ORDINANCE NO. __

AN ORDINANCE OF THE CITY OF DENTON DETERMINING THE PUBLIC USE, NEED, AND NECESSITY FOR THE ACQUISITION OF TWO (2) FEE SIMPLE TRACTS AND DRAINAGE EASEMENT GENERALLY LOCATED ALONG AND NEAR WESTCOURT ROAD, EAST OF THE DENTON MUNICIPAL AIRPORT, SITUATED IN THE J.W. HARDIN SURVEY, ABSTRACT NO. 1656, W. NEILL SURVEY, ABSTRACT 970, J. BACON SURVEY, ABSTRACT NO. 1540 AND I.N. HAMBREE SURVEY, ABSTRACT NO. 594 IN THE CITY AND COUNTY OF DENTON, TEXAS, AND MORE PARTICULARLY DESCRIBED IN THE ATTACHED EXHIBIT(S) "A" (COLLECTIVELY, THE "PROPERTY INTEREST(S)"); AUTHORIZING THE CITY MANAGER AND CITY ATTORNEY, TO ACQUIRE THE PROPERTY INTERESTS BY AGREEMENT IF POSSIBLE, 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 TO FILE EMINENT DOMAIN PROCEEDINGS IF NECESSARY; AUTHORIZING THE EXPENDITURE OF FUNDING; MAKING FINDINGS; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Denton (the "City") has entered into a Development Agreement (the "Agreement") with Denton Enterprise Owner, LLC, ("Developer") per approved Ordinance 2026-1098, for the development and improvement of Westcourt Road (the "Project"); and

WHEREAS, the Agreement states, per Sections 1(B)(2)(a) and 2(A), Developer shall be responsible for the design and construction of the Project; and

WHEREAS, the Agreement states, per Sections 1(B)(2)(a) and 2(B), the City shall acquire all necessary right-of-way for the Project; and

WHEREAS, the City requires two Fee Simple tracts and a drainage easement ("Property Interests") that is needed for the Project; and

WHEREAS, said Property Interests are for the benefit of public road improvements ("Improvements") to be owned and maintained by the City upon the completion and acceptance of said Improvements; and

WHEREAS, the City Council of the City of Denton (the "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. The City Council finds that the acquisition of the Property Interests is a valid public use necessary to provide for the Project to serve the public and the citizens of the City; and

WHEREAS, the acquisition of the Property Interests identified in Exhibit "A" is necessary in furtherance of the Project; and

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 subject landowners before beginning the acquisition of the Property Interests by eminent domain; and

WHEREAS, independent professional appraisal reports of the Property Interests will be submitted to the City as required by Chapter 21 of the Texas Property Code, and the City Manager or their designee will establish a certain amount determined to be just compensation for the individual Property Interests based on the appraisals and fair market values of the Property Interests and any applicable fees necessary to acquire the Property Interests; 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 subject landowners for the purchase of the Property Interests; NOW**,** THEREFORE,

THE COUNCIL OF THE CITY OF DENTON ORDAINS:

SECTION 1. 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 2. The City Council authorizes acquisition of the Property Interests, as more particularly described in the attached Exhibit "A," 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 3. The City Council authorizes the City Attorney, or 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 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 and conveyance documents, 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 and conduct all parts of the proceedings in eminent domain in accordance with the laws and procedures of the State.

SECTION 4. The City Manager, or their designee, is appointed as negotiator for the acquisition of the needed Property Interests and, as such, the City Manager, or their 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 their designee, is specifically authorized to establish and make offer(s) of just compensation for the acquisition of the Property Interests to the respective landowner(s) in accordance with State and any other applicable law. If an agreement as to damages or compensation cannot be reached, then the City Attorney, or their 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 5. It is the intent of the City Council that this Ordinance authorize the City Manager and City Attorney, or their designee, to perform all steps necessary to obtain the Property Interests necessary for the Project, whether through negotiation or condemnation, including the expenditure of funds.

SECTION 6. It is the intent of the City Council that this Ordinance authorize the acquisition and condemnation of all property interests required for the construction and installation of the Project for public uses to serve the public and citizens of the City. If it is determined that there are scrivener errors in the descriptions contained herein or if later surveys contain more accurately revised descriptions, the City

Attorney or their designee is authorized to have such errors corrected or revisions made without the necessity of obtaining a new City Council Ordinance authorizing condemnation of the corrected or revised property. The Project is generally located along Westcourt Road and east of the Denton Municipal Airport, all in the City and County of Denton, Texas.

SECTION 7. In the event that Special Commissioners, appointed by the Court during condemnation proceedings, return an award that is the same amount or less than the amount offered by the City for just compensation, the City Attorney is hereby authorized to settle the lawsuit for that amount.

