

OWNER'S DEDICATION

WHEREAS EDDY WINDLE AND AUDREY PARKER ARE THE OWNERS OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE W. HENSWORTH SURVEY, ABSTRACT NUMBER 561, DENTON COUNTY, TEXAS AND BEING ALL OF LOT 3, SAUNDERS ADDITION AS RECORDED IN DOCUMENT NUMBER 2016-75 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE TRACT BEING DESCRIBED HEREIN, IN THE EAST RIGHT OF WAY LINE OF INDIAN TRAIL, AT THE SOUTHWEST CORNER OF SAID LOT 2 AND THE NORTHWEST CORNER OF A CALLED 12.018 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO EDDY D. AND AUDREY S. WINDLE AS RECORDED IN DOCUMENT NUMBER 2020-199599 AND IN THE SOUTHEAST RIGHT OF WAY LINE OF INDIAN TRAIL;

THENCE NORTH 34 DEGREES 37 MINUTES 50 SECONDS EAST WITH SAID SOUTHEAST RIGHT OF WAY LINE AND THE WEST LINE OF SAID LOT 2 A DISTANCE OF 570.01 FEET TO A CAPPED IRON ROD FOUND FOR CORNER AT THE NORTHWEST CORNER OF SAID LOT 2 AND THE SOUTHWEST CORNER OF LOT 1 OF SAID SAUNDERS ADDITION, FROM WHICH A CAPPED IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID LOT 1 BEARS NORTH 34 DEGREES 37 MINUTES 50 SECONDS EAST A DISTANCE OF 337.78 FEET;

THENCE SOUTH 89 DEGREES 49 MINUTES 35 SECONDS EAST WITH THE NORTH LINE OF SAID LOT 2 AND THE SOUTH LINE OF SAID LOT 1 A DISTANCE OF 619.24 FEET TO A CAPPED IRON ROD FOUND FOR CORNER AT THE SOUTHEAST CORNER OF SAID LOT 1 AND IN THE WEST LINE OF A CALLED 62.539 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO BOLIVAR CLEAR CREEK RANCH, INC. AS RECORDED IN DOCUMENT NUMBER 2015-95232 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS;

THENCE WITH THE WEST LINE OF SAID 62.539 ACRE TRACT FOR THE FOLLOWING FIVE (5) CALLS AND DISTANCES:

1. SOUTH 32 DEGREES 35 MINUTES 49 SECONDS WEST A DISTANCE OF 109.86 FEET TO A POINT FOR CORNER;
2. SOUTH 39 DEGREES 29 MINUTES 25 SECONDS EAST A DISTANCE OF 66.66 FEET TO A POINT FOR CORNER;
3. SOUTH 15 DEGREES 11 MINUTES 01 SECONDS EAST A DISTANCE OF 60.39 FEET TO A POINT FOR CORNER;
4. SOUTH 24 DEGREES 00 MINUTES 51 SECONDS WEST A DISTANCE OF 32.29 FEET TO A POINT FOR CORNER;
5. SOUTH 02 DEGREES 11 MINUTES 28 SECONDS EAST A DISTANCE OF 238.39 FEET TO A POINT FOR CORNER AT THE SOUTHEAST CORNER OF SAID LOT 2 AND THE NORTHEAST CORNER OF SAID 12.018 ACRE TRACT;

THENCE NORTH 89 DEGREES 49 MINUTES 35 SECONDS WEST WITH THE SOUTH LINE OF SAID LOT 2 AND THE NORTH LINE OF SAID 12.018 ACRE TRACT A DISTANCE OF 938.16 FEET TO THE PLACE OF BEGINNING AND CONTAINING 8.252 ACRES OF LAND, MORE OR LESS.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT, EDDY WINDLE, DOES ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS THE REPLAT OF LOT 2 OF SAUNDERS ADDITION, AN ADDITION TO THE ETJ OF THE CITY OF SANGER, DENTON COUNTY, TEXAS AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS RIGHTS-OF-WAY AND PUBLIC EASEMENTS SHOWN HEREON.

EDDY WINDLE

STATE OF TEXAS
BEFORE ME, THE UNDERSIGNED NOTARY IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED CHARLES SAUNDERS, KNOWN TO ME TO BE THE PERSON, WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS _____ DAY OF _____, 2022.

NOTARY PUBLIC IN THE STATE OF TEXAS.
MY COMMISSION EXPIRES _____

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT, AUDREY PARKER, DOES ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS THE REPLAT OF LOT 2 OF SAUNDERS ADDITION, AN ADDITION TO THE ETJ OF THE CITY OF SANGER, DENTON COUNTY, TEXAS AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS RIGHTS-OF-WAY AND PUBLIC EASEMENTS SHOWN HEREON.

AUDREY PARKER

STATE OF TEXAS
BEFORE ME, THE UNDERSIGNED NOTARY IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED CHARLES SAUNDERS, KNOWN TO ME TO BE THE PERSON, WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS _____ DAY OF _____, 2022.

NOTARY PUBLIC IN THE STATE OF TEXAS.
MY COMMISSION EXPIRES _____

SURVEYORS CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY ON THE GROUND UNDER MY SUPERVISION.

J.E. THOMPSON II R.P.L.S.
TEXAS REGISTRATION NO. 4857

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, THE UNDERSIGNED NOTARY IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED J.E. THOMPSON II, KNOWN TO ME TO BE THE PERSON, WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS _____ DAY OF _____, 2022.

