

OWNERS DEDICATION:

WHEREAS MARIO R. GUAY IS THE OWNER OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE REUBEN BEBEE, ABSTRACT NUMBER 29, DENTON COUNTY, TEXAS AND BEING ALL OF A CALLED 2.85 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO MARIO R. GUAY AS RECORDED IN DOCUMENT NUMBER 2002-120333 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR CORNER IN THE EAST LINE OF A CALLED 4.975 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO KEVIN M. KELLY AND ANITA S. KELLY AS RECORDED IN DOCUMENT NUMBER 2005-63773 OF SAID REAL PROPERTY RECORDS, AT THE NORTHWEST CORNER OF SAID 2.85 ACRE TRACT, COMMON TO THE SOUTHWEST CORNER OF A CALLED 2.14 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO PERLA LOPEZ AS RECORDED IN DOCUMENT NUMBER 2022-92237 OF SAID REAL PROPERTY RECORDS;

THENCE SOUTH 88 DEGREES 34 MINUTES 41 SECONDS EAST, WITH THE NORTH LINE OF SAID 2.85 ACRE TRACT AND SOUTH LINE OF SAID 2.14 ACRE TRACT, A DISTANCE OF 401.69 FEET TO A PK NAIL FOUND FOR CORNER IN OR NEAR THE CENTER OF A ROAD UNDER APPARENT PUBLIC USE POSTED AS MARION ROAD, AT THE NORTHEAST CORNER OF SAID 2.85 ACRE TRACT COMMON TO THE SOUTHWEST CORNER OF SAID 2.14 ACRE TRACT;

THENCE SOUTH 01 DEGREES 12 MINUTES 10 SECONDS WEST, ALONG THE CENTER OF SAID MARION ROAD AND WITH THE EAST LINE OF SAID 2.85 ACRE TRACT, A DISTANCE OF 310.00 FEET TO A PK NAIL SET FOR CORNER, AT THE SOUTHWEST CORNER OF SAID 2.85 ACRE TRACT;

THENCE NORTH 88 DEGREES 34 MINUTES 41 SECONDS WEST, WITH THE SOUTH LINE OF SAID 2.85 ACRE TRACT, A DISTANCE OF 400.76 FEET TO A CAPPED IRON ROD SET (LABELED 4857 TYPICAL) FOR CORNER IN THE EAST LINE OF SAID 4.975 ACRE TRACT AND AT THE SOUTHWEST CORNER OF SAID 2.85 ACRE TRACT;

THENCE NORTH 01 DEGREES 01 MINUTES 54 SECONDS EAST, WITH THE WEST LINE OF SAID 2.85 ACRE TRACT AND THE EAST LINE OF SAID 4.975 ACRE TRACT, A DISTANCE OF 310.01 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.855 ACRES OF LAND, MORE OR LESS.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, MARIO R. GUAY, DOES HEREBY ADOPT THIS PLAY DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS GUAY ADDITION, AN ADDITION TO THE ETJ OF THE CITY OF SANGER, DENTON COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER BY FREE 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.

MARIO R. GUAY DATE

STATE OF TEXAS COUNTY OF

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARIO R. GUAY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ___ DAY OF ___, 2025.

NOTARY PUBLIC, TEXAS

STATE OF TEXAS COUNTY OF DENTON

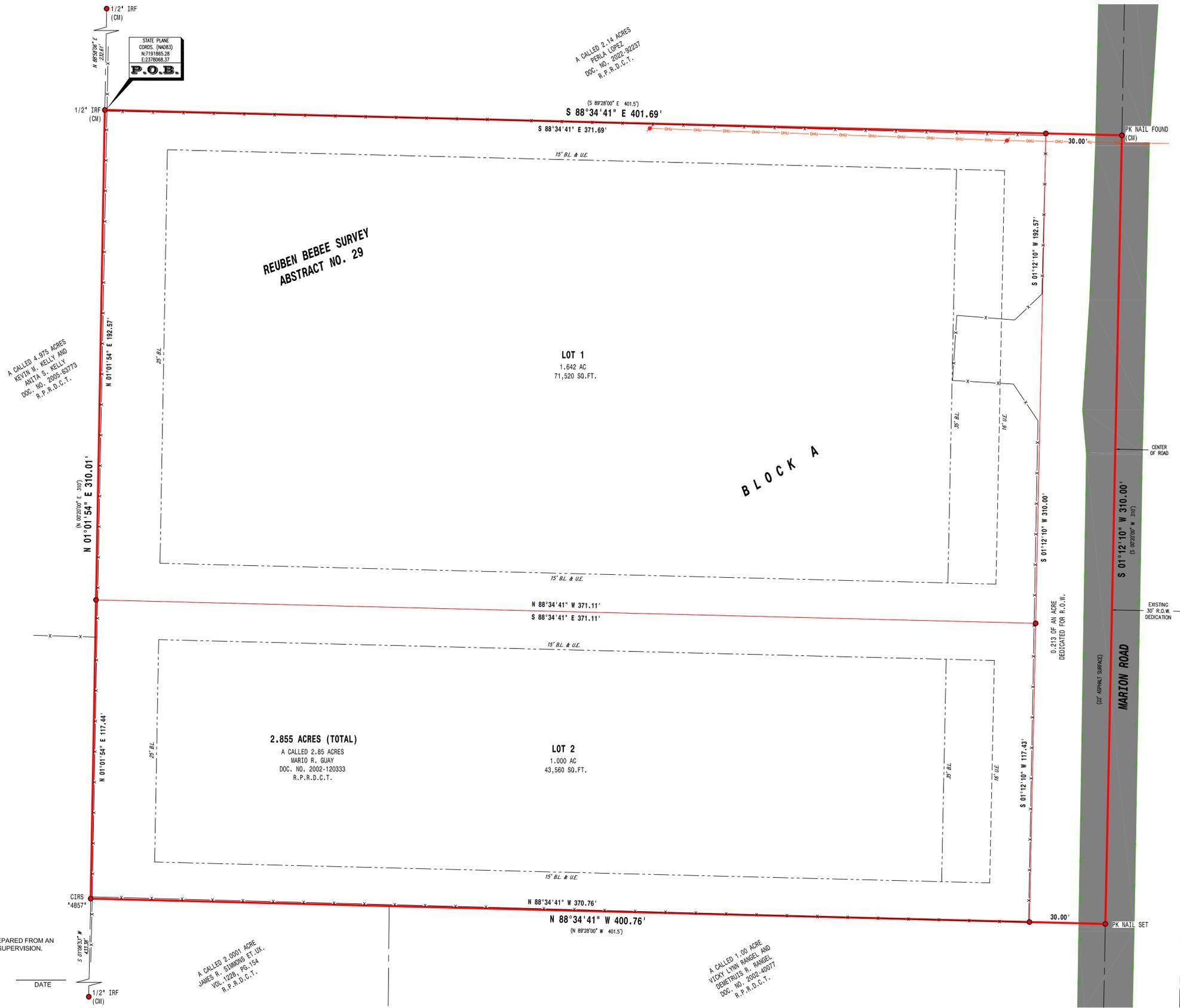
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

