

LEGAL DESCRIPTION

BEING 1.466 acres of land, situated in the Henry Tierwester Survey, Abstract No. 1241, City of Sanger, Denton County, Texas, being all of a called 1.465 acre tract described in a deed to Deborah K. Scoggins as recorded in Document No. 2024-21624, Official Records, Denton County, Texas, (O.R.D.C.T.) said 1.465 acre tract more fully described by Metes and Bounds as follows;

BEGINNING at a 1/2" yellow capped iron rod stamped (5190) found for the southeast corner of said 1.465 acre tract at the intersection of the west right-of-way line of Rising Star Lane (60' R.O.W. - Plat Cabinet B, Slide 37, P.R.D.C.T.) and the north right of way line of Duck Creek Road (no dedication documents found), from which a 1/2" red capped iron rod found for the southwest corner of Lot 6, Block A, Indian Springs Estates Phase One, an addition to the City of Sanger, Denton County, Texas as recorded in Plat Cab. B, Slide 37, Plat Records, Denton County, Texas bears S 87°37'51" E, a distance of 60.35 feet for reference;

N 87°37'51" W, along the south line of said 1.465 acre tract and said north right-of-way line, passing at a distance of 135.04 feet a 1/2" yellow capped iron rod stamped (DATAPOINT #10194585) set for reference, continuing along said course for a total distance of 175.04 feet to a 1/2" yellow capped iron rod stamped (DATAPOINT #10194585) set for the southwest corner of said 1.465 acre tract, for the southeast corner of a called 3.998 acre tract described as Ina Grace Holt Park, part of the Indian Springs Estates Phase Two as recorded in Plat Cabinet F, Slide 192, P.R.D.C.T., and in a creek;

THENCE along the common boundary line of said 1.465 acre tract and said 3.998 acre tract, generally along said creek the following three (3) courses and distances:

- 1.) **N 21°36'29" W**, a distance of 113.12 feet to a 1/2" iron rod found;
- 2.) **N 12°24'49" E**, a distance of 149.09 feet to a 1/2" yellow capped iron rod stamped (DATAPOINT #10194585) set, from which a 1/2" iron rod found bears N 56°09'53" W, a distance of 0.91 feet for reference;
- 3.) **N 42°56'48" E**, a distance of 96.80 feet to a 1/2" yellow capped iron rod stamped (DATAPOINT #10194585) set for the north corner of said 1.465 acre tract, and for the west corner of a called 0.723 acre tract described in a deed to Jacky G. Richardson as recorded in Document No. 1995-49896, O.R.D.C.T., and in said creek;

THENCE S 61°28'15" E, along the northeast line of said 1.465 acre tract and the southwest line of said 0.723 acre tract, passing at a distance of 10.00 feet a 1/2" yellow capped iron rod stamped (5190) found for reference, continuing along said course for a total distance of 225.72 feet to a 1/2" iron rod found for the northeast corner of said 1.465 acre tract, for the southeast corner of said 0.723 acre tract, and in said west right-of-way line of Rising Star Lane at the beginning of a non-tangent curve to the left;

THENCE southwesterly along said non-tangent curve to the left and said west right of way line of Rising Star Lane, having a radius of 259.98 feet, a delta angle of 43°38'14", a chord bearing and distance of S 23°51'11" W, 193.26 feet, through an arc distance of 198.01 feet to a 1/2" yellow capped iron rod stamped (DATAPOINT #10194585) set;

THENCE S 02°02'11" W, along the east line of said 1.465 acre tract and said west right-of-way line, a distance of 44.34 feet to the **POINT OF BEGINNING**, containing 63,815 Square Feet and/or 1.466 acres of land, more or less.

SURVEY NOTES:

- 1. ALL LOTS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE ZONING DISTRICT.
- 2. THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND THE APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES DUE.
- 3. ALL COMMON AREAS, DRAINAGE EASEMENTS, AND DETENTION FACILITIES WILL BE CONSTRUCTED AND MAINTAINED BY THE HOA/PLA. ANY COMMON AREA WITHIN THE CITY'S RIGHT-OF-WAY WILL REQUIRE A FACILITIES AGREEMENT, TO BE REVIEWED AND APPROVED BY THE CITY.
- 4. NOTICE - SELLING A PORTION OF THIS 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.
- 5. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS, IF ANY, ON THIS PROPERTY.
- 6. MINIMUM FINISHED FLOOR ELEVATIONS ARE AT LEAST 2 FEET ABOVE THE 100 YEAR FLOOD PLAN.
- 7. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP NO. 48122C0202G, EFFECTIVE DATE APRIL 15, 2011, A PORTION OF THIS PROPERTY APPEARS TO LIE IN ZONE "A" AND IS LOCATED WITHIN A 100-YEAR FLOODPLAIN, THE REMAINING PORTION OF THIS PROPERTY APPEARS TO LIE IN ZONE "X" AND IS NOT LOCATED WITHIN A 100-YEAR FLOODPLAIN.
- 8. THE PURPOSE OF THIS PLAT IS FOR RESIDENTIAL DEVELOPMENT.
- 9. ALL COORDINATES AND BEARINGS CONTAINED HEREIN ARE GRID (U.S. SURVEY FEET), BASED UPON THE TEXAS STATE PLANE COORDINATES SYSTEM, NORTH AMERICAN DATUM 83, NORTH CENTRAL ZONE (4202), NAVD 88.
- 10. ALL DIMENSIONS SHOWN HEREIN ARE GRID BASED UPON AN ON THE GROUND SURVEY PERFORMED OCTOBER 29, 2024.
- 11. ELEVATIONS WERE DERIVED FROM NORTH AMERICAN VERTICAL DATUM 88 (NAVD 88) G.N.S.S. OBSERVATION AND DERIVED FROM SAID ON-THE-GROUND SURVEY.

