

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.

PUBLIC WALKWAY / BIKEWAY EASEMENT

**STATE OF TEXAS §
 §
COUNTY OF DENTON §**

KNOW ALL MEN BY THESE PRESENTS:

That Denton Independent School District, an independent school district of the State of Texas, (herein called "Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.⁰⁰), and other good and valuable consideration to Grantor in hand paid by the CITY OF DENTON, TEXAS, a Texas Home Rule Municipal Corporation (herein called "Grantee"), 215 E. McKinney, Denton, Texas 76201, the receipt and sufficiency of which are hereby acknowledged and confessed, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY, unto Grantee all the free and uninterrupted use, liberty and privilege of passage in, along, upon and across the following described property owned by Grantor and situated in the B. B. B. & C. R. R. Survey, Abstract Number 186, Denton County, Texas, and being particularly described and depicted in Exhibit "A", attached hereto and made a part hereof for all purposes.

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

For the purpose, obligation, and sole responsibility of constructing, reconstructing, installing, repairing, and perpetually maintaining, in a timely manner, a public walkway / bikeway in, along, upon and across said premises, with the right and privilege at all times of the Grantee herein, 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 said public walkway / bikeway facilities and appurtenances thereto or any part thereof.

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

The foregoing conveyance of a Public Walkway/Bikeway Easement was offered for approval on a motion made by _____, seconded by _____, and after discussion was adopted by the Board of Trustees of the Denton Independent School District at a regular scheduled meeting called, posted, and held in Denton, Denton County, Texas, on April _____ 2016, at which _____ Trustees were present, by the following vote: _____ For, _____ Against, and _____ Abstaining

DENTON INDEPENDENT SCHOOL DISTRICT

Barbara Burns
President of the Board of Trustees

ATTEST:

Dorothy Martinez,
Secretary of the Board of Trustees

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF DENTON §

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

GIVEN under my hand and seal of office this _____ day of April, 2016.

Notary Public, State of Texas

Notary's Printed Name

My Commission Expires: _____

After Recording Return to:

CITY OF DENTON
901-A Texas Street
Denton, Texas 76209
Attn: Paul Williamson

EXHIBIT 'A'

TRAIL EASEMENT

BEING a 0.0837 acre tract of land situated in the Buffalo Bayou, Brazos, and Colorado Railroad Company Survey, Abstract Number 186, Denton County, Texas, and being a portion of Lot 1, Block 1, DISD Elementary School Addition, an addition to the City of Denton, as recorded in Cabinet D, Page 299, of the Official Public Records of Denton County, Texas (O.P.R.D.C.T.), said 0.0837 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a found "X" cut in concrete for the southwest corner of said Lot 1, being the northeast corner of a tract of land described in deed to the City of Denton, as recorded in Document Number 97-R0003055, O.P.R.D.C.T., and being on the east right-of-way line of Evers Parkway (60 foot width), said point being locatable by NAD83 Grid Coordinate: N 7,139,055.06, E 2,385,668.75, and from which a found 1/2-inch iron rod for a point of curvature of said east right-of-way line bears South 00 degrees 42 minutes 38 seconds East, a distance of 125.09 feet;

THENCE North 00 degrees 42 minutes 38 seconds West, along the common west line of said Lot 1 and the east right-of-way line of said Evers Parkway, a distance of 728.55 feet to a point for the northwest corner of said Lot 1, being the intersection of said east right-of-way line with the south right-of-way line of Cobblestone Row (60 foot width);

THENCE North 80 degrees 15 minutes 35 seconds East, along the north line of said Lot 1 and the south right-of-way line of said Cobblestone Row, a distance of 5.06 feet to a point for corner;

