

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF DENTON DETERMINING THE PUBLIC USE, NEED AND NECESSITY FOR THE ACQUISITION OF APPROXIMATELY 9.218 ACRES OF LAND LOCATED ALONG SHADY OAKS DRIVE, IN THE MARY L. AUSTIN SURVEY, ABSTRACT NUMBER 4, CITY AND COUNTY OF DENTON, TEXAS, FROM GIRO REALTY INVESTMENTS, LTD. A TEXAS LIMITED PARTNERSHIP, RECORDED BY COUNTY CLERK DOCUMENT NUMBER 2018-75451, 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 FOUR MILLION THREE HUNDRED SIXTEEN THOUSAND FIVE HUNDRED TWELVE DOLLARS AND 86/100 (\$4,316,512.86) FOR THE 9.218 ACRES AND ASSOCIATED CLOSING COSTS; AND PROVIDING FOR A SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the City has identified approximately 9.218 acres of land located along Shady Oaks Drive, in Mary L. Austin, Survey, Abstract Number 4, city and county of Denton, Texas ("Property") more particularly described in Exhibit "A", owned by Giro Realty Investments, 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 \$4,316,512.86 and associated closing costs to acquire 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 Four Million Three Hundred Sixteen Thousand Five Hundred Twelve Dollars and 86/100 (\$4, 316,512.86) 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

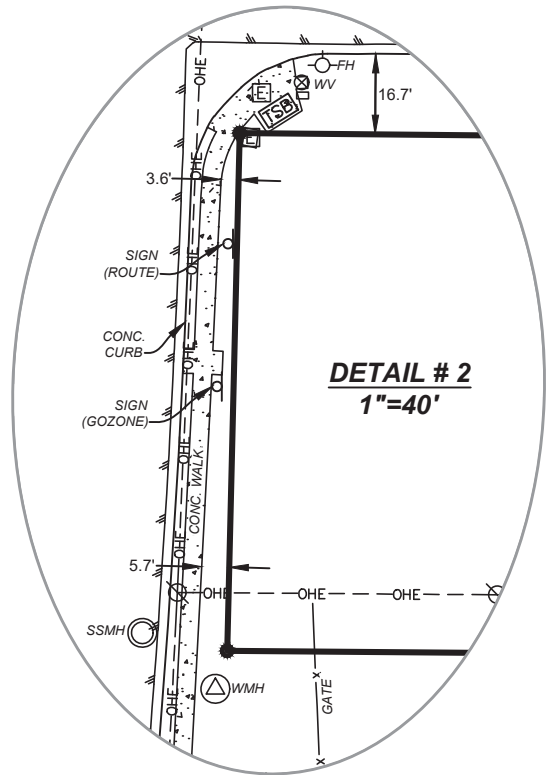
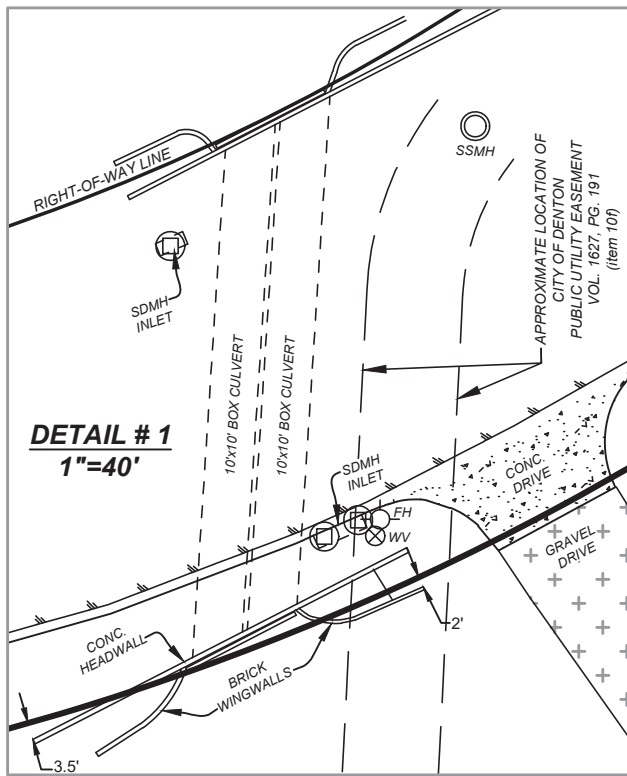
BY: _____

APPROVED AS TO LEGAL FORM:
MACK REINWAND, CITY ATTORNEY

BY: Benjamin N. Samples, II

EXHIBIT A

(9.218 acres of land)



SEE PAGE 4 OF 5 FOR
LEGEND & NOTES

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

**POINT OF
BEGINNING**

MARY L. AUSTIN SURVEY
ABSTRACT NO. 4

LOT 2, BLOCK 1
RESEARCH ADDITION
CAB. O, PG. 130
P.R.D.C.T.

