



MEMORANDUM OF UNDERSTANDING


The City of Denton, Texas (hereinafter referred to as the "CITY") and Denton Independent School District (hereinafter referred to as "DISD") have reached a mutual understanding pertaining to the CITY'S request for a 0.146 acre fee simple tract, 0.063 acre slope easement and 0.104 acre temporary construction, grading and access easement required for the Mayhill Road Widening and Improvements project (hereinafter referred to as the "PROJECT").

The Terms of the Understanding are as follows:

- The CITY will modify the DISD entrance off Mills Road by at a minimum adding a right-turn deceleration lane to accommodate a school bus to the entrance and by increasing the driveway radius on the north side of the entrance so as to enhance the turning movements for bus traffic. Refer to attached Exhibit A. Such work will be performed prior to the commencement of the 2015-2016 school year at Ryan High School.
- DISD will grant, in consideration of the work to be performed by the City as stated above, all the property interests needed for the PROJECT, as identified in Exhibit B, attached hereto.

ACKNOWLEDGMENT: By their signatures below, the parties effectuate this Memorandum of Understanding as of the date signed by both parties.

CITY:



Frank G. Payne, P.E., City Engineer

6/15/15

Date

DENTON INDEPENDENT SCHOOL DISTRICT:

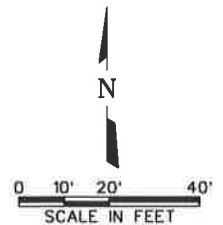
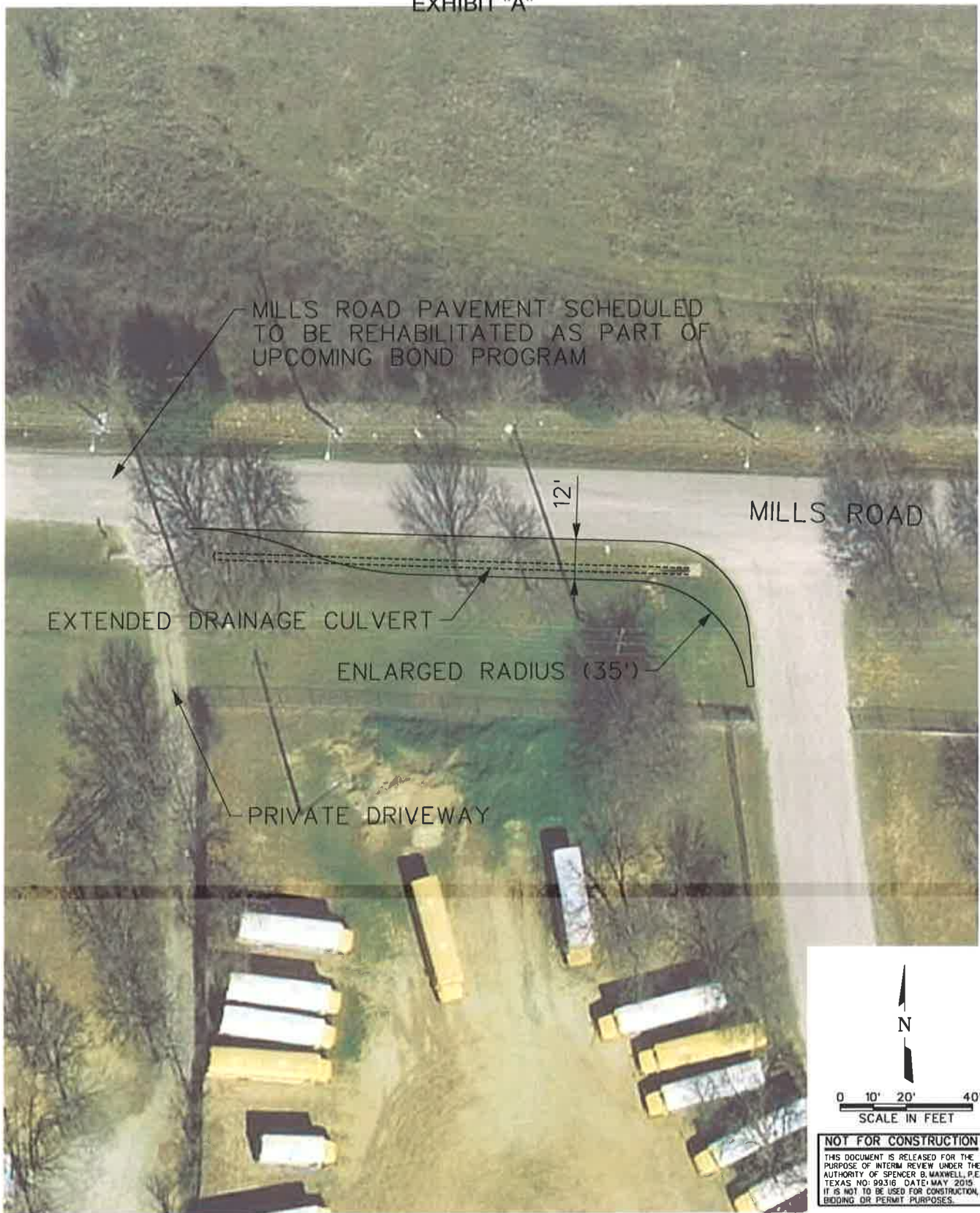
Barbara Burns, President
Board of Trustees

