

ACCESS EASEMENT

R. Beaumont Survey, Abstract No. 31
City of Denton, Denton County, Texas

LEGAL DESCRIPTION

Being a 0.098 acre tract of land out of the R. Beaumont Survey, Abstract Number 31, situated in the City of Denton, Denton County, Texas, being a portion of Lots 3R-2R1 and 3R-2R2 of Revised Roberts Addition, a subdivision of record in Document Number 2017-166 of the Plat 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 South end of a cutback line at the intersection of the West right-of-way line of Ector Street (100' right-of-way) and the North right-of-way line of Emery Street (70' right-of-way), being the most Southerly Southeast corner of said Lot 3R-2R2;

THENCE, N89°00'46"W, along the North right-of-way line of said Emery Street, being the common South line of said Lot 3R-2R2, a distance of 84.12 feet to the **POINT OF BEGINNING** and the Southeast corner hereof;

THENCE, N89°00'46"W, continuing along the North right-of-way line of said Emery Street and the common South line of said Lot 3R-2R2, passing at a distance of 13.00 feet, a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" found at the Southeast corner of said Lot 3R-2R1, being the Southwest corner of said Lot 3R-2R2, a total distance of 30.00 feet to the Southwest corner hereof;

THENCE, leaving the North right-of-way line of said Emery Street, over and across said Lots 3R-2R1 and Lot 3R-2R2, the following six (6) courses and distances:

1. N00°34'12"E, a distance of 19.00 feet to the beginning of a tangent curve to the right;
2. Along said tangent curve to the right, having a radius of 21.55 feet, a chord bearing of N19°04'22"E, a chord length of 13.68 feet, a delta angle of 37°00'20", an arc length of 13.92 feet to the point of reverse curvature;
3. Along said reverse curve to the left, having a radius of 8.24 feet, a chord bearing of N19°15'35"E, a chord length of 5.18 feet, a delta angle of 36°37'54", an arc length of 5.27 feet to the end of said curve;
4. N00°34'12"E, a distance of 105.08 feet to the Northwest corner hereof, from which a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" found at the Northeast corner of said Lot 3R-2R1, being the Northwest corner of said Lot 3R-2R2, bears N51°28'53"E, a distance of 14.28 feet;
5. S89°00'46"E, a distance of 24.00 feet to the Northeast corner hereof;
6. S00°34'12"W, a distance of 142.00 feet to the **POINT OF BEGINNING** and containing an area of 0.082 acres (3,585 square feet) of land, more or less.

Bearings are based on GPS observations utilizing the AllTerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011).

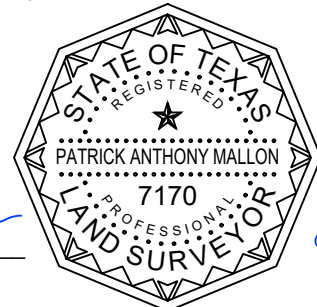
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EAGLE SURVEYING, LLC
222 S. ELM STREET
SUITE: 200
DENTON, TX 76201
(940) 222-3009
TX FIRM # 10194177

