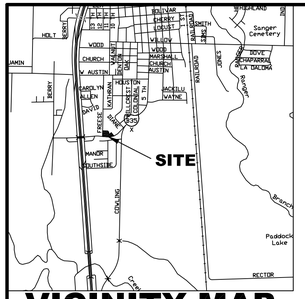


VICINITY MAP

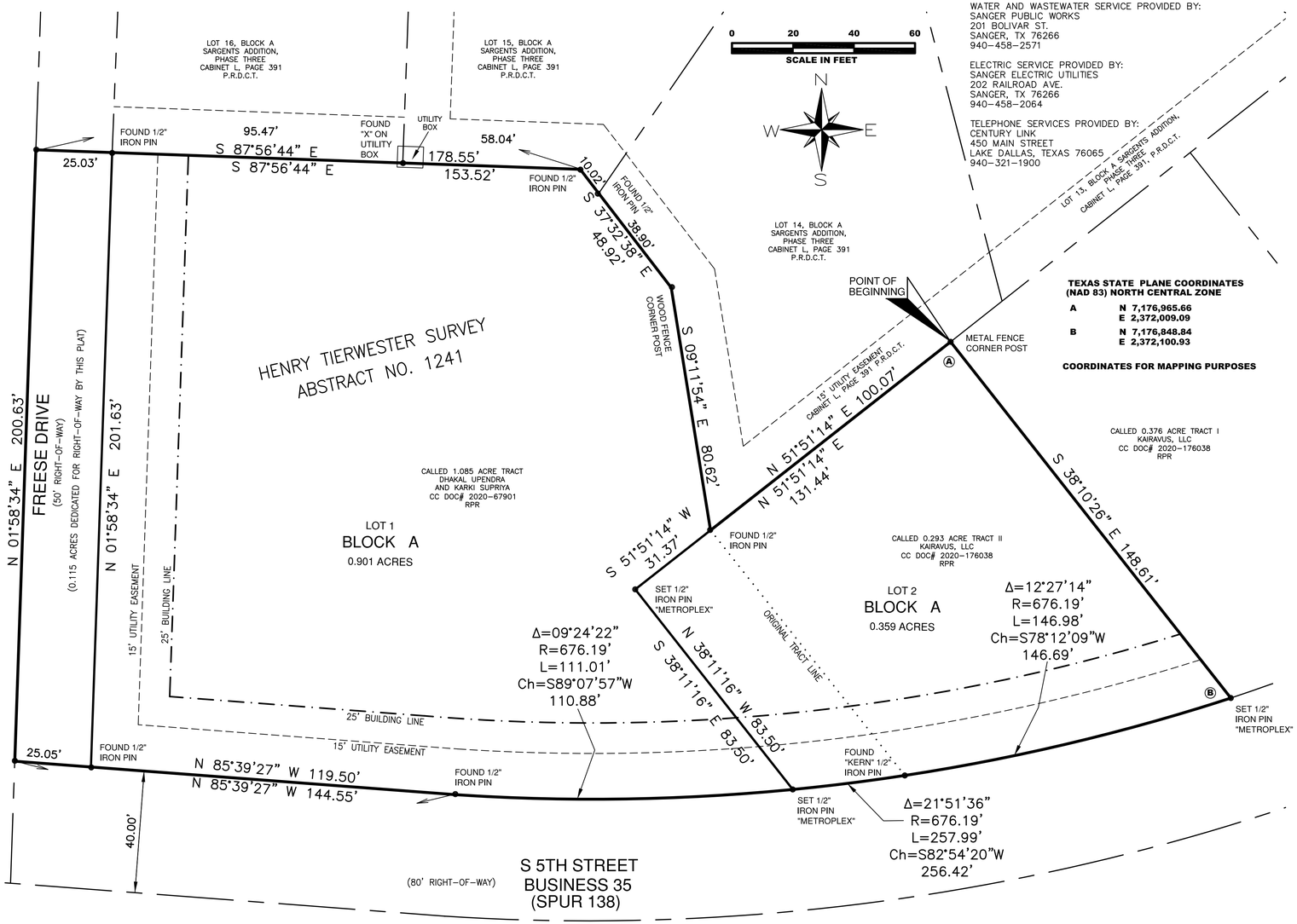
SCALE 1"=2000'

NOTES:

1. 1/2 inch iron pins set at all interior lot corners with yellow plastic cap stamped 'METROPLEX 10023300',
2. Bearings are based on GPS observations using TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83 north central Texas zone(4202).
3. By graphic plotting only, this property is within zone "X", areas determined to be outside of a designated 100 year or 500 year floodplain as shown by firm map community-panel number 48121C0210 G, dated April 18, 2011. No surveying was performed to determine this flood zone.
4. 2 Commercial lots, All lots comply with the minimum size requirements of the zoning district.
5. The streets and alleys are dedicated for street and alley purposes.
6. All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
7. The easements and public use areas, as shown are dedicated for the public use forever for the purposes indicated on this plat.
8. No building, fences, trees, shrubs, or other improvements or growth shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements if approved by the City of Sanger.
9. The City of Sanger is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
10. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by the public utilities being subordinate to the public's and City of Sanger' s use thereof.
11. The City of Sanger and public utilities shall have the right to remove and keep removed all or part of any building, fences, trees, shrubs, or other improvements or growths which may in any was endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.
12. The City of Sanger and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.
13. All modifications to this document shall be by means of plat and approved by the City of Sanger.
15. This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.
16. 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.
17. This plat does not alter or remove existing deed restrictions, if any, on this property.
18. Minimum finished floor elevations are at least 2 feet above the 100 year flood plain.
19. The base flood elevations (BFE) is the ultimate 1% annual chance flood, not the FEMA 1% annual chance flood.
20. **For lots adjacent to a Flood Plain Only:**
100 Year Floodplain Easement Restriction: Construction within the floodplain may not occur until approved by the City. (A request for construction within the floodplain easement must be accompanied with detailed engineering plans and studies indicating that no flooding will result, that no obstruction to the natural flow of water will result; and subject to all owners or the property affected by such construction becoming a party to the request.) Where construction is approved, all finished floor elevations shall be a minimum of two (2) feet above the 100-year flood elevation as determined by analyzing the ultimate build-out conditions of the entire drainage basin. Existing creeks, lakes, reservoirs, or drainage channels 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 the drainage courses along or across said lots. The City 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 his/her property clean and free of debris, silt, or any substance that would result in unsanitary conditions. 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 City is not obligated to maintain or assistance with maintenance of the area. The natural drainage channel, as in the case of all natural drainage channels, are subject to storm water overflow and natural bank erosion. The City shall not be liable for damages of any nature resulting from the occurrence of these natural phenomena, nor resulting from a failure of any structure(s) within the natural drainage channels. The natural drainage channel crossing each lot is shown by the Floodway easement line as shown on the plat. If a Subdivision alters the horizontal or vertical floodplain, a FEMA Floodway map revision may be required.

LEGEND

FIP = FOUND IRON PIN
SIP = SET IRON PIN
℄ = CENTERLINE
FENCE = X
POWER POLE =
FIRE HYDRANT =
WATER VALVE =
HANDICAP RAMP=
SANITARY SEWER MANHOLE =
CONCRETE =
GAS LINE = G
WATER LINE =
SEWER LINE =
POWER LINE = E
DEED CALLS = *( )



0 20 40 60
SCALE IN FEET

N W E S

WATER AND WASTEWATER SERVICE PROVIDED BY:
SANGER PUBLIC WORKS
201 BOLIVAR ST.
SANGER, TX 76266
940-458-2571

ELECTRIC SERVICE PROVIDED BY:
SANGER ELECTRIC UTILITIES
202 RAILROAD AVE.
SANGER, TX 76266
940-458-2064

TELEPHONE SERVICES PROVIDED BY:
CENTURY LINK
450 MAIN STREET
LAKE DALLAS, TEXAS 76065
940-321-1900

TEXAS STATE PLANE COORDINATES (NAD 83) NORTH CENTRAL ZONE

A	N	7,176,965.66
	E	2,372,009.09
B	N	7,176,848.84
	E	2,372,100.93

COORDINATES FOR MAPPING PURPOSES

STATE OF TEXAS XX
COUNTY OF DENTON XX

WHEREAS WE, DHAKAL UPENDRA, KARKI SUPRIYA AND KAIRAVUS LLC, ARE THE OWNERS OF A 1.375 ACRE TRACT OF LAND LYING AND BEING SITUATED IN THE HENRY TIERWESTER SURVEY, ABSTRACT NUMBER 1241, DENTON COUNTY, TEXAS, AND BEING ALL OF A CALLED 1.085 ACRE TRACT DESCRIBED IN A DEED TO DHAKAL UPENDRA AND KARKI SUPRIYA, RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2020-67901, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND BEING ALL OF A CALLED 0.293 ACRE TRACT II DESCRIBED IN A DEED TO KAIRAVUS LLC, RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2020-176038, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS,AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND METAL FENCE POST AT THE NORTHEAST CORNER OF SAID 0.293 ACRE TRACT AND BEING AT THE NORTHWEST CORNER OF A CALLED 0.376 ACRE TRACT I DESCRIBED IN A DEED TO KAIRVUS, LLC, RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2020-176038, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS BEING ON A SOUTH LINE OF LOT 14, BLOCK A, SARGENTS ADDITION, PHASE THREE, AN ADDITION TO THE CITY OF SANGER, DENTON COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF, RECORDED IN CABINET L, PAGE 391, PLAT RECORDS, DENTON COUNTY, TEXAS;

