

PARCEL 61 ~ DENTON INDEPENDENT SCHOOL DISTRICT ~ EXHIBIT "A1"

BEING 0.0232 acre tract of land situated in the Jasper C. Baker Survey, Abstract No. 47, City of Denton, Denton County, Texas, said 0.0232 acre tract of land being a portion of **DENTON INDEPENDENT SCHOOL DISTRICT** by deed recorded in Document No. 98-38040, Official Public Records, Denton County, Texas (O.P.R.D.C.T.), said 0.0232 acre tract of land being a portion of **LOT 1, BLOCK A, TEASLEY LANE HIGH SCHOOL ADDITION**, an Addition to the City of Denton, Denton County, Texas, according to the plat thereof recorded in Cabinet V, Page 355, Plat Records, Denton County, Texas (P.R.D.C.T.), said 0.0232 acre tract of land being a 20 feet wide Temporary Construction Easement and being more particularly described by metes and bounds as follows:

BEGINNING at a point on the east easement line of an existing 20 feet wide Public Utility and Sidewalk Easement as shown on said Teasley Lane High School Addition, said beginning point being located South 02°02' 14" East, a distance of 1,655.04 feet from the northwest lot corner of said Lot 1;

THENCE departing the said easement line, over and across said Lot 1 the following courses and distances:

North 81° 12' 28" East, a distance of 20.00 feet to the beginning of a non-tangent curve to the left having a radius of 1,038.78 feet;

In a southerly direction, along the said curve to the left, an arc length of 50.00 feet, and across a chord which bears South 10° 10' 16" East, a chord length of 50.00 feet;

South 78° 27' 00" West, a distance of 20.00 feet to a point on the said east easement line, said point being the beginning of non-tangent curve to the right having a radius of 1,058.78 feet;

THENCE In a northerly direction, along the said easement line and along the said curve to the right, an arc length of 50.96 feet, and across a chord which bears North 10° 10' 16" West, a chord length 50.96 feet to the **POINT OF BEGINNING**.

The hereinabove described tract of land contains a computed area of **0.0232 acres (1,010 square feet)** of land, more or less.

NOTE: Bearings shown herein are based on a local plane modified from NAD83(2011), Texas State Plane grid, Texas North Central, Zone 4202.



Eric S. Spooner
Registered Professional Land Surveyor
Texas Registration No. 5922
Spooners and Associates, Inc.
T.B.P.L.S. Firm No. 10054900

10-4-16
Date



PARCEL 61 ~ DENTON INDEPENDENT SCHOOL DISTRICT ~ EXHIBIT "A2"

BEING 0.0232 acre tract of land situated in the Jasper C. Baker Survey, Abstract No. 47, City of Denton, Denton County, Texas, said 0.0232 acre tract of land being a portion of **DENTON INDEPENDENT SCHOOL DISTRICT** by deed recorded in Document No. 98-38040, Official Public Records, Denton County, Texas (O.P.R.D.C.T.), said 0.0232 acre tract of land being a portion of **LOT 1, BLOCK A, TEASLEY LANE HIGH SCHOOL ADDITION**, an Addition to the City of Denton, Denton County, Texas, according to the plat thereof recorded in Cabinet V, Page 355, Plat Records, Denton County, Texas (P.R.D.C.T.), said 0.0232 acre tract of land being a 20 feet wide Temporary Construction Easement and being more particularly described by metes and bounds as follows:

BEGINNING at a point on the east easement line of an existing 20 feet wide Public Utility and Sidewalk Easement as shown on said Teasley Lane High School Addition, said beginning point being located North 24° 10' 17" West, a distance of 363.06 feet from a Texas Department of Transportation aluminum disk monument found at the southwest lot corner of said Lot 1, said beginning point being at the beginning of a non-tangent curve to the right having a radius of 1,058.78 feet;

