

ORDINANCE NO. 2016 - _____

AN ORDINANCE OF THE CITY OF DENTON ("CITY") DETERMINING THE PUBLIC USE, NEED, AND NECESSITY FOR THE ACQUISITION OF (1) FEE SIMPLE TITLE TO THE SURFACE ESTATE, INCLUDING A WAIVER OF SURFACE USE TO THE MINERAL ESTATE, OF A 38.889 ACRE TRACT DESCRIBED AND DEPICTED IN EXHIBIT "A" AND (2) SIX ELECTRIC UTILITY AND COMMUNICATION EASEMENTS DESCRIBED AND DEPICTED IN EXHIBIT "B" (0.800 ACRES SHOWN AS "ELECTRIC EASEMENT NO. 1" IN EXHIBIT "B" AND 0.046 ACRES SHOWN AS "ELECTRIC EASEMENT NO. 2" IN EXHIBIT "B"), EXHIBIT "C" (0.919 ACRES), EXHIBIT "D" (0.642 ACRES SHOWN AS "ELECTRIC EASEMENT NO. 1" IN EXHIBIT "D" AND 4.636 ACRES SHOWN AS "ELECTRIC EASEMENT NO. 2" IN EXHIBIT "D"), AND EXHIBIT "E" (0.040 ACRES), WITH EACH EVERY PROPERTY INTEREST DESCRIBED ABOVE BEING LOCATED IN THE MARY AUSTIN SURVEY, ABSTRACT NO. 4, CITY AND COUNTY OF DENTON, TEXAS, AND EACH AND EVERY PROPERTY INTEREST DESCRIBED ABOVE BEING COLLECTIVELY REFERRED TO HEREAFTER AS "PROPERTY INTERESTS"; AUTHORIZING THE CITY TO ACQUIRE THE PROPERTY INTERESTS BY EITHER AGREEMENT OR THROUGH THE USE OF THE POWER OF EMINENT DOMAIN; AUTHORIZING THE USE OF THE POWER OF EMINENT DOMAIN TO CONDEMN THE PROPERTY INTERESTS IF AN AGREEMENT CANNOT BE REACHED; AUTHORIZING THE EXPENDITURE OF FUNDS; MAKINGS FINDINGS; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE. [Brinker SS and TL]

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 together with all necessary appurtenances, additions and improvements on, over, under, and through the Property Interests ("Related Rights") by the City of Denton, Texas ("City"). The City Council finds that the acquisition of the Property Interests and Related Rights is a valid public use necessary to provide for the expansion, construction, maintenance, operation, and improvement of electric transmission lines, facilities, and structures, including substations, 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 and Related Rights for public use, by agreement, from the subject landowner(s) before beginning the acquisition of the Property Interests and Related Rights by eminent domain; and

WHEREAS, the City Council deems it necessary to authorize the use of the power of eminent domain to acquire the Property Interests and Related Rights if an agreement cannot be reached with the subject landowner(s) for the purchase of the Property Interests and Related Rights; NOW,

THEREFORE, THE COUNCIL OF THE CITY OF DENTON ORDAINS:

Section 1. The City Council finds that the recitals made in the caption and 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 2. The City Council authorizes acquisition of the Property Interests and Related Rights, as more particularly described and depicted in the attached Exhibits "A", "B", "C", "D" and "E" for the reasons and purposes set forth above.

Section 3. The City Council authorizes the City Manager, or designee, to expend funds to acquire the Property Interests and Related Rights by either agreement or through the use of the power of eminent domain.

Section 4. The City Council authorizes the City Manager, or designee, in compliance with all State and other applicable law, to negotiate for and to acquire the Property Interests and Related Rights for the City subject to the availability of funds appropriated by City Council for such purpose.

Section 5. The City Attorney, or designee, is specifically authorized and directed to do each and every act necessary to assist the City Manager to acquire the Property Interests and Related Rights for the City, in compliance with all State and other applicable law, to include, but not be limited to, give notices, make statutorily required written offers to purchase, prepare contracts, conveyance instruments, and related documents, retain a qualified appraiser of the Property Interests and Related Rights to be acquired and any other experts or consultants that may be deemed necessary for the acquisition process, retain qualified outside litigation counsel as needed, and, if necessary, to acquire the Property Interests and Related Rights through the use of the power of eminent domain against the subject landowner(s) and interested parties of the Property Interests and Related Rights.

Section 6. 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 VI. 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

APPROVED AS TO LEGAL FORM:
ANITA BURGESS, CITY ATTORNEY

BY: _____

BY:  _____

EXHIBIT "A"

LEGAL DESCRIPTION

BEING a 38.889 acre tract of land situated in the Mary Austin Survey, Abstract No. 4, City of Denton, Denton County, Texas, and being part of a called 27.7488 acre tract of land described in a Deed to Terrano Realty, Inc., as recorded in Document No. 96-010141 of the Real Property Records of Denton County, Texas, and part of a called 318.937 acre tract of land described in a Deed to Staff Realty, Inc., as recorded in Document No. 94-006845 of the Real Property Records of Denton County, Texas, and being known as a part of Lot 1, Block 1 and a part of Lot 1, Block 2 of Municipal Utility Addition, per the Final Plat recorded in Cabinet G, Page 346 of the Plat Records of Denton County, Texas, and also being all of that certain 100 foot wide right-of-way shown as Morse Road on said Final Plat, and being more particularly described as follows:

BEGINNING at 5/8 inch iron rod with cap stamped "TNP" set for corner in the West line of the above cited 27.7488 acre tract and Lot 1, Block 1, said point being in the South line of Shady Oaks Drive, a variable width right-of-way per Deed recorded in Document No. 2008-21943 of the Official Records of Denton County, Texas, said point also being in the East line of a tract of land described in a Deed to NW Realty, Inc., as recorded in Document No. 93-65091 of the Real Property Records of Denton County, Texas;

THENCE in a Southeasterly direction, along the South line of said Shady Oaks Drive, and along a non-tangent curve to the right having a central angle of 50°12'27", a radius of 715.00 feet, a chord bearing of South 71°34'02" East, a chord distance of 606.69 feet and an arc length of 626.54 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

THENCE South 46°27'48" East continuing along the South line of said Shady Oaks Drive, for a distance of 100.00 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the left;

THENCE in a Southeasterly direction, continuing along the South line of said Shady Oaks Drive, and along said curve to the left having a central angle of 42°52'43", a radius of 885.00 feet, a chord bearing of South 67°54'11" East, a chord distance of 646.96 feet and an arc length of 662.31 feet to 5/8 inch iron rod with cap stamped "TNP" set for corner;

THENCE South 02°49'24" West departing the South line of said Shady Oaks Drive, for a distance of 1517.94 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner in the South line of said 318.937 acre tract, said point also being in the North line of a called 53.865 acre tract of land described in a Deed to N. Alex Bickley, Trustee, as recorded in Volume 987, Page 548 of the Deed Records of Denton County, Texas;

THENCE North 87°54'05" West along the South line of said 318.937 acre tract and the North line of said 53.865 acre tract, for a distance of 407.70 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the most Southerly Southwest corner of said 318.937 acre tract, said point also being the most Easterly Southeast corner of Lot 2, Block 2 of Municipal Utility Addition, per the Replat recorded in Document No. 2009-139 of the Plat Records of Denton County, Texas;

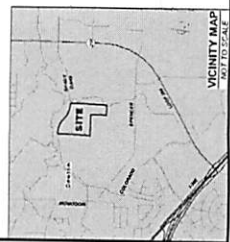
THENCE North 02°20'56" East along the West line of said 318.937 acre tract and the East line of said Lot 2, Block 2, for a distance of 644.99 feet to a 1/2 inch iron rod with cap stamped "H&N 1849" found for corner at the Northeast corner of said Lot 2, Block 2, said point also being the Southeast corner of said 27.7488 acre tract;

THENCE North 89°31'45" West departing the West line of said 318.937 acre tract, and along the South line of said 27.7488 acre tract and the North line of said Lot 2, Block 2, for a distance of 864.29 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the Southwest corner of said 27.7488 acre tract, said point also being the Southeast corner of said NW Realty tract;

THENCE North 03°04'00" East along the common line between said 27.7488 acre tract and said NW Realty tract, for a distance of 1355.63 feet to the **POINT OF BEGINNING**, and containing 38.889 acres of land, more or less, of which 2.052 acre of land lies within the existing 100 foot wide right-of-way known as Morse Road.

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

STAFF REALTY, INC.
CALLED 318.831 ACRES
DOC. NO. 34-000000



LEGAL DESCRIPTION

[illegible]

BE GINNING at 2/8 inch from end with cap stamped "TYP" set for corner in the West line of the above cited 27.458 acre tract and Lot 1, Block 1, said plat being the South line of Shady Cove, a variable width right-of-way hereinafter described in Document No. 2008-271843 of the Official Records of DeWitt County, Texas, said plat also being in the East line of a tract of land described in a Deed to NW Realty, Inc., as recorded in Document No. 83-45031 of the Real Property Records of DeWitt County, Texas.

THENCE in a Southeasterly direction, along the South line of said Shady Oaks Drive, and along a non-integer curve to the right having a central angle of 50°12'27", a radius of 115.00 feet, a chord bearing of South 11°34'27" East, a chord distance of 66.69 feet and an arc length of 126.54 feet to a 5/8 inch iron nail with cap stamped "TJW" set for corner; a distance of 66.69 feet and an arc length of 126.54 feet to a 5/8 inch iron nail with cap stamped "TJW" set for corner; a distance of 100.00 feet to a 5/8 inch iron nail with cap stamped "TJW" set for corner at the beginning of a curve to the left;

THENCE in a southeasterly direction, continuing along the South line of said Shady Oaks Drive, and along said curve to the left having a central angle of $42^{\circ}52'43"$, a radius of 665.00 feet, a chord bearing of South $67^{\circ}54'11"$ East, a chord distance of 646.96 feet and an arc length of 662.31 feet to 5/8 inch iron rod with cap stamped "Tiger" for corner.

