

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF DENTON DETERMINING THE PUBLIC USE, NEED AND NECESSITY FOR THE ACQUISITION OF APPROXIMATELY 3.682 ACRES OF LAND LOCATED ALONG SPENCER ROAD, IN THE MARY L. AUSTIN SURVEY, ABSTRACT NUMBER 4, CITY AND COUNTY OF DENTON, TEXAS, FROM MEDANJO PARTNERS, LTD. A TEXAS LIMITED PARTNERSHIP, RECORDED BY COUNTY CLERK DOCUMENT NUMBER 2018-75291, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS; FOR THE PURPOSE OF FUTURE EXPANSION OF THE DENTON MUNICIPAL ELECTRIC CAMPUS; AUTHORIZING THE EXPENDITURE OF FUNDS TO NOT EXCEED ONE MILLION SEVEN HUNDRED TWENTY-FOUR THOUSAND ONE HUNDRED SEVENTY DOLLARS AND 14/100 (\$1,724,170.14) FOR THE 3.682 ACRES AND ASSOCIATED CLOSING COSTS; AND PROVIDING FOR A SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the City has identified approximately 3.682 acres of land located along Spencer Road, in Mary L. Austin, Survey, Abstract Number 4, city and county of Denton, Texas ("Property") more particularly described in Exhibit "A", owned by Medanzo Partners, Ltd. a Texas limited partnership, that will facilitate the future expansion, development and security of the existing Denton Municipal Electric Campus; and

WHEREAS, the City of Denton ("City") after consideration of this matter, has determined that a public use and necessity exists for, and that the public welfare and convenience requires, the Fee Simple acquisition of the Property subject to the exceptions, reservations, covenants, conditions and/or interests, if any, provided in the form instrument more particularly described in Exhibit "B" attached hereto and made a part hereof for all purposes ("Property Interests"); and

WHEREAS, City Council finds that the acquisition of the Property is a valid public use and necessary to provide Denton Municipal Electric the additional real property needed to provide for the growth and electric service demand in the City, to expand its existing Denton Municipal Electric Campus (the "Project"), to serve the public and the citizens of the City; to allow for the efficient management of assets and inventory by combining multiple material storage locations to one central location; to provide greater egress and ingress access for both DME's and the Water Utilities Department's field operational vehicles; to provide current and future DME staff with adequate working space based on staffing projections; and to provide for training and development space for its linemen.

WHEREAS, the City desires to accept fee simple title to the property for future public uses, has obtained an appraisal by a qualified independent appraiser who is not an employee of the City in accordance with Section 252.051 of the Texas Local Government Code, and will conduct due diligence to determine the environmental condition of the property; and

WHEREAS, the City has agreed with the Owner of the Property to pay a purchase price of \$1,724,170.14 and associated closing costs to acquire the real property and authorizing its purchase together shall not exceed the authorized amount for public use; and NOW, THEREFORE

THE COUNCIL OF THE CITY OF DENTON HEREBY ORDAINS:

SECTION 1. The findings set forth in the preamble of this Ordinance are incorporated by reference into the body of this Ordinance as if fully set forth herein.

SECTION 2. That public necessity requires that City acquire the Property Interest in the Property for the Project.

SECTION 3. That the City Manager, or designee, is hereby authorized and directed to consummate and accept the purchase, grant and conveyance to the City of the Property Interest in and to the Property pursuant to the conveyancing instrument substantially in the form described in Exhibit "B", attached hereto and made a part hereof for all purposes, and approved as to form by the City Attorney and to execute, deliver and receive such other usual and customary documents necessary, appropriate and convenient to consummating this transaction.

SECTION 4. City Manager, or designee, is hereby authorized to expend funds not to exceed One Million Seven Hundred Twenty-Four Thousand One Hundred Seventy Dollars and 14/100 (\$1,724,170.14) and associated closing costs.

SECTION 5. The Owners have been provided with a copy of the Landowner's Bill of Rights, as contemplated by applicable state statute.

