

**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**

<b>Kimley»Horn</b>		801 Cherry Street, Unit 11, # 1300 Fort Worth, Texas 76102		FIRM # 10194040		Tel. No. (817) 335-6511 www.kimley-horn.com	
		<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>
N/A		CDP	SCR	6/5/2024	061324500	1 OF 6	

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.

*Stan Russell* 6/5/2024  
STANLEY CRAWFORD RUSSELL  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 7080  
801 CHERRY STREET,  
UNIT 11 SUITE 1300  
FORT WORTH, TEXAS 76102  
PH. 817-335-6511  
StanC.Russell@Kimley-Horn.com

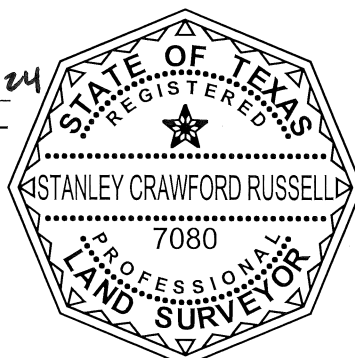


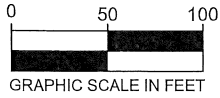
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WILLIAM ROARK SURVEY,  
ABSTRACT No. 1087  
CITY OF DENTON  
DENTON COUNTY, TEXAS

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MATCHLINE (SEE SHEET 4)



**LEGEND**

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

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

**P.O.B.**  
(TRACT 1)

IRSC

PUBLIC UTILITY  
EASEMENT  
INST. NO. 2005-53726

CITY OF DENTON  
DOC. No. 2005-60563

**BONNIE BRAE STREET**  
(VARIABLE WIDTH RIGHT-OF-WAY)

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

**P.O.C.**  
(TRACT 1)

N3°35'20"W 427.76'  
CITY OF DENTON  
DOC. No. 2005-60563

CHRISTOPHER & JOYCE  
ROBINSON FAMILY TRUST  
DOC. No. 2016-135862

**NOTES**

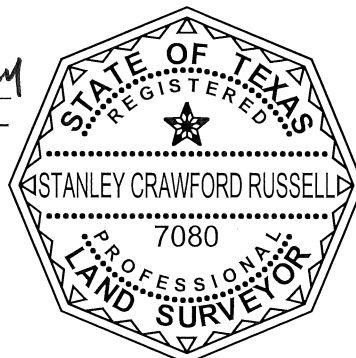
Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202). A metes and bounds description of even survey date herewith accompanies this survey plat. The undersigned, Registered Professional Land Surveyor, hereby certifies that this survey plat accurately 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  
LAND SURVEYOR NO. 7080  
801 CHERRY STREET,  
UNIT 11 SUITE 1300  
FORT WORTH, TEXAS 76102  
PH. 817-335-6511  
StanC.Russell@Kimley-Horn.com



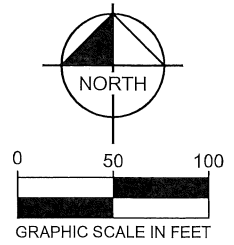
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1" = 100'	CDP	SCR	6/5/2024	061324500	3 OF 6

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

CITY OF DENTON  
DOC. No. 2005-60562



MATCHLINE (SEE SHEET 5)

