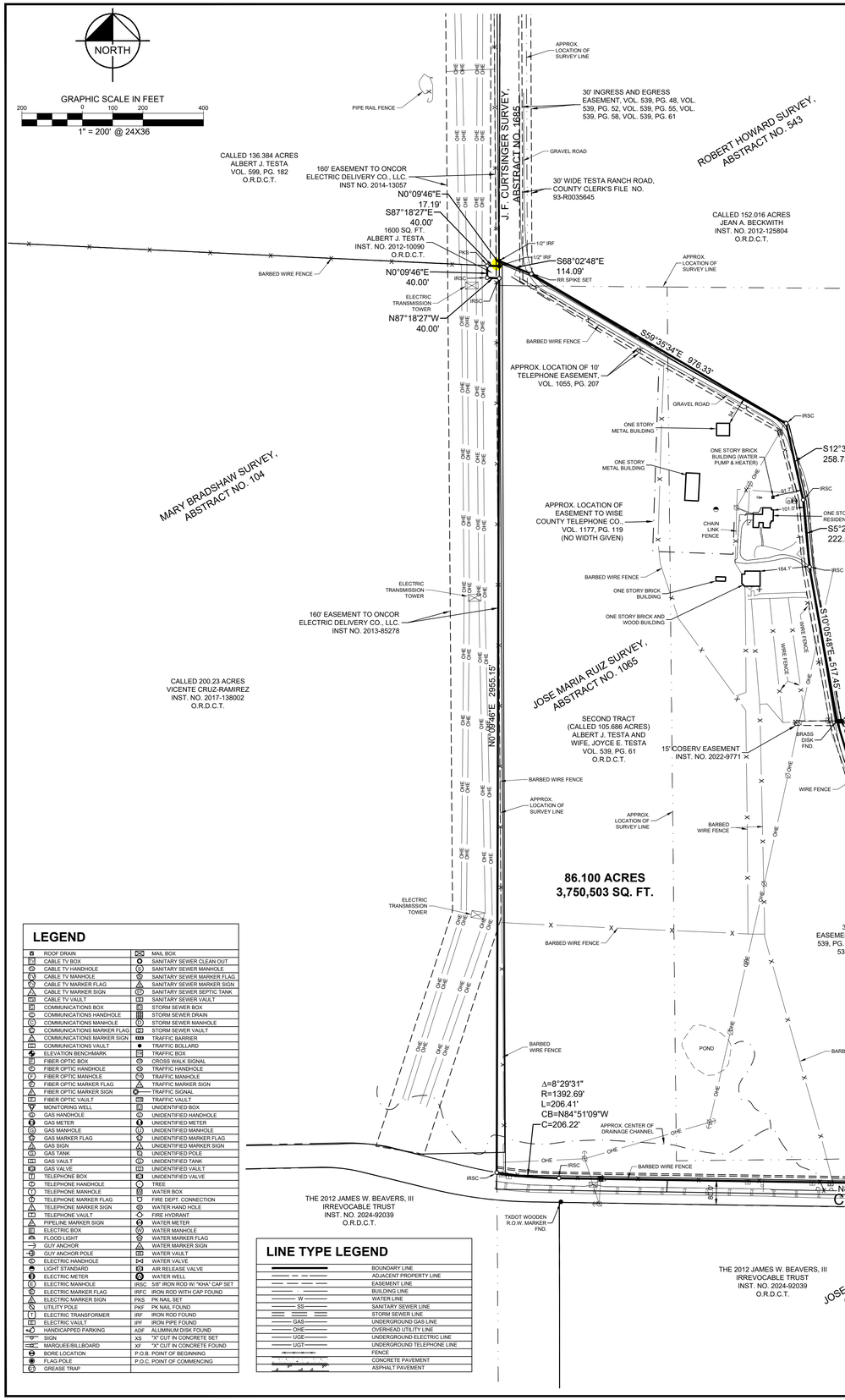


LEGEND

	ROOF DRAIN		MAIL BOX
CATV	CABLE TV BOX		SANITARY SEWER CLEAN OUT
CATV	CABLE TV HANDHOLE	S	SANITARY SEWER MANHOLE
CATV	CABLE TV MANHOLE		SANITARY SEWER MARKER FLAG
CATV	CABLE TV MARKER FLAG		SANITARY SEWER MARKER SIGN
	CABLE TV MARKER SIGN	SEPTIC	SANITARY SEWER SEPTIC TANK
CATV	CABLE TV VAULT		SANITARY SEWER VAULT
	COMMUNICATIONS BOX		STORM SEWER BOX
	COMMUNICATIONS HANDHOLE		STORM SEWER DRAIN
C	COMMUNICATIONS MANHOLE	D	STORM SEWER MANHOLE
	COMMUNICATIONS MARKER FLAG		STORM SEWER VAULT
	COMMUNICATIONS MARKER SIGN		TRAFFIC BARRIER
	COMMUNICATIONS VAULT		TRAFFIC BOLLARD
	ELEVATION BENCHMARK		TRAFFIC BOX
	FIBER OPTIC BOX		CROSS WALK SIGNAL
	FIBER OPTIC HANDHOLE		TRAFFIC HANDHOLE
	FIBER OPTIC MANHOLE		TRAFFIC MANHOLE
	FIBER OPTIC MARKER FLAG		TRAFFIC MARKER SIGN
	FIBER OPTIC MARKER SIGN		TRAFFIC SIGNAL
	FIBER OPTIC VAULT		TRAFFIC VAULT
	MONITORING WELL		UNIDENTIFIED BOX
	GAS HANDHOLE		UNIDENTIFIED HANDHOLE
	GAS METER		UNIDENTIFIED METER
G	GAS MANHOLE	U	UNIDENTIFIED MANHOLE
	GAS MARKER FLAG		UNIDENTIFIED MARKER FLAG
	GAS SIGN		UNIDENTIFIED MARKER SIGN
GAS	GAS TANK		UNIDENTIFIED POLE
	GAS VAULT		UNIDENTIFIED TANK
	GAS VALVE		UNIDENTIFIED VAULT
	TELEPHONE BOX		UNIDENTIFIED VALVE
	TELEPHONE HANDHOLE		TREE
