

LOU HENRY COOPER & PAGE COOPER
VOL. 1005, PG. 253
D.R.D.C.T.



SANGER LAND DEVELOPMENT, LLO
DOC. NO. 2019-16167
O.R.D.C.T.

REUBEN BEEBE SURVEY
ABSTRACT NO. 29


0.152 ACRES / 6,630 S.F.
RIGHT-OF-WAY DEDICATION
BY THIS PLAT

SANGER LAND DEVELOPMENT, LLO
DOC. NO. 2019-16167
O.R.D.C.T.

POB
N7187805.19
E2378328.81

SS0418A G01, S14, C16
251780 - SANGER TRAILS 2 LOT 2/ALL
266024 - A0029A R BEEBE, TR 72B(2A), 27.4953AC/PART

LEGEND	
S.V.E.	= SIGHT VISIBILITY EASEMENT
P.U.E.	= PUBLIC UTILITY EASEMENT
B.L.	= BUILDING LINE
D.E.	= DRAINAGE EASEMENT
L.S.E.	= LANDSCAPE EASEMENT
P3	= PAGE
VOL	= VOLUME
POB	= POINT OF BEGINNING
CIRP	= CAPPED IRON ROD SET
CIRF	= CAPPED IRON ROD FOUND
DOC. NO.	= DOCUMENT NUMBER
D.R.D.C.T.	= DENTON COUNTY, TEXAS
P.R.D.C.T.	= PLAT RECORDS, DENTON COUNTY, TEXAS
O.R.D.C.T.	= OFFICIAL RECORDS, DENTON COUNTY, TEXAS

Project 16-00-12-8A	 EAGLE SURVEYING, LLC 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009 TX Firm #10194177
Date 04/13/2021	
Drafter TAR	

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

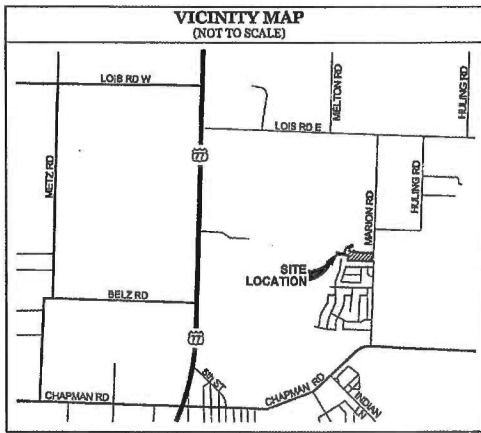
ENGINEER
Homeyer Engineering, Inc.
Contact: Steve Homeyer
P.O. Box 284527
Louisville, TX 75029
(972) 906-9885

OWNER
Sanger Land Development, LLC
Contact: Jonathan Wang
101 Forest Bend Drive
Coppell, TX 75019
(214) 315-2258

FINAL PLAT
SANGER CIRCLE,
PHASE 6A
56 RESIDENTIAL LOTS / 8 HOA LOTS
2.77 ACRES RIGHT-OF-WAY DEDICATION
BEING 8.98 ACRES OF LAND SITUATED IN THE
REUBEN BEEBE SURVEY, ABSTRACT NO. 29,
CITY OF SANGER, DENTON COUNTY, TEXAS

SHEET 1 OF 2

Filed for Record
in the Official Records of:
Denton County
On: 5/26/2022 12:41:01 PM
in the PLAT Records
SANGER CIRCLE PHASE 6A
Doc Number: 2022-200
Number of Pages: 2
Amount: 100.00
Order#: 20220526000452
By: LV



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, SANGER LAND DEVELOPMENT, LLC, is the owner of a 8.98 acre tract of land out of the Reuben Bebee Survey, Abstract Number 29, situated in the City of Sanger, Denton County, Texas, being a part of a called 223.35 acre tract of land conveyed to Sanger Land Development, LLC by Correction Warranty Deed with Vendor's Lien of record in Document Number 2019-18167 of the Official Records of Denton County, Texas, also being all of Lot 2 of Sanger Trails II, a subdivision of record in Cabinet U, Page 788 of the Plat Records of Denton County, Texas, and being more particularly described by metes and bounds, as follows:

BEGINNING, at a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the West right-of-way of Marion Road (right-of-way varies), being the Northeast corner of Lot 1 of said Sanger Trails II, also being the Southeast corner of said Lot 2 and hereof;

THENCE, N88°35'11"W, along the North line of said Lot 1, being the common South line of said Lot 2, a distance of 656.81 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the East line of Block 1 of Sanger Circle, Phase 6, a subdivision of record in Document Number 2015-404 of said Plat Records, being the Northwest corner of said Lot 1, also being the Southwest corner of said Lot 2 and hereof;

