

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 09°25'57" E	38.34'
L2	N 20°46'45" W	15.08'
L3	N 08°36'41" E	39.69'
L4	S 43°51'44" E	6.98'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	388.16'	1787.35'	12°26'35"	N 62°58'21" E	387.40'
C2	395.46'	2196.52'	10°18'55"	S 63°57'43" W	394.92'
C3	185.39'	1565.00'	6°47'15"	N 49°20'03" E	185.29'
C4	415.59'	2196.52'	10°50'26"	S 51°17'41" W	414.97'

- GENERAL NOTES**
- The purpose of this plat is to create ten lots of record from unplatted land.
 - This property is located in **Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated April 18, 2011 and is located in Community Number 480786 as shown on Map Number 4812C0210G. The location of the Flood Zone is approximate, no vertical datum was collected at the time of the survey. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.
 - The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTK Network. North American Datum of 1983 (Adjustment Realization 2011).
 - 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/or withholding of utilities and building permits.
 - All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
 - The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTK Network. North American Datum of 1983 (Adjustment Realization 2011).
 - The elevations shown on this plat are based on GPS observations utilizing the AllTerra RTK Network. North American Vertical Datum of 1988, (Geoid 12A).
 - Lot to lot drainage shall not be allowed.
 - 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.
 - This plat does not alter or remove existing deed restriction, if any, on this property.

**PRELIMINARY PLAT
SANGER TOWN
CENTER SOUTH
LOTS 1-7, BLOCK A
LOTS 1-3, BLOCK B
24.13 ACRES**

REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29
CITY OF SANGER, DENTON COUNTY, TEXAS

JOB NUMBER 1802.021-17
DATE 11/12/2024
REVISION
DRAWN BY TAR

EAGLE SURVEYING

Eagle Surveying, LLC
222 South Elm Street
Suite: 200
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177

LEGEND

Electric Box	Cable Riser	Telecommunications Riser	Overhead Utilities	Concrete	Volume
Electric Meter	Buried Cable Sign	Telecommunications Vault	Storm Drain Line	Stone	Page
Electric Vault	Gas Meter	Fiber Optic Utility Sign	Edge of Gravel	Record Call	Document Number
Electric Transformer	Buried Gas Utility Sign	Telecommunications Utility Mark	Edge of Asphalt		Denton County, Texas
Guy Wire	Gas Utility Mark	Water Meter	Water Valve	Iron Rod/Found	Denton County, Texas
Power Pole	Sanitary Manhole	Fire Hydrant	Right-of-way	R.O.W.	Denton County, Texas
Light Pole	Gate Inlet	Boundary Monumentation	CAB	Cabinet	

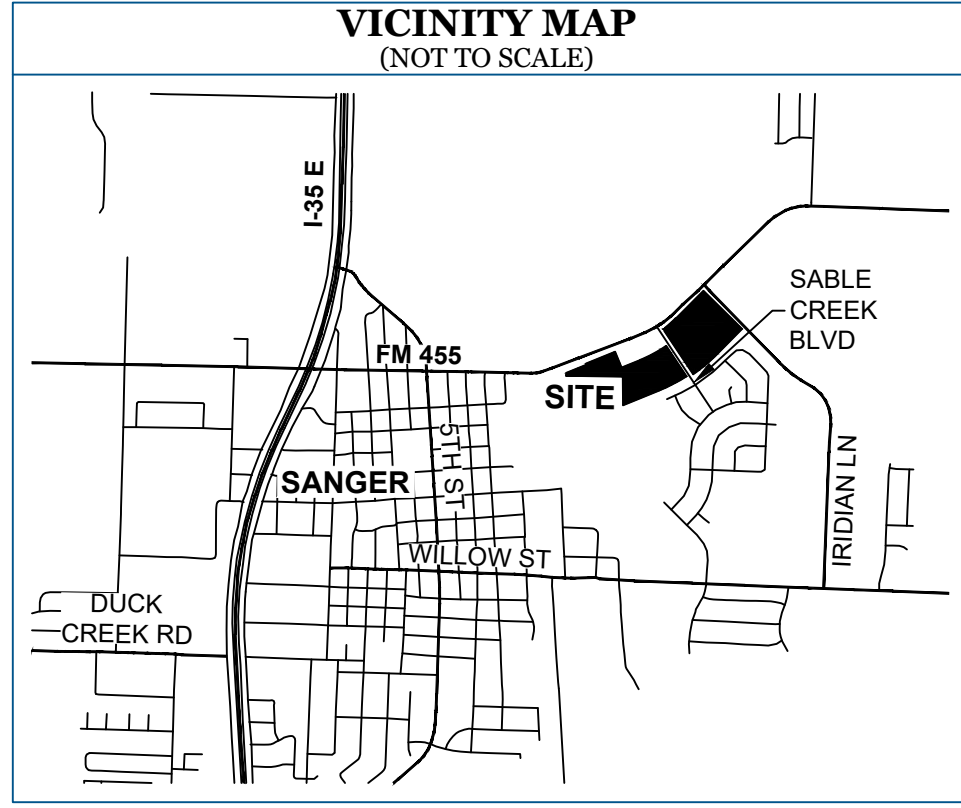
SURVEYOR
Eagle Surveying, LLC
222 S. Elm Street, Suite: 200
Denton, TX 76201
(940) 222-3009

