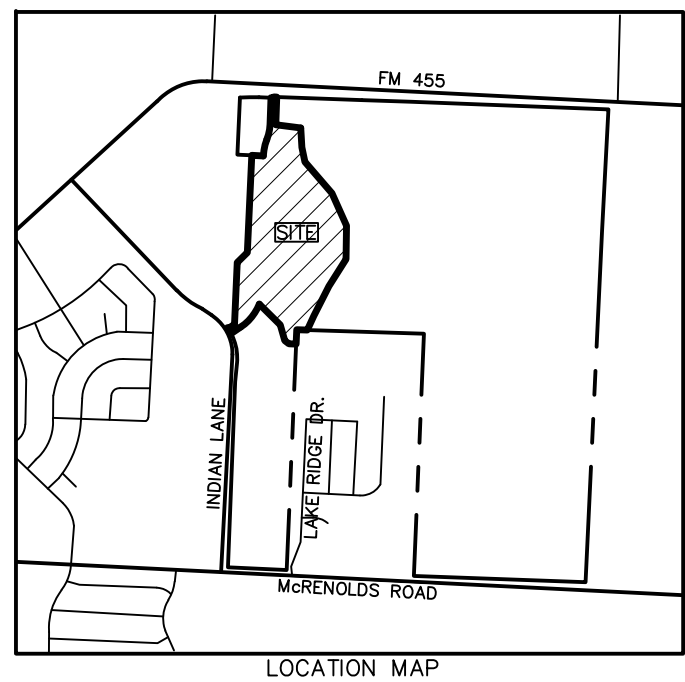




SANGER ISD
VOL. 1841, PG. 662

FULLY DEVELOPED 100 YEAR
FLOODPLAIN PER FLOOD STUDY

MARION PROPERTY HOLDING LLC
DOC. NO. 2022-123676

SANGER TOWN CENTER LLC
DOC. NO. 2017-48301

FLOOD ZONE AE
PER LOMR DATED JUNE 26, 2018
CASE NO. 18-06-0546P
FIRM PANEL 48121C0210G

FULLY DEVELOPED 100 YEAR
FLOODPLAIN PER FLOOD STUDY

SANGER TOWN CENTER LLC
DOC. NO. 2017-48301

FLOOD ZONE AE
PER LOMR DATED JUNE 26, 2018
CASE NO. 18-06-0546P
FIRM PANEL 48121C0210G

OWNER - DEVELOPER:
SANGER TOWN CENTER LLC
MARION PROPERTY HOLDING LLC
101 FOREST BEND DRIVE
COPPELL, TEXAS 75019
JONATHAN WANG
214-316-2256

LEGEND
IRS IRON ROD SET
IRS IRON ROD FOUND
U.E. UTILITY EASEMENT
D.E. DRAINAGE EASEMENT
F.E. FRANCHISE 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
MFF MIN. FINISHED FLOOR
FH FIRE HYDRANT
MB MAILBOX

NOTE:
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.
3. THE DRAINAGE EASEMENTS SHOWN IN THE FLOOD ZONE IS MEANT TO ENCOMPASS THE FULLY DEVELOPED 100 YEAR FLOODPLAIN PER THE FLOOD STUDY.

PLAT NOTES
All lots comply with the minimum size requirements of PD Ord. 04-11-22
1. This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.
2. 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.
3. 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.
4. This plat does not alter or remove existing deed restrictions, if any, on this property.
5. Minimum finished floor elevations are at least 2 feet above the 100 year flood plain.
6. The subject property lies within 100-year floodplain Zone A according to Community Panel No. 48121C0210G, dated APRIL 18 2011, of the National Flood Insurance Rate Maps for Denton County, Texas.
7. The purpose of this plat is to subdivide the property into single family residential lots.
8. Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD 83)

SURVEYOR
JOHN COWAN & ASSOCIATES, INC.
10147 CR 135 FLINT, TEXAS 75762 PH: (803) 581-2238
WWW.TXSURVEYS.COM
FIRM REGISTRATION CERTIFICATION NO. 10025500

