

AFTER RECORDING, RETURN TO:

Mr. Stephen Ashley
City of Oak Point, Texas
100 Naylor Road
Oak Point, Texas 75068

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.

SIDEWALK AND DRAINAGE EASEMENT

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF DENTON

That **DENTON INDEPENDENT SCHOOL DISTRICT**, A Texas political subdivision (hereinafter referred to as the "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 OAK POINT, TEXAS**, a Texas general-law municipality (hereinafter referred to as the "Grantee"), the receipt and sufficiency of which are hereby acknowledged, does hereby **GIVE, GRANT, and CONVEY** unto Grantee an exclusive easement and right to construct, reconstruct and perpetually maintain drainage facilities, grading and all necessary appurtenances, and perpetually maintain a sidewalk and related incidental improvements (the "Facilities") in, on, under, over and across the following described property:

Being 0.242 acre or 20,554 square feet of land situated in the George W. Daniels Survey, Abstract No. 331, City of Oak Point, Denton County, Texas, more particularly described and depicted in *Exhibit A*, attached hereto and made a part hereof (the "Easement Property").

Grantor hereby grants to Grantee a temporary construction easement of twenty-five feet (25') running parallel along and abutting the north and south sides of the Easement Property depicted in Exhibit A, with rights of ingress and egress for the construction of said Facilities, such temporary construction easement terminating upon completion of said Facilities.

Grantor retains, reserves and shall continue to enjoy the surface of the Easement Property for any and all purposes provided that any improvements made to or added to the Easement Property shall be subject to approval by the Grantee, which approval shall not be unreasonably withheld. Those improvements which currently exist on the Easement Property are hereby approved by the Grantee. Upon completion of construction, reconstruction, repair, or removal of the Facilities within the Easement Property, Grantee shall restore the Easement Property and the temporary construction easement to as near as is practicable to the condition in which the Easement Property and the temporary construction easement was found before such work was undertaken.

The Grantee herein, its successors and assigns, shall have, and it is hereby granted, the right of ingress and egress over that portion of the servient estate as is reasonably necessary to and for the limited purpose of accessing the Easement Property herein granted.

TO HAVE AND TO HOLD the Easement Property unto the Grantee for the purposes herein set forth, Grantor hereby binds itself and Grantor's heirs, executors, administrators, successors and assigns to warrant and forever defend the easement and rights granted herein unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or attempting to claim the same or any part thereof, by, through or under Grantor.

WITNESS THE GRANTOR'S HAND to be EFFECTIVE as of the ____ day of July, 2022.

GRANTOR:

DENTON INDEPENDENT SCHOOL DISTRICT,
A Texas political subdivision,

By: _____
Name: Mia Price
Title: President, Board of Trustees

STATE OF TEXAS

§

COUNTY OF DENTON

§

§

This instrument was acknowledged before me on the ____ day of July, 2022, by Mia Price in her capacity as President of the Board of Trustees of the Denton Independent School District, a Texas political subdivision, on behalf of said Texas political subdivision.

Notary Public, State of Texas

ACCEPTED:

CITY OF OAK POINT, TEXAS

By _____
Stephen Ashley, City Manager

Exhibit A

Legal Description and Depiction
of the
Easement Property

EXHIBIT "A"

LEGAL DESCRIPTION

BEING, all of that 0.242 acre (10,554 square foot) tract of land situated in the George W. Daniels Survey, Abstract No. 331, in the City of Oak Point, Denton County, Texas; being part of that called 147.553 acre tract of land described in Special Warranty Deed to Denton Independent School District as recorded in Document No. 2004-100586 of the Official Public Records of Denton County, Texas; said 0.242 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING, at a 60D nail found at the northeast corner of Lot 1, Block 1, Denton Middle School No. 8 Addition, an addition to the City of Oak Point as recorded in Document No. 2018-516 of the Plat Records of Denton County, Texas; said point being in the south line of Martop Road (a variable width right-of-way);

THENCE, along the south line of said Martop Road, the following five (5) courses and distances:

South 88 degrees 09 minutes 16 seconds East, a distance of 181.25 feet to a point for corner;

South 87 degrees 09 minutes 43 seconds East, a distance of 448.83 feet to a point for corner at the beginning of a curve to the right;

In a southeasterly direction, along said curve to the right, an arc length of 233.52 feet, having a radius of 525.00 feet, a central angle of 25 degrees 29 minutes 07 seconds, and a chord which bears South 74 degrees 25 minutes 09 seconds East, 231.60 feet to a point for corner;

