

AFTER RECORDING RETURN TO:
Mustang Special Utility District
7985 FM 2931
Aubrey, TX 76227

EASEMENT AND RIGHT-OF-WAY
(Including Temporary Easement for Construction)

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS
COUNTY OF DENTON §

That Braswell High School (DISD High School #4) (“Grantor”), for and in consideration of TEN DOLLARS AND NO/100 (\$10.00) and other good and valuable consideration paid to Grantor by Mustang Special Utility District (“Grantee”), the receipt and sufficiency of which is hereby acknowledged, does hereby grant and convey unto Grantee, its successors and assigns, a thirty foot (30’) permanent easement and right-of-way (the “Easement”) to erect, construct, install, and lay and thereafter access and use, operate, inspect, repair, alter, protect, maintain, replace, upgrade, parallel, add and remove water distribution lines and wastewater collection lines, if applicable, (the pipelines) and appurtenances, and any other facilities necessary to serve Grantor’s property as well as Grantee’s current and future system-wide customers, (collectively, the “Improvements”) under and across 0.608 acres of land, more particularly depicted and described in Exhibit A attached hereto and made a part hereof by reference as if fully set forth herein (the “Easement Property”).

Grantor also grants and conveys unto Grantee a fifty foot (50’) wide temporary construction easement, parallel to and twenty-five feet (25’) on the south side of the Easement Property for use in connection with the initial installation of the Improvements by Grantee, within the Easement Property and for the storage of excavation material resulting from such construction (the “Temporary Construction Easement”). The Temporary Construction Easement will expire upon completion of construction and acceptance of the Improvements by Grantee.

Grantee shall have such other rights and benefits necessary and/or convenient for the full enjoyment and use of the rights herein granted, including without limitation: the reasonable right from time-to-time to remove any and all paving, trees and undergrowth, and other obstructions that injure the Improvements.

Grantor, its successors and assigns, may fully use and enjoy the Easement Property, except that such use and enjoyment shall not hinder conflict or interfere with the exercise of Grantee’s rights hereunder and no building, structure or reservoir shall be constructed upon, over or across the Easement Property without Grantee’s written consent; provided further that Grantor, its successors and assigns, may construct, dedicate and maintain over and across the Easement Property such driveways, aerial utility lines and fences as will not interfere with Grantee’s use of the Easement for the permitted purposes. The installation of subsurface utility lines across the Easement are subject to Mustang’s prior written consent.

Grantee shall clean up and remove all trash and debris caused by the installation of the Improvements hereunder or Grantee’s use of the Easement Property, and shall repair all damages caused by the installation of the Improvement or Grantee’s use of the Easement Property within a reasonable time not to exceed forty-five (45) days following completion and acceptance of the Improvements by Grantee. Grantee shall also restore the surface of the land to a smooth contour following said installation or use of

the Easement Property, including the restoration of existing top soil or removal of soils created during construction by Grantee within a reasonable time not to exceed forty-five (45) days completion and acceptance of the Improvements by Grantee. During construction, Grantee shall install such fences, barricades or safety barriers as may be reasonably required to protect the public, livestock or adjacent property.

The consideration recited herein shall constitute payment in full for all damages sustained by Grantor by reason of the installation of the Improvements referred to herein, and Grantee will maintain the Easement Property in a state of good repair and efficiency so that no damages will result from its use to Grantor's premises. This agreement together with other provisions of this grant shall be perpetual and shall constitute a covenant running with the land for the benefit of Grantee, its successors and assigns. Grantee's rights hereunder may be assigned in whole or in part to one or more assignees.

TO HAVE AND TO HOLD the Easement and rights appurtenant thereto unto Grantee, its successors and assigns, until the Improvements are declared permanently abandoned by Grantee, in which event the Easement Property and rights appurtenant thereto shall cease and terminate and revert to Grantor.

Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND, all and singular, the Easement and rights appurtenant thereto herein granted to Grantee, or Grantee's successors and assigns, against every person whomsoever claiming, or to claim, the same or any part thereof.

