

**ORDINANCE NO. 2017 - \_\_\_\_\_**

**AN ORDINANCE OF THE CITY OF DENTON DETERMINING THE PUBLIC USE, NEED, AND NECESSITY FOR THE ACQUISITION OF (I) A SANITARY SEWER EASEMENT ENCUMBERING 0.128 ACRES OF REAL PROPERTY, (II) A TEMPORARY CONSTRUCTION EASEMENT ENCUMBERING 0.191 ACRES OF REAL PROPERTY, (III) FEE SIMPLE TITLE TO THE SURFACE ESTATE, WITH WAIVER OF SURFACE USE RELATED TO THE MINERAL ESTATE, OF AN APPROXIMATE 1.694 ACRE TRACT OF REAL PROPERTY, AND (IV) AN ACCESS AND UTILITY EASEMENT ENCUMBERING 0.186 ACRES OF REAL PROPERTY; FOR THE PUBLIC USE OF SANITARY SEWER SYSTEM IMPROVEMENTS AND FOR THE PUBLIC USE OF EXPANDING, IMPROVING, AND MAINTAINING STREET AND DRAINAGE IN THE HICKORY CREEK WATERSHED RELATED TO BONNIE BRAE STREET, A PUBLIC STREET AND ROADWAY LOCATED IN COUNTY OF DENTON, TEXAS, GENERALLY LOCATED IN THE 3400 BLOCK OF S. BONNIE BRAE STREET, AND SITUATED IN THE S. PRITCHETT SURVEY, ABSTRACT NO. 1004 AND THE J. EDMONSON SURVEY, ABSTRACT NO. 400, DENTON COUNTY, TEXAS, ALL AS MORE PARTICULARLY DESCRIBED ON ATTACHMENT "1", ATTACHED HERETO AND MADE A PART HEREOF, (COLLECTIVELY THE "PROPERTY INTERESTS"); AUTHORIZING THE CITY MANAGER AND CITY ATTORNEY, OR THEIR RESPECTIVE DESIGNEES, TO ACQUIRE THE PROPERTY INTERESTS BY AGREEMENT INCLUDING MAKING ALL OFFERS REQUIRED BY LAW; AUTHORIZING THE USE OF THE POWER OF EMINENT DOMAIN TO CONDEMN THE PROPERTY INTERESTS IF AGREEMENT CANNOT BE REACHED; AUTHORIZING THE CITY ATTORNEY, OR HIS DESIGNEE, TO FILE AND PROSECUTE EMINENT DOMAIN PROCEEDINGS TO ACQUIRE THE PROPERTY INTERESTS; AUTHORIZING THE EXPENDITURE OF FUNDS THEREFORE; MAKING FINDINGS; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE. (BONNIE BRAE WIDENING AND IMPROVEMENTS PROJECT – PARCEL 42 – HOLAMON & HICKORY CREEK SANITARY SEWER INTERCEPTOR PROJECT – PHASE II - HOLAMON)**

**WHEREAS**, the City Council of the City of Denton ("City Council") after consideration of this matter, has determined that a public use and necessity exists for, and that the public welfare and convenience requires, the acquisition of the Property Interests by the City of Denton, Texas ("City"). The City Council finds that the acquisition of the Property Interests is a valid public use necessary to provide for street, drainage, and sanitary sewer system improvements relating to the Bonnie Brae Widening and Improvements project and the Hickory Creek Sanitary Sewer Interceptor – Phase II project, both projects to serve the public and citizens of the City.

**WHEREAS**, the City is required to make an initial offer as defined by, and in compliance with, Texas Property Code §21.0111 ("Initial Offer"), and a bona fide offer, as defined by, and in compliance with, Texas Property Code §21.0113 ("Final Offer") to acquire the Property Interests for public use, voluntarily, from the landowner(s) before beginning the acquisition of the Property Interests by eminent domain; and

**WHEREAS**, the City Council deems it necessary to authorize the City Attorney to initiate condemnation proceedings in order to acquire the Property Interests if an agreement cannot be reached with the landowner(s) for the purchase of the Property Interests; **NOW, THEREFORE**,

**THE COUNCIL OF THE CITY OF DENTON ORDAINS:**

**Section I.** The City Council finds that the recitals made in the preamble of this Ordinance are true and correct, and incorporates such recitals into the body of this ordinance as if copied in their entirety.

**Section II.** The City Council authorizes acquisition of the Property Interests, as more particularly described in the attached Attachment “1,” for the reasons and purposes set forth above together with all necessary appurtenances, additions, and improvements on, over, under, and through the Property Interests.

**Section III.** The City Council authorizes the City Attorney, or his designee, to negotiate for and to acquire the required property rights in the Property Interests for the City, and to acquire these rights in compliance with State and any other applicable law. The City Attorney, or his designee, is specifically authorized and directed to do each and every act necessary to acquire the needed property rights in the Property Interests including, but not limited to, the authority to negotiate, give notices, make written offers to purchase, prepare contracts, to retain and designate a qualified appraiser of the Property Interests to be acquired and any other experts or consultants that he deems necessary for the acquisition process, to retain qualified outside litigation counsel as needed, and, if necessary, to institute proceedings in eminent domain.

