

| | CURVE TABLE | | | | | CURVE TABLE | | | | | | | |
|------|-------------|----------|------------|--------------|---------------|--------------|-------|----------|------------|--------------|---------------|--------------|--|
| | CURVE | RADIUS | ARC LENGTH | DELTA ANGLE | CHORD BEARING | CHORD LENGTH | CURVE | RADIUS | ARC LENGTH | DELTA ANGLE | CHORD BEARING | CHORD LENGTH | |
| | C1 | 586.37 | 120.73' | 11° 47′ 50″ | S 85°21'50" W | 120.52' | C51 | 355.00' | 290.79 | 46° 55' 55" | S 21°50'37" E | 282.73' | |
| | C2 | 922.95 | 268.88' | 16° 41′ 30″ | S 79°48'16" W | 267.93' | C52 | 305.00' | 249.83' | 46° 55′ 55″ | N 21°50'37" W | 242.90' | |
| | C3 | 500.00' | 409.56 | 46* 55' 55" | N 21°50'37" W | 398.20' | C53 | 50.00' | 110.45' | 126° 34' 10" | S 44°07'03" E | 89.33' | |
| | C4 | 500.00' | 32.39' | 3° 42′ 43″ | S 00°14'00" E | 32.39' | C54 | 275.00' | 136.97' | 28° 32′ 14″ | S 65°32'09" W | 135.56' | |
| | C5 | 1000.00' | 112.44' | 6° 26' 33" | S 01°35'55" E | 112.38' | C55 | 225.00' | 106.32' | 27° 04′ 23″ | S 66°16'04" W | 105.33' | |
| | C6 | 1000.00' | 93.82' | 5* 22' 32" | S 07°30'28" E | 93.79' | C56 | 1295.00' | 250.39' | 11° 04' 41" | S 85°20'36" W | 250.00' | |
| | <i>C7</i> | 1000.00' | 112.44' | 6° 26' 33" | N 88°24'05" E | 112.38' | C57 | 1245.00' | 240.72' | 11° 04' 41" | S 85°20'36" W | 240.34' | |
| | C8 | 1000.00 | 64.78' | 3° 42′ 43″ | N 89°46'00" E | 64.77' | C58 | 25.00' | 7.98' | 18° 17' 05" | S 10°01'29" W | 7.94' | |
| | C9 | 1000.00 | 141.48' | 8° 06' 22" | N 83°51'27" E | 141.36' | C59 | 25.00' | 7.98' | 18° 17' 05" | N 81°44'24" E | 7.94' | |
| | C10 | 2080.00' | 402.17' | 11° 04' 41" | N 85°20'36" E | 401.54 | C60 | 25.00' | 7.98' | 18° 17' 05" | N 0815'36" W | 7.94' | |
| | C11 | 230.00' | 47.44' | 11° 49′ 05″ | N 85°42'48" E | 47.36' | C61 | 50.00' | 110.45 | 126° 34' 10" | N 45°52'57" E | 89.33' | |
| | C12 | 1810.00' | 349.96 | 11° 04' 41" | N 85°20'36" E | 349.42' | C62 | 25.00' | 7.98' | 18° 17' 05" | S 79°58'31" E | 7.94' | |
| | C13 | 330.00' | 270.31' | 46° 55' 55" | S 21°50'37" E | 262.82' | C63 | 975.00' | 188.52' | 11° 04' 41" | N 85°20'36" E | 188.22' | |
| | C14 | 250.00' | 113.07' | 25° 54' 47" | S 58°15'58" E | 112.11' | C64 | 1025.00 | 198.18' | 11° 04' 41" | N 85°20'36" E | 197.87' | |
| | C15 | 250.00' | 126.42' | 28° 58' 23" | S 85°42'33" E | 125.08' | C65 | 225.00' | 101.76 | 25° 54' 47" | S 31°44'02" W | 100.90' | |
| | C16 | 1000.00 | 193.35' | 11° 04' 41" | N 85°20'36" E | 193.05' | C66 | 530.00' | 434.13' | 46° 55' 55" | S 21°50'37" E | 422.10' | |
| | C17 | 500.00' | 103.13' | 11° 49' 05" | N 85°42'48" E | 102.95' | C67 | 470.00' | 384.99 | 46° 55' 55" | N 21°50'37" W | 374.31' | |
| | C18 | 1540.00' | 297.76 | 11° 04' 41" | N 85°20'36" E | 297.29' | C68 | 275.00' | 104.03' | 21° 40' 24" | S 89°21'32" E | 103.41 | |
| | C19 | 250.00' | 153.21' | 35° 06' 50" | N 62°14'51" E | 150.83' | C69 | 275.00' | 89.34' | 18° 36' 49" | S 54°36'59" E | 88.95' | |
| | C20 | 1270.00' | 245.55 | 11° 04' 41" | N 85°20'36" E | 245.17' | C70 | 225.00' | 215.54 | 54° 53' 10" | S 72°45'09" E | 207.39' | |
| | C21 | 250.00' | 113.07' | 25° 54' 47" | N 31*44'02" E | 112.11' | C71 | 275.00' | 124.37' | 25° 54' 47" | N 31°44'02" E | 123.32' | |
| | C22 | 25.00' | 10.26' | 23° 30′ 11″ | N 79*52'16" E | 10.18' | C72 | 2240.90' | 422.33' | 10° 47' 53" | S 85°25'11" W | 421.70' | |
| | C23 | 50.00' | 119.35' | 136° 45' 48" | S 43°29'56" E | 92.97' | | | | | | | |
| | C24 | 25.00' | 10.26' | 23° 30′ 11″ | S 13°07'53" W | 10.18' | | | | | | | |
| | C25 | 25.00' | 11.10' | 25° 26' 42" | S 11°20'33" E | 11.01' | | | | | | | |
| | C26 | 50.00' | 123.29' | 141° 16' 57" | S 46°34'35" W | 94.35' | | | | | | | |
| | C27 | 25.00' | 11.17' | 25° 35' 42" | N 75°34'48" W | 11.08' | | | | | | | |
| 11 [| | | 1 | 1 | 1 | 1 | 1 | | | | | | |

