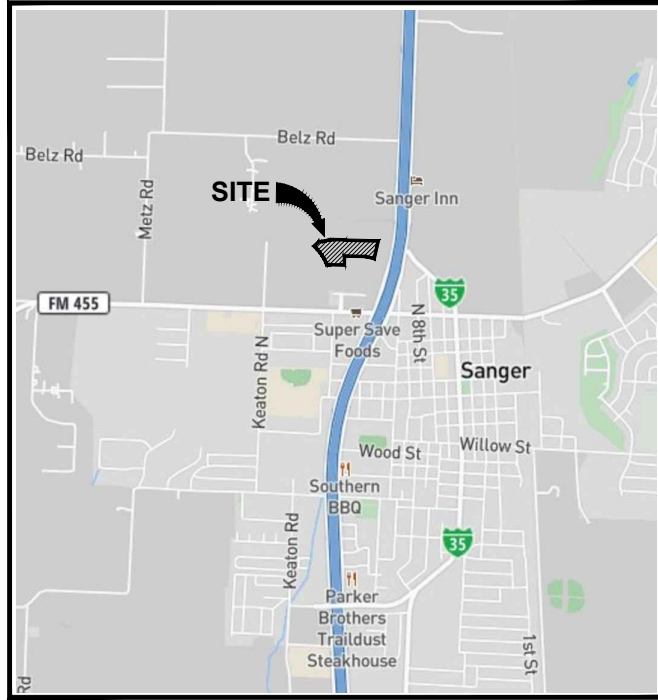


VICINITY MAP

NOT TO SCALE



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 69°22'12" W	60.00'
L2	N 45°19'00" W	19.43'
L3	S 64°19'30" E	23.62'
L4	N 45°19'00" W	17.56'
L5	N 56°29'20" E	93.79'
L6	N 76°16'44" E	99.36'
L7	N 83°52'36" E	121.83'
L8	S 88°37'28" E	759.89'
L9	S 01°22'32" W	260.87'
L10	S 88°37'28" E	63.98'
L11	S 78°16'02" E	125.61'
L12	N 78°16'02" W	119.64'
L13	N 88°37'28" W	649.70'
L14	S 01°20'03" W	155.70'
L15	N 88°31'02" W	95.65'
L16	S 56°29'20" W	94.53'
L17	N 76°16'44" E	88.62'
L18	N 83°52'36" E	121.04'
L19	S 88°37'28" E	753.50'
L20	S 01°22'33" W	254.87'
L21	N 88°37'27" W	507.54'
L22	S 01°22'32" W	155.58'
L23	N 88°47'42" W	85.25'
L24	N 71°22'32" E	7.16'
L25	N 18°37'28" W	26.00'
L26	S 71°22'32" W	29.81'
L27	N 38°51'11" W	99.23'
L28	N 42°40'29" W	109.16'
L29	N 44°41'06" E	18.60'
L30	N 76°16'48" E	158.58'
L31	N 83°52'36" E	124.28'
L32	S 88°37'24" E	32.87'

LINE TABLE		
LINE	BEARING	DISTANCE
L33	S 59°16'54" E	29.87'
L34	S 88°30'31" E	17.12'
L35	N 56°27'04" E	25.62'
L36	S 88°37'24" E	233.66'
L37	S 42°31'14" E	19.94'
L38	S 88°30'31" E	16.27'
L39	N 55°51'30" E	24.79'
L40	S 88°37'24" E	246.26'
L41	S 51°50'00" E	24.61'
L42	S 88°30'31" E	23.33'
L43	S 01°19'59" W	258.63'
L44	S 87°49'39" W	76.76'
L45	S 02°10'21" W	10.00'
L46	N 87°49'39" W	80.29'
L47	S 56°52'32" W	27.38'
L48	N 88°37'24" W	229.23'
L49	N 32°15'01" W	17.34'
L50	N 88°37'28" E	12.72'
L51	S 55°13'28" W	24.22'
L52	N 88°37'24" W	161.27'
L53	S 64°55'18" W	42.46'
L54	S 01°22'32" W	19.04'
L55	N 88°37'28" W	24.41'
L56	N 55°26'11" W	103.18'
L57	S 67°10'28" W	78.28'
L58	S 29°20'45" E	6.97'
L59	S 25°09'41" W	76.28'
L60	S 22°30'27" E	179.93'
L61	S 67°29'33" W	10.00'
L62	N 22°30'27" W	184.35'
L63	N 25°09'41" E	75.55'
L64	N 29°20'45" W	33.97'

