

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 <u>Preliminary Plat</u> 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,

Samson Lotigo, PE

HALFF Firm No. 0312

Attachments: Plat markups

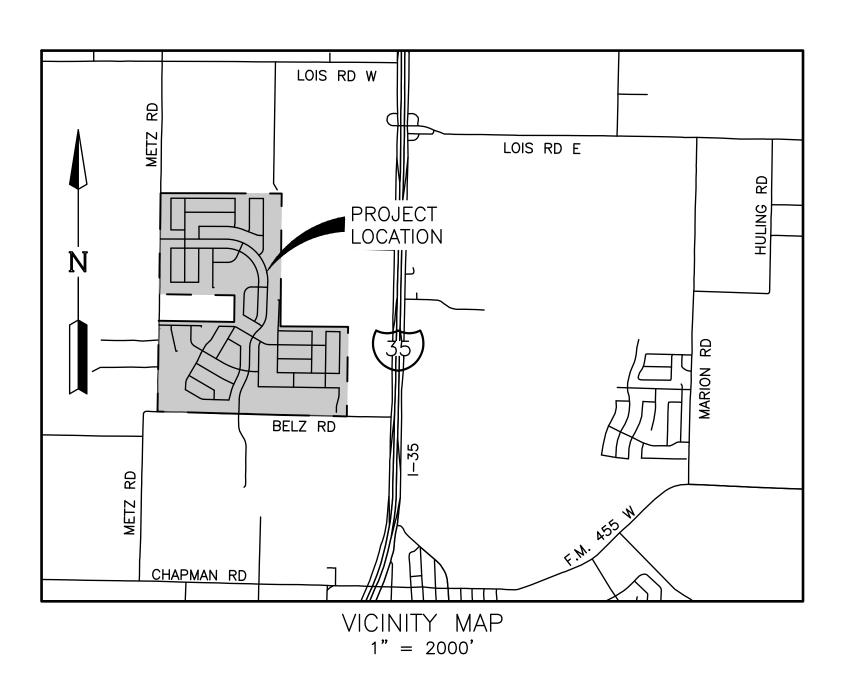
DATE

PRELIMINARY PLAT FOR

CITY OF SANGER
DENTON COUNTY, TX

ELADA

FEBRUARY 2025



SHEET INDEX

1. COVER SHEET
2. PRELIMINARY PLAT

PRELIMINARY PLAT
 PRELIMINARY PLAT
 PRELIMINARY PLAT
 PRELIMINARY PLAT

7. PRELIMINARY PLAT 8. PRELIMINARY PLAT

9. PRELIMINARY DRAINAGE PLAN
10. PRELIMINARY DRAINAGE PLAN
11. PRELIMINARY UTILITY PLAN
12. PRELIMINARY UTILITY PLAN

CERTIFICATE OF APPROVAL:

APPROVED FOR PREPARATION OF FINAL PLAT.

CITY OF SANGER, TX

PLANNING & ZONING COMMISSION

13. PRELIMINARY STREETLIGHT PLAN14. PRELIMINARY STREETLIGHT PLAN

ENGINEER:

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

DEVELOPER/OWNER:

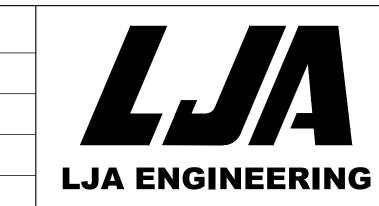
MERITAGE HOMES OF TEXAS, LLC 8840 CYPRESS WATERS BOULEVARD SUITE 100 DALLAS, TX 75019 PHONE: (972)-580-6300

SERVICE PROVIDERS

LC ELECTRIC SERVICE: ONCOR
WATER SOURCE: CITY OF SANGER CCN

SEWER SOURCE: CITY OF SANGER CCN

SCHOOL DISTRICT: SANGER I.S.D.