9.218 ACRES

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

MATCHLINE ~ SEE PAGE 2 OF 5

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940.383.4177 ph 940.383.8026 fx
www.tnpsc.com
TBPES FIRM 10011601



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SCALE: 1" = 100'

STANDARD LAND TITLE SURVEY
2001 & 2401 SHADY OAKS DRIVE

BEING 9.218 ACRES OF LAND SITUATED IN THE
MARY L. AUSTIN SURVEY, ABSTRACT NO. 4

City of Denton, Denton County, Texas

DEN23201

PAGE 1 OF 5



SCALE: 1" = 100'

MATCHLINE ~ SEE PAGE 3 OF 5

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TRACT 2 ~ CALLED 9.218 ACRES
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LOT 2, BLOCK 1
RESEARCH ADDITION
CAB. O, PG. 130
P.R.D.C.T.

20' UNDERGROUND PIPELINE
EASEMENT AGREEMENT BETWEEN
THE CITY OF DENTON, TEXAS AND
NGG GATHERING COMPANY, LLC
DOC. NO. 2006-61045

16' PUBLIC
UTILITIES EASEMENT
CAB. O, PG. 130

SEE DETAIL # 3

30' STREET EASEMENT
DENTON COUNTY, TEXAS
VOL. 407, PG. 472
D.R.D.C.T.

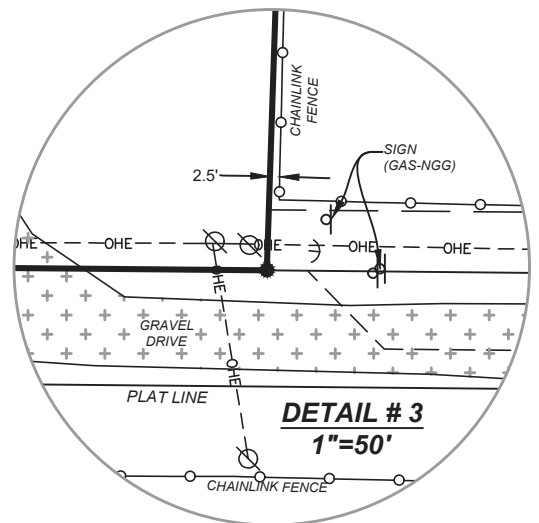
LOT 1, BLOCK A
SPENCER ROAD ADDITION
CAB. V, PG. 616
P.R.D.C.T.

30' ACCESS EASEMENT
CAB. V, PG. 616

60' PUBLIC UTILITY EASEMENT
DOC. NO. 2009-139

LOT 2, BLOCK 2
MUNICIPAL UTILITY ADDITION
DOC. NO. 2009-139
P.R.D.C.T.

SEE PAGE 4 OF 5 FOR
LEGEND & NOTES



DETAIL # 3
1"=50'

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2001 & 2401 SHADY OAKS DRIVE

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City of Denton, Denton County, Texas

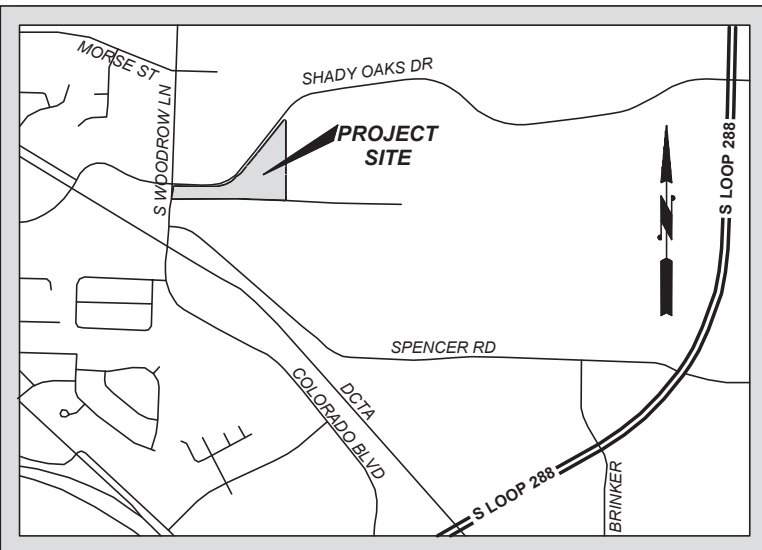
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PAGE 2 OF 5



