

WATER EASEMENT

John Morton Survey, Abstract No. 793
Denton County, Texas

LEGAL DESCRIPTION

Being a 0.01 acre tract of land out of the JOHN MORTON SURVEY, ABSTRACT NO. 793, situated in Denton County, Texas, being a portion of a called 65.133 acre tract of land conveyed to Denton Independent School District by deed of record in Document Number 2017-65208 of the Official Records of Denton County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING, at a 1/2-inch iron rod found at the Northeast corner of a called 39.4269 acre tract of land conveyed as "Tract 2" to Leidecker Properties, Ltd. by deed of record in Document Number 2006-42667 of said Official Records, being an interior ell corner of said 65.133 acre tract, from which a 1/2-inch iron rod with cap stamped "EAGLE SURVEYING" found at the most Northerly Northwest corner of said 39.4269 acre tract, being the Northeast corner of a called 10.35 acre tract of land conveyed to Trustees Of The North Texas Conference Of The United Methodist Church by deed of record in Document Number 2020-131951 of said Official Records, bears S89°54'39"W, a distance of 342.68 feet;

THENCE, S00°19'27"E, with the East line of said 39.4269 acre tract, being the common West line of said 65.133 acre tract, a distance of 30.00 feet to the **POINT OF BEGINNING** and Northwest corner hereof;

THENCE, leaving the East line of said 39.4269 acre tract, over and across said 65.133 acre tract, the following three (3) courses and distances:

1. N89°54'39"E, a distance of 39.88 feet to the Northeast corner hereof;
2. S00°13'39"E, a distance of 15.00 feet to the Southeast corner hereof;
3. S89°54'39"W, a distance of 39.86 feet to a point in the East line of said 39.4269 acre tract and common West line of said 65.133 acre tract, for the Southwest corner hereof;

THENCE, N00°19'27"W, along the East line of said 39.4269 acre tract and common West line of said 65.133 acre tract, a distance of 15.00 feet to the **POINT OF BEGINNING**, and containing an area of 0.01 acres (598 square feet) of land, more or less.

PAGE 1 OF 2

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a Registered Professional Land Surveyor under the laws of the State of Texas



EAGLE SURVEYING, LLC
210 S. ELM STREET
SUITE: 104
DENTON, TX 76201
(940) 222-3009
TX FIRM # 10194177

Matthew Raabe



12-08-21
Date

Matthew Raabe
R.P.L.S. # 6402

JOB NUMBER	DRAWN BY	DATE
2005.002-05	CHM	12-7-2021

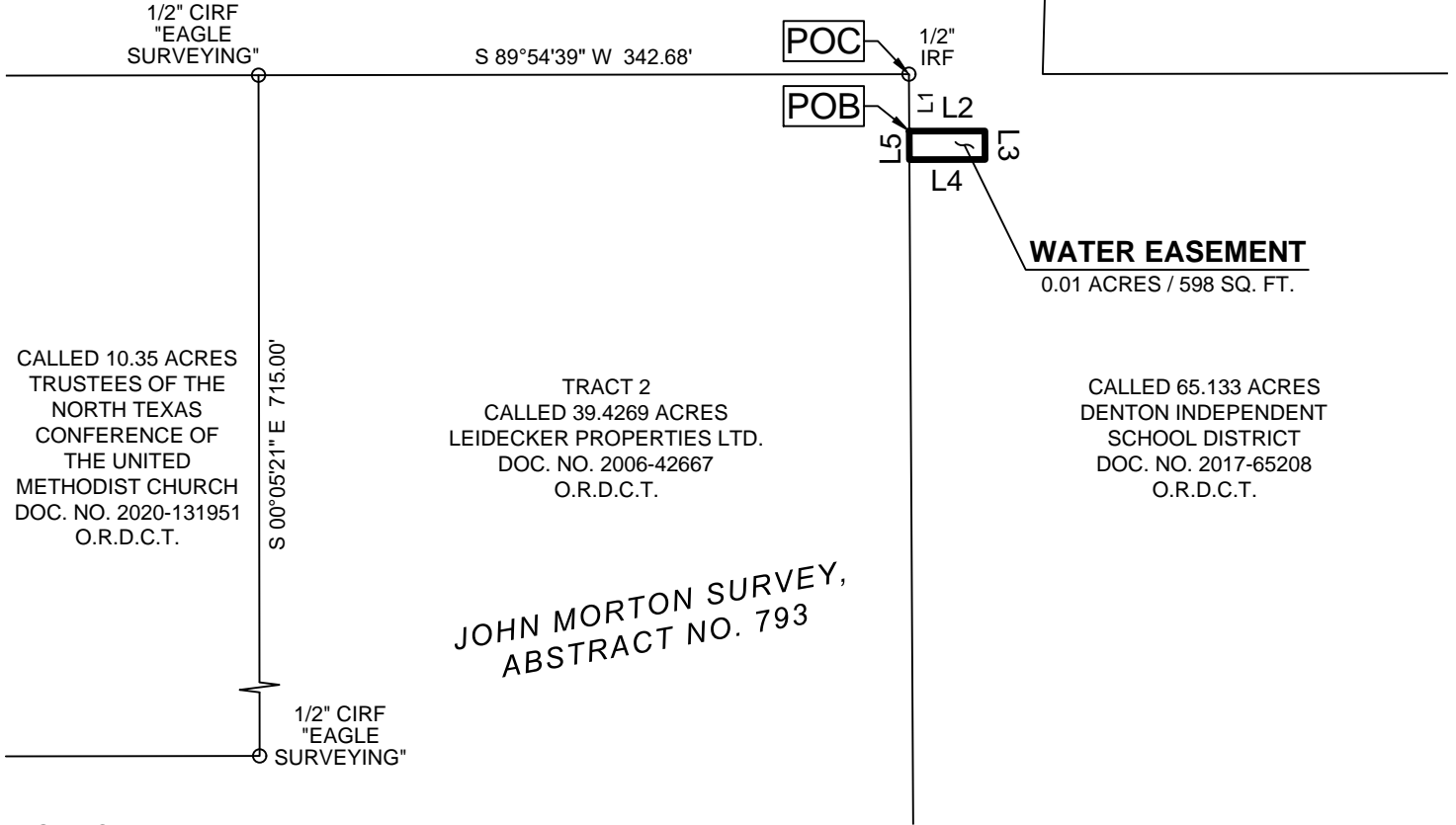
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LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 00°19'27" E	30.00'
L2	N 89°54'39" E	39.88'
L3	S 00°13'39" E	15.00'
L4	S 89°54'39" W	39.86'
L5	N 00°19'27" W	15.00'

CALLED 65.133 ACRES
DENTON INDEPENDENT
SCHOOL DISTRICT
DOC. NO. 2017-65208
O.R.D.C.T.

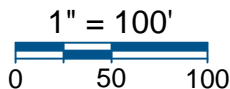
JOHN GOYLE NOLES
VOLUME 2299, PAGE, 86
R.P.R.D.C.T.



PAGE 2 OF 2



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LEGEND

IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
R.P.R.D.C.T.	REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
O.R.D.C.T.	OFFICIAL RECORDS, DENTON COUNTY, TEXAS

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2005.002-05	CHM	12-7-2021