FOR SALE

Custom Home, Pool, and Shop on 17.29 or 26.71 Acres

13101 Chisum Rd. Sanger, Texas



Located in an appealing country setting just west of Sanger, this high-quality acreage property features a striking Austin stone custom luxury home, an inground pool, a shop/barn, and fenced pastures on 26.7 acres.

Built in 2011 by Shadden Custom Homes, one of the area's premier luxury custom home builders, the home's single-story design with an upstairs bonus room offers a great floorplan with upgraded features providing a spacious, quality living environment. From the home's attractive stone exterior to its stylish interior, the character of the Oklahoma flagstone and hand scraped hardwood floors, the quality of top-of-the-line kitchen appliances, higher ceilings, oversized rooms, an outdoor living space with a pool, and the energy efficiencies exemplifies what a quality custom home should be.

Providing approximately 4,000 square feet of interior living space, the home's layout offers several living areas, including the main living room with an 18-foot vaulted, beamed ceiling and stone fireplace, three bedrooms, and 2-1/2 baths. There's a relaxing sitting area with a fireplace and an upstairs bonus room with four bunk-style beds inset into the side walls that the owner's grandchildren love. The kitchen is beautiful, opens to the living room, and includes a Wolf six-burner gas cooktop with griddle, Wolf double ovens, and a built-in Sub-Zero refrigerator. It is a chef's dream with lots of cabinet and preparation space, an island with a vegetable sink and breakfast bar, a huge walk-in pantry, and the dining room is big enough to accommodate a larger dining table. The home office has custom metal doors for privacy, hand-scraped hardwood floors, and a built-in bookcase along the back wall. The two-car garage is oversized, so there's ample space for maneuvering around parked vehicles and includes an extra work/hobby area.

With direct access from several rooms, there is a large covered patio with plenty of room to spread out and entertain. It includes a built-in gas grill, serving bar, a wood-burning stone fireplace with an inset for a TV, all overlooking an inground pool with spa. There is also an outdoor shower and an inground storm shelter.

The home is foam insulated, has zoned high-efficiency dual fuel HVAC systems, is on community water, aerobic septic, and has access to high-speed internet.

The shop is 36×60 with a 12-foot exterior covered extension on one side. There is a 14' tall x 12' wide overhead door on the front if you need the extra height for an RV or horse trailer and two 10 x 10 overhead doors at the back. There are also three horse stalls inside and a storage loft.

The land has some trees, is cross-fenced into three pastures, has a catch-pen for cattle, and has a loafing shed for shelter.

The property has a gated entrance and a concrete driveway with extra parking. It is located just off Fm2450 on a paved county road and about 6 miles from I-35 in Sanger.

LIST PRICE FOR THE 17.29 ACRE OPTION IS \$1,399,000 LIST PRICE FOR THE 26.71 ACRE OPTION IS \$1,599,000







Dutch and Cheryl Wiemeyer REALTORS® Direct/Text (940) 391-9092 Office (940) 365-4687 info@texasliving.com www.texasliving.com 8/15/22, 12:28 PM Matrix

13101 Chisum Road, Sanger, Texas 76266

MLS#: 20140877 N Active 13101 Chisum Road Sanger, TX 76266-2905 LP: \$1,399,000 Property Type: Residential SubType: Single Family **OLP:** \$1,399,000

Recent: 08/15/2022 : NEW



Also For Lease: N Lst \$/SqFt: \$349.75

Subdivision: Wm H Pea

County: **Lake Name:** Denton Country: United States Lse MLS#: Parcel ID: R77803 Plan Dvlpm:

Lot: Block: MultiPrcl: No MUD Dst: No

Legal: A1051A WM H. PEA, TR 5, 17.293 ACRES

Unexmpt Tx: \$7,705 Spcl Tax Auth: No

3 Tot Bth: Beds: 3 Liv Area:

Full Bath: Pool: Yes Fireplc: 3 2 Din Area: 1

> Half Bath: 1 **Adult Community:**

Smart Home App/Pwd: No

Appraisr:

SqFt:

Yr Built: 2011/Public Records/Preowned

4,000/See Remarks

Lot Dimen:

Subdivide?: Subdivided

HOA: None Access Unit: No

Hdcp Am: Garage: No Yes/2 Attch Gar: Yes Horses?: Yes Attached: # Carport: 0 Nο Acres: Cov Prk: 17.293 2 Gar Size: 27x28

HOA Co:

Unit Type: AccUnit SF:

School Information

School Dist: Sanger ISD **Elementary:** Middle: High: Chisolm Trail Sanger Sanger

Intermediate: Clear Creek

	Rooms						
Room	<u>Dimen / Lvl</u>	<u>Features</u>	Room	<u>Dimen / Lvl</u>	<u>Features</u>		
Living Room	29 x 22 / 1	Fireplace	Den	25 x 11 / 1	Fireplace		
Bonus Room	19 x 11 / 2		Office	18 x 13 / 1	Built-in Cabinets		
Kitchen	22 x 17 / 1	Breakfast Bar, Built-in Cabinets, Farm Sink, Kitchen Island, Natural Stone/Granite Type, Second Pantry, Second Sink,	Dining Room	18 x 13 / 1			

Refrigerator

Utility Room 9 x 7 / 1 Built-in Cabinets, Separate Utility **Master Bedrm** 22 x 17 / 1

Walk-in Pantry, Water Line to

Room, Sink in Utility

Master Bathrm $21 \times 9 / 1$ Built-in Cabinets, Double Shower, Bedroom 14 x 12 / 1

> Dual Sinks, Ensuite Bath, Garden Tub, Natural Stone/Granite Type,

Separate Shower

Bedroom 14 x 12 / 1 **Full Bath** 12 x 10 / 1 Built-in Cabinets, Ensuite Bath,

Natural Stone/Granite Type, Separate Shower, Separate

Ensuite Bath, Walk-in Closet(s)

Vanities

Half Bath / 1 Granite/Granite Type Countertop

General Information

Housing Type: Single Detached Fireplace Type: Den, Gas, Gas Logs, Gas Starter, Glass Doors,

Living Room, Masonry, Outside, Propane, Stone,

Wood Burning

Style of House: Traditional Flooring: Carpet, Ceramic Tile, Hardwood, Stone, Wood

Lot Size/Acres: Levels: 10 to < 50 Acres

Alarm/Security: Burglar, Security System Owned, Smoke Detector(s)

Type of Fence: Barbed Wire, Cross Fenced, Gate, Perimeter, Soil: Clay, Other

Heating: Cooling: Central, Heat Pump, Propane, Zoned Ceiling Fan(s), Central Air, Zoned

Accessible Ft: Roof:

Matrix 8/15/22, 12:28 PM

Shingle

Construction: Rock/Stone Patio/Porch: Foundation: Slab **Special Notes:**

Basement: **Listing Terms:** Cash, Conventional No

Possession: Other

Features

Appliances: Built-in Refrigerator, Dishwasher, Disposal, Electric Oven, Gas Cooktop, Microwave, Oven-Convection, Oven-Double,

Warming Drawer

Interior Feat: Built-in Features, Flat Screen Wiring, Granite Counters, High Speed Internet Available, Kitchen Island, Open

Floorplan, Pantry, Sound System Wiring, Vaulted Ceiling(s), Walk-In Closet(s)

Exterior Feat: Attached Grill, Covered Patio/Porch, Gas Grill, Rain Gutters, Lighting, Outdoor Shower, RV/Boat Parking, Storm Cellar

Park/Garage: Concrete, Driveway, Garage Door Opener, Garage Faces Rear, Gated, Workshop in Garage

Pool Features: Gunite, Heated, In Ground, Pool/Spa Combo

Street/Utilities: Aerobic Septic, Asphalt, Co-op Electric, Co-op Water, Individual Water Meter, Outside City Limits, Overhead Utilities,

Propane, Unincorporated, No City Services

Lot Description: Acreage, Few Trees, Level, Pasture, Sprinkler System

Other Structures: Corral(s), Shed(s), Workshop w/Electric

Restrictions: No Known Restriction(s)

