

OWNERS DEDICATION:

WHEREAS ALLEN J. DUGAS JR. AND WESLEY B. CARTWRIGHT ARE THE OWNERS OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE JOHN MORTON SURVEY, ABSTRACT NUMBER 792, DENTON COUNTY, TEXAS AND BEING ALL OF LOTS 9 AND 10, BLOCK A, OF PALOMINO BAY ADDITION, AN ADDITION IN DENTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NUMBER 2024-196 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS, ALSO BEING ALL OF A TRACT OF LAND DESCRIBED IN THE DEED TO ALLEN J. DUGAS JR. AND WESLEY B. CARTWRIGHT AS RECORDED IN DOCUMENT NUMBER 2026-81926 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE TRACT DESCRIBED HEREIN AT A 1/2-INCH IRON ROD FOUND FOR CORNER IN THE NORTHWEST LINE OF A PRIVATE ROAD POSTED AS WATERS EDGE DRIVE, AT THE SOUTHWEST CORNER OF SAID LOT 10 AND AT THE SOUTHEAST CORNER OF LOT 11, BLOCK A OF SAID ADDITION;

THENCE WITH THE WEST LINE OF SAID LOT 10, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- NORTH 21 DEGREES 44 MINUTES 01 SECONDS WEST A DISTANCE OF 180.40 FEET TO A CAPPED IRON ROD SET (LABELED 4857, TYPICAL) FOR CORNER;
- NORTH 82 DEGREES 29 MINUTES 54 SECONDS EAST A DISTANCE OF 114.49 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER, AT A RE-ENTRANT CORNER OF SAID LOT 10;
- NORTH 32 DEGREES 33 MINUTES 59 SECONDS EAST A DISTANCE OF 264.47 FEET TO A CAPPED IRON ROD SET FOR CORNER, AT THE NORTHWEST CORNER OF SAID LOT 10;

THENCE SOUTH 88 DEGREES 20 MINUTES 22 SECONDS EAST, WITH THE NORTH LINES OF SAID LOTS 10 AND 9, A DISTANCE OF 380.72 FEET TO A CAPPED IRON ROD SET FOR CORNER, AT THE NORTHEAST CORNER OF SAID LOT 9;

THENCE SOUTH 26 DEGREES 21 MINUTES 58 SECONDS WEST, WITH THE EAST LINE OF SAID LOT 9, A DISTANCE OF 538.71 FEET TO A CAPPED IRON ROD SET FOR CORNER, AT THE SOUTHEAST CORNER OF SAID LOT 9 COMMON TO THE NORTHEAST CORNER OF LOT 8, BLOCK A OF SAID ADDITION;

THENCE NORTH 89 DEGREES 05 MINUTES 18 SECONDS WEST, WITH THE SOUTH LINE OF SAID LOT 9 AND THE NORTH LINE OF SAID LOT 8, A DISTANCE OF 246.05 FEET TO A CAPPED IRON ROD SET FOR CORNER IN THE SOUTHEAST LINE OF SAID WATERS EDGE DRIVE, AT THE SOUTHWEST CORNER OF SAID LOT 9 COMMON TO THE NORTHEAST CORNER OF SAID LOT 8;

THENCE WITH A CURVE TO THE LEFT AN ARC LENGTH OF 175.67 FEET, A RADIUS OF 60.00 FEET, AND WHOSE CHORD BEARS NORTH 44 DEGREES 59 MINUTES 49 SECONDS WEST, WITH A CHORD LENGTH OF 119.32 FEET TO THE POINT OF BEGINNING AND ENCLOSING 4.398 ACRES OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WE, ALLEN J. DUGAS JR. AND WESLEY B. CARTWRIGHT, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS A REPLAT OF LOTS 9 AND 10, BLOCK A, PALOMINO BAY ADDITION, AN ADDITION TO THE COUNTY OF DENTON, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER ALL STREETS AND EASEMENTS SHOWN HEREON.

ALLEN J. DUGAS JR.

STATE OF TEXAS

COUNTY OF

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED ALLEN J. DUGAS JR., 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 _____ 2026.

NOTARY PUBLIC, STATE OF TEXAS

WESLEY B. CARTWRIGHT

STATE OF TEXAS

COUNTY OF

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED WESLEY B. CARTWRIGHT, 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 _____ 2026.

