


- GENERAL NOTES**
- The purpose of this plat is to create one (1) lot of record from three unplatted tracts of land.
 - This property is located in Zone "AE", Zone "AE" Floodway, Zone "X" Shaded, & Zone "X" Unshaded, as scaled from the F.E.M.A. Flood Insurance rate Map dated April 18, 2011 and is located in Community Number 480074 as shown on Map Number 48121C0205G. The location of the Flood Zone is approximate. For additional information regarding Flood Zone designation, please contact 1-(877) FEMA MAP.
 - The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011) State Plane Coordinate System (Texas North Central Zone - 4202).
 - 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.
 - All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
 - The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011) Datum.
 - All lots comply with the minimum size requirements of the zoning district.
 - This property may be subject to charges 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 teh HOA/POA. Any common area with in the City's right-of-way will require a facilities agreement, to be reviewed and approved by the City.
 - 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 floodplain.
 - Sanitary sewer to be handled by facilities approved by the Denton County Public Health Department.
 - All surface drainage easements shall be kept clear of fences, buildings, foundations, plantings, and other obstructions to the operation and maintenance of the drainage easement.
 - The maintenance of paving, grading and drainage improvements and/or easements shown on this plat are the responsibility of the individual property owners and do not constitute acceptance of same for maintenance purposes by Denton County.
 - Construction not complete within two years of the Commissioners Court approval shall be subject to current County Subdivision Rules and Regulations.
 - A driveway culvert must be obtained from Development Services by the owner of each lot prior to the construction, installation or placements of any driveway access improvements within the dedicated right-of-way.
 - 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 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 part to the request. Where construction is permitted, all finished flood elevations shall be a minimum of two-foot above the 100-year flood elevation.
 - Blocking the flow of water or construction improvements in surface drainage easements, and filling or obstruction the floodway is prohibited.
 - Denton County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
 - 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.
 - 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 our of the resulting from performance of the obligations of said owners set forth in this paragraph.
 - Elevations shown on this survey are based on GPS observations utilizing the AllTerra RTK Network. North American Vertical Datum of 1988 (Geoid 12B).
 - This area is serviced by Bolivar Water Supply Corporation, 4151 FM 455 West, Sanger, TX. (940) 458-3931.
 - Water is currently provided by well
 - Electric service provided by Coserve Electric, 1701 Lakeview Blvd., Denton, TX (940) 383-1671.

FINAL PLAT
MO ADDITION
LOT 1, BLOCK A
1 LOT / 38.16 ACRES

BEING ALL OF A CALLED 37.93 ACRE TRACT, 0.13 ACRE TRACT & 0.066 ACRE TRACT RECORDED IN DOC. NO. 2018-11604, 2022-4118 & 2018-43754, OFFICIAL RECORDS, DENTON COUNTY, TEXAS,
IN THE P. BLACK SURVEY, ABSTRACT No. 103,
E. HALL SURVEY, ABSTRACT No. 1523
IN THE ETJ OF THE CITY OF SANGER, DENTON COUNTY, TEXAS

DATE OF PREPARATION: 1/17/2023

Project	2005.033-03
Date	02/23/2023
Drafter	EN



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