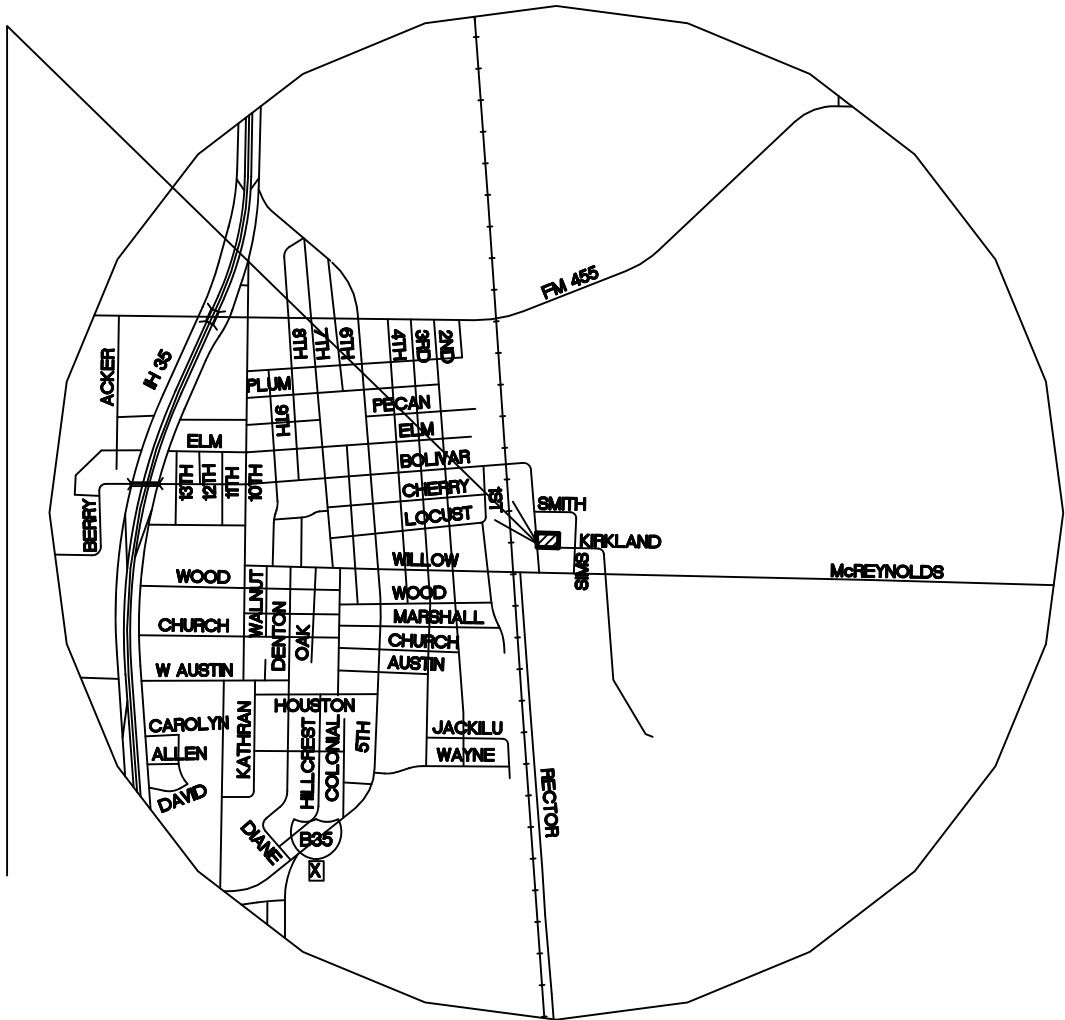


PROJECT LOCATION



VICINITY MAP
SCALE 1" = 2000'



OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS
COUNTY OF DENTON: WHEREAS WE, Dentex Investments, LLC, are the owners of that certain lot, tract, or parcel of land situated in the R. Bebee Survey Abstract Number 29 in the City of Sanger, Denton County, Texas, being all of Lot 1, Block B of Kirkland Street Addition, Phase II, an addition to the City of Sanger, Denton County, Texas according to the plat thereof recorded under Document Number 2019-162, Plat Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a capped iron rod marked 4561 found for corner in the north line of Kirkland Street, a public roadway having a right-of-way of 50.0 feet, said point being the southwest corner of Lot 2 in said Block B of said Kirkland Street Addition, Phase II;

