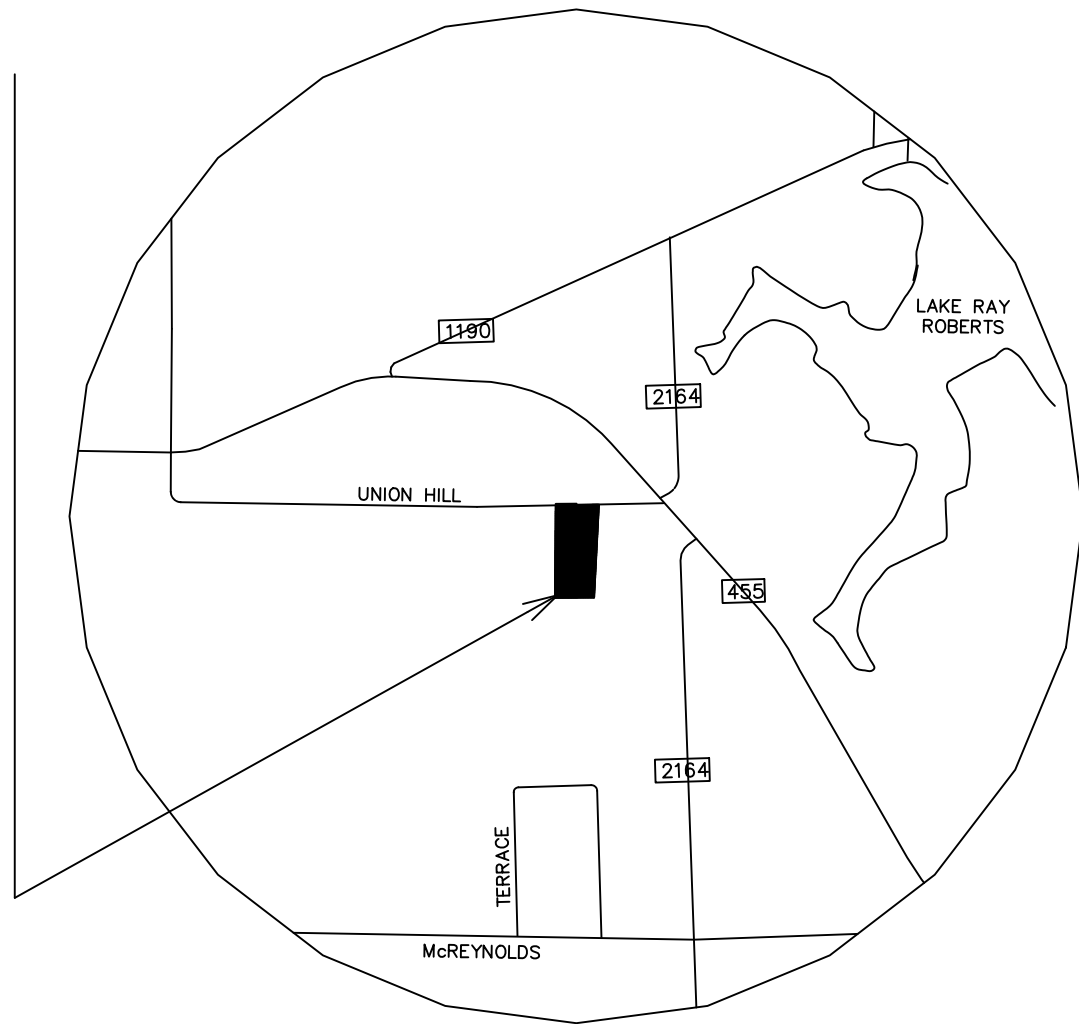


PROJECT LOCATION



LEGEND
B.L. = BUILDING LINE
D.E. = DRAINAGE EASEMENT
F.I.R. = FOUND IRON ROD
S.I.R. = SET CAPPED 1/2" RPLS 4561 IRON ROD
P.U.E. = PUBLIC UTILITY EASEMENT
R.P.R.D.C.T. = REAL PROPERTY RECORDS DENTON COUNTY TEXAS
P.R.D.C.T. = PLAT RECORDS DENTON COUNTY TEXAS
POB = PLACE OF BEGINNING
R.O.W. = RIGHT OF WAY
C.F. = CLERK'S FILE
R = RADIUS
L = LENGTH
CD = CHORD DISTANCE
CB = CHORD BEARING
Δ = DELTA
CL = CENTERLINE OF ROAD
--- = PROPERTY LINE
--- = CENTER LINE OF ROAD
--- = EASEMENT LINE
--- = TRACT LINE

REVISED: 06 JANUARY, 2026

OWNER'S CERTIFICATE AND DEDICATION

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:

BEING all that certain lot, tract, or parcel of land situated in the J. Morton Survey Abstract Number 792 in the City of Sanger, Denton County, Texas, being all that certain tract of land conveyed by deed from James D. Vandever and Allison Jean Vandever to Rangers Elite Fields, Llc. recorded under Document Number 2025-108342, Real Property Records, Denton County, Texas and being more particularly described as follows:

BEGINNING at a capped iron rod marked AAS found for corner in the south line of Union Hill Road, a public roadway, said point being the northeast corner of that certain tract of land described in a deed of trust from James D. Vandever to Charles Fenoglio, Trustee recorded under Document Number 2014-112635, Real Property Records, Denton County, Texas;

THENCE N 89° 37' 25" E, 216.31 feet with said south line of Union Hill Road to a capped iron rod marked TXDOT found for corner, said point being the northwest corner of that to the certain "Parcel 3" conveyed State of Texas, recorded under Document Number 2017-16391, Real Property Records, Denton County, Texas;

THENCE S 00° 22' 20" E, 12.46 feet with said south line of Union Hill Road and with the west line of said "Parcel 3" conveyed State of Texas to an iron rod found for corner;

THENCE N 89° 37' 40" E, 217.18 feet with said south line of Union Hill Road and with the south line of said "Parcel 3" conveyed State of Texas to a capped iron rod marked TXDOT found for corner;

THENCE along the arc of a curve to the left having a central angle of 01° 49' 27", a radius of 533.00 feet, an arc length of 16.97 feet, whose chord bears N 88° 42' 57" E, 16.97 feet with said south line of Union Hill Road and with the said south line of said "Parcel 3" conveyed State of Texas to a capped iron rod marked LTRA found for corner, said point the southwest corner of that to the certain "Parcel 5" conveyed State of Texas, recorded under Document Number 2017-24379, Real Property Records, Denton County, Texas said point also being the northwest corner of the remnant of that certain tract of land conveyed by deed from Hugh Zay Pruett and Sandra Gwyn Barnes Pruett to the Pruitt Family Trust recorded under Document Number 2023-36657, Real Property Records, Denton County, Texas;

THENCE S 02° 57' 21" W, 969.10 feet with said west line of said Pruett Family Trust tract to an iron rod found for corner in the north line of that certain tract of land conveyed by deed from Lalupate Holdings, LLC to Ali Afkhami and Azita Ebrahimi recorded under Document Number 2025-49475, Real Property Records, Denton County, Texas;

THENCE S 89° 35' 02" W, 408.61 feet with said north line of said Afkhami and Ebrahimi tract to an iron rod found for corner, said point being the southeast corner of said Fenoglio tract;

THENCE N 00° 28' 14" E, 980.06 feet with the east line of said Fenoglio tract to the PLACE OF BEGINNING and containing 9.602 acres of land.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT WE, Rangers Elite Fields LLC, acting herein by and through its duly authorized officer does hereby adopt this plat designating the hereinabove described property as LOT 1, BLOCK A, RANGERS ELITE FIELDS ADDITION, 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 always maintain all easements and facilities in a state of good repair and functional condition 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 _____, 2025.

Vishnu Takkallapelli, authorized representative.

STATE OF TEXAS
COUNTY OF DENTON:

Before me, the undersigned authority, on this day personally appeared Vishnu Takkallapelli, 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 considerations therein expressed and, in the capacity, therein stated.

Given under my hand and seal of office this ____ day of _____, 2025.

NOTARY PUBLIC
STATE OF TEXAS

APPROVED AND ACCEPTED

Chairman, Planning and Zoning Commission, City of Sanger, Texas Date

Mayor, City of Sanger, Texas Date

ATTESTED BY

City Secretary, City of Sanger, Texas

CERTIFICATE OF SURVEYOR

I, the undersigned, a registered professional land surveyor in the State of Texas, do 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.

Jerald D. Yensan Date
Registered Professional Land Surveyor No. 4561

NOTES:

- 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/property owner. 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.
- No portion of subject property lies within a special flood hazard area according to the FLOOD INSURANCE RATE MAP for Denton County and Incorporated Area, Map Number 48121C0230G, dated April 18, 2011. (Subject property lies in Zone X.)
- The purpose of this plat is to legally plat a single lot in order to permit development.
- Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983, as determined from GPS observations.
- Subject property lies within the City Limits of the City of Sanger.
- Water service is provided by Bolivar Water Supply Corporation, 4151 FM 455 W, Sanger, Texas, 76266. TEL. 940-458-3931.
- Electric service is provided by Coserv Electric, 7701 S. Stemmons Fwy, Corinth, Texas, 76210, TEL. 940-321-7800.
- Wastewater utility service will be provided by an onsite sanitary sewer facility permitted through the Denton County Health Department.

OWNER/DEVELOPER
RANGERS ELITE FIELDS, LLC
VISHNU TAKKALLAPELLI
1201 HORSETAIL DR.
LITTLE ELM, TX 75068-4685
814-431-5083

SURVEYOR
LANDMARK SURVEYORS
4238 I-35 N
DENTON, TEXAS 76207
(940) 382-4016

FINAL PLAT
LOT 1, BLOCK A OF
RANGERS ELITE FIELDS ADDITION
BEING 9.602 ACRES IN THE
J. MORTON SURVEY A-792
CITY OF SANGER
DENTON COUNTY, TEXAS

LANDMARK SURVEYORS, L.L.C.
TX FIRM REGISTRATION NO. 10098600
4238 I-35 NORTH
DENTON, TEXAS 76207
(940) 382-4016
FAX (940) 387-9784

DRAWN BY: BTH SCALE: 1"=50' DATE: 29 OCTOBER, 2025 JOB NO: 258187