

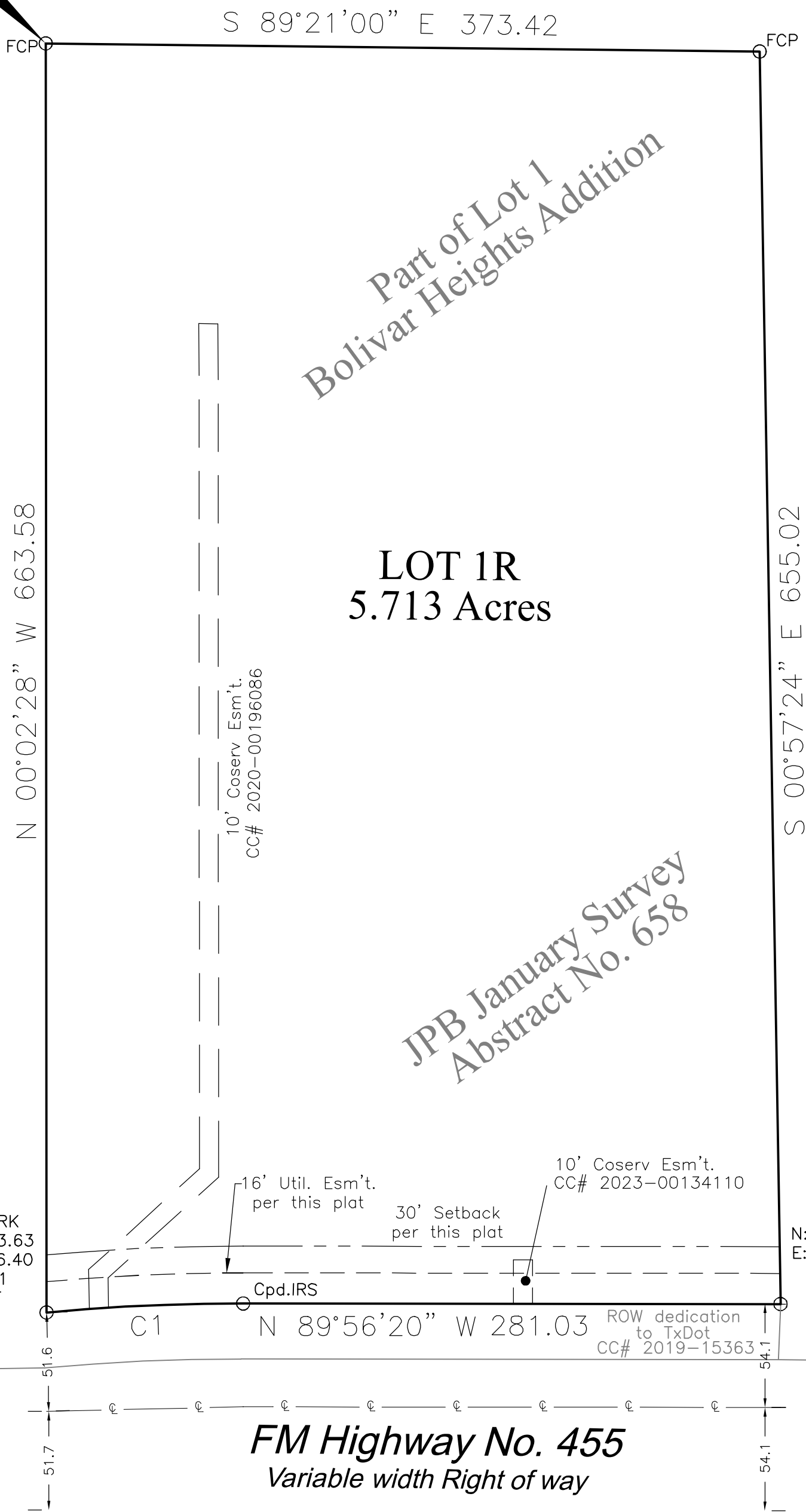
GENERAL NOTES

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 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.
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 alter or remove existing deed restrictions, if any, on this property.
6. Minimum finished floor elevations are at least 2 feet above the 100 year floodplain.
7. The subject property does not lie within a 100-year floodplain according to Community Panel No. 48121C0185G, dated April 18, 2011, of the National Flood Insurance Rate Maps for Denton County, Texas.
8. The purpose of this plat is to create a lot of record after TXDOT right-of-way taking.
9. Bearings are based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 (NAD 83).
10. All corners marked by 1/2" rebar capped with yellow plastic cap stamped RPLS 5190, unless otherwise noted.