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VICINITY MAP
NOT TO SCALE

LEGEND	
	1/2" IRON ROD FOUND (UNLESS NOTED OTHERWISE)
	ELECTRIC UTILITY
	FIRE HYDRANT (FH)
	GUY ANCHOR WIRE
	POWER POLE (PP)
	SIGN
	SANITARY SEWER MANHOLE (SSMH)
	STORM DRAIN MANHOLE (SDMH)
	TELEPHONE UTILITY
	TRAFFIC SIGNAL BOX
	WATER MANHOLE (WMH)
	WATER VALVE (WV)
	CONTROLLING MONUMENT
	IRON ROD FOUND
	CAPPED IRON ROD FOUND
D.R.D.C.T.	DEED RECORDS DENTON COUNTY TEXAS
P.R.D.C.T.	PLAT RECORDS DENTON COUNTY TEXAS
O.R.D.C.T.	OFFICIAL RECORDS DENTON COUNTY TEXAS
	BOUNDARY LINE
	RIGHT-OF-WAY LINE
	PROPERTY LINE
	EASEMENT LINE
	APPROXIMATE FLOODPLAIN LIMITS
	OVERHEAD ELECTRIC LINE
	FENCE LINE
	EDGE OF ASPHALT

TITLE COMMITMENT NOTES:

WFG NATIONAL TITLE INSURANCE COMPANY
GF NO. 23-127225
EFFECTIVE DATE: APRIL 20, 2023
COMMITMENT ISSUE DATE: MAY 11, 2023

THIS TRACT IS SUBJECT TO THE FOLLOWING SCHEDULE B ITEMS, AS SHOWN:

10f. An easement for public utilities executed by Frank Crockett, Trustee to City of Denton, Texas, filed May 3, 1985, recorded as Instrument No. Volume 1627, Page 191, of the County Clerk's Official Records of Denton County, Texas.

THIS TRACT IS SUBJECT TO THE FOLLOWING SCHEDULE B ITEMS:

10b. An easement for electric transmission lines executed by D.H. Fry to Texas Power & Light, filed June 30, 1947, recorded as Instrument No. Volume 336, Page 157, of the County Clerk's Official Records of Denton County, Texas. (*Easement is undefined and not plottable*)

THE FOLLOWING SCHEDULE B ITEMS DO NOT LIE ON THIS TRACT:

10a. An easement for electric transmission and distributing line executed by D.H. Fry to Texas Power & Light Company, filed February 2, 1925, recorded as Instrument No. Volume 194, Page 555, of the County Clerk's Official Records of Denton County, Texas.

10b. An easement for electric transmission lines executed by D.H. Fry to Texas Power & Light, filed June 30, 1947, recorded as Instrument No. Volume 336, Page 157, of the County Clerk's Official Records of Denton County, Texas.

10c. An easement for drainage executed by David H. Fry to City of Denton, Texas, filed May 12, 1955, recorded as Instrument No. Volume 409, Page 161, of the County Clerk's Official Records of Denton County, Texas.

10d. An easement for electric lines and guy wires executed by D.H. Fry to City of Denton, Texas, filed April 8, 1959, recorded as Instrument No. Volume 445, Page 250, of the County Clerk's Official Records of Denton County, Texas.

10e. An easement for electric lines and guy wires executed by D.H. Fry to City of Denton, Texas, filed April 18, 1962, recorded as Instrument No. Volume 480, Page 20, of the County Clerk's Official Records of Denton County, Texas.

SURVEY NOTES:

- All property corners are marked with a 5/8 inch iron rod with cap stamped "TNP" set, unless otherwise noted.
- 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.
- 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.
- Utility information shown hereon is based on above ground visible evidence only. Underground utilities have not been located and/or identified. Additional utilities may affect this property that are not shown hereon.
- This survey was prepared with benefit of that certain Title Commitment, GF No. 23-127225 with effective date of April 20, 2023, provided by WFG National Title Insurance Company. For easements, rights-of-way and/or other matters of record that may affect this tract, the Surveyor relied solely on said Title Commitment.



