



July 31, 2024
AVO 37449.004

Ms. Ramie Hammonds
Development Services Director/Building Official
City of Sanger
201 Bolivar Street
P.O. Box 1729
Sanger, Texas 76266

Re: **Stephen Town Crossing Addition Preliminary Plat -Review #1**

Dear Ms. Hammonds,

Halff was requested by the City of Sanger to review the Preliminary Plat for Stephen Town Crossing Addition. The submittal was prepared by JBI Partners, Inc. and was received July 18, 2024.

We have completed our review and offer the following comments:

Please address comments on attached markups and provide annotated responses on markups. Please note, not all comments are written on letter since some comments are easier to show and explain on the markups. Please annotate markup with responses. Please address all flood study comments provided in a separate letter.

Preliminary Plat Comments

1. Minimum easement width is 15' per ordinance 10.105(5).
2. Based on the preliminary engineering plans, additional easements are required throughout the plat. See plat comments.
3. Clearly define easement boundaries.
4. Verify that USPS has approved the location of the mailboxes per ordinance 10.104(c)(11)(I).

If you have any questions or need additional information, please do not hesitate to call me at (214) 937-3928.

Sincerely,

A handwritten signature in black ink, appearing to read "Jamie Akomer".

Jamie Akomer, PE, PMP

HALFF

Firm No. 0312

Attachments: Plat markups



GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

LEGEND

P.O.B.	POINT OF BEGINNING
IRF	CAPPED IRON ROD FOUND
IRF	IRON ROD FOUND
CIRS	CAPPED IRON ROD SET
(CM)	MONUMENT
BL	CONTROL MONUMENT
SVE	BUILD LINE
UE	SIGHT VISIBILITY EASEMENT
UEA	UTILITY EASEMENT
SMH	UTILITY & ACCESS EASEMENT
SSCO	TRASH EASEMENT
WM	SANITARY SEWER MANHOLE
WM	SANITARY SEWER CLEAN OUT
WM	MANHOLE
CO	WATER METER
CO	WATER VALVE
TELE-PED	CLEAN OUT
MB	TELEPHONE PEDESTAL
PP + GUY	MAILBOX
WIRE	POWER POLE WITH GUY WIRE
OH	
EM	OVERHEAD ELECTRIC
CONC.	ELECTRIC METER
UGLM	CONCRETE
RCP	UNDERGROUND LINE MARKER
MP	FLY WIRE
HW	REINFORCED CONCRETE PIPE
C.R.	METAL PIPE
O.P.R.C.C.T.	HEADWALL
	COUNTRY ROAD
	OFFICIAL PUBLIC RECORDS
	COILIN, COUNTY TEXAS

 STREET CHANGE INDICATOR

 PHASE LINE

PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY

PRELIMINARY PLAT
STEPHENS TOWN CROSSING

427 RESIDENTIAL LOTS
5 COMMON AREA/HOA LOTS

BEING 120.133 ACRES OUT OF THE
REUBEN BEBEE SURVEY, ABSTRACT NO. 29

CITY OF SANGER,
DENTON COUNTY, TEXAS

FORESTAR (USA)	
REAL ESTATE GROUP, INC.	OWNER/DEVELOPER
2221 E. Lamar Blvd. Suite 790	(817) 769-1860
Arlington, Texas 76006	
Contact: Kevin Lazares	

JBI PARTNERS, INC. **SURVEYOR/ENGINEER**
 2121 Midway Road, Suite 300 (972) 248-7676
 Carrollton, Texas 75006
 Contact: Chris Wall, P.E.
 TBPE No. F-438 TBPLS No. 10076000

Date: JULY 18, 2024

Sheet 1 of 4

Plotted by: cwall Plot Date: 7/17/2024 4:35 PM

Drawing: H:\Projects\FOR005 - Stephens Town Crossing\Phase 1\Surveying\dwg\xFOR005PPT.dwg Saved By: jestrada Save Time: 7/17/2024 3:55 PM

Is this a proposed drainage ditch? no storm conduit per plan. Clarify

Sewer Easement
required per the
preliminary sewer
plan

Minimum easement width is 15' per ordinance 10.105(5)

also a Sewer Easement per the preliminary sewer plan

Clarify easement boundaries

Sewer and Drainage easement
Easement required per the
preliminary sewer plan

Per the zoning ordinance the side yard adjacent to the

Clearly define bounda

TYPICAL SETBACK DETAIL
N.T.S.

Per the zoning Ordinance the minimum rear yard is 25'

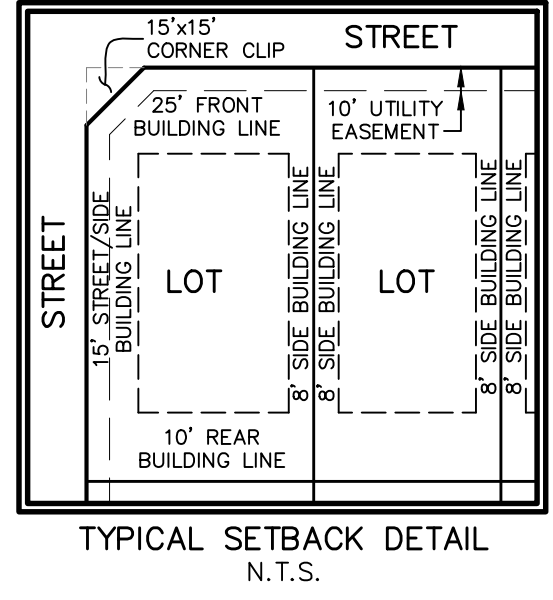
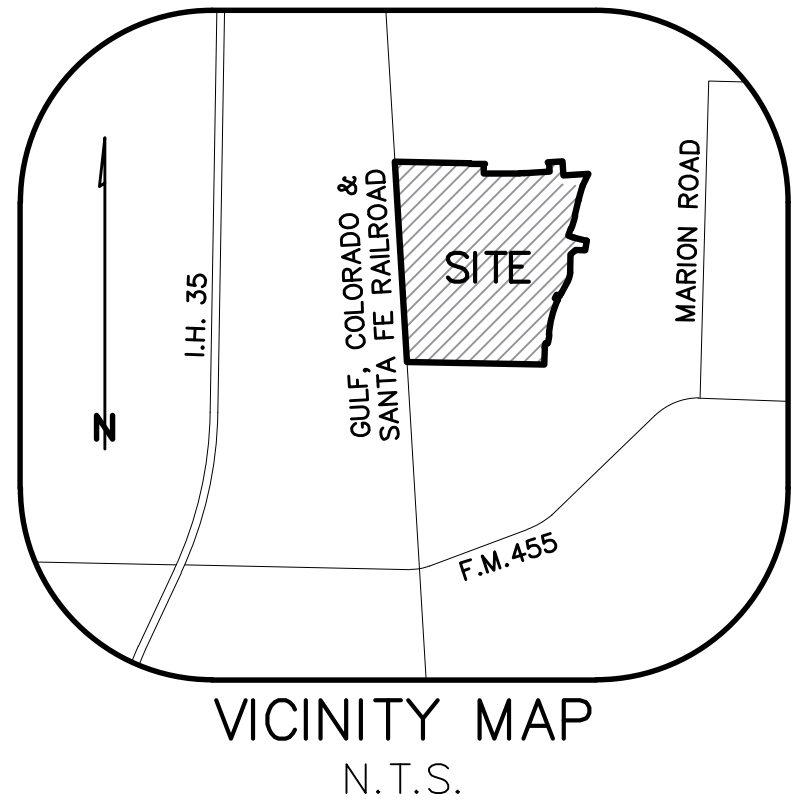
$\Delta = 21^{\circ}04'35''$
 $R = 1,265.00'$
 $L = 465.33'$
 $T = 235.32'$
 $ChB = S14^{\circ}19'57''$
 $CH = 462.71'$

Sewer Easement required per

PRELIMINARY POST-PROJECT
100-YEAR FLOODPLAIN
— PREPARED BY HYDROLINK
ENGINEERING
DATED 07.17.2024

APPROXIMATE LOCATION OF SHADED ZONE A
AREA DETERMINED TO BE WITHIN THE 1% ANNUAL
CHANCE FLOOD (100-YEAR FLOODPLAIN) WITH NO
BASE FLOOD ELEVATIONS DETERMINED PER FEMA
MAP NO. 48121C0210G, MAP REVISED DATE APRIL
18, 2011.

B



- LEGEND**
- P.O.B. POINT OF BEGINNING
 - CIRF CAPPED IRON ROD FOUND
 - IRF IRON ROD FOUND
 - QRS CAPPED IRON ROD SET
 - MON. MONUMENT
 - (CM) CONTROL MONUMENT
 - BL BUILD LINE
 - SVE SIGHT VISIBILITY EASEMENT
 - UE UTILITY EASEMENT
 - UEA UTILITY & ACCESS EASEMENT
 - TE TRASH EASEMENT
 - SSMH SANITARY SEWER MANHOLE
 - SSCO SANITARY SEWER CLEAN OUT
 - MH MANHOLE
 - WM WATER METER
 - WV WATER VALVE
 - CO CLEAN OUT
 - TELE-PED TELEPHONE PEDESTAL
 - MB MAILBOX
 - PP W/GUY POWER POLE WITH GUY WIRE
 - WIRE OVERHEAD ELECTRIC
 - OHE ELECTRIC METER
 - EM CONC. CONCRETE
 - UGLM UNDERGROUND LINE MARKER
 - FL FLOW LINE
 - RCP REINFORCED CONCRETE PIPE
 - MP METAL PIPE
 - HW HEADWALL
 - C.R. COUNTY ROAD
 - O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS
 - ◇ STREET CHANGE INDICATOR
 - PHASE LINE

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SURVEYOR/ENGINEER
(972) 248-7676

CURVE TABLE					
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING
C1	60.39'	003°49'24"	905.00'	30.21'	N87°53'52"E
C2	190.96'	005°59'42"	1825.00'	95.57'	S15°55'44"W
C3	166.85'	008°08'10"	1175.00'	83.57'	S17°03'49"W
C4	152.45'	009°00'17"	970.00'	76.38'	S75°26'22"E
C5	112.92'	027°31'55"	235.00'	57.57'	S15°10'48"W
C6	39.99'	001°48'41"	1265.00'	20.00'	S28°02'27"W
C7	16.75'	000°55'55"	1030.00'	8.38'	S80°24'17"E

LINE TABLE		
NO.	BEARING	LENGTH
L1	S00°35'30"E	10.56'
L2	S44°45'52"W	21.34'
L3	S00°04'32"E	104.78'
L4	N03°50'03"W	105.02'
L5	N48°50'03"W	21.18'
L6	S21°02'43"W	38.32'
L7	S70°56'34"E	63.87'
L8	N64°24'34"W	42.44'
L9	S25°35'26"W	50.00'
L10	S64°24'34"E	42.08'
L11	N73°02'06"W	21.62'
L12	S16°57'54"W	50.00'
L13	S73°02'06"E	6.05'
L14	S10°06'31"W	60.00'

will a drainage easement be required for headwall installation and grading?

Sewer easement required per the Preliminary sewer plan

PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY

LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE		
BLOCK--LOT	SQUARE FEET	ACRES	BLOCK--LOT	SQUARE FEET	ACRES	BLOCK--LOT	SQUARE FEET	ACRES	BLOCK--LOT	SQUARE FEET	ACRES	BLOCK--LOT	SQUARE FEET	ACRES	BLOCK--LOT	SQUARE FEET	ACRES	BLOCK--LOT	SQUARE FEET	ACRES	BLOCK--LOT	SQUARE FEET	ACRES
A-1	9,300	0.214	B-14	7,560	0.174	D-14	10,067	0.231	G-4	11,114	0.255	I-17	8,541	0.196	K-14	7,865	0.181	M-14	7,206	0.165	N-32	8,669	0.199
A-2	7,500	0.172	B-15	7,560	0.174	D-15	7,531	0.173	G-5	8,868	0.204	I-18	8,467	0.194	K-15	9,555	0.219	M-15	7,208	0.165	N-33	12,206	0.280
A-3	7,500	0.172	B-16	7,560	0.174	D-16	7,531	0.173	G-6	8,984	0.206	I-19	7,502	0.172	K-16	8,962	0.206	M-16	7,210	0.166	N-34	14,400	0.331
A-4	7,500	0.172	B-17	7,560	0.174	D-17	7,531	0.173	G-7	10,037	0.230	I-20	7,502	0.172	K-17	7,865	0.181	M-17	7,813	0.179	N-35	7,800	0.179
A-5	7,500	0.172	B-18	7,560	0.174	D-18	7,693	0.177	G-8	14,590	0.335	I-21	7,502	0.172	K-18	8,122	0.186	M-18	7,214	0.166	N-36	7,800	0.179
A-6	7,500	0.172	B-19	7,560	0.174	D-19	8,017	0.184	H-1	8,880	0.204	I-22	7,502	0.172	K-19	8,088	0.186	M-19	7,216	0.166	N-37	10,088	0.232
A-7	7,500	0.172	B-20	7,560	0.174	D-20	8,341	0.191	H-2	7,260	0.167	I-23	7,865	0.181	K-20	7,260	0.167	M-20	7,819	0.179	N-38	9,475	0.218
A-8	7,500	0.172	B-21	7,560	0.174	D-21	8,666	0.199	H-3	7,260	0.167	I-24	7,865	0.181	K-21	7,260	0.167	M-21	7,821	0.180	N-39	9,046	0.208
A-9	7,500	0.172	B-22	7,560	0.174	D-22	8,990	0.206	H-4	7,260	0.167	I-25	9,932	0.228	K-22	7,575	0.174	M-22	7,823	0.180	N-40	8,533	0.196
A-10	7,500	0.172	B-23	7,560	0.174	D-23	9,314	0.214	H-5	7,260	0.167	I-26X	2,191	0.050	K-23	7,676	0.176	M-23	9,396	0.216	N-41	7,512	0.172
A-11	7,500	0.172	B-24	9,807	0.225	D-24	9,055	0.208	H-6	7,260	0.167	J-1	8,963	0.206	K-24	7,676	0.176	M-24	9,365	0.215	N-42	7,260	0.167
A-12	7,500	0.172	C-1	10,255	0.235	D-25	9,282	0.213	H-7	7,260	0.167	J-2	7,502	0.172	K-25	7,749	0.178	M-25	7,800	0.179	N-43	7,260	0.167
A-13	7,500	0.172	C-2	7,500	0.172	D-26	15,292	0.351	H-8	7,260	0.167	J-3	7,502	0.172	K-26	7,260	0.167	M-26	7,800	0.179	N-44	7,935	0.182
A-14	7,500	0.172	C-3	7,500	0.172	D-27	8,622	0.198	H-9	7,562	0.174	J-4	7,502	0.172	K-27	7,260	0.167	M-27	7,800	0.179	N-45	8,166	0.187
A-15	7,500	0.172	C-4	7,500	0.172	D-28	7,709	0.177	H-10	7,876	0.181	J-5	7,502	0.172	K-28	7,865	0.181	M-28	7,200	0.165	N-46	7,260	0.167
A-16	7,500	0.172	C-5	7,500	0.172	D-29	7,793	0.179	H-11	7,774	0.178	J-6	7,502	0.172	K-29	7,865	0.181	M-29	7,200	0.165	N-47	7,703	0.177
A-17	7,500	0.172	C-6	7,500	0.172	D-30	7,876	0.181	H-12	7,260	0.167	J-7	7,502	0.172	K-30	9,988	0.229	M-30	7,800	0.179	N-48	8,952	0.206
A-18	7,500	0.172	C-7	7,500	0.172	D-31	7,960	0.183	H-13	7,260	0.167	J-8	7,502	0.172	L-1	8,778	0.202	M-31	7,790	0.179	N-49	10,367	0.238
A-19	7,500	0.172	C-8	8,125	0.187	D-32	8,043	0.185	H-14	8,502	0.195	J-9	7,502	0.172	L-2	7,865	0.181	M-32	10,152	0.233	N-50	12,446	0.286
A-20	7,500	0.172	C-9	8,125	0.187	D-33	8,127	0.187	H-15	9,993	0.229	J-10	8,118	0.186	L-3	7,865	0.181	M-33	15,218	0.349	N-51	11,272	0.259
A-21	7,500	0.172	C-10	8,125	0.187	D-34	8,211	0.188	H-16	7,865	0.181	J-11	8,507	0.195	L-4	7,260	0.167	M-34	8,826	0.203	N-52	10,588	0.243
A-22	7,500	0.172	C-11	8,125	0.187	D-35	8,989	0.206	H-17	7,415	0.170	J-12	8,416	0.193	L-5	7,260	0.167	M-35	7,450	0.171	N-53	11,068	0.254
A-23	7,500	0.172	C-12	9,869	0.227	D-36	10,528	0.242	H-18	8,010	0.184	J-13	11,039	0.253	L-6	7,709	0.177	M-36	7,440	0.171	N-54	9,925	0.228
A-24	7,500	0.172	C-13	10,148	0.233	F-1	8,963	0.206	H-19	7,719	0.177	J-14	9,325	0.214	L-7	7,586	0.174	M-37	7,482	0.172	N-55	8,781	0.202
A-25	7,500	0.172	C-14	7,500	0.172	F-2	7,865	0.181	H-20	7,865	0.181	J-15	8,066	0.185	L-8	7,586	0.174	M-38	7,686	0.176	N-56	7,638	0.175
A-26	7,500	0.172	C-15	7,500	0.172	F-3	7,260	0.167	H-21	7,260	0.167	J-16	8,675	0.199	L-9	7,586	0.174	M-39	7,921	0.182	N-57	13,096	0.301
A-27	7,500	0.172	C-16	7,500	0.172	F-4	7,260	0.167	H-22	7,260	0.167	J-17	8,828	0.203	L-10	7,487	0.172	M-40	8,155	0.187	O-1	13,291	0.305
A-28	7,500	0.172	C-17	7,500	0.172	F-5	7,260	0.167	H-23	7,865	0.181	J-18	7,260	0.167	L-11	7,260	0.167	M-41	8,390	0.193	O-2	7,260	0.167
A-29	7,500	0.172	C-18	7,500	0.172	F-6	7,865	0.181	H-24	7,260	0.167	J-19	7,260	0.167	L-12	7,282	0.167	M-42	11,942	0.274	O-3	7,260	0.167
A-30	7,472	0.172	C-19	7,500	0.172	F-7	7,865	0.181	H-25	7,260	0.167	J-20	7,260	0.167	L-13	9,107	0.209	N-13	9,720	0.223	O-4	10,536	0.242
A-31	9,233	0.212	C-20	7,500	0.172	F-8	7,260	0.167	H-26	7,865	0.181	J-21	7,260	0.167	L-14	7,900	0.181	N-14	7,208	0.165	O-5	11,510	0.264
A-32	14,805	0.340	C-21	7,500	0.172	F-9	7,760	0.178	H-27	8,880	0.204	J-22	7,260	0.167	L-15	8,962	0.206	N-15	7,529	0.173	O-10	10,275	0.236
A-33	8,358	0.192	C-22	7,500	0.172	F-10	9,390	0.216	I-1	9,932	0.228	J-23	7,865	0.181	L-16	8,962	0.206	N-16	7,849	0.180	O-11	8,447	0.194
A-34	8,640	0.198	C-23	7,500	0.172	F-11	10,855	0.249	I-2	7,865	0.181	J-24	7,865	0.181	L-17	8,340	0.191	N-17	8,170	0.188	O-12	8,739	0.201
A-35X	28,482	0.654	C-24	9,338	0.214	F-12	8,566	0.197	I-3	7,865	0.181	J-25	9,980	0.229	L-18	8,290	0.190	N-18	8,921	0.205	O-13	8,996	0.207
B-1	10,652	0.245	D-1	8,403	0.193	F-13	8,209	0.188	I-4	7,502	0.172	K-1	9,988	0.229	L-19	7,260	0.167	N-19	9,561	0.219	O-14	8,044	0.185
B-2	7,560	0.174	D-2	7,977	0.183	F-14	7,811	0.179	I-5	7,502	0.172	K-2	7,865	0.181	L-20	7,415	0.170	N-20	8,866	0.204	O-15	6,966	0.160
B-3	7,560	0.174	D-3	8,107	0.186	F-15	7,260	0.167	I-6	7,502	0.172	K-3	7,865	0.181	L-21	7,615	0.175	N-21	8,224	0.189	O-16	7,200	0.165
B-4	7,560	0.174	D-4	8,237	0.189	F-16	7,260	0.167	I-7	7,502	0.172	K-4	7,260	0.167	L-22	7,615	0.175	N-22	7,833	0.180	O-17	7,200	0.165
B-5	7,560	0.174	D-5	7,719	0.177	F-17	7,260	0.167	I-8	7,502	0.172	K-5	7,260	0.167	L-23	7,615	0.175	N-23	7,610	0.175	O-18	7,200	0.165
B-6	7,560	0.174	D-6	8,487	0.195	F-18	7,260	0.167	I-9	8,483	0.195	K-6	7,786	0.179	L-24	7,615	0.175	N-24	7,260	0.167	O-19	7,200	0.165
B-7	7,560	0.174	D-7	8,616	0.198	F-19	7,260	0.167	I-10	7,822	0.180	K-7	7,700	0.177	L-25	7,739	0.178	N-25	8,474	0.195	O-20	7,201	0.165
B-8	7,560	0.174	D-8	8,069	0.185	F-20	7,260	0.167	I-11	7,865	0.181	K-8	7,700	0.177	L-26	7,260	0.167	N-26	8,428	0.193	O-21	8,889	0.204
B-9	7,560	0.174	D-9	8,179	0.188	F-21	7,260	0.167	I-12	7,865	0.181	K-9	7,260	0.167	L-27	7,260	0.167	N-27	7,260	0.167	O-22X	306,345	7.033
B-10	7,560	0.174	D-10	8,215	0.189	F-22	8,357	0.192	I-13	8,571	0.197	K-10	7,260	0.167	L-28	7,260	0.167	N-28	7,260	0.167	O-39	10,067	0.231
B-11	7,560	0.174	D-11	8,019	0.184	G-1	8,727	0.200	I-14	10,743	0.247	K-11	7,262	0.167	L-29	7,260	0.167	N-29	7,260	0.167	O-40	11,241	0.258
B-12	9,671	0.222	D-12	7,806	0.179	G-2	7,238	0.166	I-15	8,312	0.191	K-12	8,926	0.205	L-30	8,778	0.202	N-30	7,865	0.181	O-41	9,474	0.218
B-13	9,671	0.222	D-13	9,407	0.216	G-3	7,239	0.166	I-16	9,400	0.216	K-13	8,097	0.186	M-13	8,414	0.193	N-31	8,014	0.184	O-42	12,775	0.293

