

OWNERS DEDICATION  
STATE OF TEXAS  
COUNTY OF DENTON

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

All of that tract of land as described in deed to Jim Hoffpauer and L. Marie Hoffpauer in Volume 4564, Page 2133, Official Public Records of Denton County, Texas and being a portion of that tract described in deed to Carrier Source, Inc. in Volume 4219, Page 1408, Real Property Records of Denton County, Texas, also being in the H. Tierwester Survey Abstract Number 1241, City of Sanger Texas, Denton County, and being more particularly described as follows:

BEGINNING at a found 1/2" iron pin at the Southeast corner of said Carrier Source tract and being the Southwest corner of a tract of land described in deed to John D. Springer in Volume 1405, Page 794, from which a found 1/2" iron pin bears South 87°55'39" East (reference bearing), on the North right of way line of Church Street, a distance of 528.74 feet;

THENCE North 87°55'39" West (record – West), along the North right of way line of said Church Street, a distance of 202.66 feet (record – 203.53 feet) to a found 1/2" iron rod with "4003" cap (controlling monument) at an intersection with a non–tangent curve and the East right of way line of Interstate 35 Service Road (aka Stemmons Service Road);

THENCE 217.11 feet (record – 216.97 feet) along said East right of way line and non–tangent to the right having a radius of 5579.51 feet (subtended by a chord of North 01°33'28" East, 217.10 feet {record – North 00°16'00" West, 216.96 feet}) to a found 1/2" iron pin on a South line of said Springer tract;

THENCE South 87°48'08" East (record – South 89°52'29" East), along said South line, a distance of 204.78 feet (record – 204.54 feet) to a found 1/2" iron pin at an ell corner of said Springer tract;

THENCE South 02°07'08" West (record – South) a distance of 216.64 feet (record – 216.51 feet) to the POINT OF BEGINNING.

Said tract of land contains an area of 44,333 square feet or 1.0177 acres, more or less.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT Jim Hoffpauer, acting herein by and through its duly authorized officer, does hereby adopt this plat designating the hereinabove described property as Lot 1, Block 1, CHURCH STREET 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 \_\_\_\_\_, 2024.

Jim Hoffpauer, Owner  
\_\_\_\_\_  
Title and Company (if applicable)

State of Texas )  
County of Denton )

Before me, the undersigned authority, 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/she 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 day of \_\_\_\_\_, 20\_\_\_\_\_.

