



**CITY OF THE COLONY, TEXAS  
LOCAL DEVELOPMENT CORPORATION  
AGENDA  
TUESDAY, NOVEMBER 15, 2016**

**TO ALL INTERESTED PERSONS:**

**Notice is hereby given that the meeting of the LOCAL DEVELOPMENT CORPORATION of the City of The Colony, Texas to be held at 6:15 PM on Tuesday, November 15, 2016 at CITY HALL, 6800 MAIN STREET, THE COLONY, TEXAS, at which time the following items will be addressed:**

**Call to Order**

1. Discuss and consider approving meeting minutes for August 16, 2016.
2. Discuss and consider a Sign Easement with LMG Ventures, Inc., concerning an approximately 0.010 acre tract of land located within the Buffalo Bayou, Brazos & Colorado Railroad Company Survey, Abstract No. 173, City of The Colony, Denton County, Texas.
3. Discuss and consider a 35' by 55' Aerial Sign Easement with LMG Ventures, Inc., concerning an approximately 0.042 acre tract of land located within the Buffalo Bayou, Brazos and Colorado Railroad Survey, Abstract No. 173, City of The Colony, Denton County, Texas.
4. Discuss and consider approving an easement and right-of-way agreement by and between The Colony Local Development Corporation and Oncor Electric Delivery Company LLC, concerning an approximately 4.888 acre tract of land located within the Buffalo Bayou, Brazos and Colorado Railroad Company Survey, Abstract No. 174, the Thomas A. West Survey, Abstract No. 1344 and the Halmark, MDT Survey, Abstract No. 570, in the City of The Colony, Denton County, Texas.
5. Discuss and consider approving an easement and right-of-way agreement by and between The Colony Local Development Corporation and Oncor Electric Delivery Company LLC, concerning an approximately 1.457 acre tract of land located within the Buffalo Bayou, Brazos and Colorado Railroad Company Survey, Abstract No. 174, the Thomas A. West Survey, Abstract No. 1344 and the Halmark, MDT Survey, Abstract No. 570, in the City of The Colony, Denton County, Texas.
6. Discuss and consider approving an easement and right-of-way agreement by and between The Colony Local Development Corporation and the City of The Colony, Texas, concerning an approximately 4.888 acre tract of land located within the Buffalo Bayou, Brazos and Colorado Railroad Company Survey, Abstract No. 174, the Thomas A. West Survey, Abstract No. 1344 and the Halmark, MDT Survey, Abstract No. 570, in the City of The Colony, Denton County, Texas.

***ADJOURNMENT***

Pursuant to the Texas Open Meeting Act, Government Code Chapter 551 one or more of the above items may be considered in executive session closed to the public, including but not limited to consultation with attorney pursuant to Texas Government Code Section 551.071 arising out of the attorney's ethical duty to advise the city concerning legal issues arising from an agenda item. Any decision held on such matter will be taken or conducted in open session following the conclusion of the executive session.

**CERTIFICATION**

I hereby certify that above notice of meeting was posted outside the front door of City Hall by 5:00 p.m. on the 10<sup>th</sup> day of November, 2016.

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Tina Stewart, TRMC, City Secretary



August 16, 2016

**MINUTES  
LOCAL DEVELOPMENT CORPORATION  
MEETING HELD ON  
AUGUST 16, 2016**

**The meeting of The Colony Local Development Corporation of the City of The Colony, Texas, was called to order at 6:21 p.m. on the 16<sup>th</sup> day of August, 2016, at City Hall, 6800 Main Street, The Colony, Texas, with the following roll call:**

Joe McCourry	Chair	Present
Kirk Mikulec	Member	Absent
Richard Boyer	Member	Present
Brian Wade	Member	Present
David Terre	Member	Present
Perry Schrag	Member	Present
Joel Marks	Member	Absent
Troy Powell	Member	Present
Tod Maurina	Member	Present

And with seven members present a quorum was established and the following items were addressed:

**Call to Order**

- 1. Discuss and consider approving meeting minutes for August 1, 2016.**

*Motion to approve- Terre; second by Wade; motion passed with all ayes.*

- 2. Discuss PID Costs and Assessment Rate for Grandscape Maintenance for the 2016-2017 Operating Year.**

Assistant City Manager of Administration Tim Miller provided an overview of The Colony Public Improvement District No. 1 2016-2017 Annual Service and Assessment Plan. Mr. Miller stated this item will be discussed and approved during Council's meeting tonight.

**Adjourn- 6:25 p.m.**

APPROVED:

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Joe McCourry, Chair  
Local Development Corporation

August 16, 2016

City of The Colony

ATTEST:

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Richard Boyer, Secretary

**10' x 45' SIGN EASEMENT**  
**0.010 ACRES (450 SQUARE FEET)**  
**TRACT OF LAND IN THE BUFFALO BAYOU BRAZOS AND**  
**COLORADO RAILROAD COMPANY,**  
**ABSTRACT NO. 173, CITY OF THE COLONY,**  
**DENTON COUNTY, TEXAS**

Being a 0.010 acre tract of land situated in the Buffalo Bayou, Brazos & Colorado Railroad Company Survey, Abstract No. 173, City of The Colony, Denton County, Texas and being a portion of 327.285 acre tract of land, as recorded in County Clerk's Document 2014-30677 of the Official Public Records of Denton County, Texas and being more particularly described as follows:

COMMENCING at the found monument at the northeast corner of the remainder of said tract, also being in the intersection of the southeast right-of-way line of State Highway 121 (a variable width right-of-way) and the southwest right-of-way line of Spring Creek Parkway (a 160 foot right-of-way);

THENCE South 29°24'43" East, departing said intersection and the northeast corner of said tract, along the southwest right-of-way line of said Spring Creek Parkway, a distance of 40.00 feet to a point for the POINT OF BEGINNING;

THENCE South 29°24'43" East, continuing along the southwest right-of-way line of said Spring Creek Parkway, a distance of 10.00 feet to a point;

THENCE South 60°52'09" West, departing the southwest right-of-way line of said Spring Creek Parkway, a distance of 45.00 feet to a point;

THENCE North 29°24'43" West, a distance of 10.00 feet to a point;

THENCE North 60°52'09" East, a distance of 45.00 feet to the POINT OF BEGINNING and CONTAINING 450 square feet, 0.010 acres of land, more or less.



**10' x 45' SIGN EASEMENT**  
0.010 ACRES (450 SQUARE FEET)  
TRACT OF LAND IN THE BUFFALO BAYOU BRAZOS AND  
COLORADO RAILROAD COMPANY,  
ABSTRACT NO. 173, CITY OF THE COLONY,  
DENTON COUNTY, TEXAS

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COMMENCING at the found monument at the northeast corner of the remainder of said tract, also being in the intersection of the southeast right-of-way line of State Highway 121 (a variable width right-of-way) and the southwest right-of-way line of Spring Creek Parkway (a 160 foot right-of-way);

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STATE HIGHWAY 121  
 NORTH BOUND FRONTAGE ROAD SAM RAYBURN TOLLWAY  
 (VARIABLE WIDTH RIGHT-OF-WAY)

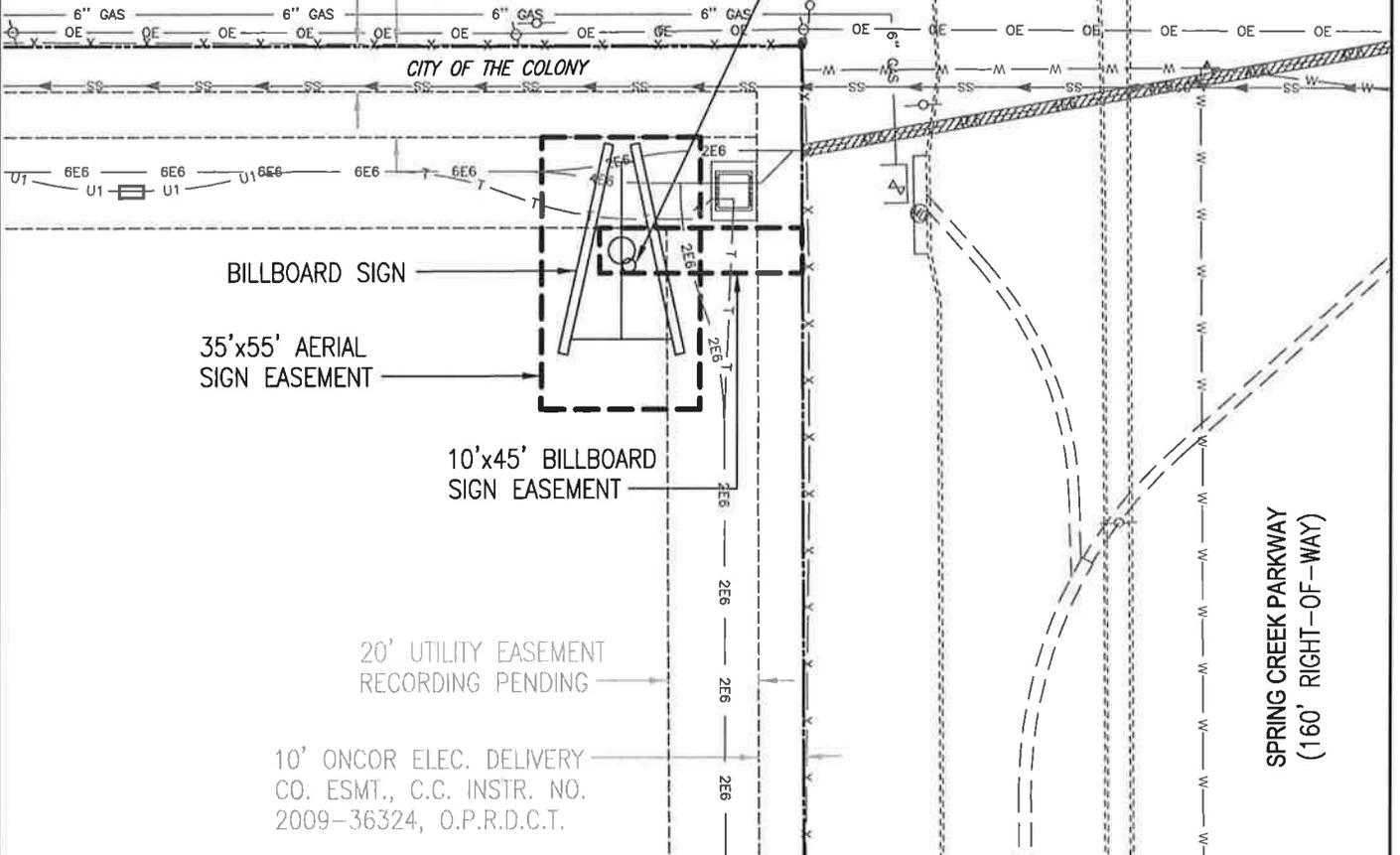
20' WIDE SANITARY SEWER  
 EASEMENT & RIGHT-OF-WAY,  
 C.C. INSTR. NO. 2003-203939,  
 O.P.R.D.C.T.

10' ONCOR ELEC. DELIVERY  
 CO. ESMT., C.C. INSTR. NO.  
 2009-36324, O.P.R.D.C.T.

CITY OF FRISCO

CITY OF THE COLONY

APPROXIMATE LOCATION OF  
 EXISTING POLE SIGN TO BE REMOVED



BILLBOARD SIGN

35'x55' AERIAL  
 SIGN EASEMENT

10'x45' BILLBOARD  
 SIGN EASEMENT

20' UTILITY EASEMENT  
 RECORDING PENDING

10' ONCOR ELEC. DELIVERY  
 CO. ESMT., C.C. INSTR. NO.  
 2009-36324, O.P.R.D.C.T.

SPRING CREEK PARKWAY  
 (160' RIGHT-OF-WAY)

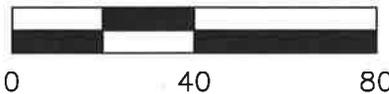
# BILLBOARD EASEMENTS EXHIBIT

SPRING CREEK PARKWAY  
 GRAND SCAPE ADDITION  
 THE COLONY, TEXAS

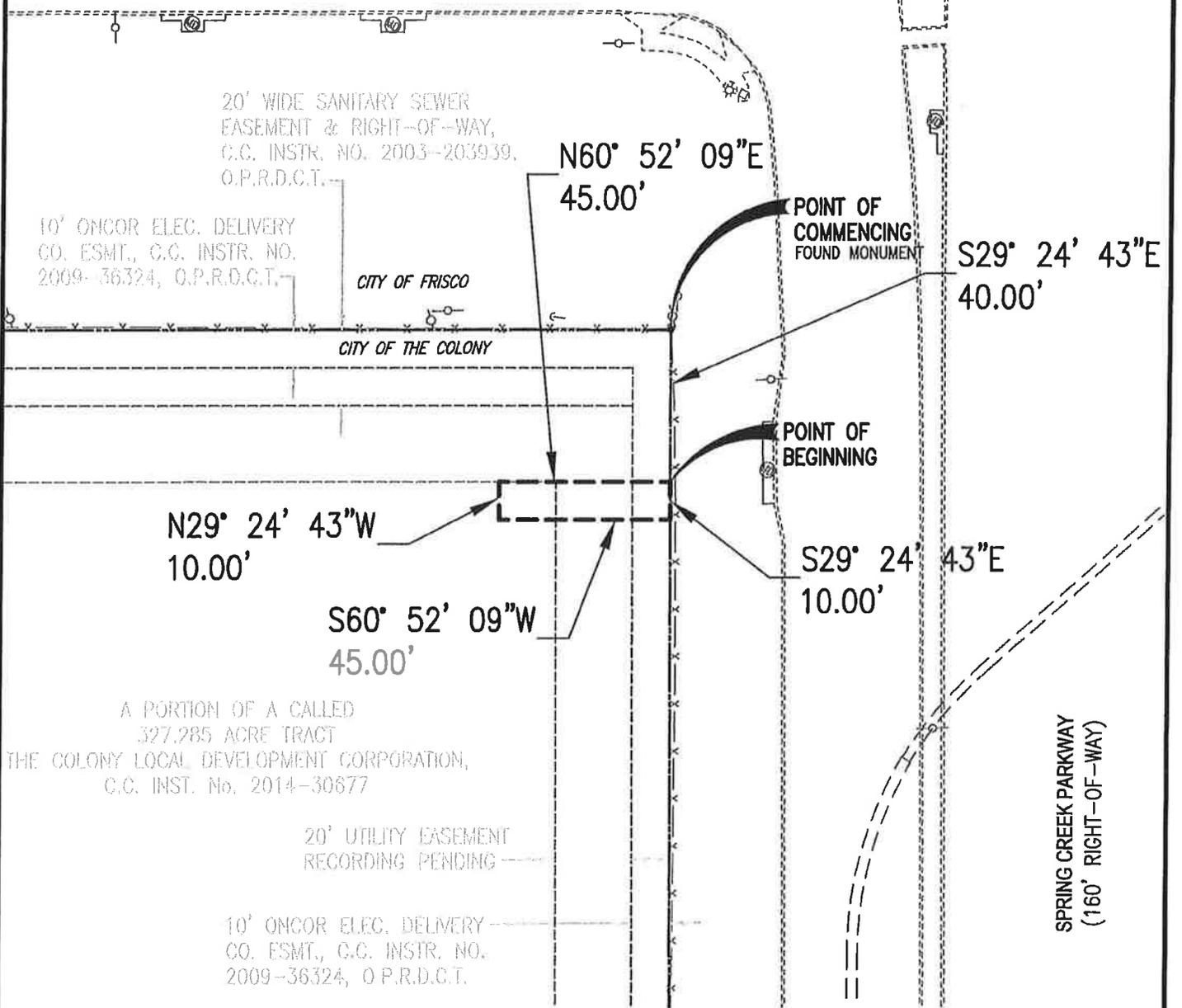


**Graham Associates, Inc.**  
 CONSULTING ENGINEERS & PLANNERS  
 600 SIX FLAGS DRIVE, SUITE 500  
 ARLINGTON, TEXAS 76011 (817) 640-8535  
 TBPE FIRM: F-1191/TBPLS FIRM: 101538-00

