

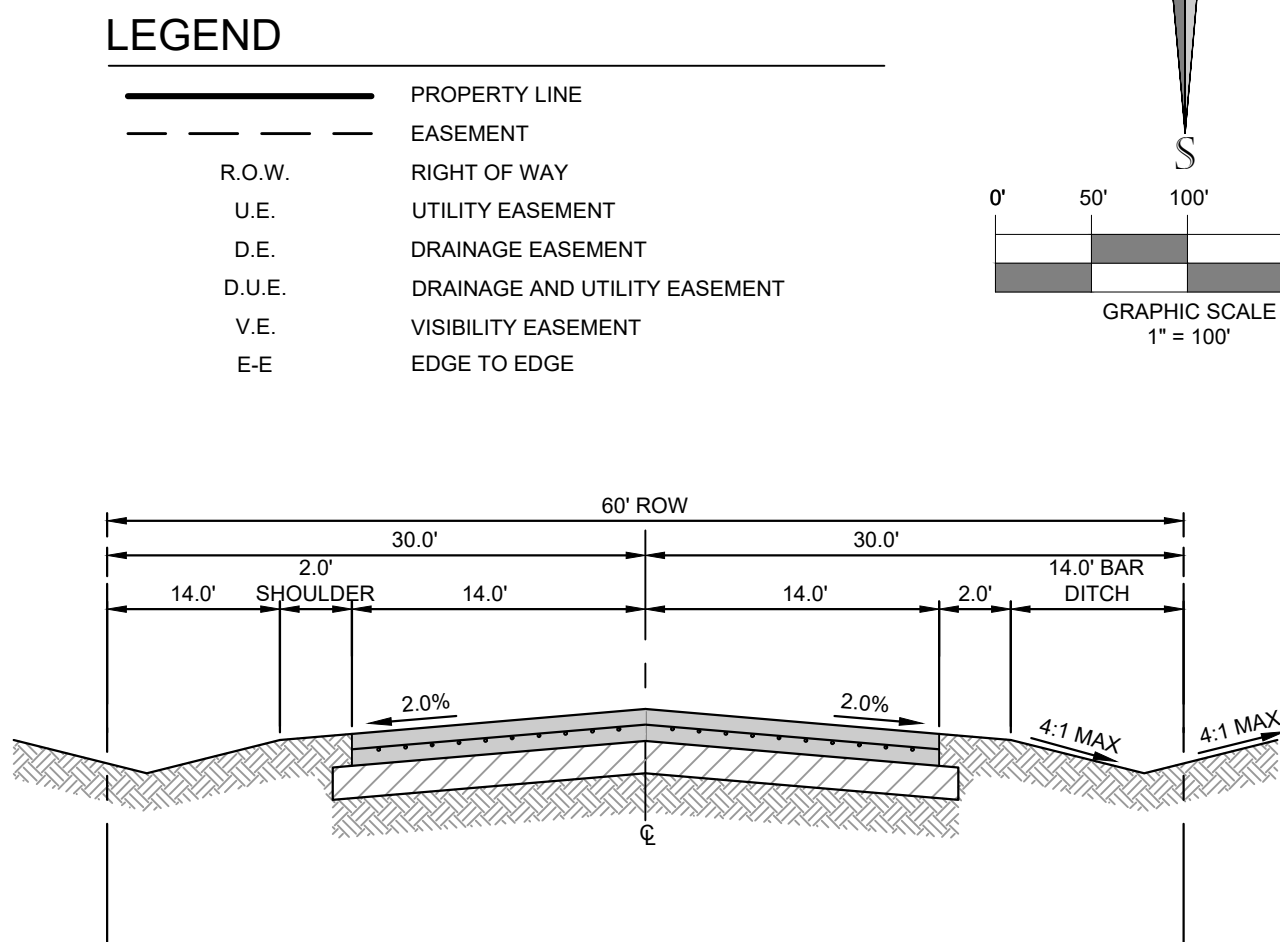


LEGAL DESCRIPTION  
BEING ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE WILLIAM MASON SURVEY ABSTRACT NUMBER 801 IN DENTON COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND CONVEYED BY DEED FROM JOSEPHINE B. HOEHN TO WILBUR CLARENCE HOEHN RECORDED IN VOLUME 748, PAGE 804, DEED RECORDS, DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A P. K. NAIL SET FOR CORNER IN METZ ROAD, A PUBLIC ROADWAY, SAID POINT BEING THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED BY DEED FROM FANTON R. HOEHN AND WIFE, ANNA MAE HOEHN TO CHARLES E. STOBAUGH RECORDED IN VOLUME 2827, PAGE 965, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;  
THENCE SOUTH 87°03'28" WEST, 844.36 FEET WITH THE NORTH LINE OF SAID STOBAUGH TRACT TO A FENCE CORNER FOR CORNER;  
THENCE SOUTH 02°12'57" WEST, 183.22 FEET WITH THE NORTH LINE OF SAID STOBAUGH TRACT TO AN IRON ROD SET FOR CORNER;  
THENCE SOUTH 89°55'26" WEST, 1,687.76 FEET WITH THE NORTH LINE OF SAID STOBAUGH TRACT TO AN IRON ROD SET FOR CORNER IN THE EAST LINE OF LOT 6, BLOCK A OF SADDLE RIDGE ESTATES, AN ADDITION TO DENTON COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET M, PAGE 341, PLAT RECORDS, DENTON COUNTY, TEXAS;  
THENCE NORTH 00°16'06" EAST, 1,018.38 FEET WITH SAID EAST LINE OF SAID LOT 6, BLOCK A OF SAID SADDLE RIDGE ESTATES TO AN IRON ROD SET FOR CORNER IN HOEHN ROAD, A PUBLIC ROADWAY;  
THENCE NORTH 89°54'03" EAST, 2,530.63 FEET WITH SAID HOEHN ROAD TO AN IRON ROD SET FOR CORNER IN SAID METZ ROAD;  
THENCE SOUTH 00°14'07" EAST, 798.54 FEET WITH SAID METZ ROAD TO THE PLACE OF BEGINNING AND CONTAINING 55.50 ACRES OF LAND.

- WATER SERVICE TO BE PROVIDED BY BOLIVAR WATER SUPPLY COMPANY, 4151 FM 455 W., SANGER, TEXAS, 76266, (940) 458-4292.
- ELECTRIC SERVICE TO BE PROVIDED BY COSERV ELECTRIC, 7701 STEMMONS, CORINTH, TEXAS, 76216, (940) 321-7800.
- SANITARY SEWER TO BE HANDLED BY FACILITIES APPROVED BY THE DENTON COUNTY HEALTH DEPARTMENT.