It is expressly understood that all rights, conveyances or covenants are herein written, and no verbal agreements of any kind shall be binding or recognized or in any way modify this instrument of conveyance.

When the context requires, singular nouns and pronouns include the plural.

EXECUTED this _____ day of _____, 2020.

GRANTOR:

By: _____

Name: _____

Title: _____

Date: _____

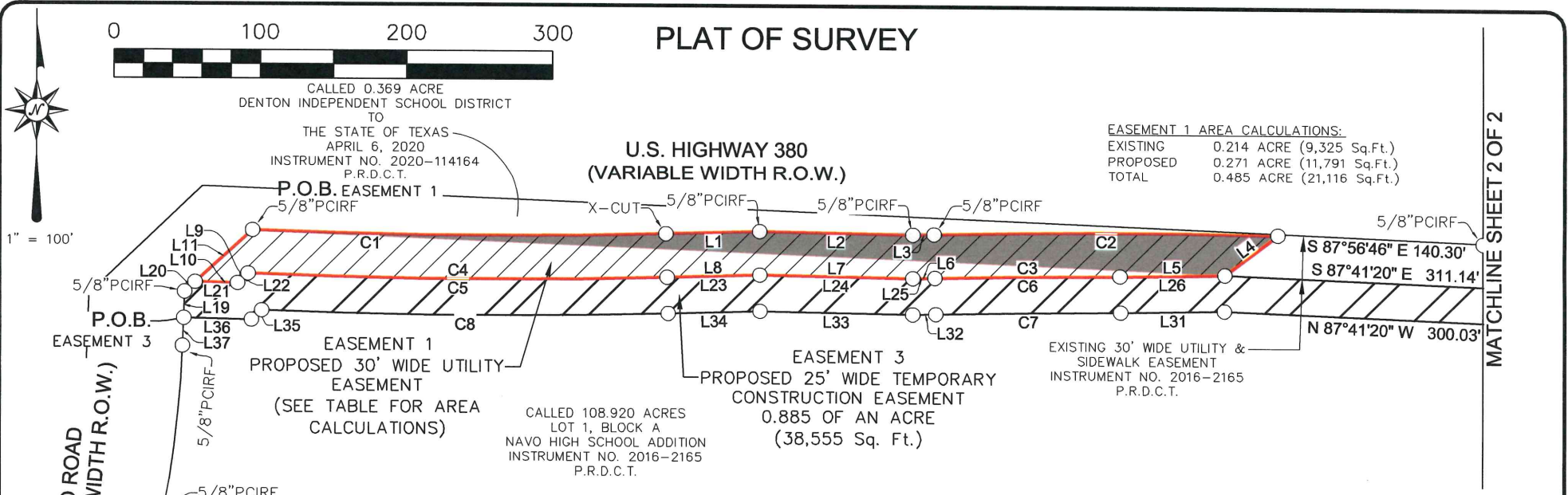
THE STATE OF TEXAS §

COUNTY OF §

This instrument was acknowledged before on _____, 2020, by _____
the _____ of _____, on behalf of and with authority
of said entity.

Notary Public, State of Texas

Exhibit A



MATCHLINE SHEET 2 OF 2

Curve Table					
Curve #	Radius	Arc Length	Chord Length	Chord Bearing	Delta Angle
C1	4146.67	283.04	282.98	S89° 42' 09"E	3° 54' 39"
C2	4658.33	235.57	235.55	N89° 44' 32"E	2° 53' 51"
C3	4628.33	126.72	126.72	S89° 04' 34"W	1° 34' 07"
C4	4176.67	286.88	286.82	N89° 41' 24"W	3° 56' 07"
C5	4176.67	286.88	286.82	S89° 41' 24"E	3° 56' 07"
C6	4628.33	126.72	126.72	N89° 04' 34"E	1° 34' 07"
C7	4624.31	126.59	126.59	S89° 04' 34"W	1° 34' 07"
C8	4201.67	278.25	278.20	N89° 45' 38"W	3° 47' 40"