Date

ATTEST:

Dorothy Martinez, Secretary

EXHIBIT "A"



NOT FOR CONSTRUCTION
THIS DOCUMENT IS RELEASED FOR THE
PURPOSE OF INTERIM REVIEW UNDER THE
AUTHORITY OF SPENCER S. MAXWELL, P.E.
TEXAS NO: 99316 DATE: MAY 2015
IT IS NOT TO BE USED FOR CONSTRUCTION,
BIDDING OR PERMIT PURPOSES.

C:\VB\PL\ST09M02.DGN

Surf-Prop2.dgn
Surf-Prop2.dwg
C:\VB\PL\ST09M02.dgn
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C:\VB\PL\ST09M02.dwg

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Model: Default
Project: Mayhill North

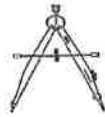
MicroStation V8 User: sgm, Office: Fort Worth
DTN10304_V8\Aerial\Aerial.DGN
Plot Scale: 3/8" = 1' / in.
Date: May 28, 2015 - 6:14:19 AM

**FREESE
NICHOLS**
4055 International Plaza, Suite 200
Fort Worth, TX 76109-4895
Phone - (817) 735-7300
Fax - (817) 735-7491
Web - www.freese.com

CITY OF DENTON MAYHILL ROAD IMPROVEMENTS MILLS ROAD DRIVEWAY

FREESE AND NICHOLS, INC. TEXAS REGISTERED ENGINEERING FIRM F-2144	
F&N JOB NO.	DTN10304
DATE	MAY 2015
SCALE	
DESIGNED	
DRAFTED	
FILE	Denton ISD - Mills.dgn
FIGURE	

EXHIBIT B to Memorandum of Understanding "Property Interests"



Arthur Surveying Co., Inc.

Professional Land Surveyors

P.O. Box 54 ~ Lewisville, Texas 75067
Office: (972) 221-9439 ~ Fax: (972) 221-4675

EXHIBIT "A"
MAYHILL ROAD
PARCEL M081

0.146 Acre

City of Denton, Denton County, Texas

BEING all that certain lot, tract or parcel of land situated in the Morreau Forrest Survey, Abstract Number 417, City of Denton, Denton County, Texas, and being part of Lot 1, Block A of D.I.S.D. Mayhill Service Center Addition, an addition to the City of Denton, Denton County, Texas, according to the plat thereof recorded in Cabinet O, Page 195, Plat Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with yellow cap stamped "Arthur Surveying Company" (A.S.C.) set for the southwest corner of said Lot 1, same point being in the north line of a tract of land described by deed to T.R. Carter, recorded in Volume 421, Page 267, Real Property Records, Denton County, Texas, and being in the existing easterly right-of-way line of Mayhill Road;

THENCE North 02 degrees 08 minutes 26 seconds East, with the easterly right-of-way line of said Mayhill Road and the most westerly line of said Lot 1, a distance of 279.47 feet to a 1/2 inch iron rod with yellow cap stamped "A.S.C." set for corner;

