

EXHIBIT "A"

ELECTRIC EASEMENT

Pecan Grove Office Park, LLC Tract

BEING a 0.728 acre tract of land situated in the Alexander Hill Survey, Abstract No. 623, in the City of Denton, Denton County, Texas, being part of Tract Three, a called 3.13 acre tract of land, and part of Tract Six, a called 2.931 acre tract of land described in a Deed to Pecan Grove Office Park, LLC, as recorded in Document No. 2013-85183 of the Official Records of Denton County, Texas (O.R.D.C.T.), and being more particularly described as follows:

COMMENCING at a metal fence corner post found at the southwest corner of Tract V, a called 0.626 acre tract of land described in a Deed to Veldin, LLC, as recorded in Document No. 2016-104553 (O.R.D.C.T.), common with the northwest corner of a called 0.291 acre tract of land described in Deed to Miguel Angel Ruiz-Garcia, as recorded in Volume 4152, Page 2258 of the Real Property Records of Denton County, Texas (R.P.R.D.C.T.), and located in the east line of said 3.13 acre Tract Three;

THENCE North 00°08'48" West, departing the north line of said 0.291 acre tract, and along the common east line of said 3.13 acre Tract Three and the west line of said 0.626 acre Tract V, a distance of 74.51 feet to the **POINT OF BEGINNING**;

THENCE North 86°50'09" West, departing said common line, a distance of 417.28 feet to a point for corner:

THENCE South 83°49'05" West, a distance of 41.56 feet to the intersection with the westerly line of said Tract Three and the easterly line of the Texas and Pacific Railroad (100 foot R.O.W.);

THENCE North 23°38'59" East, along the easterly line of the Texas and Pacific Railroad right of way, passing the northwest corner of said Tract Three and the southwest corner of said Tract Six at a distance of 52.54 feet, and continuing along the easterly line of said Railroad right of way and the westerly line of said Tract Six for a total distance of 90.20 feet to a point for corner;

THENCE South 72°47'46" East, departing the easterly line of the Texas and Pacific Railroad right of way, a distance of 11.30 feet to a point for corner;

THENCE South 86°50'09" East, a distance of 292.45 feet to the intersection with the east line of said Tract Six, common with the northwest corner of Tract VII, a called 0.07 acre tract of land, as described in a Deed to Veldin, LLC, and recorded in Document No. 2016-104553 (O.R.D.C.T.), and the southwest corner of a called 0.08 acre tract of land conveyed to Massoud Ebrahimi and Behrooz Anvari by Deed recorded in Volume 4608, Page 377 (R.P.R.D.C.T.), and being more fully described in Vol. 362, Pg. 514 of the Deed Records of Denton County, Texas (D.R.D.C.T.);

THENCE South 12°54'18" West, departing the south line of said 0.08 acre tract, and along the west line of said Tract VII, a distance of 15.27 feet to a 1/2 inch iron rod found at the southeast corner of said Tract Six and located at the intersection with the north line of said Tract Three;

THENCE North 89°58'42" East, departing the east line of said Tract Six and along the common north line of said Tract Three and the south line of said Tract VII, a distance of 122.21 feet to a 3/8 inch iron rod found at the northeast corner of said Tract Three and the northwest corner of said Tract V;

THENCE South 00°08'48" East, departing the south line of said Tract VII, and along the common east line of said Tract Three and the west line of said Tract V, a distance of 66.86 feet to the **POINT OF BEGINNING**, and containing 0.728 acres of land, more or less.

