

LOT INFORMATION

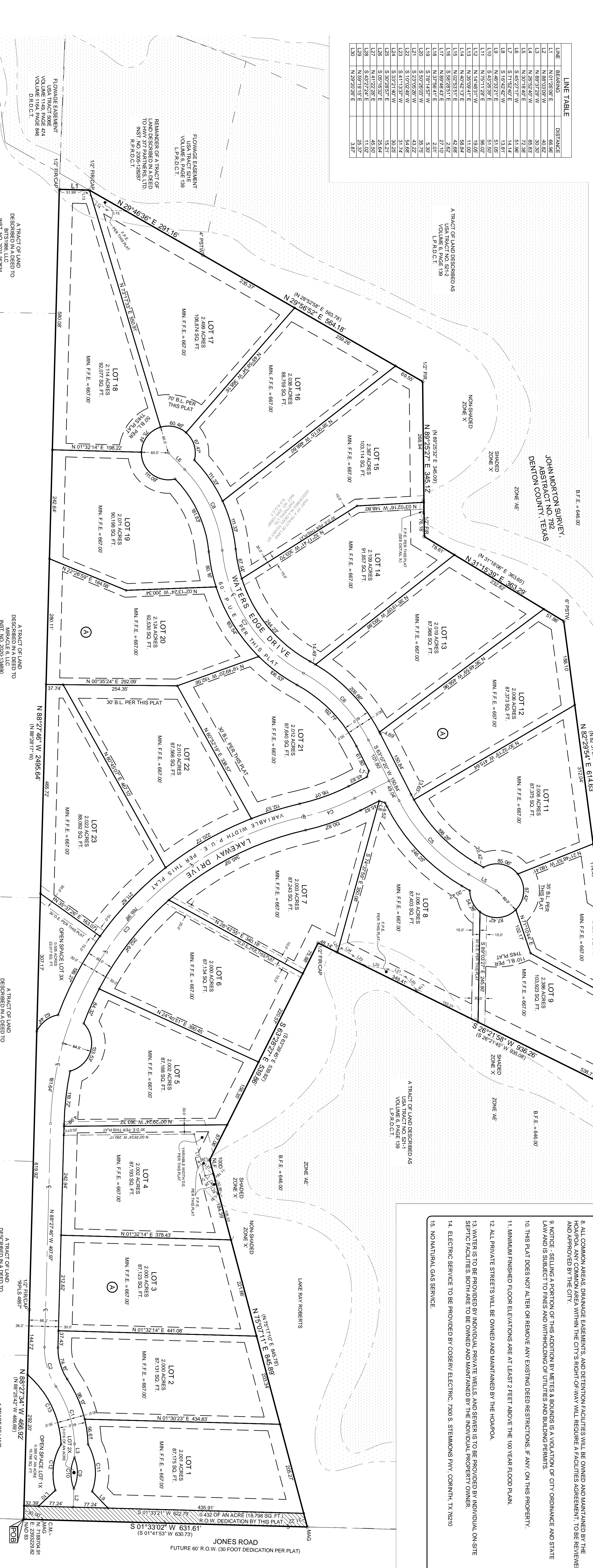
LOT NO.	ACREAGE	SQUARE FOOTAGE	LOT WIDTH AT FRONT BUILDING LINE
1	2.001	87,175	208.13
2	2.000	87,131	207.92
3	2.000	87,131	207.92
4	2.002	87,186	208.40
5	2.002	87,186	208.40
6	2.000	87,134	207.92
7	2.003	87,249	208.48
8	2.000	87,134	207.92
9	2.000	87,134	207.92
10	2.012	87,365	209.19
11	2.006	87,319	208.89
12	2.006	87,319	208.89
13	2.006	87,319	208.89
14	2.006	87,319	208.89
15	2.006	87,319	208.89
16	2.008	87,365	209.19
17	2.000	87,134	207.92
18	2.000	87,134	207.92
19	2.011	87,365	209.19
20	2.012	87,365	209.19
21	2.012	87,365	209.19
22	2.012	87,365	209.19
23	2.022	88,002	209.24

