

OWNERS DEDICATION:

WHEREAS DREW ERIN HALL IS THE OWNER OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE B.F. LYNCH, ABSTRACT NUMBER 725, DENTON COUNTY, TEXAS AND BEING ALL OF LOT 13R-1, BLOCK 1 OF THE REPLAT OF LOT 13, BLOCK 1 OF CORRIDA ESTATES AS SHOWN ON THE PLAT THEREOF RECORDED IN DOCUMENT NUMBER 2025-176 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE TRACT BEING DESCRIBED HEREIN, AT A 1/2" IRON ROD FOUND FOR CORNER IN THE EAST RIGHT-OF-WAY LINE OF CORRIDA LANE, AND AT THE NORTHWEST CORNER OF SAID LOT 13R-1;

THENCE SOUTH 89 DEGREES 29 MINUTES 02 SECONDS EAST, WITH THE NORTH LINE OF SAID LOT 13, A DISTANCE OF 356.68 FEET TO A CAPPED IRON ROD SET (LABELED 4857 TYPICAL) FOR NORTHEAST CORNER OF SAID LOT 13R-1;

THENCE SOUTH 00 DEGREES 43 MINUTES 19 SECONDS WEST A DISTANCE OF 488.14 FEET TO A CAPPED IRON ROD SET FOR SOUTHEAST CORNER OF SAID LOT 13R-1;

THENCE SOUTH 89 DEGREES 02 MINUTES 30 SECONDS WEST A DISTANCE OF 386.30 FEET TO A CAPPED IRON ROD SET FOR CORNER IN THE SAID EAST RIGHT-OF-WAY LINE AND AT THE SOUTHWEST CORNER OF SAID LOT 13R-1;

THENCE WITH THE WEST LINE OF SAID LOT 13R-1 AND SAID EAST RIGHT-OF-WAY LINE, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- NORTH 00 DEGREES 37 MINUTES 46 SECONDS EAST A DISTANCE OF 446.03 FEET TO A CAPPED IRON ROD SET FOR CORNER;
- A CURVE TO THE LEFT AN ARC LENGTH OF 63.13 FEET, A RADIUS OF 60.00 FEET, AND WHOSE CHORD BEARS NORTH 30 DEGREES 46 MINUTES 18 SECONDS EAST, WITH A CHORD LENGTH OF 60.26 FEET TO THE PLACE OF BEGINNING AND CONTAINING 4.350 ACRES OF LAND, MORE OR LESS.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, DREW ERIN HALL, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS HALL ACRES, AN ADDITION TO THE COUNTY OF DENTON, 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, 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 UTILITY ENTITIES SHALL HAVE THE RIGHT TO ACCESS AND MAINTAIN ALL RESPECTIVE EASEMENTS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING PERMISSION FROM ANYONE.

DREW ERIN HALL DATE

STATE OF TEXAS
COUNTY OF

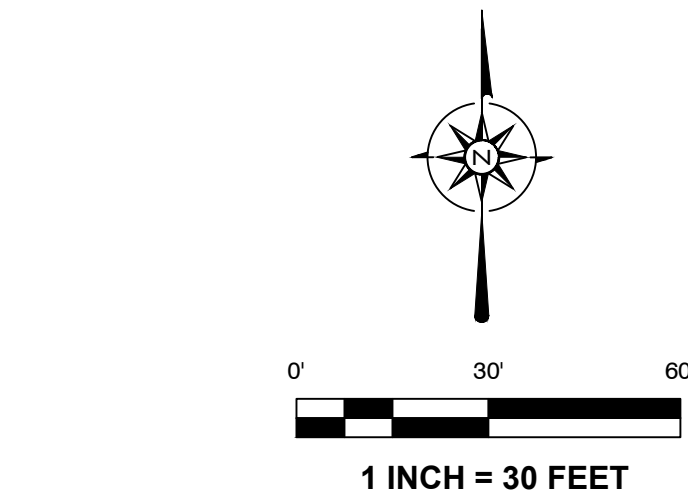
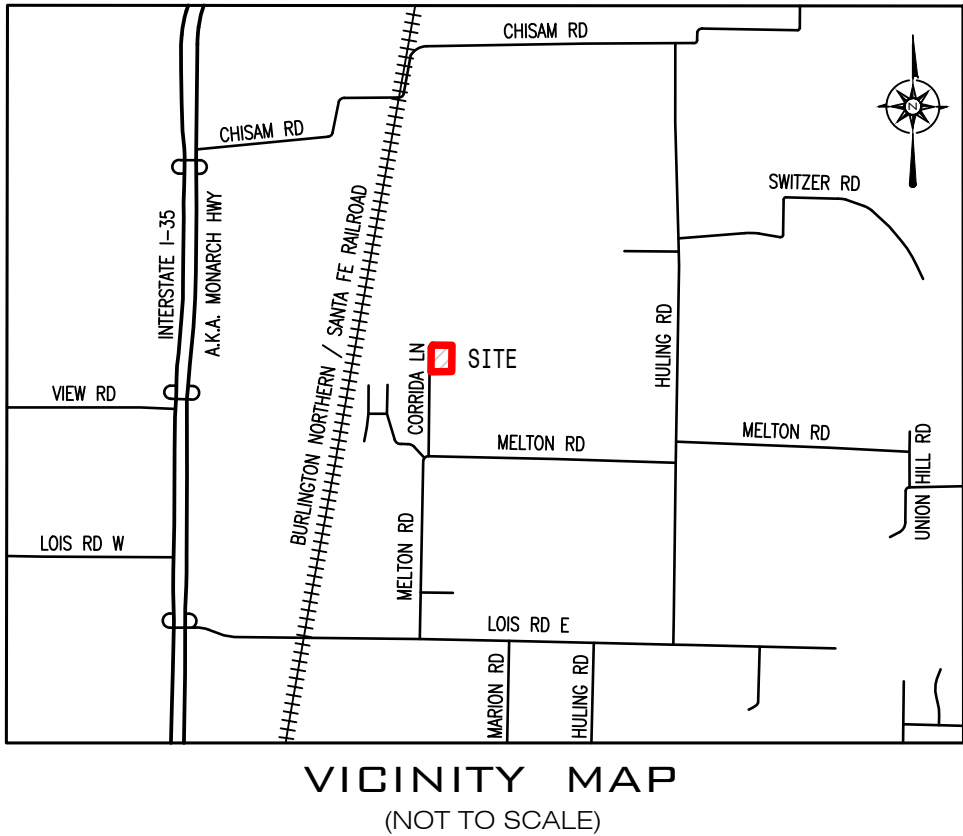
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DREW ERIN HALL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF 2025.