UTILITY PROVIDERS

- TELEPHONE - INTERNET - CATV**
OPTIMUM
(WWW.OPTIMUM.COM)
(1-888-757-2974)
- TELEPHONE - INTERNET**
BRIGHTSPEED
(WWW.BRIGHTSPEEDPLANS.COM)
(1-833-682-2786)
- TELEPHONE - INTERNET - CATV**
NORTEX COMMUNICATIONS
(WWW.NORTEX.COM)
205 N. WALNUT ST
MUNSTER, TX 76252
(940-799-2251)
- ELECTRIC**
COSERV ELECTRIC
(WWW.COSERV.COM)
7701 S. STEMMONS
CORINTH, TX 76210
(940-270-6801)
- WATER - SANITARY SEWER**
CITY OF LAREDO PUBLIC WORKS
302 ELM ST. SANGER, TX 76266
(WWW.SANGERTEXAS.ORG)
(940-458-7930)
- NATURAL GAS**
ATMOS ENERGY MIDTEX
106 N. BRADSHAW ST. DENTON, TX. 76205
(WWW.ATMOSENERGY.COM)
(940-458-7702)

ABBREVIATIONS

- IRF IRON ROD FOUND
- CIRS CAPPED IRON ROD SET
- N.C.B. NEW CITY BLOCK
- O.P.R. OFFICIAL PUBLIC RECORDS
- D.P.R. DEED AND PLAT RECORDS
- D.C.T. DENTON COUNTY TEXAS
- DOC. DOCUMENT NUMBER
- VOL VOLUME
- PG PAGE
- R.O.W. RIGHT-OF-WAY
- GAS (G) GAS
- ELEC (E) ELECTRIC
- TELE (T) TELEPHONE
- CATV (TV) CABLE TELEVISION
- ESMT EASEMENT
- ▲ CALCULATED POINT
- FOUND MONUMENT
- FOUND FENCE POST
- SET 1/2" CAPPED IRON ROD STAMPED "DATAPOINT #10194585" UNLESS OTHERWISE NOTED
- ⊠ POWER POLE
- ⊞ SANITARY MANHOLE
- ⊞ TELEPHONE PED

LEGEND

- SUBJECT TRACT BOUNDARY
- - - ADJOINER TRACT BOUNDARY
- - - RIGHT OF WAY (R.O.W.)
- - - SANITARY SEWER LINE
- - - WATER LINE
- - - FIBER OPTIC CABLE
- - - OVERHEAD ELECTRIC
- ▲ CALCULATED POINT
- FOUND MONUMENT
- FOUND FENCE POST
- SET 1/2" CAPPED IRON ROD STAMPED "DATAPOINT #10194585" UNLESS OTHERWISE NOTED
- ⊠ POWER POLE
- ⊞ SANITARY MANHOLE
- ⊞ TELEPHONE PED



DEBORAH K. SCOGGINS
501 RISING STAR LANE
SANGER, TX. 76266



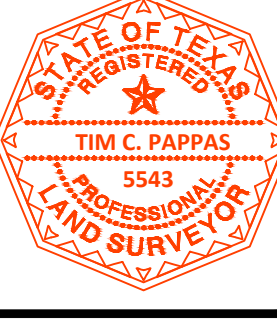
12450 Network Blvd. - Suite 155
San Antonio, TX 78249
Phone: 726-777-4240
Firm No. 10194585

DRAWN BY: NW DATE: 11/13/2024 REV: 0
CHECKED BY: ZMPT DATE: 11/13/2024 SHEET 1 OF 1
PROJECT # 24-10-4910

STATE OF TEXAS COUNTY OF DENTON

I hereby certify that this plat is true and correct and was prepared from an actual survey of the property under my supervision.

