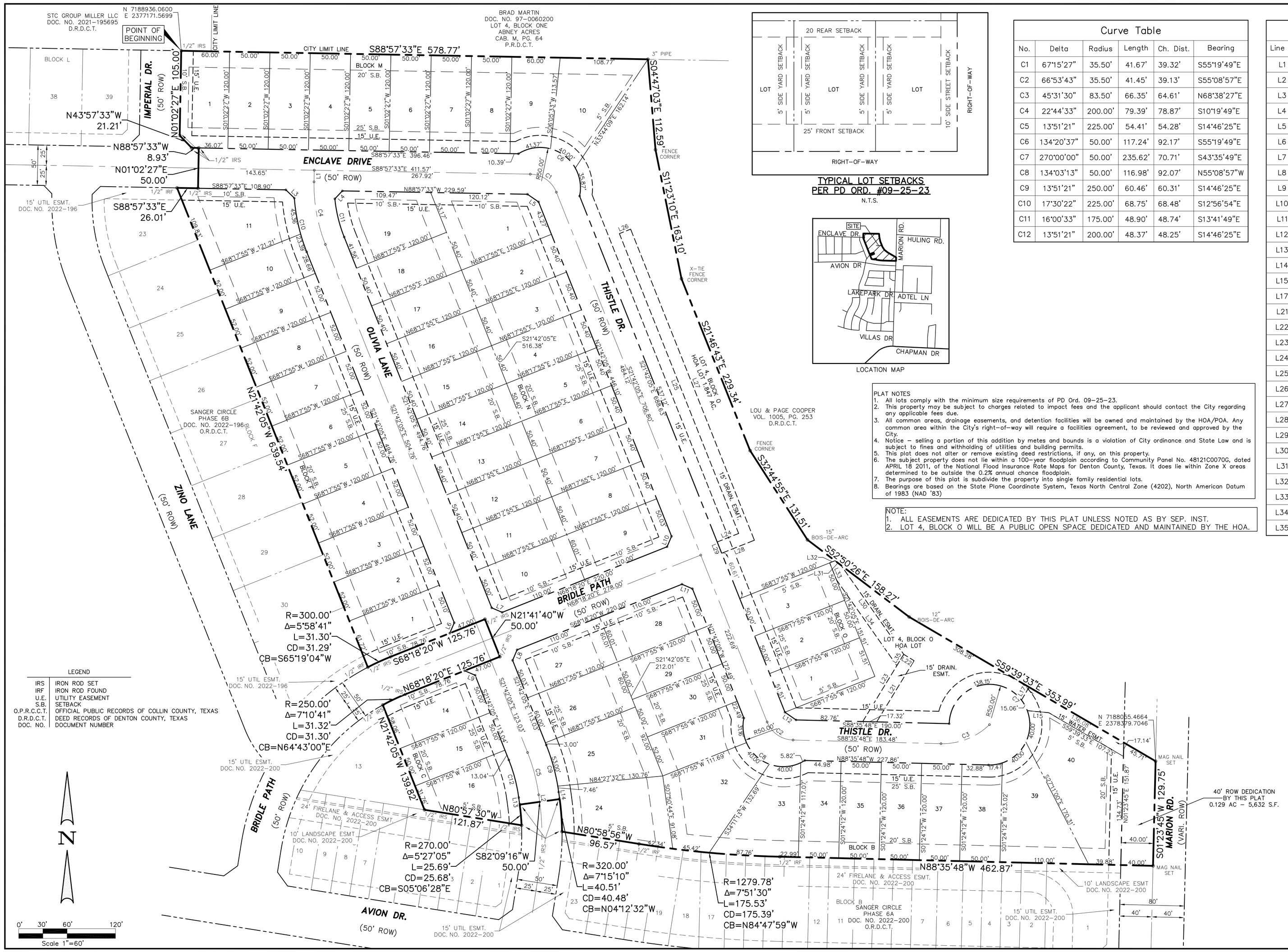

LEGEND

IRS	IRON ROD SET
IRF	IRON ROD FOUND
U.E.	UTILITY EASEMENT
S.B.	SETBACK
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS OF DENTON COUNTY, TEXAS
DOC. NO.	DOCUMENT NUMBER

TYPICAL LOT SETBACKS
PER PD ORD. #09-25-23
N.T.S.

