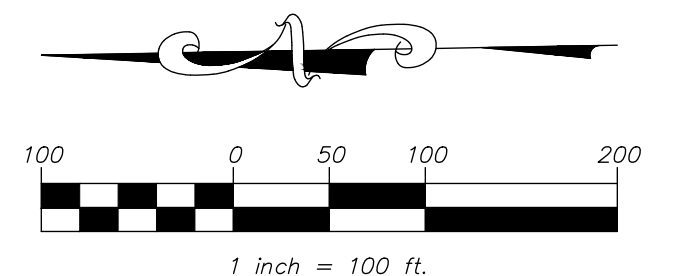


VICINITY MAP
NO SCALE



LEGEND/ABBREVIATIONS

- CIRS 5/8" CAPPED IRON ROD SET STAMPED "MMA" (UNLESS OTHERWISE NOTED)
- CIRF CAPPED IRON ROD FOUND
- DRDCT DEED RECORDS DENTON COUNTY, TEXAS
- PRDCT PLAT RECORDS DENTON COUNTY, TEXAS
- ORDDT OFFICIAL RECORDS DENTON COUNTY, TEXAS
- VOL VOLUME
- PG PAGE
- UE UTILITY EASEMENT
- BL BUILDING LINE
- DE DRAINAGE EASEMENT
- SSE SANITARY SEWER EASEMENT
- WE WATER EASEMENT
- PAE PEDESTRIAN ACCESS EASEMENT
- POB POINT OF BEGINNING
- FND FOUND
- IRF IRON ROD FOUND
- MFF MINIMUM FINISHED FLOOR ELEVATION
- * FEMA ELEVATION CERTIFICATE NOT REQUIRED
- Doc. No. COUNTY CLERK'S DOCUMENT NUMBER

UTILITY PROVIDERS:

- ELECTRIC:
CITY OF SANGER
202 RAILROAD AVENUE
SANGER, TX 76266
940-458-2064
- NATURAL GAS:
ATMOS ENERGY CORPORATION
585 WESTPORT PKWY.
FORT WORTH, TX 76177
214-415-0482
- TELECOMMUNICATIONS:
NORTEX COMMUNICATIONS
P.O. BOX 557
205 N. WALNUT ST.
MUNSTER, TX 76252
940-759-2251

FINAL PLAT

LOT 1X, LOTS 2-32, BLOCK A, LOT 1X,
LOTS 2-12, LOT 13X, LOTS 14-60, LOT 61X, BLOCK B,
LOTS 1-6, LOT 7X, LOTS 8-25, BLOCK C,
LOTS 1-26, BLOCK D, LOT 1X, BLOCK E,
LOT 1X, LOTS 2-37, BLOCK F,
LOT 1X, LOTS 2-39, BLOCK G, LOTS 1-41, BLOCK H,
LOT 1X, LOTS 2-31, BLOCK I,
LOT 1X, LOTS 2-18, BLOCK J,
LOT 1X, BLOCK K

CHAPMAN CROSSING

BEING 68.209 ACRES OF LAND SITUATED
IN THE H. TIERWESTER SURVEY
ABSTRACT NO. 1241
CITY OF SANGER, DENTON COUNTY, TEXAS
296 SINGLE FAMILY RESIDENTIAL LOTS
11 HOA/OPEN SPACE LOTS
15.290 ACRES RIGHT-OF-WAY DEDICATION
JANUARY 2025

SURVEYOR/ENGINEER:



chd engineering surveying landscape architecture planning
texas registration number: 1 - 2759
texas registration/license number: 1008800
519 east border
collington, texas 76010
817-469-1671
fax: 817-274-8757
www.mmatexas.com
CONTACT: ANDREA TAYLOR, PE
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SHEET 1 OF 2

LAND USE TABLE			
LAND USE	LOTS	ACREAGE	SQUARE FEET
RIGHT-OF-WAY	N/A	15.290	666,007
RESIDENTIAL	296	36.666	1,597,174
PRIVATE OPEN SPACE	11	16.253	707,999
TOTAL	307	68.209	2,971,180

OWNERS:

CHAPMAN CROSSING, LTD.
4143 MAPLE AVE., SUITE 325
DALLAS, TX 75219
SANGER MULTI P2, LTD.
4143 MAPLE AVE., SUITE 325
DALLAS, TX 75219

DEVELOPER:

GREYSTAR DEVELOPMENT
CENTRAL, LLC
600 E. LAS COLINAS BLVD., STE. 2100
IRVING, TX 75039
TEL: (214) 451-5698
EMAIL: jthulin@greystar.com
CONTACT: JR THULIN