89.33**'**

7.94'

105.59'

80.23°

200.75'

111.21'

61.16'

102.89'

29.15'

32.38'

28.16'

211.05'

406.37'

396.71

354.24'

344.59'

302.12

292.47'

97.80°

108.10'

| LINE TABLE | | | | LINE TABLE | | | LINE TABLE | | |
|------------|---------------|----------|------|---------------|----------|------|---------------|----------|--|
| LINE | BEARING | DISTANCE | LINE | BEARING | DISTANCE | LINE | BEARING | DISTANCE | |
| L1 | N 64°19'04" W | 23.62' | L31 | S 34°48'16" W | 14.14' | L61 | N 88°22'39" W | 73.58' | |
| L2 | S 44°41'26" W | 36.70' | L32 | N 00°18'34" W | 14.14' | L62 | S 44°07'03" E | 14.14' | |
| L3 | S 02°05'22" E | 33.70' | L33 | N 47*57'47" W | 13.92' | L63 | N 10°11'44" W | 110.00' | |
| L4 | N 85°10'48" E | 30.71 | L34 | S 43°47'58" W | 13.92' | L64 | N 60°38'55" E | 14.89' | |
| L5 | N 43°22'39" W | 30.00' | L35 | N 43°22'39" W | 14.14' | L65 | S 23°05'38" E | 14.89' | |
| L6 | N 46°30'04" E | 26.50' | L36 | N 46°37'21" E | 14.14' | L66 | N 88°22'39" W | 98.60' | |
| L7 | S 43°38'07" E | 25.06' | L37 | S 39*59'26" E | 15.12' | L67 | N 44*41'26" E | 6.88' | |
| L8 | N 45°52'57" E | 30.00' | L38 | N 43°35'07" E | 14.95' | L68 | S 44°41'26" W | 6.88' | |
| L9 | S 88°22'39" E | 46.13' | L39 | N 43°22'39" W | 14.14' | L69 | S 89°41'26" W | 14.14' | |
| L10 | S 45°18'34" E | 35.22' | L40 | N 46°37'21" E | 14.14' | L70 | S 88°22'39" E | 98.60' | |
| L11 | N 44°41'26" E | 3.46' | L41 | S 43°22'39" E | 14.14' | L75 | S 39°38'06" E | 169.93' | |
| L12 | N 18*46'38" E | 43.36' | L42 | N 46°37'21" E | 14.14' | L76 | S 01°37'21" W | 240.00' | |
| L13 | N 44*41'26" E | 46.88' | L43 | S 45*52'57" W | 14.14' | L77 | S 01°37'21" W | 240.00' | |
| L14 | N 01°37'21" E | 40.00' | L44 | S 44°07'03" E | 14.14' | L78 | N 00°08'55" W | 109.95 | |
| L15 | S 44°07'03" E | 30.00' | L45 | N 45°52'57" E | 14.14' | L79 | N 00°08'55" W | 109.96 | |
| L16 | S 42°42'48" E | 14.29' | L46 | S 44°07'03" E | 14.14' | L80 | S 00°10'48" E | 109.44 | |
| L17 | S 55°11'44" E | 14.14' | L47 | N 43°22'39" W | 14.14' | L81 | S 00°10'48" E | 109.40 | |
| L18 | S 46°37'21" W | 14.14' | L48 | N 46°37'21" E | 14.14' | L82 | N 00°07'01" W | 110.00' | |
| L19 | S 45°51'56" W | 14.32' | L49 | S 03°04'27" W | 13.28' | L83 | N 00°07'01" W | 110.00' | |
| L20 | S 43°29'56" E | 14.17' | L50 | N 87*32'32" W | 14.81' | L84 | N 00°08'55" W | 220.01 | |
| L21 | S 46°30'04" W | 14.23' | L51 | S 44°07'03" E | 14.14' | L85 | N 00°08'55" W | 220.00' | |
| L22 | N 43°22'39" W | 14.14' | L52 | S 45°52'57" W | 14.14' | L87 | S 18*46'38" W | 9.50' | |
| L23 | N 46°37'21" E | 14.14' | L53 | S 45°52'57" W | 14.14' | L88 | N 18°46'38" E | 9.50' | |
| L24 | S 43°22'39" E | 14.14' | L54 | S 43°22'39" E | 14.14' | L89 | N 00°08'55" W | 220.00' | |
| L25 | N 43°22'39" W | 14.14' | L55 | N 64°07'15" E | 146.28' | L90 | N 00°08'55" W | 220.00' | |
| L26 | S 46°37'21" W | 14.14' | L56 | N 64°07'10" E | 126.24' | | | | |
| L27 | N 46°37'21" E | 14.14' | L57 | N 00°58'48" E | 39.99' | | | | |
| L28 | S 41°02'31" W | 14.34' | L58 | S 88°25'51" E | 350.85 | | | | |
| L29 | N 46°37'21" E | 14.14' | L59 | S 88°35'23" E | 1043.83' | | | | |
| | | | | | | | | | |

