

LEGAL DESCRIPTION

BEING a 0.3836 acre (16,710 square foot) tract of land 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 being more particularly described as follows:

COMMENCING at the northwest corner of said Lot 2R and the beginning of a non-tangent curve to the left; said point also being in the south right-of-way line of Vintage Boulevard (a variable width right-of-way);

THENCE in an easterly direction, along said south line of Vintage Boulevard and with the said non-tangent curve to the left having a radius of 1567.50 feet, a central angle of $1^{\circ}10'06''$, a chord bearing and distance of North $89^{\circ}22'04''$ East, 31.96 feet and an arc distance of 31.96 feet to a point;

THENCE North $88^{\circ}47'01''$ East, continuing along the south line of said Vintage Boulevard, a distance of 53.84 feet to the **POINT OF BEGINNING**;

THENCE North $88^{\circ}47'01''$ East, continuing along the said south line of Vintage Boulevard, a distance of 19.98 feet to a point for corner;

THENCE South $01^{\circ}18'41''$ East, departing the said south line of Vintage Boulevard, a distance of 836.29 feet to a point for corner;


THENCE South $88^{\circ}34'14''$ West, a distance of 19.98 feet to a point for corner;

THENCE North $01^{\circ}18'41''$ West, a distance of 836.37 feet to the **POINT OF BEGINNING** and containing 16,710 square feet or 0.3836 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 tracts.


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

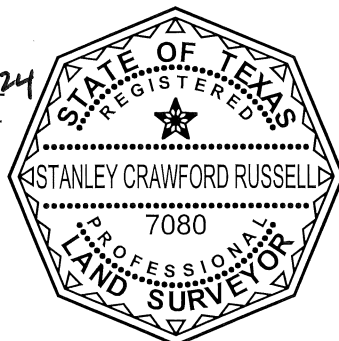


EXHIBIT A
WILLIAM ROARK SURVEY,
ABSTRACT No. 1087
CITY OF DENTON
DENTON COUNTY, TEXAS

Kimley»Horn

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

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CDP	SCR	6/20/2024	061324500	1 OF 3

VINTAGE BOULEVARD

(VARIABLE WIDTH RIGHT-OF-WAY)

N88°47'01"E
53.84'



P.O.C.
(TRACT 3)

P.O.B.
(TRACT 2)

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

RESPONSIVE
EDUCATION SOLUTIONS
DOC. No. 2020-164546

EASEMENT
0.3836 ACRES
16,710 SQ. FT.

L4
L2

MATCHLINE (SEE SHEET 3)

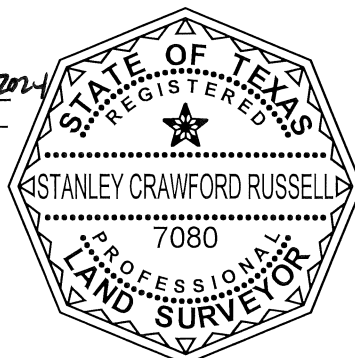
NOTES

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

StanC Russell 6/20/2024
STANLEY CRAWFORD RUSSELL
REGISTERED PROFESSIONAL
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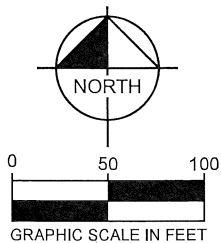


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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	CDP	SCR	6/20/2024	061324500	2 OF 3



MATCHLINE (SEE SHEET 2)

EASEMENT
0.3836 ACRES
16,710 SQ. FT.

RESPONSIVE
 EDUCATION SOLUTIONS
 DOC. No. 2020-164546

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

CITY OF DENTON
 DOC. No. 2005-60562

TRACT 1
 HR 3200, LP
 DOC. No. 2022-16634

PUBLIC UTILITY
 EASEMENT
 INST. NO. 2005-53726

LINE TABLE

NO.	BEARING	LENGTH
L1	N88°47'01"E	19.98'
L2	S01°18'41"E	836.29'
L3	S88°34'14"W	19.98'
L4	N01°18'41"W	836.37'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	1°10'06"	1567.50'	31.96'	N89°22'04"E	31.96'

EXHIBIT B

WILLIAM ROARK SURVEY,
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 CITY OF DENTON
 DENTON COUNTY, TEXAS

LEGEND

P.O.B. = POINT OF BEGINNING
 P.O.C. = POINT OF COMMENCING
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