SECTION 6. If any section, article, paragraph, sentence, phrase, clause, or word in this ordinance, or application thereof to any persons or circumstances, is held invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this ordinance; the City Council declares that it would have ordained such remaining portion despite such invalidity, and such remaining portion shall remain in full force and effect.

SECTION 7. This ordinance shall become effective immediately upon its passage and approval.

[Signatures to appear on the following page.]

The motion to approve this ordinance was made by _____ and seconded motion to approve this ordinance was made by _____, the ordinance was passed and approved by the following vote [____ - ____]:

	Aye	Nay	Abstain	Absent
Mayor Gerard Hudspeth:	_____	_____	_____	_____
Vicki Byrd, District 1:	_____	_____	_____	_____
Brian Beck, District 2:	_____	_____	_____	_____
Suzie Rumohr District 3:	_____	_____	_____	_____
Joe Holland, District 4:	_____	_____	_____	_____
Brandon Chase McGee, At Large Place 5: _____	_____	_____	_____	_____
Jill Jester, At Large Place 6: _____	_____	_____	_____	_____

PASSED AND APPROVED this the _____ day of _____, 2025.

GERARD HUDSPETH, MAYOR _____

ATTEST:
LAUREN THODEN, CITY SECRETARY

BY: _____

APPROVED AS TO LEGAL FORM:
MACK REINWAND, CITY ATTORNEY

BY: Benjamin N. Samples, II

EXHIBIT A

(3.682 acres of land)

(100' RIGHT-OF WAY ~ DOC. NO. 1997-89213) 1/2" CIRF

RIG 1/2" CIRF

WOODROW LANE

ASPHALT PAVING

POINT OF BEGINNING
RR SPIKE
FND. (CM)

WOODROW LANE
(VARIABLE WIDTH RIGHT-OF-WAY)
ASPHALT PAVING

MEDANJO PARTNERS, LTD.
TRACT 2 ~ CALLED 3.682 ACRES
DOC. NO. 2018-75291
O.R.D.C.T.

APPROXIMATE LIMITS OF-
100 YEAR FLOODPLAIN
PER FEMA MAP
(SEE NOTE 3)

ZONE X
—
ZONE AE
(UNSHADED)

DEED / PLAT LINE

2.06" W 455.01'

CENTERLINE DITCH

COPLAIN EASEMENT

7, PG. 616

POINT OF BEGINNING
RR SPIKE
FND. (CM)

LOT 1, BLOCK A
SPENCER ROAD ADD
CAB. V, PG. 616
P.R.D.C.T.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 51°34'28" W	22.52'
L2	N 48°42'43" W	100.12'
L3	N 56°07'47" W	106.91'
L4	N 66°15'50" W	111.43'
L5	N 80°20'28" W	140.63'
L6	N 87°46'40" W	315'

SEE PAGE 2 OF 3 FOR
LEGEND & NOTES
SEE PAGE 3 OF 3 FOR
LEGAL DESCRIPTION

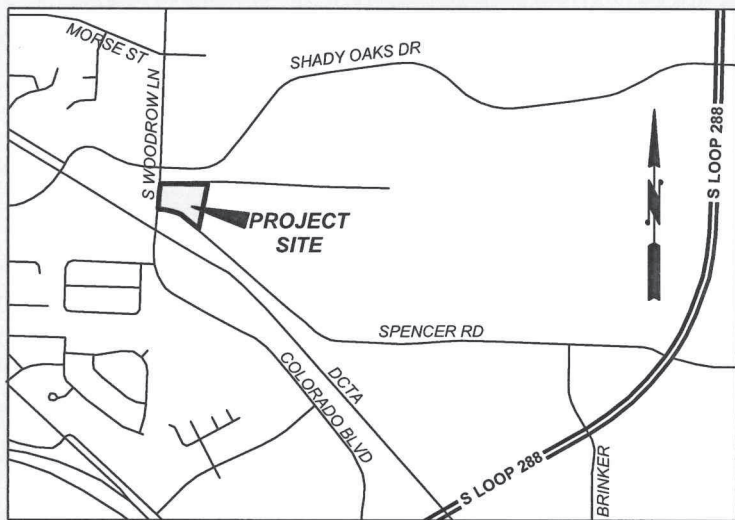
teague nall and perkins
3200 S. Interstate 35E, Suite 1129
Denton, Texas 76210
940.383.4177 ph 940.383.8026 fx
www.inpinc.com
TBPELS FIRM 10011601

