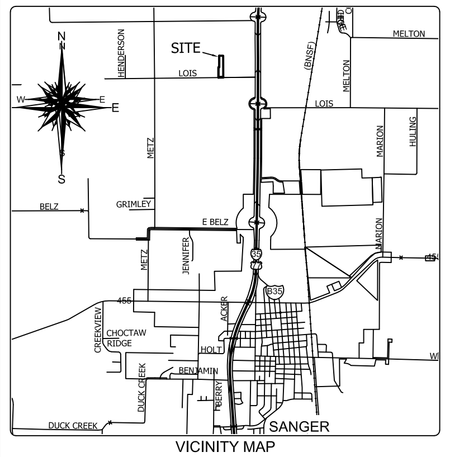
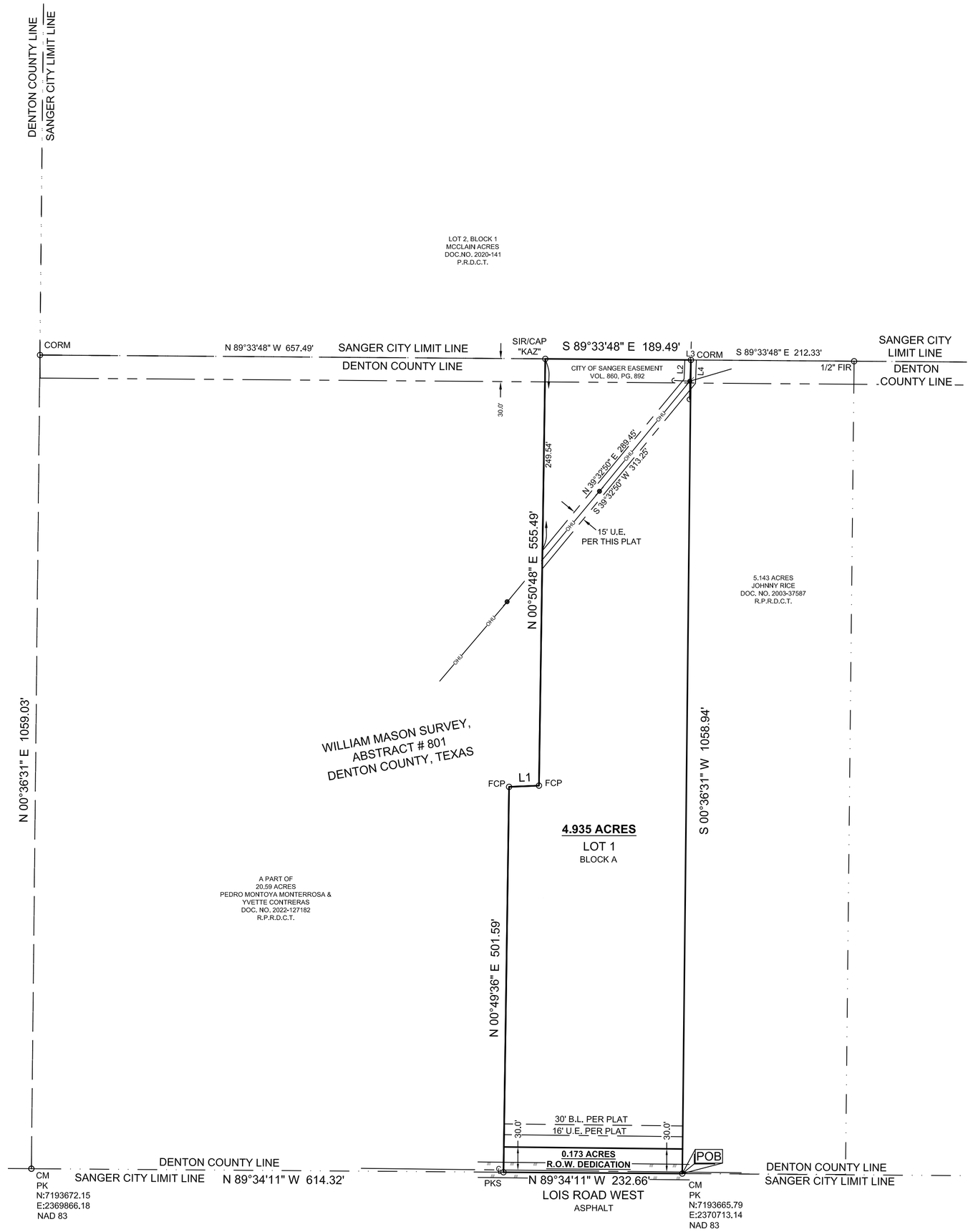


