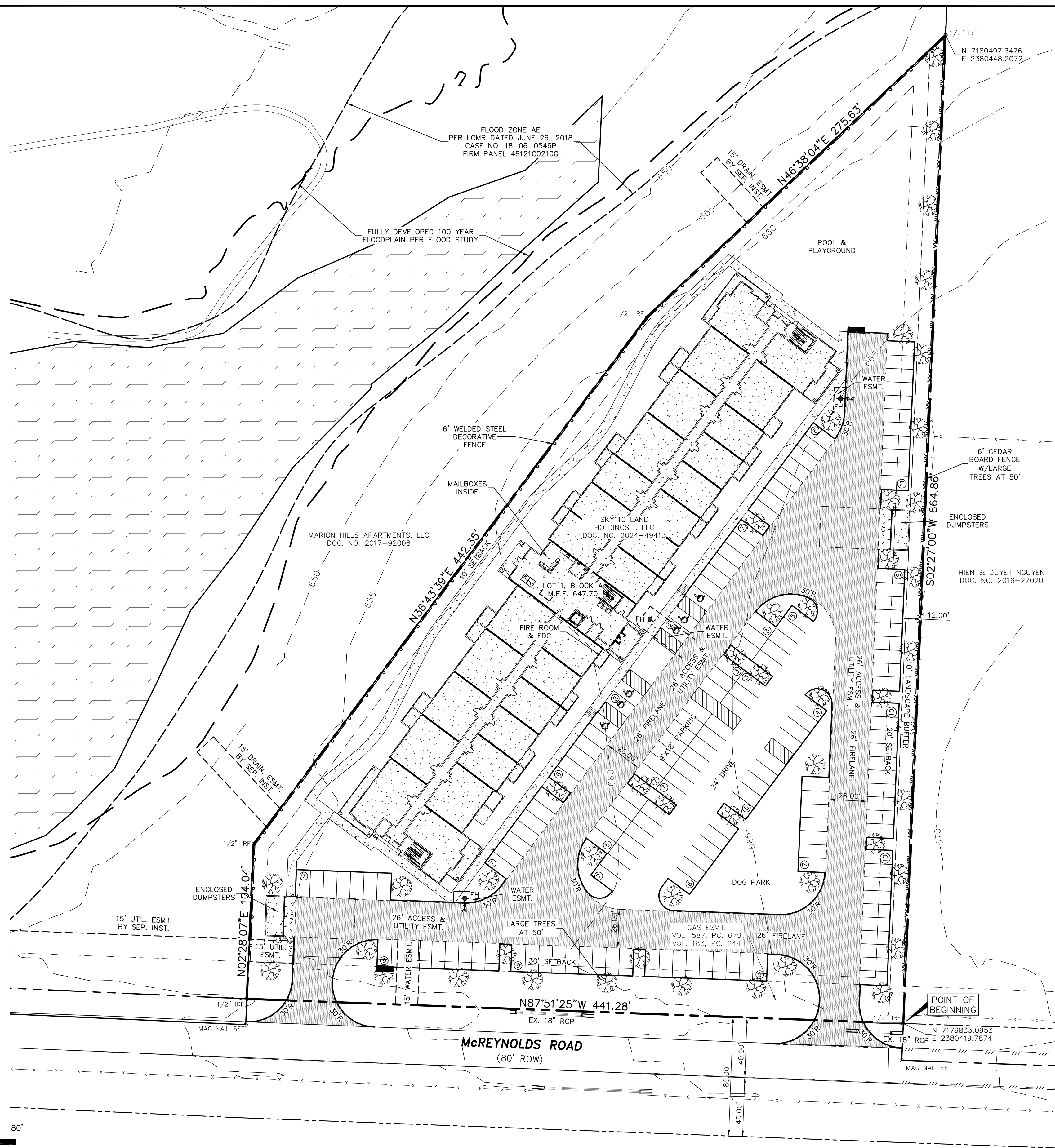




THENCE South 02°27'00" West with the west line of the Hien T. Nguyen and Duyet Nguyen tract a distance of 664.86 feet to the place of beginning, containing 4.135 acres, or 180,127 square feet of land.

