

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.]

DRAINAGE EASEMENT

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

THAT Denton Independent School District, whose mailing address is P.O. Box 2387, Denton, Texas 76202-2387, (Grantor), in consideration of the sum of ONE DOLLAR and NO CENTS (\$1.00) and other good and valuable consideration in hand paid by the City of Denton, Texas, (Grantee), receipt of which is hereby acknowledged, does by these presents grant, bargain, sell and convey unto the City of Denton, Texas, the free and uninterrupted use, liberty and privilege of the passage in, along, upon and across the following described property, owned by Grantor and situated in Denton County, Texas, in the W. Withers Survey, Abstract No. 1343.

**PROPERTY AREA DESCRIBED IN EXHIBIT "A"
AND ILLUSTRATED IN EXHIBIT "B"
ALL ATTACHED HERETO AND MADE A PART HEREOF**

And it is further agreed that the City of Denton, Texas in consideration of the benefits above set out, will remove from the property above described, such fences, buildings and other obstructions as may now be found upon said property.

For the purpose of constructing, reconstructing, installing, repairing, and perpetually maintaining drainage in, along, upon and across said premises, with the right and privilege at all times of the Grantee herein, his or its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon and across said premises for the purpose of making additions to, improvements on and repairs to the said public facilities or any part thereof.

TO HAVE AND TO HOLD unto the said City of Denton, Texas as aforesaid for the purposes aforesaid the premises above described.

Witness its hand, this _____ day of _____, 2014.

By: Denton Independent School District

By: _____

Print Name: _____

Print Title: _____

ACKNOWLEDGMENT

THE STATE OF TEXAS §
COUNTY OF DENTON §

Before me, the undersigned authority, on this day personally appeared _____

_____,
of Denton Independent School District 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 state and as the act and deed of said Denton Independent School District.

Given under my hand and seal of office on this _____ day of _____, 20__.

Signature of Notary Public

Printed Name of Notary Public

Notary Public, State of Texas

Accepted this _____ day of _____, 2014 for the City of Denton, Texas
(Resolution No. 91-073).

BY: _____
Paul Williamson
Real Estate & Capital Support Manager

AFTER RECORDING RETURN TO:

UTILITIES & CIP ENGINEERING
901-A Texas Street
Denton, Texas 76209
Attention: Paul Williamson

DESCRIPTION
0.054 of an Acre

BEING a tract of land situated in the James W. Withers Survey, Abstract No. 1343, City of Denton, Denton County, Texas, and being a portion of Lot 1-R, Block A, of Wayne Ryan Elementary School Addition, according to the plat thereof recorded in Instrument No. 2012-194, Plat Records of Denton County, Texas, and being more particularly described as follows:

COMMENCING at a 1-inch iron pipe found at the southeast corner of said Lot 1-R, common to the northeast corner of a called 58.7 acre tract of land described in the deed to H.M. Pitner and wife, Marjorie Pitner, as recorded in Volume 356, Page 497, Deed Records of Denton County, Texas, and on the west line of a called 52.486 acre tract of land described in the deed to Phoebe Ryan Higginbotham, as recorded in Volume 2522, Page 898, Official Records of Denton County, Texas;

THENCE South 88°30'00" West along the southerly line of said Lot 1-R and along the northerly line of said 58.7 acre tract, a distance of 50.00 feet to a point for corner;

THENCE North 00°45'39" West, departing the northerly line of said 58.7 acre tract and crossing said Lot 1-R, a distance 34.32 feet to the **POINT OF BEGINNING**;

THENCE South 89°14'21" West, continuing across said Lot 1-R, a distance of 44.13 feet to a point for corner;

THENCE North 0°45'39" West, continuing across said Lot 1-R, a distance of 52.50 feet to a point for corner;

THENCE North 89°14'21" East, continuing across said Lot 1-R, a distance of 34.73 feet to a point for corner;

THENCE North 44°14'21" East, continuing across said Lot 1-R, a distance of 13.29 feet to a point for corner;

THENCE South 0°45'39" East, continuing across said Lot 1-R, a distance of 61.90 feet to the **POINT OF BEGINNING** and containing 0.054 of an acre (2,361 square feet) of land, more or less.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

