Westcourt Road Project

Right-of-way & Easement Acquisitions

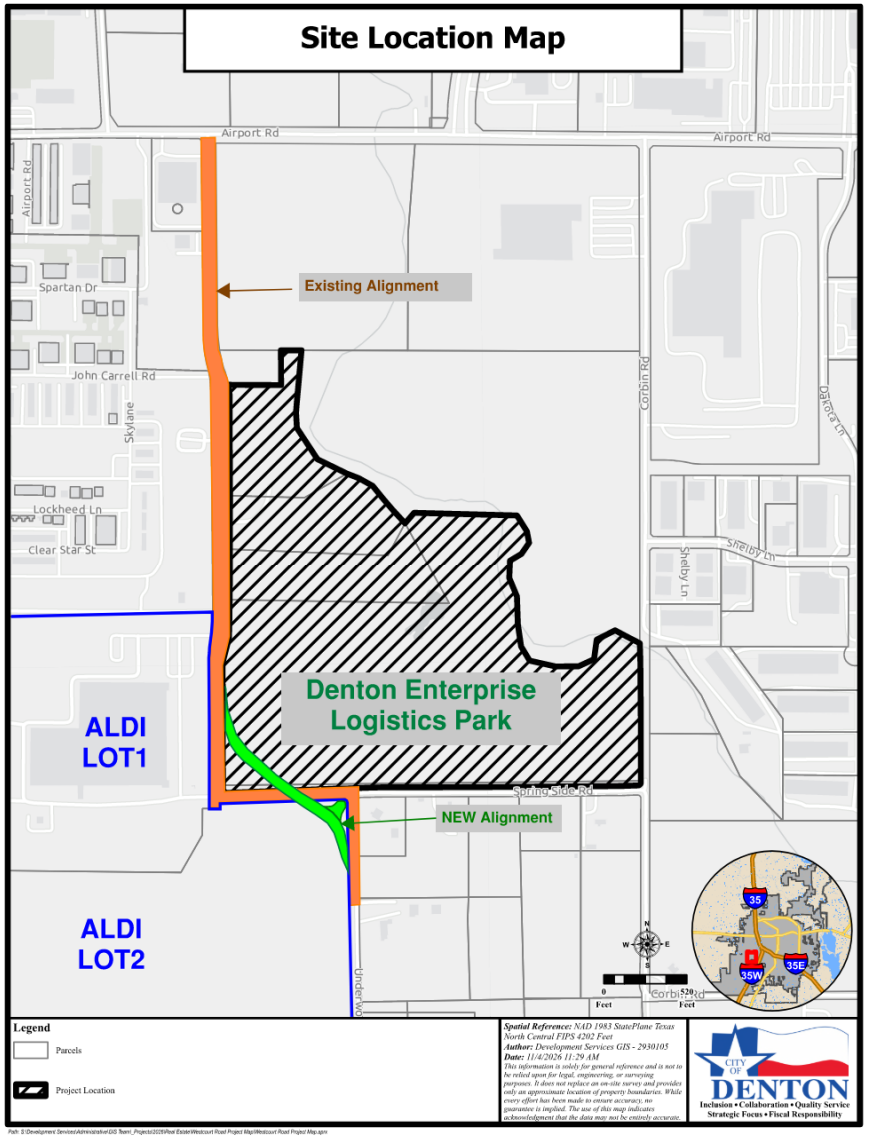
Mark Laird
Sr. Real Estate Specialist



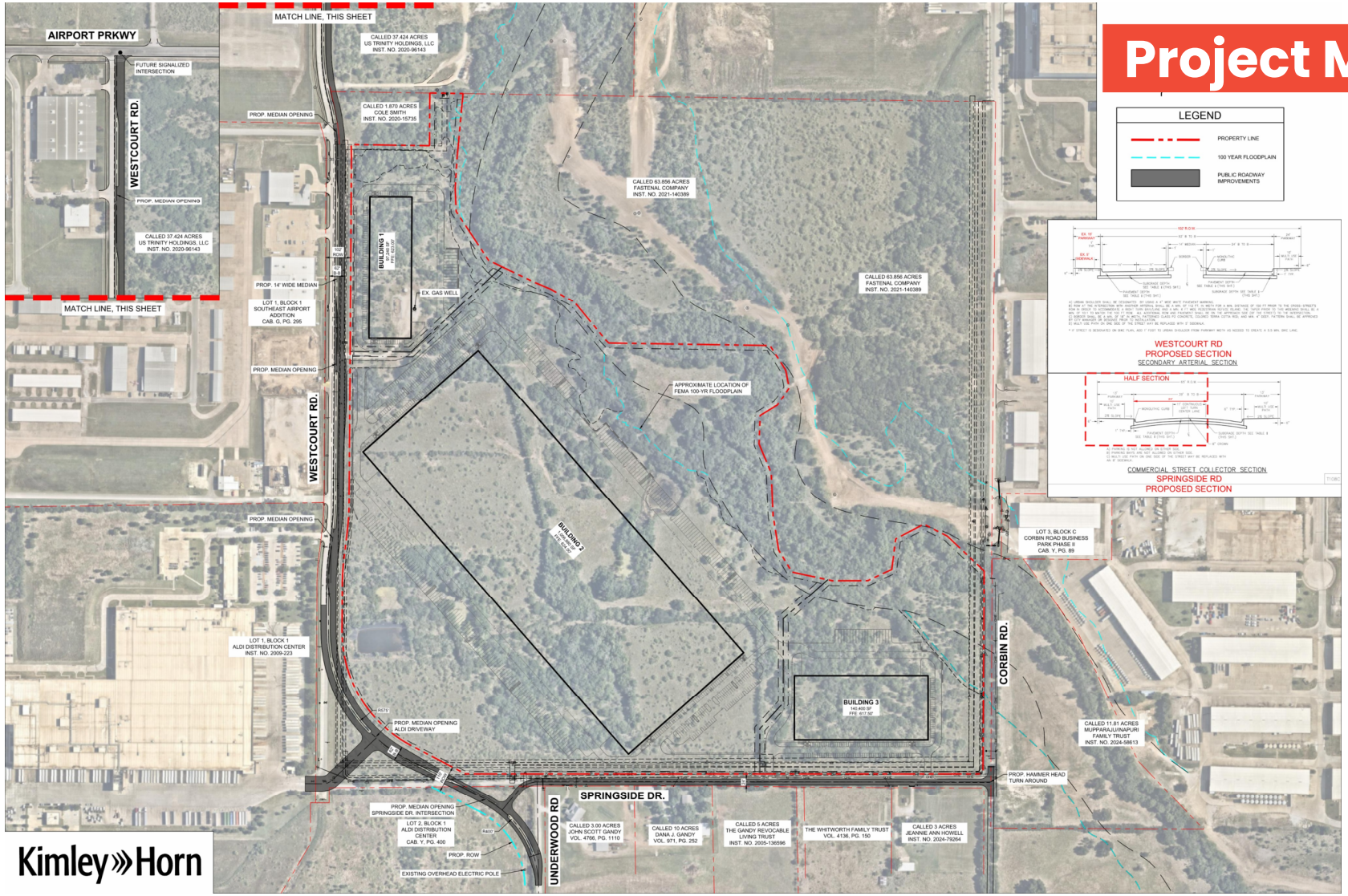
File ID: 26-1869 December 1, 2026

Project Overview

- Staff requests, authorization and use of eminent domain to acquire the remaining land rights needed for the Westcourt Road Project.
- Currently, a 102.98-acre development known as the Denton Enterprise Logistics Park, aka Denton Airport Industrial Addition, is under development for industrial use.
- The development consists of warehouse facilities and multiple offsite improvements relating to roadways adjacent to the site.
- In accordance with the Denton Development Code, per the Denton Mobility Plan, the roads adjacent to the development are required to be improved.
- Westcourt Road is slated to be a 4-lane road greatly increasing the performance of the area, and to do so additional right-of-way and easements are needed.



Project Map



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Project Information

- As part of a collaborative public-private partnership, the City and the developer entered into a Development Agreement related to the improvements of Westcourt Road, pursuant to Ordinance No. 2026-1098, that defines each party's responsibilities. Under the agreement, the developer is responsible for all costs associated with the design and construction of the improvements, while the City is responsible for acquiring the land rights necessary to facilitate the project.
- To date, the City has successfully acquired 1 of the 3 fee simple tracts required for the road improvements serving the growing area.
- Your approval will authorize the City Manager and the City Attorney to acquire the necessary property interests, including making all offers required by law. However, in the event staff is unable to reach an agreement with the property owner, this item will authorize the City Attorney to file eminent domain proceedings to acquire the property interests, if necessary.

