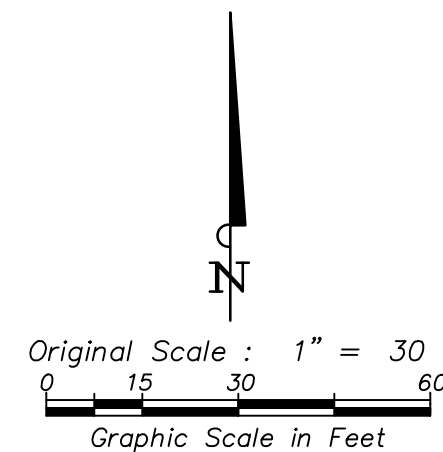


VICINITY MAP
N.T.S.



- LEGEND -

I.P.F.	IRON PIN FOUND
I.P.S.	IRON PIN SET
R-Q-W	RIGHT-OF-WAY
VOL.	VOLUME
PG.	PAGE
B.L.	BUILDING LINE
CC#	COUNTY CLERK'S FILE No.
R.P.R.,D.Co.,Tx.	REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
P.R.,D.Co.,Tx.	PLAT RECORDS, DENTON COUNTY, TEXAS

GENERAL NOTES

SITE IS ZONED SF-7, SINGLE FAMILY RESIDENTIAL

SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF TOWN ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

THE PURPOSE OF THIS PLAT IS TO COMBINE A PORTION OF LOTS 3 AND 4 AND ALL OF LOT 5 AND A PORTION OF THE ABANDONED ALLEY INTO ONE LOT.

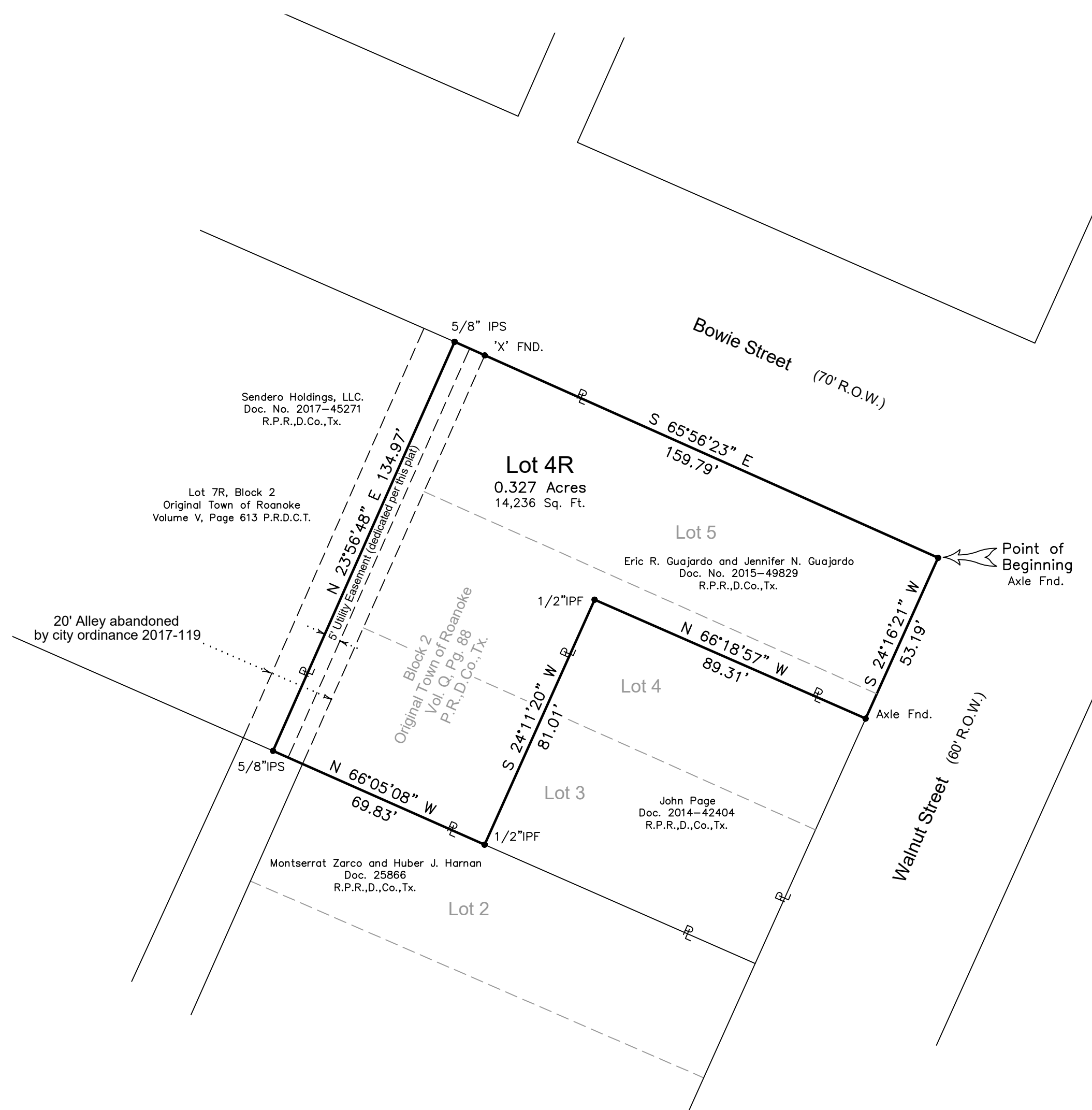
BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NAD 83 (2011), NORTH CENTRAL TEXAS ZONE, GRID, AS DERIVED FROM GPS OBSERVATIONS.

