

LEGAL DESCRIPTION

BEING a 2.5145 acre (109,531 square foot) tract of land (Tract 1) and a 0.1390 acre (6,056 square foot) tract of land (Tract 2) situated in the William Roark Survey, Abstract No. 1087, City of Denton, Denton County, Texas; said tract being part of Lot 2R, Block A, Public Safety Training Facility, an addition to the City of Denton according to the plat recorded in Document Number 2021-466, Official Public Records, Denton County, Texas; said tract being part of that tract of land described in Special Warranty Deed to the City of Denton recorded in Document Number 2005-60562 of said Official Public Records; said tract also being part of that tract of land described in Donation Deed to the City of Denton recorded in Document Number 2005-60563 of said Official Public Records; said tract being more particularly described as follows:

TRACT 1

COMMENCING at the northeast corner of the Common Area Lot 34X, Cambridge Brook Phase 1, an addition to the City of Denton according to the plat recorded in Document No. 2020-399 of said Official Public Records; said point being in the west right-of-way line of Bonnie Brae Street (a variable width right-of-way);

THENCE North 03°35'20" West, along the said west line of Bonnie Brae Street, a distance of 427.76 feet to a 5/8-inch iron rod with cap stamped "KHA" set for the **POINT OF BEGINNING**; said point being in the west line of a public utility easement recorded in Instrument No. 2005-53726 of said Official Public Records;

THENCE North 68°47'46" West, departing the west line of Bonnie Brae Street and the west line of said public utility easement, a distance of 60.75 feet to a point for corner in the north line of said public utility easement;

THENCE continuing along the north line of said public utility easement the following five (5) calls:

North 30°52'45" West, a distance of 564.91 feet to a point for corner;

North 44°40'13" West, a distance of 534.46 feet to a point for corner;

North 86°33'06" West, a distance of 648.56 feet to a point for corner;

South 45°18'33" West, a distance of 409.45 feet to a point for corner;

South 88°34'14" West, a distance of 703.02 feet to a point for corner;

THENCE North 56°19'41" West, departing the said north line of the public utility easement, a distance of 126.47 feet to a point for corner in the east line of said public utility easement;

THENCE North 01°25'46" West, along the said east line of the public utility easement, a distance of 61.11 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

THENCE South 56°19'41" East, departing the said east line of the public utility easement, a distance of 180.57 feet to a point for corner;

THENCE North 88°34'14" East, a distance of 606.63 feet to a point for corner;

THENCE North 49°00'59" East, a distance of 442.09 feet to a point for corner;

THENCE South 86°33'06" East, a distance of 671.11 feet to a point for corner;

EXHIBIT A
WILLIAM ROARK SURVEY,
ABSTRACT No. 1087
CITY OF DENTON
DENTON COUNTY, TEXAS

Kimley»Horn

801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102 FIRM # 10194040

Tel. No. (817) 335-6511
www.kimley-horn.com

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THENCE South 47°31'05" East, a distance of 487.89 feet to a point for corner;

THENCE South 30°08'21" East, a distance of 592.86 feet to a point for corner;

THENCE South 68°47'46" East, a distance of 55.00 feet to a point for corner;

THENCE South 01°18'26" East, a distance of 54.12 feet to a point for corner; to the **POINT OF BEGINNING** and containing 109,531 square feet or 2.5145 acres of land, more or less.

TRACT 2

COMMENCING at the southwest corner of the above described "Tract 1"; said point also being in the east line of said public utility easement;

THENCE North 56°20'25" West, departing the said east line of the public utility easement, a distance of 24.42 feet to a 5/8-inch iron rod with cap stamped "KHA" set for the **POINT OF BEGINNING**; said point being in the west line of said public utility easement;

THENCE North 56°19'46" West, a distance of 121.52 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner in the west line of said City of Denton tract;


THENCE North 00°47'52" West, along the said west line of the City of Denton tract, a distance of 60.65 feet to a point for corner;

THENCE South 56°19'46" East, departing the said west line of the City of Denton tract, a distance of 120.70 feet to a point for corner in the said west line of the public utility easement;

THENCE South 01°25'46" East, along the said west line of the public utility easement, a distance of 61.11 feet to the **POINT OF BEGINNING** and containing 6,056 square feet or 0.1390 acres of land, more or less.

