

OWNER'S DEDICATION

State of Texas
County of Denton

I (we), the undersigned, owner(s) of the land shown on this plat within the area described by metes and bounds as follows:

BEING a 1.7456 acre tract of land situated in the Henry Tierwester Survey, Abstract No. 1241, City of Sanger, Denton County, Texas, being a portion of a called 2.758 acre tract of land as described in the deed to Clear Creek Retail, LLC recorded under Document No. 2014-102411 of the Official Public Records of Denton County, Texas and being a portion of Lot 6R-1B of the plat designated as "Resubdivision Plat - Lot 6R-1A, 6R-1B, 6R-1C, of Sanger I-35 Industrial Park" recorded in Cabinet R, Page 363 of the Plat Records of Denton County, Texas. Said 1.7456 acre tract of land surveyed on the ground in 2021 under the direction and supervision of Robert A. Hansen, Registered Professional Land Surveyor No. 6439 (the Basis of Bearings for this survey is GRID North as established by GPS utilizing the Texas Coordinate System of 1983, North Central Zone) and being more particularly described by metes and bounds as follow:

COMMENCING at a 1/2-inch capped iron rod stamped "RPLS 4857" found at the intersection of the south right of way line of Farm to Market Road 455, a variable width right of way, as described in the deed to the State of Texas recorded in Volume 334, Page 46 of the Deed Records of Denton County, Texas with the west right of way line of Interstate Highway 35, a variable width right of way, as described in the deed to the State of Texas recorded in Volume 400, Page 213 of said Deed Records and being the beginning of a non-tangent curve; THENCE southerly, coincident with the west right of way line of said Interstate Highway 35 and said non-tangent curve, concave to the northwest, having a radius of 5554.58 feet and a chord bearing and distance of SOUTH 24 degrees 09 minutes 42 seconds WEST, 247.20 feet; an arc length of 247.22 feet to an "X" cut set at a salient corner of the west right of way line of said Interstate Highway 35; THENCE SOUTH 18 degrees 47 minutes 03 seconds WEST, with the west right of way line of said Interstate Highway 35, passing at 32.36 feet a 1/2-inch bent iron rod found at the northeast corner of said Lot 6R-1B, continuing for a total distance of 180.64 feet to an "X" cut found at the east common corner of said Lot 6R-1B and Lot 6R-1A of said "Resubdivision Plat - Lot 6R-1A, 6R-1B, 6R-1C, of Sanger I-35 Industrial Park"; THENCE NORTH 88 degrees 08 minutes 09 seconds WEST, 47.60 feet with the common line of said Lots 6R-1A and 6R-1B, to an "X" cut found at its intersection with the west line of a TXDOT Possession and Use Agreement as described under Document No. 110668 of said Official Public Records and being the POINT OF BEGINNING;

THENCE NORTH 88 degrees 08 minutes 09 seconds WEST, 225.59 feet with the common line of said Lots 6R-1A and 6R-1B to a 1/2-inch capped iron rod with a broken cap found at the west common corner of Lots 6R-1A and 6R-1B and being on the east line of Lot 6R-1C of said "Resubdivision Plat - Lot 6R-1A, 6R-1B, 6R-1C, of Sanger I-35 Industrial Park";
THENCE NORTH 01 degree 55 minutes 41 seconds EAST, 123.10 feet with the common line of said Lots 6R-1C and 6R-1B to a 1/2-inch capped iron rod found at the northerly common corner of said Lots 6R-1C and 6R-1B and being on the south line of Lot 1R-1, Block A of the plat designated as "Sanger I-35 Industrial Park, Lot 1R-1, 1R-2, 2R-1, Block A" recorded in Cabinet U, Page 474 of said Plat Records;
THENCE SOUTH 88 degrees 06 minutes 08 seconds EAST, 63.23 feet with the common line of said Lot 1R-1 and Lot 6R-1B to a 1/2-inch iron rod found at a re-entrant corner of said Lot 6R-1B and being the southeast corner of said Lot 1R-1;
THENCE NORTH 00 degrees 20 minutes 03 seconds EAST, with the common line of said Lot 6R-1B and Lot 1R-1, passing at 25.09 feet a 1/2-inch iron rod found at the northwest corner of said Lot 6R-1B, continuing with the east line of said Lot 1R-1 and the west line of said called 3.614 acre tract of land a total distance of 243.63 feet to a 5/8-inch pink capped iron rod stamped "TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT" found at its intersection with the south line of the TXDOT Possession and Use Agreement as described under Document No. 110695 of said Official Public Records and being the beginning of a non-tangent curve, from which a 1/2-inch capped iron rod stamped "1519 SURVEYING" set at the northwest corner of said called 3.614 acre tract of land and being on the south right of way line of said Farm to Market Road 455 bears NORTH 00 degrees 20 minutes 03 seconds EAST, 31.48 feet;
THENCE the following four (4) calls coincident with the southerly and easterly line of said TXDOT Possession and Use Agreement recorded under Document No. 110695:
1. easterly, with said non-tangent curve, concave to the north, having a radius of 1548.00 feet and a chord bearing and distance of SOUTH 86 degrees 38 minutes 17 seconds EAST, 109.56 feet, an arc length of 109.58 feet to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set;
2. SOUTH 88 degrees 39 minutes 58 seconds EAST, 45.47 feet with the south line of said TXDOT Possession and Use Agreement to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set;
3. SOUTH 32 degrees 12 minutes 07 seconds EAST, 136.32 feet to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set;
4. SOUTH 24 degrees 29 minutes 04 seconds WEST, 116.56 feet to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set at the west common corner of said TXDOT Possession and Use Agreement recorded under Document No. 110695 and said TXDOT Possession and Use Agreement recorded under Document No. 110668;
THENCE SOUTH 08 degrees 55 minutes 32 seconds WEST, 144.75 feet with the west line of said TXDOT Possession and Use Agreement recorded under Document No. 110668 to the POINT OF BEGINNING, containing 1.7456 acres (76,03± square feet).

