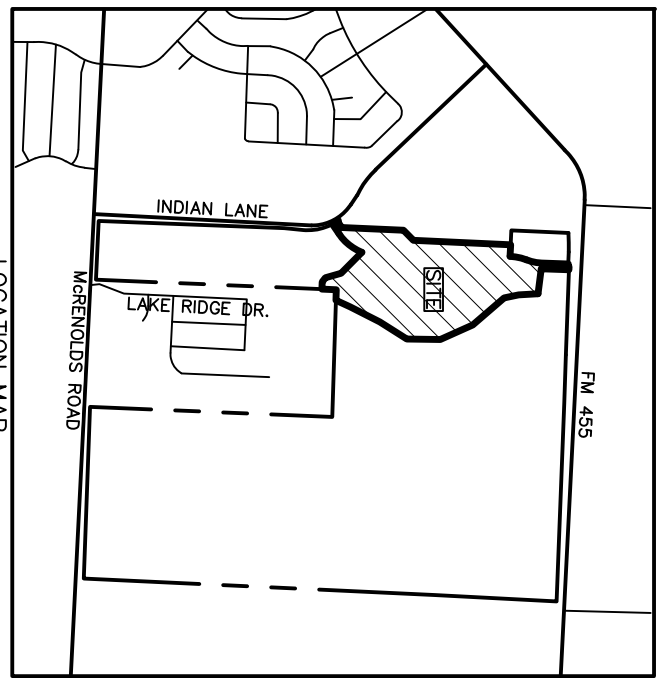
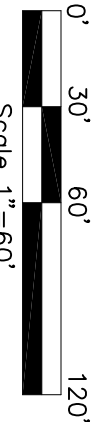




SANGER ISD
VOL. 1841, PG. 1662



OWNER - DEVELOPER:
SANGER TOWN CENTER LLC
MARION PROPERTY HOLDING LLC
101 FOREST BEND DRIVE
COPELL, TEXAS 75019
JONATHAN WANG
214-316-2256

FLOOD ZONE AE
PER LOMR DATED JUNE 26, 2018
CASE NO. 18-05-0546P
FRM PANEL 48121C0210G

FLOOD ZONE AE
PER LOMR DATED JUNE 26, 2018
CASE NO. 18-05-0546P
FRM PANEL 48121C0210G

- PLAT NOTES
1. All lots comply with the minimum size requirements of PD Ord. 09-25-23.
 2. 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.
 3. To lines and withholding of utilities and building permits.
 4. This plat does not alter or remove existing deed restrictions, if any, on this property.
 5. Minimum finished floor elevations are at least 2 feet above the 100 year flood plain.
 6. The purpose of this plat is to subdivide the property into single family residential lots.
 7. The purpose of this plat is to subdivide the property into single family residential lots.
 8. Easements are based on the state plane coordinate system, Texas North Central Zone (4202), North American Datum of 1983 (NAD 83).

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

LEGEND

IRS
IRON ROD SET
IRON ROD FOUND
U.E.
UTILITY EASEMENT
D.E.
DRAINAGE EASEMENT
S.B.
SETBACK EASEMENT
O.P.R.C.T.
OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
D.R.C.T.
DEED RECORDS OF DENTON COUNTY, TEXAS
M.F.
MIN. FINISHED FLOOR

No.	DATE	REVISION	APPROV.

