

OWNERS DEDICATION:

WHEREAS LIZETTE ZEPEDA & MODESTO ZEPEDA GARCIA AND THOMAS BARRERA GONZALES & GLORIA HERNANDEZ TOVAR ARE THE OWNERS OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE J.W. JAGOE SURVEY, ABSTRACT NUMBER 1640, DENTON COUNTY TEXAS AND BEING ALL OF A CALLED 14.98 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO LIZETTE ZEPEDA & MODESTO ZEPEDA GARCIA AND THOMAS BARRERA GONZALES & GLORIA HERNANDEZ TOVAR, AS RECORDED IN DOCUMENT NUMBER 2020-161342 OF THE REAL PROPERTY 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-INCH IRON ROD FOUND FOR CORNER IN THE WEST LINE OF SAID JAGOE SURVEY, AT THE NORTHWEST CORNER OF SAID 14.98 ACRE TRACT AND AT THE SOUTHWEST CORNER OF A CALLED 15.00 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO RICHARD G. BUCKNER, AS RECORDED IN DOCUMENT NUMBER 2015-20724 OF SAID REAL PROPERTY RECORDS;

THENCE NORTH 88 DEGREES 34 MINUTES 30 SECONDS EAST, WITH THE NORTH LINE OF SAID 14.98 ACRE TRACT AND SOUTH LINE OF SAID 15.00 ACRE TRACT, A DISTANCE OF 1158.07 FEET TO A CAPPED IRON ROD SET (LABELED 4857, TYPICAL) FOR CORNER IN THE EAST LINE OF SAID JAGOE SURVEY, AT THE NORTHEAST CORNER OF SAID 14.98 ACRE TRACT COMMON TO THE SOUTHEAST CORNER OF SAID 15.00 ACRE TRACT;

THENCE SOUTH 00 DEGREES 35 MINUTES 36 SECONDS EAST, WITH THE EAST LINES OF SAID JAGOE SURVEY AND SAID 14.98 ACRE TRACT, A DISTANCE OF 562.93 FEET TO A CAPPED IRON ROD SET FOR CORNER, AT THE SOUTHEAST CORNER OF SAID 14.98 ACRE TRACT;

THENCE SOUTH 88 DEGREES 33 MINUTES 26 SECONDS WEST, WITH THE SOUTH LINE OF SAID 14.98 ACRE TRACT, A DISTANCE OF 1157.58 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER IN THE WEST LINE OF SAID JAGOE SURVEY AND AT THE SOUTHWEST CORNER OF SAID 14.98 ACRE TRACT;

THENCE NORTH 00 DEGREES 38 MINUTES 38 SECONDS WEST, WITH THE WEST LINES OF SAID JAGOE SURVEY AND SAID 14.98 ACRE TRACT, A DISTANCE OF 563.28 FEET TO THE POINT OF BEGINNING AND ENCLOSING 14.966 ACRES OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WE, LIZETTE ZEPEDA & MODESTO ZEPEDA GARCIA AND GLORIA HERNANDEZ TOVAR, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LIZETTE ZEPEDA SUBDIVISION, AN ADDITION TO THE CITY OF DENTON, DENTON COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER ALL STREETS AND EASEMENTS SHOWN HEREON.

LIZETTE ZEPEDA
STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED LIZETTE ZEPEDA, 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 PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____ 2026.

NOTARY PUBLIC, STATE OF TEXAS

MODESTO ZEPEDA GARCIA
STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED MODESTO ZEPEDA GARCIA, 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 PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____ 2026.

NOTARY PUBLIC, STATE OF TEXAS

GLORIA HERNANDEZ TOVAR
STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED GLORIA HERNANDEZ TOVAR, 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 PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____ 2026.

NOTARY PUBLIC, STATE OF TEXAS

SURVEYOR'S CERTIFICATE

THAT I, J.E. THOMPSON II, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE FOUND OR PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY OF DENTON, TEXAS.

J.E. THOMPSON II
REGISTRATION NO. 4857

STATE OF TEXAS §
COUNTY OF COOKE §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED J.E. THOMPSON II, REGISTERED PROFESSIONAL LAND SURVEYOR, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND 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 THIS THE _____ DAY OF _____, 2026.

