

RYAN ROAD WIDENING PROJECT

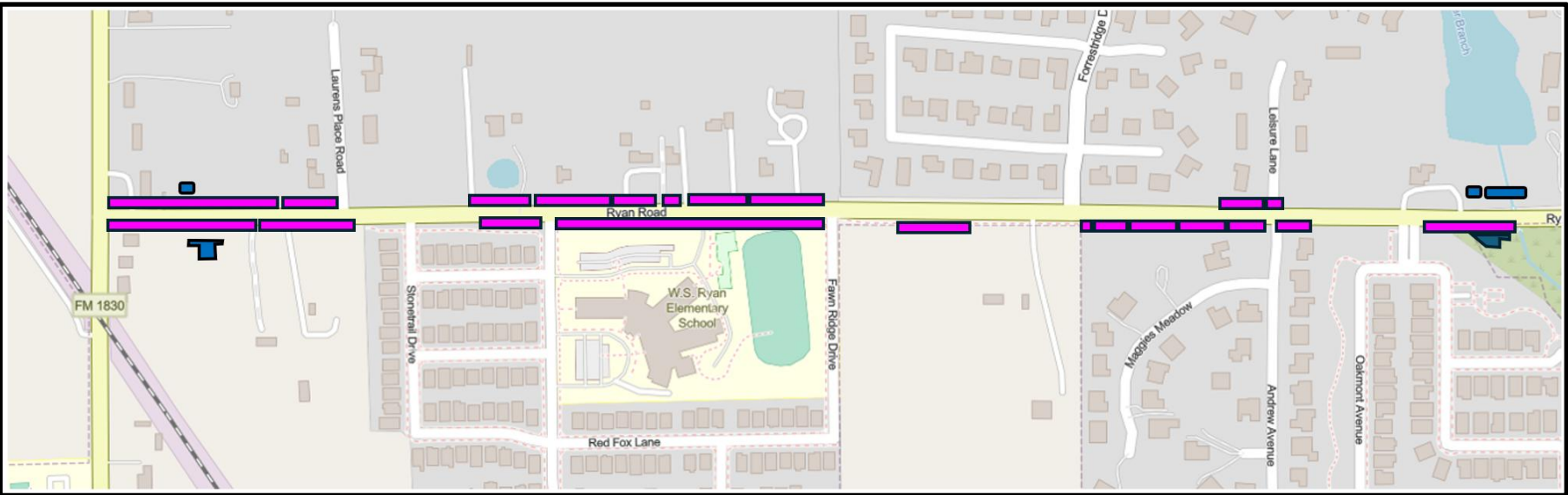
Angel DeLory
Senior Real Estate Specialist
Development Services, Real Estate Department

Agenda Item ID: 25-1145



Project Overview

- ❖ **This project will widen Ryan Road creating a second arterial route.**
- ❖ **Funding Source: Approved 2019 Bond Program**
- ❖ **Ryan Road will be widened from a 2 lane to a 3 lane undivided roadway.**
- ❖ **Additional improvements include drainage crossings and ditches, sidewalks and street lighting.**



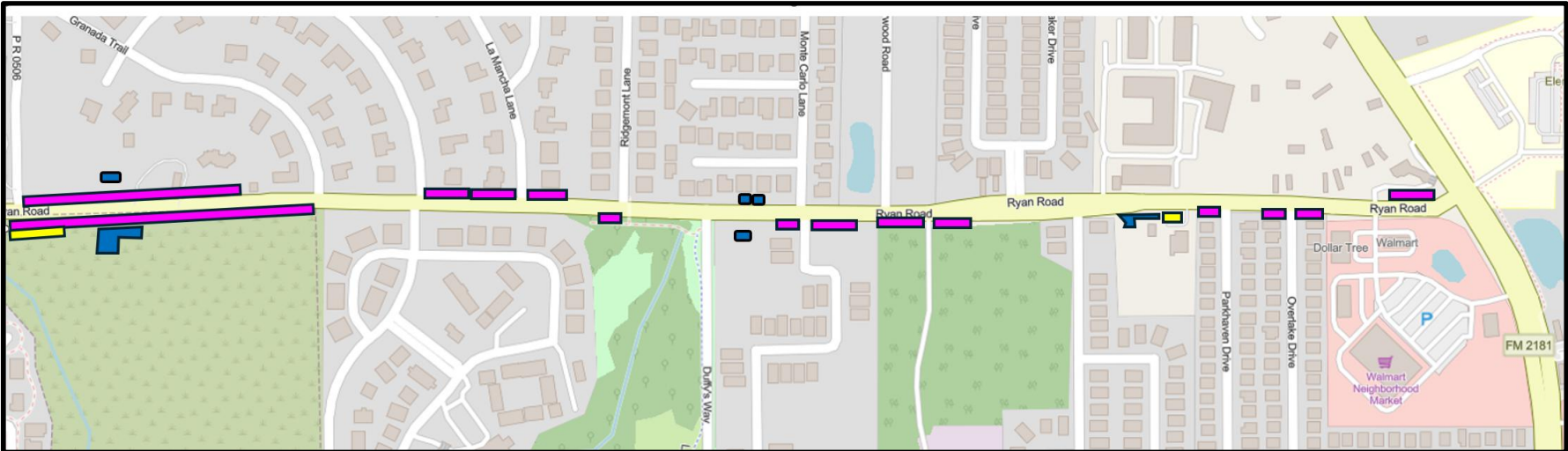
**Temporary Construction
Easements**



Rights-of-Way

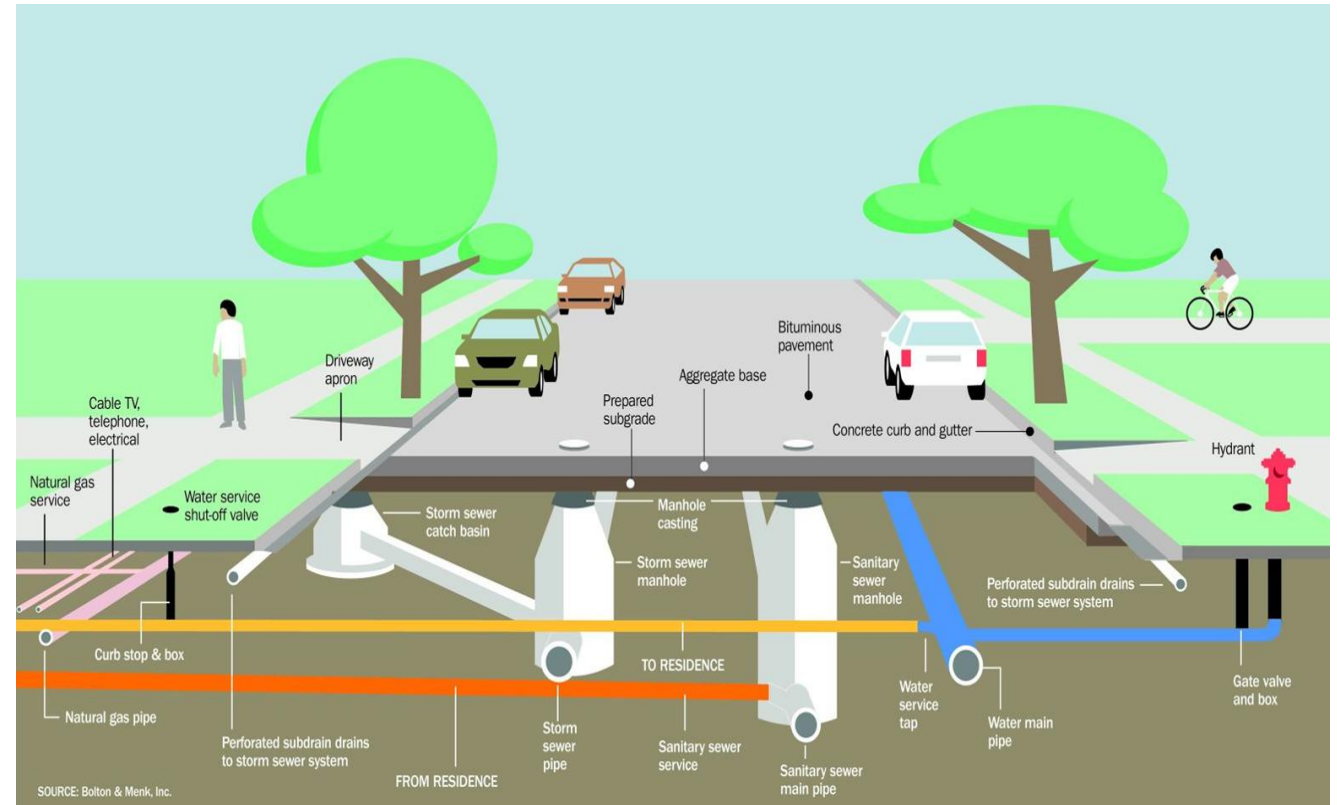


Drainage Easements



Project Schedule

- ❖ Projected Construction:
Qtr. 1 Calendar Year 2028
- ❖ Projected Completion:
Qtr. 1 Calendar Year 2030

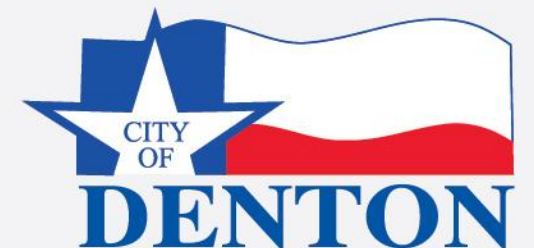


Staff Recommendation:

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(s), 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 begin displaying the subject properties.



6

EXHIBIT "A"
0.1827 ACRE

BEING a tract of land situated in the T. Martin Survey, Abstract No. 900, City of Denton, Denton County, Texas, and being a portion of a called 2.13 acre tract of land described in a deed to James E. Draper, recorded in Instrument No. 2007-147213 of the Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with plastic cap stamped "KAZ" found at the intersection of the northerly right-of-way line of Ryan Road, a variable width right-of-way, with the easterly right-of-way line of F.M. Highway No. 1830 (Country Club Road), a variable width right-of-way, for the southwest corner of said 2.13 acre tract;

THENCE North 01°00'58" West, along the easterly right-of-way line of said F.M. Highway No. 1830 and along the westerly line of said 2.13 acre tract, a distance of 19.09 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 89°56'29" East, departing the easterly right-of-way line of said F.M. Highway No. 1830 and the westerly line of said 2.13 acre tract, and crossing said 2.13 acre tract, a distance of 219.44 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 88°40'07" East, continuing across said 2.13 acre tract, a distance of 313.77 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner on the easterly line of said 2.13 acre tract, same being on the westerly line of a called 2.49321 acre tract of land described in a deed to Arthur L. Thompson, recorded in Volume 498, Page 201 of the Official Records of Denton County, Texas;

THENCE South 03°18'41" East, along the common line of said 2.13 acre tract and said 2.49321 acre tract, a distance of 13.88 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southeast corner of said 2.13 acre tract, same being on the northerly right-of-way line of said Ryan Road;

THENCE South 88°40'49" West, along the northerly right-of-way line of said Ryan Road and along the southerly line of said 2.13 acre tract, a distance of 533.73 feet to the POINT OF BEGINNING and containing 0.1827 acres (7,957 square feet) of land, more or less.

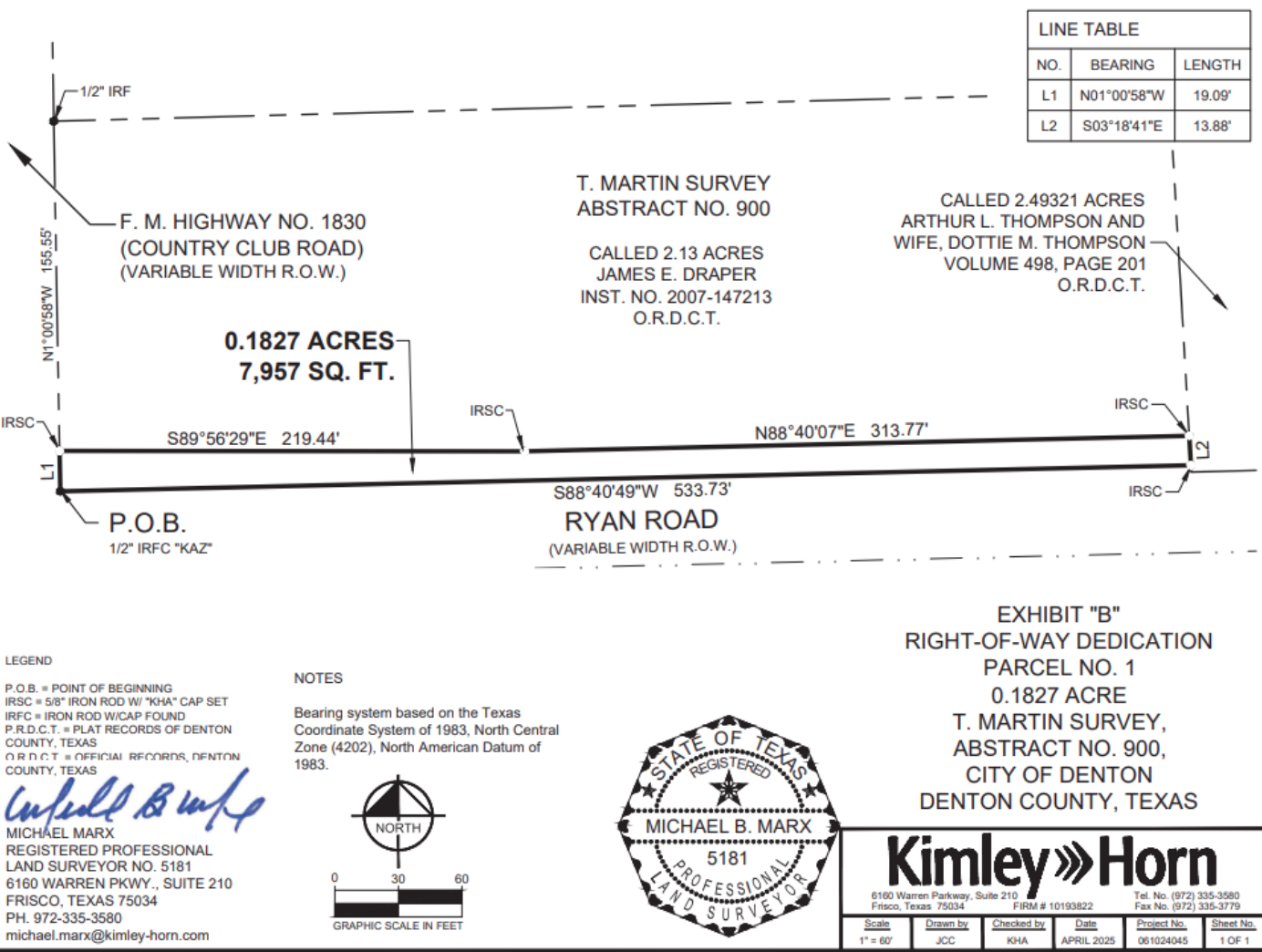
Michael Marx
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EXHIBIT "A"
RIGHT-OF-WAY DEDICATION
PARCEL NO. 1
0.1827 ACRE
T. MARTIN SURVEY,
ABSTRACT NO. 900
CITY OF DENTON
DENTON COUNTY, TEXAS

Kimley»Horn

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Scale: N/A
Drawn by: JCC
Checked by: KHA
Date: APRIL 2025
Project No.: 061024045
Sheet No.: 1 OF 1



Parcel 1
Right-
of-Way
(ROW)



EXHIBIT "A"
0.1494 ACRE

BEING a tract of land situated in the James W. Withers Survey, Abstract No. 1343, City of Denton, Denton County, Texas, and being a portion of a called 7.469 acre tract of land described in a deed to Riley MDT Holdings, LP, recorded in Instrument No. 20017-105780 of the Official Records of Denton County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod found on the easterly right-of-way line of F.M. Highway No. 1830 (Country Club Road), a variable width right-of-way, for the northwest corner of a called 0.841 acre tract of land described in a deed to Andy Reed Brock and Diana L. Brock, recorded in Document No. 2019-161005 of the Official Records of Denton County, Texas, common to an angle point in the westerly line of said 7.469 acre tract;

THENCE North 00°50'51" West, along the easterly right-of-way line of said F.M. Highway No. 1830 and along the westerly line of said 7.469 acre tract, a distance of 134.56 feet to a point;

THENCE departing the easterly right-of-way line of said F.M. Highway No. 1830 and the westerly line of said 7.469 acre tract, and crossing said 7.469 acre tract, the following courses and distances:

- North 89°09'09" East, a distance of 263.87 feet to the POINT OF BEGINNING of the herein described easement tract;
- North 01°00'40" East, a distance of 10.00 feet to a point for corner;
- South 88°59'20" East, a distance of 10.96 feet to a point at the beginning of a tangent curve to the left with a radius of 1,165.00 feet, a central angle of 02°20'34", and a chord bearing and distance of North 89°50'23" East, 47.22 feet;
- In a easterly direction, with said tangent curve to the left, an arc distance of 47.23 feet to a point for corner;
- North 88°40'06" East, a distance of 36.69 feet to a point for corner;
- North 88°40'06" East, a distance of 143.26 feet to a point for corner;

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EXHIBIT "A"
DRAINAGE EASEMENT
PARCEL 02
0.1494 ACRE
JAMES W. WITHERS SURVEY,
ABSTRACT NO. 1343
CITY OF DENTON
DENTON COUNTY, TEXAS

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FIRM # 10103822
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Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JCC	KMA	APRIL 2025	061024045	1 OF 2

- South 01°19'54" East, a distance of 10.00 feet to a point for corner;
- South 88°40'06" West, a distance of 49.33 feet to a point for corner;
- South 01°19'54" East, a distance of 43.00 feet to a point for corner;
- South 88°40'06" West, a distance of 95.92 feet to a point for corner;
- North 01°19'54" West, a distance of 43.00 feet to a point for corner;
- South 88°40'06" West, a distance of 34.69 feet to a point at the beginning of a tangent curve to the right with a radius of 1,165.00 feet, a central angle of 02°20'34", and a chord bearing and distance of South 89°50'23" West, 47.63 feet;
- In a westerly direction, with said tangent curve to the right, an arc distance of 47.64 feet to a point for corner;
- North 88°59'20" West, a distance of 10.96 feet to the POINT OF BEGINNING and containing 0.1494 of an acre (6,508 square feet) of land, more or less.

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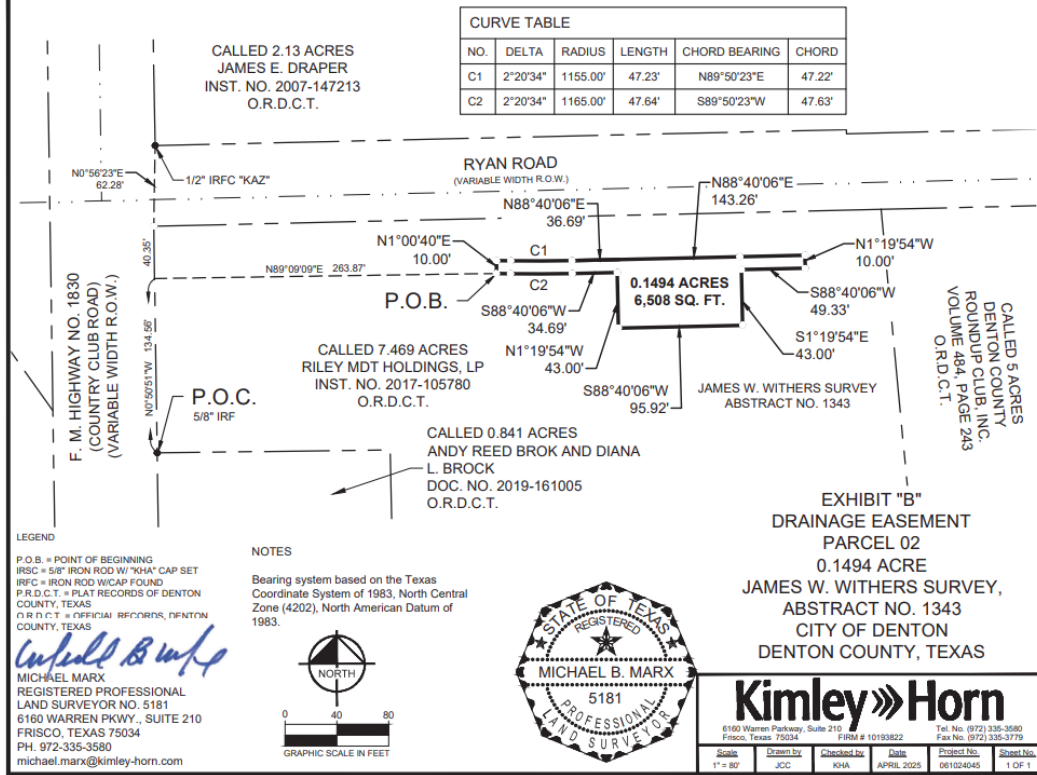
6160 Warren Parkway, Suite 210
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JCC	KMA	APRIL 2025	061024045	2 OF 2

EXHIBIT "A"
DRAINAGE EASEMENT
PARCEL 02
0.1494 ACRE
JAMES W. WITHERS SURVEY,
ABSTRACT NO. 1343
CITY OF DENTON
DENTON COUNTY, TEXAS

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JCC	KMA	APRIL 2025	061024045	2 OF 2



Parcel 2 DE

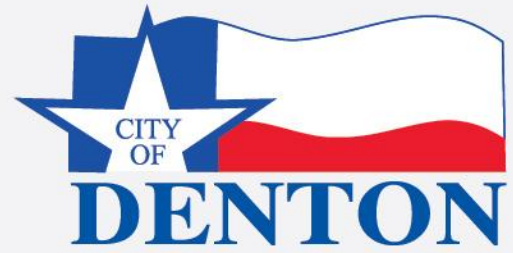


EXHIBIT "A"
0.3998 ACRE

BEING a tract of land situated in the James W. Withers Survey, Abstract No. 1343, City of Denton, Denton County, Texas, and being a portion of a called 7.469 acre tract of land described in a deed to Riley MDT Holdings, LP, recorded in Instrument No. 2017-105780 of the Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap stamped "KHA" set at the intersection of easterly right-of-way line of F.M. Highway 1830 (Country Club Road), a variable width right-of-way, with the southerly right-of-way line of Ryan Road, a variable width right-of-way, for the northwest corner of said 7.469 acre tract;

THENCE North 88°40'06" East, along the southerly right-of-way line of said Ryan Road and along the northerly line of said 7.469 acre tract, a distance of 561.57 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northeast corner of said 7.469 acre tract, common to the northwest corner of a called 5 acre tract of land described in a deed to Denton County Roundup Club, Inc., recorded in Volume 484, Page 243 of the Official records of Denton County, Texas;

THENCE South 05°25'50" East, departing the southerly right-of-way line of said Ryan Road and along the common line of said 7.469 acre tract and said 5 acre tract, a distance of 34.09 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE departing said common line and crossing said 7.469 acre tract, the following courses and distance:

South 88°40'06" West, a distance of 241.90 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right with a radius of 1,155.00 feet, a central angle of 02°20'34", and a chord bearing and distance of South 89°50'23" West, 47.22 feet;

In a westerly direction, with said tangent curve to the right, an arc distance of 47.23 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 88°59'20" West, a distance of 154.70 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left with a radius of 1,045.00 feet, a central angle of 00°57'13", and a chord bearing and distance of North 89°27'57" West, 17.39 feet;

In a westerly direction, with said tangent curve to the left, an arc distance of 17.39 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 89°56'33" West, a distance of 103.17 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner on the westerly line of said 7.469 acre tract, same being on the easterly right-of-way line of said F.M. Highway No. 1830, from which a 5/8 inch iron rod found bears South 00°50'51" East, 151.27 feet;

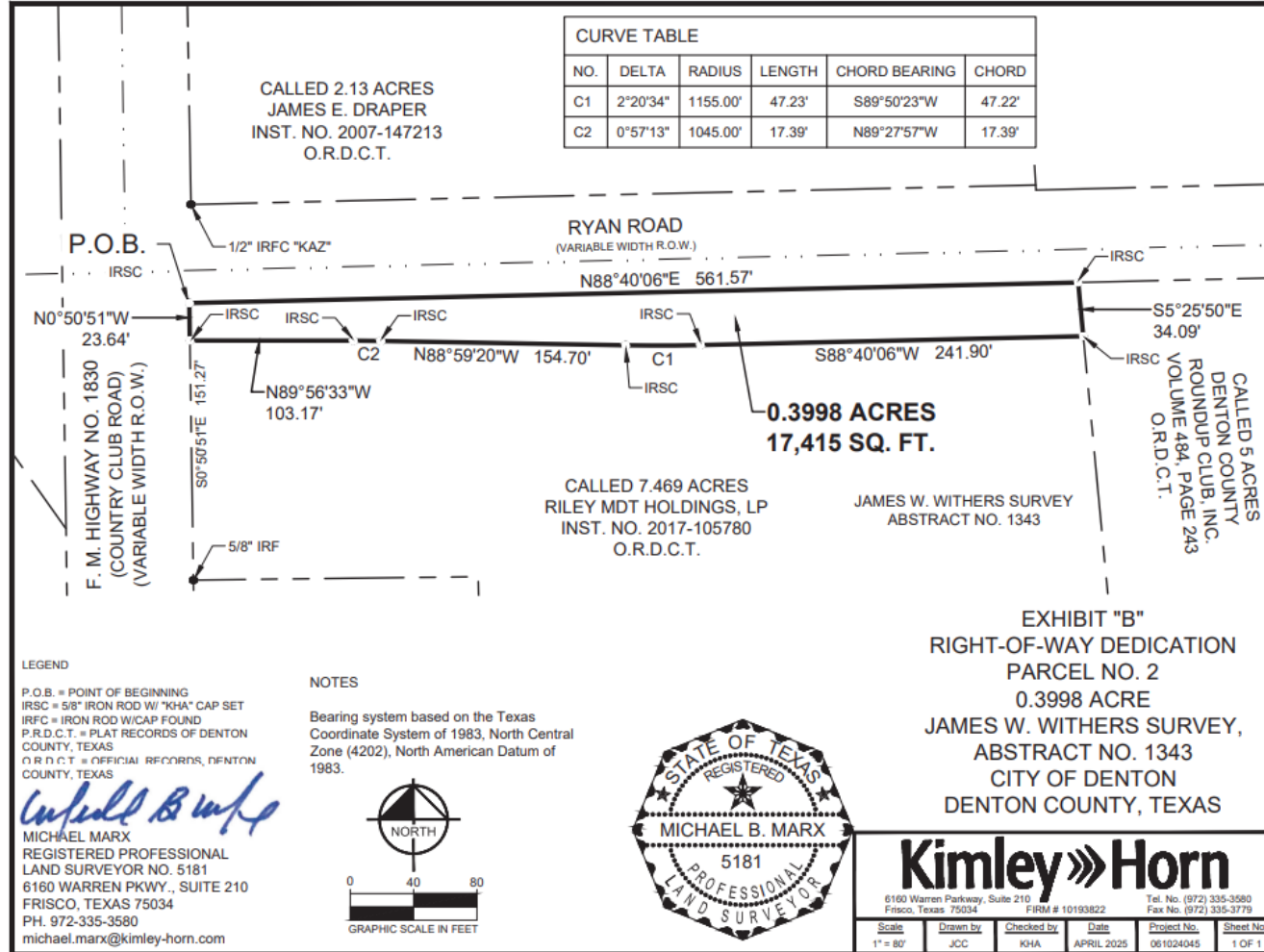
THENCE North 00°50'51" West, along the easterly right-of-way line of said F.M. Highway No. 1830 and along the westerly line of said 7.469 acre tract, a distance of 23.64 feet to the POINT OF BEGINNING and containing 0.3998 of an acre (17,415 square feet) of land, more or less.

EXHIBIT "A"
RIGHT-OF-WAY DEDICATION
PARCEL NO. 2
0.3998 ACRE
JAMES W. WITHERS SURVEY,
ABSTRACT NO. 1343
CITY OF DENTON
DENTON COUNTY, TEXAS

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Scale: N/A
Drawn by: JCC
Checked by: KHA
Date: APRIL 2025
Project No.: 061024045
Sheet No.: 1 OF 1



Parcel
2
ROW

EXHIBIT "A"
0.1066 ACRE

BEING a tract of land situated in the T. Martin Survey, Abstract No. 900, City of Denton, Denton County, Texas, and being a portion of a called 2.49321 acre tract of land described in a deed to Arthur L. Thompson, recorded in Volume 498, Page 201 of the Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with plastic cap found at the intersection of the northerly right-of-way line of Ryan Road, a variable width right-of-way, with the westerly right-of-way line of said Lauren's Place Road, a 50-foot wide right-of-way, for the southeast corner said 2.49321 acre tract;

THENCE South 88°34'19" West, along the northerly right-of-way line of said Ryan Road and along the southerly line of said 2.49321 acre tract, a distance of 275.60 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southwest corner of said 2.49321 acre tract;

THENCE North 03°18'41" West, continuing along the northerly right-of-way line of said Ryan, along the westerly line of said 2.49321 acre tract and along the easterly line of a called 2.13 acre tract of land described in a deed to James E. Draper, recorded in Instrument No. 2007-147213 of the Official Records of Denton County, Texas, a distance of 17.09 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 88°40'06" East, departing the westerly line of said 2.49321 acre tract and the easterly line of said 2.13 acre tract, and crossing said 2.49321 acre tract, a distance of 275.30 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set on easterly line of said 2.49321 acre tract, common to the westerly right-of-way line of said Lauren's Place Road;

THENCE South 04°24'29" East, along the westerly right-of-way line of said Lauren's Place Road and along the easterly line of said 2.49321 acre tract, a distance of 16.64 feet to the **POINT OF BEGINNING** and containing 0.1066 of an acre (4,641 square feet) of land, more or less.