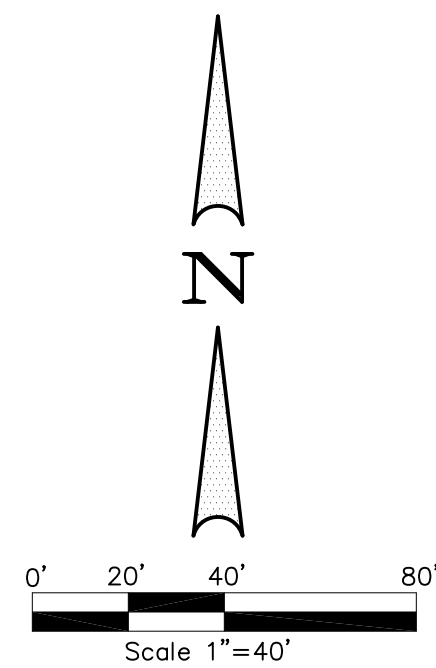
<u>LOT SETBACKS</u>	
FRONT	30'
EAST SIDE	20' (FUT. RESIDENTIAL)
REAR	10'
<u>REQ. LANDSCAPE BUFFERS</u>	
EAST SIDE	10' (FUT. RESIDENTIAL)

Preliminary Plat for Review Purposes Only	
Approved for Preparation of Final Plat	
City of Sanger, TX Planning & Zoning Commission	Date

- PLAT NOTES
1. All lots comply with the minimum size requirements of MP-2 multi-family residential.
 2. All lots may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.
 3. All common areas, drainage easements, and detention facilities will be owned and maintained by the HOA/POA. Any common area within the City's right-of-way will require a facilities agreement, to be reviewed and approved by the City.
 4. No portion of the selling lots or common areas may be metes and bounds is a violation of City ordinance and State Law and is subject to fines and withholding of utilities and building permits.
 5. This plat does not alter or remove existing deed restrictions, if any, on this property.
 6. The plat is subject to the current zoning code, according to Commission Panel No. 48121C02102g, dated APRIL 18 2011, of the National Flood Insurance Rate Maps for Denton County, Texas.
 7. The plat is intended to be used to create one multi-family lot.
 8. Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD '83)

Date: 6-26-24
Dwg Scale: 1"=40'
Dwg File: 0123001PPT.DWG
Project No. 0123001

PPT1



LEGEND	
PP	Power Pole
GW	Guy Wire
MH	Manhole
WV	Water Valve
TP	Telephone Pedestal
WM	Water Meter
FH	Fire Hydrant
LP	Light Pole
IV	Irrigation Valve
CO	Clean Out
AC	Air Conditioner
TV	Cable Box
SB	Signal Box
SP	Signal Pole
SN	Sign
IRF	Iron Rod Found
IRS	Iron Rod Set
SS	Sanitary Sewer
ST	Storm Drain

No.	Date	Revision	Approval					
Middleton & Assoc., LLC								
CONSULTING CIVIL ENGINEERS & LAND PLANNERS TSPE #1-10900 © Copyright 2024								
2785 ROCKBROOK DRIVE, SUITE 105 LEWISVILLE, TEXAS 75067 (972) 393-9800								
							A	