THENCE South 07 degrees 13 minutes 45 seconds East, over and across said Lot 1, a distance of 218.16 feet to a 1/2 inch iron rod with yellow cap stamped "A.S.C." set for corner at the beginning of a curve to the right, having a radius of 1063.00 feet;

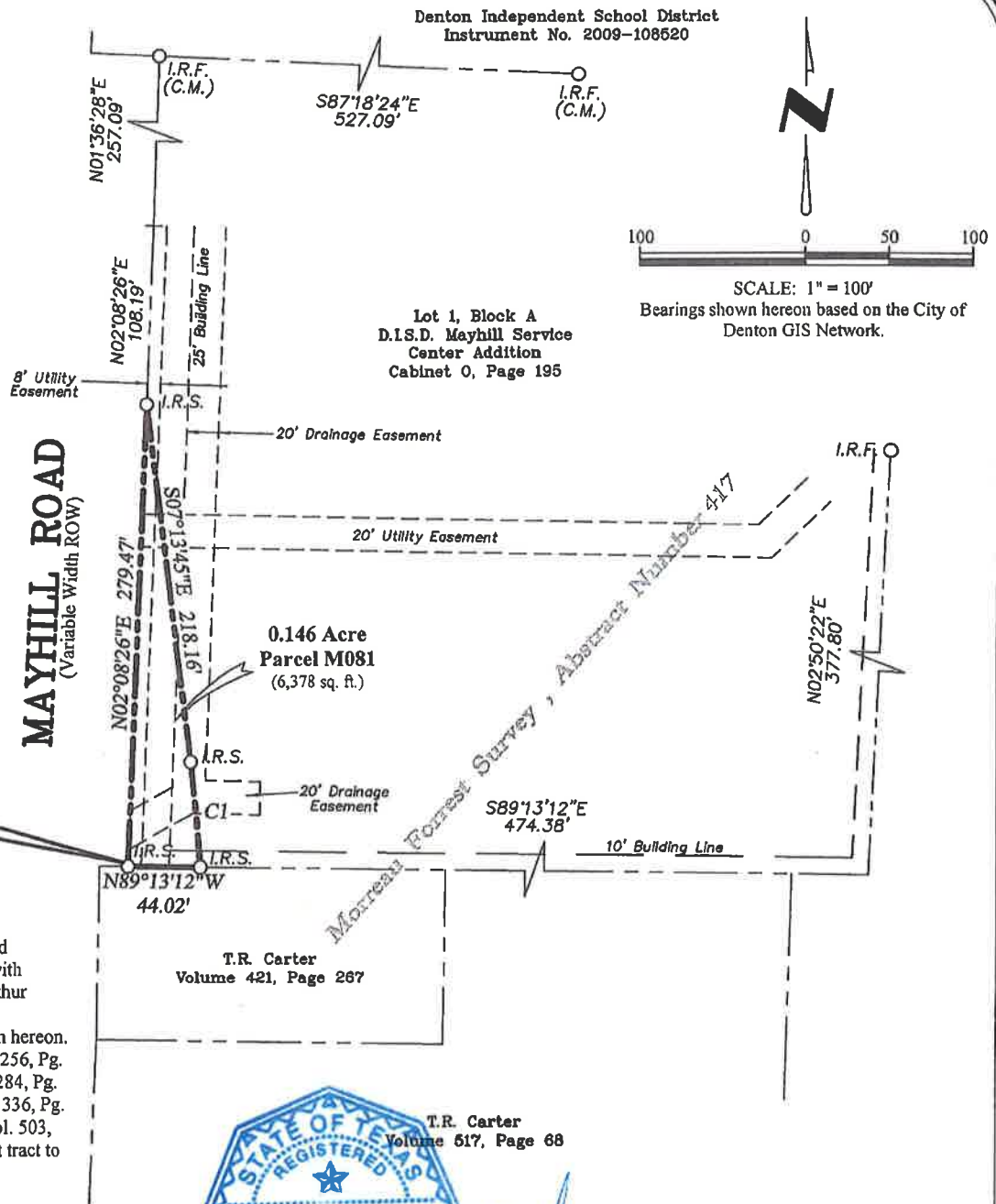
THENCE over and across said Lot 1, with said curve to the right, having a central angle of 03 degrees 26 minutes 11 seconds, whose chord bears South 05 degrees 30 minutes 40 seconds East a distance of 63.74 feet, an arc length of 63.75 feet to a 1/2 inch iron rod with yellow cap stamped "A.S.C." set for corner in the south line of said Lot 1 and the north line of said Carter tract;