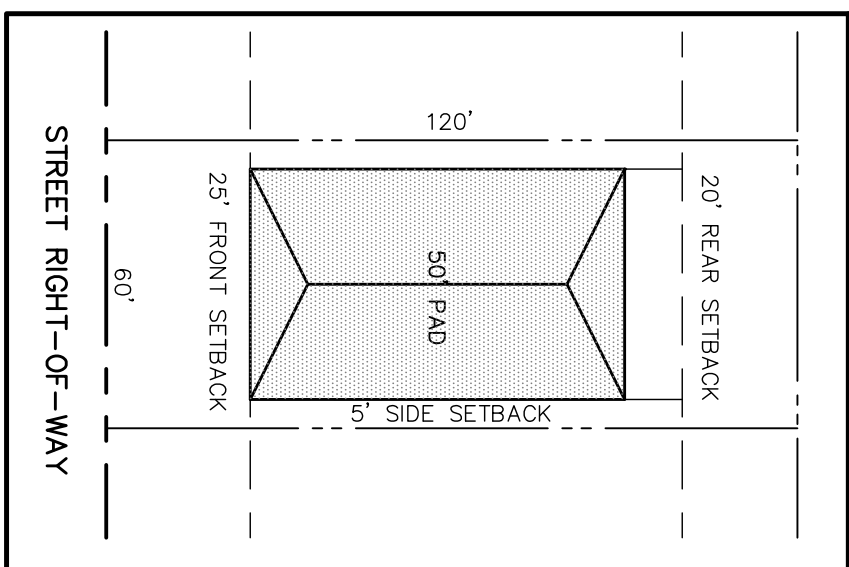
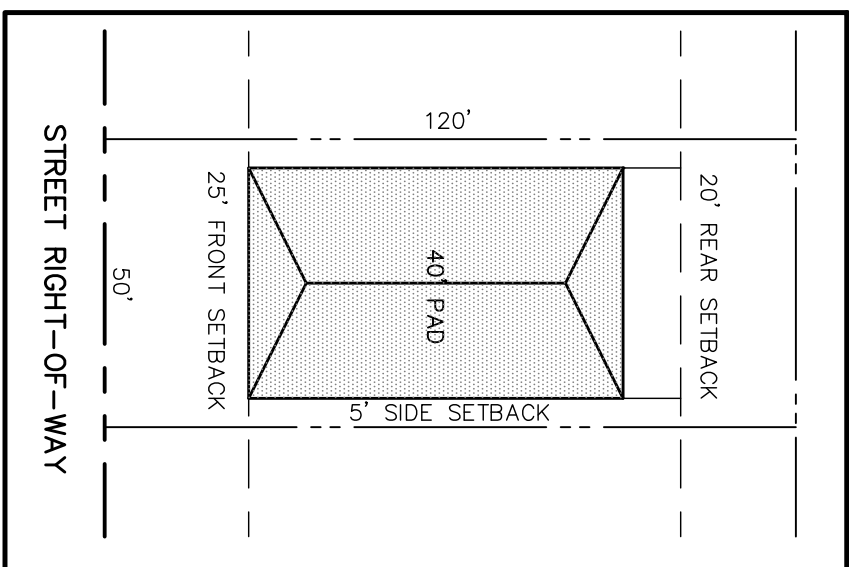
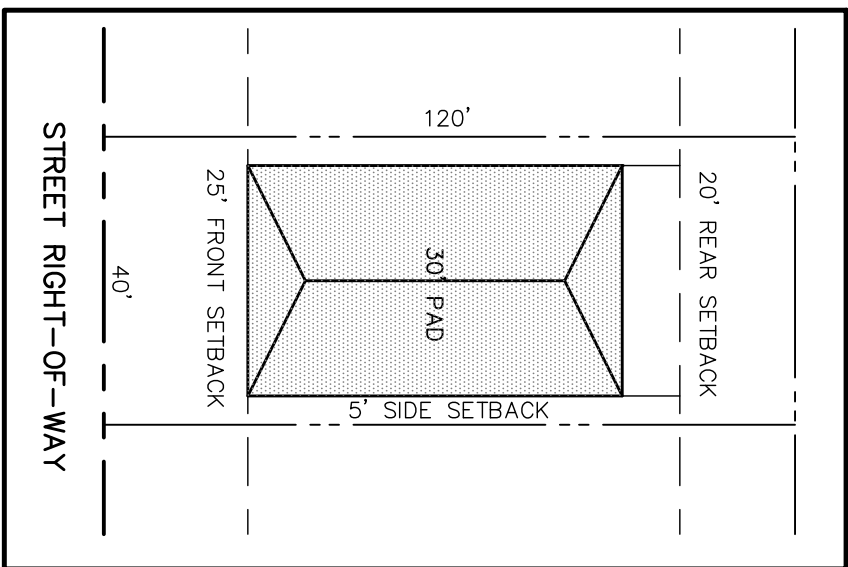
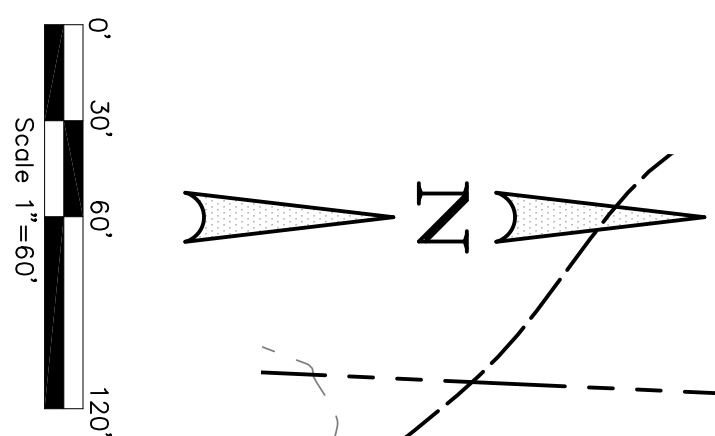
Middleton & Assoc, LLC
CONSULTING CIVIL ENGINEERS & LAND PLANNERS
TBPE #10900
2785 ROCKBROOK DRIVE, SUITE 105
LEWISVILLE, TEXAS 75067 (972) 393-9800