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STANDARD LAND TITLE SURVEY
2001 & 2401 SHADY OAKS DRIVE
BEING 9.218 ACRES OF LAND SITUATED IN THE
MARY L. AUSTIN SURVEY, ABSTRACT NO. 4
City of Denton, Denton County, Texas
DEN23201
PAGE 4 OF 5

LEGAL DESCRIPTION

BEING a 9.218 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 tract of land described as Tract 2 in a Deed to Giro Realty Investments, Ltd., as recorded in Document No. 2018-75451 of the Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the Northeast corner of the above cited Giro Realty Investments tract and the Northwest corner of Lot 2, Block 1 per the Final Plat of Research Addition, as recorded in Cabinet O, Page 130 of the Plat Records of Denton County, Texas, said point being in the Southerly line of Shady Oaks Drive, a 100 foot wide right-of-way described in Document No. 1997-89213 of the Real Property Records of Denton County, Texas;

THENCE South 01°54'40" West departing the Southerly line of said Shady Oaks Drive, and along the common line between said Giro Realty Investments tract and said Lot 2, for a distance of 944.94 feet to a 1/2 inch iron rod found for the common South corner of same, said point also being in the North line of a 30 foot street easement described in Volume 407, Page 472 of the Deed Records of Denton County, Texas;

THENCE North 89°31'10" West along the South line of said Giro Realty Investments tract and the North line of said 30 foot street easement, for a distance of 1251.34 feet to a 1/2 inch iron rod with "Half" cap found for the Southwest corner of said Giro Realty Investments tract, and lying in the East line of Woodrow Lane, a variable width right-of-way;

THENCE North 01°22'48" East along the East line of said Woodrow Lane, for a distance of 107.87 feet to a 1/2 inch iron rod with "Half" cap found for the Northwest corner of said Giro Realty Investments tract, same being at the intersection of the Southerly line of said Shady Oaks Drive;

THENCE South 89°27'58" East along the Southerly line of said Shady Oaks Drive, for a distance of 366.40 feet to a 1/2 inch iron rod with "Half" cap found at the beginning of a curve to the left;

THENCE in a Northeasterly direction, along the Southerly line of said Shady Oaks Drive, and along said curve to the left having a central angle of 52°58'41", a radius of 550.00 feet, a chord bearing of North 64°02'42" East, a chord distance of 490.63 feet and an arc length of 508.55 feet to a bent 5/8 inch iron rod found for the end of said curve;

THENCE North 37°33'22" East continuing along the Southerly line of said Shady Oaks Drive, for a distance of 775.48 feet to the **POINT OF BEGINNING**, and containing 9.218 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: May 11, 2023



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Denton, Texas 76210
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STANDARD LAND TITLE SURVEY **2001 & 2401 SHADY OAKS DRIVE**

**BEING 9.218 ACRES OF LAND SITUATED IN THE
MARY L. AUSTIN SURVEY, ABSTRACT NO. 4
City of Denton, Denton County, Texas**

DEN23201

PAGE 5 OF 5

EXHIBIT B
(Special Warranty Deed)

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 **Giro Realty Investments, 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).

