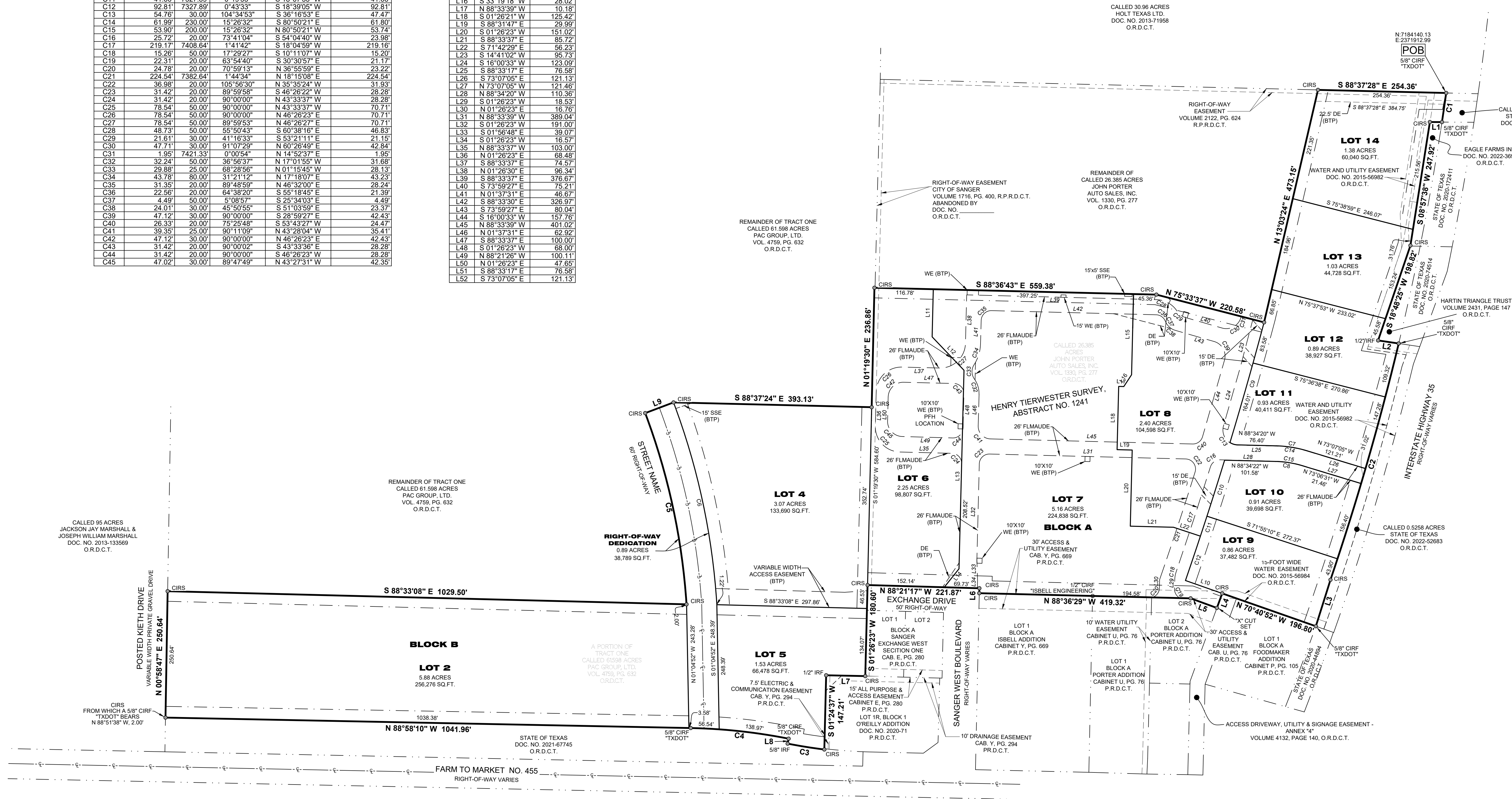


CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING
C5	389.35'	1322.70'	16°51'56"	N 12°11'50" W
C6	410.48'	1382.70'	17°00'34"	N 12°07'31" W
C7	62.22'	230.50'	15°27'54"	N 80°51'02" W
C8	53.85'	199.50'	15°27'57"	N 80°51'03" W
C9	247.58'	7336.13'	1°56'01"	N 15°50'52" E
C10	116.44'	7327.89'	0°54'38"	S 17°30'28" W
C11	41.66'	7327.89'	0°19'33"	S 18°07'33" W
C12	92.81'	7327.89'	0°43'33"	S 18°39'05" W
C13	54.76'	30.00'	104°34'53"	S 36°16'53" E
C14	61.99'	230.00'	15°26'32"	S 80°50'21" E
C15	53.90'	200.00'	15°26'32"	N 80°50'21" W
C16	25.72'	20.00'	73°41'04"	S 54°04'40" W
C17	219.17'	7408.64'	1°41'42"	S 18°04'59" W
C18	15.26'	50.00'	17°29'27"	S 10°11'07" W
C19	22.31'	20.00'	63°54'40"	S 30°30'57" E
C20	24.78'	20.00'	70°59'13"	N 36°55'59" E
C21	224.54'	7382.64'	1°44'34"	N 18°15'08" E
C22	36.98'	20.00'	105°56'30"	N 35°35'24" W
C23	31.42'	20.00'	89°59'58"	S 46°26'22" W