LINE TABLE		
LINE	BEARING	DISTANCE
L65	N 28°23'02" W	21.94'
L66	N 65°07'05" W	114.33'
L67	N 38°51'11" W	97.23'
L68	N 42°40'29" W	99.95'
L69	N 44°41'06" E	6.23'
L70	N 76°16'48" E	155.08'
L71	N 83°52'36" E	122.96'
L72	S 88°37'24" E	29.60'
L73	S 59°16'54" E	29.88'
L74	S 88°30'31" E	22.88'
L75	N 56°27'04" E	25.64'
L76	S 88°37'24" E	226.25'
L77	S 42°31'14" E	19.93'
L78	S 88°30'31" E	23.73'
L79	N 55°51'30" E	24.80'
L80	S 88°37'24" W	239.74'
L81	S 51°50'00" E	24.60'
L82	S 88°30'31" E	16.67'
L83	S 01°19'59" W	250.81'
L84	S 56°52'32" W	23.47'
L85	N 88°37'24" W	220.77'
L86	N 32°15'01" W	17.41'
L87	N 88°37'28" W	21.35'
L88	S 55°13'28" W	24.16'
L89	N 88°37'24" W	160.35'
L90	S 64°55'18" W	51.02'
L91	S 01°22'32" W	15.23'
L92	N 88°37'28" W	11.43'
L93	N 55°26'11" W	105.67'
L94	S 67°10'28" W	84.90'
L95	N 29°20'45" W	22.00'
L96	N 65°07'05" W	115.32'

LINE TABLE		
LINE	BEARING	DISTANCE
L97	N 71°06'36" E	97.10'
L98	N 08°37'47" E	46.40'
L99	N 08°37'47" E	22.32'
L100	N 20°55'49" W	31.72'
L101	N 20°55'49" W	21.91'
L102	N 71°06'36" E	58.53'
L103	S 88°37'28" E	56.42'
L104	S 75°37'53" E	93.64'
L105	N 12°25'30" E	76.52'
L106	N 78°15'29" W	62.50'
L107	N 01°22'32" E	306.56'
L108	S 88°37'28" E	293.13'
L109	N 54°51'19" E	22.00'
L110	S 88°37'28" E	12.60'
L111	S 54°51'19" W	25.21'
L112	S 88°37'28" E	51.42'
L113	N 41°31'28" W	27.66'
L114	N 17°01'19" E	16.41'
L115	N 22°07'49" W	48.38'
L116	N 11°49'45" E	28.07'
L117	N 78°15'29" W	138.22'
L118	N 12°25'30" E	71.66'
L119	N 88°37'28" W	43.20'
L120	S 61°12'08" W	45.87'
L121	N 37°52'14" W	93.93'
L122	N 37°52'14" W	92.74'
L123	N 88°37'28" W	271.91'
L124	S 61°12'08" W	32.73'
L125	S 01°22'32" W	36.60'

