



STATE OF TEXAS
COUNTY OF DENTON

WHEREAS, the Denton Independent School District is the owner of a tract of land situated in the Marcella Jones Survey, Abstract No. 662, Town of Cross Roads, Denton County, Texas, and being all of a called 141.7443 acre tract of land conveyed to the Denton Independent School District as recorded in County Clerk No. 2023–14047, Deed Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "RPLS 4613" set for corner at the intersection of the centerlines of Sedonia Lane and Naylor Road, said point being the most westerly south corner of the aforementioned called 141.7443 acre tract;

THENCE N02°43'46"E, with the centerline of Naylor Road, a distance of 1209.63 feet to a capped iron rod stamped "GOODWIN" found for corner;

THENCE N02°33'36"E, with the centerline of Naylor Road, a distance of 554.86 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 4613" set for corner;

THENCE S88°31'29"E, a distance of 55.01 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 4613" set for corner, from which a capped iron rod stamped "G&A" found bears N89°45'E, 3.0 feet;

THENCE S02°33'36"W, a distance of 555.89 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 4613" set for corner;

THENCE S02°43'46"W, a distance of 16.62 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 4613" set for corner;

THENCE S88°31'29"E, a distance of 399.24 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 4613" set for corner;

THENCE N04°21'22"E, a distance of 198.16 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 4613" set for corner;

THENCE N07°10'56"W, a distance of 378.81 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 4613" set for corner in the south line of a collector road (a 90' R.O.W.);

THENCE S88°31'29"E, with the south line of said collector road, a distance of 928.73 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 4613" set for corner;

THENCE S88°38'20"E, a distance of 527.42 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 4613" set for corner;

THENCE S88°33'05"E, a distance of 999.20 feet to a 1/2" iron rod found for corner, said point being the northeast corner of the aforementioned called 141.7443 acre tract;

THENCE S01°15'48"W, a distance of 564.98 feet to a 1/2" iron rod found for corner;

THENCE N88°42'58"W, a distance of 276.29 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 4613" set for corner;

THENCE S01°19'05"W, a distance of 312.50 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 4613" set for corner;

THENCE S01°41'24"W, a distance of 495.25 feet to a 3/8" iron rod found for corner;

THENCE S88°36'55"E, a distance of 485.12 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 4613" set for corner;

THENCE S03°06'58"W, a distance of 308.14 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 4613" set for corner;

THENCE S88°36'55"E, a distance of 58.87 feet to a capped iron rod stamped "KERN" found for corner, said point being in the west line of Quail Meadow Lane, said point being the beginning of a non–tangent curve to the left having a central angle of 71°48'23", a radius of of 60.00 feet, a tangent length of 42.87 feet, and a chord bearing S04°31'14"E, 70.37 feet;

THENCE in a southerly direction along said curve to the left, and with the west line of Quail Meadow Lane, an arc distance of 75.20 feet to a fence post found for corner and the end of said curve;

THENCE N88°36'55"W, a distance of 68.23 feet to a fence post found for corner;

THENCE S03°06'58"W, a distance of 234.34 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 4613" set for corner;

THENCE N88°47'44"W, a distance of 318.89 feet to a capped iron rod stamped "PELLTON" found for corner;

THENCE S01°47'34"W, a distance of 420.01 feet to a 1/2" iron rod found for corner;

THENCE N88°41'22"W, a distance of 161.14 feet to a capped iron rod stamped "B&G" found for corner;

THENCE S36°43'31"W, a distance of 100.27 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 4613" set for corner;

THENCE S33°25'06"W, a distance of 313.61 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 4613" set for corner;

THENCE S31°29'46"W, a distance of 186.22 feet to a capped iron rod stamped "PELLTON" found for corner;

THENCE S79°54'51"W, a distance of 94.76 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 4613" set for corner;

THENCE S43°47'31"W, a distance of 88.01 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 4613" set for corner, said point being in the northeasterly line of Oak Ranch Phase I, an addition to the Town of Cross Roads as recorded in County Clerk File No. 2019–388;

THENCE N84°25'10"W, a distance of 404.30 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 4613" set for corner;

THENCE N18°56'11"W, a distance of 339.50 feet to an "x" cut found for corner in the centerline of Stonehaven Drive, said point being the beginning of a non–tangent curve to the left having a central angle of 17°40'47", a radius of 305.00 feet, a tangent length of 47.43 feet, and a chord bearing N62°13'27"E, 93.74 feet;

THENCE in a northeasterly direction along said curve to the left, and along Stonehaven Drive, an arc distance of 94.11 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 4613" set for corner and the end of said curve;

THENCE with the northeasterly line of said Oak Ranch Phase I the following:

N31°26'16"W, a distance of 86.12 feet to a fence post found for corner;

N10°12'07"W, a distance of 113.08 feet to a fence post found for corner;

N18°28'25"W, a distance of 113.08 feet to a capped iron rod stamped "EM" found for corner;

N26°44'43"W, a distance of 113.08 feet to a fence post found for corner;

N35°01'01"W, a distance of 113.08 feet to a capped iron rod stamped "EM" found for corner;

N43°17'18"W, a distance of 113.08 feet to a fence post found for corner;

N51°33'36"W, a distance of 113.08 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 4613" set corner;

N59°49'54"W, a distance of 113.08 feet to a fence post found for corner;

N68°06'11"W, a distance of 113.08 feet to a capped iron rod stamped "EM" found for corner;

N76°22'29"W, a distance of 113.08 feet to a fence post found for corner;

N84°31'03"W, a distance of 109.57 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 4613" set corner;

