



3803 Parkwood Blvd. Suite 800
Frisco, Texas 75034
(214) 618-4570
Fax (214) 739-0095

September 6, 2022
AVO 37449.004

Ms. Ramie Hammonds
Development Services Director/Building Official
City of Sanger
201 Bolivar Street
P.O. Box 1729
Sanger, Texas 76266

Re: **Minor Plat for Enderby Gas Addition**
First Review

Dear Ms. Hammonds,

Halff Associates, Inc. was requested by the City of Sanger to review the Minor Plat for the Enderby Gas Addition located at the intersection of Southside Drive with Interstate Highway 35E.

We have completed our review of the plat and have the following comments:

1. Modify General Note 2 to match language in City ordinance:
"The subject property does not lie within a 100-year floodplain according to Community Panel No. _____, dated _____, of the National Flood Insurance Rate Maps for Denton County, Texas."
2. Modify General Note 6 to match language in City ordinance:
"Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD '83)"
3. Modify Owner's Certificate to match language in City ordinance:

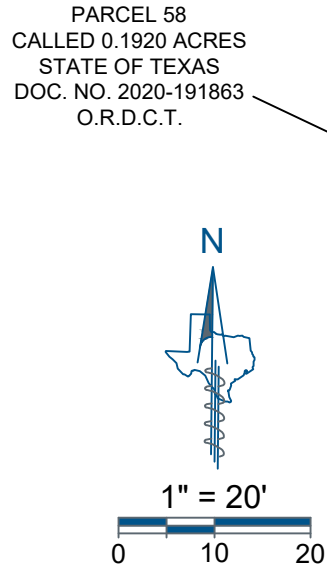
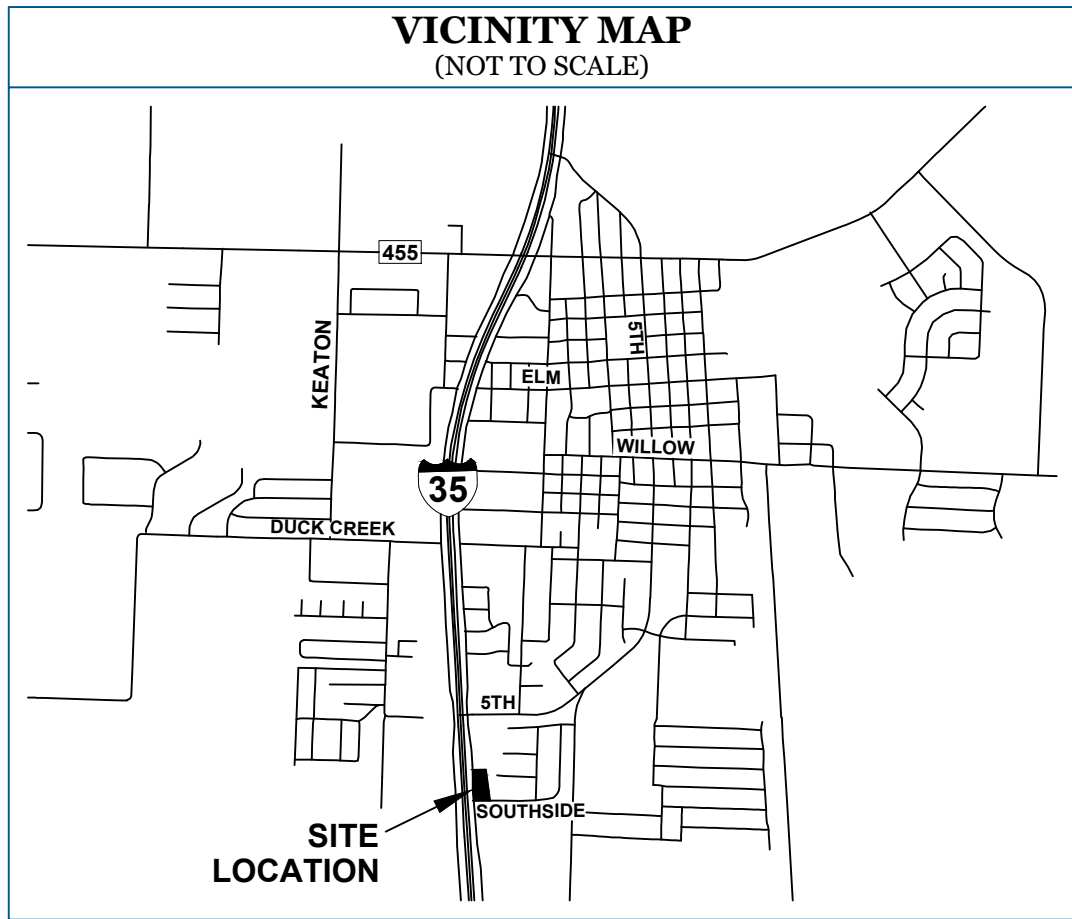
The Surveyor/Owner shall revise the plat to address the above-stated comments. If you have any questions or need additional information, please do not hesitate to call me at (817) 764-7467.

