

- BEARING AND COORDINATES BASED ON TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, 4202,
- NAD83-US SURVEY FEET, DERIVED FROM GPS OBSERVATIONS AND NGS OPUS SOLUTIONS. 2. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT OF RECORD OUT OF A TRACT OF LAND DESCRIBED IN A DEED
- 3. ALL CIRS ARE A 1/2" IRON ROD WITH BLUE PLASTIC CAP STAMPED "RPLS 6677" UNLESS DENOTED OTHERWISE. 4. WATER SERVICE TO BE PROVIDED BY: BOLIVAR WATER 4151 FM 455 WEST, SANGER, TX 76266 (940) 458-3931
- 5. ELECTRIC SERVICE TO BE PROVIDED BY ONCOR.

SEPTIC DEPARTMENT.

- 6. SANITARY SEWER TO BE HANDLED BY FACILITIES APPROVED BY THE COOKE COUNTY RURAL SUBDIVISION AND
- THE MAINTENANCE OF PAVING, GRADING AND DRAINAGE IMPROVEMENTS AND/OR EASEMENTS SHOWN ON THIS PLAT ARE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNERS AND DOES NOT CONSTITUTE ACCEPTANCE OF SAME FOR MAINTENANCE PURPOSES BY DENTON COUNTY.
- 3. BLOCKING THE FLOW OF WATER OR CONSTRUCTION IMPROVEMENTS IN DRAINAGE EASEMENTS, AND FILLING OR
- OBSTRUCTION OF THE FLOODWAY IS PROHIBITED. 9. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE ADDITION WILL REMAIN AS OPEN CHANNELS 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.
- 10. COOKE COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID DRAINAGE WAYS FOR THE CONTROL OF EROSION.
- 11. COOKE COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.
- 12. COOKE COUNTY WILL NOT BE RESPONSIBLE FOR THE AVAILABILITY OR DELIVERY OF ANY PRIVATE WELL WATER IN
- 13. NO ROAD, STREET, OR PUBLIC IMPROVEMENT DEDICATED BY THIS PLAT SHALL BE MAINTAINED BY COOKE COUNTY IN THE ABSENCE OF AN EXPRESS ORDER OF THE COMMISSIONERS COURT, ENTERED OF RECORD IN THE MINUTES OF THE COMMISSIONERS COURT OF COOKE COUNTY, SPECIFICALLY IDENTIFYING ANY SUCH ROAD, STREET, OR PUBLIC IMPROVEMENT AND SPECIFICALLY ACCEPTING SUCH FOR COUNTY MAINTENANCE.
- 14. ALL SURFACE DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- 15. BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN SURFACE DRAINAGE EASEMENTS AND FILLING OR OBSTRUCTING THE FLOODWAY IS PROHIBITED.
- 16. CONSTRUCTION NOT COMPLETE WITHIN TWO YEARS OF THE COMMISSIONERS COURT APPROVAL SHALL BE SUBJECT TO CURRENT COUNTY SUBDIVISION RULES AND REGULATION.
- 17. COOKE COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES; AND THE OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES, AND SAID OWNERS AGREE TO INDEMNIFY AND HOLD HARMLESS DENTON COUNTY, FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.
- 18. A DRIVEWAY CULVERT PERMIT MUST BE OBTAINED FROM THE ROAD AND BRIDGE DEPARTMENTS BY THE OWNER OF EACH LOT PRIOR TO THE CONSTRUCTION, INSTALLATION OR PLACEMENT OF ANY DRIVEWAY ACCESS IMPROVEMENTS WITHIN THE DEDICATED RIGHT-OF-WAY.
- 19. NO CONSTRUCTION, WITHOUT WRITTEN APPROVAL FROM COOKE COUNTY SHALL BE ALLOWED WITHIN AN IDENTIFIED "FIRM" FLOODPLAIN AREA, AND THEN ONLY AFTER A DETAILED FLOODPLAIN DEVELOPMENT PERMIT INCLUDING ENGINEERING PLANS AND STUDIES SHOW THAT NO RISE IN THE BASE FLOOD ELEVATION (BFE) WILL RESULT, 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. WHERE CONSTRUCTION IS PERMITTED, ALL FINISH FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO FOOT ABOVE THE 100-YEAR FLOOD ELEVATION.
- , A TEXAS LICENSED ENGINEER, DO HEREBY AFFIRM THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF AND BASED UPON THE INFORMATION PROVIDED, THE DRAINAGE IMPROVEMENTS SHOWN ON THIS PLAT WILL HAVE NO ADVERSE EFFECT ON ANY PROPERTY ADJACENT TO THE PROPERTY SHOWN. I FURTHER DECLARE THAT I WILL ACCEPT FULL RESPONSIBILITY AND HOLD HARMLESS DENTON COUNTY FROM ANY CLAIM OR LITIGATION ARISING OUT OF ANY CLAIM OR LITIGATION ARISING OUT OF ANY ERRORS, OMISSIONS, OR OTHER ACTS OF NEGLIGENCE IN THE PREPARATION OF SAME.

