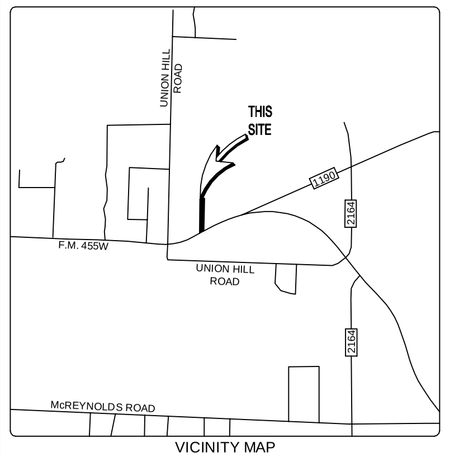
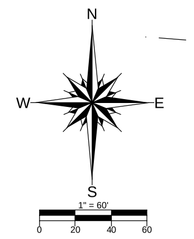
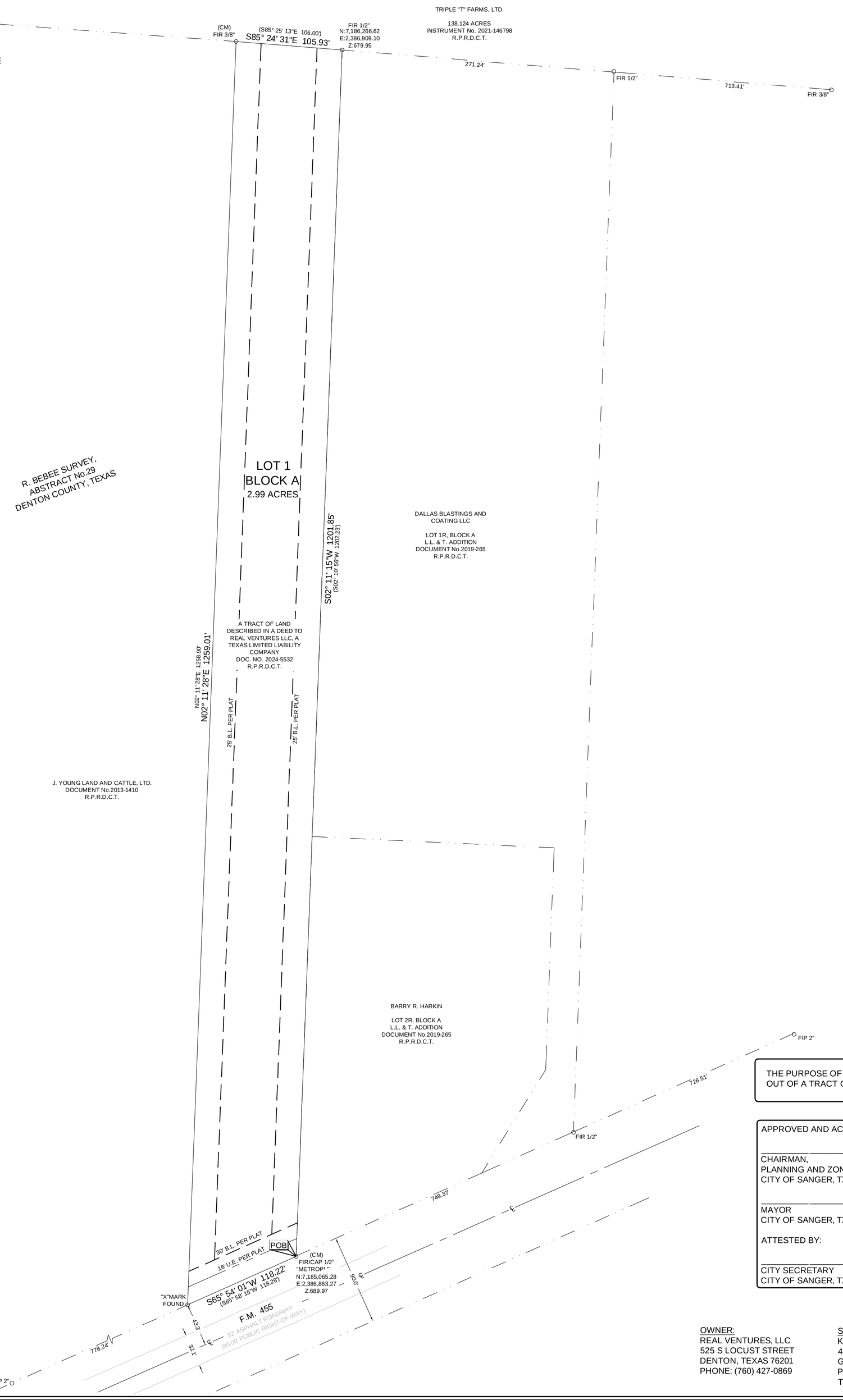


