

OWNERS DEDICATION:

5.143 ACRES
IN THE WILLIAM MASON SURVEY
ABSTRACT NUMBER 801
CITY OF SANGER
DENTON COUNTY, TEXAS

WHEREAS ARMANDO MEJIA IS THE OWNER OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE WILLIAM MASON, ABSTRACT NUMBER 801, CITY OF SANGER, DENTON COUNTY, TEXAS AND BEING A RETRACEMENT SURVEY OF ALL OF A CALLED 5.145 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO ARMANDO MEJIA AS RECORDED IN DOCUMENT NUMBER 2022-138082 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 5.145 ACRE TRACT, COMMON TO THE NORTHEAST CORNER OF LOT 2, BLOCK A OF SALAS ADDITION AS RECORDED IN DOCUMENT NUMBER 2020-272 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS;

THENCE SOUTH 89 DEGREES 34 MINUTES 22 SECONDS EAST, ALONG OR NEAR A FENCE, A DISTANCE OF 211.55 FEET TO AN 1/2" IRON ROD FOUND FOR CORNER AT THE NORTHWEST CORNER OF A CALLED 20.59 ACRE TRACT DESCRIBED IN THE AFFIDAVIT OF HEIRSHIP AS RECORDED IN DOCUMENT NUMBER 2021-174188, SAID REAL PROPERTY RECORDS;

THENCE SOUTH 00 DEGREES 36 MINUTES 43 SECONDS WEST ALONG A NEAR FENCE, AND WITH THE WEST LINE OF SAID 20.59 ACRE TRACT, A DISTANCE OF 1058.61 FEET TO A PK NAIL SET FOR CORNER, AT THE SOUTHEAST CORNER OF SAID 5.145 ACRE TRACT IN A ROAD UNDER APPARENT PUBLIC USE POSTED AS LOIS ROAD WEST;

THENCE NORTH 89 DEGREES 32 MINUTES 55 SECONDS WEST ALONG SAID ROAD, A DISTANCE OF 211.70 FEET TO A PK NAIL SET FOR CORNER AT THE SOUTHEAST CORNER OF SAID ADDITION;

THENCE NORTH 00 DEGREES 37 MINUTES 13 SECONDS EAST ALONG OR NEAR A FENCE, A DISTANCE OF 1058.52 FEET, FOUND AT THE PLACE OF BEGINNING AND CONTAINING 5.143 ACRES OF LAND, MORE OR LESS.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, ARMANDO MEJIA, DOES HEREBY ADOPT THIS PLAN DESIGNATING THE HEREINAFORE DESCRIBED PROPERTY AS MEJIA RANCH, 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 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.

ARMANDO MEJIA DATE

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ARMANDO MEJIA, 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 _____, 2024.

NOTARY PUBLIC, TEXAS

STANDARD 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) WATER SERVICE TO BE SUPPLIED BY "BOLIVAR WATER SUPPLY CORPORATION" CONTACT: (940) 458-3931, 4151 FM 455 W, SANGER, TX 76286.
- 4) 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.
- 5) "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."
- 6) "THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS, IF ANY, ON THIS PROPERTY."
- 7) MINIMUM FINISHED FLOOR ELEVATIONS ARE AT LEAST 2 FEET ABOVE THE 100 YEAR FLOOD PLAIN.
- 8) THE SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 - YEAR FLOODPLAIN ACCORDING TO COMMUNITY PANEL NO. 48121C0070G, DATED 4-18-11, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR DENTON COUNTY, TEXAS.
- 9) THE PURPOSE OF THIS MINOR PLAT IS TO CREATE A SINGLE PLATTED LOT.
- 10) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (NAD 83).

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 _____.



OWNER:
ARMANDO MEJIA
953 LITTLE JOE RD
SANGER, TX 76286
(940) 465-5455
ARMANDOMEJIA.AM@GMAIL.COM

SURVEYOR:
JOHN THOMPSON
111 N. DIXON ST
GAINESVILLE, TX 76240
(940) 665-9105
JT@ALLAMERICANSURVEYING.COM

UTILITIES:
WATER:
BOLIVAR WATER SUPPLY CORPORATION
(940) 458-3931
4151 FM 455 W
P.O. BOX 1729, SANGER, TX 76266
WWW.BOLIVARWATERS.COM

