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**EXHIBIT "A-1"**  
**DRAINAGE EASEMENT**  
Petrus Investment, L.P. Tract

**BEING** a 0.430 acre tract of land situated in the G. West Survey, Abstract No. 1393, in the City of Denton, Denton County, Texas, and being part of Tract III, a called 96.85 acre tract of land described in a deed to Petrus Investment, L.P., as recorded in Document No. 98-117450 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 rod found at the southeast corner of Tract 1, a called 2049.00 acre tract of land described in a deed to Stratford Company, L.P., as recorded in Document No. 2005-12274 of the Official Records of Denton County, Texas (O.R.D.C.T.), same being an interior ell corner of said 96.85 acre Tract III, and located at a bend in Underwood Road;

**THENCE** North 89°50'43" East, departing the common east line of said 2049.00 acre tract and the most northerly west line of said 96.85 acre tract, and along the approximate north line of said G. West Survey, a distance of 766.88 feet to a 5/8 inch iron rod with cap stamped "TNP ESMT" set for the **POINT OF BEGINNING**;

**THENCE** North 89°50'43" East, continuing along said common line, a distance of 35.03 feet to a 5/8 inch iron rod with cap stamped "TNP ESMT" set at the intersection with the southwesterly line of a 100.00 foot wide Texas Power & Light Company Easement as recorded in Volume 568, Page 30 of the Deed Records of Denton County, Texas (D.R.D.C.T.);

**THENCE** South 44°36'58" East, departing said common line, and along the southwesterly line of said Texas Power & Light Company Easement, a distance of 226.21 feet to a 5/8 inch iron rod with cap stamped "TNP ESMT" set for corner;

**THENCE** South 17°56'36" East, departing the southwesterly line of said Texas Power & Light Company Easement, a distance of 70.94 feet to a 5/8 inch iron rod with cap stamped "TNP ESMT" set for corner;

**THENCE** North 72°03'24" East, a distance of 22.50 feet to a 5/8 inch iron rod with cap stamped "TNP ESMT" set for corner;

**THENCE** South 17°56'36" East, a distance of 159.27 feet to a 5/8 inch iron rod with cap stamped "TNP ESMT" set for corner;

**THENCE** South 72°03'24" West, a distance of 70.01 feet to a 5/8 inch iron rod with cap stamped "TNP ESMT" set for corner;

**THENCE** North 17°56'36" West, a distance of 159.27 feet to a 5/8 inch iron rod with cap stamped "TNP ESMT" set for corner;

**THENCE** North 72°03'24" East, a distance of 22.50 feet to a 5/8 inch iron rod with cap stamped "TNP ESMT" set for corner;

**EXHIBIT "A-1"**  
**TEMPORARY CONSTRUCTION EASEMENT**  
Petrus Investment, L.P. Tract

**THENCE** North 17°56'36" West, a distance of 65.02 feet to a 5/8 inch iron rod with cap stamped "TNP ESMT" set for corner;

**THENCE** North 44°36'58" West, a distance of 244.82 feet to the **POINT OF BEGINNING**, and containing 0.430 acres of land, more or less.

**NOTE:** Bearings are referenced to Grid North of the Texas Coordinate System of 1983 (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.

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



*Marvin King* 4/19/17  
\_\_\_\_\_  
Marvin King, R.P.L.S. No. 5581  
Teague Nall & Perkins  
1517 Centre Place Drive, Suite 320  
Denton, Texas 76205  
940-383-4177  
TBPLS Firm No. 10011601  
Date:

# UNDERWOOD ROAD

THE STRATFORD COMPANY, L.P.  
TRACT 1  
CALLED 2049.00 AC.  
DOC. NO. 2005-12274  
O.R.D.C.T.

## UNDERWOOD ROAD (APPARENT PRESCRIPTIVE RIGHT-OF-WAY)

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

APPROXIMATE  
SURVEY LINE



SCALE: 1" = 40'

LEGEND	
⊗	5/8" IRON ROD WITH CAP STAMPED "TNP INC ESMT" SET
○	1/2" IRON ROD FOUND (UNLESS NOTED OTHERWISE)
CM	CONTROLLING MONUMENT
⊗	POWER POLE
---	EASEMENT BOUNDARY
---	PROPERTY LINE
---	SURVEY ABSTRACT LINE
---	EXISTING EASEMENT
---	OVERHEAD ELECTRIC
---	FENCE LINE

SEE SHEET 4 OF 4 FOR  
LINE TABLE & NOTES

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## EXHIBIT "B-1"

### DRAINAGE EASEMENT

BEING A 0.430 ACRE TRACT OF LAND SITUATED  
IN THE G. WEST SURVEY, ABSTRACT NO. 1393  
CITY OF DENTON, DENTON COUNTY, TEXAS

SHEET 3 OF 4

DME13222

S. PRICHETT SURVEY  
ABSTRACT NO. 1021

SOUTHWEST DENTON  
JOINT VENTURE  
PARCEL NO. 2  
CALLED 35.6 AC.  
DOC. NO. 94-094865  
R.P.R.D.C.T.