Tim C. Pappas
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543
NOVEMBER 13, 2024



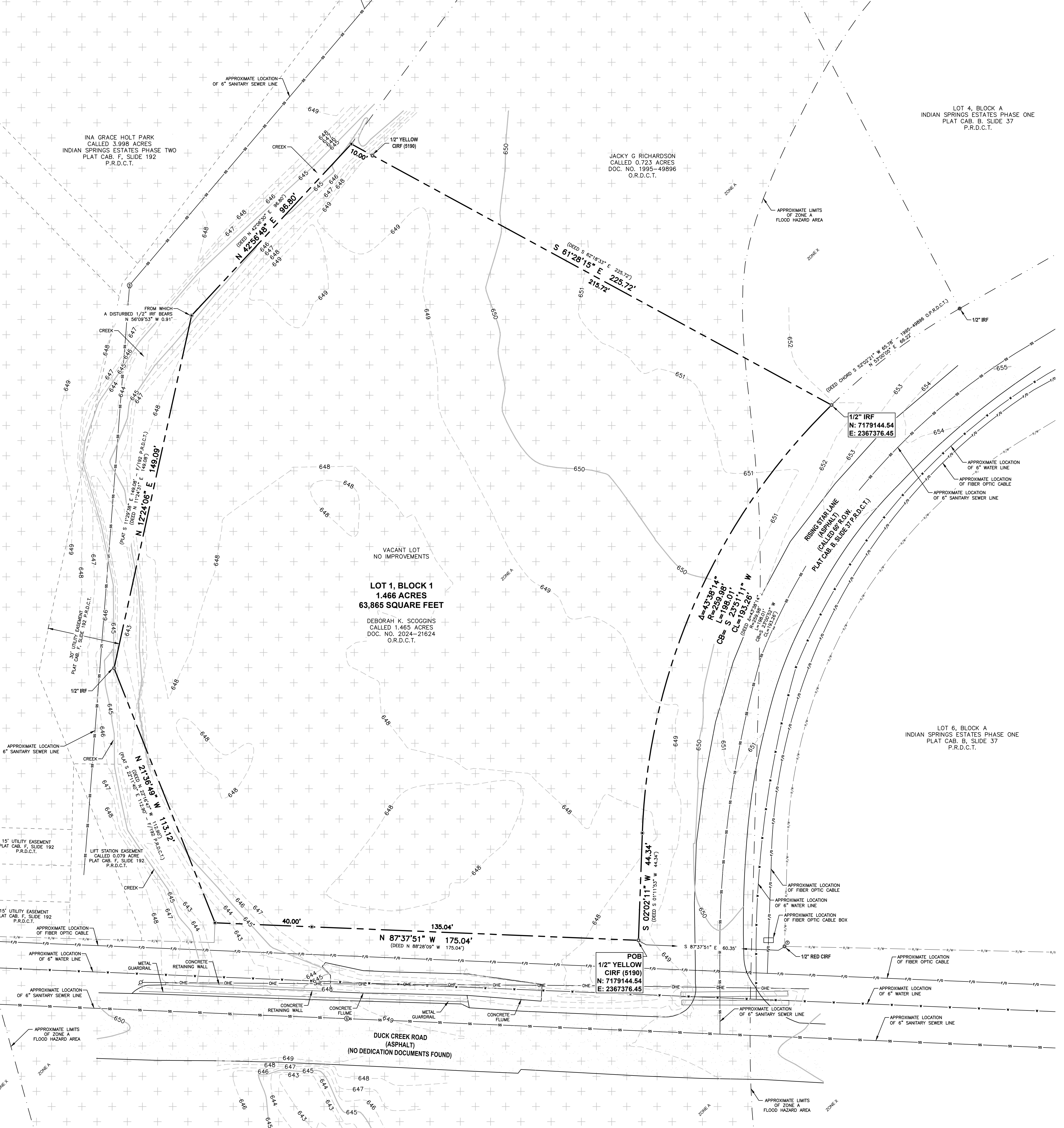
MINOR PLAT LOT 1, BLOCK 1 RISING STAR CORNER ADDITION

BEING 1.466 ACRES OF LAND, SITUATED IN THE HENRY TIERWESTER SURVEY, ABSTRACT NO. 1241, CITY OF SANGER, DENTON COUNTY, TEXAS, BEING ALL OF A CALLED 1.465 ACRE TRACT DESCRIBED IN A DEED TO DEBORAH K. SCOGGINS AS RECORDED IN DOCUMENT NO. 2024-21624, OFFICIAL RECORDS, DENTON COUNTY, TEXAS.

PLAT PREPARED: NOVEMBER 13, 2024

DEBORAH K. SCOGGINS
501 RISING STAR LANE
SANGER, TX. 76266

DRAWN BY: NW DATE: 11/13/2024 REV: 0
CHECKED BY: ZMPT DATE: 11/13/2024 SHEET 1 OF 1
PROJECT # 24-10-4910



21020102-1001 WPT0102-PLAT100 & DEVELOPMENT-24-10-4910-20_Platg_Lot1_Sanger01-01-SURVEY-10-4910-20_Platg_Lot1_Sanger-01-01-11/13/2024 10:50 AM ZACHRY