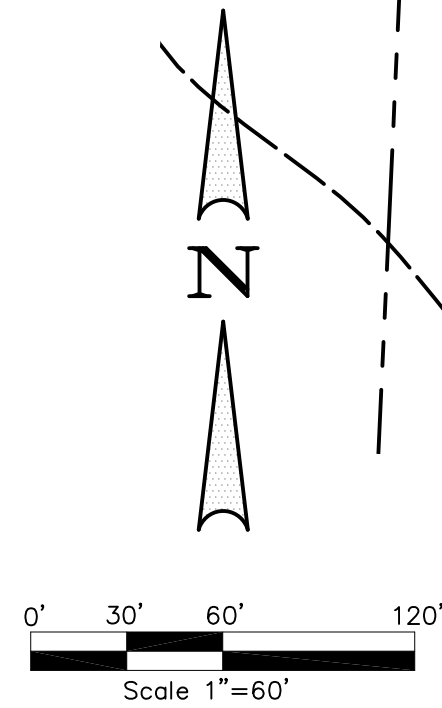
FINAL PLAT - LANE RANCH, PHASE 1
43.821 ACRES 143 RES. LOTS
1 COMMERCIAL LOT 4.294 AC. - 5 HOA LOTS
7.259 AC. RIGHT-OF-WAY DEDICATION
REUBEN BIBBE SURVEY, ABST. NO. 29
CITY OF SANGER, DENTON COUNTY, TEXAS

Date: 5-13-24
Dwg Scale: 1"=60'
Dwg File: 0001043FPT1.DWG
Project No. 0001043

FPT1

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

Middleton & Assoc, LLC
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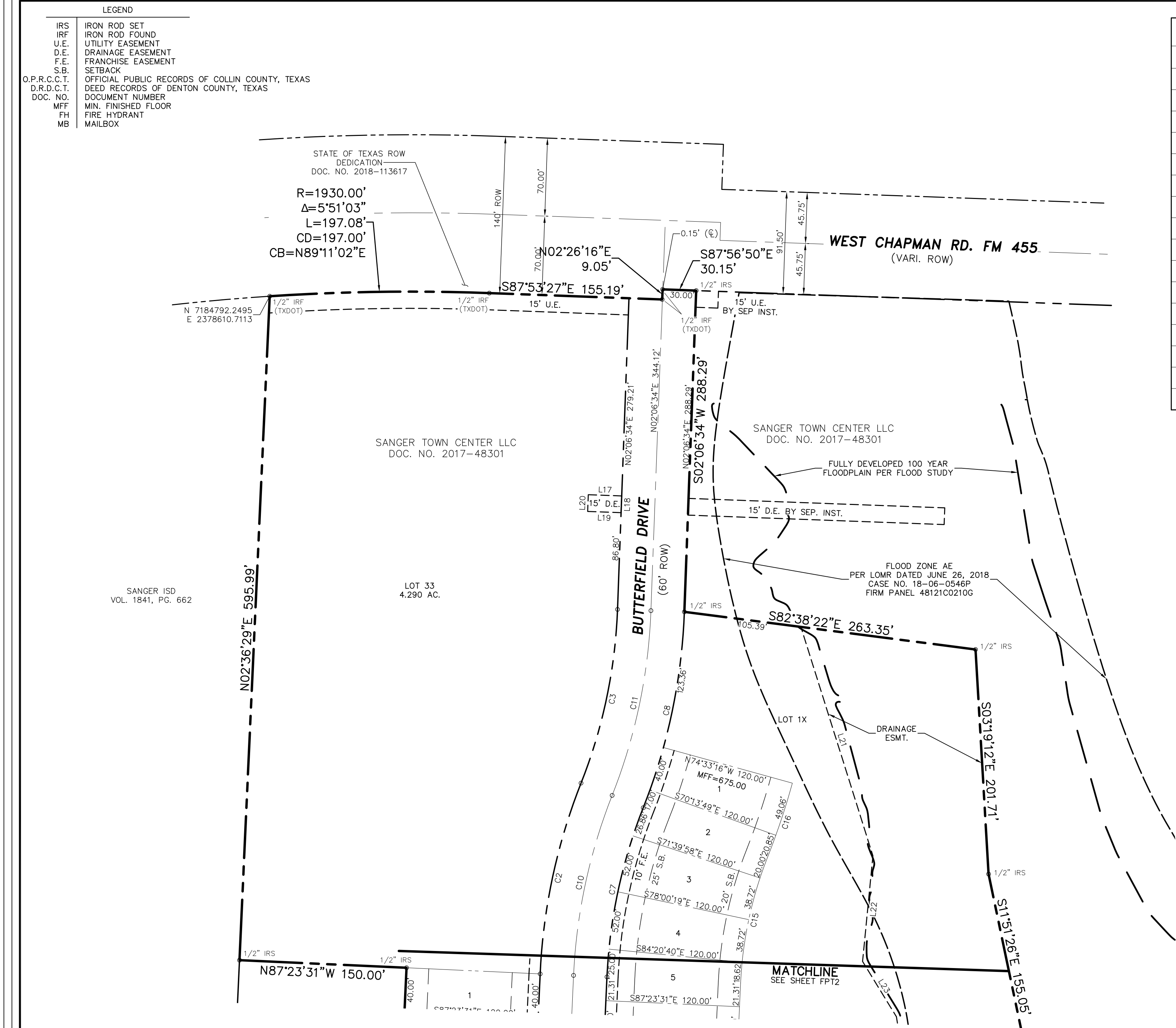