Line Table		
Line No.	Bearing	Distance
L1	N88°18'30"E	64.36'
L2	S88°58'11"E	105.11'
L3	N88°52'38"E	14.49'
L4	S52°45'09"W	45.60'
L5	S88°52'38"W	71.82'
L6	S88°52'38"W	15.21'
L7	N88°58'11"W	104.96'
L8	S88°18'30"W	63.66'
L9	S47°23'07"W	9.80'
L10	N88°44'52"W	28.86'
L11	N47°23'07"E	53.04'
L19	N02°02'47"E	18.14'
L20	N47°23'07"E	9.89'

Line Table		
Line No.	Bearing	Distance
L21	S88°44'52"E	28.86'
L22	N47°23'07"E	9.80'
L23	N88°18'30"E	63.66'
L24	S88°58'11"E	104.96'
L25	N88°52'38"E	15.21'
L26	N88°52'38"E	71.82'
L31	S88°52'38"W	71.07'
L32	S88°52'38"W	15.81'
L33	N88°58'11"W	104.84'
L34	S88°18'30"W	63.08'
L35	S47°23'07"W	9.56'
L36	N88°44'39"W	46.31'
L37	S02°02'47"W	19.30'

JDS SURVEYING, INC.
WWW.JDSSURVEY.COM

PROFESSIONAL SURVEYING & MAPPING
T.B.P.E.L.S. Firm Registration No. 10194118
159 W. Main, Van, TX 75790 - Phone: (903) 963-2333

PLAT SHOWING
30' WIDE UTILITY EASEMENT AND 25' WIDE
TEMPORARY CONSTRUCTION EASEMENT LOCATED
IN THE THOMAS NAVO SURVEY, ABSTRACT NO. 964
DENTON COUNTY, TEXAS

LEGEND
IRON ROD W/PINK CAP
RIGHT-OF-WAY
PLAT RECORDS DENTON
DENTON COUNTY, TEXAS
30' WIDE UTILITY & SIDEWALK
EASEMENT
DOCUMENT NO. 2016-2165
P.R.D.C.T.

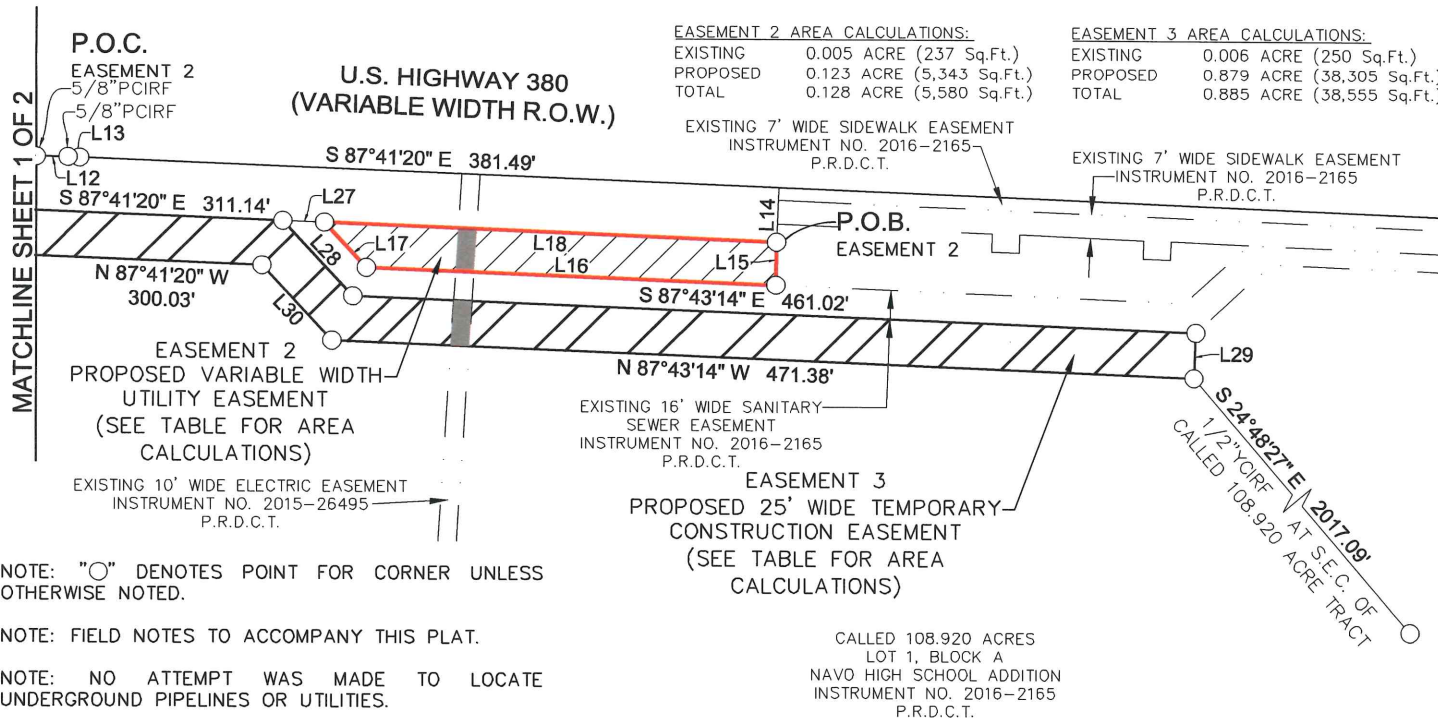
SCALE: 1" = 100'
DATE: 09-30-2020
REV#5: 01-04-2021

