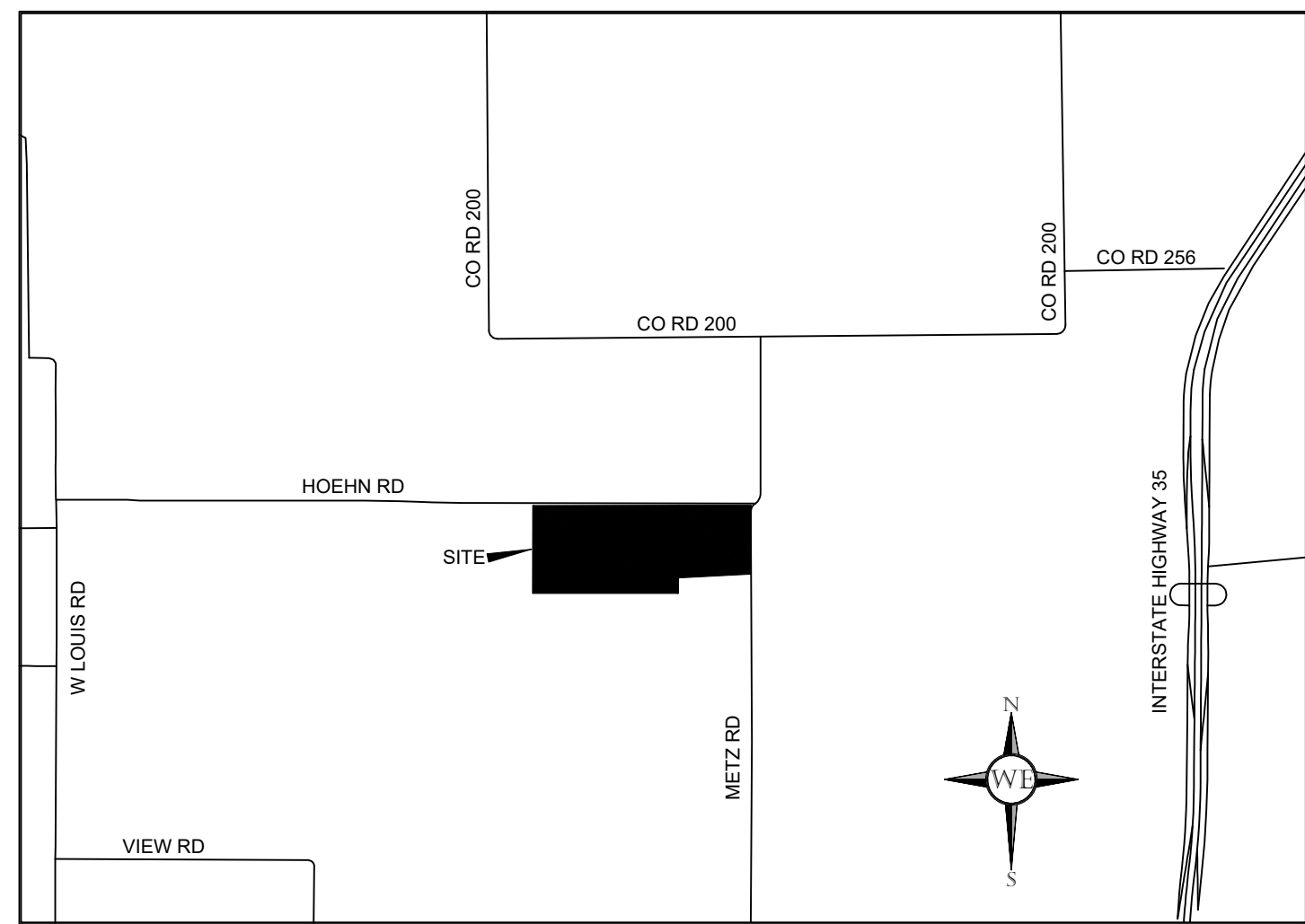


CURVE NO.	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	960.00'	40.94'	002°26'36"	N89°02'45"E	40.94'
C2	1040.00'	41.23'	002°16'18"	N88°57'35"E	41.23'
C3	530.00'	129.56'	014°00'23"	S82°53'52"W	129.24'
C4	66.00'	57.31'	049°45'10"	N66°07'45"W	55.53'
C5	66.00'	87.75'	076°10'33"	S50°54'24"W	81.43'
C6	470.00'	115.81'	014°07'04"	S82°50'31"W	115.52'
C7	66.00'	13.49'	011°42'28"	N32°59'19"W	13.46'
C8	66.00'	66.85'	058°02'01"	N67°51'34"W	64.03'
C9	66.00'	64.41'	055°54'41"	S55°10'05"W	61.88'
C10	66.00'	64.66'	056°07'51"	S00°51'10"E	62.10'
C11	66.00'	64.75'	056°12'51"	S57°01'32"E	62.19'
C12	66.00'	64.76'	056°13'24"	N66°45'21"E	62.20'
C13	66.00'	13.49'	011°42'28"	N32°47'25"E	13.46'
C14	530.00'	130.59'	014°07'04"	N82°50'31"E	130.26'
C15	66.00'	46.13'	040°03'01"	S61°16'40"E	45.20'
C16	66.00'	98.92'	085°52'42"	N55°45'28"E	89.92'
C17	470.00'	101.04'	012°19'02"	N81°56'30"E	100.85'

