

CERTIFICATE OF APPROVAL:

APPROVED FOR PREPARATION OF FINAL PLAT.

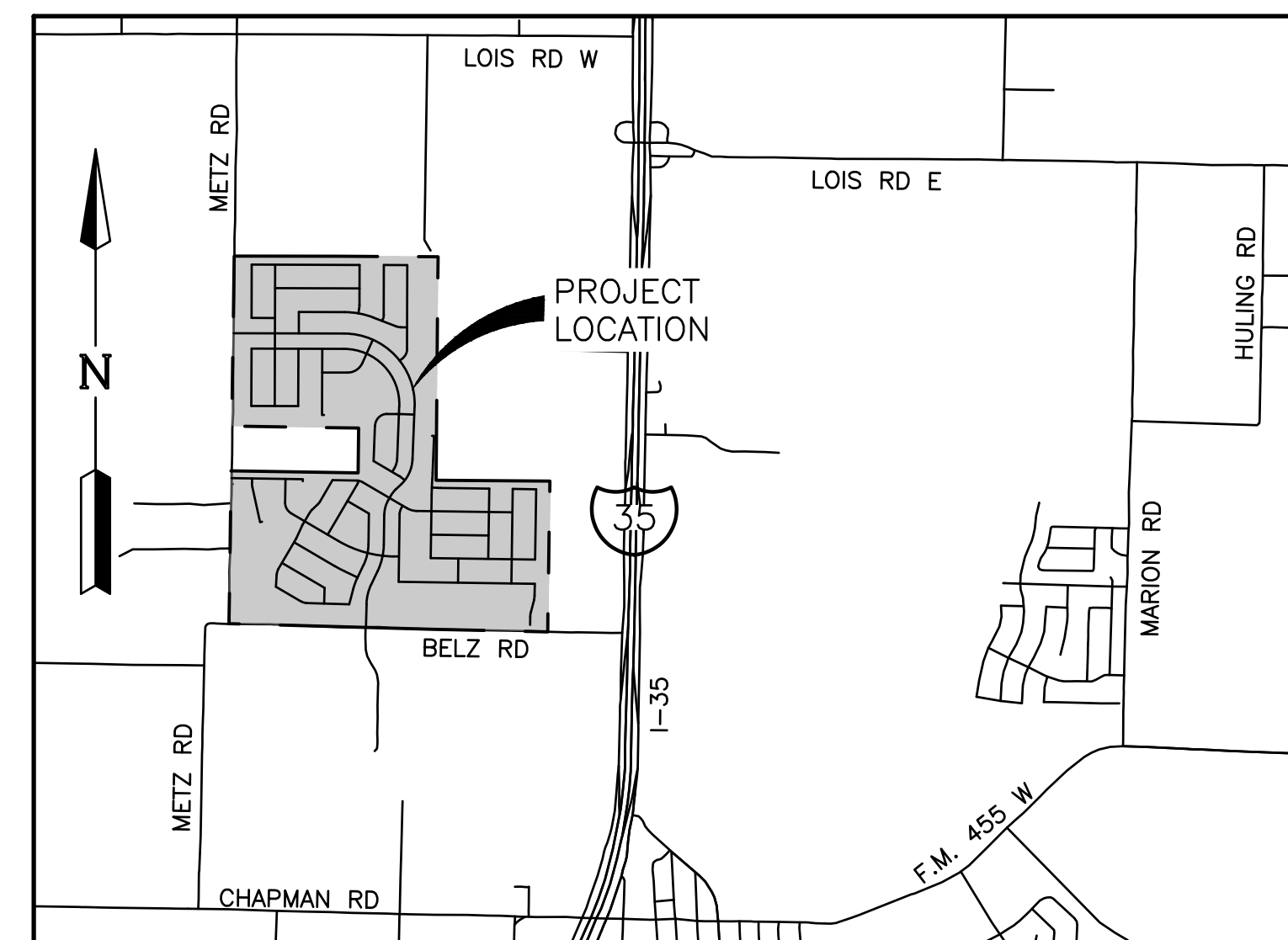
CITY OF SANGER, TX
PLANNING & ZONING COMMISSION

DATE

PRELIMINARY PLAT FOR ELADA

CITY OF SANGER
DENTON COUNTY, TX

FEBRUARY 2025



VICINITY MAP
1" = 2000'

SHEET INDEX

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2. PRELIMINARY PLAT
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8. PRELIMINARY PLAT
9. PRELIMINARY DRAINAGE PLAN
10. PRELIMINARY DRAINAGE PLAN
11. PRELIMINARY UTILITY PLAN
12. PRELIMINARY UTILITY PLAN
13. PRELIMINARY STREETLIGHT PLAN
14. PRELIMINARY STREETLIGHT PLAN

PRELIMINARY PLAT

FOR
ELADA

306.356 ACRES OUT OF THE TIERWESTER SURVEY,
ABSTRACT NO. A1241A

1,057 RESIDENTIAL LOTS
18 OPEN SPACE/HOA LOTS
59.95 ACRES DEDICATED RIGHT-OF-WAY

CITY OF SANGER,
DENTON COUNTY, TEXAS

SUBMITTAL DATE	DESCRIPTION	APPROVAL DATE
1 10/16/24	FIRST SUBMITTAL	--
2 02/07/25	SECOND SUBMITTAL	--

SCALE: N/A MAPSCO: N/A
REFERENCE NO:

ENGINEER:

LJA ENGINEERING, INC.
6060 NORTH CENTRAL EXPRESSWAY
SUITE 400
DALLAS, TEXAS 75206
PHONE: (469) 621-0710
TEXAS REGISTRATION F-1386

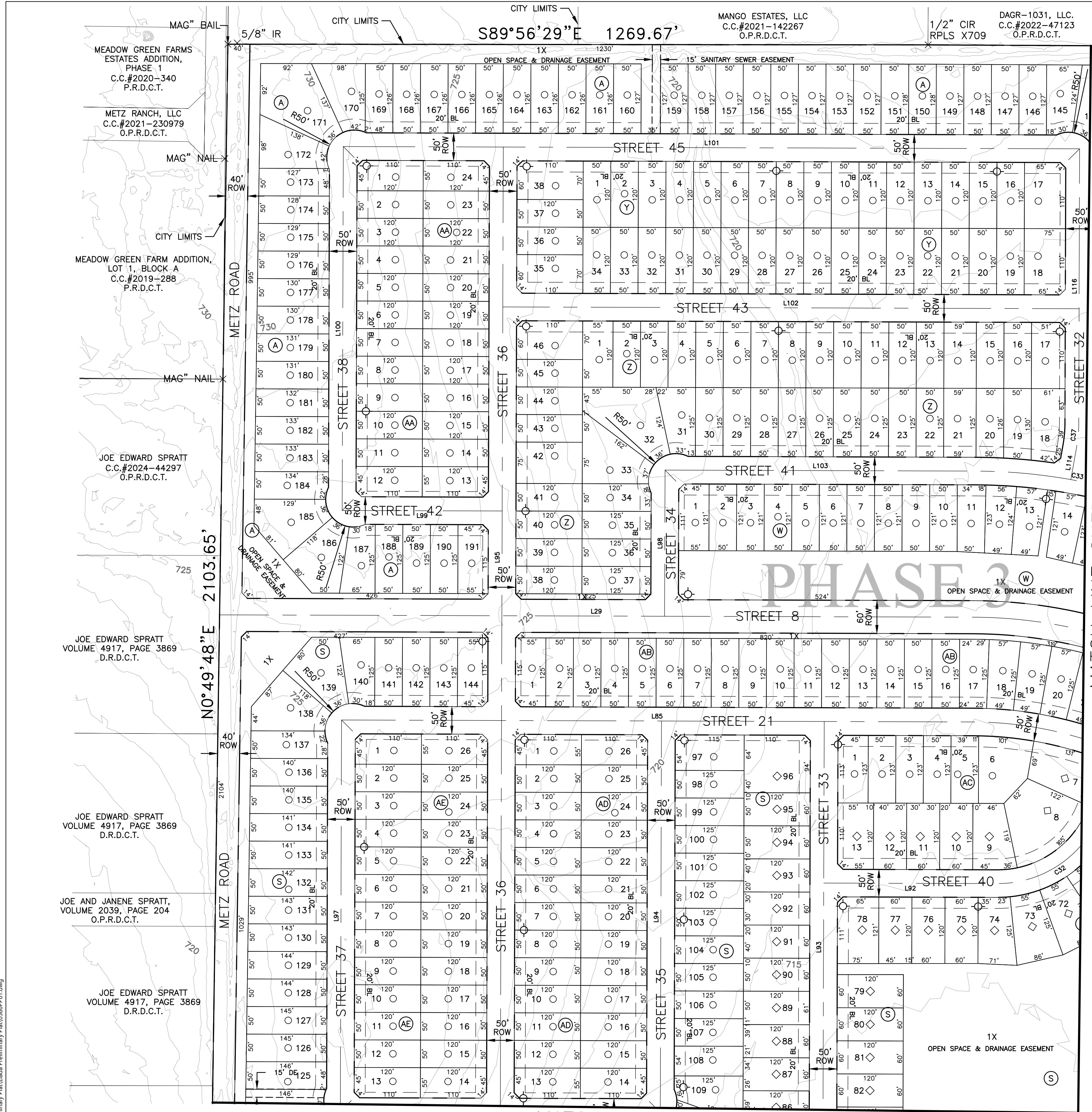
DEVELOPER/OWNER:

MERITAGE HOMES OF TEXAS, LLC
8840 CYPRESS WATERS BOULEVARD
SUITE 100
DALLAS, TX 75019
PHONE: (972)-580-6300

SERVICE PROVIDERS

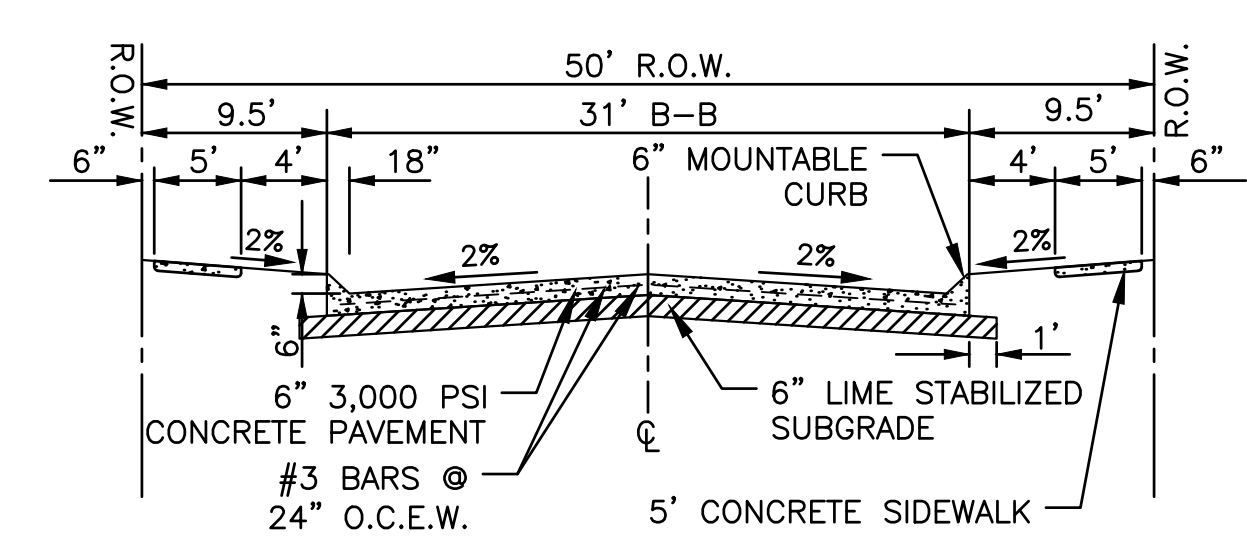
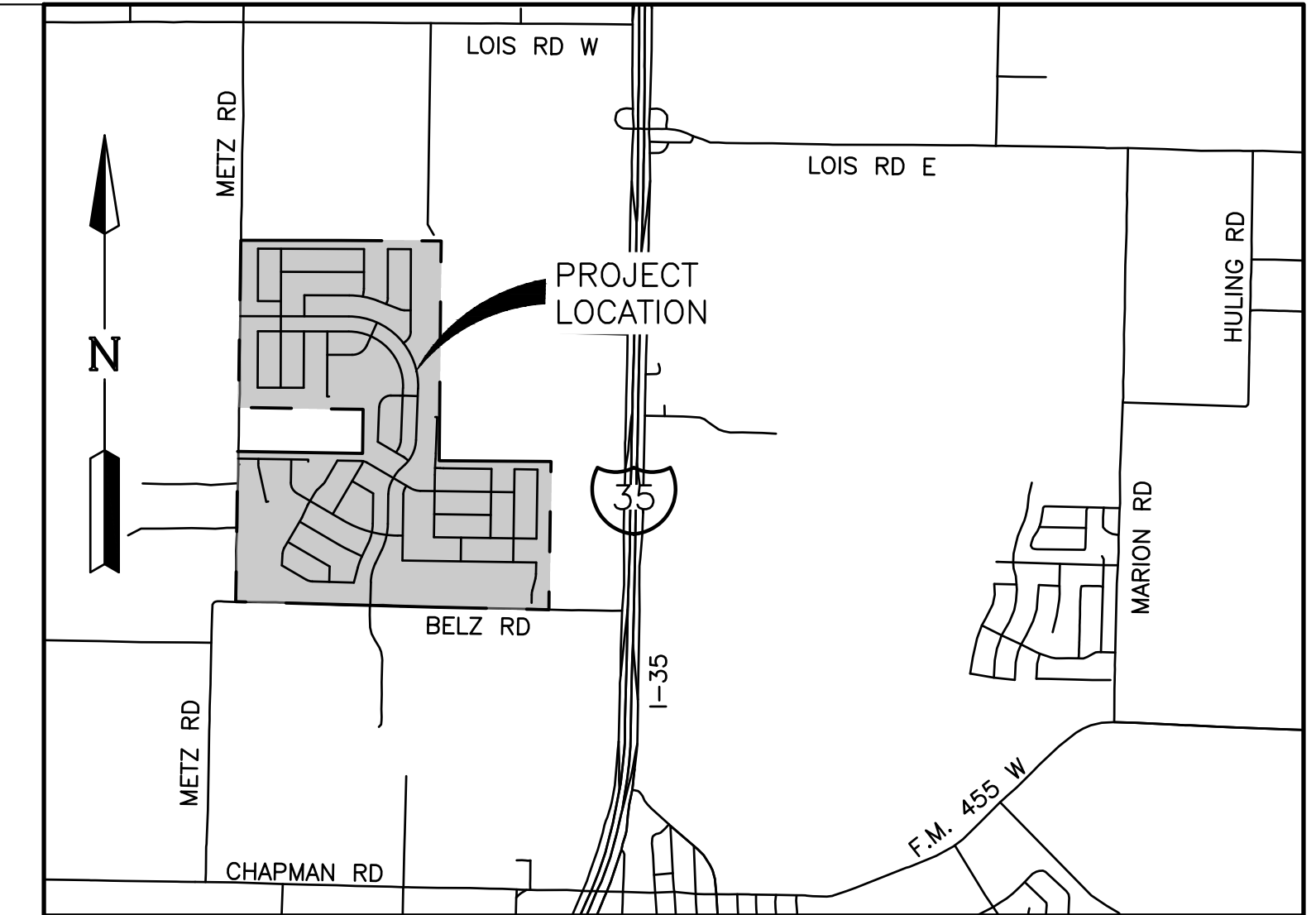
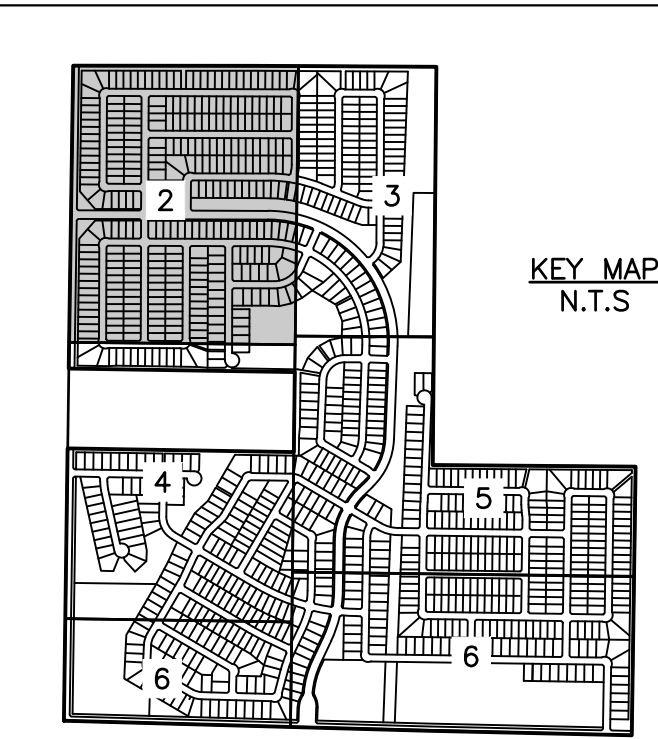
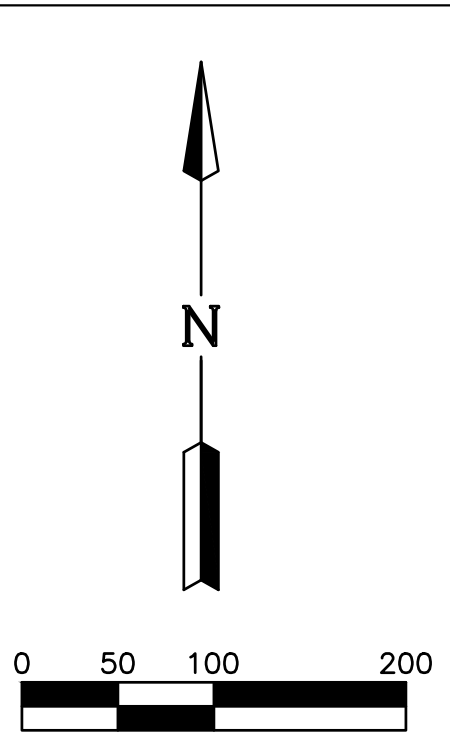
ELECTRIC SERVICE: ONCOR
WATER SOURCE: CITY OF SANGER CCN
SEWER SOURCE: CITY OF SANGER CCN
SCHOOL DISTRICT: SANGER I.S.D.



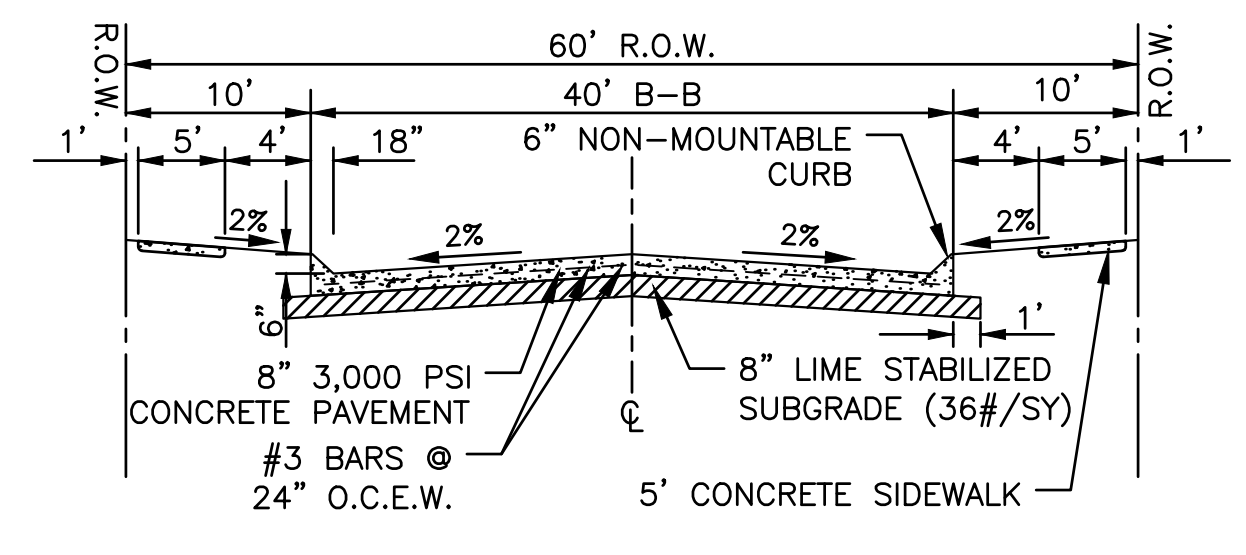


MAG[™] BAIL
MEADOW GREEN FARMS ESTATES ADDITION, PHASE 1 C.C.#2020-340 P.R.D.C.T.
METZ RANCH, LLC C.C.#2021-230979 O.P.R.D.C.T.
MEADOW GREEN FARM ADDITION, LOT 1, BLOCK A C.C.#2019-288 P.R.D.C.T.
JOE EDWARD SPRATT C.C.#2024-44297 O.P.R.D.C.T.
JOE EDWARD SPRATT VOLUME 4917, PAGE 3869 D.R.D.C.T.
JOE EDWARD SPRATT VOLUME 4917, PAGE 3869 D.R.D.C.T.
JOE AND JANENE SPRATT, VOLUME 2039, PAGE 204 O.P.R.D.C.T.
JOE EDWARD SPRATT VOLUME 4917, PAGE 3869 D.R.D.C.T.

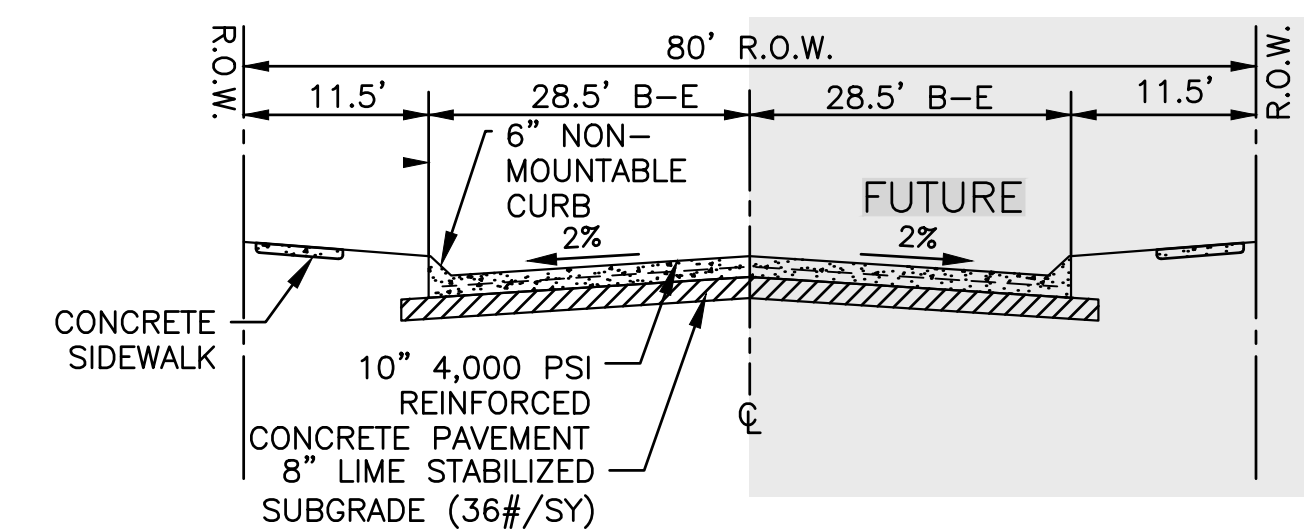
CITY LIMITS
S89°56'29"E 1269.67'
MANGO ESTATES, LLC C.C.#2021-142267 O.P.R.D.C.T.
1/2" CIR RPLS X709
DAGR-1031, LLC C.C.#2022-47123 O.P.R.D.C.T.



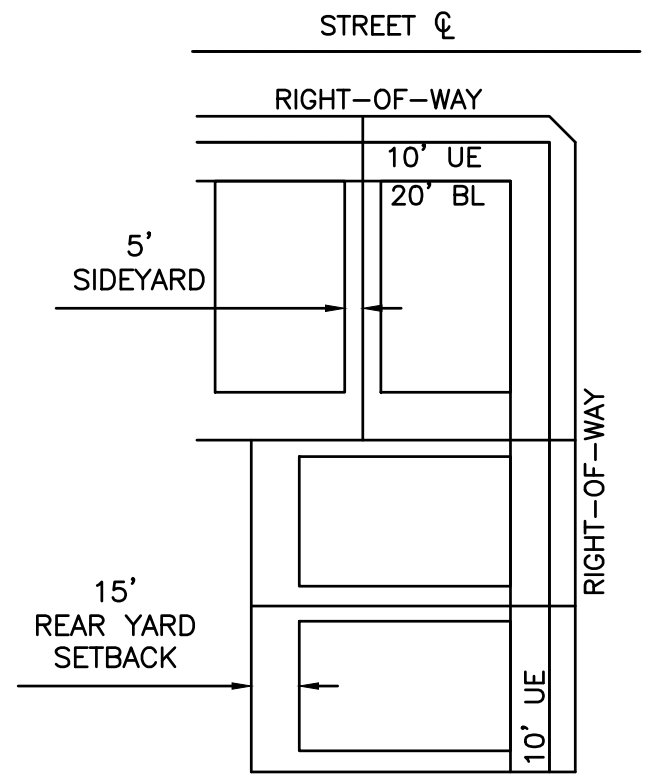
50' RIGHT-OF-WAY
STANDARD STREET SECTION
N.T.S.



60' RIGHT-OF-WAY
STANDARD STREET SECTION
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80' RIGHT-OF-WAY
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LOT COUNT SUMMARY				
TYPICAL LOT SIZE	PHASE 1	PHASE 2	PHASE 3	TOTAL
50' X 120' ○	216	129	392	737
60' X 120' ◇	87	178	55	320
TOTAL	303	307	447	1057

SITE DATA SUMMARY TABLE	
GENERAL SITE DATA	
CURRENT ZONING	PLANNED DEVELOPMENT (PD)
CURRENT LAND USE	AGRICULTURAL USE
GROSS SITE AREA	306.356 ACRES

- NOTES:
- NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
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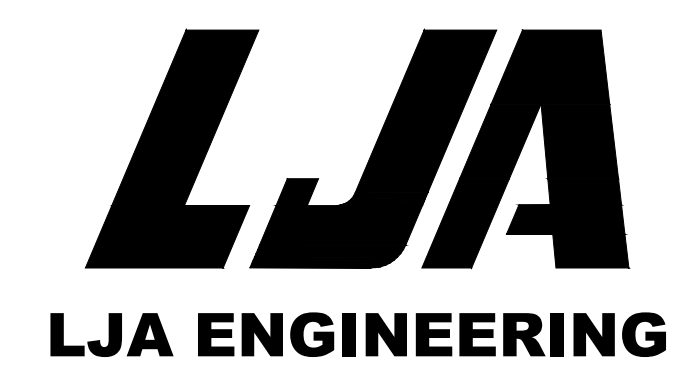
MATCH LINE SHEET 4

MATCH LINE SHEET 3

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PHONE: (469) 621-0710
TEXAS REGISTRATION F-1386

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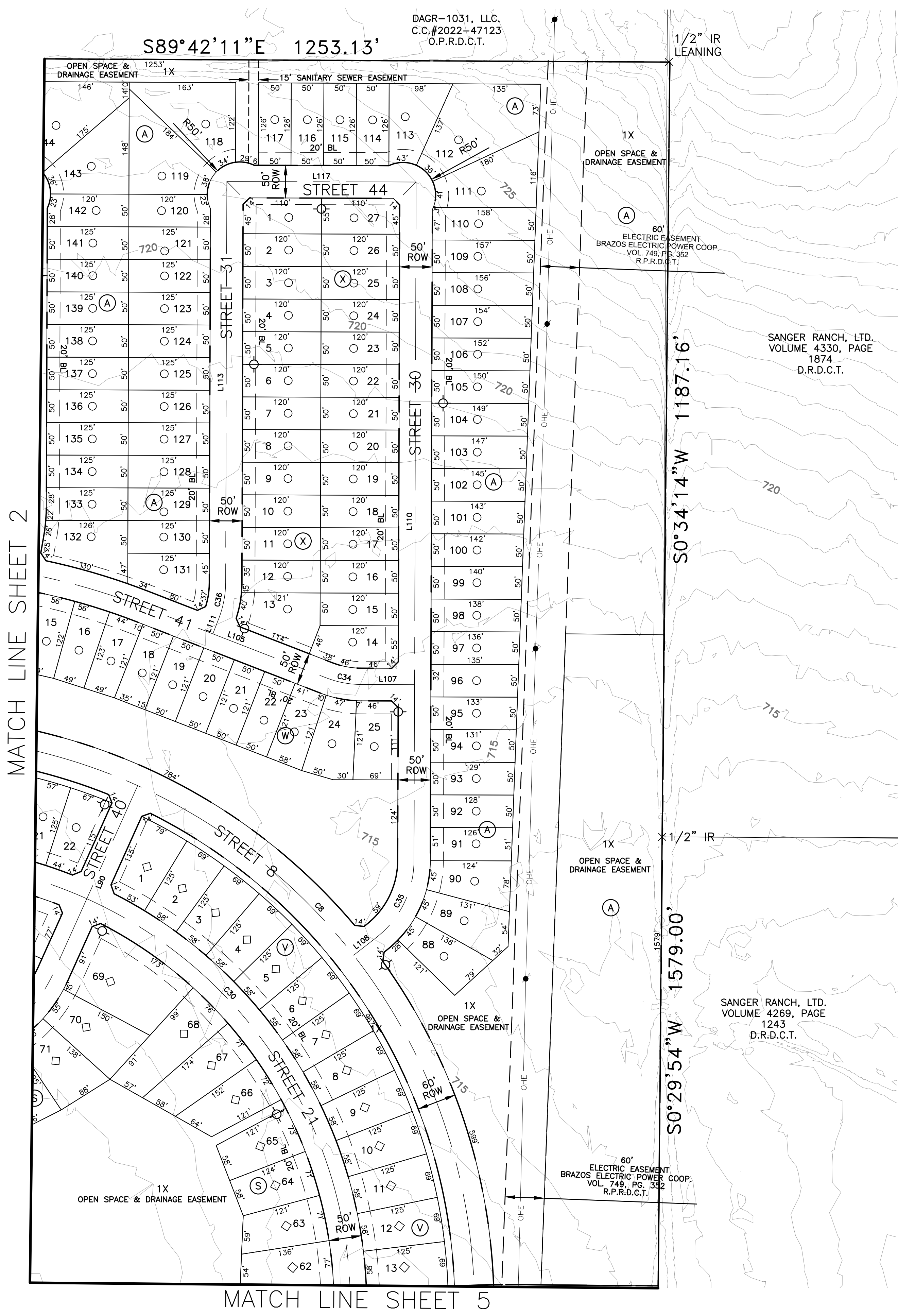
SERVICE PROVIDERS	
ELECTRIC SERVICE:	ONCOR
WATER SOURCE:	CITY OF SANGER CCN
SEWER SOURCE:	CITY OF SANGER CCN
SCHOOL DISTRICT:	SANGER I.S.D.



