

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
 COUNTY OF DENTON §

WHEREAS, **VICTORY AT SANGER, LLC**, is the owner a 4.47 acre tract of land out of the Henry Tierwester Survey, Abstract No. 1241, situated in the City of Sanger, Denton County, Texas, same being all of a called 4.47 acre tract of land conveyed to Victory At Sanger, LLC, by deed of record in Document Number 2025-43902 of the Official Records of Denton County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with red plastic cap stamped "ALLIANCE" found in the west right-of-way line of North Tejas Drive (50-foot right-of-way), being the northeast corner of Lot 1, Block A of Heritage West Subdivision, Phase 1, a subdivision of record in Cabinet T, Page 4 of the Plat Records of Denton County, Texas, also being the southeast corner of said 4.47 acre tract and hereof;

THENCE, N87°55'15"W, leaving the west right-of-way line of North Tejas Drive, along the north line of Lots 1 thru 9, Block A of said Heritage West Subdivision, Phase 1, being the common south line of said 4.47 acre tract, a distance of 757.07 feet to a 1/2 inch iron rod with red plastic cap stamped "ALLIANCE" found in the east line of a tract of land conveyed to Randy R. Sliger and Patricia R. Sliger by deed of record in Document Number 1995-22228 of said Official Records, being the northwest corner of said Lot 9, also being the southwest corner of said 4.47 acre tract and hereof;

THENCE, N01°48'05"E, along the west line of said 4.47 acre tract, in part being the common east line of said Sliger tract, and in part being the common east line of a called 0.4794 acre tract of land conveyed as Parcel 46 to State of Texas by deed of record in Document Number 2023-3728 of said Official Records, passing at a distance of 239.82 feet a 5/8 inch iron rod with pink plastic cap stamped "TEXAS DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MONUMENT" found at the southeast corner of said Parcel 46, and continuing a total distance of 251.60 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the south right-of-way line of West Chapman Road (F.M. Highway 455 - variable width right-of-way), being the northeast corner of said 4.47 acre tract and hereof;

THENCE, S88°44'52"E, along the south right-of-way line of West Chapman Road, being the common north line of said 4.47 acre tract, a distance of 758.37 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the intersection of the south right-of-way line of West Chapman Road and the west right-of-way line of North Tejas Drive, being the northeast corner of said 4.47 acre tract and hereof;

THENCE, S02°04'45"W, along the west right-of-way line of North Tejas Drive, being the common east line of said 4.47 acre tract, a distance of 262.54 feet to the **POINT OF BEGINNING**, and containing an area of 4.47 acres (194,777 square feet) of land, more or less.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT, **VICTORY AT SANGER, LLC**, acting herein by and through their duly authorized officer(s) do hereby adopt this plat designating hereinabove described property as **VICTORY AT SANGER ADDITION, LOTS 1, 2 & 3, BLOCK A**, an addition to the City of Sanger, Texas, and do hereby dedicate to 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 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 _____, 20____.

_____, owner

_____, Title and Company

STATE OF _____ §
 COUNTY OF _____ §

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 executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 20____.

Notary Public in and for the State of Texas

_____, owner

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
 COUNTY OF DENTON §

I, **CALEB MCCANLIES**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Sanger, Denton County, Texas.

