

City Project: McKinney Street Roadway Improvement Project
City Project Number: 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.

TEMPORARY CONSTRUCTION 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 temporary construction easement in, along, upon, under, over and across the following described property (the “Property”), owned by Grantor, and situated in Denton County, Texas, located in the Moreau Forest Survey, Abstract Number 417.

PROPERTY AREA DESCRIBED AND DEPICTED IN EXHIBITS “A” and “B”

ATTACHED HERETO AND MADE A PART HEREOF

It is agreed that the City of Denton, in consideration of the benefits above set out, will remove from the Property above described, such fences, signage, buildings and other obstructions as may now be found upon said Property, for the purpose of construction activities, grading activities and access in, along, upon, under and across said Property.

The City of Denton, its agents, employees, contractors, workmen, and representatives shall have the right of ingress, egress and regress in, along, upon, under and across said Property for the purpose of construction activities or any part thereof.

The term of this grant shall commence on _____, 20__ (the "Effective Date") and shall expire two years from the Effective Date unless extended by written agreement of the parties, which consent shall not be unreasonably withheld.

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

MOREAU FORREST SURVEY ABSTRACT No. 417

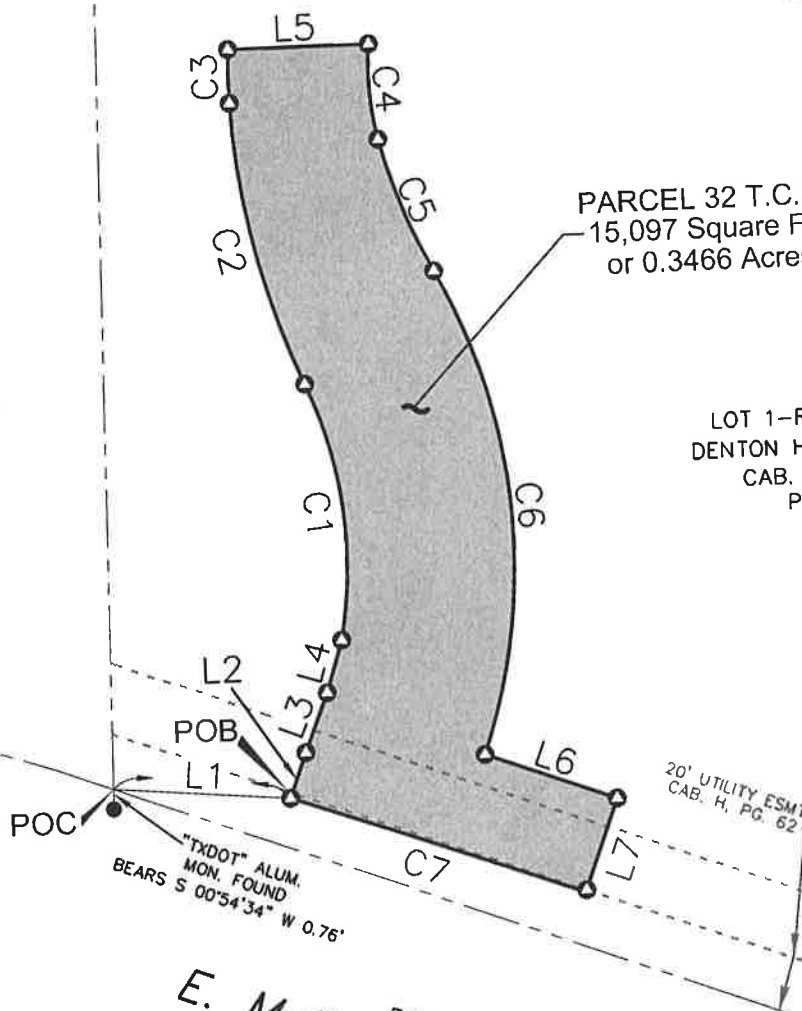


CALLED 1.249 AC.

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

PARCEL 32 T.C.E. A
15,097 Square Feet
or 0.3466 Acres

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



E. MCKINNEY STREET
EXISTING
VARIABLE R.O.W. WIDTH

LEGEND

- IRF ● IRON ROD FOUND (DENOTES TYPE)
- XCUT ● FOUND "X" CUT IN CONCRETE
- IRS ● 5/8" IRON ROD SET WITH CAP
STAMPED "HUITT-ZOLIARS"
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
- BREAK LINE
- PROPERTY LINE
- EXISTING EASEMENT
- SUBJECT TRACT

