

NORTH MASCH BRANCH SEWER

**DeAnna Cody
Deputy Director
Development Services, Real Estate Department**

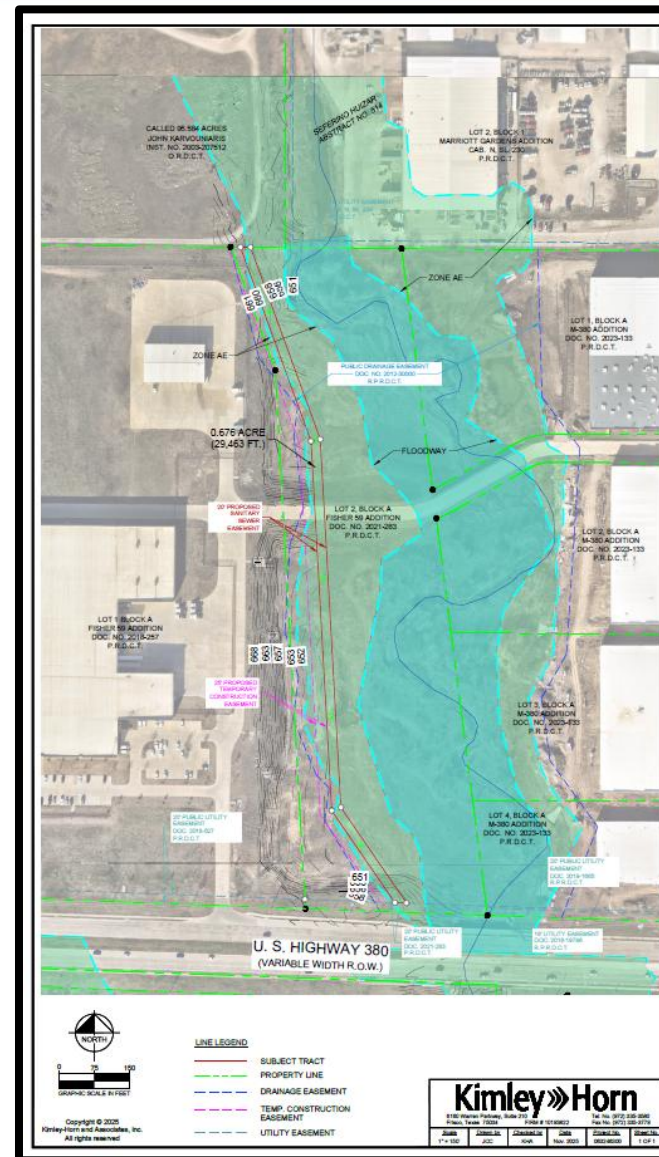
Agenda Item ID: 25-2276



Project Overview

- The North Masch Branch Sewer Line Project is identified as a future Capital Improvement Project (CIP 13) in the City's Wastewater Master Plan to construct and install approximately 9,114 linear feet of sanitary sewer lines needed to serve the Hickory Creek service area.
- Staff proposes to advance the project to capitalize on a construction cost sharing opportunity with the owner/developer actively pursuing development of an approximate 352-acre tract of land. Proceeding with construction of the North Masch Branch Sewer Line extension accomplishes the goal of the Wastewater Master Plan.
- Additionally, this line will serve approximately 1,100 acres of land in that area, which could potentially be developed. This could be approximately 10.3 million sq. ft. of Light Industrial buildings and \$1 billion in future value. 4.7 million sq. ft. of this future development is currently in development review by the City and is intended to be served by this sewer line.
- In advance of two Development Agreements on the same Council agenda (Consent Items: D-25-2154 and E-2155), the developer has already acquired easements north of the subject tract and south of the subject, from US 380 to Jim Christal Road, shown in more detail on the next two slides.
- Upon approval of this item, staff will initiate the acquisition process to acquire the remaining permanent and temporary easements needed for the project. This will include making a bona fide offer required by state law and based on an appraisal and negotiating with the owner. In the event staff is unable to reach an agreement with the property owner, this item will authorize the City Attorney to file eminent domain proceedings to acquire the property interests, if necessary.

