

LINE	BEARING	DISTANCE
L1	S 47°17'15" W	49.77'
L2	S 00°00'00" E	30.30'
L3	N 87°44'51" W	18.84'
L4	N 88°26'00" W	99.78'
L5	N 01°34'00" E	15.00'
L6	S 88°26'00" E	99.74'
L7	N 87°49'20" W	33.64'
L8	N 02°10'40" E	88.23'
L9	N 02°10'40" E	92.02'
L10	S 87°49'20" E	93.25'
L11	S 02°10'40" W	93.25'
L12	N 87°49'20" W	93.20'
L13	S 02°10'40" W	32.63'
L14	N 87°49'20" W	93.25'
L15	N 02°10'40" E	93.25'
L16	S 87°49'20" E	93.25'
L17	S 02°10'40" W	93.25'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	9975.00'	251.95'	1°26'50"	S 01°49'22" W	251.94'
C2	3822.68'	15.00'	0°13'29"	S 01°24'39" W	15.00'
C3	30.00'	10.14'	19°22'21"	N 11°51'50" E	10.10'
C4	50.00'	15.88'	18°11'42"	N 11°16'31" E	15.81'
C5	50.00'	15.88'	18°11'42"	N 11°16'31" E	15.81'
C6	55.00'	86.39'	90°00'00"	N 47°10'40" E	77.78'
C7	55.00'	86.39'	90°00'00"	S 42°49'20" W	77.78'
C8	55.00'	86.39'	90°00'00"	S 47°10'40" W	77.78'
C9	30.08'	47.13'	89°46'09"	S 47°13'54" W	42.45'
C10	30.08'	10.80'	20°34'11"	S 08°15'24" E	10.74'
C11	30.00'	47.12'	90°00'00"	N 42°49'20" W	42.43'
C12	30.00'	47.12'	90°00'00"	N 47°10'40" E	42.43'
C13	30.00'	47.12'	90°00'00"	S 42°49'20" E	42.43'
C14	30.00'	47.12'	90°00'00"	S 47°10'40" W	42.43'

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
 COUNTY OF DENTON §

WHEREAS, I(we), **JOSE DE LA CRUZ RODRIGUEZ JIMENEZ** and **YASMINA IVETH JIMENEZ DE RODRIGUEZ**, are the owners of 3.31 acres 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 3.29 acre tract of land conveyed to Jose de la Cruz Rodriguez Jimenez and Yasmina Iveth Jimenez de Rodriguez by Warranty Deed of record in Document Number 2024-92236 of the Official Records of Denton County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a mag nail set in Duck Creek Road at the southeast corner of a right-of-way dedication by Powell Addition, a subdivision of record in Document Number 2023-392 of the Plat Records of Denton County, Texas, also being the southwest corner of said 3.29 acre tract and hereof;

THENCE, N01°57'11"E, leaving Duck Creek Road, along the west line of said 3.29 acre tract, in part being the common east line of said right-of-way dedication, and in part being the common east line of Lot 1R, Block 1 of said Powell Addition, a distance of 315.91 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the south line of Lot 1, Block A of Heaths Hollow Subdivision, a subdivision of record in Document Number 2020-140 of said Plat Records, being the northeast corner of said Lot 1R, also being the northwest corner of said 3.29 acre tract and hereof, from which a 1/2 inch iron rod found at the southwest corner of said Lot 1 bears N88°00'03"W, a distance of 82.63 feet, and from said southwest corner of Lot 1 a railroad spike found at the northwest corner of said Lot 1R bears N88°00'03"W, a distance of 72.23 feet;

THENCE, S88°00'03"E, along the south line of said Lot 1, being the common north line of said 3.29 acre tract, a distance of 459.91 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the west right-of-way line of Interstate Highway 35 (U.S. Highway 77; right-of-way width varies) and the common west line of a tract of land conveyed as Parcel 66 to The State of Texas by deed of record in Document Number 2021-11250 of said Official Records, being the northeast corner of said 3.29 acre tract and hereof;

THENCE, along the west right-of-way line of Interstate Highway 35, the common west line of said Parcel 66, and the common east line of said 3.29 acre tract, the following three (3) courses and distances:

1. Along a non-tangent curve to the right, having a radius of 9,975.00 feet, a chord bearing of S01°49'22"W, a chord length of 251.94 feet, a delta angle of 01°26'50", an arc length of 251.95 feet to a point from which a 5/8 inch iron rod found bears S44°25'57"W, a distance of 0.47 feet;
2. S47°17'15"W, a distance of 49.77 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found;
3. SOUTH, a distance of 30.30 feet to a mag nail set at the intersection of Duck Creek Road and the west right-of-way line of Interstate Highway 35, being the southwest corner of said Parcel 66, also being the southeast corner of said 3.29 acre tract and hereof;