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 84°30'54" E	57.20'
L2	N 20°41'53" E	15.57'
L3	N 21°46'55" E	20.54'
L4	N 17°40'52" E	17.66'
L5	S 89°49'32" E	45.32'
L6	S 69°22'15" E	45.06'
L7	S 20°37'45" W	32.13'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD
C1	85.22'	140.00'	34°52'36"	N 05°52'17" W	83.91'
C2	94.96'	255.00'	21°20'11"	N 12°38'29" W	94.41'
C3	17.33'	195.55'	05°04'40"	N 00°33'58" E	17.32'
C4	31.18'	87.48'	20°25'18"	S 03°28'28" E	31.02'
C5	46.58'	190.00'	14°02'47"	S 20°42'20" E	46.46'
C6	162.52'	194.00'	47°59'55"	S 03°44'05" E	157.81'
C7	100.34'	6,313.50'	00°54'38"	N 69°49'34" W	100.34'

HUITT-ZOLIARS

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

PARCEL 32 T.C.E. A

15,097 SQ. FT. (0.3466 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 18, 2019

Pg. 1 of 3

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

PARCEL 32 – Temporary Construction Easement A

BEING a 0.3466-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 found bears South 00 degrees 54 minutes 34 seconds West, a distance of 0.76 feet;

THENCE South 84 degrees 30 minutes 54 seconds East, departing the northeast right of way line of said E. McKinney Street, a distance of 57.20 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 20 degrees 41 minutes 53 seconds East, a distance of 15.57 feet to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 21 degrees 46 minutes 55 seconds East, a distance of 20.54 feet to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 17 degrees 40 minutes 52 seconds East, a distance of 17.66 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 34 degrees 52 minutes 36 seconds, a radius of 140.00 feet, subtended by a 83.91-foot chord which bears North 05 degrees 52 minutes 17 seconds West;

Northwesterly along said curve to the left an arc distance of 85.22 feet to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars" and being the beginning of a reverse curve to the right having a central angle of 21 degrees 20 minutes 11 seconds, a radius of 255.00 feet, subtended by a 94.41-foot chord which bears North 12 degrees 38 minutes 29 seconds West;

Northeasterly along said curve to the right an arc distance of 94.96 feet to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars" and being the beginning of a compound curve to the right having a central angle of 05 degrees 04 minutes 40 seconds, a radius of 195.55 feet, subtended by a 17.32-foot chord which bears North 00 degrees 33 minutes 58 seconds East;

Northeasterly along said curve to the right an arc distance of 17.33 feet to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars";

South 89 degrees 49 minutes 32 seconds East, a distance of 45.32 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 20 degrees 25 minutes 18 seconds, a radius of 87.48 feet, subtended by a 31.02-foot chord which bears South 03 degrees 28 minutes 28 seconds East,

Southeasterly along said curve to the left an arc distance of 31.18 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 14 degrees 02 minutes 47 seconds, a radius of 190.00 feet, subtended by a 46.46-foot chord which bears South 20 degrees 42 minutes 20 seconds East;

Southeasterly along said curve to the left an arc distance of 46.58 feet to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars" and being the beginning of a reverse curve to the right having a central angle of 47 degrees 59 minutes 55 seconds, a radius of 194.00 feet, subtended by a 157.81-foot chord which bears South 03 degrees 44 minutes 05 seconds East;

Southeasterly along said curve to the right an arc distance of 162.52 feet to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars";

South 69 degrees 22 minutes 15 seconds East, a distance of 45.06 feet to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars";

South 20 degrees 37 minutes 45 seconds West, a distance of 32.13 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 00 degrees 54 minutes 38 seconds, a radius of 6,313.50 feet, subtended by a 100.34-foot chord which bears North 69 degrees 49 minutes 34 seconds West,

Northwesterly along said curve to the left an arc distance of 100.34 feet to the **POINT OF BEGINNING** and **CONTAINING** 15,097 square feet or 0.3466 acres of land 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

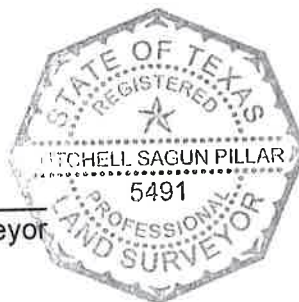
Huitt-Zollars, Inc.