ENGINEER
KJE
Contact: Ian Norfolk
500 Moseley Road
Cross Roads, TX 76227
(940) 387-0805

OWNER
Granite Industries, LLC
161 W 3rd Street, Suite 110
Prosper, TX 75078

PAGE 1 OF 2

PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY



OWNER'S CERTIFICATE & DEDICATION

WHEREAS, **GRANITE INDUSTRIES, LLC** is the owner of two (2) tracts of land out of the Reuben Bebee Survey, Abstract Number 29, situated in Denton County, Texas, Tract One being all of a called Tract 1 - 12.84 acre tract of land conveyed by General Warranty Deed of record in Document Number 2021-164636 of the Official Records of Denton County, Texas, Tract Two being a portion of a called Tract 2 - 14.46 acre tract of land conveyed by said General Warranty Deed and being more particularly described by metes and bounds as follows:

TRACT ONE - 12.84 ACRE TRACT

BEGINNING, at a 1/2 inch iron rod with pink plastic cap stamped "TXDOT RIGHT OF WAY MARKER" found at the South end of a cutback line at the intersection of the Southeast right-of-way line of Farm to Market Road Number 455 (variable width right-of-way) and the East right-of-way line of Sable Creek Boulevard (80' Right-of-way, Cab. W, Pg 369 of the Plat Records of Denton County, Texas), being the Southwest corner of a called Parcel 114 - 0.2123 acre tract of land conveyed to the State of Texas by deed of record in Document Number 2018-131313 of said Official Records, being the Northwest corner of said 12.84 acre tract;

THENCE, along the Southeast right-of-way line of Farm to Market Road Number 455, being the South line of said Parcel 114, also being the common North line of said 12.84 acre tract, the following four (4) courses and distances:

1. N08°36'41"E, a distance of 39.69 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the North end of said cutback line;
2. Along a non-tangent curve to the left, having a radius of 1565.00 feet, a chord bearing of N49°20'03"E, a chord length of 185.29 feet, a delta angle of 06°47'15", an arc length of 185.39 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the end of said curve;
3. S43°51'44"E, a distance of 6.98 feet to a 1/2 inch iron rod with pink plastic cap stamped "TXDOT RIGHT OF WAY MARKER" found;
4. N45°56'02"E, a distance of 511.02 feet to a 1/2 inch iron rod with yellow plastic cap stamped "SUMMIT SURVEYING" found in the West right-of-way line of Indian Lane, being the West line of a called 1.62 acre tract of land conveyed to Sanger Independent School District by deed of record in Volume 5091, Page 2877 of the Real Property Records of Denton County, Texas, being the Southeast corner of said Parcel 114, also being the Northeast corner of said 12.84 acre tract;

