

LEGEND

PP	Power Pole
GW	Guy Wire
MH	Manhole
WV	Water Valve
TP	Telephone Pedestal
WM	Water Meter
FH	Fire Hydrant
LP	Light Pole
IV	Irrigation Valve
AC	Air Conditioner
SN	Sign
IRF	Iron Rod Found
IRS	Iron Rod Set
SS	Sanitary Sewer
ST	Storm Drain
MB	Mailbox

LEGAL DESCRIPTION

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 180,127 square feet of land.

SITE DATA TABLE

GROSS SITE AREA	4.135 ACRES (180,127 S.F.)
PROP. USE	MULTI-FAMILY
CURRENT USE	VACANT
ZONED	PD ORD. 05-06-18 MF2
BUILDING DATA	
BUILDING S.F.	36,521 (3 FLOORS=109,563 S.F.)
TOTAL UNITS	82
TOTAL BEDROOMS	125
MAX. HEIGHT	35'

PARKING SUMMARY

1 BEDROOM	42 X 1.5 SPACES	=63
2 BEDROOM	37 X 1.75 SPACES	=64.75
3 BEDROOM	3 X 2 SPACES	=6
TOTAL REQUIRED		133.75 (134)
TOTAL PROVIDED		168

LOT SETBACKS

FRONT	30'
EAST SIDE	20' (FUT. RESIDENTIAL)
REAR	10'

REQ. LANDSCAPE BUFFERS

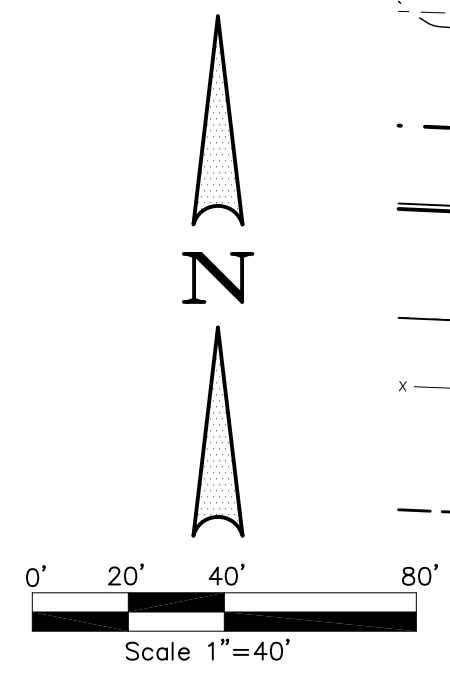
EAST SIDE	10' (FUT. RESIDENTIAL)
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OWNER:
 SKY110 LAND HOLDINGS I, LLC
 2349 GLENDA LANE
 DALLAS, TX 75229-3318
 IQBAL MUTABANA
 617-417-1014
 ike@sky110group.com

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 plot 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)

Preliminary Plat for Review Purposes Only
 Approved for Preparation of Final Plat
 City of Sanger, TX Date
 Planning & Zoning Commission



NO.	DATE	REVISION	APPROV.
<p>Middleton & Assoc., LLC. CONSULTING CIVIL ENGINEERS & LAND PLANNERS TYPE #F-10900 2785 ROCKBROOK DRIVE, SUITE 105 LEWISVILLE, TEXAS 75067 (972) 393-9800</p>			<p>JOHN COWAN & ASSOCIATES, INC. 10147 CR 136 FLINT, TEXAS 75762 PH: (903) 581-2238 FIRM REGISTRATION CERTIFICATION NO. 10025500</p>
<p>PRELIMINARY PLAT LOT 1, BLOCK A - OASIS AT SANGER ADDITION 10147 ACRES, 1 MULTI-FAMILY LOT REUBEN BEBEE SURVEY, ABST. NO. 29 CITY OF SANGER, DENTON COUNTY, TEXAS</p>			<p>8-16-24 Date: Dwg Scale: 1"=40' Dwg File: 0123001PPT.DWG Project No. 0123001</p>
<p>PPT1</p>			