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Date: JULY 18, 2024

Sheet 3 of 4

LEGAL DESCRIPTION

BEING a parcel of land located in the City of Sanger, Denton County, Texas, a part of the Reuben Bebee Survey, Abstract Number 29, being all of that called 120.133 acre tract of land described in deed to FORESTAR GROUP, INC, as recorded in Instrument No. _____ Official Public Records of Denton County, Texas, and being further described as follows:

BEGINNING at a one-half inch iron rod with cap stamped "EAGLE SURVEYING" found at the southeast corner of said 120.133 acre tract, said point being the southwest corner of Sanger Circle, Phase 4, an addition to the City of Sanger as recorded in Instrument No. 2016-74, Official Public Records of Denton County, Texas, said point also being in the north line of that called 125.97 acre tract of land described in deed to Georgian Bay Funding, LLC as recorded in Instrument No. 2022-157980, Official Public Records of Denton County, Texas;

THENCE North 88 degrees 54 minutes 03 seconds West, 1,743.28 feet to a one-half inch iron rod with yellow cap stamped "JBI" set at the southwest corner of said 119.86 acre tract, said point being the northwest corner of said 125.97 acre tract, said point also being in the east right-of-way line of Gulf, Colorado and Sante Fe Railroad (a 100 foot wide railroad right-of-way);

THENCE North 03 degrees 27 minutes 48 seconds West, 2,551.21 feet to a one-half inch iron rod with yellow cap stamped "JBI" set at the northwest corner of said 120.133 acre tract, said point being the southwest corner of that called 25.35 acre tract of land described in deed to the City of Sanger as recorded in Volume 1125, Page 943, Official Public Records of Denton County, Texas, said point also being in the east right-of-way line of said Gulf, Colorado and Sante Fe Railroad;

THENCE South 88 degrees 46 minutes 26 seconds East, 959.51 feet along the north line of said 120.133 acre tract to a one-half inch iron rod with yellow cap stamped "JBI" set for corner, said point being the southeast corner of said 25.35 acre tract, said point also being in the west line of Sanger Circle, Phase 6B, an addition to the City of Sanger as recorded in Instrument No. 2022-196, Official Public Records of Denton County, Texas;

THENCE along the common lines of said 120.133 acre tract, and said Sanger Circle, Phase 6B as follows:
South 00 degrees 35 minutes 30 seconds East, 10.56 feet to a one-half inch iron rod with cap stamped "EAGLE SURVEYING" found for corner;
North 89 degrees 48 minutes 06 seconds East, 184.61 feet to an "X" found for corner;
South 44 degrees 45 minutes 52 seconds West, 21.34 feet to a one-half inch iron rod with cap stamped "STRAND" found for corner;
South 00 degrees 04 minutes 32 seconds East, 104.78 feet to a one-half inch iron rod with cap stamped "EAGLE SURVEYING" found for corner;
South 89 degrees 56 minutes 24 seconds East, 455.22 feet to a one-half inch iron rod with cap stamped "EAGLE SURVEYING" found for corner;
Northeasterly 60.39 feet along a curve to the left, having a central angle of 03 degrees 49 minutes 24 seconds, a radius of 905.00 feet, a tangent of 30.21 feet, and whose chord bears North 87 degrees 53 minutes 52 seconds East, 60.38 feet to a one-half inch iron rod with cap stamped "EAGLE SURVEYING" found for corner;
North 86 degrees 09 minutes 57 seconds East, 322.04 feet to a 60D nail found for corner;
North 03 degrees 50 minutes 03 seconds West, 105.02 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;
North 48 degrees 50 minutes 03 seconds West, 21.18 feet to a one-half inch iron rod with cap stamped "EAGLE SURVEYING" found for corner;
North 86 degrees 09 minutes 57 seconds East, 185.61 feet to a one-half inch iron rod with cap stamped "EAGLE SURVEYING" found at the northerly most northeast corner of said 120.133 acre tract, said point also being the northwest corner of said Lot 1, Block A, Sanger Circle Amenity Center as recorded in Instrument No. 2022-343, Official Public Records of Denton County, Texas;

THENCE along the common lines of said 120.133 acre tract and said Lot 1, Block A as follows:
South 03 degrees 50 minutes 22 seconds East, 181.41 feet to a one-half inch iron rod with cap stamped "J. COWAN" found for corner;
North 86 degrees 09 minutes 38 seconds East, 318.49 feet to a one-half inch iron rod with cap stamped "J. COWAN" found at the most easterly northeast corner of said 120.133 acre tract, said point being the southeast corner of said Lot 1, Block A, said point also being in the west line of that called 5.19 acre tract described in deed to Sanger Circle Homeowners Association, recorded as Instrument No. 2022-125390, Official Public Records of Denton County, Texas;

THENCE along the east line of said 120.133 acre tract as follows:
South 26 degrees 22 minutes 48 seconds West, 168.56 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;
Southwesterly 190.96 feet along a curve to the left having a central angle of 05 degrees 59 minutes 42 seconds, a radius of 1,825.00 feet, a tangent of 95.57 feet, and whose chord bears South 15 degrees 55 minutes 44 seconds West, 190.87 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;
South 12 degrees 56 minutes 39 seconds West, 206.00 feet to a one-half inch iron rod with cap stamped "EAGLE SURVEYING" found for corner;
Southwesterly 166.85 feet along a curve to the right having a central angle of 08 degrees 08 minutes 10 seconds, a radius of 1,175.00 feet, a tangent of 83.57 feet, and whose chord bears South 17 degrees 03 minutes 49 seconds West, 166.71 feet to a one-half inch iron rod with cap stamped "EAGLE SURVEYING" found for corner;
South 21 degrees 02 minutes 43 seconds West, 38.32 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;
South 70 degrees 56 minutes 34 seconds East, 63.87 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;
Southeasterly 152.45 feet along a curve to the left having a central angle of 09 degrees 00 minutes 17 seconds, a radius of 970.00 feet, a tangent of 76.38 feet, and whose chord bears South 75 degrees 26 minutes 22 seconds East, 152.29 feet to a one-half inch iron rod with cap stamped "JBI" set in the west line of Sanger Trails Phase 1, an addition to the City of Sanger as recorded in Cabinet U, Page 77, Official Public Records of Denton County, Texas,
South 10 degrees 06 minutes 31 seconds West, 60.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;
Southeasterly, 16.75 feet along a curve to the left, having a central angle of 00 degrees 55 minutes 55 seconds, a radius of 1,030.00 feet, a tangent of 8.38 feet, and whose chord bears South 80 degrees 24 minutes 17 seconds East, 16.75 feet to a one-half inch iron rod with yellow cap stamped "KAZ" found for corner;
South 09 degrees 33 minutes 55 seconds West, 120.48 feet to a one-half inch iron rod with yellow cap stamped "JBI" set at the southwest corner of said Sanger Trails Phase 1, said point being in the north line of said Sanger Circle, Phase 4;

THENCE along the common lines of said 120.133 acre tract, and said Sanger Circle, Phase 4 as follows:
North 88 degrees 35 minutes 12 seconds West, 121.84 feet to a one-half inch iron rod found for corner;
South 46 degrees 24 minutes 48 seconds West, 85.27 feet to a one-half inch iron rod with cap stamped "KAZ" found for corner;
South 01 degrees 24 minutes 48 seconds West, 229.07 feet to a one-half inch iron rod with cap stamped "KAZ" found for corner;
Southwesterly 112.92 feet along a curve to the right having a central angle of 27 degrees 31 minutes 55 seconds, a radius of 235.00 feet, a tangent of 57.57 feet, and whose chord bears South 15 degrees 10 minutes 48 seconds West, 111.84 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;
South 28 degrees 56 minutes 48 seconds West, 178.94 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;
Southwesterly 39.99 feet along a curve to the left having a central angle of 01 degrees 48 minutes 41 seconds, a radius of 1,265.00 feet, a tangent of 20.00 feet, and whose chord bears South 28 degrees 02 minutes 27 seconds west, 39.99 feet to a one-half inch iron rod found for corner;
North 64 degrees 24 minutes 34 seconds West, 42.44 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;
South 25 degrees 35 minutes 26 seconds West, 50.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;
South 64 degrees 24 minutes 34 seconds East, 42.08 feet to a one-half inch iron rod with cap stamped "RPLS 5190" found for corner;
Southwesterly 465.33 feet along a curve to the left having a central angle of 21 degrees 04 minutes 35 seconds, a radius of 1,265.00 feet, a tangent of 235.32 feet, and whose chord bears South 14 degrees 19 minutes 57 seconds West, 462.71 feet to a one-half inch iron rod with cap stamped "RPLS 5190" found for corner;
Southwesterly 110.26 feet along a curve to the right having a central angle of 13 degrees 09 minutes 41 seconds, a radius of 480.00 feet, a tangent of 55.37 feet, and whose chord bears South 10 degrees 22 minutes 30 seconds west, 110.02 feet to a one-half inch iron rod with cap stamped "RPLS 5190" found for corner;
North 73 degrees 02 minutes 06 seconds West, 21.62 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;
South 16 degrees 57 minutes 54 seconds West, 50.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;
South 73 degrees 02 minutes 06 seconds East, 6.05 feet to a one-half inch iron rod with cap stamped "EAGLE SURVEYING" found for corner;
South 02 degrees 18 minutes 06 seconds West, 224.91 feet to the POINT OF BEGINNING, and containing 5,233,001 square feet or 120.133 acres of land.

BASIS OF BEARING: The basis of bearing is based on the coordinate system (North Central Zone 4202 State Plane Coordinates, NAD83), distances shown hereon are grid distance values.

DEDICATION STATEMENT §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS;

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS: THAT **FORESTAR (USA) REAL ESTATE GROUP, INC.** ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICER, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS **STEPHENS TOWN CROSSING**, 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 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 UTILITY 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 ____TH DAY OF _____, 2024

Kevin Lazares,
Vice President, FORESTAR (USA) REAL ESTATE GROUP, INC.

STATE OF TEXAS §

COUNTY OF _____ §

Before me, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared Kevin Lazares, 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 and as the act and deed therein stated.

Given under my hand and seal of office, this ____th day of _____, 2024.

Notary Signature

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/POA. 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."
- ABSTRACT LINES SHOWN HEREON ARE APPROXIMATE.
- ALL CORNERS SET ARE 1/2 INCH IRON RODS WITH PLASTIC CAP STAMPED "JBI" UNLESS OTHERWISE NOTED.
- BASIS OF BEARING: THE BASIS OF BEARING IS BASED ON THE COORDINATE SYSTEM (NORTH CENTRAL ZONE 4202 STATE PLANE COORDINATES, NAD83). DISTANCES SHOWN HEREON ARE GRID DISTANCE VALUES.
- ACCORDING TO FEMA MAP NO. 48121C0210G, DATED APRIL 18, 2011, A PORTION OF THE SUBJECT TRACT LIES WITHIN SHADED ZONE A AREA DETERMINED TO BE WITHIN THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOODPLAIN) WITH NO BASE FLOOD ELEVATIONS DETERMINED.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

I, Mark W. Harp, Registered Professional Land Surveyor of the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision.

Dated this the ____th day of _____, 2024.

PELIMINARY FOR REVIEW PURPOSES ONLY

Mark W. Harp, R.P.L.S. No. 6425

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Mark W. Harp, 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 consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____th day of _____, 2024.

Notary Public, State of Texas

APPROVED FOR PREPARATION OF FINAL PLAT

CITY OF SANGER, TX
PLANNING & ZONING COMMISSION

DATE

PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY

PRELIMINARY PLAT
STEPHENS TOWN CROSSING

427 RESIDENTIAL LOTS
5 COMMON AREA/HOA LOTS

BEING 120.133 ACRES OUT OF THE
REUBEN BEBEE SURVEY, ABSTRACT NO. 29

CITY OF SANGER,
DENTON COUNTY, TEXAS

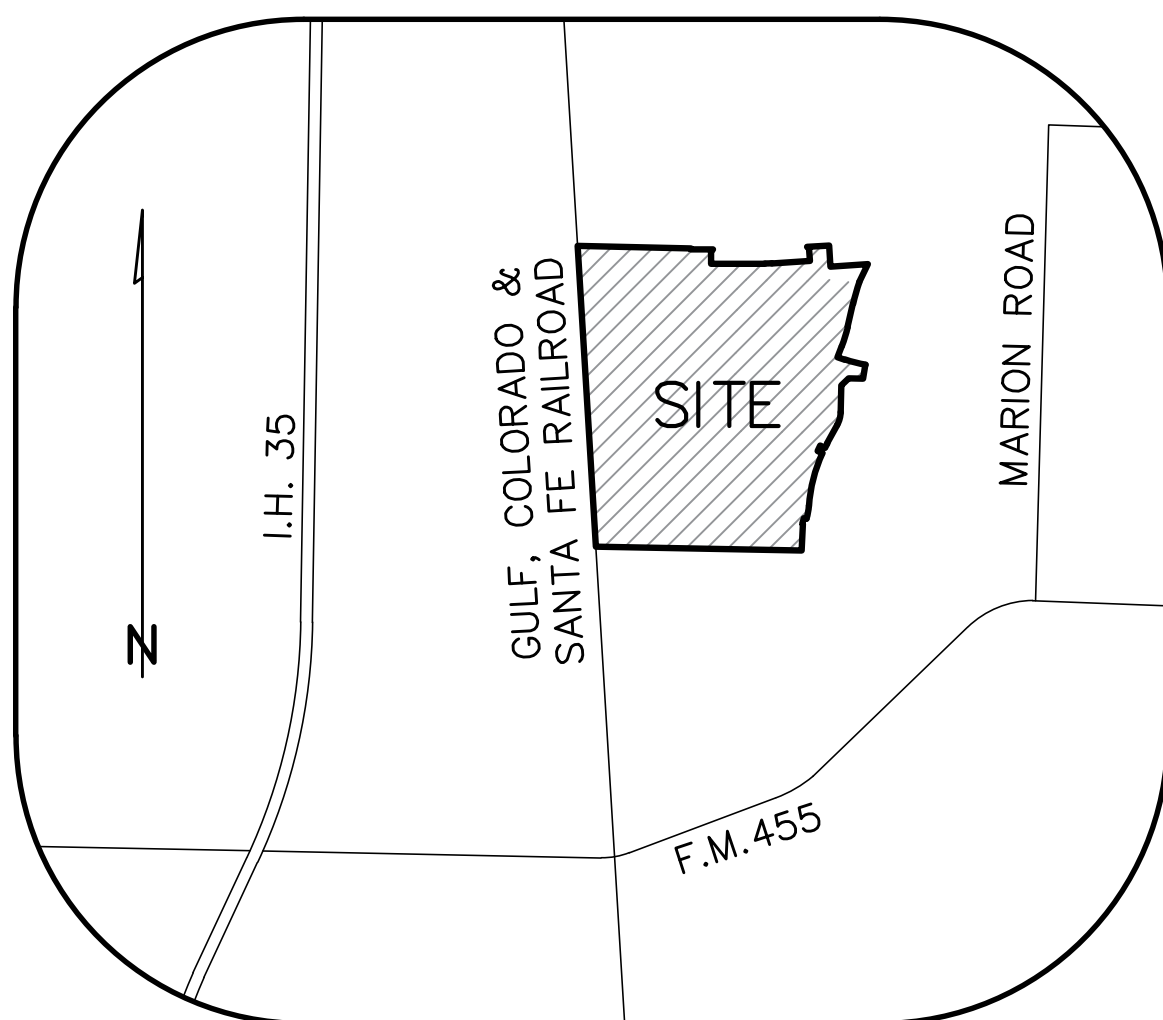
FORESTAR (USA)
REAL ESTATE GROUP, INC. **OWNER/DEVELOPER**
2221 E. Lamar Blvd. Suite 790 (817) 769-1860
Arlington, Texas 76006
Contact: Kevin Lazares

JBI PARTNERS, INC. **SURVEYOR/ENGINEER**
2121 Midway Road, Suite 300 (972) 248-7676
Carrallton, Texas 75006
Contact: Chris Wall, P.E.
TBPE No. F-438 TBPLS No. 10076000

Date: JULY 18, 2024

Sheet 4 of 4

PRELIMINARY ENGINEERING
FOR
STEPHENS TOWN CROSSING
CITY OF SANGER
DENTON COUNTY, TEXAS
JULY 2024



VICINITY MAP
N.T.S.

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION OR PERMIT PURPOSES

ENGINEER: Chris Wall, P.E.
P.E. No. 123372 Date: July 17, 2024

INDEX

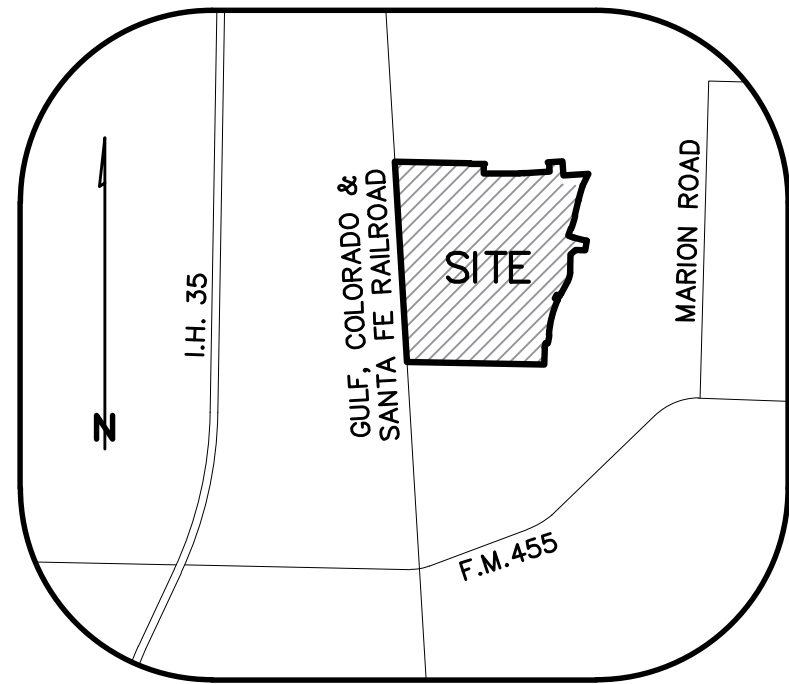
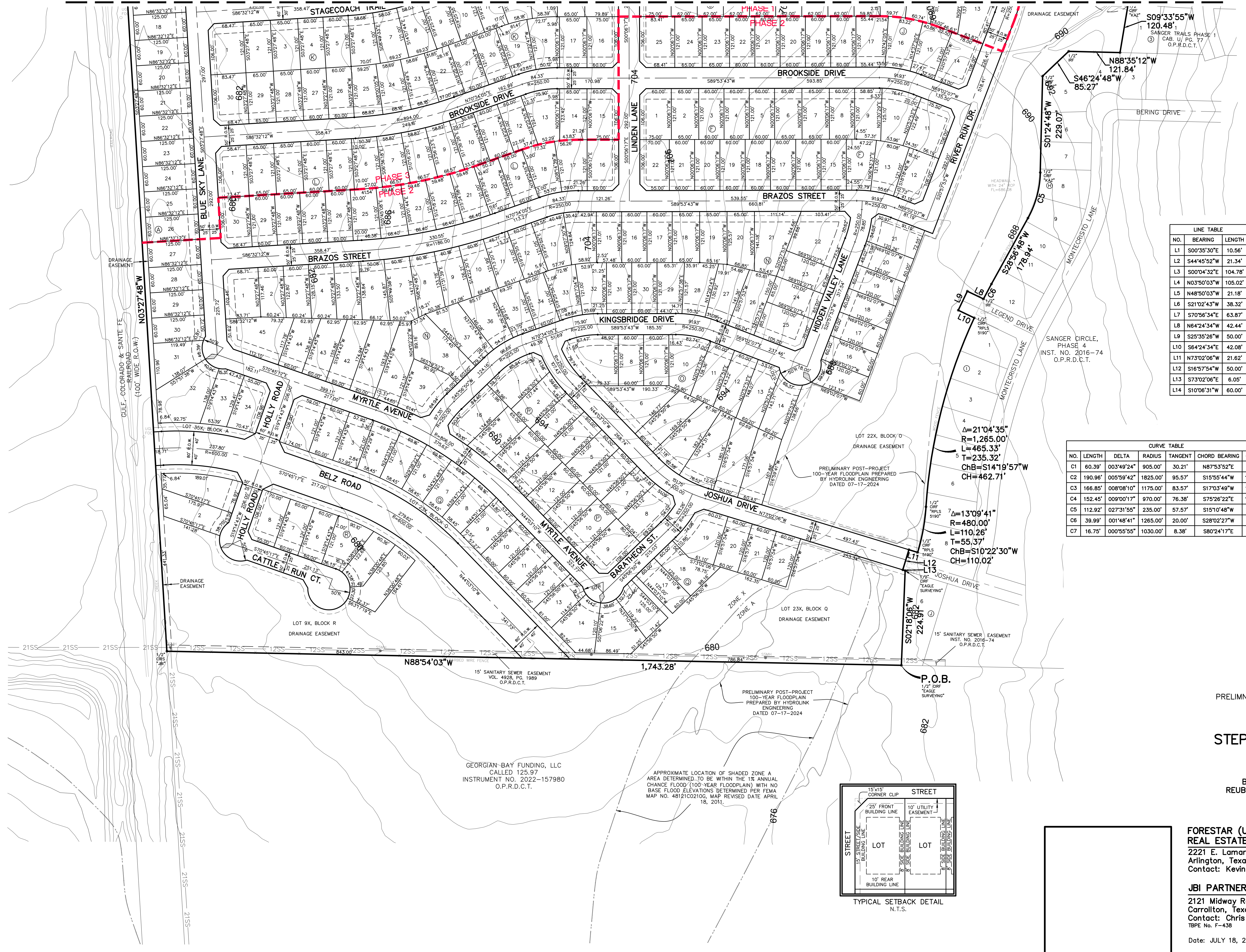
SHEET NO.	DESCRIPTION
1.01	PRELIMINARY PLAT
1.02	PRELIMINARY PLAT
1.03	PRELIMINARY PLAT
1.04	PRELIMINARY PLAT
2.01	PRELIMINARY PAVING SHEET 01 OF 02
2.02	PRELIMINARY PAVING SHEET 02 OF 02
2.03	PRELIMINARY PAVING DETAILS
3.01	PRELIMINARY WATER SHEET 01 OF 02
3.02	PRELIMINARY WATER SHEET 02 OF 02
4.01	PRELIMINARY SANITARY SEWER SHEET 01 OF 02
4.02	PRELIMINARY SANITARY SEWER SHEET 02 OF 02
4.03	PRELIMINARY OFFSITE SANITARY SEWER
5.01	PRELIMINARY EX. DRAINAGE AREA MAP
5.02	PRELIMINARY PROP. DRAINAGE AREA MAP SHEET 01 OF 02
5.03	PRELIMINARY PROP. DRAINAGE AREA MAP SHEET 02 OF 02
5.04	PRELIMINARY PROPOSED DRAINAGE AREA CALCULATIONS SHEET 01 OF 02
5.05	PRELIMINARY PROPOSED DRAINAGE AREA CALCULATIONS SHEET 02 OF 02
6.01	USPS CLUSTER BOX EXHIBIT

PRELIMINARY PLAT
STEPHENS TOWN CROSSING
427 RESIDENTIAL LOTS
5 COMMON AREA/HOA LOTS
BEING 120.133 ACRES OUT OF THE
REUBEN BEBEE SURVEY, ABSTRACT NO. 29
CITY OF SANGER,
DENTON COUNTY, TEXAS

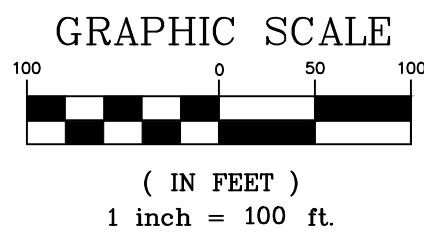
FORESTAR (USA)
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Contact: Kevin Lazares

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2121 Midway Road, Suite 300 (972) 248-7676
Carrollton, Texas 75006
Contact: Chris Wall, P.E.
TBPE No. F-438 TBPLS No. 10076000

Date: JULY 17, 2024

VICINITY MAP
N.T.S.