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

PRELIMINARY PLAT - LANE RANCH, PHASE 1
43.821 ACRES 143 RES. LOTS
1 COMMERCIAL LOT - 5 HOA LOTS
7.259 AC. RIGHT-OF-WAY DEDICATION
REUBEN BEBEE SURVEY, ABST. NO. 29
CITY OF SANGER, DENTON, COUNTY, TEXAS

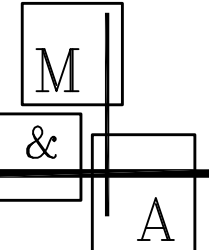
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Dwg File: 0001043FPT.DWG
Project No. 0001043

PP11



No.	DATE	REVISION	APPROV.

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- LEGEND
- IRS IRON ROD SET
 - IRF IRON ROD FOUND
 - D.E. DRAINAGE EASEMENT
 - F.E. FRENCHISE EASEMENT
 - SB SETBACK
 - DR. DEED RECORDS OF DENTON COUNTY, TEXAS
 - DOC. NO. DOCUMENT NUMBER
 - MFF MIN. FINISHED FLOOR

PP12

LEGEND

IRS IRON ROD SET
IRF IRON ROD FOUND
U.E. UTILITY EASEMENT
D.E. DRAINAGE EASEMENT
S.E. SETBACK EASEMENT
O.P.R.C.T. OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
D.R.A.C.T. DEED RECORDS OF DENTON COUNTY, TEXAS
D.S. DRAINAGE SURVEY
D.F. FINISHED FLOOR

SANGER, TX
VOL. 1841, PG. 662

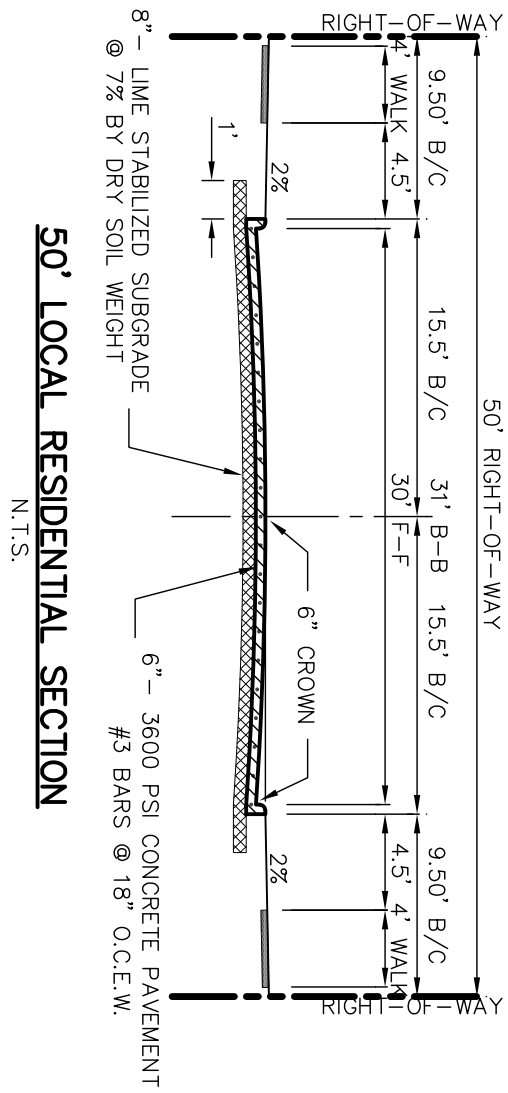


Curve Table					
No.	Delta	Radius	Length	Ch. Dist.	Bearing
C1	53°26'19"	470.00'	438.36'	422.64'	N2919.38°E
C2	18°59'59"	530.00'	175.75'	174.95'	N1206.28°E
C3	19°29'53"	470.00'	159.94'	159.17'	N1151.31°E
C4	53°26'19"	530.00'	494.32'	476.60'	N2919.38°E
C5	26°00'20"	50.00'	226.90'	76.60'	N52°36'19"E
C6	80°00'20"	10.50'	14.66'	13.50'	N37°23'41"W
C7	18°59'59"	470.00'	155.86'	155.14'	N1206.28°E
C8	19°29'53"	530.00'	180.36'	179.49'	N1151.31°E
C9	53°26'19"	500.00'	466.34'	449.62'	N2919.38°E
C10	18°59'59"	500.00'	165.80'	165.04'	N1206.28°E
C11	19°29'53"	500.00'	170.15'	169.33'	N1151.31°E
C12	90°00'00"	35.50'	55.76'	50.20'	S42°23'31"E
C13	90°00'00"	35.50'	55.76'	50.20'	S47°36'29"W
C14	45°31'30"	83.50'	66.35'	64.61'	S20°09'16"E
C15	18°59'59"	350.00'	116.06'	115.53'	N1206.28°E
C16	6°09'43"	650.00'	69.91'	69.87'	N18°31'36°E