Easements: Utilities

Showing: 24 Hour Notice, ShowingTime-CSS, No Lock Box

Remarks

Property Description: This high-quality acreage property is located in an appealing country setting and features a stone luxury custom home, pool, 36x60 shop with 14ft overhead door, and fenced pastures. Built by Shadden Custom Homes, all the rooms are on the main level except for an upstairs bonus room. The living room has a vaulted ceiling & stone fireplace, there's a relaxing sitting area with a fireplace, & the upstairs bonus room has 4 built-in bunk-style beds the owner's grandkids love. The kitchen is a home chef's dream with Wolf & Sub-Zero appliances, & the home office is private. The bedrooms are all oversized and connect directly to full baths. The home's stylish interior is enhanced with granite counters, Oklahoma flagstone & hand scraped hardwood floors, excellent window space, and higher ceilings. Across the back of the home is a large, covered patio with a built-in gas grill, serving bar, stone fireplace, & an inground pool with a spa. The property has a gated entrance and a concrete driveway.

Excludes: Fuel tank, Concrete feed troughs, Portable dog pen and panels.

Public Driving Directions: Private Rmks: Fm455 west from I-35 in Sanger, North on Fm2450, West on Chisum. GPS is accurate

Square footage representation is approximate and is based on the DCAD records showing 3715 plus the addition of the bonus room that adds about 300 additional square feet. The actual square footage has not been verified by the seller,

broker, or listing agents. Please see TRANSACTION DESK for additional information and offer instructions.

Financial Information

Bal: Payment: Loan Type: Treat As Clear Orig Date: Lender: Pmt Type: 2nd Mortg: No

Agent/Office Information -

SUB: 0 - % CDOM: 1 **DOM:** 1 **LD:** 08/14/2022 **XD:** 11/11/2022

BAC: 3 - % VAR: Yes

List Type: Exclusive Right To Sell

Brk Lic: 0449245 List Off: **KELLER WILLIAMS REALTY (KWRH05AU) 940-365-7600** LO Fax: 940-365-7601

LO Addr: 806 S. Hwy 377 Aubrey, 76227 LO Email: homes@texasliving.com

DUTCH WIEMEYER (0453705) 940-391-9092 List Agt: LA Cell: 940-391-9092 LA Fax:

LA Othr: LA Email: dutchandcheryl@texasliving.com LA/LA2 Texting: Yes/Yes

List Agt 2: CHERYL WIEMEYER (0453706) 940-391-9090 LA2 Email: cherylanddutch@texasliving.com

LA Website: www.texasliving.com LO Sprvs: Tori Wilson (0620330) 940-484-9411

Off Web: www.kwaubrey.com

Showing Information -Call: Owner Name: Scott Appt: 817-858-0055 ShowingTime - CSS

Keybox #: **Keybox Type:** 9999999 None

Standard/Individual Seller Type: Show Instr:

PRIOR DAYS NOTICE REQUIRED. Listing agent to meet.

Occupancy: Owner **Open House:**

Consent for Visitors to Record: Video

Prepared By: DUTCH WIEMEYER KELLER WILLIAMS REALTY on 08/15/2022 12:28

Information Deemed Reliable, but not Guaranteed. Copyright: 2022 NTREIS.

8/15/22, 12:30 PM Matrix

13101 Chisum Road, Sanger, Texas 76266

MLS#: 20140472 N Active 13101 Chisum Road Sanger, TX 76266-2905 LP: \$1,599,000

SubType: Single Family Property Type: Residential

4,000/See Remarks

2011/Public Records/Preowned

Lst \$/SqFt: \$399.75 Also For Lease: N

Subdivision: Wm H Pea

County: Denton Lake Name: Country: **United States** Lse MLS#: Parcel ID: Plan Dvlpm: R77803

Parcel ID 2: R470527

Lot: Block: MultiPrcl: Yes MUD Dst: No

Legal: A1051A WM H. PEA, TR 5, 17.293 ACRES

Unexmpt Tx: \$7,705 Spcl Tax Auth: No

Beds: 3 Tot Bth: 3 Liv Area: 3

Fireplc: 3 Full Bath: 2 Din Area: 1 Pool: Yes

> Half Bath: 1 **Adult Community:**

Smart Home App/Pwd: No

Hdcp Am: No Garage: Yes/2 Attch Gar: Yes Horses?: Yes Attached: # Carport: 0 Nο Acres: Cov Prk: 26.715