NOTES

Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202). A survey plat of even survey date herewith accompanies this metes and bounds description. The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the easement tract.


STANLEY CRAWFORD RUSSELL
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 7080
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UNIT 11 SUITE 1300
FORT WORTH, TEXAS 76102
PH. 817-335-6511
StanC.Russell@Kimley-Horn.com

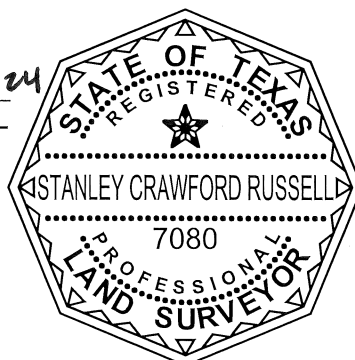


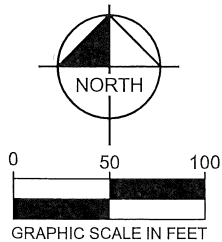
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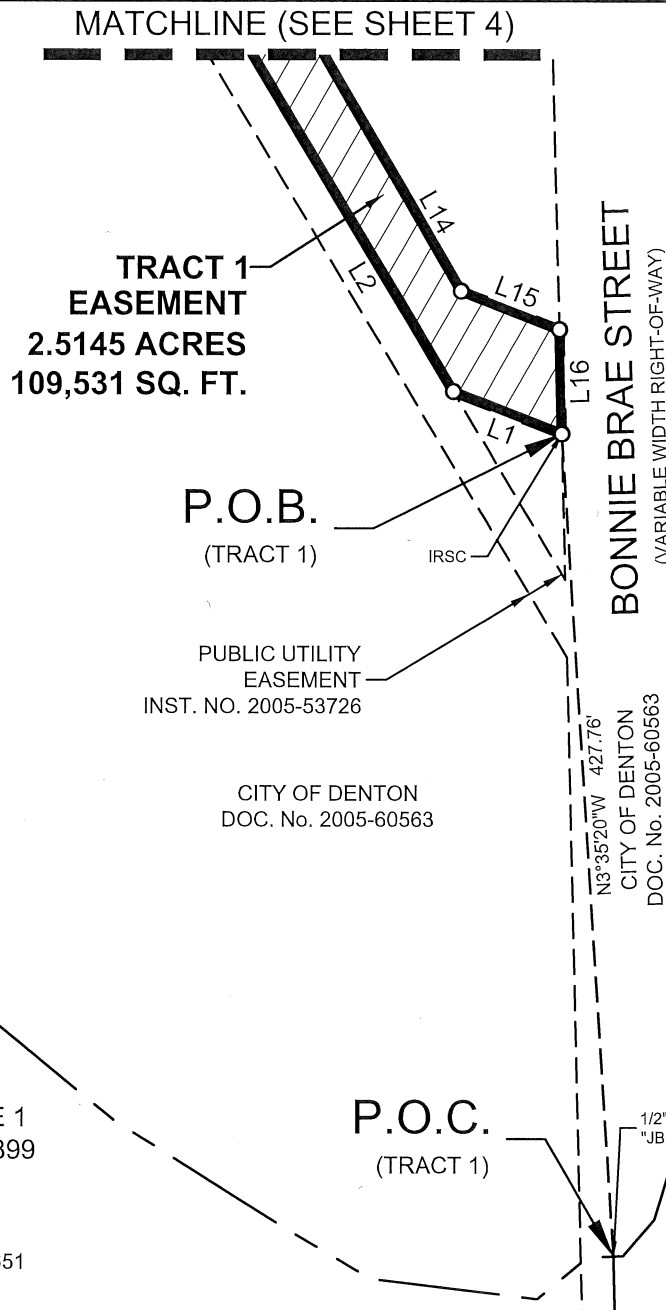
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LEGEND

P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCING
IRSC = IRON ROD W/CAP FOUND



