



**OWNER'S CERTIFICATE & DEDICATION**

STATE OF TEXAS §  
 COUNTY OF DENTON §

WHEREAS, **SANGER CROSSING LTD** and **PAC GROUP, LTD.**, are the owners of a 17.33 acre tract or parcel of land situated in the Henry Tierwester Survey, Abstract Number 1241 in Denton County, Texas and being all of 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, and being more particularly described by metes and bounds as follows:

**COMMENCING** at a 5/8" iron rod with plastic cap stamped "TXDOT" found in the West right-of-way line of Interstate 35E (right-of-way width varies) and 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 the Official Records of Denton County, Texas, being the Northeast corner of a called 0.0832 acre tract conveyed to the State of Texas by Judgement of Court in Absence of Objection of record in Document Number 2022-52683 of the Official Records of Denton County, Texas;

**THENCE**, N88°37'28"W, along the South line of said 30.96 acre tract, being the common North line of said 26.385 acre tract, a distance of 254.36 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the **POINT OF BEGINNING**;

**THENCE**, over and across said 26.385 acre tract and said 61.598 acre tract, the following thirteen (13) courses and distances:

1. S 13°03'24" W a distance of 473.15' to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
2. N 75°33'37" W a distance of 220.58' to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
3. N 88°36'43" W a distance of 559.38' to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
4. S 01°19'30" W a distance of 236.86' to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
5. N 88°37'24" W a distance of 393.13' to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
6. S 69°22'12" W a distance of 60.00' to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
7. With a curve turning to the left with an arc length of 595.33', with a radius of 1322.70', with a chord bearing of N 33°31'27" W, with a chord length of 590.32', thence with a curve to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
8. N 45°19'00" W a distance of 19.43' to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
9. N 45°55'38" E a distance of 165.50' to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
10. With a curve turning to the left with an arc length of 268.88', with a radius of 922.95', with a chord bearing of N 79°47'50" E, with a chord length of 267.93', thence with a curve to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
11. With a reverse curve turning to the right with an arc length of 120.72', with a radius of 608.75', with a chord bearing of N 85°21'24" E, with a chord length of 120.52', thence with a reverse curve to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
12. S 88°44'41" E a distance of 282.10' to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
13. S 64°19'30" E a distance of 23.62' to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Southwest corner of said 30.96 acre tract;

**THENCE**, S 88°37'28" E, along the South line of said 30.96 acre tract, being the common North line of said 26.385 acre tract, a distance of 868.41' to the point of beginning, and containing 17.33 acres or 754,946 square feet, more or less.

SATE OF TEXAS §  
 COUNTY OF DENTON §

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

THAT **SANGER CROSSING LTD**, and **PAC GROUP, LTD.**, acting herein by and through it duly authorized office, does hereby adopt this plat designating the hereinabove described property as **GREYSTAR ADDITION, LOT 3, BLOCK A**, an addition to the City of Sanger, Texas, and does hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, fire lanes, drive aisles, parks, and watercourses, and to the public use forever easements for sidewalks, storm drainage facilities, utilities, and any other property necessary to serve the plat and to implement the requirements of the subdivision regulations and other City codes and do hereby bind ourselves, our heirs, successors and assigns to warrant and to forever defend the title on the land so dedicated. Further, the undersigned covenants and agrees that he/she shall maintain all easements and facilities in a state of good repair and functional condition at all times in accordance with City codes and regulations. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be installed, if approved by the City of Sanger. The City of Sanger and public entities shall have the right to access and maintain all respective easements without the necessity at any time of procuring permission from 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 \_\_\_\_\_, 2025.

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

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 \_\_\_\_\_, 2025.

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

CERTIFICATE OF SURVEYOR	
STATE OF TEXAS § COUNTY OF DENTON §	
I, <b>MATTHEW RAABE</b> , Registered Professional Land Surveyor, do hereby certify that this plat is true and correct and 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.	
<p style="text-align: center;"><b>PRELIMINARY</b>                  this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.</p>	
Matthew Raabe, R.P.L.S. # 6402	
Date _____	
STATE OF TEXAS § COUNTY OF TARRANT §	
BEFORE ME, the undersigned authority, on this day personally appeared <b>MATTHEW RAABE</b> , 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	

**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

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

**FINAL PLAT  
 GREYSTAR ADDITION  
 LOT 3, BLOCK A**

17.33 ACRES  
 0.86 ACRES - RIGHT-OF-WAY DEDICATION

HENRY TIERWESTER SURVEY, ABSTRACT No. 1241  
 CITY OF SANGER, DENTON COUNTY, TEXAS

Project	2108.092-11	 <b>EAGLE SURVEYING, LLC</b> 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009 TX Firm #10194177	
Date	01/24/2025		
Drafter	BE		

**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