L30 | S 50°38'11" E | 14.35' | L60 | S 00°58'01" W | 40.00'

C28 | 25.00'

C29 | 50.00'

C30 | 25.00'

C31 975.00'

C32 | 1025.00' |

C33 975.00'

C34 | 1025.00' |

C35 | 1025.00' |

C36 975.00'

C37 | 475.00'

C38 525.00'

C39 975.00'

C40 | 1025.00'

C41 | 2105.00'

C42 | 2055.00' |

C43 205.00'

C44 255.00'

C45 | 1835.00'

C46 | 1785.00'

C47 | 1565.00'

C48 | 1515.00'

C49 475.00'

C50 525.00'

7.98**'**

110.45'

7.98'

105.64'

80.25'

201.11

111.27'

61.17'

102.94'

29.15'

32.39'

28.16'

211.42'

407.00°

397.33'

42.28'

52.60'

354.80'

345.13'

302.59'

292.92'

97.98'

108.29'

| 18° 17' 05" | N 79°14'07" W

126° 34' 10" | S 46°37'21" W

| 18° 17' 05" | S 07°31'12" E

4° 29' 09" | S 00°37'14" E

6° 13' 10" | N 88°30'46" E

6° 02' 57" | S 82°49'44" W

3° 30' 58" | N 00°08'08" W

3° 32′ 06″ | S 00°08′42″ E

11° 49' 05" | N 85°42'48" E

11° 04′ 41″ | N 85°20′36″

11° 49' 05" | S 85°42'48" W

11° 49' 05" | N 85°42'48" E

11° 04' 41" | S 85°20'36" W

11° 04′ 41″ | N 85°20′36″ E

11° 04′ 41″ | S 85°20′36″ W

| 11° 04' 41" | N 85°20'36" E

| 11° 49′ 05″ | S 85°42'48″ W

| 11° 49' 05" | N 85°42'48" E |

11° 04' 41" | N 85°20'36"

1° 39' 18" | N 89°12'18" W

S 88°31'06" W

S 04°17'12" E

S 08°29'10" E

6° 12' 29"

11° 49' 05"

3° 25' 09"

OWNER'S CERTIFICATE

STATE OF TEXAS

COUNTY OF DENTON §

WHEREAS CHAPMAN CROSSING, LTD. AND SANGER MULTI P2, LTD., ACTING BY AND THROUGH THE UNDERSIGNED, THEIR DULY AUTHORIZED AGENTS, ARE THE SOLE OWNER OF A 68.209 ACRE TRACT OF LAND.

BEING A 68.209 ACRE TRACT OF LAND SITUATED IN THE HENRY TIERWESTER SURVEY, ABSTRACT NO. 1241, DENTON COUNTY, TEXAS, BEING ALL OF A CALLED 61.539 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO CHAPMAN CROSSING, LTD., AS RECORDED IN COUNTY CLERK DOCUMENT NUMBER (DOC. No.) 2024—135664, OFFICIAL RECORDS, DENTON COUNTY, TEXAS (ORDCT), AND A PORTION OF A CALLED 24.00 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO SANGER MULTI P2, LTD., AS RECORDED IN DOC. No. 2024-135662, ORDCT. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND (GRID: N7,186,325.10 E2,369,430.35) FOR THE NORTHWEST CORNER OF SAID CALLED 24.00 ACRE TRACT. THE NORTHEAST CORNER OF MEADOW LANDS ADDITION. A SUBDIVISION IN DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET F, PAGE 80, PLAT RECORDS, DENTON COUNTY, TEXAS, IN THE SOUTH LINE OF A CALLED 246.024 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO PAC GROUP, LTD, AS RECORDED IN DOC. No. 2004-150424, 2004-150425, 2004-150426 AND 2004-150427, ORDCT, AND IN BELZ ROAD, A VARIABLE WIDTH RIGHT-OF-WAY, FROM SAID 1/2"IRON ROD FOUND, A MAG NAIL IN ASPHALT FOUND FOR THE APPARENT NORTHWEST CORNER OF SAID MEADOW LANDS ADDITION BEARS NORTH 88°25'51" WEST, A DISTANCE OF 660.45 FEET (PLAT 659.33 FEET);