Sincerely,

HALFF ASSOCIATES, INC.
TBPELS Firm No. 312

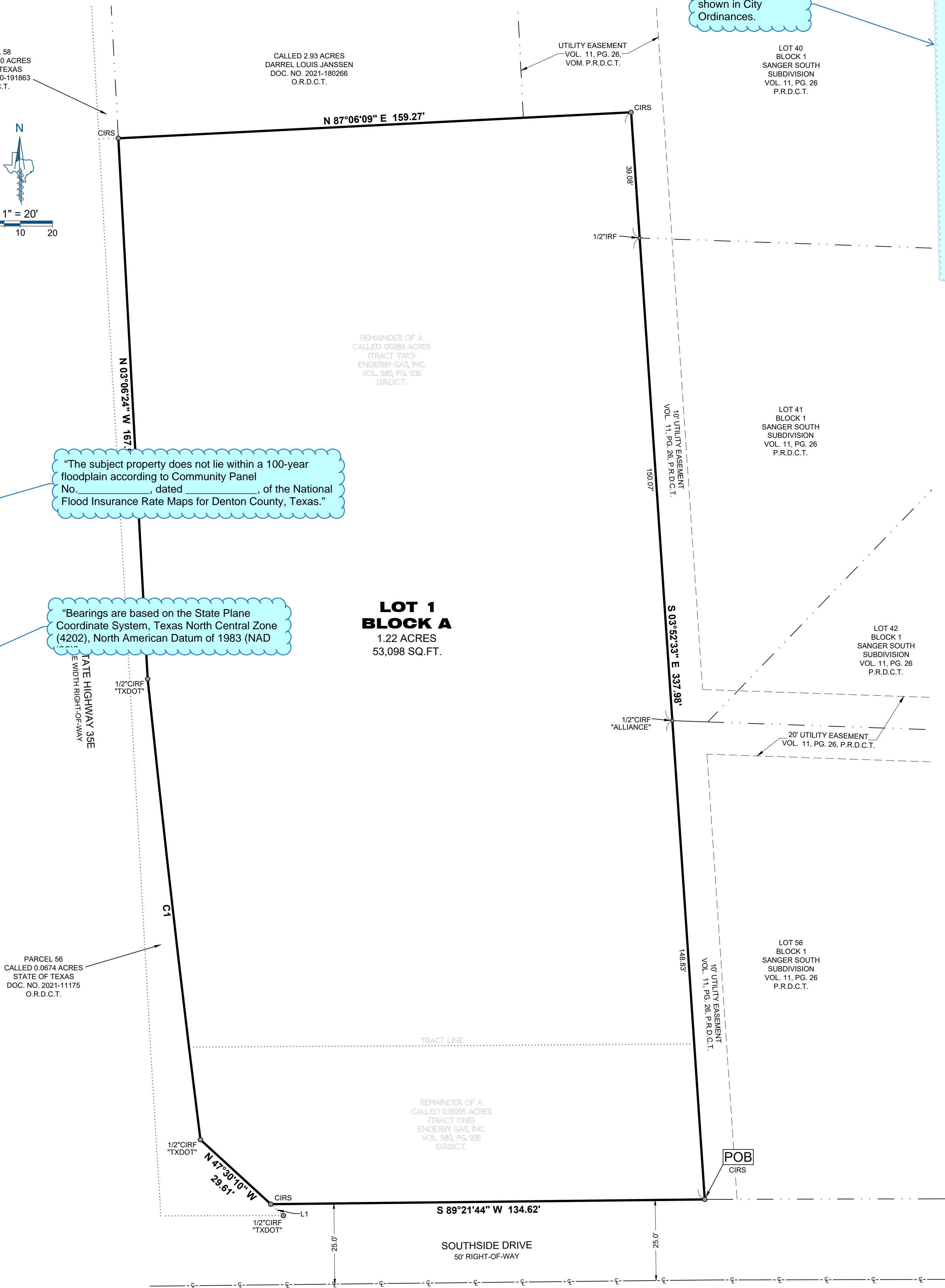
A handwritten signature in blue ink, appearing to read "SDT", is written over a horizontal line.