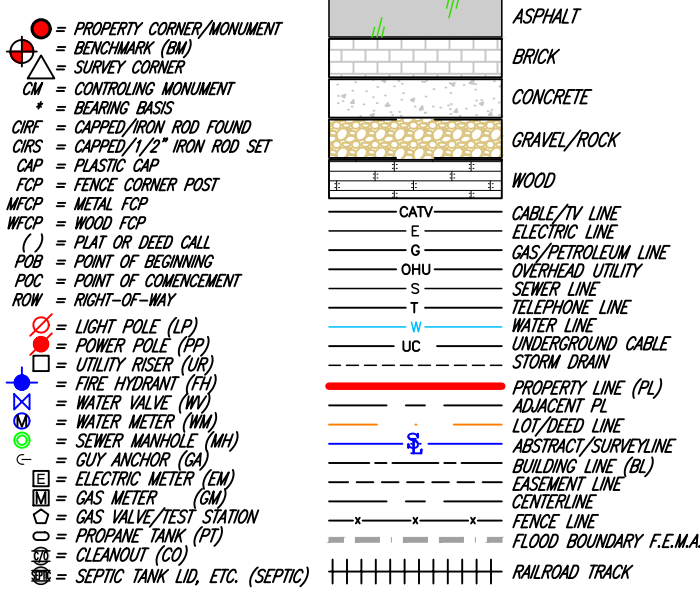
NOTARY PUBLIC, TEXAS

STANDARD NOTES:

- FLOOD STATEMENT:** I HAVE EXAMINED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR 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 0070 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 SUPPLIED BY "BOLIVAR WATER SUPPLY CORPORATION" CONTACT: (940) 458-3931; 4151 FM 455 W, SANGER, TX 76266.
- 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 13R-1, BLOCK 1 OF THE REPLAT OF LOT 13, BLOCK 1 OF CORRIDA ESTATES INTO FOUR (4) 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.



LEGEND



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	60.00'	63.13'	60.26'	N 30°46'18" E	60°17'01"

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



OWNER:
DREW ERIN HALL
11100 INDIAN TRAIL
SANGER, TX 76266
DREW@HALLREALESTATETEXAS.COM

SURVEYOR:
JOHN THOMPSON
111 N. DIXON ST
GAINESVILLE, TX 76240
(940) 665-9105
JT@ALLAMERICANSURVEYING.COM

UTILITY PROVIDERS:

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

WATER:
BOLIVAR WATER SUPPLY CORPORATION
4151 F.M. 455
SANGER, TX, 76266
(940) 458-7050

SEWER:
SEPTIC SYSTEMS

APPROVED AND ACCEPTED

CHAIRMAN, PLANNING & ZONING COMMISSION
CITY OF SANGER

DATE

FINAL PLAT
HALL ACRES
LOTS 1 THRU 4, BLOCK A
4 LOTS
BEING 4.350 ACRES
BEING ALL OF LOT 13R-1 OF
THE REPLAT OF LOT 13, BLOCK 1 OF
CORRIDA ESTATES
IN THE B.F. LYNCH SURVEY,
ABSTRACT NO. 725
ETJ OF THE CITY OF SANGER
DENTON COUNTY, TEXAS



111 N. DIXON ST.
GAINESVILLE, TX 76240
PH. 940-665-9105
TPLS FIRM NO. 10046800

DRAWN BY	DATE	JOB NO	SCALE	PAGE
D.A.	06/04/2025	25144	1" = 30'	1 OF 1

FOR PRELIMINARY
REVIEW ONLY