

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:

- SOUTH 85 DEGREES 02 MINUTES 30 SECONDS EAST A DISTANCE OF 384.38 FEET TO A CAPPED IRON ROD FOUND LABELED "1849" FOR CORNER;
- 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:

- SOUTH 01 DEGREES 33 MINUTES 57 SECONDS WEST A DISTANCE OF 73.12 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER;
- 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:

- NORTH 89 DEGREES 24 MINUTES 00 SECONDS WEST A DISTANCE OF 1104.51 FEET TO A WHITE-CAPPED IRON ROD FOUND FOR CORNER;
- 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 REPLAT OF LOT 5, BLOCK B, BOLIVAR RANCH ESTATES, AN ADDITION TO THE COUNTY OF DENTON, TEXAS, AND DOES 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/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

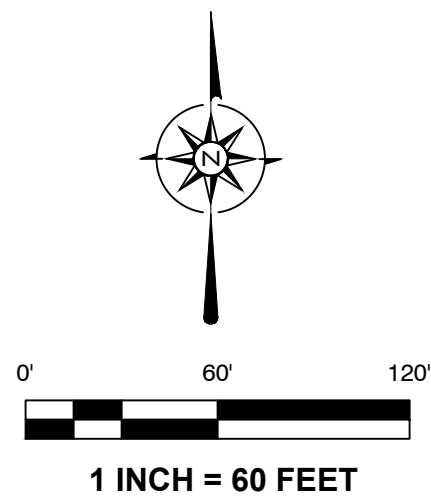
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

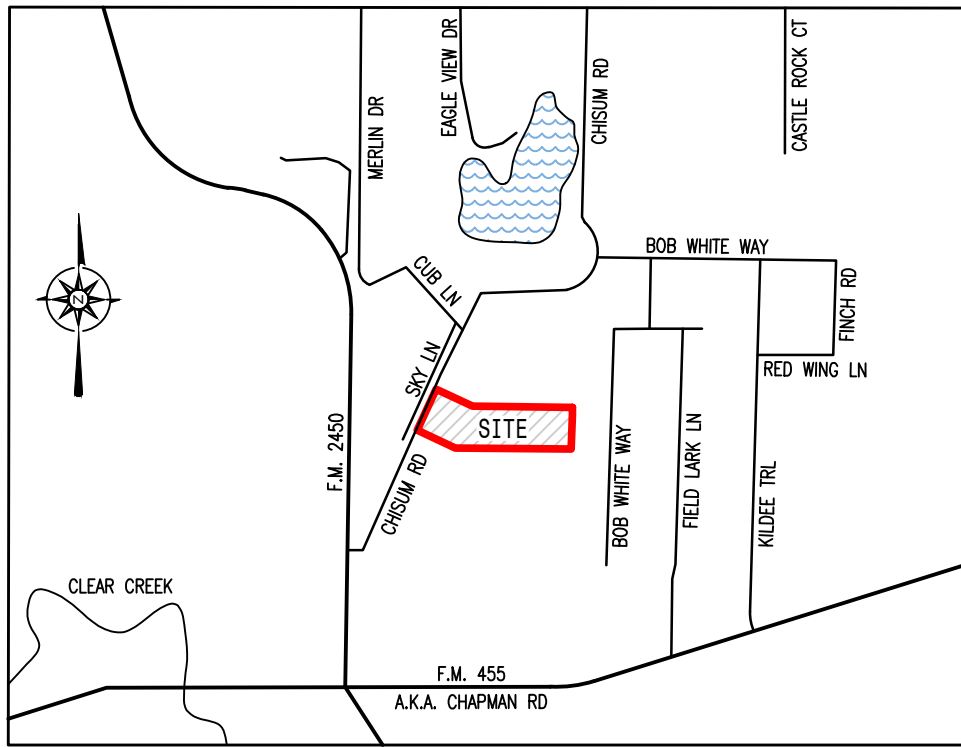
MY COMMISSION EXPIRES \_\_\_\_\_.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 24°58'57" E	60.00'
L2	S 20°01'52" E	35.35'

