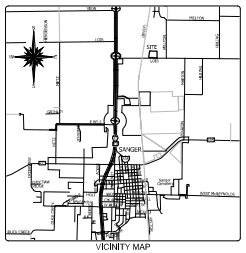


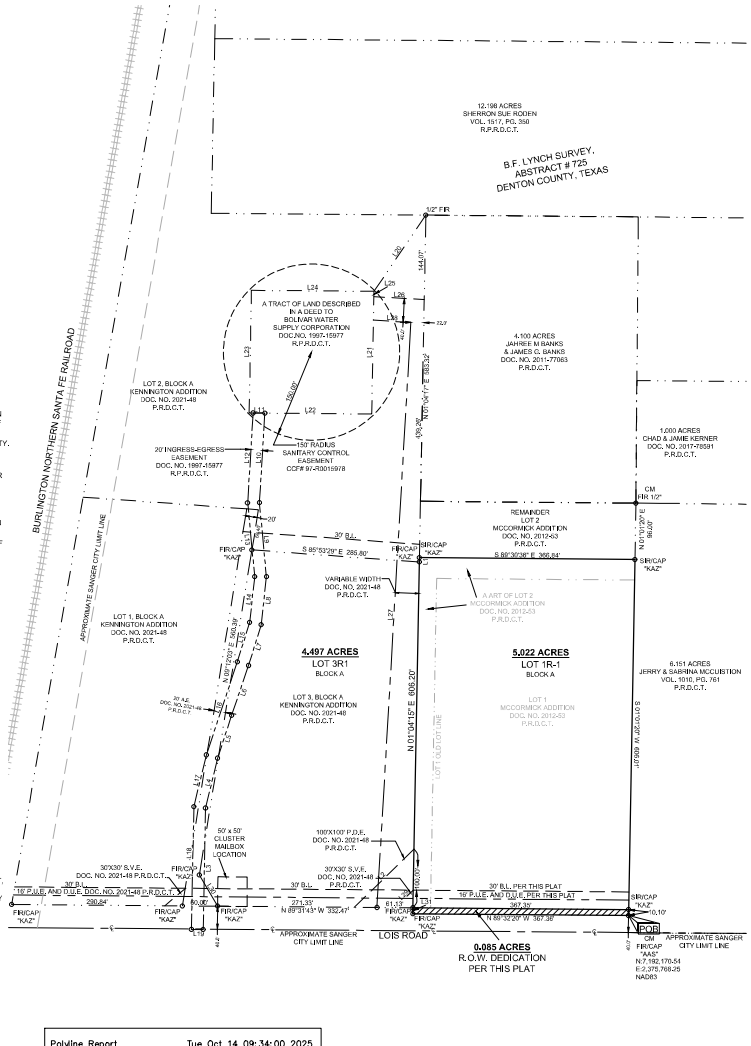
VICINITY MAP
NOT TO SCALE

GENERAL NOTES: (SANGER E.T.J.)

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. WATER SERVICES TO BE PROVIDED BY BOLIVAR WATER SUPPLY CORPORATION
   4151 F.M. 455, SANGER, TX; CONTACT: (940) 458-3931
4. ELECTRIC SERVICES TO BE PROVIDED BY CITY OF SANGER MUNICIPALITY
   202 RAILROAD AVENUE, SANGER TX; CONTACT: (940) 458-2064
5. SANITARY SERVICES TO BE PROVIDED BY FACILITIES APPROVED BY THE CITY OF SANGER.
6. 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.
7. 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.
8. THIS PLAT DOES NOT REMOVE EXISTING DEED RESTRICTION, IF ANY, ON THIS PROPERTY.
9. MINIMUM FINISHED FLOOR ELEVATIONS ARE TO BE AT LEAST 2 FEET ABOVE THE 100-YEAR FLOOD PLAIN.
10. **FLOOD STATEMENT:** I HAVE REVIEWED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR DENTON COUNTY, COMMUNITY NUMBER 480774 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 0.2% ANNUAL CHANCE FLOOD (500-YEAR)" AS SHOWN ON PANEL 48121C0070 G OF SAID MAP.
11. THE PURPOSE OF THIS PLAT IS TO COMBINE LOT 3, BLOCK A OF KENNINGTON ADDITION AND LOT 1 AND A PART OF LOT 2, BLOCK A OF MCCORMICK ADDITION.
12. BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.
13. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNERS.
14. PRIVATE IMPROVEMENTS MAY NOT BE BUILT UPON OR ENCROACH ONTO EXISTING PUBLIC OR PRIVATE EASEMENTS.

