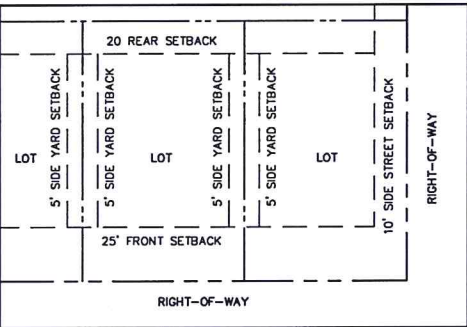
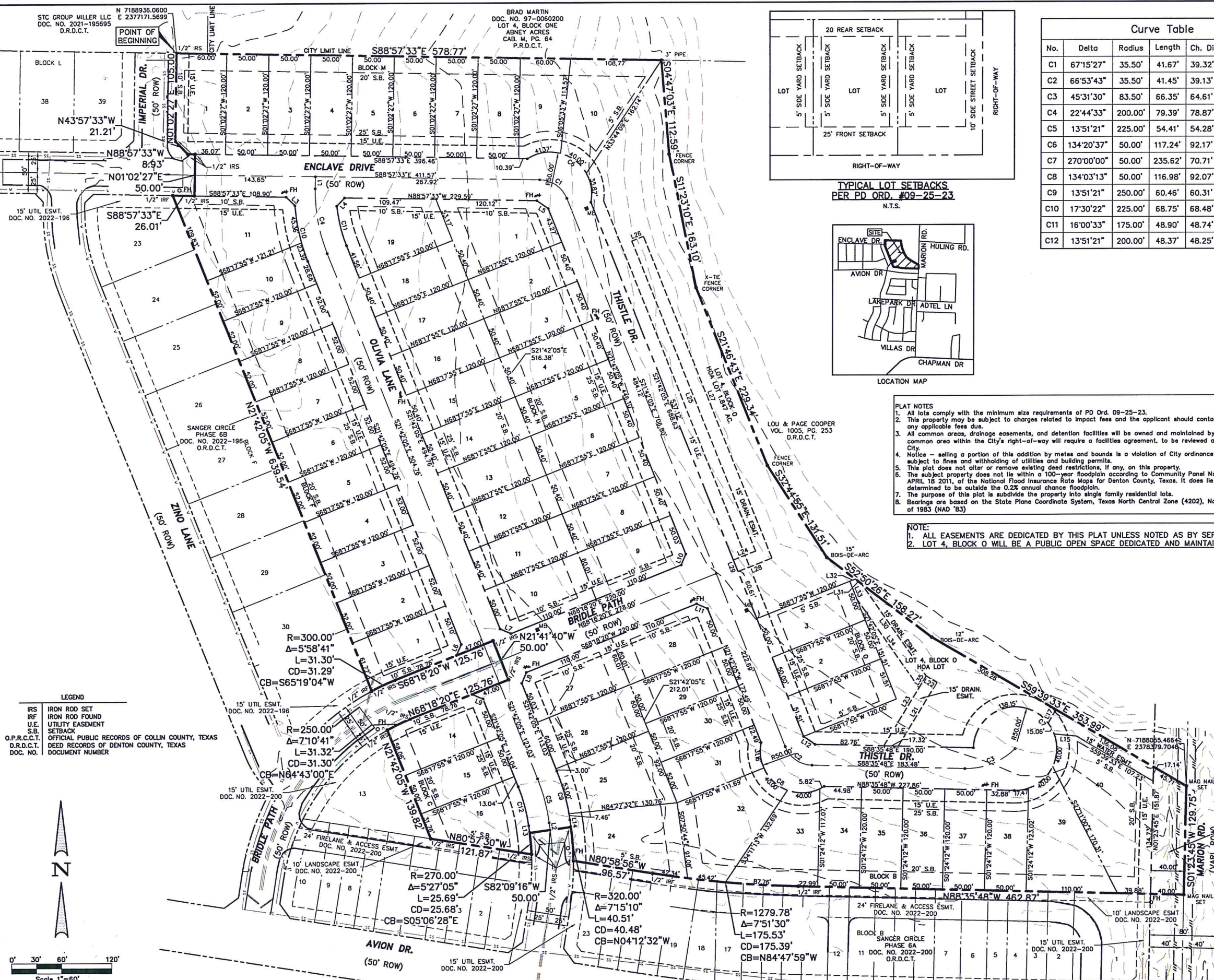
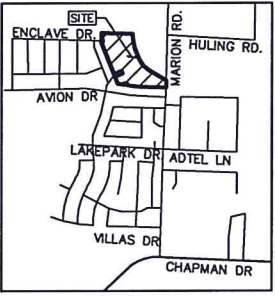




TYPICAL LOT SETBACKS  
PER PD ORD. #09-25-23  
N.T.S.

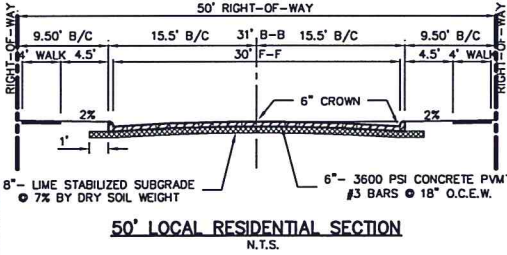


- PLAT NOTES
1. All lots comply with the minimum size requirements of PD Ord. 09-25-23.
  2. This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.
  3. All common areas, drainage easements, and detention facilities 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.
  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. This plat does not alter or remove existing deed restrictions, if any, on this property.
  6. The subject property does not lie within a 100-year floodplain according to Community Panel No. 48121C0070G, dated APRIL 18 2011, of the National Flood Insurance Rate Maps for Denton County, Texas. It does lie within Zone X areas determined to be outside the 0.2% annual chance floodplain.
  7. The purpose of this plat is to subdivide the property into single family residential lots.
  8. Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD '83).

- NOTE:
1. ALL EASEMENTS ARE DEDICATED BY THIS PLAT UNLESS NOTED AS BY SEP. INST.
  2. LOT 4, BLOCK O WILL BE A PUBLIC OPEN SPACE DEDICATED AND MAINTAINED BY THE HOA.