HOA Dues: AccUnit SF:

Unit Type:

School Information

Sanger ISD **Elementary:** Chisolm Trail Middle: Sanger High: Sanger

Intermediate: Clear Creek

None

SqFt:

HOA:

Yr Built:

Lot Dimen:

School Dist:

Subdivide?: Yes

Access Unit: No

Rooms

Dimen / Lvl Dimen / Lvl Room **Features** Room **Features Living Room** 29 x 22 / 1 Fireplace Den 25 x 11 / 1 **Fireplace Bonus Room** 19 x 11 / 2 Office 18 x 13 / 1 **Built-in Cabinets**

Kitchen **Dining Room** 22 x 17 / 1 Breakfast Bar, Built-in Cabinets, 18 x 13 / 1

> Farm Sink, Kitchen Island, Natural Stone/Granite Type, Second Pantry, Second Sink, Walk-in Pantry, Water Line to

Refrigerator

Utility Room $9 \times 7 / 1$ Built-in Cabinets, Separate Utility Master Bedrm 22 x 17 / 1

Room, Sink in Utility

Built-in Cabinets, Double Shower, Bedroom Master Bathrm 21 x 9 / 1 14 x 12 / 1

> Dual Sinks, Ensuite Bath, Garden Tub, Natural Stone/Granite Type,

Separate Shower

12 x 10 / 1 14 x 12 / 1 **Full Bath Bedroom** Built-in Cabinets, Ensuite Bath,

> Natural Stone/Granite Type, Separate Shower, Separate

Ensuite Bath, Walk-in Closet(s)

Vanities

Half Bath Granite/Granite Type Countertop / 1

General Information

Housing Type: Single Detached Fireplace Type: Den, Gas, Gas Logs, Gas Starter, Glass Doors,

Living Room, Masonry, Outside, Propane, Stone,

Wood Burning

Style of House: Flooring: Traditional Carpet, Ceramic Tile, Hardwood, Stone, Wood Lot Size/Acres:

10 to < 50 Acres Levels: 1.5

Alarm/Security: Burglar, Security System Owned, Smoke Detector(s)

Type of Fence: Barbed Wire, Cross Fenced, Gate, Perimeter, Soil: Clay, Other

Ceiling Fan(s), Central Air, Zoned

Heating: Central, Heat Pump, Propane, Zoned

Roof: Shingle Construction: Rock/Stone Foundation: Slab

Cooling: Accessible Ft: Patio/Porch: **Special Notes:** 8/15/22, 12:30 PM Matrix

Basement: Listing Terms: No Cash, Conventional

Possession: Other

Features

Appliances: Built-in Refrigerator, Dishwasher, Disposal, Electric Oven, Gas Cooktop, Microwave, Oven-Convection, Oven-Double,

Laundry Feat: Dryer - Electric Hookup, In Utility Room, W/D - Full Size W/D Area, Washer Hookup

Interior Feat: Built-in Features, Flat Screen Wiring, Granite Counters, High Speed Internet Available, Kitchen Island, Open

Floorplan, Pantry, Sound System Wiring, Vaulted Ceiling(s), Walk-In Closet(s)

Exterior Feat: Attached Grill, Covered Patio/Porch, Gas Grill, Rain Gutters, Lighting, Outdoor Shower, RV/Boat Parking, Storm Cellar

Park/Garage: Concrete, Driveway, Garage Door Opener, Garage Faces Rear, Gated, Workshop in Garage

Pool Features: Gunite, Heated, In Ground, Pool/Spa Combo

Street/Utilities: Aerobic Septic, Asphalt, Co-op Electric, Co-op Water, Individual Water Meter, Outside City Limits, Overhead Utilities,

