



- LEGEND OF ABBREVIATIONS**
- D.R.D.C.T. DEED RECORDS, DENTON COUNTY, TEXAS
 - P.R.D.C.T. PLAT RECORDS, DENTON COUNTY, TEXAS
 - O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
 - DOC.# DOCUMENT NUMBER
 - C.M. CONTROLLING MONUMENT
 - SQ. FT. SQUARE FEET
 - ROW RIGHT OF WAY
 - CRS CAPPED REBAR SET

UTILITY COMPANY	CONTACT	EMAIL	PHONE NUMBER	ADDRESS
AT&T	DENNIS EDWARDS	DEED1P@ATT.COM	800-451-6716	N/A
AT&T	MAP REQUEST	MAP.REQUESTS@ATMOSENERGY.COM	N/A	P.O. BOX 880205, DALLAS, TX 75285
CENTURYLINK	JORDAN GAARD	JORDAN.GAARD@CLM.COM	N/A	14021 FAK BLVD, FT. WORTH, TX 76116
CITY OF SANGER	JIM BOLZ	JIMBOLZ@SANGERTX.GOV	840-458-2571	502 ELM ST, SANGER, TX 76861
MCI	TRAVIS VAN WYK	TVANW@MCI.COM	N/A	3301 MATRIX DRIVE, RICHARDSON, TX 75082
NORTEL COMMUNICATIONS	SHAY R. EVANS	SEVANS@NORTEL.COM	940-759-2251	P.O. BOX 587, 225 N. WALNUT ST, MCKINSTER, TX 75282
SANGER ELECTRIC	N/A	N/A	940-458-7000	502 ELM ST, SANGER, TX 76861
SUDENLINK COMMUNICATIONS	JUAN PEREZ RODRIGUEZ	JUAN.PEREZ.RODRIGUEZ@SUDENLINK.COM	N/A	N/A
ZAYO FIBER SOLUTIONS	OMAYNA MURAVLENKO	OMURAVLENKO.ZAYO@GMAIL.COM	214-216-8952	1100 EMPIRE CENTRAL PL, DALLAS, TX 75247

SURVEYOR'S NOTES:

- Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.00015063.
- This property lies within Zone "X" of the Flood Insurance Rate Map for Denton County, Texas and Incorporated Areas, map no. 48121C0070G, with an effective date of April 18, 2011, via scaled map location and graphic plotting.
- Monuments are found unless specifically designated as set.
- Elevations (if shown) are North American Vertical Datum of 1988 (NAVD '88).

PLAT NOTES:

- 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/POA. Any common area within the City's right-of-way will require a facilities agreement, to be reviewed and approved by the City.
- Notice – 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 withholding of utilities and building permits.
- This plat does not alter or remove existing deed restrictions, if any, on this property.
- Minimum finished floor elevations are at least 2 feet above the 100 year flood plain.
- The purpose of this replat is to dedicate easements within existing Lot 2.
- The City of Sanger is not responsible for the design, construction, operation, maintenance, or use of the storm water detention area, private drainage ditches, or associated private drainage easements, herein referred to as "features" to be developed and constructed by the Owners or their successors. Owners and successors agree to indemnify and hold harmless the City of Sanger, its officers, employees, and agents from any direct or indirect loss, damage, liability, or expense and attorney's fees for any negligence or omissions whatsoever, arising out of the design, construction, operation, maintenance, condition or use of the "features" including any nonperformance of the foregoing. All of the above shall be covenants running with the land.

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS PENTHOUSE SPEEDWAY CONDO, LLC is the owner of that tract of land out of the R. Bebee Survey, Abstract Number 29, in the City of Sanger, Denton County, Texas, and being all of Lot 2 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, Denton County, Texas, (P.R.D.C.T.), said Lot 2 being conveyed by deed to Penthouse Speedway Condo, LLC as recorded under Document Number 2020-190468, Official Public Records, Denton County, Texas, (O.P.R.D.C.T.), 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 a 1/2 inch rebar with cap stamped, "EAGLE SURVEYING" found for the northwest corner of said Lot 2 and the herein described tract;

THENCE with the perimeter and to the corners of said Lot 2, the following calls:

- South 88 degrees 38 minutes 21 seconds East, a distance of 437.83 feet to a 1/2 inch rebar with cap stamped, "EAGLE SURVEYING" found;
- South 03 degrees 22 minutes 27 seconds East, a distance of 290.68 feet to a 1/2 inch rebar with cap stamped, "HAT-2901" found;
- North 88 degrees 42 minutes 08 seconds West, a distance of 461.51 feet to a 1/2 inch rebar found;
- North 01 degrees 17 minutes 52 seconds East, a distance of 290.20 feet, returning to the **POINT OF BEGINNING** and enclosing 2.993 acres (130,328 square feet) of land, more or less.

STATE OF TEXAS §
COUNTY OF §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT, PENTHOUSE SPEEDWAY CONDO, LLC, acting herein by and through its duly authorized officer, does hereby adopt this plat designating the hereinabove described property as (lot/block/subdivision), 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 utility entities shall have the right to access and maintain all respective easements without the necessity at any time of procuring permission from anyone.

WITNESS my hand this the ____ day of _____ 20__

PENTHOUSE SPEEDWAY CONDO, LLC, Owner (Authorized Agent)

STATE OF TEXAS §
COUNTY OF §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, 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 as for the purpose and consideration therein expressed, and in the capacity therein stated.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE
STATE OF TEXAS §
COUNTY OF TARRANT §

I, John H. Barton III, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that the map shown hereon accurately represents the described property as determined by a survey made on the ground under my direction and supervision.

Date of Plat/Map: February 22, 2023

John H. Barton III, RPLS# 6737 Date

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, 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/she executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

Notary Public in and for the State of Texas

APPROVED AND ACCEPTED

CHAIRMAN, PLANNING AND ZONING COMMISSION
CITY OF SANGER, TEXAS

MAYOR
CITY OF SANGER, TEXAS

CITY SECRETARY
CITY OF SANGER, TEXAS

DATE

DATE

DATE

REPLAT
LOT 2-R, IESI INDUSTRIAL PARK
BEING A REPLAT OF LOT 2, IESI INDUSTRIAL PARK
AN ADDITION IN THE CITY OF SANGER ACCORDING
TO THE PLAT RECORDED UNDER
CABINET U, SLIDE 75, P.R.D.C.T.
1 LOT | 2.993 ACRES OUT OF THE R. BEBEE SURVEY,
ABSTRACT #29
CITY OF SANGER, DENTON COUNTY, TEXAS
PREPARED DECEMBER, 2022

ENGINEER



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

SURVEYOR
BARTON CHAPA SURVEYING
5200 State Highway 121
Colleyville, TX 76034
Phone: 817-864-1957
info@bcsdlw.com
TBPLS Firm #10194474

OWNER/DEVELOPER
PENTHOUSE SPEEDWAY CONDO LLC
60 VILLAGE LN, SUITE 110
COLLEVILLE, TEXAS 76034
PHONE: 469 628 - 6587
CONTACT: CLINT COX
clint.cox@lowtcenter.com

JOB NO. 2020.001.167

DRAWN: BCS

CHECKED: JHB

TABLE OF REVISIONS

DATE SUMMARY

SHEET: