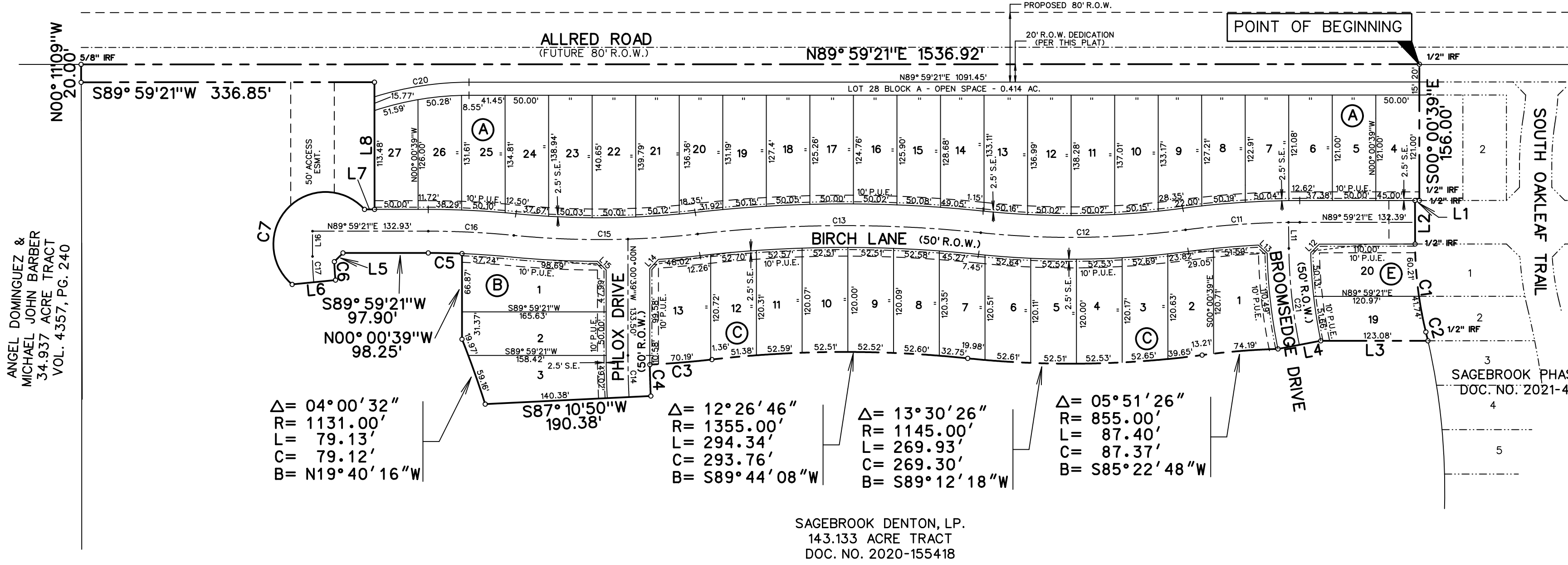




CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	13°16'34"	440.00'	101.95'	101.72'	S07°00'03"E
2.	00°46'01"	770.00'	10.31'	10.31'	S13°15'19"E
3.	03°34'49"	1145.00'	71.55'	71.54'	S85°18'10"W
4.	02°10'15"	950.00'	35.99'	35.99'	S01°44'03"E
5.	02°16'34"	975.00'	38.73'	38.73'	N88°52'22"W
6.	04°24'45"	275.00'	21.18'	21.17'	S03°27'50"E
7.	171°39'30"	60.00'	119.68'	119.68'	N44°00'29"E
8.	36°41'01"	360.00'	230.49'	226.57'	S54°05'52"W
9.	16°39'45"	440.00'	127.96'	127.51'	S44°05'15"W
10.	05°55'44"	810.00'	83.82'	83.78'	N37°42'55"W
11.	07°32'13"	1000.00'	131.56'	131.46'	S86°13'13"W
12.	13°30'26"	1000.00'	235.75'	235.20'	S89°12'18"W
13.	12°26'46"	1000.00'	325.84'	325.20'	S89°44'08"W
14.	02°48'31"	975.00'	47.79'	47.79'	S01°24'55"E
15.	07°31'10"	1000.00'	131.54'	131.14'	N88°07'50"W
16.	05°38'24"	1000.00'	98.43'	98.39'	N87°11'27"W
17.	05°39'33"	300.00'	29.63'	29.62'	S02°50'26"E
18.	36°16'08"	400.00'	253.21'	249.00'	S53°53'26"W
19.	16°39'45"	400.00'	116.33'	115.92'	S44°05'15"W
20.	17°32'58"	360.00'	110.27'	109.84'	N81°12'52"E
21.	10°56'00"	585.00'	111.63'	111.46'	N06°13'11"W