THENCE, along the East line of Block 1 of said Sanger Circle, Phase 6, being the common West line of said Lot 2, the following three (3) courses and distances:

1. N06°00'38"E, a distance of 12.38 feet to a 1/2" iron rod with plastic cap stamped "KAZ" found at the point of curvature of a tangent curve to the right;
2. Along said tangent curve to the right, having a radius of 850.00 feet, a chord bearing of N13°51'00"E, a chord length of 109.67 feet, a delta angle of 09°40'43", an arc length of 109.80 feet to a 1/2" iron rod with plastic cap stamped "KAZ" found at the point of curvature of a reverse curve to the left;
3. Along said reverse curve to the left, having a radius of 450.00 feet, a chord bearing of N14°03'58"E, a chord length of 72.56 feet, a delta angle of 09°14'65", an arc length of 72.54 feet to a 1/2" iron rod with plastic cap stamped "KAZ" found at the Northeast corner of said Block 1 of Sanger Circle, Phase 6;

THENCE, N80°59'22"W, leaving the West line of said Lot 2, in part, along the North line of said Block 1 of Sanger Circle, Phase 6 and in part, over and across said 223.35 acre tract, a distance of 317.40 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the point of curvature of a tangent curve to the left;

THENCE, continuing over and across said 223.35 acre tract, the following nineteen (19) courses and distances:

1. Along said tangent curve to the left, having a radius of 950.00 feet, a chord bearing of N85°29'41"W, a chord length of 149.25 feet, a delta angle of 09°00'38", an arc length of 149.40 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the end of said curve;
2. NORTH, a distance of 60.00 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the point of curvature of a non-tangent curve to the right;
3. Along said non-tangent curve to the right, having a radius of 1010.00 feet, a chord bearing of S65°29'41"E, a chord length of 168.07 feet, a delta angle of 09°00'38", an arc length of 168.84 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the point of tangency of said curve;
4. S80°59'22"E, a distance of 111.76 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
5. N54°00'38"E, a distance of 21.21 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
6. N09°00'38"E, a distance of 27.88 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the point of curvature of a tangent curve to the right;
7. Along said tangent curve to the right, having a radius of 300.00 feet, a chord bearing of N38°39'11"E, a chord length of 293.75 feet, a delta angle of 59°17'06", an arc length of 310.42 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the point of tangency of said curve;
8. N86°17'44"E, a distance of 125.78 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set for the most Northerly Northwest corner hereof;
9. S21°42'16"E, a distance of 60.00 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
10. S88°17'44"W, a distance of 125.76 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the point of curvature of a tangent curve to the left;
11. Along said tangent curve to the left, having a radius of 250.00 feet, a chord bearing of S84°42'23"W, a chord length of 31.30 feet, a delta angle of 07°10'41", an arc length of 31.32 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the end of said curve;
12. S21°42'16"E, a distance of 139.78 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
13. S80°59'22"E, a distance of 121.93 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the point of curvature of a non-tangent curve to the left;
14. Along said non-tangent curve to the left, having a radius of 270.00 feet, a chord bearing of N05°06'54"W, a chord length of 25.68 feet, a delta angle of 05°27'06", an arc length of 25.69 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the end of said curve;
15. N82°08'50"E, a distance of 50.00 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the point of curvature of a non-tangent curve to the right;
16. Along said non-tangent curve to the right, having a radius of 320.00 feet, a chord bearing of S04°12'58"E, a chord length of 40.48 feet, a delta angle of 07°15'12", an arc length of 40.61 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the end of said curve;
17. S80°59'22"E, a distance of 96.57 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the point of curvature of a non-tangent curve to the left;
18. Along said non-tangent curve to the left, having a radius of 1300.00 feet, a chord bearing of S84°47'18"E, a chord length of 176.35 feet, a delta angle of 07°44'03", an arc length of 176.48 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the end of said curve;
19. S88°35'11"E, a distance of 462.94 feet to a MAG nail set at or near the center of Marion Road, for the Northeast corner hereof;

THENCE, S01°25'12"W, along or near the center of Marion Road, a distance of 165.56 feet to a MAG nail set at the Northeast corner of that certain 40 foot wide right-of-way dedication of record in said Sanger Trails II;

THENCE, N88°35'11"W, along the North line of said right-of-way dedication of record, a distance of 39.98 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the West right-of-way line of Marion Road, being the Northeast corner of said Lot 2;

THENCE, S01°24'49"W, along the West right-of-way line of Marion Road, being the common East line of said Lot 2, a distance of 152.19 feet to the POINT OF BEGINNING and containing an area of 8.96 Acres, or (390,349 Square Feet) of land, more or less.

GENERAL NOTES

1. The purpose of this plat is to create 58 residential lots, 8 HOA lots, and to dedicate right-of-way and easements.
2. This property is located in "Non-shaded Zone X" according to the F.E.M.A. Flood Insurance Rate Map dated April 18, 2011 as shown on Map Number 48121C0390G.
3. The grid coordinates and bearings shown on this plat are based on GPS observations utilizing the AllTerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011), Texas North Central Zone (4202).
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/or withholding of utilities and building permits.
5. All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
6. The HOA is responsible for alley maintenance and fire lanes.
7. Lot 11, Block C, Lots 1, 12 and 18, Block B, and Lots 1, 12, 19, 20 and 31, Block A shall be owned and maintained by the HOA.
8. All lots comply with the minimum size requirements of the zoning district.
9. This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.
10. 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.
11. This plat does not alter or remove existing deed restrictions, if any, on this property.
12. Minimum finished floor elevations are at least 2 feet above the 100 year floodplain.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT SANGER LAND DEVELOPMENT, LLC, acting herein by and through its duly authorized officer, does hereby adopt this plat designating the hereinabove described property as SANGER CIRCLE, PHASE 6A, 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.

OWNER: SANGER LAND DEVELOPMENT, LLC, a Texas limited liability company

By: Jonathan Wang April 28, 2022
Managing Partner Date

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared JONATHAN WANG, Managing Partner of SANGER LAND DEVELOPMENT, LLC, 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 28th day of April, 2022.

Kelly D Neal
Notary Public in and for the State of Texas
KELLY D NEAL
Notary Public, State of Texas
Comm. Expires 03-26-2022
Notary ID 12069884-9

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, MATTHEW RAABE, 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.

Matthew Raabe 4-27-22
Matthew Raabe, R.P.L.S. # 6402 Date

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared MATTHEW RAABE, 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 27th day of April, 2022.

Kelly D Neal
Notary Public in and for the State of Texas
KELLY D NEAL
Notary Public, State of Texas
My Commission Expires
July 28, 2022
Notary ID 12069884-9

LOT AREA TABLE

BLOCK	LOT	SO. FEET	ACRES
A	1	10,699	0.232
A	2	3,742	0.086
A	3	2,850	0.066
A	4	2,850	0.066
A	5	2,850	0.066
A	6	3,780	0.087
A	7	3,780	0.087
A	8	2,850	0.066
A	9	2,850	0.066
A	10	2,850	0.066
A	11	3,800	0.087
A	12	2,958	0.068
A	13	3,742	0.086
A	14	2,851	0.066
A	15	3,794	0.087
A	16	3,827	0.088
A	17	2,951	0.068
A	18	3,848	0.088
A	19	1,033	0.024
A	20	2,974	0.068
A	21	3,747	0.086
A	22	2,880	0.066
A	23	2,880	0.066
A	24	2,880	0.066
A	25	3,780	0.087
A	26	3,780	0.087
A	27	2,880	0.066
A	28	2,880	0.066
A	29	2,850	0.066
A	30	3,743	0.086
A	31	36,635	0.846
B	1	10,602	0.230
B	2	3,780	0.087

LOT AREA TABLE

BLOCK	LOT	SO. FEET	ACRES
B	3	2,880	0.066
B	4	2,880	0.066
B	5	2,850	0.066
B	6	3,780	0.087
B	7	3,780	0.087
B	8	2,880	0.066
B	9	2,880	0.066
B	10	2,850	0.066
B	11	3,743	0.086
B	12	2,955	0.068
B	13	3,743	0.086
B	14	2,880	0.066
B	15	2,880	0.066
B	16	2,951	0.066
B	17	3,785	0.087
B	18	3,610	0.083
B	19	3,781	0.087
B	20	2,850	0.066
B	21	2,850	0.066
B	22	2,880	0.066
B	23	5,247	0.120
C	1	5,073	0.116
C	2	2,880	0.066
C	3	2,850	0.066
C	4	2,880	0.066
C	5	3,720	0.085
C	6	3,780	0.087
C	7	2,880	0.066
C	8	2,850	0.066
C	9	2,880	0.066
C	10	4,929	0.113
C	11	10,429	0.239

