

Neighborhood 5B & Oakland Drainage

Angel DeLory, Sr. Real Estate Specialist
Taylor Holt, Project Manager

File ID: 25-2035 December 16, 2025

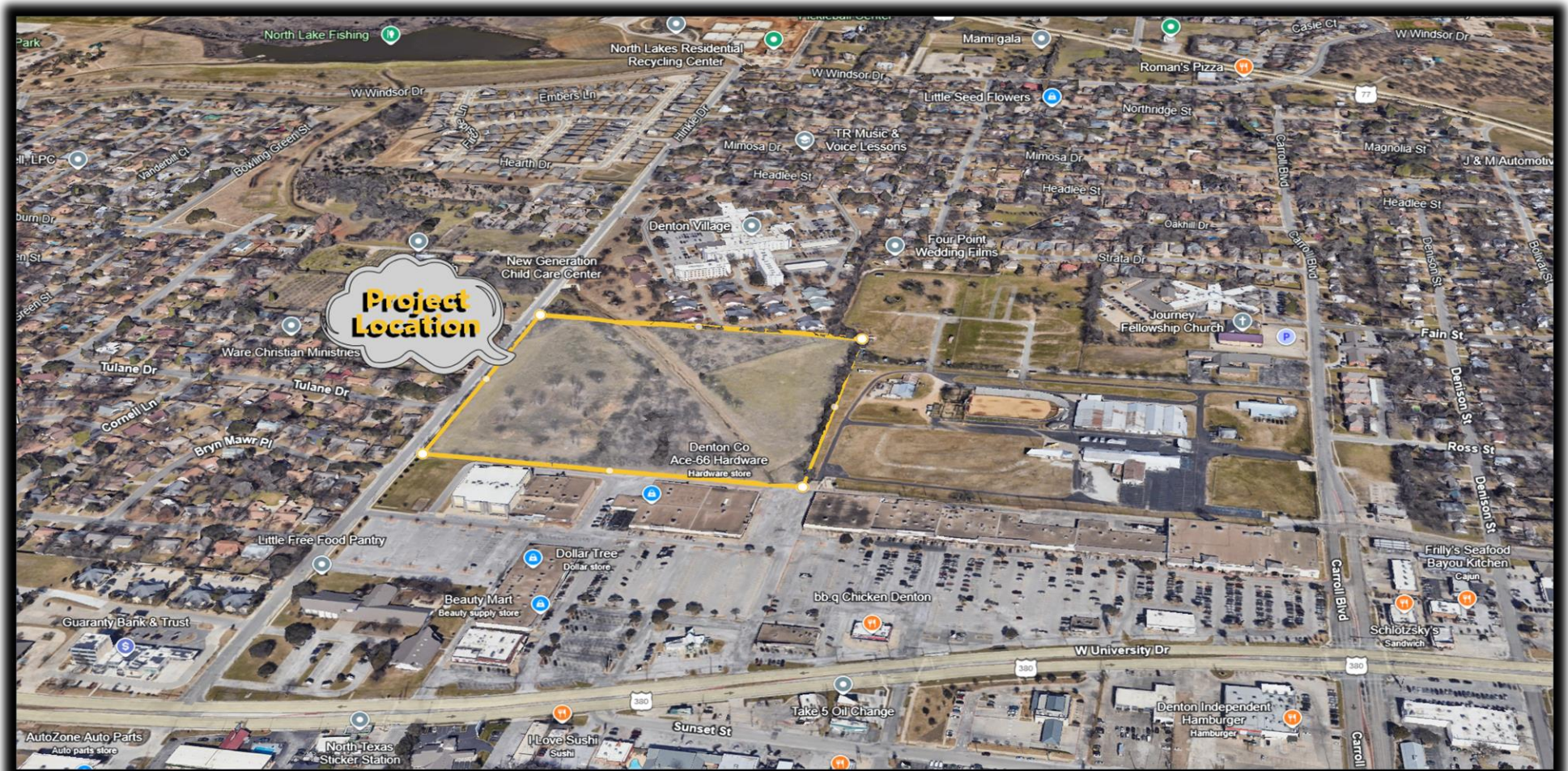


Project Overview

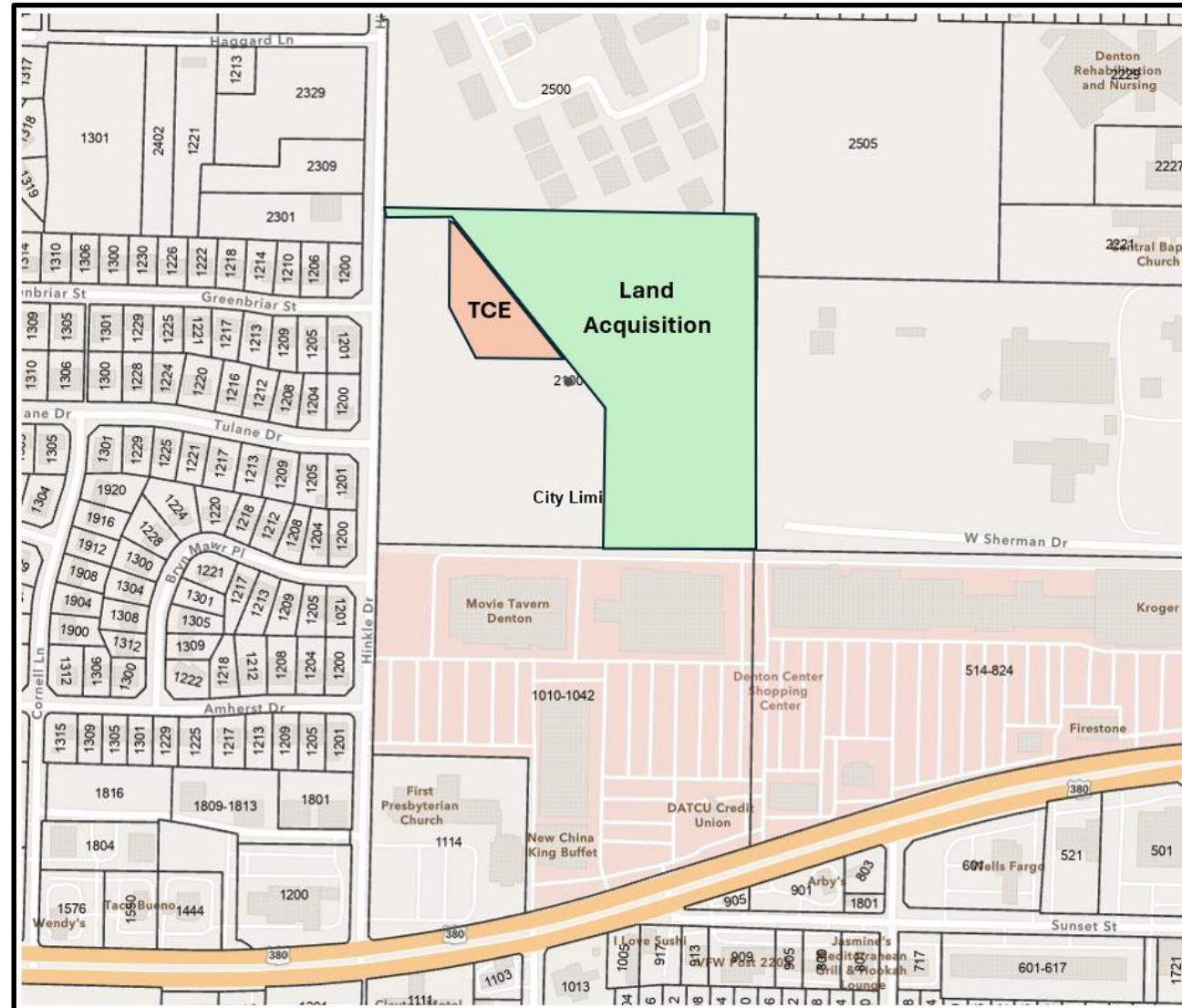
- **The City of Denton's 2023 Bond Program allocates funding for drainage and flood control improvements, including land, easement, right-of-way, and property acquisitions. This Bond program includes the Neighborhood 5B & Oakland Drainage Project.**
- **The Neighborhood 5B & Oakland Drainage Project meets the goals of the 2023 Bond program.**
- **This project requires the acquisition of 10.416 acres of land and a 1.283-acre Temporary Construction easement for:**
 - **The installation and continued maintenance of a regional detention pond.**
 - **Purpose to alleviate flooding and to remove parcels from the floodplain.**



