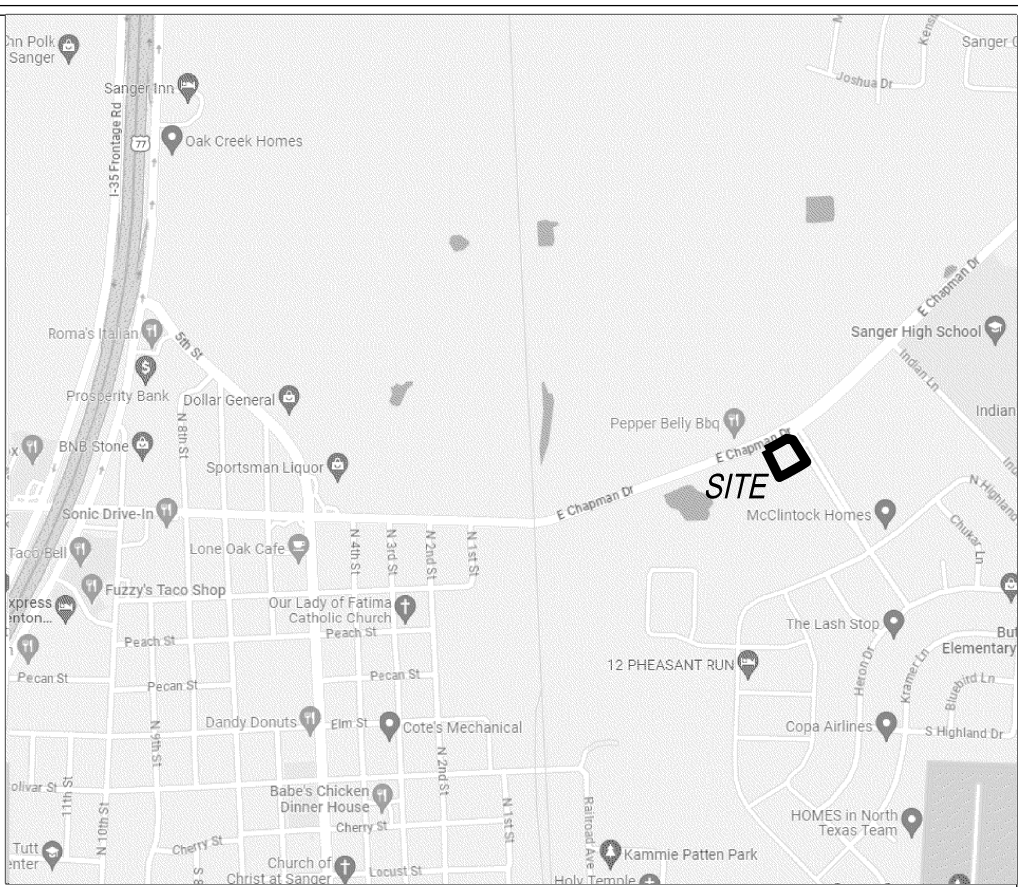
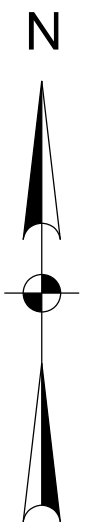


0' 10' 20' 40'
1" = 20'



VICINITY MAP
NOT TO SCALE

Owners 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:

WHEREAS R.F. & Sons Properties, LLC are the owners of a 1.102 acre tract of land located in the REUBEN BEBEE SURVEY, ABSTRACT NO. 29, City of Sanger, Denton County, Texas, and being part of the same tract of land described in deed to R.F. & Sons Properties, LLC, recorded in Instrument No. 10065, Official Public Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a point at the west end of a corner clip at the intersection of the southeast right-of-way line of F.M. 455 (120' wide right-of-way) and the southwest right-of-way line of Sable Creek Boulevard (80' right-of-way), for a corner;

THENCE South 77 degrees 57 minutes 10 seconds East, along the south line of said corner clip and on the north line of said R.F. & Sons Properties, LLC tract, a distance of 45.34 feet to a 1/2-inch iron rod found with cap stamped (TXDOT) at the southeast corner of said corner clip, for a corner;

THENCE South 32 degrees 18 minutes 47 seconds East, along the east line of said R.F. & Sons Properties, LLC tract, and the southwest right-of-way line of said Sable Creek Boulevard (80' wide right-of-way) a distance of 190.42 feet to a 1/2-inch iron rod found with cap stamped "Eagle" at the east corner of said R.F. & Sons Properties, LLC tract and on the northeast corner of a tract of land described in a deed to Granite Industries, LLC as recorded in Instrument No. 164636, (O.P.R.D.C.T.) and being the beginning of a curve to the right having a radius of 1787.35 feet and a chord bearing and distance of South 60 degrees 26 minutes 56 seconds East, a distance of 230.58 feet;

