

OWNERS DEDICATION:

WHEREAS ARTHUR QUINTANAR AND KELLY QUINTANAR ARE THE OWNERS OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE A. LYNDE SURVEY, ABSTRACT NO. 731, DENTON COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN CALLED 10.00 ACRE TRACT OF LAND DESCRIBED IN DEED TO ARTHUR AND KELLY QUINTANAR AS RECORDED IN DOCUMENT NUMBER 2021-28866, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE TRACT BEING DESCRIBED HEREIN, AT THE NORTHWEST CORNER OF SAID 10.00 ACRE TRACT, AT A PK NAIL FOUND FOR CORNER IN OR NEAR THE CENTER OF A ROAD UNDER APPARENT PUBLIC USE POSTED AS BELZ ROAD AND THE AT THE NORTHEAST CORNER OF CORBIN ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT #2017-119, PLAT RECORDS, DENTON COUNTY, TEXAS, FROM WHICH A RAILROAD SPIKE FOUND FOR THE NORTHWEST CORNER OF SAID CORBIN ESTATES BEARS NORTH 89 DEGREES 32 MINUTES 13 SECONDS WEST, A DISTANCE OF 558.52 FEET;

THENCE SOUTH 89 DEGREES 32 MINUTES 13 SECONDS EAST, ALONG SAID BELZ ROAD AND WITH THE NORTH LINE OF SAID 10.00 ACRE TRACT OF LAND, A DISTANCE OF 416.53 FEET TO A PK NAIL FOUND FOR CORNER AT THE NORTHWEST CORNER OF A CALLED 10.00 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO PAUL AND PAMELA ROHUS AS RECORDED IN DOCUMENT NUMBER 2020-90829 OF SAID REAL PROPERTY RECORDS, FROM WHICH A PK NAIL FOUND FOR REFERENCE BEARS SOUTH 89 DEGREES 32 MINUTES 13 SECONDS EAST, A DISTANCE OF 951.15 FEET;

THENCE SOUTH 00 DEGREES 24 MINUTES 12 SECONDS WEST A DISTANCE OF 1045.57 FEET TO A CAPPED IRON ROD FOUND FOR CORNER AT THE SOUTHWEST CORNER OF SAID ROHUS 10.00 ACRE TRACT;

THENCE NORTH 89 DEGREES 35 MINUTES 48 SECONDS WEST A DISTANCE OF 416.53 FEET TO A CAPPED IRON ROD FOUND FOR CORNER IN THE EAST LINE OF A CALLED 0.728 OF AN ACRE TRACT OF LAND DESCRIBED IN THE DEED TO BRIAN K. AND TRESSA J. WALDING AS RECORDED IN DOCUMENT NUMBER 2021-228380 OF SAID REAL PROPERTY RECORDS;

THENCE NORTH 00 DEGREES 24 MINUTES 12 SECONDS EAST, WITH EAST LINE OF SAID CORBIN ESTATES A PART OF THE WAY, A DISTANCE OF 1046.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.000 ACRES OF LAND, MORE OR LESS.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WE, ARTHUR QUINTANAR AND KELLY QUINTANAR, ACTING HEREIN BY AND THROUGHT IT DULY AUTHORIZED OFFICER DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS LOT 1, BLOCK A, OF Q FAMILY FARM, AN ADDITION TO THE CITY OF SANGER, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER BY FEE SIMLPE 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 PROPERTRY 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 DIOICATED. 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 REGUALTINOS, NO BULDINGS, 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 ACCESS AND MAINTAIN ALL REPERCIVE EASEMENTS WITHOUT THE NESESSTY AT ANY TIME OF PROCURING PERMISSION FROM ANYONE.

WITNESS MY HAND THIS ____ DAY OF _____, 20____

_____, DATED: _____

ARTHUR QUINTANAR

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DATE PERSONALLY APPEARED ARTHUR QUINTANAR, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME OF THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____

NOTARY PUBLIC, TEXAS

_____, DATED: _____

KELLY QUINTANAR

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DATE PERSONALLY APPEARED KELLY QUINTANAR, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME OF THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____

NOTARY PUBLIC, TEXAS

SURVEYORS CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY ON THE GROUND UNDER MY SUPERVISION.

J.E. THOMPSON II R.P.L.S.
TEXAS REGISTRATION NO. 4857

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, THE UNDERSIGNED NOTARY IN AND FOR THE STATE OF TEXAS, 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 ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS ____ DAY OF _____, 2022.

