



## **Filing Receipt**

**Filing Date - 2023-07-24 11:05:33 AM**

**Control Number - 55067**

**Item Number - 954**

**POPE, HARDWICKE  
CHRISTIE, SCHELL, KELLY & TAPLETT, L.L.P.**  
**ATTORNEYS**  
Established 1952  
500 WEST 7<sup>TH</sup> STREET, SUITE 600  
FORT WORTH, TEXAS 76102  
(817) 332-3245  
FAX (817) 877-4781

LEONARD B. SMITH  
Lsmith@popehardwicke.com

ROBERT E. HARDWICKE  
(1889 - 1970)

ALEX POPE, JR.  
(1913 - 1988)

ROBERT E. HARDWICKE, JR.  
(1917 - 1991)

July 24, 2023

Public Utility Commission of Texas  
Central Records  
1701 N. Congress Avenue  
Austin, Texas 78701

*Via electronic filing*

Re: PUC Docket No. 55067  
Applicant: Oncor Electric Delivery Company LLC  
Intervenor: Continental U.S. Management, LLC

Dear Sir or Madam:

Enclosed for filing in the above-referenced matter is Continental U.S. Management LLC's Request to Intervene in PUC Docket No. 55067.

Please contact me if you have any questions. Thank you for your assistance in this matter.

Sincerely,

  
Leonard B. Smith

Cc: Continental U.S. Management Corporation  
Lee Hughes  
Mike Wells  
Dan White, firm

*All via e-mail*

## Request to Intervene in PUC Docket No. 55067

The following information must be submitted by the person requesting to intervene in this proceeding. This completed form will be provided to all parties in this docket. **If you DO NOT want to be an intervenor, but still want to file comments, please complete the "Comments" page.**

For USPS, send one copy to:

Public Utility Commission of Texas  
Central Records  
P.O. Box 13326  
Austin, TX 78711-3326

For all other delivery or courier services, send one copy to:

Public Utility Commission of Texas  
Central Records  
1701 N. Congress Ave.  
Austin, TX 78701

First Name: Continental U.S. Management, LLC Last Name: c/o Dan White and Leonard B. Smith

Phone Number: 817-332-3245 or 512-914-3732 Fax Number: 817-877-4781

Address, City, State: Pope Hardwicke, 500 W. 7th Street, Suite 600, Fort Worth, TX 76102

Email Address: lsmith@popehardwicke.com and dwhite@popehardwicke.com

**I am requesting to intervene in this proceeding. As an INTERVENOR, I understand the following:**

- I am a party to the case;
- I am required to respond to all discovery requests from other parties in the case;
- If I file testimony, I may be cross-examined in the hearing;
- If I file any documents in the case, I will have to provide a copy of that document to every other party in the case; and
- I acknowledge that I am bound by the Procedural Rules of the Public Utility Commission of Texas (PUC) and the State Office of Administrative Hearings (SOAH).

**Please check one of the following:**

☐ I own property with a habitable structure located near one or more of the utility's proposed routes for a transmission line.

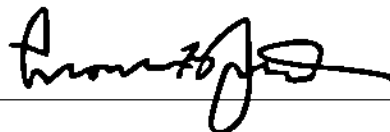
☒ One or more of the utility's proposed routes would cross my property.

☐ Other. Please describe and provide comments. You may attach a separate page, if necessary.

~~Continental U.S. Management, LLC, a Texas limited liability company, owns an interest in certain real property in Denton County, Texas, that would be affected by Applicant's proposed routing. The real property is identified in the attached survey.~~

