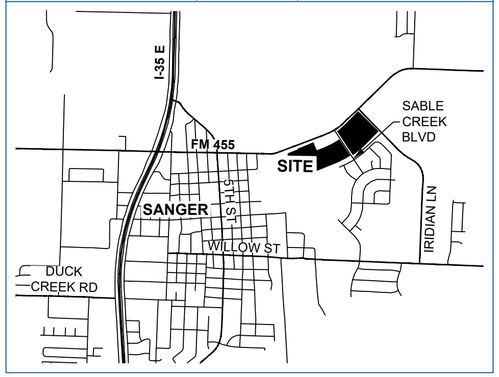
VICINITY MAP
(NOT TO SCALE)



N

1" = 100'

0 50 100

CALLED PARCEL 116 - 0.0200 ACRES
STATE OF TEXAS
DOC. NO. 2019-14545, O.R.D.C.T.

SSMH-RIM=691.9'
FL-12"PVC=668.9' (NE)
FL-12"PVC=668.7' (SE)
FL-12"PVC=668.7' (NW)

SSMH-RIM=690.2'
FL-12"PVC=668.4' (SE)
FL-12"PVC=668.3' (SW)

CALLED 23.440 ACRES
SANGER INDEPENDENT SCHOOL DISTRICT
VOL. 1841, PG. 722
D.R.D.C.T.

1/2" CIRF "SUMMIT SURVEYING"

CALLED PARCEL 114 - 0.2123 ACRES
STATE OF TEXAS
DOC. NO. 2018-131313, O.R.D.C.T.

CALLED 1.62 ACRES
SANGER INDEPENDENT SCHOOL DISTRICT
VOL. 5091, PG. 2877
R.P.R.D.C.T.

LOT 5
1.192 ACRES
51,939 SQ.FT.

15' UTILITY EASEMENT

N 45°56'02" E 511.02'

144.43'

203.32'

255.76'

S 43°59'04" E 703.89'

INDIAN LANE

10' ELECTRIC EASEMENT

448.11'

10' ELECTRIC EASEMENT
S 44°08'23" E 256.00'

LOT 4
0.848 ACRES
36,920 SQ.FT.

N 45°52'12" E 202.63'

27' ACCESS & UTILITY EASEMENT

15' UTILITY EASEMENT

SSMH-RIM=680.6'
FL-12"PVC=666.5' (NE)
FL-12"PVC=666.4' (SW)

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

27' ACCESS & UTILITY EASEMENT

S 43°56'28" E 252.60'

LOT 3
0.818 ACRES
35,642 SQ.FT.

N 45°09'48" E 29.01'

N 47°48'22" E 116.37'

112.85'

LOT 8
0.64 ACRES
27,923 SQ.FT.

148.80'

LOT 6
2.412 ACRES
105,080 SQ.FT.

SSMH-RIM=687.3'
FL-8"PVC=671.9' (NE)
FL-12"PVC=671.9' (SE)
FL-12"PVC=671.8' (NW)

CIRS

15' UTILITY EASEMENT

26' ACCESS EASEMENT

FL-30"RCP=676.5'
FL-30"RCP=676.5'
FL-30"RCP=676.6'
FL-30"RCP=675.9'
FL-30"RCP=675.8'
FL-30"RCP=675.9'

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

TRACT ONE
POB

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

L3 — 94.55' — C3 — 90.82' — L4 — 18.33'

LOT 2
0.678 ACRES
29,516 SQ.FT.

S 38°01'46" E 240.44'

S 44°08'23" E 240.69'

15' UTILITY EASEMENT

LOT 1
0.697 ACRES
30,340 SQ.FT.

N 50°39'34" E 55.33'

S 46°48'47" E 128.83'

N 50°39'34" E 134.19'

L5

L6

S 44°08'40" E 447.80'

299.00'

LOT 7
1.504 ACRES
65,496 SQ.FT.

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

15' UTILITY EASEMENT

26' ACCESS EASEMENT

233.00'

N 57°46'13" E 144.81'

0.56'

27' ACCESS & UTILITY EASEMENT

BLOCK A

S 39°20'26" E 331.47'

LOT 9
4.052 ACRES
176,492 SQ.FT.

