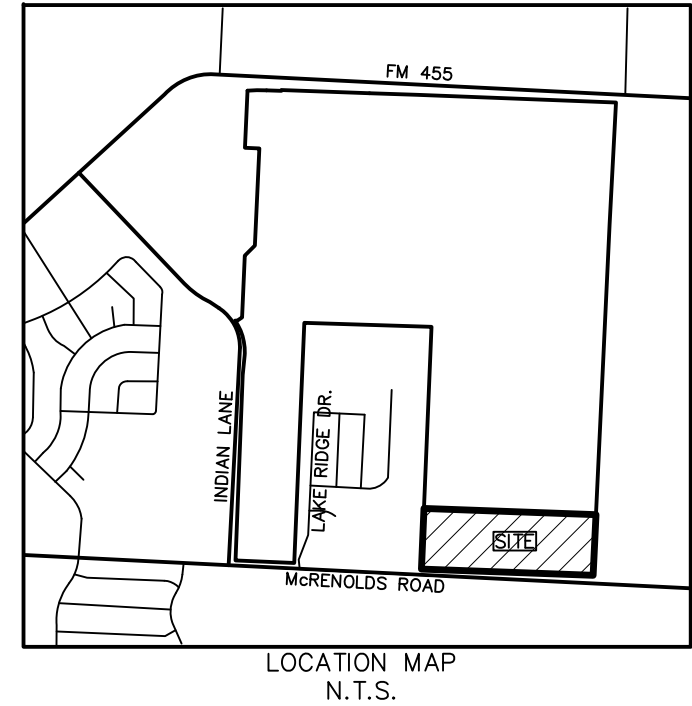


**LEGEND**

IRS	IRON ROD SET
IRF	IRON ROD FOUND
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
F.E.	FRANCHISE EASEMENT
S.B.	SETBACK
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS OF DENTON COUNTY, TEXAS
DOC. NO.	DOCUMENT NUMBER
MFF	MIN. FINISHED FLOOR
FH	FIRE HYDRANT
MB	MAILBOX



- 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.

- PLAT NOTES**
1. All lots comply with the minimum size requirements of PD Ord. 05-09-24.
  2. This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.
  3. 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.
  4. 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.
  5. This plat does not alter or remove existing deed restrictions, if any, on this property.
  6. Minimum finished floor elevations are at least 2 feet above the 100 year flood plain.
  7. The subject property does not lie within 100-year floodplain Zone A according to Community Panel No. 4812C0210G, dated APRIL 18 2011, of the National Flood Insurance Rate Maps for Denton County, Texas.
  8. The purpose of this plat is subdivide the property into single family residential lots.
  9. Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD '83)

**Line Table**

Line #	Bearing	Distance
L1	S47°05'02"W	14.14
L2	N42°54'58"W	14.14
L3	N47°05'02"E	14.14
L4	N47°05'02"E	14.14
L5	S42°54'58"E	14.14
L6	S42°54'58"E	14.14
L7	N47°05'02"E	14.14
L8	S47°05'02"W	14.14
L9	N42°54'58"W	14.14
L10	N42°54'58"W	14.14
L11	N47°05'02"E	14.14
L12	S42°54'58"E	14.14
L13	S47°05'02"W	14.14
L14	S42°54'58"E	14.14