NOTARY PUBLIC IN THE STATE OF TEXAS.
MY COMMISSION EXPIRES _____



L1	S 32°35'49" W	109.86'
L2	S 39°29'25" E	66.66'
L3	S 15°11'01" E	60.39'
L4	S 24°00'51" W	32.29'
L5	S 02°11'28" E	238.39'

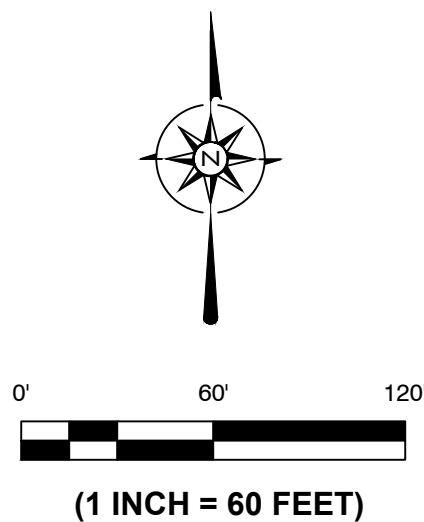
LINETYPE LEGEND	
PROPERTY LINE	--- --
EASEMENT LINES	--- --
DEED LOT LINES	--- --
ADJOINING LINES	--- --
OVERHEAD UTILITY	--- --
ASPHALT ROAD	--- --
GRAVEL ROAD	--- --
WIRE FENCE LINES	--- --

LEGEND	
● = PROPERTY CORNER	CIRF = CAPPED IRON ROD FOUND
⊕ = BENCHMARK	IRF = IRON ROD FOUND
⓪ = TELEPHONE/UTILITY RISER (TR/UR)	CIRS = CAPPED IRON ROD SET
⓪ = BURIED CABLE MARKER (BCM)	MFCP = METAL FENCE CORNER POST
⓪ = TELEPHONE MANHOLE (TMH)	WFCP = PLAT/FENCE CORNER POST
⓪ = POWER/UTILITY POLE (PP/UP)	() = PLAT/DEED CALLS
⓪ = LIGHT POLE (LP)	POB = POINT OF BEGINNING
⓪ = GUY WIRE (GW)	R.O.W. = RIGHT-OF-WAY
⓪ = ELECTRIC VAULT (VT)	CONCRETE SURFACE
⓪ = ELECTRIC TRANSFORMER (TRAN)	ASPHALT SURFACE
⓪ = WATER METER (WM)	GRAVEL SURFACE
⓪ = WATER VALVE (WV)	

OWNERS
EDDY WINDLE
10650 INDIAN TRL
SANGER, TX, 76266

AUDREY PARKER
10650 INDIAN TRL
SANGER, TX, 76266

SURVEYOR
J.E. THOMPSON II
ALL AMERICAN SURVEYING
301 W. BROADWAY ST.
GAINESVILLE, TX 76240
PH. 940-665-9105



REPLAT
LOTS 2-R1 & 2-R2
SAUNDERS ADDITION
8.252 ACRES
IN THE W. HENSWORTH SURVEY
ABSTRACT NO. 561
CITY OF ETJ OF
THE CITY OF SANGER
DENTON COUNTY, TEXAS

DRAWN BY: T.E.P.	DATE: 10/03/2022	JOB NO. 22199	SCALE: 1" = 60'	PAGE: 1 OF 1
---------------------	---------------------	------------------	--------------------	-----------------

111 N. DIXON ST.
GAINESVILLE, TX 76240
PH. 940-665-9105

VICINITY MAP
(NOT TO SCALE)

COUNTY REQUIRED GENERAL NOTES:

1. WATER SERVICE TO BE PROVIDED BY BOLIVAR WATER.
2. SANITARY SEWER TO BE PROVIDED BY PRIVATE FACILITIES AS APPROVED BY THE DENTON COUNTY HEALTH DEPARTMENT.
3. ELECTRIC SERVICE TO BE PROVIDED BY COSERV ELECTRIC, 7701 S. STEMMONS FWY, CORINTH TX, 76210, (840) 321-7800
4. THE MAINTENANCE OF PAVING, GRADING AND DRAINAGE IMPROVEMENTS AND/OR EASEMENTS SHOWN ON THIS PLAT ARE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNERS AND DO NOT CONSTITUTE ACCEPTANCE OF SAME FOR MAINTENANCE PURPOSES BY DENTON COUNTY.
5. A DRIVEWAY CULVERT PERMIT MUST BE OBTAINED FROM THE DENTON COUNTY CENTRALIZED ROAD & 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.
6. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IN LIEU OF A PLAT, PRIOR TO PLATTING, IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
7. **FLOOD STATEMENT:** I HAVE EXAMINED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR DENTON COUNTY, TEXAS, COMMUNITY NUMBER 48121C, EFFECTIVE DATE 4-18-11 AND THAT MAP INDICATES THAT THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AS SHOWN IN PANEL 0185 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.
8. THE CITY OF SANGER OR DENTON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.
9. CONSTRUCTION NOT COMPLETE WITHIN TWO YEARS OF THE COMMISSIONERS COURT APPROVAL SHALL BE SUBJECT TO CURRENT COUNTY SUBDIVISION RULES AND REGULATIONS.
10. NO CONSTRUCTION, WITHOUT WRITTEN APPROVAL FROM THE CITY OF SANGER OR 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 ONE FOOT ABOVE THE 100-YEAR FLOOD ELEVATION.
11. BEARING BASIS DERIVED FROM GPS OBSERVATIONS MADE ON THE GROUND. TEXAS NORTH CENTRAL NAD 83.
12. APPROXIMATE LOCATION OF SURVEY LINES SHOWN PER PRIOR DEED REFERENCE AND/OR OTHER THIRD PARTY SOURCES.

APPROVED AND ACCEPTED

MAYOR, CITY OF SANGER, TEXAS DATE

ATTESTED BY

CITY SECRETARY, CITY OF SANGER, TEXAS