PROJECT LOCATION



PROPERTY INTERESTS LOCATION

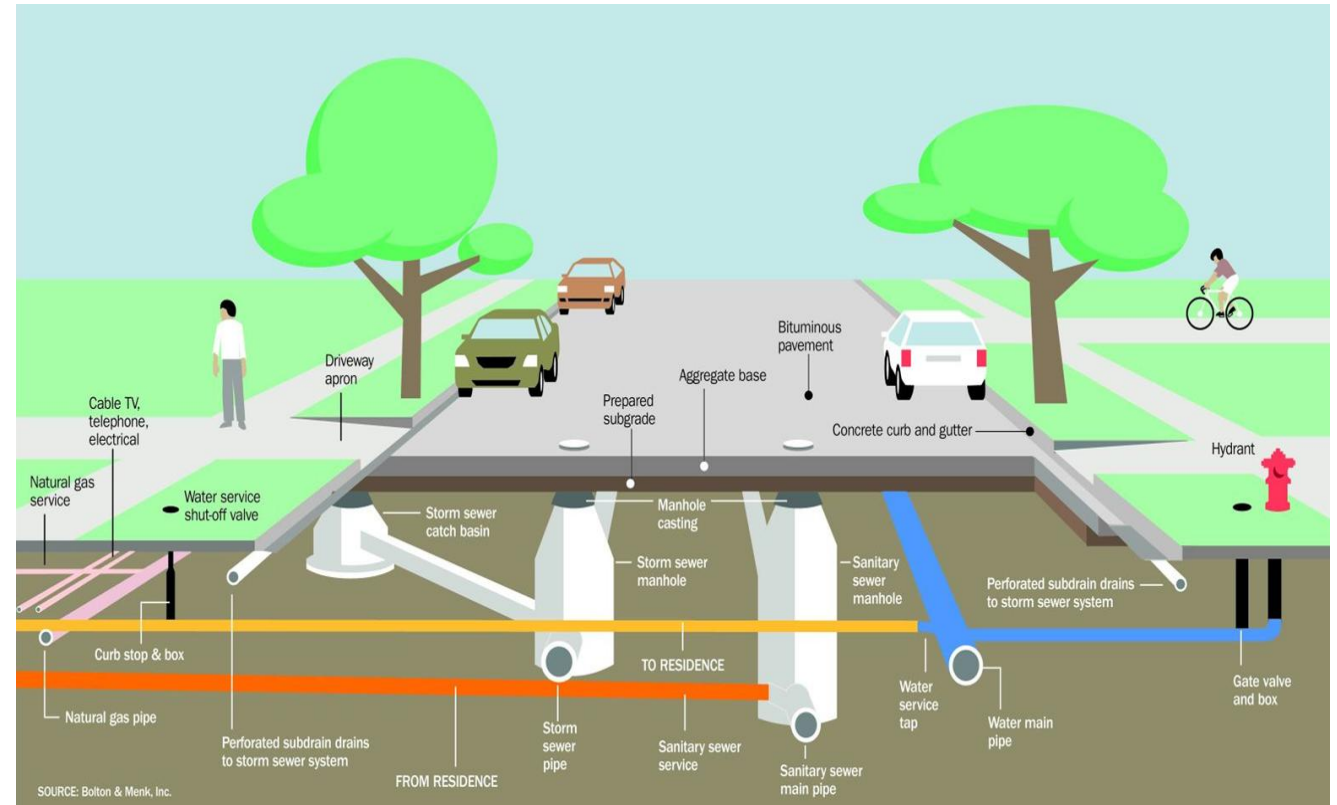


Purple – Wastewater Easement

Teal – Temporary Construction Easement

Project Schedule

- ❖ Projected Construction:
Qtr.2 Calendar Year 2026
- ❖ Projected Completion:
Qtr. 4 Calendar Year 2026



Staff Recommendation:

Your approval will authorize the City Manager and the City Attorney to acquire the necessary property interests, including making all offers required by law, including the use of the City's Eminent Domain power.

