

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY OF DENTON GRANTING APPROVAL OF A WASTEWATER EASEMENT FOR THE PUBLIC AND CONVEYANCE OF A TEMPORARY CONSTRUCTION EASEMENT TO DENTEX LAND, CATTLE, AND ENERGY, LP FOR CONSTRUCTION OF WASTEWATER IMPROVEMENTS BEING LOCATED WITHIN CITY OF DENTON PARKLAND KNOWN AS SAGEBROOK PARK, PROVIDING FOR THE CONSIDERATION OF SEVEN THOUSAND, TWO HUNDRED, SIX DOLLARS AND 00/100 DOLLARS (\$7,206.00) FOR SUCH EASEMENTS; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the City of Denton (“City”) is the owner of City Parkland known as Sagebrook Park (“Park”), recorded by County Clerk File No. 2021-211989, Real Property Records of Denton County, Texas; and

WHEREAS, Dentex Land, Cattle, and Energy LP (“Developer”) desires to construct a 15-inch diameter wastewater gravity flow main (“Wastewater Improvements”) on Park property to serve the future residents of the Dentex Development and the general public (“Project”) “attached as “Exhibit A”; and

WHEREAS, the Developer has requested a permanent Wastewater Easement and a Temporary Construction Easement (collectively, the “Easements”) attached as “Exhibit B” on the Park property for the benefit of the desired Wastewater Improvements; and

WHEREAS, the Wastewater Improvements will be constructed by Developer and dedicated to the City upon the inspection and approval of the Public Works Inspector and will be maintained in perpetuity by the City of Denton; and

WHEREAS, pursuant to Chapter 26 of the Texas Parks and Wildlife Code, the City Council found that there was no feasible and prudent alternative to the use of the Park property for the easements referenced herein and that all reasonable planning to minimize harm to Park property was taken by Ordinance 2024-2015 on November 19, 2024; and

WHEREAS, The City of Denton Wastewater Utilities Department has reviewed the request of the Developer and approved the alignment and area for the Wastewater Improvements; and

WHEREAS, The City of Denton Real Estate Department has reviewed and verified that the approved alignment and area referenced above and that it is incorporated into the Easements, and endorse the requested Easements for conveyance; and

WHEREAS, an independent appraisal of the easement areas was provided by the Developer and on November 19, 2024 the City Council adopted Ordinance 2024-2015 establishing compensation for the easements at Seven Thousand Two Hundred Six Dollars and 00/100 (\$7,206.00); and

WHEREAS, the City Council of the City of Denton is of the opinion that the best interest and welfare of the City will be served by conveying the Wastewater Easement and Temporary Construction Easement for the consideration and subject to the terms and conditions hereinafter more fully set forth; NOW, THEREFORE,

THE COUNCIL OF THE CITY OF DENTON HEREBY ORDAINS:

SECTION 1. The City Manager, or their designee, is authorized to execute the Wastewater Easement and Temporary Construction Easement documents evidencing the conveyance, suitable for recordation in the Real Property Records of Denton County, Texas and in the form attached as Exhibit B.

SECTION 2. Prior to executing the Easements, the Developer shall pay Seven Thousand, Two Hundred, Six Dollars and 00/100 Dollars (\$7,206.00) to the City of Denton.

SECTION 3. The rights and benefits set forth in this ordinance may not be assigned without the express written consent of the City.

SECTION 4. The findings contained in the preamble of this ordinance are incorporated into the body of this ordinance.

SECTION 5. This ordinance shall become effective immediately upon its passage and approval.

*[signature page to follow]*

The motion to approve this ordinance was made by \_\_\_\_\_ and seconded by \_\_\_\_\_, the ordinance was passed and approved by the following vote [ \_\_\_ - \_\_\_ ]:

	<b>Aye</b>	<b>Nay</b>	<b>Abstain</b>	<b>Absent</b>
Mayor Gerard Hudspeth:	_____	_____	_____	_____
Vicki Byrd, District 1:	_____	_____	_____	_____
Brian Beck, District 2:	_____	_____	_____	_____
Suzi Ruhmor, District 3:	_____	_____	_____	_____
Joe Holland, District 4:	_____	_____	_____	_____
Brandon Chase McGee, At Large Place 5:	_____	_____	_____	_____
Jill Jester, At Large Place 6:	_____	_____	_____	_____

PASSED AND APPROVED this the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
GERARD HUDSPETH, MAYOR

ATTEST:  
INGRID REX, CITY SECRETARY

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

APPROVED AS TO LEGAL FORM:  
MACK REINWAND, CITY ATTORNEY

BY: Marcella Lunn



**EXHIBIT A**



- NOTES:
1. THIS PLAN IS CONCEPTUAL IN NATURE AND MAY HAVE BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY OR CONTACT WITH THE CITY, COUNTY, ETC.
  2. AERIAL IMAGE BY NEARMAP, COPYRIGHT 2024.

