REMAINDER OF CALLED 211.36 ACRES SANGER TEXAS INDUSTRIAL, LLC INS. NO. 2022-122553, O.P.R.D.C.T. \$89°37'16"E ~ 1,234.56' BEARING - N:7,199,663.78 N00°22'44"E 20.7 SITE E:2,374,042.33 _2 N00°22'44"E 17.2 S89°37'16"E ~ 1,078.33' (NAD83~GRID) C₁₀' WATER EASEMENT -10' WATER EASEMENT L 10' WATER EASEMENT L3 N00°22'44"E 18.50 L4 | N00°19'26"E | 26.04' L5 S00°22'44"W 5.50' L6 S00°22'44"W 5.50' L7 S00°22'44"W 5.50' L8 S00°22'44"W 5.50' L9 S00°22'44"W 5.50' L10 S00°22'44"W 5.50' L11 S88°26'03"E 7.64' ACCESS & **UTILITY EASEMENT** 10' WATER EASEMENT L18 C1: L12 N01°33'57"E 10.00' L13 N88°26'03"W 7.64' L14 S00°22'44"W 7.19' .15 S89°37'16"E 10.00 L16 N00°22'44"E 8.18' L17 S00°22'44"W 7.74' L18 N89°50'12"E 10.00 * VICINITY MAP * (NOT TO SCALE) L19 N00°22'44"E 7.65' L20 N89°37'16"W 9.04' L21 S00°22'44"W 10.00' .22 S89°37'16"E 9.04 * LEGEND * L23 | S00°19'05"W | 30.22 IRON ROD FOUND WITH CAP L24 N00°19'05"E 30.2°
 L25
 N00°22'44"E
 30.3

 L26
 S00°22'44"W
 30.3

 L27
 N00°22'44"E
 30.3

 L28
 N00°22'44"E
 30.3
 5/8" IRON ROD WITH CAP STAMPED 18.0' — "SPOONER 5922" SET **LOT 5, BLOCK A** L29 N00°22'44"E 30.31 INSTRUMENT NUMBER 14.2225 ACRES L30 S00°22'44"W 30.31 OFFICIAL PUBLIC RECORDS L31 N00°22'44"E 6.08' DENTON COUNTY, TEXAS (619,533 SQ. FT.) JOSE MARIA RUIZ SURVEY ABSTRACT NO. 1066 L32 N44°37'16"W 12.29' _33 N89°37'16"W 19.14' L34 N00°22'44"E 15.55' L35 S00°22'44"W 15.55' L36 N89°37'16"W 24.66' L37 S89°37'16"E 43.88' L38 S44°37'16"E 6.75' P.F.C. POINT FOR CORNER SANITARY SEWER MANHOLE PORTION OF CALLED 211.36 ACRES SANGER TEXAS INDUSTRIAL, LLC INS. NO. 2022-122553, EX. WATER ESMT. O.P.R.D.C.T. L39 N00°22'44"E 17.68' INS. NO. 2022-122553 O.P.R.D.C.T. L40 N00°22'44"E 17.68' L41 N00°22'44"E 17.68' L42 N89°37'16"W 18.00' L43 S88°50'16"E 41.67' EX. DRAINAGE ESMT INS. NO. 2022-122553, 10.00' L12
10' WATER EASEMENT
9.42' L11 O.P.R.D.C.T. L21 CALLED 3.6610 ACRES STATE OF TEXAS 10' WATER EASEMENT-INS. NO. 2020-141152, O.P.R.D.C.T. |}--L2 **ACCESS & UTILITY EASEMENT** ✓10' WATER EASEMENT CURVE TABLE S89°37'16"E ~ 910.07' # RADIUS LENGTH CH BEARING CH LENGTH S89°40'55"E ~ 82.14' 10' WATER EASEMENT 10' WATER EASEMENT-31.84' N45°59'25"E 28.58' 10' WATER EASEMENT -10.00**'** C2 30.00 14.35' N13°19'32"W 14.21'
C3 50.00 23.92' N13°19'32"W 23.69'
C4 80.00 21.57' N08°06'06"E 21.50' ACCESS & L24 L23 10 00' 10' WATER EASEMENT UTILITY EASEMENT-POINT OF 10.00' **BEGINNING** N89°37'16"W ~ 920.07' -17.68' C5 50.00 12.44' N08°41'42"E 12.41' 10.00' 36.12' **N89°37'16"W ~ 130.31'** "X" CUT FOUND C6 20.00 31.00' N45°58'20"E 27.99' EX. SSMH LID N:7.199.172.14 C7 40.00 38.94' \$61°44'08"E 37.42'

C8 40.00 38.94' \$61°44'08"E 37.42'

C9 40.00 63.33' \$N45°01'14"E \$6.92'

