

VICINITY MAP
NOT TO SCALE

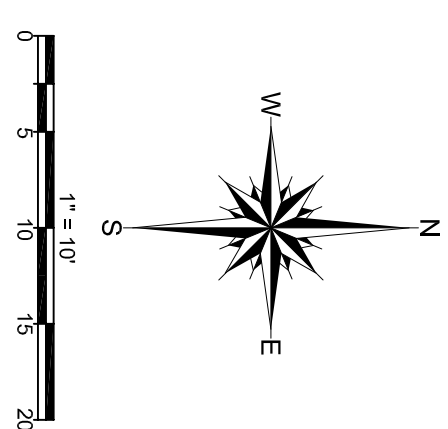
GENERAL NOTES:

1. ALL CORNERS ARE MARKED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNLESS OTHERWISE NOTED.
2. FLOOD STATEMENT: I HAVE REVIEWED THE FEMA FLOOD INSURANCE RATE MAP FOR THE CITY OF SANGER, COMMUNITY NUMBER 48076, EFFECTIVE DATE 4-18-2011, AND THAT MAP INDICATES AS SCALED, THAT THIS PROPERTY IS WITHIN NON-SHADED ZONE "X" DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOOD (500-YEAR) AS SHOWN ON PANEL 90 G OF SMD MAP.
3. THE PURPOSE OF THIS PLAT IS TO CREATE 1 (ONE) LOT OF RECORD.
4. BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM (NAD 83) AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.
5. THE SUBJECT TRACT SHOWN HEREON IS ZONED "SI-10".
6. THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES IF THE APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES DUE.
7. NOTICE - SELLING A PORTION OF THIS ADDITION BY METES & BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
8. THIS PLAT DOES NOT ALTER OR REMOVE ANY EXISTING DEED RESTRICTIONS, IF ANY, ON THIS PROPERTY.
9. WATER IS TO BE PROVIDED BY THE CITY OF SANGER.
- P.O. BOX 1729
SANGER, TX 76266
PHONE: 940-486-2571
10. ELECTRICITY IS TO BE PROVIDED BY THE CITY OF SANGER.
- P.O. BOX 1729
SANGER, TX 76266
PHONE: 940-486-2064
11. WASTEWATER SERVICES IS TO BE PROVIDED BY THE CITY OF SANGER.
- P.O. BOX 1729
SANGER, TX 76266
PHONE: 940-299-5358
12. ALL LOTS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE ZONING DISTRICT.
13. 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.
14. MINIMUM FINISHED FLOOR ELEVATIONS ARE AT LEAST 2 FEET ABOVE THE 100 YEAR FLOOD PLAIN.

ROW = RIGHT-OF-WAY
R.R. = RAILROAD RIGHT-OF-WAY
F.R. = IRON ROD FOUND
F.R.CAP = CAPPED IRON ROD FOUND
C.M. = CENTERLINE OF ROAD
C.N. = CONTROLLING MONUMENT
R.P.R.D.C.T. = REAL PROPERTY RECORDS DENTON COUNTY TEXAS
D.R.D.C.T. = DEED RECORDS DENTON COUNTY TEXAS
E. = EASTING
NAD 83 = NORTH AMERICAN DATUM OF 1983