**Signature of person requesting intervention:**

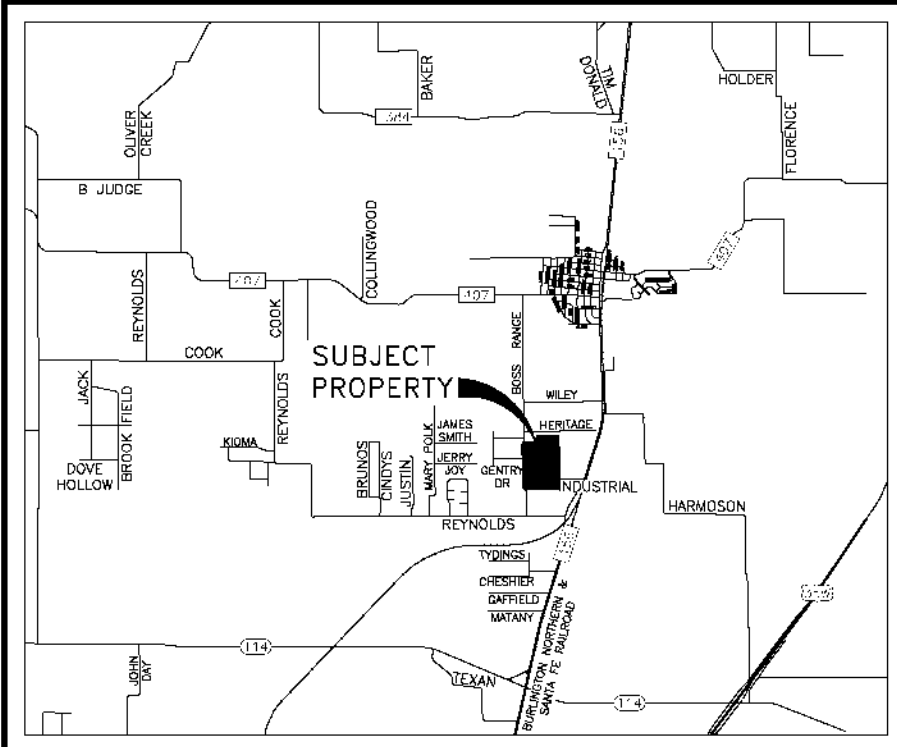
Continental U.S. Management Corporation by