DRAWN BY: GH
FILE No. 1922-NHS

PLAT OF SURVEY



1" = 100'



Line Table		
Line No.	Bearing	Distance
L12	S88°46'50"E	17.25'
L13	S87°41'20"E	6.47'
L14	S02°18'40"W	30.00'
L15	S00°44'06"W	23.65'
L16	N87°43'14"W	223.85'
L17	N42°41'20"W	33.60'
L18	S87°41'20"E	246.96'
L27	N87°41'20"W	22.63'
L28	S42°41'20"E	56.24'
L29	S02°16'46"W	25.00'
L30	N42°41'20"W	56.25'

NOTE: "O" DENOTES POINT FOR CORNER UNLESS OTHERWISE NOTED.

NOTE: FIELD NOTES TO ACCOMPANY THIS PLAT.

NOTE: NO ATTEMPT WAS MADE TO LOCATE UNDERGROUND PIPELINES OR UTILITIES.

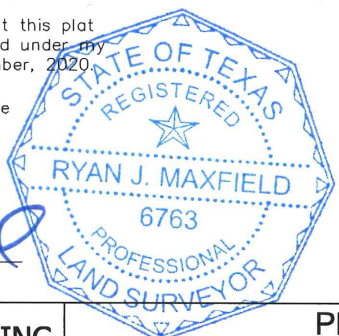
NOTE: THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD NOT SHOWN.

THOMAS NAVO SURVEY A-964

The bearings hereon were oriented to agree with Grid North and were derived by the use of G.P.S. equipment. (TX North Central Zone - NAD 83)

I, Ryan J. Maxfield, do hereby state that this plat represents a survey made on the ground under my supervision during the month of September, 2020.

GIVEN UNDER MY HAND & SEAL, this the 4th day of January, 2021.



[Signature]
 RYAN J. MAXFIELD - R.P.L.S. No. 6763

JDS SURVEYING, INC.
 WWW.JDSSURVEY.COM

PROFESSIONAL SURVEYING & MAPPING
 T.B.P.E.L.S. Firm Registration No. 10194118
 159 W. Main, Van, TX 75790 - Phone: (903) 963-2333

PLAT SHOWING
VARIABLE WIDTH UTILITY EASEMENT AND 25' WIDE TEMPORARY CONSTRUCTION EASEMENT LOCATED IN THE THOMAS NAVO SURVEY, ABSTRACT NO. 964 DENTON COUNTY, TEXAS

LEGEND

PCIRF	IRON ROD W/PINK CAP
YCIRF	IRON ROD W/YELLOW CAP
R.O.W.	RIGHT-OF-WAY
P.R.D.C.T.	PLAT RECORDS DENTON DENTON COUNTY, TEXAS
	10' WIDE ELECTRIC EASEMENT DOCUMENT NO. 2015-26495 P.R.D.C.T.