Caleb McCannies, R.P.L.S. # 7036

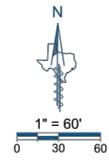
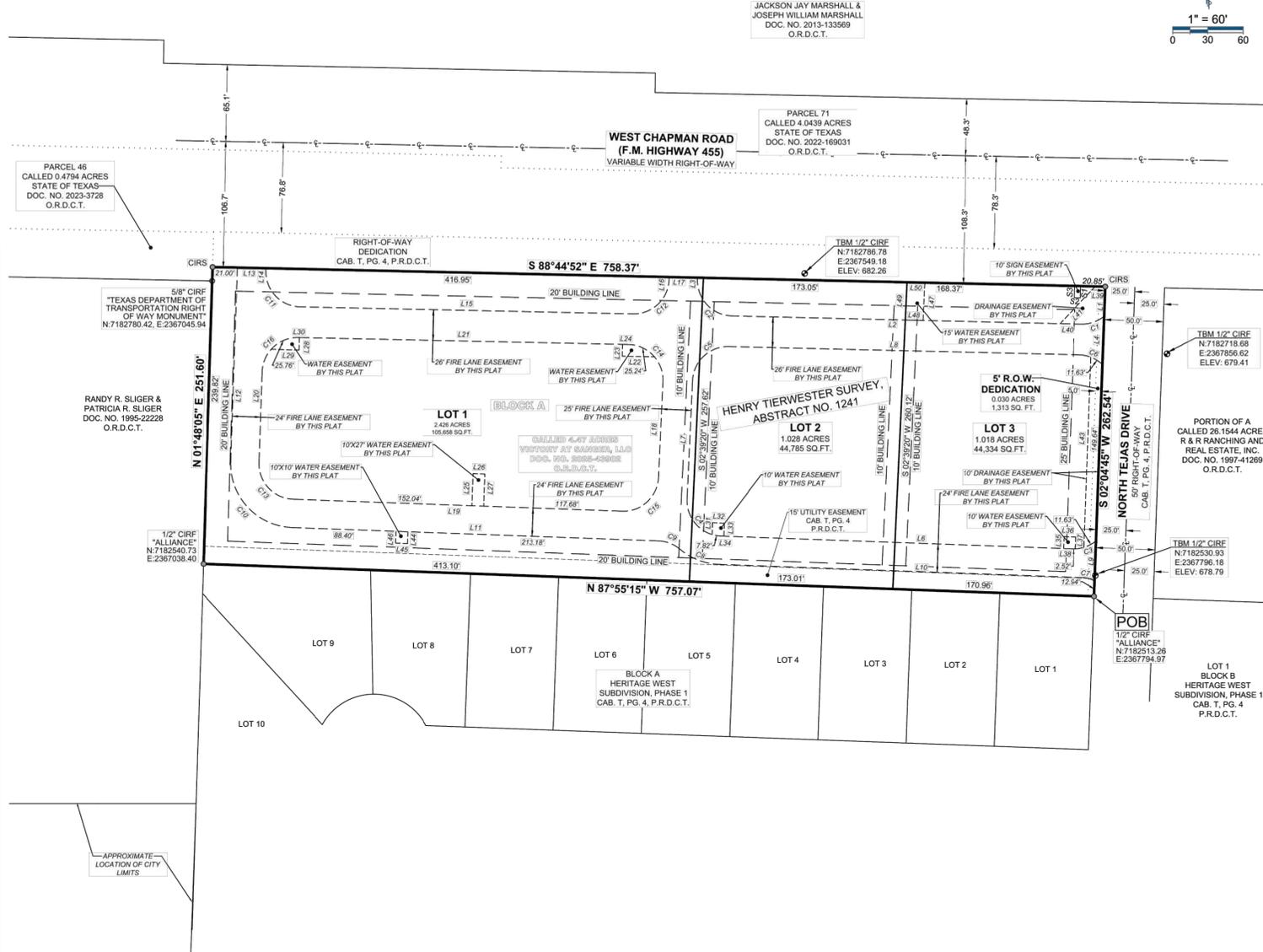
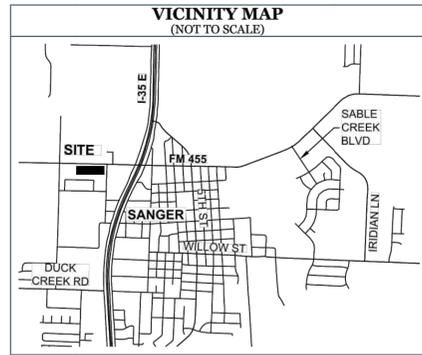
Date _____

STATE OF TEXAS §
 COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **CALEB MCCANLIES**, 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 THE OFFICE this _____ day of _____, 20____.