Date: July 24, 2023

Leonard B. Smith SBN 18643100

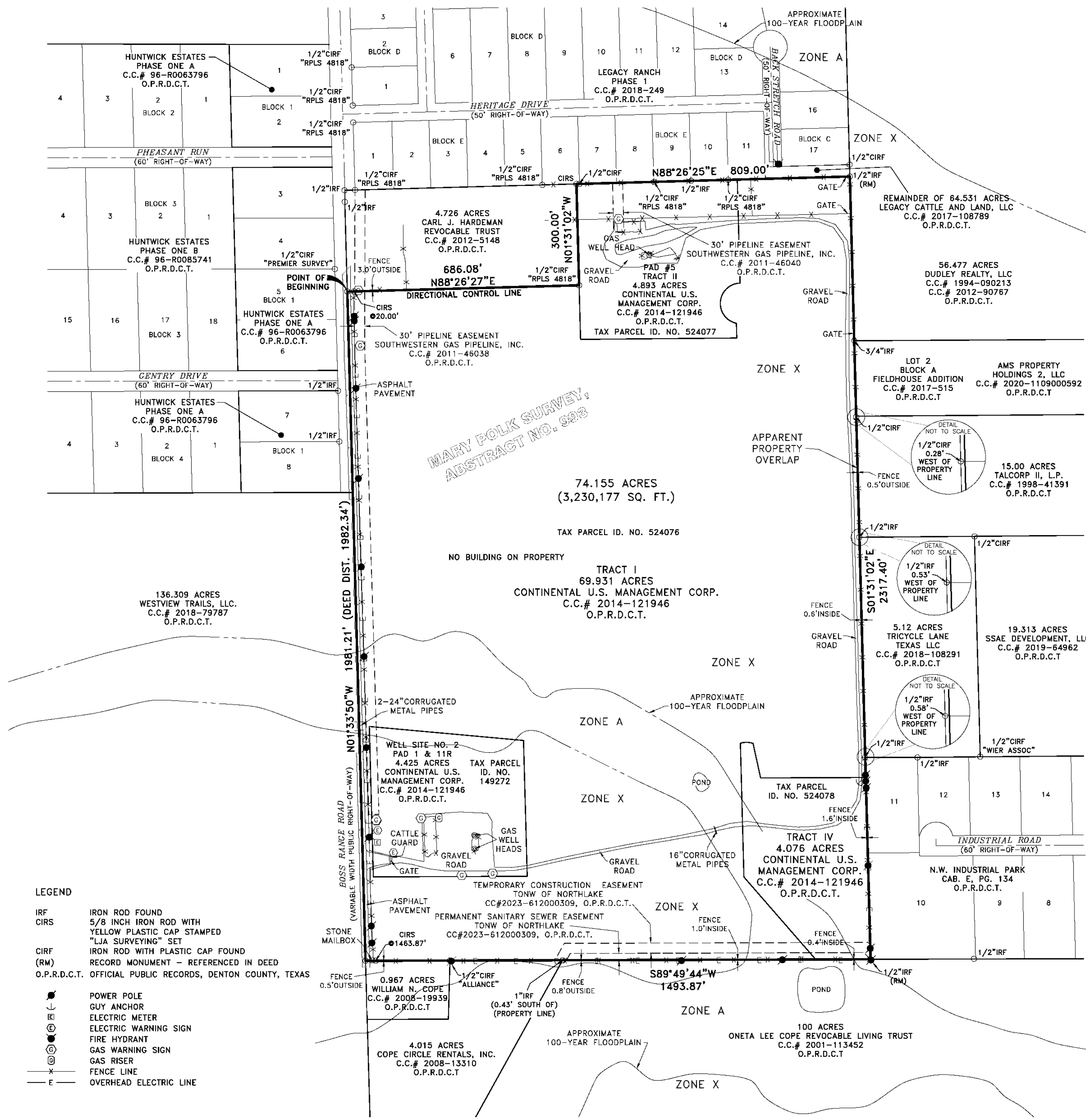
Effective: April 8, 2020



VICINITY MAP  
NOT TO SCALE



200 100 0 200



LEGEND

- IRF IRON ROD FOUND
- CIRS 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET
- CIRF IRON ROD WITH PLASTIC CAP FOUND
- (RM) RECORD MONUMENT - REFERENCED IN DEED
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
- POWER POLE
- GUY ANCHOR
- ELECTRIC METER
- ELECTRIC WARNING SIGN
- FIRE HYDRANT
- GAS WARNING SIGN
- GAS RISER
- FENCE LINE
- OVERHEAD ELECTRIC LINE

BASIS OF BEARING:

BEARING BASIS BEING GRID NORTH: TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 DATUM (NAD83 2011, EPOCH 2010), DETERMINED BY GPS OBSERVATIONS CALCULATED FROM DENTON CORS ARP (PID DF898) AND COLLIN COUNTY CORS ARP (PID DF8982).

DIRECTIONAL CONTROL:

THE BEARING BETWEEN TWO MONUMENTS ON THE NORTH-WEST PROPERTY LINE OF SUBJECT PROPERTY.

GENERAL NOTES:

- PLANIMETRIC FEATURES SHOWN HEREON ARE BASED ON A FIELD SURVEY PERFORMED BY LJA SURVEY, INC. ON MAY 27, 2023 AND WILL NOT REFLECT ANY CHANGES TO THE PHYSICAL SITE EITHER MANMADE OR NATURAL OCCURRENCES BEYOND STATED DATE.
- THIS SURVEY DOES NOT PROVIDE ANY DETERMINATION CONCERNING WETLANDS, FAULT LINES, TOXIC WASTE OR ANY OTHER ENVIRONMENTAL ISSUES. SUCH MATTERS SHOULD BE DIRECTED BY THE CLIENT OR PROSPECTIVE PURCHASER TO AN EXPERT CONSULTANT.
- SURVEYOR RELIED ON TITLE COMMITMENT ISSUED BY CHICAGO TITLE INSURANCE COMPANY, GF NO. 4710023612, ISSUED JUNE 16, 2023, AND ALL SUBSEQUENT COMMITMENTS FOR INFORMATION REGARDING ENCUMBRANCES ON SUBJECT PROPERTY AND DID NOT ABSTRACT PROPERTY FOR EASEMENTS AND/OR OTHER RESTRICTIONS. THE LANDS DEPICTED HEREON MAY BE SUBJECT TO OTHER EASEMENTS, RESTRICTIONS, AND RESERVATIONS OF RECORD, NOT CAPTURED UNDER THIS TITLE COMMITMENT.
- THE TERM "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON INDICATES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED, AND IS EXCLUSIVELY TO THE PARTIES INVOLVED IN, AND LIMITED TO TRANSACTION (GF NO. 4710023612) CLOSING AT THE TITLE COMPANY INDICATED HEREON.
- THE PROPERTY DESCRIBED AND SHOWN HEREON IS THE SAME AS DESCRIBED IN THE SCHEDULE "A" OF THE TITLE COMMITMENT REFERENCED HEREIN.
- THIS SURVEY HAS BEEN PREPARED FOR THE SOLE PURPOSE OF THE TRANSACTION DESCRIBED IN THE ABOVE REFERENCED TITLE COMMITMENT AND THE PARTIES LISTED THEREON. THIS SURVEY IS NOT TO BE USED FOR ANY SUBSEQUENT TRANSACTIONS.
- THIS SURVEY MAP REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY.
- THE AREA SHOWN HEREON IS BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES REFLECTED ON THIS SURVEY. IT DOES NOT INCLUDE THE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
- ALL DISTANCES SHOWN HEREON ARE HORIZONTAL, GROUND SURFACE MEASUREMENTS AND EXPRESSED IN U.S. SURVEY FEET AND TENTHS OF FEET.
- TAX PARCEL INFORMATION OBTAINED FROM DENTON COUNTY WEBSITE: [HTTPS://WWW.DENTONCAD.COM/](https://www.dentoncad.com/) NO CERTIFICATION IS MADE TO THE ACCURACY OR CORRECTNESS.
- THE SUBJECT PARCEL IS CURRENTLY UNDEVELOPED LAND AS DEPICTED ON THE SURVEY.
- NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