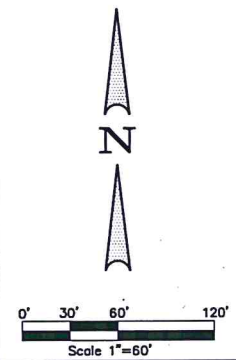
| Curve Table |            |         |         |           |
|-------------|------------|---------|---------|-----------|
| No.         | Delta      | Radius  | Length  | Ch. Dist. |
| C1          | 67°15'27"  | 35.50'  | 41.67'  | 39.32'    |
| C2          | 66°53'43"  | 35.50'  | 41.45'  | 39.13'    |
| C3          | 45°31'30"  | 83.50'  | 66.35'  | 64.61'    |
| C4          | 22°44'33"  | 200.00' | 79.39'  | 78.87'    |
| C5          | 13°51'21"  | 225.00' | 54.41'  | 54.28'    |
| C6          | 134°20'37" | 50.00'  | 117.24' | 92.17'    |
| C7          | 270°00'00" | 50.00'  | 235.62' | 70.71'    |
| C8          | 134°03'13" | 50.00'  | 116.98' | 92.07'    |
| C9          | 13°51'21"  | 250.00' | 60.46'  | 60.31'    |
| C10         | 17°30'22"  | 225.00' | 68.75'  | 68.48'    |
| C11         | 16°00'33"  | 175.00' | 48.90'  | 48.74'    |
| C12         | 13°51'21"  | 200.00' | 48.37'  | 48.25'    |

| Line Table |             |          |
|------------|-------------|----------|
| Line #     | Bearing     | Distance |
| L1         | S1°02'27"W  | 14.44    |
| L2         | S7°50'44"E  | 8.77     |
| L3         | S45°56'26"E | 14.62    |
| L4         | S43°29'35"W | 13.50    |
| L5         | N55°19'49"W | 16.65    |
| L6         | S23°18'07"W | 14.14    |
| L7         | S66°41'53"E | 14.14    |
| L8         | S23°18'07"W | 14.14    |
| L9         | S66°41'53"E | 14.14    |
| L10        | N23°18'07"E | 14.14    |
| L11        | N66°41'53"W | 14.14    |
| L12        | S55°08'57"E | 16.69    |
| L13        | S7°50'44"E  | 8.77     |
| L14        | S7°50'44"E  | 8.77     |
| L15        | S84°34'34"E | 26.75    |
| L17        | N30°20'27"E | 18.60    |
| L21        | N31°24'12"E | 88.91    |
| L22        | N58°35'48"W | 15.00    |
| L23        | S31°24'12"W | 97.58    |
| L24        | N68°18'20"E | 28.61    |
| L25        | N21°42'05"W | 400.00   |
| L26        | N68°17'55"E | 15.00    |
| L27        | S21°42'05"E | 415.00   |
| L28        | S68°18'20"W | 43.61    |
| L29        | N21°42'05"W | 15.00    |
| L30        | N35°10'13"W | 135.24   |
| L31        | N52°50'26"W | 9.13     |
| L32        | S68°17'55"W | 7.13     |
| L33        | S21°42'05"E | 22.72    |
| L34        | S35°10'13"E | 130.01   |
| L35        | N31°24'12"E | 16.35    |



OWNER - DEVELOPER:  
SANGER LAND DEVELOPMENT LLC  
101 FOREST BEND DRIVE  
COPPELL, TEXAS 75019  
JONATHAN WANG  
214-316-2256

- LEGEND
- IRS IRON ROD SET
  - IRF IRON ROD FOUND
  - U.E. UTILITY EASEMENT
  - S.B. SETBACK
  - O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
  - D.R.D.C.T. DEED RECORDS OF DENTON COUNTY, TEXAS
  - DOC. NO. DOCUMENT NUMBER



DATE

REVISION

APPROV.

No.

Middleton & Assoc., LLC.

CONSULTING CIVIL ENGINEERS & LAND PLANNERS

TYPE #1-10900

2785 ROCKBROOK DRIVE, SUITE 105

LEWISVILLE, TEXAS 75067 (972) 393-9800

SURVEYOR

JOHN COWAN & ASSOCIATES, INC.

10147 OR 135 FLINT, TEXAS 75762 PH: (903) 381-2238

FIRM REGISTRATION CERTIFICATION NO. 10025500

PRELIMINARY PLAT SANGER CIRCLE, PHASE 7

14.908 AC. 63 RES. LOTS - 1 HOA LOT

3.138 AC. RIGHT-OF-WAY DEDICATION

REUBEN BEBEE SURVEY, ABST. NO. 29

CITY OF SANGER, DENTON COUNTY, TEXAS

Date: 6-5-24

Dwg Scale: Hor: 1"=60'

Dwg File: 0118001P1.DWG

Project No. 0118001

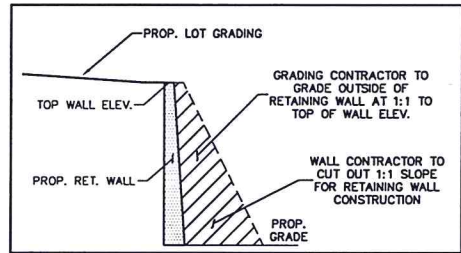
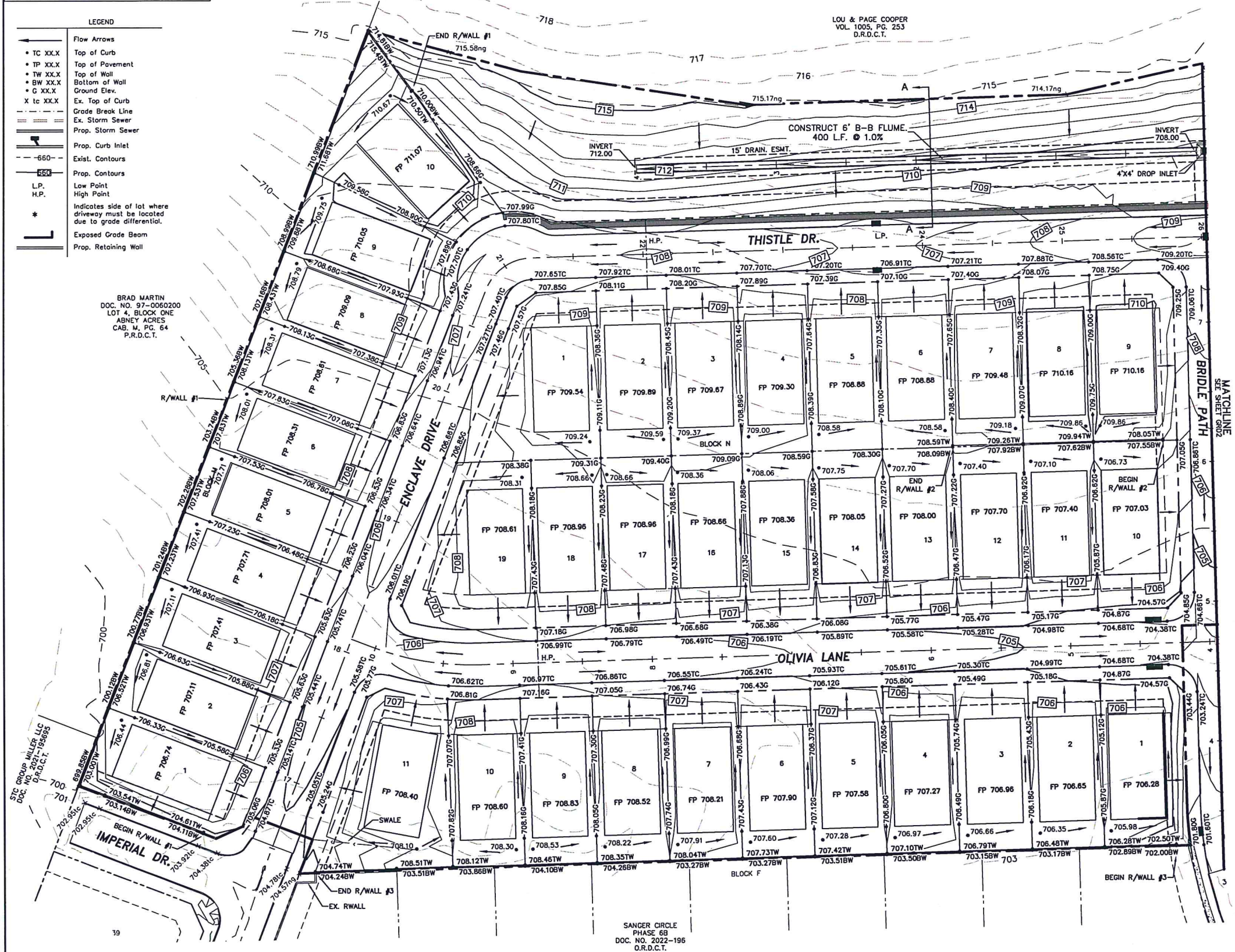
FPT1