Steven D. Templer, P.E.
Senior Project Manager



- GENERAL NOTES**
- The purpose of this plat is to create one (1) lot of record from two unplatted tracts of land.
 - This property is located in "Non-shaded Zone X" according to the F.E.M.A. Flood Insurance Rate Map dated April 18, 2011 and is located in Community Number 480786 as shown on Map Number 48121C0210G.
 - The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network, NAD 83(2011) State Plane Coordinate System (Texas North Central Zone - 4202).
 - 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 interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
 - The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network, NAD 83(2011) Datum.
 - 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.
 - All lots comply with the minimum size requirements of the zoning district.
 - This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.
 - All common areas, drainage easements, and detention facilities will be owned and maintained by the HOA/POA. Any common area within the City's right-of-way will require a facilities agreement, to be reviewed and approved by the City.
 - This plat does not alter or remove existing deed restrictions, if any, on this property.
 - Minimum finished floor elevations are at least 2 feet above the 100 year floodplain.
 - This property is zoned B-2.

LEGEND	
PG	= PAGE
CAB	= CABINET
POB	= POINT OF BEGINNING
IRF	= IRON ROD FOUND
CIRF	= CAPPED IRON ROD FOUND
CIRS	= CAPPED IRON ROD SET
P.R.D.C.T.	= PLAT RECORDS, DENTON COUNTY, TEXAS
O.R.D.C.T.	= OFFICIAL RECORDS, DENTON COUNTY, TEXAS
DOC. NO.	= DOCUMENT NUMBER
—	= PLAT BOUNDARY
- - -	= ADJOINER BOUNDARY



OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, ENDERBY GAS, INC. is the sole owner of a 1.22 acre tract of land out of the M.R. BURLESON SURVEY, ABSTRACT NUMBER 71, situated in the City of Sanger, Denton County, Texas, and being a portion of a called 0.19095 acre tract of land (Tract One) and a portion of a called 1.10283 acre tract (Tract Two) conveyed to Enderby Gas, Inc. by the Warranty Deed of record in Volume 980, Page 935, of the Deed Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING, at a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the north right-of-way line of Southside Drive (a 50' right-of-way, at the southwest corner of Lot 56, Block 1, Sanger South Subdivision, a subdivision of record in Volume 11, Page 26, of the Plat Records of Denton County Texas, and the southeast corner of said Tract One;

THENCE, S89°21'44"W, along the north right-of-way line of said Southside Drive, being the common south line of said Tract One, a distance of 134.62 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the cutoff line between the intersection of the north right-of-way line of said Southside Drive and the east right-of-way line of Interstate Highway 35E (a variable width right-of-way), same being the east line of a called 0.0674 acre tract of land (Parcel 56) conveyed to the State of Texas by deed of record in Document Number 2021-1175, of the Official Records of Denton County, Texas, from which a 1/2" iron rod with pink plastic cap stamped "TXDOT" found at the southeast corner of said Parcel 56 bears S47°30'10"E, a distance of 5.28 feet;