GRAPHIC SCALE 1"=40'



STATE HIGHWAY 121  
 NORTH BOUND FRONTAGE ROAD SAM RAYBURN TOLLWAY  
 (VARIABLE WIDTH RIGHT-OF-WAY)



A PORTION OF A CALLED  
 327.285 ACRE TRACT  
 THE COLONY LOCAL DEVELOPMENT CORPORATION,  
 C.C. INST. No. 2014-30677

20' UTILITY EASEMENT  
 RECORDING PENDING

10' ONCOR ELEC. DELIVERY  
 CO. ESMT., C.C. INSTR. NO.  
 2009-36324, O.P.R.D.C.T.

**EXHIBIT "B"**

**10'x45' SIGN EASEMENT**

0.010 ACRES - (450 SQUARE FEET)  
 TRACT OF LAND IN THE BUFFALO BAYOU BRAZOS  
 AND COLORADO RAILROAD SURVEY,  
 ABSTRACT NO. 173, CITY OF THE COLONY,  
 DENTON COUNTY, TEXAS.

BASIS OF BEARING IS NORTH  
 AMERICAN DATUM OF 1983 (NAD-83)  
 (2011) STATE PLANE COORDINATE  
 SYSTEM, TEXAS NORTH CENTRAL  
 ZONE BASED ON GPS OBSERVATIONS.



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 TBPE FIRM: F-1191/TBPLS FIRM: 101538-00

GRAPHIC SCALE 1"=40'



0 40 80

DRAWN BY: GAI

DATE: SEPTEMBER 2016

PROJECT NO.: 2588-1064

SHEET 1 OF 2

**35' x 55' AERIAL SIGN EASEMENT**  
0.042 ACRES (1925 SQUARE FEET)  
TRACT OF LAND IN THE BUFFALO BAYOU BRAZOS AND  
COLORADO RAILROAD COMPANY,  
ABSTRACT NO. 173, CITY OF THE COLONY,  
DENTON COUNTY, TEXAS

Being a 0.042 acre tract of land situated in the Buffalo Bayou Brazos and Colorado Railroad Survey, Abstract No. 173, Denton County, Texas and being a portion of the remainder of a 327.285 tract of land, as recorded in County Clerk Instrument Number 2014-30677, Official Public Records, Denton County, Texas, being more particularly described by metes and bounds as follows:

COMMENCING at the northeast corner of the remainder of said tract, also being in the intersection of the southeast right-of-way line of State Highway 121 (a variable width right-of-way) and the southwest right-of-way line of Spring Creek Parkway (a variable 160 foot right-of-way);

THENCE South 19°06'43" East, departing said intersection and the northeast corner of said tract, a distance of 30.03 feet to a point, said point being in the southwest line of a 10' ONCOR Electric Delivery easement as recorded in County Clerk Instrument Number 2009-36324, Official Public Records, Denton County, Texas, also being the POINT OF BEGINNING;

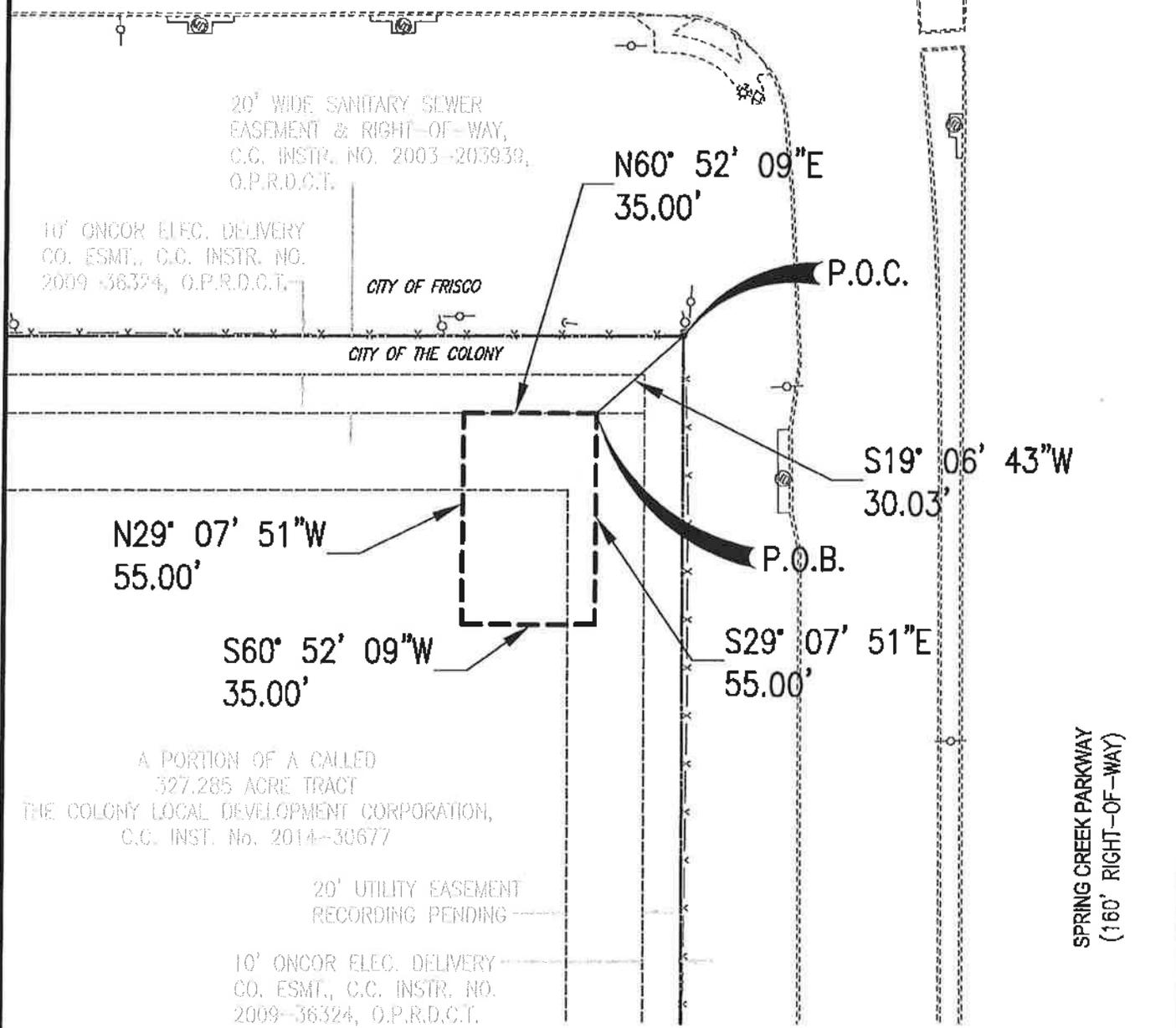
THENCE South 29°07'51" East, a distance of 55.00 feet to a point;

THENCE South 60°52'09" West, a distance of 35.00 feet to a point;

THENCE North 29°07'51" West, a distance of 55.00 feet to a point, said point being in the southeast line of a 20 foot wide sanitary sewer easement and right-of-way as recorded in County Clerk Instrument Number 2003-203939, Official Public Records, Denton County, Texas;

THENCE North 60°52'09" East, along the southeast line of said 20 foot wide easement and right-of-way, a distance of 35.00 feet to the POINT OF BEGINNING and CONTAINING 1925 square feet, 0.042 acres of land, more or less.

STATE HIGHWAY 121  
NORTH BOUND FRONTAGE ROAD SAM RAYBURN TOLLWAY  
(VARIABLE WIDTH RIGHT-OF-WAY)



20' WIDE SANITARY SEWER  
EASEMENT & RIGHT-OF-WAY,  
C.C. INSTR. NO. 2003-203939,  
O.P.R.D.C.T.

10' ONCOR ELEC. DELIVERY  
CO. ESMT., C.C. INSTR. NO.  
2009-38324, O.P.R.D.C.T.

CITY OF FRISCO

CITY OF THE COLONY

N60° 52' 09"E  
35.00'

P.O.C.

S19° 06' 43"W  
30.03'

P.O.B.

N29° 07' 51"W  
55.00'

S60° 52' 09"W  
35.00'

S29° 07' 51"E  
55.00'

A PORTION OF A CALLED  
327.285 ACRE TRACT  
THE COLONY LOCAL DEVELOPMENT CORPORATION,  
C.C. INST. No. 2014-30677

20' UTILITY EASEMENT  
RECORDING PENDING

10' ONCOR ELEC. DELIVERY  
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SPRING CREEK PARKWAY  
(160' RIGHT-OF-WAY)

EXHIBIT "B"

35'x55' AERIAL SIGN EASEMENT

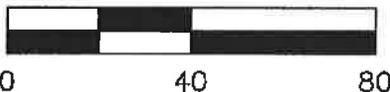
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COMMENCING at the northeast corner of the remainder of said tract, also being in the intersection of the southeast right-of-way line of State Highway 121 (a variable width right-of-way) and the southwest right-of-way line of Spring Creek Parkway (a variable 160 foot right-of-way);

THENCE South 19°06'43" East, departing said intersection and the northeast corner of said tract, a distance of 30.03 feet to a point, said point being in the southwest line of a 10' ONCOR Electric Delivery easement as recorded in County Clerk Instrument Number 2009-36324, Official Public Records, Denton County, Texas, also being the POINT OF BEGINNING;

THENCE South 29°07'51" East, a distance of 60.00 feet to a point;

THENCE South 60°52'09" West, a distance of 35.00 feet to a point;

THENCE North 29°07'51" West, a distance of 60.00 feet to a point, said point being in the southeast line of a 20 foot wide sanitary sewer easement and right-of-way as recorded in County Clerk Instrument Number 2003-203939, Official Public Records, Denton County, Texas;

THENCE North 60°52'09" East, along the southeast line of said 20 foot wide easement and right-of-way, a distance of 35.00 feet to the POINT OF BEGINNING and CONTAINING 1925 square feet, 0.042 acres of land, more or less.



**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**35' X 55' AERIAL SIGN EASEMENT**

THE STATE OF TEXAS  
COUNTY OF DENTON

§  
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§

KNOW ALL MEN BY THESE PRESENTS

THAT, **The Colony Local Development Corporation**, a Texas non-profit corporation hereinafter called "Grantor", for and in consideration of good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell and convey to the **LMG Ventures, Inc.**, a Texas Corporation hereinafter individually and collectively called "Grantee", the perpetual easement and right of ingress and egress upon and across the real property located in Denton County, Texas, as more particularly described in Exhibit "A", which are attached hereto and incorporated herein by reference as if fully set forth herein (the "Easement Area") , and beginning at a plane thirty feet (30') above the ground level elevation of the base of the sign and extending upward, for the purpose of construction, reconstruction, maintenance, repairs and replacement of an Overhead Sign (the "Facilities") within the easement granted. The size, height, design, and content of such sign shall be determined by Grantee in its sole discretion, subject to all applicable laws governing the sign.

TO HAVE AND TO HOLD the same perpetually unto Grantee and its successors and assigns, together with the right and privilege of ground level ingress and egress and at all times to enter said premises, or any part thereof, for the purpose of construction, reconstruction, maintaining, repairing and replacing said Facilities, and all incidental improvements. Grantee shall have the free and uninterrupted use, liberty and privilege of the passage in, along, upon, and across the following described real property. Grantee shall have the right to construct, reconstruct and perpetually maintain, repair and replace, additional Facilities at all times in the future, within the above described boundaries.

Grantor reserves the right to use the easement area, provided such use shall not include the growing of trees thereon or any other use that may, in the sole judgement of the Grantee, interfere with the exercise by the Grantee of the rights hereby granted to it.

This Easement may be assigned in whole or in part.

EXECUTED this the \_\_\_\_\_ day of \_\_\_\_\_ 2016.

