

LINE TYPE LEGEND	
---	BOUNDARY LINE
---	ADJACENT PROPERTY LINE
---	EASEMENT LINE
---	BUILDING LINE
---	WATER LINE
---	SEWER LINE
---	GAS LINE
---	OVERHEAD UTILITY LINE
---	UNDERGROUND UTILITY LINE
---	UNDERGROUND TELEPHONE LINE
---	UNDERGROUND CABLE LINE
---	FENCE
---	ASPHALT PAVEMENT

LINE TABLE		
NO.	BEARING	LENGTH
L1	N28°51'58"W	68.67
L2	N86°21'59"W	72.88
L3	N00°39'41"W	24.45
L4	N44°55'05"W	80.31
L5	S00°27'16"E	17.64
L6	S03°08'19"E	42.00

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	27°34'51"	65.00'	31.29'	S14°14'42"E	30.99'
C2	24°53'48"	212.00'	92.12'	S15°35'13"E	91.40'

LOT ACREAGE TABLE	
LOT 1	1.043 ACRES
LOT 2	1.399 ACRES
LOT 3	1.534 ACRES
LOT 4	1.281 ACRES
LOT 5	0.513 ACRES
TOTAL	5.770 ACRES

LEGAL DESCRIPTION

BEING a 5.770 acre (251,351 square foot) tract of land situated in the Henry Tierwester Survey, Abstract No. 1241, City of Sanger, Denton County, Texas, and being part of a called 5.963 acre tract of land described in the General Warranty Deed to Yellow W Land Co., LLC, recorded in Instrument No. 2020-215605, Official Public Records, Denton County, Texas, said tract being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with cap stamped "TXDOT ROW SURVEY MARKER" found for the north corner of a called 0.0412 acre tract of land (Parcel 59, Part 1) described in the Deed to the State of Texas recorded in Instrument No. 2021-82582, said Official Public Records, and being in the west line of the said called 5.963 acre tract, and being at the north end of a right-of-way corner clip at the intersection of the east right-of-way line of Interstate Highway No. 35, a variable width right-of-way, and the north right-of-way line of South 5th Street, a variable width right-of-way;

THENCE along the said east right-of-way line, the following four (4) calls:

North 03°14'26" West, along the said west line, a distance of 256.47 feet to a 5/8-inch iron rod with cap stamped "TXDOT ROW MARKER" found for the south corner of a called 0.1191 acre tract of land (Parcel 59, Part 2) described in the said Deed to the State of Texas recorded in Instrument No. 2021-82582;

North 12°52'01" East, along the east line of the said called 0.1191 acre tract, a distance of 108.24 feet to a 5/8-inch iron rod with cap stamped "TXDOT ROW SURVEY MARKER" found for corner;

North 03°15'57" West, continuing along the said east line, a distance of 90.03 feet to a 5/8-inch iron rod with cap stamped "TXDOT ROW SURVEY MARKER" found for corner;

North 28°51'58" West, continuing along the said east line, a distance of 68.67 feet to a point for corner, being the northwest corner of a called 5.932 acre tract of land described in the General Warranty Deed to Kenneth Charles Minihennet and wife, Linda A. Minihennet, recorded in Instrument No. 2010-59070, said Official Public Records, and being at the southwest corner of Block E, Gateway Addition, Section II, an addition to the City of Sanger, Denton County, Texas, according to the plat recorded in Cabinet C, Page 93, Plat Records, Denton County, Texas, from which a 1/2-inch iron rod with cap stamped "ALLIANCE" found bears South 81°14'08" West, a distance of 0.47 feet;

THENCE with the north line of the said called 5.932 acre tract, and along the south line of said Block E, the following four (4) calls:

South 87°57'59" East, a distance of 205.00 feet to a 1/2-inch square tube found for corner;

North 83°03'51" East, a distance of 65.00 feet to a 1/2-inch square tube found for corner;

North 76°06'21" East, a distance of 142.30 feet to a 1/2-inch iron rod with cap stamped "RPLS 4857" found for corner;

South 87°49'59" East, a distance of 70.49 feet to a point for corner, being the northeast corner of the said called 5.932 acre tract, and being in the west right-of-way line of David Drive, a variable width right-of-way, from which a 1/2-inch iron rod with cap stamped "KAZ" found bears South 02°10'28" West, a distance of 0.29 feet;

THENCE South 02°10'28" West, departing the south line of Block E, and with the east line of the said called 5.932 acre tract, a distance of 613.81 feet to a point for the southeast corner of the said called 5.932 acre tract, being in the north right-of-way line of the aforementioned South 5th Street, from which a 1/2-inch iron rod with cap stamped "KAZ" found bears South 82°59'16" West, a distance of 0.32 feet, and from which a 1/2-inch iron rod with cap stamped "RPLS 4857" found bears South 02°10'28" West, a distance of 2.17 feet;

THENCE with the southerly line of the said called 5.932 acre tract of land, and along the said north right-of-way line, the following three (3) calls:

North 86°21'59" West, a distance of 72.88 feet to a 1/2-inch iron rod with cap stamped "KAZ" found for corner;

North 00°39'41" West, a distance of 24.45 feet to a 5/8-inch iron rod found for corner, from which a "x" cut in concrete found bears South 54°55'55" West, a distance of 3.49 feet;

South 86°51'41" West, a distance of 296.72 feet to a point for corner, being at the south end of a right-of-way corner clip at the intersection of the said north right-of-way line, and the aforementioned east right-of-way line of Interstate Highway No. 35, and being on the northeast line of the aforementioned called 0.0412 acre tract of land (Parcel 59, Part 1), from which a 5/8-inch iron rod with cap stamped "TXDOT ROW SURVEY MARKER" found bears South 44°55'05" East, a distance of 4.31 feet;

THENCE North 44°55'05" West, along the said northeast line, and along said corner clip, a distance of 80.31 feet to the **POINT OF BEGINNING** and containing 251,351 square feet or 5.770 acres of land, more or less.

NOTES

- The bearings and coordinates shown on this survey are based on the Texas Coordinate System of 1983 (2011), North Central Zone 4202 based on observations made on October 3, 2023 with an applied combined scale factor of 1.00015063.
- According to Map No. 48121C0210G, dated April 18, 2011 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Denton County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is not located within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- 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/or withholding of utilities and building permits.

SURVEYOR'S CERTIFICATION

I, Joshua D. Wargo, Registered Professional Land Surveyor, do hereby certify that the plat shown hereon accurately represents the property as determined by an on the ground survey, made under my supervision on October 3, 2023 and that all corners are shown hereon.

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

Joshua D. Wargo
Registered Professional Land Surveyor
No. 6391

"PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY"

APPROVED FOR PREPARATION OF FINAL PLAT

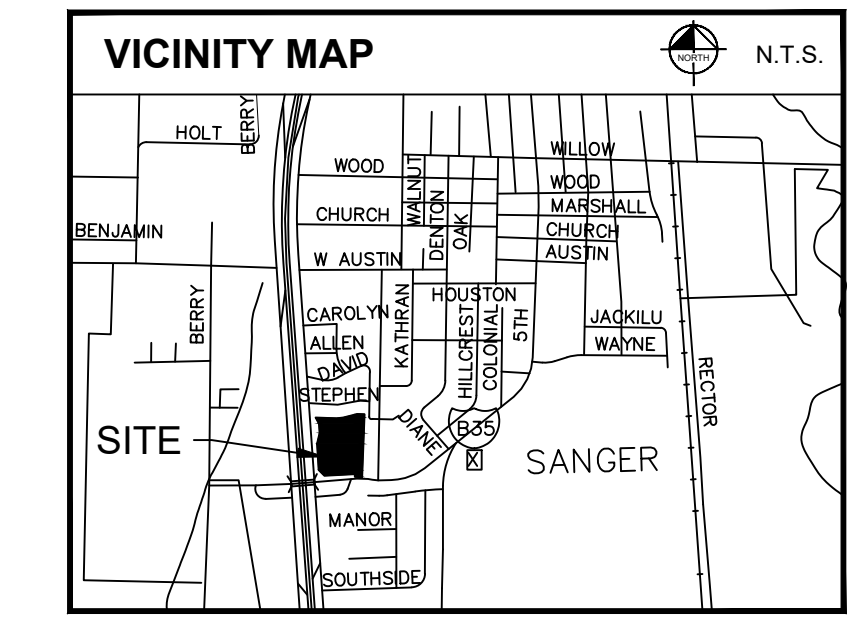
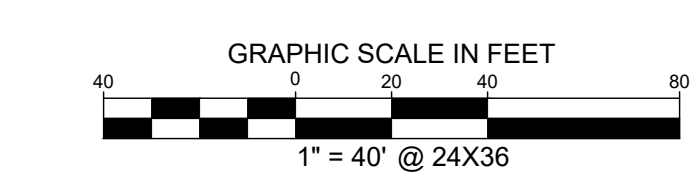
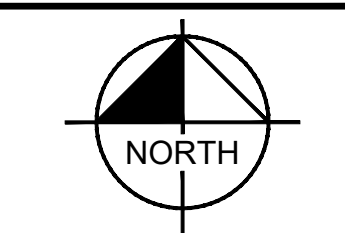
CITY OF SANGER, TX
PLANNING & ZONING COMMISSION

DATE

OWNER/DEVELOPER
Yellow W Land Co., LLC
1425 Turtle Creek Dr.
Lufkin, Texas 75904

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Ph. 817-335-6511

SURVEYOR
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Fort Worth, Texas 76102
Ph. 817-770-8511