C24	31.42'	20.00'	90°00'00"	N 43°33'37" W
C25	78.54'	50.00'	90°00'00"	N 43°33'37" W
C26	78.54'	50.00'	90°00'00"	N 46°26'23" E
C27	78.54'	50.00'	89°59'53"	N 46°26'27" E
C28	48.73'	50.00'	55°50'43"	S 60°38'16" E
C29	21.61'	30.00'	41°16'33"	S 53°21'11" E
C30	47.71'	30.00'	91°07'29"	N 60°26'49" E
C31	1.95'	7421.33'	0°00'54"	N 14°52'37" E
C32	32.24'	50.00'	36°56'37"	N 17°01'55" W
C33	29.88'	25.00'	68°28'56"	N 01°15'45" W
C34	43.78'	80.00'	31°21'12"	N 17°18'07" E
C35	31.35'	20.00'	89°48'59"	N 46°32'00" E
C36	22.56'	20.00'	64°38'20"	S 55°18'45" E
C37	4.49'	50.00'	5°08'57"	S 25°34'03" E
C38	24.01'	30.00'	45°50'55"	S 51°03'59" E
C39	47.12'	30.00'	90°00'00"	S 28°59'27" E
C40	26.33'	20.00'	75°25'48"	S 53°43'27" W
C41	39.35'	25.00'	90°11'09"	N 43°28'04" W
C42	47.12'	30.00'	90°00'00"	N 46°26'23" E
C43	31.42'	20.00'	90°00'02"	S 43°33'36" E
C44	31.42'	20.00'	90°00'00"	S 46°26'23" W
C45	47.02'	30.00'	89°47'49"	N 43°27'31" W