South 61 degrees 40 minutes 37 seconds East, a distance of 97.55 feet to a 60D nail found for corner at the beginning of a curve to the left;

In a southeasterly direction, along said curve to the left, an arc length of 381.08 feet, having a radius of 625.06 feet, a central angle of 34 degrees 55 minutes 52 seconds, and a chord which bears South 79 degrees 08 minutes 42 seconds East, 375.20 feet to a point for corner;

THENCE, South 06 degrees 36 minutes 38 seconds East, departing the south line of said Martop Road, a distance of 7.00 feet to a point for corner; said point being the beginning of a non-tangent curve to the right;

THENCE, in a northwesterly direction, along said curve to the right, an arc length of 311.10 feet, having a radius of 632.06 feet, a central angle of 28 degrees 12 minutes 04 seconds, and a chord which bears North 82 degrees 30 minutes 36 seconds West, 307.97 feet to a point for corner;

THENCE, South 21 degrees 35 minutes 27 seconds West, a distance of 20.00 feet to a point for corner;

THENCE, North 65 degrees 46 minutes 20 seconds West, a distance of 60.00 feet to a point for corner;

THENCE, North 26 degrees 51 minutes 53 seconds East, a distance of 20.00 feet to a point for corner at the beginning of a non-tangent curve to the right;

SIDEWALK AND DRAINAGE EASEMENT

BEING PART OF THE
DENTON INDEPENDENT SCHOOL DISTRICT
SITUATED IN THE GEORGE W. DANIELS SURVEY,
ABSTRACT NO. 331
CITY OF OAK POINT, DENTON COUNTY, TEXAS
APRIL 2022
SHEET 1 OF 6



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T3PLS Registration No. 10194416

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EXHIBIT "A"

(continued)

THENCE, in a northwesterly direction, along said curve to the right, an arc length of 16.06 feet, having a radius of 632.06 feet, a central angle of 01 degrees 27 minutes 22 seconds, and a chord which bears North 62 degrees 24 minutes 26 seconds West, 16.06 feet to a point for corner;

THENCE, North 61 degrees 40 minutes 37 seconds West, a distance of 97.55 feet to a point for corner at the beginning of a curve to the left;

THENCE, in a northwesterly direction, along said curve to the left, an arc length of 230.41 feet, having a radius of 518.00 feet, a central angle of 25 degrees 29 minutes 07 seconds, and a chord which bears North 74 degrees 25 minutes 09 seconds West, 228.51 feet to a point for corner;

(continued)

THENCE, North 87 degrees 09 minutes 43 seconds West, a distance of 448.77 feet to a point for corner;

THENCE, North 88 degrees 09 minutes 16 seconds West, a distance of 181.19 feet to a point for corner in the east line of said Lot 1;

THENCE, North 01 degrees 50 minutes 44 seconds East, with the east line of said Lot 1, a distance of 7.00 feet to the POINT OF BEGINNING and containing an area of 0.242 acres or 10,554 square feet of land, more or less.

NOTES:

A survey plat of even survey date accompanies this legal description.

Bearing system for this survey is based on the North American Datum of 1983, NA2011 (Epoch 2010.00), Texas State Plane Coordinate System, North Central Zone (4202) with an applied combined scale factor of 1.00015063. Distances and areas shown are surface values in U.S. Survey Feet.

This survey was performed without the benefit of a title report. There may be easements and/or covenants affecting the subject property that are not shown hereon.