T	TELEPHONE MANHOLE		WATER BOX
	TELEPHONE MARKER FLAG		FIRE DEPT. CONNECTION
	TELEPHONE MARKER SIGN		WATER HAND HOLE
	TELEPHONE VAULT		FIRE HYDRANT
	PIPELINE MARKER SIGN		WATER METER
	ELECTRIC BOX	W	WATER MANHOLE
	FLOOD LIGHT		WATER MARKER FLAG
	GUY ANCHOR		WATER MARKER SIGN
	GUY ANCHOR POLE		WATER VAULT
	ELECTRIC HANDHOLE		WATER VALVE
	LIGHT STANDARD		AIR RELEASE VALVE
E	ELECTRIC METER		WATER WELL
E	ELECTRIC MANHOLE	IRSC	5/8" IRON ROD W/ "KHA" CAP SET
	ELECTRIC MARKER FLAG	IRFC	IRON ROD WITH CAP FOUND
	ELECTRIC MARKER SIGN	PKS	PK NAIL SET
	UTILITY POLE	PKF	PK NAIL FOUND
T	ELECTRIC TRANSFORMER	IRF	IRON ROD FOUND
E	ELECTRIC VAULT	IPF	IRON PIPE FOUND
	HANDICAPPED PARKING	ADF	ALUMINUM DISK FOUND
	SIGN	XS	"X" CUT IN CONCRETE SET
	MARQUEE/BILLBOARD	XF	"X" CUT IN CONCRETE FOUND
	BORE LOCATION	P.O.B.	POINT OF BEGINNING
	FLAG POLE	P.O.C.	POINT OF COMMENCING
	GREASE TRAP		

LINE TYPE LEGEND

	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
	BUILDING LINE
W	WATER LINE
SS	SANITARY SEWER LINE
	STORM SEWER LINE
GAS	UNDERGROUND GAS LINE
OHE	OVERHEAD UTILITY LINE
UGE	UNDERGROUND ELECTRIC LINE
UGT	UNDERGROUND TELEPHONE LINE
	FENCE
	CONCRETE PAVEMENT
	ASPHALT PAVEMENT

NOTES:

There are no buildings observed on the surveyed property.

