

—-— - Centerline

Block letter

M

5. Open Space Lot 28 Blk A, Lot 1, Blk D, are to be dedicated to and maintained by the HOA.

6. 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.

7. Bearings are based on the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983.

1.	Bearings are referenced to a Sagebrook Phase 1, as recorded No. 2021–429, in the Plat Records of Denton County, Texas.
2.	All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
3.	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.
4.	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

<u>NOTES</u>

in Doc.

20 668 21 691 22 702 23 700	
21 691 22 702 23 700	20
22 702 23 700	21
23 700	22
	23

<u>LENGTH</u>

101.95

10.31'

71.55′

35.99′

38.73'

21.18′

197.23'

230.49′

127.96′

131.56′

235.75'

325.84'

47.79'

98.43′

29.63'

253.21'

116.33'

110.27′

DISTANCE

4.99′

50.00

50.01

14.12'

50.00'

11.46

146.00'

16.10'

83.72'

29.80'

14.05'

13.94′

14.59'

14.12'

29.02'

77.40'

111.63′ 111.46′

131.54'

83.82'

<u>CHORD</u>

NO6°13'11"W

Lot Area Table

Block A

101.72'

10.31

71.54'

35.99'

38.73'

21.17'

119.68'

226.57'

127.51'

83.78'

131.46'

235.20'

325.20'

47.79'

131.14'

98.39'

29.62'

249.00'

115.92'

109.84′

RADIUS

440.00'

770.00'

1145.00'

950.00

975.00'

275.00'

60.00

360.00'

440.00'

810.00'

1000.00'

1000.00'

1000.00'

975.00'

1000.00'

300.00'

400.00'

400.00'

360.00'

585.00'

1000.00'

Lot	SF	Lot	SF
4	6050	1	10129
5	6050	2	8214
6	6050	3	7840
7	6090	Block C	
8	<mark>6243</mark>	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		

Block B

	143.133 ACRE TRACT DOC. NO. 2020-155418
BEARING	LEGAL DESCRIPTION WHEREAS, SAGEBROOK DENTON LP, is the owner of
S07°00'03"E S13°15'19"E S85°18'10"W S01°44'03"E N88°52'22"W S03°27'50"E	BEGINNING, at a 1/2 inch iron rod found at the mo addition to the City of Denton, as described Doc. N being in the north line of said 143.133 acre tract;
N44°00'29"E S54°05'52"W S44°05'15"W	THENCE, South 00° 00'39" East, along the west line to a 1/2 inch iron rod found;
N37°42′55″W S86°13′13″W S89°12′18″W S89°44′08″W	THENCE, South 89° 59'21" West, continuing along sa THENCE South 00° 00'39" East, continuing along sa found on a curve to the left, having a radius of 4
S01°24′55″E N88°07′50″W N87°11′27″W S02°50′26″E	THENCE, continuing along said west line and with so South 07°00'03'' East 101.72 feet), to a 1/2 inc right, having a radius of 770.00 feet, a central ang
S53°53′26″W S44°05′15″W N81°12′52″E	THENCE, continuing along said west line and with sc South 13° 15'19'' East 10.31 feet), to a 1/2 inch iro

Eng. Inc."

Eng. Inc.";

Eng. Inc.";

Eng. Inc.";

yellow cap stamped "Corwin Eng. Inc."



DELTA

13°16'34'

00°46'01'

03°34′49″

02°10'15"

02°16′34″

04°24'45'

171°39'30'

36°41′01′

16°39'45"

05°55'44'

07º 32' 13'

13°30'26'

12°26'46'

02°48'31'

05°38'24'

05°39'33'

36°16'08'

16°39'45"

17°32′58″

BEARING

S 89°59′21″ W

S 00°00'39″E

S 79°11′13″ W

S 44°53′23″ W

S 84°19′48″ W

N 89°59'21″E

N 00°00'39″W

S 52°25′07″ W

N 37°36'17" W

S 00°45′11″E

S 44°35′34″ W

S 46°40′16″E

S 43°14′28″ W

N 45°05′18″ W

N 00°00′39″W

N 00°00′39″ W

N 00°00'39" W 91.87'

S 52°25′07″W 16.11

S 89°59'21" W 123.08'

21. 10°56'00"

07°31'10"

CURVE NO.

2.

4.

5.

9.

10.

11.

12.

13.

14.

15.

16.

17.

18.

19.

20.

LINE TABLE

10.

