LINE TABLE	CURVE TABLE	BENCH MARK LIST	<u>L</u> I
L1 N28°51'58"W 6 L2 N86°21'59"W 7 L3 N00°39'41"W 2 L4 N44°55'05"W 8 L5 S00°27'16"E 1	3.67' C1 27°34'51" 65.00' 31.29' S14°14'42"E 30.99'	The bearing system for this survey is based on the Texas Coordinate System of 1983, North Central Zone 4202 based on observations made on October 3, 2023 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. ELEV: 675.82	LOT ACREAGE TABLE Ia
		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. ELEV: 672.05	
S81°14'04 RIM = 675. FL12"PVC(N)=664. FL16"PVC(NE)=669. FL14"PVC(SE)=669. FL14"PVC(W)=662. FL24" RCP = 665.8± CALLED 0.1191 ACRES (PARCEL 59, PART 2 STATE OF TEXAS INST. NO. 2021-8258 BM#104	PROPOSED SPIRAL DATE SPIRAL D	193	CAB. V, PG. 624 NCRETE ALL RETE LOT 1, BLOCK A KNIGHT ADDITION CAB. V, PG. 624 15' UTILITY EASEMENT CAB. V, PG. 624 15' UTILITY EASEMENT CAB. V, PG. 624
Copyright © 2023 Kimley-Horn and Associates, Inc. All rights reserved	(A VARI <mark>ABL</mark>	LE WIDTH RIGHT-OF-WAY)	Ph. 817-3

LEGAL DESCRIPTION

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:

BEGINNING at a 5/8-inch iron rod with cap stamped "TXDOT ROW SURVEY MARKER" found for the north corner of a called 0.0412 acre tract of land (Parcel 59, Part 1) described in the Deed to the State of Texas recorded in Instrument No. 2021-82582, said Official Public Records, and being in the west line of the said called 5.963 acre tract, and being at the north end of a right-of-way corner clip at the intersection of the east right-of-way line of Interstate Highway No. 35, a variable width right-of-way, and the north right-of-way line of South 5th Street, a variable width right-of-way;

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

North 03°14'26" West, along the said west line, a distance of 256.47 feet to a 5/8-inch iron rod with cap stamped "TXDOT ROW MARKER" found for the south corner of a called 0.1191 acre tract of land (Parcel 59, Part 2) described in the said Deed to the State of Texas recorded in Instrument No. 2021-82582;

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 03°15'57" West, continuing along the said east line, a distance of 90.03 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 Minhinnett and wife, Linda A. Minhinnett, 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;

THENCE with the north line of the said called 5.932 acre tract, and along the south line of said Block E, the following four (4) calls:

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 South 02°10'28" West, departing the south line of Block E, and with the east line of the said called 5.932 acre tract, a distance of 613.81 feet to a point for the southeast corner of the said called 5.932 acre tract, being in the north right-of-way line of the aforementioned South 5th Street, from which a 1/2-inch iron rod with cap stamped "KAZ" found bears South 82°59'16" West, a distance of 0.32 feet, and from which a 1/2-inch iron rod with cap stamped "RPLS 4857" found bears South 02°10'28" West, a distance of 2.17 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 86°21'59" West, a distance of 72.88 feet to a 1/2-inch iron rod with cap stamped "KAZ" found for corner;

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 called 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.

- 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 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.

SURVEYOR'S CERTIFICATION

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

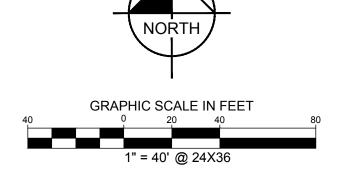
Joshua D. Wargo Registered Professional Land Surveyor No. 6391

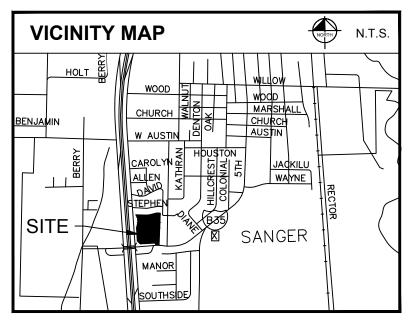
"PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY"

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

aube, P.E. erry Street, Suite 1300 orth, Texas 76102 -335-6511

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





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	CAPPED PARKING		BRASS DISK FOUND
	JAFFED PARKING	BDF	"X" CUT IN CONCRETE SET
	IEE/RII I ROADD	XS	
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SS	SANITARY SEWER LINE
= = =	STORM SEWER LINE
——— GAS———	UNDERGROUND GAS LINE
OHE	OVERHEAD UTILITY LINE
——— UGE———	UNDERGROUND ELECTRIC LINE
——— UGT———	UNDERGROUND TELEPHONE LINE
—— CBL ——	UNDERGROUND CABLE LINE
-x x x x -	FENCE
4 4 4	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



Fort Worth, Texas 76102 FIRM # 10194040 www.kimley-horn.com Checked by Project No. <u>Scale</u> <u>Drawn by</u> <u>Date</u> 1" = 40' DMD 12/11/2023 061290080 JDW