

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.

STREET RIGHT-OF-WAY DONATION DEED

STATE OF TEXAS §
 §
COUNTY OF DENTON §

KNOW ALL MEN BY THESE PRESENTS:

THAT Denton Independent School District, (whose mailing address is P.O. Box 2387, Denton, Texas 76202-2387) whether one or more, hereinafter called "Grantor," for and in consideration of the sum of **TEN DOLLARS (\$10.00)** and other good and valuable consideration to Grantors in hand paid by the **CITY OF DENTON, TEXAS**, a home rule municipal corporation, hereinafter called "Grantee," the receipt and sufficiency of which is hereby acknowledged, and for which no lien is retained, express or implied, does **GRANT, GIVE and CONVEY** unto the Grantee all of that certain tract or parcel of land containing approximately 0.710 acre of land, situated in the City of Denton, Denton County, Texas, as more particularly described in Exhibit "A" and as illustrated in Exhibit "B", both of which are attached hereto and made a part hereof for all purposes, together with all improvements situated thereon and all, and singularly the rights and appurtenances thereto and any and all right, title and interest of Grantor in and to any adjacent streets, alleys or rights-of-way, hereinafter collectively called the "Property."

It is acknowledged and agreed that Grantee is acquiring the Property for the purpose of permitting Grantee or its agents or assigns to construct, maintain, repair and operate thereon street, highway, right-of-way, drainage improvements, utilities and other related improvements. Grantor hereby waives any and all right for compensation for the property interests conveyed to Grantee hereunder, including without limitation, the right or claim to severance damages, or any damages to, or diminution in value of, other lands belonging to Grantor, that may be claimed or asserted by virtue of such acquisition of the Property by Grantee.

Grantor does hereby further reserve for Grantor and Grantor's heirs and assigns forever any and all oil, gas and other minerals in and under and that may be produced from the Property, without the right of access to the surface of the Property.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto said Grantee, its successors and assigns, forever. Grantor does hereby bind Grantor and Grantor's heirs, successors, executors and assigns, to warrant and forever defend, all and singular the Property unto the Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise.

EXECUTED 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
0.710 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 in 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:

BEGINNING at a 1-inch iron pipe found for corner 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 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 0°45'39" West, departing the north line of said 58.7 acre tract, crossing said Lot 1-R along a line 50 feet west of and parallel with the easterly line of said Lot 1-R, a distance of 594.79 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 45°53'02" West, continuing across said Lot 1-R, a distance of 28.22 feet to a point for corner on the northerly line of said Lot 1-R, and on the southerly right-of-way line of Ryan Road and the southerly line of a called 0.236 Right-of-Way Dedication according to said plat recorded in Instrument No. 2012-194;

THENCE North 88°59'35" East, along the northerly line of said Lot 1-R, and along the southerly right-of-way line of said Ryan Road, a distance of 70.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner at the northeast corner of said Lot 1-R, and on the west line of said 52.486 acre tract;

THENCE South 0°45'39" East, along the easterly line of said Lot 1-R, and along the westerly line of said 52.486 acre tract, a distance of 614.36 feet to the **POINT OF BEGINNING** and containing 0.710 of an acre (30,929 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
STREET RIGHT-OF-WAY DONATION
JAMES W. WITHERS SURVEY,
ABSTRACT NO. 1343
CITY OF DENTON
DENTON COUNTY, TEXAS

MICHAEL MARX
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5181
5750 GENESIS COURT, SUITE 200
FRISCO, TEXAS 75034
PH. 972-335-3580
michael.marx@kimley-horn.com



Kimley»»Horn

5750 Genesis Court, Suite 200
Frisco, Texas 75034

FIRM # 10193822

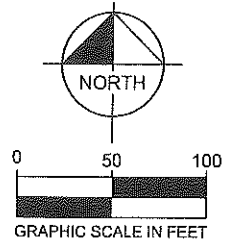
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

| Scale | Drawn by | Checked by | Date | Project No. | Sheet No. |
|-------|----------|------------|------------|-------------|-----------|
| N/A | JEG | MBM | 05/28/2014 | 068517076 | 1 OF 3 |

LEGEND

- Δ = CENTRAL ANGLE
- P.O.C. = POINT OF BEGINNING
- 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.



