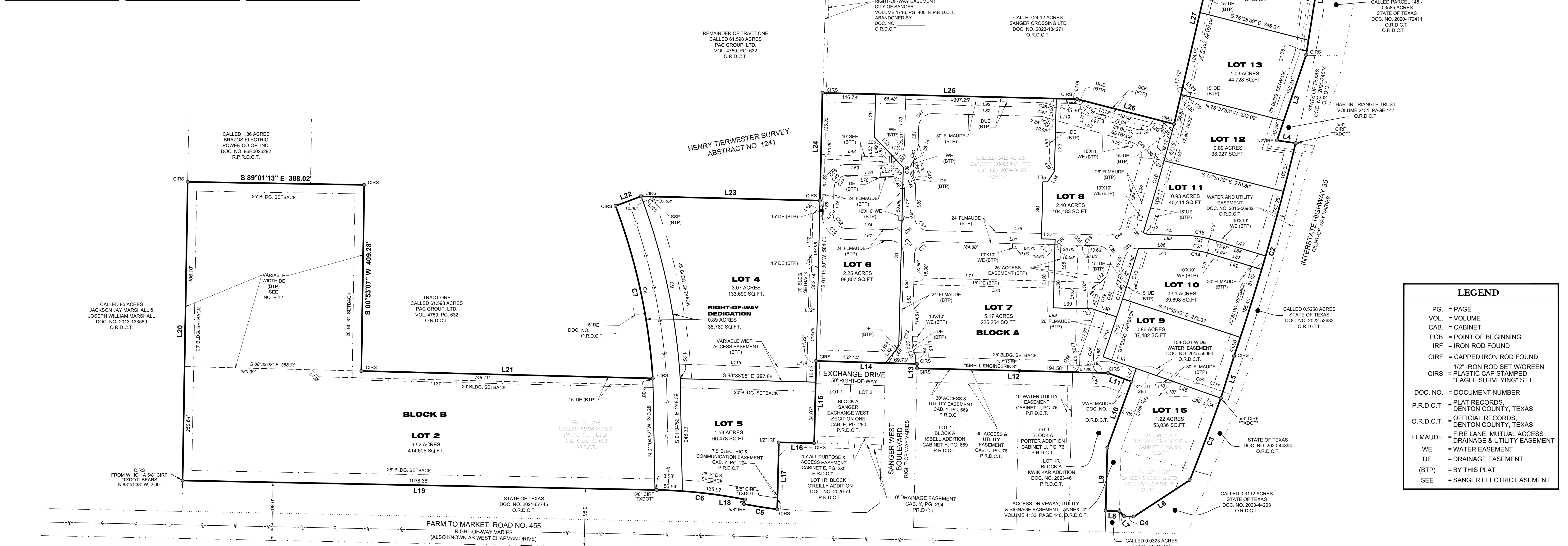


| LINE | BEARING | DISTANCE | LINE | BEARING | DISTANCE | LINE | BEARING | DISTANCE | LINE | BEARING | DISTANCE | |
|------|---------------|----------|------|---------------|----------|------|---------------|----------|------|---------------|----------|--|
| L1 | N 89°38'41" W | 23.94' | L34 | S 33°19'18" W | 28.02' | L67 | S 88°33'35" E | 96.64' | L100 | N 01°26'23" E | 142.00' | |
| L2 | S 08°57'38" W | 247.92' | L35 | N 88°33'39" W | 63.94' | L68 | S 01°26'02" W | 63.94' | L101 | N 01°26'23" E | 127.62' | |
| L3 | S 18°48'25" W | 198.82' | L36 | S 01°26'21" W | 125.42' | L69 | N 88°33'37" W | 72.77' | L102 | S 16°13'40" E | 34.03' | |
| L4 | S 81°33'29" E | 41.31' | L37 | S 88°31'47" E | 29.99' | L70 | S 01°26'30" W | 96.34' | L103 | S 01°26'23" W | 205.01' | |
| L5 | S 17°29'05" W | 96.51' | L38 | S 01°26'23" W | 151.02' | L71 | S 88°33'37" E | 410.05' | L104 | S 27°16'16" W | 61.51' | |
| L6 | S 56°51'35" W | 146.89' | L39 | S 88°33'37" E | 85.72' | L72 | N 46°26'23" E | 17.31' | L105 | N 09°52'52" W | 39.77' | |
| L7 | N 43°39'57" W | 15.60' | L40 | S 71°42'29" E | 56.23' | L73 | N 88°33'37" W | 414.29' | L106 | N 70°51'11" W | 44.96' | |
| L8 | N 88°27'24" W | 30.16' | L41 | N 88°34'22" W | 101.58' | L74 | N 88°33'33" W | 95.14' | L107 | N 88°30'14" W | 105.02' | |
| L9 | N 01°32'53" E | 138.77' | L42 | N 73°06'31" W | 121.46' | L75 | N 01°26'10" E | 50.97' | L108 | S 20°06'40" W | 23.77' | |
| L10 | N 20°02'29" E | 154.91' | L43 | N 73°07'05" W | 121.21' | L76 | S 88°33'37" E | 95.20' | L109 | N 69°53'20" W | 29.61' | |
| L11 | N 69°54'47" W | 55.48' | L44 | N 88°34'20" W | 76.40' | L77 | S 01°26'23" W | 57.00' | L110 | S 88°32'27" E | 140.40' | |
| L12 | N 88°36'29" W | 419.32' | L45 | N 70°40'52" W | 196.80' | L78 | N 88°33'37" W | 95.20' | L111 | N 70°51'11" W | 44.90' | |
| L13 | N 01°13'52" E | 9.80' | L46 | S 70°40'38" E | 77.27' | L79 | N 88°33'29" W | 396.11' | L112 | N 01°22'36" E | 16.47' | |
| L14 | N 88°21'17" W | 221.87' | L47 | S 20°05'13" W | 30.70' | L80 | N 01°26'23" W | 57.00' | L113 | N 88°37'24" W | 19.16' | |
| L15 | S 01°26'23" W | 180.60' | L48 | S 87°31'32" E | 135.43' | L81 | N 01°37'25" E | 36.60' | L114 | N 88°58'33" E | 45.13' | |