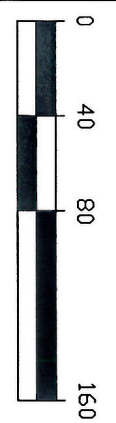
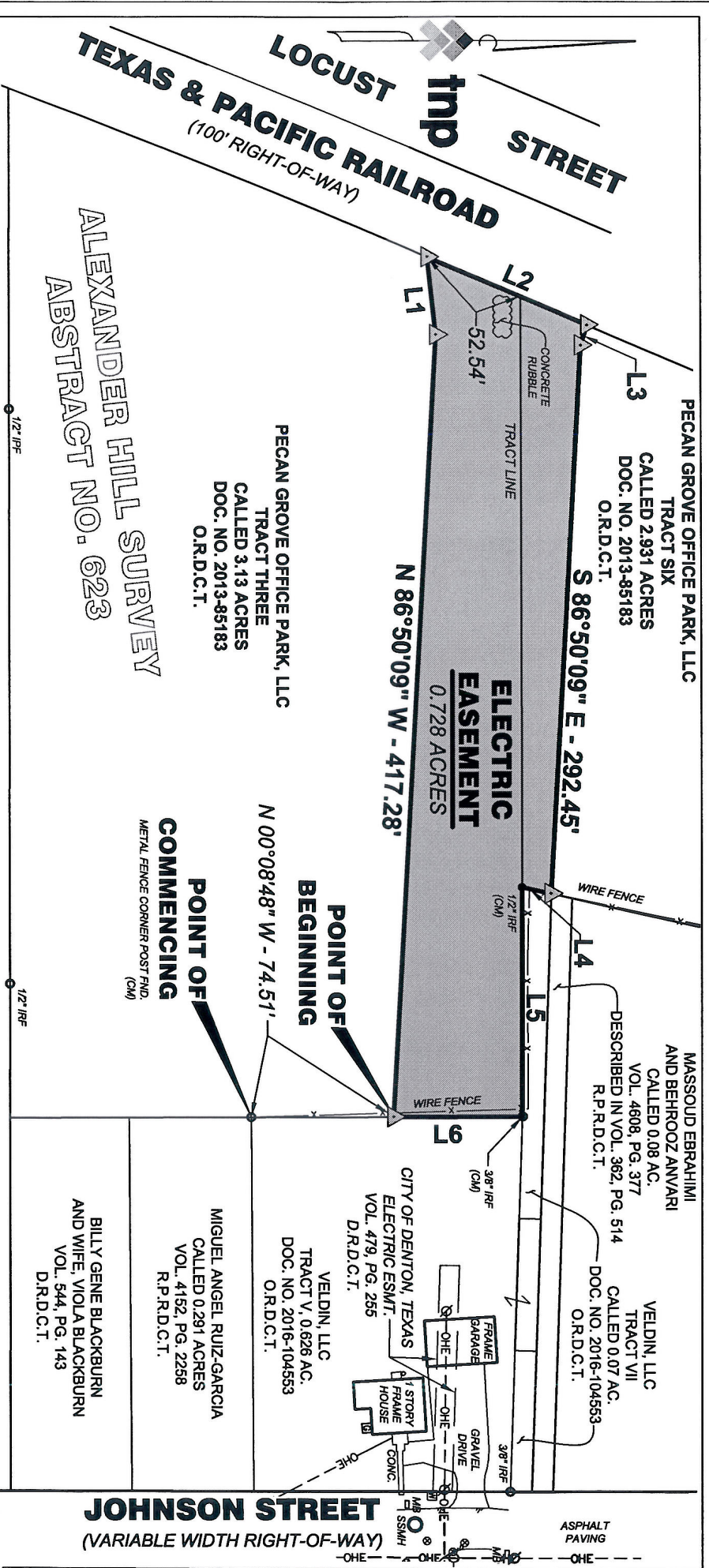
NOTE: Bearings are referenced to Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202: NAD83 (2011) EPOCH 2010) as derived locally from Western Data Systems Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) methods. The distances shown hereon represent surface values utilizing an Average Combination Factor of 1.000147317 to scale from grid to surface.

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



Marvin King 2/10/17

Marvin King, R.P.L.S. No. 5581
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Date: February 10, 2017



NOTES:

1. Bearings of lines shown hereon 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 1.000147317 to scale from grid to surface.
2. This exhibit was prepared with benefit of that current Title Commitment, GF No. 2027-160276-RU, with effective date of August 02, 2015, provided by Reunion title. For easements, rights-of-way and/or other matters of record that may affect this tract, the surveyor relied solely on said title commitment.
3. A Legal Description of even date herewith accompanies this Easement Exhibit. See "Exhibit 'A'."



















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LEGEND

LEGEND	
	CALCULATED POINT
	1/2" IRON ROD FOUND (UNLESS NOTED OTHERWISE)
	CONTROLLING MONUMENT
	GAS UTILITY
	FIRE HYDRANT
	SANITARY SEWER MANHOLE (SSMH)
	POWER POLE
	MAIL BOX (MB)
	WATER VALVE
	WATER METER
	EASEMENT BOUNDARY
	PROPERTY LINE
	EXISTING EASEMENT
	EXISTING RIGHT-OF-WAY
	EDGE OF ASPHALT
	OVERHEAD ELECTRIC LINE

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 83°49'05" W	41.56'
L2	N 23°38'59" E	90.20'
L3	S 72°47'46" E	11.30'
L4	S 12°54'18" W	15.27'
L5	N 89°58'42" E	122.21'
L6	S 00°08'48" E	66.86'

ELECTRIC EASEMENT

BEING 0.728 ACRE ELECTRIC EASEMENT
SITUATED IN THE ALEXANDER HILL SURVEY, ABSTRACT NO. 623
CITY OF DENTON, DENTON COUNTY, TEXAS



EXHIBIT "B"