumstances, is held invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this ordinance; the City Council declares that it would have ordained such remaining portion despite such invalidity, and such remaining portion shall remain in full force and effect.

Section X. This Ordinance shall become effective immediately upon its passage.

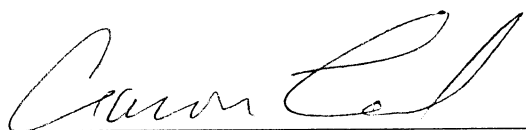
PASSED AND APPROVED this the _____ day of _____, 2016.

CHRIS WATTS, MAYOR

ATTEST:
JENNIFER WALTERS, CITY SECRETARY

BY: _____

APPROVED AS TO LEGAL FORM:
ANITA BURGESS, CITY ATTORNEY

BY: _____

“Property Interests”**Fort Worth Drive Utility Relocations Project****Limits being I-35E, south to FM 1830****Property Ownership Roster / Easement Acquisitions**

Address	Owner	DCAD Parcel No.	Project Parcel #	Easement Type to be acquired
518 Acme Street	GJO & AM Investments, Inc.	137395	P2E-SSWLE-1 P2E-TCE-1 P2E-TCE-2	sanitary sewer & water temporary construction temporary construction
521 Acme Street	PKR Properties, LP	21433, 40179	P3E-SSWLE-1 P3E-TCE-1	sanitary sewer & water temporary construction
703 Massey Street	James A. Blanton	34195	P8W-SSWLE-1 P8W-TCE-1	sanitary sewer & water temporary construction
915 Fort Worth Drive	vanCalle Denton, LLC	36950	P1E-TCE-1	temporary construction
1008 Fort Worth Drive	Melinda Webb	25797	P1W-SSE-1	sanitary sewer
1018 Fort Worth Drive	United Pawn, Inc.	114200	P3W-SSE-1	sanitary sewer
1123 Fort Worth Drive	David M. Nichols	25824	P4E-SSWLE-1 P4E-TCE-1	sanitary sewer & water temporary construction
1131 Fort Worth Drive	TTG Investments, L.C	187403	P5E-TCE-1	temporary construction
1200 Fort Worth Drive	Tommy L. Caruthers, Sr.	32448	P6W-SSE-1 P6W-TCE-1	sanitary sewer temporary construction
1701 Fort Worth Drive	CS Rodgers Properties LLC	34176	P7E-WLE-1 P7E-TCE-1	water temporary construction
1715 Fort Worth Drive	Thomas A. Farlow	34175	P8E-WLE-1	water
1800 Fort Worth Drive	Douglas Wade Carr and Cynthia G. Carr	34197	P10W-SSWLE-1 P10W-TCE-1	sanitary sewer & water temporary construction
1804 Fort Worth Drive	Thomas A. Farlow	34198	P11W-SSWLE-1 P11W-TCE-1	sanitary sewer & water temporary construction
2201 Fort Worth Drive	4 th Frame, LLC	36165	P11E-TCE-1	temporary construction
2212 Fort Worth Drive	Regi Investments Inc.	36174	P12W-SSE-1 P12W-SSE-2 P12W-SSE-3 P12W-TCE-1	sanitary sewer sanitary sewer sanitary sewer temporary construction
2305 Fort Worth Drive	Mohamad R. Haghighi and Irannejad Soraya	36166	P12E-SSE-1 P12E-TCE-1	sanitary sewer temporary construction
2401 Fort Worth SEC Mission	Helen Poole	36204	P13E-SSWLE-1 P13E-TCE-1	sanitary sewer & water temporary construction
2411 Fort Worth Drive	Key Ventures, LLC	36201	P14E-SSWLE-1 P14E-TCE-1	sanitary sewer & water temporary construction
2414 Fort Worth Drive	Maribel and Rogelio Vega	36193, 36195	P13W-SSWLE-1	sanitary sewer & water
2500 Fort Worth Drive	Hillcrest Chiesa, LP	36190	P14W-SSWLE-1	sanitary sewer & water
2510 Fort Worth Drive	David and Jannelle Brown	36199	P15W-SSWLE-1	sanitary sewer & water
2519 Fort Worth Drive	David and Jannelle Brown	36222	P16E-SSWLE-1 P16E-TCE-1	sanitary sewer & water temporary construction
2601 Fort Worth Drive	Jose T. Corona	36221	P18E-SSWLE-1 P18E-TCE-1	sanitary sewer & water temporary construction
2615 Fort Worth Drive	J. Michael and Monica Brooks	36218	P20E-SSWLE-1 P20E-TCE-1	sanitary sewer & water temporary construction
2721 Fort Worth Drive	Vandesmith Developers, Ltd.	36211	P22E-SSE-1 P22E-TCE-1	sanitary sewer temporary construction
2612 Fort Worth Drive	Vaughn W. Meador	36231, 36323	P16W-SSE-1	sanitary sewer

P2E-SSWLE-1

EXHIBIT "A"
LEGAL DESCRIPTION
SANITARY SEWER AND WATER LINE EASEMENT

BEING a 0.1253 acre tract of land situated in the Alexander Hill Survey, Abstract No. 623, City of Denton, Denton County, Texas, and being part of a tract of land described in Deed to GJO & AM Investments Inc., as recorded in Document No. 2007-52296 of the Official Records of Denton County, Texas (O.R.D.C.T.), and further described as part of Unit 1 of Montecito Village as recorded in Cabinet J, Page 324 and Volume 13, Page 23 of the Plat Records of Denton County, Texas (P.R.D.C.T.), and being more particularly described as follows:

COMMENCING at a "Y" Cut found at the southeast corner of Lot 1 in Block A of the Kelsoe Development Addition as recorded in Cabinet H, Page 166 (P.R.D.C.T.), and being an interior ell corner of said GJO & AM Investments Inc. tract;

THENCE North 89°20'37" West, along the common north line of said Montecito Village Addition, same being a north line of said GJO & AM Investments Inc. tract, and the south line of said Kelsoe Development Addition, a distance of 220.15 feet to the **POINT OF BEGINNING**, and being the beginning of a non-tangent curve to the left, having a radius of 2524.21 feet, a central angle of 00°40'43", and a chord bearing of South 16°58'19" West, 29.90 feet;

THENCE in a southwesterly direction, departing the south line of said Kelsoe Development Addition and along said curve to the left, an arc distance of 29.90 feet to a point for the end of said curve;

THENCE South 03°07'42" West, a distance of 156.01 feet to a point for corner;

THENCE South 41°22'39" East, a distance of 74.33 feet to a point for corner;

THENCE South 00°00'00" East, a distance of 13.54 feet to the intersection with the common south line of said Montecito Village, same being the south line of said GJO & AM Investments Inc. tract, and located in the existing north right-of-way line of Acme Street (variable width R.O.W.);

THENCE North 88°48'19" West, along said common line, a distance of 15.00 feet to the intersection with the existing easterly right-of-way line of U.S. Highway 377 (Fort Worth Drive, variable width R.O.W.);

THENCE North 41°22'39" West, departing the existing north right-of-way line of said Acme Street and along the common westerly line of said Montecito Village, same being the westerly line of said GJO & AM Investments Inc. tract, and the existing easterly right-of-way line of said U.S. Highway 377, a distance of 82.52 feet to a point for corner;

THENCE North 03°07'42" East, departing the last stated common line, a distance of 166.56 feet to the intersection with the common westerly line of said Montecito Village Addition, same being the westerly line of said GJO & AM Investments Inc. tract, and the existing easterly right-of-way line of said U.S. Highway 377, for the beginning of a non-tangent curve to the right, having a radius of 2544.21 feet, a central angle of 00°35'51", and a chord bearing of North 16°52'41" East, 26.53 feet;

THENCE in a northeasterly direction, along the last stated common line and said curve to the right, an arc distance of 26.53 feet to the northwest corner of said GJO & AM Investments Inc. tract, same being the northwest corner of said Montecito Village Addition, and the southwest corner of said Kelsoe Development Addition;

THENCE South 89°20'37" East, along the common north line of said Montecito Village Addition and the south line of said Kelsoe Development Addition, a distance of 20.87 feet to the **POINT OF BEGINNING**, and containing 0.1253 acres of land, more or less.

NOTES:

1. *Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System (North Central Zone 4202: 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 1.000150630 to scale from grid to surface.*
2. *An Easement Exhibit of even date herewith accompanies this Legal Description. See Exhibit "B"*

Marvin King 6/1/16
 Marvin King, R.P.L.S. No. 5581
 Teague Nall and Perkins
 1517 Centre Place Drive, Suite 320
 Denton, Texas 76205
 (940) 383-4177
 T.B.P.L.S. Firm 10011601
 Date: June 1, 2016



**U.S. HWY. 377
(FT. WORTH DR.)**
(VARIABLE WIDTH RIGHT-OF-WAY)

EXISTING
16' UTILITY ESMT.
VOL. 812, PG. 399
D.R.D.C.T.

LG DENTON 377, LLC
DOC. NO. 2013-139880
O.R.D.C.T.

LOT 1, BLOCK A
KELSOE DEVELOPMENT ADDITION
CAB. H, PG. 166
P.R.D.C.T.

**POINT OF
BEGINNING**

**POINT OF
COMMENCING**
"Y" CUT FND.
(CM)

P2E-SSWLE-1
0.1253 ACRES

UNIT 1
MONTECITO VILLAGE
VOL. 13, PG. 23
CAB. J, PG. 324
P.R.D.C.T.

GJO & AM INVESTMENTS INC.
DOC. NO. 2007-52296
O.R.D.C.T.

ALEXANDER HILL SURVEY
ABSTRACT NO. 623

P2E-TCE-2
(BY SEPARATE PLAT)

N 41°22'39" E
41.15'

SIGN
(PHOTO
ENFORCED)

DRAINAGE
STRUCTURES

SIGN
(TOWING
ENFORCED)

DRAINAGE
STRUCTURE

ACME STREET

(VARIABLE WIDTH RIGHT-OF-WAY)

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	0°40'43"	2524.21'	29.90'	S 16°58'19" W	29.90'
C2	0°35'51"	2544.21'	26.53'	N 16°52'41" E	26.53'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 03°07'42" W	156.01'
L2	S 41°22'39" E	74.33'
L3	S 00°00'00" E	13.54'
L4	N 88°48'19" W	15.00'
L5	N 41°22'39" W	82.52'
L6	N 03°07'42" E	166.56'
L7	S 89°20'37" E	20.87'



SCALE: 1" = 60'

NOTES:

- Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System (North Central Zone 4202: 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 1.000150630 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.
- A Legal Description of even date herewith accompanies this Easement Exhibit. See Exhibit "A".



LEGEND	
	CALCULATED POINT
	1/2 IRON ROD FOUND (UNLESS NOTED OTHERWISE)
	CONTROLLING MONUMENT
	BOLLARD
	TELEPHONE UTILITY
	ELECTRIC UTILITY
	POWER POLE
	LIGHT POLE
	GAS METER
	GUY WIRE
	UTILITY SIGN (UNLESS NOTED OTHERWISE)
	SDMH (STORM DRAIN MANHOLE)
	SSMH (SANITARY SEWER MANHOLE)
	CO (SANITARY SEWER CLEANOUT)
	ICV (IRRIGATION CONTROL VALVE)
	WATER METER
	WATER VALVE
	EASEMENT BOUNDARY LINE
	PROPERTY LINE
	EXISTING EASEMENT
	EXISTING RIGHT-OF-WAY
	EDGE OF ASPHALT
	OVERHEAD ELECTRIC

EXHIBIT "B"
P2E-SSWLE-1

BEING 0.1253 ACRE SANITARY SEWER AND WATER LINE EASEMENT
SITUATED IN THE ALEXANDER HILL SURVEY, ABSTRACT NO. 623
CITY OF DENTON, DENTON COUNTY, TEXAS

teague nall & perkins
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940.383.4177 ph 940.383.8026 fx
www.tnpsc.com
T.B.P.L.S. Firm No. 10011601

P2E-TCE-1

EXHIBIT "A"
LEGAL DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT

BEING a 0.0439 acre tract of land situated in the Alexander Hill Survey, Abstract No. 623, City of Denton, Denton County, Texas, and being part of a tract of land described in Deed to GJO & AM Investments Inc., as recorded in Document No. 2007-52296 of the Official Records of Denton County, Texas (O.R.D.C.T.), and further described as part of Unit 1 of Montecito Village as recorded in Cabinet J, Page 324 and Volume 13, Page 23 of the Plat Records of Denton County, Texas (P.R.D.C.T.), and being more particularly described as follows:

COMMENCING at a "Y" Cut found at the southeast corner of Lot 1 in Block A of the Kelsoe Development Addition as recorded in Cabinet H, Page 166 (P.R.D.C.T.), and being an interior ell corner of said GJO & AM Investments Inc. tract;

THENCE North 89°20'37" West, along the common north line of said Montecito Village, same being a north line of said GJO & AM Investments Inc. tract, and the south line of said Kelsoe Development Addition, a distance of 209.71 feet to the **POINT OF BEGINNING**, and being the beginning of a non-tangent curve to the left, having a radius of 2514.21 feet, a central angle of 00°43'12"; and a chord bearing of South 17°01'11" West, 31.59 feet;

THENCE in a southwesterly direction, departing the south line of said Kelsoe Development Addition and along said curve to the left, an arc distance of 31.59 feet to a point for the end of said curve;

THENCE South 03°07'42" West, a distance of 165.00 feet to a point for corner;

THENCE North 41°22'39" West, a distance of 14.27 feet to a point for corner;

THENCE North 03°07'42" East, a distance of 156.01 feet to the beginning of a non-tangent curve to the right, having a radius of 2524.21 feet, a central angle of 00°40'43"; and a chord bearing of North 16°58'19" East, 29.90 feet;

THENCE in a northeasterly direction, along said curve to the right, an arc distance of 29.90 feet to the intersection with the common north line of said Montecito Village and the south line of said Kelsoe Development Addition;

THENCE South 89°20'37" East, along said common line, a distance of 10.44 feet to the **POINT OF BEGINNING**, and containing 0.0439 acres of land, more or less.

NOTES:

1. Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System (North Central Zone 4202: 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 1.000150630 to scale from grid to surface.
2. An Easement Exhibit of even date herewith accompanies this Legal Description. See Exhibit "B"

Marvin King 6/1/16

Marvin King, R.P.L.S. No. 5581
 Teague Nall and Perkins
 1517 Centre Place Drive, Suite 320
 Denton, Texas 76205
 (940) 383-4177
 T.B.P.L.S. Firm 10011601
 Date: June 1, 2016



LG DENTON 377, LLC
DOC. NO. 2013-139880
O.R.D.C.T.

LOT 1, BLOCK A
KELSOE DEVELOPMENT ADDITION
CAB. H, PG. 166
P.R.D.C.T.

16' UTILITY ESMT.
VOL. 812, PG. 399
D.R.D.C.T.

**POINT OF
BEGINNING**

**POINT OF
COMMENCING**

P2E-TCE-1
0.0439 ACRES

UNIT 1
MONTECITO VILLAGE
VOL. 13, PG. 23
CAB. J, PG. 324
P.R.D.C.T.

GJO & AM INVESTMENTS INC.
DOC. NO. 2007-52296
O.R.D.C.T.

U.S. HWY. 377
(FT. WORTH DR.)
(VARIABLE WIDTH RIGHT-OF-WAY)

P2E-TCE-1
(BY SEPARATE PLAT)

SIGN
(PHOTO
ENFORCED)

P2E-SSWLE-1
(BY SEPARATE PLAT)

SIGN
(TOWING
ENFORCED)

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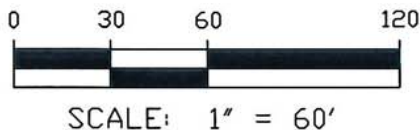
ACME STREET
(VARIABLE WIDTH RIGHT-OF-WAY)

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	0°43'12"	2514.21'	31.59'	S 17°01'11" W	31.59'
C2	0°40'43"	2524.21'	29.90'	N 16°58'19" E	29.90'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 03°07'42" W	165.00'
L2	N 41°22'39" W	14.27'
L3	N 03°07'42" E	156.01'
L4	S 89°20'37" E	10.44'



NOTES:

- Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System (North Central Zone 4202: 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 1.000150630 to scale from grid to surface.
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teague nall & perkins

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Denton, Texas 76205
940.383.4177 ph 940.383.8026 fx
www.tnpinc.com
T.B.P.L.S. Firm No. 10011601



LEGEND	
	CALCULATED POINT
	1/2 IRON ROD FOUND (UNLESS NOTED OTHERWISE)
	CONTROLLING MONUMENT
	BOLLARD
	TELEPHONE UTILITY
	ELECTRIC UTILITY
	POWER POLE
	LIGHT POLE
	GAS METER
	GUY WIRE
	UTILITY SIGN (UNLESS NOTED OTHERWISE)
	SDMH (STORM DRAIN MANHOLE)
	SSMH (SANITARY SEWER MANHOLE)
	CO (SANITARY SEWER CLEANOUT)
	ICV (IRRIGATION CONTROL VALVE)
	WATER METER
	WATER VALVE
	EASEMENT BOUNDARY LINE
	PROPERTY LINE
	EXISTING EASEMENT
	EXISTING RIGHT-OF-WAY
	EDGE OF ASPHALT
	OVERHEAD ELECTRIC

EXHIBIT "B"

P2E-TCE-1

BEING 0.0439 ACRE TEMPORARY CONSTRUCTION EASEMENT
SITUATED IN THE ALEXANDER HILL SURVEY, ABSTRACT NO. 623
CITY OF DENTON, DENTON COUNTY, TEXAS

DEN 16023

SHEET 2 OF 2

P2E-TCE-2

EXHIBIT "A"
LEGAL DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT

BEING a 0.0572 acre tract of land situated in the Alexander Hill Survey, Abstract No. 623, City of Denton, Denton County, Texas, and being part of a tract of land described in Deed to GJO & AM Investments Inc., as recorded in Document No. 2007-52296 of the Official Records of Denton County, Texas (O.R.D.C.T.), and further described as part of Unit 1 of Montecito Village as recorded in Cabinet J, Page 324 and Volume 13, Page 23 of the Plat Records of Denton County, Texas (P.R.D.C.T.), and being more particularly described as follows:

COMMENCING at the northwest corner of said GJO & AM Investments Inc. tract, same being the northwest corner of said Montecito Village Addition, common with the southwest corner of Lot 1 in Block A of the Kelsoe Development Addition as recorded in Cabinet H, Page 166 (P.R.D.C.T.), and located in the existing easterly right-of-way line of U.S. Highway 377 (Fort Worth Drive, variable width R.O.W.), from which point a "Y" Cut found at the southeast corner of said Kelsoe Development Addition bears South 89°20'37" East, a distance of 241.02 feet, and being the beginning of a non-tangent curve to the left, having a radius of 2544.21 feet, a central angle of 00°35'51"; and a chord bearing of South 16°52'41" West, 26.53 feet;

THENCE in a southwesterly direction, departing the south line of said Kelsoe Development Addition and along the common westerly line of said Montecito Village Addition, same being the westerly line of said GJO & AM Investments Inc. tract, and the existing easterly right-of-way line of said U.S. Highway 377, an arc distance of 26.53 feet to the **POINT OF BEGINNING**;

THENCE South 03°07'42" West, departing said common line, a distance of 166.56 feet to the intersection with the common westerly line of said Montecito Village Addition, same being the westerly line of said GJO & AM Investments Inc. tract, and the existing easterly right-of-way line of said U.S. Highway 377;

THENCE North 41°22'39" West, a distance of 41.15 feet to the beginning of a non-tangent curve to the right, having a radius of 2544.21 feet, a central angle of 03°09'29"; and a chord bearing of North 15°00'01" East, 140.21 feet;

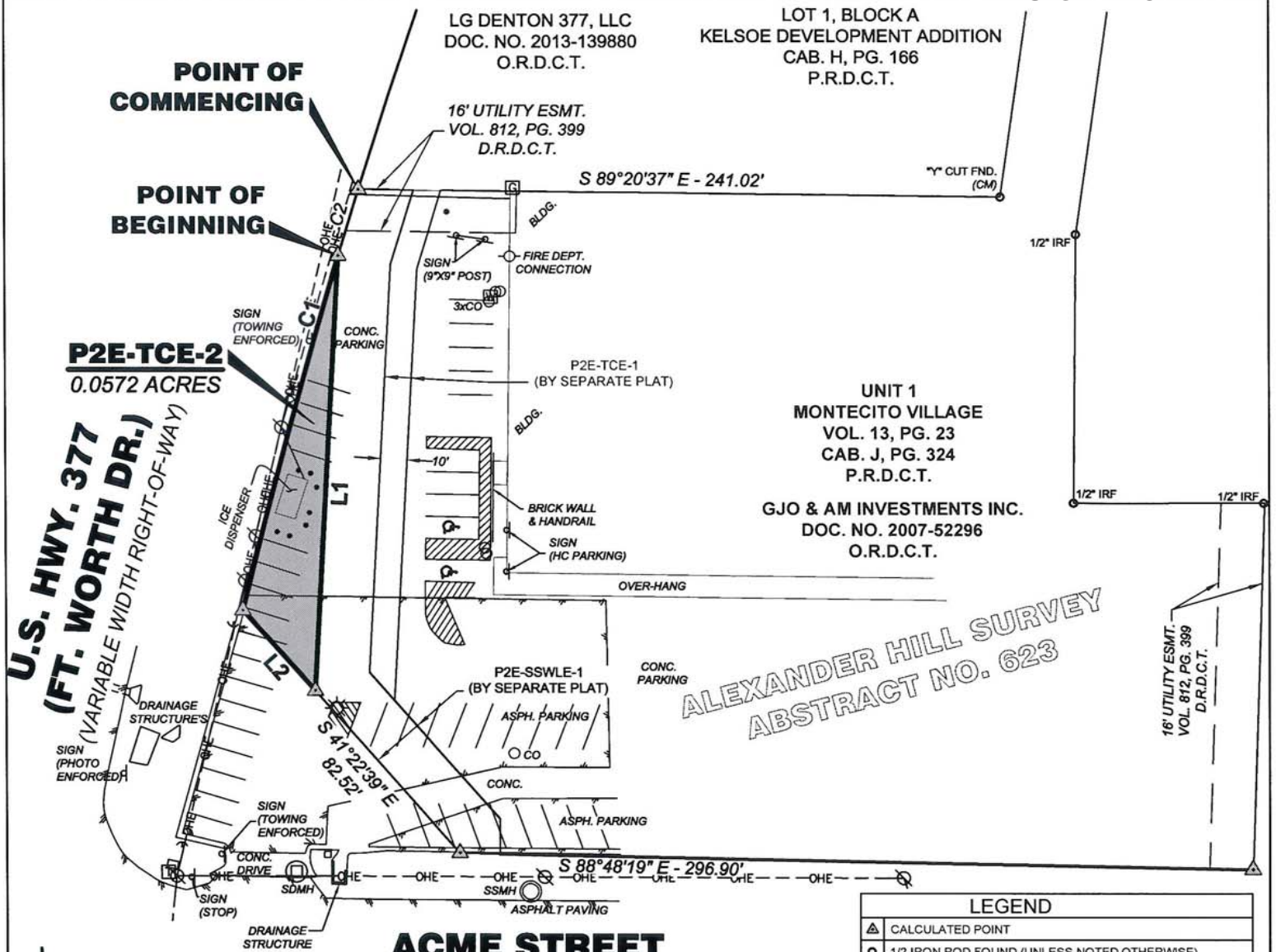
THENCE in a northeasterly direction, along said curve to the right, an arc distance of 140.23 feet to the **POINT OF BEGINNING**, and containing 0.0572 acres of land, more or less.

NOTES:

1. Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System (North Central Zone 4202: 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 1.000150630 to scale from grid to surface.
2. An Easement Exhibit of even date herewith accompanies this Legal Description. See Exhibit "B"

Marvin King 6/1/16
 Marvin King, R.P.L.S. No. 5581
 Teague Nall and Perkins
 1517 Centre Place Drive, Suite 320
 Denton, Texas 76205
 (940) 383-4177
 T.B.P.L.S. Firm 10011601
 Date: June 1, 2016





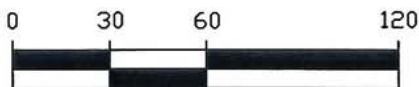
ACME STREET (VARIABLE WIDTH RIGHT-OF-WAY)

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	3°09'29"	2544.21'	140.23'	N 15°00'01" E	140.21'
C2	0°35'51"	2544.21'	26.53'	S 16°52'41" W	26.53'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 03°07'42" W	166.56'
L2	N 41°22'39" W	41.15'



SCALE: 1" = 60'



NOTES:

- Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System (North Central Zone 4202: 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 1.000150630 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.
- A Legal Description of even date herewith accompanies this Easement Exhibit. See Exhibit "A".



teague nall & perkins

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www.tnpinc.com
T.B.P.L.S. Firm No. 10011601



LEGEND	
	CALCULATED POINT
	1/2 IRON ROD FOUND (UNLESS NOTED OTHERWISE)
	CONTROLLING MONUMENT
	BOLLARD
	TELEPHONE UTILITY
	ELECTRIC UTILITY
	POWER POLE
	LIGHT POLE
	GAS METER
	GUY WIRE
	UTILITY SIGN (UNLESS NOTED OTHERWISE)
	SDMH (STORM DRAIN MANHOLE)
	SSMH (SANITARY SEWER MANHOLE)
	CO (SANITARY SEWER CLEANOUT)
	ICV (IRRIGATION CONTROL VALVE)
	WATER METER
	WATER VALVE
	EASEMENT BOUNDARY LINE
	PROPERTY LINE
	EXISTING EASEMENT
	EXISTING RIGHT-OF-WAY
	EDGE OF ASPHALT
	OVERHEAD ELECTRIC

EXHIBIT "B"

P2E-TCE-2

BEING 0.0572 ACRE TEMPORARY CONSTRUCTION EASEMENT
SITUATED IN THE ALEXANDER HILL SURVEY, ABSTRACT NO. 623
CITY OF DENTON, DENTON COUNTY, TEXAS

P3E-SSWLE-1

EXHIBIT "A"
LEGAL DESCRIPTION
SANITARY SEWER AND WATER LINE EASEMENT

BEING a 0.3570 acre tract of land situated in the Alexander Hill Survey, Abstract No. 623, City of Denton, Denton County, Texas, and being part of a tract of land described in Deed to PKR Properties, LP, as recorded in Document No. 2008-48554 of the Official Records of Denton County, Texas (O.R.D.C.T.), and further described as part of Lot 1 in Block 1 of Cashway Addition, as recorded in Cabinet B, Page 364 of the Plat Records of Denton County, Texas (P.R.D.C.T.), and being more particularly described as follows:

COMMENCING at a 5/8-inch iron rod found at the southeast corner of said PKR Properties tract, same being the southeast corner of Lot 1, Block 1 in said Cashway Addition, the northeast corner of Lot 2 in Commercial Services Park as recorded in Cabinet B, Page 93 (P.R.D.C.T.), and located in the existing westerly right-of-way line of Locust Street (variable width R.O.W.);

THENCE North 89°32'53" West, departing the existing westerly right-of-way line of said Locust Street and along the common south line of said Cashway Addition, same being the south line of said PKR Properties tract, and the north line of said Commercial Services Park, a distance of 434.46 feet to the **POINT OF BEGINNING**;

THENCE North 89°32'53" West, continuing along said common line, a distance of 30.40 feet to the southwest corner of said Cashway Addition, the northwest corner of said Commercial Services Park, and located in the existing easterly right-of-way line of U.S. Highway 377 (Fort Worth Drive, variable width R.O.W.), for the beginning of a non-tangent curve to the right, having a radius of 2544.21 feet, a central angle of 09°43'55", and a chord bearing of North 03°02'40" East, 431.63 feet;

THENCE in a northeasterly direction, departing the north line of said Commercial Services Park and along the common westerly line of said Cashway Addition, the existing easterly right-of-way line of said U.S. Highway 377, and said curve to the right, an arc distance of 432.15 feet to a point for corner, from which a found 1/2-inch iron rod bears South 79°02'27" West, a distance of 0.45 feet;

THENCE North 47°56'25" East, continuing along said common line, a distance of 137.33 feet to a 1/2-inch Square Pipe found at the most northerly northwest corner of said PKR Properties tract, same being the most northerly northwest corner of Lot 1, Block 1 in said Cashway Addition, and located in the existing south right-of-way line of Acme Street (variable width R.O.W.);

THENCE South 89°38'13" East, departing the existing easterly right-of-way line of said U.S. Highway 377 and along the common north line of said Cashway Addition and the existing south right-of-way line of said Acme Street, a distance of 29.65 feet to a point for corner;

THENCE South 47°56'25" West, departing the last stated common line, a distance of 117.03 feet to a point for corner;

THENCE South 20°05'23" West, a distance of 99.86 feet to a point for corner;

THENCE South 00°28'53" West, a distance of 350.90 feet to the **POINT OF BEGINNING**, and containing 0.3570 acres of land, more or less.

NOTES:

1. *Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System (North Central Zone 4202: 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 1.000150630 to scale from grid to surface.*
2. *An Easement Exhibit of even date herewith accompanies this Legal Description. See Exhibit "B"*

Marvin King

5/27/15

Marvin King, R.P.L.S. No. 5581
 Teague Nall and Perkins
 1517 Centre Place Drive, Suite 320
 Denton, Texas 76205
 (940) 383-4177
 T.B.P.L.S. Firm 10011601
 Date: May 27, 2016



ACME STREET

(VARIABLE WIDTH RIGHT-OF-WAY)

0 30 60 120

SCALE: 1" = 60'

LEGEND

	CALCULATED POINT
	1/2 IRON ROD FOUND (UNLESS NOTED OTHERWISE)
	CONTROLLING MONUMENT
	BOLLARD
	TELEPHONE UTILITY
	ELECTRIC UTILITY
	POWER POLE
	LIGHT POLE
	GAS METER
	GUY WIRE
	UTILITY SIGN (UNLESS NOTED OTHERWISE)
	SSMH (SANITARY SEWER MANHOLE)
	WATER METER
	WATER VALVE
	EASEMENT BOUNDARY LINE
	PROPERTY LINE
	EXISTING EASEMENT
	EXISTING RIGHT-OF-WAY
	EDGE OF ASPHALT
	OVERHEAD ELECTRIC



PKR PROPERTIES, LP
DOC. NO. 2008-48554
O.R.D.C.T.

ALEXANDER HILL SURVEY
ABSTRACT NO. 623

NOTES:

1. Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System (North Central Zone 4202: 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 1.000150630 to scale from grid to surface.
2. 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.
3. A Legal Description of even date herewith accompanies this Easement Exhibit. See Exhibit "A".



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 T.B.P.L.S. Firm No. 10011601

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	9°43'55"	2544.21'	432.15'	N 03°02'40" E	431.63'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89°32'53" W	30.40'
L2	N 47°56'25" E	137.33'
L3	S 89°38'13" E	29.65'
L4	S 47°56'25" W	117.03'
L5	S 20°05'23" W	99.86'
L6	S 00°28'53" W	350.90'

U.S. HWY. 377 (FT. WORTH DR.)

(VARIABLE WIDTH RIGHT-OF-WAY)

SIGN (PRIVATE)

DAVID M. NICHOLS AND
 WIFE, MARILYN NICHOLS
 VOL. 2698, PG. 374
 D.R.D.C.T.

LOT 2
COMMERCIAL SERVICES PARK
 CAB. B, PG. 93
 P.R.D.C.T.

BEING 0.3570 ACRE SANITARY SEWER AND WATER LINE EASEMENT
SITUATED IN THE ALEXANDER HILL SURVEY, ABSTRACT NO. 623
CITY OF DENTON, DENTON COUNTY, TEXAS

DEN 16023

SHEET 3 OF 3

P3E-TCE-1

EXHIBIT "A"
LEGAL DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT

BEING a 0.1053 acre tract of land situated in the Alexander Hill Survey, Abstract No. 623, City of Denton, Denton County, Texas, and being part of a tract of land described in Deed to PKR Properties, LP, as recorded in Document No. 2008-48554 of the Official Records of Denton County, Texas (O.R.D.C.T.), and further described as part of Lot 1 in Block 1 of Cashway Addition as recorded in Cabinet B, Page 364 of the Plat Records of Denton County, Texas (P.R.D.C.T.), and being more particularly described as follows:

COMMENCING at a 5/8-inch iron rod found at the southeast corner of said PKR Properties tract, same being the southeast corner of Lot 1, Block 1 in said Cashway Addition, the northeast corner of Lot 2 in Commercial Services Park as recorded in Cabinet B, Page 93 (P.R.D.C.T.), and located in the existing westerly right-of-way line of Locust Street (variable width R.O.W.);

THENCE North 89°32'53" West, departing the existing westerly right-of-way line of said Locust Street and along the common south line of said Cashway Addition, same being the south line of said PKR Properties tract, and the north line of said Commercial Services Park, a distance of 424.46 feet to the **POINT OF BEGINNING**;

THENCE North 89°32'53" West, continuing along said common line, a distance of 10.00 feet to a point for corner;

THENCE North 00°28'53" East, departing said common line, a distance of 350.90 feet to a point for corner;

THENCE North 20°05'23" East, a distance of 99.86 feet to a point for corner;

THENCE North 47°56'25" East, a distance of 21.41 feet to a point for corner;

THENCE South 20°05'23" West, a distance of 117.06 feet to a point for corner;

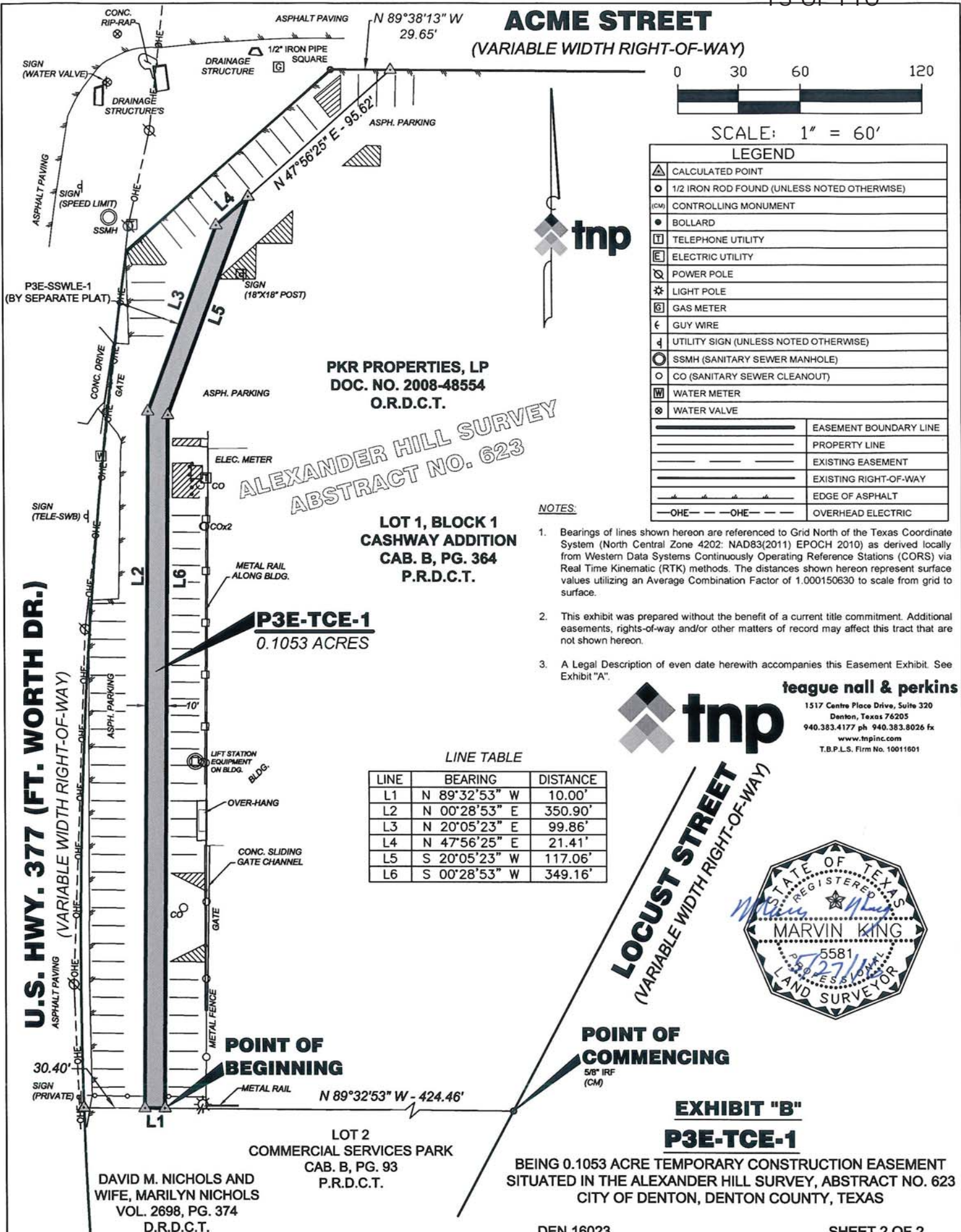
THENCE South 00°28'53" West, a distance of 349.16 feet to the **POINT OF BEGINNING**, and containing 0.1053 acres of land, more or less.