THENCE North 89 degrees 13 minutes 12 seconds West, with the south line of said Lot 1 and the north line of said Carter tract, a distance of 44.02 feet to the **POINT OF BEGINNING** and containing 0.146 acre of land, more or less.



EXHIBIT B to Memorandum of Understanding "Property Interests"

C1
 $R=1063.00'$
 $L=63.75'$
 $\Delta=03^{\circ}26'11''$
 $\text{Chd.}=S05^{\circ}30'40''E$
 $63.74'$



NOTES:

- I.R.F. = 1/2" Iron Rod Found
- I.R.S. = 1/2" Iron Rod Set with yellow cap stamped "Arthur Surveying Company"
- All improvements not shown hereon.
- Easements recorded in Vol. 256, Pg. 495, Vol. 276, Pg. 66, Vol. 284, Pg. 172, Vol. 295, Pg. 308, Vol. 336, Pg. 637, Vol. 355, Pg. 111 & Vol. 503, Pg. 406 do not affect subject tract to the best of my knowledge.

EXHIBIT "B"
 Mayhill Road
 Parcel M081

0.146 acre

Part of Lot 1, Block A
 D.I.S.D. Mayhill Service
 Center Addition
 City of Denton
 Denton County, Texas

-- 2012 --



T.R. Carter
 Volume 517, Page 68

SURVEYORS CERTIFICATION:
 The undersigned does hereby certify to Title Resources (G.F. No. 102533) that this survey was this day made on the ground of the property legally described hereon and is correct, and to the best of my knowledge, there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights of way that I have been advised of except as shown hereon.

Arthur Surveying Co., Inc.
 Professional Land Surveyors

P.O. Box 54 - Lewisville, Texas 75067
 Office: (972) 221-9439 Fax: (972) 221-4676
 Established 1986

EXHIBIT B to Memorandum of Understanding "Property Interests"



Arthur Surveying Co., Inc.
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EXHIBIT "A"
SLOPE EASEMENT
0.063 Acre
City of Denton, Denton County, Texas

BEING all that certain lot, tract or parcel of land situated in the Morreau Forrest Survey, Abstract Number 417, City of Denton, Denton County, Texas, and being part of Lot 1, Block A of D.I.S.D. Mayhill Service Center Addition, an addition to the City of Denton, Denton County, Texas, according to the plat thereof recorded in Cabinet O, Page 195, Plat Records, Denton County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod with yellow cap stamped "Arthur Surveying Company" (A.S.C.) set for the southwest corner of said Lot 1, same point being in the north line of a tract of land described by deed to T.R. Carter, recorded in Volume 421, Page 267, Deed Records, Denton County, Texas, and being in the existing easterly right-of-way line of Mayhill Road;

THENCE South 89 degrees 13 minutes 12 seconds East, with the south line of said Lot 1 and the north line of said Carter tract, a distance of 44.02 feet to a 1/2 inch iron rod with yellow cap stamped "ASC" set for the **POINT OF BEGINNING**, same point being the beginning of a non-tangent curve to the left, having a radius of 1063.00 feet;

THENCE over and across said Lot 1, with said curve to the left, through a central angle of 03 degrees 26 minutes 11 seconds, whose chord bears North 05 degrees 30 minutes 40 seconds West at 63.74 feet, having an arc length of 63.75 feet to a 1/2 inch iron rod with yellow cap stamped "ASC" set for corner;

THENCE North 07 degrees 13 minutes 45 seconds West, over and across said Lot 1, a distance of 71.23 feet to a point for corner;

THENCE North 82 degrees 46 minutes 15 seconds East, over and across said Lot 1, a distance of 20.00 feet to a point for corner;

THENCE South 07 degrees 13 minutes 45 seconds East, over and across said Lot 1, a distance of 71.23 feet to a point for the beginning of a curve to the right, having a radius of 1083.00 feet;