NOTARY PUBLIC IN THE STATE OF TEXAS.
MY COMMISSION EXPIRES _____



LEGEND			
●	= PROPERTY CORNER	CIRF	= CAPPED IRON ROD FOUND
+	= BENCHMARK	IRF	= IRON ROD FOUND
□	= TELEPHONE/UTILITY RISER (TR/UR)	CIRS	= CAPPED IRON ROD SET
⊖	= BURIED CABLE MARKER (BCM)	MFCP	= METAL FENCE CORNER POST
⊕	= TELEPHONE MANHOLE (TMH)	WFPCP	= METAL FENCE CORNER POST
⌈	= POWER/UTILITY POLE (P/UP)	()	= PLAT/DEED CALLS
⌋	= LIGHT POLE (LP)	POB	= POINT OF BEGINNING
—	= GUY WIRE (GUW)	R.O.W.	= RIGHT-OF-WAY
⌈	= ELECTRIC VAULT (VLT)	CON	= CONCRETE SURFACE
⌈	= ELECTRIC TRANSFORMER (TRAN)	ASP	= ASPHALT SURFACE
⊙	= WATER METER (WM)	GRA	= GRAVEL SURFACE
⊕	= WATER VALVE (WV)		

LINE/BEARING	DISTANCE
L1 S 89°37'24" E	15.00'
L2 S 89°37'24" E	15.00'
L3 S 00°24'12" W	10.00'
L4 N 00°24'12" E	10.00'

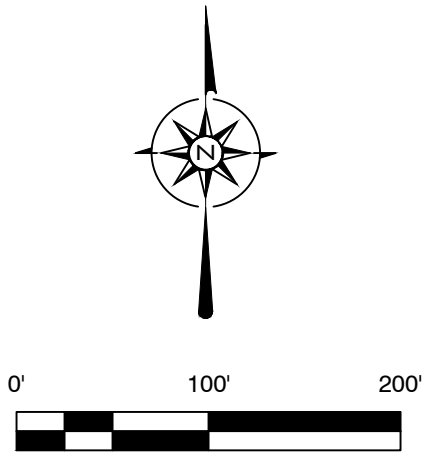
LINETYPE LEGEND	
PROPERTY LINE	---
EASEMENT LINE	---
DEED/LOT LINES	---
ADJACENT LINES	---
OVERHEAD UTILITY	---
GRAVEL ROAD	---
ASPHALT ROAD	---
WIRE FENCE LINES	---

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

OWNER
ARTHUR AND KELLY QUINTANAR
6438 BELZ ROAD
SANGER, TX, 76266
(940) 300-3886

UTILITY PROVIDERS:

ELECTRIC:
COSERV
7701 S STEMMONS FWY
CORINTH, TX 76210
(940) 321-7800



**FINAL PLAT
Q FAMILY FARM
LOT 1, BLOCK A**
(9.618 ACRES)
(0.382 OF AN ACRE RIGHT OF WAY DEDICATION)
10.00 ACRES
**IN THE A. LYNDE SURVEY
ABSTRACT NO. 731
DENTON COUNTY, TEXAS**

APPROVED AND ACCEPTED

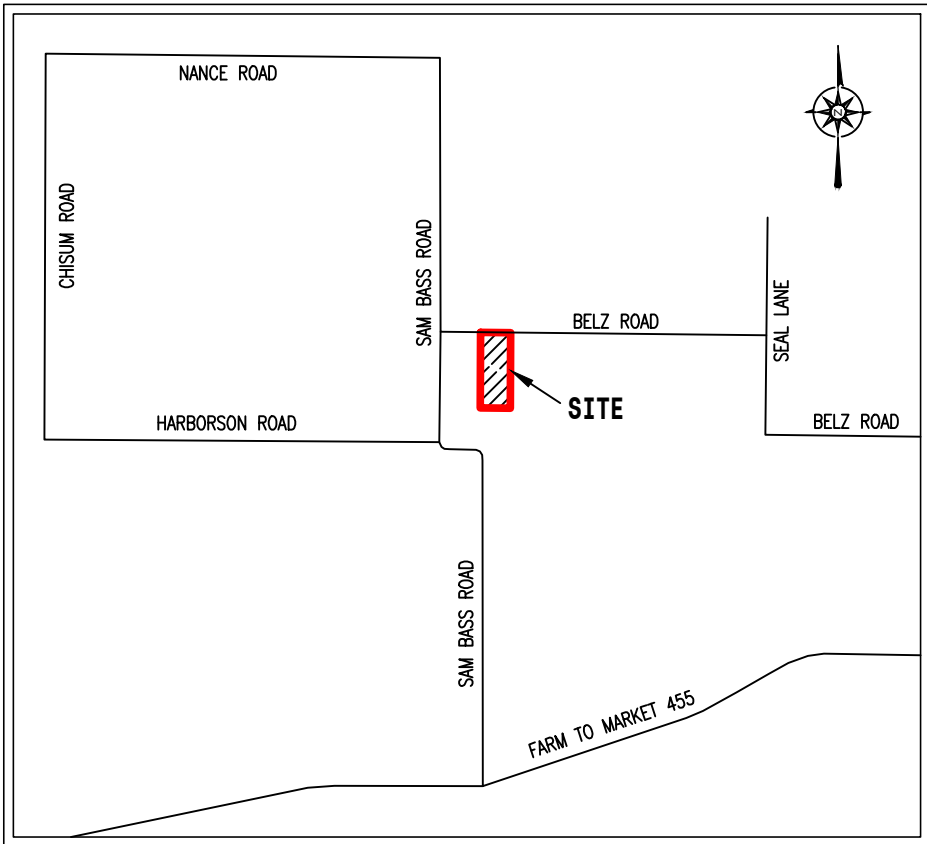
_____, DATE _____
CHAIRMAN, PLANNING & ZONING COMMISSION
CITY OF SANGER, TEXAS