put

STANDARD LAND TITLE SURVEY
2001 SPENCER ROAD

BEING 3.682 ACRES OF LAND SITUATED IN THE
MARY L. AUSTIN SURVEY, ABSTRACT NO. 4
City of Denton, Denton County, Texas
DEN23442 PAGE 1 OF 3

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TBPELS FIRM 10011601



VICINITY MAP
NOT TO SCALE

SURVEY NOTES:

1. All property corners are marked with a 5/8 inch iron rod with cap stamped "TNP" set, unless otherwise noted.
2. Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202: NAD83 (2011) Epoch 2010) as derived locally from RTK Network continuously operating reference stations (CORS) via real time kinematic (RTK) survey methods. The distances shown hereon represent surface values using a surface adjustment factor of 1.000147317 to scale from grid to surface.
3. This property lies within Zone "AE" and ZONE "X" (UNSHADED), as depicted by scaled map location and graphical plotting on FEMA Flood Insurance Rate Map, Community Panel No. 48121C0380G, Map Revision Date April 18, 2011. Zone "AE" is defined as areas within a special flood hazard area (SFHAs) subject to inundation by the 1% annual chance flood and base flood elevations determined. Zone X (unshaded) - Other Areas is defined as areas determined to be outside the 0.2% annual chance floodplain.
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5. This Exhibit was prepared without the benefit of a current Title Commitment, or Encumbrance Report. Additional easements, rights-of-way and/or other matters of record may affect this tract that are not shown hereon.

LEGEND

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⊙	GUY ANCHOR WIRE
⊙	POWER POLE
⊙	SIGN
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— OHE — OHE —	OVERHEAD ELECTRIC LINE
— x — x — x —	FENCE LINE
—	EDGE OF ASPHALT



teague nall and perkins

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940.383.4177 ph 940.383.8026 fx
www.tnpsc.com
TBP/ELS FIRM 10011601

STANDARD LAND TITLE SURVEY 2001 SPENCER ROAD

BEING 3.682 ACRES OF LAND SITUATED IN THE
MARY L. AUSTIN SURVEY, ABSTRACT NO. 4
City of Denton, Denton County, Texas
DEN23442 PAGE 2 OF 3

LEGAL DESCRIPTION

BEING a 3.682 acre tract of land situated in the Mary L. Austin Survey, Abstract No. 4, City of Denton, Denton County, Texas, and being all of that certain tract of land described as Tract 2 in a Deed to Medanjo Partners, Ltd., as recorded in Document No. 2018-75291 of the Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a railroad spike found for the Southwest corner of the above cited Tract 2, said point being the intersection of the East line of Woodrow Lane (variable width right-of-way) with the North line of Spencer Road (variable width right-of-way), said point also being the Northwest corner of a called 0.391 acre tract of land described in a Street Right-of-Way Donation Deed to the City of Denton, Texas, as recorded in Document No. 2004-31182 of the Official Records of Denton County, Texas;

THENCE North 02°23'46" East along the East line of said Woodrow Lane, for a distance of 240.77 feet to an "X" cut in concrete set for the Northwest corner of said Tract 2, said point also being in the South line of a 30 foot street easement described in Volume 407, Page 472 of the Deed Records of Denton County, Texas;

