PECAN STREET
UNIMPROVED ROAD (VARIABLE WIDTH R.O.W.)

N 86°46'13" E 160.40'

N 3°35'59" W 36.17'

F.I.R.

R=326.95'
L=140.67'
cd=139.59'
cb=N 47°25'56" W
Δ=24°39'07"

F.I.R. S 30°14'44" E 49.56'

F.I.R. S 23°39'58" E 88.02'

F.I.R. S 19°17'15" E 89.99'

F.I.R. (KAZ)

S.I.R.

15' S.S.E.

GRAVEL PARKING

BLOCK B
LOT 1

N 3°35'03" W 294.63'

W/M

15.9'

100.0'

99.0'

CONC. SLAB

ELEC. BOX

54.5'

P.P.

OH

ELM STREET
CONC. ROAD (80' R.O.W.)

M.H.

CONC. LOADING DOCK

1-STY METAL BLDG
ON CONC. SLAB

202.3'

400.3'

CONC. SLAB

R=439.61'
L=108.77'
cd=108.49'
cb=N 9°15'56" W
Δ=14°10'34"

F.I.R. (KAZ)

N 86°52'06" E 100.02'

CONC. SLAB

BLOCK A
LOT 3R

CONC. PARKING

CONC. LOADING DOCK

249.98'

N 3°55'37" W

LOT 1R

LOT 2R

54.5'

99.0'

15' W.E.

15' S.S.E.

160.11'

S 0°16'29" W

RAILROAD TRACK SPUR

BURLINGTON NORTHERN SANTA FE RAILROAD R.O.W.

100.0'

71.9

28.4

M.H.

CONC. BLDG.

CONC. WALK

O.H. POWER DIST. LINE

CONC. DRAINAGE

S.S.M.H.

S 86°48'32" W 432.40'

T.P.

NORTEX BOX

W/V

CONC. CULVERT

CONC. DRIVE

S.P.

BOLIVAR STREET
25' PAVED (VARIABLE WIDTH R.O.W.)

THE FOLLOWING EASEMENTS AFFECT SUBJECT PROPERTY, BUT NOT PHYSICAL LOCATION GIVEN:
SEWER EASEMENT VOL. 833, PAGE 619
UTILITY EASEMENT VOL. 1055, PAGE 125

THE FOLLOWING EASEMENT AFFECTS SUBJECT PROPERTY, BUT NOT PHYSICAL EVIDENCE FOUND IN FIELD:
COMMUNICATIONS EASEMENT VOL. 801, PAGE 222

THE FOLLOWING EASEMENT IS BLANKET AND DOES NOT VISIBLY AFFECT SUBJECT PROPERTY:
BRAZOZ ELECTRIC POWER CO-OP VOL. 818, PAGE 637

Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983, as determined from GPS observations.

Lot 2R and 3R, Block A, SANGER INDUSTRIAL ADDITION, LOTS 1R, 2R & 3R, a subdivision in Denton County, Texas, according to the Map or Plat of record in Document No. 2019-33, Plat Records, Denton County, Texas. (Commonly known as 103 BOLIVAR STREET)

The plat hereon is a true and accurate representation of the property as determined by survey made on the ground, the lines and dimensions of said property as being indicated on the Plat. The size, location and type of buildings and improvements are as shown, all improvements being within the boundaries of property except as shown, set back from the property lines is as shown, and the nearest street or road is shown. There are no visible encroachments, visible protrusions or apparent easements, except as shown on the Plat. I further certify that no portion of subject property lies within a special flood hazard area according to The FLOOD INSURANCE RATE MAP for Denton County and Incorporated Areas, Map Number 48121CO210G, Dated April 18, 2011. (Subject property lies in Zone X)

STATE OF TEXAS REGISTERED JERALD YENSAN 4561 PROFESSIONAL LAND SURVEYOR

Jerald D. Yensan, Professional Land Surveyor
Texas R.P.L.S. No. 4561

B.L. = BUILDING LINE	CATV = CABLE TV BOX
CC/P = COVERED PATIO/PORCH	C/D = CONCRETE DRIVE
C/O = SANITARY SEWER CLEANOUT	C/P = CONCRETE PATIO/PORCH
C/W = CONCRETE SIDEWALK	D.E. = DRAINAGE EASEMENT
E.B. = ELECTRIC BOX	F.H. = FIRE HYDRANT
F.I.R. = FOUND IRON ROD	FOC = FIBER OPTIC CABLE
GLM = GAS LINE MARKER	L.P. = LIGHT POLE
P.P. = POWER POLE	S.I.R = SET CAPPED 1/2" RPLS 4561 IRON ROD
S.P. = SERVICE POLE	SSMH = SANITARY SEWER MANHOLE
STM MH=STORM SEWER MANHOLE	TEL. PED. = TELEPHONE BOX
W/D = WOOD DECK	W/M = WATER METER
W/V = WATER VALVE	U.E. = UTILITY EASEMENT
FENCE ——X——	OVERHEAD POWER LINE ——OH——

PURCHASER: SANGER ECONOMIC DEVELOPMENT CORP.

LANDMARK SURVEYORS, LLC.
TX FIRM REGISTRATION NO. 10098600
4238 I-35 NORTH
DENTON, TEXAS 76207
(940) 382-4016
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DRAWN BY: SLB
SCALE: 1"=40'
DOSTER LAW GROUP G.F. 14800-23-00197
DATE: 24 JANUARY, 2023 JOB NO: 236775