LINE TABLE

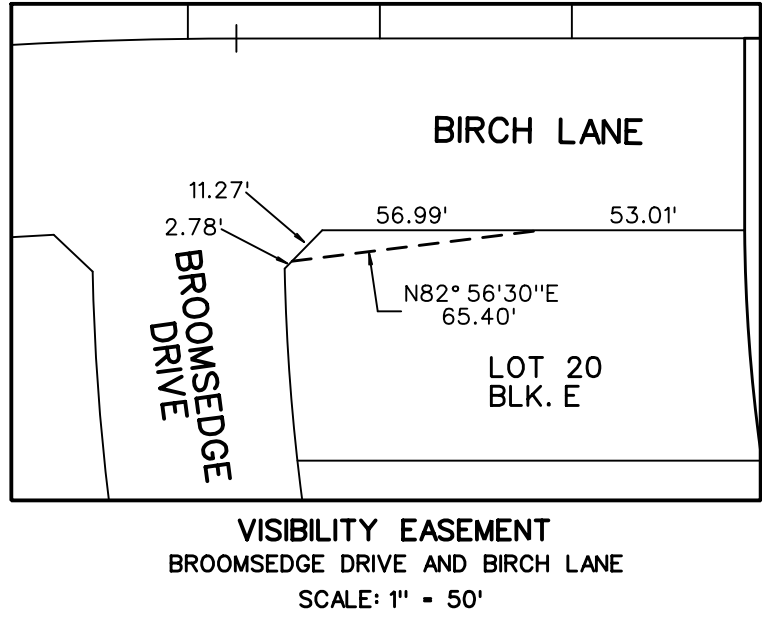
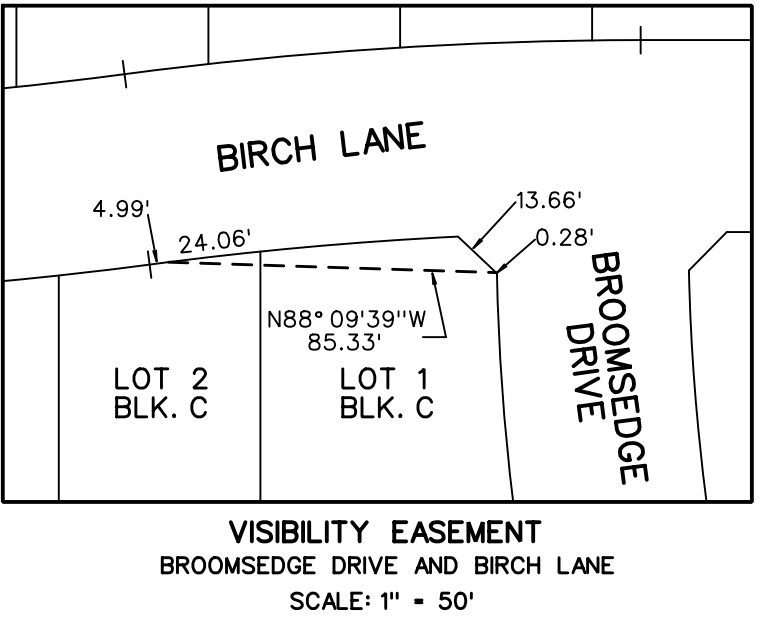
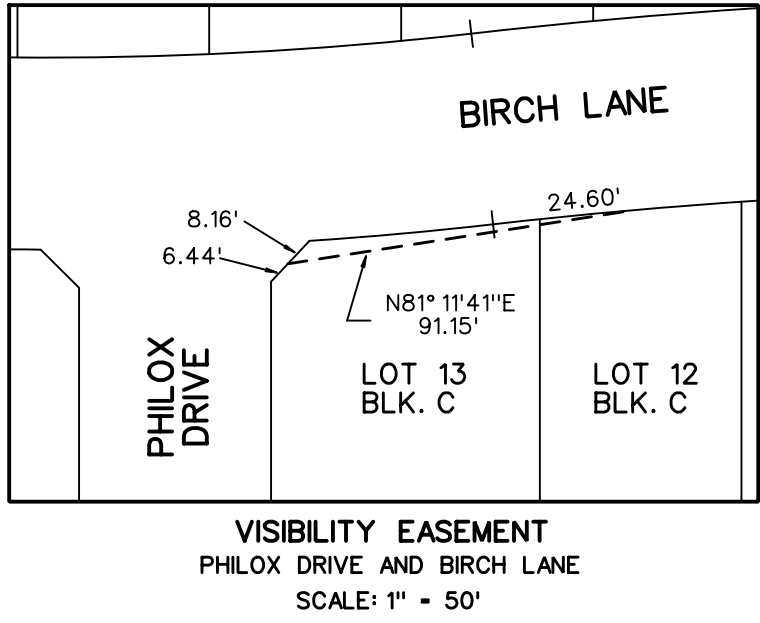
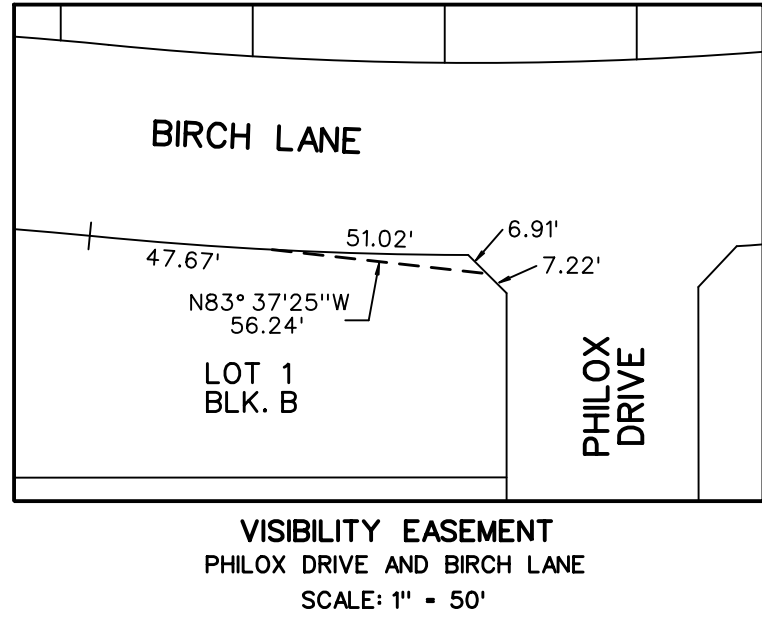
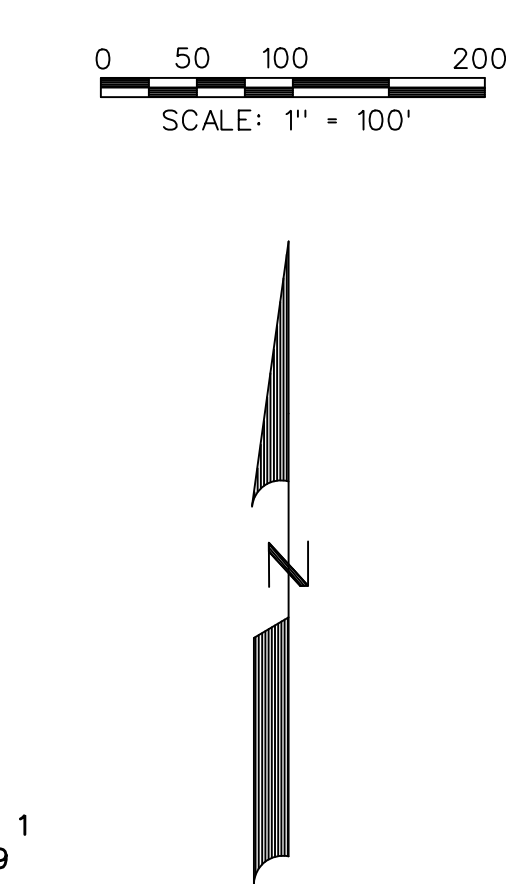
LINE NO.	BEARING	DISTANCE
1.	S 89°59'21" W	4.99'
2.	S 00°00'39" E	50.00'
3.	S 89°59'21" W	123.08'
4.	S 79°11'13" W	50.01'
5.	S 44°53'23" W	14.12'
6.	S 84°19'48" W	50.00'
7.	N 89°59'21" E	11.46'
8.	N 00°00'39" W	146.00'
9.	S 52°25'07" W	16.10'
10.	N 37°36'17" W	83.72'
11.	S 00°45'11" E	29.80'
12.	S 44°35'34" W	14.05'
13.	S 46°40'16" E	13.94'
14.	S 43°14'48" W	14.59'
15.	N 45°05'18" W	14.12'
16.	N 00°00'39" W	29.02'
17.	N 00°00'39" W	77.40'
18.	N 00°00'39" W	91.87'
19.	S 52°25'07" W	16.11'

