



Control Number: 51738



Item Number: 1

Addendum StartPage: 0

PUC DOCKET NO. **151738**

RECEIVED  
2021 JAN 20 PM 1:38  
PUBLIC UTILITY COMMISSION  
FILING CLERK

PETITION BY THE SANCTUARY  
TEXAS, LLC,  
FOR EXPEDITED RELEASE FROM  
WATER CCN NO. 13201 HELD BY  
BY AQUA TEXAS IN  
DENTON COUNTY

§  
§  
§  
§  
§  
§

PUBLIC UTILITY COMMISSION  
OF TEXAS

**PETITION BY THE SANCTUARY TEXAS, LLC FOR EXPEDITED RELEASE  
PURSUANT TO TEXAS WATER CODE SECTION 13.2541**

**TO THE PUBLIC UTILITY COMMISSION OF TEXAS:**

The Sanctuary Texas, LLC (“Petitioner”) files its Petition with the Public Utility Commission of Texas (the “PUC”) for expedited release from Aqua Texas’s (“Aqua”) water certificate of convenience and necessity (“CCN”) No. 13201; pursuant to (i) Texas Water Code Section 13.2541, and (ii) 16 Texas Administrative Code Section 24.245; and in support thereof would respectfully show as follows:

**I. APPLICABLE REGULATIONS**

Section 13.2541 of the Texas Water Code provides that the owner of a tract of land that is at least 25 acres and that is not receiving water or sewer service may petition for expedited release of the area from a CCN.<sup>1</sup> For land that is located within a county with a population of at least one million, or a county adjacent to a county with a population of at least one million, the owner of the qualifying tract “is entitled to that release.”<sup>2</sup> The rule adopted by the PUC pursuant to Section 13.2541 provides the same, and it recognizes that Denton County is a county in which

<sup>1</sup> TEXAS WATER CODE §13.2541

<sup>2</sup> *Id.*

owners of at least 25 acres are entitled to expedited release.<sup>3</sup> Under Section 13.2541(c), the PUC “shall grant a petition not later than the 60<sup>th</sup> day after the date the landowner files the petition.”

## **II. REQUEST FOR EXPEDITED RELEASE**

Petitioner owns approximately 70.149 acres of contiguous property in Denton County. Petitioner seeks decertification of approximately 69.133 of the property which is within the boundaries of water CCN No. 13201, held by Aqua (the “Property”). The Property is not receiving water service from Aqua. An Affidavit in support of this Petition is attached hereto as Exhibit “A.” A general location map, a detailed map of the tract, and a metes and bounds survey are attached as Exhibits “B-1, B-2 and B-3.” A deed referencing Petitioner as title holder, describing the land, is attached as Exhibit “C.”

## **III. CONCLUSION AND PRAYER**

Texas Water Code Section 13.2541 entitles Petitioner to expedited release of the Property described herein. The Property is greater than 25 acres, is not receiving water or sewer service, and are entirely within Denton County. Under Section 13.2541, the PUC should grant this Petition no later than the 60<sup>th</sup> day after the date of filing. Petitioner respectfully requests that the PUC grant this Petition and issue an order under the authority of Section 13.2541 releasing all portions of the Property that are within the boundaries of water CCN No. 13201.

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<sup>3</sup> 16 Tex. Admin. Code § 24.245

Respectfully submitted,

**COATS | ROSE**

By:



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Natalie B. Scott  
State Bar No. 24027970  
nscott@coatsrose.com  
Terrace 2  
2700 Via Fortuna, Suite 350  
Austin, Texas 78746  
(512) 469-7987 Telephone  
(512) 469-9408 Telecopier

**ATTORNEY FOR PETITIONER  
THE SANCTUARY TEXAS, LLC**

**CERTIFICATE OF SERVICE**

I hereby certify that on this 20<sup>th</sup> day of January, 2021, a true and correct copy of the Petition by The Sanctuary Texas, LLC for Expedited Release Pursuant to Texas Water Code Section 13.254(a-5) was sent, via certified mail, return receipt requested to the following recipient at the address indicated.

Aqua Texas, Inc.  
1106 Clayton Lane  
Austin, Texas 78723-3489

***Via Certified Mail, RRR***

CSC-Lawyers Incorporating Service Company  
211 E. 7<sup>th</sup> Street, Suite 620  
Austin, Texas 78701-3218

***Via Certified Mail, RRR***



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Natalie B. Scott

## **EXHIBIT “A”**

### **Affidavit of Marlon McMakin**

PUC DOCKET NO. \_\_\_\_\_

PETITION BY THE SANCTUARY	§	BEFORE THE
TEXAS, LLC,	§	
FOR EXPEDITED RELEASE FROM	§	
WATER CCN NO. 13201 HELD BY	§	PUBLIC UTILITY COMMISSION
BY AQUA TEXAS IN	§	
DENTON COUNTY	§	OF TEXAS

**AFFIDAVIT OF MARLON MCMAKIN IN SUPPORT OF PETITION FOR EXPEDITED  
RELEASE FROM WATER CCN NO. 13201 HELD BY AQUA TEXAS, PURSUANT TO  
TEXAS WATER CODE SECTION 13.2541**

STATE OF TEXAS       §

COUNTY OF DENTON   §

BEFORE ME, the undersigned notary, personally appeared Marlon McMakin, the affiant, a person who is known to me. After administering an oath, the affiant testified that:

1. "My name is Marlon McMakin. I am over the age of eighteen years, of sound mind, and am capable of making this affidavit. The facts stated in this affidavit are within my personal knowledge and are true and correct.

2. I am the Managing Member of The Sanctuary Texas, LLC, the Petitioner in the above-captioned matter. Petitioner owns approximately 70.149 acres of land in Denton County, Texas. Petitioner seeks to decertify approximately 69.113 acres of this land (the "Property") that is located within the boundaries of water CCN No. 13201 issued to Aqua Texas. Exhibits "B-1, B-2 and B-3" attached to this Petition are true and correct copies of a general location map, a detailed map of the tract, and a metes and bounds survey. Petitioner is owner of this land as evidenced by the deed, attached as Exhibit "C".

3. Aqua Texas ("Aqua") does not provide service to the Property.

4. I have met with Aqua Texas ("Aqua") General Manager, Mr. Darryl G. Waldcock, regarding Aqua's obligation and ability to provide water to the property described in this matter on more than one occasion.

5. In our meetings, I informed Aqua that The Sanctuary LLC intends to develop approximately 265 single-family residence lots on the property.

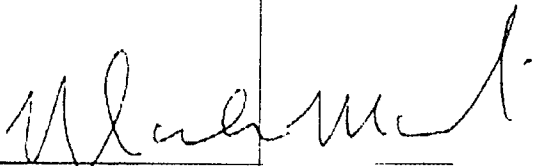
6. Aqua informed me that they do not have the current capacity to serve The Sanctuary LLC's planned development.