PRELIMINARY PLAT

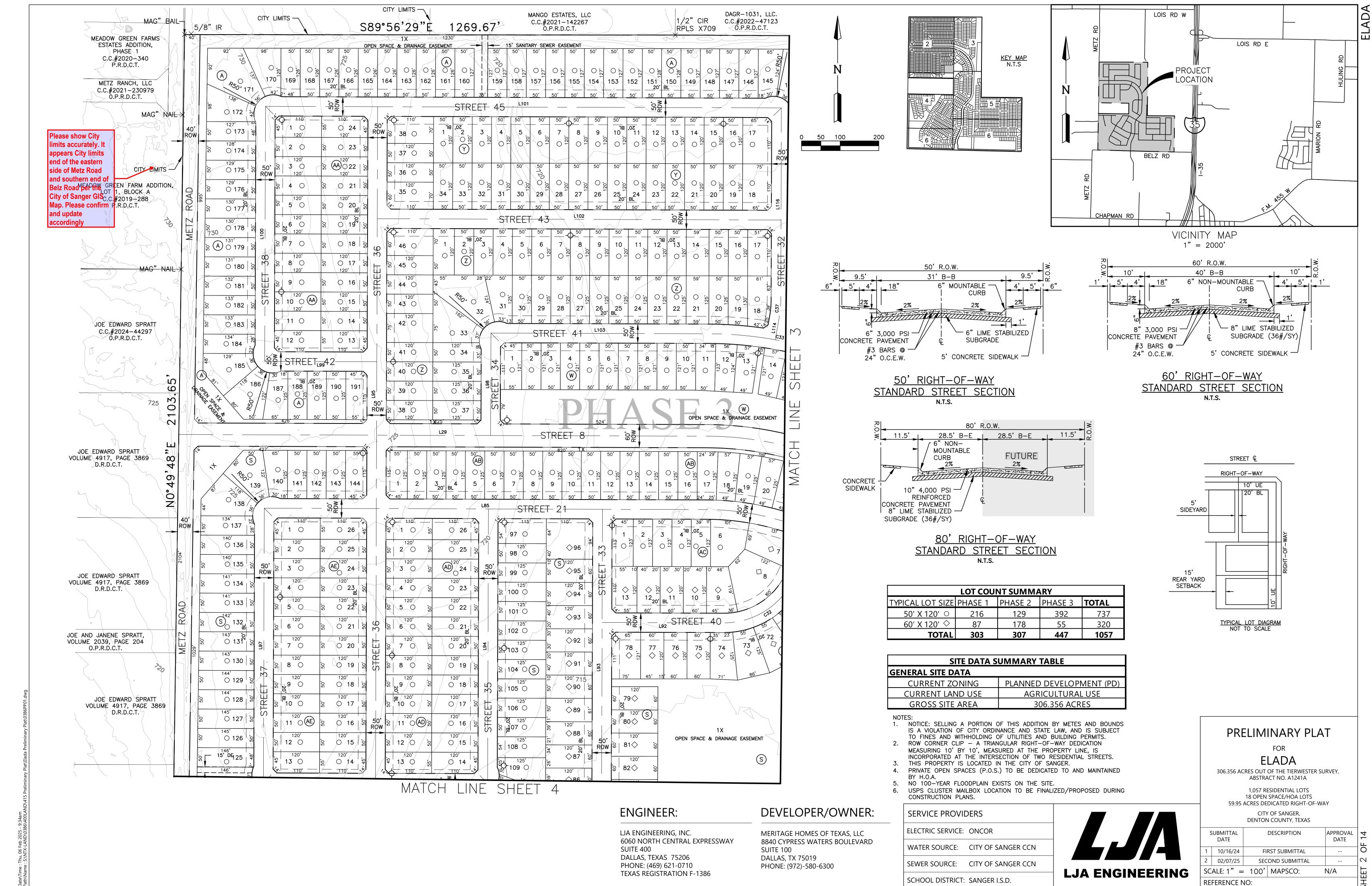
ELADA

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

