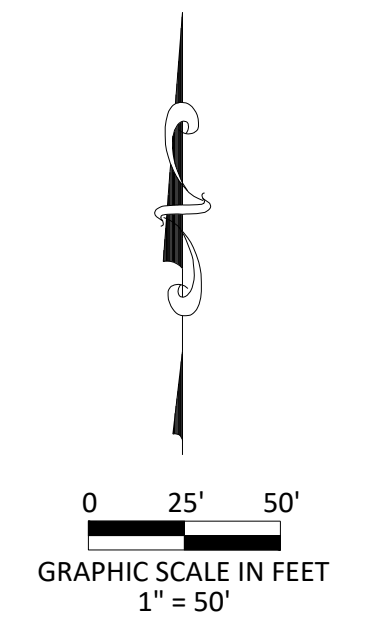


\* VICINITY MAP \* (NOT TO SCALE)

- LEGEND
CIRF IRON ROD FOUND WITH CAP
CIRS 5/8" IRON ROD WITH CAP STAMPED
MON. MONUMENT
INS. NO. INSTRUMENT NUMBER
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS
DENTON COUNTY, TEXAS
EX. EXISTING
P.F.C. POINT FOR CORNER
SSMH SANITARY SEWER MANHOLE

- E1 EX. WATER ESMT.
INS. NO. 2022-122553, O.P.R.D.C.T.
E2 EX. DRAINAGE ESMT.
INS. NO. 2022-122553, O.P.R.D.C.T.