\_\_\_\_\_  
Joe McCourry, President

**ATTEST:**

\_\_\_\_\_  
Richard Boyer, Secretary

**ACKNOWLEDGMENT**

**STATE OF TEXAS           §**  
  **§**  
**COUNTY OF DENTON       §**

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 2016, by Joe McCourry, President of The Colony Local Development Corporation, a Texas non-profit corporation, on behalf of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Notary Public in and for the State of Texas

My Commission Expires:  
\_\_\_\_\_

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**SIGN EASEMENT**

THE STATE OF TEXAS  
COUNTY OF DENTON

§  
§  
§

KNOW ALL MEN BY THESE PRESENTS

THAT, **The Colony Local Development Corporation**, a Texas non-profit Corporation hereinafter called "Grantor", for and in consideration of good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell and convey to the **LMG Ventures, Inc.**, a Texas Corporation hereinafter individually and collectively called "Grantee", the perpetual easement and right of ingress and egress upon and across the real property located in Denton County, Texas, as more particularly described in Exhibit "A", which are attached hereto and incorporated herein by reference as if fully set forth herein (the "Easement Area") for the purpose of construction, reconstruction, maintenance, repairs and replacement of a sign (the "Facilities") within the easement granted. The size, height, design, and content of such sign shall be determined by Grantee in its sole discretion, subject to all applicable laws governing the sign.

TO HAVE AND TO HOLD the same perpetually unto Grantee and its successors and assigns, together with the right and privilege of ingress and egress and at all times to enter said premises, or any part thereof, for the purpose of construction, reconstruction, maintaining, repairing and replacing said Facilities, and all incidental improvements. Grantee shall have the free and uninterrupted use, liberty and privilege of the passage in, along, upon, and across the Easement Area. Grantee shall have the right to construct, reconstruct and perpetually maintain, repair and replace, additional Facilities at all times in the future, within the above described boundaries.

This Easement may be assigned in whole or in part.

EXECUTED this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Joe McCourry, President

**ATTEST:**

\_\_\_\_\_  
Richard Boyer, Secretary

BY: \_\_\_\_\_

\_\_\_\_\_  
TITLE: \_\_\_\_\_

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**ACKNOWLEDGMENT**

STATE OF TEXAS            §  
  §

COUNTY OF DENTON       §  
  §

~~BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same, for the purposes and consideration therein expressed. This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2016, by Joe McCourry, President of The Colony Local Development Corporation, a Texas non-profit corporation, on behalf of said corporation.~~

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of

\_\_\_\_\_, 2016.

\_\_\_\_\_  
Notary Public in and for the State of Texas

My Commission Expires:

\_\_\_\_\_

PT#: \_\_\_\_\_  
District: McKinney  
WR #: 3281965  
ER #: \_\_\_\_\_

## ROAD EASEMENT AND RIGHT OF WAY

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

That **The Colony Local Development Corporation**, hereinafter called "Grantor," whether one or more, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration to Grantor in hand paid by **Oncor Electric Delivery Company LLC**, a Delaware limited liability company, having an address of 1616 Woodall Rodgers Freeway, Dallas, Texas 75202-1234, and the **City of The Colony**, a \_\_\_\_\_, having an address of \_\_\_\_\_, collectively, whether one or more, hereinafter referred to as "Grantee," has granted, sold and conveyed and by these presents does grant, sell and convey unto said Grantee, its successors and assigns, an easement and right of way for ingress and egress over, across and upon that certain tract of land located in Denton County, Texas, more particularly described as follows:

SEE **EXHIBITS "A" & "B"**, Metes & Bounds Description and Survey, attached hereto and made a part hereof (the "Easement Area").

Grantee shall have the right, but not the obligation, to construct, maintain and repair a road within the Easement Area, including the right to grade, improve with rock, gravel or similar material, and the right to trim and remove vegetation in order to maintain such road. The road shall not exceed 30 feet in width. Grantee shall have the right to install gates in all existing and future fences crossing the Easement Area and to install metal and concrete culverts in natural drainageways where necessary within the Easement Area. The Easement Area shall be used by the Grantee parties in accordance with that certain Shared Access Agreement entered into by said parties on \_\_\_\_\_, 2016.

Notwithstanding the foregoing, at such time as Grantor shall develop its property on which this Easement and Right of Way is located, and access roads and/or fire lanes are constructed on said property, which provide Grantee access to its respective electric and sewer facilities located thereupon, Grantee shall discontinue use of the Easement Area herein described and shall begin using said access roads and/or fire lanes on Grantor's property. From and after such time, the term "Easement Area" hereunder shall pertain to said access roads and/or fire lanes on Grantor's property.

Said Easement And Right Of Way shall be for the purpose of providing Grantee, its successors and assigns, and their contractors, licensees, agents and employees and for

passage of their vehicles and equipment for construction and maintenance of electric and sewer facilities located upon and Grantor's property in Denton County, Texas. The City of The Colony shall also have the right to use the Easement Area for fire and emergency vehicle access.

Grantor reserves the right to use the Easement Area, provided such use shall not include the growing of trees thereon or any other use that may, in the reasonable judgment of the Grantee, interfere with the exercise by the Grantee of the rights hereby granted to it.

TO HAVE AND TO HOLD the above described Road Easement and Right-of-Way unto the said Grantee, its successors and assigns, until said easement shall be abandoned, and in that event said Road Easement and Right-of-Way shall cease and all rights herein granted shall terminate and revert to Grantor or Grantor's successors or assigns; and Grantor hereby binds itself, its successors, assigns, and legal representatives, to warrant and forever defend the above described easement and right-of-way unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this \_\_\_\_\_ day of \_\_\_\_\_ 201\_\_.

**GRANTOR:**

**The Colony Local Development Corporation**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF TEXAS

§  
§  
§

COUNTY OF \_\_\_\_\_

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_, the \_\_\_\_\_ of **The Colony Local Development Corporation**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity he/she is so authorized to do.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2016.

\_\_\_\_\_  
Notary Public in and for the State of Texas

**EXHIBIT "A"**

**BEING** a 63,458 square foot (1.457 acre) tract of land situated in the BUFFALO BAYOU, BRAZOS AND COLORADO RAILROAD COMPANY SURVEY, ABSTRACT NO. 174, the THOMAS A. WEST SURVEY, ABSTRACT NO. 1344 and the HALMARK, MDT SURVEY, ABSTRACT NO. 570, in the City of The Colony, Denton County, Texas, and being part of Lot 1, Block H of Grandscape Addition Phase II, an addition to the City of The Colony as recorded in Cabinet 2015, Slide 240 of the Plat Records of Denton County, Texas (P.R.D.C.T), also being a part of that certain tract of land described as Tract 2 in a deed to The Colony Local Development Corporation (LGC), Et Al, as recorded in Document Number 2014-30677 of the Deed Records of Denton County, Texas (D.R.D.C.T.), and being more particularly described as follows:

**COMMENCING** at a 1/2 inch steel rebar (controlling monument) found in the southernmost easterly exterior corner of said Lot 1, Block H, also being in the west right of way line of BNSF Railroad (variable width right-of-way), from which a 1/2 inch steel rebar with "DAA" cap (controlling monument) found bears North 00° 52' 32" West, a distance of 970.10 feet for the easternmost easterly interior corner of said Lot 1, Block H and being in the west right of way line of said BNSF Railroad;

**THENCE** along the common east line of said Lot 1, Block H and the west right of way line of said BNSF Railroad, the following two (2) courses and distances;

South 89° 03' 09" West, a distance of 31.58 feet to a point in the southernmost easterly interior corner of said Lot 1, Block H;

South 01°15'18" East, a distance of 241.41 feet to a point, from which a 1/2 inch steel rebar with yellow "Graham Assoc." cap (controlling monument) found bears South 01° 15' 18" East, a distance of 206.97 feet for the southeasterly corner of said Lot 1, Block H, also being the northeasterly corner of the remainder of that certain called 122.8106 acre tract of land as described in deed to Crow-Billingsley UMF Plano, LTD, as recorded in Document Number 2011-114778 of said Deed Records;

**THENCE** departing the common east line of said Lot 1, Block H and the west right of way line of said BNSF Railroad, over and across said Lot 1, Block H, the following sixty-seven (67) courses and distances;

South 88° 44' 42" West, a distance of 12.50 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set for the **POINT OF BEGINNING** (surface northing 7,075,525.08 and easting 2,472,097.20) of a 15 foot wide tract of land as described herein;

South 88° 46' 24" West, a distance of 17.52 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set;

North 01° 13' 36" West, a distance of 10.00 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set;

## EXHIBIT "A"

North  $46^{\circ} 13' 36''$  West, a distance of 10.62 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set;

South  $88^{\circ} 44' 42''$  West, a distance of 24.98 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set;

North  $01^{\circ} 15' 18''$  West, a distance of 20.00 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set;

North  $88^{\circ} 44' 42''$  East, a distance of 27.52 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set;

North  $43^{\circ} 46' 11''$  East, a distance of 10.59 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set;

North  $01^{\circ} 15' 18''$  West, a distance of 933.36 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set;

North  $00^{\circ} 43' 20''$  East, a distance of 330.35 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set in the beginning of a tangent curve to the right;

Northwardly, along said tangent curve to the right with a central angle of  $20^{\circ} 48' 20''$ , a radius of 90.00 feet with an arc length of 32.68 feet, the chord of said curve bears North  $11^{\circ} 07' 30''$  East, a distance of 32.50 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set;

North  $21^{\circ} 31' 40''$  East, a distance of 34.13 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set in the beginning of a tangent curve to the right;

Northeastwardly, along said tangent curve to the right with a central angle of  $22^{\circ} 06' 58''$ , a radius of 55.00 feet with an arc length of 21.23 feet, the chord of said curve bears North  $32^{\circ} 35' 09''$  East, a distance of 21.10 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set;

North  $43^{\circ} 38' 38''$  East, a distance of 48.76 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set in the beginning of a tangent curve to the left;

Northeastwardly, along said tangent curve to the left with a central angle of  $16^{\circ} 05' 36''$ , a radius of 40.00 feet with an arc length of 11.24 feet, the chord of said curve bears North  $35^{\circ} 35' 50''$  East, a distance of 11.20 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set;

North  $27^{\circ} 33' 02''$  East, a distance of 59.15 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set in the beginning of a tangent curve to the left;

Northwardly, along said tangent curve to the left with a central angle of  $31^{\circ} 57' 21''$ , a radius of 75.00 feet with an arc length of 41.83 feet, the chord of said curve bears North  $11^{\circ} 34' 22''$  East, a distance of 41.29 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set;

## EXHIBIT "A"

North 04° 24' 18" West, a distance of 117.07 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set;

North 13° 32' 17" West, a distance of 112.94 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set in the beginning of a tangent curve to the left;

Northwestwardly, along said tangent curve to the left with a central angle of 17° 06' 05", a radius of 35.00 feet with an arc length of 10.45 feet, the chord of said curve bears North 22° 05' 19" West, a distance of 10.41 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set;

North 30° 38' 22" West, a distance of 39.55 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set in the beginning of a tangent curve to the right;

Northwestwardly, along said tangent curve to the right with a central angle of 15° 37' 48", a radius of 90.00 feet with an arc length of 24.55 feet, the chord of said curve bears North 22° 49' 28" West, a distance of 24.48 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set;

North 15° 00' 33" West, a distance of 217.92 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set in the beginning of a tangent curve to the right;

Northwardly, along said tangent curve to the right with a central angle of 13° 47' 26", a radius of 45.00 feet with an arc length of 10.83 feet, the chord of said curve bears North 08° 06' 51" West, a distance of 10.81 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set;

North 01° 13' 08" West, a distance of 129.18 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set in the beginning of a tangent curve to the right;

Northwardly, along said tangent curve to the right with a central angle of 17° 00' 05", a radius of 517.50 feet with an arc length of 153.56 feet, the chord of said curve bears North 07° 16' 55" East, a distance of 153.00 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set;

North 15° 46' 57" East, a distance of 505.80 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set;

North 10° 46' 57" West, a distance of 11.18 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set;

North 15° 46' 57" East, a distance of 35.00 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set;

North 42° 20' 51" East, a distance of 11.18 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set;

**EXHIBIT "A"**

North 15° 46' 57" East, a distance of 650.89 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set in the beginning of a tangent curve to the left;

Northwardly, along said tangent curve to the left with a central angle of 23° 05' 51", a radius of 1,017.66 feet with an arc length of 410.25 feet, the chord of said curve bears North 04° 14' 02" East, a distance of 407.48 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set;

North 34° 09' 43" West, a distance of 11.18 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set;

North 08° 59' 48" West, a distance of 49.49 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set;

North 79° 19' 13" East, a distance of 19.76 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set;

South 10° 05' 59" East, a distance of 20.90 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set;

South 53° 49' 58" East, a distance of 10.46 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set;

North 80° 58' 58" East, a distance of 19.89 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set;

South 09° 01' 02" East, a distance of 20.00 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set;

South 80° 58' 58" West, a distance of 20.00 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set;

South 37° 07' 44" West, a distance of 10.46 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set in the beginning of a non-tangent curve to the right;

Southwardly, along said non-tangent curve to the right with a central angle of 23° 22' 44", a radius of 1,032.66 feet with an arc length of 421.37 feet, the chord of said curve bears South 04° 05' 35" West, a distance of 418.45 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set;

South 15° 46' 57" West, a distance of 655.89 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set;

South 29° 13' 03" East, a distance of 17.68 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set;

**EXHIBIT "A"**

South 74° 13' 03" East, a distance of 15.00 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set;

South 15° 46' 57" West, a distance of 20.00 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set;

North 74° 13' 03" West, a distance of 15.00 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set;

South 60° 46' 57" West, a distance of 17.68 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set;

South 15° 46' 57" West, a distance of 510.80 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set in the beginning of a tangent curve to the left;

Southwardly, along said tangent curve to the left with a central angle of 17° 00' 05", a radius of 502.50 feet with an arc length of 149.11 feet, the chord of said curve bears South 07° 16' 55" West, a distance of 148.56 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set;

South 01° 13' 07" East, a distance of 129.18 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set in the beginning of a tangent curve to the left;

Southwardly, along said tangent curve to the left with a central angle of 13° 47' 26", a radius of 30.00 feet with an arc length of 7.22 feet, the chord of said curve bears South 08° 06' 51" East, a distance of 7.20 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set;

South 15° 00' 33" East, a distance of 217.92 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set in the beginning of a tangent curve to the left;

Southeastwardly, along said tangent curve to the left with a central angle of 15° 37' 48", a radius of 75.00 feet with an arc length of 20.46 feet, the chord of said curve bears South 22° 49' 28" East, a distance of 20.40 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set;

South 30° 38' 22" East, a distance of 39.55 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set in the beginning of a tangent curve to the right;

Southeastwardly, along said tangent curve to the right with a central angle of 17° 06' 05", a radius of 50.00 feet with an arc length of 14.92 feet, the chord of said curve bears South 22° 05' 19" East, a distance of 14.87 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set;

South 13° 32' 17" East, a distance of 114.14 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set;

**EXHIBIT "A"**

South  $04^{\circ} 24' 18''$  East, a distance of 118.27 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set in the beginning of a tangent curve to the right;

Southwardly, along said tangent curve to the right with a central angle of  $31^{\circ} 57' 21''$ , a radius of 90.00 feet with an arc length of 50.20 feet, the chord of said curve bears South  $11^{\circ} 34' 22''$  West, a distance of 49.55 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set;

South  $27^{\circ} 33' 02''$  West, a distance of 59.15 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set in the beginning of a tangent curve to the right;

Southwestwardly, along said tangent curve to the right with a central angle of  $16^{\circ} 05' 36''$ , a radius of 55.00 feet with an arc length of 15.45 feet, the chord of said curve bears South  $35^{\circ} 35' 50''$  West, a distance of 15.40 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set;

South  $43^{\circ} 38' 38''$  West, a distance of 48.76 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set in the beginning of a tangent curve to the left;

Southwestwardly, along said tangent curve to the left with a central angle of  $22^{\circ} 06' 58''$ , a radius of 40.00 feet with an arc length of 15.44 feet, the chord of said curve bears South  $32^{\circ} 35' 09''$  West, a distance of 15.34 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set;

South  $21^{\circ} 31' 40''$  West, a distance of 34.13 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set in the beginning of a tangent curve to the left;

Southwardly, along said tangent curve to the left with a central angle of  $20^{\circ} 48' 20''$ , a radius of 75.00 feet with an arc length of 27.23 feet, the chord of said curve bears South  $11^{\circ} 07' 30''$  West, a distance of 27.09 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set;

South  $00^{\circ} 43' 20''$  West, a distance of 330.09 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set;

South  $01^{\circ} 15' 18''$  East, a distance of 978.11 feet to the **POINT OF BEGINNING** and containing 63,458 square feet (1.457 acres) of land, more or less.