THENCE South 89°31'10" East departing the East line of said Woodrow Lane, and along the North line of said Tract 2 and the South line of said 30 foot street easement, for a distance of 541.64 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the Northeast corner of said Tract 2 and the Northwest corner of Lot 1, Block A per the Final Plat of Spencer Road Addition, as recorded in Cabinet V, Page 616 of the Plat Records of Denton County, Texas;

THENCE South 11°42'06" West along the common line between said Tract 2 and Lot 1, for a distance of 455.01 feet to a 5/8 inch iron rod found for the Southeast corner of said Tract 2 and the Northeast corner of said 0.391 acre tract, and being in the North line of said Spencer Road, from which a 5/8 inch iron rod found for reference bears South 51°30'43" East a distance of 177.48 feet;

THENCE North 51°34'28" West along the North line of said Spencer Road, for a distance of 22.52 feet to a bent 5/8 inch iron rod found for corner;

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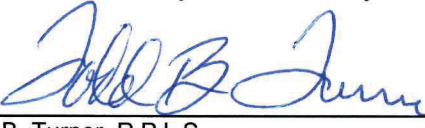
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THENCE North 80°20'28" West along the North line of said Spencer Road, for a distance of 140.63 feet to a 5/8 inch iron rod found for corner;

THENCE North 87°46'40" West along the North line of said Spencer Road, for a distance of 37.15 feet to the **POINT OF BEGINNING**, and containing 3.682 acres of land, more or less.

SURVEYOR'S CERTIFICATION

I, Todd B. Turner, Registered Professional Land Surveyor, State of Texas, do hereby state that the plat hereon was prepared from a Survey performed on the ground under my supervision, the corner monuments shown hereon were set or found as described and is a true and correct Survey to the best of my knowledge and belief.


Todd B. Turner, R.P.L.S.
Texas Registration Number 4859

Date of Plat or Map: September 19, 2023



teague nall and perkins

3200 S. Interstate 35E, Suite 1129
Denton, Texas 76210
940.383.4177 ph 940.383.8026 fx
www.tnpinc.com
TBPELS FIRM 10011601

STANDARD LAND TITLE SURVEY

2001 SPENCER ROAD

**BEING 3.682 ACRES OF LAND SITUATED IN THE
MARY L. AUSTIN SURVEY, ABSTRACT NO. 4**

City of Denton, Denton County, Texas

DEN23442

PAGE 3 OF 3

EXHIBIT B

(Special Warranty Deed)

City Project: DME Campus Expansion Project
City Project Number: 605138500

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED

STATE OF TEXAS §

COUNTY OF DENTON § KNOW ALL MEN BY THESE PRESENTS

That **Medanjo Partners LTD., a Texas limited partnership**("Grantor"), whose address is 1303 Campbell Road, Houston, Texas 77055-6484 for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration to Grantor in hand paid by the City of Denton, Texas, a Texas Home Rule Municipal Corporation (hereinafter called "Grantee"), 215 E. McKinney, Denton, Texas 76201, the receipt and sufficiency of which are hereby acknowledged and confessed, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY, unto Grantee all the real property in Denton County, Texas being particularly described on Exhibit "A", attached hereto and made a part hereof for all purposes, and being located in Denton County, Texas, together with any and all rights or interests of Grantor in and to adjacent streets, alleys and rights of way and together with all and singular the improvements and fixtures thereon and all other rights and appurtenances thereto (collectively, the "Property").

Grantor, subject to the limitation of such reservation made herein, reserves, for themselves, their heirs, devisees, successors and assigns all oil, gas and other minerals in, on and under and that may be produced from the Property. Grantor, their heirs, devisees, successors and assigns shall not have the right to use or access the surface of the Property, in any way, manner or form, in connection with or related to the reserved oil, gas, and other minerals and/or related to exploration and/or production of the oil, gas and other minerals reserved herein, including without limitation, use or access of the surface of the Property for the location of any well or drill sites, well bores, whether vertical or any deviation from vertical, water wells, pit areas, seismic activities, tanks or tank batteries, pipelines, roads, electricity or other utility infrastructure, and/or for subjacent or lateral support for any surface facilities or well bores, or any other infrastructure or improvement of any kind or type in connection with or related to the reserved oil, gas and other minerals, and/or related to the exploration or production of same.