LINE TABLE		
NO.	BEARING	LENGTH
L1	S00°35'30"E	10.56'
L2	S44°45'52"W	21.34'
L3	S00°04'32"E	104.78'
L4	N03°50'03"W	105.02'
L5	N48°50'03"W	21.18'
L6	S21°02'43"W	38.32'
L7	S70°56'34"E	63.87'
L8	N64°24'34"W	42.44'
L9	S25°35'26"W	50.00'
L10	S64°24'34"E	42.08'
L11	N73°02'06"W	21.62'
L12	S16°57'54"W	50.00'
L13	S73°02'06"E	6.05'
L14	S10°06'31"W	60.00'



LEGEND

P.O.B.	POINT OF BEGINNING
CIRF	CAPPED IRON ROD FOUND
IRF	IRON ROD FOUND
CIRS	CAPPED IRON ROD SET
MON.	MONUMENT
CM	CONTROL MONUMENT
BL	BUILD LINE
SVE	SIGHT VISIBILITY EASEMENT
UE	UTILITY EASEMENT
UEA	UTILITY & ACCESS EASEMENT
TE	TRASH EASEMENT
SSMH	SANITARY SEWER MANHOLE
SSCO	SANITARY SEWER CLEAN OUT
MH	MANHOLE
WM	WATER METER
WV	WATER VALVE
CO	CLEAN OUT
TELE-PED	TELEPHONE PEDESTAL
MB	MAILBOX
PP W/GUY	POWER POLE WITH GUY WIRE
WIRE	WIRE
OE	OVERHEAD ELECTRIC
EM	ELECTRIC METER
CONC.	CONCRETE
UGLM	UNDERGROUND LINE MARKER
FL	FLOW LINE
RCP	REINFORCED CONCRETE PIPE
MP	METAL PIPE
HW	HEADWALL
C.R.	COUNTY ROAD
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS
	STREET CHANGE INDICATOR
	PHASE LINE

PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY

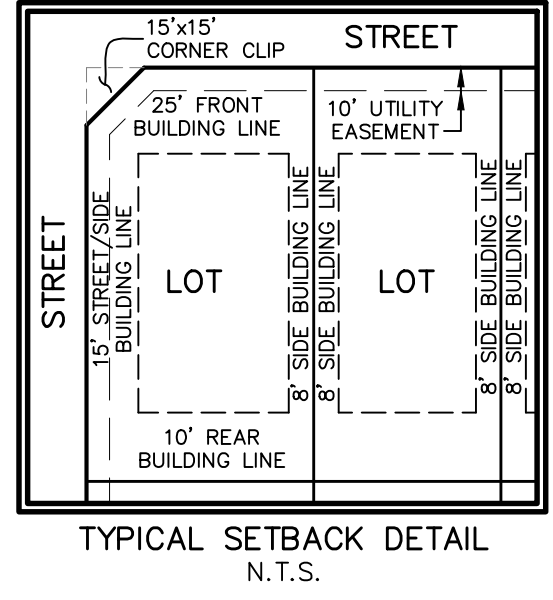
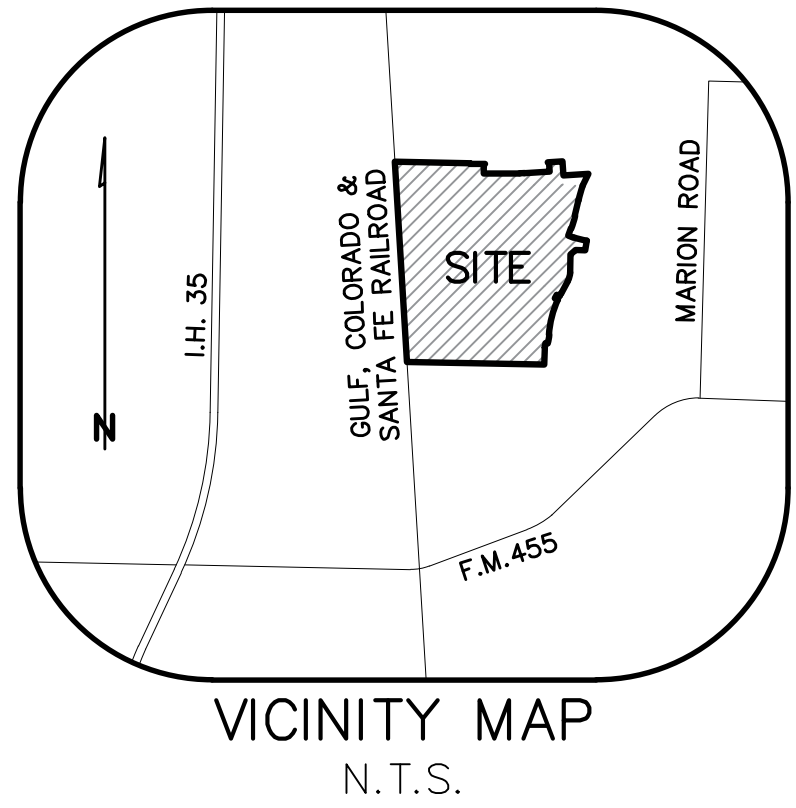
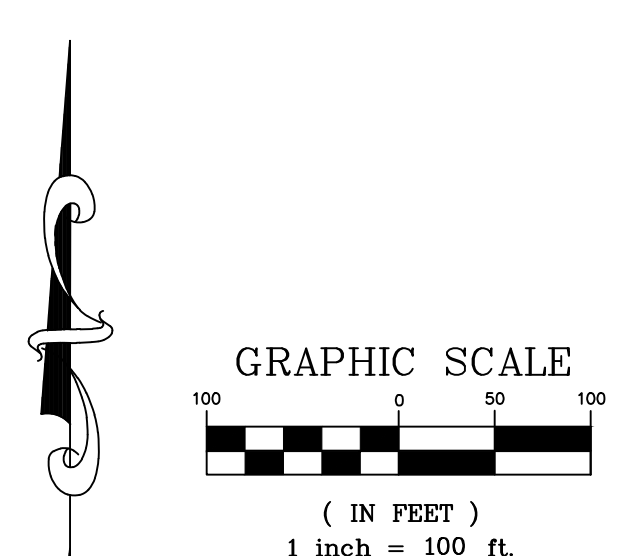
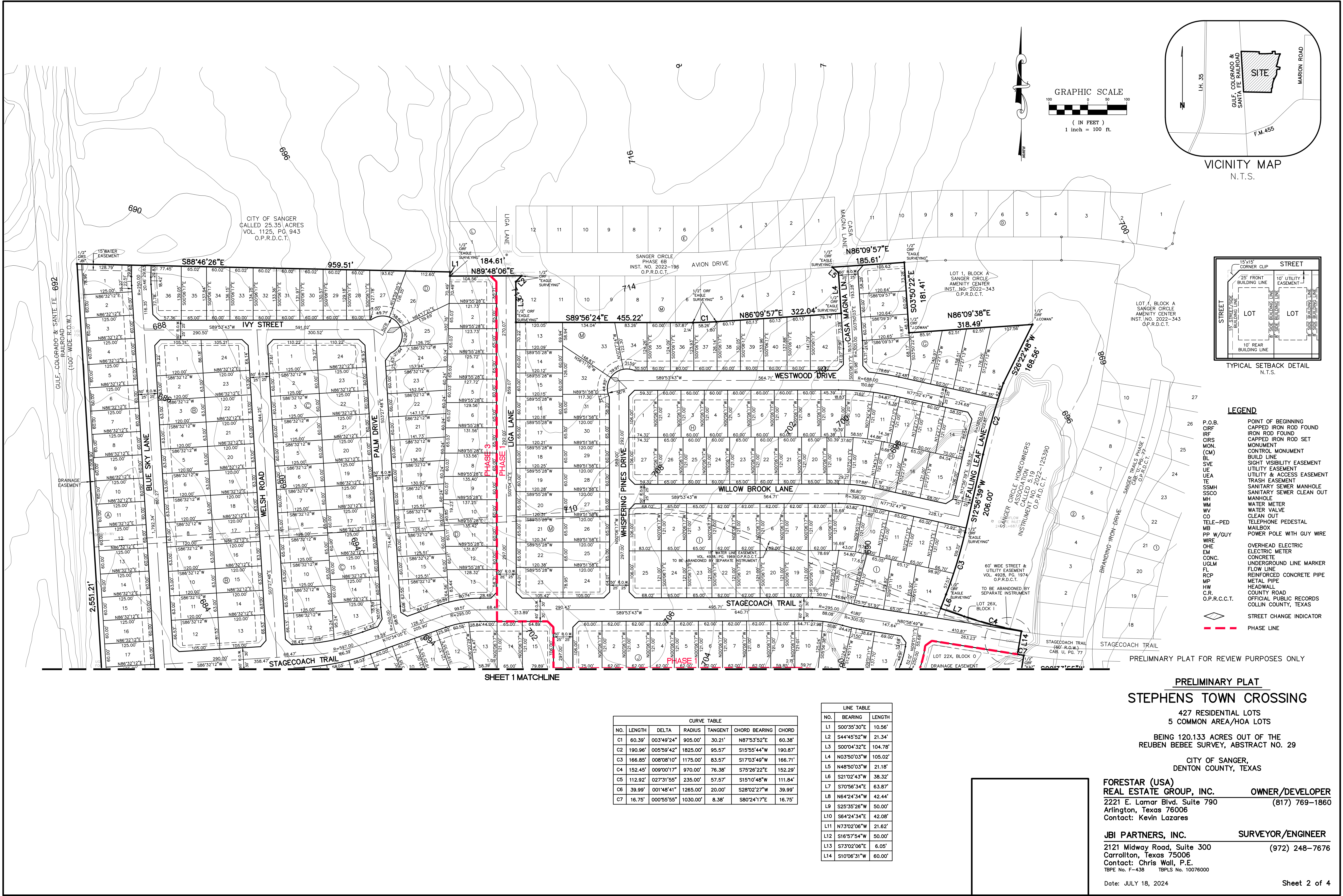
PRELIMINARY PLAT
STEPHENS TOWN CROSSING427 RESIDENTIAL LOTS
5 COMMON AREA/HOA LOTSBEING 120.133 ACRES OUT OF THE
REUBEN BEBEE SURVEY, ABSTRACT NO. 29CITY OF SANGER,
DENTON COUNTY, TEXAS

FORESTAR (USA)
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2221 E. Lamar Blvd. Suite 790 (817) 769-1860
Arlington, Texas 76006
Contact: Kevin Lazares

JB PARTNERS, INC. SURVEYOR/ENGINEER
2121 Midway Road, Suite 300 (972) 248-7676
Carrollton, Texas 75006
Contact: Chris Wall, P.E.
TBPE No. F-438 TBPLS No. 10076000

Date: JULY 18, 2024

Sheet 1 of 4



- LEGEND**
- P.O.B. POINT OF BEGINNING
 - CIRF CAPPED IRON ROD FOUND
 - IRF IRON ROD FOUND
 - QRS CAPPED IRON ROD SET
 - MON. MONUMENT
 - (CM) CONTROL MONUMENT
 - BL BUILD LINE
 - SVE SIGHT VISIBILITY EASEMENT
 - UE UTILITY EASEMENT
 - UEA UTILITY & ACCESS EASEMENT
 - TE TRASH EASEMENT
 - SSMH SANITARY SEWER MANHOLE
 - SSCO SANITARY SEWER CLEAN OUT
 - MH MANHOLE
 - WM WATER METER
 - WV WATER VALVE
 - CO CLEAN OUT
 - TELE-PED TELEPHONE PEDESTAL
 - MB MAILBOX
 - PP W/GUY POWER POLE WITH GUY WIRE
 - WIRE OVERHEAD ELECTRIC
 - OHE ELECTRIC METER
 - EM CONC. CONCRETE
 - UGLM UNDERGROUND LINE MARKER
 - FL FLOW LINE
 - RCP REINFORCED CONCRETE PIPE
 - MP METAL PIPE
 - HW HEADWALL
 - CR COUNTY ROAD
 - O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS
 - STREET CHANGE INDICATOR
 - PHASE LINE

PRELIMINARY PLAT
STEPHENS TOWN CROSSING

427 RESIDENTIAL LOTS
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Contact: Chris Wall, P.E.
TBP No. F-438 TBP L5 No. 10076000

CURVE TABLE					
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING
C1	60.39'	003°49'24"	905.00'	30.21'	N87°53'52"E
C2	190.96'	005°59'42"	1825.00'	95.57'	S15°55'44"W
C3	166.85'	008°08'10"	1175.00'	83.57'	S17°03'49"W
C4	152.45'	009°00'17"	970.00'	76.38'	S75°26'22"E
C5	112.92'	027°31'55"	235.00'	57.57'	S15°10'48"W
C6	39.99'	001°48'41"	1265.00'	20.00'	S28°02'27"W
C7	16.75'	000°55'55"	1030.00'	8.38'	S80°24'17"E

LINE TABLE		
NO.	BEARING	LENGTH
L1	S00°35'30"E	10.56'
L2	S44°45'52"W	21.34'
L3	S00°04'32"E	104.78'
L4	N03°50'03"W	105.02'
L5	N48°50'03"W	21.18'
L6	S21°02'43"W	38.32'
L7	S70°56'34"E	63.87'
L8	N64°24'34"W	42.44'
L9	S25°35'26"W	50.00'
L10	S64°24'34"E	42.08'
L11	N73°02'06"W	21.62'
L12	S16°57'54"W	50.00'
L13	S73°02'06"E	6.05'
L14	S10°06'31"W	60.00'

LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE					
BLOCK--LOT	SQUARE FEET	ACRES	BLOCK--LOT	SQUARE FEET	ACRES	BLOCK--LOT	SQUARE FEET	ACRES	BLOCK--LOT	SQUARE FEET	ACRES	BLOCK--LOT	SQUARE FEET	ACRES	BLOCK--LOT	SQUARE FEET	ACRES	BLOCK--LOT	SQUARE FEET	ACRES	BLOCK--LOT	SQUARE FEET	ACRES			
A-1	9,300	0.214	B-14	7,560	0.174	D-14	10,067	0.231	G-4	11,114	0.255	I-17	8,541	0.196	K-14	7,865	0.181	M-14	7,206	0.165	N-32	8,669	0.199	P-1	10,247	0.235
A-2	7,500	0.172	B-15	7,560	0.174	D-15	7,531	0.173	G-5	8,868	0.204	I-18	8,467	0.194	K-15	9,555	0.219	M-15	7,208	0.165	N-33	12,206	0.280	P-2	7,992	0.183
A-3	7,500	0.172	B-16	7,560	0.174	D-16	7,531	0.173	G-6	8,984	0.206	I-19	7,502	0.172	K-16	8,962	0.206	M-16	7,210	0.166	N-34	14,400	0.331	P-3	7,260	0.167
A-4	7,500	0.172	B-17	7,560	0.174	D-17	7,531	0.173	G-7	10,037	0.230	I-20	7,502	0.172	K-17	7,865	0.181	M-17	7,813	0.179	N-35	7,800	0.179	P-4	7,260	0.167
A-5	7,500	0.172	B-18	7,560	0.174	D-18	7,693	0.177	G-8	14,590	0.335	I-21	7,502	0.172	K-18	8,122	0.186	M-18	7,214	0.166	N-36	7,800	0.179	P-5	7,260	0.167
A-6	7,500	0.172	B-19	7,560	0.174	D-19	8,017	0.184	H-1	8,880	0.204	I-22	7,502	0.172	K-19	8,088	0.186	M-19	7,216	0.166	N-37	10,088	0.232	P-6	7,260	0.167
A-7	7,500	0.172	B-20	7,560	0.174	D-20	8,341	0.191	H-2	7,260	0.167	I-23	7,865	0.181	K-20	7,260	0.167	M-20	7,819	0.179	N-38	9,475	0.218	P-7	7,286	0.167
A-8	7,500	0.172	B-21	7,560	0.174	D-21	8,666	0.199	H-3	7,260	0.167	I-24	7,865	0.181	K-21	7,260	0.167	M-21	7,821	0.180	N-39	9,046	0.208	P-8	9,419	0.216
A-9	7,500	0.172	B-22	7,560	0.174	D-22	8,990	0.206	H-4	7,260	0.167	I-25	9,932	0.228	K-22	7,575	0.174	M-22	7,823	0.180	N-40	8,533	0.196	P-9	9,572	0.220
A-10	7,500	0.172	B-23	7,560	0.174	D-23	9,314	0.214	H-5	7,260	0.167	I-26X	2,191	0.050	K-23	7,676	0.176	M-23	9,396	0.216	N-41	7,512	0.172	P-10	7,865	0.181
A-11	7,500	0.172	B-24	9,807	0.225	D-24	9,055	0.208	H-6	7,260	0.167	J-1	8,963	0.206	K-24	7,676	0.176	M-24	9,365	0.215	N-42	7,260	0.167	P-11	7,260	0.167
A-12	7,500	0.172	C-1	10,255	0.235	D-25	9,282	0.213	H-7	7,260	0.167	J-2	7,502	0.172	K-25	7,749	0.178	M-25	7,800	0.179	N-43	7,260	0.167	P-12	7,260	0.167
A-13	7,500	0.172	C-2	7,500	0.172	D-26	15,292	0.351	H-8	7,260	0.167	J-3	7,502	0.172	K-26	7,260	0.167	M-26	7,800	0.179	N-44	7,935	0.182	P-13	7,264	0.167
A-14	7,500	0.172	C-3	7,500	0.172	D-27	8,622	0.198	H-9	7,562	0.174	J-4	7,502	0.172	K-27	7,260	0.167	M-27	7,800	0.179	N-45	8,166	0.187	P-14	7,385	0.170
A-15	7,500	0.172	C-4	7,500	0.172	D-28	7,709	0.177	H-10	7,876	0.181	J-5	7,502	0.172	K-28	7,865	0.181	M-28	7,200	0.165	N-46	7,260	0.167	P-15	8,434	0.194
A-16	7,500	0.172	C-5	7,500	0.172	D-29	7,793	0.179	H-11	7,774	0.178	J-6	7,502	0.172	K-29	7,865	0.181	M-29	7,200	0.165	N-47	7,703	0.177	P-16	9,938	0.228
A-17	7,500	0.172	C-6	7,500	0.172	D-30	7,876	0.181	H-12	7,260	0.167	J-7	7,502	0.172	K-30	9,988	0.229	M-30	7,800	0.179	N-48	8,952	0.206	Q-1	8,848	0.203
A-18	7,500	0.172	C-7	7,500	0.172	D-31	7,960	0.183	H-13	7,260	0.167	J-8	7,502	0.172	L-1	8,778	0.202	M-31	7,790	0.179	N-49	10,367	0.238	Q-2	7,260	0.167
A-19	7,500	0.172	C-8	8,125	0.187	D-32	8,043	0.185	H-14	8,502	0.195	J-9	7,502	0.172	L-2	7,865	0.181	M-32	10,152	0.233	N-50	12,446	0.288	Q-3	7,387	0.170
A-20	7,500	0.172	C-9	8,125	0.187	D-33	8,127	0.187	H-15	9,993	0.229	J-10	8,118	0.186	L-3	7,865	0.181	M-33	15,218	0.349	N-51	11,272	0.259	Q-4	7,720	0.177
A-21	7,500	0.172	C-10	8,125	0.187	D-34	8,211	0.188	H-16	7,865	0.181	J-11	8,507	0.195	L-4	7,260	0.167	M-34	8,826	0.203	N-52	10,588	0.243	Q-5	7,720	0.177
A-22	7,500	0.172	C-11	8,125	0.187	D-35	8,989	0.206	H-17	7,415	0.170	J-12	8,416	0.193	L-5	7,260	0.167	M-35	7,450	0.171	N-53	11,068	0.254	Q-6	7,720	0.177
A-23	7,500	0.172	C-12	9,869	0.227	D-36	10,528	0.242	H-18	8,010	0.184	J-13	11,039	0.253	L-6	7,709	0.177	M-36	7,440	0.171	N-54	9,925	0.228	Q-7	7,720	0.177
A-24	7,500	0.172	C-13	10,148	0.233	F-1	8,963	0.206	H-19	7,719	0.177	J-14	9,325	0.214	L-7	7,586	0.174	M-37	7,482	0.172	N-55	8,781	0.202	Q-8	7,720	0.177
A-25	7,500	0.172	C-14	7,500	0.172	F-2	7,865	0.181	H-20	7,865	0.181	J-15	8,066	0.185	L-8	7,586	0.174	M-38	7,686	0.176	N-56	7,638	0.175	Q-9	8,583	0.197
A-26	7,500	0.172	C-15	7,500	0.172	F-3	7,260	0.167	H-21	7,260	0.167	J-16	8,675	0.199	L-9	7,586	0.174	M-39	7,921	0.182	N-57	13,096	0.301	Q-10	7,260	0.167
A-27	7,500	0.172	C-16	7,500	0.172	F-4	7,260	0.167	H-22	7,260	0.167	J-17	8,828	0.203	L-10	7,487	0.172	M-40	8,155	0.187	O-1	13,291	0.305	Q-11	7,260	0.167
A-28	7,500	0.172	C-17	7,500	0.172	F-5	7,260	0.167	H-23	7,865	0.181	J-18	7,260	0.167	L-11	7,260	0.167	M-41	8,390	0.193	O-2	7,260	0.167	Q-12	7,260	0.167
A-29	7,500	0.172	C-18	7,500	0.172	F-6	7,865	0.181	H-24	7,260	0.167	J-19	7,260	0.167	L-12	7,282	0.167	M-42	11,942	0.274	O-3	7,260	0.167	Q-13	7,311	0.168
A-30	7,472	0.172	C-19	7,500	0.172	F-7	7,865	0.181	H-25	7,260	0.167	J-20	7,260	0.167	L-13	9,107	0.209	N-13	9,720	0.223	O-4	10,536	0.242	Q-14	9,939	0.228
A-31	9,233	0.212	C-20	7,500	0.172	F-8	7,260	0.167	H-26	7,865	0.181	J-21	7,260	0.167	L-14	7,900	0.181	N-14	7,208	0.165	O-5	11,510	0.264	Q-15	10,654	0.245
A-32	14,805	0.340	C-21	7,500	0.172	F-9	7,760	0.178	H-27	8,880	0.204	J-22	7,260	0.167	L-15	8,962	0.206	N-15	7,529	0.173	O-10	10,275	0.236	Q-16	7,827	0.180
A-33	8,358	0.192	C-22	7,500	0.172	F-10	9,390	0.216	I-1	9,932	0.228	J-23	7,865	0.181	L-16	8,962	0.206	N-16	7,849	0.180	O-11	8,447	0.194	Q-17	7,500	0.172
A-34	8,640	0.198	C-23	7,500	0.172	F-11	10,855	0.249	I-2	7,865	0.181	J-24	7,865	0.181	L-17	8,340	0.191	N-17	8,170	0.188	O-12	8,739	0.201	Q-18	8,814	0.202
A-35X	28,482	0.654	C-24	9,338	0.214	F-12	8,566	0.197	I-3	7,865	0.181	J-25	9,980	0.229	L-18	8,290	0.190	N-18	8,921	0.205	O-13	8,996	0.207	Q-19	10,528	0.242
B-1	10,652	0.245	D-1	8,403	0.193	F-13	8,209	0.188	I-4	7,502	0.172	K-1	9,988	0.229	L-19	7,260	0.167	N-19	9,561	0.219	O-14	8,044	0.185	Q-20	7,200	0.165
B-2	7,560	0.174	D-2	7,977	0.183	F-14	7,811	0.179	I-5	7,502	0.172	K-2	7,865	0.181	L-20	7,415	0.170	N-20	8,866	0.204	O-15	6,966	0.160	Q-21	7,200	0.165
B-3	7,560	0.174	D-3	8,107	0.186	F-15	7,260	0.167	I-6	7,502	0.172	K-3	7,865	0.181	L-21	7,615	0.175	N-21	8,224	0.189	O-16	7,200	0.165	Q-22	7,200	0.165
B-4	7,560	0.174	D-4	8,237	0.189	F-16	7,260	0.167	I-7	7,502	0.172	K-4	7,260	0.167	L-22	7,615	0.175	N-22	7,833	0.180	O-17	7,200	0.165	Q-23X	150,136	3.447
B-5	7,560	0.174	D-5	7,719	0.177	F-17	7,260	0.167	I-8	7,502	0.172	K-5	7,260	0.167	L-23	7,615	0.175	N-23	7,610	0.175	O-18	7,200	0.165	R-1	11,350	0.261
B-6	7,560	0.174	D-6	8,487	0.195	F-18	7,260	0.167	I-9	8,483	0.195	K-6	7,786	0.179	L-24	7,615	0.175	N-24	7,260	0.167	O-19	7,200	0.165	R-2	9,536	0.219
B-7	7,560	0.174	D-7	8,616	0.198	F-19	7,260	0.167	I-10	7,822	0.180	K-7	7,700	0.177	L-25	7,739	0.178	N-25	8,474	0.195	O-20	7,201	0.165	R-3	10,294	0.236
B-8	7,560	0.174	D-8	8,069	0.185	F-20	7,260	0.167	I-11	7,865	0.181	K-8	7,700	0.177	L-26	7,260	0.167	N-26	8,428	0.193	O-21	8,889	0.204	R-4	7,895	0.181
B-9	7,560	0.174	D-9	8,179	0.188	F-21	7,260	0.167	I-12	7,865	0.181	K-9	7,260	0.167	L-27	7,260	0.167	N-27	7,260	0.167	O-22X	306,345	7.033	R-5	8,697	0.200
B-10	7,560	0.174	D-10	8,215	0.189	F-22	8,357	0.192	I-13	8,571	0.197	K-10	7,260	0.167	L-28	7,260	0.167	N-28	7,260	0.167	O-39	10,067	0.231	R-6	7,260	0.167
B-11	7,560	0.174	D-11	8,019	0.184	G-1	8,727	0.200	I-14	10,743	0.247	K-11	7,262	0.167	L-29	7,260	0.167	N-29	7,260	0.167	O-40	11,241	0.258	R-7	7,260	0.167
B-12	9,671	0.222	D-12	7,806	0.179	G-2	7,238	0.166	I-15	8,312	0.191	K-12	8,926	0.205	L-30	8,778	0.202	N-30								