Notary Public in and for the State of Texas



GENERAL NOTES

- The purpose of this plat is to create three (3) lots of record from unplatted land and to dedicate easements for site development.
- This property is located in **Non-shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated April 18, 2011 and is located in Community Number 480786 as shown on Map Number 48121C0205G. The location of the Flood Zone is approximate. For additional information regarding Flood Zone designation, contact 1-(877) FEMA MAP.
- The bearings and grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTK Network. North American Datum of 1983 (Adjustment Realization 2011).
- 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/or withholding of utilities and building permits.
- All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- Water and Sanitary Sewer are provided by the City of Sanger, PO Box 1729, Sanger, TX 76266, 940-458-2571.
- Electric Service is provided by Sanger Electric Utilities, 202 Railroad Ave., Sanger, TX 76266, 940-458-2064; and Coserv Electric, 7701 S Stemmons Freeway, Corinth, TX 76210, 940-321-7800.
- Telephone service is provided by Century Link, 902-B W Central Texas Expwy, Ste 201, Killeen, TX 76541, 866-916-9805.
- All lots comply with the minimum size requirements of the zoning district.
- This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.
- All common areas, drainage easements, and detention facilities, if any, will be owned and maintained by the HOA/POA. Any common area with in the City's right-of-way will require a facilities agreement to be reviewed and approved by the City.
- This plat does not alter or remove existing deed restrictions, if any, on this property.
- Minimum finished floor elevations are at least 2 feet above the 100 year floodplain, if any.
- Zoning District for this property is "RC" Regional Commercial.
- This plat was prepared without the benefit of an Abstract of Title or Title Commitment. Research of record documents done by Eagle Surveying was performed for the purpose of determining the boundary of this property and adjoining parcels. Additional record documents may exist and encumber this property.
- Elevations shown on this plat are based on GPS observations utilizing the AllTerra RTK Network. North American Vertical Datum of 1988 (Geoid 12B).
- Approximate locations of the Underground Utilities, if shown on this plat, were derived from above ground observations, Utility markings, and/or record documents. No excavation was performed on this site at the time of this survey. For the exact location of the Underground Utilities call 1-800-545-6005. Eagle Surveying, LLC accepts no liability as to the accuracy of the Underground Utilities.
- Fieldwork was completed April 9th, 2025.

Approved and Accepted

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

Mayor City of Sanger, TX _____ Date _____

City Secretary City of Sanger, TX _____ Date _____

SURVEYOR
 Eagle Surveying, LLC
 222 S. Elm Street, Suite: 200
 Denton, TX 76201
 (940) 222-3009

OWNER
 Victory At Sanger LLC
 2911 Turtle Creek Blvd, Suite 700
 Dallas, TX 75219
 Contact: Bobby Mendoza
 (972) 707-9555 x 115

Eagle Surveying, LLC
 222 South Elm Street
 Suite: 200
 Denton, TX 76201
 940.222.3009
 www.eaglesurveying.com
 TX Firm # 10194177

LEGEND

- BOUNDARY MONUMENT
- POINT OF BEGINNING
- IRF IRON ROD FOUND
- CIRF CAPPED IRON ROD FOUND
- CIRS CAPPED IRON ROD SET
- "EAGLE SURVEYING"
- CABINET
- PG. PAGE
- DOC. NO. DOCUMENT NUMBER
- O.R.D.C.T. OFFICIAL RECORDS, DENTON COUNTY, TEXAS
- P.R.D.C.T. PLAT RECORDS, DENTON COUNTY, TEXAS
- TEMPORARY BENCHMARK

