



LEGAL DESCRIPTION

All that certain lot, tract, or parcel of land, being part of the Reuben Bebee Survey, Abstract No. 29, Denton County, Texas, and being all of Lot 4, Block O of the final plat of Sanger Circle, Phase 7, recorded in Document No. 2025-412 of the Official Records of Denton County, Texas (ORCCT) and a part of that certain called 9.297 acre tract described in a deed to Lou Henry Cooper, recorded in Volume 1005, Page 253 of the Deed Records of Denton County, Texas (ORCCT) and being more completely described as follows, to-wit:

BEGINNING at a 1/2" iron rod (sat) for the northeast corner of the Sanger Circle, Phase 7, the northwest corner of the Lou Henry Cooper tract;

THENCE South 89°46'44" East with the north line of the Henry Cooper tract a distance of 15.08 feet to a 1/2" iron rod (sat) for corner;

THENCE with the west line of the Henry Cooper tract as follows:

South 44°7'03" East a distance of 69.77 feet to a 1/2" iron rod (sat) for corner;

South 21°42'09" East a distance of 603.70 feet to a 1/2" iron rod (sat) for corner;

South 52°30'26" East a distance of 100.16 feet to a 1/2" iron rod (sat) for corner;

South 99°39'33" East a distance of 308.28 feet to a 1/2" iron rod (sat) for corner in the west right of way of Marion Road, a variable right of way;

THENCE South 123°45' West with the west right of way of Marion Road a distance of 171.14 feet to a 1/2" iron rod (sat) for the northeast corner of Lot 40, Block B;

THENCE North 92°39'33" West with the north line of Lot 40, Block B a distance of 107.23 feet to a 1/2" iron rod (sat) for corner;

THENCE North 84°34'34" West a distance of 26.75 feet to a 1/2" iron rod (sat) for corner in the north right of way of Thistle Drive, a 50 foot right of way;

THENCE with the north right of way of Thistle Drive and a curve to the left having a radius of 50.00 feet, a chord of South 80°33'23" West - 98.21 feet a distance of 138.15 feet to a 1/2" iron rod (sat) for corner;

THENCE North 88°35'48" West a distance of 190.00 feet to a 1/2" iron rod (sat) for corner;

THENCE North 55°08'57" West a distance of 16.69 feet to a 1/2" iron rod (sat) for the southwest corner of Lot 1, Block O;

THENCE North 68°7'55" East with the south line of Lot 1, Block O a distance of 120.00 feet to a 1/2" iron rod (sat) for the southeast corner of Lot 1, Block O;

THENCE North 21°42'05" West with the east line of Lots 1, 2, 3 Block O a distance of 151.51 feet to a 1/2" iron rod (sat) for the northeast corner of Lot 3, Block O;

THENCE South 68°7'55" West with the north line of Lot 3, Block O a distance of 120.00 feet to a 1/2" iron rod (sat) for the northwest corner of Lot 3, Block O;

THENCE South 68°7'55" West with the north line of Lot 3, Block O a distance of 120.00 feet to a 1/2" iron rod (sat) for the northwest corner of Lot 3, Block O;

THENCE North 21°42'05" West with the east right of way of Thistle Drive a distance of 537.12 feet to a 1/2" iron rod (sat) for the beginning of a curve to the left having a radius of 50.00 feet, a chord of North 08°42'34" West - 35.10 feet, a distance of 25.67 feet to a 1/2" iron rod (sat) for the southwest corner of Lot 10, Block M;

THENCE North 33°44'09" East with the south line of Lot 10, Block M a distance of 182.14 feet to the place of beginning, containing 2.475 acres or 107,808 square feet of land.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT, Jonathan Wang acting herein by and through its duly authorized officer, does hereby adopt this plat designating the hereinabove described property as REPLAT OF LOT 4, BLOCK O OF SANGER CIRCLE, PHASE 7, an addition to the City of Sanger, Texas, and does hereby dedicate to the public use forever 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 same, 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 conditions. The City of Sanger shall be responsible for the maintenance and repair of the easements 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 of any time of procuring permission from anyone.

WITNESS MY HAND this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Owner \_\_\_\_\_ Title and Company \_\_\_\_\_

State of Texas County of Denton

Before me, the undersigned authority, on this day personally appeared, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Notary Public in and for the State of Texas

Print Notary's Name \_\_\_\_\_

My Commission Expires \_\_\_\_\_

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT, Lou Cooper, does hereby adopt this plat designating the hereinabove described property as REPLAT OF LOT 4, BLOCK O SANGER CIRCLE, PHASE 7, an addition to the City of Sanger, Texas, and does hereby dedicate to the public use forever 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 that he/she shall maintain all easements and facilities in a state of good repair and functional condition in accordance with City codes and conditions. The City of Sanger shall be responsible for the maintenance and repair of the easements 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 of any time of procuring permission from anyone.

WITNESS MY HAND this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Owner \_\_\_\_\_ Title and Company \_\_\_\_\_

State of Texas County of Denton

Before me, the undersigned authority, on this day personally appeared, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Notary Public in and for the State of Texas

Print Notary's Name \_\_\_\_\_

My Commission Expires \_\_\_\_\_

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT, Page Cooper, does hereby adopt this plat designating the hereinabove described property as REPLAT OF LOT 4, BLOCK O SANGER CIRCLE, PHASE 7, an addition to the City of Sanger, Texas, and does hereby dedicate to the public use forever 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 that he/she shall maintain all easements and facilities in a state of good repair and functional condition in accordance with City codes and conditions. The City of Sanger shall be responsible for the maintenance and repair of the easements 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 of any time of procuring permission from anyone.

WITNESS MY HAND this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Owner \_\_\_\_\_ Title and Company \_\_\_\_\_

State of Texas County of Denton

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Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Notary Public in and for the State of Texas

Print Notary's Name \_\_\_\_\_

My Commission Expires \_\_\_\_\_



REGISTERED PUBLIC LAND SURVEYOR TEXAS RPLS. NO. 5515 \_\_\_\_\_ DATE \_\_\_\_\_

State of Texas County of Denton

Before me, the undersigned authority, on this day personally appeared Phillip W. Cornett, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Notary Public in and for the State of Texas

Print Notary's Name \_\_\_\_\_

My Commission Expires \_\_\_\_\_

Table with 4 columns: No., DATE, REVISION, APPROV.

Middleton & Assoc., LLC CONSULTING CIVIL ENGINEERS & LAND PLANNERS TBPE #F-10900 © Copyright 2026 2785 ROCKBROOK DRIVE, SUITE 105 LEWISVILLE, TEXAS 75067 (972) 393-9800

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

REPLAT OF LOT 4, BLOCK O OF SANGER CIRCLE, PHASE 7 2.475 AC. 10 RES. LOTS - 1 HOA LOTS REUBEN BEBEE SURVEY, ABST. NO. 29 CITY OF SANGER, DENTON, COUNTY, TEXAS

Date: 3-10-26 Dwg Scale: Hor. 1"=40' Vert. Dwg File: 0118002RPT.DWG Project No. 0118002 - T25-076

Table for approval signatures: Chairman, Planning & Zoning Commission; Mayor; City of Sanger, TX; City Secretary; City of Sanger, TX.

RPP72