Lot Area Table

Block A		Block B	
Lot	SF	Lot	SF
4	6050	1	10129
5	6050	2	8214
6	6050	3	7840
7	6090	Block C	
8	6243	Lot	SF
9	6512	1	7859
10	6765	2	6344
11	6893	3	6320
12	6892	4	6303
13	6763	5	6302
14	6538	6	6315
15	6358	7	6327
16	6260	8	6311
17	6244	9	6302
18	6310	10	6301
19	6458	11	6309
20	6687	12	6326
21	6914	13	8382
22	7022	Block E	
23	7000	Lot	SF
24	6851	19	6221
25	6653	20	7170
26	6462		
27	6020		

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
(M) - Block letter
- Open Space Lot 28 Blk A, Lot 1, Blk D, are 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.



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 2, 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.

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.

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

NOTARY PUBLIC, STATE OF TEXAS

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

THE STATE OF TEXAS §
COUNTY OF COLLIN §

FINAL PLAT
OF
SAGEBROOK
PHASE 2
LOT 4-28, BLOCK A
LOTS 1-3, BLOCK B
LOTS 1-13, BLOCK C
LOTS 19-20, BLOCK E
LOT 1, BLOCK D
TOTAL LOTS 44
TOTAL RESIDENTIAL LOTS 42
TOTAL OPEN SPACE 2
TOTAL ACRES 9.491 (413,441.22 SQ.FT)
OUT OF THE
B.B.B. & C.R.R. CO. SURVEY, ABSTRACT NO. 160
IN THE
CITY OF DENTON
DENTON COUNTY, TEXAS

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'