

**Denton County
Juli Luke
County Clerk**

Instrument Number: 75697

ERecordings-RP

EASEMENT

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" Examined and Charged as Follows: "

Total Recording: \$142.00

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STATE OF TEXAS
COUNTY OF DENTON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time
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Juli Luke
County Clerk
Denton County, TX

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY DOCUMENT 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.

Line: F
R/W#: 89-4-3
CZH 6/4/2020

**PIPELINE AND ABOVEGROUND FACILITIES EASEMENT
(WITH ACCESS EASEMENT)**

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

That for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration paid by Atmos Energy Corporation, a Texas and Virginia corporation with its principal office at 5420 LBJ Freeway, Suite 1800, Dallas, Texas 75240, together with its successors and assigns (said entity and its successors and assigns are herein collectively called "Grantee"), the receipt of which is hereby acknowledged, the undersigned, (herein called "Grantor" whether one or more), hereby grants, sells and conveys unto Grantee, an easement for the purposes of:

- (i) laying, constructing, operating, maintaining, inspecting, repairing, replacing, changing the size of, relocating and changing the routes of, abandoning in place and removing at will, in whole or in part, three (3) pipelines and the appurtenances thereto (collectively, the "Pipelines"), for the transportation of oil, gas, lignite and other fluids or substances, or any of them, and the products thereof, together with such above ground drips, valves, fittings, meters, pressure relief facilities, aerial markers, graphite and steel anodes, rectifier poles and other devices for the control of pipeline corrosion, and other appurtenances as may be necessary or convenient in the operation of said Pipelines, over, across, under and upon the areas described as (a) the "Variable Width Atmos Pipeline Easement" on Exhibit "A" attached hereto and made a part hereof and (b) the "Atmos 15- Foot Wide Access and Pipeline Easement" on Exhibit "C" attached hereto and made a part hereof (collectively, the "Pipeline Easement Area");
- (ii) laying, constructing, operating, maintaining, inspecting, repairing, replacing, changing the size of, relocating and changing the route or routes of, abandoning in place and removing at will, in whole or in part, aboveground and underground pipeline or pipelines and the appurtenances thereto, including, without limitation, valves, fittings, metering facilities, pigging facilities, pressure regulating facilities, cathodic protection equipment, communication facilities, barricades and fencing, the right to construct and install gravel, asphalt or concrete upon the surface of the

Facilities Easement Area (as defined herein), aerial markers, and other appurtenances as may be necessary or convenient in the operation of said facilities (collectively, the "Aboveground Facilities"), over, across, under and upon the lands more particularly described, and labeled as "Atmos Surface Site" on Exhibit "B" attached hereto and made a part hereof for all purposes (collectively, the "Facilities Easement Area"); and

- (iii) vehicular and pedestrian ingress to and egress from the Facilities Easement Area and Pipeline Easement Area along and upon the land more particularly described as the "Atmos 15-Foot Wide Access Easement and Pipeline Easement" on Exhibit "C" attached hereto and made a part hereof (the "Access Easement Area").

Grantee's Pipelines, Aboveground Facilities and any improvements made to the Access Easement Area are collectively referred to as Grantee's "Easement Facilities." The areas comprising the Pipeline Easement Area, the Facilities Easement Area, and the Access Easement Area are collectively referred to as the "Easement Area."

Grantee shall also be entitled to use temporary workspace as described in Exhibit "A" (the "Temporary Workspace") to carry out the initial construction of the Easement Facilities, which rights shall include, but not be limited to, boring activities, clearing, leveling, ingress and egress, temporary storage, and staging equipment and materials. Grantee's right to utilize this Temporary Workspace will terminate and cease on the earlier of: (i) the date on which the initial construction of Grantee's facilities have been completed and the same are placed into service, or (ii) twenty-four (24) months following the execution of this agreement.

It is further agreed as follows:

1. Grantee shall have the right to select the exact location of its Pipelines within the Pipeline Easement Area and its Aboveground Facilities within the Facilities Easement Area, and to do whatever may be requisite for the use and enjoyment of the rights herein granted, including the right of ingress and egress over Grantor's adjacent or additional lands to or from the Easement Area in the event that Grantee cannot, within its sole discretion, reasonably access the Easement Area by staying within the boundaries of the Access Easement Area. Further, if Grantee determines it is necessary to use Grantor's adjacent lands for access, then Grantee shall exercise such ingress and egress rights as follows:
 - a. Grantee shall first use those existing interior roadways as designated by Grantor which provide reasonable access from a public right-of-way to the Easement Area;
 - b. If no such interior roadways exist, Grantee shall use such route as is most reasonably direct to get from a public right-of-way to the Easement Area, taking into account Grantor's existing uses of the adjacent lands and avoiding damages to such existing uses to the extent reasonably possible;
 - c. In the event there is an impediment to access within the Easement Area which requires Grantee to get onto Grantor's adjacent lands in order to get around such

impediment to access, then Grantee shall only use such portion of Grantor's adjacent lands as is reasonably necessary to get around such impediment and back onto the easement area as soon as is reasonably practical.

A width of twenty feet (20') shall be considered reasonable for any routes of ingress and egress unless a greater width is necessary to accommodate turning radiuses of Grantee's construction equipment and vehicles.

2. Grantor shall have no access rights on, under, or over the Facilities Easement Area. Further, Grantor shall not obstruct Grantee's use of the Access Easement Area.
3. Grantor further agrees not to change the grade, remove dirt from the surface of the Easement Area or impound water over the Easement Area without the prior written approval of Grantee. Notwithstanding the foregoing, in connection with the installation of a road which crosses the Pipeline Easement Area in accordance with the terms of Paragraph 6.b, Grantor shall be permitted to increase the grade of the Pipeline Easement Area only to the extent necessary to maintain spatial separation/clearance of not less than sixty inches (60") between the surface of such road and the top of Grantee's Pipelines.
4. The aforesaid consideration includes any and all damages that may be sustained by the original construction of the Easement Facilities, including without limitation, cutting trees and damages to land, trees, buildings, fences, growing crops and grasses; however, after the original construction Grantee will pay to the owner of the land and, if leased, to his tenant, as they may be respectively entitled, actual damages done to fences and growing crops by reason of entry to repair, maintain and remove the Pipelines, or for any future construction.
5. Grantee has the right to trim, cut down or eliminate trees or shrubbery within the Easement Area to the extent, in the sole judgment of Grantee as may be necessary to prevent possible present or future interference with the convenient operation or convenient inspection of the Easement Facilities and to remove possible present or future hazards to the Easement Facilities, and the right to remove or prevent the construction of any and all buildings, structures, reservoirs, or other obstructions on the Easement Area and to prevent activities on the Easement Area, any of which, in the sole judgment of the Grantee may presently or in the future endanger or interfere with the efficiency, safety, convenient operation or convenient inspection of the Easement Facilities.
6. In addition to any other rights stated herein, Grantor retains:
 - a. the right to grow and cultivate crops, graze cattle, and use for recreational purposes the Pipeline Easement Area as will not interfere with Grantee's use of the same for the purposes herein granted;
 - b. the right to construct streets, roads, and alleyways which accommodate standard vehicular traffic across the Pipeline Easement Area at angles of not less than seventy-five degrees (75°), provided that spatial separation/clearance of not less than sixty inches (60") is maintained between the surface of such road and the top of Grantee's Pipelines;

- c. the right to cross the Pipeline Easement Area with underground utilities and buried communications cables provided they are installed parallel to grade and where feasible, cross underneath Grantee's Pipelines, and if not, cross over Grantee's Pipelines. In either case, said utilities or communications cables shall be installed with a minimum twenty-four inches (24") spatial separation and cross at or near right angles relative to Grantee's Pipelines but in no event less than a seventy-five degree (75°) angle; and
 - d. all of Grantor's rights, title, and interest in and to all oil, gas, and other minerals (whether by law classified as part of the mineral estate or the surface estate) in, on, and under the Easement Area described herein; provided, however, that Grantor shall not drill or prospect for oil, gas, and other minerals from the surface of the Easement Area, but Grantor will be permitted to extract oil, gas, and other minerals from and under the Easement Area by directional drilling, mining, or other means, so long as Grantee's use of the Easement Area is not disturbed, which shall include the right of Grantee to physical and/or lateral support for the Easement Facilities, as well as the right that the Easement Facilities shall not be endangered, obstructed, or interfered with by such operations.
7. If Grantee should abandon the rights granted herein and if such abandonment should continue for a continuous period of ten years, all rights of Grantee herein shall ipso facto terminate and revert to Grantor, his heirs, legal representatives, and assigns.
8. Grantor and Grantee agree that the failure to assert any right under this Pipeline and Aboveground Facilities Easement shall not constitute a waiver of any other right hereunder. Further, it is hereby agreed that any delay by Grantee in asserting any right granted it in this Pipeline and Aboveground Facilities Easement, regardless of the length of any such delay, shall not prevent Grantee from later asserting or otherwise enforcing that same right, including but not limited to the right to prevent or remove any encroachments within the Easement Area as provided in paragraph 5 above.
9. Both Grantor and Grantee hereby represent and warrant that they have read and have fully understood the terms of this Pipeline and Aboveground Facilities Easement, that they have had the opportunity to have same reviewed by an attorney, and that in entering into this Pipeline and Aboveground Facilities Easement they are relying solely upon their independent review and the advice of their respective counsel. Further, Grantor and Grantee acknowledge that this Pipeline and Aboveground Facilities Easement has been negotiated by the parties, and this Pipeline and Aboveground Facilities Easement shall be construed as one prepared by the joint efforts of Grantor and Grantee and shall not be construed against either party as the drafter.

TO HAVE AND TO HOLD the above described easements and rights unto the said Grantee, and Grantee's successors and assigns, until abandoned as provided for herein.

This instrument and covenants and agreements herein contained shall constitute covenants running with the land, binding upon Grantor, his heirs, legal representatives, successors and assigns, for the benefit of Grantee, and Grantee's successors and assigns.