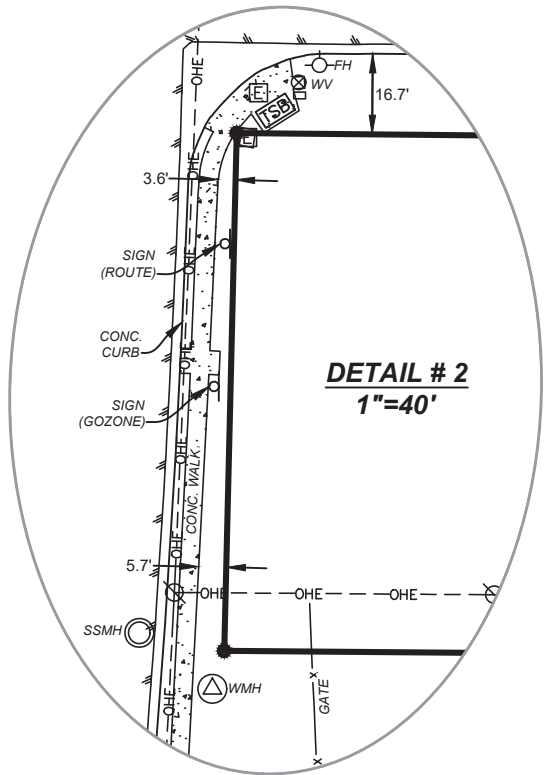
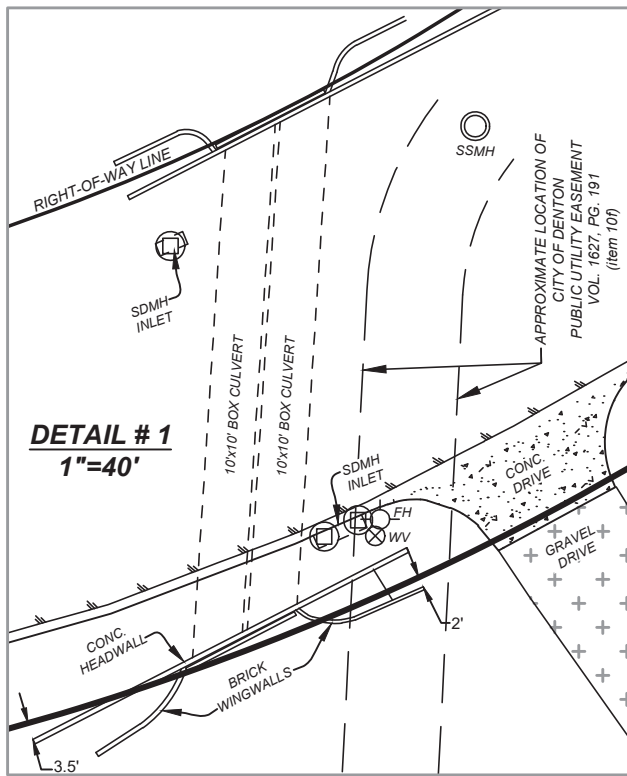
Notary Public, State of _____
My commission expires: _____

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

Page reserved for Surveyor signed & sealed

EXHIBIT "A"



SEE PAGE 4 OF 5 FOR
LEGEND & NOTES

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

**POINT OF
BEGINNING**

MARY L. AUSTIN SURVEY
ABSTRACT NO. 4

LOT 2, BLOCK 1
RESEARCH ADDITION
CAB. O, PG. 130
P.R.D.C.T.

9.218 ACRES

GIRO REALTY INVESTMENTS, LTD.
TRACT 2 ~ CALLED 9.218 ACRES
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MATCHLINE ~ SEE PAGE 2 OF 5

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SCALE: 1" = 100'

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PAGE 1 OF 5



SCALE: 1" = 100'

MARY L. AUSTIN SURVEY
ABSTRACT NO. 4

MATCHLINE ~ SEE PAGE 3 OF 5

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DOC. NO. 2006-61045

16' PUBLIC
UTILITIES EASEMENT
CAB. O, PG. 130

SEE DETAIL # 3

N 89°31'10" W 1251.34'

S 89°27'04" E 735.77'

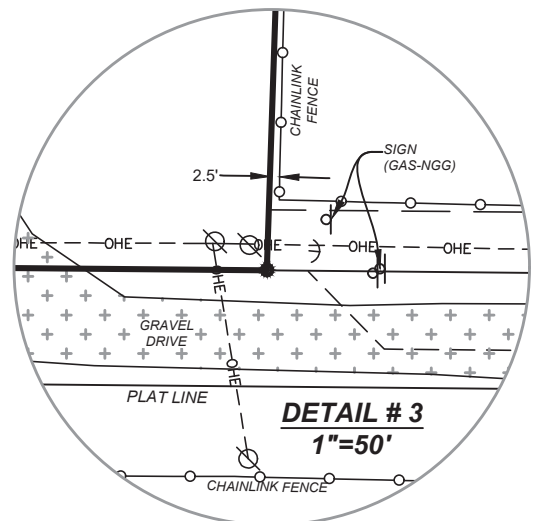
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SCALE: 1" = 100'

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	52°58'41"	550.00'	N 64°02'42" E	490.63'	508.55'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 01°22'48" E	107.87'

MARY L. AUSTIN SURVEY ABSTRACT NO. 4

GIRO REALTY INVESTMENTS, LTD.
TRACT 1 ~ CALLED 45.28 ACRES
DOC. NO. 2018-75451
O.R.D.C.T.