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING
C1	595.33'	1322.70'	25°47'17"	N 33°31'27" W
C2	268.88'	922.95'	18°41'32"	N 79°47'50" E
C3	120.72'	608.75'	11°21'45"	N 85°21'24" E
C4	621.75'	1382.70'	25°45'50"	N 33°30'43" W
C5	48.47'	30.00'	92°34'48"	N 10°11'56" E
C6	158.79'	1220.10'	7°27'24"	N 39°49'10" W
C7	104.57'	50.00'	119°49'36"	N 16°21'56" E
C8	6.63'	50.00'	7°35'52"	N 80°04'40" E
C9	6.54'	50.00'	7°29'56"	N 87°37'34" E
C10	78.54'	50.00'	90°00'00"	S 43°37'28" E
C11	47.12'	30.00'	90°00'00"	S 43°37'28" E
C12	4.70'	26.00'	10°21'26"	S 83°26'45" E
C13	45.85'	30.00'	87°33'59"	N 57°56'58" E
C14	371.37'	7421.33'	2°52'02"	N 12°43'58" E
C15	408.41'	7428.53'	3°09'00"	S 12°50'22" W
C16	4.62'	7421.30'	0°02'08"	N 14°51'06" E
C17	48.75'	30.00'	93°06'04"	N 31°43'00" W
C18	3.62'	20.00'	10°21'26"	N 83°26'45" W
C19	47.15'	30.00'	90°02'28"	S 46°21'18" W
C20	78.67'	50.00'	90°08'55"	S 49°24'31" W
C21	60.92'	50.00'	69°48'19"	N 53°36'53" W
C22	281.89'	1220.10'	13°14'16"	S 12°19'52" W
C23	47.94'	30.00'	91°33'41"	N 77°43'50" W
C24	62.48'	30.00'	119°19'54"	N 16°36'47" E
C25	3.98'	30.00'	7°35'52"	N 80°04'40" E
C26	3.93'	30.00'	7°29'56"	N 87°37'34" E
C27	47.12'	30.00'	90°00'01"	S 43°37'27" E
C28	47.12'	30.00'	89°59'59"	S 46°22'33" W
C29	78.54'	50.00'	90°00'01"	S 46°22'32" W
C30	47.03'	30.00'	89°49'46"	S 46°17'25" W
C31	36.59'	30.00'	89°52'48"	N 53°51'19" W
C32	269.76'	1257.71'	12°17'21"	N 25°03'37" W
C33	53.71'	30.00'	102°34'49"	N 20°05'07" E
C34	38.40'	30.00'	73°19'51"	N 71°57'33" W
C35	169.67'	1252.92'	7°45'33"	N 39°10'23" W