Project Location: 2100 Hinkle Dr. Denton TX 76201



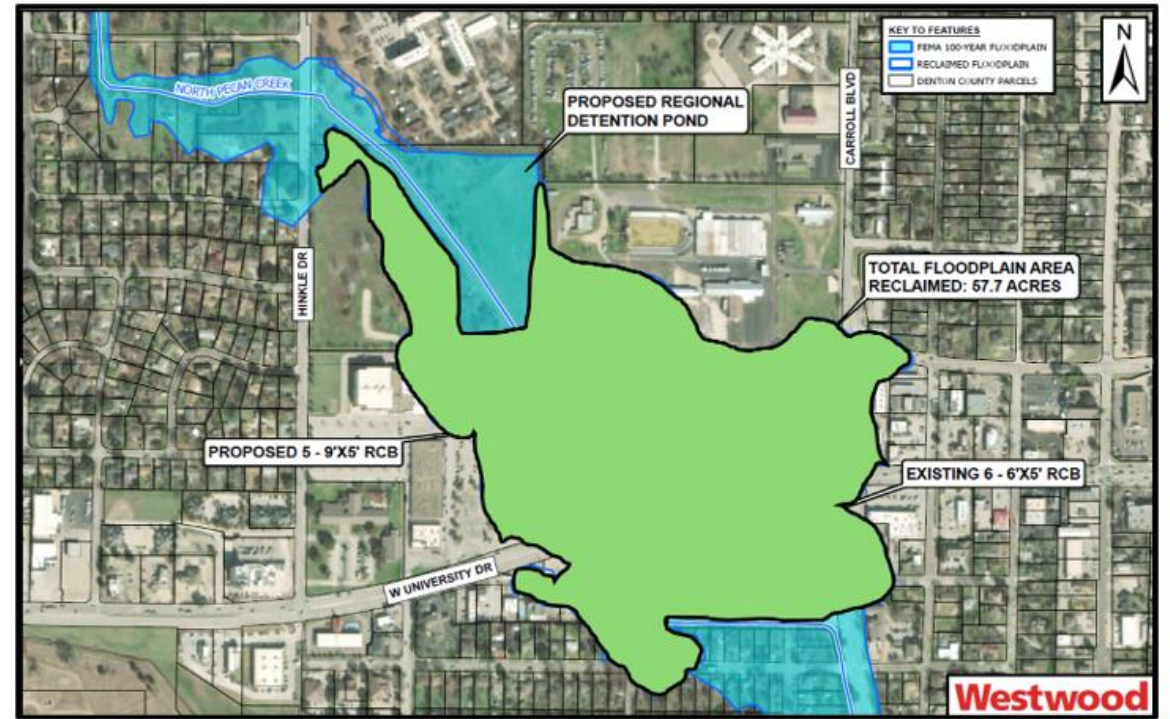
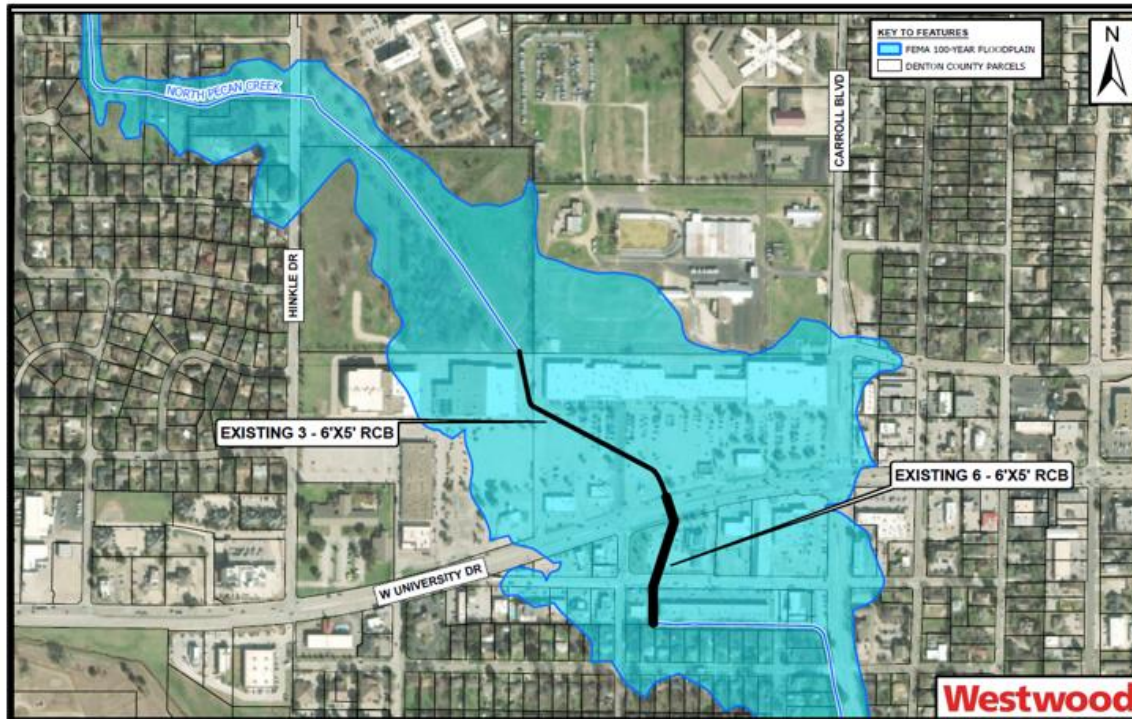
Acquisition Area