Exhibit 4 - Park Land Easement

**Dentex**

Denton, Texas

**Kimley»Horn**

6160 Warren Parkway, Suite 210  
Frisco, Texas 75034  
P 972-335-3500  
State of Texas Registration No. F-928

November 2024

EXHIBIT B

**Developer Project Name: Dentex Development  
Project Number: LRC24-0016**

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**WASTEWATER EASEMENT**

**THE STATE OF TEXAS,                    §  
  §                    KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF DENTON                    §**

THAT City of Denton (“Grantor”), a Texas Municipal Corporation, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), the sufficiency of which is herein confessed, has hereby GRANTED, DEDICATED, BARGAINED, SOLD and CONVEYED and does by these presents GRANT, DEDICATE, BARGAIN, SELL and CONVEY unto the public (“Grantee”) use a 1.054 acre perpetual wastewater easement in, along, upon, under, over and across the following described property (the “Property Interest”), owned by Grantor, and situated in Denton County, Texas, located in the B.B.B. & C.R.R. Co. Survey, Abstract Number 159 and Abstract Number 160 to wit:

**PROPERTY AREA DESCRIBED IN EXHIBIT “A”,  
AND DEPICTED IN EXHIBIT “B”  
ALL ATTACHED HERETO AND MADE A PART HEREOF**

For the following purposes:

Constructing, reconstructing, installing, repairing, relocating, operating, and perpetually maintaining wastewater line pipelines, and related facilities and appurtenances, in, along, upon, under, over and across said Property Interest, including without limitation, the free and uninterrupted use, liberty, passage, ingress, egress and regress, at all times in, along, upon, under, over and across the Property Interest to Grantee herein, its agents, employees, contractors, workmen and representatives, for the purposes set forth herein, including without limitation, the making additions to, improvements on and repairs to said facilities or any part thereof.

This Property Interest is subject to the following:

1. Structures. No buildings, fences, structures, signs, facilities, improvements or obstructions of any kind, or portions thereof, shall be constructed, erected, reconstructed or placed in, along, upon, under, over or across the Property Interest. Further, Grantor stipulates and acknowledges that the Grantee, in consideration of the benefits above set out, may remove from the Property Interest, such buildings, fences, structures, signs, facilities, improvements and other obstructions that impact with use of the Property Interest for wastewater line pipelines as may now or hereafter be found upon said Property Interest and dispose of any such buildings, fences, structures, signs, facilities, improvements or obstructions in any manner it deems appropriate without liability to Grantee.

2. Access. For the purpose of exercising and enjoying the rights granted herein, the Grantee shall have access to the Property Interest by way of existing public property or right-of-way.

3. Trees and Landscaping. No shrub or tree shall be planted upon the Property Interest or that may encroach upon the Property Interest. Grantee may cut, trim, or remove any shrubs or trees, or portions of shrubs or trees now or hereafter located within or that may overhang upon the Property Interest without liability to Grantee, including without limitation, the obligation to make further payment to Grantor.

4. Grantor's Rights. Grantor shall have the right, subject to the restrictions contained herein, to make use of the Property Interest for any purpose that does not interfere with the City's rights granted to it herein for the purposes granted.

5. Successors and Assigns. This grant and the provisions contained herein shall constitute covenants running with the land and shall be binding upon the Grantor and Grantee, and their heirs, successors and assigns.

TO HAVE AND TO HOLD unto the said Public as aforesaid for the purposes aforesaid the premise above described.

Witness its hand, this the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

By: City of Denton

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Print Title: \_\_\_\_\_

ACKNOWLEDGMENT

THE STATE OF TEXAS           §  
COUNTY OF DENTON           §

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_  
\_\_\_\_\_, \_\_\_\_\_ City of Denton, known to me  
to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me  
that he/she executed the same for the purposes and consideration therein expressed, in the capacity  
therein state and as the act and deed of said City of Denton.