Propane, Unincorporated, No City Services

Lot Description: Acreage, Few Trees, Level, Pasture, Sprinkler System

Other Structures: Corral(s), Shed(s), Workshop w/Electric

Restrictions: No Known Restriction(s) Easements: Utilities

Showing: 24 Hour Notice, ShowingTime-CSS, No Lock Box

Remarks

Property Description: This high-quality acreage property is located in an appealing country setting and features a stone luxury custom home, pool, 36x60 shop with 14ft overhead door, and fenced pastures. Built by Shadden Custom Homes, all the rooms are on the main level except for an upstairs bonus room. The living room has a vaulted ceiling & stone fireplace, there's a relaxing sitting area with a fireplace, & the upstairs bonus room has 4 built-in bunk-style beds the owner's grandkids love. The kitchen is a home chef's dream with Wolf & Sub-Zero appliances, & the home office is private. The bedrooms are all oversized and connect directly to full baths. The home's stylish interior is enhanced with granite counters, Oklahoma flagstone & hand scraped hardwood floors, excellent window space, and higher ceilings. Across the back of the home is a large, covered patio with a built-in gas grill, serving bar, stone fireplace, & an inground pool with a spa. The property has a gated entrance and a concrete driveway.

Public Driving

Fm455 west from I-35 in Sanger, North on Fm2450, West on Chisum. GPS is accurate

Directions:

Agent/Office Information

Lst Ofc: KELLER WILLIAMS REALTY

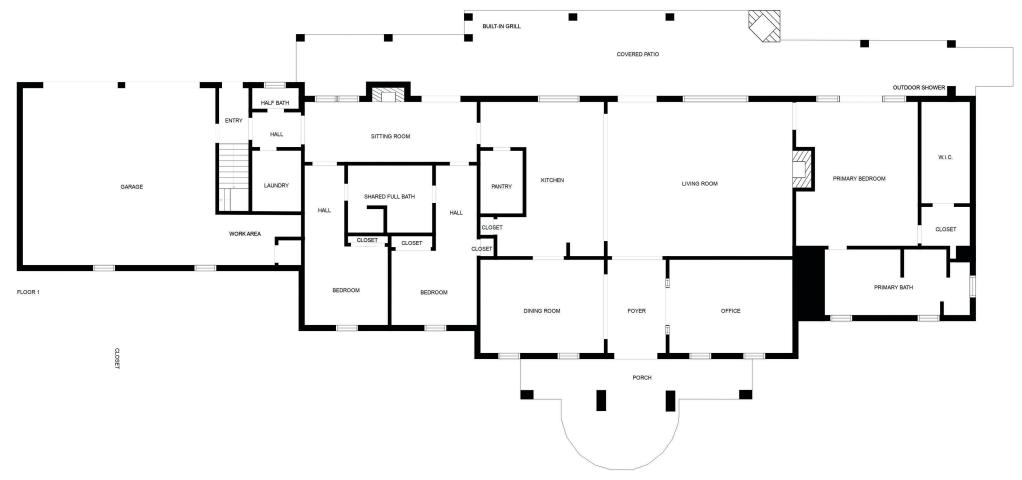
Lst Agt: DUTCH WIEMEYER

Prepared By: DUTCH WIEMEYER KELLER WILLIAMS REALTY on 08/15/2022 12:30

Information Deemed Reliable, but not Guaranteed. Copyright: 2022 NTREIS.



FLOOR 2



DENTON COUNTY, TEXAS DEBRA SUE KUTSKY AND SPOUSE, JAMES A. KUTSKY CALLED 19.02 ACRES DOC. NO. 2009-34406 O.R.D.C.T. (S 88'30'40" E 1420.82' BY DEED) N 89'48'48" E 1421.97' "MAG" SPIKE (TYP.) 19" W 824.51" 1 825.03' BY DEED) 1 ROBERT E. MONTGOMERY A SPOUSE, DELORES A. MONTG CALLED 67.193 ACRES DOC. NO. 96-R007022C D.R.D.C.T. 36.3' X 48.1' METAL SHOP BY DEED) 812.03 26.715 ACRES 1,163,684 SQ. FT. DD. SEE DETAIL: ELEC.-STORM SHELTER 41.8' **S 00'18'29"** 02'00'47" W B A/C UNIT **AEROBIC** MORRIS RAY FEATHERSTON AND 1 STORY STONE ,e ZS ONITS MELODY D. FEATHERSTON, **CO-TRUSTEES OF THE** RESIDENCE 40.4 OU.G. PROPANE 10' COSERV ESMT INST. NO. 2011–106290-O.R.D.C.T. FEATHERSTON LIVING TRUST CALLED 26.712 ACRES INST. NO. 129175 (S O.R.D.C.T. STONE PILLAR (TYP.) POWER POLE-(TYP.) DETAIL N.T.S. FIBER OPTIC-MRKR (TYP.) N 89'41'02" W 1422.33'-(N 87'59'13" W BY DEED) SONS ROAD CHISUM ROAD 옻 18" C.M.P.-(22' GRAVEL ROAD) (TYP.) (20' ASPHALT ROAD)