THENCE N 88° 20' 58" W, 101.72 feet with said north line of said Kirkland Street to a capped iron rod marked RPLS 4561 found for corner in the east line of Railroad Avenue, a public roadway having a right-of-way of 60.0 feet;

THENCE N 03° 21' 05" W, 150.51 feet with said east line of said Railroad Avenue to a capped iron rod marked RPLS 4561 found for corner in the south line of an unimproved 20.0 foot alley right-of-way;

THENCE S 88° 20' 58" E, 114.91 feet with said south line of said unimproved alley right-of-way to a capped iron rod marked 4857 found for corner, said point being the northwest corner of said Lot 2;

THENCE S 01° 40' 23" W, 149.94 feet with the west line of said Lot 2 to the PLACE OF BEGINNING and containing 0.373 acre of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT We, the aforesaid owners of land shown on this plat and whose name is subscribed hereto, and in person or through a duly authorized agent do hereby adopt this plat designating the herein above tract as LOTS 1R-1 AND 1R-2, BLOCK B, KIRKLAND STREET ADDITION PHASE II being a minor replat of Lot 1, Block B, Kirkland Street Addition, Phase II, 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 forever 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 codes 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 he/she 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 placed 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 from anyone.

WITNESS MY HAND this ____ day of _____, 2022

Joe Strittmatter, Authorized Representative, Dentex Investments, LLC

STATE OF TEXAS
COUNTY OF DENTON:
Before me, the undersigned authority, on this day personally appeared Joe Strittmatter, 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 purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this ____ day of _____ 2022

NOTARY PUBLIC
STATE OF TEXAS
My commission expires _____

APPROVED AND ACCEPTED

Director of Development Services
City of Sanger, Texas

Date

City Manager
City of Sanger, Texas

Date

ATTESTED BY

City Secretary, City of Sanger, Texas

Date

CERTIFICATE OF SURVEYOR

I, the undersigned, a registered professional land surveyor in the State of Texas, do 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.

Jerald D. Yensan
Registered Professional Land Surveyor No. 4561

NOTES:

- The purpose of this plat is to divide a single platted lot into two platted lots.
- All lots comply with the minimum size requirements of the zoning district.
- All common areas, drainage easements, and detention facilities will be owned and maintained by the HOA/POA. Any common area within the City's right-of-way will require a facilities agreement, to be reviewed and approved by the City.
- Notice - 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 withholding of utilities and building permits.
- This plat does not alter or remove existing deed restrictions, if any, on this property.
- Minimum finished floor elevations are at least 2 feet above the 100 year flood plain.
- No portion of subject property lies within a special flood hazard area according to the FLOOD INSURANCE RATE MAP for Denton County and Incorporated Area, Map Number 48121C0210G, dated April 18, 2011. (Subject property lies in Zone X).
- Water, Sewer and Electric service is provided by the City of Sanger.
- Telephone service is provided by Nortex Communications, 205 North Walnut, Muenster, Texas 76252.
- Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983, as determined from GPS observations.

OWNER/DEVELOPER
DENTEX INVESTMENTS, LLC.
C/O JOSEPH STRITTMATTER
6378 MILAM RIDGE
SANGER, TX 76266
(940) 465-2121

SURVEYOR
LANDMARK SURVEYORS
4238 I-35 N
DENTON, TEXAS 76207
(940) 382-4016

FINAL PLAT
LOTS 1R-1 AND 1R-2, BLOCK B OF
KIRKLAND STREET ADDITION, PHASE II
BEING A MINOR REPLAT OF LOT 1, BLOCK B OF
KIRKLAND STREET ADDITION, PHASE II
BEING 0.373 ACRE IN THE R. BEBEE SURVEY A-29
CITY OF SANGER, DENTON COUNTY, TEXAS

LANDMARK
SURVEYORS, LLC.
TX FIRM REGISTRATION NO. 10098600

4238 I-35 NORTH
DENTON, TEXAS 76207
(940) 382-4016
FAX (940) 387-9784

DRAWN BY: BTH SCALE: 1"=20' DATE: 14 JUNE, 2022 JOB NO: 184590

LEGEND
B.L. = BUILDING LINE
D.E. = DRAINAGE EASEMENT
F.I.R. = FOUND IRON ROD
S.I.R. = SET CAPPED 1/2" RPLS 4561 IRON ROD
P.U.E. = PUBLIC UTILITY EASEMENT
P.A.E. = PUBLIC ACCESS EASEMENT
U.E. = UTILITY EASEMENT
C.U.E. = CITY UTILITY EASEMENT
S.E.E. = SANGER ELECTRIC EASEMENT