C10 10.00 15.39' \$46°16'47"W 13.92'

C11 20.00 31.42' \$N44°37'16"W 28.28' E:2,372,793.16 1" = 50' INS. NO. 2022-122553, O.P.R.D.C.T. EX. F.A.D.U.E. ESMT (NAD83~GRID) INS. NO. 2022-122553, O.P.R.D.C.T. APPROX. SURVEY LINE 50.00 13.48' N08°06'06"E 13.44' C12 50.00 13.48 N08 06 06 E 13.44

C13 80.00 19.91' N08°41'42"E 19.86'

C14 20.00 31.00' N45°58'20"E 27.99'

C15 20.00 31.42' S44°37'16"E 28.28'

C16 40.00 34.80' S25°18'21"W 33.72'

C17 50.00 23.80' S36°36'14"W 23.58'

C18 20.00 23.53' S56°40'23"W 22.20' EX. F.A.D.U.E. ESMT. EX. F.A.D.U.E. ESMT. INS. NO. 2022-122553, INS. NO. 2022-122553 O.P.R.D.C.T. O.P.R.D.C.T. 19 10.00 15.52' N45°08'45"W 14.01' 20 20.00 31.76' N44°49'26"E 28.53' CALLED 1.6470 ACRES APPROVED AND ACCEPTED STATE OF TEXAS 20.00 21.30' N59°05'35"W 20.31' INS. NO. 2022-170941, CITY OF SANGER 222 10.00 10.11' N00°22'44"E 9.68' 223 20.00 21.31' N59°51'38"E 20.31' 224 20.00 32.04' \$43°43'13"E 28.73' DENTON COUNTY, TEXAS O.P.R.D.C.T. LOT 2, BLOCK A **BLUE STAR INDUSTRIAL ADDITION** INS NO 20220525000223 OPRDCT Chairman, Planning and Zoning Commission City of Sanger, Texas * GENERAL NOTES * Thomas Muir Mayor, City of Sanger, Texas • The bearings shown hereon are referenced to the Texas Coordinate System of 1983, Texas North Central Zone 4202, and are based on the North American Datum of 1983, 2011 Adjustment. All * OWNER'S CERTIFICATION * areas shown hereon are calculated based on surface measurements. ATTEST: CITY OF SANGER STATE OF TEXAS § • This survey was prepared without the benefit of a Title Commitment prepared by a title company. PROJECT NO. _ COUNTY OF DENTON § The easements shown hereon are the only easements known by Spooner & Associates and does FINAL PLAT not imply that any other easements, covenants, restrictions, or other matters of record do not Kelly Edwards Date LOT 5, BLOCK A affect the subject property. No other research was performed by Spooner & Associates, Inc. WHEREAS SANGER TEXAS INDUSTRIAL, LLC, is the sole owners of a 14.2225 acre tract of land located in City Secretary, City of Sanger, Texas the Jose Maria Ruiz Survey, Abstract No. 1066, City of Sanger, Denton County, Texas, said 14.2225 acre **BLUE STAR** • According to the Flood Insurance Rate Map published by the Federal Emergency Management tract of land being a portion of a called 211.36 acre tract of land conveyed to SANGER TEXAS STATE OF TEXAS § Agency, Department of Homeland Security and by graphic plotting only, the subject property INDUSTRIAL, LLC, by deed thereof filed for record in Denton County Clerk's Instrument Number **INDUSTRIAL ADDITION** appears to be located in Zone "X" (areas determined to be outside the 0.2 % annual chance (D.C.C.I.No.) 2022-122553, Official Public Records, Denton County, Texas (O.P.R.D.C.T.), said 14.2225 COUNTY OF DENTON § floodplain) as shown on Map No. 48121C0070G; map revised April 18, 2011, for Denton County and acre tract of land being more particularly described by metes and bounds as follows: BEING A FINAL PLAT OF A 14.2225 ACRE TRACT OF LAND LOCATED IN THE JOSE THAT, I, Eric S. Spooner, a Registered Professional Land Surveyor, in the State of Texas, do hereby certify that this plat is true and incorporated areas. MARIA RUIZ SURVEY, ABSTRACT NO. 1066, CITY OF SANGER, DENTON COUNTY, correct and was prepared from an actual survey of the property made on the ground under my supervision. BEGINNING at an X-cut in concrete found at the northwest lot corner of Lot 2, Block A, Blue Star TEXAS, SAID 14.2225 ACRE TRACT BEING A PORTION OF A CALLED 211.36 ACRE • All lots comply with the minimum size requirements of the zoning district. Surveyed on the ground during the month of October, 2024. Industrial Addition, being an addition to the said City and State, according to the plat thereof filed for TRACT OF LAND CONVEYED TO SANGER TEXAS INDUSTRIAL, LLC, BY DEED THEREOF FILED FOR RECORD IN DENTON COUNTY CLERK'S INSTRUMENT NO. 2022-122553, record in D.C.C.I. No. 20220525000223, O.P.R.D.C.T., said beginning point being on the common NOW, THEREFORE KNOWN BY ALL MEN THESE PRESENTS: • This property may be subject to change related to impact fees and the applicant should contact the THIS DOCUMENT IS property line of the said 211.36 acre tract and a called 3.6810 acre tract of land conveyed to the