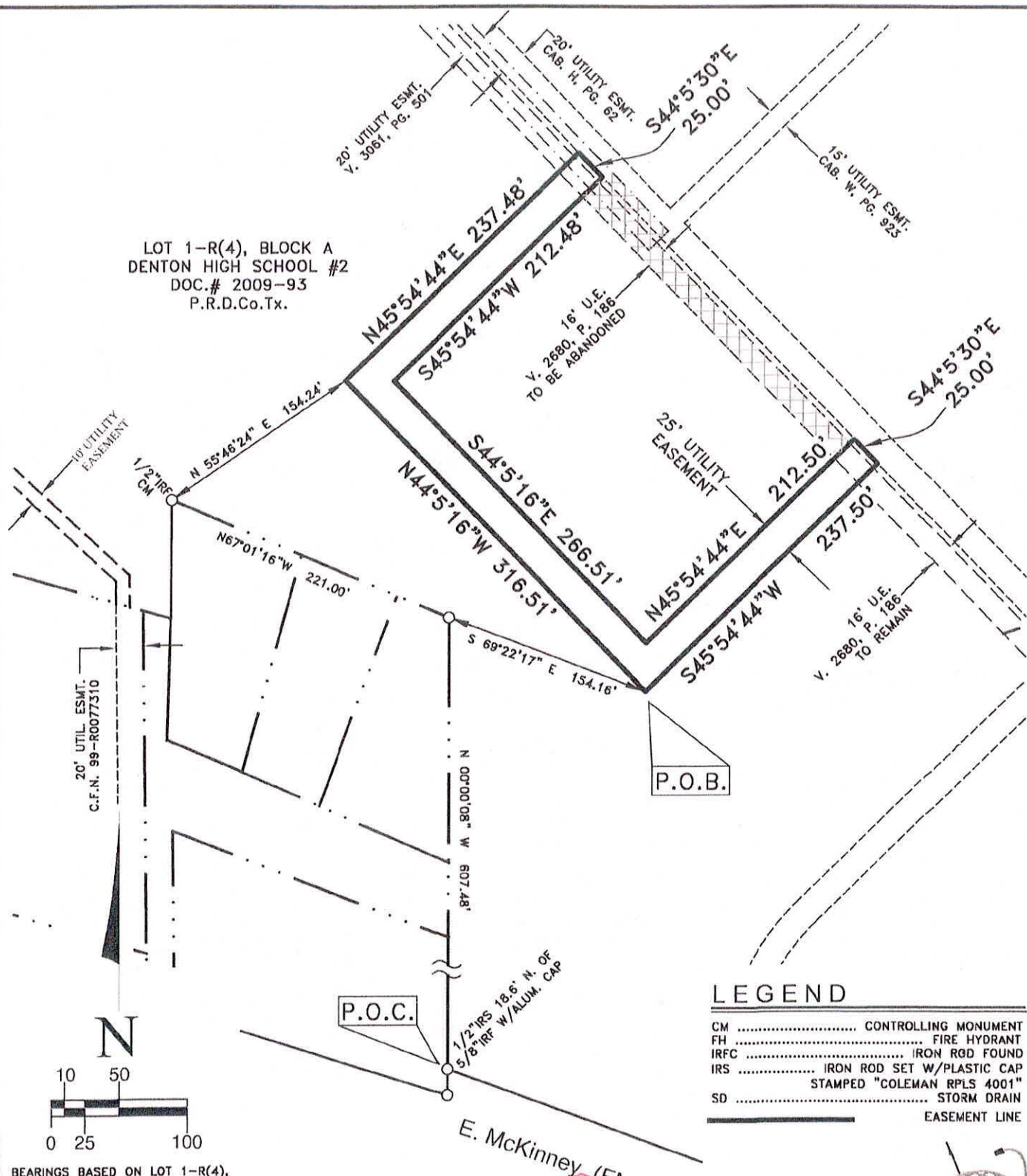
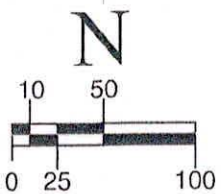


LOT 1-R(4), BLOCK A  
DENTON HIGH SCHOOL #2  
DOC. # 2009-93  
P.R.D.Co.Tx.



### LEGEND

CM	CONTROLLING MONUMENT
FH	FIRE HYDRANT
IRFC	IRON ROD FOUND
IRS	IRON ROD SET W/PLASTIC CAP
	STAMPED "COLEMAN RPLS 4001"
SD	STORM DRAIN
	EASEMENT LINE



BEARINGS BASED ON LOT 1-R(4),  
BLOCK A DENTON HIGH SCHOOL #2  
DOC. # 2009-93  
P.R.D.Co.Tx.

