

- ### GENERAL NOTES
- The purpose of this plat is to create one lot of record from two non-platted tracts of land.
  - The subject property does not lie within a 100-year floodplain according to F.E.M.A. Flood Insurance Rate Map Number 48121C0210G, effective April 18, 2011, located in Community Number 480786.
  - The bearings and grid coordinates shown on this plat are based on GPS observations utilizing the AITerra RTKNET Cooperative Network, State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD '83).
  - Notice: 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 withholding of utilities and building permits.
  - All set property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
  - Water and Sanitary Sewer, are provided by the City of Sanger, PO Box 1729, Sanger, TX 76266, 940-458-2571. Electric Service is provided by Sanger Electric Utilities, 202 Railroad Ave., Sanger, TX 76266, 940-458-2064.
  - This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.
  - This plat does not alter or remove existing deed restrictions, if any, on this property.
  - Zoning District for this property is "A" Agricultural.
  - All lots comply with the minimum size requirements of the zoning district.
  - All common areas, drainage easements, and detention facilities will be owned and maintained by the HOA/property owner. Any common area within the City's right-of-way will require a facilities agreement, to be reviewed and approved by the City.

### CERTIFICATE OF SURVEYOR

STATE OF TEXAS §  
COUNTY OF DENTON §

That I, **MATTHEW RAABE**, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Sanger, Denton County, Texas.

**PRELIMINARY**  
this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

Matthew Raabe, R.P.L.S. # 6402

Date \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **MATTHEW RAABE**, 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

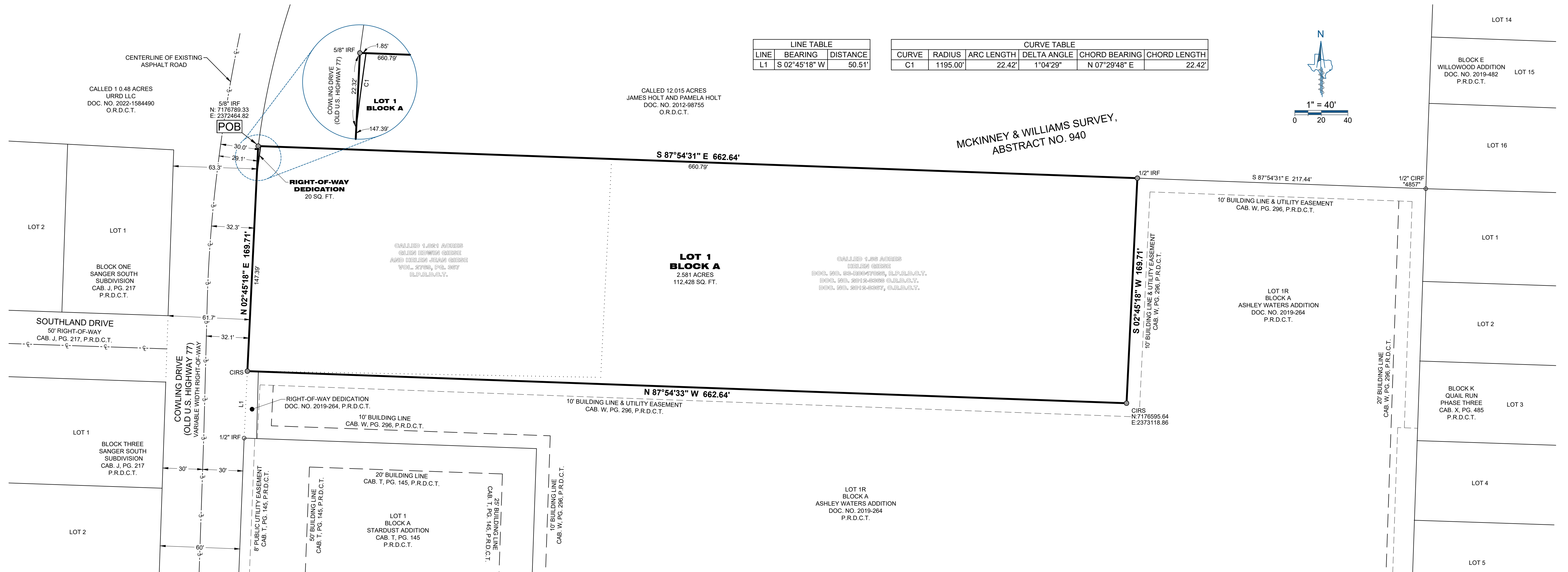
Notary Public in and for the State of Texas

**SURVEYOR**  
Eagle Surveying, LLC  
Contact: Richard Spicer, Jr.  
222 S. Elm Street, Suite: 200  
Denton, TX 76201  
(940) 222-3009

**OWNER**  
Helen Hanna Giese & Glen Edwin Giese  
1000 Cowling Road  
Sanger, TX 76266  
(210) 601-2397

JOB NUMBER 2511.003  
DATE 03-05-2026  
REVISION  
DRAWN BY MMF/DJJ

Eagle Surveying, LLC  
222 South Elm Street  
Suite: 200  
Denton, TX 76201  
940.222.3009  
www.eaglesurveying.com  
TX Firm # 10194177



### OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §  
COUNTY OF DENTON §

WHEREAS; **HELEN HANNA GIESE** and **GLEN EDWIN GIESE** are the owners of a 2.581 acre tract of land out of the McKinney & Williams Survey, Abstract Number 940, situated in the City of Sanger, Denton County, Texas, and being all of a called 1.56 acre tract of land conveyed to Helen Giese by deed of record in Document Numbers 2012-8368 and 2012-8367 of the Official Records of Denton County, Texas, and Document Number 93-R0047026 of the Real Property Records of Denton County, Texas, and being all of a called 1.021 acre tract of land conveyed to Glen Edwin Giese and wife, Helen Jean Giese by warranty deed with vendor's lien of record in Volume 2769, Page 367 of said Real Property Records, and being more particularly described by metes & bounds as follows:

**BEGINNING**, at a 5/8-inch iron rod found in the East right-of-way line of Cowling Drive (old U.S. highway 77), being the Southwest corner of a called 12.015 acre tract of land conveyed to James Holt and Pamela Holt by Warranty Deed with Vendor's Lien of record in Document Number 2012-98755 of said Official Records, also being the Northwest corner of said 1.021 acre tract;

**THENCE**, S87°54'31"E, departing the East right-of-way line of Cowling Drive (old U.S. highway 77), along the South line of said 12.015 acre tract, being the common North line of said 1.021 acre tract, in part the common North line of said 1.56 acre tract, a distance of 662.64 feet to a 1/2 inch iron rod found, being the most Northerly Northwest corner of Lot 1R, Block A of Ashley Waters Addition, a subdivision of record in Document Number 2019-264 of the Plat Records of Denton County, Texas, also being the Northeast corner of said 1.56 acre tract, from which a 1/2 inch iron rod with a yellow plastic cap stamped "4857" bears S87°54'31"E, a distance of 217.44 feet;

**THENCE**, departing the South line of said 12.015 acre tract, along the common line between said Lot 1R and said 1.56 acre tract, the following two (2) courses and distances:

- S02°45'18"W, a distance of 169.71 feet to a 1/2 inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" set, being the Southeast corner of said 1.56 acre tract;
- N87°54'33"W, a distance of 662.64 feet to a 1/2 inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" set in the East right-of-way line of Cowling Drive (old U.S. highway 77), being the most Westerly Northwest corner of said Lot 1R, also being the West corner of said 1.56 acre tract and the Southwest corner of said 1.021 acre tract, from which a 1/2 inch iron rod found bears S02°45'18"W, a distance of 50.51 feet;

**THENCE**, N02°45'18"E, along the East right-of-way line of Cowling Drive (old U.S. highway 77), being the common West line of said 1.021 acre tract, a distance of 169.71 feet to the **POINT OF BEGINNING**, containing an area of 2.581 acres (112,448 square feet) of land, more or less.

### OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS: THAT, **HELEN HANNA GIESE & GLEN EDWIN GIESE**, do hereby adopt this plat designating hereinabove described property as **GIESE ADDITION**, an addition to the City of Sanger, Texas, and does hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, fire lanes, drive aisles, parks, and watercourses, and to the public use forever easements for sidewalks, storm drainage facilities, utilities and any other property necessary to serve the plat and to implement the requirements of the subdivision regulations and other City codes and do hereby bind ourselves, our heirs, successors and assigns to warrant and to forever defend the title on the land so dedicated. Further, the undersigned covenants and agrees that he/she shall maintain all easements and facilities in a state of good repair and functional condition at all times in accordance with City codes and regulations. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be installed, if approved by the City of Sanger. The City of Sanger and public utility entities shall have the right to access and maintain all respective easements without the necessity at any time of procuring permission from anyone.

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

**HELEN HANNA GIESE**

BY: \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority, on this day personally appeared **HELEN JEAN GIESE**, 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

**GLEN EDWIN GIESE**

BY: \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority, on this day personally appeared **GLEN EDWIN GIESE**, 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas

### LEGEND

● = BOUNDARY MONUMENT (SUBJECT)	IRF = IRON ROD FOUND
○ = BOUNDARY MONUMENT (OTHERS)	DOC. NO. = DOCUMENT NUMBER
PG. = PAGE	P.R.D.C.T. = PLAT RECORDS, OFFICIAL RECORDS, DENTON COUNTY, TEXAS
VOL. = VOLUME	O.R.D.C.T. = OFFICIAL RECORDS, DENTON COUNTY, TEXAS
CAB. = CABINET	D.R.D.C.T. = DEED RECORDS, DENTON COUNTY, TEXAS
POB = POINT OF BEGINNING	R.P.R.D.C.T. = REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
1/2" IRON ROD WITH GREEN	—C— = CENTERLINE
CIRS = PLASTIC CAP STAMPED "EAGLE SURVEYING" SET	
CIRF = CAPPED IRON ROD FOUND	

### APPROVED AND ACCEPTED

CITY OF SANGER  
DENTON COUNTY, TEXAS

Chairman, Planning and Zoning Commission \_\_\_\_\_ Date \_\_\_\_\_  
City of Sanger, Texas

Mayor \_\_\_\_\_ Date \_\_\_\_\_  
City of Sanger, Texas

**ATTEST:**

City Secretary \_\_\_\_\_ Date \_\_\_\_\_  
City of Sanger, Texas

MINOR PLAT  
**GIESE ADDITION**  
LOT 1, BLOCK A  
2.581 ACRES

MCKINNEY & WILLIAMS SURVEY, ABSTRACT NO. 940,  
CITY OF SANGER, DENTON COUNTY, TEXAS

DATE OF PREPARATION: 03/05/2026