Bearings and coordinates are based on the Texas State Plane Coordinate System of 1983, North American Datum of 1983 (NAD83), Texas North Central Zone No. 4202, as determined by GPS observations using the WDS-VRS cooperative network, using a grid to surface conversion factor of 1.00015063 (Denton County).

A survey plat of even date accompanies this property description.

**EXHIBIT "A"**

I certify that this description and the accompanying plat were prepared from an actual survey made on the ground under my supervision during the months of December 2015 and July 2016.

**PRELIMINARY. This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.**

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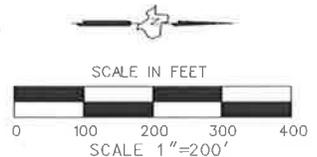
Joseph Benitez  
Registered Professional Land Surveyor No. 5934

Arredondo, Zepeda & Brunz, LLC  
11355 McCree Road  
Dallas, Texas 75238  
(214) 341-9900  
TBPLS Registration No. 10088700

THOMAS A. WEST SURVEY  
 ABSTRACT NO. 1344

THE COLONY LOCAL DEV  
 CORP (LGC), ET AL  
 TRACT 2  
 DOC NO. 2014-30677  
 (CALLED 377.68 ACRES)  
 D.R.D.C.T.

LOT 1, BLOCK H  
 GRANDSCAPE ADDITION PHASE II  
 CAB. 2015, SL. 240  
 P.R.D.C.T.



CROW-BILLINGSLEY UMF  
 PLANO, L.T.D.  
 DOC NO. 2011-114778  
 (REMAINDER OF A  
 CALLED 122.8106 AC.)  
 D.R.D.C.T.

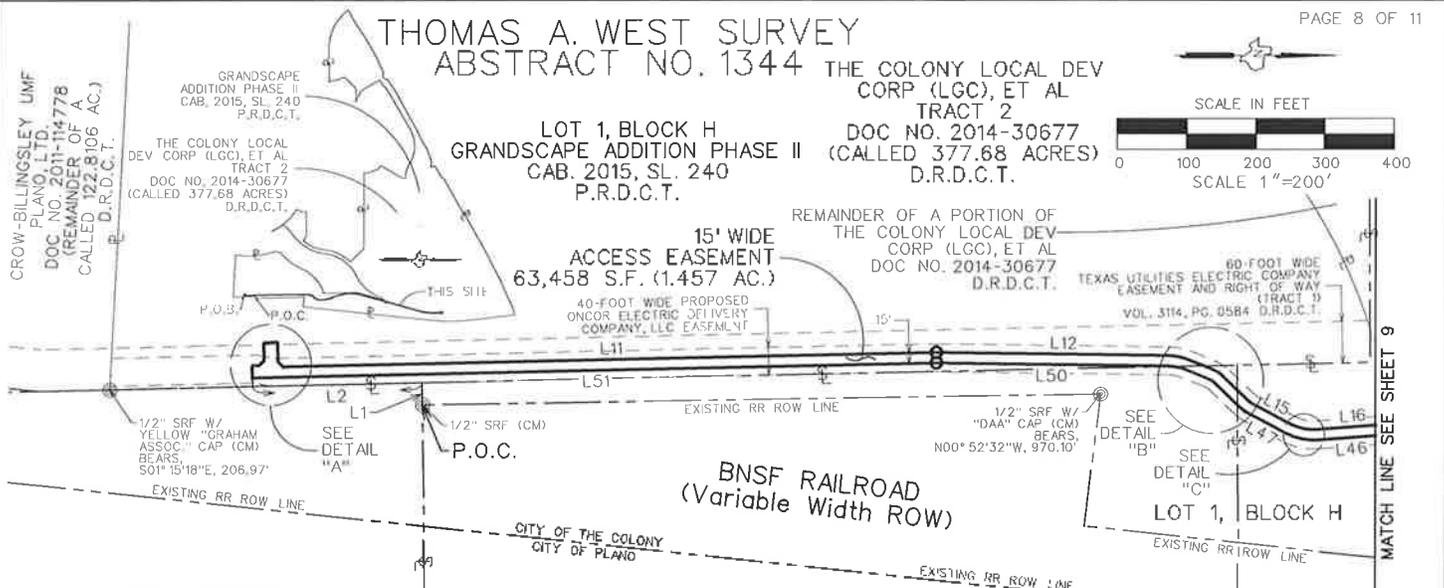
GRANDSCAPE  
 ADDITION PHASE II  
 CAB. 2015, SL. 240  
 P.R.D.C.T.  
 THE COLONY LOCAL  
 DEV CORP (LGC), ET AL  
 TRACT 2  
 DOC NO. 2014-30677  
 (CALLED 377.68 ACRES)  
 D.R.D.C.T.

15' WIDE  
 ACCESS EASEMENT  
 63,458 S.F. (1.457 AC.)

REMAINDER OF A PORTION OF  
 THE COLONY LOCAL DEV  
 CORP (LGC), ET AL  
 DOC NO. 2014-30677  
 D.R.D.C.T.

60'-FOOT WIDE  
 TEXAS UTILITIES ELECTRIC COMPANY  
 EASEMENT AND RIGHT OF WAY  
 (TRACT 1)  
 VOL. 3114, PG. 0584 D.R.D.C.T.

40-FOOT WIDE PROPOSED  
 ONCOR ELECTRIC DELIVERY  
 COMPANY, LLC EASEMENT

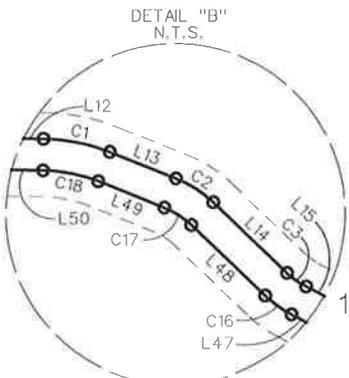
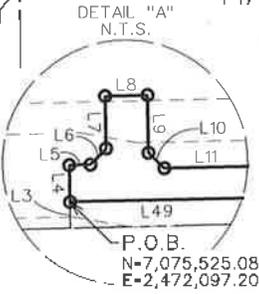


BENJAMIN  
 SCHOONOVER SURVEY  
 ABSTRACT NO. 1208

HALMARK, MDT SURVEY  
 ABSTRACT NO. 570

LEGEND

PROPOSED ESMT LINE	
EXISTING ROW LINE	
PROPERTY LINE	
CENTERLINE	
SURVEY LINE	
FENCE LINE	
EXIST. EASEMENTS	
"X" ON CONCRETE SET (EXCEPT AS NOTED)	X
MONUMENT FOUND AS NOTED	
5/8" SRS W/ AZB PLASTIC CAP (EXCEPT AS NOTED)	O
SRF - STEEL REBAR FOUND	
SPI - STEEL PIPE FOUND	
SRS - STEEL REBAR SET	
CM - CONTROLLING MONUMENT	





# BUFFALO BAYOU, BRAZOS AND COLORADO RAILROAD COMPANY SURVEY ABSTRACT NO. 174

REMAINDER OF A PORTION OF GRANDSCAPE ADDITION PHASE II THE COLONY LOCAL DEV CORP (LGC), ET AL DOC NO. 2014-30677 D.R.D.C.T. LOT 3, BLOCK A CAB. 2015, SL. 240 P.R.D.C.T.

15' WIDE ACCESS EASEMENT 63,458 S.F. (1.457 AC.)  
LOT 1, BLOCK H  
MATCH LINE SEE SHEET 9

THE COLONY LOCAL DEV CORP (LGC), ET AL TRACT 2 DOC NO. 2014-30677 (CALLED 377.68 ACRES) D.R.D.C.T.

DESTINATION DR. (Variable Width ROW)

GRANDSCAPE BLVD. (Variable Width ROW)

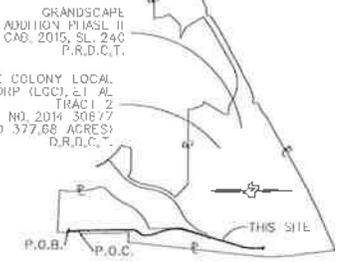
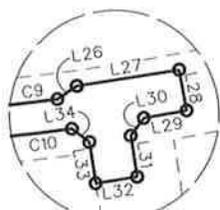
BNSF RAILROAD (100' Width ROW)

LOT 1, BLOCK E THE COLONY LOCAL DEV CORP (LGC), ET AL DOC NO. 2014-30677 TRACT 2 (CALLED 377.68 ACRES) D.R.D.C.T.

CITY OF THE COLONY CITY OF PLANO CITY OF ARROYO CITY OF PLANO

**LEGEND**

PROPOSED ESM1 LINE	---
EXISTING ROW LINE	---
PROPERTY LINE	---
CENTERLINE	---
SURVEY LINE	---
FENCE LINE	-x-x-
EXIST. EASEMENTS	---
"X" ON CONCRETE SET (EXCEPT AS NOTED)	X
MONUMENT FOUND AS NOTED	⊙
5/8" SRG W/ AZB PLASTIC CAP (EXCEPT AS NOTED)	○
SRF - STEEL REBAR FOUND	⊗
SIP - STEEL PIPE FOUND	⊕
SRS - STEEL REBAR SET	⊖
CM - CONTROLLING MONUMENT	⊗



**AZ&B**  
ARREDONDO, ZEPEDA & BRUNZ, LLC  
1355 MCCRACK ROAD  
DALLAS, TX 75238  
PH-214-341-9900 FAX-214-341-9925  
email - office@azb-sgrs.com  
TBEPE #10098 TBEPLS #10098700



- GENERAL NOTES:**
- Bearings and Coordinates are based on the Texas State Plane Coordinate System of 1983, North American Datum of 1983 (NAD83), Texas North Central Zone No. 4202, as determined by GPS observations using the WDS-VRS cooperative network, using a grid-to-surface conversion factor of 1,00015063 (Denton County).
  - A property description of even data accompanies this survey plat.

**EXHIBIT "A"**  
15' WIDE ACCESS EASEMENT  
63,458 S.F. (1.457 AC.)  
CITY OF THE COLONY  
DENTON COUNTY, TEXAS

REVISED 06/15/2015

CURVE	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CH. DISTANCE
C1	20° 48'20" (RT)	90.00'	32.68'	N 11° 07'30" E	32.50'
C2	22° 06'58" (RT)	55.00'	21.23'	N 32° 35'09" E	21.10'
C3	16° 05'36" (LT)	40.00'	11.24'	N 35° 35'50" E	11.20'
C4	31° 57'21" (LT)	75.00'	41.83'	N 11° 34'22" E	41.29'
C5	17° 06'05" (LT)	35.00'	10.45'	N 22° 05'19" W	10.41'
C6	15° 37'48" (RT)	90.00'	24.55'	N 22° 49'28" W	24.48'
C7	13° 47'26" (RT)	45.00'	10.83'	N 08° 06'51" W	10.81'
C8	17° 00'05" (RT)	517.50'	153.56'	N 07° 16'55" E	153.00'
C9	23° 05'51" (LT)	1,017.66'	410.25'	N 04° 14'02" E	407.48'
C10	23° 22'44" (RT)	1,032.66'	421.37'	S 04° 05'35" W	418.45'
C11	17° 00'05" (LT)	502.50'	149.11'	S 07° 16'55" W	148.56'
C12	13° 47'26" (LT)	30.00'	7.22'	S 08° 06'51" E	7.20'
C13	15° 37'48" (LT)	75.00'	20.46'	S 22° 49'28" E	20.40'
C14	17° 06'05" (RT)	50.00'	14.92'	S 22° 05'19" E	14.87'
C15	31° 57'21" (RT)	90.00'	50.20'	S 11° 34'22" W	49.55'
C16	16° 05'36" (RT)	55.00'	15.45'	S 35° 35'50" W	15.40'
C17	22° 06'58" (LT)	40.00'	15.44'	S 32° 35'09" W	15.34'
C18	20° 48'20" (LT)	75.00'	27.23'	S 11° 07'30" W	27.09'