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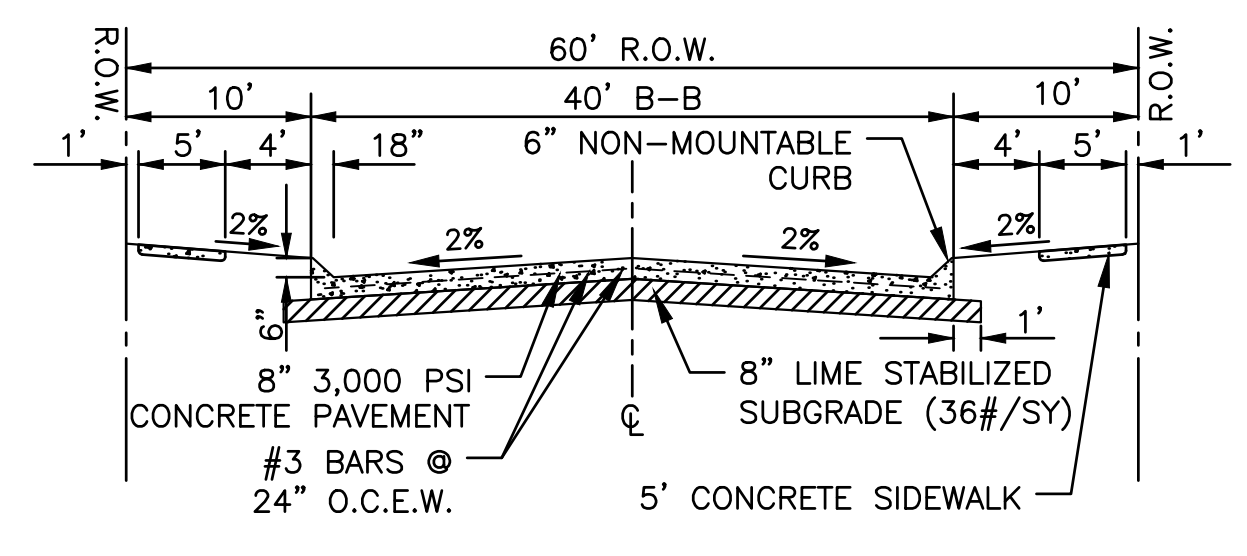
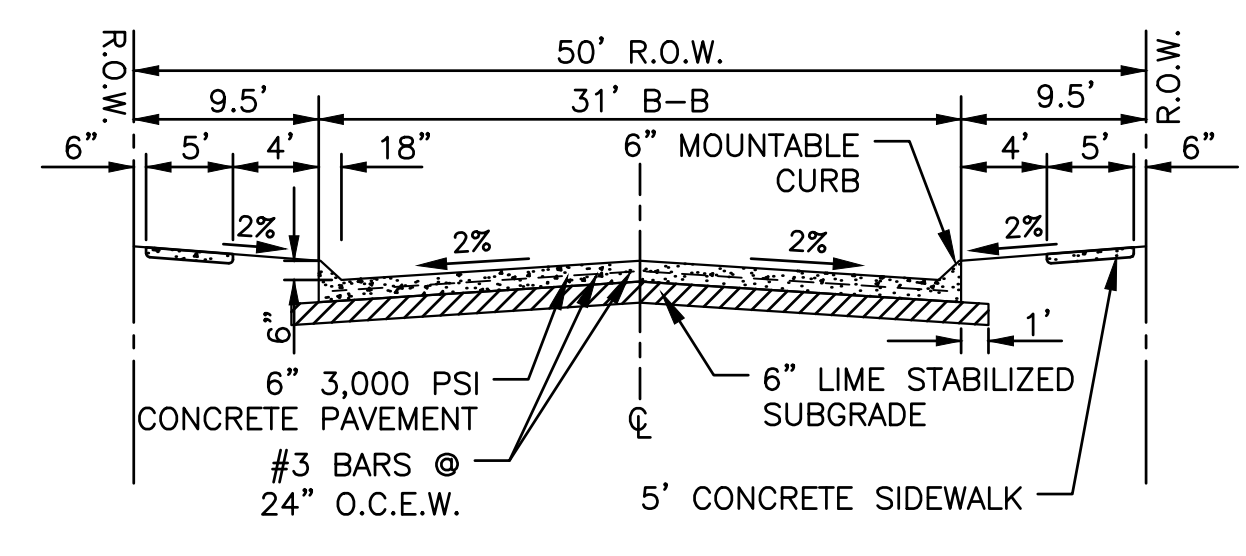
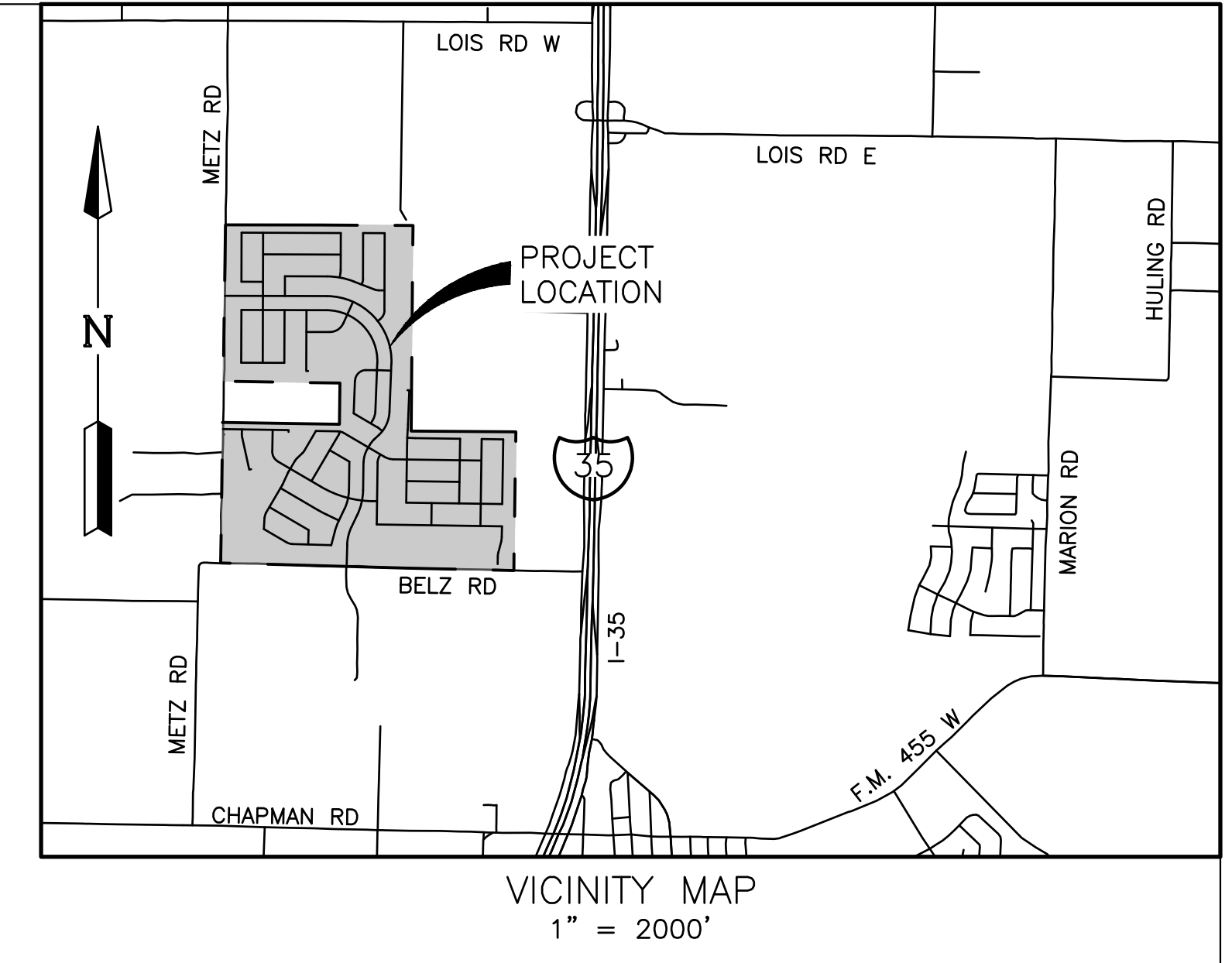
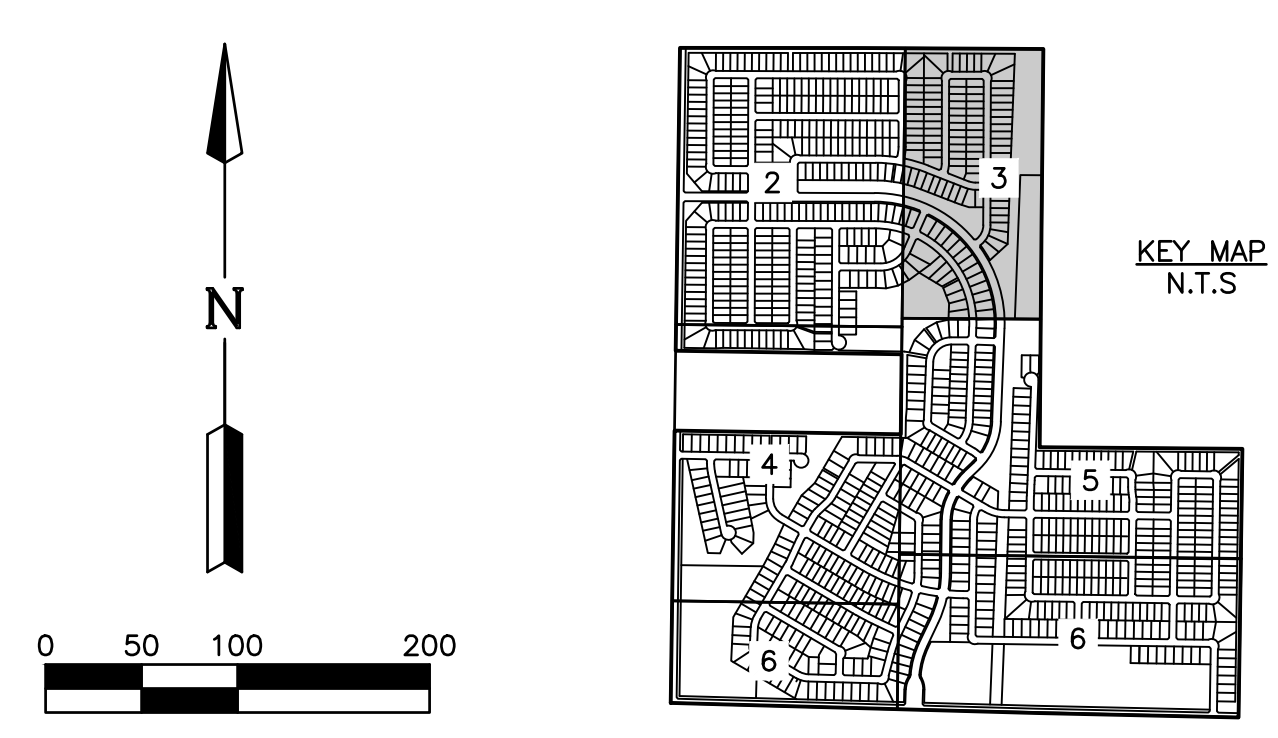
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REFERENCE NO:



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C.C.#2022-47123
O.P.R.D.C.T.

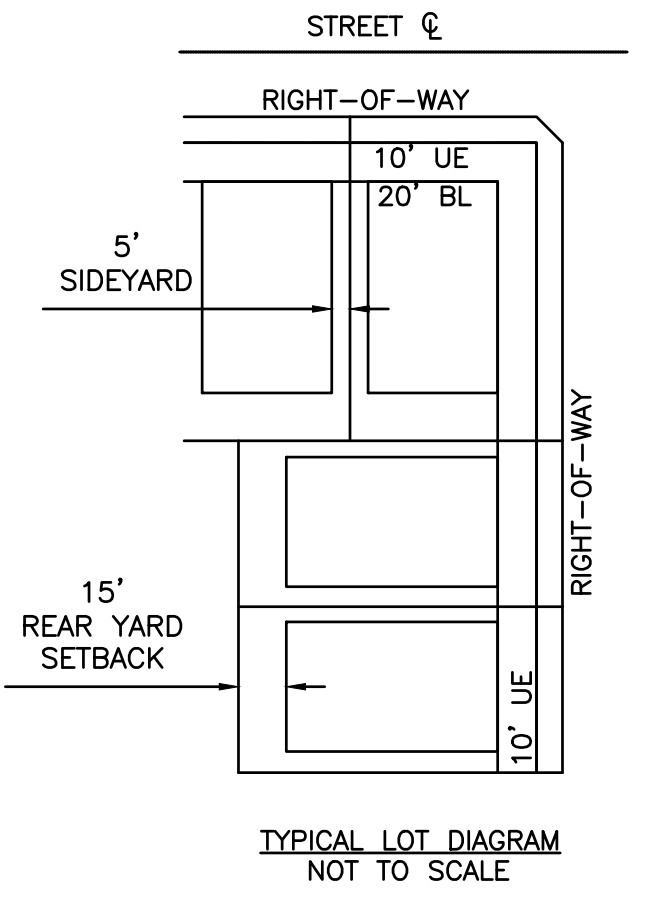
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VOLUME 4330, PAGE
1874
D.R.D.C.T.

SANGER RANCH, LTD.
VOLUME 4269, PAGE
1243
D.R.D.C.T.



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GROSS SITE AREA	306.356 ACRES



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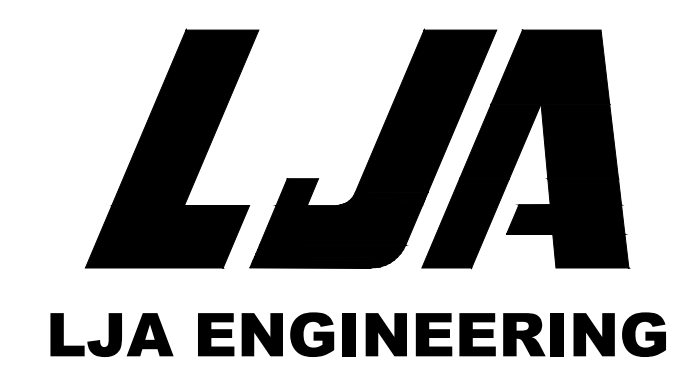
MATCH LINE SHEET 2

MATCH LINE SHEET 5

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6060 NORTH CENTRAL EXPRESSWAY
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DALLAS, TEXAS 75206
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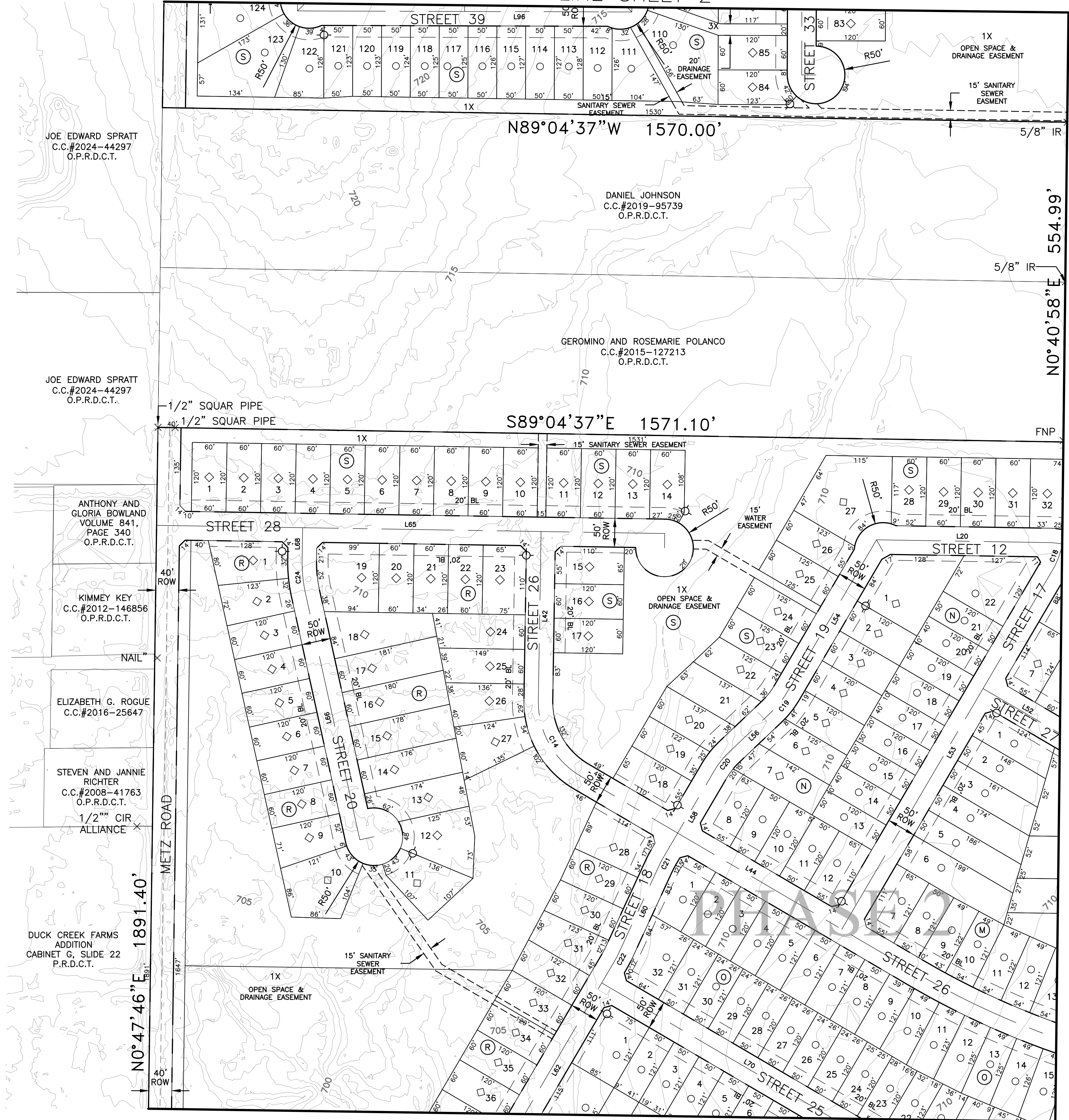
SUBMITTAL DATE	DESCRIPTION	APPROVAL DATE
1 10/16/24	FIRST SUBMITTAL	--
2 02/07/25	SECOND SUBMITTAL	--

SCALE: 1" = 100' MAPSCO: N/A
REFERENCE NO:

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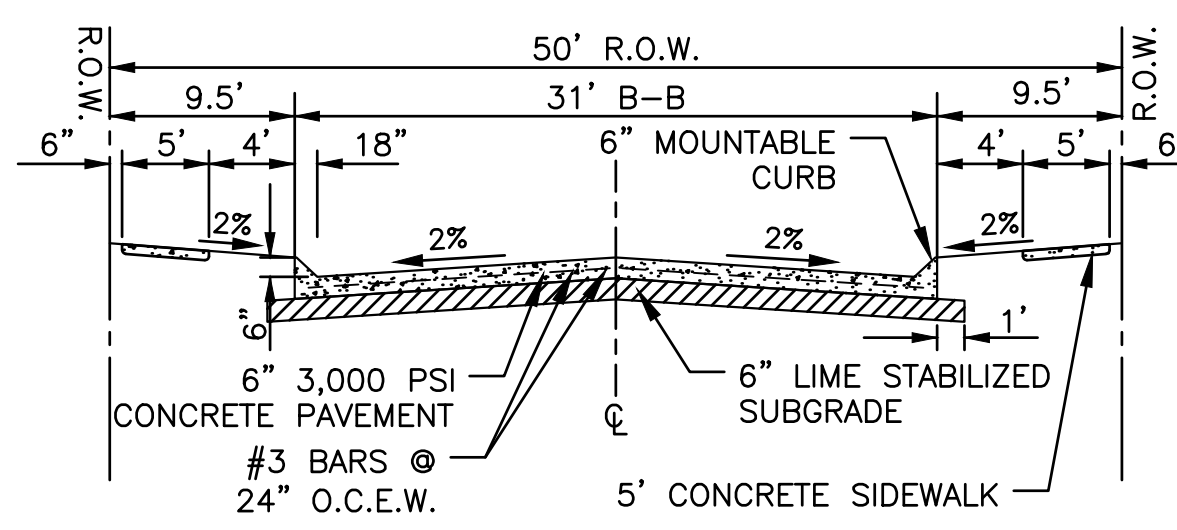
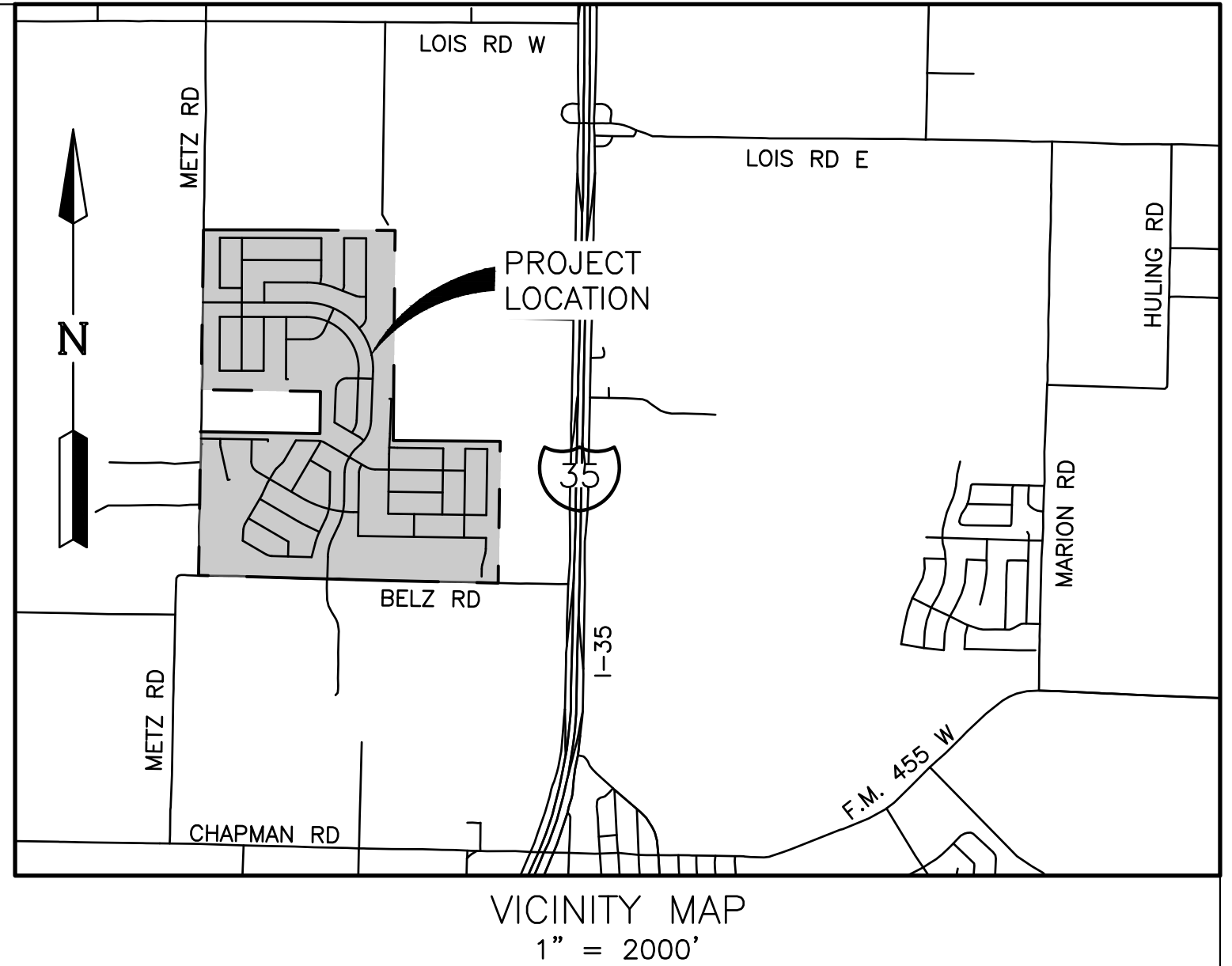
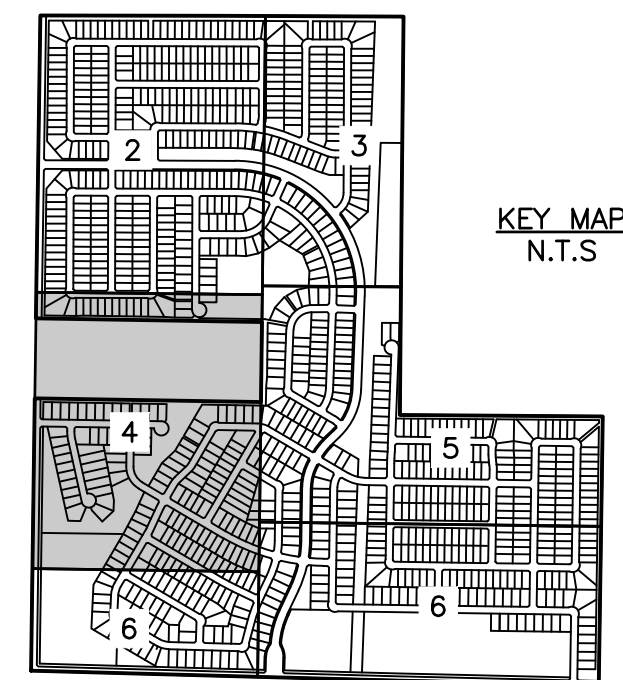
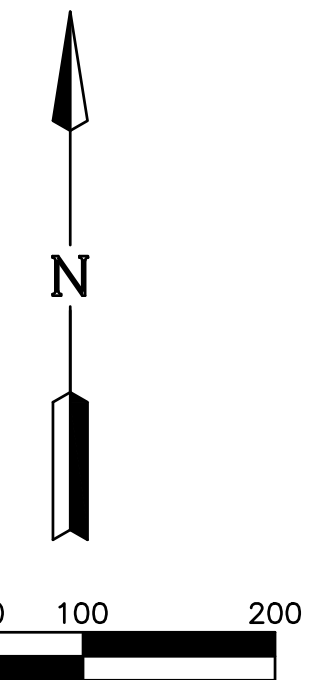
SHEET 3 OF 14