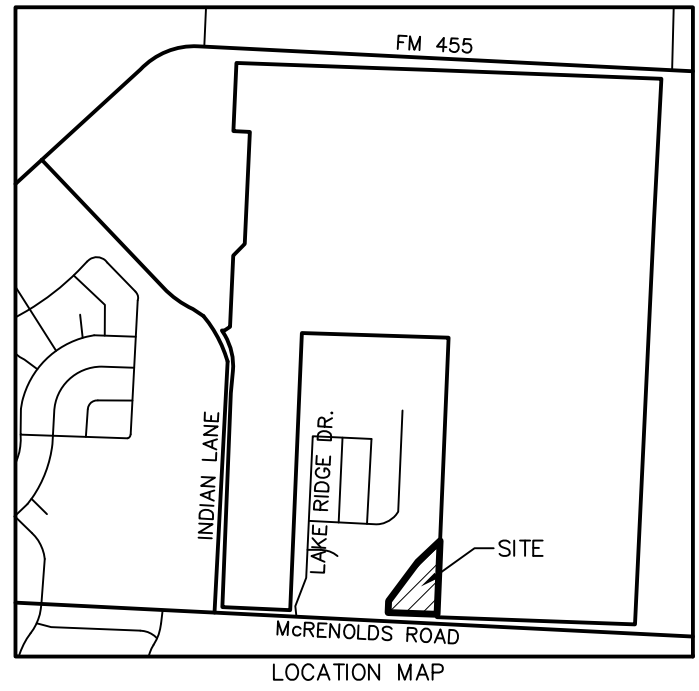
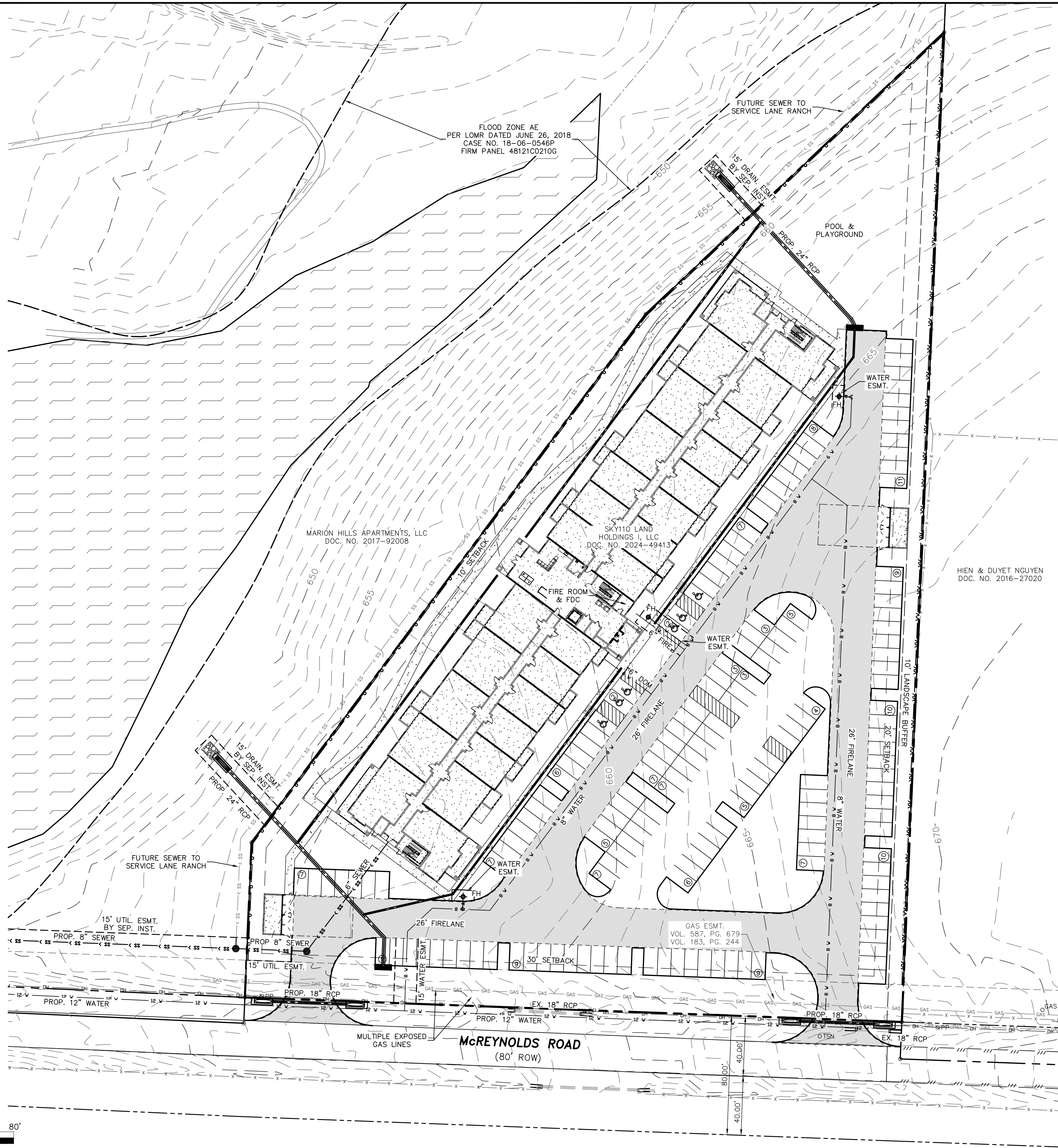
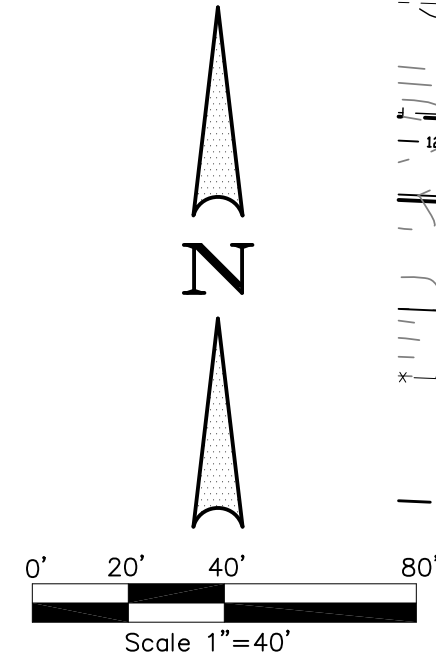
JOHN COWAN & ASSOCIATES, INC.
10147 CR 135 FLINT, TEXAS 75762 PH: (903) 581-2238
WWW.TXSURVEYS.COM
FIRM REGISTRATION CERTIFICATION NO. 10025500