| L16 | N 88°48'42" W | 77.60' | L49 | N 01°30'31" E | 2.45' | L82 | S 88°33'37" E | 236.38' | L115 | S 88°19'28" E | 256.06' | |
| L17 | S 01°24'37" W | 147.21' | L50 | S 88°29'29" E | 15.00' | L83 | S 73°59'27" E | 200.78' | L116 | S 38°33'45" E | 31.17' | |
| L18 | N 11°15'13" E | 10.00' | L51 | S 01°30'31" W | 15.00' | L84 | S 16°00'33" W | 151.70' | L117 | N 12°25'30" W | 10.10' | |
| L19 | N 88°51'38" W | 1041.96' | L52 | N 88°29'29" W | 15.00' | L85 | S 01°26'23" W | 18.53' | L118 | N 12°25'30" E | 7.64' | |
| L20 | N 00°58'47" E | 656.74' | L53 | N 01°30'31" E | 2.55' | L86 | N 88°36'43" E | 102.63' | L119 | S 88°36'43" E | 47.84' | |
| L21 | S 88°33'08" E | 640.79' | L54 | N 43°59'27" W | 26.85' | L87 | N 73°07'05" W | 121.46' | L120 | S 01°26'23" W | 7.50' | |
| L22 | N 69°22'12" E | 60.00' | L55 | N 43°59'27" W | 26.71' | L88 | S 73°07'05" E | 12.13' | L121 | N 88°13'49" W | 15.06' | |
| L23 | S 88°37'24" E | 393.13' | L56 | N 41°31'28" W | 26.97' | L89 | S 88°33'17" E | 76.58' | L122 | N 01°19'30" E | 204.10' | |
| L24 | N 01°19'30" E | 236.86' | L57 | N 41°31'28" W | 26.64' | L90 | S 16°00'33" W | 123.09' | L123 | N 46°26'23" W | 29.64' | |
| L25 | S 88°36'43" E | 559.38' | L58 | S 44°59'42" E | 25.90' | L91 | N 73°59'27" W | 207.01' | L124 | S 46°26'23" W | 8.41' | |
| L26 | S 75°33'37" E | 220.58' | L59 | S 44°59'42" E | 25.87' | L92 | N 88°33'37" W | 300.22' | L125 | N 71°06'36" E | 34.60' | |
| L27 | N 13°03'24" E | 473.15' | L60 | N 01°26'23" E | 16.76' | L93 | S 37°52'14" E | 19.32' | L126 | S 44°55'45" E | 21.74' | |
| L28 | S 88°37'28" E | 254.36' | L61 | N 88°33'42" W | 372.13' | L94 | N 01°25'52" E | 36.07' | L127 | S 88°33'08" E | 734.12' | |
| L29 | S 01°23'17" W | 94.48' | L62 | S 01°26'23" W | 196.84' | L95 | S 22°56'26" E | 17.68' | L128 | N 48°04'54" W | 16.72' | |
| L30 | S 43°36'43" E | 91.59' | L63 | S 18°06'01" E | 18.18' | L96 | S 01°23'17" W | 77.74' | L129 | N 41°55'06" E | 15.00' | |
| L31 | S 01°26'23" W | 393.72' | L64 | S 01°26'23" W | 15.57' | L97 | S 25°50'12" E | 26.23' | L130 | N 48°04'54" W | 8.47' | |
| L32 | S 38°40'01" W | 46.89' | L65 | S 31°10'32" W | 46.07' | L98 | S 01°26'23" W | 142.00' | | | | |
| L33 | S 01°23'17" W | 160.03' | L66 | S 01°26'23" W | 184.48' | L99 | N 88°33'37" W | 25.00' | | | | |

| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH | CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|-------|------------|----------|-------------|---------------|--------------|-------|------------|----------|-------------|---------------|--------------|
| C1 | 58.33' | 5310.00' | 0°37'46" | S 08°15'52" W | 58.33' | C31 | 61.99' | 230.00' | 15°26'32" | S 80°50'21" E | 61.80' |
| C2 | 487.92' | 5310.00' | 5°15'53" | S 16°06'35" W | 487.75' | C32 | 53.90' | 200.00' | 15°26'32" | N 80°50'21" W | 53.74' |
| C3 | 192.81' | 5313.00' | 2°04'45" | S 20°43'47" W | 192.80' | C33 | 38.82' | 30.00' | 74°08'02" | S 54°21'39" W | 36.16' |
| C4 | 20.95' | 1548.00' | 0°46'32" | N 88°30'47" W | 20.95' | C34 | 211.64' | 7408.64' | 1°38'12" | S 18°06'44" W | 211.63' |
| C5 | 73.69' | 982.00' | 4°17'59" | N 80°53'47" W | 73.68' | C35 | 15.26' | 50.00' | 17°29'27" | S 10°11'07" W | 15.20' |
| C6 | 195.59' | 1108.00' | 10°06'52" | N 83°48'12" W | 195.34' | C36 | 22.31' | 20.00' | 63°54'40" | S 30°30'57" E | 21.17' |
| C7 | 389.35' | 1322.70' | 16°51'56" | N 12°11'50" W | 387.94' | C37 | 47.24' | 29.73' | 91°03'55" | N 43°33'38" W | 42.43' |
| C8 | 391.36' | 1322.70' | 16°57'09" | N 12°09'14" W | 389.93' | C38 | 30.93' | 49.23' | 35°59'56" | N 14°55'23" W | 30.43' |
| C9 | 410.48' | 1382.70' | 17°00'34" | N 12°07'31" W | 408.98' | C39 | 34.00' | 29.92' | 65°06'06" | N 01°10'06" E | 32.20' |
| C10 | 92.81' | 7327.89' | 0°43'33" | N 18°39'05" E | 92.81' | C40 | 44.63' | 81.18' | 31°29'43" | N 17°28'45" E | 44.07' |
| C11 | 158.11' | 7327.89' | 1°14'10" | N 17°40'14" E | 158.10' | C41 | 47.13' | 29.99' | 90°02'35" | N 46°26'27" E | 42.43' |
| C12 | 134.48' | 7327.89' | 1°03'05" | N 18°29'19" E | 134.48' | C42 | 7.63' | 30.00' | 14°34'03" | S 81°16'28" E | 7.61' |
| C13 | 116.44' | 7327.89' | 0°54'38" | N 17°30'28" E | 116.44' | C43 | 47.12' | 30.00' | 90°00'00" | S 28°59'27" E | 42.43' |
| C14 | 53.85' | 199.50' | 15°27'57" | N 80°51'03" W | 53.69' | C44 | 39.51' | 30.05' | 53°42'20" W | 36.72' | |