Grantor hereby binds himself, his heirs, legal representatives and assigns to warrant and forever defend all and singular the above described easements and rights, unto the said Grantee, and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

It is hereby understood that the party securing this grant on behalf of Grantee is without authority to make any covenant or agreement not herein expressed.

<Signature pages to follow>

EXECUTED this 14th day of May, 2020.

GRANTOR:

ALPHA-REPUBLIC INVESTMENTS, LTD,
a Texas limited liability company

By: W. Kenneth Wood

Name: W. Kenneth Wood

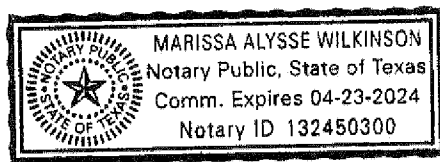
Title: Member

STATE OF TEXAS

COUNTY OF Collin

BEFORE ME, the undersigned authority, on this day personally appeared **W. KENNETH WOOD**, Member of ALPHA-REPUBLIC INVESTMENTS, LTD, a Texas limited liability company known to me to be the person(s) whose name is subscribed to the foregoing instrument and acknowledged to me that he/she/they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 14 day of May, 2020.



Marissa Alysse Wilkinson
Notary Public in and for the State of Texas

Marissa Alysse Wilkinson
(Print Name of Notary Public Here)

My Commission Expires: 4-23-2024

GRANTOR:

**ALPHA-REPUBLIC INVESTMENTS, LTD,
A Texas limited liability company**

By: BEVERLY BUSSELL GRAHAM

Name: Beverly Bussell Graham

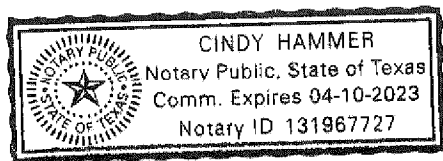
Title: MEMBER

STATE OF TEXAS

COUNTY OF Cooke

BEFORE ME, the undersigned authority, on this day personally appeared **BEVERLY BUSSELL GRAHAM**, Beverly Bussell Graham of ALPHA-REPUBLIC INVESTMENTS, LTD, a Texas limited liability company known to me to be the person(s) whose name is subscribed to the foregoing instrument and acknowledged to me that he/she/they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 14th day of May, 2020.



Cindy Hammer
Notary Public in and for the State of Texas

Cindy Hammer
(Print Name of Notary Public Here)

My Commission Expires: 4-10-2023

EXHIBIT "A"
VARIABLE WIDTH ATMOS PIPELINE EASEMENT,
50-FOOT WIDE TEMPORARY WORKSPACE AND
VARIABLE WIDTH TEMPORARY WORKSPACE EASEMENT

Situating in the
Stephen Riggs Survey, Abstract Number 1088
Denton County, Texas

VARIABLE WIDTH ATMOS PIPELINE EASEMENT:

BEING a tract of land situated in the Stephen Riggs Survey, Abstract No. 1088, Denton County, Texas; said tract being part of that tract of land described in Special Warranty Deed to Alpha-Republic Investments, LTD. recorded in Volume 4622, Page 1906, of the Deed Records of Denton County, Texas (D.R.D.C.T.); said tract being more particularly described as follows:

COMMENCING, at a 5/8-inch found iron rod with cap stamped "TXDOT" at a corner of an offset in the existing south line of FM 407 (a variable width right-of-way); said point being a northeast corner of said Alpha-Republic Tract; from said point a 5/8-inch found iron rod with cap stamped "TXDOT", at a northeast corner of said Alpha-Republic Tract and an interior corner of an offset in the south line of said FM 407, bears South 00 degrees, 19 minutes, 52 seconds West, a distance of 22.19 feet;

THENCE, North 89 degrees, 39 minutes, 39 seconds West, along the south line of said FM 407 and the north line of said Alpha-Republic Tract, a distance of 96.64 feet to a point for corner at the **POINT OF BEGINNING**;

THENCE, South 00 degrees, 20 minutes, 21 seconds West, departing the south line of said FM 407 and the north line of said Alpha-Republic Tract, a distance of 79.59 feet to a point for corner;

THENCE, over and across said Alpha-Republic Tract the following bearings and distances:

North 89 degrees, 39 minutes, 39 seconds West, a distance of 229.41 feet to a point for corner;

South 00 degrees, 16 minutes, 39 seconds West, a distance of 20.47 feet to a point for corner at the beginning of a tangent curve to the left;

Along a curve to the left through a central angle of 54 degrees, 58 minutes, 10 seconds, having a radius of 1,160.50 feet, a chord bearing of South 27 degrees, 12 minutes, 25 seconds East, a chord distance of 1,071.17 feet, an arc length of 1,113.38 feet to a point for corner;

North 58 degrees, 12 minutes, 25 seconds East, a distance of 421.66 feet to a point for corner in the west line of an existing 50-foot wide Lone Star Gas Company Easement recorded in Volume 746, Page 930 of the Deed Records of Denton County, Texas (D.R.D.C.T.), as amended by Volume 760, Page 37 (D.R.D.C.T.);

South 29 degrees, 20 minutes, 29 seconds East, along the said west line of the existing 50-foot wide easement, a distance of 50.05 feet to a point for corner in the north line of a proposed 25-foot wide Sanitary Sewer Easement;

South 58 degrees, 12 minutes, 25 seconds West, departing the said west line of the existing 50-foot wide easement and along the said north line of the proposed 25-foot wide easement, a distance of 479.29 feet to a point for corner;

North 54 degrees, 39 minutes, 29 seconds West, departing the said north line of the proposed 25-foot wide easement, a distance of 23.49 feet to a point for corner at the beginning of a tangent curve to the right;

Along a curve to the right through a central angle of 05 degrees, 43 minutes, 09 seconds, having a radius of 1,235.00 feet, a chord bearing of North 51 degrees, 48 minutes, 01 second West, a chord distance of 123.23 feet, an arc length of 123.28 feet to a point for corner at the beginning of a compound curve to the right;

EXHIBIT "A"
VARIABLE WIDTH ATMOS PIPELINE EASEMENT,
50-FOOT WIDE TEMPORARY WORKSPACE AND
VARIABLE WIDTH TEMPORARY WORKSPACE EASEMENT

Situating in the
Stephen Riggs Survey, Abstract Number 1088
Denton County, Texas

Along a curve to the right through a central angle of 15 degrees, 21 minutes, 24 seconds, having a radius of 222.00 feet, a chord bearing of North 41 degrees, 15 minutes, 44 seconds West, a chord distance of 59.32 feet, an arc length of 59.50 feet to a point for corner at the beginning of a reverse curve to the left;

Along a curve to the left through a central angle of 10 degrees, 17 minutes, 44 seconds, having a radius of 278.00 feet, a chord bearing of North 38 degrees, 43 minutes, 54 seconds West, a chord distance of 49.89 feet, an arc length of 49.95 feet to a point for corner at the beginning of a reverse curve to the right;

Along a curve to the right through a central angle of 03 degrees, 27 minutes, 56 seconds, having a radius of 1,223.00 feet, a chord bearing of North 42 degrees, 08 minutes, 48 seconds West, a chord distance of 73.96 feet, an arc length of 73.97 feet to a point for corner;

North 06 degrees, 31 minutes, 21 seconds East, a distance of 17.06 feet to a point for corner;

North 38 degrees, 28 minutes, 39 seconds West, a distance of 58.43 feet to a point for corner;

North 83 degrees, 28 minutes, 39 seconds West, a distance of 33.42 feet to a point for corner at the beginning of a non-tangent curve to the right;

Along a curve to the right through a central angle of 14 degrees, 40 minutes, 12 seconds, having a radius of 1,235.00 feet, a chord bearing of North 28 degrees, 41 minutes, 32 seconds West, a chord distance of 315.34 feet, an arc length of 316.21 feet to a point for corner at the beginning of a compound curve to the right;

Along a curve to the right through a central angle of 15 degrees, 21 minutes, 24 seconds, having a radius of 222.00 feet, a chord bearing of North 13 degrees, 40 minutes, 44 seconds West, a chord distance of 59.32 feet, an arc length of 59.50 feet to a point for corner at the beginning of a reverse curve to the left;

Along a curve to the left through a central angle of 10 degrees, 17 minutes, 44 seconds, having a radius of 278.00 feet, a chord bearing of North 11 degrees, 08 minutes, 55 seconds West, a chord distance of 49.89 feet, an arc length of 49.95 feet to a point for corner at the beginning of a reverse curve to the right;

Along a curve to the right through a central angle of 03 degrees, 27 minutes, 56 seconds, having a radius of 1,223.00 feet, a chord bearing of North 14 degrees, 33 minutes, 49 seconds West, a chord distance of 73.96 feet, an arc length of 73.97 feet to a point for corner;

North 34 degrees, 06 minutes, 05 seconds East, a distance of 17.06 feet to a point for corner;

North 10 degrees, 53 minutes, 55 seconds West, a distance of 58.43 feet to a point for corner;

North 55 degrees, 53 minutes, 55 seconds West, a distance of 33.42 feet to a point for corner at the beginning of a non-tangent curve to the right;

Along a curve to the right through a central angle of 04 degrees, 02 minutes, 53 seconds, having a radius of 1,235.00 feet, a chord bearing of North 06 degrees, 25 minutes, 12 seconds West, a chord distance of 87.24 feet, an arc length of 87.26 feet to a point for corner at the beginning of a compound curve to the right;

EXHIBIT "A"
VARIABLE WIDTH ATMOS PIPELINE EASEMENT,
50-FOOT WIDE TEMPORARY WORKSPACE AND
VARIABLE WIDTH TEMPORARY WORKSPACE EASEMENT

Situating in the
Stephen Riggs Survey, Abstract Number 1088
Denton County, Texas

Along a curve to the right through a central angle of 15 degrees, 20 minutes, 07 seconds, having a radius of 222.00 feet, a chord bearing of North 03 degrees, 16 minutes, 18 seconds East, a chord distance of 59.24 feet, an arc length of 59.42 feet to a point for corner at the beginning of a reverse curve to the left;

Along a curve to the left through a central angle of 10 degrees, 39 minutes, 43 seconds, having a radius of 278.00 feet, a chord bearing of North 05 degrees, 36 minutes, 31 seconds East, a chord distance of 51.66 feet, an arc length of 51.73 feet to a point for corner;

North 00 degrees, 16 minutes, 39 seconds East, a distance of 51.23 feet to a point for corner;

North 45 degrees, 17 minutes, 45 seconds East, a distance of 13.20 feet to a point for corner;

South 89 degrees, 39 minutes, 39 seconds East, a distance of 232.63 feet to a point for corner;

North 00 degrees, 20 minutes, 21 seconds East, a distance of 29.59 feet to a point for corner in the existing south line of said FM 407 and in the north line of said Alpha-Republic Tract;

THENCE, South 89 degrees, 39 minutes, 39 seconds East, along the said south line of FM 407 and the said north line of the Alpha-Republic Tract, a distance of 50.00 feet to the **POINT OF BEGINNING** and containing 2.727 acres or 118,807 square feet of land, more or less.