**Section IV.** The City Manager, or his designee, is appointed as negotiator for the acquisition of the needed Property Interests and, as such, the City Manager, or his designee, is authorized and directed to do each and every act and deed specified or authorized by this Ordinance, subject to the availability of funds appropriated by the City Council for such purpose. The City Manager, or designee, is specifically authorized to establish and make offer(s) of just compensation for the acquisition of the Property Interests. If an agreement as to damages or compensation cannot be reached then the City Attorney, or his designee, is authorized and directed to file or cause to be filed, against the subject landowner(s) and interested parties of the Property Interests, proceedings in eminent domain to acquire the Property Interests.

**Section V.** The City Manager, or his designee, is authorized and directed to make offers to the landowner(s) of the Property Interests in accordance with State and any other applicable law.

**Section VI.** If any section, article, paragraph, sentence, phrase, clause or word in this ordinance, or application thereof to any persons or circumstances, is held invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this ordinance; the City Council declares that it would have ordained such remaining portion despite such invalidity, and such remaining portion shall remain in full force and effect.

**Section VII.** This Ordinance shall become effective immediately upon its passage.

PASSED AND APPROVED this the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
CHRIS WATTS, MAYOR

ATTEST:  
JENNIFER WALTERS, CITY SECRETARY

BY: \_\_\_\_\_

APPROVED AS TO LEGAL FORM:  
AARON LEAL, INTERIM CITY ATTORNEY

BY:

\_\_\_\_\_

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**10' SANITARY SEWER EASEMENT**

**BEING** a 0.128 acre tract of land situated in the Samuel A. Pritchett Survey, Abstract No. 1004 and the James Edmonson Survey, Abstract No. 400, City of Denton, Denton County, Texas, and being part of the remainder of a called 15.20 acre tract of land as described in Deed to Tommy R. Holamon, as recorded in Volume 5164, Page 641 of the Deed Records of Denton County, Texas (D.R.D.C.T.), and further described in a Contract of Sale, as recorded in Volume 966, Page 60 (D.R.D.C.T.), and being more particularly described as follows:

**COMMENCING** at a 1/2 inch iron rod found at the northwest corner of said Holamon remainder tract, common with the southwest corner of a called 1.992 acre tract of land as described in Deed to Tommy R. Holamon, as recorded in Volume 1050, Page 813 (D.R.D.C.T.), and located in the east line of a called 13.33 acre tract of land as described in Deed to Sharlet Holamon, as recorded in Document No. 2013-92109 of the Official Records of Denton County, Texas (O.R.D.C.T.);

**THENCE** South 05°25'45" West, departing the south line of said 1.992 acre tract and along the common west line of said Holamon remainder tract and the east line of said 13.33 acre tract, a distance of 92.50 feet to a 5/8 inch iron rod with cap stamped "TNP INC ESMT" set for the **POINT OF BEGINNING**;

**THENCE** South 53°46'56" East, departing said common line, a distance of 552.31 feet to a 5/8 inch iron rod with cap stamped "TNP INC ESMT" set for corner;

**THENCE** South 85°04'42" East, a distance of 6.08 feet to a 5/8 inch iron rod with cap stamped "TNP INC ESMT" set at the intersection with the westerly line of Parcel 42-ROW-1, a called 1.694 acre Proposed Right of Way Dedication for Bonnie Brae Street;

**THENCE** South 15°27'50" West, along the westerly line of said 1.694 acre Proposed Right of Way Dedication, a distance of 10.17 feet to a 5/8 inch iron rod with cap stamped "TNP INC ESMT" set at the intersection with the northeasterly line of a 20.00 foot wide All Purpose Utility Easement, as described in Deed to the City of Denton, Texas, and recorded in Volume 1114, Page 133 (D.R.D.C.T.);

**THENCE** North 85°04'42" West, departing the westerly line of said 1.694 acre Proposed Right of Way Dedication, and along the northeasterly line of said 20.00 foot wide Utility Easement, a distance of 7.02 feet to a 5/8 inch iron rod with cap stamped "TNP INC ESMT" set for corner;

**THENCE** North 53°46'56" West, continuing along the northeasterly line of said 20.00 foot wide Utility Easement, a distance of 549.15 feet to a 5/8 inch iron rod with cap stamped "TNP INC ESMT" set at the intersection with the common west line of said Holamon remainder tract and the east line of said 13.33 acre tract;

**THENCE** North 05°25'45" East, departing the northeasterly line of said 20.00 foot wide Utility Easement and along the last stated common line, a distance of 11.64 feet to the **POINT OF BEGINNING**, and containing 0.128 acres of land, more or less.

