TYPICAL LOT SETBACKS
PER PD ORD: #09-25-23

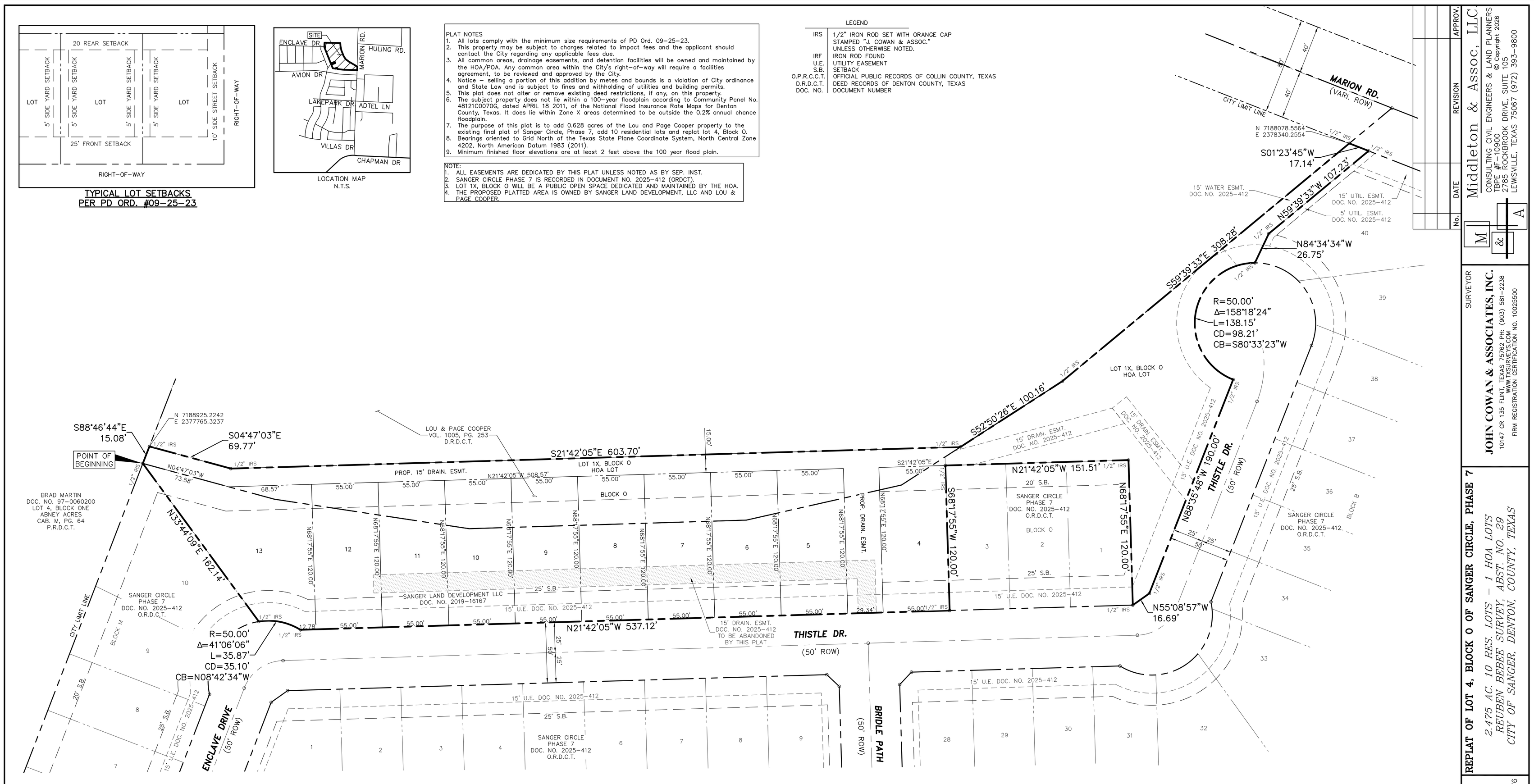
LOCATION MAP
N.T.S.

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 to add 0.628 acres of the Lou and Page Cooper property to the existing final plat of Sanger Circle, Phase 7, add 10 residential lots and replat lot 4, Block O.
8. Bearings oriented to Grid North of the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum 1983 (2011).
9. Minimum finished floor elevations are at least 2 feet above the 100 year flood plain.

NOTE:
1. ALL EASEMENTS ARE DEDICATED BY THIS PLAT UNLESS NOTED AS BY SEP. INST.
2. SANGER CIRCLE PHASE 7 IS RECORDED IN DOCUMENT NO. 2025-412 (ORDCT).
3. LOT 1X, BLOCK O WILL BE A PUBLIC OPEN SPACE DEDICATED AND MAINTAINED BY THE HOA.
4. THE PROPOSED PLATTED AREA IS OWNED BY SANGER LAND DEVELOPMENT, LLC AND LOU & PAGE COOPER.