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS: THAT CLEAR CREEK RETAIL, 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 _____ day of _____, 2022.

_____, Owner

Clear Creek Retail, LLC.

By: _____
Signature Name Title

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE me, the undersigned authority, a Notary Public for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the forgoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2022

Notary Public in and for the State of Texas

Approved and Accepted

Chairman, Planning & Zoning Commission
City of Sanger, TX Date

Mayor
City of Sanger, TX Date

Attested by

City Secretary
City of Sanger, TX" Date

SURVEYOR'S STATEMENT

I, Robert A. Hansen, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the _____ day of _____, 2022.

RELEASED FOR REVIEW PURPOSES ONLY FOR THE CLIENT AND CITY. 2022-08-03
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.

Robert A. Hansen
LSLS & Registered Professional
Land Surveyor No. 6439

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE me, the undersigned authority, a Notary Public for the State of Texas, on this day personally appeared **Robert A. Hansen**, known to me to be the person whose name is subscribed to the forgoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2022.

Notary Public in and for the State of Texas

SURVEY NOTES

- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (NAD 83).
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT/COMMITMENT. THERE MAY BE EASEMENTS, RESTRICTIONS, AND/OR COVENANTS AFFECTING THIS PROPERTY, NOT SHOWN HEREON.
- THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT FROM THE PARENT TRACT AND LOT AND REMOVE THE BUILDING LINE FROM INTERIOR LOT LINE.

STANDARD PLAT NOTES

- LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- TXDOT approval may be required for any driveway modification or new access points.
- 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 subject property does not lie within a 100-year floodplain according to Community Panel No. 210 of 750 dated April 18, 2011.

REPLAT
LOT 6R2-1B
SANGER INDUSTRIAL PARK ADDITION

BEING A REPLAT OF LOT 6R-1B
SANGER INDUSTRIAL PARK ADDITION
CABINET R, PAGE 363 P.R.D.C.T. AND A PORTION OF ELK RIVER-SANGER I, L.P.
DOCUMENT NO. 2004-31023 O.R.D.C.T.
BEING 1.75 ACRES SITUATED WITHIN THE HENRY TIERWESTER SURVEY, ABSTRACT NO. 1241
CITY OF SANGER, DENTON COUNTY, TEXAS

DATE OF PREPARATION IS 06/06/2022

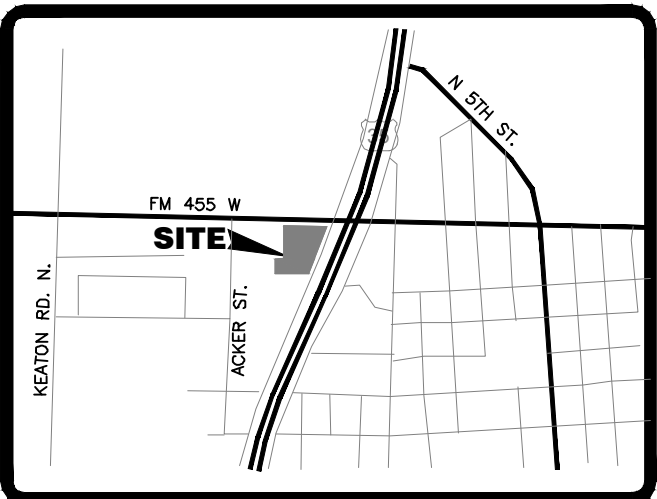
TOTAL NUMBER OF LOTS: 1

OWNERS:
CLEAR CREEK RETAIL LLC.
PO BOX 170,
GAINESVILLE, TX, 76241-0170

Bowman
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DRAWN BY: RAH/OS

SHEET 1 OF 2 SHEETS



LOCATION MAP

NOT TO SCALE

OWNER/SUBDIVIDER
MESA REAL ESTATE PARTNERS, LP
STEVE SCHMITZ
211 WEST CALIFORNIA STREET PO BOX 388
GAINESVILLE, TEXAS 76241
940.736.1547

PREPARED BY:
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Jonathan E. Schindler
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Colleyville, TX. 76034
817.488.4960

UTILITY PROVIDERS

CITY OF SANGER WATER
940-458-2571

COSERV ELECTRIC
800-274-4014
PO Box 734803,
Dallas TX 75373

ATMOS ENERGY
888-286-6700
P.O. Box 650205
Dallas, Texas 75265

AT&T TELEPHONE
800-288-2020
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