* GENERAL NOTES *

1. ALL CORNERS CALLED "MMA" ARE 5/8 INCH CAPPED IRON RODS SET STAMPED "MMA".
2. BEARINGS AND COORDINATES ARE GRID BASED ON THE "TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202)" (2011) AS DETERMINED BY GPS OBSERVATIONS. THE CONVERGENCE ANGLE AT THE POINT OF BEGINNING IS 0'42"58.8". ALL DISTANCES HAVE BEEN ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000141268135.
3. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 - YEAR FLOODPLAIN. IT IS LOCATED IN ZONE "X", AREA OF MINIMAL FLOOD HAZARD ACCORDING TO THE FLOOD INSURANCE RATE COMMUNITY PANEL No. 48121C0070G, MAP EFFECTIVE 4/18/2011 AND PANEL No. 48121C0210G, MAP EFFECTIVE 4/18/2011.
4. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF ANY BUILDING, PARK, EQUIPMENT, POOLS, PLANTING, LAWN, OR LEGAL INTERESTS WITHIN THE SUBDIVISION.
5. THE PURPOSE OF THIS FINAL PLAT IS TO ESTABLISH A SINGLE FAMILY RESIDENTIAL LOT SUBDIVISION.
6. ALL RESIDENTIAL LOTS SHALL HAVE A FRONT BUILDING LINE OF 20', SIDE BUILDING LINE OF 5', SIDE STREET AND REAR BUILDING LINE OF 10', AND REAR GARAGE BUILDING LINE OF 5', UNLESS OTHERWISE SHOWN.

GENERAL NOTES (CONT.) *

7. ALL LOTS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE ZONING DISTRICT.
8. THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND THE APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES DUE.
9. 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.
10. 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.
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 FLOOD PLAIN.

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	586.37'	120.73'	11° 47' 50"	S 85°21'50" W	120.52'
C2	922.95'	268.88'	16° 41' 30"	S 79°48'16" W	267.93'
C3	500.00'	409.56'	46° 55' 55"	N 21°50'37" W	398.20'
C4	500.00'	32.39'	3° 42' 43"	S 00°14'00" E	32.39'
C5	1000.00'	112.44'	6° 26' 33"	S 01°35'55" E	112.38'
C6	1000.00'	93.82'	5° 22' 32"	S 07°30'28" E	93.79'
C7	1000.00'	112.44'	6° 26' 33"	N 88°24'05" E	112.38'
C8	1000.00'	64.78'	3° 42' 43"	N 89°46'00" E	64.77'
C9	1000.00'	141.48'	8° 06' 22"	N 83°51'27" E	141.36'
C10	2080.00'	402.17'	11° 04' 41"	N 85°20'36" E	401.54'
C11	230.00'	47.44'	11° 49' 05"	N 85°42'48" E	47.36'
C12	1810.00'	349.96'	11° 04' 41"	N 85°20'36" E	349.42'
C13	330.00'	270.31'	46° 55' 55"	S 21°50'37" E	262.82'
C14	250.00'	113.07'	25° 54' 47"	S 58°15'58" E	112.11'
C15	250.00'	126.42'	28° 58' 23"	S 85°42'33" E	125.08'
C16	1000.00'	193.35'	11° 04' 41"	N 85°20'36" E	193.05'
C17	500.00'	103.13'	11° 49' 05"	N 85°42'48" E	102.95'
C18	1540.00'	297.76'	11° 04' 41"	N 85°20'36" E	297.29'
C19	250.00'	153.21'	35° 06' 50"	N 62°14'51" E	150.83'
C20	1270.00'	245.55'	11° 04' 41"	N 85°20'36" E	245.17'
C21	250.00'	113.07'	25° 54' 47"	N 31°44'02" E	112.11'
C22	25.00'	10.26'	23° 30' 11"	N 79°52'16" E	10.18'
C23	50.00'	119.35'	136° 45' 48"	S 43°29'56" E	92.97'
C24	25.00'	10.26'	23° 30' 11"	S 13°07'53" W	10.18'
C25	25.00'	11.10'	25° 26' 42"	S 11°20'33" E	11.01'
C26	50.00'	123.29'	141° 16' 57"	S 46°34'35" W	94.35'
C27	25.00'	11.17'	25° 35' 42"	N 75°34'48" W	11.08'
C28	25.00'	7.98'	18° 17' 05"	N 79°14'07" W	7.94'
C29	50.00'	110.45'	126° 34' 10"	S 46°37'21" W	89.33'
C30	25.00'	7.98'	18° 17' 05"	S 07°31'12" E	7.94'
C31	975.00'	105.64'	6° 12' 29"	S 88°31'06" W	105.59'
C32	1025.00'	80.25'	4° 29' 09"	S 00°37'14" E	80.23'
C33	975.00'	201.11'	11° 49' 05"	S 04°17'12" E	200.75'
C34	1025.00'	111.27'	6° 13' 10"	N 88°30'46" E	111.21'
C35	1025.00'	61.17'	3° 25' 09"	S 08°29'10" E	61.16'
C36	975.00'	102.94'	6° 02' 57"	S 82°49'44" W	102.89'
C37	475.00'	29.15'	3° 30' 58"	N 00°08'08" W	29.15'
C38	525.00'	32.39'	3° 32' 06"	S 00°08'42" E	32.38'
C39	975.00'	28.16'	1° 39' 18"	N 89°12'18" W	28.16'
C40	1025.00'	211.42'	11° 49' 05"	N 85°42'48" E	211.05'
C41	2105.00'	407.00'	11° 04' 41"	N 85°20'36" E	406.37'
C42	2055.00'	397.33'	11° 04' 41"	N 85°20'36" E	396.71'
C43	205.00'	42.28'	11° 49' 05"	S 85°42'48" W	42.21'
C44	255.00'	52.60'	11° 49' 05"	N 85°42'48" E	52.50'
C45	1835.00'	354.80'	11° 04' 41"	S 85°20'36" W	354.24'
C46	1785.00'	345.13'	11° 04' 41"	N 85°20'36" E	344.59'
C47	1565.00'	302.59'	11° 04' 41"	S 85°20'36" W	302.12'
C48	1515.00'	292.92'	11° 04' 41"	N 85°20'36" E	292.47'
C49	475.00'	97.98'	11° 49' 05"	S 85°42'48" W	97.80'
C50	525.00'	108.29'	11° 49' 05"	N 85°42'48" E	108.10'

