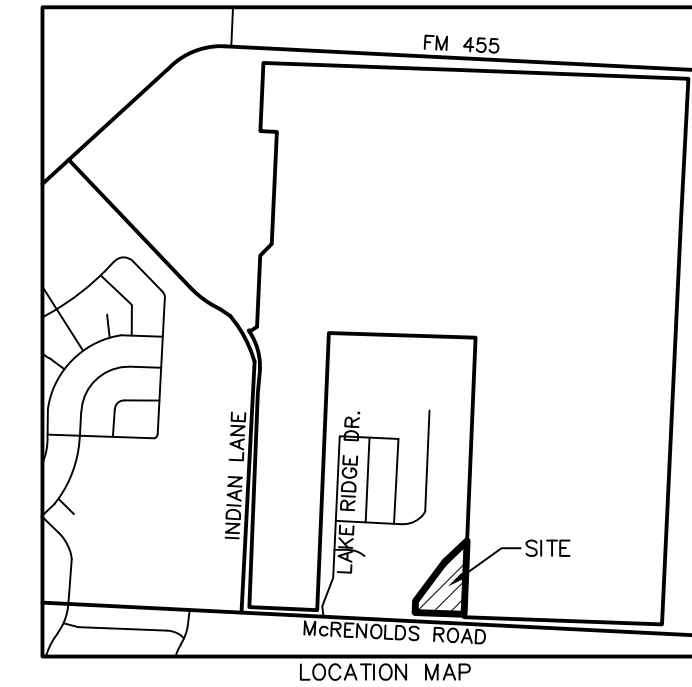
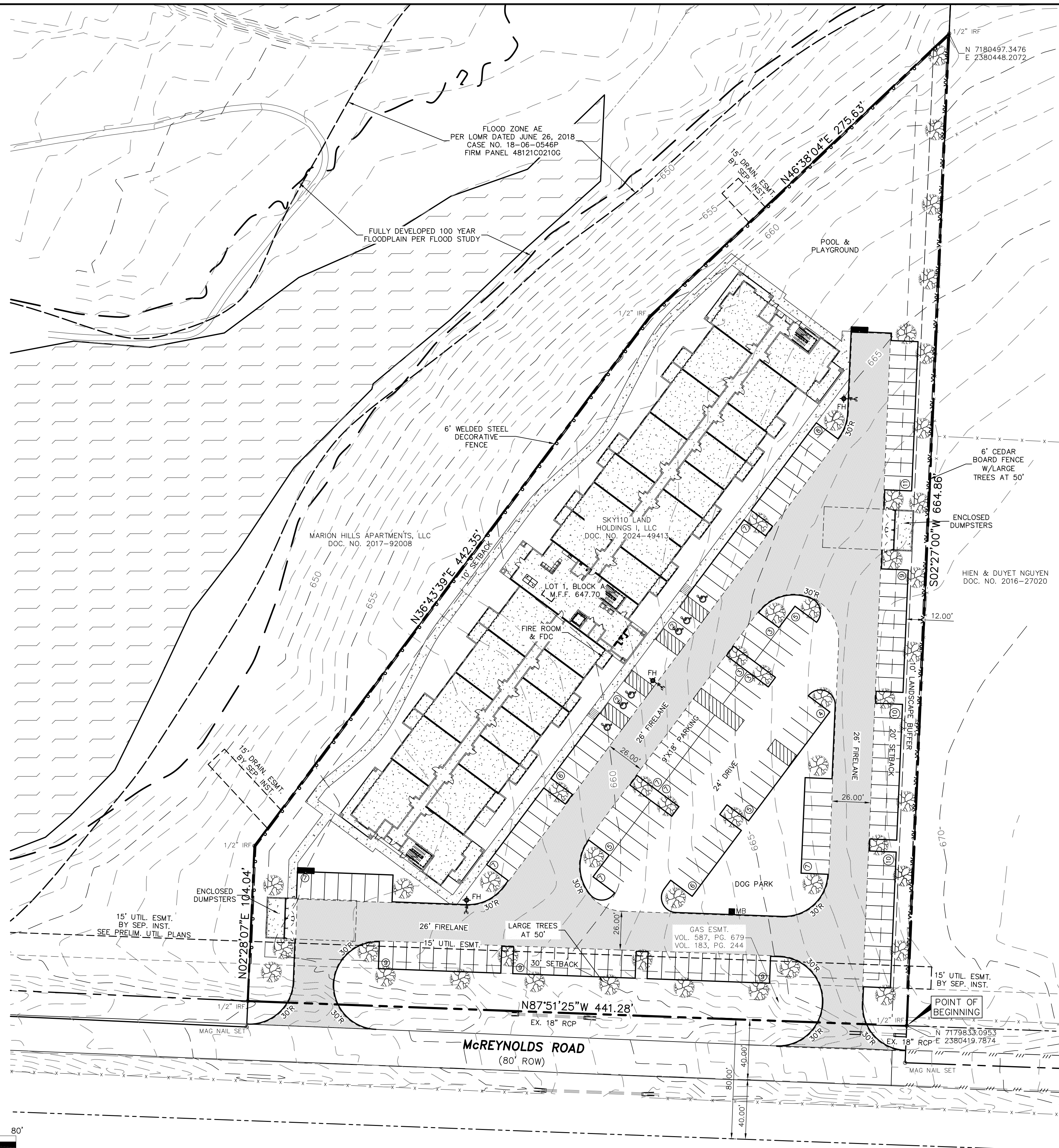




