PARCEL 64E DRAINAGE EASEMENT STATE OF TEXAS OWNER'S CERTIFICATE AND DEDICATION DOC. #2022-24343 R.P.R.D.C.T. STATE OF TEXAS BLOCK 1 WESTSIDE INDUSTRIAL PARK PARCEL 64 LOT 5 VOL. 15. PG. 40 STATE OF TEXAS LOT 3 P.R.D.C.T. DOC. #2022-24343 POB LOT 1 R.P.R.D.C.T. LOT 2 particularly described as follows: F.I.R. S 88°00'54" E 455.70° F.I.R. (TXDOT) (TXDOT) L=05.57 _cd=65.51' _cb=S 2°34'30" E _Δ=1°14'27" LOT 1 ______ (McGRAY) LOT 2 15' U.E. Property Records, Denton County, Texas; CITY OF SANGER VOL. 5300, PG. 162 LOT 3 Property Records, Denton County, Texas; LOT 4 SCHAFER BROTHERS SUBDIVISION CAB. D, PG. 375 LOT 5 P.R.D.C.T. LOT 1, BLOCK A 9.325 ACRES LOT 6 being the southeast corner of said Lot 10; ______ LOT 7 necessity at any time of procuring the permission of anyone. LOT 8 REMNANT E & V SCHAFER FAMILY ______ LIMITED PARTNERSHIP SANGER STORAGE, INC. DOC. #2013-138517 R.P.R.D.C.T. ARCEL TE OF #2022-R.P.R.D. Faisal Reza, Sanger Storage, Inc. LOT 9 F.I.R. STATE OF TEXAS (ALLIANCE) COUNTY OF DENTON: H. TIERWESTER SURVEY A-1241 LOT 10 Given under my hand and seal of office this ____ day of___ (4561) S 88°16'28" E 125.04' F.I.R. **NOTARY PUBLIC** STATE OF TEXAS N 88°05'51" W 124.81' APPROXIMATE LOCATION
SEWER EASEMENT
CITY OF SANGER
VOL. 804, PG. 906 LOT 12 F.I.R. (TXDOT) RISIN' BENJAMIN N 88°23'31" W *529.39*' "TRACT THREE" ALLAN A. BRICKEY, SR. AND SANGER BANK BEVERLY J. BRICKEY SPRINGER FAMILY RENTALS ROBERT J. GEROS VOL. 4013, PG. 1565 R.P.R.D.C.T. DOC. #2010-20201 R.P.R.D.C.T. REMNANT "TRACT TWO" SANGER BANK SPRINGER FAMILY RENTALS VOL. 4013, PG. 1565 R.P.R.D.C.T. \square PR **GRAPHIC SCALE 1"=50"** NOTE: PLAT WAS PREPARED WITHOUT THE BENEFIT OF A **VICINITY MAP** CURRENT TITLE REPORT. THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN **SCALE 1'' = 2000'**

COUNTY OF DENTON; WHEREAS WE, Sanger Storage, Inc., are the owners of that certain lot, tract, or parcel of land situated in the H. Tierwester Survey Abstract Number 1241 in the City of Sanger, Denton County, Texas, being a part of that certain tract of land conveyed by deed from E & V Schafer Family Limited Partnership to Sanger Storage, Inc. recorded under Document Number 2013-138517, Real Property, Texas, and being more

BEGINNING at an iron rod found for corner in the south line of Lot 5, Block 1 of Westside Industrial Park, an addition to the City of Sanger, Denton County, Texas according to the plat thereof recorded in Volume 15, Page 40, Plat Records, Denton County, Texas, said point being the northeast corner of Lot 1 of Schafer Brothers Subdivision, an addition to the City of Sanger, Denton County, Texas according to the plat thereof recorded in Volume Cabinet D, Page 375, Plat Records, Denton County, Texas;

THENCE S 88° 00' 54" E, 455.70 feet with said south line of said Block 1 of said Westside Industrial Park and with the south line of that certain "Parcel 64" conveyed to the State of Texas recorded under Document Number 2022-24343, Real Property Records, Denton County, Texas to a capped iron rod marked TXDOT found for corner in the west line of Interstate Highway Number 35, a public roadway, said point being the northwest corner of that certain "Parcel 63" conveyed to the State of Texas recorded under Document Number 2022-148487, Real

THENCE with said west line of said Interstate Highway Number 35 and with the west line said "Parcel 63" along the arc of a curve to the left, having a central angle of 01°14'27", a radius of 3025.00 feet, an arc length of 65.51, whose chord bears S 02° 34' 30" E, 65.51 feet to a Mag Nail marked McGray found for corner;

THENCE S 03° 11' 43" E, 748.44 feet with said west line of said Interstate Highway 35 and with said west line said "Parcel 63" to a capped iron rod marked TXDOT found for corner in the north line of the remnant of that certain "Tract Two" of land conveyed by deed from Sanger Bank to Springer Family Rentals recorded in Volume 4013, Page 1565, Real Property Records, Denton County, Texas, said point being the northwest corner of that certain "Parcel 61 Part 2" conveyed to the State of Texas recorded under Document Number 2021-7443, Real

