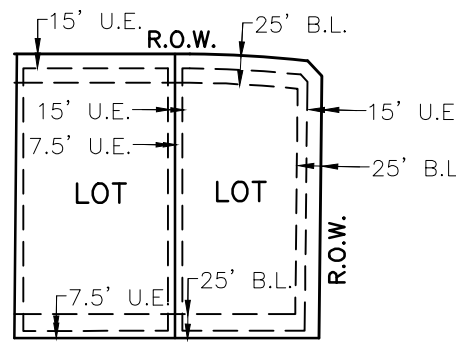


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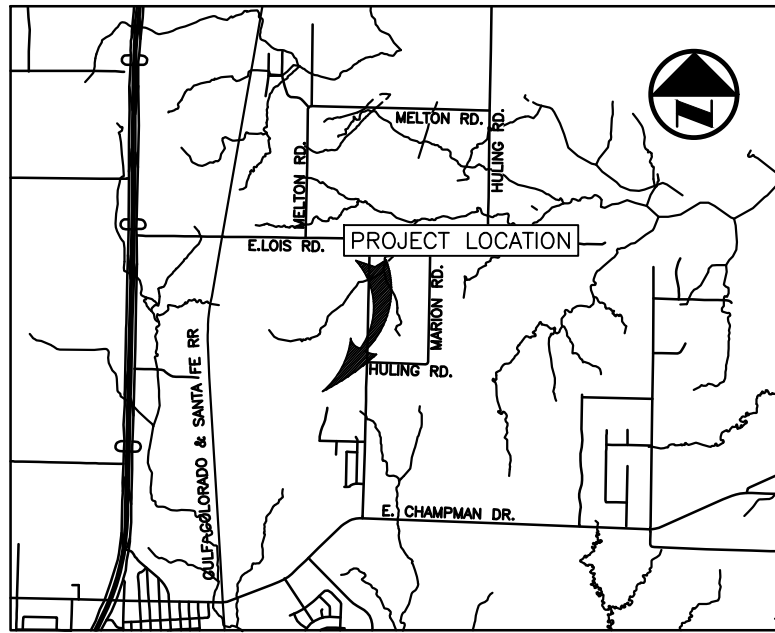
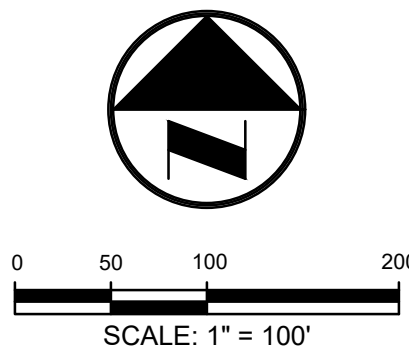
GENERAL NOTES:

1. Basing system for this survey is based on the North American Datum of 1983, NAD2011 (Epoch 2010.00), Texas State Plane Coordinate System, North Central Zone (4202) with an applied combined scale factor of 1.00015063. Distances and areas shown are surface values in U.S. Survey Feet.
2. The floodplain boundaries shown hereon are approximate and are not depicted as a result of an on-the-ground survey. The subject tract lies in Zone X as delineated on Flood Insurance Rate Map for Denton County, Texas and Incorporated Areas, Map Number 48121C0070G with Map Revised April 18, 2011.
Zone X - Areas determined to be outside the 0.2% annual chance floodplain
3. The square footage value shown hereon is a mathematical value calculated from the boundary data shown hereon. This value in no way represents the precision of closure of this survey or the accuracy of corner monuments found or placed.