7 The attachments to the Petition are kept by The Sanctuary in the regular course of business.

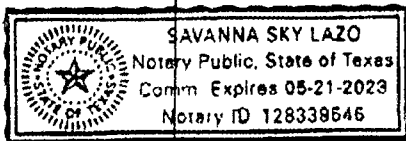
8. It is the regular practice of said business for an employee or representative with knowledge of the act, event, incident, order, transaction, invoice, condition, photo, video recording, audio recording, opinion, or diagnosis, to make the record, or to transmit information thereof to be included in such record.

9 I request that the Public Utility Commission of Texas release the described 69 128 acres from water CCN No 13201 "

FURTHER AFFIANT SAYETH NOT

  
Marlon McMakin

SWORN TO AND SUBSCRIBED TO BEFORE ME by Marlon McMakin on 15<sup>th</sup> January, 2021.

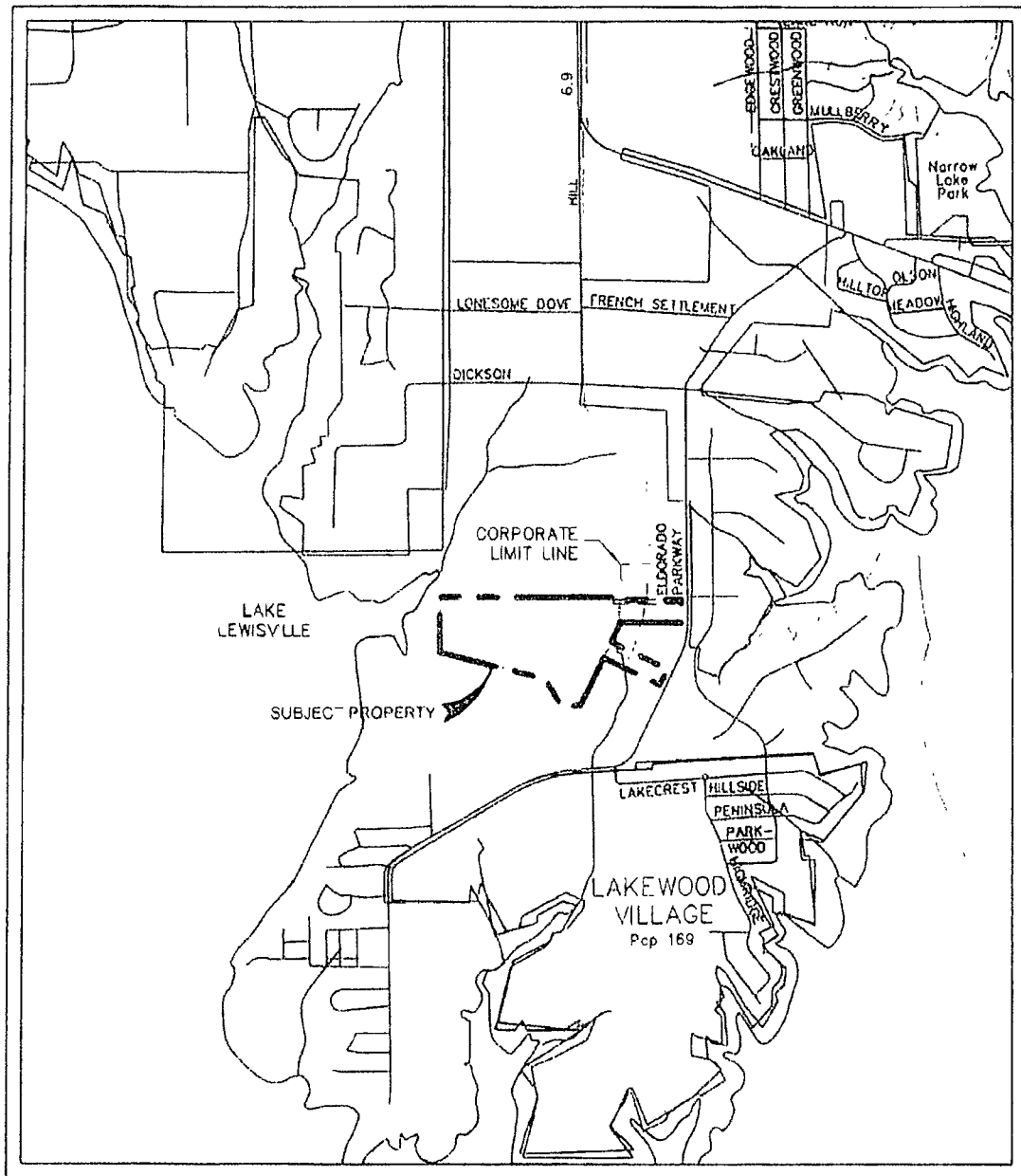


  
Notary Public, State of Texas

**EXHIBIT “B-1”**

**General Location Map**





### VICINITY MAP

SCALE: 1" = 2,000'

