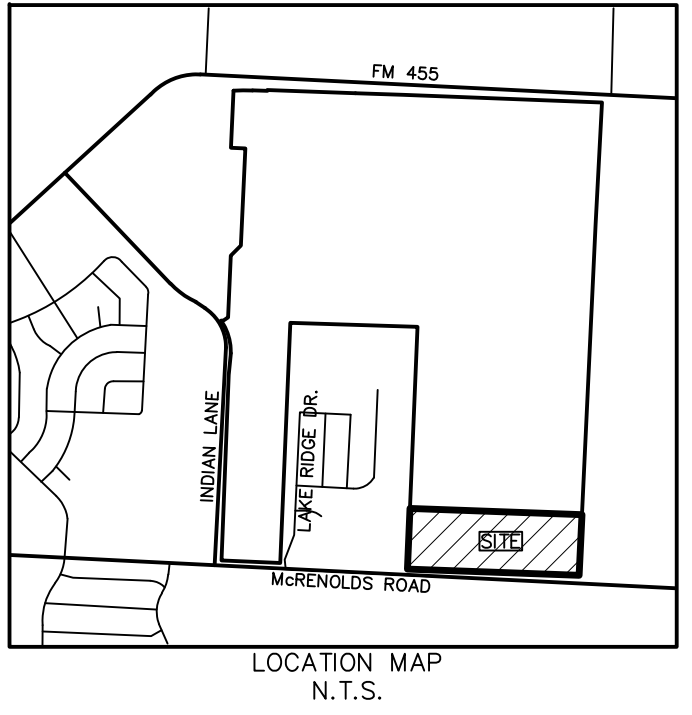


**LEGEND**

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.D.C.T. OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS  
 D.R.D.C.T. DEED RECORDS OF DENTON COUNTY, TEXAS  
 DOC. NO. DOCUMENT NUMBER  
 MFF MIN. FINISHED FLOOR  
 FH FIRE HYDRANT  
 MB MAILBOX



**NOTE:**

- LOTS NUMBERED WITH AN "X" DESIGNATOR ARE LOTS DEDICATED TO THE HOME OWNERS ASSOCIATION.
- ALL EASEMENTS ARE DEDICATED BY THIS PLAT UNLESS NOTED AS BY SEP. INST.

**PLAT NOTES**

- All lots comply with the minimum size requirements of PD Ord. 05-09-24.
- 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.
- Minimum finished floor elevations are at least 2 feet above the 100 year flood plain.
- The subject property does not lie within 100-year floodplain Zone A according to Community Panel No. 4812C0210G, dated APRIL 18 2011, of the National Flood Insurance Rate Maps for Denton County, Texas.
- The purpose of this plat is subdivide the property into single family residential lots.
- Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD '83)

Line #	Bearing	Distance
L1	S47°05'02"W	14.14
L2	N42°54'58"W	14.14
L3	N47°05'02"E	14.14
L4	N47°05'02"E	14.14
L5	S42°54'58"E	14.14
L6	S42°54'58"E	14.14
L7	N47°05'02"E	14.14
L8	S47°05'02"W	14.14
L9	N42°54'58"W	14.14
L10	N42°54'58"W	14.14
L11	N47°05'02"E	14.14
L12	S42°54'58"E	14.14
L13	S47°05'02"W	14.14
L14	S42°54'58"E	14.14

