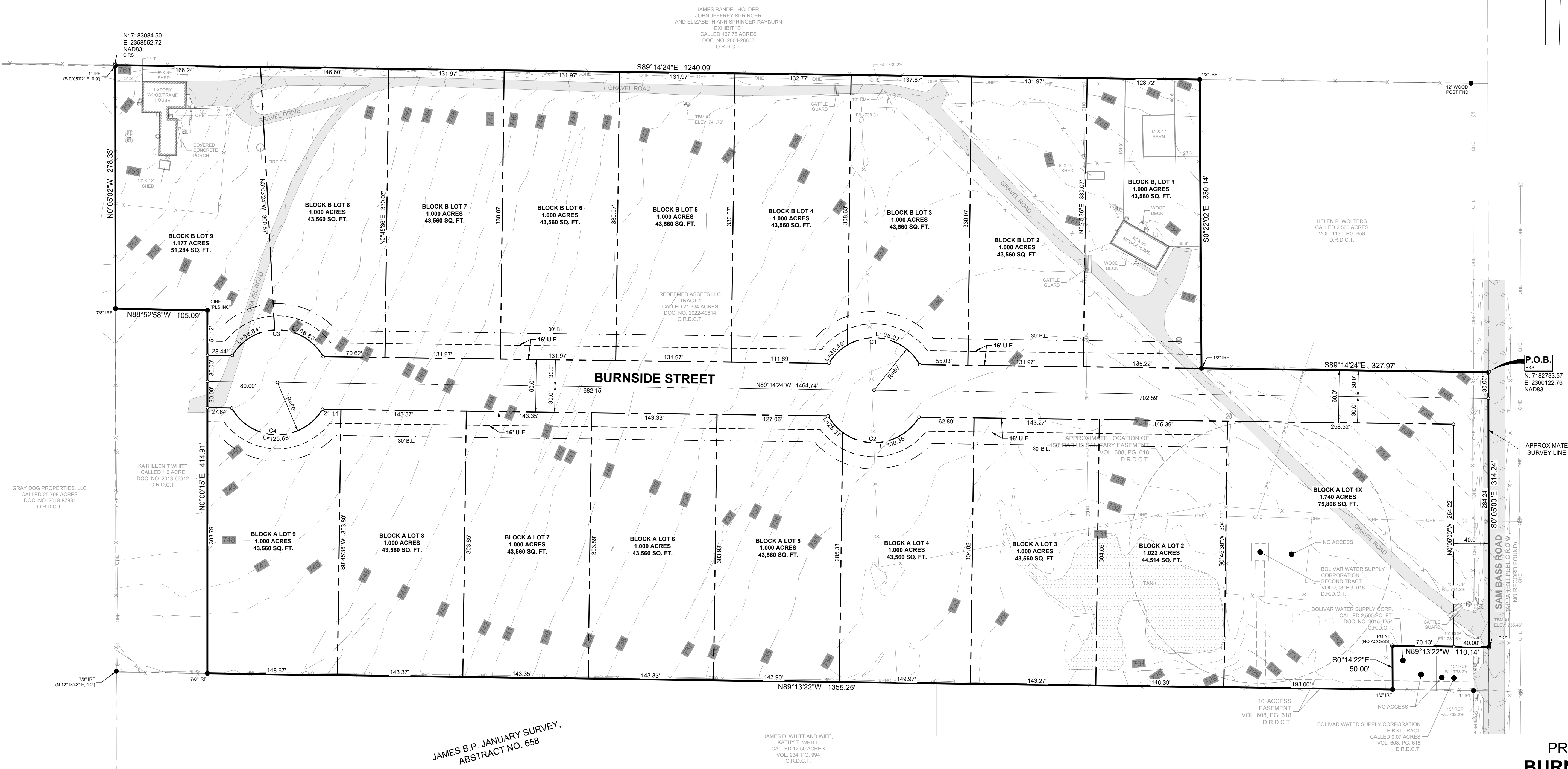


LEGEND

□	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
D.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'
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APPROVAL BLOCK

Approved for Preparation of Final Plat

City of Sanger, TX Planning & Zoning Commission	Date
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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\014 8849 SAM BASS ROAD - PLOT.DWG PLOTTED BY: MICHAEL BLACK 7/26/2022 3:51 PM