



February 26, 2025
AVO 37449.004

Ms. Ramie Hammonds
Development Services Director/Building Official
City of Sanger
201 Bolivar Street
P.O. Box 1729
Sanger, Texas 76266

Re: **ELADA Preliminary Plat - Review #2**

Dear Ms. Hammonds,

Halff was requested by the City of Sanger to review the Preliminary Plat for ELADA. The submittal was prepared by LJA Engineering. and was received February 12, 2025.

We have completed our review and offer the following comments that can be addressed at the final plat and construction plans stage:

Please address comments on attached markups and provide annotated responses on markups. Please note, not all comments are written on letter since some comments are easier to show and explain on the markups. Please annotate markup with responses.

Preliminary Plat Comments

1. Provide PD agreement so that lot sizes and setbacks can be verified.
Response: Acknowledged. PD will be provided with this resubmittal.
2nd Review: Addressed
2. Please provide a title block that has all the required information, per ordinance 10.104(c)(8), in one location.
Response: Comment addressed. Title block has been moved to one location and includes all required information per ordinance 10.104(c)(8).
2nd Review: Addressed
3. Provide existing contours per ordinance 10.104(c)(10).
Response: Comment addressed. Existing contours have been added and labeled.
2nd Review: Addressed
4. Show the City limit lines per ordinance 10.104(c)(10).
Response: Comment addressed. City Limit line added and labeled along northwestern property line.
2nd Review: Please show City limits accurately. It appears City limits end of the eastern side of Metz Road and southern end of Belz Road per the City of Sanger GIS Map. Please confirm and update accordingly



5. Several areas need additional labeling to indicate drainage easements for clarity. Reconcile throughout.
Response: Comment addressed. Easement labels have been updated/added throughout.
2nd Review: Addressed
6. The Master thoroughfare plan shows two proposed roads going through the development and continuing onto adjacent properties. Coordinate with the City to determine the classification and exact location of these roadways and provide the infrastructure and layout needed to build.
Response: Comment acknowledged. Discussions with the city will occur to determine if additional roadway or a different roadway layout is needed. An overlay exhibit has been provided.
2nd Review: Overlay exhibit received and acknowledged
7. Provide radii for cul-de-sacs.
Response: Comment addressed. Radii labels have been added for cul-de-sacs and knuckles.
2nd Review: Addressed
8. A sewer easement is missing per the utility plans.
Response: Comment addressed. Sewer easement has been added and labeled.
2nd Review: Addressed
9. Specify easements to be dedicated by separate instrument.
Response: Comment addressed. All easements outside the boundary have been labeled as separate instrument.
2nd Review: Addressed
10. Belz Road is a minor arterial requiring a minimum of 80' of ROW per the master thoroughfare plan. Dedicate an additional 10' of ROW.
Response: Comment acknowledged. In a prior meeting with the city, a 60' ROW was originally discussed. The existing ROW is also 60'. We will discuss with the city further on Belz Road ROW dedication.
2nd Review: Acknowledged
11. Verify the adjacent property owner that does not match Denton CAD.
Response: Comment acknowledged. Our boundary falls directly north of the property line of the property owned by Jorge Castillo. See Denton CAD image below
2nd Review: Addressed
12. Show USPS Postmaster approved location of mailboxes if cluster mailboxes will be installed per ordinance 10.104(c)(11)(I). If applicable, showing coordination efforts with USPS are sufficient and the final location can be shown in the construction plans.
Response: Comment acknowledged. Coordination with USPS is ongoing and final location will be placed in the construction plans. Note #6 added to plat.
2nd Review: Addressed



Preliminary Drainage Plan Comments

1. The storm lines are very difficult to see. For Clarity and ease of review it is suggested to edit the storm line style so that it is easier to see. A smaller scale, street names, and/or removing the area delineations (since there are no calculations provided) would also be helpful to verify all necessary easements are dedicated on the plat.

Response: Comment addressed. Storm line weight has been increased and the drainage divides line weight has been decreased for clarity.

2nd Review: Addressed

2. 2nd Review: Please show layout, grading, sizing and stage storage curves for all ponds to demonstrate that proposed capacity will be sufficient for the development needs
3. 2nd Review: Please update intensity to 9.6 in/hr for 100-year storm and 15 minutes time of concentration per Appendix A of the City of Sanger Ordinances

Preliminary Utility Plan Comments

1. There appears to be stubs for the water and sewer on the south side of the property. What are these representing? Services? Future connections that would require more easements?

Response: Comment acknowledged. Those lines are water and sewer services for the amenity center that is located there (South side of the property).

2nd Review: Addressed

2. 2nd Review: Please indicate sizes of all proposed utility lines
3. 2nd review: What is the future plan for the dead-end mains? Please note that to ensure reliability of service, dead-end mains of adequate capacity shall not exceed three thousand feet (3,000') in length per Ordinance § 10.106(e)(2)(B)(iii)
4. 2nd Review: Please note that based on proximity to residential lots, an odor analysis will be required for lift station due to presence of hydrogen sulfide in influent

Preliminary Streetlight Plan Comments

1. In no instance shall the spacing between streetlights exceed four hundred feet (400') per ordinance 10.106(h).

Response: Comment addressed. Streetlights have been added to ensure they all meet the 400' max spacing.

2nd Review: Addressed

Preliminary Pavement Sections Comments

1. 2nd Review: Collector Street paving shall be a minimum of forty feet (40') in width, measured between the faces of the curbs per § 10.106(b)(3)(A)(iii).
2. 2nd Review: six-inch (6") thickness of three thousand six hundred (3,600) p.s.i. reinforced concrete pavement on a compacted sub-base shall be required for Residential Streets. All



steel reinforcing shall be deformed No. 3 bars on eighteen-inch (18") center both ways or No. 4 bars on twenty-four-inch (24") centers both ways per § 10.106(b)(2)(A)(ii). Please update or provide Geotechnical Report to support pavement thickness and reinforcement

3. 2nd Review: Where the plasticity index of the soil is twelve (12) or greater, stabilization of the subgrade, eight inches (8") thick with six percent (6%) hydrated lime by weight, shall be required for Residential Streets per § 10.106(b)(2)(A)(iii). Please update or provide Geotechnical Report to support subgrade thickness
4. 2nd Review: Provide proposed reinforcing for standard street pavement section
5. 2nd Review: Where the plasticity index of the soil is twelve (12) or greater, stabilization of the subgrade, ten inches (10") thick with six percent (6%) hydrated lime by weight, shall be required for standard street section per § 10.106(b)(2)(C)(iv) for major or secondary thoroughfares
6. 2nd Review: Collector streets and alleys shall, at a minimum, be designed and constructed with eight-inch (8") thickness of four thousand (4,000) p.s.i. reinforced concrete pavement on a compacted sub-base. All steel reinforcing shall be deformed No. 4 bars on eighteen-inch (18") centers both ways per § 10.106(b)(2)(B)(ii)

If you have any questions or need additional information, please do not hesitate to call me at (817) 764-7498.

Sincerely,

A handwritten signature in blue ink, appearing to read "Samson Lotigo".

Samson Lotigo, PE

HALFF

Firm No. 0312

Attachments: Plat markups

CERTIFICATE OF APPROVAL:

APPROVED FOR PREPARATION OF FINAL PLAT.

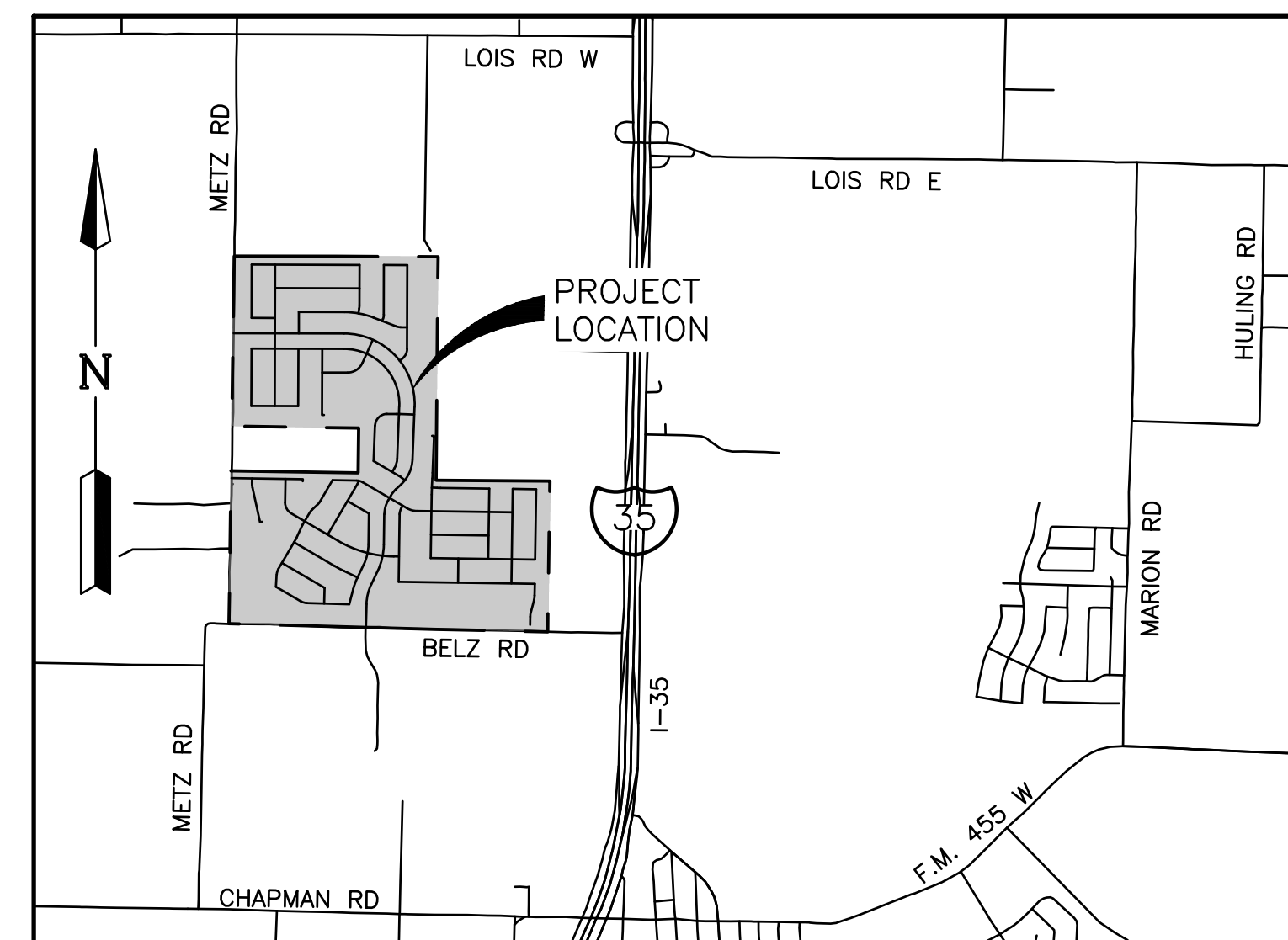
CITY OF SANGER, TX
PLANNING & ZONING COMMISSION

DATE

PRELIMINARY PLAT FOR ELADA

CITY OF SANGER
DENTON COUNTY, TX

FEBRUARY 2025



VICINITY MAP
1" = 2000'

SHEET INDEX

1. COVER SHEET
2. PRELIMINARY PLAT
3. PRELIMINARY PLAT
4. PRELIMINARY PLAT
5. PRELIMINARY PLAT
6. PRELIMINARY PLAT
7. PRELIMINARY PLAT
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
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2 02/07/25	SECOND SUBMITTAL	--

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

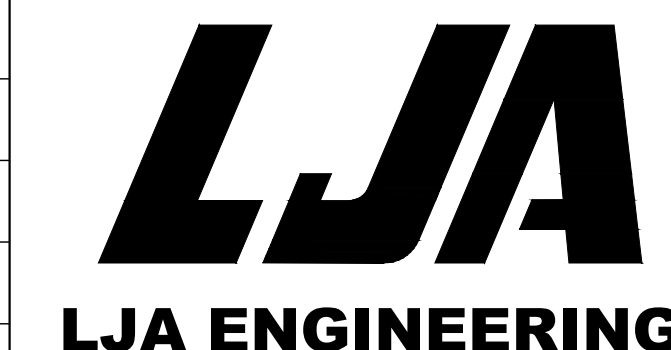
ENGINEER:

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

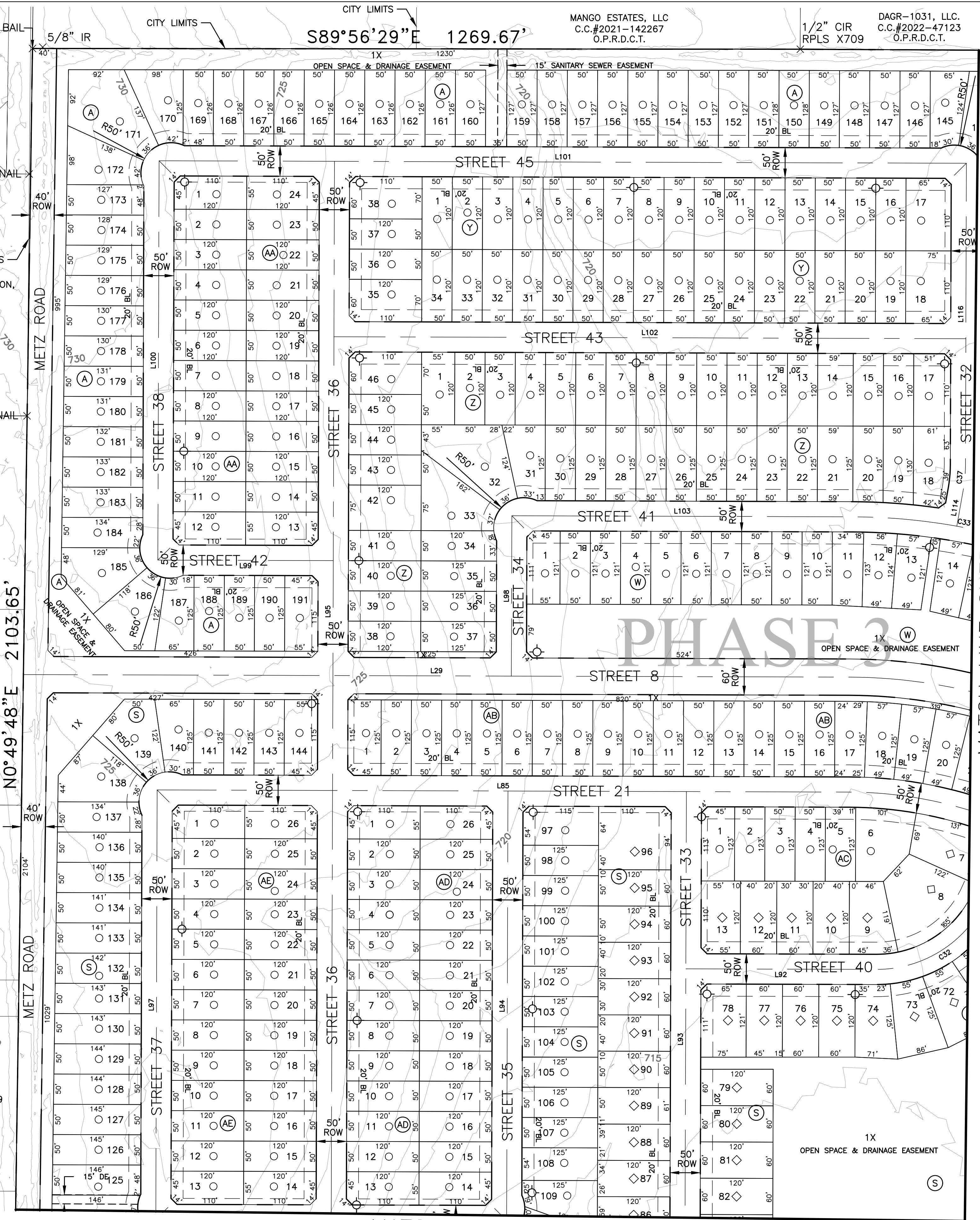
DEVELOPER/OWNER:

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
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SCHOOL DISTRICT:	SANGER I.S.D.



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MATCH LINE SHEET 3

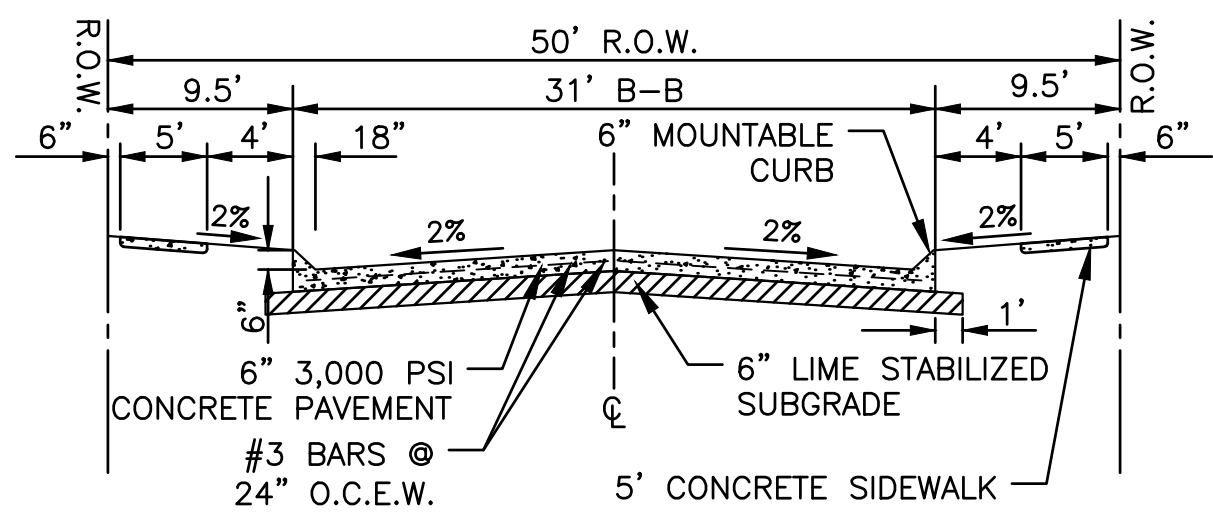
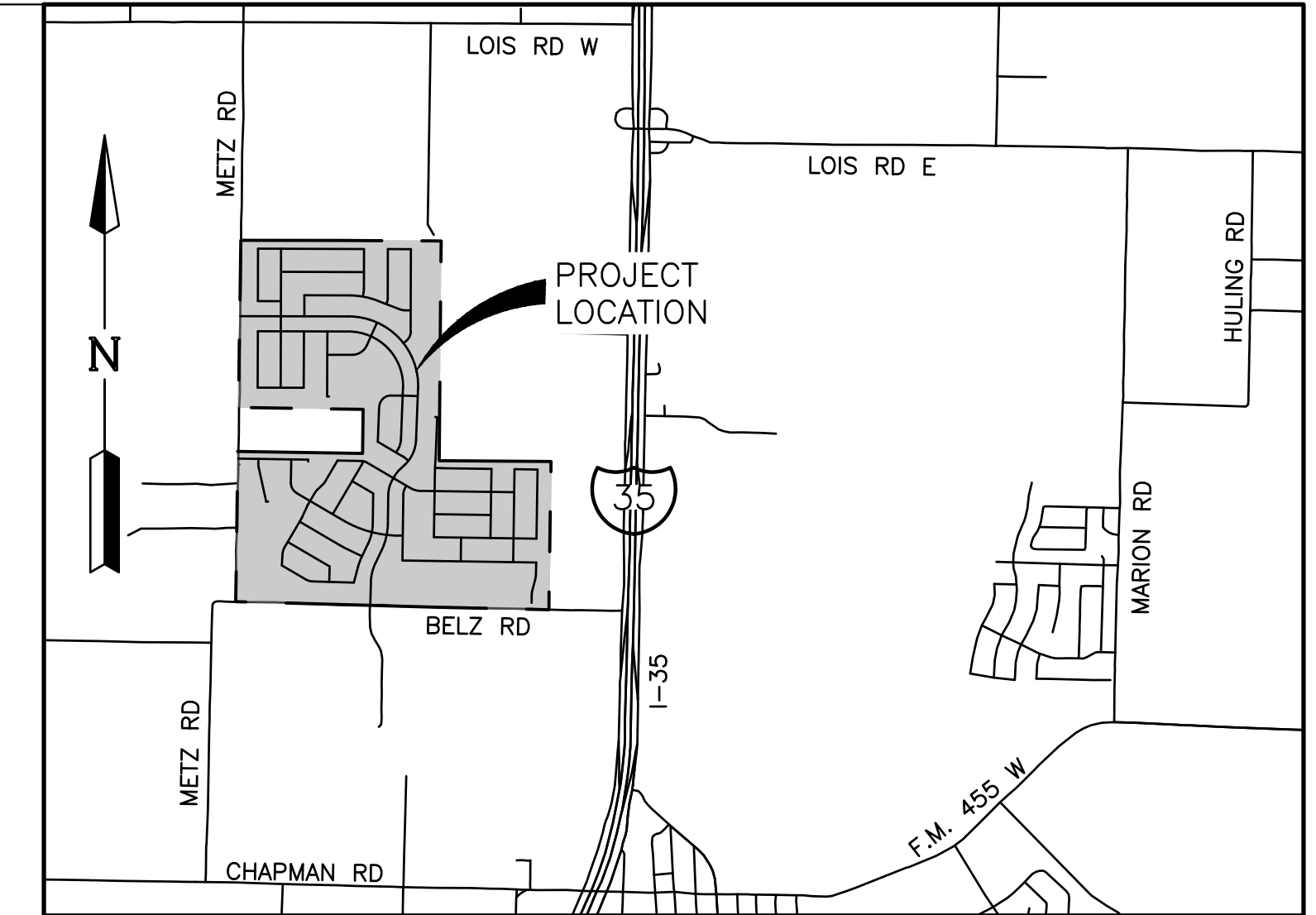
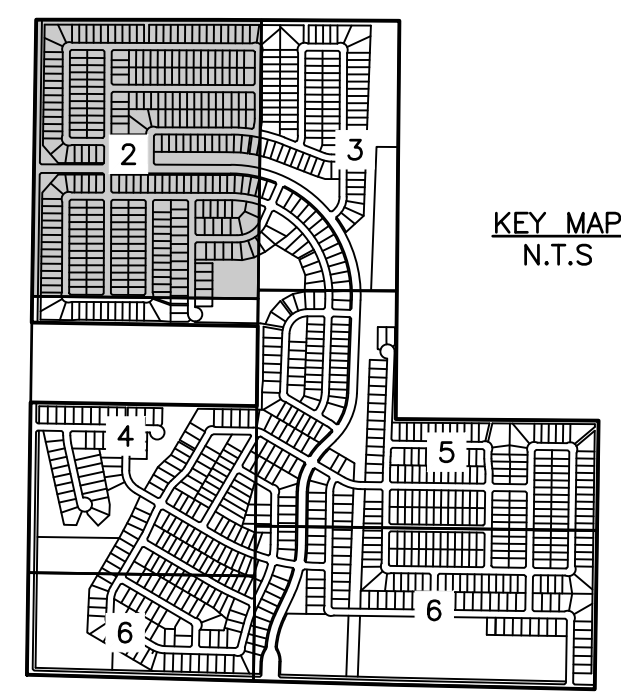
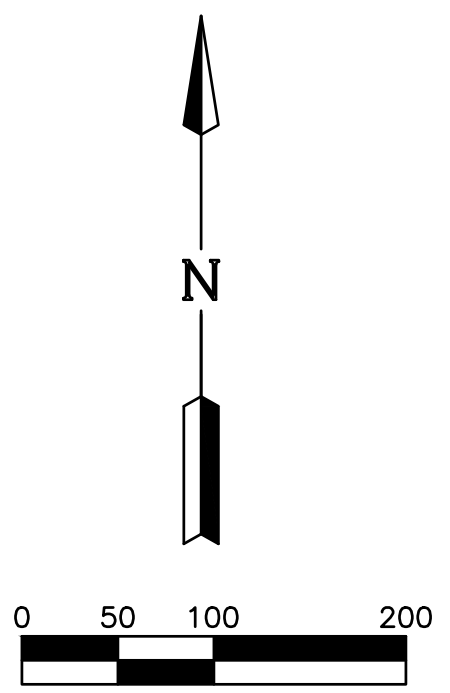
MATCH LINE SHEET 4

PHASE 3

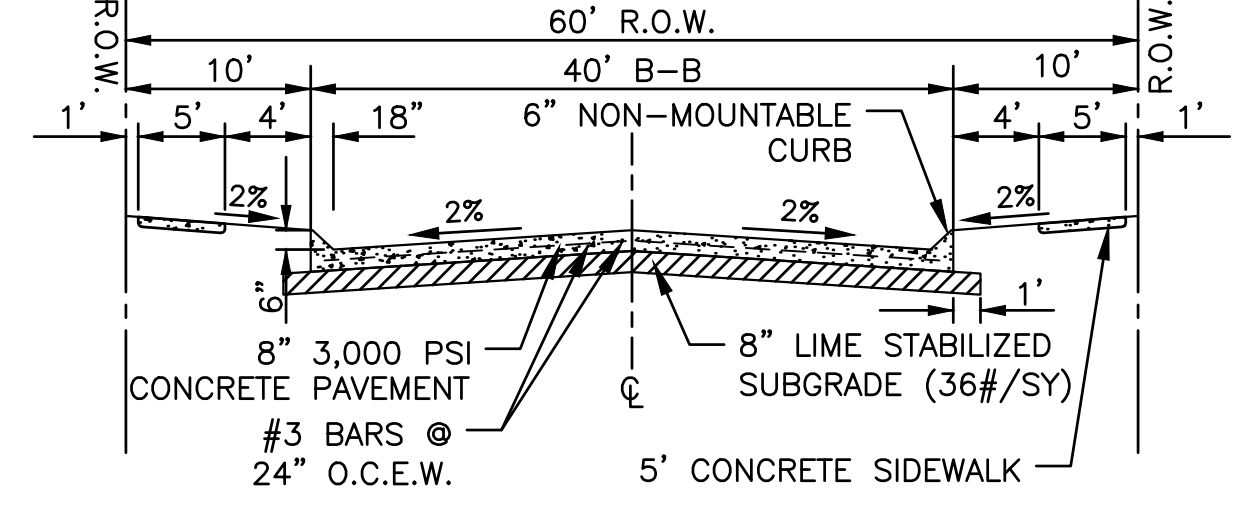
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O.P.R.D.C.T.