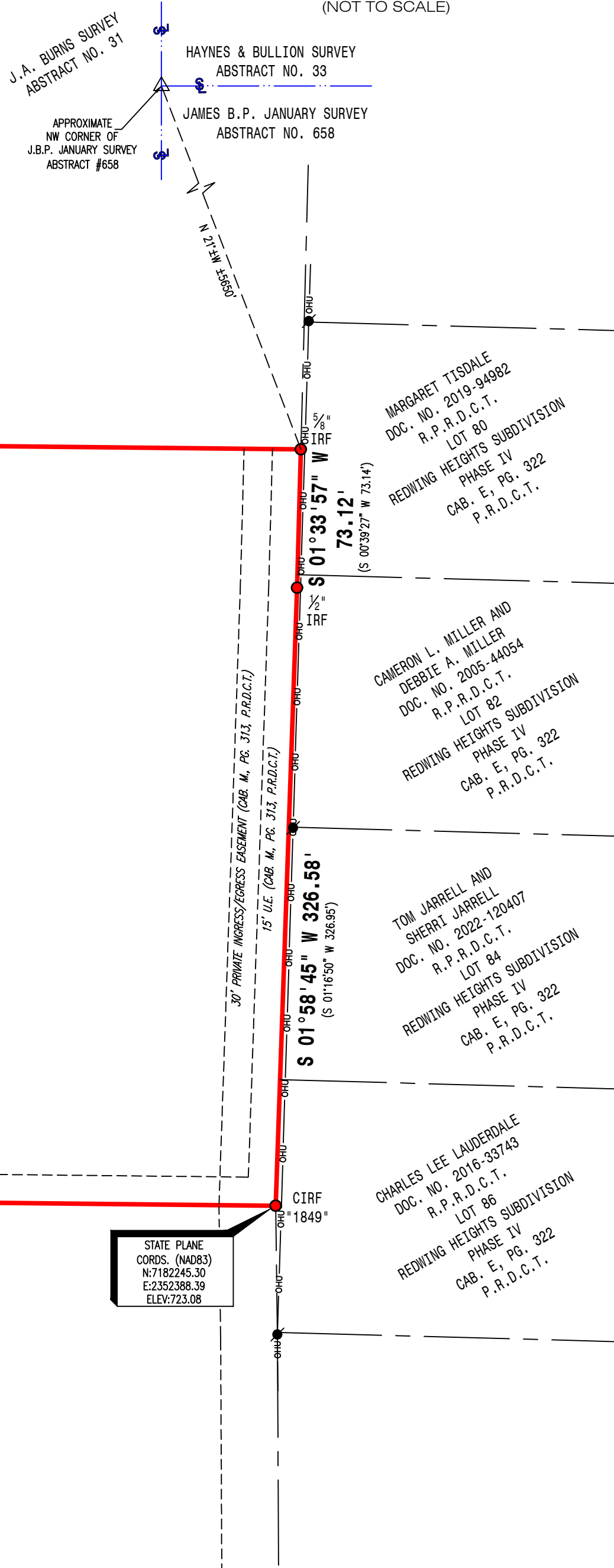
30' ACCESS EASEMENT		
Course	Bearing	Distance
L1	S 67°24'33" E	31.24'
L2	S 80°28'04" E	64.15'
L3	S 64°54'23" E	45.26'
L4	S 16°03'41" E	43.89'
L5	S 28°33'42" E	59.05'
L6	S 21°33'26" E	24.57'
L7	S 58°34'34" E	141.99'
L8	S 68°51'51" E	41.72'
L9	S 83°26'09" E	30.98'
L10	N 82°28'25" E	60.55'
L11	N 71°57'22" E	144.19'
L12	N 83°33'10" E	62.42'
L13	N 88°13'29" E	143.45'
L14	S 00°36'00" W	30.02'
L15	S 88°18'28" W	141.01'
L16	S 83°33'10" W	88.15'
L17	S 71°57'22" W	143.89'
L18	S 82°28'25" W	67.02'
L19	N 83°26'09" W	39.26'
L20	N 68°51'51" W	48.27'
L21	N 58°34'34" W	154.21'
L22	N 21°33'26" W	48.01'
L23	N 26°33'42" E	60.71'
L24	N 15°03'41" W	18.57'
L25	N 64°54'23" W	27.54'
L26	N 80°28'04" W	63.48'
L27	N 67°24'33" W	35.35'
L28	N 24°58'57" E	30.03'



