



GENERAL NOTES

- The purpose of this plat is to recreate the lot configuration of a recorded platted residential subdivision to create 30 residential lots and one open space lot.
- 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 as shown on Map Number 48121C0070G.
- The bearings and coordinates shown on this survey are based on GPS observations utilizing the AllTerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011).
- The grid coordinates shown on this survey are based on GPS observations utilizing the AllTerra RTKNET Cooperative network, NAD 83(2011) State Plane Coordinate System (Texas North Central Zone - 4202).
- 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.
- The elevations shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network, NAVD(88) Datum, (Geoid 12A).
- All interior property corners are marked with a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- All easements shown on previously filed plats for this property are to be abandoned at the time this plat is filed for record.
- The Drainage Easements and Open Spaces as shown hereon, are to be maintained by the Homeowner's Association.
- The minimum dwelling unit size for lots in R-1 District is 2000 SF.
- All private roads, easements, drainage and detention facilities and common areas are to be maintained by the Homeowner's Association.
- The Drainage and Detention Easement will remain open at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage and Detention Easement. The City will not be responsible for the maintenance and operation of said Easement or for any damage to private property or person that results from conditions in the Easement, or for the control of erosion. No obstructions to the natural flow or storm water run off shall be permitted by construction of any type of building, fence or any other structure within the Drainage and Detention Easement, as herein above defined, unless approved by the City Engineer. Provided, however, it is understood that in the event it becomes necessary for the City to erect or consider erecting any type of drainage structure in order to improve the storm drainage that may be occasioned by drainage in or adjacent to the subdivision, then in such event, the City shall have the right to enter upon the Drainage and Detention Easement at any point, or points, to investigate, survey or to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the Drainage and Detention Easement clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage through the Drainage and Detention Easement is subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City shall not be held liable for any such damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure or structures, within the Easement.
- No wall, fence, structure, sign, tree, or other planting or slope terrace or embankment may be maintained higher than three (3) feet above the street grade so as to cause danger or hazard to traffic by obstructing the view of the intersection within visibility easements.

LEGEND

- AC = ACRES
- SF = SQUARE FEET
- POB = POINT OF BEGINNING
- CIRF = CAPPED IRON ROD FOUND
- CIRS = CAPPED IRON ROD SET
- DOC. NO. = DOCUMENT NUMBER
- P.R.D.C.T. = PLAT RECORDS
- O.R.D.C.T. = DENTON COUNTY, TEXAS OFFICIAL RECORDS
- ROW = RIGHT-OF-WAY

OWNER
Windhaven Estates, LLC
Contact: Jack Leonard
6404 Shady Oaks Lane
Plano, TX 75093

ENGINEER
Homeyer Engineering, Inc.
Contact: Matt Haskin
P.O. Box 294527
Lewisville, TX 75029
(972) 906-9985

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

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TX Firm # 10194177

JOB NUMBER
1607.043-11

DATE
09/30/2024

REVISION

DRAWN BY
BE



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	16.33'	25.00'	37°25'41"	N 72°43'12" E	16.04'
C2	172.62'	60.00'	164°50'24"	S 43°34'27" E	118.95'
C3	16.33'	25.00'	37°25'41"	S 20°07'54" W	16.04'
C4	17.65'	25.00'	40°26'46"	S 18°48'19" E	17.28'
C5	299.39'	60.00'	285°53'54"	N 76°04'46" W	72.30'
C6	28.56'	25.00'	65°27'07"	N 34°08'38" E	27.03'
C7	23.55'	25.00'	53°58'05"	S 25°33'59" E	22.69'
C8	301.53'	60.00'	287°56'10"	N 88°34'56" W	70.59'
C9	23.55'	25.00'	53°58'05"	N 28°24'07" E	22.69'
C10	39.10'	140.00'	16°00'05"	S 83°25'59" W	38.97'
C11	48.87'	175.00'	16°00'05"	S 83°25'59" W	48.71'

LINE	BEARING	DISTANCE
L1	N 46°25'33" E	24.75'
L2	S 88°34'56" E	14.69'
L3	S 43°34'27" E	21.22'
L4	N 43°34'27" W	28.29'
L5	S 46°25'33" W	14.14'
L6	N 43°34'27" W	14.14'
L7	N 88°33'58" W	12.49'
L8	S 46°25'33" W	21.23'
L9	N 46°26'32" E	19.80'
L10	S 01°25'04" W	102.77'
L11	S 46°24'07" W	74.02'
L12	S 01°25'14" W	5.86'
L13	S 01°25'14" W	14.14'
L14	S 46°24'07" W	74.02'
L15	S 01°25'04" W	108.49'

