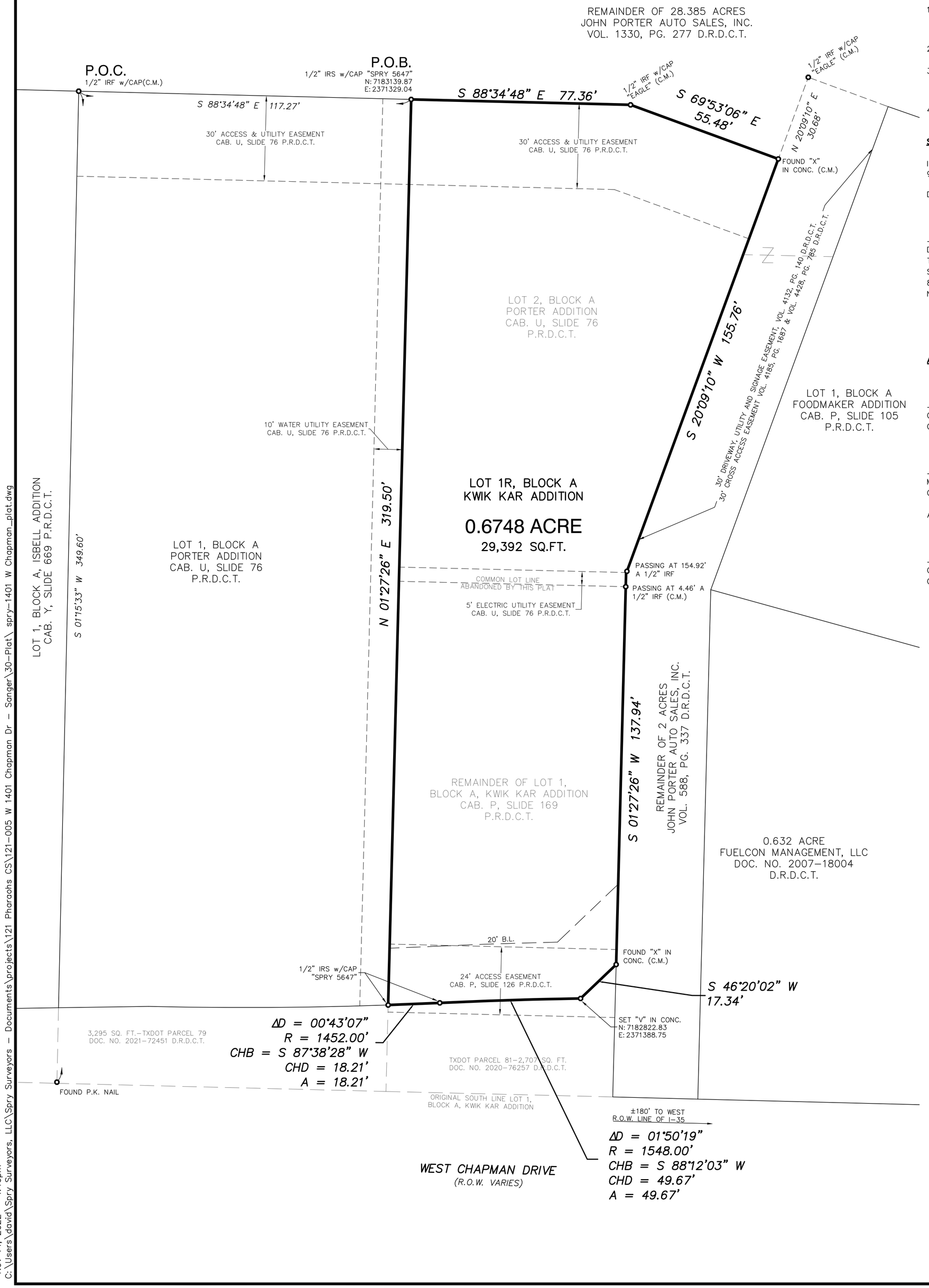


Graphic Scale in Feet

0 20' 40' 60'

SCALE: 1"=20'

NOTES

1. This Survey is issued without the benefit of a current title report and is subject to revision upon receipt thereof. Surveyor has done no additional research for possible easements, restrictions or covenants which may affect this property.
2. All bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone
3. According to the Flood Insurance Rate Map No. 48121C0210G, published by the Federal Emergency Management Agency, dated: April 18, 2011, the surveyed property shown hereon does not lie within any special flood hazard area inundated by the 100-year flood.
4. On the issue date of this survey the surveyed property shown hereon is zoned B-2 Business according to the City of Sanger zoning ordinance maps. Refer to said zoning ordinance for minimum and maximum setback requirements.

SURVEYOR'S CERTIFICATION:

I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made on the ground under my supervision.

Dated this the 11th day of October, 2022.

This document shall not be recorded for any purpose. This drawing shall be used for REVIEW PURPOSES ONLY

David Carlton Lewis, R.P.L.S.
Texas Registration No. 5647
Spry Surveyors, LLC
8241 Mid Cities Blvd Ste 102
North Richland Hills, TX 76182

David Carlton Lewis
R.P.L.S. No. 5647
Date: November 14, 2022

STATE OF TEXAS · REGISTERED · DAVID CARLTON LEWIS · 5647 · PROFESSIONAL LAND SURVEYOR

APPROVED AND ACCEPTED

_____ _____
Chairman, Planning & Zoning Commission — Date
City of Sanger, Texas

_____ _____
Mayor — Date
City of Sanger, Texas

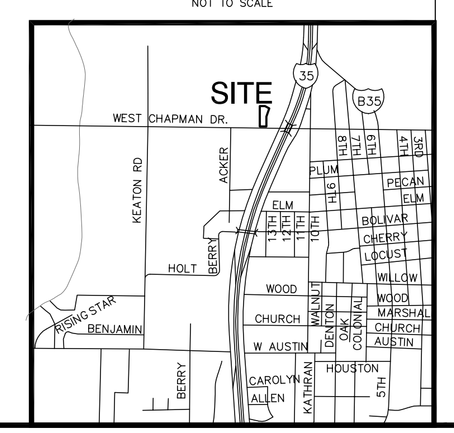
Attested by:

_____ _____
City Secretary — Date
City of Sanger, Texas

ABBREVIATIONS

P.R.D.C.T.	PLAT RECORDS OF DENTON COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS OF DENTON COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
CAB.	CABINET
DOC. NO.	DOCUMENT NUMBER
C.M.	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IRS	IRON ROD SET
R.O.W.	RIGHT-OF-WAY
B.L.	BUILDING LINE

VICINITY MAP
NOT TO SCALE



OWNER'S DEDICATION
STATE OF TEXAS
COUNTY OF DENTON

We, the undersigned, owners of the land shown on this plat within the area described by metes and bounds as follows:

WHEREAS SCF RC Funding IV LLC is owner of all that certain 0.6748 of an acre of land, by virtue of the deed recorded in Document Number 2021-177569 in the Deed Records of Denton County, Texas (D.R.T.C.T.), which is all of Lot 2, Block A, Porter Addition, recorded in Cabinet U, Slide 76 in the Plat Records of Denton County, Texas (P.R.D.C.T), and the remainder of Lot 1, Block A, Kwik Kar Addition, recorded in Cabinet P, Slide 169 P.R.D.C.T., in the Henry Tierwester Survey, A-1241, City of Sanger, Denton County, Texas and more particularly described by metes and bounds as follows: (All bearings shown hereon are based on the Texas Coordinate System of 1983, North Central)

Commencing at a 1/2" iron rod with cap found for the northwest corner of Lot 1, of said Block A, Porter Addition, common to the northeast corner of Lot 1, Block A, Isbell Addition, recorded in Cabinet Y, Slide 669 P.R.D.C.T.; Then South 88° 34' 48" East – 117.27' to a 1/2" iron rod with a cap stamped "SPRY 5647" set for the POINT OF BEGINNING and northwest corner of the herein described tract, common to the common north corner of said Lot 1 and Lot 2, Block A, Porter Addition;

THENCE South 88° 34' 48" East – 77.36' to a 1/2" iron rod with cap stamped "EAGLE" found for a point for corner;

THENCE South 69° 53' 06" East – 55.48' to an "X" found in concrete for the northeast corner of the herein described tract, in the west line of the 30' Driveway, Utility and Signage Easement recorded in Volume 4132, Page 140 D.R.T.C.T, from which a 1/2" iron rod with a cap stamped "EAGLE" found for the northwest corner of said 30' Driveway, Utility and Signage Easement bears North 20° 09' 10" East – 30.68'

THENCE South 20° 09' 10" West, along the west line of said 30' Drainage, Utility and Signage Easement, passing at a distance of 154.92' a found 1/2" iron rod, continuing for a title distance of 155.76' to a point for corner;

THENCE South 01° 27' 26" West, continuing along the west line of said 30' Drainage, Utility and Signage Easement, passing at a distance of 4.46' a 1/2" iron rod found for the common east corner of said Lot 2, Block A, Porter Addition, and said Lot 1, Block A, Porter Addition, continuing for a total distance of 137.94' to an "X" found in concrete for the most easterly southeast corner of the herein described tract, common to the northeast corner of Texas Department of Transportation (TXDOT) Parcel 81, 2,707 square feet, recorded in Document Number 2020-76257 D.R.D.C.T., and in the north right-of-way line of West Chapman Drive (R.O.W. Varies);

THENCE along the north right-of-way line the following courses and distances:

South 46° 20' 02" West – 17.34' to a "V" in concrete set for the most southerly southeast corner of the herein described tract, which is a point on a curve to the left, having a central angle of 01° 50' 19", a radius of 1548.00' and a chord bearing and distance of South 88° 12' 03" West – 49.67';

Along said curve to the left, an arc distance of 49.67' to a 1/2" iron rod with a cap stamped "SPRY 5647" set for the Point of Reverse Curvature of a curve to the right, having a central angle of 00° 43' 07", a radius of 1452.00', and a chord bearing and distance of South 87° 38' 28" West – 18.21';

Along said curve to the right, an arc distance of 18.21' to a 1/2" iron rod with a cap stamped "SPRY 5647" set for the southwest corner of the herein described tract, common to the northwest corner of said TXDOT Parcel 81, and in the east line of said Lot 1, Block A, Porter Addition;

THENCE North 01° 27' 26" East – 319.50' to the POINT OF BEGINNING and containing 0.6748 of an acre (29,392 square feet) of land.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That SCF RC Funding IV LLC, acting herien by and through it duly authorized office, does hereby adopt this plat designating the herein above described property as **LOTS 1R, BLOCK A, KWIK KAR ADDITION,** an addition to the City of Sanger, Denton County, 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 forvever 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 does 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 they 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 place 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 utility entities shall have the right to access and maintain all respective easements without the necessity at any time of procuring permission for anyone.

WITNESS MY HAND this _____ day or _____, 20 ___.

BY: SCF RC Funding IV LLC, a Delaware limited liability company

_____ _____
Signature — Printed Name

_____
Title

STATE OF _____
COUNTY OF _____

BEFORE ME, the undersigned authority, a notary public for the State of _____, on this day appeared _____, known to me to be the person and officer 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 OFFICE on ___ day of _____, 20__2

Expiration Date: _____

Signed_____
NOTARY PUBLIC IN AND FOR
STATE OF _____

PURPOSE OF REPLAT

The Purpose of this replat is to combine two existing lots, the remainder of Lot 1, Block A, Kwik Kar Addition and all of Lot 2, Block A, Porter Addition, into a single commercial lot.

FINAL PLAT
KWIK CAR ADDITION
LOT 1R, BLOCK A

0.6478 ACRE
29,362 SQUARE FEET
1 TOTAL LOT

ZONING: B-2 BUSINESS

A REPLAT OF THE REMAINDER OF LOT 1, BLOCK A, KWIK KAR ADDITION AND ALL OF LOT 2, BLOCK A, PORTER ADDITION

IN THE HENRY TIERWESTER, A – 1241
CITY OF SANGER, DENTON COUNTY, TEXAS
OCTOBER 2022

SURVEYOR: Spry Surveyors, LLC
8241 Mid-Cities Blvd., Ste.102
North Richland Hills, TX 76182
Phone: 817-776-4049
Contact: David Lewis
Firm Reg. No. 10112000
Project No. 034-282-30

OWNER: SCF RC Funding IV LLC
902 Carnegie Center Blvd.
Suite 250
Princeton, NJ, 08540-6530

Nov 14, 2022 - 4:16pm
C:\Users\david\Spry Surveyors, LLC\Spry Surveyors - Documents\projects\121 Pharoahs CS\121-005 W 1401 Chapman Dr - Sanger\30-Plat\ spry-1401 W Chapman_plat.dwg