REGISTERED PUBLIC LAND SURVEYOR TEXAS R.P.L.S. NO.4857 DATE

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ___ DAY OF ___, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES _____



A CALLED 4.975 ACRES KEVIN M. KELLY AND ANITA S. KELLY DOC. NO. 2005-63773 R.P.R.D.C.T.

A CALLED 2.14 ACRES PERLA LOPEZ DOC. NO. 2022-92237 R.P.R.D.C.T.

A CALLED 2.000 ACRES JAMES R. STAMMING ET ALX VOL. 1228, PGS. 154 R.P.R.D.C.T.

A CALLED 1.00 ACRES VICTOR L. VANCE AND DEBRA L. VANCE DOC. NO. 2002-40877 R.P.R.D.C.T.

LOT 2, BLOCK A REGAL MEADOWS ADDITION DOC. NO. 2016-229 R.P.R.D.C.T.

LOT 3, BLOCK A REGAL MEADOWS ADDITION DOC. NO. 2016-229 R.P.R.D.C.T.

- GENERAL NOTES: 1.) FLOOD STATEMENT: I HAVE EXAMINED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR DENTON COUNTY, TEXAS, COMMUNITY NUMBER 480774, EFFECTIVE DATE 4-18-11 AND THAT MAP INDICATES THAT THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN IN PANEL 0070 G OF SAID MAP. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR. 2.) WATER SERVICE TO BE SUPPLIED BY BOLIVAR WATER SUPPLY CORPORATION, 4151 F.M. 455, SANGER, TX, 76266. 3.) ELECTRIC SERVICE TO BE PROVIDED BY COSERV, 701 S STEMMONS FWY, CORINTH, TX 76210. 4.) SANITARY SEWER TO BE PROVIDED BY PRIVATE FACILITIES AS APPROVED BY THE DENTON COUNTY PUBLIC HEALTH DEPARTMENT. 5.) BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM NAD 83 (COORDINATES SHOWN ARE GRID) NORTH CENTRAL TEXAS ZONE AND G.P.S. OBSERVATIONS. 6.) THIS PROPERTY IS LOCATED IN THE LAKE RAY ROBERTS PLANNING AND ZONING JURISDICTION AND IS ZONED R-1. 7.) THIS PROPERTY IS LOCATED WITHIN THE ETJ OF THE CITY OF SANGER, DENTON COUNTY, TEXAS. 8.) 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. 9.) 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. 10.) THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS IF ANY, ON THIS PROPERTY. 11.) MINIMUM FINISH FLOOR ELEVATIONS ARE AT LEAST 2 FEET ABOVE THE 100 YEAR FLOOD PLAN. 12.) ALL LOTS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE ZONING DISTRICT.

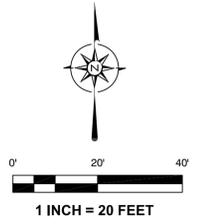
APPROVED AND ACCEPTED CHAIRMAN, PLANNING & ZONING COMMISSION CITY OF SANGER DATE MAYOR CITY OF SANGER, TX DATE CITY SECRETARY CITY OF SANGER DATE

MINOR PLAT GUAY ADDITION LOTS 1 AND 2, BLOCK A BEING 2.855 ACRES (0.213 OF AN ACRE RIGHT OF WAY DEDICATION) IN THE REUBEN BEBEE SURVEY, ABSTRACT NO. 29 ETJ OF THE CITY OF SANGER DENTON COUNTY, TEXAS



LEGEND: Symbols for property corners, easements, utility lines (electric, water, gas, sewer), fences, and other survey features.

UTILITY PROVIDERS: ELECTRIC: COSERV, 7701 S STEMMONS FWY, CORINTH, TX 76210. WATER: BOLIVAR WATER SUPPLY CORPORATION, 4151 F.M. 455, SANGER, TX, 76266. OWNER: MARIO R. GUAY, 12245 MARION RD, SANGER, TX 76266. SURVEYOR: JOHN THOMPSON, 111 N. DIXON ST, GAINESVILLE, TX 76240.



AMERICAN SURVEYING logo and contact information: 111 N. DIXON ST., GAINESVILLE, TX 76240. PHONE: 940-665-9105. TBP/LS FIRM NO. 10049000. DRAWN BY: DAJET III, DATE: 02/06/2025, JOB NO.: 24175-2, SCALE: 1" = 20', PAGE: 1 OF 1.