THENCE over and across said Lot 1, with said curve to the right, through a central angle of 03 degrees 31 minutes 15 seconds, whose chord bears South 05 degrees 28 minutes 07 seconds East at 66.54 feet, having an arc length of 66.55 feet to a point for corner in the south line of said Lot 1 and the north line of said Carter tract;

THENCE North 89 degrees 13 minutes 12 seconds West, with the south line of said Lot 1 and the north line of said Carter tract, a distance of 20.06 feet to the **POINT OF BEGINNING** and containing 0.063 acre of land.

g.h.
10.12.2012

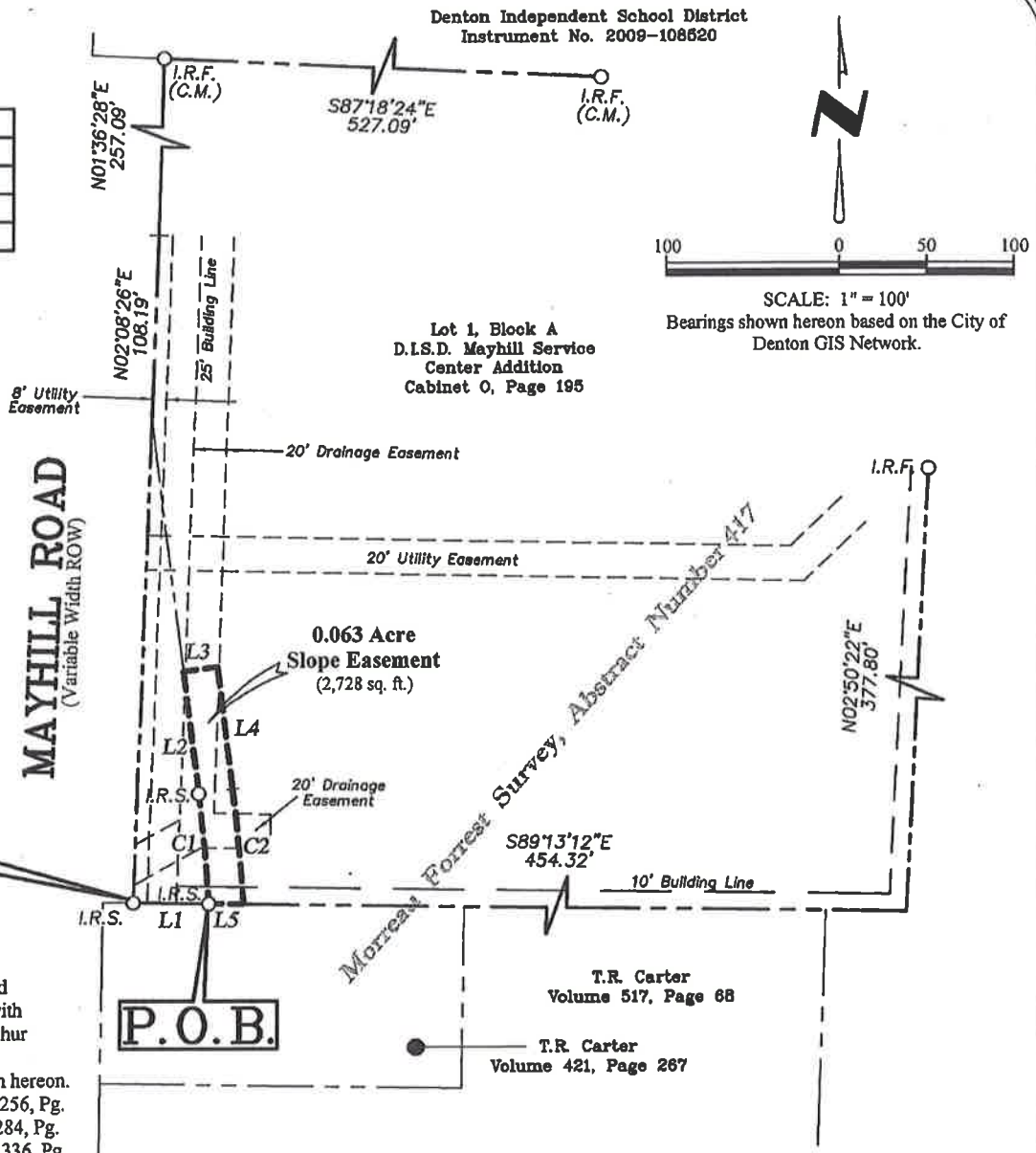


EXHIBIT B to Memorandum of Understanding "Property Interests"

