

LEGEND

- RS IRON ROD SET
- UE UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- SB SETBACK
- SEB BACK
- O.P.R.D.C. OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS
- D.R.C. DEED RECORDS OF DENTON COUNTY, TEXAS
- DRS DENON NUMBER
- MFF MIN. FINISHED FLOOR
- FB FIRE HYDRANT
- MB MANHOLE



50710 LAND HOLDINGS I, LLC DOC. NO. 2024-49413 N.T.S.

- NOTES:
1. LOTS NUMBERED WITH AN "X" DESIGNATOR ARE LOTS DEDICATED TO THE HOME OWNERS ASSOCIATION.
 2. ALL EASEMENTS ARE DEDICATED BY THIS PLAT UNLESS NOTED AS BY SEP. INST.

- PLAT NOTES:
1. All lots comply with the minimum size requirements of PD 044 05-09-24.
 2. The plat is subject to all applicable laws, rules, regulations, codes, and ordinances of the City of Sanger, Texas.
 3. All common areas, drainage easements, and detention facilities will be owned and maintained by the City of Sanger, Texas.
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 7. The subject property does not lie within 100-year floodplain Zone a according to Community Panel No. 100000000.
 8. The purpose of this plat is to subdivide the property into single family residential lots.
 9. Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD 83).

Line #	Bearing	Distance
L1	S47°05'02"W	14.14
L2	N42°54'58"W	14.14
L3	N47°05'02"E	14.14
L4	N47°05'02"E	14.14
L5	S42°54'58"E	14.14
L6	S42°54'58"E	14.14
L7	N47°05'02"E	14.14
L8	S47°05'02"W	14.14
L9	N42°54'58"W	14.14
L10	N42°54'58"W	14.14
L11	N47°05'02"E	14.14
L12	S42°54'58"E	14.14
L13	S47°05'02"W	14.14
L14	S42°54'58"E	14.14

No.	Delta	Radius	Length	Ch. Dist.	Bearing
C1	90°00'00"	35.55'	55.84'	50.28'	S47°05'02"W
C2	90°00'00"	35.50'	55.76'	50.20'	S42°54'58"E

SANGER ELECTRIC UTILITIES
202 RAILROAD STREET
SANGER, TEXAS 76206
RONNIE GRACE
940-458-2064
rgace@sangerutilities.com

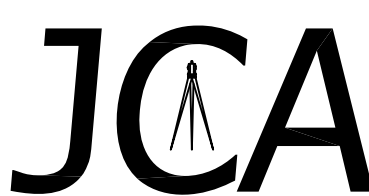
NORTEX COMMUNICATIONS
205 N. WALNUT ST.
MUNSTER, TEXAS 76252
SHAY EVANS
940-759-2251
sevans@nortextexas.com

OWNER - DEVELOPER:
BENISON HOME, LLC
101 FOREST BEND DRIVE
COPELL, TEXAS 75019
JONATHAN WANG
214-316-2256

Date: 12-4-24
Dwg Scale: Hor. 1"=40'
Vert.
Dwg File: 0001048FPT.DWG
Project No. 0001048

FINAL PLAT - LANE RANCH, PHASE 5
124 RESIDENTIAL LOTS, 9 HOA LOTS
REUBEN BEBEE SURVEY, ABST. NO. 29
26.105 ACRES
6.199 AC. RIGHT-OF-WAY DEDICATION
CITY OF SANGER, DENTON, COUNTY, TEXAS

LANE RANCH, PHASE 5
CITY OF SANGER DENTON COUNTY, TEXAS
BENISON HOME, LLC
101 FOREST BEND DRIVE
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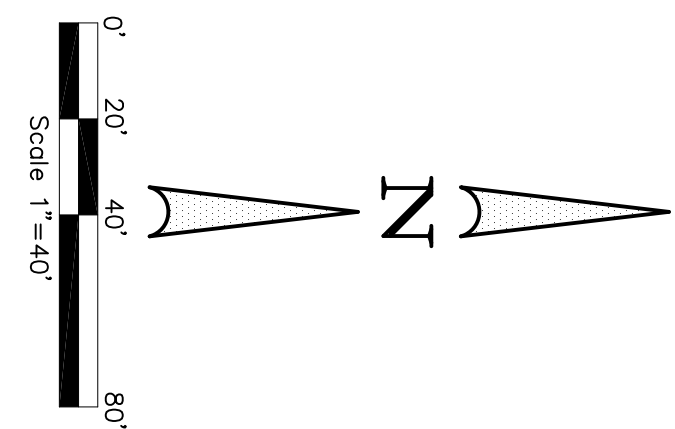