THENCE SOUTH 88°25'51" EAST, WITH THE COMMON LINE OF SAID CALLED 24.00 ACRE TRACT, SAID 61.539 ACRE TRACT AND SAID CALLED 246.024 ACRE TRACT, A DISTANCE OF 350.85 FEET TO A 1/2"IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID CALLED 246.024 ACRE TRACT AND THE SOUTHWEST CORNER OF A CALLED 91.822 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO MITO COMMANDER USA, INC., AS RECORDED IN VOLUME 1192, PAGE 834, DRDCT;

THENCE SOUTH 88°35'23" EAST, WITH THE COMMON LINE OF SAID CALLED 61.539 ACRE TRACT AND SAID CALLED 91.822 ACRE TRACT, A DISTANCE OF 1,043.83 FEET TO A MAG NAIL IN ASPHALT FOUND FOR THE NORTHEAST CORNER OF SAID CALLED 61.539 ACRE TRACT AND THE NORTHWEST CORNER OF A CALLED 2.501 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO DANIEL RAYMOND WOLFE AND BRIANNA LYNNE WOLFE, AS RECORDED IN CC# 2021-21494, OPRDCT;

THENCE SOUTH 0°58'01" WEST, WITH THE COMMON LINE OF SAID 61.539 ACRE TRACT AND SAID WOLFE TRACT, PASSING A 1/2" IRON ROD FOUND AT A DISTANCE OF 20.09 FEET AND CONTINUE FOR A TOTAL DISTANCE OF 655.84 FEET TO A 3/8" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID WOLFE TRACT AND THE NORTHWEST CORNER OF A CALLED 10.42 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO M&G SANGER REAL ESTATE, LLC, AS RECORDED IN DOC. No. 2019-27076, ORDCT;

THENCE SOUTH 1°05'27" WEST, WITH THE COMMON LINE OF SAID CALLED 61.539 ACRE TRACT AND SAID M&G SANGER REAL ESTATE, LLC TRACT, A DISTANCE OF 361.36 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID M&G SANGER REAL ESTATE, LLC TRACT AND THE NORTHWEST CORNER OF A CALLED 30.96 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO HOLT TEXAS, LTD., AS RECORDED IN DOC. No. 2013-71958, ORDCT;

THENCE SOUTH 0°52'57" WEST, WITH THE COMMON LINE OF SAID CALLED 61.539 ACRE TRACT AND SAID HOLT TEXAS, LTD., A DISTANCE OF 1,107.90 FEET TO A 1/2"IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID HOLT TEXAS, LTD. TRACT AND THE SOUTHEAST CORNER OF SAID CALLED 61.539 ACRE TRACT AND AN ANGLE POINT FOR CORNER OF A CALLED 16.47 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO GS SANGER OWNER, LP, AS RECORDED IN DOC. No. 2024-135854, ORDCT;

THENCE WITH THE SOUTH LINE OF SAID CALLED 61.539 ACRE TRACT AND THE NORTH LINE OF SAID CALLED 16.47 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCE:

NORTH 64°19'04" WEST, A DISTANCE OF 23.62 FEET TO A POINT FOR CORNER;

NORTH 88°44'15" WEST, A DISTANCE OF 282.10 FEET TO A POINT FOR THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 586.37 FEET AND A CHORD WHICH BEARS SOUTH 85°21'50" WEST, A DISTANCE OF 120.52 FEET;

IN A SOUTHWESTERLY DIRECTION WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF - 11°47'50", AN ARC LENGTH OF 120.73 FEET TO A POINT FOR THE BEGINNING OF A NON—TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 922.95 FEET AND A CHORD WHICH BEARS SOUTH 79°48'16" WEST, A DISTANCE OF 267.93 FEET;

IN A SOUTHWESTERLY DIRECTION WITH SAID NON—TANGENT CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 16°41'30", AN ARC LENGTH OF 268.88 FEET TO A POINT FOR THE END OF SAID NON-TANGENT CURVE TO THE LEFT;

SOUTH 45°56'04" WEST. PASSING A POINT FOR THE NORTHWEST CORNER OF SAID CALLED 16.47 ACRE TRACT AND AN EAST CORNER OF SAID CALLED 24.00 ACRE TRACT AT A DISTANCE OF 105.50 FEET AND CONTINUE FOR A TOTAL DISTANCE OF 165.50 FEET TO A POINT FOR AN INTERIOR ELL CORNER OF SAID CALLED 24.00 ACRE TRACT:

THENCE NORTH 45"18'34" WEST, WITH THE WEST LINE OF SAID CALLED 61.539 ACRE TRACT AND THE EAST LINE OF SAID CALLED 24.00 ACRE TRACT, A DISTANCE OF 410.81 FEET TO A POINT FOR CORNER;

THENCE SOUTH 44°41'26" WEST, OVER AND ACROSS SAID CALLED 24.00 ACRE TRACT, A DISTANCE OF 36.70 FEET TO A 5/8" CAPPED IRON ROD STAMPED "MMA" SET FOR THE NORTHEAST CORNER OF A CALLED 2.00 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO THE CITY OF SANGER, AS RECORDED IN DOC. No. 2015-146437, ORDCT;

THENCE NORTH 88°54'08" WEST, WITH THE COMMON LINE OF SAID CITY OF SANGER TRACT AND SAID CALLED 24.00 ACRE TRACT. A DISTANCE OF 270.38 FEET TO A 5/8" CAPPED IRON ROD STAMPED "MMA" SET FOR THE NORTHWEST CORNER OF SAID CITY OF SANGER TRACT AND IN THE WEST LINE OF SAID CALLED 24.00 ACRE TRACT:

THENCE NORTH 0°58'48" EAST, WITH THE WEST LINE OF SAID CALLED 24.00 ACRE TRACT, PASSING A POINT FOR THE SOUTHEAST CORNER OF SAID MEADOW LANDS ADDITION, AT A DISTANCE OF 289.12 FEET AND CONTINUE WITH THE COMMON LINE OF SAID CALLED 24.00 ACRE TRACT AND SAID MEADOW LANDS ADDITION, PASSING A 4"STEEL POST FOUND AT A DISTANCE OF 484.39 FEET AND CONTINUE FOR A TOTAL DISTANCE OF 2,048.22 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.971.180 SQUARE FEET OR 68.209 ACRES OF LAND. MORE OR LESS.

SURVEYOR'S CERTIFICATE

THAT I, LON E. WHITTEN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY DECLARE THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON AS SET WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF SANGER, TEXAS.

PRELIMINARY This document shall not be recorded for any purpose and shall not be used or viewed or relied

Released for review by LON E. WHITTEN DATE: JANUARY 15, 2025 REGISTERED PROFESSIONAL LAND SURVEYOR

upon as a final survey document.

STATE OF TEXAS COUNTY OF TARRANT

TEXAS REGISTRATION NO. 5893

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LON E. WHITTEN, 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 IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS _____ DAY OF _____, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES: NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

CHAPMAN CROSSING. LTD. AND SANGER MULTI P2, LTD., DO HEREBY DEDICATE TO THE USE OF PUBLIC FOREVER ALL STREETS, UNLESS SHOWN AS PRIVATE, AND ALL EASEMENTS SHOWN AND FOR ALL PURPOSES ACCOMMODATING DRAINAGE TO THE USE OF PUBLIC FOREVER. NO BUILDINGS OR OTHER IMPROVEMENTS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN ON THIS PLAT. ANY PUBLIC UTILITY, INCLUDING THE CITY OF SANGER, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, TREE SHRUB OTHER GROWTH OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND THEY SHALL HAVE THE RIGHT AT ALL TIMES TO INGRESS AND EGRESS UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, MAINTAIN AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

OWNER'S DEDICATION

STATE OF ____

COUNTY OF

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, CHAPMAN CROSSING, LTD. AND SANGER MULTI P2, LTD., ACTING BY AND THROUGH THE UNDERSIGNED, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOT 1X, LOTS 2-32, BLOCK A, LOT 1X, LOTS 2-12, LOT 13X, LOTS 14-60, LOT 61X, BLOCK B, LOTS 1-6, LOT 7X, LOTS 8-25, BLOCK C, LOTS 1-26, BLOCK D, LOT 1X, BLOCK E, LOT 1X, LOTS 2-37, BLOCK F, LOT 1X, LOTS 2-39, BLOCK G, LOTS 1-41, BLOCK H, LOT 1X, LOTS 2-31, BLOCK I, LOT 1X, LOTS 2-18, BLOCK J, LOT 1X, BLOCK K, CHAPMAN CROSSING, AN ADDITION TO THE CITY OF SANGER, DENTON COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS, ALLEYS, EASEMENTS, PARKS AND OTHER OPEN SPACES SHOWN THEREON, EXCEPT THE PRIVATE EASEMENTS SHOWN THEREON. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTION OR COVENANTS. IF ANY. ON THIS PROPERTY.