| C15 | 62.22' | 230.50' | 15°27'54" | N 80°51'02" W | 62.03' | C45 | 30.99' | 54.00' | 32°53'11" | N 12°05'17" W | 30.57' |
| C16 | 247.68' | 7336.13' | 1°56'04" | N 15°50'53" E | 247.67' | C46 | 29.37' | 30.00' | 56°05'47" | S 00°28'59" E | 28.21' |
| C17 | 16.14' | 29.50' | 31°21'06" | N 72°53'46" W | 15.94' | C47 | 47.16' | 30.00' | 90°00'00" | S 46°24'29" W | 42.45' |
| C18 | 24.78' | 20.00' | 70°59'13" | N 36°55'59" E | 23.22' | C48 | 47.12' | 30.00' | 90°00'00" | N 43°33'37" W | 42.43' |
| C19 | 214.34' | 7382.64' | 1°39'49" | N 18°17'31" E | 214.34' | C49 | 50.20' | 30.21' | 95°11'44" | N 43°40'54" E | 44.62' |
| C20 | 55.53' | 30.00' | 106°03'32" | N 35°31'53" W | 47.94' | C50 | 47.34' | 29.51' | 91°54'44" | S 43°33'37" E | 42.43' |
| C21 | 47.12' | 30.00' | 89°59'37" | S 46°26'40" W | 42.42' | C51 | 47.33' | 29.54' | 91°48'09" | S 46°26'25" W | 42.43' |
| C22 | 10.23' | 30.00' | 19°32'24" | S 80°19'49" E | 10.18' | C52 | 50.17' | 30.30' | 94°52'11" | N 04°53'18" W | 44.63' |
| C23 | 15.57' | 30.00' | 29°44'09" | S 16°18'27" W | 15.40' | C53 | 9.43' | 6.00' | 90°00'22" | N 46°26'34" E | 8.49' |
| C24 | 47.12' | 30.00' | 89°59'58" | S 43°33'36" E | 42.43' | C54 | 28.46' | 9.97' | 163°31'00" | N 80°11'18" W | 19.74' |
| C25 | 77.97' | 55.12' | 81°02'58" | S 47°33'16" E | 71.63' | C55 | 9.42' | 6.00' | 89°59'38" | S 43°33'26" E | 8.48' |
| C26 | 84.89' | 53.97' | 90°07'26" | S 46°24'29" W | 76.41' | C56 | 9.43' | 6.00' | 90°00'22" | S 43°33'37" W | 8.49' |
| C27 | 78.54' | 50.00' | 89°59'53" | S 46°26'27" W | 70.71' | C57 | 9.42' | 6.00' | 89°59'38" | N 43°33'26" W | 8.48' |
| C28 | 7.63' | 30.00' | 14°34'10" | N 81°16'23" W | 7.61' | C58 | 9.24' | 30.00' | 17°39'03" | N 79°40'43" W | 9.21' |
| C29 | 49.67' | 30.00' | 94°51'19" | S 58°34'54" W | 44.19' | C59 | 24.92' | 20.00' | 71°23'06" | S 55°48'13" W | 23.34' |
| C30 | 54.76' | 30.00' | 104°34'53" | S 36°16'53" E | 47.47' | C60 | 18.48' | 60.00' | 17°39'03" | N 79°40'43" W | 18.41' |