NOTARY PUBLIC, STATE OF TEXAS

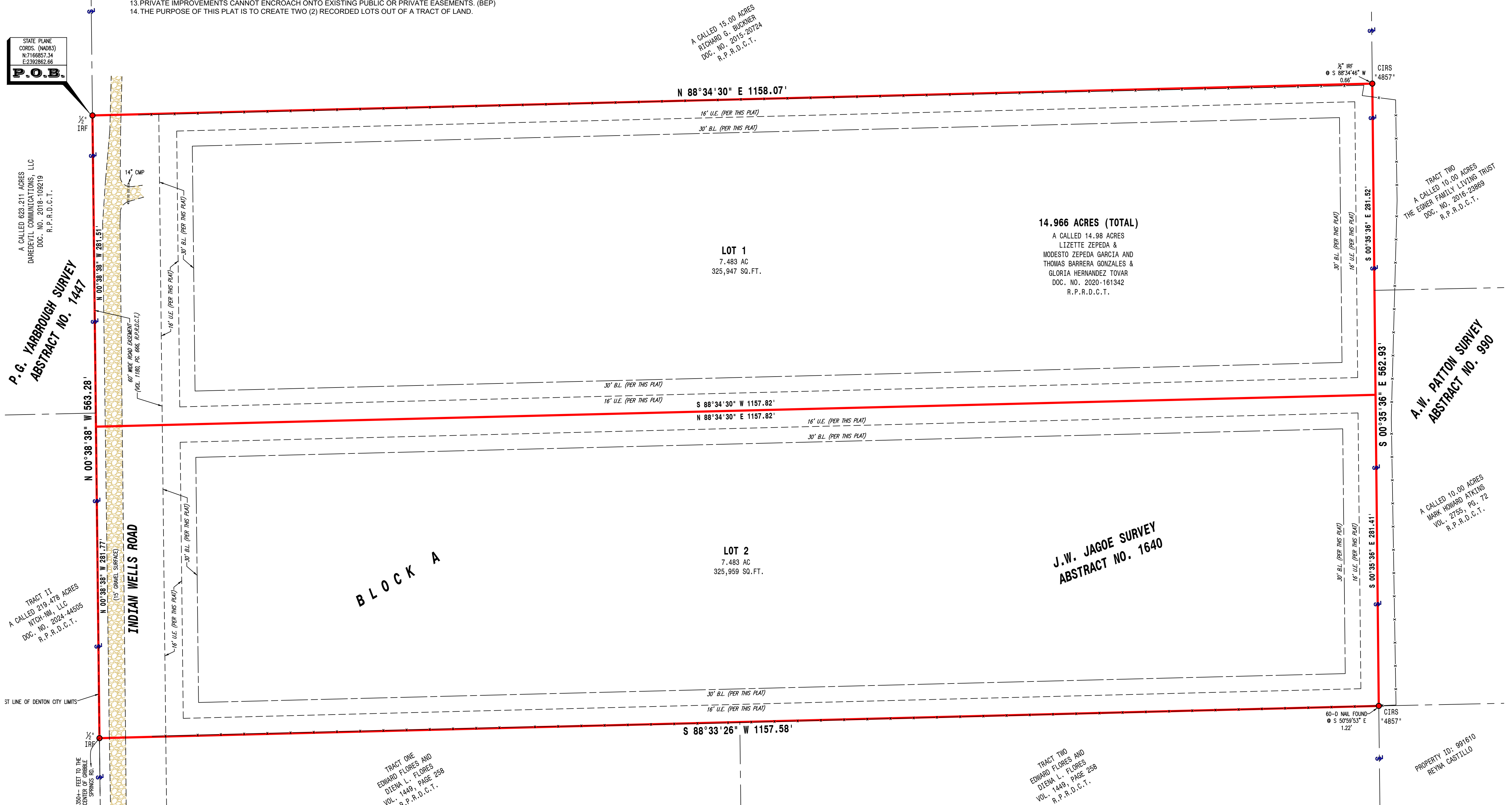
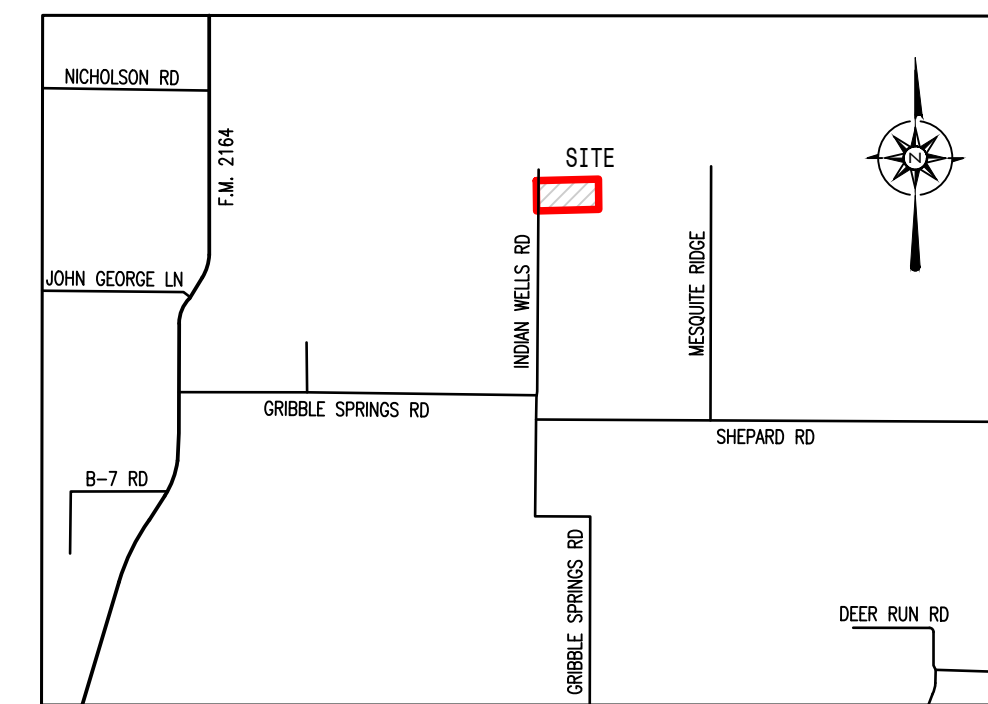
NOTES:

- FLOOD STATEMENT:** I HAVE EXAMINED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR DENTON COUNTY, TEXAS, COMMUNITY NUMBER 480774, EFFECTIVE DATE 4-16-11 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 0230 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.
- BEARING BASIS DERIVED FROM GPS OBSERVATIONS MADE ON THE GROUND, TEXAS NORTH CENTRAL NAD 83. COORDINATES SHOWN HEREON ARE STATE PLANE GRID.
- THIS PROPERTY IS WITHIN THE ETJ OF THE CITY OF DENTON, DIVISION 1.
- WATER TO BE PROVIDED BY BOLIVAR WATER SUPPLY CORPORATION, 4151 F.M. 455, SANGER, TEXAS 76266, (940) 458-3931.
- ELECTRIC SERVICE TO BE PROVIDED BY "COSERV ELECTRIC" 7701 SOUTH STEMMONS, CORINTH, TEXAS 76210, (940) 321-4640.
- THE PROPOSED LOTS MEET THE LAND USE STANDARDS OF THE CITY OF DENTON FOR AN ON-SITE SEWER FACILITY. FINAL APPROVAL OF AN ON-SITE SEWER FACILITY IS SUBJECT TO REVIEW AND APPROVAL BY DENTON COUNTY.
- FOUNDATION, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY.
- BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN SURFACE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTING THE FLOODING CONDITIONS IS PROHIBITED.
- 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.
- CONSTRUCTION NOT COMPLETE WITHIN TWO YEARS OF THE COMMISSIONERS COURT APPROVAL SHALL BE SUBJECT TO CURRENT COUNTY SUBDIVISION RULES AND REGULATIONS.
- A DRIVEWAY CULVERT PERMIT MUST BE OBTAINED FROM ROAD AND BRIDGE DEPARTMENT BY THE OWNER OF EACH LOT PRIOR TO THE CONSTRUCTION, INSTALLATION, OR PLACEMENT OF ANY DRIVEWAY ACCESS IMPROVEMENTS WITHIN THE DEDICATED RIGHT-OF-WAY.
- CALL DIGITESTS PRIOR TO CONSTRUCTION/BUILDING ON ALL LOTS.
- PRIVATE IMPROVEMENTS CANNOT ENCROACH ONTO EXISTING PUBLIC OR PRIVATE EASEMENTS. (BEP)
- THE PURPOSE OF THIS PLAT IS TO CREATE TWO (2) RECORDED LOTS OUT OF A TRACT OF LAND.

THE CITY OF DENTON HAS ADOPTED THE NATIONAL ELECTRICAL SAFETY CODE (THE "CODE"), THE CODE GENERALLY PROHIBITS STRUCTURES WITHIN 17.5 FEET ON EITHER SIDE OF THE CENTER LINE OF OVERHEAD DISTRIBUTION LINES AND WITHIN 37.5 FEET ON EITHER SIDE OF THE CENTERLINE OF OVERHEAD TRANSMISSION LINES. IN SOME INSTANCES, THE CODE REQUIRES GREATER CLEARANCES. BUILDING PERMITS WILL NOT BE ISSUED FOR STRUCTURES WITHIN THESE CLEARANCE AREAS. CONTACT THE BUILDING OFFICIAL WITH SPECIFIC QUESTIONS.