SCALE: 1" = 100'	DRAWN BY: GH
DATE: 09-30-2020	FILE No. 1922-NHS
REV#5: 01-04-2021	

JDS SURVEYING, INC.

**T.B.P.E.L.S. Firm Registration No. 10194118
159 W. MAIN - VAN, TX 75790 – Phone: (903) 963-2333**

EASEMENT NO. 1 - PROPOSED 30' WIDE UTILITY EASEMENT

**EXISTING: 0.214 AC. (9,325 S.F.)
PROPOSED: 0.271 AC. (11,791 S.F.)
TOTAL: 0.485 AC. (21,116 S.F.)**

All that certain lot, tract or parcel of land located within the Thomas Navo Survey, Abstract No. 964 of Denton County, Texas, and being a portion of a called 108.920 acre tract, being Lot 1, Block A of the Navo High School Addition, according to a plat recorded in Instrument No. 2016-2165 of the Plat Records of Denton County, Texas, and this 0.485 acre tract being more fully described as follows:

BEGINNING at a 5/8" Iron Rod with a pink cap Found at the intersection of the East right-of-way line of Navo Road (variable width right-of-way) with the South right-of-way line of U. S. Highway 380 (variable width right-of-way) and being at the beginning of a curve to the left, having a central angle of 03 deg. 54 min. 39 sec., a radius of 4,146.67 and a chord bearing and length of South 89 deg. 42 min. 09 sec. East, 282.98 feet;

THENCE with the South right-of-way line of said U.S. Highway 380, the following five (5) courses and distances:

With said curve to the left, an arc length of 283.04 feet to an X-Cut Found;

North 88 deg. 18 min. 30 sec. East, a distance of 64.36 feet to a 5/8" Iron Rod with a pink cap Found;

South 88 deg. 58 min. 11 sec. East, a distance of 105.11 feet to a 5/8" Iron Rod with a pink cap Found;

North 88 deg. 52 min. 38 sec. East, a distance of 14.49 feet to a 5/8" Iron Rod with a pink cap Found at the beginning of a curve to the right, having a central angle of 02 deg. 53 min. 51 sec., a radius of 4,658.33 feet and a chord bearing and length of North 89 deg. 44 min. 32 sec. East, 235.55 feet;

With said curve to the right, an arc length of 235.57 feet to a Point for Corner, from which a 5/8" Iron Rod with a pink cap Found in said South right-of-way line bears South 87 deg. 56 min. 46 sec. East, a distance of 140.30 feet;

EASEMENT NO. 1 – 0.485 AC. (21,116 S.F.)

Page 2 of 3

THENCE across said 108.920 acre tract, the following nine (9) courses and distances:

South 52 deg. 45 min. 09 sec. West, a distance of 45.60 feet to a Point for Corner;

South 88 deg. 52 min. 38 sec. West, a distance of 71.82 feet to a Point for Corner at the beginning of a curve to the left, having a central angle of 01 deg. 34 min. 07 sec., a radius of 4,628.33 feet and a chord bearing and length of South 89 deg. 04 min. 34 sec. West, 126.72 feet;

With said curve to the left, an arc length of 126.72 feet to a Point for Corner;

South 88 deg. 52 min. 38 sec. West, a distance of 15.21 feet to a Point for Corner;

North 88 deg. 58 min. 11 sec. West, a distance of 104.96 feet to a Point for Corner;

South 88 deg. 18 min. 30 sec. West, a distance of 63.66 feet to a Point for Corner at the beginning of a curve to the right, having a central angle of 03 deg. 56 min. 07 sec., a radius of 4,176.67 feet and a chord bearing and length of North 89 deg. 41 min. 24 sec. West, 286.82 feet;

With said curve to the right, an arc length of 286.88 feet to a Point for Corner;