Staff Recommendation:

Staff recommends adoption of the ordinance.

Upon reading of the motion, staff will display the subject properties.

City Council – MOTION

RECOMMENDED MOTION

"I move that the City of Denton, after having made the offers required by State Law, use the power of eminent domain, if needed, to acquire fee simple tracts and drainage easements, generally located east of Westcourt Road, west of Underwood Road and south of Spring Side Road, being generally east of the Denton Municipal Airport, situated in the J. Dalton survey, Abstract no. 353, G. West survey, Abstract 1393, all in the City and County of Denton, Texas, and more particularly described in Exhibit "A" to the ordinance now under consideration and on the screen to be displayed to the audience, all of which are for a valid public use necessary for the Westcourt Road Project to optimize and convey public traffic and pedestrians to serve the public and citizens of the City of Denton; and that the first record vote taken on this ordinance applies to all units of property to be condemned."

Parcel 1 – Fee Simple/ROW

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

JOSHUA D. WARGO
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6391
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josh.wargo@kimley-horn.com

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

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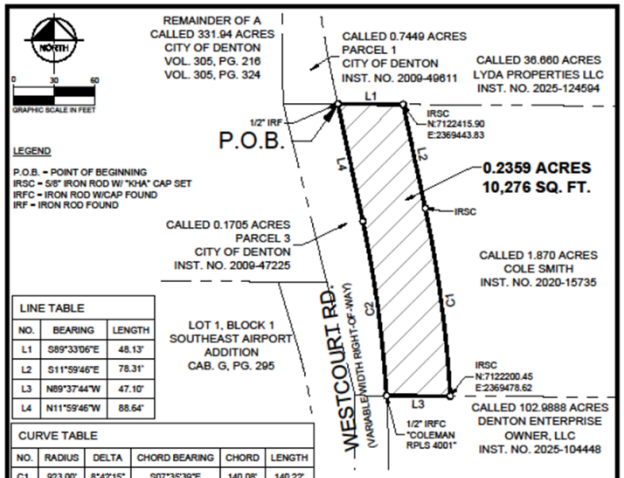

LINE TABLE		
NO.	BEARING	LENGTH
L1	S89°33'06"E	48.13'
L2	S11°59'46"E	78.31'
L3	N89°37'44"W	47.10'
L4	N11°59'46"W	88.64'

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 neoessary 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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File ID: 26-1869 December 1, 2026

Parcel 2 – Fee Simple/ROW

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 neoessary 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

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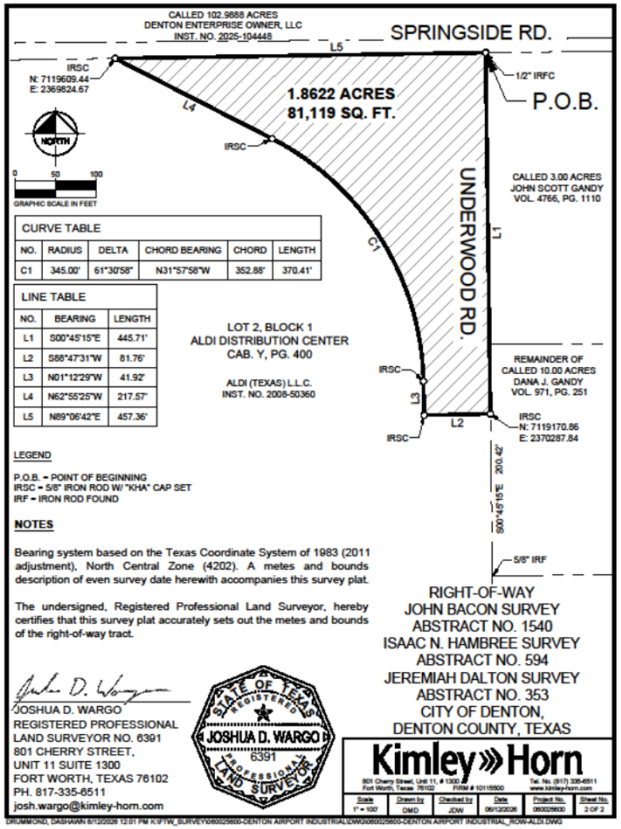
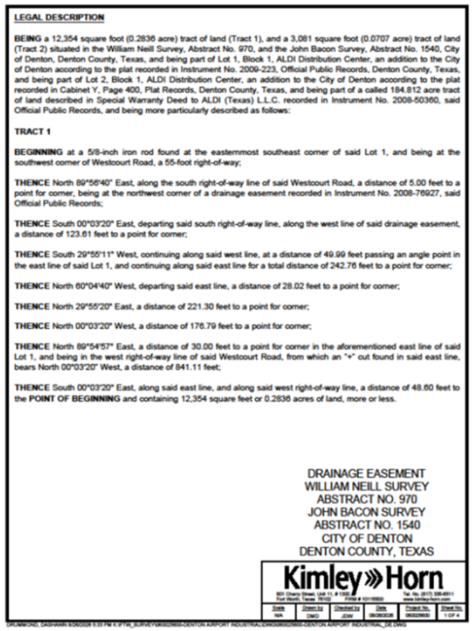


