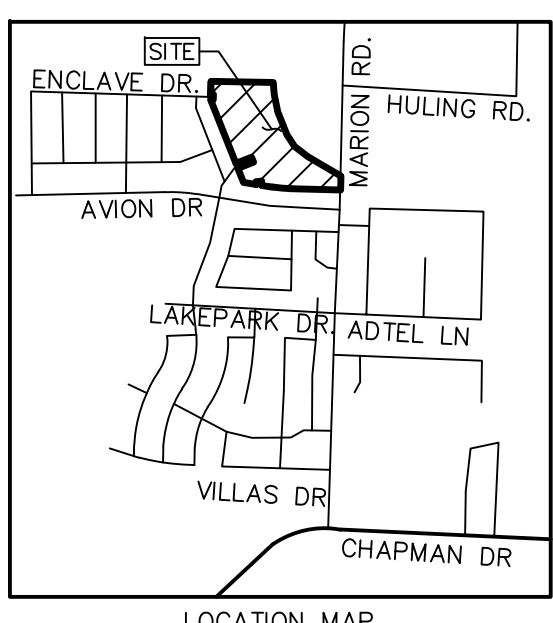


TYPICAL LOT SETBACKS  
PER PD ORD. #09-25-23  
N.T.S.

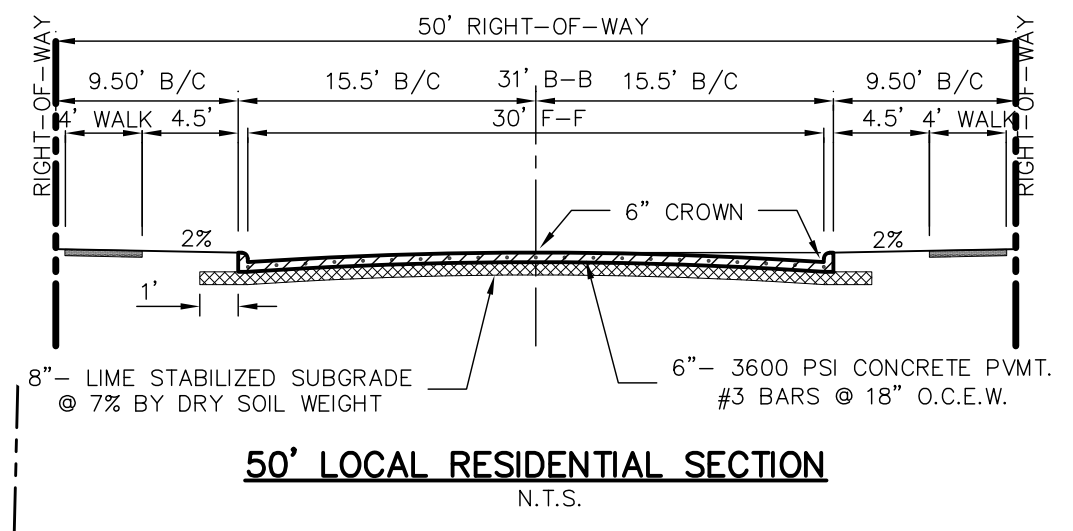


Curve Table					
No.	Delta	Radius	Length	Ch. Dist.	Bearing
C1	67°15'27"	35.50'	41.67'	39.32'	S55°19'49"E
C2	66°53'43"	35.50'	41.45'	39.13'	S55°08'57"E
C3	45°31'30"	83.50'	66.35'	64.61'	N68°38'27"E
C4	22°44'33"	200.00'	79.39'	78.87'	S10°19'49"E
C5	13°51'21"	225.00'	54.41'	54.28'	S14°46'25"E
C6	134°20'37"	50.00'	117.24'	92.17'	S55°19'49"E
C7	270°00'00"	50.00'	235.62'	70.71'	S43°35'49"E
C8	134°03'13"	50.00'	116.98'	92.07'	N55°08'57"W
C9	13°51'21"	250.00'	60.46'	60.31'	S14°46'25"E
C10	17°30'22"	225.00'	68.75'	68.48'	S12°56'54"E
C11	16°00'33"	175.00'	48.90'	48.74'	S13°41'49"E
C12	13°51'21"	200.00'	48.37'	48.25'	S14°46'25"E

