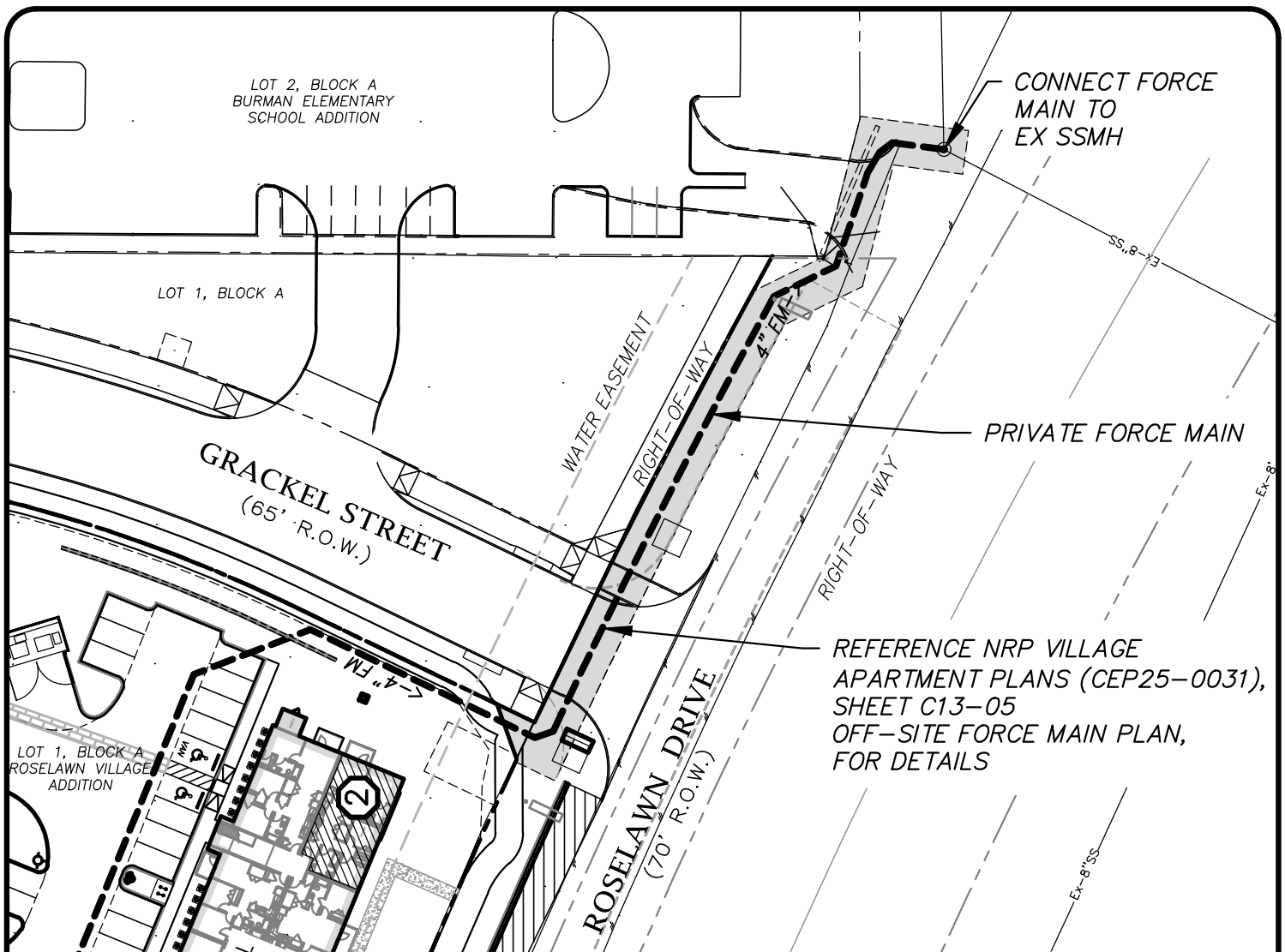
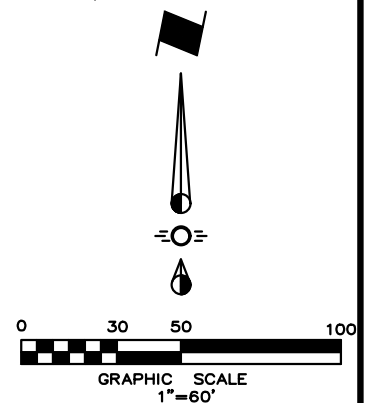




 STREET ROW USE AGREEMENT AREA



ROW AGREEMENT EXHIBIT

ROSELAWN VILLAGE DENTON

NRP VILLAGE APARTMENTS ADDITION
LOT 1, BLOCK A

JUNE 17, 2025

 **CROSS**
ENGINEERING CONSULTANTS

1720 W. Virginia Street • McKinney, Texas 75069
972.562.4409 • Texas P.E. Firm No. F-5935



Scale: 1"=100'

LOT 2, BLOCK A

BORMAN ELEMENTARY SCHOOL
Doc. No. 2025-131
P.R.D.C.T.

