



LEGEND	
PG.	= PAGE
VOL.	= VOLUME
CAB.	= CABINET
POB	= POINT OF BEGINNING
IRF	= IRON ROD FOUND
CIRF	= CAPPED IRON ROD FOUND
1/2" IRON ROD SET	= GREEN
PLASTIC CAP STAMPED	"EAGLE SURVEYING" SET
CIRS	= PLAT RECORDS, DENTON COUNTY, TEXAS
DOC. NO.	= DOCUMENT NUMBER
P.R.D.C.T.	= PLAT RECORDS, DENTON COUNTY, TEXAS
O.R.D.C.T.	= OFFICIAL RECORDS, DENTON COUNTY, TEXAS
R.P.R.D.C.T.	= REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS

Project	2108.092-46		<b>EAGLE SURVEYING, LLC</b> 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009 TX Firm #10194177
Date	06/02/2025		
Drafter	DJJ		

OWNER'S CERTIFICATE

STATE OF TEXAS §  
COUNTY OF DENTON §

WHEREAS, **SANGER RETAIL, LTD.**, is the owner of a 7.75 acre tract of land out of the Henry Tierwester Survey, Abstract Number 1241, situated in the City of Sanger, Denton County, Texas, being all of a called 7.75 acre tract of land conveyed to Sanger Retail, LTD. by General Warranty Deed with Vendor's Lien of record in Document Number 2024-135659 of the Official Records of Denton County, Texas, and being all of Lots 1 and 2, Block A, Sanger Exchange West, Section One, a subdivision of record in Cabinet E, Page 280 of the Plat Records of Denton County, Texas, and being more particularly described by metes & bounds as follows:

**BEGINNING**, at a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the curving North right-of-way line of Farm to Market 455 (right-of-way varies), being the North line of a called Parcel 73 - 2.0308 acre tract of land conveyed to the State of Texas by Agreed Final Judgement of record in Document Number 2021-67745 of said Official Records, being the Southwest corner of Lot 1R, Block 1 of O'Reilly Addition, Lot 1R, Block 1, a subdivision of record in Document Number 2020-71 of the Plat Records of Denton County Texas, for the most Southerly Southeast corner of said 7.75 acre tract;

**THENCE**, with the curving North right-of-way line of Farm to Market 455, along the North line of said Parcel 73, being the common South line of said 7.75 acre tract, the following four (4) courses and distances:

- Along a non-tangent curve to the right, having a radius of 982.00 feet, a chord bearing of N80°53'47"W, a chord length of 73.68 feet, a delta angle of 04°17'59", an arc length of 73.69 feet to a 5/8 inch iron rod found at the end of said curve;
- N11°51'13"E, a distance of 10.00 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT SURVEY MARKER, RIGHT-OF-WAY MONUMENT" found at the point of curvature of a non-tangent curve to the left;
- Along said non-tangent curve to the left, having a radius of 1108.00 feet, a chord bearing of N83°48'12"W, a chord length of 195.34 feet, a delta angle of 10°06'52", an arc length of 195.59 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT SURVEY MARKER, RIGHT-OF-WAY MONUMENT" found at the point of tangency of said curve;
- N88°51'38"W, a distance of 1041.96 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the East line of a called 95 acre tract of land conveyed to Jackson Jay Marshall and Joseph William Marshall by deed of record in Document Number 2013-133569 of said Official Records, being the Southwest corner of said 7.75 acre tract, from which a 5/8 inch iron rod with pink plastic cap stamped "TXDOT SURVEY MARKER, RIGHT-OF-WAY MONUMENT" found at the Northwest corner of said Parcel 73, being the Northeast corner of a called Parcel 71 - 4.0439 acre tract of land conveyed to the State of Texas by Agreed Final Judgement of record in Document Number 2022-169031 of said Official Records bears N88°51'38"W, a distance of 2.00 feet;

**THENCE**, N00°58'47"E, leaving the North right-of-way line of Farm to Market 455, being the North line of said 95 acre tract, being the common West line of said 7.75 acre tract, a distance of 250.64 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set for the Southwest corner of a called 24.00 acre tract of land conveyed to Sanger Multi P2, Ltd. by General Warranty Deed with Vendor's Lien of record in Document Number 2024-135662 of said Official Records, being the Northwest corner of said 7.75 acre tract;

**THENCE**, leaving the East line of said 95 acre tract, along the South line of said 24.00 acre tract, being the common North line of said 7.75 acre tract, the following two (2) courses and distances:

- S88°33'08"E, a distance of 1029.50 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- S89°17'06"E, a distance of 60.12 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set for the Southeast corner of said 24.00 acre tract;

**THENCE**, S88°33'08"E, along the North line of said 7.75 acre tract, a distance of 297.86 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the West terminus of Exchange Drive, a 50' wide right-of-way dedicated in Sanger Exchange West, Section One, a subdivision of record in Cabinet E, Page 280 of said Plat Records, being the common East line of said 61.598 acre tract, being the Northeast corner of said 7.75 acre tract;

**THENCE**, S01°26'23"W, along the common West terminus of Exchange Drive, being the common East line of said 7.75 acre tract, a distance of 3.95 feet to a 1/2" iron rod found for the Northwest corner of Lot 1, Block A of said Sanger Exchange West, Section One;

