



DATE: 5/1/25

1st REVIEW COMMENTS – Final Plat – Lois Road Estates Subdivision Filing No. 1

The request is for a Final Plat of Lois Road Estates Ph 1, being approximately 38.769 acres in the A0029A R. BEBEE, TR 107, prepared by Atwell, submitted on 2/28/25. Below are the comments that should be addressed before City Council approval. Resubmit the revised plat along with a response letter addressing all comments.

Planning

Provide the following;

1. Property owner information doesn't match Denton Central Appraisal District. Provide proof of ownership.
2. Utility easements should be a minimum of 15'.
3. In title block show total number of 50' lots, and total number of 60' lots for this phase.
4. Describe and locate all permanent survey monument, pins, and control points and tie and reference the survey corners at two points to the Texas State Plane Coordinate System North Central Zone 1983-1999 datum. The Point of Beginning shall be clearly marked including State Plan Coordinates NAD 83.
5. An accurate location of the subdivision in reference to the deed records of the county which shall include volume and pages of the deed of the property to be subdivided.
6. In title box list plat type (Final Plat)
7. In title box call out right-of-way acreage to be dedicated.
8. Location map has a black box over it.
9. Legal description acreage doesn't match acreage in title block.

Informational Comments

1. The property is within the City of Sanger.
2. The Final Plat will be scheduled for Planning and Zoning (P&Z) Commission meeting on Monday, June 9, 2025, and the City Council meeting on Monday, July 7, 2025.