T. LABAR SURVEY
ABSTRACT NO. 779

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

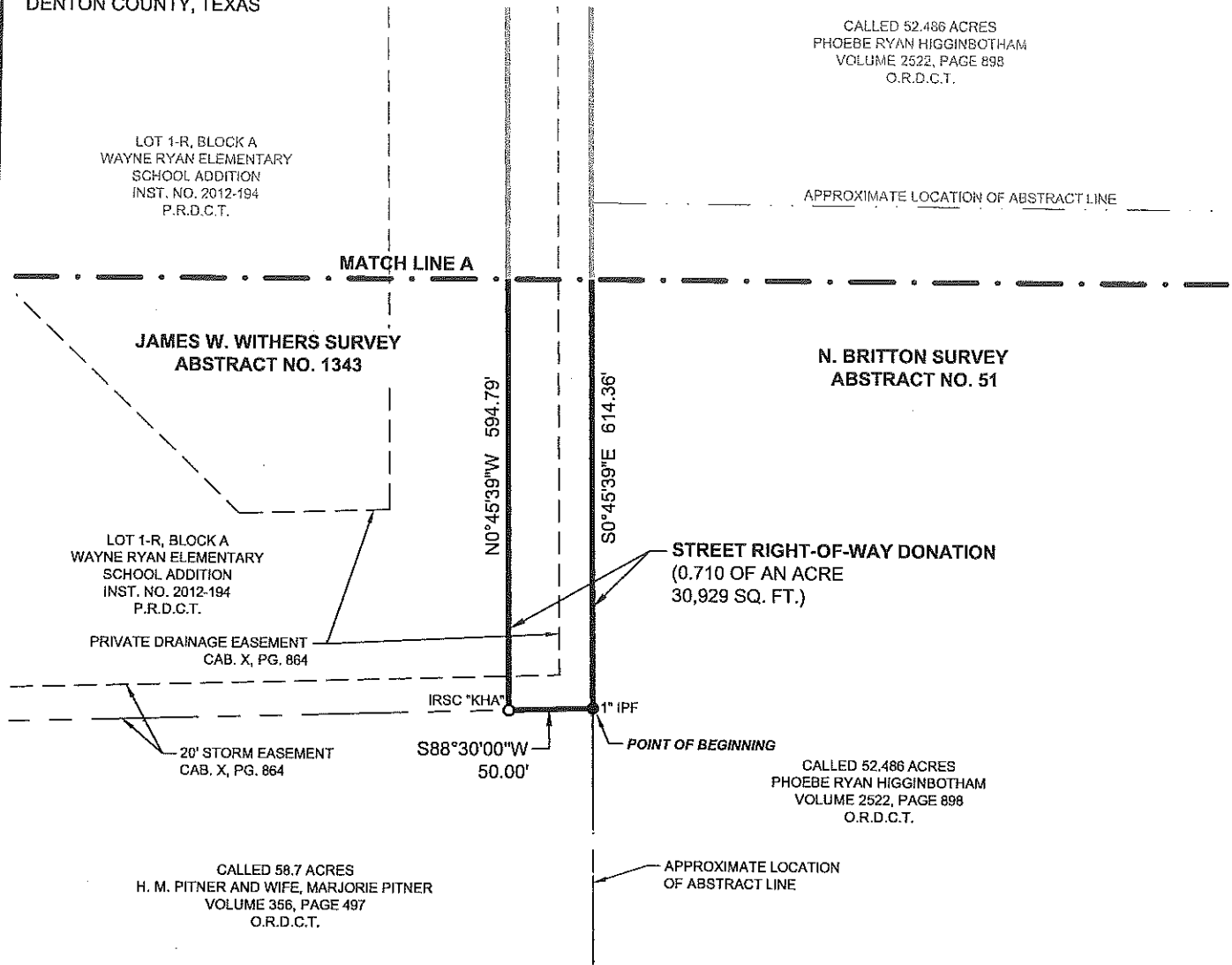


EXHIBIT B
STREET RIGHT-OF-WAY DONATION
JAMES W. WITHERS SURVEY,
ABSTRACT NO. 1343
CITY OF DENTON
DENTON COUNTY, TEXAS

MICHAEL MARX
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5181
5750 GENESIS COURT, SUITE 200
FRISCO, TEXAS 75034
PH. 972-335-3580
michael.marx@kimley-horn.com

