



## **Dentex Tract**

Exhibit 6 – Temporary Easement Legal Survey

**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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**Kimley»»Horn**

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

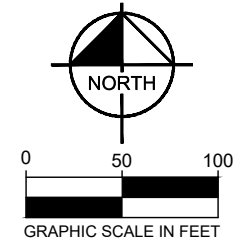
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	MBM	KHA	Nov. 2024	069264946	1 OF 4

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.

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

1.500 ACRES (65,349 SQ. FT.)  
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ABSTRACT NO. 159 &  
ABSTRACT NO. 160  
CITY OF DENTON,  
DENTON COUNTY, TEXAS

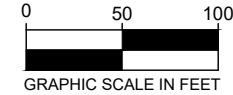
MICHAEL MARX  
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1" = 100'	MBM	KHA	11/14/2024	069264946	2 OF 4



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

1.500 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  
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P.O.B. = POINT OF BEGINNING  
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NOTES

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

MATCH LINE A

MATCH LINE B

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.

1.500 ACRES (65,349 SQ. FT.)  
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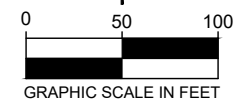
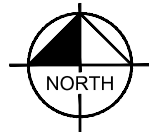
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LOT 14, BLOCK J  
SAGEBROOK PHASE 1  
DOC. NO. 2021-429  
P.R.D.C.T.  
B.B.B. & C.R.R.CO. SURVEY  
ABSTRACT NO. 160

MATCH LINE B

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

**1.500 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  
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MICHAEL BARBER  
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HENRY HAYGOOD SURVEY  
ABSTRACT NO. 517

120' R.O.W.  
60.0'  
60.0'  
 $\Delta=7^{\circ}14'44''$   
 $R=860.00'$   
 $L=108.75'$   
 $CB=S75^{\circ}12'11''E$   
 $C=108.68'$

LEGEND

- $\Delta$  = CENTRAL ANGLE
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