

**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

Project 2206.082-02	 <b>EAGLE SURVEYING, LLC</b> 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009 TX Firm #10194177
Date 8/10/2022	
Drafter BE	

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

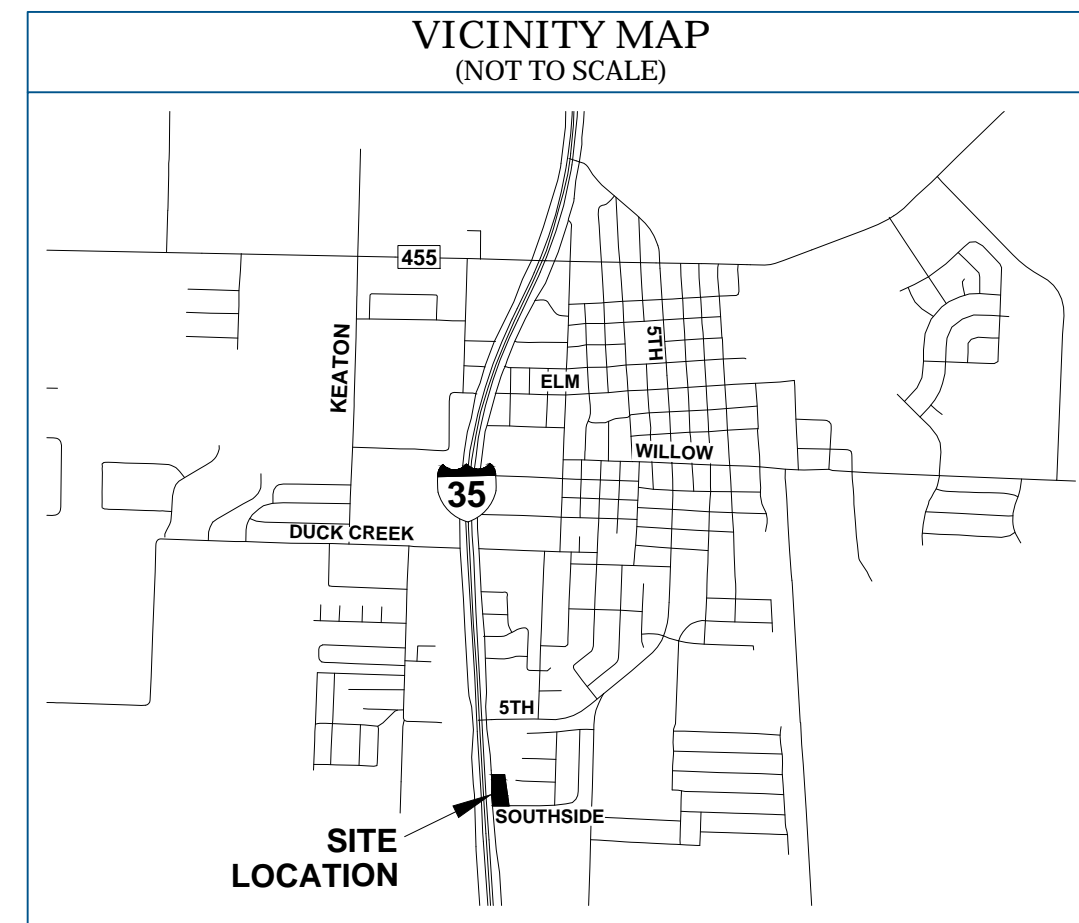
**OWNER**  
 Enderby Gas, Inc.  
 P.O. Box 717  
 Gainesville, TX 76241-0717  
 (940) 458-1993

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'

**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



- GENERAL NOTES**
- 1.) The purpose of this plat is to create one (1) lot of record from two unplatted tracts of land.
  - 2.) The subject property does not lie within a 100-year floodplain according to Community Panel No. 48121C0210G, dated April 18, 2011, of the National Flood Insurance Rate Maps for Denton County, Texas.
  - 3.) 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).
  - 4.) 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.
  - 5.) All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
  - 6.) Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD 83).
  - 7.) 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.
  - 8.) All lots comply with the minimum size requirements of the zoning district.
  - 9.) This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.
  - 10.) All common areas, drainage easements, and detention facilities will be owned and maintained by the HOA/POA. Any common area with in the City's right-of-way will require a facilities agreement, to be reviewed and approved by the City.
  - 11.) This plat does not alter or remove existing deed restrictions, if any, on this property.
  - 12.) Minimum finished floor elevations are at least 2 feet above the 100 year floodplain.
  - 13.) This property is zoned B-2.

**OWNER'S CERTIFICATE & DEDICATION**

STATE OF TEXAS §  
 COUNTY OF DENTON §

WE, **ENDERBY GAS, INC.**, the undersigned, owner of the land shown on this plat within the area described by metes and bounds, as follows:

**BEING** a 1.22 acre tract of land out of the M.R. BURLERSON 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 N6°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 337.98 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 PERSONS 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: \_\_\_\_\_ Date  
 Signature of Authorized Agent

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	
<b>CITY OF SANGER DENTON COUNTY, TEXAS</b>	
Chairman, Planning & Zoning Commission Mayor, City of Sanger, Texas	_____ Date
Thomas Muir Mayor, City of Sanger, Texas	_____ Date
<b>ATTEST:</b>	
Kelly Edwards, City Secretary City of Sanger, Tx	_____ Date

Project	2206.082-02		EAGLE SURVEYING, LLC 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009 TX Firm #10194177
Date	8/10/2022		
Drafter	BE		

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