1/2" CIR
RPLS X709

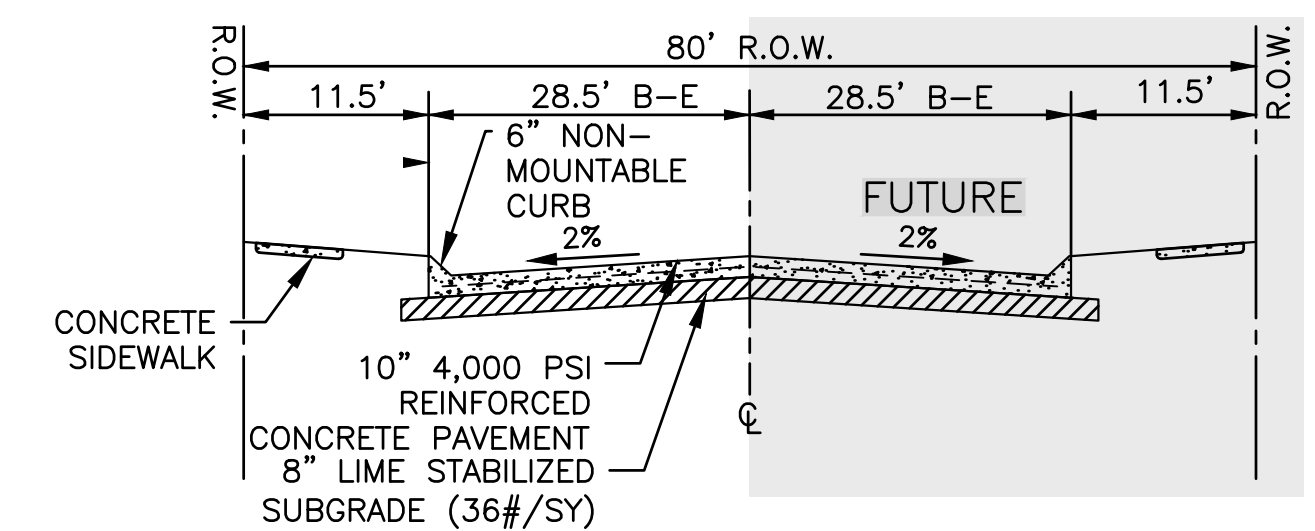
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O.P.R.D.C.T.



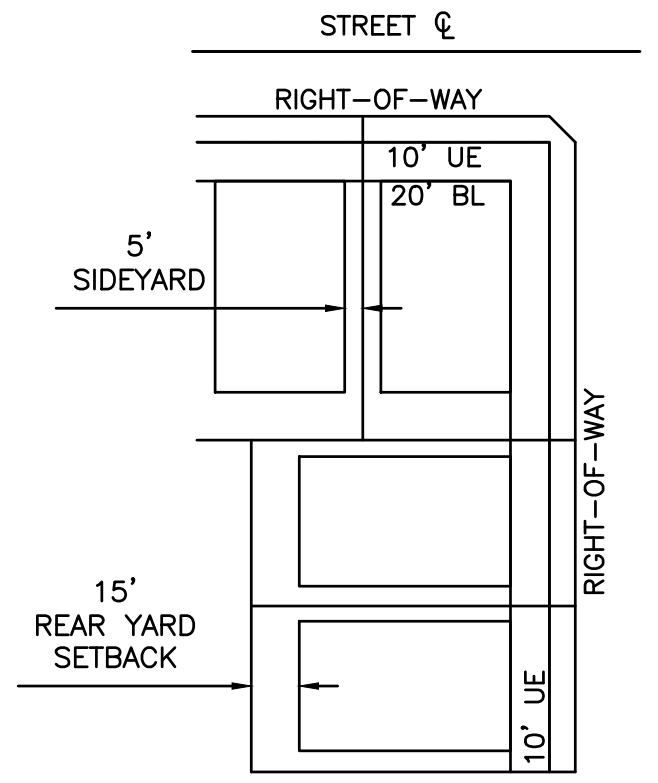
**50' RIGHT-OF-WAY
STANDARD STREET SECTION**
N.T.S.



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



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

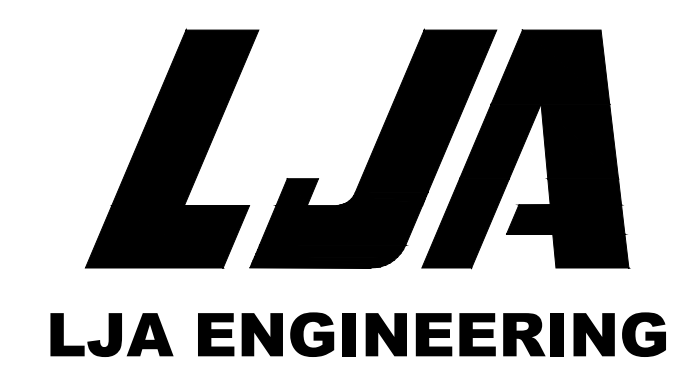


LOT COUNT SUMMARY				
TYPICAL LOT SIZE	PHASE 1	PHASE 2	PHASE 3	TOTAL
50' X 120' ○	216	129	392	737
60' X 120' ◇	87	178	55	320
TOTAL	303	307	447	1057

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.
 - ROW CORNER CLIP - A TRIANGULAR RIGHT-OF-WAY DEDICATION MEASURING 10' BY 10', MEASURED AT THE PROPERTY LINE, IS INCORPORATED AT THE INTERSECTION OF TWO RESIDENTIAL STREETS.
 - THIS PROPERTY IS LOCATED IN THE CITY OF SANGER.
 - PRIVATE OPEN SPACES (P.O.S.) TO BE DEDICATED TO AND MAINTAINED BY H.O.A.
 - NO 100-YEAR FLOODPLAIN EXISTS ON THE SITE.
 - USPS CLUSTER MAILBOX LOCATION TO BE FINALIZED/PROPOSED DURING CONSTRUCTION PLANS.

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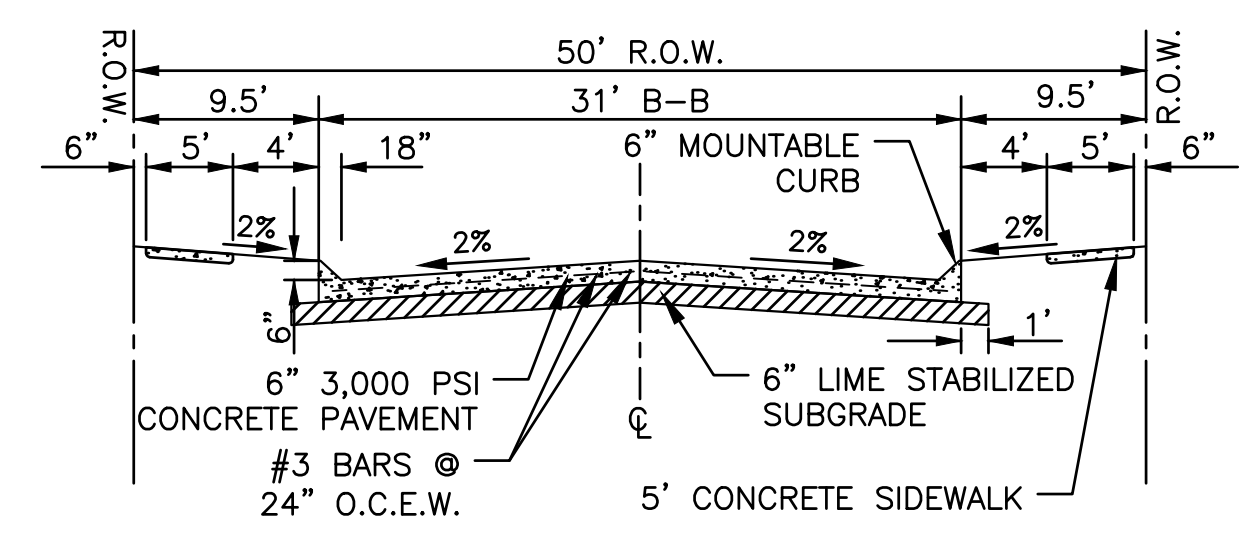
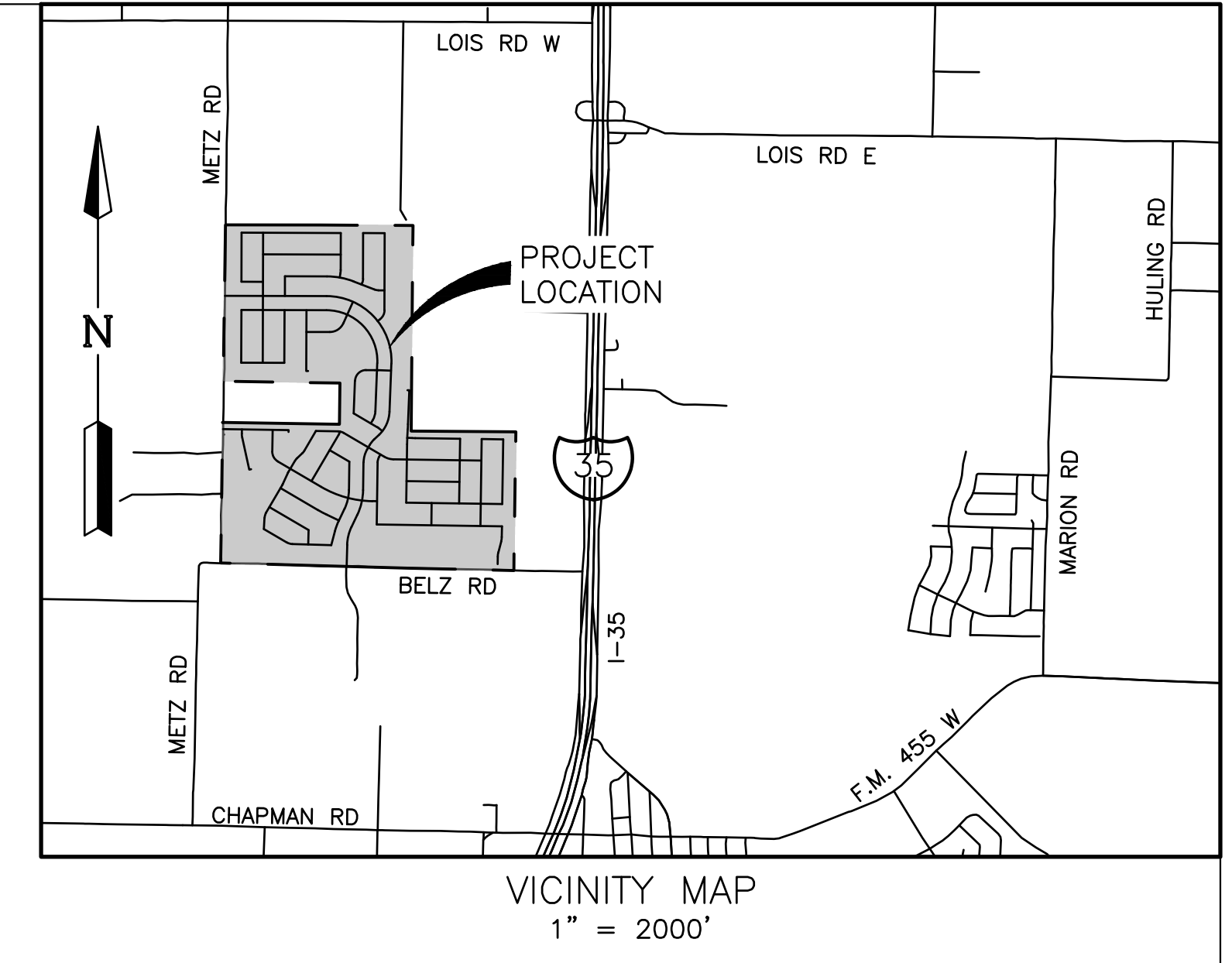
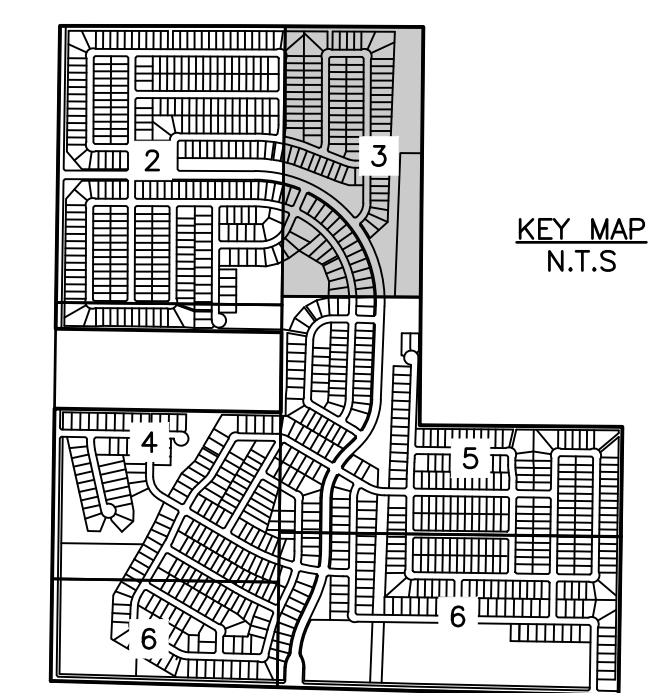
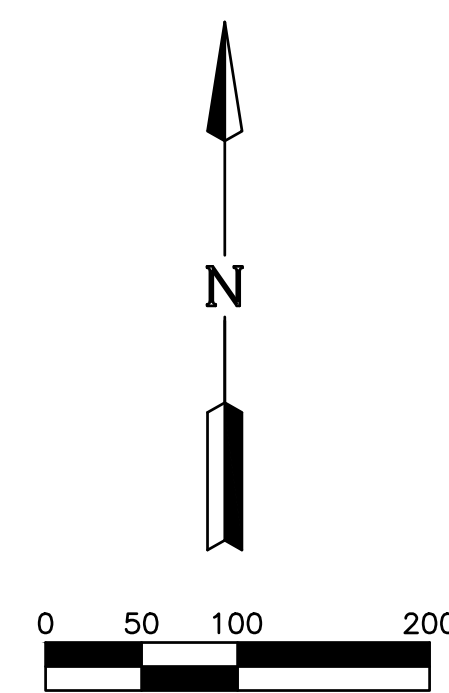
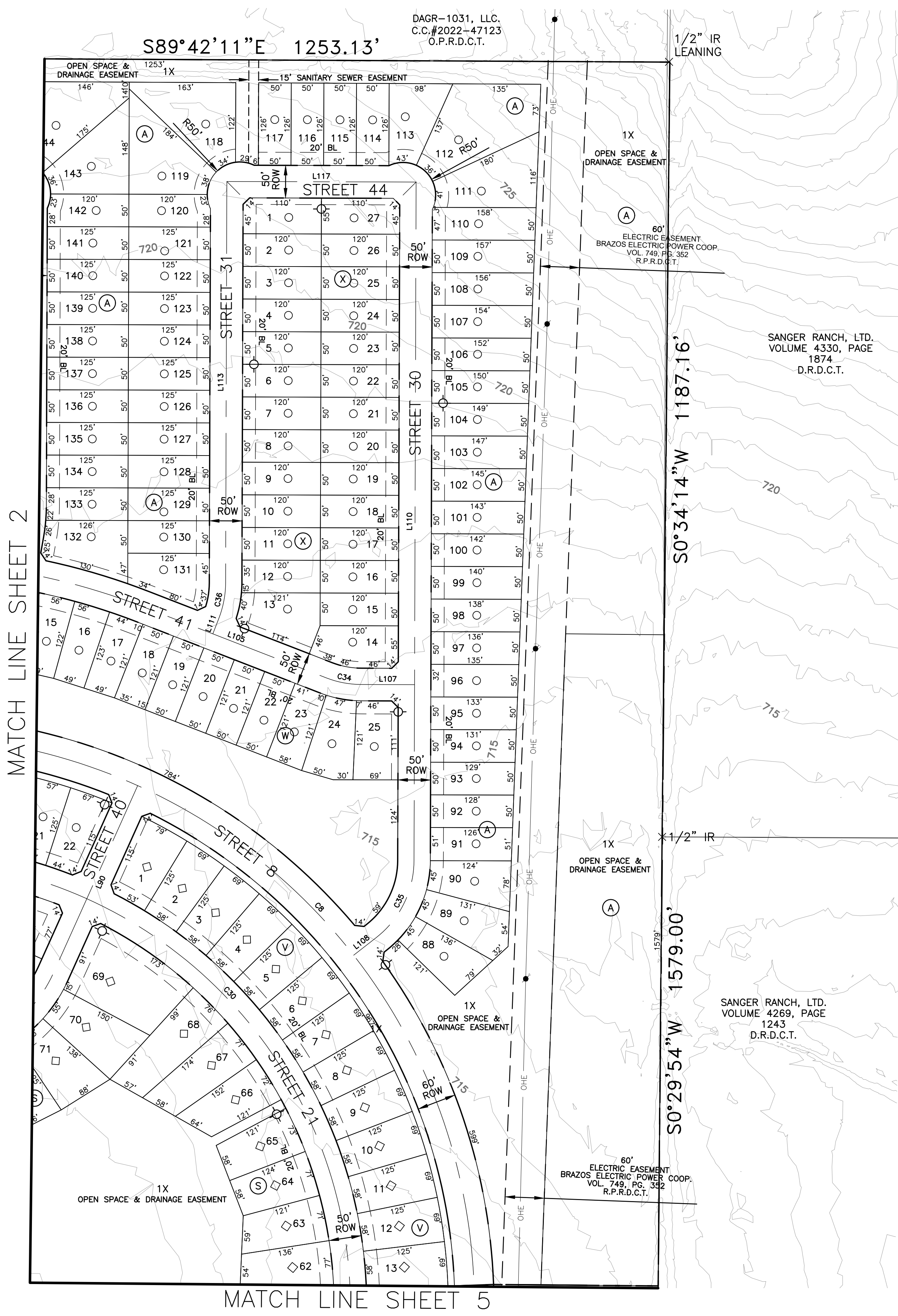
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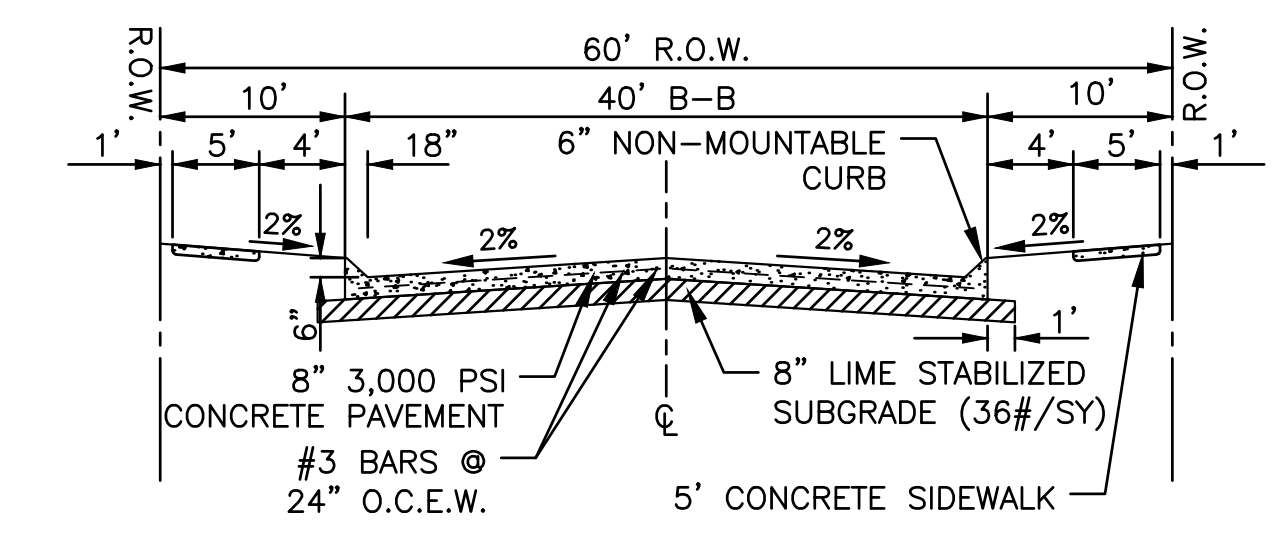
SCALE: 1" = 100' MAPSCO: N/A
REFERENCE NO:

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

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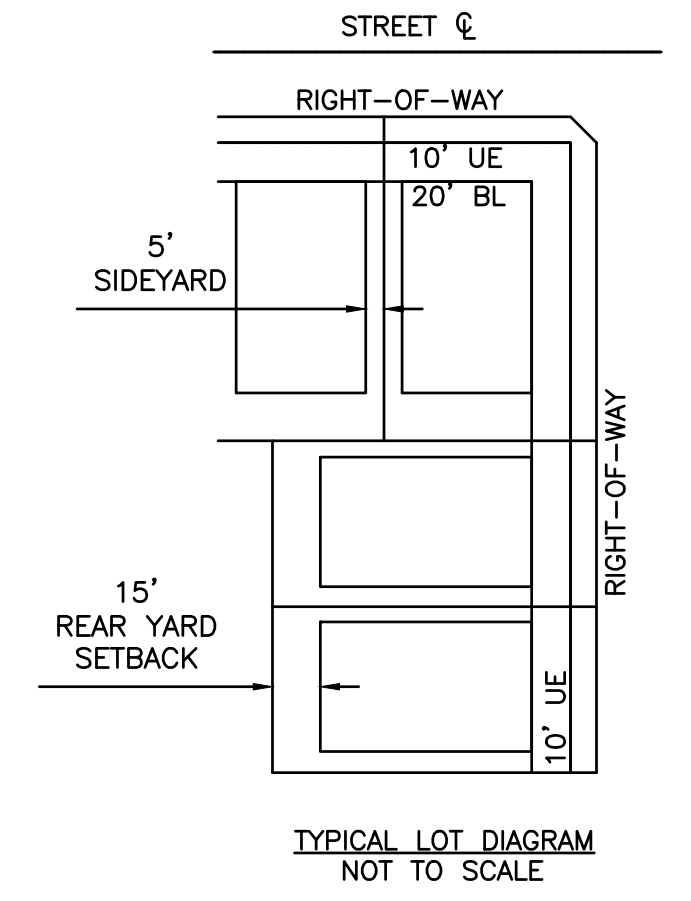
50' RIGHT-OF-WAY STANDARD STREET SECTION N.T.S.