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 W/GREEN = 1/2" IRON ROD SET W/GREEN
- CIRS = PLASTIC CAP STAMPED "EAGLE SURVEYING" SET
- DOC. NO. = DOCUMENT NUMBER
- P.R.D.C.T. = PLAT RECORDS, DENTON COUNTY, TEXAS
- O.R.D.C.T. = OFFICIAL RECORDS, DENTON COUNTY, TEXAS
- FLMAUDE = FIRE LANE, MUTUAL ACCESS DRAINAGE & UTILITY EASEMENT
- WE = WATER EASEMENT
- DE = DRAINAGE EASEMENT
- (BTP) = BY THIS PLAT
- SEE = SANGER ELECTRIC EASEMENT

FINAL PLAT
BELZ ROAD RETAIL
ADDITION, PHASE I
 LOTS 4-15, BLOCK A
 LOT 2, BLOCK B
 32.03 ACRES
 0.89 ACRES - RIGHT-OF-WAY DEDICATION
 HENRY TIERWESTER SURVEY, ABSTRACT No. 1241
 CITY OF SANGER, DENTON COUNTY, TEXAS

Project: 2108.092
 Date: 10/10/2024
 Drafter: TAR

EAGLE SURVEYING, LLC
 222 S. Elm Street, Suite: 200
 Denton, TX 76201
 (940) 222-3009
 TX Firm #10194177

SURVEYOR
 Eagle Surveying, LLC
 222 S. Elm Street, Suite: 200
 Denton, TX 76201
 (940) 222-3009

ENGINEER
 Claymore Engineering, Inc.
 1903 Central Drive, Suite: 406
 Bedford, TX 76021

OWNER
 Sanger Crossing, LTD
 4143 Maple Avenue, Suite: 325
 Dallas, TX 75219

OWNER
 Pac Group, Ltd.
 PO Box 877
 Sanger, TX 76266

GENERAL NOTES

- 1. The purpose of this plat is to create thirteen lots of record, dedicate easements, and dedicate right-of-way.
2. This property is located in **Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated April 18, 2011 and is located in Community Number 480786 as shown on Map Number 48121C0210G.
3. The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTK Network.
4. All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
5. The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTK Network.
6. Lot to lot drainage shall not be allowed.
7. All lots comply with the minimum size requirements of the zoning district.
8. This property may be subject to charges related to impact fees and the applicant should contact the city regarding any applicable fees due.
9. All common areas, drainage easements, and detention facilities will be owned and maintained by the HOA/property owner.
10. 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.
11. This plat does not alter or remove existing deed restrictions, if any, on this property.
12. 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.

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 _____, 2024.

Notary Public in and for the State of Texas

UTILITY PROVIDERS

Atmos Energy Corporation
106 N Bradshaw Street Denton TX 76205
940.380.7450
Contact: Caleb Hope, Project Specialist
Utilities available: Gas

City of Sanger
P.O. Box 1729 Sanger, TX 76266
940.321.7800
Contact: Jim Bolz, Director of Public Works
Utilities available: Electric, Water, and Sewer

Nortex Communications
PO Box 587 205 N Walnut St Muenster, TX 76252
940.759.2251
Contact: Joey Anderson, CEO
Utilities available: Internet, phone, and TV

Table with 2 columns: Field (Project, Date, Drafter) and Value (2108.092, 10/10/2024, TAR). Includes EAGLE SURVEYING, LLC logo and address: 222 S. Elm Street, Suite: 200, Denton, TX 76201, (940) 222-3009, TX Firm #10194177.

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, **SANGER CROSSING LTD.** and **PAC GROUP, LTD.** are the owner of 28.40 acres out of the Henry Tierwester Survey, Abstract Number 1241, situated in the City of Sanger, Denton County, Texas, being a portion of Lot 1, Block A of Foodmaker Addition, a subdivision of record in Cabinet P, Page 105 of the Plat Records of Denton County, Texas, also being a portion of a called 24.12 acre tract of land conveyed to Sanger Crossing LTD. by Special Warranty Deed of record in Document Number 2023-134271 of the Official Records of Denton County, Texas, also being a portion of a called 61.598 acre tract of land conveyed to Pac Group, LTD. by Warranty Deed of record in Volume 4759, Page 632 of said Official Records, also being a portion of a called 0.672 acre tract of land conveyed to Sanger Crossing LTD. by deed of record in Document Number 2023-134278 of said Official Records and being more particularly described by metes and bounds, as follows:

BEGINNING, at a 5/8 inch iron rod with pink plastic cap stamped "TXDOT SURVEY MARKER, RIGHT-OF-WAY MONUMENT" found in the curving West right-of-way line of Interstate Highway 35 (right-of-way varies), being the Northwest corner of a called Parcel 132 - Part 1 - 0.0832 acre tract of land conveyed to the State of Texas by Judgement of Court in Absence of Objection of record in Document Number 2022-52683 of said Official Records, being in the South line of a called 30.96 acre tract of land conveyed to Holt Texas LTD by Warranty Deed of record in Document Number 2013-71958 of said Official Records, also being the Northeast corner of said 24.12 acre tract;

THENCE, along the curving West line of Interstate Highway 35, being the West line of said parcel 132 - Part 1, along a non-tangent curve to the right, having a radius of 5310.00 feet, a chord bearing of S08°15'52"W, a chord length of 58.33 feet, a delta angle of 00°37'46", an arc length of 58.33 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT SURVEY MARKER, RIGHT-OF-WAY MONUMENT" found at the Southwest corner of said Parcel 132 - Part 1, being the Northwest corner of a called Parcel 145 - 0.385 acre tract of land conveyed to the State of Texas by Special Warranty Deed of record in Document Number 2020-172411 of said Official Records, also being the Northeast corner of a called 0.13 acre tract of land conveyed to Sanger Crossing LTD. by deed of record in Document Number 2023-134272 of said Official Records;

THENCE, leaving the West right-of-way line of Interstate Highway 35, along the North and West lines of said 0.13 acre tract, being the common East line of said 24.12 acre tract, the following two (2) courses and distances:

- 1. N89°38'41"W, a distance of 23.94 feet to a 2 inch Metal Post found at the Northwest corner of said 0.13 acre tract;
2. S08°57'38"W, a distance of 247.92 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;

THENCE, S18°48'25"W, continuing along the East line of said 24.12 acre tract, being in part, the common West line of said 0.13 acre tract and in part the common West line of that certain tract of land conveyed to Hartin Triangle Trust by Warranty Deed of record in Volume 2431, Page 17 of said Official Records, a distance of 198.82 feet to a 1/2" iron rod found at the Southwest corner of said Hartin Triangle Trust tract;

THENCE, S81°33'29"E, along the South line of said Hartin Triangle Trust tract, being the common East line of said 24.12 acre tract, a distance of 41.31 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT SURVEY MARKER, RIGHT-OF-WAY MONUMENT" found in the curving West right-of-way line of Interstate Highway 35, being the Southwest corner of a called Parcel 144 - 0.0135 acre tract of land conveyed to the State of Texas by Deed of record in Document Number 2020-74514 of said Official Records, also being the Northwest corner of a called Parcel 132 - Part 2 - 0.5258 acre tract of land conveyed to the State of Texas by Judgement in Absence of Objection of record in Document Number 2022-52683 of said Official Records;

THENCE, along the curving West right-of-way line of Interstate Highway 35, being the West line of said Parcel 132 - Part 2, also being the common East line of said 24.12 acre tract, the following two (2) courses and distances:

- 1. Along a non-tangent curve to the right, having a radius of 5310.00 feet, a chord bearing of S16°06'35"W, a chord length of 487.75 feet, a delta angle of 05°15'53", an arc length of 487.92 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the end of said curve;
2. S17°29'05"W, a distance of 96.51 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT SURVEY MARKER, RIGHT-OF-WAY MONUMENT" found at the Southwest corner of said parcel 132 - Part 2, being the Northwest corner of a called Parcel 131 - 0.1483 acre tract of land conveyed to the State of Texas by Deed of record in Document Number 2020-44894 of said Official Records, also being the Southeast corner of said 24.12 acre tract, also being the Northeast corner of said 0.672 acre tract;