BENCHMARK 3  
PK NAIL SET AT THE SOUTHWEST CORNER OF  
THE INTERSECTION OF OLIVIA LN. & A  
FIRELANE, 8' NORTHEAST OF THE HANDICAP  
RAMP. ELEVATION = 701.85

BENCHMARK 6  
PK NAIL SET AT THE SOUTHWEST CORNER OF  
THE INTERSECTION OF ENCLAVE DR. & ZINO  
LN. 8' NORTHEAST OF THE HANDICAP RAMP.  
ELEVATION = 705.38

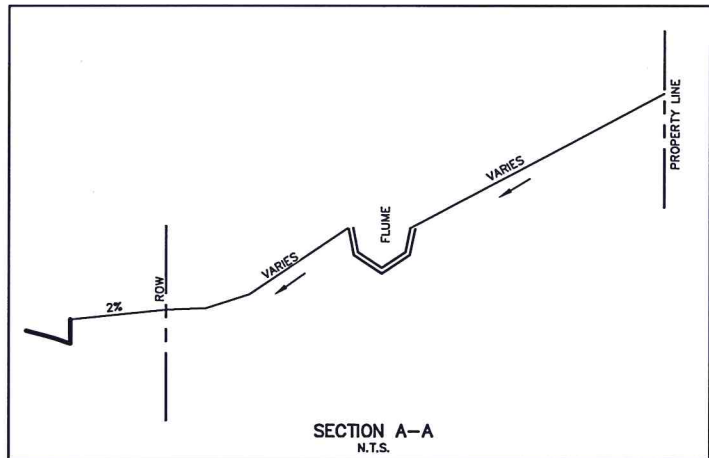
- LEGEND
- Flow Arrows
- TC XX.X
  - TP XX.X
  - TW XX.X
  - BW XX.X
  - G XX.X
  - X to XX.X
- Grade Break Line
- Ex. Storm Sewer
- Prop. Storm Sewer
- Prop. Curb Inlet
- 660 ---
- Prop. Contours
- L.P.
- H.P.
- \* Indicates side of lot where driveway must be located due to grade differential.
- Exposed Grade Beam
- Prop. Retaining Wall

BRAD MARTIN  
DOC. NO. 97-0060200  
LOT 4, BLOCK ONE  
ABNEY ACRES  
CAB. M. PG. 64  
P.R.D.C.T.

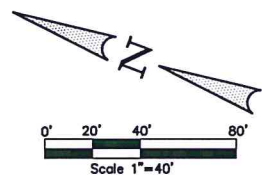


RETAINING WALL  
TEMPORARY 1:1 SLOPE  
N.T.S.

- NOTE:
1. FOR RETAINING WALL OVER 2' CONTRACTOR SHALL FURNISH A STRUCTURAL DESIGN FOR ALL WALLS, SIGNED AND SEALED BY A PROFESSIONAL ENGINEER.
  2. NO RETAINING WALLS, INCLUDING FOOTINGS, SHALL BE PLACED IN A RIGHT-OF-WAY, EASEMENT OR OVERLAPPING RESIDENTIAL PROPERTY LINES.



SECTION A-A  
N.T.S.



| APPROV. | REVISION | DATE | NO. |
|---------|----------|------|-----|
|         |          |      |     |
|         |          |      |     |
|         |          |      |     |
|         |          |      |     |

Middleton & Assoc., LLC  
CONSULTING CIVIL ENGINEERS & LAND PLANNERS  
2765 ROCKBROOK DRIVE, SUITE 105  
LEWISVILLE, TEXAS 75067 (972) 393-9800



SANGER CIRCLE, PHASE 7  
CITY OF SANGER  
DENTON COUNTY, TEXAS  
TRIGON DEVELOPMENT LP  
100 FOREST BEACH DRIVE  
CORPUS CHRISTI, TEXAS 78401  
JONATHAN WANG - 214-316-2256