MATCH LINE SHEET 2

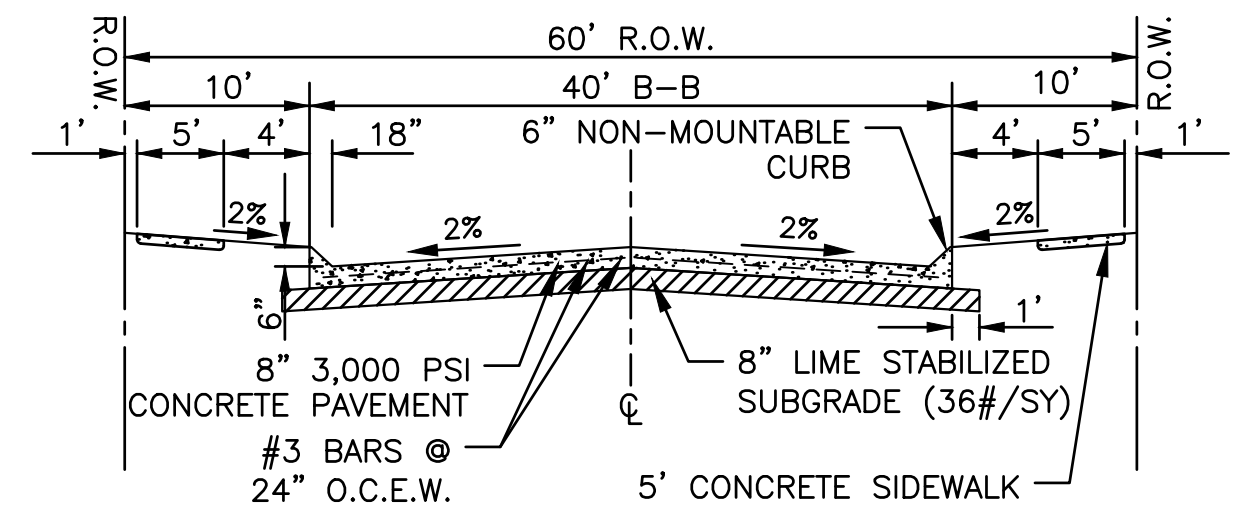


MATCH LINE SHEET 5

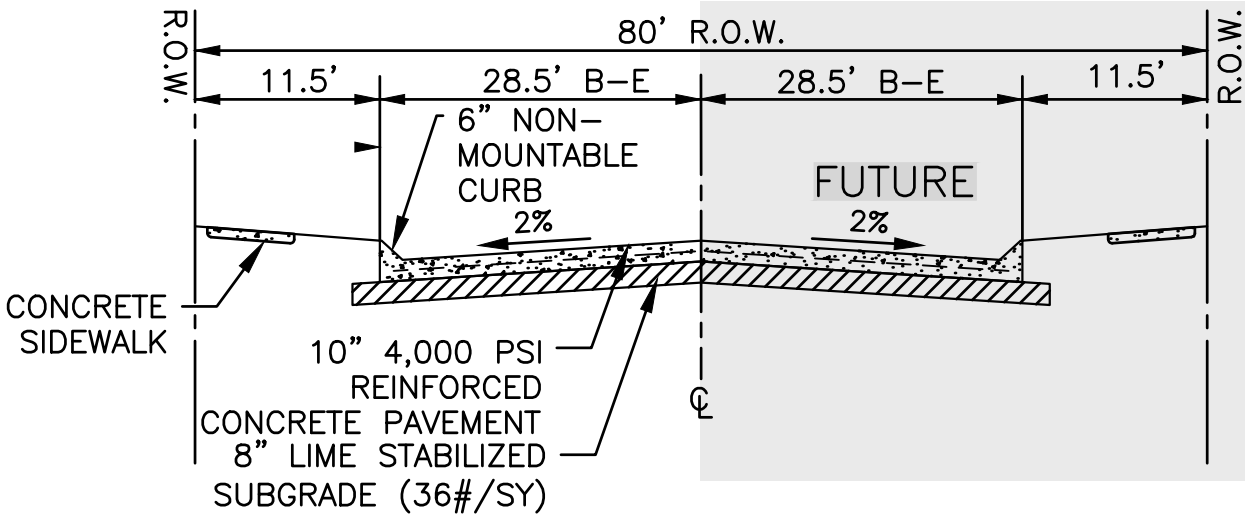
MATCH LINE SHEET 6



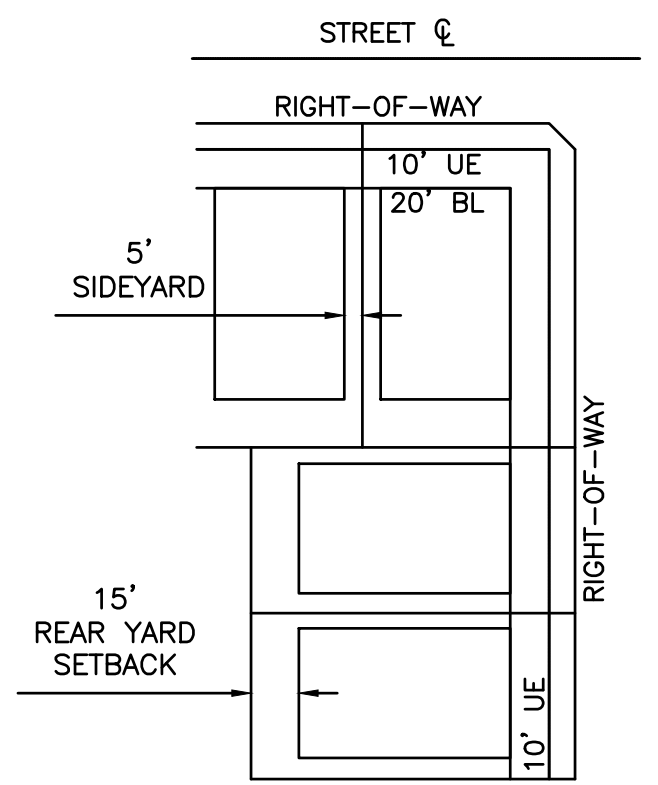
50' RIGHT-OF-WAY
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N.T.S.



60' RIGHT-OF-WAY
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N.T.S.



80' RIGHT-OF-WAY
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TYPICAL LOT DIAGRAM
NOT TO SCALE

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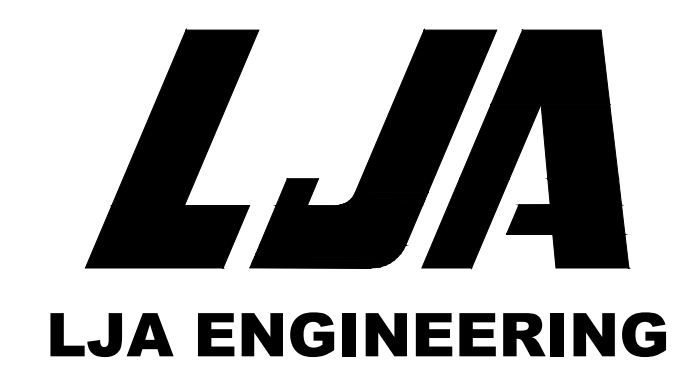
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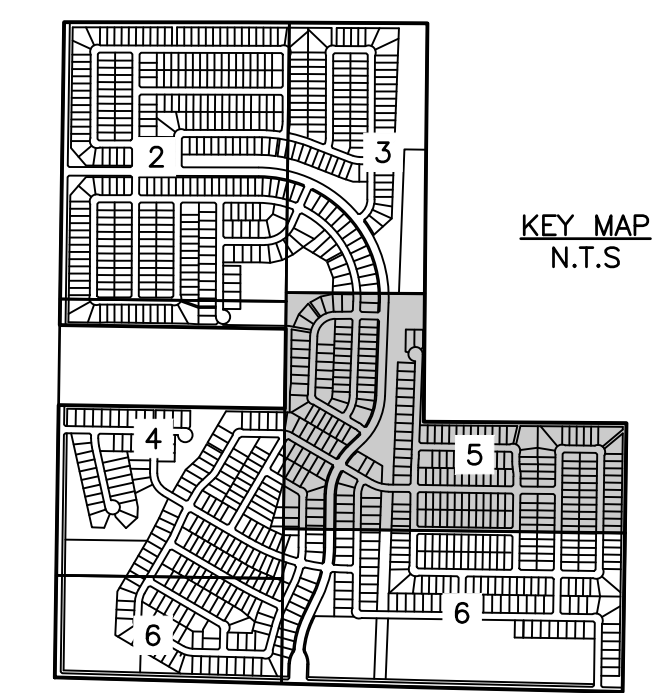
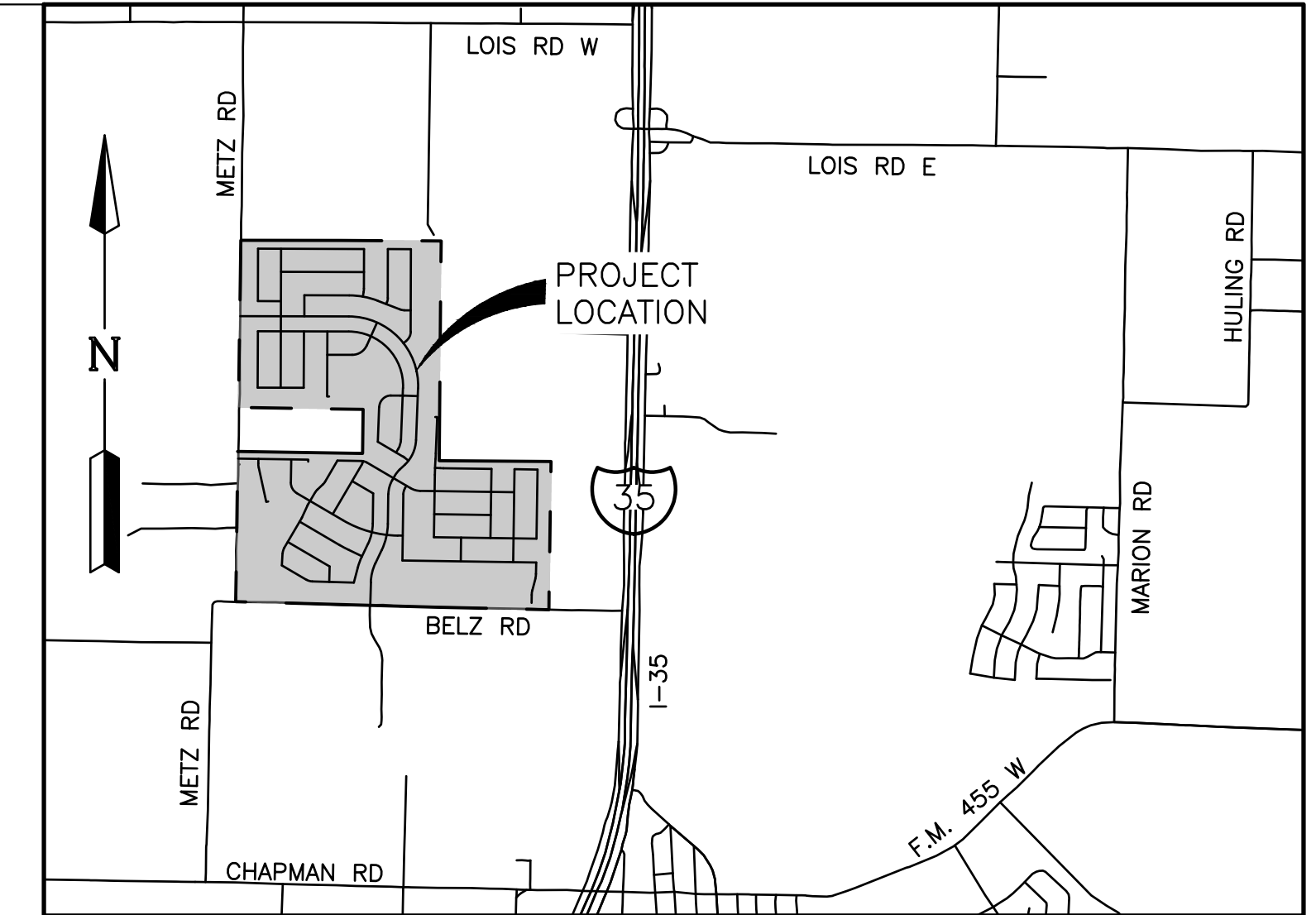
SERVICE PROVIDERS	
ELECTRIC SERVICE:	ONCOR
WATER SOURCE:	CITY OF SANGER CCN
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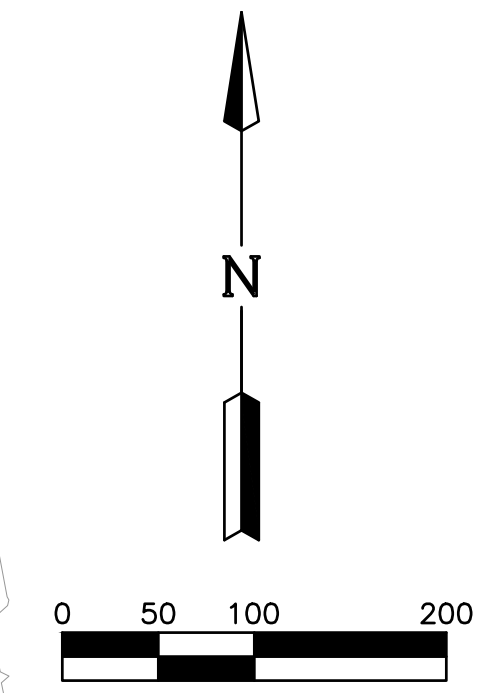
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SCALE: 1" = 100' MAPSCO: N/A
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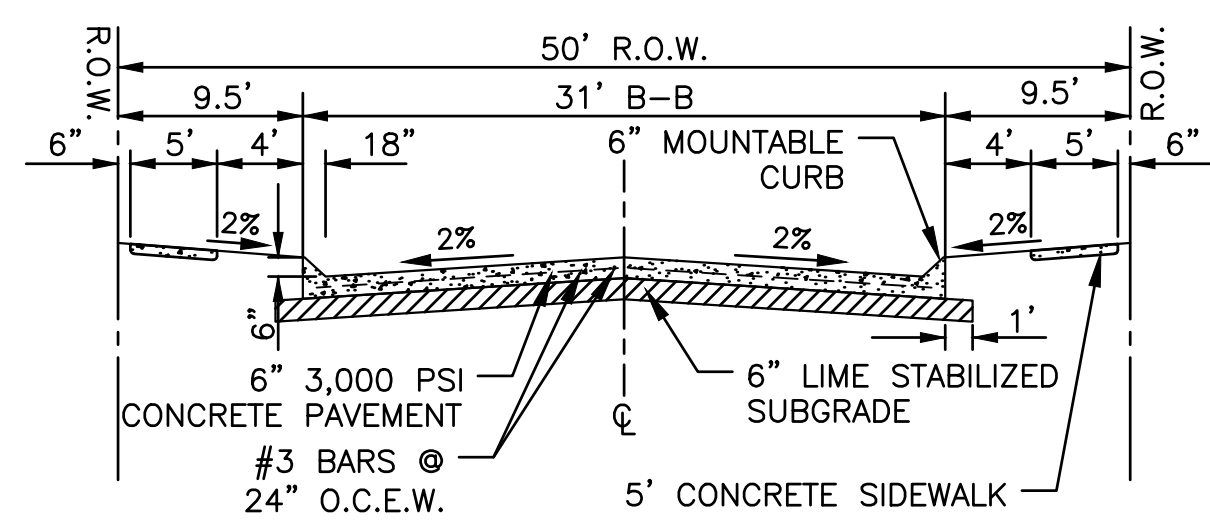
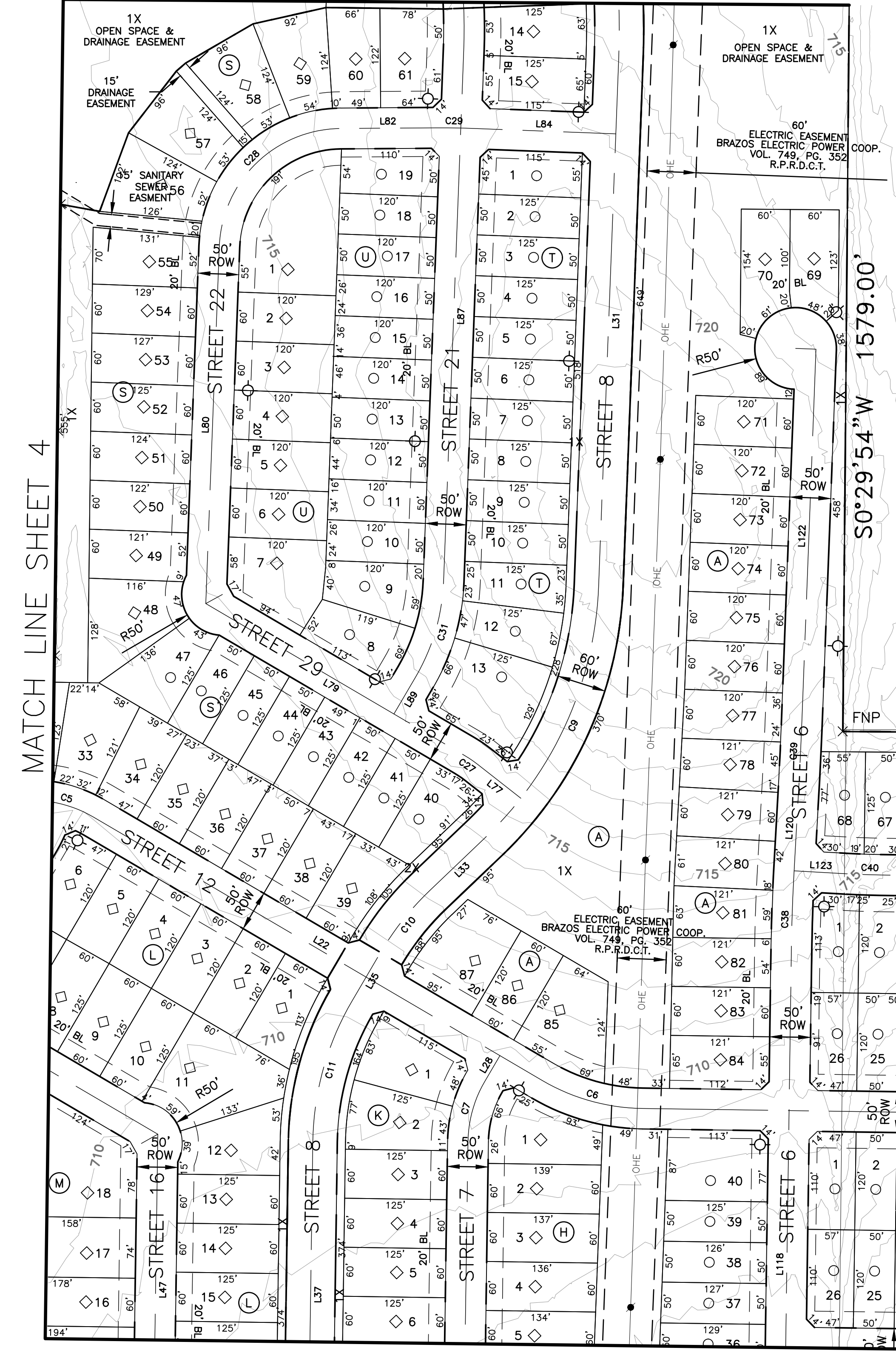


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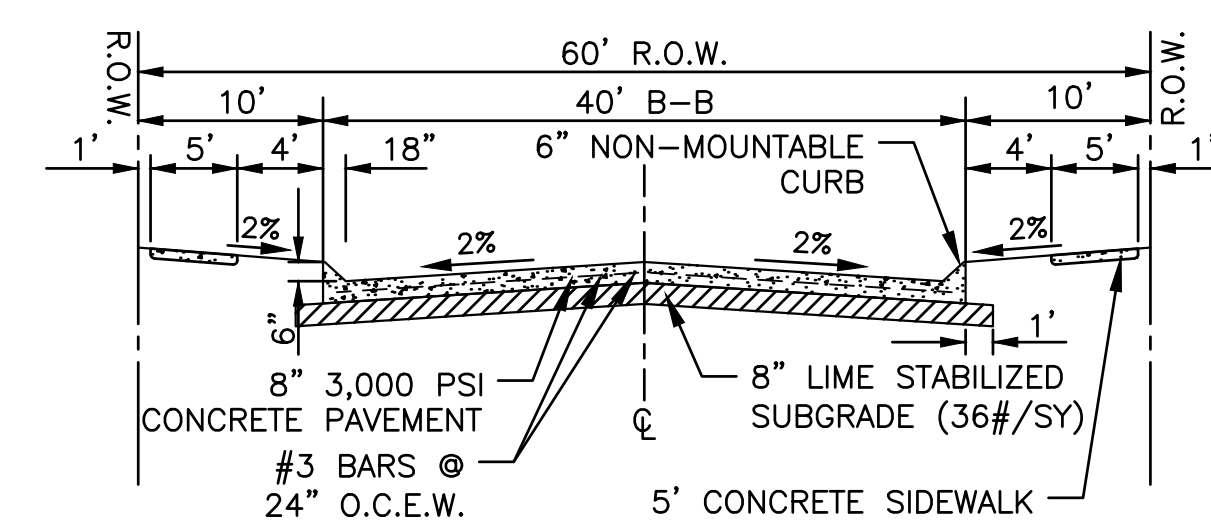
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GROSS SITE AREA	306.356 ACRES



MATCH LINE SHEET 3



50' RIGHT-OF-WAY STANDARD STREET SECTION N.T.S.



60' RIGHT-OF-WAY STANDARD STREET SECTION N.T.S.

SANGER RANCH, LTD. VOLUME 4269, PAGE 1243 D.R.D.C.T.

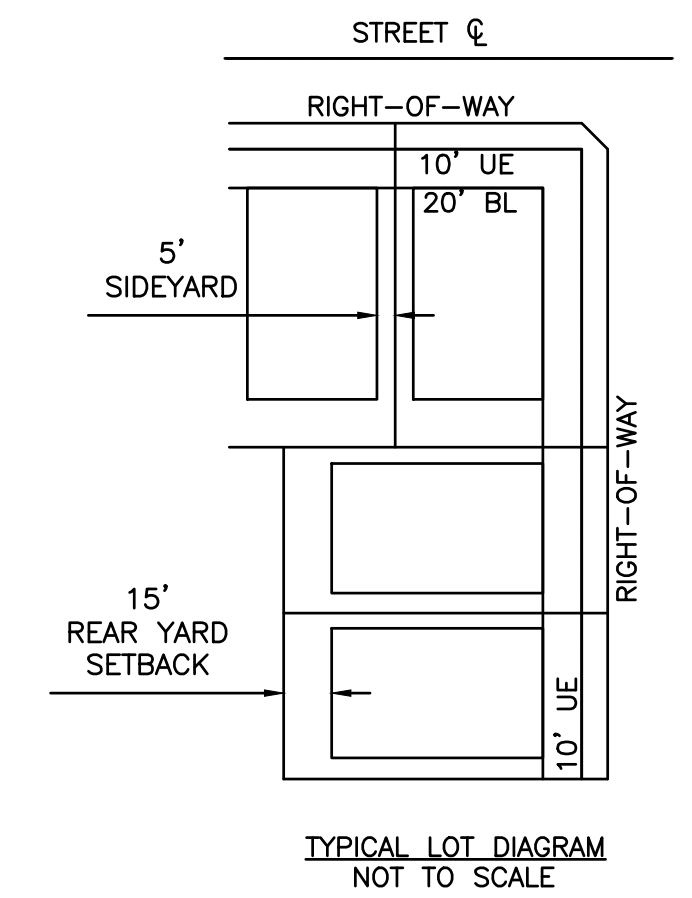
S89°33'38"E 1408.32'

15' WATER EASEMENT (BY SEPARATE INSTRUMENT)

S0°49'22"W 1866.26'

DAVID D. GARICA C.C.#2040-78 D.R.D.C.T.