THENCE, continuing along the West right-of-way line of Interstate Highway 35, being in part, the West line of said Parcel 131 and in part, the Northwest line of a called Parcel 83 - 0.3112 acre tract of land conveyed to the State of Texas by Agreed Judgement of record in Document Number 2023-44203 of said Official Records, being the common East line of said 0.672 acre tract, along a non-tangent curve to the right, having a radius of 5313.00 feet, a chord bearing of S20°43'47"W, a chord length of 192.80 feet, a delta angle of 02°04'45", an arc length of 192.81 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Northeast end of a cutback line at the intersection of the West right-of-way line of Interstate Highway 35 and the North right-of-way line of Farm-to-Market Road 455 (West Chapman Drive - right-of-way varies);

THENCE, along the North right-of-way line of Farm-to-Market Road 455, being in part, the Northwest line of said Parcel 83 and in part, the North line of a called Parcel 81B - 0.0323 acre tract of land conveyed to the State of Texas by Judgement of Court in absence of Objection of record in Document Number 2021-135621 of said Official Records, being the common South line of said 0.672 acre tract, the following four (4) courses and distances:

- 1. S56°51'35"W, a distance of 146.89 feet to a 60D Nail found at the point of curvature of a non-tangent curve to the left;
2. Along said non-tangent curve to the left, having a radius of 1548.00 feet, a chord bearing of N88°30'47"W, a chord length of 20.95 feet, a delta angle of 0°46'32", an arc length of 20.95 feet to a Mag Nail set at the end of said curve;
3. N43°39'57"W, a distance of 15.60 feet to a Mag Nail found at the Northwest corner of said Parcel 83, being the Northeast corner of said Parcel 81B;
4. N88°27'24"W, a distance of 30.16 feet to a Mag Nail found at the Northeast corner of a called Parcel 81 - 0.0621 acre tract of land conveyed to the State of Texas by Special Warranty Deed of record in Document Number 2020-76257 of said Official Records, being the Southeast corner of Lot 1R, Block A of Kwik Kar Addition, a subdivision of record in Document Number 2023-46 of said Plat Records, also being the Northwest corner of said Parcel 81B, also being the Southwest corner of said 0.672 acre tract;

THENCE, leaving the North right-of-way line of Farm-to-Market Road 455, along the East line of said Lot 1R, being the common West line of said 0.672 acre tract, the following two (2) courses and distances:

- 1. N01°32'53"E, a distance of 138.77feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
2. N20°02'29"E, a distance of 154.91 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Northeast corner of said Lot 1R, being in the South line of said 24.12 acre tract;

THENCE, leaving the West line of said 0.672 acre tract, along the South line of said 24.12 acre tract, being in part, the common North line of said Lot 1R, in part, the common North line of Lot 1, Block A of Porter Addition, a subdivision of record in Cabinet U, Page 76 of said Plat Records and in part, the common North line of Lot 1, Block A of Isbell Addition, a subdivision of record in Cabinet Y, Page 669 of said Plat Records, the following two (2) courses and distances:

- 1. N69°54'47"W, a distance of 55.48 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set, being the northwest corner of said Lot 2 and the northeast corner of Lot 1, Block A of said Porter Addition;
2. N88°36'29"W, a distance of 419.32 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the East right-of-way line of Sanger West Boulevard (50' right-of-way), being the Northwest corner of said Lot 1, Block A of Isbell Addition;

THENCE, N01°13'52"E, along the East right-of-way line of Sanger West Boulevard, being the common South line of said 24.12 acre tract, a distance of 9.80 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the intersection of the East right-of-way line of Sanger West Boulevard and the North right-of-way line of Exchange Drive (50' right-of-way);

THENCE, N88°21'17"W, along the North right-of-way line of Exchange Drive, being the common South line of said 24.12 acre tract, a distance of 221.87 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the East line of said 61.598 acre tract, being the Northwest corner of the West terminus of Exchange Drive, also being the Southwest corner of said 24.12 acre tract;

THENCE, S01°26'23"W, along the East line of said 61.598 acre tract, being in part, the common West terminus of Exchange Drive and in part, the common West line of Lot 1, Block A of Sanger Exchange West, Section One, a subdivision of record in Cabinet E, Page 280 of said Plat Records, a distance of 180.60 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the North line of Lot 1R, Block 1 of O'Reilly Addition, a subdivision of record in Document Number 2020-71 of said Plat Records, being the Southwest corner of said Lot 1, Block A of Sanger Exchange West, Section One;