N88°31'29"W, a distance of 397.19 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 4613" set corner;

N87°20'55"W, a distance of 200.32 feet to an "x" cut found for corner in the centerline of Hickory Chase Drive, said point being the beginning of a non–tangent curve to the left having a central angle of 28°46'48", a radius of 250.00 feet, a tangent length of 64.14 feet, and a chord bearing N11°44'18"W, 124.26 feet;

THENCE in a northerly direction along Hickory Chase Drive, an arc distance of 125.58 feet to an "x" cut found for corner in the center line of Sedonia Lane, said point being the beginning of a non–tangent curve to the right having a central angle of 33°41'22", a radius of 250.00 feet, a tangent length of 75.69 feet, and a chord bearing S75°53'05"W, 144.89 feet;

THENCE in a westerly direction along Sedonia Lane, an arc distance of 147.00 feet to an "x" cut found for corner and the end of said curve;

THENCE N87°16'14"W, along Sedonia Lane, a distance of 100.15 feet to the POINT OF BEGINNING and CONTAINING 6,174,390 square feet, or 141.744 acres of land.

BASIS OF BEARINGS:

The basis of bearings, are derived from Texas WDS RTK Network, Texas State Plane Coordinates System, Nad83, North Central Zone, Nad 83 (CORS96) Epoch 2002.0.

NOTE:

According to the Flood Insurance Rate Map (FIRM) Map 48121C0405G, dated April 11, 2011, prepared by Federal Emergency Management Agency (FEMA) for Denton County, Texas, portions of this tract lie with in Zone A, graphically located on the Plat.

OWNER’S DEDICATION

STATE OF TEXAS
COUNTY OF DENTON

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, the Denton Independent School District does hereby adopt this Final Plat designating the herein described property as Denton High School No. 5 Subdivision Addition, Lot 1, Block A, an addition to the Town of Cross Roads, Texas, and does hereby dedicate to the public use forever, all streets, rights of way, alleys, parks, water courses, drains, easements and public places therein shown for the public purpose and consideration therein expressed.

Denton Independent School District
By:
Title:

Date

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN under my hand and seal of office, this the _____ day of _____, 2024.

Notary Public in and for
the State of Texas

DRAINAGE AND FLOODWAY EASEMENT

This plat is hereby adopted by the owner and approved by the Town of Cross Roads subject to the following conditions that shall be binding upon the owners, their heirs, grantees and successors. The Drainage and Floodway Easement within the limits of this addition shall remain open at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the drainage and floodway easement. The Town will not be responsible for the maintenance and operation of said easement or for any damage to private property or person that results from conditions in the easement, or for the control of erosion. No obstruction to the natural flow of storm water run–off shall be permitted by construction of any type of building, fence or other structure within the Drainage and Floodway Easement, as herein defined, unless approved by the Town. The owners shall keep the Drainage and Floodway Easement clear and free of debris, silt, and any other substance that would result in unsanitary conditions or obstruct the flow of water, and the Town shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance by the owners to alleviate any undesirable conditions that may occur. The Town shall have the right, but not the obligation, to enter upon the above described Drainage and Floodway Easement to remove any obstruction to the flow of water, after giving the owners written notice of such obstruction and owners fail to remove such obstruction. Should the Town of Cross Roads be compelled to remove any obstruction to the flow of water, after giving the owners written notice of such obstruction, and the owners fail to remove such obstruction, the Town of Cross Roads shall be reimbursed by the owners reasonable costs for labor, materials, and equipment for each instance. The natural drainage through the Drainage and Floodway Easement is subject to storm water overflow and natural bank erosion to an extent that cannot be definitely defined. The Town shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena or resulting from the failure of any structure or structures within the easement or otherwise.

CERTIFICATE OF SURVEYOR

I, David J. Surdukan, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monument shown were found or placed with capped 1/2" iron rods stamped "RPLS 4613" under my direction and supervision in accordance with the ordinances in the Town of Cross Roads, Denton County, Texas.

David J. Surdukan
Registration No. 4613

Date

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, on this day personally appeared David J. Surdukan, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office, this the _____ day of _____, 2024.

Notary Public in and for
the State of Texas

RECOMMENDED FOR APPROVAL:

Chairperson, Planning and Zoning
Commission

Date

APPROVED FOR CONSTRUCTION:

Mayor, Town of Cross Roads
Commission

Date

The undersigned, Town Secretary, of the Town of Cross Roads, Texas, hereby certifies that the foregoing final plat of Denton High School No. 5 Subdivision Addition to the Town of Cross Roads was submitted to the Town Council on the____day of _____, 2024, and the Council, by formal action, then and there accepted the dedication of streets, alleys, easements, public parks and water and sewer lines as shown and set forth in and upon said plat, and said Council further authorizes the Mayor to note the acceptance thereof for construction by signing his/her name as herein above described.

WITNESS my had this ____day of _____ AD, 2024.

Town Secretary

SHEET 3 OF 3

FINAL PLAT

DENTON HIGH
SCHOOL No. 5

Lot 1, Block A

141.744 Acres Situated In The
MARCELLA JONES SURVEY ~ ABST. 662
CROSS ROADS, DENTON COUNTY, TEXAS

Owner

Denton Independent School District
1307 North Locust Street
Denton, TX 76201
Telephone 940 369–0000

Engineer

RLK Engineering, Inc.
111 West Main Street
Allen, Texas 75013
Telephone 972 359–1733

Surveyor

Surdukan Surveying, Inc.
Firm No. 10069500
PO Box 126
Anna, Texas 75409
Telephone 972 924–8200
Job No. 2023–57
July 1, 2024