LINE	BEARING	DISTANCE
L1	S 89° 03'09" W	31.58'
L2	S 01° 15'18" E	241.41'
L3	S 88° 44'42" W	12.50'
L4	S 88° 46'24" W	17.52'
L5	N 01° 13'36" W	10.00'
L6	N 46° 13'36" W	10.62'
L7	S 88° 44'42" W	24.98'
L8	N 01° 15'18" W	20.00'
L9	N 88° 44'42" E	27.52'
L10	N 43° 46'11" E	10.59'
L11	N 01° 15'18" W	933.36'
L12	N 00° 43'20" E	330.35'
L13	N 21° 31'40" E	34.13'
L14	N 43° 38'38" E	48.76'
L15	N 27° 33'02" E	59.15'
L16	N 04° 24'18" W	117.07'
L17	N 13° 32'17" W	112.94'
L18	N 30° 38'22" W	39.55'
L19	N 15° 00'33" W	217.92'
L20	N 01° 13'08" W	129.18'
L21	N 15° 46'57" E	505.80'
L22	N 10° 46'57" W	11.18'
L23	N 15° 46'57" E	35.00'
L24	N 42° 20'51" E	11.18'
L25	N 15° 46'57" E	650.89'
L26	N 34° 09'43" W	11.18'

LINE	BEARING	DISTANCE
L27	N 08° 59'48" W	49.49'
L28	N 79° 19'13" E	19.76'
L29	S 10° 05'59" E	20.90'
L30	S 53° 49'58" E	10.46'
L31	N 80° 58'58" E	19.89'
L32	S 09° 01'02" E	20.00'
L33	S 80° 58'58" W	20.00'
L34	S 37° 07'44" W	10.46'
L35	S 15° 46'57" W	655.89'
L36	S 29° 13'03" E	17.68'
L37	S 74° 13'03" E	15.00'
L38	S 15° 46'57" W	20.00'
L39	N 74° 13'03" W	15.00'
L40	S 60° 46'57" W	17.68'
L41	S 15° 46'57" W	510.80'
L42	S 01° 13'07" E	129.18'
L43	S 15° 00'33" E	217.92'
L44	S 30° 38'22" E	39.55'
L45	S 13° 32'17" E	114.14'
L46	S 04° 24'18" E	118.27'
L47	S 27° 33'02" W	59.15'
L48	S 43° 38'38" W	48.76'
L49	S 21° 31'40" W	34.13'
L50	S 00° 43'20" W	330.09'
L51	S 01° 15'18" E	978.11'

I CERTIFY THAT THE SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION DURING THE MONTHS OF DECEMBER 2015 AND JULY 2016

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

JOSEPH S. BRINNEZ, PLS  
TEXAS NO. 9634



**ARREDONDO, ZEPEDA & BRUNZ, LLC**  
1335 MCCREE ROAD  
DALLAS, TX 75238  
PH-214-341-9900 FAX-214-341-9925  
email - office@azb-engr.com  
TBPE #10098 TBPLS #10088700

GENERAL NOTES:

- Bearings and Coordinates are based on the Texas State Plane Coordinate System of 1983, North American Datum of 1983 (NAD83), Texas North Central Zone No. 4202, as determined by GPS observations using the WDS-VRS cooperative network, using a grid-to-surface conversion factor of 1.00015063 (Denton County).
- A property description of even date accompanies this survey plat.

EXHIBIT "A"  
15' WIDE ACCESS EASEMENT  
63,458 S.F. (1.457 AC.)  
CITY OF THE COLONY  
DENTON COUNTY, TEXAS

9/16/2016

REVISION No.

\\s01c01\project\2016\_Township\Arredondo\ENR\ENR SHEET.dwg

**EASEMENT 9  
15' WIDE ACCESS EASEMENT  
BOUNDARY CLOSURE REPORT**

Start Coordinates: North: 7075525.076 East: 2472097.202

1. Bearing: S 88° 46' 24" W Distance: 17.522
2. Bearing: N 1° 13' 36" W Distance: 10.000
3. Bearing: N 46° 13' 36" W Distance: 10.622
4. Bearing: S 88° 44' 42" W Distance: 24.984
5. Bearing: N 1° 15' 18" W Distance: 20.000
6. Bearing: N 88° 44' 42" E Distance: 27.517
7. Bearing: N 43° 46' 11" E Distance: 10.590
8. Bearing: N 1° 15' 18" W Distance: 933.361
9. Bearing: N 0° 43' 20" E Distance: 330.346
10. Radius: 90.000  
Delta: 20° 48' 20" (RT)  
Arc Length: 32.681  
Chord Bearing: N 11° 07' 30" E  
Chord Distance: 32.502
11. Bearing: N 21° 31' 40" E Distance: 34.134
12. Radius: 55.000  
Delta: 22° 06' 58" (RT)  
Arc Length: 21.230  
Chord Bearing: N 32° 35' 09" E  
Chord Distance: 21.098
13. Bearing: N 43° 38' 38" E Distance: 48.755
14. Radius: 40.000  
Delta: 16° 05' 36" (LT)  
Arc Length: 11.235  
Chord Bearing: N 35° 35' 50" E  
Chord Distance: 11.198
15. Bearing: N 27° 33' 02" E Distance: 59.151
16. Radius: 75.000  
Delta: 31° 57' 21" (LT)  
Arc Length: 41.830  
Chord Bearing: N 11° 34' 22" E  
Chord Distance: 41.290
17. Bearing: N 4° 24' 18" W Distance: 117.074
18. Bearing: N 13° 32' 17" W Distance: 112.944
19. Radius: 35.000  
Delta: 17° 06' 05" (LT)

Arc Length: 10.447  
Chord Bearing: N 22° 05' 19" W  
Chord Distance: 10.408

20. Bearing: N 30° 38' 22" W Distance: 39.546

21. Radius: 90.000  
Delta: 15° 37' 48" (RT)  
Arc Length: 24.552  
Chord Bearing: N 22° 49' 28" W  
Chord Distance: 24.476

22. Bearing: N 15° 00' 33" W Distance: 217.918

23. Radius: 45.000  
Delta: 13° 47' 26" (RT)  
Arc Length: 10.831  
Chord Bearing: N 8° 06' 51" W  
Chord Distance: 10.805

24. Bearing: N 1° 13' 08" W Distance: 129.176

25. Radius: 517.500  
Delta: 17° 00' 05" (RT)  
Arc Length: 153.558  
Chord Bearing: N 7° 16' 55" E  
Chord Distance: 152.995

26. Bearing: N 15° 46' 57" E Distance: 505.804

27. Bearing: N 10° 46' 57" W Distance: 11.180

28. Bearing: N 15° 46' 57" E Distance: 35.000

29. Bearing: N 42° 20' 51" E Distance: 11.180

30. Bearing: N 15° 46' 57" E Distance: 650.888

31. Radius: 1017.660  
Delta: 23° 05' 51" (LT)  
Arc Length: 410.247  
Chord Bearing: N 4° 14' 02" E  
Chord Distance: 407.475

32. Bearing: N 34° 09' 43" W Distance: 11.180

33. Bearing: N 8° 59' 48" W Distance: 49.494

34. Bearing: N 79° 19' 13" E Distance: 19.756

35. Bearing: S 10° 05' 59" E Distance: 20.902

36. Bearing: S 53° 49' 58" E Distance: 10.458

37. Bearing: N 80° 58' 58" E Distance: 19.892

38. Bearing: S 9° 01' 02" E Distance: 20.000

39. Bearing: S 80° 58' 58" W Distance: 20.000

40. Bearing: S 37° 07' 44" W Distance: 10.458

41. Radius: 1032.660  
Delta: 23° 22' 44" (RT)

Arc Length: 421.367  
Chord Bearing: S 4° 05' 35" W  
Chord Distance: 418.450

42. Bearing: S 15° 46' 57" W Distance: 655.888  
43. Bearing: S 29° 13' 03" E Distance: 17.678  
44. Bearing: S 74° 13' 03" E Distance: 15.000  
45. Bearing: S 15° 46' 57" W Distance: 20.000  
46. Bearing: N 74° 13' 03" W Distance: 15.000  
47. Bearing: S 60° 46' 57" W Distance: 17.678  
48. Bearing: S 15° 46' 57" W Distance: 510.803  
49. Radius: 502.500  
Delta: 17° 00' 05" (LT)  
Arc Length: 149.106  
Chord Bearing: S 7° 16' 55" W  
Chord Distance: 148.560

50. Bearing: S 1° 13' 07" E Distance: 129.177  
51. Radius: 30.000  
Delta: 13° 47' 26" (LT)  
Arc Length: 7.221  
Chord Bearing: S 8° 06' 51" E  
Chord Distance: 7.203

52. Bearing: S 15° 00' 33" E Distance: 217.918  
53. Radius: 75.000  
Delta: 15° 37' 48" (LT)  
Arc Length: 20.460  
Chord Bearing: S 22° 49' 28" E  
Chord Distance: 20.396

54. Bearing: S 30° 38' 22" E Distance: 39.546  
55. Radius: 50.000  
Delta: 17° 06' 05" (RT)  
Arc Length: 14.924  
Chord Bearing: S 22° 05' 19" E  
Chord Distance: 14.868

56. Bearing: S 13° 32' 17" E Distance: 114.142  
57. Bearing: S 4° 24' 18" E Distance: 118.272  
58. Radius: 90.000  
Delta: 31° 57' 21" (RT)  
Arc Length: 50.196  
Chord Bearing: S 11° 34' 22" W  
Chord Distance: 49.548

59. Bearing: S 27° 33' 02" W Distance: 59.151  
60. Radius: 55.000

Delta: 16° 05' 36" (RT)

Arc Length: 15.448

Chord Bearing: S 35° 35' 50" W

Chord Distance: 15.398

61. Bearing: S 43° 38' 38" W Distance: 48.755

62. Radius: 40.000

Delta: 22° 06' 58" (LT)

Arc Length: 15.440

Chord Bearing: S 32° 35' 09" W

Chord Distance: 15.344

63. Bearing: S 21° 31' 40" W Distance: 34.134

64. Radius: 75.000

Delta: 20° 48' 20" (LT)

Arc Length: 27.234

Chord Bearing: S 11° 07' 30" W

Chord Distance: 27.085

65. Bearing: S 0° 43' 20" W Distance: 330.087

66. Bearing: S 1° 15' 18" E Distance: 978.111

End Coordinates: North: 7075525.076 East: 2472097.201

Error North: -0.000 Error East: -0.001

Error Direction: N 53° 46' 19" E Total Distance Error: 0.001

Error of Closure Greater than 1/10,000,000.00

Perimeter: 8299.179

Area: sq. Feet: 63458.167 Acres: 1.457

PT#: \_\_\_\_\_  
District: McKinney  
WR #: \_\_\_\_\_  
ER #: \_\_\_\_\_

## EASEMENT AND RIGHT OF WAY

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

That **The Colony Local Development Corporation**, hereinafter called "Grantor," whether one or more, for and in consideration of Ten Dollars (\$10.00) and other valuable consideration to Grantor in hand paid by **Oncor Electric Delivery Company LLC, a Delaware limited liability company**, 1616 Woodall Rodgers Freeway, Dallas, Texas 75202-1234, hereinafter referred to as "Grantee", has granted, sold and conveyed and by these presents does grant, sell and convey unto said Grantee, its successors and assigns, an easement and right-of-way for underground electric supply and communications lines, consisting of a variable number of wires and cables, surface mounted equipment, conduits, manholes, vaults, transformers, switches, protection, sectionalizing devices and all necessary or desirable appurtenances over, under, across and upon Grantor's land described as follows:

SEE EXHIBIT "A" (ATTACHED)

Grantor recognizes that the general course of said lines, or the metes and bounds as above described, is based on preliminary surveys only, and Grantor hereby agrees that the easement and right-of-way and its general dimensions hereby granted shall apply to the actual location of said lines when constructed.

Together with the right of ingress and egress along and upon said easement and right-of-way and over and across Grantor's adjoining properties for the purpose of and with the right to construct, maintain, operate, repair, remove, replace, reconstruct, abandon in place, and to change the size and capacity of said facilities; the right to relocate said facilities in the same relative direction of said facilities; the right to relocate said facilities in the same relative position to any adjacent road if and as such road is widened in the future; the right to lease wire space for the purpose of permitting others to string or lay wire or cable along said facilities; the right to prevent excavation within the easement area; the right to prevent construction of, within the easement area, any and all buildings, structures or other obstructions which, in the sole judgment of Grantee, may endanger or interfere with the efficiency, safety, and/or convenient operation of said facilities and their appurtenances and the right to trim or remove trees or shrubbery within, but not limited to, said easement area, including by use of herbicides or other similar chemicals approved by the U.S. Environmental Protection Agency, to the extent in the sole judgment of Grantee, as may be necessary to prevent possible interference with the operation of said facilities or to remove possible hazard thereto. Grantor shall not make changes in grade, elevation or contour of the land or impound water within the easement area as described above without prior written consent of Grantee.

Grantor reserves the right to use the land within the above described easement area for purposes not inconsistent with Grantee's use of such property, provided such use shall not, in the sole judgment of Grantee, interfere with the exercise by Grantee of the rights hereby granted.

This Easement and Right of Way shall wholly overlap and encumber the same portion of Grantor's property as that certain Easement and Right of Way granted or to be granted to the City of The Colony for underground sewer utilities. The parties agree that notwithstanding the date each of this Easement and Right of Way and the City of The Colony's easement are granted, said easements shall, at all times, in each and every respect, be considered to be *pari passu*. Grantee acknowledges such overlap and agrees that the facilities of each grantee shall be placed in the location shown on Exhibit B attached hereto and made a part hereof. Grantee and the City of the Colony shall use the easement area described herein in accordance with the terms of that certain Shared Access Agreement entered into between the parties on \_\_\_\_\_, 2016.

TO HAVE AND TO HOLD the above described easement and rights unto the said Grantee, its successors and assigns, until all of said lines shall be abandoned, and in that event said easement and right-of-way shall cease and all rights herein granted shall terminate and revert to Grantor or Grantor's heirs, successors or assigns.

And it does hereby bind itself, its successors, legal representatives, and assigns, to warrant and forever defend all and singular the above described easement and rights unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**The Colony Local Development Corporation**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF TEXAS

§  
§  
§

COUNTY OF \_\_\_\_\_

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_, as the \_\_\_\_\_ of **The Colony Local Development Corporation**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated and he/she is authorized to do so.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, A. D. 20\_\_\_\_.

