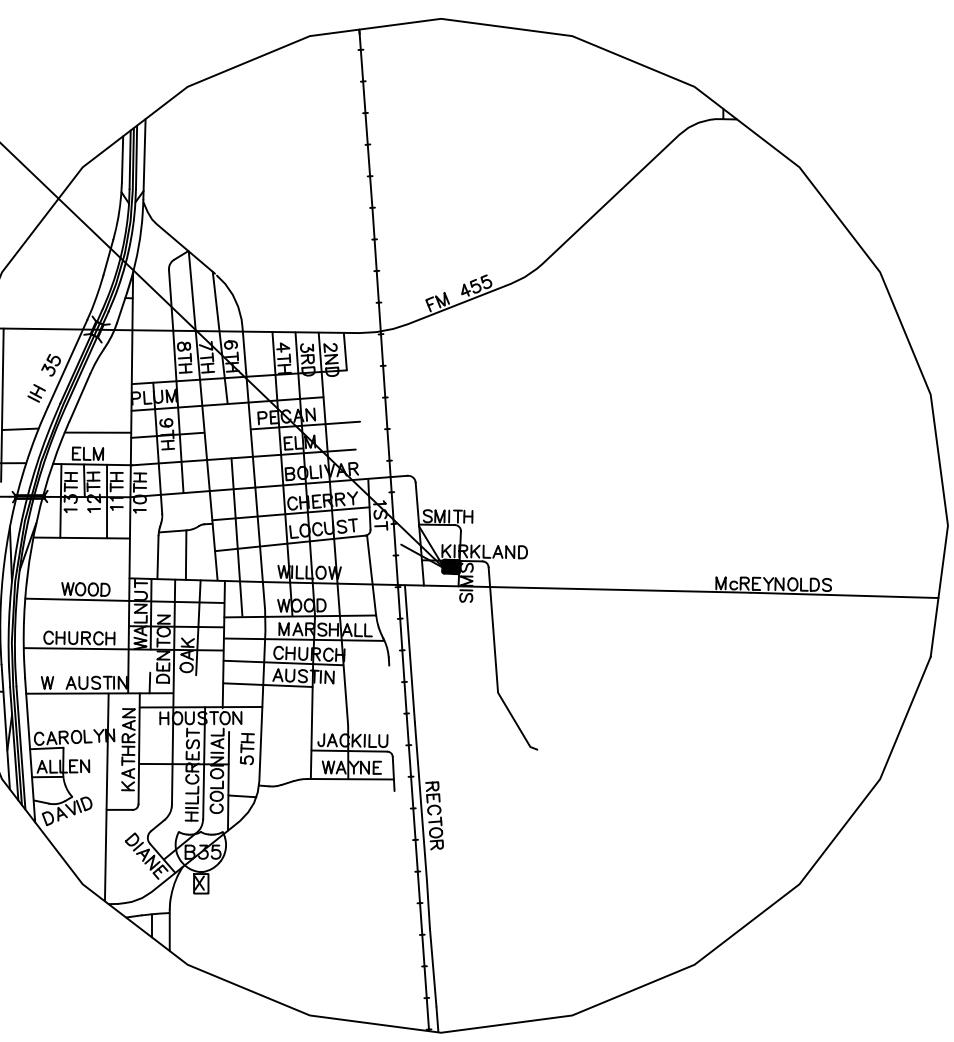
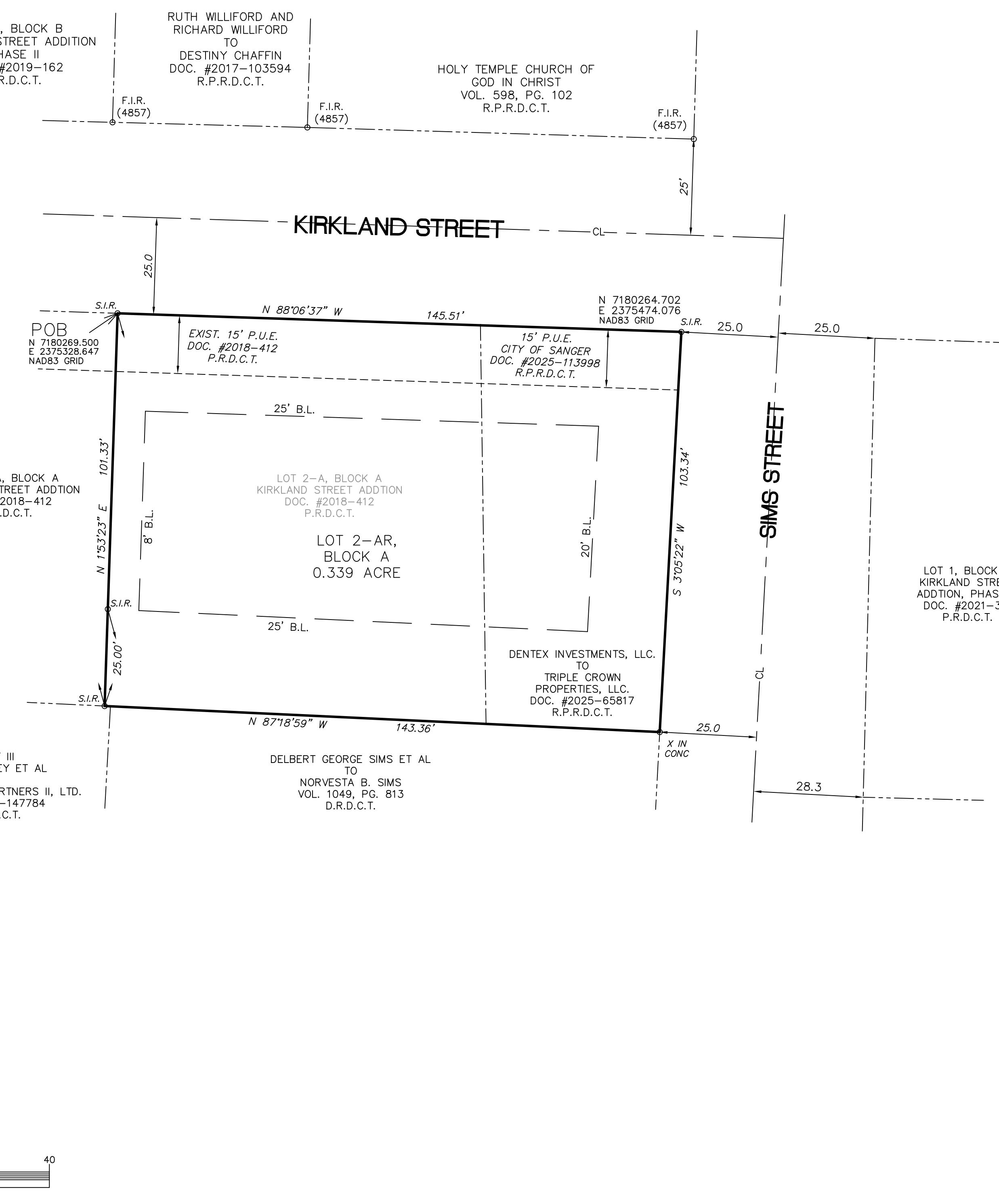