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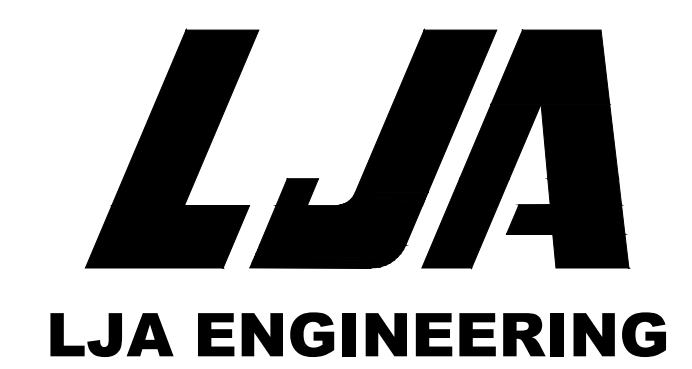
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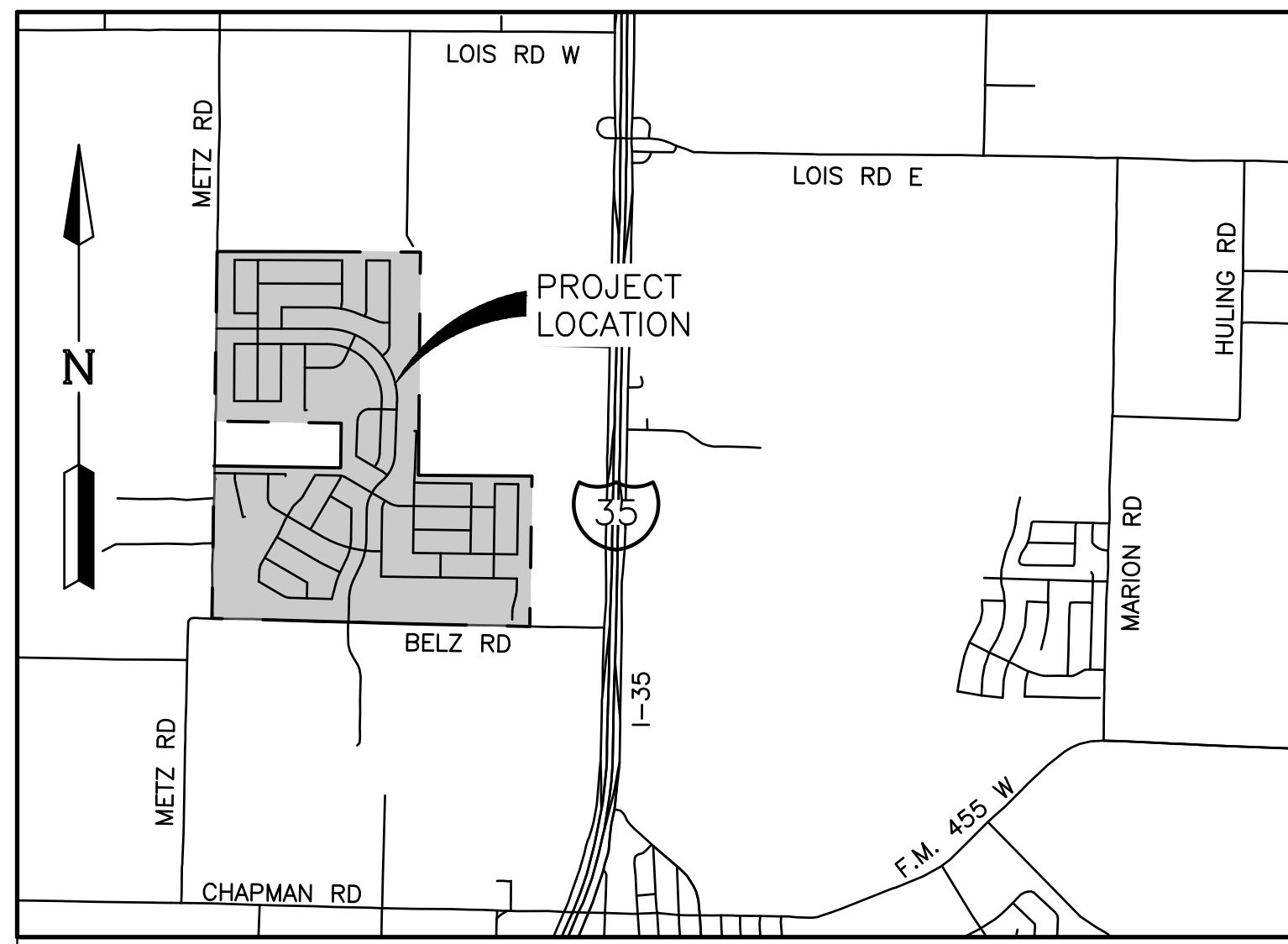
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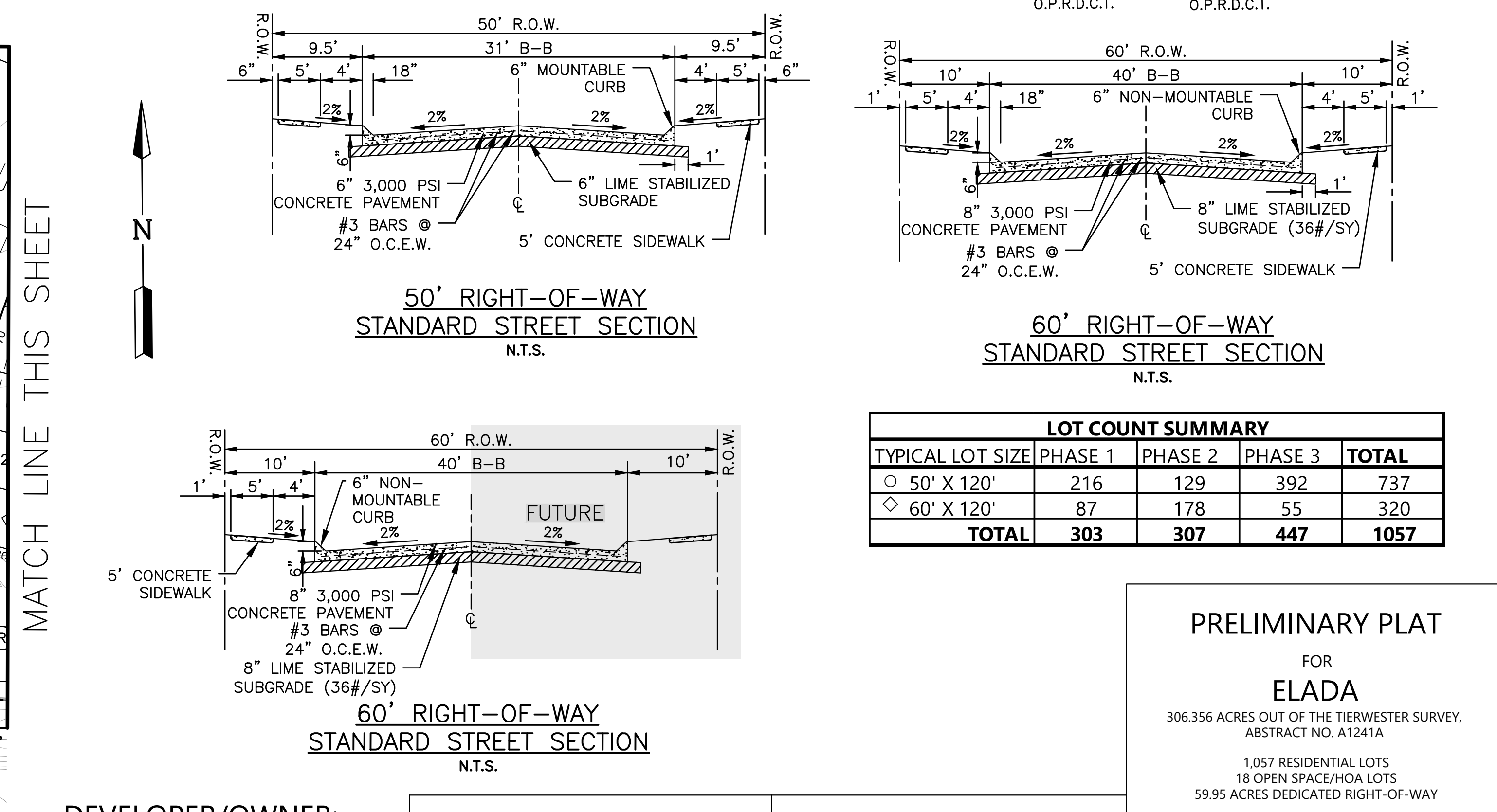
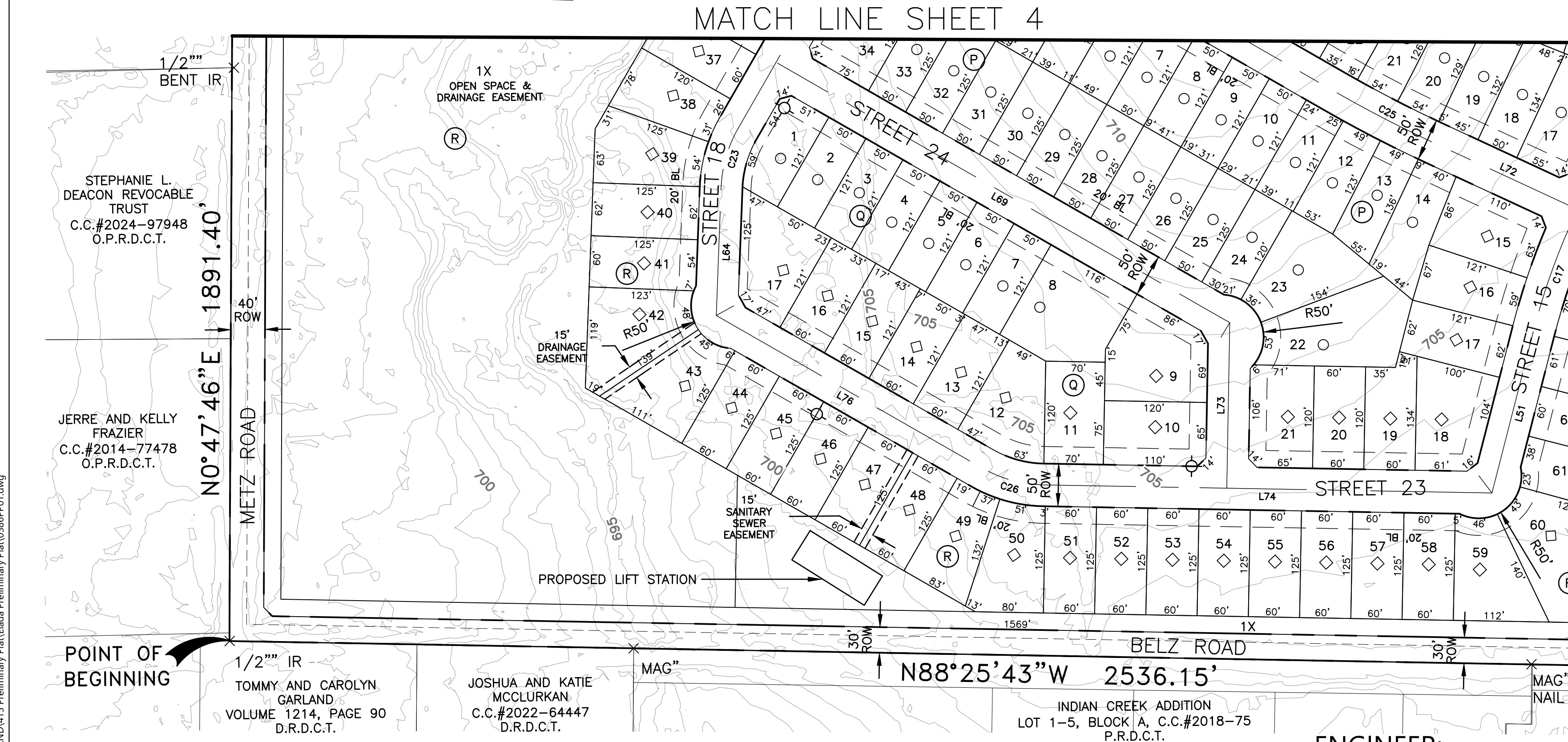
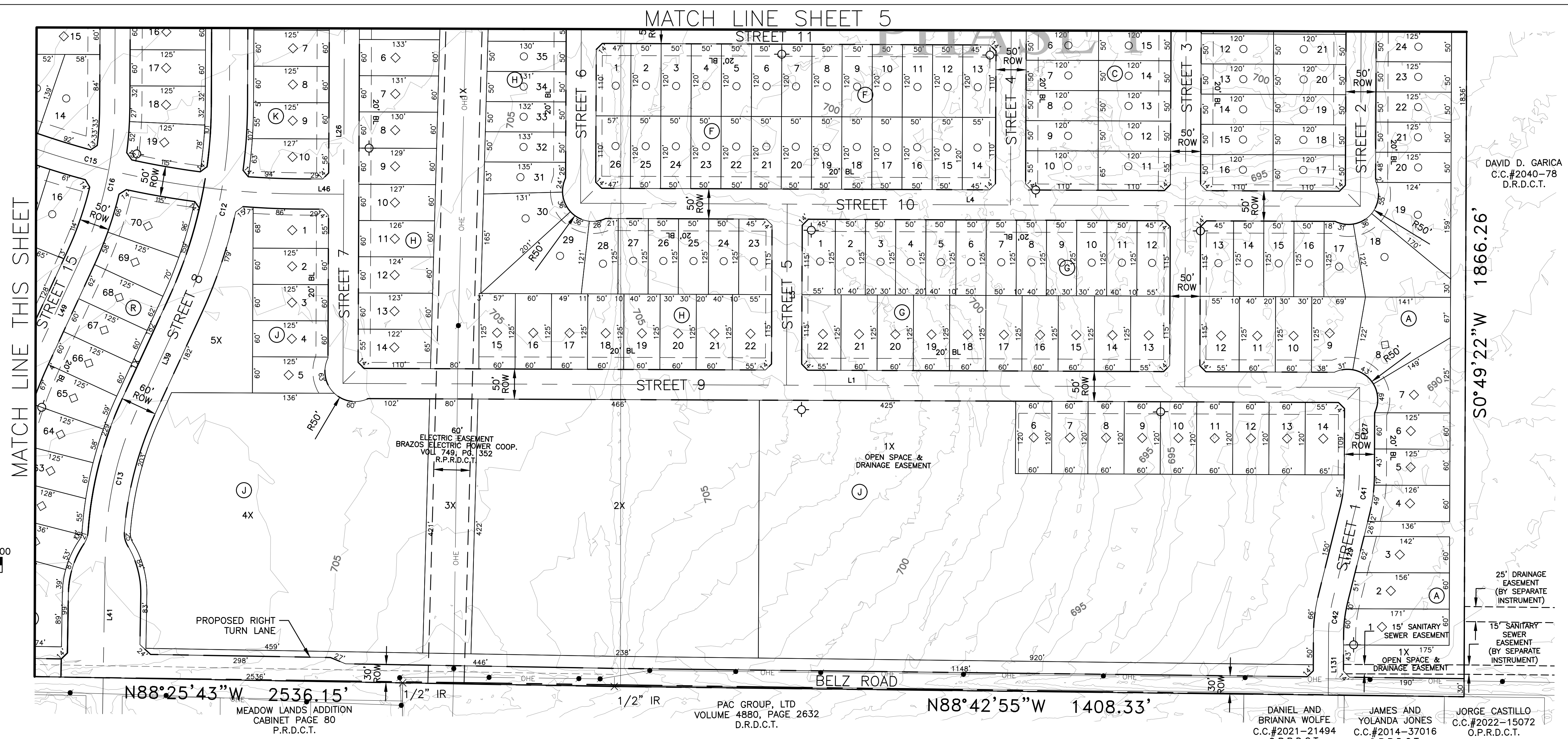
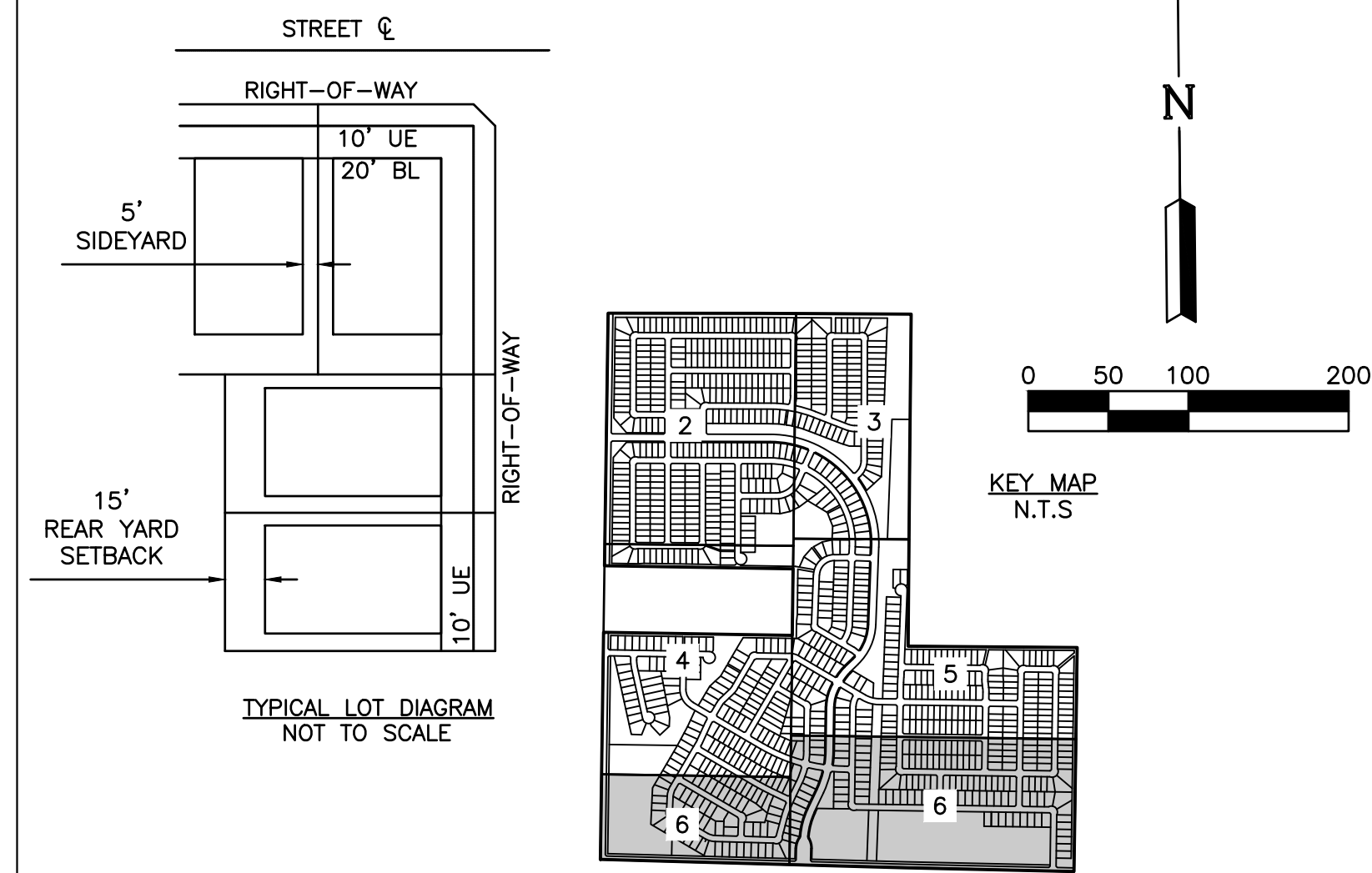
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VICINITY MAP
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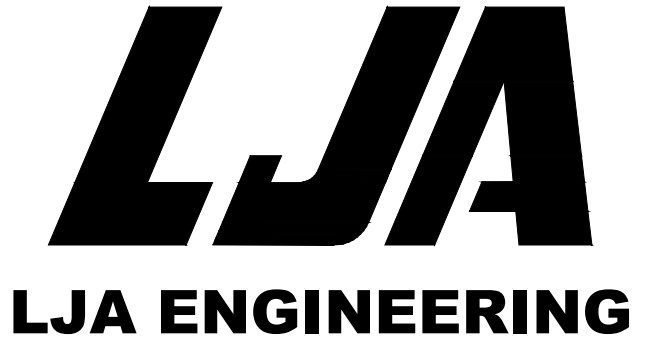
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CURRENT ZONING	PLANNED DEVELOPMENT (PD)
CURRENT LAND USE	AGRICULTURAL USE
GROSS SITE AREA	306.356 ACRES

ENGINEER:
 LJA ENGINEERING, INC.
 6060 NORTH CENTRAL EXPRESSWAY
 SUITE 400
 DALLAS, TEXAS 75206
 PHONE: (469) 621-0710
 TEXAS REGISTRATION F-1386

DEVELOPER/OWNER:
 MERITAGE HOMES OF TEXAS, LLC
 8840 CYPRESS WATERS BOULEVARD
 SUITE 100
 DALLAS, TX 75019
 PHONE: (972)-580-6300

SERVICE PROVIDERS
 ELECTRIC SERVICE: ONCOR
 WATER SOURCE: CITY OF SANGER CCN
 SEWER SOURCE: CITY OF SANGER CCN
 SCHOOL DISTRICT: SANGER I.S.D.



PRELIMINARY PLAT
 FOR
ELADA
 306.356 ACRES OUT OF THE TIERWESTER SURVEY,
 ABSTRACT NO. A1241A
 1,057 RESIDENTIAL LOTS
 18 OPEN SPACE/HOA LOTS
 59.95 ACRES DEDICATED RIGHT-OF-WAY
 CITY OF SANGER,
 DENTON COUNTY, TEXAS

SUBMITTAL DATE	DESCRIPTION	APPROVAL DATE
1 10/16/24	FIRST SUBMITTAL	--
2 02/07/25	SECOND SUBMITTAL	--

SCALE: 1" = 100' MAPSCO: N/A
 REFERENCE NO: NT680-0386

Table with 2 columns: BLOCK & LOT NUMBERS, AREA. Rows include SINGLE FAMILY lots 1 through 45.

Table with 2 columns: BLOCK & LOT NUMBERS, AREA. Rows include SINGLE FAMILY lots 46 through 90.

Table with 2 columns: BLOCK & LOT NUMBERS, AREA. Rows include SINGLE FAMILY lots 91 through 135.

Table with 2 columns: BLOCK & LOT NUMBERS, AREA. Rows include SINGLE FAMILY lots 136 through 180.

Table with 2 columns: BLOCK & LOT NUMBERS, AREA. Rows include SINGLE FAMILY lots 181 through 225.

Table with 2 columns: BLOCK & LOT NUMBERS, AREA. Rows include SINGLE FAMILY lots 226 through 270.

Table with 2 columns: BLOCK & LOT NUMBERS, AREA. Rows include SINGLE FAMILY lots 271 through 315.

Table with 2 columns: BLOCK & LOT NUMBERS, AREA. Rows include SINGLE FAMILY lots 316 through 360.

Table with 2 columns: BLOCK & LOT NUMBERS, AREA. Rows include SINGLE FAMILY lots 361 through 405.

Table with 2 columns: BLOCK & LOT NUMBERS, AREA. Rows include SINGLE FAMILY lots 406 through 450.

Table with 2 columns: BLOCK & LOT NUMBERS, AREA. Rows include SINGLE FAMILY lots 451 through 495.

Table with 2 columns: BLOCK & LOT NUMBERS, AREA. Rows include SINGLE FAMILY lots 496 through 540.

Table with 2 columns: BLOCK & LOT NUMBERS, AREA. Rows include SINGLE FAMILY lots 541 through 585.

Table with 2 columns: BLOCK & LOT NUMBERS, AREA. Rows include SINGLE FAMILY lots 586 through 630.

Table with 2 columns: BLOCK & LOT NUMBERS, AREA. Rows include SINGLE FAMILY lots 631 through 675.

Table with 2 columns: BLOCK & LOT NUMBERS, AREA. Rows include SINGLE FAMILY lots 676 through 720.

Table with 2 columns: BLOCK & LOT NUMBERS, AREA. Rows include SINGLE FAMILY lots 721 through 765.

Table with 2 columns: BLOCK & LOT NUMBERS, AREA. Rows include SINGLE FAMILY lots 766 through 810.

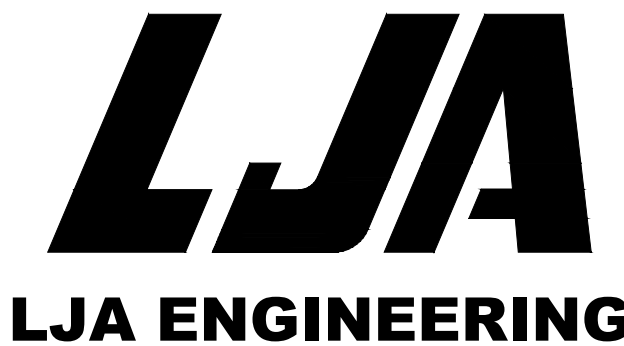
Table with 2 columns: BLOCK & LOT NUMBERS, AREA. Rows include SINGLE FAMILY lots 811 through 855.

Table with 2 columns: BLOCK & LOT NUMBERS, AREA. Rows include SINGLE FAMILY lots 856 through 900.

Table with 2 columns: BLOCK & LOT NUMBERS, AREA. Rows include SINGLE FAMILY lots 901 through 945.

Table with 2 columns: BLOCK & LOT NUMBERS, AREA. Rows include SINGLE FAMILY lots 946 through 990.

Drawn: The 06 Feb 2025, 09:56am
Part Name: S:\NTX\LAND\0360-4001\415 Preliminary Plat\ELADA Preliminary Plat\0360P01.dwg



ENGINEER:

LJA ENGINEERING, INC.
6060 NORTH CENTRAL EXPRESSWAY
SUITE 400
DALLAS, TEXAS 75206
PHONE: (469) 621-0710
TEXAS REGISTRATION F-1386

DEVELOPER/OWNER:

MERITAGE HOMES OF TEXAS, LLC
8840 CYPRESS WATERS BOULEVARD
SUITE 100
DALLAS, TX 75019
PHONE: (972)-580-6300

LOTS & ACREAGE BREAKDOWN

1,057 RESIDENTIAL LOTS
18 OPEN SPACE/HOA LOTS
59.95 ACRES DEDICATED RIGHT-OF-WAY

SERVICE PROVIDERS

ELECTRIC SERVICE: ONCOR
WATER SOURCE: CITY OF SANGER CCN
SEWER SOURCE: CITY OF SANGER CCN
SCHOOL DISTRICT: SANGER I.S.D.

Table with 3 columns: SUBMITTAL DATE, DESCRIPTION, APPROVAL DATE. Rows 1-7 detailing submission schedule.

306.356 ACRES
OUT OF THE
TIERWESTER SURVEY, ABSTRACT NO. A1241A
CITY OF SANGER,
DENTON COUNTY, TEXAS

PRELIMINARY PLAT
FOR
ELADA

SCALE: N/A MAPSCO: N/A
REFERENCE NO:

SINGLE FAMILY	
BLOCK & LOT NUMBERS	AREA
BLOCK Y LOT 19	6,000 SF
BLOCK Y LOT 20	6,000 SF
BLOCK Y LOT 21	6,000 SF
BLOCK Y LOT 22	6,000 SF
BLOCK Y LOT 23	6,000 SF
BLOCK Y LOT 24	6,000 SF
BLOCK Y LOT 25	6,000 SF
BLOCK Y LOT 26	6,000 SF
BLOCK Y LOT 27	6,000 SF
BLOCK Y LOT 28	6,000 SF
BLOCK Y LOT 29	6,000 SF
BLOCK Y LOT 30	6,000 SF
BLOCK Y LOT 31	6,000 SF
BLOCK Y LOT 32	6,000 SF
BLOCK Y LOT 33	6,000 SF
BLOCK Y LOT 34	6,000 SF
BLOCK Y LOT 35	8,350 SF
BLOCK Y LOT 36	6,000 SF
BLOCK Y LOT 37	6,000 SF
BLOCK Y LOT 38	8,350 SF
BLOCK Z LOT 1	6,591 SF
BLOCK Z LOT 2	6,000 SF
BLOCK Z LOT 3	6,000 SF
BLOCK Z LOT 4	6,000 SF
BLOCK Z LOT 5	6,000 SF
BLOCK Z LOT 6	6,000 SF
BLOCK Z LOT 7	6,000 SF
BLOCK Z LOT 8	6,000 SF
BLOCK Z LOT 9	6,000 SF
BLOCK Z LOT 10	6,000 SF
BLOCK Z LOT 11	6,000 SF
BLOCK Z LOT 12	6,000 SF
BLOCK Z LOT 13	6,000 SF
BLOCK Z LOT 14	7,052 SF
BLOCK Z LOT 15	6,000 SF
BLOCK Z LOT 16	6,000 SF
BLOCK Z LOT 17	7,273 SF
BLOCK Z LOT 18	7,829 SF
BLOCK Z LOT 19	6,393 SF
BLOCK Z LOT 20	6,270 SF
BLOCK Z LOT 21	7,346 SF
BLOCK Z LOT 22	6,250 SF
BLOCK Z LOT 23	6,250 SF
BLOCK Z LOT 24	6,250 SF
BLOCK Z LOT 25	6,250 SF

SINGLE FAMILY	
BLOCK & LOT NUMBERS	AREA
BLOCK Z LOT 26	6,250 SF
BLOCK Z LOT 27	6,250 SF
BLOCK Z LOT 28	6,250 SF
BLOCK Z LOT 29	6,250 SF
BLOCK Z LOT 30	6,250 SF
BLOCK Z LOT 31	7,161 SF
BLOCK Z LOT 32	14,050 SF
BLOCK Z LOT 33	10,618 SF
BLOCK Z LOT 34	6,201 SF
BLOCK Z LOT 35	6,250 SF
BLOCK Z LOT 36	6,250 SF
BLOCK Z LOT 37	6,250 SF
BLOCK Z LOT 38	6,000 SF
BLOCK Z LOT 39	6,000 SF
BLOCK Z LOT 40	6,000 SF
BLOCK Z LOT 41	6,000 SF
BLOCK Z LOT 42	9,000 SF
BLOCK Z LOT 43	6,000 SF
BLOCK Z LOT 44	6,000 SF
BLOCK Z LOT 45	6,000 SF
BLOCK Z LOT 46	8,350 SF

OPEN SPACE & ROW		
BLOCK & LOT NUMBERS	AREA	AREA
BLOCK A LOT 1X	875,999 SF	20.11 AC
BLOCK AB LOT 1X	11,470 SF	0.26 AC
BLOCK H LOT 1X	66,315 SF	1.52 AC
BLOCK J LOT 1X	343,556 SF	7.89 AC
BLOCK J LOT 2X	200,376 SF	4.60 AC
BLOCK J LOT 3X	33,748 SF	0.77 AC
BLOCK J LOT 4X	197,702 SF	4.54 AC
BLOCK J LOT 5X	64,133 SF	1.47 AC
BLOCK K LOT 1X	6,535 SF	0.15 AC
BLOCK L LOT 1X	6,828 SF	0.16 AC
BLOCK R LOT 1X	672,950 SF	15.45 AC
BLOCK S LOT 1X	511,190 SF	11.74 AC
BLOCK S LOT 2X	2,357 SF	0.05 AC
BLOCK S LOT 3X	4,953 SF	0.11 AC
BLOCK T LOT 1X	7,532 SF	0.17 AC
BLOCK V LOT 1X	10,312 SF	0.24 AC
BLOCK W LOT 1X	136,135 SF	3.13 AC
BLOCK Z LOT 1X	2,350 SF	0.05 AC
ROW	2,611,246 SF	59.95 AC

**LEGAL DESCRIPTION
306.356 ACRES**

BEING A 306.356 ACRE TRACT OF LAND SITUATED IN THE H. TIERWESTER SURVEY, ABSTRACT NO. 1241, CITY OF SANGER, DENTON COUNTY, TEXAS, AND BEING ALL OF A 246.024 ACRE TRACT OF LAND, CONVEYED TO PAC GROUP, LTD., AS RECORDED IN COUNTY CLERK'S FILE NO. 2004-150425, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS AND PART OF A 91.822 ACRE TRACT OF LAND CONVEYED TO RON WILLIAMSON QUARTER HORSES, INC., AS RECORDED IN COUNTY VOLUME 2040, PAGE 78, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS. SAID 306.356 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE NAD83, DETERMINED BY GPS OBSERVATIONS UTILIZING THE ALLTERRA RTKNET, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 246.024 ACRE TRACT. SAID POINT BEING AT THE APPARENT INTERSECTION OF BELZ ROAD, (A PRESCRIPTIVE RIGHT-OF-WAY) AND METZ ROAD, (A PRESCRIPTIVE RIGHT-OF-WAY), AND BEING ON THE NORTH LINE OF A 3.000 ACRE TRACT OF LAND CONVEYED TO TOMMY GARLAND AND CAROLYN GARLAND, AS RECORDED IN VOLUME 1214, PAGE 90, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS, AND THE EAST LINE OF A 5.381 ACRE TRACT OF LAND CONVEYED TO JERRE FRAZIER AND KELLY FRAZIER, AS RECORDED IN COUNTY CLERK'S FILE NO. 2014-77478, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS, SAID POINT ALSO BEING AT THE SOUTHWEST LINE OF A 20' WIDE PUBLIC ROAD RESERVATION, AS RECORDED IN VOLUME 600, PAGE 379, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS. FROM WHICH A NAIL FOUND FOR THE NORTHWEST CORNER OF SAID 3.000 ACRE TRACT BEARS, SOUTH 89 DEGREES 14 MINUTES 59 SECONDS WEST, A DISTANCE OF 37.54 FEET;