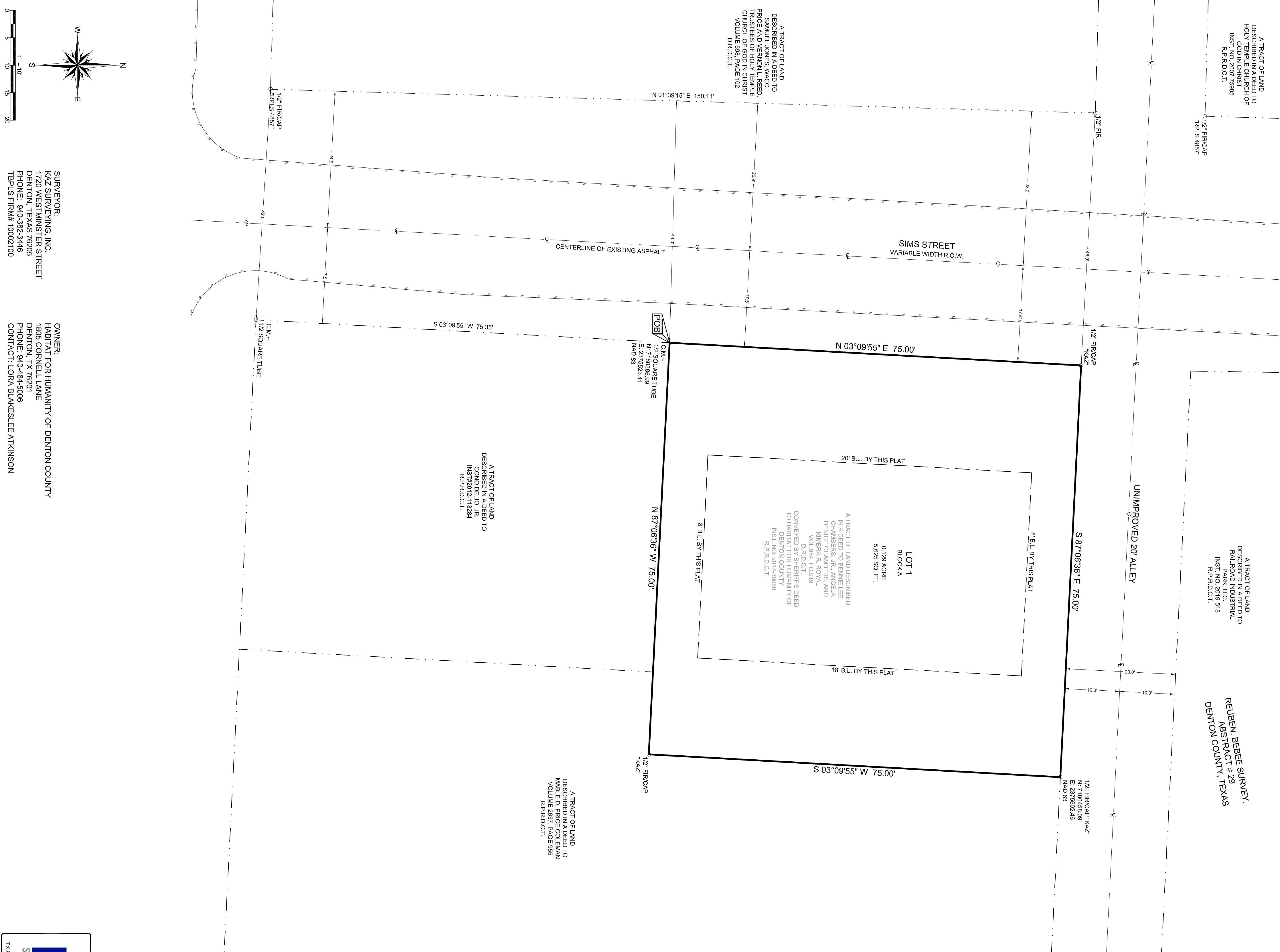
LEGEND

— = CENTERLINE OF ROAD
— = EXISTING ASPHALT



SURVEYOR:
KAZ SURVEYING, INC.
1720 WESTMINSTER STREET
DENTON, TEXAS 76205
PHONE: 940-382-3446
TBLPLS FRM# 10002100

OWNER:
HABITAT FOR HUMANITY OF DENTON COUNTY
1805 CORNELL LANE
DENTON, TX 76201
PHONE: 940-484-4006
CONTACT: LORRA BLACKSLEE, ATKINSON



STATE OF TEXAS
COUNTY OF DENTON

WITNESSES: Habitat for Humanity of Denton County, acting herein by and through its duly authorized officer, does hereby adopt this plat designating the hereinabove described property as Lot 1 in Block A of Sims Street Addition, an addition to the City of Sanger, Denton County, 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, paths, 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.

THENCE North 03 degrees 09 minutes 55 seconds East, along said West Right-of-Way line, a distance of 75.00 feet to a capped 1/2-inch iron rod stamped "KAZ" found for corner at the Southeast intersection of Sims Street and an unimproved 20-foot-wide alley, being the Northwest corner of this herein described subject tract;
THENCE South 87 degrees 06 minutes 36 seconds East, along the South line of said unimproved alley, a distance of 75.00 feet to a capped 1/2-inch iron rod stamped "KAZ" found for corner in same, being the Northeast corner of this herein described subject tract;
THENCE South 03 degrees 09 minutes 55 seconds West, a distance of 75.00 feet to a capped 1/2-inch iron rod stamped "KAZ" found for corner, being the Southwest corner of this herein described subject tract;
THENCE North 87 degrees 06 minutes 36 seconds West, a distance of 75.00 feet to the POINT OF BEGINNING, containing 0.129 of an acre, or 5,625 square feet of land, more or less.

OWNERS DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, Habitat for Humanity of Denton County, acting herein by and through its duly authorized officer, does hereby adopt this plat designating the hereinabove described property as Lot 1 in Block A of Sims Street Addition, an addition to the City of Sanger, Denton County, 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, paths, 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 _____, 2023.

OWNER

TITLE AND COMPANY

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, 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 EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN AND IN THE CAPACITY THEREIN STATED.

GIVEN MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF _____
COUNTY _____

MY COMMISSION EXPIRES ON _____

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF DENTON

I, KENNETH A. ZOLLINGER, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AND ACTUAL SURVEY MADE ON THE GROUND AND THAT THE MONUMENTS SHOWN HEREON WERE FOUND OR PLACED WITH 1/2" IRON RODS CAPPED "KAZ" UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF SANGER, DENTON COUNTY, TEXAS.

KENNETH A. ZOLLINGER, S.S. # 5312
DATE _____
FOR REVIEW ONLY



BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KENNETH A. ZOLLINGER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES _____

APPROVED AND ACCEPTED	DATE
CHAIRMAN, PLANNING AND ZONING COMMISSION CITY OF SANGER, TX	
MAYOR CITY OF SANGER, TX	DATE
ATTESTED BY:	
CITY SECRETARY CITY OF SANGER, TX	DATE

KAZ SURVEYING
1720 WESTMINSTER STREET
DENTON, TEXAS 76205
PHONE: (940) 382-3446
TBLPLS FRM# 10002100
DATE: 08/14/2023
R.P.L.S.
KENNETH A. ZOLLINGER

MINOR PLAT
LOT 1, BLOCK A
SIMS STREET ADDITION
BEING 0.129 OF AN ACRE IN THE REUBEN BEBEE
SURVEY, ABSTRACT NUMBER 29, CITY OF SANGER,
DENTON COUNTY, TEXAS