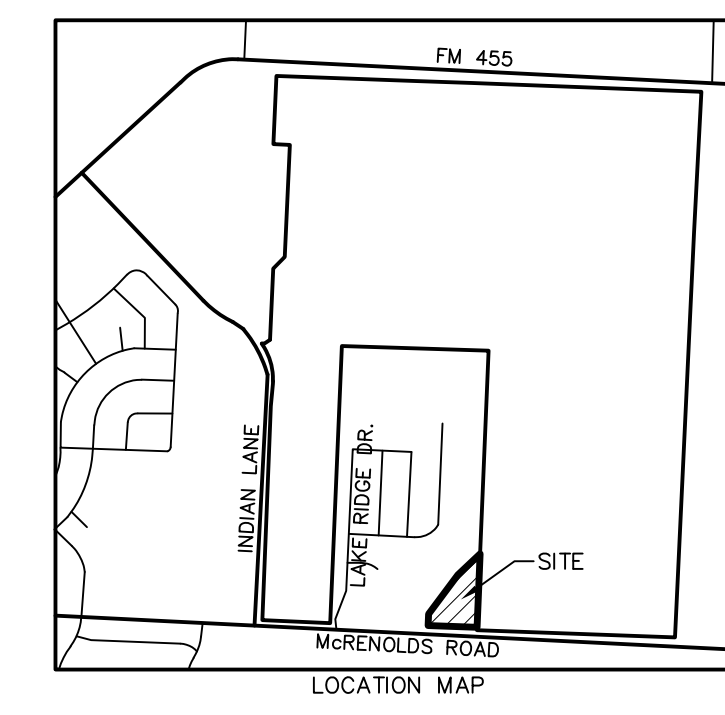
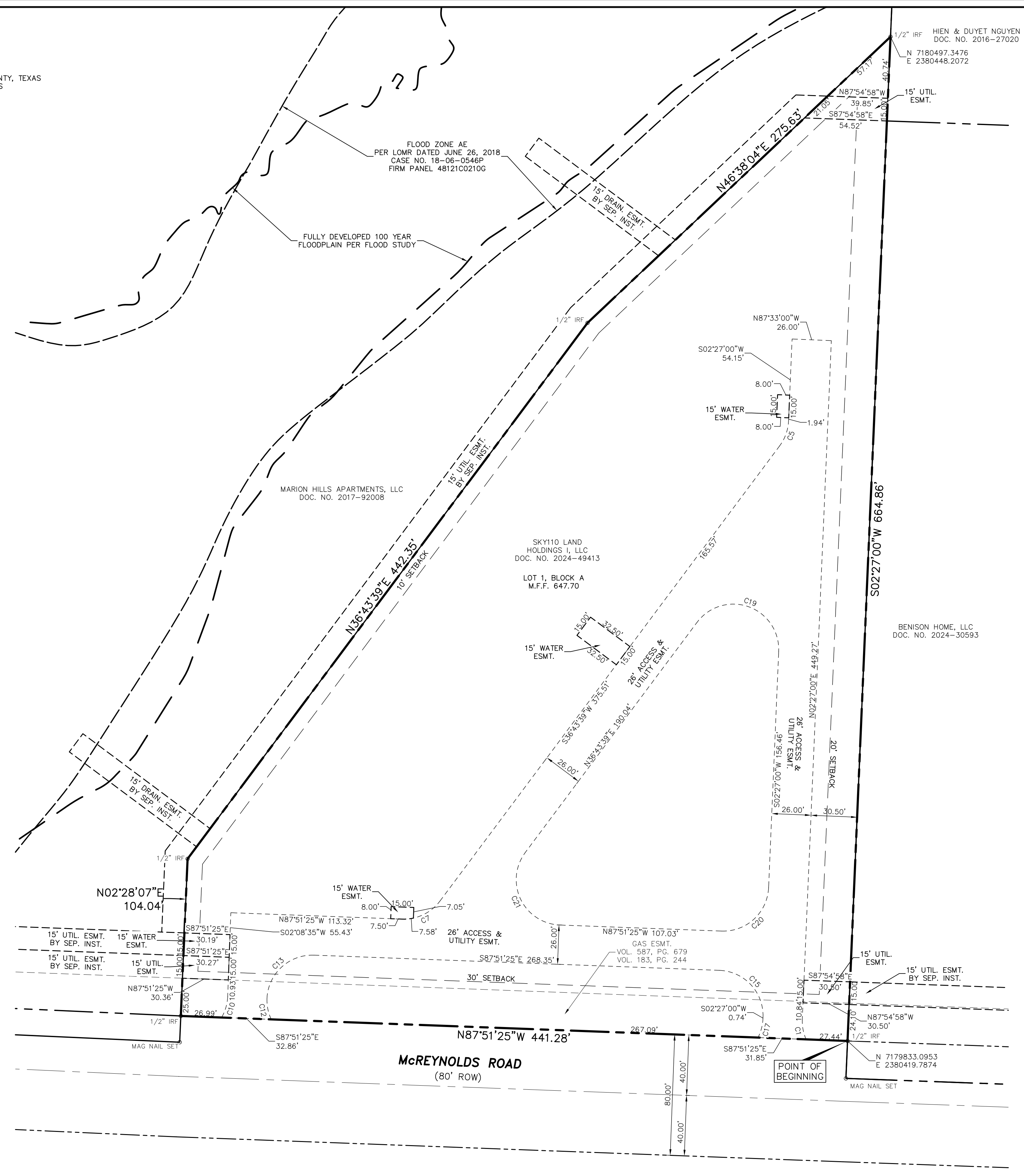


