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m for this survey is based on the Texas Coordinate North Central Zone 4202 based on observations made with an applied combined scale factor of 1.00015063

BM#102 MAG NAIL WITH SHINER STAMPED "YP CONTROL POINT"  
SET IN CONCRETE ON THE NORTH WEST CORNER OF AN  
ELECTRIC VAULT ON THE SOUTH SIDE OF THE BRIDGE FOR  
KEATON ROAD ON THE EAST SIDE OF I-35, 12± NORTH OF A  
LIGHT POLE, AND 16± NORTHWEST OF A STOP SIGN.

BM#104 1/2-INCH IRON ROD SET ON THE EAST SIDE OF I-35, 22'± WEST OF THE CENTERLINE OF I-35 FRONTAGE ROAD, AND 53'± SOUTHWEST OF A BOX CULVERT DRAINAGE STRUCTURE.

LOT 3 BLOCK 5 LOT 6

LOT 1	1.043 ACRES
LOT 2	1.399 ACRES
LOT 3	1.534 ACRES
LOT 4	1.281 ACRES
LOT 5	0.513 ACRES
TOTAL	5.770 ACRES

**BEING** a 5.770 acre (251,351 square foot) tract of land situated in the Henry Tierwester Survey, Abstract No. 1241, City of Sanger, Denton County, Texas, and being part of a called 5.963 acre tract of land described in the General Warranty Deed to Yellow W Land CO., LLC, recorded in Instrument No. 2020-215605, Official Public Records, Denton County, Texas, said tract being more particularly described as follows:

**THENCE** along the said east right-of-way line, the following four (4) calls:

North 12°52'01" East, along the east line of the said called 0.1191 acre tract, a distance of 108.24 feet to a 5/8-inch iron rod with cap stamped "TXDOT ROW SURVEY MARKER" found for corner;

North 28°51'58" West, continuing along the said east line, a distance of 68.67 feet to a point for corner, being the northwest corner of a called 5.932 acre tract of land described in the General Warranty Deed to Kenneth Charles Minihinnett and wife, Linda A. Minihinnett, recorded in Instrument No. 2010-59070, said Official Public Records, and being at the southwest corner of Block E, Gateway Addition, Section II, an addition to the City of Sanger, Denton County, Texas, according to the plat recorded in Cabinet C, Page 93, Plat Records, Denton County, Texas, from which a 1/2-inch iron rod with cap stamped "ALLIANCE" found bears South 81°14'08" West, a distance of 0.47 feet;

South 87°57'59" East, a distance of 205.00 feet to a 1/2-inch square tube found for corner;  
North 83°03'51" East, a distance of 65.00 feet to a 1/2-inch square tube found for corner;  
North 76°06'21" East, a distance of 142.30 feet to a 1/2-inch iron rod with cap stamped "RPLS 4857" found for corner;

South 87°49'59" East, a distance of 70.49 feet to a point for corner, being the northeast corner of the said called 5.932 acre tract, and being in the west right-of-way line of David Drive, a variable width right-of-way, from which a 1/2-inch iron rod with cap stamped "KAZ" found bears South 02°10'28" West, a distance of 0.29 feet;

**THENCE** with the southerly line of the said called 5.932 acre tract of land, and along the said north right-of-way line, the following three (3) calls:

North 00°39'41" West, a distance of 24.45 feet to a 5/8-inch iron rod found for corner, from which a "+" cut in concrete found bears South 5°45'55" West, a distance of 3.49 feet;

South 86°51'41" West, a distance of 296.72 feet to a point for corner, being at the south end of a right-of-way corner clip at the intersection of the said north right-of-way line, and the aforementioned east right-of-way line of Interstate Highway No. 35, and being on the northeast line of the aforementioned parcel 0.0412 acre tract of land (Parcel 59, Part 1), from which a 5/8-inch iron rod with cap stamped "TXDOT ROW SURVEY MARKER" found bears South 44°55'05" East, a distance of 4.31 feet;

**THENCE** North 44°55'05" West, along the said northeast line, and along said corner clip, a distance of 80.31 feet to the **POINT OF BEGINNING** and containing 251,351 square feet or 5.770 acres of land, more or less.

1. The bearings and coordinates shown on this survey are based on the Texas Coordinate System of 1983 (2011), North Central Zone 4202 based on observations made on October 3, 2023 with an applied combined scale factor of 1.00015063.

2. According to Map No. 48121C0210G, dated April 18, 2011 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Denton County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is not located within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
3. Selling a portion of this natural cause 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.

I, Joshua D. Wargo, Registered Professional Land Surveyor, do hereby certify that the plat shown hereon accurately represents the property as determined by an on the ground survey, made under my supervision on October 3, 2023 and that all corners are shown hereon.

THIS DOCUMENT SHALL  
NOT BE RECORDED FOR  
ANY PURPOSE AND  
SHALL NOT BE USED OR  
VIEWED OR RELIED  
UPON AS A FINAL  
SURVEY DOCUMENT

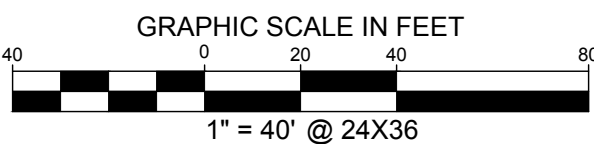
"PRELIMINARY PLAT FOR  
REVIEW PURPOSES ONLY"

Joshua D. Wargo  
Registered Professional Land Surveyor  
No. 6391

OWNER/DEVELOPER  
Yellow W Land Co., LLC  
1425 Turtle Creek Dr.  
Lufkin, Texas 75904

