

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

DRAIN EASEMENT DEDICATION

STATE OF TEXAS

§

§

CITY OF SANGER

COUNTY OF DENTON

§

This plat is hereby adopted by the Owner(s) and approved by the City of Sanger ("City") subject to the following conditions which shall be binding upon the Owner(s), their heirs, grantees, successors and assigns:

The area or areas shown on the plat as "Drainage Easement" shall remain accessible at all times and shall be maintained by Owner(s) of the lot or lots that are traversed by, or adjacent to the Drainage and Detention Easement. The City will not be responsible for the maintenance and operation of the drainage facilities within the Drainage Easement or for any damage to private property or person that results from conditions within the Drainage Easement. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type within the Drainage and Detention Easement, unless approved by the City. Each property owner shall keep the portion Drainage and Detention Easement traversing or adjacent to their property clean and free of debris, silt, and any materials which would result in unsanitary conditions or obstruct the flow of water. The City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner. The City shall not be held liable for any damages of any nature resulting from failure of facilities within the Drainage and Detention Easement. The City shall have the right to enter upon the Drainage and Detention Easement at any

point, or points, to investigate, survey, construct and maintain any drainage facility deemed necessary for drainage purposes. The minimum finished floor elevation for each lot shall be as shown on the plat.

Executed in Denton County, Texas, on this the _____ day of _____, 2023.

Grantor:

STATE OF TEXAS §
 §
COUNTY OF DENTON §

BEFORE ME, a Notary Public, on this day personally appeared _____, known to me to be the person or persons whose name or names are subscribed to the foregoing instrument and acknowledged to me that he/she or they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2023.

(SEAL)

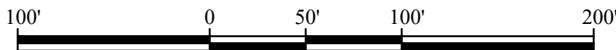
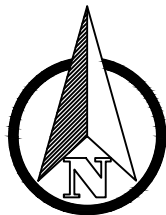
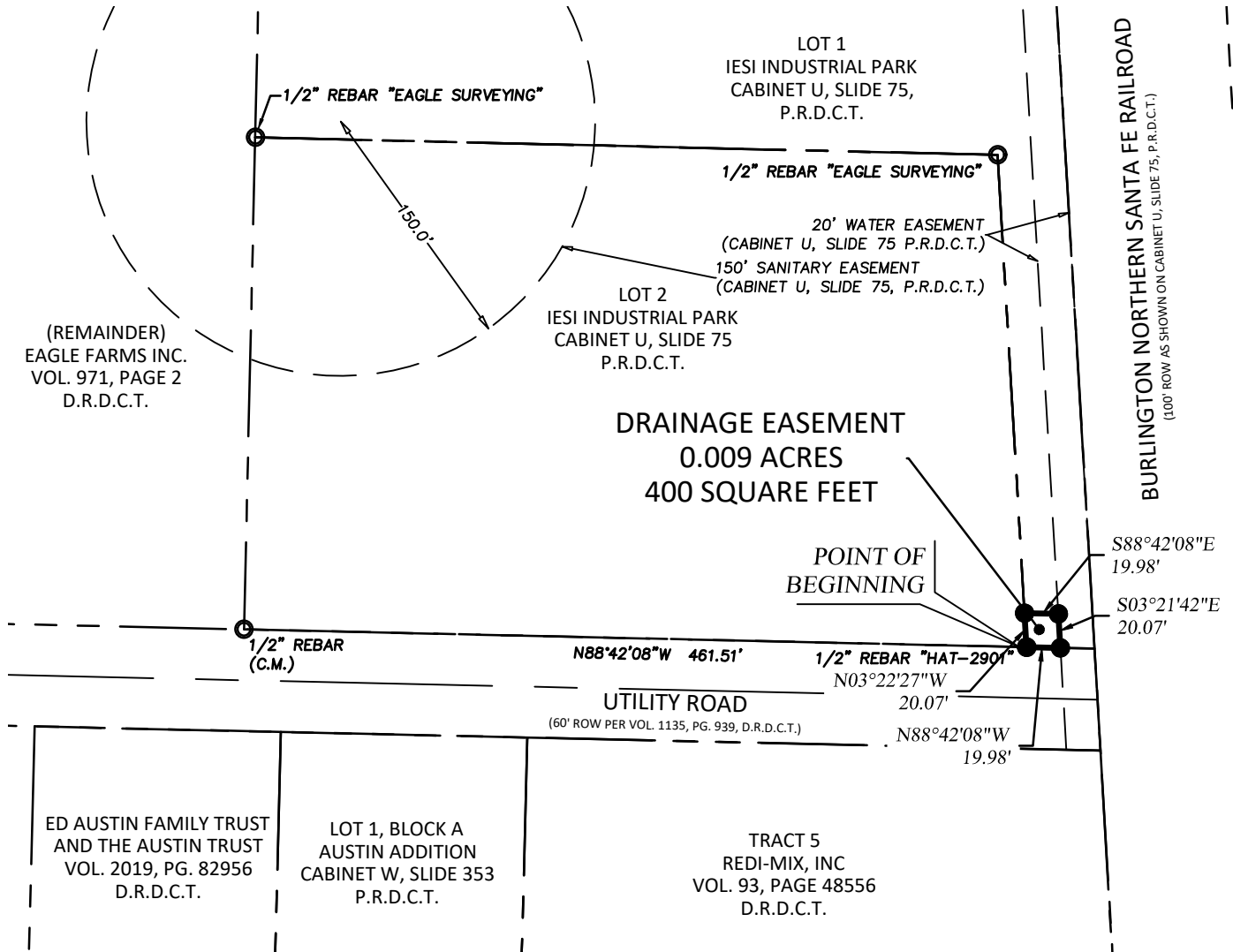
A NOTARY PUBLIC, State of Texas
My commission expires the _____ day of _____, _____.

