



- GENERAL NOTES**
- The purpose of this plat is to create three (3) lots of record from three unplatted tracts of land.
 - This property is located in Zone "AE", Zone "AE" Floodway, Zone "X" Shaded, & Zone "X" Unshaded, as scaled from the F.E.M.A. Flood Insurance rate Map dated April 18, 2011 and is located in Community Number 480074 as shown on Map Number 48121C0205G. The location of the Flood Zone is approximate. For additional information regarding Flood Zone designation, please contact 1-(877) FEMA MAP.
 - The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network, NAD 83(2011) State Plane Coordinate System (Texas North Central Zone - 4202).
 - 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.
 - All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
 - The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network, NAD 83(2011) Datum.
 - Water and Sanitary Sewer, are provided by the City of Sanger, PO Box 1729, Sanger, TX 76286, 940-458-2571. Electric Service is provided by Sanger Electric Utilities, 202 Railroad Ave., Sanger, TX 76266, 940-458-2064.
 - All lots comply with the minimum size requirements of the zoning district.
 - This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.
 - All common areas, drainage easements, and detention facilities will be owned and maintained by the HOA/POA. Any common area with in the City's right-of-way will require a facilities agreement, to be reviewed and approved by the City.
 - This plat does not alter or remove existing deed restrictions, if any, on this property.
 - Minimum finished floor elevations are at least 2 feet above the 100 year floodplain.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Sanger, Denton County, Texas.

PRELIMINARY
this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

Matthew Raabe, R.P.L.S. # 6402 _____ Date _____

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **MATTHEW RAABE**, 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 _____, 2022.

Notary Public in and for the State of Texas

ENGINEER
Development Engineering Consultants, LLC
Contact: Shawn Rockenbaugh
5300 Town & Country Boulevard, Suite 150
Frisco, TX 75034
(469) 850-0060

OWNER
Selvin David Lopez Merida &
Veronica Remedios Olvera
2512 Craig Lane
Denton, TX 76209
(940) 458-1993

SURVEYOR
Eagle Surveying, LLC
Contact: Brad Eubanks
222 S. Elm Street, Suite: 200
Denton, TX 76201
(940) 222-3009

- LEGEND**
- PG = PAGE
 - CAB = CABINET
 - POB = POINT OF BEGINNING
 - IRF = IRON ROD FOUND
 - CIRF = CAPPED IRON ROD FOUND
 - CIRS = CAPPED IRON ROD SET
 - P.R.D.C.T. = PLAT RECORDS, DENTON COUNTY, TEXAS
 - O.R.D.C.T. = OFFICIAL RECORDS, DENTON COUNTY, TEXAS
 - DOC. NO. = DOCUMENT NUMBER
 - _____ = PLAT BOUNDARY
 - _____ = ADJOINER BOUNDARY
 - _____ = SURVEY LINE

PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY

Approved for Preparation of a Final Plat

Philip Surles
Chairman, Planning & Zoning Commission
City of Sanger, Texas

Date _____

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, **SELVIN DAVID LOPEZ MERIDA** and **VERONICA REMEDIOS OLVERA** are the sole owners of a 38.16 acre tract of land out of the P. BLACK SURVEY, ABSTRACT NUMBER 103 and the E. HALL SURVEY, ABSTRACT NUMBER 1523, situated in the Extraterritorial Jurisdiction of the City of Sanger, Denton County, Texas, and being all of a called 37.93 acre tract of land conveyed to Selvin David Lopez Merida and Veronica Remedios Olvera by Special Warranty Deed with Vendor's Lien of record in Document Number 2018-11604 of the Official Records of Denton County, Texas, being all of a called 0.13 acre tract of land conveyed to Selvin David Lopez Merida and Veronica Remedios Olvera by Warranty Deed of record in Document Number 2022-4118 of the Official Records of Denton County, Texas, being all of a called 0.066 acre tract of land conveyed to Selvin David Lopez Merida and Veronica Remedios Olvera by Special Warranty Deed of record in Document Number 2018-43754 of the Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING, at a 1/2" iron rod with orange plastic cap stamped "KAZ" found in the south right-of-way line of Farm-to-Market Road 455 (variable width right-of-way), being the northeast corner of a called 9.922 acre tract of land conveyed to Allen Adam Serrano and Karen Sue Serrano by Warranty Deed of record in Document Number 1995-19882 of the Official Records of Denton County, Texas, being the northwest corner of said 37.93 acre tract, being the beginning of a non-tangent curve to the left;

THENCE, in a northeasterly direction, along said non-tangent curve to the left, along the south right-of-way line of Farm-to-Market Road 455, being the common north lines of said 37.93 acre tract, said 0.13 acre tract and said 0.066 acre tract, having a radius of 2914.79 feet, a chord bearing of N68°12'54"E, a chord length of 54.18 feet, a delta angle of 01°03'54", an arc length of 54.19 feet to 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the northwest corner of a called 15.789 acre tract of land conveyed to Robert Hughey and Amber Hughey by Warranty Deed with Vendor's Lien of record in Document Number 2018-89070 of the Official Records of Denton County, Texas, and the northeast corner of said 0.13 acre tract;