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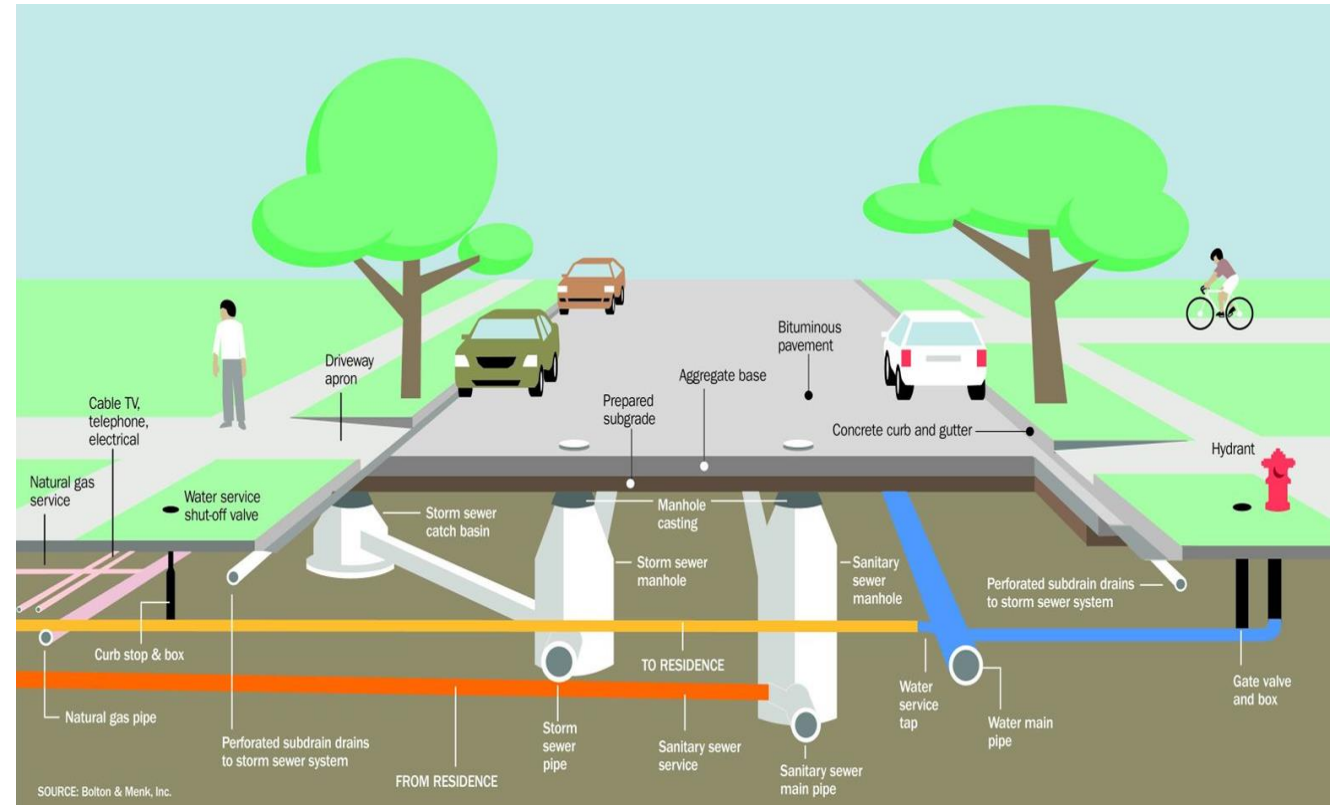


City consultants estimate that this project will remove approximately 57.7 acres from the flood plain.



Project Schedule

- ❖ Projected Construction:
Qtr. 1 Calendar Year 2027
- ❖ Projected Completion:
Qtr. 4 Calendar Year 2028



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. However, 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.

Staff recommends adoption of the ordinance.

Upon reading of the motion, staff will display the subject property.



10.416 ACRE TRACT
To be Acquired by the City of Denton
Part of the Seyed Moosavi tract
Robert Beaumont Survey, Abstract No. 31
City of Denton, Denton County, Texas

DESCRIPTION, of a 10.416 acre (453,712 square foot) tract of land situated in the Robert Beaumont Survey, Abstract No. 31, in the City of Denton, Denton County, Texas; said tract being part of a tract of land described in Special Warranty Deed with Vendor's Lien to Seyed Moosavi, recorded in Document No. 2017-31975 of the Official Public Records of Denton County, Texas; said 10.416 acre (453,712 square foot) tract being more particularly described as follows (bearing system for this survey is based on observations made on the City of Denton Control Point Numbers 15, 55, 164, and 2011 on August 20, 2024. Distances reported have been scaled to surface using a combined scale factor of 1.0001368728):

