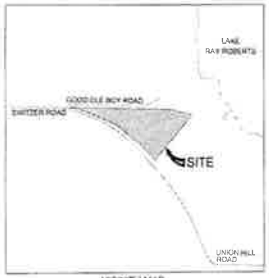
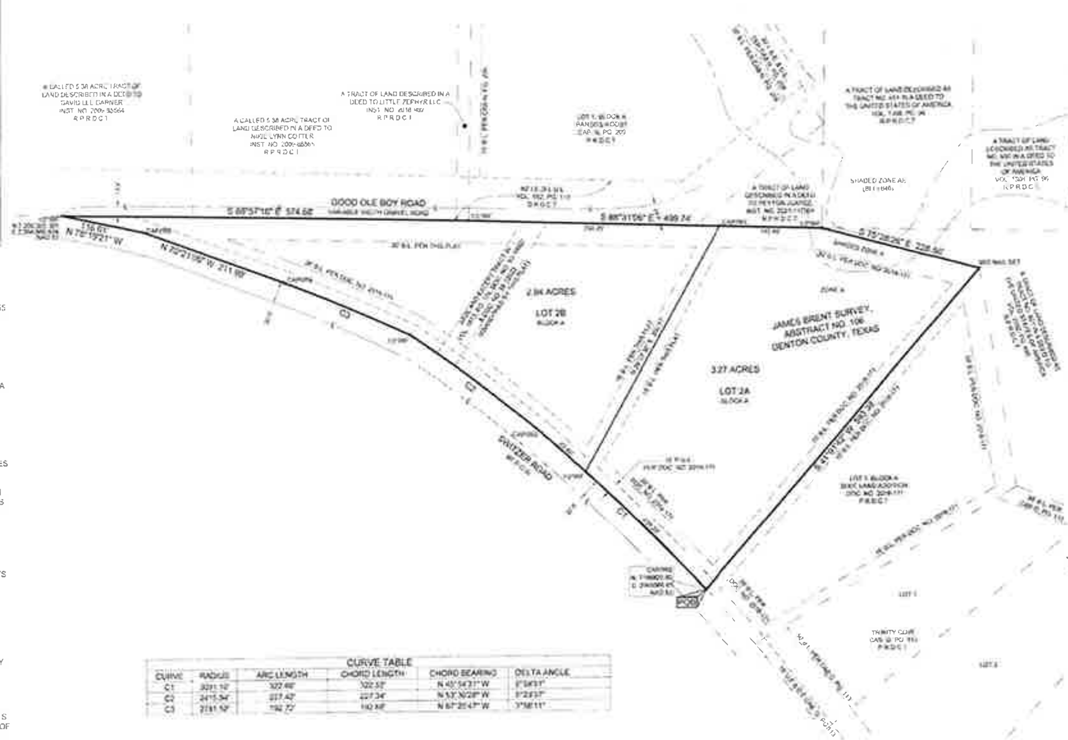


VICINITY MAP
NOT TO SCALE



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	3091.10'	322.66'	322.52'	N 45°54'31" W	5°58'53"
C2	2415.94'	227.42'	227.34'	N 53°30'26" W	5°23'37"
C3	2781.52'	192.72'	192.68'	N 87°25'47" W	3°58'11"

GENERAL PLAT NOTES

1 WATER SERVICE TO BE PROVIDED BY BOLIVAR WATER 4151 FM 455 WEST
SANGER TX 76266 (940) 458-3931

2 SANITARY SEWER TO BE HANDLED BY PRIVATE FACILITIES APPROVED BY THE DENTON COUNTY HEALTH DEPARTMENT

3 TELEPHONE SERVICE TO BE PROVIDED BY AT&T MOBILITY CELL PHONE SERVICE, P O BOX 537104, ATLANTA, GA 30353

4 ELECTRIC SERVICE TO BE PROVIDED BY COSERV ELECTRIC 7701 SOUTH STEMMONS, CORINTH, TX 76210 (800) 274-4014

5 FLOOD STATEMENT: I HAVE REVIEWED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE DENTON COUNTY, COMMUNITY NUMBER 480774 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)", A PORTION OF THIS PROPERTY IS WITHIN "SHADED ZONE X" DEFINED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD" AS SHOWN ON PANEL 70 G OF SAID MAP.

