

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 (S190) 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 (S190) 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/PRIA. 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. 48121C0202G, 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
(940-759-2251)

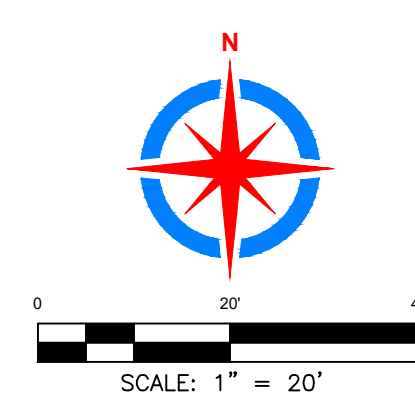
ELECTRIC:
COSERV ELECTRIC
(WWW.COSERV.COM)
7701 S. STEMMONS
CORINTH, TX 76210
(940-270-6801)

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	▲	CALCULATED POINT	♣	POWER POLE
CIRS	CAPPED IRON ROD SET	○	FOUND MONUMENT	⊗	SANITARY MANHOLE
N.C.B.	NEW CITY BLOCK	○	FOUND FENCE POST	⊕	TELEPHONE PED
O.P.R.	OFFICIAL PUBLIC RECORDS	- - -	RIGHT OF WAY (R.O.W.)	-	
D.P.R.	DEED AND PLAT RECORDS	- - -	SANITARY SEWER LINE	- - -	
D.C.T.	DENTON COUNTY TEXAS	—	WATER LINE	—	
DOC.	DOCUMENT NUMBER	- - -	FIBER OPTIC CABLE	- - -	
VOL	VOLUME	—	OVERHEAD ELECTRIC	—	
PG	PAGE	- - -		- - -	
R.O.W.	RIGHT-OF-WAY	- - -		- - -	
GAS (G)	GAS	- - -		- - -	
ELEC (E)	ELECTRIC	- - -		- - -	
TELE (T)	TELEPHONE	- - -		- - -	
CATV (TV)	CABLE TELEVISION	- - -		- - -	
ESMT	EASEMENT	- - -		- - -	

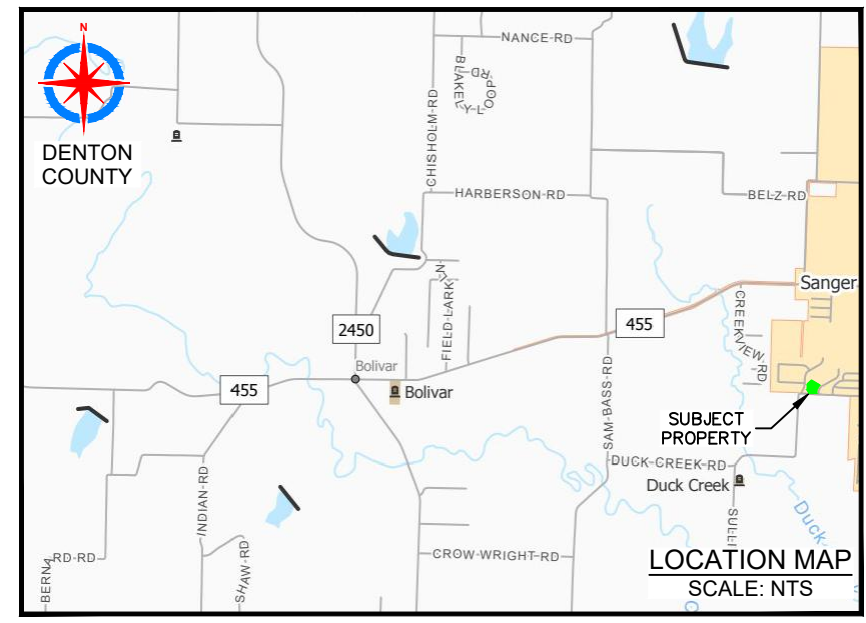


DEBORAH K. SCOGGINS
501 RISING STAR LANE
SANGER, TX. 76266

DATAPoint ENGINEERING • LAND SURVEYING • GIS • UAS

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	0
PROJECT #: 24-10-4910	SHEET #:	1 OF 1



FLOOD ZONE LEGEND

ZONE A NO BASE FLOOD ELEVATIONS DETERMINED

ZONE AE BASE FLOOD ELEVATIONS DETERMINED

ZONE X AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL (SHADED) CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD

ZONE X AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

FLOODWAY THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS.

STATE OF TEXAS COUNTY OF _____

I (we), the undersigned, owner(s) of the land shown on this plat within the area described by metes and bounds as follows:

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT, Deborah K. Scoggins acting herein by and through its duly authorized officer, does hereby adopt this plat designating the hereinabove described property as RISING STAR CORNER ADDITION (lot/block/subdivision), 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 _____, 20____.

_____, Owner

_____, Title and Company (if applicable)

STATE OF TEXAS COUNTY OF _____

Before me, the undersigned authority, 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 for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 20____.

Notary Public in and for the State of Texas

Type or Print Notary's Name

My Commission Expires _____

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

Approved for Preparation of Final Plat

City of Sanger, TX Date _____
Planning & Zoning Commission

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 made on the ground 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