THENCE in a northerly direction, along the said easement line and along the said curve to the right, an arc length of 50.96 feet, and across a chord which bears North 16° 08' 24" West, a chord length of 50.96 feet;

THENCE departing the said easement line, over and across said Lot 1 the following courses and distances:

North 75° 14' 20" East, a distance of 20.00 feet to the beginning of a curve to the left having a radius of 1,038.78 feet;

In a southerly direction, along the said curve to the left, an arc length of 50.00 feet, and across a chord which bears South 16° 08' 24" East, a chord length of 50.00 feet;

South 72° 28' 52" West, a distance of 20.00 feet to the **POINT OF BEGINNING**.

The hereinabove described tract of land contains a computed area of **0.0232 acres (1,010 square feet)** of land, more or less.

NOTE: Bearings shown herein are based on a local plane modified from NAD83(2011), Texas State Plane grid, Texas North Central, Zone 4202.



10-4-16

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MAP OF EXHIBITS "A1 & A2"

SEE ATTACHED LEGAL DESCRIPTIONS ON PAGES 1 & 2 HEREIN

DENTON INDEPENDENT SCHOOL DISTRICT

DOC. NO. 98-38040,
O.P.R.D.C.T.

LOT 1, BLOCK A,
TEASLEY LANE HIGH SCHOOL ADDITION
CABINET V, SLIDE 355,
P.R.D.C.T.

EX. 20' PUBLIC UTILITY & SIDEWALK EASEMENT
CABINET V, PG. 355
P.R.D.C.T.

TXDOT ALUMINUM DISK MON. FND.

EXHIBIT "A1" ~ 20 FEET WIDE TEMPORARY CONSTRUCTION EASEMENT
0.0232 ACRES (1,010 S.F.)
(SHADED)

(VARIABLE WIDTH PUBLIC R.O.W.)
TEASLEY LANE

POINT OF BEGINNING EXHIBIT "A1"

LINE TABLE ~ EXHIBITS A1 & A2		
LINE #	DIRECTION	LENGTH
L1	N81°12'28"E	20.00
L2	S78°27'00"W	20.00
L3	N75°14'20"E	20.00
L4	S72°28'52"W	20.00

CURVE TABLE ~ EXHIBITS A1 & A2				
CURVE #	LENGTH	RADIUS	DIRECTION	CH LENGTH
C1	50.00	1,038.78	S10°10'16"E	50.00
C2	50.96	1,058.78	N10°10'16"W	50.96
C3	50.96	1,058.78	N16°08'24"W	50.96
C4	50.00	1,038.78	S16°08'24"E	50.00
C5	59.34	1,058.78	S13°09'20"E	59.33

POINT OF BEGINNING EXHIBIT "A2"

EXHIBIT "A2" ~ 20 FEET WIDE TEMPORARY CONSTRUCTION EASEMENT
0.0232 ACRES (1,010 S.F.)
(SHADED)

N24°10'17"W-363.06'
TXDOT ALUMINUM DISK MON. FND.
@ S.W.C. LOT 1

JASPER C. BAKER SURVEY
ABSTRACT NO. 47



0 20' 40'



GRAPHIC SCALE IN FEET
1" = 40'

EXHIBITS "A1 & A2" ~ VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENT

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS STATE PLANE NAD83 NORTH CENTRAL ZONE (4202).

PROPERTY: DENTON INDEPENDENT SCHOOL DISTRICT
LOCATION: CITY OF DENTON, DENTON CO., TEXAS
WHOLE PROPERTY ACREAGE: 76.913 ACRES (PLAT)
ACAD FILE: 16-004 PARCEL 61 EASEMENTS.dwg

S&A JOB NO.: 16-004
DATE: 09/29/2016

DRAWN BY: R.W. BRAUD
CHECKED BY: E. SPOONER



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309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039
(817) 685-8448 WWW.SPOONERSURVEYORS.COM
TBPLS FIRM NO. 10054900