SANGER ISD
VOL. 1841, PG. 662

SANGER ISD
DOC. NO. 2022-160017

SANGER ISD
DOC. NO. 2022-160016





Curve Table					
No.	Delta	Radius	Length	Ch. Dist.	Bearing
C1	53°26'19"	470.00'	438.36'	422.64'	N29°19'38"E
C2	18°59'59"	530.00'	175.75'	174.95'	N12°06'28"E
C3	19°29'53"	470.00'	159.94'	159.17'	N11°51'31"E
C4	53°26'19"	530.00'	494.32'	476.60'	N29°19'38"E
C5	26°00'20"	50.00'	226.90'	76.60'	N52°36'19"E
C6	8°00'20"	10.50'	14.66'	13.50'	N37°23'41"W
C7	18°59'59"	470.00'	155.86'	155.14'	N12°06'28"E
C8	19°29'53"	530.00'	180.36'	179.49'	N11°51'31"E
C9	53°26'19"	500.00'	466.34'	449.62'	N29°19'38"E
C10	18°59'59"	500.00'	165.80'	165.04'	N12°06'28"E
C11	19°29'53"	500.00'	170.15'	169.33'	N11°51'31"E
C12	90°00'00"	35.50'	55.76'	50.20'	S42°23'31"E
C13	90°00'00"	35.50'	55.76'	50.20'	S47°36'29"W
C14	45°31'30"	83.50'	66.35'	64.61'	S20°09'16"E
C15	18°59'59"	350.00'	116.06'	115.53'	N12°06'28"E
C16	6°09'43"	650.00'	69.91'	69.87'	N18°31'36"E

Line Table		
Line #	Bearing	Distance
L1	N47°36'29"E	14.14
L2	S42°23'31"E	14.14
L3	N47°36'29"E	14.14
L4	N42°23'31"W	14.14
L5	N42°23'31"W	14.14
L6	S47°36'29"W	14.14
L7	N47°36'29"E	14.14
L8	S42°23'31"E	14.14
L9	S47°36'29"W	14.14
L10	N42°23'31"W	14.14
L11	S42°23'31"E	14.14
L12	N47°36'29"E	14.14
L13	N63°30'13"W	37.31
L14	S47°36'29"W	56.61
L15	N12°57'46"W	17.22
L16	N47°36'29"E	54.04
L17	S87°53'26"E	30.00
L18	S2°06'34"W	15.00
L19	N87°53'26"W	30.00
L20	N2°06'34"E	15.00
L21	S17°28'09"E	215.21
L22	S5°35'43"W	95.13
L23	S31°28'26"E	58.17
L24	S8°50'24"E	37.80
L25	S9°30'40"W	89.14
L26	S25°43'55"E	43.15
L27	S52°43'10"E	35.42
L28	S89°50'36"E	66.88
L29	S37°30'26"E	18.51
L30	S18°04'52"E	33.95

Line Table		
Line #	Bearing	Distance
L31	S28°18'43"E	52.71
L32	S1°24'50"E	32.26
L33	S78°38'11"E	66.50
L34	S84°03'45"E	82.18
L35	S11°48'36"E	19.01
L36	S87°23'31"E	135.00
L37	S2°36'29"W	570.00
L38	N87°23'31"W	116.16
L39	S2°36'29"W	58.91
L40	S14°06'25"W	96.61
L41	S28°52'25"W	173.99
L42	S39°22'35"W	54.43
L43	S2°36'29"W	141.79
L44	N87°23'31"W	53.15
L45	S2°36'29"W	81.61
L46	N88°11'55"W	183.26
L47	N12°57'46"W	153.01
L48	N14°02'23"W	92.98
L49	N76°36'38"W	49.75
L50	N47°14'10"W	10.36
L51	N21°10'53"W	19.66
L52	N62°42'09"W	63.12
L53	N27°53'47"W	53.85
L54	N80°43'07"W	23.21