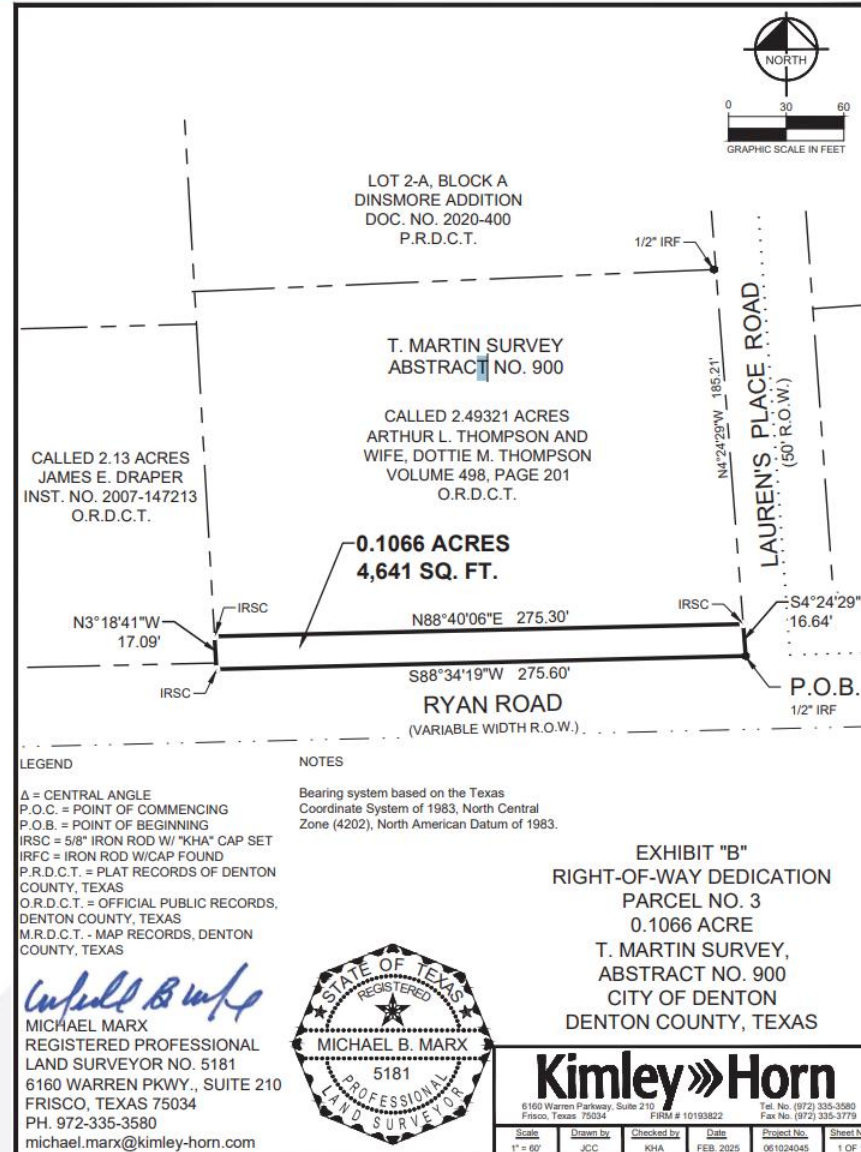
EXHIBIT "A"
RIGHT-OF-WAY DEDICATION
PARCEL NO. 3
0.1066 ACRE
T. MARTIN SURVEY,
ABSTRACT NO. 900
CITY OF DENTON
DENTON COUNTY, TEXAS

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JCC	KHA	FEB. 2025	061024045	1 OF 1



**Parcel 3
ROW**

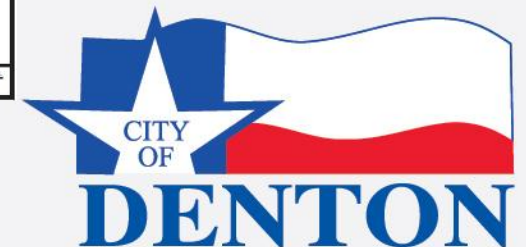


EXHIBIT "A"
0.2734 ACRE

BEING a tract of land situated in the James W. Withers Survey, Abstract No. 1343, City of Denton, Denton County, Texas, and being a portion of a called 5 acre tract of land described in a deed to Denton County Roundup Club, Inc., recorded in Volume 484, Page 243 of the Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap stamped "KHA" set on the southerly right-of-way line of Ryan Road, a variable width right-of-way, for the northwest corner of said 5 acre tract, common to the northeast corner of a called 7.469 acre tract of land described in a deed to Riley MDT Holdings, LP, recorded in Instrument No. 2017-105780 of the Official Records of Denton County, Texas;

THENCE North 88°40'06" East, along the southerly right-of-way line of said Ryan Road and along the northerly line of said 5 acre tract, a distance of 351.30 feet to the northeast corner of said 5 acre tract, from which a 1/2 inch iron rod found bears North 88°40'06" East, 0.82 feet;

THENCE South 01°47'00" East, continuing along the southerly right-of-way line of said Ryan Road and along the easterly line of said 5 acre tract, a distance of 34.00 feet to a 5/8 inch rod with plastic cap stamped "KHA" set for the northwest corner of Lot 1X HOA, Block A of Ryan Meadows Phase I, an addition to the City of Denton, Denton County, Texas, according to the plat thereof recorded in Document No. 2016-243 of the Plat Records of Denton County, Texas;

THENCE South 88°40'06" West, departing the easterly line of said 5 acre tract and crossing said 5 acre tract, a distance of 349.13 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set on the westerly line of said 5 acre tract, same being on the easterly line of said 7.469 acre tract;

THENCE North 05°25'50" West, along the common line of said 5 acre tract and said 7.469 acre tract, a distance of 34.09 feet to the **POINT OF BEGINNING** and containing 0.2734 of an acre (11,907 square feet) of land, more or less.

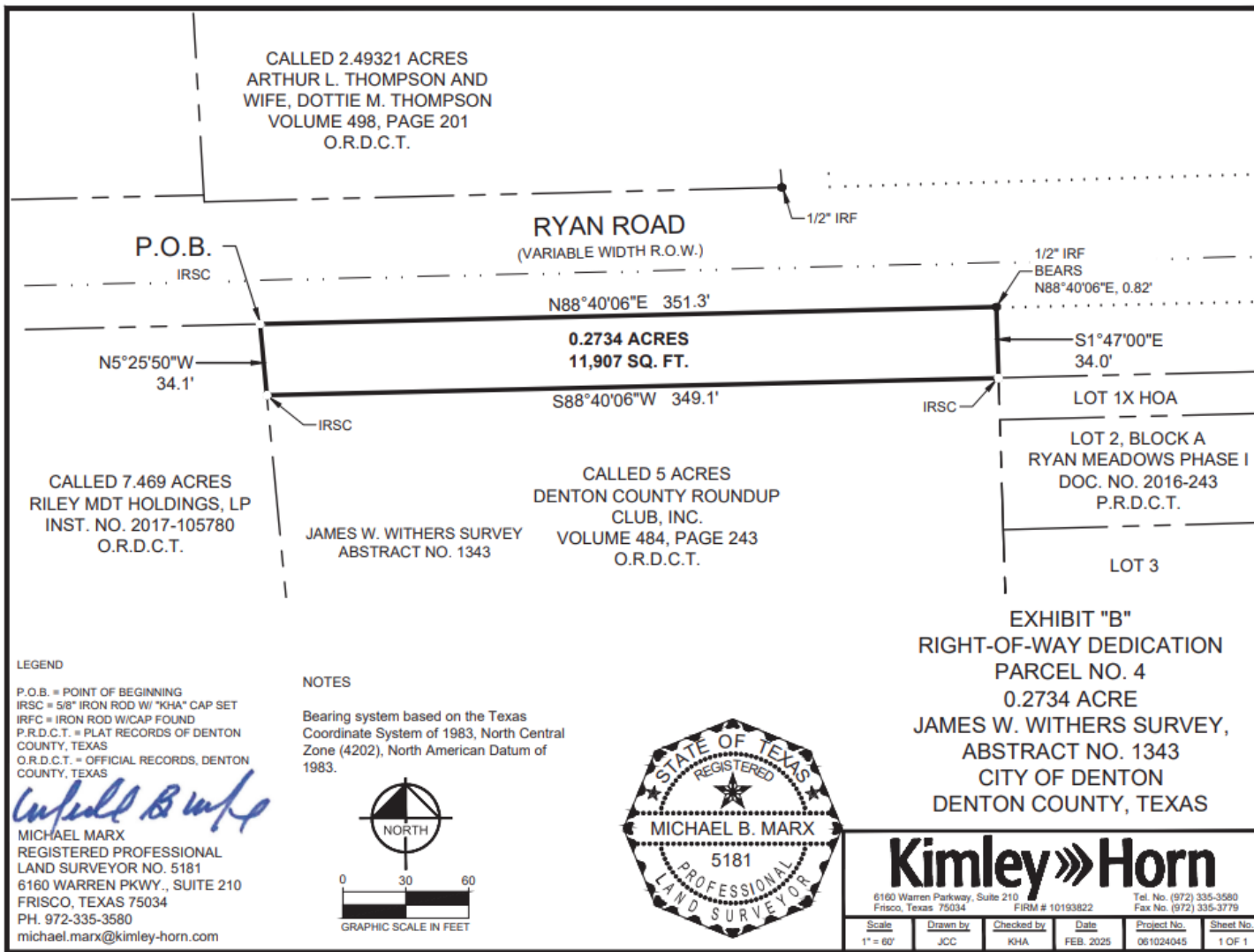
EXHIBIT "A"
RIGHT-OF-WAY DEDICATION
PARCEL NO. 4
0.2734 ACRE
JAMES W. WITHERS SURVEY,
ABSTRACT NO. 1343
CITY OF DENTON
DENTON COUNTY, TEXAS



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Scale: N/A
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Unfilled & Impf
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**Parcel
4
ROW**

EXHIBIT "A"
0.0869 ACRE

BEING a tract of land situated in the T. Martin Survey, Abstract No. 900, City of Denton, Denton County, Texas, and being a portion of a called 3.429 acre tract of land described in a deed to Jesus Benitz, recorded in Instrument No. 2002-19129 of the Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found on the northerly right-of-way line of Ryan Road, a variable width right-of-way, for the southwest corner of said 3.429 acre tract, common to the southeast corner of Lot 3 of Thetford Addition, an addition to the City of Denton, Denton County, Texas, according to the plat thereof recorded in Cabinet V, Page 359 of the Plat Records of Denton County, Texas;

THENCE North 04°07'40" West, departing the northerly right-of-way line of said Ryan Road and along the common line of said 3.429 acre tract and said Lot 3, a distance of 15.89 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 87°40'25" East, departing said common line and crossing said 3.429 acre tract, a distance of 58.82 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" at the beginning of a tangent curve to the right with a radius of 1,155.00 feet, a central angle of 01°19'10", and a chord bearing and distance of North 88°20'00" East, 26.60 feet;

THENCE in an easterly direction, continuing across said 3.429 acre tract, with said tangent curve to the right, an arc distance of 26.60 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 88°59'35" East, continuing across said 3.429 acre tract, a distance of 139.48 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner on the easterly line of said 3.429 acre tract, same being on the westerly line of a called 3.002 acre tract of land described in a deed to Celia Hernandez, recorded in Instrument No. 2006-3836 of the Official Records of Denton County, Texas;

THENCE South 04°10'29" East, along the common line of said 3.429 acre tract and said 3.002 acre tract, a distance of 16.70 feet to a 1/2 inch iron rod found on the northerly right-of-way line of said Ryan Road, for the southeast corner of said 3.429 acre tract;

THENCE South 88°46'33" West, departing the westerly line of said 3.002 acre tract, along the northerly right-of-way line of said Ryan Road and along the southerly line of said 3.429 acre tract, a distance of 224.94 feet to the **POINT OF BEGINNING** and containing 0.0869 of an acre (3,786 square feet) of land, more or less.

EXHIBIT "A"
RIGHT-OF-WAY DEDICATION
PARCEL NO. 5
0.0869 ACRE
T. MARTIN SURVEY,
ABSTRACT NO. 900
CITY OF DENTON
DENTON COUNTY, TEXAS

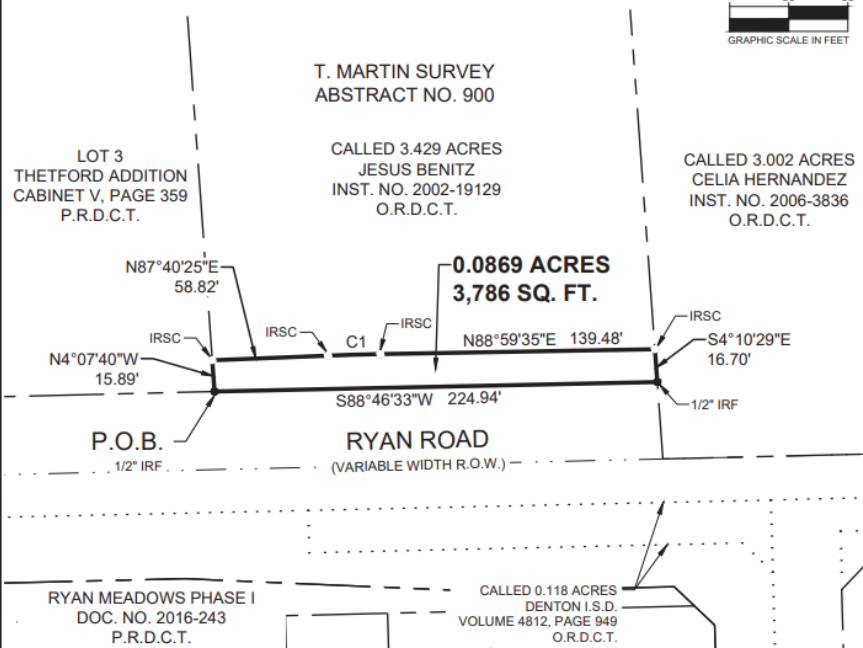
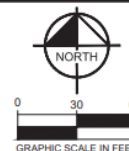
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FIRM # 10193822
Scale: N/A
Drawn by: JCC
Checked by: KHA
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Sheet No.: 1 OF 1

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	1°19'10"	1155.00'	26.60'	N88°20'00"E	26.60'



LEGEND

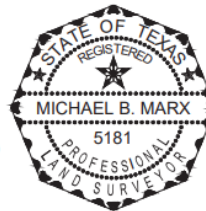
Δ = CENTRAL ANGLE
P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
IRFC = IRON ROD W/CAP FOUND
P.R.D.C.T. = PLAT RECORDS OF DENTON COUNTY, TEXAS
O.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
M.R.D.C.T. = MAP RECORDS, DENTON COUNTY, TEXAS

NOTES

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

EXHIBIT "B"
RIGHT-OF-WAY DEDICATION
PARCEL NO. 5
0.0869 ACRE
T. MARTIN SURVEY,
ABSTRACT NO. 900
CITY OF DENTON
DENTON COUNTY, TEXAS

Michael Marx
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FIRM # 10193822
Scale: 1" = 60'
Drawn by: JCC
Checked by: KHA
Date: FEB. 2025
Project No.: 061024045
Sheet No.: 1 OF 1

Parcel 5
ROW



EXHIBIT "A"
0.3009 ACRE

BEING a tract of land situated in the T. Martin Survey, Abstract No. 900, City of Denton, Denton County, Texas, and being a portion of a called 3.002 acre tract of land described in a deed to Celia Hernandez, recorded in 2006-3836 of the Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southeast corner of said 3.002 acre tract, common to the southwest corner of a called 3.000 acre tract of land described in a deed to Quinn C. Collatt and wife, Amber Nicole Collatt, recorded in Instrument No. 2024-101911 of the Official Records of Denton County, Texas, same being on the northerly right-of-way line of Ryan Road, a variable width right-of-way;

THENCE South 88°37'54" West, along the northerly right-of-way line of said Ryan Road and along the southerly line of said 3.002 acre tract, a distance of 238.33 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southwest corner of said 3.002 acre tract;

THENCE North 04°10'29" West, continuing along the northerly right-of-way line of said Ryan Road and along the westerly line of said 3.002 acre tract and along the easterly line of a called 3.429 acre tract of land described in deed to Jesus Benitz, recorded in Instrument No. 2002-19129 of the Official Records of Denton County, Texas, passing at a distance of 39.14 feet, a 1/2 inch iron rod found for the southeast corner of said 3.429 acre tract, and continuing for a total distance of 55.84 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 88°59'35" East, departing the westerly line of said 3.002 acre tract and the easterly line of said 3.429 acre tract, and crossing said 3.002 acre tract, a distance of 238.29 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set on the easterly line of said 3.002 acre tract, same being on the westerly line of said 3.000 acre tract;

THENCE South 04°17'43" East, along the common line of said 3.002 acre tract and said 3.429 acre tract, passing at a distance of 13.83 feet, a 1/2 inch iron rod found, and continuing for a total distance of a 54.34 feet to the **POINT OF BEGINNING** and containing 0.3009 of an acre (13,109 square feet) of land, more or less.

EXHIBIT "A"
RIGHT-OF-WAY DEDICATION
PARCEL NO. 7
0.3009 ACRE
T. MARTIN SURVEY,
ABSTRACT NO. 900
CITY OF DENTON
DENTON COUNTY, TEXAS

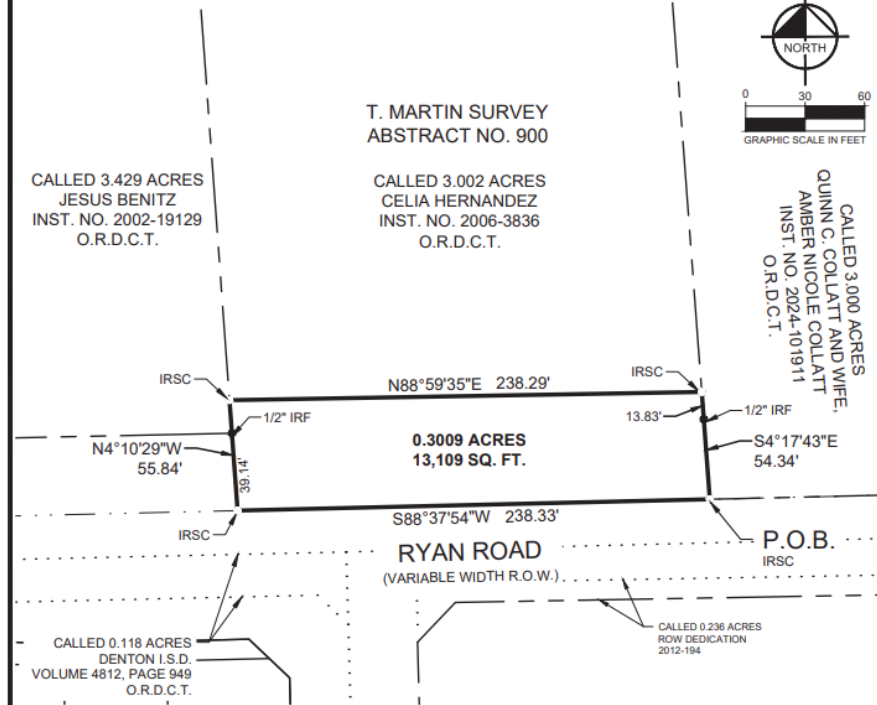
Michael Marx

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Tel. No. (972) 335-3580
Fax No. (972) 335-3779
FIRM # 10193822
Scale: N/A Drawn by: JCC Checked by: KHA Date: FEB. 2025 Project No. 061024045 Sheet No. 1 OF 1



LEGEND

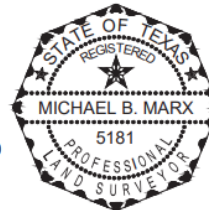
Δ = CENTRAL ANGLE
P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
IRFC = IRON ROD W/CAP FOUND
P.R.D.C.T. = PLAT RECORDS OF DENTON COUNTY, TEXAS
O.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
M.R.D.C.T. = MAP RECORDS, DENTON COUNTY, TEXAS

NOTES

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

Michael Marx

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Scale: 1" = 60' Drawn by: JCC Checked by: KHA Date: FEB. 2025 Project No. 061024045 Sheet No. 1 OF 1

**Parcel
7
ROW**

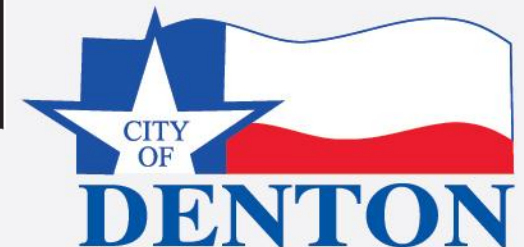


EXHIBIT "A"
0.1271 ACRE

BEING a tract of land situated in the James W. Withers Survey, Abstract No. 1343, City of Denton, Denton County, Texas, and being a portion of Lot 1-R, Block A of Wayne Ryan Elementary School Addition, and addition to the City of Denton, Denton County, Texas, according to the replat thereof recorded in Instrument No. 2012-194 of the Plat Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap stamped "KHA" set on the north end of a corner clip at the intersection of the southerly right-of-way line of Ryan Road, a variable width right-of-way, with the easterly right-of-way line of Creekdale Drive, a 35-foot wide right-of-way, for the northernmost northwest corner of said Lot 1-R;

THENCE North 88°59'35" East, departing said corner clip, along the southerly right-of-way line of said Ryan Road and along the northerly line of said Lot 1-R, a distance of 916.68 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set on the north end of a corner clip at the intersection of the southerly right-of-way line of said Ryan Road, with the westerly right-of-way line of Fawn Ridge Drive, a 50-foot wide right-of-way;

THENCE South 45°53'02" East, along said corner clip, a distance of 8.68 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

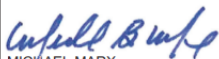
THENCE South 89°33'52" West, departing said corner clip and crossing said Lot 1-R, a distance of 9.90 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left with a radius of 1,045.00 feet, a central angle of 00°34'17", and a chord bearing and distance of South 89°16'44" West, 10.42 feet;

THENCE in a westerly direction, continuing across said Lot 1-R, with said tangent curve to the left, an arc distance of 10.42 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 88°59'35" West, continuing across said Lot 1-R, a distance of 908.40 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set on a corner clip at the intersection of the easterly right-of-way line of said Creekdale Drive, with the southerly right-of-way line of said Ryan Road, same being on the northerly line of said Lot 1-R;

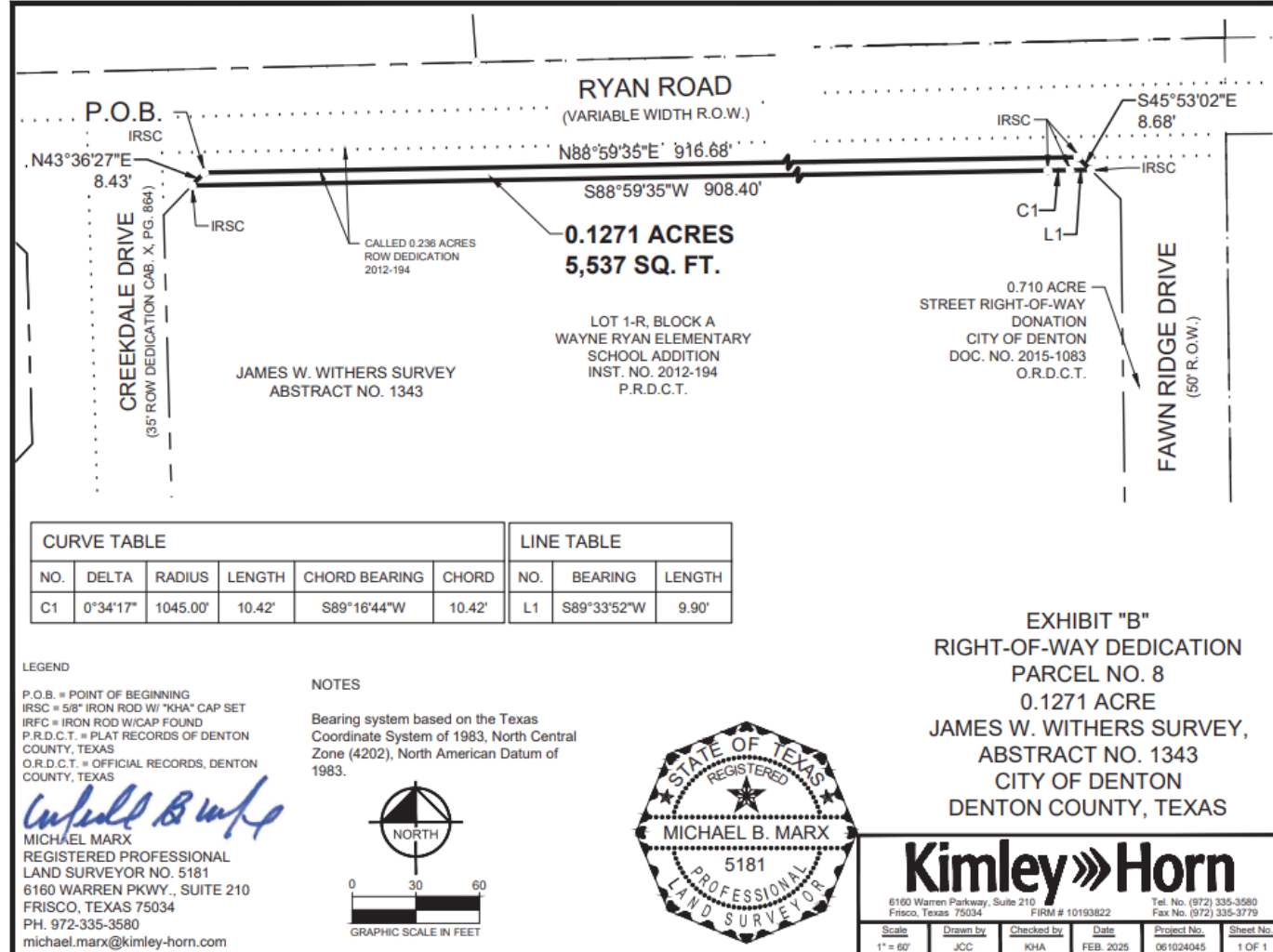
THENCE North 43°36'27" East, along said corner clip and along the northerly line of said Lot 1-R, a distance of 8.43 feet to the **POINT OF BEGINNING** and containing 0.1271 of an acre (5,537 square feet) of land, more or less.

EXHIBIT "A"
RIGHT-OF-WAY DEDICATION
PARCEL NO. 8
0.1271 ACRE
JAMES W. WITHERS SURVEY,
ABSTRACT NO. 1343
CITY OF DENTON
DENTON COUNTY, TEXAS


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FIRM # 10193622
Tel. No. (972) 335-3580
Fax No. (972) 335-3779
Scale: N/A
Drawn by: JCC
Checked by: KHA
Date: FEB. 2025
Project No.: 061024045
Sheet No.: 1 OF 1



Parcel
8
ROW

EXHIBIT "A"
0.2924 ACRE

BEING a tract of land situated in the T. Martin Survey, Abstract No. 900, City of Denton, Denton County, Texas, and being a portion of a called 3.000 acre tract of land described in deed to Quinn C. Collatt and wife, Amber Nicole Collatt, recorded in Instrument No. 2024-101911 of the Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap stamped KHA" set for the southeast corner of said 3.000 acre tract, common to the southwest corner of a called 1.000 acre tract of land described in a deed to Ray Newland and wife Cleo Newland, recorded in Volume 897, Page 920 of the Official Records of Denton County, Texas, same being on the northerly right-of-way line of Ryan Road, a variable width right-of-way;

THENCE South 88°37'54" West, along the northerly right-of-way line of said Ryan Road and along the southerly line of said 3.000 acre tract, a distance of 237.98 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southwest corner of said 3.000 acre tract, common to the southeast corner of a called 3.002 acre tract of land described in a deed to Celia Hernandez, recorded in Instrument No. 2006-3836 of the Official Records of Denton County, Texas;

THENCE North 04°17'43" West, departing the northerly right-of-way line of said Ryan Road and along the common line of said 3.000 acre tract and said 3.002 acre tract, passing at a distance of 40.51 feet, a 1/2 inch iron rod found, and continuing for a total distance of 54.34 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 88°59'35" East, departing said common line and crossing said 3.000 acre tract, a distance of 238.09 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set on the easterly line of said 3.000 acre tract, same being on the westerly line of said 1.000 acre tract;

THENCE South 04°16'01" East, along the common line of said 3.000 acre tract and said 1.000 acre tract, a distance of 52.83 feet to the **POINT OF BEGINNING** and containing 0.2924 of an acre (12,736 square feet) of land, more or less.

EXHIBIT "A"
RIGHT-OF-WAY DEDICATION
PARCEL NO. 9
0.2924 ACRE
T. MARTIN SURVEY,
ABSTRACT NO. 900
CITY OF DENTON
DENTON COUNTY, TEXAS

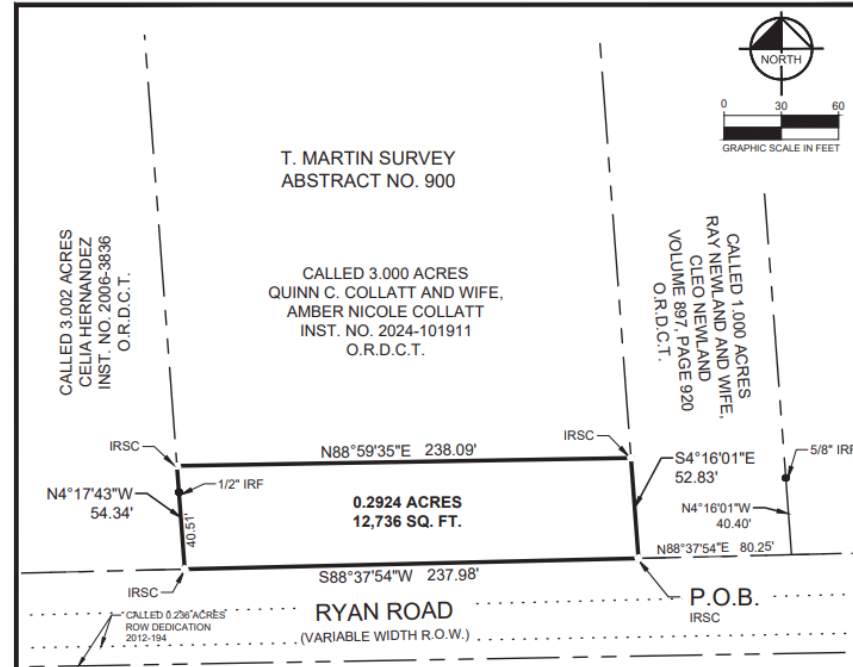
Michael Marx
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REGISTERED PROFESSIONAL
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Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JCC	KHA	FEB. 2025	061024045	1 OF 1



LEGEND

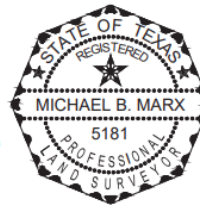
Δ = CENTRAL ANGLE
P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
IRFC = IRON ROD W/CAP FOUND
P.R.D.C.T. = PLAT RECORDS OF DENTON COUNTY, TEXAS
O.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
M.R.D.C.T. = MAP RECORDS, DENTON COUNTY, TEXAS

NOTES

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

EXHIBIT "B"
RIGHT-OF-WAY DEDICATION
PARCEL NO. 9
0.2924 ACRE
T. MARTIN SURVEY,
ABSTRACT NO. 900
CITY OF DENTON
DENTON COUNTY, TEXAS

Michael Marx
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Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JCC	KHA	FEB. 2025	061024045	1 OF 1

Parcel
9
ROW

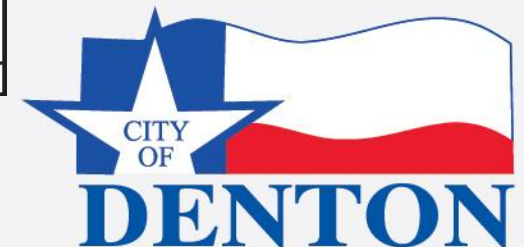


EXHIBIT "A"
0.3329 ACRE

BEING a tract of land situated in the T. Lobar Survey, Abstract No. 779, City of Denton, Denton County, Texas, and being apportion of a called 52.486 acre tract of land described in a deed to Mary Katherine Higginbotham Beal (1/3 interest), Ernest Ryan Higginbotham (1/3 interest), and Patricia Jean Higginbotham Clark (1/3 interest), recorded in Instrument No. 2018-10624 of the Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap stamped "KHA" set on the southerly right-of-way line of Ryan Road, same being on the westerly line of Lot 5, Block B of Thistle Hill Estates Phase I, an addition to the City of Denton, Denton County, Texas, according to the plat thereof recorded in Cabinet R, Page 122 of the Plat Records of Denton County, Texas, for the northeast corner of said 52.486 acre tract;

THENCE South 00°53'22" East, departing the southerly right-of-way line of said Ryan Road and along the common line of said 52.486 acre tract and said Lot 5, a distance of 18.60 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 89°54'37" West, departing said common line and crossing said 52.486 acre tract, a distance of 229.45 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 89°33'52" West, continuing across said 52.486 acre tract, a distance of 634.75 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set on the easterly right-of-way line of Fawn Ridge Drive, a 50-foot wide right-of-way, same being on the westerly line of said 52.486 acre tract;

THENCE North 00°45'39" West, along the westerly line of said 52.486 acre tract, the easterly right-of-way line of said Fawn Ridge Drive, and the southerly right-of-way line of said Ryan Road, a distance of 16.50 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northwest corner of said 52.486 acre tract;

THENCE North 89°33'52" East, continuing along the southerly right-of-way line of said Ryan Road and along the northerly line of said 52.486 acre tract, a distance of 864.14 feet to the **POINT OF BEGINNING** and containing 0.3329 of an acre (14,500 square feet) of land, more or less.