The surveyed property does not appear to be in use as a dump, sump or sanitary landfill.

No visible evidence of current earth moving work, building construction or building additions were observed at the time of survey.

No wetland markings were observed at the time of survey.

There are no known proposed changes in street right-of-way lines.

No cemeteries or burial grounds were observed at the time of survey.

The property consists of Denton Central Appraisal District Nos. 57477, and 59158. The address of the property is 10367 Clear Creek Road, Sanger, TX 76266.

The surveyor did not abstract the surveyed property. This survey was performed with the use of a current title commitment, issued by First National Title Insurance Company, GF No. 24895.

All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.9998493926.

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48121C0185G, for Denton County, Texas and incorporated areas, dated April 18, 2011, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

NOTES ADDRESSING SCHEDULE B EXCEPTIONS:

(Pursuant to Commitment for Title Insurance, issued by First National Title Insurance Company, GF. No. 245895, effective date January 20,2025, issued February 04, 2025.)

1. The surveyed property is subject to the restrictive covenants contained in Private Ingress Egress Maintenance Agreement filed June 8, 2010, recorded under CC# 2010-55064, Real Property Records of Denton County, Texas.

10h. The surveyed property is a portion of the property described in instrument filed November 19, 1928, recorded in Volume 222, Page 130, Deed Records of Denton County, Texas. This survey does not provide a determination or opinion concerning the mineral estates and interests and all rights incident thereto in the above recorded document. Only the mineral estate's location relative to the surveyed property was determined by the surveyor. **(Noted as "Deleted" in commitment)**

10i. Undivided interest in Oil, Gas and other Minerals described in instrument filed July 13, 1945, recorded in Volume 315, Page 555, Deed Records of Denton County, Texas. **(Noted as "Deleted" in commitment)**

10j. Easement executed by HAZEN K. ARMSTONG, BILL JACK ARMSTRONG andW.C. KIMBROUGH to THE PANOLA COMPANY filed February 3, 1950, recorded in Volume 357, Page 516, Deed Records of Denton County, Texas. **(Affects the surveyed property. Blanket in nature)**

10k. Easement executed by HELEN KIMBROUGH HOLLINGSWORTH and R.F. HOLLINGSWORTH , her husband to DENTON COUNTY ELECTRIC COOPERATIVE, INC. filed December 5, 1953, recorded in Volume 403, Page 142, Deed Records of Denton County, Texas. **(Affects the surveyed property. Blanket in nature)**

10l. The surveyed property is a portion of the property described in instrument filed May 3, 1965, recorded in Volume 522, Page 592, Deed Records of Denton County, Texas. This survey does not provide a determination or opinion concerning the mineral estates and interests and all rights incident thereto in the above recorded document. Only the mineral estate's location relative to the surveyed property was determined by the surveyor. **(Noted as "Deleted" in commitment)**

10m. The surveyed property is a portion of the property described in instrument filed June 16, 1966, recorded in Volume 539, Page 61, Deed Records of Denton County, Texas. This survey does not provide a determination or opinion concerning the mineral estates and interests and all rights incident thereto in the above recorded document. Only the mineral estate's location relative to the surveyed property was determined by the surveyor. **(Noted as "Deleted" in commitment)**

10n. Ingess and Egress Easement conveyed by Robert Weldon Knight in Warranty Deed filed June 16, 1966, recorded in Volume 539, Page 48; Volume 539, Page 52; Volume 539, Page 55; Volume 539, Page 58; and Volume 539, Page 61, Deed Records of Denton County, Texas. **(Affects the surveyed property as shown)**

10o. Perpetual easement for ingress/egress reserved in Warranty Deed executed by Robert Weldon Knight to Albert J. Testa and wife, Joyce E. Testa filed June 16, 1966, recorded in Volume 539, Page 61, Deed Records of Denton County, Texas. **(Affects the surveyed property as shown)**