6 THE PURPOSE OF THIS REPLAT IS TO CREATE 2 RESIDENTIAL LOTS FROM 1 EXISTING LOT.

7 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

8 THE CITY OF DENTON DOES NOT APPROVE PLATS FOR PROPERTY LOCATED IN THEIR DIVISION 2 ETJ BASED ON AN ICA WITH DENTON COUNTY REGARDING PLATTING IN THE ETJ.

9 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.

IMPROVEMENT STATEMENT:

1 THE MAINTENANCE OF PAVING, GRADING AND DRAINAGE IMPROVEMENTS AND/OR EASEMENTS SHOWN ON THIS PLAT ARE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNERS AND DOES NOT CONSTITUTE ACCEPTANCE OF SAME FOR MAINTENANCE PURPOSES BY DENTON COUNTY.

2 ALL SURFACE DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.

3 BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN SURFACE DRAINAGE EASEMENTS AND FILLING OR OBSTRUCTING THE FLOODWAY IS PROHIBITED.

4 DENTON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.

5 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 ROAD AND BRIDGE DEPARTMENTS BY THE OWNER OF EACH LOT PRIOR TO THE CONSTRUCTION, INSTALLATION OR PLACEMENT OF ANY DRIVEWAY ACCESS IMPROVEMENTS WITHIN THE DEDICATED RIGHT-OF-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 FEET 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."

10 THIS PROPERTY IS LOCATED WITHIN THE LAKE RAY ROBERTS LAND USE ORDINANCE JURISDICTION AND IS THEREFORE SUBJECT TO THE ORDINANCE. THIS PROPERTY IS ZONED R2.

LEGEND

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

OWNER
MICHAEL S. BERRY & DIXIE BERRY
RT. 2 BOX 2560
SANGER, TX 76266
PHONE (940) 230-3362

OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS, Michael S. Berry and Dixie Berry, are the owners of all that certain tract of land situated in the James Brent Survey, Abstract Number 106, Denton County, Texas, being all of Lot 2 in Block A of Dixie Land Addition, an addition Denton County, Texas, according to the Plat thereof recorded in Document Number 2018-171 of the Plat Records Denton County, Texas (P.R.D.C.T.), and being more particularly described by metes & bounds as follows:

BEGINNING at a 1/2" iron rod w/cap stamped "KAZ" set for corner in the Northeast margin of Switzer Road, for the Southerly Southwest corner of said Lot 2 and Westerly Northwest corner of Lot 1 in Block A of said Dixie Land Addition, said point marking the beginning of a curve to the left having a radius of 3,091.10 feet and a chord bearing and distance of North 45 degrees 54 minutes 31 seconds West, 322.52 feet;

THENCE along the Northeast margin of Switzer Road along the Southwest line of said Lot 2 as follows:

Along said curve, an arc distance of 322.66 feet to a 1/2" iron rod w/cap stamped "KAZ" set for an angle point, said point marking the beginning of a curve to the left having a radius of 2,415.94 feet and a chord bearing and distance of North 53 degrees 30 minutes 26 seconds West, a distance of 227.34 feet;

Along said curve, an arc distance of 227.42 feet to a 1/2" iron rod found for an angle point, said point marking the beginning of a curve to the left having a radius of 2,781.52 feet and a chord bearing and distance of North 87 degrees 25 minutes 47 seconds West, a distance of 192.68 feet;

Along said curve, an arc distance of 192.72 feet to a 1/2" iron rod w/cap stamped "KAZ" set for an angle point;

North 70 degrees 21 minutes 06 seconds West, a distance of 211.99 feet to a 1/2" iron rod w/cap stamped "KAZ" set for an angle point;

North 78 degrees 18 minutes 21 seconds West, a distance of 116.61 feet to a 1/2" iron rod found for corner in said Northeast margin, same being in the South margin of Good Ole Boy Road and the South line of a tract of land described in a deed to David Lee Garner as recorded in Instrument Number 2009-65564 of the Official Public Records of Denton County, Texas (R.P.R.D.C.T.), at the Westerly Northwest corner of said Lot 2;