SECTION 8. Following an award by Special Commissioners, the City Finance Director is hereby authorized to issue a check from the appropriate fund in an amount not to exceed the Special Commissioners' award payable to the County Clerk of Denton County to be deposited in the registry of the Court to enable the City to take possession of the respective Property Interest(s) without further action of the City Council.

SECTION 9. In addition to the authority set forth in Section 8, the City Council hereby delegates to the City Manager, or their designee, the authority to expend funds equivalent to the appraised amount for each Property Interest with additional expenditure authority allowed by Ordinance 2013-094 and Section 10-28(a) of the City of Denton Code of Ordinances without further action of the City Council.

SECTION 10. 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 11. This Ordinance shall become effective immediately upon its passage.

[Signatures to appear on the following page]

The motion to approve this ordinance was made by _____and seconded by _____.

The ordinance was passed and approved following vote [_____-_____]:

	Aye	**Nay**	**Abstain**	**Absent**
Chris Watts, Mayor:	_____	_____	_____	_____
Jordan Villareal, District 1:	_____	_____	_____	_____
Nick Stevens, District 2:	_____	_____	_____	_____
Suzi Rumohr, District 3:	_____	_____	_____	_____
Joe Holland, District 4:	_____	_____	_____	_____
George Ferrie, At Large Place 5:	_____	_____	_____	_____
Jill Jester, At Large Place 6:	_____	_____	_____	_____

PASSED AND APPROVED this the _____day of _____, 2026.

_____
CHRIS WATTS, MAYOR

ATTEST:
KRISTI GILBERT, CITY SECRETARY

BY: _____

APPROVED AS TO LEGAL FORM:
MACK REINWAND, CITY ATTORNEY

BY: _____

EXHIBIT “A”
The Property Interests

Parcels	**Property Owners**
1-ROW	On-site Land Holding – Fee Simple, right-of-way
2-ROW	ALDI – Fee Simple, right-of-way
3-DE	ALDI - Drainage Easement

LEGAL DESCRIPTION

BEING a 10,276 square foot (0.2359 acre) tract of land situated in the William Neill Survey, Abstract No. 970, and the J.W. Hardin Survey, Abstract No. 1656, Denton County, Texas; and being part of a called 1.870 acre tract of land described in the General Warranty Deed with Vendor's Lien to Cole Smith recorded in Instrument No. 2020-15735, Official Public Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found at the northwest corner of said called 1.870 acre tract, and being at the northeast corner of a called 0.1705 acre tract of land described as Parcel 3 in the Street Right-of-Way Deed to the City of Denton recorded in Instrument No. 2009-47225, said Official Public Records, and being in the east right-of-way line of Westcourt Road, a variable width right-of-way;

THENCE South 89°33'06" East, along the north line of said called 1.870 acre tract, a distance of 48.13 feet to a 5/8-inch iron rod with cap stamped “KHA” set for corner;

THENCE South 11°59'46" East, departing said north line, a distance of 78.31 feet to a 5/8-inch iron rod with cap stamped “KHA” set at the beginning of a non-tangent curve to the right with a radius of 923.00 feet, a central angle of 08°42'15", and a chord bearing and distance of South 07°35'39" East, 140.08 feet;

THENCE in a southerly direction, with said non-tangent curve to the right, an arc distance of 140.22 feet to a 5/8-inch iron rod with cap stamped “KHA” set for corner in the south line of said called 1.870 acre tract;

THENCE North 89°37'44" West, along said south line, a distance of 47.10 feet to a 1/2-inch iron rod with cap stamped “COLEMAN RPLS 4001” found at the southeast corner of said called 0.1705 acre tract, and being in said east right-of-way line of Westcourt Road, and being at the beginning of a non-tangent curve to the left with a radius of 876.00 feet, a central angle of 08°30'36", and a chord bearing and distance of North 07°41'28" West, 129.99 feet;

THENCE in a northerly direction, along the east line of said called 0.1705 acre tract, and along said east right-of-way line, with said non-tangent curve to the left, an arc distance of 130.11 feet to a point for corner;

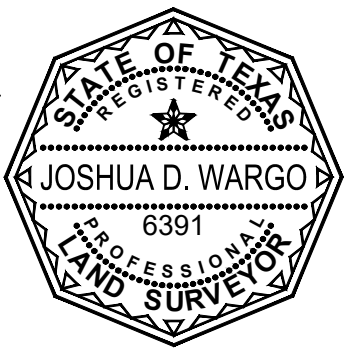
THENCE North 11°59'46" West, continuing along said east line, and along said east right-of-way line, a distance of 88.64 feet to the **POINT OF BEGINNING** and containing 10,276 square feet or 0.2359 acres of land, more or less.

