

CURVE TABLE

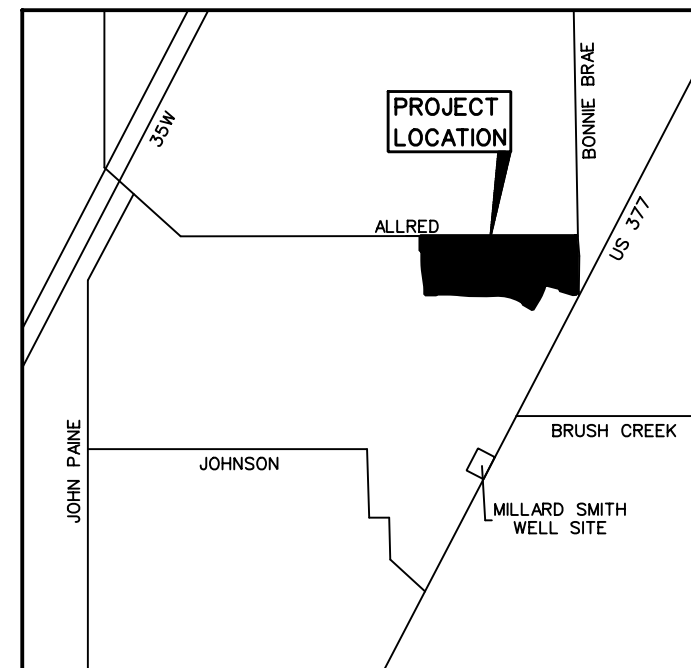
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	01°28'17"	825.00'	21.19'	21.19'	N15°42'08"E
2.	157°06'53"	60.00'	164.53'	117.61'	S45°00'40"E
3.	14°58'39"	800.00'	209.13'	208.53'	S07°28'40"W
4.	14°58'39"	655.00'	171.22'	170.74'	N07°28'40"E
5.	24°34'47"	510.00'	218.79'	217.12'	S12°16'44"W
6.	08°05'01"	510.00'	71.95'	71.89'	S28°36'38"W
7.	01°54'04"	2790.00'	92.57'	92.56'	S31°42'06"W
8.	28°06'48"	795.00'	390.08'	386.18'	N79°06'31"W
9.	08°32'27"	2290.00'	341.36'	341.05'	N88°53'42"W
10.	05°23'11"	1710.00'	160.76'	160.70'	N87°19'04"W
11.	08°05'50"	250.00'	35.33'	35.30'	S85°56'26"W
12.	08°05'49"	600.00'	84.79'	84.72'	N04°03'34"W
13.	08°05'49"	595.00'	84.08'	84.01'	S87°19'04"E
14.	05°23'11"	1855.00'	174.39'	174.32'	S87°10'03"E
15.	05°05'11"	2145.00'	190.42'	187.95'	N87°19'04"W
16.	05°23'11"	2000.00'	188.02'	187.95'	N88°37'04"W
17.	07°59'11"	2000.00'	278.78'	278.55'	N88°41'20"E
18.	02°35'59"	2000.00'	90.75'	90.74'	N88°41'20"E

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	S 01°02'20" E	34.99'
2.	S 86°59'58" W	40.62'
3.	S 59°14'55" E	50.00'
4.	S 00°00'39" E	7.00'
5.	N 00°00'39" W	53.01'
6.	S 45°00'40" E	14.14'
7.	S 44°59'20" W	14.14'
8.	S 66°54'36" W	13.93'
9.	S 19°34'42" E	13.50'
10.	S 89°59'21" W	40.41'
11.	S 81°53'31" W	20.21'
12.	N 38°45'00" E	14.04'
13.	N 52°10'42" W	14.38'
14.	S 00°00'39" E	46.01'
15.	S 27°30'12" W	21.98'
16.	S 44°59'20" W	35.36'

