



June 16, 2016

City of Denton
212 North Elm
Denton, Texas 76201

Project Narrative for Right of Way Abandonment

This proposed right of way abandonment pertains to a portion of property located at 314 East Hickory Street, currently the Denton Record Chronicle. It appears that a portion of the subject tract was sold by Russell and Newman Mfg. Co. to the City of Denton on July 19th, 1947 in Volume 341, Page 527 for the amount of \$10.00. The portion of the tract that was purchased by the City of Denton was a 4.3' piece of land located on Hickory Street. Our records indicate this portion of the building was built between 1942 and 1951. To date, no claim has arisen related to the said piece of land being located within the current building footprint. Please find attached an exhibit showing the area that we are requesting be abandoned by the City. Please also find herein answers to a few of the questions requested on the City checklist.

1.) What are the reasons for the proposed abandonment?

- a. We are requesting the abandonment due to a portion of the building being constructed in the right of way between 1942 and 1951.

2.) Is the subject abandonment tract vacant or improved?

- a. Improved, it appears that this portion of the building was built between 1942 and 1951 over the transferred right of way. The current building footprint closely matches the original lot lines before the right of way was transferred.

3.) What are the future development plans for the subject area proposed for abandonment?

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- a. At this time plans are to remodel the current building for a mixed use project. No final plans have been decided on at this time.
- 4.) Are there alternatives other than abandonment of the subject tract, and if so, what are they?
 - a. We do not feel there are any other alternatives at this time.
- 5.) If there is a proposed project, what is the anticipated start date?
 - a. March 1, 2018 or sooner. The current tenant has use of the property for up to two years.
- 6.) Are there related pending development actions such as platting, zoning or permitting with City departments, and if so, what are they?
 - a. No pending actions at the city on this project
- 7.) How does the subject land rights abandonment initiative affect the public's interests in the context of promoting the health, safety and welfare of the citizens of Denton?
 - a. The citizens will not be affected by this abandonment due to our records showing this building has been built in this right of way since sometime between 1942 and 1951. The expansion of Hickory, and the new sidewalks allow for plenty of pedestrian movement and access. Please see picture below.





Thank you in advance for your consideration and please contact me if you have questions or require further information.

Thank you,

Aaron Cole

Director of Development

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