ABRAHAM SAMUEL DE LA ROSA &
BRIDGETT DIANE DE LA ROSA
DOC. No. 2022-97873

LOT 34X
CAMBRIDGE
BROOK PHASE 1
DOC. No. 2020-399

D.R. HORTON
- TEXAS, LTD
DOC. No. 2020-67651

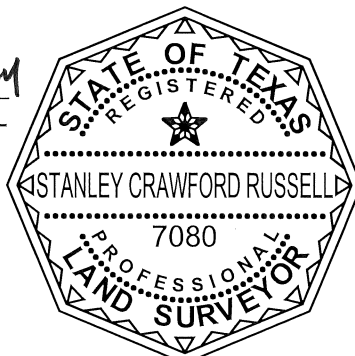
NOTES

Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202). A metes and bounds description of even survey date herewith accompanies this survey plat. The undersigned, Registered Professional Land Surveyor, hereby certifies that this survey plat accurately sets out the metes and bounds of the easement tract.

EXHIBIT B

WILLIAM ROARK SURVEY,
ABSTRACT No. 1087
CITY OF DENTON
DENTON COUNTY, TEXAS

Stanley Crawford Russell 6/5/2024
STANLEY CRAWFORD RUSSELL
REGISTERED PROFESSIONAL
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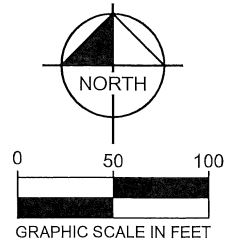
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	CDP	SCR	6/5/2024	061324500	3 OF 6

MATCHLINE (SEE SHEET 5)

LOT 2R, BLOCK A
PUBLIC SAFETY
TRAINING FACILITY
DOC. No. 2021-466

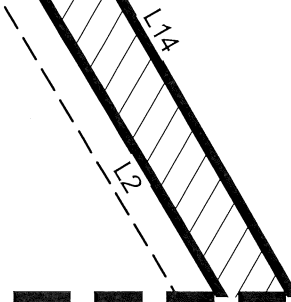
CITY OF DENTON
DOC. No. 2005-60562



PUBLIC UTILITY
EASEMENT
INST. NO. 2005-53726

CITY OF DENTON
DOC. No. 2005-60563

**TRACT 1
EASEMENT
2.5145 ACRES
109,531 SQ. FT.**



MATCHLINE (SEE SHEET 3)

LEGEND

P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCING
IRSC = IRON ROD W/CAP SET

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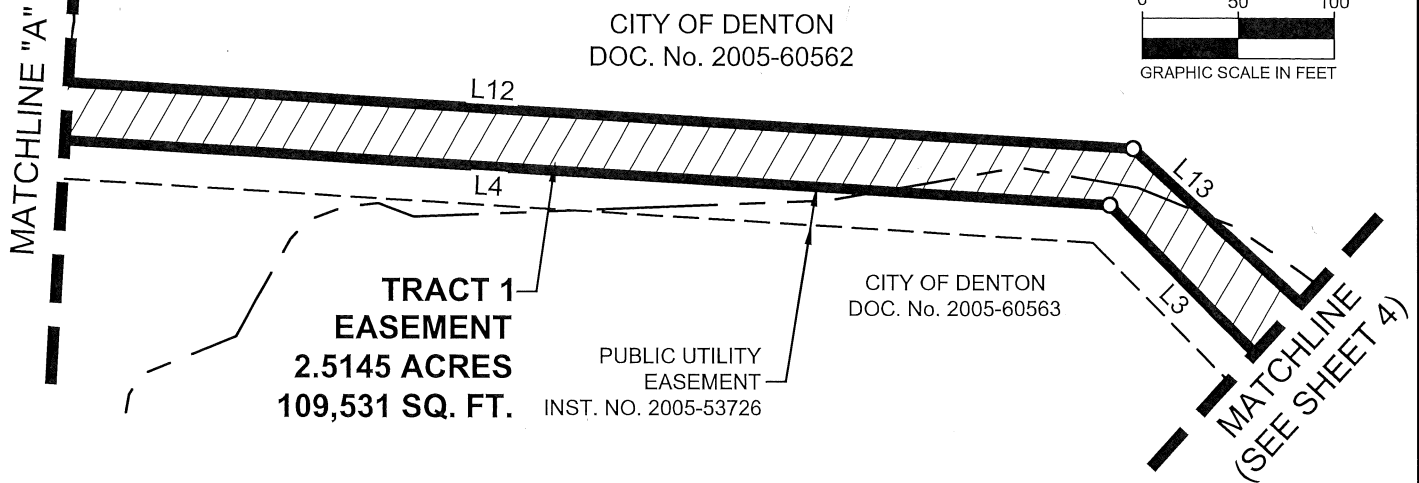
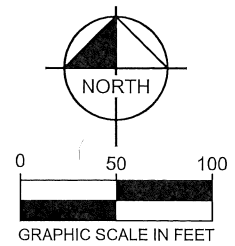
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LOT 2R, BLOCK A
PUBLIC SAFETY
TRAINING FACILITY
DOC. No. 2021-466