As used herein, the term "other minerals" shall include oil, gas and all associated hydrocarbons and shall exclude (i) all substances that any reasonable extraction, mining or other exploration and/or production method, operation, process or procedure would consume, deplete or destroy the surface of the Property; and (ii) all substances which are at or near the surface of the Property. The intent of the parties hereto is that the meaning of the term "other minerals" as utilized herein, shall be in accordance with that set forth in *Reed v. Wylie*, 597 S.W.2d 743 (Tex. 1980).

As used herein, the term "surface of the Property" shall include the area from the surface

of the earth to a depth of five hundred feet (500') below the surface of the earth and all areas above the surface of the earth.

Grantor hereby assign to Grantee, without recourse or representation, any and all claims and causes of action that Grantor may have for or related to any defects in, or injury to, the Property.

This Special Warranty Deed (this "Deed") is expressly made subject to all validly existing matters of record, if any, affecting all or any part of the Property (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee and Grantee's successors and assigns forever; and Grantor do hereby bind Grantor and Grantor's successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise.

EXECUTED the _____ day of _____, 2025.

Grantor:

By: _____
Daniel McCormack

ACKNOWLEDGMENT

THE STATE OF _____ §
COUNTY OF _____ §

This instrument was acknowledged before me on _____, 2025 by _____ (Daniel McCormack).

Notary Public, State of _____
My commission expires: _____

Upon Filing Return To:
City of Denton
Real Estate Division
401 N. Elm St.
Denton, TX 76201
Attn: Deanna Cody
Real Estate Division

Property Tax Bills To:
City of Denton Finance Department
215 E. McKinney Street
Denton, Texas 76201

EXHIBIT A

(3.682 acres of land)

SHADY OAKS DRIVE

(100' RIGHT-OF-WAY ~ DOC. NO. 1997-89213)

1/2" CIRF "HALFF"

RIGHT-OF-WAY LINE

GIRO REALTY INVESTMENTS, LTD.
TRACT 2 ~ CALLED 9.218 ACRES
DOC. NO. 2018-75451
O.R.D.C.T.

WOODROW LANE

(VARIABLE WIDTH RIGHT-OF-WAY)

N 02°23'46" E 240.77'

S 89°31'10" E 541.64'

APPROXIMATE LIMITS OF
100 YEAR FLOODPLAIN
PER FEMA MAP
(SEE NOTE 3)

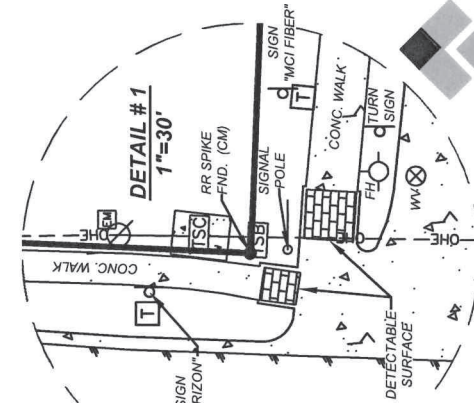
3.682 ACRES

MEDANJO PARTNERS, LTD.
TRACT 2 ~ CALLED 3.682 ACRES
DOC. NO. 2018-75291
O.R.D.C.T.