C.W. BYERLY SURVEY  
ABSTRACT NO. 1458

TEXAS MUNICIPAL  
POWER AGENCY  
20' GUY EASEMENT  
CAUSE NO. 10458  
DENTON COUNTY  
COURT OF LAW  
(Item 10)

TEXAS MUNICIPAL  
POWER AGENCY  
75' EASEMENT - 2.33 AC.  
CAUSE NO. 10458  
DENTON COUNTY  
COURT OF LAW  
(Item 10)

PETRUS INVESTMENT, L.P.  
TRACT III, CALLED 96.85 AC.  
DOC. NO. 98-117450  
R.P.R.D.C.T.

APPROXIMATE  
SURVEY LINE

N 89°50'43" E 766.88'

**POINT OF  
BEGINNING**

PETRUS INVESTMENT, L.P.  
TRACT III, CALLED 96.85 AC.  
DOC. NO. 98-117450  
R.P.R.D.C.T.

G. WEST SURVEY  
ABSTRACT NO. 1393

TEMPORARY CONSTRUCTION  
EASEMENT  
(BY SEPARATE INSTRUMENT)

**DRAINAGE  
EASEMENT**  
0.430 ACRES

TEXAS MUNICIPAL  
POWER AGENCY  
76' EASEMENT - 2.33 AC.  
CAUSE NO. 10458  
DENTON COUNTY  
COURT OF LAW  
(Item 10)

TEXAS POWER & LIGHT  
COMPANY  
100' EASEMENT - 2.732 AC.  
VOL. 588, PG. 30  
D.R.O.C.T.  
(Item 10)

BARB WIRE FENCE

APPROXIMATE  
SURVEY 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 an Average Combination Factor of 1.000150630 to scale from grid to surface.
2. A legal description of even date herewith accompanies this Easement Exhibit. See Exhibit "A".
3. This exhibit was prepared with benefit of that certain Title Commitment GF 145458, with effective date of March 31, 2014, provided by Title Resources Guaranty Company. For Easements, rights-of-way and/or other matters of record may affect this tract, the surveyor relied solely on said title commitment.

**THE FOLLOWING SCHEDULE 'B' ITEMS AFFECT THIS TRACT:**

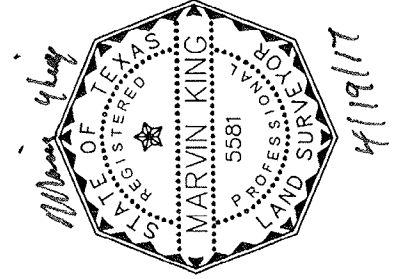
**10a)** Easement executed by Alma McCutchin et al to Denton-Wise Soil and Water Conservation District, filed January 12, 1967, recorded in Volume 546, Page 72, Deed Records Denton County, Texas (*Blanket Easement*)

**THE FOLLOWING SCHEDULE 'B' ITEMS DO NOT AFFECT THIS TRACT:**

- 10b)** Easement executed by Alma McCutchin et al to Texas Power & Light Company, filed June 18, 1968, recorded in Volume 568, Page 30, Deed Records Denton County, Texas (*as shown*)
- 10i)** Easement contained in Judgement granted to Texas Municipal Power Agency, dated May 21, 1990, under Cause No. 10458, County Court at Law, Denton County, Texas (*as shown*)

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 89°50'43" E	35.03'
L2	S 17°56'36" E	70.94'
L3	N 72°03'24" E	22.50'
L4	S 17°56'36" E	159.27'
L5	S 72°03'24" W	70.01'
L6	N 17°56'36" W	159.27'
L7	N 72°03'24" E	22.50'
L8	N 17°56'36" W	65.02'



**EXHIBIT "B-1"**

**DRAINAGE EASEMENT**

BEING A 0.430 ACRE TRACT OF LAND SITUATED  
IN THE G. WEST SURVEY, ABSTRACT NO. 1393  
CITY OF DENTON, DENTON COUNTY, TEXAS

DME13222

SHEET 4 OF 4

**tnp** **teague nall & perkins**  
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T.B.P.L.S. Firm No. 10011501

**EXHIBIT "A-2"**  
**TEMPORARY CONSTRUCTION EASEMENT**  
Petrus Investment, L.P. Tract

**BEING** a 0.286 acre tract of land situated in the G. West Survey, Abstract No. 1393, in the City of Denton, Denton County, Texas, and being part of Tract III, a called 96.85 acre tract of land described in a deed to Petrus Investment, L.P., as recorded in Document No. 98-117450 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 rod found at the southeast corner of Tract 1, a called 2049.00 acre tract of land described in a deed to Stratford Company, L.P., as recorded in Document No. 2005-12274 of the Official Records of Denton County, Texas (O.R.D.C.T.), same being an interior ell corner of said 96.85 acre Tract III, and located at a bend in Underwood Road;