LOT GRADING PLAN

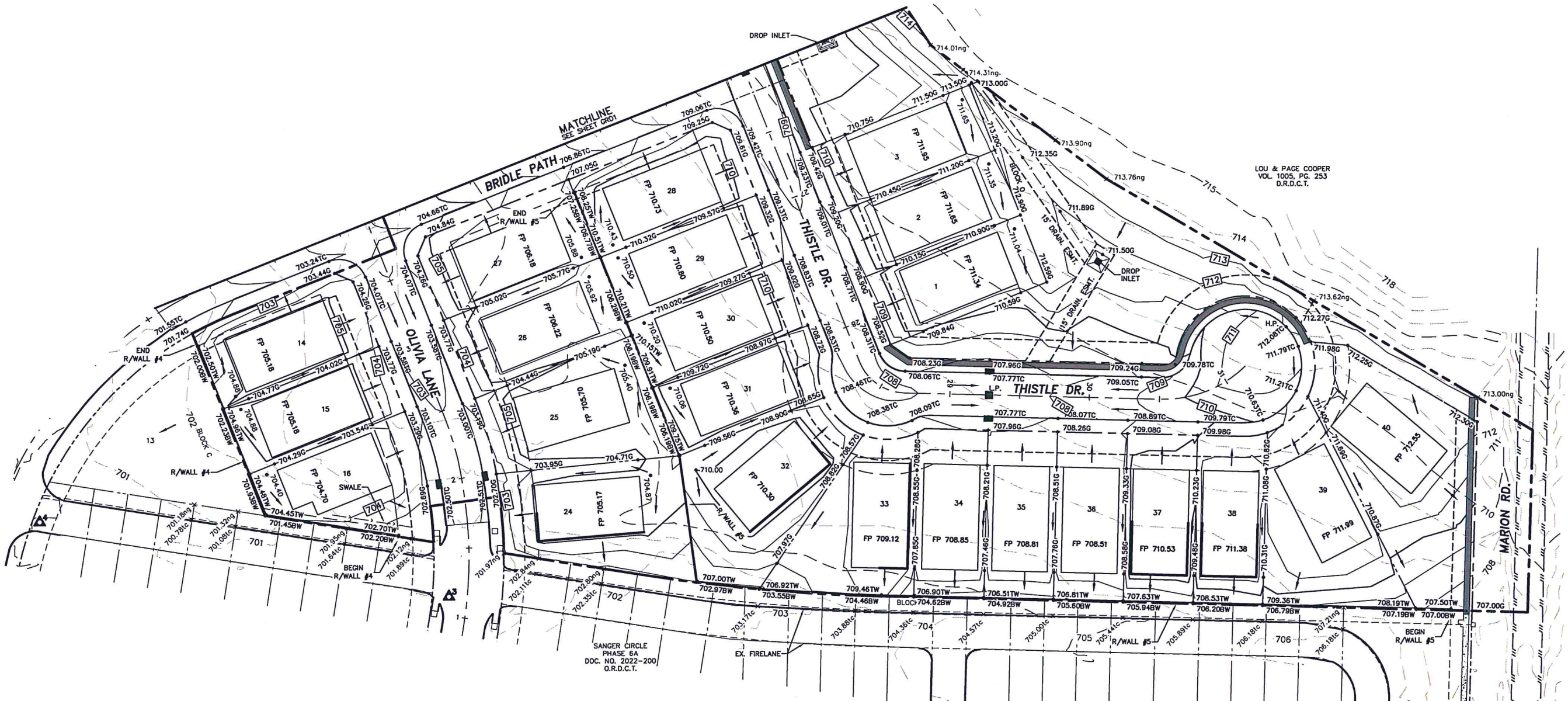
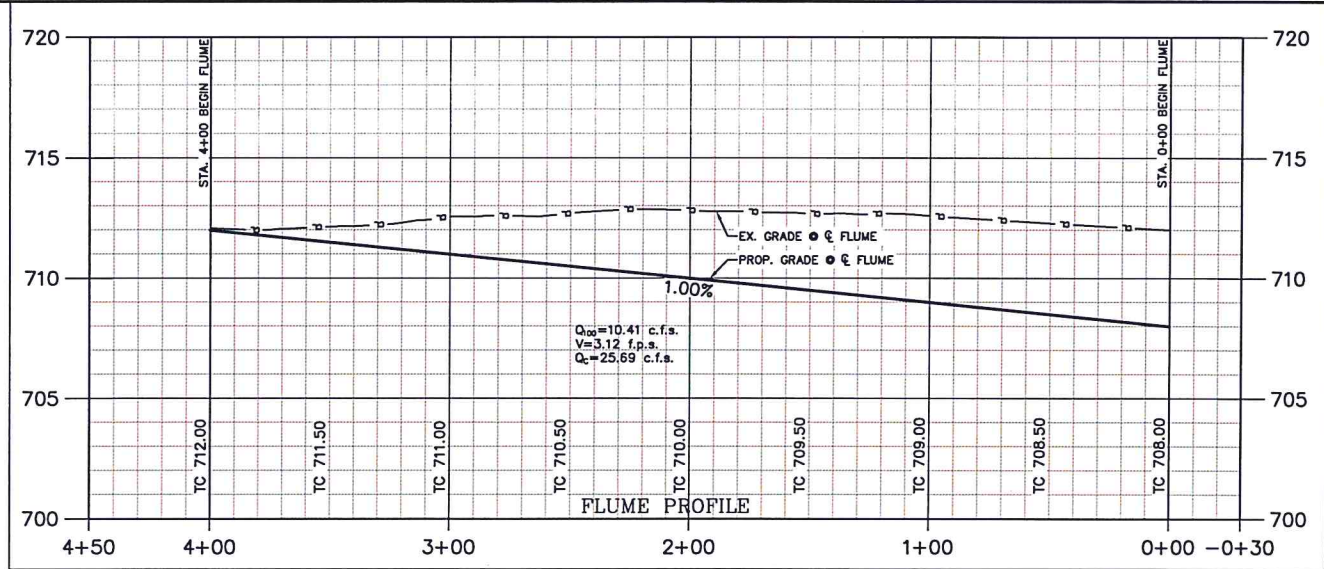
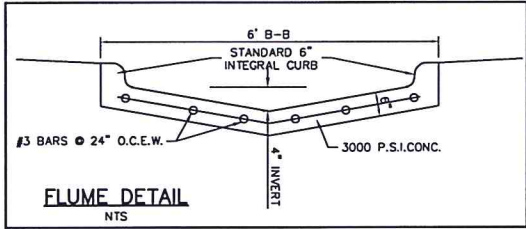
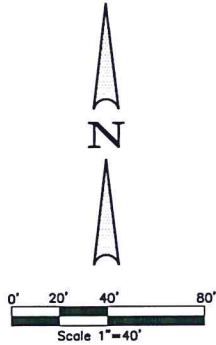
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Dwg Scale: Hor. 1"=40'  
Vert. 1"=10'  
Dwg File: 0118001GRD.DWG  
Project No. 0118001

G1

BENCHMARK 3  
PK NAIL SET AT THE SOUTHWEST CORNER OF  
THE INTERSECTION OF OLIVIA LN. & A  
FIRELANE. 8' NORTHEAST OF THE HANDICAP  
RAMP. ELEVATION = 701.85

BENCHMARK 6  
PK NAIL SET AT THE SOUTHWEST CORNER OF  
THE INTERSECTION OF ENCLAVE DR. & ZINO  
LN. 8' NORTHEAST OF THE HANDICAP RAMP.  
ELEVATION = 705.38

- LEGEND
- Flow Arrows
- TC XX.X
  - TP XX.X
  - TW XX.X
  - BW XX.X
  - G XX.X
  - X to XX.X
  - Grade Break Line
  - Ex. Storm Sewer
  - Prop. Storm Sewer
  - Prop. Curb Inlet
  - -560-
  - -560-
  - L.P.
  - H.P.
  - \*
  - Exposed Grade Beam
  - Prop. Retaining Wall



THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE  
RESPONSIBLE SUPERVISION OF F.E. MIDDLETON JR.,  
REGISTERED PROFESSIONAL ENGINEER NO. 67449.

