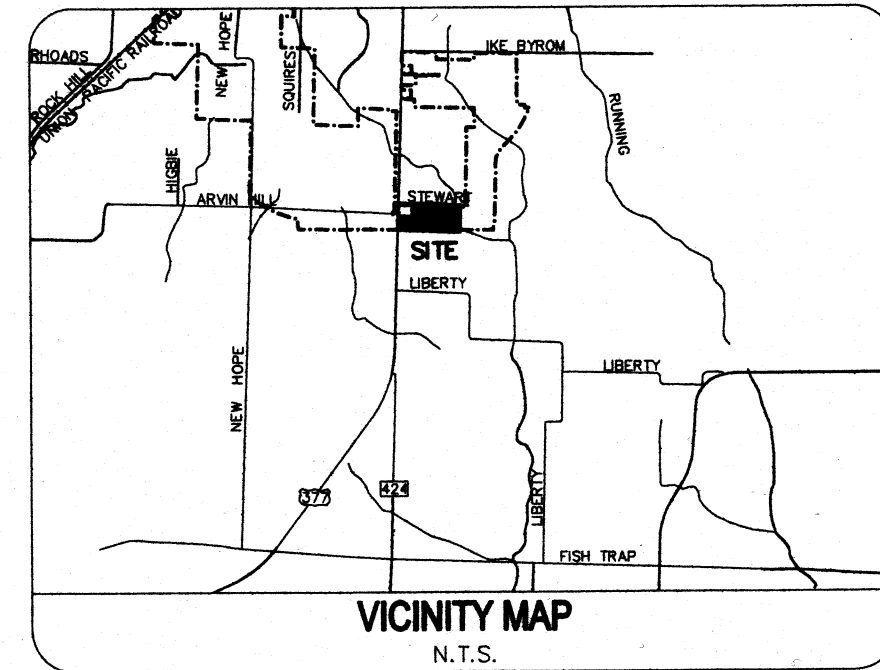


# DENTON COUNTY, TEXAS

## Floodplain Restrictions

No construction, without the written approval of the City of Krugerville shall be allowed within a floodplain easement, and then only after detailed engineering plans and studies show that no flooding will result, that no obstruction to the natural flow of water will result, and subject to all owners of the property affected by such construction becoming a party to the request. These engineering studies shall be done in compliance with FEMA (Federal Emergency Management Agency) guidelines which address acceptable studies, methods and limits of work done inside the 100-year floodplain. Where construction is permitted, all finished floor elevations shall be a minimum of one (1) foot above the 100-year flood elevation.

The existing creeks, lakes, reservoirs, or drainage channel traversing along or across portions of this addition will remain as an open channel at all times and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots. The City of Krugerville will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion. Each property owner shall keep the natural drainage channels traversing adjacent to his property clean and free of debris, silt, or any substance which would result in unsanitary conditions and the City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage channel, as in the case of all natural drainage channels, are subject to stormwater overflow and natural bank erosion to an extent that cannot be definitely defined. The City of Krugerville shall not be liable for damages of any nature resulting from a failure of any structure(s) within the natural drainage channels. The natural drainage channel crossing each lot is shown by the floodplain easement line as shown on the plot.



## NOTES:

- The purpose of this plot is to create five (5) lots of record from an un-platted parcel.
- The bearings shown on this survey are based on GPS observations utilizing the Western Data Systems RTK Network, NAD 83 (2011) Datum.
- The property shown herein appears to be located in a designated Zone A (with no base flood elevations determined) and the remaining portion being located in a designated Zone X (area located outside area of 0.2% chance annual flood) in a 100 or 500 year flood area as plotted on Community panel # 480774 0265 G of the Federal Emergency Management Agency flood insurance rate or flood hazard boundary map bearing a revised map date of April 18, 2011.
- Landowners are responsible for upkeep and maintenance of Drainage and/or Utility Easements within their Lot(s), and the roadway ditches within the City right-of-way adjacent to their Lot. Upkeep and maintenance shall include, but not be limited to the following items:
  - Grass and ground cover shall be kept to a height required by the City Ordinance.
  - The drainage ditches shall be kept free of debris and litter, with particular attention given to keeping the outlet structure clear at all times.
  - Accumulated sediment shall be removed from the facilities and ditches as required, to ensure that there is no reduction in function, flow, or detention capacity.
  - No dumping of any type is permitted within the easement areas.