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

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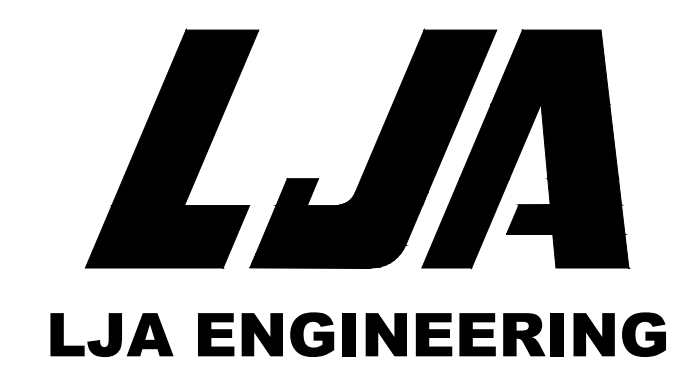
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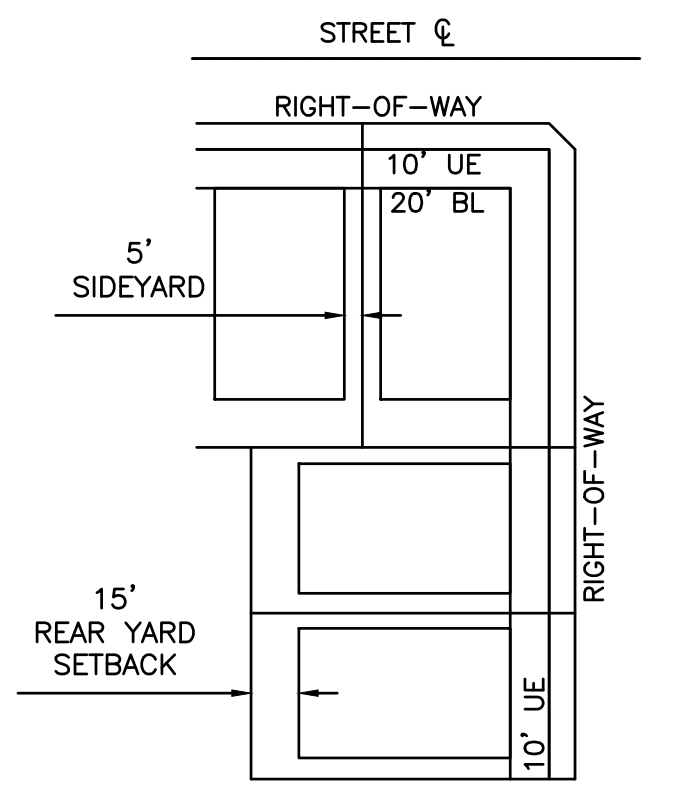
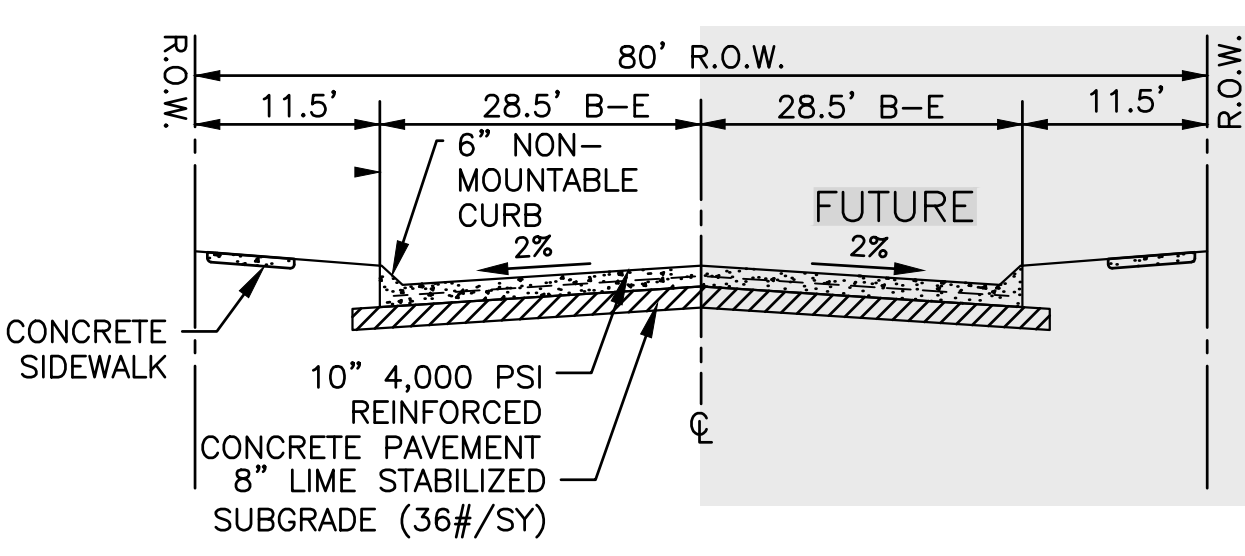
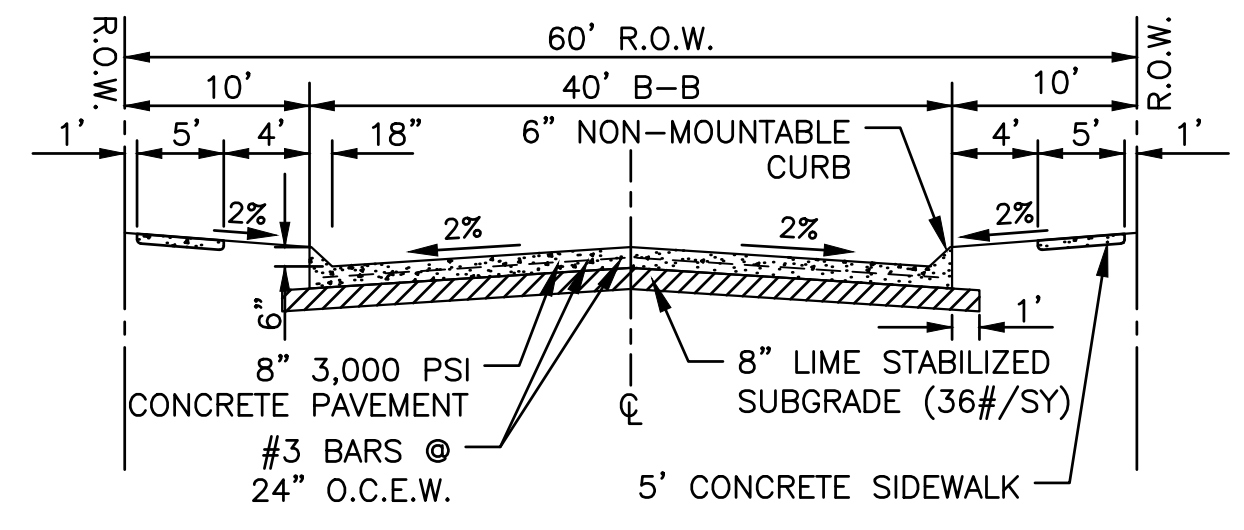
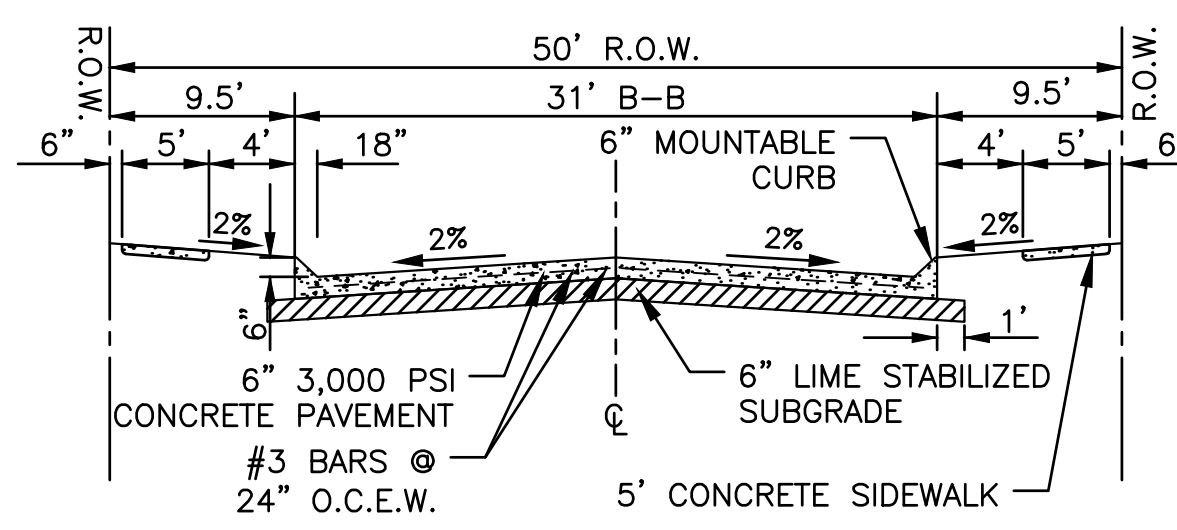
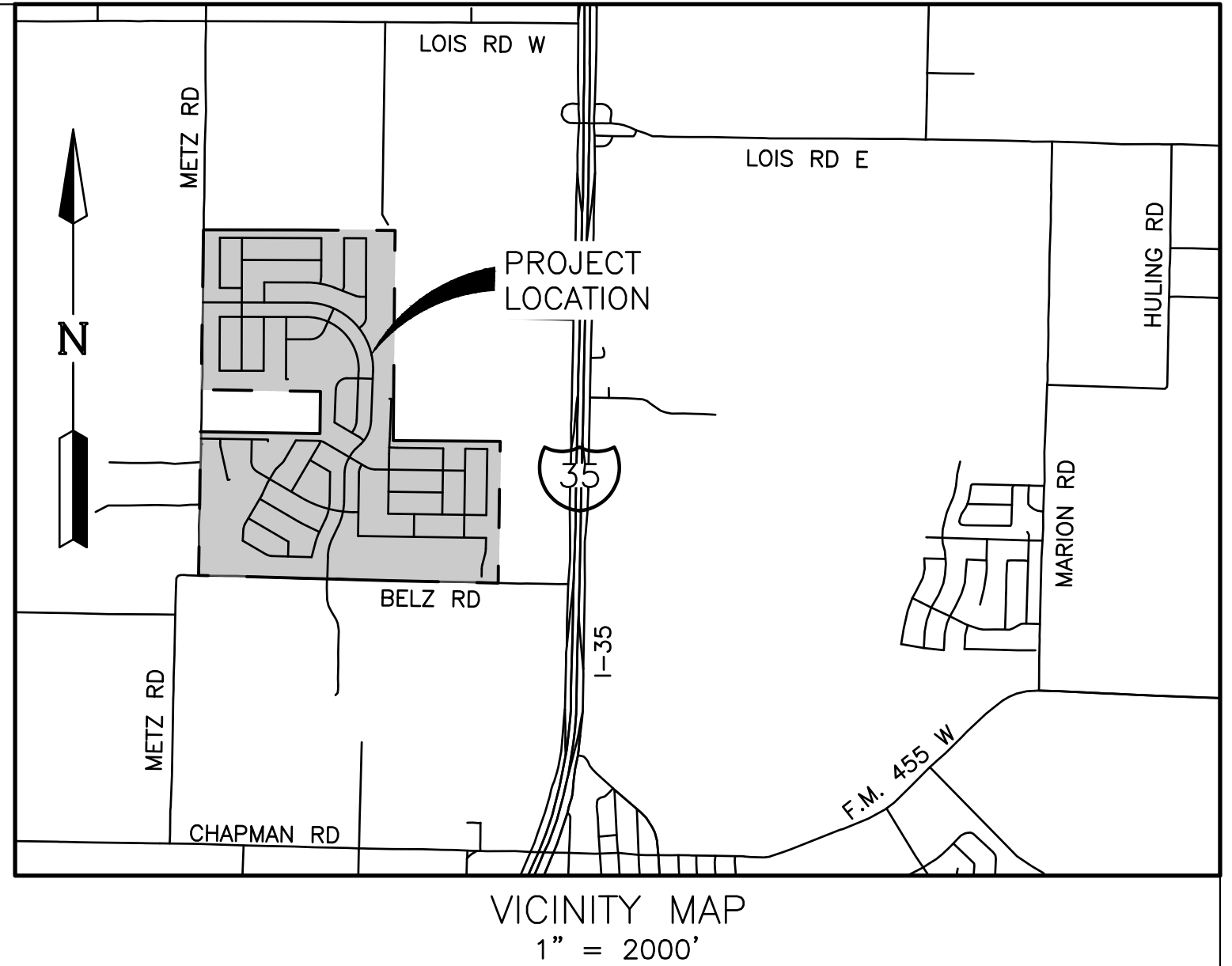
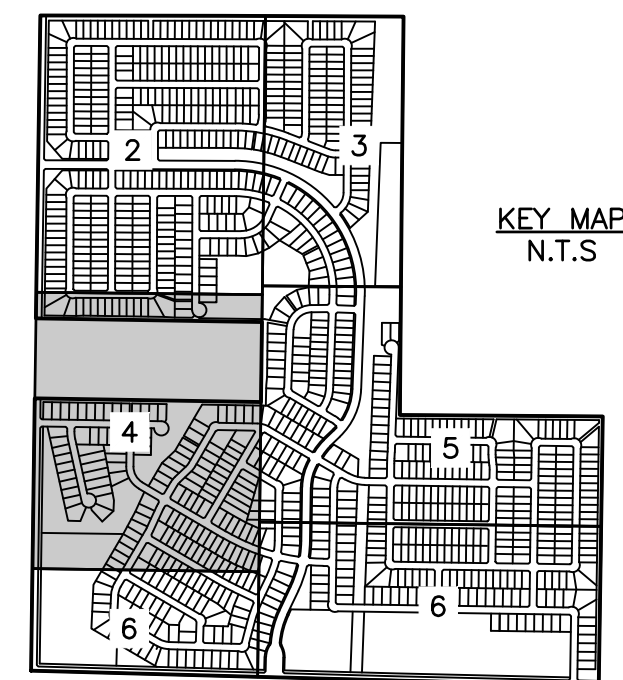
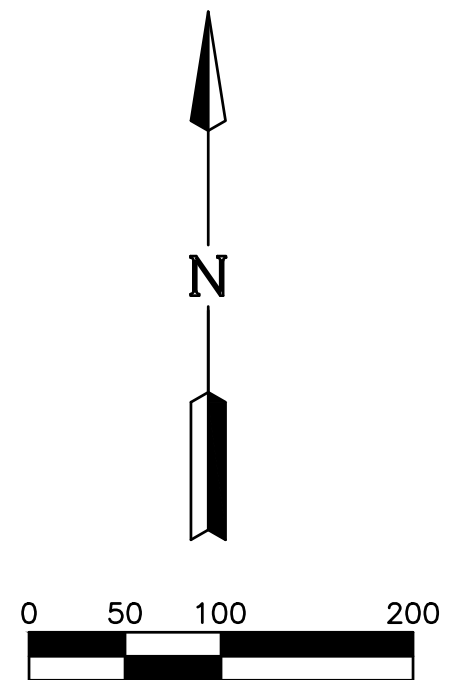
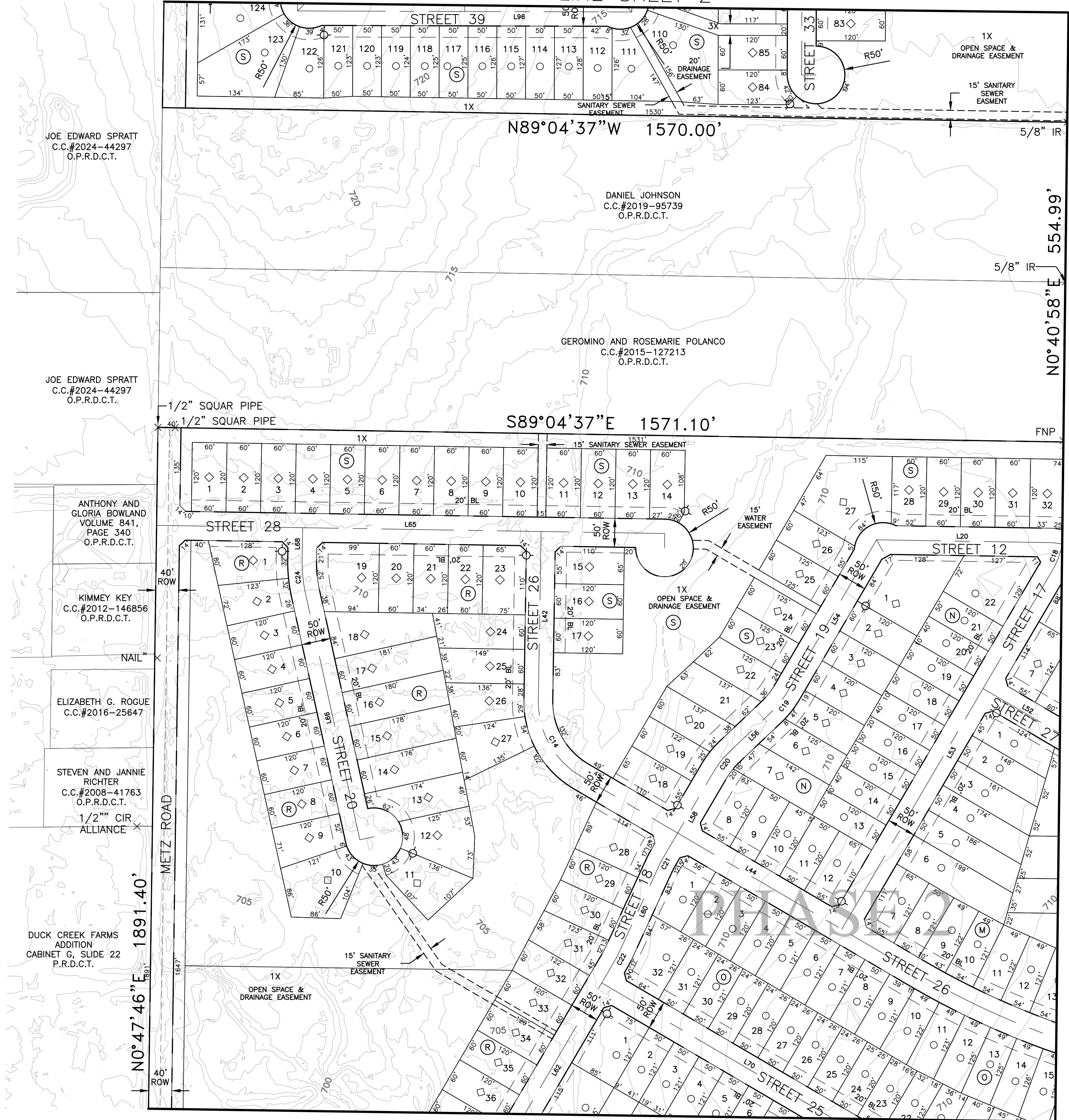
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MATCH LINE SHEET 2



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ENGINEER:

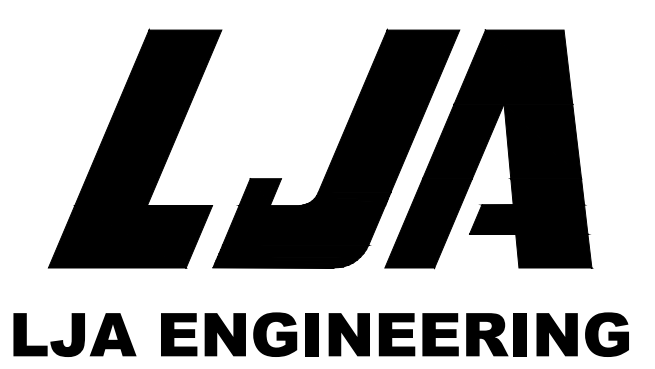
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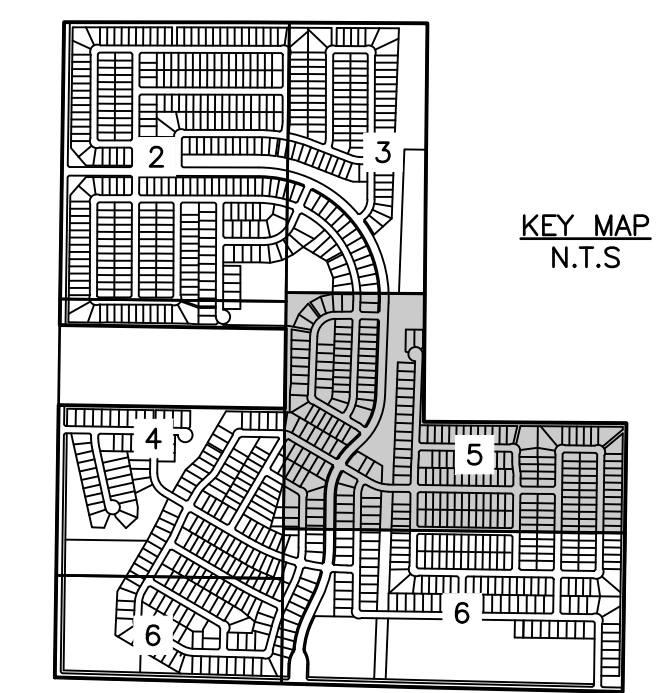
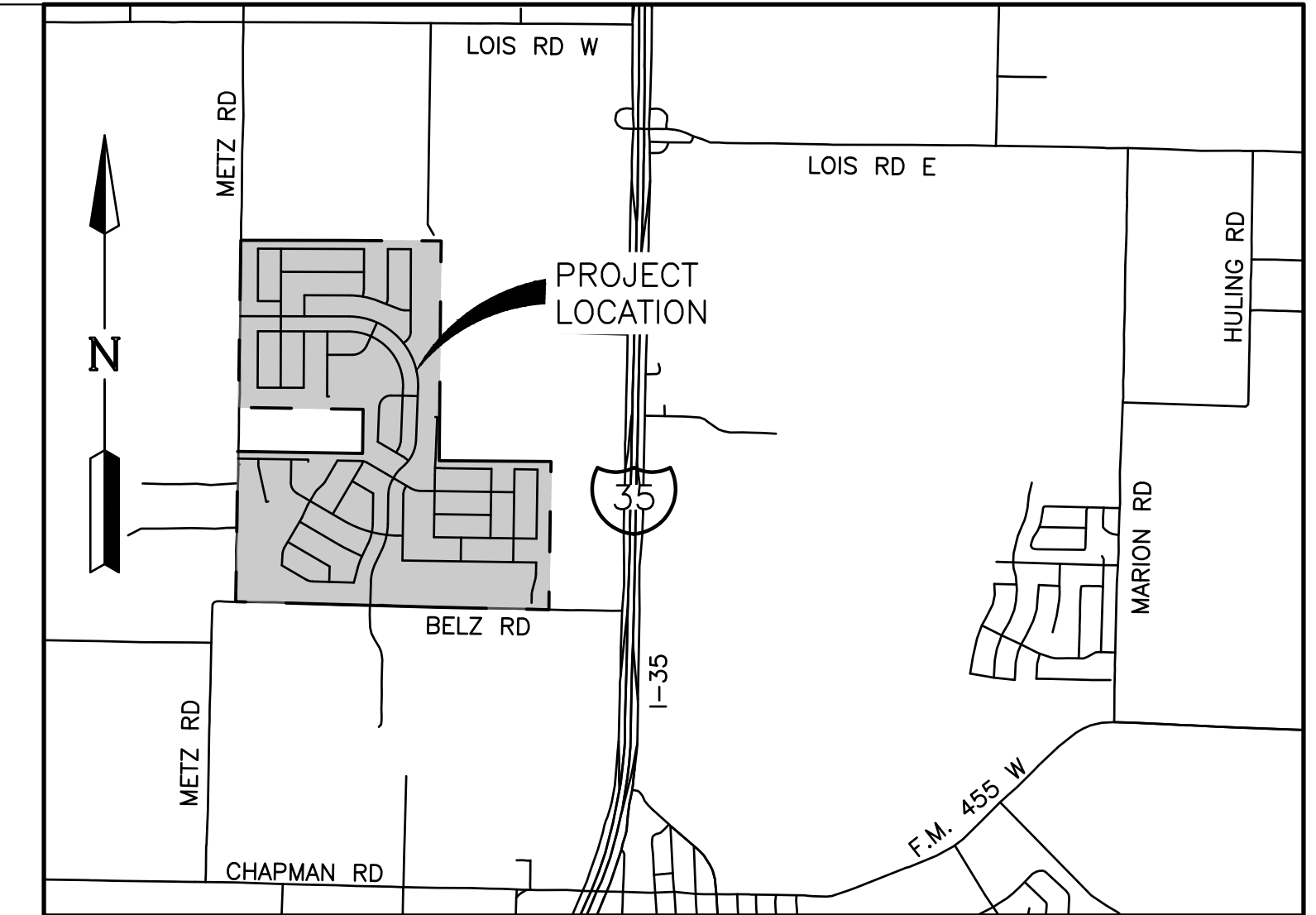
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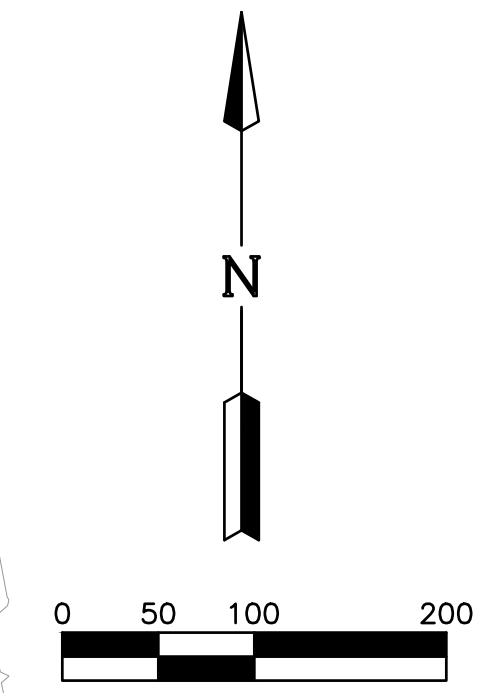