THENCE, N87°49'20"W, along Duck Creek Road and the south line of said 3.29 acre tract, a distance of 426.12 feet to the **POINT OF BEGINNING**, and containing an area of 3.31 acres (144,186 square feet) of land, more or less.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT, **JOSE DE LA CRUZ RODRIGUEZ JIMENEZ** and **YASMINA IVETH JIMENEZ DE RODRIGUEZ**, acting herein by and through their duly authorized officer(s) do hereby adopt this plat designating hereinabove described property as **FAST ELECTRIC ADDITION, LOT 1, BLOCK A**, an addition to the City of Sanger, Texas, and do hereby dedicate to 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.

WITNESS MY HAND THIS ____ DAY OF _____, 20__.

JOSE DE LA CRUZ RODRIGUEZ JIMENEZ

BY: _____ Date _____

STATE OF TEXAS §
 COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared **JOSE DE LA CRUZ RODRIGUEZ JIMENEZ**, 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 _____, 20__.

Notary Public in and for the State of Texas

WITNESS MY HAND THIS ____ DAY OF _____, 20__.

YASMINA IVETH JIMENEZ DE RODRIGUEZ

BY: _____ Date _____

STATE OF TEXAS §
 COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared **YASMINA IVETH JIMENEZ DE RODRIGUEZ**, 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 _____, 20__.

Notary Public in and for the State of Texas

- GENERAL NOTES**
- 1.) The purpose of this plat is to create one lot of record from an unplatted tract of land and to dedicate easements.
 - 2.) This property is located in **Zone "X" (Unshaded)** within Community Number 480786 as shown on F.E.M.A. Flood Insurance Rate Map Number 48121C0210G, effective April 18, 2011. The location of the Flood Zone is approximate. For additional information regarding Flood Zone designation, contact 1-(877) FEMA MAP.
 - 3.) The bearings and grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative Network, State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD '83).
 - 4.) 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.
 - 5.) All set property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
 - 6.) Water and Sanitary Sewer, are provided by the City of Sanger, PO Box 1729, Sanger, TX 76266, 940-458-2571. Electric Service is provided by Sanger Electric Utilities, 202 Railroad Ave., Sanger, TX 76266, 940-458-2064.
 - 7.) This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.
 - 8.) All common areas, drainage easements, and detention facilities will be owned and maintained by the HOA/POA. Any common area with in the City's right-of-way will require a facilities agreement, to be reviewed and approved by the City.
 - 9.) This plat does not alter or remove existing deed restrictions, if any, on this property.
 - 10.) Zoning District for this property is "RC" Regional Commercial.
 - 11.) All lots comply with the minimum size requirements of the zoning district.
 - 12.) Minimum finished floor elevations are at least 2 feet above the 100 year flood plain.

APPROVED AND ACCEPTED

CITY OF SANGER
DENTON COUNTY, TEXAS

Chairman, Planning and Zoning Commission
 City of Sanger, Texas _____ Date _____

Mayor
 City of Sanger, Texas _____ Date _____

ATTEST:

City Secretary
 City of Sanger, Texas _____ Date _____

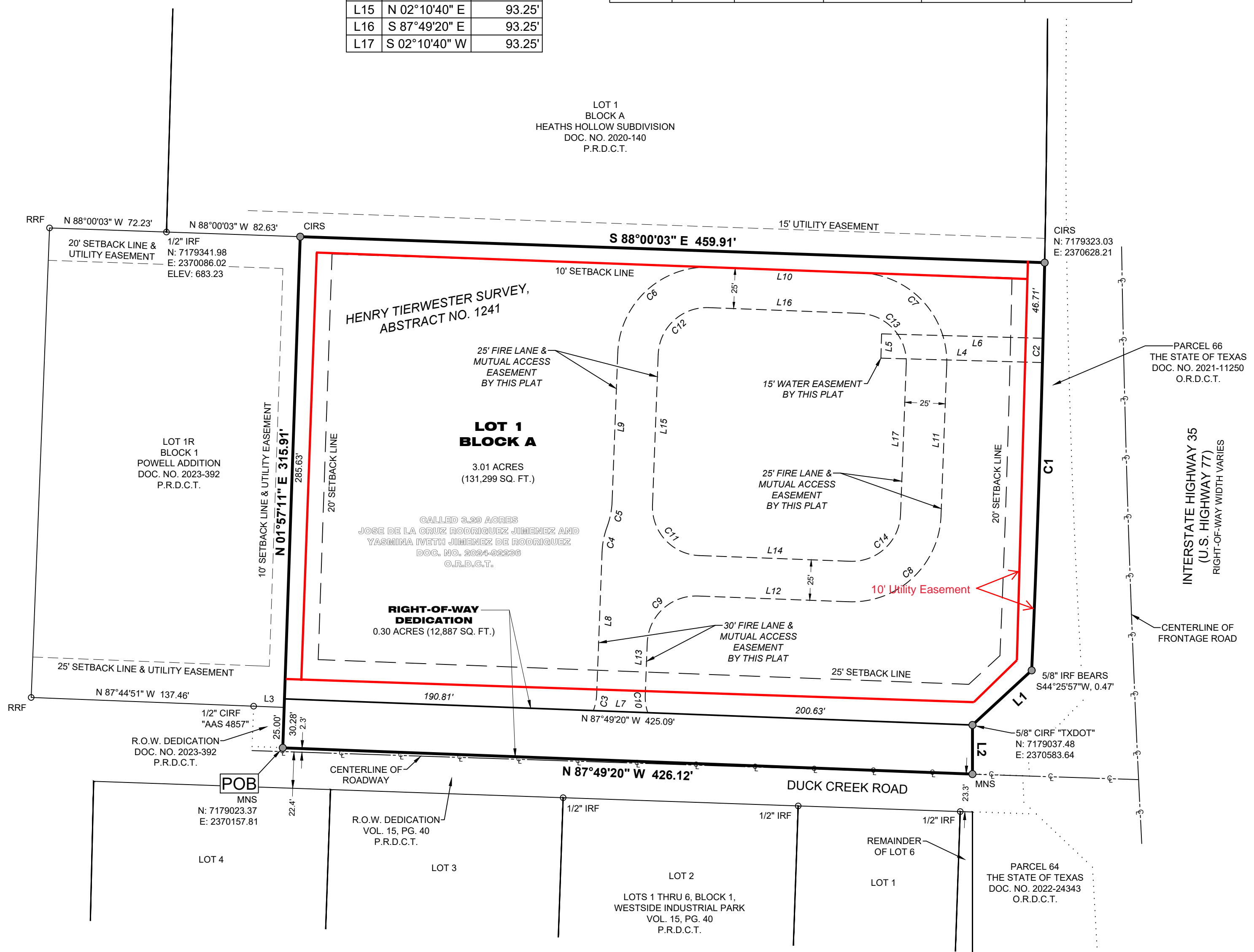
SURVEYOR
 Eagle Surveying, LLC
 Contact: Richard Spicer, Jr.
 222 S. Elm Street, Suite: 200
 Denton, TX 76201
 (940) 222-3009

OWNER
 Jose De La Cruz Rodriguez Jimenez &
 Yasmina Iveth Jimenez De Rodriguez
 8025 Jane Long Road
 Sanger, TX 76266
 (940) 297-9678

ENGINEER
 Gonzalez & Schneeberg
 801 East Campbell Road, Suite 330
 Richardson, TX 75081
 (972) 516-8855

EAGLE SURVEYING

Eagle Surveying, LLC
 222 South Elm Street
 Suite: 200
 Denton, TX 76201
 940.222.3009
 www.eaglesurveying.com
 TX Firm # 10194177



CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
 COUNTY OF DENTON §

I, **CALEB MCCANLIES**, 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 relied upon as a final survey document

Caleb McCanlies, R.P.L.S. # 7036

Date _____

STATE OF TEXAS §
 COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **CALEB MCCANLIES**, 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 _____, 20__.

Notary Public in and for the State of Texas

LEGEND

●	BOUNDARY MONUMENT (SUBJECT)
○	BOUNDARY MONUMENT (OTHERS)
POB	POINT OF BEGINNING
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
CIRS	1/2" IRON ROD SET WITH GREEN "EAGLE SURVEYING" CAP
RRF	RAILROAD SPIKE FOUND
MNS	MAG NAIL SET
VOL.	VOLUME
PG.	PAGE
DOC. NO.	DOCUMENT NUMBER
O.R.D.C.T.	OFFICIAL RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS, DENTON COUNTY, TEXAS

FINAL PLAT
FAST ELECTRIC
ADDITION
LOT 1, BLOCK A

3.31 ACRES
 0.30 ACRES - RIGHT-OF-WAY DEDICATION
 HENRY TIERWESTER SURVEY, ABSTRACT NO. 1241,
 CITY OF SANGER, DENTON COUNTY, TEXAS

DATE OF PREPARATION: 11/24/2025