THENCE along the south line of said R.F. & Sons Properties, LLC tract and the north line of said Granite Industries, LLC tract and along said curve to the right having a delta of 07 degrees 23 minutes 48 seconds and an arc length of 230.74 feet, to a point for corner;

THENCE North 25 degrees 51 minutes 04 seconds West, along the southwest line of said R. F. & Sons Properties, LLC tract and the north line of said Granite Industries, LLC tract, a distance of 222.35 feet to a 1/2-inch iron rod found with cap stamped "Eagle" at the west corner of said R.F. & Sons Properties, LLC tract and on the southeast right-of-way line of said F.M. 455, and being in a curve to the left having a radius of 1565.00 feet and a chord bearing and distance of North 60 degrees 58 minutes 27 seconds East, a distance of 173.15 feet;

THENCE along the north line of said R.F. & Sons Properties, LLC tract and on the southeast right-of-way line of said F.M. 455 and along said curve to the left having a delta of 06 degrees 20 minutes 33 seconds and an arc length of 173.24 feet to the POINT OF BEGINNING AND CONTAINING 48,002 square feet, 1.102 acres of land, more or less.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT Mr. Jaswinder Randhawa acting herein by and through as the duly authorized officer for RF & Sons Properties, LLC, does hereby adopt this plat designating the hereinabove described property as the RF & Sons Addition, Lot 1, Block A, 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 _____, 20____.

Mr. Jaswinder Randhawa, Owner

RF & Sons Properties, LLC

State of Texas §
County of Denton §

Before me, the undersigned authority, on this day personally appeared Jaswinder Randhawa, 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 for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 20____.

Notary Public in and for the State of Texas
Type or Print Notary's Name: _____
My Commission Expires: _____

SURVEYOR'S NOTES:

- Bearing system for this survey based on the Texas Coordinate System of 1983, North Central Zone (4202).
- This survey was prepared without the benefit of a Title Commitment
- Based upon graphical plotting the subject property is located within Zone "X" (unshaded), being defined as those areas determined to be outside the 0.2% annual chance floodplain, as delineated on Flood Insurance Rate Map, Number 48121C0210G, dated April 18, 2011.
- No 100-year floodplain exists on the site.
- The purpose of this plat is to create a single lot for commercial development.
- Zoning B-2 Business

Surveyor's Certificate:

State of Texas §
County of Denton §

I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made on the ground under my supervision.

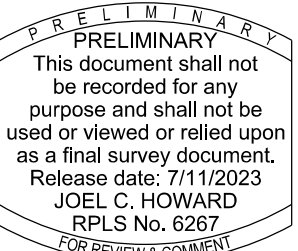
Joel C. Howard
Registered Public Land Surveyor Texas R.P.L.S. No. 6267

State of Texas §
County of Denton §

Before me, the undersigned authority, on this day personally appeared Joel C. Howard, 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 for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 20____.

Notary Public in and for the State of Texas
Type or Print Notary's Name: _____
My Commission Expires: _____



"Preliminary Plat for Review Purposes Only"

Approved for Preparation of Final Plat

City of Sanger, TX
Planning & Zoning Commission

Date

OWNER:

RF & SONS PROPERTIES LLC
MR. JASWINDER RANDHAWA
1111 W MOCKINGBIRD LN
DALLAS, TX 75247-5007
PH: 979-451-1071
EMAIL: rfpetroleum07@gmail.com

GEONAV

SURVEYING • MAPPING • SCANNING

3410 MIDCOURT RD, SUITE 110 CARROLLTON, TEXAS 75006
SCALE 1"=20' (972) 243-2409 PROJECT NUMBER: 3062
TBPLS FIRM NO. 10194205
EMAIL: CHRIS.HOWARD@GEO-NAV.COM

DATED: JULY 11, 2023 DRAWN BY: LEO

LEGEND

M.R.D.C.T.	MAP RECORDS OF DENTON COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS
SQ.FT.	SQUARE FEET
VOL.	VOLUME
PG.	PAGE
INST.	INSTRUMENT
NO.	NUMBER
FIR	IRON ROD FOUND
SIR	SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "GEONAV"
WV	WATER VALVE
SSMH	SANITARY SEWER MANHOLE
PP	POWER POLE