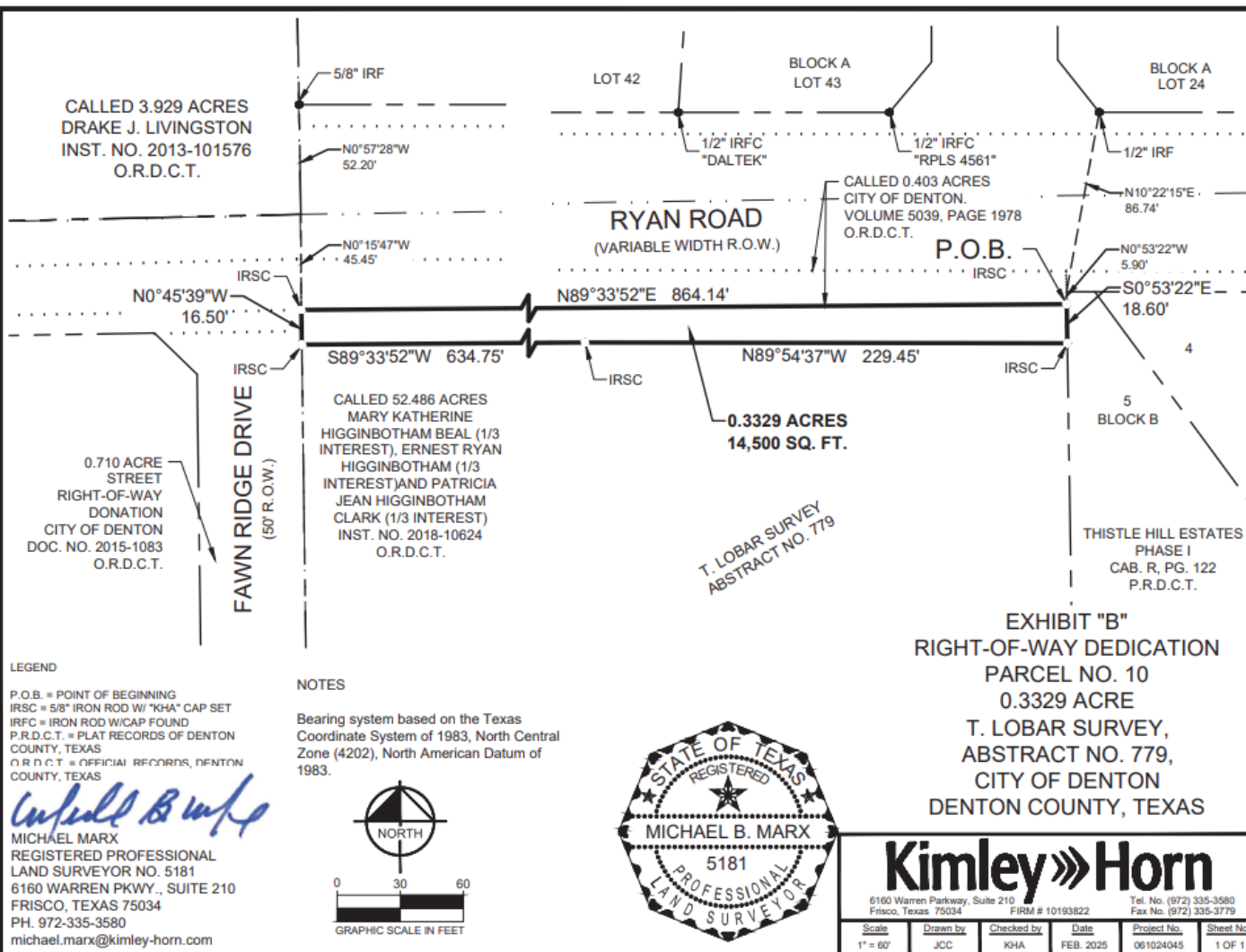
EXHIBIT "A"
RIGHT-OF-WAY DEDICATION
PARCEL NO. 10
0.3329 ACRE
T. LOBAR SURVEY,
ABSTRACT NO. 779,
CITY OF DENTON
DENTON COUNTY, TEXAS



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Kimley»Horn

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JCC	KHA	FEB. 2025	061024045	1 OF 1



Parcel
10
ROW

EXHIBIT "A"
0.0967 ACRE

BEING a tract of land situated in the T. Martin Survey, Abstract No. 900, City of Denton, Denton County, Texas, and being a portion of a called 1.000 acre tract of land describe in a deed to Ray Newland and wife, Cleo Newland, recorded in Volume 897, Page 920 of the Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at 5/8 inch iron rod with plastic cap stamped "KHA" set for the southeast corner of said 1.000 acre tract, common to the southwest corner of a called 2.9854 acre tract of land described in a deed to Jorge Rebollar, Jr., recorded in Instrument No. 2023-24403 of the Official records of Denton County, Texas, same being on the northerly right-of-way line of Ryan Road, a variable width right-of-way;

THENCE South 88°37'54" West, along the northerly right-of-way line of said Ryan Road and along the southerly line of said 1.000 acre tract, a distance of 80.25 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southwest corner of said 1.000 acre tract, common to the southeast corner of a called 3.000 acre tract of land described in a deed to Quinn C. Collatt and wife, Amber Nicole Collatt recorded in Instrument No. 2024-101911 of the Official Records of Denton County, Texas;

THENCE North 04°16'01" West, departing the northerly right-of-way line of said Ryan Road and along the common line of said 1.000 acre tract and said 3.000 acre tract, a distance of 52.83 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 88°59'35" East, departing said common line and crossing said 1.000 acre tract, a distance of 80.28 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set on the easterly line of said 1.000 acre tract, same being on the westerly line of said 2.9854 acre tract;

THENCE South 04°16'01" East, along the common line of said 1.000 acre tract and said 2.9854 acre tract, passing at a distance of 11.93 feet, a 5/8 inch iron rod found, and continuing for a total distance of 52.32 feet to the POINT OF BEGINNING and containing 0.0967 of an acre (4,214 square feet) of land, more or less.

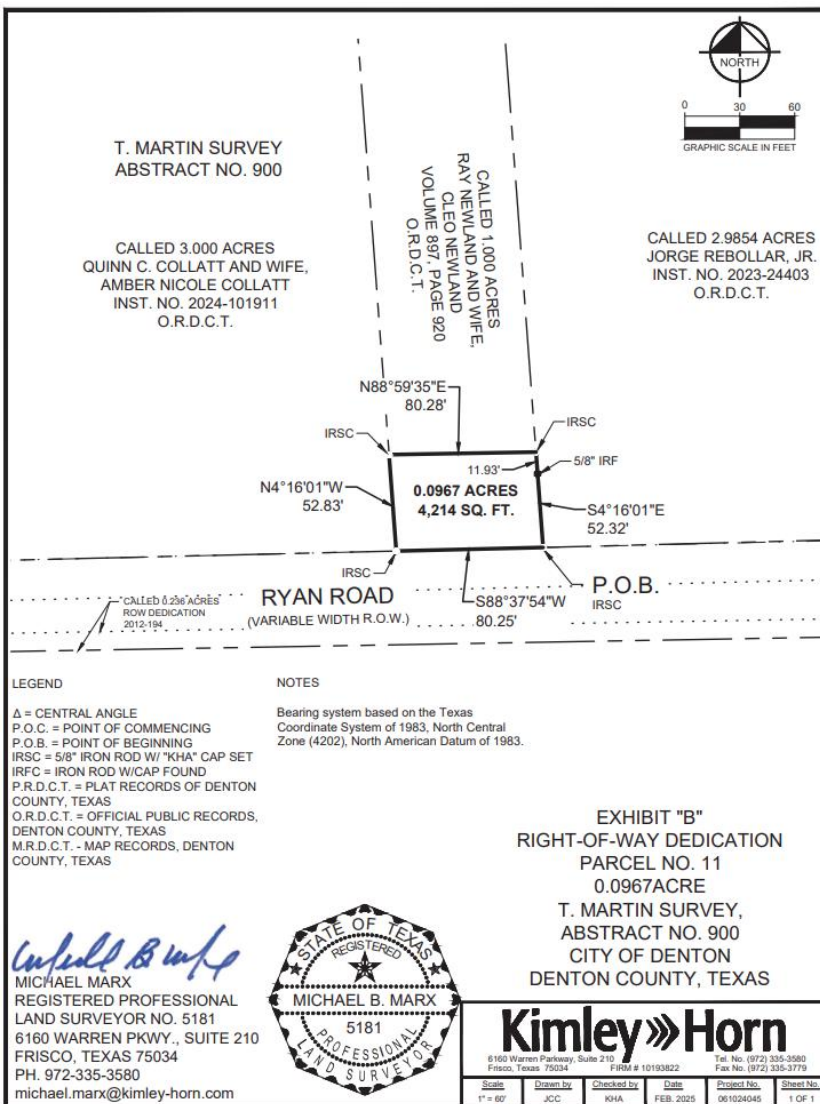
EXHIBIT "A"
RIGHT-OF-WAY DEDICATION
PARCEL NO. 11
0.0967 ACRE
T. MARTIN SURVEY,
ABSTRACT NO. 900
CITY OF DENTON
DENTON COUNTY, TEXAS

Michael Marx
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FIRM # 10193822
Project No. 061024045
Sheet No. 1 OF 1



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FIRM # 10193822
Project No. 061024045
Sheet No. 1 OF 1

Parcel
11
ROW

EXHIBIT "A"
0.0095 ACRE

BEING a tract of land situated in the T. Lobar Survey, Abstract No. 779, City of Denton, Denton County, Texas, and being apportion of Lot 5, Block B of Thistle Hill Estates Phase I, an addition to the City of Denton, Denton County, Texas, according to the final plat thereof recorded in Cabinet R, Page 122 of the Plat Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap stamped "KHA" set on the southerly right-of-way line of Ryan Road, a variable width right-of-way, for the northwest corner of said Lot 5, from which a 1/2 inch iron rod with plastic cap stamped "RPLS 4561" found, bears North 44°38'09" West, 119.88 feet;

THENCE South 89°54'37" East, along the southerly right-of-way line of said Ryan Road and along the northerly line of said Lot 5, a distance of 13.47 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northeast corner of said Lot 5, common to the northwest corner of Lot 4, Block B of said Thistle Hill Estates Phase I, from which a 1/2 inch iron rod with plastic cap stamped "DALTEK" found, bears North 49°58'03" East, 132.70 feet;

THENCE South 36°23'19" East, departing the southerly right-of-way line of said Ryan Road and along the common line of said Lot 4 and said Lot 5, a distance of 24.87 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 89°54'37" West, departing said common line and crossing said Lot 5, a distance of 27.92 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set on the westerly line of said Lot 5, same being on the easterly line of a called 52.486 acre tract of land described in a deed to Mary Higginbotham Beal (1/3 interest), Ernest Ryan Higginbotham (1/3 interest) and Patricia Jean Higginbotham Clark (1/3 interest), recorded in Instrument No. 2018-10624 of the Official Records of Denton County, Texas;

THENCE North 00°53'22" West, along the common line of said Lot 5 and said 52.486 acre tract and along the northerly right-of-way line of said Ryan Road, a distance of 20.00 feet to the **POINT OF BEGINNING** and containing 0.0095 of an acre (414 square feet) of land, more or less.

EXHIBIT "A"
RIGHT-OF-WAY DEDICATION
PARCEL NO. 12
0.0095 ACRE
LOT 5, BLOCK B,
THISTLE HILL ESTATES PHASE I,
CITY OF DENTON
DENTON COUNTY, TEXAS

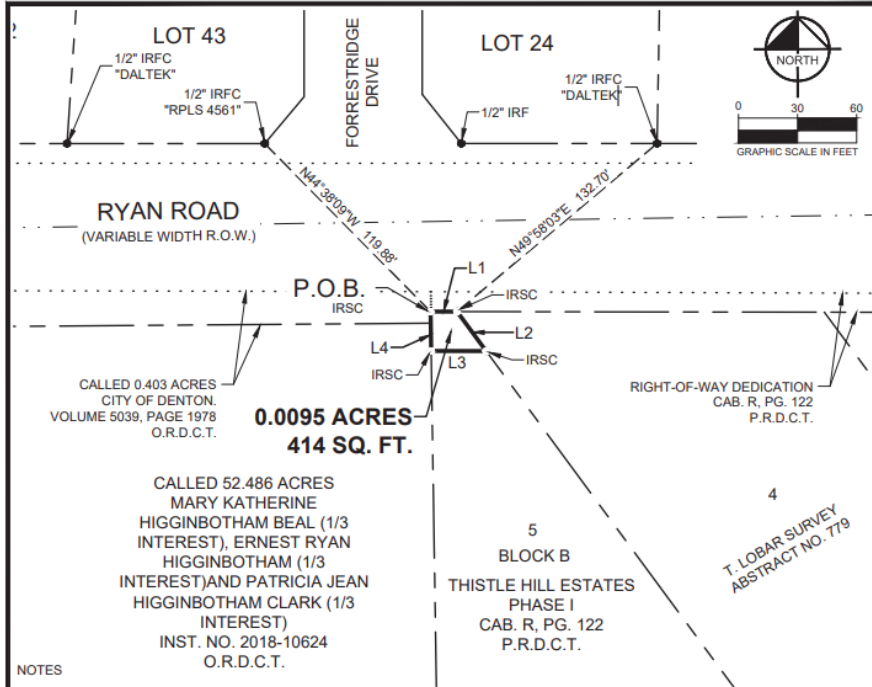
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FIRM # 10193822

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JCC	KHA	FEB. 2025	061024045	1 OF 1



NOTES

Bearing system based on the Texas
Coordinate System of 1983, North Central
Zone (4202), North American Datum of
1983.

LEGEND

A = CENTRAL ANGLE
P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
IRFC = IRON ROD W/CAP FOUND
P.R.D.C.T. = PLAT RECORDS OF DENTON
COUNTY, TEXAS
O.R.D.C.T. = OFFICIAL PUBLIC RECORDS,
DENTON COUNTY, TEXAS
M.R.D.C.T. = MAP RECORDS, DENTON
COUNTY, TEXAS

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FIRM # 10193822

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JCC	KHA	FEB. 2025	061024045	1 OF 1

Parcel
12
ROW



EXHIBIT "A"
0.2817 ACRE

BEING a tract of land situated in the T. Martin Survey, Abstract No. 900, City of Denton, Denton County, Texas, and being a portion of a called 2.9854 acre tract of land described in a deed to Jorge Rebollar, Jr., recorded in Instrument No. 2023-24403 of the Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southeast corner of said 2.9854 acre tract, common to the southwest corner of a called 3.929 acre tract of land described in a deed to Drake J. Livingston, recorded in Instrument No. 2013-101576 of the Official Records of Denton County, Texas, same being on the northerly right-of-way line of Ryan Road, a variable width right-of-way;

THENCE South 88°30'01" West, along the northerly right-of-way line of said Ryan Road and along the southerly line of said 2.9854 acre tract, a distance of 239.56 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southwest corner of said 2.9854 acre tract, common to the southeast corner of a called 1.000 acre tract of land described in a deed to Ray Newland and wife, Cleo Newland, recorded in Volume 897, Page 920 of the Official Records of Denton County, Texas;

THENCE North 04°16'01" West, departing the northerly right-of-way line of said Ryan Road, along the common line of said 2.9854 acre tract and said 1.000 acre tract, passing at a distance of 40.40 feet a 5/8 inch iron found, and continuing a total distance of 52.32 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 88°59'35" East, departing said common line and crossing said 2.9854 acre tract, a distance of 239.55 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set on the easterly line of said 2.9854 acre tract, same being on the westerly line of said 3.929 acre tract;

THENCE South 04°23'56" East, along the common line of said 2.9854 acre tract and said 3.929 acre tract, a distance of 50.27 feet to the **POINT OF BEGINNING** and containing 0.2817 of an acre (12,270 square feet) of land, more or less.

EXHIBIT "A"
RIGHT-OF-WAY DEDICATION
PARCEL NO. 13
0.2817 ACRE
T. MARTIN SURVEY,
ABSTRACT NO. 900
CITY OF DENTON
DENTON COUNTY, TEXAS

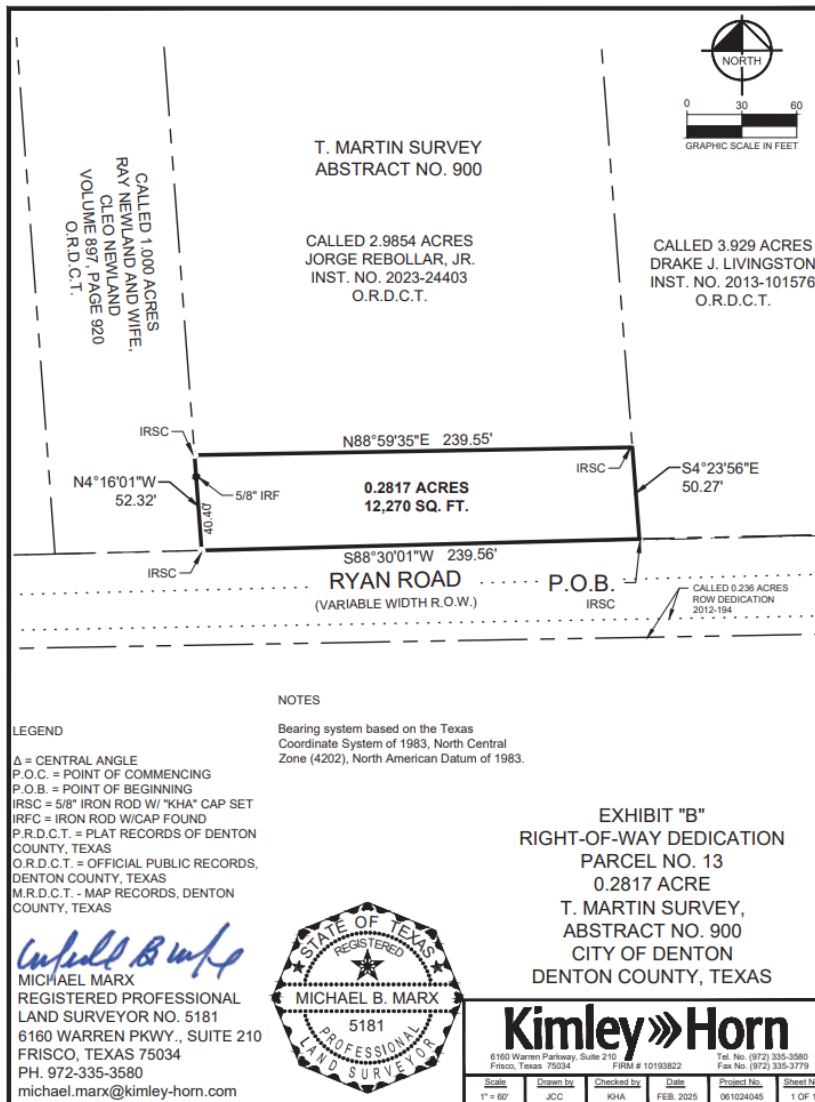
Unfiled & Info
MICHAEL MARX
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JCC	KHA	FEB. 2025	061024048	1 OF 1



Parcel
13
ROW

EXHIBIT "A"
0.0857 ACRE

BEING a tract of land situated in the T. Lobar Survey, Abstract No. 779, City of Denton, Denton County, Texas, and being a portion of Lot 4, Block B of Thistle Hill Estates Phase I, an addition to the City of Denton, Denton County, Texas, according to the plat thereof recorded in Cabinet R, Page 122 of the Plat Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap stamped "KHA" set on the southerly right-of-way line of Ryan Road, a variable width right-of-way, for the northwest corner of said Lot 4, common to the northeast corner of Lot 5, Block B of said Thistle Hill Estates Phase I, from which a 1/2 inch iron rod found, bears North 01°02'09", 85.37 feet from said corner;

THENCE South 89°54'37" East, along the southerly right-of-way line of said Ryan Road and along the northerly line of said Lot 4, a distance of 186.55 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northeast corner of said Lot 4, common to the northwest corner of Lot 3, Block B of said Thistle Hill Estates Phase I, from which a 1/2 inch iron rod with plastic cap stamped "DELTEK" found, bears North 44°45'42" West, 120.63 feet from said corner;

THENCE South 36°23'19" East, departing the southerly right-of-way line of said Ryan Road and along the common line of said Lot 3 and said Lot 4, a distance of 24.87 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 89°54'37" West, departing said common line and across said Lot 4, a distance of 186.55 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set on the westerly line of said Lot 4, same being on the easterly line of said Lot 5;

THENCE North 36°23'19" West, along the common line of said Lot 4 and said Lot 5, a distance of 24.87 feet to the **POINT OF BEGINNING** and containing 0.0857 of an acre (3,731 square feet) of land, more or less.

EXHIBIT "A"
RIGHT-OF-WAY DEDICATION
PARCEL NO. 14
0.0857 ACRE
LOT 4, BLOCK B,
THISTLE HILL ESTATES PHASE I,
CITY OF DENTON
DENTON COUNTY, TEXAS

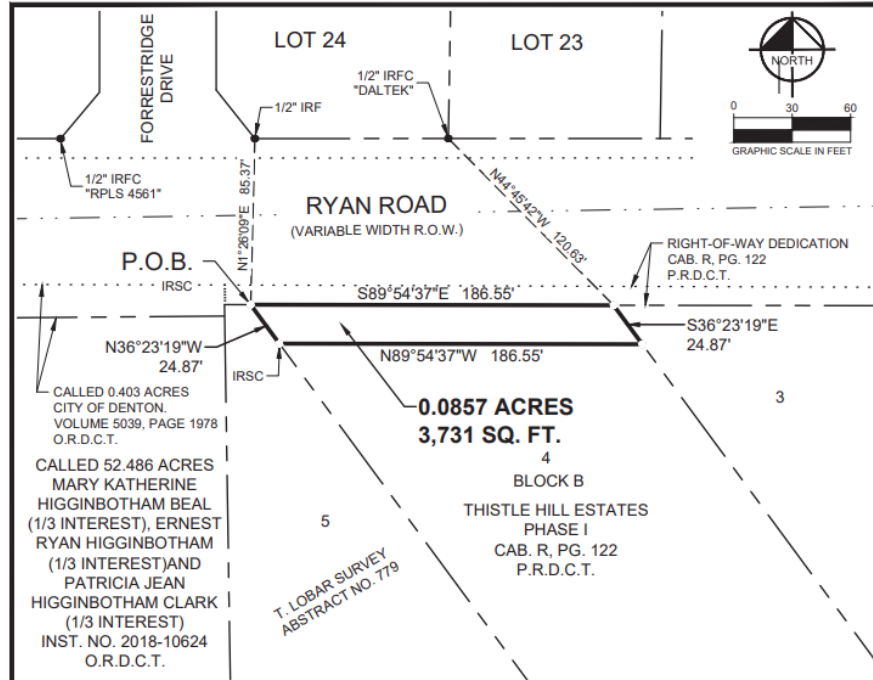
Michael Marx
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JCC	KHA	FEB. 2025	061024045	1 OF 1



NOTES

Bearing system based on the Texas
Coordinate System of 1983, North Central
Zone (4202), North American Datum of
1983.

LEGEND

Δ = CENTRAL ANGLE
P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
IRFC = IRON ROD W/CAP FOUND
P.R.D.C.T. = PLAT RECORDS OF DENTON
COUNTY, TEXAS
O.R.D.C.T. = OFFICIAL PUBLIC RECORDS,
DENTON COUNTY, TEXAS
M.R.D.C.T. = MAP RECORDS, DENTON
COUNTY, TEXAS

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EXHIBIT "B"
RIGHT-OF-WAY DEDICATION
PARCEL NO. 14
0.0857 ACRE
LOT 4, BLOCK B,
THISTLE HILL ESTATES PHASE I,
CITY OF DENTON
DENTON COUNTY, TEXAS

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JCC	KHA	FEB. 2025	061024045	1 OF 1

Parcel
14
ROW

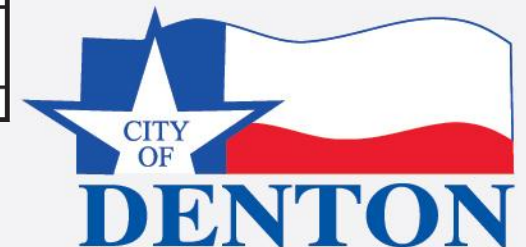


EXHIBIT "A"

0.3423 ACRE

BEING a tract of land situated in the T. Martin Survey, Abstract No. 900, City of Denton, Denton County, Texas, and being a portion of a called 3.929 acre tract of land described in a deed to Drake H. Livingston, recorded in Instrument No. 2013-101576 of the Official records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southwest corner of said 3.929 acre tract, common to the southeast corner of a called 2.9854 acre tract of land described in a deed to Jorge Rebollar, Jr., recorded in Instrument No. 2023-24403 of the Official Records of Denton County, Texas, same being on the northerly right-of-way line of Ryan Road, a variable width right-of-way;

THENCE North 04°23'56" West, departing the northerly right-of-way line of said Ryan Road, along the common line of said 3.929 acre tract and said 2.9854 acre tract, a distance of 50.27 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 88°59'35" East, departing said common line and crossing said 3.929 acre tract, a distance of 218.42 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right with a radius of 1,155.00 feet, a central angle of 00°34'17", and a chord bearing and distance of North 89°16'44" East, 11.52 feet;

THENCE in an easterly direction, continuing across said 3.929 acre tract, with said tangent curve to the right, an arc distance of 11.52 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 89°33'52" East, continuing across said 3.929 acre tract, a distance of 73.36 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set on the easterly line of said 3.929 acre tract, same being on the northerly right-of-way line of said Ryan Road, from which a 1/2 inch rod found for the southwest corner of Lot 37, Block A of Estates of Forrestridge, Section III, an addition to the City of Denton, Denton County, Texas, according to the plat thereof recorded in Cabinet K, Page 295 of the Plat Records of Denton County, Texas, bears North 00°57'28" West, 4.15 feet;

EXHIBIT "A"

RIGHT-OF-WAY DEDICATION

PARCEL NO. 15

0.3423 ACRE

T. MARTIN SURVEY,

ABSTRACT NO. 900

CITY OF DENTON

DENTON COUNTY, TEXAS

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Fax No. (972) 335-3779

Scale	Drawn By	Checked By	Date	Project No.	Sheet No.
N/A	JCC	KHA	FEB. 2025	061024045	1 OF 2

EXHIBIT "A"

0.3423 ACRE

THENCE South 00°57'28" East, along the northerly right-of-way line of said Ryan Road and along the easterly line of said 3.929 acre tract, a distance of 48.05 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southeast corner of said 3.929 acre tract;

THENCE South 88°44'14" West, continuing along the northerly right-of-way line of said Ryan Road and along the southerly line of said 3.929 acre tract, a distance of 300.28 feet to the POINT OF BEGINNING and containing 0.3423 of an acre (14,911 square feet) of land, more or less.

EXHIBIT "A"

RIGHT-OF-WAY DEDICATION

PARCEL NO. 15

0.3423 ACRE

T. MARTIN SURVEY,

ABSTRACT NO. 900

CITY OF DENTON

DENTON COUNTY, TEXAS

MICHAEL MARX

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Scale	Drawn By	Checked By	Date	Project No.	Sheet No.
N/A	JCC	KHA	FEB. 2025	061024045	2 OF 2

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	0°34'17"	1155.00'	11.52'	N89°16'44"E	11.52'

0

30

60

GRAPHIC SCALE IN FEET

CALLLED 3.929 ACRES
DRAKE J. LIVINGSTON
INST. NO. 2013-101576
O.R.D.C.T.

LOT 37, BLOCK A
ESTATES OF FORRESTRIDGE
SECTION III
CABINET K, PAGE 295
P.R.D.C.T.

T. MARTIN SURVEY
ABSTRACT NO. 900

IRSC

N4°23'56"W
50.27'

N88°59'35"E
218.42'

73.36'

5/8" IRF

N0°57'28"W
4.15'

S0°57'28"E
48.05'

0.3423 ACRES
14,911 SQ. FT.

S88°44'14"W
300.28'

RYAN ROAD
(VARIABLE WIDTH R.O.W.)

CALLLED 0.236 ACRES
ROW DEDICATION
2012-194

P.O.B.

IRSC

NOTES

Bearing system based on the Texas
Coordinate System of 1983, North Central
Zone (4202), North American Datum of 1983.

LEGEND

A = CENTRAL ANGLE
P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
IRFC = IRON ROD W/CAP FOUND
P.R.D.C.T. = PLAT RECORDS OF DENTON
COUNTY, TEXAS
O.R.D.C.T. = OFFICIAL PUBLIC RECORDS,
DENTON COUNTY, TEXAS
M.R.D.C.T. = MAP RECORDS, DENTON
COUNTY, TEXAS

EXHIBIT "B"

RIGHT-OF-WAY DEDICATION

PARCEL NO. 15

0.3423 ACRE

T. MARTIN SURVEY,

ABSTRACT NO. 900

CITY OF DENTON

DENTON COUNTY, TEXAS

MICHAEL MARX

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Scale	Drawn By	Checked By	Date	Project No.	Sheet No.
1" = 60'	JCC	KHA	FEB. 2025	061024045	1 OF 1

Parcel
15
ROW

21

File ID: 25-1145 Date: November 18, 2025

EXHIBIT "A"
0.0826 ACRE

BEING a tract of land situated in the T. Lobar Survey, Abstract No. 779, City of Denton, Denton County, Texas, and being a portion of Lot 3, Block B of Thistle Hill Estates Phase I, an addition to the City of Denton, Denton County, Texas, according to the plat thereof recorded in Cabinet R, Page 122 of the Plat Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap stamped "KHA" set on the southerly right-of-way line of Ryan Road, a variable width right-of-way, for the northwest corner of said Lot 3, common to the northeast corner of a Lot 4, Block B of said Thistle Hill Estates Phase I, from which a 1/2 inch iron rod with plastic cap stamped "DELTEK" found, bears North 44°45'42" West, 120.63 feet from said corner;

THENCE South 89°54'37" East, along the southerly line of said Ryan Road and along the northerly line of said Lot 3, a distance of 183.39 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northeast corner of said Lot 3, common to the northwest corner of Lot 2, Block B of said Thistle Hill Estates Phase I, from which a 1/2 inch iron rod with plastic cap stamped "DALTEK" found, bears North 19°35'21" East, 91.27 feet from said corner;

THENCE South 20°53'44" East, departing the southerly right-of-way line of said Ryan Road and along the common line of said Lot 2 and said Lot 3, a distance of 21.42 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 89°54'37" West, departing said common line and crossing said Lot 3, a distance of 176.27 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner on the westerly line of said Lot 3, same being on the easterly line of said Lot 4;

THENCE North 36°23'19" West, along the common line of said Lot 3 and said Lot 4, a distance of 24.87 feet to the **POINT OF BEGINNING** and containing 0.0826 of an acre (3,597 square feet) of land, more or less.

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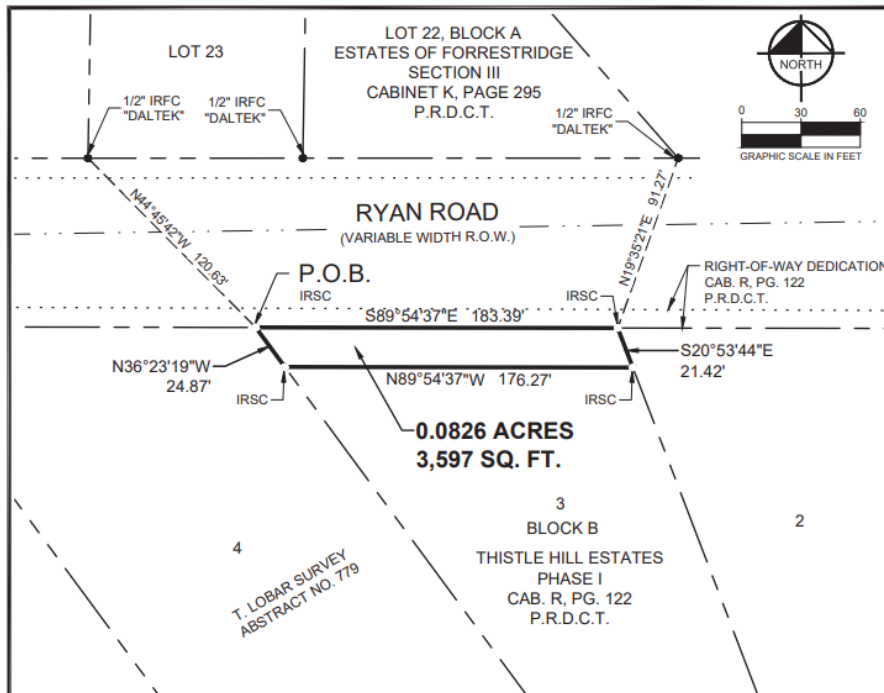


EXHIBIT "A"
RIGHT-OF-WAY DEDICATION
PARCEL NO. 16
0.0826 ACRE
LOT 3, BLOCK B,
THISTLE HILL ESTATES PHASE I,
CITY OF DENTON
DENTON COUNTY, TEXAS

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FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JCC	KHA	FEB. 2025	061024045	1 OF 1



NOTES

Bearing system based on the Texas
Coordinate System of 1983, North Central
Zone (4202), North American Datum of 1983.

LEGEND

Δ = CENTRAL ANGLE
P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
IRFC = IRON ROD W/CAP FOUND
P.R.D.C.T. = PLAT RECORDS OF DENTON
COUNTY, TEXAS
O.R.D.C.T. = OFFICIAL PUBLIC RECORDS,
DENTON COUNTY, TEXAS
M.R.D.C.T. = MAP RECORDS, DENTON
COUNTY, TEXAS

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EXHIBIT "B"
RIGHT-OF-WAY DEDICATION
PARCEL NO. 16
0.0826 ACRE
LOT 3, BLOCK B,
THISTLE HILL ESTATES PHASE I,
CITY OF DENTON
DENTON COUNTY, TEXAS

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JCC	KHA	FEB. 2025	061024045	1 OF 1

Parcel
16
ROW



EXHIBIT "A"
0.0385 ACRE

BEING a tract of land situated in the A Gibson Survey, Abstract No. 498, City of Denton, Denton County, Texas, and being a portion of a called 0.816 acre tract of land described in a deed to Joe Keahey, recorded in Instrument No. 2023-96243 of the Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found at the intersection of the northerly right-of-way line of Ryan Road, a variable width right-of-way, with the westerly line of Leisure Lane, a 50-foot wide ingress and egress easement, recorded in Volume 863, Page 790 of the Deed Records of Denton County, Texas, for the southeast corner of said 0.816 acre tract;

THENCE South 00°02'02" East, along the northerly right-of-way line of said Ryan Road and along the southerly line of said 0.816 acre tract, a distance of 7.49 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southwest corner of said 0.816 acre tract;

THENCE South 89°42'59" West, continuing along the northerly right-of-way line of said Ryan Road and along the westerly line of said 0.816 acre tract, a distance of 205.41 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 00°00'13" West, departing the northerly right-of-way line of said Ryan Road and the westerly line of said 0.816 acre tract, and crossing said 0.816 acre tract, a distance of 8.83 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set on the westerly line of said Leisure Lane, same being on the easterly line of said 0.816 acre tract;

THENCE South 89°54'37" East, along the westerly line of said Leisure Lane and along the easterly line said 0.816 acre tract, a distance of 205.40 feet to the **POINT OF BEGINNING** and containing 0.0385 of an acre (1,677 square feet) of land, more or less.

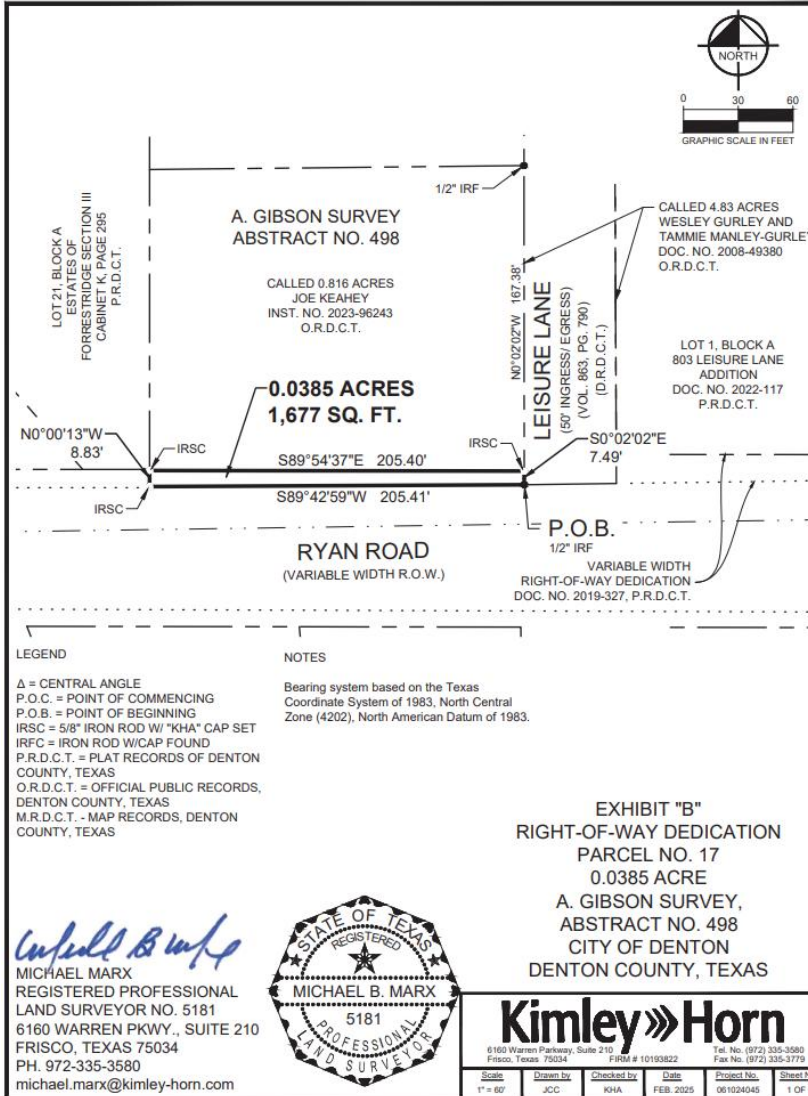
EXHIBIT "A"
RIGHT-OF-WAY DEDICATION
PARCEL NO. 17
0.0385 ACRE
A. GIBSON SURVEY,
ABSTRACT NO. 498
CITY OF DENTON
DENTON COUNTY, TEXAS

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Tel. No. (972) 335-3580
Fax No. (972) 335-3779
Scale: N/A Drawn by: JCC Checked by: KHA Date: FEB. 2025 Project No.: 061024045 Sheet No.: 1 OF 1



**Parcel
17
ROW**

EXHIBIT "A"
0.0672 ACRE

BEING a tract of land situated in the T. Lobar Survey, Abstract No. 779, City of Denton, Denton County, Texas, and being a portion of Lot 2, Block B of Thistle Hill Addition Phase I, an addition to the City of Denton, Denton County, Texas, according to the plat thereof recorded in Cabinet R, Page 122 of the Plat Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap stamped "KHA" set on the southerly right-of-way line of Ryan Road, a variable width right-of-way, for the northwest corner of said Lot 2, common to the northeast corner of Lot 3, Block B of said Thistle Hill Estates Phase I, from which a 1/2 inch iron rod with plastic cap stamped "DALTEK" found, bears 19°35'21" East, 91.27 feet from said corner;

THENCE South 89°54'37" East, along the southerly right-of-way line of said Ryan Road and along the northerly line of said Lot 2, a distance of 149.36 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northeast corner of said Lot 2, common to the northwest corner of Lot 1, Block B of said Thistle Hill Estates Phase I, from which a 1/2 inch iron rod found, bears North 57°44'40" East, 145.80 feet from said corner;

THENCE South 04°55'42" East, departing the southerly right-of-way line of said Ryan Road and along the common line of said Lot 1 and said Lot 2, a distance of 20.08 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 89°54'37" West, departing said common line and crossing said Lot 2, a distance of 143.44 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set on the westerly line of said Lot 2, same being on the easterly line of said Lot 3;

THENCE North 20°53'44" West, along the common line of said Lot 2 and said Lot 3, a distance of 21.42 feet to the **POINT OF BEGINNING** and containing 0.0672 of an acre (2,928 square feet) of land, more or less.

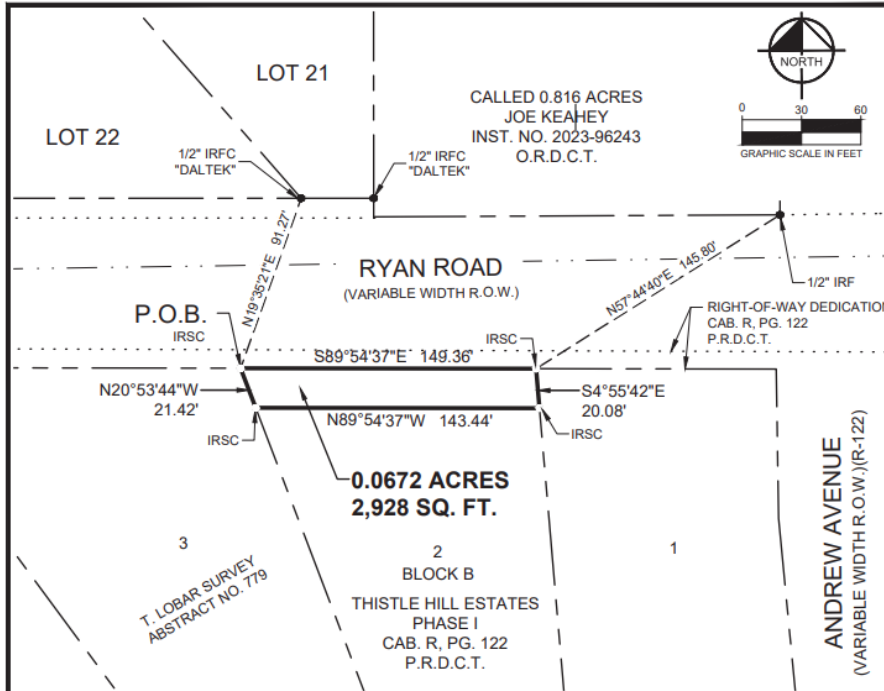
EXHIBIT "A"
RIGHT-OF-WAY DEDICATION
PARCEL NO. 18
0.0672 ACRE
LOT 2, BLOCK B,
THISTLE HILL ESTATES PHASE I,
CITY OF DENTON
DENTON COUNTY, TEXAS

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Kimley»Horn

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JCC	KHA	FEB. 2025	061024045	1 OF 1



NOTES

Bearing system based on the Texas
Coordinate System of 1983, North Central
Zone (4202), North American Datum of 1983.

LEGEND

Δ = CENTRAL ANGLE
P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
IRFC = IRON ROD W/CAP FOUND
P.R.D.C.T. = PLAT RECORDS OF DENTON
COUNTY, TEXAS
O.R.D.C.T. = OFFICIAL PUBLIC RECORDS,
DENTON COUNTY, TEXAS
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COUNTY, TEXAS

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JCC	KHA	FEB. 2025	061024045	1 OF 1

Parcel
18
ROW

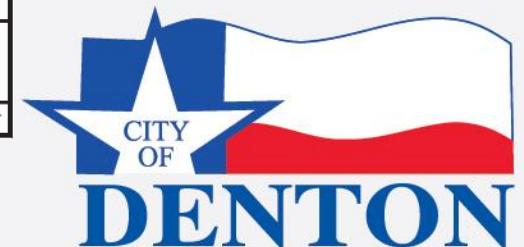


EXHIBIT "A"
0.0082 ACRE

BEING a tract of land situated in the A. Gibson Survey, Abstract No. 498, City of Denton, Denton County, Texas, and being a portion of a called 4.83 acre tract of land described in a deed to Wesley Gurley and Tammie Manley-Gurley, recorded in Document No. 2008-49380 of the Official Records of Denton County, Texas, and being a portion of Leslie Lane, 50-foot wide ingress and egress easement, recorded in Volume 863, Page 790 of the Deed Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found on the northerly right-of-way line Ryan Road, a variable width right-of-way, for the southwest corner of said 4.83 acre tract, common to the southeast corner of a called 0.816 acre tract of land described in a deed to Joe Keahey, recorded in Instrument No. 2023-96243 of the Official Records of Denton County, Texas, same also being the southwest corner of said Leisure Lane;

THENCE North 00°02'02" West, departing said the northerly right-of-way line of said Ryan Road, along the common line of said 4.83 acre tract, said 0.816 acre tract and said Leisure Lane, a distance of 7.49 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 89°54'37" East, departing said common line and crossing said 4.83 acre tract and said Leisure Lane, a distance of 50.50 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set on the southerly line of said 4.83 acre tract, same being the easterly line of said Leisure Lane, same also being on the northerly right-of-way line of said Ryan Road;

THENCE South 00°10'12" East, along the southerly line of said 4.83 acre tract, the easterly line of said Leisure Lane and the northerly right-of-way line of said Ryan Road, a distance of 6.72 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southernmost southeast corner of said 4.83 acre tract, common to the southeast corner of said Leslie Lane;

THENCE South 89°12'42" West, continuing along the northerly right-of-way line of said Ryan Road and the southerly line of said 4.83 acre tract and along the southerly line of said Leslie Lane, a distance of 50.52 feet to the **POINT OF BEGINNING** and containing 0.0082 of an acre (359 square feet) of land, more or less.

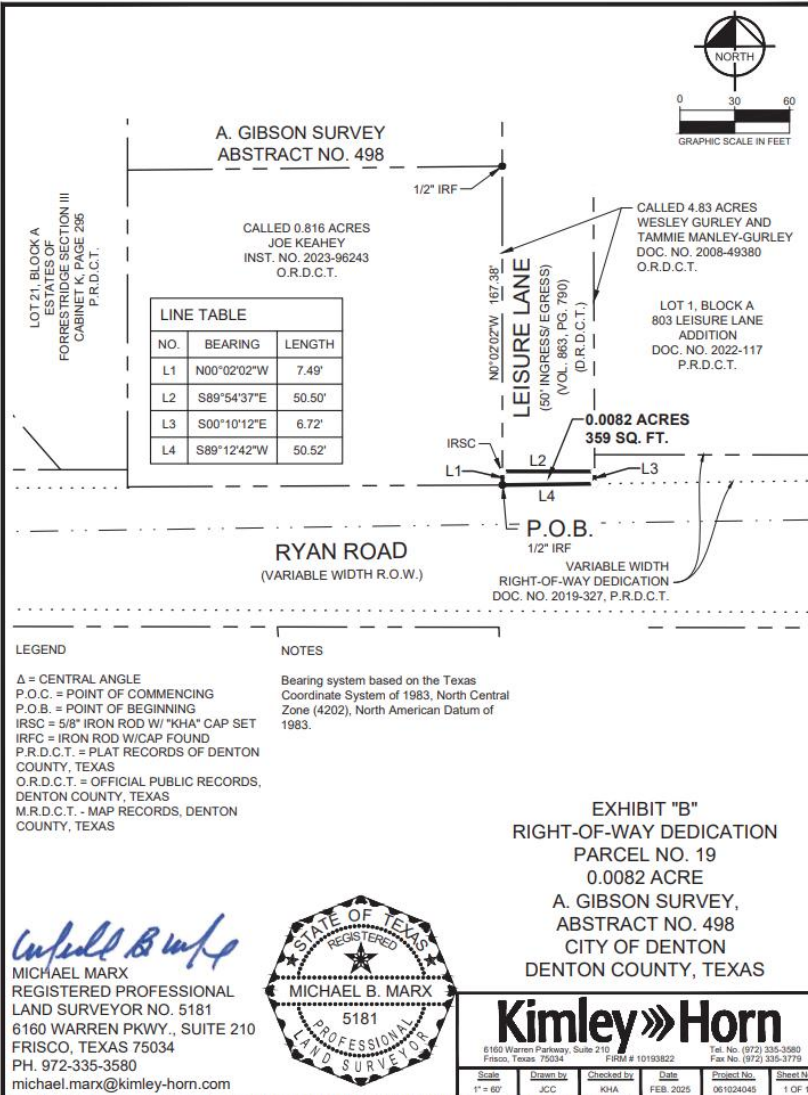
EXHIBIT "A"
RIGHT-OF-WAY DEDICATION
PARCEL NO. 19
0.0082 ACRE
A. GIBSON SURVEY,
ABSTRACT NO. 498
CITY OF DENTON
DENTON COUNTY, TEXAS

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Fax No. (972) 335-3779
FIRM # 10103822
Scale: N/A
Drawn by: JCC
Checked by: KHA
Date: FEB. 2025
Project No.: 061024045
Sheet No.: 1 OF 1



**Parcel
19
ROW**

EXHIBIT "A"
0.0554 ACRE

BEING a tract of land situated in the T Lobar Survey, Abstract No. 779, City of Denton, Denton County, Texas, and being a portion of Lot 1, Block B of Thistle Hill Estates Phase I, an addition to the City of Denton, Denton County, Texas, according to the plat thereof recorded in Cabinet R, Page 122 of the Plat Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap stamped "KHA" set on the southerly right-of-way line of Ryan Road, a variable width right-of-way, for the northwest corner of said Lot 1, common to the northeast corner of Lot 2, Block B of said Thistle Hill Estates Phase I, from which a 1/2 inch iron rod with plastic cap stamped "DALTEK" found, bears North 54°01'14" West, 146.76 feet from said corner;

THENCE South 89°54'37" East, along the southerly right-of-way line of said Ryan Road and along the northerly line of said Lot 1, a distance of 121.43 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the intersection of the southerly right-of-way line of said Ryan Road, with the westerly right-of-way line of Andrew Avenue, a variable width right-of-way, for the northeast corner of said Lot 1;

THENCE South 00°52'54" East, along the westerly right-of-way line of said Andrew Avenue and along the easterly line of said Lot 1, a distance of 20.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 89°54'37" West, departing the westerly right-of-way line of said Andrew Avenue and the easterly line of said Lot 1, and crossing said Lot 1, a distance of 120.01 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner on the westerly line of said Lot 1, same being on the easterly line of said Lot 2;

THENCE North 04°55'42" West, along the common line of said Lot 1 and said Lot 2, a distance of 20.08 feet to the **POINT OF BEGINNING** and containing 0.0554 of an acre (2,414 square feet) of land, more or less.

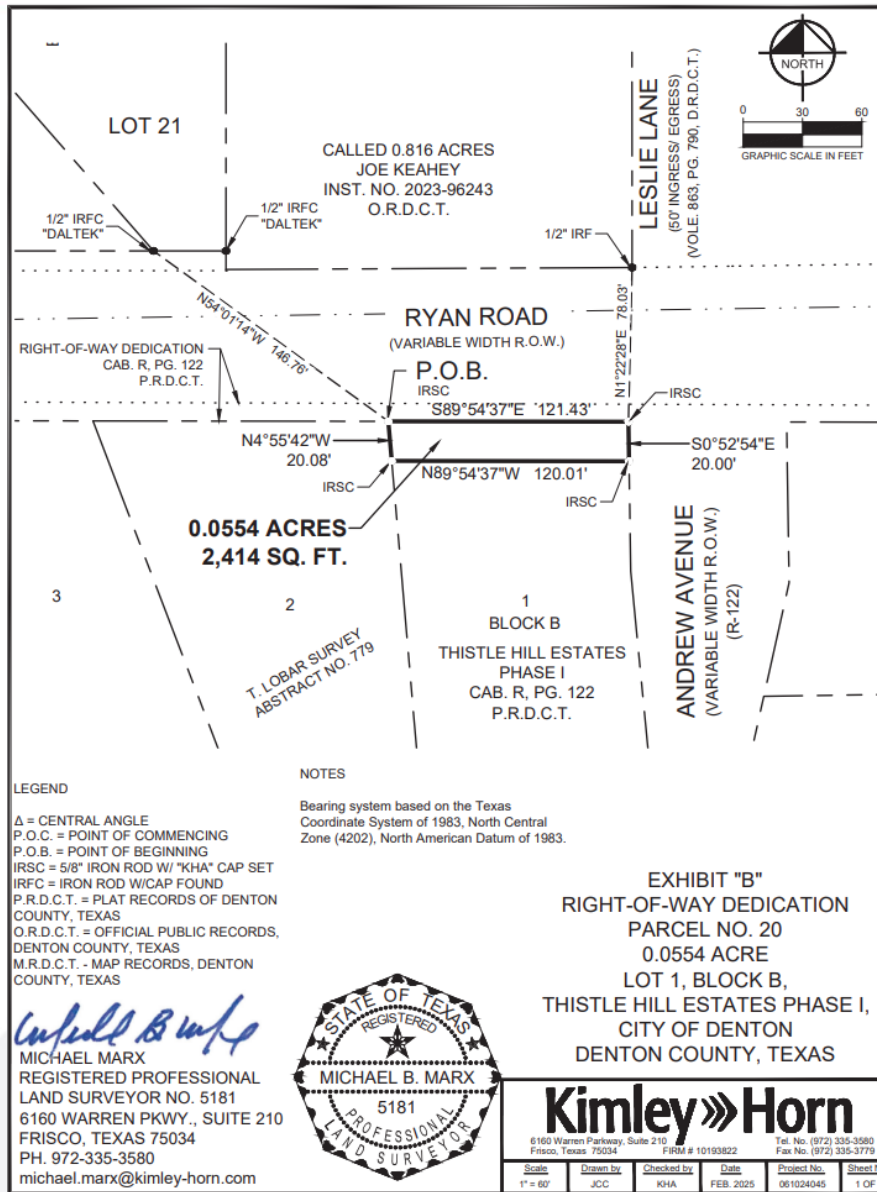
EXHIBIT "A"
RIGHT-OF-WAY DEDICATION
PARCEL NO. 20
0.0554 ACRE
LOT 1, BLOCK B,
THISTLE HILL ESTATES PHASE I,
CITY OF DENTON
DENTON COUNTY, TEXAS

Kimley»Horn

6160 Warren Parkway, Suite 210 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580 Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JCC	KHA	FEB. 2025	061024045	1 OF 1

Michael Marx
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**Parcel
20
ROW**

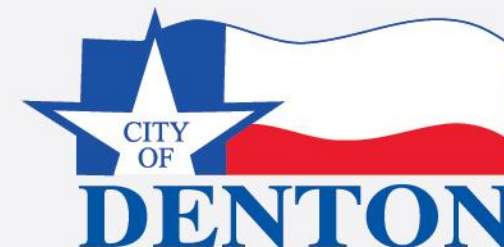


EXHIBIT "A"
0.0052 ACRE

BEING a tract of land situated in the A. Gibson Survey, Abstract No. 498, City of Denton, Denton County, Texas, and being a portion of a called 2.570 acre tract of land described in a deed to Douglas Reese Paben and Angela Renee Paben, recorded in Instrument No. 2022-68376 of the Official Records of Denton County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found for the southwest corner of said 2.570 acre tract, same being on the northerly right-of-way line of Ryan Road, a variable width right-of-way;

THENCE North 89°18'27" East, along the northerly right-of-way line of said Ryan Road and along the southerly line of said 2.570 acre tract, a distance of 284.77 feet the **POINT OF BEGINNING** of the herein described easement tract;

THENCE North 00°41'07" West, departing the northerly right-of-way line of said Ryan Road and the southerly line of said 2.570 acre tract, and crossing said 2.570 acre tract, a distance of 13.00 feet to a point for corner;

THENCE North 89°18'27" East, continuing across said 2.570 acre tract, a distance of 17.50 feet to a point for corner on the easterly line of said 2.570 acre tract, same being on the westerly line of Lot 2, Block A of Opaskey Addition, an addition to the City of Denton, Denton County, Texas, according to the plat thereof recorded in Cabinet U. Page 608 of the Plat Records of Denton County, Texas;

THENCE South 00°02'07" West, along the common line of said 2.570 acre tract and said Lot 2, a distance of 13.00 feet to the southeast corner of said 2.570 acre tract, common to the southwest corner of said Lot 2, same being on the northerly right-of-way line of said Ryan Road;

THENCE South 89°18'27" West, along the northerly right-of-way line of said Ryan Road and along the southerly line of said 2.570 acre tract, a distance of 17.33 feet to the **POINT OF BEGINNING** and containing 0.0052 of an acre (226 square feet) of land, more or less.

EXHIBIT "A"
DRAINAGE EASEMENT
PARCEL 21
0.0052 ACRE
A. GIBSON, ABSTRACT NO. 498,
CITY OF DENTON
DENTON COUNTY, TEXAS

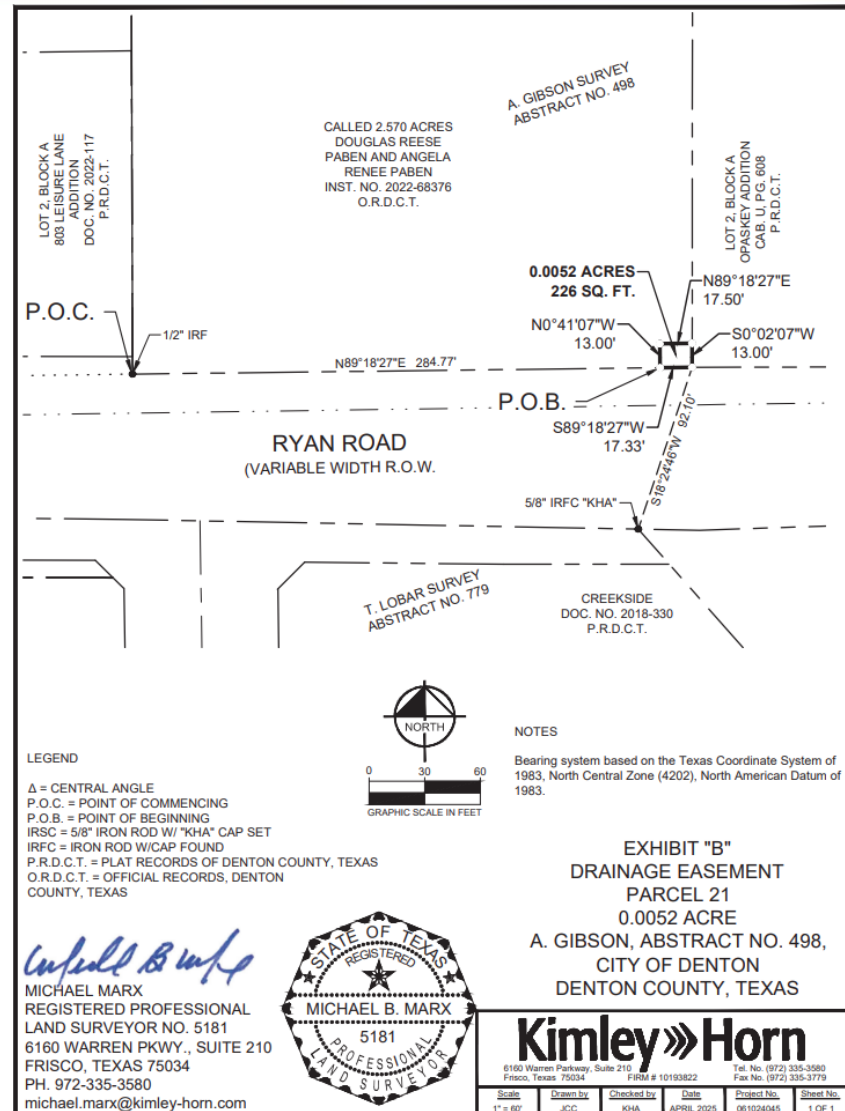
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JCC	KHA	APRIL 2025	061024045	1 OF 1



Parcel
21
ROW

EXHIBIT "A"
0.0634 ACRE

BEING a tract of land situated in the T. Lobar Survey, Abstract No. 779, City of Denton, Denton County, Texas, and being a portion of Lot 1, Block A of Thistle Hill Estates Phase I, an addition to the City of Denton, Denton County, Texas, according to the plat thereof recorded in Cabinet R. Page 122 of the Plat Records of Denton, County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap stamped "KHA" set at the intersection of the southerly right-of-way line of Ryan Road, a variable width right-of-way, with the easterly right-of-way line of Andrew Avenue, a variable width right-of-way, for the northwest corner of said Lot 1;

THENCE South 89°54'37" East, along the southerly right-of-way line of said Ryan Road and along the northerly line of said Lot 1, a distance of 138.04 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northeast corner of said Lot 1, from which a 5/8 inch iron rod with plastic cap stamped "KHA" found, bears North 00°52'54" West, 8.44 feet from said corner;

THENCE South 00°52'54" East, continuing along the southerly right-of-way line of said Ryan Road, along the easterly line of said Lot 1 and along the westerly line of Lot 1-HOA, Block A of Creekside, an addition to the City of Denton, Denton County, Texas, according to the plat thereof recorded in Document No. 2018-330 of the Plat Records of Denton County, Texas, passing at a distance of 15.84 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for the northwest corner of said Lot 1-HOA, and continuing for a total distance of 20.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 89°54'37" West, departing the westerly line of said Lot 1-HOA and the easterly line of said Lot 1, and crossing said Lot 1, a distance of 138.04 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner on easterly right-of-way line of said Andrew Avenue, same being on the westerly line of said Lot 1;

THENCE North 00°52'54" West, along the easterly right-of-way line of said Andrew Avenue and along the westerly line of said Lot 1, a distance of 20.00 feet to the POINT OF BEGINNING and containing 0.0634 of an acre (2,760 square feet) of land, more or less.

