

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS CLASSIC FIBERGLASS, L.L.C. IS THE OWNER OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE REUBEN BEEBEE SURVEY, ABSTRACT NO. 29, DENTON COUNTY, TEXAS, BEING A RESURVEY OF THAT CERTAIN CALLED 4.17 ACRES TRACT OF LAND DESCRIBED IN DEED TO CLASSIC FIBERGLASS, L.L.C., RECORDED IN DOCUMENT #0014-46721, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE TRACT BEING DESCRIBED HEREIN AT A CAPPED IRON ROD SET FOR THE NORTHEAST CORNER OF SAID 4.17 ACRE TRACT OF LAND.

THENCE SOUTH 03 DEGREES 27 MINUTES 22 SECONDS EAST, A DISTANCE OF 671.99 FEET TO A CAPPED IRON ROD MARKED "ALLIANCE" FOUND FOR AN "ELL" CORNER OF THAT CERTAIN CALLED 17.85 ACRE TRACT OF LAND DESCRIBED IN DEED TO JIM CONLEY AND DEBBIE CONLEY, RECORDED IN DOCUMENT #0032-0046495, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS AND THE SOUTHWEST CORNER OF SAID 4.17 ACRE TRACT OF LAND.

THENCE NORTH 87 DEGREES 57 MINUTES 12 SECONDS WEST, PASSING AT 77.14 FEET A 3-INCH METAL FENCE CORNER POST FOUND FOR THE NORTHEAST CORNER OF LOT 1, BLOCK A OF CONLEY ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET W, PAGE 722, PLAT RECORDS, DENTON COUNTY, TEXAS, CONTINUING ON SAID COURSE FOR A TOTAL DISTANCE OF 277.85 FEET TO A 3-INCH METAL FENCE CORNER POST FOUND IN THE EAST RIGHT-OF-WAY LINE OF THE ATCHISON TOREKA & SANTA FE RAILROAD FOR THE NORTHWEST CORNER THEREOF AND THE SOUTHWEST CORNER OF SAID 4.17 ACRE TRACT OF LAND.

THENCE NORTH 03 DEGREES 29 MINUTES 09 SECONDS WEST, WITH SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 622.81 FEET TO A CAPPED IRON ROD FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF F.M. 455 (CHAPMAN STREET) FOR THE NORTHWEST CORNER OF SAID 4.17 ACRE TRACT OF LAND, SAID POINT BEING IN A CURVE TO THE LEFT:

THENCE WITH SAID RIGHT-OF-WAY LINE AND SAID CURVE TO THE LEFT, AN ARC LENGTH OF 119.54 FEET, A RADIUS OF 627.34 FEET, A CENTRAL ANGLE OF 10 DEGREES 58 MINUTES 10 SECONDS, AND A CHORD THAT BEARS NORTH 74 DEGREES 49 MINUTES 13 SECONDS EAST, A DISTANCE OF 119.36 FEET TO A CAPPED IRON ROD FOUND AT THE END OF SAID CURVE.

THENCE NORTH 89 DEGREES 21 MINUTES 37 SECONDS EAST, CONTINUING WITH SAID RIGHT-OF-WAY LINE, A DISTANCE OF 36.23 FEET TO A CAPPED IRON ROD FOUND FOR CORNER.

THENCE SOUTH 87 DEGREES 52 MINUTES 37 SECONDS EAST, A DISTANCE OF 125.81 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.171 ACRES OF LAND, MORE OR LESS.

KNOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT, CLASSIC FIBERGLASS, L.L.C. THRU ITS DULY SWORN REPRESENTATIVE, MIKE KERNAN, DOES ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS THE MINOR PLAT OF CLASSIC ADDITION, DENTON COUNTY, TEXAS AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS RIGHTS-OF-WAY AND PUBLIC EASEMENTS SHOWN HEREON.

MIKE KERNAN

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, THE UNDERSIGNED NOTARY IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED MIKE KERNAN, KNOWN TO ME TO BE THE PERSON, WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS DAY OF 2011

NOTARY PUBLIC IN THE STATE OF TEXAS
MY COMMISSION EXPIRES

SURVEYORS CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY ON THE GROUND UNDER MY SUPERVISION.

