

OWNERS DEDICATION:

WHEREAS DAVID M. PIATT AND DONN M. PIATT ARE THE OWNERS OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE JAMES B.P. JANUARY SURVEY, ABSTRACT NUMBER 658, DENTON COUNTY, TEXAS AND BEING ALL OF LOT 5, BLOCK B OF BOLIVAR RANCH ESTATES AS SHOWN ON THE PLAT THEREOF RECORDED IN CABINET M, PAGE 313 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE TRACT DESCRIBED HEREIN AT A 1/2-INCH IRON ROD FOUND FOR CORNER IN THE EAST RIGHT-OF-WAY LINE OF A ROAD UNDER APPARENT PUBLIC USE POSTED AS CHISUM ROAD, AT THE NORTHWEST CORNER OF SAID LOT 5 AND AT THE SOUTHWEST CORNER OF LOT 4, BLOCK B OF SAID SUBDIVISION;

THENCE WITH THE NORTH LINE OF SAID LOT 5 AND SOUTH LINE OF SAID LOT 4, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. SOUTH 65 DEGREES 02 MINUTES 30 SECONDS EAST A DISTANCE OF 384.38 FEET TO A CAPPED IRON ROD FOUND LABELED "FOR CORNER";
2. SOUTH 89 DEGREES 24 MINUTES 19 SECONDS EAST A DISTANCE OF 953.87 FEET TO A 5/8-INCH IRON ROD FOUND FOR CORNER IN THE WEST LINE OF REDWING HEIGHTS SUBDIVISION, PHASE IV AS SHOWN ON THE PLAT THEREOF RECORDED IN CABINET E, PAGE 322 OF SAID PLAT RECORDS, AT THE NORTHEAST CORNER OF SAID LOT 5 AND AT THE SOUTHEAST CORNER OF SAID LOT 4;

THENCE WITH THE EAST LINE OF SAID LOT 5 AND WEST LINE OF SAID REDWING HEIGHTS SUBDIVISION, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. SOUTH 01 DEGREES 33 MINUTES 57 SECONDS WEST A DISTANCE OF 73.12 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER;
2. SOUTH 01 DEGREES 58 MINUTES 45 SECONDS WEST A DISTANCE OF 326.58 FEET TO A CAPPED IRON ROD FOUND LABELED "1849" FOR CORNER, AT THE SOUTHEAST CORNER OF SAID LOT 5;

THENCE WITH THE SOUTH LINE OF SAID LOT 5, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. NORTH 89 DEGREES 24 MINUTES 00 SECONDS WEST A DISTANCE OF 1104.51 FEET TO A WHITE-CAPPED IRON ROD FOUND FOR CORNER;
2. NORTH 65 DEGREES 02 MINUTES 41 SECONDS WEST A DISTANCE OF 403.83 FEET TO A YELLOW-CAPPED IRON ROD FOUND FOR CORNER IN THE EAST RIGHT-OF-WAY LINE OF SAID CHISUM ROAD, AT THE SOUTHWEST CORNER OF SAID LOT 5;

THENCE NORTH 24 DEGREES 58 MINUTES 57 SECONDS EAST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID CHISUM ROAD AND WITH THE WEST LINE OF SAID LOT 5, A DISTANCE OF 429.85 FEET TO THE POINT OF BEGINNING AND ENCLOSING 13.331 ACRES OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WE, DAVID M. PIATT AND DONN M. PIATT, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS A RE-PLAT OF LOT 5, BLOCK B, BOLIVAR RANCH ESTATES, AN ADDITION TO THE COUNTY OF DENTON, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER ALL STREETS AND EASEMENTS SHOWN HEREON.

DAVID M. PIATT

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED DAVID PIATT, 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 PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF 2025.

NOTARY PUBLIC, STATE OF TEXAS

DONN M. PIATT

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED DONN M. PIATT, 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 PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF 2025.