## PROJECT LOCATION



VICINITY MAP  
SCALE 1" = 2000'

Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983, as determined from GNSS observations.



### OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS  
COUNTY OF DENTON: WHEREAS WE, the undersigned, owners of the land shown on this plat within the area described by metes and bounds as follows:

BEING all that certain lot, tract, or parcel of land situated in the R. Beebe Survey Abstract Number 29 in the City of Sanger, Denton County, Texas, being all of Lot 2-A, Block A of Kirkland Street Addition, an addition to the City of Sanger, Denton County, Texas according to the plat thereof recorded under Document number 2018-412, Plat Records, Denton County, Texas, and being all that certain tract of land conveyed by deed from Dentex Investments, LLC to Triple Crown Properties, LLC recorded under Document Number 2025-65817, Real Property Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a capped iron rod marked RPLS 4561 set for corner in the south line of Kirkland Street, a public roadway having a right-of-way of 50.0 feet, said point being the northeast corner of Lot 1-A of said Kirkland Street Addition;

THENCE S 88° 06' 37" E, 145.51 feet with said south line of said Kirkland Street to a capped iron rod marked RPLS 4561 set for corner in the west line of Sims Street, a public roadway having a right-of-way of 50.0 feet;

THENCE S 03° 05' 22" E, 103.34 feet with said west line of said Sims Street to and "X" in concrete for corner in the north line of that certain tract of land conveyed by deed from Delbert George Sims et al to Norvesta B. Sims recorded in Volume 1049, Page 813, Deed Records, Denton County, Texas;

THENCE N 87° 18' 59" W, 143.36 feet with said north line of said Sims tract to a capped iron rod marked RPLS 4561 set for corner, said point being the southeast corner of said Lot 1-A of said Kirkland Street Addition;

THENCE N 01° 53' 23" E, 101.33 feet with said east line of said Lot 1-A to the PLACE OF BEGINNING and containing 0.339 acre of land.

### NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT We, Triple Crown Properties, LLC, acting herein by and through its duly authorized officer does hereby adopt this plat designating the herein above property as LOT 2-AR, BLOCK A, KIRKLAND STREET ADDITION, amending Lot 2-A, Block A of Kirkland Street Addition, 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 always maintain all easements and facilities in a state of good repair and functional condition 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.

Kent Key, Managing Partner, Triple Crown Properties, LLC

### STATE OF TEXAS COUNTY OF DENTON:

Before me, the undersigned authority, on this day personally appeared Kent Key, 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 \_\_\_\_\_, 2026.

### NOTARY PUBLIC STATE OF TEXAS

Type or Print Notary's Name  
My commission expires \_\_\_\_\_

### APPROVED AND ACCEPTED

Chairman, Planning and Zoning Commission Date  
City of Sanger, Texas

Mayor, City of Sanger, Texas Date

### ATTESTED BY

City Secretary, City of Sanger, Texas

### CERTIFICATE OF SURVEYOR

I, the undersigned, a registered professional land surveyor in the State of Texas, do 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.

Jerald D. Yensan Date  
Registered Professional Land Surveyor No. 4561

### NOTES:

1. All lots comply with the minimum size requirements of the zoning district.
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/property owner. 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 flood plain according to the FLOOD INSURANCE RATE MAP for Denton County and Incorporated Area, Map Number 48121C0210G, dated April 18, 2011. (Subject property lies in Zone X.)
7. The purpose of this plat is to replat a platted lot together with a previously unplatted tract.
8. Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983, as determined from GPS observations.
9. Water, Sewer, and Electric service is provided by the City of Sanger, 201 Bolivar Street, Sanger, Texas. TEL. 940-458-7930

LEGEND  
B.L. = BUILDING LINE  
D.E. = DRAINAGE EASEMENT  
F.I.R. = FOUND IRON ROD  
S.I.R. = SET CAPPED 1/2" RPLS 4561 IRON ROD  
P.U.E. = PUBLIC UTILITY EASEMENT  
R.P.R.D.C.T. = REAL PROPERTY RECORDS DENTON COUNTY TEXAS  
P.R.D.C.T. = PLAT RECORDS DENTON COUNTY TEXAS  
P.O. = PLACE OF BEGINNING  
R.O.W. = RIGHT OF WAY  
C.J. = CLERK'S FILE  
R = RADIUS  
L = LENGTH  
CD = CHORD DISTANCE  
CB = CHORD BEARING  
Δ = DELTA  
CL = CENTERLINE OF ROAD  
— = PROPERTY LINE  
— = CENTER LINE OF ROAD  
- - - = EASEMENT LINE  
- - - = TRACT LINE

FINAL PLAT  
LOT 2-AR, BLOCK A OF  
KIRKLAND STREET ADDITION  
BEING A REPLAT OF LOT 2-A, BLOCK A OF  
KIRKLAND STREET ADDITION AND  
0.114 ACRE OF PREVIOUSLY UNPLATTED LAND  
BEING 0.339 ACRE IN THE R. BEEBE SURVEY A-29  
CITY OF SANGER, DENTON COUNTY, TEXAS

OWNER/DEVELOPER  
TRIPLE CROWN  
PROPERTIES, LLC.  
2421 FORT WORTH DRIVE  
DENTON, TX 76205  
940-565-6700  
SURVEYOR  
LANDMARK SURVEYORS  
4238 I-35 N  
DENTON, TEXAS 76207  
(940) 382-4016

4238 I-35 NORTH  
DENTON, TEXAS 76207  
LANDMARK SURVEYORS, LLC.  
(940) 382-4016  
FAX (940) 387-9784  
TX FIRM REGISTRATION NO. 10098600  
DRAWN BY: BTHL SCALE: 1"=20' DATE: 10 DECEMBER, 2025 JOB NO: 258215