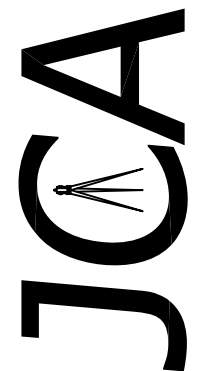
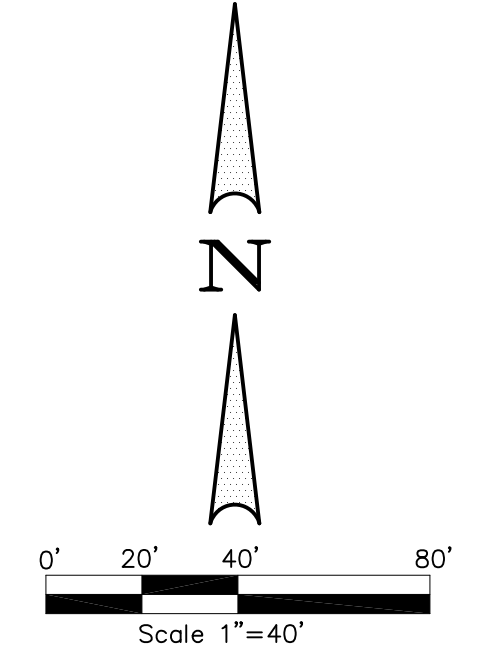
No.	Delta	Radius	Length	Ch. Dist.	Bearing
C1	90°00'00"	35.55'	55.84'	50.28'	S47°05'02"W
C2	90°00'00"	35.50'	55.76'	50.20'	S42°54'58"E

WATER & SEWER BY CITY OF SANGER  
 202 RAILROAD STREET  
 SANGER, TEXAS 76206  
 JIM BOLZ  
 940-458-2571  
 jbolz@sangertexas.org

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

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

OWNER - DEVELOPER:  
 BENISON HOME, LLC  
 101 FOREST BEND DRIVE  
 COPPELL, TEXAS 75019  
 JONATHAN WANG  
 214-316-2256



JOHN COWAN &  
 ASSOCIATES, INC.

10147 GR 135 FLINT, TEXAS 75762  
 PH: (800) 367-7272 FAX: (800) 367-7273  
 FIRM REGISTRATION CERTIFICATION NO. 10028500

CITY OF SANGER DENTON COUNTY, TEXAS  
 LANE RANCH, PHASE 5  
 124 RESIDENTIAL LOTS, 9 HOA LOTS  
 REUBEN BEBEE SURVEY, ABST. NO. 29  
 26.105 ACRES  
 6.199 AC. RIGHT-OF-WAY DEDICATION  
 CITY OF SANGER, DENTON COUNTY, TEXAS

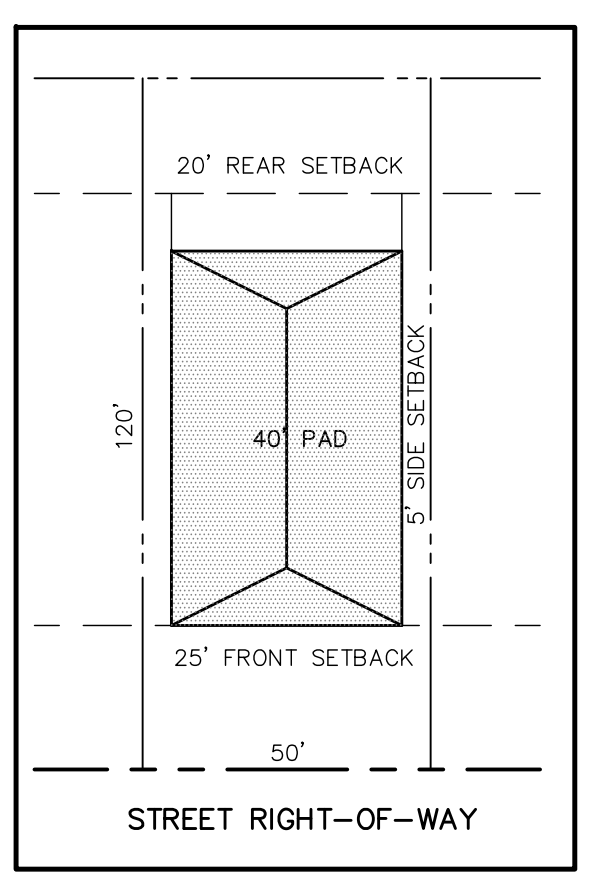
DATE: 3-13-25  
 Dwg Scale: Hor. 1"=40'  
 Vert. 1"=40'  
 Dwg File: 0001048FPT.DWG  
 Project No. 0001048

DATE: 3-13-25  
 Dwg Scale: Hor. 1"=40'  
 Vert. 1"=40'  
 Dwg File: 0001048FPT.DWG  
 Project No. 0001048

