

RELEASE OF EASEMENT

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

The DENTON INDEPENDENT SCHOOL DISTRICT is the legal and equitable owner and holder of the easement described and recorded in document number 97-R0083710, recorded in the Denton County Clerk’s real property records on December 1, 1997, covering the real property described in Exhibit "A" attached hereto and incorporated herein by reference (the "Property").

NOW, THEREFORE, for and in consideration of ONE DOLLAR (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged and confessed, the DENTON INDEPENDENT SCHOOL DISTRICT hereby RELEASES and DISCHARGES the Property from the rights, titles and interests covering such Property held by DENTON INDEPENDENT SCHOOL DISTRICT by virtue of the Easement and hereby RELEASES and TERMINATES the Easement to the extent it covers the Property. This Release of Easement shall in no way obligate nor require Denton Independent School District to remove anything from the property or to refurbish the property in any manner.

EXECUTED as of the ____ day of May, 2022.

DENTON INDEPENDENT SCHOOL DISTRICT

By: _____
Douglas J. Chadwick,
President of the Board of Trustees

ACKNOWLEDGEMENT

STATE OF TEXAS §
 §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared, Douglas J. Chadwick, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he, in his capacity as President of the Board of Trustees of the Denton Independent School District, executed the same for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office this ____ day of May, 2022.

Notary Public, State of Texas

Notary's Printed Name

My Commission Expires: _____

Exhibit A
FIELD NOTES
DRAINAGE EASEMENT
0.426 ACRE

BEING all that certain lot, tract, or parcel of land situated in the S. McCracken Survey Abstract Number 817, in the City of Denton, Denton County, Texas, being a part of that certain "South Tract" described in a deed from Joseph J. Tallal Jr., Trustee to Group Management Inc. recorded in Volume 2352 Page 498, Real Property Records, Denton County, Texas, and being more particularly described as follows:

COMMENCING at an Iron rod found for corner In the northwest line of Farm-to-Market Highway Number 428, a public roadway, said point being the northeast corner of that certain tract of land conveyed by deed from C.A. Ginnings to Blanche Nicholson Ginnings recorded in Volume 2015, Page 951, Real Property Records, Denton County, Texas;