50-FOOT WIDE TEMPORARY WORKSPACE EASEMENT:

BEING a tract of land situated in the Stephen Riggs Survey, Abstract No. 1088, Denton County, Texas; said tract being part of that tract of land described in Special Warranty Deed to Alpha-Republic Investments, LTD. recorded in Volume 4622, Page 1906, of the Deed Records of Denton County, Texas (D.R.D.C.T.); said tract being more particularly described as follows:

COMMENCING, at a 5/8-inch found iron rod with cap stamped "TXDOT" at a corner of an offset in the existing south line of FM 407 (a variable width right-of-way); said point being a northeast corner of said Alpha-Republic Tract; from said point a 5/8-inch found iron rod with cap stamped "TXDOT", at a northeast corner of said Alpha-Republic Tract and an interior corner of an offset in the south line of said FM 407, bears South 00 degrees, 19 minute, 52 seconds West, a distance of 22.19 feet;

THENCE, North 89 degrees, 39 minutes, 39 seconds West, along the south line of said FM 407 and the north line of said Alpha-Republic Tract, a distance of 96.64 feet to a point for corner;

THENCE, South 00 degrees, 20 minutes, 21 seconds West, departing the south line of said FM 407 and the north line of said Alpha-Republic Tract, a distance of 79.59 feet to a point for corner at the **POINT OF BEGINNING**;

THENCE, over and across said Alpha-Republic Tract the following bearings and distances:

South 00 degrees, 20 minutes, 21 seconds West, a distance of 120.00 feet to a point for corner;

North 89 degrees, 39 minutes, 39 seconds West, a distance of 50.00 feet to a point for corner;

North 00 degrees, 20 minutes, 21 seconds East, a distance of 70.00 feet to a point for corner;

North 89 degrees, 39 minutes, 39 seconds West, a distance of 178.98 feet to a point for corner at the beginning of a non-tangent curve to the right;

EXHIBIT "A"
VARIABLE WIDTH ATMOS PIPELINE EASEMENT,
50-FOOT WIDE TEMPORARY WORKSPACE AND
VARIABLE WIDTH TEMPORARY WORKSPACE EASEMENT
Situating in the
Stephen Riggs Survey, Abstract Number 1088
Denton County, Texas

Along a curve to the right through a central angle of 01 degree, 27 minutes, 28 seconds, having a radius of 1,160.50 feet, a chord bearing of North 00 degrees, 27 minutes, 05 seconds West, a chord distance of 29.53 feet, an arc length of 29.53 feet to a point for corner;

North 00 degrees, 16 minutes, 39 seconds East, a distance of 20.47 feet to a point for corner;

South 89 degrees, 39 minutes, 39 seconds East, a distance of 229.41 feet to the **POINT OF BEGINNING** and containing 0.344 acres or 14,965 square feet of land, more or less.

VARIABLE WIDTH TEMPORARY WORKSPACE EASEMENT:

BEING a tract of land situated in the Stephen Riggs Survey, Abstract No. 1088, Denton County, Texas; said tract being part of that tract of land described in Special Warranty Deed to Alpha-Republic Investments, LTD. recorded in Volume 4622, Page 1906, of the Deed Records of Denton County, Texas (D.R.D.C.T.); said tract being more particularly described as follows:

COMMENCING, at a 5/8-inch found iron rod with cap stamped "TXDOT" at a corner of an offset in the existing south line of FM 407 (a variable width right-of-way); said point being a northeast corner of said Alpha-Republic Tract; from said point a 5/8-inch found iron rod with cap stamped "TXDOT", at a northeast corner of said Alpha-Republic Tract and an interior corner of an offset in the south line of said FM 407, bears South 00 degrees, 19 minute, 52 seconds West, a distance of 22.19 feet;

THENCE, North 89 degrees, 39 minutes, 39 seconds West, along the south line of said FM 407 and the north line of said Alpha-Republic tract, a distance of 146.64 feet to a point for corner at the **POINT OF BEGINNING**;

THENCE, departing the said south line of FM 407 and the said north line of the Alpha-Republic tract and over and across said Alpha-Republic tract the following bearings and distances:

South 00 degrees, 20 minutes, 21 seconds West, a distance of 29.59 feet to a point for corner;

North 89 degrees, 39 minutes, 39 seconds West, a distance of 232.63 feet to a point for corner;

South 45 degrees, 17 minutes, 45 seconds West, a distance of 13.20 feet to a point for corner;

South 00 degrees, 16 minutes, 39 seconds West, a distance of 51.23 feet to a point for corner the beginning of a tangent curve to the right;

Along a curve to the right through a central angle of 10 degrees, 39 minutes, 43 seconds, having a radius of 278.00 feet, a chord bearing of South 05 degrees, 36 minutes, 31 seconds West, a chord distance of 51.66 feet, an arc length of 51.73 to a point for corner at the beginning of a reverse to the left;

Along a curve to the left through a central angle of 15 degrees, 20 minutes, 07 seconds, having a radius of 222.00 feet, a chord bearing of South 03 degrees, 16 minutes, 18 seconds West, a chord distance of 59.24 feet, an arc length of 59.42 to a point for corner at the beginning of a compound curve to the left;

Along a curve to the left through a central angle of 04 degrees, 02 minutes, 53 seconds, having a radius of 1235.00 feet, a chord bearing of South 06 degrees, 25 minutes, 12 seconds East, a chord distance of 87.24 feet, an arc length of 87.26 to a point for corner;

South 55 degrees, 53 minutes, 55 seconds East, a distance of 33.42 feet to a point for corner;

EXHIBIT "A"
VARIABLE WIDTH ATMOS PIPELINE EASEMENT,
50-FOOT WIDE TEMPORARY WORKSPACE AND
VARIABLE WIDTH TEMPORARY WORKSPACE EASEMENT

Situating in the
Stephen Riggs Survey, Abstract Number 1088
Denton County, Texas

South 10 degrees, 53 minutes, 55 seconds East, a distance of 58.43 feet to a point for corner;

South 34 degrees, 06 minutes, 05 seconds West, a distance of 17.06 feet to a point for corner the beginning of a non-tangent curve to the left;

Along a curve to the left through a central angle of 03 degrees, 27 minutes, 56 seconds, having a radius of 1223.00 feet, a chord bearing of South 14 degrees, 33 minutes, 49 seconds East, a chord distance of 73.96 feet, an arc length of 73.97 to a point for corner at the beginning of a reverse to the right;

Along a curve to the right through a central angle of 10 degrees, 17 minutes, 44 seconds, having a radius of 278.00 feet, a chord bearing of South 11 degrees, 08 minutes, 55 seconds East, a chord distance of 49.89 feet, an arc length of 49.95 to a point for corner at the beginning of a reverse to the left;

Along a curve to the left through a central angle of 15 degrees, 21 minutes, 24 seconds, having a radius of 222.00 feet, a chord bearing of South 13 degrees, 40 minutes, 44 seconds East, a chord distance of 59.32 feet, an arc length of 59.50 to a point for corner at the beginning of a compound to the left;

Along a curve to the left through a central angle of 14 degrees, 40 minutes, 12 seconds, having a radius of 1235.00 feet, a chord bearing of South 28 degrees, 41 minutes, 32 seconds East, a chord distance of 315.34 feet, an arc length of 316.21 to a point for corner;

South 83 degrees, 28 minutes, 39 seconds East, a distance of 33.42 feet to a point for corner;

South 38 degrees, 28 minutes, 39 seconds East, a distance of 58.43 feet to a point for corner;

South 06 degrees, 31 minutes, 21 seconds West, a distance of 17.06 feet to a point for corner the beginning of a non-tangent curve to the left;

Along a curve to the left through a central angle of 03 degrees, 27 minutes, 56 seconds, having a radius of 1223.00 feet, a chord bearing of South 42 degrees, 08 minutes, 48 seconds East, a chord distance of 73.96 feet, an arc length of 73.97 to a point for corner at the beginning of a reverse to the right;

Along a curve to the right through a central angle of 10 degrees, 17 minutes, 44 seconds, having a radius of 278.00 feet, a chord bearing of South 38 degrees, 43 minutes, 54 seconds East, a chord distance of 49.89 feet, an arc length of 49.95 to a point for corner at the beginning of a non-tangent to the left;

Along a curve to the left through a central angle of 15 degrees, 21 minutes, 24 seconds, having a radius of 222.00 feet, a chord bearing of South 41 degrees, 15 minutes, 44 seconds East, a chord distance of 59.32 feet, an arc length of 59.50 to a point for corner at the beginning of a reverse to the left;

Along a curve to the left through a central angle of 05 degrees, 43 minutes, 09 seconds, having a radius of 1235.00 feet, a chord bearing of South 51 degrees, 48 minutes, 01 seconds East, a chord distance of 123.23 feet, an arc length of 123.28 to a point for corner;

South 54 degrees, 39 minutes, 29 seconds East, a distance of 23.49 feet to a point for corner;

South 58 degrees, 12 minutes, 25 seconds West, a distance of 16.28 feet to a point for corner in the existing east right of way line of Summit Avenue (a variable width right-of-way) and the west line of said Alpha-Republic tract;

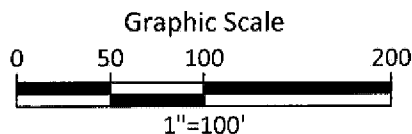
THENCE, along the said east line of Summit Avenue and the said west line of the Alpha-Republic tract the following bearings and distances:

VARIABLE WIDTH TEMPORARY WORKSPACE EASEMENT

Denton County, Texas

PAGE 7 OF 11

EXHIBIT "A"



MATCH LINE: SEE SHEET 5 OF 8

FUTURE
SUMMIT
AVE ROW
DEDICATION

VARIABLE WIDTH
ATMOS PIPELINE
EASEMENT
2.727 ACRES
(118,807 SQ. FT.)