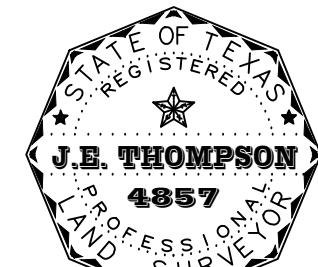
NOTARY PUBLIC, STATE OF TEXAS

SURVEYOR'S CERTIFICATE

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/SHES 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 _____

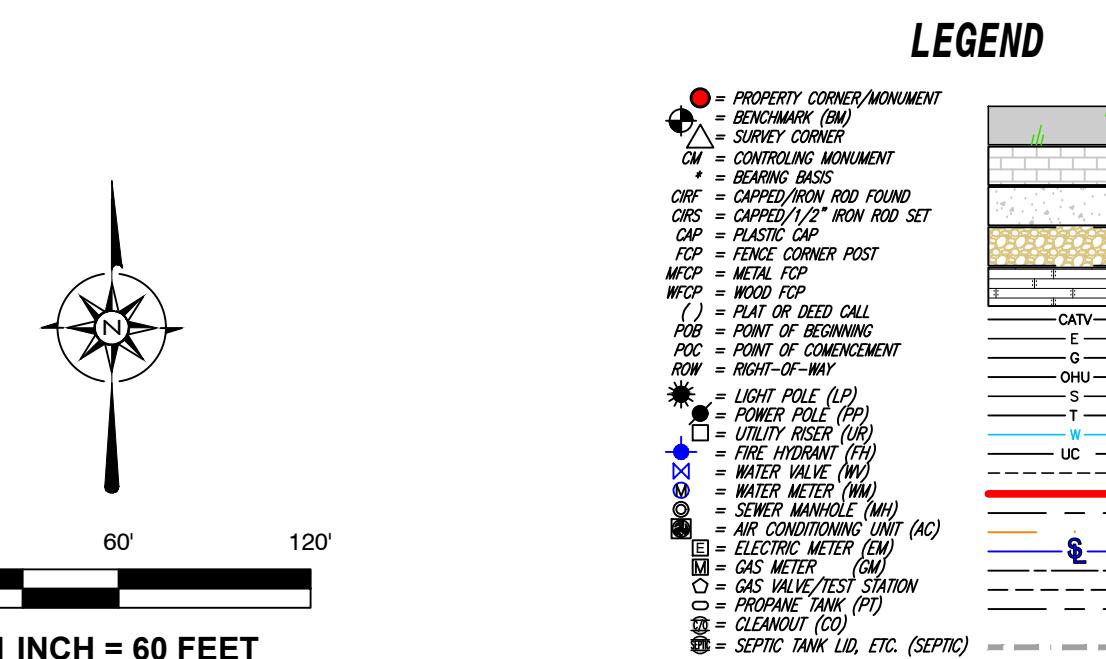
LINE TABLE

LINE	BEARING	DISTANCE
L1	S 67°24'33" E	31.24'
L2	S 80°28'30" E	64.33'