Line Table		
Line #	Bearing	Distance
L1	S1°02'27"W	14.44
L2	S7°50'44"E	8.77
L3	S45°56'26"E	14.62
L4	S43°29'35"W	13.50
L5	N55°19'49"W	16.65
L6	S23°18'07"W	14.14
L7	S66°41'53"E	14.14
L8	S23°18'07"W	14.14
L9	S66°41'53"E	14.14
L10	N23°18'07"E	14.14
L11	N66°41'53"W	14.14
L12	S55°08'57"E	16.69
L13	S7°50'44"E	8.77
L14	S7°50'44"E	8.77
L15	S84°34'34"E	26.75
L17	N30°20'27"E	18.60
L21	N31°24'12"E	88.91
L22	N58°35'48"W	15.00
L23	S31°24'12"W	97.58
L24	N68°18'20"E	28.61
L25	N21°42'05"W	400.00
L26	N68°17'55"E	15.00
L27	S21°42'05"E	415.00
L28	S68°18'20"W	43.61
L29	N21°42'05"W	15.00

- PLAT NOTES
- All lots comply with the minimum size requirements of PD Ord. 09-25-23.
  - 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 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.
  - 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.
  - This plot does not alter or remove existing deed restrictions, if any, on this property.
  - 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.
  - The purpose of this plat is to subdivide the property into single family residential lots.
  - Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD '83).

- NOTE:
- ALL EASEMENTS ARE DEDICATED BY THIS PLAT UNLESS NOTED AS BY SEP. INST.
  - LOT 4, BLOCK O WILL BE A PUBLIC OPEN SPACE DEDICATED AND MAINTAINED BY THE HOA.



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

APPROV.	REVISION	DATE	NO.	DATE	NO.					
Middleton & Assoc., LLC CONSULTING CIVIL ENGINEERS & LAND PLANNERS TYPE #10300 2785 ROCKBROOK DRIVE, SUITE 105 LEWISVILLE, TEXAS 75067 (972) 393-9800										
SURVEYOR JOHN COWAN & ASSOCIATES, INC. 10147 CR 135 FULTON, TEXAS 75762 PH: (903) 581-2236 FIRM REGISTRATION CERTIFICATION NO. 10025500										
PRELIMINARY PLAT SANGER CIRCLE, PHASE 7 14,908 AC. 63 RES. LOTS - 1 HOA LOT 3,138 AC. RIGHT-OF-WAY DEDICATION REUBEN BEBEE SURVEY, ABST. NO. 29 CITY OF SANGER, DENTON COUNTY, TEXAS										
Date: 5-15-24 Dwg Scale: Hor. 1"=60' Vert. Dwg File: 0118001P1.DWG Project No. 0118001										
FPTI										

STATE OF TEXAS  
COUNTY OF DENTON

BEGINNING at a ½" iron rod (set) for the Northeast terminus of Imperial Drive as shown on the plot of Sanger Circle, Phase 6B, recorded in DCCFN 2022-196, in the North line of the above mentioned 223.35 acre tract, in the South line of the STC Group Miller, LLC 202.69 acre tract recorded in DCCFN 2021-00195695;

THENCE southerly and generally with a fence, with the East line of the 223.35 acre tract, the West line of the 9.297 acre tract as follows:

South 04 deg. 47 min. 03 sec. East a distance of 112.59 ft. to a fence corner (found) for corner,

South 11 deg. 23 min. 10 sec. East a distance of 163.10 ft. to a x-tie fence corner (found) for corner,

South 21 deg. 46 min. 43 sec. East a distance of 229.34 ft. to a 3" bois d'arc fence corner (found) for corner,