NOTES

Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202). Coordinates have been scaled to surface values using a surface adjustment factor of 1.000150630. A survey plat of even survey date herewith accompanies this metes and bounds description.
Boundary corners described hereon as "set" will be set in the ground once the right-of-way area is approved for acquisition by all necessary parties.

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the right-of-way tract.

JOSHUA D. WARGO
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6391
801 CHERRY STREET,
UNIT 11 SUITE 1300
FORT WORTH, TEXAS 76102
PH. 817-335-6511
josh.wargo@kimley-horn.com



RIGHT-OF-WAY
WILLIAM NEILL SURVEY
ABSTRACT NO. 970
J.W. HARDIN SURVEY
ABSTRACT NO. 1656
CITY OF DENTON
DENTON COUNTY, TEXAS

Kimley»Horn
801 Cherry Street, Unit 11, # 1300
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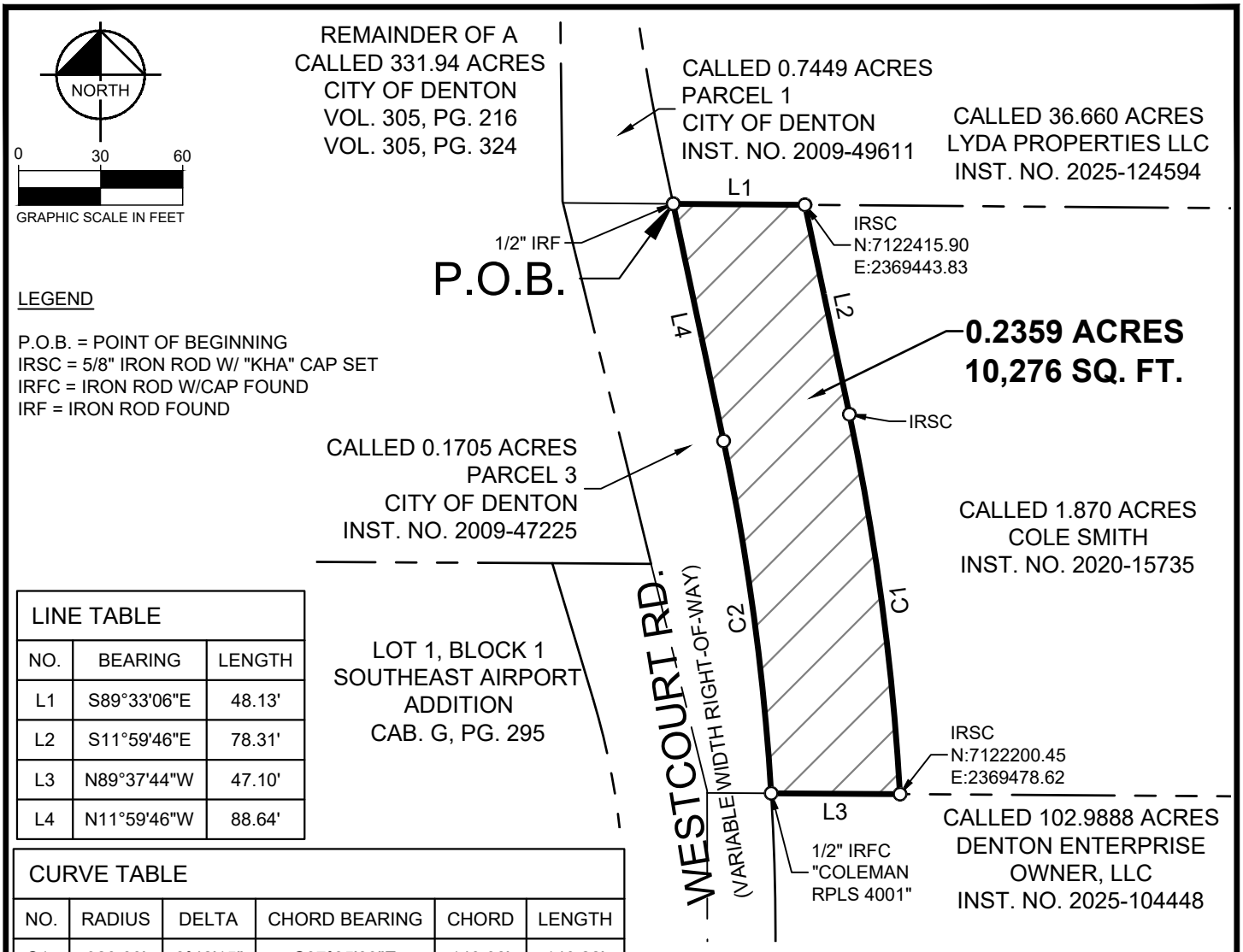
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	DMD	JDW	06/12/2026	060025600	1 OF 2