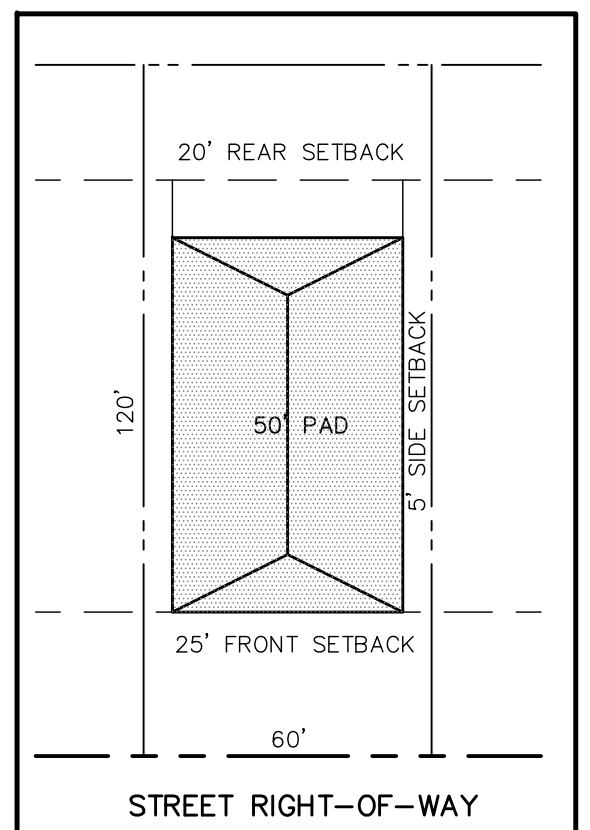
FPT1

NO.	DATE	REVISION	APPROV.
1			
2			
3			
4			
5			

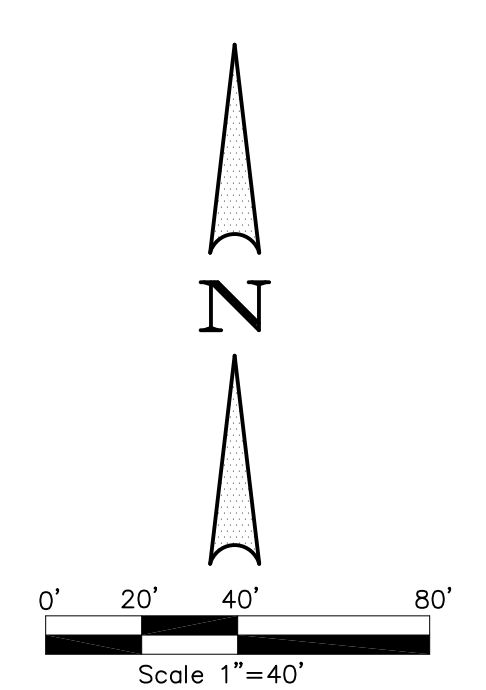
Middleton & Assoc, LLC  
 CONSULTING CIVIL ENGINEERS & LAND PLANNERS  
 TSPE #1-19900  
 2785 ROCKBROOK DRIVE, SUITE 105  
 LEWISVILLE, TEXAS 75067 (972) 393-9800



50' LOTS

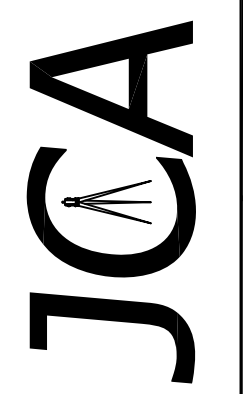


60' LOTS



HIEN & DU'YET NGUYEN  
DOC. NO. 2016-27020

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



NO.	DATE	REVISION	APPROV.