THENCE, N88°48'42"W, along the North line of said Lot 1R, being the common East line of said 61.598 acre tract, a distance of 77.60 feet to a 1/2 inch iron rod found at the Northwest corner of said Lot 1R, Block 1 of O'Reilly Addition;

THENCE, S01°24'37"W, along the West line of said Lot 1R, Block 1 of O'Reilly Addition, a distance of 147.21 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the curving North right-of-way line of Farm-to-Market Road 455, being in 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;

THENCE, leaving the West line of said Lot 1R, Block 1 of O'Reilly Addition, along the curving North right-of-way line of Farm-to-Market Road 455, the following four (4) courses and distances:

- 1. 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;
2. N11°15'13"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;
3. 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 end of said non-tangent curve to the left;
4. N88°51'38"W, a distance of 1041.96 feet to a 1/2 inch 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 or record in Document Number 2013-133569 of said Official Records of Denton County, Texas, being the common West line of said 61.598 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 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 Road 455, along the East line of said 95 acre tract, being the common West line of said 61.598 acre tract, a distance of 656.74 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Southwest corner of a called 1.86 acre tract of land conveyed to Brazos Electric Power Co-op, Inc. by deed of record in Document Number 96-R0026292, of the Real Property Records of Denton County, Texas;

THENCE, S89°01'13"E, leaving the East line of said 95 acre tract, along the South line of said 1.86 acre tract, in part, a distance of 388.02 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;

THENCE, over and across said 61.598 acre tract, the following five (5) courses and distances:

- 1. S00°53'07"W, a distance of 409.28 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
2. S88°33'08"E, a distance of 640.79 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the point of curvature of a non-tangent curve to the left;
3. Along said non-tangent curve to the left, having a radius of 1322.70 feet, a chord bearing of N12°11'50"W, a chord length of 387.94 feet, a delta angle of 16°51'56", an arc length of 389.35 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the end of said curve;
4. N69°22'12"E, a distance of 60.00 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
5. S88°37'24"E, a distance of 393.13 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the West line of said 24.12 acre tract, being the common East line of said 61.598 acre tract;

THENCE, N01°19'30"E, along the West line of said 24.12 acre tract and the common East line of said 61.598 acre tract, a distance of 236.86 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;

THENCE, leaving the East line of said 61.598 acre tract, over and across said 24.12 acre tract, the following three (3) courses and distances:

- 1. S88°36'43"E, a distance of 559.38 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
2. S75°33'37"E, a distance of 220.58 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
3. N13°03'24"E, a distance of 473.15 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the South line of said 30.96 acre tract, being the common North line of said 24.12 acre tract;

THENCE, S88°37'28"E, along the South line of said 30.96 acre tract and the common North line of said 24.12 acre tract, a distance of 254.36 feet to the **POINT OF BEGINNING** and containing an area of 32.03 Acres, or (1,395,408 Square Feet) of land, more or less.

Approved:
Chairman, Planning & Zoning Commission
City of Sanger, Texas
Mayor
City of Sanger, Texas
Attested by:
City Secretary
City of Sanger, Texas

OWNER'S CERTIFICAT & DEDICATION, continued

STATE OF TEXAS §
COUNTY OF DENTON §

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT, **SANGER CROSSING LTD.**, does hereby adopt this plat, designating herein described property as **BELZ ROAD RETAIL ADDITION, PHASE I**, 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 CROSSING 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 _____, 2024.

Notary Public in and for the State of Texas

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT, **PAC GROUP, LTD.** does hereby adopt this plat, designating herein described property as **BELZ ROAD RETAIL ADDITION, PHASE I**, 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: **PAC GROUP, 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 _____, 2024.

Notary Public in and for the State of Texas

FINAL PLAT
BELZ ROAD RETAIL ADDITION, PHASE I
LOTS 4-15, BLOCK A
LOT 2, BLOCK B
32.03 ACRES
0.89 ACRES - RIGHT-OF-WAY DEDICATION
HENRY TIERWESTER SURVEY, ABSTRACT No. 1241
CITY OF SANGER, DENTON COUNTY, TEXAS