PRELIMINARY PLAT

*LOT 1, BLOCK A - OASIS AT SANGER ADDITION
4.135 ACRES, 1 MULTI-FAMILY LOT
REUBEN BEBEE SURVEY, ABST. NO. 29
CITY OF SANGER, DEWTON, COUNTY, TEXAS*

Date: 6-26-24
Dwg Scale: 1"=40'
Dwg File: 0123001PPT.DWG
Project No. 0123001

PPT2



LEGEND	
PP	Power Pole
GW	Guy Wire
MH	Manhole
WV	Water Valve
TP	Telephone Pedestal
WM	Water Meter
FH	Fire Hydrant
LP	Light Pole
IV	Irrigation Valve
CO	Clean Out
AC	Air Conditioner
TV	Cable Box
SB	Signal Box
SP	Signal Pole
SN	Sign
IRF	Iron Rod Found
IRS	Iron Rod Set
SS	Sanitary Sewer
ST	Storm Drain

FLOOD NOTE

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48121C0210G dated APRIL 18 2011. This property does not lie within Flood Zone A.

This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the Engineer.

UTILI	Date: 6-26-24 Dwg Scale: 1"=40' Dwg File: 0123001PUTIL.DWG Project No. 0123001	PRELIMINARY UTILITY PLAN LOT 1, BLOCK 4 - OASIS AT SANGER ADDITION 4.135 ACRES, 1 MULTI-FAMILY LOT REUBEN BEBEE SURVEY, ABST. NO. 29 CITY OF SANGER, DENTON COUNTY, TEXAS	SURVEYOR JOHN COWAN & ASSOCIATES, INC. 10147 OR 135 FLINT, TEXAS 75762 PH: (903) 581-2238 FIRM REGISTRATION CERTIFICATION NO. 10025500	M & A	Middleton & Assoc., LLC CONSULTING CIVIL ENGINEERS & LAND PLANNERS TYPE #F-10900 © Copyright 2024 2785 ROCKROCK DRIVE, SUITE 105 LEWISVILLE, TEXAS 75067 (972) 393-9800	REVISION		DATE		NO.		APPROV.			



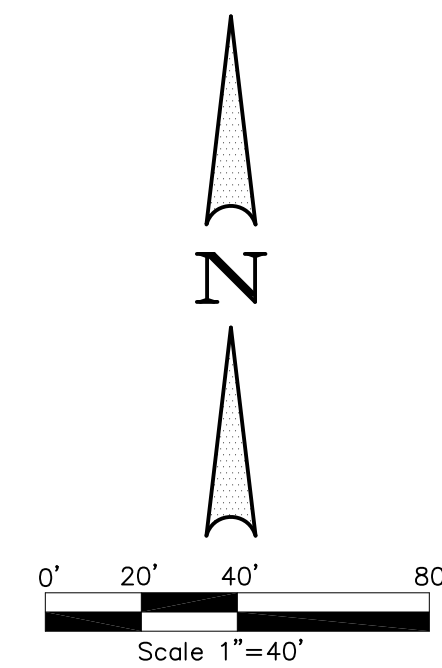
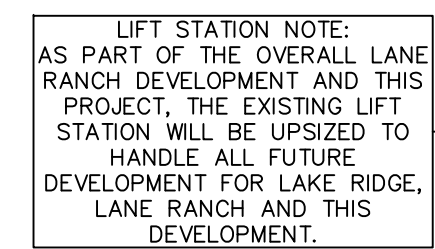
No.	DATE	REVISION	APPROV.

Middleton & Assoc, LLC

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 TYPE #F-109000 © Copyright 2024
 2785 ROCKBROOK DRIVE, SUITE 105
 LEWISVILLE, TEXAS 75067 (972) 393-9800



A



FLOOD NOTE

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48121C0210G dated APRIL 18 2011. This property does not lie within Flood Zone A.

This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the Engineer.

JOHN COWAN & ASSOCIATES, INC.
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WWW.TXSURVEYS.COM
FIRM REGISTRATION CERTIFICATION NO. 10025500

PRELIMINARY UTILITY PLAN

*LOT 1, BLOCK 4 - OASIS AT SANGER ADDITION
4.135 ACRES, 1 MULTI-FAMILY LOT
REUBEN BEBEE SURVEY, ABST. NO. 29
CITY OF SANGER, DENTON COUNTY, TEXAS*

Date: 6-26-24
Dwg Scale: 1"=40'
Dwg File: 0123001PUTIL.DWG
Project No. 0123001

UTIL2

