

WHEREAS M & G SANGER REAL ESTATE LLC IS THE OWNER OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE HENRY TIERWESTER SURVEY, ABSTRACT NUMBER 1241, DENTON COUNTY, TEXAS AND BEING ALL OF A CALLED 10.42 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO M & G SANGER REAL ESTATE LLC AS RECORDED IN DOCUMENT NUMBER 2019-27076 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE TRACT BEING DESCRIBED HEREIN, AT A CAPPED IRON ROD SET FOR CORNER AT THE NORTHEAST CORNER OF SAID 10.42 ACRE TRACT, THE SOUTHEAST CORNER OF A CALLED 5.507 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO DORWIN LEE SARGENT JR. AS RECORDED IN VOLUME 1412, PAGE 383 OF THE OFFICIAL PUBLIC RECORDS OF DENTON COUNTY TEXAS AND IN THE WEST RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 35;

THENCE SOUTH 01 DEGREES 19 MINUTES 34 SECONDS WEST WITH SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 374.50 FEET TO A CAPPED IRON ROD SET FOR CORNER AT THE SOUTHEAST CORNER OF SAID 10.42 ACRE TRACT AND THE NORTHEAST CORNER OF A CALLED 30.96 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO HOLT TEXAS LTD. AS RECORDED IN DOCUMENT NUMBER 2013-71958 OF SAID REAL PROPERTY RECORDS;

THENCE NORTH 88 DEGREES 19 MINUTES 03 SECONDS WEST WITH THE SOUTH LINE OF SAID 10.42 ACRE TRACT AND THE NORTH LINE OF SAID 30.96 ACRE TRACT A DISTANCE OF 1232.54 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER AT THE NORTHWEST CORNER OF SAID 30.96 ACRE TRACT AND IN THE EAST LINE OF A CALLED 50 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO PAC GROUP LTD. AS RECORDED IN DOCUMENT NUMBER 2001-071869 OF SAID REAL PROPERTY RECORDS;

THENCE NORTH 01 DEGREES 03 MINUTES 36 SECONDS EAST WITH THE EAST LINE OF SAID 50 ACRE TRACT A DISTANCE OF 361.40 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER AT THE NORTHEAST CORNER OF SAID 50 ACRE TRACT AND THE SOUTHWEST CORNER OF A 2.501 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO DANIEL R. WOLFE AND BRIANNA L. WOLFE AS RECORDED IN DOCUMENT NUMBER 2021-21494 OF SAID REAL PROPERTY RECORDS;

THENCE SOUTH 88 DEGREES 55 MINUTES 36 SECONDS EAST A
DISTANCE OF 1234.21 FEET TO THE PLACE OF BEGINNING AND
CONTAINING 10.418 ACRES OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS: THAT M & G SANGER REAL ESTATE LLC, THROUGH ITS DUALY SWORN REPRESENTATIVE, GLENN POLK, DOES HEREBY ADOPT THE FOLLOWING EASEMENTS TO SERVE THE INTERESTS OF THE PROPERTY AT SANGER GLENN PLOK ADDITION, AN ADDITION TO THE CITY OF SANGER, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER BY FREE SIMPLE TITLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, ALL STREETS, ALLEYS, AND WATERCOURSES, AND TO THE PUBLIC USE FOREVER EASEMENTS FOR HIGHWAYS, STORM DRAINAGE FACILITIES, UTILITIES AND OTHER FACILITIES NECESSARY TO SERVE THE PLAT AND TO IMPLEMENT THE EASEMENTS AND 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 PLAT AND TO FOREVER DEFEND THE CITY OF SANGER COVENANTS AND AGREE THAT HE/SHE SHALL MAINTAIN ALL EASEMENTS AND FACILITIES IN A STATE OF GOOD REPAIR AND FUNCTIONAL AT ALL TIMES IN ACCORDANCE WITH CITY CODES AND ORDINANCES. NO OTHER EASEMENTS, RIGHTS, OR OTHER IMPROVEMENTS MAY BE INSTALLED, IF APPROVED BY THE CITY OF SANGER, THE CITY OF SANGER AND PUBLIC UTILITIES SHALL HAVE THE RIGHT TO ACCESS AND MAINTAIN THE EASEMENTS AND FACILITIES WITHIN THE NECESSITY AT ANY TIME OF PROCURING PERFORMANCE FROM ANYONE.

WITNESS MY HAND THIS _____ DAY
OF _____, 20_____.

M & G SANGER REAL ESTATE LLC.
STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, THE UNDERSIGNED NOTARY IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED A REPRESENTATIVE OF M & G REAL ESTATE, 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 _____ 2020.

NOTARY PUBLIC IN THE STATE OF TEXAS
MY COMMISSION EXPIRES _____

GLENN POLK
(REPRESENTATIVE)

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, THE UNDERSIGNED NOTARY IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED GLENN POLK, 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 _____ 2020.