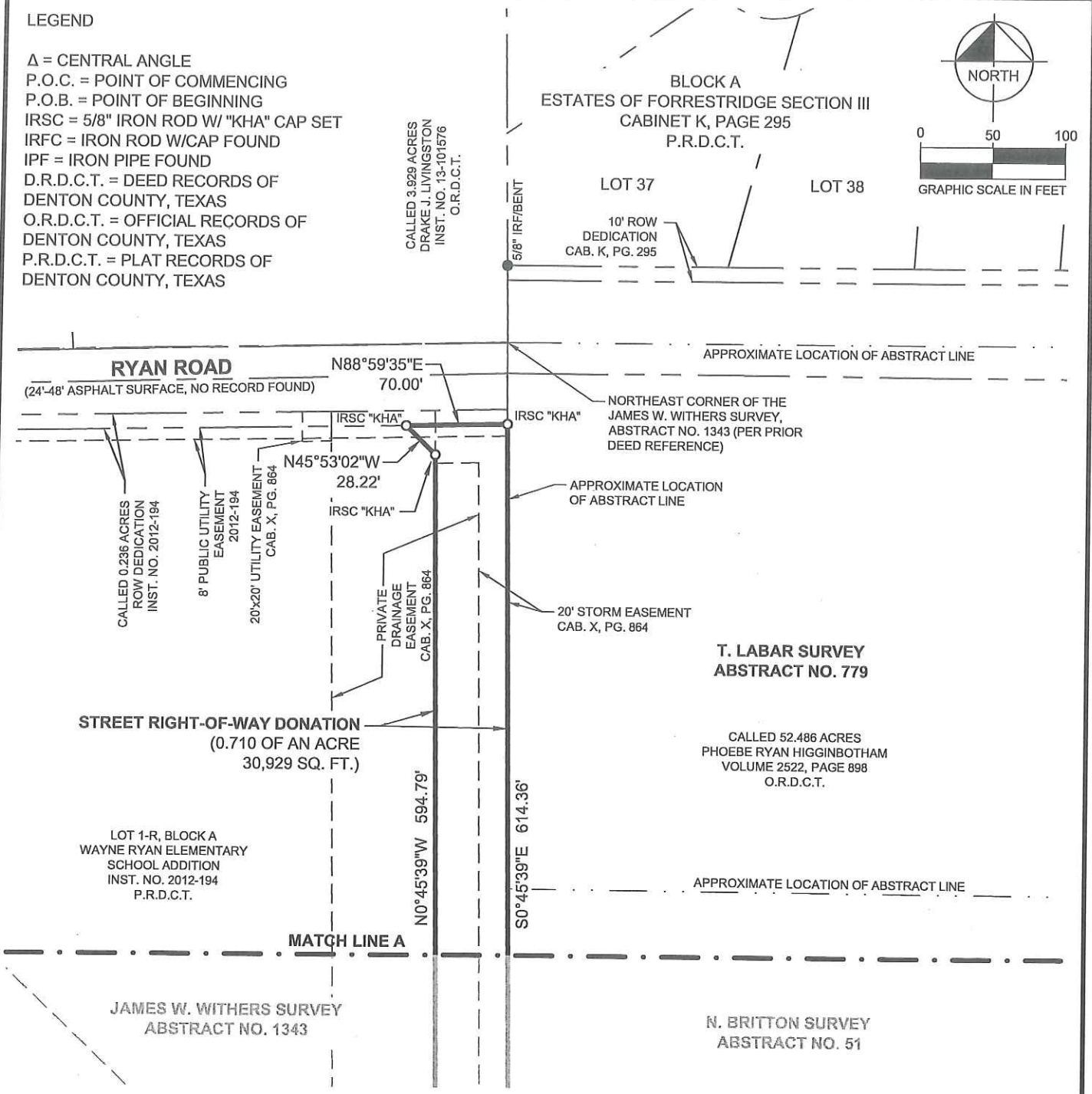
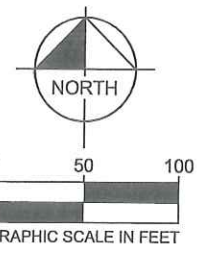
Kimley»Horn

5750 Genesis Court, Suite 200
Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580
Fax No. (972) 335-3779

| Scale | Drawn by | Checked by | Date | Project No. | Sheet No. |
|-----------|----------|------------|------------|-------------|-----------|
| 1" = 100' | JEG | MBM | 05/29/2014 | 068517076 | 2 OF 3 |

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.

MICHAEL MARX
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 5181
 5750 GENESIS COURT, SUITE 200
 FRISCO, TEXAS 75034
 PH. 972-335-3580
 michael.marx@kimley-horn.com



EXHIBIT B
STREET RIGHT-OF-WAY DONATION
 JAMES W. WITHERS SURVEY,
 ABSTRACT NO. 1343
 CITY OF DENTON
 DENTON COUNTY, TEXAS

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5750 Genesis Court, Suite 200
 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580
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|-----------|----------|------------|------------|-------------|-----------|
| 1" = 100' | JEG | MBM | 05/28/2014 | 068517076 | 3 OF 3 |