SUMMIT AVENUE
(VARIABLE WIDTH RIGHT-OF-WAY)

ALPHA-REPUBLIC
INVESTMENTS, LTD
(VOL. 4622, PG. 1906)

FUTURE PROPOSED
15' UTILITY EASEMENT

VARIABLE WIDTH
TEMPORARY
WORKSPACE EASEMENT
0.816 ACRES
(35,544 SQ. FT.)

FUTURE
SUMMIT
AVE ROW
DEDICATION

MATCH LINE: SEE SHEET 7 OF 8

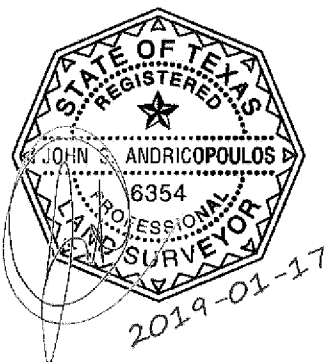
LEGEND

P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCING
CAB. CABINET
FIR FOUND IRON ROD
FIRC FOUND IRON ROD W/CAP-AS NOTED
VOL. VOLUME
PG. PAGE

DOC. NO. DOCUMENT NUMBER
INST. NO. INSTRUMENT NUMBER
C.M. CONTROLLING MONUMENT
● FOUND MONUMENTS
○ POINT FOR CORNER

PROPERTY LINE

VARIABLE WIDTH PIPELINE EASEMENT
 TEMPORARY WORKSPACE
 SURFACE SITE
 15-FOOT PIPELINE EASEMENT
 ACCESS EASEMENT



General Notes:

- 1) Bearing basis for this drawing is the Texas Coordinate System of 1983, North Central Zone 4202, NAD83 (2011). Coordinates shown are grid; Distances shown are surface and can be converted to grid by multiplying by a scale factor of .9998493927.
- 2) A metes and bounds description of even date accompanies this exhibit.
- 3) See pages 10 and 11 for line and curve tables.

* Indicates reference call to found monument.



1201 NORTH BOWSER ROAD
RICHARDSON, TX 75081-2275
TEL (214) 346-6200
TBEPLS SURVEYING FIRM #10029500

VARIABLE WIDTH ATMOS PIPELINE EASEMENT
50-FOOT WIDE TEMPORARY WORKSPACE
AND VARIABLE WIDTH TEMPORARY WORKSPACE EASEMENT
SITUATED IN THE
STEPHEN RIGGS SURVEY, ABSTRACT NO. 1088
DENTON COUNTY, TEXAS

Project No.: 30210.085

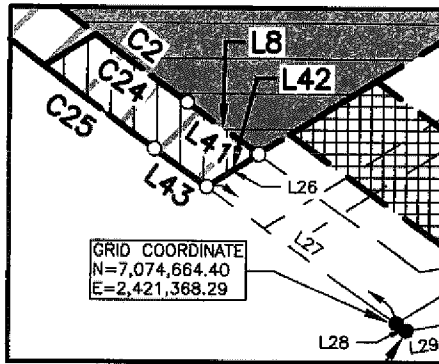
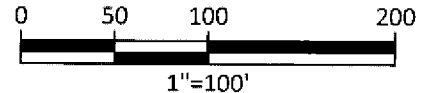
Revised: 2020/04/28

PAGE 8 OF 11

DETAIL "A"
NOT TO SCALE

EXHIBIT "A"

Graphic Scale



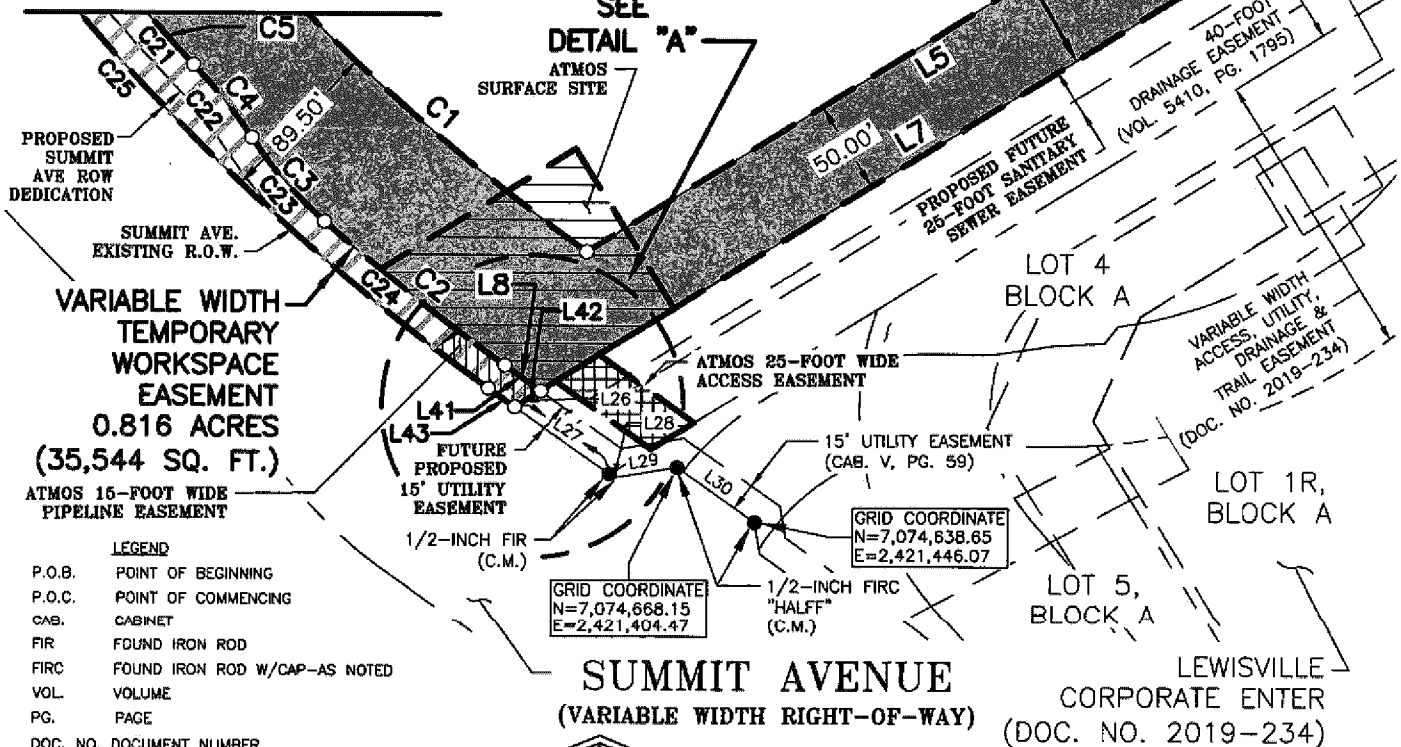
ALPHA-REPUBLIC
INVESTMENTS, LTD
(VOL. 4622, PG. 1906)

50-FOOT WIDE
LONE STAR GAS
COMPANY EASEMENT
(VOL. 746, PG. 930)
AS AMENDED BY
(VOL. 760, PG. 37)

GRID COORDINATE
N=7,074,662.46
E=2,421,371.02

MATCH LINE:
SEE SHEET 6 OF 8

VARIABLE WIDTH
ATMOS PIPELINE
EASEMENT
2.727 ACRES
(118,807 SQ. FT.)



SUMMIT AVENUE
(VARIABLE WIDTH RIGHT-OF-WAY)

LEWISVILLE
CORPORATE ENTER
(DOC. NO. 2019-234)



General Notes:

- 1) Bearing basis for this drawing is the Texas Coordinate System of 1983, North Central Zone 4202, NAD83 (2011). Coordinates shown are grid; Distances shown are surface and can be converted to grid by multiplying by a scale factor of .9998493927.
- 2) A metes and bounds description of even date accompanies this exhibit.
- 3) See pages 10 and 11 for line and curve tables.

* Indicates reference call to found monument.