LEGEND

IRS	1/2" IRON ROD SET WITH ORANGE CAP STAMPED "J. COWAN & ASSOC." UNLESS OTHERWISE NOTED.
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



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

COSERV GAS & ELECTRIC
7701 S. STEMMONS FRWY.
CORINTH, TEXAS 76210
MICHAEL THOMPSON
940-321-7800
mthompson@coserv.com

OWNER – DEVELOPER:
SANGER LAND DEVELOPMENT LLC
101 FOREST BEND DRIVE
COPPELL, TEXAS 75019
JONATHAN WANG
214-316-2256

OWNER:
LOU & PAGE COOPER
PO BOX 756
11619 MARION RD.
SANGER TX. 76266

0' 20' 40' 80'
Scale 1"=40'

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

REPLAT OF LOT 4, BLOCK O OF SANGER CIRCLE, PHASE 7

2.475 AC. 10 RES. LOTS – 1 HOA LOTS
REUBEN BEBEE SURVEY, ABST. NO. 29
CITY OF SANGER, DENTON, COUNTY, TEXAS

Date: 4-7-26
Dwg Scale: Hor. 1"=40'
Vert.
Dwg File: 0118002RPT.DWG
Project No. 0118002 – T25-076

RPT1

LEGAL DESCRIPTION

All that certain lot, tract, or parcel of land, being part of the Reuben Bebee Survey, Abstract No. 29, Denton County, Texas, and being All of Lot 4, Block O of the final plat of Sanger Circle, Phase 7, recorded in Document No. 2025-412 of the Official Records of Denton County, Texas (ORDCT) and a part of that certain called 9.297 acre tract described in a deed to Lou Henry Cooper, recorded in Volume 1005, Page 253 of the Deed Records of Denton County, Texas (DRDCT) and being more completely described as follows, to-wit:

BEGINNING at a ½" iron rod (set) for the northeast corner of the Sanger Circle, Phase 7, the northwest corner of the Lou Henry Cooper tract;

THENCE South 88°46'44" East with the north line of the Henry Cooper tract a distance of 15.08 feet to a ½" iron rod (set) for corner;

THENCE with the west line of the Henry Cooper tract as follows:

South 4°47'03" East a distance of 69.77 feet to a ½" iron rod (set) for corner;

South 21°42'05" East a distance of 603.70 feet to a ½" iron rod (set) for corner;

South 52°50'26" East a distance of 100.16 feet to a ½" iron rod (set) for corner;

South 59°39'33" East a distance of 308.28 feet to a ½" iron rod (set) for corner in the west right of way of Marion Road, a variable right of way;

THENCE South 1°23'45" West with the west right of way of Marion Road a distance of 17.14 feet to a ½" iron rod (set) for the northeast corner of Lot 40, Block B,

THENCE North 59°39'33" West with the north line of Lot 40, Block B a distance of 107.23 feet to a ½" iron rod (set) for corner;

THENCE North 84°34'34" West a distance of 26.75 feet to a ½" iron rod (set) for corner in the north right of way of Thistle Drive, a 50 foot right of way;

THENCE with the north right of way of Thistle Drive and a curve to the left having a radius of 50.00 feet, a chord of South 80°33'23" West – 98.21 feet a distance of 138.15 feet to a ½" iron rod (set) for corner;

THENCE North 88°35'48" West a distance of 190.00 feet to a ½" iron rod (set) for corner;

THENCE North 55°08'57" West a distance of 16.69 feet to a ½" iron rod (set) for the southwest corner of Lot 1, Block O;

THENCE North 68°17'55" East with the south line of Lot 1, Block O a distance of 120.00 feet to a ½" iron rod (set) for the southeast corner of Lot 1, Block O;

THENCE North 21°42'05" West with the east line of Lots 1, 2, 3 Block O a distance of 151.51 feet to a ½" iron rod (set) for the northeast corner of Lot 3, Block O;

THENCE South 68°17'55" West with the north line of Lot 3, Block O a distance of 120.00 feet to a ½" iron rod (set) for the northwest corner of Lot 3, Block O in the east right of way of Thistle Drive;

THENCE North 21°42'05" West with the east right of way of Thistle Drive a distance of 537.12 feet to a ½" iron rod (set) for the beginning of a curve to the left having a radius of 50.00 feet, a chord of North 08°42'34" West – 35.10 feet, a distance of 35.87 feet to a ½" iron rod (set) for the southwest corner of Lot 10, Block M;

THENCE North 33°44'09" East with the south line of Lot 10, Block M a distance of 162.14 feet to the place of beginning, containing 2.475 acres or 107,811 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

State of Texas
County of Denton

Before me, the undersigned authority, on this day personally appeared Phillip W. Cornett, 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 _____, 2026.

_____
Notary Public in and for the State of Texas

_____
Print Notary's Name

My Commission Expires _____

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 REPLAT OF LOT 4, BLOCK O OF 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 _____, 2026.

_____, 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 _____, 2026.

_____
Notary Public in and for the State of Texas

_____
Print Notary's Name

My Commission Expires _____

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT, Lou Cooper, does hereby adopt this plat designating the hereinabove described property as REPLAT OF LOT 4, BLOCK O 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 _____, 2026.

_____, 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 _____, 2026.

_____
Notary Public in and for the State of Texas

_____
Print Notary's Name

My Commission Expires _____

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT, Page Cooper, does hereby adopt this plat designating the hereinabove described property as REPLAT OF LOT 4, BLOCK O 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 _____, 2026.

_____, 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 _____, 2026.

_____
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
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RPT2