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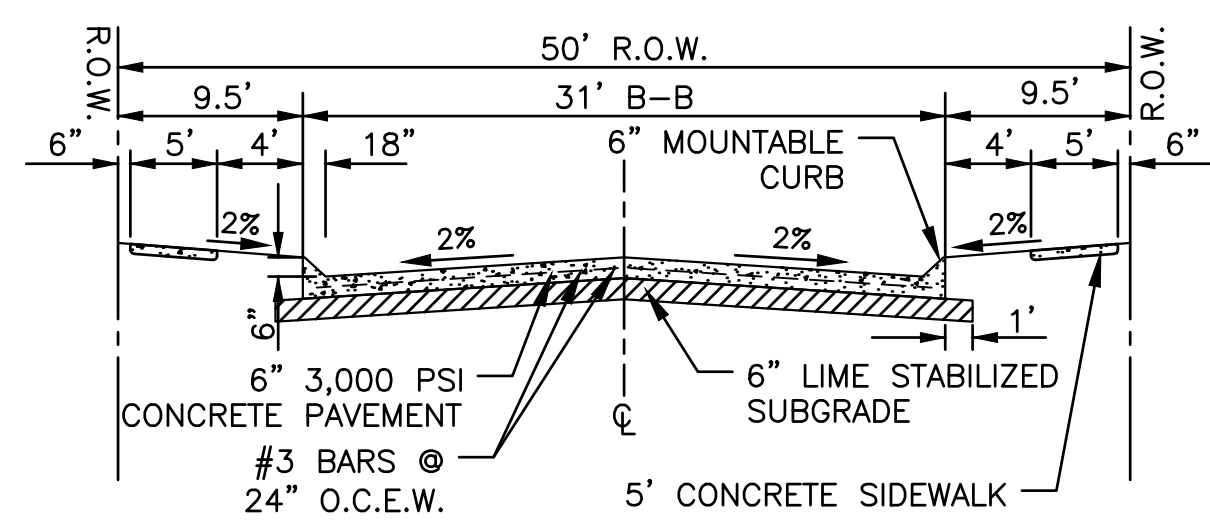
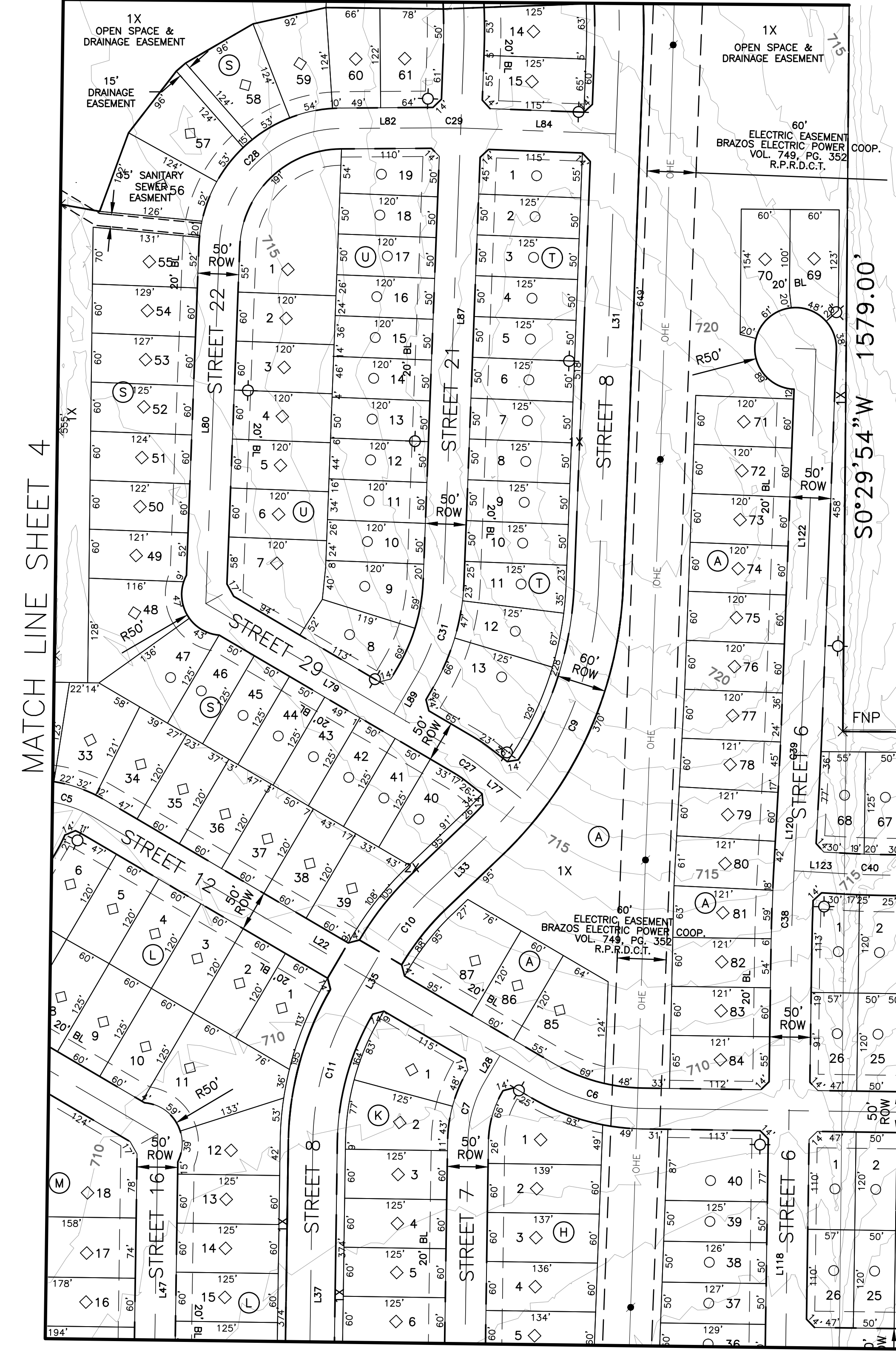


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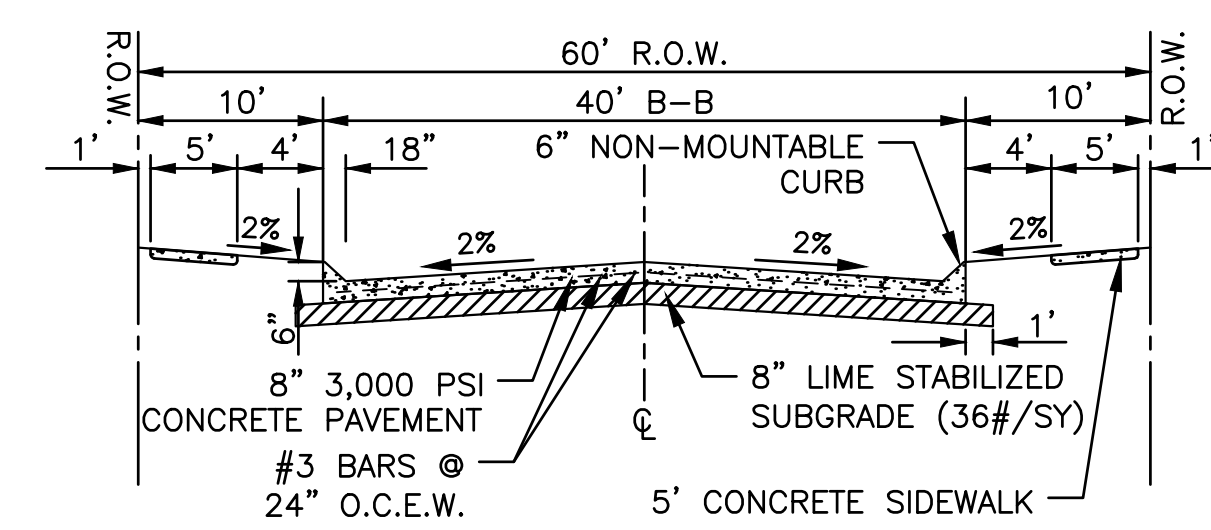
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50' RIGHT-OF-WAY STANDARD STREET SECTION N.T.S.



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

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

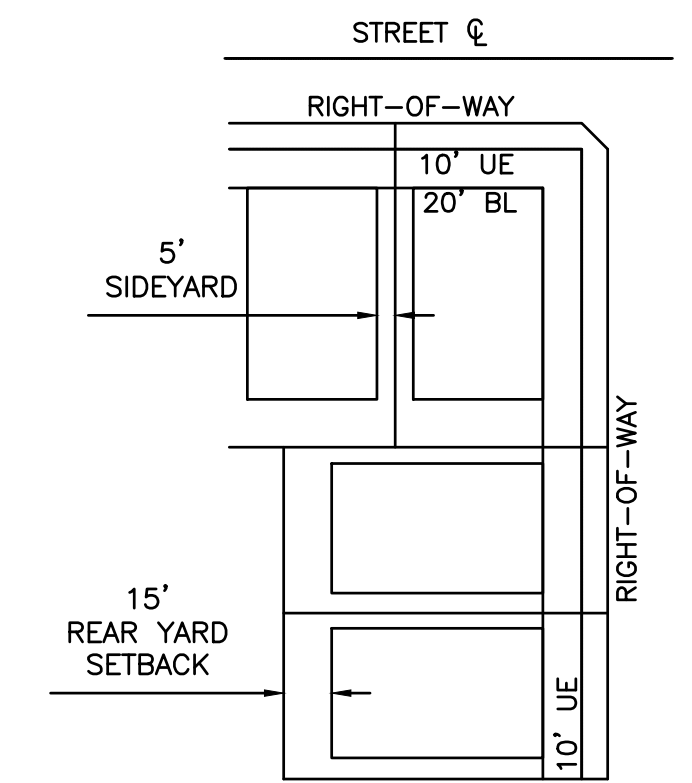
S89°33'38"E 1408.32'

15' WATER EASEMENT (BY SEPARATE INSTRUMENT)

15' WATER EASEMENT

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

- NOTES:
1. 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.
 2. ROW CORNER CLIP - A TRIANGULAR RIGHT-OF-WAY DEDICATION MEASURING 10' BY 10', MEASURED AT THE PROPERTY LINE, IS INCORPORATED AT THE INTERSECTION OF TWO RESIDENTIAL STREETS. THIS PROPERTY IS LOCATED IN THE CITY OF SANGER.
 3. PRIVATE OPEN SPACES (P.O.S.) TO BE DEDICATED TO AND MAINTAINED BY H.O.A.
 4. NO 100-YEAR FLOODPLAIN EXISTS ON THE SITE.
 5. USPS CLUSTER MAILBOX LOCATION TO BE FINALIZED/PROPOSED DURING CONSTRUCTION PLANS.



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	--

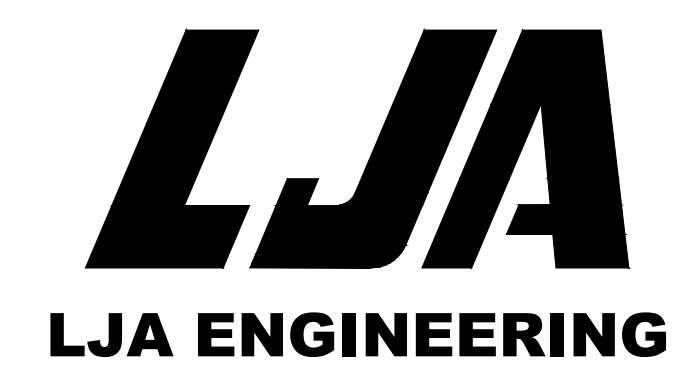
SCALE: 1" = 100' MAPSCO: N/A
 REFERENCE NO:

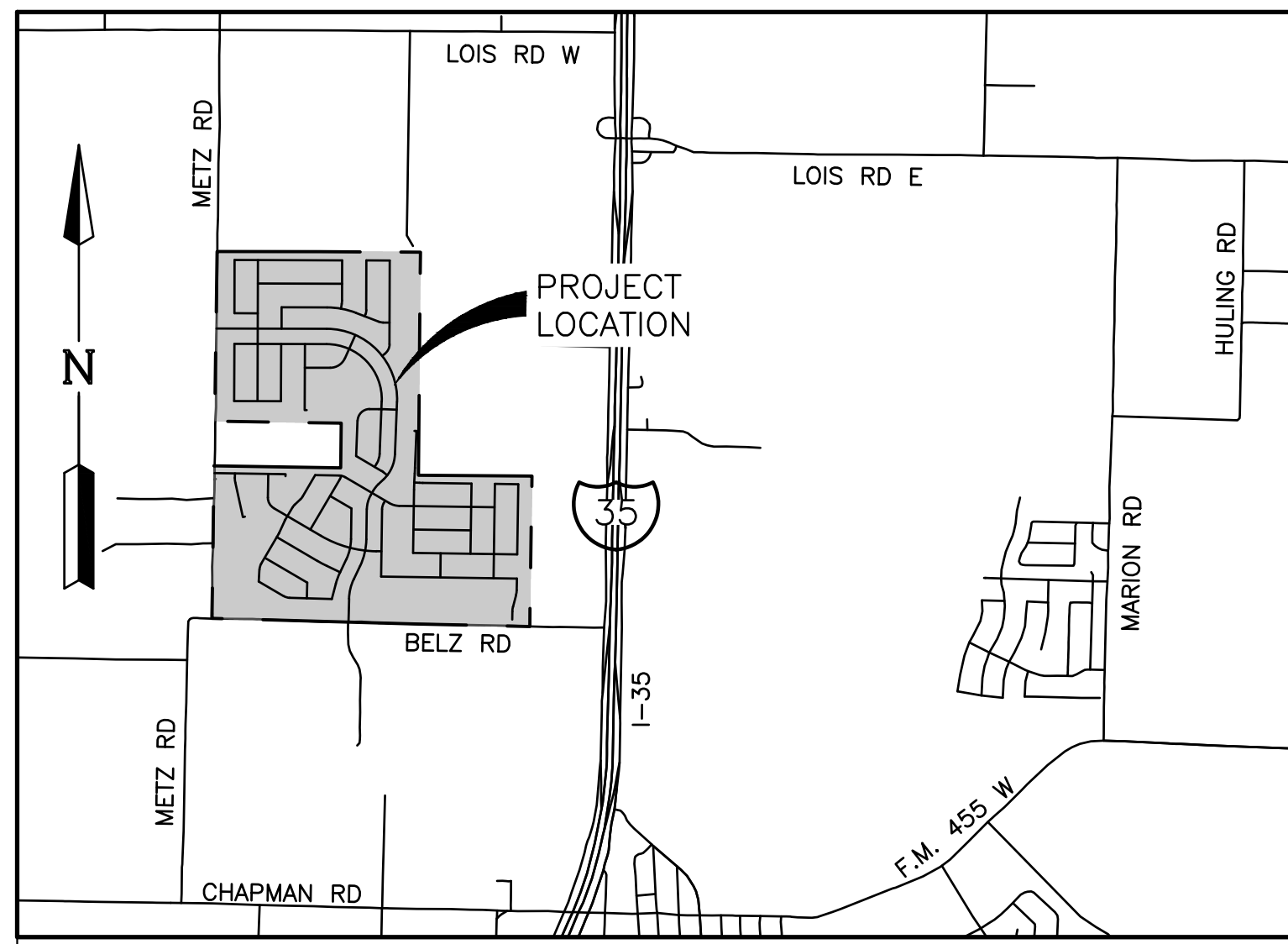
ENGINEER:
 LJA ENGINEERING, INC.
 6060 NORTH CENTRAL EXPRESSWAY
 SUITE 400
 DALLAS, TEXAS 75206
 PHONE: (469) 621-0710
 TEXAS REGISTRATION F-1386

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

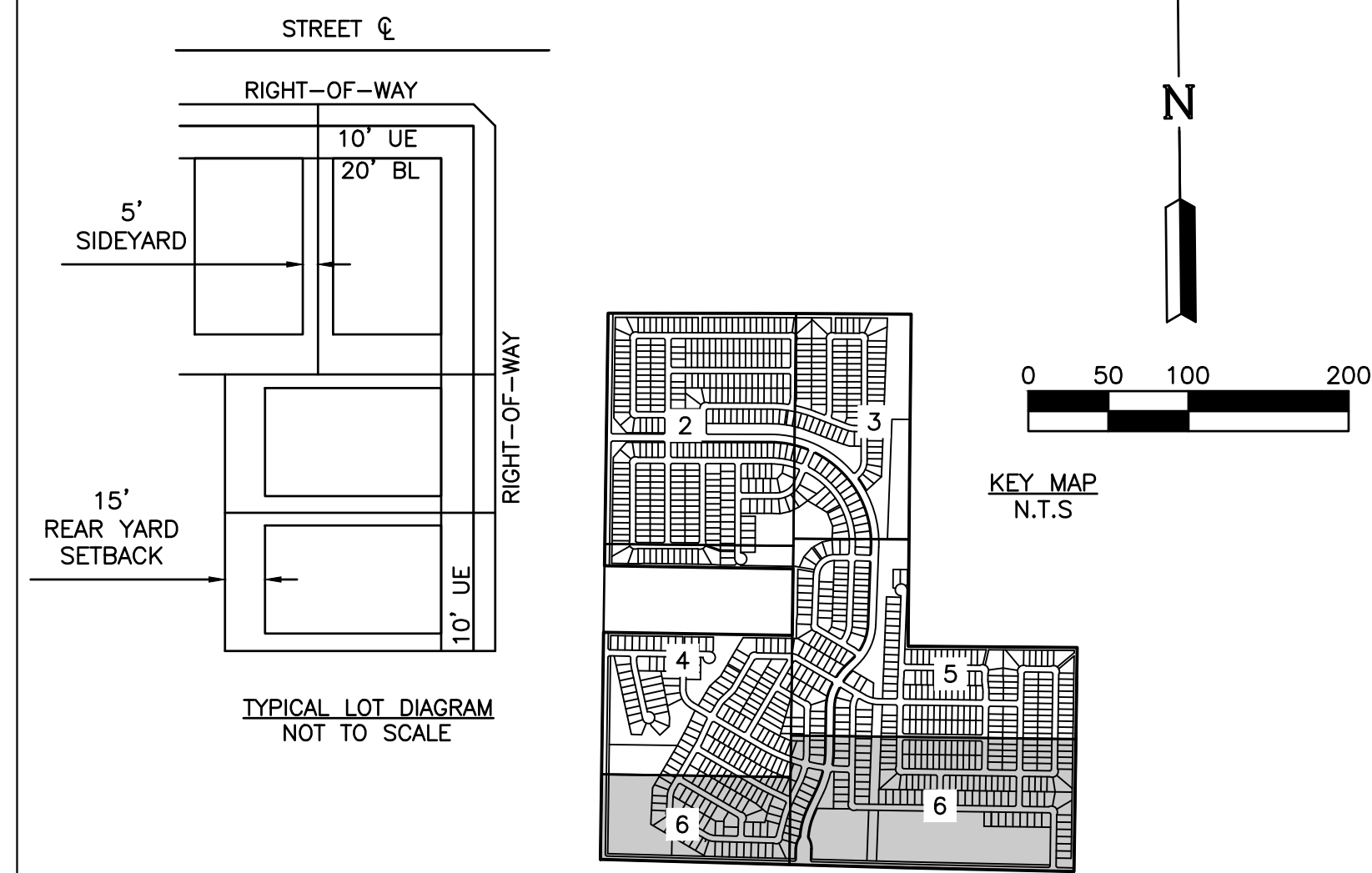
SERVICE PROVIDERS

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



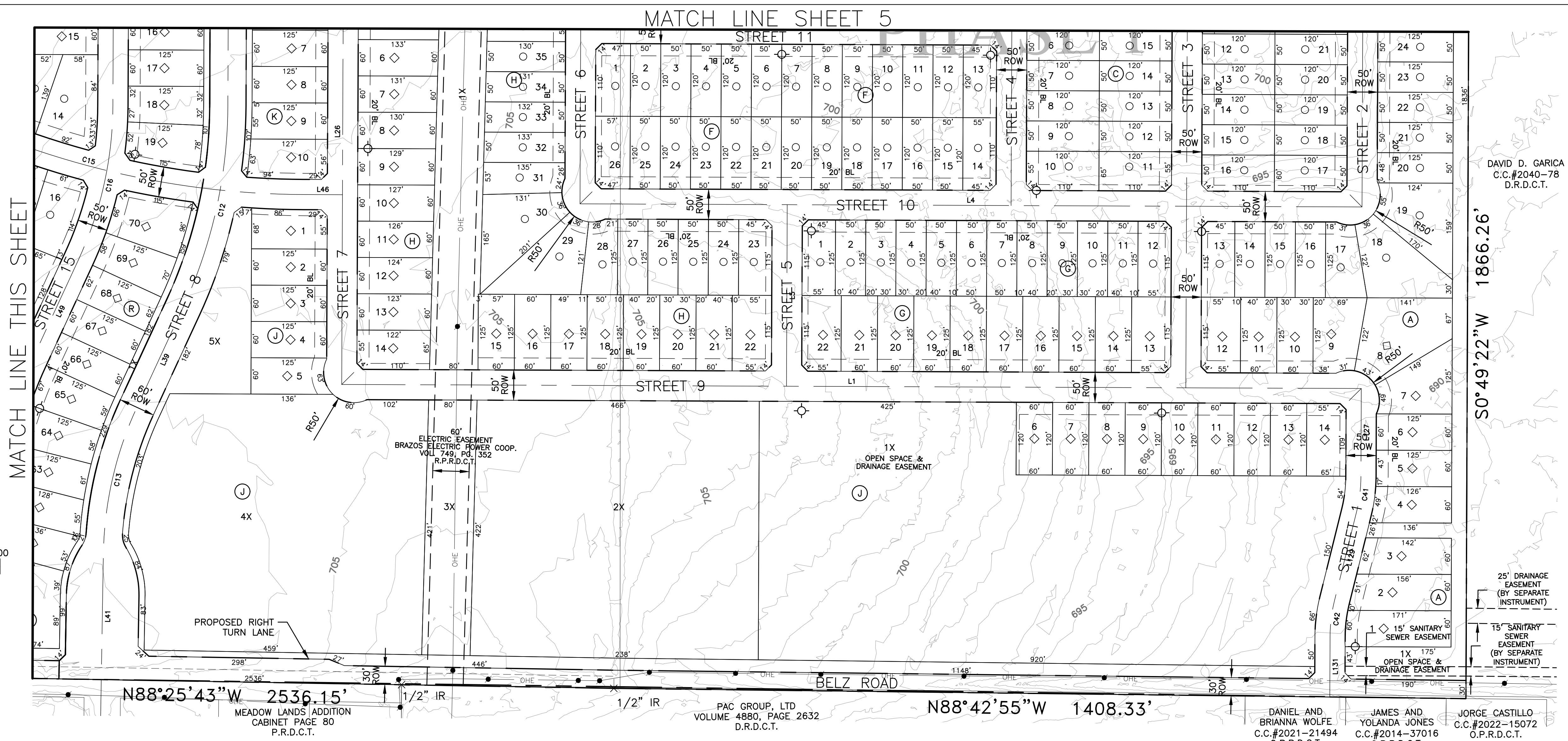


VICINITY MAP
1" = 2000'



TYPICAL LOT DIAGRAM
NOT TO SCALE

KEY MAP
N.T.S.



MATCH LINE THIS SHEET

MATCH LINE SHEET 5

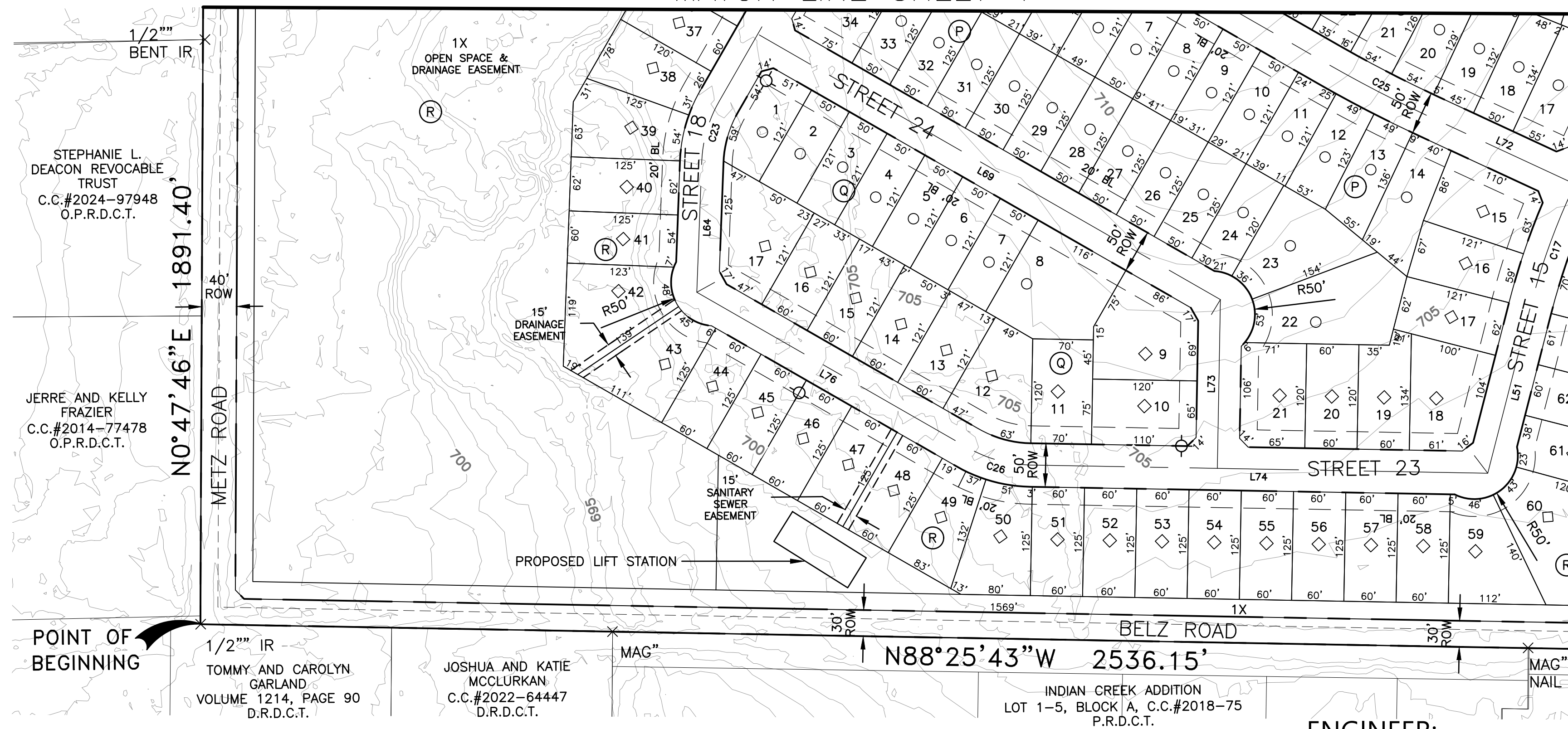
MATCH LINE THIS SHEET

ELADA

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

S0°49'22"W 1866.26'

MATCH LINE SHEET 4



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.

POINT OF
BEGINNING
1/2" IR
TOMMY AND CAROLYN
GARLAND
VOLUME 1214, PAGE 90
D.R.D.C.T.

JOSHUA 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.

