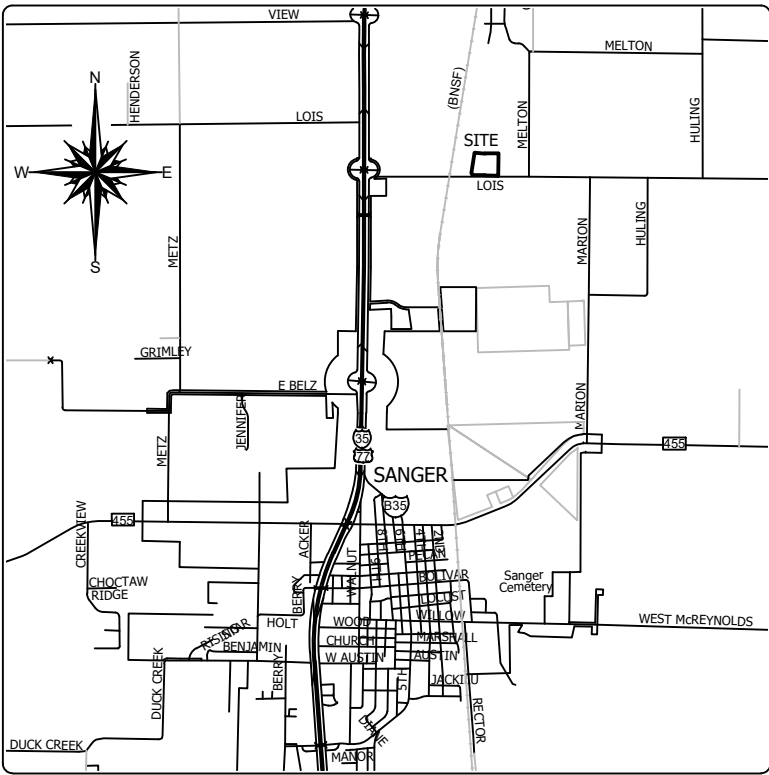




VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

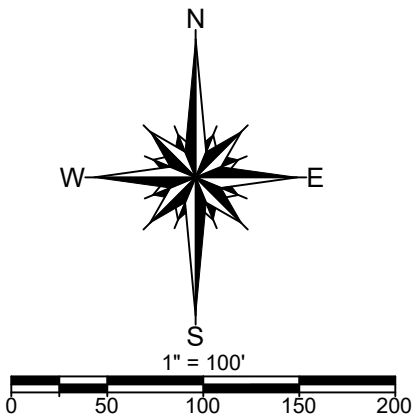
- ALL LOTS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE ZONING DISTRICT.
- THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND THE APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES DUE.
- WATER SERVICES TO BE PROVIDED BY BOLIVAR WATER SUPPLY CORPORATION
4151 F.M. 455, SANGER, TX; CONTACT: (940) 458-3931
- ELECTRIC SERVICES TO BE PROVIDED BY CITY OF SANGER MUNICIPALITY
202 RAILROAD AVENUE, SANGER TX; CONTACT: (940) 458-2064
- SANITARY SERVICES TO BE PROVIDED BY FACILITIES APPROVED BY THE CITY OF SANGER.
- 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-OR-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 REMOVE EXISTING DEED RESTRICTION, IF ANY, ON THIS PROPERTY.
- MINIMUM FINISHED FLOOR ELEVATIONS ARE TO BE AT LEAST 2 FEET ABOVE THE 100-YEAR FLOOD PLAIN.
- 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.
- 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.
- 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.
- 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.
- PRIVATE IMPROVEMENTS MAY NOT BE BUILT UPON OR ENCROACH ONTO EXISTING PUBLIC OR PRIVATE EASEMENTS.

Closure Report		Thu Sep 11 14:33:52 2025	
Northing	Easting	Bearing	Distance
7192170.537	2375768.248	N 89°32'20" W	367.362
7192173.494	2375400.898	N 01°06'04" E	10.171
7192183.663	2375401.093	N 89°31'43" W	332.469
7192186.398	2375068.635	N 30°25'44" W	61.623
7192239.534	2375037.425	N 09°12'03" E	560.387
7192792.711	2375127.027	S 85°53'29" E	285.800
7192772.235	2375412.093	N 01°04'17" E	7.355
7192779.588	2375412.231	S 89°30'36" E	366.841
7192776.451	2375779.059	S 01°01'20" W	606.011
7192170.537	2375768.248		
Closure Error Distance> 0.00000			
Total Distance> 2598.020			
Polyline Area: 418373 sq ft, 9.605 acres			