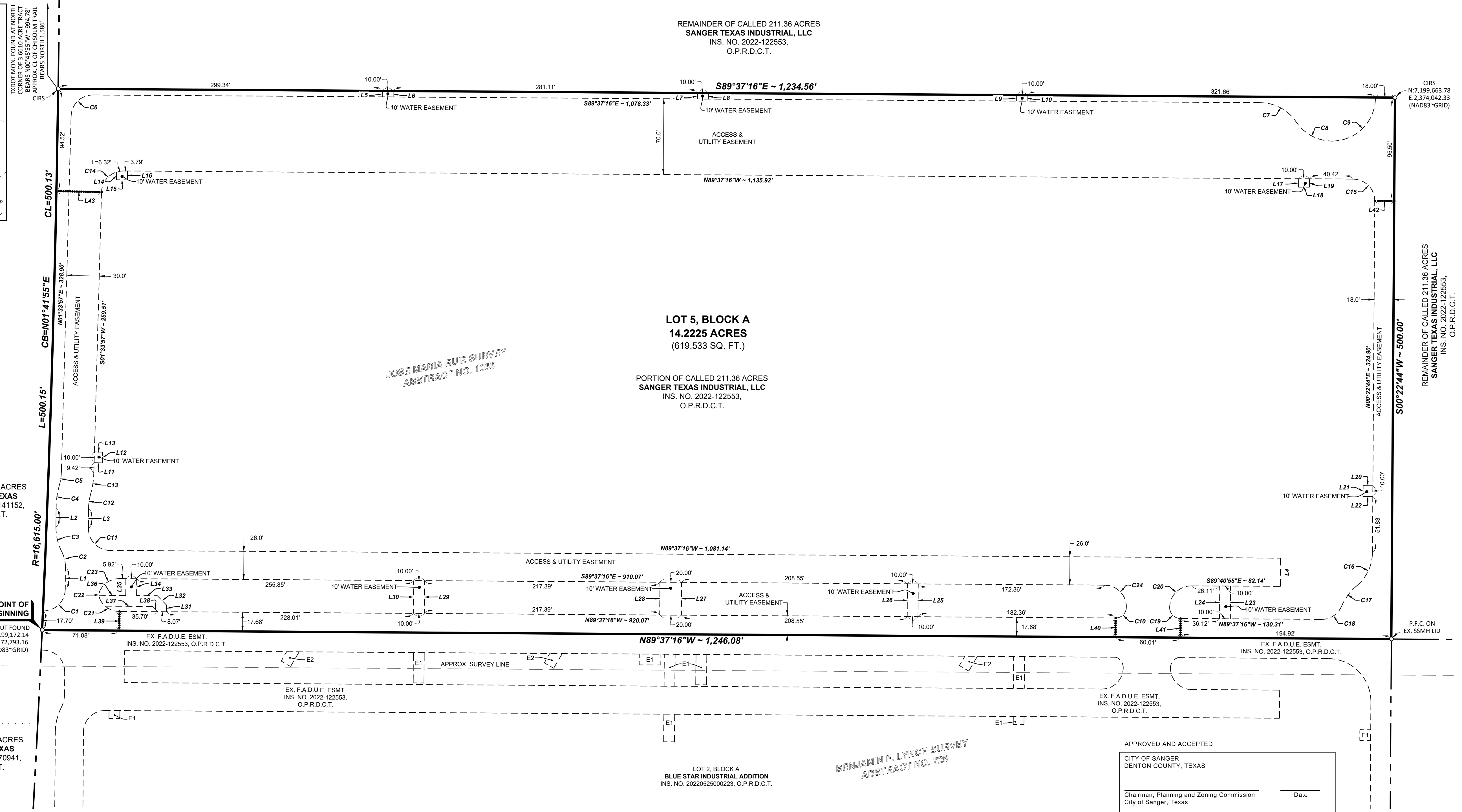


INTERSTATE HIGHWAY 35 (VARIABLE WIDTH PUBLIC R.O.W.)

CALLED 3.6610 ACRES STATE OF TEXAS INS. NO. 2020-141152, O.P.R.D.C.T.

CALLED 1.6470 ACRES STATE OF TEXAS INS. NO. 2022-170941, O.P.R.D.C.T.

POINT OF BEGINNING
"x" CUT FOUND
N: 7,199,172.14
E: 3,372,793.16
(NAD83-GRID)



REMAINDER OF CALLED 211.36 ACRES SANGER TEXAS INDUSTRIAL, LLC INS. NO. 2022-122553, O.P.R.D.C.T.

LOT 5, BLOCK A 14.2225 ACRES (619,533 SQ. FT.)

PORTION OF CALLED 211.36 ACRES SANGER TEXAS INDUSTRIAL, LLC INS. NO. 2022-122553, O.P.R.D.C.T.

JOSE MARIA RUIZ SURVEY ABSTRACT NO. 1066

BENJAMIN F. LYNCH SURVEY ABSTRACT NO. 725

LINE TABLE with columns: LINE, BEARING, DIST. (List of 43 line segments)

REMAINDER OF CALLED 211.36 ACRES SANGER TEXAS INDUSTRIAL, LLC INS. NO. 2022-122553, O.P.R.D.C.T.

CURVE TABLE with columns: CURVE, RADIUS, LENGTH, CH BEARING, CH LENGTH (List of 24 curves)

P.F.C. ON EX. SSMH LID

OWNER'S CERTIFICATION

STATE OF TEXAS § COUNTY OF DENTON §

WHEREAS SANGER TEXAS INDUSTRIAL, LLC, is the sole owners of a 14.2225 acre tract of land located in the Jose Maria Ruiz Survey, Abstract No. 1066, City of Sanger, Denton County, Texas, said 14.2225 acre tract of land being a portion of a called 211.36 acre tract of land conveyed to SANGER TEXAS INDUSTRIAL, LLC, by deed thereof filed for record in Denton County Clerk's Instrument Number (D.C.C.I.No.) 2022-122553, Official Public Records, Denton County, Texas (O.P.R.D.C.T.), said 14.2225 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at an X-cut in concrete found at the northwest lot corner of Lot 2, Block A, Blue Star Industrial Addition, being an addition to the said City and State, according to the plat thereof filed for record in D.C.C.I. No. 20220525000223, O.P.R.D.C.T., said beginning point being on the common property line of the said 211.36 acre tract and a called 3.6810 acre tract of land conveyed to the State of Texas, by deed thereof filed for record in D.C.C.I. No. 2020-141152, O.P.R.D.C.T., said common property line being the east right-of-way line of Interstate Highway 35 (a variable width public right-of-way with state controlled access), said beginning point also being at the beginning of a curve to the left having a radius of 16,615.00 feet;

THENCE along the west property line of the said 211.36 acre tract, along the said east right-of-way line of Interstate Highway 35, and along said curve to the left, an arc length of 500.15 feet, and across a chord which bears North 01°41'55" East, a chord length of 500.13 feet to a 5/8-inch iron rod with a cap stamped "SPOONER 5922" set (hereinafter referred to as an iron rod set), from which a 5/8 inch iron rod with a 2-inch pink plastic cap stamped "TEXAS DEPARTMENT OF TRANSPORTATION" found at the north property corner of the said 3.6610 acre tract, same being a northwest property corner of the said 211.36 acre tract, bears North 00°45'55" West, a distance of 994.78 feet;

THENCE over and across the said 211.36 acre tract the following courses and distances: South 89°37'16" East, a distance of 1,234.56 feet to an iron rod set; South 00°22'44" West, a distance of 500.00 feet to a point for corner on an existing sanitary sewer manhole lid found at the northeast lot corner of said Lot 2;

THENCE North 89°37'16" West, along the north lot line of said Lot 2, a distance of 1,246.08 feet to the POINT OF BEGINNING, containing 14.2225 acres (619,533 square feet) of land more or less.