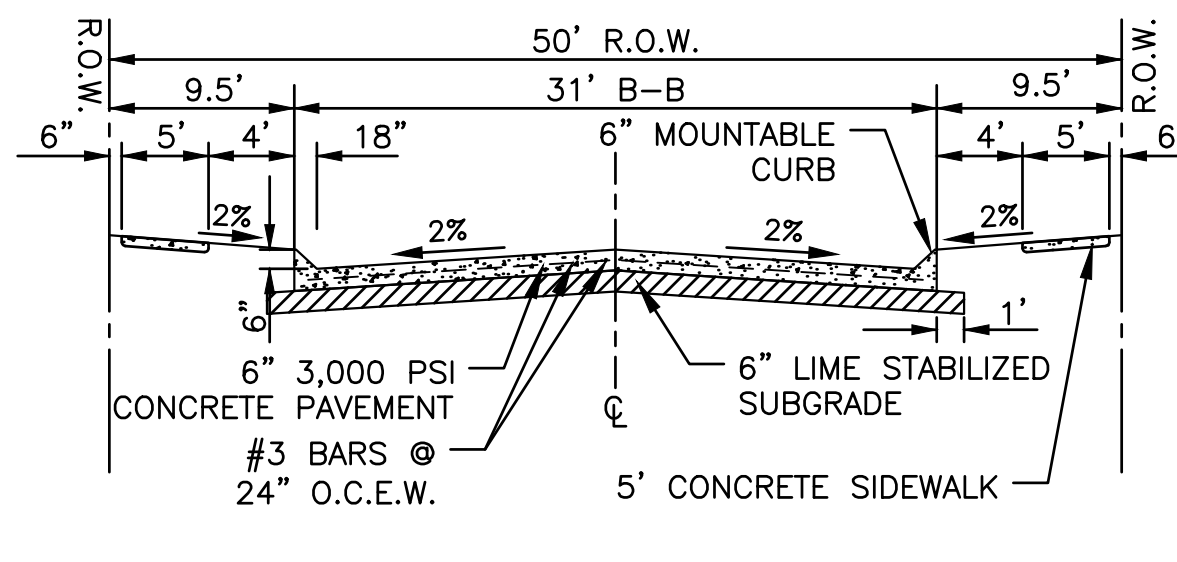
SITE DATA SUMMARY TABLE	
GENERAL SITE DATA	
CURRENT ZONING	PLANNED DEVELOPMENT (PD)
CURRENT LAND USE	AGRICULTURAL USE
GROSS SITE AREA	306.356 ACRES

ENGINEER:

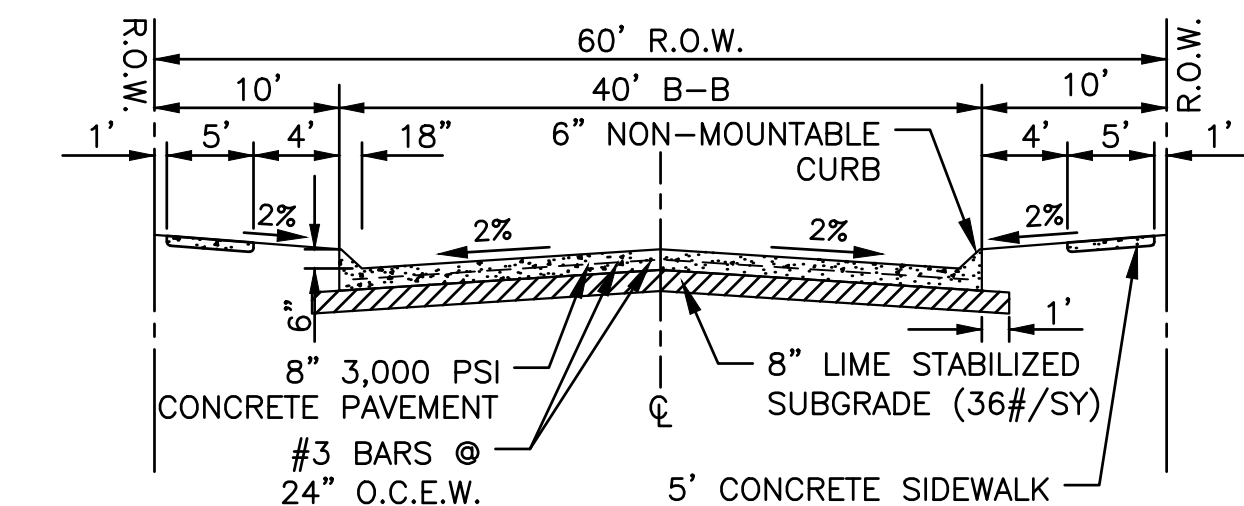
LJA ENGINEERING, INC.
6060 NORTH CENTRAL EXPRESSWAY
SUITE 400
DALLAS, TEXAS 75206
PHONE: (469) 621-0710
TEXAS REGISTRATION F-1386

DEVELOPER/OWNER:

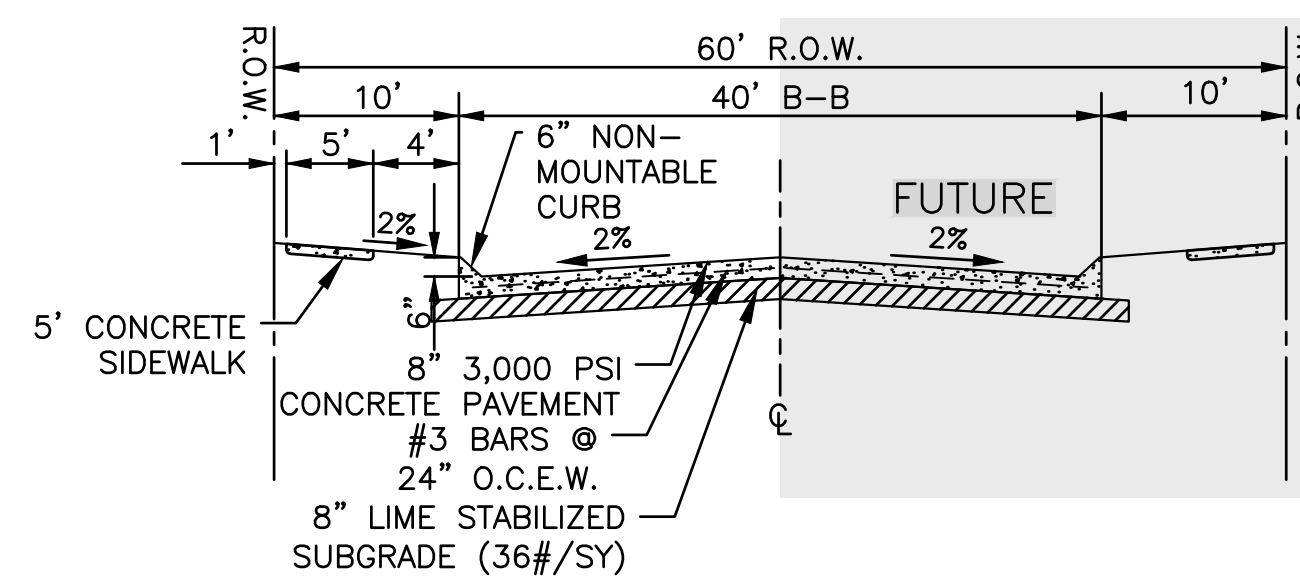
MERITAGE HOMES OF TEXAS, LLC
8840 CYPRESS WATERS BOULEVARD
SUITE 100
DALLAS, TX 75019
PHONE: (972)-580-6300



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 LOT SIZE	LOT COUNT SUMMARY			TOTAL
	PHASE 1	PHASE 2	PHASE 3	
50' X 120'	216	129	392	737
60' X 120'	87	178	55	320
TOTAL	303	307	447	1057

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:



SHEET 6 OF 14

NT680-0386

Table with 3 columns: SINGLE FAMILY, BLOCK & LOT NUMBERS, AREA. Lists lots 1-45 with their respective areas.

Table with 3 columns: SINGLE FAMILY, BLOCK & LOT NUMBERS, AREA. Lists lots 46-90 with their respective areas.

Table with 3 columns: SINGLE FAMILY, BLOCK & LOT NUMBERS, AREA. Lists lots 91-135 with their respective areas.

Table with 3 columns: SINGLE FAMILY, BLOCK & LOT NUMBERS, AREA. Lists lots 136-180 with their respective areas.

Table with 3 columns: SINGLE FAMILY, BLOCK & LOT NUMBERS, AREA. Lists lots 181-225 with their respective areas.

Table with 3 columns: SINGLE FAMILY, BLOCK & LOT NUMBERS, AREA. Lists lots 226-270 with their respective areas.

Table with 3 columns: SINGLE FAMILY, BLOCK & LOT NUMBERS, AREA. Lists lots 271-315 with their respective areas.

Table with 3 columns: SINGLE FAMILY, BLOCK & LOT NUMBERS, AREA. Lists lots 316-360 with their respective areas.

Table with 3 columns: SINGLE FAMILY, BLOCK & LOT NUMBERS, AREA. Lists lots 361-405 with their respective areas.

Table with 3 columns: SINGLE FAMILY, BLOCK & LOT NUMBERS, AREA. Lists lots 406-450 with their respective areas.

Table with 3 columns: SINGLE FAMILY, BLOCK & LOT NUMBERS, AREA. Lists lots 451-495 with their respective areas.

Table with 3 columns: SINGLE FAMILY, BLOCK & LOT NUMBERS, AREA. Lists lots 496-540 with their respective areas.

Table with 3 columns: SINGLE FAMILY, BLOCK & LOT NUMBERS, AREA. Lists lots 541-585 with their respective areas.

Table with 3 columns: SINGLE FAMILY, BLOCK & LOT NUMBERS, AREA. Lists lots 586-630 with their respective areas.

Table with 3 columns: SINGLE FAMILY, BLOCK & LOT NUMBERS, AREA. Lists lots 631-675 with their respective areas.

Table with 3 columns: SINGLE FAMILY, BLOCK & LOT NUMBERS, AREA. Lists lots 676-720 with their respective areas.

Table with 3 columns: SINGLE FAMILY, BLOCK & LOT NUMBERS, AREA. Lists lots 721-765 with their respective areas.

Table with 3 columns: SINGLE FAMILY, BLOCK & LOT NUMBERS, AREA. Lists lots 766-810 with their respective areas.

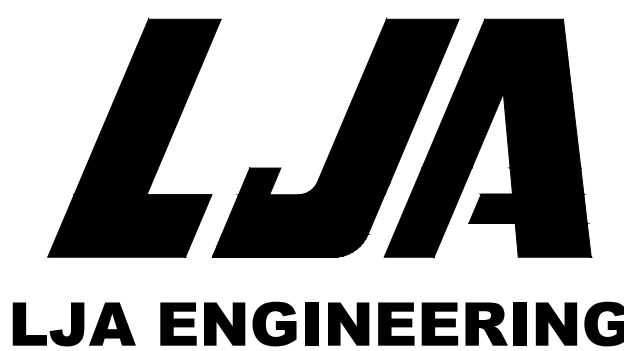
Table with 3 columns: SINGLE FAMILY, BLOCK & LOT NUMBERS, AREA. Lists lots 811-855 with their respective areas.

Table with 3 columns: SINGLE FAMILY, BLOCK & LOT NUMBERS, AREA. Lists lots 856-900 with their respective areas.

Table with 3 columns: SINGLE FAMILY, BLOCK & LOT NUMBERS, AREA. Lists lots 901-945 with their respective areas.

Table with 3 columns: SINGLE FAMILY, BLOCK & LOT NUMBERS, AREA. Lists lots 946-990 with their respective areas.

Drawn: The 06 Feb 2025 09:56am
Part Name: S:\NTX\LAND\0386\4001\415 Preliminary Plat\ELADA Preliminary Plat\0386P001.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. Lists submittal dates from 10/16/24 to 12/12/24.

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:

NT680-0386

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	2,611,248 SF	59.95 AC

LINE TABLE	
LINE #	LENGTH
L1	1685.2
L3	1170.0
L4	1292.5
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

**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 ??09" 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 COUNTY 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.

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

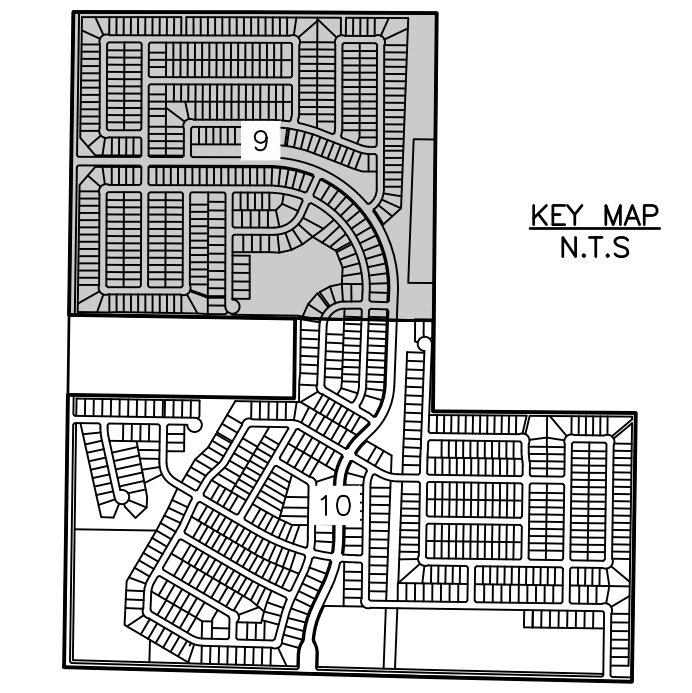
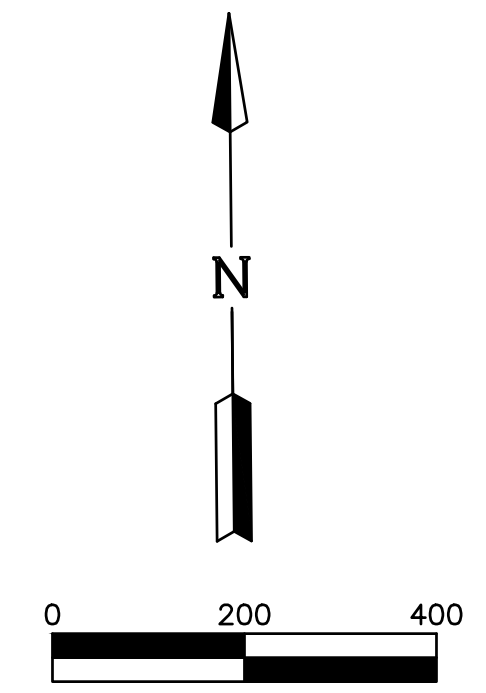
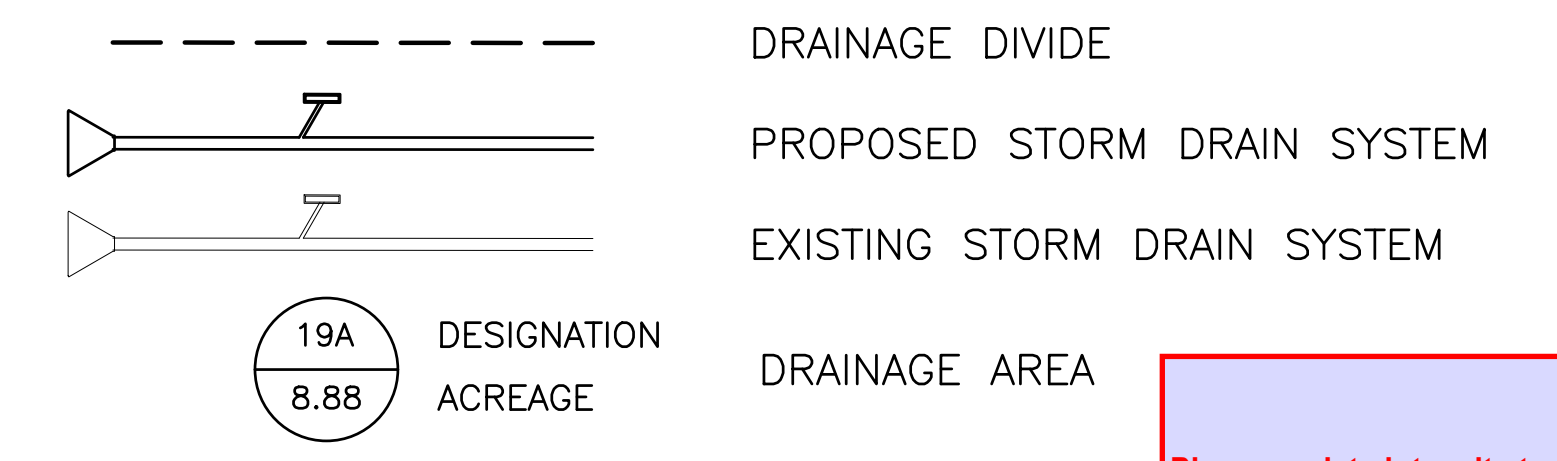
1,057 RESIDENTIAL LOTS
18 OPEN SPACE/HOA LOTS
59.95 ACRES DEDICATED RIGHT-OF-WAY

SERVICE PROVIDERS

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

SUBMITTAL DATE	DESCRIPTION	APPROVAL DATE
1 10/16/24	FIRST SUBMITTAL	--
2 02/07/25	SECOND SUBMITTAL	--
3		
4		
5		
6		
7		

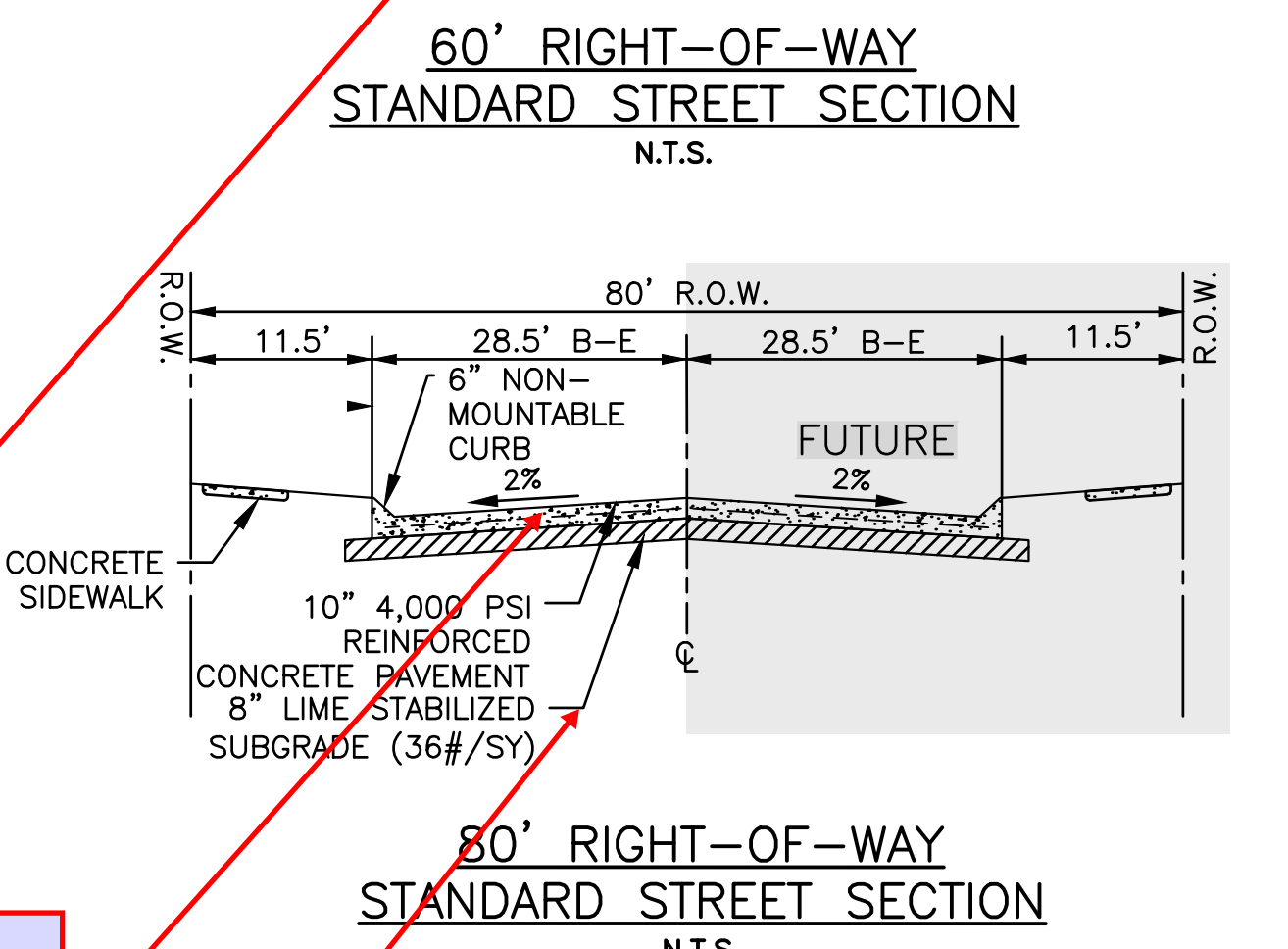
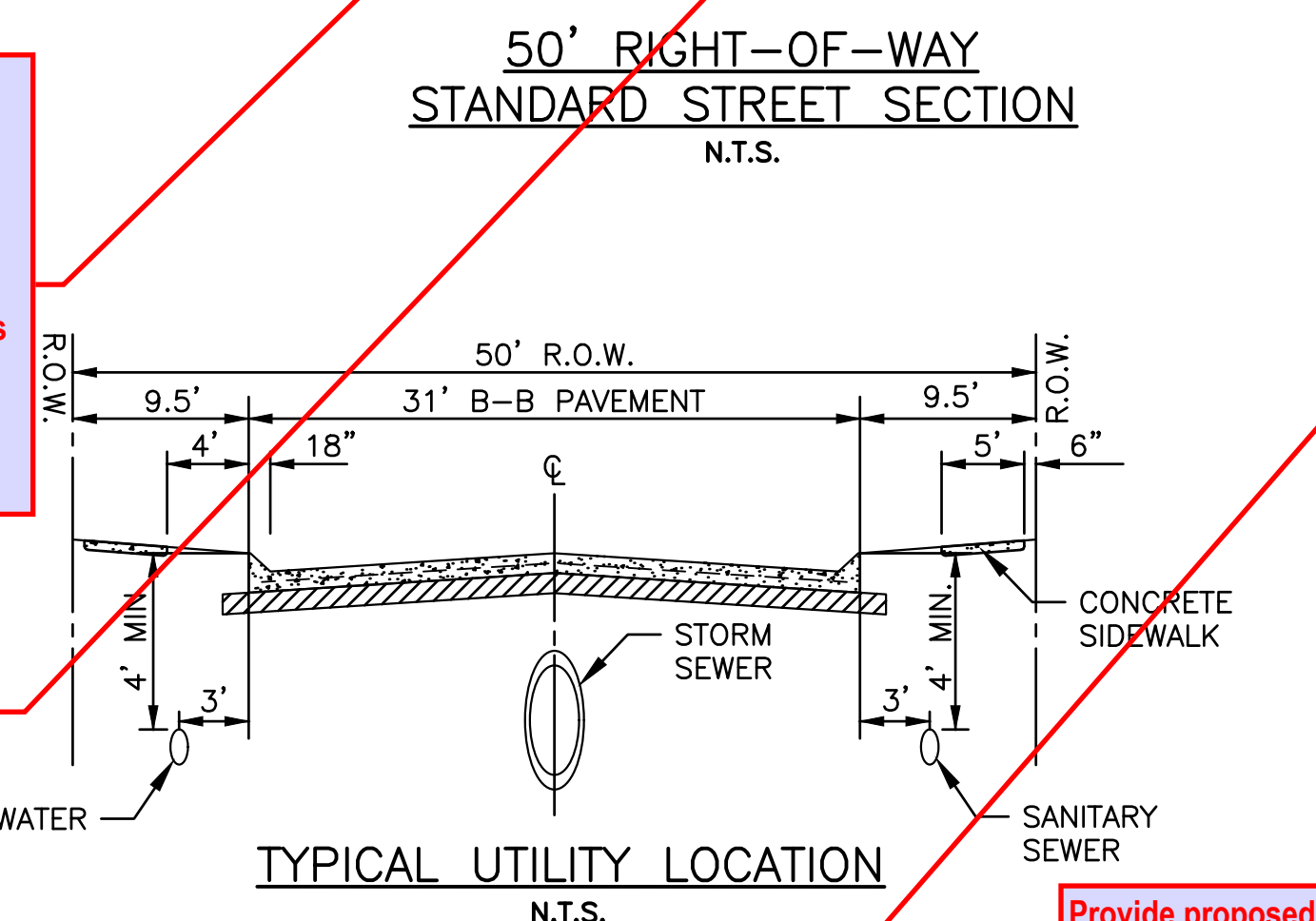
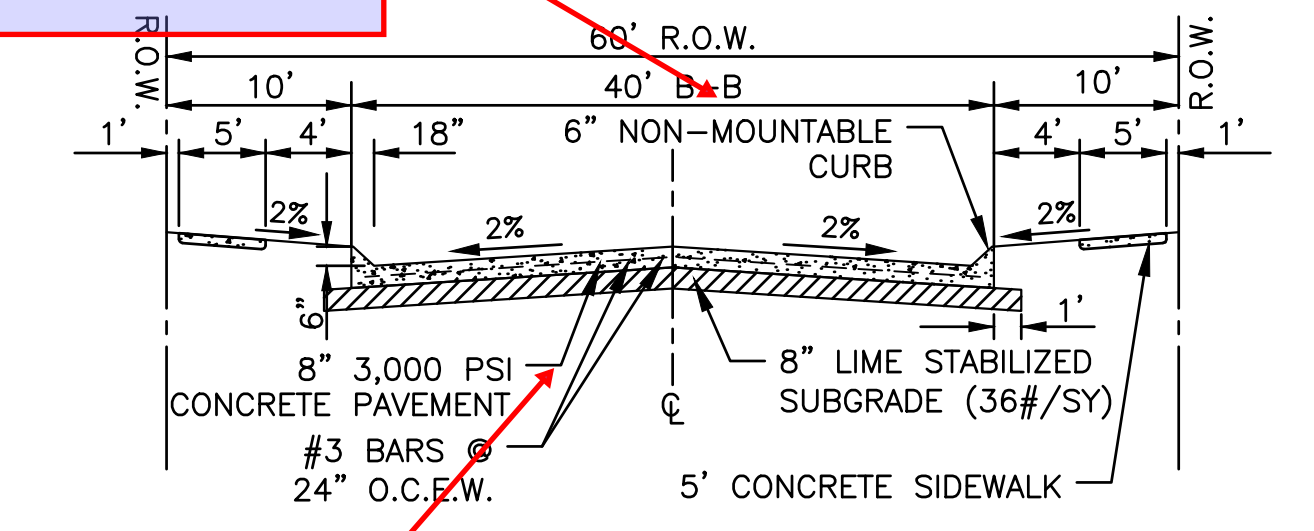
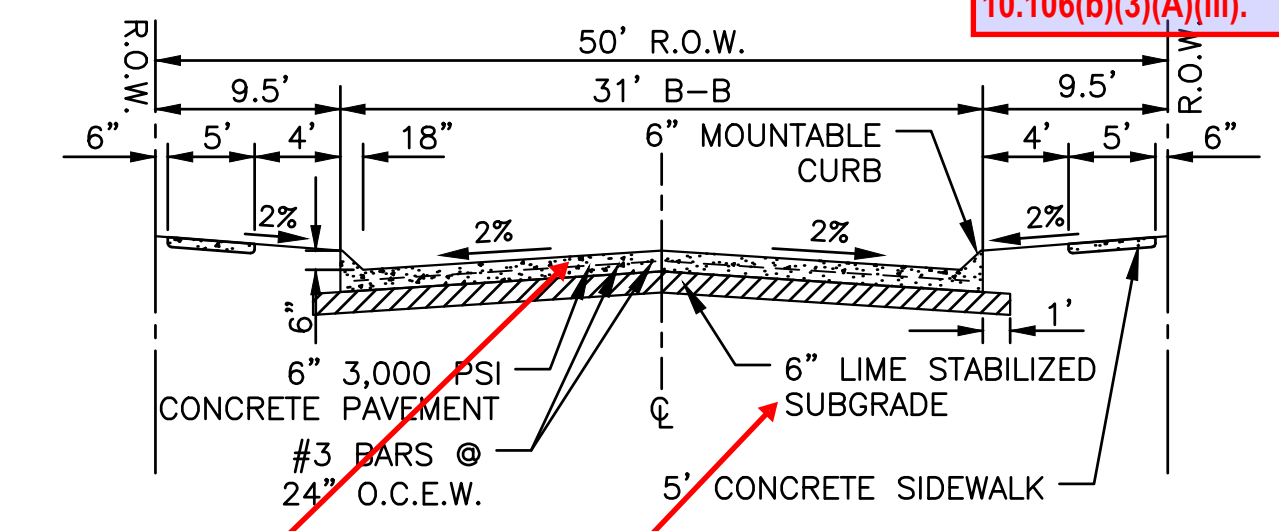
LEGEND



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 - Tc = 5 MINUTES - INTENSITY = 7.87 IN/HR

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.
 Collector street paving shall be a minimum of forty feet (40') in width, measured between the faces of the curbs per § 10.106(b)(3)(A)(iii).



