



## **Dentex Tract**

Exhibit 5 – Permanent Easement Legal Survey

**BEING** a 20' wide tract of land situated in the B. B. B. & C. RR. Co. Survey, Abstract No. 159 and Abstract No. 160, City of Denton, Denton County, Texas, and being situated in Lot 1, Block X of Sagebrook Phase 1, an addition to the City of Denton, as recorded in Document No. 2021-429 of the Plat Records of Denton County, Texas, and being more particularly described as follows:

**BEGINNING** at a 6-inch metal fence corner post found for the southwest corner of said Lot 1, Block X, same being on the northerly line of a called 13.64-acre tract of land, described in a deed to Angela Dominguez and husband, Michael Barber, recorded in Instrument No. 2003-208519 of the Official Records of Denton County, Texas, same also being on the easterly line of a called 92.382-acre tract of land, described in a deed to Dentex Land, Cattle and Energy, LP, as recorded in Instrument No. 2005-49231 of the Official Records of Denton County, Texas;

**THENCE** North 00°14'21" West, along the westerly line of said Lot 1, Block X and the easterly line of said 92.382-acre tract, a distance of 20.00 feet to a point for corner;

**THENCE** North 88°46'23" East, departing the westerly line of said Lot 1, Block X and the easterly line of said 92.382-acre tract, crossing said Lot 1 and along a line that is 20 feet north of and parallel with the southerly line of said Lot 1, a distance of 2,234.95 feet to a point for corner on the northerly line of said Lot 1 and the southerly right of way line of Brush Creek Road, a 120' wide right of way as dedicated in said Sagebrook Phase 1, and being the beginning of a non-tangent curve to the left with a radius of 860.00 feet, a central angle of 11°41'34", and a chord bearing and distance of South 84°40'19" East, 175.20 feet;

**THENCE** in an easterly direction, along the northerly line of said Lot 1, Block X and the southerly right of way line of said Brush Creek Road, with said non-tangent curve to the left, an arc distance of 175.51 feet to the southeast corner of said Lot 1, same being on the northerly line of a called 93.95-acre tract of land, described in a deed to Angela Dominguez and husband, Michael Barber, recorded in Instrument No. 2004-11388 of the Official Records of Denton County, Texas;

**THENCE** South 88°46'23" West, departing the southerly right of way line of said Brush Creek Road, along the southerly line of said Lot 1, Block X and the northerly line of said 93.95-acre tract, passing at a distance of 1,582.59 feet, a 1/2-inch iron rod found for the northwest corner of said 93.95-acre tract and the northeast corner of aforesaid 13.64-acre tract, continuing along the northerly line of said 13.64-acre tract, a total distance of 2,409.35 feet to the **POINT OF BEGINNING** and containing 1.054 acres (45,920 square feet) of land, more or less.

**1.054 ACRES (45,920 SQ. FT.)**  
 B. B. B. & C. RR. CO. SURVEY,  
 ABSTRACT NO. 159 &  
 ABSTRACT NO. 160  
 CITY OF DENTON,  
 DENTON COUNTY, TEXAS

*Michael B. Marx* 11/14/24  
 MICHAEL MARX  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 5181  
 6160 WARREN PKWY., SUITE 210  
 FRISCO, TEXAS 75034  
 PH. 972-335-3580  
 michael.marx@kimley-horn.com



**Kimley»Horn**

6160 Warren Parkway, Suite 210 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580 Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	MBM	KHA	Nov. 2024	069264946	1 OF 4

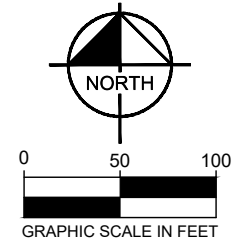
3" METAL FENCE  
COR. POST FND.

S89°37'24"E 390.70'

CALLED 15.208 ACRES  
CITY OF DENTON  
INST. NO. 2021-211989, O.R.D.C.T.  
ALSO CONVEYED TO SAGEBROOK HOA,  
INC., INST. NO. 2023-25663, O.R.D.C.T.

LOT 1, BLOCK X  
SAGEBROOK PHASE 1  
DOC. NO. 2021-429  
P.R.D.C.T.