DATE: 5-15-24

REVISION: 5-B-24

APPROV: M & A

LOT GRADING PLAN

Date: 5-15-24  
Dwg Scale: Hor: 1"=40'  
Vert.  
Dwg File: 0118001GRD.DWG  
Project No. 0118001

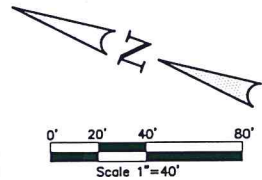
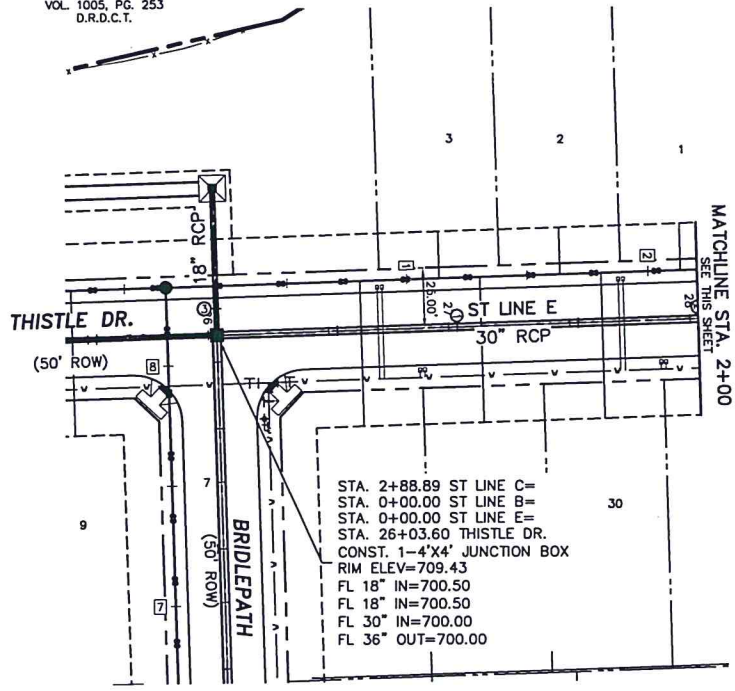
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Middleton & Assoc, LLC  
CONSULTING CIVIL ENGINEERS & LAND PLANNERS  
TYPE III-10900  
2765 ROCKBROOK DRIVE, SUITE 105  
LEWISVILLE, TEXAS 75067 (972) 393-9800



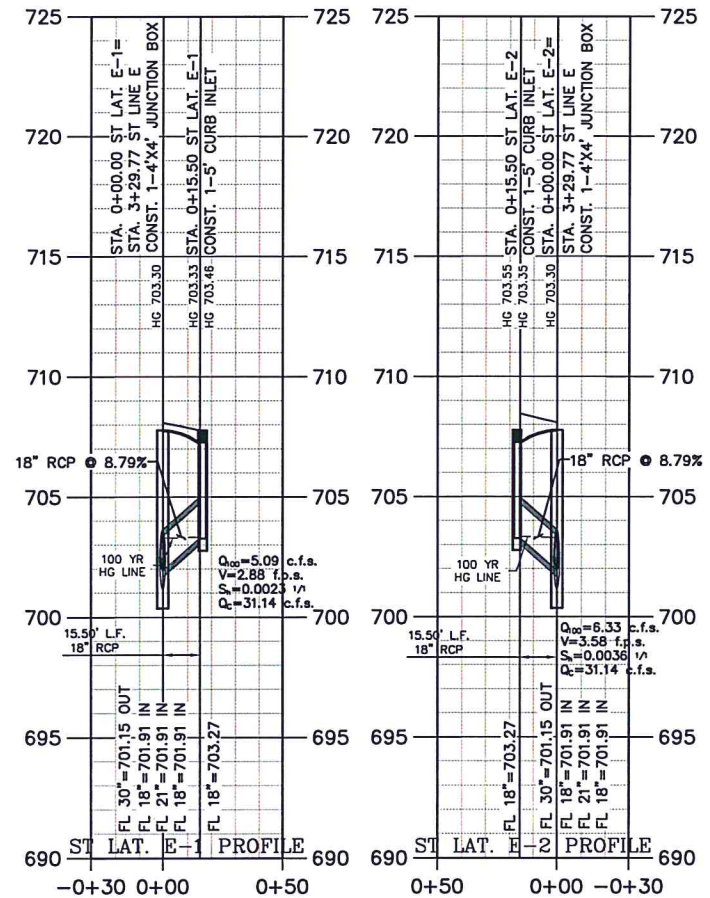
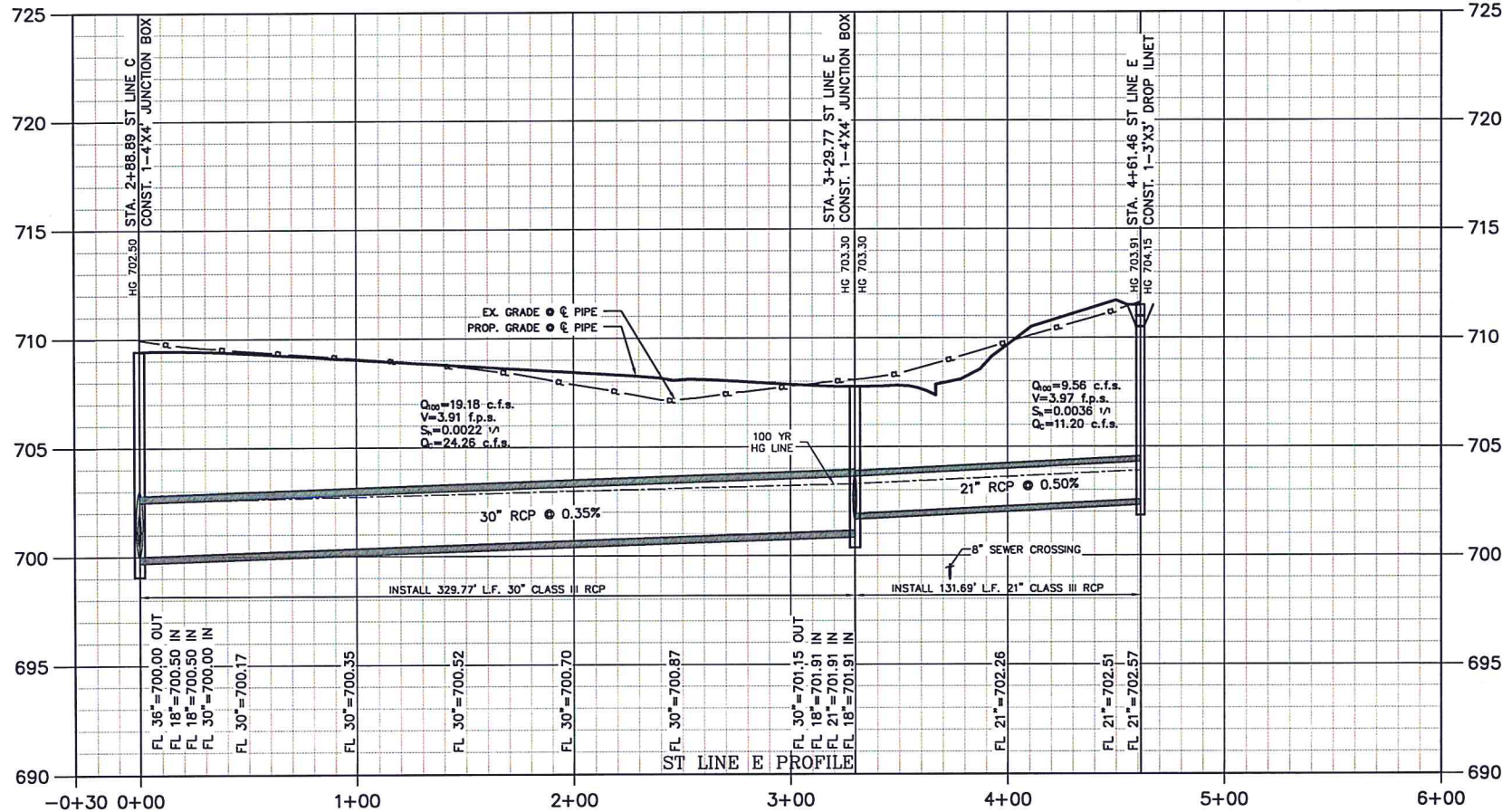
SANGER CIRCLE, PHASE 7  
CITY OF SANGER  
DENTON COUNTY, TEXAS  
TRIGOND DEVELOPMENT LP  
101 FOREST BEND DRIVE  
COPPELL, TEXAS 75019  
JONATHAN WANG - 214-316-2256

