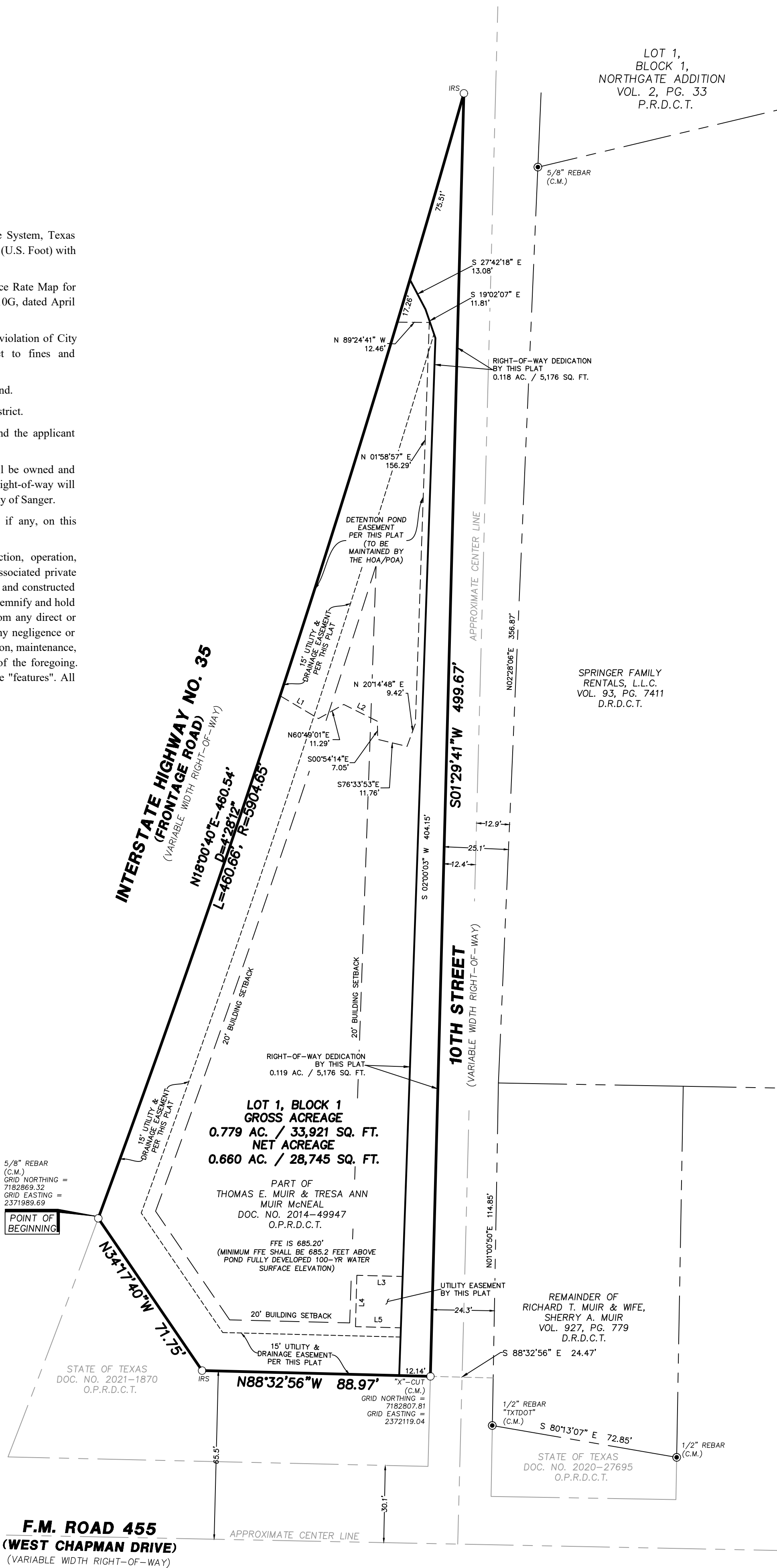


SURVEYOR'S NOTES:

- Bearings and distances are based on Texas State Plane Coordinate System, Texas North Central Zone 4202 North American Datum of 1983 (NAD 83) (U.S. Foot) with a combined scale factor of 1.000150630.
- This property lies within Zone "X" Unshaded of the Flood Insurance Rate Map for Denton County, Texas and Incorporated Areas, map no. 48121C0210G, dated April 18, 2011, via scaled map location and graphic plotting.
- Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
- The purpose of this plat is to create one recorded lot from a tract of land.
- All lots comply with the minimum size requirements of the zoning district.
- 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 of Sanger.
- This plat does not alter or remove any existing deed restrictions, if any, on this property.
- The City of Sanger is not responsible for the design, construction, operation, maintenance, or use of the storm water detention area, and their associated private drainage easements, herein referred to as "features" to be developed and constructed by the Owners or their successors. Owners or successors agree to indemnify and hold harmless the City of Sanger, its officers, employees, and agents from any direct or indirect loss, damage, liability, or expense and attorney's fees for any negligence or omissions whatsoever, arising out of the design, construction, operation, maintenance, condition or use of the "features" including any non-performance of the foregoing. Owners and successors accept full responsibility and liability for the "features". All of the above shall be covenants running with the land."

LINE TABLE			
LINE	BEARING	DISTANCE	
L1	S 59°17'29" E	17.37'	
L2	S 63°26'55" E	14.64'	
L3	N 88°30'19" W	17.86'	
L4	S 01°29'41" W	20.00'	
L5	S 88°30'19" E	17.68'	



Utilities Provided By:

Water - City of Sanger
Sanitary Sewer - City of Sanger

Contact: Jim Bolz
201 Boliver Street
Sanger, Texas 76266
940-458-2571
jbolz@sangertexas.org

Electric - Oncor

F.M. ROAD 455
(WEST CHAPMAN DRIVE)
(VARIABLE WIDTH RIGHT-OF-WAY)

STATE OF TEXAS
DOC. NO. 2021-80521
O.P.R.D.C.T.

STATE OF TEXAS §
COUNTY OF DENTON §

This is to certify that I, Mark N. Peeples, a Registered Professional Land Surveyor of the State of Texas, have platted the subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

Mark N. Peeples, R.P.L.S.
No. 6443

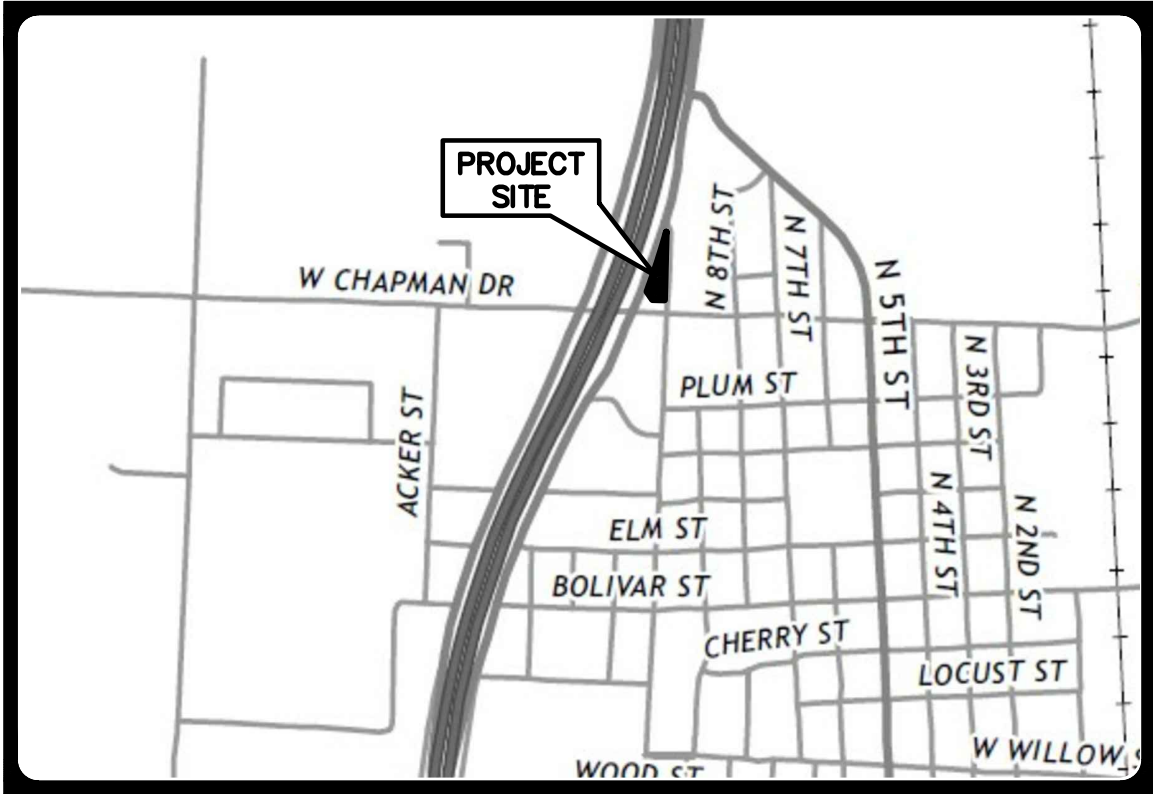
STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Mark N. Peeples, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