WOODROW LANE
(VARIABLE WIDTH RIGHT-OF-WAY)

SHADY OAKS DRIVE

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

9.218 ACRES

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SEE DETAIL #2
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SEE DETAIL #1
PAGE 1 OF 5



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2001 & 2401 SHADY OAKS DRIVE

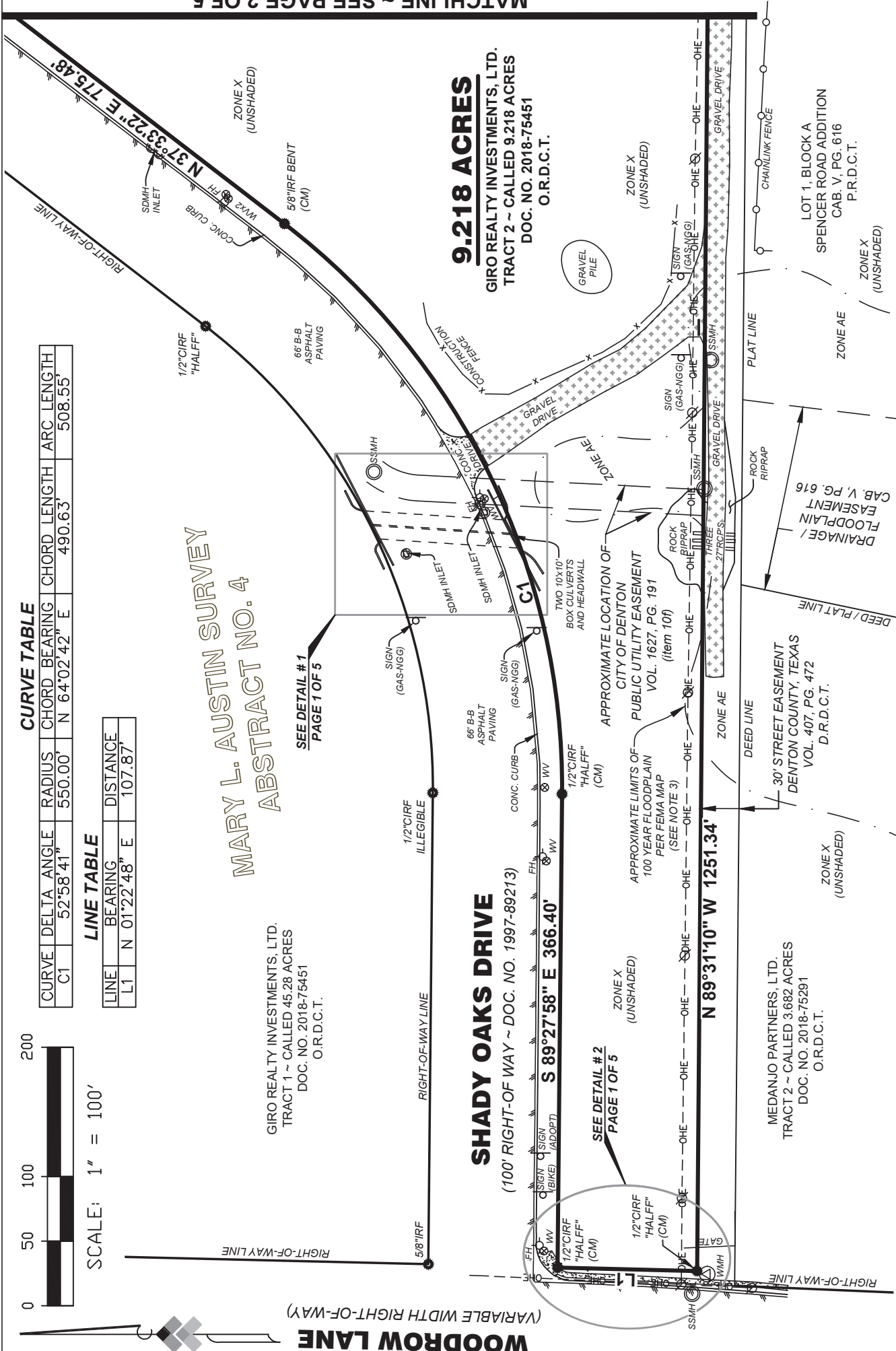
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MARY L. AUSTIN SURVEY, ABSTRACT NO. 4