Given under my hand and seal of office on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Notary Public, State of \_\_\_\_\_

Printed name: \_\_\_\_\_

My commission expires: \_\_\_\_\_

**After Recording, Return to:**  
**Real Estate Division**  
**401 N. Elm Street**  
**Denton, TX 76201**

**EXHIBIT A**

**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

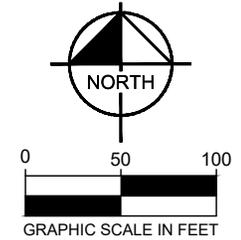
3" METAL FENCE  
COR. POST FND.

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

EXHIBIT B  
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 MARX  
REGISTERED PROFESSIONAL  
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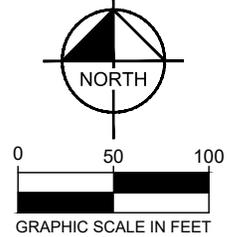
**Kimley»Horn**

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

EXHIBIT B

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



MATCH LINE A

MATCH LINE B

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.

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

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

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

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

NOTES

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

EXHIBIT B

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 MARX  
REGISTERED PROFESSIONAL  
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	MBM	KHA	11/14/2024	069264946	3 OF 4



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.

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

BRUSH CREEK ROAD

120' R.O.W.

Δ=11°41'34"  
R=860.00'  
L=175.51'  
CB=S84°40'19"E  
C=175.20'

HENRY HAYGOOD SURVEY  
ABSTRACT NO. 517

CALLED 93.95 ACRES  
ANGELA DOMINGUEZ AND HUSBAND,  
MICHAEL BARBER  
INST. NO. 2004-11388  
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
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- O.R.D.C.T. = OFFICIAL RECORDS OF DENTON COUNTY, TEXAS
- P.R.D.C.T. = PLAT RECORDS, DENTON COUNTY, TEXAS

NOTES

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

*Michael B. Marx* 11/14/24



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EXHIBIT B  
1.054 ACRES (45,920 SQ. FT.)  
B. B. B. & C. RR. CO. SURVEY,  
ABSTRACT NO. 159 &  
ABSTRACT NO. 160  
CITY OF DENTON,  
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	MBM	KHA	11/14/2024	069264946	4 OF 4

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**TEMPORARY CONSTRUCTION EASEMENT**

**THE STATE OF TEXAS,                   §  
  §                   KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF DENTON                   §**

THAT City of Denton (“Grantor”), a Texas Municipal Corporation, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), the sufficiency of which is herein confessed, has hereby GRANTED, DEDICATED, BARGAINED, SOLD and CONVEYED and does by these presents GRANT, DEDICATE, BARGAIN, SELL and CONVEY unto Dentex Land, Cattle and Energy, LP, a Texas limited partnership (“Grantee”) use a 1.500 acre temporary construction easement in, along, upon, under, over and across the following described property (the “Property Interest”), owned by Grantor, and situated in Denton County, Texas, located in the B.B.B. & C.R.R. Co. Survey, Abstract Number 159 and Abstract Number 160 to wit:

**PROPERTY AREA DESCRIBED AND  
DEPICTED IN EXHIBITS “A” and “B”**

**ATTACHED HERETO AND MADE A PART HEREOF**

It is agreed that the Grantor, in consideration of the benefits above set out, will remove from the Property Interest above described, such fences, signage, buildings and other obstructions as may now be found upon said Property Interest, for the purpose of construction activities, grading activities and access in, along, upon, under and across said Property Interest.

Grantee, its agents, employees, contractors, workmen, and representatives shall have the right of ingress, egress and regress in, along, upon, under and across said Property Interest for the purpose of construction activities or any part thereof.

The term of this grant shall commence on \_\_\_\_\_, 2026 (the “Effective Date”) and shall expire two years from the Effective Date unless extended by written agreement of the parties.

TO HAVE AND TO HOLD unto the said City of Denton as aforesaid for the purposes aforesaid the premise above described.

