

State of Texas
County of Denton

We, the undersigned, owners of the land shown on this plat within the area described by metes and bounds as follows:

SITUATED in the State of Texas, County of Denton, being part of the Jesse West Survey, Abstract No. 1428, being all of a called 4.77 acre tract conveyed to Joseph W. Neibert and Laura S. Neibert in a deed recorded in Doc No 2007-143176 of the Official Records of Denton County, said premises being more particularly described as follows;

BEGINNING at a 1/2" iron rod found in Sam Bass Road, marking the northeast corner of said Neibert 4.94 acre tract and the southeast corner of a called 5.00 acre tract conveyed to Jededia Higgins in a deed recorded in Doc. No. 2021-181338;

THENCE with the east line of said Neibert 4.94 acre tract, South 01°19'46" West, 109.24 feet to a 1/2" iron rod found on the west side of said road marking the southwest corner of a called 149 acre tract conveyed to Norma Jane Nelson Beneficiary of the James C Ready and Leona J Ready Revocable Living Trust in a deed in Doc No 2021-193574;

THENCE with the north line of said Neibert 4.94 acre tract, South 87°43'42" East, 21.21 feet to a mag nail set in the center of Sam Bass Road marking the northwest corner of a called 0.18 acre tract conveyed to Russell Madden in a deed recorded in Doc No 2007-143177, said corner bears North 87°43'42" West, 88.01 feet from a 1/2" iron rod found marking the northeast corner of said Madden 0.18 acre tract;

THENCE with the west line of said Madden 0.18 acre tract and near the center of Sam Bass Road, South 18°38'55" East, 124.64 feet to a mag nail set marking the southwest corner of said Madden 0.18 acre tract, said corner bears South 88°41'40" West, 46.09 feet from a 1/2" iron rod found marking the southeast corner of said Madden 0.18 acre tract and the northeast corner of a called 5.00 acre tract conveyed to Kenneth Rowland and Lori Rowland in a deed recorded in Doc No 2017-98781;

THENCE departing said road with the south line of said Neibert 4.94 acre tract, South 88°41'40" West, 940.16 feet to a 1/2" iron rod found on the east line of a called 241.109 acre tract conveyed to Medieval Castle Inc. in a deed recorded in Vol. 2068, Pg. 694, marking the southwest corner of said Neibert 4.94 acre tract and the northwest corner of said Rowland 5.00 acre tract;

THENCE with the west line of said Neibert 4.94 acre tract, North 00°26'34" East, 232.01 feet to a capped iron rod set stamped "RPLS 5190" marking the northwest corner of said Neibert 4.94 acre tract and the southwest corner of said Higgins 5.00 acre tract;

THENCE with the north line of said Neibert 4.94 acre tract, North 88°51'20" East, 879.79 feet to the point of beginning and containing 4.766 acres of land.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT JOSEPH W. NEIBERT AND LAURA S. NEIBERT, acting herein by and through its duly authorized officer, does hereby adopt this plat designating the hereinabove described property as NEIBERT ADDITION, an addition to the City of Sanger, 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 _____, 20_____.

JOSEPH W. NEIBERT – OWNER

LAURA S. NEIBERT – OWNER

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared _____, known to me to be the person and officer 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 OFFICE this the _____ day of _____, 20_____.

Notary Public, State of Texas

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared _____, known to me to be the person and officer 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.

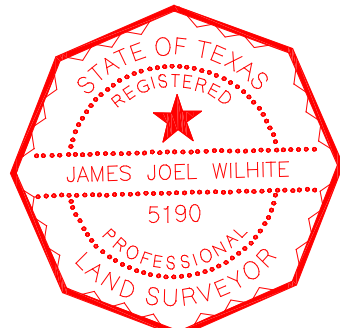
GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 20_____.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

I, JAMES JOEL WILHITE, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments thereon were properly placed, under my personal supervision, in accordance with the subdivision regulations of The City of Sanger, Denton County, Texas.