LEGAL DESCRIPTION

BEING a parcel of land located in the City of Sanger, Denton County, Texas, a part of the Reuben Bebee Survey, Abstract Number 29, being all of that called 120.133 acre tract of land described in deed to FORESTAR GROUP, INC, as recorded in Instrument No. _____ Official Public Records of Denton County, Texas, and being further described as follows:

BEGINNING at a one-half inch iron rod with cap stamped "EAGLE SURVEYING" found at the southeast corner of said 120.133 acre tract, said point being the southwest corner of Sanger Circle, Phase 4, an addition to the City of Sanger as recorded in Instrument No. 2016-74, Official Public Records of Denton County, Texas, said point also being in the north line of that called 125.97 acre tract of land described in deed to Georgian Bay Funding, LLC as recorded in Instrument No. 2022-157980, Official Public Records of Denton County, Texas;

THENCE North 88 degrees 54 minutes 03 seconds West, 1,743.28 feet to a one-half inch iron rod with yellow cap stamped "JBI" set at the southwest corner of said 119.86 acre tract, said point being the northwest corner of said 125.97 acre tract, said point also being in the east right-of-way line of Gulf, Colorado and Sante Fe Railroad (a 100 foot wide railroad right-of-way);

THENCE North 03 degrees 27 minutes 48 seconds West, 2,551.21 feet to a one-half inch iron rod with yellow cap stamped "JBI" set at the northwest corner of said 120.133 acre tract, said point being the southwest corner of that called 25.35 acre tract of land described in deed to the City of Sanger as recorded in Volume 1125, Page 943, Official Public Records of Denton County, Texas, said point also being in the east right-of-way line of said Gulf, Colorado and Sante Fe Railroad;

THENCE South 88 degrees 46 minutes 26 seconds East, 959.51 feet along the north line of said 120.133 acre tract to a one-half inch iron rod with yellow cap stamped "JBI" set for corner, said point being the southeast corner of said 25.35 acre tract, said point also being in the west line of Sanger Circle, Phase 6B, an addition to the City of Sanger as recorded in Instrument No. 2022-196, Official Public Records of Denton County, Texas;

THENCE along the common lines of said 120.133 acre tract, and said Sanger Circle, Phase 6B as follows:
South 00 degrees 35 minutes 30 seconds East, 10.56 feet to a one-half inch iron rod with cap stamped "EAGLE SURVEYING" found for corner;
North 89 degrees 48 minutes 06 seconds East, 184.61 feet to an "X" found for corner;
South 44 degrees 45 minutes 52 seconds West, 21.34 feet to a one-half inch iron rod with cap stamped "STRAND" found for corner;
South 00 degrees 04 minutes 32 seconds East, 104.78 feet to a one-half inch iron rod with cap stamped "EAGLE SURVEYING" found for corner;
South 89 degrees 56 minutes 24 seconds East, 455.22 feet to a one-half inch iron rod with cap stamped "EAGLE SURVEYING" found for corner;
Northeasterly 60.39 feet along a curve to the left, having a central angle of 03 degrees 49 minutes 24 seconds, a radius of 905.00 feet, a tangent of 30.21 feet, and whose chord bears North 87 degrees 53 minutes 52 seconds East, 60.38 feet to a one-half inch iron rod with cap stamped "EAGLE SURVEYING" found for corner;
North 86 degrees 09 minutes 57 seconds East, 322.04 feet to a 60D nail found for corner;
North 03 degrees 50 minutes 03 seconds West, 105.02 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;
North 48 degrees 50 minutes 03 seconds West, 21.18 feet to a one-half inch iron rod with cap stamped "EAGLE SURVEYING" found for corner;
North 86 degrees 09 minutes 57 seconds East, 185.61 feet to a one-half inch iron rod with cap stamped "EAGLE SURVEYING" found at the northerly most northeast corner of said 120.133 acre tract, said point also being the northwest corner of said Lot 1, Block A, Sanger Circle Amenity Center as recorded in Instrument No. 2022-343, Official Public Records of Denton County, Texas;

THENCE along the common lines of said 120.133 acre tract and said Lot 1, Block A as follows:
South 03 degrees 50 minutes 22 seconds East, 181.41 feet to a one-half inch iron rod with cap stamped "J. COWAN" found for corner;
North 86 degrees 09 minutes 38 seconds East, 318.49 feet to a one-half inch iron rod with cap stamped "J. COWAN" found at the most easterly northeast corner of said 120.133 acre tract, said point being the southeast corner of said Lot 1, Block A, said point also being in the west line of that called 5.19 acre tract described in deed to Sanger Circle Homeowners Association, recorded as Instrument No. 2022-125390, Official Public Records of Denton County, Texas;

THENCE along the east line of said 120.133 acre tract as follows:
South 26 degrees 22 minutes 48 seconds West, 168.56 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;
Southwesterly 190.96 feet along a curve to the left having a central angle of 05 degrees 59 minutes 42 seconds, a radius of 1,825.00 feet, a tangent of 95.57 feet, and whose chord bears South 15 degrees 55 minutes 44 seconds West, 190.87 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;
South 12 degrees 56 minutes 39 seconds West, 206.00 feet to a one-half inch iron rod with cap stamped "EAGLE SURVEYING" found for corner;
Southwesterly 166.85 feet along a curve to the right having a central angle of 08 degrees 08 minutes 10 seconds, a radius of 1,175.00 feet, a tangent of 83.57 feet, and whose chord bears South 17 degrees 03 minutes 49 seconds West, 166.71 feet to a one-half inch iron rod with cap stamped "EAGLE SURVEYING" found for corner;
South 21 degrees 02 minutes 43 seconds West, 38.32 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;
South 70 degrees 56 minutes 34 seconds East, 63.87 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;
Southeasterly 152.45 feet along a curve to the left having a central angle of 09 degrees 00 minutes 17 seconds, a radius of 970.00 feet, a tangent of 76.38 feet, and whose chord bears South 75 degrees 26 minutes 22 seconds East, 152.29 feet to a one-half inch iron rod with cap stamped "JBI" set in the west line of Sanger Trails Phase 1, an addition to the City of Sanger as recorded in Cabinet U, Page 77, Official Public Records of Denton County, Texas,
South 10 degrees 06 minutes 31 seconds West, 60.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;
Southeasterly, 16.75 feet along a curve to the left, having a central angle of 00 degrees 55 minutes 55 seconds, a radius of 1,030.00 feet, a tangent of 8.38 feet, and whose chord bears South 80 degrees 24 minutes 17 seconds East, 16.75 feet to a one-half inch iron rod with yellow cap stamped "KAZ" found for corner;
South 09 degrees 33 minutes 55 seconds West, 120.48 feet to a one-half inch iron rod with yellow cap stamped "JBI" set at the southwest corner of said Sanger Trails Phase 1, said point being in the north line of said Sanger Circle, Phase 4;

THENCE along the common lines of said 120.133 acre tract, and said Sanger Circle, Phase 4 as follows:
North 88 degrees 35 minutes 12 seconds West, 121.84 feet to a one-half inch iron rod found for corner;
South 46 degrees 24 minutes 48 seconds West, 85.27 feet to a one-half inch iron rod with cap stamped "KAZ" found for corner;
South 01 degrees 24 minutes 48 seconds West, 229.07 feet to a one-half inch iron rod with cap stamped "KAZ" found for corner;
Southwesterly 112.92 feet along a curve to the right having a central angle of 27 degrees 31 minutes 55 seconds, a radius of 235.00 feet, a tangent of 57.57 feet, and whose chord bears South 15 degrees 10 minutes 48 seconds West, 111.84 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;
South 28 degrees 56 minutes 48 seconds West, 178.94 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;
Southwesterly 39.99 feet along a curve to the left having a central angle of 01 degrees 48 minutes 41 seconds, a radius of 1,265.00 feet, a tangent of 20.00 feet, and whose chord bears South 28 degrees 02 minutes 27 seconds west, 39.99 feet to a one-half inch iron rod found for corner;
North 64 degrees 24 minutes 34 seconds West, 42.44 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;
South 25 degrees 35 minutes 26 seconds West, 50.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;
South 64 degrees 24 minutes 34 seconds East, 42.08 feet to a one-half inch iron rod with cap stamped "RPLS 5190" found for corner;
Southwesterly 465.33 feet along a curve to the left having a central angle of 21 degrees 04 minutes 35 seconds, a radius of 1,265.00 feet, a tangent of 235.32 feet, and whose chord bears South 14 degrees 19 minutes 57 seconds West, 462.71 feet to a one-half inch iron rod with cap stamped "RPLS 5190" found for corner;
Southwesterly 110.26 feet along a curve to the right having a central angle of 13 degrees 09 minutes 41 seconds, a radius of 480.00 feet, a tangent of 55.37 feet, and whose chord bears South 10 degrees 22 minutes 30 seconds west, 110.02 feet to a one-half inch iron rod with cap stamped "RPLS 5190" found for corner;
North 73 degrees 02 minutes 06 seconds West, 21.62 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;
South 16 degrees 57 minutes 54 seconds West, 50.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;
South 73 degrees 02 minutes 06 seconds East, 6.05 feet to a one-half inch iron rod with cap stamped "EAGLE SURVEYING" found for corner;
South 02 degrees 18 minutes 06 seconds West, 224.91 feet to the POINT OF BEGINNING, and containing 5,233,001 square feet or 120.133 acres of land.

BASIS OF BEARING: The basis of bearing is based on the coordinate system (North Central Zone 4202 State Plane Coordinates, NAD83), distances shown hereon are grid distance values.

DEDICATION STATEMENT §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS;

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS: THAT **FORESTAR (USA) REAL ESTATE GROUP, INC.** ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICER, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS **STEPHENS TOWN CROSSING**, 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 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 UTILITY 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 ____TH DAY OF _____, 2024

Kevin Lazares,
Vice President, FORESTAR (USA) REAL ESTATE GROUP, INC.

STATE OF TEXAS §

COUNTY OF _____ §

Before me, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared Kevin Lazares, 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 and as the act and deed therein stated.

Given under my hand and seal of office, this ____th day of _____, 2024.

Notary Signature

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/POA. 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."
- ABSTRACT LINES SHOWN HEREON ARE APPROXIMATE.
- ALL CORNERS SET ARE 1/2 INCH IRON RODS WITH PLASTIC CAP STAMPED "JBI" UNLESS OTHERWISE NOTED.
- BASIS OF BEARING: THE BASIS OF BEARING IS BASED ON THE COORDINATE SYSTEM (NORTH CENTRAL ZONE 4202 STATE PLANE COORDINATES, NAD83). DISTANCES SHOWN HEREON ARE GRID DISTANCE VALUES.
- ACCORDING TO FEMA MAP NO. 48121C0210G, DATED APRIL 18, 2011, A PORTION OF THE SUBJECT TRACT LIES WITHIN SHADED ZONE A AREA DETERMINED TO BE WITHIN THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOODPLAIN) WITH NO BASE FLOOD ELEVATIONS DETERMINED.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

I, Mark W. Harp, Registered Professional Land Surveyor of the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision.

Dated this the ____th day of _____, 2024.

PELIMINARY FOR REVIEW PURPOSES ONLY

Mark W. Harp, R.P.L.S. No. 6425

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Mark W. Harp, 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 consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____th day of _____, 2024.

Notary Public, State of Texas

APPROVED FOR PREPARATION OF FINAL PLAT

CITY OF SANGER, TX
PLANNING & ZONING COMMISSION

DATE

PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY

PRELIMINARY PLAT
STEPHENS TOWN CROSSING

427 RESIDENTIAL LOTS
5 COMMON AREA/HOA LOTS

BEING 120.133 ACRES OUT OF THE
REUBEN BEBEE SURVEY, ABSTRACT NO. 29

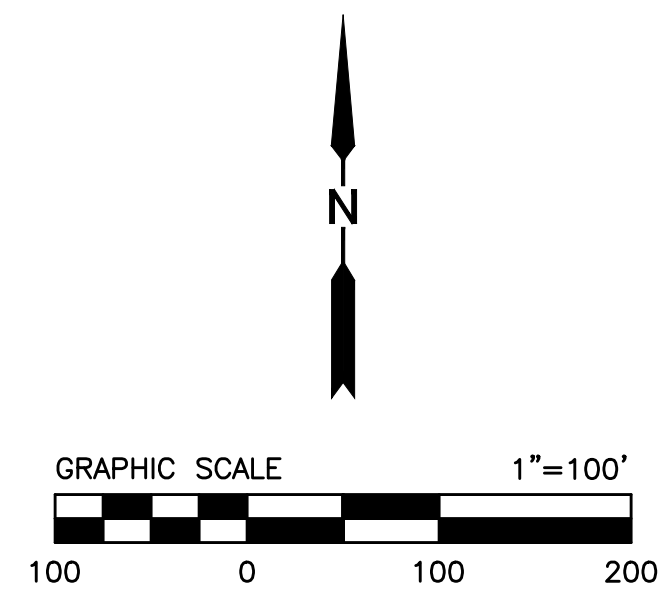
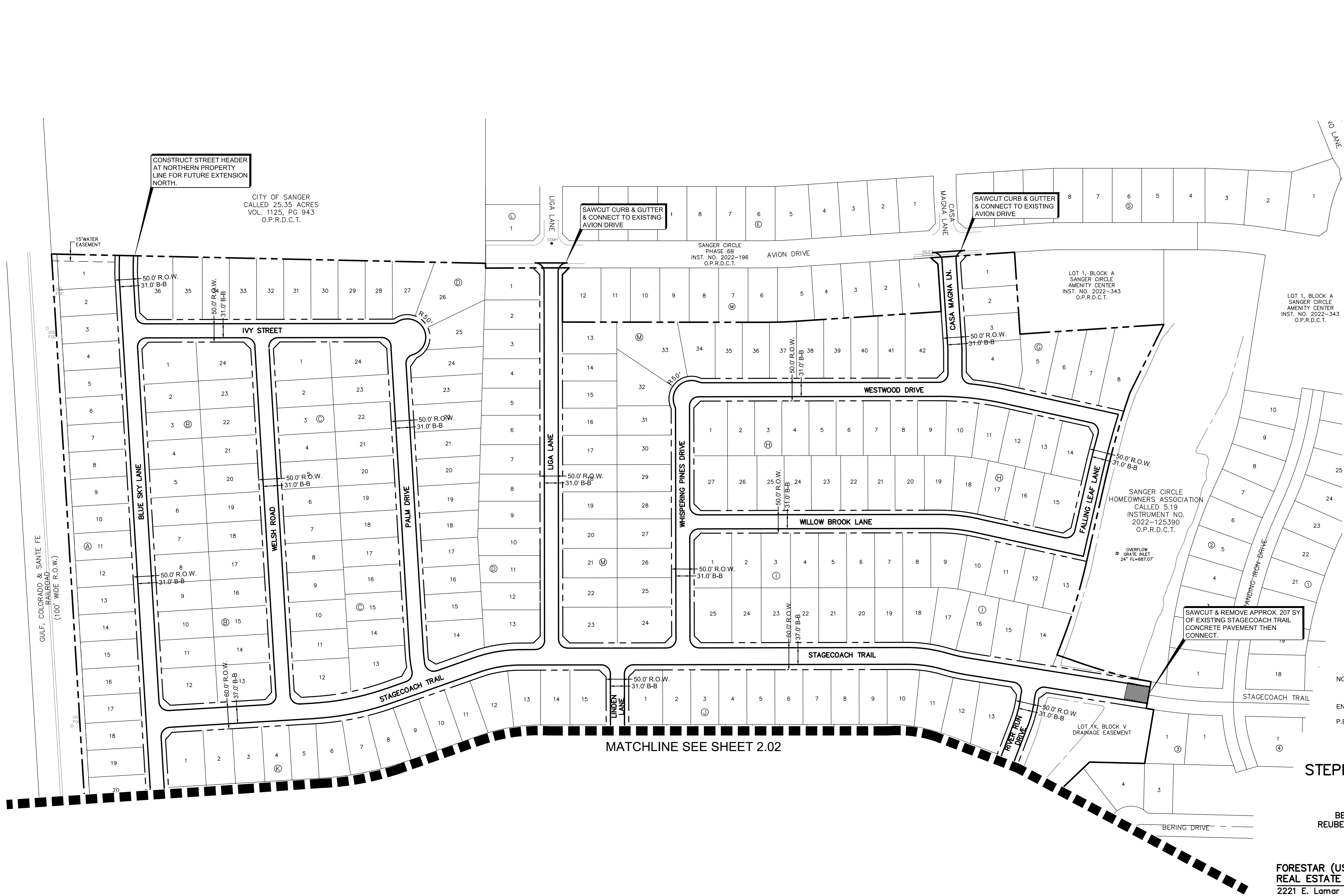
CITY OF SANGER,
DENTON COUNTY, TEXAS

FORESTAR (USA)
REAL ESTATE GROUP, INC. **OWNER/DEVELOPER**
2221 E. Lamar Blvd. Suite 790 (817) 769-1860
Arlington, Texas 76006
Contact: Kevin Lazares

JBI PARTNERS, INC. **SURVEYOR/ENGINEER**
2121 Midway Road, Suite 300 (972) 248-7676
Carrallton, Texas 75006
Contact: Chris Wall, P.E.
TBPE No. F-438 TBPLS No. 10076000