VICINITY MAP
NOT TO SCALE

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. WATER SERVICES TO BE PROVIDED BY BOLIVAR WATER SUPPLY CORPORATION
   4151 F.M. 455, SANGER, TX; CONTACT: (940) 458-3931
4. ELECTRIC SERVICES TO BE PROVIDED BY CITY OF SANGER MUNICIPALITY
   202 RAILROAD AVENUE, SANGER TX; CONTACT: (940) 458-2064
5. SANITARY SERVICES TO BE PROVIDED BY FACILITIES APPROVED BY THE CITY OF SANGER.
6. 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-OR-WAY WILL REQUIRE A FACILITIES AGREEMENT, TO BE REVIEWED AND APPROVED BY THE CITY.
7. 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.
8. THIS PLAT DOES NOT REMOVE EXISTING DEED RESTRICTION, IF ANY, ON THIS PROPERTY.
9. MINIMUM FINISHED FLOOR ELEVATIONS ARE TO BE AT LEAST 2 FEET ABOVE THE 100-YEAR FLOOD PLAIN.
10. **FLOOD STATEMENT:** I have reviewed the F.E.M.A. Flood Insurance Rate Map for Denton County, Community Number 480774 effective date 4-18-2011 and that map indicates as scaled, that this property is within "Non-Shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance flood (500-year)" as shown on Panel 70 G of said map.
11. THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT OR RECORD FROM A 20.59 ACRE PARCEL.
12. BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.
13. 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.
14. PRIVATE IMPROVEMENTS MAY NOT BE BUILT UPON OR ENCROACH ONTO EXISTING PUBLIC OR PRIVATE EASEMENTS.

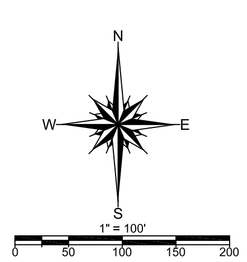


LINE	BEARING	DISTANCE
L1	N 87°38'51" E	39.00'
L2	N 02°10'35" E	24.95'
L3	S 89°33'48" E	15.01'
L4	S 02°10'35" W	30.48'

Closure Report Thu Jan 30 11:04:39 2025

Northing	Easting	Bearing	Distance
7193665.792	2370713.140	N 89°34'11" W	232.658
7193667.539	2370480.488	N 00°49'36" E	501.592
7194169.079	2370487.725	N 87°38'51" E	39.003
7194170.680	2370526.695	N 00°50'48" E	555.493
7194726.112	2370534.903	S 89°33'48" E	189.489
7194724.668	2370724.386	S 00°36'31" W	1058.936
7193665.792	2370713.140		

Closure Error Distance> 0.00000
Total Distance> 2577.171
Polyline Area: 222514 sq ft, 5.108 acres



LEGEND

R.O.W.	= RIGHT-OF-WAY
℄	= CENTERLINE
SIR/CAP	= SET IRON ROD W/CAP KAZ
CM	= CONTROLLING MONUMENT
FIR	= FOUND IRON ROD
SIR/CAP	= SET IRON ROD W/CAP
POB	= POINT OF BEGINNING
FCP	= FENCE CORNER POST
CORM	= METAL FENCE CORNER POST
	= BOUNDARY LINE
	= ADJOINING PROPERTY
	= EASEMENT LINE
	= BUILDING LINE
	= ASPHALT ROAD
	= GUY ANCHOR
	= POWER POLE

KAZ SURVEYING
TX FIRM REGISTRATION # 10002100
4321 I-35 SUITE 575
GAINESVILLE, TX 76205
(940)382-3446
JOB NUMBER: 210764-02
DRAWN BY: TEP
DATE: 4-15-2025
R.P.L.S.
KENNETH A. ZOLLINGER

SURVEYOR:
KAZ SURVEYING, INC.
4321 I-35 SUITE 575
GAINESVILLE, TEXAS 76240
PHONE: 940-382-3446
TBPLS FIRM# 10002100

OWNER:
PEDRO MONTOYA MONTERROSA &
YVETTE CONTRERAS
3344 LOIS ROAD W
SANGER, TEXAS 76266

OWNER'S CERTIFICATION

WHEREAS PEDRO MONTOYA MONTERROSA AND YVETTE CONTRERAS ARE THE OWNER ALL THAT CERTAIN TRACT OF LAND SITUATED IN THE WILLIAM MANSON SURVEY, ABSTRACT NUMBER 801, DENTON COUNTY, TEXAS AND BEING A PART OF A CALLED 20.59 ACRE TRACT OF LAND CONVEYED TO PEDRO MONTOYA MONTERROSA AND YVETTE CONTRERAS BY DEED OF RECORD IN DOCUMENT NUMBER 2022-127182 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A PK NAIL PREVIOUSLY SET FOR THE SOUTHEAST CORNER OF SAID 20.59 ACRE TRACT, THE SOUTHWEST CORNER OF A 5.143 ACRE TRACT OF LAND CONVEYED TO JOHNNY RICE BY DEED OF RECORD IN DOCUMENT NUMBER 2003-37587 OF SAID REAL PROPERTY RECORDS, AND IN OR NEAR THE CENTER OF LOIS ROAD;