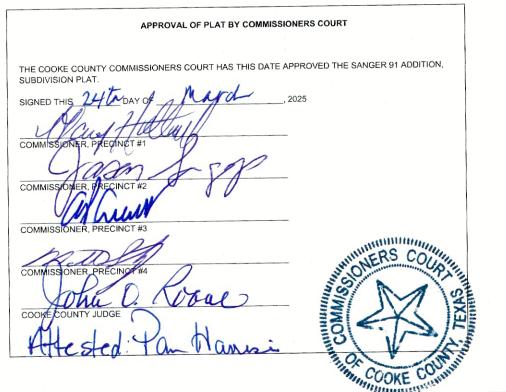
FLOOD STATEMENT

THIS SITE IS SITUATED IN NON-SHADED ZONE "X", COOKE COUNTY, TEXAS ACCORDING TO FEMA MAP NUMBER 48097C0550C, DATED JANUARY 1ST, 2008, HOWEVER BASED ON SAID FEMA NFHLV, THE LOCATION OF THIS SIRE APPEARS TO BE UNSTUDIED OR INTENTIONALLY LEFT UNDRESSED BY FEMA. WARNING: THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS DETERMINATION HAS BEEN MADE BY SCALING THE PROPERTY ON THE REFERENCED MAP AND IS NOT THE RESULT OF AN ELEVATION SURVEY. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE

Approved and Accepted	
Chairman, Planning & Zoning Commission e City of Sanger, TX	Date
Mayor City of Sanger, TX	Date
Attested by	

THIS PURPOSE OF THIS PLAT IS TO CREATE ONE LOT OF RECORD OUT OF A TRACT OF LAND DESCRIBED IN A DEED.

APPROVAL FOR FILING BY COUNTY JUDGE __, COUNTY JUDGE, COOKE COUNTY, TEXAS, DO HEREBY APPROVE THE FINAL PLAT OF SANGER 91 ADDITION FOR THE FILING IN THE PLAT RECORDS OF COOKE COUNTY, TEXAS.



Sanger 91 Partners, LTD

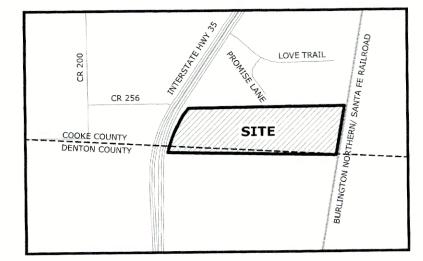
6010 W. Spring Creek Pkwy, Suite 208, Plano, TX, 75093

ENGINEER KFM Engineering & Design 3501 Olympus Boulevard, Ste 100 Dallas, TX 75019

SURVEYOR Chisholm Trail Land Surveying 1700 Thorndale Ct Corinth, TX 76210

LEGEND / ABBREVIATIONS

 BOUNDARY LINE ABSTRACT LINE EASEMENT MONUMENT FOUND OFFICIAL PUBLIC RECORDS, O.P.R.C.C.T. COOKE COUNTY, TEXAS OFFICIAL PUBLIC RECORDS, O.P.R.D.C.T. DENTON COUNTY, TEXAS PLAT RECORDS, P.R.D.C.T. COOKE COUNTY, TEXAS IRON ROD FOUND CAPPED IRON ROD FOUND



VICINITY MAP (NOT TO SCALE)

OWNER'S CERTIFICATE

STATE OF TEXAS COUNTY OF DENTON

WHEREAS SANGER 91 PARTNERS, LTD, is the rightful owner of that certain tract of land situated in the P. Fitzgerald Survey, Abstract No. 367, in Denton County and Cooke County, Texas, and being all of called 90.367 acre tract of land described in the deed to Sanger 91 Partners, LTD, recorded in Volume 2529, Page 706, Official Public Records of Cooke County, Texas, and being more particularly described a follows:

BEGINNING at the southwest corner of said 90.367 acre tract, from which a 1/2-inch capped iron rod stamped "KAZ" found in the easterly right-of-way line of Interstate Highway 35, at the northeast corner of a called 0.9112 acre tract described as Parcel N175, in deed to the State of Texas, recorded in Instrument No. 2021-6889, Official Public Records of Denton County, Texas, common to the northwest corner of a called 87.53 acre tract of land described in the deed to Paage, LTD, recorded in Instrument No. 2019-13881, Official Public Records of Denton County, Texas, at the beginning of a

With said curve to the right and the west line of said 90.367 acre tract, having a radius of 3005.00 feet, a central angle of 17° 16' 57", an arc length of 906.42 feet, a chord that bears North 22° 15' 48" East, a distance of 902.99 feet to a 5/8-inch iron rod found at the end of said curve;

THENCE North 38° 30' 29" East, continuing with the west line of said 90.367 acre tract, a distance of 209.56 feet to an iron rod with a cap stamped "TxDot" found at the northwest corner of said 90.367 acre tract and the southwest corner of Valley View Farms Subdivision, recorded in Cabinet A, Slide 322T, Plat Records of Cooke County, Texas;

THENCE North 89° 27' 28" East, with the north line of said 90.367 acre tract and the south line of said Valley View Farms Subdivision, a distance of 3538.30 feet to capped iron rod found at the northeast corner of said 90.367 acre tract and at the southeast corner of Valley View Farms Subdivision, in the west right-of-way line of Burlington Northern Santa Fe Railroad;

THENCE South 09° 57' 49" West, with the east line of said 90.367 acre tract and the west right-of-way line of Burlington Northern Santa Fe Railroad, a distance of 1128.90 feet to a 1/2-inch iron rod found at the southeast corner of said 90.367 acre tract and at the northeast corner of said 87.53 acre

THENCE North 88° 49' 04" West, with the south line of said 90.367 acre tract and the north line of said 87.53 acre tract, a distance of 3816.22 feet to the POINT OF BEGINNING and enclosing 90.367 acres (3,936,387 square feet) of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

THAT SANGER 91 PARTNERS, DOES HEREBY ADOPT THIS FINAL PLAT, DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS SANGER 91 ADDITION, LOT 1, BLOCK A, AN ADDITION TO THE EXTRATERRITORIAL JURISDICTION OF SANGER, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER ALL STREETS, ALLEYS, PARKS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

SANGER 91 PARTNERS

STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR COULTY, TEXAS, ON THIS DAY PERSONALLY APPEARED COUNTY, TEXAS, ON THE PERSONAL PROPERSONALLY APPEARED COUNTY, TEXAS, ON THE PERSONAL PROPERSONAL PROPERSONAL PROPERSONAL PROPERSONAL PROPERSONAL PROPERSONAL PROPERSO

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 25 TH DAY OF TEBRUARY, 2025.

NOTARY PUBLIC FOR AND IN THE STATE OF TEXAS

DANIEL MARTINEZ Notary Public, State of Texa Comm. Expires 05-17-2027 Notary ID 132018546

CERTIFICATE OF REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS COUNTY OF DUILES

I, MICHAEL R. KERSTEN, A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND IN ACCORDANCE WITH THE ORDINANCES OF THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF SANGER, DENTON COUNTY, TEXAS, AND THE EXTRATERRITORIAL JURISDICTION OF COOKE COUNTY, TEXAS.



MICHAEL R. KERSTEN REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 6677



STATE OF TEXAS COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR DALLY COUNTY, TEXAS, ON THIS DAY PERSONALLY APPEARED NICHAEL 1. KENTEN KNOWN TO ME TO BE THE PERSON AND OR OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE IS _______, AND THAT HE/SHE IS AUTHORIZED TO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 9TH DAY OF FEBRUARY , 2025.

NOTARY PUBLIC FOR AND IN THE STATE OF TEXAS

MY COMMISSION EXPIRES: DANIEL MARTINEZ SENotary Public, State of Texas Comm. Expires 05-17-2027

Notary ID 132018546 FINAL PLAT

SANGER 91 ADDITION

LOT 1, BLOCK A

BEING A 90.367 ACRES IN THE P. FITZGERALD SURVEY ABSTRACT NO. 367, IN THE EXTRA TERRITORIAL JURISDICTIONS OF THE CITY OF SANGER, DENTON COUNTY, TEXAS AND COOKE COUNTY, TEXAS



CHISHOLM TRAIL LAND SURVEYING

TX FIRM #10194767 MICHAEL R. KERSTEN, RPLS 6677 INFO@CTLS-LLC.COM 940.367.7188

3501 OLYMPUS BLVD, SUITE 100 PHONE: (469) 899-0536 WWW.KFM-LLC.COM TBPE #: F-20821