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

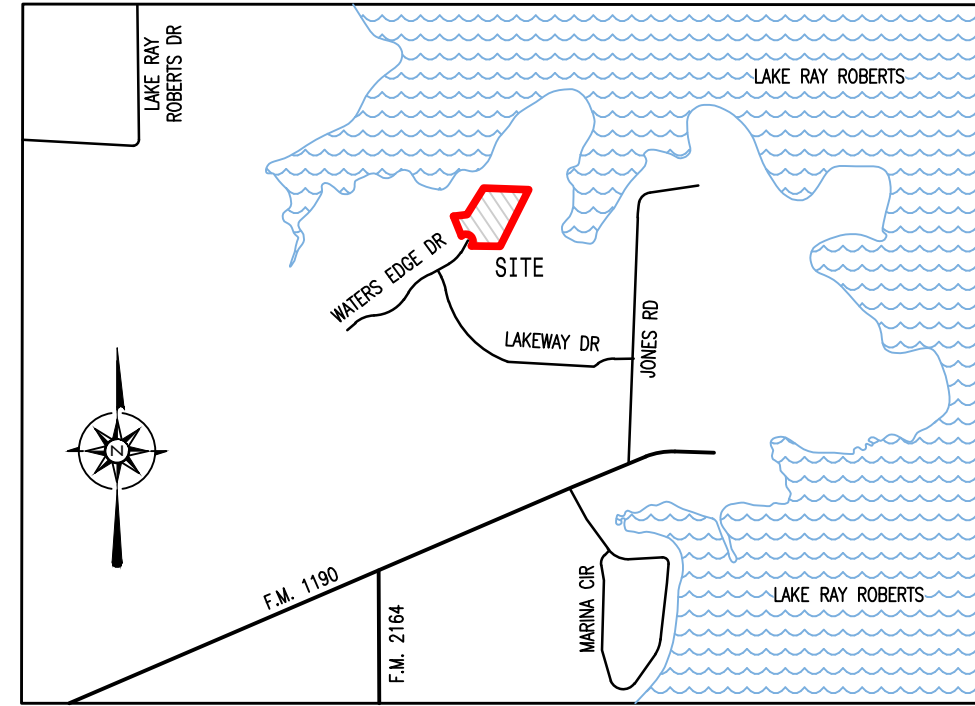
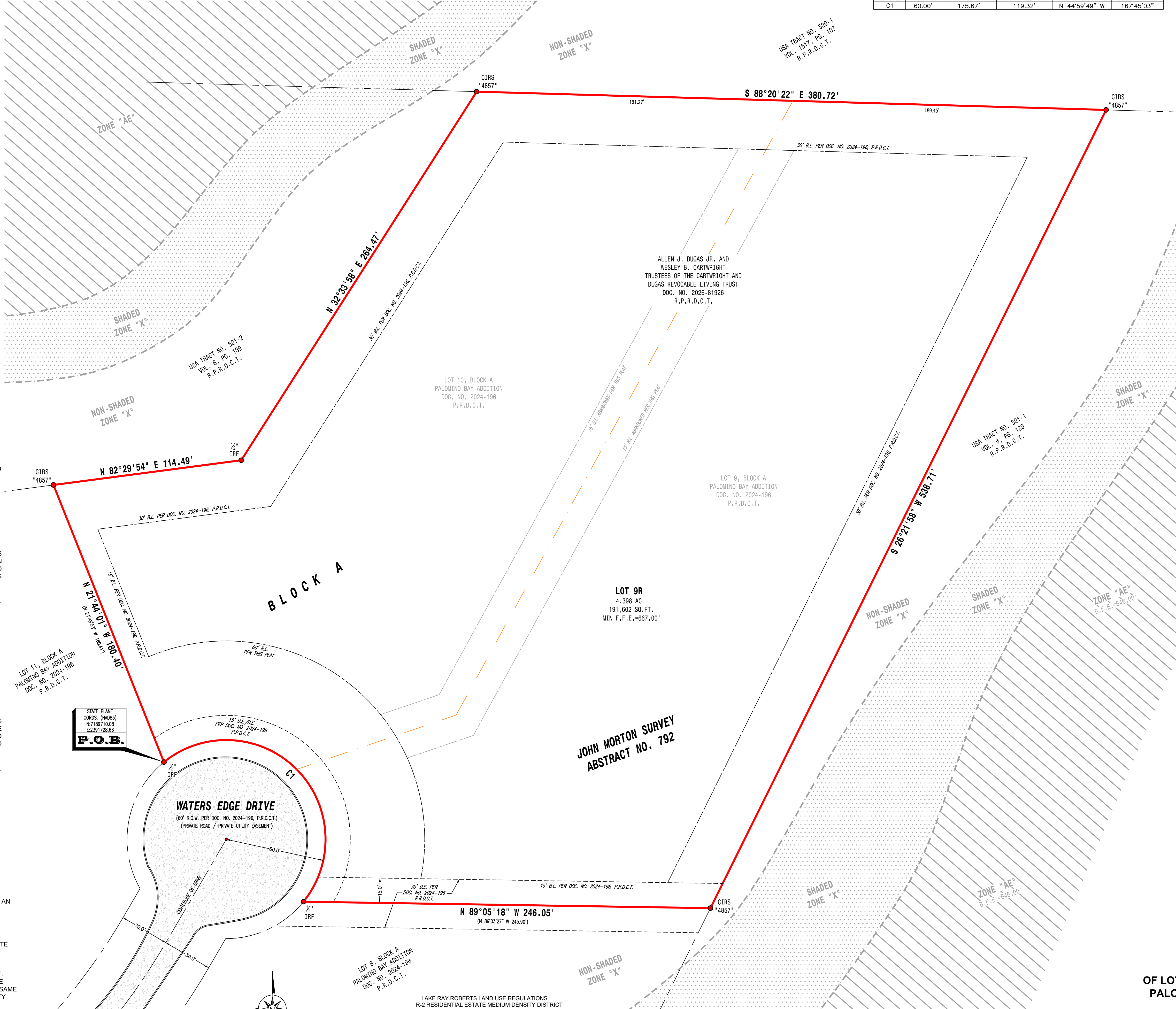
DATE