THENCE NORTH 89 DEGREES 34 MINUTES 11 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 20.59 ACRE TRACT AND SAID LOIS ROAD, A DISTANCE OF 232.66 FEET TO A PK NAIL SET FOR CORNER;

THENCE OVER AND ACROSS SAID 20.59 ACRE TRACT, ALONG OR NEAR A FENCE, THE FOLLOWING CALLS AND DISTANCES:
NORTH 00 DEGREES 49 MINUTES 36 SECONDS EAST, A DISTANCE OF 501.59 FEET TO A FENCE CORNER POST FOR CORNER;
NORTH 87 DEGREES 38 MINUTES 51 SECONDS EAST, A DISTANCE OF 39.00 FEET TO A FENCE CORNER POST FOR CORNER;
NORTH 00 DEGREES 50 MINUTES 48 SECONDS EAST, A DISTANCE OF 555.49 FEET TO A 1/2 INCH IRON ROD SET WITH A CAP MARKED "KAZ" FOR CORNER IN THE NORTH LINE OF SAID 20.59 ACRE TRACT AND THE SOUTH LINE OF LOT 2, BLOCK 1, MCCLAIN ACRES, AN ADDITION IN DENTON COUNTY, AS SHOWN BY PLAT OF RECORD IN DOCUMENT NUMBER 2020-141, PLAT RECORDS, DENTON COUNTY, TEXAS;

THENCE SOUTH 89 DEGREES 33 MINUTES 48 SECONDS EAST, ALONG THE NORTH LINE OF SAID 20.59 ACRE TRACT AND THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 189.49 FEET TO A METAL FENCE CORNER POST FOUND MAINTAINING THE NORTHEAST CORNER OF SAID 20.59 ACRE TRACT AND THE NORTHWEST CORNER OF SAID 5.143 ACRE TRACT;

THENCE SOUTH 00 DEGREES 36 MINUTES 31 SECONDS WEST, ALONG THE EAST LINE OF SAID 20.59 ACRE TRACT AND THE WEST LINE OF SAID 5.143 ACRE TRACT, A DISTANCE OF 1058.94 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.108 ACRES OF LAND, MORE OR LESS.

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, PEDRO MONTOYA MONTERROSA and YVETTE CONTRERAS does hereby adopt this Final Plat, designating the hereinabove described property as B & A ROBERTS ADDITION an addition to the City of Sanger, Texas, and do hereby dedicate to public use forever by fee simply title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, fire lanes, dive 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 items 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 a access and maintain all respective easements without the necessity at any time of procuring permission from anyone.

_____ _____
PEDRO MONTOYA MONTERROSA DATE

_____ _____
YVETTE CONTRERAS DATE

STATE OF TEXAS
COUNTY OF DENTON

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

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS _____ DAY OF _____, 20__.

_____
NOTARY PUBLIC, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES _____.

STATE OF TEXAS
COUNTY OF DENTON

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

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS _____ DAY OF _____, 20__.

_____
NOTARY PUBLIC, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES _____.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF DENTON

I, KENNETH A. ZOLLINGER, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AND ACTUAL SURVEY MADE ON THE GROUND AND THAT THE MONUMENTS SHOWN HEREON WERE FOUND OR PLACED WITH 1/2" IRON RODS CAPPED "KAZ" UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF DENTON, DENTON COUNTY, TEXAS.

_____
KENNETH A. ZOLLINGER R.P.L.S. # 5312 DATE

STATE OF TEXAS
KENNETH A ZOLLINGER
5312
REGISTERED PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS
COUNTY OF DENTON

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

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS _____ DAY OF _____, 20__.

_____
NOTARY PUBLIC, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES _____.

APPROVAL BLOCK

APPROVED AND ACCEPTED

_____ _____
CHAIRMAN, PLANNING & ZONING COMMISSION DATE
CITY OF SANGER, TEXAS

_____ _____
MAYOR DATE
CITY OF SANGER

ATTESTED BY

_____ _____
CITY SECRETARY DATE
CITY OF SANGER, TEXAS

FINAL PLAT
B & A ROBERTS ADDITION
LOTS 1, BLOCK A
BEING 5.108 ACRES
(0.173 ACRES R.O.W. DEDICATION)
IN THE WILLIAM MASON SURVEY,
ABSTRACT NUMBER 801,
IN THE E.T.J. OF THE
CITY OF SANGER, TEXAS
DATE OF PLAT 4-15-2025