- THE MAINTENANCE OF PAVING, GRADING AND DRAINAGE IMPROVEMENTS AND/OR EASEMENTS SHOWN ON THIS SURVEY ARE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNERS AND DO NOT CONSTITUTE ACCEPTANCE OF SAME FOR MAINTENANCE PURPOSES BY DENTON COUNTY.
- ALL SURFACE DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, 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.
- 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 TRAVELING 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 MUST BE OBTAINED FROM ROAD AND BRIDGE DEPARTMENTS 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 ONE FOOT ABOVE THE 100-YEAR FLOOD ELEVATION.
- I, HEATH VOYLES, PE, A TEXAS LICENSED ENGINEER, DO HEREBY AFFIRM THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF AND BASED UPON THE INFORMATION PROVIDED, THE DRAINAGE IMPROVEMENTS SHOWN ON THIS SURVEY 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 OR ANY ERRORS, OMISSIONS OR OTHER ACTS OF NEGLIGENCE IN THE PREPARATION OF SAME.

LINE TABLE		
LINE NO.	BEARING	LENGTH
L1	S44°59'02"E	14.20'
L2	S44°49'58"W	14.13'
L3	S45°10'02"E	14.16'
L4	N00°16'06"E	17.03'
L5	S87°03'28"W	40.04'

CURVE TABLE				
CURVE NO.	RADIUS	LENGTH	DELTA	CHORD BEARING
C1	960.00'	40.94'	002°26'36"	N89°02'45"E
C2	1040.00'	41.23'	002°16'18"	N88°57'35"E
C3	530.00'	129.56'	014°00'23"	S82°53'52"W
C4	66.00'	57.31'	049°45'10"	N66°07'45"W
C5	66.00'	87.75'	076°10'33"	S50°54'24"W
C6	470.00'	115.81'	014°07'04"	S82°50'31"W
C7	66.00'	13.49'	011°42'28"	N32°59'19"W
C8	66.00'	66.85'	058°02'01"	N67°51'34"W
C9	66.00'	64.41'	055°54'41"	S55°10'05"W
C10	66.00'	64.66'	056°07'51"	S00°51'10"E
C11	66.00'	64.75'	056°12'51"	S57°01'32"E
C12	66.00'	64.76'	056°13'24"	N66°49'21"E
C13	66.00'	13.49'	011°42'28"	N32°47'25"E
C14	530.00'	130.59'	014°07'04"	N82°50'31"E
C15	66.00'	46.13'	040°03'01"	S61°18'40"E
C16	66.00'	98.92'	085°52'42"	N55°45'28"E
C17	470.00'	101.04'	012°19'02"	N81°56'30"E