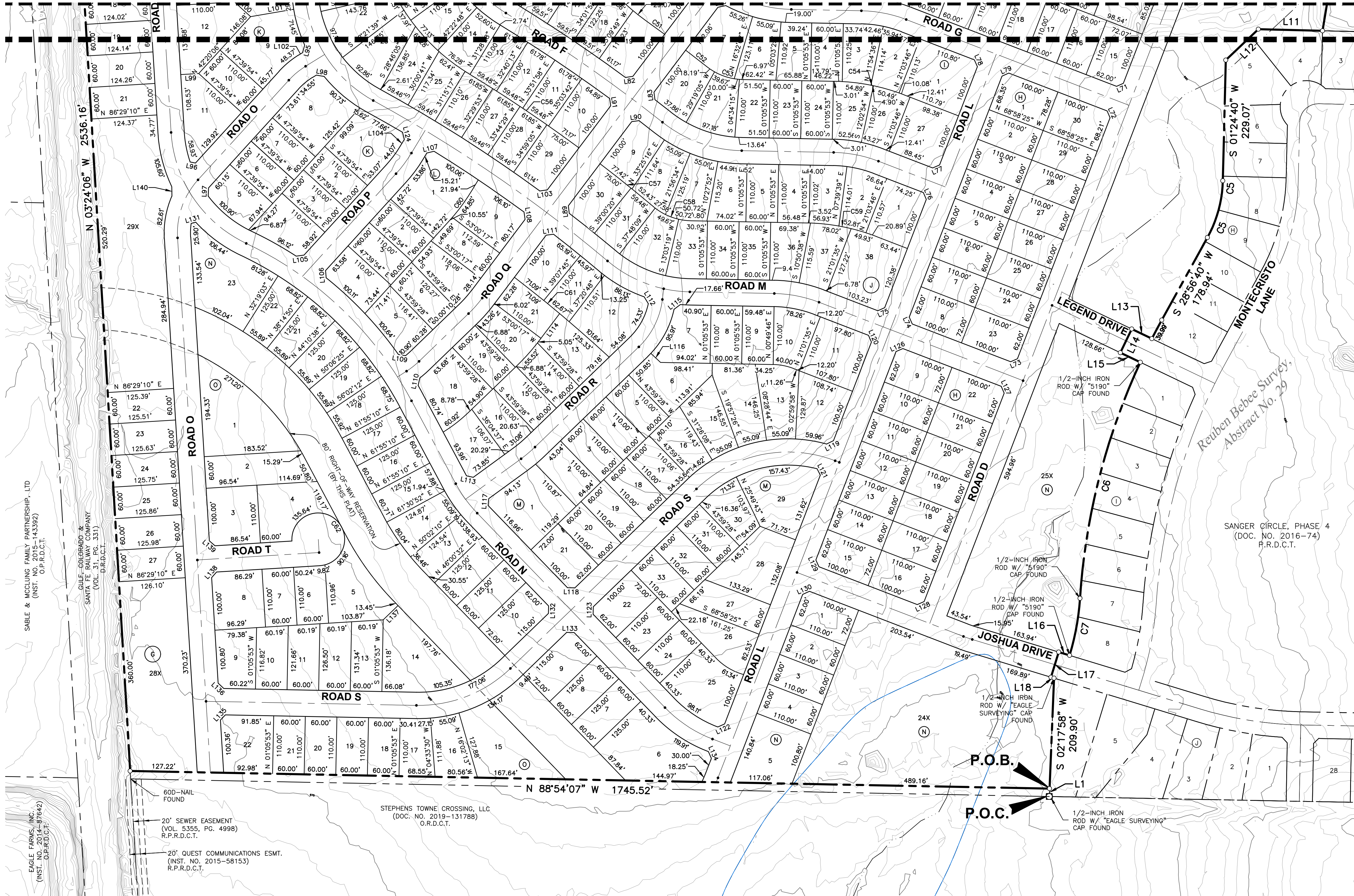
TYPICAL LOT DETAIL

LEGEND	
M.R.D.	MONUMENT OF RECORD DIGNITY
CIRS	5/8-INCH IRON ROD W/ "BGE" CAP SET
INST. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS OF DENTON COUNTY, TEXAS
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING PROPERTY LINE



VICINITY MAP
(NOT TO SCALE)

SEE SHEET 2



LEGAL DESCRIPTION

BEING, all of that 119.199 acre (5,192.320 square foot) tract of land situated in the Reuben Bebee Survey, Abstract No. 29, in the City of Sanger, Denton County, Texas; being all of that tract of land described in Warranty Deed with Vendor's Lien to STC ZWG, LLC as recorded in Document No. 2020-189627 of the Official Records of Denton County, Texas; being part of that tract called 5.034 acres tract of land as described in General Warranty Deed to Stephen Towne Crossing, LLC as recorded in Document No. 2020-6351 of the Official Records of Denton County, Texas; and being all of that tract of land described in Special Warranty Deed with Vendor's Lien to STC DH, LLC as recorded in Document No. 2021-6530 of the Official Records of Denton County, Texas; said 119.199 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING, at a 1/2-inch iron rod with "EAGLE SURVEYING" cap found at the southeast corner of said STC ZWG, LLC tract; said point being in the north line of said Stephens Towne Crossing tract; said point being the southwest corner of Sanger Circle, Phase 4, an addition to the City of Sanger as recorded in Document No. 2016-74 of the Plat Records of Denton County, Texas;

THENCE, North 02 degrees 17 minutes 58 seconds East, along the east line of said STC ZWG, LLC tract and the west line of said Sanger Circle, Phase 4, a distance of 15.00 feet to the POINT OF BEGINNING;

THENCE, North 88 degrees 54 minutes 07 seconds West, departing the east line of said STC ZWG, LLC tract and the west line of said Sanger Circle, Phase 4, a distance of 1,745.52 feet to a point for corner in the west line of said STC ZWG, LLC tract; said point being in the east line of that tract of land described in Deed to the Gulf Colorado & Santa Fe Railway Company as recorded in Volume 31, Page 331 of the Deed Records of Denton County, Texas;