UTILITIES:

- LOCATION OF UTILITIES SHOWN HEREON HAVE BEEN DETERMINED FROM FIELD SURVEY LOCATION OF PHYSICAL SURFACE STRUCTURES ONLY. LJA SURVEYING, INC. WAS NOT SUPPLIED "AS-BUILT" DRAWINGS OF CONSTRUCTED UTILITIES. LJA SURVEYING, INC. MAKES NO GUARANTEE NOR SHALL BE LIABLE THAT THE SURFACE UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE, ABANDONED, OR UNDERGROUND.
- NO ATTEMPT HAS BEEN MADE TO RESEARCH UTILITY SERVICE CONNECTIONS FOR FURTHER INFORMATION REGARDING LOCATION, DEPTH, SIZE OF UTILITIES, OR POINTS OF CONNECTIONS, CONTACT THE APPROPRIATE UTILITY COMPANY.

FLOOD ZONE INFORMATION:

BY GRAPHIC PLOTTING ONLY SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF ZONE X, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 48121C0485G, REVISED ON APRIL 16, 2011 AND 48121C0485G, REVISED ON APRIL 18, 2011, FOR COMMUNITY NO. 48121, IN DENTON COUNTY, STATE OF TEXAS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THE LOCATION OF THIS ZONE.

(NOTE: THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND LJA SURVEYING GROUP, INC. ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP OR THE LOCATION OF THE FLOOD ZONE BOUNDARY. IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT AN OPINION OR KNOWLEDGE OF THE PROBABILITY OF FLOODING.)

TAX PARCEL NUMBERS & ACREAGE:

TAX PARCEL INFORMATION OBTAINED FROM ELLIS COUNTY WEBSITE: [HTTPS://WWW.DENTONCAD.COM/](https://www.dentoncad.com/)

TAX PARCEL NO. 524078, TAX PARCEL ACREAGE 60.455 ACRES  
TAX PARCEL NO. 524077, TAX PARCEL ACREAGE 4.893 ACRES  
TAX PARCEL NO. 524079, TAX PARCEL ACREAGE 4.076 ACRES  
TAX PARCEL NO. 149272, TAX PARCEL ACREAGE 4.425 ACRES

PROPERTY ADDRESS:

(NONE)

ALTA/NSPS LAND TITLE SURVEY

74.155 ACRES  
IN THE  
MARY POLK SURVEY, ABSTRACT NO. 993  
DENTON COUNTY, TEXAS

LJA Surveying, Inc.

6060 North Central Expressway  
Suite 400  
Dallas, Texas 75206  
Phone 469.621.0710  
T.B.P.E.L.S. Firm No. 10194382

SHEET

1

OF

2

**LEGAL DESCRIPTION**  
**74.155 ACRES**

10. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: VALVE SITE AGREEMENT DATED: SEPTEMBER 8, 2001  
EXECUTED BY: JAMES LAWRENCE WOOD AND SOUTHWESTERN GAS PIPE LINE, INC. RECORDING DATE: OCTOBER 4, 2001  
RECORDED IN VALUATION BOOK PAGE 3111, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (TRACT II)  
(BLANKET EASEMENT - AS AFFECTED BY PARTIAL RELEASE RECORDED IN DOCUMENT NO. 2011-46042 REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS - AFFECTS ONLY WELL SITE NO 2 PAD 1 & 11R - 4.425 ACRES)

100. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: RIGHT OF WAY AGREEMENT  
DATED: JUNE 22, 2004