LINE TABLE		LINE TABLE		LINE TABLE	
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 64°19'04" W	23.62'	L31	S 34°48'16" W	14.14'
L2	S 44°41'26" W	36.70'	L32	N 00°18'34" W	14.14'
L3	S 02°05'22" E	33.70'	L33	N 47°57'47" W	13.92'
L4	N 85°10'48" E	30.71'	L34	S 43°47'58" W	13.92'
L5	N 43°22'39" W	30.00'	L35	N 43°22'39" W	14.14'
L6	N 46°30'04" E	26.50'	L36	N 46°37'21" E	14.14'
L7	S 43°38'07" E	25.06'	L37	S 39°59'26" E	15.12'
L8	N 45°52'57" E	30.00'	L38	N 43°35'07" E	14.95'
L9	S 88°22'39" E	46.13'	L39	N 43°22'39" W	14.14'
L10	S 45°18'34" E	35.22'	L40	N 46°37'21" E	14.14'
L11	N 44°41'26" E	3.46'	L41	S 43°22'39" E	14.14'
L12	N 18°46'38" E	43.36'	L42	N 46°37'21" E	14.14'
L13	N 44°41'26" E	46.88'	L43	S 45°52'57" W	14.14'
L14	N 01°37'21" E	40.00'	L44	S 44°07'03" E	14.14'
L15	S 44°07'03" E	30.00'	L45	N 45°52'57" E	14.14'
L16	S 42°42'48" E	14.29'	L46	S 44°07'03" E	14.14'
L17	S 55°11'44" E	14.14'	L47	N 43°22'39" W	14.14'
L18	N 46°37'21" W	14.14'	L48	N 46°37'21" E	14.14'
L19	S 45°51'56" W	14.32'	L49	S 03°04'27" W	13.28'
L20	S 43°29'56" E	14.17'	L50	N 87°32'32" W	14.81'
L21	S 46°30'04" W	14.23'	L51	S 44°07'03" E	14.14'
L22	N 43°22'39" W	14.14'	L52	S 45°52'57" W	14.14'
L23	N 46°37'21" E	14.14'	L53	S 45°52'57" W	14.14'
L24	S 43°22'39" E	14.14'	L54	S 43°22'39" E	14.14'
L25	N 43°22'39" W	14.14'	L55	N 64°07'15" E	146.28'
L26	S 46°37'21" W	14.14'	L56	N 64°07'10" E	126.24'
L27	N 46°37'21" E	14.14'	L57	N 00°58'48" E	39.99'
L28	S 41°02'31" W	14.34'	L58	S 88°25'51" E	350.85'
L29	N 46°37'21" E	14.14'	L59	S 88°35'23" E	1043.83'
L30	S 50°38'11" E	14.35'	L60	S 00°58'01" W	40.00'

