

**OWNERS DEDICATION:**

WHEREAS DERRYL W. MILBURN AND JUDY R. MILBURN ARE THE OWNERS OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE B.F. LYNCH, ABSTRACT NUMBER 725, DENTON COUNTY, TEXAS AND BEING ALL OF LOT 13, BLOCK 1 OF CORRIDA ESTATES AS SHOWN ON THE PLAT THEREOF RECORDED IN CABINET G, PAGE 192 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE TRACT BEING DESCRIBED HEREIN, AT A 1/2" IRON ROD FOUND FOR CORNER IN THE EAST RIGHT-OF-WAY LINE OF CORRIDA LANE, AND AT THE NORTHWEST CORNER OF SAID LOT 13;

THENCE SOUTH 89 DEGREES 29 MINUTES 02 SECONDS EAST, WITH THE NORTH LINE OF SAID LOT 13, A DISTANCE OF 356.68 FEET TO A CAPPED IRON ROD SET (LABELED 4857 TYPICAL) FOR NORTHEAST CORNER OF SAID LOT 13;

THENCE SOUTH 00 DEGREES 43 MINUTES 19 SECONDS WEST, WITH THE EAST LINE OF SAID LOT 13, A DISTANCE OF 729.84 FEET TO A CAPPED IRON ROD SET FOR SOUTHEAST CORNER OF SAID LOT 13;

THENCE NORTH 89 DEGREES 24 MINUTES 53 SECONDS WEST, WITH THE SOUTH LINE OF SAID LOT 13, A DISTANCE OF 385.76 FEET TO A CAPPED IRON ROD SET FOR CORNER IN THE SAID EAST RIGHT-OF-WAY LINE AND AT THE SOUTHWEST CORNER OF SAID LOT 13;

THENCE WITH THE WEST LINE OF SAID LOT 13 AND SAID EAST RIGHT-OF-WAY LINE, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- NORTH 00 DEGREES 37 MINUTES 46 SECONDS EAST A DISTANCE OF 677.32 FEET TO A CAPPED IRON ROD SET FOR CORNER;
- A CURVE TO THE LEFT AN ARC LENGTH OF 63.13 FEET, A RADIUS OF 60.00 FEET, AND WHOSE CHORD BEARS NORTH 30 DEGREES 46 MINUTES 18 SECONDS EAST, WITH A CHORD LENGTH OF 60.26 FEET TO THE PLACE OF BEGINNING AND CONTAINING 6.445 ACRES OF LAND, MORE OR LESS.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WE, DERRYL W. MILBURN AND JUDY R. MILBURN, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS THE REPLAT OF LOT 13, BLOCK 1 OF CORRIDA ESTATES; AN ADDITION TO THE COUNTY OF DENTON, 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.

DERRYL W. MILBURN DATE

STATE OF TEXAS COUNTY OF

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DERRYL W. MILBURN, 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

JUDY R. MILBURN DATE

STATE OF TEXAS COUNTY OF

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JUDY R. MILBURN, 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

**STANDARD NOTES:**

- 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.
- THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND THE APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES DUE.
- WATER SERVICE TO BE SUPPLIED BY "BOLIVAR WATER SUPPLY CORPORATION" CONTACT: (940) 458-3831; 4151 FM 458 W, SANGER, TX 76266.
- ELECTRIC SERVICE TO BE PROVIDED BY COSEV, 701 S STEMMONS FWY, CORINTH, TX 76210.
- SANITARY SEWER TO BE PROVIDED BY PRIVATE FACILITIES AS APPROVED BY THE DENTON COUNTY PUBLIC HEALTH DEPARTMENT.
- 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.
- 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.
- THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS, IF ANY, ON THIS PROPERTY.
- MINIMUM FINISHED FLOOR ELEVATIONS ARE TO BE AT LEAST 2 FEET ABOVE THE 100 YEAR FLOOD PLAIN IF APPLICABLE.
- THE PURPOSE OF THIS PLAT IS TO REPLAT LOT 13, BLOCK 1 OF CORRIDA ESTATES INTO TWO (2) LOTS.
- BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM NAD 83 (GRID) NORTH CENTRAL TEXAS ZONE AND G.P.S. OBSERVATIONS. COORDINATES SHOWN ARE GRID.
- THIS PROPERTY IS LOCATED WITHIN THE ETJ (EXTRA-TERRITORIAL JURISDICTION) OF THE CITY OF SANGER, DENTON COUNTY, TEXAS.