EXHIBIT A
DRAINAGE EASEMENT
JAMES W. WITHERS SURVEY,
ABSTRACT NO. 1343
CITY OF DENTON
DENTON COUNTY, TEXAS



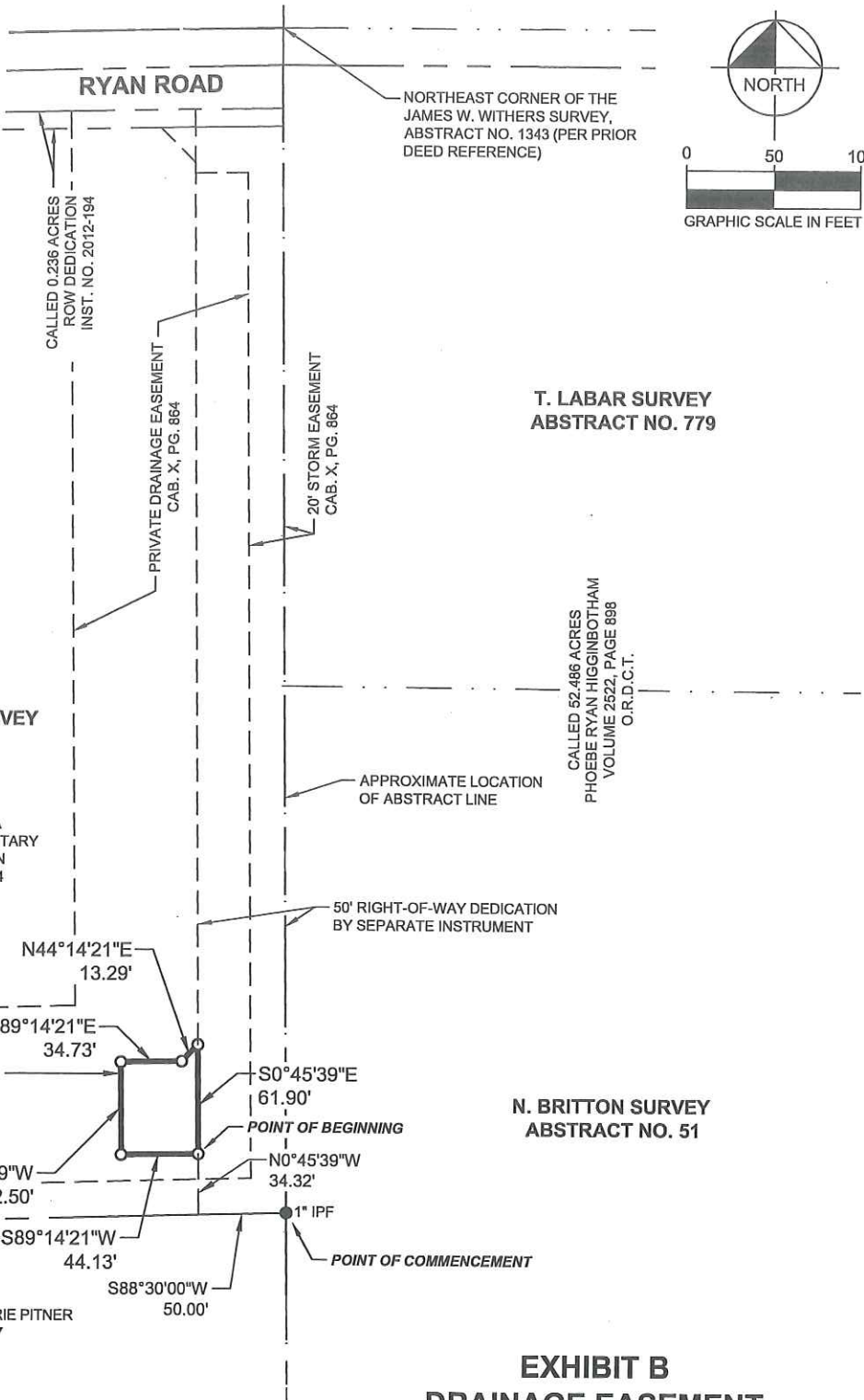
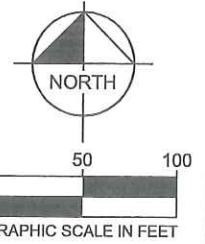
MICHAEL MARX
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5181
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FRISCO, TEXAS 75034
PH. 972-335-3580
michael.marx@kimley-horn.com

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<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>		
N/A	JEG	MBM	05/28/2014	068517076	1 OF 2		

LEGEND

- Δ = CENTRAL ANGLE
- P.O.C. = POINT OF COMMENCING
- P.O.B. = POINT OF BEGINNING
- IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
- IRFC = IRON ROD W/CAP FOUND
- IPF = IRON PIPE FOUND
- D.R.D.C.T. = DEED RECORDS OF DENTON COUNTY, TEXAS
- O.R.D.C.T. = OFFICIAL RECORDS OF DENTON COUNTY, TEXAS
- P.R.D.C.T. = PLAT RECORDS OF DENTON COUNTY, TEXAS

NOTE: Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.



**JAMES W. WITHERS SURVEY
ABSTRACT NO. 1343**

LOT 1-R, BLOCK A
WAYNE RYAN ELEMENTARY
SCHOOL ADDITION
INST. NO. 2012-194
P.R.D.C.T.

**T. LABAR SURVEY
ABSTRACT NO. 779**

APPROXIMATE LOCATION
OF ABSTRACT LINE

CALLLED 52.486 ACRES
PHOEBE RYAN HIGGINBOTHAM
VOLUME 2522, PAGE 898
O.R.D.C.T.

**N. BRITTON SURVEY
ABSTRACT NO. 51**

**EXHIBIT B
DRAINAGE EASEMENT
JAMES W. WITHERS SURVEY,
ABSTRACT NO. 1343
CITY OF DENTON
DENTON COUNTY, TEXAS**

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	JEG	MBM	05/28/2014	068517076	2 OF 2