NOW, THEREFORE KNOWN BY ALL MEN THESE PRESENTS: THAT, I, [Name], a duly authorized agent for SANGER TEXAS INDUSTRIAL, LLC hereby certify that SANGER TEXAS INDUSTRIAL, LLC is the owner of Blue Star Industrial Addition, and do accept this as its plan for subdividing into lots and blocks and do hereby dedicate to the public forever the streets and easement shown hereon. SANGER TEXAS INDUSTRIAL, LLC By: [Signature] Printed Name: [Name] Date: [Date] STATE OF TEXAS § COUNTY OF DENTON § BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared [Name], 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 purpose and consideration therein expressed, and in the capacity therein stated. GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this [Day] day of [Month], 2024. Notary Public, State of Texas

GENERAL NOTES

- The bearings shown hereon are referenced to the Texas Coordinate System of 1983, Texas North Central Zone 4202, and are based on the North American Datum of 1983, 2011 Adjustment. All areas shown hereon are calculated based on surface measurements.
This survey was prepared without the benefit of a Title Commitment prepared by a title company. The easements shown hereon are the only easements known by Spooner & Associates and does not imply that any other easements, covenants, restrictions, or other matters of record do not affect the subject property. No other research was performed by Spooner & Associates, Inc.
According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency, Department of Homeland Security and by graphic plotting only, the subject property appears to be located in Zone "X" (areas determined to be outside the 0.2 % annual chance floodplain) as shown on Map No. 48121C0070G; map revised April 18, 2011, for Denton County and incorporated areas.
All lots comply with the minimum size requirements of the zoning district.
This property may be subject to change 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.
The purpose of this plat is to establish a new lot and easements for the development of the property.
Water and sanitary sewer provided by the City of Sanger, PO Box 1729, Sanger, Texas 76266, 940-458-2571.
Electric service provided by Sanger Electric Utilities, 202 Railroad Avenue, Sanger, Texas 76266 and CoServ Electric, 7701 S. Stemmons Freeway, Corinth, Texas 76210, 940-458-2064.
Telephone Services provided by Century Link, 902-B W. Central Texas Expressway, Suite 201, Killen TX 76541, 866-916-9805.
Minimum finished floor elevations are to be at least 2-feet above the 100-year floodplain, if any.

APPROVED AND ACCEPTED
CITY OF SANGER DENTON COUNTY, TEXAS
Chairman, Planning and Zoning Commission City of Sanger, Texas Date
Thomas Muir Mayor, City of Sanger, Texas Date
ATTEST: Kelly Edwards City Secretary, City of Sanger, Texas Date

STATE OF TEXAS § COUNTY OF DENTON §

THAT, I, Eric S. Spooner, 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. Surveyed on the ground during the month of October, 2024. THIS DOCUMENT IS PRELIMINARY FOR REVIEW PURPOSES ONLY ERIC S. SPOONER, R.P.L.S. December 15, 2022

STATE OF TEXAS § COUNTY OF DENTON §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared ERIC S. SPOONER, 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 purpose and consideration therein expressed, and in the capacity therein stated. GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this [Day] day of [Month], 2024.

Notary Public, State of Texas

OWNER: SANGER TEXAS INDUSTRIAL, LLC C/O BLUE STAR LAND LP 1 COWBOYS WAY FRISCO, TEXAS 75034
ENGINEER: ANIMAS CIVIL ENGINEERING PO BOX 830974 RICHARDSON, TX 75083 (214) 803-0999 ATTN: MICHAEL DOGGETT, P.E.
SURVEYOR: SPOONER AND ASSOCIATES, INC. 309 BYERS STREET, #100 EULESS, TEXAS 76039 (817) 685-8448 ATTN: ERIC SPOONER, RPLS

CITY OF SANGER PROJECT NO. FINAL PLAT LOT 5, BLOCK A BLUE STAR INDUSTRIAL ADDITION BEING A FINAL PLAT OF A 14.2225 ACRE TRACT OF LAND LOCATED IN THE JOSE MARIA RUIZ SURVEY, ABSTRACT NO. 1066, CITY OF SANGER, DENTON COUNTY, TEXAS, SAID 14.2225 ACRE TRACT BEING A PORTION OF A CALLED 211.36 ACRE TRACT OF LAND CONVEYED TO SANGER TEXAS INDUSTRIAL, LLC, BY DEED THEREOF FILED FOR RECORD IN DENTON COUNTY CLERK'S INSTRUMENT NO. 2022-122553, 1 INDUSTRIAL LOT 14.2225 ACRES ~ ZONED I-1 12/17/2024