## The Sanctuary at Sunset Cove

Town of Lakewood Village, Texas  
February 2020

**Kimley»Horn**

13455 Noel Road  
Two Galleria Office Tower, Suite 700  
Dallas, TX 75240  
State of Texas Registration No. F-928



## **EXHIBIT “B-2”**

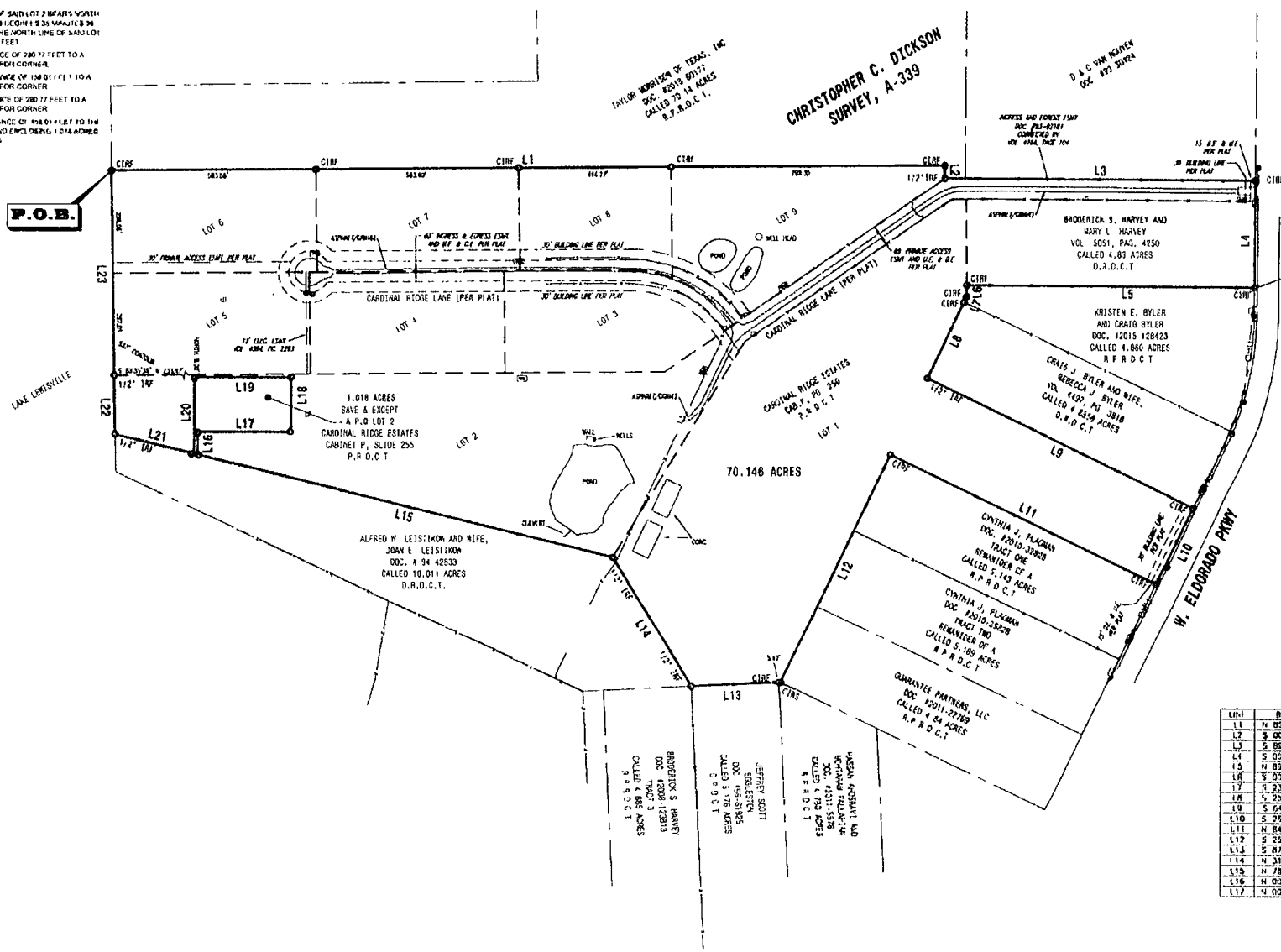
### **Detailed Map**



## **EXHIBIT “B-3”**

### **Survey**

OF SAID CALLED TO THE  
 ASKING, AT 503.95 FEET A  
 NORTHWEST CORNER OF  
 OF SAID LOT 7 AND  
 AND FOR THE NORTHEAST  
 A TOTAL DISTANCE OF  
 LOT 8  
 OF SAID LOT 8 A DISTANCE  
 AND (OWN 38 EASEMENT  
 KNOWN AS CORNVAL  
 C OF SAID HIGHWAY AND  
 SING THE SOUTHWEST  
 ST CORNER OF THAT  
 IN DOCUMENT NO  
 111017 OF SAID HIGWAY  
 ST RIGHT-OF-WAY LINE OF  
 RESS EASEMENT AND THE  
 -WAY, PASSING THE  
 1 NORTHEAST CORNER OF  
 SECS. 10, 11, 12 AND 13  
 IN IT, TEXAS, CONTAINING  
 EAST CORNER OF SAID  
 IN CALLED A 600 ACRE  
 ORDERED IN DOCUMENT NO  
 IE OF SAID CALLED A 600  
 LAND A DISTANCE OF  
 D CORNVAL RIDGE  
 AND WED 70 SOUTHWEST ST  
 Y LINE AND THE WEST LINE  
 FED 100, NOW FED 100 FOR  
 AND EASTLY LINE AND  
 HE SOUTHWEST CORNER  
 IAT CERTAIN CALLED A 8950  
 A 3 BY 1/4 SEC. 10, 11, 12  
 AND EASTLY LINE AND  
 2 FEET TO A 1/4 CORN. H. HUN  
 B LAND IN A 10011ERS F  
 Y LINE AND THE SOUTH  
 1 A CAPPED IRON ROD  
 WEST EASTLY LINE  
 FED A 8950 ACRES TRACT OF  
 WAY AND THE RIDGE  
 2 FOUND ON THE NORTH  
 THE REMAINDER OF THAT  
 TO CYNTHIA J. PLAGMAN,  
 COUNTY, TEXAS  
 IE OF SAID TRACT AND  
 ROD FOUND ON AT  
 Y LINE AND THE WEST LINE  
 ACROSSING THE NORTHWEST  
 ID DESCRIBED AS TRACT  
 REAL PROPERTY OF CORN  
 AND PASSING THE  
 CERTAIN CALLED A 84 ACRES  
 IN DOCUMENT NO  
 E WITH WEST LINE OF SAID  
 CAPPED IRON ROD SET  
 SAID LOT 1 TO 4 IN ACRES  
 CALLED A 780 ACRES TRACT  
 RECORDED IN DOCUMENT  
 11 SOUTHEAST SOUTHEAST  
 Y LINE OF SAID LOT 1 AND  
 TRACT OF LAND AND  
 1 ACRE TRACT OF LAND AND  
 DESCRIBED IN DEED TO  
 THREE SOUTHWEST CORN  
 RE TRACT OF LAND FOR A  
 10011011 CORNER OF  
 D THE NORTHEAST  
 AC 13 IN DEED TO  
 TY RECORDS SECTION  
 011 ACRES TRACT OF LAND  
 ORDERED IN DOCUMENT NO  
 Y LINE OF SAID 13E 1 AND  
 E TRACT OF LAND A  
 ULY CORNER OF SAID LOT 1  
 D 10011 ACRES TRACT OF



	BI-ARGC	DISTANCE
L1	8 97.35.35 F	74.320 1.8
L2	3 00 27.11 F	36.98
L3	5 89.47.56 E	008 05
L4	5 00 24.19 W	307.5
L5	8 47.55.03 W	840.31
L6	3 00 39.56 W	355.3
L7	2 23.30.04 W	98
L8	3 20.41.73 W	245.82
L9	5 04.16.49 F	807.58
L10	5 26.02.36 W	246.60
L11	8 84.17.48 W	860.87
L12	5 29.42.29 W	337.20
L13	5 87.00.53 W	260.96
L14	3 00 11.31 W	111.04
L15	8 78.14.50 W	1498.73
L16	8 00 41.37 F	171.07
L17	4 00 48.23 W	593.07

Course	Bearing	Distance
L1	N 89°35'36" E	2430.18'
L2	S 00°27'11" E	36.98'
L3	S 89°47'58" E	906.95'
L4	S 00°24'19" W	309.57'
L5	N 89°45'03" W	840.31'
L6	S 00°59'57" W	33.54'
L7	S 23°33'04" W	17.98'
L8	S 25°41'29" W	245.82'
L9	S 64°16'45" E	862.58'
L10	S 28°02'36" W	245.68'
L11	N 64°17'48" W	860.82'
L12	S 25°42'29" W	737.20'
L13	S 87°20'37" W	260.96'
L14	N 31°16'47" W	441.82'
L15	N 76°14'50" W	1248.00'
L16	NORTH	65.75'
L17	EAST	270.77'
L18	NORTH	158.01'
L19	WEST	280.77'
L20	SOUTH	221.32'