**THENCE**, S88°36'05"E, departing the East line of said 7.75 acre tract, along the South right-of-way line of Exchange Drive, being the common North line of Lots 1 and 2, Block A of said Sanger Exchange West, Section One, a distance of 152.27 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the intersection of the South line of Exchange Drive and the West right-of-way line of Sanger West Boulevard, a variable width right-of-way dedicated in said Sanger Exchange West, Section One, being the Northeast corner of said Lot 2;

**THENCE**, S00°59'04"W, along the West right-of-way line of Sanger West Boulevard, being the common East line of said Lot 2, a distance of 130.12 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set for the Southeast corner of said Lot 2;

**THENCE**, N88°36'05"W, along the West right-of-way line of Sanger West Boulevard, in part the North line of said Lot 1R, being the common South line of said Lots 2 and 1, Block A of said Sanger Exchange West, Section One, a distance of 153.30 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set for the Southwest corner of said Lot 1, being the most Easterly Southeast corner of said 7.75 acre tract;

**THENCE**, along the North and West lines of said Lot 1R, being the common irregular East line of said 7.75 acre tract, the following two (2) courses and distances:

- N88°48'42"W, a distance of 77.60 feet to a 1/2 inch iron rod found at the Northwest corner of said Lot 1R;
- S01°24'37"W, a distance of 147.21 feet to the **POINT OF BEGINNING** and containing an area of 8.205 Acres, or (357,391 Square Feet) of land, more or less.

OWNER'S DEDICATION

STATE OF TEXAS §  
COUNTY OF DENTON §

**NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:**

THAT, **SANGER RETAIL, LTD.**, does hereby adopt this plat, designating herein described property as **BELZ ROAD RETAIL ADDITION, BLOCK A, LOTS 1R & 5R AND BLOCK B, LOTS 2R-1 THRU 2R-5**, an addition to the City of Sanger, Denton County, Texas, and does hereby dedicate to public use forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the drainage and utility easements as shown. Said drainage and utility easements being hereby reserved for the mutual use and accommodation of all public utilities desiring to use same. All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the drainage and utility easement and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said drainage and utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone.

OWNER: **SANGER RETAIL, LTD.**

BY: \_\_\_\_\_ Date \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_, 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.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Notary Public in and for the State of Texas \_\_\_\_\_

**CERTIFICATE OF SURVEYOR**

STATE OF TEXAS §  
COUNTY OF DENTON §

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Sanger, Denton County, Texas.

**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

Matthew Raabe, R.P.L.S. # 6402

Date \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared **MATTHEW RAABE**, 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.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Notary Public in and for the State of Texas \_\_\_\_\_

- GENERAL NOTES**
- The purpose of this plat is to create six (6) lots of record, dedicate easements, and dedicate right-of-way.
  - This property is located in **Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated April 16, 2011 and is located in Community Number 480786 as shown on Map Number 4812102100. The location of the Flood Zone is approximate, no vertical datum was collected at the time of the survey. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.
  - The bearings and grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTK Network, State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (Adjustment Realization 2011).
  - All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
  - Lot to lot drainage shall not be allowed.
  - 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/property owner. 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 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 City of Sanger is not responsible for the design, construction, operation, maintenance or use of the storm water detention area, and their associated private drainage easements, herein referred to as "features" to be developed and constructed by the Owners or their successors. Owners or successors agree to indemnify and hold harmless the City of Sanger, its officers, employees, and agents from any direct or indirect loss, damage, liability, or expense and attorney's fees for any negligence or omissions whatsoever arising out of the design, construction, operation, maintenance, condition or use of the "features" including any non-performance of the foregoing. Owners and successors accept full responsibility and liability for the "features". All of the above shall be covenants running with the land.

<b>SURVEYOR</b> Eagle Surveying, LLC Contact: David Jett 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009	<b>ENGINEER</b> Claymore Engineering, Inc. Contact: Drew Donnelly 1903 Central Drive, Suite: 406 Bedford, TX 76021 (817) 281-0572	<b>OWNER</b> Sanger Retail, LTD 4143 Maple Avenue, Suite: 325 Dallas, TX 75219 ( ) - -
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Approved: \_\_\_\_\_ Date \_\_\_\_\_

Chairman, Planning & Zoning Commission  
City of Sanger, Texas

Mayor  
City of Sanger, Texas

Attested by: \_\_\_\_\_ Date \_\_\_\_\_

City Secretary  
City of Sanger, Texas

REPLAT  
**BELZ ROAD RETAIL  
ADDITION**  
BLOCK A, LOTS 1R & 5R  
BLOCK B, LOTS 2R1 - 2R5  
8.205 ACRES

BEING A REPLAT LOT 5, BLOCK A & LOT 2, BLOCK B  
BELZ ROAD RETAIL ADDITION  
RECORDED IN DOC. NO. \_\_\_\_\_, P.R.D.C.T.  
HENRY TIERWESTER SURVEY, ABSTRACT No. 1241  
CITY OF SANGER, DENTON COUNTY, TEXAS