LINE TABLE		
L1	S89°13'12"E	44.02'
L2	N07°13'45"W	71.23'
L3	N82°46'15"E	20.00'
L4	S07°13'45"E	71.23'
L5	N89°13'12"W	20.06'

C1
 $R=1063.00'$
 $L=63.75'$
 $\Delta=03^{\circ}26'11''$
 Chd.=N05°30'40"W
 63.74'

C2
 $R=1083.00'$
 $L=66.55'$
 $\Delta=03^{\circ}31'15''$
 Chd.=S05°28'07"E
 66.54'



NOTES:

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- I.R.S. = 1/2" Iron Rod Set with yellow cap stamped "Arthur Surveying Company"
- All improvements not shown hereon.
- Easements recorded in Vol. 256, Pg. 495, Vol. 276, Pg. 66, Vol. 284, Pg. 172, Vol. 295, Pg. 308, Vol. 336, Pg. 637, Vol. 355, Pg. 111 & Vol. 503, Pg. 406 do not affect subject tract to the best of my knowledge.

EXHIBIT "B" Slope Easement 0.063 acre

Part of Lot 1, Block A
 D.I.S.D. Mayhill Service
 Center Addition
 City of Denton
 Denton County, Texas

- 2012 -



SURVEYORS CERTIFICATION:

The undersigned does hereby certify to Title Resources (G.F. No. 102533) that this survey was this day made on the ground of the property legally described hereon and is correct, and to the best of my knowledge, there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights of way that I have been advised of except as shown hereon.



Arthur Surveying Co., Inc.
 Professional Land Surveyors

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 Established 1986

EXHIBIT B to Memorandum of Understanding "Property Interests"



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EXHIBIT "A"
TEMPORARY CONSTRUCTION
EASEMENT
0.104 Acre
City of Denton, Denton County, Texas

BEING all that certain lot, tract or parcel of land situated in the Morreau Forrest Survey, Abstract Number 417, City of Denton, Denton County, Texas, and being part of Lot 1, Block A of D.I.S.D. Mayhill Service Center Addition, an addition to the City of Denton, Denton County, Texas, according to the plat thereof recorded in Cabinet O, Page 195, Plat Records, Denton County, Texas, and being more particularly described as follows:

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THENCE South 89 degrees 13 minutes 12 seconds East, with the south line of said Lot 1 and the north line of said Carter tract, a distance of 44.02 feet to a 1/2 inch iron rod with yellow cap stamped "ASC" set for the beginning of a non-tangent curve to the left, having a radius of 1063.00 feet;

THENCE over and across said Lot 1, with said curve to the left, through a central angle of 03 degrees 26 minutes 11 seconds, whose chord bears North 05 degrees 30 minutes 40 seconds West at 63.74 feet, having an arc length of 63.75 feet to a 1/2 inch iron rod with yellow cap stamped "ASC" set for corner;

THENCE North 07 degrees 13 minutes 45 seconds West, over and across said Lot 1, a distance of 71.23 feet to the **POINT OF BEGINNING**;

THENCE North 07 degrees 13 minutes 45 seconds West, over and across said Lot 1, a distance of 103.68 feet to a point for corner;

THENCE North 84 degrees 18 minutes 05 seconds East, over and across said Lot 1, a distance of 45.16 feet to a point for corner;

THENCE South 05 degrees 41 minutes 55 seconds East, over and across said Lot 1, a distance of 102.51 feet to a point for corner;

THENCE South 82 degrees 46 minutes 15 seconds West, over and across said Lot 1, a distance of 42.40 feet to the **POINT OF BEGINNING** and containing 0.104 acre of land.