GENERAL NOTES

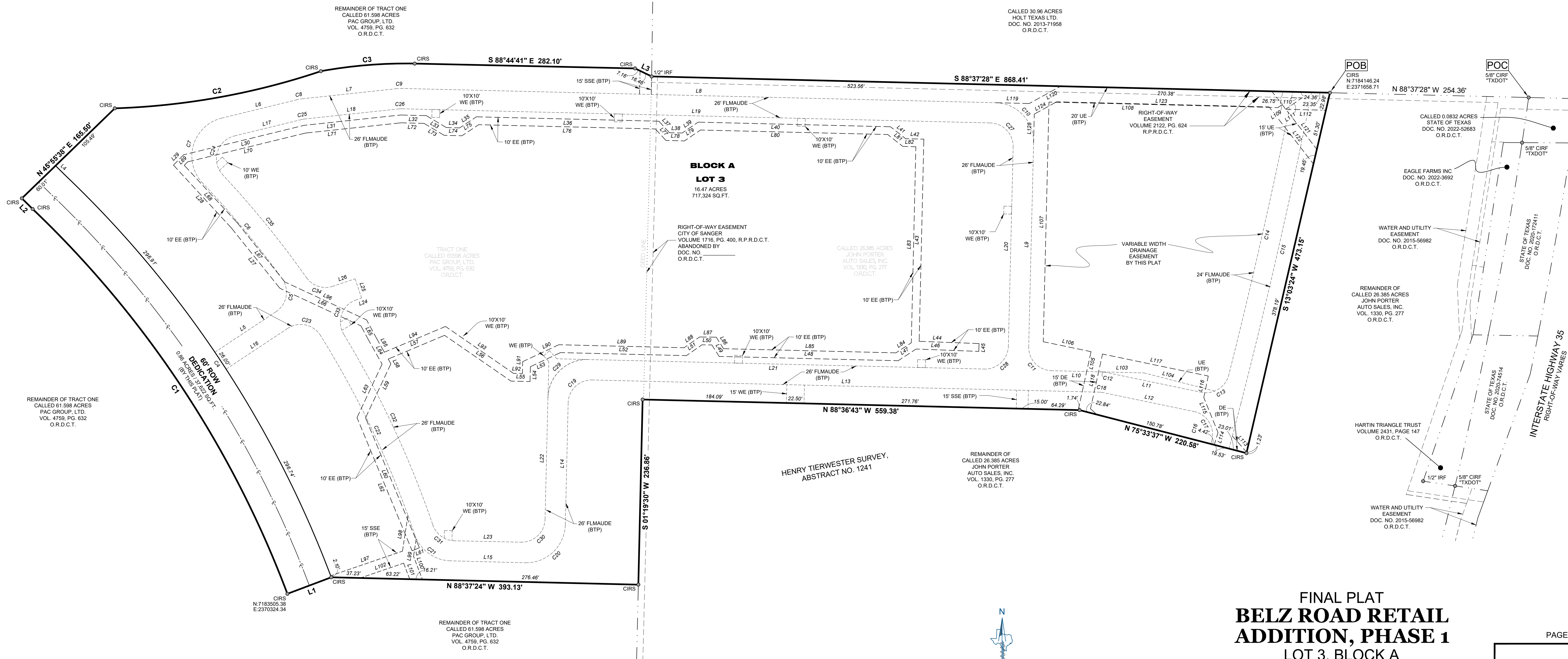
- The purpose of this plat is to create one lot of record.
- This property is located in **Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated April 18, 2011 and is located in Community Number 480786 as shown on Map Number 48121C0210G. The location of the Flood Zone is approximate, no vertical datum was collected at the time of the survey. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.
- The bearings and grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTK Network. North American Datum of 1983 (Adjustment Realization 2011) Texas North Central Zone 4202.
- 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. Building setbacks will be 20' from all lot lines.
- Lot to lot drainage shall not be allowed.
- All lots comply with the minimum size requirements of the zoning district.
- This property may be subject to charges related to impact fees and the applicant should contact the city regarding any applicable fees due.
- All common areas, drainage easements, and detention facilities will be owned and maintained by the HOA/property owner. Any common area within the city's right-of-way will require a facilities agreement, to be reviewed and approved by the city.
- This plat does not alter or remove existing deed restriction, if any, on this property.

LEGEND

PG. = PAGE
VOL. = VOLUME
CAB. = CABINET
POB = POINT OF BEGINNING
IRF = IRON ROD FOUND
CIRF = CAPPED IRON ROD FOUND
1/2" IRON ROD SET W/GREEN
CIRS = 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
UE = UTILITY EASEMENT
EE = ELECTRIC EASEMENT
(BTP) = BY THIS PLAT



OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, **JOHN PORTER AUTO SALES, INC.** and **PAC GROUP, LTD.**, are the owners of a 17.33 acre tract or parcel of land situated in the Henry Tierwester Survey, Abstract Number 1241 in Denton County, Texas and being all of a called 26.385 acre tract of land conveyed to John Porter Auto Sales, Inc. by Warranty Deed of record in Volume 1330, Page 277 of the Official Records of Denton County, Texas, and all 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 the Official Records of Denton County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8" iron rod with plastic cap satmped "TXDOT" found in the West right-of-way line of Interstate 35E (right-of-way width varies) and the South line of a called 30.96 acre tract of land conveyed to Holt Texas LTD by Warranty Deed of record in Document Number 2013-71958 of the Official Records of Denton County, Texas, being the Northeast corner of a called 0.0832 acre tract conveyed to the State of Texas by Judgement of Court in Absence of Objection of record in Document Number 2022-52683 of the Official Records of Denton County, Texas;