69.113 ACRES  
CHRISTOPHER C. DICKSON SURVEY, A-339  
DENTON COUNTY, TEXAS

FIELD NOTES TO ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE CHRISTOPHER C. DICKSON SURVEY, ABSTRACT NO. 339, DENTON COUNTY, TEXAS, BEING A PART OF LOT 2 AND ALL OF LOT 1, AND LOTS 3-9, CARDINAL RIDGE ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET P. PAGE 256, PLAT RECORDS, DENTON COUNTY, TEXAS AND BEING A PART OF THAT CERTAIN CALLED 4.83 ACRE TRACT OF LAND DESCRIBED IN DEED TO BRODERICK S. HARVEY AND MARY L. HARVEY, RECORDED IN VOLUME 5051, PAGE 4250, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS:

BEGINNING AT A CAPPED IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THAT CERTAIN CALLED 70.14 ACRE TRACT OF LAND DESCRIBED IN DEED TO TAYLOR MORRISON OF TEXAS, INC. RECORDED IN DOCUMENT NO. 2018-60177 REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS AND THE NORTHWEST CORNER OF SAID CARDINAL RIDGE ESTATES, SAME BEING THE NORTHWEST CORNER OF LOT 6;

THENCE NORTH 89 DEGREES 35 MINUTES 36 SECONDS EAST, WITH THE SOUTH LINE OF SAID CALLED 70.14 ACRE TRACT OF LAND AND THE NORTH LINE OF SAID CARDINAL RIDGE ESTATES, PASSING AT 593.96 FEET A CAPPED IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 6 AND THE NORTHWEST CORNER OF LOT 7. PASSING AT 1187.56 A CAPPED IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 7 AND THE NORTHWEST CORNER OF LOT 8, PASSING AT 1631.83 A CAPPED IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 8 AND THE NORTHWEST CORNER OF LOT 9, CONTINUING FOR A TOTAL DISTANCE OF 2430.18 FEET TO A CAPPED IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 9;

THENCE SOUTH 00 DEGREES 27 MINUTES 11 SECONDS EAST, WITH THE EAST LINE OF SAID LOT 9, A DISTANCE OF 36.98 FEET TO A 1/2-INCH IRON ROD FOUND IN THE NORTH LINE OF AN INGRESS AND EGRESS EASEMENT, RECORDED IN DOCUMENT NO. 93-92181, DEED RECORDS, DENTON COUNTY, TEXAS, KNOWN AS CARDINAL RIDGE LANE, FOR THE SOUTHEAST CORNER OF SAID LOT 9;

THENCE SOUTH 89 DEGREES 47 MINUTES 56 SECONDS EAST, WITH THE NORTH LINE OF SAID INGRESS AND EGRESS EASEMENT AND THE NORTH LINE OF SAID CARDINAL RIDGE ESTATES, PASSING THE SOUTHEAST CORNER OF SAID CALLED 70.14 ACRE TRACT OF LAND, SAME BEING THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO D. & C. VAN NGUYEN. RECORDED IN DOCUMENT NO. 93-30424, DEED RECORDS, DENTON COUNTY, TEXAS, CONTINUING WITH THE SOUTH LINE OF SAID NGUYEN TRACT FOR A DISTANCE OF 906.95 FEET TO A CAPPED IRON ROD FOUND IN THE WEST RIGHT-OF-WAY LINE OF W. ELDORADO PARKWAY FOR THE NORTHEAST CORNER OF



SAID INGRESS AND EGRESS EASEMENT AND THE SOUTHEAST CORNER OF SAID NGUYEN TRACT;

THENCE SOUTH 00 DEGREES 24 MINUTES 19 SECONDS WEST, WITH SAID RIGHT-OF-WAY, PASSING THE SOUTHEAST CORNER OF SAID INGRESS AND EGRESS EASEMENT, SAME BEING THE NORTHEAST CORNER OF THAT CERTAIN CALLED 4.83 ACRE TRACT OF LAND DESCRIBED IN DEED TO BRODERICK S. HARVEY AND MARY L. HARVEY, RECORDED IN VOLUME 5051, PAGE 4250, DEED RECORDS, DENTON COUNTY, TEXAS. CONTINUING FOR A DISTANCE OF 309.57 FEET TO A CAPPED IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID CALLED 4.83 ACRE TRACT OF LAND AND THE NORTHEAST CORNER OF THAT CERTAIN CALLED 4.660 ACRE TRACT OF LAND DESCRIBED IN DEED TO KRISTEN E. BYLER AND CRAIG BYLER, RECORDED IN DOCUMENT NO 2015-128423, REAL PROPERTY RECORDS. DENTON COUNTY, TEXAS;

THENCE NORTH 89 DEGREES 45 MINUTES 03 SECONDS WEST, WITH THE NORTH LINE OF SAID CALLED 4.660 ACRE TRACT OF LAND AND THE SOUTH LINE OF SAID CALLED 4.83 ACRE TRACT OF LAND, A DISTANCE OF 840.31 FEET TO A CAPPED IRON ROD FOUND IN AN EASTERLY LINE OF LOT 1 OF SAID CARDINAL RIDGE ESTATES FOR THE NORTHWEST CORNER OF SAID CALLED 4.660 ACRE TRACT OF LAND AND THE SOUTHWEST CORNER OF SAID CALLED 4.83 ACRE TRACT OF LAND;

THENCE SOUTH 00 DEGREES 59 MINUTES 57 SECONDS WEST, WITH SAID EASTERLY LINE AND THE WEST LINE OF SAID CALLED 4.660 ACRE TRACT OF LAND, A DISTANCE OF 33.54 FEET TO A CAPPED IRON ROD FOUND FOR CORNER;

THENCE SOUTH 23 DEGREES 33 MINUTES 04 SECONDS WEST, CONTINUING WITH SAID EASTERLY LINE AND SAID WEST LINE, A DISTANCE OF 17.96 FEET TO A CAPPED IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID CALLED 4.660 ACRE TRACT OF LAND AND THE NORTHWEST CORNER OF THAT CERTAIN CALLED 4.8956 ACRE TRACT OF LAND DESCRIBED IN DEED TO CRAIG J. BYLER AND WIFE, REBECCA J. BYLER, RECORDED IN VOLUME 4497, PAGE 3818, DEED RECORDS, DENTON COUNTY, TEXAS;

THENCE SOUTH 25 DEGREES 41 MINUTES 29 SECONDS WEST, CONTINUING WITH SAID EASTERLY LINE AND THE WEST LINE OF SAID CALLED 4.8956 ACRE TRACT OF LAND, A DISTANCE OF 245.82 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID CALLED 4.8956 ACRE TRACT OF LAND IN A NORTHERLY LINE OF SAID LOT 1;

THENCE SOUTH 64 DEGREES 16 MINUTES 49 SECONDS EAST, WITH SAID NORTHERLY LINE AND THE SOUTH LINE OF SAID CALLED 4.8956 ACRE TRACT OF LAND, A DISTANCE OF 862.58 FEET TO A CAPPED IRON ROD FOUND IN THE WEST RIGHT-OF-WAY LINE OF SAID ELDORADO PARKWAY FOR THE MOST EASTERLY NORTHEAST CORNER OF SAID LOT 1 AND THE SOUTHWEST CORNER OF SAID CALLED 4.8956 ACRE TRACT OF LAND;