\_\_\_\_\_  
Notary Public in and for the State of Texas

After recording, return to:  
Oncor Electric Delivery Company  
Land Records  
115 W. 7<sup>th</sup> Street, Suite 1017  
Ft. Worth, Texas 76102

**EXHIBIT "A"**

**BEING** a 212,915 square foot (4.888 acre) tract of land situated in the BUFFALO BAYOU, BRAZOS AND COLORADO RAILROAD COMPANY SURVEY, ABSTRACT NO. 174, the THOMAS A. WEST SURVEY, ABSTRACT NO. 1344 and the HALMARK, MDT SURVEY, ABSTRACT NO. 570, in the City of The Colony, Denton County, Texas, and being part of Lot 1, Block H of Grandscape Addition Phase II, an addition to the City of The Colony as recorded in Cabinet 2015, Slide 240 of the Plat Records of Denton County, Texas (P.R.D.C.T), being a part of that certain tract of land described as Tract 2 in a deed to The Colony Local Development Corporation (LGC), Et Al, as recorded in Document Number 2014-30677 of the Deed Records of Denton County, Texas (D.R.D.C.T.), and being more particularly described as follows:

**COMMENCING** at a 1/2 inch steel rebar with "DAA" cap (controlling monument) found for the easterly exterior corner of Lot 1, Block H of said Grandscape Addition Phase II, also being in the west right of way line of BNSF Railroad (100 foot right of way width at this point), from which a 1/2 inch steel rebar with "DAA" cap (controlling monument) found bears North 83° 17' 41" West, a distance of 190.16 feet for an easterly interior corner of said Lot 1, Block H and being in the west right of way line of said BNSF Railroad;

**THENCE** along the common east line of said Lot 1, Block H and the west right of way line of said BNSF Railroad, the following two (2) courses and distances;

North 06° 03' 54" East, a distance of 2,524.64 feet to a point in the beginning of a tangent curve to the left;

Northwardly, along said tangent curve to the left with a central angle of 03° 22' 07", a radius of 3,703.75 feet with an arc length of 217.76 feet, the chord of said curve bears North 04° 22' 51" East, a distance of 217.73 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set for the **POINT OF BEGINNING** (surface northing 7,079,442.61 and easting 2,472,593.41) of a 40 foot wide tract of land described herein;

**THENCE** departing the common east line of said Lot 1, Block H and the west right of way line of said BNSF Railroad, over and across said Lot 1, Block H, the following twenty-one (21) courses and distances;

South 89° 40' 47" West, a distance of 104.63 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set;

South 80° 58' 58" West, a distance of 43.47 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set in the beginning of a non-tangent curve to the right;

Southwardly, along said non-tangent curve to the right with a central angle of 23° 47' 36", a radius of 1,045.16 feet with an arc length of 434.03 feet, the chord of said curve bears South 03° 53' 09" West, a distance of 430.91 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set;

## EXHIBIT "A"

South  $15^{\circ} 46' 57''$  West, a distance of 1,211.69 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set in the beginning of a tangent curve to the left;

Southwardly, along said tangent curve to the left with a central angle of  $17^{\circ} 00' 05''$ , a radius of 490.00 feet with an arc length of 145.40 feet, the chord of said curve bears South  $07^{\circ} 16' 55''$  West, a distance of 144.87 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set;

South  $01^{\circ} 13' 08''$  East, a distance of 131.29 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set;

South  $15^{\circ} 00' 33''$  East, a distance of 220.03 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set in the beginning of a tangent curve to the left;

Southeastwardly, along said tangent curve to the left with a central angle of  $15^{\circ} 37' 48''$ , a radius of 62.50 feet with an arc length of 17.05 feet, the chord of said curve bears South  $22^{\circ} 49' 28''$  East, a distance of 17.00 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set;

South  $30^{\circ} 38' 22''$  East, a distance of 39.55 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set in the beginning of a tangent curve to the right;

Southeastwardly, along said tangent curve to the right with a central angle of  $17^{\circ} 06' 05''$ , a radius of 62.50 feet with an arc length of 18.66 feet, the chord of said curve bears South  $22^{\circ} 05' 19''$  East, a distance of 18.59 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set;

South  $13^{\circ} 32' 17''$  East, a distance of 115.14 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set;

South  $04^{\circ} 24' 18''$  East, a distance of 119.27 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set in the beginning of a tangent curve to the right;

Southwardly, along said tangent curve to the right with a central angle of  $31^{\circ} 57' 21''$ , a radius of 102.50 feet with an arc length of 57.17 feet, the chord of said curve bears South  $11^{\circ} 34' 22''$  West, a distance of 56.43 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set;

South  $27^{\circ} 33' 02''$  West, a distance of 59.15 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set in the beginning of a tangent curve to the right;

Southwestwardly, along said tangent curve to the right with a central angle of  $16^{\circ} 05' 36''$ , a radius of 67.50 feet with an arc length of 18.96 feet, the chord of said curve bears South  $35^{\circ} 35' 50''$  West, a distance of 18.90 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set;

South  $43^{\circ} 38' 38''$  West, a distance of 48.76 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set in the beginning of a tangent curve to the left;

## EXHIBIT "A"

Southwestwardly, along said tangent curve to the left with a central angle of  $22^{\circ} 06' 58''$ , a radius of 27.50 feet with an arc length of 10.62 feet, the chord of said curve bears South  $32^{\circ} 35' 09''$  West, a distance of 10.55 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set;

South  $21^{\circ} 31' 40''$  West, a distance of 34.13 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set in the beginning of a tangent curve to the left;

Southwardly, along said tangent curve to the left with a central angle of  $20^{\circ} 48' 20''$ , a radius of 62.50 feet with an arc length of 22.70 feet, the chord of said curve bears South  $11^{\circ} 07' 30''$  West, a distance of 22.57 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set;

South  $00^{\circ} 43' 20''$  West, a distance of 329.87 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set;

South  $01^{\circ} 15' 18''$  East, passing at a distance of 736.48 feet for a corner in the east line of said Lot 1, Block H, also being in the west right of way line of said BNSF Railroad (variable right of way width at this point), in all a total distance of 949.45 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set;

**THENCE** South  $09^{\circ} 59' 37''$  West, a distance of 27.54 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set;

**THENCE** South  $01^{\circ} 13' 36''$  East, a distance of 208.01 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set in the north line of the remainder of that certain called 122.8106 acre tract of land as described in deed to Crow-Billingsley UMF Plano, Ltd., as recorded in Document Number 2011-114778, of said Deed Records, from which a 1/2 inch steel rebar with yellow "Graham Assoc." cap (controlling monument) found bears South  $87^{\circ} 07' 03''$  East, a distance of 5.49 feet for the southeast corner of said Lot 1, Block H, and the northeast corner of said Crow-Billingsley tract, also being in the west right of way line of said BNSF Railroad (variable right of way width at this point);

**THENCE** North  $87^{\circ} 07' 03''$  West, along the common south line of said Lot 1, Block H and the north line of said Crow-Billingsley tract, a distance of 40.10 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set;

**THENCE** departing the common south line of said Lot 1, Block H and the north line of said Crow-Billingsley tract, over and across said Lot 1 the following seventeen (17) courses and distances;

North  $01^{\circ} 13' 36''$  West, a distance of 209.07 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set;

North  $09^{\circ} 59' 37''$  East, a distance of 27.53 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set;

## EXHIBIT "A"

North 01° 15' 18" West, a distance of 946.20 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set;

North 00° 43' 20" East, a distance of 330.56 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set in the beginning of a tangent curve to the right;

Northwardly, along said tangent curve to the right with a central angle of 20° 48' 20", a radius of 102.50 feet with an arc length of 37.22 feet, the chord of said curve bears North 11° 07' 30" East, a distance of 37.02 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set;

North 21° 31' 40" East, a distance of 34.13 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set in the beginning of a tangent curve to the right;

Northeastwardly, along said tangent curve to the right with a central angle of 22° 06' 58", a radius of 67.50 feet with an arc length of 26.06 feet, the chord of said curve bears North 32° 35' 09" East, a distance of 25.89 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set;

North 43° 38' 38" East, a distance of 48.76 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set in the beginning of a tangent curve to the left;

Northeastwardly, along said tangent curve to the left with a central angle of 16° 05' 36", a radius of 27.50 feet with an arc length of 7.72 feet, the chord of said curve bears North 35° 35' 50" East, a distance of 7.70 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set;

North 27° 33' 02" East, a distance of 59.15 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set in the beginning of a tangent curve to the left;

Northwardly, along said tangent curve to the left with a central angle of 31° 57' 21", a radius of 62.50 feet with an arc length of 34.86 feet, the chord of said curve bears North 11° 34' 22" East, a distance of 34.41 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set;

North 04° 24' 18" West, a distance of 116.08 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set;

North 13° 32' 17" West, a distance of 111.95 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set in the beginning of a tangent curve to the left;

Northwestwardly, along said tangent curve to the left with a central angle of 17° 06' 05", a radius of 22.50 feet with an arc length of 6.72 feet, the chord of said curve bears North 22° 05' 19" West, a distance of 6.69 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set;

North 30° 38' 22" West, a distance of 39.55 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set in the beginning of a tangent curve to the right;

**EXHIBIT "A"**

Northwestwardly, along said tangent curve to the right with a central angle of 15° 37' 48", a radius of 102.50 feet with an arc length of 27.96 feet, the chord of said curve bears North 22° 49' 28" West, a distance of 27.88 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set;

North 15° 00' 33" West, a distance of 224.87 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set in the interior west line of said Lot 1, Block H and the east line of the remainder portion of said The Colony Local Dev Corp (LGC), Et Al tract;

**THENCE** North 01° 13' 08" West, along the common interior west line of said Lot 1, Block H and the east line of said remainder portion of The Colony Local Dev Corp (LGC), Et Al tract, a distance of 215.35 feet to a 5/8 inch steel rebar with red cap (controlling monument) found in the common interior west line of said Lot 1, Block H and the east line of said remainder portion of The Colony Local Dev Corp (LGC), Et Al tract;

**THENCE** North 15° 46' 57" East, continuing along the common interior west line of said Lot 1, Block H and the east line of said remainder portion of The Colony Local Dev Corp (LGC), Et Al tract, passing at a distance of 539.18 feet for a corner in the interior west line of said Lot 1, Block H, the northeast corner of said remainder portion of The Colony Local Dev Corp (LGC), Et Al tract and the southeast corner of a Sidewalk and Utility easement (variable width) as shown by plat recorded in Cabinet 2015, Slide 240, P.R.D.C.T., in all a total distance of 1,290.91 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set in the beginning of a tangent curve to the left;

**THENCE** along the curving east line of said Sidewalk and Utility easement, over and across said Lot 1, Block H, the following four (4) courses and distances;

Northwardly, along said tangent curve to the left with a central angle of 31° 58' 14", a radius of 1,005.16 feet with an arc length of 560.87 feet, the chord of said curve bears North 00° 12' 10" West, a distance of 553.63 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set;

North 16° 11' 17" West, a distance of 446.97 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set in the beginning of a tangent curve to the right;

Northeastwardly, along said tangent curve to the right with a central angle of 89° 59' 50", a radius of 70.00 feet with an arc length of 109.95 feet, the chord of said curve bears North 28° 48' 38" East, a distance of 98.99 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set;

North 73° 48' 33" East, a distance of 151.46 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set for southernmost northeast corner of said Sidewalk and Utility easement and being in the common north line of said Lot 1, Block H, and the south right of way line of Grandscape Boulevard (a variable width right of way);

**EXHIBIT "A"**

**THENCE** South 16° 11' 27" East, departing the east line of said Sidewalk and Utility easement, along the common north line of said Lot 1, Block H and the south right of way line of said Grandscape Boulevard, a distance of 2.50 feet to a point for corner;

**THENCE** North 73° 48' 33" East, continuing along the common north line of said Lot 1, Block H and the south right of way line of said Grandscape Boulevard, a distance of 118.05 feet to a point for corner in the east line of said Lot 1, Block H and the west right of way line of the aforementioned BNSF Railroad;

**THENCE** South 07° 00' 44" East, departing the common north line of said Lot 1, Block H and the south right of way line of said Grandscape Boulevard, along the common east line of said Lot 1, Block H and the west right of way line of said BNSF Railroad, a distance of 40.52 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set;

**THENCE** departing the common east line of said Lot 1, Block H and the west right of way line of said BNSF Railroad, over and across said Lot 1, Block H, the following six (6) courses and distances;

South 73° 48' 33" West, a distance of 275.55 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set;

South 28° 48' 43" West, a distance of 24.74 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set;

South 16° 11' 17" East, a distance of 456.97 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set in the beginning of a tangent curve to the right;

Southwardly, along said tangent curve to the right with a central angle of 05° 59' 03", a radius of 1,045.16 feet with an arc length of 109.16 feet, the chord of said curve bears South 13° 11' 45" East, a distance of 109.11 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set;

North 80° 58' 58" East, a distance of 46.58 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set;

North 89° 40' 47" East, a distance of 109.57 feet to a 5/8 inch steel rebar with yellow plastic cap marked "AZB" set in the common east line of said Lot 1, Block H and the west right of way line of said BNSF Railroad and the beginning of a non-tangent curve to the right;

**THENCE** Southwardly, along said non-tangent curve to the right with a central angle of 00° 37' 10", a radius of 3,703.75 feet with an arc length of 40.05 feet, the chord of said curve bears South 02° 23' 12" West, a distance of 40.05 feet to the **POINT OF BEGINNING** and containing 212,915 square feet (4.888 acres) of land, more or less.

**EXHIBIT "A"**

Bearings and coordinates are based on the Texas State Plane Coordinate System of 1983, North American Datum of 1983 (NAD83), Texas North Central Zone No. 4202, as determined by GPS observations using the WDS-VRS cooperative network, using a grid to surface conversion factor of 1.00015063 (Denton County).

A survey plat of even date accompanies this property description.

I certify that this description and the accompanying plat were prepared from an actual survey made on the ground under my supervision during the months of December 2015 and July 2016.