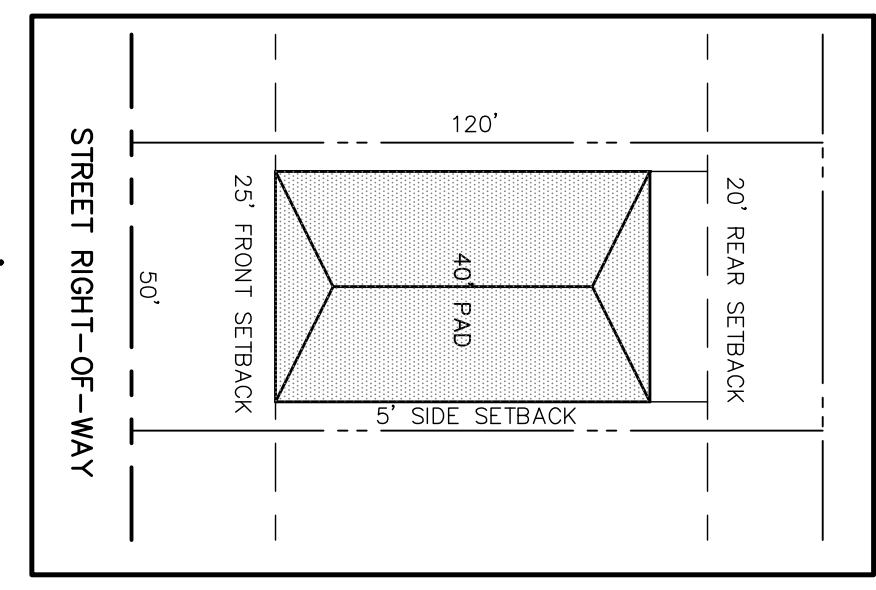
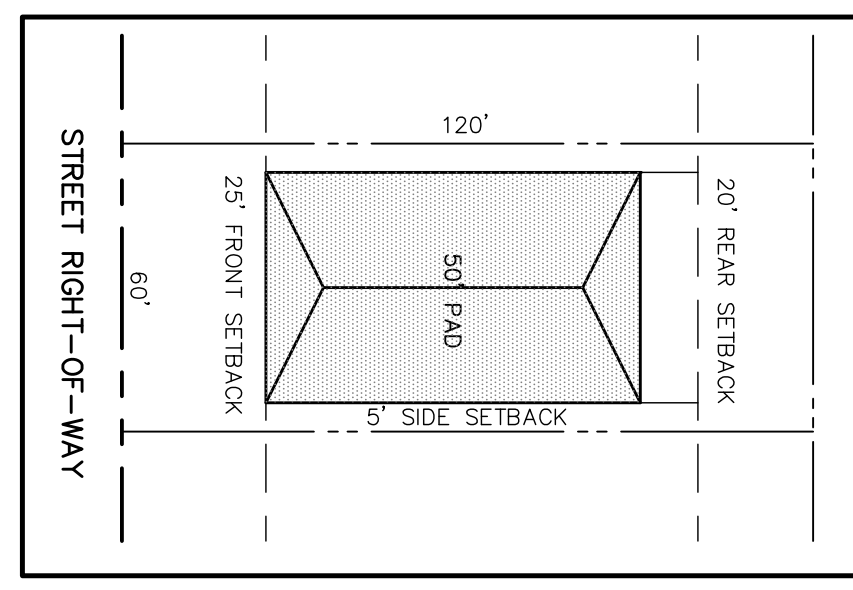
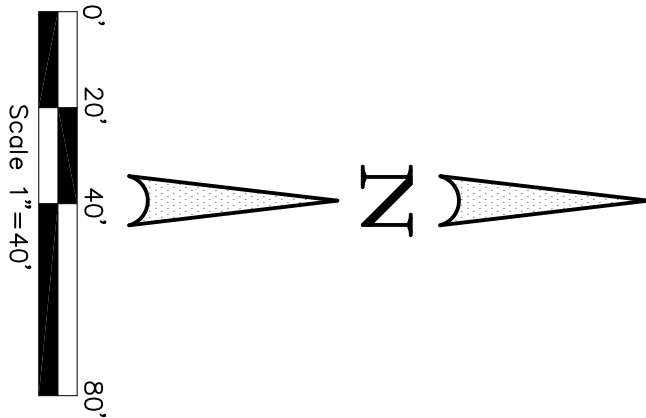
JOHN COWAN & ASSOCIATES, INC.