OWNER'S CERTIFICATE

STATE OF TEXAS §
 COUNTY OF DENTON §

WHEREAS CHAPMAN CROSSING, LTD. AND SANGER MULTI P2, LTD., ACTING BY AND THROUGH THE UNDERSIGNED, THEIR DULY AUTHORIZED AGENTS, ARE THE SOLE OWNER OF A 68.209 ACRE TRACT OF LAND.

BEING A 68.209 ACRE TRACT OF LAND SITUATED IN THE HENRY TIERWESTER SURVEY, ABSTRACT NO. 1241, DENTON COUNTY, TEXAS, BEING ALL OF A CALLED 61.539 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO CHAPMAN CROSSING, LTD., AS RECORDED IN COUNTY CLERK DOCUMENT NUMBER (DOC. No.) 2024-135664, OFFICIAL RECORDS, DENTON COUNTY, TEXAS (ORDCT), AND A PORTION OF A CALLED 24.00 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO SANGER MULTI P2, LTD., AS RECORDED IN DOC. No. 2024-135662, ORDCT. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND (GRID: N7,186,325.10 E2,369,430.35) FOR THE NORTHWEST CORNER OF SAID CALLED 24.00 ACRE TRACT, THE NORTHEAST CORNER OF MEADOW LANDS ADDITION, A SUBDIVISION IN DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET F, PAGE 80, PLAT RECORDS, DENTON COUNTY, TEXAS, IN THE SOUTH LINE OF A CALLED 246.024 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO PAC GROUP, LTD, AS RECORDED IN DOC. No. 2004-150424, 2004-150425, 2004-150426 AND 2004-150427, ORDCT, AND IN BELZ ROAD, A VARIABLE WIDTH RIGHT-OF-WAY, FROM SAID 1/2" IRON ROD FOUND, A MAG NAIL IN ASPHALT FOUND FOR THE APPARENT NORTHWEST CORNER OF SAID MEADOW LANDS ADDITION BEARS NORTH 88°25'51" WEST, A DISTANCE OF 660.45 FEET (PLAT 659.33 FEET);

THENCE SOUTH 88°25'51" EAST, WITH THE COMMON LINE OF SAID CALLED 24.00 ACRE TRACT, SAID 61.539 ACRE TRACT AND SAID CALLED 246.024 ACRE TRACT, A DISTANCE OF 350.85 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID CALLED 246.024 ACRE TRACT AND THE SOUTHWEST CORNER OF A CALLED 91.822 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO MITO COMMANDER USA, INC., AS RECORDED IN VOLUME 1192, PAGE 834, DRDCT;

THENCE SOUTH 88°35'23" EAST, WITH THE COMMON LINE OF SAID CALLED 61.539 ACRE TRACT AND SAID CALLED 91.822 ACRE TRACT, A DISTANCE OF 1,043.83 FEET TO A MAG NAIL IN ASPHALT FOUND FOR THE NORTHEAST CORNER OF SAID CALLED 61.539 ACRE TRACT AND THE NORTHWEST CORNER OF A CALLED 2.501 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO DANIEL RAYMOND WOLFE AND BRIANNA LYNNE WOLFE, AS RECORDED IN CC# 2021-21494, OPDRC;

THENCE SOUTH 0°58'01" WEST, WITH THE COMMON LINE OF SAID 61.539 ACRE TRACT AND SAID WOLFE TRACT, PASSING A 1/2" IRON ROD FOUND AT A DISTANCE OF 20.09 FEET AND CONTINUE FOR A TOTAL DISTANCE OF 655.84 FEET TO A 3/8" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID WOLFE TRACT AND THE NORTHWEST CORNER OF A CALLED 10.42 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO M&G SANGER REAL ESTATE, LLC, AS RECORDED IN DOC. No. 2019-27076, ORDCT;

THENCE SOUTH 1°05'27" WEST, WITH THE COMMON LINE OF SAID CALLED 61.539 ACRE TRACT AND SAID M&G SANGER REAL ESTATE, LLC TRACT, A DISTANCE OF 361.36 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID M&G SANGER REAL ESTATE, LLC TRACT AND THE NORTHWEST CORNER OF A CALLED 30.96 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO HOLT TEXAS, LTD., AS RECORDED IN DOC. No. 2013-71958, ORDCT;