Justin and Janice Powell  
CC# 2016-106435

STATE PLANE  
COORDINATES  
NAD 83  
N: 7181697.21  
E: 2358556.93

POINT OF  
BEGINNING



Gray Dog Properties  
CC# 2018-87831

Lot 2  
Bolivar Heights Addition  
Cab. F, Page 05

JPB January Survey  
Abstract No. 658

Part of Lot 1  
Bolivar Heights Addition

LOT 1R  
5.713 Acres

BENCHMARK  
N: 7181033.63  
E: 2358556.40  
Z: 729.1  
Cpd.IRF

BENCHMARK  
N: 7181038.05  
E: 2358940.26  
Z: 717.5  
Cpd.IRF

FM Highway No. 455  
Variable width Right of way

Date May 8, 2025



Wilhite Land Surveying, Inc.  
PO Box 407  
Valley View, Texas 76272  
940-726-6150  
940-726-6151  
www.wilhitelandsurveying.com  
Firm No. 10083800

SURVEYOR:  
JAMES JOEL WILHITE  
RPLS 5190  
WILHITE LAND SURVEYING  
PO BOX 407  
VALLEY VIEW, TEXAS, 76272  
(940) 726-6150

OWNER:  
TGC CUSTOM HOMES, LLC  
1640 W CHAPMAN RD, UNIT 300  
SANGER, TX 76266

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	102.97	1105.00	S 87°22'23" W	102.93

OWNER'S CERTIFICATE & DEDICATION

SITUATED in the State of Texas and County of Denton, being part of the JPB JANUARY SURVEY, ABSTRACT NO. 658, being all of a 5.713 acre tract recorded in CC# 2025-35435 of the Deed Records of Denton County, said premises also being part of Lot 1 of Bolivar Heights Addition recorded in Cabinet F, Page 5, said premises being more particularly described as follows;

BEGINNING at a fence corner post found marking the northwest corner of said premises and said Lot 1;

THENCE with the north line of said premises and said Lot, South 89°21'00" East, 373.42 feet to a fence corner post found marking the northeast corner of said premises and said Lot 1;

THENCE with the east line of said premises and said Lot 1, South 00°57'24" East, 655.02 feet to a capped iron rod found marking the southeast corner of said premises and being in the north right of way line of F.M. Highway No. 455;

THENCE with the south line of said premises and said highway, North 89°56'20" West, 281.03 feet to a capped iron rod set marking the beginning of a curve to the left;

THENCE with said road, the south line of said premises and said curve having a radius of 1105.00 feet, a chord of South 87°22'23" West, 102.93 feet and an arc distance of 102.97 feet to a capped iron rod found marking the southwest corner of said premises and being in the west line of said Lot 1;

THENCE departing said road, with the west line of said premises and said Lot 1, North 00°02'28" West, 663.58 feet to the point of Beginning and containing 5.713 acres of land.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT TGC CUSTOM HOMES, LLC, acting herein by and through its duly authorized officer, does hereby adopt this plat designating the hereinabove described property as LOT 1R, BOLIVAR HEIGHTS 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 ditches, parks, and watercourses, and to the public use forever easements for sidewalks, storm drainage facilities, utilities and any other property necessary to serve the plot 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 \_\_\_\_\_, 20\_\_\_\_\_.

BY: TGC Custom Homes, LLC

Printed Name & Title

NOTARY CERTIFICATE

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that he executed the same for the purposes and considerations therein stated.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Notary Public

SURVEYOR'S CERTIFICATE

I hereby 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.