LOU & PAGE COOPER  
VOL. 1005, PG. 253  
D.R.D.C.T.



BENCHMARK 3  
PK NAIL SET AT THE SOUTHWEST CORNER OF  
THE INTERSECTION OF OLIVIA LN. & A  
FIRELANE. 8' NORTHEAST OF THE HANDICAP  
RAMP. ELEVATION = 701.85

BENCHMARK 6  
PK NAIL SET AT THE SOUTHWEST CORNER OF  
THE INTERSECTION OF ENCLAVE DR. & ZINO  
LN. 8' NORTHEAST OF THE HANDICAP RAMP.  
ELEVATION = 705.38



- LEGEND
- Ex. Water
  - Ex. Fire Hydrant
  - Ex. Sanitary Sewer
  - Ex. Sewer Manhole
  - Ex. Storm Sewer
  - Ex. Gas
  - Ex. Overhead Utility
  - Prop. Sanitary Sewer
  - Prop. Sewer Manhole
  - Prop. Water
  - Prop. Fire Hydrant
  - Prop. Storm Drain
  - Street Stations
  - Water Stations
  - Storm Stations

0' 20' 40' 80'  
Scale 1"=40'

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE  
RESPONSIBLE SUPERVISION OF F.E. MIDDLETON JR.,  
REGISTERED PROFESSIONAL ENGINEER NO. 67148.

5-15-24

APPROV. DATE REVISION

Middleton & Assoc., LLC  
CONSULTING CIVIL ENGINEERS & LAND PLANNERS  
18PE #1-10900  
2785 ROCKBROOK DRIVE, SUITE 105  
LEWISVILLE, TEXAS 75067 (972) 393-9800



SANGER CIRCLE, PHASE 7  
CITY OF SANGER  
DENTON COUNTY, TEXAS

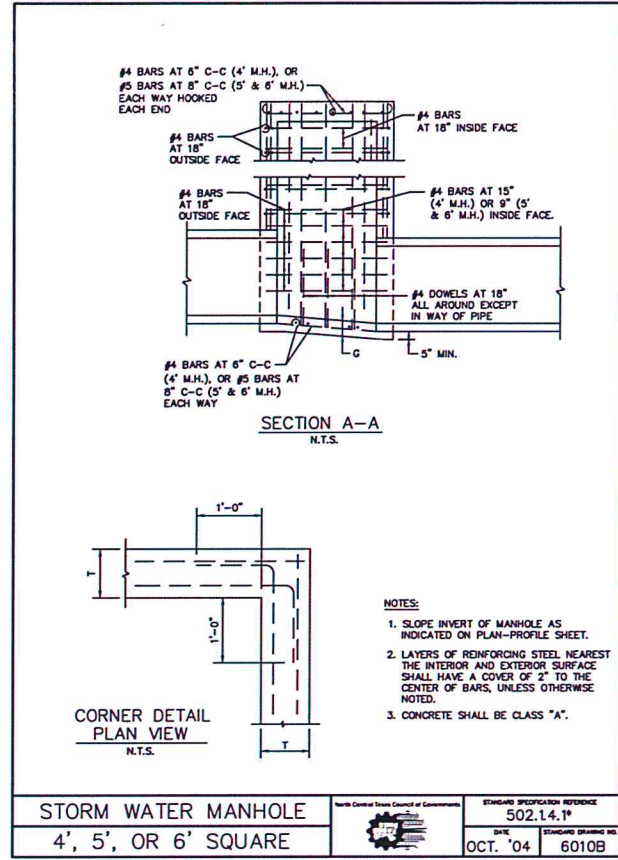
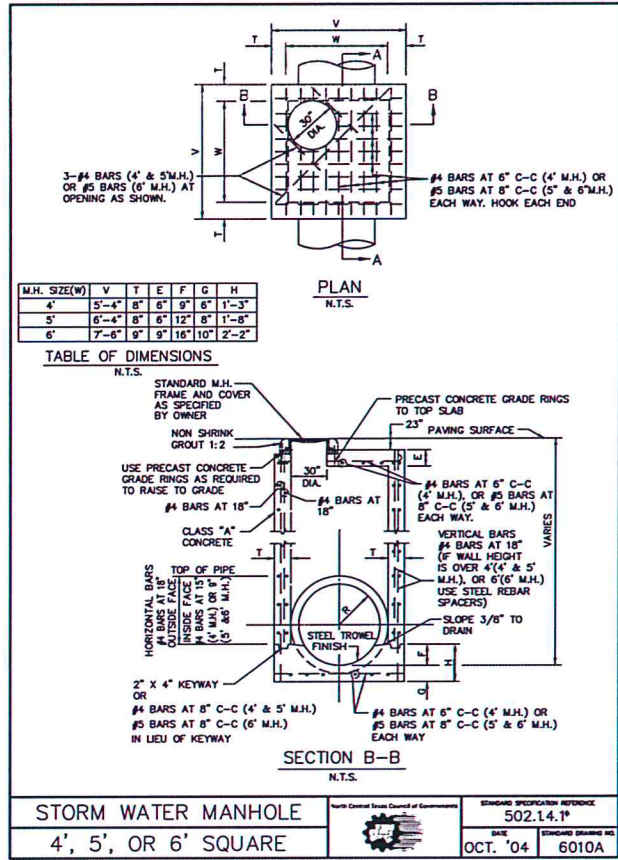
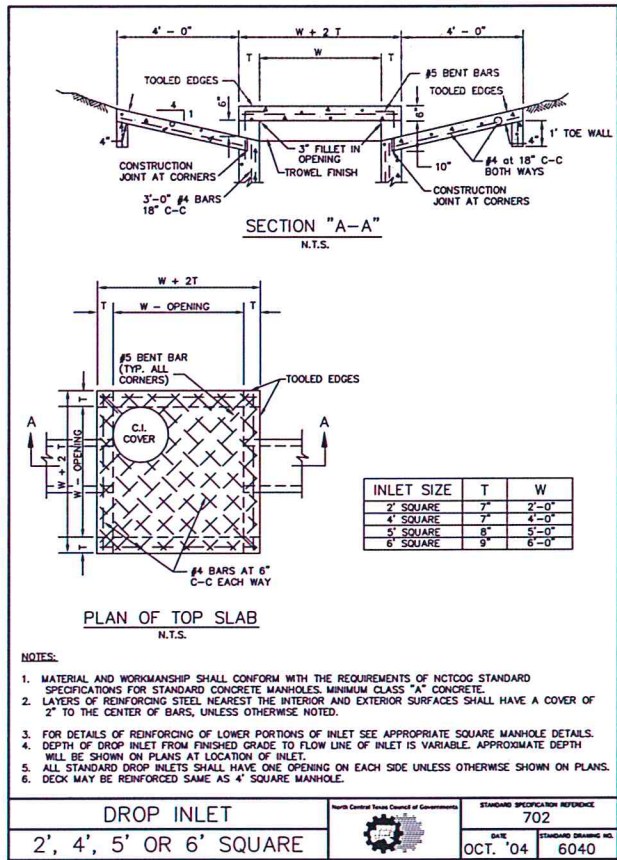
TRIBOND DEVELOPMENT LP  
101 FOREST BEND DRIVE  
COPPELL, TEXAS 75019

