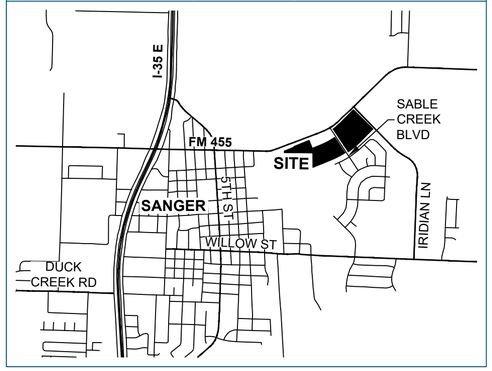
VICINITY MAP
(NOT TO SCALE)



N

1" = 100'

0 50 100

- UNDER CONTRACT

FARM TO MARKET ROAD NO. 455
VARIABLE WIDTH RIGHT OF WAY

SABLE CREEK BOULEVARD
CAB. N, PG. 365 P.R.O.C.T.
80' RIGHT OF WAY

INDIAN LANE

TRACT ONE
POB
1/2" CIRF "TxDOT R.O.W. MARKER"
N:7183255.97
E:2376376.94

1/2" CIRF "TxDOT R.O.W. MARKER"

CIRF "SUMMIT SURVEYING"

CIRS

1/2" CIRF "EAGLE SURVEYING"

1/2" CIRF "METROPLEX 1849"

1/2" IRF
N:7182288.32
E:2375836.28

1/2 IRF

N 45°56'02" E 511.02'

S 43°39'04" E 703.89'

N 32°18'47" W 673.53'

S 32°18'47" E 475.45'

S 45°53'03" W 450.55'

N 69°11'30" E 407.71'

S 20°48'30" E 222.35'

N 69°11'30" E 257.12'

N 87°45'56" W 737.87'

N 00°56'08" E 372.26'

S 69°07'31" W 511.70'

S 39°20'26" E 331.47'

S 21°27'07" E 87.59'

S 20°51'39" E 288.89'

LOT 1
0.697 ACRES
30,340 SQ.FT.

LOT 2
0.678 ACRES
29,516 SQ.FT.

LOT 3
0.818 ACRES
35,642 SQ.FT.

LOT 4
0.848 ACRES
36,920 SQ.FT.

LOT 6
2.412 ACRES
105,080 SQ.FT.

LOT 7
1.504 ACRES
65,496 SQ.FT.

LOT 8
0.64 ACRES
27,923 SQ.FT.

BLOCK A

BLOCK B

LOT 4
8.159 ACRES
355,415 SQ.FT.

CALLED TRACT 1 - 12.84 ACRES
SV SANGER, LLC.
DOC. NO. 2025-44629
O.R.D.C.T.

CALLED 4.16 ACRES
NS GROUP HOLDINGS, LLC.
DOC. NO. 2018-132959
O.R.D.C.T.

SABLE CREEK, PHASE V
DOC. NO. 2023-3
P.R.D.C.T.

27' ACCESS & UTILITY EASEMENT

15' UTILITY EASEMENT

10' ELECTRIC EASEMENT

16' ACCESS & UTILITY EASEMENT

26' ACCESS EASEMENT

LOT 2 1

LOT 3

LOT 11X

LOT 4 LOT 5 LOT 6 LOT 7 LOT 8 LOT 9

LOT 41 LOT 42 LOT 43 LOT 45 LOT 46 LOT 47 LOT 48 LOT 49 LOT 50 LOT 51 LOT 52 LOT 53

LOT 19 LOT 20 LOT 21 LOT 22 LOT 23 LOT 24 LOT 25 LOT 26 LOT 27 LOT 28 LOT 29 LOT 30 LOT 31