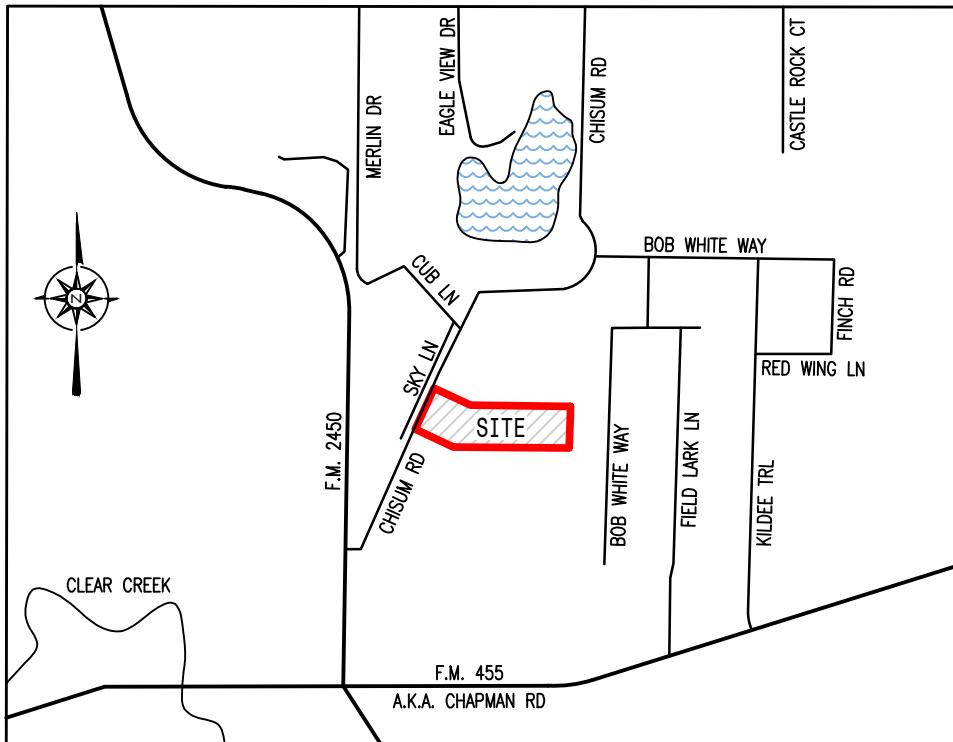
L3	S 16°45'43" E	42.28'
L4	S 16°03'41" E	43.89'
L5	S 26°33'42" W	59.02'
L6	S 26°33'42" W	59.02'
L7	S 58°34'34" E	141.99'
L8	S 66°51'51" E	41.72'
L9	S 83°26'09" E	36.98'
L10	S 83°26'09" E	36.98'
L11	N 71°57'22" E	144.19'
L12	N 83°33'10" E	62.42'
L13	N 88°18'29" E	143.45'
L14	N 88°18'29" E	143.45'
L15	S 88°18'29" W	141.01'
L16	S 83°33'10" W	58.12'
L17	S 83°33'10" W	58.12'
L18	S 82°26'25" W	67.02'
L19	N 83°26'09" W	39.06'
L20	N 66°51'51" W	48.27'
L21	N 66°51'51" W	48.27'
L22	N 21°33'28" W	48.01'
L23	N 26°33'42" E	60.71'
L24	N 26°33'42" E	18.57'
L25	N 61°59'43" E	27.41'
L26	N 80°28'04" W	63.48'
L27	N 67°24'33" W	35.92'
L28	N 24°58'57" E	30.03'