**PRELIMINARY. This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.**

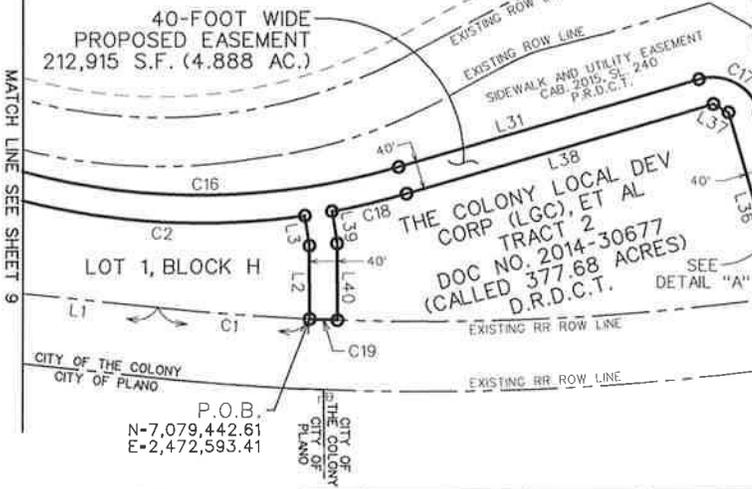
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Joseph Benitez  
Registered Professional Land Surveyor No. 5934

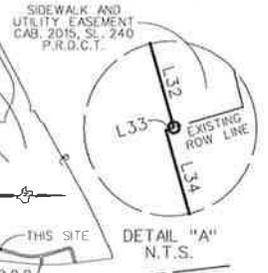
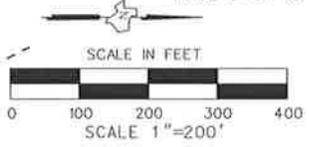
Arredondo, Zepeda & Brunz, LLC  
11355 McCree Road  
Dallas, Texas 75238  
(214) 341-9900  
TBPLS Registration No. 10088700

# BUFFALO BAYOU, BRAZOS AND COLORADO RAILROAD COMPANY SURVEY ABSTRACT NO. 174

REMAINDER OF A PORTION OF THE COLONY LOCAL DEV CORP (LGC), ET AL DOC NO. 2014-30677 D.R.D.C.T. LOT 3, BLOCK A GRANDSCAPE ADDITION PHASE II CAB. 2015, SL. 240 P.R.D.C.T.



DESTINATION DR. (Variable Width ROW)



**LEGEND**  
 PROPOSED EASEMENT LINE  
 EXISTING ROW LINE  
 PROPERTY LINE  
 CENTERLINE  
 SURVEY LINE  
 FENCE LINE  
 EXIST. EASEMENTS  
 \*X ON CONCRETE SET (EXCEPT AS NOTED)  
 MONUMENT FOUND AS NOTED  
 3/4" SRS W/ 1/2" PLASTIC CAP (EXCEPT AS NOTED)  
 SRS - STEEL REBAR FOUND  
 SRF - STEEL PIPE FOUND  
 SRS - STEEL REBAR SET  
 CM - CONTROLLING MONUMENT

LINE	BEARING	DISTANCE
L1	N 06° 03' 54" E	2,524.64'
L2	S 89° 40' 47" W	104.63'
L3	S 80° 58' 58" W	43.47'
L31	N 16° 11' 17" W	446.97'
L32	N 73° 48' 33" E	151.46'
L33	S 16° 11' 27" E	2.50'
L34	N 73° 48' 33" E	118.05'
L35	S 07° 00' 44" E	40.52'
L36	S 73° 48' 33" W	275.55'
L37	S 28° 48' 43" W	24.74'
L38	S 16° 11' 17" E	456.97'
L39	N 80° 58' 58" E	46.58'
L40	N 89° 40' 47" E	109.57'

CURVE	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	03° 22' 07" (L1)	3,703.75'	217.76'	N 04° 22' 51" E	217.73'
C2	23° 47' 36" (RT)	1,045.16'	434.03'	S 03° 53' 09" W	430.91'
C16	31° 58' 14" (LT)	1,005.16'	560.87'	N 00° 12' 10" W	553.63'
C17	89° 59' 50" (RT)	70.00'	109.95'	N 28° 48' 38" E	98.99'
C18	05° 59' 03" (RT)	1,045.16'	109.16'	S 13° 11' 45" E	109.11'
C19	00° 37' 10" (RT)	3,703.75'	40.05'	S 02° 23' 12" W	40.05'

**GENERAL NOTES:**  
 1. Bearings and Coordinates are based on the Texas State Plane Coordinate System of 1983, North American Datum of 1983 (NAD83), Texas North Central Zone No. 4202, as determined by GPS observations using the WGS-VRS cooperative network, using a grid-to-surface conversion factor of 1.00015063 (Denton County).  
 2. A property description of even title accompanies this survey plot.

**EXHIBIT "A"**  
**ONCOR ELECTRIC DELIVERY COMPANY, LLC EASEMENT**  
 212,915 S.F. (4.888 AC.)  
 CITY OF THE COLONY  
 DENTON COUNTY, TEXAS

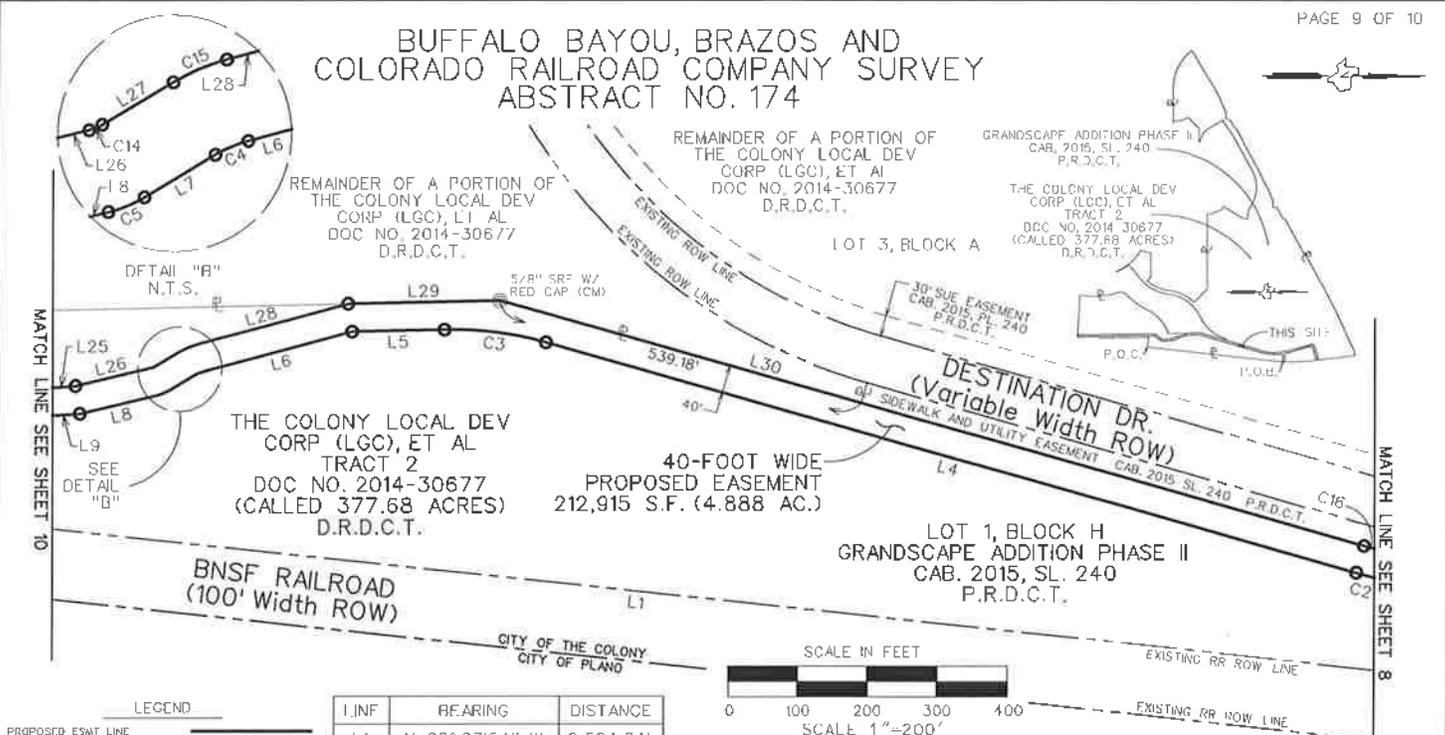
**AZ&B**  
**ARREDONDO, ZEPEDA & BRUNZ, LLC**  
 1335 WAGNER ROAD  
 DALLAS, TX 75238  
 PH - 214-341-9900 FAX - 214-341-9925  
 email - office@azab-engine.com  
 TBPE #FV0098 TBPLS #10088700

9/15/2016

REVISION No.

\\DUNCOR\J25008\_Taylor\Opn\Projects\150419\_SHEET\_1.dwg

# BUFFALO BAYOU, BRAZOS AND COLORADO RAILROAD COMPANY SURVEY ABSTRACT NO. 174



REMAINDER OF A PORTION OF THE COLONY LOCAL DEV CORP (LGC), ET AL DOC NO. 2014-30677 D.R.D.C.T.

REMAINDER OF A PORTION OF THE COLONY LOCAL DEV CORP (LGC), ET AL DOC NO. 2014-30677 D.R.D.C.T.

GRANDSCAPE ADDITION PHASE II CAB. 2015, SL. 240 P.R.D.C.T.  
THE COLONY LOCAL DEV CORP (LCC), ET AL TRACT 2 DOC NO. 2014-30677 (CALLED 377.68 ACRES) D.R.D.C.T.

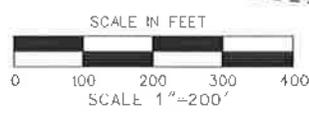
THE COLONY LOCAL DEV CORP (LGC), ET AL TRACT 2 DOC NO. 2014-30677 (CALLED 377.68 ACRES) D.R.D.C.T.

40-FOOT WIDE PROPOSED EASEMENT 212,915 S.F. (4.888 AC.)

LOT 1, BLOCK H GRANDSCAPE ADDITION PHASE II CAB. 2015, SL. 240 P.R.D.C.T.

BNSF RAILROAD (100' Width ROW)

CITY OF THE COLONY CITY OF PLANO



**LEGEND**

PROPOSED ESMT LINE	---
EXISTING ROW LINE	---
PROPERTY LINE	---
CENTERLINE	---
SURVEY LINE	---
FENCE LINE	-x-x-
EXIST. EASEMENTS	---
"X" ON CONCRETE SET (EXCEPT AS NOTED)	X
MONUMENT FOUND AS NOTED	⊙
5/8" SRS W/ AZB PLASTIC CAP (EXCEPT AS NOTED)	○
SRF - STEEL REBAR FOUND	○
SPP - STEEL PIPE FOUND	○
SRS - STEEL REBAR SET	○
CM - CONTROLLING MONUMENT	○

LINE	BEARING	DISTANCE
L1	N 06° 03' 54" W	2,524.64'
L4	S 15° 46' 57" W	1,211.69'
L5	S 01° 13' 08" E	131.29'
L6	S 15° 00' 33" E	220.05'
L7	S 30° 38' 22" L	39.55'
L8	S 13° 32' 17" E	115.14'
L9	S 04° 24' 18" L	119.21'
L25	N 04° 24' 18" W	116.08'
L26	N 13° 32' 17" W	111.95'
L27	N 30° 38' 22" W	39.55'
L28	N 15° 00' 33" W	224.87'
L29	N 01° 13' 08" W	215.35'
L30	N 15° 46' 57" E	1,290.91'

CURVE	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CH. DISTANCE
C3	17° 00' 05" (L T)	490.00'	145.40'	S 07° 16' 55" W	144.87'
C4	15° 37' 48" (L T)	62.50'	17.05'	S 22° 49' 28" E	17.00'
C5	17° 06' 05" (RT)	62.50'	18.66'	S 22° 05' 19" E	18.59'
C14	17° 06' 05" (L T)	22.50'	6.72'	N 22° 05' 19" W	6.69'
C15	15° 37' 48" (RT)	102.50'	27.96'	N 22° 49' 28" W	27.88'

**GENERAL NOTES:**

- Bearings and Coordinates are based on the Texas State Plane Coordinate System of 1983, North American Datum of 1983 (NAD83), Texas North Central Zone No. 4202, as determined by GPS observations using the WDS-VRS cooperative network, using a grid-to-surface conversion factor of 1.00015063 (Denton County).
- A property description of even date accompanies this survey plat.

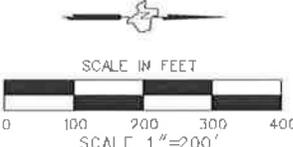
**EXHIBIT "A"**  
**ONCOR ELECTRIC DELIVERY COMPANY, LLC EASEMENT**  
 212,915 S.F. (4.888 AC.)  
 CITY OF THE COLONY  
 DENTON COUNTY, TEXAS

**AZ&B**  
**ARREDONDO, ZEPEDA & BRUNZ, LLC**  
 10325 MICHREE ROAD  
 DALLAS, TX 75238  
 PH: 214-345-0000 FAX: 214-341-0023  
 email: office@azandb.com  
 TOLL FREE: 1-800-870-0700

THOMAS A. WEST SURVEY  
ABSTRACT NO. 1344

THE COLONY LOCAL DEV  
CORP (LGC), ET AL  
TRACT 2  
DOC NO. 2014-30677  
(CALLED 377.68 ACRES)  
D.R.D.C.T.

LOT 1, BLOCK H  
GRANDSCAPE ADDITION PHASE II  
CAB. 2015, SL. 240  
P.R.D.C.T.



CROW-BILLINGSLEY UNF  
PLAND, LTD.  
DOC NO. 2011-114778  
(REMAINDER OF CALLED 122.8106 AC.)  
D.R.D.C.T.

GRANDSCAPE ADDITION PHASE II  
CAB. 2015, SL. 240  
P.R.D.C.T.

THE COLONY LOCAL DEV  
CORP (LGC), ET AL  
TRACT 2  
DOC NO. 2014-30677  
(CALLED 377.68 ACRES)  
D.R.D.C.T.

40-FOOT WIDE  
PROPOSED EASEMENT  
212,915 S.F. (4.888 AC.)

60-FOOT WIDE  
TEXAS UTILITIES ELECTRIC COMPANY  
EASEMENT AND RIGHT OF WAY  
(TRACT II)  
VOL. 3114, PG. 0584 D.R.D.C.T.