10p. Easement executed by H.R. Armstrong and wife, Mrs. Viola Armstrong to DENTON COUNTY ELECTRIC COOPERATIVE, INC. filed September 3, 1953, recorded in Volume 402, Page 24, Deed Records of Denton County, Texas. **(Affects the surveyed property. Blanket in nature)**

10q. Right of Way Easement executed by ALBERT J. TESTA and wife, JOYCE .E TESTA to BOLIVARWATER SUPPLY CORPORATION filed June 10, 1970, recorded in Volume 603, Page 175, Deed Records of Denton County, Texas. **(Affects the surveyed property. Not plottable as described)**

10r. Easement executed by AJ TESTA to WISE COUNTY TELEPHONE COMPANY filed November 19, 1982, recorded in Volume 1177, Page 119, Deed Records of Denton County, Texas. **(Affects the surveyed property as shown)**

10s. Designation, Platting and Naming of the Testa Ranch Road executed by ALBERT J. TESTA and RICHARD BECKWITH filed June 8, 1993, recorded under CC# 93-R0035645, Real Property Records of Denton County, Texas. **(Affects the surveyed property as shown)**

10t. Water Line Easement executed by ALBERT J. TESTA and wife, JOYCE E. TESTA to BOLIVAR WATER SUPPLY CORPORATION filed July 19, 1993, recorded under CC# 93-R0047833, Official Records of Denton County, Texas. **(Affects the surveyed property as shown)**

10u. Right of Way Easement executed by ALBERT J. TESTA and wife, JOYCE TESTA to UNITED TELEPHONE COMPANY OF TEXAS, INC. filed June 12, 2001, recorded in Volume 1055, Page 207, Official Records of Wise County, Texas. **(Affects the surveyed property as shown)**

10v. The surveyed property is subject to the terms, Conditions, Provisoins and Stipulations contained in Private Ingress Egress Maintenance Agreement by and between Albert J. Testa, Joyce E. Testa, Richard Beckwith, Jean A. Beckwith, Orena H. Herod, Joshua Gilbreath, Lori Gilbreath, Stephen F. Day, Nena Day, Mitchell Manning and Delisa Manning, Randall E. Woodruff and Teressa Woodruff, Sherri McCandless, Scott Schram and Marjan Schram filed June 8, 2010, under CC# 2010-55064, Official Records of Denton County, Texas.

10w. The surveyed property is a portion of the property described in the mineral lease granted by ALBERT J. TESTA and wife, JOYCE E. TESTA to EOG RESOURCES, INC. described in instrument filed November 29, 2011, recorded CC# 2011-113826, Official Records of Denton County, Texas. This survey does not provide a determination or opinion concerning the mineral estates and interests and all rights incident thereto in the above recorded document. Only the mineral estate's location relative to the surveyed property was determined by the surveyor

10x. Right of Way Easement executed by ALBERT TESTA & JOYCE TESTA to BOLIVAR W.S.C. filed May 20, 2015, under CC# 2015-54038, Official Records of Denton County, Texas. **(Affects the surveyed property as shown)**

10y. Electric LIne Easement and Right of Way executed by ALBERT J. TESTA and JOYCE TETA, jointly to DENTON COUNTY ELECTRIC COOPERATIVE, INC. filed January 19. 2022, under CC# 2022-9771, Official Records of Denton County, Texas. **(Affects the surveyed property as shown)**

10z. Easement executed by NORA E. FREEMAN to DENTON COUNTY ELECTRIC COOPERATIVE, INC. filed November 10, 1953, recorded in Volume 402, Page 479, Deed Records of Denton County, Texas. **(Does not affect subject tract)**

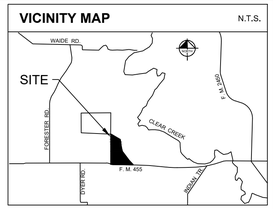
10aa. The surveyed property is not a portion of the property described in instrument filed September 21, 1967, recorded in Volume 556, Page 410, Deed Records of Denton County, Texas. This survey does not provide a determination or opinion concerning the mineral estates and interests and all rights incident thereto in the above recorded document. Only the mineral estate's location relative to the surveyed property was determined by the surveyor. **(Noted as "Deleted" in commitment)**

