



**GRAPHIC SCALE 1"=50'**



0 25 50 100 150 200 250

# PROJECT LOCATION



**LANDMARK**  
**SURVEYORS, L.L.C.**  
TX FIRM REGISTRATION NO. 10098600

4238 I-35 NORTH  
DENTON, TEXAS 76207  
(940) 382-4016  
FAX (940) 387-9784

DRAWN BY: BTH SCALE: 1"=50' DATE: 03 NOVEMBER, 2022 JOB NO: 22655

NOTARY PUBLIC  
STATE OF TEXAS

1. The purpose of this plat is to create a single platted lot.
2. No portion of subject property lies within a special flood hazard area according to the FLOOD INSURANCE RATE MAP for Denton County and Incorporated Area, Map Number 48121C0210G, dated April 18, 2011. (Subject property lies in Zone X).
3. All lots comply with the minimum size requirements of the zoning district.
4. This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.
5. 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.
6. This plat does not alter or remove existing deed restrictions, if any, on this property.
7. Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD 83).
8. Water, Sewer and Electric service is provided by the City of Sanger.
9. Telephone service is provided by Nortex Communications, 205 North Walnut, Muenster, Texas 76252
10. There are no common areas, or detention facilities or HOA/POA.
11. Minimum finished floor elevations are at least 2 feet above the 100-year flood plain.
12. Property owner must confirm location of any underground utilities prior to new construction.

SURVEYOR  
LANDMARK SURVEYORS  
4238 I-35 N  
DENTON, TEXAS 76207  
(940) 382-4016

*FINAL PLAT  
LOT 1, BLOCK A OF  
SANGER STORAGE ADDITION  
9.325 ACRES IN THE  
H. TIERWESTER SURVEY A-1241  
CITY OF SANGER  
DENTON COUNTY, TEXAS*