THENCE SOUTH 0°52'57" WEST, WITH THE COMMON LINE OF SAID CALLED 61.539 ACRE TRACT AND SAID HOLT TEXAS, LTD., A DISTANCE OF 1,107.90 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID HOLT TEXAS, LTD. TRACT AND THE SOUTHEAST CORNER OF SAID CALLED 61.539 ACRE TRACT AND AN ANGLE POINT FOR CORNER OF A CALLED 16.47 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO GS SANGER OWNER, LP, AS RECORDED IN DOC. No. 2024-135854, ORDCT;

THENCE WITH THE SOUTH LINE OF SAID CALLED 61.539 ACRE TRACT AND THE NORTH LINE OF SAID CALLED 16.47 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCE:

NORTH 64°19'04" WEST, A DISTANCE OF 23.62 FEET TO A POINT FOR CORNER;

NORTH 88°44'15" WEST, A DISTANCE OF 282.10 FEET TO A POINT FOR THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 586.37 FEET AND A CHORD WHICH BEARS SOUTH 85°21'50" WEST, A DISTANCE OF 120.52 FEET;

IN A SOUTHWESTERLY DIRECTION WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 11°47'50", AN ARC LENGTH OF 120.73 FEET TO A POINT FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 922.95 FEET AND A CHORD WHICH BEARS SOUTH 79°48'16" WEST, A DISTANCE OF 267.93 FEET;

IN A SOUTHWESTERLY DIRECTION WITH SAID NON-TANGENT CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 16°41'30", AN ARC LENGTH OF 268.88 FEET TO A POINT FOR THE END OF SAID NON-TANGENT CURVE TO THE LEFT;

SOUTH 45°56'04" WEST, PASSING A POINT FOR THE NORTHWEST CORNER OF SAID CALLED 16.47 ACRE TRACT AND AN EAST CORNER OF SAID CALLED 24.00 ACRE TRACT AT A DISTANCE OF 105.50 FEET AND CONTINUE FOR A TOTAL DISTANCE OF 165.50 FEET TO A POINT FOR AN INTERIOR ELL CORNER OF SAID CALLED 24.00 ACRE TRACT;

THENCE NORTH 45°18'34" WEST, WITH THE WEST LINE OF SAID CALLED 61.539 ACRE TRACT AND THE EAST LINE OF SAID CALLED 24.00 ACRE TRACT, A DISTANCE OF 410.81 FEET TO A POINT FOR CORNER;

THENCE SOUTH 44°41'26" WEST, OVER AND ACROSS SAID CALLED 24.00 ACRE TRACT, A DISTANCE OF 36.70 FEET TO A 5/8" CAPPED IRON ROD STAMPED "MMA" SET FOR THE NORTHEAST CORNER OF A CALLED 2.00 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO THE CITY OF SANGER, AS RECORDED IN DOC. No. 2015-146437, ORDCT;

THENCE NORTH 88°54'08" WEST, WITH THE COMMON LINE OF SAID CITY OF SANGER TRACT AND SAID CALLED 24.00 ACRE TRACT, A DISTANCE OF 270.39 FEET TO A 5/8" CAPPED IRON ROD STAMPED "MMA" SET FOR THE NORTHWEST CORNER OF SAID CITY OF SANGER TRACT AND IN THE WEST LINE OF SAID CALLED 24.00 ACRE TRACT;

THENCE NORTH 0°58'48" EAST, WITH THE WEST LINE OF SAID CALLED 24.00 ACRE TRACT, PASSING A POINT FOR THE SOUTHEAST CORNER OF SAID MEADOW LANDS ADDITION, AT A DISTANCE OF 289.12 FEET AND CONTINUE WITH THE COMMON LINE OF SAID CALLED 24.00 ACRE TRACT AND SAID MEADOW LANDS ADDITION, PASSING A 4" STEEL POST FOUND AT A DISTANCE OF 484.39 FEET AND CONTINUE FOR A TOTAL DISTANCE OF 2,048.22 FEET TO THE POINT OF BEGINNING AND CONTAINING 2,971,180 SQUARE FEET OR 68.209 ACRES OF LAND, MORE OR LESS.