THE NCE South 02-4724." First, comparing the South line of said Shady Oaks Drive, for a distance of 1517.34 feet to a 5/8 inch iron rod with cap stamped "T-9" set for corner in the South line of said 318.937 acre tract, said point also being in the North line of a called 53,865 acre tract of land described in a Deed to N. Alex Buckley, Trustee, as recorded in Volume 187, Page 548 of the Deed Records of De Witt County, Texas;

THENCE North 87°54'05" West along the South line of said 318.937 acre tract and the North line of said 52.865 acre tract, for a distance of 407.70 feet to a 5/8 inch iron rod with cap stamped "TH" set for corner at the most Southerly Southwestern corner of said 318.937 acre tract, said point being the most Eastern Southwestern corner of Lot 2, Block 2 of the Municipal Utility Addition, per the Platfile recorded in Document No. 2006-138 of the Plat Records of Denver County.

THENCE North 02°20'56" East along the West line of said 314.937 acre tract and the East line of said Lot 2, Block 2, for a distance of 444.99 feet to a 1/2 inch iron and steel cap stamped "H.S.N." found for corner at the North-east corner of said Lot 2, Block 2, said cap also being the Southeast corner of said 277.7468 acre tract.

ENCE NORTH 69°31'45" West beginning the West line of said 318.237 acre tract, and along the South line of said 318.237 acre tract and the North line of said Lot 2, Block 2, for a distance of 864.29 feet to a 5/8 inch iron nail with cap stamped "TIN" for corner at the Southwest corner of said 27.7488 acre tract, said point also being the Southeast corner of said 100.000 acre tract.

HEENCE North 03°40'00" East along the common line between said 27.7488 acre tract and said NW Realty tract, for a distance of 1355.63 feet to the POINT OF BEGINNING, and containing 38.849 acres of land, more or less, of which 652 acres of land lies within the existing 100 foot wide right-of-way known as Burns Road.

SURVEYOR'S CERTIFICATION
 D. TERRANO REALTY, INC., STAFF REALTY, INC. AND THE CITY OF DENTON, TEXAS:

This is to certify that this map or plan and the survey on which it is based were made in accordance with the 2011 Minimum Standard Qualification Requirements for ALTA/ACSM Land Use Surveys, jointly established and accepted by ALTA and NSPS, and includes items 1, 2, 3, 4, 8, 11(a), 16 and 18 of Table A thereof. The field work was completed on July 9, 2015.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

DATE OF PLAN OR MAP: August 3, 2015

SURVEY NOTES:

Samplings of insects shown here were collected in Old North of the Texas Coordinate System of 1983 (North Central Zone, NAD83/CORS98) (epoch 2002.00) at derived locality from Vassar Data Systems Continuously Operating Reference Stations (CORS) in Real Time Kinematic (RTK) methods. The distances shown here represent actual, not estimated, distances. Coordinates are in decimal degrees.

This property lies within Zone "AE" and Zone "X" (Special Flood Hazard Area) as depicted by scaled map location and graphical plotting on FEMA Flood Insurance Rate Map, Community Panel No. 48122C00060, Map Revision Date April 18, 2011. Zone "AE" is defined as areas with a special flood hazard area (SFHA) subject to inundation by the 1% annual chance flood and base flood elevation determined. Zone "X" is defined as areas subject to inundation by the 1% annual chance flood.

Utility information shown hereon is based on above ground utilities only. Underground utilities have not been located and/or identified. Additional utilities may affect this property that are not shown hereon.

There was no visible evidence of current earth moving work, building construction or building additions at time of survey.

There was no visible above ground evidence of this use as a solid waste dump, dump or sanitary landfill at time of survey.

This Survey was prepared without the benefit of a current title commitment or report. Additional assessments, rights-of-way and/or other matters of record may affect this property that are not shown herein.

The document was released on August 3, 2015 by Todd A. Turner, R.P.L.S. No. 4859, for review purposes only.
Texas Board of Intellectual and Developmental Disabilities, Rule 483, revised

ALTA/ACSM LAND TITLE SURVEY

38.889 ACRES
BEING A TRACT OF LAND SITUATED IN THE
MARY L. AUSTIN SURVEY, ABSTRACT NO. 4

**CITY OF DENTON
DENTON COUNTY, TEXAS**

tnp
1117 Camino Ponce de Leon, Suite 210
Beverly, Texas 79805
800.363.1177 ext. 800.363.1090 in
TX 936.2222
www.tnpsales.com
E.O.P.A.S. Print No. 1400110401

DATE 1322 PAGE 1 OF 1
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EXHIBIT "B"

ELECTRIC EASEMENT *Medanjo Partners Tract*

ELECTRIC EASEMENT NO. 1

BEING a 0.800 acre tract of land situated in the Mary L. Austin Survey, Abstract No. 4, City of Denton, Denton County, Texas, and being a part of a called 72.761 acre tract of land described as Exhibit A Part 1 in a Deed to Medanjo Partners, Ltd., as recorded in Document No. 2015-764 of the Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "WAI" found for the Southwest corner of the above cited 72.761 acre tract and the Southeast corner of Brinker Road, a variable width right-of-way per Document No. 2008-21943 of the Official Records of Denton County, Texas, said point also being in the North line of a called 17 acre tract of land described in a Deed to Arthur O. McNitzky Post No. 71, American Legion, Denton, Texas, as recorded in Volume 561, Page 464 of the Deed Records of Denton County, Texas;

THENCE North 02°01'29" West along the West line of said 72.761 acre tract and the East line of said Brinker Road, for a distance of 38.34 feet to a point for corner;

THENCE South 87°56'10" East for a distance of 908.28 feet to a point for corner;

THENCE South 01°57'55" West for a distance of 38.19 feet to a 5/8 inch iron rod with cap stamped "Cox 4577" found for corner in the South line of said 72.761 acre tract, said point also being the Northwest corner of Lot 2-R, Block 1 per the Replat of Denton County Electric Cooperative Addition, as recorded in Cabinet Q, Page 8 of the Plat Records of Denton County, Texas and the Northeast corner of Lot 6, Block 1 per the Replat of Spencer Square, as recorded in Cabinet Y, Page 74 of the Plat Records of Denton County, Texas;

THENCE North 88°00'11" West along the South line of said 72.761 acre tract and the North line of said Lot 6, Block 1, for a distance of 335.20 feet to a 5/8 inch iron rod found for corner at an angle point, said point being the Northwest corner of said Lot 6, Block 1 and the Northeast corner of said 17 acre tract;

THENCE North 87°54'05" West along the South line of said 72.761 acre tract and the North line of said 17 acre tract, for a distance of 570.42 feet to the **POINT OF BEGINNING**, and containing 0.800 acres of land, more or less.

ELECTRIC EASEMENT NO. 2

BEING a 0.046 acre tract of land situated in the Mary L. Austin Survey, Abstract No. 4, City of Denton, Denton County, Texas, and being a part of a called 72.761 acre tract of land described as Exhibit A Part 1 in a Deed to Medanjo Partners, Ltd., as recorded in Document No. 2015-764 of the Official Records of Denton County, Texas, and being more particularly described as follows:

COMMENCING at a point for corner in the West line of State Highway Loop 288, a variable width right-of-way, said point being the Southeast corner of the above cited 72.761 acre tract and the Northeast corner of Lot 2-R, Block 1 per the Replat of Denton County Electric Cooperative Addition, as recorded in Cabinet Q, Page 8 of the Plat Records of Denton County, Texas, from which a 5/8 inch iron pipe found for reference bears South 88°00'11" East a distance of 0.49 feet and a TxDOT brass monument found for reference bears along a curve to the right having a central angle of 00°46'37", a radius of 2804.79 feet, a chord bearing of South 09°02'42" West, a chord distance of 38.03 feet and an arc length of 38.03 feet;

THENCE in a Northeasterly direction, along the West line of said State Highway Loop 288, and along a curve to the right having a central angle of 01°29'37", a radius of 2804.79 feet, a chord bearing of North 07°54'35" East, a chord distance of 73.11 feet and an arc length of 73.11 feet to a point for corner;

THENCE North 87°25'34" West departing the West line of said State Highway Loop 288, and along the North line of a 20' Public Utility Easement per instrument recorded in Volume 1622, Page 685 of the Deed Records of Denton County, Texas, for a distance of 25.08 feet to a point for corner at the **POINT OF BEGINNING** for the herein described easement;

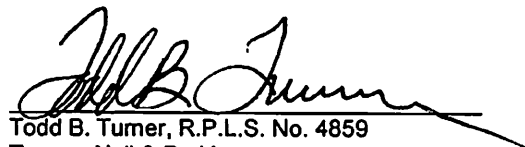
THENCE North 87°25'34" West continuing along the North line of said 20' Public Utility Easement, for a distance of 57.12 feet to a point for corner in the East line of a 70' Public Utility Easement per instrument recorded in Volume 1085, Page 717 of the Deed Records of Denton County, Texas;

THENCE North 00°24'46" East departing the North line of said 20' Public Utility Easement, and along the East line of said 70' Public Utility Easement, for a distance of 33.92 feet to a point for corner;

THENCE South 87°55'54" East departing the East line of said 70' Public Utility Easement, for a distance of 60.98 feet to a point for corner at the beginning of a non-tangent curve to the right;

THENCE in a Southerly direction, along said non-tangent curve to the right having a central angle of 00°42'42", a radius of 2779.79 feet, a chord bearing of South 06°50'55" West, a chord distance of 34.53 feet and an arc length of 34.53 feet to the **POINT OF BEGINNING**, and containing 0.046 acres of land, more or less.