**LEGEND**

- PROPERTY CORNER MONUMENT
- BEARING BARS
- CAPPED IRON ROD FOUND
- CAPPED 1/2" IRON ROD SET
- PLATE CORNER POST
- FENCE CORNER POST
- MISC. FCP
- WOOD FCP
- FRAY OR RED OIL
- POINT OF BEGINNING
- POINT OF COMMENCEMENT
- ROAD-OF-WAY
- LIGHT POLE (LP)
- CONTACT (CON)
- UTILITY RISER (UR)
- FIRE HYDRANT (FH)
- WATER VALVE (WV)
- METER (M)
- SEWER MANHOLE (SM)
- POST AND RING (PR)
- ELECTRIC METER (EM)
- GAS METER (GM)
- GAS VALVE (GV)
- PRESSURE TANK (PT)
- CLEANOUT (CO)
- SEPTIC TANK (ST)
- ASPHALT
- BRICK
- CONCRETE
- GRAVEL/ROCK
- WOOD
- CANV.
- CABLE TV LINE
- CUSTOMER LINE
- GAS/PETROLEUM LINE
- DRAINAGE UTILITY
- SEWER LINE
- TELEPHONE LINE
- WATER LINE
- UNDERGROUND CABLE
- STORM DRAIN
- PROPERTY LINE (PL)
- ADJACENT PL.
- LOTTED LINE
- ABSTRACT CORNERLINE
- BUILDING LINE (BL)
- CEILING LINE
- CENTERLINE
- FENCE LINE
- FLOOD BOUNDARY F.E.M.A.
- RAILROAD TRACK

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.

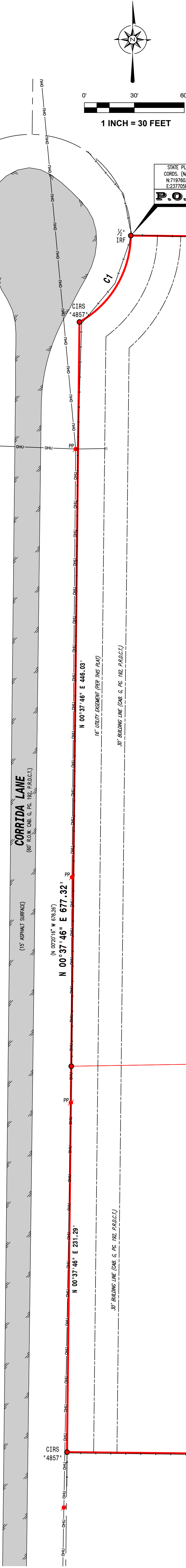
REGISTERED PUBLIC LAND SURVEYOR TEXAS R.P.L.S. NO.4857 DATE

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED J.E. THOMPSON II, 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.