René Silvas
RPLS No. 5921

4/11/2022



**SIDEWALK AND DRAINAGE
EASEMENT**

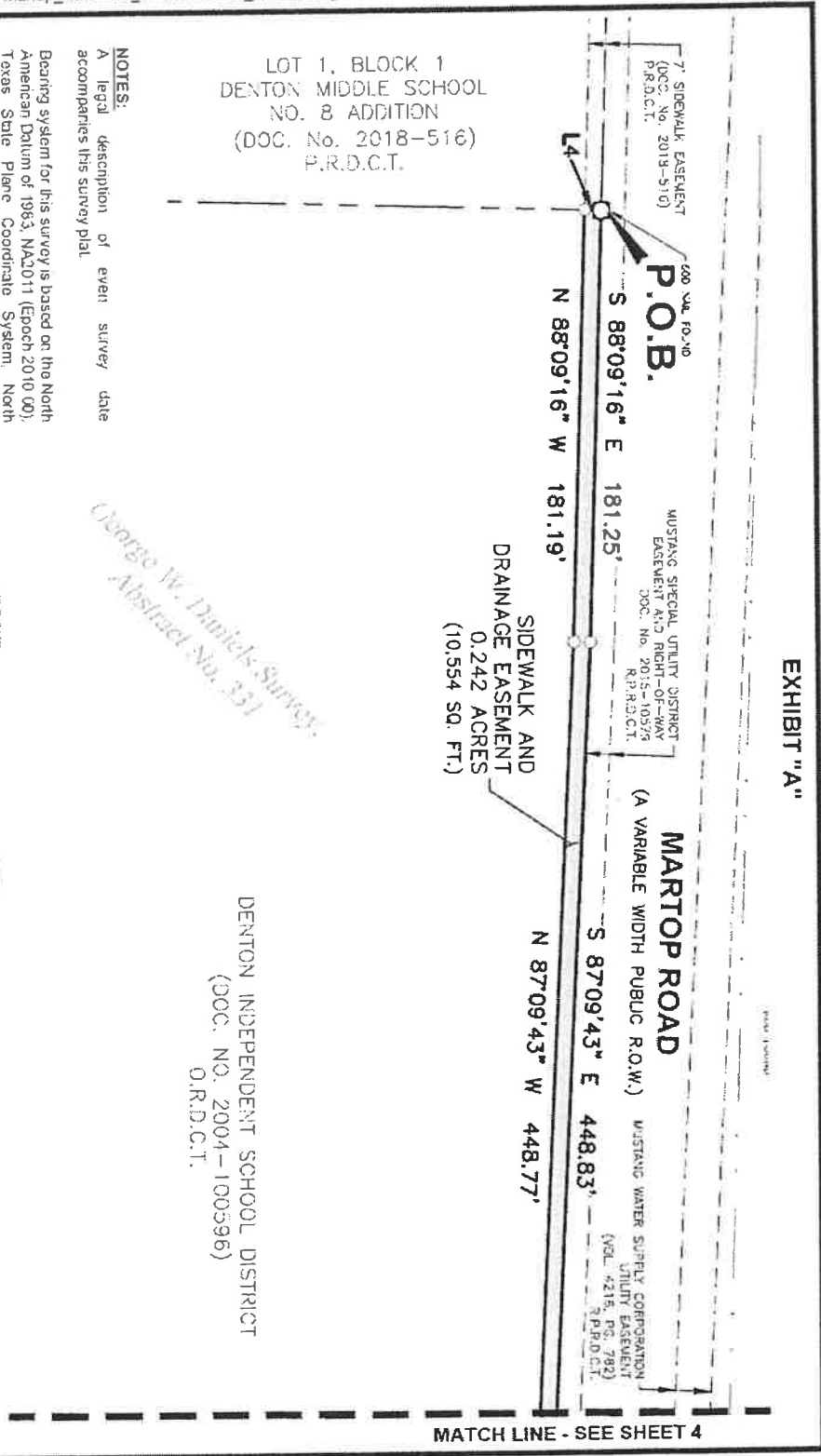
BEING PART OF THE
DENTON INDEPENDENT SCHOOL DISTRICT
SITUATED IN THE GEORGE W. DANIELS SURVEY,
ABSTRACT NO. 331
CITY OF OAK POINT, DENTON COUNTY, TEXAS
APRIL 2022
SHEET 2 OF 6



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EXHIBIT "A"



*George W. Daniels Survey
Abstract No. 331*

DENTON INDEPENDENT SCHOOL DISTRICT
(DOC. NO. 2004-100596)
O.R.D.C.T.

NOTES:
A legal description of every survey date accompanies this survey plat.