**THENCE** North 89°50'43" East, departing the common east line of said 2049.00 acre tract and the most northerly west line of said 96.85 acre tract, and along the approximate north line of said G. West Survey, a distance of 731.84 feet to the **POINT OF BEGINNING**;

**THENCE** North 89°50'43" East, continuing along said common line, a distance of 35.03 feet to a 5/8 inch iron rod with cap stamped "TNP ESMT" set for corner;

**THENCE** South 44°36'58" East, departing said common line, a distance of 244.82 feet to a 5/8 inch iron rod with cap stamped "TNP ESMT" set for corner;

**THENCE** South 17°56'36" East, a distance of 65.02 feet to a 5/8 inch iron rod with cap stamped "TNP ESMT" set for corner;

**THENCE** South 72°03'24" West, a distance of 22.50 feet to a 5/8 inch iron rod with cap stamped "TNP ESMT" set for corner;

**THENCE** South 17°56'36" East, a distance of 159.27 feet to a 5/8 inch iron rod with cap stamped "TNP ESMT" set for corner;

**THENCE** South 72°03'24" West, a distance of 25.00 feet to a point for corner;

**THENCE** North 17°56'36" West, a distance of 184.27 feet to a point for corner;

**THENCE** North 72°03'24" East, a distance of 22.50 feet to a point for corner;

**THENCE** North 17°56'36" West, a distance of 34.09 feet to a point for corner;

**THENCE** North 44°36'58" West, a distance of 263.43 feet to the **POINT OF BEGINNING**, and containing 0.286 acres of land, more or less.

**EXHIBIT "A-2"**  
**TEMPORARY CONSTRUCTION EASEMENT**  
Petrus Investment, L.P. Tract

**NOTE:** Bearings are referenced to Grid North of the Texas Coordinate System of 1983 (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.

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



Marvin King 4/19/17  
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TBPLS Firm No. 10011601  
Date:

**UNDERWOOD ROAD**

THE STRATFORD COMPANY, L.P.  
TRACT 1  
CALLED 2049.00 AC.  
DOC. NO. 2005-12274  
O.R.D.C.T.

**UNDERWOOD ROAD**  
(APPARENT PRESCRIPTIVE  
RIGHT-OF-WAY)

PETRUS INVESTMENT, L.P.  
TRACT III, CALLED 96.85 AC.  
DOC. NO. 98-117450  
R.P.R.D.C.T.

TEXAS MUNICIPAL  
POWER AGENCY  
75' EASEMENT - 2.33 AC.  
CAUSE NO. 10453  
DENTON COUNTY  
COURT OF LAW  
(item 10)

TEXAS MUNICIPAL  
POWER AGENCY  
20' GUY EASEMENT  
CAUSE NO. 10458  
DENTON COUNTY  
COURT OF LAW  
(item 10)

**C.W. BYERLY SURVEY**  
**ABSTRACT NO. 1458**

APPROXIMATE  
SURVEY LINE

5/8" CIRF  
TNP (CM)

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

**POINT OF  
BEGINNING**

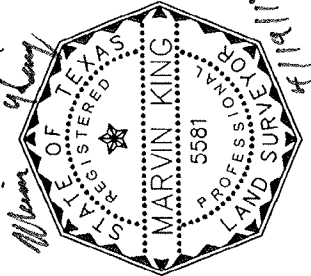


SCALE: 1" = 40'

LEGEND	
△	CALCULATED POINT
⊗	5/8" IRON ROD WITH CAP STAMPED "TNP INC ESMIT" SET
⊙	1/2" IRON ROD FOUND (UNLESS NOTED OTHERWISE)
(CM)	CONTROLLING MONUMENT
⊕	POWER POLE
---	EASEMENT BOUNDARY
---	PROPERTY LINE
---	SURVEY ABSTRACT LINE
---	EXISTING EASEMENT
---OHE---	OVERHEAD ELECTRIC
---X---	FENCE LINE