JONATHAN WANG - 214-316-2256

STORM DRAIN PLAN & PROFILE  
ST LINE E  
LAT. E-1 & E-2

Date: 5-15-24  
Dwg Scale: Hor: 1"=40'  
Vert: 1"=4'  
Dwg File: 0118001UTL.DWG  
Project No. 0118001

ST3



STORM DRAIN DETAILS

Date: 5-15-24  
Dwg Scale: Hor. NTS  
Vert.  
Dwg File: 0118001DT-STM.DWG  
Project No. 0118001

DT-ST2

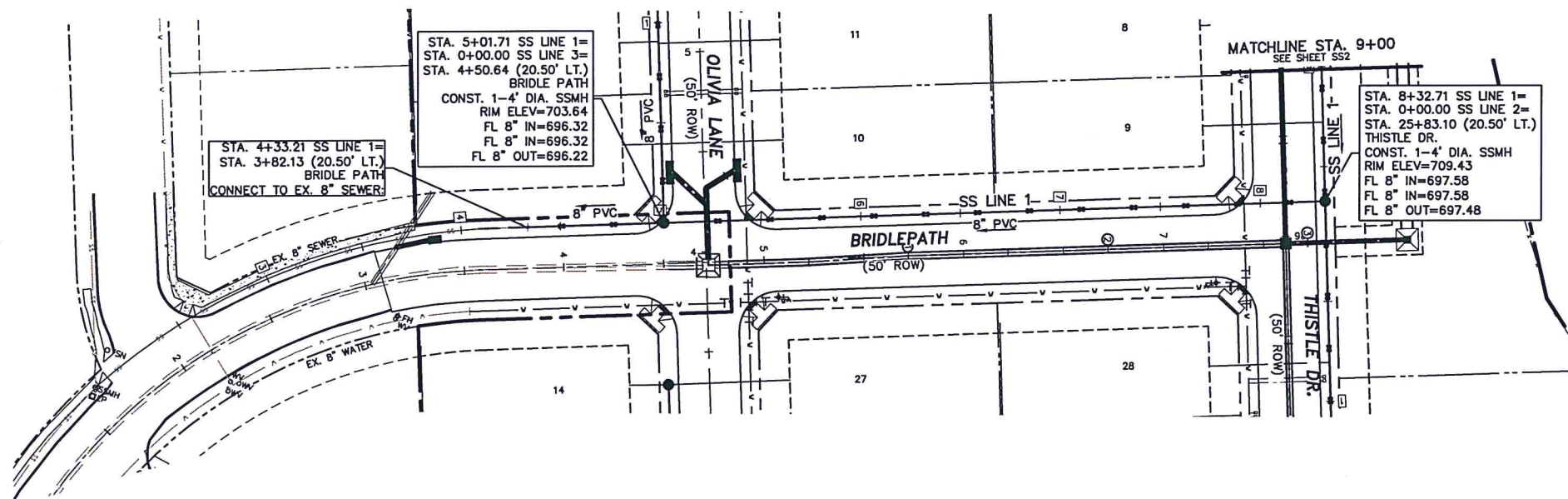
SANGER CIRCLE, PHASE 7  
CITY OF SANGER  
DENTON COUNTY, TEXAS  
TRIBOND DEVELOPMENT LP  
101 FOREST BEND DRIVE  
COPPELL, TEXAS 75019  
JONATHAN WANG - 214-316-2256



Middleton & Assoc, LLC  
CONSULTING CIVIL ENGINEERS & LAND PLANNERS  
TBE #F-10900  
2785 ROCKBROOK DRIVE, SUITE 105  
LEWISVILLE, TEXAS 75067 (972) 393-9800

APPROV. REVISION DATE No.