LEGEND	
PP	Power Pole
GW	Guy Wire
MH	Manhole
WV	Water Valve
TP	Telephone Pedestal
WM	Water Meter
FH	Fire Hydrant
LP	Light Pole
IV	Irrigation Valve
AC	Air Conditioner
SN	Sign
IRF	Iron Rod Found
IRS	Iron Rod Set
SS	Sanitary Sewer
ST	Storm Drain
MB	Mailbox

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 4.31 acre tract of land described in a deed to Sky110 Land Holdings I, LLC, recorded in Document No. 2024-49413 of the Real Property Records of Denton, County, Texas (RPRDCT) being more completely described as follows, to-wit:

THENCE South 02°27'00" West with the west line of the Hien T. Nguyen and Duyet Nguyen tract a distance of 664.86 feet to the place of beginning, containing 4.135 acres, or 180,127 square feet of land.

<u>SITE DATA TABLE</u>	
GROSS SITE AREA	4.135 ACRES (180,127 S.F.)
PROP. USE	MULTI-FAMILY
CURRENT USE	VACANT
ZONED	PD ORD. 05-06-18 MF2
<u>BUILDING DATA</u>	
BUILDING S.F.	36,521 (3 FLOORS=109,563 S.F.)
TOTAL UNITS	82
TOTAL BEDROOMS	125
MAX. HEIGHT	35'

PARKING SUMMARY		
1 BEDROOM	42 X 1.5 SPACES	=63
2 BEDROOM	37 X 1.75 SPACES	=64.75
3 BEDROOM	<u>3 X 2 SPACES</u>	<u>=6</u>
TOTAL REQUIRED		133.75 (134)
TOTAL PROVIDED		168

<u>LOT SETBACKS</u>	
FRONT	30'
EAST SIDE	20' (FUT. RESIDENTIAL)
REAR	10'
<u>REQ. LANDSCAPE BUFFERS</u>	
EAST SIDE	10' (FUT. RESIDENTIAL)

OWNER:
SKY110 LAND HOLDINGS I, LLC
2349 GLENDA LANE
DALLAS, TX 75229-3318
IQBAL MUTABANA
617-417-1014
ike@sky110group.com

- PLAT NOTES
1. All lots comply with the minimum size requirements of MP-2 multi-family residential.
 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 storm drains, 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. No portion of the subject property is located within any 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 plot does not alter or remove existing deed restrictions, if any, on this property.
 6. No portion of the subject property is located within the 500-foot buffer 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 create one multi-family lot.
 8. Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD '83).

No.	DATE	REVISION	APPROV.

Middleton & Assoc., LLC

CONSULTING CIVIL ENGINEERS & LAND PLANNERS
 TYPE # - 109800 © Copyright 2024
 2785 ROCKBROOK DRIVE, SUITE 105
 LEWISVILLE, TEXAS 75067 393-9800

A

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

PRELIMINARY PLAT

LOT 1, BLOCK A - OASIS AT SANGER ADDITION
4.135 ACRES, 1 MULTI-FAMILY LOT
REUBEN BEBEE SURVEY, ABST. NO. 29
CITY OF SANGER, DENTON, COUNTY, TEXAS

Date: 5-15-24
Dwg Scale: 1"=40'
Dwg File: 0123001PPT.DWG
Project No. 0123001

PPT1