THENCE, North 03 degrees 24 minutes 06 seconds West, along the east line of said Gulf Colorado & Santa Fe Railway tract, a distance of 2,536.16 feet to a 5/8-inch iron rod found at the northwest corner of said STC ZWG, LLC tract; said point being the southwest corner of that tract of land described in Warranty Deed to the City of Sanger as recorded in Volume 11215, Page 943 of the Deed Records of Denton County, Texas;

THENCE, departing the east line of said Gulf Colorado & Santa Fe Railway tract, and with the north line of said STC ZWG, LLC tract, the following thirteen (13) courses and distances:

South 88 degrees 45 minutes 38 seconds East, a distance of 957.19 feet to a point at the southeast corner of said City of Sanger tract; said point being in a west line of that tract of land described in Warranty Deed with Vendor's Lien to Sanger Land Development, LLC as recorded in Document No. 2019-16167 of the Official Records of Denton County, Texas;

South 00 degrees 02 minutes 50 seconds East, a distance of 9.99 feet to a point for corner;

North 89 degrees 59 minutes 50 seconds East, a distance of 184.99 feet to a point for corner;

South 44 degrees 58 minutes 30 seconds West, a distance of 21.19 feet to a point for corner;

South 00 degrees 02 minutes 35 seconds East, a distance of 105.01 feet to a point for corner;

North 89 degrees 59 minutes 50 seconds East, a distance of 454.87 feet to a point for corner at the beginning of a curve to the left;

In a northeasterly direction, along said curve to the left, an arc length of 60.45 feet, having a radius of 905.00 feet, a central angle of 03 degrees 49 minutes 38 seconds, and a chord which bears North 88 degrees 05 minutes 00 seconds East, 60.44 feet to a point for corner;

North 86 degrees 10 minutes 12 seconds East, a distance of 322.04 feet to a point for corner;

North 03 degrees 49 minutes 48 seconds West, a distance of 105.02 feet to a point for corner;

North 48 degrees 49 minutes 48 seconds West, a distance of 21.18 feet to a point for corner;

North 86 degrees 10 minutes 12 seconds East, a distance of 186.01 feet to a point for corner;

South 03 degrees 50 minutes 26 seconds East, a distance of 181.19 feet to a point for corner;

North 86 degrees 09 minutes 34 seconds East, a distance of 318.54 feet to a point at the most northerly northeast corner of said STC ZWG, LLC tract;

THENCE, South 26 degrees 23 minutes 48 seconds West, a distance of 168.86 feet to a point at the northeast corner of said STC DH, LLC tract; said point being the beginning of a curve to the left;

THENCE, with the east line of said STC DH, LLC tract, the following four (4) courses and distances:

In a southwesterly direction, along said curve to the left, an arc length of 191.06 feet, having a radius of 1,825.00 feet, a central angle of 05 degrees 59 minutes 54 seconds, and a chord which bears South 15 degrees 55 minutes 32 seconds West, 190.97 feet to a point for corner;

South 12 degrees 55 minutes 35 seconds West, a distance of 206.04 feet to a point for corner at the beginning of a curve to the right;

In a southwesterly direction, along said curve to the right, an arc length of 166.86 feet, having a radius of 1,175.00 feet, a central angle of 08 degrees 08 minutes 11 seconds, and a chord which bears South 16 degrees 59 minutes 41 seconds West, 166.72 feet to a point for corner;

South 21 degrees 03 minutes 47 seconds West, a distance of 98.23 feet to a point for corner; said point being in a north line of said STC ZWG, LLC tract;

THENCE, South 70 degrees 57 minutes 10 seconds East, departing the east line of said STC DH, LLC tract, and along the north line of said STC ZWG, LLC tract, a distance of 65.78 feet to a point for corner at the beginning of a curve to the left;

THENCE, in a southeasterly direction, continuing along the north line of said STC ZWG, LLC tract and said curve to the left, an arc length of 178.41 feet, having a radius of 1,030.00 feet, a central angle of 09 degrees 55 minutes 27 seconds, and a chord which bears South 75 degrees 54 minutes 22 seconds East, 178.18 feet to a 1/2-inch iron rod with "KAZ" cap found for corner; said point being in the west line of Sanger Trails, Phase 1 an addition to the City of Sanger as recorded in Cabinet U1, Page 77 of the Plat Records of Denton County, Texas;

THENCE, South 09 degrees 31 minutes 15 seconds West, along the east line of said STC ZWG, LLC tract, a distance of 120.59 feet to a point for corner; said point being the southwest corner of said Sanger Trails, Phase 1; said point being in the north line of said Sanger Circle, Phase 4;

THENCE, along the east line of said STC ZWG, LLC tract and the west line of said Sanger Circle, Phase 4, the following fifteen (15) courses and distances:

North 88 degrees 35 minutes 38 seconds West, a distance of 121.83 feet to a point for corner;

South 46 degrees 24 minutes 40 seconds West, a distance of 85.27 feet to a point for corner;

South 01 degrees 24 minutes 40 seconds West, a distance of 229.07 feet to a point for corner at the beginning of a curve to the right;

In a southwesterly direction, along said curve to the right, an arc length of 112.93 feet, having a radius of 235.00 feet, a central angle of 27 degrees 32 minutes 01 seconds, and a chord which bears South 15 degrees 10 minutes 39 seconds West, 111.85 feet to a point for corner;

South 28 degrees 56 minutes 40 seconds West, a distance of 178.94 feet to a point for corner at the beginning of a curve to the left;

In a southwesterly direction, along said curve to the left, an arc length of 39.99 feet, having a radius of 1,265.00 feet, a central angle of 01 degrees 48 minutes 41 seconds, and a chord which bears South 28 degrees 02 minutes 19 seconds West, 39.99 feet to a point for corner;

North 64 degrees 24 minutes 42 seconds West, a distance of 42.44 feet to a point for corner;

South 25 degrees 35 minutes 18 seconds West, a distance of 50.00 feet to a point for corner;

South 64 degrees 24 minutes 42 seconds East, a distance of 42.08 feet to a point for corner at the beginning of a non-tangent curve to the left;

In a southwesterly direction, along said curve to the left, an arc length of 465.33 feet, having a radius of 1,265.00 feet, a central angle of 21 degrees 04 minutes 34 seconds, and a chord which bears South 14 degrees 15 minutes 49 seconds West, 462.71 feet to a 1/2-inch iron rod with "5190" cap found for corner at the beginning of a reverse curve to the right;

With said reverse curve, along said curve to the right, an arc length of 110.26 feet, having a radius of 480.00 feet, a central angle of 13 degrees 09 minutes 41 seconds, and a chord which bears South 10 degrees 22 minutes 22 seconds West, 110.02 feet to a 1/2-inch iron rod with "5190" cap found for corner;

North 73 degrees 02 minutes 14 seconds West, a distance of 21.62 feet to a point for corner;

South 16 degrees 57 minutes 46 seconds West, a distance of 50.00 feet to a point for corner;

South 73 degrees 02 minutes 14 seconds East, a distance of 6.05 feet to a point for corner;

South 02 degrees 17 minutes 58 seconds West, a distance of 209.90 feet to the POINT OF BEGINNING and containing an area of 119.199 acres or 5,192.320 square feet of land, more or less.

"PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY"

Approved for Preparation of Final Plat

City of Sanger, TX
Planning & Zoning Commission

Date

PRELIMINARY PLAT
STC PHASE 2

407 SINGLE FAMILY LOTS &
9 OPEN SPACE LOTS

BEING 119.199 ACRES SITUATED IN THE
REUBEN BEBEE SURVEY, ABSTRACT NO. 29
CITY OF SANGER, DENTON COUNTY, TEXAS
NOVEMBER 2022
SHEET 1 OF 2