State of 1 INDUSTRIAL LOT City regarding any applicable fees due. **PRELIMINARY** Texas, by deed thereof filed for record in D.C.C.I. No. 2020-141152, O.P.R.D.C.T., said common property ____, a duly authorized agent for SANGER TEXAS INDUSTRIAL, LLC hereby certify that SANGER TEXAS Eric S. Spooner, R.P.L.S. 14.2225 ACRES ~ ZONED I-1 line being the east right-of-way line of Interstate Highway 35 (a variable width public right-of-way with INDUSTRIAL, LLC, is the owner of Blue Star Industrial Addition, and do accept this as its plan for subdividing into lots and blocks and FOR REVIEW PURPOSES ONLY Texas Registration No. 5922 • All common areas, drainage easements, and detention facilities will be owned and maintained by do hereby dedicate to the public forever the streets and easement shown hereon. state controlled access), said beginning point also being at the beginning of a curve to the left having a 12/17/2024 ERIC S. SPOONER, R.P.L.S. the HOA/POA. Any common area within the City's right-of-way will require a facilities agreement, radius of 16,615.00 feet; December 15, 2022 to be reviewed and approved by the City. SANGER TEXAS INDUSTRIAL, LLC STATE OF TEXAS § COUNTY OF DENTON § • Notice-selling a portion of this addition by metes and bounds is a violation of City Ordinance and **THENCE** along the west property line of the said 211.36 acre tract, along the said east right-of-way line State Law and is subject to fines and withholding of utilities and building permits. of Interstate Highway 35, and along said curve to the left, an arc length of 500.15 feet, and across a BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared ERIC S. SPOONER, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed chord which bears North 01°41'55" East, a chord length of 500.13 feet to a 5/8-inch iron rod with a cap the same for the purpose and consideration therein expressed, and in the capacity therein stated. • This plat does not alter or remove existing deed restrictions, if any, on this property. stamped "SPOONER 5922" set (hereinafter referred to as an iron rod set), from which a 5/8 inch iron rod with a 2-inch pink plastic cap stamped "TEXAS DEPARTMENT OF TRANSPORTATION" found at the GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the _____ day of ______, 2024. • The purpose of this plat is to establish a new lot and easements for the development of the STATE OF TEXAS § north property corner of the said 3.6610 acre tract, same being a northwest property corner of the said 211.36 acre tract, bears North 00°45'55" West, a distance of 994.78 feet; **COUNTY OF DENTON §** Water and sanitary sewer provided by the City of Sanger, PO Box 1729, Sanger, Texas 76266, Notary Public, State of Texas BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared **THENCE** over and across the said 211.36 acre tract the following courses and distances: 940-458-2571 , known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, and in the capacity therein stated. • Electric service provided by Sanger Electric Utilities, 202 Railroad Avenue, Sanger, Texas 76266 and South 89°37'16" East, a distance of 1,234.56 feet to an iron rod set; CoServ Electric, 7701 S. Stemmons Freeway, Corinth, Texas 76210, 940-458-2064. GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the _____ day of______, 2024. South 00°22'44" West, a distance of 500.00 feet to a point for corner on an existing sanitary sewer manhole lid found at the northeast lot corner of said Lot 2; • Telephone Services provided by Century Link, 902-B W. Central Texas Expressway, Suite 201, Killeen ENGINEER SURVEYOR OWNER: TX 76541, 866-916-9805. SANGER TEXAS INDUSTRIAL, LLC SPOONER AND ASSOCIATES, INC. ANIMAS CIVIL ENGINEERING **THENCE** North 89°37'16" West, along the north lot line of said Lot 2, a distance of 1,246.08 feet to the Notary Public, State of Texas 309 BYERS STREET, #100 C/O BLUE STAR LAND LP PO BOX 830974 Minimum finished floor elevations are to be at least 2-feet above the 100-year floodplain, if any. POINT OF BEGINNING, containing 14.2225 acres (619,533 square feet) of land more or less. RICHARDSON, TX 75083 EULESS, TEXAS 76039 (214) 803-1099 (817) 685-8448 FRISCO, TEXAS 75034 ATTN: MICHAEL DOGGETT, P.E. ATTN: ERIC SPOONER, RPLS County Clerk's Recording Box SHEET 1 OF 1