Date: JULY 18, 2024

Sheet 4 of 4



PRELIMINARY PAVING
PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION OR PERMIT PURPOSES

ENGINEER: Chris Wall, P.E.
P.E. No. 123372 Date: 07/17/2024

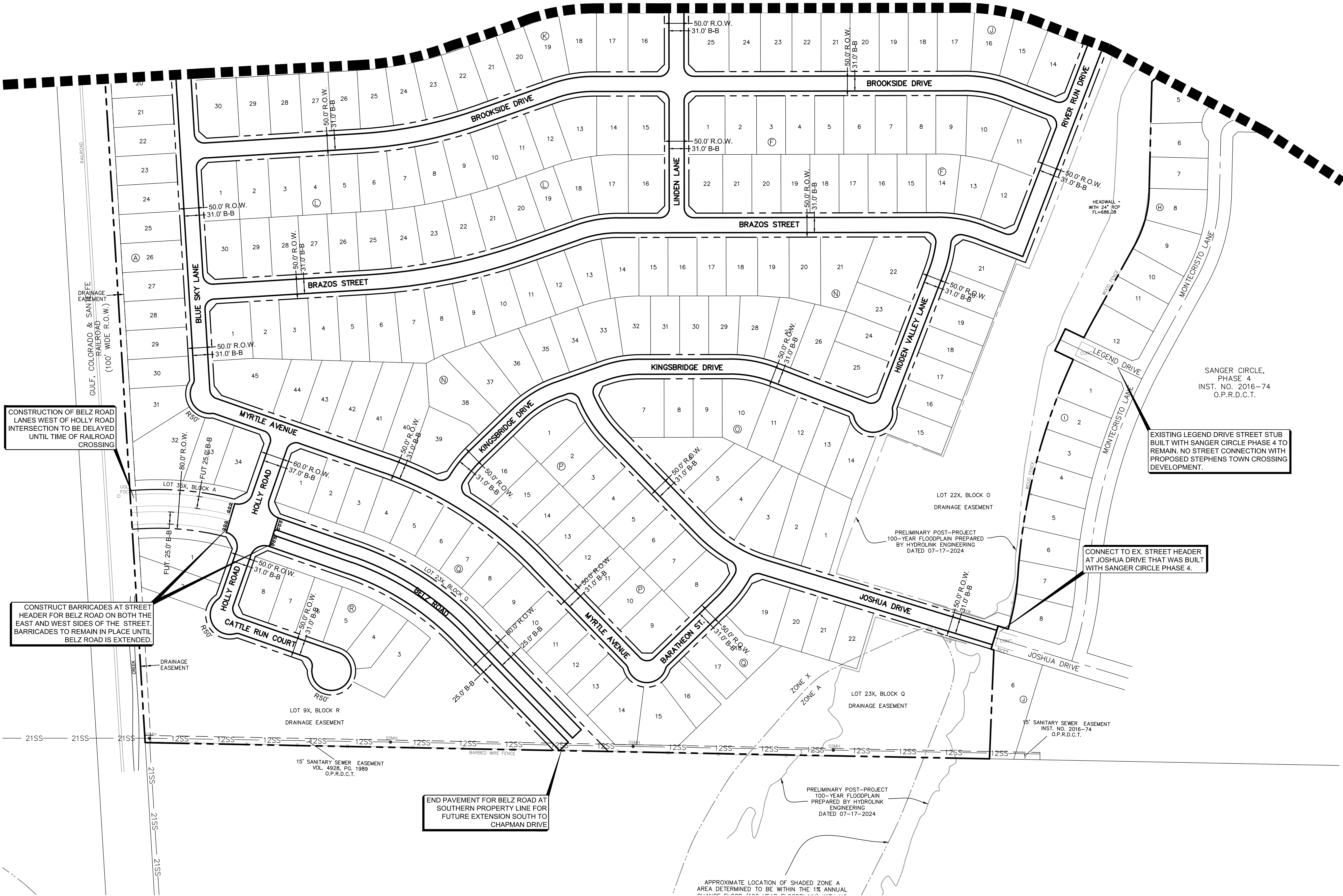
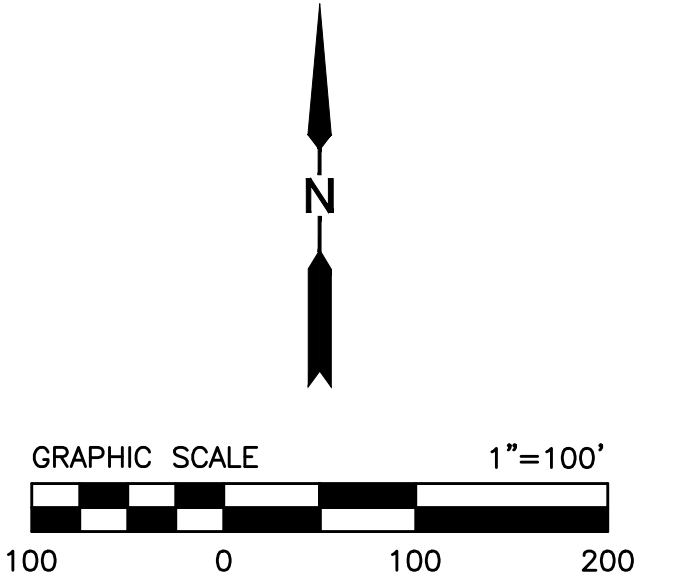
PRELIMINARY PLAT
STEPHENS TOWN CROSSING

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5 COMMON AREA/HOA LOTS
BEING 120.133 ACRES OUT OF THE
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Contact: Chris Wall, P.E.
TBPE No. F-438 TBPLS No. 10076000

MATCHLINE SEE SHEET 2.01



CONSTRUCTION OF BELZ ROAD Lanes WEST OF HOLLY ROAD INTERSECTION TO BE DELAYED UNTIL TIME OF RAILROAD CROSSING

CONSTRUCT BARRICADES AT STREET HEADER FOR BELZ ROAD ON BOTH THE EAST AND WEST SIDES OF THE STREET. BARRICADES TO REMAIN IN PLACE UNTIL BELZ ROAD IS EXTENDED.

EXISTING LEGEND DRIVE STREET STUB BUILT WITH SANGER CIRCLE PHASE 4 TO REMAIN. NO STREET CONNECTION WITH PROPOSED STEPHENS TOWN CROSSING DEVELOPMENT.

CONNECT TO EX. STREET HEADER AT JOSHUA DRIVE THAT WAS BUILT WITH SANGER CIRCLE PHASE 4.

END PAVEMENT FOR BELZ ROAD AT SOUTHERN PROPERTY LINE FOR FUTURE EXTENSION SOUTH TO CHAPMAN DRIVE

PRELIMINARY PAVING

**PRELIMINARY
FOR REVIEW ONLY**
NOT FOR CONSTRUCTION OR PERMIT PURPOSES

ENGINEER: Chris Wall, P.E.
P.E. No. 123372 Date: 02/01/2022

**PRELIMINARY PLAT
STEPHENS TOWN CROSSING**

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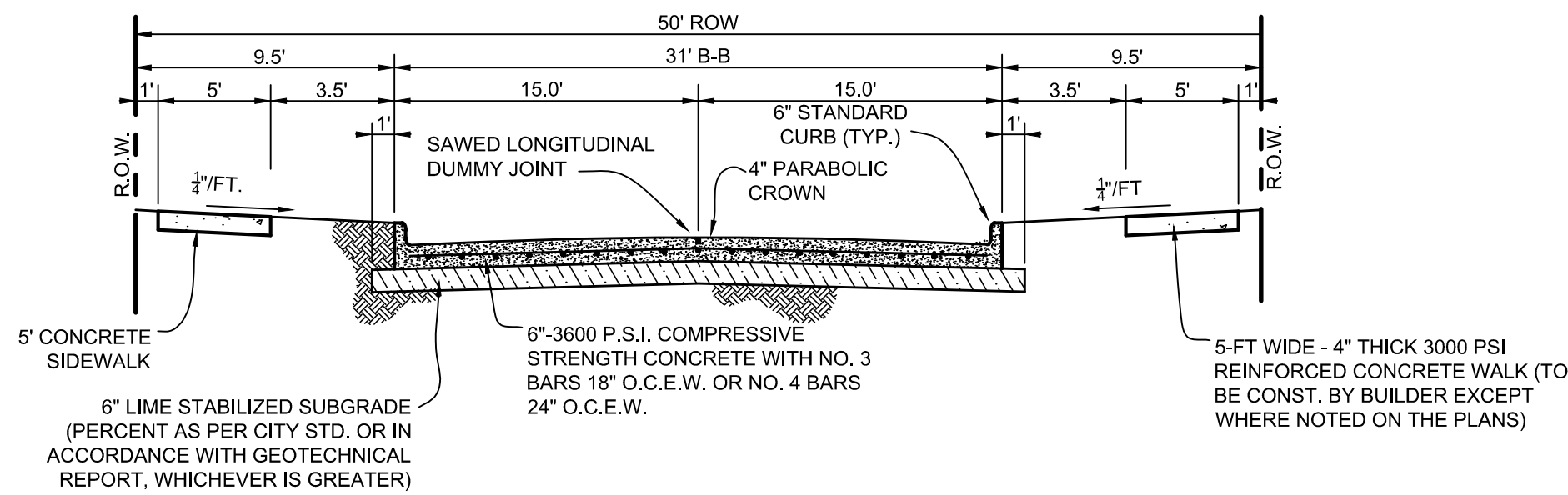
Date: JULY 17, 2024

Sheet 2.02

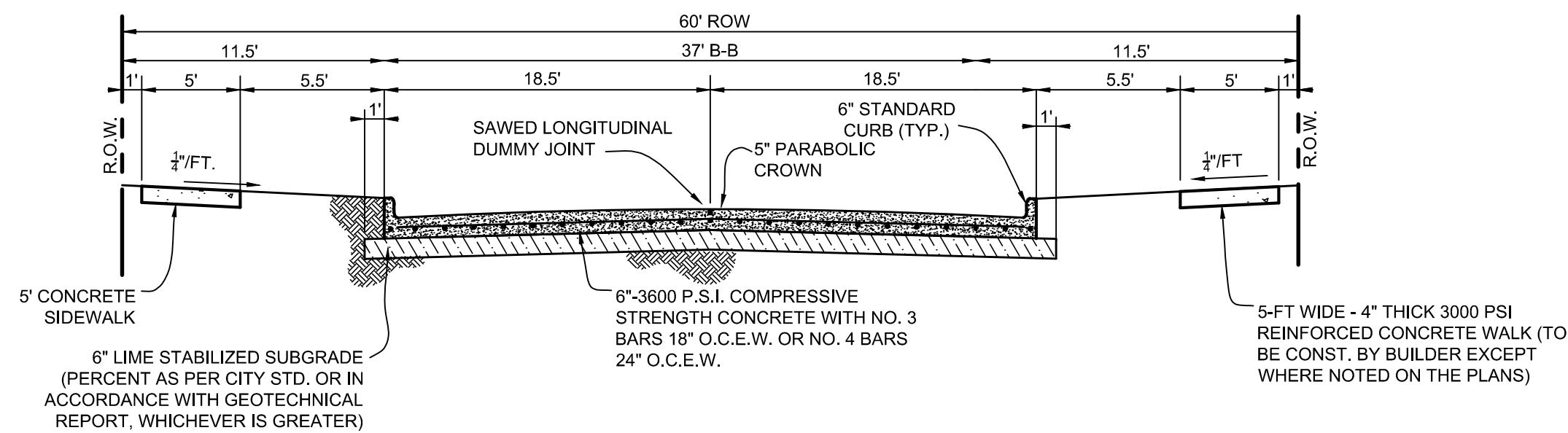
JB PARTNERS, INC.

STEPHENS TOWN CROSSING

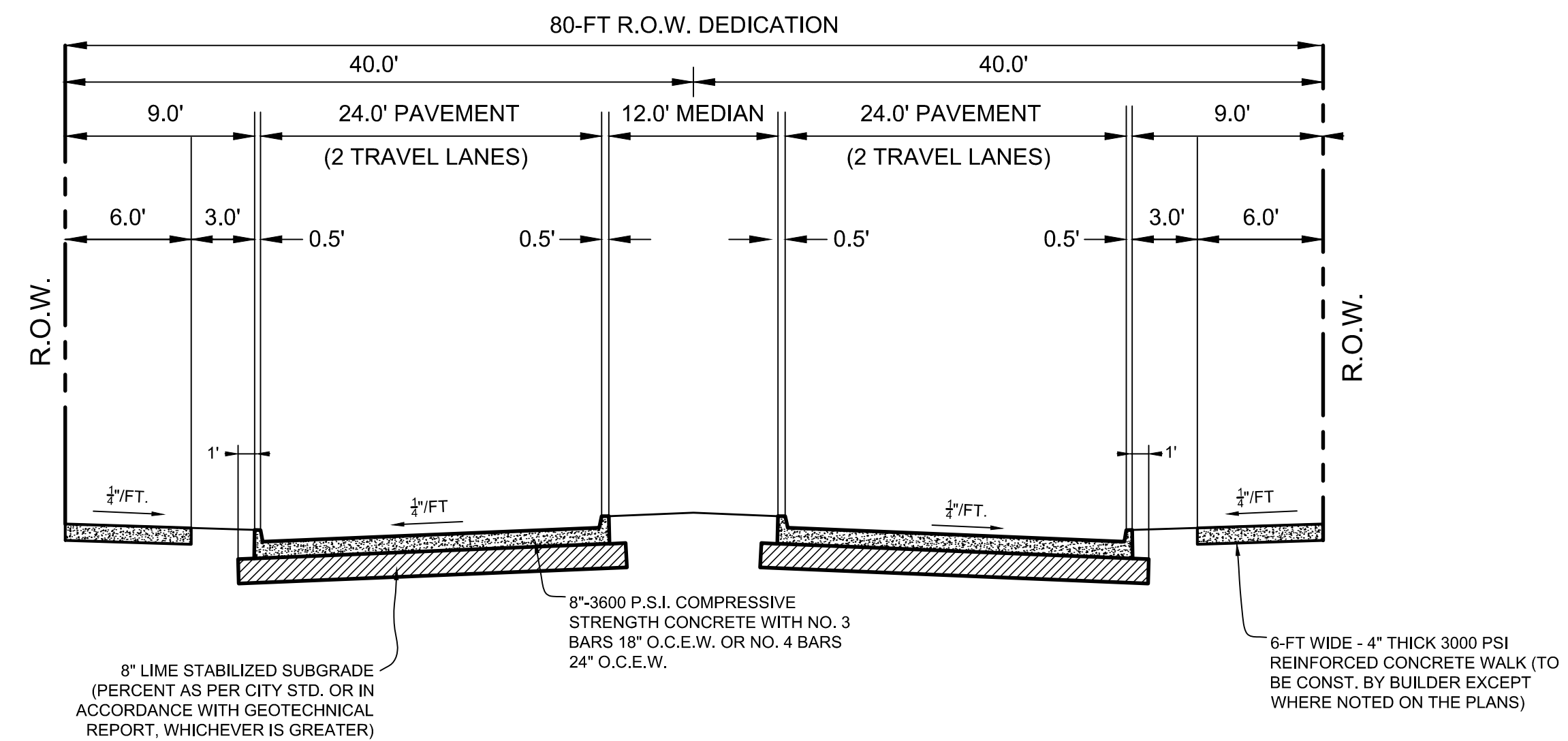
JB PARTNERS, INC.



50' ROW - 31' B-B
TYPICAL PAVEMENT SECTION
N.T.S.



60' ROW - 37' B-B
TYPICAL PAVEMENT SECTION
N.T.S.



80' ROW - 2-25' B-B
TYPICAL PAVEMENT SECTION
N.T.S.

PRELIMINARY PAVING

PRELIMINARY
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ENGINEER: Chris Wall, P.E.
P.E. No. 123372 Date: 07/17/2024

PRELIMINARY PLAT
STEPHENS TOWN CROSSING

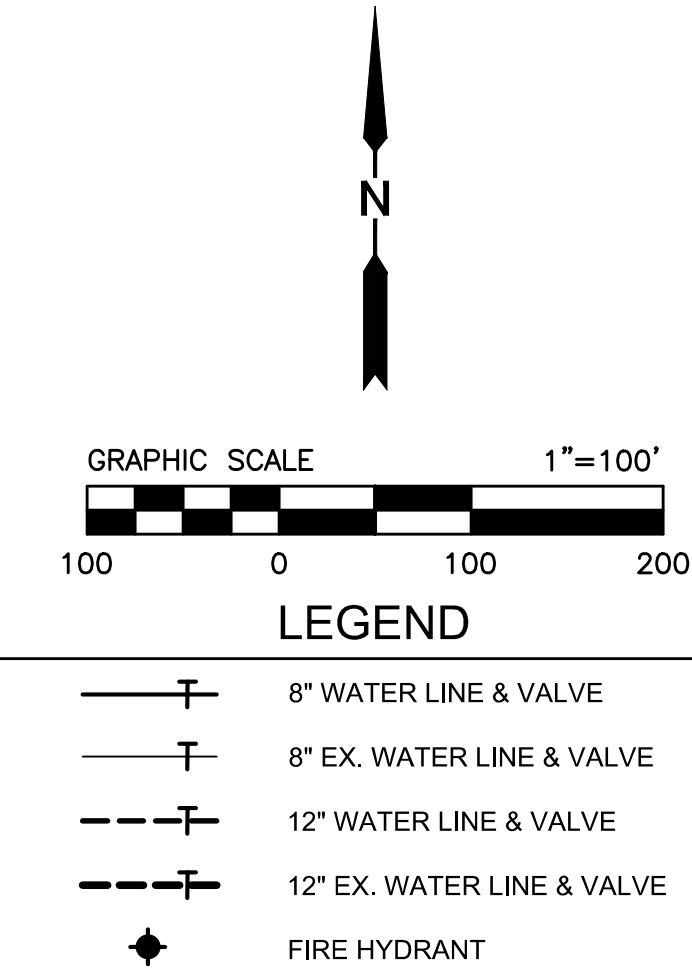
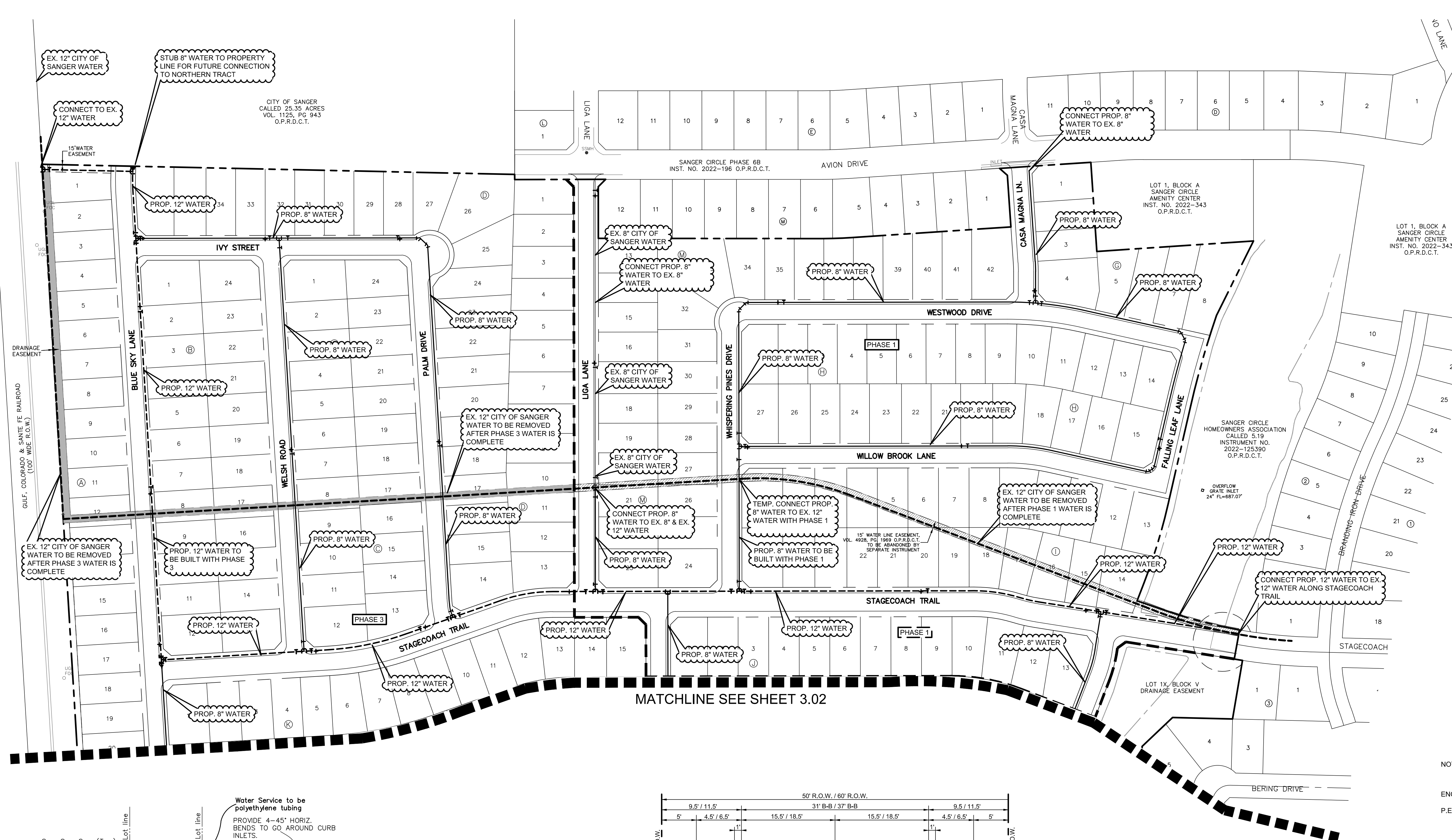
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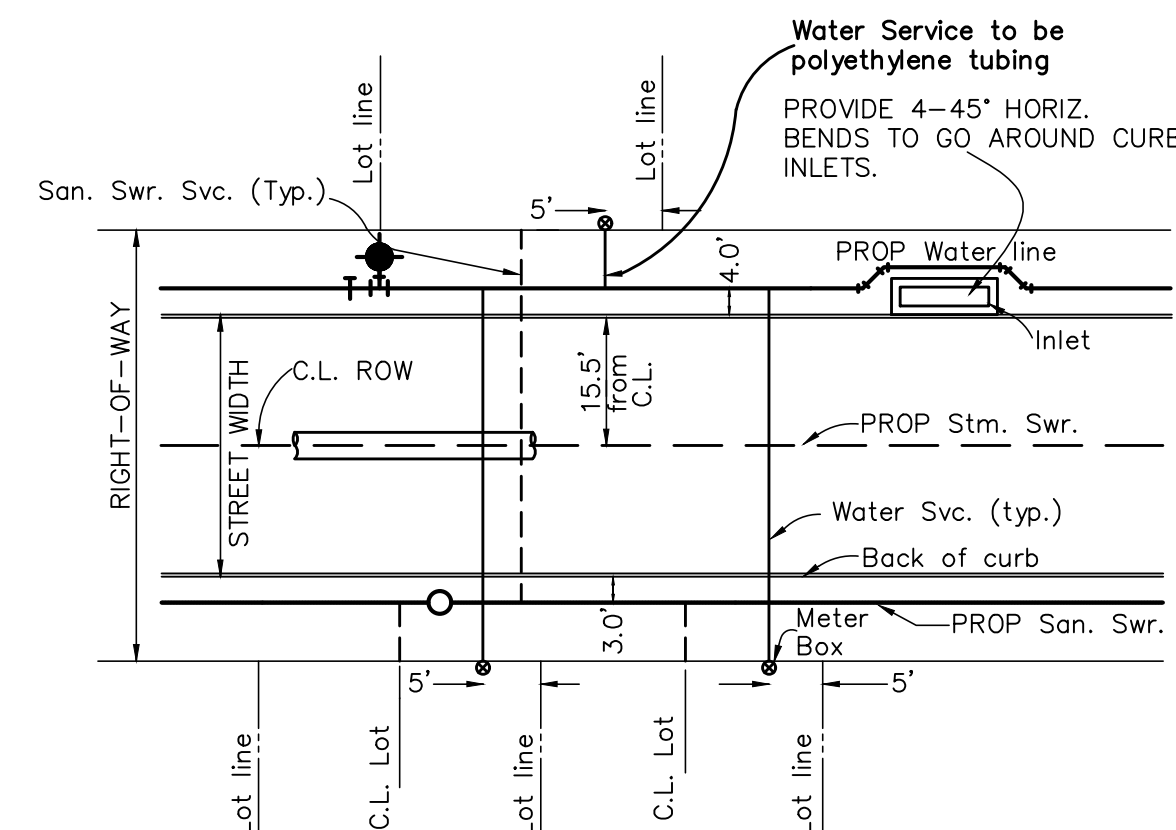
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TBPE No. F-438 TBPLS No. 10076000

