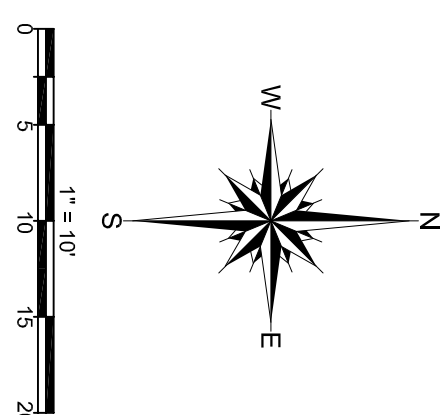


GENERAL NOTES:

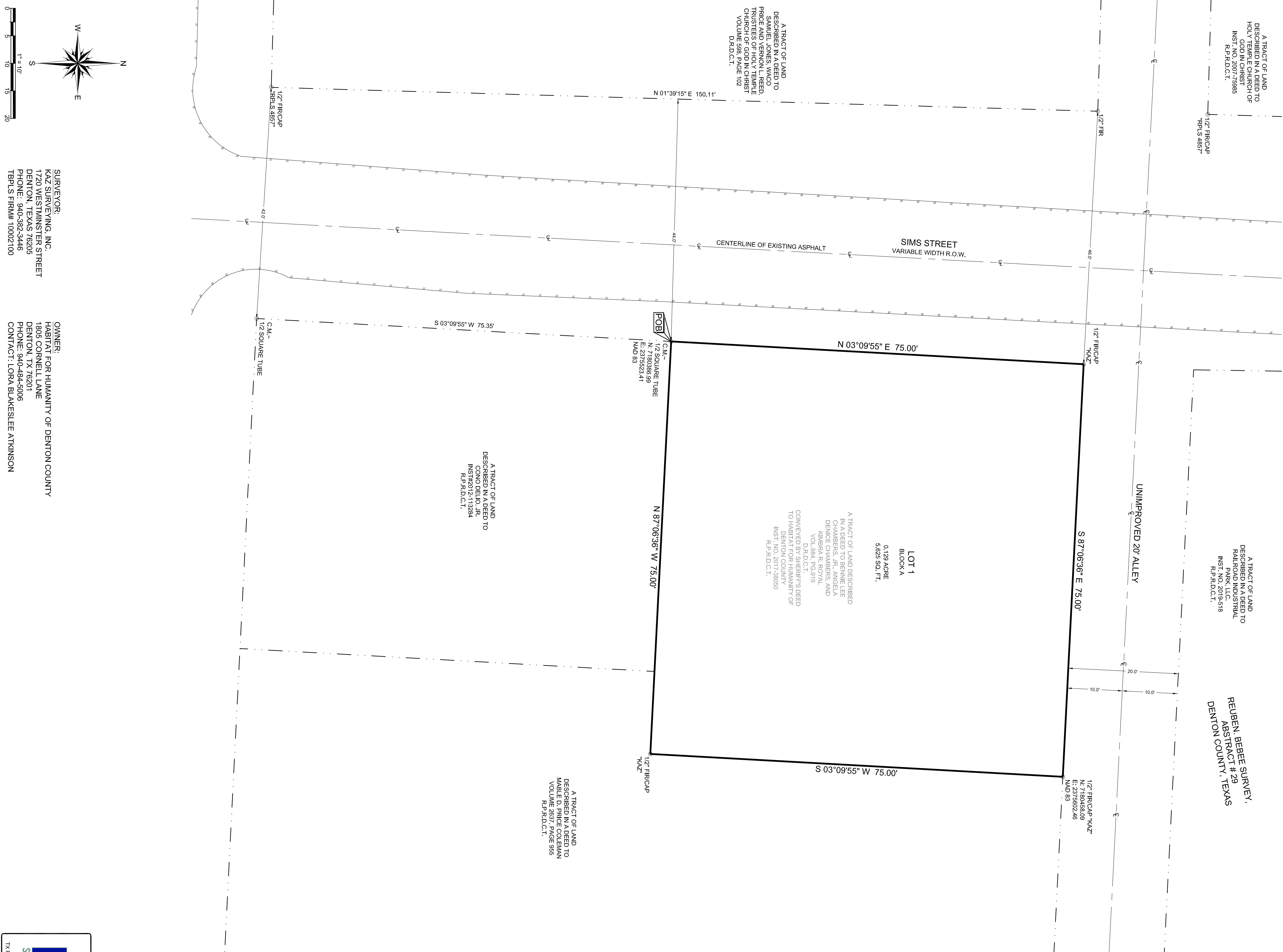
1. ALL CORNERS ARE MARKED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ". UNLESS OTHERWISE NOTED.
2. FLOOD STATEMENT: I HAVE REVIEWED THE FEMA FLOOD INSURANCE RATE MAP FOR THE CITY OF SANGER, COMMUNITY NUMBER 48076, EFFECTIVE DATE 4-18-2011, AND THAT MAP INDICATES AS SCALED, THAT THIS PROPERTY IS WITHIN NON-SHADED 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) DATUM OF 1983, 2011 ADJUSTMENT.
5. THE SUBJECT TRACT SHOWN HEREON IS ZONED SF-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, WASTEWATER AND ELECTRICITY SERVICES WILL BE PROVIDED BY THE CITY OF SANGER.

FOUR = RIGHT-OF-WAY  
FIR = IRON ROD FOUND  
FIRCAP = CAPPED IRON ROD FOUND  
CIR = CONTROLLING INSTRUMENT  
R.P.D.C.T. = REAL PROPERTY RECORDS DENTON COUNTY TEXAS  
D.D.C.T. = DEED RECORDS DENTON COUNTY TEXAS  
E = EASTING  
NAD 83 = NORTH AMERICAN DATUM OF 1983  
C = CENTERLINE OF ROAD  
E = EXISTING ASPHALT



SURVEYOR:  
KAZ SURVEYING, INC.  
1720 WESTMINSTER STREET  
DENTON, TEXAS 76205  
PHONE: 940-382-3446  
TBPUS FRM# 100027100

OWNER:  
HABITAT FOR HUMANITY OF DENTON COUNTY  
1805 CORNELL LANE  
DENTON, TX 76201  
CONTACT: LORA BLAKESLEE 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 the heretofore 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, 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.

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 Southeast 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 the plat designating the heretofore 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, 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 \_\_\_\_\_, 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.

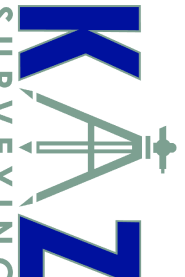
KENNETH A. ZOLLINGER, S.S. # 5312  
DATE \_\_\_\_\_  
FOR REVIEW ONLY  
STATE OF TEXAS  
COUNTY OF DENTON  
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KENNETH A. ZOLLINGER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO 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 \_\_\_\_\_, 2023.

NOTARY PUBLIC, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES \_\_\_\_\_

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



KAZ  
SURVEYING

1720 WESTMINSTER  
DENTON, TEXAS 76205  
(940) 382-3446  
TBPUS FRM# 100027100  
DATE: 07-07-2023  
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