STATE OF TEXAS  
COUNTY OF DENTON  
OWNER'S ACKNOWLEDGMENT AND DEDICATION

I, Salmons Commercial Properties, LLC-Series Stewart Road, the undersigned, owner of the land shown on this plot within the area described by metes and bounds as follows:  
WHEREAS, SALMONS COMMERCIAL PROPERTIES, LLC-SERIES STEWART ROAD, acting by and through the undersigned, are the sole owners of tract of land situated in the James Bridges Jr. Survey, Abstract No. 36, Denton County, Texas, and being all of a called 25,490 acres tract of land described in Deed to Salmons Commercial Properties, LLC-Series Stewart Road as recorded in Instrument No. 2023-123801, Official Records, Denton County, Texas, and being more particularly described herein as follows:

**BEGINNING** at a 5/8 inch capped iron rod stamped "P.L.S. INC" found in the South right-of-way line of Stewart Road (a public road) and same being the South line of a called 1,408 acres tract of land described in Deed to Denton County, Texas as recorded in Document No. 2012-78883, said Official Records for the Northwest corner of said 25,490 acres tract and some being the Northeast corner of a called 3,325 acres tract of land described in Deed to AubreyUS377 LLC as recorded in Instrument No. 2023-8349, said Official Records;

THENCE South 87 degrees 16 minutes 32 seconds East, with the North line of said 25,490 acres tract common to the South line of said 1,408 acres tract and said Stewart Road, along and near a fence, a distance of 409.09 feet to a 5/8 inch capped iron rod found for corner;

THENCE South 87 degrees 27 minutes 00 seconds East, continuing with said common line said 2,490 feet, along and near a fence, a distance of 431.54 feet to a 5/8 inch capped iron rod found for corner;

THENCE South 03 degrees 16 minutes 19 seconds West, with a jog in the North line of said 25,490 acres tract common to a jog in the South line of said 1,408 acres tract and said Stewart Road, a distance of 11.74 feet to a 5/8 inch capped iron rod stamped (TNP) found for corner;

THENCE South 87 degrees 35 minutes 03 seconds East, continuing with the North line of said 25,490 acres tract common to the South line of said 1,408 acres tract and said Stewart Road, along and near a fence, a distance of 471.45 feet to a 1/2 inch capped iron rod stamped (4561) found for the Northeast corner of said 25,490 acres tract common to the Northwest corner of the remainder of a called 8.00 acres tract of land described in Deed to Thomas Mann Robinson, Trustee of the Robinson Living Trust as recorded in Instrument No. 2021-192482, said Official Records;

THENCE South 01 degrees 22 minutes 06 seconds West, with the East line of said 25,490 acres tract, a distance of 726.04 feet to a 1/2 inch capped iron rod stamped (4561) found in the North line of a called 15.49 acres tract of land described in Deed to Blake Richards as recorded in Instrument No. 2021-227388, said Official Records for the Southeast corner of the said 25,490 acres tract;

THENCE North 87 degrees 53 minutes 51 seconds West, with the South line of said 25,490 acres tract and the North line of said 15.49 acres tract, a distance of 1694.02 feet to a 5/8 inch iron rod found in the East Right-of-Way line of U.S. Highway 377 (a called 120' R.O.W.) for the Southwest corner of said 25,490 acres tract common to the Northwest corner of said 15.49 acres tract;

THENCE North 00 degrees 30 minutes 38 seconds East, with the West line of said 25,490 acres tract common to the East line of said U.S. Highway 377, a distance of 316.33 feet to a 5/8 inch iron rod with a pink TXDOT cap found for the Southwest corner of a called 0.0124 acres tract of land described in Deed to The State of Texas as recorded in Instrument No. 2023-60679, said Official Records;

THENCE North 45 degrees 45 minutes 06 seconds East, with the West line of said 25,490 acres tract common to the East line of said 0.0124 acres tract and said Highway, a distance of 15.26 feet to a 5/8 inch iron rod with a pink TXDOT cap found for the Southeast corner of said 0.0124 acres tract;

THENCE North 01 degrees 21 minutes 25 seconds East, continuing with said common line thereof, a distance of 44.34 feet to a 5/8 inch iron rod with a pink TXDOT cap found in the South line of said 3,325 acres tract for the most Westerly Northwest corner of the said 25,490 acres tract and same being the Northeast corner of said 0.0124 acres tract;

THENCE South 87 degrees 54 minutes 24 seconds East, with a North line of said 25,490 acres tract common to the South line of said 3,325 acres tract, a distance of 376.93 feet to a 5/8 inch capped iron rod stamped "P.L.S. INC" found for the Southeast corner of said 3,325 acres tract;

THENCE North 01 degrees 18 minutes 56 seconds East, with a West line of said 25,490 acres tract common to the East line of said 3,325 acres tract, a distance of 376.50 feet to the **POINT OF BEGINNING** and containing, within the metes and bounds herein recited, 25,490 acres of land, more or less.

and designated herein as the subdivision to the City of Krugerville, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements, rights-of-way and public places therein shown for the purpose and consideration therein expressed.

