



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



Coleman & Assoc. Land Surveying

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 REGISTRATION # 10095100
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BEARINGS BASED ON LOT 1-R(4),
 BLOCK A DENTON HIGH SCHOOL #2
 DOC. # 2009-93
 P.R.D.Co.Tx.

20-FT. WATER EASEMENT
 0.430 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'



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20-Ft. Water Easement
0.430 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 the called 6.349 acre tract described in the deed from Machetta Vaughn to Denton Independent School District recorded in Volume 649, Page 178 of the Deed Records of Denton County, Texas and 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:

BEGINNING for the Northeast corner of the easement being described herein on the South right-of-way line of Mills Road in the North line of the proposed Lot 1-R(5) from which a 1/2 inch iron rod with a yellow plastic cap stamped "COLEMAN RPLS 4001" set for the Northeast corner thereof on the East line of the said 6.349 acre tract bears South 89 Degrees 09 Minutes 04 Seconds East a distance of 8.00 feet;

THENCE South 01 Degrees 13 Minutes 27 Seconds West across the 6.349 acre tract, 8.00 feet West of and parallel with the East line thereof, passing at a distance of 422.61 feet the South line thereof and the North line of the said Lot 1-R(4) and continuing along the same course, in all, a total distance of 438.98 feet to the South line of a 16-Ft. Utility Easement recorded in Cabinet W, Page 923 of the said Plat Records;

THENCE North 88 Degrees 49 Minutes 49 Seconds West with the South line of the said 16-Ft. Utility Easement a distance of 11.23 feet;

THENCE South 01 Degrees 06 Minutes 44 Seconds West across Lot 1-R(4) a distance of 499.00 feet to the North line of a 20-Ft. Utility Easement recorded in Cabinet H, Page 62 of the said Plat Records;

THENCE North 44 Degrees 05 Minutes 30 Seconds West with the North line of the said 20-Ft. Utility Easement a distance of 28.18 feet to a point 9.86 feet from an angle point therein;

THENCE North 01 Degrees 06 Minutes 44 Seconds East across Lot 1-R(4) a distance of 495.48 feet to the North line thereof and the South line of the 6.349 acre tract 8.92 feet East of the Northeast corner of the said 20-Ft. Utility Easement;

THENCE South 88 Degrees 52 Minutes 38 Seconds East with the common line between Lot 1-R(4) and the 6.349 acre tract a distance of 11.26 feet;

THENCE North 01 Degrees 13 Minutes 27 Seconds East across the 6.349 acre tract, 28.00 feet West of and parallel with the East line thereof, a distance of 422.54 feet to the North line of the proposed Lot 1-R(5) and the proposed South right-of-way line of Mills Road;

THENCE South 89 Degrees 09 Minutes 04 Seconds East with the proposed South right-of-way line of Mills Road a distance of 28.00 feet to the PLACE OF BEGINNING and enclosing 0.430 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.]

WATERLINE EASEMENT

**THE STATE OF TEXAS
COUNTY OF DENTON**

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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 a waterline and its related appurtenances 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.