

PARCELS 68 & 69 ~ DENTON INDEPENDENT SCHOOL DISTRICT ~ EXHIBIT "A"

BEING 0.4021 acre tract of land situated in the Jasper C. Baker Survey, Abstract No. 47, City of Denton, Denton County, Texas, said 0.4021 acre tract of land being a portion of those same tracts of land conveyed to **DENTON INDEPENDENT SCHOOL DISTRICT (DISD)** by deeds recorded in Instrument Nos. 2015-119668 and 2015-125302, Official Public Records, Denton County, Texas (O.P.R.D.C.T.), said 0.4021 acre tract of land being a variable width Permanent Water and Electric Easement and being more particularly described by metes and bounds as follows:

BEGINNING at a Texas Department of Transportation (TxDot) aluminum disk monument found at the west property corner of the said DISD tract (2015-119668), same being the northwest property corner of that certain tract of land conveyed to the State of Texas by deed recorded in Instrument No. 2010-22537, O.P.R.D.C.T.;

THENCE North 88° 54' 06" East, along the north property line of the said DISD tract (2015-119668), at a distance of 10.49 feet passing a TxDot aluminum disk monument found at the southeast lot corner of Lot 1, Block A, Teasley Lane High School Addition, an Addition to the City of Denton, Denton County, Texas, according to the plat thereof recorded in Cabinet V, Slide 355, Plat Records, Denton County, Texas, continuing along the said property line and the south lot line of said Lot 1, in all a total distance of 24.73 feet to a point from which a 1/2-inch iron rod with cap stamped "Coleman RPLS 4001" found at the northeast property corner of the said DISD tract (2015-125302) bears North 88° 54' 06" East, a distance of 669.83 feet, said point also being the beginning of a non-tangent curve to the left having a radius of 1,066.27 feet;

THENCE departing the said property line and the said lot line, over and across the said DISD tracts, the following courses and distances:

In a southeasterly direction along the said curve to the left, an arc length of 806.37 feet, and across a chord which bears South 59° 09' 40" East, a chord length of 787.29 feet;

North 07° 33' 26" East, a distance of 12.00 feet;

South 81° 37' 38" East, a distance of 30.00 feet to the east property line of the said DISD tract (2015-125302), same being the west property line of that certain tract of land conveyed to Hillcrest North Properties, LLC by deed recorded in Instrument No. 2015-46908, O.P.R.D.C.T.;

THENCE South 05° 14' 40" East, along the said property lines, a distance of 32.76 feet to a 1/2-inch iron rod with cap stamped "Coleman RPLS 4001" found at the southeast property corner of the said DISD tract (2015-125302), same being the southwest property corner of the said Hillcrest tract, said iron rod being on the north property line of that certain tract of land conveyed to the State of Texas by deed recorded in Instrument No. 2010-33823, O.P.R.D.C.T., said iron rod also being on the beginning of a non-tangent curve to the right having a radius of 1,085.92 feet;

THENCE along the west property lines of the said DISD tracts, along the east property lines of the said State of Texas tracts and in a northwesterly direction along the said curve to the right, an arc length of 874.00 feet and across a chord which bears North 59° 46' 27" West, a chord length of 850.60 feet to the **POINT OF BEGINNING.**

The hereinabove described tract of land contains a computed area of **0.4021 acres (17,514 square feet)** of land, more or less.

NOTE: Bearings shown herein are based on a local plane modified from NAD83(2011), Texas State Plane grid, Texas North Central, Zone 4202.



10-27-16

Eric S. Spooner
Registered Professional Land Surveyor
Texas Registration No. 5922
Spooner and Associates, Inc.
T.B.P.L.S. Firm No. 10054900

Date



MAP OF EXHIBIT "A"