Date: JULY 17, 2024

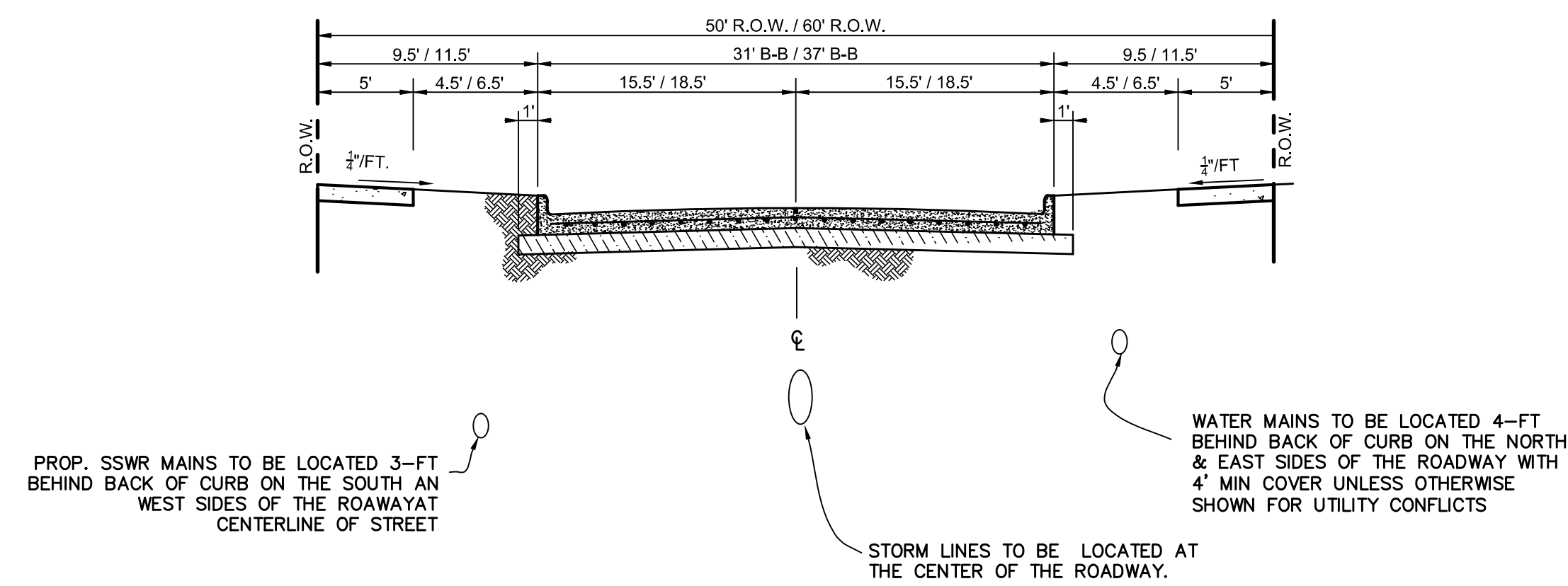
Sheet 2.03



LEGEND	
	8" WATER LINE & VALVE
	8" EX. WATER LINE & VALVE
	12" WATER LINE & VALVE
	12" EX. WATER LINE & VALVE
	FIRE HYDRANT



TYPICAL LOCATION DETAIL
N.T.S.



UTILITY LOCATION
50' ROW-31' B-B & 60' ROW-37' B-B
N.T.S.

PRELIMINARY WATER

PRELIMINARY
FOR REVIEW ONLY
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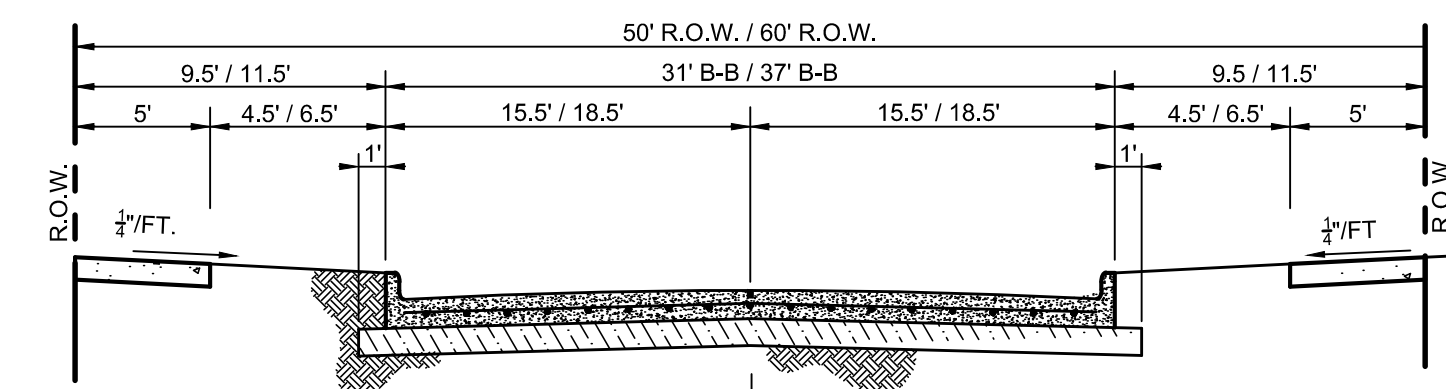
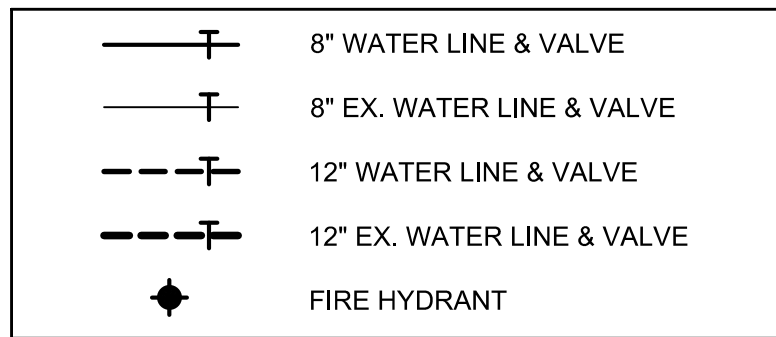
ENGINEER: Chris Wall, P.E.
P.E. No. 123372 Date: 07/17/2024

PRELIMINARY PLAT
STEPHENS TOWN CROSSING

427 RESIDENTIAL LOTS
5 COMMON AREA/HOA LOTS
BEING 120.133 ACRES OUT OF THE
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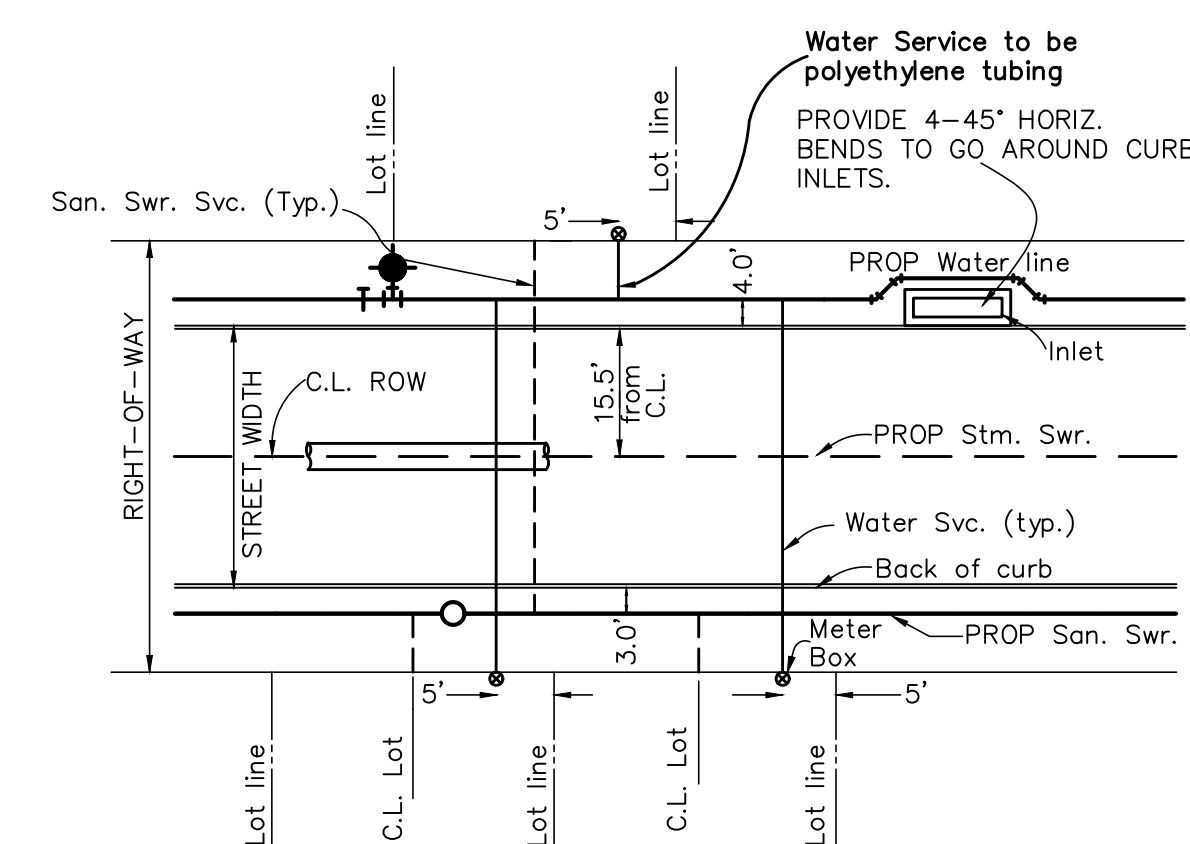
PROP. SSWR MAINS TO BE LOCATED 3-FT
BEHIND BACK OF CURB ON THE SOUTH AND
WEST SIDES OF THE ROADWAY AT
CENTERLINE OF STREET

STORM LINES TO BE LOCATED AT THE CENTER OF THE ROADWAY.

WATER MAINS TO BE LOCATED 4-FT
BEHIND BACK OF CURB ON THE NORTH
& EAST SIDES OF THE ROADWAY WITH
4' MIN COVER UNLESS OTHERWISE
SHOWN FOR UTILITY CONFLICTS

MATCHLINE SEE SHEET 2.01

UTILITY LOCATION
50' ROW-31' B-B & 60' ROW-37' B-B
N.T.S.



TYPICAL LOCATION DETAIL
N.T.S.

PRELIMINARY WATER

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION OR PERMIT PURPOSES

ENGINEER: Chris Wall, P.E.

P.E. No. 123372 Date: 07/17/2024

PRELIMINARY PLAT
STEPHENS TOWN CROSSING

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5 COMMON AREA/HOA LOTS
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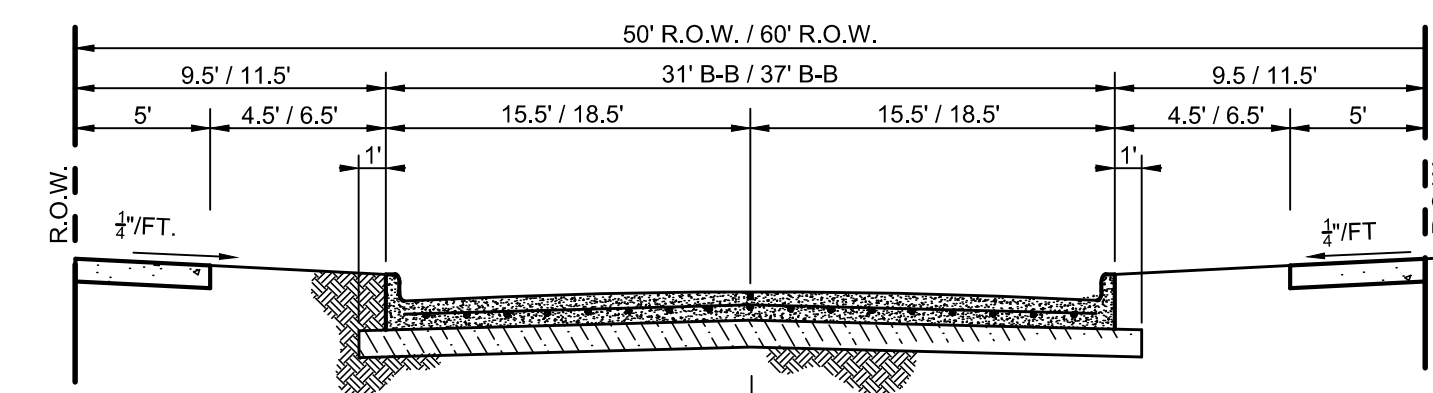
Date: JULY 17, 2024

Sheet 3.02

JBI PROJECT # FOR005

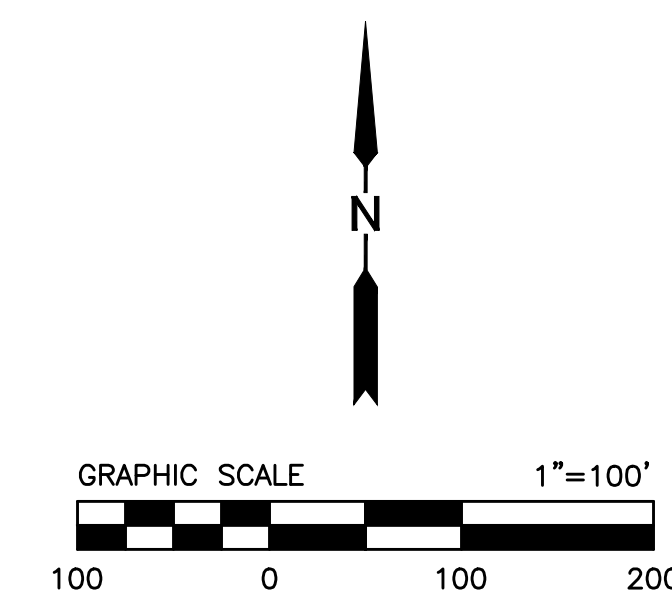
STEPHEN TOWN CROSSING

JUBI PARTNERS, INC.



WATER MAINS TO BE LOCATED 4-FT
BEHIND BACK OF CURB ON THE NORTH
& EAST SIDES OF THE ROADWAY WITH
4' MIN COVER UNLESS OTHERWISE
SHOWN FOR UTILITY CONFLICTS

STORM LINES TO BE LOCATED AT THE CENTER OF THE ROADWAY.



LEGEND

• SANITARY SEWER LINE

SANITARY SEWER MANHOLE

UTILITY LOCATION
50' ROW-31' B-B & 60' ROW-37' B-B

N.T.S.

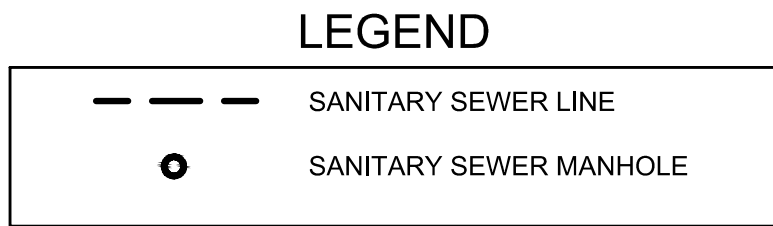
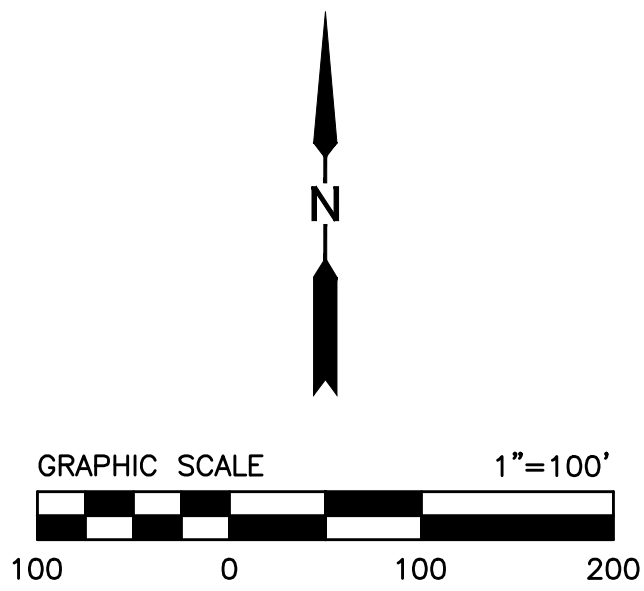
N.T.S.



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TBPE No. F-438 TBPLS No. 10076000

Date: JULY 17, 2024

Sheet 4.01



MATCHLINE SEE SHEET 4.01

UTILITY LOCATION

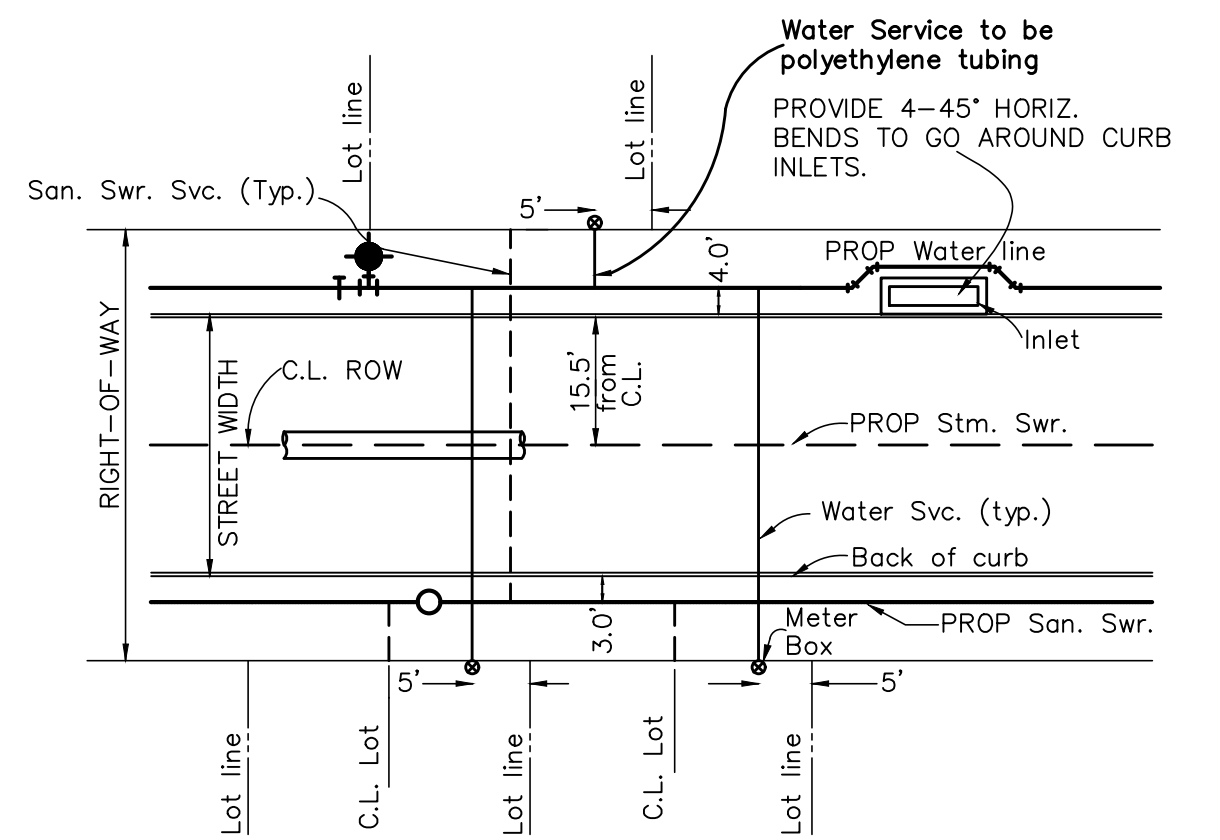
50' ROW-31' B-B & 60' ROW-37' B-B

N.T.S.

PROP. SSWR MAINS TO BE LOCATED 3-FT BEHIND BACK OF CURB ON THE SOUTH AN WEST SIDES OF THE ROADWAY AT CENTERLINE OF STREET

STORM LINES TO BE LOCATED AT THE CENTER OF THE ROADWAY.

WATER MAINS TO BE LOCATED 4-FT BEHIND BACK OF CURB ON THE NORTH & EAST SIDES OF THE ROADWAY WITH 4' MIN COVER UNLESS OTHERWISE SHOWN FOR UTILITY CONFLICTS



TYPICAL LOCATION DETAIL

N.T.S.