THENCE SOUTH 26 DEGREES 02 MINUTES 36 SECONDS WEST, WITH SAID RIGHT-OF-WAY AND THE MOST EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 245.68 FEET TO A CAPPED IRON ROD FOUND FOR THE MOST EASTERLY SOUTHEAST CORNER OF SAID LOT 1 AND THE NORTHEAST CORNER OF THE REMAINDER OF THAT CERTAIN CALLED 5.143 ACRE TRACT OF LAND DESCRIBED IN DEED AS TRACT ONE TO CYNTHIA J. PLAGMAN, RECORDED IN DOCUMENT NO. 2010-39828, REAL PROPERTY RECORDS. DENTON COUNTY, TEXAS;

THENCE NORTH 64 DEGREES 17 MINUTES 48 SECONDS WEST, WITH THE NORTH LINE OF SAID TRACT ONE AND A SOUTHERLY LINE OF SAID LOT 1, A DISTANCE OF 860.82 FEET TO A CAPPED IRON ROD FOUND ON AN EASTERLY LINE OF SAID LOT 1 FOR THE NORTHWEST CORNER OF SAID TRACT ONE;

THENCE SOUTH 25 DEGREES 42 MINUTES 29 SECONDS WEST, WITH SAID EASTERLY LINE AND THE WEST LINE OF SAID TRACT ONE, PASSING THE SOUTHWEST CORNER OF SAID TRACT ONE, SAME BEING THE NORTHWEST CORNER OF THE REMAINDER OF THAT CERTAIN CALLED 5.169 ACRE TRACT OF LAND DESCRIBED AS TRACT TWO IN DEED TO CYNTHIA J. PLAGMAN, RECORDED IN DOCUMENT NO. 2010-39828, REAL PROPERTY RECORDS. DENTON COUNTY, TEXAS, CONTINUING WITH THE WEST LINE OF SAID TRACT TWO AND PASSING THE SOUTHWEST CORNER THEREOF, SAME BEING THE NORTHWEST CORNER OF THAT CERTAIN CALLED 4.84 ACRE TRACT OF LAND DESCRIBED IN DEED TO GUARANTEE PARTNERS, LLC, RECORDED IN DOCUMENT NO 2011-27769, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, CONTINUING THE WITH WEST LINE OF SAID CALLED 4.84 ACRE TRACT OF LAND FOR A TOTAL DISTANCE OF 737.20 FEET TO A CAPPED IRON ROD SET IN THE SOUTH LINE OF CARDINAL RIDGE ESTATES FOR THE SOUTHWEST CORNER OF SAID CALLED 4.84 ACRE TRACT OF LAND, THE MOST NORTHERLY NORTHWEST CORNER OF THAT CERTAIN CALLED 4.780 ACRE TRACT OF LAND DESCRIBED IN DEED TO HASSAN KHOSRAVI AND MOHTARAM FALLAHIAN, RECORDED IN DOCUMENT NO. 2011-5576, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS AND THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID LOT 1;

THENCE SOUTH 87 DEGREES 20 MINUTES 37 SECONDS WEST, WITH THE SOUTHERLY LINE OF SAID LOT 1 AND SAID CARDINAL RIDGE ESTATES AND THE NORTH LINE OF SAID CALLED 4.780 ACRE TRACT OF LAND, PASSING A CAPPED IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID CALLED 4.780 ACRE TRACT OF LAND AND THE NORTHEAST CORNER OF THAT CERTAIN CALLED 5.176 ACRE TRACT OF LAND DESCRIBED IN DEED TO JEFFREY SCOTT EGGLESTON, RECORDED IN DOCUMENT NO. 96-61925, DEED RECORDS, DENTON COUNTY, TEXAS AT 5.42 FEET, CONTINUING WITH THE NORTH LINE OF SAID CALLED 5.176 ACRE TRACT OF LAND FOR A TOTAL DISTANCE OF 260.96 FEET TO A 1/2-INCH

IRON ROD FOUND FOR THE MOST SOUTHERLY CORNER OF SAID LOT 1, THE NORTHWEST CORNER OF SAID CALLED 5.176 ACRE TRACT OF LAND, THE NORTHEAST CORNER OF THAT CERTAIN CALLED 4.885 ACRE TRACT OF LAND DESCRIBED AS TRACT 3 IN DEED TO BRODERICK S. HARVEY, RECORDED IN DOCUMENT NO. 2008-123813, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS AND THE MOST EASTERLY CORNER OF THAT CERTAIN CALLED 10.011 ACRE TRACT OF LAND DESCRIBED IN DEED TO ALFRED W. LEISTIKOW AND WIFE, JOAN E. LEISTIKOW, RECORDED IN DOCUMENT NO. 94-42633, DEED RECORDS, DENTON COUNTY, TEXAS;

THENCE NORTH 31 DEGREES 16 MINUTES 47 SECONDS WEST, WITH THE SOUTHERLY LINE OF SAID LOT 1 AND SAID CARDINAL RIDGE ESTATES AND THE NORTH LINE OF SAID CALLED 10.011 ACRE TRACT OF LAND, A DISTANCE OF 441.82 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE MOST WESTERLY CORNER OF SAID LOT 1, THE SOUTHEAST CORNER OF LOT 2 AND THE NORTHEAST CORNER OF SAID CALLED 10.011 ACRE TRACT OF LAND;

THENCE NORTH 76 DEGREES 14 MINUTES 50 SECONDS WEST, WITH THE SOUTH LINE OF SAID LOT 2 AND THE NORTH LINE OF SAID CALLED 10.011 ACRE TRACT OF LAND, A DISTANCE OF 1248.00 FEET TO A POINT FOR CORNER;

THENCE SEVERING SAID LOT 2 THE FOLLOWING 5 CALLS;

- 1) NORTH A DISTANCE OF 65.75 FEET;
- 2) EAST A DISTANCE OF 270.77 FEET;
- 3) NORTH A DISTANCE OF 158.01 FEET;
- 4) WEST A DISTANCE OF 280.77 FEET;
- 5) SOUTH A DISTANCE OF 221.32 FEET;

THENCE NORTH 76 DEGREES 14 MINUTES 50 SECONDS WEST, WITH THE SOUTH LINE OF SAID LOT 2 AND THE NORTH LINE OF SAID CALLED 10.011 ACRE TRACT OF LAND, A DISTANCE OF 238.43 FEET TO A 1/2 INCH IRON ROD SET IRON ROD FOUND FOR CORNER AT THE SOUTHWEST CORNER OF SAID LOT 2;

THENCE NORCH 00 DEGRESS 41 MINUTES 37 SECONDS WEST, WITH THE WEST LINE OF SAID LOT 25 AND THE WEST LINE OF SAID CARDINAL RIDGE ESTATES, A DISTANCE OF 171.07 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID LOT 2 AND THE SOUTHWEST CORNER OF LOT 5;