LOCATION MAP

Curve Table					
No.	Delta	Radius	Length	Ch. Dist.	Bearing
C1	67°15'27"	35.50'	41.67'	39.32'	S55°19'49"E
C2	66°53'43"	35.50'	41.45'	39.13'	S55°08'57"E
C3	45°31'30"	83.50'	66.35'	64.61'	N68°38'27"E
C4	22°44'33"	200.00'	79.39'	78.87'	S10°19'49"E
C5	13°51'21"	225.00'	54.41'	54.28'	S14°46'25"E
C6	134°20'37"	50.00'	117.24'	92.17'	S55°19'49"E
C7	270°00'00"	50.00'	235.62'	70.71'	S43°35'49"E
C8	134°03'13"	50.00'	116.98'	92.07'	N55°08'57"W
C9	13°51'21"	250.00'	60.46'	60.31'	S14°46'25"E
C10	17°30'22"	225.00'	68.75'	68.48'	S12°56'54"E
C11	16°00'33"	175.00'	48.90'	48.74'	S13°41'49"E
C12	13°51'21"	200.00'	48.37'	48.25'	S14°46'25"E

Line Table		
Line #	Bearing	Distance
L1	S1°02'27"W	14.44
L2	S7°50'44"E	8.77
L3	S45°56'26"E	14.62
L4	S43°29'35"W	13.50
L5	N55°19'49"W	16.65
L6	S23°18'07"W	14.14
L7	S66°41'53"E	14.14
L8	S23°18'07"W	14.14
L9	S66°41'53"E	14.14
L10	N23°18'07"E	14.14
L11	N66°41'53"W	14.14
L12	S55°08'57"E	16.69
L13	S7°50'44"E	8.77
L14	S7°50'44"E	8.77
L15	S84°34'34"E	26.75
L17	N30°20'27"E	18.60
L21	N31°24'12"E	88.91
L22	N58°35'48"W	15.00
L23	S31°24'12"W	97.58
L24	N68°18'20"E	28.61
L25	N21°42'05"W	400.00
L26	N68°17'55"E	15.00
L27	S21°42'05"E	415.00
L28	S68°18'20"W	43.61
L29	N21°42'05"W	15.00
L30	N35°10'13"W	135.24
L31	N52°50'26"W	9.13
L32	S68°17'55"W	7.13
L33	S21°42'05"E	22.72
L34	S35°10'13"E	130.01
L35	N31°24'12"E	16.35

PLAT NOTES
1. All lots comply with the minimum size requirements of PD Ord. 09-25-23.
2. This property 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. 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.
5. This plat does not alter or remove existing deed restrictions, if any, on this property.
6. The subject property does not lie within a 100-year floodplain according to Community Panel No. 48121C0070G, dated APRIL 18 2011, of the National Flood Insurance Rate Maps for Denton County, Texas. It does lie within Zone X areas determined to be outside the 0.2% annual chance floodplain.
7. The purpose of this plat is subdivide the property into single family residential lots.
8. Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD '83)

NOTE:
1. ALL EASEMENTS ARE DEDICATED BY THIS PLAT UNLESS NOTED AS BY SEP. INST.
2. LOT 4, BLOCK O WILL BE A PUBLIC OPEN SPACE DEDICATED AND MAINTAINED BY THE HOA.

No.	DATE	REVISION	APPROV.

Middleton & Assoc, LLC
CONSULTING CIVIL ENGINEERS & LAND PLANNERS
TBPE #F-10900
2765 ROCKBROOK DRIVE, SUITE 105
LEWISVILLE, TEXAS 75067 (972) 393-9800

© Copyright 2024

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

FINAL PLAT SANGER CIRCLE, PHASE 7

14.908 AC. 63 RDS. LOTS – 1 HOA LOT
3.138 AC. RIGHT-OF-WAY DEDICATION
REUBEN BEBEE SURVEY, ABST. NO. 29
CITY OF SANGER, DENTON, COUNTY, TEXAS

Date: 7-16-24
Dwg Scale: Hor.1"=60'
Vert.
Dwg File: 0118001FPT.DWG
Project No. 0118001