PRELIMINARY SEWER

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION OR PERMIT PURPOSES

ENGINEER: Chris Wall, P.E.
P.E. No. 123372 Date: 07/17/2024

PRELIMINARY PLAT
STEPHENS TOWN CROSSING

427 RESIDENTIAL LOTS
5 COMMON AREA/HOA LOTS
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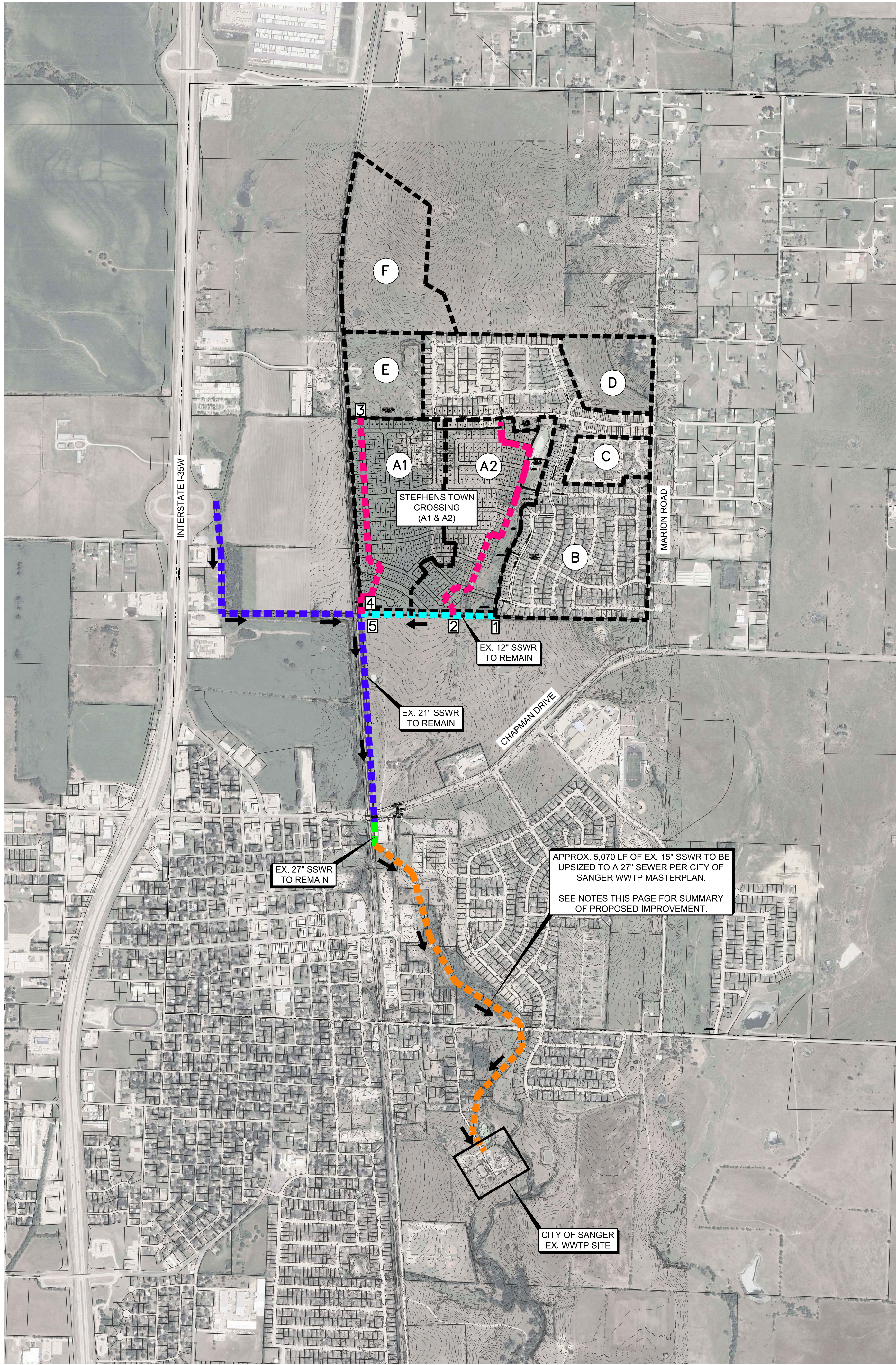
Date: JULY 17, 2024

Sheet 4.02

JB PARTNERS, INC.

STEPHENS TOWN CROSSING

JB PARTNERS, INC.



- PROP. ONSITE SSWR MAIN
- EX. OFFSITE 12-INCH SSWR MAIN
- EX. OFFSITE 15-INCH SSWR MAIN
- EX. OFFSITE 21-INCH SSWR MAIN
- EX. OFFSITE 27-INCH SSWR MAIN

Flow Calculations														
Domestic Single Family Flow														
Area No.	Area Description	Area Acres	Lot Count	Person/Unit	Gal/Acre	Living Unit Equivalent (3.5 persons per unit)	Unit Flowrate GPD	Average Service Flow MGD	Peak Factor	Peak Flowrate MGD	Infiltration (650 GPD/Ac.) MGD	Total Flowrate MGD	Area No.	
A1	STC PROPOSED SINGLE FAMILY	55.36	241	3.5		844	100	0.084	3.0	0.253	0.036	0.289	A1	
A2	STC PROPOSED SINGLE FAMILY	64.77	186	3.5		651	100	0.065	3.0	0.195	0.042	0.237	A2	
B	EXISTING SINGLE FAMILY	133.65	455	3.5		1593	100	0.159	3.0	0.478	0.087	0.565	B	
C	EXISTING MULTI-FAMILY	13.69	274	3.0		822	100	0.082	3.0	0.247	0.009	0.255	C	
D	FUTURE SINGLE-FAMILY	23.60	83	3.5		291	100	0.029	3.0	0.087	0.015	0.102	D	
E	FUTURE SINGLE-FAMILY	25.20	89	3.5		312	100	0.031	3.0	0.093	0.016	0.110	E	
F	FUTURE INDUSTRIAL	53.61	-	-	3150.0	-	-	0.169	3.0	0.507	0.035	0.541	F	
TOTAL						4511	-	-	-	1.860	-	2.100		

Capacity Calculations for Ultimate Buildout						
Design Point	Contributing Area No.	Total Cumulative Flowrate MGD	Pipe Size inches	Pipe Slope ft/ft	Capacity MGD	Percent Full %
1	B, C, D	0.9226	12	0.0020	1.029	90%
2	B, C, D, A2	1.1600	12	0.0300	1.260	92%
3	E, F	0.6513	10	0.0500	1.000	65%
4	E, F, A1	0.9403	10	0.0500	1.000	94%
5	A1, A2, B, C, D, E, F	2.1003	21	0.0100	10.2300	21%

Sewer Calculations

LAND USE ASSUMPTIONS

- Multifamily
 - Person/Unit: 3.0
 - Unit Flowrate: 100 gal/person/day
- Single Family Residence
 - Person/Unit: 3.0
 - Unit Flowrate: 100 gal/person/day
- Industrial
 - Gal/Acre: 3,150

PEAKING FACTOR

Harmans Equation

$$PF = 1 + (14 / (1 + Population/1000))$$
$$PF = 1 + (14 / (1 + 4,511/1000))$$
$$PF = 2.6 > 3$$

INFILTRATION

$$Q_i = (Unit\ Flowrate) \cdot A / 1000000$$
$$Q_i \sim Flow\ in\ m.g.d.$$
$$Unit\ Flowrate = 650\ gal/acre/day$$
$$A \sim Area\ (Ac.)$$

NOTES:

1. Assumptions of future land use for all undeveloped areas that gravity sewer to the existing system were based upon the City of Sanger Future Land Use Map.

UPGRADE OF EXISTING 15-INCH SEWER LINE TO 27-INCH

OPTION 1
Construct the up-sized 27-inch sewer line parallel to the existing 15-inch sewer line and within the existing easement.

OPTION 2
Replace the existing 15-inch sewer line with the 27-inch line in the same location by constructing the 27-inch line in segments while pumping existing flows around each segment of upsizing until complete.

PRELIMINARY SEWER

PRELIMINARY FOR REVIEW ONLY

NOT FOR CONSTRUCTION OR PERMIT PURPOSES

ENGINEER: Chris Wall, P.E.

P.E. No. 123372 Date: 07/17/2024

PRELIMINARY PLAT

STEPHENS TOWN CROSSING

427 RESIDENTIAL LOTS

5 COMMON AREA/HOA LOTS

BEING 120.133 ACRES OUT OF THE REUBEN BEBEE SURVEY, ABSTRACT NO. 29

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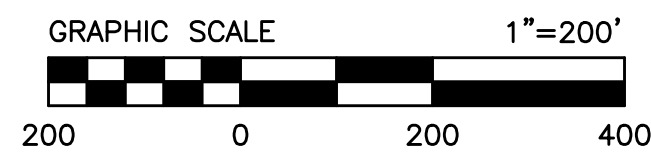
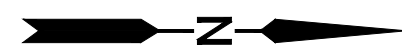
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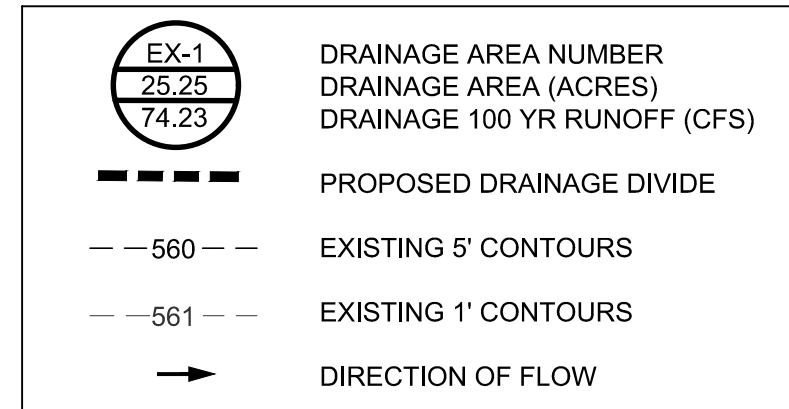
TBPE No. F-438 TBPLS No. 10076000

Date: JULY 17, 2024

Sheet 4.03



LEGEND



Drainage Design Theory
for Proposed Conditions

Rational Method

$Q = C \cdot I \cdot A$
 $Q \sim$ Flow in c.f.s.(10-year Frequency)
 $I \sim$ 10 yr. Intensity for
 $T_c = 15$ min (6.60 in./hr)
 $Q \sim$ Flow in c.f.s.(100-year Frequency)
 $I \sim$ 100 yr. Intensity for
 $T_c = 15$ min (9.60 in./hr)
 $A \sim$ Area (Ac.)
 $C \sim$ Coefficients of runoff :
• (0.55 - Single Family Residential)
• (0.30 - Existing Open Space)

PRELIMINARY DRAINAGE
EXISTING DRAINAGE AREA MAP

PRELIMINARY
FOR REVIEW ONLY

NOT FOR CONSTRUCTION OR PERMIT PURPOSES

ENGINEER: Chris Wall, P.E.

P.E. No. 123372 Date: 07/17/2024

PRELIMINARY PLAT
STEPHENS TOWN CROSSING

427 RESIDENTIAL LOTS
5 COMMON AREA/HOA LOTS

BEING 120.133 ACRES OUT OF THE
REUBEN BEBEE SURVEY, ABSTRACT NO. 29

CITY OF SANGER,
DENTON COUNTY, TEXAS

FORESTAR (USA)
REAL ESTATE GROUP, INC. OWNER/DEVELOPER
2221 E. Lamar Blvd. Suite 790 (817) 769-1860
Arlington, Texas 76006
Contact: Kevin Lazares

JB PARTNERS, INC. SURVEYOR/ENGINEER
2121 Midway Road, Suite 300 (972) 248-7676
Carrollton, Texas 75006
Contact: Chris Wall, P.E.
TBPE No. F-438 TBPLS No. 10076000

Date: JULY 17, 2024

Sheet 5.01

EXISTING RUNOFF CALCULATIONS

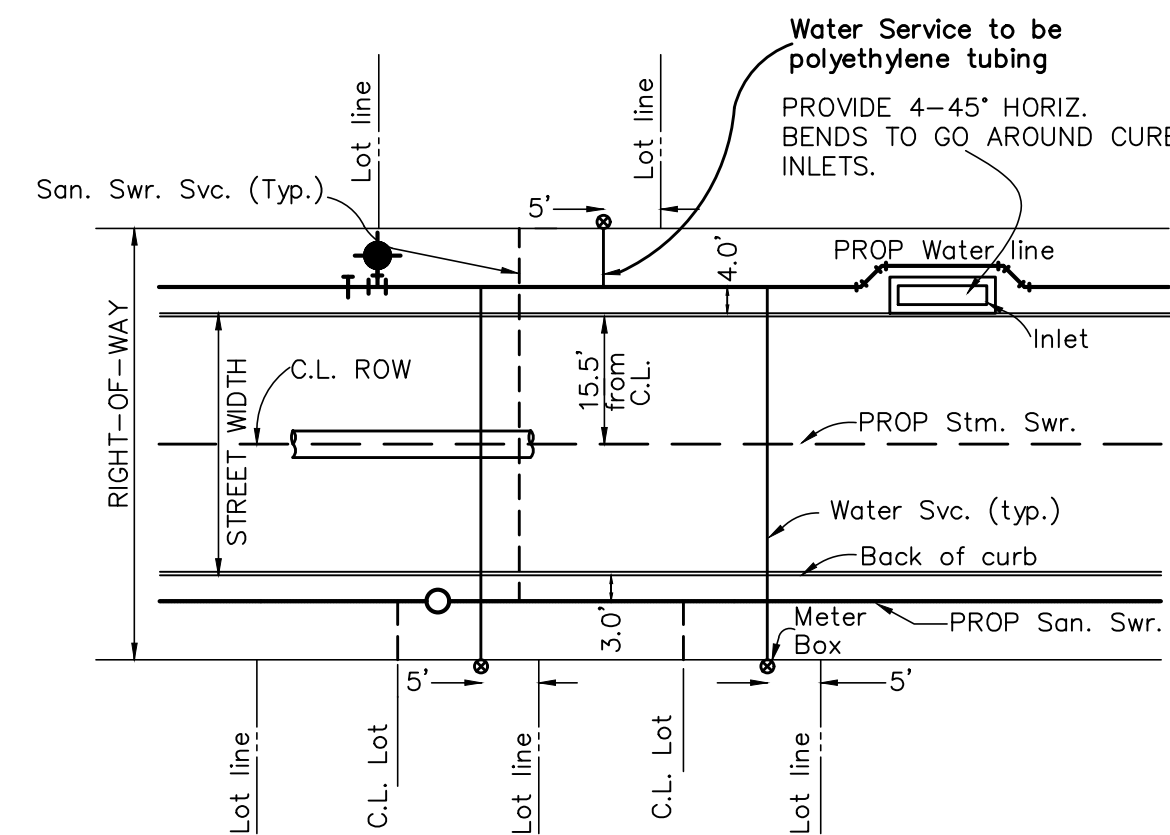
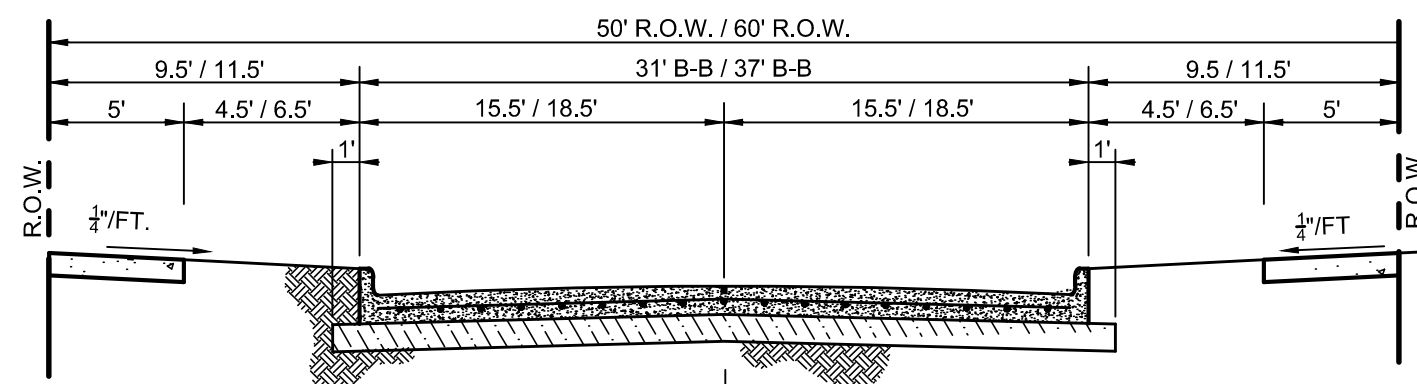
Drainage Area ID	Area (Acres) A	Runoff Coefficient "C"	Time of Concentration (minutes) Tc	Intensity (in./hr.) "I ₁₀ "	Discharge (c.f.s.) "Q ₁₀ "	Intensity (in./hr.) "I ₁₀₀ "	Discharge (c.f.s.) "Q ₁₀₀ "	Comment
EX-A	72.89	0.30	15	6.60	144.32	9.60	209.92	Existing Open Space
EX-B	47.24	0.30	15	6.60	93.54	9.60	136.05	Existing Open Space
OS-1	73.90	0.30	15	6.60	146.32	9.60	212.83	Offsite Existing Open Space
TOTAL	194.0				384.18		558.81	



JB PARTNERS, INC. PROJECT # FOR005

STEPHENS TOWN CROSSING

JB PARTNERS, INC.



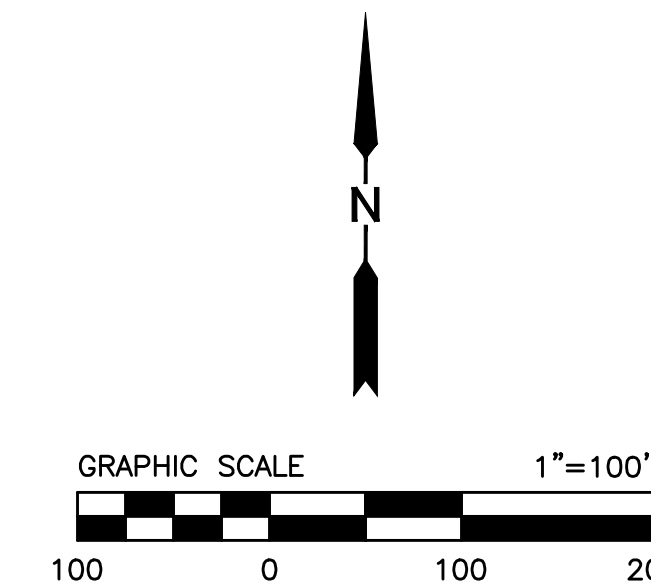
PROP. SSWR MAINS TO BE LOCATED 3'-FT BEHIND BACK OF CURB ON THE SOUTH AND WEST SIDES OF THE ROADWAY AT CENTERLINE OF STREET

WATER MAINS TO BE LOCATED 4'-FT BEHIND BACK OF CURB ON THE NORTH & EAST SIDES OF THE ROADWAY WITH 4' MIN COVER UNLESS OTHERWISE SHOWN FOR UTILITY CONFLICTS

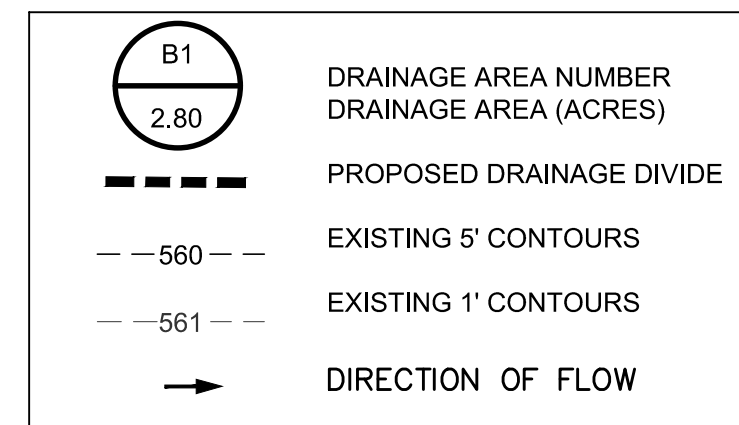
STORM LINES TO BE LOCATED AT THE CENTER OF THE ROADWAY.

UTILITY LOCATION 50' ROW-31' B-B & 60' ROW-37' B-B N.T.S.

TYPICAL LOCATION DETAIL N.T.S.