Lot Area Table

Block J		Block K		Block L		Block M		Block N	
Lot	SF	Lot	SF	Lot	SF	Lot	SF	Lot	SF
46	8015	13	6120	1	7884	16	9962	3	6765
47	7336	14	6117	2	6000	17	7152	4	6141
48	6774	15	6139	3	6003	18	6974	5	7217
49	6425	16	6143	4	6011	19	6857	6	7217
50	6169	17	6143	5	6022	20	6623	7	6879
51	5850	18	6131	6	6018	21	6852	8	7555
52	5822	19	6108	7	6089	22	6122	9	7217
54	5823	20	7158	8	6003	23	6120	10	6864
55	6221			9	6003	24	6121	11	6000
56	6231			10	6015	25	6125	12	7357
57	6231			11	6003	26	6131	13	7357
58	6231			12	6004	27	6140	14	6000
59	6231			13	7218	28	6140	15	6180
60	6231			14	7743	29	6128	16	6406
61	6231			15	8176	30	6597	17	6406
62	6231			16	8725	31	7669	26	6406
63	6249			17	8242				
64	6324			18	6605				
65	6436			19	6408				
66	6549			20	6000				
67	6663			21	8341				
68	6734			22	8670				
69	6921			23	6322				
70	6928			24	6024				
71	6914			25	6006				
72	6837			26	6006				
73	6696			27	6006				
74	6494			28	6006				
75	6293			29	5987				
76	6151			30	5998				
77	6072			31	6003				
78	6050			32	6010				
79	6050			33	6020				
80	6050			34	6020				
81	6050			35	6010				
82	6050			36	6003				
83	6050			37	6000				
				38	9155				



- NOTES
- Bearings are referenced to a Sagebrook Phase 1, as recorded in Doc. No. 2021-429, in the Plat Records of Denton County, Texas.
 - All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
 - 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
 - LEGEND
IRF - Iron Rod Found
C.M. - Controlling Monument
P.M.A.E. - Pond Maintenance Access Easement -
P.U.E. - Public Utility Easement -
S.E. - Sidewalk Easement -
--- Boundary line
--- Centerline
--- Street Name Change
(M) - Block letter
 - Open Space Lot 87, Blk J is to be dedicated to and maintained by the HOA.
 - The City of Denton has adopted the National Electrical Safety Code (The "CODE"). The code generally prohibits structures within 17.5 feet on either side of the center line of overhead distribution lines and within 37.5 feet on either side of the centerline of overhead transmission lines. In some instances the code requires greater clearances. Building permits will not be issued for structures within these clearance areas. Contact the building official with specific questions.
 - Bearings are based on the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983.
 - Truck traffic related to gas well drilling and production shall not use the development's streets to access a gas well drilling and production site. No plat shall be allowed to eliminate or alter an access road or easement depicted on a gas well development plat or gas well development site plan unless written consent of the gas well operator is obtained and a separate access road or easement on the plat is provided for access to a drilling and production site.
 - A single-family residential building permit shall not be approved for lot 51, Block J, until the Temporary 50' Street Easement located on this lot has been abandoned in accordance with the Roadway Development Agreement recorded in Document No. 2021-211991

PREPARED BY
CORWIN ENGINEERING, INC.
TBPE FIRM #5951
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

OWNER
SAGEBROOK DENTON, LP.
218 WEST WALL STREET
GRAPEVINE, TEXAS 76051

OCTOBER 2023 SCALE: 1"=100'

LEGAL DESCRIPTION

WHEREAS, SAGEBROOK DENTON LP, is the owner of a tract of land situated in the B.B.B. & C.R.R. CO. Survey, Abstract No. 160, being part of a 143.133 acre tract, as described in Doc. No. 2020-155418 in the Deed Records of Denton County, Texas, being more particularly described as follows:

BEGINNING, at a 5/8 inch iron rod found the northeast corner of said 143.133 acre tract, being in the west line of Bonnie Brae (Variable R.O.W.):

THENCE, South 01°02'20" East, along the east line of said 143.133 acre tract and with said west line of Bonnie Brae, for a distance of 34.99 feet, to a 1/2 inch iron rod found:

THENCE, South 05°24'52" East, continuing along said east and west lines, for a distance of 173.21 feet, to a 1/2 inch iron rod found:

THENCE, South 01°05'07" West, continuing along said lines, for a distance of 369.63 feet, to a 1/2 inch iron rod found at the point of curvature of a curve to the left, having a radius of 179.30 feet, a central angle of 13°18'49":