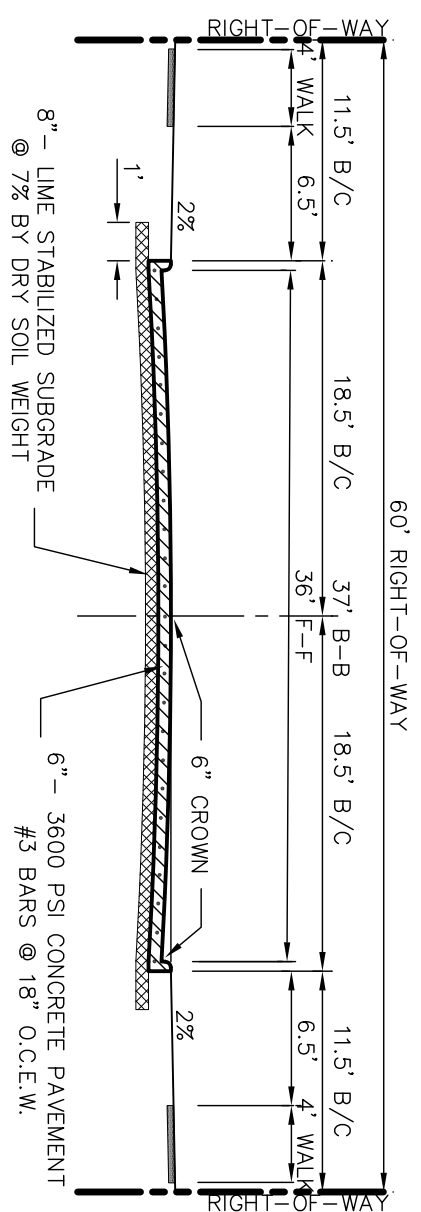
Line Table			
Line #	Bearing	Distance	
L1	N47°36'29"E	14.14	
L2	S42°23'31"E	14.14	
L3	N47°36'29"E	14.14	
L4	N42°23'31"W	14.14	
L5	N42°23'31"W	14.14	
L6	S47°36'29"W	14.14	
L7	N47°36'29"E	14.14	
L8	S42°23'31"E	14.14	
L9	S47°36'29"W	14.14	
L10	N42°23'31"W	14.14	
L11	S42°23'31"E	14.14	
L12	N47°36'29"E	14.14	
L13	N63°30'13"W	37.31	
L14	S47°36'29"W	56.61	
L15	N12°57'46"W	17.22	
L16	N47°36'29"E	54.04	
L17	S87°53'26"E	30.00	
L18	S2°06'34"W	15.00	
L19	N87°53'26"W	30.00	
L20	N2°06'34"E	15.00	
L21	S17°28'09"E	215.21	
L22	S5°35'43"W	95.13	
L23	S31°28'26"E	58.17	
L24	S6°50'24"E	37.80	
L25	S9°30'40"W	89.14	
L26	S25°43'55"E	43.15	
L27	S52°43'10"E	35.42	
L28	S89°50'36"E	66.88	
L29	S37°30'26"E	18.51	
L30	S18°04'52"E	33.95	

Line Table		
Line #	Bearing	Distance
L31	S28°18'43"E	52.71
L32	S12°45'0"E	32.26
L33	S78°38'11"E	66.50
L34	S84°03'45"E	82.18
L35	S11°48'36"E	19.01
L36	S87°23'31"E	135.00
L37	S2°36'29"W	570.00
L38	N87°23'31"W	116.16
L39	S2°36'29"W	58.91
L40	S14°06'25"W	98.61
L41	S28°52'25"W	173.99
L42	S39°22'35"W	54.43
L43	S2°36'29"W	141.79
L44	N87°23'31"W	53.15
L45	S2°36'29"W	81.61
L46	N88°11'55"W	183.26
L47	N12°57'46"W	153.01
L48	N14°02'23"W	92.98
L49	N76°36'38"W	49.75
L50	N47°14'10"W	10.36
L51	N21°10'53"W	19.66
L52	N62°42'09"W	63.12
L53	N27°53'47"W	53.85
L54	N80°43'07"W	23.21

50' LOCAL RESIDENTIAL SECTION



60' MINOR COLLECTOR SECTION BUTTERFIELD LANE



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PP13