LINE TABLE		
LINE	BEARING	DISTANCE
L9	N 69°22'12" E	60.00'
L10	S 70°40'38" E	77.27'
L11	S 01°23'17" W	94.48'
L12	S 43°36'43" E	91.59'
L13	S 01°26'23" W	393.72'
L14	S 38°40'01" W	46.89'
L15	S 01°23'17" W	160.03'
L16	S 33°19'18" W	28.02'
L17	N 88°33'39" W	10.18'
L18	S 01°26'21" W	125.42'
L19	S 88°31'47" E	29.99'
L20	S 01°26'23" W	151.02'
L21	S 88°33'37" E	85.72'
L22	S 71°42'29" E	56.23'
L23	S 14°41'02" W	95.73'
L24	S 16°00'33" W	123.09'
L25	S 88°33'17" E	76.58'
L26	S 73°07'05" E	121.13'
L27	N 73°07'05" W	121.46'
L28	N 88°34'20" W	110.36'
L29	S 01°26'23" W	18.53'
L30	N 01°26'23" E	16.76'
L31	N 88°33'39" W	389.04'
L32	S 01°26'23" W	191.00'
L33	S 01°56'48" E	39.07'
L34	S 01°26'23" W	16.57'
L35	N 88°33'37" W	103.00'
L36	N 01°26'23" E	68.48'
L37	S 88°33'37" E	74.57'
L38	N 01°26'30" E	96.34'
L39	S 88°33'37" E	376.67'
L40	S 73°59'27" E	75.21'
L41	N 01°37'31" E	46.67'
L42	S 88°33'30" E	326.97'
L43	S 73°59'27" E	80.04'
L44	S 16°00'33" W	157.76'
L45	N 88°33'39" W	401.02'
L46	N 01°37'31" E	62.92'
L47	S 88°33'37" E	100.00'
L48	S 01°26'23" W	68.00'
L49	N 88°21'28" W	100.11'
L50	N 01°26'23" E	47.65'
L51	S 88°33'17" E	76.58'
L52	S 73°07'05" E	121.13'



LEGEND	
PG.	= PAGE
VOL.	= VOLUME
CAB.	= CABINET
POB	= POINT OF BEGINNING
IRF	= IRON ROD FOUND
CIRF	= CAPPED IRON ROD FOUND
CIRS	= 1/2" IRON ROD SET W/GREEN PLASTIC CAP STAMPED "EAGLE SURVEYING" SET
DOC. NO.	= DOCUMENT NUMBER
P.R.D.C.T.	= PLAT RECORDS, DENTON COUNTY, TEXAS
O.R.D.C.T.	= OFFICIAL RECORDS, DENTON COUNTY, TEXAS
FLMAUDE	= FIRE LANE, MUTUAL ACCESS DRAINAGE & UTILITY EASEMENT
WE	= WATER EASEMENT
DE	= DRAINAGE EASEMENT
(BTP)	= BY THIS PLAT

FINAL PLAT
**BELZ ROAD RETAIL
ADDITION, PHASE I**
LOTS 4-14, BLOCK A
LOTS 2, BLOCK B
27.18 ACRES
0.89 ACRES - RIGHT-OF-WAY DEDICATION

HENRY TIERWESTER SURVEY, ABSTRACT No. 1241
CITY OF SANGER, DENTON COUNTY, TEXAS

SURVEYOR
Eagle Surveying, LLC
222 S. Elm Street, Suite: 200
Denton, TX 76201
(940) 222-3009

ENGINEER
Claymore Engineering, Inc.
1903 Central Drive, Suite: 406
Bedford, TX 76021

OWNER
John Porter Autos Sales, Inc.
PO Box 178
Sanger, TX 76266

OWNER
Pac Group, Ltd.
PO Box 877
Sanger, TX 76266

Project	2108.092
Date	05/10/20204
Drafter	TAR



EAGLE SURVEYING, LLC
222 S. Elm Street, Suite: 200
Denton, TX 76201
(940) 222-3009
TX Firm #10194177

GENERAL NOTES

- 1.) The purpose of this plat is to create twelve lots of record, dedicate easements, and dedicate right-of-way.
- 2.) This property is shown in **Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated April 18, 2011 and is located in Community Number 480786 as shown on Map Number 48121C0210G. The location of the Flood Zone is approximate, no vertical datum was collected at the time of the survey. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.
- 3.) The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTK Network. North American Datum of 1983 (Adjustment Realization 2011).
- 4.) Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
- 5.) All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- 6.) The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTK Network. North American Datum of 1983 (Adjustment Realization 2011).
- 7.) The elevations shown on this plat are based on GPS observations utilizing the AllTerra RTK Network. North American Vertical Datum of 1988, (Geoid 12A).
- 8.) Building setbacks will be 20' from all lot lines.
- 9.) Lot to lot drainage shall not be allowed.