James Joel Wilhite
Registered Professional Land Surveyor
No. 5190



SURVEYOR:
JOEL WILHITE
RPLS 5190
WILHITE LAND SURVEYING
PO BOX 407
VALLEY VIEW, TEXAS, 76272
(940) 726-6150

OWNER:
JOSEPH W. NEIBERT
LAURA S. NEIBERT
416 LONGFELLOW DRIVE
HIGHLAND VILLAGE, TEXAS, 75077
(972) 743-2131

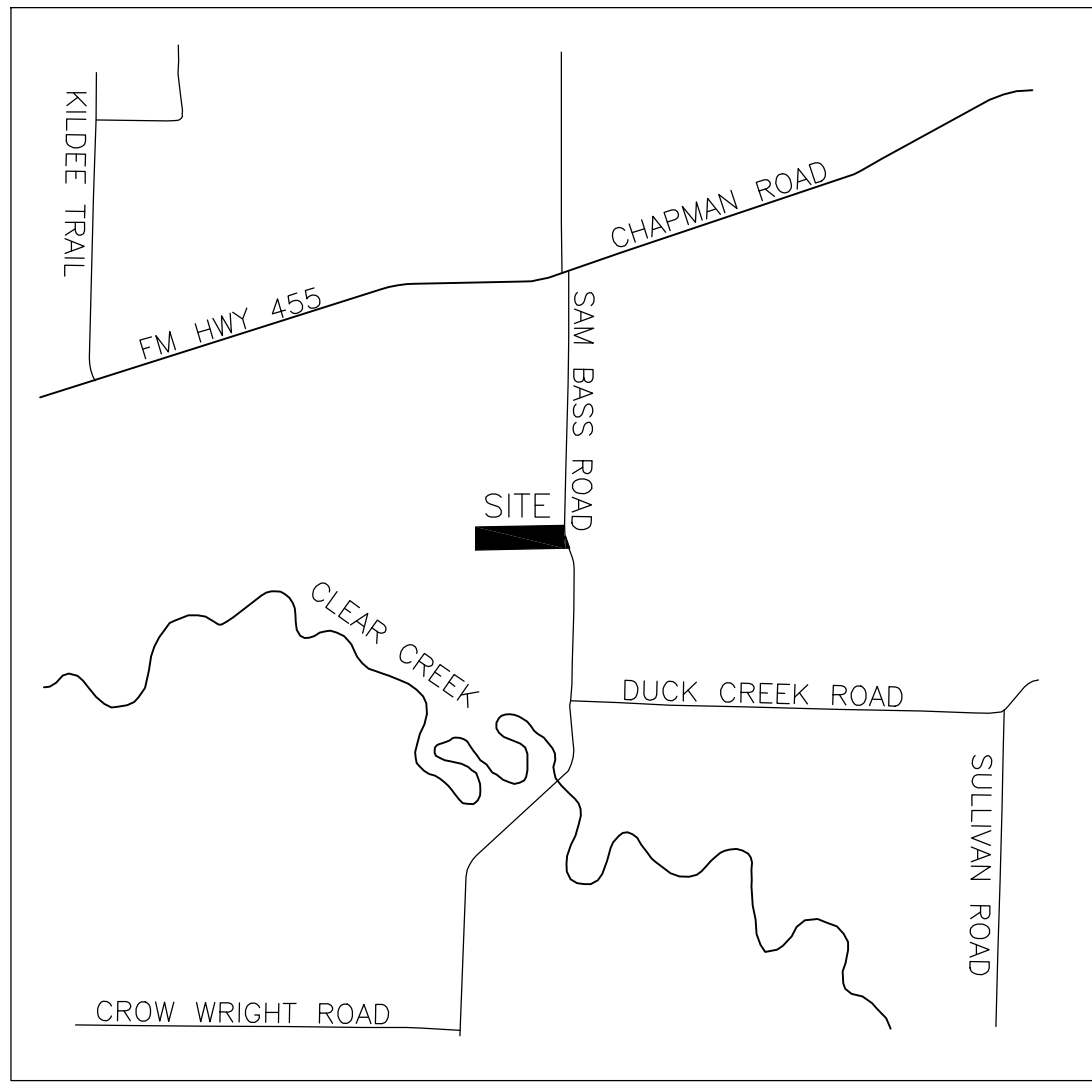
GENERAL NOTES

- All lots comply with the minimum size requirements of the zoning district.
- This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.
- 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.
- 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.
- This plat does not alter or remove existing deed restrictions, if any, on this property.
- Minimum finished floor elevations are at least 2 feet above the 100 year floodplain.
- The subject property does not lie within a 100-year floodplain according to Community Panel No. 48121C0205G, dated April 18, 2011, of the National Flood Insurance Rate Maps for Denton County, Texas.
- The purpose of this plat is to create a a single family residential lot from a previously unplatted tract.
- Bearings are based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 (NAD 83).
- All corners marked by 1/2" rebar capped with yellow plastic cap stamped RPLS 5190, unless otherwise noted.
- The maintenance of paving, grading and drainage improvements and/or easements shown on this plat are the responsibility of the individual property owner and does not constitute acceptance of same for maintenance purposes by Denton County.
- All surface drainage easements shall be kept clear of fences, buildings, foundation, plantings and other obstructions to the operation and maintenance of the drainage facility.
- Blocking the flow of water or constructing improvements in surface drainage easements, and filling or obstructing the floodway is prohibited.