Approved by the City Council of Roanoke, Texas

Whereas the this minor plat was submitted to and considered by the City of Roanoke, Texas and is hereby approved pursuant to section 212.0065 and 212.016 of the Texas Government Code as amended. by:

Scott Campbell, City Manager

Attest: April S. Hill, City Secretary



SURVEYOR'S CERTIFICATION:
This is to certify that I, George R. Hill, Registered Professional Land Surveyor of the State of Texas, have platted the described property from an actual survey on the ground by Sempco Surveying, Inc.

George R. Hill, R.P.L.S.
Texas Registration No. 6022

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, Eric R. Guajardo and Jennifer N. Guajardo are the owners of a portion of Lots 3 and 4 and all of Lot 5 of Block 2 of the Original Town of Roanoke, an addition to the City of Roanoke, Denton County, Texas as recorded in Volume Q, Page 88 of the Plat Records of Denton County, Texas and a portion of a 20 foot wide alley as abandoned by the City of Roanoke by Ordinance No. 2017-119 and being more particularly described by metes and bounds as follows:

BEGINNING at an axle found for the intersection of the southwesterly right-of-way line of Bowie Street (70' right-of-way) and the northwesterly right-of-way line of Walnut Street (60' right-of-way) and being the most easterly corner of said Lot 5;

THENCE South 24 degrees 16 minutes 21 seconds West, with the northwesterly right-of-way line of said Walnut Street and the southeasterly line of said Lot 5 and 4, a distance of 53.19 feet to an axle found for the most easterly corner of a tract of land described in a deed to John Page as recorded in County Clerk's Document No. 2014-42404 of the Real Property Records of Denton County, Texas (R.P.R.,D.Co.,Tx.);

THENCE North 66 degrees 18 minutes 57 seconds West, departing the northwesterly right-of-way line of said Walnut Street and the southeasterly line of said Lot 5 and 4 and with the northeasterly line of said Page tract of land, a distance of 89.31 feet to a 1/2 inch iron pin found for the most northerly corner of said Page tract of land;

THENCE South 24 degrees 11 minutes 20 seconds West, with the northwesterly line of said Page tract of land and across said Lots 3 and 4, a distance of 81.01 feet to a 1/2 inch iron pin found for the most westerly corner of said Page tract of land and being in the common line between Lots 2 and 3 of said Block 2 and being in the northeasterly line of a tract of land described in a deed to Montserrat Zarco and Huber J. Harnan, a married couple, as recorded in County Clerk's Instrument No. 25866 (R.P.R.,D.Co.,Tx.);

THENCE North 66 degrees 05 minutes 08 seconds West, with the common line between said Lots 2 and 3 and with the northeasterly line of said Zarco tract of land, passing at 59.83 feet the most northerly corner of said Lot 2 and the most westerly corner of said Lot 3, in all a distance of 69.83 feet to a 5/8 inch iron pin set in the center of said abandoned alley;

THENCE North 23 degrees 56 minutes 48 seconds East, with the center of said abandoned alley, a distance of 134.97 feet to a 5/8 inch iron pin set for the intersection of the center of said abandoned alley and the southwesterly right-of-way line of said Bowie Street;

THENCE South 65 degrees 56 minutes 23 seconds East, with the southwesterly right-of-way line of said Bowie Street, a distance of 159.79 feet to the **POINT OF BEGINNING**, containing within these metes and bounds 0.327 acres, more or less.

OWNERS DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §

THAT Eric R. Guajardo and Jennifer N. Guajardo, being the sole owners of the herein above described lot, tract or parcel of land, does hereby dedicate to the public's use forever the rights-of-way and easements shown hereon and adopt this plat designating the herein above described properties as **LOT 4R, BLOCK 2, ORIGINAL TOWN OF ROANOKE, AND DO HEREBY CERTIFY THAT Eric R. Guajardo and Jennifer N. Guajardo are the current owners, AND HAVE NO OBJECTION TO THIS FINAL PLAT.**

Eric R. Guajardo, Owner _____ Jennifer N. Guajardo, Owner _____

Before me, the undersigned Notary Public, on this day personally appeared **Eric R. Guajardo** known to me or proved to me to be the person in the capacity herein stated whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations expressed hereon.

WITNESS MY HAND AND SEAL OF OFFICE on this ____ day of _____, 2017.

Notary Public, State of Texas

Notary name (printed)
My commission expires: _____

Before me, the undersigned Notary Public, on this day personally appeared **Jennifer N. Guajardo**, known to me or proved to me to be the person in the capacity herein stated whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations expressed hereon.

WITNESS MY HAND AND SEAL OF OFFICE on this ____ day of _____, 2017.

Notary Public, State of Texas

Notary name (printed)
My commission expires: _____

MINOR PLAT SHOWING
Lot 4R, Block 2
ORIGINAL TOWN OF ROANOKE

Recorded in Volume Q, Page 55, Plat Records, Denton County, Texas
Being a 0.327 acre tract described in Document No. 2015-49829, Real Property Records, Denton County, Texas
and a portion of an alley abandoned by City Ordinance 2017-119
DATE: July 21, 2017

FLOOD NOTE:
ACCORDING TO F.E.M.A. FLOOD PANEL NO. 48121C0655 G DATED APRIL 18, 2011 THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD HAZARD AREA.

Project No. 10785 FP
Sempco Surveying Inc.
3208 S. MAIN ST., FORT WORTH, TX 76110-4278
TEL: (817) 926-7876 FAX: (817) 926-7878
GPS-SURVEYING-MAPPING-PLANNING-CONSULTANTS
Website: Sempcosurveying.com Firm Registration Number: 10094500 Copyright 2017

SURVEYOR:
Sempco Surveying Inc.
3208 South Main Street
Fort Worth, Texas 76110
Phone: 817-926-7876