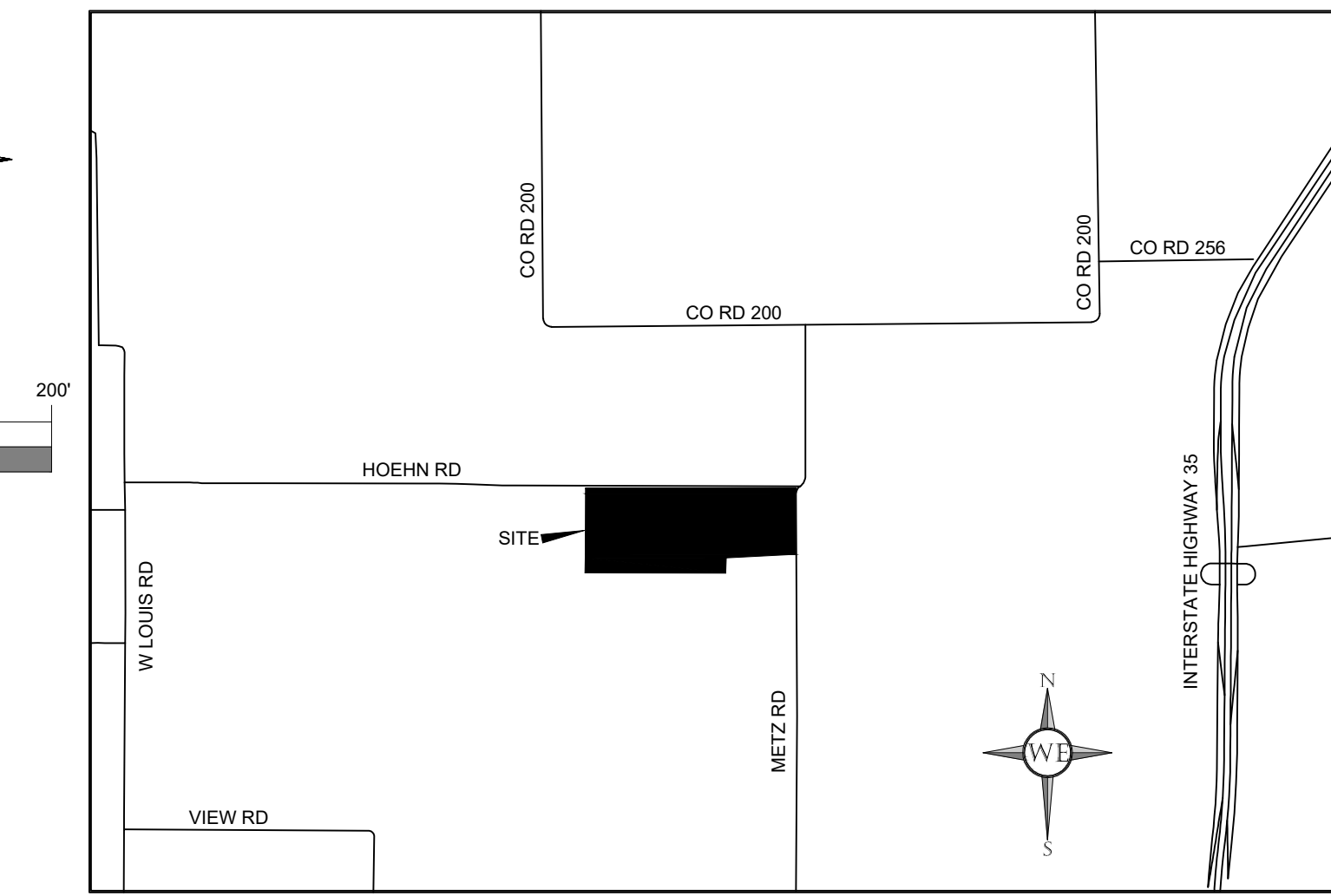
TYPICAL PAVING SECTION FOR 60' R.O.W.  
28' EDGE TO EDGE OF PAVEMENT  
N.T.S.

PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY

APPROVED FOR PREPARATION OF FINAL PLAT

CITY OF SANGER, TX  
PLANNING & ZONING COMMISSION

DATE



VICINITY MAP  
N.T.S.

OWNER / DEVELOPER:  
TRACOM ENTERPRISES INC.  
4825 GREENVILLE AVE STE 200,  
DALLAS, TX 75206  
CONTACT: KEITH SMITH

SURVEYOR:  
BURKS LAND SURVEYING  
223 CR 1260  
DECATUR, TX 76285  
CONTACT: QUINT BURKS, RPLS

ENGINEER / APPLICANT:  
WESTFALL ENGINEERING  
1718 ANGEL PKWY, SUITE 400-206  
ALLEN, TX 75002  
TBP# FIRM REG. #19101  
(817) 657-4759  
CONTACT: HEATH VOYLES, P.E.

PRELIMINARY PLAT  
LONESOME DOVE ADDITION  
LOTS 1 - 30, BLOCK A  
5.15 AC R.O.W. DEDICATION  
55.50 ACRES (2,417,492.19 SQ.FT.) OUT OF THE  
WILLIAM MASON SURVEY, ABSTRACT NO. 801  
SANGER ETJ, DENTON COUNTY, TEXAS  
PREPARED: JUNE 7, 2022

WESTFALL  
ENGINEERING