



**Arthur Surveying Co., Inc.**  
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**EXHIBIT A**  
**20' SANITARY SEWER EASEMENT**  
**0.131 ACRES**  
**CITY OF DENTON, DENTON COUNTY, TEXAS**

**BEING** all that certain lot, tract or parcel of land situated in the J. Brock Survey, Abstract Number 55 and the William Teague Survey, Abstract Number 1266 in the City of Denton, Denton County, Texas, and being a 20 foot Sanitary Sewer Easement in Lot 2, Block A of Minter Addition, an addition to the City of Denton, Denton County, Texas, according to the plat thereof recorded in Cabinet I, Slide 253 of the Plat Records of Denton County, Texas, and being more particularly described as follows:

**BEGINNING** at a point for corner in the north line of Morse Street and the south line of said Lot 2, said point being North 65 degrees 59 minutes 33 seconds West at a distance of 64.11 feet from the most southeast corner thereof.

**THENCE** North 65 degrees 59 minutes 33 seconds West, along the north line of said Morse Street, a distance of 21.97 feet to a point for corner:

**THENCE** over, through and across said Lot 2, the following seven courses:

North 00 degrees 26 minutes 37 seconds West, a distance of 82.35 feet to a point for corner and being at the beginning of a curve to the right having a radius of 190.00 feet;

Continuing along said curve an arc length of 56.74 feet with a delta angle of 17 degrees 06 minutes 33 seconds whose chord bears North 08 degrees 06 minutes 40 seconds East at a distance of 56.53 feet to a point for corner;

North 40 degrees 27 minutes 51 seconds East, a distance of 161.19 feet to a point for corner in the west line of a 16 foot Sanitary Sewer Easement as recorded in Volume 1547, Page 989 of the Deed Records of Denton County, Texas;

South 00 degrees 09 minutes 30 seconds East, along the west line of said 16 foot Sanitary Sewer Easement, a distance of 30.72 feet to a point for corner;

South 40 degrees 27 minutes 51 seconds West, a distance of 133.53 feet to a point for corner and being at the beginning of a non-tangent curve to the left having a radius of 170.00 feet;

Continuing along said curve and with the west line of a 60 foot Drainage Easement as recorded in Volume 604, Page 246 of the Deed Records of Denton County, Texas an arc length of 46.66 feet with a delta angle of 15 degrees 43 minutes 36 seconds whose chord bears South 07 degrees 25 minutes 11 seconds West at a distance of 46.52 feet to a point for corner;

South 00 degrees 26 minutes 37 seconds East, a distance of 91.45 feet to the **POINT OF BEGINNING**, and containing 0.131 acres of land, more or less.