OWNER

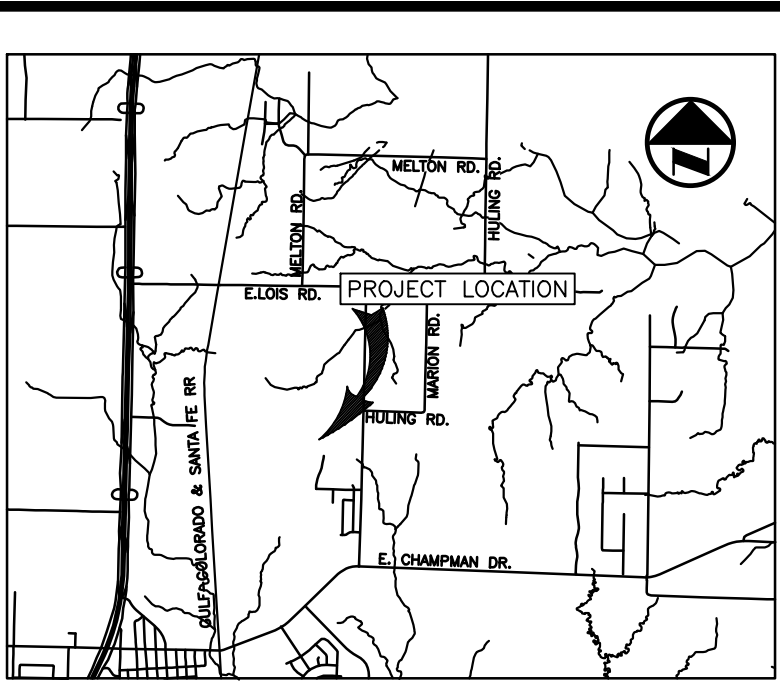
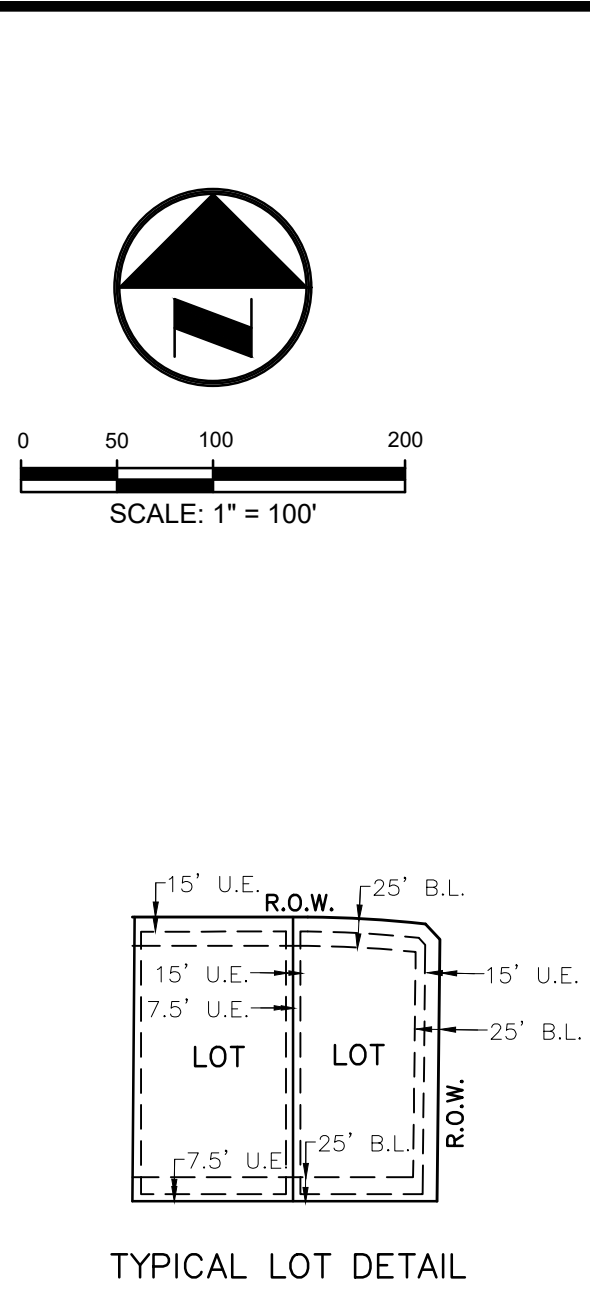