LEGEND	
☐	ROOF DRAIN
☐	CABLE TV BOX
☐	CABLE TV HANDHOLE
☐	CABLE TV MANHOLE
☐	CABLE TV MARKER FLAG
☐	CABLE TV MARKER SIGN
☐	CABLE TV MARKER SIGN
☐	COMMUNICATIONS BOX
☐	COMMUNICATIONS HANDHOLE
☐	COMMUNICATIONS MANHOLE
☐	COMMUNICATIONS MARKER FLAG
☐	COMMUNICATIONS MARKER SIGN
☐	COMMUNICATIONS MARKER SIGN
☐	ELEVATION BENCHMARK
☐	FIBER OPTIC BOX
☐	FIBER OPTIC HANDHOLE
☐	FIBER OPTIC MANHOLE
☐	FIBER OPTIC MARKER FLAG
☐	FIBER OPTIC MARKER SIGN
☐	FIBER OPTIC MARKER SIGN
☐	FIBER OPTIC VAULT
☐	MONITORING WELL
☐	GAS HANDHOLE
☐	GAS METER
☐	GAS MANHOLE
☐	GAS MARKER FLAG
☐	GAS SIGN
☐	GAS TANK
☐	GAS VAULT
☐	GAS VALVE
☐	TELEPHONE BOX
☐	TELEPHONE HANDHOLE
☐	TELEPHONE MANHOLE
☐	TELEPHONE MARKER FLAG
☐	TELEPHONE MARKER SIGN
☐	TELEPHONE VAULT
☐	PIPELINE MARKER SIGN
☐	ELECTRIC BOX
☐	FLOOD LIGHT
☐	GUY ANCHOR
☐	GUY ANCHOR POLE
☐	ELECTRIC HANDHOLE
☐	ELECTRIC STANDARD
☐	ELECTRIC METER
☐	ELECTRIC MANHOLE
☐	ELECTRIC MARKER FLAG
☐	ELECTRIC MARKER SIGN
☐	UTILITY POLE
☐	ELECTRIC TRANSFORMER
☐	ELECTRIC VAULT
☐	HANDICAPPED PARKING
☐	SIGN
☐	MARQUEE/BILLBOARD
☐	BOLE LOCATION
☐	FLAG POLE
☐	GREASE TRAP
☐	MAIL BOX
☐	SANITARY SEWER CLEAN OUT
☐	SANITARY SEWER MANHOLE
☐	SANITARY SEWER MARKER FLAG
☐	SANITARY SEWER MARKER SIGN
☐	SANITARY SEWER SEPTIC TANK
☐	SANITARY SEWER VAULT
☐	STORM SEWER BOX
☐	STORM SEWER DRAIN
☐	STORM SEWER MANHOLE
☐	STORM SEWER VAULT
☐	TRAFFIC BARRIER
☐	TRAFFIC BOLLARD
☐	TRAFFIC BOX
☐	CROSS WALK SIGNAL
☐	TRAFFIC MANHOLE
☐	TRAFFIC MANHOLE
☐	TRAFFIC MARKER SIGN
☐	TRAFFIC SIGNAL
☐	TRAFFIC VAULT
☐	UNIDENTIFIED BOX
☐	UNIDENTIFIED HANDHOLE
☐	UNIDENTIFIED MANHOLE
☐	UNIDENTIFIED MARKER SIGN
☐	UNIDENTIFIED POLE
☐	UNIDENTIFIED VAULT
☐	UNIDENTIFIED VALVE
☐	TREE
☐	WATER BOX
☐	FIRE DEPT. CONNECTION
☐	WATER HAND HOLE
☐	WATER METER
☐	WATER MANHOLE
☐	WATER MARKER FLAG
☐	WATER MARKER SIGN
☐	WATER VAULT
☐	WATER VALVE
☐	IRISC 3/8\"/>

BENCH MARK LIST

The bearing system for this survey is based on the Texas Coordinate System of 1983, North Central Zone 4202 based on observations made on October 3, 2023 with an applied combined scale factor of 1.00015063.

BM#102 MAG NAIL WITH SHINER STAMPED "YP CONTROL POINT" SET IN CONCRETE ON THE NORTH WEST CORNER OF AN ELECTRIC VAULT ON THE SOUTH SIDE OF THE BRIDGE FOR KEATON ROAD ON THE EAST SIDE OF I-35, 12± NORTH OF A LIGHT POLE, AND 16± NORTHWEST OF A STOP SIGN.

ELEV: 675.82

BM#104 1/2-INCH IRON ROD SET ON THE EAST SIDE OF I-35, 22± WEST OF THE CENTERLINE OF I-35 FRONTAGE ROAD, AND 53± SOUTHWEST OF A BOX CULVERT DRAINAGE STRUCTURE.

ELEV: 672.05

PRELIMINARY PLAT
LOTS 1-5, BLOCK A
DUNCAN RETAIL
5.770 ACRES
5 LOTS
HENRY TIERWESTER SURVEY
ABSTRACT NO. 1241
CITY OF SANGER
DENTON COUNTY, TEXAS

Kimley-Horn
801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102
FIRM # 10194040
Tel. No. (817) 335-6511
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	DMD	JDW	3/20/2024	061290080	1 OF 1