South 47 deg. 23 min. 07 sec. West, a distance of 9.80 feet to a Point for Corner;

North 88 deg. 44 min. 52 sec. West, a distance of 28.86 feet to a Point for Corner in the East right-of-way line of said Navo Road, from which a 5/8" Iron Rod with a pink cap Found at an angle point in said East right-of-way line bears South 47 deg. 23 min. 07 sec. West, a distance of 9.89 feet;

EASEMENT NO. 1 – 0.485 AC. (21,116 S.F.)
Page 3 of 3

THENCE North 47 deg. 23 min. 07 sec. East, with the East right-of-way line of said Navo Road, a distance of 53.04 feet to the POINT OF BEGINNING AND CONTAINING 0.485 OF AN ACRE (21,116 SQUARE FEET) OF LAND, 0.214 of an acre of which is contained within an existing 30' wide utility and sidewalk easement, according to said plat recorded in Instrument No. 2016-2165. See Map No. 1922-NHS prepared in conjunction with these field notes. The bearings hereon were oriented to agree with Grid North and were derived through the use of G.P.S. equipment (Texas North Central Zone – NAD 83). I, Ryan J. Maxfield, do hereby state that the field notes hereon were prepared from a survey made on the ground under my supervision during the month of September, 2020.

GIVEN UNDER MY HAND & SEAL, this the 4th day of January, 2021.



Ryan J. Maxfield
Registered Professional Land Surveyor
State of Texas No. 6763



JDS SURVEYING, INC.

T.B.P.E.L.S. Firm Registration No. 10194118

159 W. MAIN - VAN, TX 75790 – Phone: (903) 963-2333

EASEMENT NO. 2 - PROPOSED VARIABLE WIDTH UTILITY EASEMENT

EXISTING: 0.005 AC. (237 S.F.)
PROPOSED: 0.123 AC. (5,343 S.F.)
TOTAL: 0.128 AC. (5,580 S.F.)

All that certain lot, tract or parcel of land located within the Thomas Navo Survey, Abstract No. 964 of Denton County, Texas, and being a portion of a called 108.920 acre tract, being Lot 1, Block A of the Navo High School Addition, according to a plat recorded in Instrument No. 2016-2165 of the Plat Records of Denton County, Texas, and this 0.128 acre tract being more fully described as follows:

COMMENCING at a 5/8" Iron Rod with a pink cap Found in the South right-of-way line of U. S. Highway 380 (variable width right-of-way), from which the Northeast corner of the previously described Easement No. 1 bears North 87 deg. 56 min. 46 sec. West, a distance of 140.30 feet;

THENCE with the South right-of-way line of said U. S. Highway 380, the following three (3) courses and distances:

South 88 deg. 46 min. 50 sec. East, a distance of 17.25 feet to a 5/8" Iron Rod with a pink cap Found;

South 87 deg. 41 min. 20 sec. East, a distance of 6.47 feet to a Point for Corner;

South 87 deg. 41 min. 20 sec. East, a distance of 381.49 feet to a Point for Corner;

THENCE South 02 deg. 18 min. 40 sec. West, across said 108.920 acre tract, a distance of 30.00 feet to the POINT OF BEGINNING of the tract of land herein described and being at the Southeast corner of an existing 30' wide utility and sidewalk easement according to said plat recorded in Instrument No. 2016-2165;

THENCE South 00 deg. 44 min. 06 sec. West, across said 108.920 acre tract, a distance of 23.65 feet to a Point for Corner in the North line of an existing 16' wide sanitary sewer easement according to said plat recorded in Instrument No. 2016-2165;

THENCE North 87 deg. 43 min. 14 sec. West, with the North line of said existing 16' wide sanitary sewer easement, a distance of 223.85 feet to a Point for Corner;

EASEMENT NO. 2 – 0.128 AC. (5,580 S.F.)

