

THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF AND BASED UPON THE INFORMATION PROVIDED, THE DRAINAGE IMPROVEMENTS SHOWN ON THIS PLAT WILL HAVE NO ADVERSE EFFECT ON ANY PROPERTY ADJACENT TO THE PROPERTY SHOWN. I FURTHER DECLARE THAT I WILL ACCEPT FULL RESPONSIBILITY FOR THE DRAINAGE DESIGN AND WILL DEFEND AND HOLD HARMLESS DENTON COUNTY FROM ANY CLAIM OR LITIGATION ARISING OUT OF ANY ERRORS, OMISSIONS OR OTHER ACTS OF NEGLIGENCE IN THE PREPARATION OF SAME.

MY COMMISSION EXP

IRES

CITY OF SANGER, TX PLANNING & ZONING COMMISSION

APPROVED FOR PREPARATION OF FINAL PLAT

THAT, Edward F. Wolski, acting herein by and through its duly authorized officer, does hereby adopt this plat designating the hereinabove described property as Lots 1-23, Block A and Lots 1-24, Block B of Metz/View 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. BEGINNING at a 1/2 inch iron rod found for the Southwest corner of the herein described tract, same being near the intersection of the centerline of Metz Road and the centerline of View Road; THENCE North 00 degrees 13 minutes 10 seconds East, along said centerline of Metz Road, a distance of 2,754.51 feet to a mag nail found at the Northwest corner of said herein described tract, same being the Southwest corner of the remainder of Wolski tract of land;

THENCE South 89 degrees 48 minutes 18 seconds East, departing said centerline of Metz Road, a distance of 947.44 feet to a 1/2 inch iron rod found for the Northeast corner of said herein described tract, same being the Northwest corner of a tract of land described in a deed to Calvin K. Millerborg and Joan D. Millerborg, recorded in Volume 538, Page 159, Deed Records, Denton County, Texas; NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: THENCE South 00 degrees 09 minutes 13 seconds West, along the common line of said herein described tract and said Millerborg tract, a distance of 2,750.96 feet to a mag nail set stamped "KAZ SURVEYING" for the Southeast corner of said herein described tract, same being near the centerline of said View Road;

THENCE South 89 degrees 58 minutes 51 seconds West, departing said common line and along said centerline of View Road, a distance of 950.61 feet to the POINT OF BEGINNING and containing 2,612,407 square feet or 59.97 acres of land, more or less. WHEREAS; EDWARD F. WOLSKI, the undersigned owner of the land shown on this plat within all that certain tract of land situated in the William Mason Survey, Abstract Number 801, Denton County, Texas, and being a part of a tract of land described in the deed to Edward F. Wolski, recorded in Document Number 2017-154955, Real Property Records, Denton County, Texas, and being more particularly described as follows: STATE OF TEXAS
COUNTY OF DENTON

STATE OF TEXAS
COUNTY OF DENTON

OWNER'S DEDICATION

OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF DENTON NOTARY PUBLIC IN AND FOR THE STATE OF _____COUNTY WITNESS MY HAND AND SEAL OF OFFICE THIS THE BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED EDWARD F. WOLSKI, 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. MY COMMISSION EXP EDWARD F. WOLSKI, OWNER IRES ON DAY OF CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF DENTON

BEFORE MIC SUPC. 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. 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. HETIA DOLLINGER 312 - R SURVE

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS NOTARY PUBLIC, DEN

PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY

< m∢ 1720 WESTMINSTER
DENTON, TX 76205
(940) 382-3446
JOB NUMBER: 210782-02
DRAWN BY: DJJ/MLB
DATE: 11-07-2022
R.P.L.S.

KAZ SURVEYING, INC. 1720 WESTMINSTER STREET DENTON, TEXAS 76205 PHONE: (940) 382-3446 TBPLS FIRM #10002100

OWNER:

EDWARD F. WOLSKI
13424 CASHS MILL RD
SANGER, TEXAS 76266
PHONE: (940) 300-0002

ENGINEER:
ALLISON ENGINEERING G
2415 N. ELM STREET
DENTON, TEXAS 76201
PHONE: (940) 380-9453
TBPE FIRM #F-7898

SHEET 2 OF 2

PRELIMINARY PLAT TOTAL LOTS: 47 RESIDENTIAL LOTS 1-23, BLOCK A, LOTS 1-24, BLOCK B

BEING 59.97 ACRES, 3.17 ACRES R.O.W. DEDICATION, IN THE WILLIAM MASON SURVEY, ABSTRACT NUMBER 801, DENTON COUNTY, TEXAS, IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF SANGER, DENTON COUNTY, TEXAS

KENNETH A. ZOLLINGER **METZ/VIEW ADDITION**