CERTIFICATE OF SURVEYOR	
STATE OF TEXAS COUNTY OF DENTON	§ §
<p>I, MATTHEW RAABE, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Sanger, Denton County, Texas.</p>	
PRELIMINARY	
<p style="text-align: center;">this document shall not be recorded for any purpose and shall not be used in view or relied upon as a final survey document</p>	
<hr style="border: 0.5px solid black;"/> <p>Matthew Raabe, R.P.L.S. # 6402</p>	
<hr style="border: 0.5px solid black;"/> <p>Date</p>	
STATE OF TEXAS COUNTY OF TARRANT	§ §
<p>BEFORE ME, the undersigned authority, on this day personally appeared MATTHEW RAABE, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.</p>	
<p>GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2024.</p>	
<hr style="border: 0.5px solid black;"/>	
<p>Notary Public in and for the State of Texas</p>	

STATE OF TEXAS
COUNTY OF DENTON

§
§

WHEREAS, **JOHN PORTER AUTO SALES, INC.**, and **PAC GROUP, LTD.**, are the owner of 27.18 acres out of the Henry Tierwester Survey, Abstract Number 1241, situated in the City of Sanger, Denton County, Texas, being a portion of a called 26.385 acre tract of land conveyed to John Porter Auto Sales, Inc. by Warranty Deed of record in Volume 277 of the Official Records of Denton County, Texas, also being a portion of a called 61.598 acre tract of land conveyed to Pac Group, LTD., by Warranty Deed of record in Volume 4759, Page 632 of said Official Records, and being more particularly described by metes and bounds, as follows:

BEGINNING, at a 5/8" iron rod with cap stamped "TXDOT" found in the West right-of-way line of Interstate Highway 35, being in the South line of a called 30.96 acre tract of land conveyed to Lhti Texas LTD. by deed of record in Document Number 2013-71958 of said Official Records, being the common North line of said 26.385 acre tract, being the Northwest corner of a called 0.0832 acre tract of land conveyed to State of Texas by deed of record in Document Number 2022-52683 of said Official Records, also being the beginning of a non-tangent curve to the right;

THENCE, along the West right-of-way line of Interstate Highway 35, being the common West line of said 0.0832 acre tract, along said non-tangent curve to the right, having a radius of 5310.00 feet, a chord bearing of S08°15'52"W, a chord length of 58.33 feet, a delta angle of 0°0'37"46", an arc length of 58.33 feet to the end of said curve to a 5/8" iron rod with cap stamped "TXDOT" found in the East line of said 26.385 acre tract, being the Southwest corner of said 0.0832 acre tract, also being the Northeast corner of a tract of land conveyed to Eagle Farms Inc. by deed of record in Document Number 2022-3692 of said Official Records;

THENCE, along the North and West lines of said Eagle Farms Inc. tract, being the common East line of said 26.385 acre tract, the following two (2) courses and distances:

1. N89°38'41"W, a distance of 23.94 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
2. S08°57'38"W, a distance of 247.92 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Southwest corner of said Eagle Farms Inc. tract, also being the Northwest corner of a tract of land conveyed to Martin Triangle Trust by deed of record in Volume 2431, Page 147 of said Official Records;

THENCE, along the West and South lines of said Martin Triangle Trust tract, being the common East line of said 26.385 acre tract, the following two (2) courses and distances:

1. S18°48'25"W, a distance of 198.82 feet to a 1/2" iron rod found;
2. S81°33'29"E, a distance of 41.31 feet 5/8" iron rod with cap stamped "TXDOT" found in the West right-of-way line of Interstate Highway 35, being the Northwest corner of a called 0.5258 acre tract, also being the beginning of a non-tangent curve to the right;

THENCE, along the West right-of-way line of Interstate Highway 35, being the common West line of said 0.5258 acre tract, the following two (2) courses and distances:

1. Along said non-tangent curve to the right, having a radius of 5310.00 feet, a chord bearing of S16°06'35"W, a chord length of 487.75 feet, a delta angle of 0°15'55", an arc length of 487.92 feet to the end of said curve to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
2. S17°29'05"W, a distance of 96.51 feet to a 5/8" iron rod with cap stamped "TXDOT" found at the Southwest corner of said 0.5258 acre tract, being in the North line of Lot 1, Block A of Foodmaker Addition, a subdivision of record in Cabinet P, Page 105 of the Plat Records of Denton County, Texas;

THENCE, N70°40'25"W, in part the North line of said Lot 1, Block A of Foodmaker Addition, also being in part the North line of an Access Driveway, Utility and Signage Easement (Annex "4") of record in Volume 4132, Page 140 of said Official Records, a distance of 196.80 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;

THENCE, S20°05'13"W, along the West line of said Annex "4", a distance of 30.70 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Northeast corner of Lot 2, Block A of Porter Addition, a subdivision of record in Cabinet U, Page 76 of said Plat Records;

THENCE, N69°54'47"W, along the North line of said Lot 2, Block A of Porter Addition. a distance of 55.48 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;

THENCE, N88°36'22"W, in part along the North line of said Lot 2, Block A of Porter Addition, in part along the North line of Lot 1, Block A of said Porter Addition, also being in part the North line of Lot 1, Block A of Isbell Addition, a subdivision of record in Cabinet Y, Page 669 of said plat Records, a distance of 419.32 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the East right-of-way line of Sanger West Boulevard (a variable width right-of-way), being the Northwest corner of said Lot 1, Block A of Isbell Addition;

THENCE, N01°13'52"E, along the East right-of-way line of Sanger West Boulevard, a distance of 9.80 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the intersection of the East right-of-way line of Sanger West Boulevard and the North right-of-way line of Exchange Drive (a 50 foot right-of-way);

THENCE, N88°21°17"W, along the North right-of-way line of Exchange Drive, a distance of 221.87 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the East line of said 61.598 acre tract;

THENCE, S01°26'23"W, along the East line of said 61.598 acre tract, being in part along the West right-of-way line of Exchange Drive, being in part along the West line of Lot 1, Block A of Sanger Exchange West, Section One, a subdivision of record in Cabinet E, Page 280 of said Plat Records, a distance of 180.60 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the North line of Lot 1R, Block 1 of O'Reilly Addition, being the Southwest corner of said Lot 1, Block A of Sanger Exchange West Section One;

THENCE, N88°48'42"W, along the North line of said Lot 1R, a distance of 77.60 feet to a 1/2" iron rod found;

THENCE, S01°24'37"W, along the West line of said Lot 1R, a distance of 147.21 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the North right-of-way line of Farm to Market 455, also being the North line of a tract of land conveyed to State of Texas by deed of record in Document Number 2021-67745 of said Official Records, being the Southwest corner of said Lot 1R, also being the beginning of a non-tangent curve to the right;

THENCE, along the North right-of-way line of Farm to Market 455, being the North line of said State of Texas tract, the following four (4) courses and distances:

1. Along said non-tangent curve to the right, having a radius of 982.00 feet, a chord bearing of N80°53'47"W, a chord length of 73.68 feet, a delta angle of 04°1'75", an arc length of 73.69 feet to the end of said curve to a 5/8" iron rod found;
2. N11°15'13"E, a distance of 10.00 feet to a 5/8" iron rod with cap stamped "TXDOT" found at the beginning of a non-tangent curve to the left;
3. Along said non-tangent curve to the left, having a radius of 1108.00 feet, a chord bearing of N83°48'12"W, a chord length of 195.34 feet, a delta angle of 10°06'52", an arc length of 195.59 feet to the point of tangency of said curve to a 5/8" iron rod with cap stamped "TXDOT" found;
4. N88°51°38"W, a distance of 1041.96 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the West line of said 61.598 acre tract, being the East line of a called 95 acre tract of land conveyed to Jackson Jay Marshall and Joseph William Marshall by deed of record in Document Number 2013-133569 of said Official Records, being the Northwest corner of said State of Texas tract, from which a 5/8" iron rod with cap stamped "TXDOT" found bears N88°51°38"W, a distance of 2.00 feet;