VICINITY MAP
NOT TO SCALE





GENERAL NOTES:

1. ALL LOTS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE ZONING DISTRICT.

2. THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND THE APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES DUE.

3. ALL COMMON AREAD, DRAINAGE EASEMENTS, AND DETENTION FACILITITES WILL BE OWNED AND MAINTAINNED 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.

4. 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.

5. THIS PLAT DOES NOT REMOVE EXISTING DED RESTRICTION, IF ANY, ON THIS PROPERTY.

6. MINIMUM FINISHED FLOOR ELEVATIONS ARE TO BE AT LEAST 2 FEET ABOVE THE 100-YEAR FLOOD PLAIN.

7. **FLOOD STATEMENT:** I HAVE REVIEWED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE CITY OF DENTON, COMMUNITY NUMBER 480774 EFFECTIVE DATE 04-18-2011 AND THAT MAP INDICATES AS SCALED, THAT A PORTION OF THIS PROPERTY IS WITHIN "**NON-SHADED ZONE X**" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AS SHOWN ON PANEL 370 G OF SAID MAP.

8. THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS FROM A 12.42 ACRE PARCEL.

9. 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.

10. 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.

11. PRIVATE IMPROVEMENTS MAY NOT BE BUILT UPON OR ENCROACH ONTO EXISTING PUBLIC OR PRIVATE EASEMENTS.

12. SANITARY SEWER TO BE HANDLED BY FACILITIES APPROVED BY THE DENTON COUNTY HEALTH DEPARTMENT.

13. WATER SERVICES PROVIDER:
    GREEN SPRINGS WSC
    PO BOX 129
    SANGER, TX 76266
    (940) 458-0116

14. ELECTRICITY PROVIDER:
    COSERV ELECTRIC
    7701 S. STEMMONS
    CORINTH TX 76210
    (940) 270-6801

Closure Report — Tue May 21 08:39:57 2024

Northing	Easting	Bearing	Distance
7185112.867	2383175.334	S 65°54'01" W	118.220
7185064.594	2383067.419	N 02°11'29" E	1259.011
7186322.684	2383115.563	S 85°24'31" E	105.933
7186314.204	2383221.156	S 02°11'04" W	1202.211
7185112.867	2383175.334		

Closure Error Distance> 0.00000
Total Distance> 2685.375
Polyline Area: 130342 sq ft, 2.992 acres

LEGEND

FIR =FOUND IRON ROD
FIP =FOUND IRON PIPE
( )=PLAT OR DEED CALL
(CM) =CONTROLLING MONUMENT
POB =POINT OF BEGINNING
———— =ASPHALT

THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT OF RECORD OUT OF A TRACT OF LAND DESCRIBED IN A DEED.