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 02°04'45" W	25.13'
L2	S 88°39'15" E	296.71'
L3	N 02°39'20" E	1.03'
L4	S 02°04'45" W	40.83'
L6	S 87°55'15" E	298.68'
L7	N 02°39'20" E	100.69'
L8	S 88°39'14" E	297.69'
L9	S 02°04'45" W	34.00'
L10	S 87°55'15" E	309.67'
L11	S 87°55'15" E	311.58'
L12	N 01°58'31" E	164.49'
L13	S 88°44'52" E	24.00'
L14	S 03°41'58" E	2.88'
L15	S 88°47'26" E	282.91'
L16	N 02°39'20" E	2.61'
L17	S 88°44'52" E	24.01'
L18	N 02°39'20" E	81.35'
L19	S 87°55'15" E	279.72'
L20	N 01°58'31" E	77.08'
L21	S 88°47'26" E	280.71'
L22	S 88°47'10" E	27.60'
L23	S 01°12'50" W	10.00'
L24	S 88°47'26" E	5.23'
L25	N 02°04'45" E	27.21'

LINE TABLE

LINE	BEARING	DISTANCE
L26	N 87°55'15" W	10.00'
L27	N 02°04'45" E	27.21'
L28	N 01°58'31" E	10.71'
L29	S 88°01'29" E	23.50'
L30	S 88°47'26" E	0.93'
L31	N 02°04'45" E	10.01'
L32	S 87°55'15" E	10.00'
L33	S 02°04'45" W	11.03'
L34	N 87°55'15" W	2.26'
L35	N 02°04'45" E	10.11'
L36	S 87°55'15" E	10.00'
L37	S 02°04'45" W	10.00'
L38	N 87°55'15" W	7.49'
L39	S 88°44'52" E	8.35'
L40	N 88°41'54" W	17.95'
L41	S 43°36'57" W	43.63'
L43	N 02°04'45" E	161.23'
L44	N 02°04'45" E	10.00'
L45	S 87°55'15" E	10.00'
L46	S 02°04'45" W	10.00'
L47	N 02°39'03" E	32.04'
L48	N 88°39'15" W	15.01'
L49	N 02°39'20" E	32.02'
L50	S 88°44'52" E	15.00'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	30.00'	21.13'	40°21'23"	N 71°07'24" E	20.70'
C2	30.00'	47.81'	91°18'34"	S 42°59'57" E	42.91'
C3	30.00'	21.59'	41°13'44"	N 71°27'53" E	21.12'
C4	30.00'	47.43'	90°34'35"	S 42°37'58" E	42.64'
C5	30.00'	46.44'	88°41'26"	S 47°00'03" W	41.94'
C6	30.00'	21.97'	41°57'15"	N 67°43'17" W	21.48'
C7	20.00'	10.23'	29°17'47"	N 73°16'22" W	10.12'
C8	54.00'	36.02'	38°12'48"	S 68°48'51" E	35.35'
C9	30.00'	20.01'	38°12'48"	N 68°48'51" W	19.64'
C10	54.00'	84.73'	89°53'46"	S 42°58'22" E	76.30'
C11	30.00'	47.52'	90°45'57"	S 43°24'28" E	42.71'
C12	30.00'	46.37'	88°33'14"	N 46°55'57" E	41.89'
C13	30.00'	47.07'	89°53'46"	S 42°58'22" E	42.39'
C14	30.00'	47.88'	91°26'46"	N 43°04'03" W	42.96'
C15	30.00'	46.82'	89°25'25"	N 47°22'02" E	42.21'
C16	30.00'	46.72'	89°14'03"	N 46°35'32" E	42.14'

LINE TABLE

LINE	BEARING	DISTANCE
S1	S 01°15'08" W	10.00'
S2	N 88°44'52" W	5.00'
S3	N 01°15'08" E	10.00'

FINAL PLAT
VICTORY AT SANGER
ADDITION
 LOTS 1, 2 & 3, BLOCK A
 4.47 ACRES
 0.030 ACRES RIGHT-OF-WAY DEDICATION
 HENRY TIERWESTER SURVEY, ABSTRACT NO. 1241
 CITY OF SANGER, DENTON COUNTY, TEXAS