THENCE NORTH 00 DEGREES 48 MINUTES 27 SECONDS WEST, WITH THE WEST LINE OF LOT 5 AND THE WEST LINE OF SAID CARDINAL RIDGE ESTATES, PASSING AT 297.01 FEET A CAPPED IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID LOT 5 AND THE SOUTHWEST CORNER OF SAID LOT 6, CONTINUING FOR A

TOTAL DISTANCE OF 593.97 FEET TO THE POINT OF BEGINNING AND CONTAINING 69.113 ACRES OF LAND, MORE OR LESS

SAVE & EXCEPT THE FOLLOWING 1.018 ACRES

FIELD NOTES TO ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE CHRISTOPHER C. DICKSON SURVEY, ABSTRACT # 339, DENTON COUNTY TEXAS AND BEING A PART OF LOT 2 OF, CARDINAL RIDGE ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET P. PAGE 255, PLAT RECORDS, DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE TRACT BEING DESCRIBED HEREIN AT A 1/2 INCH IRON ROD SET FOR CORNER FROM WHICH THE NORTHWEST CORNER OF SAID LOT 2 BEARS NORTH 8.08 FEET AND SOUTH 89 DEGREES 35 MINUTES 36 SECONDS WEST WITH THE NORTH LINE OF SAID LOT 2 A DISTANCE OF 233.67 FEET;

THENCE EAST A DISTANCE OF 280.77 FEET TO A CAPPED IRON ROD SET FOR CORNER;

THENCE SOUTH A DISTANCE OF 158.01 FEET TO A CAPPED IRON ROD SET FOR CORNER;

THENCE WEST A DISTANCE OF 280.77 FEET TO A CAPPED IRON ROD SET FOR CORNER;

THENCE NORTH A DISTANCE OF 158.01 FEET TO THE POINT OF BEGINNING AND ENCLOSING 1.018 ACRES OF LAND MORE OR LESS.

## **EXHIBIT “C”**

### **Deed**

**Denton County  
Juli Luke  
County Clerk**

---

**Instrument Number:** 106441

ERecordings-RP

WARRANTY DEED

Recorded On: August 27, 2019 03:56 PM

Number of Pages: 6

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**" Examined and Charged as Follows: "**

Total Recording: \$46.00

**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.**

GF# 1002-271991-RTT

## **SPECIAL WARRANTY DEED**

**Broderick Steve Harvey, Trustee of The Broderick Steve Harvey Revocable Trust under Trust Agreement dated October 7, 1997**

(hereinafter called "Grantor," whether one or more, masculine, feminine or neuter) for and in consideration of the sum of TEN and no/100 DOLLARS and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, paid by

**The Sanctuary Texas LLC, a Texas limited liability company**

(hereinafter called "Grantee," whether one or more, masculine, feminine or neuter), of one certain note of even date herewith in the principal sum of **THREE MILLION ONE HUNDRED EIGHTY FIVE THOUSAND and NO/100 DOLLARS (\$ 3,185,000.00)**, payable to the order of **Independent Bank** (hereinafter called "Payee," whether one or more, masculine, feminine or neuter) as therein provided, it having advanced said sum at the special instance and request of Grantee as part of the purchase price for the property conveyed hereby, and Payee shall be and the same hereby is subrogated to all of the rights, titles, liens and equities of said Grantor securing the payment of said note as fully as if it were Grantor herein, and in addition to the first and superior vendor's lien retained herein, said note is additionally secured by a deed of trust of even date herewith to **Daniel W. Brooks**, Trustee(s), upon the property conveyed hereby, and by these presents does Grant, Sell and Convey, unto the said Grantee, all that certain property described as follows:

**BEING ALL OF LOTS 1, 3, 4, 5, 6, 7, 8 and 9, CARDINAL RIDGE ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET P, PAGE 256, PLAT RECORDS, DENTON COUNTY, TEXAS.**

together with all improvements thereon, if any, and all rights, privileges, tenements, hereditaments, rights of way, easements, appendages and appurtenances, in anyway appertaining thereto, and all right, title and interest of Grantor in and to any streets, ways, alleys, strips or gores of land adjoining the above-described property or any part thereof (hereinafter, the "Property").

This deed is executed and delivered subject to all easements, reservations, conditions, covenants and restrictive covenants as the same appear of record in the office of the County Clerk of the county in which the Property is located, and property taxes for the current year and subsequent years, the payment of which Grantee assumes.

TO HAVE AND TO HOLD the above described Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, his, her or its successors, heirs and assigns, as the case may be, forever; and Grantor does hereby bind Grantor and Grantor's successors, heirs, executors and administrators, as the case may be, to Warrant and Forever Defend all and singular the said Property unto the said Grantee and Grantee's successors, heirs and assigns, as the case may be, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof, by, through, or under Grantor, but not otherwise.

Executed effective as of the 21 day of August, 2019.



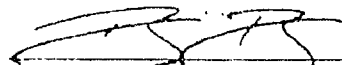
Broderick Steve Harvey, Trustee of The  
Broderick Steve Harvey Revocable Trust  
under Trust Agreement dated October 7, 1997

#### ACKNOWLEDGMENT

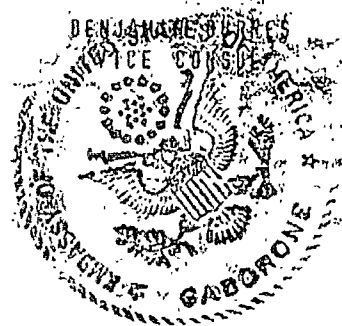
STATE OF \_\_\_\_\_ §  
COUNTY OF \_\_\_\_\_ §

Before me, the undersigned authority, on this day personally appeared Broderick Steve Harvey, Trustee of The Broderick Steve Harvey Revocable Trust under Trust Agreement dated October 7, 1997, [check one] ☐ known to me or ☒ proved to me through US DL (description of identity card) to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that said person executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 21 day of August, 2019.

