

ATTROVED AND ACCETIED		
CHAIRMAN, PLANNING AND ZONING COMMISSION CITY OF SANGER, TX	DATE	
MAYOR CITY OF SANGER, TX	DATE	
ATTESTED BY:		
CITY SECRETARY	DATE	

Y:\JOBS\JOBS 2022\220318\Plats\220318 Jones Road - Sanger ETJ\Drawings\220318 FP EXECUTE 2023-10-13.dwg, 10/16/2023 12:35:35 PM, PDF-XChange Standard

	STATE OF TEXAS COUNTY OF DENTON
	I, KENNETH A. ZOLLINGER, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AND ACTUAL SURVEY MADE ON THE GROUND AND THAT THE MONUMENTS SHOWN HEREON WERE FOUND OR PLACED WITH 1/2" IRON RODS CAPPED "KAZ" UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF SANGER, DENTON COUNTY, TEXAS.
	A.E.O.F. 7/S
	KENNETH A. ZOLLINGER R.P.L.S. # 5312 DATE  KENNETH A. ZOLLINGER R.P.L.S. # 5312
ATE	STATE OF TEXAS  COUNTY OF DENTON
	BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KENNETH A. ZOLLINGER, 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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
ATE	GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS DAY OF, 2023.
	NOTARY PUBLIC, DENTON COUNTY, TEXAS.
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STATE OF TEXAS COUNTY OF DENTON OWNER'S CERTIFICATION

WHEREAS; HWY 377 Partners, LTD., is the owner of all that certain tract of land lying and being situated in the John Morton Survey, Abstract Number 792, Denton County, Texas, being a portion of that called 249.343 tract of land described in a deed to HWY 377 Partners, LTD. as recorded in Instrument Number 2005-128287 of the Real Property Records of Denton County, Texas (R.P.R.D.C.T.), and being more particularly described by metes & bounds as follows:

BEGINNING at a MAG nail found in the approximate centerline of Jones Road for the Southeast corner of said called 249.343 acre tract and the Northeast corner of a tract of land described in a deed to Mary Phyllis Monk, as recorded in Instrument number 2016-163779, R.P.R.D.C.T.;

THENCE along the South property line of said called 249.343 acre tract and the North property lines of said Monk tract and a tract of land described in a deed to Ross McNeill and Janet Hollingsworth, as recorded in Instrument Number 2020-212555, R.P.R.D.C.T., North 88 degrees 27 minutes 34 seconds West, a distance of 466.92 feet to a capped 1/2 inch iron rod stamped "RPLS 4857" found for an angle point in the South line of said called 249.343 acre tract and the North line of said McNeill and Hollingsworth tract;

THENCE continuing along the South property line of said called 249.343 acre tract, along the North property line of said McNeill and Hollingsworth tract, the North property line of a tract of land described in a deed to Joe Don Pirke, as recorded in Instrument Number 2020-134888, R.P.R.D.C.T., the North property line of a tract of land described in a deed to Miracle 6, LLC, as recorded in Instrument Number 2020-134890, R.P.R.D.C.T., and the North property line of a tract of land described in a deed to BITS1986, LLC, as recorded in Instrument Number 2021-162634, R.P.R.D.C.T., North 88 degrees 27 minutes 46 seconds West, a distance of 2495.64 feet to a capped 1/2 inch iron rod stamped "KAZ" found for comer on the South property line of same and the North property line of said BITS1986, LLC tract;

THENCE continuing across said called 249.343 acre tract, North 29 degrees 46 minutes 36 seconds East, a distance of 291.16 feet to a 4 inch wood fence corner post found for corner, bein line common to said called 249.343 acre tract and USA Tract Number 521-2 recorded in Volume 6, Page 139 of the Lis Pendens Records of Denton County, Texas (L.P.R.D.C.T.); THENCE across said called 249.343 acre tract, North 01 degrees 26 minutes 06 second East, a distance of 66.96 feet to a capped 1/2 inch iron rod stamped "KAZ" found for an angle point;

THENCE along a line common to said called 249.343 acre tract and said USA Tract Number 521-2 as follows:

North 29 degrees 56 minutes 52 seconds East, a distance of 564.18 feet to a 1/2 inch iron rod found for corner;

North 89 degrees 25 minutes 27 seconds East, a distance of 345.12 feet to a 1/2 inch iron rod found for corner;