10bb. Easement Agreement executed by AL TESTA to ROBERTWELDON KNIGHT, Independent Executor of the Estate of Bessie Branch Forester filed October 31, 1972, recorded in Volume 658, Page 565, Deed Records of Denton County, Texas. **(Does not affect subject tract) (Noted as "Deleted" in commitment)**

10cc. The surveyed property is not a portion of the property described in the mineral lease granted by ALBERT J. TESTA and wife, JOYCE E. TESTA to EOG RESOURCES, INC. described in instrument filed October 28, 2011, recorded under CC# 2011-102732, Official Records of Denton County, Texas. This survey does not provide a determination or opinion concerning the mineral estates and interests and all rights incident thereto in the above recorded document. Only the mineral estate's location relative to the surveyed property was determined by the surveyor.

10dd. Easement awarded to ONCOR ELECTRIC DELIVERY COMPANY, LLC, in Final Judgment Case No. PR-2012-00137, filed February 14, 2014, under CC# 2014-13057, Official Records of Denton County, Texas. **(Affect subject tract as shown)**

VICINITY MAP N.T.S.



DESCRIPTION OF SURVEYED PROPERTY:

BEING a tract of land situated in the Mary Bradshaw Survey, Abstract No. 104, the B. B. B. & C. Railroad Company Survey, Abstract No 198, the Robert Howard Survey, Abstract No. 543, the Jose Maria Ruiz Survey, Abstract No. 1065, the William Reed Survey, Abstract No. 1072, the John C. Wilson Survey, Abstract No. 1564, and the J. F. Curtsinger Survey, Abstract No. 1685, Denton County, Texas, and being all of a called 1,600 square feet tract of land, described in a deed to Albert J. Testa, as recorded in Instrument No. 2012-10090 of the Official Records of Denton County, Texas, and a portion of Second Tract (called 105.686-acres), described in a deed to Albert J. Testa and wife, Joyce E. Testa, as recorded in Volume 539, Page 61 of the Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for the southeast corner of said Second Tract (called 105.686-acre tract), same being on the north right of way line of Chapman Road (F. M. 455), an 80' wide right of way;

THENCE North 89°05'54" West, along the south line of said Second Tract (called 105.686-acres) and the north right of way line of said Chapman Road (F. M. 455), a distance of 2,013.91 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for the beginning of a tangent curve to the right with a radius of 1,392.69 feet, a central angle of 08°29'31", and a chord bearing and distance of North 84°51'09" West, 206.22 feet;

THENCE in a westerly direction, continuing along the south line of said Second Tract (called 105.686-acre tract) and the north right of way line of said Chapman Road (F. M. 455), with said tangent curve to the right, an arc distance of 206.41 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for the southwest corner of said Second Tract (called 105.686-acres);

THENCE North 00°09'46" East, departing the north right of way line of said Chapman Road (F. M. 455), along the west line of said Second Tract (called 105.686-acres), a distance of 2,955.15 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for the southeast corner of aforesaid 1,600 square feet tract;

THENCE North 87°18'27" West, departing the west line of said Second Tract (called 105.686-acres), along the south line of said 1,600 square feet tract, a distance of 40.00 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for the southwest corner of said 1,600 square feet tract;

THENCE North 00°09'46" East, along the west line of said 1,600 square feet tract, a distance of 40.00 feet to a PK nail set for the northwest corner of said 1,600 square feet tract, same being on the south line of a called 136.384-acre tract of land, described in a deed to Albert J. Testa, as recorded in Volume 599, Page 182 of the Official Records of Denton County, Texas;

THENCE South 87°18'27" East, along the north line of said 1,600 square feet tract and the south line of said 136.384-acre tract a distance of 40.00 feet to a 1/2-inch iron rod found for the northeast corner of said 1,600 square feet tract and the southeast corner of a said 136.384-acre tract, same being on the west line of aforesaid Second Tract (called 105.686-acres);