EXHIBIT "A"
RIGHT-OF-WAY DEDICATION
PARCEL NO. 22
0.0634 ACRE
LOT 1, BLOCK A,
THISTLE HILL ESTATES PHASE I,
CITY OF DENTON
DENTON COUNTY, TEXAS

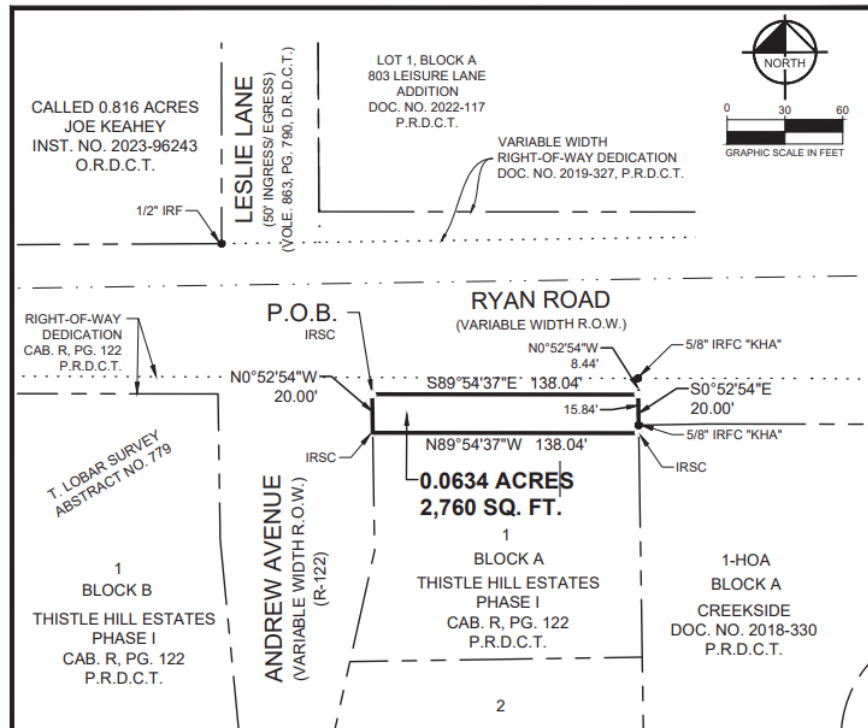
Michael B. Marx
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Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JCC	KHA	FEB. 2025	061024045	1 OF 1



LEGEND

Δ = CENTRAL ANGLE
P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
IRFC = IRON ROD W/CAP FOUND
P.R.D.C.T. = PLAT RECORDS OF DENTON
COUNTY, TEXAS
O.R.D.C.T. = OFFICIAL PUBLIC RECORDS,
DENTON COUNTY, TEXAS
M.R.D.C.T. = MAP RECORDS, DENTON
COUNTY, TEXAS

NOTES

Bearing system based on the Texas
Coordinate System of 1983, North Central
Zone (4202), North American Datum of 1983.

EXHIBIT "B"
RIGHT-OF-WAY DEDICATION
PARCEL NO. 22
0.0634 ACRE
LOT 1, BLOCK A,
THISTLE HILL ESTATES PHASE I,
CITY OF DENTON
DENTON COUNTY, TEXAS

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JCC	KHA	FEB. 2025	061024045	1 OF 1

Parcel
22
ROW

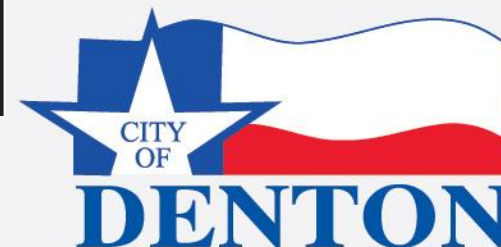


EXHIBIT "A"
0.0565 ACRE

BEING a tract of land situated in the T. Peacock Survey, Abstract No. 1589, City of Denton, Denton County, Texas, and being a portion of a called 5.53 acre tract of land described in a deed to Vaughn Andrus and Ann Andrus, recorded in Instrument No. 2015-16834 of the Official Records of Denton County, Texas, and being more particularly described as follows:

COMMENCING at the southwest corner Lot 11R, Block E of Montecito De Sur, Section Two, Phases I and II, an addition to the City of Denton, Denton County, Texas, according to the replat thereof recorded in Cabinet M, Page 349 of the Plat Records of Denton County, Texas, same being on the easterly line of said 5.53 acre tract, same also being on the northerly line of Ryan Road, a variable width right-of-way, from which a 1/2 inch iron rod found, bears South 00°02'42" West, 0.73 feet;

THENCE South 00°02'42" West, along the northerly right-of-way line of said Ryan Road and along the easterly line of said 5.53 acre tract, a distance of 31.16 feet to the southeast corner of said 5.53 acre tract;

THENCE South 88°59'54" West, continuing along the northerly right-of-way line of said Ryan Road and along the southerly line of said 5.53 acre tract, a distance of 575.88 feet to a point;

THENCE North 01°00'06" West, departing the northerly right-of-way line of said Ryan Road and the southerly line of said 5.53 acre tract, and crossing said 5.53 acre tract, a distance of 18.67 feet to the **POINT OF BEGINNING** of the herein described easement tract;

THENCE continuing across said 5.53 acre tract, the following courses and distances:

South 87°29'03" West, a distance of 84.91 feet to a point for corner;

North 02°30'57" West, a distance of 29.00 feet to a point for corner;

North 87°29'03" East, a distance of 84.91 feet to a point for corner;

South 02°30'57" East, a distance of 29.00 feet to the **POINT OF BEGINNING** and containing 0.0565 of an acre (2,462 square feet) of land, more or less.

EXHIBIT "A"
DRAINAGE EASEMENT
PARCEL 25
0.0565 ACRE

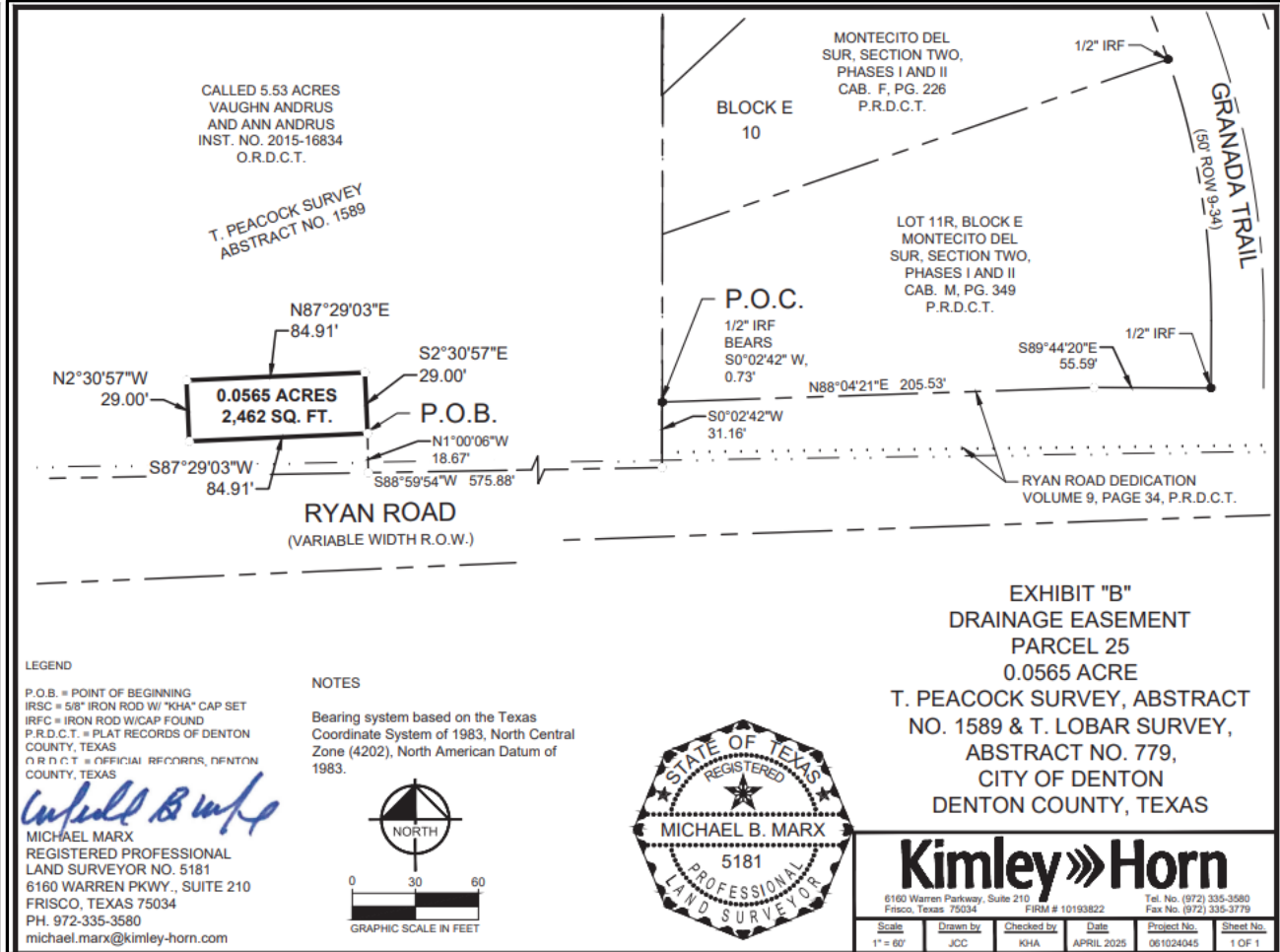
T. PEACOCK SURVEY, ABSTRACT
NO. 1589 & T. LOBAR SURVEY,
ABSTRACT NO. 779,
CITY OF DENTON
DENTON COUNTY, TEXAS

Kimley»Horn

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Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JCC	KHA	APRIL 2025	061024045	1 OF 1

Michael Marx
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Parcel
25
DE



EXHIBIT "A"
0.4243 ACRE

BEING a tract of land situated in the T. Peacock Survey, Abstract No. 1589 and the T. Lobar Survey, Abstract No. 779, City of Denton, Denton County, Texas, and being a portion of a called 5.53 acre tract of land described in a deed to Vaughn Andrus and Ann Andrus, recorded in Instrument No. 2015-16834 of the Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap stamped "KHA" set on the northerly right-of-way line of Ryan Road, a variable width right-of-way, for the southwest corner of said 5.53 acre tract,

THENCE North 00°05'42" East, along the northerly right-of-way line of said Ryan Road and along the westerly line of said 5.53 acre tract, a distance of 21.91 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 87°29'03" East, departing the northerly right-of-way line of said Ryan Road and the westerly line of said 5.53 acre tract, and crossing said 5.53 acre tract, a distance of 597.29 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right with a radius of 1,145.00 feet, a central angle of 01°20'56", and a chord bearing and distance of North 88°09'31" East, 26.95 feet;

THENCE in a easterly direction, continuing across said 5.53 acre tract, with said tangent curve to the right, an arc distance of 26.95 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 88°49'58" East, continuing across said 5.53 acre tract, a distance of 208.48 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set on the northerly right-of-way line of said Ryan Road, same being on the easterly lien of said 5.53 acre tract;

THENCE South 00°02'47" West, along the northerly right-of-way line of said Ryan Road and along the easterly line of said 5.53 acre tract, a distance of 28.69 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southeast corner of said 5.53 acre tract;

THENCE South 88°59'54" West, continuing along the northerly right-of-way line of said Ryan Road and along the southerly line of said 5.53 acre tract, a distance of 832.22 feet to the **POINT OF BEGINNING** and containing 0.4243 of an acre (18,484 square feet) of land, more or less.

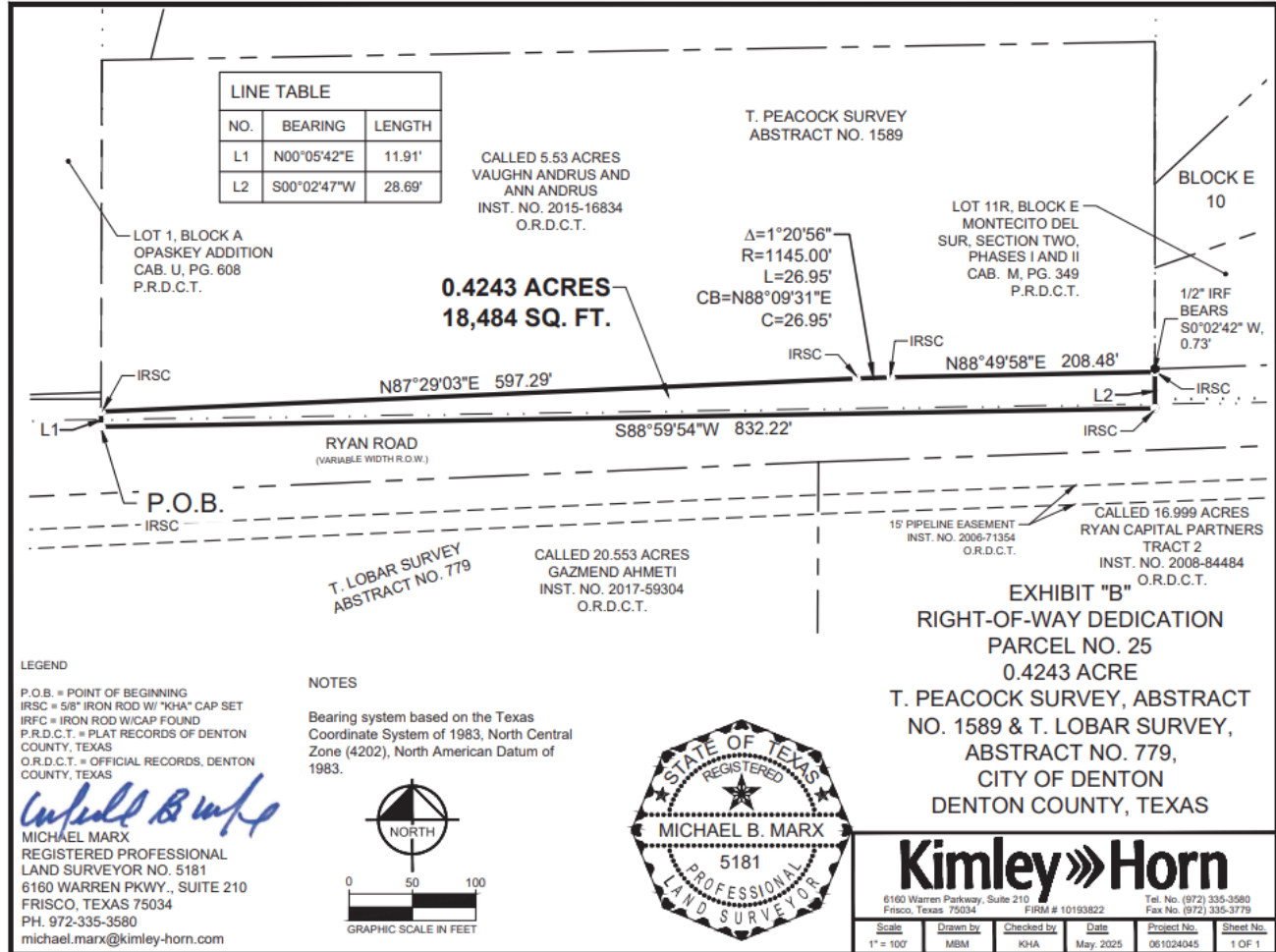
EXHIBIT "A"
RIGHT-OF-WAY DEDICATION
PARCEL NO. 25
0.4243 ACRE
T. PEACOCK SURVEY, ABSTRACT
NO. 1589 & T. LOBAR SURVEY,
ABSTRACT NO. 779,
CITY OF DENTON
DENTON COUNTY, TEXAS

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FIRM # 10193822
Scale: N/A
Drawn by: JCC
Checked by: KHA
Date: FEB. 2025
Project No.: 061024045
Sheet No.: 1 OF 1



Parcel
25
ROW

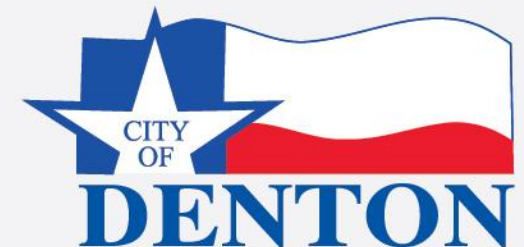


EXHIBIT "A"

0.6183 ACRE

BEING a tract of land situated in the T. Lobar Survey, Abstract No. 779, City of Denton, Denton County, Texas, and being a portion of a called 20.553 acre tract of land described in a deed to Kreshnik Bishani and Joana Bishani, recorded in Instrument No. 2021-76204 of the Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap stamped "KHA" found on the southerly right-of-way line of Ryan Road, a variable width right-of-way, for the northwest corner of said 20.553 acre tract;

THENCE along the southerly right-of-way line of said Ryan Road and along the northerly line of said 20.553 acre tract, the following courses and distances:

South 88°55'01" East, a distance of 33.15 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 88°04'56" East, a distance of 155.52 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 86°46'51" East, a distance of 100.69 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 87°29'03" East, a distance of 501.53 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for the northwest corner of a called 14.434 acre tract of land described in a deed to City of Denton, recorded in Document No. 2024-14417 of the Official Records of Denton County, Texas;

THENCE South 02°02'21" East, departing the southerly right-of-way line of said Ryan Road and the northerly line of said 20.553 acre tract and along the westerly line of said 14.434 acre tract, a distance of 35.50 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE departing the westerly line of said 14.434 acre tract and crossing said 20.553 acre tract, the following courses and distances:

South 87°29'03" West, a distance of 601.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right with a radius of 1,155.00 feet, a central angle of 03°07'50", and a chord bearing and distance of South 89°02'58" West, 63.10 feet;

In a westerly direction, with said tangent curve to the right, an arc distance of 63.11 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 89°23'07" West, a distance of 101.83 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner on the westerly line of said 20.553 acre tract, same being on the easterly line of Lot 1-HOA, Block C of Creekside, an addition to the City of Denton, Denton County, Texas, according to the plat thereof recorded in Document No. 2018-330 of the Plat Records of Denton County, Texas;

THENCE North 41°25'28" West, along the westerly line of said 20.553 acre tract, the easterly line of said Lot 1-HOA, and the southerly right-of-way line of said Ryan Road, a distance of 39.43 feet to the POINT OF BEGINNING and containing 0.6183 of an acre (26,933 square feet) of land, more or less.

Michael Marx

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5181

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FRISCO, TEXAS 75034

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michael.marx@kimley-horn.com

STATE OF TEXAS

REGISTERED

MICHAEL B. MARX

5181

PROFESSIONAL LAND SURVEYOR

Kimley»Horn

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FIRM # 10193822

Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JCC	KHA	APRIL 2025	061024045	1 OF 1

EXHIBIT "A"

RIGHT-OF-WAY DEDICATION

PARCEL NO. 26

0.6183 ACRE

T. LOBAR SURVEY,

ABSTRACT NO. 779,

CITY OF DENTON

DENTON COUNTY, TEXAS

LINE TABLE		
NO.	BEARING	LENGTH
L1	N86°46'51"E	100.69'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	3°07'50"	1155.00'	63.11'	S89°02'58"W	63.10'

P.O.B.
5/8" IRFC
"KHA"

S88°55'01"E
33.15'

IRSC

N88°04'56"E
155.52'

IRSC

IRSC

IRSC

IRSC

RYAN ROAD
(NO RECORD FOUND)

N87°29'03"E
501.53'

5/8" IRFC
"KHA"

S2°02'21"E
35.50'

IRSC

N41°25'28"W
39.43'

N89°23'07"W
101.83'

0.6183 ACRES
26,933 SQ. FT.

1-HOA
BLOCK C
CREEKSIDE
DOC. NO. 2018-330
P.R.D.C.T.

REMAINDER OF
CALLED 20.553 ACRES
KRESHNIK BISHANI & JOANA BISHANI
INST. NO. 2021-76204
O.R.D.C.T.

T. LOBAR SURVEY
ABSTRACT NO. 779

CALLED 14.434 ACRES
CITY OF DENTON
DOC. NO. 2024-14417
O.R.D.C.T.

LEGEND

P.O.B. = POINT OF BEGINNING
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
IRFC = IRON ROD W/CAP FOUND
P.R.D.C.T. = PLAT RECORDS OF DENTON COUNTY, TEXAS
O.R.D.C.T. = OFFICIAL RECORDS, DENTON COUNTY, TEXAS

NOTES

Bearing system based on the Texas
Coordinate System of 1983, North Central
Zone (4202), North American Datum of
1983.

GRAPHIC SCALE IN FEET

0 40 80

STATE OF TEXAS
REGISTERED
MICHAEL B. MARX
5181
PROFESSIONAL LAND SURVEYOR

EXHIBIT "B"

RIGHT-OF-WAY DEDICATION

PARCEL NO. 26

0.6183 ACRE

T. LOBAR SURVEY,
ABSTRACT NO. 779,
CITY OF DENTON
DENTON COUNTY, TEXAS

Kimley»Horn

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Frisco, Texas 75034

FIRM # 10193822

Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale 1" = 80'

Drawn by JCC

Checked by KHA

Date APRIL 2025

Project No. 061024045

Sheet No. 1 OF 1

Parcel
26
ROW

File ID: 25-1145 Date: November 18, 2025

31

TRACT 1
EXHIBIT "A"
0.0980 ACRE

BEING a tract of land situated in the T. Lobar Survey, Abstract No. 779, City of Denton, Denton County, Texas, and being a portion of a called 20.553 acre tract of land described in a deed to Kreshnick Bishani and Joana Bishani, recorded in Instrument No. 2021-76204 of the Official Records of Denton County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod with plastic cap stamped "KHA" found on the southerly right-of-way line of Ryan Road, a variable width right-of-way, for the northwest corner of said 20.553 acre tract;

THENCE South 41°25'28" East, departing the southerly right-of-way line of said Ryan Road, along the westerly line of said 20.553 acre tract and along the easterly line of Lot 1X-HOA, Block C of Creekside, an addition to the City of Denton, Denton County, Texas, according to the plat thereof recorded in Document No. 2018-330 of the Plat Records of Denton County, Texas, a distance of 39.44 feet to the POINT OF BEGINNING of the herein described easement tract:

THENCE departing the westerly line of said 20.553 acre tract and the easterly line of said Lot 1X-HOA, and crossing said Lot 20.553 acre tract, the following courses and distances:

- South 89°23'07" East, a distance of 101.83 feet to a point at the beginning of a tangent curve to the left with a radius of 1,155.00 feet, a central angle of 01°04'48", and a chord bearing and distance of South 89°55'31" East, 21.77 feet;
- In an easterly direction, with said tangent curve to the left, an arc distance of 21.77 feet to a point for corner;
- South 00°27'58" East, a distance of 13.00 feet to a point at the beginning of a non-tangent curve to the right with a radius of 1,170.00 feet, a central angle of 01°04'41", and a chord bearing and distance of North 89°55'31" West, 22.01 feet;
- In a westerly direction, with said non-tangent curve to the right, an arc distance of 22.01 feet to a point for corner;
- North 89°23'07" West, a distance of 10.71 feet to a point for corner;
- South 00°36'53" West, a distance of 47.00 feet to a point for corner;
- North 89°23'07" West, a distance of 37.02 feet to a point for corner on the westerly line of said 20.553 acre tract, same being on the easterly line of said Lot 1X-HOA;

THENCE North 41°25'28" West, along the common line of said 20.553 acre tract and said Lot 1X-HOA, a distance of 80.79 feet to the POINT OF BEGINNING and containing 0.0980 of an acre (4,268 square feet) of land, more or less.

EXHIBIT "A"
DRAINAGE EASEMENT
PARCEL 26
0.1524 ACRE
T. LOBAR SURVEY,
ABSTRACT NO. 779,
CITY OF DENTON
DENTON COUNTY, TEXAS

MICHAEL MARX
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5181
6160 WARREN PKWY., SUITE 210
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Tel. No. (972) 335-3580
Fax No. (972) 335-3779
FRM # 10193822

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
NA	JCC	KHA	APRIL 2025	061024045	1 OF 2

TRACT 2
EXHIBIT "A"
0.0544 ACRE

BEING a tract of land situated in the T. Lobar Survey, Abstract No. 779, City of Denton, Denton County, Texas, and being a portion of a called 20.553 acre tract of land described in a deed to Kreshnick Bishani and Joana Bishani, recorded in Instrument No. 2021-76204 of the Official Records of Denton County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod with plastic cap stamped "KHA" found on the southerly right-of-way line of Ryan Road, a variable width right-of-way, same being on the northerly line of said 20.553 acre tract, for the northwest corner of a called 14.434 acre tract of land described in a deed to City of Denton, recorded in Document No. 2024-14417 of the Official Records of Denton County, Texas;

THENCE South 02°02'21" East departing the southerly right-of-way line of said Ryan Road and the northerly line of said 20.553 acre tract, and along the westerly line of said 14.434 acre tract, a distance of 36.60 feet a point;

THENCE departing the westerly line of said 14.434 acre tract and crossing said 20.553 acre tract, the following courses and distances:

- South 87°57'39" West, a distance of 131.60 feet the POINT OF BEGINNING of the herein described easement tract;
- South 02°30'57" East, a distance of 8.00 feet to a point for corner;
- South 87°29'03" West, a distance of 47.07 feet to a point for corner;
- South 02°30'57" East, a distance of 20.00 feet to a point for corner;
- South 87°29'03" West, a distance of 71.16 feet to a point for corner;
- North 02°30'57" West, a distance of 28.00 feet to a point for corner;
- North 87°29'03" East, a distance of 118.23 feet to the POINT OF BEGINNING and containing 0.0544 of an acre (2,369 square feet) of land, more or less.

EXHIBIT "A"
DRAINAGE EASEMENT
PARCEL 26
0.1524 ACRE
T. LOBAR SURVEY,
ABSTRACT NO. 779,
CITY OF DENTON
DENTON COUNTY, TEXAS

MICHAEL MARX
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michael.marx@kimley-horn.com



STATE OF TEXAS
REGISTERED
MICHAEL B. MARX
5181
PROFESSIONAL
LAND SURVEYOR

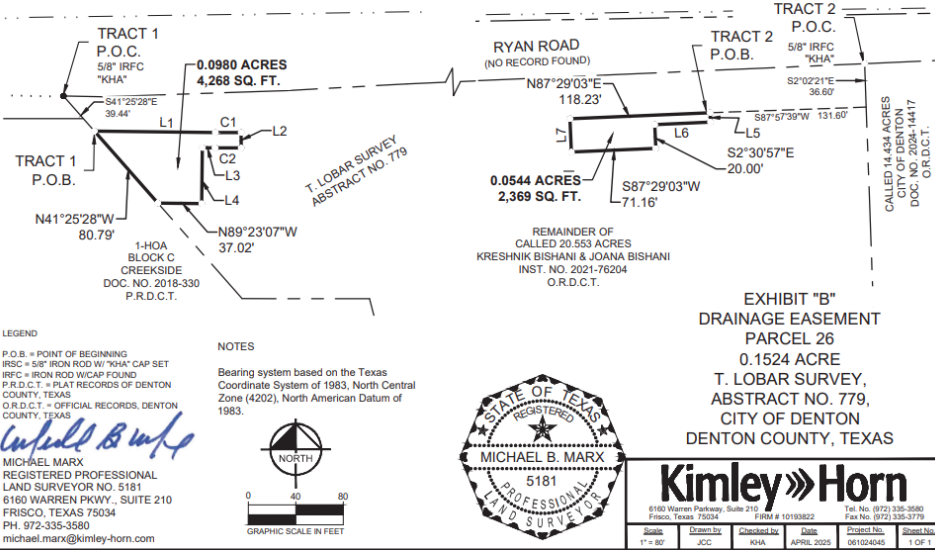


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Fax No. (972) 335-3779
FRM # 10193822

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
NA	JCC	KHA	APRIL 2025	061024045	2 OF 2

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S89°23'07"E	101.83'	L5	S02°30'57"E	8.00'
L2	S00°27'58"E	13.00'	L6	S87°29'03"W	47.07'
L3	N89°23'07"W	10.71'	L7	N02°30'57"W	28.00'
L4	S00°36'53"W	47.00'			

CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	1°04'48"	1155.00'	21.77'	S89°55'31"E
C2	1°04'41"	1170.00'	22.01'	N89°55'31"W



Parcel 26
DE



EXHIBIT "A"
0.0702 ACRE

BEING a tract of land situated in the T. Lobar Survey, Abstract No. 779, City of Denton, Denton County, Texas, and being a portion of a called 20.553 acre tract of land described in a deed to Kreshnik Bishani and Joana Bishani, recorded in Instrument No. 2021-76204 of the Official Records of Denton County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod with plastic cap stamped "KHA" found on the southerly right-of-way line of Ryan Road, a variable width right-of-way, for the northwest corner of said 20.553 acre tract;

THENCE South 41°25'28" East, departing the southerly right-of-way line of said Ryan Road, along the westerly line of said 20.553 acre tract and along the easterly line of Lot 1X-HOA, Block C of Creekside, an addition to the City of Denton, Denton County, Texas, according to the plat thereof recorded in Document No. 2018-330 of the Plat Records of Denton County, Texas, a distance of 131.87 feet to a point;

THENCE departing the westerly line of said 20.553 acre tract and the easterly line of said Lot 1X-HOA, and crossing said Lot 20.553 acre tract, the following courses and distances:

North 48°34'32" East, a distance of 83.41 feet to the **POINT OF BEGINNING** of the herein described easement tract:

North 00°27'58" West, a distance of 13.00 feet to a point at the beginning of a non-tangent curve to the left with a radius of 1,155.00 feet, a central angle of 02°03'02", and a chord bearing and distance of North 88°30'34" East, 41.34 feet;

In an easterly direction, with said non-tangent curve to the left, an arc distance of 41.34 feet to a point for corner;

North 87°29'03" East, a distance of 193.57 feet to a point for corner;

South 02°30'57" East, a distance of 13.00 feet to a point for corner;

South 87°29'03" West, a distance of 193.51 feet to a point at the beginning of a non-tangent curve to the right with a radius of 1,170.00 feet, a central angle of 02°02'59", and a chord bearing and distance of South 88°30'29" West, 41.86 feet;

In a westerly direction, with said non-tangent curve to the right, an arc distance of 41.86 feet to the **POINT OF BEGINNING** and containing 0.0702 of an acre (3,057 square feet) of land, more or less.