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	DELTA ANGLE
C1	246.00	133.87	S 72°01'16" W	31°46'33"
C2	246.00	133.87	N 72°01'16" W	31°46'33"
C3	750.00	322.99	N 23°50'07" W	59°24'16"
C4	500.00	123.42	N 19°48'23" W	14°06'30"
C5	400.00	229.07	N 26°58'10" W	32°46'41"
C6	350.00	210.78	N 46°52'12" W	34°30'17"
C7	350.00	210.78	S 59°51'44" W	59°49'21"
C8	350.00	210.78	S 88°54'23" E	46°48'41"
C9	88.00	21.90	S 88°54'23" E	46°48'41"
C10	88.00	21.90	N 88°54'23" W	46°48'41"
C11	128.00	108.29	N 88°54'23" W	46°48'41"
C12	128.00	108.29	N 88°54'23" W	46°48'41"
C13	128.00	108.29	S 88°54'23" E	46°48'41"
C14	128.00	108.29	S 88°54'23" E	46°48'41"
C15	173.00	172.21	S 84°18'32" W	47°15'01"

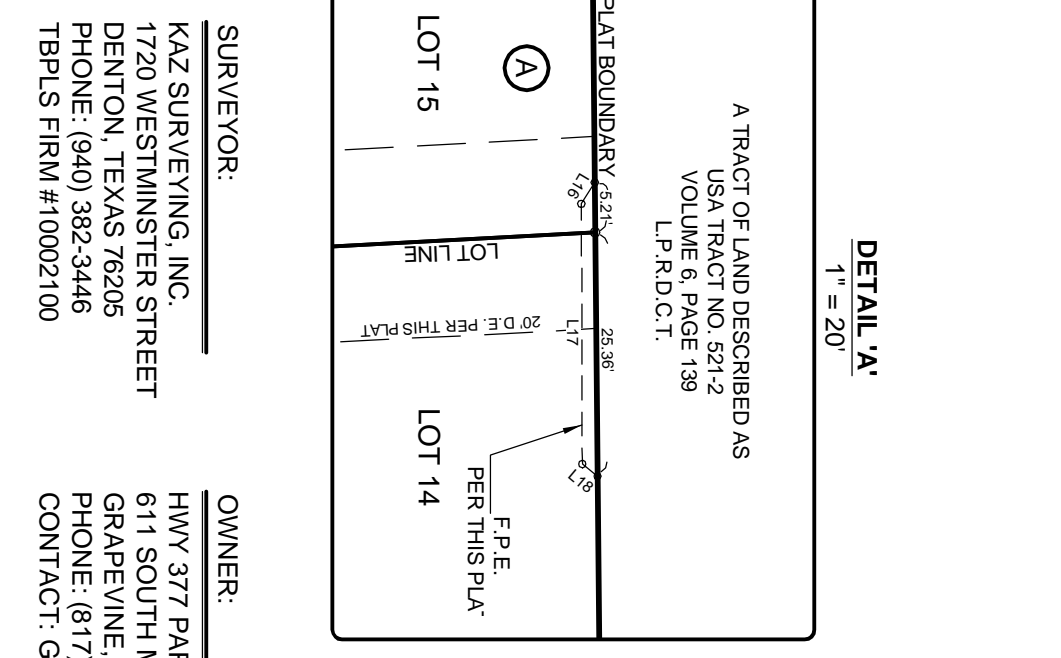
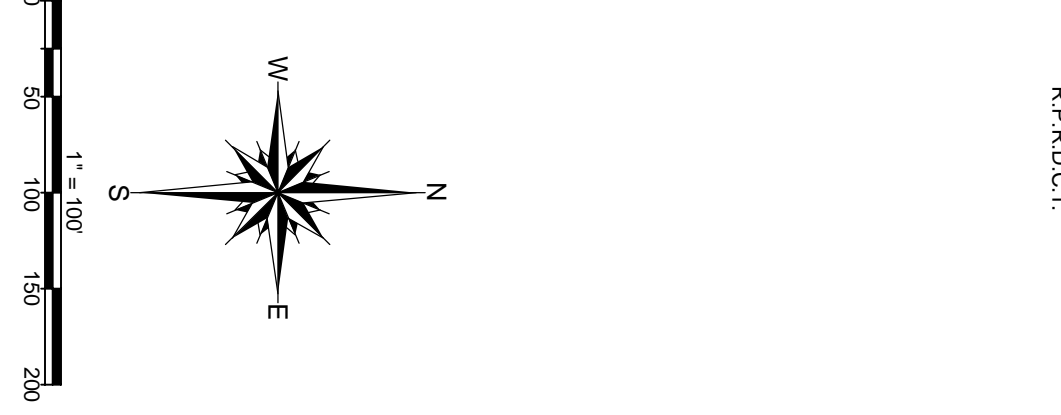
LINE TABLE