NOTES:

1. *Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System (North Central Zone 4202: 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 1.000150630 to scale from grid to surface.*
2. *An Easement Exhibit of even date herewith accompanies this Legal Description. See Exhibit "B"*

Marvin King 5/27/16
 Marvin King, R.P.L.S. No. 5581
 Teague Nall and Perkins
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 Denton, Texas 76205
 (940) 383-4177
 T.B.P.L.S. Firm 10011601
 Date: May 27, 2016





P8W-SSWLE-1

EXHIBIT "A"
LEGAL DESCRIPTION
SANITARY SEWER AND WATER LINE EASEMENT

BEING a 0.1253 acre tract of land situated in the William Daniel Survey, Abstract No. 378, City of Denton, Denton County, Texas, and being part of a called 8.433 acre tract of land described in Deed to James A. Blanton, ET UX Marilyn M., as recorded in Volume 2437, Page 787 of the Real Property Records of Denton County, Texas (R.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a TXDOT Concrete Monument found at the most easterly northeast corner of said 8.433 acre tract and located in the existing westerly right-of-way line of U.S. Highway 377 (Fort Worth Drive, variable width R.O.W.);

THENCE South 03°06'53" East, along the existing westerly right-of-way line of said U.S. Highway 377, a distance of 109.04 feet to the most easterly southeast corner of said 8.433 acre tract and the northeast corner of a called 0.425 acre tract of land described in Deed to Richard B. Laird, as recorded in Volume 755, Page 987 of the Deed Records of Denton County, Texas (D.R.D.C.T.);

THENCE North 89°27'41" West, departing the existing westerly right-of-way line of said U.S. Highway 377 and along the common north line of said 0.425 acre tract and a southerly line of said 8.433 acre tract, a distance of 20.04 feet to a point for corner;

THENCE North 03°06'53" West, departing said common line, a distance of 99.88 feet to a point for corner;

THENCE North 46°11'07" West, a distance of 130.24 feet to a point for corner;

THENCE North 89°39'42" West, a distance of 26.33 feet to a point for corner;

THENCE North 00°20'18" East, a distance of 20.00 feet to the intersection with the common existing south right-of-way line of Massey Street (a called 50' R.O.W.) and the north line of said 8.433 acre tract;

THENCE South 89°39'42" East, along the last stated common line, a distance of 34.30 feet to the most northerly northeast corner of said 8.433 acre tract and located at the intersection with the existing westerly right-of-way line of said U.S. Highway 377, from which point a 60D Nail found bears North 27°18'56" West, a distance of 0.34 feet;

THENCE South 46°11'07" East, departing the existing south right-of-way line of said Massey Street and along the common existing westerly right-of-way line of said U.S. Highway 377 and the northeasterly line of said 8.433 acre tract, a distance of 146.10 feet to the **POINT OF BEGINNING**, and containing 0.1253 acres of land, more or less.

NOTES:

1. Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System (North Central Zone 4202: 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 1.000150630 to scale from grid to surface.
2. An Easement Exhibit of even date herewith accompanies this Legal Description. See Exhibit "B"

Marvin King *6/14/16*

Marvin King, R.P.L.S. No. 5581
Teague Nall and Perkins
1517 Centre Place Drive, Suite 320
Denton, Texas 76205
(940) 383-4177
T.B.P.L.S. Firm 10011601
Date: June 14, 2016



MASSEY ST.

(CALLED 50' RIGHT-OF-WAY)

LEGEND

	CALCULATED POINT
	1/2 IRON ROD FOUND (UNLESS NOTED OTHERWISE)
	CONTROLLING MONUMENT
	BRICK COLUMN
	LIGHT POLE
	POWER POLE
	GUYWIRE
	GAS METER
	TELEPHONE UTILITY
	UTILITY SIGN (UNLESS NOTED OTHERWISE)
	WATER METER
	EASEMENT BOUNDARY LINE
	PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	OVERHEAD ELECTRIC
	FENCE LINE
	EDGE OF ASPHALT

POINT OF BEGINNING
TxDOT CONCRETE MONUMENT FND. (CM)

U.S. HWY. 377
(FT. WORTH DR.)
(VARIABLE WIDTH RIGHT-OF-WAY)

**JAMES A. BLANTON,
ET UX MARILYN M.
CALLED 8.433 ACRES
VOL. 2437, PG. 787
R.P.R.D.C.T.**

P8W-SSWLE-1
0.1253 ACRES

**RICHARD B. LAIRD
CALLED 0.425 ACRES
VOL. 755, PG. 987
D.R.D.C.T.**

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 03°06'53" E	109.04'
L2	N 89°27'41" W	20.04'
L3	N 03°06'53" W	99.88'
L4	N 46°11'07" W	130.24'
L5	N 89°39'42" W	26.33'
L6	N 00°20'18" E	20.00'
L7	S 89°39'42" E	34.30'
L8	S 46°11'07" E	146.10'

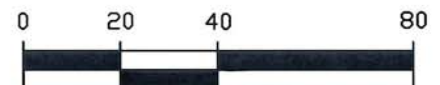
NOTES:

- Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System (North Central Zone 4202: 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 1.000150630 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.
- A Legal Description of even date herewith accompanies this Easement Exhibit. See Exhibit "A".



teague nall & perkins

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940.383.4177 ph 940.383.8026 fx
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T.B.P.L.S. Firm No. 10011601



SCALE: 1" = 40'

EXHIBIT "B"**P8W-SSWLE-1**

BEING 0.1253 ACRE SANITARY SEWER AND WATER LINE EASEMENT
SITUATED IN THE WILLIAM DANIEL SURVEY, ABSTRACT NO. 378
CITY OF DENTON, DENTON COUNTY, TEXAS

DEN 16023

SHEET 3 OF 3

P8W-TCE-1

EXHIBIT "A"
LEGAL DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT

BEING a 0.0118 acre tract of land situated in the William Daniel Survey, Abstract No. 378, City of Denton, Denton County, Texas, and being part of a called 8.433 acre tract of land described in Deed to James A. Blanton, ET UX Marilyn M., as recorded in Volume 2437, Page 787 of the Real Property Records of Denton County, Texas (R.P.R.D.C.T.), and being more particularly described as follows:

COMMENCING at the most easterly southeast corner of said 8.433 acre tract, common with the northeast corner of a called 0.425 acre tract of land described in Deed to Richard B. Laird, as recorded in Volume 755, Page 987 of the Deed Records of Denton County, Texas (D.R.D.C.T.), and located in the existing westerly right-of-way line of U.S. Highway 377 (Fort Worth Drive, variable width R.O.W.), from which point a TXDOT Concrete Monument found at the most easterly northeast corner of said 8.433 acre tract bears North 03°06'53" West, a distance of 109.04 feet;

THENCE North 89°27'41" West, departing the existing westerly right-of-way line of said U.S. Highway 377 and along the common north line of said 0.425 acre tract and a southerly line of said 8.433 acre tract, a distance of 20.04 feet to the **POINT OF BEGINNING**;

THENCE North 89°27'41" West, continuing along said common line, a distance of 5.01 feet to a point for corner;

THENCE North 03°06'53" West, departing said common line, a distance of 104.90 feet to a point for corner;

THENCE South 46°11'07" East, a distance of 7.32 feet to a point for corner;

THENCE South 03°06'53" East, a distance of 99.88 feet to the **POINT OF BEGINNING**, and containing 0.0118 acres of land, more or less.

NOTES:

1. *Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System (North Central Zone 4202: 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 1.000150630 to scale from grid to surface.*
2. *An Easement Exhibit of even date herewith accompanies this Legal Description. See Exhibit "B"*

Marvin King 6/14/16
 Marvin King, R.P.L.S. No. 5581
 Teague Nall and Perkins
 1517 Centre Place Drive, Suite 320
 Denton, Texas 76205
 (940) 383-4177
 T.B.P.L.S. Firm 10011601
 Date: June 14, 2016

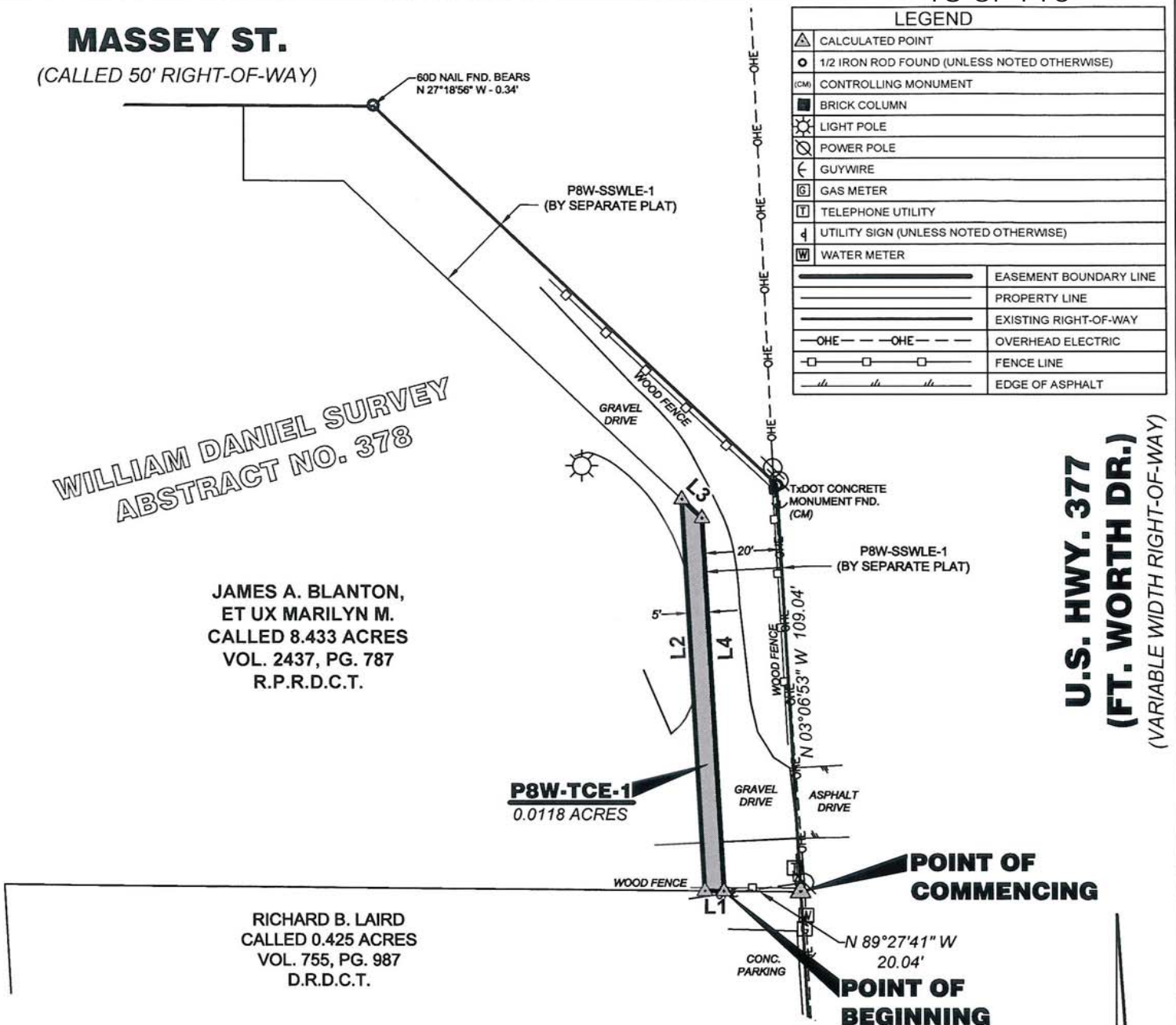


MASSEY ST.

(CALLED 50' RIGHT-OF-WAY)

60D NAIL FND. BEARS
N 27°18'56" W - 0.34'P8W-SSWLE-1
(BY SEPARATE PLAT)WILLIAM DANIEL SURVEY
ABSTRACT NO. 378JAMES A. BLANTON,
ET UX MARILYN M.
CALLED 8.433 ACRES
VOL. 2437, PG. 787
R.P.R.D.C.T.**P8W-TCE-1**
0.0118 ACRESRICHARD B. LAIRD
CALLED 0.425 ACRES
VOL. 755, PG. 987
D.R.D.C.T.

LEGEND	
	CALCULATED POINT
	1/2 IRON ROD FOUND (UNLESS NOTED OTHERWISE)
	CONTROLLING MONUMENT
	BRICK COLUMN
	LIGHT POLE
	POWER POLE
	GUYWIRE
	GAS METER
	TELEPHONE UTILITY
	UTILITY SIGN (UNLESS NOTED OTHERWISE)
	WATER METER
	EASEMENT BOUNDARY LINE
	PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	OVERHEAD ELECTRIC
	FENCE LINE
	EDGE OF ASPHALT

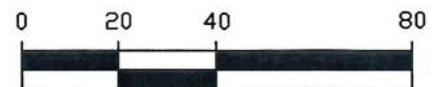
U.S. HWY. 377
(FT. WORTH DR.)
(VARIABLE WIDTH RIGHT-OF-WAY)

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89°27'41" W	5.01'
L2	N 03°06'53" W	104.90'
L3	S 46°11'07" E	7.32'
L4	S 03°06'53" E	99.88'

NOTES:

- Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System (North Central Zone 4202: 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 1.000150630 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.
- A Legal Description of even date herewith accompanies this Easement Exhibit. See Exhibit "A".

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www.tnpinc.com
T.B.P.L.S. Firm No. 10011601

SCALE: 1" = 40'

EXHIBIT "B"
P8W-TCE-1BEING 0.0118 ACRE TEMPORARY CONSTRUCTION EASEMENT
SITUATED IN THE WILLIAM DANIEL SURVEY, ABSTRACT NO. 378
CITY OF DENTON, DENTON COUNTY, TEXAS

DEN 16023

SHEET 2 OF 2

P1E-TCE-1

EXHIBIT "A"
LEGAL DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT

BEING a 0.0187 acre tract of land situated in the Alexander Hill Survey, Abstract No. 623, City of Denton, Denton County, Texas, and being part of a tract of land described in Deed to LG Denton 377, LLC, as recorded in Document No. 2013-139880 of the Official Records of Denton County, Texas (O.R.D.C.T.), and further described as part of Lot 1 in Block A of the Kelsoe Development Addition, as recorded in Cabinet H, Page 166 of the Plat Records of Denton County, Texas (P.R.D.C.T.), and being more particularly described as follows:

COMMENCING at a "Y" Cut found at the southeast corner of said LG Denton 377 tract, same being the southeast corner of Lot 1, Block A in said Kelsoe Development Addition, and being an interior ell corner of Unit 1 of Montecito Village as recorded in Cabinet J, Page 324 and Volume 13, Page 23 (P.R.D.C.T.);

THENCE North 89°20'37" West, along the common south line of said Kelsoe Development Addition, same being the south line of said LG Denton 377 tract, and a north line of said Montecito Village, a distance of 214.93 feet to the **POINT OF BEGINNING**;

THENCE North 89°20'37" West, continuing along said common line, a distance of 5.22 feet to the southeast corner of a 20-foot wide Utility Easement as described in said Kelsoe Development Addition, and being the beginning of a non-tangent curve to the right, having a radius of 2524.21 feet, a central angle of 02°43'59", and a chord bearing of North 18°40'40" East, 120.39 feet;

THENCE in a northeasterly direction, departing the north line of said Montecito Village and along the easterly line of said 20-foot wide Utility Easement, and said curve to the right, an arc distance of 120.40 feet to a point for the end of said curve;

THENCE North 20°44'20" East, continuing along the easterly line of said 20-foot wide Utility Easement, a distance of 39.98 feet to a point for corner;

THENCE North 59°35'14" East, continuing along the easterly line of said 20-foot wide Utility Easement, a distance of 7.97 feet to a point for corner;

THENCE South 20°44'20" West, departing the easterly line of said 20-foot wide Utility Easement, a distance of 46.16 feet to the beginning of a tangent curve to the left, having a radius of 2519.21 feet, a central angle of 02°41'54", and a chord bearing of South 18°41'40" West, 118.63 feet;

THENCE in a southwesterly direction, along said curve to the left, an arc distance of 118.64 feet to the **POINT OF BEGINNING**, and containing 0.0187 acres of land, more or less.

NOTES:

1. *Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System (North Central Zone 4202: 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 1.000150630 to scale from grid to surface.*
2. *An Easement Exhibit of even date herewith accompanies this Legal Description. See Exhibit "B"*

Marvin King 6/14/16
 Marvin King, R.P.L.S. No. 5581
 Teague Nall and Perkins
 1517 Centre Place Drive, Suite 320
 Denton, Texas 76205
 (940) 383-4177
 T.B.P.L.S. Firm 10011601
 Date: June 14, 2016



LEGEND

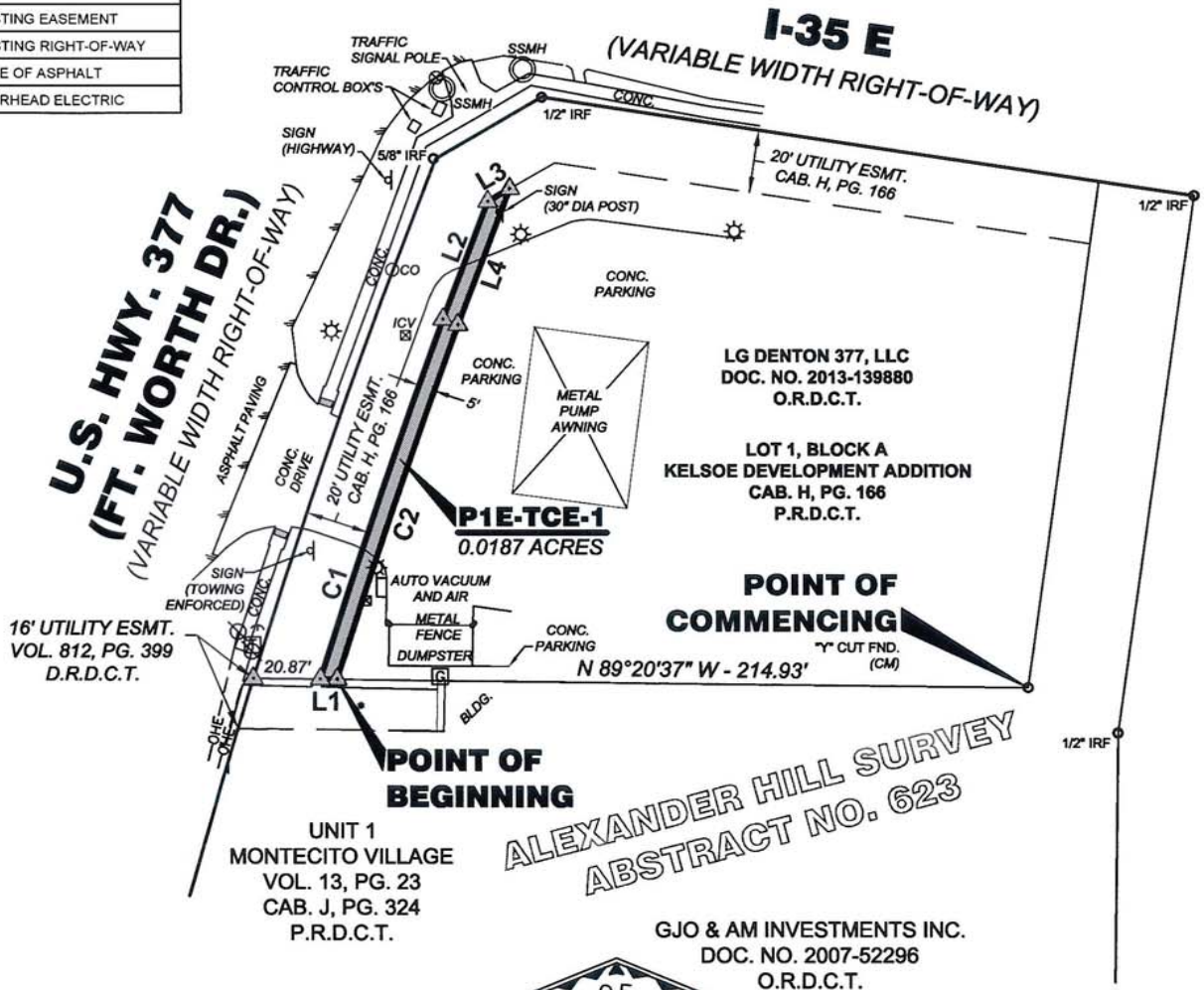
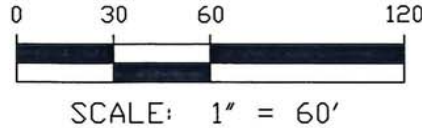
△	CALCULATED POINT
○	1/2 IRON ROD FOUND (UNLESS NOTED OTHERWISE)
(CM)	CONTROLLING MONUMENT
●	BOLLARD
T	TELEPHONE UTILITY
E	ELECTRIC UTILITY
⊗	POWER POLE
☆	LIGHT POLE
⊕	GAS METER
⋈	GUY WIRE
4	UTILITY SIGN (UNLESS NOTED OTHERWISE)
⊙	SDMH (STORM DRAIN MANHOLE)
⊙	SSMH (SANITARY SEWER MANHOLE)
○	CO (SANITARY SEWER CLEANOUT)
⊗	ICV (IRRIGATION CONTROL VALVE)
W	WATER METER
⊗	WATER VALVE
---	EASEMENT BOUNDARY LINE
---	PROPERTY LINE
---	EXISTING EASEMENT
---	EXISTING RIGHT-OF-WAY
---	EDGE OF ASPHALT
—OHE— —OHE— —OHE—	OVERHEAD ELECTRIC

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2°43'59"	2524.21'	120.40'	N 18°40'40" E	120.39'
C2	2°41'54"	2519.21'	118.64'	S 18°41'40" W	118.63'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89°20'37" W	5.22'
L2	N 20°44'20" E	39.98'
L2	N 59°35'14" E	7.97'
L4	S 20°44'20" W	46.16'



NOTES:

- Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System (North Central Zone 4202: 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 1.000150630 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.
- A Legal Description of even date herewith accompanies this Easement Exhibit. See Exhibit "A".


EXHIBIT "B"
P1E-TCE-1

BEING 0.0187 ACRE TEMPORARY CONSTRUCTION EASEMENT
SITUATED IN THE ALEXANDER HILL SURVEY, ABSTRACT NO. 623
CITY OF DENTON, DENTON COUNTY, TEXAS



teague nall & perkins

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T.B.P.L.S. Firm No. 10011601

DEN 16023

SHEET 2 OF 2

P1W-SSE-1

EXHIBIT "A"
LEGAL DESCRIPTION
SANITARY SEWER EASEMENT

BEING a 0.0223 acre tract of land situated in the Alexander Hill Survey, Abstract No. 623, City of Denton, Denton County, Texas, and being part of two tracts of land described in Deed to Melinda Webb, as recorded in Document No. 2011-26113 of the Official Records of Denton County, Texas (O.R.D.C.T.), and further described as part of Lot 3 of Atkins Addition as recorded in Volume 159, Page 386 of the Plat Records of Denton County, Texas (P.R.D.C.T.), and being more particularly described as follows:

COMMENCING at the southwest corner of a tract of land described in Deed to Randy Webb, as recorded in Document No. 93-023877 of the Real Property Records of Denton County, Texas (R.P.R.D.C.T.), and located in the north line of said Melinda Webb Tract I, from which point a found 3/8-inch iron rod at the northwest corner of said Randy Webb tract, and located in the existing south right-of-way line of Acme Street (variable width R.O.W.) bears North 00°13'54" East, a distance of 100.15 feet;

THENCE South 89°41'32" East, along the common north line of said Melinda Webb Tract I and the south line of said Randy Webb tract, a distance of 97.28 feet to the **POINT OF BEGINNING**;

THENCE South 89°41'32" East, continuing along said common line, a distance of 10.96 feet to the northeast corner of said Melinda Webb Tract I, the southeast corner of said Randy Webb tract, and located in the existing westerly right-of-way line of U.S. Highway 377 (Fort Worth Drive, variable width R.O.W.), for the beginning of a non-tangent curve to the left, having a radius of 2664.21 feet, a central angle of 01°38'30", and a chord bearing of South 06°34'44" West, 76.34 feet;

THENCE in a southwesterly direction, departing the south line of said Randy Webb tract and along the common easterly line of said Melinda Webb tract, the existing westerly right-of-way line of said U.S. Highway 377, and said curve to the left, an arc distance of 76.34 feet to a 60D Nail found at the southeast corner of said Melinda Webb Tract II, and the northeast corner of a called 0.213 acre tract of land described in Deed to Byong Hak Lee and wife, Sook Cha Lee, as recorded in Document No. 96-0024269 (R.P.R.D.C.T.);

THENCE South 89°58'33" West, departing the existing westerly right-of-way line of said U.S. Highway 377, and along the common south line of said Melinda Webb Tract II and the north line of said Byong Hak Lee and wife, Sook Cha Lee tract, a distance of 14.99 feet to a point for corner;

THENCE North 09°33'15" East, departing the last stated common line, a distance of 76.97 feet to the **POINT OF BEGINNING**, and containing 0.0223 acres of land, more or less.

NOTES:

1. *Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System (North Central Zone 4202: 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 1.000150630 to scale from grid to surface.*
2. *An Easement Exhibit of even date herewith accompanies this Legal Description. See Exhibit "B"*

Marvin King 5/27/16
 Marvin King, R.P.L.S. No. 5581
 Teague Nall and Perkins
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 Denton, Texas 76205
 (940) 383-4177
 T.B.P.L.S. Firm 10011601
 Date: May 27, 2016



ACME STREET

(VARIABLE WIDTH RIGHT-OF-WAY)

ASPHALT PAVING

SCALE: 1" = 40'

ALEXANDER HILL
SURVEY
ABSTRACT NO. 623



POINT OF
COMMENCING

3/8" IRF
(CM)

N 00°13'54" E - 100.15'

RANDY WEBB
DOC. NO. 93-023877
R.P.R.D.C.T.

POINT OF
BEGINNING

S 89°41'32" E - 97.28'

ATKINS ADDITION
VOL. 159, PG. 386
P.R.D.C.T.

LOT 4

LOT 3

MELINDA WEBB
TRACT I AND TRACT II
DOC. NO. 2011-26113
O.R.D.C.T.

TRACT I

TRACT II

BYONG HAK LEE & WIFE,
SOOK CHA LEE
CALLED 0.213 ACRES
DOC. NO. 96-0024269
R.P.R.D.C.T.

LOT 5

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°41'32" E	10.96'
L2	S 89°58'33" W	14.99'
L3	N 09°33'15" E	76.97'

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1°38'30"	2664.21'	76.34'	S 06°34'44" W	76.34'

NOTES:

- Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System (North Central Zone 4202: 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 1.000150630 to scale from grid to surface.
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T.B.P.L.S. Firm No. 10011601



LEGEND	
	CALCULATED POINT
	1/2 IRON ROD FOUND (UNLESS NOTED OTHERWISE)
	CONTROLLING MONUMENT
	TELEPHONE UTILITY
	ELECTRIC UTILITY
	POWER POLE
	LIGHT POLE
	GAS METER
	CO (SANITARY SEWER CLEANOUT)
	SSMH (SANITARY SEWER MANHOLE)
	UTILITY SIGN (UNLESS NOTED OTHERWISE)
	WATER METER
	EASEMENT BOUNDARY LINE
	PROPERTY LINE
	ORIGINAL TRACT LINE
	EXISTING EASEMENT
	EXISTING RIGHT-OF-WAY
	EDGE OF ASPHALT
	OVERHEAD ELECTRIC

EXHIBIT "B"

P1W-SSE-1

BEING 0.0223 ACRE SANITARY SEWER EASEMENT
SITUATED IN THE ALEXANDER HILL SURVEY, ABSTRACT NO. 623
CITY OF DENTON, DENTON COUNTY, TEXAS

DEN 16023

SHEET 2 OF 2

P3W-SSE-1

EXHIBIT "A"
LEGAL DESCRIPTION
SANITARY SEWER EASEMENT

BEING a 0.0807 acre tract of land situated in the Alexander Hill Survey, Abstract No. 623, City of Denton, Denton County, Texas, and being part of a called 0.7775 acre tract of land described in Deed to United Pawn, Inc., as recorded in Volume 2766, Page 839 of the Real Property Records of Denton County, Texas (R.P.R.D.C.T.), being further described as part of Lot 3 of Atkins Addition as recorded in Volume 159, Page 386 of the Plat Records of Denton County, Texas (P.R.D.C.T.), being part of Lot 1 and Lot 2 of Denworth Addition as recorded in Volume 333, Page 110 (P.R.D.C.T.), and being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod found at the northwest corner of said 0.7775 acre tract and located in the south line of a called 0.213 acre tract of land described in Deed to Byong Hak Lee and wife, Sook Cha Lee, as recorded in Document No. 96-0024269 (R.P.R.D.C.T.);

THENCE North 89°57'00" East, along the common south line of said 0.213 acre tract and the north line of said 0.7775 acre tract, a distance of 143.78 feet to the **POINT OF BEGINNING**;

THENCE North 89°57'00" East, continuing along said common line, a distance of 18.83 feet to the northeast corner of said 0.7775 acre tract, the southeast corner of said 0.213 acre tract, and located in the existing westerly right-of-way line of U.S. Highway 377 (Fort Worth Drive, variable width R.O.W.), for the beginning of a non-tangent curve to the left, having a radius of 2664.21 feet, a central angle of 04°36'39", and a chord bearing of South 02°22'31" West, 214.34 feet;

THENCE in a southwesterly direction, departing the south line of said 0.213 acre tract and along the common easterly line of said 0.7775 acre tract, the existing westerly right-of-way line of said U.S. Highway 377, and said curve to the left, an arc distance of 214.40 feet to the southeast corner of said 0.7775 acre tract and the northeast corner of a called 0.2948 acre tract of land described in Deed to Keith Kwok Ching Wong and Ping Ing Wong, as recorded in Volume 1180, Page 506 of the Deed Records of Denton County, Texas (D.R.D.C.T.), from which point a 60D Nail found bears North 89°55'59" East, a distance of 0.78 feet;

THENCE South 89°55'59" West, departing the existing westerly right-of-way line of said U.S. Highway 377, and along the common south line of said 0.7775 acre tract and the north line of said 0.2948 acre tract, a distance of 14.63 feet to a point for corner;

THENCE North 00°36'04" East, departing the north line of said 0.2948 acre tract, a distance of 198.71 feet to a point for corner;

THENCE North 09°33'15" East, a distance of 15.67 feet to the **POINT OF BEGINNING**, and containing 0.0807 acres of land, more or less.

NOTES:

1. Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System (North Central Zone 4202: 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 1.000150630 to scale from grid to surface.
2. An Easement Exhibit of even date herewith accompanies this Legal Description. See Exhibit "B"

Marvin King 5/27/16
 Marvin King, R.P.L.S. No. 5581
 Teague Nall and Perkins
 1517 Centre Place Drive, Suite 320
 Denton, Texas 76205
 (940) 383-4177
 T.B.P.L.S. Firm 10011601
 Date: May 27, 2016



0 20 40 80

SCALE: 1" = 40'

tnp

POINT OF COMMENCING
1/2" IRF (CM)

LOT 5

BYONG HAK LEE & WIFE,
SOOK CHA LEE
CALLED 0.213 ACRES
DOC. NO. 96-0024269
R.P.R.D.C.T.

LOT 4

LOT 3

POINT OF BEGINNING

ASPH.
PARKING

CONC.
PARKING

LOT 4

LOT 3

ALEXANDER HILL
SURVEY
ABSTRACT NO. 623

LOT 5

ATKINS ADDITION
VOL. 159, PG. 386
P.R.D.C.T.

**U.S. HWY. 377
(FT. WORTH DR.)**
(VARIABLE WIDTH RIGHT-OF-WAY)

P3W-SSE-1
0.0807 ACRES

CONC.
PARKING

ASPH.
PARKING

60D NAIL FND.
BEARS N 89°55'59" E - 0.78'

DENWORTH ADDITION
VOL. 333, PG. 110
P.R.D.C.T.
LOT 1

UNITED PAWN, INC.
CALLED 0.7775 ACRES
VOL. 2766, PG. 839
R.P.R.D.C.T.

LOT 2

KEITH KWOK CHING WONG
AND PING ING WONG
CALLED 0.2948 ACRES
VOL. 1180, PG. 506
D.R.D.C.T.

LOT 2

ASPH.
PARKING

LEGEND

	CALCULATED POINT
	1/2 IRON ROD FOUND (UNLESS NOTED OTHERWISE)
(CM)	CONTROLLING MONUMENT
	TELEPHONE UTILITY
	ELECTRIC UTILITY
	POWER POLE
	LIGHT POLE
	GAS METER
	CO (SANITARY SEWER CLEANOUT)
	SSMH (SANITARY SEWER MANHOLE)
	UTILITY SIGN (UNLESS NOTED OTHERWISE)
	WATER METER
	EASEMENT BOUNDARY LINE
	PROPERTY LINE
	ORIGINAL TRACT LINE
	EXISTING EASEMENT
	EXISTING RIGHT-OF-WAY
	EDGE OF ASPHALT
	OVERHEAD ELECTRIC

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89°57'00" E	18.83'
L2	S 89°55'59" W	14.63'
L3	N 00°36'04" E	198.71'
L4	N 09°33'15" E	15.67'

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	4°36'39"	2664.21'	214.40'	S 02°22'31" W	214.34'

NOTES:

- Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System (North Central Zone 4202: 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 1.000150630 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.
- A Legal Description of even date herewith accompanies this Easement Exhibit. See Exhibit "A".