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 09°00'38" E	12.38'
L2	N 84°00'38" E	21.21'
L3	N 09°00'38" E	27.88'
L4	N 88°35'11" W	39.98'
L5	S 43°35'11" E	21.21'
L6	S 35°27'22" E	12.50'
L7	S 40°04'25" W	12.81'
L8	S 35°27'22" E	12.50'
L9	S 49°17'28" W	12.25'
L10	S 27°21'46" E	12.57'
L11	S 45°48'39" W	12.48'
L12	S 48°24'49" W	21.21'
L13	N 35°27'22" W	12.50'
L14	S 38°17'01" W	12.50'
L15	N 35°59'22" W	21.29'
L16	S 54°00'38" W	21.28'
L17	S 35°59'22" E	21.28'
L18	S 01°24'49" W	66.24'
L19	N 88°35'11" W	314.91'
L20	N 87°11'40" W	107.88'
L21	S 80°59'22" E	163.33'
L22	S 80°59'22" E	164.28'
L23	S 87°11'40" E	108.29'
L24	S 88°35'11" E	314.62'
L25	S 01°24'49" W	66.24'
L26	S 01°24'49" W	65.64'
L27	N 88°35'11" W	419.31'
L28	N 80°59'22" W	322.48'
L29	N 09°00'38" E	65.50'
L30	S 09°00'38" W	65.50'
L31	S 80°59'22" E	320.88'
L32	S 88°35'11" E	417.71'
L33	N 01°24'49" E	65.54'
L34	N 80°59'22" W	291.08'
L35	S 80°59'22" E	283.17'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	109.80'	850.00'	9°40'43"	N 13°51'00" E	109.67'
C2	72.64'	450.00'	9°14'65"	N 14°03'58" E	72.56'
C3	149.40'	950.00'	9°00'38"	N 85°29'41" W	149.25'
C4	168.84'	1010.00'	9°00'38"	S 65°29'41" E	168.67'
C5	310.42'	300.00'	59°17'06"	N 38°39'11" E	293.75'
C6	31.32'	250.00'	7°10'41"	S 84°42'23" W	31.30'
C7	25.69'	270.00'	5°27'06"	N 05°06'54" W	25.68'
C8	40.61'	320.00'	7°15'12"	S 04°12'58" E	40.48'
C9	176.48'	1300.00'	7°44'05"	S 84°47'18" E	176.35'
C10	195.56'	1450.00'	7°43'38"	N 84°47'18" W	195.41'
C11	164.12'	980.00'	9°00'38"	N 85°29'41" W	163.99'
C12	284.55'	275.00'	69°17'08"	N 38°39'11" E	272.02'
C13	88.77'	285.00'	18°51'09"	N 00°34'55" E	88.48'
C14	191.55'	1420.00'	7°43'43"	S 84°47'18" E	191.40'
C15	53.62'	320.00'	9°36'00"	N 04°12'39" E	53.55'
C16	53.72'	270.00'	11°23'59"	N 03°18'39" E	53.63'
C17	227.36'	250.00'	52°06'23"	S 35°03'51" W	219.60'
C18	199.57'	1480.00'	7°43'34"	S 84°47'18" E	199.42'
C19	61.68'	52.00'	80°00'00"	S 45°24'49" W	73.54'
C20	61.68'	52.00'	80°00'00"	N 85°69'22" W	73.54'
C21	43.98'	28.00'	80°00'00"	S 35°59'22" E	39.60'
C22	43.98'	28.00'	80°00'00"	N 45°24'49" E	39.60'
C23	43.98'	28.00'	80°00'00"	S 43°35'11" E	39.60'
C24	61.68'	52.00'	80°00'00"	S 43°35'11" E	73.54'

UTILITY PROVIDERS

Water Service to be provided by:	Sanitary Sewer Service to be provided by:	Electric Service to be provided by:
The City of Sanger 502 Elm Street Sanger, TX 76268 940-458-7830	The City of Sanger 502 Elm Street Sanger, TX 76268 940-458-7830	Coserv Electric 7701 S Stemmons Freeway Corinth, TX 76210 940-321-7800

FINAL PLAT
SANGER CIRCLE,
PHASE 6A
56 RESIDENTIAL LOTS / 8 HOA LOTS
2.77 ACRES RIGHT-OF-WAY DEDICATION
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In the PLAT RECORDS
SANGER CIRCLE PHASE 6A
Doc Number: 2022-200
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Order#: 20220528000452
By: LV

APPROVED AND ACCEPTED

Approved and Accepted
[Signature] 5/1/22
Chairman, Planning & Zoning Commission
City of Sanger, TX Date