**Curve Table**

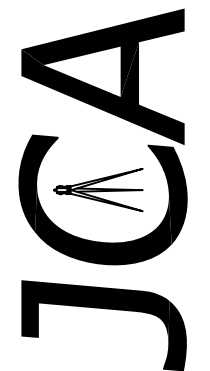
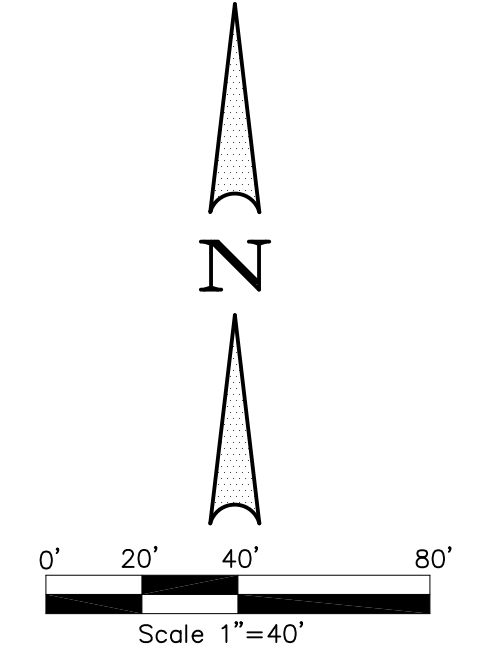
No.	Delta	Radius	Length	Ch. Dist.	Bearing
C1	90°00'00"	35.55'	55.84'	50.28'	S47°05'02"W
C2	90°00'00"	35.50'	55.76'	50.20'	S42°54'58"E



SANGER ELECTRIC UTILITIES  
202 RAILROAD STREET  
SANGER, TEXAS 76206  
RONNIE GRACE  
940-458-2064  
rgrace@sangertexas.org

NORTEX COMMUNICATIONS  
205 N. WALNUT ST.  
MUNSTER, TEXAS 76252  
SHAY EVANS  
940-759-2251  
sevans@nortex.com

OWNER - DEVELOPER:  
BENISON HOME, LLC  
101 FOREST BEND DRIVE  
COPPELL, TEXAS 75019  
JONATHAN WANG  
214-316-2256



**JOHN COWAN & ASSOCIATES, INC.**  
10147 GR 135 FLINT, TEXAS 75762  
PH: (800) 367-7676 FAX: (800) 367-7676  
FIRM REGISTRATION CERTIFICATION NO. 10028500

**Middleton & Assoc, LLC**  
CONSULTING CIVIL ENGINEERS & LAND PLANNERS  
TSPE #1-19900  
2785 ROCKBROOK DRIVE, SUITE 105  
LEWISVILLE, TEXAS 75067 (972) 393-9800

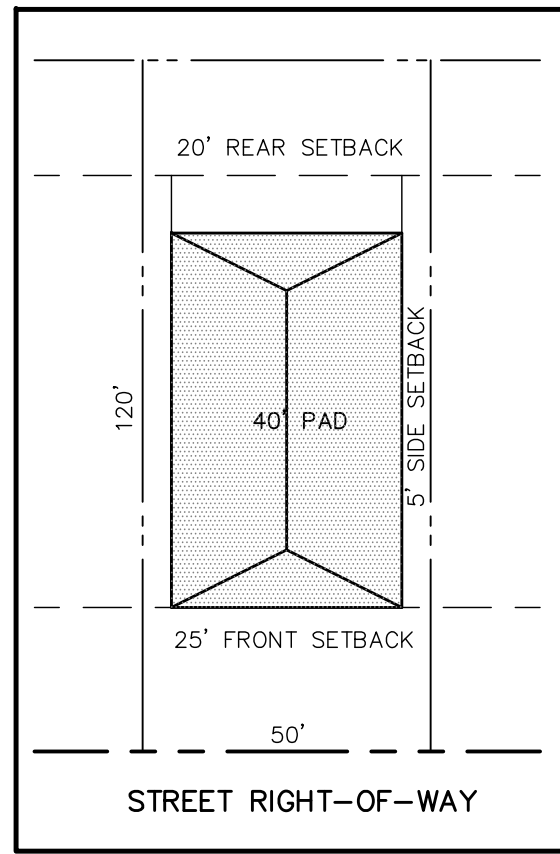
**BENISON HOME, LLC**  
101 FOREST BEND DRIVE  
COPPELL, TEXAS 75019  
JONATHAN WANG - 214-316-2256

**FINAL PLAT - LANE RANCH, PHASE 5**  
124 RESIDENTIAL LOTS, 9 HOA LOTS  
REUBEN BEBEE SURVEY, ABST. NO. 29  
26.105 ACRES  
6.199 AC. RIGHT-OF-WAY DEDICATION  
CITY OF SANGER, DENTON COUNTY, TEXAS