EXHIBIT "B"
P3W-SSE-1

BEING 0.0807 ACRE SANITARY SEWER EASEMENT
SITUATED IN THE ALEXANDER HILL SURVEY, ABSTRACT NO. 623
CITY OF DENTON, DENTON COUNTY, TEXAS



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DEN 16023

SHEET 2 OF 2

P4E-SSWLE-1

EXHIBIT "A"
LEGAL DESCRIPTION
SANITARY SEWER AND WATER LINE EASEMENT

BEING a 0.0842 acre tract of land situated in the Alexander Hill Survey, Abstract No. 623, City of Denton, Denton County, Texas, and being part of a tract of land described in Deed to David M. Nichols and wife, Marilyn Nichols, as recorded in Volume 2698, Page 374 of the Deed Records of Denton County, Texas (D.R.D.C.T.), and further described as part of Lot 2 in Commercial Services Park as recorded in Cabinet B, Page 93 of the Plat Records of Denton County, Texas (P.R.D.C.T.), and being more particularly described as follows:

COMMENCING at a 5/8-inch iron rod found at the northeast corner of said Nichols tract, same being the northeast corner of Lot 2 in said Commercial Services Park, the southeast corner of Lot 1 in Block 1 of Cashway Addition, as recorded in Cabinet B, Page 364 (P.R.D.C.T.), and located in the existing westerly right-of-way line of Locust Street (variable width R.O.W.);

THENCE North 89°32'53" West, departing the existing westerly right-of-way line of said Locust Street and along the common north line of said Commercial Services Park, same being the north line of said Nichols tract, and the south line of said Cashway Addition, a distance of 434.46 feet to the **POINT OF BEGINNING**;

THENCE South 00°28'53" West, departing said common line, a distance of 147.98 feet to a point for corner;

THENCE South 06°20'51" East, a distance of 70.87 feet to the intersection with the easterly line of a Notice of Lis Pendens, as recorded in Document No. 2013-105650 of the Official Records of Denton County, Texas (O.R.D.C.T.);

THENCE North 12°52'46" West, along the easterly line of said Notice of Lis Pendens tract, a distance of 151.31 feet to a Type II Bronze Disk in concrete stamped "TXDOT ROW" found at the intersection with the common westerly line of said Nichols tract, same being the westerly line of said Lot 2, and the existing easterly right-of-way line of U.S. Highway 377 (Fort Worth Drive, variable width R.O.W.), also being the beginning of a non-tangent curve to the right, having a radius of 2544.21 feet, a central angle of 01°36'13", and a chord bearing of North 02°37'24" West, 71.21 feet;

THENCE in a northwesterly direction, departing the most northerly corner of said Notice of Lis Pendens tract, and along the last stated common line, and said curve to the right, an arc distance of 71.21 feet to the northwest corner of said Nichols tract and the southwest corner of said Cashway Addition;

THENCE South 89°32'53" East, along the common north line of said Commercial Services Park, same being the north line of said Nichols tract, and the south line of said Cashway Addition, a distance of 30.40 feet to the **POINT OF BEGINNING**, and containing 0.0842 acres of land, more or less.

NOTES:

1. Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System (North Central Zone 4202: 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 1.000150630 to scale from grid to surface.
2. An Easement Exhibit of even date herewith accompanies this Legal Description. See Exhibit "B"

Marvin King *5/27/16*
Marvin King, R.P.L.S. No. 5581
Teague Nall and Perkins
1517 Centre Place Drive, Suite 320
Denton, Texas 76205
(940) 383-4177
T.B.P.L.S. Firm 10011601
Date: May 27, 2016



U.S. HWY. 377 (FT. WORTH DR.)

(VARIABLE WIDTH RIGHT-OF-WAY)

PKR PROPERTIES, LP
DOC. NO. 2008-48554
O.R.D.C.T.LOT 1, BLOCK 1
CASHWAY ADDITION
CAB. B, PG. 364
P.R.D.C.T.**POINT OF
BEGINNING****POINT OF
COMMENCING**
5/8" IRF
(CM)DAVID M. NICHOLS AND
WIFE, MARILYN NICHOLS
VOL. 2698, PG. 374
D.R.D.C.T.ALEXANDER HILL SURVEY
ABSTRACT NO. 623**LOCUST STREET**
(VARIABLE WIDTH RIGHT-OF-WAY)**P4E-SSWLE-1**
0.0842 ACRESLOT 2
COMMERCIAL SERVICES PARK
CAB. B, PG. 93
P.R.D.C.T.STATE OF TEXAS
LIS PENDENS
CALLED 0.039 ACRES
DOC. NO. 2013-105650
O.R.D.C.T.STATE OF TEXAS
CALLED 0.133 ACRES
DOC. NO. 2014-14701
O.R.D.C.T.**LINE TABLE**

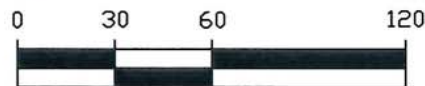
LINE	BEARING	DISTANCE
L1	S 00°28'53" W	147.98'
L2	S 06°20'51" E	70.87'
L3	N 12°52'46" W	151.31'
L4	S 89°32'53" E	30.40'

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1°36'13"	2544.21'	71.21'	N 02°37'24" W	71.21'

NOTES:

- Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System (North Central Zone 4202: 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 1.000150630 to scale from grid to surface.
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T.B.P.L.S. Firm No. 10011601

SCALE: 1" = 60'



LEGEND	
	CALCULATED POINT
	1/2 IRON ROD FOUND (UNLESS NOTED OTHERWISE)
	CONTROLLING MONUMENT
	TELEPHONE UTILITY
	ELECTRIC UTILITY
	POWER POLE
	LIGHT POLE
	GAS METER
	UTILITY SIGN (UNLESS NOTED OTHERWISE)
	WATER METER
	EASEMENT BOUNDARY LINE
	PROPERTY LINE
	EXISTING EASEMENT
	EXISTING RIGHT-OF-WAY
	EDGE OF ASPHALT
	OVERHEAD ELECTRIC

EXHIBIT "B"**P4E-SSWLE-1**BEING 0.0842 ACRE SANITARY SEWER AND WATER LINE EASEMENT
SITUATED IN THE ALEXANDER HILL SURVEY, ABSTRACT NO. 623
CITY OF DENTON, DENTON COUNTY, TEXAS

DEN 16023

SHEET 3 OF 3

P4E-TCE-1**EXHIBIT "A"
LEGAL DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT**

BEING a 0.0571 acre tract of land situated in the Alexander Hill Survey, Abstract No. 623, City of Denton, Denton County, Texas, and being part of a tract of land described in Deed to David M. Nichols and wife, Marilyn Nichols, as recorded in Volume 2698, Page 374 of the Deed Records of Denton County, Texas (D.R.D.C.T.), and further described as part of Lot 2 in Commercial Services Park as recorded in Cabinet B, Page 93 of the Plat Records of Denton County, Texas (P.R.D.C.T.), and being more particularly described as follows:

COMMENCING at a 5/8-inch iron rod found at the northeast corner of said Nichols tract, same being the northeast corner of Lot 2 in said Commercial Services Park, the southeast corner of Lot 1 in Block 1 of Cashway Addition, as recorded in Cabinet B, Page 364 (P.R.D.C.T.), and located in the existing westerly right-of-way line of Locust Street (variable width R.O.W.);

THENCE North 89°32'53" West, departing the existing westerly right-of-way line of said Locust Street and along the common north line of said Commercial Services Park, same being the north line of said Nichols tract, and the south line of said Cashway Addition, a distance of 424.46 feet to the **POINT OF BEGINNING**;

THENCE South 00°28'53" West, departing said common line, a distance of 147.39 feet to a point for corner;

THENCE South 06°20'51" East, a distance of 25.24 feet to a point for corner;

THENCE South 19°06'19" East, a distance of 50.77 feet to the intersection with the common south line of Lot 2 in said Commercial Services Park, same being the south line of said Nichols tract, and the north line of a called 0.81 acre tract of land described in Deed to TTG Investments, L.C., as recorded in Document No. 96-0065423 of the Real Property Records of Denton County, Texas (R.P.R.D.C.T.);

THENCE South 88°19'25" West, along the last stated common line, a distance of 20.96 feet to a PK Nail with Shiner found at the southeast corner of a Notice of Lis Pendens, as recorded in Document No. 2013-105650 of the Official Records of Denton County, Texas (O.R.D.C.T.), and the northeast corner of a called 0.133 acre tract of land described in Deed to the State of Texas, as recorded in Document No. 2014-14701 (O.R.D.C.T.);

THENCE North 12°52'46" West, departing said common line and along the easterly line of said Notice of Lis Pendens tract, a distance of 2.81 feet to a point for corner;

THENCE North 06°20'51" West, departing the easterly line of said Notice of Lis Pendens tract, a distance of 70.87 feet to a point for corner;

THENCE North 00°28'53" East, a distance of 147.98 feet to the intersection with the common north line of said Commercial Services Park, same being the north line of said Nichols tract, and the south line of said Cashway Addition;

THENCE South 89°32'53" East, along the last stated common line, a distance of 10.00 feet to the **POINT OF BEGINNING**, and containing 0.0571 acres of land, more or less.

NOTES:

1. *Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System (North Central Zone 4202: 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 1.000150630 to scale from grid to surface.*
2. *An Easement Exhibit of even date herewith accompanies this Legal Description. See Exhibit "B"*

Marvin King 5/27/16

Marvin King, R.P.L.S. No. 5581
Teague Nall and Perkins
1517 Centre Place Drive, Suite 320
Denton, Texas 76205
(940) 383-4177
T.B.P.L.S. Firm 10011601
Date: May 27, 2016



U.S. HWY. 377 (FT. WORTH DR.)

(VARIABLE WIDTH RIGHT-OF-WAY)

PKR PROPERTIES, LP
DOC. NO. 2008-48554
O.R.D.C.T.

LOT 1, BLOCK 1
CASHWAY ADDITION
CAB. B, PG. 364
P.R.D.C.T.

**POINT OF
COMMENCING**
5/8" IRF
(CM)

LOCUST STREET
(VARIABLE WIDTH RIGHT-OF-WAY)

**POINT OF
BEGINNING**

DAVID M. NICHOLS AND
WIFE, MARILYN NICHOLS
VOL. 2698, PG. 374
D.R.D.C.T.

ALEXANDER HILL SURVEY
ABSTRACT NO. 623

LOT 2
COMMERCIAL SERVICES PARK
CAB. B, PG. 93
P.R.D.C.T.

P4E-TCE-1
0.0571 ACRES

STATE OF TEXAS
LIS PENDENS
CALLED 0.039 ACRES
DOC. NO. 2013-105650
O.R.D.C.T.

STATE OF TEXAS
CALLED 0.133 ACRES
DOC. NO. 2014-14701
O.R.D.C.T.

TTG INVESTMENTS, L.C.
CALLED 0.81 ACRES
DOC. NO. 96-0065423
R.P.R.D.C.T.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 00°28'53" W	147.39'
L2	S 06°20'51" E	25.24'
L3	S 19°06'19" E	50.77'
L4	S 88°19'25" W	20.96'
L5	N 12°52'46" W	2.81'
L6	N 06°20'51" W	70.87'
L7	N 00°28'53" E	147.98'
L8	S 89°32'53" E	10.00'



SCALE: 1" = 60'



NOTES:

- Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System (North Central Zone 4202: 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 1.000150630 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.
- A Legal Description of even date herewith accompanies this Easement Exhibit. See Exhibit "A".

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T.B.P.L.S. Firm No. 10011601

LEGEND	
	CALCULATED POINT
	1/2 IRON ROD FOUND (UNLESS NOTED OTHERWISE)
	CONTROLLING MONUMENT
	TELEPHONE UTILITY
	ELECTRIC UTILITY
	POWER POLE
	LIGHT POLE
	GAS METER
	UTILITY SIGN (UNLESS NOTED OTHERWISE)
	WATER METER
	EASEMENT BOUNDARY LINE
	PROPERTY LINE
	EXISTING EASEMENT
	EXISTING RIGHT-OF-WAY
	EDGE OF ASPHALT
	OVERHEAD ELECTRIC

EXHIBIT "B"
P4E-TCE-1

BEING 0.0571 ACRE TEMPORARY CONSTRUCTION EASEMENT
SITUATED IN THE ALEXANDER HILL SURVEY, ABSTRACT NO. 623
CITY OF DENTON, DENTON COUNTY, TEXAS

DEN 16023

SHEET 3 OF 3

P5E-TCE-1

EXHIBIT "A"
LEGAL DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT

BEING a 0.0536 acre tract of land situated in the Alexander Hill Survey, Abstract No. 623, City of Denton, Denton County, Texas, and being part of a called 0.81 acre tract of land described in Deed to TTG Investments, L.C., as recorded in Document No. 96-0065423 of the Real Property Records of Denton County, Texas (R.P.R.D.C.T.), and further described as part of Lot 1 in Commercial Services Park as recorded in Cabinet B, Page 93 of the Plat Records of Denton County, Texas (P.R.D.C.T.), and being more particularly described as follows:

COMMENCING at an "X" Cut found at the northeast corner of said TTG Investments tract and located in the north line of Lot 1 and the south line of Lot 2 in said Commercial Services Park;

THENCE North 88°19'25" West, along the common north line of Lot 1 and the south line of Lot 2 in said Commercial Services Park, same being the north line of said TTG Investments tract, a distance of 188.00 feet to the **POINT OF BEGINNING**;

THENCE South 19°06'19" East, departing said common line, a distance of 113.54 feet to a point for corner;

THENCE South 70°53'41" West, a distance of 20.00 feet to the intersection with the existing easterly right-of-way line of U.S. Highway 377 (Fort Worth Drive, variable width R.O.W.) as conveyed to the State of Texas by Deed recorded in Document No. 2014-14701 of the Official Records of Denton County, Texas (O.R.D.C.T.);

THENCE North 19°06'19" West, along the existing easterly right-of-way line of said U.S. Highway 377, a distance of 119.82 feet to a PK Nail with Shiner found at the southeast corner of a Notice of Lis Pendens, as recorded in Document No. 2013-105650 (O.R.D.C.T.), and located at the intersection with the common north line of Lot 1 and the south line of Lot 2 in said Commercial Services Park;

THENCE North 88°19'25" East, departing the existing easterly right-of-way line of said U.S. Highway 377, and along the last stated common line, a distance of 20.96 feet to the **POINT OF BEGINNING**, and containing 0.0536 acres of land, more or less.

NOTES:

1. *Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System (North Central Zone 4202: 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 1.000150630 to scale from grid to surface.*
2. *An Easement Exhibit of even date herewith accompanies this Legal Description. See Exhibit "B"*

Marvin King 5/27/16
 Marvin King, R.P.L.S. No. 5581
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 (940) 383-4177
 T.B.P.L.S. Firm 10011601
 Date: May 27, 2016



U.S. HWY. 377 (FT. WORTH DR.)

(VARIABLE WIDTH RIGHT-OF-WAY)

STATE OF TEXAS
LIS PENDENS
CALLED 0.039 ACRES
DOC. NO. 2013-105650
O.R.D.C.T.

DAVID M. NICHOLS AND
WIFE, MARILYN NICHOLS
VOL. 2698, PG. 374
D.R.D.C.T.

LOT 2
COMMERCIAL SERVICES PARK
CAB. B, PG. 93
P.R.D.C.T.

**POINT OF
BEGINNING**

16' UTILITY ESMT.
CAB. B, PG. 93

**POINT OF
COMMENCING**
"X" CUT FND.
(CM)

STATE OF TEXAS
CALLED 0.133 ACRES
DOC. NO. 2014-14701
O.R.D.C.T.

TTG INVESTMENTS, L.C.
CALLED 0.81 ACRES
DOC. NO. 96-0065423
R.P.R.D.C.T.

P5E-TCE-1
0.0536 ACRES

DAVID M. NICHOLS AND
WIFE, MARILYN NICHOLS
VOL. 2698, PG. 374
D.R.D.C.T.

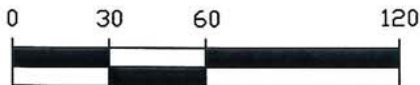
40' CHANNEL ESMT.
STATE OF TEXAS
VOL. 288, PG 314
D.R.D.C.T.

STATE OF TEXAS
CALLED 0.463 ACRES
DOC. NO. 2014-77862
O.R.D.C.T.

LOT 1
COMMERCIAL SERVICES PARK
CAB. B, PG. 93
P.R.D.C.T.

ALEXANDER HILL SURVEY
ABSTRACT NO. 623

T & P RAILROAD
(CALLED 100' RIGHT-OF-WAY)



SCALE: 1" = 60'

NOTES:

- Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System (North Central Zone 4202: 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 1.000150630 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.
- A Legal Description of even date herewith accompanies this Easement Exhibit. See Exhibit "A".

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 19°06'19" E	113.54'
L2	S 70°53'41" W	20.00'
L3	N 19°06'19" W	119.82'
L4	N 88°19'25" E	20.96'



LEGEND	
	CALCULATED POINT
	1/2 IRON ROD FOUND (UNLESS NOTED OTHERWISE)
	CONTROLLING MONUMENT
	TELEPHONE UTILITY
	ELECTRIC UTILITY
	POWER POLE
	LIGHT POLE
	GAS METER
	CO (SANITARY SEWER CLEANOUT)
	SSMH (SANITARY SEWER MANHOLE)
	UTILITY SIGN (UNLESS NOTED OTHERWISE)
	WATER METER
	EASEMENT BOUNDARY LINE
	PROPERTY LINE
	EXISTING EASEMENT
	EXISTING RIGHT-OF-WAY
	EDGE OF ASPHALT
	OVERHEAD ELECTRIC

EXHIBIT "B"
P5E-TCE-1

BEING 0.0536 ACRE TEMPORARY CONSTRUCTION EASEMENT
SITUATED IN THE ALEXANDER HILL SURVEY, ABSTRACT NO. 623
CITY OF DENTON, DENTON COUNTY, TEXAS

teague nall & perkins

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DEN 16023

SHEET 2 OF 2

P6W-SSE-1

EXHIBIT "A"
LEGAL DESCRIPTION
SANITARY SEWER EASEMENT

BEING a 0.0540 acre tract of land situated in the Alexander Hill Survey, Abstract No. 623, City of Denton, Denton County, Texas, and being part of a tract of land described in Deed to Tommy Lee Caruthers, as recorded in Document No. 93-0051853 of the Real Property Records of Denton County, Texas (R.P.R.D.C.T.), being further described as part of Lot 4R of Denworth Addition as recorded in Cabinet B, Page 236 of the Plat Records of Denton County, Texas (P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found at the most easterly northeast corner of said Caruthers tract, same being the most easterly northeast corner of said Lot 4R, the southeast corner of a called 0.40 acre tract of land described in Deed to Numchai Tamprateep and Ratana Sirijirapatana, as recorded in Document No. 02-49881 (R.P.R.D.C.T.), and located in the existing westerly right-of-way line of U.S. Highway 377 (Fort Worth Drive, variable width R.O.W.), for the beginning of a non-tangent curve to the left, having a radius of 2664.21 feet, a central angle of 03°09'28", and a chord bearing of South 05°06'38" East, 146.81 feet;

THENCE in a southwesterly direction, departing the south line of said 0.40 acre tract and along the common easterly line of said Lot 4R, the existing westerly right-of-way line of said U.S. Highway 377, and said curve to the left, an arc distance of 146.83 feet to a point for corner;

THENCE North 19°48'10" West, departing said common line, a distance of 103.42 feet to a point for corner;

THENCE North 00°36'04" East, a distance of 48.97 feet to the intersection with the common north line of said Caruthers tract, same being the north line of said Lot 4R, and the south line of said 0.40 acre tract;

THENCE South 89°53'10" East, along the last stated common line, a distance of 21.45 feet to the **POINT OF BEGINNING**, and containing 0.0540 acres of land, more or less.

NOTES:

1. *Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System (North Central Zone 4202: 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 1.000150630 to scale from grid to surface.*
2. *An Easement Exhibit of even date herewith accompanies this Legal Description. See Exhibit "B"*

Marvin King 5/27/16
 Marvin King, R.P.L.S. No. 5581
 Teague Nall and Perkins
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 (940) 383-4177
 T.B.P.L.S. Firm 10011601
 Date: May 27, 2016





SCALE: 1" = 60'



ALEXANDER HILL SURVEY
ABSTRACT NO. 623

LEGEND	
	CALCULATED POINT
	1/2 IRON ROD FOUND (UNLESS NOTED OTHERWISE)
	CONTROLLING MONUMENT
	TELEPHONE UTILITY
	ELECTRIC UTILITY
	POWER POLE
	LIGHT POLE
	GAS METER
	CO (SANITARY SEWER CLEANOUT)
	SSMH (SANITARY SEWER MANHOLE)
	UTILITY SIGN (UNLESS NOTED OTHERWISE)
	WATER METER
	EASEMENT BOUNDARY LINE
	PROPERTY LINE
	ORIGINAL TRACT LINE
	EXISTING EASEMENT
	EXISTING RIGHT-OF-WAY
	EDGE OF ASPHALT
	OVERHEAD ELECTRIC

NOTES:

- Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System (North Central Zone 4202: 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 1.000150630 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.
- A Legal Description of even date herewith accompanies this Easement Exhibit. See Exhibit "A".



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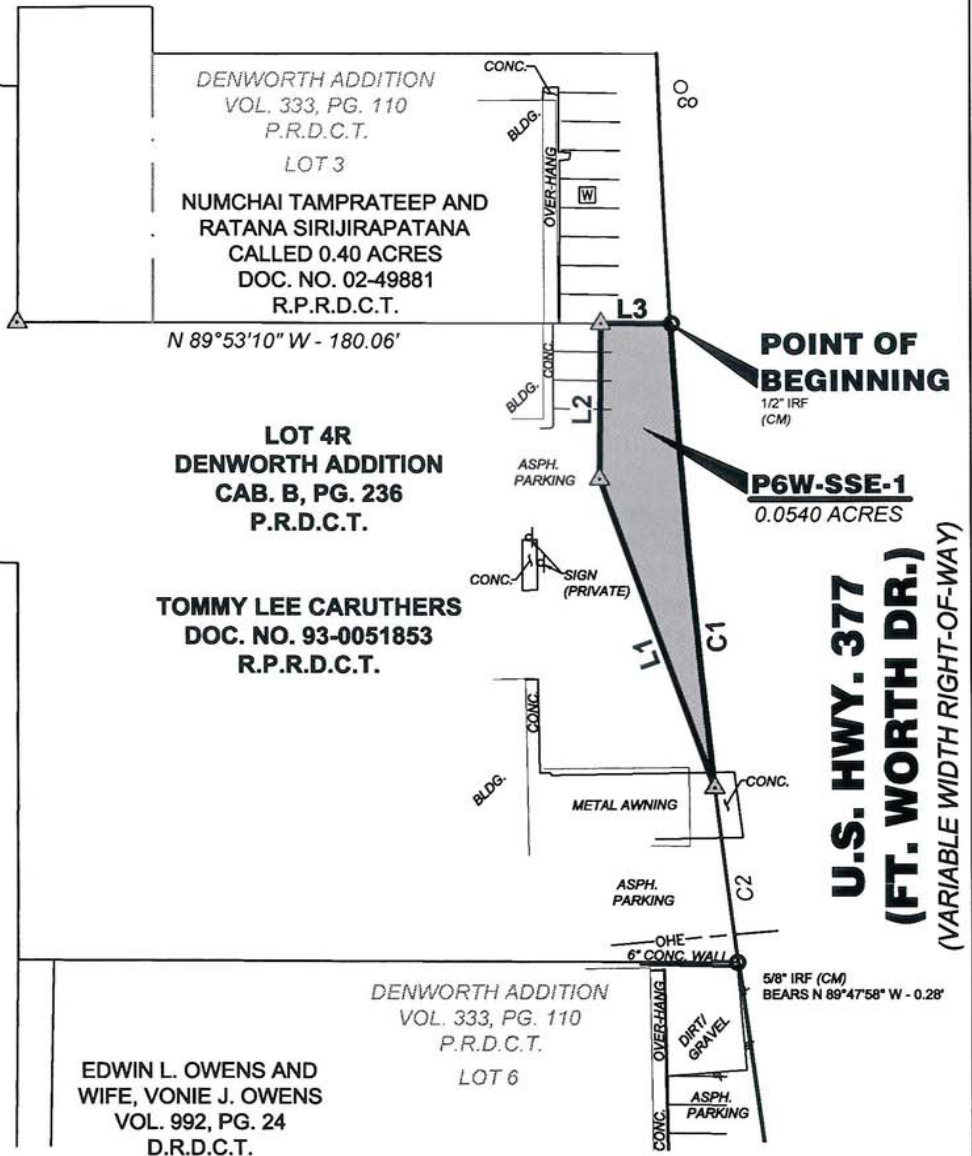


EXHIBIT "B"
P6W-SSE-1

BEING 0.0540 ACRE SANITARY SEWER EASEMENT
SITUATED IN THE ALEXANDER HILL SURVEY, ABSTRACT NO. 623
CITY OF DENTON, DENTON COUNTY, TEXAS

DEN 16023

SHEET 2 OF 2



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 19°48'10" W	103.42'
L2	N 00°36'04" E	48.97'
L3	S 89°53'10" E	21.45'

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	3°09'28"	2664.21'	146.83'	S 05°06'38" E	146.81'
C2	1°11'33"	2664.21'	55.45'	S 07°17'08" E	55.44'

P6W-TCE-1

EXHIBIT "A"
LEGAL DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT

BEING a 0.0027 acre tract of land situated in the Alexander Hill Survey, Abstract No. 623, City of Denton, Denton County, Texas, and being part of a tract of land described in Deed to Tommy Lee Caruthers, as recorded in Document No. 93-0051853 of the Real Property Records of Denton County, Texas (R.P.R.D.C.T.), being further described as part of Lot 4R of Denworth Addition as recorded in Cabinet B, Page 236 of the Plat Records of Denton County, Texas (P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at the southeast corner of said Caruthers tract, same being the southeast corner of said Lot 4R, the northeast corner of a tract of land described in Deed to Edwin L. Owens and wife, Vonie J. Owens, as recorded in Volume 992, Page 24 of the Deed Records of Denton County, Texas (D.R.D.C.T.), and located in the existing westerly right-of-way line of U.S. Highway 377 (Fort Worth Drive, variable width R.O.W.), from which point a 5/8-inch iron rod found bears North 89°47'58" West, a distance of 0.28 feet;

THENCE North 89°47'58" West, departing the existing westerly right-of-way line of said U.S. Highway 377 and along the common south line of said Lot 4R and the north line of said Owens tract, a distance of 10.10 feet to a point for corner;

THENCE North 07°43'39" West, departing said common line, a distance of 10.67 feet to a point for corner;

THENCE North 79°01'27" East, a distance of 10.02 feet to the intersection with the east line of said Caruthers tract, same being the east line of said Lot 4R, and located in the existing westerly right-of-way line of said U.S. Highway 377, for the beginning of a non-tangent curve to the left, having a radius of 2664.21 feet, a central angle of 00°16'17", and a chord bearing of South 07°44'33" East, 12.63 feet;

THENCE in a southwesterly direction, along the common easterly line of said Lot 4R, the existing westerly right-of-way line of said U.S. Highway 377, and said curve to the left, an arc distance of 12.63 feet to the **POINT OF BEGINNING**, and containing 0.0027 acres of land, more or less.

NOTES:

1. Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System (North Central Zone 4202: 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 1.000150630 to scale from grid to surface.
2. An Easement Exhibit of even date herewith accompanies this Legal Description. See Exhibit "B"

Marvin King 5/27/16

Marvin King, R.P.L.S. No. 5581
 Teague Nall and Perkins
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 Denton, Texas 76205
 (940) 383-4177
 T.B.P.L.S. Firm 10011601
 Date: May 27, 2016



ALEXANDER HILL SURVEY ABSTRACT NO. 623

LOT 4R
DENWORTH ADDITION
CAB. B, PG. 236
P.R.D.C.T.

TOMMY LEE CARUTHERS
DOC. NO. 93-0051853
R.P.R.D.C.T.

N 89°47'58" W - 212.00'

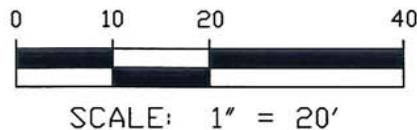
EDWIN L. OWENS AND
WIFE, VONIE J. OWENS
VOL. 992, PG. 24
D.R.D.C.T.

DENWORTH ADDITION
VOL. 333, PG. 110
P.R.D.C.T.
LOT 6



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89°47'58" W	10.10'
L2	N 07°43'39" W	10.67'
L3	N 79°01'27" E	10.02'



CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	0°16'17"	2664.21'	12.63'	S 07°44'33" E	12.63'
C2	4°04'31"	2664.21'	189.49'	N 05°34'09" W	189.45'

NOTES:

- Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System (North Central Zone 4202: 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 1.000150630 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.
- A Legal Description of even date herewith accompanies this Easement Exhibit. See Exhibit "A".



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EXHIBIT "B"

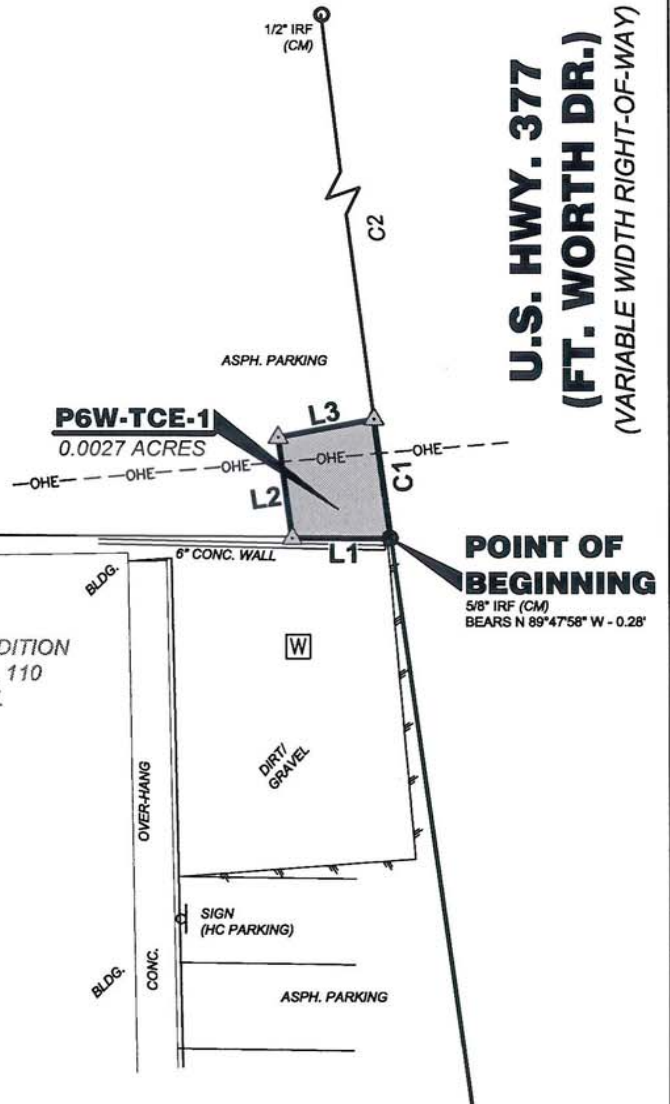
P6W-TCE-1

BEING 0.0027 ACRE TEMPORARY CONSTRUCTION EASEMENT
SITUATED IN THE ALEXANDER HILL SURVEY, ABSTRACT NO. 623
CITY OF DENTON, DENTON COUNTY, TEXAS

DEN 16023

SHEET 2 OF 2

**U.S. HWY. 377
(FT. WORTH DR.)**
(VARIABLE WIDTH RIGHT-OF-WAY)



LEGEND	
	CALCULATED POINT
	1/2 IRON ROD FOUND (UNLESS NOTED OTHERWISE)
	CONTROLLING MONUMENT
	UTILITY SIGN (UNLESS NOTED OTHERWISE)
	WATER METER
	EASEMENT BOUNDARY LINE
	PROPERTY LINE
	EXISTING EASEMENT
	EXISTING RIGHT-OF-WAY
	EDGE OF ASPHALT
	OVERHEAD ELECTRIC

P7E-WLE-1**EXHIBIT "A"
LEGAL DESCRIPTION
WATER LINE EASEMENT**

BEING a 0.0960 acre tract of land situated in the William Daniel Survey, Abstract No. 378, City of Denton, Denton County, Texas, and being part of two tracts of land described in Deed to CS Rodgers Properties, L.L.C., recorded in Document No. 2013-4317 of the Official Records of Denton County, Texas (O.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found at the southwest corner of said CS Rodgers Properties tract, common with the northwest corner of a tract of land described in Deed to Thomas A. Farlow and Dennis L. Ohlemeier, as recorded in Volume 1174, Page 570 of the Deed Records of Denton County, Texas (D.R.D.C.T.), and located in the existing easterly right-of-way line of U.S. Highway 377 (Fort Worth Drive, variable width R.O.W.);

THENCE North 02°34'12" West, departing the north line of said Thomas A. Farlow and Dennis L. Ohlemeier tract and along the common west line of said CS Rodgers Properties tract and the existing easterly right-of-way line of said U.S. Highway 377, a distance of 170.28 feet to a 3/8-inch iron rod found for corner;

THENCE North 04°36'31" East, continuing along said common line, a distance of 38.90 feet to the northwest corner of said CS Rodgers Properties tract and the southwest corner of Property Number Three, a called 0.157 acre tract of land described in Deed to Amy Griffith, as recorded in Document No. 2016-55693 (O.R.D.C.T.);

THENCE South 89°03'45" East, departing the existing easterly right-of-way line of said U.S. Highway 377, and along the common south line of said 0.157 acre tract and the north line of said CS Rodgers Properties tract, a distance of 20.04 feet to a point for corner;

THENCE South 04°36'31" West, departing the last stated common line, a distance of 38.93 feet to a point for corner;

THENCE South 02°34'12" East, a distance of 168.87 feet to a point for corner;

THENCE South 03°26'30" East, a distance of 1.38 feet to the intersection with the common south line of said CS Rodgers Properties tract and the north line of said Thomas A. Farlow and Dennis L. Ohlemeier tract;

THENCE North 89°04'00" West, along the last stated common line, a distance of 20.06 feet to the **POINT OF BEGINNING**, and containing 0.0960 acres of land, more or less.

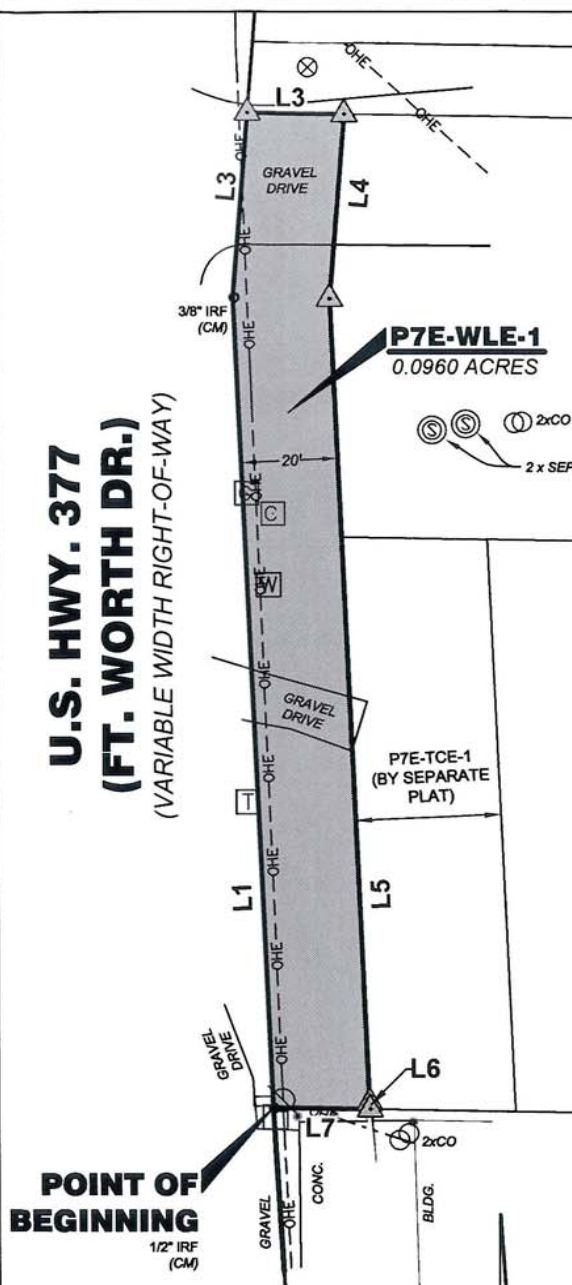
NOTES:

1. *Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System (North Central Zone 4202: 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 1.000150630 to scale from grid to surface.*
2. *An Easement Exhibit of even date herewith accompanies this Legal Description. See Exhibit "B"*

Marvin King 6/14/16
 Marvin King, R.P.L.S. No. 5581
 Teague Nall and Perkins
 1517 Centre Place Drive, Suite 320
 Denton, Texas 76205
 (940) 383-4177
 T.B.P.L.S. Firm 10011601
 Date: June 14, 2016



**U.S. HWY. 377
(FT. WORTH DR.)**
(VARIABLE WIDTH RIGHT-OF-WAY)



CS RODGERS PROPERTIES, L.L.C.
NORTH TRACT, TAX OFFICE NO. 49
CALLED 1.78 ACRES
DOC. NO. 2013-4317
O.R.D.C.T.