THENCE N 88° 23' 31" W, 529.39 feet with said north line of said remnant "Tract Two" and with the north line of that certain "Tract Three" of land conveyed by deed from Sanger Bank to Springer Family Rentals recorded in Volume 4013, Page 1565, Real Property Records, Denton County, Texas, and with the north line of that certain tract of land conveyed by deed from Allan A. Brickey, Sr. and wife, Beverly J. Brickey to Robert J. Geros recorded under Document Number 2010-20201, Real Property Records, Denton County, Texas to an iron rod found for corner, said point being the southeast corner of Lot 12 in said Schafer Brothers Subdivision;

THENCE N 02° 01' 46" E, 132.49 feet with the east line of lots 12 and 11 of said Schafer Brothers Subdivision to an iron rod found for corner, said point being the northeast corner of said Lot 11;

THENCE N 88° 05' 51" W, 124.81 feet with the north line of said Lot 11 of said Schafer Brothers Subdivision to an iron rod found for corner in the east line of Keaton Road, a public roadway;

THENCE N 01° 53' 59" E, 50.02 feet with the east line of said Keaton Road to a capped iron rod marked RPLS 4561 found for corner, said point being the southwest corner of Lot 10 in said Schafer Brothers Subdivision;

THENCE S 88° 16' 28" E, 125.04 feet with the south line of said Lot 10 to an iron rod found for corner, said point

THENCE N 02° 02' 33" E, 631.28 feet with the east line of lots 10 through 1 of said Schafer Brothers Subdivision to the PLACE OF BEGINNING and containing 9.325 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT We, the aforesaid owners of land shown on this plat and whose name is subscribed hereto, and in person or through a duly authorized agent do hereby adopt this plat designating the herein above tract as LOT 1, BLOCK A, SANGER STORAGE ADDITION, an addition to the City of Sanger, Denton County, Texas, and do hereby dedicate to the public use forever all streets, alleys, parks, watercourses, drains, utility easements, drainage easements, and public places as shown thereon for the purposes and consideration therein expressed. All and any public utilities shall have the full right to remove and keep removed all growths which may endanger or interfere with the construction, maintenance, or efficiency of its respective system on the utility easement for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective systems without the

WITNESS MY HAND this _____ day of _____, 2022

Before me, the undersigned authority, on this day personally appeared Faisal Reza, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and, in the capacity, therein stated.

> B.L. = BUILDING LINED.E. = DRAINAGE EASEMENT

F.I.R. = FOUND IRON ROD

U.E. = UTILITY EASEMENT

W.E. = WATER EASEMENT

P.A.E. = PUBLIC ACCESS EASEMENT

S.I.R = SET CAPPED 1/2" RPLS 4561 IRON ROD P.U.E. = PUBLIC UTILITY EASEMENT

APPROVED AND ACCEPTED

Director of Development Services City of Sanger, Texas

City Manager City of Sanger, Texas

ATTESTED BY

City Secretary, City of Sanger, Texas

CERTIFICATE OF SURVEYOR

I, the undersigned, a registered professional land surveyor in the State of Texas, do 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.

Jerald D. Yensan

Registered Professional Land Surveyor No. 4561

1. The purpose of this plat is to create a single platted lot.

2. No portion of subject property lies within a special flood hazard area according to the FLOOD INSURANCE RATE MAP for Denton County and Incorporated Area, Map Number 48121C0210G, dated April 18, 2011. (Subject property lies in Zone X).

- 4. This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.
- 5. 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. 6. This plat does not alter or remove existing deed restrictions, if any, on this property.
- 7. Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD '83)
- 8. Water, Sewer and Electric service is provided by the City of Sanger.

3. All lots comply with the minimum size requirements of the zoning district.

- 9. Telephone service is provided by Nortex Communications, 205 North Walnut, Muenster, Texas 76252
- 10. There are no common areas, or detention facilities or HOA/POA. 11. Minimum finished floor elevations are at least 2 feet above the 100-year flood plain.
- 12. Property owner must confirm location of any underground utilities prior to new construction.

OWNER/DEVELOPER FAISAL[®] REZA SANGER STORAGE INC. 3604 BARRYDALE DR. DENTON, TX 76208 940-300-7610

SURVEYOR LANDMARK SURVEYORS 4238 I-35 N DENTON, TEXAS 76207 (940) 382 - 4016

FINAL PLAT LOT 1, BLOCK A OF SANGER STORAGE ADDITION 9.325 ACRES IN THE H. TIERWESTER SURVEY A-1241 CITY OF SANGER DENTON COUNTY, TEXAS

DRAWN BY: BTH SCALE: 1"=50' DATE: 03 NOVEMBER, 2022 JOB NO: 226559

ANDMARK

4238 I-35 NORTH **DENTON, TEXAS 76207** (940) 382-4016 FAX (940) 387-9784

SURVEYORS, LLC. TX FIRM REGISTRATIÓN NO. 10098600