

City Project: McKinney Street
City Project Numbers: 250063444
Parcel Number: 32

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.

DRAINAGE EASEMENT

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

THAT **Denton Independent School District, a Body Politic** (“Grantor”), of Denton County, whose mailing address is 1307 North Locust Street, Denton, Texas, 76201, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the City of Denton, receipt of which is hereby acknowledged, has GRANTED, BARGAINED, SOLD and CONVEYED and does by these presents GRANT, BARGAIN, SELL and CONVEY unto the City of Denton (“Grantee”) a 0.0695 acre drainage easement, in, along, upon, under, and across the following described property (the “Property Interest”), owned by Grantor, and situated in Denton County, Texas, located in the Moreau Forest Survey, Abstract Number 417, to wit:

PROPERTY AREAS DESCRIBED AND DEPICTED IN EXHIBITS A & B, ALL ATTACHED HERETO AND MADE A PART HEREOF

For the following purposes:

Constructing, reconstructing, installing, repairing, relocating, operating, and perpetually maintaining drainage and all drainage related facilities and appurtenances, respectively, in, along, upon, under, and across said Property Interest, including without limitation, the free and uninterrupted use, liberty, passage, ingress, egress and regress, at all times in, along, upon, under, and across the Property Interest to Grantee herein, its agents, employees, contractors, workmen, and representatives, for the purposes set forth herein, including without limitation, the making additions to, improvements on and repairs to said facilities or any part thereof.

This Easement is subject to the following:

1. Structures. No buildings, fences, structures, signs, facilities, improvements or obstructions of any kind, or portions thereof, shall be constructed, erected, reconstructed or placed in, along, upon, under, or across the Property Interest. Further, Grantor stipulates and acknowledges that the Grantee, in consideration of the benefits above set out, may remove from the Property Interest, such buildings, fences, structures, signs, facilities, improvements and other obstructions as may now or hereafter be found upon said Property Interest and dispose of any such buildings, fences, structures, signs, facilities, improvements or obstructions in any manner it deems appropriate without liability to Grantee.

2. Access. For the purpose of exercising and enjoying the rights granted herein, the Grantee shall have access to the Property Interest by way of existing public property or right-of-way.

3. Trees and Landscaping. No shrub or tree shall be planted upon the Property Interest or that may encroach upon the Property Interest. Grantee may cut, trim, or remove any shrubs or trees, or portions of shrubs or trees now or hereafter located within or that may overhang upon the Property Interest without liability to Grantee, including without limitation, the obligation to make further payment to Grantor.

4. Grantor's Rights. Grantor shall have the right, subject to the restrictions contained herein, to make use of the Property Interest for any purpose that does not interfere with the City's rights granted to it herein for the purposes granted.

5. Successors and Assigns. This grant and the provisions contained herein shall constitute covenants running with the land and shall be binding upon the Grantor and Grantee, and their heirs, successors and assigns.

TO HAVE AND TO HOLD unto the said City of Denton as aforesaid for the purposes aforesaid the premise above described.

EXECUTED the _____ day of _____, 2019.

**Grantor: Denton Independent School
District, a Body Politic**

By: _____

Name: _____

Title: _____

CORPORATE ACKNOWLEDGMENT

THE STATE OF TEXAS §

COUNTY OF DENTON §

 This instrument was acknowledged before me on _____, 2019 by
_____, _____ of Denton Independent School
District, a Body Politic.

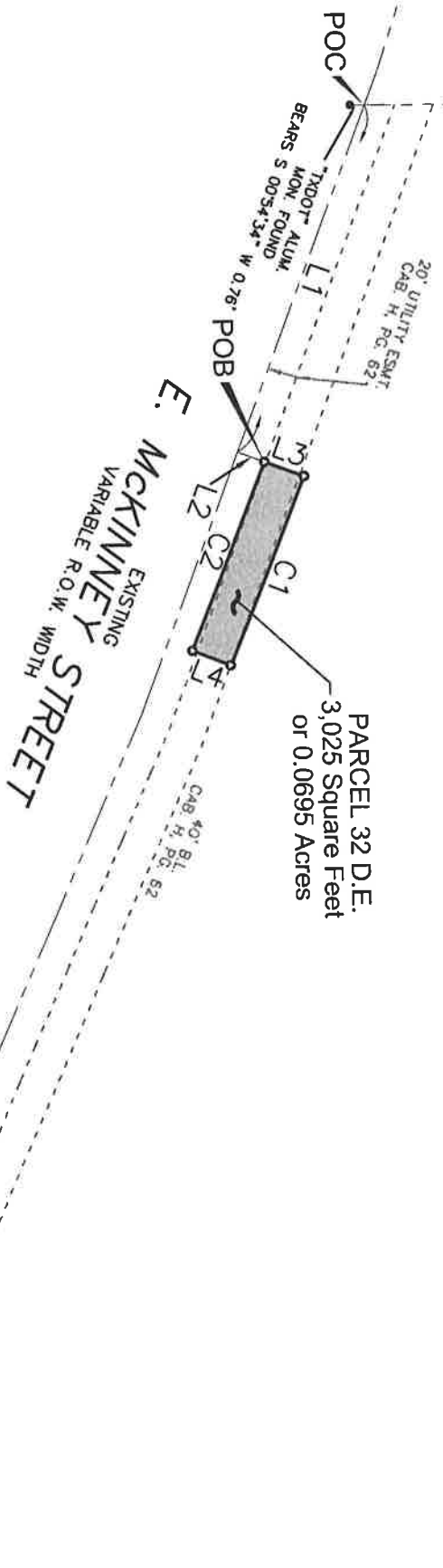
Notary Public, State of Texas
My commission expires: _____

Upon Filing Return To:
City of Denton
Capital Projects – Real Estate
216 W. Mulberry St
Denton, TX 76201-6012

CALLED 1.249 AC.
 ESTATE OF
 BARBARA ANN McDONALD
 DOC. NO. 2019-14832
 O.P.R.D.C.T.