SURVEYOR:
KAZ SURVEYING, INC.
4321 I-35 SUITE 575
GAINESVILLE, TEXAS 76204
PHONE: 940-382-3446
TBPLS FIRM# 10002100

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



LINE	BEARING	DISTANCE
L1	N 01°04'17" E	7.35
L2	N 45°46'13" E	142.15
L3	N 01°06'32" E	206.63
L4	N 13°34'20" E	87.54
L5	N 18°01'55" E	76.51
L6	N 18°49'21" E	89.63
L7	N 17°18'49" E	72.74
L8	N 06°15'01" E	82.19
L9	N 05°25'21" W	126.55
L10	N 03°27'30" E	152.89
L11	N 89°32'32" W	20.03
L12	S 03°27'30" W	153.40
L13	S 05°25'21" E	126.05
L14	S 06°15'01" W	78.21
L15	S 17°18'49" W	70.54
L16	S 18°27'21" W	166.92
L17	S 13°34'20" W	90.50
L18	S 01°06'51" W	208.95
L19	S 89°17'29" E	20.00
L20	S 34°10'43" W	157.07
L21	S 01°06'11" W	208.69
L22	N 89°32'32" E	208.57
L23	N 01°03'48" E	208.83
L24	S 89°30'12" E	208.75
L25	S 01°06'11" W	9.12
L26	S 86°40'42" E	85.87
L27	N 03°19'18" E	99.75
L28	N 86°40'42" W	63.92
L29	N 45°47'06" E	42.65
L30	S 02°25'44" W	61.62
L31	N 01°06'04" 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	

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

REPLAT
KENNINGTON ADDITION
LOT 3R, BLOCK A
BEING 9.605 ACRES
(0.085 ACRES R.O.W. DEDICATION)
IN THE WILLIAM MASON SURVEY,
ABSTRACT NUMBER 801,
IN THE E.T.J. OF THE
CITY OF SANGER, TEXAS
DATE OF PLAT 9-11-2025

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 3, BLOCK A OF 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, PLAT RECORDS, DENTON COUNTY, TEXAS, 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 SAID LOT 1, THE SOUTHWEST CORNER OF A 6.151 ACRE TRACT OF LAND CONVEYED TO JERRY AND SABRINA MCCUITION 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 2 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 06 MINUTES 04 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 10.17 FEET TO A PREVIOUSLY SET 1/2 INCH IRON ROD WITH A CAP MARKED "KAZ" FOR THE SOUTHEAST CORNER OF SAID LOT 3;

THENCE NORTH 89 DEGREES 31 MINUTES 43 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 3 AND THE NORTH LINE OF SAID LOIS ROAD, A DISTANCE OF 332.47 FEET TO A PREVIOUSLY SET 1/2 INCH IRON ROD WITH A CAP MARKED "KAZ" FOR THE SOUTHWEST CORNER OF SAID LOT 3 AND THE SOUTHEAST CORNER OF LOT 2, BLOCK A OF SAID KENNINGTON ADDITION;

THENCE NORTH 30 DEGREES 25 MINUTES 44 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 3 AND AN EAST LINE OF SAID LOT 2, A DISTANCE OF 61.62 FEET TO A PREVIOUSLY SET 1/2 INCH IRON ROD WITH A CAP MARKED "KAZ" FOR AN ANGLE POINT;

THENCE NORTH 09 DEGREES 12 MINUTES 03 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 3 AND AN EAST LINE OF SAID LOT 2, A DISTANCE OF 560.39 FEET TO A PREVIOUSLY SET 1/2 INCH IRON ROD WITH A CAP MARKED "KAZ" FOR THE NORTHWEST CORNER OF SAID LOT 3 AND AN INSIDE ELL CORNER OF SAID LOT 2;

THENCE SOUTH 85 DEGREES 53 MINUTES 29 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 3 AND A SOUTH LINE OF SAID LOT 2, A DISTANCE OF 285.80 FEET TO A PREVIOUSLY SET 1/2 INCH IRON ROD WITH A CAP MARKED "KAZ" FOR THE NORTHEAST CORNER OF SAID LOT 1, THE EASTERNMOST SOUTHEAST CORNER OF SAID LOT 2 (KENNINGTON ADDITION), AND IN THE WEST LINE OF SAID LOT 2 (MCCORMICK ADDITION) ;

THENCE NORTH 01 DEGREES 04 MINUTES 17 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 2 (KENNINGTON ADDITION) AND THE WEST LINE OF SAID LOT 2 (MCCORMICK ADDITION), A DISTANCE OF 7.35 FEET TO A 1/2 INCH IRON ROD SET WITH A CAP MARKED "KAZ", FROM WHICH, A 1/2 INCH IRON ROD FOUND BEARS NORTH 01 DEGREES 04 MINUTES 17 SECONDS EAST, A DISTANCE OF 583.32 FEET;

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, A DISTANCE OF 606.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.605 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 3R, BLOCK A, KENNINGTON 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 ITEMS 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
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