THENCE, NORTH 00 DEGREES 47 MINUTES 46 SECONDS EAST, ALONG THE WEST LINE OF SAID 246.024 ACRE TRACT AND SAID 20' WIDE PUBLIC ROAD RESERVATION AND THE COMMON EAST LINE OF SAID 5.381 ACRE TRACT, THE EAST LINE OF A 4.836 ACRE TRACT OF LAND CONVEYED TO STEPHANIE L. DEACON REVOCABLE TRUST, AS RECORDED IN COUNTY CLERK'S FILE NO. 2024-97948, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS, THE EAST LINE OF DUCK CREEK FARMS ADDITION, AN ADDITION TO THE CITY OF SANGER, AS RECORDED IN CABINET G, SLIDE 122, PLAT RECORDS, DENTON COUNTY, TEXAS, THE EAST LINE OF A 0.592 ACRE TRACT OF LAND CONVEYED TO STEVEN R. RICHTER AND JANNIE L. RICHTER, AS RECORDED IN COUNTY CLERK'S FILE NO. 2008-41763, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS, THE EAST LINE OF A 0.562 ACRE TRACT OF LAND CONVEYED TO ELIZABETH G. ROGUE, AS RECORDED IN COUNTY CLERK'S FILE NO. 2016-25647, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS, THE EAST LINE OF A 0.652 ACRE TRACT OF LAND CONVEYED TO KIMMEY KEY, AS RECORDED IN COUNTY CLERK'S FILE NO. 2012-146856, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS, THE EAST LINE OF A TRACT OF LAND CONVEYED AS "TRACT ONE" TO ANTHONY M. BOWLAND AND WIFE GLORIA J. BOWLAND, AS RECORDED IN VOLUME 841, PAGE 340, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS, AND THE EAST LINE OF A 24.45 ACRE TRACT OF LAND CONVEYED AS "PARCEL 1" TO JOE EDWARD SPRATT, AS RECORDED IN COUNTY CLERK'S FILE NO. 2024-44297, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS, ALONG SAID METZ ROAD, A DISTANCE OF 1891.40 FEET TO A 1/2" SQUARE PIPE FOUND FOR AN EXTERIOR ELL CORNER OF SAID 246.024 ACRE TRACT AND THE NORTHWEST CORNER OF SAID 20' WIDE PUBLIC ROAD RESERVATION, AND THE COMMON SOUTHWEST CORNER OF A 10.00 ACRE TRACT OF LAND CONVEYED TO GEROMINO POLANCO JR. AND ROSEMARIE POLANCO, AS RECORDED IN COUNTY CLERK'S FILE NO. 2015-127213, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS;

THENCE, SOUTH 89 DEGREES 04 MINUTES 37 SECONDS EAST, ALONG A NORTH LINE OF SAID 246.024 ACRE TRACT AND THE COMMON SOUTH LINE OF SAID 10.00 ACRE TRACT, PASSING AT A DISTANCE OF 29.87 FEET A 1/2" SQUARE PIPE FOUND FOR WITNESS AND CONTINUING, IN ALL, A TOTAL DISTANCE OF 1571.10 FEET TO A POINT FOR AN INTERIOR ELL CORNER OF SAID 246.024 ACRE TRACT AND THE COMMON SOUTHEAST CORNER OF SAID 10.00 ACRE TRACT;

THENCE, NORTH 00 DEGREES 40 MINUTES 58 SECONDS EAST, ALONG A WEST LINE OF SAID 246.024 ACRE TRACT AND THE COMMON EAST LINE OF SAID 10.00 ACRE TRACT, PASSING AT A DISTANCE OF 277.93 FEET A 5/8" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 10.00 ACRE TRACT AND THE COMMON SOUTHEAST CORNER OF TRACT OF LAND CONVEYED TO DANIEL JOHNSON, AS RECORDED IN COUNTY CLERK'S FILE NO. 2019-95739, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS, AND CONTINUING ALONG SAID WEST LINE AND THE COMMON EAST LINE OF SAID JOHNSON TRACT, IN ALL, A TOTAL DISTANCE OF 554.99 FEET TO A 5/8" IRON ROD FOUND FOR AN INTERIOR ELL CORNER OF SAID 246.024 ACRE TRACT AND THE COMMON NORTHEAST CORNER OF SAID JOHNSON TRACT;

THENCE, NORTH 89 DEGREES 04 MINUTES 37 SECONDS WEST, ALONG A SOUTH LINE OF SAID 246.024 ACRE TRACT AND THE COMMON NORTH LINE OF SAID JOHNSON TRACT, A DISTANCE OF 1570.00 FEET TO A POINT FOR AN EXTERIOR ELL CORNER OF SAID 246.024 ACRE TRACT AND THE COMMON NORTHWEST CORNER OF SAID JOHNSON TRACT. SAID POINT BEING ON THE EAST LINE OF A 37.58 ACRE TRACT OF LAND CONVEYED AS "PARCEL 3" TO JOE EDWARD SPRATT, AS RECORDED IN COUNTY CLERK'S FILE NO. 2024-44297, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS AND BEING IN THE APPROXIMATE CENTER OF AFORESAID METZ ROAD;

THENCE, NORTH 00 DEGREES 49 MINUTES 48 SECONDS EAST, ALONG THE WEST LINE OF SAID 246.024 ACRE TRACT AND THE COMMON EAST LINE OF SAID 37.58 ACRE TRACT, THE EAST LINE OF A 37.58 ACRE TRACT OF LAND CONVEYED AS "TRACT ONE", A 37.58 ACRE TRACT OF LAND CONVEYED AS "TRACT TWO" TO, JOE EDWARD SPRATT, AS RECORDED IN VOLUME 4917, PAGE 3869, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS, THE EAST LINE OF A 3.492 ACRE TRACT OF LAND CONVEYED TO JOE EDWARD SPRATT AND WIFE JANENE EDGERLEY SPRATT, AS RECORDED IN VOLUME 2039, PAGE 204, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS, THE EAST LINE OF 2.578 ACRE TRACT OF LAND CONVEYED AS "PARCEL 2", TO JOE EDWARD SPRATT, AS RECORDED IN COUNTY CLERK'S FILE NO. 2024-44297, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS, PASSING AT A DISTANCE OF 1496.22 FEET A MAG NAIL FOUND FOR THE NORTHEAST CORNER OF SAID 2.578 ACRE TRACT AND THE COMMON SOUTHEAST CORNER OF LOT 1, BLOCK A OF THE MEADOW GREEN FARM ADDITION, AN ADDITION TO THE CITY OF SANGER, AS RECORDED IN COUNTY CLERK'S FILE NO. 2019-288, PLAT RECORDS, DENTON COUNTY, TEXAS, AND CONTINUING ALONG THE EAST LINE OF SAID LOT 1, BLOCK A, THE EAST LINE OF A 52.247 ACRE TRACT OF LAND CONVEYED TO METZ RANCH, LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 2021-230979, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS, AND THE EAST LINE OF MEADOW GREEN FARMS ESTATES ADDITION, PHASE 1, AN ADDITION TO THE CITY OF SANGER, AS RECORDED IN COUNTY CLERK'S FILE NO. 2020-340, PLAT RECORDS, DENTON COUNTY, TEXAS, AND ALONG THE APPROXIMATE CENTER OF SAID METZ ROAD, IN ALL, A TOTAL DISTANCE OF 2103.65 FEET TO A MAG NAIL FOUND FOR THE NORTHWEST CORNER OF SAID 246.024 ACRE TRACT AND THE COMMON SOUTHWEST CORNER OF A 37.329 ACRE TRACT OF LAND CONVEYED TO MANGO ESTATES, LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 2021-142267, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS, FROM WHICH A 5/8" IRON ROD FOUND BEARS NORTH 82 DEGREES 46 MINUTES 58 SECONDS EAST, A DISTANCE OF 17.03 FEET;

THENCE, SOUTH 89 DEGREES 56 MINUTES 29 SECONDS EAST, ALONG THE NORTH LINE OF SAID 246.024 ACRE TRACT AND THE COMMON SOUTH LINE OF SAID 37.329 ACRE TRACT, A DISTANCE OF 1269.67 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "RPLS ?709" FOUND FOR THE SOUTHEAST CORNER OF SAID 37.329 ACRE TRACT AND THE COMMON SOUTHWEST CORNER OF A 79.719 ACRE TRACT OF LAND CONVEYED TO DAGR-1031, LLC, AS RECORDED IN COUNT CLERK'S FILE NO. 2022-47123, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS;

THENCE, SOUTH 89 DEGREES 42 MINUTES 11 SECONDS EAST, CONTINUING ALONG THE NORTH LINE OF SAID 246.024 ACRE TRACT AND THE COMMON SOUTH LINE OF SAID 79.719 ACRE TRACT, A DISTANCE OF 1253.13 FEET TO A POINT FOR THE NORTHEAST CORNER OF SAID 246.024 ACRE TRACT AND THE COMMON SOUTHEAST CORNER OF SAID 79.719 ACRE TRACT. SAID POINT BEING ON THE WEST LINE OF A 103.99 ACRE TRACT OF LAND CONVEYED TO SANGER RANCH, LTD., AS RECORDED IN VOLUME 4330, PAGE 1874, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS, FROM WHICH A 1/2" IRON ROD FOUND BEARS NORTH 70 DEGREES 32 MINUTES 35 SECONDS WEST, A DISTANCE OF 1.22 FEET;

THENCE, SOUTH 00 DEGREES 34 MINUTES 14 SECONDS WEST, ALONG THE EAST LINE OF SAID 246.024 ACRE TRACT AND THE COMMON WEST LINE OF SAID 103.99 ACRE TRACT, A DISTANCE OF 1187.16 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 103.99 ACRE TRACT AND THE COMMON NORTHWEST CORNER OF AN 83.720 ACRE TRACT OF LAND CONVEYED TO SANGER RANCH, LTD., AS RECORDED IN VOLUME 4269, PAGE 1243, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS;

THENCE, SOUTH 00 DEGREES 29 MINUTES 54 SECONDS WEST, CONTINUING ALONG THE EAST LINE OF SAID 246.024 ACRE TRACT AND THE COMMON WEST LINE OF SAID 83.720 ACRE TRACT, A DISTANCE OF 1579.00 FEET TO A FENCE CORNER POST FOUND FOR THE SOUTHWEST CORNER OF SAID 83.720 ACRE TRACT AND THE COMMON NORTHWEST CORNER OF AFORESAID 91.822 ACRE TRACT, FROM WHICH A 1/2" IRON ROD FOUND BEARS NORTH 62 DEGREES 43 MINUTES 01 SECOND EAST, A DISTANCE OF 28.80 FEET;

THENCE, SOUTH 89 DEGREES 33 MINUTES 38 SECONDS EAST, ALONG THE NORTH LINE OF SAID 91.822 ACRE TRACT AND THE COMMON SOUTH LINE OF SAID 83.720 ACRE TRACT, A DISTANCE OF 1408.32 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 00 DEGREES 49 MINUTES 22 SECONDS WEST, OVER AND ACROSS SAID 91.822 ACRE TRACT A DISTANCE OF 1866.26 FEET TO A POINT FOR CORNER ON THE SOUTH LINE OF SAID 91.822 ACRE TRACT AND THE COMMON NORTH LINE OF A 2.50 ACRE TRACT OF LAND CONVEYED TO JORGE CASTILLO, AS RECORDED IN COUNTY CLERK'S FILE NO. 2022-15072, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS. SAID POINT BEING IN THE APPROXIMATE CENTER OF AFORESAID BELZ ROAD;

THENCE, NORTH 88 DEGREES 42 MINUTES 55 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 91.822 ACRE TRACT AND THE COMMON NORTH LINE OF SAID 2.50 ACRE TRACT, THE NORTH LINE OF A 2.497 ACRE TRACT OF LAND CONVEYED TO JAMES FRANK JONES AND YOLANDA M. JONES, AS RECORDED IN COUNTY CLERK'S FILE NO. 2014-37016, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS, THE NORTH LINE OF A 2.501 ACRE TRACT OF LAND CONVEYED TO DANIEL RAYMOND WOLFE AND BRIANNA LYNNE WOLFE, AS RECORDED IN COUNTY CLERK'S FILE NO. 2021-21494, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS, THE NORTH LINE OF A 50.00 ACRE TRACT OF LAND CONVEYED TO PAC GROUP, LTD., AS RECORDED IN VOLUME 4880, PAGE 2632, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS, ALONG THE APPROXIMATE CENTER OF SAID BELZ ROAD, A DISTANCE OF 1408.33 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 91.822 ACRE TRACT AND THE COMMON SOUTHEAST CORNER OF AFORESAID 246.024 ACRE TRACT;

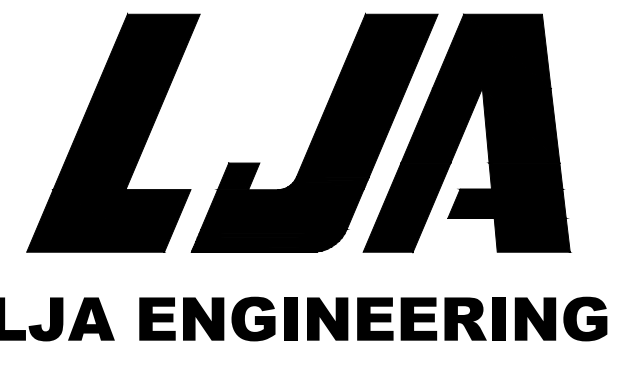
THENCE, NORTH 88 DEGREES 25 MINUTES 43 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 246.024 ACRE TRACT AND THE COMMON NORTH LINE OF SAID 50.00 ACRE TRACT, PASSING AT A DISTANCE OF 350.97 FEET A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 50.00 ACRE TRACT AND THE COMMON NORTHEAST CORNER OF A 30' RIGHT-OF-WAY DEDICATION OF MEADOW LANDS ADDITION, AN ADDITION TO THE CITY OF SANGER, AS RECORDED IN CABINET F, PAGE 80, PLAT RECORDS, DENTON COUNTY, TEXAS, AND CONTINUING ALONG THE NORTH LINE OF SAID MEADOW LANDS ADDITION, PASSING AT A DISTANCE OF 1011.39 FEET A MAG NAIL FOUND FOR THE NORTHWEST CORNER OF SAID 30' RIGHT-OF-WAY DEDICATION OF SAID MEADOW LANDS ADDITION AND THE COMMON NORTHEAST CORNER OF A VARIABLE WIDTH RIGHT-OF-WAY DEDICATION OF INDIAN CREEK ADDITION, LOTS 1-5, BLOCK A, AN ADDITION TO THE CITY OF SANGER, AS RECORDED IN COUNTY CLERK'S FILE NO. 2018-75, PLAT RECORDS, DENTON COUNTY, TEXAS, AND CONTINUING ALONG THE NORTH LINE OF SAID INDIAN CREEK ADDITION, PASSING AT A DISTANCE OF 2062.87 FEET A MAG NAIL FOUND FOR THE NORTHWEST CORNER OF SAID INDIAN CREEK ADDITION AND SAID VARIABLE WIDTH RIGHT-OF-WAY DEDICATION, AND CONTINUING ALONG THE NORTH LINE OF A 3.000 ACRE TRACT OF LAND CONVEYED TO JOSHUA MICHAEL McCLURKAN AND KATIE LAYNE McCLURKAN, AS RECORDED IN COUNTY CLERK'S FILE NO. 2022-64447, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS, AND THE NORTH LINE OF AFORESAID 3.000 ACRE GARLAND TRACT, ALONG SAID BELZ ROAD, IN ALL, A TOTAL DISTANCE OF 2536.15 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 13,344,859 SQUARE FEET OR 306.356 ACRES OF LAND.

LINE TABLE	
LINE #	LENGTH
L1	1685.2
L3	1170.0
L4	1282.5
L5	300.0
L6	870.0
L7	290.0
L13	712.5
L20	297.7
L22	636.9
L24	1182.0
L26	836.4
L28	36.5
L29	1366.1
L31	648.6
L33	94.8
L35	67.8
L37	374.3
L39	182.3
L41	208.3
L42	293.2
L44	674.8
L46	64.4
L47	380.5
L49	182.3
L51	195.8
L52	307.2
L53	721.9
L54	307.7
L56	101.6
L58	175.0
L60	167.3
L62	430.4
L64	150.0
L65	882.1
L66	437.9
L68	56.2
L69	610.6
L70	584.8
L72	184.4
L73	193.9
L74	525.2

LINE TABLE	
LINE #	LENGTH
L76	358.7
L77	67.0
L79	367.1
L80	437.6
L82	115.9
L84	175.9
L85	1144.4
L87	650.5
L89	52.7
L90	316.0
L92	314.6
L93	818.3
L94	710.0
L95	1750.0
L96	580.0
L97	710.0
L98	265.0
L99	290.0
L100	660.0
L101	1334.7
L102	1044.7
L103	563.7
L105	301.8
L107	81.5
L108	44.1
L110	1039.5
L111	26.0
L113	614.9
L114	59.5
L116	498.3
L117	290.0
L118	784.0
L120	119.2
L122	458.0
L123	65.0
L125	604.6
L126	870.0
L127	145.0
L129	150.6
L131	100.4

CURVE TABLE		
CURVE #	LENGTH	RADIUS
C5	77.2	150.0
C6	129.0	250.0
C7	77.4	150.0
C8	1404.9	875.0
C9	346.8	450.0
C10	97.3	350.0
C11	180.7	350.0
C12	343.3	800.0
C13	249.7	600.0
C14	158.5	150.0
C15	722.7	1400.0
C16	261.8	610.0
C17	144.8	790.0
C18	49.5	150.0
C19	42.2	150.0
C20	42.2	150.0
C21	14.8	150.0
C22	14.8	150.0
C23	72.5	150.0
C24	58.3	250.0
C25	130.6	1500.0
C26	75.5	150.0
C27	20.0	150.0
C28	228.9	150.0
C29	45.1	1000.0
C30	1099.9	685.0
C31	123.2	250.0
C32	230.2	200.0
C33	367.2	1000.0
C34	55.1	150.0
C35	135.8	150.0
C36	55.1	150.0
C37	43.2	250.0
C38	81.9	2000.0
C39	69.5	4000.0
C40	41.0	1000.0
C41	59.9	250.0
C42	59.9	250.0

Date: 06 Feb 2025 09:35am
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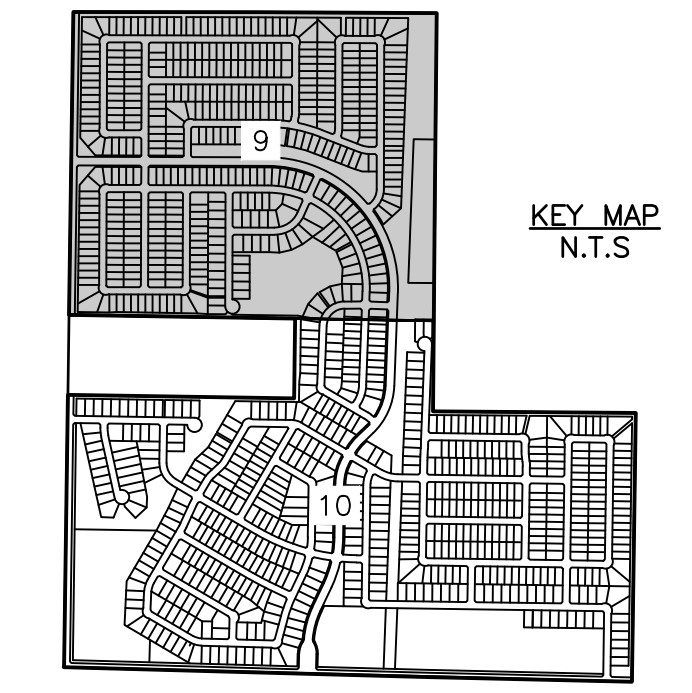
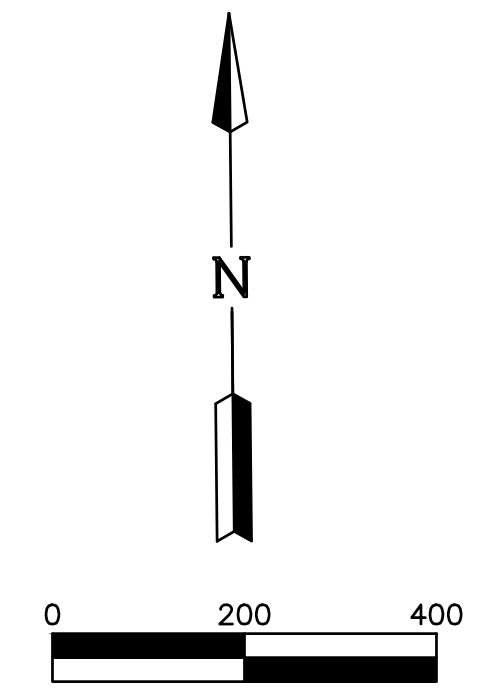
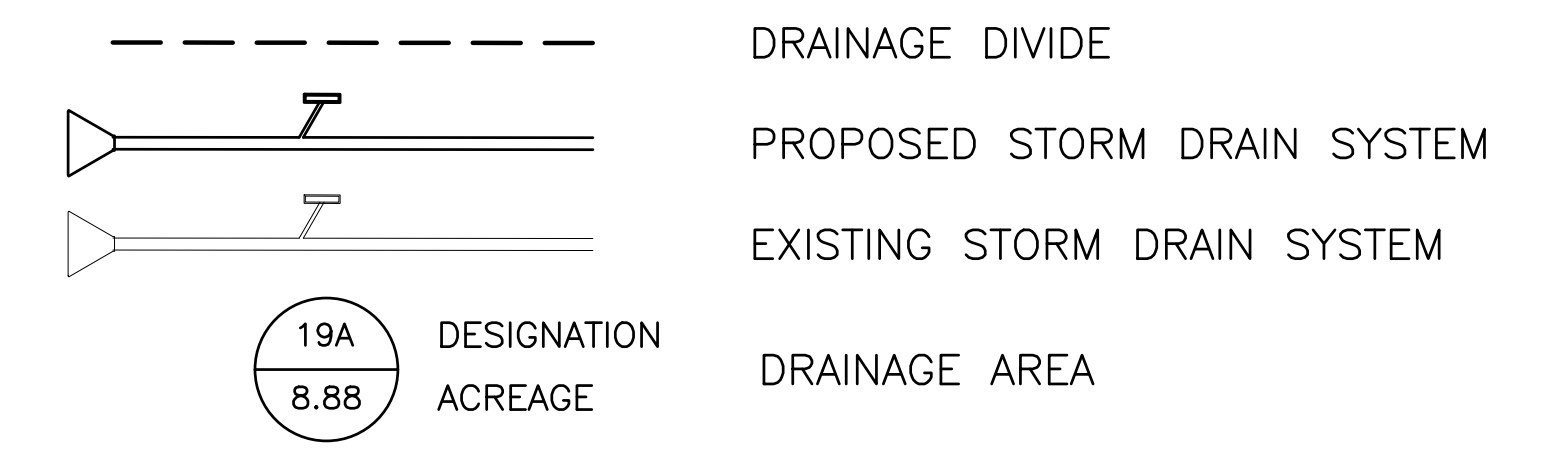
ENGINEER:
 LJA ENGINEERING, INC.
 6060 NORTH CENTRAL EXPRESSWAY
 SUITE 400
 DALLAS, TEXAS 75206
 PHONE: (469) 621-0710
 TEXAS REGISTRATION F-1386

DEVELOPER/OWNER:
 MERITAGE HOMES OF TEXAS, LLC
 8840 CYPRESS WATERS BOULEVARD
 SUITE 100
 DALLAS, TX 75019
 PHONE: (972)-580-6300