EXECUTED BY: JAMES LAWRENCE WOOD, ET AL AND SOUTHWESTERN GAS PIPELINE, INC. RECORDING DATE: JULY 30, 2004  
RECORDING NO: UNDER CLERK'S FILE NO. 2004-100628, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS

(BLANKET EASEMENT - AS AFFECTED BY PARTIAL RELEASE RECORDED IN DOCUMENT NO. 2011-46042 REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS - AFFECTS ONLY WELL SITE NO 2 PAD 1 & 11R - 4.425 ACRES)

TOGETHER WITH AND AS AFFECTED BY PARTIAL RELEASE OF EASEMENTS, FILED 05/20/2011, RECORDED IN CC# 2011-46042, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS.

(BLANKET EASEMENT- AFFECTS ONLY WELL SITE NO 2 PAD 1 & 11R - 4.425 ACRES)

10p. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: AGREEMENT  
DATED: NOVEMBER 17, 2005 EXECUTED BY: JAMES L. WOOD RECORDING DATE: DECEMBER 16, 2005  
RECORDING NO. UNDER CLERK OF SUPERIOR COURT: 2005-16004-0561 PROPERTY RECORDS DEPT. OF REVENUE, TEXAS AND IS ASSOCIATED BY:

RECORDING NO. UNDER CLERK'S FILE NO. 2005-196010 REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS AND AS AFFECTED BY PARTIAL. RELEASE RECORDED UNDER CLERK'S FILE NO. 2011-46042. REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (BLANKET)

**(BLANKET EASEMENT - AFFECTS ONLY WELL SITE NO 2 PAD 1 & 11R - 4.425 ACRES)**

10q. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: SURFACE WAIVER AGREEMENT  
DATED: OCTOBER 30, 2008  
EXECUTED BY: JAMES L. WOOD

RECORDED BY: JAMES L. WOOD  
RECORDING DATE: DECEMBER 30, 2008  
RECORDING NO: UNDER CLERK'S FILE NO. 2008-136867 REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS; AS AFFECTED BY FIRST AMENDMENT RECORDED UNDER CLERK'S FILE NO. 2023-36959, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS

TOGETHER WITH AND AS AFFECTED BY PARTIAL RELEASE OF EASEMENTS, FILED 04/14/2023, RECORDED IN CC# 2023-36959, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS.

**(BLANKET EASEMENT- AFFECTS ONLY PAD SITE 2 - 4.076 ACRES)**

10. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: AGREEMENT  
DATED: MAY 19, 2011

EXECUTED BY: SOUTHWESTERN GAS PIPELINE, INC. RECORDING DATE: MAY 20, 2011  
RECORDING NO: UNDER CLERK'S FILE NO(S). 2011-46038, AND 2011-46040, REAL PROPERTY RECORDS, DENTON COUNTY,  
TEXAS  
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

10s. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT  
ENTITLED: PUC REQUIRED CCN BOUNDARY DESCRIPTION DATED: APRIL 19, 2016

EXECUTED BY: AQUA TEXAS, INC.  
RECORDING DATE: APRIL 26, 2016  
RECORDING NO: UNDER CLERK'S FILE NO. 2016.47074. REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS

(PROPERTY SUBJECT TO DOCUMENT)

10: MATTERS CONTAINED IN THAT CERTAIN DOCUMENT  
ENTITLED: SECOND AMENDMENT TO DEVELOPMENT AGREEMENT DATED: JULY 9, 2018

RECORDED DATE: OCTOBER 15, 2018  
RECORDING NO: UNDER CLERK'S FILE NO. 2018-121687, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS

(PROPERTY SUBJECT TO DOCUMENT)

10d. MATTERS CONTAINED IN THAT VALVE SITE AGREEMENT TO SOUTHWESTERN GAS PIPE LINE, INC  
AS RECORDED IN VOL 146, PAGE 2417, DEED RECORDS, DENTON COUNTY, TEXAS, AS AFFECTED BY PARTIAL RELEASE RECORDED

AS RECORDED IN VOLUME 4928, PAGE 2147, DEED RECORDS, DENTON COUNTY, TEXAS, AS AFFECTED BY PARTIAL RELEASE RECORDED UNDER CLERK'S FILE NO. 2011-46042, OFFICIAL PROPERTY RECORDS, DENTON COUNTY, TEXAS