EXHIBIT "A"
TEMPORARY CONSTRUCTION
EASEMENT
PARCEL NO. 26
0.0702 ACRE
T. LOBAR SURVEY,
ABSTRACT NO. 779,
CITY OF DENTON
DENTON COUNTY, TEXAS

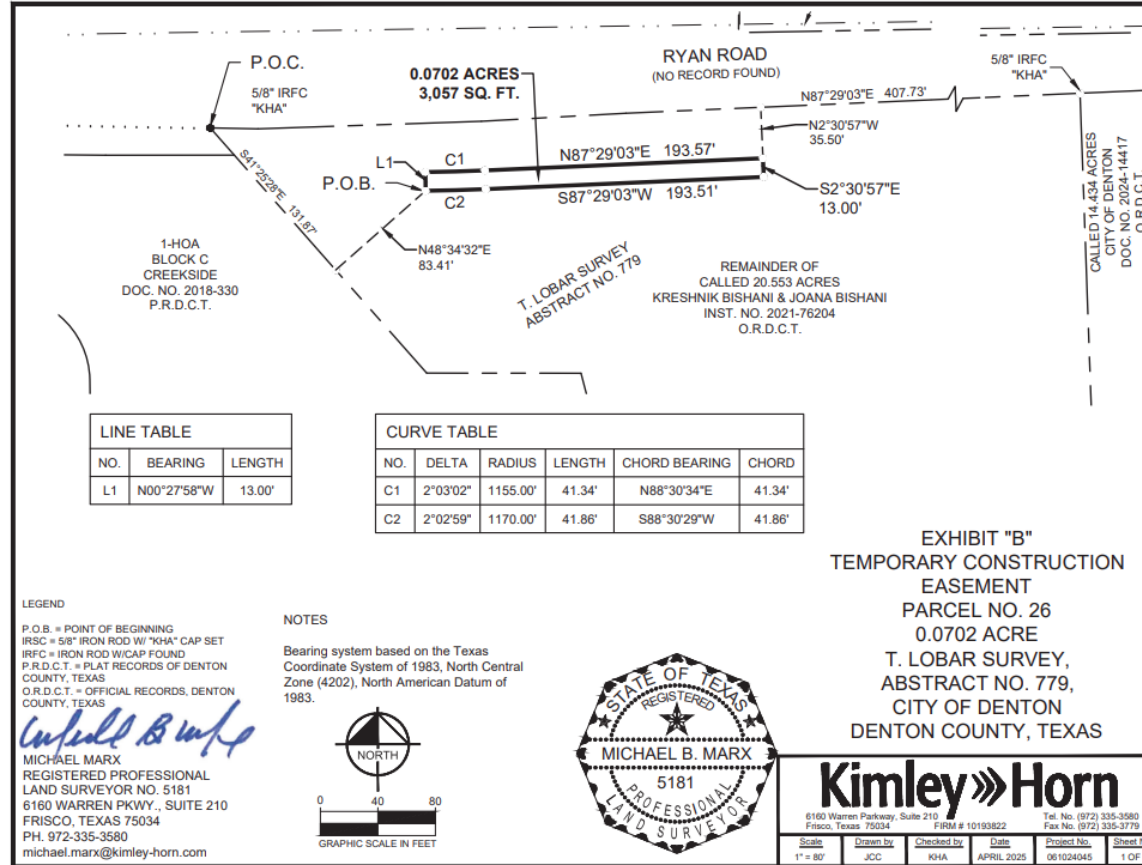
Michael Marx
MICHAEL MARX
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5181
6160 WARREN PKWY., SUITE 210
FRISCO, TEXAS 75034
PH. 972-335-3580
michael.marx@kimley-horn.com



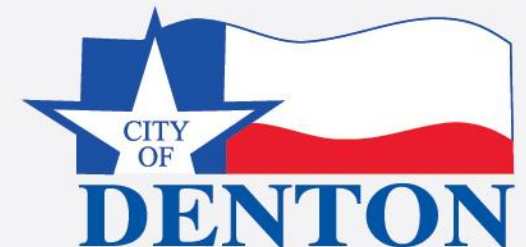
Kimley»Horn

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FIRM # 10193822

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JCC	KHA	APRIL 2025	061024045	1 OF 1



Parcel 26 Temporary Construction Easement (TCE)



BEING a tract of land situated in the T. Lobar Survey, Abstract No. 779, City of Denton, Denton County, Texas, and being a portion of Lot 1, Block A of Lake Forest Good Samaritan Village, an addition to the City of Denton, Denton County, Texas, according to the plat thereof recorded in Cabinet F, Page 36 of the Plat Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap stamped "KHA" set on the southerly right-of-way line of Ryan Road, a variable width right-of-way, same being on the westerly line of Lot 1, Block A of Lake Forest Park Addition, an addition to the City of Denton, Denton County, Texas, according to the plat thereof recorded in Cabinet W, Page 349 of the Plat Records of Denton County, Texas, for the northeast corner of said Lot 1, Block A (Lake Forest Good Samaritan Village);

THENCE South 01°17'43" East, departing the southerly right-of-way line of said Ryan Road and along the common line of said Lot 1, Block A (Lake Forest Good Samaritan Village) and said Lot 1, Block A (Lake Forest Park Addition), a distance of 2.56 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 88°34'48" West, departing said common line and crossing said Lot 1, Block A (Lake Forest Good Samaritan Village), a distance of 99.64 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left with a radius of 1,045.00 feet, a central angle of 01°18'43", and a chord bearing and distance of North 89°14'10" West, 23.93 feet;

THENCE in a westerly direction, continuing across said Lot 1, Block A (Lake Forest Good Samaritan Village), with said tangent curve to the left, an arc distance of 23.93 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner on the southerly right-of-way line of said Ryan Road, same being on the northerly line of said Lot 1, Block A (Lake Forest Good Samaritan Village);

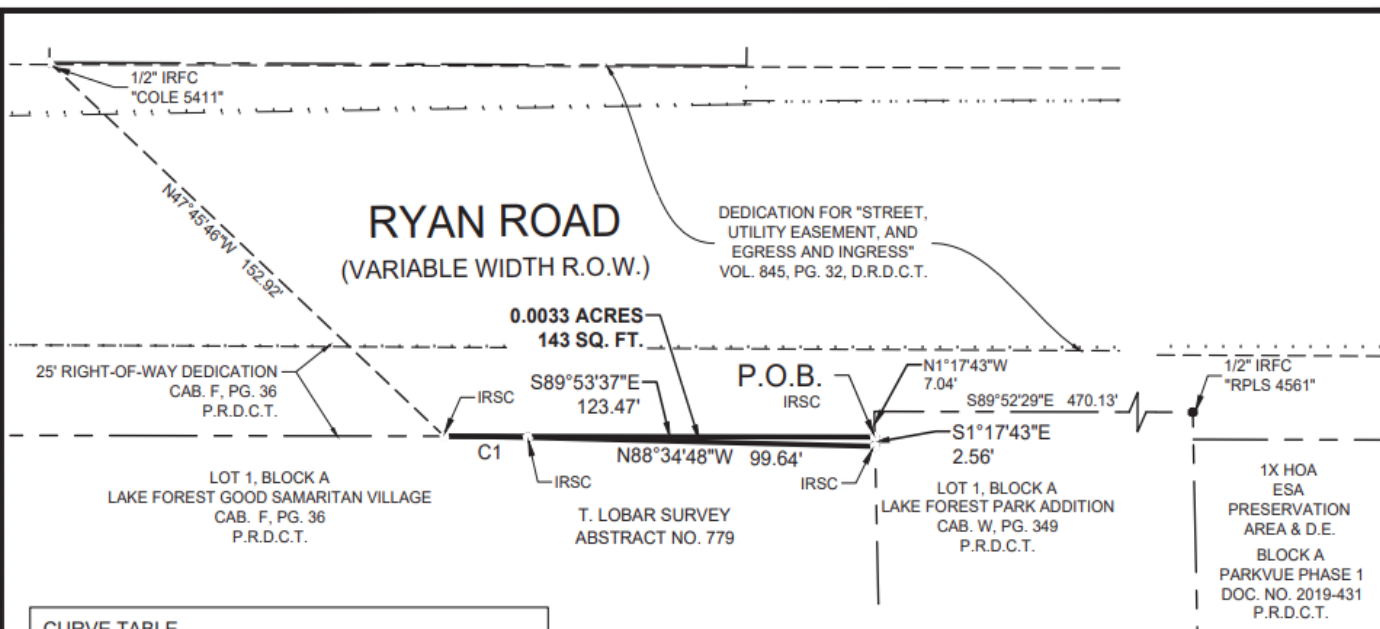
THENCE South 89°53'37" East, along the southerly right-of-way line of said Ryan Road and along the northerly line of said Lot 1, Block A (Lake Forest Good Samaritan Village), a distance of 123.47 feet to the **POINT OF BEGINNING** and containing 0.0033 of an acre (143 square feet) of land, more less.

Michael Marx
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Frisco, Texas 75034 FIRM # 10193822 Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet
N/A	KCC	KMA	FEB. 2005	081024046	A.01



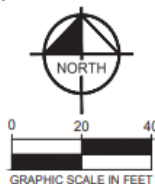
CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	1°18'43"	1045.00'	23.93'	N89°14'10"W	23.93'

LEGEND

P.O.B. = POINT OF BEGINNING
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
IRFC = IRON ROD W/CAP FOUND
P.R.D.C.T. = PLAT RECORDS OF DENTON
COUNTY, TEXAS
O.R.D.C.T. = OFFICIAL RECORDS, DENTON
COUNTY, TEXAS

NOTES

Bearing system based on the Texas
Coordinate System of 1983, North Central
Zone (4202), North American Datum of
1983



MICHAEL MARX
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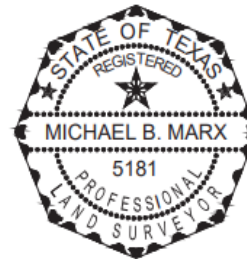


EXHIBIT "B"
RIGHT-OF-WAY DEDICATION
PARCEL NO. 28
0.0033 ACRE
LOT 1, BLOCK A
LAKE FOREST GOOD SAMARITAN
VILLAGE,
CITY OF DENTON
DENTON COUNTY, TEXAS

Kimley»Horn

6160 Warren Parkway, Suite 210 Frisco, Texas 75034		FIRM # 10193822	Tel. No. (972) 335-3580 Fax No. (972) 335-3779	
<u>Scale</u> 1" = 40'	<u>Drawn by</u> JCC	<u>Checked by</u> KHA	<u>Date</u> FEB. 2025	<u>Project No.</u> 061024045
			<u>Sheet No.</u> 1 OF 1	

EXHIBIT "A"
0.0346 ACRE

BEING a tract of land situated in the Thomas Lobar Survey, Abstract No. 779, City of Denton, Denton County, Texas, and being a portion of Lot 1X HOA, Block A of Parkview Phase 1, an addition to the City of Denton, Texas, according to the Final Plat, recorded in Document No. 2019-431 of the Plat Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap stamped "KHA" found on the southerly right-of-way line of Ryan Road, a variable width right-of-way, for the northwest corner of said Lot 1X HOA, same being on the easterly line of Lot 1, Block A of Lake Forest Park Addition, an addition to the City of Denton, Denton County, Texas, according to the plat thereof recorded in Cabinet W, Page 349 of the Plat Records of Denton County, Texas;

THENCE South 89°52'29" East, departing the easterly line of said Lot 1, along the southerly right-of-way line of said Ryan Road and along the northerly line of said Lot 1X HOA, a distance of 114.09 feet to a point;

THENCE departing the southerly right-of-way line of said Ryan Road and the northerly line of said Lot 1X HOA, and crossing said Lot 1X HOA, the following courses and distances:

South 00°07'31" West, a distance of 6.50 feet to the **POINT OF BEGINNING** of the herein described easement tract;

South 89°52'29" East, a distance of 53.87 feet to a point for corner;

South 00°07'31" West, a distance of 28.00 feet to a point for corner;

North 89°52'29" West, a distance of 53.87 feet to a point for corner;

North 00°07'31" East, a distance of 28.00 feet to the **POINT OF BEGINNING** and containing 0.0346 of an acre (1,508 square feet) of land, more or less.

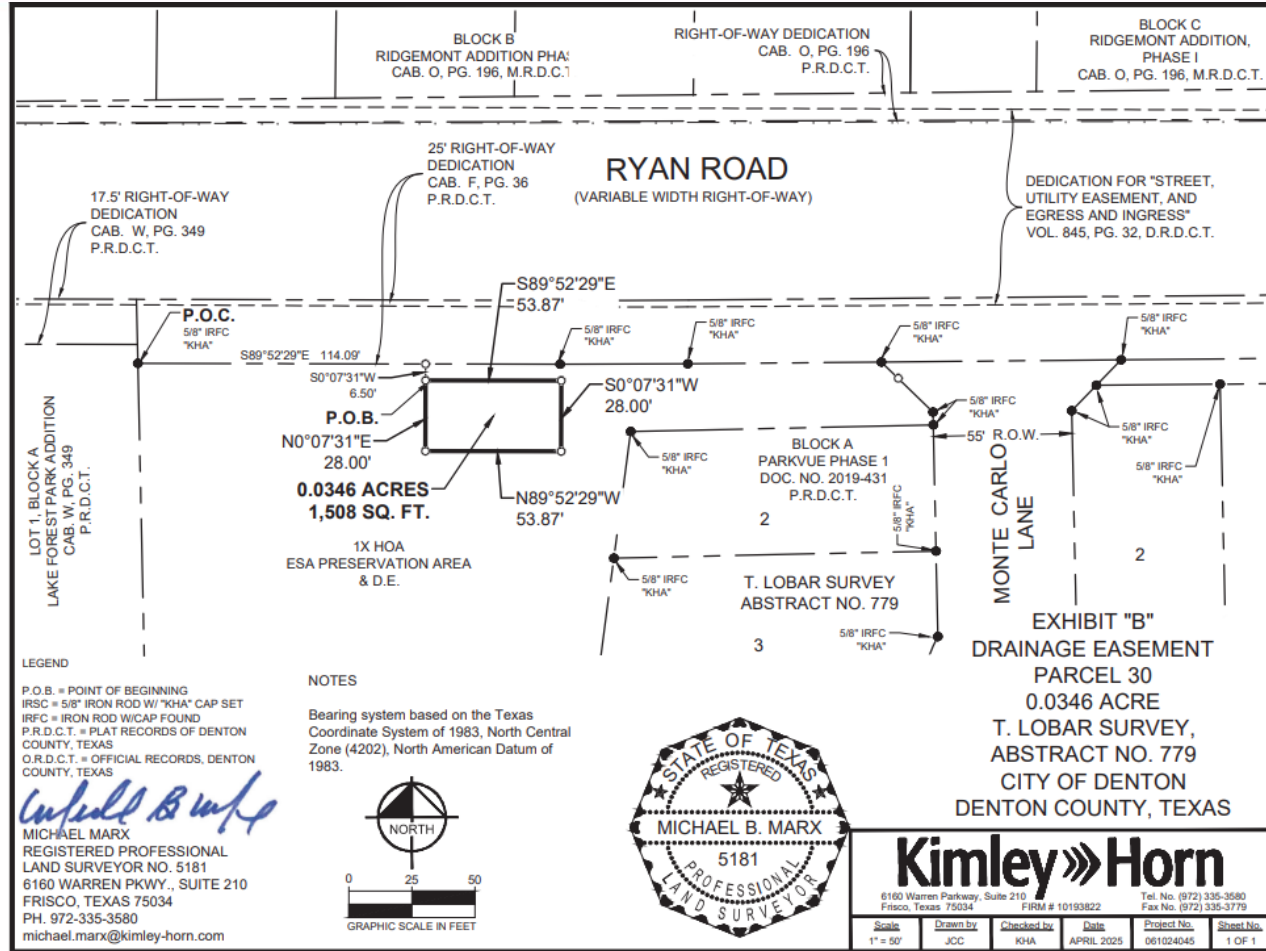
EXHIBIT "A"
DRAINAGE EASEMENT
PARCEL 30
0.0346 ACRE
T. LOBAR SURVEY,
ABSTRACT NO. 779
CITY OF DENTON
DENTON COUNTY, TEXAS



Michael B. Marx
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Tel. No. (972) 335-3580
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FIRM # 10193822
Scale: N/A
Drawn by: JCC
Checked by: KHA
Date: APRIL 2025
Project No.: 061024045
Sheet No.: 1 OF 1



Parcel
30
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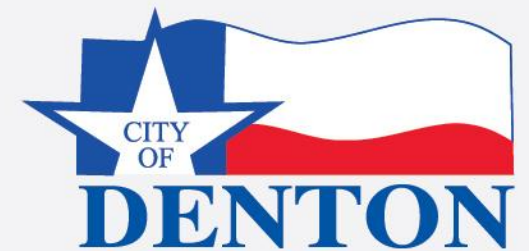


EXHIBIT "A"
TRACT 1
0.0445 ACRE

BEING a tract of land situated in the Thomas Lobar Survey, Abstract No. 779, City of Denton, Denton County, Texas, and being a portion of Lot 1X HOA, Block A of Parkvue Phase 1, an addition to the City of Denton, Texas, according to the Final Plat, recorded in Document No. 2019-431 of the Plat Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for the northeast corner of said Lot 1X HOA, Block A, same being the southerly line of a 25' wide right of way dedication as depicted on Lake Forest Good Samaritan Village, an addition to the City of Denton, Texas, according to the Final Plat, recorded in Cabinet F, Page 36 of the Plat Records of Denton County, Texas, same also being at the intersection of the southerly right of way line of Ryan Road, a variable width right of way with the westerly right of way line of Monte Carlo Lane, a variable width right of way;

THENCE South 45°53'12" East, along the easterly line of said Lot 1X HOA and the westerly right of way line of said Monte Carlo Lane, a distance of 9.25 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for corner;

THENCE departing the easterly line of said Lot 1X HOA and the westerly right of way line of said Monte Carlo Lane, crossing said Lot 1X HOA

South 89°28'27" West, a distance of 109.13 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for corner;

North 89°52'29" West, a distance of 163.75 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for corner on the westerly line of said Lot 1X HOA and the easterly line of Lot 1, Block A of Lake Forest Park Addition, an addition to the City of Denton, Texas, according to the Final Plat, recorded in Cabinet W, Page 349 of the Plat Records of Denton County, Texas;

THENCE North 01°14'50" West, along the westerly line of said Lot 1X HOA and the easterly line of said Lot 1, Block A, a distance of 6.50 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for the northwest corner of said Lot 1X HOA, same being on the southerly right of way line of aforesaid Ryan Road;

THENCE South 89°52'29" East, along the northerly line of said Lot 1X HOA and the southerly right of way line of said Ryan Road, a distance of 167.46 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found at the beginning of a non-tangent curve to the left with a radius of 4,398.25 feet, a central angle of 00°39'33", and a chord bearing and distance of North 89°47'41" East, 50.60 feet;

THENCE in an easterly direction, continuing along the northerly line of said Lot 1X HOA and the southerly right of way line of said Ryan Road, with said non-tangent curve to the left, an arc distance of 50.60 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for corner;

THENCE North 89°28'27" East, continuing along the northerly line of said Lot 1X HOA and the southerly right of way line of said Ryan Road, a distance of 76.82 feet to the **POINT OF BEGINNING** and containing 0.0445 of an acre (1,939 square feet) of land, more or less.

EXHIBIT "A"
RIGHT-OF-WAY DEDICATION
PARCEL NO. 30
0.0659 ACRE
LOT 1X HOA, BLOCK A & B
PARKVUE PHASE 1
CITY OF DENTON
DENTON COUNTY, TEXAS

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State No. 101010822
Checked By: KHA
Date: APRIL 2025
Printed On: 06/10/2025
Sheet No. 1 OF 2

EXHIBIT "A"
TRACT 2
0.0214 ACRE

BEING a tract of land situated in the Thomas Lobar Survey, Abstract No. 779, City of Denton, Denton County, Texas, and being a portion of Lot 1X HOA, Block B of Parkvue Phase 1, an addition to the City of Denton, Texas, according to the Final Plat, recorded in Document No. 2019-431 of the Plat Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for the northwest corner of said Lot 1X HOA, same being the intersection of the easterly right of way line of Monte Carlo Lane, a variable width right-of-way, with the southerly right of way line of Ryan Road, a variable width right-of-way;

THENCE North 89°28'27" East, long the northerly line of said Lot 1X HOA and the southerly right of way line of said Ryan Road, a distance of 194.76 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 85°56'10" West, departing the southerly right-of-way line of said Ryan Road and the northerly line of said Lot 1X HOA, and crossing said Lot 1X HOA, a distance of 69.66 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right with a radius of 1,155.00 feet, a central angle of 03°32'17", and a chord bearing and distance of South 87°42'18" West, 71.31 feet;

THENCE in a westerly direction, continuing across said Lot 1X HOA, with said tangent curve to the right, an arc distance of 71.32 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 89°28'27" West, continuing across said Lot 1X HOA, a distance of 60.38 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner on the westerly line of said Lot 1X HOA and the easterly right of way line of Monte Carlo Lane, a variable width right of way;

THENCE North 44°06'48" East, along the westerly line of said Lot 1X HOA and the easterly right of way line of said Monte Carlo Lane, a distance of 9.14 feet to the **POINT OF BEGINNING** and containing 0.0214 of an acre (932 square feet) of land, more or less.

Parcel 30 ROW

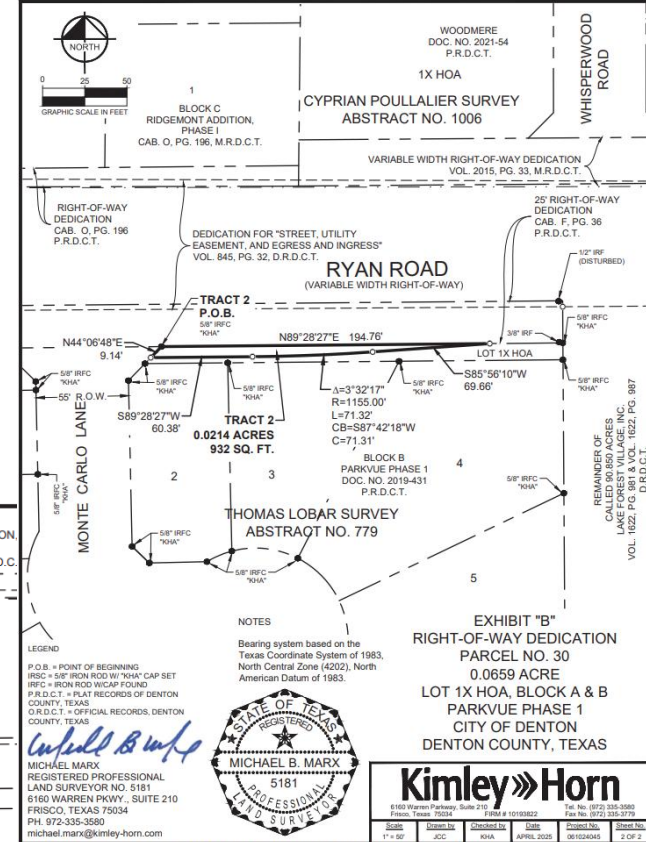
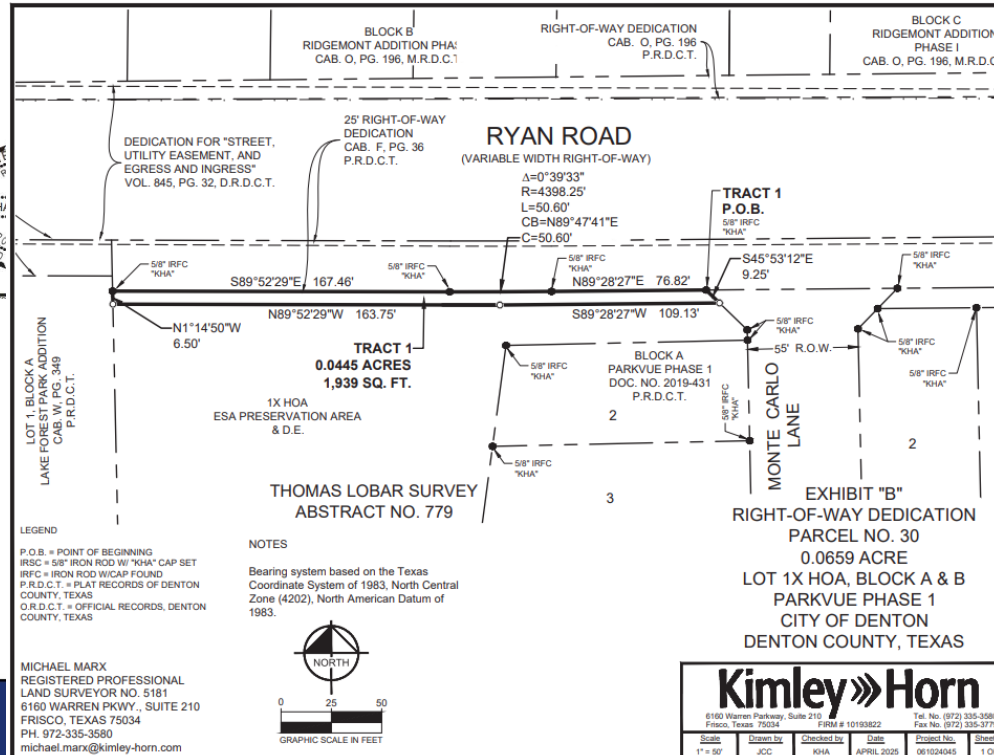


EXHIBIT "A"
0.0553 ACRE

BEING a tract of land situated in the Thomas Lobar Survey, Abstract No. 779, City of Denton, Denton County, Texas, and being a portion of a called 90.850-acre tract of land, described in a deed to Lake Forest Village, Inc. recorded in Volume 1622, Page 981 and Volume 1622, Page 987 of the Deed Records of Denton County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for the northeast corner of Lot 1X HOA, Block B of Parkview Phase 1, an addition to the City of Denton, Texas, according to the Final Plat, recorded in Document No. 2019-431 of the Plat Records of Denton County, Texas, same being the southeast corner of a 25' wide right of way dedication as depicted on Lake Forest Good Samaritan Village, an addition to the City of Denton, Texas, according to the Final Plat, recorded in Cabinet F, Page 36 of the Plat Records of Denton County, Texas;

THENCE North 00°23'05" West, along the easterly line of said 25' wide right of way dedication, a distance of 2.68 feet to the **POINT OF BEGINNING** of the herein described dedication:

THENCE North 00°23'05" West, continuing along the easterly line of said 25' wide right of way dedication, a distance of 18.81 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA", set for corner on the southerly line of a Dedication for Street, Utility Easement and Egress and Ingress, recorded in Volume 845, Page 32 of the Deed Records of Denton County, Texas;

THENCE North 89°37'24" East, departing the easterly line of said 25' wide right of way dedication and along the southerly line of said Dedication for Street, Utility Easement and Egress and Ingress, a distance of 31.03 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA", set for the beginning of a tangent curve to the left with a radius of 4,267.52 feet, a central angle of 01°54'54", and a chord bearing and distance of North 88°39'57" East, 142.62 feet;

THENCE in an easterly direction, continuing along the southerly line of said Dedication for Street, Utility Easement and Egress and Ingress, with said tangent curve to the left, an arc distance of 142.63 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA", set for corner on the easterly line of aforesaid 90.850-acre tract of land, same being on the westerly line of a right of way dedication as depicted on the Final Plat of Forest Meadow Phase 2, an addition to the City of Denton, Texas, according to the Final Plat, recorded in Document No. 2014-268 of the Plat Records of Denton County, Texas;

THENCE South 00°57'27" East, along the easterly line of said 90.850-acre tract and the westerly line of said right of way dedication, passing at a distance of 8.27 feet, a 5/8-inch iron rod with a plastic cap, stamped "JACOBS" found for the northwest corner of Lot 1, Undeveloped Common Area, Block B of said Forest Meadow Phase 2, continuing along the westerly line of said Lot 1 for a total distance of 10.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 85°56'10" West, departing the westerly line of said Lot 1 and the easterly line of said 90.850 acre tract, and crossing said 90.850 acre tract, a distance of 174.09 feet to the **POINT OF BEGINNING** and containing 0.0553 of an acre (2,409 square feet) of land, more or less.

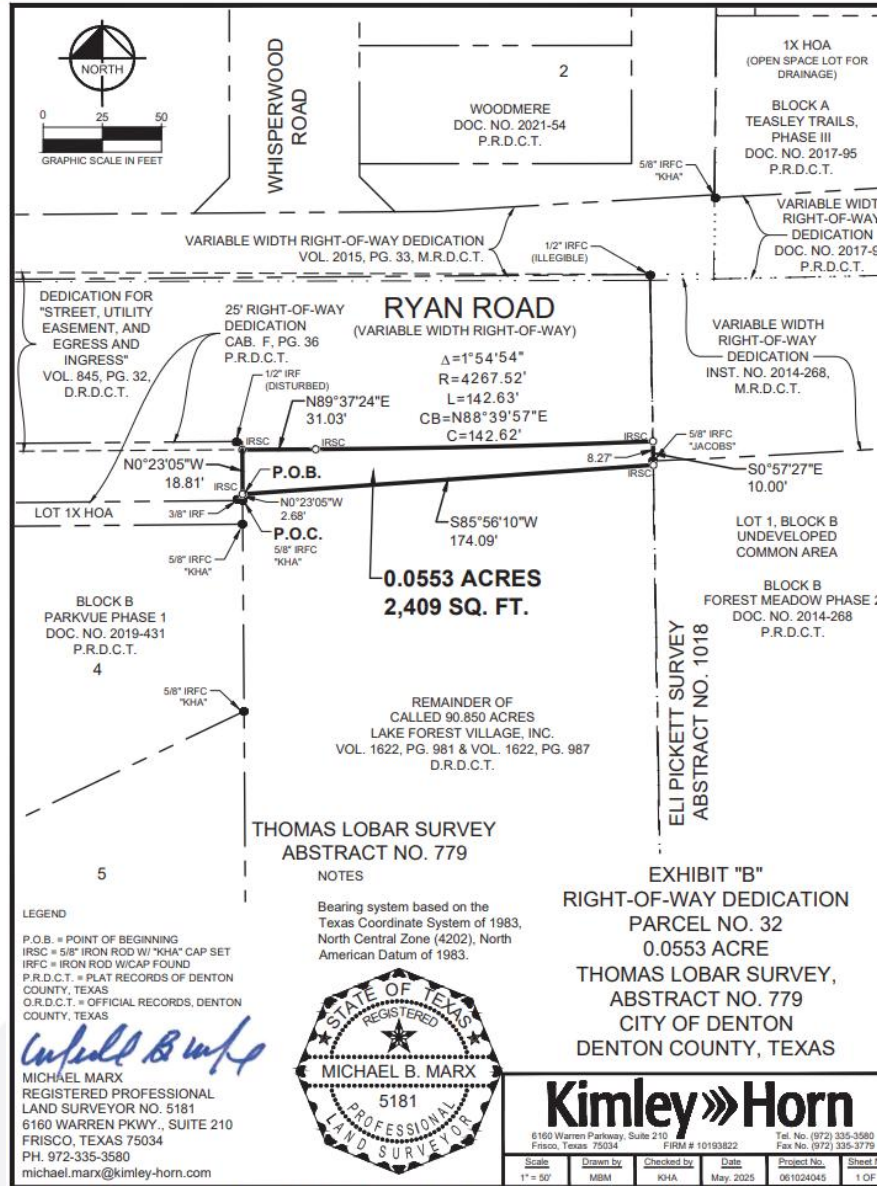
EXHIBIT "A"
RIGHT-OF-WAY DEDICATION
PARCEL NO. 32
0.0553 ACRE
THOMAS LOBAR SURVEY,
ABSTRACT NO. 779
CITY OF DENTON
DENTON COUNTY, TEXAS

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FIRM # 10193822
Scale: N/A
Drawn by: MBM
Checked by: KHA
Date: May, 2025
Project No.: 061024045
Sheet No.: 1 OF 1



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Parcel
32
ROW



EXHIBIT "A"
0.0282 ACRE

BEING a tract of land situated in the C. Poillalier Survey, Abstract No. 1006, City of Denton, Denton County, Texas, and being a portion of Lot 12, Block G of Montecito De Sur, Section Two, Phase I and II, an addition to the City of Denton, Denton County, Texas, according to the plat thereof recorded in Cabinet F, Page 226 of the Plat records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found on the northerly right-of-way line of Ryan Road, a variable width right-of-way, for the southeast corner of said Lot 12, common to the southwest corner of Lot 11, Block G of said Montecito De Sur, Section Two, Phase I and II;

THENCE North 89°44'20" West, along the northerly right-of-way line of said Ryan Road and along the southerly line of said Lot 12, a distance of 185.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southwest corner of said Lot 12, same being at the intersection of the northerly right-of-way line of said Ryan Road, with the easterly right-of-way line of Montecito Road, a 60-foot wide right-of-way;

THENCE North 00°15'40" East, departing the northerly right-of-way line of said Ryan Road, along the easterly right-of-way line of said Montecito Road and along the westerly line of said Lot 12, a distance of 6.38 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 89°53'37" East, departing the easterly right-of-way line of said Montecito Road and the westerly line of said Lot 12, and crossing said Lot 12, a distance of 185.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner on the easterly line of said Lot 12, same being the westerly line of said Lot 11;

THENCE South 00°15'40" West, along the common line of said Lot 11 and said Lot 12, a distance of 6.88 feet to the **POINT OF BEGINNING** and containing 0.0282 of an acre (1,227 square feet) of land, more or less.