Notary Public in and for the State of Texas

Notary's Name  
My Commission Expires \_\_\_\_\_

APPROVED AND ACCEPTED

Chairman, Planning & Zoning Commission  
City of Sanger, TX

Mayor, City of Sanger, TX

ATTESTED BY

City Secretary, City of Sanger, TX

SURVEYOR'S CERTIFICATE

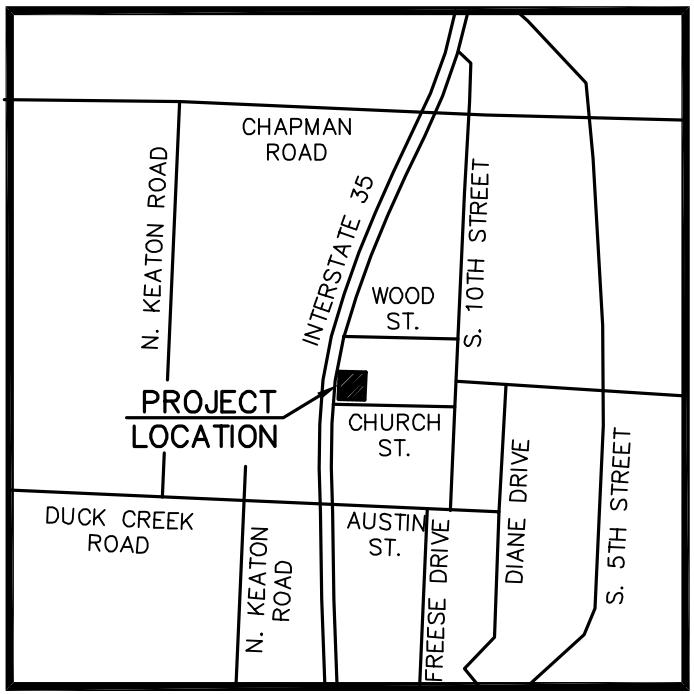
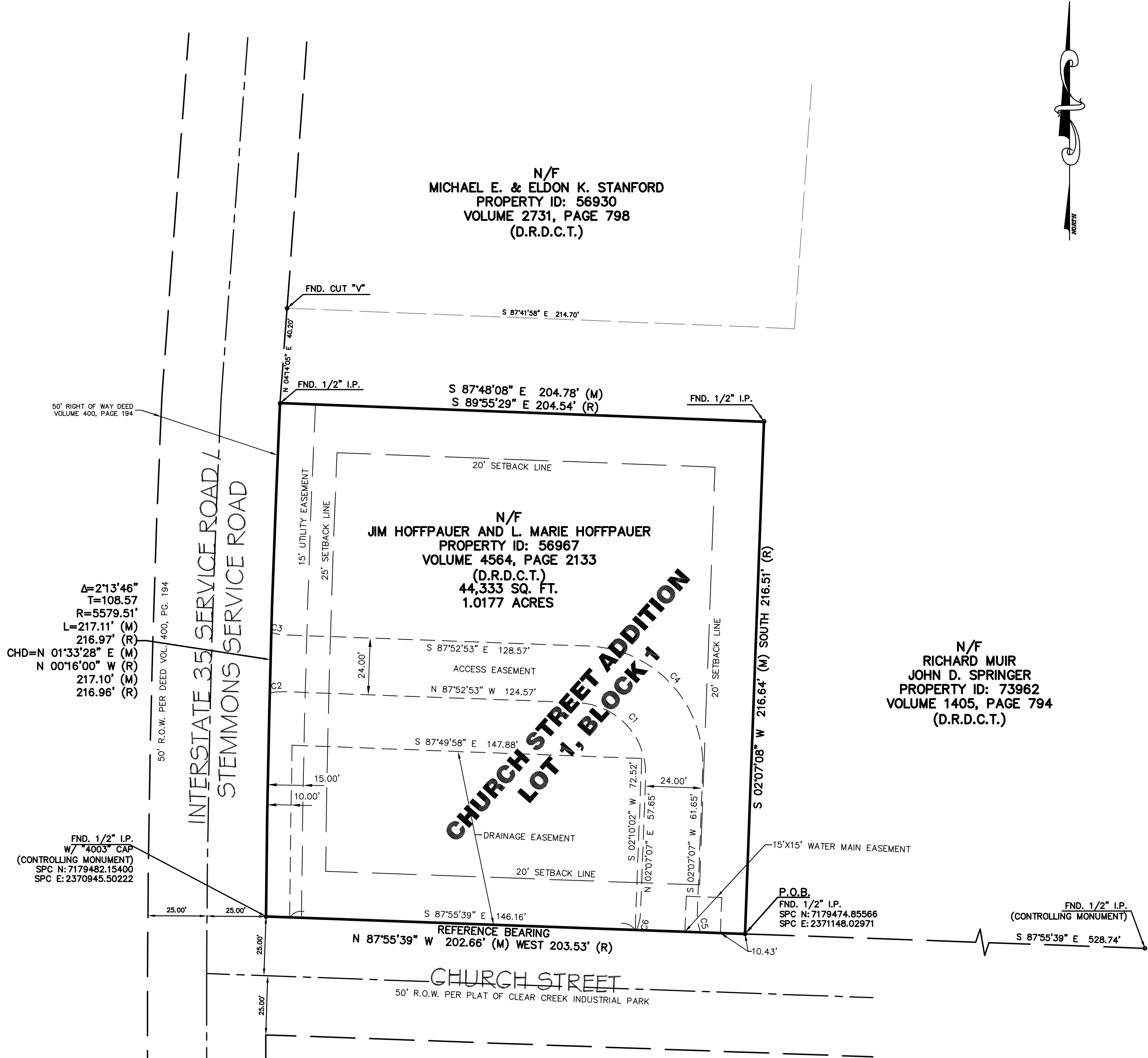
I, Shaun Christopher Axton, do hereby certify that I am a Registered Professional Land Surveyor, in the State of Texas and the annexed plat of CHURCH STREET ADDITION, an addition to the City of Sanger, Denton County, Texas, consisting of one (1) sheet, represents a survey made under my supervision on the 6th day of July, 2023.