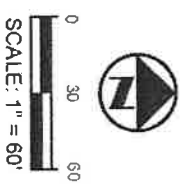
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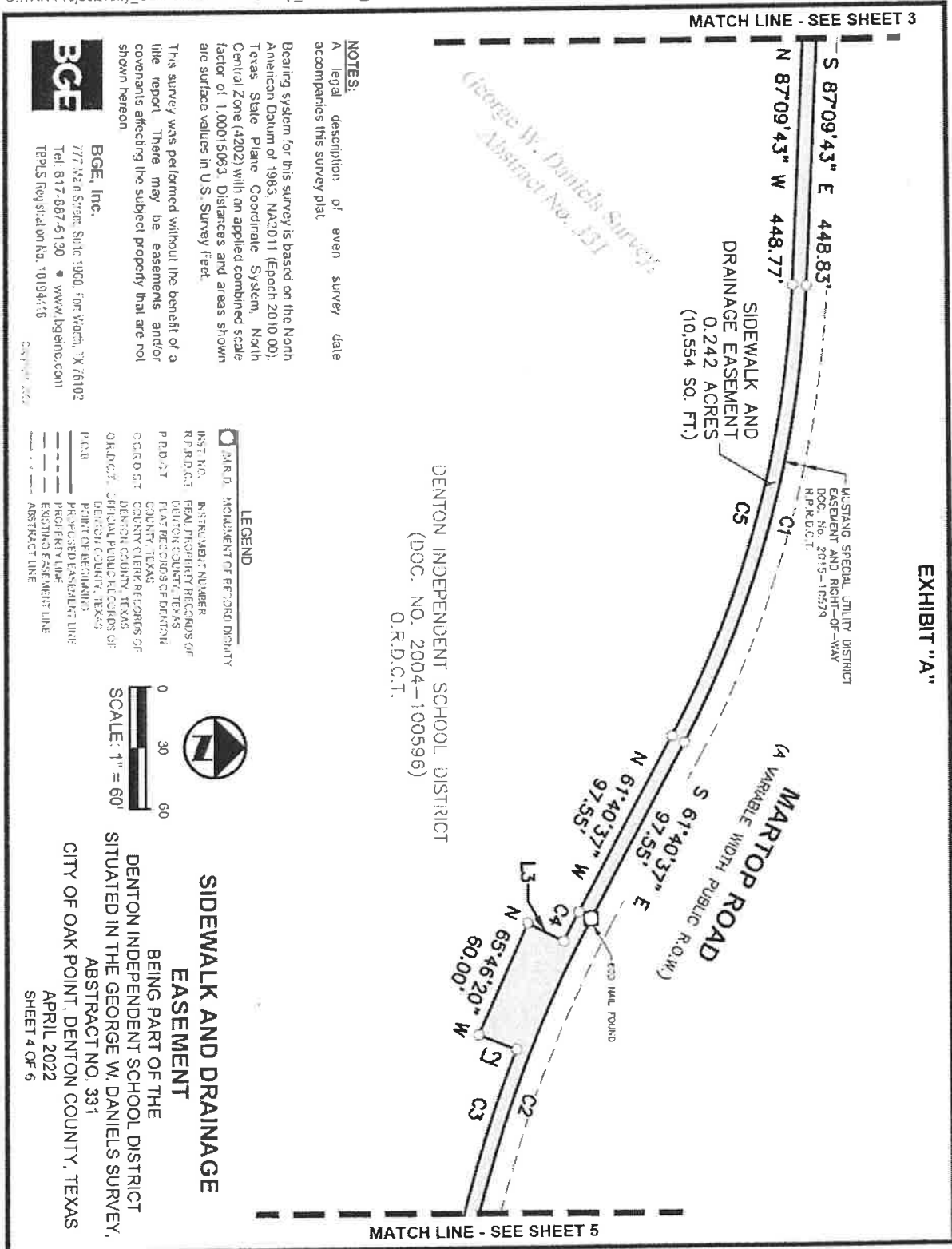
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18915 Reg St Dallas, TX 75244

LEGEND

	M.P.B. - MUNICIPAL PROPERTY BOUNDARY
	INST. NO. - INSTRUMENT NUMBER
	R.P.D.C.T. - RECORD PLAT, DISTRICT, COUNTY, TEXAS
	P.O.B. - POINT OF BEGINNING
	G.C.R.D.C.T. - GEOGRAPHIC COORDINATE REFERENCE, DISTRICT, COUNTY, TEXAS
	O.R.D.C.T. - OFFICIAL RECORD, DISTRICT, COUNTY, TEXAS
	P.O.B. - POINT OF BEGINNING
	EASEMENT AND DRAINAGE
	PROPERTY LINE
	EXTENSIVE EASEMENT LINE
	ABSTRACT LINE



SIDEWALK AND DRAINAGE EASEMENT
BEING PART OF THE
DENTON INDEPENDENT SCHOOL DISTRICT
SITUATED IN THE GEORGE W. DANIELS SURVEY,
ABSTRACT NO. 331
APRIL 2022
CITY OF OAK POINT, DENTON COUNTY, TEXAS
SHEET 3 OF 6