FP73 Date: 5-13-24 Dwg Scale: 1"=60' Dwg File: 000104-3FPT.DWG Project No. 0001043	FINAL PLAT – LANE RANCH, PHASE 1 <i>43.821 ACRES 143 RES. LOTS</i> <i>1 COMMERCIAL LOT 4.294 AC. – 5 HOA LOTS</i> <i>7.259 AC. RIGHT-OF-WAY DEDICATION</i> <i>REUBEN BEBEE SURVEY, ABST. NO. 29</i> <i>CITY OF SANGER, DENTON COUNTY, TEXAS</i>	SURVEYOR JOHN COWAN & ASSOCIATES, INC. 10147 CR 135 FULTON, TEXAS 76043-6741 TEL: 817-253-9321 FAX: (903) 581-2238 WWW.TXSVRS.COM FIRM REGISTRATION CERTIFICATION NO. 10025500	M & A	Middleton & Assoc, LLC CONSULTING CIVIL ENGINEERS & LAND PLANNERS TBPE #F-109000 © Copyright 2024 2785 ROCKBROOK DRIVE, SUITE 105 LEWISVILLE, TEXAS 75067 (972) 393-9800	No.	DATE	REVISION	APPROV.

LEGAL DESCRIPTION

All that certain lot, tract, or parcel of land, being part of the Rueben Bebee Survey, Abstract No. 29, Denton County, Texas, and being a part of that certain called 127.61 acre tract described in a deed from E.M.J. Lane, Inc. to Sanger Town Center, LLC on April 20, 2017, recorded in Document No. 2017-48301 of the Official Public Records of Denton, County, Texas (OPRDCT), and being a part of that certain called 25.00 acre tract of land described in a deed from Marion Hills Apartments, LLC to Marion Property Holding, LLC on August 23, 2022, recorded in Document No. 2022-123676, OPRDCT, and being more completely described as follows, to-wit:

BEGINNING at a 1/2" iron rod (set) for the westerly Southwest corner of the above mentioned 25.00 acre tract, in the westerly North line of the above mentioned 127.61 acre tract, in the South line of the Sanger ISD 35,000 acre tract described in Volume 1841, Page 662 of the Deed Records, Denton County, Texas, in the East right of way of Indian Lane;

THENCE South 88°03'30" East with the South line of the 35.00 acre tract, a distance of 21.92 feet to a 1/2" iron rod (set) for the Southeast corner of same, an ell corner of the 25.00, the Southwest corner of the Sanger Independent School District 3.728 acre tract described in Document No. 2022-160016, OPRDCT;

THENCE northerly and easterly with the East line of the 3.278 acre tract, the East line of the Sanger Independent School District 0.772 acre tract, as follows:

North 56°02'48" East a distance of 62.25 feet to a 1/2" iron rod (set) for corner,
North 02°36'29" East a distance of 643.72 feet to a 1/2" iron rod (set) for corner,
North 45°05'54" East a distance of 148.05 feet to a 1/2" iron rod (set) for corner,
and North 02°36'29" East a distance of 1013.28 feet to a 1/2" iron rod (set) the Northeast corner of the 0.772 acre tract;

THENCE North 87°23'31" West a distance of 150.00 feet a 1/2" iron rod (set) the East line of the 35.00 acre tract;

THENCE northerly with the east line of the 35.00 acre tract North 02°36'29" East a distance of 595.99 feet to a 1/2" iron rod (found) the northeast corner of the 35.00 acre tract and the South right of way of West Chapman Road F.M. 455;

THENCE Easterly with the South right of way of West Chapman Road F.M. 455 as follows:

along a curve to the right, having a radius of 1930.00 feet, a chord of North 89° 11' 02" East - 197.00 feet, a distance of 197.08 feet to a 1/2" iron rod (found) for corner;
South 87°53'27" East a distance of 155.19 feet to a 1/2" iron rod (found) for corner;
North 02°26'16" East a distance of 9.05 feet to a 1/2" iron rod (found) for corner;
South 87°56'50" East a distance of 30.15 feet to a 1/2" iron rod (set) for corner;