_____, DATE _____
MAYOR
CITY OF SANGER, TEXAS

ATTESTED BY _____

_____, DATE _____
CITY SECRETARY
CITY OF SANGER, TEXAS

		111 N. DIXON ST. GAINESVILLE, TX 76240 PH. 940-665-9105 TBPLS FIRM NO. 10048000	
DRAWN BY: T.E.P.	DATE: 06/09/2022	JOB NO.: 1608.0015-7A-2	SCALE: 1" = 100'
PAGE: 1 OF 1			



VICINITY MAP
(NOT TO SCALE)

GENERAL NOTES

- FLOOD STATEMENT:** I HAVE EXAMINED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE CITY OF SANGER, DENTON COUNTY, TEXAS, COMMUNITY NUMBER 480774, EFFECTIVE DATE 4-18-11 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" AS SHOWN IN PANEL 0055 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.
- BEARING ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (NAD 83) (COORDINATES SHOWN ARE GRID).
- THIS PROPERTY IS WITHIN THE CITY OF SANGER ETJ.
- WATER SERVICE TO BE PROVIDED BY PRIVATE FACILITIES AS APPROVED BY THE DENTON COUNTY PUBLIC HEALTH DEPARTMENT.
- ELECTRIC SERVICE TO BE PROVIDED BY COSERV - (940) 321-7800 - 7701 SOUTH STEMMONS FWY, CORINTH, TEXAS, 76210.
- SANITARY SEWER TO BE PROVIDED BY PRIVATE FACILITIES AS APPROVED BY THE DENTON COUNTY PUBLIC HEALTH DEPARTMENT.
- THIS PROPERTY IS NOT LOCATED IN THE LAKE RAY ROBERTS PLANNING AND ZONING JURISDICTION.
- ALL SURFACE DRAINAGE EASEMENTS SHALL BE KEPT FREE OF FENCES, BUILDINGS, FOUNDATION, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY.
- BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN SURFACE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTING THE FLOODWAY IS PROHIBITED.
- 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 OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS THE LOTS.
- THIS PROPERTY MAY BE SUBJECT TO CHANGES 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 PROPERTY OWNERS. 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.
- THE PURPOSE OF THIS PLAT IS TO CREATE A 1 LOT SUBDIVISION.
- ALL PUBLIC IMPROVEMENTS AND DEDICATIONS SHALL BE FREE AND CLEAR OF ALL DEBT, LIENS, AND /OR ENCUMBRANCES.
- ALL LOT CORNERS SET WITH 1/2 INCH REBAR WITH PLASTIC CAP LABELED RPLS #4857.
- THE STREET IS DEDICATED FOR STREET PURPOSES.
- THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN ARE DEDICATED FOR THE PUBLIC USE FOREVER FOR THE PURPOSES INDICATED ON THE PLAT.
- NO BUILDING, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTH SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS EASEMENTS APPROVED BY THE CITY OF SANGER.
- THE CITY OF SANGER IS NOT RESPONSIBLE FOR REPLACING ANY IMPROVEMENTS IN, UNDER, OR OVER ANY EASEMENTS CAUSED BY MAINTENANCE OR REPAIR.
- UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENTS LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY THE PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLICS AND THE CITY OF SANGERS USE THEREOF.
- THE CITY OF SANGER AND THE PUBLIC UTILITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN THE EASEMENTS.
- THE CITY OF SANGER AND PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS AND ADDING TO OR REMOVING.
- ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.
- ALL MODIFICATIONS TO THIS DOCUMENT SHALL BE BY MEANS OF THE PLAT AND APPROVED BY THE CITY OF SANGER.
- THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES DUE.

PREPARATION DATE: 06-07-2022