South 32 deg. 44 min. 55 sec. East a distance of 131.51 ft. to a 15" twin bois d'arc tree for corner,

South 52 deg. 50 min. 26 sec. East a distance of 158.27 ft. to a 12" triple bois d'arc tree for corner,

and South 59 deg. 39 min. 33 sec. East a distance of 353.99 ft. to a mag nail (set) for an angle corner of the 223.35 acre tract, the South corner of the 9.297 acre tract, near the centerline of Marion Road;

THENCE North 88 deg. 35 min. 48 sec. West with the North line of the 0.152 acre right of way, at 39.97 ft. pass a ½" iron rod (found) for the Northwest of same, the Northeast corner of Block B of Sanger Circle, Phase 6A, and continue a total distance of 462.87 ft. to a ½" iron rod (found) for corner at the p.c. of a curve to the right;

THENCE North 80 deg. 58 min. 56 sec. West with the North line of Block B, a distance of 96.57 ft. to a ½" iron rod (set) for corner in the East right of way of Olivia Lane and a curve to the left;

THENCE South 82 deg. 09 min. 16 sec. West with the North terminus of Oliva Lane, a distance of 50.00 ft. to a 1/2" iron rod (set) for corner at the Northwest terminus of same, in a curve to the right;

THENCE with the Northeast line of Block C, North 80 deg. 57 min. 30 sec. West a distance of 121.87 ft. to a  $\frac{1}{2}$ " iron rod (set) for and angle corner and North 21 deg. 42 min. 05 sec. West a distance of 139.82 ft. to a  $\frac{1}{2}$ " iron rod (set) for the North corner of Block C, in the Southeast right of way of Bridle Path, in a curve to the right;

THENCE North 68 deg. 18 min. 20 sec. East with the Southeast right of way of Bridle Path, a distance of 125.76 ft. to a ½" iron rod (set) for corner at the Southeast terminus of same;

THENCE South 68 deg. 18 min. 20 sec. West with the Northwest right of way of Bridal Path, a distance of 125.76 ft. to a ½" iron rod (set) for corner at the p.c. of a curve to the left;

THENCE North 21 deg. 42 min. 05 sec. West with the East line of Block F, a distance of 639.54 ft. to a ½" iron rod (found) for the Northeast corner of same, in the South right of way of Imperial Drive;

THENCE northerly with the East right of way of Imperial Drive as follows:  
 North 01 deg. 02 min. 27 sec. East with a distance of 50.00 ft. to a ½" iron rod (set) for corner,  
 North 88 deg. 57 min. 33 sec. West a distance of 8.93 ft. to a ½" iron rod (set) for corner,  
 North 43 deg. 57 min. 33 sec. West a distance of 21.21 ft. to a ½" iron rod (set) for corner,  
 and North 01 deg. 02 min. 27 sec. East a distance of 105.00 ft. to the place of beginning, containing 14,908 acres or 649,410 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

THAT, Jonathan Wang acting herein by and through its duly authorized officer, does hereby adopt this plat designating the hereinabove described property as SANGER CIRCLE, PHASE 7, on addition to the City of Sanger, Texas, and to the County of Tarrant, Texas, and to the State of Texas, and to be 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 other public use, and to be subject to all applicable laws, ordinances, rules, regulations, and 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 hereby covenants and warrants that the property shall be used for the purposes intended and for the 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 under the property, nor shall any other improvements or growths be constructed or placed upon, over, or under the property, except as may be 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 the undersigned.

\_\_\_\_\_, 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 \_\_\_\_\_, 2024.

Notary Public in and for the State of Texas

Print Notary's Name

My Commission Expires \_\_\_\_\_

Preliminary Plat for Review Purposes Only

Approved for Preparation of Final Plat

City of Sanger, TX

City of Sanger, TX Date \_\_\_\_\_  
 Planning & Zoning Commission

Date: 5-15-24  
Dwg Scale: Hor. 1"=60'  
Vert.  
Dwg File: 0118001FPT.D  
Project No. 0118001

FPT2