Page 2 of 2

THENCE North 42 deg. 41 min. 20 sec. West, with the Northeast line of said 16' wide sanitary sewer easement, a distance of 33.60 feet to a Point for Corner in the South line of said existing 30' wide utility and sidewalk easement, from which an angle point in the North line of a proposed 25' wide temporary construction easement (herein described as Easement No. 3) bears North 87 deg. 41 min. 20 sec. West, a distance of 22.63 feet;

THENCE South 87 deg. 41 min. 20 sec. East, with the South line of said existing 30' wide utility and sidewalk easement, a distance of 246.96 feet to the POINT OF BEGINNING AND CONTAINING 0.128 OF AN ACRE (5,580 SQUARE FEET) OF LAND, 0.005 of an acre of which is contained within an existing 10' wide electric easement, recorded in Instrument No. 2015-26495 of the Official Records of Denton County, Texas. See Map No. 1922-NHS prepared in conjunction with these field notes. The bearings hereon were oriented to agree with Grid North and were derived through the use of G.P.S. equipment (Texas North Central Zone – NAD 83). I, Ryan J. Maxfield, do hereby state that the field notes hereon were prepared from a survey made on the ground under my supervision during the month of September, 2020.

GIVEN UNDER MY HAND & SEAL, this the 4th day of January, 2021.



Ryan J. Maxfield
Registered Professional Land Surveyor
State of Texas No. 6763



JDS SURVEYING, INC.

T.B.P.E.L.S. Firm Registration No. 10194118

159 W. MAIN - VAN, TX 75790 – Phone: (903) 963-2333

EASEMENT NO. 3 - PROPOSED 25' WIDE TEMPOARY CONSTRUCTION EASEMENT

EXISTING: 0.006 AC. (250 S.F.)
PROPOSED: 0.879 AC. (38,305 S.F.)
TOTAL: 0.885 AC. (38,555 S.F.)

All that certain lot, tract or parcel of land located within the Thomas Navo Survey, Abstract No. 964 of Denton County, Texas, and being a portion of a called 108.920 acre tract, being Lot 1, Block A of the Navo High School Addition, according to a plat recorded in Instrument No. 2016-2165 of the Plat Records of Denton County, Texas, and this 0.885 acre tract being more fully described as follows:

BEGINNING at a Point for Corner in the East right-of-way line of Navo Road (variable width right-of-way), from which a 5/8" Iron Rod with a pink cap Found in said East right-of-way line bears South 02 deg. 02 min. 47 sec. West, a distance of 19.30 feet;

THENCE North 02 deg. 02 min. 47 sec. East, with the East right-of-way line of said Navo Road, a distance of 18.14 feet to a 5/8" Iron Rod with a pink cap Found;

THENCE North 47 deg. 23 min. 07 sec. East, continuing with the East right-of-way line of said Navo Road, a distance of 9.89 feet to a Point at the Southwest corner of the previously described Easement No. 1, from which a 5/8" Iron Rod with a pink cap Found at the intersection of the East right-of-way line of said Navo Road with the South right-of-way line of U. S. Highway 380 (variable width right-of-way) bears North 47 deg. 23 min. 07 sec. East, a distance of 53.04 feet;

THENCE with the South line of the previously described Easement No. 1, the following eight (8) courses and distances:

South 88 deg. 44 min 52 sec. East, a distance of 28.86 feet to a Point for Corner;

EASEMENT NO. 3 – 0.885 AC. (38,555 S.F.)

Page 2 of 4

North 47 deg. 23 min. 07 sec. East, a distance of 9.80 feet to a Point for Corner at the beginning of a curve to the left, having a central angle of 03 deg. 56 min. 07 sec., a radius of 4,176.67 feet and a chord bearing and length of South 89 deg. 41 min. 24 sec. East, 286.82 feet;

With said curve to the left, an arc length of 286.88 feet to a Point for Corner;

North 88 deg. 18 min. 30 sec. East, a distance of 63.66 feet to a Point for Corner;

South 88 deg. 58 min. 11 sec. East, a distance of 104.96 feet to a Point for Corner;

North 88 deg. 52 min. 38 sec. East, a distance of 15.21 feet to a Point for Corner at the beginning of a curve to the right, having a central angle of 01 deg. 34 min. 07 sec., a radius of 4,628.33 feet and a chord bearing and length of South 89 deg. 04 min. 34 sec. West, 126.72 feet;