10147 CR 135 FLINT, TEXAS 75762
PH. (903) 581-2238 WWW.TXSURVEYS.COM
FIRM REGISTRATION CERTIFICATION NO. 10025500

No.	DATE	REVISION	APPROV.

Middleton & Assoc, LLC
CONSULTING CIVIL ENGINEERS & LAND PLANNERS
TBPE #1-10900
2785 ROCKBROOK DRIVE, SUITE 105
LEWISVILLE, TEXAS 75067 (972) 393-9800





HEN & DUJET NGUYEN
 DOC. NO. 2016-27020



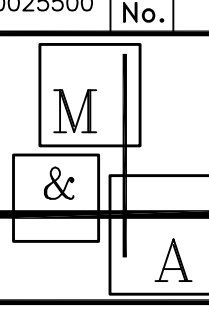
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STATE OF TEXAS
COUNTY OF DENTON

We the undersigned owners of the land shown on this plat within the area described by metes and bounds as follows:

All that certain 1st block or parcel of land being part of the Reuben Bebee Survey, Abstract No. 29, Denton County, Texas, and being all of that certain called 26.105 acre tract of land described in a deed from Hien T. Nguyen and Duyet Nguyen to Denton Home, LLC on March 25, 2024, recorded in Document No. 2024-30593 of the Real Property Records of Denton County, Texas (RPBDC1) being more completely described as follows, to-wit:

BEGINNING at mag nail (sat) for the Southeast corner of the above mentioned 26.105 acre tract of land, the Southwest corner of the Miller Family Trust 660 acre tract described in Document No. 94-0089291 (RPBDC1), near the centerline of McReynolds Road; THENCE North 87°54'58" West with the South line of the 26.105 acre tract a distance of 1,792.39 feet to a mag nail (sat) for the Southwest corner of same;

THENCE North 22°7'00" East with the West line of the 26.105 acre tract, at 24.81 feet, pass a 1/2" iron rod (found) for the Southeast corner of the Western Grove Apartments, LLC 4.4 acre tract described in Document No. 2019-13037 (RPBDC1), and continue a total distance of 633.95 feet to 1/2" iron rod (sat) for corner;

THENCE South 87°54'58" East a distance of 1795.18 feet to 1/2" iron rod (sat) for corner. In the East line of the 26.105 acre tract, the West line of the 660 acre tract;

THENCE South 24°20'07" West with the West line of the 660 acre tract, the East line of the 26.105 acre tract, a distance of 633.95 feet to the place of beginning, containing 26.105 acres, or 1,137,114 square feet of land.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS,

That I, Jonathan Wong acting herein by and through its duly authorized officer, does hereby adopt this plat, and the same shall be binding upon the undersigned and their heirs, assigns, personal representatives, and assigns, and all heirs and encumbrances, all streets, thoroughfares, alleys, fire lanes, drive aisles, paths, and utility easements, and any other property necessary to serve the plot and to implement the requirements of the subdivision regulations and other City codes and do hereby bind ourselves, our heirs, successors and assigns to report and to forever defend the title on the land so depicted. Further, the undersigned hereby covenants and warrants that the plat and the same shall be in accordance with City codes and regulations, 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 within the boundaries of the land depicted on this plat without the express written approval by the City of Sanger. The City of Sanger and public utility shall have the right to occupy and use the land to maintain all respective easements without the necessity of any time of procuring permission from anyone.

WITNESS MY HAND this _____ day of _____, 2024.

Owner

Title and Company

State of Texas
County of Denton

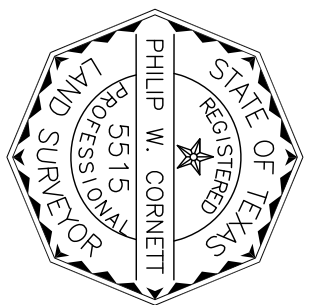
Before me, the undersigned authority, on this day personally appeared Jonathan Wong, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

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 _____

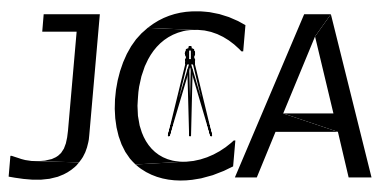
My Commission Expires _____



REGISTERED PUBLIC LAND SURVEYOR TEXAS REG. NO. 5819 DATE _____

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.

Approved and Accepted	_____	Date	_____
Chairman, Planning & Zoning Commission	_____	Date	_____
City of Sanger, TX	_____	Date	_____
Attested by	_____	Date	_____
City Secretary	_____	Date	_____
City of Sanger, TX	_____	Date	_____



JOHN COWAN & ASSOCIATES, INC.

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