S 45°53'03" W 450.55'

216.65'

1/2" CIRF "EAGLE SURVEYING"

LOT 19
LOT 20
LOT 18
LOT 21
LOT 22
LOT 23
LOT 24
LOT 25
LOT 26
LOT 27
LOT 28
LOT 29
LOT 30
LOT 31

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

N:7182986.30
E:2375750.65
CIRS
POB
TRACT TWO

SSMH-RIM=669.9'
FL-12"PVC=662.5' (NE)
FL-12"PVC=662.4' (SW)

CALLED PARCEL 124 - 1.0854 ACRES
STATE OF TEXAS
DOC. NO. 2024-80763, O.R.D.C.T.

GRATE INLET=662.7'
FL-24"RCP=656.3' (NE)
FL-24"RCP=656.5' (SW)

CALLED 1.06 ACRES
CHUP CORPORATION, INC., ET. AL.
DOC. NO. 2023-45774
O.R.D.C.T.

CALLED 1.10 ACRES
RF & SONS PROPERTIES, LLC
DOC. NO. 2023-10065
O.R.D.C.T.

CALLED 1.01 ACRES
RF & SONS PROPERTIES, LLC
DOC. NO. 2024-34930
O.R.D.C.T.

SABLE CREEK BOULEVARD
CAB. W, PG. 369 P.R.D.C.T.
80' RIGHT OF WAY

10' ACCESS & UTILITY EASEMENT BY SEP. INST.

15' DRAINAGE EASEMENT BY SEP. INST.

15' UTILITY EASEMENT

10' ACCESS & UTILITY EASEMENT BY SEP. INST.

16' ACCESS & UTILITY EASEMENT

10' ELECTRIC EASEMENT

N 32°18'47" W 673.53'

S 32°18'47" E 475.45'

475.54'

CIRS

1/2" CIRF "EAGLE SURVEYING"

408.76'

C4

CALLED PARCEL 110 - 0.1980 ACRES
STATE OF TEXAS
DOC. NO. 2019-113233, O.R.D.C.T.

SSMH-RIM=660.0'
FL-12"PVC=652.3' (NE)
FL-12"PVC=652.3' (SW)

FL-18"RCP=652.9'
FL-18"RCP=655.3'

FL-4' x 8' BOX= 653.2'
FL-4' x 8' BOX= 653.2'

N 69°11'30" E 407.71'

119.33'

143.61'

80.40'

15' UTILITY EASEMENT

10' ELECTRIC EASEMENT

N 69°10'37" E 281.98'

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

LOT 1
1.346 ACRES
58,624 SQ.FT.

5/8" IRF

L1 — 482.51' — L2

N 87°45'56" W 737.87'

1/2" CIRF "METROPLEX 1849"

26' ACCESS EASEMENT

13.5' ACCESS & UTILITY EASEMENT

LOT 3
1.056 ACRES
45,990 SQ.FT.

LOT 2
0.731 ACRES
31,823 SQ.FT.

S 20°18'46" E 237.15'

S 20°09'39" E 288.89'

S 20°48'30" E 222.35'

N 69°11'30" E 257.12'

CIRS

15' UTILITY EASEMENT

SEE DETAIL "A"

S 33°40'52" W 46.75'

123.17'

S 21°27'07" E 87.59'

BLOCK B

LOT 4
8.159 ACRES
355,415 SQ.FT.

CALLED TRACT 2 - 14.46 ACRES
SV SANGER, LLC.
DOC. NO. 2025-44629
O.R.D.C.T.

80' DRAINAGE EASEMENT

26' DRAINAGE EASEMENT

1/2" IRF

N 00°56'08" E 372.26'

1/2" IRF
N:7182288.32
E:2375836.28

S 69°07'31" W 511.70'

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

SABLE CREEK ADDITION, PHASE 1
CAB. W, PG. 369
P.R.D.C.T.

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

SABLE CREEK ADDITION, PHASE 3
DOC. NO. 2018-472
P.R.D.C.T.

REUBEN BEBEE SURVEY,
ABSTRACT NO. 29

LOT 11X
LOT 9
LOT 8
LOT 7
LOT 6
LOT 5
LOT 4
LOT 41
LOT 42
LOT 43
LOT 45
LOT 46
LOT 47
LOT 48
LOT 49
LOT 50
LOT 51
LOT 52
LOT 53