Witness its hand, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By: City of Denton

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Print Title: \_\_\_\_\_

ACKNOWLEDGMENT

THE STATE OF TEXAS §

COUNTY OF DENTON §

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_

\_\_\_\_\_, \_\_\_\_\_ City of Denton, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein state and as the act and deed of said City of Denton.

Given under my hand and seal of office on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public, State of \_\_\_\_\_

Printed name: \_\_\_\_\_

My commission expires: \_\_\_\_\_

EXHIBIT A

**BEING** a 30' 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:

**COMMENCING** 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 the **POINT OF BEGINNING** of the herein described easement tract;

**THENCE** North 00°14'21" West, continuing along the westerly line of said Lot 1, Block X and the easterly line of said 92.382-acre tract, a distance of 30.00 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 50 feet north of and parallel with the southerly line of said Lot 1, a distance of 2,129.98 feet to a point for corner on the northerly line of said Lot 1 and the southerly right of way line of Brish 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 07°14'44", and a chord bearing and distance of South 75°12'11" East, 108.68 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 108.75 feet to a point for corner;

**THENCE** South 88°46'23" West, departing the southerly right of way line of said Brush Creek Road 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 the **POINT OF BEGINNING** and containing 1.500 acres (65,349 square feet) of land, more or less.

**1.500 ACRES (65,349 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  
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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

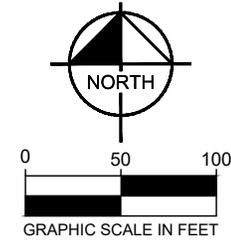
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	MBM	KHA	Nov. 2024	069264946	1 OF 4

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

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

N0°14'21"W 547.83'

1.500 ACRES  
65,349 SQ. FT.

N0°14'21"W 30.00'

N88°46'23"E 2129.98'

P.O.B.

N0°14'21"W 20.00'

S88°46'23"W 2234.95'

PROPOSED 20' SANITARY  
SEWER EASEMENT

P.O.C.  
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

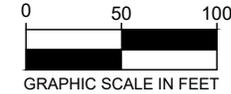
EXHIBIT B  
1.500 ACRES (65,349 SQ. FT.)  
B. B. B. & C. RR. CO. SURVEY,  
ABSTRACT NO. 159 &  
ABSTRACT NO. 160  
CITY OF DENTON,  
DENTON COUNTY, TEXAS

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

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

1.500 ACRES  
65,349 SQ. FT.

N88°46'23"E 2129.98'

S88°46'23"W 2234.95'

1582.59'

PROPOSED 20' SANITARY  
SEWER EASEMENT

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

NOTES

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

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.

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

1/2" IRF

MATCH LINE A

MATCH LINE B

EXHIBIT B  
1.500 ACRES (65,349 SQ. FT.)  
B. B. B. & C. RR. CO. SURVEY,  
ABSTRACT NO. 159 &  
ABSTRACT NO. 160  
CITY OF DENTON,  
DENTON COUNTY, TEXAS

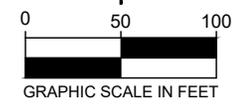
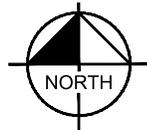
MICHAEL MARX  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 5181  
6160 WARREN PKWY., SUITE 210  
FRISCO, TEXAS 75034  
PH. 972-335-3580  
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	MBM	KHA	11/14/2024	069264946	3 OF 4



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.

**1.500 ACRES  
65,349 SQ. FT.**

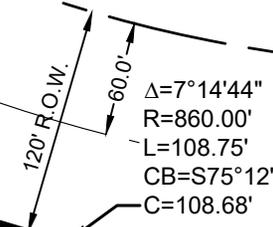
N88°46'23"E 2129.98'

S88°46'23"W 2234.95'  
1582.59'

PROPOSED 20' SANITARY  
SEWER EASEMENT

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

- Δ = CENTRAL ANGLE
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- P.O.B. = POINT OF BEGINNING
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- P.R.D.C.T. = PLAT RECORDS, DENTON COUNTY, TEXAS

NOTES

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

*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  
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EXHIBIT B  
**1.500 ACRES (65,349 SQ. FT.)**  
B. B. B. & C. RR. CO. SURVEY,  
ABSTRACT NO. 159 &  
ABSTRACT NO. 160  
CITY OF DENTON,  
DENTON COUNTY, TEXAS

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	MBM	KHA	11/14/2024	069264946	4 OF 4