## NOTES:

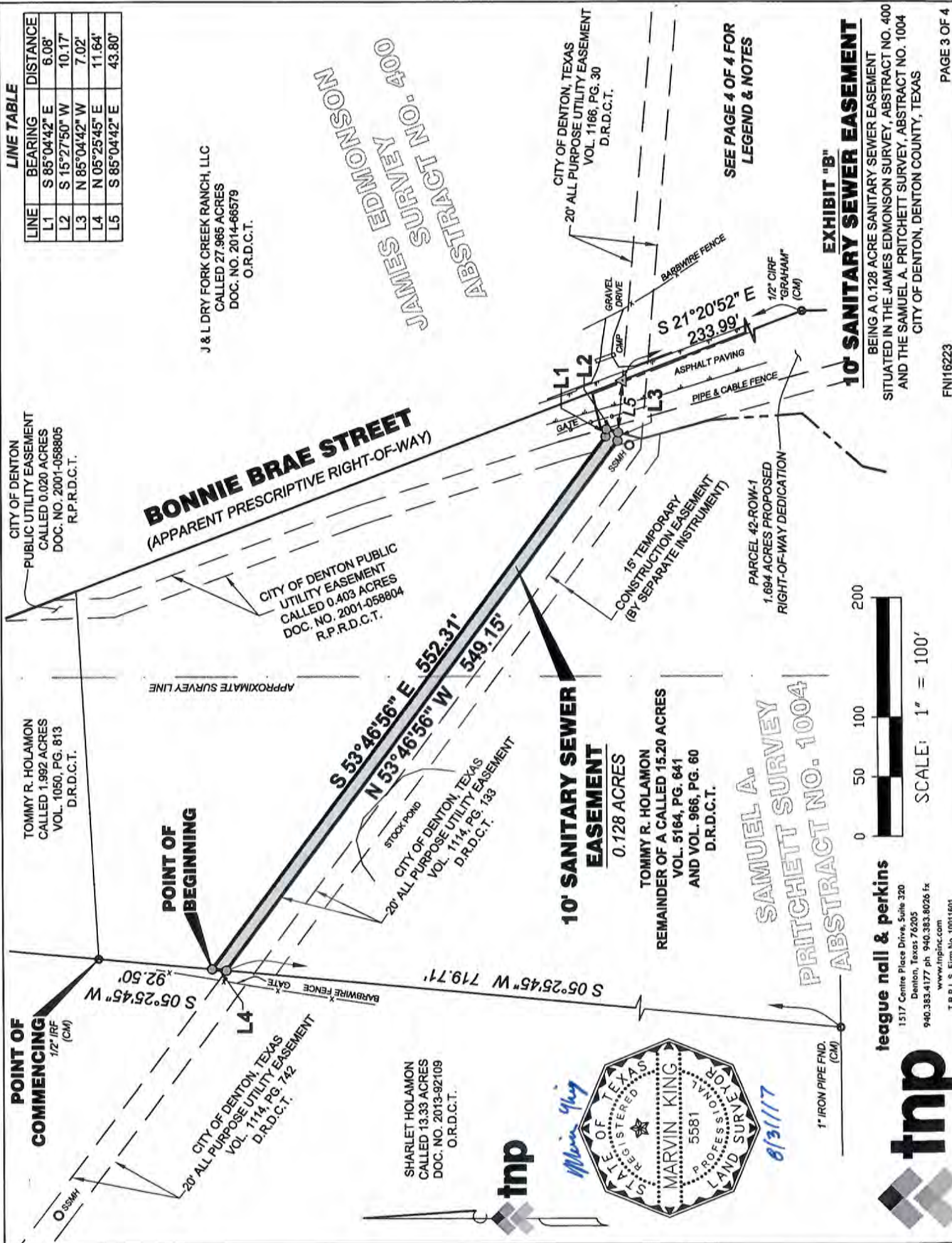
1. Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System (North Central Zone 4202: NAD83 (2011) EPOCH 2010) as derived locally from Western Data Systems Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) methods. The distances shown hereon represent surface values utilizing an Average Combination Factor of 1.000150630 to scale from grid to surface.
2. An Easement Exhibit of even date herewith accompanies this Legal Description. See Exhibit "B"



*Marvin King 8/31/17*














Marvin King, R.P.L.S. No. 5581  
Teague Nall and Perkins  
1517 Centre Place Drive, Suite 320  
Denton, Texas 76205  
(940) 383-4177  
T.B.P.L.S. Firm 10011601  
Date: August 31, 2017





NOTES:

1. Bearings of lines shown hereon 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) methods. The distances shown hereon represent surface values utilizing an Average Combination Factor of 1.000150630 to scale from grid to surface.
2. A legal description of even date herewith accompanies this Easement Exhibit. See Exhibit "A".
3. This Exhibit was prepared without the benefit of a current title commitment, or encumbrance report. Additional easements, rights-of-way and/or other matters of record may affect this tract that are not shown hereon.

LEGEND	
	CALCULATED POINT
	5/8" IRON ROD SET WITH CAP STAMPED "TNP INC ESMT"
	"MAG" NAIL SET
	1/2" IRON ROD FOUND (UNLESS NOTED OTHERWISE)
	CONTROLLING MONUMENT
	SANITARY SEWER MANHOLE (SSMH)
	EASEMENT BOUNDARY
	PROPERTY LINE
	EXISTING EASEMENT
	EXISTING RIGHT-OF-WAY
	PROPOSED RIGHT-OF-WAY
	EDGE OF ASPHALT
	FENCE LINE



**tnp**

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 www.tnpinc.com  
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**EXHIBIT "B"**  
**10' SANITARY SEWER EASEMENT**

BEING A 0.128 ACRE SANITARY SEWER EASEMENT  
 SITUATED IN THE JAMES EDMONSON SURVEY, ABSTRACT NO. 400  
 AND THE SAMUEL A. PRITCHETT SURVEY, ABSTRACT NO. 1004  
 CITY OF DENTON, DENTON COUNTY, TEXAS

FN16223

PAGE 4 OF 4



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**15' TEMPORARY CONSTRUCTION EASEMENT**

**BEING** a 0.191 acre tract of land situated in the Samuel A. Pritchett Survey, Abstract No. 1004 and the James Edmonson Survey, Abstract No. 400, City of Denton, Denton County, Texas, and being part of the remainder of a called 15.20 acre tract of land as described in Deed to Tommy R. Holamon, as recorded in Volume 5164, Page 641 of the Deed Records of Denton County, Texas (D.R.D.C.T.), and further described in a Contract of Sale, as recorded in Volume 966, Page 60 (D.R.D.C.T.), and being more particularly described as follows:

**COMMENCING** at a 1/2 inch iron rod found at the northwest corner of said Holamon remainder tract, common with the southwest corner of a called 1.992 acre tract of land as described in Deed to Tommy R. Holamon, as recorded in Volume 1050, Page 813 (D.R.D.C.T.), and located in the east line of a called 13.33 acre tract of land as described in Deed to Sharlet Holamon, as recorded in Document No. 2013-92109 of the Official Records of Denton County, Texas (O.R.D.C.T.);

**THENCE** South 05°25'45" West, departing the south line of said 1.992 acre tract and along the common west line of said Holamon remainder tract and the east line of said 13.33 acre tract, a distance of 127.42 feet to the southwest corner of a 20.00 foot wide All Purpose Utility Easement, as described in Deed to the City of Denton, Texas, and recorded in Volume 1114, Page 133 (D.R.D.C.T.), and the **POINT OF BEGINNING**;

**THENCE** South 53°46'56" East, departing the last stated common line, and along the southwesterly line of said 20.00 foot wide Utility Easement, a distance of 542.83 feet to a point for corner;

**THENCE** South 85°04'42" East, continuing along the southwesterly line of said 20.00 foot wide Utility Easement, a distance of 8.90 feet to the intersection with the westerly line of Parcel 42-ROW-1, a called 1.694 acre Proposed Right of Way Dedication for Bonnie Brae Street;

**THENCE** South 15°27'50" West, along the westerly line of said 1.694 acre Proposed Right of Way Dedication, a distance of 0.13 feet to an angle point in said line;

**THENCE** South 15°16'34" East, continuing along the westerly line of said 1.694 acre Proposed Right of Way Dedication, a distance of 15.85 feet to a point for corner;

**THENCE** North 85°04'42" West, departing the westerly line of said 1.694 acre Proposed Right of Way Dedication, a distance of 18.55 feet to a point for corner;

**THENCE** North 53°46'56" West, a distance of 538.10 feet to the intersection with the common west line of said Holamon remainder tract and the east line of said 13.33 acre tract;

**THENCE** North 05°25'45" East, along the last stated common line, a distance of 17.46 feet to the **POINT OF BEGINNING**, and containing 0.191 acres of land, more or less.