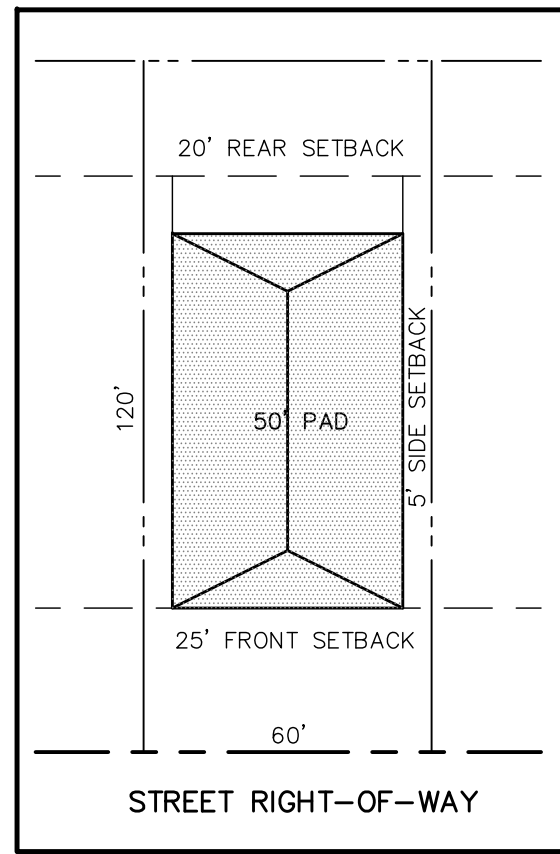
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Vert. 1"=40'  
Dwg File: 0001048FPT.DWG  
Project No. 0001048

FPT1

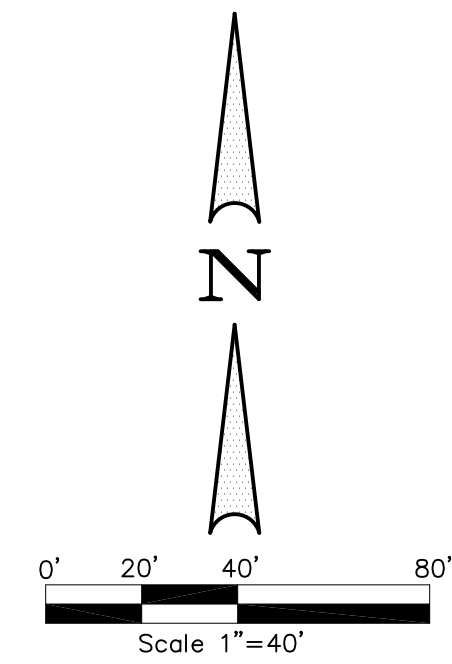
NO.	DATE	REVISION	APPROV.



50' LOTS



60' LOTS



HIEN & DU'YET NGUYEN  
DOC. NO. 2016-27020

N 7180376.3734  
E 2382239.8214

MILLER FAMILY TRUST  
DOC. NO. 94-0089291

GAS ESMT.  
VOL. 587, PG. 679  
VOL. 183, PG. 244

N 7179743.1234  
E 2382209.9357

NO.	DATE	REVISION	APPROV.

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

**JCA**

**FINAL PLAT - LANE RANCH, PHASE 5**  
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FPT2

Middleton & Assoc, LLC  
CONSULTING CIVIL ENGINEERS & LAND PLANNERS  
TSPE #1-19900  
2785 ROCKBROOK DRIVE, SUITE 105  
LEWISVILLE, TEXAS 75067 (972) 393-9800

CITY OF SANGER DENTON COUNTY, TEXAS  
LANE RANCH, PHASE 5  
BENISON HOME, LLC  
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CORPELL, TEXAS 75019  
JONATHAN WANG - 214-316-2256

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FIRM REGISTRATION CERTIFICATION NO. 10025500