BEGINNING, at a 5/8-inch iron rod with "WESTWOOD PS" cap found in the east right-of-way line of Hinkle Drive (a variable width right-of-way); said point being the northwest corner of the said Seyed Moosavi tract;

THENCE, South 89 degrees, 09 minutes, 23 seconds East, departing the said east line of Hinkle Drive, along the south line of Lot 1R, Block 1, Replat of Good Samaritan Village, an addition to the City of Denton, according to the plat recorded in Document No. 2011-20, of the said Official Public Records, the south line of Lot 11C, Block 1, Replat of Infinity Strata Addition, an addition to the City of Denton, according to the plat recorded in Cabinet M, Page 163 of the Plat Records of Denton County, Texas, and the north line of the said Seyed Moosavi tract, at a distance of 6.50 feet passing the southwest corner of said Lot 1R, Block 1, Good Samaritan Village, at a distance of 886.17 feet passing a 1/2-inch iron rod found for the southeast corner of said Lot 1R, Block 1, Good Samaritan Village and the southwest corner of said Lot 11C, continuing in all, a total distance of 987.84 feet to a 5/8-inch iron rod with "WESTWOOD PS" cap found for corner;

THENCE, South 00 degrees, 12 minutes, 47 seconds West, along the southernmost west line of said Lot 11C, the west line of a tract of land described in Warranty Deed to Denton County Agricultural Fair Association, recorded in Volume 346, Page 199 of the Deed Records of Denton County, Texas, and the east line of the said Seyed Moosavi tract, at a distance of 147.23 feet passing a fence post found for the southernmost southwest corner of said Lot 11C and the northwest corner of the said Denton County Agricultural Fair Association tract, continuing in all, a total distance of 870.53 feet to a fence post found for the southwest corner of the said Denton County Agricultural Fair Association tract, the northwest corner of a tract of land described in Special Warranty Deed to RPI Denton Center, LTD, recorded in County Clerk No. 97-0045517 of the said Official Public Records, the northeast corner of Lot 1R, Replat of Denton Center - Phase II, an addition to the City of Denton, according to the plat recorded in Document No. 2015-251 of the said Official Public Records, and the southeast corner of the said Seyed Moosavi tract;

THENCE, North 89 degrees, 26 minutes, 57 seconds West, along the north line of said Lot 1R, Denton Center - Phase II and the south line of the said Seyed Moosavi tract, a distance of 404.04 feet to a 5/8-inch iron rod with "WESTWOOD PS" cap set for corner;

THENCE, departing the said north line of Lot 1R, Denton Center - Phase II and the said south line of the Seyed Moosavi tract, into and across the said Seyed Moosavi tract, the following four (4) calls:

North 00 degrees, 37 minutes, 18 seconds East, a distance of 369.43 feet to a 5/8-inch iron rod with "WESTWOOD PS" cap set for corner;

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North 36 degrees, 45 minutes, 03 seconds West, a distance of 294.18 feet to a 5/8-inch iron rod with "WESTWOOD PS" cap set for corner; said point being the beginning of a tangent curve to the left;

In a northwesterly direction, along the said curve to the left, having a central angle of 10 degrees, 18 minutes, 05 seconds, a radius of 1,896.13 feet, a chord bearing and distance of North 41 degrees, 54 minutes, 06 seconds West, 340.45 feet, and an arc distance of 340.91 feet to a 5/8-inch iron rod with "WESTWOOD PS" cap set at the end of said curve;

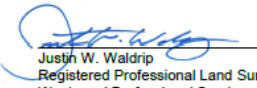
North 89 degrees, 09 minutes, 23 seconds West, a distance of 181.32 feet to a 5/8-inch iron rod with "WESTWOOD PS" cap set for corner in the said east line of Hinkle Drive and the said west line of the Seyed Moosavi tract;

THENCE, North 00 degrees, 37 minutes, 18 seconds East, along the said east line of Hinkle Drive and the said west line of the Seyed Moosavi tract, a distance of 20.00 feet to the **POINT OF BEGINNING**;

CONTAINING: 453,712 square feet or 10.416 acres of land, more or less.

(A survey plat of even survey date herewith accompanies this description.)

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the tract described.


