OWNERS DEDICATION:

WHEREAS LIZETTE ZEPEDA & MODESTO ZEPEDA GARCIA AND 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 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 (651,907 SQ. FT.) 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.

NO BUILDINGS, FENCES, TREES, OR OTHER IMPROVEMENTS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE EASEMENTS AS SHOWN. THE OWNERS OF SAID EASEMENTS SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS. THE OWNERS OF SAID EASEMENTS SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING PERMISSION FROM ANYONE.

_____
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

STATE OF TEXAS · REGISTERED · J.E. THOMPSON · 4857 · PROFESSIONAL · LAND SURVEYOR

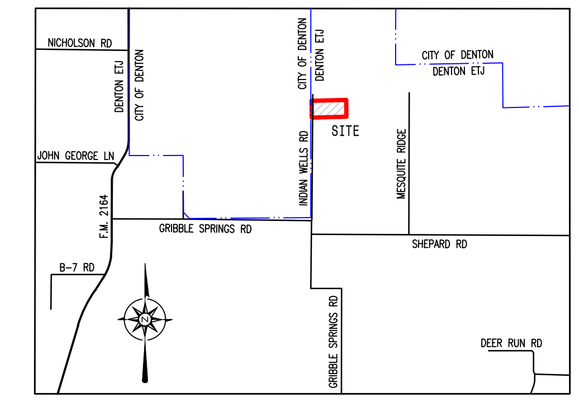
LEGEND

- = PROPERTY CORNER/MONUMENT
- = BENCHMARK (BM)
- = SURVEY CORNER
- = CONTROLLING MONUMENT
- = BEARING BASIS
- CIRF = CAPPED/IRON ROD FOUND
- CIRS = CAPPED/1/2" IRON ROD SET
- DIP = PLASTIC DIP
- FCP = FENCE CORNER POST
- MTCP = METAL FCP
- WFCP = WOOD FCP
- ( ) = PLAT OR DEED CALL
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- ROW = RIGHT-OF-WAY
- CMP = CORRUGATED METAL PIPE
- PROPERTY LINE (PL)
- ADJACENT PL
- LOT/DEED LINE
- HISTORIC/SURVEYLINE
- BUILDING LINE (BL)
- EASEMENT LINE
- CENTERLINE
- FLOOD BOUNDARY F.E.M.A.