LINE	BEARING	DISTANCE
L1	N 01°29'06" E	66.96
L2	N 89°09'09" W	40.82
L3	N 89°37'29" W	30.30
L4	N 52°58'40" E	29.28
L5	S 45°27'17" W	51.86
L6	S 71°52'40" E	14.14
L7	S 16°42'42" W	13.81
L8	N 46°39'21" E	51.05
L9	N 51°11'28" E	96.02
L10	N 51°11'28" E	96.02
L11	N 51°11'28" E	96.02
L12	N 44°48'31" W	19.05
L13	N 02°47'13" E	39.84
L14	N 89°09'09" W	11.00
L15	S 82°29'15" E	2.62
L16	S 82°29'15" E	27.01
L17	N 89°48'43" E	2.01
L18	N 89°48'43" E	5.90
L19	S 87°58'41" E	2.01
L20	S 87°58'41" E	5.90
L21	S 21°06'28" W	43.22
L22	S 10°05'48" W	54.69
L23	S 41°13'37" W	31.74
L24	S 33°21'40" W	30.25
L25	S 02°02'33" E	15.21
L26	S 02°02'33" E	15.21
L27	N 41°22'28" E	46.50
L28	S 43°27'24" E	11.02
L29	N 89°18'15" E	25.37
L30	N 29°20'26" E	3.87