AMY GRIFFITH
PROPERTY NUMBER THREE
CALLED 0.157 ACRES
DOC. NO. 2016-55693
O.R.D.C.T.

CS RODGERS PROPERTIES, L.L.C.
SOUTH TRACT, TAX OFFICE NO. 50
DOC. NO. 2013-4317
O.R.D.C.T.

WILLIAM DANIEL SURVEY
ABSTRACT NO. 378

**POINT OF
BEGINNING**
1/2" IRF
(CM)

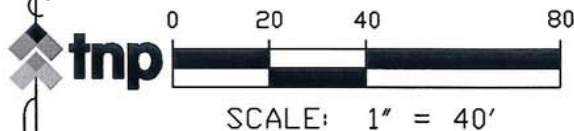
THOMAS A. FARLOW AND
DENNIS L. OHLMEIER
SECOND TRACT
VOL. 1174, PG. 570
D.R.D.C.T.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 02°34'12" W	170.28'
L2	N 04°36'31" E	38.90'
L3	S 89°03'45" E	20.04'
L4	S 04°36'31" W	38.93'
L5	S 02°34'12" E	168.87'
L6	S 03°26'30" E	1.38'
L7	N 89°04'00" W	20.06'

NOTES:

- Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System (North Central Zone 4202: 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 1.000150630 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.
- A Legal Description of even date herewith accompanies this Easement Exhibit. See Exhibit "A".



LEGEND	
	CALCULATED POINT
	1/2 IRON ROD FOUND (UNLESS NOTED OTHERWISE)
	CONTROLLING MONUMENT
	BOLLARD
	POWER POLE
	GUYWIRE
	CABLE TV UTILITY
	GAS METER
	CO (SANITARY SEWER CLEANOUT)
	TELEPHONE UTILITY
	UTILITY SIGN (UNLESS NOTED OTHERWISE)
	WATER METER
	WATER VALVE
	EASEMENT BOUNDARY LINE
	PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	OVERHEAD ELECTRIC

EXHIBIT "B"
P7E-WLE-1

BEING 0.0960 ACRE WATER LINE EASEMENT
SITUATED IN THE WILLIAM DANIEL SURVEY, ABSTRACT NO. 378
CITY OF DENTON, DENTON COUNTY, TEXAS



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T.B.P.L.S. Firm No. 10011601

DEN 16023

SHEET 2 OF 2

P7E-TCE-1

EXHIBIT "A"
LEGAL DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT

BEING a 0.0828 acre tract of land situated in the William Daniel Survey, Abstract No. 378, City of Denton, Denton County, Texas, and being part of a tract of land described in Deed to CS Rodgers Properties, L.L.C., recorded in Document No. 2013-4317 of the Official Records of Denton County, Texas (O.R.D.C.T.), and being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod found at the southwest corner of said CS Rodgers Properties tract, common with the northwest corner of a tract of land described in Deed to Thomas A. Farlow and Dennis L. Ohlemeier, as recorded in Volume 1174, Page 570 of the Deed Records of Denton County, Texas (D.R.D.C.T.), and located in the existing easterly right-of-way line of U.S. Highway 377 (Fort Worth Drive, variable width R.O.W.);

THENCE South 89°04'00" East, departing the existing easterly right-of-way line of said U.S. Highway 377, and along the common south line of said CS Rodgers Properties tract and the north line of said Thomas A. Farlow and Dennis L. Ohlemeier tract, a distance of 20.06 feet to the **POINT OF BEGINNING**;

THENCE North 03°26'30" West, departing said common line, a distance of 1.38 feet to a point for corner;

THENCE North 02°34'12" West, a distance of 118.83 feet to a point for corner;

THENCE South 89°03'45" East, a distance of 30.06 feet to a point for corner;

THENCE South 02°34'12" East, a distance of 116.76 feet to a point for corner;

THENCE South 03°26'30" East, a distance of 3.44 feet to the intersection with the common south line of said CS Rodgers Properties tract and the north line of said Thomas A. Farlow and Dennis L. Ohlemeier tract;

THENCE North 89°04'00" West, along the last stated common line, a distance of 30.09 feet to the **POINT OF BEGINNING**, and containing 0.0828 acres of land, more or less.

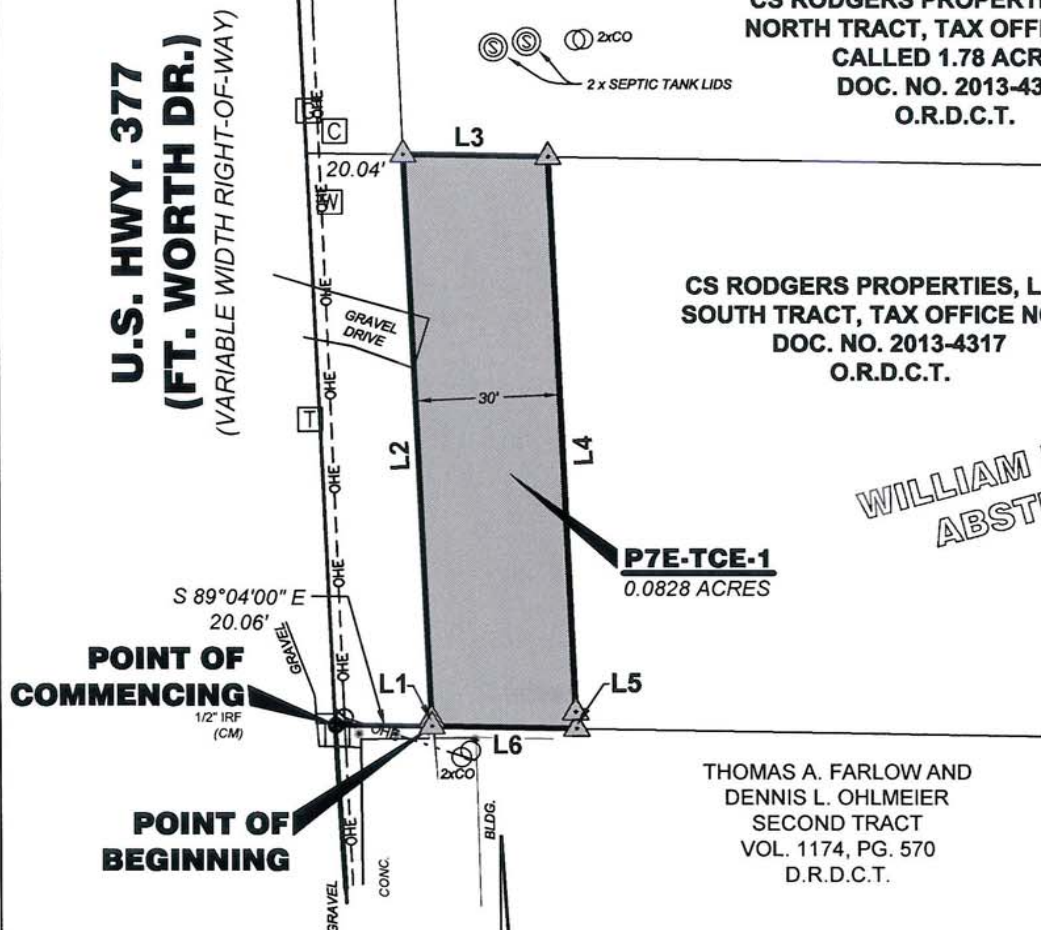
NOTES:

1. *Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System (North Central Zone 4202: 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 1.000150630 to scale from grid to surface.*
2. *An Easement Exhibit of even date herewith accompanies this Legal Description. See Exhibit "B"*

Marvin King 6/14/16
 Marvin King, R.P.L.S. No. 5581
 Teague Nall and Perkins
 1517 Centre Place Drive, Suite 320
 Denton, Texas 76205
 (940) 383-4177
 T.B.P.L.S. Firm 10011601
 Date: June 14, 2016



U.S. HWY. 377
(FT. WORTH DR.)
 (VARIABLE WIDTH RIGHT-OF-WAY)



CS RODGERS PROPERTIES, L.L.C.
SOUTH TRACT, TAX OFFICE NO. 50
DOC. NO. 2013-4317
O.R.D.C.T.

WILLIAM DANIEL SURVEY
ABSTRACT NO. 378

P7E-TCE-1
0.0828 ACRES

THOMAS A. FARLOW AND
DENNIS L. OHLMEIER
SECOND TRACT
VOL. 1174, PG. 570
D.R.D.C.T.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 03°26'30" W	1.38'
L2	N 02°34'12" W	118.83'
L3	S 89°03'45" E	30.06'
L4	S 02°34'12" E	116.76'
L5	S 03°26'30" E	3.44'
L6	N 89°04'00" W	30.09'

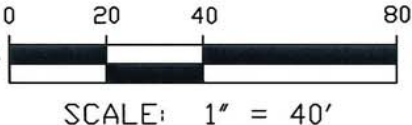
NOTES:

- Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System (North Central Zone 4202: 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 1.000150630 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.
- A Legal Description of even date herewith accompanies this Easement Exhibit. See Exhibit "A".



teague nall & perkins

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 T.B.P.L.S. Firm No. 10011601



LEGEND	
	CALCULATED POINT
	1/2 IRON ROD FOUND (UNLESS NOTED OTHERWISE)
	CONTROLLING MONUMENT
	BOLLARD
	POWER POLE
	GUYWIRE
	CABLE TV UTILITY
	GAS METER
	CO (SANITARY SEWER CLEANOUT)
	TELEPHONE UTILITY
	UTILITY SIGN (UNLESS NOTED OTHERWISE)
	WATER METER
	WATER VALVE
	EASEMENT BOUNDARY LINE
	PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	OVERHEAD ELECTRIC

EXHIBIT "B"

P7E-TCE-1

BEING 0.0828 ACRE TEMPORARY CONSTRUCTION EASEMENT
SITUATED IN THE WILLIAM DANIEL SURVEY, ABSTRACT NO. 378
CITY OF DENTON, DENTON COUNTY, TEXAS

P8E-WLE-1**EXHIBIT "A"
LEGAL DESCRIPTION
WATER LINE EASEMENT**

BEING a 0.0833 acre tract of land situated in the William Daniel Survey, Abstract No. 378, City of Denton, Denton County, Texas, and being part of two tracts of land described in Deed to Thomas A. Farlow and Dennis L. Ohlmeier, as recorded in Volume 1174, Page 570 of the Deed Records of Denton County, Texas (D.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found at the northwest corner of said Thomas A. Farlow and Dennis L. Ohlmeier tract, common with the southwest corner of a tract of land described in Deed to CS Rodgers Properties, L.L.C., recorded in Document No. 2013-4317 of the Official Records of Denton County, Texas (O.R.D.C.T.), and located in the existing easterly right-of-way line of U.S. Highway 377 (Fort Worth Drive, variable width R.O.W.);

THENCE South 89°04'00" East, departing the existing easterly right-of-way line of said U.S. Highway 377, and along the common south line of said CS Rodgers Properties tract and the north line of said Thomas A. Farlow and Dennis L. Ohlmeier tract, a distance of 20.06 feet to a point for corner;

THENCE South 03°26'30" East, departing said common line, a distance of 191.39 feet to the intersection with the northeasterly line of a called 0.007 acre tract of land described in Deed to The State of Texas, as recorded in Document No. 2013-139863 (O.R.D.C.T.), same being the existing easterly right-of-way line of said U.S. Highway 377 and the westerly line of said Thomas A. Farlow and Dennis L. Ohlmeier tract;

THENCE North 46°33'00" West, along the common existing easterly right-of-way line of said U.S. Highway 377 and the westerly line of said Thomas A. Farlow and Dennis L. Ohlmeier tract, a distance of 29.27 feet to a 1/2-inch iron rod with Aluminum Disk stamped "TXDOT ROW" found for the most northerly corner of said 0.007 acre tract;

THENCE North 03°26'30" West, continuing along the last stated common line, a distance of 171.55 feet to the **POINT OF BEGINNING**, and containing 0.0833 acres of land, more or less.

NOTES:

1. *Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System (North Central Zone 4202: 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 1.000150630 to scale from grid to surface.*
2. *An Easement Exhibit of even date herewith accompanies this Legal Description. See Exhibit "B"*

Marvin King

6/14/16

Marvin King, R.P.L.S. No. 5581
Teague Nall and Perkins
1517 Centre Place Drive, Suite 320
Denton, Texas 76205
(940) 383-4177
T.B.P.L.S. Firm 10011601
Date: June 14, 2016



**POINT OF
BEGINNING**1/2" IRF
(CM)CS RODGERS PROPERTIES, L.L.C.
SOUTH TRACT, TAX OFFICE NO. 50
DOC. NO. 2013-4317
O.R.D.C.T.**WILLIAM DANIEL SURVEY
ABSTRACT NO. 378****U.S. HWY. 377
(FT. WORTH DR.)**
(VARIABLE WIDTH RIGHT-OF-WAY)**THOMAS A. FARLOW AND
DENNIS L. OHLEMEIER
SECOND TRACT
VOL. 1174, PG. 570
D.R.D.C.T.****P8E-WLE-1**
0.0833 ACRES**THOMAS A. FARLOW AND
DENNIS L. OHLEMEIER
FOURTH TRACT
VOL. 1174, PG. 570
D.R.D.C.T.**

LEGEND	
	CALCULATED POINT
	1/2 IRON ROD FOUND (UNLESS NOTED OTHERWISE)
(CM)	CONTROLLING MONUMENT
	BOLLARD
	CO (SANITARY SEWER CLEANOUT)
	POWER POLE
	GUYWIRE
	GAS METER
	TELEPHONE UTILITY
	UTILITY SIGN (UNLESS NOTED OTHERWISE)
	WATER METER
	WATER VALVE
	EASEMENT BOUNDARY LINE
	PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	OVERHEAD ELECTRIC
	FENCE LINE
	EDGE OF ASPHALT

1/2" IR WITH ALUMINUM DISK
STAMPED "TXDOT ROW" FND.
(CM)

STEEL GUARDRAIL

STATE OF TEXAS
CALLED 0.007 ACRES
DOC. NO. 2013-139863
O.R.D.C.T.S 46°33'00" E
6.29'5/8" IRF BEARS
S 26°18'07" W - 0.50'ASPHALT
PAVING**DOTSON ST.**

(VARIABLE WIDTH RIGHT-OF-WAY)

tnp

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°04'00" E	20.06'
L2	S 03°26'30" E	191.39'
L3	N 46°33'00" W	29.27'
L4	N 03°26'30" W	171.55'



SCALE: 1" = 40'

NOTES:

- Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System (North Central Zone 4202: 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 1.000150630 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.
- A Legal Description of even date herewith accompanies this Easement Exhibit. See Exhibit "A".

**EXHIBIT "B"****P8E-WLE-1**BEING 0.0833 ACRE WATER LINE EASEMENT
SITUATED IN THE WILLIAM DANIEL SURVEY, ABSTRACT NO. 378
CITY OF DENTON, DENTON COUNTY, TEXAS**teague nall & perkins**1517 Centre Place Drive, Suite 320
Denton, Texas 76205
940.383.4177 ph 940.383.8026 fx
www.tnpinc.com
T.B.P.L.S. Firm No. 10011601

DEN 16023

SHEET 2 OF 2



P10W-SSWLE-1

EXHIBIT "A"
LEGAL DESCRIPTION
SANITARY SEWER AND WATER LINE EASEMENT

BEING a 0.0572 acre tract of land situated in the William Daniel Survey, Abstract No. 378, City of Denton, Denton County, Texas, and being part of a called 0.37358 acre tract of land described in Deed to Douglas Wade Carr and wife, Cynthia G. Carr, as recorded in Document No. 2004-154125 of the Official Records of Denton County, Texas (O.R.D.C.T.), and being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod found at the southwest corner of said 0.37358 acre tract and the northwest corner of Tract 1, a called 1.894 acre tract of land described in Deed to Thomas A. Farlow, as recorded in Document No. 2013-118696 (O.R.D.C.T.);

THENCE South 89°33'41" East, along the common south line of said 0.37358 acre tract and the north line of said 1.894 acre tract, a distance of 189.84 feet to the **POINT OF BEGINNING**;

THENCE North 03°06'53" West, departing said common line, a distance of 123.97 feet to the intersection with the common north line of said 0.37358 acre tract and the south line of a called 0.425 acre tract of land described in Deed to Richard B. Laird, as recorded in Volume 755, Page 987 of the Deed Records of Denton County, Texas (D.R.D.C.T.);

THENCE North 87°29'23" East, along the last stated common line, a distance of 20.00 feet to the northeast corner of said 0.37358 acre tract, the southeast corner of said 0.425 acre tract, and located in the existing westerly right-of-way line of U.S. Highway 377 (Fort Worth Drive, variable width R.O.W.);

THENCE South 03°06'53" East, departing the south line of said 0.425 acre tract and along the existing westerly right-of-way line of said U.S. Highway 377, a distance of 125.00 feet to the southeast corner of said 0.37358 acre tract and the northeast corner of said 1.894 acre tract;

THENCE North 89°33'41" West, along the common south line of said 0.37358 acre tract and the north line of said 1.894 acre tract, a distance of 20.04 feet to the **POINT OF BEGINNING**, and containing 0.0572 acres of land, more or less.

NOTES:

1. *Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System (North Central Zone 4202: 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 1.000150630 to scale from grid to surface.*
2. *An Easement Exhibit of even date herewith accompanies this Legal Description. See Exhibit "B"*

Marvin King 6/14/16
 Marvin King, R.P.L.S. No. 5581
 Teague Nall and Perkins
 1517 Centre Place Drive, Suite 320
 Denton, Texas 76205
 (940) 383-4177
 T.B.P.L.S. Firm 10011601
 Date: June 14, 2016



RICHARD B. LAIRD
CALLED 0.425 ACRES
VOL. 755, PG. 987
D.R.D.C.T.

WILLIAM DANIEL SURVEY
ABSTRACT NO. 378

DOUGLAS WADE CARR AND
WIFE, CYNTHIA G. CARR
CALLED 0.37358 ACRES
DOC. NO. 2004-154125
O.R.D.C.T.

P10W-SSWLE-1
0.0572 ACRES

P10W-TCE-1
(BY SEPARATE PLAT)

**POINT OF
BEGINNING**

S 89°33'41" E 189.84'

**POINT OF
COMMENCING**
1/2" IRF
(CM)

THOMAS A. FARLOW
TRACT 1
CALLED 1.894 ACRES
DOC. NO. 2013-118696
O.R.D.C.T.

U.S. HWY. 377
(FT. WORTH DR.)
(VARIABLE WIDTH RIGHT-OF-WAY)

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 03°06'53" W	123.97'
L2	N 87°29'23" E	20.00'
L3	S 03°06'53" E	125.00'
L4	N 89°33'41" W	20.04'



SCALE: 1" = 40'



NOTES:

- Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System (North Central Zone 4202: 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 1.000150630 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.
- A Legal Description of even date herewith accompanies this Easement Exhibit. See Exhibit "A".



teague nall & perkins

1517 Centre Place Drive, Suite 320
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940.383.4177 ph 940.383.8026 fx
www.tnpinc.com
T.B.P.L.S. Firm No. 10011601



LEGEND	
	CALCULATED POINT
	1/2 IRON ROD FOUND (UNLESS NOTED OTHERWISE)
	CONTROLLING MONUMENT
	MB (MAILBOX)
	POWER POLE
	GUYWIRE
	GAS METER
	TELEPHONE UTILITY
	UTILITY SIGN (UNLESS NOTED OTHERWISE)
	WATER METER
	EASEMENT BOUNDARY LINE
	PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	OVERHEAD ELECTRIC
	FENCE LINE
	EDGE OF ASPHALT

EXHIBIT "B"

P10W-SSWLE-1

BEING 0.0572 ACRE SANITARY SEWER AND WATER LINE EASEMENT
SITUATED IN THE WILLIAM DANIEL SURVEY, ABSTRACT NO. 378
CITY OF DENTON, DENTON COUNTY, TEXAS

DEN 16023

SHEET 2 OF 2

P10W-TCE-1

EXHIBIT "A"
LEGAL DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT

BEING a 0.0142 acre tract of land situated in the William Daniel Survey, Abstract No. 378, City of Denton, Denton County, Texas, and being part of a called 0.37358 acre tract of land described in Deed to Douglas Wade Carr and wife, Cynthia G. Carr, as recorded in Document No. 2004-154125 of the Official Records of Denton County, Texas (O.R.D.C.T.), and being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod found at the southwest corner of said 0.37358 acre tract and the northwest corner of Tract 1, a called 1.894 acre tract of land described in Deed to Thomas A. Farlow, as recorded in Document No. 2013-118696 (O.R.D.C.T.);

THENCE South 89°33'41" East, along the common south line of said 0.37358 acre tract and the north line of said 1.894 acre tract, a distance of 184.83 feet to the **POINT OF BEGINNING**;

THENCE North 03°06'53" West, departing said common line, a distance of 123.71 feet to the intersection with the common north line of said 0.37358 acre tract and the south line of a called 0.425 acre tract of land described in Deed to Richard B. Laird, as recorded in Volume 755, Page 987 of the Deed Records of Denton County, Texas (D.R.D.C.T.);

THENCE North 87°29'23" East, along the last stated common line, a distance of 5.00 feet to a point for corner;

THENCE South 03°06'53" East, departing said common line, a distance of 123.97 feet to the intersection with the south line of said 0.37358 acre tract and the north line of said 1.894 acre tract;

THENCE North 89°33'41" West, along the common south line of said 0.37358 acre tract and the north line of said 1.894 acre tract, a distance of 5.01 feet to the **POINT OF BEGINNING**, and containing 0.0142 acres of land, more or less.

NOTES:

1. *Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System (North Central Zone 4202: 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 1.000150630 to scale from grid to surface.*
2. *An Easement Exhibit of even date herewith accompanies this Legal Description. See Exhibit "B"*

Marvin King 6/14/16
 Marvin King, R.P.L.S. No. 5581
 Teague Nall and Perkins
 1517 Centre Place Drive, Suite 320
 Denton, Texas 76205
 (940) 383-4177
 T.B.P.L.S. Firm 10011601
 Date: June 14, 2016



RICHARD B. LAIRD
CALLED 0.425 ACRES
VOL. 755, PG. 987
D.R.D.C.T.

WILLIAM DANIEL SURVEY
ABSTRACT NO. 378

DOUGLAS WADE CARR AND
WIFE, CYNTHIA G. CARR
CALLED 0.37358 ACRES
DOC. NO. 2004-154125
O.R.D.C.T.

P10W-TCE-1
0.0142 ACRES

**POINT OF
BEGINNING**

**POINT OF
COMMENCING**
1/2" IRF
(CM)

THOMAS A. FARLOW
TRACT 1
CALLED 1.894 ACRES
DOC. NO. 2013-118696
O.R.D.C.T.

S 89°33'41" E 184.83'

S 89°33'41" E
20.04'

U.S. HWY. 377
(FT. WORTH DR.)
(VARIABLE WIDTH RIGHT-OF-WAY)

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 03°06'53" W	123.71'
L2	N 87°29'23" E	5.00'
L3	S 03°06'53" E	123.97'
L4	N 89°33'41" W	5.01'



SCALE: 1" = 40'



NOTES:

- Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System (North Central Zone 4202: 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 1.000150630 to scale from grid to surface.
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T.B.P.L.S. Firm No. 10011601



LEGEND	
	CALCULATED POINT
	1/2 IRON ROD FOUND (UNLESS NOTED OTHERWISE)
	CONTROLLING MONUMENT
	MB (MAILBOX)
	POWER POLE
	GUYWIRE
	GAS METER
	TELEPHONE UTILITY
	UTILITY SIGN (UNLESS NOTED OTHERWISE)
	WATER METER
	EASEMENT BOUNDARY LINE
	PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	OVERHEAD ELECTRIC
	FENCE LINE
	EDGE OF ASPHALT

EXHIBIT "B"

P10W-TCE-1

BEING 0.0142 ACRE TEMPORARY CONSTRUCTION EASEMENT
SITUATED IN THE WILLIAM DANIEL SURVEY, ABSTRACT NO. 378
CITY OF DENTON, DENTON COUNTY, TEXAS

DEN 16023

SHEET 2 OF 2

P11W-SSWLE-1

EXHIBIT "A"
LEGAL DESCRIPTION
SANITARY SEWER AND WATER LINE EASEMENT

BEING a 0.1763 acre tract of land situated in the William Daniel Survey, Abstract No. 378, City of Denton, Denton County, Texas, and being part of Tract 1, a called 1.894 acre tract of land, and Tract 2, a called 2.998 acre tract of land, described in Deed to Thomas A. Farlow, as recorded in Document No. 2013-118696 of the Official Records of Denton County, Texas (O.R.D.C.T.), and being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod found at the northwest corner of said Tract 1 and the southwest corner of a called 0.37358 acre tract of land described in Deed to Douglas Wade Carr and wife, Cynthia G. Carr, as recorded in Document No. 2004-154125 (O.R.D.C.T.);

THENCE South 89°33'41" East, along the common south line of said 0.37358 acre tract and the north line of said Tract 1, a distance of 189.84 feet to the **POINT OF BEGINNING**;

THENCE South 89°33'41" East, continuing along said common line, a distance of 20.04 feet to the southeast corner of said 0.37358 acre tract, the northeast corner of said Tract 1, and located in the existing westerly right-of-way line of U.S. Highway 377 (Fort Worth Drive, variable width R.O.W.);

THENCE South 03°06'53" East, departing the south line of said 0.37358 acre tract and along the existing westerly right-of-way line of said U.S. Highway 377, a distance of 384.09 feet to the southeast corner of said Tract 2 and the northeast corner of a called 0.645 acre tract of land described in Deed to Reflection Properties Inc., as recorded in Document No. 2006-137540 (O.R.D.C.T.);

THENCE North 88°41'34" West, departing the existing westerly right-of-way line of said U.S. Highway 377 and along the common south line of said Tract 2 and the north line of said 0.645 acre tract, a distance of 20.06 feet to a point for corner;

THENCE North 03°06'53" West, departing said common line, a distance of 383.79 feet to the **POINT OF BEGINNING**, and containing 0.1763 acres of land, more or less.

NOTES:

1. *Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System (North Central Zone 4202: 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 1.000150630 to scale from grid to surface.*
2. *An Easement Exhibit of even date herewith accompanies this Legal Description. See Exhibit "B"*

Marvin King 6/14/16
 Marvin King, R.P.L.S. No. 5581
 Teague Nall and Perkins
 1517 Centre Place Drive, Suite 320
 Denton, Texas 76205
 (940) 383-4177
 T.B.P.L.S. Firm 10011601
 Date: June 14, 2016



DOUGLAS WADE CARR AND
WIFE, CYNTHIA G. CARR
CALLED 0.37358 ACRES
DOC. NO. 2004-154125
O.R.D.C.T.

**POINT OF
BEGINNING**

**POINT OF
COMMENCING**

1/2" IRF
(CM)

THOMAS A. FARLOW
TRACT 1
CALLED 1.894 ACRES
DOC. NO. 2013-118696
O.R.D.C.T.

**U.S. HWY. 377
(FT. WORTH DR.)**
(VARIABLE WIDTH RIGHT-OF-WAY)

LEGEND	
	CALCULATED POINT
	1/2 IRON ROD FOUND (UNLESS NOTED OTHERWISE)
(CM)	CONTROLLING MONUMENT
	MB (MAILBOX)
	POWER POLE
	GUYWIRE
	GAS METER
	TELEPHONE UTILITY
	CABLE BOX
	TRAFFIC CONTROL BOX
	CO (SANITARY SEWER CLEAN OUT)
	UTILITY SIGN (UNLESS NOTED OTHERWISE)
	WATER METER
	EASEMENT BOUNDARY LINE
	PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	OVERHEAD ELECTRIC
	EDGE OF ASPHALT

**WILLIAM DANIEL SURVEY
ABSTRACT NO. 378**

THOMAS A. FARLOW
TRACT 2
CALLED 2.998 ACRES
DOC. NO. 2013-118696
O.R.D.C.T.

REFLECTION PROPERTIES INC.
CALLED 0.645 ACRES
DOC. NO. 2006-137540
O.R.D.C.T.

P11W-TCE-1
(BY SEPARATE PLAT)

P11W-SSWLE-1
0.1763 ACRES



SCALE: 1" = 60'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°33'41" E	20.04'
L2	S 03°06'53" E	384.09'
L3	N 88°41'34" W	20.06'
L4	N 03°06'53" W	383.79'

NOTES:

- Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System (North Central Zone 4202: 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 1.000150630 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.
- A Legal Description of even date herewith accompanies this Easement Exhibit. See Exhibit "A".



EXHIBIT "B"

P11W-SSWLE-1

BEING 0.1763 ACRE SANITARY SEWER AND WATER LINE EASEMENT
SITUATED IN THE WILLIAM DANIEL SURVEY, ABSTRACT NO. 378
CITY OF DENTON, DENTON COUNTY, TEXAS

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DEN 16023

SHEET 2 OF 2



P11W-TCE-1

EXHIBIT "A"
LEGAL DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT

BEING a 0.0819 acre tract of land situated in the William Daniel Survey, Abstract No. 378, City of Denton, Denton County, Texas, and being part of Tract 1, a called 1.894 acre tract of land, and Tract 2, a called 2.998 acre tract of land, described in Deed to Thomas A. Farlow, as recorded in Document No. 2013-118696 of the Official Records of Denton County, Texas (O.R.D.C.T.), and being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod found at the northwest corner of said Tract 1 and the southwest corner of a called 0.37358 acre tract of land described in Deed to Douglas Wade Carr and wife, Cynthia G. Carr, as recorded in Document No. 2004-154125 (O.R.D.C.T.);

THENCE South 89°33'41" East, along the common south line of said 0.37358 acre tract and the north line of said Tract 1, a distance of 184.83 feet to the **POINT OF BEGINNING**;

THENCE South 89°33'41" East, continuing along said common line, a distance of 5.01 feet to a point for corner;

THENCE South 03°06'53" East, departing said common line, a distance of 383.79 feet to the intersection with the south line of said Tract 2 and the north line of a called 0.645 acre tract of land described in Deed to Reflection Properties Inc., as recorded in Document No. 2006-137540 (O.R.D.C.T.);

THENCE North 88°41'34" West, along the common south line of said Tract 2 and the north line of said 0.645 acre tract, a distance of 35.00 feet to a point for corner;

THENCE North 03°06'53" West, departing said common line, a distance of 55.00 feet to a point for corner;

THENCE South 89°00'20" East, a distance of 29.97 feet to a point for corner;

THENCE North 03°06'53" West, a distance of 328.55 the **POINT OF BEGINNING**, and containing 0.0819 acres of land, more or less.

NOTES:

1. Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System (North Central Zone 4202: 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 1.000150630 to scale from grid to surface.
2. An Easement Exhibit of even date herewith accompanies this Legal Description. See Exhibit "B"

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 T.B.P.L.S. Firm 10011601
 Date: June 14, 2016



DOUGLAS WADE CARR AND
WIFE, CYNTHIA G. CARR
CALLED 0.37358 ACRES
DOC. NO. 2004-154125
O.R.D.C.T.

**POINT OF
BEGINNING**

**POINT OF
COMMENCING**

1/2" IRF
(CM)

THOMAS A. FARLOW
TRACT 1
CALLED 1.894 ACRES
DOC. NO. 2013-118696
O.R.D.C.T.

**U.S. HWY. 377
(FT. WORTH DR.)**
(VARIABLE WIDTH RIGHT-OF-WAY)

**WILLIAM DANIEL SURVEY
ABSTRACT NO. 378**

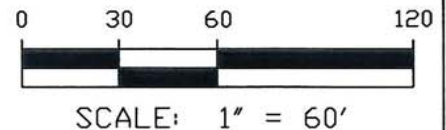
THOMAS A. FARLOW
TRACT 2
CALLED 2.998 ACRES
DOC. NO. 2013-118696
O.R.D.C.T.

REFLECTION PROPERTIES INC.
CALLED 0.645 ACRES
DOC. NO. 2006-137540
O.R.D.C.T.

P11W-TCE-1
0.0819 ACRES

P11W-SSWLE-1
(BY SEPARATE
PLAT)

LEGEND	
	CALCULATED POINT
	1/2 IRON ROD FOUND (UNLESS NOTED OTHERWISE)
	CONTROLLING MONUMENT
	MB (MAILBOX)
	POWER POLE
	GUYWIRE
	GAS METER
	TELEPHONE UTILITY
	CABLE BOX
	TRAFFIC CONTROL BOX
	CO (SANITARY SEWER CLEAN OUT)
	UTILITY SIGN (UNLESS NOTED OTHERWISE)
	WATER METER
	EASEMENT BOUNDARY LINE
	PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	OVERHEAD ELECTRIC
	EDGE OF ASPHALT



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°33'41" E	5.01'
L2	S 03°06'53" E	383.79'
L3	N 88°41'34" W	35.00'
L4	N 03°06'53" W	55.00'
L5	S 89°00'20" E	29.97'
L6	N 03°06'53" W	328.55'

NOTES:

- Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System (North Central Zone 4202: 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 1.000150630 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.
- A Legal Description of even date herewith accompanies this Easement Exhibit. See Exhibit "A".



EXHIBIT "B"

P11W-TCE-1

BEING 0.0819 ACRE TEMPORARY CONSTRUCTION EASEMENT
SITUATED IN THE WILLIAM DANIEL SURVEY, ABSTRACT NO. 378
CITY OF DENTON, DENTON COUNTY, TEXAS



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DEN 16023

SHEET 2 OF 2

P11E-TCE-1

EXHIBIT "A"
LEGAL DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT

BEING a 0.1270 acre tract of land situated in the William Daniel Survey, Abstract No. 378, City of Denton, Denton County, Texas, and being part of a called 5.236 acre tract of land described in Deed to 4th Frame, LLC, as recorded in Document No. 2014-78415 of the Official Records of Denton County, Texas (O.R.D.C.T.), and further described as part of Lot 1 in Block A of Little Guys Movers Addition as recorded in Document No. 2015-187 of the Plat Records of Denton County, Texas (P.R.D.C.T.), and being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod found at the southeast corner of a tract of land described in Deed to J.W. Davis, as recorded in Volume 479, Page 553 of the Deed Records of Denton County, Texas (D.R.D.C.T.), and located at an interior ell corner of said 5.236 acre tract, same being an interior ell corner of said Lot 1;

THENCE North 89°01'10" West, along the common south line of said Davis tract and a north line of said 5.236 acre tract, same being a north line of said Lot 1, a distance of 77.94 feet to the **POINT OF BEGINNING**;

THENCE South 03°06'43" East, departing said common line, a distance of 30.08 feet to a point for corner;

THENCE North 89°01'10" West, a distance of 20.05 feet to a point for corner;

THENCE South 03°06'43" East, a distance of 133.01 feet to the beginning of a tangent curve to the right, having a radius of 3370.02 feet, a central angle of 05°36'37", and a chord bearing of South 00°26'54" East, 329.85 feet;

THENCE in a southerly direction, along said curve to the right, an arc distance of 329.98 feet to the intersection with the common south line of said 5.236 acre tract and the north line of a called 3.244 acre tract of land described in Deed to Mohamad R. Haghighi, as recorded in Document No. 2003-0090814 of the Real Property Records of Denton County, Texas (R.P.R.D.C.T.), from which point a 1-inch iron pipe found at the southeast corner of said 5.236 acre tract bears South 89°28'30" East, a distance of 357.56 feet;

THENCE North 89°28'30" West, along the last stated common line, a distance of 10.00 feet to the beginning of a non-tangent curve to the left, having a radius of 3360.02 feet, a central angle of 05°36'57", and a chord bearing of North 00°26'44" West, 329.21 feet;

THENCE in a northerly direction, along said curve to the left, an arc distance of 329.34 feet to the end of said curve;

THENCE North 03°06'43" West, a distance of 163.81 feet to the intersection with the common south line of said Davis tract and a north line of said 5.236 acre tract, same being a north line of said Lot 1;

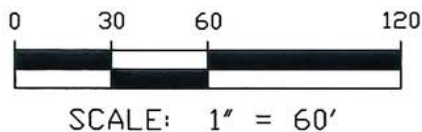
THENCE South 89°01'10" East, along the last stated common line, a distance of 30.08 feet to the **POINT OF BEGINNING**, and containing 0.1270 acres of land, more or less.