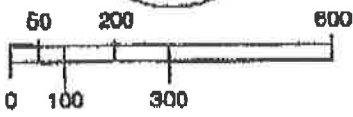
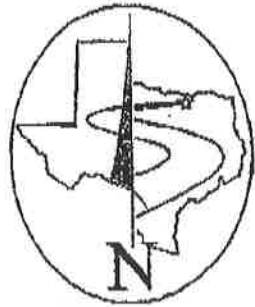
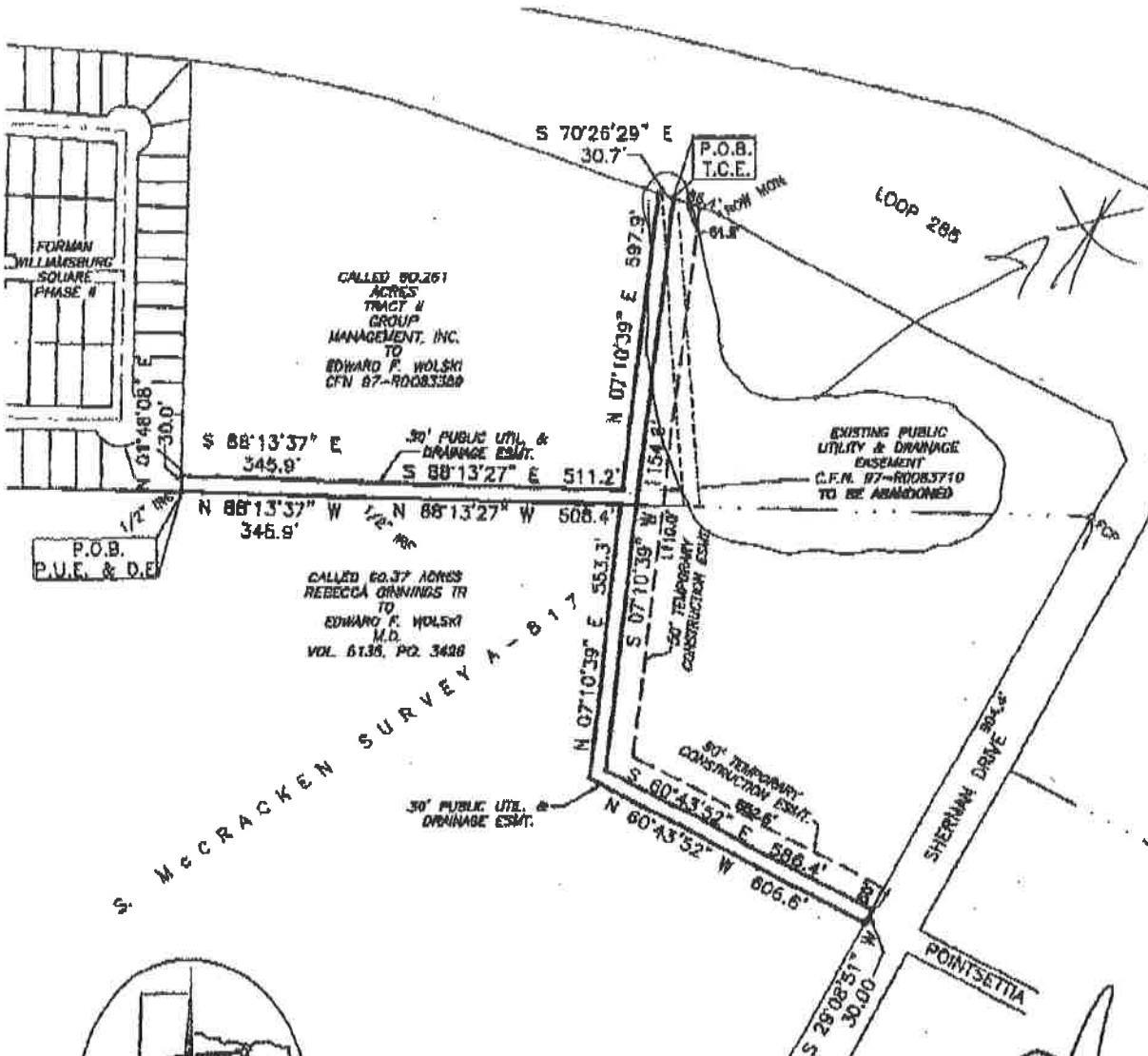
THENCE N 89° 10' 21" W., 764.50 feet with the north line of said Ginnings tract to the PLACE OF BEGINNING:

THENCE N 89° 10' 21" W, 30.11 feet with said north line of said Ginnings tract to a point for corner;

THENCE N 04° 00' 09" W, 623.71 feet to a point for corner in the south line of State Highway Loop Number 288, a public roadway;

THENCE S 71° 16' 15" E, 32.53 feet with said south line of said State Highway to a Point for corner;

THENCE S 04° 00' 09" E, 613.68 feet to the PLACE OF BEGINNING and containing 0.426 acre of land.



LEGEND

- CM CONTROLLING MONUMENT
- IRF IRON ROD FOUND
- IRB IRON ROD SET
- RCV MON RIGHT-OF-WAY MONUMENT
- FCP FENCE CORNER POST
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- T.C.E. TEMPORARY CONSTRUCTION EASEMENT
- PROPERTY LINE



DRAINAGE EASEMENT

IN THE S. McCRAKEN SY A-817
CITY OF DENTON
DENTON COUNTY, TEXAS

DATE: 8-6-02
SCALE: 1"=300'
DRAWN: CF
CHECKED: WMC



Surveyors & Engineers of North Texas, Inc.

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