CITY OF DENTON
DOC. No. 2005-60562



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LOT 2R, BLOCK A
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DOC. No. 2021-466

CITY OF DENTON
DOC. No. 2005-60562

**TRACT 1
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109,531 SQ. FT.**

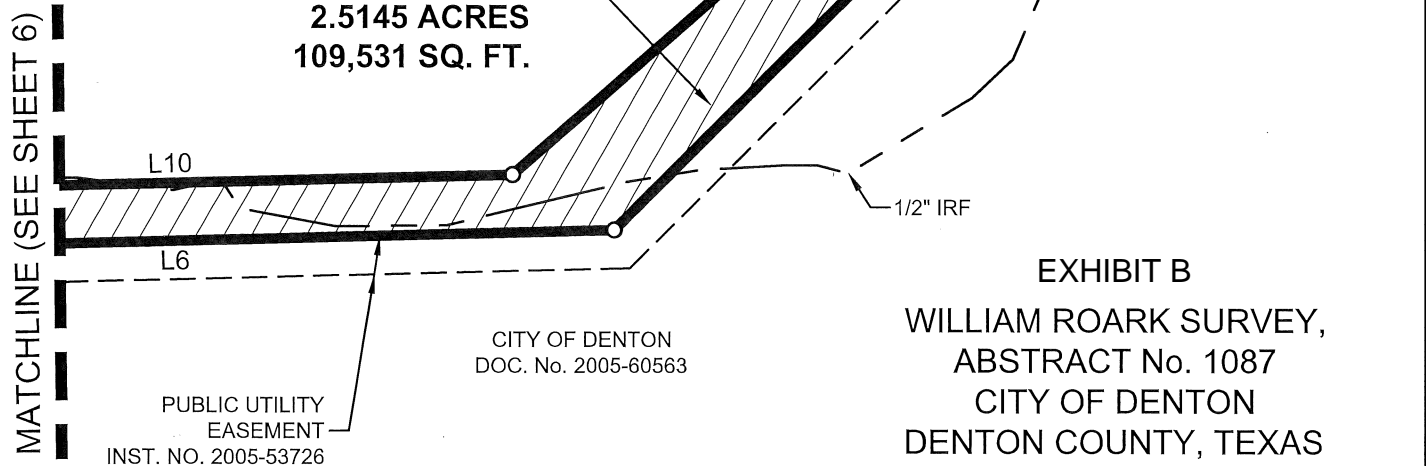


EXHIBIT B

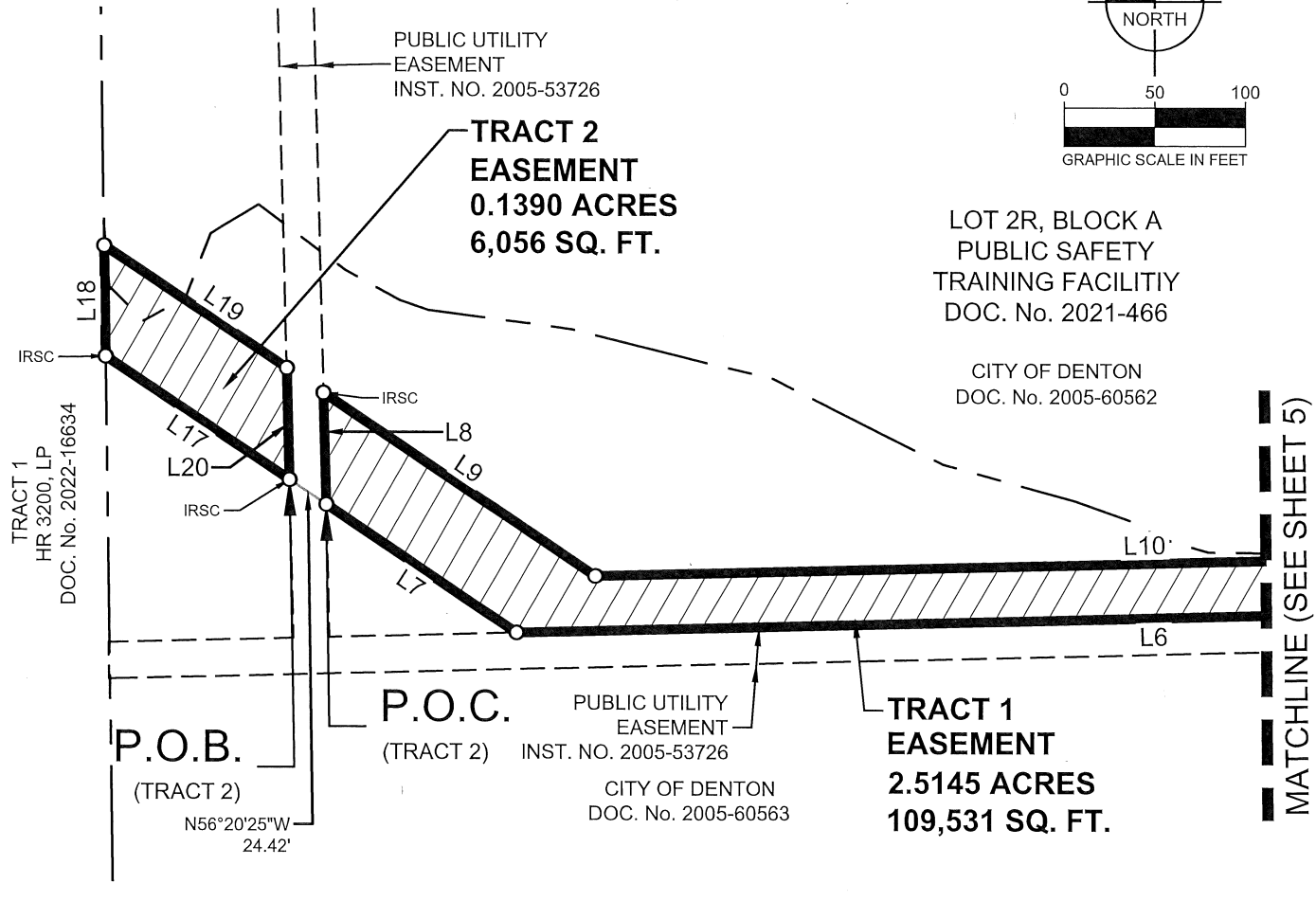
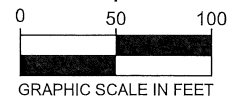
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
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LINE TABLE		
NO.	BEARING	LENGTH
L1	N68°47'46"W	60.75'
L2	N30°52'45"W	564.91'
L3	N44°40'13"W	534.46'
L4	N86°33'06"W	648.56'
L5	S45°18'33"W	409.45'
L6	S88°34'14"W	703.02'
L7	N56°19'41"W	126.47'

LINE TABLE		
NO.	BEARING	LENGTH
L8	N01°25'46"W	61.11'
L9	S56°19'41"E	180.57'
L10	N88°34'14"E	606.63'
L11	N49°00'59"E	442.09'
L12	S86°33'06"E	671.11'
L13	S47°31'05"E	487.89'
L14	S30°08'21"E	592.86'

LINE TABLE		
NO.	BEARING	LENGTH
L15	S68°47'46"E	55.00'
L16	S01°18'26"E	54.12'
L17	N56°19'46"W	121.52'
L18	N00°47'52"W	60.65'
L19	S56°19'46"E	120.70'
L20	S01°25'46"E	61.11'

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