THENCE SOUTH 38 DEGREES 10 MINUTES 26 SECONDS EAST, WITH THE EAST LINE OF SAID 0.293 ACRE TRACT AND THE WEST LINE OF SAID 0.376 ACRE TRACT I, A DISTANCE OF 148.61 FEET, TO A SET 1/2 IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "METROPLEX 10023300", AT THE SOUTHEAST CORNER OF SAID 0.293 ACRE TRACT, BEING THE SOUTHWEST CORNER OF SAID 0.376 ACRE TRACT I AND BEING ON THE NORTH RIGHT-OF-WAY LINE OF S 5TH STREET (80 FOOT RIGHT-OF-WAY), AND BEING AT THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH THE SOUTH LINE OF SAID 0.293 ACRE TRACT AND THE NORTH LINE OF S 5TH STREET, AND WITH A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 21 DEGREES 51 MINUTES 36 SECONDS, A RADIUS OF 676.19, AN ARC LENGTH OF 257.99 FEET AND A CHORD WHICH BEARS SOUTH 82 DEGREES 54 MINUTES 20 SECONDS WEST, A DISTANCE OF 256.42 FEET, TO A FOUND 1/2 INCH IRON, FOR CORNER;

THENCE NORTH 85 DEGREES 39 MINUTES 27 SECONDS WEST, CONTINUING WITH A SOUTH LINE OF SAID 1.085 ACRE TRACT AND THE NORTH LINE OF S 5TH STREET, AND PASSING AT A DISTANCE OF 119.50 FEET A FOUND 1/2 INCH IRON PIN AND CONTINUING FOR A TOTAL DISTANCE OF 144.55 FEET TO A POINT AT THE SOUTHWEST CORNER OF SAID 1.085 ACRE TRACT AND AT AN INTERSECTION OF THE NORTH LINE OF S 5TH STREET AND THE CENTERLINE OF FREESE DRIVE;

THENCE NORTH 01 DEGREES 58 MINUTES 34 SECONDS EAST, WITH THE WEST LINE OF SAID 1.085 ACRE TRACT AND WITH FREESE DRIVE, A DISTANCE OF 200.63 FEET TO A POINT AT THE NORTHWEST CORNER OF SAID 1.085 ACRE TRACT;

THENCE SOUTH 87 DEGREES 56 MINUTES 44 SECONDS EAST, WITH A NORTH LINE OF SAID 1.085 ACRE TRACT AND PASSING AT A DISTANCE OF 25.03 FEET A FOUND 1/2 IRON PIN BEING AT THE SOUTHWEST CORNER OF LOT 16, BLOCK A, SARGENTS ADDITION, PHASE THREE, AN ADDITION TO THE CITY OF SANGER, DENTON COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF, RECORDED IN CABINET L, PAGE 391, PLAT RECORDS, DENTON COUNTY, TEXAS, AND CONTINUING WITH A SOUTH LINE LOT 16, PASSING AT A DISTANCE OF 120.50 A FOUND "X" ON UTILITY BOX, AT THE SOUTHEAST CORNER OF LOT 16 AND BEING AT THE SOUTHWEST CORNER OF LOT 15, BLOCK A OF SAID SARGENTS ADDITION, AND CONTINUING WITH THE SOUTH LINE OF LOT 15 FOR A TOTAL DISTANCE OF 178.55 FEET TO A FOUND 1/2 INCH IRON PIN AT THE NORTHERN MOST NORTHEAST CORNER OF SAID 1.085 ACRE TRACT AND AN INNER ELL CORNER OF LOT 15;