NOTARY PUBLIC IN THE STATE OF TEXAS

I, J. E. THOMPSON II, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY ON THE GROUND AND THAT ALL CORNERS ARE SET WITH 1/2" CAPPED IRON RODS OR FOUND AS INDICATED.

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

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED J.E. THOMPSON II, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2020.

NOTARY PUBLIC, TEXAS

SURVEYOR
J.E. THOMPSON II
ALL AMERICAN SURVEYING
111 N. DIXON ST.
GAINESVILLE, TX 76240
PH. 940-665-9105

OWNER
M & G SANGER REAL ESTATE
4320 N INTERSTATE 35
GAINESVILLE, TX 76240
(972) 338-0344



PROPERTY LINE —————

EASEMENT LINES ————

DEED LOT LINES ————

ADJOINER LINES ————

WATER LINE ———— WL ———— WL

SEWER LINE ———— SS ———— SS

GAS LINE ———— GAS ———— GAS

COMMUNICATIONS LINE ———— UC ———— UC

OVERHEAD UTILITY ———— OH ————

ELECTRIC LINE ———— E ———— E


ASPHALT ROAD ————

GRAVEL ROAD ————

FENCE LINES ———— X ———— X

LEGEND			
●	= PROPERTY CORNER	CM	= CONTROL MONUMENT
■	= BENCHMARK	MB	= MEASURING BENCH
⊙	= TELEPHONE POLE (TRM)	PC	= PNEUMATIC CORNER
■	= BURIED CABLE MARKER (BCM)	MFCP	= METAL FENCE CORNER POST
⊙	= TELEPHONE MANHOLE (TMH)	WFCP	= WOOD FENCE CORNER POST
⊙	= UTILITY POLE (UP)	PO	= POINT OF BEGINNING
⊙	= LIGHT POLE (LP)		
⊙	= GUY WIRE (GUW)	R.O.W.	= RIGHT-OF-WAY
⊙	= ELECTRIC VALVE (ELV)	D.E.	= DRAINAGE EASEMENT
⊙	= ELECTRIC TRANSFORMER (ETM)	E.E.	= EASEMENT
⊙	= WATER METER (WM)	LE	= UTILITY EASEMENT
⊙	= WATER VALVE (WV)	WE	= WATER EASEMENT
⊙	= GAS VALVE (GV)	F.L.E.	= FUEL EASEMENT
⊙	= WATER MANHOLE (WMH)	B.L.	= BUILDING SETBACK LINE
⊙	= BURIED PIPELINE MARKER (BPM)	A.E.	= ACCESS EASEMENT
⊙	= GAS VALVE (GV)	S.E.	= SIDEWALK EASEMENT
⊙	= GAS VALVE/TEST STATION (GVTS)	S.S.E.	= SIDEWALK EASEMENT
⊙	= GAS WELD HEAD (WH)	S.S.E.	= SANITARY SEWER EASEMENT
⊙	= PROPANE TANK (PT)	IRP	= IRON ROD FOUND
⊙	= SEPTIC TANK (CS)	RF	= RECORD FOUND
⊙	= SEPTIC IDL (SEPT)	RF	= CAPPED IRON ROD FOUND
⊙	= SANITARY SEWER MANHOLE (SSMH)	PK	= PK NAIL FOUND
⊙	= STORM DRAIN MANHOLE (SDMH)	PKS	= PK SPLIT FOUND
⊙	= SIGN (SIGN)		
⊙	= PLACED CORNER		
⊙	= MAILBOX (MB)		
⊙	= ASPHALT POLE		
⊙	= GRAVEL SURFACE		

MINOR PLAT
GLENN POLK ADDITION
10.418 ACRES
IN THE H. TIERWESTER SURVEY,
ABSTRACT NO. 1241
CITY OF SANGER,
DENTON COUNTY, TEXAS

		111 N. DIXON ST. GAINESVILLE, TX 76240 PH. 940-665-9105 TBPLS FILE NO. 10048000		
DRAWN BY:	DATE:	JOB NO.	SCALE:	PAGE:
T.E.P.	09/06/2022	22155-2	1" = 60'	1 OF 1

VICINITY MAP

(NOT TO SCALE)