1201 NORTH BOWSER ROAD
RICHARDSON, TX 75081-2275
TEL (214) 346-6200
TBPELS SURVEYING FIRM #10029600

VARIABLE WIDTH ATMOS PIPELINE EASEMENT
50-FOOT WIDE TEMPORARY WORKSPACE
AND VARIABLE WIDTH TEMPORARY WORKSPACE EASEMENT
SITUATED IN THE
STEPHEN RIGGS SURVEY, ABSTRACT NO. 1088
DENTON COUNTY, TEXAS

Project No.: 30210.085

Revised: 2020/04/28

PAGE 9 OF 11

EXHIBIT "A"

LINE DATA		
LINE #	BEARING	DISTANCE
L1	N 89°39'39" W	96.64'
L2	S 00°20'21" W	79.59'
L3	N 89°39'39" W	229.41'
L4	S 00°16'39" W	20.47'
L5	N 58°12'25" E	421.66'
L6	S 29°20'29" E	50.05'
L7	S 58°12'25" W	479.29'
L8	N 54°39'29" W	23.49'
L9	N 06°31'21" E	17.06'
L10	N 38°28'39" W	58.43'

LINE DATA		
LINE #	BEARING	DISTANCE
L11	N 83°28'39" W	33.42'
L12	N 34°06'05" E	17.06'
L13	N 10°53'55" W	58.43'
L14	N 55°53'55" W	33.42'
L15	N 00°16'39" E	51.23'
L16	N 45°17'45" E	13.20'
L17	S 89°39'39" E	232.63'
L18	N 00°20'21" E	29.59'
L19	S 89°39'39" E	50.00'
L20	S 00°20'21" W	120.00'

LINE DATA		
LINE #	BEARING	DISTANCE
L21	N 89°39'39" W	50.00'
L22	N 00°20'21" E	70.00'
L23	N 89°39'39" W	178.98'
L24	N 00°16'39" E	20.47'
L25	S 89°39'39" E	229.41'
* L26	S 58°12'25" W	16.28'
* L27	S 54°39'29" E	62.41'
* L28	S 54°39'29" E	3.34'
* L29	N 80°20'41" E	33.94'
* L30	S 54°39'19" E	51.01'

CURVE DATA					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	BEARING
C1	1113.38'	1160.50'	54°58'10"	1071.17'	S 27°12'25" E
C2	123.28'	1235.00'	5°43'09"	123.23'	N 51°48'01" W
C3	59.50'	222.00'	15°21'24"	59.32'	N 41°15'44" W
C4	49.95'	278.00'	10°17'44"	49.89'	N 38°43'54" W
C5	73.97'	1223.00'	3°27'56"	73.96'	N 42°08'48" W
C6	316.21'	1235.00'	14°40'12"	315.34'	N 28°41'32" W
C7	59.50'	222.00'	15°21'24"	59.32'	N 13°40'44" W
C8	49.95'	278.00'	10°17'44"	49.89'	N 11°08'55" W
C9	73.97'	1223.00'	3°27'56"	73.96'	N 14°33'49" W
C10	87.26'	1235.00'	4°02'53"	87.24'	N 06°25'12" W
C11	59.42'	222.00'	15°20'07"	59.24'	N 03°16'18" E
C12	51.73'	278.00'	10°39'43"	51.66'	N 05°36'31" E
C13	29.53'	1160.50'	1°27'28"	29.53'	N 00°27'05" W

General Notes:

- 1) Bearing basis for this drawing is the Texas Coordinate System of 1983, North Central Zone 4202, NAD83 (2011). Coordinates shown are grid; Distances shown are surface and can be converted to grid by multiplying by a scale factor of .9998493927.
- 2) A metes and bounds description of even date accompanies this exhibit.

* Indicates reference call to found monument.



1201 NORTH BOWSER ROAD
RICHARDSON, TX 75081-2275
TEL (214) 348-8200
TBPCLS SURVEYING FIRM #10029600

VARIABLE WIDTH ATMOS PIPELINE EASEMENT
50-FOOT WIDE TEMPORARY WORKSPACE
AND VARIABLE WIDTH TEMPORARY WORKSPACE EASEMENT
SITUATED IN THE
STEPHEN RIGGS SURVEY, ABSTRACT NO. 1088
DENTON COUNTY, TEXAS

Project No.: 30210.085

Revised: 2020/04/28

PAGE 10 OF 11

EXHIBIT "A"

LINE DATA		
LINE #	BEARING	DISTANCE
L31	S 00°20'21" W	29.59'
L32	N 89°39'39" W	232.63'
L33	S 45°17'45" W	13.20'
L34	S 00°16'39" W	51.23'
L35	S 55°53'55" E	33.42'
L36	S 10°53'55" E	58.43'
L37	S 34°06'05" W	17.06'
L38	S 83°28'39" E	33.42'

LINE DATA		
LINE #	BEARING	DISTANCE
L39	S 38°28'39" E	58.43'
L40	S 06°31'21" W	17.06'
L41	S 54°39'29" E	23.49'
L42	S 58°12'25" W	16.28'
L43	N 54°39'29" W	17.17'
L44	N 00°16'39" E	92.50'
L45	N 45°16'39" E	10.82'
L46	S 89°39'39" E	261.34'

CURVE DATA					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	BEARING
C14	51.73'	278.00'	10°39'43"	51.66'	S 05°36'31" W
C15	59.42'	222.00'	15°20'07"	59.24'	S 03°16'18" W
C16	87.26'	1235.00'	4°02'53"	87.24'	S 06°25'12" E
C17	73.97'	1223.00'	3°27'56"	73.96'	S 14°33'49" E
C18	49.95'	278.00'	10°17'44"	49.89'	S 11°08'55" E
C19	59.50'	222.00'	15°21'24"	59.32'	S 13°40'44" E
C20	316.21'	1235.00'	14°40'12"	315.34'	S 28°41'32" E
C21	73.97'	1223.00'	3°27'56"	73.96'	S 42°08'48" E
C22	49.95'	278.00'	10°17'44"	49.89'	S 38°43'54" E
C23	59.50'	222.00'	15°21'24"	59.32'	S 41°15'44" E
C24	123.28'	1235.00'	5°43'09"	123.23'	S 51°48'01" E
C25	1198.55'	1250.00'	54°56'15"	1153.16'	N 27°11'28" W

General Notes:

- 1) Bearing basis for this drawing is the Texas Coordinate System of 1983, North Central Zone 4202, NAD83 (2011). Coordinates shown are grid; Distances shown are surface and can be converted to grid by multiplying by a scale factor of .9998493927.
- 2) A metes and bounds description of even date accompanies this exhibit.

* Indicates reference call to found monument.



1201 NORTH BOWSER ROAD
RICHARDSON, TX 75081-2275
TEL (214) 348-6200
TBP&LS SURVEYING FIRM #10029600

VARIABLE WIDTH ATMOS PIPELINE EASEMENT
50-FOOT WIDE TEMPORARY WORKSPACE
AND VARIABLE WIDTH TEMPORARY WORKSPACE EASEMENT
SITUATED IN THE
STEPHEN RIGGS SURVEY, ABSTRACT NO. 1088
DENTON COUNTY, TEXAS

Project No.: 30210.085
Revised: 2020/04/28

PAGE 11 OF 11

EXHIBIT "B"
ATMOS SURFACE SITE

Situating in the
Stephen Riggs Survey, Abstract Number 1088
Denton County, Texas

BEING a tract of land situated in the Stephen Riggs Survey, Abstract No. 1088, Denton County, Texas; said tract being part of that tract of land described in Special Warranty Deed to Alpha-Republic Investments, LTD. recorded in Volume 4622, Page 1906, of the Deed Records of Denton County, Texas (D.R.D.C.T.); said tract being more particularly described as follows:

COMMENCING, at a 1/2-inch found iron rod in the existing east line of Summit Avenue (a variable width right-of-way); said point being the southern corner of said Alpha-Republic Tract and the westernmost corner of Lot 4, Block A, Lewisville Corporate Center an addition to the City of Lewisville, Denton County, Texas recorded in Document Number 2019-234 of the Plat Records of Denton County, Texas (P.R.D.C.T.);

THENCE, North 54 degrees, 39 minutes, 29 seconds West, along the said east line of Summit Avenue and the west line of said Alpha-Republic Tract, a distance of 62.41 feet to a point for corner in the north line of a proposed 25-foot sanitary sewer easement;

THENCE, North 58 degrees, 12 minutes, 25 seconds East, departing the said east line of Summit Avenue, the said west line of Alpha-Republic Tract and along the said north line of the proposed 25-foot easement, a distance of 16.28 feet to a point for corner at the **POINT OF BEGINNING**;

THENCE, over and across said Alpha-Republic Tract the following bearings and distances:

North 54 degrees, 39 minutes, 29 seconds West, departing the said north line of the proposed 25-foot easement, a distance of 23.49 feet to a point for corner at the beginning of a tangent curve to the right;

Along a curve to the right through a central angle of 03 degrees, 53 minutes, 32 seconds, having a radius of 1,235.00 feet, a chord bearing of North 52 degrees, 42 minutes, 49 seconds West, a chord distance of 83.88 feet, an arc length of 83.90 feet to a point for corner;

North 58 degrees, 12 minutes, 25 seconds East, a distance of 122.80 feet to a point for corner;

South 31 degrees, 47 minutes, 35 seconds East, a distance of 100.00 feet to a point for corner in the north line of the said proposed 25-foot easement;

EXHIBIT "B"
ATMOS SURFACE SITE

Situated in the
Stephen Riggs Survey, Abstract Number 1088
Denton County, Texas

THENCE, South 58 degrees, 12 minutes, 25 seconds West, along the said north line of the proposed 25-foot easement, a distance of 83.72 feet to the **POINT OF BEGINNING** and containing 0.239 acres or 10,400 square feet of land, more or less.

Bearing basis for this drawing is the Texas Coordinate System of 1983, North Central Zone 4202, NAD83 (2011). Coordinates shown are grid; Distances shown are surface and can be converted to grid by multiplying by a scale factor of .9998493927.

This metes and bounds description is accompanied by an exhibit of even date.