LEGEND OF ABBREVIATIONS

- D.R.D.C.T. DEED RECORDS, DENTON COUNTY, TEXAS
- P.R.D.C.T. PLAT RECORDS, DENTON COUNTY, TEXAS
- DOC. NO. DOCUMENT NUMBER
- C.M. CONTROLLING MONUMENT
- SQ. FT. SQUARE FEET
- ROW RIGHT OF WAY
- CRS CAPPED REBAR SET

NOTE:

Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), with a combined scale factor of 1.00015063.



SCALE: 1" = 100'



5200 State Highway 121
Colleyville, TX 76034
Phone: 817-488-4960

EXHIBIT " _ "
400 SQUARE FEET
PORTION OF LOT 1
IESI INDUSTRIAL PARK
CITY OF SANGER
DENTON COUNTY, TEXAS

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400 SQUARE FEET
PORTION OF LOT 1
IESI INDUSTRIAL PARK
CITY OF SANGER
DENTON COUNTY, TEXAS

PROPERTY DESCRIPTION

BEING a portion of Lot 1 of IESI Industrial Park, an addition in the City of Sanger, Denton County, Texas, according to the plat recorded under Cabinet U, Slide 75, Plat Records of Denton County, Texas, the subject tract being more particularly described by metes and bounds as follows (bearings are based on State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83)):

BEGINNING at 1/2 inch rebar with cap stamped "HAT-2901" found at the southwest corner of said Lot 1, same being the southeast corner of Lot 2, in said IESI Industrial Park, from which a 1/2 inch rebar found at the southwest corner of said Lot 2 bears NORTH 88 degrees 42 minutes 08 seconds WEST, 461.51 feet;

THENCE with the west line of said Lot 1 and the east line of said Lot 2, NORTH 03 degrees 22 minutes 27 seconds WEST, a distance of 20.07 feet;

THENCE through the interior of said Lot 1, SOUTH 88 degrees 42 minutes 08 seconds EAST, a distance of 19.98 feet;

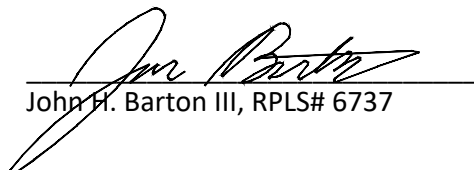
THENCE through the interior of said Lot 1, SOUTH 03 degrees 21 minutes 42 seconds EAST, a distance of 20.07 feet to the south line of said Lot 1;

THENCE with the south line of said Lot 1, NORTH 88 degrees 42 minutes 08 seconds WEST, a distance of 19.98 feet, returning to the **POINT OF BEGINNING** and enclosing 0.009 acres (400 square feet) of land, more or less.

SURVEYOR'S CERTIFICATE

This is to certify that I, John H. Barton III, a Registered Professional Land Surveyor of the State of Texas, have prepared this map from an actual survey on the ground, and that this map correctly represents that survey made by me or under my direction and supervision.

Date of Plat/Map: **April 4, 2023**


John H. Barton III, RPLS# 6737