Duplicate drainage areas

A six-inch (6") thickness of three thousand six hundred (3,600) p.s.i. reinforced concrete pavement on a compacted sub-base shall be required for Residential Streets. All steel reinforcing shall be deformed No. 3 bars on eighteen-inch (18") center both ways or No. 4 bars on twenty-four-inch (24") centers both ways per § 10.106(b)(2)(A)(ii). Please update or provide Geotechnical Report to support pavement thickness and reinforcement

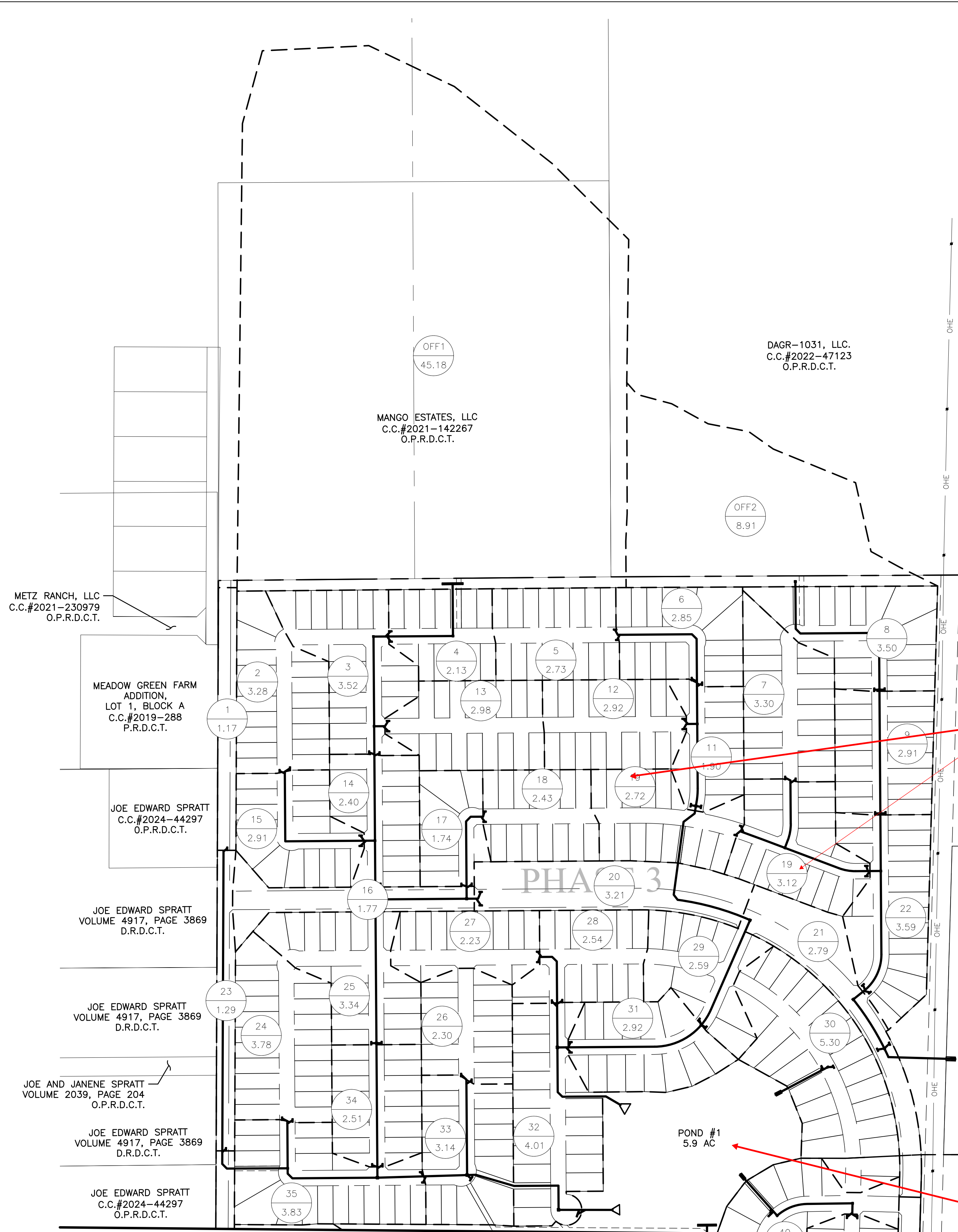
Where the plasticity index of the soil is twelve (12) or greater, stabilization of the subgrade, eight inches (8") thick with six percent (6%) hydrated lime by weight, shall be required per § 10.106(b)(2)(A)(iii). Please update or provide Geotechnical Report to support subgrade thickness

Provide proposed reinforcing for pavement section

Collector streets and alleys shall, at a minimum, be designed and constructed with eight-inch (8") thickness of four thousand (4,000) p.s.i. reinforced concrete pavement on a compacted sub-base. All steel reinforcing shall be deformed No. 4 bars on eighteen-inch (18") centers both ways per § 10.106(b)(2)(B)(ii)

Where the plasticity index of the soil is twelve (12) or greater, stabilization of the subgrade, ten inches (10") thick with six percent (6%) hydrated lime by weight, shall be required per § 10.106(b)(2)(C)(iv) for major or secondary thoroughfares

Please show layout, grading, sizing and stage storage curves of all ponds to demonstrate that proposed capacity will be sufficient for the development needs

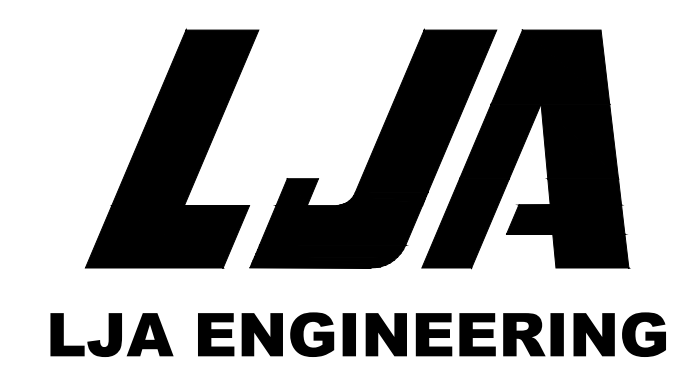


MATCH LINE SHEET 10

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.



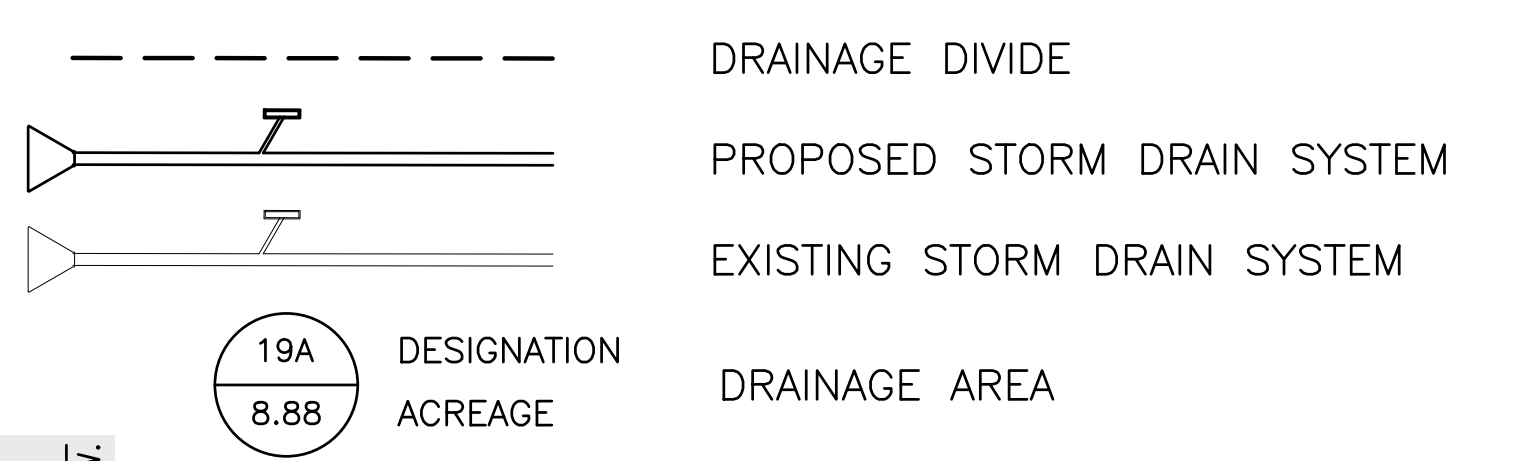
PRELIMINARY DRAINAGE PLAN
 FOR
ELADA
 306.356 ACRES OUT OF THE TIERWESTER SURVEY,
 ABSTRACT NO. A1241A
 1,057 RESIDENTIAL LOTS
 18 OPEN SPACE/HOA LOTS
 59.95 ACRES DEDICATED RIGHT-OF-WAY
 CITY OF SANGER,
 DENTON COUNTY, TEXAS

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:

Date: 02/07/25 09:35am Path: \\S:\Projects\2024\44297\44297_Preliminary\Plan\Elada_Preliminary_Plan\0386P01.dwg

LEGEND

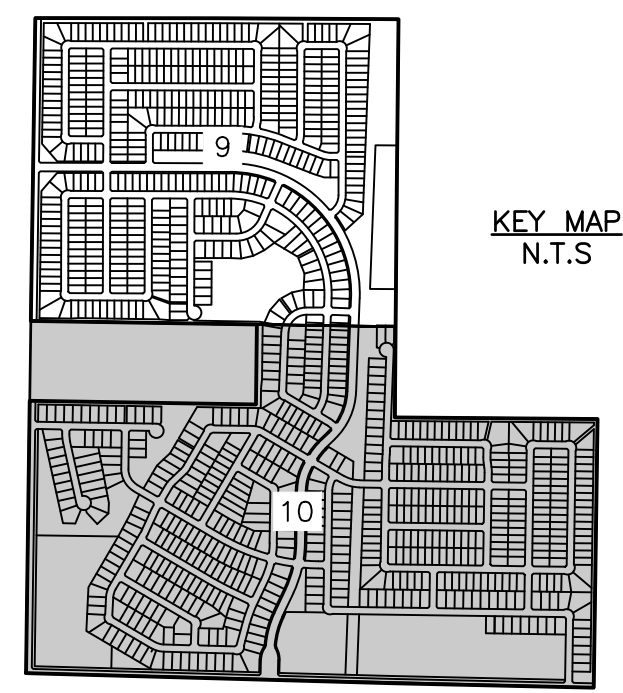
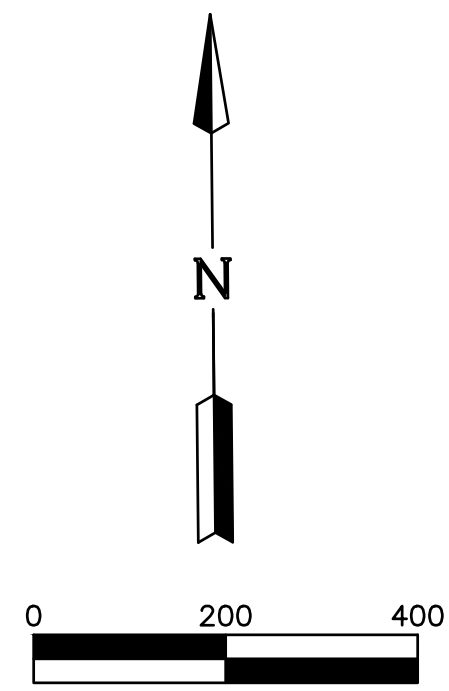


STORMWATER NOTES:

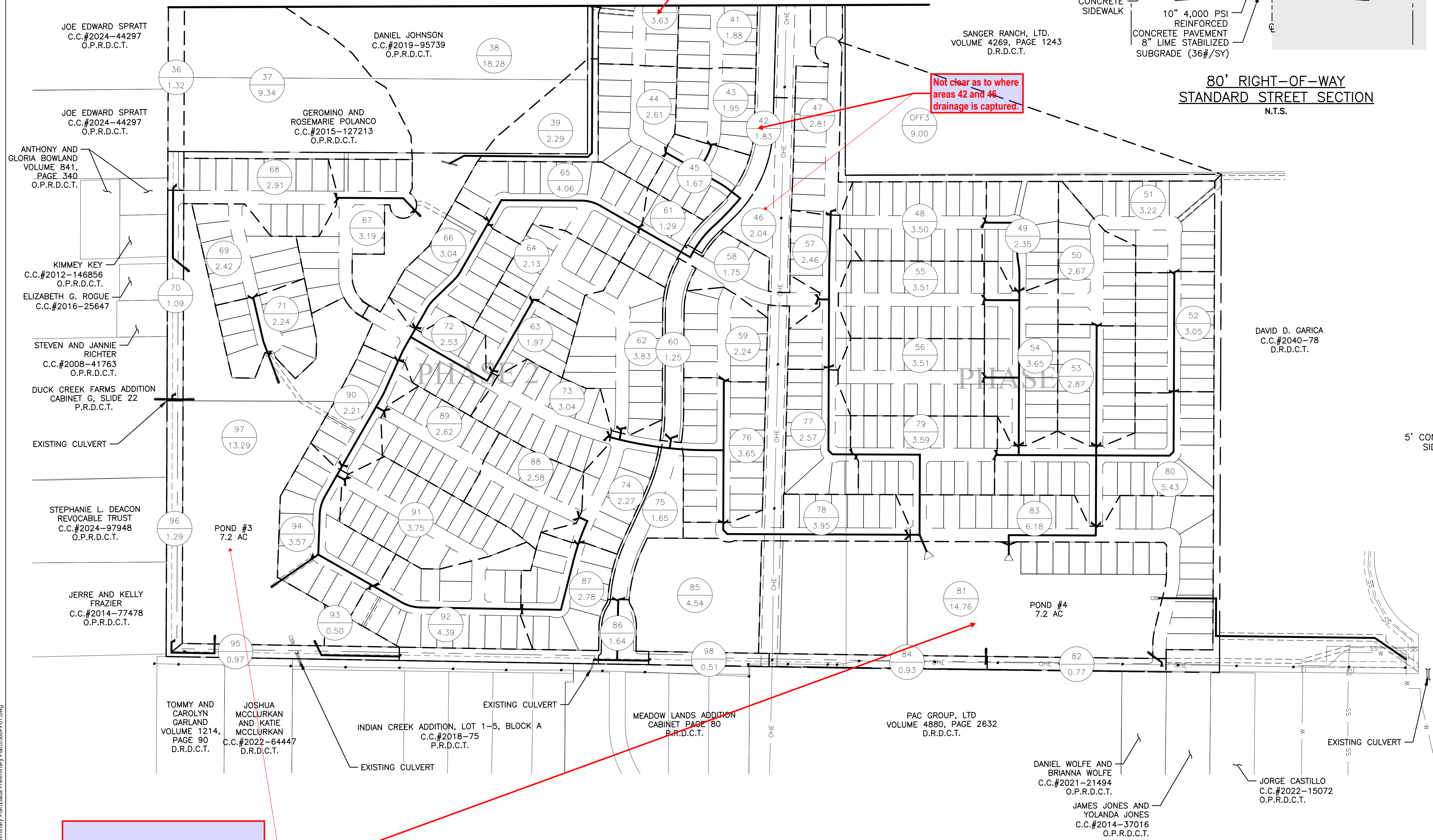
1. THE STORM DRAINAGE LAYOUT SHOWN IS PRELIMINARY IN NATURE AND IS SUBJECT TO CHANGE AT THE TIME OF FINAL PLAT AND FINAL DESIGN.
2. ALL INLETS & PIPE WILL BE SIZED TO SANGER & DENTON COUNTY STANDARDS.

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



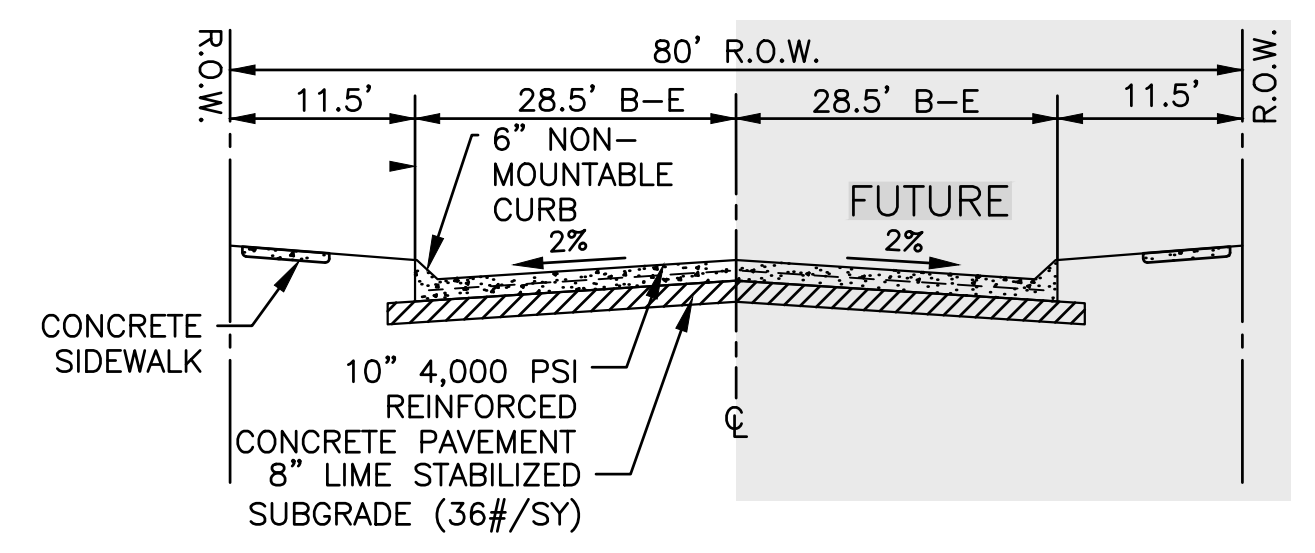
MATCH LINE SHEET 9



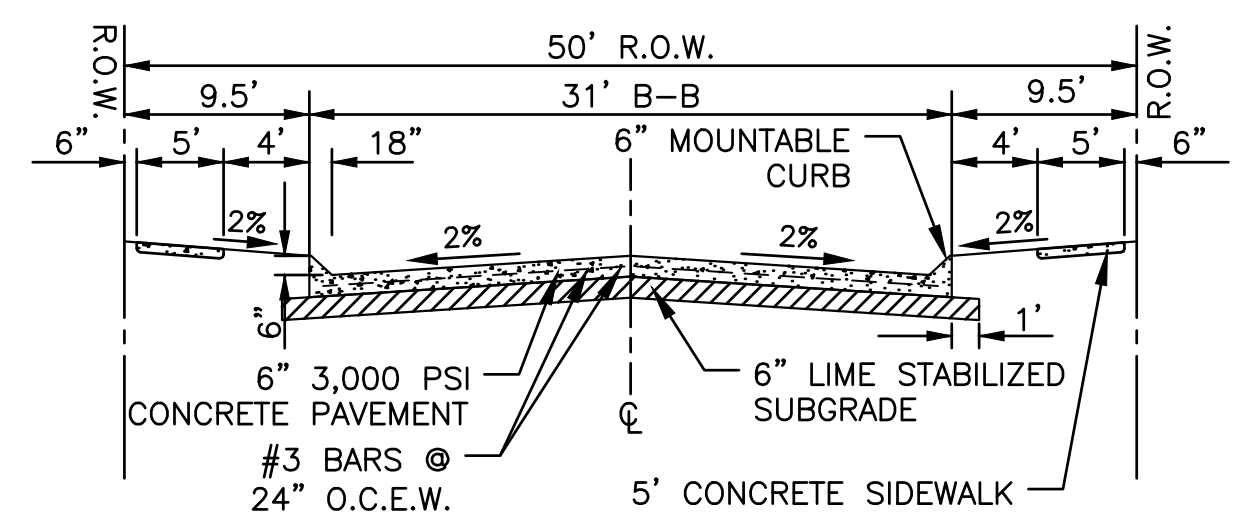
Avoid clipping drainage area designations by match lines

Not clear as to where areas 42 and 46 drainage is captured.

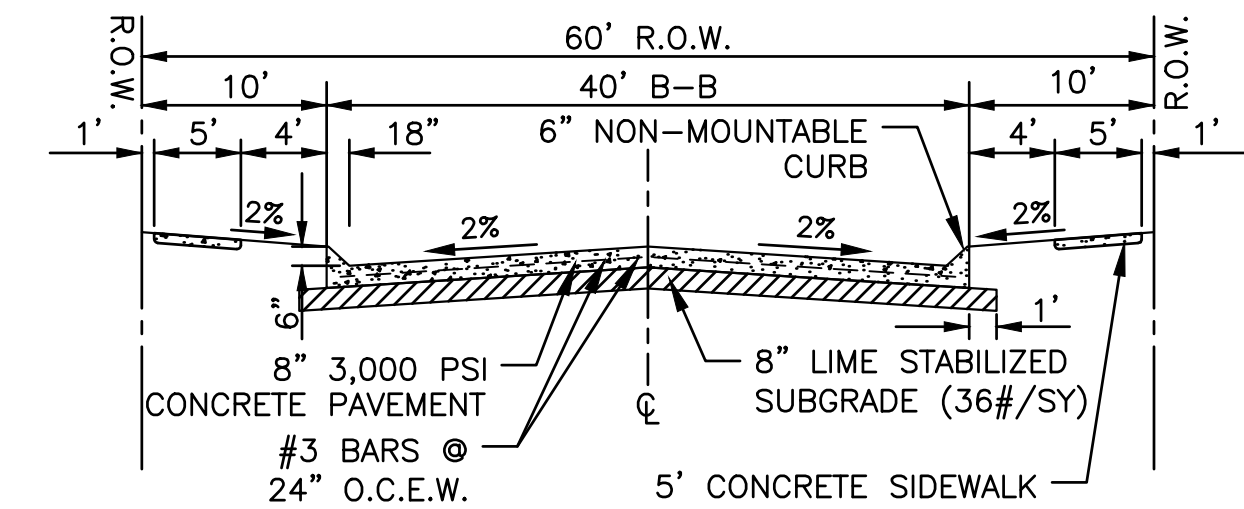
Please show layout, grading, sizing and stage storage curves of all ponds to demonstrate that proposed capacity will be sufficient for the development needs



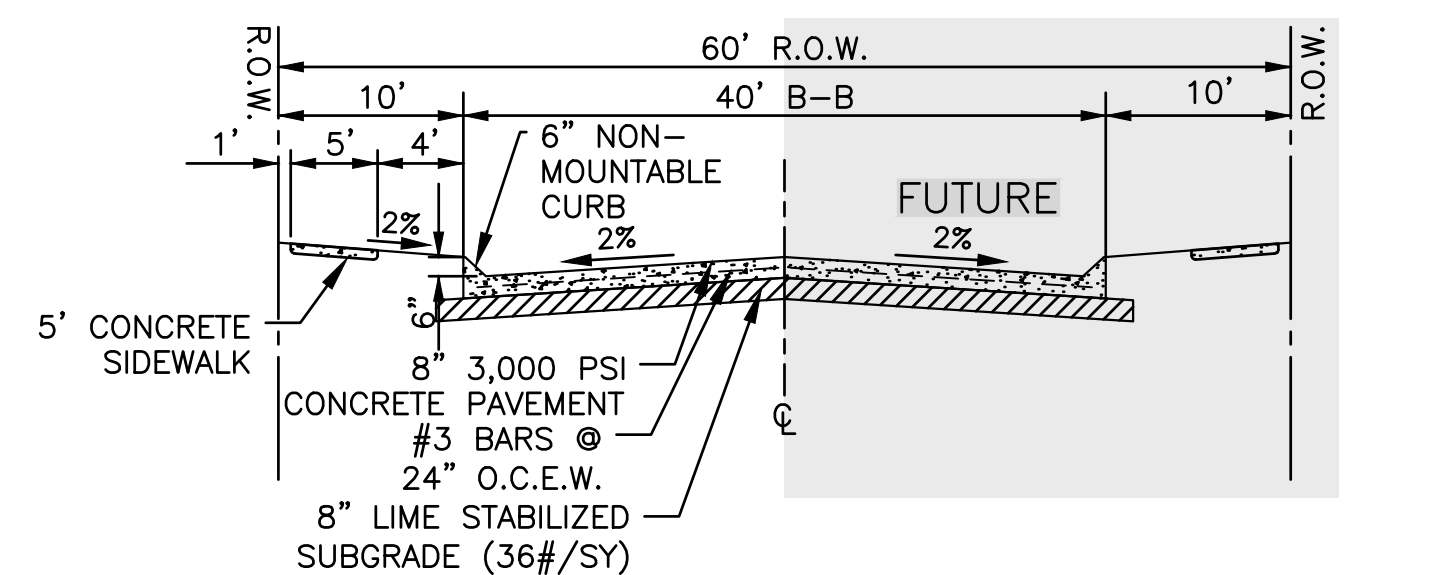
80' RIGHT-OF-WAY STANDARD STREET SECTION N.T.S.