THENCE, along the east right-of-way line of said Interstate Highway 35E, same being the east line of said Parcel 46, the following three (3) courses and distances:

N47°30'10"W, a distance of 29.61 feet to a 1/2" iron rod with pink plastic cap stamped "TXDOT" found at the beginning of a non-tangent curve to the right;

Along said non-tangent curve to the right, having a radius of 6455.00 feet, a chord bearing of N06°31'43"W, a chord length of 143.85 feet, a delta angle of 01°16'37", an arc length of 143.85 feet to a 1/2" iron rod with pink plastic cap stamped "TXDOT" found;

N03°06'24"W, a distance of 167.98 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the north line of said Tract Two, at the northeast corner of said Parcel 46, the southeast corner of a called 0.1920 acre tract of land (Parcel 58) conveyed to the State of Texas by deed of record in Document Number 2020-191863, of said Official Records, and the southwest corner of a called 2.93 acre tract of land conveyed to Darrel Louis Janssen by deed of record in Document Number 2021-180266, of said Official Records;

THENCE, N87°06'09"E, along the south line of said 2.93 acre tract, being the common north line of said Tract Two, a distance of 159.27 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at an interior ell corner of Lot 40, Block 1, of said Sanger South Subdivision and the northeast corner of said Tract Two;

THENCE, S03°52'33"E, along the west line of said Lot 40, being the common east line of said Tract Two, passing at a distance of 39.08 feet a 1/2" iron rod found at the southwest corner of said Lot 40 and the northwest corner of Lot 41, Block 1, of said Sanger South Subdivision, and continuing along said common line, passing at a distance of 189.15 feet the southwest corner of said Lot 41 and the northwest corner of said Lot 56, and continuing a total distance of 337.88 feet to the POINT OF BEGINNING and containing an area of 1.22 Acres, or (53098 Square Feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT ENDERBY GAS, INC., acting herein by and through its duly authorized officer does hereby adopt this plat designating the hereinabove described property as **ENDERBY GAS 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 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 ____, 2022.

ENDERBY GAS, INC., a Texas Corporation, owner

BY: _____
Signature of Authorized Agent Date

BY: _____
Printed Name and Title

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared _____, 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 ____, 2022.

Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances 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 ____, 2022.

Notary Public in and for the State of Texas

APPROVED AND ACCEPTED

CITY OF SANGER
DENTON COUNTY, TEXAS

Chairman, Planning & Zoning Commission _____ Date
Mayor, City of Sanger, Texas

Thomas Muir _____ Date
Mayor, City of Sanger, Texas

ATTEST:

Kelly Edwards, City Secretary _____ Date
City of Sanger, Tx

MINOR PLAT
ENDERBY GAS ADDITION
LOT 1, BLOCK A
1.22 ACRES
1 LOT

BEING A PORTION OF A CALLED 0.19095 ACRES (TRACT ONE) AND
A PORTION OF A CALLED 1.10283 ACRES (TRACT TWO)
RECORDED IN VOLUME 980, PAGE 935, D.R.D.C.T.
IN THE M.R. BURLESON SURVEY, ABSTRACT No. 71,
CITY OF SANGER, DENTON COUNTY, TEXAS

Project
2010.080-02

Date
8/16/2022

Drafter
BE



EAGLE SURVEYING, LLC
222 S. Elm Street, Suite: 200
Denton, TX 76201
(940) 222-3009
TX Firm #10194177

SURVEYOR
Eagle Surveying, LLC
Contact: Brad Eubanks
222 S. Elm Street, Suite: 200
Denton, TX 76201
(940) 222-3009

OWNER
Enderby Gas, Inc.
P.O. Box 717
Gainesville, TX 76241-0717
(940) 458-1993

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 47°30'10" E	5.28'

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	143.85'	6455.00'	1°16'37"	N 06°31'43" W	143.85'