Justin W. Waldrip Date 08/22/25
Registered Professional Land Surveyor No. 6179
Westwood Professional Services, Inc.
7557 Rambler Road, Suite 1400, Dallas TX 75231
(972) 235-3031
TX Reg. Surveying Firm LS-10074301
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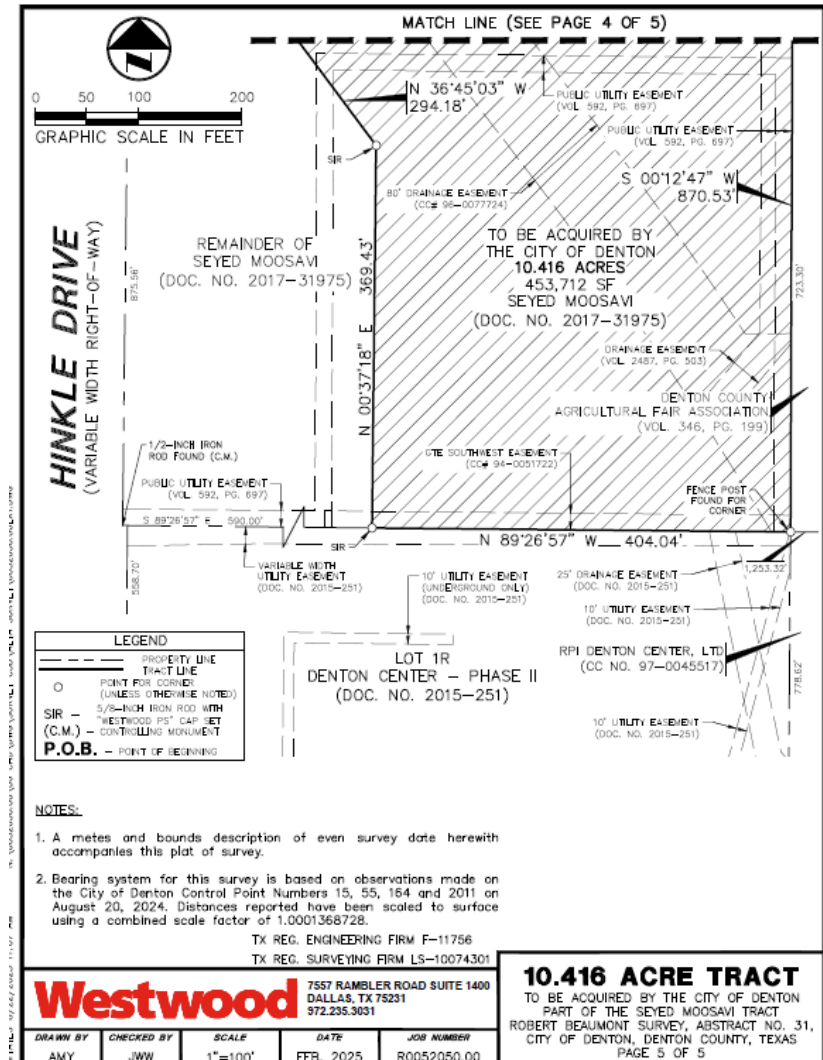
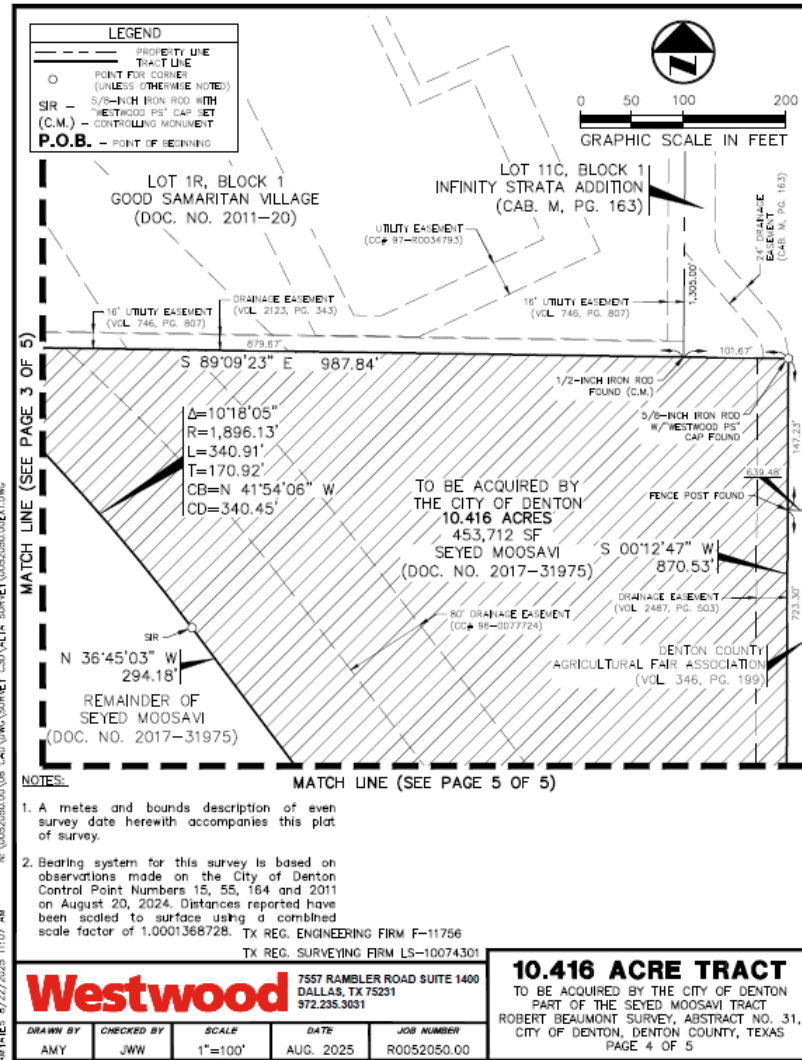
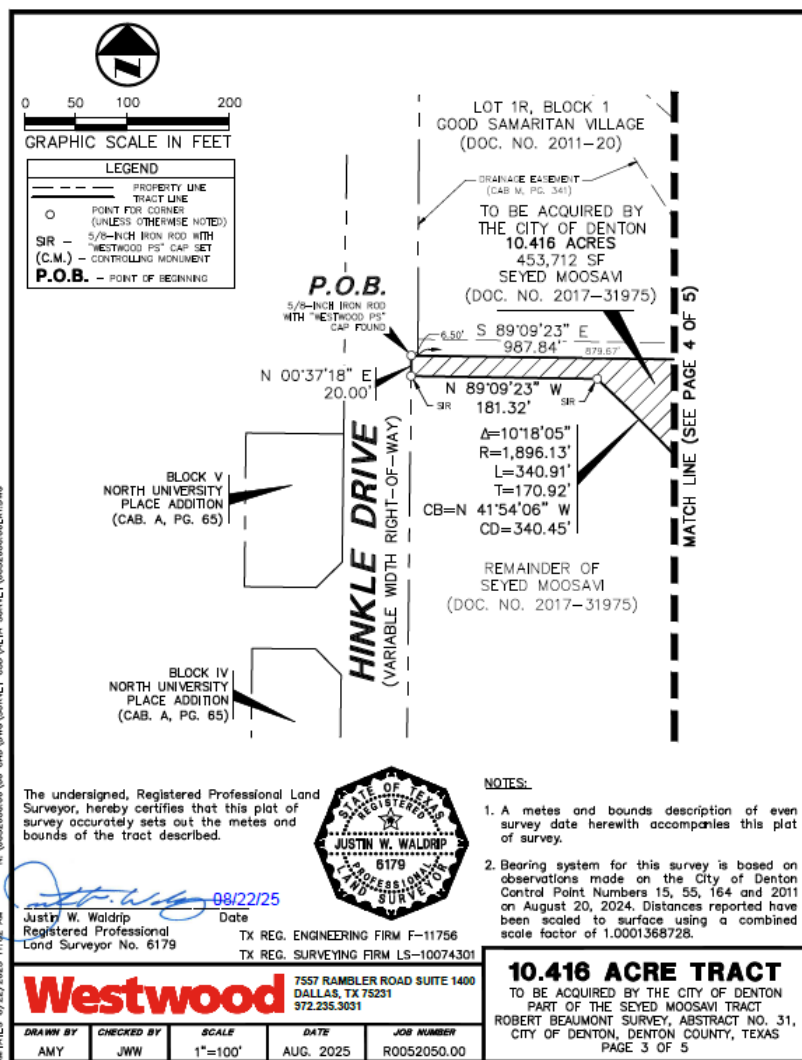