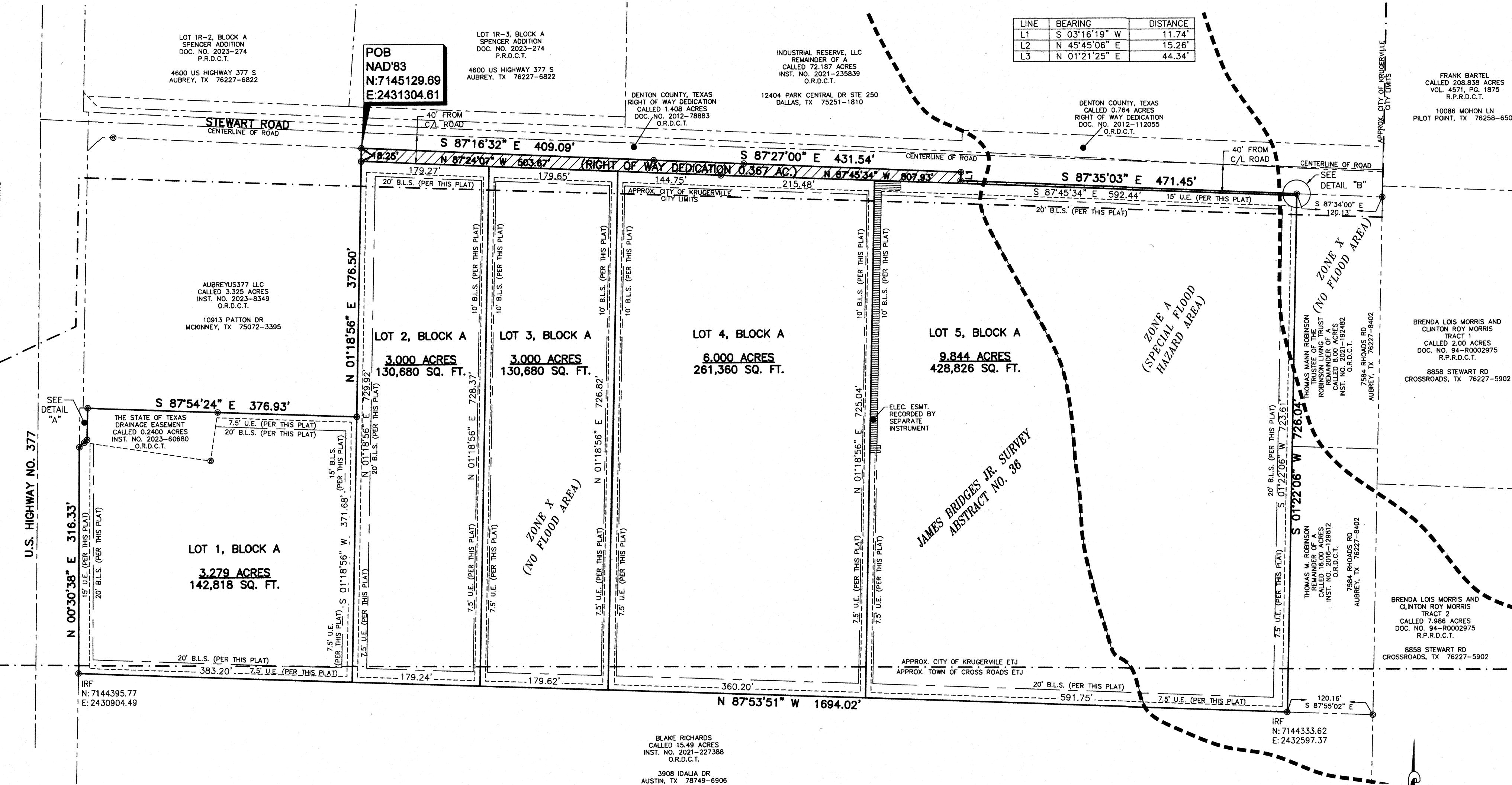
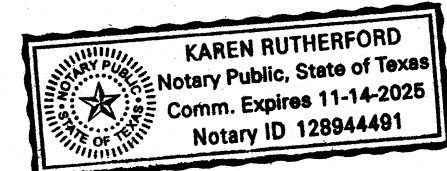
Gabe Salmons, Owner, Salmons Commercial Properties, LLC-Series Stewart Road  
DATE 3/4/24

STATE OF TEXAS  
COUNTY OF DENTON

BEFORE ME, the undersigned authority, on this day personally appeared Gabe Salmons, 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 purpose and considerations therein stated.

Given under my hand and seal of office this 4 day of March 2024.