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



Todd B. Turner, R.P.L.S. No. 4859
Teague Nall & Perkins
1517 Centre Place Drive, Suite 320
Denton, Texas 76205
940-383-4177
Date: June 1, 2016



MEDANJO PARTNERS, LTD.

EXHIBIT A PART 1

CALLED 72.761 ACRES

DOC. NO. 2015-764

O.R.D.C.T.

MARY L. AUSTIN SURVEY
ABSTRACT NO. 4

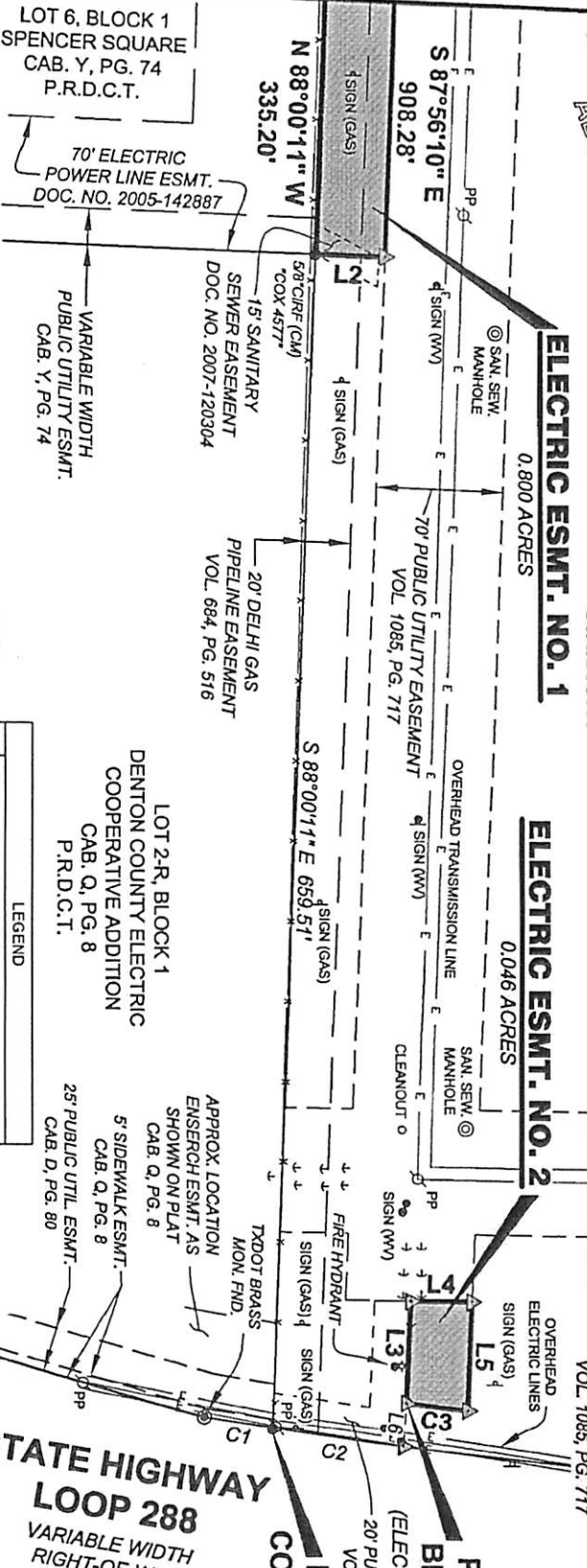
ELECTRIC ESMT. NO. 1

0.800 ACRES

ELECTRIC ESMT. NO. 2

0.046 ACRES

MATCHLINE - SEE SHEET 3



NOTES:

1. Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System of 1983 (North Central Zone: NAD83(2011) Epoch 2010) as derived locally from Western Data Systems Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) methods. The distances shown hereon represent surface values utilizing a combined scale factor of 1.000147317 to scale from grid to surface.
2. This Exhibit was prepared without the benefit of a current Title Commitment or Report. 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 exhibit. See Page 1.



LEGEND	
●	1/2 IRON ROD FOUND (UNLESS OTHERWISE NOTED)
△	CALCULATED POINT
(CM)	CONTROLLING MONUMENT
CIRF	CAPPED IRON ROD FOUND
PP	POWER POLE (PP)
⊕	SIGN
⊗	WATER VALVE (WV)
⊥	GUY WIRE
---	EASEMENT BOUNDARY
---	PROPERTY LINE
---	FENCE LINE

LINE	BEARING	DISTANCE
L2	S 01°57'55" W	38.19'
L3	N 87°25'34" W	57.12'
L4	N 00°24'46" E	33.92'
L5	S 87°55'54" E	60.98'
L6	N 87°25'34" W	25.08'
L7	N 87°54'05" W	122.00'

ELECTRIC

EASEMENTS NO. 1 AND 2

BEING 0.846 TOTAL ACRES OF LAND

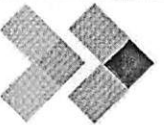
SITUATED IN THE

MARY L. AUSTIN SURVEY

ABSTRACT NO. 4

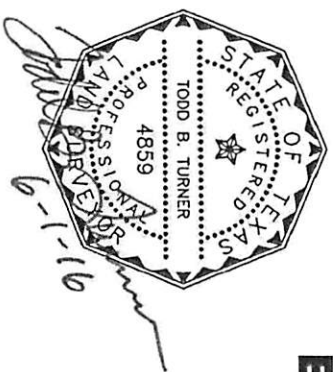
CITY OF DENTON

DENTON COUNTY, TEXAS



teague nall & perkins

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940.383.4177 ph 940.383.8026 fx
TBPLS Firm No. 10011601
www.tnpinc.com



DME13222

PAGE 4 OF 4

EXHIBIT "C"

ELECTRIC EASEMENT

NW Realty Tract

BEING a 0.919 acre tract of land situated in the Mary L. Austin Survey, Abstract No. 4, City of Denton, Denton County, Texas, and being a part of that tract of land described in a Deed to NW Realty, Inc., as recorded in Document No. 93-065091 of the Real Property Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the South line of the above cited NW Realty tract, said point being the Southeast corner of Lot 2, Block 1 of Research Addition, as recorded in Cabinet O, Page 130 of the Plat Records of Denton County, Texas, said point also being in the North line of a 30' Street Easement, as recorded in Volume 407, Page 472 of the Deed Records of Denton County, Texas, from which a 1/2 inch iron rod found for the Southwest corner of said Lot 2, Block 1 bears North 89°28'12" West a distance of 735.70 feet;

THENCE North 01°52'37" East departing the South line of said NW Realty tract, and along the East line of said Lot 2, Block 1, for a distance of 60.02 feet to a point for corner;

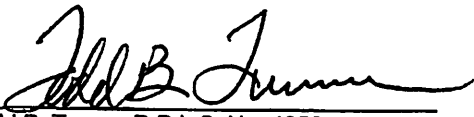
THENCE South 89°28'12" East for a distance of 667.96 feet to a point for corner in the East line of said NW Realty tract and the West line of Lot 1, Block 2 per the Final Plat of Municipal Utility Addition, as recorded in Cabinet G, Page 346 of the Plat Records of Denton County, Texas;

THENCE South 03°04'00" West along the East line of said NW Realty tract and the West line of said Lot 1, Block 2, for a distance of 60.06 feet to a point for the Southeast corner of said NW Realty tract, said point also being in the North line of Lot 2, Block 2 per the Replat of Municipal Utility Addition, as recorded in Document No. 2009-139 of the Plat Records of Denton County, Texas, from which a 1/2 inch iron rod with cap stamped "H&N 1849" found for the Northeast corner of said Lot 2, Block 2 bears South 89°31'45" East a distance of 864.29 feet;

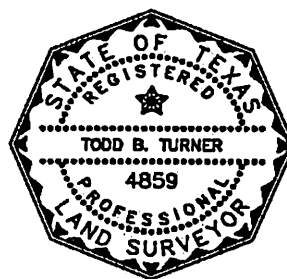
THENCE North 89°28'12" West along the South line of said NW Realty tract and the North line of said Lot 2, Block 2, passing a 60d nail found for the most Northerly Northwest corner of said Lot 2, Block 2 and the Northeast corner of said 30' Street Easement at a distance of 23.17 feet, and continuing along the South line of said NW Realty tract and the North line of said 30' Street Easement, for a total distance of 666.72 feet to the **POINT OF BEGINNING**, and containing 0.919 acres of land, more or less.

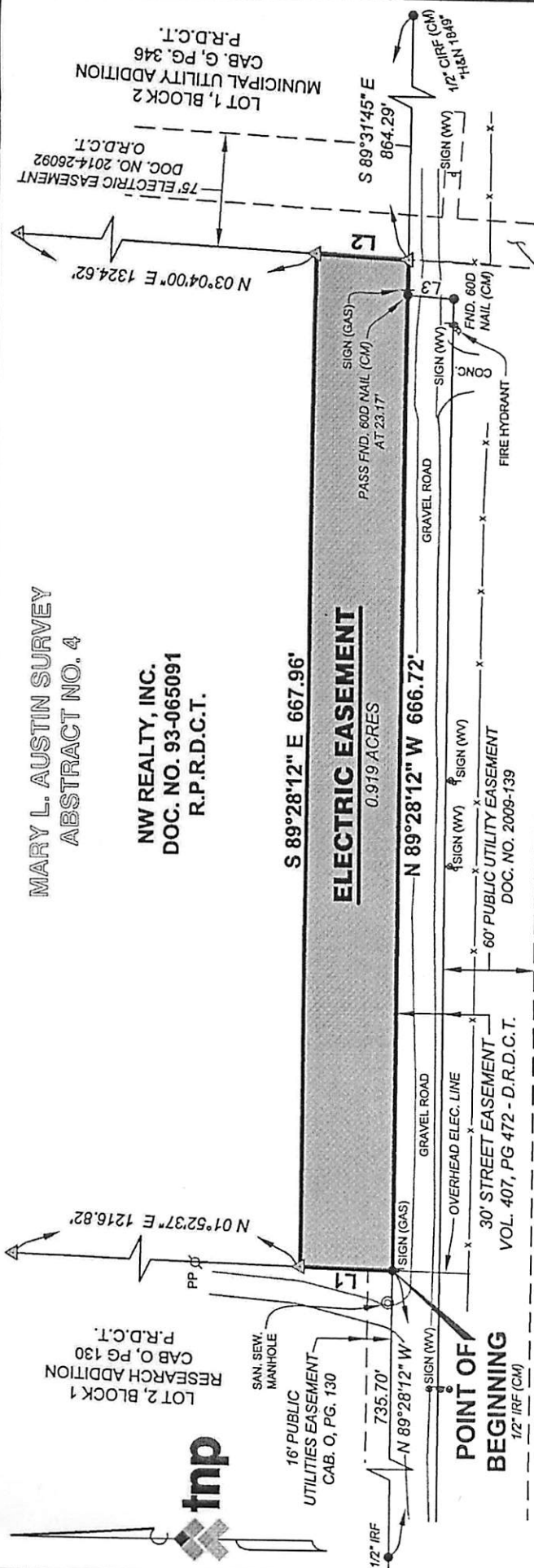
NOTE: Bearings are referenced to grid north of the Texas Coordinate System of 1983 (North Central Zone; NAD83(2011) Epoch 2010) as derived locally from Western Data Systems Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) survey methods. Distances represent surface values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