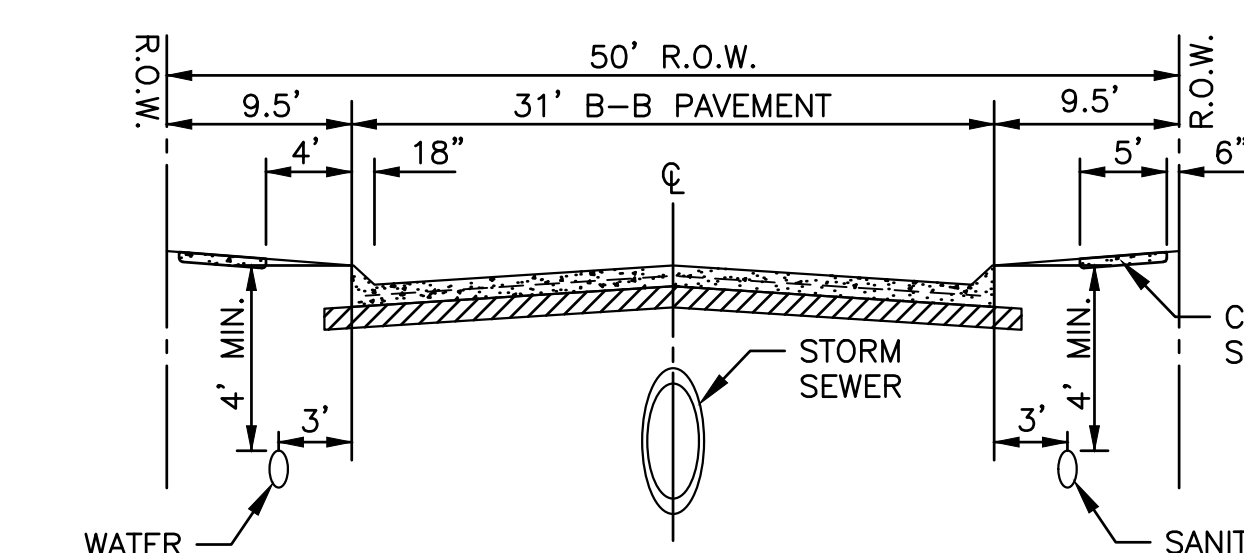
50' RIGHT-OF-WAY STANDARD STREET SECTION N.T.S.



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.

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	--

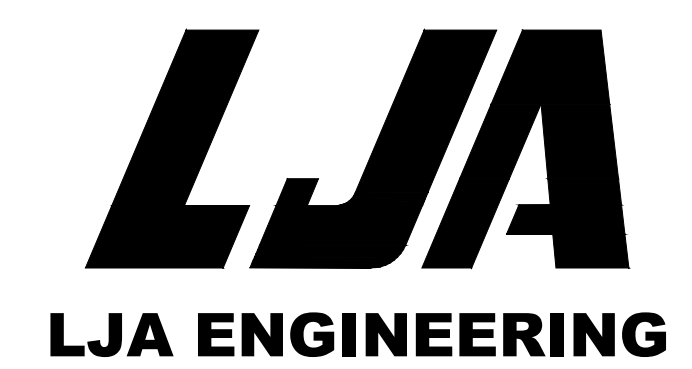
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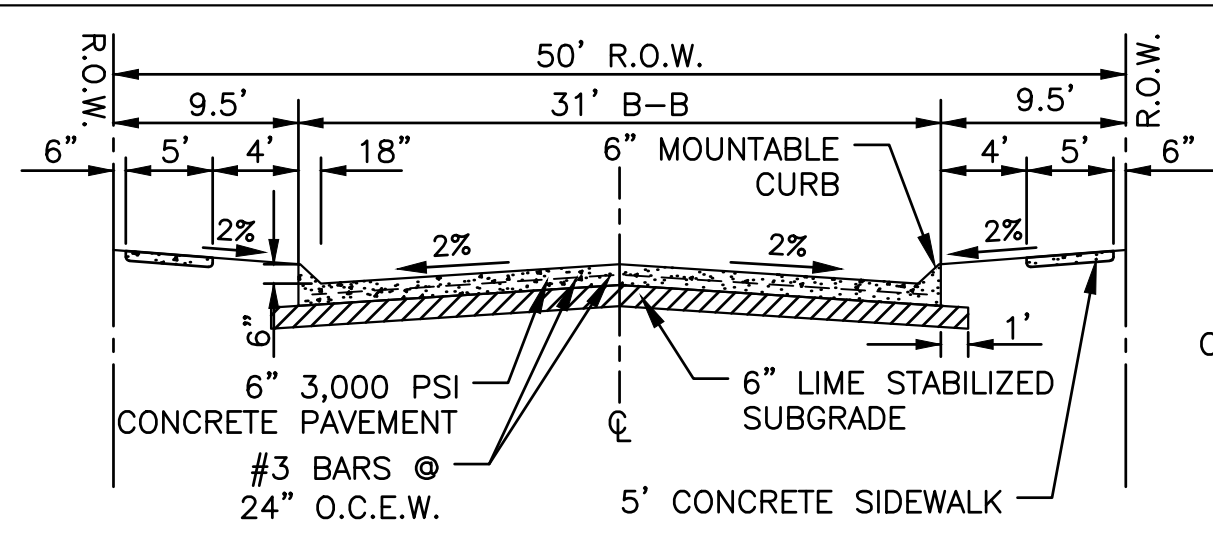
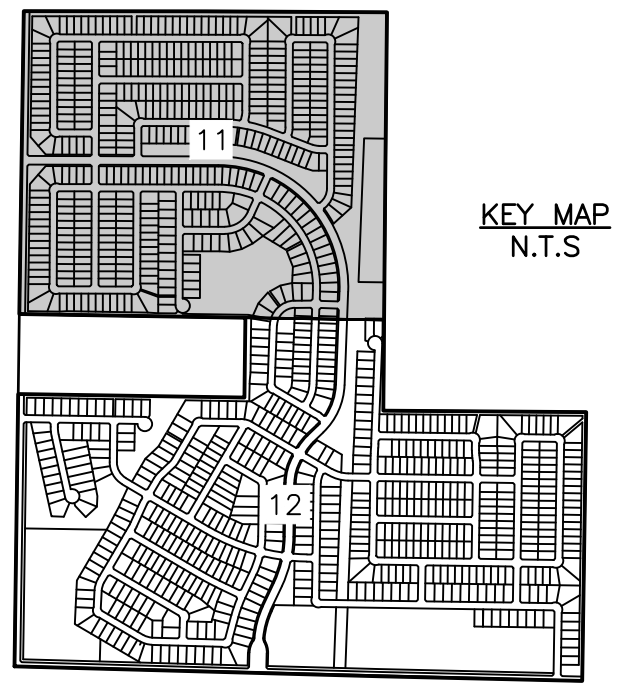
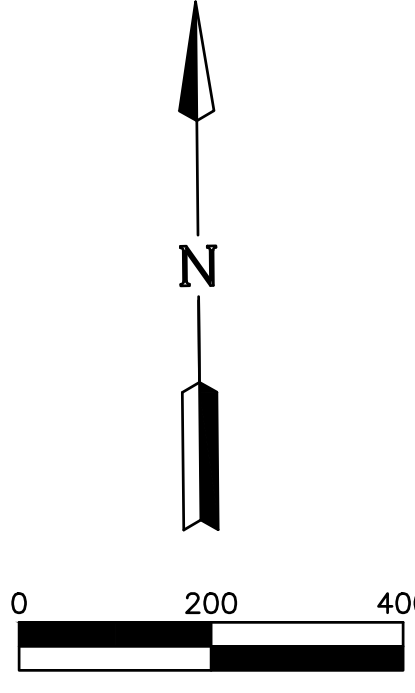
ENGINEER:
 LJA ENGINEERING, INC.
 6060 NORTH CENTRAL EXPRESSWAY
 SUITE 400
 DALLAS, TEXAS 75206
 PHONE: (469) 621-0710
 TEXAS REGISTRATION F-1386

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

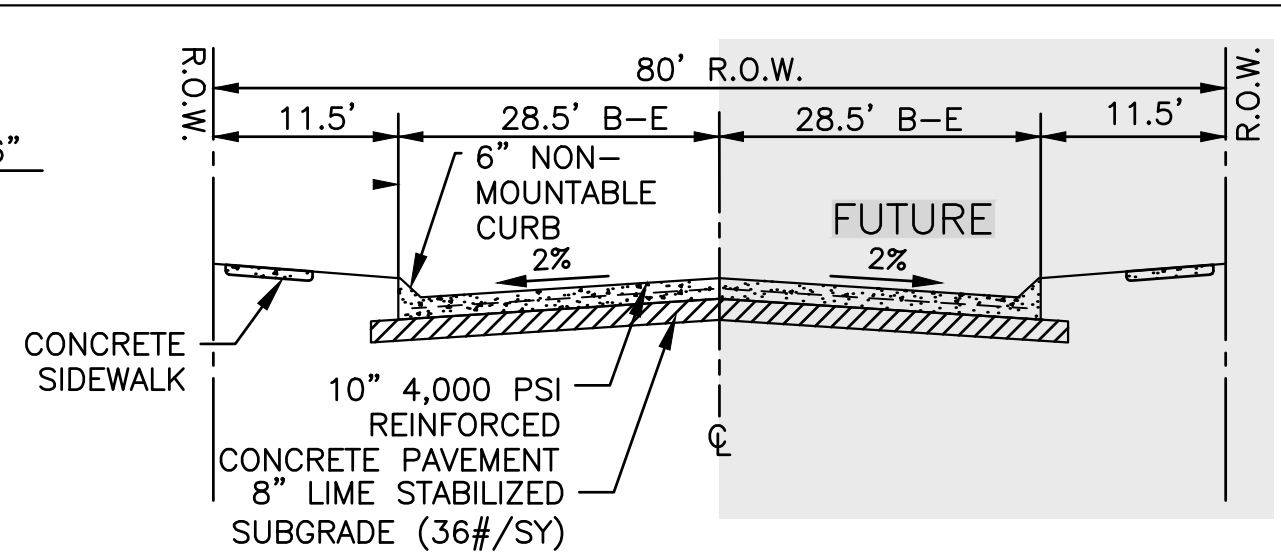
SERVICE PROVIDERS

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

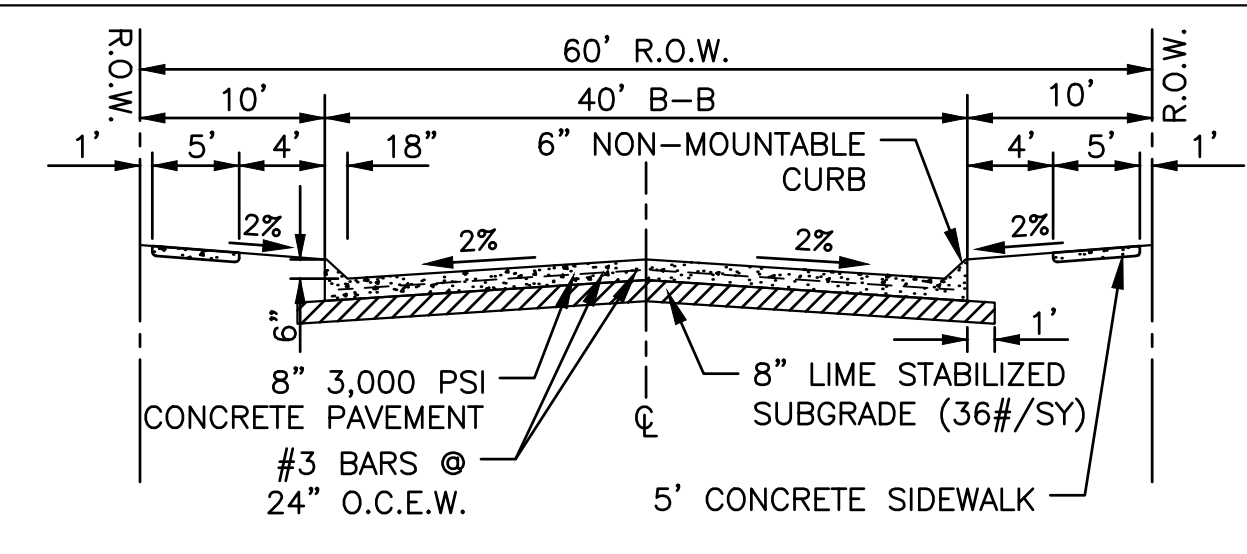




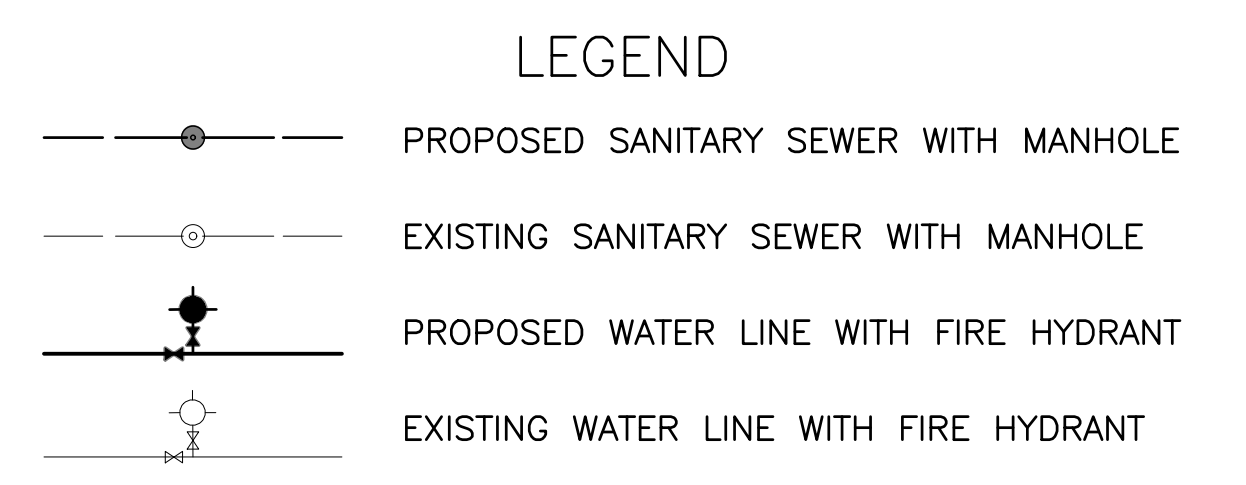
50' RIGHT-OF-WAY
STANDARD STREET SECTION
N.T.S.



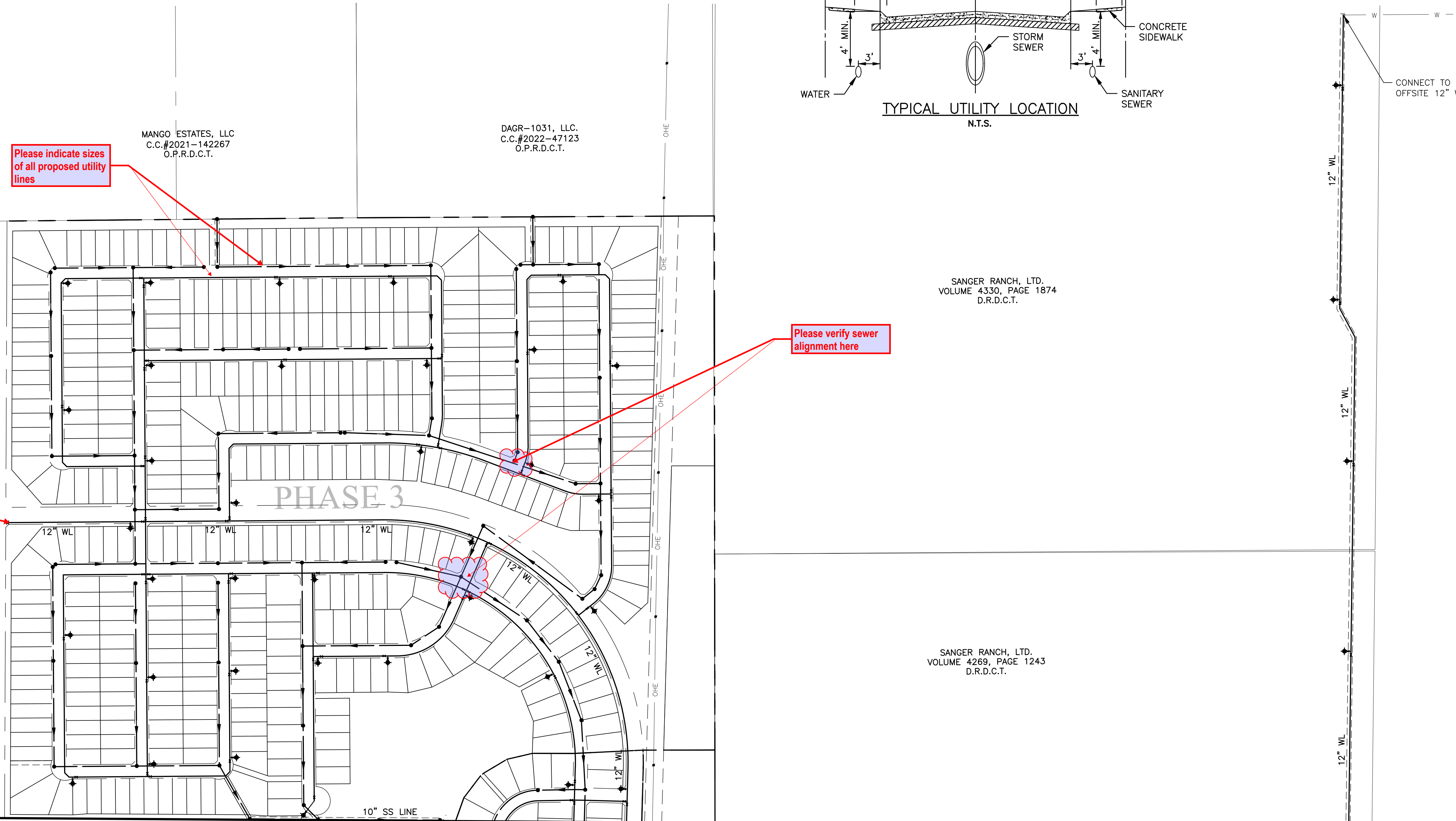
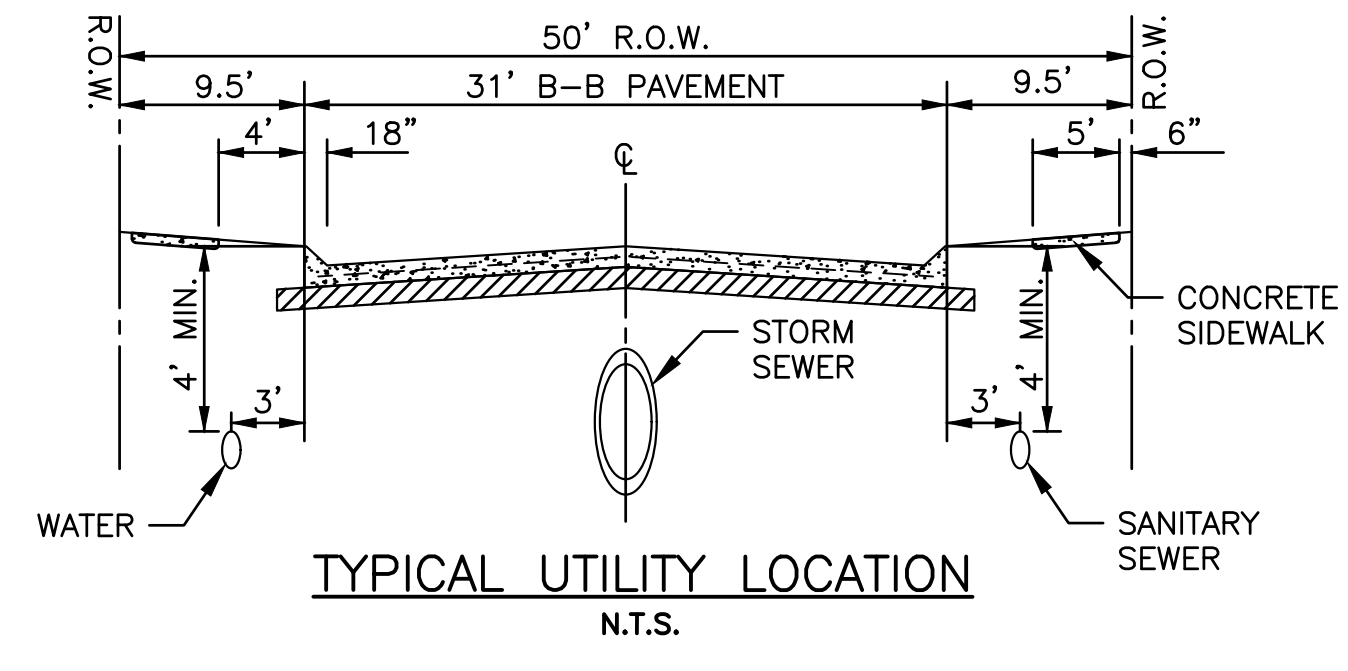
80' RIGHT-OF-WAY
STANDARD STREET SECTION
N.T.S.



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.



Please indicate sizes of all proposed utility lines

Please verify sewer alignment here

What is the future plan for the dead-end mains? Please note that to insure reliability of service, dead-end mains of adequate capacity shall not exceed three thousand feet (3,000') in length per Ordinance § 10.1D(e)(2)(B)(iii)

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	--

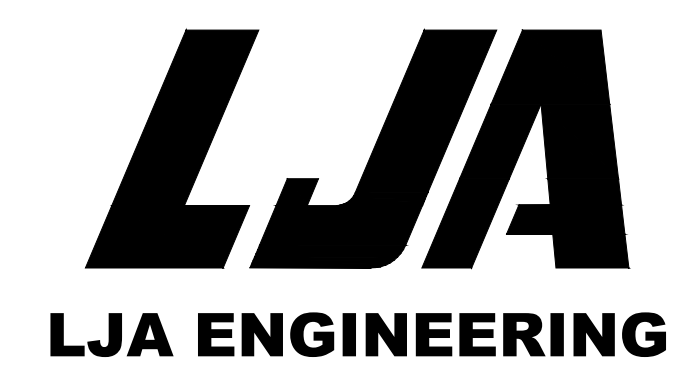
SCALE: 1" = 200' MAPSCO: N/A
REFERENCE NO:

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.