LEGEND

P.O.B. = POINT OF BEGINNING
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
IRFC = IRON ROD W/CAP FOUND
IRF = IRON ROD FOUND

LINE TABLE		
NO.	BEARING	LENGTH
L1	S89°33'06"E	48.13'
L2	S11°59'46"E	78.31'
L3	N89°37'44"W	47.10'
L4	N11°59'46"W	88.64'

CURVE TABLE					
NO.	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	923.00'	8°42'15"	S07°35'39"E	140.08'	140.22'
C2	876.00'	8°30'36"	N07°41'28"W	129.99'	130.11'

NOTES

Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202). Coordinates have been scaled to surface values using a surface adjustment factor of 1.000150630. A metes and bounds description of even survey date herewith accompanies this survey plat.

Boundary corners described hereon as "set" will be set in the ground once the right-of-way area is approved for acquisition by all necessary parties.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this survey plat accurately sets out the metes and bounds of the right-of-way tract.

RIGHT-OF-WAY
WILLIAM NEILL SURVEY
ABSTRACT NO. 970
J.W. HARDIN SURVEY
ABSTRACT NO. 1656
CITY OF DENTON
DENTON COUNTY, TEXAS

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	DMD	JDW	06/12/2026	060025600	2 OF 2

LEGAL DESCRIPTION

BEING a 1.8622 acre (81,119 square foot) tract of land situated in the John Bacon Survey, Abstract No. 1540, Isaac N. Hambree Survey, Abstract No. 594, and the Jeremiah Dalton Survey, Abstract No. 353, Denton County, Texas, and being part of Lot 2, Block 1, ALDI Distribution Center, an addition to the City of Denton according to the plat recorded in Cabinet Y, Page 400, Plat Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with cap found at the northeast corner of said Lot 2, and being in the south line of Springside Road;

THENCE South 00°45'15" East, along the east line of said Lot 2, a distance of 445.71 feet to a 5/8-inch iron rod with cap stamped “KHA” set for corner, from which a 5/8-inch iron rod found at the southwest corner of a called 10.00 acre tract of land described in Warranty Deed with Vendor's Lien to Dana J. Gandy recorded in Volume 971, Page 251, Deed Records, Denton County, Texas, bears South 00°45'15” East, a distance of 200.42 feet;

THENCE South 88°47'31" West, departing said east line, a distance of 81.76 feet to a 5/8-inch iron rod with cap stamped “KHA” set for corner;

THENCE North 01°12'29" West, a distance of 41.92 feet to a 5/8-inch iron rod with cap stamped “KHA” set at the beginning of a tangent curve to the left with a radius of 345.00 feet, a central angle of 61°30'58", and a chord bearing and distance of North 31°57'58" West, 352.88 feet;

THENCE in a northwesterly direction, with said tangent curve to the left, an arc distance of 370.41 feet to a 5/8-inch iron rod with cap stamped “KHA” set for corner;

THENCE North 62°55'25" West, a distance of 217.57 feet to a 5/8-inch iron rod with cap stamped “KHA” set for corner in the north line of said Lot 2, and being in the south line of Springside Road;

THENCE North 89°06'42" East, along said north line, a distance of 457.36 feet to the **POINT OF BEGINNING** and containing 81,119 square feet or 1.8622 acres of land, more or less.

NOTES

Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202). Coordinates have been scaled to surface values using a surface adjustment factor of 1.000150630. A survey plat of even survey date herewith accompanies this metes and bounds description.
Boundary corners described hereon as "set" will be set in the ground once the right-of-way area is approved for acquisition by all necessary parties.

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the right-of-way tract.

RIGHT-OF-WAY
JOHN BACON SURVEY
ABSTRACT NO. 1540
ISAAC N. HAMBREE SURVEY
ABSTRACT NO. 594
JEREMIAH DALTON SURVEY
ABSTRACT NO. 353
CITY OF DENTON
DENTON COUNTY, TEXAS