EXHIBIT



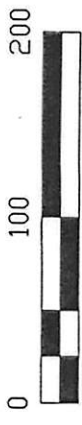
Todd B. Turner, R.P.L.S. No. 4859
Teague Nall & Perkins
1517 Centre Place Drive, Suite 320
Denton, Texas 76205
940-383-4177
Date: June 1, 2016





LINE	BEARING	DISTANCE
L1	N 01°52'37" E	60.02'
L2	S 03°04'00" W	60.06'
L3	N 03°46'38" E	30.03'

LEGEND	
●	1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
△	CALCULATED POINT
(CM)	CONTROLLING MONUMENT
CIRF	CAPPED IRON ROD FOUND
PP	POWER POLE
d	SIGN
⊗	WATER VALVE (WV)
—	EASEMENT BOUNDARY
—	PROPERTY LINE
—	FENCE LINE



NOTES:

1. Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System of 1983 (North Central Zone: NAD83(2011) Epoch 2010) as derived locally from Western Data Systems Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) methods. The distances shown hereon represent surface values utilizing a combined scale factor of 1.000147317 to scale from grid to surface.
2. This Exhibit was prepared without the benefit of a current Title Commitment or Report. 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 exhibit. See Page 1.

tnp **teague nall & perkins**

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EXHIBIT "D"

ELECTRIC EASEMENT

Staff Realty Tract

ELECTRIC EASEMENT NO. 1

BEING a 0.642 acre tract of land situated in the Mary L. Austin Survey, Abstract No. 4, City of Denton, Denton County, Texas, and being a part of a called 318.937 acre tract of land described in a Deed to Staff Realty, Inc., as recorded in Document No. 94-006845 of the Real Property Records of Denton County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod with cap stamped "TNP" set for the Southwest corner of the above cited 318.937 acre tract, said point being the most Easterly Southeast corner of Lot 2, Block 2 per the Replat of Municipal Utility Addition, as recorded in Document No. 2009-139 of the Plat Records of Denton County, Texas, said point also being in the North line of a called 53.865 acre tract of land described in a Deed to N. Alex Bickley, Trustee, as recorded in Volume 987, Page 548 of the Deed Records of Denton County, Texas, from which a 1/2 inch iron rod found for the Northwest corner of said 53.865 acre tract and an interior ell corner of said Lot 2, Block 2, bears North 87°58'52" West a distance of 904.51 feet;

THENCE South 87°54'05" East along the South line of said 318.937 acre tract and the North line of said 53.865 acre tract, for a distance of 407.70 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the **POINT OF BEGINNING** for the herein described easement;

THENCE North 02°49'24" East departing the South line of said 318.937 acre tract and the North line of said 53.865 acre tract, for a distance of 37.38 feet to a point for corner;

THENCE South 87°57'30" East for a distance of 738.96 feet to a point for corner in the West line of Brinker Road, a variable width right-of-way per Document No. 2008-21943 of the Official Records of Denton County, Texas;

THENCE South 02°04'44" East along the West line of said Brinker Road, for a distance of 38.22 feet to a point for corner in the South line of said 318.937 acre tract and the North line of said 53.865 acre tract, from which a 1/2 inch iron rod with cap stamped "WAI" found for the Southeast corner of said Brinker Road right-of-way bears South 87°54'05" East a distance of 122.00 feet, and a 5/8 inch iron rod found for reference bears South 00°45'39" West a distance of 3.18 feet;

THENCE North 87°54'05" West along the South line of said 318.937 acre tract and the North line of said 53.865 acre tract, for a distance of 742.22 feet to the **POINT OF BEGINNING**, and containing 0.642 acres of land, more or less.

ELECTRIC EASEMENT NO. 2

BEING a 4.636 acre tract of land situated in the Mary L. Austin Survey, Abstract No. 4, City of Denton, Denton County, Texas, and being a part of a called 318.937 acre tract of land described in a Deed to Staff Realty, Inc., as recorded in Document No. 94-006845 of the Real Property Records of Denton County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod found for an interior ell corner of the above cited 318.937 acre tract, said point being the Southwest corner of a called 1.54 acre tract of land described in a Deed to Leslee Ann Hitt, as recorded in Volume 4480, Page 2954 of the Real Property Records of Denton County, Texas, said point also being in the North line of a called 1.000 acre tract of land described on Exhibit A Part 2 in a Deed to Medanjo Partners, Ltd., as recorded in Document No. 2015-764 of the Official Records of Denton County, Texas, from which a 1/2 inch iron rod with cap stamped "WAI" found for the Northwest corner of said 1.000 acre tract bears North 88°18'05" West a distance of 208.70 feet, and a 1/2 inch iron rod with cap stamped "WAI" found for the Southeast corner of said 1.54 acre tract bears South 88°18'05" East a distance of 204.39 feet;

THENCE North 00°31'31" East along an interior East line of said 318.937 acre tract and the West line of said 1.54 acre tract, for a distance of 298.70 feet to a 1/2 inch iron rod found for an interior ell corner of said 318.937 acre tract and the Northwest corner of said 1.54 acre tract, from which a 5/8 inch iron rod found for the Northeast corner of said 1.54 acre tract bears South 88°09'10" East a distance of 201.32 feet;

THENCE North 72°29'54" West departing the Northwest corner of said 1.54 acre tract and said interior ell corner, for a distance of 39.20 feet to a point for corner at the **POINT OF BEGINNING** for the herein described easement, said point also

being in the West line of an existing Electric Easement described as the Second Tract per instrument recorded in Volume 1084, Page 160 of the Deed Records of Denton County, Texas;

THENCE South 42°57'44" West for a distance of 652.72 feet to a point for corner in the North line of Shady Oaks Drive, a variable width right-of-way per Document No. 2008-21943 of the Official Records of Denton County, Texas;

THENCE in a Southwesterly direction, along the North line of said Shady Oaks Drive, and along a non-tangent curve to the left having a central angle of 03°53'38", a radius of 995.00 feet, a chord bearing of South 61°02'30" West, a chord distance of 67.61 feet and an arc length of 67.62 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner, from which a 1/2 inch iron rod with cap stamped "WAI" found in the South line of said Shady Oaks Drive bears South 30°54'11" East a distance of 170.00 feet;

THENCE South 59°05'42" West continuing along the North line of said Shady Oaks Drive, for a distance of 319.62 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the right;

THENCE in a Southwesterly direction, continuing along the North line of said Shady Oaks Drive, and along said curve to the right having a central angle of 03°09'07", a radius of 905.00 feet, a chord bearing of South 60°40'15" West, a chord distance of 49.78 feet and an arc length of 49.79 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

THENCE South 27°45'12" East continuing along the North line of said Shady Oaks Drive, for a distance of 40.00 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a non-tangent curve to the right;

THENCE in a Southwesterly direction, continuing along the North line of said Shady Oaks Drive, and along said non-tangent curve to the right having a central angle of 20°40'27", a radius of 945.00 feet, a chord bearing of South 72°35'01" West, a chord distance of 339.14 feet, and an arc length of 340.99 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

THENCE South 82°55'16" West continuing along the North line of said Shady Oaks Drive, for a distance of 89.17 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

THENCE North 07°04'44" West continuing along the North line of said Shady Oaks Drive, for a distance of 30.00 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

THENCE South 82°55'16" West continuing along the North line of said Shady Oaks Drive, for a distance of 700.00 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

THENCE North 07°04'44" West continuing along the North line of said Shady Oaks Drive, for a distance of 20.00 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

THENCE South 82°55'16" West continuing along the North line of said Shady Oaks Drive, for a distance of 151.54 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

THENCE North 07°04'44" West continuing along the North line of said Shady Oaks Drive, for a distance of 30.00 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

THENCE South 82°55'16" West continuing along the North line of said Shady Oaks Drive, for a distance of 28.76 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the right;

THENCE in a Westerly direction, continuing along the North line of said Shady Oaks Drive, and along said curve to the right having a central angle of 13°49'21", a radius of 665.00 feet, a chord bearing of South 89°49'57" West, a chord distance of 160.04 feet, and an arc length of 160.43 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

THENCE South 06°39'28" West continuing along the North line of said Shady Oaks Drive, for a distance of 30.24 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a non-tangent curve to the right;

THENCE in a Northwesterly direction, continuing along the North line of said Shady Oaks Drive, and along said non-tangent curve to the right having a central angle of 30°17'38", a radius of 695.00 feet, a chord bearing of North 68°11'43" West, a chord distance of 363.20 feet, and an arc length of 367.47 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner in the West line of said 318.937 acre tract and the East line of Lot 1, Block 1 per the Final Plat of Municipal Utility Addition, as recorded in Cabinet G, Page 346 of the Plat Records of Denton County, Texas, from which the most Southerly corner of an existing Drainage and Utility Easement as shown on said Final Plat of Municipal Utility Addition, bears South 02°19'55" West a distance of 50.80 feet;

THENCE North 02°19'55" East along the West line of said 318.937 acre tract and the East line of said Lot 1, Block 1, for a distance of 50.59 feet to a point for corner;

THENCE South 54°49'31" East departing the West line of said 318.937 acre tract and the East line of said Lot 1, Block 1, for a distance of 112.71 feet to a point for corner;

THENCE South 86°39'35" East for a distance of 743.36 feet to a point for corner;

THENCE North 82°55'16" East for a distance of 787.42 feet to a point for corner;

THENCE North 59°05'42" East for a distance of 519.43 feet to a point for corner;

THENCE North 42°57'44" East for a distance of 786.52 feet to a point for corner in the West line of said existing Electric Easement recorded in Volume 1084, Page 160;

THENCE South 00°03'31" West along the West line of said existing Electric Easement, for a distance of 110.19 feet to the POINT OF BEGINNING, and containing 4.636 acres of land, more or less.

