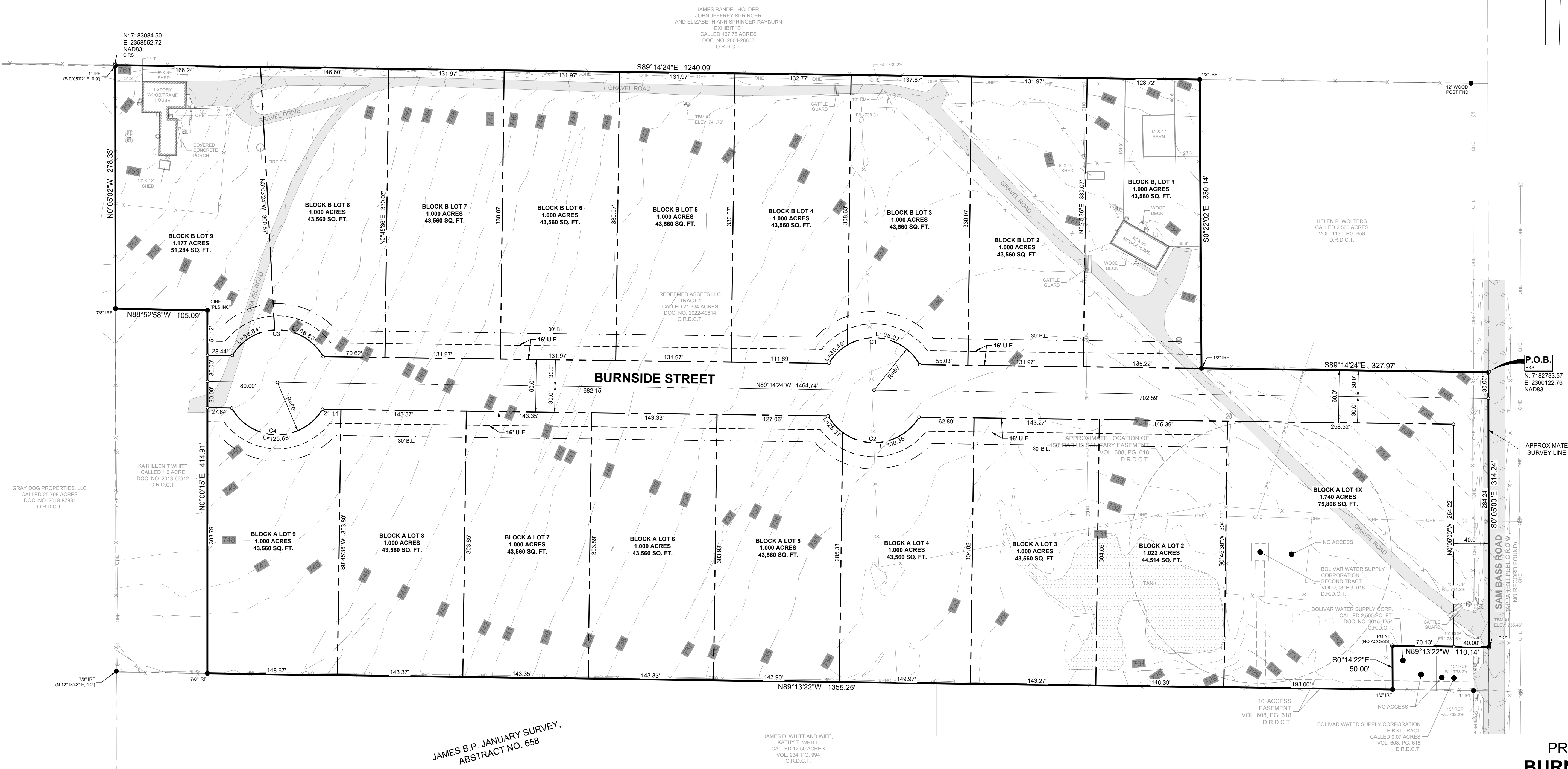


**LEGEND**

□	CABLE TV BOX	⊕	TEMPORARY BENCHMARK
⊕	ELEVATION BENCHMARK	ELEV.	ELEVATION
⊕	GAS METER	FL.	FLOW LINE
⊕	GAS TANK	RCF	REINFORCED CONCRETE PIPE
⊕	TELEPHONE VAULT	CMR	CORRUGATED METAL PIPE
⊕	ELECTRIC BOX	⊕	MONUMENT FOUND
⊕	QUIV ANCHOR	⊕	MONUMENT SET
⊕	ELECTRIC METER	CRS	5/8\"/>