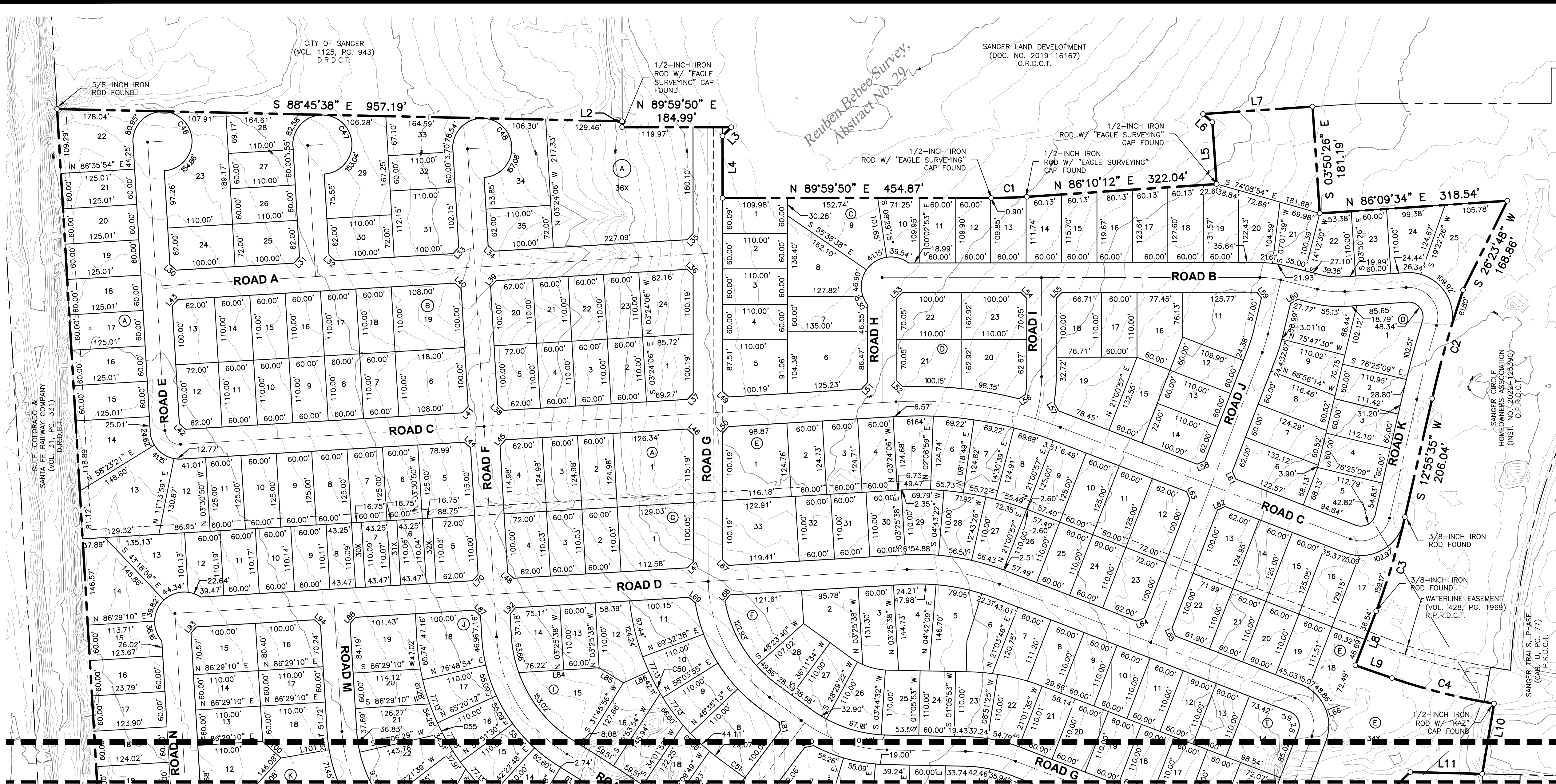
STC ZWG, LLC
103 East Virginia Street,
McKinney, Texas 75069