LEGEND



Drainage Design Theory for Proposed Conditions

Rational Method

$Q = C \cdot I \cdot A$
Q ~ Flow in c.f.s. (10-year Frequency)
I ~ 10 yr. Intensity for
 $T_c = 15 \text{ min (6.60 in./hr)}$
Q ~ Flow in c.f.s. (100-year Frequency)
I ~ 100 yr. Intensity for
 $T_c = 15 \text{ min (9.60 in./hr)}$
A ~ Area (Ac.)
C ~ Coefficients of runoff:
• (0.55 - Single Family Residential)
• (0.30 - Existing Open Space)

PRELIMINARY SEWER PROPOSED DRAINAGE AREA MAP PRELIMINARY FOR REVIEW ONLY NOT FOR CONSTRUCTION OR PERMIT PURPOSES

ENGINEER: Chris Wall, P.E.
P.E. No. 123372 Date: 07/17/2024

PRELIMINARY PLAT STEPHENS TOWN CROSSING

427 RESIDENTIAL LOTS
5 COMMON AREA/HOA LOTS
BEING 120.133 ACRES OUT OF THE
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TBPE No. F-438 TBPLS No. 10076000

Date: JULY 17, 2024

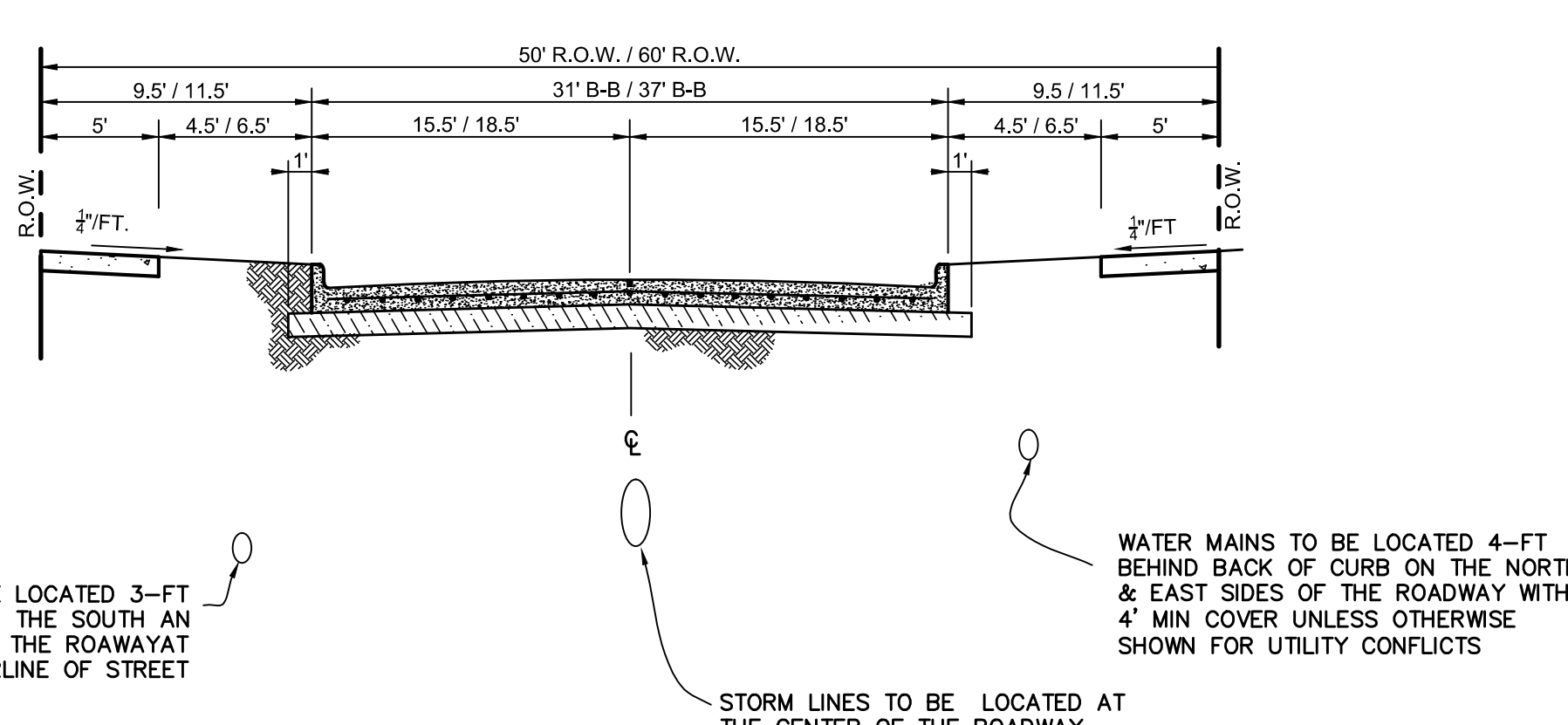
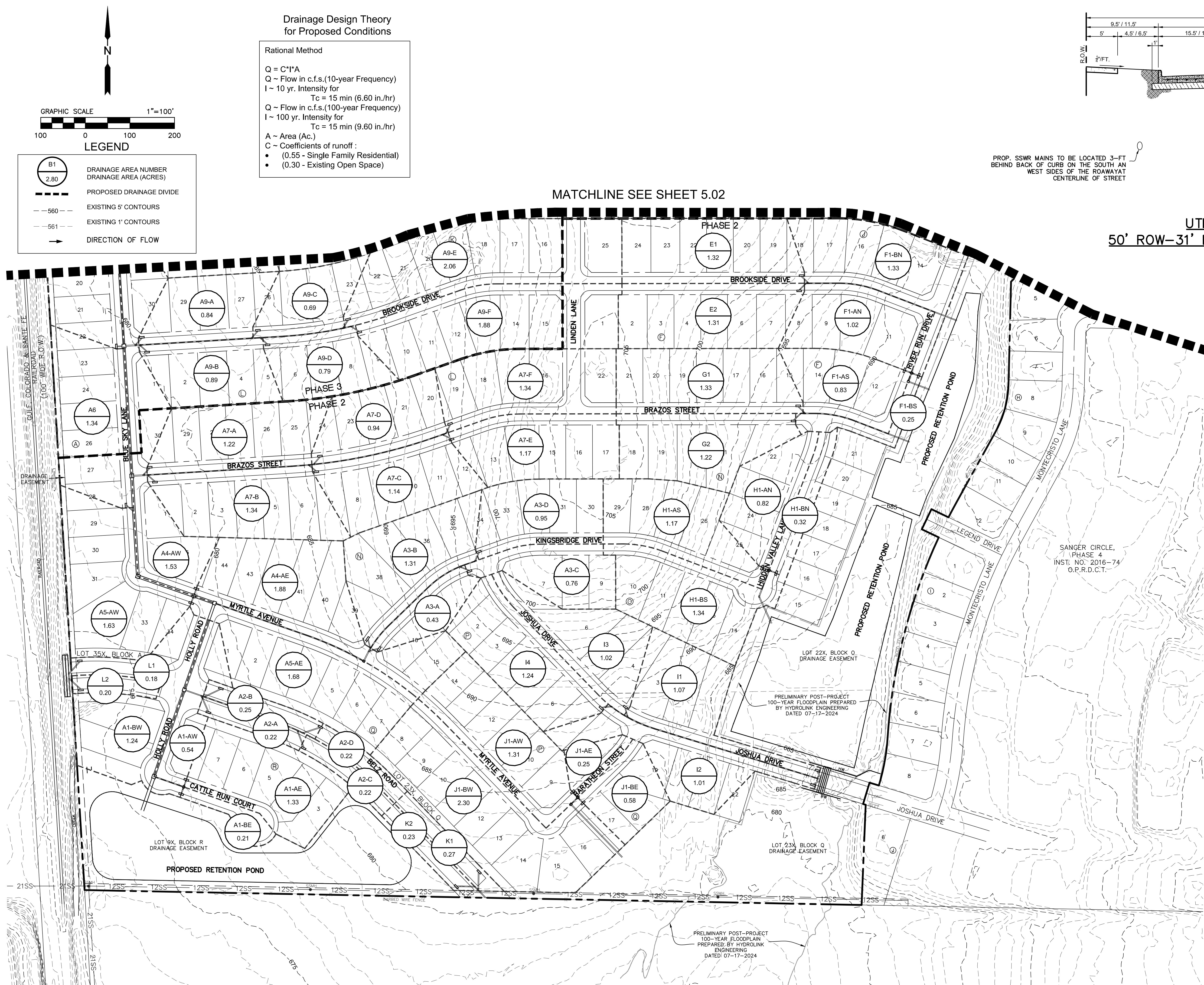
Sheet 5.02



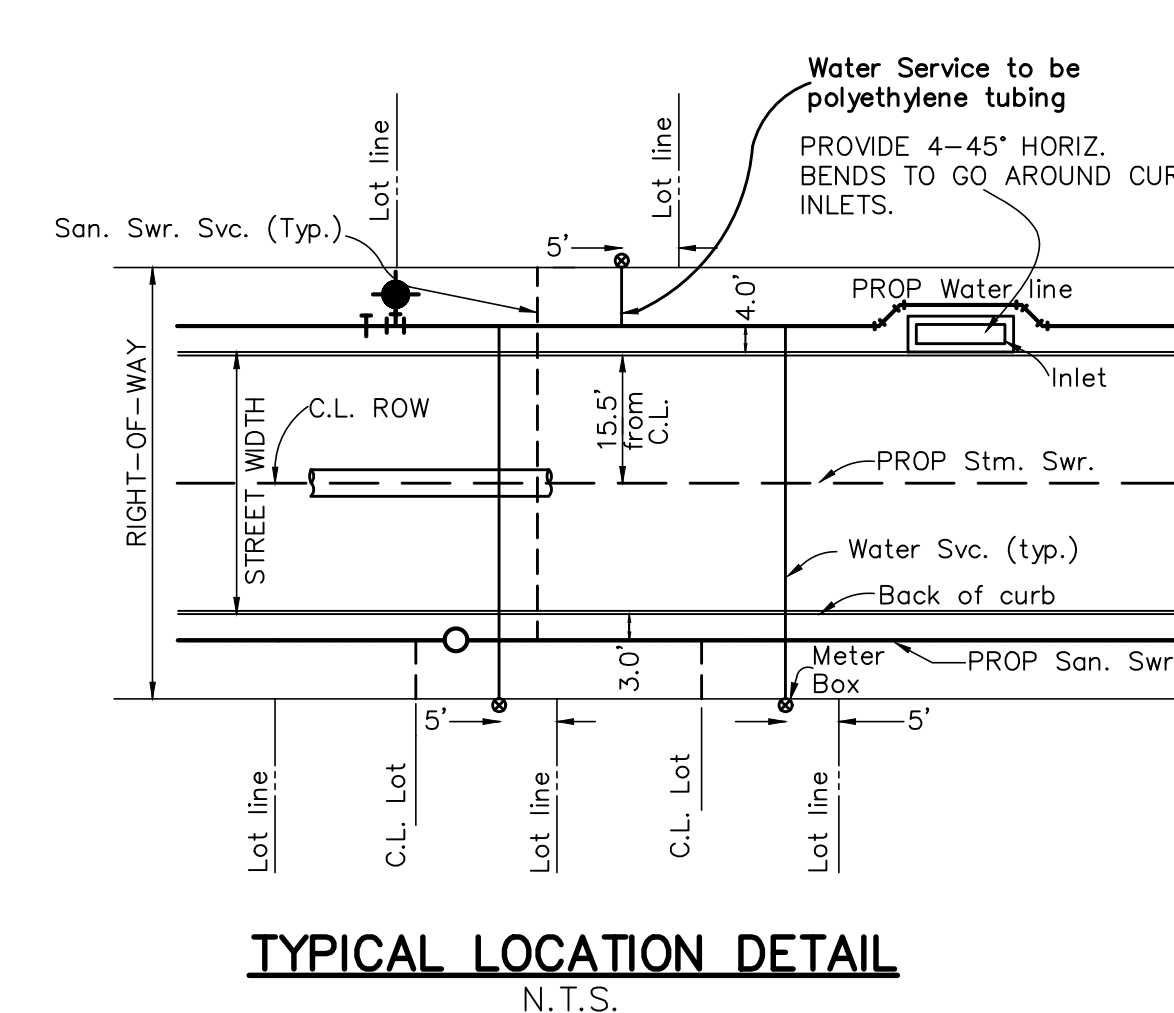
JB PARTNERS, INC. PROJECT # FOR005

STEPHENS TOWN CROSSING

JB PARTNERS, INC.



UTILITY LOCATION
50' ROW-31' B-B & 60' ROW-37' B-B
N.T.S.



**PRELIMINARY SEWER
PROPOSED DRAINAGE AREA MAP
PRELIMINARY
FOR REVIEW ONLY**
NOT FOR CONSTRUCTION OR PERMIT PURPOSES

ENGINEER: Chris Wall, P.E.
P.E. No. 123372 Date: 07/17/2024

**PRELIMINARY PLAT
STEPHENS TOWN CROSSING**
427 RESIDENTIAL LOTS
5 COMMON AREA/HOA LOTS
BEING 120.133 ACRES OUT OF THE
REUBEN BEBEE SURVEY, ABSTRACT NO. 29
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**FORESTAR (USA)
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JB PARTNERS, INC. **SURVEYOR/ENGINEER**
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Carrollton, Texas 75006
Contact: Chris Wall, P.E.
TBPE No. F-438 TBPLS No. 10076000

Date: JULY 17, 2024

Basin ID	Area	Runoff Coefficient	Time of Concentration	10-Year Intensity	10-Year Runoff	100-Year Intensity	100-Year Runoff	Comment
	A	C	Tc	I	Q	I	Q	
	(acres)	-	(min)	(in/hr)	(cfs)	(in/hr)2	(cfs)2	
A1-AE	1.33	0.55	15	6.60	4.83	9.60	7.02	Single Family
A1-AW	0.54	0.55	15	6.60	1.96	9.60	2.85	Single Family
A1-BE	0.21	0.55	15	6.60	0.76	9.60	1.11	Single Family
A1-BW	1.24	0.55	15	6.60	4.50	9.60	6.55	Single Family
A2-A	0.22	0.55	15	6.60	0.80	9.60	1.16	Belz Road
A2-B	0.25	0.55	15	6.60	0.91	9.60	1.32	Belz Road
A2-C	0.22	0.55	15	6.60	0.80	9.60	1.16	Belz Road
A2-D	0.22	0.55	15	6.60	0.80	9.60	1.16	Belz Road
A3-A	0.43	0.55	15	6.60	1.56	9.60	2.27	Single Family
A3-B	1.31	0.55	15	6.60	4.76	9.60	6.92	Single Family
A3-C	0.76	0.55	15	6.60	2.76	9.60	4.01	Single Family
A3-D	0.95	0.55	15	6.60	3.45	9.60	5.02	Single Family
A4-AE	1.88	0.55	15	6.60	6.82	9.60	9.93	Single Family
A4-AW	1.53	0.55	15	6.60	5.55	9.60	8.08	Single Family
A5-AE	1.68	0.55	15	6.60	6.10	9.60	8.87	Single Family
S5-AW	1.63	0.55	15	6.60	5.92	9.60	8.61	Single Family
A6	1.34	0.55	15	6.60	4.86	9.60	7.08	Single Family
A7-A	1.22	0.55	15	6.60	4.43	9.60	6.44	Single Family
A7-B	1.34	0.55	15	6.60	4.86	9.60	7.08	Single Family
A7-C	1.14	0.55	15	6.60	4.14	9.60	6.02	Single Family
A7-D	0.94	0.55	15	6.60	3.41	9.60	4.96	Single Family
A7-E	1.17	0.55	15	6.60	4.25	9.60	6.18	Single Family
A7-F	1.34	0.55	15	6.60	4.86	9.60	7.08	Single Family
A8	1.20	0.55	15	6.60	4.36	9.60	6.34	Single Family
A9-A	0.84	0.55	15	6.60	3.05	9.60	4.44	Single Family
A9-B	0.89	0.55	15	6.60	3.23	9.60	4.70	Single Family
A9-C	0.69	0.55	15	6.60	2.50	9.60	3.64	Single Family
A9-D	0.79	0.55	15	6.60	2.87	9.60	4.17	Single Family
A9-E	2.06	0.55	15	6.60	7.48	9.60	10.88	Single Family
A9-F	1.88	0.55	15	6.60	6.82	9.60	9.93	Single Family
A10-A	1.72	0.55	15	6.60	6.24	9.60	9.08	Single Family
A10-B	1.48	0.55	15	6.60	5.37	9.60	7.81	Single Family
A10-C	0.97	0.55	15	6.60	3.52	9.60	5.12	Single Family
A10-D	1.10	0.55	15	6.60	3.99	9.60	5.81	Single Family
A10-E	1.22	0.55	15	6.60	4.43	9.60	6.44	Single Family
A10-F	0.98	0.55	15	6.60	3.56	9.60	5.17	Single Family
A10-G	1.12	0.55	15	6.60	4.07	9.60	5.91	Single Family
A10-H	1.75	0.55	15	6.60	6.35	9.60	9.24	Single Family
A11	0.49	0.55	15	6.60	1.78	9.60	2.59	Single Family
A12	0.95	0.55	15	6.60	3.45	9.60	5.02	Single Family
A13-A	1.11	0.55	15	6.60	4.03	9.60	5.86	Single Family
A13-B	1.06	0.55	15	6.60	3.85	9.60	5.60	Single Family
A13-C	1.31	0.55	15	6.60	4.76	9.60	6.92	Single Family
A13-D	1.29	0.55	15	6.60	4.68	9.60	6.81	Single Family
A14	1.00	0.55	15	6.60	3.63	9.60	5.28	Single Family
A15	1.38	0.55	15	6.60	5.01	9.60	7.29	Single Family
A16	1.77	0.55	15	6.60	6.43	9.60	9.35	Single Family
A17-A	0.90	0.55	15	6.60	3.27	9.60	4.75	Single Family
A17-B	0.97	0.55	15	6.60	3.52	9.60	5.12	Single Family
A17-C	1.30	0.55	15	6.60	4.72	9.60	6.86	Single Family
A17-D	1.15	0.55	15	6.60	4.17	9.60	6.07	Single Family
A18	1.26	0.55	15	6.60	4.57	9.60	6.65	Single Family
A19	1.37	0.55	15	6.60	4.97	9.60	7.23	Single Family
A20	1.04	0.55	15	6.60	3.78	9.60	5.49	Single Family
A21	1.45	0.55	15	6.60	5.26	9.60	7.66	Single Family
Basin A Total	61.38				222.81		324.09	

PRELIMINARY DRAINAGE
DRAINAGE CALCULATIONS

PRELIMINARY
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ENGINEER: Chris Wall, P.E.

P.E. No. 123372 Date: 07/17/2024

PRELIMINARY PLAT
STEPHENS TOWN CROSSING

427 RESIDENTIAL LOTS
5 COMMON AREA/HOA LOTS
BEING 120.133 ACRES OUT OF THE
REUBEN BEBEE SURVEY, ABSTRACT NO. 29
CITY OF SANGER,
DENTON COUNTY, TEXAS

FORESTAR (USA)
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Contact: Chris Wall, P.E.
TBPE No. F-438 TBPLS No. 10076000

Date: JULY 17, 2024

Basin ID	Area	Runoff Coefficient	Time of Concentration	10-Year Intensity	10-Year Runoff	100-Year Intensity	100-Year Runoff	Comment
	A	C	Tc	I	Q	I	Q	
	(acres)	-	(min)	(in/hr)	(cfs)	(in/hr)2	(cfs)2	
B1-AN	1.54	0.55	15	6.60	5.59	9.60	8.13	Single Family
B1-AS	1.52	0.55	15	6.60	5.52	9.60	8.03	Single Family
B1-BN	1.19	0.55	15	6.60	4.32	9.60	6.28	Single Family
B1-BS	1.51	0.55	15	6.60	5.48	9.60	7.97	Single Family
B2	1.32	0.55	15	6.60	4.79	9.60	6.97	Single Family
B3	1.27	0.55	15	6.60	4.61	9.60	6.71	Single Family
Basin B Total	8.35				30.31		44.09	
C1	1.85	0.55	15	6.60	6.72	9.60	9.77	Single Family
C2	1.41	0.55	15	6.60	5.12	9.60	7.44	Single Family
C3	1.77	0.55	15	6.60	6.43	9.60	9.35	Single Family
Basin C Total	5.03				18.26		26.56	
D1	1.51	0.55	15	6.60	5.48	9.60	7.97	Single Family
D2	1.02	0.55	15	6.60	3.70	9.60	5.39	Single Family
D3	1.13	0.55	15	6.60	4.10	9.60	5.97	Single Family
D4	1.42	0.55	15	6.60	5.15	9.60	7.50	Single Family
D5	1.03	0.55	15	6.60	3.74	9.60	5.44	Single Family
D6	0.95	0.55	15	6.60	3.45	9.60	5.02	Single Family
D7	0.78	0.55	15	6.60	2.83	9.60	4.12	Single Family
D8	0.95	0.55	15	6.60	3.45	9.60	5.02	Single Family
Basin D Total	8.79				31.91		46.41	
E1	1.32	0.55	15	6.60	4.79	9.60	6.97	Single Family
E2	1.31	0.55	15	6.60	4.76	9.60	6.92	Single Family
Basin E Total	2.63				9.55		13.89	
F1-AN	1.02	0.55	15	6.60	3.70	9.60	5.39	Single Family
F1-AS	0.83	0.55	15	6.60	3.01	9.60	4.38	Single Family
F1-BN	1.33	0.55	15	6.60	4.83	9.60	7.02	Single Family
F1-BS	0.25	0.55	15	6.60	0.91	9.60	1.32	Single Family
Basin F Total	3.43				12.45		18.11	
G1	1.33	0.55	15	6.60	4.83	9.60	7.02	Single Family
G2	1.22	0.55	15	6.60	4.43	9.60	6.44	Single Family
Basin G Total	2.55				9.26		13.46	
H1-AN	0.82	0.55	15	6.60	2.98	9.60	4.33	Single Family
H1-AS	1.17	0.55	15	6.60	4.25	9.60	6.18	Single Family
H1-BN	0.32	0.55	15	6.60	1.16	9.60	1.69	Single Family
H1-BS	1.34	0.55	15	6.60	4.86	9.60	7.08	Single Family
Basin H Total	3.65				13.25		19.27	
I1	1.07	0.55	15	6.60	3.88	9.60	5.65	Single Family
I2	1.01	0.55	15	6.60	3.67	9.60	5.33	Single Family
I3	1.02	0.55	15	6.60	3.70	9.60	5.39	Single Family
I4	1.24	0.55	15	6.60	4.50	9.60	6.55	Single Family
Basin I Total	4.34				15.75		22.92	
J1-AE	0.25	0.55	15	6.60	0.91	9.60	1.32	Single Family
J1-AW	1.31	0.55	15	6.60	4.76	9.60	6.92	Single Family
J1-BE	0.58	0.55	15	6.60	2.11	9.60	3.06	Single Family
J1-BW	2.30	0.55	15	6.60	8.35	9.60	12.14	Single Family
Basin J Total	4.44				16.12		23.44	
K1	0.27	0.55	15	6.60	0.98	9.60	1.43	Belz Road
K2	0.23	0.55	15	6.60	0.83	9.60	1.21	Belz Raod
Basin K Total	0.50				1.82		2.64	
L1	0.18	0.55	15	6.60	0.65	9.60	0.95	Fut. Belz Road
L2	0.20	0.55	15	6.60	0.73	9.60	1.06	Fut. Belz Road
Basin L Total	0.38				1.38		2.01	
Total	105.47				382.86		556.88	

PRELIMINARY DRAINAGE
PROPOSED DRAINAGE AREA MAP

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ENGINEER: Chris Wall, P.E.

P.E. No. 123372 Date: 07/17/2024

PRELIMINARY PLAT
STEPHENS TOWN CROSSING

427 RESIDENTIAL LOTS
5 COMMON AREA/HOA LOTS

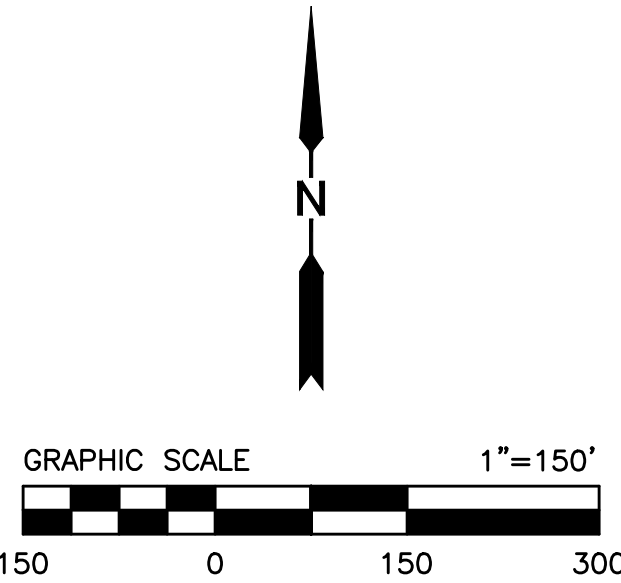
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TBPE No. F-438 TBPLS No. 10076000

Date: JULY 17, 2024



LEGEND

TYPE (XXX)
(XX)

AREA DELINEATION FOR CLUSTER BOX

CLUSTER BOX LOCATION

CLUSTER BOX TYPE (PER USPS)
(# OF HOMES)

NOTE:

- ALL CLUSTER BOXES TO BE INSTALLED PER USPS INSTALLATION GUIDE & PLANNING STANDARDS.
- CLUSTER BOX LOCATION TO NOT CONFLICT WITH ANY PUBLIC UTILITIES.

USPS CLUSTER BOX

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P.E. No. 123372 Date: 07/17/2024

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