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



Todd B. Turner, R.P.L.S. No. 4859
Teague Nall & Perkins
1517 Centre Place Drive, Suite 320
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940-383-4177
Date: June 1, 2016

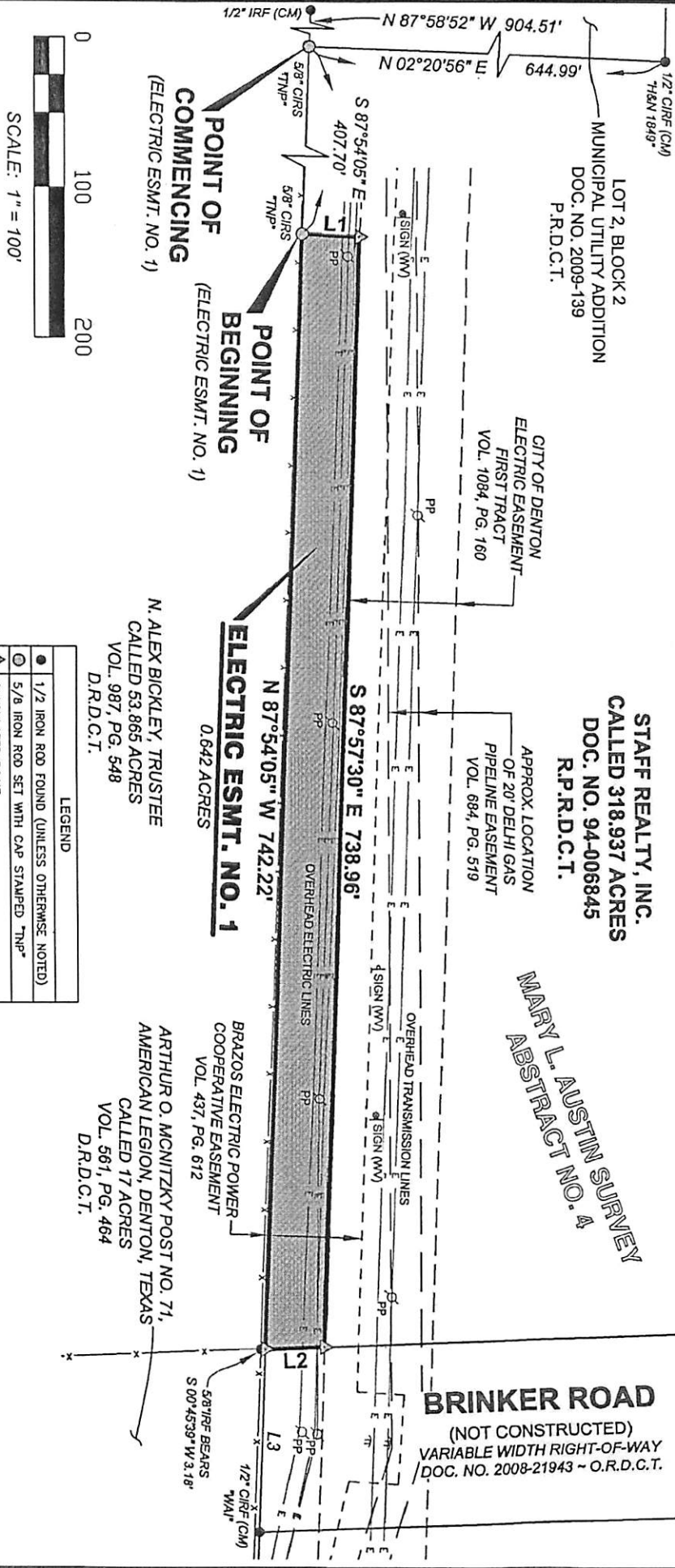


LOT 2, BLOCK 2
MUNICIPAL UTILITY ADDITION
DOC. NO. 2009-139
P.R.D.C.T.

STAFF REALTY, INC.
CALLED 318.937 ACRES
DOC. NO. 94-006845
R.P.R.D.C.T.

MARY L. AUSTIN SURVEY
ABSTRACT NO. 4

BRINKER ROAD
(NOT CONSTRUCTED)
VARIABLE WIDTH RIGHT-OF-WAY
DOC. NO. 2008-21943 - O.R.D.C.T.



SCALE: 1" = 100'

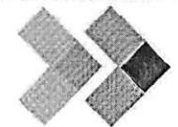
NOTES:

1. Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System of 1983 (North Central Zone: NAD83(2011) Epoch 2010) as derived locally from Western Data Systems Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) methods. The distances shown hereon represent surface values utilizing a combined scale factor of 1.000147317 to scale from grid to surface.
2. This Exhibit was prepared without the benefit of a current Title Commitment or Report. 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 exhibit. See Page 1.

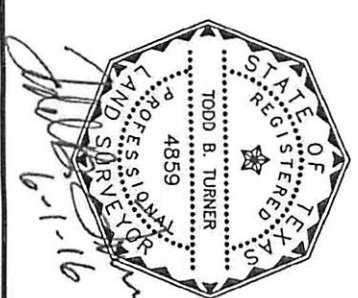
LEGEND

●	1/2 IRON ROD FOUND (UNLESS OTHERWISE NOTED)
○	5/8 IRON ROD SET WITH CAP STAMPED "TNP"
△	CALCULATED POINT
◻	CONTROLLING MONUMENT
CM	CIRF CARPED IRON ROD FOUND
PP	POWER POLE (PP)
□	SIGN
⊗	WATER VALVE (WV)
—	GUY WIRE
—	EASEMENT BOUNDARY
—	PROPERTY LINE
—	FENCE LINE

LINE	BEARING	DISTANCE
L1	N 02°49'24" E	37.38'
L2	S 02°04'44" E	38.22'
L3	S 87°54'05" E	122.00'



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ELECTRIC EASEMENT NO. 1

BEING 0.642 TOTAL ACRES OF LAND
SITUATED IN THE
MARY L. AUSTIN SURVEY
ABSTRACT NO. 4
CITY OF DENTON
DENTON COUNTY, TEXAS

LEGEND	
●	1/2 IRON ROD FOUND (UNLESS OTHERWISE NOTED)
⊙	5/8 IRON ROD SET WITH CAP STAMPED "TNP"
△	CALCULATED POINT
(CM)	CONTROLLING MONUMENT
CM	IRON ROD FOUND
⊕	POWER POLE (PP)
⊕	SIGN
⊕	WATER VALVE (WV)
—	GUY WIRE
—	EASEMENT BOUNDARY
—	PROPERTY LINE
—	FENCE LINE

LINE	BEARING	DISTANCE
L4	N 72°29'54" W	39.20'
L15	S 00°03'31" W	110.19'

STAFF REALTY, INC.
CALLED 318.937 ACRES
DOC. NO. 94-006845
R.P.R.D.C.T.