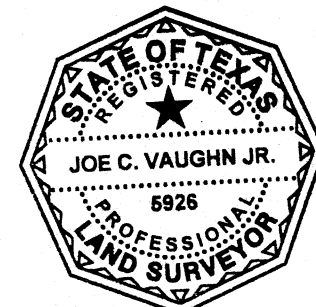
Notary Public  
Denton  
COMMISSION EXPIRES 11-14-25



STATE OF TEXAS  
COUNTY OF DENTON  
CERTIFICATE OF SURVEY

I, the undersigned, a registered public land surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

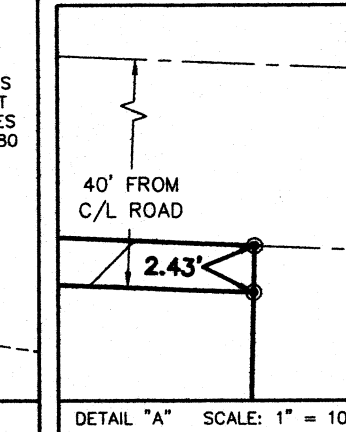
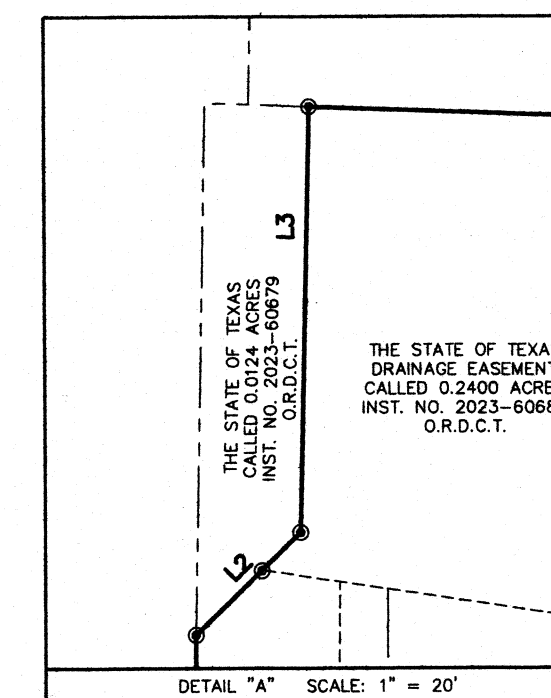
REGISTERED PROFESSIONAL LAND SURVEYOR  
DATE 4 Mar 24



## STATEMENT OF APPROVAL BY CITY

Pursuant to HB 3699, the City of Krugerville approved this plat administratively on March 4, 2024

By: Sandy Frantz, Asst. City Admin.  
DATE 3-4-24  
Jeff Powell, Mayor



GRAPHIC SCALE IN FEET  
PLEASE REFER TO BAR SCALE. DRAWING MAY HAVE BEEN REDUCED OR ENLARGED.

LEGEND  
PROPERTY LINE  
EASEMENT LINE  
ADDRESS PROPERTY LINE  
CAPPED IRON ROD SET MARKED  
VAUGHN SURVEY CO.  
IRON ROD FOUND  
IRON ROD SET  
OFFICIAL RECORDS OF DENTON COUNTY, TEXAS  
PLAT RECORDS OF DENTON COUNTY, TEXAS  
P.O.S.E. = PUBLIC OPEN SPACE EASEMENT  
NOTE: LEGEND IS TYPICAL, NOT ALL ITEMS IN LEGEND APPEAR IN DRAWING.

OWNER:  
GABE SALMONS  
1507 RANGER HWY.  
WEATHERFORD, TX 76086  
PHONE 817-304-5280

SURVEYOR:  
JOE C. VAUGHN, JR.  
TEXAS R.L.S. NO. 6928  
VAUGHN'S SURVEY CO.  
1228 S. U.S. HIGHWAY 377  
PILOT POINT, TX 76258  
PHONE 940-808-1191  
FIRM REGISTRATION NO. 10194786

FINAL PLAT  
SALMONS INDUSTRIAL ADDITION  
LOTS 1-5, BLOCK A  
BEING 25,490 ACRES OF LAND SITUATED IN THE JAMES BRIDGES JR. SURVEY, ABSTRACT NO. 36  
LOCATED IN THE ETJ OF THE CITY OF KRUGERVILLE, DENTON COUNTY, TEXAS,  
PREPARED ON 3/1/24

Filed for Record in the Official Records of: Denton County  
On: 3/5/2024 4:01:49 PM  
In the PLAT Records  
SALMONS INDUSTRIAL ADDITION  
Doc Number: 2024- 87  
Number of Pages: 1  
Amount: \$0.00  
Order#: 20240305000622  
By: MF