## 25-FT. UTILITY EASEMENT

0.426 OF AN ACRE

M. FORREST SY. A-417

CITY OF DENTON  
DENTON COUNTY, TEXAS

DRAWN: MGD

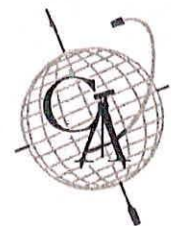
JOB #:19-2205

CHECKED: WMC

DATE: 04-24-20

REVISED:

SCALE: 1"=100'



## Coleman & Assoc. Land Surveying

P. O. BOX 686 DENTON, TEXAS 76202

PH(940)565-8215, FAX (940)565-9800,

WWW.COLEMANSURVEYING.COM

REGISTRATION # 10095100

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P. O. Box 686

Denton, Texas 76202

Phone (940)565-8215 Fax (940)565-9800

REGISTRATION #10095100

25-Ft. Utility Easement  
0.426 of an Acre of Land

FIELD NOTES to all that certain tract of land situated in the M. Forrest Survey Abstract Number 417, City of Denton, Denton County, Texas and being part of Lot 1-R(4), Block A, Denton High School #2 as shown by the Replat thereof recorded in Document Number 2009-93 of the Plat Records of Denton County, Texas; the subject tract being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod with a yellow plastic cap stamped "COLEMAN RPLS 4001" set for the Southerly Southwest corner of the said Lot 1-R(4) on the dedicated North right-of-way line of East McKinney Street from which a 5/8 inch iron rod with an aluminum cap found bears South 00 Degrees 00 Minutes 08 Seconds East a distance of 18.6 feet;

THENCE North 00 Degrees 00 Minutes 08 Seconds West with the West line of Lot 1-R(4) a distance of 607.48 feet to a reentrant corner thereof;

THENCE South 69 Degrees 22 Minutes 17 Seconds East across Lot 1-R(4) a distance of 154.16 feet to the PLACE OF BEGINNING at the Southerly Southeast corner of the herein described easement;

THENCE North 44 Degrees 05 Minutes 16 Seconds West across Lot 1-R(4) a distance of 316.51 feet to the Southerly Southwest corner of the herein described easement;

THENCE North 45 Degrees 54 Minutes 44 Seconds East continuing across Lot 1-R(4) a distance of 237.48 feet to the South line of a 20-Ft. Utility Easement recorded in Cabinet H, Page 62 of the said Plat Records;

THENCE South 44 Degrees 05 Minutes 30 Seconds East with the South line of the said 20-Ft. Utility Easement a distance of 25.00 feet;

THENCE Westerly and Easterly across Lot 1-R(4) the following three calls:

1. South 45 Degrees 54 Minutes 44 Seconds West a distance of 212.48 feet;
2. South 44 Degrees 05 Minutes 16 Seconds East a distance of 266.51 feet;
3. North 45 Degrees 54 Minutes 44 Seconds East a distance of 212.50 feet to the South line of the said 20-Ft. Utility Easement;

THENCE South 44 Degrees 05 Minutes 30 Seconds East with the South line of the 20-Ft. Utility Easement a distance of 25.00 feet;

THENCE South 45 Degrees 54 Minutes 44 Seconds West a distance of 237.50 feet to the PLACE OF BEGINNING and enclosing 0.426 of an acre of land.

Witness its hand, this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

By: Denton Independent School District

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Print Title: \_\_\_\_\_

#### ACKNOWLEDGMENT

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

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_

\_\_\_\_\_, \_\_\_\_\_  
of Denton Independent School District known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein state and as the act and deed of said Denton Independent School District.

Given under my hand and seal of office on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Signature of Notary Public

\_\_\_\_\_  
Printed Name of Notary Public

Notary Public, State of Texas

Accepted this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ for the City of Denton,  
Texas (Resolution No. 91-073).

BY: \_\_\_\_\_

AFTER RECORDING RETURN TO:  
Development Services – Planning Division  
215 E. McKinney St.  
Denton, Texas 76201  
Attention: Mark Laird

**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 UTILITY EASEMENT**

**THE STATE OF TEXAS  
COUNTY OF DENTON**

**§  
§  
§**

**KNOW ALL MEN BY THESE PRESENTS:**

**THAT** Denton Independent School District, whose mailing address is P.O. Box 2387, Denton, Texas 76202-2387, (Grantor), in consideration of the sum of ONE DOLLAR and NO CENTS (\$1.00) and other good and valuable consideration in hand paid by the City of Denton, Texas, (Grantee), receipt of which is hereby acknowledged, does by these presents grant, bargain, sell and convey unto the City of Denton, Texas, the free and uninterrupted use, liberty and privilege of the passage in, along, upon and across the following described property, owned by Grantor and situated in Denton County, Texas, in the M. Forrest Survey, Abstract No. 417.

**PROPERTY AREA DESCRIBED IN EXHIBIT "A"**

**AND ILLUSTRATED IN EXHIBIT "B"**

**ALL ATTACHED HERETO AND MADE A PART HEREOF**

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

For the purpose of constructing, reconstructing, installing, repairing, and perpetually maintaining public utilities in, along, upon and across said premises, with the right and privilege at all times of the Grantee herein, his 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 the said public facilities or any part thereof.

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