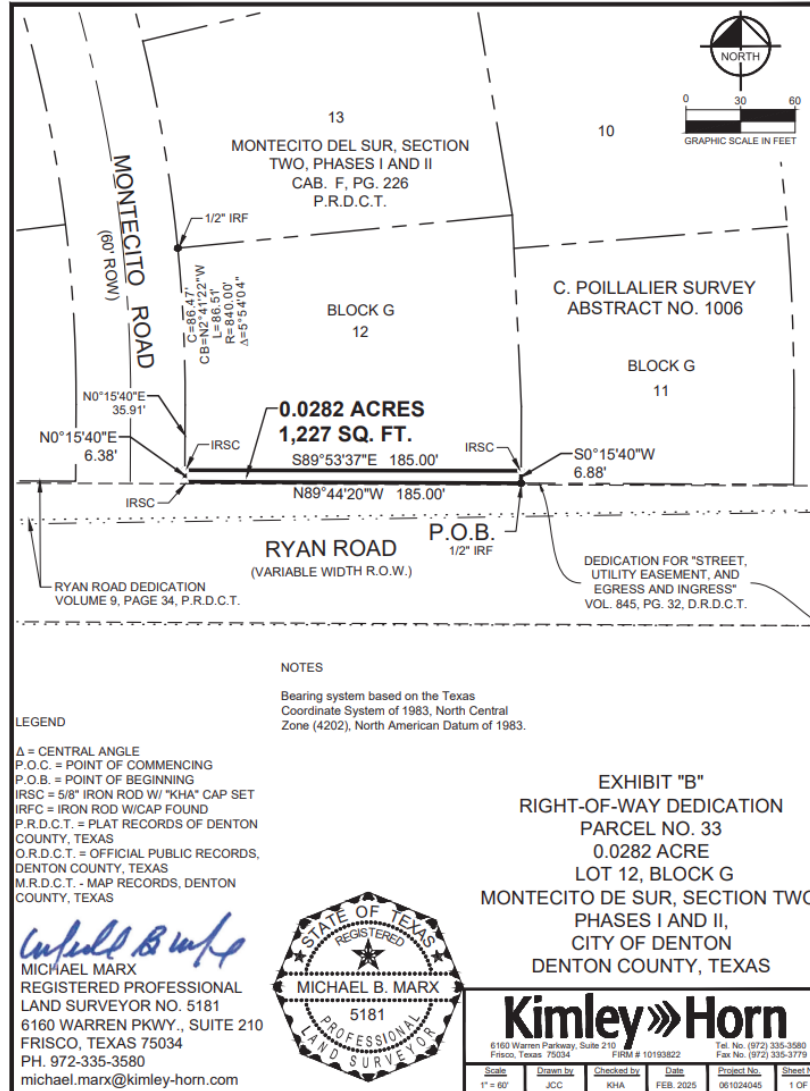
EXHIBIT "A"
RIGHT-OF-WAY DEDICATION
PARCEL NO. 33
0.0282 ACRE
LOT 12, BLOCK G
MONTECITO DE SUR, SECTION TWO,
PHASES I AND II,
CITY OF DENTON
DENTON COUNTY, TEXAS

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Drawn by: JCC
Checked by: KHA
Date: FEB. 2025
Project No.: 061024045
Sheet No.: 1 OF 1



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Scale: 1" = 60'
Drawn by: JCC
Checked by: KHA
Date: FEB. 2025
Project No.: 061024045
Sheet No.: 1 OF 1

**Parcel
33
ROW**

EXHIBIT "A"
0.0016 ACRE

BEING a tract of land situated in the Eli Pickett Survey, Abstract No. 1018, City of Denton, Denton County, Texas, and being a portion of Lot 1, Undeveloped Common Area, Block B of Forest Meadow Phase 2, an addition to the City of Denton, Texas, according to the Final Plat, recorded in Document No. 2014-268 of the Plat Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap stamped "JACOBS" found on the southerly right-of-way line of Ryan Road, a variable width right-of-way for the northwest corner of said Lot 1, same being on the easterly line of a called 90.850 acre tract of land described in a deed to Lake Forest Village, Inc., recorded in Volume 1622, Page 981 and Volume 1622, Page 987 of the Deed Records of Denton County, Texas, same also being at the beginning of a non-tangent curve to the left with a radius of 4,279.19 feet, a central angle of 01°34'12", and a chord bearing and distance of North 86°46'34" East, 117.26 feet;

THENCE in an easterly direction, departing the easterly line of said 90.850 acre tract, along the southerly right-of-way line of said Ryan Road and along the northerly line of said Lot 1, with said non-tangent curve to the left, an arc distance of 117.26 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 85°56'10" West, departing the southerly right-of-way line of said Ryan Road and the northerly line of said Lot 1, and crossing said Lot 1, a distance of 117.34 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner on the westerly line of said Lot 1, same being the easterly line of said 90.850 acre tract;

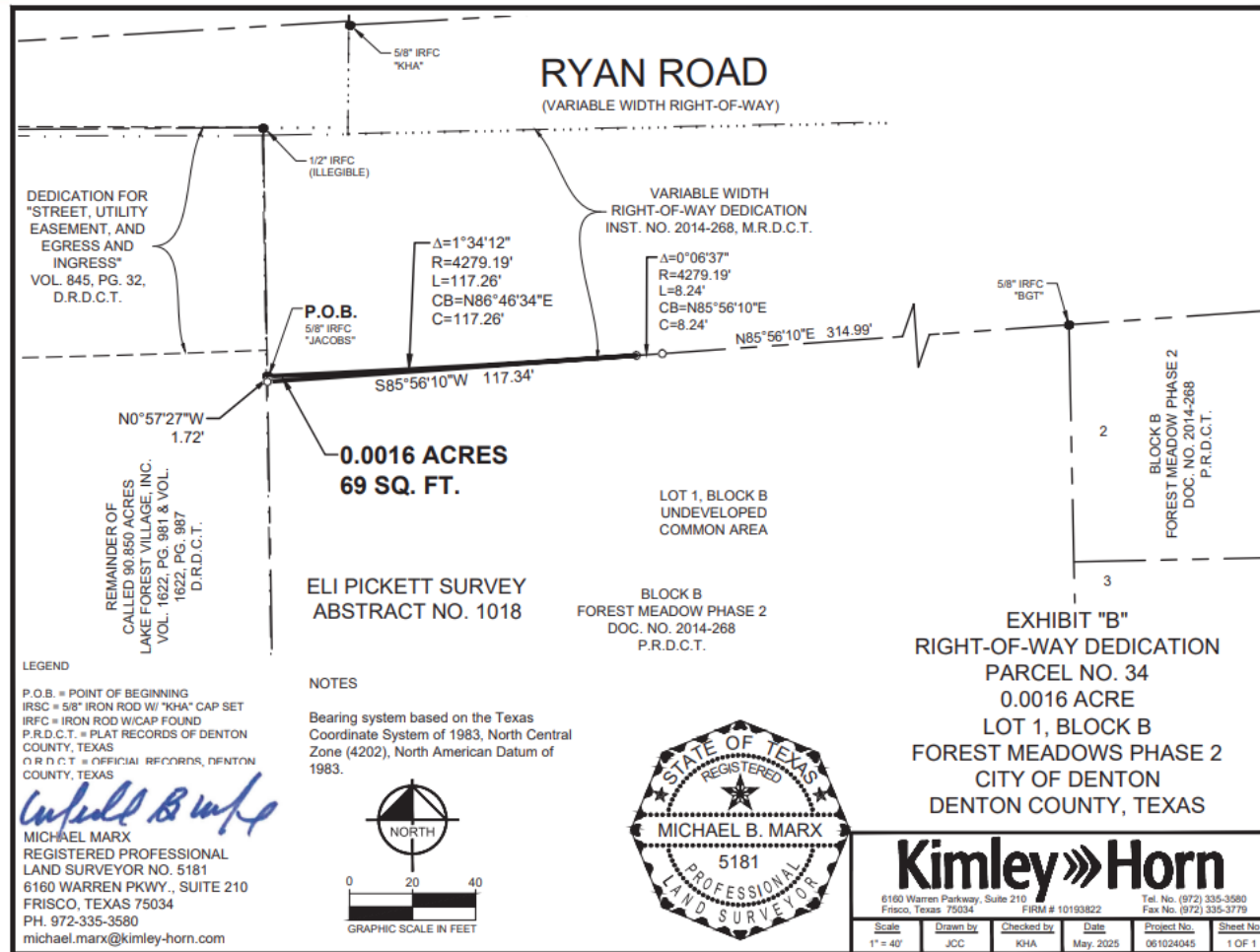
THENCE North 00°57'27" West, along the westerly line of said Lot 1 and along the easterly line of said 90.850 acre tract, a distance of 1.72 feet to the **POINT OF BEGINNING** and containing 0.0016 of an acre (69 square feet) of land, more or less.

EXHIBIT "A"
RIGHT-OF-WAY DEDICATION
PARCEL NO. 34
0.0016 ACRE
LOT 1, BLOCK B
FOREST MEADOWS PHASE 2
CITY OF DENTON
DENTON COUNTY, TEXAS

Kimley»Horn

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	MBM	KHA	May, 2025	061024045	1 OF 1

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Parcel
34
ROW



EXHIBIT "A"
0.0072 ACRE

BEING a tract of land situated in the C. Poillalier Survey, Abstract No. 1006, City of Denton, Denton County, Texas, and being a portion of Lot 11, Block G of Montecito De Sur, Section Two, Phases I and II, an addition to the City of Denton, Denton County, Texas, according to the plat thereof recorded in Cabinet F, Page 226 of the Plat Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found on the northerly right-of-way line of Ryan Road, a variable width right-of-way, for the southwest corner of said Lot 11, common to the southeast corner of Lot 12, Block G of said Montecito De Sur, Section Two, Phases I and II;

THENCE North 00°15'40" East, departing the northerly right-of-way line of said Ryan Road and along the common line of said Lot 11 and said Lot 12, a distance of 1.88 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 89°53'37" East, departing the common line of said Lot 11 and said Lot 12 and crossing said Lot 11, a distance of 150.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set on the westerly right-of-way line of La Mancha Lane, a 50-foot wide right-of-way, same being on the easterly line of said Lot 11;

THENCE South 00°15'40" West, along the westerly right-of-way line of said La Mancha Lane and along the easterly line of said Lot 11, a distance of 2.28 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southeast corner of said Lot 11, same being at the intersection of the westerly right-of-way line of said La Mancha Lane, with the northerly right-of-way line of said Ryan Road, from which a 1/2 inch iron with plastic cap stamped "COLE 5411" found for the southwest corner of Lot 34, Block A of said Montecito De Sur, Section 2, Phases I and II, bears South 89°44'20" East, 50.00 feet;

THENCE North 89°44'20" West, departing the westerly right-of-way line of said La Mancha Lane, along the northerly right-of-way line of said Ryan Road and along the southerly line of said Lot 11, a distance of 150.00 feet to the **POINT OF BEGINNING** and containing 0.0072 of an acre (312 square feet) of land, more or less.

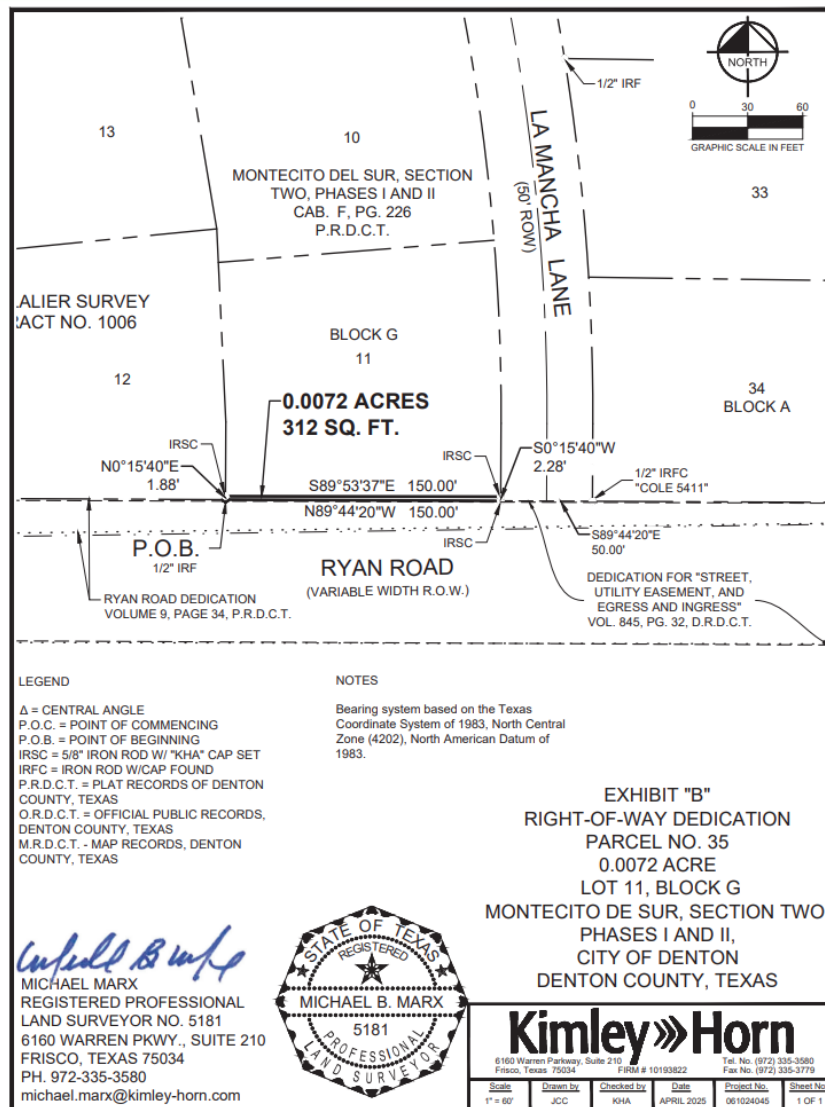
EXHIBIT "A"
RIGHT-OF-WAY DEDICATION
PARCEL NO. 35
0.0072 ACRE
LOT 11, BLOCK G
MONTECITO DE SUR, SECTION TWO,
PHASES I AND II,
CITY OF DENTON
DENTON COUNTY, TEXAS

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FIRM # 10193822
Project No. 061024045
Sheet No. 1 OF 1

Date	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JCC	KHA	APRIL 2025	061024045	1 OF 1

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LEGEND

Δ = CENTRAL ANGLE
P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
IRFC = IRON ROD W/CAP FOUND
P.R.D.C.T. = PLAT RECORDS OF DENTON COUNTY, TEXAS
O.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
M.R.D.C.T. = MAP RECORDS, DENTON COUNTY, TEXAS

NOTES

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

EXHIBIT "B"
RIGHT-OF-WAY DEDICATION
PARCEL NO. 35
0.0072 ACRE
LOT 11, BLOCK G
MONTECITO DE SUR, SECTION TWO,
PHASES I AND II,
CITY OF DENTON
DENTON COUNTY, TEXAS

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Project No. 061024045
Sheet No. 1 OF 1

Date	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JCC	KHA	APRIL 2025	061024045	1 OF 1

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Parcel
35
ROW

EXHIBIT "A"
0.0152 ACRE

BEING a tract of land situated in the Eli Pickett Survey, Abstract No. 1018, City of Denton, Denton County, Texas, and being a portion of Lot 1, Block A of Hickory Creek Heights, an addition to the City of Denton, Texas, according to the Final Plat, recorded in Cabinet N, Page 101 of the Plat Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with a red plastic cap, stamped "KHA", set for the northwest corner of said Lot 1, Block A, same being on the easterly line of a called 0.333-acre tract of land described in a deed to the City of Denton, Texas, recorded in Instrument No. 2014-91669 of the Official Records of Denton County, Texas, same being on the southerly right of way line of Ryan Road, a variable width right of way, from which, a PK nail found for the northwest corner of the right of way dedication for Ryan Road as depicted in said Hickory Creek Heights and the northeast corner of said 0.333-acre tract bears North 01°04'56" West, a distance of 34.32 feet and a MAG nail found for the southeast corner of the right of way dedication for Ryan Road as depicted in Denton West Joint Venture Addition, an addition to the City of Denton, Texas, according to the Final Plat, recorded in Document No. 2020-199 of the Plat Records of Denton County, Texas bears North 28°24'53" East, a distance of 39.52 feet;

THENCE North 89°20'55" East, along the northerly line of said Lot 1 and the southerly right of way line of said Ryan Road, a distance of 100.06 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA", set for the northeast corner of said Lot 1, same being the intersection of the southerly right of way line of said Ryan Road with the easterly right of way line of Park Haven Drive, a 50' wide right of way;

THENCE South 01°04'02" East, along the easterly line of said Lot 1 and the westerly right of way line of said Park Haven Drive, a distance of 20.50 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA", set for corner;

THENCE North 45°51'34" West, departing the easterly line of said Lot 1 and the westerly right of way line of said Park Haven Drive, crossing said Lot 1, a distance of 21.29 feet to a 5/8-inch iron rod with a red plastic cap stamped "KHA", set for corner;

THENCE South 89°20'55" West, continuing across said Lot 1, a distance of 85.06 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA", set for corner on the westerly line of said Lot 1 and the easterly line of aforesaid 0.333-acre tract;

THENCE North 01°04'56" West, along the westerly line of said Lot 1 and the easterly line of said 0.333-acre tract a distance of 5.50 feet to the **POINT OF BEGINNING** and containing 0.0152 of an acre (663 square feet) of land, more or less.

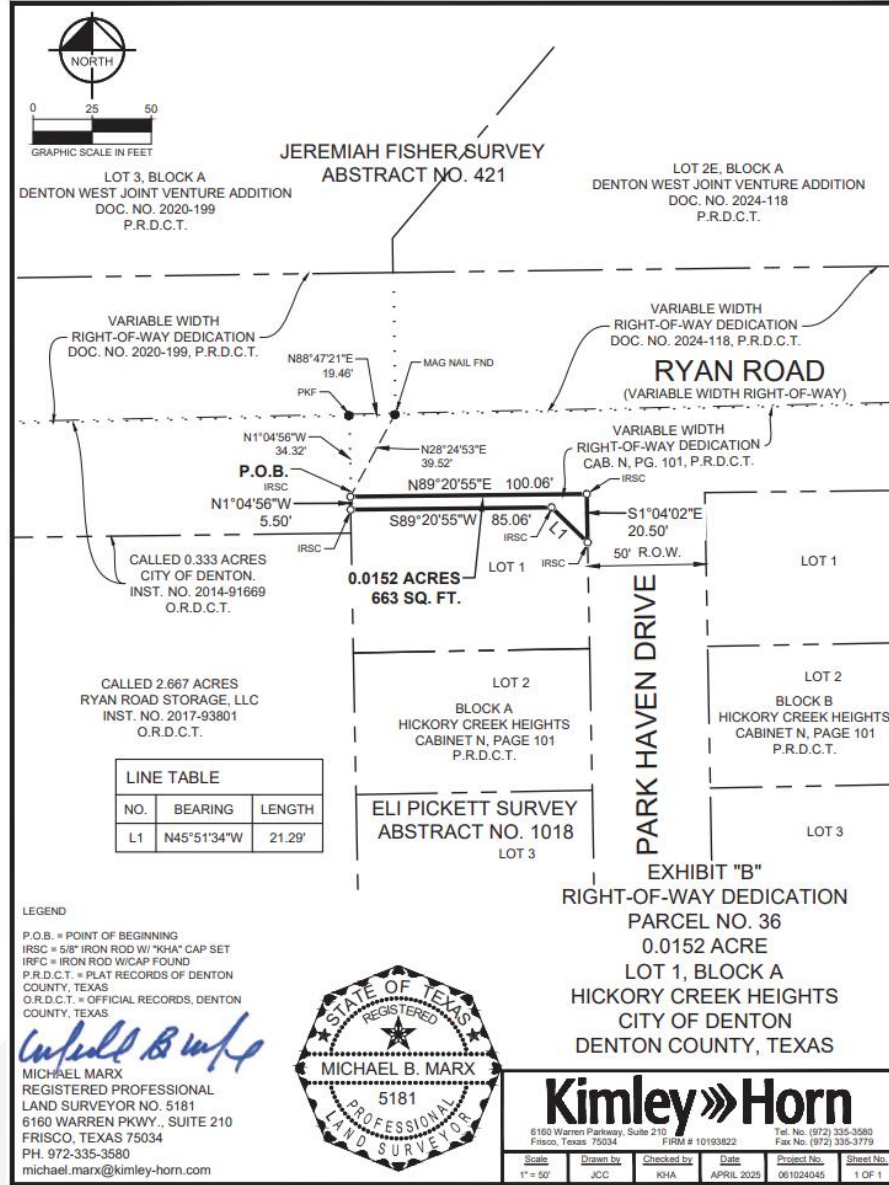
EXHIBIT "A"
RIGHT-OF-WAY DEDICATION
PARCEL NO. 36
0.0152 ACRE
LOT 1, BLOCK A
HICKORY CREEK HEIGHTS
CITY OF DENTON
DENTON COUNTY, TEXAS

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Scale: N/A
Drawn by: JCC
Checked by: KHA
Date: APRIL 2025
Project No.: 061024045
Sheet No.: 1 OF 1



**Parcel
36
ROW**



EXHIBIT "A"
0.0109 ACRE

BEING a tract of land situated in the C. Poillalier Survey, Abstract No. 1006, City of Denton, Denton County, Texas, and being a portion of Lot 34, Block A of Montecito Del Sur, Section Two, Phase I and II, an addition to the City of Denton, Denton County, Texas, according to the plat thereof recorded in Cabinet F, Page 226 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 "COLE 5411" found at the intersection of the northerly right-of-way line of Ryan Road, a variable width right-of-way with the easterly right-of-way line of La Mancha Lane, a 50-foot wide right-of-way, for the southwest corner of said Lot 34;

THENCE North 00°15'40" East, departing the northerly right-of-way line of said Ryan Road, along the easterly right-of-way line of said La Mancha Lane and along the westerly line of said Lot 34, a distance of 2.42 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 89°53'37" East, departing the easterly right-of-way line of said La Mancha Lane and the westerly line of said Lot 34, and crossing said Lot 34, a distance of 113.37 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right with a radius of 1,150.00 feet, a central angle of 01°18'49", and a chord bearing and distance of South 89°14'13" East, 26.36 feet;

THENCE in an easterly direction, continuing across said Lot 34, with said tangent curve to the right, an arc distance of 26.36 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 88°34'48" East, continuing across said Lot 34, a distance of 60.14 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner on the easterly line of said Lot 34, same being the northerly right-of-way line of said Ryan Road;

THENCE South 00°49'01" West, along northerly right-of-way line of said Ryan Road and along the easterly line of said Lot 34, a distance of 1.28 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southeast corner of said Lot 34;

THENCE North 89°44'20" West, continuing along the northerly right-of-way line of said Ryan Road and along the southerly line of said Lot 34, a distance of 199.85 feet to the **POINT OF BEGINNING** and containing 0.0109 of an acre (475 square feet) of land, more or less.

EXHIBIT "A"
RIGHT-OF-WAY DEDICATION
PARCEL NO. 37
0.0109 ACRE
LOT 34, BLOCK G
MONTECITO DE SUR, SECTION TWO,
PHASES I AND II,
CITY OF DENTON
DENTON COUNTY, TEXAS

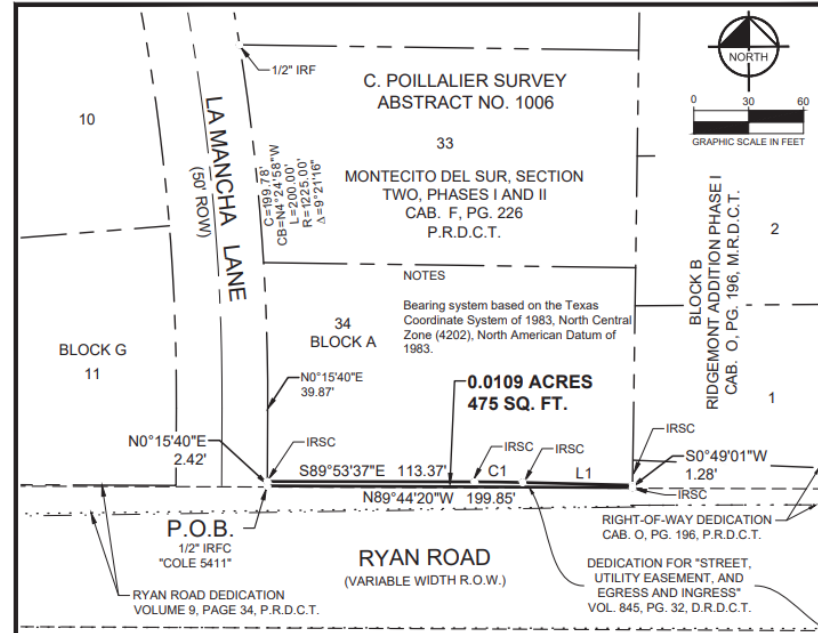
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Date	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JCC	KHA	APRIL 2025	061024045	1 OF 1



LINE TABLE		
NO.	BEARING	LENGTH
L1	S88°34'48"E	60.14'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	1°18'49"	1150.00'	26.36'	S89°14'13"E	26.36'

LEGEND

Δ = CENTRAL ANGLE
P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
IRFC = IRON ROD W/CAP FOUND
P.R.D.C.T. = PLAT RECORDS OF DENTON COUNTY, TEXAS
O.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
M.R.D.C.T. = MAP RECORDS, DENTON COUNTY, TEXAS

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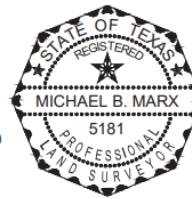


EXHIBIT "B"
RIGHT-OF-WAY DEDICATION
PARCEL NO. 37
0.0109 ACRE
LOT 34, BLOCK G
MONTECITO DE SUR, SECTION TWO,
PHASES I AND II,
CITY OF DENTON
DENTON COUNTY, TEXAS

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Date	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 80'	JCC	KHA	APRIL 2025	061024045	1 OF 1

Parcel
37
ROW

EXHIBIT "A"
0.0152 ACRE

BEING a tract of land situated in the Eli Pickett Survey, Abstract No. 1018, City of Denton, Denton County, Texas, and being a portion of Lot 1, Block B of Hickory Creek Heights, an addition to the City of Denton, Texas, according to the Final Plat, recorded in Cabinet N, Page 101 of the Plat Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with a red plastic cap, stamped "KHA", set for the northwest corner of said Lot 1, Block B, same being the intersection the southerly right of way line of Ryan Road, a variable width right of way, with the easterly right of way line of Park Haven Drive, a 50' wide right of way, from which, a PK nail found for the northeast corner of the right of way dedication for Ryan Road as depicted in said Hickory Creek Heights bears North 80°25'37" East, a distance of 252.79 feet and a PK nail found for the northwest corner of the right of way dedication for Ryan Road as depicted in said Hickory Creek Heights bears North 77°47'25" West, a distance of 154.19 feet;

THENCE North 89°20'55" East, along the northerly line of said Lot 1 and the southerly right of way line of said Ryan Road, a distance of 100.00 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA", set for the northeast corner of said Lot 1 and the northwest corner of Lot 30, Block B of said Hickory Creek Heights;

THENCE South 01°04'02" East, departing the southerly right of way line of said Ryan Road and along the easterly line of said Lot 1 and the westerly line of said Lot 30, a distance of 5.50 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA", set for corner;

THENCE South 89°20'55" West, departing the easterly line of said Lot 1 and the westerly line of said Lot 30, crossing said Lot 1, a distance of 85.00 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA", set for corner;

THENCE South 44°08'26" West, continuing across said Lot 1, a distance of 21.14 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA", set for corner on the westerly line of said Lot 1 and the easterly right of way line of aforesaid Park Haven Drive;

THENCE North 01°04'02" West, along the westerly line of said Lot 1 and the easterly right of way line of said Park Haven Drive, a distance of 20.50 feet to the **POINT OF BEGINNING** and containing 0.0152 of an acre (663 square feet) of land, more or less.

EXHIBIT "A"
RIGHT-OF-WAY DEDICATION
PARCEL NO. 38
0.0152 ACRE
LOT 1, BLOCK B
HICKORY CREEK HEIGHTS
CITY OF DENTON
DENTON COUNTY, TEXAS

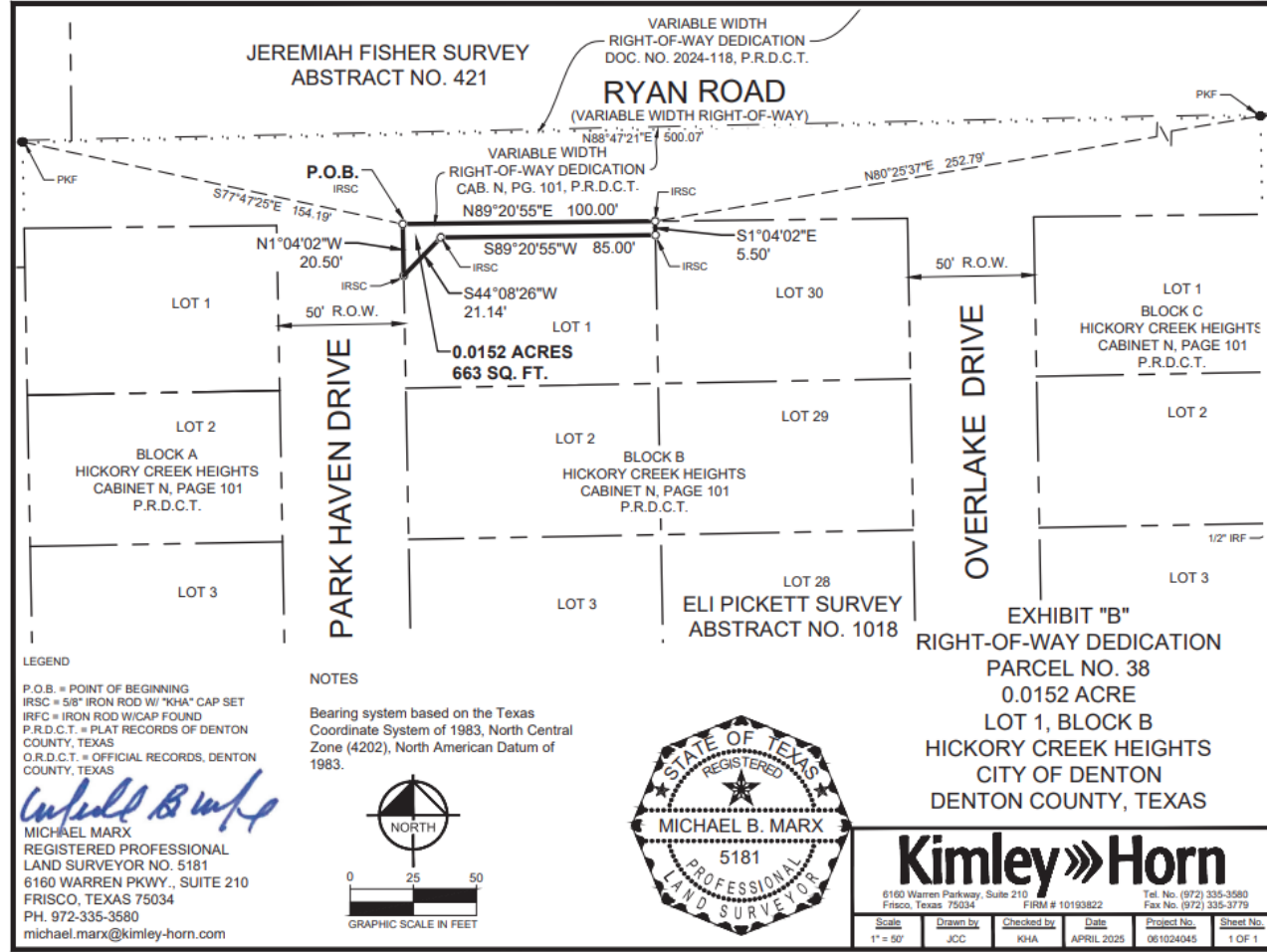
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Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JCC	KHA	APRIL 2025	061024045	1 OF 1



Parcel
38
ROW



EXHIBIT "A"
0.0152 ACRE

BEING a tract of land situated in the Eli Pickett Survey, Abstract No. 1018, City of Denton, Denton County, Texas, and being a portion of Lot 1, Block C of Hickory Creek Heights, an addition to the City of Denton, Texas, according to the Final Plat, recorded in Cabinet N, Page 101 of the Plat Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with a red plastic cap, stamped "KHA", set for the northeast corner of said Lot 1, Block C, same being on the southerly right of way line of Ryan Road, a variable width right of way, from which, a PK nail found for the northeast corner of the right of way dedication for Ryan Road as depicted in said Hickory Creek Heights bears North 01°04'02" West, a distance of 39.20 feet;

THENCE South 01°04'02" East, along the easterly line of said Lot 1 and the southerly right of way line of said Ryan Road, a distance of 5.50 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA", set for corner, from which, a 1/2-inch iron rod found for the southeast corner of Lot 2, Block C of said Hickory Creek Heights bears South 01°04'02" East, a distance of 117.06 feet;

THENCE South 89°20'55" West, departing the easterly line of said Lot 1 and the southerly right of way line of said Ryan Road, crossing said Lot 1, a distance of 85.01 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA", set for corner;

THENCE South 44°07'56" West, continuing across said lot 1, a distance of 21.14 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA", set for corner on the westerly line of said Lot 1, same being the easterly right of way line of Overlake Drive, a 50' wide right of way;

THENCE North 01°04'02" West, along the westerly line of said Lot 1 and the easterly right of way line of said Overlake Drive, a distance of 20.50 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA", set for the northwest corner of said Lot 1, same being the intersection of the easterly right of way line of said Overlake Drive with the southerly right of way line of aforesaid Ryan Road;

THENCE North 89°20'55" East, along the northerly line of said Lot 1 and the southerly right of way line of said Ryan Road, a distance of 100.01 feet to the **POINT OF BEGINNING** and containing 0.0152 of an acre (663 square feet) of land, more or less.