SEE SHEET 4 OF 4 FOR  
LINE TABLE & NOTES

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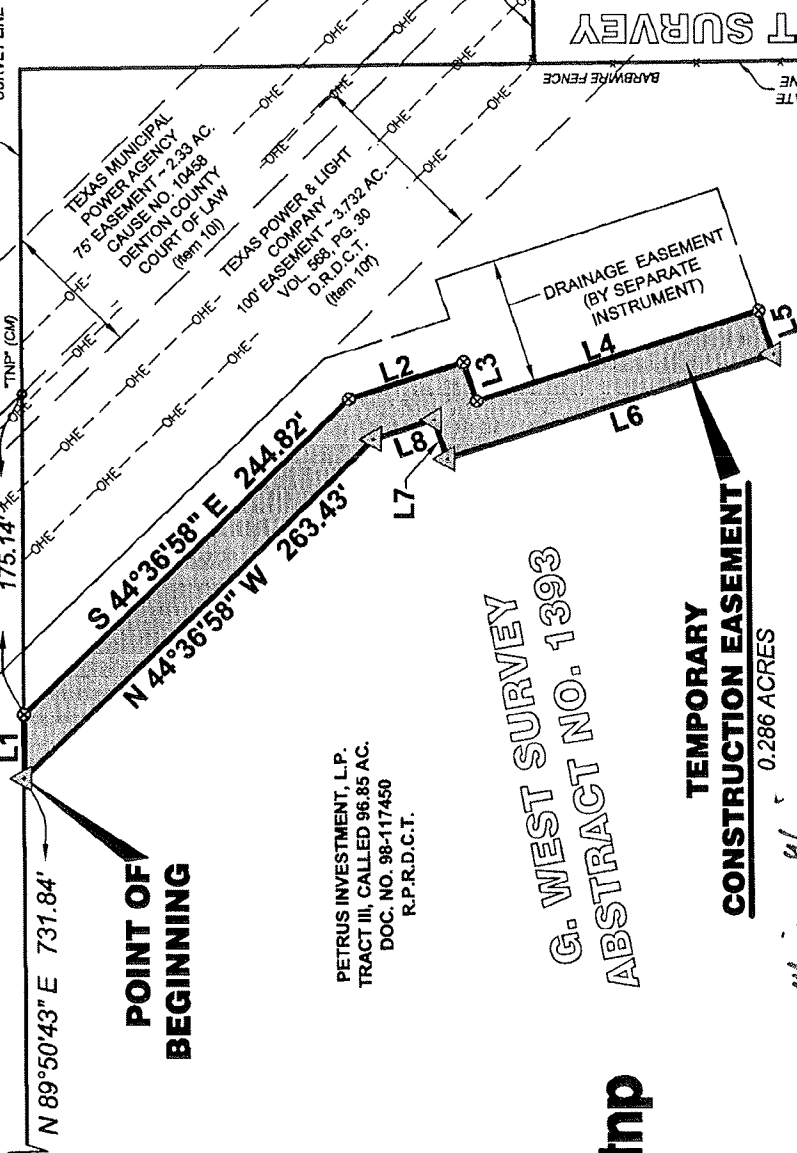


**TEMPORARY  
CONSTRUCTION EASEMENT**  
BEING A 0.286 ACRE TRACT OF LAND SITUATED  
IN THE G. WEST SURVEY, ABSTRACT NO. 1393  
CITY OF DENTON, DENTON COUNTY, TEXAS

DME13222  
SHEET 3 OF 4

**S. PRICHETT SURVEY**  
**ABSTRACT NO. 1021**

SOUTHWEST DENTON  
JOINT VENTURE  
PARCEL NO. 2  
CALLED 35.6 AC.  
DOC. NO. 94-094865  
R.P.R.D.C.T.



PETRUS INVESTMENT, L.P.  
TRACT III, CALLED 96.85 AC.  
DOC. NO. 98-117450  
R.P.R.D.C.T.

**G. WEST SURVEY**  
**ABSTRACT NO. 1393**

**TEMPORARY  
CONSTRUCTION EASEMENT**  
0.286 ACRES





**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 an Average Combination Factor of 1.000150630 to scale from grid to surface.
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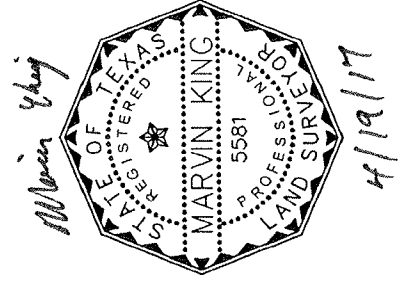
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**LINE TABLE**

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L2	S 17°56'36" E	65.02'
L3	S 72°03'24" W	22.50'
L4	S 17°56'36" E	159.27'
L5	S 72°03'24" W	25.00'
L6	N 17°56'36" W	184.27'
L7	N 72°03'24" E	22.50'
L8	N 17°56'36" W	34.09'



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**tnp**

**EXHIBIT "B-2"**  
**TEMPORARY**  
**CONSTRUCTION EASEMENT**  
 BEING A 0.286 ACRE TRACT OF LAND SITUATED  
 IN THE G. WEST SURVEY, ABSTRACT NO. 1393  
 CITY OF DENTON, DENTON COUNTY, TEXAS