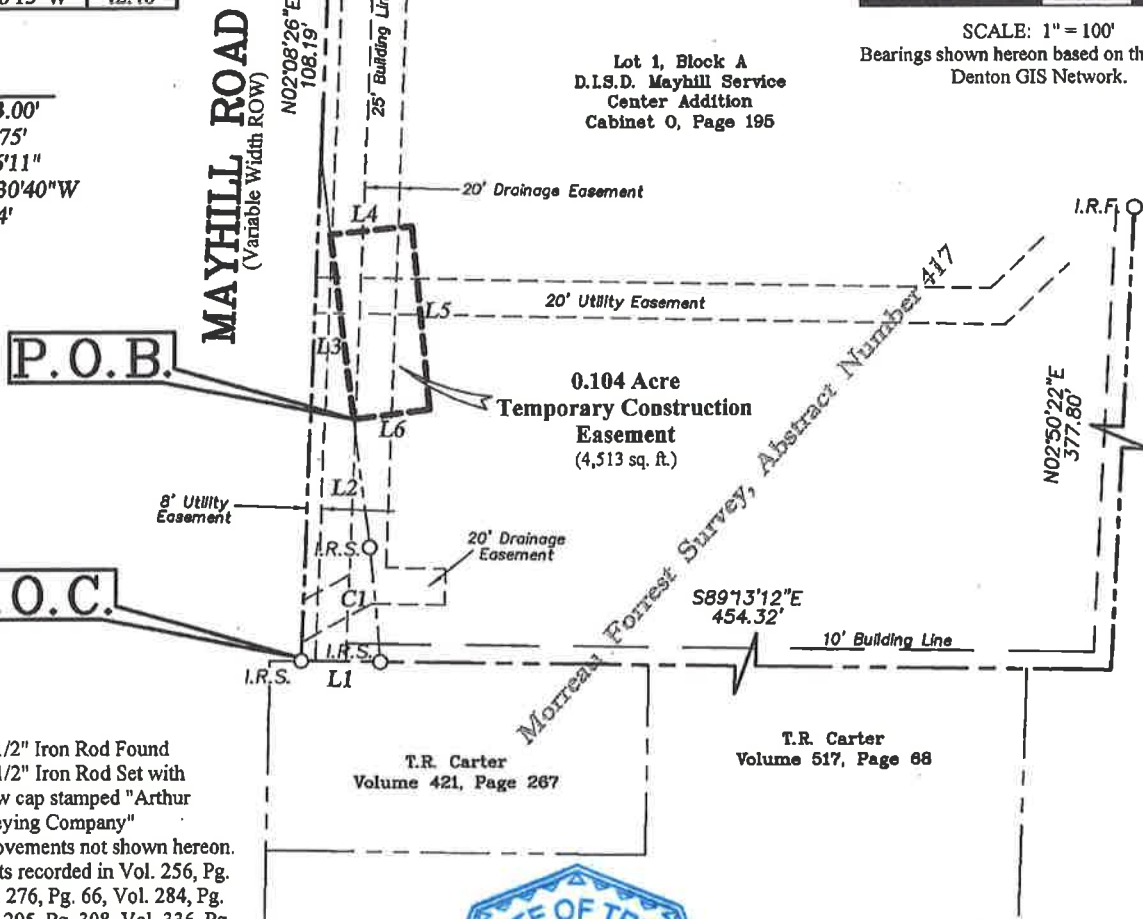
John M. Russell
10.12.2012



EXHIBIT B to Memorandum of Understanding "Property Interests"

LINE TABLE		
L1	S89°13'12"E	44.02'
L2	N07°13'45"W	71.23'
L3	N07°13'45"W	103.68'
L4	N84°18'05"E	45.16'
L5	S05°41'55"E	102.51'
L6	S82°46'15"W	42.40'

C1
 R=1063.00'
 L=63.75'
 $\Delta=03^{\circ}26'11''$
 Chd.=N05°30'40"W
 63.74'



NOTES:

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- I.R.S. = 1/2" Iron Rod Set with yellow cap stamped "Arthur Surveying Company"
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EXHIBIT "B" Temporary Construction Easement

0.104 acre

Part of Lot 1, Block A
 D.I.S.D. Mayhill Service
 Center Addition
 City of Denton
 Denton County, Texas

-- 2012 --

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