JOSHUA D. WARGO
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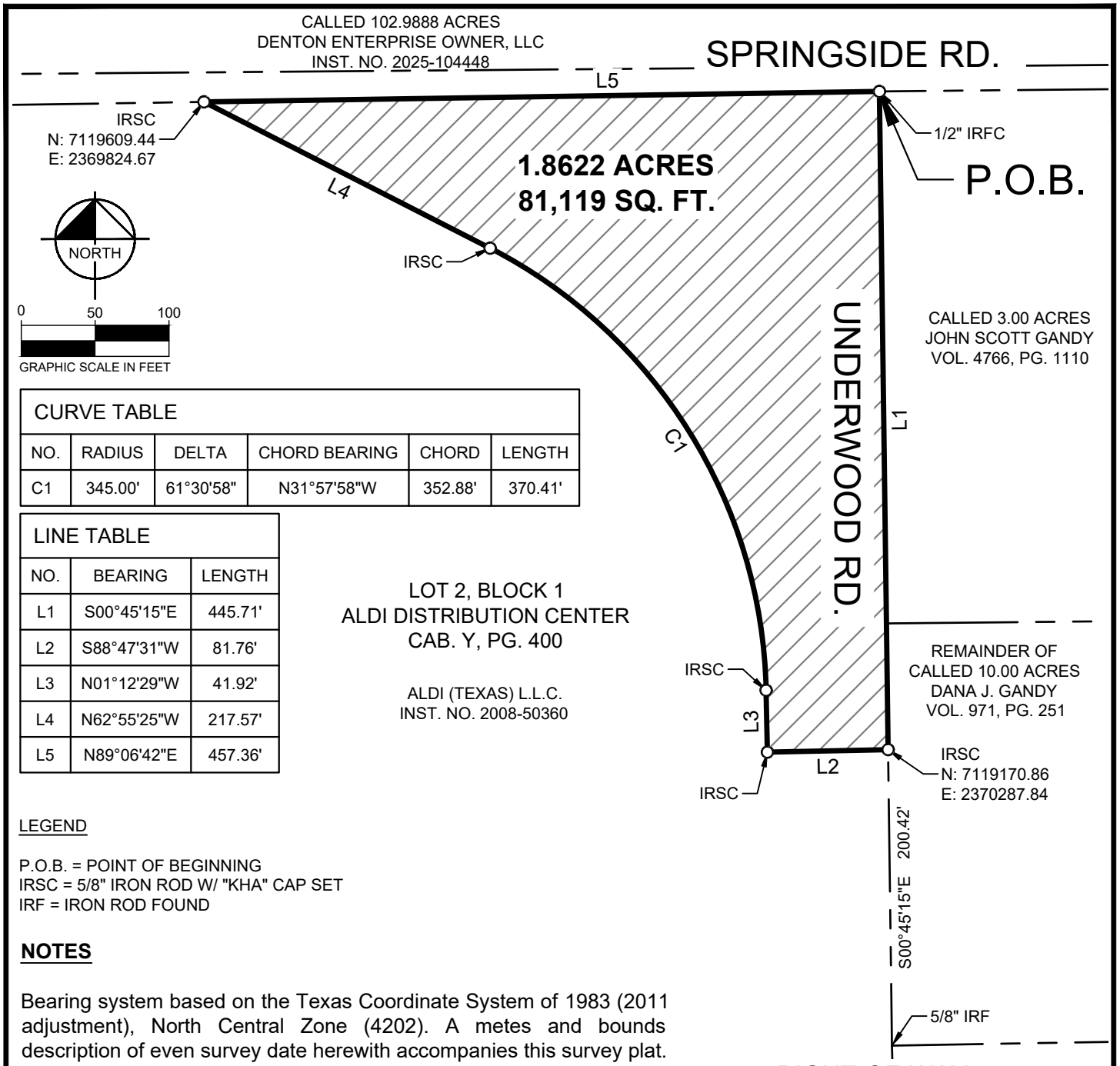
N/A	DMD	JDW	06/12/2026	060025600	1 OF 2



CURVE TABLE					
NO.	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	345.00'	61°30'58"	N31°57'58"W	352.88'	370.41'

LINE TABLE		
NO.	BEARING	LENGTH
L1	S00°45'15"E	445.71'
L2	S88°47'31"W	81.76'
L3	N01°12'29"W	41.92'
L4	N62°55'25"W	217.57'
L5	N89°06'42"E	457.36'

LEGEND

P.O.B. = POINT OF BEGINNING
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
IRF = IRON ROD FOUND

NOTES

Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202). A metes and bounds description of even survey date herewith accompanies this survey plat.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this survey plat accurately sets out the metes and bounds of the right-of-way tract.

RIGHT-OF-WAY
JOHN BACON SURVEY
ABSTRACT NO. 1540
ISAAC N. HAMBREE SURVEY
ABSTRACT NO. 594
JEREMIAH DALTON SURVEY
ABSTRACT NO. 353
CITY OF DENTON,
DENTON COUNTY, TEXAS

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	DMD	JDW	06/12/2026	060025600	2 OF 2

LEGAL DESCRIPTION

BEING a 12,354 square foot (0.2836 acre) tract of land (Tract 1), and a 3,081 square foot (0.0707 acre) tract of land (Tract 2) situated in the William Neill Survey, Abstract No. 970, and the John Bacon Survey, Abstract No. 1540, City of Denton, Denton County, Texas, and being part of Lot 1, Block 1, ALDI Distribution Center, an addition to the City of Denton according to the plat recorded in Instrument No. 2009-223, Official Public Records, Denton County, Texas, and being part of Lot 2, Block 1, ALDI Distribution Center, an addition to the City of Denton according to the plat recorded in Cabinet Y, Page 400, Plat Records, Denton County, Texas, and being part of a called 184.812 acre tract of land described in Special Warranty Deed to ALDI (Texas) L.L.C. recorded in Instrument No. 2008-50360, said Official Public Records, and being more particularly described as follows:

TRACT 1

BEGINNING at a 5/8-inch iron rod found at the easternmost southeast corner of said Lot 1, and being at the southwest corner of Westcourt Road, a 55-foot right-of-way;

THENCE North 89°56'40" East, along the south right-of-way line of said Westcourt Road, a distance of 5.00 feet to a point for corner, being at the northwest corner of a drainage easement recorded in Instrument No. 2008-76927, said Official Public Records;

THENCE South 00°03'20" East, departing said south right-of-way line, along the west line of said drainage easement, a distance of 123.61 feet to a point for corner;

THENCE South 29°55'11" West, continuing along said west line, at a distance of 49.99 feet passing an angle point in the east line of said Lot 1, and continuing along said east line for a total distance of 242.76 feet to a point for corner;

THENCE North 60°04'40" West, departing said east line, a distance of 28.02 feet to a point for corner;

THENCE North 29°55'20" East, a distance of 221.30 feet to a point for corner;

THENCE North 00°03'20" West, a distance of 176.79 feet to a point for corner;

THENCE North 89°54'57" East, a distance of 30.00 feet to a point for corner in the aforementioned east line of said Lot 1, and being in the west right-of-way line of said Westcourt Road, from which an "+" cut found in said east line, bears North 00°03'20" West, a distance of 841.11 feet;

THENCE South 00°03'20" East, along said east line, and along said west right-of-way line, a distance of 48.60 feet to the **POINT OF BEGINNING** and containing 12,354 square feet or 0.2836 acres of land, more or less.

DRAINAGE EASEMENT
WILLIAM NEILL SURVEY
ABSTRACT NO. 970
JOHN BACON SURVEY
ABSTRACT NO. 1540
CITY OF DENTON
DENTON COUNTY, TEXAS

Kimley»Horn
801 Cherry Street, Unit 11, # 1300
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	DMD	JDW	08/26/2026	060025600	1 OF 4

TRACT 2

COMMENCING at a 5/8-inch iron rod found at the easternmost southeast corner of said Lot 1, and being at the southwest corner of Westcourt Road, a 55-foot right-of-way, from which an "+" cut found in said west right-of-way line bears North 00°03'20" West, a distance of 889.71 feet;

THENCE North 89°56'40" East, along the south right-of-way line of said Westcourt Road, a distance of 55.00 feet to the **POINT OF BEGINNING**, being at the northeast corner of a drainage easement recorded in Instrument No. 2008-76927, said Official Public Records, and being at the southeast corner of said Westcourt Road;

THENCE North 00°03'20" West, along the east right-of-way line of said Westcourt Road, a distance of 34.31 feet to a point for corner at the southwest corner of a called 0.0512 acre tract of land described as Parcel 9 in the Street Right-of-Way Deed to the City of Denton, Texas recorded in Instrument No. 2009-69480, said Official Public Records;

THENCE North 89°57'11" East, along the south line of said Parcel 9, a distance of 20.01 feet to a point for corner;

THENCE South 00°03'20" East, departing said south line, a distance of 136.66 feet to a point for corner;

THENCE South 29°56'35" West, a distance of 40.02 feet to a point for corner in the east line of said drainage easement;

THENCE North 00°03'20" West, along said east line, a distance of 137.01 feet to the **POINT OF BEGINNING** and containing 3,081 square feet or 0.0707 acres of land, more or less.

NOTES

Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202). A survey plat of even survey date herewith accompanies this metes and bounds description.

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the easement tracts.

JOSHUA D. WARGO
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6391
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FORT WORTH, TEXAS 76102
PH. 817-335-6511
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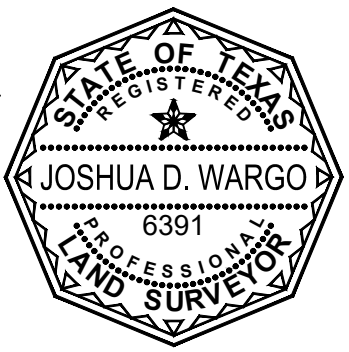

DRAINAGE EASEMENT
WILLIAM NEILL SURVEY
ABSTRACT NO. 970
JOHN BACON SURVEY
ABSTRACT NO. 1540
CITY OF DENTON
DENTON COUNTY, TEXAS