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

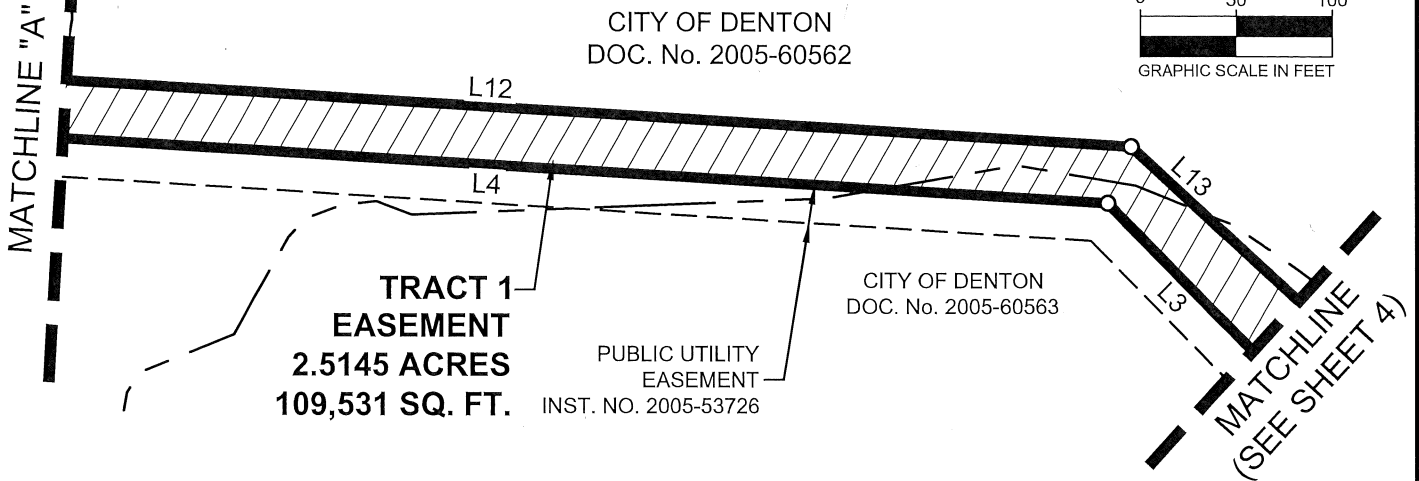
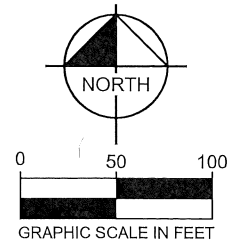
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CITY OF DENTON  
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1" = 100'	CDP	SCR	6/5/2024	061324500	4 OF 6

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

CITY OF DENTON  
DOC. No. 2005-60562



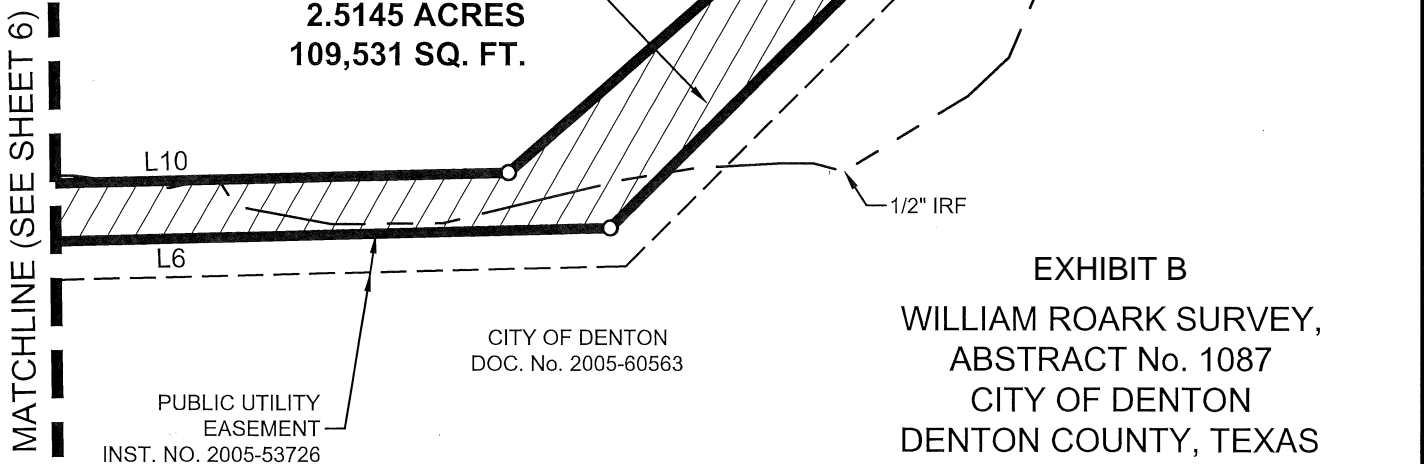
**LEGEND**

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

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

CITY OF DENTON  
DOC. No. 2005-60562

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



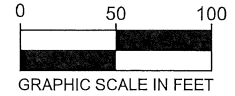
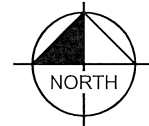
**EXHIBIT B**