B.B.B. & C.R.R.CO. SURVEY  
ABSTRACT NO. 159



N0°14'21"W 577.84'

CALLED 92.382 ACRES  
DENTEX LAND, CATTLE AND ENERGY, LP  
INST. NO. 2005-49231  
O.R.D.C.T.

N0°14'21"W  
20.00'

1.054 ACRES  
45,920 SQ. FT.

N88°46'23"E 2234.95'

S88°46'23"W 2409.35'

P.O.B.  
6" METAL FENCE  
COR. POST FND.

MATCH LINE A

NOTES

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

CALLED 13.64 ACRES  
ANGELA DOMINGUEZ AND HUSBAND,  
MICHAEL BARBER  
INST. NO. 2003-208519  
O.R.D.C.T.

LEGEND

Δ = CENTRAL ANGLE  
P.O.C. = POINT OF COMMENCING  
P.O.B. = POINT OF BEGINNING  
IRFC = IRON ROD W/CAP FOUND  
IPF = IRON PIPE FOUND  
O.R.D.C.T. = OFFICIAL RECORDS OF DENTON COUNTY, TEXAS  
P.R.D.C.T. = PLAT RECORDS, DENTON COUNTY, TEXAS

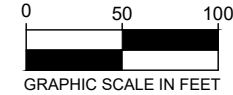
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1" = 100'	MBM	KHA	11/14/2024	069264946	2 OF 4



TRACT ONE (CALLED 143.133 ACRES)  
SAGEBROOK DENTON LP  
INST. NO. 2020-155418  
O.R.D.C.T.

CALLLED 15.208 ACRES  
CITY OF DENTON  
INST. NO. 2021-211989, O.R.D.C.T.  
ALSO CONVEYED TO SAGEBROOK HOA,  
INC., INST. NO. 2023-25663, O.R.D.C.T.

LOT 1, BLOCK X  
SAGEBROOK PHASE 1  
DOC. NO. 2021-429  
P.R.D.C.T.

B.B.B. & C.R.R.CO. SURVEY  
ABSTRACT NO. 160

1.054 ACRES  
45,920 SQ. FT.

N88°46'23"E 2234.95'

1582.59' S88°46'23"W 2409.35'

1/2" IRF

CALLLED 13.64 ACRES  
ANGELA DOMINGUEZ AND HUSBAND,  
MICHAEL BARBER  
INST. NO. 2003-208519  
O.R.D.C.T.

HENRY HAYGOOD SURVEY  
ABSTRACT NO. 517

CALLLED 93.95 ACRES  
ANGELA DOMINGUEZ AND HUSBAND,  
MICHAEL BARBER  
INST. NO. 2004-11388  
O.R.D.C.T.

LEGEND

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IPF = IRON PIPE FOUND  
O.R.D.C.T. = OFFICIAL RECORDS OF DENTON COUNTY, TEXAS  
P.R.D.C.T. = PLAT RECORDS, DENTON COUNTY, TEXAS

NOTES

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1.054 ACRES (45,920 SQ. FT.)

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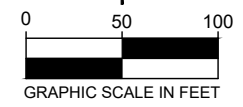
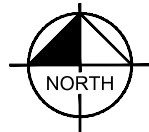
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LOT 14, BLOCK J  
SAGEBROOK PHASE 1  
DOC. NO. 2021-429  
P.R.D.C.T.  
B.B.B. & C.R.R.CO. SURVEY  
ABSTRACT NO. 160

MATCH LINE B

LOT 1, BLOCK X  
SAGEBROOK PHASE 1  
DOC. NO. 2021-429  
P.R.D.C.T.

1.054 ACRES  
45,920 SQ. FT.

BRUSH CREEK ROAD

$\Delta=11^{\circ}41'34''$   
R=860.00'  
L=175.51'  
CB=S84°40'19"E  
C=175.20'

N88°46'23"E 2234.95'  
S88°46'23"W 2409.35' 1582.59'

120' R.O.W.  
60.0'

CALLED 93.95 ACRES  
ANGELA DOMINGUEZ AND HUSBAND,  
MICHAEL BARBER  
INST. NO. 2004-11388  
O.R.D.C.T.

HENRY HAYGOOD SURVEY  
ABSTRACT NO. 517

LEGEND

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