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
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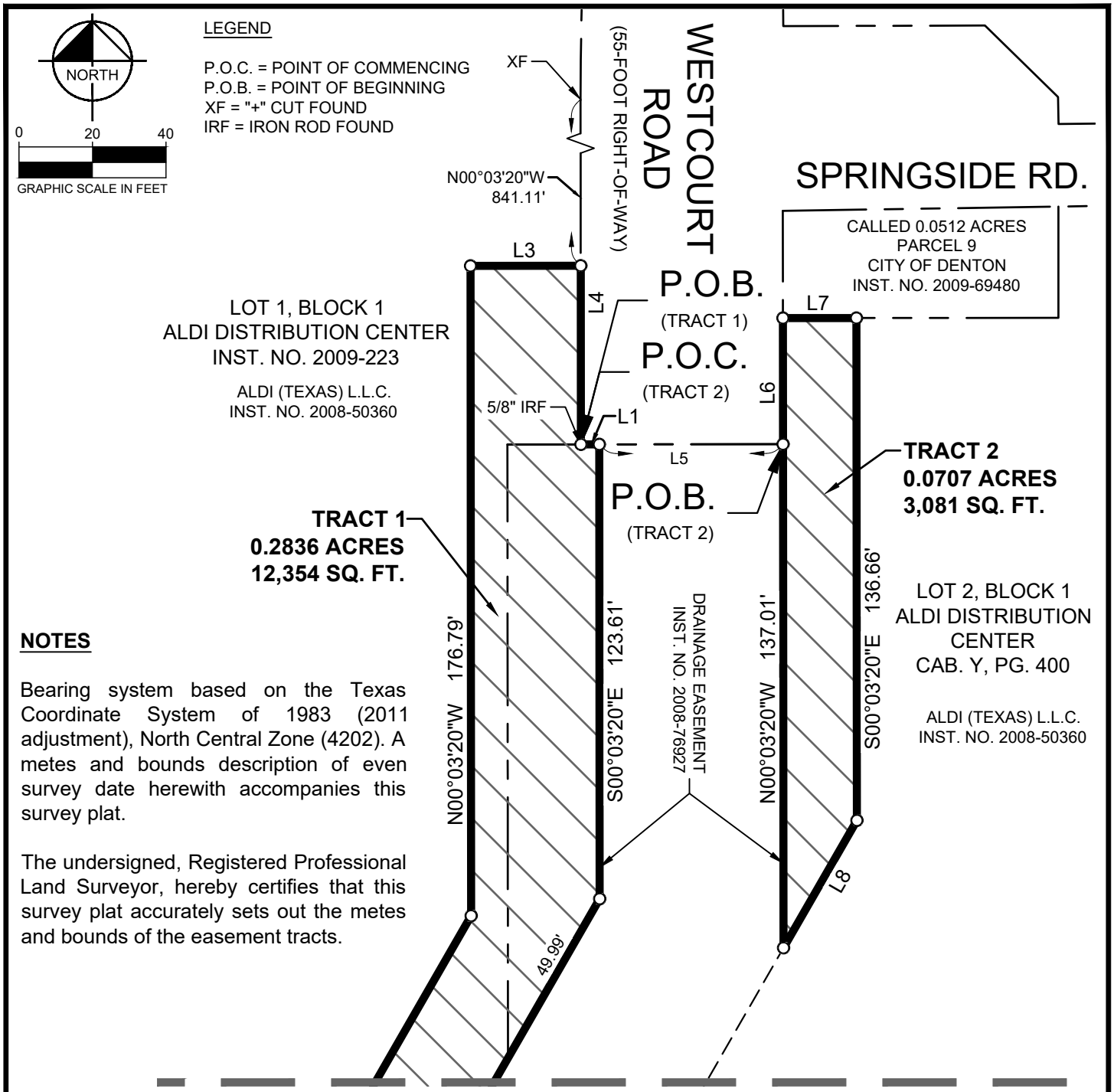


NOTES

Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202). A metes and bounds description of even survey date herewith accompanies this survey plat.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this survey plat accurately sets out the metes and bounds of the easement tracts.