THENCE, continuing along said lines and with said curve to the left for an arc distance of 42.40 feet (Chord Bearing South 05°27'14" East 42.30 feet), to a Mag Nail found and being the northeast corner of Sagebrook Phase 2A, an addition to the City of Denton, as described in Doc. No. 2021-432 in the Plat Records of Denton County, Texas:

THENCE, South 86°59'58" West, departing said lines and along the north line of said Sagebrook Phase 2A, for a distance of 40.62 feet, to a 1/2 inch iron rod found:

THENCE, North 73°33'43" East, along said north line, for a distance of 146.61 feet, to a 1/2 inch iron rod found on a non-tangent curve to the left, having a radius of 825.00 feet, a central angle of 01°28'17":

THENCE, continuing along said north line and with said curve to the left for an arc distance of 21.19 feet (Chord Bearing North 15°42'08" East 21.19 feet), to a 1/2 inch iron rod found:

THENCE, North 75°02'01" West, continuing along said north line, for a distance of 170.00 feet, to a 1/2 inch iron rod found being the northwest corner of said Sagebrook Phase 2A and being on a curve to the right, having a radius of 655.00 feet, a central angle of 17°41'09":

THENCE, along the west line of said Sagebrook Phase 2A and with said curve to the right for an arc distance of 202.18 feet (Chord Bearing South 23°48'34" West 201.38 feet), to a 1/2 inch iron rod found at the point of reverse curvature of a curve to the left, having a radius of 2645.00 feet, a central angle of 02°09'00":

THENCE, continuing along said west line and with said curve to the left for an arc distance of 99.25 feet (Chord Bearing South 31°34'38" West 99.24 feet), to a 1/2 inch iron rod found in the north line of Sagebrook Phase 1, an addition to the City of Denton, as described in Doc. No. 2021-429 in said Plat Records:

THENCE, North 59°29'52" West, departing the west line of said Sagebrook Phase 2A and along the north line of Sagebrook Phase 1, for a distance of 120.00 feet, to a 1/2 inch iron rod found on a curve to the right, having a radius of 2765.00 feet, a central angle of 00°14'26":

THENCE, continuing along said north line and with said curve to the right for an arc distance of 12.01 feet (Chord Bearing North 30°37'36" East 12.01 feet), to a 1/2 inch iron rod found:

THENCE, North 59°14'55" West, continuing along said north line, for a distance of 50.00 feet, to a 1/2 inch iron rod found at the point of curvature of a curve to the left, having a radius of 500.00 feet, a central angle of 31°12'14":

THENCE, continuing along said north line and with said curve to the left for an arc distance of 272.31 feet (Chord Bering North 77°39'22" West 268.96 feet), to a 1/2 inch iron rod found at the point of reverse curvature of a curve to the right, having a radius of 2435.00 feet, a central angle of 08°38'01":

THENCE, continuing along said north line and with said curve to the right for an arc distance of 366.92 feet (Chord Bearing North 88°56'29" West 366.57 feet), to a 1/2 inch iron rod found at the point of reverse curvature of a curve to the left, having a radius of 1565.00 feet, a central angle of 05°23'11":

THENCE, continuing along said north line and with said curve to the left for an arc distance of 147.12 feet (Chord Bearing North 87°19'04" West 147.07 feet), to a 1/2 inch iron rod found:

THENCE, South 00°00'39" East, continuing along said north line, for a distance of 7.00 feet, to a 1/2 inch iron rod found:

THENCE, South 89°59'21" West, continuing along said north line, for a distance of 120.00 feet, to a 1/2 inch iron rod found at an ell corner of said Sagebrook Phase 1:

THENCE, North 00°00'39" West, along an east line of said Sagebrook Phase 1, for a distance of 53.01 feet, to a 1/2 inch iron rod found at the point of curvature of a curve to the left, having a radius of 455.00 feet, a central angle of 08°05'49":

THENCE, continuing along said east line and with said curve to the left, for an arc distance of 64.30 feet (Chord Bearing North 04°03'34" West 64.25 feet), to a 1/2 inch iron rod found at the point of tangency:

THENCE, North 08°06'29" West, continuing along said east line, for a distance of 142.30 feet, to a 1/2 inch iron rod found at the point of curvature of a curve to the right, having a radius of 740.00 feet, a central angle of 08°05'49":

THENCE, continuing along said east line and with said curve to the right for an arc distance of 104.58 feet (Chord Bearing North 04°03'34" West 104.49 feet), to a 1/2 inch iron rod found at the point of tangency:

THENCE, North 00°00'40" West, continuing along said east line, for a distance of 104.80 feet, to a 1/2 inch iron rod found:

THENCE, South 89°59'21" West, continuing along said east line, for a distance of 20.23 feet, to a 1/2 inch iron rod found:

THENCE, North 00°00'39" West, continuing along said east line, for a distance of 156.00 feet, to a 1/2 inch iron rod found at the most northerly northeast corner of said Sagebrook Phase 1 and being in the north line of said 143.133 acre tract:

THENCE, North 89°59'21" East, along the north line of said 143.133 acre tract, for a distance of 1661.00 feet, to the POINT OF BEGINNING and containing 23.843 acres of land.

NOTES

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NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT SAGEBROOK DENTON LP, does hereby adopt this plat designating the herein described property as SAGE BROOK PHASE 2B, in the City of Denton County, Texas, and do hereby dedicate to the public use forever the street rights of way and public easements shown hereon. The utility easements as shown are reserved for garbage collections and all public utilities desiring to use the same. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over or across the utility easement as shown. Said utility easements being here reserved for the mutual use and accommodation of all public utilities desiring to use or using the same, and any public utilities shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the utility easements and all public utilities shall at all times have the full right to ingress and egress to or from and upon the said utilities easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of its respective system without the necessity at any time of procuring the permission of anyone.

THIS PLAT IS HEREBY ADOPTED BY THE OWNER AND APPROVED BY THE CITY OF DENTON (CALLED "CITY") SUBJECT TO THE FOLLOWING CONDITIONS THAT SHALL BE BINDING UPON THE OWNERS, THEIR HEIRS, GRANTEES AND SUCCESSORS: THE PORTION OF BLOCK J, LOT 87, SHOWN ON THE PLAT IS CALLED "DRAINAGE AND DETENTION EASEMENT." THE DRAINAGE AND DETENTION EASEMENT WITHIN THE LIMITS OF THIS ADDITION SHALL REMAIN OPEN AT ALL TIMES AND WILL BE MAINTAINED IN A SAFE AND SANITARY CONDITION BY THE HOA AND OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE AND DETENTION EASEMENT. THE CITY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID EASEMENT OR FOR ANY DAMAGE TO PRIVATE PROPERTY OR PERSON THAT RESULTS FROM CONDITIONS IN THE DRAINAGE EASEMENT OR FOR THE CONTROL OF EROSION, NO OBSTRUCTION TO THE NATURAL STORM SEWER RUN-OFF SHALL BE PERMITTED BY CONSTRUCTION OF ANY TYPE OF BUILDING, FENCE OR ANY OTHER STRUCTURE WITHIN THE DRAINAGE AND DETENTION EASEMENT, AS HEREIN ABOVE DEFINED, UNLESS APPROVED BY THE CITY. THE OWNERS AND HOA SHALL KEEP THE DRAINAGE AND DETENTION EASEMENT CLEAR AND FREE OF DEBRIS, SILT, AND ANY SUBSTANCE THAT WOULD RESULT IN UNSANITARY CONDITIONS OR OBSTRUCT THE FLOW OF WATER AND THE CITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTION AND SUPERVISION OF MAINTENANCE BY THE HOA AND OWNERS TO ALLEVIATE ANY UNDESIRABLE CONDITIONS THAT MAY OCCUR. FURTHERMORE, THE CITY SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO ENTER UPON THE ABOVE-DESCRIBED DRAINAGE AND DETENTION EASEMENT TO REMOVE ANY OBSTRUCTIONS TO THE FLOW OF WATER, AFTER GIVING THE HOA AND OWNERS WRITTEN NOTICE OF SUCH OBSTRUCTION AND HOA AND OWNERS FAIL TO REMOVE SUCH OBSTRUCTION, THE CITY OF DENTON SHALL BE REIMBURSED BY THE HOA AND OWNERS REASONABLE COSTS FOR LABOR, MATERIALS, AND EQUIPMENT FOR EACH INSTANCE. THE NATURAL DRAINAGE THROUGH THE DRAINAGE AND DETENTION EASEMENT IS SUBJECT TO STORM WATER OVERFLOW AND NATURAL BANK EROSION TO AN EXTENT THAT CANNOT BE DEFINITELY DEFINED. THE CITY SHALL NOT BE HELD LIABLE FOR ANY DAMAGES OF NATURE RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA OR RESULTING FROM THE FAILURE OF ANY STRUCTURE OR STRUCTURES, WITHIN THE EASEMENT OR OTHERWISE.