SURVEYOR

BGE, Inc.
777 Main Street, Suite 1900, Fort Worth, TX 76102
Tel: 817-887-6130 • www.bgeinc.com
TBPELS Registration No. 10194416

Contact: René Silvas, R.P.L.S.
Telephone: 817-752-4183 • Email: rsilvas@bgeinc.com

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VICINITY MAP
(NOT TO SCALE)

- LEGEND**
- M.R.D. MONUMENT OF RECORD DIGNITY
 - CIRS 5/8-INCH IRON ROD W/ "BGE" CAP SET
 - INST. NO. INSTRUMENT NUMBER
 - VOL. VOLUME
 - PG. PAGE
 - O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS
 - D.R.D.C.T. DEED RECORDS OF DENTON COUNTY, TEXAS
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCING
 - PROPERTY LINE

SEE SHEET 1

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 02°17'58" E	15.00'
L2	S 00°02'50" E	9.99'
L3	S 44°58'30" W	21.19'
L4	S 00°02'35" E	105.01'
L5	N 03°49'48" W	105.02'
L6	N 48°49'48" W	21.18'
L7	N 86°10'12" E	86.01'
L8	S 21°03'47" W	98.23'
L9	S 70°57'10" E	65.78'
L10	S 09°31'15" W	120.59'
L11	N 88°35'38" W	121.83'
L12	S 46°24'40" W	85.27'
L13	N 64°24'42" W	82.44'
L14	S 25°35'18" W	50.00'
L15	S 64°24'42" E	82.08'
L16	N 73°02'14" W	21.62'
L17	S 16°57'46" W	50.00'
L18	S 73°02'14" E	6.05'
L19	N 68°58'25" W	36.17'
L20	N 68°58'25" W	8.45'
L21	S 03°30'50" E	25.00'
L22	N 58°10'21" E	42.48'
L23	N 06°50'29" E	20.55'
L24	S 57°33'01" W	20.29'
L25	S 86°35'54" W	25.00'
L26	S 86°35'54" W	25.00'
L27	S 86°35'54" W	25.00'
L28	N 86°09'34" E	104.43'
L29	S 75°47'30" E	82.10'
L30	N 48°24'06" W	14.14'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L31	S 41°35'54" W	14.14'
L32	N 48°24'06" W	14.14'
L33	S 41°35'54" W	14.14'
L34	N 48°24'06" W	14.14'
L35	S 43°16'30" W	14.55'
L36	S 46°43'30" E	13.72'
L37	S 43°16'30" W	14.55'
L38	N 48°24'06" W	14.14'
L39	N 41°35'54" E	14.14'
L40	S 48°24'06" E	14.14'
L41	S 41°35'54" W	14.14'
L42	N 48°24'06" W	14.14'
L43	N 41°35'54" E	14.14'
L44	S 48°24'06" E	14.14'
L45	S 41°35'54" W	14.14'
L46	N 46°43'30" W	13.72'
L47	S 43°15'44" W	14.55'
L48	N 48°24'52" W	14.14'
L49	N 46°43'30" W	13.72'
L50	N 43°16'30" W	14.55'
L51	S 43°16'30" W	14.55'
L52	N 46°23'35" W	13.81'
L53	N 44°57'07" E	14.14'
L54	S 45°02'53" E	14.14'
L55	N 44°57'07" E	14.14'
L56	N 56°45'38" E	13.43'
L57	N 30°00'16" W	15.23'
L58	S 66°02'21" W	14.14'
L59	S 38°14°01" E	12.36'
L60	S 58°53'41" W	14.06'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L61	S 23°57'39" E	14.15'
L62	N 66°02'21" E	14.14'
L63	S 23°57'39" E	14.15'
L64	S 66°02'21" W	14.14'
L65	N 23°57'39" W	14.15'
L66	N 69°54'00" E	25.00'
L67	N 46°44'16" W	13.72'
L68	N 38°46'19" E	13.43'
L69	S 50°43'06" E	14.70'
L70	N 41°35'08" E	14.15'
L71	S 66°02'40" W	14.14'
L72	S 23°57'20" E	14.15'
L73	S 66°01'35" W	14.14'
L74	N 23°58'25" W	14.14'
L75	S 66°01'35" W	14.14'
L76	S 23°57'20" E	14.15'
L77	S 66°02'40" W	14.14'
L78	S 23°57'20" E	14.15'
L79	N 66°02'40" E	14.14'
L80	N 78°02'32" E	15.08'
L81	S 08°26'25" E	14.03'
L82	S 81°50'10" W	14.24'
L83	N 07°32'21" W	14.26'
L84	S 86°34'22" W	136.22'
L85	S 58°14'04" E	48.55'
L86	N 65°33'21" E	47.08'
L87	S 48°24'06" E	14.14'
L88	N 41°31'00" E	14.13'
L89	N 07°22'17" W	14.30'
L90	N 82°27'47" E	14.03'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L91	S 08°17'42" E	14.07'
L92	N 41°35'08" E	14.15'
L93	N 41°31'46" E	14.13'
L94	S 48°28'14" E	14.15'
L95	S 16°18'04" W	14.89'
L96	N 78°43'45" W	10.32'
L97	N 02°29'08" E	15.66'
L98	S 79°57'23" E	14.89'
L99	S 86°29'10" W	34.25'
L100	S 47°39'54" E	41.72'
L101	N 80°21'31" E	82.99'
L102	S 58°10'21" W	8.62'
L103	S 61°40'54" W	14.22'
L104	S 31°06'48" W	15.21'
L105	S 82°52'33" W	15.20'
L106	N 04°42'24" W	13.63'
L107	N 76°25'58" E	14.06'
L108	S 08°19'27" E	14.06'
L109	N 80°46'51" W	13.91'
L110	N 12°13'53" E	14.80'
L111	N 82°18'53" E	14.06'
L112	S 30°59'46" E	15.18'
L113	N 77°20'25" W	13.19'
L114	S 36°59'43" W	64.89'
L115	N 53°04'59" E	14.69'
L116	N 46°36'51" W	25.00'
L117	N 05°11'50" E	13.19'
L118	N 88°59'28" W	14.14'
L119	S 63°46'47" W	14.69'
L120	S 23°58'25" E	14.14'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L121	S 26°43'12" E	13.45'
L122	S 66°01'35" W	14.14'
L123	N 01°00'32" E	14.14'
L124	S 14°12'23" E	14.06'
L125	N 31°06'48" E	50.33'
L126	N 66°01'35" E	14.14'
L127	S 23°58'25" E	14.14'
L128	S 66°01'35" W	14.14'
L129	N 23°58'25" W	14.14'
L130	N 66°01'35" E	14.14'
L131	N 74°35'31" E	8.79'
L132	S 01°00'32" W	14.14'
L133	S 88°59'28" E	14.14'
L134	S 23°58'25" E	14.14'
L135	N 43°47'31" E	13.56'
L136	N 46°12'28" W	14.70'
L137	N 46°00'32" E	39.05'
L138	N 41°29'10" E	14.14'
L139	N 48°30'50" W	14.14'
L140	S 00°41'34" E	18.00'