Joel Wilhite  
Registered Professional Land Surveyor  
No. 5190

NOTARY CERTIFICATE

STATE OF TEXAS  
COUNTY OF COOKE

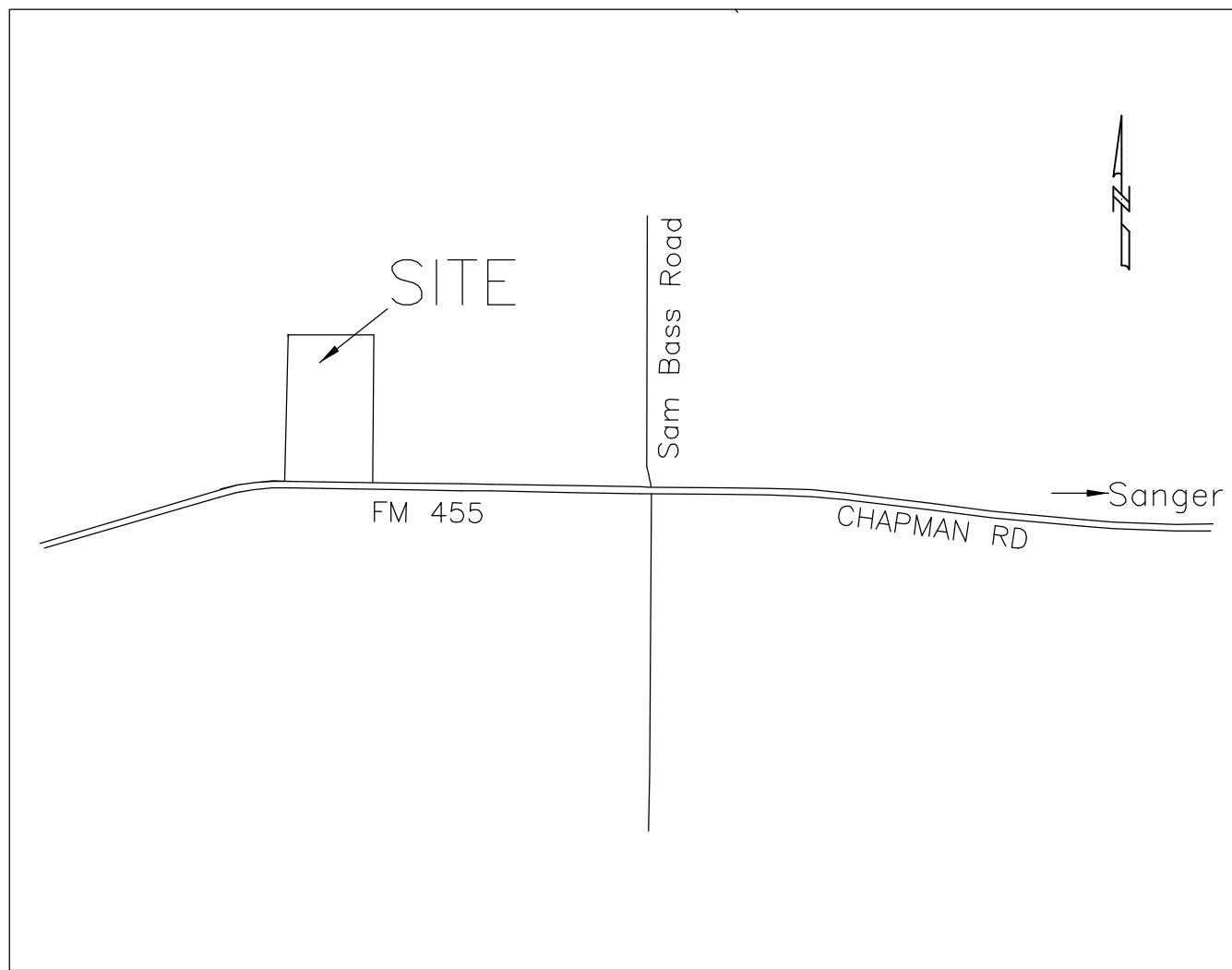
BEFORE ME, the undersigned authority, on this day personally appeared JOEL WILHITE, known to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that he executed the same for the purposes and considerations therein stated.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Notary Public

UTILITY NOTES

1. Water service provided by: Bolivar Water Supply Corporation  
4151 FM 455  
Sanger, Tx 76266  
(940) 458-3931
2. Electric service provided by: CoServ Energy  
7701 I-35E Frontage Road  
Corinth, Tx 76210  
(940) 321-7800
3. Sanitary sewer to be handled by facilities approved by Denton County Public Health Department.



VICINITY MAP  
N.T.S.

DENTON COUNTY NOTES

1. Water service to be provided by Bolivar Water Supply Corporation, 4151 FM 455, Sanger, TX 76266, 940-458-3931.
2. Sanitary sewer to be handled by facilities approved by the Denton County Public Health Department.
3. Electric service to be provided by CoServ, 7701 S Stemmons Fwy, Corinth, TX 76210, 940-321-7800.
4. The maintenance of paving, grading and drainage improvements and/or easements shown on this plat are the responsibility of the individual property owner and do not constitute acceptance of same for maintenance purposes by Denton County.
5. All surface drainage easements shall be kept clear of fences, buildings, foundation, plantings and other obstructions to the operation and maintenance of the drainage facility.
6. Blocking the flow of water or construction improvements in surface drainage easements, and filling or obstructing the floodway is prohibited.
7. Denton County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
8. 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 of the lot or lots that are traversed by or adjacent to the drainage courses along or across the lots.
9. Construction not completed within two years of the Commissioners Court approval shall be subject to current County Subdivision Rules and Regulations.
10. A driveway culvert permit must be obtained from Development Services by the owner of each lot prior to the construction, installation, or placement of any driveway access improvements within the dedicated right-of-way.
11. The City of Denton does not approve plats for property located in their Division 2 ETJ based on an ICA with Denton County regarding platting in the ETJ.
12. 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 two-feet above the 100-year flood elevation.
13. Denton County shall not be responsible for maintenance of private streets, drives, emergency access easements, recreation areas and open spaces; and the owners shall be responsible for the maintenance of private streets, drives, emergency access easements, recreation areas and open spaces, and said owners agree to indemnify and hold harmless Denton County, from all claims, damages and losses arising out of or resulting from performance of the obligations of said owners set forth in this paragraph.

Approved and Accepted

Chairman, Planning & Zoning Commission  
City of Sanger, TX

Date

Mayor  
City of Sanger, TX

Date

Attested by

City Secretary  
City of Sanger, TX

Date

REPLAT  
BOLIVAR HEIGHTS ADDITION  
LOT 1R  
5.713 ACRES

BEING A REPLAT OF A PART OF LOT 1  
BOLIVAR HEIGHTS ADDITION  
CAB. F, PG. 5, P.R.D.C.T.

OUT OF THE JPB JANUARY SURVEY  
ABSTRACT NO. 658

ETJ OF THE CITY OF SANGER, DENTON COUNTY, TEXAS  
MAY 13, 2025