LEGEND	
	PROPERTY CORNER MONUMENT
	SURVEY CORNER
	BEARING BUSS
	CAPPED IRON ROD FOUND
	CAPPED 1/2" IRON ROD SET
	PLASTIC CAP
	FENCE CORNER POST
	METAL ROD
	WOOD ROD
	FLAG ON RED CALL
	POINT OF BEGINNING
	POINT OF COMMENCEMENT
	RIGHT-OF-WAY
	LIGHT POLE (LP)
	FIRE HYDRANT (FH)
	WATER VALVE (WV)
	WATER METER (WM)
	SEWER MANHOLE (SM)
	AIR CONDITIONING UNIT (AC)
	ELECTRIC METER (EM)
	GAS METER (GM)
	GAS VALVE/TEST STATION
	PRESSURE TANK (PT)
	CLEANOUT (CO)
	SEPTIC TANK, LID, ETC. (SEPTIC)
	ASPHALT
	BRICK
	CONCRETE
	GRAVEL/ROCK
	WOOD
	CABLE TV LINE
	ELECTRIC LINE
	GAS/PETROLEUM LINE
	OVERHEAD UTILITY
	SEWER LINE
	TELEPHONE LINE
	WATER LINE
	UNDERGROUND CABLE
	STORM DRAIN
	PROPERTY LINE (PL)
	ADJACENT PL
	LOTTERED LINE
	ABSTRACT/SURVEY LINE
	BUILDING LINE (BL)
	EASEMENT LINE
	CENTERLINE
	FENCE LINE
	FLOOD BOUNDARY F.E.M.A.



VICINITY MAP  
(NOT TO SCALE)



JAMES B.P. JANUARY SURVEY  
ABSTRACT NO. 658

PATRICIA MOUNT  
AFFIDAVIT TO THE PUBLIC  
VOL. 4498, PG. 774  
R. P. R.D.C.T.  
LOT 6, BLOCK B  
BOLIVAR RANCH ESTATES  
CAB. M, PG. 313  
P. R.D.C.T.

STANDARD NOTES:

- FLOOD STATEMENT:** HAVE EXAMINED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR OF DENTON COUNTY, TEXAS, COMMUNITY NUMBER 480774, EFFECTIVE DATE 4-18-2011 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", AND A PORTION OF THIS PROPERTY IS IN "ZONE A" DEFINED AS " SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WITH A BASE ELEVATION DETERMINED" AS SHOWN IN PANEL 0205 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 BY PRIVATE WELLS.
- ELECTRIC SERVICE TO BE PROVIDED BY COSERV, 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 AT LEAST 2 FEET ABOVE THE 100 YEAR FLOOD PLAIN.
- THE PURPOSE OF THIS PLAT IS TO REPLAT LOT 5, BLOCK B OF BOLIVAR RANCH ESTATES INTO TWO (2) LOTS.
- BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM NAD 83, 1999 DATUM (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.
- ALL LOTS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE ZONING DISTRICT.
- ACCORDING TO RESTRICTIONS 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.
- THE PROPERTY SHOWN HEREON IS NOT WITHIN THE LIMITS OF LAKE RAY ROBERTS ZONING.

OWNERS  
DAVID M. PIATT & DONN M.PIATT  
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DENTON, TX 76201  
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JARTAY@GMAIL.COM

SURVEYOR  
J.E. THOMPSON II  
ALL AMERICAN SURVEYING  
111 N. DIXON ST.  
GAINESVILLE, TX 76240  
PH. 940-665-9105

UTILITIES:

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

APPROVED AND ACCEPTED

CHAIRMAN, PLANNING & ZONING COMMISSION  
CITY OF SANGER, TX

MAYOR  
CITY OF SANGER, TX

ATTESTED BY:

CITY SECRETARY  
CITY OF SANGER, TX

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



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

111 N. DIXON ST.  
GAINESVILLE, TX 76240  
PH. 940-665-9105  
TBPLS FIRM NO. 10049000

FOR PRELIMINARY  
REVIEW ONLY