THENCE South 02°06'34" West a distance of 288.29 feet to a 1/2" iron rod (set) for corner;

THENCE South 82°38'22" East a distance of 263.35 feet to a 1/2" iron rod (set) for corner;

THENCE South 3°19'12" East a distance of 201.71 feet to a 1/2" iron rod (set) for corner;

THENCE South 11°51'26" East a distance of 155.05 feet to a 1/2" iron rod (set) for corner;

THENCE South 40°39'48" East a distance of 430.35 feet to a 1/2" iron rod (set) for corner;

THENCE South 24°13'47" East a distance of 371.11 feet to a 1/2" iron rod (set) for corner;

THENCE South 0°45'33" West a distance of 348.74 feet to a 1/2" iron rod (set) for corner;

THENCE South 32°24'46" West a distance of 333.84 feet to a 1/2" iron rod (set) for corner;

THENCE South 27°00'44" West a distance of 346.28 feet to a 1/2" iron rod (set) for corner;

THENCE South 24°21'53" West a distance of 163.17 feet to a 1/2" iron rod (set) for corner in the corner in the easterly South line of the 127.61 acre tract, the North line of the Marion Hills Apartments, LLC tract described in Document No. 2017-92008, OPRDCT;

THENCE North 88°11'55" West with the North line of the Marion Hills Apartments, LLC tract, the easterly South line of the 127.61 acre tract, a distance of 109.93 feet to a 2" pipe found for an ell corner of same, the Northwest corner of the Marion Hills Apartments, LLC tract;

THENCE South 2°25'03" West with the west line of the Marion Hills Apartments, LLC tract, the southerly East line of the 127.61 acre tract, a distance of 149.43 feet to a 1/2" iron rod (set) for corner;

THENCE North 87°34'57" West a distance of 76.30 feet to a 1/2" iron rod (set) for corner;

THENCE North 52°47'15" West a distance of 53.75 feet to a 1/2" iron rod (set) for corner;

THENCE North 15°47'38" West a distance of 171.25 feet to a 1/2" iron rod (set) for corner;

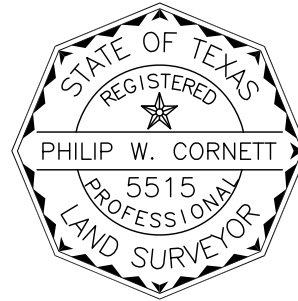
THENCE North 45°08'24" West a distance of 307.06 feet to a 1/2" iron rod (set) for the beginning of a non-tangent curve to the right, having a radius of 530.00 feet, a chord of South 39° 06' 05" West - 308.94 feet, a distance of 313.49 feet to a 1/2" iron rod (set) for corner at p.t of same;

THENCE South 56°02'48" West a distance of 120.23 feet to a 1/2" iron rod (set) for corner in the southerly West line of the 127.61 acre tract, the East right-of-way of Indian Lane, in a curve to the left;

THENCE with the East right-of-way of Indian Lane, with a non-tangent curve to the left, having a radius of 550.39 feet, a chord of North 31° 39' 53" West - 72.91 feet, a distance of 72.96 feet to the place of beginning, containing 43.821 acres, or 1,908,621 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.



REGISTERED PUBLIC LAND SURVEYOR TEXAS R.P.L.S. NO. 5515 _____ DATE _____

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 LANE RANCH, PHASE 1, 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 _____, 2024.

_____, Owner

_____, Title and Company

State of Texas
County of Denton

Before me, the undersigned authority, on this day personally appeared Jonathan Wang, 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 _____, 2024.

Notary Public in and for the State of Texas

Print Notary's Name

My Commission Expires _____

Approved and Accepted

Chairman, Planning & Zoning Commission
City of Sanger, TX

Mayor
City of Sanger, TX

Attested by

City Secretary
City of Sanger, TX

Date: 5-13-24
Dwg Scale: 1"=60'
Dwg File: 0001043FPT.DWG
Project No. 0001043

FPT4

FINAL PLAT - LANE RANCH, PHASE 1
43.821 ACRES 143 RES. LOTS
1 COMMERCIAL LOT 4.294 AC. - 5 HOA LOTS
7.259 AC. RIGHT-OF-WAY DEDICATION
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SURVEYOR
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10147 CR 135 FLINT, TEXAS 75762 PH: (803) 581-2238
WWW.SURVEYS.COM
FIRM REGISTRATION CERTIFICATION NO. 10025500

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