THENCE departing from said Northeast margin along the South margin of Good Ole Boy road, South 88 degrees 57 minutes 16 seconds East, along the North line of said Lot 2 and South line of said Garner tract, same being along the south lines of a tract of land described in a deed to Nikie Lynn Cotter as recorded in Instrument Number 2009-65565 R.P.R.D.C.T., and a tract of land described in a deed to Little Zephyr LLC as recorded in Instrument Number 2016-292, R.P.R.D.C.T., a distance of 574.68 feet to a 1/2" iron rod found for an angle point in the North line of said Lot 2 at the Southerly Southeast corner of said Little Zephyr LLC tract and Southwest corner of Lot 1 in Block A of Bandits Roost as recorded in Cabinet N, Page 209, P.R.D.C.T.;

THENCE South 88 degrees 31 minutes 06 seconds East, continuing along the North line of said Lot 2 along with the South margin of Good Ole Boy road and South lines of said Bandits Roost Lot 1 and tract of land described in a deed to Peyton Juarez as recorded in Instrument Number 2021-117584, R.P.R.D.C.T., a distance of 499.74 feet to a 1/2" iron rod found for an angle point in the North line of said Lot 2, said point being the Southeast corner of said Juarez tract, the Southwest corner of a tract of land described as "Tract No. 651" in a deed to the United States of America as recorded in Volume 1308, Page 96, R.P.R.D.C.T., and a re-entrant corner of a tract of land described as "Tract No. 601" in a deed to The United States of America as recorded in Volume 2052, Page 695, R.P.R.D.C.T.;

THENCE South 75 degrees 28 minutes 26 East, along the common lines of said Lot 2 and said United States of America Tract No. 601, a distance of 228.86 feet to a 60D nail set for the Easterly Northeast corner of said Lot 2 and Northerly Northeast corner of said Lot 1 at an angle point of said United States of America Tract No. 601;

THENCE South 41 degrees 01 minute 42 seconds West, along the common lines of said Lot 2 and said Lot 1, a distance of 593.38 feet to the POINT OF BEGINNING and containing 6.21 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT THE PROPERTY OWNERS, MICHAEL S. BERRY & DIXIE BERRY, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT DO HEREBY ADOPT THIS FINAL PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS DIXIE LAND ADDITION, AN ADDITION IN DENTON COUNTY, TEXAS AND DO HEREBY DEDICATE TO PUBLIC USE FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Michael S. Berry 8-12-22
MICHAEL S. BERRY DATE

Dixie Berry 8-12-22
DIXIE S. BERRY DATE

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MICHAEL S. BERRY, 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.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS 4TH DAY OF APRIL, 2018.

NOTARY PUBLIC, DENTON COUNTY, TEXAS

MY COMMISSION EXPIRES 8-11-2023

STATE OF TEXAS
COUNTY OF DENTON

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

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS 4TH DAY OF APRIL, 2018.

NOTARY PUBLIC, DENTON COUNTY, TEXAS

MY COMMISSION EXPIRES 8-11-2023

CERTIFICATE OF SURVEYOR

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 A CAPPED 1/2" IRON RODS STAMPED "KAZ" UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH DENTON COUNTY, TEXAS.

KENNETH A. ZOLLINGER R.P.L.S. # 5312 8-11-22 DATE

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/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS 11 DAY OF August 2022

NOTARY PUBLIC, DENTON COUNTY, TEXAS

MY COMMISSION EXPIRES 12-29-22

THE PURPOSE OF THIS REPLAT IS TO CREATE 2 RESIDENTIAL LOTS FROM 1 EXISTING LOTS

APPROVED BY DENTON COUNTY COMMISSIONERS COURT THIS ___ DAY OF October 2022

DENTON COUNTY JUDGE

KAZ SURVEYING
1720 WESTMINSTER
DENTON, TX 76205
(940) 382-3446
JOB NUMBER: 171039.04
DRAWN BY: DJJ
DATE: 07-29-2022
R.P.L.S.
KENNETH A. ZOLLINGER

REPLAT
LOT 2, BLOCK A
INTO LOTS 2A & 2B, BLOCK A
DIXIE LAND ADDITION

BEING 6.21 ACRES IN THE JAMES BRENT SURVEY, ABSTRACT NUMBER 106, IN THE R-2 RESIDENTIAL 2 ACRE MINIMUM ZONING DISTRICT OF LAKE RAY ROBERTS, DENTON COUNTY, TEXAS

Filed for Record
in the Official Records Of
Denton County
On: 1/11/2023 3:07:19 PM
In the PLAT Records
DIXIE LAND ADDITION
Doc Number: 2023 - 12
Number of Pages: 1
Amount: 50.00
Order#: 20230111000576
By: NF