	PROPERTY LINE
	EASEMENT
R.O.W.	RIGHT OF WAY
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
D.U.E.	DRAINAGE AND UTILITY EASEMENT
V.E.	VISIBILITY EASEMENT
E-E	EDGE TO EDGE



OWNER / DEVELOPER:  
TRACON ENTERPRISES INC  
4925 GREENVILLE AVE STE 200,  
DALLAS, TX, 75206  
CONTACT: KEITH SMITH

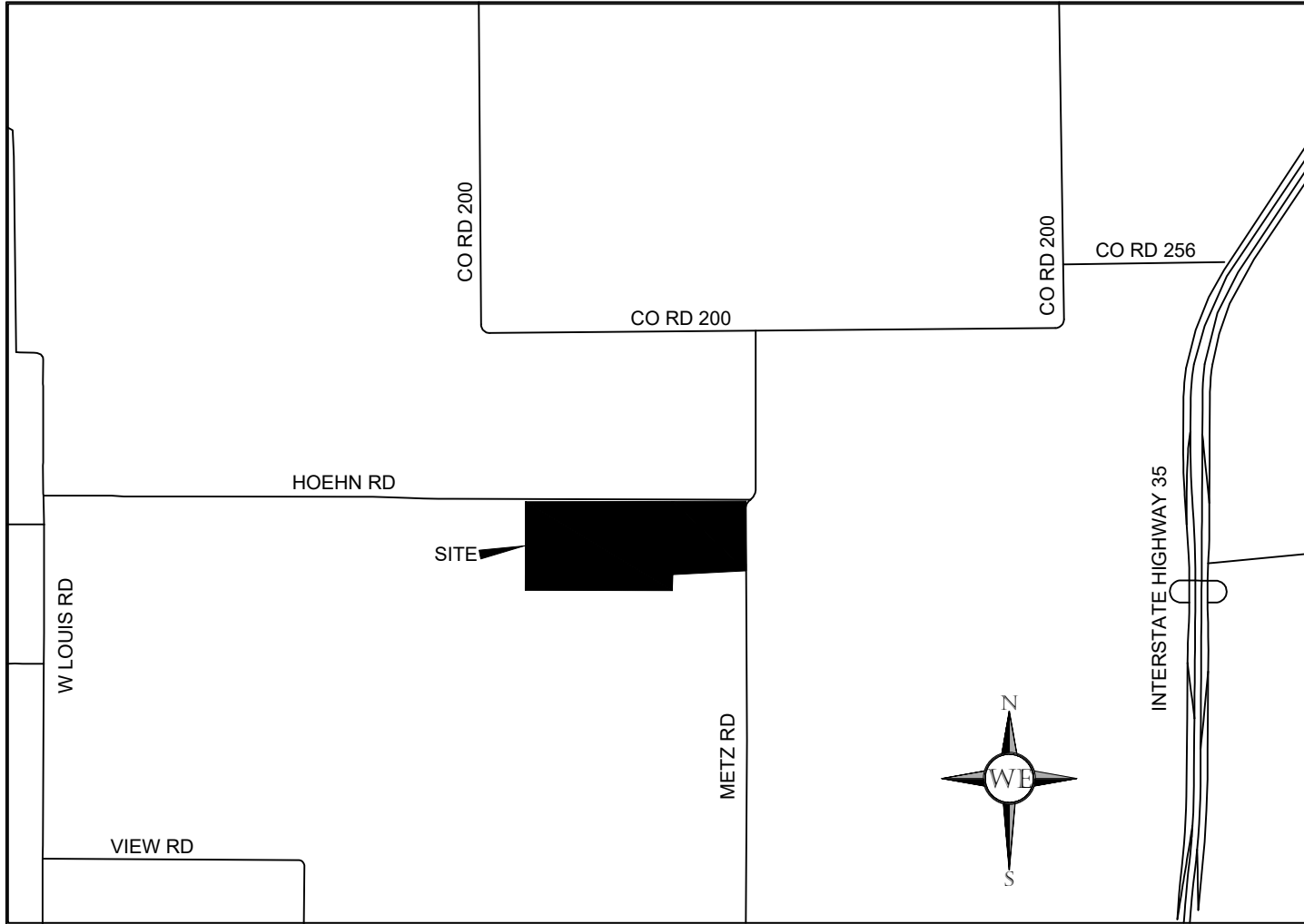
SURVEYOR:  
BURKS LAND SURVEYING  
223 CR 1260  
DECATUR, TX 76255  
CONTACT: QUINT BURKS, RPLS