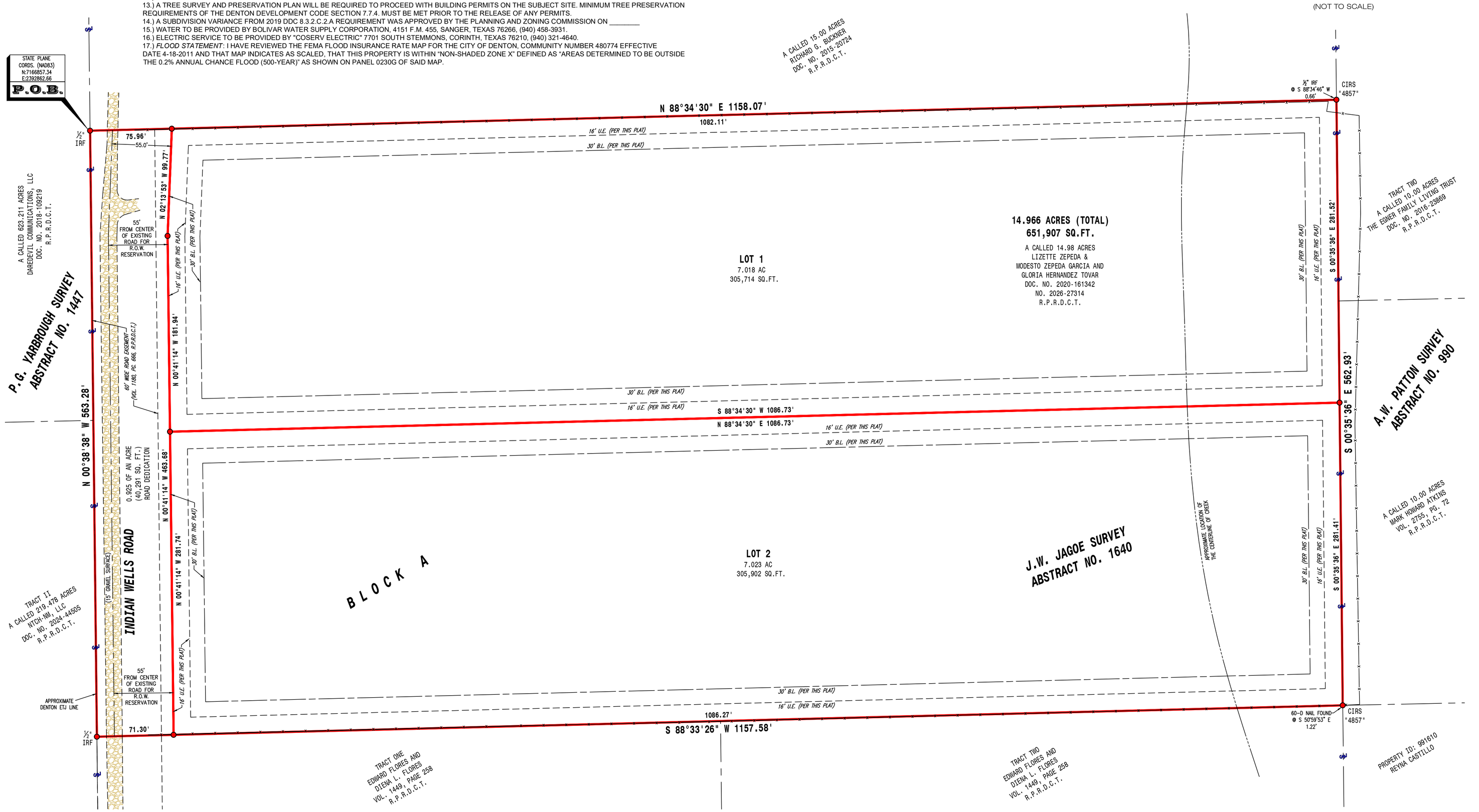
NOTES:

1.) THE PURPOSE OF THIS PLAT IS TO CREATE TWO (2) RECORDED LOTS OUT OF A TRACT OF LAND.
2.) ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD 1988 DATUM.
3.) THE BEARINGS AND GRID COORDINATES SHOWN ON THIS PLAT ARE BASED ON GPS OBSERVATIONS MADE ON THE GROUND. TEXAS NORTH CENTRAL NAD 83. COORDINATES SHOWN HEREON ARE STATE PLANE GRID.
4.) THIS PLAT WAS PREPARED TO MEET CITY OF DENTON AND DENTON COUNTY REQUIREMENTS. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY TITLE RESOURCES, G.F. NO. 2046074-SADF, EFFECTIVE DATE 09-03-2020. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
5.) THIS PLAT LIES WHOLLY WITHIN THE ETJ OF THE CITY OF DENTON, AND DENTON COUNTY.
6.) 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/OR WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
7.) APPROVAL OF THIS PLAT WILL EXPIRE TWO YEARS FROM PLANNING AND ZONING COMMISSION APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF DENTON.
8.) THERE ARE NO GAS, PETROLEUM, OR SIMILAR COMMON CARRIER PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION, ACCORDING TO THE TEXAS RAILROAD COMMISSION, PRIOR TO CONSTRUCTION, UTILITY LOCATES SHOULD BE PERFORMED.
9.) ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES, ON OR ADJACENT TO EASEMENTS AND AT INTERSECTIONS SHALL CONFORM TO THE CITY OF DENTON AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
10.) NO OWNER OF THE LAND SUBJECT TO AN EASEMENT MAY PLACE, BUILD, OR CONSTRUCT ANY PERMANENT BUILDING, STRUCTURE, OR OBSTRUCTION OF ANY KIND OVER, UNDER, OR UPON THE EASEMENT, PROVIDED THAT SUCH OWNER MAY CROSS OR COVER THE EASEMENT WITH A PAVED DRIVEWAY OR PAVED PARKING LOT UNDER THE FOLLOWING CONDITIONS:
a. THE DRIVEWAY SHALL BE JOINTED AT THE BOUNDARY LINE OF THE EASEMENT TO LIMIT THE AMOUNT OF PAVING THAT MUST BE REMOVED TO PROVIDE ACCESS; AND
b. THERE SHALL BE NO OBLIGATION OF THE CITY TO REPLACE OR REPAIR ANY PAVING REMOVED IN THE EXERCISE OF THIS EASEMENT.
c. NO PAVEMENT SHALL BE CONSTRUCTED IN A DRAINAGE OR FLOODPLAIN EASEMENT UNLESS SPECIFICALLY APPROVED BY THE CITY ENGINEER OF THE CITY OF DENTON.
11.) MAINTENANCE OF ALL PRIVATE SANITARY SEWER, STORM SEWER, AND WATER FACILITIES ONSITE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE CITY OF DENTON SHALL HAVE NO RESPONSIBILITY TO MAINTAIN SUCH FACILITIES.
12.) ENCROACHMENT OF PRIVATE IMPROVEMENTS INTO PUBLIC EASEMENTS SHALL NOT BE PERMITTED.
13.) A TREE SURVEY AND PRESERVATION PLAN WILL BE REQUIRED TO PROCEED WITH BUILDING PERMITS ON THE SUBJECT SITE. MINIMUM TREE PRESERVATION REQUIREMENTS OF THE DENTON DEVELOPMENT CODE SECTION 7.7.4. MUST BE MET PRIOR TO THE RELEASE OF ANY PERMITS.
14.) A SUBDIVISION VARIANCE FROM 2019 DDC 8.3.2.C.2.A REQUIREMENT WAS APPROVED BY THE PLANNING AND ZONING COMMISSION ON _____
15.) WATER TO BE PROVIDED BY BOLIVAR WATER SUPPLY CORPORATION, 4151 F.M. 455, SANGER, TEXAS 76266, (940) 458-3931.
16.) ELECTRIC SERVICE TO BE PROVIDED BY "COSERV ELECTRIC" 7701 SOUTH STEMMONS, CORINTH, TEXAS 76210, (940) 321-4640.
17.) *FLOOD STATEMENT:* I HAVE REVIEWED THE FEMA FLOOD INSURANCE RATE MAP FOR THE CITY OF DENTON, COMMUNITY NUMBER 480774 EFFECTIVE DATE 4-18-2011 AND THAT MAP INDICATES AS SCALED, THAT THIS PROPERTY IS WITHIN 'NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD (500-YEAR)" AS SHOWN ON PANEL 0230G OF SAID MAP.

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.



VICINITY MAP
(NOT TO SCALE)



0' 50' 100'
1 INCH = 50 FEET

UTILITIES:

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

ELECTRIC:
COSERV ELECTRIC
7701 S. STEMMONS, CORNINTH, 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

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF DENTON, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF LIZETTE ZEPEDA SUBDIVISION IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF DENTON AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS ____ DAY OF _____, 20__.

_____
CHAIR, PLANNING & ZONING COMMISSION

_____
CITY SECRETARY

REVISED: 04-20-2026

FINAL PLAT
LIZETTE ZEPEDA SUBDIVISION
LOTS 1 AND 2, BLOCK A
BEING 14.966 ACRES (651,907 SQ. FT.)
(LOT 1 - 7.018 AC / 305,714 SQ. FT.)
(LOT 2 - 7.023 AC / 305,902 SQ. FT.)
(ROAD DEDICATION - 0.925 AC / 40,291 SQ. FT.)
IN THE J.W. JAGOE SURVEY, ABSTRACT NO. 1640
IN THE ETJ OF THE CITY OF DENTON, DIVISION 1, DENTON COUNTY, TEXAS

CITY OF DENTON
PROJECT NUMBER MP26-0004

FOR PRELIMINARY REVIEW ONLY

ALL AMERICAN SURVEYING
111 N. DIXON ST.
GAINESVILLE, TX 76240
PH. 940-665-9105
TBPLS FIRM NO. 10048000

DRAWN BY:	DATE:	JOB NO.	SCALE:	PAGE:
D.A.	02/24/2026	26045	1" = 50'	1 OF 1