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

CITY OF SANGER DENTON COUNTY, TEXAS  
LANE RANCH, PHASE 5  
BENISON HOME, LLC  
101 FOREST BEND DRIVE  
CORPELL, TEXAS 75019  
JONATHAN WANG - 214-316-2256

**FINAL PLAT - LANE RANCH, PHASE 5**  
124 RESIDENTIAL LOTS, 9 HOA LOTS  
REUBEN BEBEE SURVEY, ABST. NO. 29  
26.105 ACRES  
6.199 AC. RIGHT-OF-WAY DEDICATION  
CITY OF SANGER, DENTON COUNTY, TEXAS

Date: 3-13-25  
Dwg Scale: Hor. 1"=40'  
Vert. 1"=40'  
Dwg File: 0001048FPT.DWG  
Project No. 0001048

FPT2

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 all of that certain called 26.105 acre tract of land described in a deed from Hien T. Nguyen and Duyet Nguyen to Benison Home, LLC on March 25, 2024, recorded in Document No. 2024-30593 of the Real Property Records of Denton, County, Texas (RPRDCT) being more completely described as follows, to-wit:

BEGINNING at mag nail (set) for the Southeast corner of the above mentioned 26.105 acre tract of land, the Southwest corner of the Miller Family Trust 660 acre tract described in Document No. 94-0089291 (RPRDCT), near the centerline of McReynolds Road;

THENCE North 87°54'57" West with the South line of the 26.105 acre tract a distance of 1,792.39 feet to a mag nail (set) for the Southwest corner of same;

THENCE North 2°27'00" East with the West line of the 26.105 acre tract, at 24.81 ft. pass a 1/2" iron rod (found) for the Southeast corner of the SKY110 Land Holdings I, LLC 4.31 acre tract described in Document No. 2024-49413 (RPRDCT), and continue a total distance of 633.93 feet to 1/2" iron rod (set) for corner,

THENCE South 87°54'58" East a distance of 1795.18 feet to 1/2" iron rod (set) for corner in the East line of the 26.105 acre tract, the West line of the 660 acre tract;

THENCE South 2°42'07" West with the West line of the 660 acre tract, the East line of the 26.105 acre tract, a distance of 633.95 feet to the place of beginning, containing 26.105 acres, or 1,137,114 square feet of land.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT, Jonathan Wang acting herein by and through its duly authorized officer, does hereby adopt this plat designating the hereinabove described property as LANE RANCH, PHASE 5, 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 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 \_\_\_\_\_, 2025.

\_\_\_\_\_, Owner

\_\_\_\_\_, Title and Company

State of Texas  
County of Denton

Before me, the undersigned authority, on this day personally appeared Jonathan Wang, 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 \_\_\_\_\_, 2025.

Notary Public in and for the State of Texas

Print Notary's Name

My Commission Expires \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF DENTON

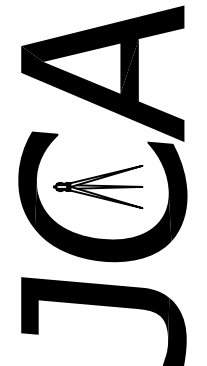
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.



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

No.	DATE	REVISION	APPROV.

**JOHN COWAN & ASSOCIATES, INC.**  
10447 CR 135 FLINT, TEXAS 75762  
PH. (803) 591-2238 WWW.TXSURVEYS.COM  
FIRM REGISTRATION CERTIFICATION NO. 10225500



**JOHN COWAN & ASSOCIATES, INC.**

LANE RANCH, PHASE 5  
CITY OF SANGER DENTON COUNTY, TEXAS

BENISON HOME, LLC  
101 FOREST BEND DRIVE  
COPPELL TEXAS 75019  
JONATHAN WANG - 214-316-2256

**FINAL PLAT - LANE RANCH, PHASE 5**  
**124 RESIDENTIAL LOTS, 9 HOA LOTS**  
**REUBEN BEBEE SURVEY, ABST. NO. 29**  
**26.105 ACRES**  
**6.199 AC. RIGHT-OF-WAY DEDICATION**  
**CITY OF SANGER, DENTON COUNTY, TEXAS**

Date: 3-13-25  
Dwg Scale: Hor. 1"=40'  
Vert. 1"=20'  
Dwg File: 0001048FPT.DWG  
Project No. 0001048

**FPT3**

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