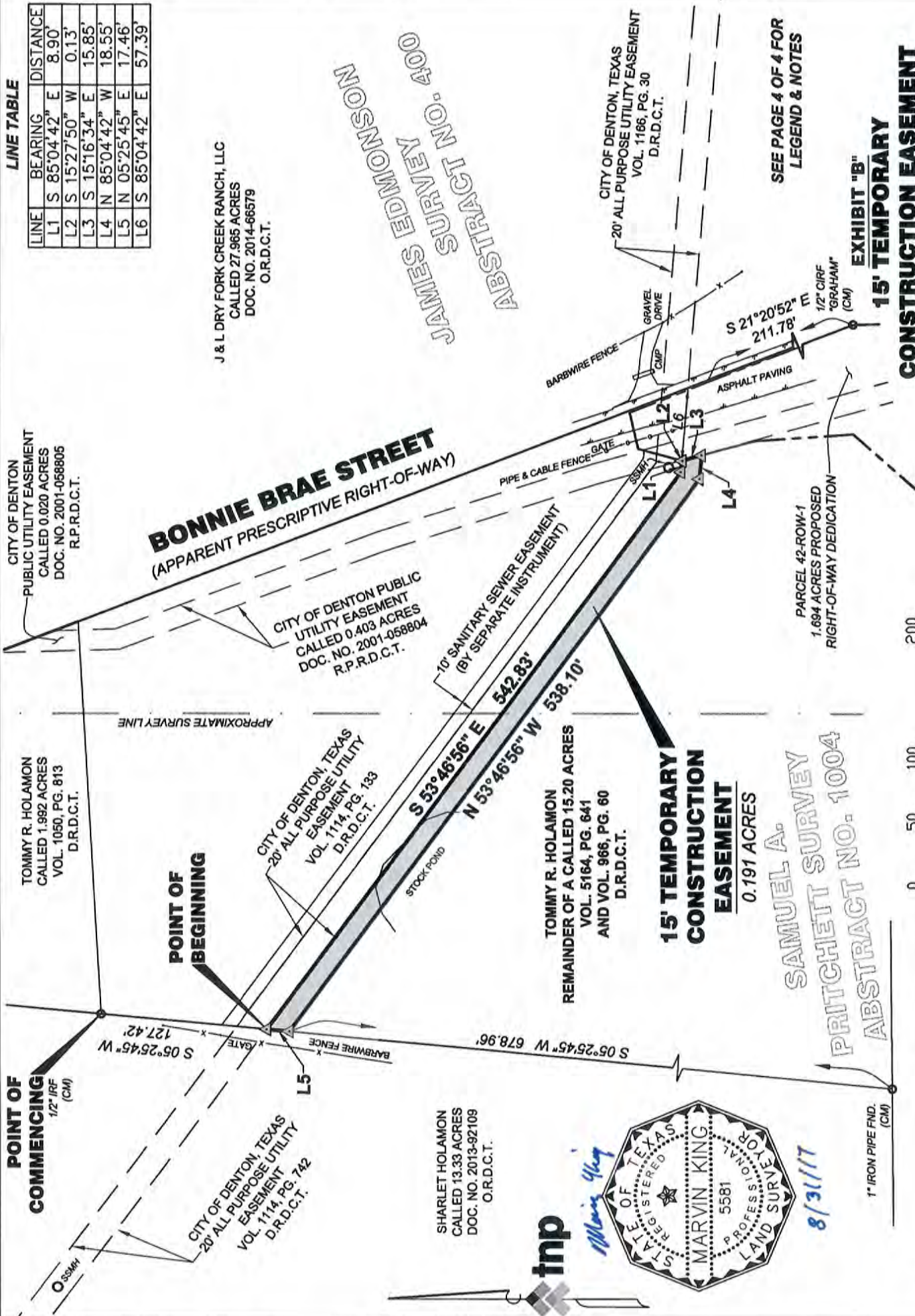


## NOTES:

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2. An Easement Exhibit of even date herewith accompanies this Legal Description. See Exhibit "B"



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LINE TABLE

LINE	BEARING	DISTANCE
L1	S 85°04'42" E	8.90'
L2	S 15°27'50" W	0.13'
L3	S 15°16'34" E	15.85'
L4	N 85°04'42" W	18.55'
L5	N 05°25'45" E	17.46'
L6	S 85°04'42" E	57.39'

J & L DRY FORK CREEK RANCH, LLC  
CALLED 27.965 ACRES  
DOC. NO. 2014-66579  
O.R.D.C.T.

JAMES EDMONSON  
SURVEY NO. 400  
ABSTRACT

CITY OF DENTON, TEXAS  
20' ALL PURPOSE UTILITY EASEMENT  
VOL. 1166, PG. 30  
D.R.D.C.T.

SEE PAGE 4 OF 4 FOR  
LEGEND & NOTES

EXHIBIT "B"

15' TEMPORARY

CONSTRUCTION EASEMENT

BEING A 0.191 ACRE TEMPORARY CONSTRUCTION EASEMENT  
SITUATED IN THE JAMES EDMONSON SURVEY, ABSTRACT NO. 400  
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FNH16223

PAGE 3 OF 4



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8/31/17

tnp

Maria Gley

SHARLET HOLAMON  
CALLED 13.33 ACRES  
DOC. NO. 2013-92109  
O.R.D.C.T.

TOMMY R. HOLAMON  
REMAINDER OF A CALLED 15.20 ACRES  
VOL. 5164, PG. 641  
AND VOL. 966, PG. 60  
D.R.D.C.T.

15' TEMPORARY  
CONSTRUCTION  
EASEMENT  
0.191 ACRES

SAMUEL A.  
PRITCHETT SURVEY  
ABSTRACT NO. 1004

POINT OF  
BEGINNING

POINT OF  
COMMENCING  
1/2" IRF  
(CM)

CITY OF DENTON, TEXAS  
20' ALL PURPOSE UTILITY  
VOL. 1114, PG. 742  
D.R.D.C.T.

CITY OF DENTON, TEXAS  
20' ALL PURPOSE UTILITY  
VOL. 1114, PG. 133  
D.R.D.C.T.

CITY OF DENTON PUBLIC  
UTILITY EASEMENT  
CALLED 0.403 ACRES  
DOC. NO. 2001-058804  
R.P.R.D.C.T.

BONNIE BRAE STREET  
(APPARENT PRESCRIPTIVE RIGHT-OF-WAY)

CITY OF DENTON  
PUBLIC UTILITY EASEMENT  
CALLED 0.020 ACRES  
DOC. NO. 2001-058805  
R.P.R.D.C.T.

10' SANITARY SEWER EASEMENT  
(BY SEPARATE INSTRUMENT)

GRAVEL DRIVE  
CAMP

BARB WIRE FENCE

PIPE & CABLE FENCE

GATE

ASPHALT PAVING

1/2" CIRF  
"GRAHAM"  
(CM)

S 21°20'52" E  
211.78'

PARCEL 42-ROW-1  
1.694 ACRES PROPOSED  
RIGHT-OF-WAY DEDICATION

1" IRON PIPE FND.  
(CM)