PURSUANT TO SECTION 12.002 OF THE TEXAS PROPERTY CODE. I HAVE OBTAINED ORIGINAL TAX CERTIFICATES FROM EACH TAXING UNIT WITH JURISDICTION OVER EACH PARCEL OF REAL PROPERTY IN SAID SUBDIVISION INDICATING THAT NO DELINQUENT AD VALOREM TAXES ARE OWED ON THE REAL

| PROPERTY WHICH IS THE SUBJECT OF THE PLAT OR REPLAT I HAVE SUBMITTED TO THE CITY OF SANGER, DENTON COUNTY, TEXAS FOR FILING AND RECORDING WITH THE DENTON COUNTY CLERK'S |
|--|
| OFFICE. WITNESS MY HAND THIS THE DAY OF, 2025. |
| GRANTOR: |
| CHAPMAN CROSSING, LTD. A TEXAS LIMITED PARTNERSHIP |
| BY: |
| NAME: |
| TITIF. |

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS __ ___, **CHAPMAN CROSSING, LTD.** A TEXAS LIMITED PARTNERSHIP.

| NOTARY PUBLIC, STATE | OF TEXAS | |
|----------------------------|---------------------------|----|
| PRINTED NAME: | | _ |
| COMMISSION EXPIRES: _ | | _ |
| WITNESS MY HAND THIS | THE DAY OF | |
| GRANTOR: | | |
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| SANGER MULTI P2, LTD., | A TEXAS LIMITED PARTNERSH | P |
| SANGER MULTI P2, LTD., BY: | | IP |
| , , | | IP |
| BY: | | IP |
| BY: | | IP |

| NOTARY PUBLIC, STATE OF TEXAS | |
|-------------------------------|--|
| PRINTED NAME: | |
| COMMISSION EXPIRES: | |

| APPROVED AND ACCEPTED | |
|---|------|
| CHAIRMAN, PLANNING AND ZONING COMMISSION CITY OF SANGER, TX | DATE |
| MAYOR CITY OF SANGER, TX ATTESTED BY | DATE |
| | |
| CITY SECRETARY CITY OF SANGER, TX | DATE |

OWNERS:

CHAPMAN CROSSING, LTD. 4143 MAPLE AVE., SUITE 325 DALLAS, TX 75219

SANGER MULTI P2, LTD. 4143 MAPLE AVE., SUITE 325 DALLAS, TX 75219

DEVELOPER:

GREYSTAR DEVELOPMENT CENTRAL, LLC 600 E. LAS COLINAS BLVD., STE. 2100 IRVING, TX 75039 TEL: (214) 451-5698 EMAIL: jthulin@greystar.com

CONTACT: JR THULIN

FINAL PLAT

LOT 1X, LOTS 2-32, BLOCK A, LOT 1X, LOTS 2-12, LOT 13X, LOTS 14-60, LOT 61X, BLOCK B, LOTS 1-6, LOT 7X, LOTS 8-25, BLOCK C. LOTS 1-26, BLOCK D, LOT 1X, BLOCK E, LOT 1X, LOTS 2-37, BLOCK F, LOT 1X, LOTS 2-39, BLOCK G, LOTS 1-41, BLOCK H, LOT 1X, LOTS 2-31, BLOCK I, LOT 1X, LOTS 2-18, BLOCK J, LOT 1X, BLOCK K

CHAPMAN CROSSING

BEING 68.209 ACRES OF LAND SITUATED IN THE H. TIERWESTER SURVEY ABSTRACT NO. 1241 CITY OF SANGER, DENTON COUNTY, TEXAS 296 SINGLE FAMILY RESIDENTIAL LOTS

11 HOA/OPEN SPACE LOTS 15.290 ACRES RIGHT-OF-WAY DEDICATION

JANUARY 2025

SURVEYOR/ENGINEER:



tbpels registration number: f - 2759 tbpels registration/license number: 10088000 519 east border arlington, texas 76010 8 1 7 - 4 6 9 - 1 6 7 1 fax: 817-274-8757 www.mmatexas.com CONTACT: ANDREA TAYLOR, PE COPYRIGHT © 2025 MMA, INC. SHEET 2 OF 2

MMA PROJECT NO. 3883-00-01

GENERAL NOTES:

- 1. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LATEST EDITION OF THE CITY OF SANGER STANDARD SPECIFICATIONS.
- 2. THE LOCATIONS OF ALL EXISTING UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING PUBLIC RECORDS OR PROVIDED BY VARIOUS OWNERS OF THE FACILITIES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFICATION OF VERTICAL AND HORIZONTAL LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. SUCH VERIFICATION SHALL BE CONSIDERED SUBSIDIARY TO ALL OTHER BID ITEMS. NOTIFY THE PROJECT INSPECTOR PROMPTLY OF ALL CONFLICTS OF THE WORK WITH EXISTING UTILITIES.
- 3. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES WITH FACILITIES IN THE PROJECT AREA 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE WITH THE PROPER UTILITY COMPANIES TO RELOCATE, BRACE, AND SUPPORT ANY UTILITY IN CONFLICT WITH THE PROPOSED CONSTRUCTION. ALL ASSOCIATED WORK SHALL BE CONSIDERED SUBSIDIARY TO ALL OTHER BID ITEMS. ANY REPAIR TO THE DAMAGED EXISTING UTILITIES SHALL BE AT THE COST OF CONTRACTOR.
- 4. PUBLIC OR PRIVATE UTILITY LINES MAY EXIST THAT ARE NOT SHOWN ON THE CONSTRUCTION PLANS. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING THE INTEGRITY OF THESE LINES. SUCH WORK SHALL BE CONSIDERED SUBSIDIARY TO ALL OTHER BID ITEMS.
- 5. A TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) PERMIT WILL BE REQUIRED WHEN ENTERING/CROSSING RIGHT-OF-WAY OF TXDOT. CONTRACTOR IS RESPONSIBLE FOR NOTIFYING TXDOT 48 HOURS PRIOR TO CONSTRUCTION.
- 6. TRENCH SAFETY PLAN SHALL BE STAMPED, SIGNED, AND DATED BY A LICENSED PROFESSIONAL ENGINEER AND SUBMITTED TO THE APPROPRIATE JURISDICTIONAL AUTHORITIES PRIOR TO CONSTRUCTION.
- 7. THE "STORM WATER POLLUTION PREVENTION PLAN (SWPPP)" SHALL BE SUBMITTED TO THE APPROPRIATE JURISDICTIONAL AUTHORITIES PRIOR TO CONSTRUCTION. A "NOTICE OF INTENT" (NOI) SHALL BE INCLUDED IN THE SUBMITTAL IF THE PROJECT IS 5 ACRES IN SIZE OR LARGER. THE CONTRACTOR IS RESPONSIBLE FOR SUBMITTING A NOTICE OF TERMINATION (NOT) WITHIN 30 DAYS OF THE PROJECT COMPLETION.
- 8. A TRAFFIC CONTROL PLAN SHALL BE SUBMITTED TO THE APPROPRIATE JURISDICTIONAL AUTHORITIES FOR APPROVAL FOR ANY UTILITY AND STREET WORK THAT WILL CAUSE LANE CLOSURES. AT LEAST ONE LANE TRAFFIC SHALL BE MAINTAINED AT ALL TIMES.
- 9. THE CONTRACTOR SHALL COORDINATE CONSTRUCTION, ADMINISTRATION, AND INSPECTION ACTIVITIES WITH THE PROJECT INSPECTOR IN ACCORDANCE WITH CITY REGULATIONS.
- 10. ALL PRIVATE WATER AND SANITARY SEWER WORK REQUIRED WITHIN THE PRIVATE PROPERTY SHALL BE PERFORMED BY A LICENSED PLUMBER. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED PROPERTY OWNERS. SURFACE RESTORATION TO AN EQUAL OR BETTER CONDITION SHALL BE PERFORMED IMMEDIATELY AFTER THE WATER AND SEWER WORK IS COMPLETE.
- 11. THE CONTRACTOR SHALL AVOID DAMAGING EXISTING SPRINKLER SYSTEMS THAT MAY BE IN THE CONSTRUCTION AREA. REMOVED OR DAMAGED SPRINKLER SYSTEMS SHALL BE REPAIRED BY A LICENSED IRRIGATOR. THIS WORK SHALL BE CONSIDERED SUBSIDIARY TO ALL OTHER BID ITEMS.
- 12. THE CONTRACTOR SHALL TAKE MEASURES TO AVOID DAMAGING ANY LANDSCAPING THAT MAY BE IN THE CONSTRUCTION AREA. REPLACING DAMAGED LANDSCAPING SHALL BE CONSIDERED SUBSIDIARY TO ALL OTHER BID ITEMS UNLESS OTHERWISE INDICATED ON THE CONSTRUCTION PLAN OR BID PROPOSAL.
- 13. REMOVAL OF TREES AND EXISTING STRUCTURES SHALL BE CONSIDERED SUBSIDIARY TO ALL OTHER BID ITEMS UNLESS OTHERWISE INDICATED ON THE CONSTRUCTION PLANS OR BID PROPOSAL.
- 14. ALL TRENCHES SHALL BE BACKFILLED AT THE END OF EACH WORKING DAY. THE CONTRACTOR SHALL PROVIDE ALL FENCING AND/OR BARRICADES TO MAINTAIN PUBLIC SAFETY AROUND THE CONSTRUCTION AREA.
- 15. THE CONTRACTOR SHALL CLEAN UP DIRT AND DEBRIS IN THE PAVED AREAS TO ENSURE THE STREET IS IN DRIVABLE CONDITION AT THE END OF EACH WORKING DAY.
- 16. EXISTING MAIL BOXES SHALL BE PROTECTED AND MAIL SERVICE SHALL NOT BE INTERRUPTED.
- 17. REMOVAL AND HAUL-OFF EXCESS CONSTRUCTION MATERIALS FROM THE CONSTRUCTION SITE SHALL BE CONSIDERED SUBSIDIARY TO ALL OTHER BID ITEMS UNLESS OTHERWISE INDICATED ON THE CONSTRUCTION PLANS OR BID PROPOSAL.
- 18. THE CONTRACTORSHALL AVOID REMOVING OR DAMAGING EXISTING FENCES. REMOVED OR DAMAGED FENCES SHALL BE REPLACED OR RESTORED WITH SAME TYPE, STYLE, AND MATERIAL TO AN EQUAL OR BETTER CONDITION. THIS WORK SHALL BE CONSIDERED SUBSIDIARY TO ALL OTHER BID ITEMS UNLESS OTHERWISE INDICATED ON THE CONSTRUCTION PLANS OR BID PROPOSAL.
- 19. TEMPORARY FENCES SHALL BE INSTALLED TO PROTECT PRIVATE PROPERTIES WHEN THE CONSTRUCTION WORK IS PERFORMED WITHIN THE EASEMENTS. THIS WORK SHALL BE CONSIDERED SUBSIDIARY TO ALL OTHER BID ITEMS UNLESS OTHERWISE INDICATED ON THE CONSTRUCTION PLANS OR BID PROPOSAL.