CURVE TABLE				
NUMBER	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	3°49'38"	905.00'	N 88°05'00" E	60.44'
C2	5°59'54"	1825.00'	S 15°55'32" W	190.97'
C3	8°08'11"	1175.00'	S 16°59'41" W	166.72'
C4	9°55'27"	1030.00'	S 75°54'22" E	178.18'
C5	27°32'01"	235.00'	S 15°10'39" W	111.85'
C6	21°04'34"	1265.00'	S 14°19'49" W	462.71'
C7	13°09'41"	480.00'	S 10°22'22" W	110.02'
C8	4°03'40"	250.00'	S 71°00'15" E	17.72'
C9	2°03'13"	250.00'	S 22°03'12" W	8.96'
C10	24°58'57"	250.00'	S 56°28'57" E	108.15'
C11	15°54'38"	250.00'	S 36°02'09" E	69.20'
C12	36°36'19"	690.00'	N 46°23'00" W	433.37'
C13	61°10'19"	250.00'	S 34°06'00" E	254.42'
C14	24°06'16"	380.00'	N 80°59'22" W	158.69'
C15	89°57'49"	50.00'	N 23°57'20" W	70.69'
C16	65°01'03"	250.00'	S 78°31'03" W	268.71'
C17	45°05'21"	250.00'	N 68°33'12" E	191.70'
C18	45°50'56"	150.00'	S 19°24'38" W	116.86'
C19	15°50'15"	150.00'	S 50°15'13" W	41.33'
C20	57°46'20"	250.00'	S 32°24'01" E	241.54'
C21	11°23'41"	2715.00'	N 55°35'20" W	539.06'
C22	39°00'38"	250.00'	S 69°23'49" E	166.95'
C23	19°55'42"	250.00'	N 78°56'16" W	86.52'
C24	39°10'03"	150.00'	N 26°25'30" E	100.56'
C25	75°45'11"	250.00'	N 49°57'58" E	34.50'
C26	11°32'29"	150.00'	N 51°46'46" E	30.16'
C27	9°00'49"	250.00'	N 41°30'07" E	39.29'
C28	11°13'18"	250.00'	N 36°43'27" E	48.89'
C29	55°10'37"	250.00'	S 30°59'25" E	231.56'
C30	6°57'39"	2985.00'	N 55°05'54" W	362.42'
C31	37°17'03"	250.00'	S 70°15'36" E	159.83'

CURVE TABLE				
NUMBER	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE
C32	19°57'53"	250.00'	N 78°55'11" W	86.67'
C33	19°57'53"	250.00'	N 78°55'11" W	86.67'
C34	35°46'07"	250.00'	S 71°01'04" E	153.55'
C35	1°10'11"	3255.00'	N 53°43'06" W	66.45'
C36	54°15'18"	250.00'	S 27°10'32" E	227.99'
C37	90°00'00"	25.00'	S 48°24'06" E	35.36'
C38	24°27'52"	665.00'	N 81°10'10" W	281.79'
C39	98°08'11"	50.00'	S 61°59'40" W	75.55'
C40	4°00'45"	1850.00'	S 14°55'57" W	129.53'
C41	110°46'46"	50.00'	S 38°27'03" E	82.30'
C42	18°02'56"	150.00'	S 84°48'58" E	47.06'
C43	14°15'23"	150.00'	N 82°55'11" W	37.23'
C44	7°26'06"	250.00'	N 17°17'54" E	32.42'
C45	16°34'10"	250.00'	N 08°14'12" E	72.05'
C46	270°00'00"	50.00'	N 48°24'06" W	70.71'
C47	270°00'01"	50.00'	N 48°24'07" W	70.71'
C48	270°00'00"	50.00'	N 48°24'06" W	70.71'
C49	163°44'23"	50.00'	S 44°57'07" W	98.99'
C50	48°20'53"	385.00'	S 30°07'45" E	315.32'
C51	0°50'21"	3120.00'	S 53°53'01" E	45.70'
C52	0°55'40"	3120.00'	N 52°04'54" W	50.52'
C53	37°17'03"	115.00'	S 70°15'36" E	73.52'
C54	19°57'53"	385.00'	N 78°55'11" W	133.48'
C55	55°10'37"	385.00'	S 30°59'25" E	356.60'
C56	5°04'12"	2850.66'	S 56°02'35" E	252.17'
C57	2°36'38"	2850.00'	N 51°11'49" W	129.84'
C58	39°00'38"	115.00'	N 69°23'49" W	76.80'
C59	19°57'53"	385.00'	N 78°55'11" W	133.48'
C60	11°13'18"	385.00'	N 36°43'27" E	75.28'
C61	5°13'40"	2580.00'	N 49°50'08" W	235.32'
C62	155°25'58"	50.00'	S 74°12'09" W	97.71'

PRELIMINARY PLAT
STC PHASE 2

407 SINGLE FAMILY LOTS &
9 OPEN SPACE LOTS

BEING 119.199 ACRES SITUATED IN THE
REUBEN BEBEE SURVEY, ABSTRACT NO. 29
CITY OF SANGER, DENTON COUNTY, TEXAS
NOVEMBER 2022
SHEET 2 OF 2

OWNER

STC 2WC, LLC
103 East Virginia Street,
McKinney, Texas 75069

SURVEYOR

BGE, Inc.
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