- **Staff recommends adoption of the ordinance.**
- **Upon reading of the Motion, staff will begin displaying the subject properties.**



LEGAL DESCRIPTION

0.682 ACRE

BEING a tract of land situated in the Seferino Huizar Survey, Abstract No. 514, City of Denton, Denton County, Texas, and being a portion of Lot 2, Block A of Fisher 59 Addition, an addition to the City of Denton, Texas, according to the plat thereof recorded in Document No. 2021-283 of the Plat Records of Denton County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod with plastic cap stamped "EAGLE" found on the southerly line of a called 95.584 acre tract of land described in a deed to John Karvouniaris, recorded in Instrument No. 2003-207512 of the Official Records of Denton County, Texas, for the northeast corner of Lot 1, Block A of Fisher 59 Addition, an addition to the City of Denton, Texas, according to the plat thereof recorded in Document No. 2018-257 of the Plat Records of Denton County, Texas, common to the northwest corner of said Lot 2;

THENCE South 89°28'20" East, along the common line of said Lot 2 and said 95.584 acre tract, a distance of 21.35 feet to the **POINT OF BEGINNING** of the herein described easement tract;

THENCE South 89°28'20" East, continuing along said common line, a distance of 21.35 feet to a point for corner;

THENCE departing said common line and crossing said Lot 2, the following courses and distances:

South 19°56'00" East, a distance of 437.10 feet to a point for corner;

South 03°12'06" East, a distance of 789.03 feet to a point for corner;

South 34°47'22" East, a distance of 301.21 feet to a point for corner on the northerly line of an existing 20-foot wide public utility easement, recorded in Document No. 2021-283 of the Plat Records of Denton County, Texas;

THENCE North 87°54'04" West, continuing across said Lot 2 and along the northerly line of said existing 20-foot wide public utility easement, a distance of 25.01 feet to a point for corner;

THENCE departing the northerly line of said 20-foot wide public utility easement and continuing across said Lot 2, the following courses and distances:

North 34°47'22" West, a distance of 291.85 feet to a point for corner;

North 03°12'06" West, a distance of 749.91 feet to a point for corner;

North 19°56'00" West, a distance of 441.62 feet to the **POINT OF BEGINNING** and containing 0.682 of an acre (29,689 square feet) of land, more or less.

EXHIBIT "A"
0.682 ACRE

SEFERINO HUIZAR SURVEY,
ABSTRACT NO. 514
CITY OF DENTON,
DENTON COUNTY, TEXAS

Michael Marx

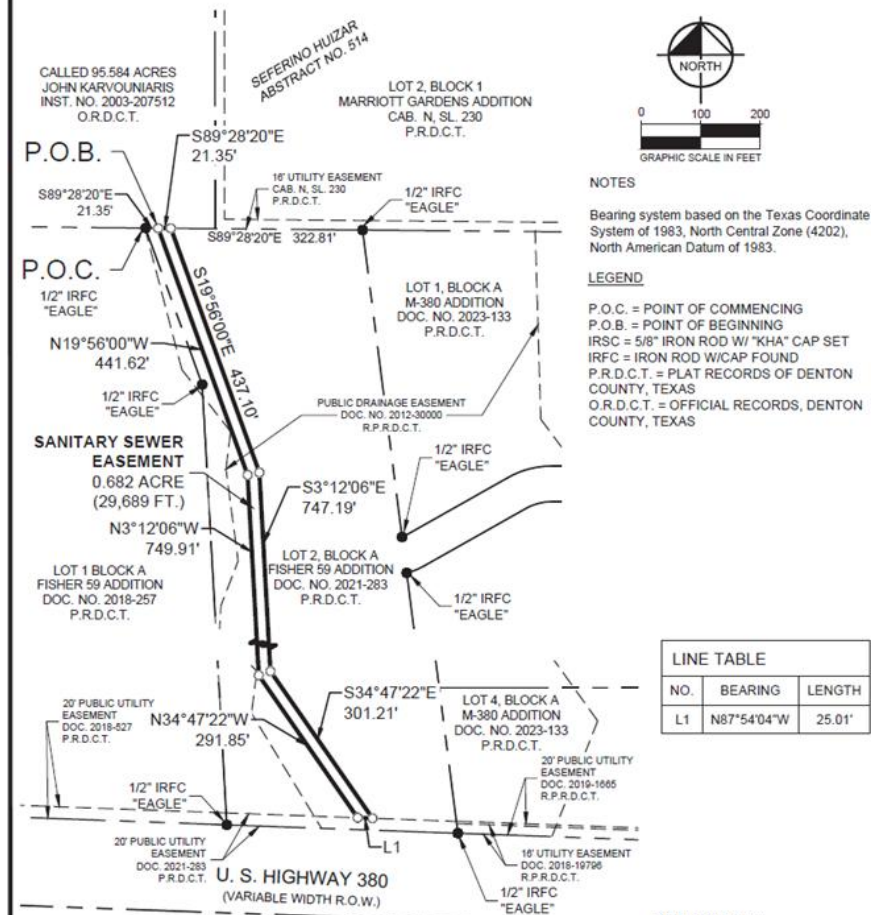
MICHAEL MARX
REGISTERED PROFESSIONAL
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Fax No. (972) 335-3779
FIRM # 10193822