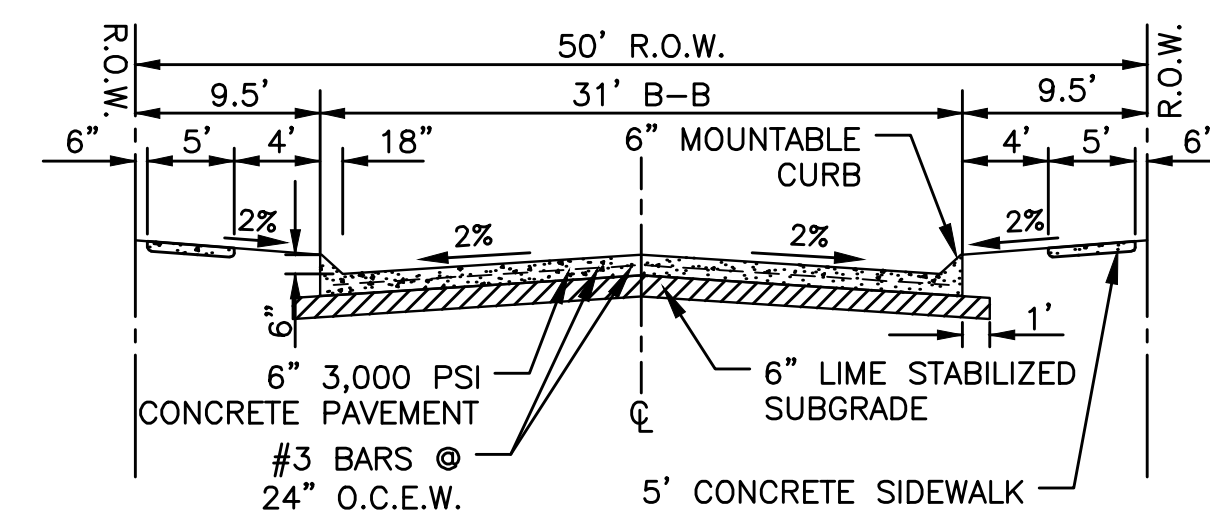
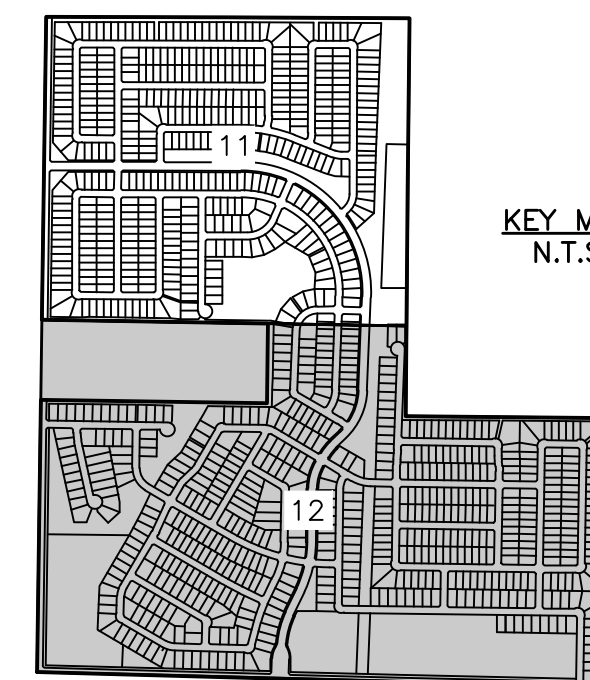
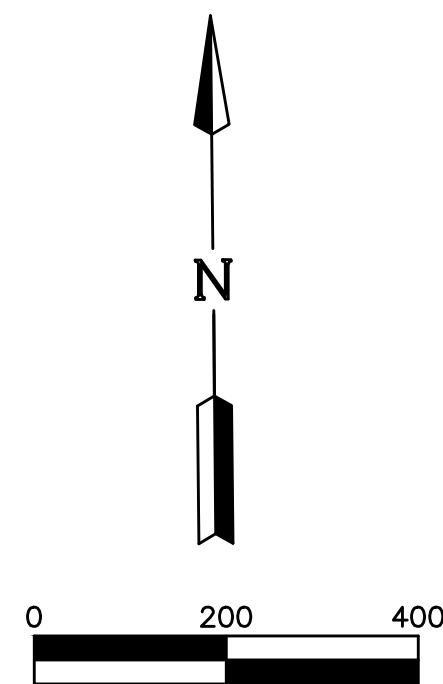


LEGEND

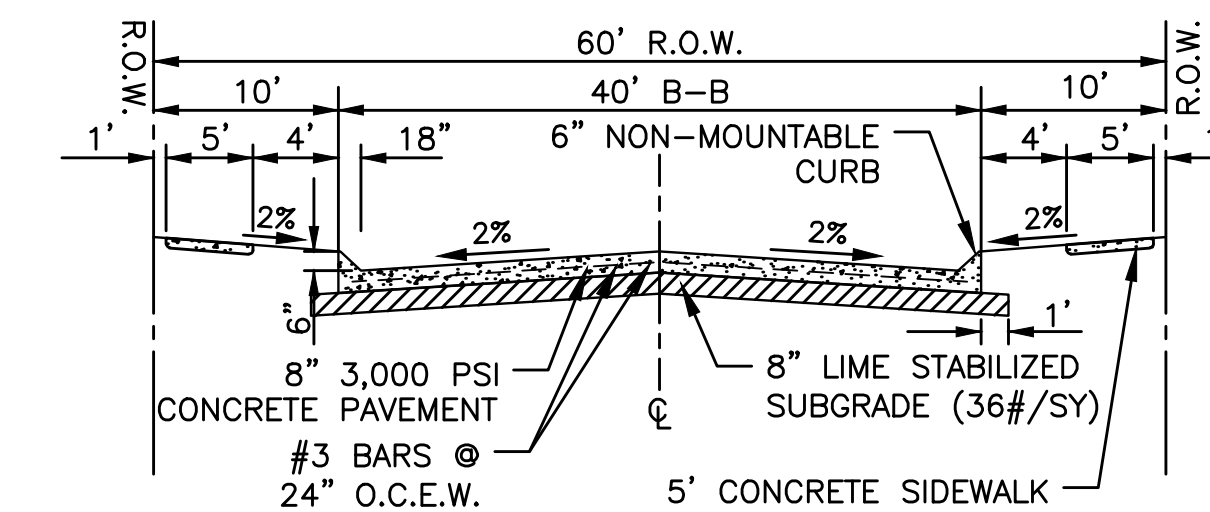
- PROPOSED SANITARY SEWER WITH MANHOLE
- EXISTING SANITARY SEWER WITH MANHOLE
- PROPOSED WATER LINE WITH FIRE HYDRANT
- EXISTING WATER LINE WITH FIRE HYDRANT

NOTES:

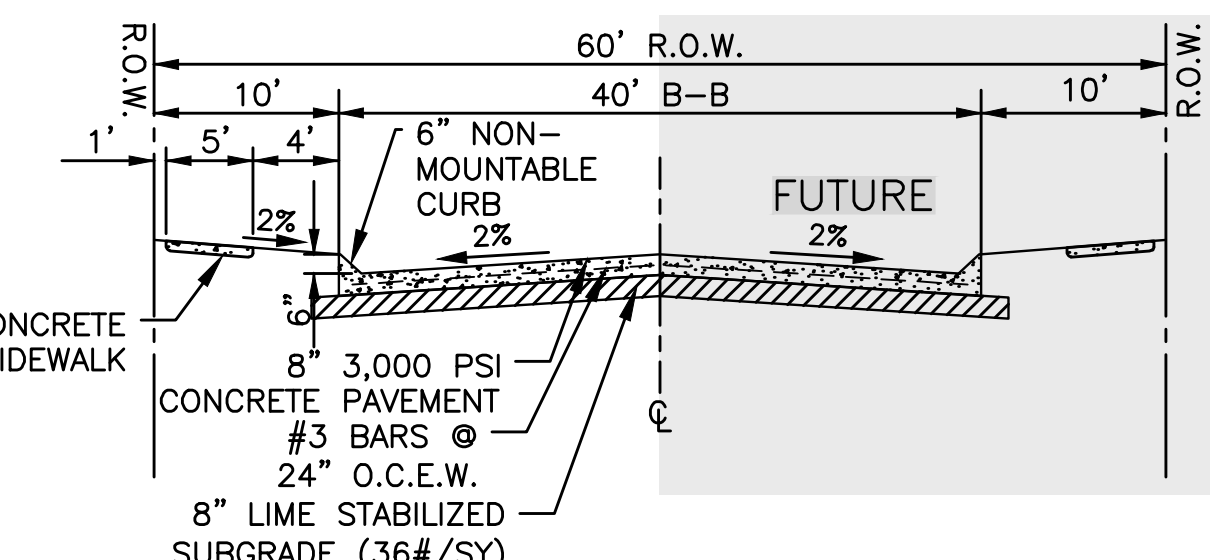
1. ALL WATER AND SEWER LINES ARE 8" UNLESS OTHERWISE NOTED.
2. WATER AND SEWER TO BE DESIGNED TO AVOID STORM DRAIN INLETS.



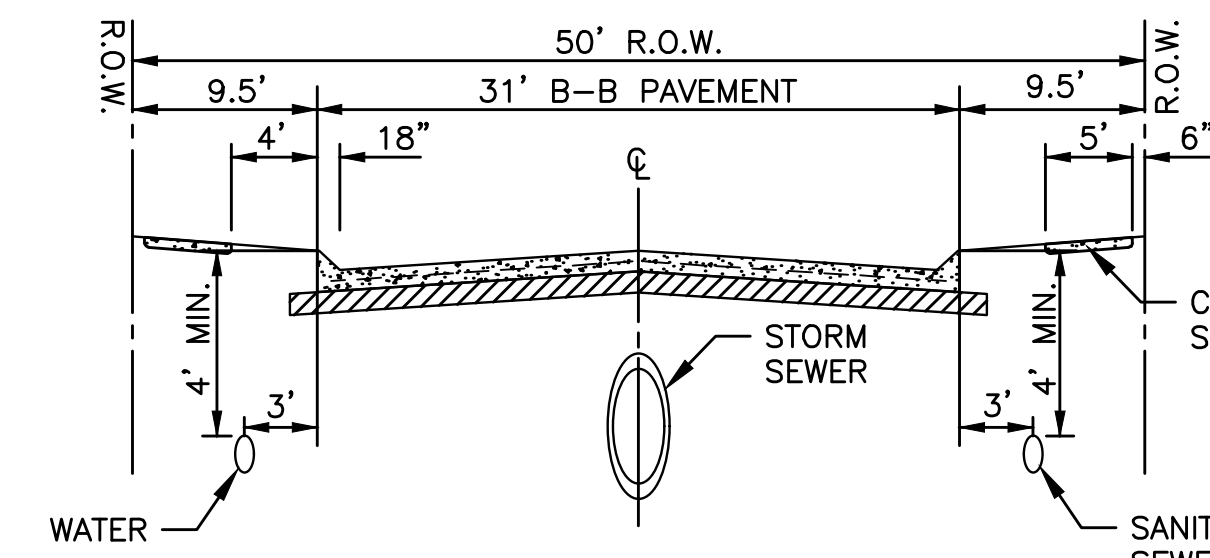
50' RIGHT-OF-WAY
STANDARD STREET SECTION
N.T.S.



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

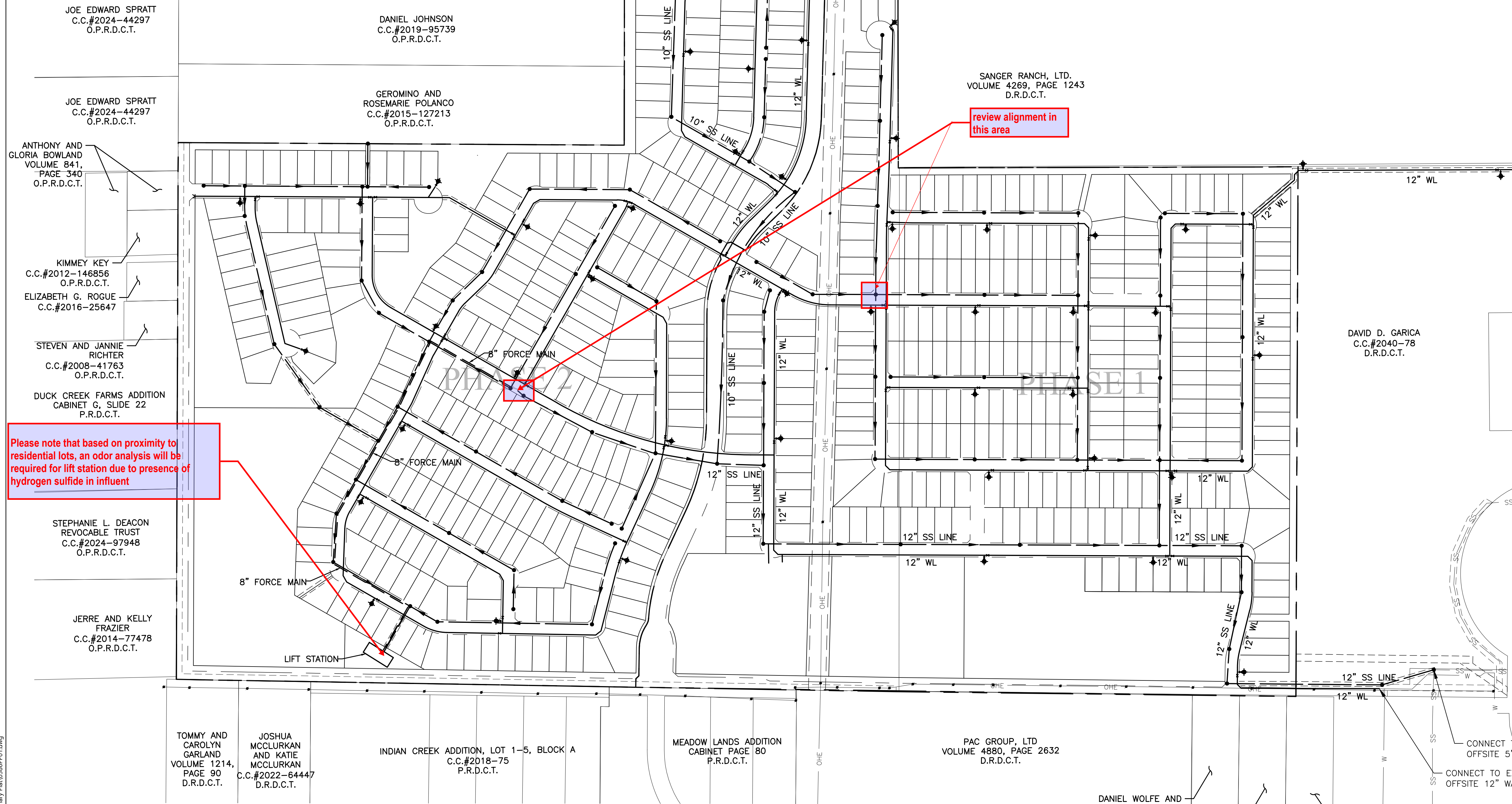


60' RIGHT-OF-WAY
STANDARD STREET SECTION
N.T.S.



TYPICAL UTILITY LOCATION
N.T.S.

MATCH LINE SHEET 11



Please note that based on proximity to residential lots, an odor analysis will be required for lift station due to presence of hydrogen sulfide in influent

review alignment in this area

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O.P.R.D.C.T.

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C.C.#2019-95739
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GEROMINO AND
ROSEMARIE POLANCO
C.C.#2015-127213
O.P.R.D.C.T.

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D.R.D.C.T.

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O.P.R.D.C.T.

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GLORIA BOWLAND
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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.

Please note that based on proximity to residential lots, an odor analysis will be required for lift station due to presence of hydrogen sulfide in influent

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,
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D.R.D.C.T.

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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.

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BRIANNA WOLFE
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YOLANDA JONES
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JORGE CASTILLO
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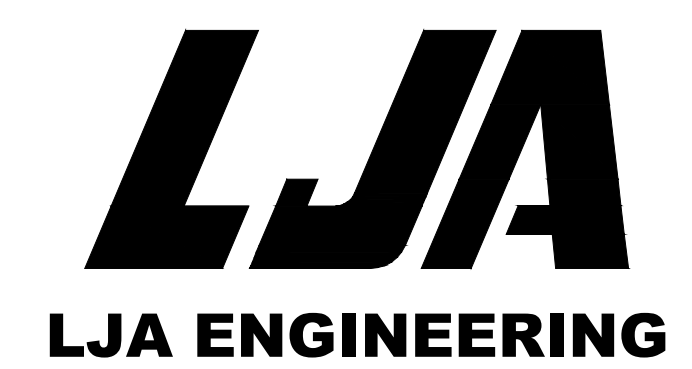
CONNECT TO EXISTING
OFFSITE 5" DIA MANHOLE

CONNECT TO EXISTING
OFFSITE 12" WATERLINE

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
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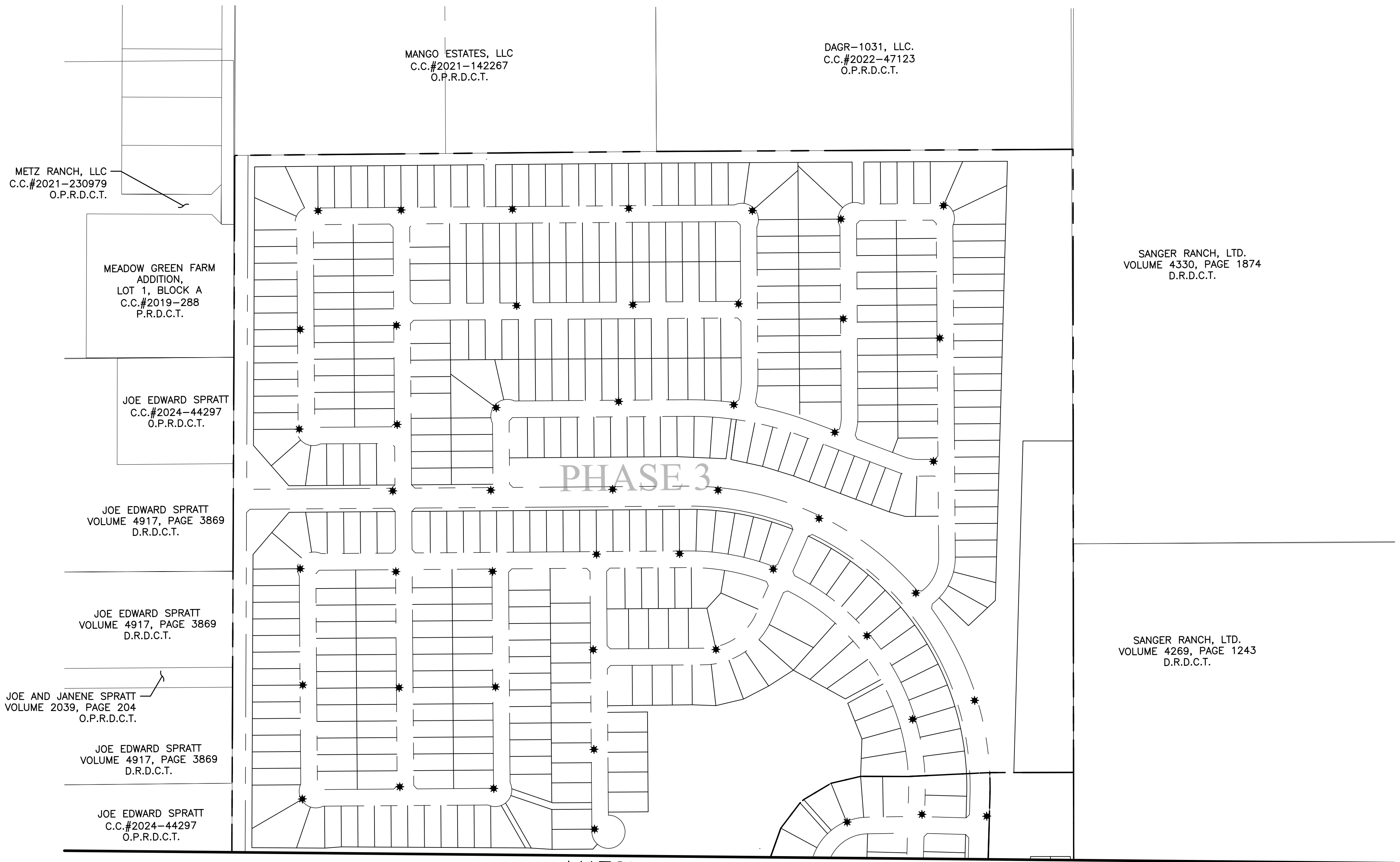
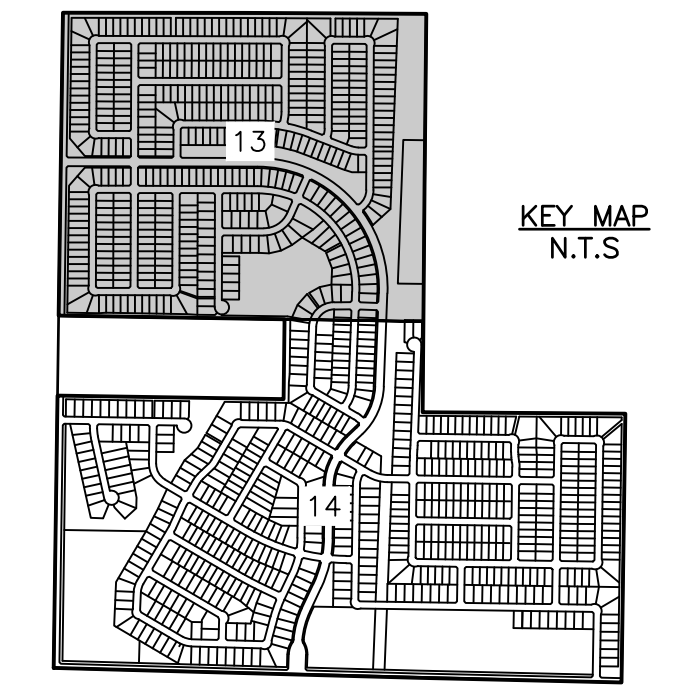
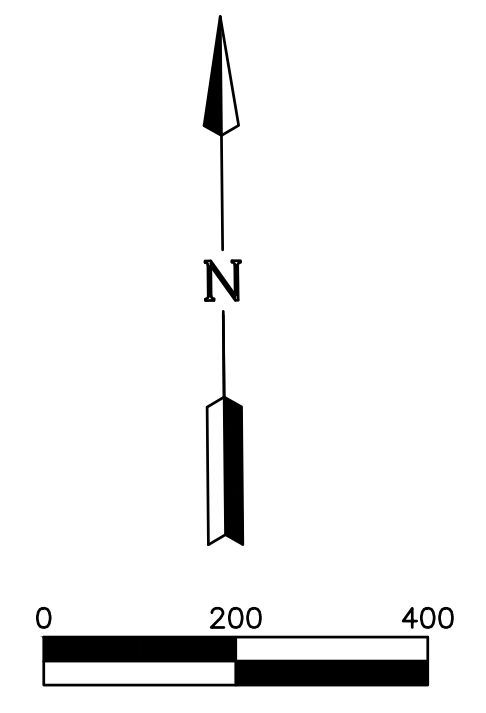
ELADA SHEET 12 OF 14

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.



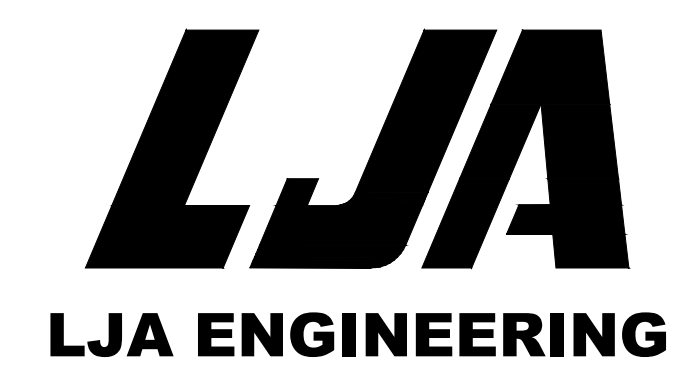
MATCH LINE SHEET 14

Date/Time: Thu, 06 Feb 2025 09:35:58
 Path/Name: S:\MKT\LAND\0386\400\ELADA\15 Preliminary Plan\ELADA Preliminary Plan\0386PP01.dwg

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 LJA ENGINEERING, INC.
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 SUITE 400
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 TEXAS REGISTRATION F-1386

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 SUITE 100
 DALLAS, TX 75019
 PHONE: (972)-580-6300

SERVICE PROVIDERS	
ELECTRIC SERVICE:	ONCOR
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SEWER SOURCE:	CITY OF SANGER CCN
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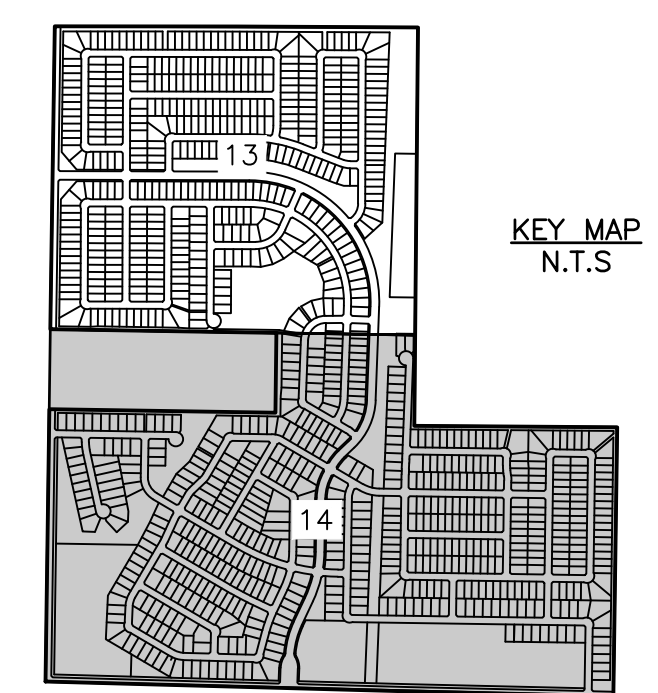
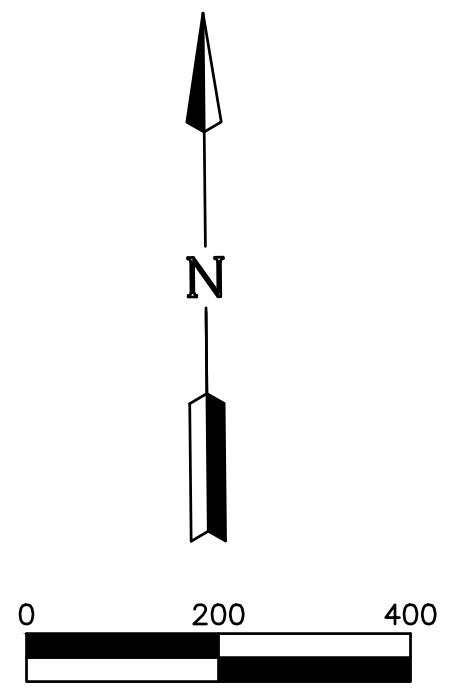
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MATCH LINE SHEET 13



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DAVID D. GARICA
C.C.#2040-78
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PHASE 2

PHASE 1

TOMMY AND CAROLYN GARLAND
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