GENERAL NOTES

1. FLOOD STATEMENT: I HAVE EXAMINED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR DENTON COUNTY, TEXAS, COMMUNITY NUMBER 48121, EFFECTIVE DATE 04/18/11 AND THAT MAP INDICATES THAT THIS PROPERTY IS WITHIN A FLOOD HAZARD ZONE. NON FLOODING AREAS ARE LOCATED TO THE NORTH AND EAST. CHANNEL FLOODING AREAS ARE SHOWN IN PANEL 0210 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 BE VALID FOR THE TERM OF THE SURVEY.
2. BEARING SAID DERIVED FROM GPS OBSERVATIONS MADE ON THE GROUND, TEXAS NORTH CENTRAL NAD 83 (GRID).
3. THIS PROPERTY IS WITHIN THE CITY OF SANGER.
4. COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM NAD 83 NORTH CENTRAL TEXAS ZONE AND G.P.S. OBSERVATION (GRID).
5. THIS PROPERTY IS NOT LOCATED IN THE LAKE RAY ROBERTS PLANNING AND ZONING JURISDICTION.
6. ALL SURFACE DRAINAGE EASEMENTS SHALL BE KEPT FREE OF FENCES, BUILDINGS, FOUNDATION, PLANTINGS AND OPEN CHANNELS AND SHALL BE MAINTAINED BY THE PART OF THE SURVEY.
7. BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN SURFACE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTING THE FLOODWAY IS PROHIBITED.
8. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVELING ALONG OR ACROSS THE PROPERTY WILL REMAIN AS OPEN CHANNELS AND SHALL BE MAINTAINED BY THE INDIVIDUAL PROPRIETOR OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS THE LOTS.
9. ELEVATION OF BENCHMARK IS BASED ON N.A.D. 88 VERTICAL DATUM.
10. THIS PROPERTY MAY BE SUBJECT TO CHANGES RELATED TO IMPACT FEES AND THE APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES.
11. 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 LICENSES AND BUILDING PERMITS.
12. THE EXISTING DRAINAGE CHANNELS AND EXISTING DRAINAGE EASEMENTS ARE NOT TO BE REMOVED AND A DRIVEWAY CULVERT PERMIT MUST BE OBTAINED FROM DENTON COUNTY ROAD AND 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.
13. CONSTRUCTION OF ANY DRIVEWAY ACCESS IMPROVEMENTS ON THIS PROPERTY 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 THE REQUIREMENTS OF THE TEXAS FLOOD DAMAGE PREVENTION ACT. IF A DRIVEWAY ACCESS IMPROVEMENT CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO FEET ABOVE THE 100-YEAR FLOOD ELEVATION.
14. ALL PUBLIC IMPROVEMENTS AND DEDICATIONS SHALL BE FREE AND CLEAR OF ALL DEBS, LIENS, AND OR ENCUMBRANCES.
15. ALL LOT CORNER SET WITH 1/2 INCH REBAR WITH PLASTIC CAP LABELED RL#4857.
16. CONSTRUCTION NOT COMPLETE WITHIN TWO YEARS OF THE COMMISSIONERS COURT APPROVAL SHALL BE SUBJECT TO CURFEW ON CONSTRUCTION SUBSIDIARY RULES AND ORDINANCES.
17. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN ARE DEDICATED FOR THE PUBLIC USE FOREVER FOR THE PURPOSES INDICATED ON THE PLAT.
18. NO BUILDING, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTH SHALL BE CONSTRUCTED OR PLACED UPON OR OVER OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS EASEMENTS APPROVED BY THE CITY OF SANGER.
19. THE CITY OF SANGER IS NOT RESPONSIBLE FOR REPLACING ANY IMPROVEMENTS IN, UNDER, OR OVER ANY IMPROVEMENTS OR GROWTHS WHICH MAY BE DAMAGED OR DESTROYED BY REPAIR.
20. UTILITY EASEMENTS ARE DEDICATED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENTS LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY THE PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLICS AND THE CITY OF SANGER'S USE THEREOF.
21. THE CITY OF SANGER SHALL NOT BE RESPONSIBLE FOR REPLACING ANY IMPROVEMENTS OR GROWTHS WHICH ARE OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN THE EASEMENTS.
22. THE CITY OF SANGER SHALL NOT BE RESPONSIBLE FOR REPLACING ANY IMPROVEMENTS OR GROWTHS WHICH ARE OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING READING METERS AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY OF ANY PERMIT FROM THE CITY OF SANGER.
23. ALL MODIFICATIONS SHALL BE MADE BY MEANS OF A PLAT AND APPROVED BY THE CITY OF SANGER.
24. ALL LOTS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF ZONING DISTRICT.
25. THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES.
26. THE PURPOSE OF THIS PLAT IS TO CREATE ONE COMMERCIAL LOT.

APPROVED BY THE PLANNING & ZONING COMMISSION

ON THIS THE _____ DAY OF _____, 20____

CHAIRPERSON, PLANNING & ZONING COMMISSION

CITY SECRETARY

APPROVED AND ACCEPTED

MAYOR, CITY OF SANGER

DATE _____

ATTESTED BY:

CITY SECRETARY, CITY OF SANGER

DATE _____

111 N. DIXON ST.
GAINESVILLE, TX 76240
PH. 940-665-9105
TBPLS FIRM NO. 10048000