THENCE, N88°37'28"W, 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 a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the **POINT OF BEGINNING**;

THENCE, over and across said 26.385 acre tract and said 61.598 acre tract, the following thirteen (13) courses and distances:

- S 13°03'24" W a distance of 473.15' to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- N 75°33'37" W a distance of 220.58' to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- N 88°36'43" W a distance of 559.38' to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- S 01°19'30" W a distance of 236.86' to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- N 88°37'24" W a distance of 393.13' to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- S 69°22'12" W a distance of 60.00' to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- With a curve turning to the left with an arc length of 595.33', with a radius of 1322.70', with a chord bearing of N 33°31'27" W, with a chord length of 590.32',thence with a curve to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- N 45°19'00" W a distance of 19.43' to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- N 45°55'38" E a distance of 165.50' to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- With a curve turning to the left with an arc length of 268.88', with a radius of 922.95', with a chord bearing of N 79°47'50" E, with a chord length of 267.93',thence with a curve to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- With a reverse curve turning to the right with an arc length of 120.72', with a radius of 608.75', with a chord bearing of N 85°21'24" E, with a chord length of 120.52',thence with a reverse curve to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- S 88°44'41" E a distance of 282.10' to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- S 64°19'30" E a distance of 23.62' to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Southwest corner of said 30.96 acre tract,

THENCE, S 88°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 868.41' to the point of beginning, and containing 17.33 acres or 754,946 square feet, more or less.

SATE OF TEXAS §
COUNTY OF DENTON §

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **JOHN PORTER AUTO SALES, INC.**, and **PAC GROUP, LTD.** acting herein by and through it duly authorized office, does hereby adopt this plat designating the hereinabove described property as **BELZ ROAD RETAIL ADDITION, PHASE 1, LOT 3, BLOCK A**, an addition to the City of Sanger, Texas, and does hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, fire lanes, drive aisles, parks, and watercourses, and to the public use forever easements for sidewalks, storm drainage facilities, utilities, and any other property necessary to serve the plat and to implement the requirements of the subdivision regulations and other City codes and do hereby bind ourselves, our heirs, successors and assigns to warrant and to forever defend the title on the land so dedicated. Further, the undersigned covenants and agrees that he/she shall maintain all easements and facilities in a state of good repair and functional condition at all times in accordance with City codes and regulations. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be installed, if approved by the City of Sanger. The City of Sanger and public entities shall have the right to access and maintain all respective easements without the necessity at any time of procuring permission from anyone.

OWNER: **JOHN PORTER AUTO SALES, INC.**

BY: _____
Date _____

STATE OF TEXAS §
COUNTY OF _____ §

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.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2024.

Notary Public in and for the State of Texas

OWNER: **PAC GROUP, LTD**

BY: _____
Date _____

STATE OF TEXAS §
COUNTY OF _____ §

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.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2024.

Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat is true and correct and 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.

PRELIMINARY

this document shall not be recorded
for any purpose and shall not be
used or viewed or relied upon as a
final survey document

Matthew Raabe, R.P.L.S. # 6402

Date

STATE OF TEXAS §
COUNTY OF TARRANT §

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.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2024.

Notary Public in and for the State of Texas

APPROVED AND ACCEPTED

CITY OF SANGER
DENTON COUNTY, TEXAS

Thomas Muir
Mayor, City of Sanger, Texas

Date

ATTEST:

Cheryl Price, City Secretary
City of Sanger, Tx

Date

FINAL PLAT
**BELZ ROAD RETAIL
ADDITION, PHASE 1**
LOT 3, BLOCK A

17.33 ACRES
0.86 ACRES - RIGHT-OF-WAY DEDICATION

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

Project 2108.092-XX	 EAGLE SURVEYING, LLC 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009 TX Firm #10194177
Date 07/15/2024	
Drafter BE	

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

ENGINEER
Claymoore 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