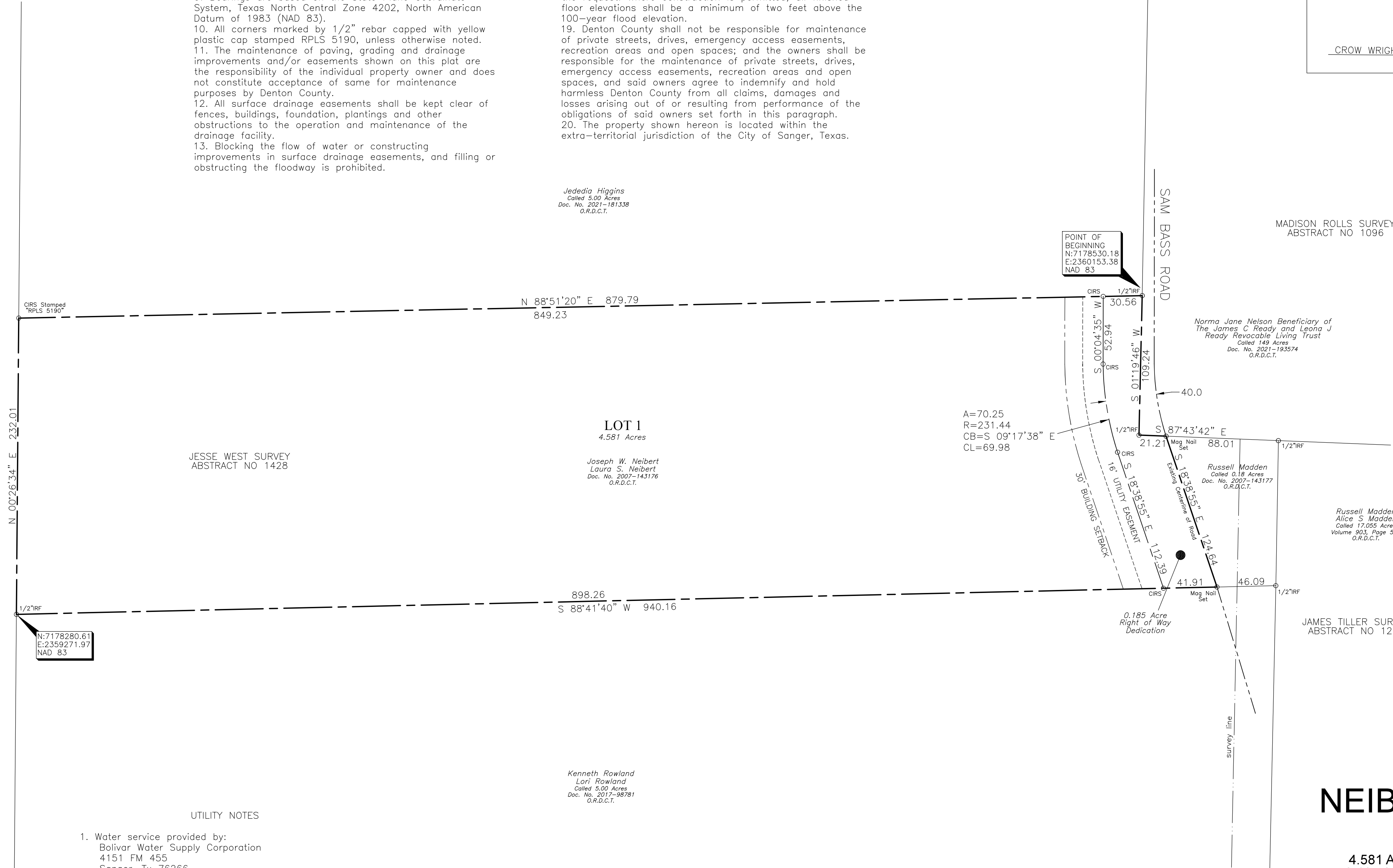
GENERAL NOTES

- Denton County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
- 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.
- Construction not complete within two years of the Commissioners Court approval shall be subject to current County Subdivision Rules and Regulations.
- A driveway culvert permit must be obtained from the Road and Bridge Department by the owner of each lot prior to the construction, installation or placement of any driveway access improvements within the dedicated right-of-way.
- 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 show 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.
- 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.
- The property shown hereon is located within the extra-territorial jurisdiction of the City of Sanger, Texas.

LEGEND
IRF = IRON ROD FOUND
CIRF = CAPPED IRON ROD FOUND
CIRS = CAPPED IRON ROD SET
O.R.D.C.T. = OFFICIAL RECORDS DENTON COUNTY TEXAS
--- = BOUNDARY LINE
--- = ADJOINER LINE



VICINITY MAP
Not to Scale



Approved

Chairman, Planning & Zoning Commission
City of Sanger, TX

Mayor
City of Sanger, TX

Attested by

City Secretary
City of Sanger, TX

Date

Date

Date

FINAL PLAT

NEIBERT ADDITION LOT 1

4.766 ACRES GROSS
4.581 ACRES IN ONE RESIDENTIAL LOT
0.185 ACRE RIGHT OF WAY DEDICATION
JESSE WEST SURVEY, ABSTRACT NO. 1428
CITY OF SANGER E.T.J.
DENTON COUNTY, TEXAS

DATE: MAY 6, 2022
REVISED: JUNE 20, 2022