

PARTIAL ABANDONMENT OF EASEMENT

(Volume 923, Page 431, D.R.D.C.T.)

BEING 0.103 acres of land situated in the Alexander Hill Survey, Abstract No. 623, City of Denton, Denton County, Texas, and being part of that certain Public Utility Easement conveyed to the City of Denton, Texas, as recorded in Volume 923, Page 431 of the Deed Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a point in the North line of the above cited Public Utility Easement, said point being in the West line of a called 2.112 acre tract of land described in a Deed to the City of Denton, Texas, as recorded in Document No. 2015-24936 of the Official Records of Denton County, Texas and the East line of Lot 1, Block A of Myrtle Street Warehouse Addition, as recorded in Document No. 2014-166 of the Plat Records of Denton County, Texas, from which a 1/2 inch iron rod with cap stamped "RPLS 4561" found for the Northwest corner of said 2.112 acre tract and the Northeast corner of said Lot 1 bears North 00°07'14" East a distance of 89.68 feet;

THENCE North 89°44'19" East departing the West line of said 2.112 acre tract and the East line of said Lot 1, and along the North line of said Public Utility Easement, for a distance of 282.16 feet to a point for the Northeast corner of said Public Utility Easement, said point being in the East line of said 2.112 acre tract and the West line of S. Locust Street, a variable width right-of-way, from which a steel fence corner post found at the Northeast corner of said 2.112 acre tract bears North 23°37'13" East a distance of 97.25 feet;

THENCE South 23°37'13" West along the East line of said 2.112 acre tract and the West line of S. Locust Street, for a distance of 17.53 feet to a point for the Southeast corner of said Public Utility Easement;

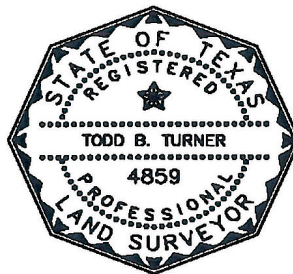
THENCE South 89°44'19" West departing the East line of said 2.112 acre tract and the West line of S. Locust Street, and along the South line of said Public Utility Easement, for a distance of 275.17 feet to a point for corner in the West line of said 2.112 acre tract and the East line of said Lot 1;

THENCE North 00°07'14" East along the West line of said 2.112 acre tract and the East line of said Lot 1, for a distance of 16.03 feet to the **POINT OF BEGINNING**, and containing 0.103 acres of land, more or less.

NOTE: Bearings are referenced to grid north of the Texas Coordinate System of 1983 (North Central Zone; NAD83(2011) Epoch 2010) as derived locally from Western Data Systems Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) survey methods. Distances represent surface values utilizing a surface adjustment factor of 1.000150630 to scale from grid to surface.



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Date: March 22, 2016



GARY LEE FOSTER
CALLED 0.694 ACRES
DOC. NO. 94-056132
R.P.R.D.C.T.

CITY OF DENTON, TEXAS
DOC. NO. 2015-99032
O.R.D.C.T.

1/2" IRF
(CM)

96.47'

1/2" CIRF
"RPLS 4561"
(CM)

CHAIN LINK FENCE

STEEL FCP
FND.

1/2" IRF
(CM)

LOT 1, BLOCK A
MYRTLE STREET
WAREHOUSE ADDITION
DOC. NO. 2014-166
P.R.D.C.T.

**POINT OF
BEGINNING**

**PARTIAL ABANDONMENT
OF EASEMENT
(0.103 ACRES)**

N 89°44'19" E 282.16'

EXISTING 16' PUBLIC UTILITY ESMT.
TO REMAIN
VOL. 923, PG. 431
D.R.D.C.T.

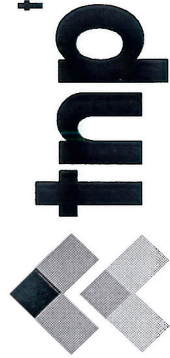
S 89°44'19" W 275.17'

EXISTING 16' PUBLIC UTILITY ESMT.
VOL. 923, PG. 431
D.R.D.C.T.

LEGEND	
	CALCULATED POINT
	1/2 IRON ROD FOUND (UNLESS NOTED OTHERWISE)
	CONTROLLING MONUMENT
	FCP FENCE CORNER POST
	D.R.D.C.T. DEED RECORDS DENTON COUNTY TEXAS
	O.R.D.C.T. OFFICIAL RECORDS DENTON COUNTY TEXAS
	P.R.D.C.T. PLAT RECORDS DENTON COUNTY TEXAS
	R.P.R.D.C.T. REAL PROPERTY RECORDS DENTON COUNTY TEXAS
	EASEMENT BOUNDARY LINE
	PROPERTY LINE
	EASEMENT LINE

NOTES:

- Bearings are referenced to grid north of the Texas Coordinate System of 1983 (North Central Zone: NAD83(2011) Epoch 2010) as derived locally from Western Data Systems Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) survey methods. Distances represent surface values utilizing a surface adjustment factor of 1.000150630 to scale from grid to surface.
- A Legal Description of even date herewith accompanies this exhibit. See page 1 of 2.
- Utilities are not shown.



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EXHIBIT "B"

**PARTIAL ABANDONMENT
OF EASEMENT**

BEING 0.103 ACRES OF LAND SITUATED IN THE
ALEXANDER HILL SURVEY, ABSTRACT NO. 623

CITY OF DENTON DENTON COUNTY, TEXAS

DME13222

SHEET 2 OF 2

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 23°37'13" W	17.53'
L2	N 00°07'14" E	16.03'

SCALE: 1" = 60'



ALEXANDER HILL SURVEY
ABSTRACT NO. 623

CITY OF DENTON, TEXAS
CALLED 2.112 ACRES
DOC. NO. 2015-24936
O.R.D.C.T.



5/8" CIRF
"TNP"
(CM)

S 23°37'13" W 311.00'

S. LOCUST STREET
(VARIABLE WIDTH RIGHT-OF-WAY)

EXISTING RIGHT-OF-WAY

N 23°37'13" E
97.25'