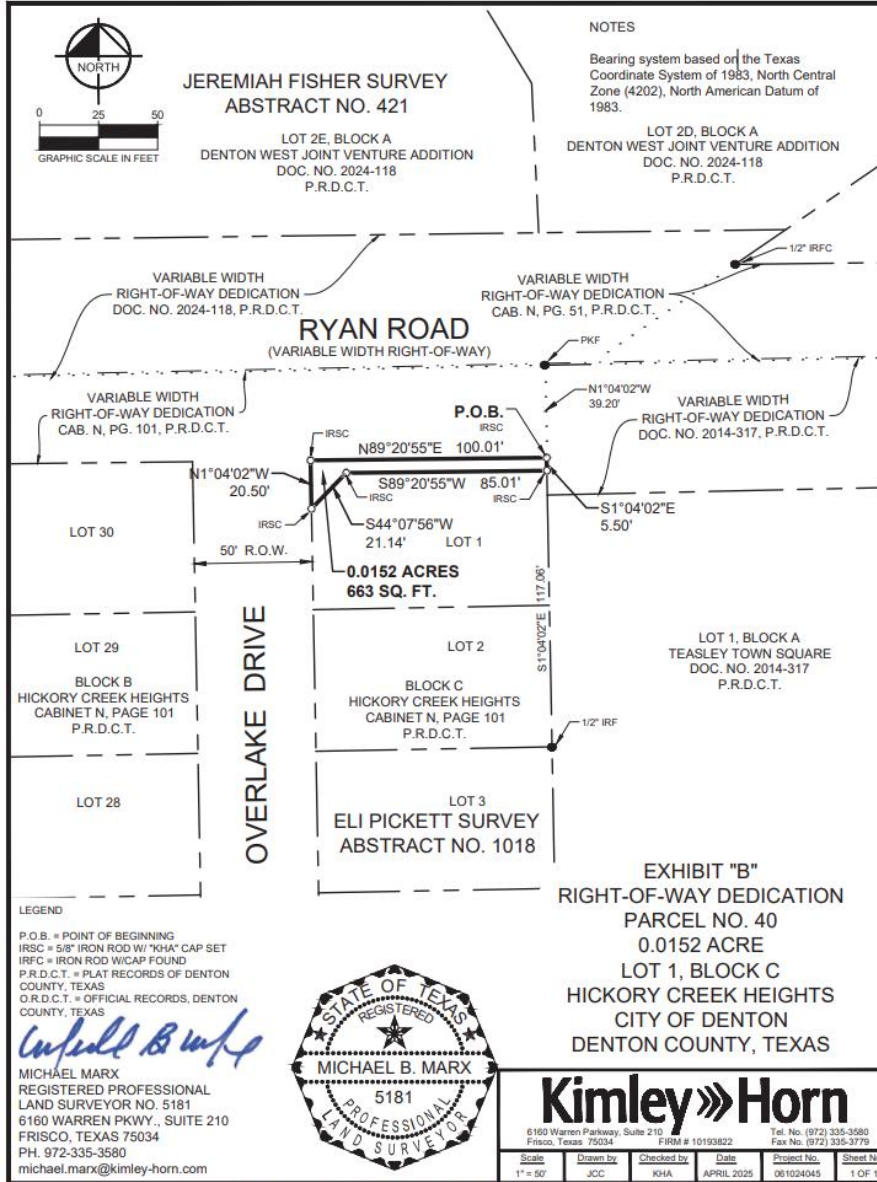
EXHIBIT "A"
RIGHT-OF-WAY DEDICATION
PARCEL NO. 40
0.0152 ACRE
LOT 1, BLOCK C
HICKORY CREEK HEIGHTS
CITY OF DENTON
DENTON COUNTY, TEXAS

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Fax No. (972) 335-3779
Scale: N/A Drawn by: JCC Checked by: KHA Date: APRIL 2025 Project No.: 061024045 Sheet No.: 1 OF 1



**Parcel
40
ROW**



EXHIBIT "A"
0.0098 ACRE

BEING a tract of land situated in the C. Pollalier Survey, Abstract No. 1006, City of Denton, Denton County, Texas, and being a portion of Lot 42, Block B of Ridgemont Addition Phase 1, an addition to the City of Denton, Denton County, Texas, according to the plat thereof recorded in Cabinet O, Page 196 of the Map Records of Denton County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found on the easterly right-of-way line of Monte Carlo Lane, a 50-foot wide right-of-way, for the southwest corner of Lot 4, Block C of Ridgemont Addition Phase Two, an addition to the City of Denton, Denton County, Texas, according to the plat thereof recorded in Cabinet P, Page 157 of the Map Records of Denton County, Texas, common to the northwest corner of Lot 3, Block C of said Ridgemont Addition Phase 1;

THENCE South 00°36'41" West, along the easterly right-of-way line of said Monte Carlo Lane, the westerly line of said Lot 3, and the westerly line of said Lots 1 and 2, Block C of said Ridgemont Addition Phase 1, a distance of 229.00 feet to the southwest corner of said Lot 1, same being at the intersection of the easterly right-of-way line of said Monte Carlo Lane, with the northerly right-of-way line of Ryan Road, a variable width right-of-way;

THENCE South 89°26'29" West, crossing said Monte Carlo Lane, along the northerly right-of-way line of said Ryan Road, the southerly line of said Lot 42 and the southerly line of Lot 43, Block B of said Ridgemont Addition Phase 1, a distance of 164.14 feet to the **POINT OF BEGINNING** of the herein described easement tract:

THENCE South 89°26'29" West, continuing along the northerly right-of-way line of said Ryan Road and the southerly line of said Lot 42, a distance of 42.89 feet to the southwest corner of said Lot 42, common to the southeast corner of Lot 41, Block B of said Ridgemont Addition Phase 1;

THENCE North 00°43'59" East, departing the northerly right-of-way line of said Ryan Road and along the common line of said Lot 41 and said Lot 42, a distance of 10.00 feet to a point for corner;

THENCE North 89°26'29" East, departing said common line and crossing said Lot 42, a distance of 42.66 feet to a point for corner;

THENCE South 00°33'31" East, continuing across said Lot 42, a distance of 10.00 feet to the **POINT OF BEGINNING** and containing 0.0098 of an acre (428 square feet) of land, more or less.

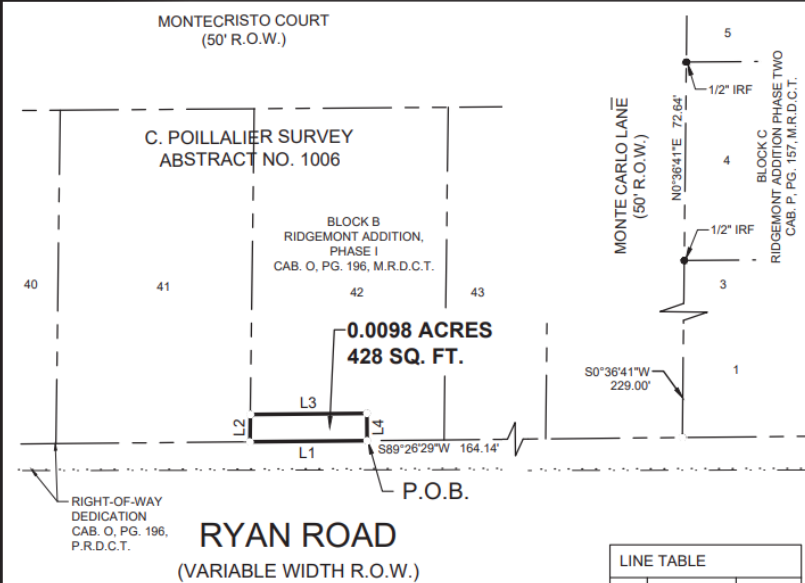
EXHIBIT "A"
DRAINAGE EASEMENT
PARCEL 41
0.0098 ACRE
LOT 42, BLOCK B
RIDGEMONT ADDITION PHASE 1,
CITY OF DENTON
DENTON COUNTY, TEXAS

Michael Marx
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Scale: N/A
Drawn by: JCC
Checked by: KHA
Date: APRIL 2025
Project No.: 061024045
Sheet No.: 1 OF 1



NOTES

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

LEGEND

Δ = CENTRAL ANGLE
P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
IRFC = IRON ROD W/CAP FOUND
P.R.D.C.T. = PLAT RECORDS OF DENTON COUNTY, TEXAS
O.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
M.R.D.C.T. = MAP RECORDS, DENTON COUNTY, TEXAS

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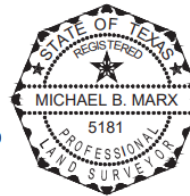


EXHIBIT "B"
DRAINAGE EASEMENT
PARCEL 41
0.0098 ACRE
LOT 42, BLOCK B
RIDGEMONT ADDITION PHASE 1
CITY OF DENTON
DENTON COUNTY, TEXAS

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Scale: 1" = 40'
Drawn by: JCC
Checked by: KHA
Date: APRIL 2025
Project No.: 061024045
Sheet No.: 1 OF 1

Parcel
41
DE

EXHIBIT "A"
0.0550 ACRE

BEING a tract of land situated in the Jeremiah Fisher Survey, Abstract No. 421, City of Denton, Denton County, Texas, and being a portion of a Lot 1, Block A of Lakewood Convenient Addition, an addition to the City of Denton, Denton County, Texas, according to the plat thereof recorded in Cabinet N, Page 51 of the Plat Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a cap found on the northerly right-of-way line of Ryan Road, a variable width right-of-way, for the southwest corner of said Lot 1;

THENCE North 55°33'55" East, along the northerly right-of-way line of said Ryan Road and along the westerly line of said Lot 1, a distance of 18.69 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner

THENCE South 88°04'58" East, departing the northerly right-of-way line of said Ryan Road and the westerly line of said Lot 1, and crossing said Lot 1, a distance of 63.85 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left with a radius of 1,045.00 feet, a central angle of 02°34'07", and a chord bearing and distance of South 89°22'01" East, 46.84 feet;

THENCE in an easterly direction, continuing across said Lot 1, with said tangent curve to the left, an arc distance of 46.85 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 89°20'55" East, continuing across said Lot 1, a distance of 206.97 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left with a radius of 45.00 feet, a central angle of 23°18'56", and a chord bearing and distance of North 77°41'27" East, 18.19 feet;

THENCE in an easterly direction, continuing across said Lot 1, with said tangent curve to the left, an arc distance of 18.31 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner on the easterly line of said Lot 1, same being on a corner clip at the intersection of the northerly right-of-way line of said Ryan Road with the westerly right-of-way line of F.M. Highway 2181 (also known as Teasley Lane), a variable width right-of-way;

THENCE South 39°05'56" West, along the easterly line of said Lot 1 and along said corner clip, a distance of 13.12 feet to a TxDOT monument found at the south end of said corner clip for the southeast corner of said Lot 1;

THENCE South 89°20'14" West, departing said corner clip, along the southerly line of said Lot 1 and along the northerly right-of-way line of said Ryan Road, a distance of 342.54 feet to the **POINT OF BEGINNING** and containing 0.0550 of an acre (2,396 square feet) of land, more or less.

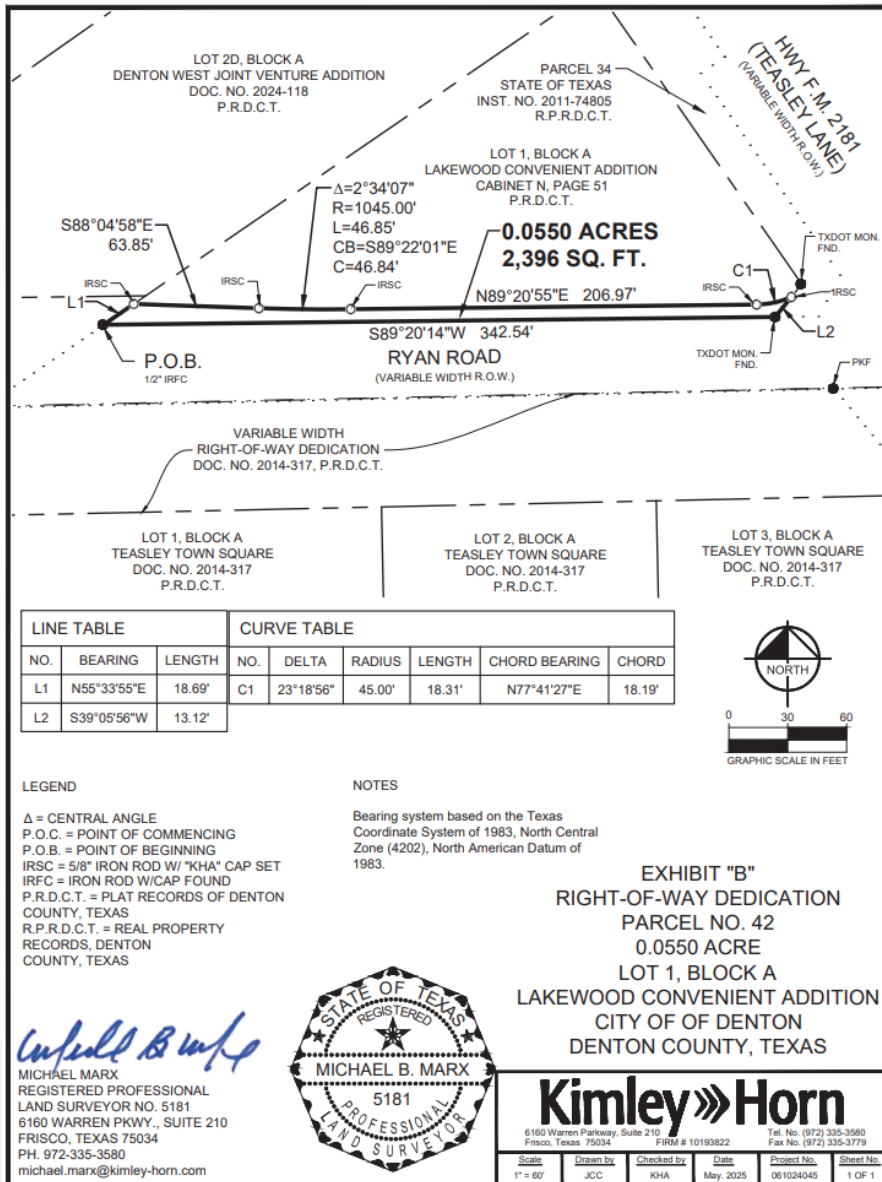
EXHIBIT "A"
RIGHT-OF-WAY DEDICATION
PARCEL NO. 42
0.0550 ACRE
LOT 1, BLOCK A
LAKEWOOD CONVENIENT ADDITION
CITY OF DENTON
DENTON COUNTY, TEXAS

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JCC	KHA	May, 2025	061024045	1 OF 1

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Parcel
42
ROW

EXHIBIT "A"
0.0731 ACRE

BEING a tract of land situated in the Eli Pickett Survey, Abstract No. 1018, City of Denton, Denton County, Texas, and being a portion of a called 2.667 acre tract of land described in a deed to Ryan Road Storage, LLC, recorded in Instrument No. 2017-93801 of the Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap stamped "BGT" found on the southerly right-of-way line of Ryan Road, a variable width right-of-way, for the northwest corner of said 2.667 acre tract, common to the northeast corner of Lot 1, Block C of Forest Meadow Phase 2, an addition to the City of Denton, Denton County, Texas, according to the plat thereof recorded in Document No. 2014-268 of the Plat Records of Denton County, Texas;

THENCE North 89°17'02" East, along the southerly right-of-way line of said Ryan Road and along the northerly line of said 2.667 acre tract, a distance of 188.69 feet to a point for corner;

THENCE departing the southerly right-of-way line of said Ryan Road and the northerly line of said 2.667 acre tract, and crossing said 2.667 acre tract, the following courses and distances:

North 89°17'02" East, a distance of 188.69 feet to a point for corner;

South 00°42'58" East, a distance of 8.00 feet to a point for corner;

South 89°17'02" West, a distance of 86.01 feet to a point for corner;

South 00°42'58" East, a distance of 26.00 feet to a point for corner;

South 89°17'02" West, a distance of 68.38 feet to a point for corner;

North 00°42'58" West, a distance of 29.00 feet to a point for corner;

South 89°17'02" West, a distance of 34.26 feet to a point on the westerly line of said 2.667 acre tract, same being on the easterly line of said Lot 1;

THENCE North 01°13'23" West, along the common line of said 2.667 acre tract and said Lot 1, a distance of 5.00 feet to the **POINT OF BEGINNING** and containing 0.0731 of an acre (3,184 square feet) of land, more or less.

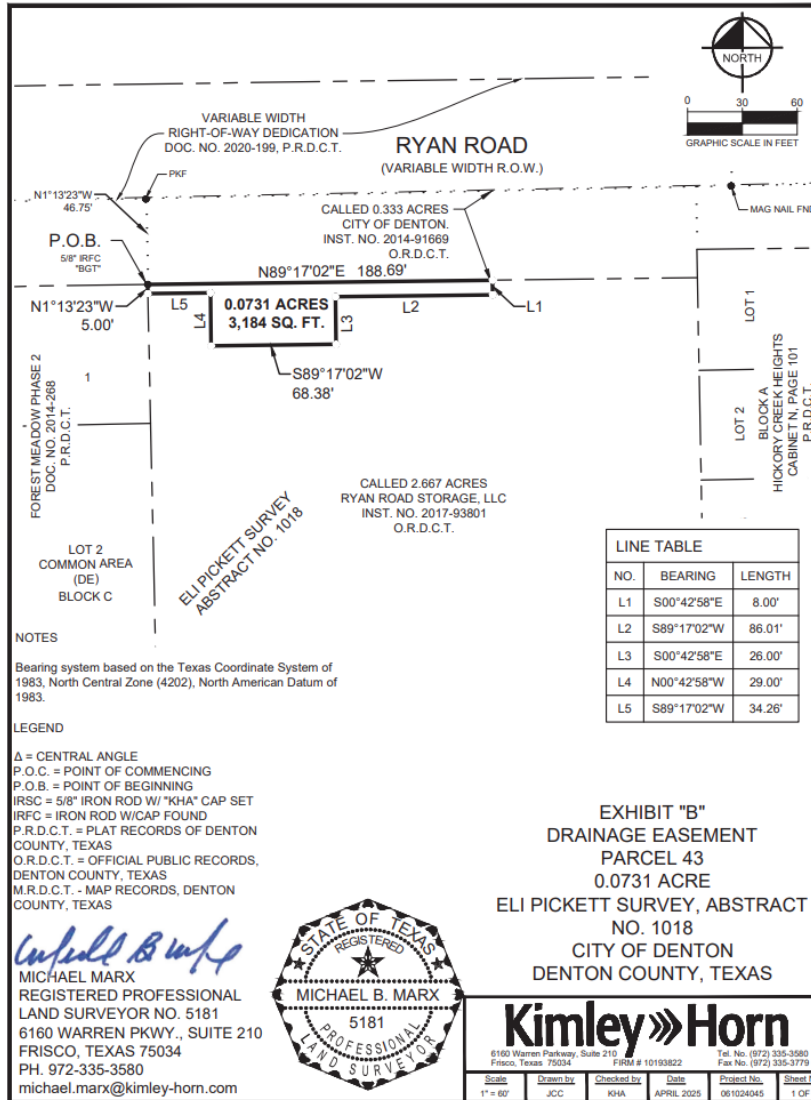
EXHIBIT "A"
DRAINAGE EASEMENT
PARCEL 43
0.0731 ACRE
ELI PICKETT SURVEY, ABSTRACT
NO. 1018
CITY OF DENTON
DENTON COUNTY, TEXAS

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FIRM # 10193822
Project No. 061024045
Sheet No. 1 OF 1



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FIRM # 10193822
Project No. 061024045
Sheet No. 1 OF 1

Parcel
43
DE

EXHIBIT "A"
0.0094 ACRE

BEING a tract of land situated in the Eli Pickett Survey, Abstract No. 1018, City of Denton, Denton County, Texas, and being a portion of a called 2.667 acre tract of land described in a deed to Ryan Road Storage, LLC, recorded in Instrument No. 2017-93801 of the Official Records of Denton County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod with plastic cap stamped "BGT" found on the southerly right-of-way line of Ryan Road, a variable width right-of-way, for the northwest corner of said 2.667 acre tract, common to the northeast corner of Lot 1, Block C of Forest Meadow Phase 2, an addition to the City of Denton, Denton County, Texas, according to the plat thereof recorded in Document No. 2014-268 of the Plat Records of Denton County, Texas;

THENCE North 89°17'02" East, along the southerly right-of-way line of said Ryan Road and along the northerly line of said 2.667 acre tract, a distance of 253.06 feet to the **POINT OF BEGINNING** of the herein described easement tract;

THENCE North 89°17'02" East, continuing along the southerly right-of-way line of said Ryan Road and the northerly line of said 2.667 acre tract, a distance of 39.00 feet to a point for corner;

THENCE South 00°39'05" East, departing the southerly right-of-way line of said Ryan Road and the northerly line of said 2.667 acre tract, and crossing said 2.667 acre tract, a distance of 10.53 feet to a point for corner;

THENCE South 89°20'55" West, continuing across said 2.667 acre tract, a distance of 39.00 feet to a point for corner;

THENCE North 00°39'05" West, continuing across said 2.667 acre tract, a distance of 10.49 feet to the **POINT OF BEGINNING** and containing 0.0094 of an acre (410 square feet) of land, more or less.

EXHIBIT "A"
TEMPORARY CONSTRUCTION
EASEMENT
PARCEL NO. 43
0.0094 ACRE
ELI PICKETT SURVEY, ABSTRACT
NO. 1018
CITY OF DENTON
DENTON COUNTY, TEXAS

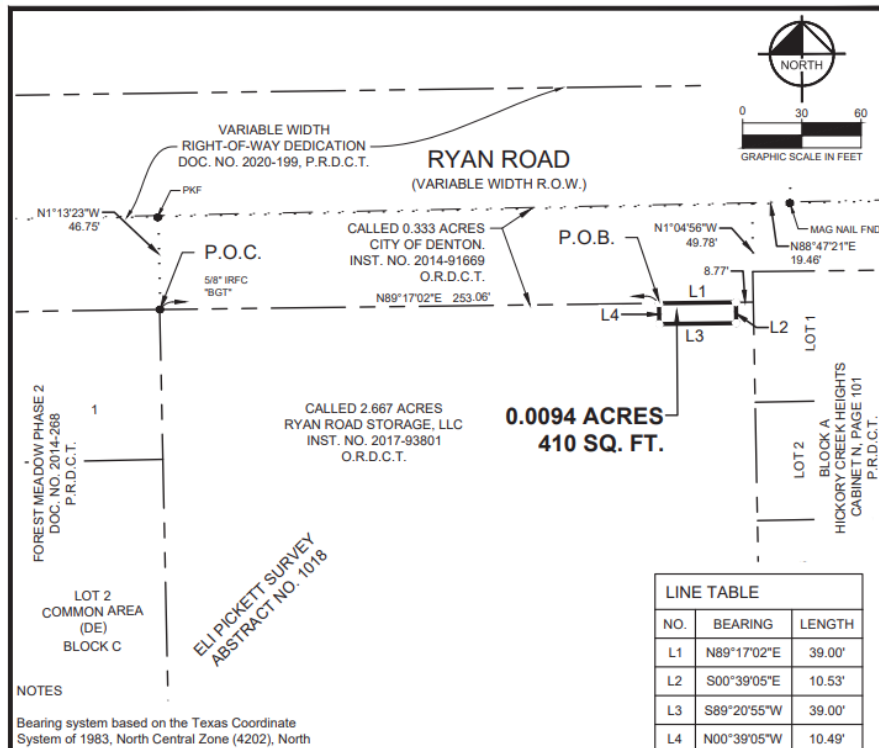
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JCC	KHA	APRIL 2025	061024045	1 OF 1



NOTES

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

LEGEND

Δ = CENTRAL ANGLE
P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
IRFC = IRON ROD W/CAP FOUND
P.R.D.C.T. = PLAT RECORDS OF DENTON COUNTY, TEXAS
O.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JCC	KHA	APRIL 2025	061024045	1 OF 1

Parcel
43
TCE



EXHIBIT "A"
0.0152 ACRES

BEING a tract of land situated in the Eli Pickett Survey, Abstract No. 1018, City of Denton, Denton County, Texas, and being a portion of Lot 30, Block B of Hickory Creek Heights, an addition to the City of Denton, Texas, according to the Final Plat, recorded in Cabinet N, Page 101 of the Plat Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with a red plastic cap, stamped "KHA", set for the northeast corner of said Lot 30, Block B, same being the intersection the southerly right of way line of Ryan Road, a variable width right of way, with the westerly right of way line of Overlake Drive, a 50' wide right of way, from which, a PK nail found for the northeast corner of the right of way dedication for Ryan Road as depicted in said Hickory Creek Heights bears North 74°40'33" East, a distance of 157.44 feet and the southeast corner of Lot 2, Block C of said Hickory Creek Heights bears South 51°34'07" East, a distance of 194.40 feet;

THENCE South 01°04'02" East, along the easterly line of said Lot 30 and the westerly right of way line of said Overlake Drive, a distance of 20.50 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA", set for corner;

THENCE North 45°51'46" West, departing the easterly line of said Lot 30 and the westerly right of way line of said Overlake Drive, crossing said Lot 30, a distance of 21.29 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA", set for corner;

THENCE South 89°20'55" West, continuing across said Lot 30, a distance of 85.00 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA", set for corner on the westerly line of said Lot 30 and the easterly line of Lot 1, Block C of said Hickory Creek Heights;

THENCE North 01°04'02" West, along the westerly line of said Lot 30 and the easterly line of said Lot 1, a distance of 5.50 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA", set for the northwest corner of said Lot 30 and the northeast corner of said Lot 1, same being on the southerly right of way line of aforesaid Ryan Road;

THENCE North 89°20'55" East, along the northerly line of said Lot 30 and the southerly right of way line of said Ryan Road, a distance of 100.00 feet to the **POINT OF BEGINNING** and containing 0.0152 of an acre (663 square feet) of land, more or less.

EXHIBIT "A"
RIGHT-OF-WAY DEDICATION
PARCEL NO. 44
0.0152 ACRE
LOT 30, BLOCK B
HICKORY CREEK HEIGHTS
CITY OF DENTON
DENTON COUNTY, TEXAS

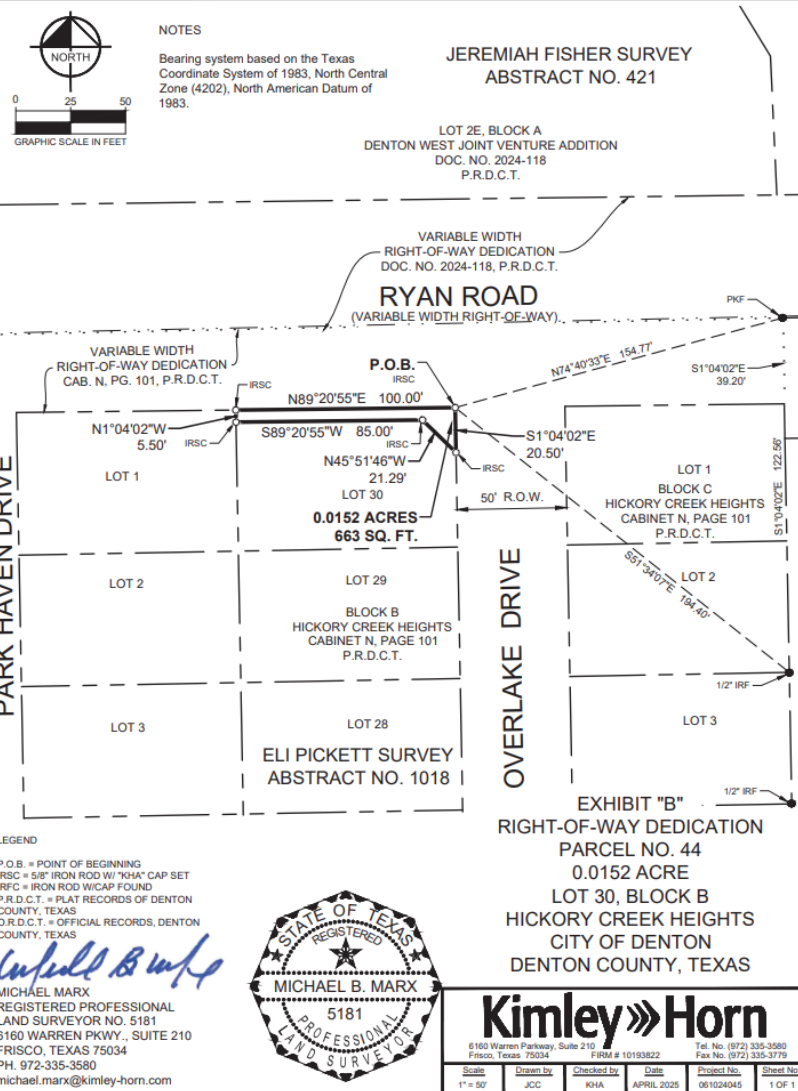
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**Parcel
44
ROW**

Questions?