MARY L. AUSTIN SURVEY
ABSTRACT NO. 4

POINT OF BEGINNING

RR SPIKE
FND. (CM)



SEE PAGE 2 OF 3 FOR
LEGEND & NOTES
SEE PAGE 3 OF 3 FOR
LEGAL DESCRIPTION

teague nall and perkins

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www.inpinc.com
TBP&S FIRM 10011601



SPENCER ROAD
(VARIABLE WIDTH RIGHT-OF-WAY)

CITY OF DENTON
CALLED 0.391 ACRES
DOC. NO. 2004-31182
O.R.D.C.T.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 51°34'28" W	22.52'
L2	N 48°42'43" W	100.12'
L3	N 56°07'47" W	106.91'
L4	N 66°15'50" W	111.43'
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L6	N 87°46'40" W	37.15'

LOT 1, BLOCK A
SPENCER ROAD ADDITION
CAB. V, PG. 616
P.R.D.C.T.

STANDARD LAND TITLE SURVEY 2001 SPENCER ROAD

BEING 3.682 ACRES OF LAND SITUATED IN THE
MARY L. AUSTIN SURVEY, ABSTRACT NO. 4
City of Denton, Denton County, Texas

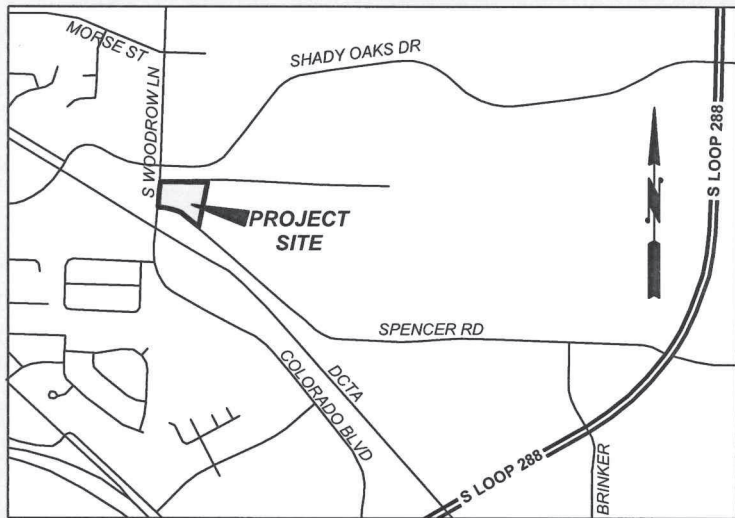
DEN23442

PAGE 1 OF 3

0 50 100 200

SCALE: 1" = 100'





VICINITY MAP
NOT TO SCALE

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STANDARD LAND TITLE SURVEY **2001 SPENCER ROAD**

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City of Denton, Denton County, Texas
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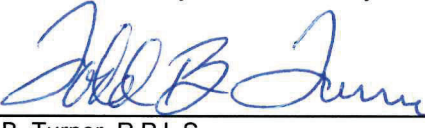
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THENCE North 80°20'28" West along the North line of said Spencer Road, for a distance of 140.63 feet to a 5/8 inch iron rod found for corner;

THENCE North 87°46'40" West along the North line of said Spencer Road, for a distance of 37.15 feet to the **POINT OF BEGINNING**, and containing 3.682 acres of land, more or less.

SURVEYOR'S CERTIFICATION

I, Todd B. Turner, Registered Professional Land Surveyor, State of Texas, do hereby state that the plat hereon was prepared from a Survey performed on the ground under my supervision, the corner monuments shown hereon were set or found as described and is a true and correct Survey to the best of my knowledge and belief.


Todd B. Turner, R.P.L.S.
Texas Registration Number 4859

Date of Plat or Map: September 19, 2023



teague nall and perkins

3200 S. Interstate 35E, Suite 1129
Denton, Texas 76210
940.383.4177 ph 940.383.8026 fx
www.tnpinc.com
TBPELS FIRM 10011601

STANDARD LAND TITLE SURVEY

2001 SPENCER ROAD

**BEING 3.682 ACRES OF LAND SITUATED IN THE
MARY L. AUSTIN SURVEY, ABSTRACT NO. 4**

City of Denton, Denton County, Texas

DEN23442

PAGE 3 OF 3