WATER NOTES:

- 1. ALL WATER MAINS USING PVC PIPE SHALL BE IN COMPLIANCE WITH AWWA C900 OR C905.
- 2. CLASS "C" EMBEDMENT SHALL BE USED FOR ALL WATER MAINS.
- 3. A MINIMUM COVER OF FORTY—TWO INCHES (42") OVER THE WATER PIPE AS MEASURED FROM THE TOP OF THE PIPE TO THE PROPOSED FINISHED GRADES.
- 4. ALL VALVE BOXES SHALL BE ADJUSTED UP TO THE FINISHED PAVEMENT GRADE. THIS WORK SHALL BE CONSIDERED SUBSIDIARY TO ALL OTHER BID ITEMS UNLESS OTHERWISE INDICATED ON THE CONSTRUCTION PLANS OR BID PROPOSAL.

SANITARY SEWER NOTES:

- 1. ALL SANITARY SEWER MAINS USING PVC PIPE SHALL BE SDR-26, HEAVY WALL, IN COMPLIANCE WITH ASTM D-3034 LATEST REVISION.
- 2. CLASS "B" EMBEDMENT SHALL BE USED FOR ALL SANITARY SEWER MAINS.
- 3. THE CONTRACTOR SHALL ENSURE ALL THE EXISTING SEWER SERVICES CAN BE RECONNECTED OR REROUTED TO THE NEW MAINS. THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER ANY POTENTIAL CONFLICTS PRIOR TO CONSTRUCTION SO THE MODIFICATION CAN BE MADE IF NECESSARY.
- 4. THE CONTRACTOR SHALL CONDUCT A PRE—CONSTRUCTION TELEVISION INSPECTION OF ALL THE EXISTING SEWER LINES TO BE ABANDONED OR REHABILITATED BY OTHER THAN OPEN CUT TO VERIFY THE SERVICE LOCATIONS AND LINE CONDITIONS. THIS WORK SHALL BE CONSIDERED SUBSIDIARY TO ALL OTHER BID ITEMS UNLESS OTHERWISE INDICATED ON THE CONSTRUCTION PLANS OR BID PROPOSAL.
- 5. ALL SEWER SERVICES SHALL BE REPLACED WITH 4" PVC FROM THE NEW MAIN TO THE PROPERTY LINE OR EASEMENT LINE UNLESS OTHERWISE INDICATED ON THE CONSTRUCTION PLAN OR BID PROPOSAL.
- 6. THE CONTRACTOR SHALL VERIFY THE EXISTING SANITARY SEWER SLOPE PRIOR TO MAKING CONNECTIONS. SLOPE OF THE NEW MAIN AND THE EXISTING MAIN SHALL MATCH UNLESS OTHERWISE INDICATED ON THE CONSTRUCTION PLAN. A REDUCER SHALL BE USED WHEN A LARGER SIZE LINE CONNECTS TO A SMALLER SIZE LINE.
- 7. THE CONTRACTOR SHALL VERIFY THE SIZE, ELEVATION, AND MATERIAL OF THE EXISTING LINE PRIOR TO ORDERING PREFABRICATED MANHOLE.
- 8. REWORK THE INVERT WHERE TYING INTO AN EXISTING MANHOLE.
- 9. BYPASS PUMPING REQUIRED FOR PERFORMING CONSTRUCTION WORK SHALL BE CONSIDERED SUBSIDIARY TO ALL OTHER BID ITEMS UNLESS OTHERWISE INDICATED ON THE CONSTRUCTION PLANS OR BID PROPOSAL.
- 10. ALL MANHOLES AND CLEANOUTS SHALL BE ADJUSTED UP TO THE FINISHED PAVEMENT GRADE. THIS WORK SHALL BE CONSIDERED SUBSIDIARY TO ALL OTHER BID ITEMS UNLESS OTHERWISE INDICATED ON THE CONSTRUCTION PLANS OR BID PROPOSAL.

CHAPMAN CROSSINC SANGER, TEXAS

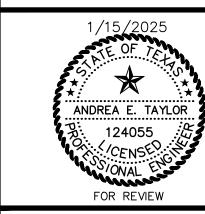
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GENERAL NOTES

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