LEGEND

PROPERTY LINE

EASEMENT LINE

ADJOINING PROPERTY LINE

CHAIN LINK FENCE

WOOD FENCE

BARBED WIRE FENCE

OVERHEAD UTILITIES

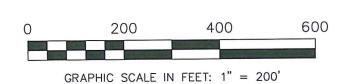
E = CAPPED IRON ROD SET

MARKED "PLS INC"

E.M. = ELECTRIC METER

W = WATER METER

LEGEND IS TYPICAL. NOT ALL ITEMS IN LEGEND APPEAR IN DRAWING.



8 PL5

1200 S. WOODROW LANE, SUITE 200 DENTON, TX 76205 PHONE 940-808-1191 FAX 940-808-1195

PIPELINE LAND

SERVICES, INC.

DRAWN BY:	DLS							
CHECKED BY:	DLJ							
DATE:	9/18/19							
SHEET:	1 OF 2							
SCALE:	AS SHOWN							

THE COMPLETE LAND TITLE SURVEY SHOWN HEREON COMPRISES 2 PAGES AND "PAGE 2" ACCOMPANIES AND IS ATTACHED HERETO BY THIS REFERENCE.

LAND TITLE SURVEY

13101 CHISUM ROAD

26.715 ACRES W. PEA SURVEY, A.-1015 J. FLORES SURVEY, A.-415 DENTON COUNTY, TEXAS

13101 CHISUM ROAD

Z:\2019\Freedom Title\13101 Chisum Road\Plat\13101 Chisum Road.dwg, 9/18/2019 10:42:40 AM

PROPERTY DESCRIPTION

Being a tract of land situated in the W. Pea Survey, Abstract No. 1015, and the J. Flores Survey, Abstract No. 415, Denton County, Texas and being all of a called 26.712 acre tract of land described in Deed to Morris Ray Featherston and Melody D. Featherston, Co-Trustees of the Featherston Living Trust as recorded in Instrument No. 129175, Official Records, Denton County, Texas and being more particularly described

BEGINNING at a 1/2 inch iron rod found in Chisum Road (a public road) for the Southeast corner of said Featherston tract and the Southwest corner of a called 67.193 acre tract of land described in Deed to Robert E. Montgomery and Delores A. Montgomery as recorded in Document No. 96—R0070220, Deed Records, Denton County, Texas;

THENCE North 89 degrees 41 minutes 02 seconds West, with the South line of said Featherston tract, along said Chisum road, a distance of 1,422.33 feet to a steel pin found for the Southwest corner of said Featherston tract;

THENCE North 00 degrees 20 minutes 13 seconds East, with the West line of said Featherston tract, continuing along said Chisum Road, a distance of 812.03 feet to a "Mag" spike set in said Chisum Road for the Northwest corner of said Featherston tract and the Westerly Southwest corner of a called 19.02 acre tract of land described in Deed to Debra Sue Kutsky and James A. Kutsky as recorded in Document No. 2009—34406, said Official Records:

THENCE North 89 degrees 48 minutes 48 seconds East, with the North line of said Featherston tract and the South line of said Kutsky tract, along or near a fence, a distance of 1,421.97 feet to a 1/2 inch capped iron rod found for the Northeast corner of said Featherston tract and the Northwest corner of said Montgomery tract;

THENCE South 00 degrees 18 minutes 29 seconds West, with the East line of said Featherston tract and the West line of said Montgomery tract, a distance of 824.51 feet to the **POINT OF BEGINNING** and containing, within the metes and bounds herein recited, 26.715 acres of land, more or less.