THENCE South 00 degrees 42 minutes 38 seconds East, departing the south right-of-way line of said Cobblestone Row and crossing said Lot 1, a distance of 729.34 feet to a point for corner on the south line of said Lot 1 and the north line of said City of Denton tract, from which a found 1/2-inch iron rod for the southwest corner of said Lot 1 bears North 89 degrees 17 minutes 45 seconds East, a distance of 445.16 feet, also from which a found 1/2-inch iron rod for the northeast corner of said City of Denton tract bears North 89 degrees 17 minutes 45 seconds East, a distance of 443.52 feet;

THENCE South 89 degrees 17 minutes 45 seconds West, along the common south line of said Lot 1 and the north line of said City of Denton tract, a distance of 5.00 feet to the POINT OF BEGINNING and containing 0.0837 acres (3,645 square feet) of land, more or less.

Bearings are based on the Texas State Plane Coordinate System (NAD83), North Central Zone 4202, and by GPS observations made on the ground. Distances and areas hereon are surface values. A grid factor of 0.999849393 was used for this project.

B001463.001

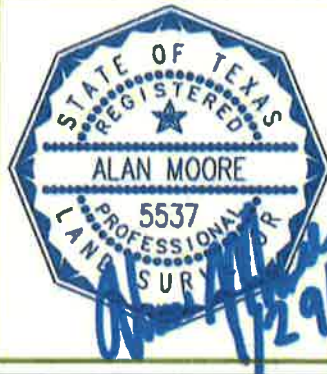
PAGE 1 OF 3

A plat of even date accompanies this metes and bounds description.

JANUARY 29, 2016

 **DUNAWAY**

550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121 • Fax: 817.335.7437
FIRM REGISTRATION 10098100



TRAIL EASEMENT

0.0837 ACRES OR 3,645 SQUARE FEET
OF
LOT 1, BLOCK 1
DISD ELEMENTARY SCHOOL ADDITION
CABINET D, PAGE 299
O.P.R.D.C.T.
CITY AND COUNTY OF DENTON, TEXAS

EXHIBIT 'A'

MATCH LINE SEE PAGE 3 OF 3



GARDENVIEW STREET
(50' WIDTH RIGHT-OF-WAY)

0.0837 ACRES
3,645 SQUARE FEET

LOT 1, BLOCK 1
DISD ELEMENTARY
SCHOOL ADDITION
CABINET D, PAGE 299
O.P.R.D.C.T.

BLOCK 4
SNIDER ADDITION
SECTION 2
CABINET D, PAGE 114
O.P.R.D.C.T.

FOUND 1/2"
IRON ROD
(C.M.)

CITY OF DENTON
VOLUME 596, PAGE 560
D.R.D.C.T.

N89°17'45"E 445.16'

N89°17'45"E 443.52'

728.55'

N00°42'38"W 728.55'

S00°42'38"E 729.34'

125.09'

S00°42'38"E 125.09'

881.98'

N00°42'38"W 881.98'

60.00'

S89°17'22"W 60.00'

5.00'

S89°17'45"W 5.00'

1.64'

POINT OF BEGINNING

FOUND "X" CUT
IN CONCRETE
(C.M.)

FOUND 1/2"
IRON ROD
(C.M.)

FOUND 1/2"
IRON ROD
(C.M.)

FOUND 1/2"
IRON ROD
(C.M.)

CITY OF DENTON
DOCUMENT
NUMBER
97-R0003055
O.P.R.D.C.T.

**BUFFALO BAYOU, BRAZOS,
AND COLORADO RAILROAD
COMPANY SURVEY
ABSTRACT NO. 186**

Δ=23°45'08"
R=297.76' L=123.44'
CH=S12°35'15"E 122.56'

Δ=23°15'07"
R=242.61' L=98.46'
CH=S12°24'25"E 97.78'

S24°27'48"E 74.82'

FOUND 1/2"
IRON ROD
(C.M.)

Δ=11°25'18"
R=690.03' L=137.55'
CH=S18°45'20"E 137.33'

FOUND 1/2"
IRON ROD
(C.M.)