ELECTRIC:
CITY OF SANGER
(940) 458-2064
202 RAILROAD AVE.
P.O. BOX 1729, SANGER, TX 76266

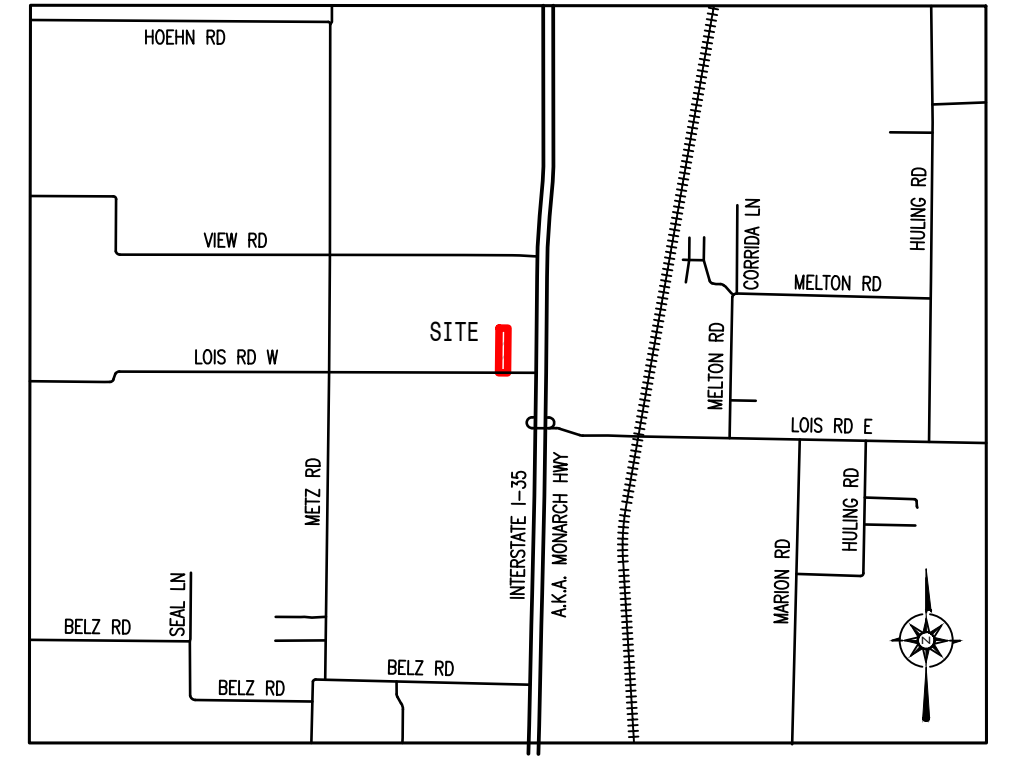
SEWER:
CITY OF SANGER
(940) 458-2571
P.O. BOX 1729, SANGER, TX 76266

APPROVED AND ACCEPTED

CHAIRMAN, PLANNING & ZONING COMMISSION
CIT OF SANGER

MAYOR
CITY OF SANGER, TX

CITY SECRETARY
CITY OF SANGER



STATE PLANE
COORD. (NAD83)
N7194719.79
E2371359.69
P.O.B.

A CALLED 55.19 ACRES
MCCAMP, LTD.
DOC. NO. 2010-64986
R.P.R.D.C.T.

LOT 2, BLOCK A
SALAS ADDITION
DOC. NO. 2020-272
P.R.D.C.T.
VENKATA NAGA MURALI KONATAM AND
SUKANNA KONATAM
DOC. NO. 2021-83051
R.P.R.D.C.T.

5.143 ACRES (TOTAL)

A CALLED 5.145 ACRES
ARMANDO MEJIA
DOC. NO. 2022-138082
R.P.R.D.C.T.

LOT 1
4.948 AC
215,547 SQ.FT.

AFFIDAVIT OF HEIRSHIP
A CALLED 20.59 ACRES
DOC. NO. 2021-174188
R.P.R.D.C.T.

LEGEND

- PROPERTY CORNER MONUMENT
- BECKHAM (BM)
- SURVEY CORNER
- CONTROLLING MONUMENT
- BRICK
- CONCRETE
- GRAVEL/ROCK
- WOOD
- CITY CABLE/TILITY LINE
- ELECTRIC LINE
- GAS/PETROLEUM LINE
- OVERHEAD UTILITY
- UTILITY EASEMENT
- PROPERTY LINE (PL)
- LOT/DEED LINE
- ADJUSTED SURVEYLINE
- BUILDING LINE (BL)
- EASEMENT LINE
- CENTRELINE
- FENCE LINE
- FLOOD BOUNDARY F.E.M.A.
- RAILROAD TRACK



MINOR PLAT
LOT 1, BLOCK A
MEJIA RANCH
BEING 5.143 ACRES
(0.195 OF AN ACRE RIGHT OF WAY DEDICATION)
IN THE WILLIAM MASON SURVEY,
ABSTRACT NO. 801
CITY OF SANGER
DENTON COUNTY, TEXAS

DRAWN BY: DATE: JOB NO: SCALE: PAGE:
D.A. 10/10/2024 24190 11" = 50' 1 OF 1

111 N. DIXON ST.
GAINESVILLE, TX 76240
PH: 940-665-9105
FAX: 940-665-9106
TBPLS FIRM NO. 10048000

FOR PRELIMINARY REVIEW ONLY

ERRORS: THE CLIENT OR CLIENT'S REPRESENTATIVES WILL HAVE 45 DAYS FROM THE DATE THE SURVEY WAS ISSUED TO CHANGE ANY MISSPELLINGS OR ANY ERRORS ON THE SURVEY REPORT. AFTER THIS TIME HAS EXPIRED ALL PARTIES INVOLVED MUST ACCEPT THE SURVEY AS ISSUED.