THENCE North 00°09'46" East, along the east line of said 136.384-acre tract and the west line of said Second Tract (called 105.686-acres), a distance of 17.19 feet to a 1/2-inch iron rod found for the northwest corner of said Second Tract (called 105.686-acres);

THENCE South 68°02'48" East, departing the east line of said 136.384-acre tract and along the northeasterly line of said Second Tract (called 105.686-acres), a distance of 114.09 feet to a railroad spike set for corner;

THENCE South 59°35'34" East, continuing along the northeasterly line of said Second Tract (called 105.686-acres), a distance of 976.33 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for corner;

THENCE South 12°30'48" East, along an easterly line of said Second Tract (called 105.686-acres), a distance of 258.73 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for corner;

THENCE South 05°28'48" East, continuing along an easterly line of said Second Tract (called 105.686-acres), a distance of 222.59 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for corner;

THENCE South 10°05'48" East, along an easterly line of said Second Tract (called 105.686-acres), a distance of 517.45 feet to a brass disk found for the northwest corner of Lot 1R of Testa Ranch Estates, an Addition to Denton County, Texas, according to the Replat, recorded in Document No. 2022-76 of the Plat Records of Denton County, Texas;

THENCE South 16°43'07" East, along the westerly line of said Lot 1R, a distance of 211.30 feet to a 1/2-inch iron rod found for a corner;

THENCE South 36°44'07" East, continuing along the westerly line of said Lot 1R, a distance of 1,132.30 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for corner;

THENCE South 43°34'07" East, continuing along the westerly line of said Lot 1R, a distance of 425.60 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for corner;

THENCE South 23°44'04" East, continuing along the westerly line of said Lot 1R, a distance of 33.58 feet to a 5/8-inch iron rod found for the southwest corner of said Lot 1R;

THENCE South 89°48'07" East, along the south line of said Lot 1R, a distance of 49.41 feet to a 1/2-inch iron rod found for the southeast corner of said Lot 1R, same being on the east line of aforesaid Second Tract (called 105.686-acres);

THENCE South 00°11'52" East, along the east line of said Second Tract (called 105.686-acres), a distance of 93.03 feet to the **POINT OF BEGINNING** and containing 86.100 acres (3,750,503 square feet) of land, more or less.

SURVEYORS CERTIFICATION:

To: Orison Holdings, Albert J. Testa, and wife Joyce E. Testa, Al Testa, Title Resources, LLC, and First National Title Insurance Company:

This is to certify that this map or 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 1,3,4,8,9,13 and 16 of Table A thereof. The field work was completed on November 21, 2024.

2/10/25

Michael B. Marx
Registered Professional Land Surveyor No. 5181
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Ph. 972-335-3580
michael.marx@kimley-horn.com

STATE OF TEXAS REGISTERED MICHAEL B. MARX 5181 PROFESSIONAL LAND SURVEYOR

ALTA/NSPS LAND TITLE SURVEY
86.100 ACRES

MARY BRADSHAW SURVEY, ABSTRACT NO. 104, B. B. B. & C. RR. CO. SURVEY, ABSTRACT NO. 198, ROBERT HOWARD SURVEY, ABSTRACT NO. 543, JOSE MARIA RUIZ SURVEY, ABSTRACT NO. 1072, WILLIAM REED SURVEY, ABSTRACT NO. 1072, JOHN C. WILSON SURVEY, ABSTRACT NO. 1564, J. F. CURTSINGER SURVEY, ABSTRACT NO. 1685
DENTON COUNTY, TEXAS

No.	DATE	REVISION DESCRIPTION
3	2/10/25	Corrected call on drawing.
2	2/6/25	Revised tract boundaries at northwest area
1	2/5/25	Revised to reflect new commitment.

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 200'	MBM	KHA	Feb. 2025	063248016	1 OF 1

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DWG NAME: K:\FR_SURVEY\063248016-TESTA TRACT - DENTON\DWG\063248016 TESTA TRACT 86 ACRE LTS.DWG PLOTTED BY: MARX, MICHAEL 2/10/2025 4:33 PM LAST SAVED