ENGINEER / APPLICANT:  
WESTFALL ENGINEERING  
CIVIL ENGINEERING CONSULTANTS  
1876 E. FM. #191  
CONTACT: HEATH VOYLES, P.E.  
EMAIL: HEATH@WESTFALLEENGINEERING.COM

FINAL PLAT  
LONESOME DOVE ADDITION  
LOTS 1 - 30, BLOCK A  
5.15 AC R.O.W. DEDICATION  
55.50 ACRES (2,417,492.19 SQ.FT.) OUT OF THE  
WILLIAM MASON SURVEY, ABSTRACT NO. 801  
SANGER ETJ, DENTON COUNTY, TEXAS  
PREPARED: AUGUST 19, 2022







VICINITY MAP  
N.T.S.

STATE OF TEXAS  
COUNTY OF DENTON

We, Tracom Enterprises, Inc, the undersigned, are the owners of the land shown on this plat within the area described by metes and bounds as follows:  
BEING all that certain lot, tract, or parcel of land situated in the William Mason Survey Abstract Number 801 in Denton County, Texas, being all that certain tract of land conveyed by deed from Josephine B. Hoehn to Wilbur Clarence Hoehn recorded in Volume 748, Page 804, Deed Records, Denton County, Texas and being more particularly described as follows:  
BEGINNING at a P. K. nail set for corner in Metz Road, a public roadway, said point being the northeast corner of that certain tract of land conveyed by deed from Fanton R. Hoehn and wife, Anna Mae Hoehn to Charles E. Stobaugh recorded in Volume 2827, Page 965, Real Property Records, Denton County, Texas;  
THENCE South 87°03'28" West, 844.96 feet with the north line of said Stobaugh tract to a fence corner for corner;  
THENCE South 02°12'57" West, 183.22 feet with the north line of said Stobaugh tract to an iron rod set for corner;  
THENCE South 89°55'26" West, 1,687.76 feet with the north line of said Stobaugh tract to an iron rod set for corner in the east line of Lot 6, Block A of Saddle Ridge Estates, an addition to Denton County, Texas according to the plat thereof recorded in Cabinet M, Page 241, Plat Records, Denton County, Texas;  
THENCE North 00°16'06" East, 1,018.38 feet with said east line of said Lot 6, Block A of said Saddle Ridge Estates to an iron rod set for corner in Hoehn Road, a public roadway;  
THENCE North 89°54'03" East, 2,530.63 feet with said Hoehn Road to an iron rod set for corner in said Metz Road;  
THENCE South 00°14'07" East, 798.54 feet with said Metz Road to the PLACE OF BEGINNING and containing 55.50 acres of land.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:  
THAT Tracom Enterprises, Inc, acting herein by and through its duly authorized officer does hereby adopt this plat designating the herein above described property as Lots 1-30, Block A, Lonesome Dove 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, of 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 procuring permission from anyone.

WITNESS MY HAND this \_\_\_\_ day of \_\_\_\_\_, 2022.  
\_\_\_\_\_  
Keith Smith (Tracom representative)

STATE OF TEXAS  
COUNTY OF DENTON

BEFORE ME, the undersigned authority, on this day personally appeared, Keith Smith, known to me to be the person whose name is subscribed to the above and 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 office this \_\_\_\_ day of \_\_\_\_\_, 2022  
\_\_\_\_\_  
Notary Public in and for the State of Texas  
Commission expires: \_\_\_\_\_

STANDARD DENTON COUNTY CONSTRUCTION NOTES:

1. ALL LOTS WILL BE SERVICED BY BOLIVAR WATER.
2. ALL LOTS WILL HAVE SEPTIC SYSTEMS FOR SANITARY SEWER.
3. THE MAINTENANCE OF PAVING, GRADING AND DRAINAGE IMPROVEMENTS AND/OR EASMENTS SHOWN ON THIS PLAT ARE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER AND DOES NOT CONSTITUTE ACCEPTANCE OF SAME FOR MAINTENANCE PURPOSES BY DENTON COUNTY.
4. ALL SURFACE DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATION, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
5. BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN SURFACE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTING THE FLOODWAY IS PROHIBITED.
6. CONSTRUCTION NOT COMPLETE WITHIN TWO YEARS OF THE COMMISSIONERS COURT APPROVAL SHALL BE SUBJECT TO CURRENT COUNTY SUBDIVISION RULES AND REGULATIONS.
7. A DRIVEWAY CULVERT PERMIT MUST BE OBTAINED FROM THE DENTON COUNTY AND BRIDGE DEPARTMENT BY THE OWNER OF EACH LOT PRIOR TO THE CONSTRUCTION, INSTALLATION, OR PLACEMENT OF ANY DRIVEWAY ACCESS IMPROVEMENTS WITHIN THE DEDICATED RIGHT-OR-WAY.
8. NO CONSTRUCTION, WITHOUT WRITTEN APPROVAL FROM DENTON COUNTY SHALL BE ALLOWED WITHIN AN IDENTIFIED "FIRM" FLOODPLAIN AREA, AND THEN ONLY AFTER A DETAILED FLOODPLAIN DEVELOPMENT PERMIT INCLUDING ENGINEERING PLANS AND STUDIES SHOW THAT NO RISE IN THE BASE FLOOD ELEVATION (BFE) WILL RESULT, THAT NO FLOODING WILL RESULT, THAT NO OBSTRUCTION TO THE NATURAL FLOW OF WATER WILL RESULT; AND SUBJECT TO ALL OWNERS OF THE PROPERTY AFFECTED BY SUCH CONSTRUCTION BECOMING A PARTY TO THE REQUEST. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO FOOT ABOVE THE 100-YEAR FLOOD ELEVATION.
9. DENTON COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES; AND THE OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES, AND SAID OWNERS AGREE TO INDEMNIFY AND HOLD HARMLESS DENTON COUNTY FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.

ELECTRIC:  
COSERV  
7701 S STEMMONS  
CORINTH, TX 76065  
(940)321-7844  
WEBSITE: <https://www.coserv.com>

TELEPHONE:  
CENTURYLINK  
450 MAIN ST  
LAKE DALLAS, TX 75065  
(940)227-4202  
WEBSITE: <https://www.centurylink.com>

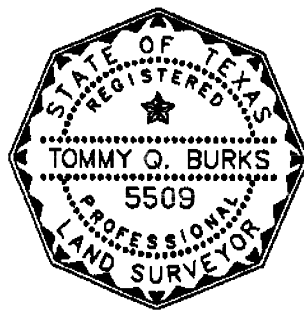
WATER:  
BOLIVAR WATER SUPPLY COMPANY  
4151 FM 455 WEST  
SANGER, TX 76266  
(940)458-3931  
WEBSITE: <https://www.bolivarwatersc.com/>

- GENERAL NOTES:
1. ALL LOTS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE ZONING DISTRICT.
  2. THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND THE APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES DUE.
  3. 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.
  4. 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.
  5. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS, IF ANY, ON THIS PROPERTY.
  6. MINIMUM FINISHED FLOOR ELEVATIONS (FFE) ARE AT LEAST 2 FEET ABOVE THE 100-YEAR FLOODPLAIN.
  7. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A 100-YEAR FLOODPLAIN ACCORDING TO COMMUNITY PANEL NO. 48121C0065G DATED MARCH 18, 2011 OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR DENTON COUNTY, TEXAS.
  8. THE PURPOSE OF THIS PLAT IS TO CREATE A RESIDENTIAL SUBDIVISION.
  9. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (NAD 83).

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 of the property made on the ground under my supervision.

Tommy Q. Burks  
Registered Professional Land Surveyor No. 5509  
Burks Land Surveying  
223 CR 1260  
Decatur, Tx 76234  
FIRM NO. 10069700



OWNER / DEVELOPER:  
TRACOM ENTERPRISES INC  
4025 GREENVILLE AVE STE 200,  
DALLAS, TX, 75206  
CONTACT: KEITH SMITH

SURVEYOR:  
BURKS LAND SURVEYING  
223 CR 1260  
DECATUR, TX 76295  
CONTACT: QUINT BURKS, RPLS

ENGINEER / APPLICANT:  
WESTFALL ENGINEERING  
CIVIL ENGINEERING CONSULTANTS  
TIRE FIRM REG. #19101  
CONTACT: HEATH VOYLES, P.E.  
EMAIL: [HEATH@WESTFALLENGINEERING.COM](mailto:HEATH@WESTFALLENGINEERING.COM)

Approved:	
_____	_____
Chairman, Planning & Zoning Commission City of Sanger, Texas	Date
_____	_____
Mayor City of Sanger, Texas	Date
_____	_____
Attested by	
_____	_____
City Secretary, City of Sanger, Texas	Date

FINAL PLAT  
LONESOME DOVE ADDITION  
LOTS 1 - 30, BLOCK A  
5.15 AC R.O.W. DEDICATION  
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