  
Notary Public, State of Texas  
Printed name: **BENJAMIN BURNES**  
Commission expires: **OCTOBER, 2020**

Page 2 of 5



AFTER RECORDING RETURN TO:

**The Sanctuary Texas LLC**  
11700 Preston Road, Suite 660, #253  
Dallas, TX 75230



EXHIBIT B  
Permitted Encumbrances

1. Restrictive covenants contained in Judgment on Declaration of Taking and Order Fixing Date of Possession recorded in Volume 436, Page 20 and Volume 3114, Page 433, Real Property Records, Denton County, Texas, and in Cabinet P, Slide 255, Plat Records, Denton County, Texas.
2. Easement as awarded to United States of America in Condemnation Proceedings in the United States District Court for the Eastern District of Texas, under Cause No. 1319, filed 03/18/1958, recorded in Volume 436, Page 20, Real Property Records, Denton County, Texas, and as shown on the survey prepared by J.E. Thompson, RPLS No. 4857, of All American Surveying, Job No. 190209, dated 07/24/2019 (the "Survey").
3. Title to all coal, lignite, oil, gas and other minerals in, under and that may be produced from the land, together with all rights, privileges, and immunities relating thereto, all of such interest, to the extent not previously reserved or conveyed, being reserved or conveyed in instrument filed 12/06/1991, recorded in Volume 3114, Page 433, Real Property Records Denton County, Texas. Company makes no representation as to the present ownership of any said interest.
4. Easement granted by Mrs. Mildred Tipton to Texas Power & Light Company, filed 06/25/1952, recorded in Volume 378, Page 64, Real Property Records, Denton County, Texas.
5. Easement granted by Ling Electric, Inc. Profit Sharing Trust to Southwestern Bell Telephone Company, filed 07/12/1972, recorded in Volume 650, Page 434, Real Property Records, Denton County, Texas.
6. Easement granted by Dak Investments to Premier Designs, Inc., filed 12/21/1993, recorded in cc# 93-R0092191, Real Property Records, Denton County, Texas. As corrected by instrument filed 08/28/1998, recorded in Volume 4164, Page 104, Real Property Records, Denton County, Texas, and as shown on the Survey. (Affects Lot 2)
7. Easement granted by The Broderick Steve Harvey Revocable Trust to Denton County Electric Cooperative, Inc., filed 06/22/2001, recorded in Volume 4864, Page 2283, Real Property Records, Denton County, Texas, and as shown on the Survey.
8. Affidavit to the Public executed by Steve Harvey for On-Site Waste Water System, filed 05/12/1999, recorded in Volume 4337, Page 140, Real Property Records, Denton County, Texas.
9. The following easements and/or building lines, as shown on plat recorded in Cabinet P, Slide 256, Plat Records, Denton County, Texas, and as shown on the Survey:
  - 30' building line (Affects all lots)
  - 30' ingress, egress, utility and drainage easement (Affects Lots 3, 8 and 9)
  - Variable width ingress, egress, utility and drainage easement (Affects Lots 4, 5, 6 and 7)
  - 30' private access easement (Affects Lot 6)
  - 15' drainage and utility easement (Affects Lot 1)
  - Flowage easement. (Affects Lot 5)

10. Rights, if any, of third parties with respect to the following matters, as shown on the Survey:

- i) Wire fence onto the adjoining tract to the South;
- ii) Transformer pads, and any lines associated therewith;
- iii) Telephone risers, and any lines associated therewith; and
- iv) Propane tank, and any lines associated therewith.

Denton County  
Juli Luke  
County Clerk

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Instrument Number: 106442

ERecordings-RP

WARRANTY DEED

Recorded On: August 27, 2019 03:56 PM

Number of Pages: 7

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" Examined and Charged as Follows: "

Total Recording: \$50.00

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\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 106442  
Receipt Number: 20190827000672  
Recorded Date/Time: August 27, 2019 03:56 PM  
User: Darcey B  
Station: Station 21

**Record and Return To:**

Simplifile



STATE OF TEXAS  
COUNTY OF DENTON

I hereby certify that this Instrument was FILED in the File Number sequence on the date/time  
printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

Juli Luke  
County Clerk  
Denton County, TX

**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.**

GF# 1002-271991-RTT

## **SPECIAL WARRANTY DEED**

**Broderick Harvey a/k/a Broderick S. Harvey**

(hereinafter called "Grantor," whether one or more, masculine, feminine or neuter) for and in consideration of the sum of TEN and no/100 DOLLARS and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, paid by

**The Sanctuary Texas LLC, a Texas limited liability company**

(hereinafter called "Grantee," whether one or more, masculine, feminine or neuter), of one certain note of even date herewith in the principal sum of **THREE MILLION ONE HUNDRED EIGHTY FIVE THOUSAND and NO/100 DOLLARS (\$ 3,185,000.00)**, payable to the order of **Independent Bank** (hereinafter called "Payee," whether one or more, masculine, feminine or neuter) as therein provided, it having advanced said sum at the special instance and request of Grantee as part of the purchase price for the property conveyed hereby, and Payee shall be and the same hereby is subrogated to all of the rights, titles, liens and equities of said Grantor securing the payment of said note as fully as if it were Grantor herein, and in addition to the first and superior vendor's lien retained herein, said note is additionally secured by a deed of trust of even date herewith to **Daniel W. Brooks**, Trustee(s), upon the property conveyed hereby, and by these presents does Grant, Sell and Convey, unto the said Grantee, all that certain property described as follows:

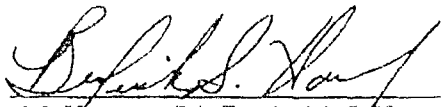
**FIELD NOTES TO ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE CHRISTOPHER C. DICKSON SURVEY, ABSTRACT NO. 339, DENTON COUNTY, TEXAS, BEING ALL OF LOT 2, CARDINAL RIDGE ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET P, PAGE 256, PLAT RECORDS, DENTON COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN CALLED 4.83 ACRE TRACT OF LAND DESCRIBED IN DEED TO BRODERICK S. HARVEY AND MARY L. HARVEY, RECORDED IN VOLUME 5051, PAGE 4250, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED ON EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.**

together with all improvements thereon, if any, and all rights, privileges, tenements, hereditaments, rights of way, easements, appendages and appurtenances, in anyway appertaining thereto, and all right, title and interest of Grantor in and to any streets, ways, alleys, strips or gores of land adjoining the above-described property or any part thereof (hereinafter, the "Property").

This deed is executed and delivered subject to all easements, reservations, conditions, covenants and restrictive covenants as the same appear of record in the office of the County Clerk of the county in which the Property is located, and property taxes for the current year and subsequent years, the payment of which Grantee assumes.

TO HAVE AND TO HOLD the above described Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, his, her or its successors, heirs and assigns, as the case may be, forever; and Grantor does hereby bind Grantor and Grantor's successors, heirs, executors and administrators, as the case may be, to Warrant and Forever Defend all and singular the said Property unto the said Grantee and Grantee's successors, heirs and assigns, as the case may be, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof, by, through, or under Grantor, but not otherwise.

Executed effective as of the 21 day of August, 2019.


  
Broderick Harvey a/k/a Broderick S. Harvey

#### ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ §  
COUNTY OF \_\_\_\_\_ §

Before me, the undersigned authority, on this day personally appeared **Broderick Harvey a/k/a Broderick S. Harvey**, [check one] ☐ known to me or ☒ proved to me through USDL (description of identity card) to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that said person executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 21 day of August, 2019.