EVERS PARKWAY
(60' WIDTH RIGHT-OF-WAY)

NOTES:

Bearings are based on the Texas State Plane Coordinate System (NAD83), North Central Zone 4202, and by GPS observations made on the ground. Distances and areas hereon are surface values. A grid factor of 0.999849393 was used for this project.

O.P.R.D.C.T. = Official Public Records of Denton County, Texas
D.R.D.C.T. = Deed Records of Denton County, Texas
C.M. = Controlling Monument

B001463.001

PAGE 2 OF 3

A metes and bounds description of even date accompanies this plat.

JANUARY 29, 2016



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121 • Fax: 817.335.7437
FIRM REGISTRATION 10098100

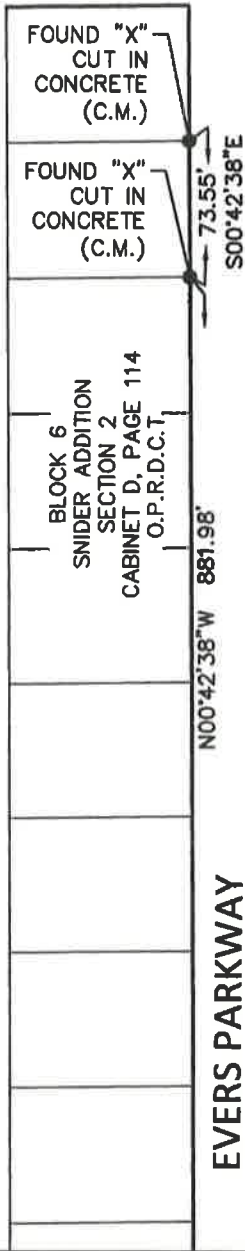


TRAIL EASEMENT

0.0837 ACRES OR 3,645 SQUARE FEET
OF
LOT 1, BLOCK 1
DISD ELEMENTARY SCHOOL ADDITION
CABINET D, PAGE 299
O.P.R.D.C.T.
CITY AND COUNTY OF DENTON, TEXAS

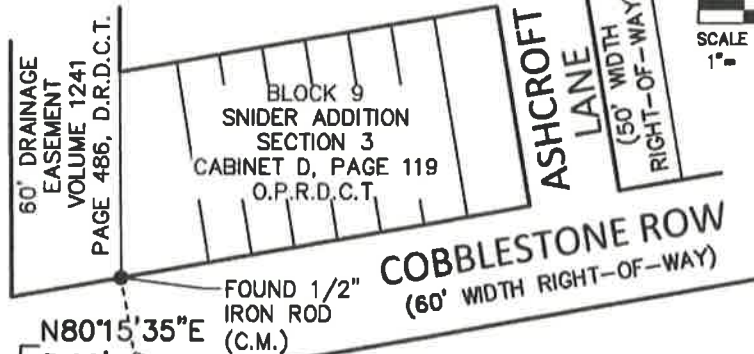
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ROBBIE-O STREET (50' WIDTH RIGHT-OF-WAY)



EVERS PARKWAY (60' WIDTH RIGHT-OF-WAY)

EXHIBIT 'A'



0.0837 ACRES
3,645 SQUARE FEET

LOT 1, BLOCK 1
DISD ELEMENTARY
SCHOOL ADDITION
CABINET D, PAGE 299
O.P.R.D.C.T.

**BUFFALO BAYOU, BRAZOS,
AND COLORADO RAILROAD
COMPANY SURVEY
ABSTRACT NO. 186**

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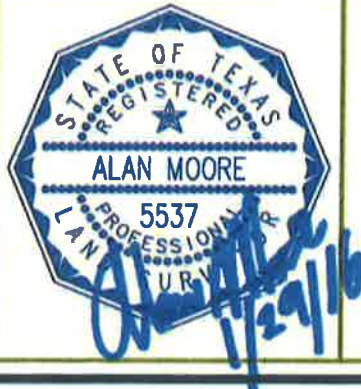
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