REMAINDER OF A PORTION OF  
THE COLONY LOCAL DEV  
CORP (LGC), ET AL  
DOC NO. 2014-30677  
D.R.D.C.T.

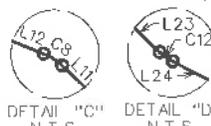
BENJAMIN  
SCHOONOVER SURVEY  
ABSTRACT NO. 1208

LINE	BEARING	DISTANCE
L1	N 06° 03'54" E	2,524.64'
L9	S 04° 24'18" E	119.27'
L10	S 27° 33'02" W	59.15'
L11	S 43° 38'38" W	48.76'
L12	S 21° 31'40" W	34.13'
L13	S 00° 43'20" W	329.87'

LINE	BEARING	DISTANCE
L14	S 01° 15'18" E	949.45'
L15	S 09° 59'37" W	27.54'
L16	S 01° 13'36" E	208.01'
L17	N 87° 07'03" W	40.10'
L18	N 01° 13'36" W	209.07'
L19	N 09° 59'37" E	27.53'
L20	N 01° 15'18" W	946.20'
L21	N 00° 43'20" E	330.56'
L22	N 21° 31'40" E	34.13'
L23	N 43° 38'38" E	48.76'
L24	N 27° 33'02" E	59.15'
L25	N 04° 24'18" W	116.08'

HALMARK, MDT SURVEY  
ABSTRACT NO. 570

BNSF RAILROAD  
(Variable Width ROW)



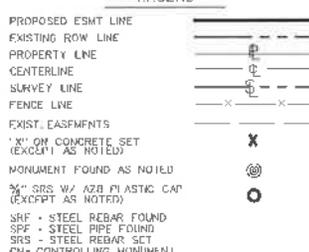
CURVE	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CH. DISTANCE
C6	31° 57'21"(R1)	102.50'	57.17'	S 11° 34'22" W	56.43'
C7	16° 05'36"(R1)	67.50'	18.96'	S 35° 35'50" W	18.90'
C8	22° 06'58"(L1)	27.50'	10.62'	S 32° 35'09" W	10.55'
C9	20° 48'20"(L1)	62.50'	22.70'	S 11° 07'30" W	22.57'
C10	20° 48'20"(R1)	102.50'	37.22'	N 11° 07'30" E	37.02'
C11	22° 06'58"(RT)	67.50'	26.06'	N 32° 35'09" E	25.89'
C12	16° 05'36"(L1)	27.50'	7.72'	N 35° 35'50" E	7.70'
C13	31° 57'21"(L1)	62.50'	34.86'	N 11° 34'22" E	34.41'

I CERTIFY THAT THE SURVEY WAS  
PERFORMED ON THE GROUND  
UNDER MY SUPERVISION DURING  
THE MONTHS OF DECEMBER 2015  
AND JULY 2016

PRELIMINARY. THIS DOCUMENT  
SHALL NOT BE RECORDED FOR  
ANY PURPOSE AND SHALL NOT  
BE USED OR VIEWED OR RELIED  
UPON AS A FINAL SURVEY  
DOCUMENT.

JOB# 17 S. BENITEZ, IPALS  
TEXAS NC, 5934

**AZ&B**  
ARREDONDO, ZEPEDA & BRUNZ, LLC  
1355 WOODREE ROAD  
DALLAS, TX 75238  
PH-214-341-9900 FAX-214-341-9925  
email - office@az&b.com  
TBE# #F30008 TBEPL# #0088700



GENERAL NOTES:

- Bearings and Coordinates are based on the Texas State Plane Coordinate System of 1983, North American Datum of 1983 (NAD83), Texas North Central Zone No. 4209, as determined by GPS observations using the WDS-VRS cooperative network, using a grid-to-surface conversion factor of 1.00015063 (Denton County).
- A property description of even data accompanies this survey plot.

EXHIBIT "A"  
ONCOR ELECTRIC DELIVERY  
COMPANY, LLC EASEMENT  
212,915 S.F. (4.888 AC.)  
CITY OF THE COLONY  
DENTON COUNTY, TEXAS

9/15/2016

AZ&B, INC.

**EASEMENT #9  
40' WIDE ONCOR EASEMENT  
BOUNDARY CLOSURE REPORT**

Start Coordinates: North: 7079442.608 East: 2472593.405

1. Bearing: S 89° 40' 47" W Distance: 104.634
2. Bearing: S 80° 58' 58" W Distance: 43.474
3. Radius: 1045.160  
Delta: 23° 47' 36" (RT)  
Arc Length: 434.025  
Chord Bearing: S 3° 53' 09" W  
Chord Distance: 430.913
4. Bearing: S 15° 46' 57" W Distance: 1211.692
5. Radius: 490.000  
Delta: 17° 00' 05" (LT)  
Arc Length: 145.398  
Chord Bearing: S 7° 16' 55" W  
Chord Distance: 144.865
6. Bearing: S 1° 13' 08" E Distance: 131.293
7. Bearing: S 15° 00' 33" E Distance: 220.034
8. Radius: 62.500  
Delta: 15° 37' 48" (LT)  
Arc Length: 17.050  
Chord Bearing: S 22° 49' 28" E  
Chord Distance: 16.997
9. Bearing: S 30° 38' 22" E Distance: 39.546
10. Radius: 62.500  
Delta: 17° 06' 05" (RT)  
Arc Length: 18.655  
Chord Bearing: S 22° 05' 19" E  
Chord Distance: 18.585
11. Bearing: S 13° 32' 17" E Distance: 115.140
12. Bearing: S 4° 24' 18" E Distance: 119.271
13. Radius: 102.500  
Delta: 31° 57' 21" (RT)  
Arc Length: 57.168  
Chord Bearing: S 11° 34' 22" W  
Chord Distance: 56.429
14. Bearing: S 27° 33' 02" W Distance: 59.151
15. Radius: 67.500  
Delta: 16° 05' 36" (RT)

- Arc Length: 18.959  
Chord Bearing: S 35° 35' 50" W  
Chord Distance: 18.897
16. Bearing: S 43° 38' 38" W Distance: 48.755
17. Radius: 27.500  
Delta: 22° 06' 58" (LT)  
Arc Length: 10.615  
Chord Bearing: S 32° 35' 09" W  
Chord Distance: 10.549
18. Bearing: S 21° 31' 40" W Distance: 34.134
19. Radius: 62.500  
Delta: 20° 48' 20" (LT)  
Arc Length: 22.695  
Chord Bearing: S 11° 07' 30" W  
Chord Distance: 22.571
20. Bearing: S 0° 43' 20" W Distance: 329.871
21. Bearing: S 1° 15' 18" E Distance: 949.447
22. Bearing: S 9° 59' 37" W Distance: 27.537
23. Bearing: S 1° 13' 36" E Distance: 208.010
24. Bearing: N 87° 07' 03" W Distance: 40.103
25. Bearing: N 1° 13' 36" W Distance: 209.066
26. Bearing: N 9° 59' 37" E Distance: 27.527
27. Bearing: N 1° 15' 18" W Distance: 946.198
28. Bearing: N 0° 43' 20" E Distance: 330.561
29. Radius: 102.500  
Delta: 20° 48' 20" (RT)  
Arc Length: 37.220  
Chord Bearing: N 11° 07' 30" E  
Chord Distance: 37.016
30. Bearing: N 21° 31' 40" E Distance: 34.134
31. Radius: 67.500  
Delta: 22° 06' 58" (RT)  
Arc Length: 26.055  
Chord Bearing: N 32° 35' 09" E  
Chord Distance: 25.893
32. Bearing: N 43° 38' 38" E Distance: 48.755
33. Radius: 27.500  
Delta: 16° 05' 36" (LT)  
Arc Length: 7.724  
Chord Bearing: N 35° 35' 50" E  
Chord Distance: 7.699
34. Bearing: N 27° 33' 02" E Distance: 59.151

35. Radius: 62.500  
Delta: 31° 57' 21" (LT)  
Arc Length: 34.858  
Chord Bearing: N 11° 34' 22" E  
Chord Distance: 34.408
36. Bearing: N 4° 24' 18" W Distance: 116.076
37. Bearing: N 13° 32' 17" W Distance: 111.946
38. Radius: 22.500  
Delta: 17° 06' 05" (LT)  
Arc Length: 6.716  
Chord Bearing: N 22° 05' 19" W  
Chord Distance: 6.691
39. Bearing: N 30° 38' 22" W Distance: 39.546
40. Radius: 102.500  
Delta: 15° 37' 48" (RT)  
Arc Length: 27.962  
Chord Bearing: N 22° 49' 28" W  
Chord Distance: 27.875
41. Bearing: N 15° 00' 33" W Distance: 224.871
42. Bearing: N 1° 13' 08" W Distance: 215.345
43. Bearing: N 15° 46' 57" E Distance: 1290.907
44. Radius: 1005.160  
Delta: 31° 58' 14" (LT)  
Arc Length: 560.873  
Chord Bearing: N 0° 12' 10" W  
Chord Distance: 553.625
45. Bearing: N 16° 11' 17" W Distance: 446.965
46. Radius: 70.000  
Delta: 89° 59' 50" (RT)  
Arc Length: 109.952  
Chord Bearing: N 28° 48' 38" E  
Chord Distance: 98.993
47. Bearing: N 73° 48' 33" E Distance: 151.460
48. Bearing: S 16° 11' 27" E Distance: 2.503
49. Bearing: N 73° 48' 33" E Distance: 118.048
50. Bearing: S 7° 00' 44" E Distance: 40.519
51. Bearing: S 73° 48' 33" W Distance: 275.547
52. Bearing: S 28° 48' 43" W Distance: 24.744
53. Bearing: S 16° 11' 17" E Distance: 456.970
54. Radius: 1045.160  
Delta: 5° 59' 03" (RT)

Arc Length: 109.160

Chord Bearing: S 13° 11' 45" E

Chord Distance: 109.110

55. Bearing: N 80° 58' 58" E Distance: 46.579

56. Bearing: N 89° 40' 47" E Distance: 109.567

57. Radius: 3703.750

Delta: 0° 37' 10" (RT)

Arc Length: 40.045

Chord Bearing: S 2° 23' 12" W

Chord Distance: 40.045

End Coordinates: North: 7079442.608 East: 2472593.406

Error North: 0.000 Error East: 0.001

Error Direction: S 81° 17' 57" W Total Distance Error: 0.001

Error of Closure Greater than 1/10,000,000.00

Perimeter: 10694.207

Area: sq. Feet: 212915.154 Acres: 4.888

District:  
WR #:  
ER #: \_\_\_\_\_

## EASEMENT AND RIGHT OF WAY

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

That **The Colony Local Development Corporation**, hereinafter called "Grantor," whether one or more, for and in consideration of Ten Dollars (\$10.00) and other valuable consideration to Grantor in hand paid by **The City of The Colony**, a \_\_\_\_\_, having an address of \_\_\_\_\_, hereinafter referred to as "Grantee", has granted, sold and conveyed and by these presents does grant, sell and convey unto said Grantee, its successors and assigns, an easement and right-of-way for underground sewer lines and all necessary or desirable appurtenances over, under, across and upon Grantor's land described as follows:

SEE EXHIBIT "A" (ATTACHED)

Grantor recognizes that the general course of said lines, or the metes and bounds as above described, is based on preliminary surveys only, and Grantor hereby agrees that the easement and right-of-way and its general dimensions hereby granted shall apply to the actual location of said lines when constructed.

Together with the right of ingress and egress along and upon said easement and right-of-way and over and across Grantor's adjoining properties for the purpose of and with the right to construct, maintain, operate, repair, remove, replace, reconstruct, abandon in place, and to change the size and capacity of said facilities; the right to relocate said facilities in the same relative direction of said facilities; the right to relocate said facilities in the same relative position to any adjacent road if and as such road is widened in the future; the right to prevent excavation within the easement area; the right to prevent construction of, within the easement area, any and all buildings, structures or other obstructions which, in the sole judgment of Grantee, may endanger or interfere with the efficiency, safety, and/or convenient operation of said facilities and their appurtenances and the right to trim or remove trees or shrubbery within, but not limited to, said easement area, including by use of herbicides or other similar chemicals approved by the U.S. Environmental Protection Agency, to the extent in the sole judgment of Grantee, as may be necessary to prevent possible interference with the operation of said facilities or to remove possible hazard thereto. Grantor shall not make changes in grade, elevation or contour of the land or impound water within the easement area as described above without prior written consent of Grantee.

Grantor reserves the right to use the land within the above described easement area for purposes not inconsistent with Grantee's use of such property, provided such use shall not, in the sole judgment of Grantee, interfere with the exercise by Grantee of the rights hereby granted.

This Easement and Right of Way shall wholly overlap and encumber the same portion of Grantor's property as that certain Easement and Right of Way granted or to be granted to Oncor Electric Delivery Company LLC for underground electric utilities. The parties agree that notwithstanding the date each of this Easement and Right of Way and the Oncor Electric Delivery Company LLC's easement are granted, said easements shall, at all times, in each and every respect, be considered to be *pari passu*. Grantee acknowledges such overlap and agrees that the facilities of each grantee shall be placed in the location shown on Exhibit B attached hereto and made a part hereof. Grantee and the City of the Colony shall use the easement area described herein in accordance with the terms of that certain Shared Access Agreement entered into between the parties on \_\_\_\_\_, 2016.

TO HAVE AND TO HOLD the above described easement and rights unto the said Grantee, its successors and assigns, until all of said lines shall be abandoned, and in that event said easement and right-of-way shall cease and all rights herein granted shall terminate and revert to Grantor or Grantor's heirs, successors or assigns.

And it does hereby bind itself, its successors, legal representatives, and assigns, to warrant and forever defend all and singular the above described easement and rights unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**The Colony Local Development Corporation**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF TEXAS

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§  
§

COUNTY OF \_\_\_\_\_

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_, as the \_\_\_\_\_ of **The Colony Local Development Corporation**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated and he/she is authorized to do so.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, A. D. 20\_\_\_\_.

\_\_\_\_\_  
Notary Public in and for the State of Texas

After recording, return to:  
Oncor Electric Delivery Company  
Land Records  
115 W. 7<sup>th</sup> Street, Suite 1017  
Ft. Worth, Texas 76102