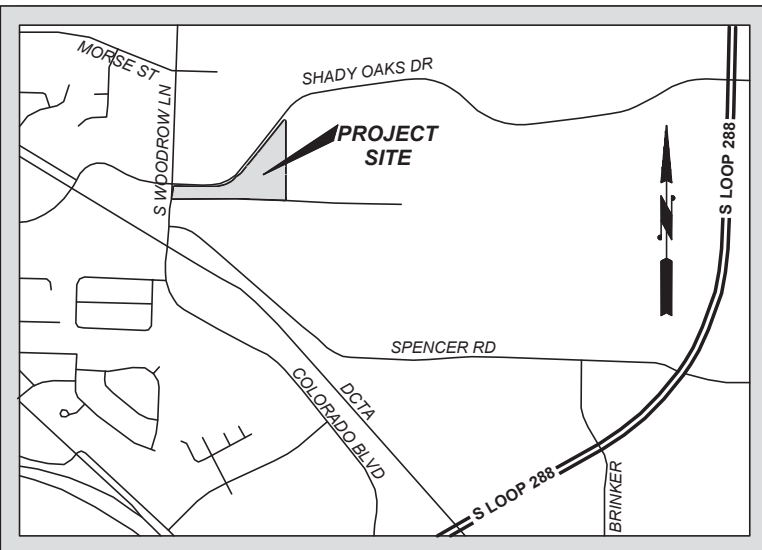
City of Denton, Denton County, Texas

DEN23201

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SEE PAGE 4 OF 5 FOR
LEGEND & NOTES





VICINITY MAP
NOT TO SCALE

LEGEND	
	1/2" IRON ROD FOUND (UNLESS NOTED OTHERWISE)
	ELECTRIC UTILITY
	FIRE HYDRANT (FH)
	GUY ANCHOR WIRE
	POWER POLE (PP)
	SIGN
	SANITARY SEWER MANHOLE (SSMH)
	STORM DRAIN MANHOLE (SDMH)
	TELEPHONE UTILITY
	TRAFFIC SIGNAL BOX
	WATER MANHOLE (WMH)
	WATER VALVE (WV)
	CONTROLLING MONUMENT
	IRON ROD FOUND
	CAPPED IRON ROD FOUND
D.R.D.C.T.	DEED RECORDS DENTON COUNTY TEXAS
P.R.D.C.T.	PLAT RECORDS DENTON COUNTY TEXAS
O.R.D.C.T.	OFFICIAL RECORDS DENTON COUNTY TEXAS
	BOUNDARY LINE
	RIGHT-OF-WAY LINE
	PROPERTY LINE
	EASEMENT LINE
	APPROXIMATE FLOODPLAIN LIMITS
	OVERHEAD ELECTRIC LINE
	FENCE LINE
	EDGE OF ASPHALT

TITLE COMMITMENT NOTES:

WFG NATIONAL TITLE INSURANCE COMPANY
GF NO. 23-127225
EFFECTIVE DATE: APRIL 20, 2023
COMMITMENT ISSUE DATE: MAY 11, 2023

THIS TRACT IS SUBJECT TO THE FOLLOWING SCHEDULE B ITEMS, AS SHOWN:

10f. An easement for public utilities executed by Frank Crockett, Trustee to City of Denton, Texas, filed May 3, 1985, recorded as Instrument No. Volume 1627, Page 191, of the County Clerk's Official Records of Denton County, Texas.

THIS TRACT IS SUBJECT TO THE FOLLOWING SCHEDULE B ITEMS:

10b. An easement for electric transmission lines executed by D.H. Fry to Texas Power & Light, filed June 30, 1947, recorded as Instrument No. Volume 336, Page 157, of the County Clerk's Official Records of Denton County, Texas. (*Easement is undefined and not plottable*)

THE FOLLOWING SCHEDULE B ITEMS DO NOT LIE ON THIS TRACT:

10a. An easement for electric transmission and distributing line executed by D.H. Fry to Texas Power & Light Company, filed February 2, 1925, recorded as Instrument No. Volume 194, Page 555, of the County Clerk's Official Records of Denton County, Texas.