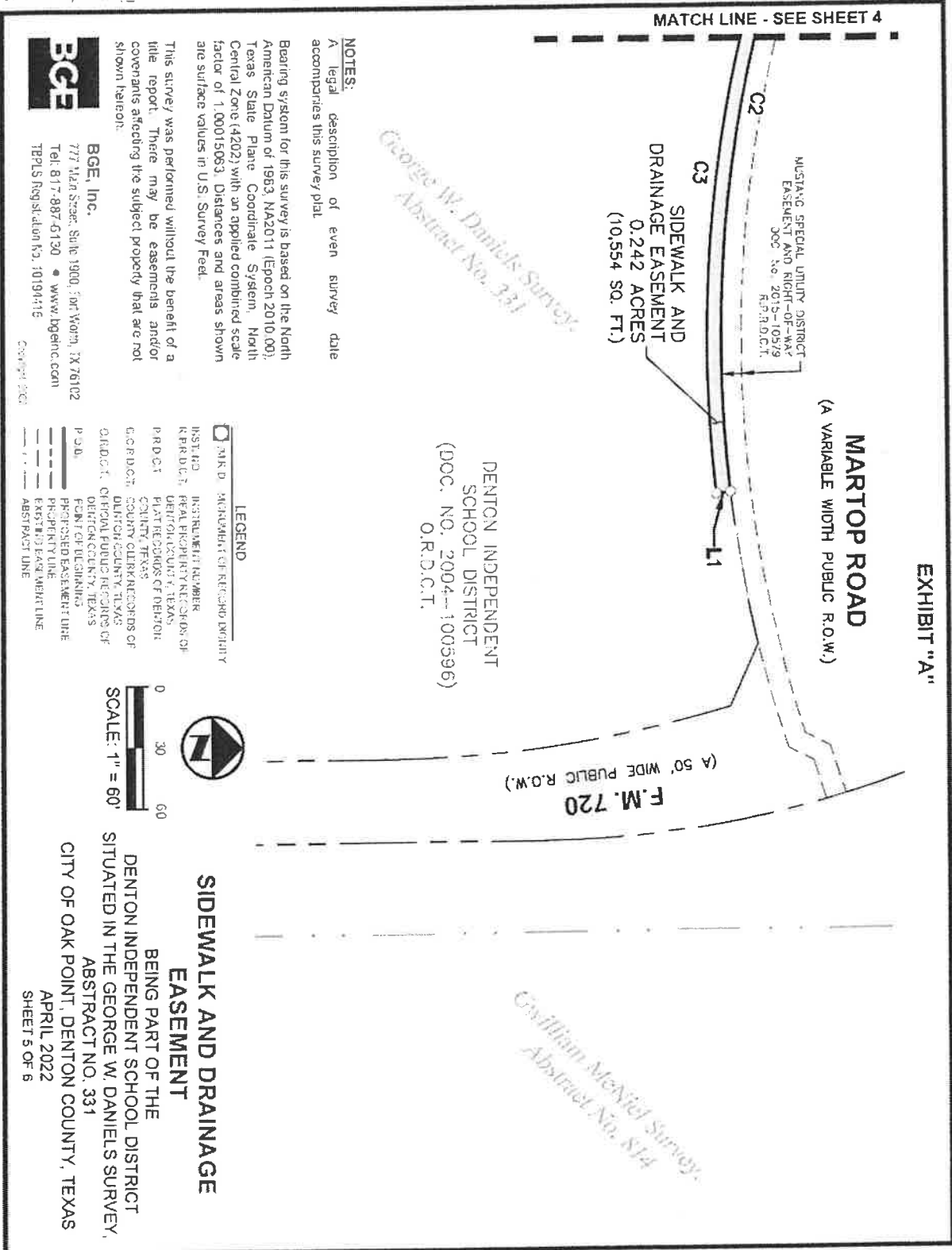


EXHIBIT "A"

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 06°36'38" E	7.00'
L2	S 21°35'27" W	20.00'
L3	N 26°51'53" E	20.00'
L4	N 01°50'44" E	7.00'

CURVE TABLE					
NUMBER	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE	ARC LENGTH
C1	25°29'07"	525.00'	S 74°25'09" E	231.60'	233.52'
C2	34°55'52"	625.06'	S 79°08'42" E	375.20'	381.08'
C3	28°12'04"	632.06'	N 82°30'35" W	307.97'	311.10'
C4	1°27'22"	632.06'	N 62°24'26" W	16.06'	16.06'
C5	25°29'07"	518.00'	N 74°25'09" W	228.51'	230.41'

**SIDEWALK AND DRAINAGE
EASEMENT**

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SHEET 6 OF 6



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