**LINE TYPE LEGEND**

---	BOUNDARY LINE
---	EASEMENT LINE
---	BUILDING LINE
---	STORM SEWER LINE
---	OVERHEAD UTILITY LINE
---	FENCE
---	CONCRETE PAVEMENT
---	ASPHALT PAVEMENT
---	BUILDING HOUSE
---	COVERED AREA / OVERHANG



**P.O.B.**  
PKS  
N: 7182733.57  
E: 2360122.76  
NAD83

APPROXIMATE SURVEY LINE

JUDY K. SELPH  
DOC. NO. 2010-20064  
O.R.D.C.T.

MORRIS KNOWLES AND WIFE, JUEL  
DEAN KNOWLES CALLED 214.7  
ACRES VOL. 345, PG. 247, D.R.D.C.T.

W. G. HUDSON SURVEY,  
ABSTRACT NO. 563

**PRELIMINARY**  
THIS DOCUMENT SHALL  
NOT BE RECORDED FOR  
ANY PURPOSE AND  
SHALL NOT BE USED OR  
VIEWED OR RELIED  
UPON AS A FINAL  
SURVEY DOCUMENT

**PRELIMINARY PLAT**  
**BURNSIDE ADDITION**  
**BLOCK A, LOTS 1X AND 2-9 AND**  
**BLOCK B, LOTS 1-9**  
17 RESIDENTIAL LOTS, 1 BOLIVAR WATER SUPPLY LOT  
2.454 ACRES RIGHT-OF-WAY DEDICATION  
BEING 21.394 ACRES OUT OF THE  
JAMES B.P. JANUARY SURVEY, ABSTRACT NO. 658,  
CITY OF SANGER E.T.J., DENTON COUNTY, TEXAS

**TRINITY**  
LAND SURVEYING LLC

1222 Greenbriar St. Denton, Texas 76201 FIRM # 10194687 Tel. No. (940) 293-3180

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	MLB	TLS	04/25/2022	2022-014	1 OF 1

**OWNER / APPLICANT:**  
Redeemed Assets LLC  
2701 Wind River Ln.  
Denton, Texas 76210  
PH  
Contact: Ben Burnside

**SURVEYOR:**  
Trinity Land Surveying, LLC  
1222 Greenbriar St.  
Denton, TX 76201  
Ph: (940) 293-3180  
Contact: Michael Black, RPLS

**NOTES:**  
Preliminary Plat for Review Purposes Only.

**FLOOD STATEMENT:**  
According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48121C0205G, for Denton County, Texas and incorporated areas, dated April 18, 2011, this property is located within:  
Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"  
If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures 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 surveyor.

**BENCH MARK LIST**

TBM #1	5/8" IRON ROD SET ON THE SOUTH SIDE OF A GRAVEL ROAD, 37'± SOUTH OF THE NORTH PROPERTY LINE AND 654'± EAST OF THE WEST PROPERTY LINE. ELEV: 741.70'
--------	--

**APPROVAL BLOCK**

Approved for Preparation of Final Plat

City of Sanger, TX Planning & Zoning Commission	Date
--	------

**CURVE TABLE**

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	120°00'00"	60.00'	125.66'	S89°14'24"E	103.92'
C2	120°00'00"	60.00'	125.66'	N89°14'24"W	103.92'
C3	120°00'00"	60.00'	125.66'	N89°14'24"W	103.92'
C4	120°00'00"	60.00'	125.66'	N89°14'24"W	103.92'

DWG NAME: C:\MY TRINITY\LAND SURVEY\PROJECT\COLLIER\2022\2014 8849 SAM BASS ROAD - PLOT.DWG PLOTTED BY: MICHAEL BLACK 7/26/2022 3:51 PM