11.

12. 13.

14.

15.

16.

17.

18.

19.



is the owner of a tract of land situated in the B.B.B. & C.R.R. CO. Survey, 3.133 acre tract, as described in Doc. No. 2020-155418 in the Deed being more particularly described as follows: found at the most northly northwest corner of Sage Brook Phase I, an described Doc. No. 2021-429 in the Plat Records of Denton County, Texas,

ng the west line of said Sage Brook Phase I, for a distance of 156.00 feet,

ntinuing along said west line, for a distance of 4.99 feet, to a 1/2 inch iron rod found; ntinuing along said west line, for a distance of 50.00 feet, to a 1/2 inch iron rod ng a radius of 440.00 feet, a central angle of 13° 16'34'';

line and with said curve to the left for an arc distance of 101.95 feet (Chord Bearing), to a 1/2 inch iron rod found at the point of reverse curvature of a curve to the et, a central angle of 00° 46'01";

line and with said curve to the right for an arc distance of 10.31 feet (Chord Bearing o a 1/2 inch iron rod set with a yĕllow cap stamped "Corwin Eng. Inc."; THENCE, South 89° 59'21" West, departing said west line, for a distance of 123.08 feet, to a 1/2 inch iron rod set with a

THENCE, South 79° 11'13" West, for a distance of 50.01 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a curve to the left, having a radius of 855.00 feet, a central angle of 05° 51'26"; THENCE, along said curve to the left for an arc distance of 87.40 feet (Chord Bearing South 85°22'48" West 87.37 feet),

to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point reverse curvature of a curve to the right, having a radius of 1145.00 feet, a central angle of 13° 30'26"; THENCE, along said curve to the right for an arc distance of 269.93 feet (Chord Bearing South 89° 12'18" West 269.30 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of reverse curvature of a curve to the left, having a radius of 1355.00 feet, a central angle of 12°26'46";

THENCE, along said curve to the left for an arc distance of 294.34 feet (Chord Bearing South 89° 44'08" West 293.76 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", to a point of reverse curvature of a curve to the right, having a radius of 1145.00 feet, a central angle of 03° 34'49";

THENCE, along said curve to the right for an arc distance of 71.55 feet (Chord Bearing South 85° 18'10'' West 71.54 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a non-tangent curve to the left, having a radius of 950.00 feet, a central angle of 02° 10'15'';

THENCE, along said curve to the left for an arc distance of 35.99 feet (Chord Bearing South 01° 44'03" East 35.99 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 87° 10'50" West, for a distance of 190.38 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a non-tangent curve to the left, having a radius of 1131.00 feet, a central angle of 04° 00'32"; THENCE, along said curve to the left for an arc distance of 79.13 feet (Chord Bearing North 19° 40'16" West 79.12 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, North 00°00'39" West, for a distance of 98.25 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a curve to the left, having a radius of 975.00 feet, a central angle of 02°16'34"; THENCE, along said curve to the left for an arc distance of 38.73 feet (Chord Bearing North 88° 52'22" West 38.73 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of tangency;

THENCE, South 44°53'23" West, for a distance of 14.12 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a non-tangent curve to the left, having a radius of 275.00 feet, a central angle of 04°24'45"; THENCE, along said curve to the left for an arc distance of 21.18 feet (Chord Bearing South 03° 27'50" East 21.17 feet), to

THENCE, South 89° 59'21" West, for a distance of 97.90 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin

a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc."; THENCE, South 84° 19'48" West, for a distance of 50.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a non-tangent curve to the right, having a radius of 60.00 feet, a central angle of 171° 39'30"; THENCE, along said curve to the right for an arc distance of 197.23 feet (Chord Bearing North 44°00'29" East 119.68 feet),

to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc."; THENCE, North 89°59'21" East, for a distance of 11.46 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin

THENCE, North 00°00'39" West, for a distance of 146.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin

THENCE, South 89° 59'21" West, for a distance of 336.85 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin

THENCE, North 00° 11'09" West, for a distance of 20.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", 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 1536.92 feet, to the POINT OF BEGINNING and containing 9.491 acres of land.

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 utilizes desiring to use or using the same, all 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 GeneralLLC., its generalpartne

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 Cómmission Expires

APPROVED THIS ______ DAY OF _____ DAY OF _____ 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 Iprepared 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 Subdivison regulations of the City of Denton, Texas.

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

THE STATE OF TEXAS

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