THENCE, S00°22'08"W, along the west line of said 15.789 acre tract, being the common east line of said 0.13 acre tract, a distance of 296.42 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the north line of said 37.93 acre tract, being the southwest corner of said 15.789 acre tract, and the southeast corner of said 0.13 acre tract;

THENCE, S89°04'44"E, along the north line of said 15.789 acre tract, being the common north line of said 37.93 acre tract, a distance of 1292.38 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the southeast corner of said 15.789 acre tract, being the southwest corner of Tract 3, Choctaw Ridge, an addition to the City of Sanger, according to the plat recorded in Cabinet F, Page 6 of the Plat Records of Denton County, Texas;

THENCE, S89°14'06"E, along the south line of said Tract 3, being the common north line of said 37.93 acre tract, a distance of 48.35 feet to a point in a creek;

THENCE, meandering along a creek, being the west lines of said Replat of Grissom Estates and Lot 2, Grissom Estates, an addition to the City of Sanger, according to the plat recorded in Document Number 2010-84 of the Plat Records of Denton County, Texas, being the common east line of said 37.93 acre tract, the following bearings and distances:

- S68°40'36"W, a distance of 184.92 feet to a point in a creek;
- S10°00'36"W, a distance of 67.91 feet to a point in a creek;
- S59°39'48"E, a distance of 112.66 feet to a point in a creek;
- S22°54'50"E, a distance of 145.58 feet to a point in a creek;
- S09°17'04"E, a distance of 192.89 feet to a point in a creek;
- S26°11'02"W, a distance of 85.53 feet to a point in a creek;
- S65°16'50"W, a distance of 74.78 feet to a point in a creek;
- THENCE, S03°00'37"E, a distance of 401.33 feet to a point in a creek at the southwest corner of said Lot 2 and the north corner of a called 23.52 acre tract of land described as Tract 2 conveyed John Harvey Reed, Jr. by General Warranty Deed of record in Document Number 2016-50155 of the Official Records of Denton County, Texas;

THENCE, S33°42'34"W, along the west line of said Tract 2, being the common east line of said 37.93 acre tract, a distance of 282.29 feet to a 1/2" iron rod found at a northerly corner of said Tract 2 and the southeast corner of said 37.93 acre tract ;

THENCE, N88°52'09"W, along the north line of said Tract 2 and a called 6.49 acre tract of land described as Tract 1 conveyed to John Harvey Reed, Jr. by General Warranty Deed of record in Document Number 2016-50155 of the Official Records of Denton County, Texas, being the common south line of said 39.73 acre tract, a distance of 1165.16 feet to a fence post found in the east line of said 9.922 acre tract, at the northwest corner of said Tract 1 and the southwest corner of said 39.73 acre tract;

THENCE, N00°36'27"E, along the east line of said 9.922 acre tract, being the common west line of said 39.73 acre tract, a distance of 1533.92 feet to the POINT OF BEGINNING, containing 38.16 acres or 1,662,343 square feet, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT **SELVIN DAVID LOPEZ MERIDA** and **VERONICA REMEDIOS OLVERA**, acting herein by and through its duly authorized officer does hereby adopt this plat designating the hereinabove described property as **MO ADDITION** 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 entities shall have the right to access and maintain all respective easements without the necessity at any time of procuring permission from anyone.

WITNESS MY HAND THIS ____ DAY OF _____, 2022.

OWNERS: SELVIN DAVID LOPEZ MERIDA and VERONICA REMEDIOS OLVERA

BY: _____
SELVIN DAVID LOPEZ MERIDA _____ Date _____

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **SELVIN DAVID LOPEZ MERIDA**, 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 _____, 2022.

Notary Public in and for the State of Texas

BY: _____
VERONICA REMEDIOS OLVERA _____ Date _____

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **VERONICA REMEDIOS OLVERA**, 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 _____, 2022.

Notary Public in and for the State of Texas

**MINOR PLAT
MO ADDITION
LOTS 1, 2, & 3, BLOCK A
3 LOTS / 38.16 ACRES**

BEING ALL OF A CALLED 37.93 ACRE TRACT, 0.13 ACRE TRACT & 0.066 ACRE TRACT RECORDED IN DOC. NO. 2018-11604, 2022-4118 & 2018-43754, OFFICIAL RECORDS, DENTON COUNTY, TEXAS, IN THE P. BLACK SURVEY, ABSTRACT No. 103, E. HALL SURVEY, ABSTRACT No. 1523 IN THE ETJ OF THE CITY OF SANGER, DENTON COUNTY, TEXAS

DATE OF PREPARATION: 11/18/2022