LEGEND

IRS IRON ROD SET
 IRF IRON ROD FOUND
 U.E. UTILITY EASEMENT
 D.E. DRAINAGE EASEMENT
 F.E. FRANCHISE 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
 MFF MIN. FINISHED FLOOR



Curve Table

No.	Delta	Radius	Length	Ch. Dist.	Bearing
C1	26°07'51"	30.00'	13.68'	13.56'	N10°36'55"W
C5	34°16'39"	30.00'	17.95'	17.68'	S19°35'20"W
C7	55°24'56"	30.00'	29.02'	27.90'	S64°26'07"W
C10	27°58'33"	30.00'	14.65'	14.50'	S16°07'51"W
C12	27°04'43"	30.00'	14.18'	14.05'	N11°39'54"W
C13	89°43'52"	30.00'	46.98'	42.33'	N47°16'39"E
C15	90°18'24"	30.00'	47.28'	42.54'	S42°42'13"E
C17	24°51'17"	30.00'	13.01'	12.91'	S14°52'39"W
C19	145°43'21"	30.00'	76.30'	57.34'	S70°24'40"E
C20	89°41'35"	30.00'	46.96'	42.31'	S47°17'48"W
C21	124°35'04"	30.00'	65.23'	53.12'	N25°33'53"W

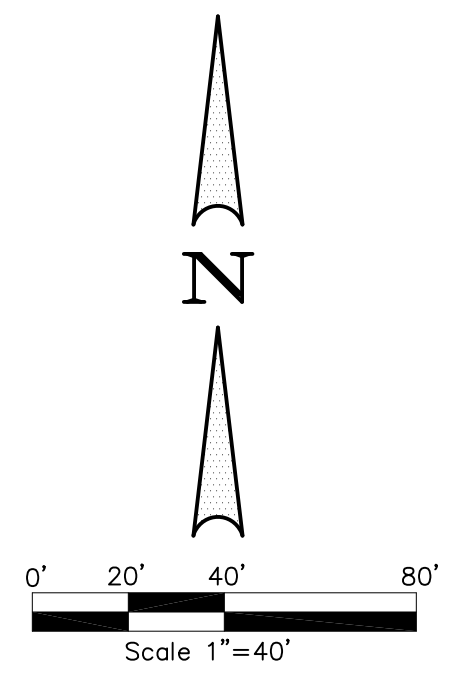
PLAT NOTES

- All lots comply with the minimum size requirements of MF-2 multi-family residential.
- 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.
- 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.
- This plat does not alter or remove existing deed restrictions, if any, on this property.
- 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.
- The purpose of this plat is to create one multi-family lot.
- Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD '83)

OWNER-DEVELOPER:
OASIS EQUITY GROUP
 (FORMERLY SKY110 LAND HOLDINGS I, LLC)
 2220 COIT ROAD, SUITE 480-214
 PLANO, TX 75075
 IQBAL MUTABANA
 617-417-1014
 ike@oasisseg.com

SANGER ELECTRIC UTILITIES
 202 RAILROAD STREET
 SANGER, TEXAS 76206
 RONNIE GRACE
 940-458-2064
 rgrace@sangertexas.org

NORTEX COMMUNICATIONS
 205 N. WALNUT ST.
 MUESTER, TEXAS 76252
 SHAY EVANS
 940-759-2251
 sevans@nortex.com



NO.	DATE	REVISION	APPROV.