North 31 degrees 15 minutes 39 seconds East, a distance of 363.29 feet to a 6 inch wood fence comer post four

North 82 degrees 29 minutes 54 seconds East, a distance of 614.63 feet to a 1/2 inch iron rod found for corner;

North 32 degrees 33 minutes 58 seconds East, a distance of 264.47 feet to a 1/2 inch iron rod found for corner R.P.R.D.C.T., being a corner common to said USA Tract Number 521-2 and said called 249.343 acre tract; in the South line of USA Tract Number 520-1, recorded in Volume 1517, Page 107,

THENCE along a line common to said called 249.343 acre tract and said USA Tract Number 520-1, South 88 degrees 20 minutes 22 seconds East, a distance of 380.72 feet to a 1/2 inch iron rod found for corner in the South line of said USA Tract Number 520-1, being a corner common to said called 249.343 acre tract and USA Tract Number 521-1, recorded in Volume 6, Page 139, L.P.R.D.C.T.;

THENCE along a line common to said called 249.343 acre tract and said USA Tract Number 521-1 as follows: South 26 degrees 21 minutes 58 seconds West, a distance of 936.26 feet to a capped 1/2 inch iron rod stamped "KAZ" found for corner;

South 63 degrees 28 minutes 27 seconds East, a distance of 539.86 feet to a 100D nail found for corner;

North 75 degrees 07 itract and the Southea 7 minutes 11 seconds East, a distance of 845.89 feet to a MAG nail found in the appreast corner of said USA Tract Number 521-1; ate centerline of Jones Road, being the Eas

THENCE along the approximate centerline of Jones Road with the East property line of said called 249.343 acre tract, South 01 degrees 33 minutes 02 seconds West, a distance of 631.61 feet to the POINT OF BEGINNING, containing 54.34 acres of land, more or less.

## OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

THAT, HWY 377 Partners, Ltd., acting herein by and through its duly authorized officer, does hereby adopt this plat designating the hereinabove described property as Lots 1 - 23 and Lots 1X - 3X, Block A of Palomino Bay Addition, an addition to the City of Sanger, Denton County, 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 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. NITNESS MY HAN , OWNER

TITLE AND COMPANY

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF DENT BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, 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 PURPOSES AND CONSIDERATIONS THEREIN AND IN THE CAPACITY THEREIN STATED.

GIVEN MY MY HAND AND SEAL OF OFFICE THIS THE DAY OF

NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_COUNTY

THE PURPOSE OF THIS PLAT IS UNPLATTED TRACT OF LAND INTLOTS, THREE (3) PRIVATE OPEN STREETS. TO SUBDIVIDE PART OF AN TO TWENTY-THREE (23) RESIDENTIAL SPACE LOTS AND TWO 60' PRIVATE

LOTS 1 - 23 & LOTS 1X - 3X, BLOCK A **FINAL PLAT** 

23 RESIDENTIAL LOTS, 2 OPEN SPACE LOTS AND 5.638-ACRES OF PALOMINO BAY ADDITION RIGHT-OF-WAY DEDICATION

BEING 54.34 ACRES IN THE
JOHN MORTON SURVEY, ABSTRACT NUMBER 792
CITY OF SANGER EXTRATERRITORIAL JURISDICTION (ETJ),
DENTON COUNTY, TEXAS

m∢⊏ 1720 WESTMINSTER DENTON, TX 76205 (940)382-3446 KENNETH A. ZOLLINGER

WESTWOOD REAL ESTATE DEVELOPMENT
1000 TEXAN TRAIL, SUITE 200
GRAPEVINE, TEXAS 76051
PHONE: (817) 442-0000
CONTACT: CLINT BAKER

KAZ SURVEYING, INC. 1720 WESTMINSTER STREET DENTON, TEXAS 76205 PHONE: (940) 382-3446 TBPLS FIRM #10002100

HWY 377 PARTNERS, LTD.
611 SOUTH MAIN ST.
GRAPEVINE, TEXAS 76051
PHONE: (817) 416-4843
CONTACT: GARY HAZLEWOOD

EIKON CONSULTING GROUP 6513 WINDCREST DR. #150 PLANO, TEXAS 75024 PHONE: (972) 473-8919 CONTACT: ARNDREYA HOWARD