NOTES:

1. Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System (North Central Zone 4202: 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 1.000150630 to scale from grid to surface.
2. An Easement Exhibit of even date herewith accompanies this Legal Description. See Exhibit "B"

Marvin King 6/14/16
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T.B.P.L.S. Firm 10011601
Date: June 14, 2016





1. Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System (North Central Zone 4202: 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 1.000150630 to scale from grid to surface.
2. 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.
3. A Legal Description of even date herewith accompanies this Easement Exhibit. See Exhibit "A".
4. See Sheet 4 of 4 for Line Tables.



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BEING 0.1270 ACRE TEMPORARY CONSTRUCTION EASEMENT
SITUATED IN THE WILLIAM DANIEL SURVEY, ABSTRACT NO. 378
CITY OF DENTON, DENTON COUNTY, TEXAS

WILLIAM DANIEL SURVEY
ABSTRACT NO. 378

U.S. HWY. 377
(FT. WORTH DR.)
(VARIABLE WIDTH RIGHT-OF-WAY)

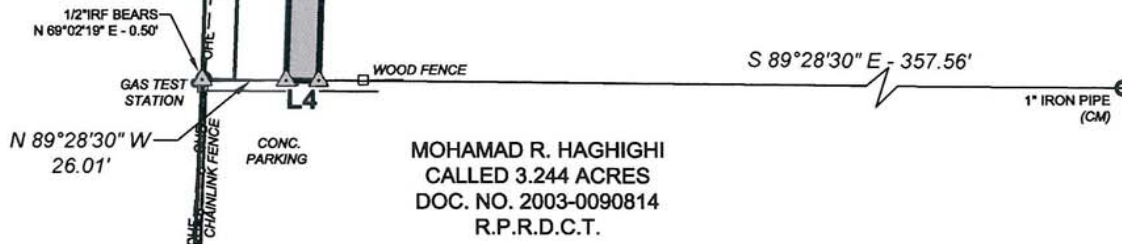
STATE OF TEXAS
RIGHT-OF-WAY ESMT.
VOL. 288, PG. 303
D.R.D.C.T.

16' UTILITY ESMT.
DOC. NO. 2012-55527
O.R.D.C.T.

MATCHLINE
SEE SHEET 3 OF 4

4TH FRAME, LLC
CALLED 5.236 ACRE TRACT
DOC. NO. 2014-78415
O.R.D.C.T.

P11E-TCE-1
0.1270 ACRES



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 03°06'43" E	30.08'
L2	N 89°01'10" W	20.05'
L3	S 03°06'43" E	133.01'
L4	N 89°28'30" W	10.00'
L5	N 03°06'43" W	163.81'
L6	S 89°01'10" E	30.08'

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	5°36'37"	3370.02'	329.98'	S 00°26'54" E	329.85'
C2	5°36'57"	3360.02'	329.34'	N 00°26'44" W	329.21'

NOTES:

- Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System (North Central Zone 4202: 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 1.000150630 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.
- A Legal Description of even date herewith accompanies this Easement Exhibit. See Exhibit "A".
- See Sheet 3 of 4 for Legend.



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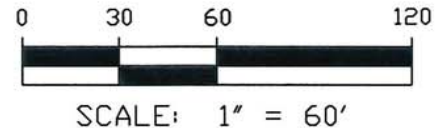


EXHIBIT "B"

P11E-TCE-1

BEING 0.1270 ACRE TEMPORARY CONSTRUCTION EASEMENT
SITUATED IN THE WILLIAM DANIEL SURVEY, ABSTRACT NO. 378
CITY OF DENTON, DENTON COUNTY, TEXAS

DEN 16023

SHEET 4 OF 4

P12W-SSE-1**EXHIBIT "A"
LEGAL DESCRIPTION
SANITARY SEWER EASEMENT**

BEING a 0.0066 acre tract of land situated in the William Daniel Survey, Abstract No. 378, City of Denton, Denton County, Texas, and being part of a called 22.709 acre tract of land described in Deed to Regi Investments, Inc., as recorded in Document No. 94-0005624 of the Real Property Records of Denton County, Texas (R.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at the northeast corner of said 22.709 acre tract, common with the southeast corner of Lot 1 in Block A of Fort Worth Drive Carwash as recorded in Cabinet X, Page 340 of the Plat Records of Denton County, Texas (P.R.D.C.T.), and located in the existing westerly right-of-way line of U.S. Highway 377 (Fort Worth Drive, variable width R.O.W.), from which point a found 1/2-inch iron rod with Aluminum Disk stamped "TXDOT ROW" bears North 87°47'45" West, a distance of 0.49 feet;

THENCE South 00°48'13" East, departing the south line of said Lot 1 and along the common easterly line of said 22.709 acre tract and the existing westerly right-of-way line of said U.S. Highway 377, a distance of 57.32 feet to a point for corner;

THENCE North 89°23'20" West, departing said common line, a distance of 5.00 feet to a point for corner;

THENCE North 00°48'13" West, a distance of 57.36 feet to the intersection with the common north line of said 22.709 acre tract and the south line of said Lot 1, from which point a found 1/2-inch iron rod at the southwest corner of said Lot 1 bears North 88°55'19" West, a distance of 195.30 feet;

THENCE South 88°55'19" East, along the last stated common line, a distance of 5.00 feet to the **POINT OF BEGINNING**, and containing 0.0066 acres of land, more or less.

NOTES:

1. Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System (North Central Zone 4202: 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 1.000150630 to scale from grid to surface.
2. An Easement Exhibit of even date herewith accompanies this Legal Description. See Exhibit "B"

Marvin King 6/14/16
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 T.B.P.L.S. Firm 10011601
 Date: June 14, 2016



LOT 1, BLOCK A
FORT WORTH DRIVE CARWASH
CAB X, PG. 340
P.R.D.C.T.

INGRESS-EGRESS ESMT.
VOL. 4517, PG. 782
VOL. 4526, PG. 888
D.R.D.C.T.

**POINT OF
BEGINNING**

1/2" IRF
(CM)

N 88°55'19" W 195.30'

**WILLIAM DANIEL SURVEY
ABSTRACT NO. 378**

**REGI INVESTMENTS, INC.
CALLED 22.709 ACRES
DOC. NO. 94-0005624
R.P.R.D.C.T.**

P12W-SSE-1
0.0066 ACRES

1/2" IR WITH ALUMINUM DISK
STAMPED "TXDOT ROW" FND.
BEARS N 87°47'45" W - 0.49'
(CM)

P12W-TCE-1
(BY SEPARATE PLAT)

**U.S. HWY. 377
(FT. WORTH DR.)**
(VARIABLE WIDTH RIGHT-OF-WAY)

LEGEND	
	CALCULATED POINT
	1/2 IRON ROD FOUND (UNLESS NOTED OTHERWISE)
	CONTROLLING MONUMENT
	GUYWIRE
	POWER POLE
	CO (SANITARY SEWER CLEAN OUT)
	ICV (IRRIGATION CONTROL VALVE)
	SSMH (SANITARY SEWER MANHOLE)
	UTILITY SIGN (UNLESS NOTED OTHERWISE)
	WATER METER
	EASEMENT BOUNDARY LINE
	PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING EASEMENT
	OVERHEAD ELECTRIC
	EDGE OF ASPHALT

STATE OF TEXAS
CALLED 0.148 ACRE
40' EASEMENT
VOL. 288, PG 303
D.R.D.C.T.

CITY OF DENTON
SANITARY SEWER EASEMENT
VOL. 427, PG. 441
D.R.D.C.T.

STATE OF TEXAS
CALLED 0.173 ACRE EASEMENT
DOC. NO. 2013-91272
O.R.D.C.T.

**REGI INVESTMENTS, INC.
CALLED 22.709 ACRES
DOC. NO. 94-0005624
R.P.R.D.C.T.**



SCALE: 1" = 40'

NOTES:

- Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System (North Central Zone 4202: 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 1.000150630 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.
- A Legal Description of even date herewith accompanies this Easement Exhibit. See Exhibit "A".



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 00°48'13" E	57.32'
L2	N 89°23'20" W	5.00'
L3	N 00°48'13" W	57.36'
L4	S 88°55'19" E	5.00'

EXHIBIT "B"

P12W-SSE-1

BEING 0.0066 ACRE SANITARY SEWER EASEMENT
SITUATED IN THE WILLIAM DANIEL SURVEY, ABSTRACT NO. 378
CITY OF DENTON, DENTON COUNTY, TEXAS



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T.B.P.L.S. Firm No. 10011601

DEN 16023

SHEET 2 OF 2

P12W-SSE-2**EXHIBIT "A"
LEGAL DESCRIPTION
SANITARY SEWER EASEMENT**

BEING a 0.0218 acre tract of land situated in the William Daniel Survey, Abstract No. 378, City of Denton, Denton County, Texas, and being part of a called 22.709 acre tract of land described in Deed to Regi Investments, Inc., as recorded in Document No. 94-0005624 of the Real Property Records of Denton County, Texas (R.P.R.D.C.T.), and being more particularly described as follows:

COMMENCING at the northeast corner of said 22.709 acre tract, common with the southeast corner of Lot 1 in Block A of Fort Worth Drive Carwash as recorded in Cabinet X, Page 340 of the Plat Records of Denton County, Texas (P.R.D.C.T.), and located in the existing westerly right-of-way line of U.S. Highway 377 (Fort Worth Drive, variable width R.O.W.), from which point a found 1/2-inch iron rod with Aluminum Disk stamped "TXDOT ROW" bears North 87°47'45" West, a distance of 0.49 feet;

THENCE South 00°48'13" East, departing the north line of said Lot 1 and along the common easterly line of said 22.709 acre tract and the existing westerly right-of-way line of said U.S. Highway 377, a distance of 156.33 feet to the **POINT OF BEGINNING**;

THENCE South 00°48'13" East, continuing along said common line, a distance of 20.02 feet to a point for corner;

THENCE South 86°53'28" West, departing said common line, a distance of 67.61 feet to the intersection with the southeasterly line of a Sanitary Sewer Easement described in Deed to the City of Denton, as recorded in Volume 427, Page 441 of the Deed Records of Denton County, Texas (D.R.D.C.T.);

THENCE North 60°58'12" East, along the southeasterly line of said Sanitary Sewer Easement, a distance of 45.75 feet to a point for corner;

THENCE North 86°53'28" East, departing the southeasterly line of said Sanitary Sewer Easement, a distance of 27.27 feet to the **POINT OF BEGINNING**, and containing 0.0218 acres of land, more or less.

NOTES:

1. Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System (North Central Zone 4202: 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 1.000150630 to scale from grid to surface.
2. An Easement Exhibit of even date herewith accompanies this Legal Description. See Exhibit "B"

Marvin King 6/14/16
 Marvin King, R.P.L.S. No. 5581
 Teague Nall and Perkins
 1517 Centre Place Drive, Suite 320
 Denton, Texas 76205
 (940) 383-4177
 T.B.P.L.S. Firm 10011601
 Date: June 14, 2016



LOT 1, BLOCK A
FORT WORTH DRIVE CARWASH
CAB X, PG. 340
P.R.D.C.T.

INGRESS-EGRESS ESMT.
VOL. 4517, PG. 782
VOL. 4526, PG. 888
D.R.D.C.T.

1/2" IRF
(CM)

N 88°55'19" W 200.30'

POINT OF COMMENCING

1/2" IR WITH ALUMINUM DISK
STAMPED "TXDOT ROW" FND.
BEARS N 87°47'45" W - 0.49'
(CM)

**WILLIAM DANIEL SURVEY
ABSTRACT NO. 378**

**REGI INVESTMENTS, INC.
CALLED 22.709 ACRES
DOC. NO. 94-0005624
R.P.R.D.C.T.**

**U.S. HWY. 377
(FT. WORTH DR.)**
(VARIABLE WIDTH RIGHT-OF-WAY)

LEGEND	
	CALCULATED POINT
	1/2 IRON ROD FOUND (UNLESS NOTED OTHERWISE)
	CONTROLLING MONUMENT
	GUYWIRE
	POWER POLE
	CO (SANITARY SEWER CLEAN OUT)
	ICV (IRRIGATION CONTROL VALVE)
	SSMH (SANITARY SEWER MANHOLE)
	UTILITY SIGN (UNLESS NOTED OTHERWISE)
	WATER METER
	EASEMENT BOUNDARY LINE
	PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING EASEMENT
	OVERHEAD ELECTRIC
	EDGE OF ASPHALT
	WOOD FENCE

STATE OF TEXAS
CALLED 0.148 ACRE
40' EASEMENT
VOL. 288, PG 303
D.R.D.C.T.

MOBILE HOME
STORAGE BLDG

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STATE OF TEXAS
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VOL. 288, PG 303
D.R.D.C.T.

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STATE OF TEXAS
CALLED 0.148 ACRE
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VOL. 288, PG 303
D.R.D.C.T.

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STATE OF TEXAS
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VOL. 288, PG 303
D.R.D.C.T.

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STATE OF TEXAS
CALLED 0.148 ACRE
40' EASEMENT
VOL. 288, PG 303
D.R.D.C.T.

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P12W-SSE-3**EXHIBIT "A"
LEGAL DESCRIPTION
SANITARY SEWER EASEMENT**

BEING a 0.1318 acre tract of land situated in the William Daniel Survey, Abstract No. 378, City of Denton, Denton County, Texas, and being part of a called 22.709 acre tract of land described in Deed to Regi Investments, Inc., as recorded in Document No. 94-0005624 of the Real Property Records of Denton County, Texas (R.P.R.D.C.T.), and being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod found at the most westerly southwest corner of said 22.709 acre tract, common with the northwest corner of a called 1.730 acre tract of land described in Deed to Regi Investments, Inc., as recorded in Volume 1164, Page 794 of the Deed Records of Denton County, Texas (D.R.D.C.T.), and located in the existing easterly right-of-way line of James Street (variable width R.O.W.);

THENCE North 00°35'25" West, departing the north line of said 1.730 acre tract and along the common westerly line of said 22.709 acre tract and the existing easterly right-of-way line of said James Street, a distance of 419.00 feet to the **POINT OF BEGINNING**;

THENCE North 00°35'25" West, continuing along said common line, a distance of 20.00 feet to a point for corner;

THENCE North 88°17'58" East, departing said common line, a distance of 83.88 feet to a point for corner;

THENCE North 45°19'34" East, a distance of 159.30 feet to the intersection with the southeasterly line of a Sanitary Sewer Easement described in Deed to the City of Denton, as recorded in Volume 427, Page 441 (D.R.D.C.T.);

THENCE North 60°58'12" East, along the southeasterly line of said Sanitary Sewer Easement, a distance of 74.17 feet to a point for corner;

THENCE South 45°19'34" West, departing the southeasterly line of said Sanitary Sewer Easement, a distance of 238.59 feet to a point for corner;

THENCE South 88°17'58" West, a distance of 92.14 feet to the **POINT OF BEGINNING**, and containing 0.1318 acres of land, more or less.

NOTES:

1. Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System (North Central Zone 4202: 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 1.000150630 to scale from grid to surface.
2. An Easement Exhibit of even date herewith accompanies this Legal Description. See Exhibit "B"

Marvin King 6/14/16

Marvin King, R.P.L.S. No. 5581
Teague Nall and Perkins
1517 Centre Place Drive, Suite 320
Denton, Texas 76205
(940) 383-4177
T.B.P.L.S. Firm 10011601
Date: June 14, 2016



JAMES ST.

(VARIABLE WIDTH RIGHT-OF-WAY)

1/2" IRF
(CM)N 00°35'25" W
620.65'

REGI INVESTMENTS, INC.
CALLED 22.709 ACRES
DOC. NO. 94-0005624
R.P.R.D.C.T.

CITY OF DENTON
SANITARY SEWER EASEMENT
VOL. 427, PG. 441
D.R.D.C.T.

REGI INVESTMENTS, INC.
CALLED 22.709 ACRES
DOC. NO. 94-0005624
R.P.R.D.C.T.

WILLIAM DANIEL SURVEY
ABSTRACT NO. 378

ASPHALT PAVING
 BURIED "GTE" TELE SIGN
 SSMH
 CONC. APRON
 N 00°35'25" W
 419.00'

**POINT OF
 BEGINNING**

**POINT OF
 COMMENCING**

REGI INVESTMENTS, INC.
CALLED 1.730 ACRES
VOL. 1164, PG. 794
D.R.D.C.T.

0 20 40 80
 SCALE: 1" = 40'



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 00°35'25" W	20.00'
L2	N 88°17'58" E	83.88'
L3	N 45°19'34" E	159.30'
L4	N 60°58'12" E	74.17'
L5	S 45°19'34" W	238.59'
L6	S 88°17'58" W	92.14'

LEGEND

	CALCULATED POINT
	1/2 IRON ROD FOUND (UNLESS NOTED OTHERWISE)
	CONTROLLING MONUMENT
	GUYWIRE
	POWER POLE
	CO (SANITARY SEWER CLEAN OUT)
	ICV (IRRIGATION CONTROL VALVE)
	SSMH (SANITARY SEWER MANHOLE)
	UTILITY SIGN (UNLESS NOTED OTHERWISE)
	WATER METER
	EASEMENT BOUNDARY LINE
	PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING EASEMENT
	OVERHEAD ELECTRIC
	EDGE OF ASPHALT

EXHIBIT "B"**P12W-SSE-3**

BEING 0.1318 ACRE SANITARY SEWER EASEMENT
SITUATED IN THE WILLIAM DANIEL SURVEY, ABSTRACT NO. 378
CITY OF DENTON, DENTON COUNTY, TEXAS

NOTES:

- Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System (North Central Zone 4202: 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 1.000150630 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.
- A Legal Description of even date herewith accompanies this Easement Exhibit. See Exhibit "A".

**teague nall & perkins**

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 940.383.4177 ph 940.383.8026 fx
 www.tnpinc.com
 T.B.P.L.S. Firm No. 10011601

DEN 16023

SHEET 3 OF 3

P12W-TCE-1**EXHIBIT "A"
LEGAL DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT**

BEING a 0.0066 acre tract of land situated in the William Daniel Survey, Abstract No. 378, City of Denton, Denton County, Texas, and being part of a called 22.709 acre tract of land described in Deed to Regi Investments, Inc., as recorded in Document No. 94-0005624 of the Real Property Records of Denton County, Texas (R.P.R.D.C.T.), and being more particularly described as follows:

COMMENCING at the northeast corner of said 22.709 acre tract, common with the southeast corner of Lot 1 in Block A of Fort Worth Drive Carwash as recorded in Cabinet X, Page 340 of the Plat Records of Denton County, Texas (P.R.D.C.T.), and located in the existing westerly right-of-way line of U.S. Highway 377 (Fort Worth Drive, variable width R.O.W.), from which point a found 1/2-inch iron rod with Aluminum Disk stamped "TXDOT ROW" bears North 87°47'45" West, a distance of 0.49 feet;

THENCE North 88°55'19" West, departing the existing westerly right-of-way line of said U.S. Highway 377 and along the common north line of said 22.709 acre tract and the south line of said Lot 1, a distance of 5.00 feet to the **POINT OF BEGINNING**;

THENCE South 00°48'13" East, departing said common line, a distance of 57.36 feet to a point for corner;

THENCE North 89°23'20" West, a distance of 5.00 feet to a point for corner;

THENCE North 00°48'13" West, a distance of 57.40 feet to the intersection with the common north line of said 22.709 acre tract and the south line of said Lot 1, from which point a found 1/2-inch iron rod at the southwest corner of said Lot 1 bears North 88°55'19" West, a distance of 190.30 feet;

THENCE South 88°55'19" East, along the last stated common line, a distance of 5.00 feet to the **POINT OF BEGINNING**, and containing 0.0066 acres of land, more or less.

NOTES:

1. *Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System (North Central Zone 4202: 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 1.000150630 to scale from grid to surface.*
2. *An Easement Exhibit of even date herewith accompanies this Legal Description. See Exhibit "B"*

Marvin King 6/14/16
 Marvin King, R.P.L.S. No. 5581
 Teague Nall and Perkins
 1517 Centre Place Drive, Suite 320
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 (940) 383-4177
 T.B.P.L.S. Firm 10011601
 Date: June 14, 2016



LOT 1, BLOCK A
FORT WORTH DRIVE CARWASH
CAB X, PG. 340
P.R.D.C.T.

INGRESS-EGRESS ESMT.
VOL. 4517, PG. 782
VOL. 4526, PG. 888
D.R.D.C.T.

**POINT OF
BEGINNING
POINT OF
COMMENCING**

1/2" IRF
(CM)

N 88°55'19" W 190.30'

P12W-TCE-1
0.0066 ACRES

P12W-SSE-1
(BY SEPARATE PLAT)

1/2" IR WITH ALUMINUM DISK
STAMPED "TXDOT ROW" FND.
BEARS N 87°47'45" W - 0.49'
(CM)

N 88°55'19" W
5.00'

**WILLIAM DANIEL SURVEY
ABSTRACT NO. 378**

**REGI INVESTMENTS, INC.
CALLED 22.709 ACRES
DOC. NO. 94-0005624
R.P.R.D.C.T.**

**U.S. HWY. 377
(FT. WORTH DR.)**
(VARIABLE WIDTH RIGHT-OF-WAY)

**STATE OF TEXAS
CALLED 0.148 ACRE
40' EASEMENT
VOL. 288, PG 303
D.R.D.C.T.**

MOBILE HOME
STORAGE BLDG

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LEGEND	
	CALCULATED POINT
	1/2 IRON ROD FOUND (UNLESS NOTED OTHERWISE)
	CONTROLLING MONUMENT
	GUYWIRE
	POWER POLE
	CO (SANITARY SEWER CLEAN OUT)
	ICV (IRRIGATION CONTROL VALVE)
	SSMH (SANITARY SEWER MANHOLE)
	UTILITY SIGN (UNLESS NOTED OTHERWISE)
	WATER METER
	EASEMENT BOUNDARY LINE
	PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING EASEMENT
	OVERHEAD ELECTRIC
	EDGE OF ASPHALT

**CITY OF DENTON
SANITARY SEWER EASEMENT
VOL. 427, PG. 441
D.R.D.C.T.**

**STATE OF TEXAS
CALLED 0.173 ACRE EASEMENT
DOC. NO. 2013-91272
O.R.D.C.T.**

**REGI INVESTMENTS, INC.
CALLED 22.709 ACRES
DOC. NO. 94-0005624
R.P.R.D.C.T.**



SCALE: 1" = 40'

NOTES:

- Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System (North Central Zone 4202: 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 1.000150630 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.
- A Legal Description of even date herewith accompanies this Easement Exhibit. See Exhibit "A".



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 00°48'13" E	57.36'
L2	N 89°23'20" W	5.00'
L3	N 00°48'13" W	57.40'
L4	S 88°55'19" E	5.00'

**EXHIBIT "B"
P12W-TCE-1**

BEING 0.0066 ACRE TEMPORARY CONSTRUCTION EASEMENT
SITUATED IN THE WILLIAM DANIEL SURVEY, ABSTRACT NO. 378
CITY OF DENTON, DENTON COUNTY, TEXAS



teague nall & perkins

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T.B.P.L.S. Firm No. 10011601

DEN 16023

SHEET 2 OF 2

P12E-SSE-1**EXHIBIT "A"
LEGAL DESCRIPTION
SANITARY SEWER EASEMENT**

BEING a 0.1105 acre tract of land situated in the William Daniel Survey, Abstract No. 378, City of Denton, Denton County, Texas, and being part of a called 3.244 acre tract of land described in Deed to Mohamad R. Haghighi, as recorded in Document No. 2003-0090814 of the Real Property Records of Denton County, Texas (R.P.R.D.C.T.), and being more particularly described as follows:

COMMENCING at a 1-inch iron pipe found at the northeast corner of said 3.244 acre tract and the southeast corner of a called 5.236 acre tract of land described in Deed to 4th Frame, LLC, as recorded in Document No. 2014-78415 of the Official Records of Denton County, Texas (O.R.D.C.T.);

THENCE North 89°28'30" West, along the common north line of said 3.244 acre tract and the south line of said 5.236 acre tract, a distance of 367.56 feet to the **POINT OF BEGINNING**;

THENCE South 02°20'05" West, departing said common line, a distance of 175.46 feet to the intersection with the north line of a Water and Sanitary Sewer Easement described in Deed to the City of Denton, as recorded in Volume 454, Page 6 of the Deed Records of Denton County, Texas (D.R.D.C.T.);

THENCE North 89°33'38" West along the north line of said Water and Sanitary Sewer Easement, a distance of 30.42 feet to the intersection with the common westerly line of said 3.244 acre tract and the existing easterly right-of-way line of U.S. Highway 377 (Fort Worth Drive, variable width R.O.W.), for the beginning of a non-tangent curve to the left, having a radius of 3334.02 feet, a central angle of 03°01'11", and a chord bearing of North 03°46'10" East, 175.70 feet;

THENCE in a northeasterly direction, along the last stated common line and said curve to the left, an arc distance of 175.72 feet to the northwest corner of said 3.244 acre tract and the southwest corner of said 5.236 acre tract, from which point a 1/2-inch iron rod found bears North 69°02'19" East, a distance of 0.50 feet;

THENCE South 89°28'30" East, along the common north line of said 3.244 acre tract and the south line of said 5.236 acre tract, a distance of 26.01 feet to the **POINT OF BEGINNING**, and containing 0.1105 acres of land, more or less.

NOTES:

1. Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System (North Central Zone 4202: 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 1.000150630 to scale from grid to surface.
2. An Easement Exhibit of even date herewith accompanies this Legal Description. See Exhibit "B"

Marvin King 6/14/16

Marvin King, R.P.L.S. No. 5581
Teague Nall and Perkins
1517 Centre Place Drive, Suite 320
Denton, Texas 76205
(940) 383-4177
T.B.P.L.S. Firm 10011601
Date: June 14, 2016



STATE OF TEXAS
RIGHT-OF-WAY ESMT.
VOL. 288, PG 303
D.R.D.C.T.

4TH FRAME, LLC
CALLED 5.236 ACRE TRACT
DOC. NO. 2014-78415
O.R.D.C.T.

**POINT OF
COMMENCING**
1" IRON PIPE
(CM)

**POINT OF
BEGINNING**

1/2" IRF BEARS
N 69°02'19" E - 0.50'

GAS TEST
STATION

WOOD FENCE

N 89°28'30" W - 367.56'

L3

CONC.
PARKING

P12E-SSE-1
0.1105 ACRES

WILLIAM DANIEL SURVEY
ABSTRACT NO. 378



SCALE: 1" = 40'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 02°20'05" W	175.46'
L2	N 89°33'38" W	30.42'
L3	S 89°28'30" E	26.01'

MOHAMAD R. HAGHIGHI
CALLED 3.244 ACRES
DOC. NO. 2003-0090814
R.P.R.D.C.T.

WATER & SANITARY SEWER EASEMENT
VOL. 454, PG. 6
D.R.D.C.T.

DEAD END
SIGN

L2

MOHAMAD R. HAGHIGHI
CALLED 3.244 ACRES
DOC. NO. 2003-0090814
R.P.R.D.C.T.

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	3°01'11"	3334.02'	175.72'	N 03°46'10" E	175.70'

NOTES:

- Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System (North Central Zone 4202: 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 1.000150630 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.
- A Legal Description of even date herewith accompanies this Easement Exhibit. See Exhibit "A".



LEGEND	
	CALCULATED POINT
	1/2 IRON ROD FOUND (UNLESS NOTED OTHERWISE)
	CONTROLLING MONUMENT
	FH (FIRE HYDRANT)
	TELEPHONE UTILITY
	GUY WIRE
	POWER POLE
	UTILITY SIGN (UNLESS NOTED OTHERWISE)
	WATER METER
	WATER VALVE
	EASEMENT BOUNDARY LINE
	PROPERTY LINE
	EXISTING EASEMENT
	EXISTING RIGHT-OF-WAY

EXHIBIT "B"
P12E-SSE-1

BEING 0.1105 ACRE SANITARY SEWER EASEMENT
SITUATED IN THE WILLIAM DANIEL SURVEY, ABSTRACT NO. 378
CITY OF DENTON, DENTON COUNTY, TEXAS



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T.B.P.L.S. Firm No. 10011601

DEN 16023

SHEET 2 OF 2

P12E-TCE-1

EXHIBIT "A"
LEGAL DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT

BEING a 0.0403 acre tract of land situated in the William Daniel Survey, Abstract No. 378, City of Denton, Denton County, Texas, and being part of a called 3.244 acre tract of land described in Deed to Mohamad R. Haghighi, as recorded in Document No. 2003-0090814 of the Real Property Records of Denton County, Texas (R.P.R.D.C.T.), and being more particularly described as follows:

COMMENCING at a 1-inch iron pipe found at the northeast corner of said 3.244 acre tract and the southeast corner of a called 5.236 acre tract of land described in Deed to 4th Frame, LLC, as recorded in Document No. 2014-78415 of the Official Records of Denton County, Texas (O.R.D.C.T.);

THENCE North 89°28'30" West, along the common north line of said 3.244 acre tract and the south line of said 5.236 acre tract, a distance of 357.56 feet to the **POINT OF BEGINNING**;

THENCE South 02°20'05" West, departing said common line, a distance of 175.44 feet to the intersection with the north line of a Water and Sanitary Sewer Easement described in Deed to the City of Denton, as recorded in Volume 454, Page 6 of the Deed Records of Denton County, Texas (D.R.D.C.T.);

THENCE North 89°33'38" West, along the north line of said Water and Sanitary Sewer Easement, a distance of 10.01 feet to a point for corner;

THENCE North 02°20'05" East, departing the north line of said Water and Sanitary Sewer Easement, a distance of 175.46 feet to the intersection with the common north line of said 3.244 acre tract and the south line of said 5.236 acre tract;

THENCE South 89°28'30" East, along the last stated common line, a distance of 10.00 feet to the **POINT OF BEGINNING**, and containing 0.0403 acres of land, more or less.

NOTES:

1. *Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System (North Central Zone 4202: 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 1.000150630 to scale from grid to surface.*
2. *An Easement Exhibit of even date herewith accompanies this Legal Description. See Exhibit "B"*

Marvin King 6/14/16
 Marvin King, R.P.L.S. No. 5581
 Teague Nall and Perkins
 1517 Centre Place Drive, Suite 320
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 (940) 383-4177
 T.B.P.L.S. Firm 10011601
 Date: June 14, 2016



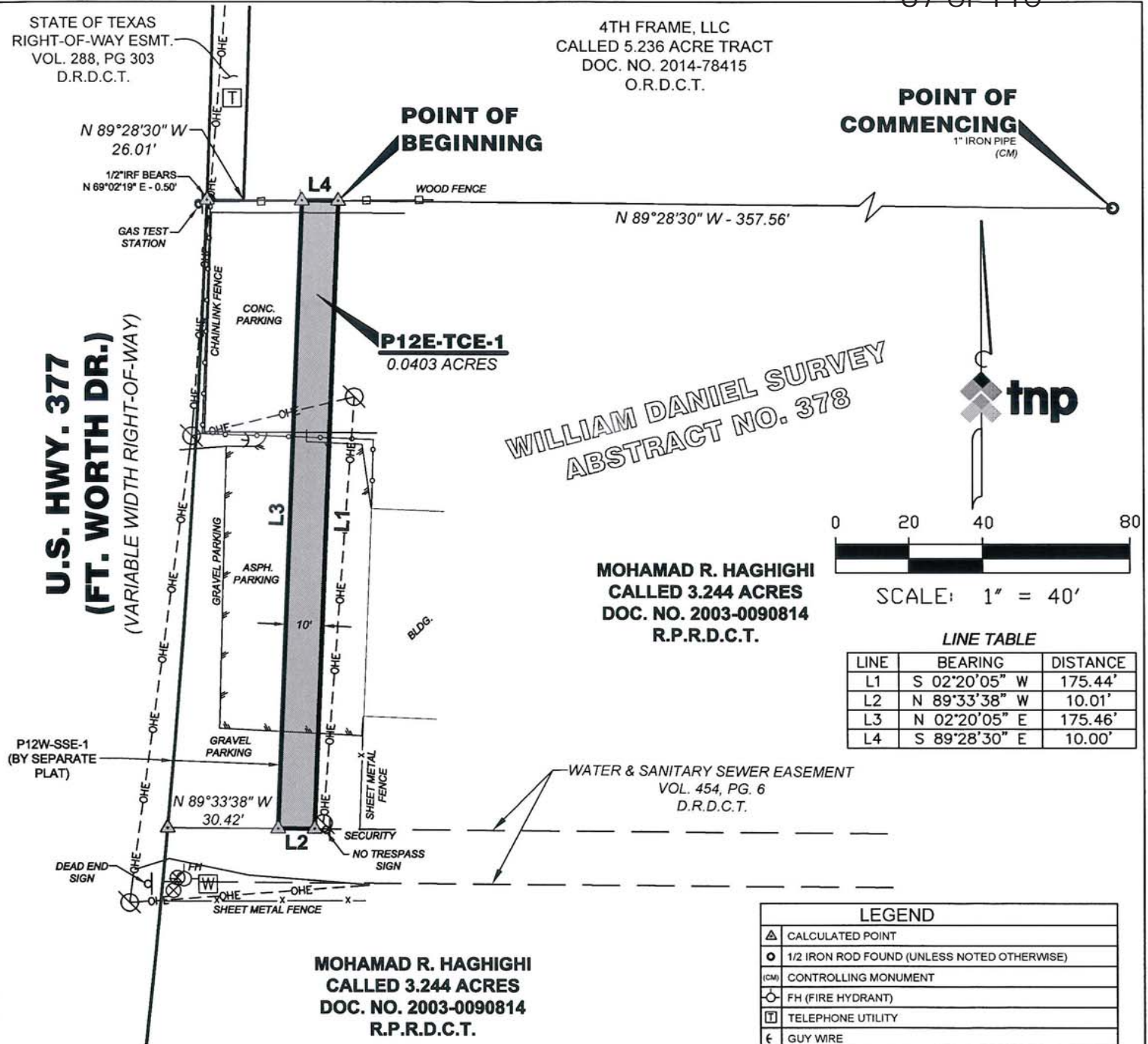
STATE OF TEXAS
RIGHT-OF-WAY ESMT.
VOL. 288, PG 303
D.R.D.C.T.

4TH FRAME, LLC
CALLED 5.236 ACRE TRACT
DOC. NO. 2014-78415
O.R.D.C.T.

**POINT OF
COMMENCING**
1" IRON PIPE
(CM)

**POINT OF
BEGINNING**

**U.S. HWY. 377
(FT. WORTH DR.)**
(VARIABLE WIDTH RIGHT-OF-WAY)



NOTES:

1. Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System (North Central Zone 4202: 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 1.000150630 to scale from grid to surface.
2. 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.
3. A Legal Description of even date herewith accompanies this Easement Exhibit. See Exhibit "A".