STOCK POND

APPROXIMATE SURVEY LINE

POINT OF COMMENCING

POINT OF BEGINNING

BARB WIRE FENCE

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APPROXIMATE SURVEY LINE

POINT OF COMMENCING



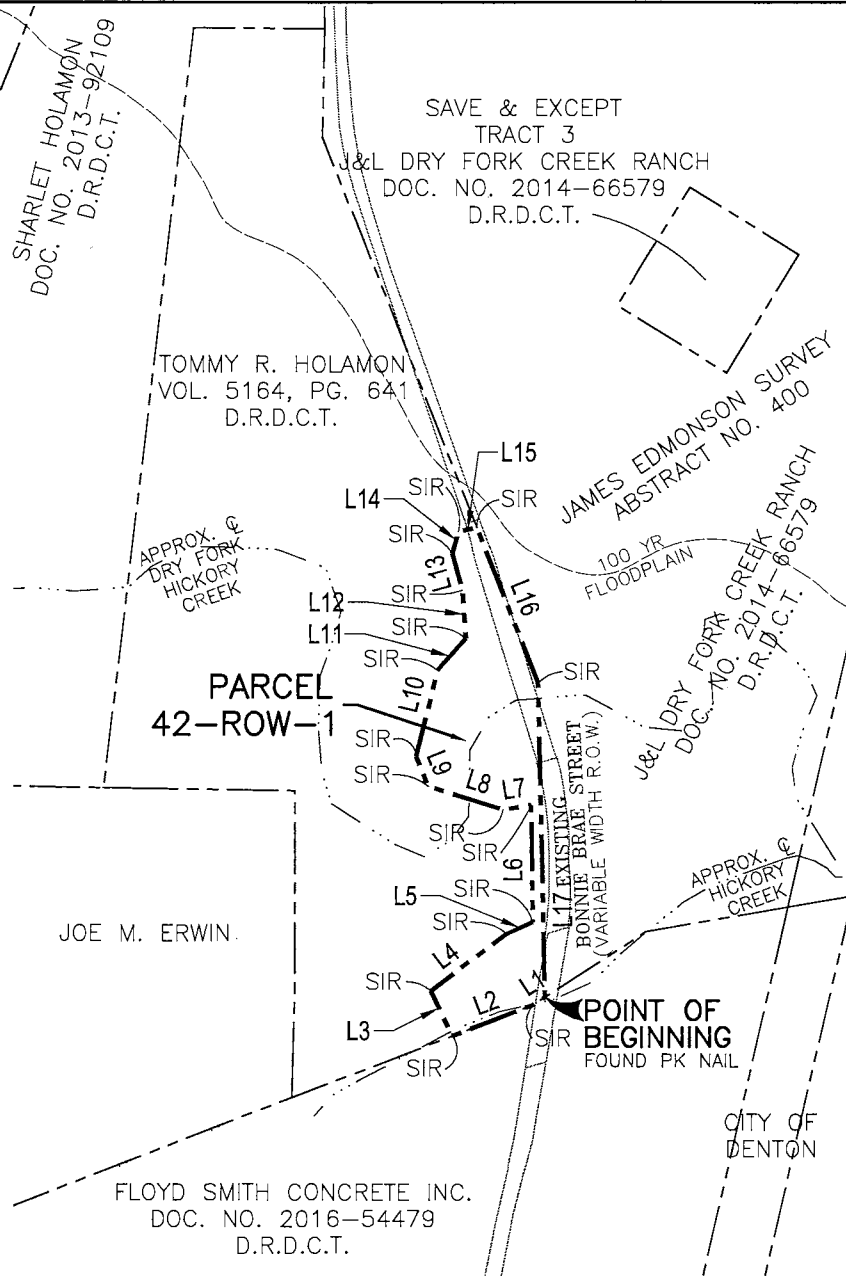
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LEGEND	
	CALCULATED POINT
	5/8" IRON ROD SET WITH CAP STAMPED "TNP INC ESMT"
	1/2" IRON ROD FOUND (UNLESS NOTED OTHERWISE)
	CONTROLLING MONUMENT
	SANITARY SEWER MANHOLE (SSMH)
	EASEMENT BOUNDARY
	PROPERTY LINE
	APPROXIMATE SURVEY LINE
	EXISTING EASEMENT
	EXISTING RIGHT-OF-WAY
	PROPOSED RIGHT-OF-WAY
	EDGE OF ASPHALT
	FENCE LINE



Line Table		
Line #	Length	Direction
L1	21.75'	S57° 03' 40"W
L2	135.83'	S68° 52' 23"W
L3	77.99'	N25° 28' 14"W
L4	148.57'	N52° 52' 17"E
L5	44.79'	N65° 47' 34"E
L6	182.74'	N00° 48' 45"W
L7	45.25'	S81° 10' 50"W
L8	122.09'	N72° 36' 47"W
L9	50.33'	N21° 39' 02"W
L10	138.32'	N13° 45' 12"E
L11	66.79'	N41° 41' 57"E
L12	75.41'	N04° 03' 27"W
L13	59.42'	N15° 16' 34"W
L14	35.55'	N15° 27' 50"E
L15	29.18'	N76° 56' 20"E
L16	261.34'	S21° 36' 47"E
L17	491.49'	S01° 17' 37"E



## LEGEND

SIR = SET 1/2 INCH IRON ROD W/CAP STAMPED "GRAHAM ASSOC. INC."

C.C.R.D.C.T. = COUNTY CLERK RECORDS, DENTON COUNTY, TEXAS

D.R.D.C.T. = DEED RECORDS, DENTON COUNTY, TEXAS

DOC. = DOCUMENT

VOL. = VOLUME

PG. = PAGE

BASIS OF BEARING IS NORTH AMERICAN DATUM OF 1983 (NAD-83) STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE.

PARCEL 42-ROW-1

BEING A 1.694 ACRE / 73,795 SQ.FT.

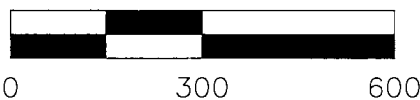
VARIABLE WIDTH RIGHT-OF-WAY DEDICATION

SITUATED IN THE JAMES EDMONSON SURVEY, ABSTRACT No. 400,  
DENTON COUNTY, TEXAS

**Graham Associates, Inc.**  
CONSULTING ENGINEERS & PLANNERS

600 SIX FLAGS DRIVE, SUITE 500  
ARLINGTON, TEXAS 76011 (817) 640-8535  
TBPE FIRM: F-1191/TBPLS FIRM: 101538-00

GRAPHIC SCALE 1"=300'