FPT1

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS, Sanger Land Development LLC is the owner of that certain lot, tract, or parcel of land, being part of the Reuben Bebee Survey, Abstract No. 29, Denton County, Texas, and being part of that certain called 223.35 acre tract described in a deed from North Park Estates Trust to Sanger Land Development LLC on February 15, 2019, recorded in Denton County Clerk's File No. (DCCFN) 2019–16167 of the Official Public Records of Denton County, Texas, and being more completely described as follows, to–wit:

BEGINNING at a ½" iron rod (set) for the Northeast terminus of Imperial Drive as shown on the plat of Sanger Circle, Phase 6B, recorded in DCCFN 2022–196, in the North line of the above mentioned 223.35 acre tract, in the South line of the STC Group Miller, LLC 202.69 acre tract recorded in DCCFN 2021–00195695;

THENCE South 88 deg. 57 min. 33 sec. East with the South line of the 202.69 acre tract, the South line of Lot 4, Block 1 of Abney Acres, as shown by plat of same recorded in Volume M, Page 64 of the Plat Records of Denton County, Texas (PRDCT), the North line of the 223.35 acre tract, a distance of 578.77 ft. to a 3" pipe fence corner post (found) for the Northeast corner of same, the Northwest corner of the Lou Henry Cooper 9.297 acre tract recorded in Volume 1005, Page 253;

THENCE southerly and generally with a fence, with the East line of the 223.35 acre tract, the West line of the 9.297 acre tract as follows:
South 04 deg. 47 min. 03 sec. East a distance of 112.59 ft. to a fence corner (found) for corner,
South 11 deg. 23 min. 10 sec. East a distance of 163.10 ft. to a x–tie fence corner (found) for corner,
South 21 deg. 46 min. 43 sec. East a distance of 229.34 ft. to a 3" bois d'arc fence corner (found) for corner,
South 32 deg. 44 min. 55 sec. East a distance of 131.51 ft. to a 15" twin bois d'arc tree for corner,
South 52 deg. 50 min. 26 sec. East a distance of 158.27 ft. to a 12" triple bois d'arc tree for corner,
and South 59 deg. 39 min. 33 sec. East a distance of 353.99 ft. to a mag nail (set) for an angle corner of the 223.35 acre tract, the South corner of the 9.297 acre tract, near the centerline of Marion Road;

THENCE South 01 deg. 23 min. 45 sec. West with the centerline of Marion Road, the East line of the 223.35 acre tract, a distance of 129.75 ft. to a mag nail (set) for the Northeast corner of 0.152 acre right of way dedication shown on the plat of Sanger Circle, Phase 6A, recorded in Document No. 2022–200, PRDCT;

THENCE North 88 deg. 35 min. 48 sec. West with the North line of the 0.152 acre right of way, at 39.97 ft. pass a ½" iron rod (found) for the Northwest of same, the Northeast corner of Block B of Sanger Circle, Phase 6A, and continue a total distance of 462.87 ft. to a ½" iron rod (found) for corner at the p.c. of a curve to the right;

THENCE westerly with the North line of Block B, with a curve to the right having a radius of 1279.78 ft., a chord of North 84 deg. 47 min. 59 sec. West – 175.39 ft., a distance of 175.53 ft. to a ½" iron rod (found) for corner at the p.t. of same;

THENCE North 80 deg. 58 min. 56 sec. West with the North line of Block B, a distance of 96.57 ft. to a ½" iron rod (set) for corner in the East right of way of Olivia Lane and a curve to the left;

THENCE with the East right of way of Olivia Lane, with a curve to the left having a radius of 320.00 ft., a chord of North 04 deg. 12 min. 32 sec. West – 40.48 ft., a distance of 40.51 ft. to a ½" iron rod (set) for corner, the Northeast terminus of Olivia Lane;

THENCE South 82 deg. 09 min. 16 sec. West with the North terminus of Oliva Lane, a distance of 50.00 ft. to a ½" iron rod (set) for corner at the Northwest terminus of same, in a curve to the right;

THENCE with the West right of way of Olivia Lane, with a curve to the right having a radius of 270.00 ft., a chord of South 05 deg. 06 min. 28 sec. East – 25.68 ft., a distance of 25.69 ft. to a ½" iron rod (set) for the Northeast corner of Block C;