LOT SUMMARY

GROSS: 19.51 ACRES
DEDICATED: 2.42 ACRES
NET: 17.09 ACRES

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

REPLAT
WINDHAVEN ESTATES
LOTS 1 - 30 & 31X, BLOCK A
19.51 ACRES

30 RESIDENTIAL LOTS / 1 OPEN SPACE LOT & 2.42 ACRES RIGHT-OF-WAY DEDICATION

A REPLAT OF PART OF LOTS 1A - 4A AND ALL OF LOTS 5A - 8A, BLOCK A OF MARION POINT ACRES, RECORDED IN DOC. NO. 2015-62, P.R.D.C.T., REUBEN BEBEE SURVEY, ABSTRACT NO. 29, CITY OF SANGER, DENTON COUNTY, TEXAS

DATE OF PREPARATION: 09/30/2024



OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, **WINDHAVEN ESTATES LLC**, is the owner of a 19.51 acre tract of land situated in the Reuben Bebee Survey, Abstract Number 29, City of Sanger, Denton County, Texas, being a part of Lots 1A through 4A, Block A and all of Lots 5A through 8A, Block A of Marion Point Acres, an addition to the Extra-Territorial Jurisdiction of the City of Sanger, Denton County, Texas, according to the plat thereof filed for record under Document Number 2015-62, Plat Records, Denton County, Texas, (P.R.D.C.T.), as conveyed to Windhaven Estates LLC by deed of record in Document Number 2024-78673 of the Official Records of Denton County, Texas (O.R.D.C.T.), said 19.51 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch capped iron rod found for the Southwest corner of the herein described tract, being in the East Right-of-Way line of Marion Road, and being the Northwest corner of Lot 5R of N.L. Hobbs Addition, an addition to the City of Sanger, according to the plat thereof recorded in Cabinet X, Page 613 of the P.R.D.C.T.;

Thence North 01°25'04" East with the East Right-of-Way line of said Marion Road for a distance of 550.93 feet to a 1/2-inch capped iron rod stamped "Eagle Surveying" set for the Northwest corner of the herein described tract;

Thence South 88°33'58" East with the North boundary line of the herein described tract for a distance of 1521.15 feet to a 1/2-inch capped iron rod stamped "Eagle Surveying" set for the Northeast corner of the herein described tract, and being in the West boundary line of a tract of land described in a deed to Delores S. Brown, according to the deed thereof recorded in Document No. 2002-157064 of the O.R.D.C.T.;

Thence South 01°49'18" West with the West boundary line of said Brown tract for a distance of 567.80 feet to a 1/2-inch capped iron rod found for the Southeast corner of the herein described tract, and being in the Northeast corner of a tract of land described in a deed to Ronald Beard, according to the deed thereof recorded in Document No. 2023-71087 of the O.R.D.C.T.;

Thence North 87°55'47" West with the North boundary line of said Roberts tract and Block A of aforementioned N.L. Hobbs Addition, for a distance of 1,517.24 feet to the **POINT OF BEGINNING** enclosing 19.51 acres of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **WINDHAVEN ESTATES LLC**, does hereby adopt this plat, designating the herein described property as **WINDHAVEN ESTATES**, an addition to the City of Sanger, Denton County, Texas, and does hereby dedicate to public use forever all streets, alleys, parks, watercourses, drains, easements and public places shown thereon for the purpose and consideration therein expressed. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the drainage and utility easements as shown. Said drainage and utility easements being hereby reserved for the mutual use and accommodation of all public utilities desiring to use same. All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the drainage and utility easement and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said drainage and utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone.

OWNER: **WINDHAVEN ESTATES LLC**

BY: _____ Date _____
Jack Leonard Manager

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **JACK LEONARD**, 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

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, **MATTHEW J. RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat 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 J. Raabe, R.P.L.S. # 6402 _____ Date _____

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared **TED A. GOSSETT**, 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.

John Cox, Notary Public in and for the State of Texas

UTILITY PROVIDERS	
TELEPHONE:	SPRINT 1435 S. Loop 288, Suite: 107 Denton, TX 76205 1- (866) 723-8010
WATER:	CITY OF SANGER 201 Boliver Street Sanger, TX 76266 (940) 458-9096
ELECTRIC:	COSERV ELECTRIC 7701 South Stemmons Corinth, TX 76210 1- (800) 274-4014

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

SURVEYOR
Eagle Surveying, LLC
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222 S. Elm Street, Suite: 200
Denton, TX 76201
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OWNER
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Contact: Jack Leonard
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JOB NUMBER 1607.043-11		Eagle Surveying, LLC 222 South Elm Street Suite: 200 Denton, TX 76201 940.222.3009 www.eaglesurveying.com TX Firm # 10194177
DATE 09/30/2024		
REVISION -		
DRAWN BY BE		

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