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JCC	KHA	Nov. 2025	063246300	1 OF 1

**EXHIBIT "B"**
0.682 ACRE

SEFERINO HUIZAR SURVEY,
ABSTRACT NO. 514
CITY OF DENTON,
DENTON COUNTY, TEXAS

Michael Marx

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FIRM # 10193822

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 200'	JCC	KHA	Nov. 2025	063246300	1 OF 1

Parcel 1 Wastewater Easement



LEGAL DESCRIPTION

0.851 ACRE

BEING a tract of land situated in the Seferino Huizar Survey, Abstract No. 514, City of Denton, Denton County, Texas, and being a portion of Lot 1, Block A of Fisher 59 Addition, an addition to the City of Denton, Texas, according to the plat thereof recorded in Document No. 2018-257 of the Plat Records of Denton County, Texas and a portion of Lot 2, Block A of Fisher 59 Addition, an addition to the City of Denton, Texas, according to the plat thereof recorded in Document No. 2021-283 of the Plat Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with plastic cap stamped "EAGLE" found on the southerly line of a called 95.584 acre tract of land described in a deed to John Karvouniaris, recorded in Instrument No. 2003-207512 of the Official Records of Denton County, Texas, for the northeast corner of said Lot 1, common to the northwest corner of said Lot 2;

THENCE South 89°28'20" East, along the common line of said Lot 2 and said 95.584 acre tract, a distance of 21.35 feet to a point for corner;

THENCE departing said common line and crossing said Lot 2, the following courses and distances:

South 19°56'00" East, a distance of 441.62 feet to a point for corner;

South 03°12'06" East, a distance of 791.69 feet to a point for corner;

South 34°47'22" East, a distance of 291.85 feet to a point for corner on the northerly line of an existing 20-foot wide public utility easement, recorded in Document No. 2021-283 of the Plat Records of Denton County, Texas;

THENCE North 87°54'04" West, continuing across said Lot 2 and along the northerly line of said existing 20-foot wide public utility easement, a distance of 31.26 feet to a point for corner;

THENCE departing the northerly line of said 20-foot wide public utility easement and continuing across said Lot 2, the following courses and distances:

North 34°47'22" West, a distance of 280.16 feet to a point for corner;

North 03°12'06" West, a distance of 753.30 feet to a point for corner;

THENCE North 19°56'00" West, continuing across said Lot 2 and crossing said Lot 1, a distance of 447.27 feet to a point for corner on the southerly line of said 95.584 acre tract, same being on the northerly line of said Lot 1;

THENCE South 89°28'20" East, along the common line of said Lot 1 and said 95.584 acre tract, a distance of 5.34 feet to the **POINT OF BEGINNING** and containing 0.851 of an acre (37,051 square feet) of land, more or less.