THENCE, N00°58'47"E, along the East line of said 95 acre tract, being the common West line of said 61.598 acre tract, a distance of 250.64 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;

THENCE, over and across said 61.598 acre tract and said 26.385 acre tracts along the irregular North line hereof, the following eight (8) courses and distances:

1. S88°33'08"E, a distance of 1029.50 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the beginning of a non-tangent curve to the left;
2. Along said non-tangent curve to the left, having a radius of 1322.70 feet, a chord bearing of N12°11'50"W, a chord length of 387.94 feet, a delta angle of 16°51'56", an arc length of 389.35 feet to the end of said curve to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
3. N69°22'12"E, a distance of 60.00 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
4. S88°37'24"E, a distance of 393.13 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
5. N01°19'30"E, a distance of 236.86 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
6. S88°36'43"E, a distance of 559.38 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
7. S75°33'37"E, a distance of 220.58 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
8. N13°03'24"E, a distance of 473.15 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the North line of said 26.385 acre tract, also being the South line of said 30.96 acre tract;

THENCE, S88°37'28"E, along the South line of said 30.96 acre tract, being the common North line of said 26.385 acre tract, a distance of 254.36 feet to the **POINT OF BEGINNING** and containing an area of 27.18 Acres, or (1,184,042 Square Feet) of land, more or less.

STATE OF TEXAS \$
COUNTY OF DENTON \$

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, JOHN PORTER AUTO SALES, INC., does hereby adopt this plat, designating herein described property as **BELZ ROAD RETAIL ADDITION, PHASE I**, an addition to the City of Sanger, Denton County, Texas, and does hereby dedicate to public use forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the drainage and utility easements as shown. Said drainage and utility easements being hereby reserved for the mutual use and accommodation of all public utilities desiring to use same. All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the drainage and utility easement and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said drainage and utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone.

OWNER: JOHN PORTER AUTO SALES, INC.

BY: _____ Date _____

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Notary Public in and for the State of Texas

THAT, **PAC GROUP, LTD.**, does hereby adopt this plat, designating herein described property as **BELZ ROAD RETAIL ADDITION, PHASE 1**, in accordance to the City of Sanger, Denton County, Texas, and does hereby dedicate to public use forever all streets, alleys, parks, watercourses, drains, easements and public places shown or reserved for the purpose and consideration therein expressed. No buildings, fences, trees, shrubs or other improvements or structures shall be constructed or placed on the property so as to interfere with the use of the property for the purpose of public utility easements being hereby reserved for the mutual use and accommodation of all public utilities desiring to use same. All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the drainage and utility easement and all public utility shall have the right to ingress and egress to or from and upon the said drainage and utility easements for the purpose of the laying out, constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone.

BY: _____ Date _____

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Notary Public in and for the State of Texas

APPROVED AND ACCEPTED	
CITY OF SANGER DENTON COUNTY, TEXAS	
<div style="border-bottom: 1px solid black; height: 1.2em; margin-bottom: 5px;"></div> Thomas Muir Mayor, City of Sanger, Texas	<div style="border-bottom: 1px solid black; height: 1.2em; margin-bottom: 5px;"></div> Date
ATTEST:	
<div style="border-bottom: 1px solid black; height: 1.2em; margin-bottom: 5px;"></div> Cheryl Price, City Secretary City of Sanger, Tx	<div style="border-bottom: 1px solid black; height: 1.2em; margin-bottom: 5px;"></div> Date

HENRY TIERWESTER SURVEY, ABSTRACT No. 1241
CITY OF SANGER, DENTON COUNTY, TEXAS