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 _____.

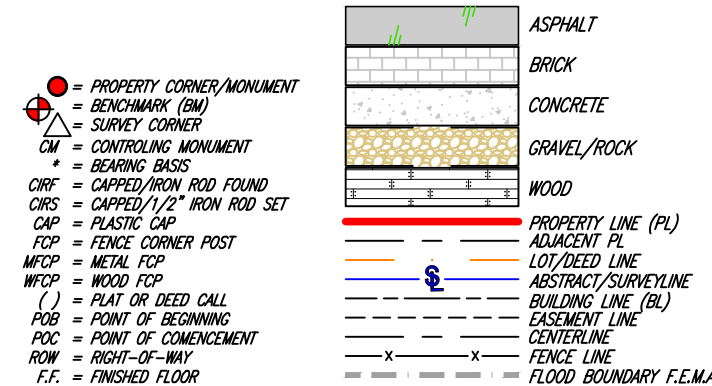


VICINITY MAP
(NOT TO SCALE)

STANDARD NOTES:

- ALL LOTS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE ZONING DISTRICT.
- THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND 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 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.
- 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" AS SHOWN IN PANEL 0090 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.
- THE PURPOSE OF THIS PLAT IS TO REPLAT LOTS 9 AND 10, BLOCK A, OF PALOMINO BAY ADDITION INTO ONE (1) LOT, LOT 9R, BLOCK A.
- BEARINGS ARE 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.
- 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.
- THIS PROPERTY IS LOCATED WITHIN THE ETJ (EXTRA-TERRITORIAL JURISDICTION) OF THE CITY OF SANGER, DENTON COUNTY, TEXAS.
- THE PROPERTY SHOWN HEREON IS WITHIN THE LIMITS OF LAKE RAY ROBERTS ZONING, ZONED R-2.

LEGEND



APPROVED AND ACCEPTED

CHAIRMAN, PLANNING & ZONING COMMISSION
CITY OF SANGER, TX

DATE

MAYOR
CITY OF SANGER, TX

DATE

ATTESTED BY:

CITY SECRETARY
CITY OF SANGER, TX

DATE

REPLAT
OF LOTS 9 AND 10, BLOCK A
PALOMINO BAY ADDITION
BEING 4.398 ACRES
IN THE JOHN MORTON SURVEY,
ABSTRACT NO. 792
ETJ OF THE CITY OF SANGER
DENTON COUNTY, TEXAS



DRAWN BY: D.A. DATE: 08/03/2026 JOB NO: 26161-2 SCALE: 1" = 30' PAGE: 1 OF 1

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

LAKE RAY ROBERTS LAND USE REGULATIONS R-2 RESIDENTIAL ESTATE MEDIUM DENSITY DISTRICT	
MIN. LOT AREA	2 ACRES / 87,120 SQ. FT.
MIN. LOT WIDTH (@ FRONT BLDG. LINE)	125 FEET
MIN. LOT DEPTH	100 FEET
MIN. FRONT YARD	30 FEET
MIN. SIDE YARD	15 FEET / 30 FEET FOR CORNER LOT ADJACENT TO STREETS
MIN. REAR YARD	30 FEET
MAX. HEIGHT	35 FEET
REQUIRED PARKING	2 OFF-STREET PARKING SPACES PER DWELLING UNIT

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

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

OWNERS
ALLEN J. DUGAS JR. &
WESLEY B. CARTWRIGHT
3333 PINNACLE BAY POINTE
LITTLE ELM, TX 75068