TITLE REPORT NOTE

THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A CURRENT TITLE REPORT AS PROVIDED BY TITLE RESOURCES GUARANTY COMPANY, REFERENCED BY GF NO. 19049097ND-VS AND BEARING AN EFFECTIVE DATE OF AUGUST 7, 2019.

SCHEDULE B ITEMS

- 1.) THE SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO THE DENTON COUNTY ELECTRIC COOPERATIVE, INC. (D/B/A COSERV ELECTRIC) RIGHT-OF-WAY AND ELECTRIC LINE EASEMENT RECORDED IN COUNTY CLERK'S DOCUMENT NO. 2011-106290, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (Schedule B, Item 10g) (SHOWN)
- 2.) THE SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO THE BOLIVAR W.S.C. 20 FOOT RIGHT-OF-WAY AND WATER LINE EASEMENT RECORDED IN COUNTY CLERK'S FILE NO. 2011-111580, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (Schedule B, Item 10h) (BLANKET EASEMENT)

FLOOD NOTE

THE PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN A DESIGNATED ZONE X AND DOES NOT APPEAR TO BE LOCATED IN A 100 OR 500 YEAR FLOOD AREA AS PLOTTED ON COMMUNITY PANEL # 480774 0045 G OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE OR FLOOD HAZARD BOUNDARY MAP BEARING A REVISED EFFECTIVE DATE OF APRIL 18, 2011.

GENERAL NOTES

- 1. ALL BEARINGS CONTAINED HEREIN ARE BASED ON THE TEXAS STATE PLANE COORDINATES SYSTEM, NAD 83, NORTH CENTRAL ZONE (4202), DERIVED FROM GPS OBSERVATION AND DERIVED FROM AN ON-THE-GROUND SURVEY CONDUCTED ON SEPTEMBER 16, 2019.
- 2. ALL MONUMENTS SHOWN AS FOUND HEREON WERE CONTROLLING MONUMENTS USED IN THE FINAL BOUNDARY RESOLUTION AS SHOWN.
- 3. THIS SURVEY MAY OR MAY NOT COMPLY WITH CITY AND/OR COUNTY PLATTING REGULATIONS.

SURVEYOR'S CERTIFICATION

This is to certify that, under my personal supervision, a careful survey was made on the ground of the property shown hereon. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM. The plat hereon is a careful representation of the subject property as determined by an on—the—ground survey, the lines and dimensions of said property being as indicated by the plat; the size, location and type of buildings and improvements being as shown, the improvements being within the boundary of the property, setback from property lines the distance indicated and that the distance from the nearest intersecting street or road being as shown on said plat. EXCEPT AS SHOWN THERE ARE NO VISIBLE INTRUSIONS OR PROTRUSIONS APPARENT ON THE GROUND.

DANIEL L. JACKSON REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5577

FIRM REGISTRATION NO. 10129300

SEPTEMBER 18, 2019



DRAWN BY:

DATE.

SHEET

SCALE:

CHECKED BY:

THE COMPLETE LAND TITLE SURVEY SHOWN HEREON COMPRISES 2 PAGES AND "PAGE 1" ACCOMPANIES AND IS ATTACHED HERETO BY THIS REFERENCE.

LAND TITLE SURVEY

13101 CHISUM ROAD

DLS
DLJ
DLJ
9/18/19
2 OF 2

26.715 ACRES
W. PEA SURVEY, A.-1015
J. FLORES SURVEY, A.-415
DENTON COUNTY, TEXAS

13101 CHISUM ROAD

AS SHOWN



1200 S. WOODROW LANE, SUITE 200 DENTON, TX 76205 PHONE 940-808-1191 FAX 940-808-1195





--- Road / Trail

Fence

Boundary

| Boundary 25.55 ac

SOIL CODE	SOIL DESCRIPTION		%	СРІ	NCCPI	CAP
75	Somervell gravelly loam, 1 to 5 percent slopes		60.94	0	24	6s
67	Sanger clay, 1 to 3 percent slopes		37.26	0	43	3e
1	Aledo association, undulating		1.8	0	16	6s
TOTALS		25.55(*)	100%	-	30.94	4.88

^(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



Grazing Cultivation

- (c) climatic limitations (e) susceptibility to erosion
- (s) soil limitations within the rooting zone (w) excess of water