Power Pole

Asa Hickman S
William Daniel S

16' WIDE
STREET RIGHT-OF-WAY
USE AGREEMENT
4,905 Sq. Feet
0.113 Acres

GRACKEL STREET
(65' R.O.W.)

P.O.B.

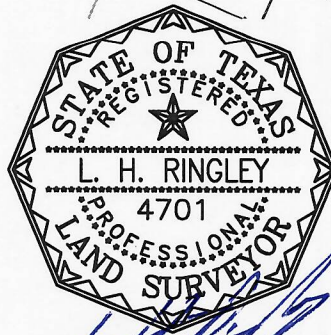
RPLS 1640
(CM)

RAYZOR INVESTMENTS, LTD.
Part of Section 11, Tract One
Vol. 1796, Pg. 601
D.R.D.C.T.

CITY OF DENTON
VARIABLE WIDTH
RIGHT-OF-WAY
Doc. No. 2008-78557
D.R.D.C.T.

25' WATERLINE
EASEMENT
Doc No. 2008-78560
D.R.D.C.T.

*LINE & CURVE
TABLES ON SHEET 4



LEGEND

P.O.B. = POINT OF BEGINNING
Vol. = Volume
Pg. = Page
Doc. No. = Document Number
P.R.D.C.T. = Plat Records, Denton County, Texas
D.R.D.C.T. = Deed Records, Denton County, Texas
CM = Controlling Monument
IRF = Iron Rod Found
GAC = 1/2" Iron Rod Found w/orange plastic cap
stamped Gorrondona & Associates, Inc.
RPLS 1640 = 5/8" Iron Rod Found w/red plastic
cap stamped RPLS 1640

REFERENCE BEARING

The Bearings shown hereon are Geodetic and were derived from GPS observations and measurements from The City of Denton Control Monuments #163 and #174 and are based on the Texas State Plane Coordinate System, North Central Zone (4202), NAD-83 projection.

A metes & bounds description of equal date accompanies this Easement Exhibit.

DENTON COUNTY
RIGHT-OF-WAY
Vol. 104, Pg. 387
D.R.D.C.T.

ROSELAWN DRIVE
UNION PACIFIC RAILROAD

EXHIBIT A

PAGE 3 OF 4

16' WIDE STREET
RIGHT-OF-WAY USE
AGREEMENT

4,905 Sq. Ft./0.113 Acres
situated in

Asa Hickman Survey, A-521
City of Denton, Denton County, Texas



RINGLEY & ASSOCIATES, INC.

SURVEYING • MAPPING • PLANNING
Texas Firm Registration No. 10061300
701 S. Tennessee - McKinney, Texas 75069
(972) 542-1266

Drawn by	Date	Scale
Mark Haab	06/14/2025	1" = 100'
Job	Title	Sheet
2023-035	2023-035-EX-DET.DWG	3 of 4

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	3°37'06"	2,785.08'	175.89'	N 26°52'44" E	175.86'
C2	3°49'19"	2,769.08'	184.71'	S 26°40'21" W	184.68'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 63°50'20" E	29.54'
L2	N 14°20'25" E	52.62'
L3	S 83°47'19" E	39.83'
L4	S 07°35'20" W	16.00'
L5	N 83°47'19" W	25.57'
L6	S 14°20'25" W	45.16'
L7	S 63°50'20" W	31.84'
L8	N 65°18'46" W	16.00'
L9	N 19°40'35" W	21.36'
L10	S 64°16'07" E	15.00'



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EXHIBIT A

PAGE 4 OF 4

**16' WIDE STREET
 RIGHT-OF-WAY USE
 AGREEMENT**
4,905 Sq. Ft./0.113 Acres
 situated in
Asa Hickman Survey, A-521
City of Denton, Denton County, Texas

RINGLEY & ASSOCIATES, INC.		
SURVEYING • MAPPING • PLANNING Texas Firm Registration No. 10061300 701 S. Tennessee - McKinney, Texas 75069 (972) 542-1266		
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