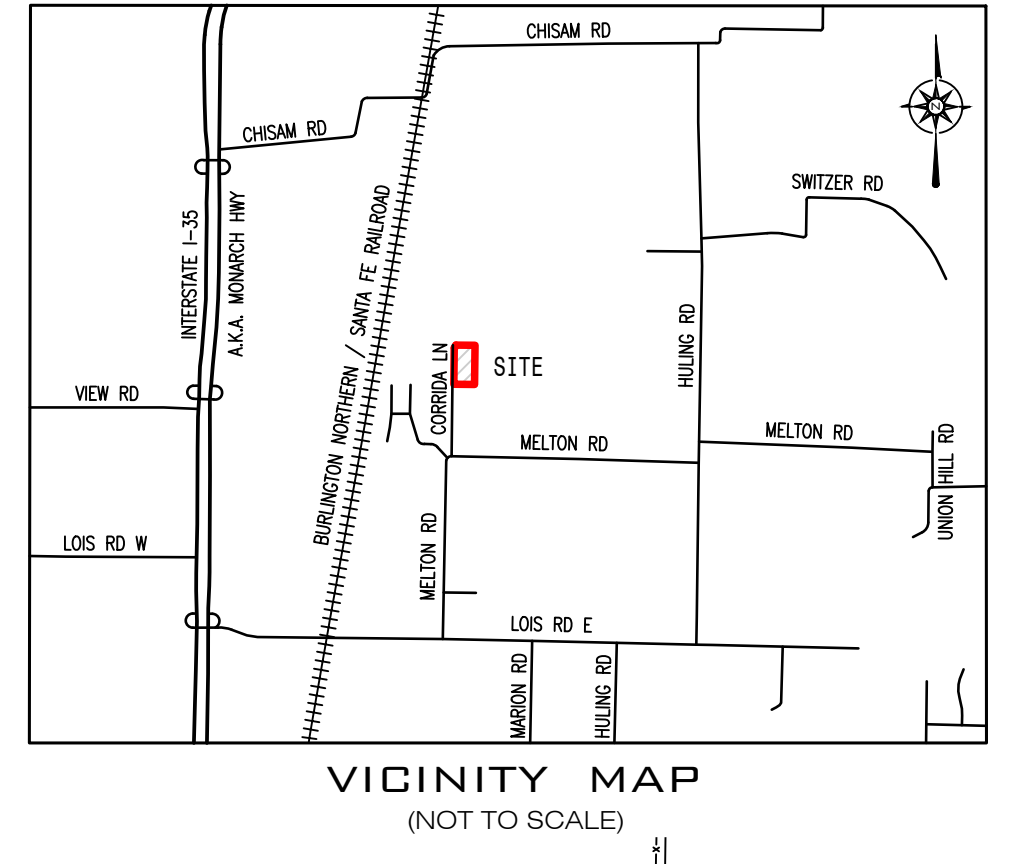
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_ DAY OF \_\_\_\_, 20\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	60.00'	63.13'	60.26'	N 30°46'18" E	60°17'01"



DIONA DENARD STEPHENSON AND  
TRANEN HWIS STEPHENSON  
DOC. NO. 2019-873  
R.P.D.C.T.  
LOT 13, BLOCK 59  
CORRIDA ESTATES, PHASE 3  
DOC. NO. 2018-2236-3  
P.R.D.C.T.

(N 89°37'39" E 356.68')  
**S 89°29'02" E 356.68'**

**LOT 13R-1**  
4.350 AC  
189,490 SQ. FT.

**6.445 ACRES (TOTAL)**

LOT 13, BLOCK 1  
CORRIDA ESTATES  
CAB. G, PG. 192  
P.R.D.C.T.

**BLOCK 1**

**LOT 13R-2**  
2.095 AC  
91,274 SQ. FT.

JOSE ESCAMILLA &  
ESTERAN MALDONADO  
ESTERAN ESCAMILLA  
DOC. NO. 2022-50221  
R.P.D.C.T.  
LOT 14, BLOCK 1  
CORRIDA ESTATES  
CAB. G, PG. 192  
P.R.D.C.T.

**UTILITY PROVIDERS:**

- ELECTRIC:** COSEV, 7701 S STEMMONS FWY, CORINTH, TX 76210, (940) 321-7800
- WATER:** BOLIVAR WATER SUPPLY CORPORATION, 4151 F.M. 455, SANGER, TX, 76266, (940) 458-7050
- SEWER:** CITY OF SANGER, (940) 458-2571, P.O. BOX 1729, SANGER, TX 76266

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

**MINOR REPLAT**  
**LOT 13, BLOCK 1**  
**CORRIDA ESTATES**  
**BEING 6.445 ACRES**  
**IN THE B.F. LYNCH SURVEY,**  
**ABSTRACT NO. 725**  
**ETJ OF THE CITY OF SANGER**  
**DENTON COUNTY, TEXAS**

**FOR PRELIMINARY REVIEW ONLY**

111 N. DIXON ST.  
GAINESVILLE, TX 76240  
PH. 940-665-9105  
TBP.LS FIRM NO. 100488000

DRAWN BY	DATE	JOB NO.	SCALE:	PAGE:
D.A.	01/31/2025	25011	1" = 30'	1 OF 1