GENERAL NOTES: (DENTON COUNTY)

1. BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.
2. CONSTRUCTION NOT COMPLETED WITHIN TWO YEARS OF THE COMMISSIONS COURT APPROVAL SHALL BE SUBJECT TO CURRENT COUNTY SUBDIVISION RULES AND REGULATIONS.
3. A DRIVEWAY CULVERT MUST BE OBTAINED FROM DEVELOPMENT SERVICES BY THE OWNER OF EACH LOT PRIOR TO THE CONSTRUCTION, INSTALLATION, OR PLACEMENT OF ANY DRIVEWAY ACCESS IMPROVEMENTS WITHIN THE DEDICATED RIGHT-OF-WAY.
4. THE CITY OF DENTON DOES NOT APPROVE PLATS FOR THE PROPERTY LOCATED IN THEIR DIVISION 2 ETJ BASED ON ANCA WITH DENTON COUNTY REGARDING PLATTING IN THE ETJ.
5. **FLOOD STATEMENT:** I HAVE REVIEWED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR DENTON COUNTY, COMMUNITY NUMBER 480774 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 0.2% ANNUAL CHANCE FLOOD (500-YEAR)" AS SHOWN ON PANEL 48121C0070 G OF SAID MAP.
6. NO CONSTRUCTION, WITHOUT WRITTEN APPROVAL FROM DENTON COUNTY, SHALL BE ALLOWED WITHIN AN IDENTIFIED "FIRM" FLOODPLAIN AREA AND THEN ONLY AFTER A DETAILED FLOODPLAIN DEVELOPMENT PERMIT, INCLUDING ENGINEERING PLANS AND STUDIES TO SHOWN 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 FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO-FEET ABOVE THE 100-YEAR FLOOD ELEVATION.
7. 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.
8. THE MAINTENANCE OF PAVING, GRADING, AND DRAINAGE IMPROVEMENTS AND/OR EASEMENTS SHOWN ON THIS PLAT ARE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNERS AND DO NOT CONSTITUTE ACCEPTANCE OF SAME FOR MAINTENANCE PURPOSED BY DENTON COUNTY.
9. BLOCKING THE FLOW OF WATER OR CONSTRUCTION IMPROVEMENTS IN SURFACE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTING THE FLOODWAY IS PROHIBITED.
10. DENTON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITION.
11. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS THE LOTS.
12. DENTON 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.



OWNER'S CERTIFICATION

WHEREAS JAMES BANKS AND JAHREE BANKS ARE THE OWNERS OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE B.F. LYNCH SURVEY, ABSTRACT NUMBER 725, DENTON COUNTY, TEXAS AND BEING ALL OF LOT 1, BLOCK A OF MCCORMICK ADDITION, AN ADDITION IN THE E.T.J OF THE CITY OF SANGER AS SHOWN BY PLAT OF RECORD IN DOCUMENT NUMBER 2012-53 OF SAID PLAT RECORDS, AND A PART OF LOT 2, BLOCK A OF SAID MCCORMICK ADDITION, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND MAINTAINING THE SOUTHEAST CORNER OF SAID LOT 1, THE SOUTHWEST CORNER OF A 6.151 ACRE TRACT OF LAND CONVEYED TO JERRY AND SABRINA MCCUISTION BY DEED OF RECORD IN VOLUME 1010, PAGE 761, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND IN THE NORTH LINE OF LOIS ROAD;

THENCE NORTH 89 DEGREES 32 MINUTES 20 SECONDS WEST, ALONG THE THE SOUTH LINE OF SAID LOT 1 AND THE NORTH LINE OF SAID LOIS ROAD, A DISTANCE OF 367.36 FEET TO A PREVIOUSLY SET 1/2 INCH IRON ROD WITH A CAP MARKED "KAZ" FOR THE SOUTHWEST CORNER OF SAID LOT 1;