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**Right-of-
Way
(ROW)**



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TEMPORARY CONSTRUCTION EASEMENT

Part of the Seyed Moosavi tract
Robert Beaumont Survey, Abstract No. 31
City of Denton, Denton County, Texas

DESCRIPTION, of a 1.283 acre (55,866 square foot) tract of land situated in the Robert Beaumont Survey, Abstract No. 31, in the City of Denton, Denton County, Texas; said tract being part of a tract of land described in Special Warranty Deed with Vendor's Lien to Seyed Moosavi, recorded in Document No. 2017-31975 of the Official Public Records of Denton County, Texas; said 1.283 (55,866 square foot) tract being more particularly described as follows (bearing system for this survey is based on observations made on the City of Denton Control Point Numbers 15, 55, 164, and 2011 on August 20, 2024. Distances reported have been scaled to surface using a combined scale factor of 1.0001368728):

COMMENCING, at a 5/8-inch iron rod with "WESTWOOD PS" cap found in the east right-of-way line of Hinkle Drive (a variable width right-of-way); said point being the northwest corner of the said Seyed Moosavi tract;

THENCE, South 00 degrees, 37 minutes, 18 seconds West, along the said east line of Hinkle Drive and the west line of the said Seyed Moosavi tract, a distance of 20.00 feet to a point for corner; from said point a 1/2-inch iron rod found bears South 00 degrees, 37 minutes, 18 seconds West, a distance of 855.56 feet;

