

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

BEGINNING at a found 1 1/2" iron pin at the Southeast corner of said Carrier Source tract and being the Southwest corner of a tract of land described in deed to John D. Springer in Volume 1405, Page 794, from which a found 1 1/2" iron pin bears South 87°53'39" East (reference bearing), on the North right of way line of Church Street, a distance of 528.74 feet;

794, from which a found 1/2" iron pin bears South 87°55'39" East (reference bearing), on the North right of way line of Church Street, a distance of 528.74 feet;

THEENCE 217.11 feet (record – 216.97 feet) along said East right of way line and non-tangent to the right hoving a radius of 5579.51 feet (subtended by a chord of North 01°33'28" East, 217.10 feet record – North 00°16'00" West, 216.96 feet) to a found 1/2" iron pin on a South line of said Springer tract;

Said tract of land contains an area of 44,333 square feet or 1.0177 acres, more or less.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

at any time of procuring permission from anyone.

WITNESS MY HAND this _____ day of _____, 20_____

Owner _____ Owner _____

Title and Company (if applicable)

State of _____)
County of _____) ss

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_____.

My Commission Expires _____

Approved and Accepted

Chairman, Planning & Zoning Commission	Date
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City of Sanger, TX Date:

Mayor, City of Sanger, TX

Attested by

Date _____

City Secretary, City of Sanger, TX

APPROVED FOR PREPARATION OF FINAL PLAT

City of Sanger, TX Date
Planning & Zoning Commission

SURVEYOR'S CERTIFICATE

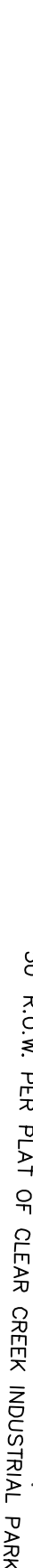
Sanger, Denton County, Texas, consisting of one (1) sheet, represents a survey made under my supervision on the 6th day of July, 2023.

I further certify that said annexed plat complies with Requirements of Senate Bill 377, Section 518 as amended and that this plat of survey meets the Texas Minimum Standards for the Practice of Land Surveying as adopted by the Texas Board of Professional Engineers and Land Surveyors.

Shaun Christopher Axton	Date
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Notes:

1. The bearing of North 87°55'39" West as shown on the North right of way line of Church Street was used as the basis of bearing for this survey. The bearings shown hereon are based upon Texas State Plane North Central Zone, which was used as the basis of bearing for this survey.
2. All lots comply with the minimum area requirements of the zoning district.
3. This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.
4. 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.
5. Notice selling a portion of this assessment by means and bounds is a violation of City ordinance and State Law and is subject to fines and withholding of utilities and building permits.
6. This plot does not alter or remove existing deed restrictions, if any, on this property.
7. Minimum finished floor elevations are at least 2 feet above the 100 year flood plain.
8. The applicant of property does not lie within a 100 -year floodplain according to the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 481210210G, with a date of certification of April 8, 2011, for Community No. 480726, in Deason County, State of Texas, which is the current Flood Insurance Rate Map for the community in which said premises is situated.



CURVE	IARC	LENGTH	RAU5IDELA	ANGLE	CHORD	BEARING	CHORD	LENGTH
C1	41.12		30.00	90.0000	0°	N 42.52.53	W 42.43	
C2	5.62		20.00	16.06.46	°	S 84.03.44	W 5.61	
C3	5.88		20.05	16.48.22	°	S 80.03.43	E 5.86	
C4	78.54		30.00	90.0000	0°	S 42.52.53	E 70.71	
C5	7.71		20.04	21.58.47	°	S 10.40.49	E 7.66	
C6	7.68		20.00	21.59.52	°	N 13.07.00	E 7.63	

FINAL PLAT

LOT 1, Block 1

CHURCH STREET ADDITION

BEING 1.0177 ACRES SITUATED IN THE
RWEESTER SURVEY ABSTRACT NUMBER

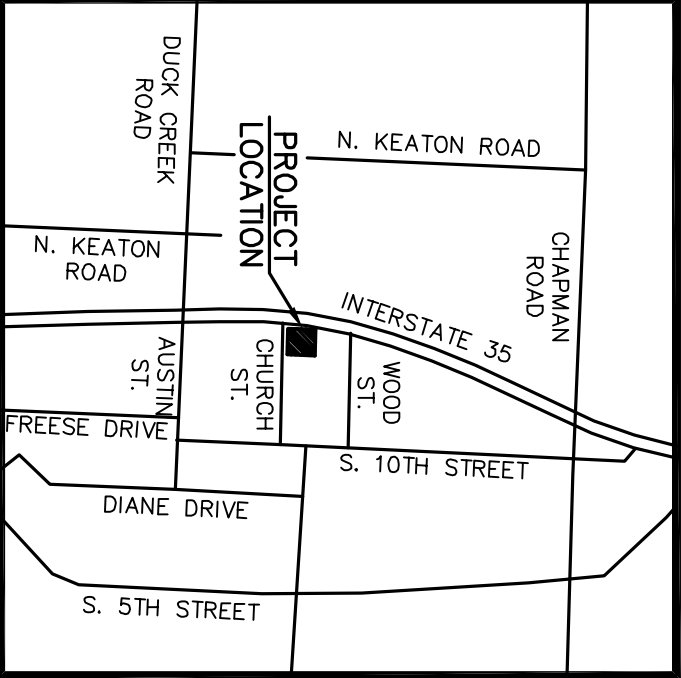
CITY OF SANGER, DENTON COUNTY, TEXAS

PLAT PREPARED MARCH 28, 2024

LEGEND

FND. - FOUND
I.P. - IRON PIN
P.O.B. - POINT OF BEGINNING

COMMUNICATION MAP



NOT TO SCALE

OWNER

NAME: JIM HOFFPAUER
ADDRESS: 1090 Timber Ridge Trail, Aubrey, TX 76222
PHONE: 940-390-9192
EMAIL: steve@commercialandservices.com
COMPANY REPRESENTATIVE: STEVE STONE

ENGINEER:

BENCHMARK DESIGN GROUP, LLC
ADDRESS: 2026 Republic Drive, Suite E
Tyler, Texas 75701
PHONE: (903) 534-5353
EMAIL: (903) 534-5353

SURVEYOR

MARK DEAL ASSOCIATES, P.C.
P.O. Box 6578
Norman, OK 73070
Phone: 405.681.3325
Email: shaun@rps.net