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF THE ENGINEER OF RECORD, REGISTERED PROFESSIONAL ENGINEER, LICENSE NO. 87449, 5-15-24



BENCHMARK 6  
PK NAIL SET AT THE SOUTHWEST CORNER OF  
THE INTERSECTION OF ENCLAVE DR. & ZINO  
LN. 8' NORTHEAST OF THE HANDICAP RAMP.  
ELEVATION = 705.38

TCEQ "CHAPTER 217 DESIGN CRITERIA FOR DOMESTIC WASTE WATER SYSTEM"  
TABLE C.1

CASE

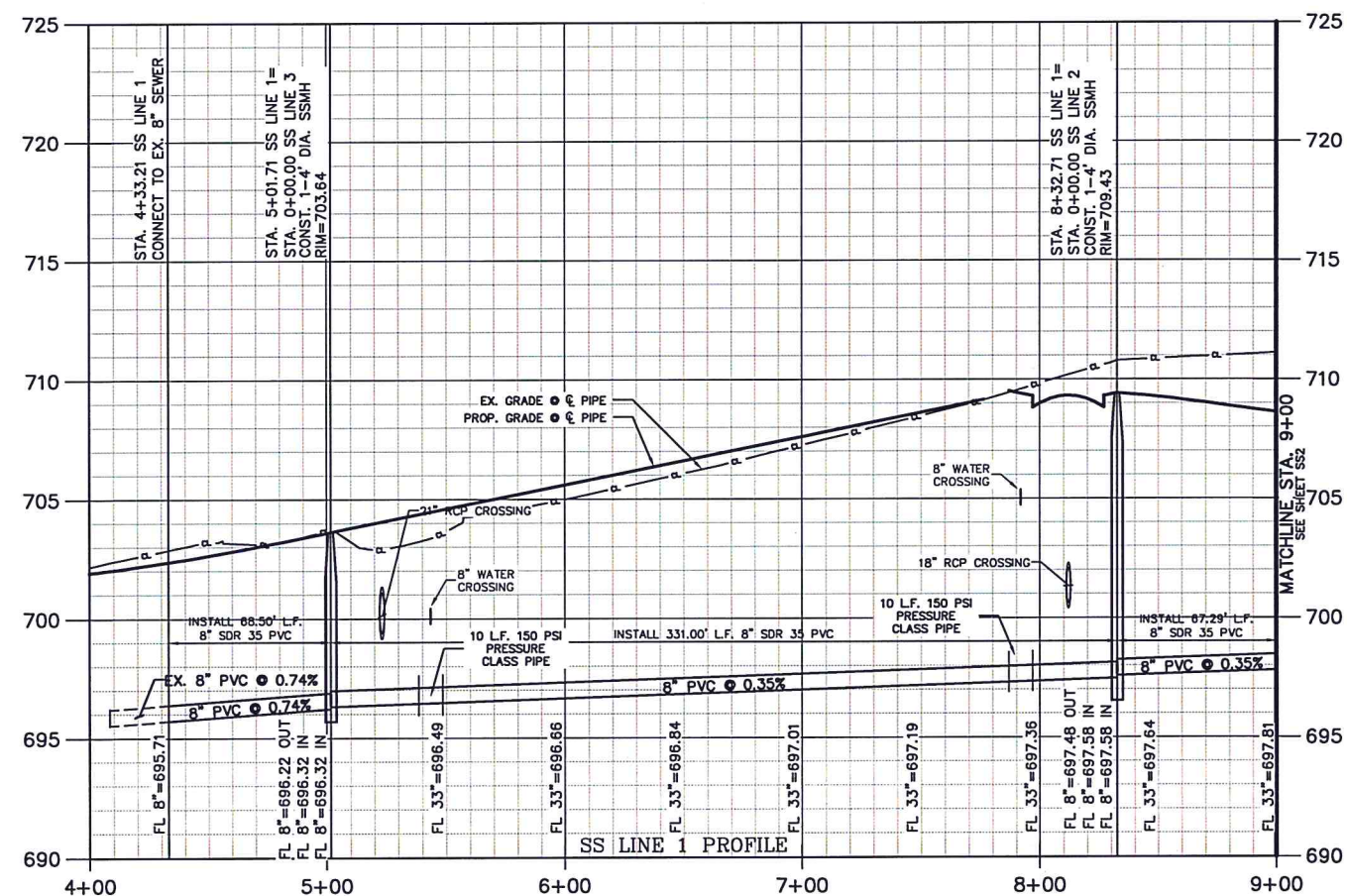
CROSSING PIPES WITHIN NINE FEET, WHERE THE COLLECTION SYSTEM PIPE IS ABOVE THE WATER SUPPLY PIPE.

CROSSING PIPES WITHIN NINE FEET, WHERE THE COLLECTION SYSTEM PIPE IS BELOW THE WATER SUPPLY PIPE.

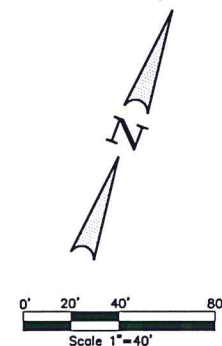
|                        |
|------------------------|
| PROTECTION REQUIREMENT |
|------------------------|

ENCASED IN A CASING PIPE ACCORDING TO PARAGRAPH (5)(A) OF THIS SUBSECTION -OR-  
CONSTRUCTED USING 150 PER SQUARE INCH (PSI) PRESSURE CLASS PIPE ACCORDING TO PARAGRAPH (5)(B) OF THIS SUBSECTION.

CONSTRUCTED USING 150 PSI PRESSURE CLASS PIPE  
ACCORDING TO PARAGRAPH (7)(A) OF THIS SUBSECTION.



- | LEGEND |                        |
|--------|------------------------|
|        | Ex. Water              |
|        | Ex. Fire Hydrant       |
|        | Ex. Sanitary Sewer     |
|        | Ex. Sewer Manhole      |
|        | Ex. Storm Sewer        |
|        | Ex. Gas                |
|        | Prop. Overhead Utility |
|        | Prop. Sanitary Sewer   |
|        | Prop. Sewer Manhole    |
|        | Prop. Water            |
|        | Prop. Fire Hydrant     |
|        | Prop. Storm Drain      |
|        | Street Stations        |
|        | Sewer Stations         |
|        | Water Stations         |
|        | Storm Stations         |



THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF F.E. MIDDLETON JR., REGISTERED PROFESSIONAL ENGINEER NO. 167449.

7276ddlon J. 5-15-24

SANGER CIRCLE, PHASE 7  
CITY OF SANGER  
DENTON COUNTY, TEXAS

TRIBOND DEVELOPMENT LP  
101 FOREST BEND DRIVE  
COPELL, TEXAS 75019  
JONATHAN WANG - 214-316-2200

SANITARY SEWER PLAN  
SS LINE 1 STA. 4+33 - 9+00

Date: 5-15-24  
Dwg Scale: Hor. 1"=40'  
Vert. 1"=4'  
Dwg File: 0118001UTIL.DWG  
Project No. 0118001

SS1

| DATE                                                                                                                                                                                            | REVISION | APPROV. |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|---------|
| <b>Middleton &amp; Assoc, LLC.</b><br>CONSULTING CIVIL ENGINEERS & LAND PLANNERS<br>TBPE #F-10900 © Copyright 2024<br>2785 ROCKBROOK DRIVE, SUITE 105<br>LEWISVILLE, TEXAS 75067 (972) 393-9800 |          |         |