LOTS & ACREAGE BREAKDOWN
 1,057 RESIDENTIAL LOTS
 18 OPEN SPACE/HOA LOTS
 59.95 ACRES DEDICATED RIGHT-OF-WAY

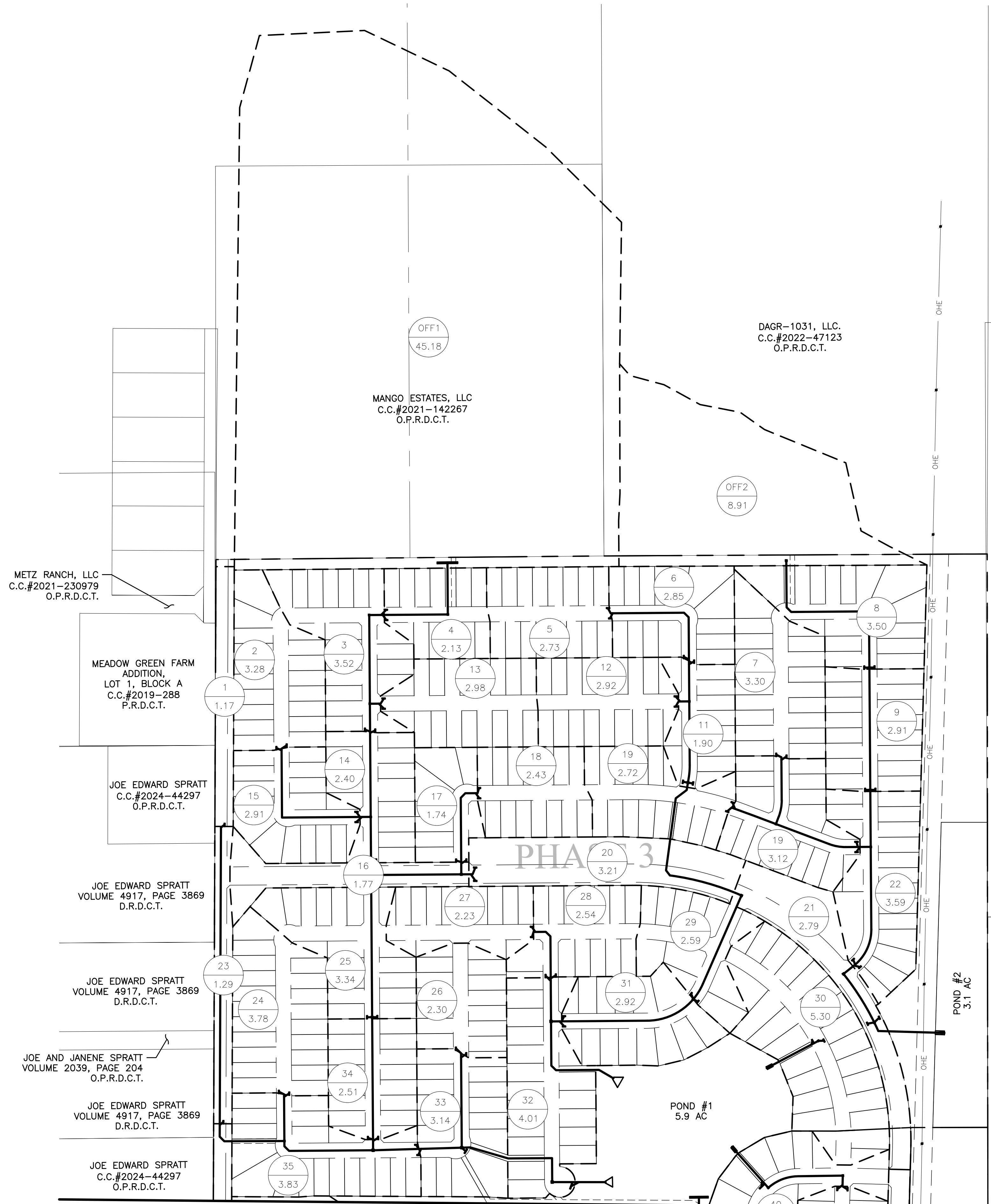
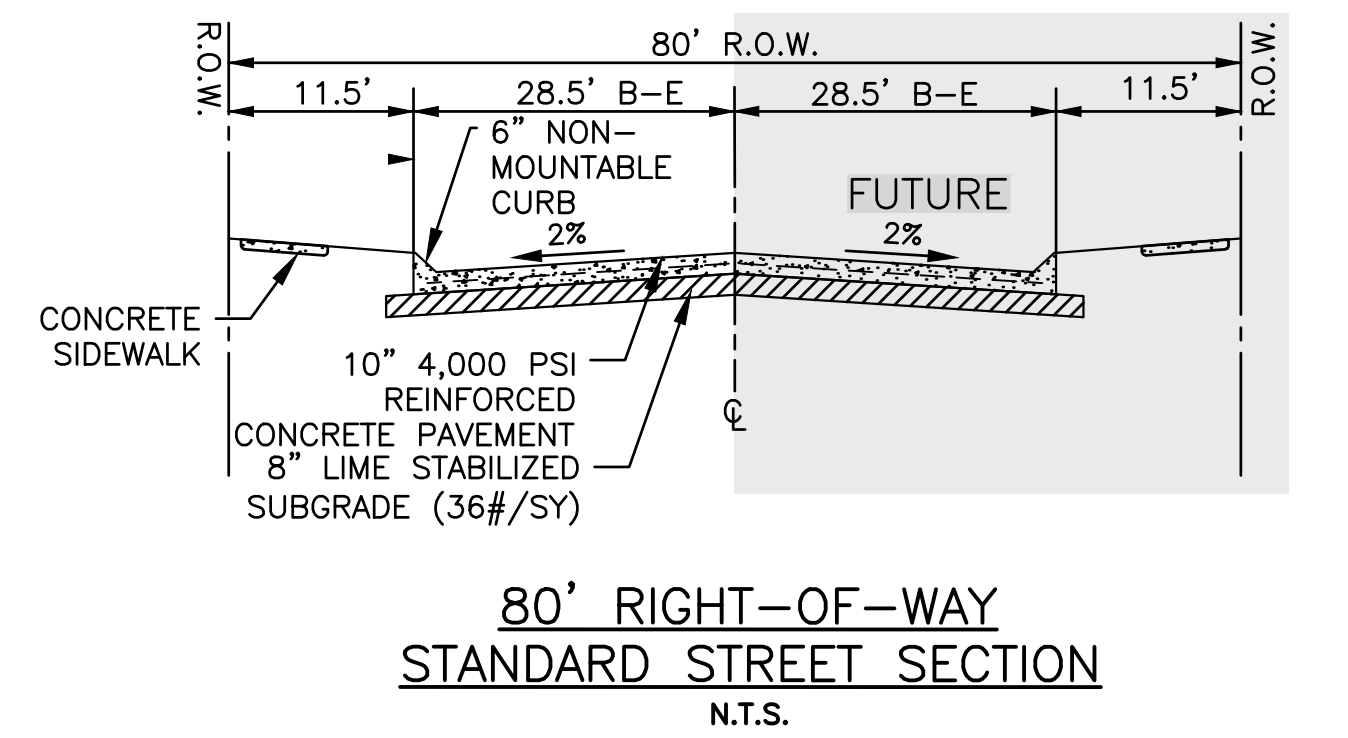
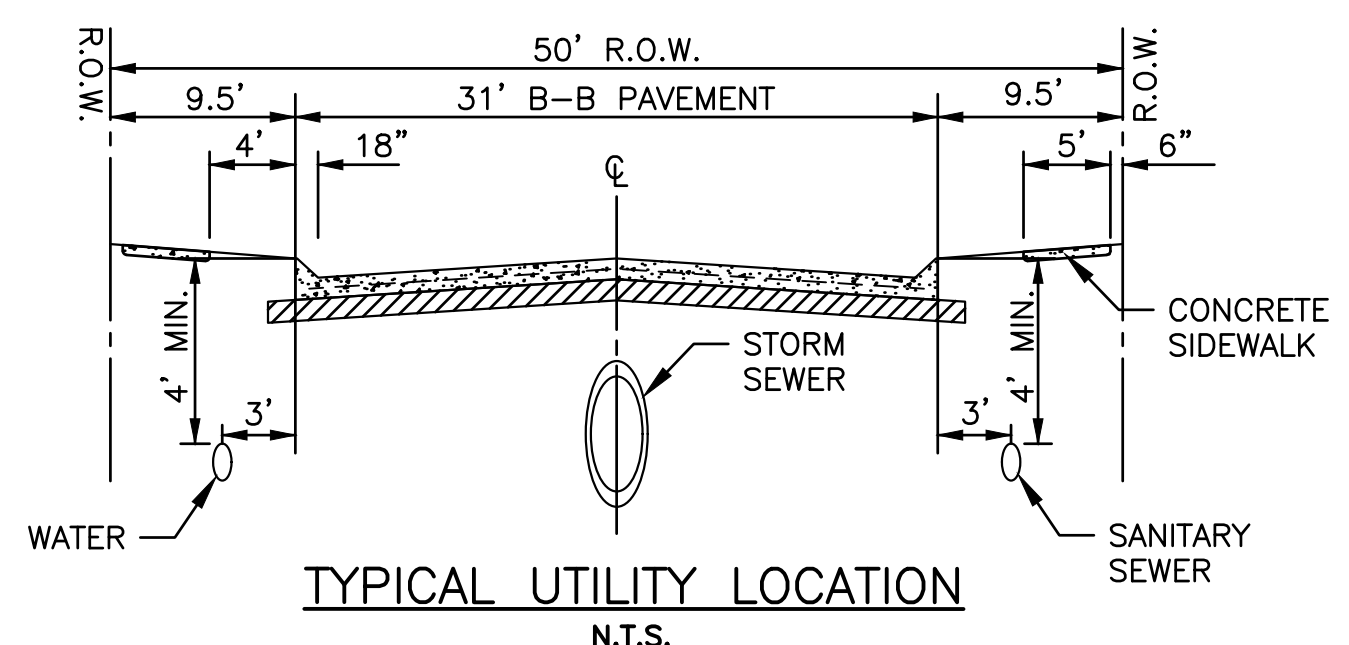
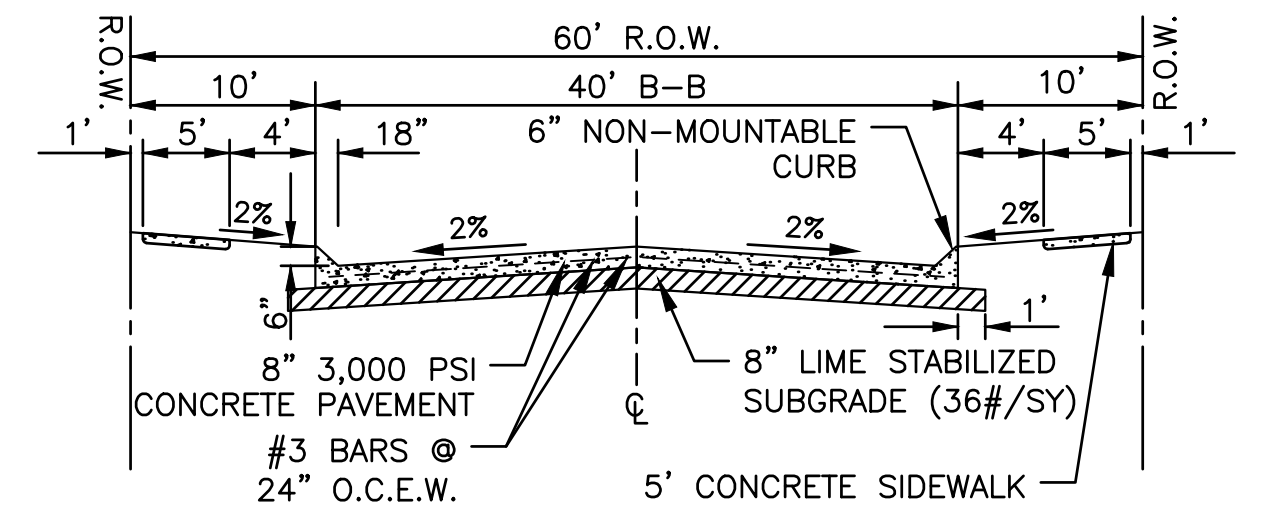
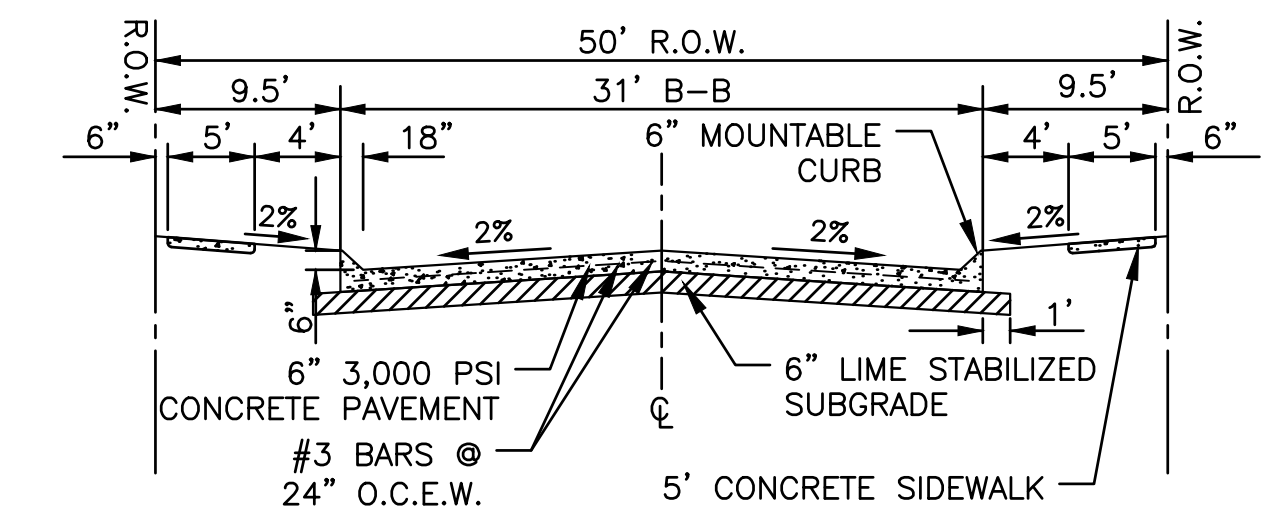
SERVICE PROVIDERS	SUBMITTAL DATE	DESCRIPTION	APPROVAL DATE
ELECTRIC SERVICE: ONCOR	1 10/16/24	FIRST SUBMITTAL	--
WATER SOURCE: CITY OF SANGER CCN	2 02/07/25	SECOND SUBMITTAL	--
SEWER SOURCE: CITY OF SANGER CCN	3		
SCHOOL DISTRICT: SANGER I.S.D.	4		
	5		
	6		
	7		

LEGEND



- NOTES:
- RATIONAL METHOD OF DESIGN
 - DESIGN FREQUENCY
CLOSED SYSTEM - 100 YR
OPEN CHANNEL - 100 YR
- COEFFICIENTS:
0.55 (RESIDENTIAL)
RAINFALL INTENSITY FROM CITY OF SANGER
100 YEAR - Tc = 15 MINUTES - INTENSITY = 7.87 IN/HR

- STORMWATER NOTES:
- THE STORM DRAINAGE LAYOUT SHOWN IS PRELIMINARY IN NATURE AND IS SUBJECT TO CHANGE AT THE TIME OF FINAL PLAT AND FINAL DESIGN.
 - ALL INLETS & PIPE WILL BE SIZED TO SANGER & DENTON COUNTY STANDARDS.

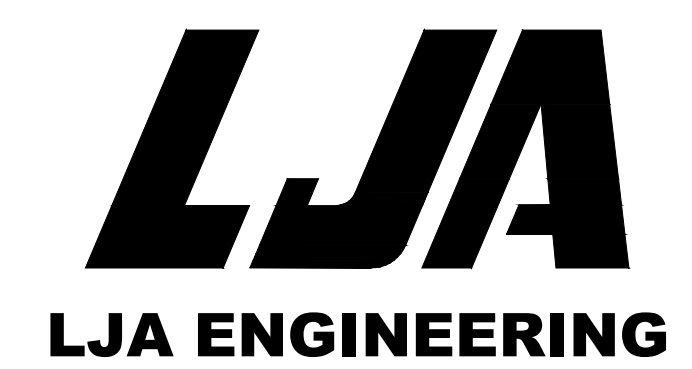


MATCH LINE SHEET 10

ENGINEER:
 LJA ENGINEERING, INC.
 6060 NORTH CENTRAL EXPRESSWAY
 SUITE 400
 DALLAS, TEXAS 75206
 PHONE: (469) 621-0710
 TEXAS REGISTRATION F-1386

DEVELOPER/OWNER:
 MERITAGE HOMES OF TEXAS, LLC
 8840 CYPRESS WATERS BOULEVARD
 SUITE 100
 DALLAS, TX 75019
 PHONE: (972)-580-6300

SERVICE PROVIDERS	
ELECTRIC SERVICE:	ONCOR
WATER SOURCE:	CITY OF SANGER CCN
SEWER SOURCE:	CITY OF SANGER CCN
SCHOOL DISTRICT:	SANGER I.S.D.



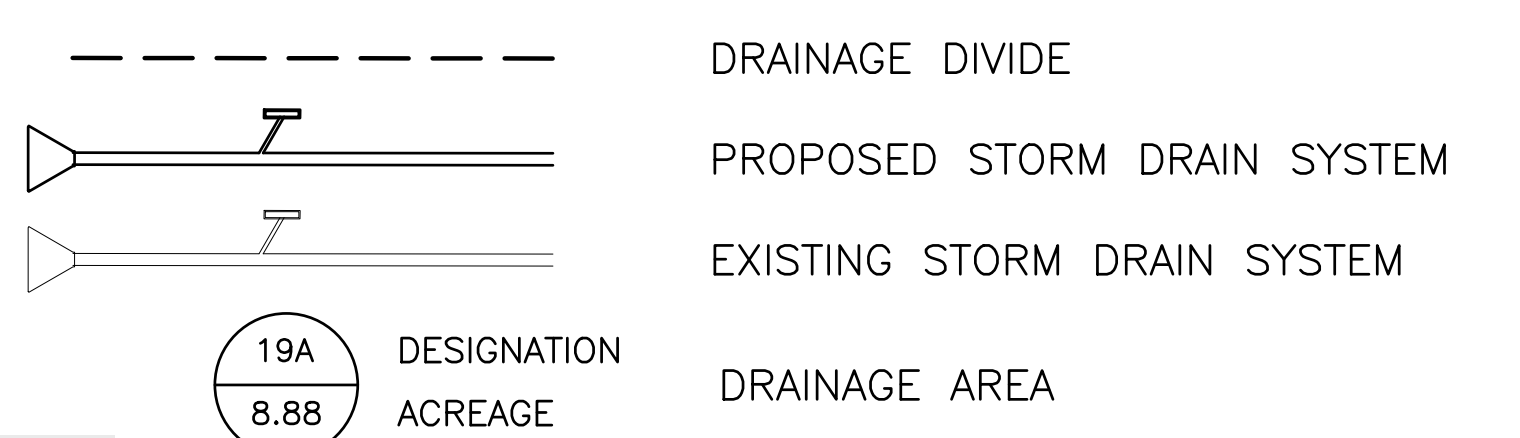
PRELIMINARY DRAINAGE PLAN FOR ELADA
 306.356 ACRES OUT OF THE TIERWESTER SURVEY, ABSTRACT NO. A1241A
 1,057 RESIDENTIAL LOTS
 18 OPEN SPACE/HOA LOTS
 59.95 ACRES DEDICATED RIGHT-OF-WAY
 CITY OF SANGER, DENTON COUNTY, TEXAS

SUBMITTAL DATE	DESCRIPTION	APPROVAL DATE
1 10/16/24	FIRST SUBMITTAL	--
2 02/07/25	SECOND SUBMITTAL	--

SCALE: 1" = 200' MAPSCO: N/A
 REFERENCE NO: NT680-0386

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LEGEND

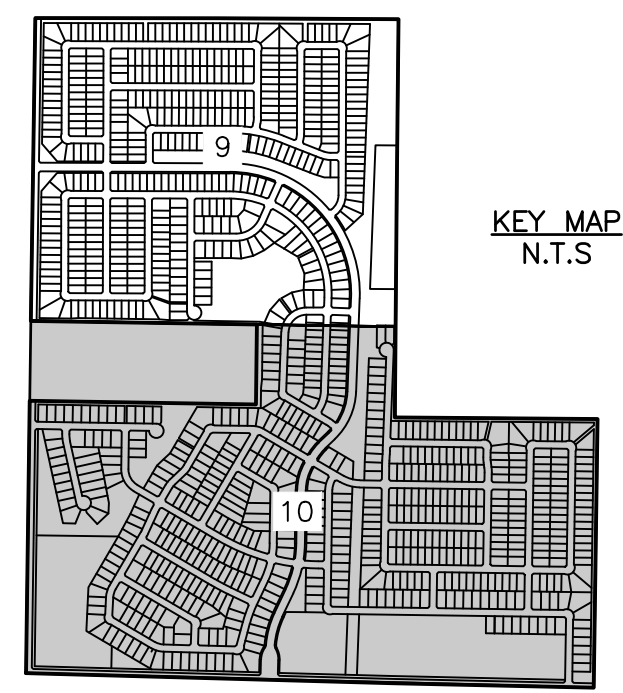
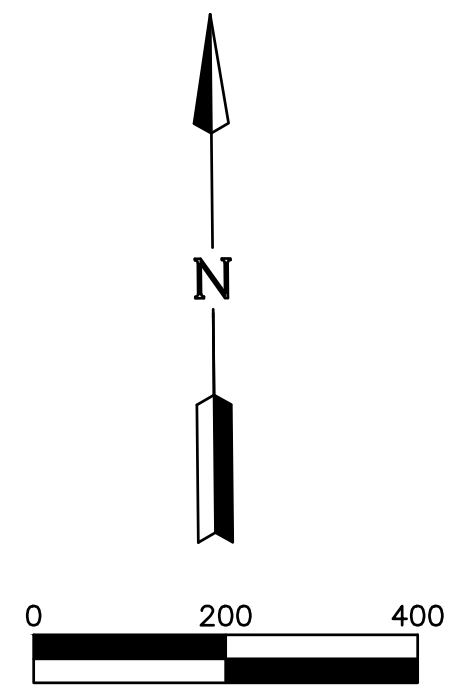


STORMWATER NOTES:

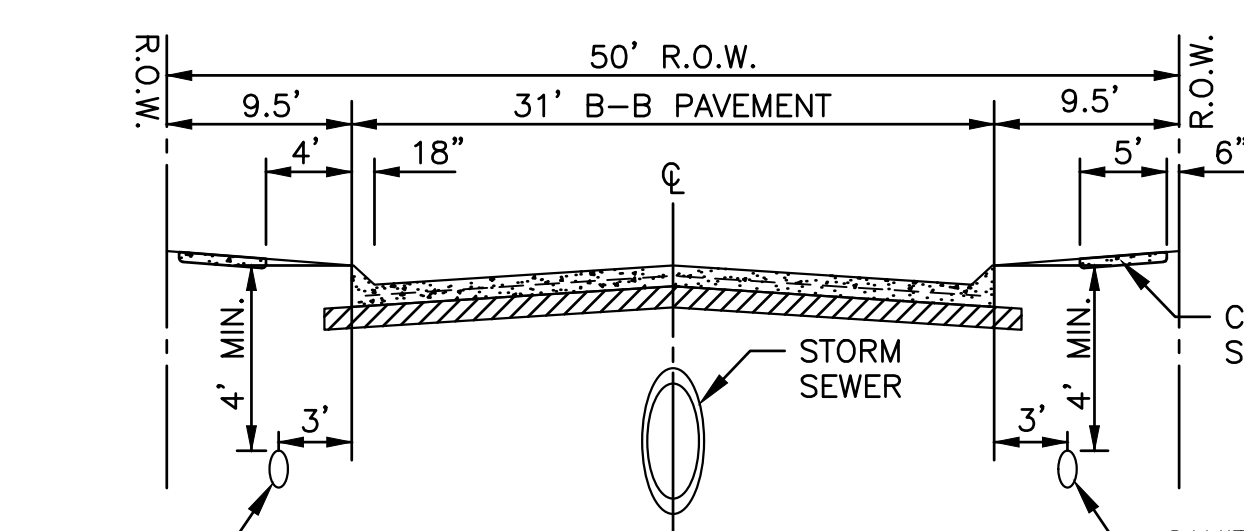
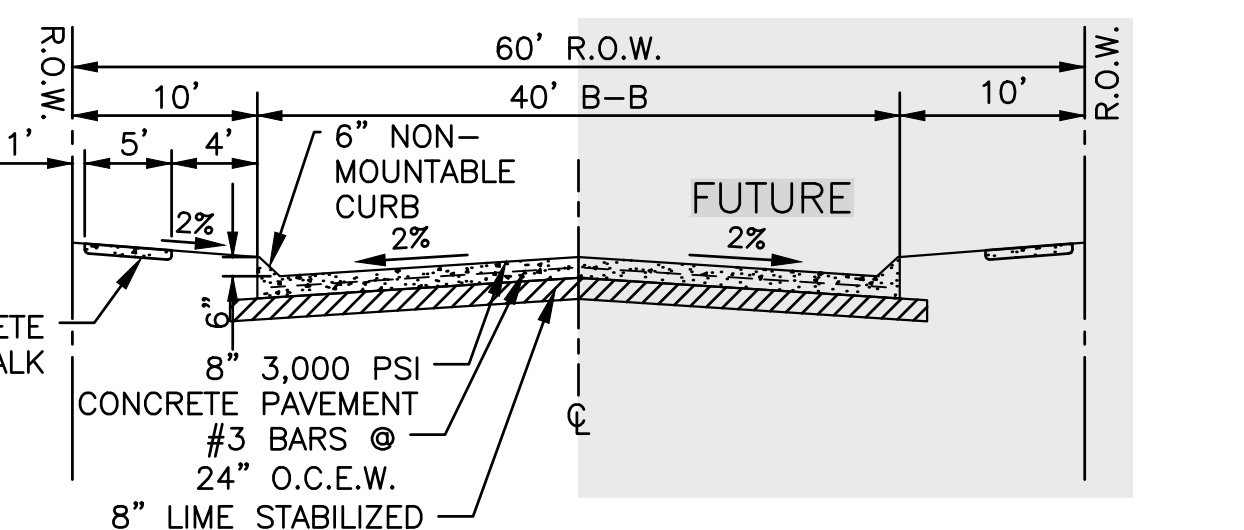
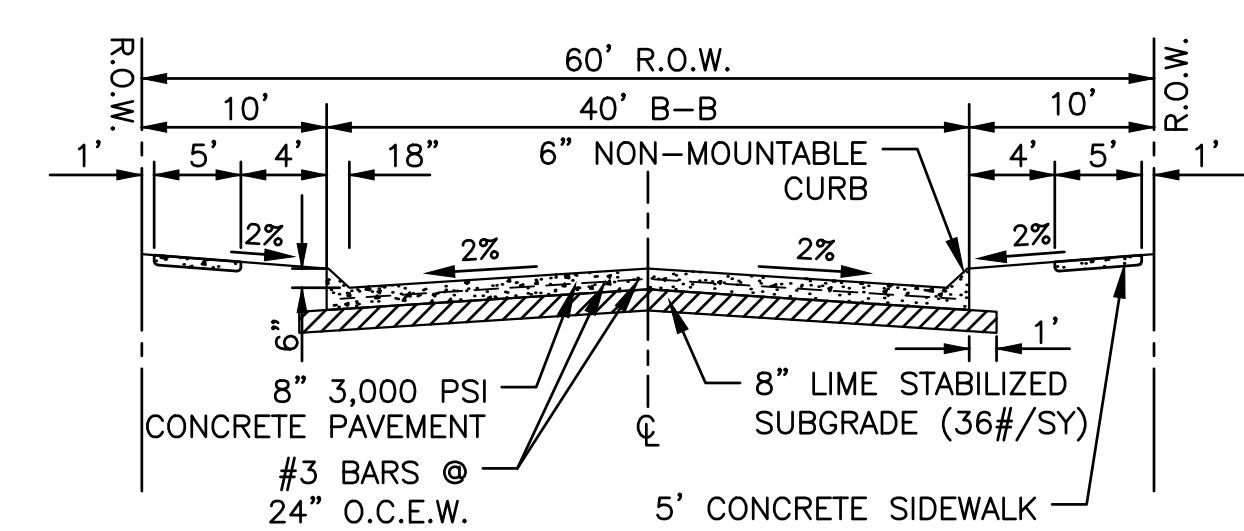
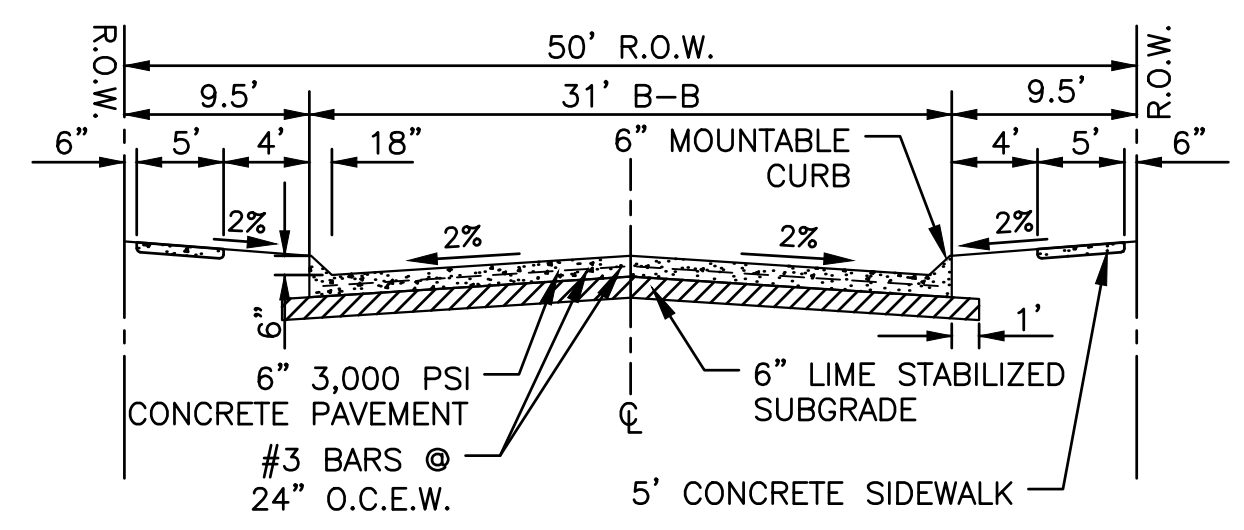
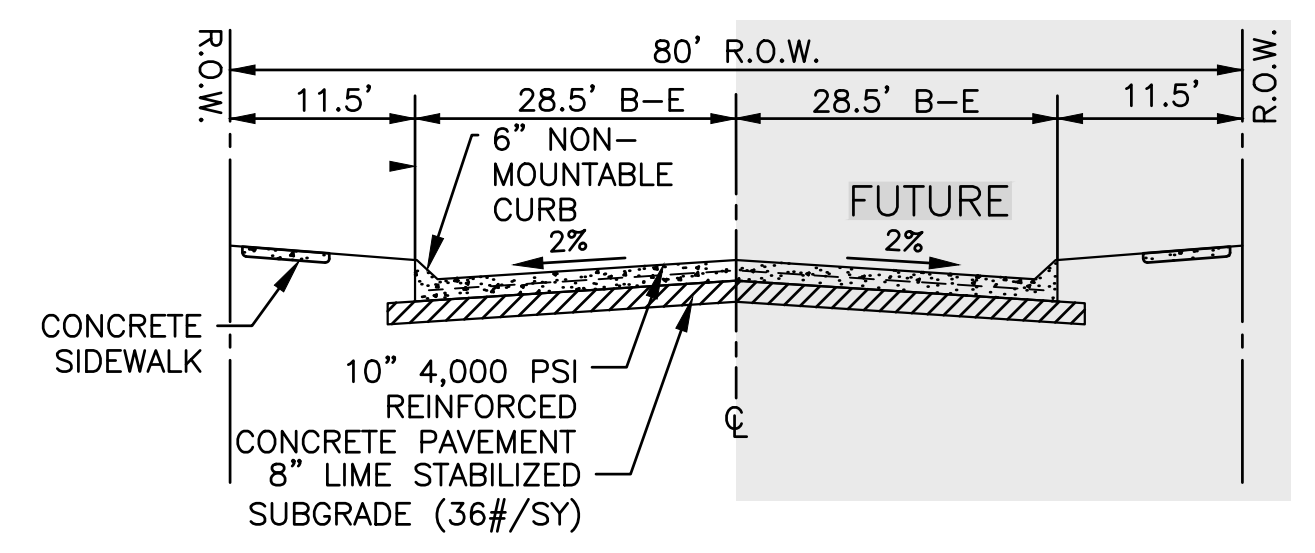
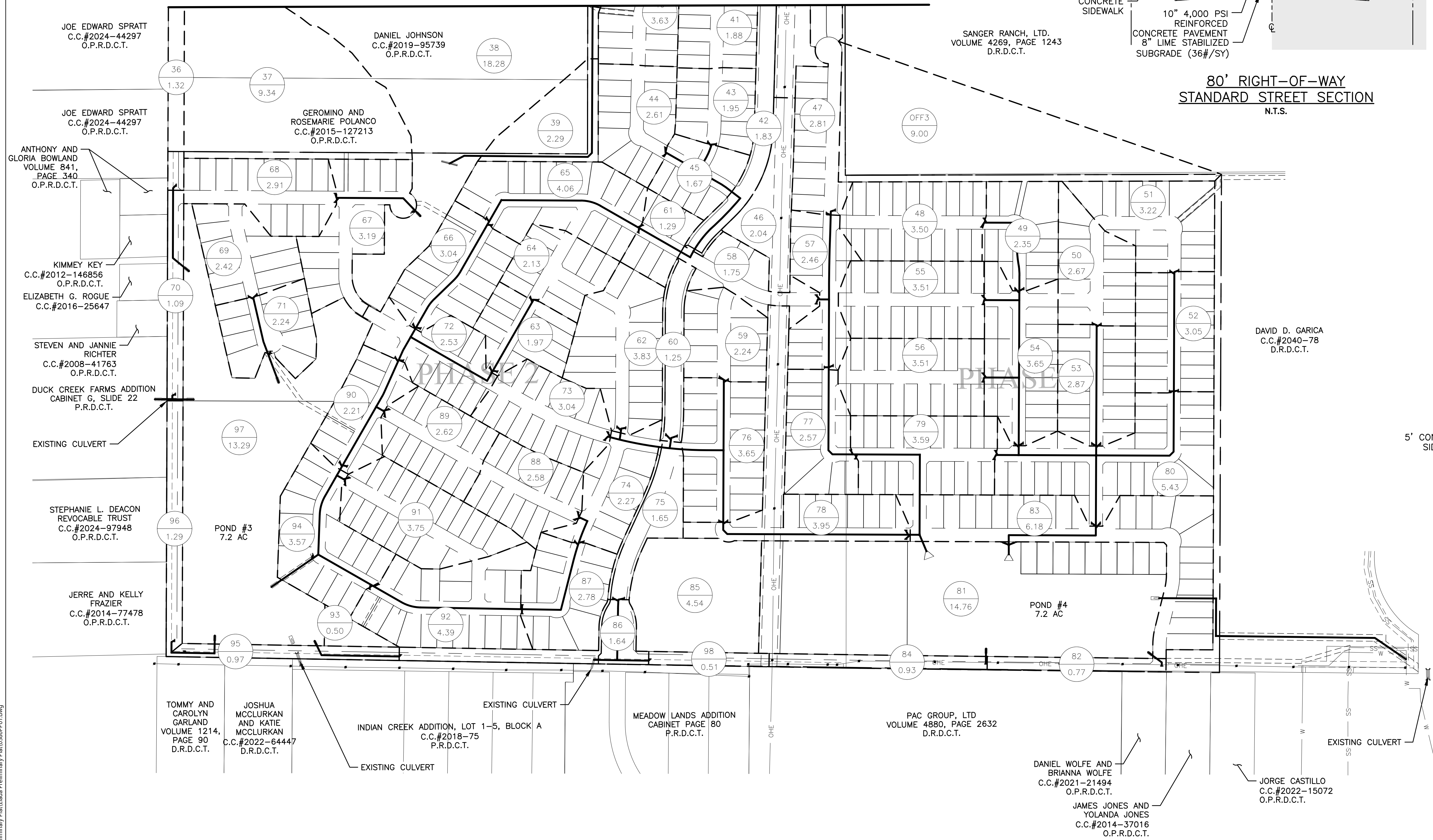
1. THE STORM DRAINAGE LAYOUT SHOWN IS PRELIMINARY IN NATURE AND IS SUBJECT TO CHANGE AT THE TIME OF FINAL PLAT AND FINAL DESIGN.
2. ALL INLETS & PIPE WILL BE SIZED TO SANGER & DENTON COUNTY STANDARDS.