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

Page 2 of 6



AFTER RECORDING RETURN TO  
**The Sanctuary Texas LLC**  
11700 Preston Road, Suite 660, #253  
Dallas, Texas 75230

EXHIBIT A  
Property Description

TRACT 1:

ALL THAT CERTAIN TRACT OF LAND SITUATED IN THE CHRISTOPHER C. DICKSON SURVEY, ABSTRACT #339, DENTON COUNTY, TEXAS AND BEING PART OF A CALLED 5.1846 ACRE TRACT DESCRIBED IN THE DEED TO DINH CHI TRUONG AND BAO NGOE LUU RECORDED UNDER CLERK'S FILE NUMBER 93-R0027940, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS; THE SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR THE NORTHWEST CORNER OF THE TRACT BEING DESCRIBED HEREIN AT A CAPPED IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 5.1846 ACRE TRACT;

THENCE SOUTH 89° 01' 50" EAST ALONG AND NEAR A FENCE WITH THE NORTH LINE THEREOF A DISTANCE OF 843.89' TO A 5/8" IRON ROD FOUND IN THE WEST LINE OF GARZA LANE FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 01° 08' 08" WEST WITH THE WEST LINE OF SAID ROAD A DISTANCE OF 249.86' TO A CAPPED IRON ROD FOUND IN THE SOUTH LINE OF SAID 5.1846 ACRE TRACT FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 89° 01' 00" WEST ALONG AND NEAR A FENCE WITH THE SOUTH LINE OF SAID 5.1846 ACRE TRACT A DISTANCE OF 840.29' TO A CAPPED IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 5.1846 ACRE TRACT;

THENCE NORTH 00° 18' 30" EAST WITH THE WEST LINE THEREOF A DISTANCE OF 249.67' TO THE PLACE OF BEGINNING AND ENCLOSING 4.83 ACRES OF LAND MORE OR LESS.

TRACT 2:

BEING LOT 2, OF CARDINAL RIDGE ESTATES, AN ADDITION TO DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET P, PAGE 255, PLAT RECORDS OF DENTON COUNTY, TEXAS.

EXHIBIT B  
Permitted Encumbrances

1. Restrictive covenants contained in Judgment on Declaration of Taking and Order Fixing Date of Possession recorded in Volume 436, Page 20 and Volume 3114, Page 433, Real Property Records, Denton County, Texas, and in Cabinet P, Slide 255, Plat Records, Denton County, Texas.
2. Easement as awarded to United States of America in Condemnation Proceedings in the United States District Court for the Eastern District of Texas, under Cause No. 1319, filed 03/18/1958, recorded in Volume 436, Page 20, Real Property Records, Denton County, Texas, and as shown on the survey prepared by J.E. Thompson, RPLS No. 4857, of All American Surveying, Job No. 190209, dated 07/24/2019 (the "Survey").
3. Title to all coal, lignite, oil, gas and other minerals in, under and that may be produced from the land, together with all rights, privileges, and immunities relating thereto, all of such interest, to the extent not previously reserved or conveyed, being reserved or conveyed in instrument filed 12/06/1991, recorded in Volume 3114, Page 433, Real Property Records Denton County, Texas. Company makes no representation as to the present ownership of any said interest.
4. Easement granted by Mrs. Mildred Tipton to Texas Power & Light Company, filed 06/25/1952, recorded in Volume 378, Page 64, Real Property Records, Denton County, Texas.
5. Easement granted by Ling Electric, Inc. Profit Sharing Trust to Southwestern Bell Telephone Company, filed 07/12/1972, recorded in Volume 650, Page 434, Real Property Records, Denton County, Texas.
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9. The following easements and/or building lines, as shown on plat recorded in Cabinet P, Slide 256, Plat Records, Denton County, Texas, and as shown on the Survey:
  - 30' building line (Affects all lots)
  - 15' drainage and utility easement (Affects Lot 2)
  - 60' private access, utility and drainage easement (Affects Lot 2)
  - Flowage easement. (Affects Lot 2)



10. Rights, if any, of third parties with respect to the following matters, as shown on the Survey:

- i) Wire fence onto the adjoining tract to the South;
- ii) Transformer pads, and any lines associated therewith;
- iii) Telephone risers, and any lines associated therewith; and
- iv) Propane tank, and any lines associated therewith.

## **EXHIBIT “D”**

### **Preliminary Plat Approval**

NO 4 BARS ON 18" SPACERS BOTH WAYS  
GEO- TEXTILE LINER

CONCRETE PAVEMENT  
6" THICK TYPE A, GRADE 1  
CRUSHED ROCK BASE

NO 4 BARS ON 18" SPACERS BOTH WAYS  
GEO- TEXTILE LINER

CONCRETE PAVEMENT  
6" THICK TYPE A, GRADE 1  
CRUSHED ROCK BASE

# TYPICAL STREET SECTION 31' B-B

NTS

# TYPICAL STREET SECTION 37' B-B

NTS

W W C SANITARY SEWER EASEMENT  
D E DRAINAGE EASEMENT  
W E UTILITY EASEMENT  
F E FRANCHISE UTILITY EASEMENT  
N O W RIGHT OF WAY

LAWYER

537' CONTOUR

TAYLOR MORRISON OF TEXAS INC  
DOC #2018-60177  
RPRDCT

D&C VAN NGUYEN  
DOC #63 30424  
RPRDCT

80 FT INGRESS/EGRESS  
EASEMENT #1003 62181  
TO BE AMENDED

KRISTEN E BYLER  
DOC #2015 128423  
RPRDCT

MONUMENT  
N 7105309 8710  
E 2435250 9626

CRAIG J BYLER AND  
REBECCA J BYLER  
VOL 4497 PG 38  
DPRDCT

EL DORADO WEST  
PROPERTY, LLC  
DOC #2017 40049  
TRACT ONE  
RPRDCT

EL DORADO WEST  
PROPERTY, LLC  
DOC #2017 40049  
TRACT TWO  
RPRDCT

MICHAEL & KARA  
KOHLSCHMIDT  
DOC #2018-42768  
RPRDCT

EL DORADO WEST  
PROPERTY, LLC  
DOC #2017 107057  
RPRDCT

DENSITY = 4.1 UNITS PER ACRE

TOWN OF

THE  
TOWN OF L  
17 82 OPEN S

TOWN OF

COWLEY

and the northwesterly right-of-way line of said Vt  
and containing 0.471 of an acre (20,531 square

CURVE	RADIUS	LE'NGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C62	370.03'	68.95'	N64°28'56"W	68.85'	10°40'36"	34.57'
C63	570.00'	45.08'	S61°24'35"E	45.07'	4°31'55"	27.55'
C64	630.00'	49.83'	S61°24'35"E	49.82'	4°31'55"	24.93'
C65	523.07'	285.52'	N73°45'01"E	291.60'	32°22'14"	151.82'
C66	275.00'	161.83'	N16°59'05"W	159.51'	3°14'05"	83.34'
C67	325.00'	185.93'	N73°44'13"W	185.40'	32°46'39"	95.58'
C68	375.00'	208.70'	S16°47'29"W	206.01'	31°53'12"	107.13'
C69	625.00'	93.93'	S28°25'46"W	93.84'	8°36'38"	47.05'
C70	275.00'	49.67'	S29°17'54"W	49.60'	10°20'55"	24.90'
C71	325.00'	133.02'	S22°44'49"W	132.10'	23°27'05"	67.46'
C72	275.00'	71.84'	S18°30'18"W	71.64'	14°58'04"	36.13'

QYNER