Notary Public in and for the State of Texas

VICINITY MAP
NOT TO SCALE



STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS Thomas E. Muir and Tresa Ann Muir McNeal are the owners of a 0.779 acre tract of land situated in the Henry Tierwester Survey, Abstract Number 1241, in the City of Sanger, Denton County, Texas, being a portion of that same tract of land described to Thomas E. Muir & Tresa Ann Muir McNeal by Distribution Deed to trust beneficiaries recorded in Document Number 2014-49947 Official Public Records of Denton County, Texas, and being more particularly described by metes and bounds as follows: (Bearings and Distances are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD83)(US Foot) with a combined scale factor of 1.00015063);

BEGINNING at a 5/8-inch rebar found for the northernmost corner of that same tract of land described to the State of Texas by Deed recorded in Document Number 2021-1870 Official Public Records, Denton County, Texas, said point lying on the west line of said Muir tract and on the east right-of-way line of Interstate Highway Number 35 Frontage Road (Variable width right-of-way) and being the beginning of a curve to the left, having a radius of 5,904.65 feet, a central angle of 04 degrees 28 minutes 12 seconds, and a chord bearing and distance of North 18 degrees 00 minutes 40 seconds East, a distance of 460.54 feet;

THENCE in a northerly direction, with the curving east right-of-way of said Interstate Highway Number 35 Frontage Road, and the curving west line of said Muir tract, along said curve to the left, an arc length of 460.66 feet, to a 1/2-inch rebar capped "WINDROSE" set for the north corner of said Muir tract;

THENCE South 01 degrees 29 minutes 41 seconds West, departing the east right-of-way line of said Interstate Highway Number 35 Frontage Road, with the east line of said Muir tract and along the approximate centerline of 10th Street (Variable width right-of-way), a distance of 499.67 feet to a "X"-cut found for the northeast corner of said State of Texas tract, and lying on the north right-of-way line of F.M. 455 (Variable width right-of-way);

THENCE North 88 degrees 32 minutes 56 seconds West, departing the approximate center line of said 10th Street, with the north line of said State of Texas tract, and the north right-of-way line of said F.M. 455, a distance of 88.97 feet to a 1/2-inch rebar capped "WINDROSE" set for corner;

THENCE North 34 degrees 17 minutes 40 seconds West, with the northeast line of said State of Texas tract, and continuing with the north right-of-way line of F.M. 455, a distance of 71.75 feet to the POINT OF BEGINNING and containing 33,921 square feet or 0.779 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT **Thomas E. Muir and Tresa Ann Muir McNeal**, acting herein by and through its duly authorized officer does hereby adopt this plat designating the hereinabove described property as **Coffee Bistro 1187**, 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 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 _____, 20____.

Thomas E. Muir - Signature

Tresa Ann Muir McNeal

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Thomas E. Muir, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

Notary Public in and for the State of Texas

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Tresa Ann Muir McNeal, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

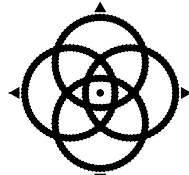
Notary Public in and for the State of Texas

APPROVED AND ACCEPTED

Mayor, City of Sanger, Texas _____ Date _____

Attested by:

City Secretary, City of Sanger, Texas _____



WINDROSE
LAND SURVEYING | PLATTING

1955 LAKEWAY DRIVE, SUITE 220 | LEWISVILLE, TX 75057 | 214.217.2544
FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM

DRAWN BY: G.L.C. DATE: 02/09/2023 CHECKED BY: M.P. JOB NO.: D58479

Point of Contact:
Stephen Salcido
972-370-5871
stephen.salcido@windroseservices.com
Last Revision Date: 07/30/2023

ENGINEER

Triangle Engineering
1782 W McDermott Drive
Allen, Texas 75013

OWNER/DEVELOPER

Thomas E. Muir and Tresa
Ann Muir McNeal
203 9th Street,
Sanger, Texas 76266

MINOR PLAT
COFFEE BISTRO 1187
LOT 1, BLOCK 1

Being a 0.779 Acre tract of land
ROW dedication = 0.119 Acres
Net acreage = 0.660 Acres

Situated in the Henry Tierwester Survey
Abstract Number 1241
City of Sanger, Denton County, Texas

-- 2023 --