APPROVED AND ACCEPTED

CHAIRMAN, PLANNING AND ZONING COMMISSION — DATE
CITY OF SANGER, TX

MAYOR — DATE
CITY OF SANGER, TX

ATTESTED BY:

CITY SECRETARY — DATE
CITY OF SANGER, TX

OWNER:
REAL VENTURES, LLC
525 S LOCUST STREET
DENTON, TEXAS 76201
PHONE: (760) 427-0869

SURVEYOR:
KAZ SURVEYING, INC.
4321 I-35 SUITE 575
GAINESVILLE, TEXAS 76240
PHONE: 940-382-3446
TBPLS FIRM# 10002100

KAZ SURVEYING
TX FIRM REGISTRATION # 10002100

4321 I-35 SUITE 575
GAINESVILLE, TX 76205
(940)382-3446

JOB NUMBER: 240097-01
DRAWN BY: TEP
DATE: 5-21-2024
R.P.L.S.
KENNETH A. ZOLLINGER

OWNER'S DEDICATION

"State of Texas

County of Denton

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

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT REAL VENTURES, LLC, acting herein by and through its duly authorized officer, LANCE REEVES, does hereby adopt this plat designating the hereinabove described property as REAL SANGER PARK NO.2, 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

_____.

LANCE REEVES

Owner, REAL VENTURES, LLC

BEING all that certain tract of land situated in the R. Bebee Survey, Abstract Number 29, Denton County, Texas, said tract of land described by deed to Real Ventures LLC, a Texas Limited Liability Company, recorded in document number 2024-5532, Real Property Records, Denton County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner stamped "Metroplex", said corner being the Southeast corner of the herein described tract, same point being the Southwest corner of lot 2R, Block A of L.L.&T. Addition, an addition to Denton County, Texas, according to the plat there of recorded under Document Number 2019-265, Plat Records, Denton County, Texas, and being in the northerly right-of-way line of F.M. 455;

THENCE South 65 degrees 54 minutes 01 seconds West, with the northerly right-of-way line of F.M. 455, a distance of 118.22 feet to a "X" Mark found for corner being the Southwest corner of the herein described tract and the Southeast corner of a tract of land described by deed to J. Young Land and Cattle, Ltd., recorded under instrument number 2013-1410, Real Property Records, Denton County, Texas;

THENCE North 02 degrees 11 minutes 28 seconds East, with the east line of said J. Young tract, a distance of 1259.01 feet to a 3/8 inch iron rod found for corner being in the south line of a tract of land described by deed to Triple "T" Farms, Ltd., recorded under instrument number 2021-146798, Real Property Records, Denton County, Texas, same point being the northeast corner of said J. Young Tract and the Northwest corner of the herein described tract;

THENCE South 85 degrees 24 minutes 31 seconds East, with the south line of said Triple "T" Farms tract, a distance of 105.93 feet to a 1/2 inch iron rod found for corner being the northwest corner of Lot 1R, Block A of said L.L.&T. Addition and the Northeast corner of the herein described tract;

THENCE South 02 degrees 11 minutes 15 seconds West, with the west line of said L.L.&T. Addition, a distance of 1201.85 feet to the POINT OF BEGINNING and containing 2.99 acres of land, more or less.

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 LANCE REEVES, 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.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2024.

_____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
DENTON 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 EXTRATERRITORIAL JURISDICTION OF THE CITY OF SANGER, DENTON COUNTY, TEXAS.

_____
KENNETH A. ZOLLINGER R.P.L.S. # 5312 DATE

STATE OF TEXAS
REGISTERED
KENNETH A. ZOLLINGER
5312
Professional
LAND SURVEYOR

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 _____, 2024.

_____
NOTARY PUBLIC, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES _____.

MINOR PLAT
LOT 1 BLOCK A
REAL SANGER PARK NO.2

BEING 2.99 ACRES
IN THE R. BEBEE SURVEY,
ABSTRACT NUMBER 29,
IN THE ETJ OF THE CITY OF SANGER
DENTON COUNTY, TEXAS

Y:\JOBS\JOBS 2020\240097-01 PLAT.dwg, 5/21/2024 11:23:14 AM