10b. An easement for electric transmission lines executed by D.H. Fry to Texas Power & Light, filed June 30, 1947, recorded as Instrument No. Volume 336, Page 157, of the County Clerk's Official Records of Denton County, Texas.

10c. An easement for drainage executed by David H. Fry to City of Denton, Texas, filed May 12, 1955, recorded as Instrument No. Volume 409, Page 161, of the County Clerk's Official Records of Denton County, Texas.

10d. An easement for electric lines and guy wires executed by D.H. Fry to City of Denton, Texas, filed April 8, 1959, recorded as Instrument No. Volume 445, Page 250, of the County Clerk's Official Records of Denton County, Texas.

10e. An easement for electric lines and guy wires executed by D.H. Fry to City of Denton, Texas, filed April 18, 1962, recorded as Instrument No. Volume 480, Page 20, of the County Clerk's Official Records of Denton County, Texas.

SURVEY NOTES:

- All property corners are marked with a 5/8 inch iron rod with cap stamped "TNP" set, unless otherwise noted.
- 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.
- 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.
- Utility information shown hereon is based on above ground visible evidence only. Underground utilities have not been located and/or identified. Additional utilities may affect this property that are not shown hereon.
- This survey was prepared with benefit of that certain Title Commitment, GF No. 23-127225 with effective date of April 20, 2023, provided by WFG National Title Insurance Company. For easements, rights-of-way and/or other matters of record that may affect this tract, the Surveyor relied solely on said Title Commitment.



teague nall and perkins

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TBPELS FIRM 10011601

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STANDARD LAND TITLE SURVEY
2001 & 2401 SHADY OAKS DRIVE
BEING 9.218 ACRES OF LAND SITUATED IN THE
MARY L. AUSTIN SURVEY, ABSTRACT NO. 4
City of Denton, Denton County, Texas
DEN23201
PAGE 4 OF 5

LEGAL DESCRIPTION

BEING a 9.218 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 tract of land described as Tract 2 in a Deed to Giro Realty Investments, Ltd., as recorded in Document No. 2018-75451 of the Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the Northeast corner of the above cited Giro Realty Investments tract and the Northwest corner of Lot 2, Block 1 per the Final Plat of Research Addition, as recorded in Cabinet O, Page 130 of the Plat Records of Denton County, Texas, said point being in the Southerly line of Shady Oaks Drive, a 100 foot wide right-of-way described in Document No. 1997-89213 of the Real Property Records of Denton County, Texas;

THENCE South 01°54'40" West departing the Southerly line of said Shady Oaks Drive, and along the common line between said Giro Realty Investments tract and said Lot 2, for a distance of 944.94 feet to a 1/2 inch iron rod found for the common South corner of same, said point also being in the North line of a 30 foot street easement described in Volume 407, Page 472 of the Deed Records of Denton County, Texas;

THENCE North 89°31'10" West along the South line of said Giro Realty Investments tract and the North line of said 30 foot street easement, for a distance of 1251.34 feet to a 1/2 inch iron rod with "Half" cap found for the Southwest corner of said Giro Realty Investments tract, and lying in the East line of Woodrow Lane, a variable width right-of-way;

THENCE North 01°22'48" East along the East line of said Woodrow Lane, for a distance of 107.87 feet to a 1/2 inch iron rod with "Half" cap found for the Northwest corner of said Giro Realty Investments tract, same being at the intersection of the Southerly line of said Shady Oaks Drive;

THENCE South 89°27'58" East along the Southerly line of said Shady Oaks Drive, for a distance of 366.40 feet to a 1/2 inch iron rod with "Half" cap found at the beginning of a curve to the left;

THENCE in a Northeasterly direction, along the Southerly line of said Shady Oaks Drive, and along said curve to the left having a central angle of 52°58'41", a radius of 550.00 feet, a chord bearing of North 64°02'42" East, a chord distance of 490.63 feet and an arc length of 508.55 feet to a bent 5/8 inch iron rod found for the end of said curve;

THENCE North 37°33'22" East continuing along the Southerly line of said Shady Oaks Drive, for a distance of 775.48 feet to the **POINT OF BEGINNING**, and containing 9.218 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: May 11, 2023



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STANDARD LAND TITLE SURVEY **2001 & 2401 SHADY OAKS DRIVE**

**BEING 9.218 ACRES OF LAND SITUATED IN THE
MARY L. AUSTIN SURVEY, ABSTRACT NO. 4
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