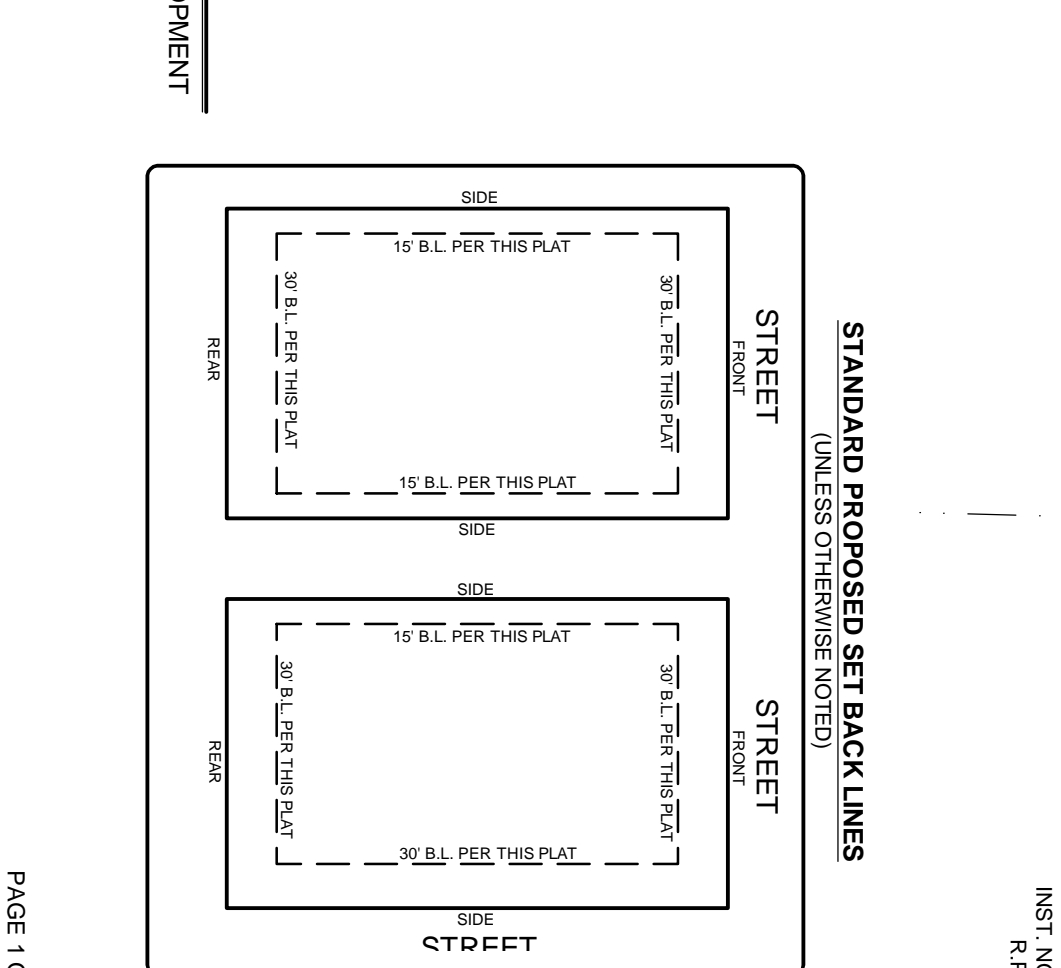
LEGEND

R.O.W. = RIGHT-OF-WAY
 F.F.E. = FINISH FLOOR ELEVATION
 F.I.R. = IRON ROD FOUND
 F.I.R.C.A.P. = CAPPED IRON ROD FOUND
 F.I.R.S.T.V. = WOOD FENCE CORNER POST
 M.A.G. = MAGNAIL
 S.I.R. = CAPPED IRON ROD SET
 C.P. = PLAT OF DEED CALL
 R.P.R.D.C.T. = REAL PROPERTY RECORDS DENTON COUNTY TEXAS
 P.U.E. = PRIVATE UTILITY EASEMENT
 P.L.E. = PRANAGE EASEMENT
 N.P.E. = NARRATIVE EASEMENT
 E. = EASTING
 M.D.83 = NORTH AMERICAN DATUM OF 1983
 C.M. = CENTERLINE OF ROAD



LAKE RAY ROBERTS LAND USE REGULATIONS
 R-2 RESIDENTIAL ESTATE MEDIUM DENSITY DISTRICT

MIN. LOT AREA	MIN. LOT WITH @ FRONT BLDG. LINE	MIN. LOT DEPTH	MIN. FRONT YARD	MIN. SIDE YARD	MIN. REAR YARD	MAX. HEIGHT	REQUIRED PARKING
2 ACRES/87,120 SQ. FT.	125 FEET	100 FEET	30 FEET	15 FEET/30 FEET FOR CORNER LOT	ADJACENT TO STREETS	35 FEET	2 OFF-STREET PARKING SPACES PER DWELLING UNIT



KAZ SURVEYING
 1720 WESTMANSTER DENON, TX 76205
 (817) 382-3440
 JOB NUMBER: 220318
 DATE: 10-16-2022
 R.F.L.S. KENNETH A. ZOLLINGER
 TX RFR REGISTRATION # 14000710

FINAL PLAT
LOTS 1 - 23 & LOTS 1X - 3X, BLOCK A PALOMINO BAY ADDITION
RIGHT-OF-WAY DEDICATION
 BEING 54.34 ACRES IN THE CITY OF SANGER EXTRA-TERRITORIAL JURISDICTION (ET/J), DENTON COUNTY, TEXAS

- GENERAL NOTES**
- ALL CORNERS ARE MARKED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNLESS OTHERWISE NOTED.
 - FLOOD STATEMENT: I HAVE REVIEWED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR DENTON COUNTY, COMMUNITY NUMBER 48074, EFFECTIVE DATE 4-18-2011, AND THAT MAP INDICATES AS SCALED THAT A PORTION OF THIS PROPERTY IS WITHIN NON-SHADED ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD (500-YEAR), AND A PORTION OF THIS PROPERTY IS WITHIN SHADDED ZONE X, DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD. THE MINIMUM ANNUAL CHANCE FLOOD PROTECTION SHALL BE AT LEAST AN ANNUAL CHANCE FLOOD AS SHOWN ON PANEL 90 G OF SAID MAP.
 - THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE PART OF AN UNPLATTED TRACT OF LAND INTO TWENTY-THREE (23) RESIDENTIAL LOTS. THESE (23) PRIVATE OPEN SPACE LOTS AND 60' PRIVATE STREETS.
 - NOTE: BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.
 - THE SUBJECT TRACT SHOWN IS WITHIN SANGER EXTRA-TERRITORIAL JURISDICTION (ET/J).
 - ALL LOTS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE ZONING DISTRICT.
 - THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES. IF 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 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: A PORTION OF THIS ADDITION BY METES & BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHDRAWING OF UTILITIES AND BUILDING PERMITS.
 - THIS PLAT DOES NOT ALTER OR REMOVE ANY EXISTING DEED RESTRICTIONS. IF ANY, ON THIS PROPERTY.
 - MINIMUM FINISHED FLOOR ELEVATIONS ARE AT LEAST 2 FEET ABOVE THE 100-YEAR FLOOD PLAN.
 - ALL PRIVATE STREETS WILL BE OWNED AND MAINTAINED BY THE HOA/POA.
 - WATER IS TO BE PROVIDED BY INDIVIDUAL PRIVATE WELLS, AND SEWER IS TO BE PROVIDED BY INDIVIDUAL ON-SITE SEPTIC FACILITIES. BOTH ARE TO BE OWNED AND MAINTAINED BY THE INDIVIDUAL PROPERTY OWNER.
 - ELECTRIC SERVICE TO BE PROVIDED BY COSEWY ELECTRIC, 2900 S. STEMMONS Fwy, CORNWALL, TX 76210.
 - NO NATURAL GAS SERVICE.