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EXHIBIT "B"

P12E-TCE-1

BEING 0.0403 ACRE TEMPORARY CONSTRUCTION EASEMENT
SITUATED IN THE WILLIAM DANIEL SURVEY, ABSTRACT NO. 378
CITY OF DENTON, DENTON COUNTY, TEXAS

DEN 16023

SHEET 2 OF 2



P13E-SSWLE-1**EXHIBIT "A"
LEGAL DESCRIPTION
SANITARY SEWER AND WATER LINE EASEMENT**

BEING a 0.1039 acre tract of land situated in the William Daniel Survey, Abstract No. 378, City of Denton, Denton County, Texas, and being part of Tract II, a called 1.473 acre tract of land described in Deed to Helen Mulkey, as recorded in Document No. 2004-109278 of the Official Records of Denton County, Texas (O.R.D.C.T.), and being more particularly described as follows:

COMMENCING at a Cross Tie Fence Corner Post found at the northeast corner of Tract 1, a called 1.003 acre tract of land described in Deed to Key Ventures, LLC, as recorded in Document No. 2012-30386 (O.R.D.C.T.), same being an interior ell corner of said 1.473 acre tract;

THENCE North 89°10'11" West, along the common north line of said 1.003 acre tract and a south line of said 1.473 acre tract, a distance of 257.77 feet to the **POINT OF BEGINNING**;

THENCE North 89°10'11" West, continuing along said common line, a distance of 23.36 feet to the most westerly southwest corner of said 1.473 acre tract, the northwest corner of said 1.003 acre tract, and located in the existing easterly right-of-way line of U.S. Highway 377 (Fort Worth Drive, variable width R.O.W.), for the beginning of a non-tangent curve to the left, having a radius of 3334.03 feet, a central angle of 00°58'17", and a chord bearing of North 17°07'28" East, 56.52 feet;

THENCE in a northeasterly direction, departing the north line of said 1.003 acre tract and along the common westerly line of said 1.473 acre tract, the existing easterly right-of-way line of said U.S. Highway 377, and said curve to the left, an arc distance of 56.52 feet to a 1/2-inch iron rod with Aluminum Disk stamped "TXDOT ROW" found for corner;

THENCE North 53°21'16" East, continuing along the last stated common line, a distance of 159.29 feet to a TXDOT Concrete Monument found at the most northerly northwest corner of said 1.473 acre tract and located at the intersection with the existing south right-of-way line of Mission Street (variable width R.O.W.);

THENCE South 89°08'59" East, departing the existing easterly right-of-way line of said U.S. Highway 377 and along the common north line of said 1.473 acre tract and the existing south right-of-way line of said Mission Street, a distance of 32.86 feet to a point for corner;

THENCE South 53°21'16" West, departing the last stated common line, a distance of 172.49 feet to a point for corner;

THENCE South 18°40'35" West, a distance of 48.54 feet to the **POINT OF BEGINNING**, and containing 0.1039 acres of land, more or less.

NOTES:

1. Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System (North Central Zone 4202: 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 1.000150630 to scale from grid to surface.
2. An Easement Exhibit of even date herewith accompanies this Legal Description. See Exhibit "B"

Marvin King 6/24/16

Marvin King, R.P.L.S. No. 5581
Teague Nall and Perkins
1517 Centre Place Drive, Suite 320
Denton, Texas 76205
(940) 383-4177
T.B.P.L.S. Firm 10011601
Date: June 24, 2016



**U.S. HWY. 377
(FT. WORTH DR.)**
(VARIABLE WIDTH RIGHT-OF-WAY)

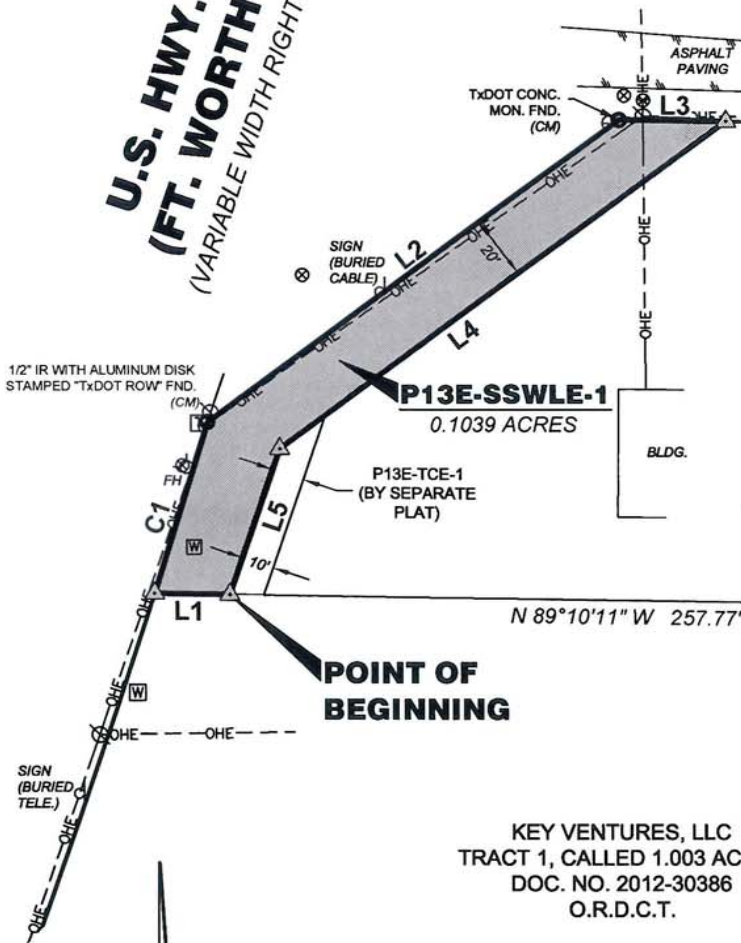
MISSION ST.

(VARIABLE WIDTH RIGHT-OF-WAY)

**HELEN MULKEY
TRACT II, CALLED 1.473 ACRES
DOC. NO. 2004-109278
O.R.D.C.T.**

**WILLIAM DANIEL SURVEY
ABSTRACT NO. 378**

**DRIVEWAY EASEMENT
DOC. NO. 2005-38591
O.R.D.C.T.**



**KEY VENTURES, LLC
TRACT 1, CALLED 1.003 ACRES
DOC. NO. 2012-30386
O.R.D.C.T.**

CURVE TABLE

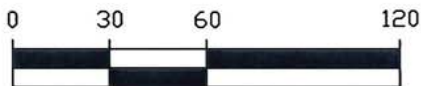
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	0°58'17"	3334.03'	56.52'	N 17°07'28" E	56.52'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89°10'11" W	23.36'
L2	N 53°21'16" E	159.29'
L3	S 89°08'59" E	32.86'
L4	S 53°21'16" W	172.49'
L5	S 18°40'35" W	48.54'

LEGEND

	CALCULATED POINT
	1/2 IRON ROD FOUND (UNLESS NOTED OTHERWISE)
	CONTROLLING MONUMENT
	POWER POLE
	GUYWIRE
	FH (FIRE HYDRANT)
	TELEPHONE UTILITY
	UTILITY SIGN (UNLESS NOTED OTHERWISE)
	WATER METER
	WATER VALVE
	EASEMENT BOUNDARY LINE
	PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING EASEMENT
	OVERHEAD ELECTRIC
	EDGE OF ASPHALT



SCALE: 1" = 60'

NOTES:

- Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System (North Central Zone 4202: 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 1.000150630 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.
- A Legal Description of even date herewith accompanies this Easement Exhibit. See Exhibit "A".



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T.B.P.L.S. Firm No. 10011601



EXHIBIT "B"

P13E-SSWLE-1

**BEING 0.1039 ACRE SANITARY SEWER AND WATER LINE EASEMENT
SITUATED IN THE WILLIAM DANIEL SURVEY, ABSTRACT NO. 378
CITY OF DENTON, DENTON COUNTY, TEXAS**

DEN 16023

SHEET 3 OF 3

P13E-TCE-1

EXHIBIT "A"
LEGAL DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT

BEING a 0.0124 acre tract of land situated in the William Daniel Survey, Abstract No. 378, City of Denton, Denton County, Texas, and being part of Tract II, a called 1.473 acre tract of land described in Deed to Helen Mulkey, as recorded in Document No. 2004-109278 of the Official Records of Denton County, Texas (O.R.D.C.T.), and being more particularly described as follows:

COMMENCING at a Cross Tie Fence Corner Post found at the northeast corner of Tract 1, a called 1.003 acre tract of land described in Deed to Key Ventures, LLC, as recorded in Document No. 2012-30386 (O.R.D.C.T.), same being an interior ell corner of said 1.473 acre tract;

THENCE North 89°10'11" West, along the common north line of said 1.003 acre tract and a south line of said 1.473 acre tract, a distance of 247.26 feet to the **POINT OF BEGINNING**;

THENCE North 89°10'11" West, continuing along said common line, a distance of 10.51 feet to a point for corner;

THENCE North 18°40'35" East, departing said common line, a distance of 48.54 feet to a point for corner;

THENCE North 53°21'16" East, a distance of 17.58 feet to a point for corner;

THENCE South 18°40'35" West, a distance of 59.78 feet to the **POINT OF BEGINNING**, and containing 0.0124 acres of land, more or less.

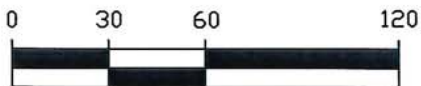
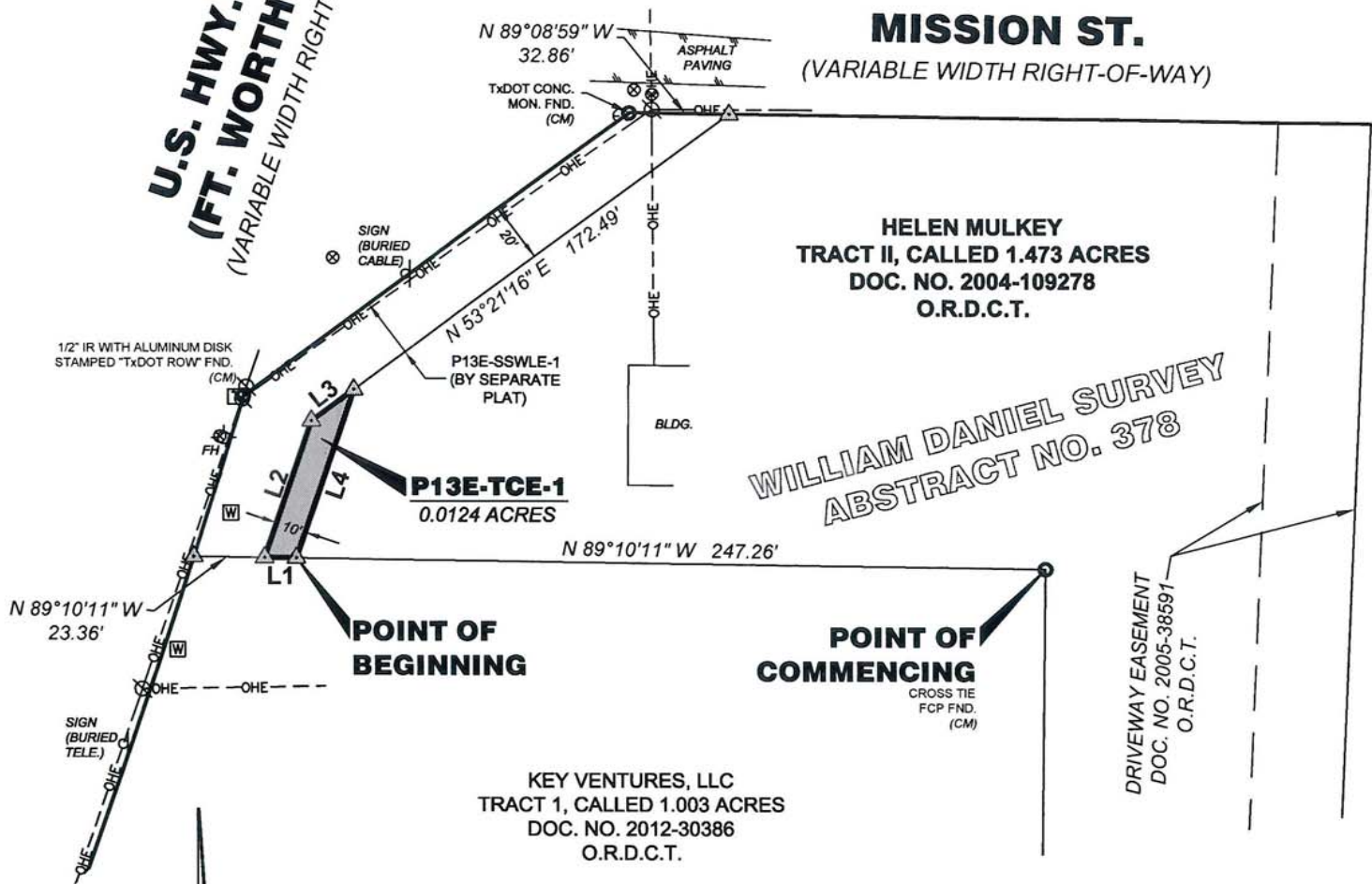
NOTES:

1. *Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System (North Central Zone 4202: 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 1.000150630 to scale from grid to surface.*
2. *An Easement Exhibit of even date herewith accompanies this Legal Description. See Exhibit "B"*

Marvin King 6/24/16
 Marvin King, R.P.L.S. No. 5581
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 T.B.P.L.S. Firm 10011601
 Date: June 24, 2016



**U.S. HWY. 377
(FT. WORTH DR.)**
(VARIABLE WIDTH RIGHT-OF-WAY)



SCALE: 1" = 60'

NOTES:

- Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System (North Central Zone 4202: 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 1.000150630 to scale from grid to surface.
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T.B.P.L.S. Firm No. 10011601

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89°10'11" W	10.51'
L2	N 18°40'35" E	48.54'
L3	N 53°21'16" E	17.58'
L4	S 18°40'35" W	59.78'



LEGEND	
	CALCULATED POINT
	1/2 IRON ROD FOUND (UNLESS NOTED OTHERWISE)
	CONTROLLING MONUMENT
	POWER POLE
	GUYWIRE
	FH (FIRE HYDRANT)
	TELEPHONE UTILITY
	UTILITY SIGN (UNLESS NOTED OTHERWISE)
	WATER METER
	WATER VALVE
	EASEMENT BOUNDARY LINE
	PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING EASEMENT
	OVERHEAD ELECTRIC
	EDGE OF ASPHALT

EXHIBIT "B"

P13E-TCE-1

BEING 0.0124 ACRE TEMPORARY CONSTRUCTION EASEMENT
SITUATED IN THE WILLIAM DANIEL SURVEY, ABSTRACT NO. 378
CITY OF DENTON, DENTON COUNTY, TEXAS

P14E-SSWLE-1

EXHIBIT "A"
LEGAL DESCRIPTION
SANITARY SEWER AND WATER LINE EASEMENT

BEING a 0.1879 acre tract of land situated in the William Daniel Survey, Abstract No. 378, City of Denton, Denton County, Texas, and being part of Tract 1, a called 1.003 acre tract of land described in Deed to Key Ventures, LLC, as recorded in Document No. 2012-30386 of the Official Records of Denton County, Texas (O.R.D.C.T.), and part of a called 2.208 acre tract of land described in Deed to Key Ventures, LLC, as recorded in Document No. 2008-54221 (O.R.D.C.T.), and being more particularly described as follows:

COMMENCING at a Cross Tie Fence Corner Post found at the northeast corner of said 1.003 acre tract, same being an interior ell corner of Tract II, a called 1.473 acre tract of land described in deed to Helen Mulkey, as recorded in Document No. 2004-109278 (O.R.D.C.T.);

THENCE North 89°10'11" West, along the common north line of said 1.003 acre tract and a south line of said 1.473 acre tract, a distance of 257.77 feet to the **POINT OF BEGINNING**;

THENCE South 18°40'35" West, departing said common line, a distance of 207.32 feet to a point for corner;

THENCE South 24°07'42" West, a distance of 167.07 feet to the intersection with the common south line of said 2.208 acre tract with the north line of a called 1.019 acre tract of land described in Deed to Ronnie Lee Hilliard and wife, Sandra Kay Hilliard, as recorded in Volume 1075, Page 800 of the Deed Records of Denton County, Texas (D.R.D.C.T.);

THENCE North 89°04'36" West, along the last stated common line, a distance of 21.33 feet to the southwest corner of said 2.208 acre tract, the northwest corner of said 1.019 acre tract, and located in the existing easterly right-of-way line of U.S. Highway 377 (Fort Worth Drive, variable width R.O.W.), for the beginning of a non-tangent curve to the left, having a radius of 3334.03 feet, a central angle of 06°25'03", and a chord bearing of North 20°49'08" East, 373.24 feet, from which point a 1/2-inch iron rod found bears North 89°03'55" West, a distance of 0.50 feet;

THENCE in a northeasterly direction, departing the north line of said 1.019 acre tract and along the common westerly line of said Key Ventures tracts, the existing easterly right-of-way line of said U.S. Highway 377, and said curve to the left, an arc distance of 373.44 feet to the northwest corner of said 1.003 acre tract and the most westerly southwest corner of said 1.473 acre tract;

THENCE South 89°10'11" East, departing the existing easterly right-of-way line of said U.S. Highway 377 and along the common north line of said 1.003 acre tract and a south line of said 1.473 acre tract, a distance of 23.36 feet to the **POINT OF BEGINNING**, and containing 0.1879 acres of land, more or less.

NOTES:

1. Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System (North Central Zone 4202: 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 1.000150630 to scale from grid to surface.
2. An Easement Exhibit of even date herewith accompanies this Legal Description. See Exhibit "B"

Marvin King 6/24/16

Marvin King, R.P.L.S. No. 5581
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(940) 383-4177
T.B.P.L.S. Firm 10011601
Date: June 24, 2016



0 30 60 120



SCALE: 1" = 60'

HELEN MULKEY
TRACT II, CALLED 1.473 ACRES
DOC. NO. 2004-109278
O.R.D.C.T.

**POINT OF
COMMENCING**

CROSS TIE
FCP FND.
(CM)

N 89°10'11" W 257.77'

**POINT OF
BEGINNING**

**WILLIAM DANIEL SURVEY
ABSTRACT NO. 378**

**KEY VENTURES, LLC
TRACT 1, CALLED 1.003 ACRES
DOC. NO. 2012-30386
O.R.D.C.T.**

**KEY VENTURES, LLC
CALLED 2.208 ACRES
DOC. NO. 2008-54221
O.R.D.C.T.**

**U.S. HWY. 377
(FT. WORTH DR.)
(VARIABLE WIDTH RIGHT-OF-WAY)**

1/2" IRF BEARS
N 89°03'55" W- 0.50'
(CM)

**P14E-SSWLE-1
0.1879 ACRES**

GRAVEL PARKING

CONC. & BLOCK
RETAINING WALL

**RONNIE LEE HILLIARD AND WIFE,
SANDRA KAY HILLIARD
CALLED 1.019 ACRES
VOL. 1075, PG. 800
D.R.D.C.T.**

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	6°25'03"	3334.03'	373.44'	N 20°49'08" E	373.24'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 18°40'35" W	207.32'
L2	S 24°07'42" W	167.07'
L3	N 89°04'36" W	21.33'
L4	S 89°10'11" E	23.36'

NOTES:

- Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System (North Central Zone 4202: 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 1.000150630 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.
- A Legal Description of even date herewith accompanies this Easement Exhibit. See Exhibit "A".

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www.tnpsc.com
T.B.P.L.S. Firm No. 10011601



EXHIBIT "B"

P14E-SSWLE-1

**BEING 0.1879 ACRE SANITARY SEWER AND WATER LINE EASEMENT
SITUATED IN THE WILLIAM DANIEL SURVEY, ABSTRACT NO. 378
CITY OF DENTON, DENTON COUNTY, TEXAS**

DEN 16023

SHEET 3 OF 3

P14E-TCE-1

EXHIBIT "A"
LEGAL DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT

BEING a 0.0859 acre tract of land situated in the William Daniel Survey, Abstract No. 378, City of Denton, Denton County, Texas, and being part of Tract 1, a called 1.003 acre tract of land described in Deed to Key Ventures, LLC, as recorded in Document No. 2012-30386 of the Official Records of Denton County, Texas (O.R.D.C.T.), and part of a called 2.208 acre tract of land described in Deed to Key Ventures, LLC, as recorded in Document No. 2008-54221 (O.R.D.C.T.), and being more particularly described as follows:

COMMENCING at a Cross Tie Fence Corner Post found at the northeast corner of said 1.003 acre tract, same being an interior ell corner of Tract II, a called 1.473 acre tract of land described in deed to Helen Mulkey, as recorded in Document No. 2004-109278 (O.R.D.C.T.);

THENCE North 89°10'11" West, along the common north line of said 1.003 acre tract and a south line of said 1.473 acre tract, a distance of 247.26 feet to the **POINT OF BEGINNING**;

THENCE South 18°40'35" West, departing said common line, a distance of 211.01 feet to a point for corner;

THENCE South 24°07'42" West, a distance of 163.26 feet to the intersection with the common south line of said 2.208 acre tract and the north line of a called 1.019 acre tract of land described in Deed to Ronnie Lee Hilliard and wife, Sandra Kay Hilliard, as recorded in Volume 1075, Page 800 of the Deed Records of Denton County, Texas (D.R.D.C.T.);

THENCE North 89°04'36" West, along the last stated common line, a distance of 10.88 feet to a point for corner;

THENCE North 24°07'42" East, departing said common line, a distance of 167.07 feet to a point for corner;

THENCE North 18°40'35" East, a distance of 207.32 feet to the intersection with the common north line of said 1.003 acre tract and a south line of said 1.473 acre tract;

THENCE South 89°10'11" East, along the last stated common line, a distance of 10.51 feet to the **POINT OF BEGINNING**, and containing 0.0859 acres of land, more or less.

NOTES:

1. *Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System (North Central Zone 4202: 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 1.000150630 to scale from grid to surface.*

2. *An Easement Exhibit of even date herewith accompanies this Legal Description. See Exhibit "B"*

Marvin King 6/24/16
Marvin King, R.P.L.S. No. 5581
Teague Nall and Perkins
1517 Centre Place Drive, Suite 320
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T.B.P.L.S. Firm 10011601
Date: June 24, 2016



0 30 60 120

SCALE: 1" = 60'

HELEN MULKEY
TRACT II, CALLED 1.473 ACRES
DOC. NO. 2004-109278
O.R.D.C.T.

**POINT OF
COMMENCING**

CROSS TIE
FCP FND.
(CM)

**POINT OF
BEGINNING**

**WILLIAM DANIEL SURVEY
ABSTRACT NO. 378**

**KEY VENTURES, LLC
TRACT 1, CALLED 1.003 ACRES
DOC. NO. 2012-30386
O.R.D.C.T.**

**KEY VENTURES, LLC
CALLED 2.208 ACRES
DOC. NO. 2008-54221
O.R.D.C.T.**

**P14E-TCE-1
0.0859 ACRES**

**RONNIE LEE HILLIARD AND WIFE,
SANDRA KAY HILLIARD
CALLED 1.019 ACRES
VOL. 1075, PG. 800
D.R.D.C.T.**

LEGEND

	CALCULATED POINT
	1/2 IRON ROD FOUND (UNLESS NOTED OTHERWISE)
	CONTROLLING MONUMENT
	POWER POLE
	GUYWIRE
	GAS METER
	TELEPHONE UTILITY
	UTILITY SIGN (UNLESS NOTED OTHERWISE)
	WATER METER
	WATER VALVE
	ICV (IRRIGATION CONTROL VALVE)
	EASEMENT BOUNDARY LINE
	PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	OVERHEAD ELECTRIC
	EDGE OF ASPHALT

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 18°40'35" W	211.01'
L2	S 24°07'42" W	163.26'
L3	N 89°04'36" W	10.88'
L4	N 24°07'42" E	167.07'
L5	N 18°40'35" E	207.32'
L6	S 89°10'11" E	10.51'

NOTES:

- Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System (North Central Zone 4202: 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 1.000150630 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.
- A Legal Description of even date herewith accompanies this Easement Exhibit. See Exhibit "A".

teague nall & perkins

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940.383.4177 ph 940.383.8026 fx
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T.B.P.L.S. Firm No. 10011601



EXHIBIT "B"

P14E-TCE-1

**BEING 0.0859 ACRE TEMPORARY CONSTRUCTION EASEMENT
SITUATED IN THE WILLIAM DANIEL SURVEY, ABSTRACT NO. 378
CITY OF DENTON, DENTON COUNTY, TEXAS**

DEN 16023

SHEET 3 OF 3



P13W-SSWLE-1

EXHIBIT "A"
LEGAL DESCRIPTION
SANITARY SEWER AND WATER EASEMENT

BEING a 0.1166 acre tract of land situated in the William Daniel Survey, Abstract No. 378, City of Denton, Denton County, Texas, and being part of Tract 1 and Tract 2 as described in Deed to Maribel Vega and Rogelio Vega, recorded in Document No. 2008-36755 of the Official Records of Denton County, Texas (O.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found with cap stamped "METROPLEX" at the northeast corner of said Vega Tract 1, common with the southeast corner a called 1.002 acre tract of land described in Deed to L & G Capital Investments, LTD, as recorded in Document No. 2007-97174 (O.R.D.C.T.), and located in the existing westerly right-of-way line of U.S. Highway 377 (Fort Worth Drive, variable width R.O.W.), for the beginning of a non-tangent curve to the right, having a radius of 3199.03 feet, a central angle of 04°09'49", and a chord bearing of South 20°42'07" West, 232.42 feet;

THENCE in a southwesterly direction, departing the north line of said 1.002 acre tract and along the common easterly line of said Vega Tracts, the existing westerly right-of-way line of said U.S. Highway 377, and said curve to the right, an arc distance of 232.47 feet to the southeast corner of said Vega Tract 2 and the most easterly northeast corner of a called 5.80 acre tract of land described in Deed to Hillcrest Chiesa, L.P., as recorded in Document No. 2008-10436 (O.R.D.C.T.);

THENCE South 89°30'46" West, departing the existing westerly right-of-way line of said U.S. Highway 377, and along the common south line of said Vega Tract 2 and a north line of said 5.80 acre tract, passing a 5/8-inch iron rod found with illegible cap at a distance of 0.87 feet, and continuing for a total distance of 22.74 feet to a point for corner;

THENCE North 21°05'24" East, departing said common line, a distance of 233.59 feet to the intersection with the north line of said Vega Tract 1 and the south line of said 1.002 acre tract;

THENCE South 89°04'28" East, along the common north line of said Vega Tract 1 and the south line of said 1.002 acre tract, a distance of 20.85 feet to the **POINT OF BEGINNING**, and containing 0.1166 acres of land, more or less.

NOTES:

1. *Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System (North Central Zone 4202: 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 1.000150630 to scale from grid to surface.*
2. *An Easement Exhibit of even date herewith accompanies this Legal Description. See Exhibit "B"*

Marvin King 8/8/16
 Marvin King, R.P.L.S. No. 5581
 Teague Nall and Perkins
 1517 Centre Place Drive, Suite 320
 Denton, Texas 76205
 (940) 383-4177
 T.B.P.L.S. Firm 10011601
 Date: August 8, 2016
 REV: August 8, 2016 (Added Water Easement)



L & G CAPITAL INVESTMENTS, LTD
CALLED 1.002 ACRES
DOC. NO. 2007-97174
O.R.D.C.T.

POINT OF BEGINNING
1/2" CIRF "METROPLEX"
(CM)

WILLIAM DANIEL SURVEY
ABSTRACT NO. 378

HILLCREST CHIESA, L.P.
CALLED 5.80 ACRES
DOC. NO. 2008-10436
O.R.D.C.T.

MARIBEL VEGA AND ROGELIO VEGA
TRACT 1
DOC. NO. 2008-36755
O.R.D.C.T.

MARIBEL VEGA AND ROGELIO VEGA
TRACT 2
DOC. NO. 2008-36755
O.R.D.C.T.

HILLCREST CHIESA, L.P.
CALLED 5.80 ACRES
DOC. NO. 2008-10436
O.R.D.C.T.

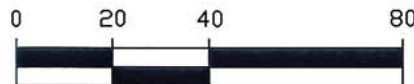
P13W-SSWLE-1
0.1166 ACRES

U.S. HWY. 377
(FT. WORTH DR.)
(VARIABLE WIDTH RIGHT-OF-WAY)

tnp

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°30'46" W	22.74'
L2	N 21°05'24" E	233.59'
L3	S 89°04'28" E	20.85'



SCALE: 1" = 40'

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	4°09'49"	3199.03'	232.47'	S 20°42'07" W	232.42'

NOTES:

- Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System (North Central Zone 4202: 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 1.000150630 to scale from grid to surface.
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- A Legal Description of even date herewith accompanies this Easement Exhibit. See Exhibit "A".



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www.tnpsc.com
T.B.P.L.S. Firm No. 10011601

LEGEND	
	CALCULATED POINT
	1/2 IRON ROD FOUND (UNLESS NOTED OTHERWISE)
	CONTROLLING MONUMENT
	POWER POLE
	GUYWIRE
	TELEPHONE UTILITY
	UTILITY SIGN (UNLESS NOTED OTHERWISE)
	WATER METER
	GAS METER
	EASEMENT BOUNDARY LINE
	PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	OVERHEAD ELECTRIC
	EDGE OF ASPHALT

EXHIBIT "B"

P13W-SSWLE-1

BEING 0.1166 ACRE SANITARY SEWER AND WATER EASEMENT
SITUATED IN THE WILLIAM DANIEL SURVEY, ABSTRACT NO. 378
CITY OF DENTON, DENTON COUNTY, TEXAS

DEN 16023

SHEET 2 OF 2

P14W-SSWLE-1

EXHIBIT "A"
LEGAL DESCRIPTION
SANITARY SEWER AND WATER EASEMENT

BEING a 0.0136 acre tract of land situated in the William Daniel Survey, Abstract No. 378, City of Denton, Denton County, Texas, and being part of a called 5.80 acre tract of land described in Deed to Hillcrest Chiesa, L.P., as recorded in Document No. 2008-10436 of the Official Records of Denton County, Texas (O.R.D.C.T.), and being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod found at the northwest corner of a called 0.512 acre tract of land described in Deed to David E. Brown, as recorded in Document No. 2011-19132 (O.R.D.C.T.) and located at an interior ell corner of said 5.80 acre tract;

THENCE North 89°46'23" East, along the common north line of said 0.512 acre tract and a south line of said 5.80 acre tract, a distance of 222.57 feet to the **POINT OF BEGINNING**;

THENCE North 27°56'28" East, departing said common line, a distance of 5.12 feet to a point for corner;

THENCE North 21°05'24" East, a distance of 23.78 feet to the intersection with a common north line of said 5.80 acre tract and the south line of Tract 2 as described in Deed to Maribel Vega and Rogelio Vega, recorded in Document No. 2008-36755 (O.R.D.C.T.);

THENCE North 89°30'46" East, along the last stated common line, passing a 5/8-inch iron rod found with illegible cap at a distance of 21.87 feet, and continuing for a total distance of 22.74 feet to the southeast corner of said Vega Tract 2, the most easterly northeast corner of said 5.80 acre tract, and located in the existing westerly right-of-way line of U.S. Highway 377 (Fort Worth Drive, variable width R.O.W.), for the beginning of a non-tangent curve to the right, having a radius of 3199.03 feet, a central angle of 00°31'19", and a chord bearing of South 23°02'41" West, 29.14 feet;

THENCE in a southwesterly direction, departing the north line of said Vega Tract 2, and along the common easterly line of said 5.80 acre tract, the existing westerly right-of-way line of said U.S. Highway 377, and said curve to the right, an arc distance of 29.14 feet to the most easterly southeast corner of said 5.80 acre tract and the northeast corner of said 0.512 acre tract;

THENCE South 89°46'23" West, departing the existing westerly right-of-way line of said U.S. Highway 377, and along the common north line of said 0.512 acre tract and a south line of said 5.80 acre tract, a distance of 22.29 feet to the **POINT OF BEGINNING**, and containing 0.0136 acres of land, more or less.

NOTES:

1. Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System (North Central Zone 4202: 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 1.000150630 to scale from grid to surface.
2. An Easement Exhibit of even date herewith accompanies this Legal Description. See Exhibit "B"



Marvin King *8/8/16*

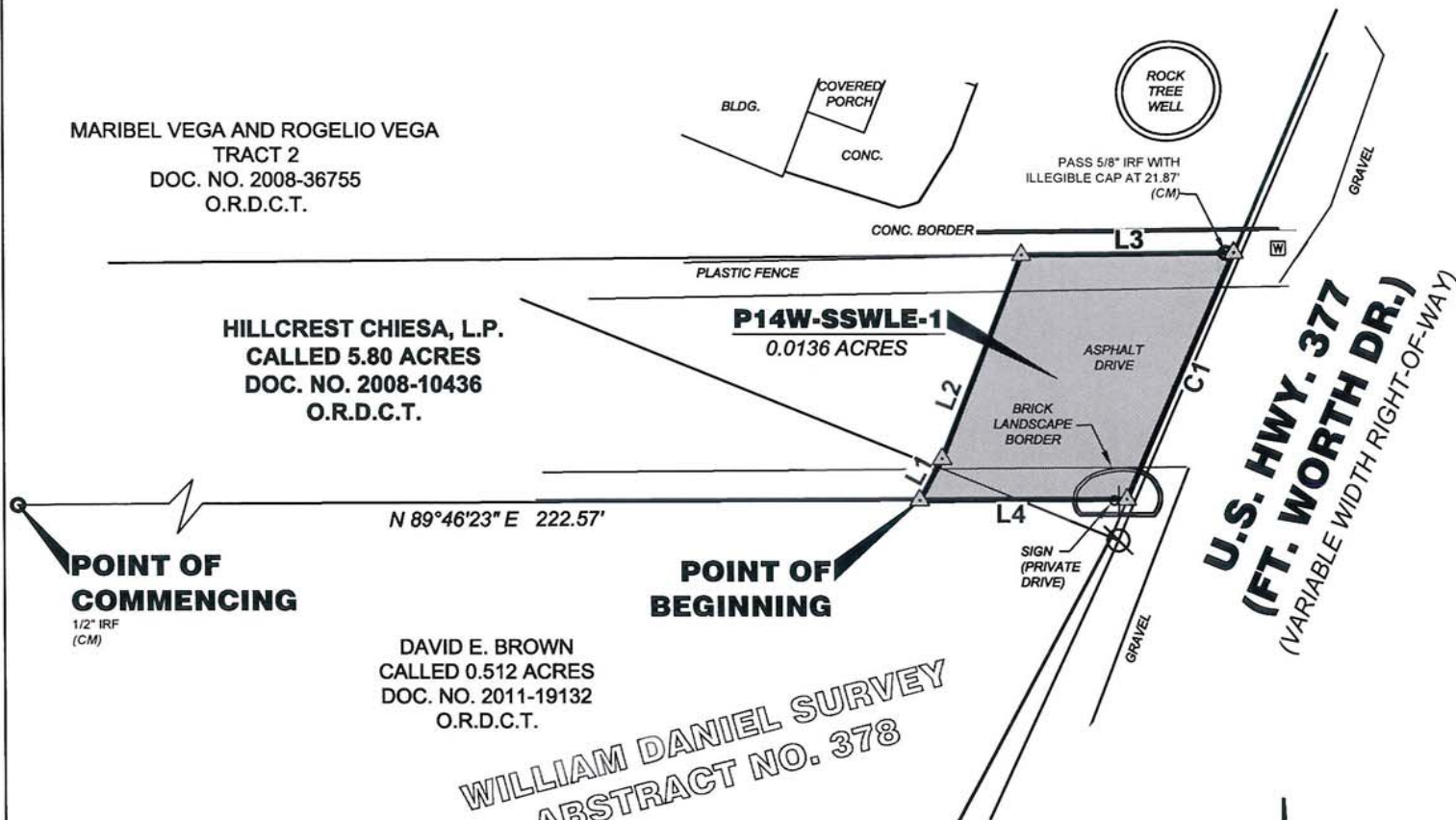
Marvin King, R.P.L.S. No. 5581
 Teague Nall and Perkins
 1517 Centre Place Drive, Suite 320
 Denton, Texas 76205
 (940) 383-4177
 T.B.P.L.S. Firm 10011601
 Date: August 8, 2016
 REV: August 8, 2016 (Added Water Easement)

MARIBEL VEGA AND ROGELIO VEGA
TRACT 2
DOC. NO. 2008-36755
O.R.D.C.T.

HILLCREST CHIESA, L.P.
CALLED 5.80 ACRES
DOC. NO. 2008-10436
O.R.D.C.T.

DAVID E. BROWN
CALLED 0.512 ACRES
DOC. NO. 2011-19132
O.R.D.C.T.