Firm Registration No. 10025600

1717 McKinney Ave., Suite 1400

Dallas, Texas 75202

Date: July 18, 2019



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

POC

BEARS S 00°34'34" W 0.76'
 1X00" ALUM.
 MON. FOUND

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

MOREAU FORREST
 SURVEY
 ABSTRACT NO. 417



PARCEL 32 T.C.E. B
 1,832 Square Feet
 or 0.0421 Acres

E. MCKINNEY STREET
 EXISTING
 VARIABLE R.O.W. WIDTH

POB

1X00" ALUM.
 MON. FOUND

LEGEND

● IRON ROD FOUND (DENOTES TYPE)

● X CUT ● FOUND "X" CUT IN CONCRETE

5/8" IRON ROD SET WITH CAP
 STAMPED "HUIT-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	388.49'
L2	S 65°51'48" E	133.73'
L3	N 24°03'20" E	33.58'
L4	S 65°51'48" E	54.64'
L5	S 24°22'08" W	33.58'
L6	N 65°51'48" W	54.45'

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

PARCEL 32 T.C.E. B
 1,832 SQ. FT. (0.0421 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

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

PARCEL 32 – Temporary Construction Easement B

BEING a 0.0421-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 A. 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 388.49 feet;

THENCE South 65 degrees 51 minutes 48 seconds East, continuing with said northeast right of way line, a distance of 133.73 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 24 degrees 03 minutes 20 seconds East, a distance of 33.58 feet to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars";

South 65 degrees 51 minutes 48 seconds East, a distance of 54.64 feet to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars";

South 24 degrees 22 minutes 08 seconds East, a distance of 33.58 feet to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 65 degrees 51 minutes 48 seconds West, a distance of 54.45 feet to the **POINT OF BEGINNING** and **CONTAINING** 1,832 square feet of land, or 0.0421 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



MOREAU FORREST SURVEY ABSTRACT No. 417

LOT 3, BLOCK A
DENTON HIGH SCHOOL #2
CAB. H, PG. 62
P.R.D.C.T.



GRAPHIC SCALE
0' 30' 60'

PARCEL 32 T.C.E. C
698 Square Feet
or 0.0160 Acres

LOT 1, BLOCK 1
THE MEADOWS
CAB. E, PG. 60
P.R.D.C.T.

16' UTILITY EASEMENT
CAB. H, PG. 62

16' UTILITY EASEMENT
CAB. H, PG. 62

"TXDOT" ALUM.
MON. FOUND

25' B.L.
20' UTILITY EASEMENT
CAB. H, PG. 62

N 62°16'05" W
398.75'

16' UTILITY EASEMENT
CAB. E, PG. 60

E. MCKINNEY STREET
EXISTING
VARIABLE R.O.W. WIDTH

POB POC

LEGEND

- IRF ● IRON ROD FOUND (DENOTES TYPE)
- XCUT ● FOUND "X" CUT IN CONCRETE
- IRS ● 5/8" IRON ROD SET WITH CAP
STAMPED "HUITT-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
- BREAK LINE
- PROPERTY LINE
- - - EXISTING EASEMENT
- ===== SUBJECT TRACT

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 61°44'05" W	25.04'
L2	N 61°44'05" W	20.07'
L3	N 62°16'53" W	18.91'
L4	N 27°43'07" E	17.82'
L5	S 62°16'53" E	39.15'
L6	S 28°15'55" W	18.02'

HUITT-ZOLLARS

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

PARCEL 32 T.C.E. C

698 SQ. FT. (0.0160 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 16, 2019

Pg. 1 of 2

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

PARCEL 32 – Temporary Construction Easement C

BEING a 0.0160-acre tract of land situated in the Moreau Forrest Survey, Abstract No. 417, City of Denton, Denton County, Texas, being part of Lot 3, Block A, DENTON HIGH SCHOOL #2, an addition to the City of Denton, Denton County, Texas, according to the plat thereof recorded in Cabinet H, Page 62, Plat Records, Denton County, Texas (P.R.D.C.T.) and being more particularly described as follows:

COMMENCING at the southeast corner of said Lot 3, Block A, and the southwest corner of Lot 1, Block 1, THE MEADOWS, an addition to the City of Denton, Denton County, Texas, according to the plat thereof recorded in Cabinet E, Page 60 (P.R.D.C.T.), same being on the northeast right of way line of E. McKinney Street (variable width right of way, no deed of record found);

THENCE North 61 degrees 44 minutes 05 seconds West, along the northeast right of way line of said E. McKinney Street, a distance of 25.04 feet to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars" at the **POINT OF BEGINNING**;

THENCE North 61 degrees 44 minutes 05 seconds West, along said right of way line, a distance of 20.07 feet to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE North 62 degrees 16 minutes 53 seconds West, continuing along said right of way line, a distance of 18.91 feet to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars", from which a "TXDOT" aluminum monument found bears North 62 degrees 16 minutes 05 seconds West, a distance of 398.75 feet;


THENCE North 27 degrees 43 minutes 07 seconds East, departing said northeast right of way line, a distance of 17.82 feet to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE South 62 degrees 16 minutes 53 seconds East, a distance of 39.15 feet to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE South 28 degrees 15 minutes 55 seconds West, a distance of 18.02 feet to the **POINT OF BEGINNING** and **CONTAINING** 698 square feet of land or 0.0160 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 16, 2019