J.E. THOMPSON II R.P.L.S.
TEXAS REGISTRATION NO. 4857

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, THE UNDERSIGNED NOTARY IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED J.E. THOMPSON II, KNOWN TO ME TO BE THE PERSON, WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS DAY OF 2011

NOTARY PUBLIC IN THE STATE OF TEXAS
MY COMMISSION EXPIRES

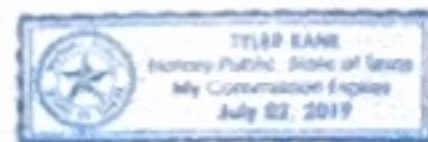


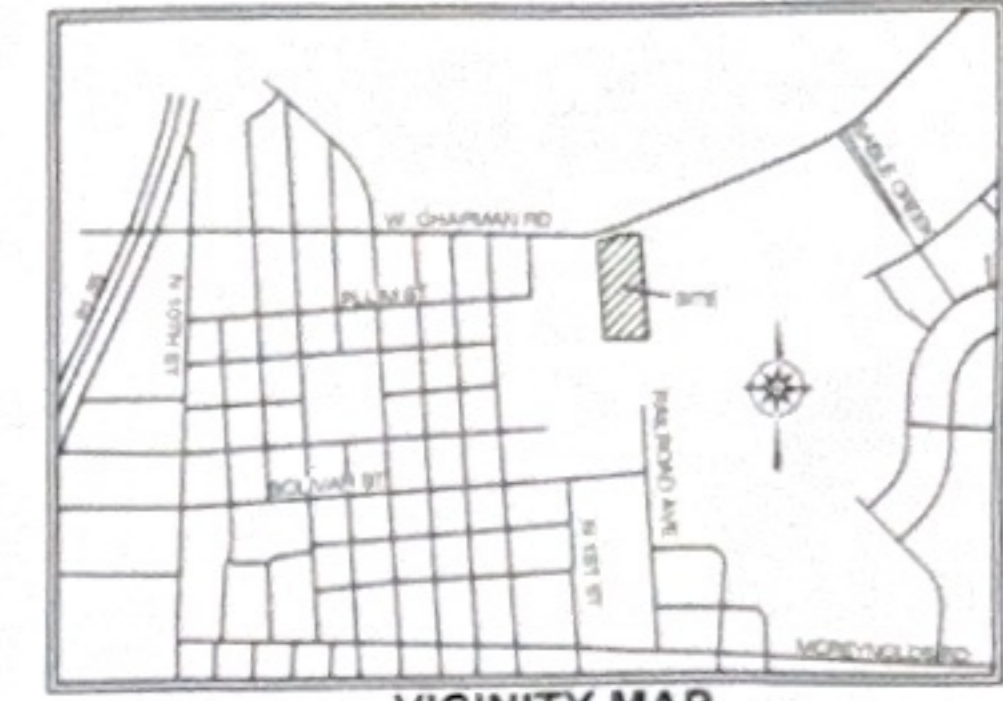
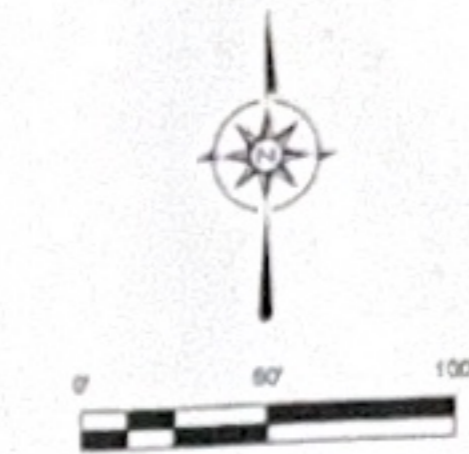
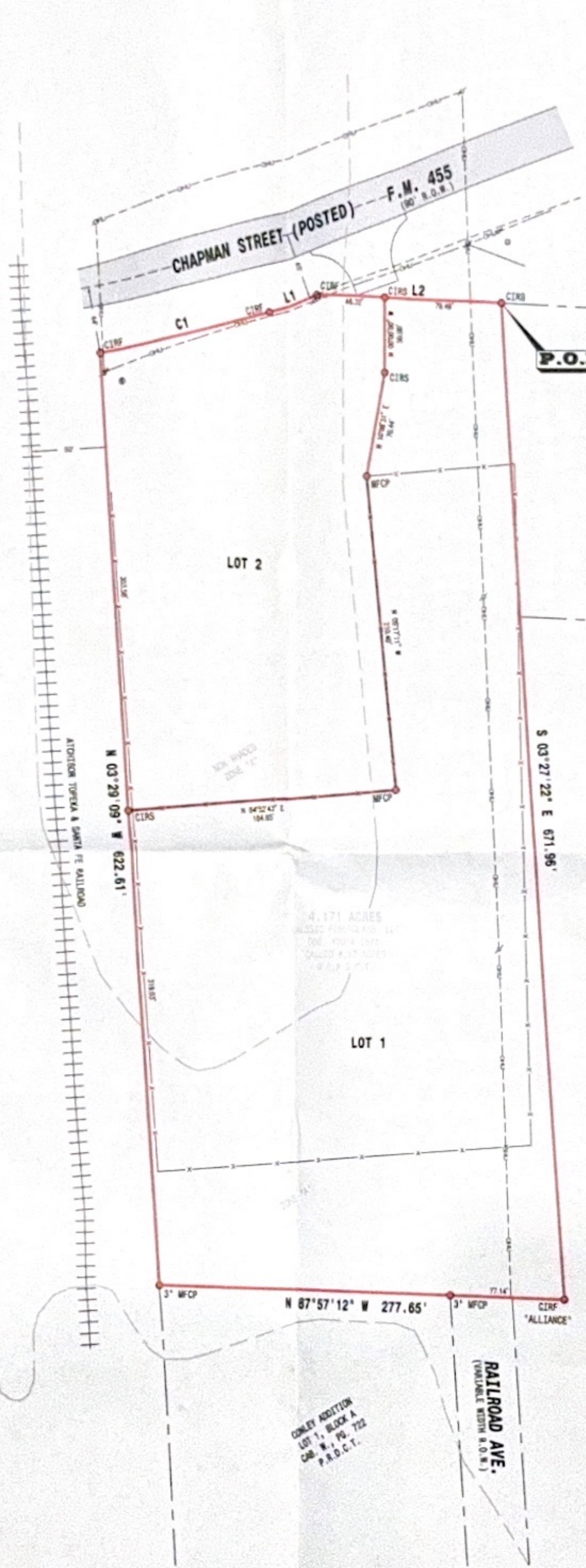
Table with columns: CURVE, BEARING, ARC LENGTH, CHORD LENGTH, CHORD BEARING, DELTA ANGLE. Row 1: C1, 87°27'22", 119.54, 119.36, N 74°49'13" E, 10°58'10"