THENCE SOUTH 37 DEGREES 32 MINUTES 38 SECONDS EAST, WITH AN EAST LINE OF SAID 1.085 ACRE TRACT AND A SOUTH LINE OF LOT 15, PASSING AT A DISTANCE OF 10.02 FEET A FOUND 1/2 IRON PIN AT THE SOUTHERN MOST SOUTHEAST CORNER OF LOT 15 AND THE WESTERN MOST SOUTHWEST CORNER OF LOT 14, BLOCK A, OF SAID SARGENTS ADDITION, AND CONTINUING WITH A SOUTH LINE OF LOT 14 FOR A TOTAL DISTANCE OF 48.92 FEET TO A WOOD FENCE CORNER POST AT AN INNER ELL CORNER OF LOT 14;

THENCE SOUTH 09 DEGREES 11 MINUTES 54 SECONDS EAST, WITH AN EAST LINE OF SAID 1.085 ACRE TRACT AND A WEST LINE OF LOT 14, A DISTANCE OF 80.62 FEET TO A 1/2 INCH IRON PIN AT AN INNER ELL CORNER OF SAID 1.085 ACRE TRACT AND THE SOUTHERN MOST CORNER OF LOT 14, SAID PIN ALSO BEING AT THE NORTHWEST CORNER OF SAID 0.293 ACRE TRACT II;

THENCE NORTH 51 DEGREES 51 MINUTES 14 SECONDS EAST, WITH THE NORTH LINE OF SAID 0.293 ACRE TRACT II AND A SOUTH LINE OF SAID LOT 14, A DISTANCE OF 100.07 FEET TO THE POINT OF BEGINNING AND CONTAINING IN ALL 1.375 ACRES OF LAND.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT WE DHAKAL UPENDRA, KARKI SUPRIYA AND KAIRAVUS LLC, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICER, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOTS 1 AND 2, BLOCK A , DHAKAL KARKI ADDITION, AN ADDITION TO THE CITY OF SANGER, 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 _____, 202_____ .

_____
DHAKAL UPENDRA DATE

_____
KARKI SUPRIYA DATE

_____
KAIRAVUS LLC DATE

BY:

STATE OF TEXAS XX
COUNTY OF DENTON XX

BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED DHAKAL UPENDRA 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 PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND THE CAPACITY THEREIN STATED;

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2025.

_____
NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS XX
COUNTY OF DENTON XX

BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED KARKI SUPRIYA 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 PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND THE CAPACITY THEREIN STATED;

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2025.

_____
NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS XX
COUNTY OF DENTON XX

BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED 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 ON THE BEHALF OF KAIRAVUS LLC FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND THE CAPACITY THEREIN STATED;

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 2025.

_____
NOTARY PUBLIC, STATE OF TEXAS

SURVEYOR'S CERTIFICATE

I, BRAD G. SHELTON, DO HEREBY CERTIFY THAT A SURVEY WAS MADE ON THE GROUND OF THE PROPERTY DESCRIBED HEREON UNDER MY PERSONAL SUPERVISION AND THE IRON RODS WERE PLACED IN ACCORDANCE WITH THE SUBDIVISION RULES AND REGULATIONS OF THE CITY OF SANGER, TEXAS.

PRELIMINARY FOR REVIEW ONLY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

BRADLEY SHELTON
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5452

THE PURPOSE OF THIS MINOR PLAT IS TO CREATE 2 LOTS FOR COMMERCIAL USE.

"APPROVED AND ACCEPTED"

_____
CHAIRMAN, PLANNING & ZONING COMMISSION DATE
CITY OF SANGER, TX

_____
MAYOR DATE
CITY OF SANGER, TX

ATTESTED BY

_____
CITY SECRETARY DATE
CITY OF SANGER, TX"

MINOR PLAT
OF
LOTS 1 AND 2, BLOCK A, DHAKAL KARKI ADDITION
BEING 1.375 ACRES IN HENRY TIERWESTER SURVEY, ABSTRACT No. 1241 CITY OF SANGER DENTON COUNTY, TEXAS

FIRM NO. 10023300

DATE	REVISIONS	BY:

DWN. BGS | SCALE 1"=40'
CKD. DMS | DATE 12/01/23

Metroplex Surveying, Inc.
940-387-0506 223 W. HICKORY, DENTON, TEXAS 76201 info@metroplexsurveying.com

OWNER:
DHAKAL UPENDRA
KARKI SUPRIYA
KAIRAVUS LLC,
4715 CYPRESS THORN DR
ARLINGTON, TX. 76005
PH:(469)955-3407

SURVEYOR:
BRAD G. SHELTON
R.P.L.S. 5452
223 W. HICKORY ST.
DENTON, TX. 76201
PH:(940)387-0506

SHEET 1 OF 1
JOB No. 38265