THENCE NORTH 01 DEGREES 04 MINUTES 15 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 1, PASSING A 1/2 INCH IRON ROD PREVIOUSLY SET WITH A CAP MARKED "KAZ" FOR THE SOUTHEAST CORNER OF LOT 3, BLOCK A, KENNINGTON ADDITION, AN ADDITION IN THE E.T.J. OF THE CITY OF SANGER AS SHOWN BY PLAT OF RECORD IN DOCUMENT NUMBER 2021-48, OF SAID PLAT RECORDS, AT A DISTANCE OF 10.17 FEET, AND CONTINUING ON SAID COURSE A TOTAL DISTANCE OF 606.20 FEET TO A 1/2 INCH IRON ROD SET WITH A CAP MARKED "KAZ" IN THE WEST LINE OF SAID LOT 2 (MCCORMICK ADDITION) AND THE EAST LINE OF LOT 2, BLOCK A, OF SAID KENNINGTON ADDITION;

THENCE SOUTH 89 DEGREES 30 MINUTES 36 SECONDS EAST, OVER AND ACROSS SAID LOT 2 (MCCORMICK ADDITION), A DISTANCE OF 366.84 FEET TO A 1/2 INCH IRON ROD SET WITH A CAP MARKED "KAZ" IN THE EAST LINE OF SAID LOT 2 (MCCORMICK ADDITION) AND THE WEST LINE OF SAID 6.151 ACRE TRACT, FROM WHICH A 1/2 INCH IRON ROD FOUND MAINTAINING THE NORTHEAST CORNER OF SAID LOT 2 (MCCORMICK ADDITION) AND THE NORTHWEST CORNER OF SAID 6.151 ACRE TRACT BEARS NORTH 01 DEGREES 01 MINUTES 20 SECONDS EAST, A DISTANCE OF 96.00 FEET;

THENCE SOUTH 01 DEGREES 01 MINUTES 20 SECONDS WEST, ALONG THE EAST LINES OF SAID LOT 1 AND LOT 2 (MCCORMICK ADDITION) AND THE WEST LINE OF SAID 6.151 ACRE TRACT, A DISTANCE OF 606.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.108 ACRES OF LAND, MORE OR LESS.

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **JAMES BANKS** AND **JAHREE BANKS** DO HEREBY ADOPT THIS FINAL REPLAT, DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS LOT 1R-1, BLOCK A, MCCORMICK ADDITION, AN ADDITION TO THE CITY OF SANGER, TEXAS, AND DO HEREBY DEDICATE TO PUBLIC USE FOREVER BY FEE SIMPLY TITLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, ALL STREETS, THOROUGHFARES, ALLEYS, FIRE LANES, DIVE 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 TIEMS 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 A ACCESS AND MAINTAIN ALL RESPECTIVE EASEMENTS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING PERMISSION FROM ANYONE.

_____ _____
JAMES BANKS DATE

_____ _____
JAHREE BANKS DATE

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **JAMES BANKS**, 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 _____ 20__.

_____
NOTARY PUBLIC, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES _____.

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **JAHREE BANKS**, 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 _____ 20__.

_____
NOTARY PUBLIC, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES _____.

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 DENTON, DENTON COUNTY, TEXAS.

_____
KENNETH A. ZOLLINGER R.P.L.S. # 5312 DATE

STATE OF TEXAS
KENNETH A. ZOLLINGER
5312
REGISTERED
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS
COUNTY OF DENTON

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 _____ 20__.

NOTARY PUBLIC, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES _____.