WILLIAM DANIEL SURVEY
ABSTRACT NO. 378



CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	0°31'19"	3199.03'	29.14'	S 23°02'41" W	29.14'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 27°56'28" E	5.12'
L2	N 21°05'24" E	23.78'
L3	N 89°30'46" E	22.74'
L4	S 89°46'23" W	22.29'



SCALE : 1" = 20'



NOTES:

- Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System (North Central Zone 4202: 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 1.000150630 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.
- A Legal Description of even date herewith accompanies this Easement Exhibit. See Exhibit "A".



LEGEND	
	CALCULATED POINT
	1/2 IRON ROD FOUND (UNLESS NOTED OTHERWISE)
	CONTROLLING MONUMENT
	POWER POLE
	GUYWIRE
	TELEPHONE UTILITY
	UTILITY SIGN (UNLESS NOTED OTHERWISE)
	WATER METER
	GAS METER
	EASEMENT BOUNDARY LINE
	PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	OVERHEAD ELECTRIC
	EDGE OF ASPHALT

EXHIBIT "B"

P14W-SSWLE-1

BEING 0.0136 ACRE SANITARY SEWER AND WATER EASEMENT
SITUATED IN THE WILLIAM DANIEL SURVEY, ABSTRACT NO. 378
CITY OF DENTON, DENTON COUNTY, TEXAS



teague nall & perkins

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DEN 16023

SHEET 3 OF 3

P15W-SSWLE-1

EXHIBIT "A"
LEGAL DESCRIPTION
SANITARY SEWER AND WATER EASEMENT

BEING a 0.1032 acre tract of land situated in the William Daniel Survey, Abstract No. 378, City of Denton, Denton County, Texas, and being part of four tracts of land described in Deeds to David E. Brown and wife, Janelle Brown, as recorded in Document No. 2011-19132 of the Official Records of Denton County, Texas (O.R.D.C.T.), and Document No. 96-0060615 of the Real Property Records of Denton County, Texas (R.P.R.D.C.T.), and being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod found at the northwest corner of a 0.512 acre tract of land described in Deed to David E. Brown, as recorded in said Document No. 2011-19132 (O.R.D.C.T.) and located at an interior ell corner of a called 5.80 acre tract of land described in Deed to Hillcrest Chiesa, L.P., as recorded in Document No. 2008-10436 (O.R.D.C.T.);

THENCE North 89°46'23" East, along the common north line of said 0.512 acre tract and a south line of said 5.80 acre tract, a distance of 222.57 feet to the **POINT OF BEGINNING**;

THENCE North 89°46'23" East, continuing along said common line, a distance of 22.29 feet to the most easterly southeast corner of said 5.80 acre tract, the northeast corner of said 0.512 acre tract, and located in the existing westerly right-of-way line of U.S. Highway 377 (Fort Worth Drive, variable width R.O.W.), for the beginning of a non-tangent curve to the right, having a radius of 3199.03 feet, a central angle of 00°04'41", and a chord bearing of South 23°20'40" West, 4.35 feet;

THENCE in a southwesterly direction, departing the south line of said 5.80 acre tract, and along the common easterly line of said 0.512 acre tract, the existing westerly right-of-way line of said U.S. Highway 377, and said curve to the right, an arc distance of 4.35 feet to a point for the end of said curve;

THENCE South 28°00'06" West, continuing along the common easterly line of said Brown tracts and the existing westerly right-of-way line of said U.S. Highway 377, a distance of 195.22 feet to a point for corner;

THENCE South 27°49'13" West, continuing along said common line, a distance of 61.45 feet to a point for corner in the easterly line of Tract Two, as described in Deed to David E. Brown and wife, Janelle Brown, and recorded in said Document No. 96-0060615 (R.P.R.D.C.T.);

THENCE North 09°22'05" East, departing the last stated common line, a distance of 62.55 feet to a point for corner;

THENCE North 27°56'28" East, a distance of 191.19 feet to the **POINT OF BEGINNING**, and containing 0.1032 acres of land, more or less.

NOTES:

1. Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System (North Central Zone 4202: 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 1.000150630 to scale from grid to surface.
2. An Easement Exhibit of even date herewith accompanies this Legal Description. See Exhibit "B"



Marvin King *8/8/16*

Marvin King, R.P.L.S. No. 5581
 Teague Nall and Perkins
 1517 Centre Place Drive, Suite 320
 Denton, Texas 76205
 (940) 383-4177
 T.B.P.L.S. Firm 10011601
 Date: August 8, 2016
 REV: August 8, 2016 (Added Water Easement)

HILLCREST CHIESA, L.P.
CALLED 5.80 ACRES
DOC. NO. 2008-10436
O.R.D.C.T.

POINT OF COMMENCING
1/2" IRF
(CM)

WILLIAM DANIEL SURVEY
ABSTRACT NO. 378

DAVID E. BROWN
CALLED 0.512 ACRES
DOC. NO. 2011-19132
O.R.D.C.T.

P15W-SSWLE-1
0.1032 ACRES

DAVID E. BROWN AND WIFE, JANELLE BROWN
(PER DCAD, NO DEED OF RECORD FOUND)

DAVID E. BROWN AND WIFE, JANELLE BROWN
TRACT ONE
DOC. NO. 96-0060615
R.P.R.D.C.T.

DAVID E. BROWN AND WIFE, JANELLE BROWN
TRACT TWO
DOC. NO. 96-0060615
R.P.R.D.C.T.

DAVID E. BROWN AND WIFE, JANELLE BROWN
TRACT FIVE
DOC. NO. 96-0060615
R.P.R.D.C.T.

POINT OF BEGINNING

SIGN (PRIVATE DRIVE)
ASPHALT
BRICK LANDSCAPE BORDER

U.S. HWY. 377
(FT. WORTH DR.)
(VARIABLE WIDTH RIGHT-OF-WAY)

tnp



SCALE: 1" = 40'

LEGEND

	CALCULATED POINT
	1/2 IRON ROD FOUND (UNLESS NOTED OTHERWISE)
	CONTROLLING MONUMENT
	POWER POLE
	CO (SANITARY SEWER CLEANOUT)
	TELEPHONE UTILITY
	UTILITY SIGN (UNLESS NOTED OTHERWISE)
	WATER METER
	GAS METER
	EASEMENT BOUNDARY LINE
	PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	OVERHEAD ELECTRIC
	EDGE OF ASPHALT

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	0°04'41"	3199.03'	4.35'	S 23°20'40" W	4.35'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89°46'23" E	22.29'
L2	S 28°00'06" W	195.22'
L3	S 27°49'13" W	61.45'
L4	N 09°22'05" E	62.55'
L5	N 27°56'28" E	191.19'
L6	S 27°49'13" W	36.29'
L7	S 23°07'46" W	18.90'

NOTES:

- Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System (North Central Zone 4202: 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 1.000150630 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.
- A Legal Description of even date herewith accompanies this Easement Exhibit. See Exhibit "A".



teague nall & perkins

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Denton, Texas 76205
940.383.4177 ph 940.383.8026 fx
www.tnpsc.com
T.B.P.L.S. Firm No. 10011601



EXHIBIT "B"

P15W-SSWLE-1

BEING 0.1032 ACRE SANITARY SEWER AND WATER EASEMENT
SITUATED IN THE WILLIAM DANIEL SURVEY, ABSTRACT NO. 378
CITY OF DENTON, DENTON COUNTY, TEXAS

DEN 16023

SHEET 3 OF 3

P16E-SSWLE-1

EXHIBIT "A"
LEGAL DESCRIPTION
SANITARY SEWER AND WATER LINE EASEMENT

BEING a 0.1000 acre tract of land situated in the William Daniel Survey, Abstract No. 378, City of Denton, Denton County, Texas, and being part of Tract Four, a called 3.0 acre tract of land described in Deed to David E. Brown and wife, Janelle Brown, as recorded in Document No. 96-0060615 of the Real Property Records of Denton County, Texas (R.P.R.D.C.T.), and being more particularly described as follows:

COMMENCING at the northwest corner of a called 1.019 acre tract of land described in Deed to Ronnie Lee Hilliard and wife, Sandra Kay Hilliard, as recorded in Volume 1075, Page 800 of the Deed Records of Denton County, Texas (D.R.D.C.T.), same being the southwest corner of a called 2.208 acre tract of land described in Deed to Key Ventures, LLC, as recorded in Document No. 2008-54221 of the Official Records of Denton County, Texas (O.R.D.C.T.), and located in the existing easterly right-of-way line of U.S. Highway 377 (Fort Worth Drive, variable width R.O.W.), from which point a 1/2-inch iron rod found bears North 89°03'55" West, a distance of 0.50 feet, and being the beginning of a non-tangent curve to the right, having a radius of 3334.03 feet, a central angle of 01°36'57", and a chord bearing of South 24°50'08" West, 94.02 feet;

THENCE in a southwesterly direction, departing the north line of said 2.208 acre tract and along the common westerly line of said 1.019 acre tract, the existing easterly right-of-way line of said U.S. Highway 377, and said curve to the right, an arc distance of 94.03 feet to the southwest corner of said 1.019 acre tract, the northwest corner of said 3.0 acre tract, and being the **POINT OF BEGINNING**;

THENCE South 89°00'38" East, departing the existing easterly right-of-way line of said U.S. Highway 377 and along the common north line of said 3.0 acre tract and the south line of said 1.019 acre tract, a distance of 22.04 feet to a point for corner;

THENCE South 26°51'13" West, departing said common line, a distance of 234.10 feet to the intersection with the common south line of said 3.0 acre tract and the north line of a Public Passageway and R.O.W. Easement as described in Deed from I. Lee Ball to Josephine P. Abbott, and recorded in Volume 496, Page 102 (D.R.D.C.T.);

THENCE North 89°02'15" West, along the last stated common line, a distance of 18.35 feet to the southwest corner of said 3.0 acre tract, the northwest corner of said Public Passageway and R.O.W. Easement tract, and located in the existing easterly right-of-way line of said U.S. Highway 377;

THENCE North 25°26'57" East, departing the north line of said Public Passageway and R.O.W. Easement tract and along the common westerly line of said 3.0 acre tract and the existing easterly right-of-way line of said U.S. Highway 377, a distance of 117.53 feet to the beginning of a tangent curve to the left, having a radius of 3334.03 feet, a central angle of 01°58'36", and a chord bearing of North 26°37'55" East, 115.01 feet, from which point a TXDOT Concrete Monument found bears South 05°22'53" East, a distance of 0.65 feet;

THENCE in a northeasterly direction, continuing along the last stated common line, and said curve to the left, an arc distance of 115.01 feet to the **POINT OF BEGINNING**, and containing 0.1000 acres of land, more or less.

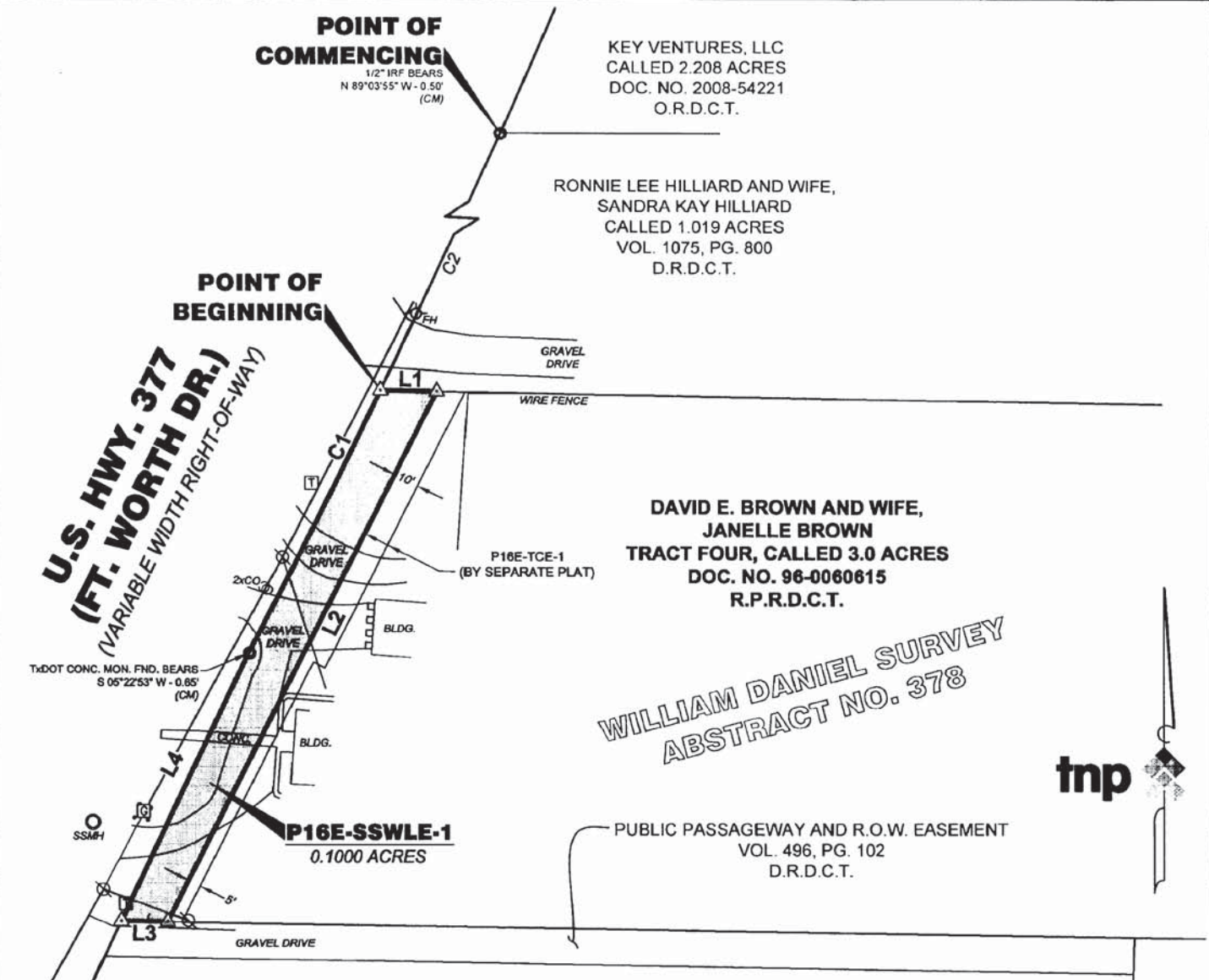
NOTES:

1. *Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System (North Central Zone 4202: 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 1.000150630 to scale from grid to surface.*
2. *An Easement Exhibit of even date herewith accompanies this Legal Description. See Exhibit "B"*



Marvin King 8/10/16

Marvin King, R.P.L.S. No. 5581
 Teague Nall and Perkins
 1517 Centre Place Drive, Suite 320
 Denton, Texas 76205
 (940) 383-4177
 T.B.P.L.S. Firm 10011601
 Date: August 10, 2016



CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1°58'36"	3334.03'	115.01'	N 26°37'55" E	115.01'
C2	1°36'57"	3334.03'	94.03'	S 24°50'08" W	94.02'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°00'38" E	22.04'
L2	S 26°51'13" W	234.10'
L3	N 89°02'15" W	18.35'
L4	N 25°26'57" E	117.53'



SCALE: 1" = 60'

NOTES:

- Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System (North Central Zone 4202: 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 1.000150630 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.
- A Legal Description of even date herewith accompanies this Easement Exhibit. See Exhibit "A".



teague nall & perkins

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T.B.P.L.S. Firm No. 10011501



LEGEND	
	CALCULATED POINT
	1/2 IRON ROD FOUND (UNLESS NOTED OTHERWISE)
	CONTROLLING MONUMENT
	BOLLARD
	SSMH (SANITARY SEWER MANHOLE)
	CO (SANITARY SEWER CLEANOUT)
	FH (FIRE HYDRANT)
	POWER POLE
	GUYWIRE
	GAS METER
	TELEPHONE UTILITY
	UTILITY SIGN (UNLESS NOTED OTHERWISE)
	EASEMENT BOUNDARY LINE
	PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	OVERHEAD ELECTRIC
	EDGE OF ASPHALT

EXHIBIT "B"

P16E-SSWLE-1

BEING 0.1000 ACRE SANITARY SEWER AND WATER LINE EASEMENT
SITUATED IN THE WILLIAM DANIEL SURVEY, ABSTRACT NO. 378
CITY OF DENTON, DENTON COUNTY, TEXAS

DEN 16023

SHEET 3 OF 3

P16E-TCE-1

EXHIBIT "A"
LEGAL DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT

BEING a 0.0407 acre tract of land situated in the William Daniel Survey, Abstract No. 378, City of Denton, Denton County, Texas, and being part of Tract Four, a called 3.0 acre tract of land described in Deed to David E. Brown and wife, Janelle Brown, as recorded in Document No. 96-0060615 of the Real Property Records of Denton County, Texas (R.P.R.D.C.T.), and being more particularly described as follows:

COMMENCING at the northwest corner of a called 1.019 acre tract of land described in Deed to Ronnie Lee Hilliard and wife, Sandra Kay Hilliard, as recorded in Volume 1075, Page 800 of the Deed Records of Denton County, Texas (D.R.D.C.T.), same being the southwest corner of a called 2.208 acre tract of land described in Deed to Key Ventures, LLC, as recorded in Document No. 2008-54221 of the Official Records of Denton County, Texas (O.R.D.C.T.), and located in the existing easterly right-of-way line of U.S. Highway 377 (Fort Worth Drive, variable width R.O.W.), from which point a 1/2-inch iron rod found bears North 89°03'55" West, a distance of 0.50 feet, and being the beginning of a non-tangent curve to the right, having a radius of 3334.03 feet, a central angle of 01°36'57", and a chord bearing of South 24°50'08" West, 94.02 feet;

THENCE in a southwesterly direction, departing the north line of said 2.208 acre tract and along the common westerly line of said 1.019 acre tract, the existing easterly right-of-way line of said U.S. Highway 377, and said curve to the right, an arc distance of 94.03 feet to the southwest corner of said 1.019 acre tract and the northwest corner of said 3.0 acre tract;

THENCE South 89°00'38" East, departing the existing easterly right-of-way line of said U.S. Highway 377 and along the common north line of said 3.0 acre tract and the south line of said 1.019 acre tract, a distance of 22.04 feet to the **POINT OF BEGINNING**;

THENCE South 89°00'38" East, continuing along said common line, a distance of 11.11 feet to a point for corner;

THENCE South 26°51'13" West, departing said common line, a distance of 122.04 feet to a point for corner;

THENCE North 63°08'47" West, a distance of 5.00 feet to a point for corner;

THENCE South 26°51'13" West, a distance of 114.48 feet to the intersection with the common south line of said 3.0 acre tract and the north line of a Public Passageway and R.O.W. Easement as described in Deed from I. Lee Ball to Josephine P. Abbott, and recorded in Volume 496, Page 102 (D.R.D.C.T.);

THENCE North 89°02'15" West, along the last stated common line, a distance of 5.56 feet to a point for corner;

THENCE North 26°51'13" East, departing said common line, a distance of 234.10 feet to the **POINT OF BEGINNING**, and containing 0.0407 acres of land, more or less.

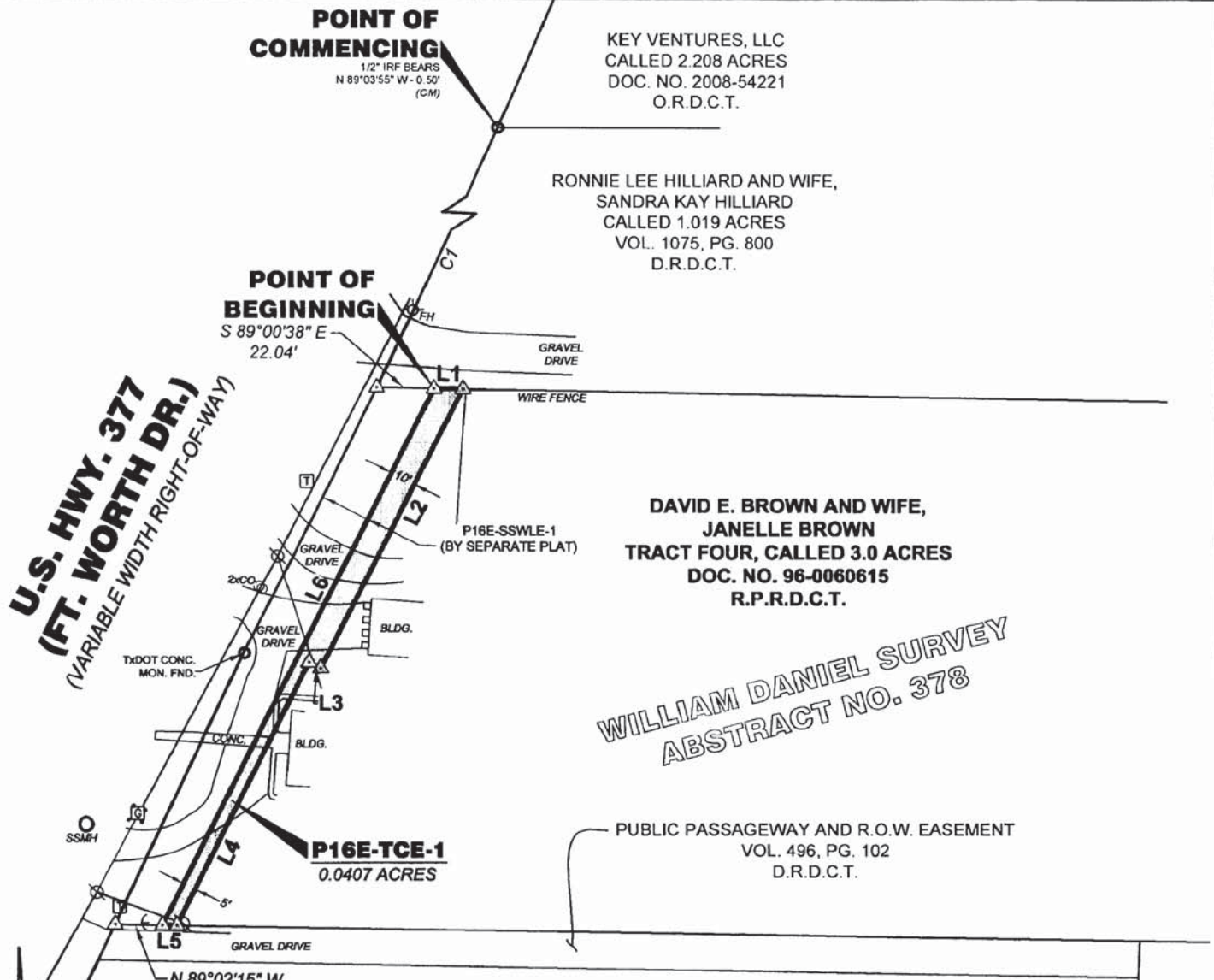
NOTES:

1. Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System (North Central Zone 4202: 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 1.000150630 to scale from grid to surface.
2. An Easement Exhibit of even date herewith accompanies this Legal Description. See Exhibit "B"



Marvin King 8/10/16

Marvin King, R.P.L.S. No. 5581
Teague Nall and Perkins
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T.B.P.L.S. Firm 10011601
Date: August 10, 2016



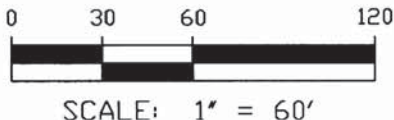
WILLIAM DANIEL SURVEY
ABSTRACT NO. 378

CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1°36'57"	3334.03'	94.03'	S 24°50'08" W	94.02'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 89°00'38" E	11.11'
L2	S 26°51'13" W	122.04'
L3	N 63°08'47" W	5.00'
L4	S 26°51'13" W	114.48'
L5	N 89°02'15" W	5.56'
L6	N 26°51'13" E	234.10'

LEGEND	
	CALCULATED POINT
	1/2 IRON ROD FOUND (UNLESS NOTED OTHERWISE)
	CONTROLLING MONUMENT
	BOLLARD
	SSMH (SANITARY SEWER MANHOLE)
	CO (SANITARY SEWER CLEANOUT)
	FH (FIRE HYDRANT)
	POWER POLE
	GUYWIRE
	GAS METER
	TELEPHONE UTILITY
	UTILITY SIGN (UNLESS NOTED OTHERWISE)
	EASEMENT BOUNDARY LINE
	PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	OVERHEAD ELECTRIC
	EDGE OF ASPHALT

tnp



NOTES:

- Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System (North Central Zone 4202: 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 1.000150630 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.
- A Legal Description of even date herewith accompanies this Easement Exhibit. See Exhibit "A".



EXHIBIT "B"
P16E-TCE-1
BEING 0.0407 ACRE TEMPORARY CONSTRUCTION EASEMENT
SITUATED IN THE WILLIAM DANIEL SURVEY, ABSTRACT NO. 378
CITY OF DENTON, DENTON COUNTY, TEXAS

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DEN 16023

SHEET 3 OF 3

P18E-SSWLE-1

EXHIBIT "A"
LEGAL DESCRIPTION
SANITARY SEWER AND WATER LINE EASEMENT

BEING a 0.0521 acre tract of land situated in the William Daniel Survey, Abstract No. 378, City of Denton, Denton County, Texas, and being part of a tract of land described in Deed to Frank Dale Branum and wife, Jean Kotowski Branum, as recorded in Volume 1253, Page 783 of the Deed Records of Denton County, Texas (D.R.D.C.T.), and being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod found at the northeast corner of said Branum tract and located in the south line of a Public Passageway and R.O.W. Easement as described in Deed from I. Lee Ball to Josephine P. Abbott, and recorded in Volume 496, Page 102 (D.R.D.C.T.);

THENCE North 88°58'37" West, along the common north line of said Branum tract and the south line of said Public Passageway and R.O.W. Easement tract, a distance of 381.11 feet to the **POINT OF BEGINNING**;

THENCE South 26°51'13" West, departing said common line, a distance of 70.30 feet to a point for corner;

THENCE South 34°48'37" West, a distance of 44.80 feet to the intersection with the common south line of said Branum tract and the north line of First Tract, a tract of land described in Deed to Clearman – Owens, Inc., as recorded in Volume 657, Page 393 (D.R.D.C.T.);

THENCE North 89°02'34" West, along the last stated common line, a distance of 28.05 feet to the southwest corner of said Branum tract, the northwest corner of said Clearman – Owens First Tract, and located in the existing easterly right-of-way line of U.S. Highway 377 (Fort Worth Drive, variable width R.O.W.);

THENCE North 36°51'29" East, departing the north line of said Clearman – Owens First Tract and along the common westerly line of said Branum tract and the existing easterly right-of-way line of said U.S. Highway 377, a distance of 92.08 feet to a point for corner;

THENCE North 25°26'57" East, continuing along said common line, a distance of 28.43 feet to the northwest corner of said Branum tract and the southwest corner of said Public Passageway and R.O.W. Easement tract;

THENCE South 88°58'37" East, departing the existing easterly right-of-way line of said U.S. Highway 377 and along the common north line of said Branum tract and the south line of said Public Passageway and R.O.W. Easement tract, a distance of 17.92 feet to the **POINT OF BEGINNING**, and containing 0.0521 acres of land, more or less.

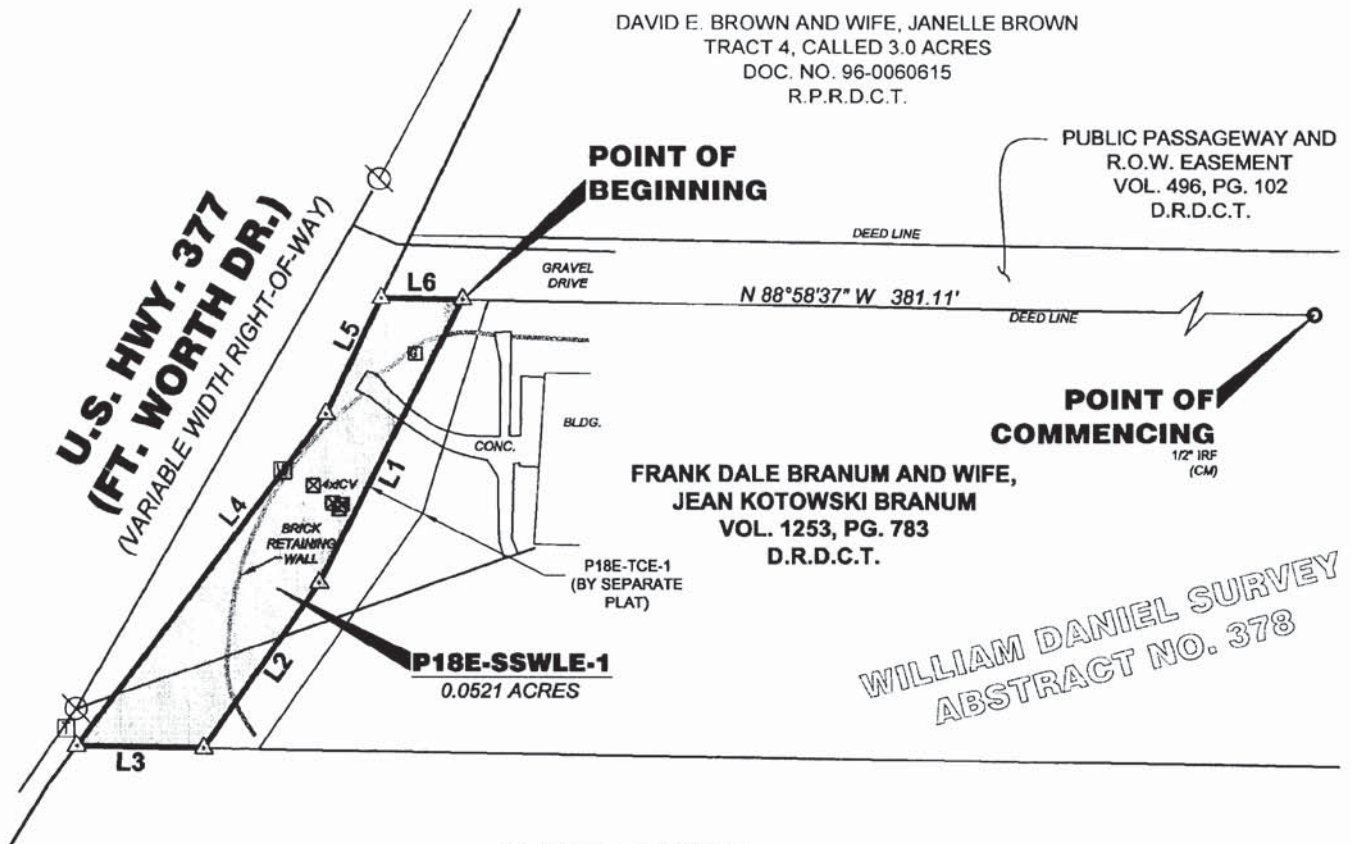
NOTES:

1. Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System (North Central Zone 4202: 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 1.000150630 to scale from grid to surface.
2. An Easement Exhibit of even date herewith accompanies this Legal Description. See Exhibit "B"

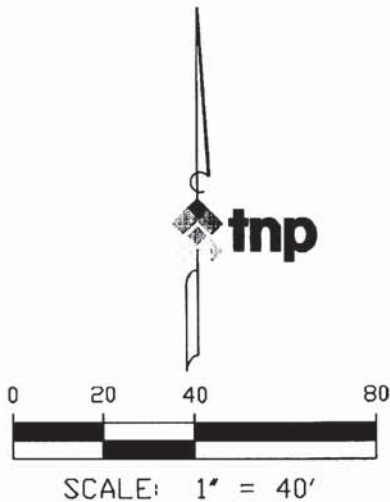


Marvin King 8/10/16

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 Date: August 10, 2016



CLEARMAN - OWENS, INC.
FIRST TRACT
VOL. 657, PG. 393
D.R.D.C.T.



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 26°51'13" W	70.30'
L2	S 34°48'37" W	44.80'
L3	N 89°02'34" W	28.05'
L4	N 36°51'29" E	92.08'
L5	N 25°26'57" E	28.43'
L6	S 88°58'37" E	17.92'

LEGEND	
	CALCULATED POINT
	1/2 IRON ROD FOUND (UNLESS NOTED OTHERWISE)
	CONTROLLING MONUMENT
	POWER POLE
	GUYWIRE
	GAS METER
	TELEPHONE UTILITY
	WATER METER
	ICV (IRRIGATION CONTROL VALVE)
	EASEMENT BOUNDARY LINE
	PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	OVERHEAD ELECTRIC

NOTES:

- Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System (North Central Zone 4202: 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 1.000150630 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.
- A Legal Description of even date herewith accompanies this Easement Exhibit. See Exhibit "A".



EXHIBIT "B"
P18E-SSWLE-1

BEING 0.0521 ACRE SANITARY SEWER AND WATER LINE EASEMENT
SITUATED IN THE WILLIAM DANIEL SURVEY, ABSTRACT NO. 378
CITY OF DENTON, DENTON COUNTY, TEXAS

DEN 16023

SHEET 3 OF 3



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www.tnplnc.com
T.B.P.L.S. Firm No. 10011601

P18E-TCE-1

EXHIBIT "A"
LEGAL DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT

BEING a 0.0263 acre tract of land situated in the William Daniel Survey, Abstract No. 378, City of Denton, Denton County, Texas, and being part of a tract of land described in Deed to Frank Dale Branum and wife, Jean Kotowski Branum, as recorded in Volume 1253, Page 783 of the Deed Records of Denton County, Texas (D.R.D.C.T.), and being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod found at the northeast corner of said Branum tract and located in the south line of a Public Passageway and R.O.W. Easement as described in Deed from I. Lee Ball to Josephine P. Abbott, and recorded in Volume 496, Page 102 (D.R.D.C.T.);

THENCE North 88°58'37" West, along the common north line of said Branum tract and the south line of said Public Passageway and R.O.W. Easement tract, a distance of 375.55 feet to the **POINT OF BEGINNING**;

THENCE South 17°03'09" West, departing said common line, a distance of 49.56 feet to a point for corner;

THENCE South 34°48'37" West, a distance of 63.60 feet to the intersection with the south line of said Branum tract and the north line of First Tract, a tract of land described in Deed to Clearman – Owens, Inc., as recorded in Volume 657, Page 393 (D.R.D.C.T.);

THENCE North 89°02'34" West, along the common south line of said Branum tract and the north line of said Clearman – Owens First Tract, a distance of 12.04 feet to a point for corner;

THENCE North 34°48'37" East, departing said common line, a distance of 44.80 feet to a point for corner;

THENCE North 26°51'13" East, a distance of 70.30 feet to the intersection with the north line of said Branum tract and the south line of said Public Passageway and R.O.W. Easement tract;

THENCE South 88°58'37" East, along the common north line of said Branum tract and the south line of said Public Passageway and R.O.W. Easement tract, a distance of 5.56 feet to the **POINT OF BEGINNING**, and containing 0.0263 acres of land, more or less.