**(PROPERTY SUBJECT TO DOCUMENT)**

10: EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
GRANTED TO: TOWN OF NORTHLAKE  
PURPOSE: AS PROVIDED IN SAID DOCUMENT  
RECORDING DATE: JUNE 12, 2023  
RECORDING NO. CLERK'S FILE NO. 2023-60564, OFFICIAL RECORDS, DENTON COUNTY, TEXAS  
AFFECTS: TOWN OF NORTHLAKE PERMANENT SANITARY SEWER EASEMENT AND TEMPORARY  
CONSTRUCTION EASEMENT.  
(AFFECTS SUBJECT PROPERTY-SHOWN)

BEING A 74.155 ACRE TRACT OF LAND SITUATED IN THE MARY POLK SURVEY, ABSTRACT NO. 993, DENTON COUNTY, TEXAS, AND BEING PART OF A 69.931 ACRE TRACT OF LAND CONVEYED AS "TRACT I", AND A OF 4.893 ACRE TRACT OF LAND CONVEYED AS "TRACT II", AND A OF 4.076 ACRE TRACT OF LAND CONVEYED AS "TRACT IV" AND ALL OF 4.428 ACRE TRACT OF LAND CONVEYED AS "WELL SITE NO 2 - PAD 1 & 1A TO 14" TO DENTON COUNTY, US MANAGEMENT CORP. AS "GRAND OPENING NO. 2021-12-15-001" BY RECORDS DEPARTMENT OF DENTON COUNTY, TEXAS, BEING 155 ACRES, TRACT WITH BEARING, BEING GRID NORTH, BEING LATITUDE, AND COORDINATES, BEING NORTH 11.211111 DEGREE, NAD83 (NAD83 2011) EPOCH 2010, DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DENTON CORPS ARP (PID-FB986) AND COLLIN COUNTY CORPS ARP (PID-FB982), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT THE SOUTHWEST CORNER OF A 4.726 ACRE TRACT OF LAND CONVEYED TO CARL J. HARDEMAN REVOCABLE TRUST, AS RECORDED IN COUNTY CLERK'S FILE NO. 2012-5148, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS, SAID POINT BEING ON THE WEST LINE OF SAID 69.931 ACRE TRACT AND THE EAST LINE OF HUNTWICK ESTATES, PHASE ONE A, AN ADDITION TO THE COUNTY OF DENTON, AS RECORDED IN COUNTY CLERK'S FILE NO. 96-R0063796, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS, SAID POINT BEING ON THE APPROXIMATE CENTERLINE OF BOSS RANGE ROAD (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE, NORTH 88 DEGREES 26 MINUTES 27 SECONDS EAST, OVER AND ACROSS SAID 69.931 ACRE TRACT AND ALONG THE SOUTH LINE OF SAID 4.726 ACRE TRACT, PASSING AT A DISTANCE OF 20.00 FEET A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR WITNESS, CONTINUING IN ALL A TOTAL DISTANCE OF 686.08 FEET TO A 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "RPLS 4818" FOUND FOR THE SOUTHEAST CORNER OF SAID 4.726 ACRE TRACT, SAID POINT BEING ON THE WEST LINE OF AFORESAID 4.893 ACRE TRACT;

THENCE, NORTH 01 DEGREES 31 MINUTES 02 SECONDS WEST, ALONG THE EAST LINE OF SAID 4.726 ACRE TRACT AND THE WEST LINE OF SAID 4.893 ACRE TRACT, A DISTANCE OF 300.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE NORTHEAST CORNER OF SAID 4.726 ACRE TRACT AND THE NORTHWEST CORNER OF SAID 4.893 ACRE TRACT, SAID POINT BEING ON THE NORTH LINE OF SAID 69.931 ACRE TRACT AND THE SOUTH LINE OF LEGACY RANCH, PHASE 1, AN ADDITION TO THE CITY OF JUSTIN, COUNTY OF DENTON, AS RECORDED IN COUNTY CLERK'S FILE NO. 2018-249, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS;

THENCE, NORTH 80 DEGREES 26 MINUTES 25 SECONDS EAST, ALONG THE NORTH LINE OF SAID 4.893 ACRES TRACT, THE NORTH LINE OF SAID 69.931 ACRES TRACT AND SAID SOUTH LINE OF LEGACY RANCH, PHASE 1, PASSING AT A DISTANCE OF 559.12 FEET THE SOUTHEAST CORNER OF SAID LEGACY RANCH PHASE 1, CONTINUING ALONG SAID NORTH LINE OF 69.931 ACRES TRACT AND THE COMMON SOUTH LINE OF THE REMAINDER OF A 64.541 ACRES TRACT OF LAND CONVEYED BY DEED TO LEGACY CATTLE AND LAND, LLC RECORDED IN COUNTY CLERK'S FILE NO. 2017-108789, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS AND CONTINUING IN ALL A TOTAL DISTANCE OF 809.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 69.931 ACRES TRACT.