John S. Andricopoulos
Registered Professional Land Surveyor No. 6354
Half Associates, Inc.
1201 N. Bowser Road, Richardson, TX 75081
(214) 346-6200
TBPELS Surveying Firm No. 10029600

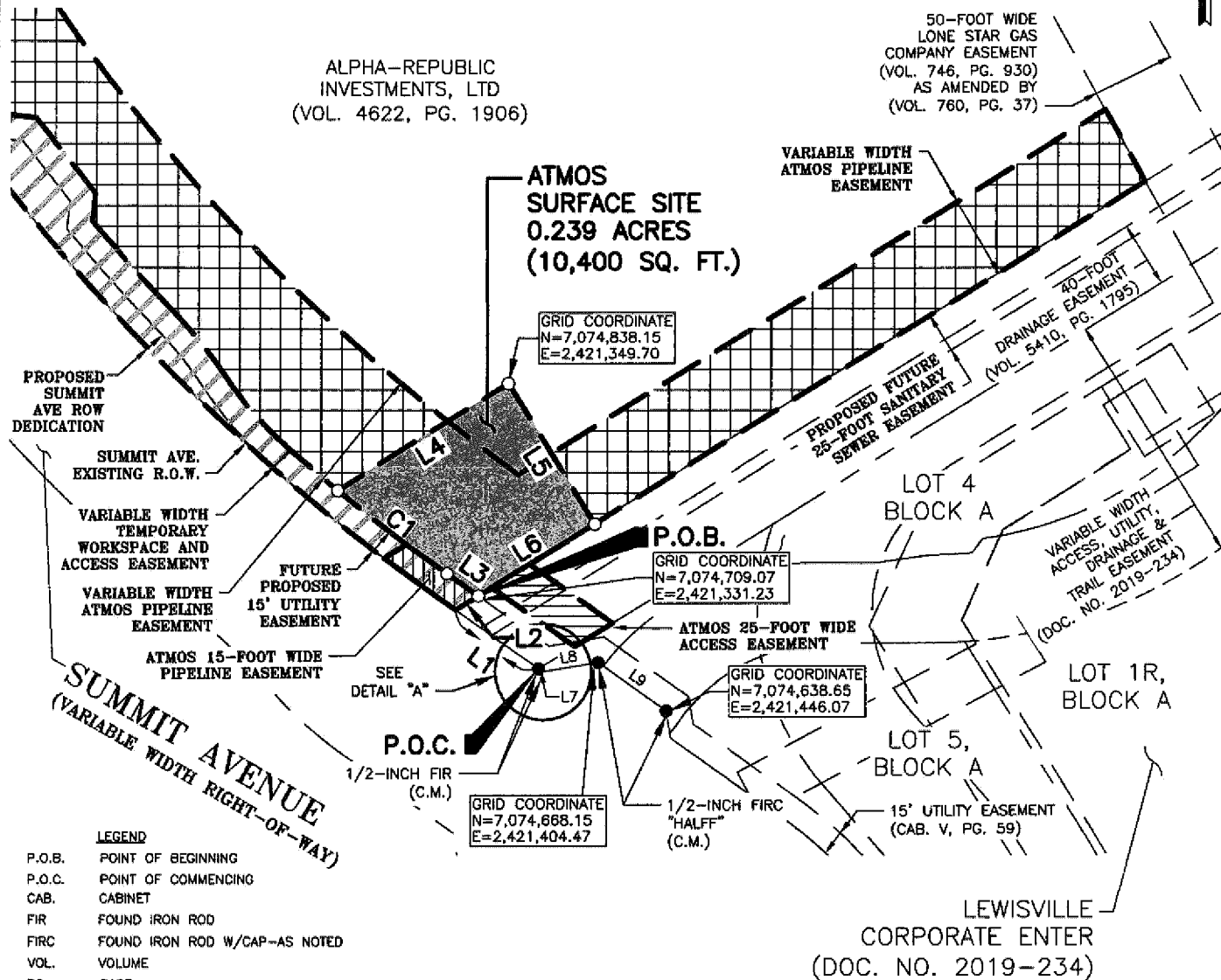
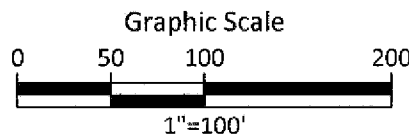
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Date

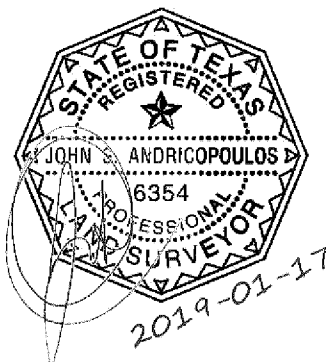


REVISED: 2020/04/28

EXHIBIT "B"



- LEGEND**
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- CAB. CABINET
- FIR FOUND IRON ROD
- FIRC FOUND IRON ROD W/CAP-AS NOTED
- VOL. VOLUME
- PG. PAGE
- DOC. NO. DOCUMENT NUMBER
- INST. NO. INSTRUMENT NUMBER
- C.M. CONTROLLING MONUMENT
- FOUND MONUMENTS
- POINT FOR CORNER
- PROPERTY LINE
- SURFACE SITE
- ▨ TEMPORARY WORKSPACE
- ▩ VARIABLE WIDTH PIPELINE EASEMENT
- ▤ 15-FOOT PIPELINE EASEMENT
- ▥ ACCESS EASEMENT



General Notes:

- 1) Bearing basis for this drawing is the Texas Coordinate System of 1983, North Central Zone 4202, NAD83 (2011). Coordinates shown are grid; Distances shown are surface and can be converted to grid by multiplying by a scale factor of .9998493927.
- 2) A metes and bounds description of even date accompanies this exhibit.
- 3) See page 4 of 4 for Detail "A" and line and curve tables.

* Indicates reference call to found monument.



1201 NORTH BOWSER ROAD
RICHARDSON, TX 75081-2275
TEL (214) 346-6200
TBPELS SURVEYING FIRM #10029600

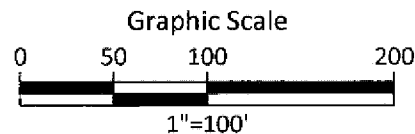
ATMOS SURFACE SITE
SITUATED IN THE
STEPHEN RIGGS SURVEY, ABSTRACT NO. 1088
DENTON COUNTY, TEXAS

Project No.: 30210.085

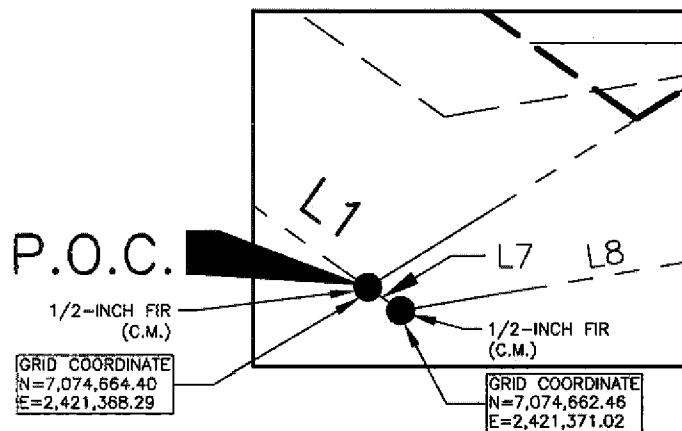
Revised: 2020/04/28

PAGE 3 OF 4

EXHIBIT "B"



DETAIL "A"
NOT TO SCALE



LINE DATA		
LINE #	BEARING	DISTANCE
L1	N 54°39'29" W	62.41'
L2	N 58°12'25" E	16.28'
L3	N 54°39'29" W	23.49'
L4	N 58°12'25" E	122.80'
L5	S 31°47'35" E	100.00'
L6	S 58°12'25" W	83.72'
* L7	S 54°39'29" E	3.34'
* L8	N 80°20'41" E	33.94'
* L9	S 54°39'19" E	51.01'

CURVE DATA					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	BEARING
C1	83.90'	1235.00'	3°53'32"	83.88'	N 52°42'49" W

LEGEND

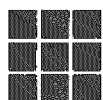
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- CAB. CABINET
- FIR FOUND IRON ROD
- FIRC FOUND IRON ROD W/CAP-AS NOTED
- VOL. VOLUME
- PG. PAGE
- DOC. NO. DOCUMENT NUMBER
- INST. NO. INSTRUMENT NUMBER
- C.M. CONTROLLING MONUMENT
- FOUND MONUMENTS
- POINT FOR CORNER
- PROPERTY LINE
- ▨ SURFACE SITE
- ▨ TEMPORARY WORKSPACE
- ▨ VARIABLE WIDTH PIPELINE EASEMENT
- ▨ 15-FOOT PIPELINE EASEMENT
- ▨ ACCESS EASEMENT



General Notes:

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- A metes and bounds description of even date accompanies this exhibit.

* Indicates reference call to found monument.



HALFF®

1201 NORTH BOWSER ROAD
RICHARDSON, TX 75081-2275
TEL (214) 346-6200
TBP&LS SURVEYING FIRM #10029600

ATMOS SURFACE SITE
SITUATED IN THE
STEPHEN RIGGS SURVEY, ABSTRACT NO. 1088
DENTON COUNTY, TEXAS

Project No.: 30210.085

Revised: 2020/04/28

PAGE 4 OF 4

EXHIBIT "C"
ATMOS 15-FOOT WIDE PIPELINE EASEMENT
Situating in the
Stephen Riggs Survey, Abstract Number 1088
Denton County, Texas

BEING a tract of land situated in the Stephen Riggs Survey, Abstract No. 1088, Denton County, Texas; said tract being part of that tract of land described in Special Warranty Deed to Alpha-Republic Investments, LTD. recorded in Volume 4622, Page 1906, of the Deed Records of Denton County, Texas (D.R.D.C.T.); said tract being more particularly described as follows:

COMMENCING, at a 1/2-inch found iron rod in the existing east line of Summit Avenue (a variable width right-of-way); said point being the southern corner of said Alpha-Republic Tract and the westernmost corner of Lot 4, Block A, Lewisville Corporate Center an addition to the City of Lewisville, Denton County, Texas recorded in Document Number 2019-234 of the Plat Records of Denton County, Texas (P.R.D.C.T.);

THENCE, North 54 degrees, 39 minutes, 29 seconds West, along the said east line of Summit Avenue and the west line of said Alpha-Republic Tract, a distance of 62.41 feet to a point for corner in the north line of a proposed 25-foot sanitary sewer easement at the **POINT OF BEGINNING**;

THENCE, North 54 degrees, 39 minutes, 29 seconds West, departing the said north line of the proposed 25-foot easement, a distance of 17.17 feet to a point for corner at the beginning of a tangent curve to the right;

THENCE, along a curve to the right through a central angle of 01 degrees, 41 minutes, 25 seconds, having a radius of 1,250.00 feet, a chord bearing of North 53 degrees, 48 minutes, 53 seconds West, a chord distance of 36.87 feet, an arc length of 36.87 feet to a point for corner;

THENCE, over and across said Alpha-Republic Tract the following bearings and distances:

North 58 degrees, 12 minutes, 25 seconds East, a distance of 16.10 feet to a point for corner the beginning of a non-tangent curve to the left;

Along a curve to the left through a central angle of 01 degrees, 25 minutes, 13 seconds, having a radius of 1,235.00 feet, a chord bearing of South 53 degrees, 56 minutes, 59 seconds East, a chord distance of 30.61 feet, an arc length of 30.61 feet to a point for corner;

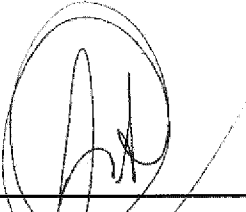
South 54 degrees, 39 minutes, 29 seconds East, a distance of 23.49 feet to a point for corner in the north line of the said proposed 25-foot easement;

EXHIBIT "C"
ATMOS 15-FOOT WIDE PIPELINE EASEMENT
Situating in the
Stephen Riggs Survey, Abstract Number 1088
Denton County, Texas

THENCE, South 58 degrees, 12 minutes, 25 seconds West, along the said north line of the proposed 25-foot easement, a distance of 16.28 feet to the **POINT OF BEGINNING** and containing 0.019 acres or 811 square feet of land, more or less.