30' ACCESS EASEMENT

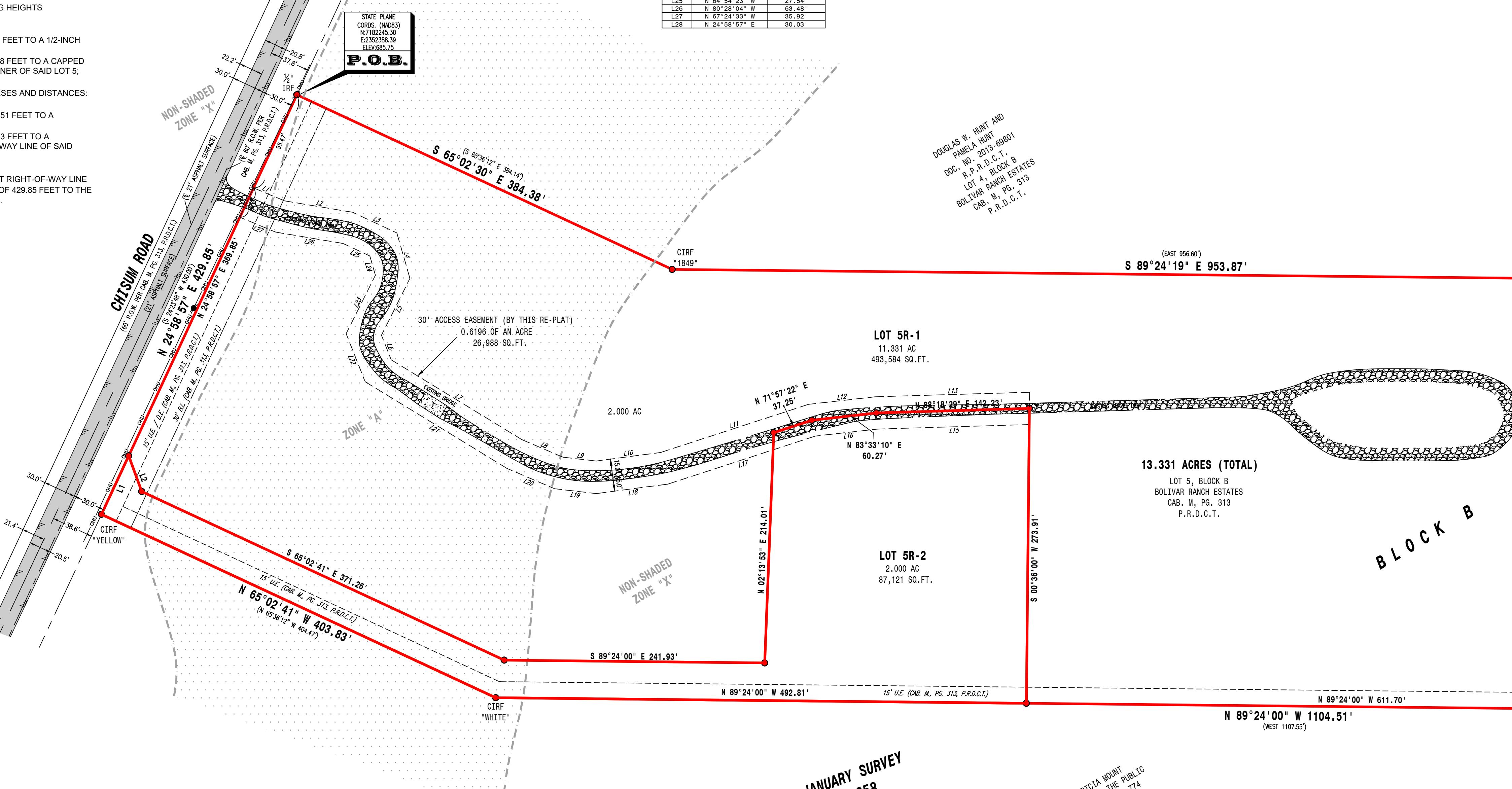
Course	Bearing	Distance
L1	S 67°24'33" E	31.24'
L2	S 80°28'30" E	64.33'
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L28	N 24°58'57" E	30.03'



1 INCH = 60 FEET



VICINITY MAP
(NOT TO SCALE)



JAMES B.P. JANUARY SURVEY
ABSTRACT NO. 658

PATRICIA MOUNT
AFFIDAVIT TO THE PUBLIC
VOL. 4498, PG. 74
R.P.D.C.T.
LOT 6, BLOCK B
BOLIVAR RANCH ESTATES
CAB. M, PG. 313
P.R.D.C.T.

OWNERS
DAVID M. PIATT & DONN M. PIATT
809 GREENWOOD
DENTON, TX 76201
PH. (214) 727-2469
JARTAY@GMAIL.COM

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

MAYOR
CITY OF SANGER, TX

CITY SECRETARY
CITY OF SANGER, TX

UTILITIES:
ELECTRIC
COSERV ELECTRIC
7701 S. STEMMONS FWY
CORINTH, TX 76210
PH. 940-321-7800

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."

12) THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS, IF ANY, ON THIS PROPERTY.

13) MINIMUM FINISHED FLOOR ELEVATIONS ARE AT LEAST 2 FEET ABOVE THE 100 YEAR FLOOD PLAIN.

14) ACCORDING TO SURVEYS FILED IN VOLUME 4218, PAGE 1664 IN THE OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS, STATES THERE IS A 30' BUILDING LINE ALONG ALL INTERIOR LOT LINES OF ORIGINAL LOT.

15) THE PROPERTY SHOWN HEREON IS NOT WITHIN THE LIMITS OF LAKE RAY ROBERTS ZONING.

REPLAT
OF LOT 5, BLOCK B
BOLIVAR RANCH ESTATES
BEING 13.331 ACRES
IN THE JAMES B.P. JANUARY SURVEY,
ABSTRACT NO. 658
ETJ OF THE CITY OF SANGER
DENTON COUNTY, TEXAS

FOR PRELIMINARY
REVIEW ONLY

DRAWN BY: D.A. / EDC-Jr. DATE: 09/26/2025 JOB NO: 25222 SCALE: 1" = 60' PAGE: 1 OF 1