DRAWN BY: GAI

DATE: 7/10/2017

PROJECT NO.: 960-1001

SHEET 1 OF 3



Page 2 of 3

PARCEL 42-ROW-1  
VARIABLE WIDTH RIGHT-OF-WAY DEDICATION  
SITUATED IN THE JAMES EDMONSON SURVEY, ABSTRACT No. 400,  
DENTON COUNTY, TEXAS

BEING a 1.694 acre tract of land in the James Edmonson Survey, Abstract No. 400, Denton County, Texas, being a portion of a tract of land conveyed to Tommy R. Holamon, as recorded in Volume 5164, Page 641, Deed Records, Denton County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a found PK nail, being the southeast corner of said Holamon tract, and being in the north east corner of a tract of land conveyed to Floyd Smith Concrete, Inc., as recorded in Document No. 2016-54479, Deed Records, Denton County, Texas, and also being the southwest corner of a tract of land conveyed to J&L Dry Fork Creek Ranch, as recorded in Document No. 2014-66579, Deed Records, Denton County, Texas;

THENCE South 57°03'40" West, along the south line of said Holamon tract, and along the north line of said Floyd Smith Concrete, Inc. tract, being a common line, a distance of 21.75 feet to a set 1/2 inch iron rod with cap stamped "Graham Assoc. Inc." (GAI);

THENCE South 68°52'23" West, along said common line, a distance of 135.83 feet to a set 1/2 inch iron rod with GAI cap;

THENCE North 25°28'14" West, leaving said common line, a distance of 77.99 feet to a set 1/2 inch iron rod with GAI cap;

THENCE North 52°52'17" East, a distance of 148.57 feet to a set 1/2 inch iron rod with GAI cap;

THENCE North 65°47'34" East, a distance of 44.79 feet to a set 1/2 inch iron rod with GAI cap;

THENCE North 00°48'45" West, a distance of 182.74 feet to a set 1/2 inch iron rod with GAI cap;

THENCE South 81°10'50" West, a distance of 45.25 feet to a set 1/2 inch iron rod with GAI cap;

THENCE North 72°36'47" West, a distance of 122.09 feet to a set 1/2 inch iron rod with GAI cap;

THENCE North 21°39'02" West, a distance of 50.33 feet to a set 1/2 inch iron rod with GAI cap;

THENCE North 13°45'12" East, a distance of 138.32 feet to a set 1/2 inch iron rod with GAI cap;

THENCE North 41°41'57" East, a distance of 66.79 feet to a set 1/2 inch iron rod with GAI cap;

THENCE North 04°03'27" West, a distance of 75.41 feet to a set 1/2 inch iron rod with GAI cap;

THENCE North 15°16'34" West, a distance of 59.42 feet to a set 1/2 inch iron rod with GAI cap;

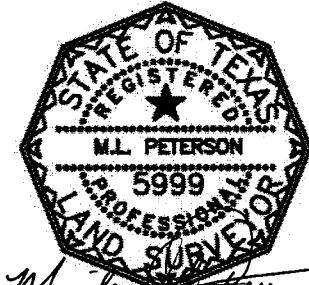
THENCE North 15°27'50" East, a distance of 35.55 feet to a set 1/2 inch iron rod with GAI cap;

Page 3 of 3

THENCE South  $76^{\circ}56'20''$  East, a distance of 29.18 feet to a set 1/2 inch iron rod with GAI cap, being in the east line of said Holamon tract, and being in the west line of said J&L Dry Fork Creek Ranch tract, being a common line;

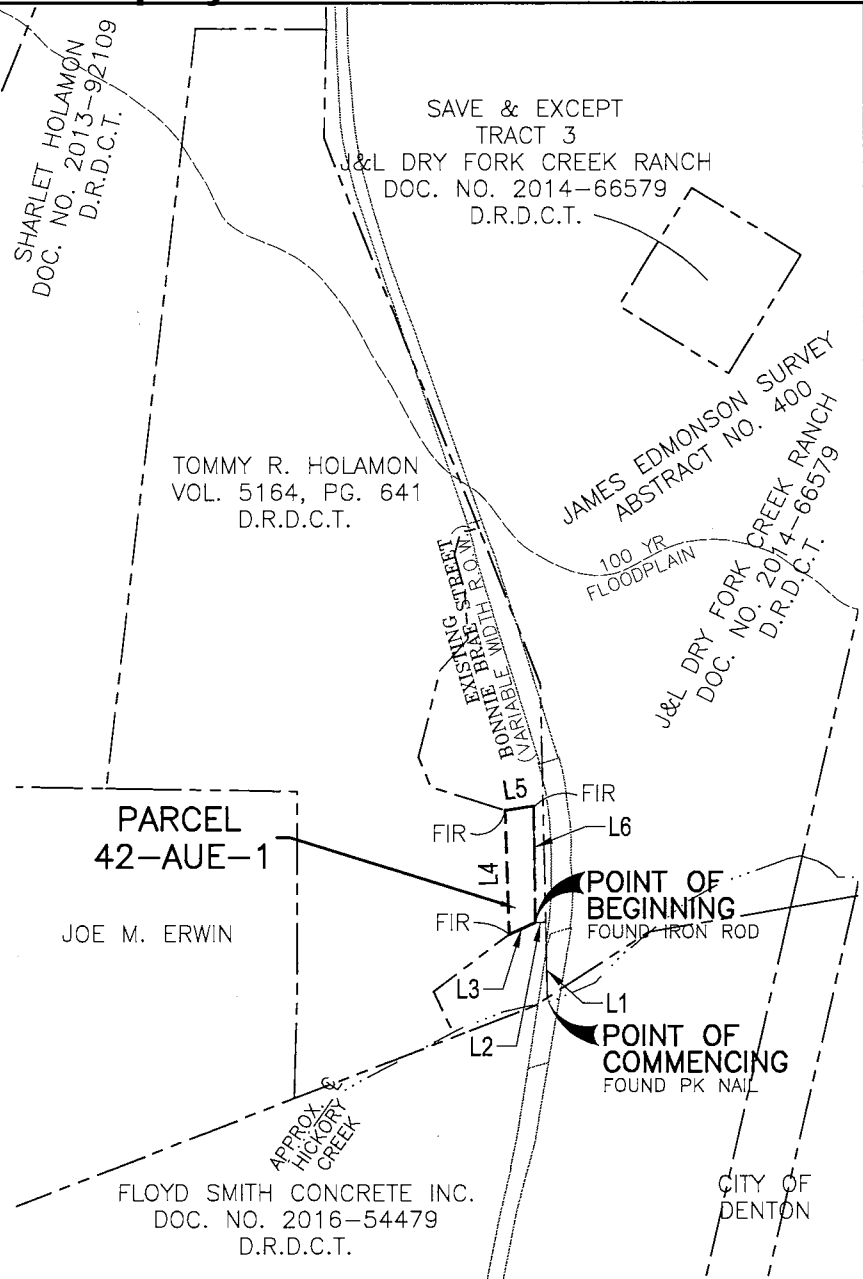
THENCE South  $21^{\circ}36'47''$  East, along said common line, a distance of 261.34 feet to a set 1/2 inch iron rod with GAI cap;