THENCE, South 89 degrees, 09 minutes, 23 seconds East, departing the said east line of Hinkle Drive and the said west line of the Seyed Moosavi tract, into and across the said Seyed Moosavi tract, a distance of 169.27 feet to a point for corner at the **POINT OF BEGINNING**;

THENCE, continuing into and across the said Seyed Moosavi tract, the following six (6) calls:

South 89 degrees, 09 minutes, 23 seconds East, a distance of 12.05 feet to a 5/8-inch iron rod with "WESTWOOD PS" cap set for corner; said point being the beginning of a non-tangent curve to the right;

In a southeasterly direction along the said curve to the right, having a central angle of 10 degrees, 18 minutes, 05 seconds, a radius of 1,896.13 feet, a chord bearing and distance of South 41 degrees, 54 minutes, 06 seconds East, 340.45 feet, and an arc distance of 340.91 feet to a 5/8-inch iron rod with "WESTWOOD PS" cap set for corner;

South 36 degrees, 45 minutes, 03 seconds East, a distance of 118.86 feet to a 5/8-inch iron rod with "WESTWOOD PS" cap set for corner;

Due West, a distance of 243.91 feet to a point for corner;

North 28 degrees, 00 minutes, 24 seconds West, a distance of 146.66 feet to a point for corner;

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TEMPORARY CONSTRUCTION EASEMENT (Continued)

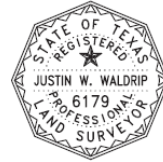
North 00 degrees, 35 minutes, 06 seconds East, a distance of 219.34 feet to the **POINT OF BEGINNING**;

CONTAINING: 55,866 square feet or 1.283 acres of land, more or less.

(A survey plat of even survey date herewith accompanies this description.)

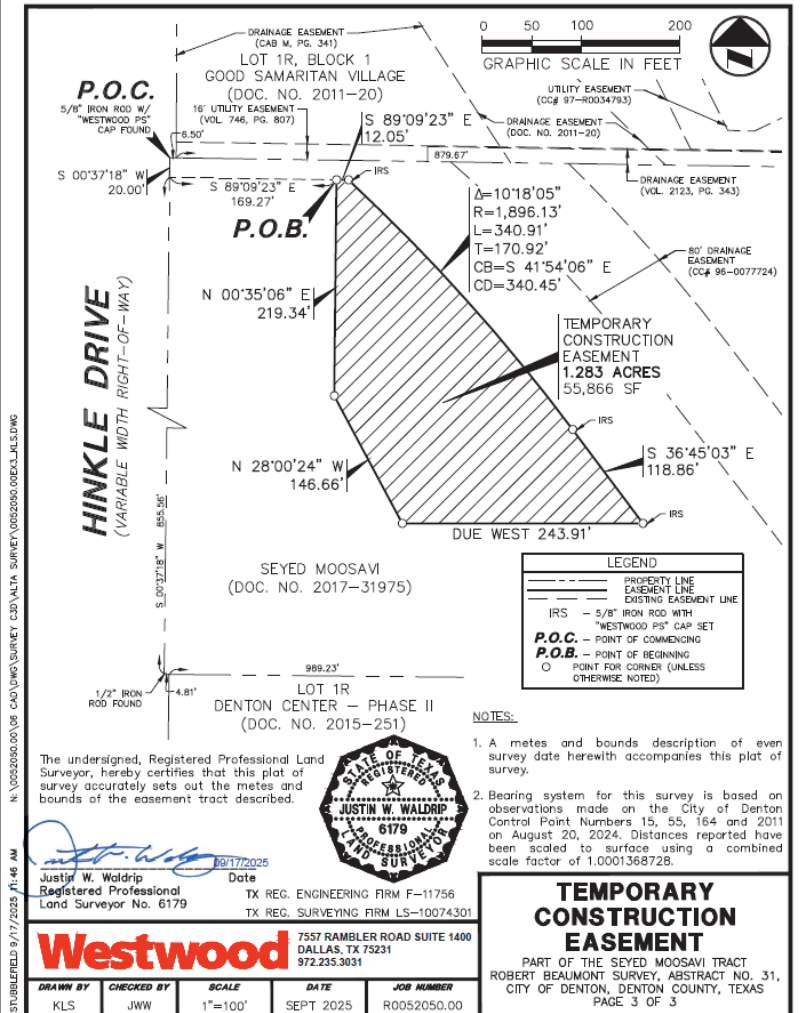
The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the easement described.


Justin W. Waldrip Date 09/17/2025
Registered Professional Land Surveyor No. 6179
Westwood Professional Services, Inc.
7557 Rambler Road, Suite 1400, Dallas TX 75231
(972) 235-3031
TX Reg. Surveying Firm LS-10074301
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Temporary Construction Easement

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Questions?