SURVEYOR'S CERTIFICATE

THAT I, LON E. WHITTEN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY DECLARE THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON AS SET WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF SANGER, 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. Released for review by

LON E. WHITTEN DATE: JANUARY 15, 2025
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 5893

STATE OF TEXAS §
 COUNTY OF TARRANT §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LON E. WHITTEN, 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 IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS ____ DAY OF _____, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

CHAPMAN CROSSING, LTD. AND SANGER MULTI P2, LTD., DO HEREBY DEDICATE TO THE USE OF PUBLIC FOREVER ALL STREETS, UNLESS SHOWN AS PRIVATE, AND ALL EASEMENTS SHOWN AND FOR ALL PURPOSES ACCOMMODATING DRAINAGE TO THE USE OF PUBLIC FOREVER. NO BUILDINGS OR OTHER IMPROVEMENTS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN ON THIS PLAT. ANY PUBLIC UTILITY, INCLUDING THE CITY OF SANGER, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, TREE SHRUB OTHER GROWTH OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND THEY SHALL HAVE THE RIGHT AT ALL TIMES TO INGRESS AND EGRESS UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, MAINTAIN AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, CHAPMAN CROSSING, LTD. AND SANGER MULTI P2, LTD., ACTING BY AND THROUGH THE UNDERSIGNED, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOT 1X, LOTS 2-32, BLOCK A, LOT 1X, LOTS 2-12, LOT 13X, LOTS 14-60, LOT 61X, BLOCK B, LOTS 1-6, LOT 7X, LOTS 8-25, BLOCK C, LOTS 1-26, BLOCK D, LOT 1X, BLOCK E, LOT 1X, LOTS 2-37, BLOCK F, LOT 1X, LOTS 2-39, BLOCK G, LOTS 1-41, BLOCK H, LOT 1X, LOTS 2-31, BLOCK I, LOT 1X, LOTS 2-18, BLOCK J, LOT 1X, BLOCK K, CHAPMAN CROSSING, AN ADDITION TO THE CITY OF SANGER, DENTON COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS, ALLEYS, EASEMENTS, PARKS AND OTHER OPEN SPACES SHOWN THEREON, EXCEPT THE PRIVATE EASEMENTS SHOWN THEREON. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTION OR COVENANTS, IF ANY, ON THIS PROPERTY.

PURSUANT TO SECTION 12.002 OF THE TEXAS PROPERTY CODE, I HAVE OBTAINED ORIGINAL TAX CERTIFICATES FROM EACH TAXING UNIT WITH JURISDICTION OVER EACH PARCEL OF REAL PROPERTY IN SAID SUBDIVISION INDICATING THAT NO DELINQUENT AD VALOREM TAXES ARE OWED ON THE REAL PROPERTY WHICH IS THE SUBJECT OF THE PLAT OR REPLAT I HAVE SUBMITTED TO THE CITY OF SANGER, DENTON COUNTY, TEXAS FOR FILING AND RECORDING WITH THE DENTON COUNTY CLERK'S OFFICE. WITNESS MY HAND THIS THE ____ DAY OF _____, 2025.

GRANTOR:

CHAPMAN CROSSING, LTD. A TEXAS LIMITED PARTNERSHIP

BY: _____

NAME: _____

TITLE: _____

STATE OF _____ §
 COUNTY OF _____ §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF _____, 2024, BY _____, CHAPMAN CROSSING, LTD. A TEXAS LIMITED PARTNERSHIP.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: _____

COMMISSION EXPIRES: _____

WITNESS MY HAND THIS THE ____ DAY OF _____, 2025.

GRANTOR:

SANGER MULTI P2, LTD., A TEXAS LIMITED PARTNERSHIP

BY: _____

NAME: _____

TITLE: _____

STATE OF _____ §
 COUNTY OF _____ §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF _____, 2024, BY _____, SANGER MULTI P2, LTD., A TEXAS LIMITED PARTNERSHIP.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: _____

COMMISSION EXPIRES: _____

FINAL PLAT

LOT 1X, LOTS 2-32, BLOCK A, LOT 1X, LOTS 2-12, LOT 13X, LOTS 14-60, LOT 61X, BLOCK B, LOTS 1-6, LOT 7X, LOTS 8-25, BLOCK C, LOTS 1-26, BLOCK D, LOT 1X, BLOCK E, LOT 1X, LOTS 2-37, BLOCK F, LOT 1X, LOTS 2-39, BLOCK G, LOTS 1-41, BLOCK H, LOT 1X, LOTS 2-31, BLOCK I, LOT 1X, LOTS 2-18, BLOCK J, LOT 1X, BLOCK K

CHAPMAN CROSSING

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