SEE ATTACHED LEGAL DESCRIPTIONS ON PAGES 1 & 2 HEREIN

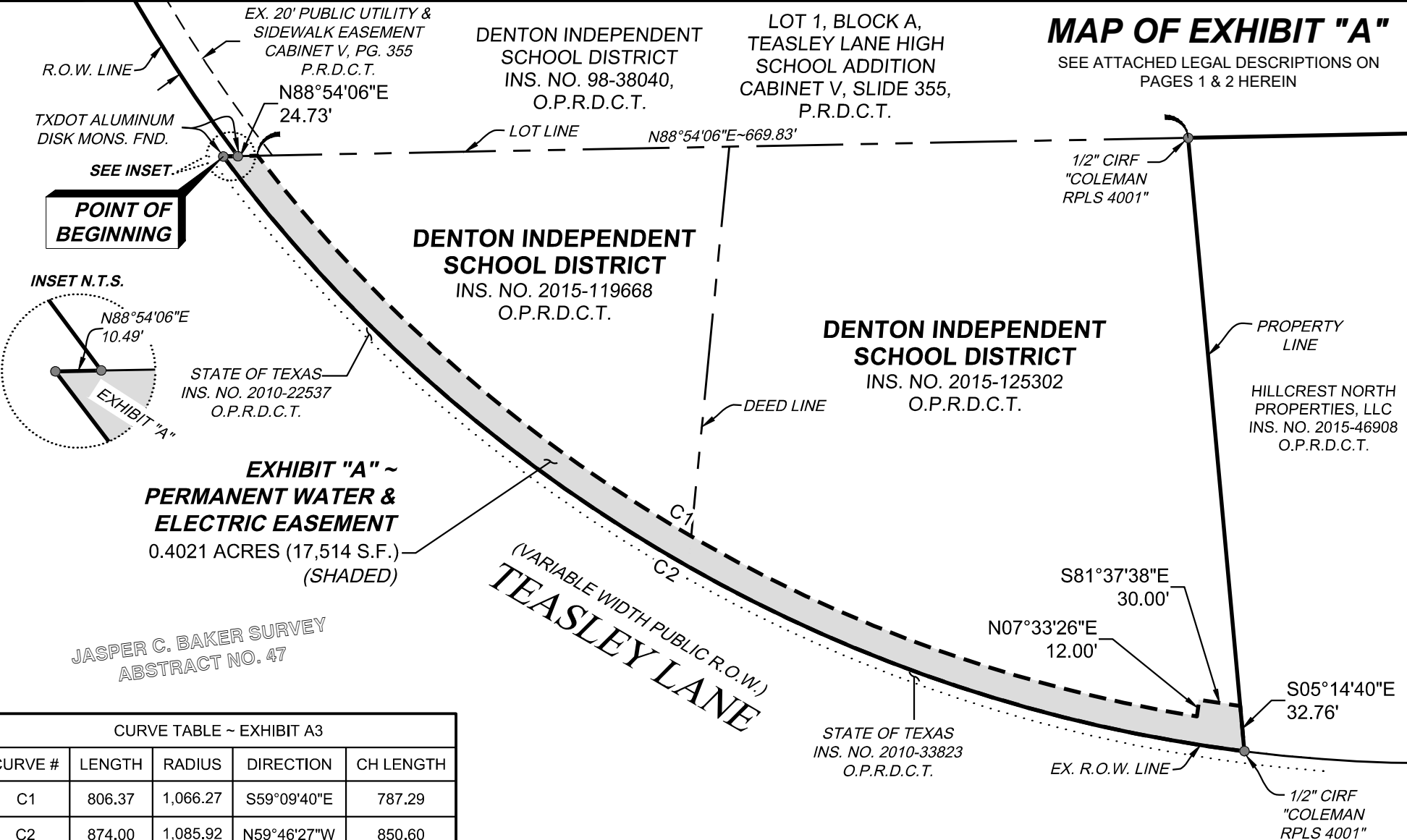


EXHIBIT "A" ~ PERMANENT WATER & ELECTRIC EASEMENT
 0.4021 ACRES (17,514 S.F.)
 (SHADED)

JASPER C. BAKER SURVEY
 ABSTRACT NO. 47

CURVE TABLE ~ EXHIBIT A3				
CURVE #	LENGTH	RADIUS	DIRECTION	CH LENGTH
C1	806.37	1,066.27	S59°09'40"E	787.29
C2	874.00	1,085.92	N59°46'27"W	850.60


EXHIBIT "A" ~ VARIABLE WIDTH PERMANENT WATER & ELECTRIC EASEMENT
 THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS STATE PLANE NAD83 NORTH CENTRAL ZONE (4202).

PROPERTY: DENTON INDEPENDENT SCHOOL DISTRICT
 LOCATION: CITY OF DENTON, DENTON CO., TEXAS
 WHOLE PROPERTY ACREAGE: 4.663 ACRES (DEEDS)
 ACAD FILE: 16-004 PARCEL 61 EASEMENTS.dwg
 S&A JOB NO.: 16-004
 DATE: 10/26/2016
 DRAWN BY: R.W. BRAUD
 CHECKED BY: E. SPOONER

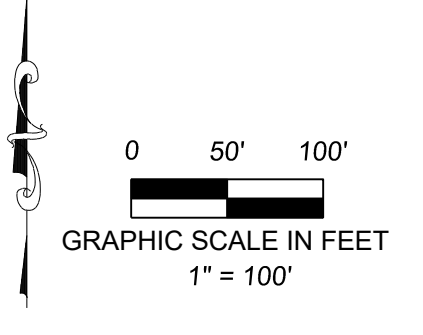


SPOONER & ASSOCIATES
 REGISTERED PROFESSIONAL LAND SURVEYORS
OVER 25 YEARS OF SERVICE
 309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039
 (817) 685-8448 WWW.SPOONERSURVEYORS.COM
 TBPLS FIRM NO. 10054900

10-27-16



ERIC S. SPOONER
 5922
 LAND SURVEYOR



0 50' 100'
 GRAPHIC SCALE IN FEET
 1" = 100'