THENCE South  $01^{\circ}17'37''$  East, along said common line, a distance of 491.49 feet to the POINT OF BEGINNING and containing 73,795 square feet or 1.694 acres of land, more or less.



*M. L. Peterson*  
08/29/2017

Line Table		
Line #	Length	Direction
L1	118.07'	N01° 17' 37"W
L2	16.53'	S88° 42' 23"W
L3	44.79'	S65° 47' 34"W
L4	194.26'	N01° 54' 16"W
L5	45.25'	N81° 10' 50"E
L6	182.74'	S00° 48' 45"E



## LEGEND

SIR = SET 1/2 INCH IRON ROD W/CAP STAMPED "GRAHAM ASSOC. INC."

C.C.R.D.C.T. = COUNTY CLERK RECORDS, DENTON COUNTY, TEXAS

D.R.D.C.T. = DEED RECORDS, DENTON COUNTY, TEXAS

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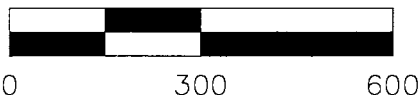
BASIS OF BEARING IS NORTH AMERICAN DATUM  
OF 1983 (NAD-83) STATE PLANE COORDINATE  
SYSTEM, TEXAS NORTH CENTRAL ZONE.PARCEL 42-AUE-1

BEING A 0.186 ACRE / 8,119 SQ.FT.

VARIABLE WIDTH ACCESS AND UTILITY EASEMENT

SITUATED IN THE JAMES EDMONSON SURVEY, ABSTRACT No. 400,  
DENTON COUNTY, TEXASGraham Associates, Inc.  
CONSULTING ENGINEERS & PLANNERS600 SIX FLAGS DRIVE, SUITE 500  
ARLINGTON, TEXAS 76011 (817) 640-8535  
TBPE FIRM: F-1191/TBPLS FIRM: 101538-00

GRAPHIC SCALE 1"=300'



DRAWN BY: GAI

DATE: 7/10/2017

PROJECT NO.: 960-1001

SHEET 1 OF 2

Page 2 of 2

PARCEL 42-AUE-1  
VARIABLE WIDTH ACCESS AND UTILITY EASEMENT  
SITUATED IN THE JAMES EDMONSON SURVEY, ABSTRACT No. 400,  
DENTON COUNTY, TEXAS

BEING a 0.186 acre tract of land in the James Edmonson Survey, Abstract No. 400, Denton County, Texas, being a portion of a tract of land conveyed to Tommy R. Holamon, as recorded in Volume 5164, Page 641, Deed Records, Denton County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a found PK nail, being the southeast corner of said Holamon tract, and being in the north east corner of a tract of land conveyed to Floyd Smith Concrete, Inc., as recorded in Document No. 2016-54479, Deed Records, Denton County, Texas, and also being the southwest corner of a tract of land conveyed to J&L Dry Fork Creek Ranch, as recorded in Document No. 2014-66579, Deed Records, Denton County, Texas;

THENCE North 01°17'37" West, along the east line of said Holamon tract, and along the west line of said J&L Dry Fork Creek Ranch tract, being a common line, a distance of 118.07 feet to a point;

THENCE South 88°42'23" West, leaving said common line, a distance of 16.53 feet to a found ½ inch rod with GAI cap, said point also being the POINT OF BEGINNING;

THENCE South 65°47'34" West, leaving said common line, a distance of 44.79 feet to a found ½ inch iron rod with GAI cap;

THENCE North 01°54'16" West, a distance of 194.26 feet to a found ½ inch iron rod with GAI cap;

THENCE North 81°10'50" East, a distance of 45.25 feet to a found ½ inch iron rod with GAI cap;

THENCE South 00°48'45" East, a distance of 182.74 feet to the POINT OF BEGINNING and containing 8,119 square feet or 0.186 acres of land, more or less.