CITY OF DENTON
ELECTRIC EASEMENT
SECOND TRACT
VOL. 1084, PG. 160

30' BRAZOS ELECTRIC POWER
COOPERATIVE, INC. EASEMENT
VOL. 637, PG. 344

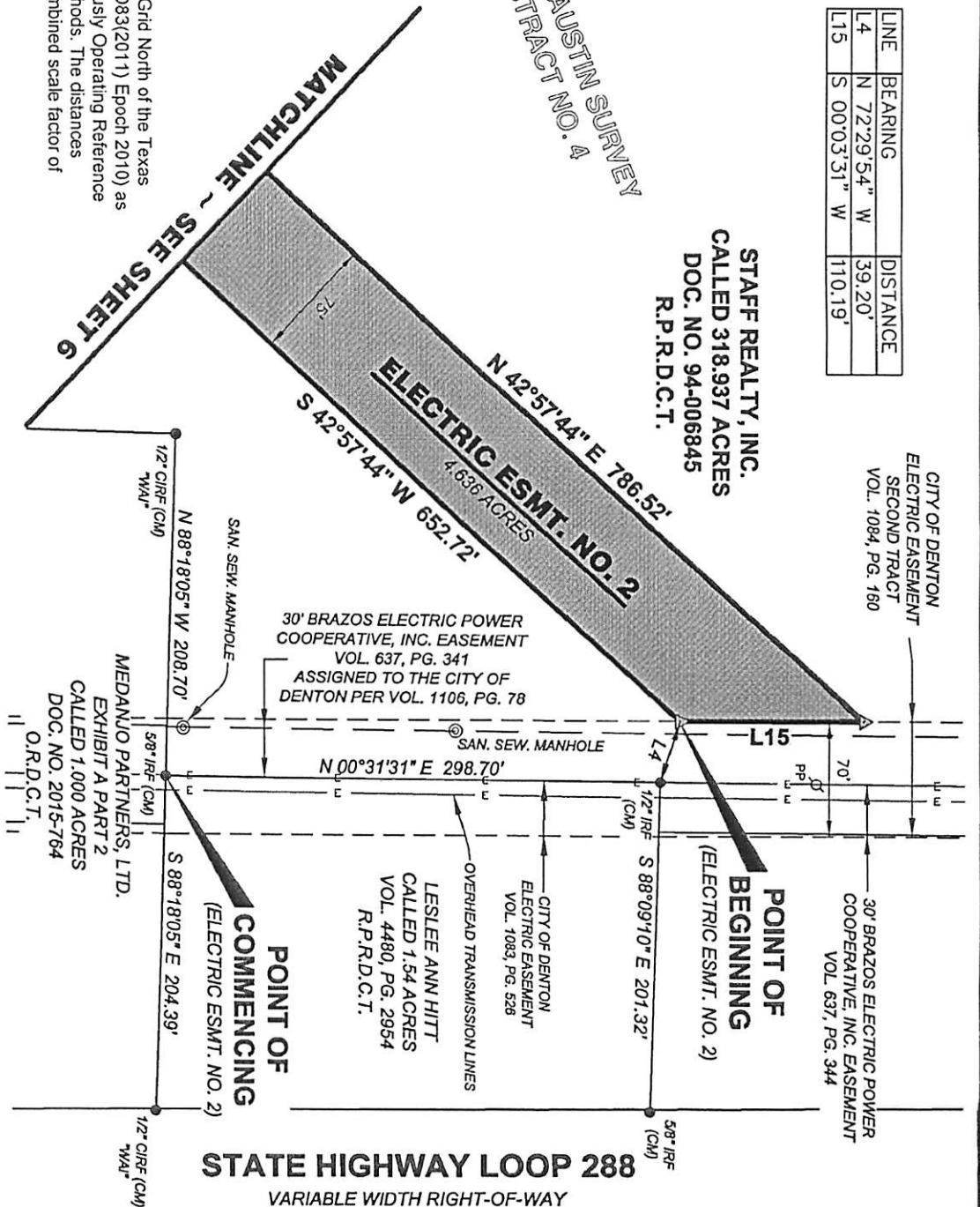
POINT OF
BEGINNING
(ELECTRIC ESMT. NO. 2)

MARY L. AUSTIN SURVEY
ABSTRACT NO. 4

SCALE: 1" = 100'

NOTES:

1. Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System of 1983 (North Central Zone: NAD83(2011) Epoch 2010) as derived locally from Western Data Systems Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) methods. The distances shown hereon represent surface values utilizing a combined scale factor of 1.000147317 to scale from grid to surface.
2. This Exhibit was prepared without the benefit of a current Title Commitment or Report. 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 exhibit. See Page 1.



STATE HIGHWAY LOOP 288
VARIABLE WIDTH RIGHT-OF-WAY

ELECTRIC EASEMENT NO. 2

BEING 4.636 TOTAL ACRES OF LAND

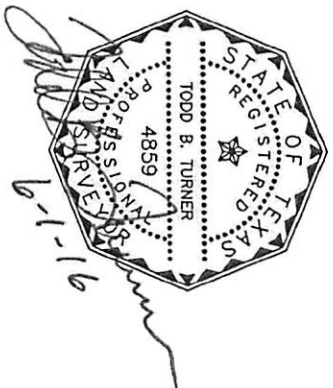
SITUATED IN THE

MARY L. AUSTIN SURVEY

ABSTRACT NO. 4

CITY OF DENTON

DENTON COUNTY, TEXAS



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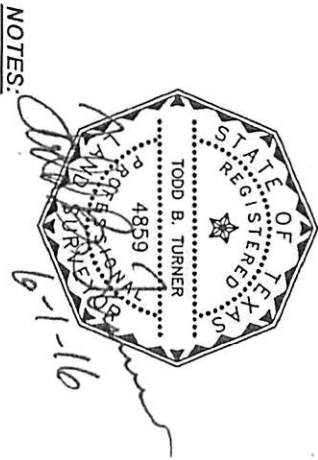
LEGEND	
●	1/2 IRON ROD FOUND (UNLESS OTHERWISE NOTED)
⊙	5/8 IRON ROD SET WITH CAP STAMPED "TNP"
△	CALCULATED POINT
CM	CONTROLLING MONUMENT
CRF	CAPPED IRON ROD FOUND
OP	POWER POLE (PP)
q	SIGN
⊗	WATER VALVE (WV)
⌋	GUY WIRE
---	EASEMENT BOUNDARY
---	PROPERTY LINE
---	FENCE LINE



MARY L. AUSTIN SURVEY
ABSTRACT NO. 4

STAFF REALTY, INC.
CALLED 318.937 ACRES
DOC. NO. 94-006845
R.P.R.D.C.T.

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	3°53'38"	995.00'	67.62'	S 61°02'30" W	67.61'

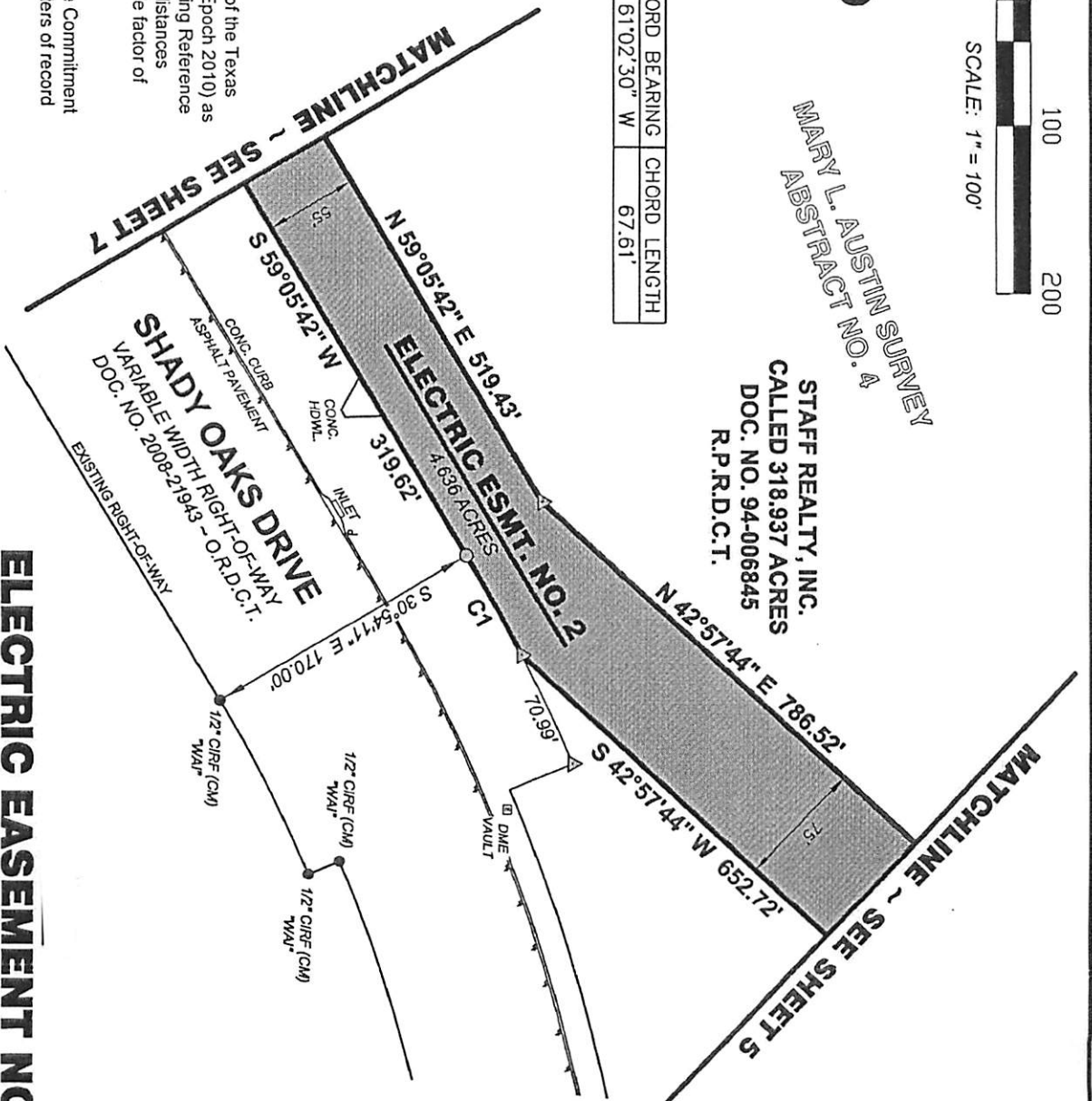


NOTES:

1. Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System of 1983 (North Central Zone: NAD83(2011) Epoch 2010) as derived locally from Western Data Systems Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) methods. The distances shown hereon represent surface values utilizing a combined scale factor of 1.000147317 to scale from grid to surface.
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MATCHLINE ~ SEE SHEET 7

SHADY OAKS DRIVE
VARIABLE WIDTH RIGHT-OF-WAY
DOC. NO. 2008-21943 - O.R.D.C.T.