APPROVAL BLOCK

APPROVED AND ACCEPTED

_____ _____
CHAIRMAN, PLANNING & ZONING COMMISSION DATE
CITY OF SANGER, TEXAS

_____ _____
MAYOR DATE
CITY OF SANGER

ATTESTED BY

_____ _____
CITY SECRETARY DATE
CITY OF SANGER, TEXAS

Polyline Report — Tue Oct 14 09:34:00 2025

Northing	Easting	Bearing	Distance
7192170.537	2375768.248		
7192173.494	2375400.903	N 89°32'20" W	367.357
7192779.588	2375412.231	N 01°04'15" E	606.200
7192776.451	2375779.059	S 89°30'36" E	366.841
7192170.537	2375768.248	S 01°01'20" W	606.011

Closure Error Distance> 0.00000
Total Distance> 1946.409
Polyline Area: 222490 sq ft, 5.108 acres

LINE	BEARING	DISTANCE
L1	N 01°04'17" E	17.10'
L2	N 45°46'13" E	142.13'
L3	N 01°06'32" E	206.63'
L4	N 13°34'20" E	87.54'
L5	N 16°01'55" E	176.51'
L6	N 18°49'21" E	89.63'
L7	N 17°18'49" E	72.74'
L8	N 08°10'01" E	89.19'
L9	N 03°49'41" E	90.58'
L10	N 00°22'49" E	120.59'
L11	N 89°32'32" W	20.03'
L12	S 00°27'20" W	W 113.49'
L13	S 00°56'21" E	E 126.08'
L14	S 06°15'01" W	W 78.21'
L15	S 17°18'49" W	W 70.54'
L16	S 18°27'21" W	W 106.92'
L17	S 13°34'20" W	W 90.00'
L18	S 01°06'31" W	W 208.99'
L19	S 89°17'29" E	E 20.00'
L20	S 34°10'43" W	W 157.07'
L21	S 01°06'41" W	W 208.69'
L22	N 89°32'32" W	W 208.57'
L23	N 01°03'48" E	E 208.93'
L24	S 89°30'12" E	E 208.73'
L25	S 01°06'41" W	W 3.12'
L26	S 86°45'42" E	E 85.87'
L27	N 03°19'18" E	E 997.52'
L28	N 86°40'42" W	W 143.92'
L29	N 48°47'06" E	E 42.65'
L30	N 32°35'42" W	W 51.69'
L31	N 01°04'15" E	E 10.17'

LEGEND

NAD 83 = NORTH AMERICAN DATUM 1983
POB = POINT OF BEGINNING
FIR/CAP = FOUND IRON ROD W/CAP
FIR = FOUND IRON ROD
SIR = SET IRON ROD W/CAP
B.L. = BUILDING LINE
P.U.E. = PRIVATE UTILITY EASEMENT
D.U.E. = DRAINAGE & UTILITY EASEMENT
S.V.E. = SIGHT VISIBILITY EASEMENT
P.D.E. = PUBLIC DRAINAGE EASEMENT
R.O.W. = RIGHT-OF-WAY
P.R.D.C.T. = PLAT RECORDS DENTON COUNTY TEXAS
R.P.R.D.C.T. = REAL PROPERTY RECORDS DENTON COUNTY TEXAS
DOC. NO. = DOCUMENT NUMBER
= BOUNDARY LINE
= ADJOINING PROPERTY
= EASEMENT LINE
= BUILDING LINE
= ASPHALT ROAD
= CENTERLINE

N
W E
S
1" = 100'
0 50 100 150 200

SURVEYOR: KENNETH A. ZOLLINGER
KAZ SURVEYING, INC.
4321 I-35 SUITE 575
GAINESVILLE, TEXAS 76240
PHONE: 940-382-3446
TBPLS FIRM# 10002100

OWNER:
JAMES BANKS & JAHREE BANKS
P.O. BOX 343
SANGER, TEXAS 76266
TJBJUNEBUG@GMAIL.COM

KAZ SURVEYING
TX FIRM REGISTRATION # 10002100
4321 I-35 SUITE 575
GAINESVILLE, TX 76205
(940)382-3446
JOB NUMBER: 250302
DRAWN BY: TEP
DATE: 10-14-2025
R.P.L.S.
KENNETH A. ZOLLINGER

REPLAT
MCCORMICK ADDITION
LOT 1R-1, BLOCK A
BEING A REPLAT OF LOTS 1 & 2, BLOCK A,
MCCORMICK ADDITION
BEING 5.108 ACRES
(0.085 ACRES R.O.W. DEDICATION)
IN THE B.F. LYNCH SURVEY,
ABSTRACT NUMBER 725,
IN THE E.T.J. OF THE
CITY OF SANGER, TEXAS
DATE OF PLAT 10-14-2025