THENCE, SOUTH 01 DEGREES 31 MINUTES 02 SECONDS EAST, ALONG THE EAST LINE OF SAID 69.931 ACRE TRACT AND THE EAST LINE OF AFORESAID 4.076 ACRE TRACT, A DISTANCE OF 2317.40 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 4.076 ACRE TRACT, SAID POINT BEING ON THE NORTH LINE OF A 100 ACRE TRACT OF LAND CONVEYED TO ONETA LEE COPE REVOCABLE LIVING TRUST, AS RECORDED IN COUNTY CLERK'S FILE NO. 2001-113452, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS;

THENCE, SOUTH 89 DEGREES 49 MINUTES 44 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 4,076 ACRES TRACT AND THE SOUTH LINE OF AFORSAD 59,931 ACRES TRACT, THE NORTH LINE OF SAID 100 ACRES TRACT, THE NORTH LINE OF A 4,015 ACRE TRACT OF LAND CONVEYED TO COPE CIRCLE RENTALS, INC., AS RECORDED IN COUNTY CLERK'S FILE NO. 2008-13310, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS; AND THE NORTH LINE OF A 0.967 ACRE TRACT OF LAND CONVEYED TO WILLIAM N. COPE, AS RECORDED IN COUNTY CLERK'S FILE NO. 2018-79787, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS; AND ON AFORSAD APPROXIMATE CENTERLINE OF BOSS RANGE ROAD, A 1963.30' WIDE PLASTIC CAP STAMPED "DA SURVEYING" SET FOR WITNESS, CONTINUING IN A ALL A TOTAL DISTANCE OF 1493.87 FEET TO A POINT FOR THE "SOUTHWEST" CORNER OF SAID 59,931 ACRE TRACT AND THE NORTHWEST CORNER OF SAID 0.967 ACRE TRACT, SAID POINT BEING ON THE EAST LINE OF A 136,309 ACRES TRACT OF LAND CONVEYED TO WESTVIEW TRAILS, L.L.C., AS RECORDED IN COUNTY CLERK'S FILE NO. 2019-79787, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS AND ON AFORSAD APPROXIMATE CENTERLINE OF BOSS RANGE ROAD;

THENCE, NORTH 01 DEGREES 33 MINUTES 50 SECONDS WEST, ALONG THE WEST LINE OF SAID 69.931 ACRE TRACT, SAID EAST LINE OF 136.305 ACRE TRACT, THE EAST LINE OF AFORESAID HUNTWICK ESTATES, PHASE ONE A AND SAID APPROXIMATE CENTERLINE OF BOSS RANGE ROAD, A DISTANCE OF 1981.21 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 74.155 ACRES, OR 3,230.177 SQUARE FEET OF LAND.

### SURVEYOR'S CERTIFICATE

TO: CORE PBSFR ACQUISITION VEHICLE, LLC, A DELAWARE LIMITED LIABILITY COMPANY; CONTINENTAL U.S. MANAGEMENT, LLC; AND CHICAGO TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP/PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 13, 14, AND 16, OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 6, 2022.

*Michael J. Baitup*  
MICHAEL J. BAITUP  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 4574

DATE OF PLAT OR MAP: MAY 27, 2023  
DATE OF LAST REVISION: JUNE 20, 2023

SURVEY VALID ONLY WITH ORIGINAL SIGNATURE AND SEAL OF R.P.L.S.



**ALTA/NSPS LAND TITLE SURVEY**  
**74.155 ACRES**  
IN THE  
MARY POLK SURVEY, ABSTRACT NO. 993  
DENTON COUNTY, TEXAS

**LJA Surveying, Inc.**  
6060 North Central Expressway  
Suite 400  
Dallas, Texas 75206  
Phone 469.621.0710

SHEET

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OF

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S:\NTX-LAND\0207\2005SURVEY\290 Mapping\0207BY03.dwg 6/20/2023