FPT2

STATE OF TEXAS  
COUNTY OF DENTON

We the undersigned owners of the land shown on this plat within the area described by makes and bounds as follows:

All land within 1/4 block or parcel of land being part of the Reuben Bebee Survey, Abstract No. 29, Denton County, Texas, and being all of that certain called 26.105 acre tract of land described in a deed from Hien T. Nguyen and Duyet Nguyen to Denton Home, LLC on March 25, 2024, recorded in Document No. 2024-30593 of the Real Property Records of Denton County, Texas (RPBDC1) being more completely described as follows, to-wit:

BEGINNING at mag nail (set) for the Southeast corner of the above mentioned 26.105 acre tract of land, the Southwest corner of the Miller Family Trust 660 acre tract described in Document No. 94-0089291 (RPBDC1), near the centerline of McReynolds Road; THENCE North 87°54'58" West with the South line of the 26.105 acre tract a distance of 1,792.39 feet to a mag nail (set) for the Southwest corner of same;

THENCE North 22°7'00" East with the West line of the 26.105 acre tract, at 24.81 feet, pass a 1/2" iron rod (found) for the Southeast corner of the Western Grove Apartments, LLC 4.4 acre tract described in Document No. 2019-13037 (RPBDC1), and continue a total distance of 633.95 feet to 1/2" iron rod (set) for corner;

THENCE South 87°54'58" East a distance of 1795.18 feet to 1/2" iron rod (set) for corner. In the East line of the 26.105 acre tract, the West line of the 660 acre tract;

THENCE South 24°20'07" West with the West line of the 660 acre tract; the East line of the 26.105 acre tract; a distance of 633.95 feet to the place of beginning, containing 26.105 acres, or 1,137,114 square feet of land.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS,

That I, Jonathan Wong acting herein by and through its duly authorized officer, does hereby adopt this plat, and the same shall be binding upon the undersigned and their heirs, assigns, personal representatives, and assigns, and all heirs and encumbrances, all streets, thoroughfares, alleys, fire lanes, drive aisles, paths, and utilities and any other property necessary to serve the plot and to implement the requirements of the subdivision regulations and other City codes and do hereby bind ourselves, our heirs, successors and assigns to report and to forever defend the title on the land so depicted. Further, the undersigned hereby covenants and warrants that the plat and the same shall be in accordance with City codes and regulations, 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 within the boundaries of the land depicted on this plat without the express written approval by the City of Sanger. The City of Sanger and public utility shall have the right to occupy and maintain all respective easements without the necessity at any time of procuring permission from anyone.

WITNESS MY HAND this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Owner  
\_\_\_\_\_  
Title and Company

State of Texas  
County of Denton

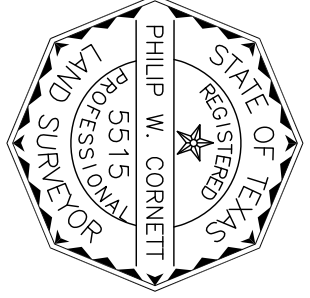
Before me, the undersigned authority, on this day personally appeared Jonathan Wong, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Notary Public in and for the State of Texas

Print Notary's Name \_\_\_\_\_

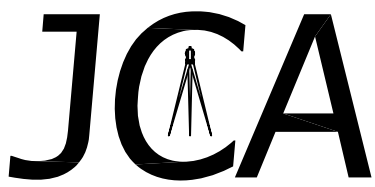
My Commission Expires \_\_\_\_\_



REGISTERED PUBLIC LAND SURVEYOR TEXAS REG. NO. 5819 DATE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF DENTON  
I 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.

Approved and Accepted	
Chairman, Planning & Zoning Commission	Date
City of Sanger, TX	
Attested by	Date
City of Sanger, TX	
City Secretary	Date
City of Sanger, TX	



JOHN COWAN & ASSOCIATES, INC.

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

No.	DATE	REVISION	APPROV.

Middleton & Assoc, LLC  
CONSULTING CIVIL ENGINEERS & LAND PLANNERS  
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FPT13