**ENGINEER**  
Chris Taube, P.E.  
Kimley-Horn and Associates  
801 Cherry Street,  
Unit 11, Suite 1300  
Fort Worth, Texas 76102  
Ph. 817-335-6511

**SURVEYOR**  
Joshua D. Wargo, RPLS  
Kimley-Horn and Associates, Inc.  
801 Cherry Street,  
Unit 11, Suite 1300  
Fort Worth, Texas 76102  
Ph. 817-770-6511



1	ROOF DRAIN	☐	MAIL BOX
2	CABLE TV BOX	☐	SANITARY SEWER CLEAN OUT
3	WIRELESS ANTENNA	☐	SANITARY SEWER MANHOLE
4	CABLE TV MANHOLE	☐	SANITARY SEWER MARKER FLAG
5	CABLE TV MARKER FLAG	☐	SANITARY SEWER MARKER SIGN
6	SEWER MANHOLE	☐	SANITARY SEWER OPTIC TANK
7	CABLE TV VAULT	☐	SANITARY SEWER VAULT
8	COMMUNICATIONS BOX	☐	STORM SEWER BOX
9	COMMUNICATIONS HANDHOLE	☐	STORM SEWER CLEAN
10	COMMUNICATIONS MANHOLE	☐	STORM SEWER MANHOLE
11	COMMUNICATIONS MARKER FLAG	☐	STORM SEWER VAULT
12	COMMUNICATIONS MARKER SIGN	☐	TRAFFIC BOX
13	COMMUNICATIONS VAULT	☐	TRAFFIC BOLLARD
14	ELEVATION BENCHMARK	☐	TRAFFIC SIGN
15	FIBER OPTIC BOX	☐	TRAFFIC WALK SIGNAL
16	FIBER OPTIC HANDHOLE	☐	TRAFFIC HANDHOLE
17	FIBER OPTIC MANHOLE	☐	TRAFFIC MANHOLE
18	FIBER OPTIC MARKER FLAG	☐	TRAFFIC MARKER SIGN
19	FIBER OPTIC MARKER SIGN	☐	TRAFFIC SIGNAL
20	FIBER OPTIC VAULT	☐	TRAFFIC VAULT
21	MONTROVING WELL	☐	UNIDENTIFIED BOX
22	GAS HANDHOLE	☐	UNIDENTIFIED HANDHOLE
23	GAS MANHOLE	☐	UNIDENTIFIED MANHOLE
24	GAS MARKER FLAG	☐	UNIDENTIFIED MARKER FLAG
25	GAS MARKER SIGN	☐	UNIDENTIFIED MARKER SIGN
26	GAS TANK	☐	UNIDENTIFIED POLE
27	GAS VAULT	☐	UNIDENTIFIED TANK
28	TELEPHONE BOX	☐	UNIDENTIFIED TANK
29	TELEPHONE HANDHOLE	☐	UNIDENTIFIED VALVE
30	TELEPHONE MARKER FLAG	☐	TREE
31	TELEPHONE MARKER SIGN	☐	UNDER BOX
32	TELEPHONE VAULT	☐	FIRE DEPT. CONNECTION
33	PIPELINE MARKER SIGN	☐	FIRE HYDRANT
34	FLOOD LIGHT	☐	WATER METER
35	GUY ANCHOR	☐	WATER MANHOLE
36	WATER VAULT	☐	WATER MARKER SIGN
37	ELECTRIC HANDHOLE	☐	WATER VAULT
38	ELECTRIC HANDHOLE	☐	WATER WELL
39	ELECTRIC MARKER FLAG	☐	WATER WELL
40	ELECTRIC MARKER SIGN	☐	WATER WELL
41	ELECTRIC VAULT	☐	WATER WELL
42	UTILITY POLE	☐	WATER WELL
43	ELECTRIC TRANSFORMER	☐	WATER WELL
44	ELECTRIC VAULT	☐	WATER WELL
45	HANDICAPPED PARKING	☐	WATER WELL
46	MANHOLE/BILLBOARD	☐	WATER WELL
47	BORE LOCATION	☐	WATER WELL
48	GRID	☐	WATER WELL
49	GRID	☐	WATER WELL
50	GRID	☐	WATER WELL
51	GRID	☐	WATER WELL
52	GRID	☐	WATER WELL
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98	GRID	☐	WATER WELL
99	GRID	☐	WATER WELL
100	GRID	☐	WATER WELL

_____	BOUNDARY LINE
_____	ADJACENT PROPERTY LINE
_____	EASEMENT LINE
_____	BUILDING LINE
W _____	WATER LINE
SS _____	SANITARY SEWER LINE
_____	STORM SEWER LINE
_____	UNDERGROUND GAS LINE
OHE _____	OVERHEAD UTILITY LINE
UGE _____	UNDERGROUND ELECTRIC LINE
UGT _____	UNDERGROUND TELEPHONE LINE
_____	UNDERGROUND CABLE LINE
_____	FENCE
_____	ASPHALT PAVEMENT

APPROVED FOR PREPARATION OF FINAL PLAT

CITY OF SANGER, TX  
PLANNING & ZONING COMMISSION

DATE \_\_\_\_\_

PRELIMINARY PLAT  
DUNCAN RETAIL  
LOTS 1-5, BLOCK 1  
HENRY TIERWESTER SURVEY  
ABSTRACT NO. 1241  
5.770 ACRES  
CITY OF SANGER  
DENTON COUNTY, TEXAS

# Kimley»»Horn

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Fort Worth, Texas 76102 FIRM # 10194040

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<u>Scale</u> 1" = 40'	<u>Drawn by</u> DMD	<u>Checked by</u> JDW	<u>Date</u> 12/11/2023	<u>Project No.</u> 061290080	<u>Sheet No.</u> 1 OF 1
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