LOT 1-R(2), BLOCK A
 DENTON HIGH SCHOOL #2
 CAB. M. PG. 77
 P.R.D.C.T.

MOREAU FORREST
 SURVEY
 ABSTRACT NO. 417



LEGEND

- IRON ROD FOUND (DENOTES TYPE)
- FOUND "X" CUT IN CONCRETE
- 5/8" IRON ROD SET WITH CAP
- STAMPED "HUNT-ZOLLARS"
- UNLESS NOTED OTHERWISE
- R.O.W. RIGHT OF WAY
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- AC. ACRES
- SQ. FT. SQUARE FEET
- D.E. DRAINAGE EASEMENT
- T.C.E. TEMPORARY CONSTRUCTION EASEMENT
- D.R.D.C.T. DEED RECORDS, DENTON COUNTY, TX
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TX
- PROPERTY LINE
- EXISTING EASEMENT
- SUBJECT TRACT

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 68°59'30" E	219.92'
L2	N 21°00'30" E	16.87'
L3	N 21°00'30" E	25.00'
L4	S 22°18'36" W	25.00'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	121.30'	6,338.50'	01°05'47"	S 68°14'18" E	121.30'
C2	120.73'	6,313.50'	01°05'44"	N 68°14'17" W	120.73'

HUNT-ZOLLARS
 Hunt-Zollars, Inc.
 1717 McKinney Avenue, Suite 1400
 Dallas, Texas 75202-1236
 Phone (214) 871-3311 Fax (214) 871-0757

PARCEL 32 D.E.
 3,025 SQ. FT. (0.0695 AC.)
 MOREAU FORREST SURVEY, ABSTRACT NO. 417
 CITY OF DENTON, DENTON COUNTY, TEXAS
 FOR PROJECT NO. 88005

BASIS OF BEARING:
 Bearings are based on the Texas State Plane
 Coordinate System, North Central Zone (4202)
 North American Datum 1983 (2011).

DATE: July 17, 2019 Pg. 1 of 3

**CITY OF DENTON
MCKINNEY STREET
PROJECT NO. 88005**

PARCEL 32 – Drainage Easement

BEING a 0.0695-acre tract of land situated in the Moreau Forrest Survey, Abstract No. 417, City of Denton, Denton County, Texas, being part of Lot 1-R(2), Block A, DENTON HIGH SCHOOL #2, an addition to the City of Denton, Denton County, Texas, according to the plat thereof recorded in Cabinet M, Page 77, Plat Records, Denton County, Texas (P.R.D.C.T.) and being more particularly described as follows:

COMMENCING at the southwest corner of said Lot 1-R(2), also being the southeast corner of a called 1.249-acre tract of land described in deed to the Estate of Barbara Ann McDonald, recorded in Document Number 2019-14832, Official Public Records, Denton County, Texas (O.P.R.D.C.T.), same being on the northeast right of way line of said E. McKinney Street (variable width right of way, no deed of record found) from which a "TXDOT" aluminum monument bears South 00 degrees 54 minutes 34 seconds West, a distance of 0.76 feet;

THENCE South 68 degrees 59 minutes 30 seconds East, along the northeast right of way line of said E. McKinney Street, a distance of 219.92 feet;

THENCE North 21 degrees 00 minutes 30 seconds East, departing the northeast right of way line of said E. McKinney Street, a distance of 16.87 feet to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars" for the **POINT OF BEGINNING**;

THENCE over and across said Lot 1-R(2) the following courses and distances:

North 21 degrees 00 minutes 30 seconds East, a distance of 25.00 feet to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars" and being the beginning of a non-tangent curve to the right having a central angle of 01 degrees 05 minutes 47 seconds, a radius of 6,338.50 feet, subtended by a 121.30 foot chord which bears South 68 degrees 14 minutes 18 seconds East;

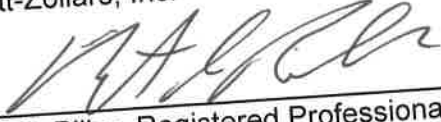
Southeasterly along said curve to the right an arc distance of 121.30 feet to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars";

South 22 degrees 18 minutes 36 seconds West, a distance of 25.00 feet to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars" and being the beginning of a non-tangent curve to the left having a central angle of 01 degrees 05 minutes 44 seconds, a radius of 6,313.50 feet, subtended by a 120.73-foot chord which bears North 68 degrees 14 minutes 17 seconds West;

Northwesterly along said curve to the left an arc distance of 120.73 feet to the **POINT OF BEGINNING** and **CONTAINING** 3,025 Square feet of land or 0.0695 acres, more or less.

Bearings are based on the Texas State Plane Coordinate System, North Central Zone (4202), North American Datum 1983 (2011). All distances are surface values and can be converted to grid values by dividing by the combined scale factor of 1.000150630.

For Huitt-Zollars, Inc.



Mitchell S. Pillar, Registered Professional Land Surveyor
Texas Registration No. 5491
Huitt-Zollars, Inc.
Firm Registration No. 10025600
1717 McKinney Ave., Suite 1400
Dallas, Texas 75202
Date: July 17, 2019