LEGEND

- PROPERTY CORNER MONUMENT
- BENCHMARK (BM)
- SURVEY CORNER
- CONTROLLING MONUMENT
- BEARING BASIS
- CAPPED IRON ROD FOUND
- CORRODED 1/2" IRON ROD SET
- PLASTIC CAP
- CONCRETE CORNER POST
- METAL ICP
- WOOD ICP
- PLAT OR DEED CALL
- POINT OF BEGINNING
- POINT OF COMMENCEMENT
- RIGHT-OF-WAY
- CORROGATED METAL PIPE



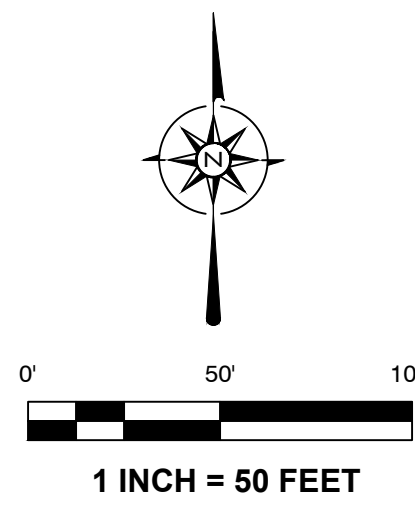
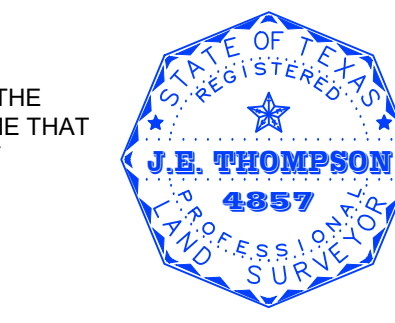
STATE PLANE COORDS. (NAD83)
N 1766857.34
E 23292862.66
P.O.B.

A CALLED 623.211 ACRES
DHREDEVIL COMMUNICATIONS, LLC
DOC. NO. 2019-109219
R.P.R.D.C.T.

P.G. YARBROUGH SURVEY
ABSTRACT NO. 1447

TRACT II
A CALLED 219.478 ACRES
WITON-101, LLC
DOC. NO. 2024-04505
R.P.R.D.C.T.

ST LINE OF DENTON CITY LIMITS



UTILITIES:
WATER:
BOLIVAR WATER SUPPLY CORP.
4151 F.M. 455, SANGER, TX 76266
(940) 458-3931

ELECTRIC:
COSERV ELECTRIC
7701 S. STEMMONS, CORINTH, TX 76210
(940) 321-4640
JODY PADRON
(940) 321-7800 EXT. 7581
JPADRON@COSERV.COM

OWNERS
LIZETTE ZEPEDA &
MODESTO ZEPEDA GARCIA
7434 INDIAN WELLS RD.
SANGER, TX 76266
(940) 312-8253
LIZETTEBARRERA25@GMAIL.COM

GLORIA HERNANDEZ TOVAR
7434 INDIAN WELLS RD.
SANGER, TX 76266

SURVEYOR
JE THOMPSON II
ALL AMERICAN SURVEYING
111 N DIXON ST
GAINESVILLE, TX 76240
(940) 665-9105
JT@ALLAMERICANSURVEYING.COM

CERTIFICATE OF APPROVAL
APPROVED THIS _____ DAY OF _____, 2026 BY THE
DIRECTOR OF DEVELOPMENT SERVICES OF THE CITY OF DENTON, TEXAS.

DIRECTOR OF DEVELOPMENT SERVICES

CITY SECRETARY

FINAL PLAT
LIZETTE ZEPEDA SUBDIVISION
LOTS 1 AND 2, BLOCK A
BEING 14.966 ACRES
IN THE J.W. JAGOE SURVEY,
ABSTRACT NO. 1640
IN THE ETJ OF THE CITY OF DENTON, DIVISION 1,
DENTON COUNTY, TEXAS

FOR PRELIMINARY REVIEW ONLY

ALL AMERICAN SURVEYING
DRAWN BY: D.A. DATE: 02/24/2026 JOB NO: 26045 SCALE: 1" = 50' PAGE: 1 OF 1
111 N. DIXON ST.
GAINESVILLE, TX 76240
PH. 940-665-9105
TBR/LS FIRM NO. 10049000

A CALLED 10.00 ACRES
MARK HOWARD ATKINS
VOL. 2755, PAGE 172
R.P.R.D.C.T.

TRACT TWO
A CALLED 10.00 ACRES
THE EBERHART FAMILY LIVING TRUST
DOC. NO. 2016-28868
R.P.R.D.C.T.

A CALLED 15.00 ACRES
RICHARD G. BUCKNER
DOC. NO. 2015-20724
R.P.R.D.C.T.

14.966 ACRES (TOTAL)
A CALLED 14.98 ACRES
LIZETTE ZEPEDA &
MODESTO ZEPEDA GARCIA AND
THOMAS BARRERA GONZALES &
GLORIA HERNANDEZ TOVAR
DOC. NO. 2020-161342
R.P.R.D.C.T.

J.W. JAGOE SURVEY
ABSTRACT NO. 1640

TRACT ONE
EDUARDO FLORES AND
DIENA L. FLORES
VOL. 1449, PAGE 258
R.P.R.D.C.T.

PROPERTY ID: 991610
REYNA CASTILLO