ELECTRIC EASEMENT NO. 2

BEING 4.636 TOTAL ACRES OF LAND
SITUATED IN THE

MARY L. AUSTIN SURVEY

ABSTRACT NO. 4

CITY OF DENTON

DENTON COUNTY, TEXAS

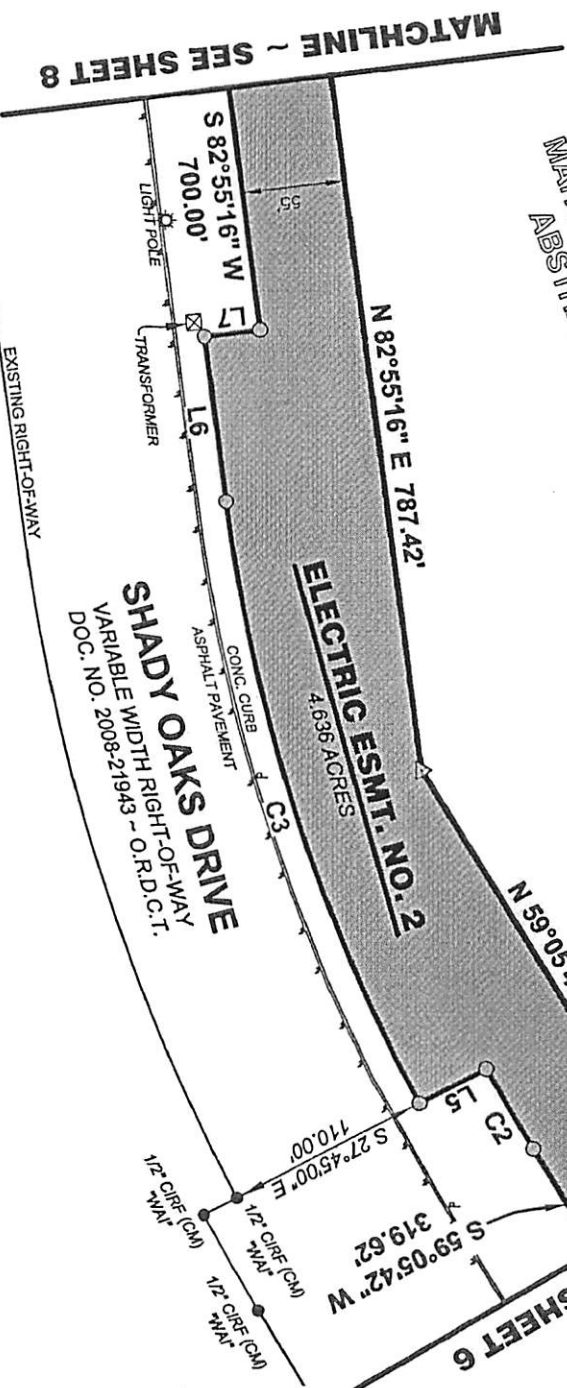
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TBPLS Firm No. 10011601
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LEGEND	
●	1/2 IRON ROD FOUND (UNLESS OTHERWISE NOTED)
⊙	5/8 IRON ROD SET WITH CAP STAMPED "TNP"
△	CALCULATED POINT
(CM)	CONTROLLING MONUMENT
CRF	CAPPED IRON ROD FOUND
⊕	POWER POLE (PP)
⊔	SIGN
⊕	WATER VALVE (WV)
⊔	GUY WIRE
---	EASEMENT BOUNDARY
---	PROPERTY LINE
---	FENCE LINE

LINE	BEARING	DISTANCE
L5	S 27°45'12" E	40.00'
L6	S 82°55'16" W	89.17'
L7	N 07°04'44" W	30.00'

MARY L. AUSTIN SURVEY
ABSTRACT NO. 4

STAFF REALTY, INC.
CALLED 318.937 ACRES
DOC. NO. 94-006845
R.P.R.D.C.T.

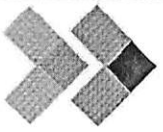


CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C2	309°07"	905.00'	49.79'	S 60°40'15" W	49.78'
C3	20°40'27"	945.00'	340.99'	S 72°35'01" W	339.14'



NOTES:

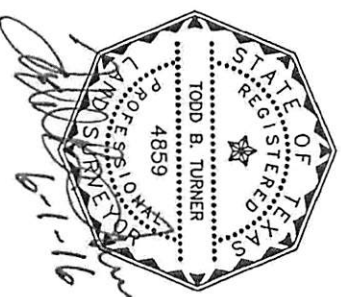
1. Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System of 1983 (North Central Zone: NAD83(2011) Epoch 2010) as derived locally from Western Data Systems Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) methods. The distances shown hereon represent surface values utilizing a combined scale factor of 1.000147317 to scale from grid to surface.
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tnp

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ELECTRIC EASEMENT NO. 2

BEING 4.636 TOTAL ACRES OF LAND

SITUATED IN THE

MARY L. AUSTIN SURVEY

ABSTRACT NO. 4

CITY OF DENTON

DENTON COUNTY, TEXAS

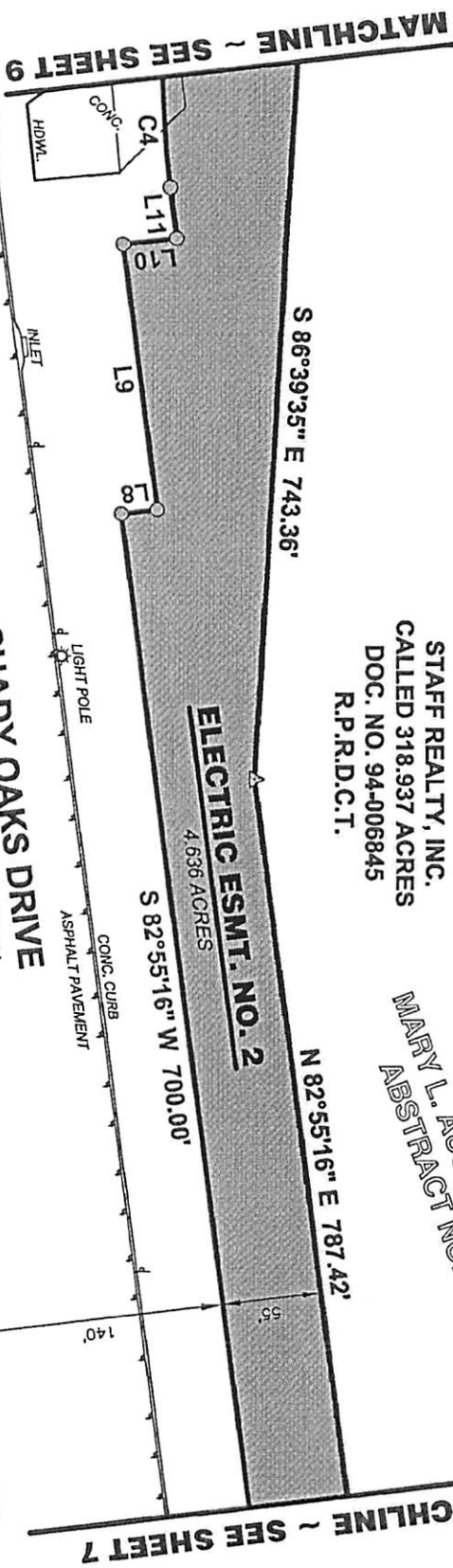
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PAGE 7 OF 9

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C4	13°49'21"	665.00'	160.43'	S 89°49'57" W	160.04'

STAFF REALTY, INC.
CALLED 318.937 ACRES
DOC. NO. 94-006845
R.P.R.D.C.T.

MARY L. AUSTIN SURVEY
ABSTRACT NO. 4



NOTES:

1. Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System of 1983 (North Central Zone: NAD83(2011) Epoch 2010) as derived locally from Western Data Systems Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) methods. The distances shown hereon represent surface values utilizing a combined scale factor of 1.000147317 to scale from grid to surface.

2. This Exhibit was prepared without the benefit of a current Title Commitment or Report. Additional easements, rights-of-way and/or other matters of record may affect this tract that are not shown hereon.

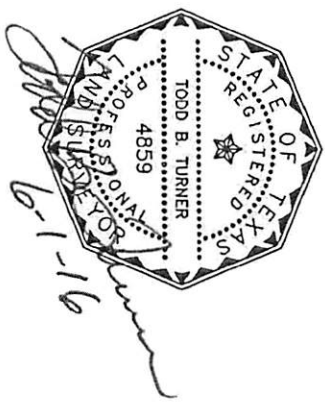
3. A Legal Description of even date herewith accompanies this exhibit. See Page 1.

LINE	BEARING	DISTANCE
L8	N 07°04'44" W	20.00'
L9	S 82°55'16" W	151.54'
L10	N 07°04'44" W	30.00'
L11	S 82°55'16" W	28.76'

BRINKER ROAD
(NOT CONSTRUCTED)
VARIABLE WIDTH RIGHT-OF-WAY
DOC. NO. 2008-21943 - O.R.D.C.T.

