

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS **COUNTY OF DENTON**

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

BEING all that certain lot, tract, or parcel of land situated in the M. Burleson Survey Abstract Number 71 in the City of Sanger Denton County, Texas, being all that certain tract of land conveyed by deed from Don Amyx and Sue Ann Amyx to East Texas District Pentecostal Church of God recorded in Volume 1431, Page 217 Real Property Records, Denton County, Texas, and being all of Lot 15, Block 3 of Sanger South Subdivision, an addition to the City of Sanger, Denton County, Texas according to the plat thereof recorded in Volume 11, Page 26 (now held in Cabinet J, Page 217), Plat Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a square **bar** found for corner in south line of Southside Drive, a public roadway having a right-of-way of 50.0 feet, said point being the northeast corner of Lot 16 in said Block 3 of said Sanger South Subdivision;

THENCE N 79° 51' 31" E, 32.25 feet with said south line of said Southside Drive to an iron rod found for corner;

THENCE along the arc of a curve to the left having a central angle of 14° 32' 28", a radius of 150.00 feet, an arc length of 38.07 feet, whose chord bears N 73° 35' 10" E, 37.97 feet with said south line of said Southside Drive to an iron rod found for corner, said point being the northwest corner of Lot 14 in said Block 3 of said Sanger South Subdivision;

THENCE S 21° 03' 11" E, 104.17 feet with the west line of said Lot 14 to a square **bar** found for corner, said point being the southwest corner of said Lot 14;

THENCE N 88° 06' 33" E, 168.98 feet with the south line of said Lot 14 to a capped iron rod marked KAZ found for corner in the west line of Cowling Road, a public roadway having a right-of-way of 70.0 feet;

THENCE S 01° 24' 27" W, 131.21 feet with said west line of said Cowling Road to an iron rod found for corner, said point being the northeast corner of that certain tract of land conveyed by deed from Virginia Janes Millar to Thomas Muir and Elizabeth Muir recorded under Document Number 2013-121312, Real Property Records, Denton County,

THENCE N 85° 11' 14" W, 245.11 feet with the north line of said Muir tract to a square bar found for corner, said point being the southeast corner of said Lot 16 in said Block 3 of said Sanger South Subdivision;

THENCE N 08° 16' 11" W, 187.79 feet with the east line of said Lot 16 to the PLACE OF BEGINNING and containing 0.848 acre of land of which 0.03 acre is hereby dedicated as public right of way.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

WITNESS MY HAND this _____ day of _____, 2025.

THAT WE, Jose Lopez and East Texas District Pentecostal Church of God, acting herein by and through its duly authorized officer does hereby adopt this plat designating the hereinabove described property as LOTS 15R-1 and 15R-2, Block 3, SANGER SOUTH SUBDIVISION, being a replat of Lot 15 Block 3 of Sanger South Subdivision and 0.500 acre of previously unplatted land, 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 always maintain all easements and facilities in a state of good repair and functional condition 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 entities shall have the right to access and maintain all respective easements without the necessity at any time of procuring permission from anyone.

Jose Lopez			
STATE OF TEXAS COUNTY OF DENTON:			
Before me, the undersigned authority, on thi whose name is subscribed to the foregoing i purposes and considerations therein expres	instrument, and acknow	ledged to me that he executed	
Given under my hand and seal of office this	day of	2025.	
NOTARY PUBLIC STATE OF TEXAS			
	2025		
WITNESS MY HAND this day of			
WITNESS MY HAND this day of Wes Ridge, authorized representative, East STATE OF TEXAS COUNTY OF DENTON: Before me, the undersigned authority, on thi whose name is subscribed to the foregoing of purposes and considerations therein expres	Texas District Penteco s day personally appea instrument, and acknow	red Wes Ridge, known to me	
Wes Ridge, authorized representative, East STATE OF TEXAS COUNTY OF DENTON: Before me, the undersigned authority, on thi whose name is subscribed to the foregoing	Texas District Penteco s day personally appea instrument, and acknov sed and, in the capacit	red Wes Ridge, known to me vledged to me that he execute y, therein stated.	

OWNER/DEVELOPER EAST TEXAS DISTRICT PENTECOSTAL CHURCH OF GOD WES RIDGE 1199 COWLING RD SANGER, TX 76266

OWNER/DEVELOPER JOSE LOPEZ 2505 BERNARD STREET DENTON, TX 76205 (940) 300 - 8554SURVEYOR LANDMARK SURVEYORS 4238 I-35 N DENTON, TEXAS 76207 (940) 382-4016

FINAL REPLAT

SANGER SOUTH SUBDIVSION BEING A REPLAT OF LOT 15, BLOCK 3 OF OF PREVIOUSLY UNPLATTED LAND

BEING 0.848 ACRE IN THE M. BURLESON SURVEY A-71 0.03 ACRE DEDICATED AS PUBLIC RIGHT OF WAY CITY OF SANGER, DENTON COUNTY, TEXAS

ANDMARK

4238 I-35 NORTH **DENTON, TEXAS 76207**

REVISED: 22 MAY, 2025 DRAWN BY: BTH SCALE: 1"=20' DATE: 03 APRIL, 2025 JOB NO: 257853

LOTS 15R-1 AND 15R-2, BLOCK 3 OF

SANGER SOUTH SUBDIVSION AND 0.500 ACRE

SURVEYORS, LLC.

(940) 382-4016 FAX (940) 387-9784