Bearing basis for this drawing is the Texas Coordinate System of 1983, North Central Zone 4202, NAD83 (2011). Coordinates shown are grid; Distances shown are surface and can be converted to grid by multiplying by a scale factor of .9998493927.

This metes and bounds description is accompanied by an exhibit of even date.

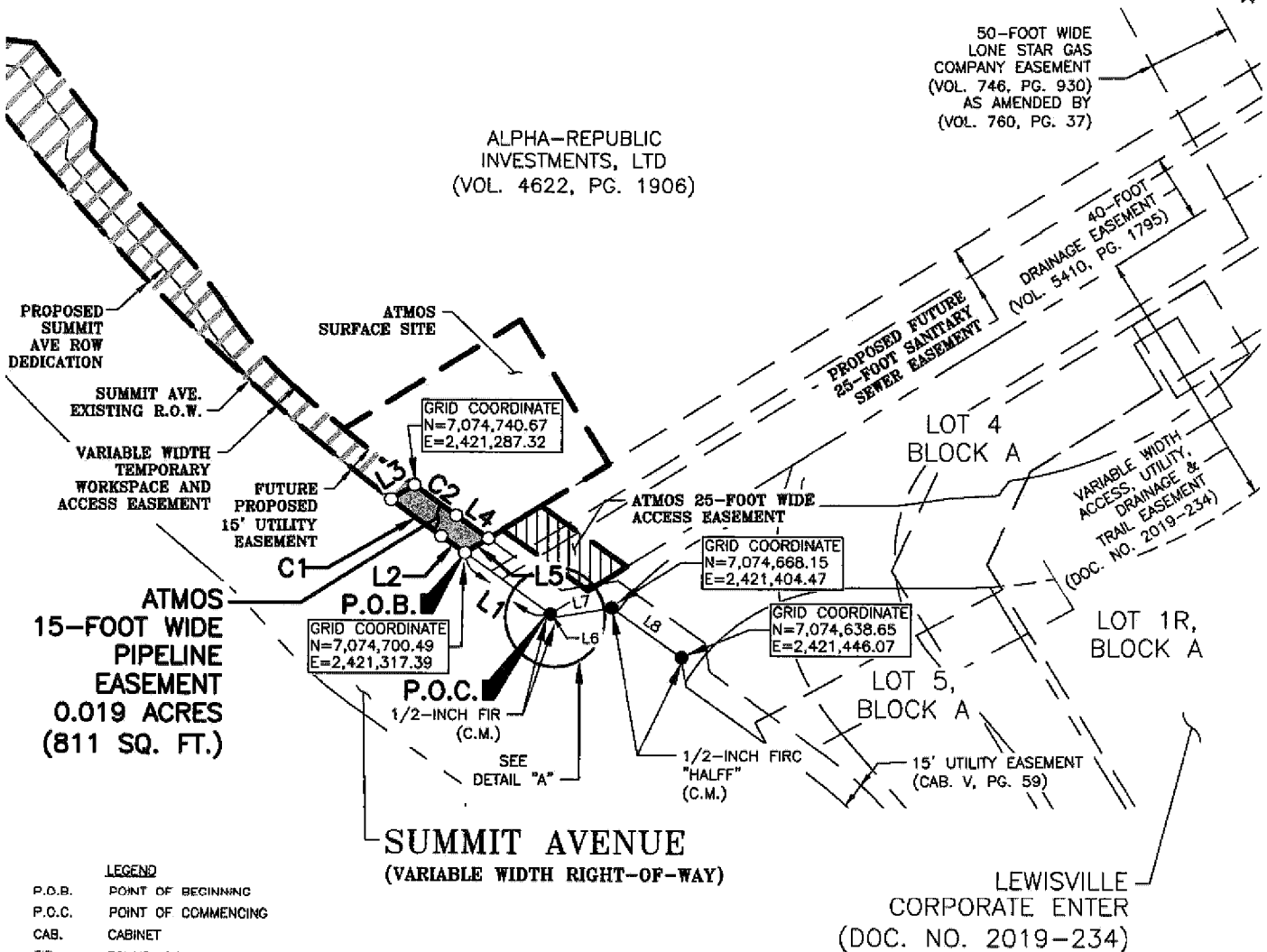
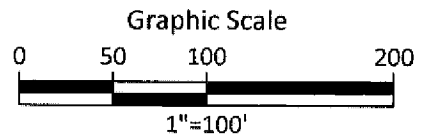


John S. Andricopoulos Date
Registered Professional Land Surveyor No. 6354
Halff Associates, Inc.
1201 N. Bowser Road, Richardson, TX 75081
(214) 346-6200
TBPELS Surveying Firm No. 10029600



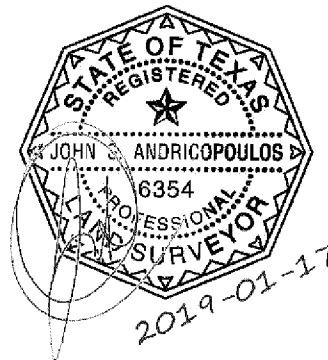
REVISED: 2020/04/28

EXHIBIT "C"



LEGEND

- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- CAB. CABINET
- FIR FOUND IRON ROD
- FIRC FOUND IRON ROD W/CAP-AS NOTED
- VOL. VOLUME
- PG. PAGE
- DOC. NO. DOCUMENT NUMBER
- INST. NO. INSTRUMENT NUMBER
- C.M. CONTROLLING MONUMENT
- FOUND MONUMENTS
- POINT FOR CORNER
- PROPERTY LINE
- ▨ PIPELINE EASEMENT
- ▤ ACCESS EASEMENT
- ▧ TEMPORARY WORKSPACE
- ▩ SURFACE SITE



General Notes:

- 1) Bearing basis for this drawing is the Texas Coordinate System of 1983, North Central Zone 4202, NAD83 (2011). Coordinates shown are grid; Distances shown are surface and can be converted to grid by multiplying by a scale factor of .9998493927.
- 2) A metes and bounds description of even date accompanies this exhibit.
- 3) See page 4 of 4 for Detail "A" and line and curve tables.

* Indicates reference call to found monument.



1201 NORTH BOWSER ROAD
RICHARDSON, TX 75081-2275
TEL (214) 346-6200
TBPCLS SURVEYING FIRM #10029600

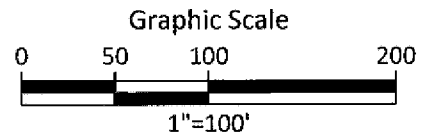
ATMOS 15-FOOT WIDE PIPELINE EASEMENT
SITUATED IN THE
STEPHEN RIGGS SURVEY, ABSTRACT NO. 1088
DENTON COUNTY, TEXAS

Project No.: 30210.085

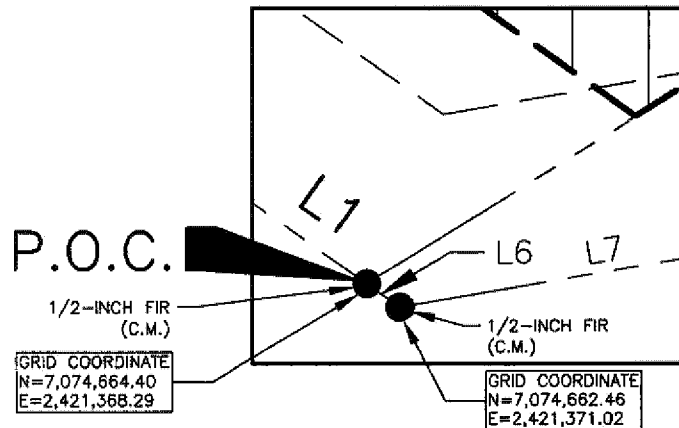
Revised: 2020/04/28

PAGE 3 OF 4

EXHIBIT "C"



DETAIL "A"
NOT TO SCALE



LINE DATA		
LINE #	BEARING	DISTANCE
L1	N 54°39'29" W	62.41'
L2	N 54°39'29" W	17.17'
L3	N 58°12'25" E	16.10'
L4	S 54°39'29" E	23.49'
L5	S 58°12'25" W	16.28'
* L6	S 54°39'29" E	3.34'
* L7	N 80°20'41" E	33.94'
* L8	S 54°39'19" E	51.01'

CURVE DATA					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	BEARING
C1	36.87'	1250.00'	1°41'25"	36.87'	N 53°48'53" W
C2	30.61'	1235.00'	1°25'13"	30.61'	S 53°56'59" E

LEGEND

- P.O.B. POINT OF BEGINNING
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General Notes:

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TEL (214) 346-5200
T&PELS SURVEYING FIRM #10029500

ATMOS 15-FOOT WIDE PIPELINE EASEMENT

SITUATED IN THE
STEPHEN RIGGS SURVEY, ABSTRACT NO. 1088
DENTON COUNTY, TEXAS

Project No.: 30210.085

Revised: 2020/04/28

PAGE 4 OF 4

EXHIBIT "D"
ATMOS 25-FOOT WIDE ACCESS EASEMENT
Situating in the
Stephen Riggs Survey, Abstract Number 1088
Denton County, Texas