DRAINAGE EASEMENT
WILLIAM NEILL SURVEY
ABSTRACT NO. 970
JOHN BACON SURVEY
ABSTRACT NO. 1540
CITY OF DENTON
DENTON COUNTY, TEXAS

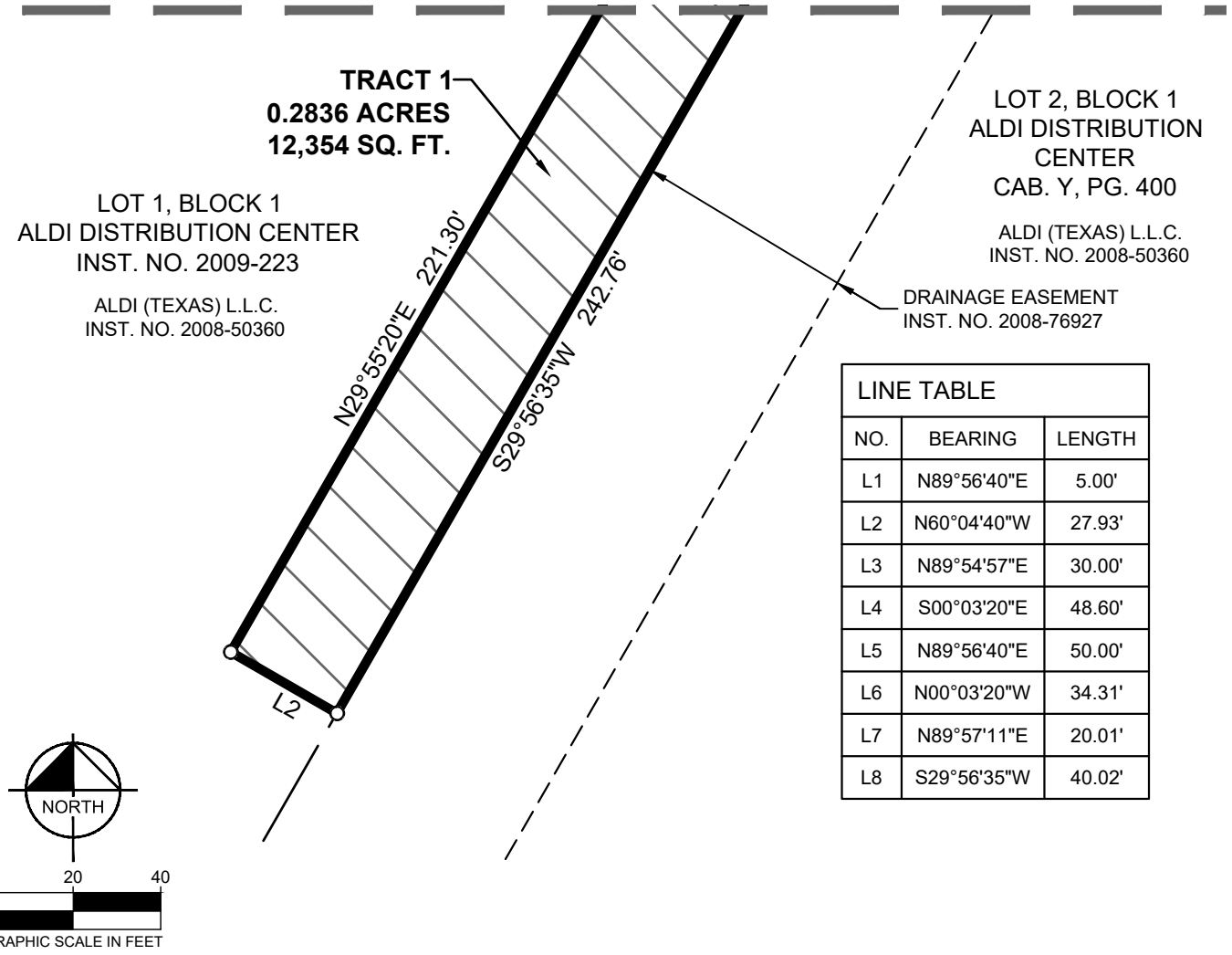
JOSHUA D. WARGO
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6391
801 CHERRY STREET,
UNIT 11 SUITE 1300
FORT WORTH, TEXAS 76102
PH. 817-335-6511
josh.wargo@kimley-horn.com

STATE OF TEXAS
REGISTERED
JOSHUA D. WARGO
6391
PROFESSIONAL
LAND SURVEYOR

Kimley»Horn
801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102
FIRM # 10115500
Tel. No. (817) 335-6511
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	DMD	JDW	08/26/2026	060025600	3 OF 4

MATCH LINE (SEE SHEET 3)



LINE TABLE		
NO.	BEARING	LENGTH
L1	N89°56'40"E	5.00'
L2	N60°04'40"W	27.93'
L3	N89°54'57"E	30.00'
L4	S00°03'20"E	48.60'
L5	N89°56'40"E	50.00'
L6	N00°03'20"W	34.31'
L7	N89°57'11"E	20.01'
L8	S29°56'35"W	40.02'

LEGEND

P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
XF = "+" CUT FOUND
IRF = IRON ROD FOUND

DRAINAGE EASEMENT
WILLIAM NEILL SURVEY
ABSTRACT NO. 970
JOHN BACON SURVEY
ABSTRACT NO. 1540
CITY OF DENTON
DENTON COUNTY, TEXAS

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