NOTES:

1. RATIONAL METHOD OF DESIGN
2. DESIGN FREQUENCY
 CLOSED SYSTEM - 100 YR
 OPEN CHANNEL - 100 YR
 COEFFICIENTS:
 0.55 (RESIDENTIAL)
 RAINFALL INTENSITY FROM CITY OF SANGER
 100 YEAR - $T_c = 15$ MINUTES - INTENSITY = 7.87 IN/HR



MATCH LINE SHEET 9



PRELIMINARY DRAINAGE PLAN FOR ELADA

306.356 ACRES OUT OF THE TIERWESTER SURVEY, ABSTRACT NO. A1241A
 1,057 RESIDENTIAL LOTS
 18 OPEN SPACE/HOA LOTS
 59.95 ACRES DEDICATED RIGHT-OF-WAY
 CITY OF SANGER, DENTON COUNTY, TEXAS

SUBMITTAL DATE	DESCRIPTION	APPROVAL DATE
1 10/16/24	FIRST SUBMITTAL	--
2 02/07/25	SECOND SUBMITTAL	--

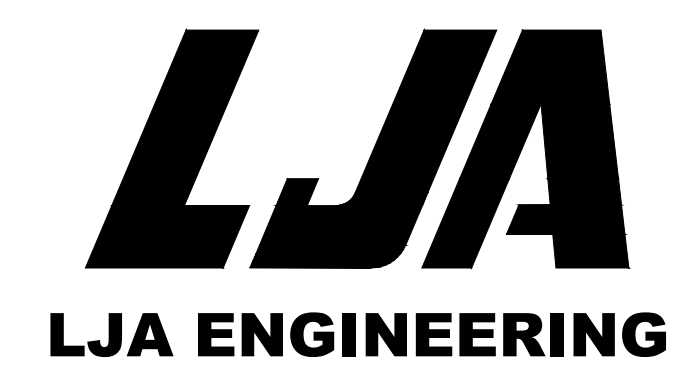
SCALE: 1" = 200' MAPSCO: N/A
 REFERENCE NO:

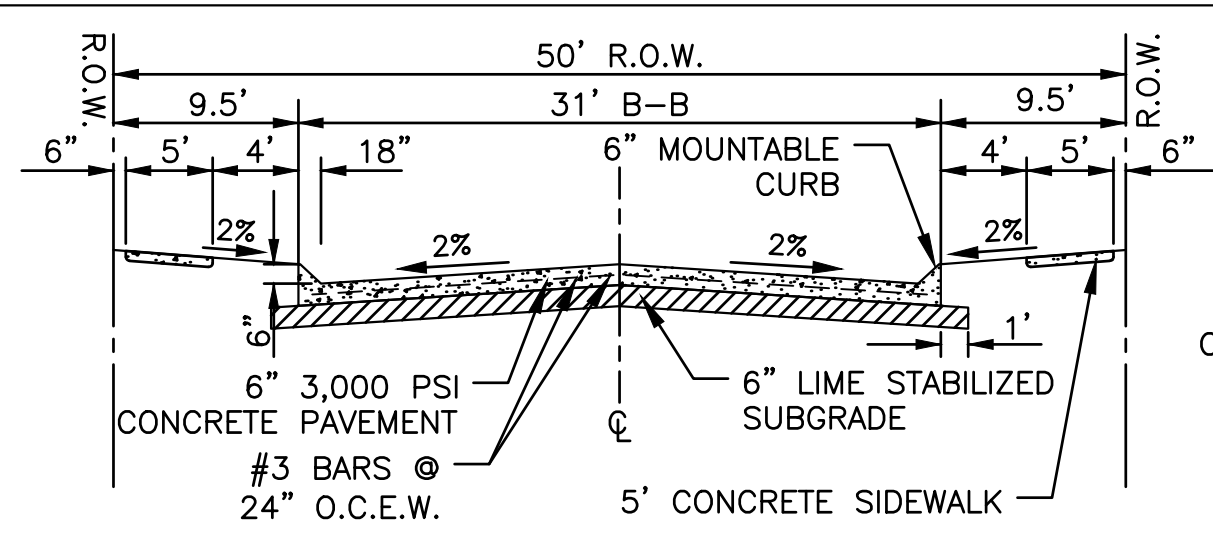
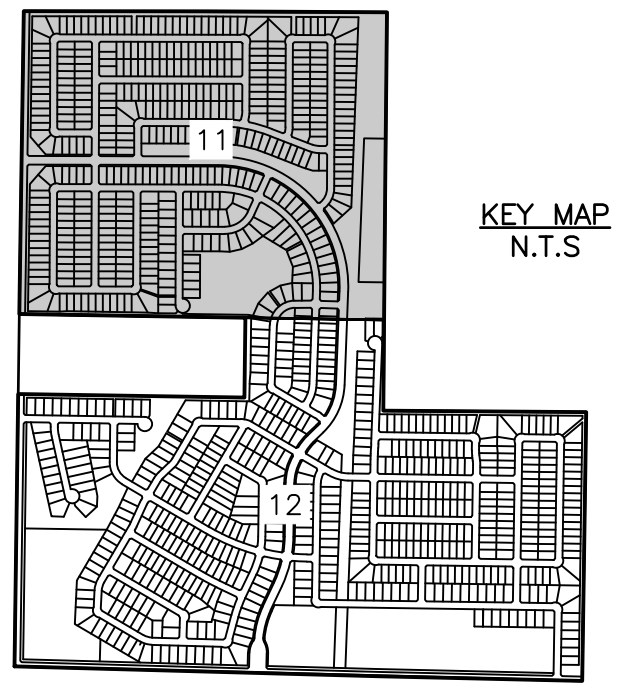
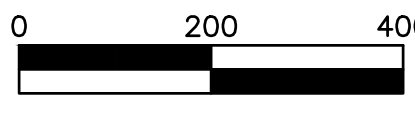
ENGINEER:
 LJA ENGINEERING, INC.
 6060 NORTH CENTRAL EXPRESSWAY SUITE 400
 DALLAS, TEXAS 75206
 PHONE: (469) 621-0710
 TEXAS REGISTRATION F-1386

DEVELOPER/OWNER:
 MERITAGE HOMES OF TEXAS, LLC
 8840 CYPRESS WATERS BOULEVARD SUITE 100
 DALLAS, TX 75019
 PHONE: (972)-580-6300

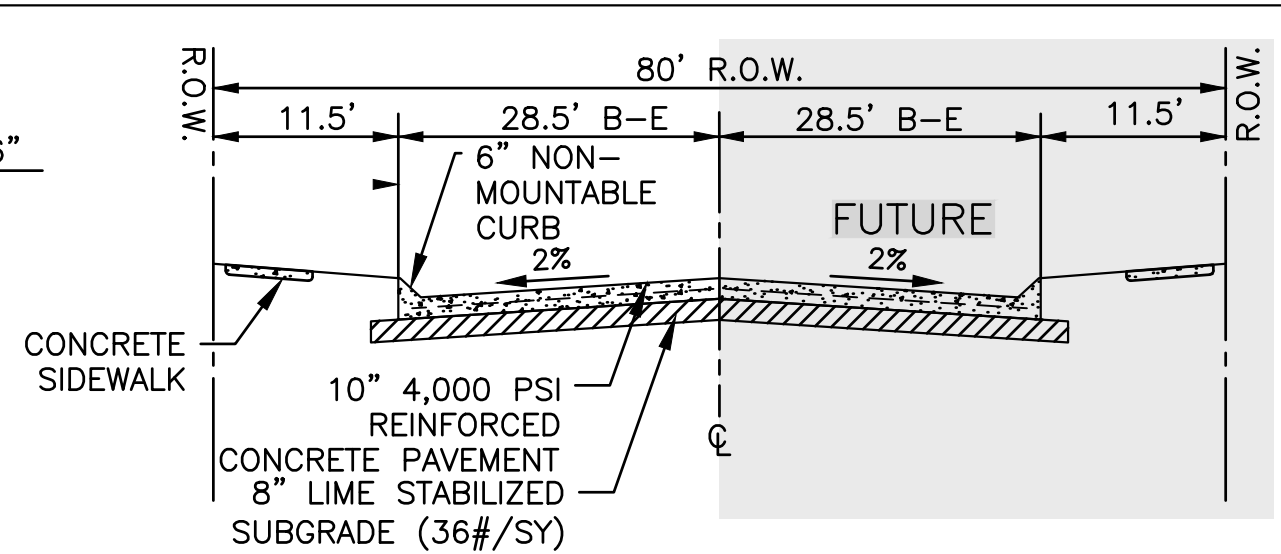
SERVICE PROVIDERS

ELECTRIC SERVICE:	ONCOR
WATER SOURCE:	CITY OF SANGER CCN
SEWER SOURCE:	CITY OF SANGER CCN
SCHOOL DISTRICT:	SANGER I.S.D.

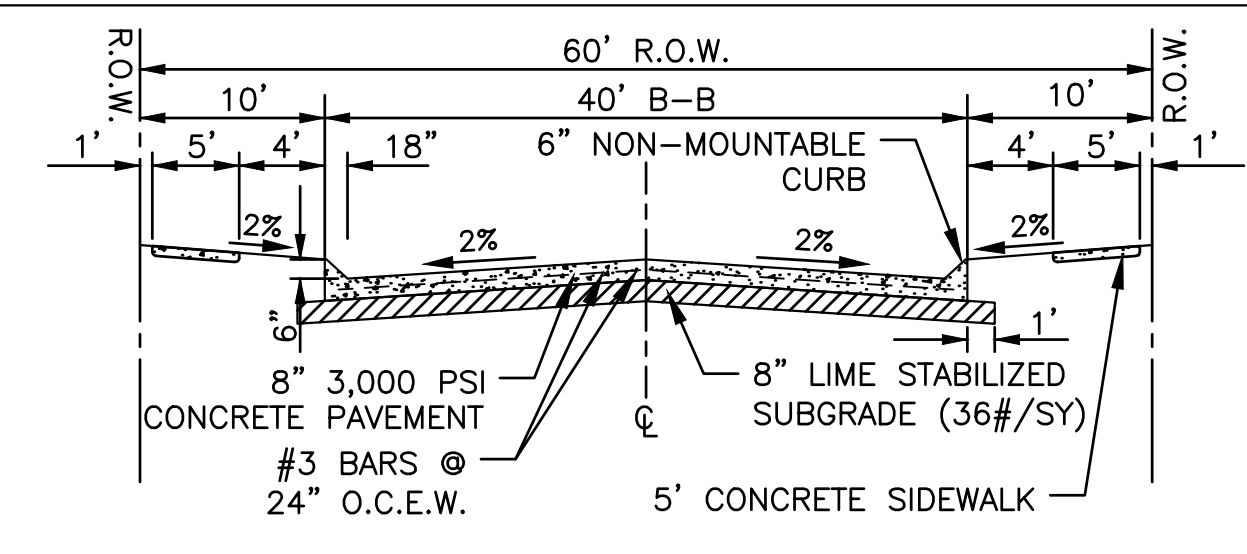




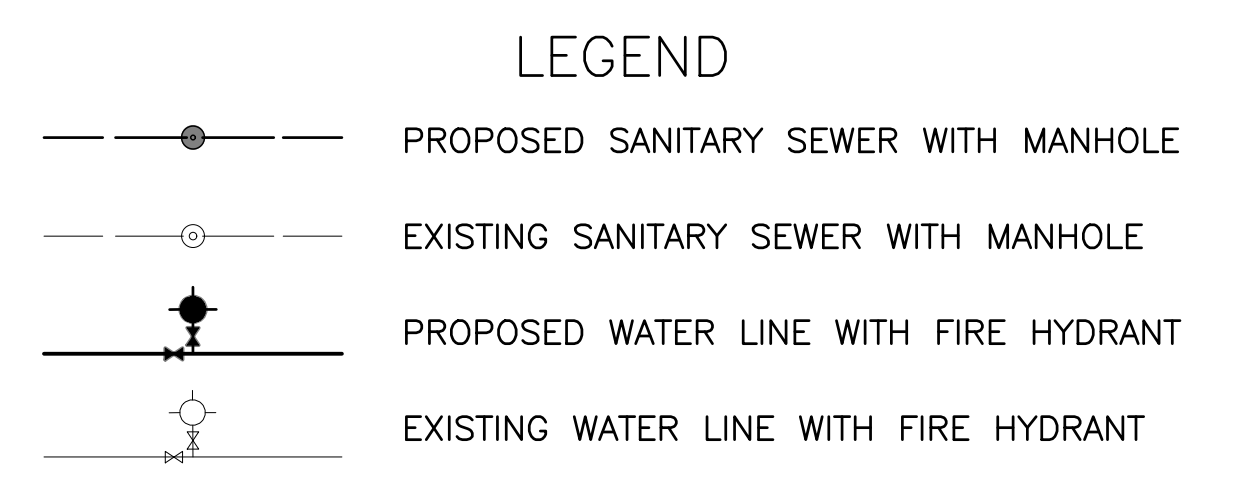
50' RIGHT-OF-WAY
STANDARD STREET SECTION
N.T.S.



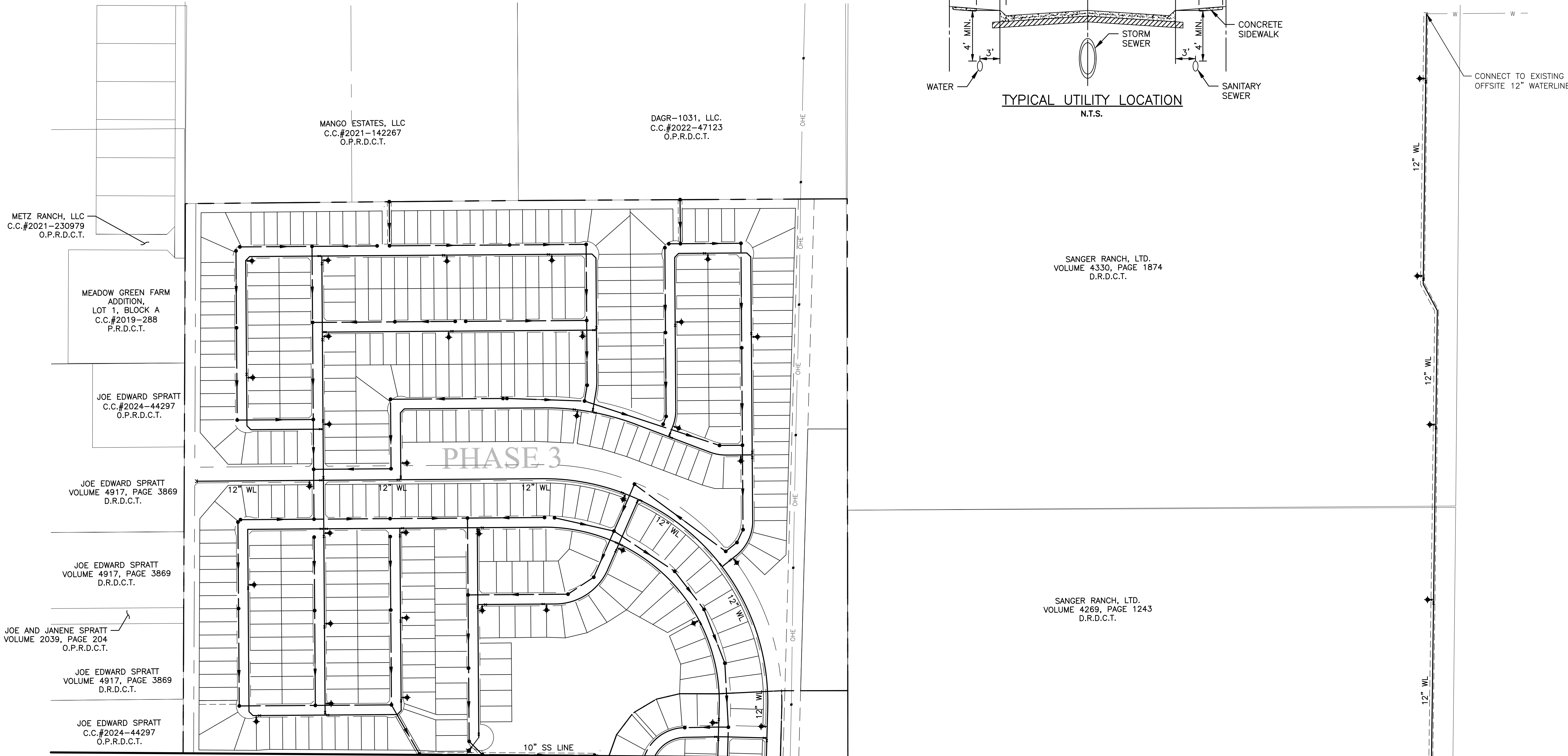
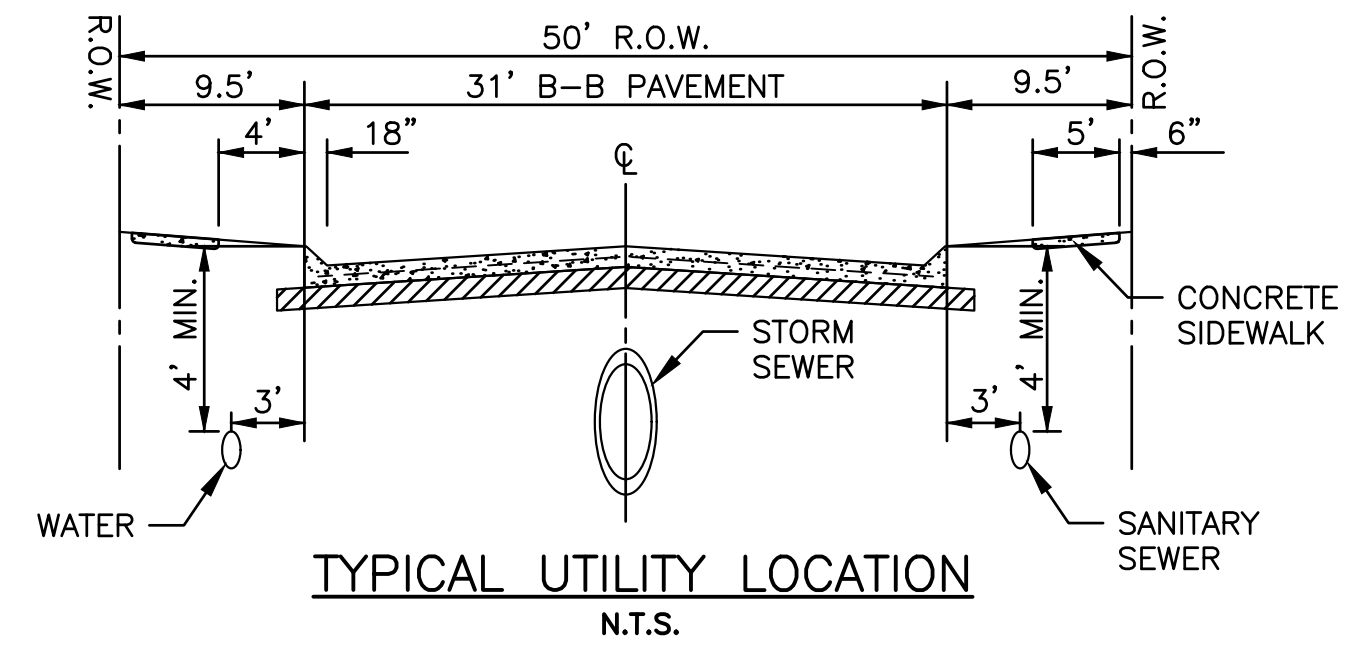
80' RIGHT-OF-WAY
STANDARD STREET SECTION
N.T.S.



60' RIGHT-OF-WAY
STANDARD STREET SECTION
N.T.S.



NOTES:
1. ALL WATER AND SEWER LINES ARE 8" UNLESS OTHERWISE NOTED.
2. WATER AND SEWER TO BE DESIGNED TO AVOID STORM DRAIN INLETS.



MATCH LINE SHEET 12

PRELIMINARY UTILITY PLAN FOR ELADA

306.356 ACRES OUT OF THE TIERWESTER SURVEY, ABSTRACT NO. A1241A

1,057 RESIDENTIAL LOTS
18 OPEN SPACE/HOA LOTS
59.95 ACRES DEDICATED RIGHT-OF-WAY

CITY OF SANGER, DENTON COUNTY, TEXAS

SUBMITTAL DATE	DESCRIPTION	APPROVAL DATE
1 10/16/24	FIRST SUBMITTAL	--
2 02/07/25	SECOND SUBMITTAL	--

SCALE: 1" = 200' MAPSCO: N/A

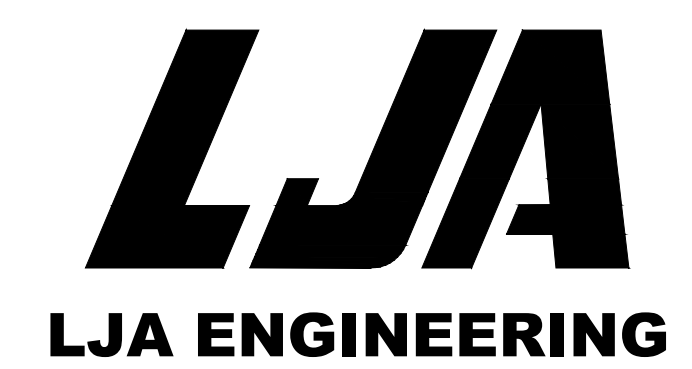
REFERENCE NO:

ENGINEER:
LJA ENGINEERING, INC.
6060 NORTH CENTRAL EXPRESSWAY
SUITE 400
DALLAS, TEXAS 75206
PHONE: (469) 621-0710
TEXAS REGISTRATION F-1386

DEVELOPER/OWNER:
MERITAGE HOMES OF TEXAS, LLC
8840 CYPRESS WATERS BOULEVARD
SUITE 100
DALLAS, TX 75019
PHONE: (972)-580-6300

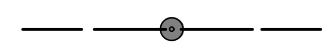



SERVICE PROVIDERS

ELECTRIC SERVICE:	ONCOR
WATER SOURCE:	CITY OF SANGER CCN
SEWER SOURCE:	CITY OF SANGER CCN
SCHOOL DISTRICT:	SANGER I.S.D.



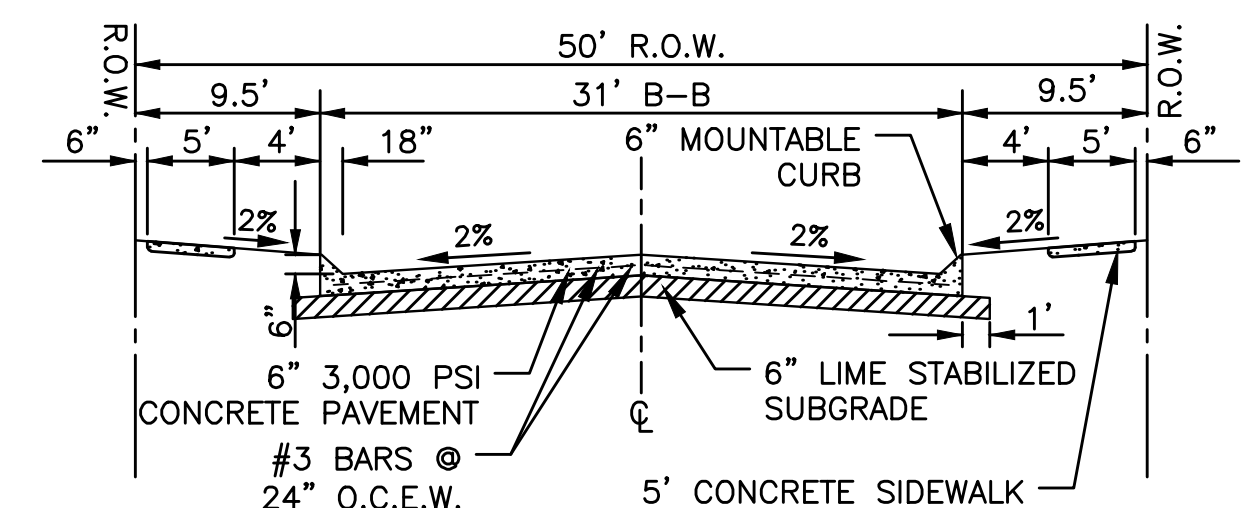
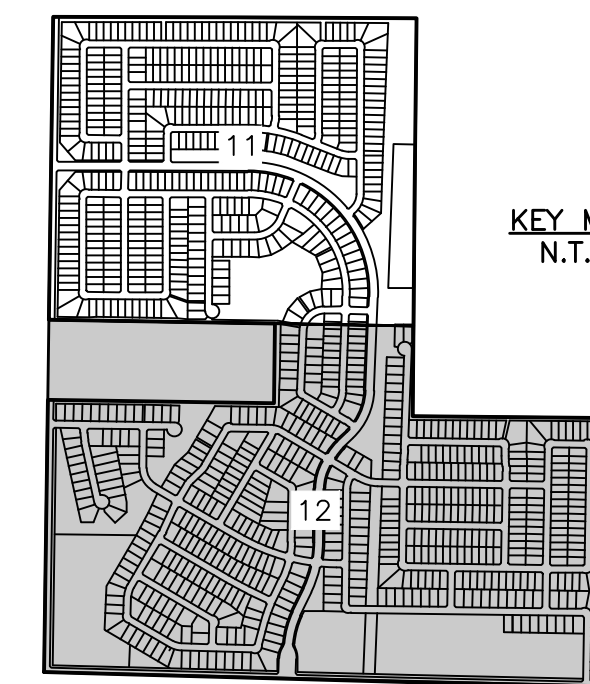
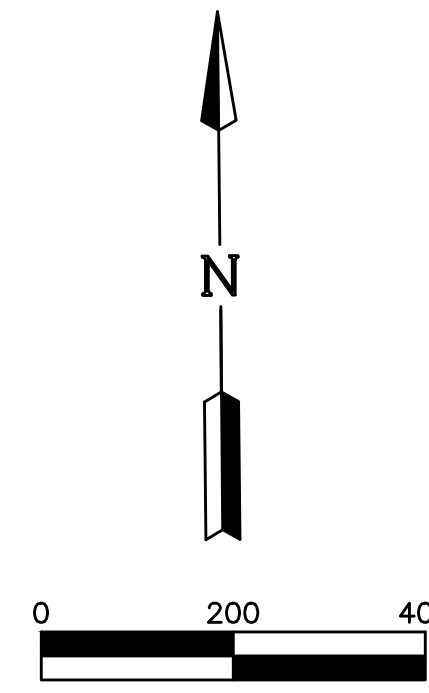
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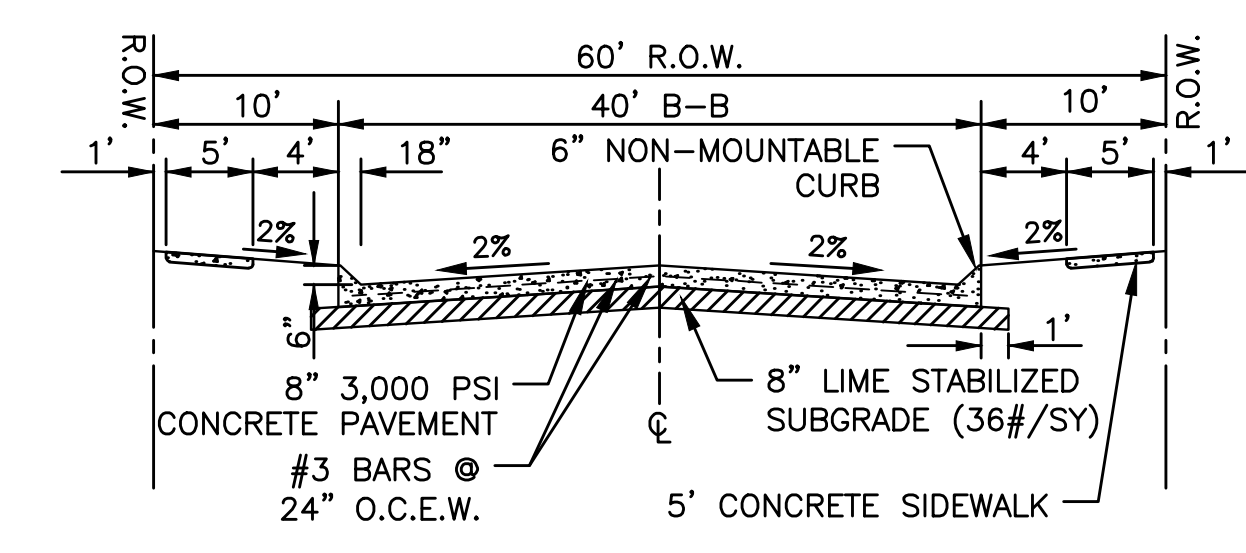
-  PROPOSED SANITARY SEWER WITH MANHOLE
-  EXISTING SANITARY SEWER WITH MANHOLE
-  PROPOSED WATER LINE WITH FIRE HYDRANT
-  EXISTING WATER LINE WITH FIRE HYDRANT