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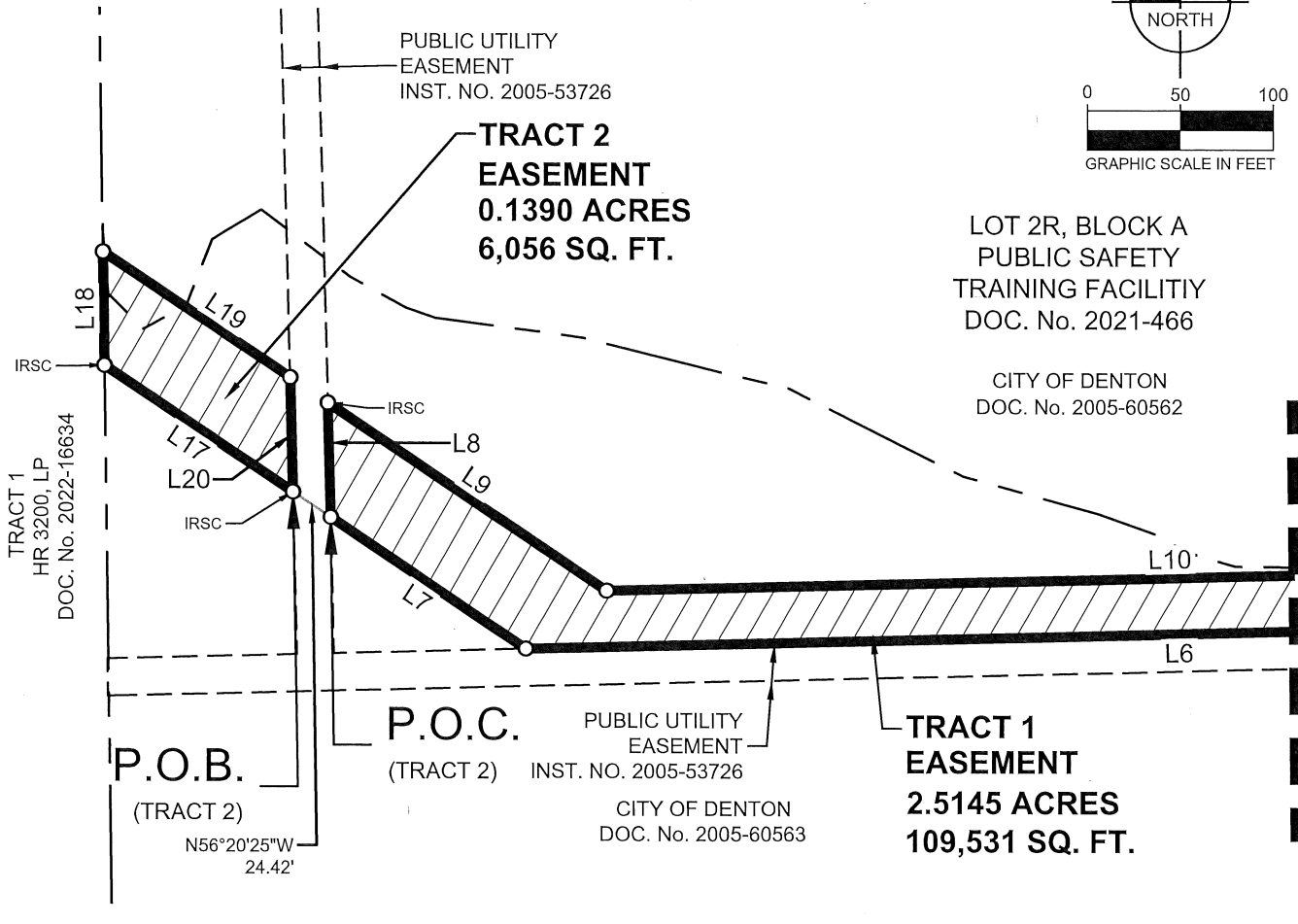
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LOT 2R, BLOCK A  
PUBLIC SAFETY  
TRAINING FACILITY  
DOC. No. 2021-466

CITY OF DENTON  
DOC. No. 2005-60562

MATCHLINE (SEE SHEET 5)



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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