Thomas E. Meile 5/2/22
Mayor
City of Sanger, TX Date

Kelly Edwards 5/2/22
Deputy City Secretary
City of Sanger, TX Date



Project: 16-00-12-6A
Date: 04/13/2021
Drafter: TAR

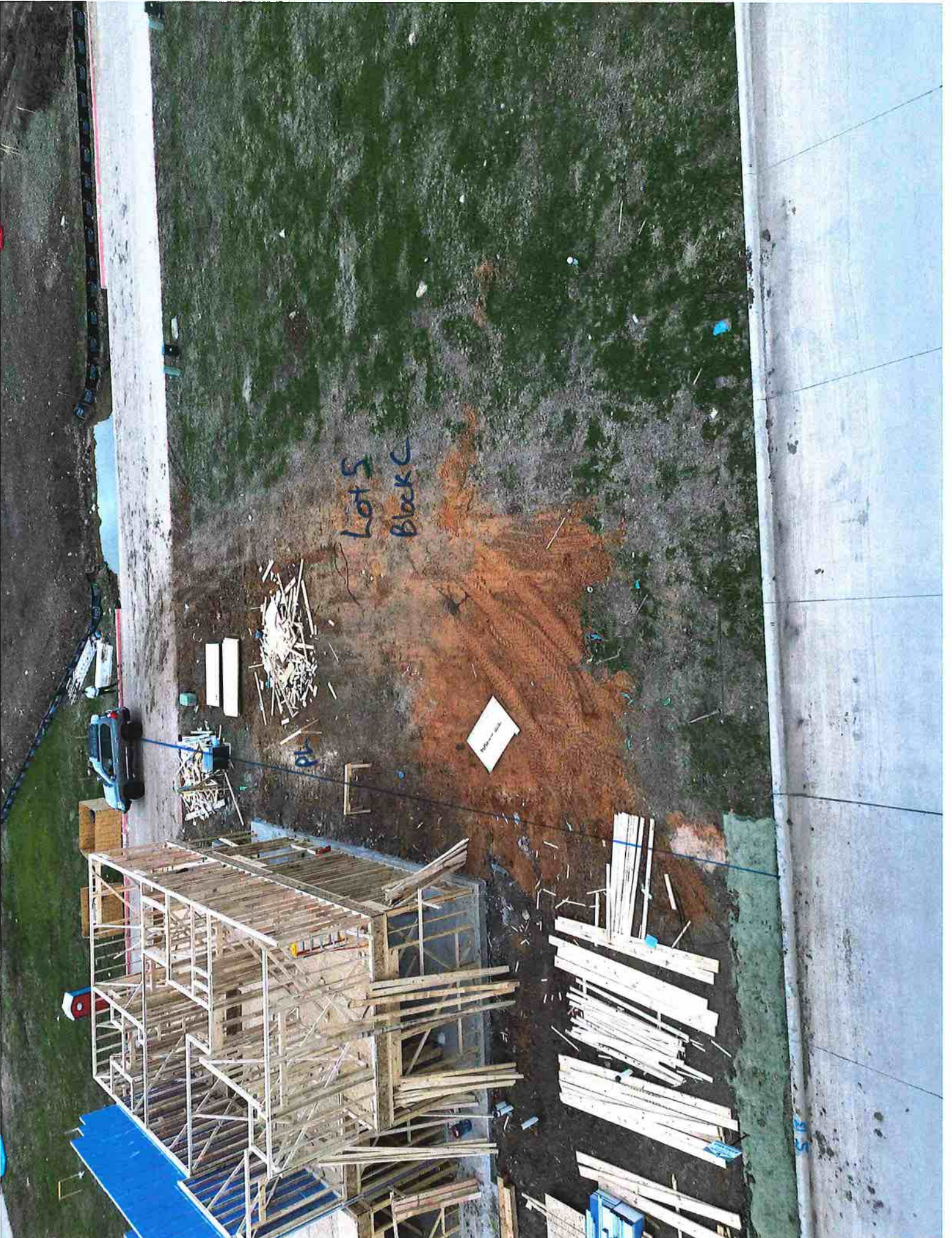
EAGLE SURVEYING, LLC
222 S. Elm Street, Suite: 200
Denton, TX 76201
(940) 222-3009
TX Firm #10194177

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

ENGINEER
Homeser Engineering, Inc.
Contact: Steve Homeser
P.O. Box 294527
Lewisville, TX 75029
(972) 906-9985

OWNER
Sanger Land Development, LLC
Contact: Jonathan Wang
101 Forest Bend Drive
Coppell, TX 75019
(214) 316-2255





Lot 5
Block C

pt

55