

City Project Name: Ryan Road Widening Project  
City Project Number: 250080473  
Parcel Number: 6

**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.]**

## **STREET RIGHT-OF-WAY DONATION DEED**

STATE OF TEXAS       §  
                                      §  
COUNTY OF DENTON   §

**KNOW ALL MEN BY THESE PRESENTS:**

That **Denton Independent School District**, hereinafter called "Grantor," whose address is 1307 N. Locust St. Denton, TX 76201 for and in consideration of the sum of **TEN and No/100 DOLLARS (\$10.00)** and other good and valuable consideration to Grantors in hand paid by the **City of Denton, a Texas Home Rule Municipal Corporation**, hereinafter called "Grantee," 215 E. McKinney, Denton, Texas 76201, the receipt and sufficiency of which is hereby acknowledged, and for which no lien is retained, express or implied, does GRANT, GIVE and CONVEY unto the Grantee all of that certain tract or parcel of land containing approximately 0.1187 acre of land, situated in the City of Denton, Denton County, Texas, as more particularly described in Exhibit "A" and as illustrated in Exhibit "B", both of which are attached hereto and made a part hereof for all purposes, together with all improvements situated thereon and all, and singularly the rights and appurtenances thereto and any and all right, title and interest of Grantor in and to any adjacent streets, alleys or rights-of-way, hereinafter collectively called the "Property."

It is acknowledged and agreed that Grantee is acquiring the Property for the purpose of permitting Grantee or its agents or assigns to construct, maintain, repair and operate thereon street, highway, right-of-way, drainage improvements, utilities and other related improvements. Grantor hereby waives any and all right for compensation for the property interests conveyed to Grantee hereunder, including without limitation, the right or claim to severance damages, or any damages to, or diminution in value of, other lands belonging to Grantor, that may be claimed or asserted by virtue of such acquisition of the Property by Grantee.

**TO HAVE AND TO HOLD** the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto said Grantee, its successors and assigns, forever. Grantor does hereby bind Grantor and Grantor's heirs, successors, executors and assigns, to warrant and forever defend, all and singular the Property unto the Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise.

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EXECUTED this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

By: **Denton Independent School District**

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

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

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

**ACKNOWLEDGMENT**

THE STATE OF \_\_\_\_\_ §

COUNTY OF \_\_\_\_\_ §

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

\_\_\_\_\_, \_\_\_\_\_ **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\_\_\_\_.

\_\_\_\_\_  
Notary Public, State of \_\_\_\_\_

Printed name: \_\_\_\_\_

My commission expires: \_\_\_\_\_

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

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

AFTER RECORDING RETURN TO:  
Development Services – Real Estate Division  
401 N. Elm Street  
Denton, Texas 76201  
Attention: Angel DeLory

**EXHIBIT "A"**  
**0.1187 ACRE**

**BEING** a tract of land situated in the James W. Withers Survey, Abstract No. 1343, City of Denton, Denton County, Texas, and being all of a called 0.118 acre tract of land described in a deed to Denton Independent School District, recorded in Volume 4812, Page 949 of the Official Records of Denton County, Texas, and being more particularly described as follows:

**BEGINNING** at a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northwest corner of said 0.118 acre tract, common to the northernmost northeast corner of Ryan Meadows Phase I, an addition to the City of Denton, Denton County, Texas, according to the plat thereof recorded in Document No. 2016-243 of the Plat Records of Denton County, Texas, from which a 1/2 inch iron rod found, bears North 38°05'39" West, 76.71 from said corner;

**THENCE** North 88°43'06" East, along the northerly line of said 0.118 acre tract, a distance of 234.99 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northwest corner of said 0.118 acre tract, common to the northwest corner of Wayne Ryan Elementary School Addition, an addition to the City of Denton, Denton County, Texas, according to the plat thereof recorded in Instrument No. 2012-194 of the Plat Records of Denton County, Texas;

**THENCE** South 01°35'42" East, along the common line of said 0.118 acre tract and said Wayne Ryan Elementary School Addition, a distance of 36.55 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southeast corner of said 0.118 acre tract, common to the easternmost northeast corner of said Ryan Meadows Phase I;

**THENCE** departing the common line of said 0.118 acre tract and said Wayne Ryan Elementary School Addition, and along the common line of said 0.118 acre tract and said Ryan Meadows Phase I, the following courses and distances:

North 46°27'21" West, a distance of 21.38 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 88°42'07" West, a distance of 220.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 01°21'22" West, a distance of 21.54 feet to the **POINT OF BEGINNING** and containing 0.1187 of an acre (5,169 square feet) of land, more or less.

**EXHIBIT "A"**  
**RIGHT-OF-WAY DEDICATION**  
**PARCEL NO. 6**  
**0.1187 ACRE**  
**JAMES W. WITHERS SURVEY,**  
**ABSTRACT NO. 1343**  
**CITY OF DENTON**  
**DENTON COUNTY, TEXAS**

  
MICHAEL MARX  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 5181  
6160 WARREN PKWY., SUITE 210  
FRISCO, TEXAS 75034  
PH. 972-335-3580  
michael.marx@kimley-horn.com



**Kimley»Horn**

6160 Warren Parkway, Suite 210  
Frisco, Texas 75034 FIRM # 10193822

Tel. No. (972) 335-3580  
Fax No. (972) 335-3779

| Scale | Drawn by | Checked by | Date      | Project No. | Sheet No. |
|-------|----------|------------|-----------|-------------|-----------|
| N/A   | JCC      | KHA        | FEB. 2025 | 061024045   | 1 OF 1    |

SWAYNE, MATTHEW 5/14/2025 11:49 AM WIKIMLEY-HORN.COM\CN\_FRIERI\_SURVEY\061024045-RYAN ROAD FROM COUNTRY CLUB TO TEASLEY - DENTON\DWGROW EXHIBITS\061024045 DENTON I.S.D. (0.118 ACRE).DWG