THENCE, S43°59'04"E, along the West right-of-way line of Indian Lane, being the common East line of said 12.84 acre tract, a distance of 703.89 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the North corner of Lot 19, Block N of Sabel Creek Addition, Phase I, a subdivision of record in Cabinet W, Page 369 of said Plat Records, being the Southeast corner of said 12.84 acre tract ;

THENCE, leaving the West right-of-way line of Indian Lane, along the North lines of Lots 19-31 of said Block N of Sabel Creek Addition, Phase I, the following two (2) courses and distances:

1. S45°53'03"W, a distance of 450.55 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the point of curvature of a non-tangent curve to the right;
2. Along said non-tangent curve to the right, having a radius of 2196.52 feet, a chord bearing of S51°17'41"W, a chord length of 414.97 feet, a delta angle of 10°50'26", an arc length of 415.59 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the end of said curve, being in the East right-of-way line of Sable Creek Boulevard, also being the Southwest corner of said 12.84 acre tract;

THENCE, N32°18'47"W, leaving the North line of said Lot 31, along the East right-of-way line of Sable Creek Boulevard, being the common West line of said 12.84 acre tract, a distance of 673.53 feet to the **POINT OF BEGINNING** and containing an area of 12.84 Acres, or (559347 Square Feet) of land, more or less.

TRACT TWO - 11.29 ACRE TRACT

BEGINNING, at a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the Southeast right-of-way line of Farm to Market Road Number 455 (variable width right-of-way), being in the South line of a called Parcel 124 - 1.0854 acre tract of land conveyed to the State of Texas by Agreed Final Judgement of record in Document Number 2024-80763 of said Official Records, being the Northwest corner of a called 1.06 acre tract of land conveyed to Chup Corporation, Inc. et. al. by deed of record in Document Number 2023-457774 of said Official Records;

THENCE, S20°48'30"E, leaving the Southeast right-of-way line of Farm to Market Road Number 455, along the West line of said 1.06 acre tract, a distance of 222.35 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Southwest corner of said 1.06 acre tract;

THENCE, in part, along the South line of said 1.06 acre tract, in part, along the South line of a called 1.01 acre tract of land conveyed to RF & Sons Properties, LLC by deed of record in Document Number 2023-10085 of said Official Records, the following two (2) courses and distances:

1. N69°11'30"E, a distance of 257.12 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the point of curvature of a tangent curve to the left;
2. Along said tangent curve to the left, having a radius of 1787.35 feet, a chord bearing of N62°58'21"E, a chord length of 387.40 feet, a delta angle of 12°26'35", an arc length of 388.16 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the end of said curve, being in the West right-of-way line of Sable Creek Boulevard (80' Right-of-way, Cab. W, Pg 369 of the Plat Records of Denton County, Texas), being the Southeast corner of said 1.10 acre tract, for the Northeast corner hereof;

THENCE, S32°18'47"E, along the West right-of-way line of Sable Creek Boulevard, a distance of 475.45 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the curving North line of Lot 53, Block E of Sable Creek Addition, Phase 3, a subdivision of record in Document Number 2018-472 of said Plat Records, being the common South line of said 14.46 acre tract, for the Southeast corner hereof;

THENCE, leaving the West right-of-way line of Sable Creek Boulevard, along the North lines of Lots 53-41 of said Sable Creek Addition, Phase 3, being the common South line of said 14.46 acre tract, the following two (2) courses and distances:

1. Along a non-tangent curve to the right, having a radius of 2196.52 feet, a chord bearing of S63°57'43"W, a chord length of 394.92 feet, a delta angle of 10°18'55", an arc length of 395.46 feet to a 1/2 inch iron rod found at the point of tangency of said curve;
2. S69°07'31"W, a distance of 511.70 feet to a 1/2 inch iron rod found the East line of Lot 5, Block L of Sable Creek Addition, Phase V, a subdivision of record in Document Number 2023-3 of said Plat Records, being the most Southerly Southwest corner of said 14.46 acre tract;