With said curve to the right, an arc length of 126.72 feet to a Point for Corner;

North 88 deg. 52 min. 38 sec. East, a distance of 71.82 feet to a Point for Corner;

THENCE South 87 deg. 41 min. 20 sec. East, with the South line of an existing 30' wide utility and sidewalk easement according to said plat recorded in Instrument No. 2016-2165, a distance of 311.14 feet to a Point at the Northwest corner of an existing 16' wide sanitary sewer easement according to said plat recorded in Instrument No. 2016-2165, from which the Northwest corner of the previously described Easement No. 2 bears South 87 deg. 41 min. 20 sec. East, a distance of 22.63 feet;

THENCE South 42 deg. 41 min. 20 sec. East, with the Southwest line of said existing 16' wide sanitary sewer easement, a distance of 56.24 feet to a Point for Corner;

THENCE South 87 deg. 43 min. 14 sec. East, with the South line of said existing 16' wide sanitary sewer easement, a distance of 461.02 feet to a Point for Corner;

EASEMENT NO. 3 – 0.885 AC. (38,555 S.F.)

Page 3 of 4

THENCE across said 108.920 acre tract, the following twelve (12) courses and distances:

South 02 deg. 16 min. 46 sec. West, a distance of 25.00 feet to a Point for Corner, from which a 1/2" Iron Rod with a yellow cap Found at the Southeast corner of said 108.920 acre tract bears South 24 deg. 48 min. 27 sec. East, a distance of 2,017.09 feet;

North 87 deg. 43 min. 14 sec. West, a distance of 471.38 feet to a Point for Corner;

North 42 deg. 41 min. 20 sec. West, a distance of 56.25 feet to a Point for Corner;

North 87 deg. 41 min. 20 sec. West, a distance of 300.03 feet to a Point for Corner;

South 88 deg. 52 min. 38 sec. West, a distance of 71.07 feet to a Point for Corner at the beginning of a curve to the left, having a central angle of 01 deg. 34 min. 07 sec., a radius of 4,624.31 feet and a chord bearing and length of South 89 deg. 04 min. 34 sec. West, 126.59 feet;

With said curve to the left, an arc length of 126.59 feet to a Point for Corner;

South 88 deg. 52 min. 38 sec. West, a distance of 15.81 feet to a Point for Corner;

North 88 deg. 58 min. 11 sec. West, a distance of 104.84 feet to a Point for Corner;

South 88 deg. 18 min. 30 sec. West, a distance of 63.08 feet to a Point for Corner at the beginning of a curve to the right, having a central angle of 03 deg. 47 min. 40 sec., a radius of 4,201.67 feet and a chord bearing and length of North 89 deg. 45 min. 38 sec. West, 278.20 feet;

With said curve to the right, an arc length of 278.25 feet to a Point for Corner;

South 47 deg. 23 min. 07 sec. West, a distance of 9.56 feet to a Point for Corner;

EASEMENT NO. 3 – 0.885 AC. (38,555 S.F.)

Page 4 of 4

North 88 deg. 44 min. 39 sec. West, a distance of 46.31 feet to the POINT OF BEGINNING AND CONTAINING 0.885 OF AN ACRE (38,555 SQUARE FEET) OF LAND, 0.006 of an acre of which is contained within an existing 10' wide electric easement, recorded in Instrument No. 2015-26495 of the Official Records of Denton County, Texas.

See Map No. 1922-NHS prepared in conjunction with these field notes. The bearings hereon were oriented to agree with Grid North and were derived through the use of G.P.S. equipment (Texas North Central Zone – NAD 83). I, Ryan J. Maxfield, do hereby state that the field notes hereon were prepared from a survey made on the ground under my supervision during the month of September, 2020.

GIVEN UNDER MY HAND & SEAL, this the 4th day of January, 2021.



Ryan J. Maxfield

**Registered Professional Land Surveyor
State of Texas No. 6763**