LEGEND	
●	1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
○	5/8" IRON ROD SET WITH CAP STAMPED "TNP"
△	CALCULATED POINT
(CM)	CONTROLLING MONUMENT
CRF	CAPPED IRON ROD FOUND
⌵	POWER POLE (PP)
⌵	SIGN
⊗	WATER VALVE (WV)
⌵	CUT WIRE
—	EASEMENT BOUNDARY
—	PROPERTY LINE
—	FENCE LINE

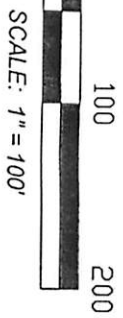
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ELECTRIC EASEMENT NO. 2
BEING 4.636 TOTAL ACRES OF LAND
SITUATED IN THE

MARY L. AUSTIN SURVEY
ABSTRACT NO. 4
CITY OF DENTON
DENTON COUNTY, TEXAS

LEGEND	
●	1/2 IRON ROD FOUND (UNLESS OTHERWISE NOTED)
⊙	5/8 IRON ROD SET WITH CAP STAMPED "tnp"
△	CALCULATED POINT
(C/M)	CONTROLLING MONUMENT
CIRF	CAPPED IRON ROD FOUND
CP	POWER POLE (PP)
q	SIGN
⊗	WATER VALVE (WV)
└	GUY WIRE
---	EASEMENT BOUNDARY
---	PROPERTY LINE
---	FENCE LINE



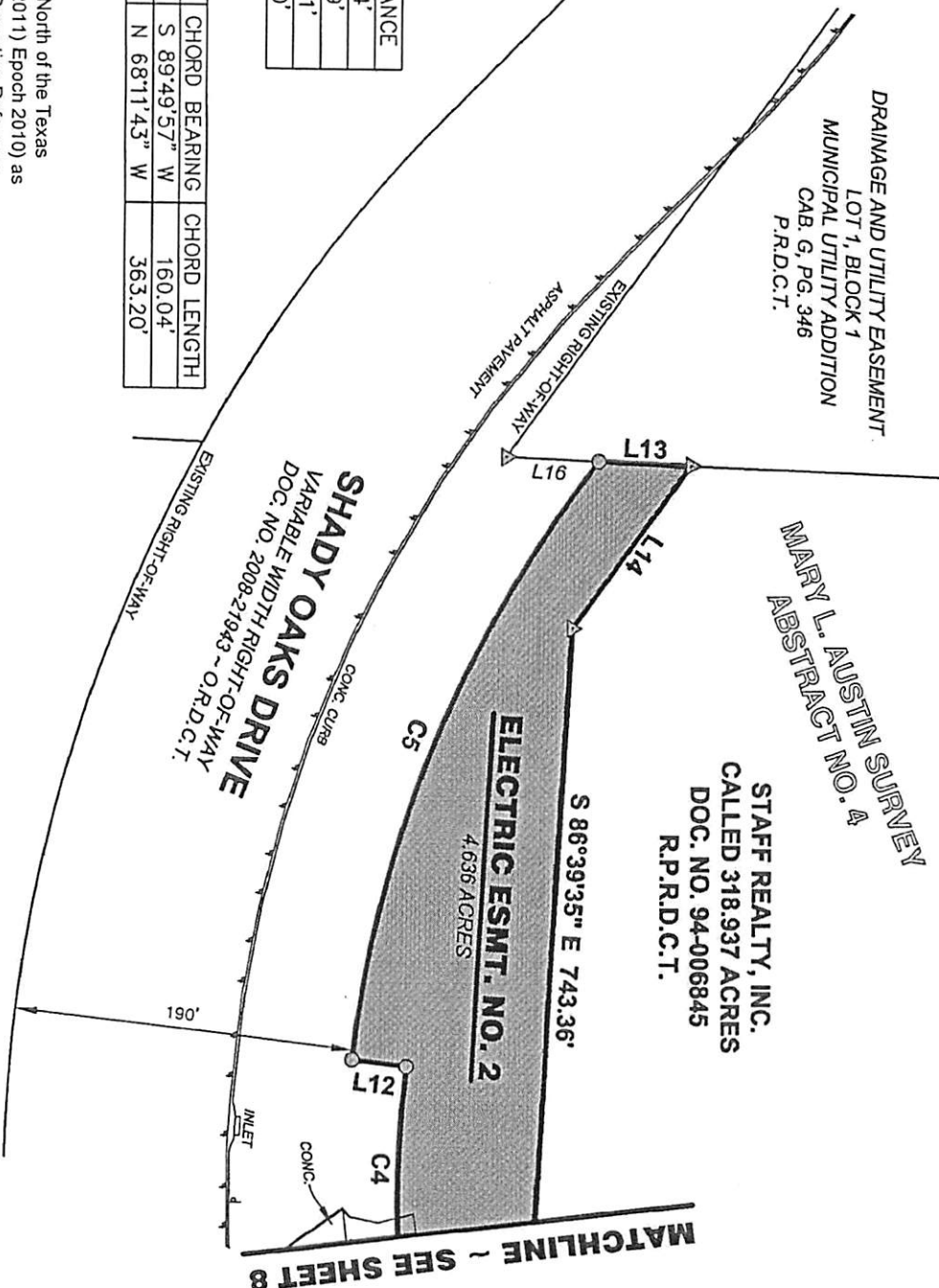
tnp

LINE	BEARING	DISTANCE
L12	S 06°39'28" W	30.24'
L13	N 02°19'55" E	50.59'
L14	S 54°49'31" E	112.71'
L16	S 02°19'55" W	50.80'

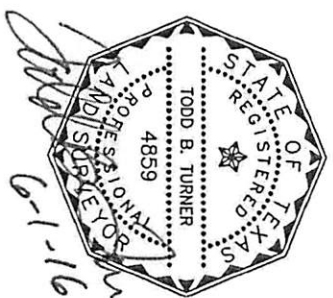
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C4	13°49'21"	665.00'	160.43'	S 89°49'57" W	160.04'
C5	30°17'38"	695.00'	367.47'	N 68°11'43" W	363.20'

NOTES:

1. Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System of 1983 (North Central Zone: NAD83(2011) Epoch 2010) as derived locally from Western Data Systems Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) methods. The distances shown hereon represent surface values utilizing a combined scale factor of 1.000147317 to scale from grid to surface.
2. This Exhibit was prepared without the benefit of a current Title Commitment or Report. 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 exhibit. See Page 1.



tnp
teague nail & perkins
 1517 Centre Place Drive, Suite 320
 Denton, Texas 76205
 940.383.4177 ph 940.383.8026 fx
 TBPLS Firm No. 10011601
 www.tnppnc.com



ELECTRIC EASEMENT NO. 2
 BEING 4.636 TOTAL ACRES OF LAND
 SITUATED IN THE
 MARY L. AUSTIN SURVEY
 ABSTRACT NO. 4
 CITY OF DENTON
 DENTON COUNTY, TEXAS

DME13222
 PAGE 9 OF 9

EXHIBIT "E"

ELECTRIC EASEMENT

Terrano Realty Tract

BEING a 0.040 acre tract of land situated in the Mary L. Austin Survey, Abstract No. 4, City of Denton, Denton County, Texas, and being a part of a called 27.7488 acre tract of land described on Exhibit A in a Deed to Terrano Realty, Inc., as recorded in Document No. 96-10141 of the Real Property Records of Denton County, Texas, and also being a part of Lot 1 Block 1 per the Final Plat of Municipal Utility Addition, as recorded in Cabinet G, Page 346 of the Plat Records of Denton County, Texas, and being more particularly described as follows:

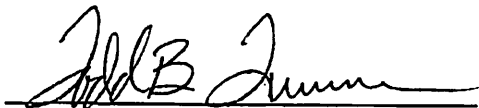
BEGINNING at a 5/8 inch iron rod with cap stamped "TNP" set for corner at the intersection of the Northeast line of said 27.7488 acre tract with the North line of Shady Oaks Drive, a variable width right-of-way per Document No. 2008-21943 of the Official Records of Denton County, Texas, said point being in the Southwest line of a Drainage and Utility Easement, as shown on said Final Plat of Municipal Utility Addition, from which the most Easterly Northeast corner of said 27.7488 acre tract and the most Southerly corner of said Drainage and Utility Easement bears South 54°48'42" East a distance of 695.42 feet;

THENCE in a Northwesterly direction, departing the Northeast line of said 27.7488 acre tract, along the North line of said Shady Oaks Drive and along a non-tangent curve to the left having a central angle of 05°13'33", a radius of 905.00 feet, a chord bearing of North 80°43'43" West, a chord distance of 82.52 feet and an arc length of 82.54 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

THENCE North 01°17'19" East departing the North line of said Shady Oaks Drive, and along the East line of an existing 0.223 acre Electric Utility and Communication Easement described in Document No. 2014-26092 of the Official Records of Denton County, Texas, for a distance of 43.45 feet to a point for corner in the Northeast line of said 27.7488 acre tract and the Southwest line of said Drainage and Utility Easement, from which the most Northerly Northeast corner of said 27.7488 acre tract bears North 54°48'42" West a distance of 30.77 feet;

THENCE South 54°48'42" East along the Northeast line of said 27.7488 acre tract and the Southwest line of said Drainage and Utility Easement, for a distance of 98.45 feet to the **POINT OF BEGINNING**, and containing 0.040 acres of land, more or less.

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



Todd B. Turner, R.P.L.S. No. 4859
Teague Nall & Perkins
1517 Centre Place Drive, Suite 320
Denton, Texas 76205
940-383-4177
Date: June 1, 2016



STAFF REALTY, INC.
CALLED 318.937 ACRES
DOC. NO. 94-006845
R.P.R.D.C.T.

NW REALTY, INC.
DOC. NO. 93-065091
R.P.R.D.C.T.

TERRANO REALTY, INC.
CALLED 27.7488 ACRES
DOC. NO. 96-10141
R.P.R.D.C.T.

SHADY OAKS DRIVE
VARIABLE WIDTH RIGHT-OF-WAY
DOC. NO. 2008-21943 ~ O.R.D.C.T.

APPROXIMATE LOCATION OF
CITY OF DENTON
ELECTRIC EASEMENT
VOL. 479, PG. 582
D.R.D.C.T.

ELECTRIC EASEMENT
0.040 ACRES

POINT OF BEGINNING

DRAINAGE AND UTILITY EASEMENT
LOT 1, BLOCK 1
MUNICIPAL UTILITY ADDITION
CAB. G, PG. 346
P.R.D.C.T.

LINE	BEARING	DISTANCE
L1	N 01°17'19" E	43.45'
L2	S 54°48'42" E	98.45'
L3	N 54°48'42" W	30.77'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	51°33'33"	905.00'	82.54'	N 80°43'43" W	82.52'

NOTES:

1. Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System of 1983 (North Central Zone; NAD83(2011) Epoch 2010) as derived locally from Western Data Systems Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) methods. The distances shown hereon represent surface values utilizing a combined scale factor of 1.000147317 to scale from grid to surface.
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SCALE: 1" = 80'



ELECTRIC EASEMENT

BEING 0.040 ACRES OF LAND

SITUATED IN THE

MARY L. AUSTIN SURVEY

ABSTRACT NO. 4

CITY OF DENTON

DENTON COUNTY, TEXAS

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