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


Patrick Mallon
R.P.L.S. # 7170



06-12-2026
Date

JOB NUMBER	DRAWN BY	DATE
1608.027-07	PM	06-12-2026

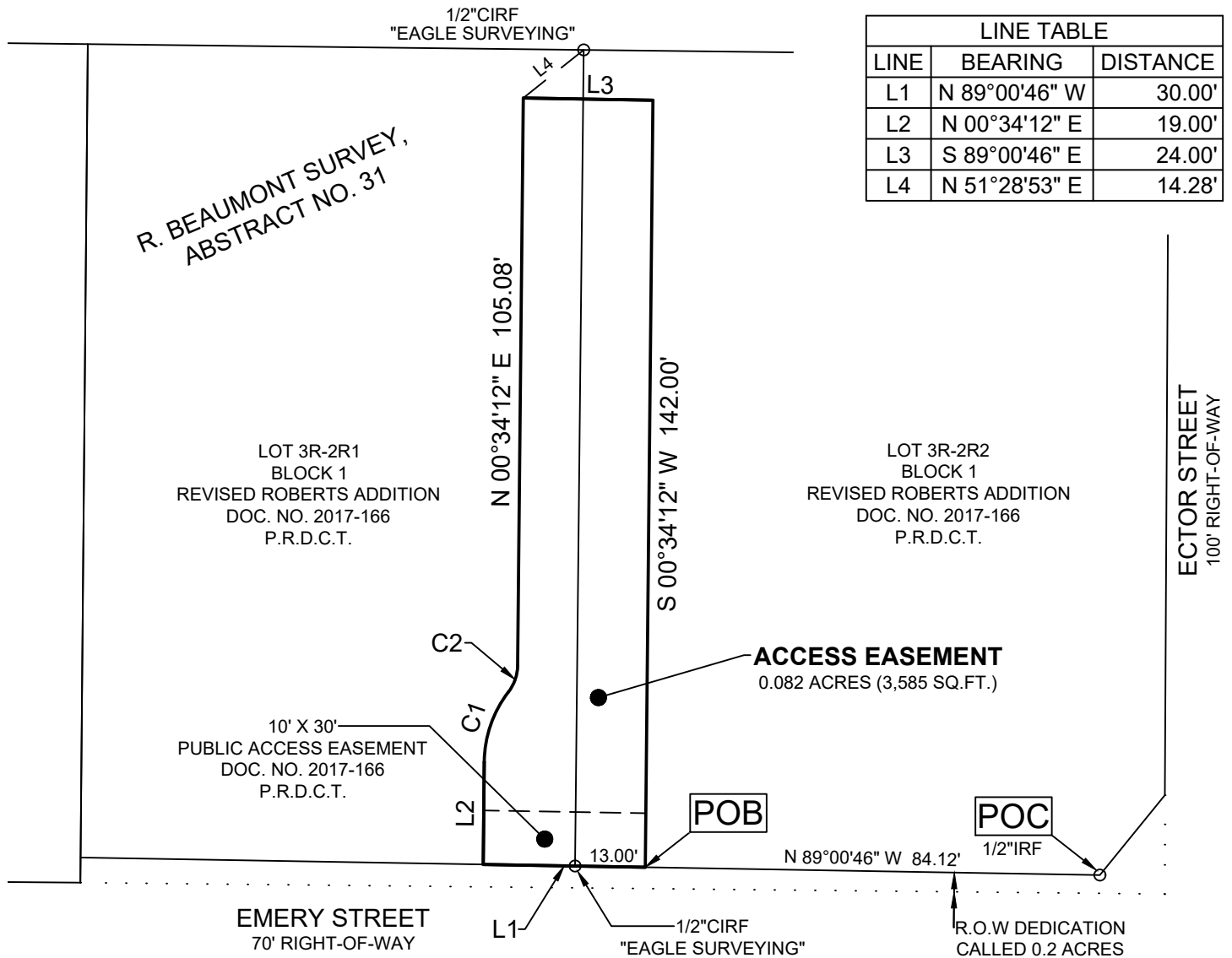
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LOT 1
BLOCK 1
ALDI - ROBERTS
ADDITION
DOC. NO. 2017-39
P.R.D.C.T.

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	21.55'	13.92'	37°00'20"	N 19°04'22" E	13.68'
C2	8.24'	5.27'	36°37'54"	N 19°15'35" E	5.18'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 89°00'46" W	30.00'
L2	N 00°34'12" E	19.00'
L3	S 89°00'46" E	24.00'
L4	N 51°28'53" E	14.28'



NOTE: Bearings are based on GPS observations utilizing the AllTerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011).

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1" = 30'



LEGEND

○	BOUNDARY MONUMENT
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
DOC. NO.	DOCUMENT NUMBER
P.R.D.C.T.	PLAT RECORDS, DENTON COUNTY, TEXAS

JOB NUMBER

1608.027-07

DRAWN BY

PM

DATE

06-12-2026