

City of
Krugerville,
Denton County,
Texas

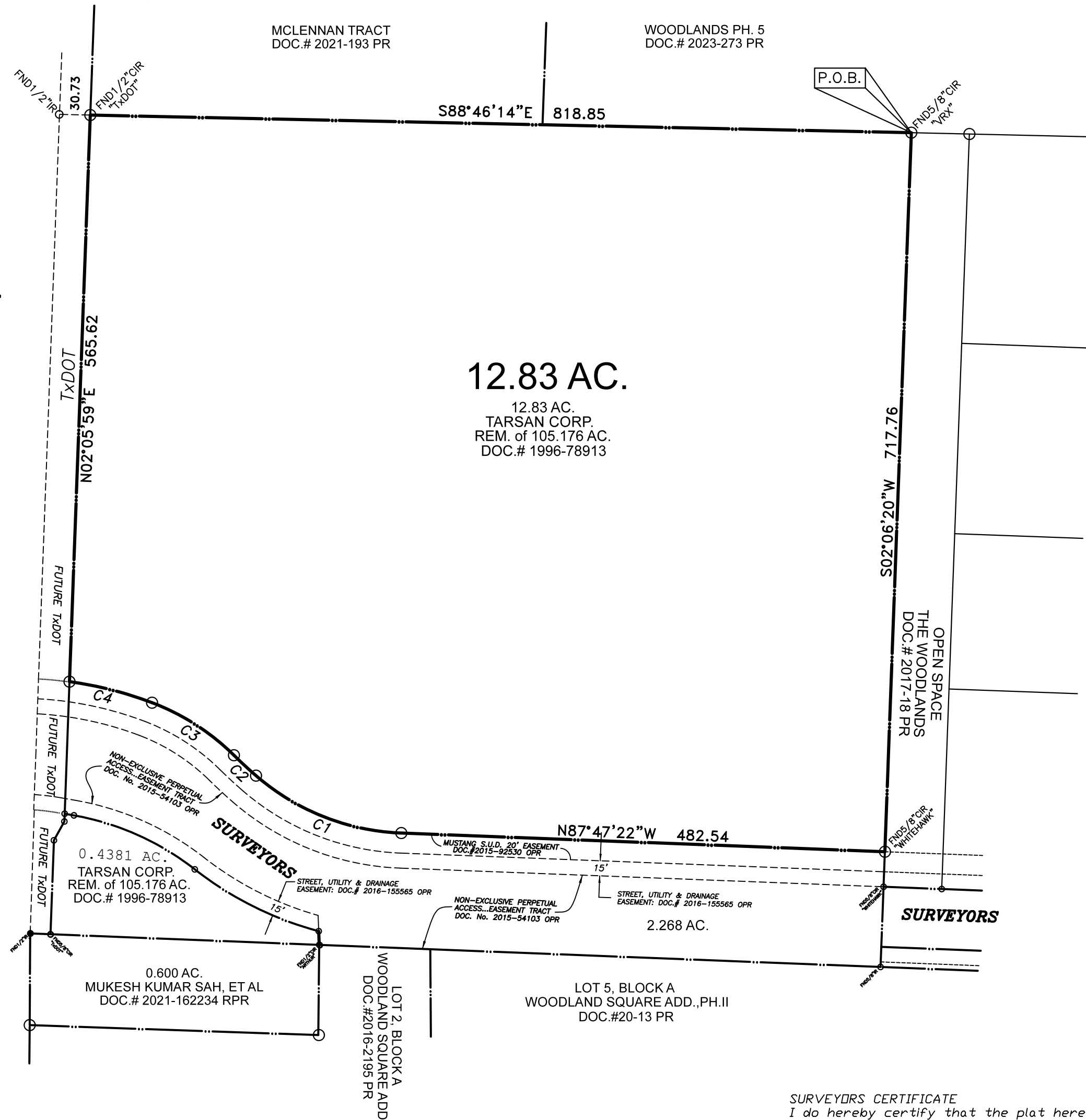
Exhibit "A"

SURVEY

FRANCISCO TREVINO
SURVEY, ABST.No.1243



U.S. HWY 377



All that certain tract or parcel of land lying and being situated in the City of Krugerville, Denton County, Texas, and part of the FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243, and being a portion of the remainder of that certain 105.176 acre tract described in a deed to Tarsan Corporation recorded under Clerk's Document No. 1996-78913, said tract or parcel of land is herein described as follows; to wit:

BEGINNING at a 5/8 inch iron rod (with cap marked "VRX") found for the northeast corner of the premises herein described, said corner being the northwest corner of THE WOODLANDS, an addition to the City of Krugerville per the Plat recorded under Clerk's Document No. 2017-18, Denton County Plat Records;
THENCE along the west line of THE WOODLANDS, south 02 degrees 06 minutes 20 seconds west 717.76 feet to a 5/8-inch iron rod (with cap marked "WHITE HAWK") found at the northeast corner of a 20-foot wide easement to MUSTANG S.U.V. recorded under Clerk's Document No. 2015-92530, Denton County Official Public Records, for the southeast corner hereof;
THENCE along the north line of said MUSTANG S.U.V. easement, north 87 degrees 47 minutes 22 seconds west 482.54 feet to an one-half inch iron rod set at a point of curvature;
THENCE continuing along the north line of said MUSTANG S.U.V. easement the following calls:
1) Along a curve to the right subtended by an angle of 38 degrees 42 minutes 47 seconds and a radius of 235.00 feet, having a chord that bears north 68 degrees 26 minutes 02 seconds west 155.78 feet, an arc length of 158.78 feet to an one-half inch iron rod (with cap marked "J.E. SMITH 3700") set at a point of compound curvature,
2) Then along a curve to the right subtended by an angle of 3 degrees 41 minutes 46 seconds and a radius of 465.00 feet, having a chord that bears north 47 degrees 13 minutes 47 seconds west 29.99 feet, an arc length of 30.00 feet to an one-half inch capped iron rod set at a point of reverse curvature,
3) Then along a curve to the left subtended by an angle of 23 degrees 49 minutes 33 seconds and a radius of 235.00 feet, with a chord that bears north 57 degrees 17 minutes 39 seconds west 97.02 feet, an arc length of 97.72 feet to an one-half inch capped iron rod set at a point of compound curvature, and
4) Then along a curve, to the left, subtended by an angle of 13 degrees 00 minutes 18 seconds and a radius of 375.03 feet, having a chord that bears north 75 degrees 42 minutes 37 seconds west 84.94 feet, an arc length of 85.12 feet to an one-half inch capped iron rod set on the future east rightofway line of U.S. Highway No. 377 for the southwest corner hereof;
THENCE along the future east right-of-way line of said Highway, north 02 degrees 05 minutes 59 seconds east 565.62 feet to an one-half inch capped iron rod (marked TXDOT) found for the northwest corner hereof, said corner being the southwest corner of McCLINTON TRACT, an addition to the City of Krugerville according to the Plat recorded under Clerk's Document No. 2021-193, Denton County Plat Records;
THENCE along the north line of said 105.176 acre tract, south 88 degrees 46 minutes 14 seconds east a distance of 818.85 feet to the Place of BEGINNING and containing 12.83 acres of land.

SURVEYORS CERTIFICATE
I do hereby certify that the plat hereon and the legal description attached hereto are accurate representations of the property as determined by an on the ground survey, subject to all written and prescriptive easements which affect same unless noted, the lines and dimensions of the property being as indicated and the size, location and type of permanent improvements are correctly shown, and that EXCEPT AS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS OR PROTRUSIONS AND NO APPARENT OVERLAPS OR CONFLICTS.

DATE: APRIL 24, 2023

James E. Smith II
Registered Professional Land Surveyor



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	235.00	158.78	155.78	N68°26'02"W	38°42'47"
C2	465.00	30.00	29.99	N47°13'47"W	3°41'46"
C3	235.00	97.72	97.02	N57°17'39"W	23°49'33"
C4	375.03	85.12	84.94	N75°42'37"W	13°00'18"

ALL CORNERS MARKED WITH 1/2" IRON RODS SET WITH YELLOW CAP MARKED "J.E. SMITH 3700" UNLESS OTHERWISE NOTED.
BEARING BASIS: STATE PLANE COORDINATE SYSTEM, NAD '83, North Central Zone.

SURVEY

12.83 ACRE TRACT

F. TREVINO SUR., ABST. No.1243

DENTON COUNTY, TEXAS

SCALE: 1" = 100'

DATE: 4/24/23

REVISED:

W.O. 5051D-23

J.E. Smith

TEXAS LICENSED SURVEYING FIRM

LIC. No. 101060-00

800 N. LOCUST STREET, SUITE A

DENTON, TEXAS 76201

jesmith@jesmithsurvey.com

(940) 365-9289