Table with columns: LINE, BEARING, DISTANCE. Row 1: 1, N 89°21'37" E, 36.23. Row 2: 2, S 87°52'37" E, 125.81

LEGEND table listing symbols for Property Corner, Benchmark, Telephone Utility Marker, Buried Cable Marker, Telephone Manhole, Power Utility Pole, Light Pole, Gate Name, Electric Vault, Electric Transformer, Water Meter, Water Valve, Capped Iron Rod Found, Iron Rod Found, Capped Iron Rod Set, Metal Fence Corner Post, Metal Fence Corner Post, Plat Tied Calls, Point of Beginning, Right of Way, Concrete Surface, Asphalt Surface, Gravel Surface.

LINETYPE LEGEND table listing line styles for Property Line, Easement Line, Uncolored Line, Utility Line, Overhead Utility, Asphalt Road, Gravel Road, Fence Line.

FLOOD STATEMENT: I HAVE EXAMINED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE CITY OF SANGER, DENTON COUNTY, TEXAS, COMMUNITY NUMBER 480788, EFFECTIVE DATE 4-18-11 AND THAT MAP INDICATES THAT A PORTION OF THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN AND A PORTION OF THIS PROPERTY IS WITHIN "ZONE A" DEFINED AS "SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD AS SHOWN IN PANEL 2213 (I) OF SAID MAP. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.



VICINITY MAP NTS

JAMES ROY PENNINGTON AND WIFE, BILLIE JOYCE PENNINGTON VOL. 489, PG. 399 D.R.O.C.T.

REUBEN BEEBEE SURVEY A-29

JIM ZIMLEY AND DEBBIE CONLEY DEC. 1989, PG. 888-889 R.P. & D.C.T.

CONLEY ADDITION LOT 1, BLOCK A CAP. #, PG. 722 P.R.O.C.T.

RAILROAD AVE. (ORIGINAL BEING R.O.M.)

- GENERAL NOTES: 1. ALL LOT CORNERS ARE CAPPED 1/2" IRON ROD SET UNLESS OTHERWISE NOTED. 2. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IN LIEU OF A PLAT, PRIOR TO PLATTING, IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS. 3. BEARING BASIS DERIVED FROM GPS OBSERVATIONS MADE ON THE GROUND, TEXAS NORTH CENTRAL NAD 83.

APPROVED AND ACCEPTED
MAYOR, CITY OF SANGER DATE
ATTESTED BY:
CITY SECRETARY, CITY OF SANGER DATE

MINOR PLAT
CLASSIC ADDITION
LOT 1 & 2, BLOCK A
BEING 4.171 ACRES IN THE
REUBEN BEEBEE SURVEY,
ABSTRACT NO. 29
CITY OF SANGER
DENTON COUNTY, TEXAS

OWNER
MIKE KERNAN
CLASSIC FIBERGLASS, L.L.C.
180 E. CHAPMAN ROAD
SANGER, TX 76266
SURVEYOR
J.E. THOMPSON II
ALL AMERICAN SURVEYING
111 N. DIXON ST
GAINESVILLE, TX 76240
PH. 940-665-9105



111 N. DIXON ST.
GAINESVILLE, TX 76240
PH. 940-665-9105
FAX. 940-665-9106
TSP/LS FIRM NO. 10546000

DRAWN BY: CJ DATE: 01/08/2011 JOB NO: 1012.0005-03 SCALE: 1" = 50' PAGE: 1 OF 1