THENCE, N00°56'08"E, along the irregular West line of said 14.46 acre tract, being in part, the common East lines of Lots 5-7 of said Block L, in part, the common East line of Lot 11X, Block K of said Sable Creek Addition, Phase V and in part, the common East line of a called 4.16 acre tract of land conveyed to NS Group Holdings, LLC by deed of record in Document Number 2018-132959 of said Official Records, a distance of 372.26 feet to a 1/2 inch iron rod found at the Northeast corner of said 4.16 acre tract;

THENCE, along the irregular North line of said 4.16 acre tract, being the common Irregular West line of said 14.46 acre tract, the following two (2) courses and distances:

1. N87°45'56"W, a distance of 737.87 feet to a 1/2 inch iron rod with yellow plastic cap stamped "METROPLEX 1849" found at the most Westerly Southwest corner of said 14.46 acre tract;
2. N09°25'57"E, a distance of 38.34 feet to a 5/8" iron rod found in the Southeast right-of-way line of Farm to Market Road Number 455, being the Southeast corner of a called Parcel 110 - 0.1980 acre tract of land conveyed to the State of Texas by Deed of record in Document Number 2019-113233 of said Official Records, being the Southwest corner of said Parcel 124;

THENCE, along the Southeast right-of-way line of Farm to Market Road Number 455, being the South line of said Parcel 124, the following three (3) courses and distances:

1. N69°10'37"E, a distance of 281.98 feet to a 1/2 inch iron rod with pink plastic cap stamped "TXDOT RIGHT OF WAY MARKER" found;
2. N20°46'45"W, a distance of 15.08 feet to a 1/2 inch iron rod with pink plastic cap stamped "TXDOT RIGHT OF WAY MARKER" found;
3. N69°11'30"E, a distance of 407.71 feet to the **POINT OF BEGINNING** and containing an area of 11.29 Acres, or (491,853 Square Feet) of land, more or less.

STATE OF TEXAS §
 COUNTY OF DENTON §

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat is true and correct and was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Sanger, Denton County, Texas.

PRELIMINARY
 this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document
 Matthew Raabe, R.P.L.S. # 6402 Date

STATE OF TEXAS §
 COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **MATTHEW RAABE**, 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 THE OFFICE this _____ day of _____, 2024.

Notary Public in and for the State of Texas

STATE OF TEXAS §
 COUNTY OF DENTON §

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **GRANITE INDUSTRIES, LLC**, acting herein by and through its duly authorized office, does hereby adopt this plat designating the hereinabove described property as **SANGER TOWN CENTER SOUTH**, an addition to the City of Sanger, Texas, and does hereby dedicate to the public use foreverby 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.

OWNER: **GRANITE INDUSTRIES, LLC**

BY: _____ Date

STATE OF TEXAS §
 COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, 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 THE OFFICE this _____ day of _____, 2024.

Notary Public in and for the State of Texas

APPROVED AND ACCEPTED	
Approved for preparation of Final Plat	
City of Sanger, TX Planning and Zoning Commission	Date

**PRELIMINARY PLAT
 SANGER TOWN
 CENTER SOUTH
 LOTS 1-7, BLOCK A
 LOTS 1-3, BLOCK B
 24.13 ACRES**

REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29
 CITY OF SANGER, DENTON COUNTY, TEXAS

**PRELIMINARY PLAT
 FOR REVIEW
 PURPOSES ONLY**

JOB NUMBER 1802.021-17		Eagle Surveying, LLC 222 South Elm Street Suite: 200 Denton, TX 76201 940.222.3009 www.eaglesurveying.com TX Firm # 10194177
DATE 11/12/2024		
REVISION -		
DRAWN BY TAR		

SURVEYOR KJE Eagle Surveying, LLC 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009	ENGINEER KJE Contact: Ian Norfolk 500 Moseley Road Cross Roads, TX 76227 (940) 387-0805	OWNER Granite Industries, LLC 161 W 3rd Street, Suite 110 Prosper, TX 75078
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