NOTES:

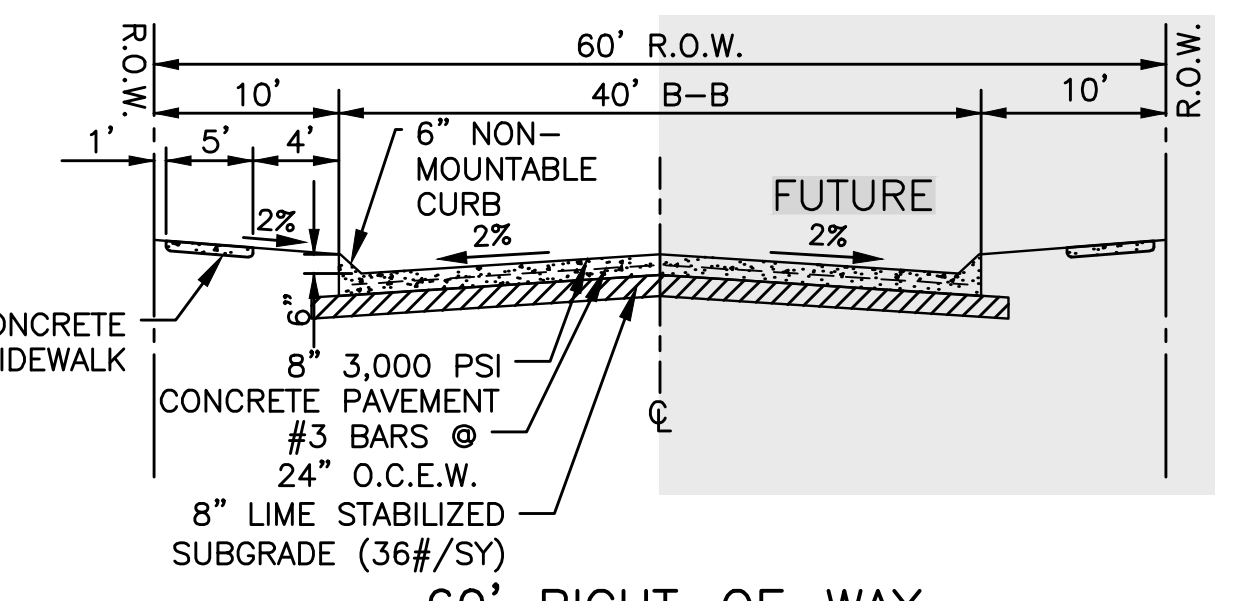
1. ALL WATER AND SEWER LINES ARE 8" UNLESS OTHERWISE NOTED.
2. WATER AND SEWER TO BE DESIGNED TO AVOID STORM DRAIN INLETS.



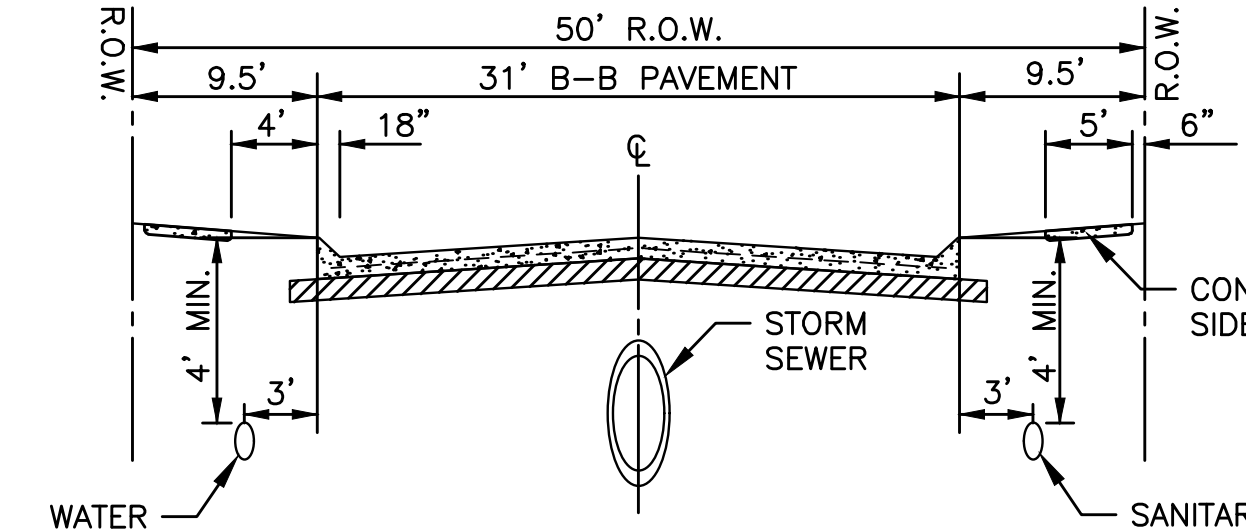
50' RIGHT-OF-WAY
STANDARD STREET SECTION
N.T.S.



60' RIGHT-OF-WAY
STANDARD STREET SECTION
N.T.S.



60' RIGHT-OF-WAY
STANDARD STREET SECTION
N.T.S.



TYPICAL UTILITY LOCATION
N.T.S.

MATCH LINE SHEET 11



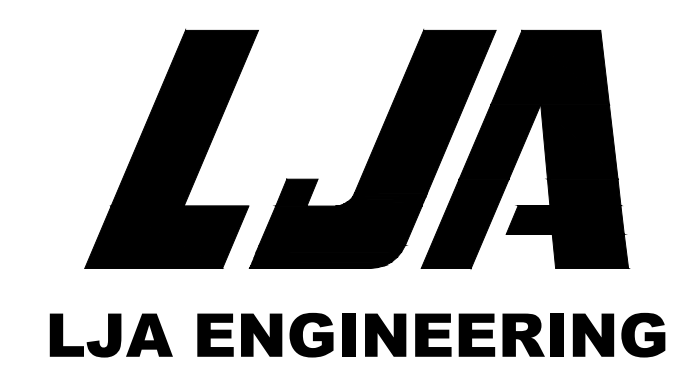
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C.C.#2024-44297
O.P.R.D.C.T.
- JOE EDWARD SPRATT
C.C.#2024-44297
O.P.R.D.C.T.
- ANTHONY AND GLORIA BOWLAND
VOLUME 841,
PAGE 340
O.P.R.D.C.T.
- KIMMEY KEY
C.C.#2012-146856
O.P.R.D.C.T.
- ELIZABETH G. ROGUE
C.C.#2016-25647
- STEVEN AND JANNIE RICHTER
C.C.#2008-41763
O.P.R.D.C.T.
- DUCK CREEK FARMS ADDITION
CABINET G, SLIDE 22
P.R.D.C.T.
- STEPHANIE L. DEACON REVOCABLE TRUST
C.C.#2024-97948
O.P.R.D.C.T.
- JERRE AND KELLY FRAZIER
C.C.#2014-77478
O.P.R.D.C.T.

- TOMMY AND CAROLYN GARLAND
VOLUME 1214,
PAGE 90
D.R.D.C.T.
- JOSHUA MCCLURKAN AND KATIE MCCLURKAN
C.C.#2022-64447
D.R.D.C.T.
- INDIAN CREEK ADDITION, LOT 1-5, BLOCK A
C.C.#2018-75
P.R.D.C.T.
- MEADOW LANDS ADDITION
CABINET PAGE 80
P.R.D.C.T.
- PAC GROUP, LTD
VOLUME 4880, PAGE 2632
D.R.D.C.T.
- DANIEL WOLFE AND BRIANNA WOLFE
C.C.#2021-21494
O.P.R.D.C.T.
- JAMES JONES AND YOLANDA JONES
C.C.#2014-37016
O.P.R.D.C.T.
- JORGE CASTILLO
C.C.#2022-15072
O.P.R.D.C.T.
- DAVID D. GARICA
C.C.#2040-78
D.R.D.C.T.

ENGINEER:
LJA ENGINEERING, INC.
6060 NORTH CENTRAL EXPRESSWAY
SUITE 400
DALLAS, TEXAS 75206
PHONE: (469) 621-0710
TEXAS REGISTRATION F-1386

DEVELOPER/OWNER:
MERITAGE HOMES OF TEXAS, LLC
8840 CYPRESS WATERS BOULEVARD
SUITE 100
DALLAS, TX 75019
PHONE: (972)-580-6300

SERVICE PROVIDERS	
ELECTRIC SERVICE:	ONCOR
WATER SOURCE:	CITY OF SANGER CCN
SEWER SOURCE:	CITY OF SANGER CCN
SCHOOL DISTRICT:	SANGER I.S.D.



PRELIMINARY UTILITY PLAN FOR ELADA
306.356 ACRES OUT OF THE TIERWESTER SURVEY, ABSTRACT NO. A1241A
1,057 RESIDENTIAL LOTS
18 OPEN SPACE/HOA LOTS
59.95 ACRES DEDICATED RIGHT-OF-WAY
CITY OF SANGER, DENTON COUNTY, TEXAS

SUBMITTAL DATE	DESCRIPTION	APPROVAL DATE
1 10/16/24	FIRST SUBMITTAL	--
2 02/07/25	SECOND SUBMITTAL	--

SCALE: 1" = 200'
MAPSCO: N/A
REFERENCE NO:

Date/Time: Thu, 06 Feb 2025, 09:14:41
Path/Name: S:\NITZ\LAND\0386\400\LAND\0415 Preliminary Plan\Elada Preliminary Plan\0386P01.dwg

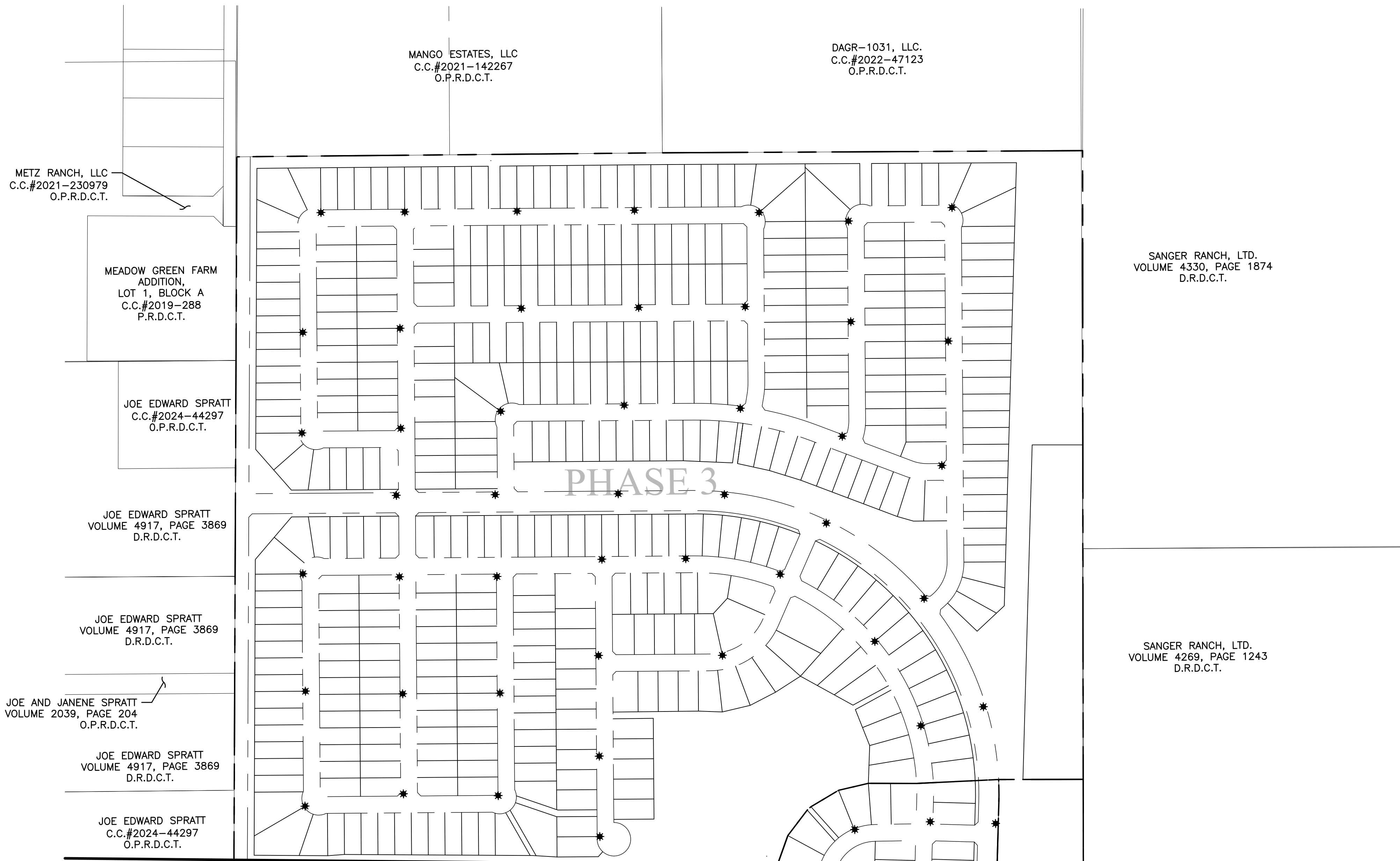
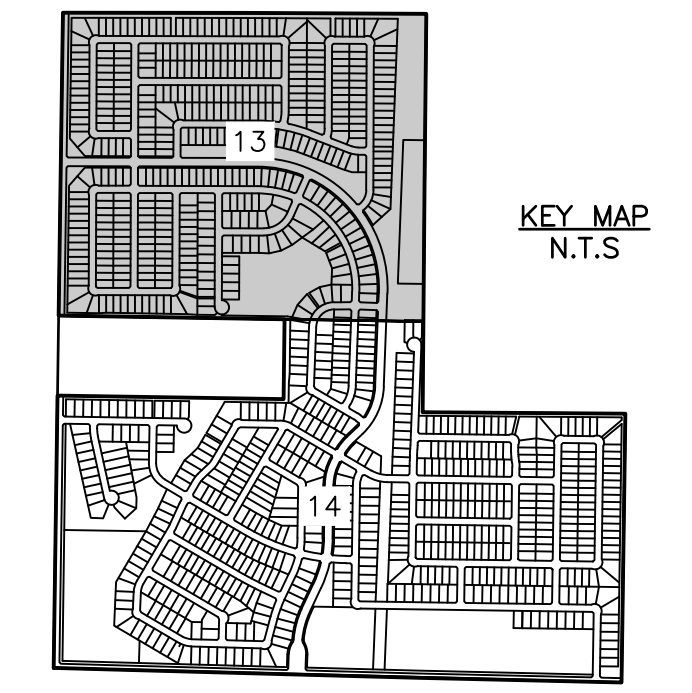
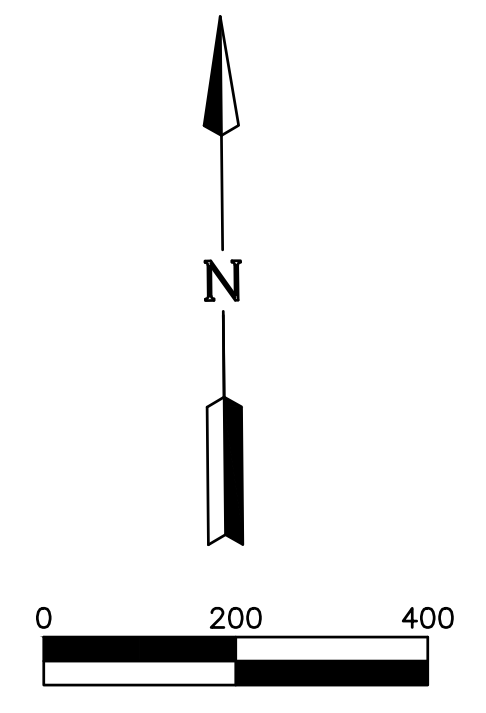
ELADA SHEET 12 OF 14

LEGEND

- R.O.W.
- ☼ EXISTING STREET LIGHT LOCATION
- ★ PROPOSED STREET LIGHT LOCATION

NOTES:

1. STREET LIGHTS ARE LOCATED AT ALL INTERSECTIONS AND CUL-DE-SACS LONGER THAN 300'. WHEN A BLOCK IS 300' OR LONGER, A STREET LIGHT IS PLACED EVERY 400' OR MID-BLOCK.
2. ALL STREET LIGHTS WILL BE POST-STYLE.



MATCH LINE SHEET 14

METZ RANCH, LLC
C.C.#2021-230979
O.P.R.D.C.T.

MEADOW GREEN FARM
ADDITION,
LOT 1, BLOCK A
C.C.#2019-288
P.R.D.C.T.

JOE EDWARD SPRATT
C.C.#2024-44297
O.P.R.D.C.T.

JOE EDWARD SPRATT
VOLUME 4917, PAGE 3869
D.R.D.C.T.

JOE EDWARD SPRATT
VOLUME 4917, PAGE 3869
D.R.D.C.T.

JOE AND JANENE SPRATT
VOLUME 2039, PAGE 204
O.P.R.D.C.T.

JOE EDWARD SPRATT
VOLUME 4917, PAGE 3869
D.R.D.C.T.

JOE EDWARD SPRATT
C.C.#2024-44297
O.P.R.D.C.T.

MANGO ESTATES, LLC
C.C.#2021-142267
O.P.R.D.C.T.

DAGR-1031, LLC.
C.C.#2022-47123
O.P.R.D.C.T.

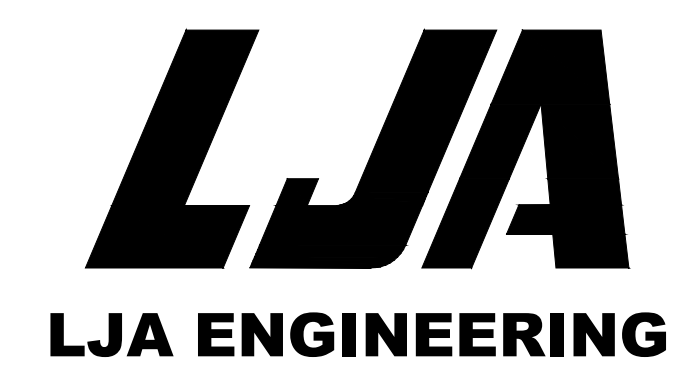
SANGER RANCH, LTD.
VOLUME 4330, PAGE 1874
D.R.D.C.T.

SANGER RANCH, LTD.
VOLUME 4269, PAGE 1243
D.R.D.C.T.

ENGINEER:
LJA ENGINEERING, INC.
6060 NORTH CENTRAL EXPRESSWAY
SUITE 400
DALLAS, TEXAS 75206
PHONE: (469) 621-0710
TEXAS REGISTRATION F-1386

DEVELOPER/OWNER:
MERITAGE HOMES OF TEXAS, LLC
8840 CYPRESS WATERS BOULEVARD
SUITE 100
DALLAS, TX 75019
PHONE: (972)-580-6300

SERVICE PROVIDERS	
ELECTRIC SERVICE:	ONCOR
WATER SOURCE:	CITY OF SANGER CCN
SEWER SOURCE:	CITY OF SANGER CCN
SCHOOL DISTRICT:	SANGER I.S.D.



**PRELIMINARY
STREETLIGHT PLAN
FOR
ELADA**

306.356 ACRES OUT OF THE TIERWESTER SURVEY,
ABSTRACT NO. A1241A

1,057 RESIDENTIAL LOTS
18 OPEN SPACE/HOA LOTS
59.95 ACRES DEDICATED RIGHT-OF-WAY

CITY OF SANGER,
DENTON COUNTY, TEXAS

SUBMITTAL DATE	DESCRIPTION	APPROVAL DATE
1 10/16/24	FIRST SUBMITTAL	--
2 02/07/25	SECOND SUBMITTAL	--

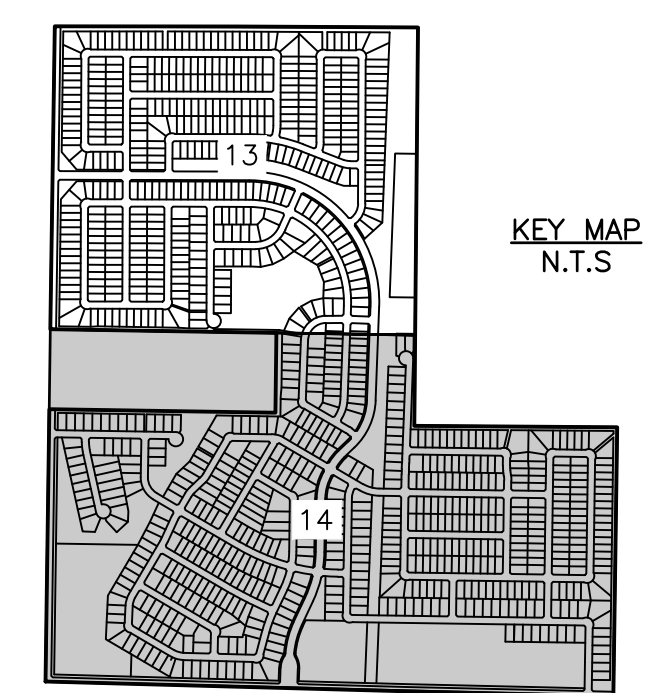
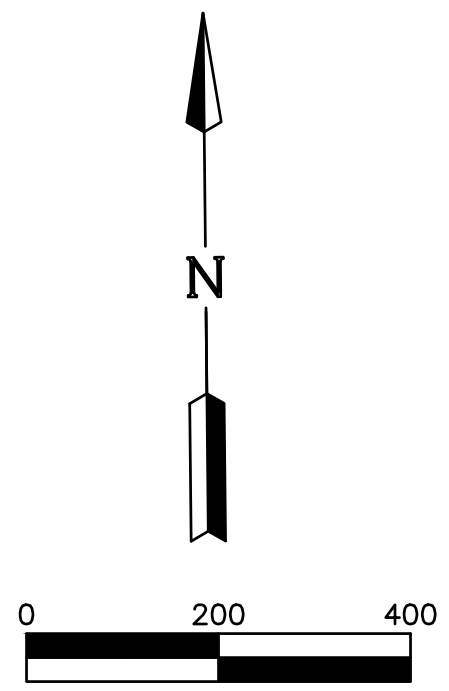
SCALE: 1" = 200' MAPSCO: N/A
REFERENCE NO:

Date/Time: Thu, 06 Feb 2025 09:35:58
 Path/Name: S:\MTZ\LAND\03866\400\LAND\0415 Preliminary Plan\Elada Preliminary Plan\03866P01.dwg

LEGEND

- R.O.W.
- ☼ EXISTING STREET LIGHT LOCATION
- ★ PROPOSED STREET LIGHT LOCATION

- NOTES:
1. STREET LIGHTS ARE LOCATED AT ALL INTERSECTIONS AND CUL-DE-SACS LONGER THAN 300'. WHEN A BLOCK IS 300' OR LONGER, A STREET LIGHT IS PLACED EVERY 400' OR MID-BLOCK.
 2. ALL STREET LIGHTS WILL BE POST-STYLE.



MATCH LINE SHEET 13



JOE EDWARD SPRATT
C.C.#2024-44297
O.P.R.D.C.T.

JOE EDWARD SPRATT
C.C.#2024-44297
O.P.R.D.C.T.

ANTHONY AND GLORIA BOWLAND
VOLUME 841,
PAGE 340
O.P.R.D.C.T.

KIMMEY KEY
C.C.#2012-146856
O.P.R.D.C.T.

ELIZABETH G. ROGUE
C.C.#2016-25647

STEVEN AND JANNIE RICHTER
C.C.#2008-41763
O.P.R.D.C.T.

DUCK CREEK FARMS ADDITION
CABINET G, SLIDE 22
P.R.D.C.T.

STEPHANIE L. DEACON REVOCABLE TRUST
C.C.#2024-97948
O.P.R.D.C.T.

JERRE AND KELLY FRAZIER
C.C.#2014-77478
O.P.R.D.C.T.

DANIEL JOHNSON
C.C.#2019-95739
O.P.R.D.C.T.

GEROMINO AND ROSEMARIE POLANCO
C.C.#2015-127213
O.P.R.D.C.T.

SANGER RANCH, LTD.
VOLUME 4269, PAGE 1243
D.R.D.C.T.

DAVID D. GARICA
C.C.#2040-78
D.R.D.C.T.

PHASE 2

PHASE 1

TOMMY AND CAROLYN GARLAND
VOLUME 1214,
PAGE 90
D.R.D.C.T.

JOSHUA MCCLURKAN AND KATIE MCCLURKAN
C.C.#2022-64447
D.R.D.C.T.

INDIAN CREEK ADDITION, LOT 1-5, BLOCK A
C.C.#2018-75
P.R.D.C.T.

MEADOW LANDS ADDITION
CABINET PAGE 80
P.R.D.C.T.

PAC GROUP, LTD
VOLUME 4880, PAGE 2632
D.R.D.C.T.

DANIEL AND BRIANNA WOLFE
C.C.#2021-21494
O.P.R.D.C.T.

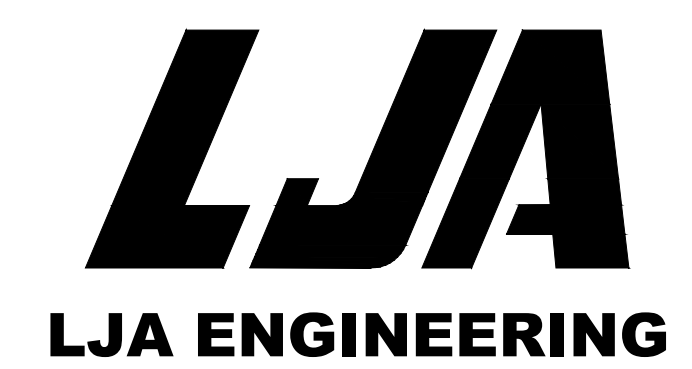
JAMES AND YOLANDA JONES
C.C.#2014-37016
O.P.R.D.C.T.

JORGE CASTILLO
C.C.#2022-15072
O.P.R.D.C.T.

ENGINEER:
LJA ENGINEERING, INC.
6060 NORTH CENTRAL EXPRESSWAY
SUITE 400
DALLAS, TEXAS 75206
PHONE: (469) 621-0710
TEXAS REGISTRATION F-1386

DEVELOPER/OWNER:
MERITAGE HOMES OF TEXAS, LLC
8840 CYPRESS WATERS BOULEVARD
SUITE 100
DALLAS, TX 75019
PHONE: (972)-580-6300

SERVICE PROVIDERS	
ELECTRIC SERVICE:	ONCOR
WATER SOURCE:	CITY OF SANGER CCN
SEWER SOURCE:	CITY OF SANGER CCN
SCHOOL DISTRICT:	SANGER I.S.D.



PRELIMINARY STREETLIGHT PLAN FOR ELADA
306.356 ACRES OUT OF THE TIERWESTER SURVEY, ABSTRACT NO. A1241A

1,057 RESIDENTIAL LOTS
18 OPEN SPACE/HOA LOTS
59.95 ACRES DEDICATED RIGHT-OF-WAY

CITY OF SANGER,
DENTON COUNTY, TEXAS

SUBMITTAL DATE	DESCRIPTION	APPROVAL DATE
1 10/16/24	FIRST SUBMITTAL	--
2 02/07/25	SECOND SUBMITTAL	--

SCALE: 1" = 200' MAPSCO: N/A
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