NOTES:

1. *Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System (North Central Zone 4202: 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 1.000150630 to scale from grid to surface.*
2. *An Easement Exhibit of even date herewith accompanies this Legal Description. See Exhibit "B"*

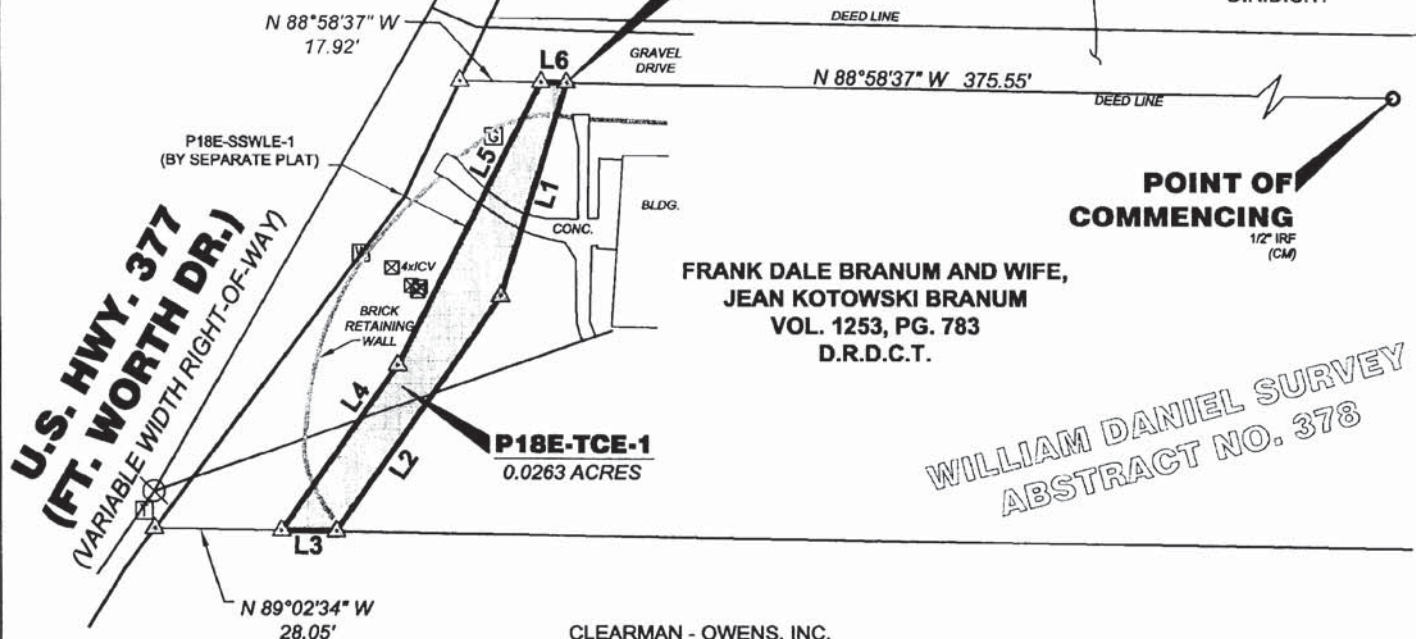
Marvin King 8/10/16
 Marvin King, R.P.L.S. No. 5581
 Teague Nall and Perkins
 1517 Centre Place Drive, Suite 320
 Denton, Texas 76205
 (940) 383-4177
 T.B.P.L.S. Firm 10011601
 Date: August 10, 2016



DAVID E. BROWN AND WIFE, JANELLE BROWN
TRACT FOUR, CALLED 3.0 ACRES
DOC. NO. 96-0060615
R.P.R.D.C.T.

**POINT OF
BEGINNING**

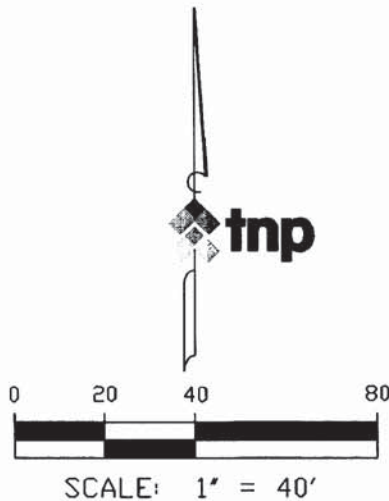
PUBLIC PASSAGEWAY AND
R.O.W. EASEMENT
VOL. 496, PG. 102
D.R.D.C.T.



FRANK DALE BRANUM AND WIFE,
JEAN KOTOWSKI BRANUM
VOL. 1253, PG. 783
D.R.D.C.T.

WILLIAM DANIEL SURVEY
ABSTRACT NO. 378

CLEARMAN - OWENS, INC.
FIRST TRACT
VOL. 657, PG. 393
D.R.D.C.T.



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 17°03'09" W	49.56'
L2	S 34°48'37" W	63.60'
L3	N 89°02'34" W	12.04'
L4	N 34°48'37" E	44.80'
L5	N 26°51'13" E	70.30'
L6	S 88°58'37" E	5.56'

LEGEND

△	CALCULATED POINT
○	1/2 IRON ROD FOUND (UNLESS NOTED OTHERWISE)
CM	CONTROLLING MONUMENT
⊗	POWER POLE
—	GUYWIRE
⊕	GAS METER
⊗	TELEPHONE UTILITY
⊕	WATER METER
⊗	ICV (IRRIGATION CONTROL VALVE)
—	EASEMENT BOUNDARY LINE
—	PROPERTY LINE
—	EXISTING RIGHT-OF-WAY
—	OVERHEAD ELECTRIC

NOTES:

- Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System (North Central Zone 4202: 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 1.000150630 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.
- A Legal Description of even date herewith accompanies this Easement Exhibit. See Exhibit "A".



EXHIBIT "B"
P18E-TCE-1

BEING 0.0263 ACRE TEMPORARY CONSTRUCTION EASEMENT
SITUATED IN THE WILLIAM DANIEL SURVEY, ABSTRACT NO. 378
CITY OF DENTON, DENTON COUNTY, TEXAS

teague nall & perkins

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T.B.P.L.S. Firm No. 10011601

DEN 16023

SHEET 2 OF 2

P20E-SSWLE-1**EXHIBIT "A"
LEGAL DESCRIPTION
SANITARY SEWER AND WATER LINE EASEMENT**

BEING a 0.0961 acre tract of land situated in the William Daniel Survey, Abstract No. 378, City of Denton, Denton County, Texas, and being part of a called 0.919 acre tract of land described in Deed to Michael Brooks and wife, Monica Owens Brooks, as recorded in Volume 1226, Page 653 of the Deed Records of Denton County, Texas (D.R.D.C.T.), and being more particularly described as follows:

COMMENCING at the most northerly northeast corner of said 0.919 acre tract, and located in the south line of First Tract as described in Deed to Clearman – Owens, Inc., and recorded in Volume 657, Page 393 (D.R.D.C.T.), from which point a 1/2-inch iron rod found at an interior ell corner of said 0.919 acre tract bears South 03°03'25" East, a distance of 110.32 feet;

THENCE North 89°06'27" West, along the common south line of said Clearman – Owens First Tract and the north line of said 0.919 acre tract, a distance of 112.76 feet to the **POINT OF BEGINNING**;

THENCE South 34°48'37" West, departing said common line, a distance of 198.66 feet to the intersection with the common south line of said 0.919 acre tract and a north line of the remainder of Second Tract as described in Deed to Clearman – Owens, Inc., and recorded in Volume 657, Page 393 (D.R.D.C.T.);

THENCE North 88°59'19" West, along the last stated common line, a distance of 28.80 feet to the southwest corner of said 0.919 acre tract, common with the most westerly northwest corner of the remainder of said Clearman – Owens Second Tract, and located in the existing easterly right-of-way line of U.S. Highway 377 (Fort Worth Drive, variable width R.O.W.), and being the beginning of a non-tangent curve to the left, having a radius of 3334.03 feet, a central angle of 03°27'23", and a chord bearing of North 35°51'20" East, 201.09 feet, from which point a 1/2-inch iron rod found bears North 88°59'19" West, a distance of 0.46 feet;

THENCE in a northeasterly direction, departing a north line of the remainder of said Clearman – Owens Second Tract and along the common westerly line of said 0.919 acre tract, the existing easterly right-of-way line of said U.S. Highway 377, and said curve to the left, an arc distance of 201.12 feet to the northwest corner of said 0.919 acre tract and the southwest corner of said Clearman – Owens First Tract;

THENCE South 89°06'27" East, departing the existing easterly right-of-way line of said U.S. Highway 377 and along the common north line of said 0.919 acre tract and the south line of said Clearman – Owens First Tract, a distance of 24.42 feet to the **POINT OF BEGINNING**, and containing 0.0961 acres of land, more or less.

NOTES:

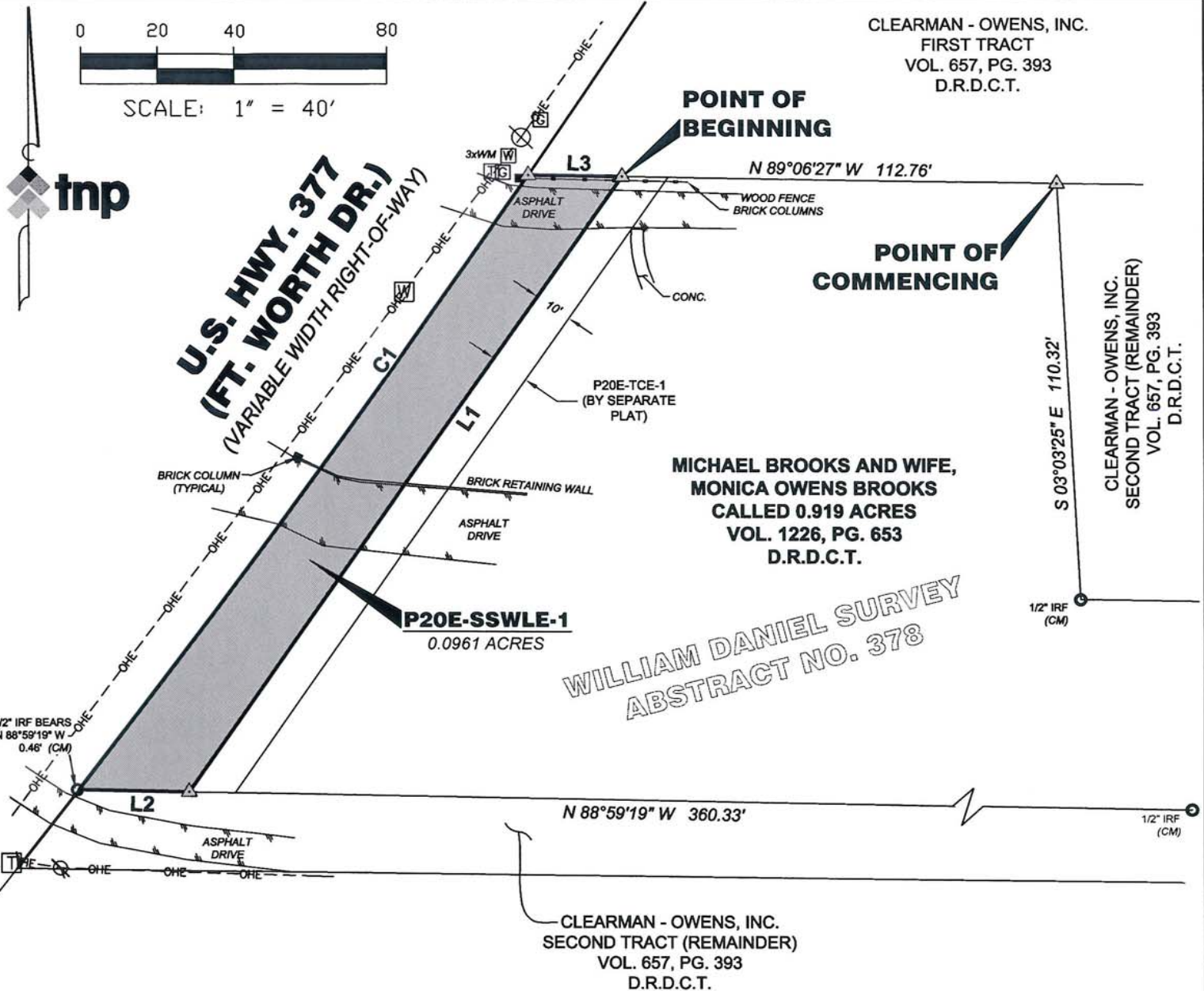
1. Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System (North Central Zone 4202: NAD83 (2011) EPOCH 2010) as derived locally from Western Data Systems Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) methods. The distances shown hereon represent surface values utilizing an Average Combination Factor of 1.000150630 to scale from grid to surface.
2. An Easement Exhibit of even date herewith accompanies this Legal Description. See Exhibit "B"



Marvin King

7/6/16

Marvin King, R.P.L.S. No. 5581
 Teague Nall and Perkins
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 (940) 383-4177
 T.B.P.L.S. Firm 10011601
 Date: July 6, 2016



CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	3°27'23"	3334.03'	201.12'	N 35°51'20" E	201.09'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 34°48'37" W	198.66'
L2	N 88°59'19" W	28.80'
L3	S 89°06'27" E	24.42'

NOTES:

- Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System (North Central Zone 4202: 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 1.000150630 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.
- A Legal Description of even date herewith accompanies this Easement Exhibit. See Exhibit "A".



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T.B.P.L.S. Firm No. 10011601



LEGEND	
	CALCULATED POINT
	1/2 IRON ROD FOUND (UNLESS NOTED OTHERWISE)
	CONTROLLING MONUMENT
	POWER POLE
	GUYWIRE
	GAS METER
	TELEPHONE UTILITY
	WATER METER
	EASEMENT BOUNDARY LINE
	PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	OVERHEAD ELECTRIC
	EDGE OF ASPHALT

EXHIBIT "B"

P20E-SSWLE-1

BEING 0.0961 ACRE SANITARY SEWER AND WATER LINE EASEMENT
SITUATED IN THE WILLIAM DANIEL SURVEY, ABSTRACT NO. 378
CITY OF DENTON, DENTON COUNTY, TEXAS

DEN 16023

SHEET 3 OF 3

P20E-TCE-1

EXHIBIT "A"
LEGAL DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT

BEING a 0.0456 acre tract of land situated in the William Daniel Survey, Abstract No. 378, City of Denton, Denton County, Texas, and being part of a called 0.919 acre tract of land described in Deed to Michael Brooks and wife, Monica Owens Brooks, as recorded in Volume 1226, Page 653 of the Deed Records of Denton County, Texas (D.R.D.C.T.), and being more particularly described as follows:

COMMENCING at the most northerly northeast corner of said 0.919 acre tract, and located in the south line of First Tract as described in Deed to Clearman – Owens, Inc., and recorded in Volume 657, Page 393 (D.R.D.C.T.), from which point a 1/2-inch iron rod found at an interior ell corner of said 0.919 acre tract bears South 03°03'25" East, a distance of 110.32 feet;

THENCE North 89°06'27" West, along the common south line of said Clearman – Owens First Tract and the north line of said 0.919 acre tract, a distance of 100.71 feet to the **POINT OF BEGINNING**;

THENCE South 34°48'37" West, departing said common line, a distance of 198.69 feet to the intersection with the south line of said 0.919 acre tract and a north line of the remainder of Second Tract as described in Deed to Clearman – Owens, Inc., and recorded in Volume 657, Page 393 (D.R.D.C.T.);

THENCE North 88°59'19" West, along the common south line of said 0.919 acre tract and a north line of the remainder of said Clearman – Owens Second Tract, a distance of 12.03 feet to a point for corner;

THENCE North 34°48'37" East, departing said common line, a distance of 198.66 feet to the intersection with the common north line of said 0.919 acre tract and the south line of said Clearman – Owens First Tract;

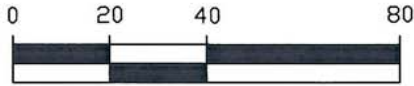
THENCE South 89°06'27" East, along the last stated common line, a distance of 12.05 feet to the **POINT OF BEGINNING**, and containing 0.0456 acres of land, more or less.

NOTES:

1. *Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System (North Central Zone 4202: 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 1.000150630 to scale from grid to surface.*
2. *An Easement Exhibit of even date herewith accompanies this Legal Description. See Exhibit "B"*

Marvin King 7/6/16
 Marvin King, R.P.L.S. No. 5581
 Teague Nall and Perkins
 1517 Centre Place Drive, Suite 320
 Denton, Texas 76205
 (940) 383-4177
 T.B.P.L.S. Firm 10011601
 Date: July 6, 2016





SCALE: 1" = 40'



U.S. HWY. 377
(FT. WORTH DR.)
(VARIABLE WIDTH RIGHT-OF-WAY)

CLEARMAN - OWENS, INC.
FIRST TRACT
VOL. 657, PG. 393
D.R.D.C.T.

POINT OF BEGINNING

POINT OF COMMENCING

**MICHAEL BROOKS AND WIFE,
MONICA OWENS BROOKS
CALLED 0.919 ACRES
VOL. 1226, PG. 653
D.R.D.C.T.**

CLEARMAN - OWENS, INC.
SECOND TRACT (REMAINDER)
VOL. 657, PG. 393
D.R.D.C.T.

P20E-TCE-1
0.0456 ACRES

**WILLIAM DANIEL SURVEY
ABSTRACT NO. 378**

CLEARMAN - OWENS, INC.
SECOND TRACT (REMAINDER)
VOL. 657, PG. 393
D.R.D.C.T.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 34°48'37" W	198.69'
L2	N 88°59'19" W	12.03'
L3	N 34°48'37" E	198.66'
L4	S 89°06'27" E	12.05'

NOTES:

- Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System (North Central Zone 4202: 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 1.000150630 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.
- A Legal Description of even date herewith accompanies this Easement Exhibit. See Exhibit "A".



Marvin King
7/6/16

LEGEND	
	CALCULATED POINT
	1/2 IRON ROD FOUND (UNLESS NOTED OTHERWISE)
	CONTROLLING MONUMENT
	POWER POLE
	GUYWIRE
	GAS METER
	TELEPHONE UTILITY
	WATER METER
	EASEMENT BOUNDARY LINE
	PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	OVERHEAD ELECTRIC
	EDGE OF ASPHALT

EXHIBIT "B"
P20E-TCE-1

BEING 0.0456 ACRE TEMPORARY CONSTRUCTION EASEMENT
SITUATED IN THE WILLIAM DANIEL SURVEY, ABSTRACT NO. 378
CITY OF DENTON, DENTON COUNTY, TEXAS



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DEN 16023

SHEET 2 OF 2

P22E-SSE-1**EXHIBIT "A"
LEGAL DESCRIPTION
SANITARY SEWER EASEMENT**

BEING a 0.1950 acre tract of land situated in the William Daniel Survey, Abstract No. 378, City of Denton, Denton County, Texas, and being part of the remainder of a called 27.32 acre tract of land described in Deed to Vandesmith Developers, Ltd., as recorded in Document No. 2002-82528 and Document No. 2002-82529 of the Official Records of Denton County, Texas (O.R.D.C.T.), and being more particularly described as follows:

COMMENCING at the northwest corner of Lot 6 in Block A of The Villas of Forest Glen as recorded in Cabinet V, Page 441 of the Plat Records of Denton County, Texas (P.R.D.C.T.), from which point a 1/2-inch iron rod found at the southeast corner of Third Tract, a tract of land described in Deed to Ronnie Lee Hilliard and David Fulton, as recorded in Document No. 95-0030415 of the Real Property Records of Denton County, Texas (R.P.R.D.C.T.), bears South 89°37'02" East, a distance of 349.99 feet;

THENCE North 89°20'48" West, departing the west line of said Villas of Forest Glen Addition, and along the common south line of said Ronnie Lee Hilliard and David Fulton Third Tract and the north line of the remainder of said 27.32 acre tract, a distance of 1082.02 feet to the **POINT OF BEGINNING**;

THENCE South 39°37'08" West, departing said common line, a distance of 41.44 feet to a point for corner;

THENCE South 05°53'14" West, a distance of 402.62 feet to the intersection with the easterly line of a Notice of Lis Pendens Tract, as recorded in Document No. 2013-145593 (O.R.D.C.T.);

THENCE North 42°19'45" West, along the easterly line of said Notice of Lis Pendens Tract, a distance of 26.82 feet to a 1/2-inch iron rod with Aluminum Disk stamped "TXDOT ROW" found for corner;

THENCE North 05°53'14" East, continuing along the easterly line of said Notice of Lis Pendens Tract, a distance of 357.45 feet to a 1/2-inch iron rod with Aluminum Disk stamped "TXDOT ROW" found at the intersection with the westerly line of the remainder of said 27.32 acre tract and the existing easterly right-of-way line of U.S. Highway 377 (Fort Worth Drive, variable width R.O.W.), and being the beginning of a non-tangent curve to the left, having a radius of 3334.03 feet, a central angle of 00°59'38", and a chord bearing of North 18°13'42" East, 57.83 feet;

THENCE in a northeasterly direction, departing the easterly line of said Notice of Lis Pendens Tract and along the common westerly line of the remainder of said 27.32 acre tract, the existing easterly right-of-way line of said U.S. Highway 377, and said curve to the left, an arc distance of 57.83 feet to the beginning of a non-tangent curve to the left, having a radius of 3334.03 feet, a central angle of 00°03'18", and a chord bearing of North 40°47'49" East, 3.20 feet;

THENCE in a northeasterly direction, continuing along the last stated common line, and said curve to the left, an arc distance of 3.20 feet to the northwest corner of the remainder of said 27.32 acre tract and the southwest corner of said Ronnie Lee Hilliard and David Fulton Third Tract;

THENCE South 89°20'48" East, departing the existing easterly right-of-way line of said U.S. Highway 377, and along the common south line of said Ronnie Lee Hilliard and David Fulton Third Tract and the north line of the remainder of said 27.32 acre tract, a distance of 28.94 feet to the **POINT OF BEGINNING**, and containing 0.1950 acres of land, more or less.

NOTES:

1. *Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System (North Central Zone 4202: 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 1.000150630 to scale from grid to surface.*
2. *An Easement Exhibit of even date herewith accompanies this Legal Description. See Exhibit "B"*



Marvin King 6/24/16

Marvin King, R.P.L.S. No. 5581
 Teague Nall and Perkins
 1517 Centre Place Drive, Suite 320
 Denton, Texas 76205
 (940) 383-4177
 T.B.P.L.S. Firm 10011601
 Date: June 24, 2016

F.M. 1830

U.S. HWY. 377
(FT. WORTH DR.)
(VARIABLE WIDTH RIGHT-OF-WAY)

STATE OF TEXAS
LIS PENDENS
CALLED 0.385 ACRES
DOC. NO. 2013-145593
O.R.D.C.T.

1/2" IR WITH ALUMINUM
DISK STAMPED
"TXDOT ROW" FND.
(CM)

POINT OF BEGINNING

RONNIE LEE HILLIARD AND DAVID FULTON

THIRD TRACT

DOC. NO. 95-0030415

R.P.R.D.C.T.

N 89°20'48" W 1082.02'

S 89°37'02" E 349.99'

1/2" IRF
(CM)

POINT OF COMMENCING

NORTHWEST CORNER
LOT 6, BLOCK A
THE VILLAS OF FOREST GLEN

BLOCK A

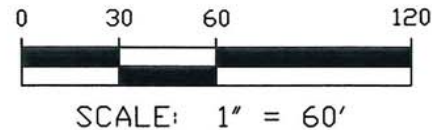
THE VILLAS OF FOREST GLEN
CAB. V, PG. 441
P.R.D.C.T.

P22E-SSE-1
0.1950 ACRES

VANDESMITH DEVELOPERS, LTD.
REMAINDER OF A CALLED 27.32 ACRE TRACT
DOC. NO. 2002-82528 AND
DOC. NO. 2002-82529
O.R.D.C.T.

WILLIAM DANIEL SURVEY
ABSTRACT NO. 378

LEGEND	
	CALCULATED POINT
	1/2 IRON ROD FOUND (UNLESS NOTED OTHERWISE)
	CONTROLLING MONUMENT
	POWER POLE
	GUYWIRE
	CO (SANITARY SEWER CLEAN OUT)
	SSMH (SANITARY SEWER MANHOLE)
	TELEPHONE UTILITY
	UTILITY SIGN
	EASEMENT BOUNDARY LINE
	PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	OVERHEAD ELECTRIC
	EDGE OF ASPHALT



CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	0°59'38"	3334.03'	57.83'	N 18°13'42" E	57.83'
C2	0°03'18"	3334.03'	3.20'	N 40°47'49" E	3.20'

HOBSON LN.

(VARIABLE WIDTH RIGHT-OF-WAY)

NOTES:

- Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System (North Central Zone 4202: 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 1.000150630 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.
- A Legal Description of even date herewith accompanies this Easement Exhibit. See Exhibit "A".



teague nall & perkins

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T.B.P.L.S. Firm No. 10011601



6/24/16

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 39°37'08" W	41.44'
L2	S 05°53'14" W	402.62'
L3	N 42°19'45" W	26.82'
L4	N 05°53'14" E	357.45'
L5	S 89°20'48" E	28.94'

EXHIBIT "B"

P22E-SSE-1

BEING 0.1950 ACRE SANITARY SEWER EASEMENT
SITUATED IN THE WILLIAM DANIEL SURVEY, ABSTRACT NO. 378
CITY OF DENTON, DENTON COUNTY, TEXAS

DEN 16023

SHEET 3 OF 3

P22E-TCE-1

EXHIBIT "A"
LEGAL DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT

BEING a 0.0122 acre tract of land situated in the William Daniel Survey, Abstract No. 378, City of Denton, Denton County, Texas, and being part of the remainder of a called 27.32 acre tract of land described in Deed to Vandessmith Developers, Ltd., as recorded in Document No. 2002-82528 and Document No. 2002-82529 of the Official Records of Denton County, Texas (O.R.D.C.T.), and being more particularly described as follows:

COMMENCING at the northwest corner of Lot 6 in Block A of The Villas of Forest Glen as recorded in Cabinet V, Page 441 of the Plat Records of Denton County, Texas (P.R.D.C.T.), from which point a 1/2-inch iron rod found at the southeast corner of Third Tract, a tract of land described in Deed to Ronnie Lee Hilliard and David Fulton, as recorded in Document No. 95-0030415 of the Real Property Records of Denton County, Texas (R.P.R.D.C.T.), bears South 89°37'02" East, a distance of 349.99 feet;

THENCE North 89°20'48" West, departing the west line of said Villas of Forest Glen Addition, and along the common south line of said Ronnie Lee Hilliard and David Fulton Third Tract and the north line of the remainder of said 27.32 acre tract, a distance of 1069.16 feet to the **POINT OF BEGINNING**;

THENCE South 39°37'08" West, departing said common line, a distance of 64.50 feet to a point for corner;

THENCE North 05°53'14" East, a distance of 18.01 feet to a point for corner;

THENCE North 39°37'08" East, a distance of 41.44 feet to the intersection with the south line of said Ronnie Lee Hilliard and David Fulton Third Tract and the north line of the remainder of said 27.32 acre tract;

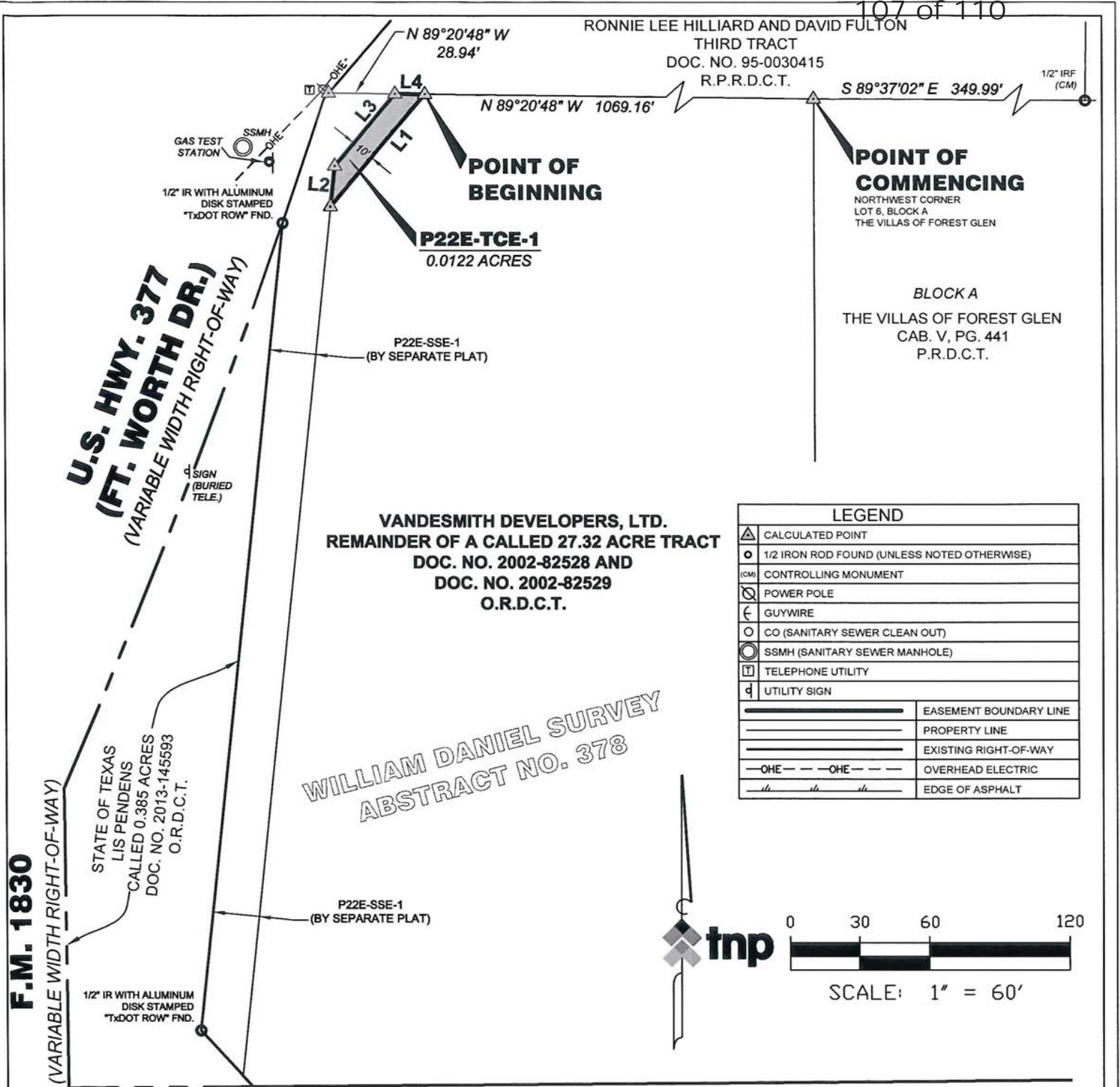
THENCE South 89°20'48" East, along the common south line of said Ronnie Lee Hilliard and David Fulton Third Tract and the north line of the remainder of said 27.32 acre tract, a distance of 12.86 feet to the **POINT OF BEGINNING**, and containing 0.0122 acres of land, more or less.

NOTES:

1. *Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System (North Central Zone 4202: 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 1.000150630 to scale from grid to surface.*
2. *An Easement Exhibit of even date herewith accompanies this Legal Description. See Exhibit "B"*

Marvin King 6/24/16
 Marvin King, R.P.L.S. No. 5581
 Teague Nall and Perkins
 1517 Centre Place Drive, Suite 320
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 (940) 383-4177
 T.B.P.L.S. Firm 10011601
 Date: June 24, 2016





NOTES:

- Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System (North Central Zone 4202: 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 1.000150630 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.
- A Legal Description of even date herewith accompanies this Easement Exhibit. See Exhibit "A".

HOBSON LN.
(VARIABLE WIDTH RIGHT-OF-WAY)



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 39°37'08" W	64.50'
L2	N 05°53'14" E	18.01'
L3	N 39°37'08" E	41.44'
L4	S 89°20'48" E	12.86'

EXHIBIT "B"
P22E-TCE-1

BEING 0.0122 ACRE TEMPORARY CONSTRUCTION EASEMENT
SITUATED IN THE WILLIAM DANIEL SURVEY, ABSTRACT NO. 378
CITY OF DENTON, DENTON COUNTY, TEXAS



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DEN 16023

SHEET 2 OF 2

P16W-SSWLE-1**EXHIBIT "A"
LEGAL DESCRIPTION
SANITARY SEWER AND WATER EASEMENT**

BEING a 0.1831 acre tract of land situated in the William Daniel Survey, Abstract No. 378, City of Denton, Denton County, Texas, and being part of two tracts of land described in Deeds to Vaughn Wayne Meador and wife, Glenda Gene Meador, as recorded in Volume 551, Page 636 and Volume 719, Page 355 of the Deed Records of Denton County, Texas (D.R.D.C.T.), and being more particularly described as follows:

COMMENCING at the most easterly corner of a called 2.081 acre tract of land described in Deed to Vaughn Wayne Meador and wife, Glenda Gene Meador, as recorded in said Volume 551, Page 636 (D.R.D.C.T.), common with the southeast corner of Tract Five, a tract of land described in Deed to David E. Brown and wife, Janelle Brown, as recorded in Document No. 96-0060615 of the Real Property Records of Denton County, Texas (R.P.R.D.C.T.), and located in the existing westerly right-of-way line of U.S. Highway 377 (Fort Worth Drive, variable width R.O.W.), from which point a 1/2-inch iron rod found bears North 87°52'44" West, a distance of 0.37 feet;

THENCE South 23°07'46" West, departing the south line of said Brown Tract Five, and along the common easterly line of said 2.081 acre tract, and the existing westerly right-of-way line of said U.S. Highway 377, a distance of 9.68 feet to the **POINT OF BEGINNING**;

THENCE South 23°07'46" West, continuing along said common line, a distance of 72.45 feet to the beginning of a non-tangent curve to the right, having a radius of 3270.36 feet, a central angle of 06°07'30", and a chord bearing of South 35°15'06" West, 349.44 feet;

THENCE in a southwesterly direction, along the common easterly line of said Meador tracts, the existing westerly right-of-way line of said U.S. Highway 377, and said curve to the right, an arc distance of 349.61 feet to the most southerly corner of a called 0.363 acre tract of land described in Deed to Vaughn Wayne Meador and wife, Glenda Gene Meador, as recorded in said Volume 719, Page 355 (D.R.D.C.T.), and located at the east end of a corner clip to James Street (variable width R.O.W.);

THENCE North 56°42'53" West, along the common southwesterly line of said 0.363 acre tract and the northeasterly line of said James Street corner clip, a distance of 20.11 feet to a point for corner.

THENCE North 35°54'58" East, departing the last stated common line, a distance of 420.99 feet to the **POINT OF BEGINNING**, and containing 0.1831 acres of land, more or less.

NOTES:

1. Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System (North Central Zone 4202: 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 1.000150630 to scale from grid to surface.
2. An Easement Exhibit of even date herewith accompanies this Legal Description. See Exhibit "B"



Marvin King *8/8/16*

Marvin King, R.P.L.S. No. 5581
 Teague Nall and Perkins
 1517 Centre Place Drive, Suite 320
 Denton, Texas 76205
 (940) 383-4177
 T.B.P.L.S. Firm 10011601
 Date: August 8, 2016
 REV: August 8, 2016 (Added Water Easement)

DAVID E. BROWN AND WIFE,
JANELLE BROWN
TRACT FIVE
DOC. NO. 96-0060615
R.P.R.D.C.T.

VAUGHN WAYNE MEADOR AND
WIFE, GLENDA GENE MEADOR
REMAINDER OF CALLED 2.081 ACRE TRACT
VOL. 551, PG. 636
D.R.D.C.T.

WILLIAM DANIEL SURVEY
ABSTRACT NO. 378

P16W-SSWLE-1
0.1831 ACRES

VAUGHN WAYNE MEADOR AND
WIFE, GLENDA GENE MEADOR
CALLED 0.363 ACRES
VOL. 719, PG. 355
D.R.D.C.T.

JAMES ST.
(VARIABLE WIDTH
RIGHT-OF-WAY)

U.S. HWY. 377
(FT. WORTH DR.)
(VARIABLE WIDTH RIGHT-OF-WAY)



LEGEND	
	CALCULATED POINT
	1/2 IRON ROD FOUND (UNLESS NOTED OTHERWISE)
	CONTROLLING MONUMENT
	POWER POLE
	SSMH (SANITARY SEWER MANHOLE)
	TELEPHONE UTILITY
	UTILITY SIGN (UNLESS NOTED OTHERWISE)
	WATER METER
	WATER VALVE
	GAS METER
	EASEMENT BOUNDARY LINE
	PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	OVERHEAD ELECTRIC
	EDGE OF ASPHALT

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 23°07'46" W	72.45'
L2	N 56°42'53" W	20.11'
L3	N 35°54'58" E	420.99'

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	6°07'30"	3270.36'	349.61'	S 35°15'06" W	349.44'

NOTES:

- Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System (North Central Zone 4202: 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 1.000150630 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.
- A Legal Description of even date herewith accompanies this Easement Exhibit. See Exhibit "A".



teague nall & perkins

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T.B.P.L.S. Firm No. 10011601

EXHIBIT "B"
P16W-SSWLE-1
BEING 0.1831 ACRE SANITARY SEWER AND WATER EASEMENT
SITUATED IN THE WILLIAM DANIEL SURVEY, ABSTRACT NO. 378
CITY OF DENTON, DENTON COUNTY, TEXAS

DEN 16023

SHEET 3 OF 3