EXHIBIT "A" 0.851 ACRE

SEFERINO HUIZAR SURVEY,
ABSTRACT NO. 514
CITY OF DENTON,
DENTON COUNTY, TEXAS

Kimley»Horn

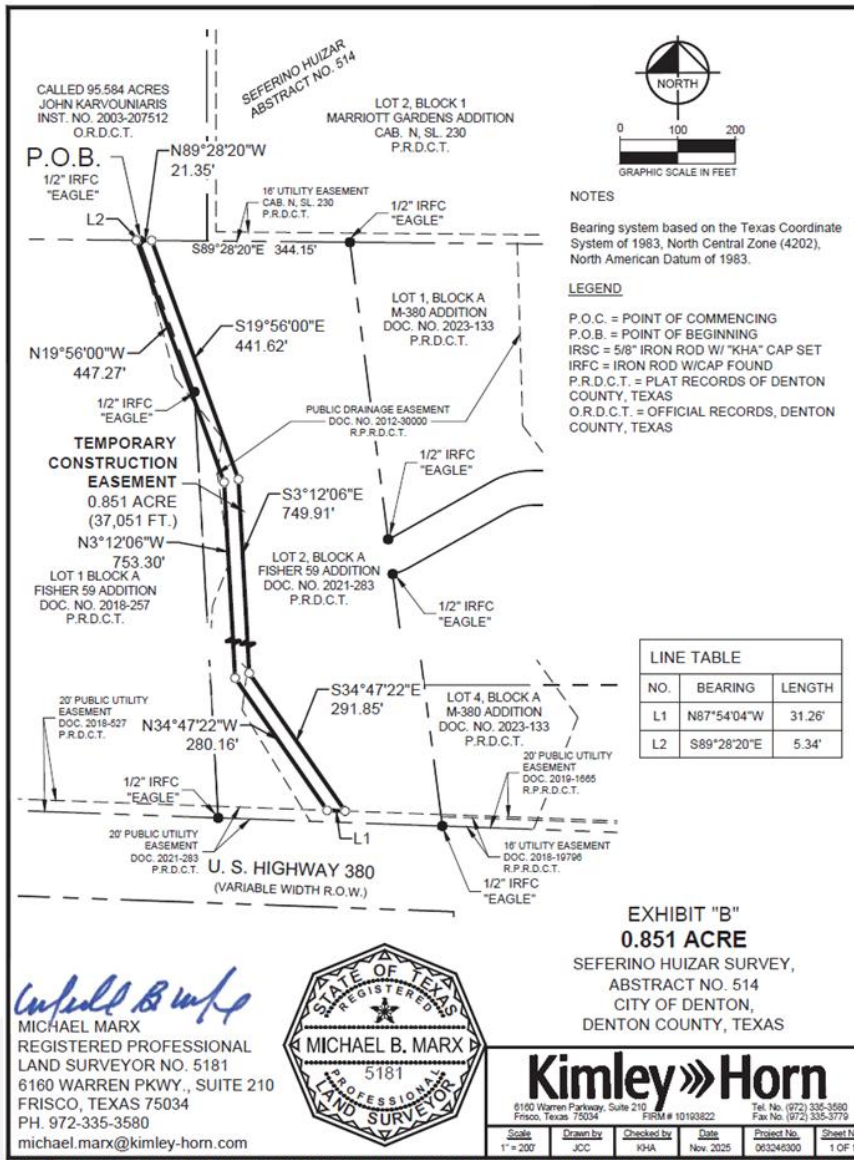
6160 Warren Parkway, Suite 210 Frisco, Texas 75034
Tel. No. (972) 335-3580 Fax No. (972) 335-3779
FIRM # 10103822

Scale: N/A Drawn by: JCC Checked by: KHA Date: Nov. 2025 Project No.: 063246300 Sheet No.: 1 OF 1

Michael Marx
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Parcel 1 Temporary Construction Easement



Questions?