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

JOHN COWAN & ASSOCIATES, INC.
 10147 CR 135 FULTON, TEXAS 75762 PH: (903) 581-2238
 FIRM REGISTRATION CERTIFICATION NO. 10025500

FINAL PLAT - OASIS AT SANGER ADDITION
 4.135 ACRES 1 MULTI-FAMILY LOT
 REUBEN BEBEE SURVEY, ABST. NO. 29
 CITY OF SANGER, DENTON COUNTY, TEXAS

Date: 01-17-25
 Dwg Scale: 1"=40'
 Dwg File: 0123001FPT.DWG
 Project No. 0123001

FPT1

STATE OF TEXAS
COUNTY OF DENTON

We the undersigned owners of the land shown on this plat within the area described by metes and bounds as follows:

All that certain lot, tract, or parcel of land, being part of the Rueben Bebee Survey, Abstract No. 29, Denton County, Texas, and being a part of that certain called 4.31 acre tract of land described in a deed to Sky110 Land Holdings I, LLC, recorded in Document No. 2024-49413 of the Real Property Records of Denton, County, Texas (RPRDCT) being more completely described as follows, to-wit:

BEGINNING at a 1/2" iron rod (found) for the southeast corner of the Sky110 Land Holdings I, LLC tract, the west line of that certain called 151.67 acre tract of land described in a deed to Hien T. Nguyen and Duyet Nguyen recorded in Document No. 2016-27020 (RPRDCT) and the north right of way line of McReynolds Road (an 80' right of way);

THENCE North 87°51'25" West with the north right of way line of McReynolds Road a distance of 441.28 feet to a 1/2" iron rod (found) for the southwest corner of the Sky110 Land Holdings I, LLC tract;

THENCE North 02°28'07" East a distance of 104.04 feet to a 1/2" iron rod (found) for corner;

THENCE North 36°43'39" East a distance of 442.35 feet to a 1/2" iron rod (found) for corner;

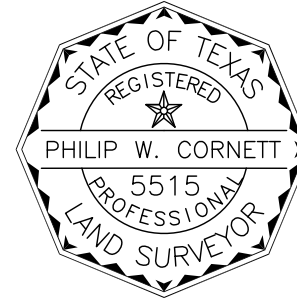
THENCE North 46°38'04" East a distance of 275.63 feet to a 1/2" iron rod (found) for the north corner of the Sky110 Land Holdings I, LLC tract in the west line of the Hien T. Nguyen and Duyet Nguyen tract;

THENCE South 02°27'00" West with the west line of the Hien T. Nguyen and Duyet Nguyen tract a distance of 664.86 feet to the place of beginning, containing 4.135 acres, or 180,123 square feet of land.

STATE OF TEXAS
COUNTY OF DENTON

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

REGISTERED PUBLIC LAND SURVEYOR TEXAS R.P.L.S. NO. 5515 DATE



NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT, _____ acting herein by and through its duly authorized officer, does hereby adopt this plat designating the hereinabove described property as OASIS AT SANGER 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 plot 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 utility 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 _____, 2024.

_____ Owner

_____ Title and Company

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/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 _____, 2024.

Notary Public in and for the State of Texas

Print Notary's Name

My Commission Expires _____

Approved and Accepted	
Chairman, Planning & Zoning Commission	Date
City of Sanger, TX	
Mayor	Date
City of Sanger, TX	
Attested by	
City Secretary	Date
City of Sanger, TX	

Date: 01-17-25
Dwg Scale: 1"=40'
Dwg File: 0123001FPT.DWG
Project No. 0123001

FPT2

FINAL PLAT - OASIS AT SANGER ADDITION
4.135 ACRES 1 MULTI-FAMILY LOT
REUBEN BEBEE SURVEY, ABST. NO. 29
CITY OF SANGER, DENTON COUNTY, TEXAS

SURVEYOR
JOHN COWAN & ASSOCIATES, INC.
10147 OR 135 FLINT, TEXAS 75762 PH: (903) 581-2238
FIRM REGISTRATION CERTIFICATION NO. 10025500

REVISION
MIDDLETON & ASSOC, LLC
CONSULTING CIVIL ENGINEERS & LAND PLANNERS
TYPE # 10900
2785 ROCKBROOK DRIVE, SUITE 105
LEWISVILLE, TEXAS 75067 (972) 393-9800

APPROV.

REVISION

DATE

NO.