Parcel 3 – Drainage Easement



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;

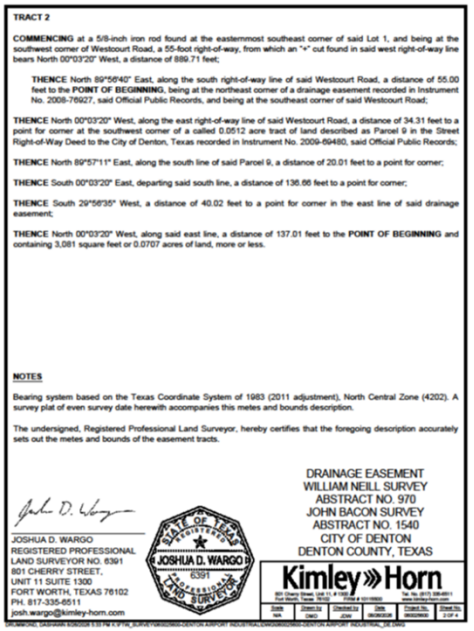
THENCE North 00°03'20" West, a distance of 176.79 feet to a point for corner;

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



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.

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DRAINAGE EASEMENT
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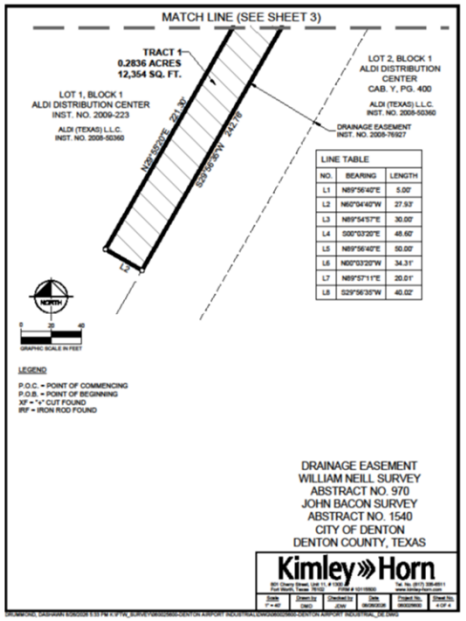

DRAINAGE EASEMENT
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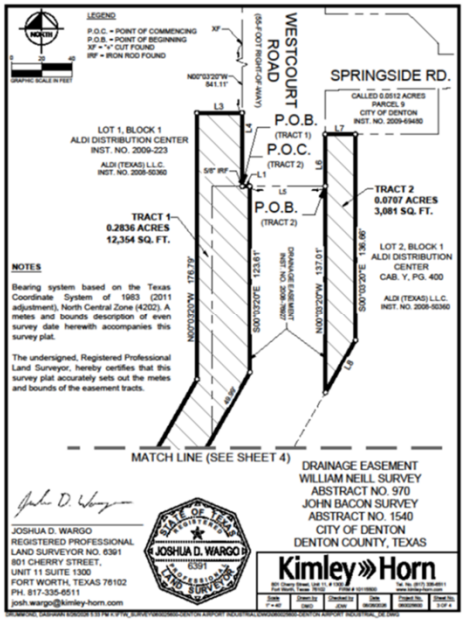

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QUESTIONS?