THENCE with the Northeast line of Block C, North 80 deg. 57 min. 30 sec. West a distance of 121.87 ft. to a ½" iron rod (set) for and angle corner and North 21 deg. 42 min. 05 sec. West a distance of 139.82 ft. to a ½" iron rod (set) for the North corner of Block C, in the Southeast right of way of Bridle Path, in a curve to the right;

THENCE northeasterly with the Southeast right of way of Bridle Path, with a curve to the right having a radius of 250.00 ft., a chord of North 64 deg. 43 min. 00 sec. East – 31.30 ft., a distance of 31.32 ft. to a ½" iron rod (set) for corner at the p.t. of same;

THENCE North 68 deg. 18 min. 20 sec. East with the Southeast right of way of Bridle Path, a distance of 125.76 ft. to a ½" iron rod (set) for corner at the Southeast terminus of same;

THENCE North 21 deg. 41 min. 40 sec. West with the Northeast terminus of Bridal Path, a distance of 50.00 ft. to a ½" iron rod (set) for the North corner of same;

THENCE South 68 deg. 18 min. 20 sec. West with the Northwest right of way of Bridal Path, a distance of 125.76 ft. to a ½" iron rod (set) for corner at the p.c. of a curve to the left;

THENCE southwesterly with the Northwest right of way of Bridal Path, with a curve to the left having a radius of 300.00 ft., a chord of South 65 deg. 19 min. 04 sec. West – 31.29 ft., a distance of 31.30 ft. to a ½" iron rod (found) for corner, the Southeast corner of Block F of Sanger Circle, Phase 6B;

THENCE North 21 deg. 42 min. 05 sec. West with the East line of Block F, a distance of 639.54 ft. to a ½" iron rod (found) for the Northeast corner of same, in the South right of way of Imperial Drive;

THENCE South 88 deg. 57 min. 33 sec. East with the South right of way of Imperial Lane, a distance of 26.01 ft. to a ½" iron rod (set) for corner at the Southeast terminus of same;

THENCE northerly with the East right of way of Imperial Drive as follows:
North 01 deg. 02 min. 27 sec. East with a distance of 50.00 ft. to a ½" iron rod (set) for corner,
North 88 deg. 57 min. 33 sec. West a distance of 8.93 ft. to a ½" iron rod (set) for corner,
North 43 deg. 57 min. 33 sec. West a distance of 21.21 ft. to a ½" iron rod (set) for corner,
and North 01 deg. 02 min. 27 sec. East a distance of 105.00 ft. to the place of beginning, containing 14.908 acres or 649,410 square feet of land.

STATE OF TEXAS
COUNTY OF DENTON

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

STATE OF TEXAS
REGISTERED
PHILIP W. CORNETT
5515
PROFESSIONAL
LAND SURVEYOR

_____
REGISTERED PUBLIC LAND SURVEYOR TEXAS R.P.L.S. NO. 5515 DATE

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 SANGER CIRCLE, PHASE 7, 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 _____ day of _____, 2024.

_____, 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 _____, 2024.

_____
Notary Public in and for the State of Texas

_____
Print Notary's Name

My Commission Expires _____

Approved and Accepted

_____
Chairman, Planning & Zoning Commission Date
City of Sanger, TX

_____
Mayor Date
City of Sanger, TX

Attested by

_____
City Secretary Date
City of Sanger, TX

No.	DATE	REVISION	APPROV.

Middleton & Assoc, LLC
CONSULTING CIVIL ENGINEERS & LAND PLANNERS
TBPE #F–10900
2765 ROCKBROOK DRIVE, SUITE 105
LEWISVILLE, TEXAS 75067 (972) 393–9800
© Copyright 2024

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

FINAL PLAT SANGER CIRCLE, PHASE 7

14.908 AC. 63 RES. LOTS – 1 HOA LOT
3.138 AC. RIGHT–OF–WAY DEDICATION
REUBEN BEBEE SURVEY, ABST. NO. 29
CITY OF SANGER, DENTON, COUNTY, TEXAS

Date: 7–16–24
Dwg Scale: Hor. 1"=60'
Vert.
Dwg File: 0118001FPT.DWG
Project No. 0118001

FPT2