SAGEBROOK DENTON LP,
BY: SBD General LLC., its general partner

BY: _____
Robert Betancur, Vice President

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned Notary Public in and for said County and State on this day personally appeared ROBERT BETANCUR, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and consideration therein expressed, and in the capacity therein stated:

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2023.

Notary Public in the State of Texas
My Commission Expires

APPROVED THIS _____ DAY OF _____ A.D. 2023 BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF DENTON, TEXAS

PLANNING & ZONING COMMISSION CHAIRMAN

CITY SECRETARY

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS that I, WARREN L. CORWIN, do hereby certify that I prepared this Plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the City of Denton, Texas.

WARREN L. CORWIN
R.P.L.S. No. 4621

THE STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared WARREN L. CORWIN, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this _____ day of _____, 2023.

NOTARY PUBLIC, STATE OF TEXAS

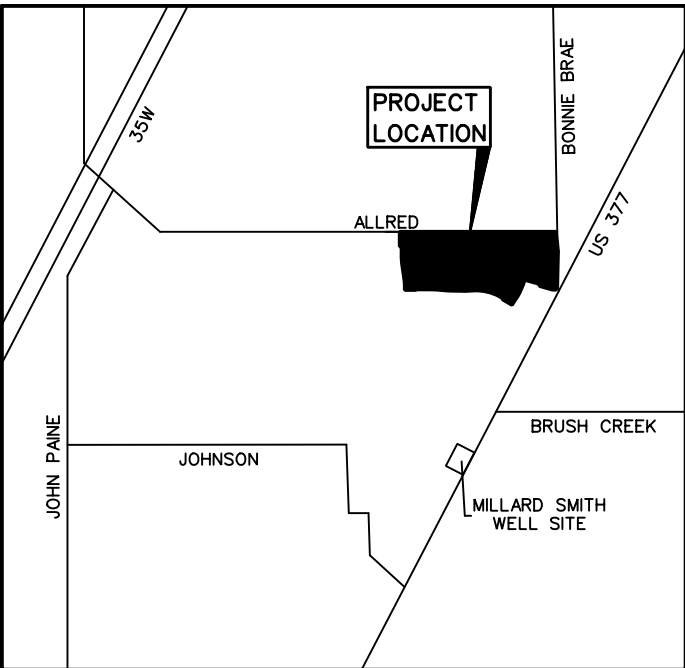
FINAL PLAT
OF
SAGEBROOK
PHASE 2B
LOT 46-83, BLOCK J
LOTS 13-20, BLOCK K
LOTS 1-38, BLOCK L
LOTS 16-31, BLOCK M
LOTS 3-26, BLOCK N
TOTAL LOTS 116
TOTAL RESIDENTIAL LOTS 115
TOTAL OPEN SPACE 1
TOTAL ACRES 23.843 (1,038,605.19 SQ.FT)
OUT OF THE
B.B.B. & C.R.R. CO. SURVEY, ABSTRACT NO. 160
IN THE
CITY OF DENTON
DENTON COUNTY, TEXAS

FPXX-XXXX

PREPARED BY
CORWIN ENGINEERING, INC.
TBPE FIRM #5951
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
OWNER
SAGEBROOK DENTON, LP.
218 WEST WALL STREET
GRAPEVINE, TEXAS 76051

OCTOBER 2023

SHEET 2 OF 2



LOCATION MAP
N.T.S.