BEING a tract of land situated in the Stephen Riggs Survey, Abstract No. 1088, Denton County, Texas; said tract being part of that tract of land described in Special Warranty Deed to Alpha-Republic Investments, LTD. recorded in Volume 4622, Page 1906, of the Deed Records of Denton County, Texas (D.R.D.C.T.); said tract being more particularly described as follows:

COMMENCING, at a 1/2-inch found iron rod in the existing east line of Summit Avenue (a variable width right-of-way); said point being the southern corner of said Alpha-Republic Tract and the westernmost corner of Lot 4, Block A, Lewisville Corporate Center an addition to the City of Lewisville, Denton County, Texas recorded in Document Number 2019-234 of the Plat Records of Denton County, Texas (P.R.D.C.T.);

THENCE, North 58 degrees, 12 minutes, 25 seconds West, departing the said east line of Summit Avenue and along the south line of said Alpha-Republic tract and the north line of said Lot 4, a distance of 26.05 feet to a point for corner at the **POINT OF BEGINNING**;

THENCE, North 54 degrees, 39 minutes, 19 seconds West, departing the said south line of the Alpha-Republic tract and the said north line of Lot 4, a distance of 62.41 feet to a point for corner in the south line of a proposed Atmos Surface Site;

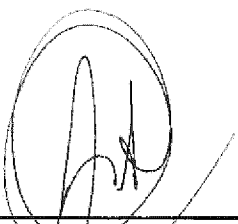
THENCE, North 58 degrees, 12 minutes, 25 seconds East, along the said south line of a proposed Atmos Surface Site, a distance of 27.13 feet to a point for corner;

THENCE, South 54 degrees, 39 minutes, 19 seconds East, departing the said south line of a proposed Atmos Surface Site, a distance of 62.41 feet to a point for corner in the said south line of the Alpha-Republic tract and the said north line of Lot 4;

THENCE, South 58 degrees, 12 minutes, 25 seconds West, along the said south line of the Alpha-Republic tract and the said north line of Lot 4, a distance of 27.13 feet to the **POINT OF BEGINNING** and containing 0.036 acres or 1,560 square feet of land, more or less.

Bearing basis for this drawing is the Texas Coordinate System of 1983, North Central Zone 4202, NAD83 (2011). Coordinates shown are grid; Distances shown are surface and can be converted to grid by multiplying by a scale factor of .9998493927.

This metes and bounds description is accompanied by an exhibit of even date.



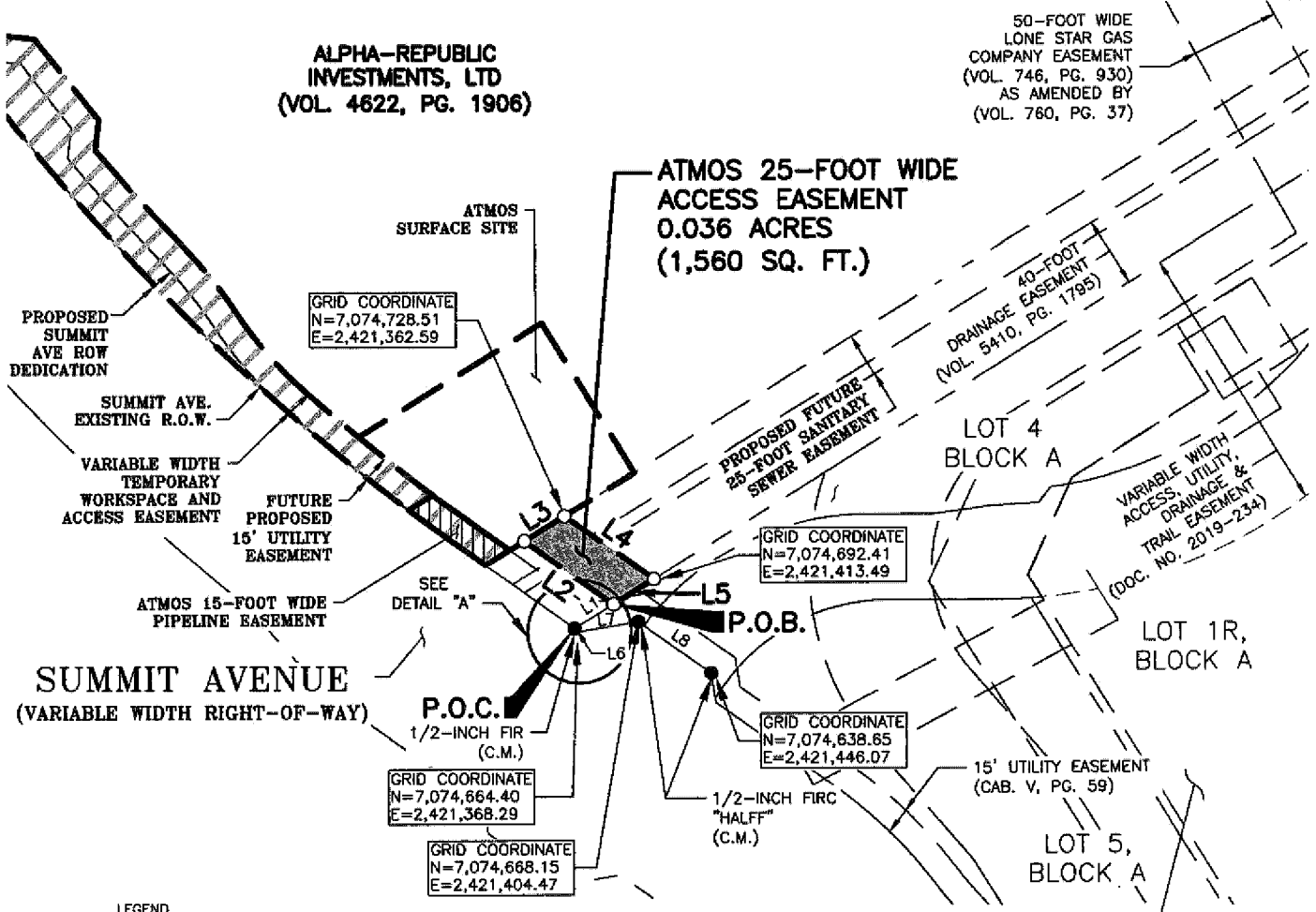
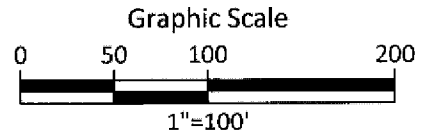
John S. Andricopoulos
Registered Professional Land Surveyor No. 6354
Halff Associates, Inc.
1201 N. Bowser Road, Richardson, TX 75081
(214) 346-6200
TBPELS Surveying Firm No. 10029600

2019-03-29



REVISED: 2020/04/28

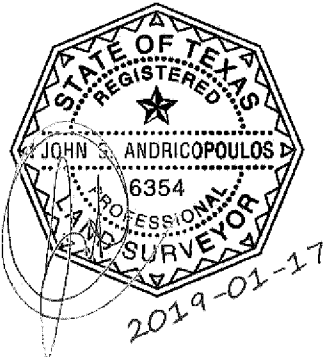
EXHIBIT "D"



LEGEND

- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- CAB. CABINET
- FIR FOUND IRON ROD
- FIRC FOUND IRON ROD W/CAP-AS NOTED
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General Notes:

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- 2) A metes and bounds description of even date accompanies this exhibit.
- 3) See page 3 of 3 for Detail "A" and line and curve tables.

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1201 NORTH BOWSER ROAD
RICHARDSON, TX 75081-2275
TEL (214) 346-6200
TBPELS SURVEYING FIRM #10029600

ATMOS 25-FOOT WIDE ACCESS EASEMENT
SITUATED IN THE
STEPHEN RIGGS SURVEY, ABSTRACT NO. 1088
DENTON COUNTY, TEXAS

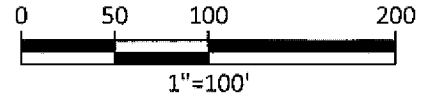
Project No.: 30210.085

Revised: 2020/04/28

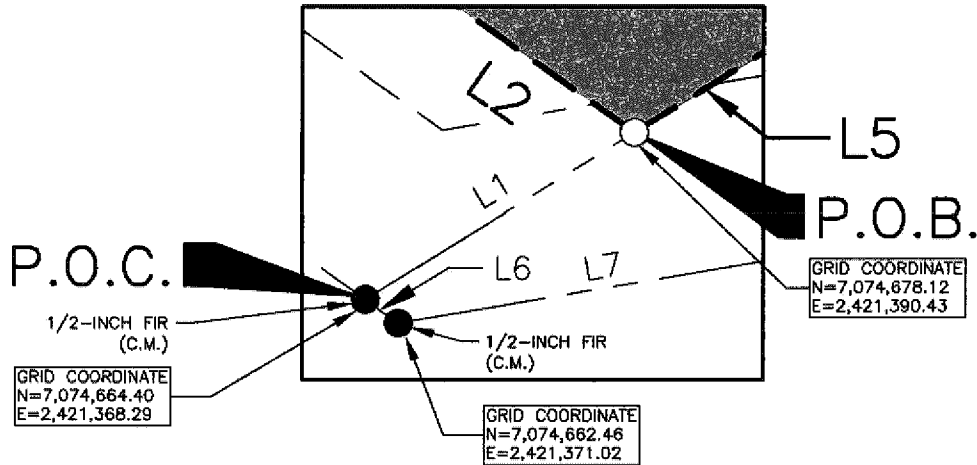
PAGE 2 OF 3

EXHIBIT "D"

Graphic Scale



DETAIL "A"
NOT TO SCALE



LINE DATA		
LINE #	BEARING	DISTANCE
L1	N 58°12'25" E	26.05'
L2	N 54°39'19" W	62.41'
L3	N 58°12'25" E	27.13'
L4	S 54°39'19" E	62.41'
L5	S 58°12'25" W	27.13'

LINE DATA		
LINE #	BEARING	DISTANCE
* L6	S 54°39'29" E	3.34'
* L7	N 80°20'41" E	33.94'
* L8	S 54°39'19" E	51.01'

LEGEND

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PAGE 3 OF 3