I further certify that said annexed plat complies with Requirements of Senate Bill 377, Section 518 as amended and that this plat of survey meets the Texas Minimum Standards for the Practice of Land Surveying as adopted by the Texas Board of Professional Engineers and Land Surveyors. I further certify that this plat is true and correct and was prepared from an actual survey of the property made on the ground under my supervision.

Shaun Christopher Axton  
Registered Professional Land Surveyor  
Texas Registration No. 6008

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 flood plain.
- The subject property does not lie within a 100 – year floodplain according to the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 4812100210G, with a date of identification of April 8, 2011, for Community No. 480786, in Denton County, State of Texas, which is the current Flood Insurance Rate Map for the community in which said premises is situated.\_\_\_\_
- The purpose of this plat is to create a 1 acre parcel for commercial development.
- Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD '83). The bearing of North 87°55'39" West as shown on the North right of way line of Church Street was used as the basis of bearing for this survey.
- Water, Sewer, and Electric service to be provided by the City of Sanger, 202 Railroad Avenue, Sanger, TX 76266 (phone 940–458–2064).
- Telephone service to be provided by Nortex Communications, 205 N. Walnut Street, Muenster, TX 76252 (phone 940–759–2251).



LOCATION MAP

NOT TO SCALE

LEGEND

FND. – FOUND  
I.P. – IRON PIN  
P.O.B. – POINT OF BEGINNING

OWNER:

NAME: JIM HOFFPAUER  
ADDRESS: 1090 Timber Ridge Trail, Aubrey, TX 76227  
PHONE: 940–390–9192  
EMAIL: steve@commercialandservices.com  
COMPANY REPRESENTATIVE: STEVE STONE

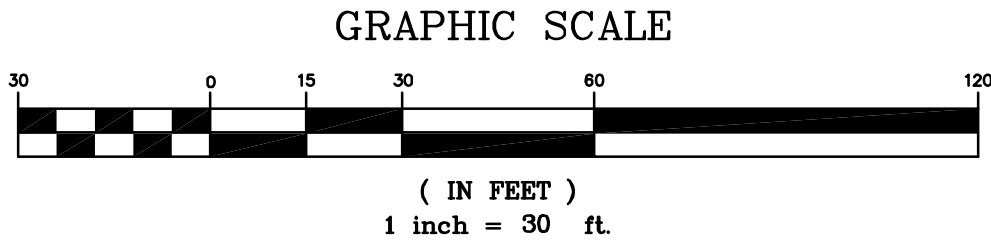
ENGINEER:

BENCHMARK DESIGN GROUP, LLC  
ADDRESS: 2026 Republic Drive, Suite B  
Tyler, Texas 75701  
PHONE: (903) 534–5353  
EMAIL: (903) 534–5353

SURVEYOR:

MARK DEAL ASSOCIATES, P.C.  
P.O. Box 6578  
Norman, OK 73070  
Phone: 405.681.3325  
Email: shaun@rpls.net

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	47.12'	30.00'	90°00'00"	N 42°52'53" W	42.43'
C2	5.62'	20.00'	16°06'46"	S 84°03'44" W	5.61'
C3	5.88'	20.05'	16°48'22"	S 80°03'43" E	5.86'
C4	78.54'	50.00'	90°00'00"	S 42°52'53" E	70.71'
C5	7.71'	20.24'	21°48'52"	S 10°40'49" E	7.66'
C6	7.68'	20.00'	21°59'47"	N 13°07'00" E	7.63'



FINAL PLAT  
**LOT 1, BLOCK 1**  
**CHURCH STREET ADDITION**  
BEING 1.0177 ACRES SITUATED IN THE  
H. TIERWESTER SURVEY ABSTRACT NUMBER 1241  
CITY OF SANGER, DENTON COUNTY, TEXAS  
PLAT PREPARED MARCH 28, 2024