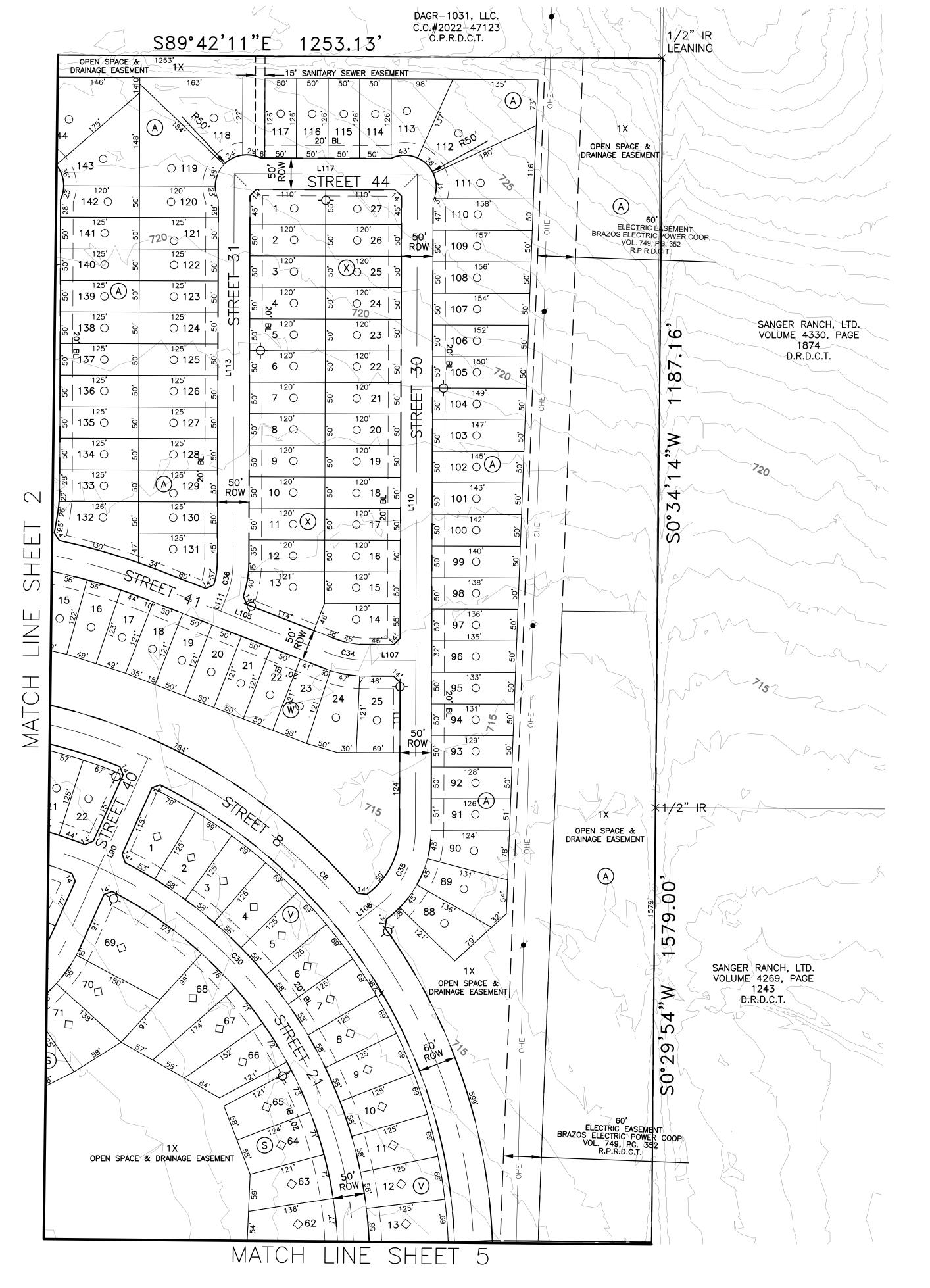
1,057 RESIDENTIAL LOTS
18 OPEN SPACE/HOA LOTS
59.95 ACRES DEDICATED RIGHT-OF-WAY

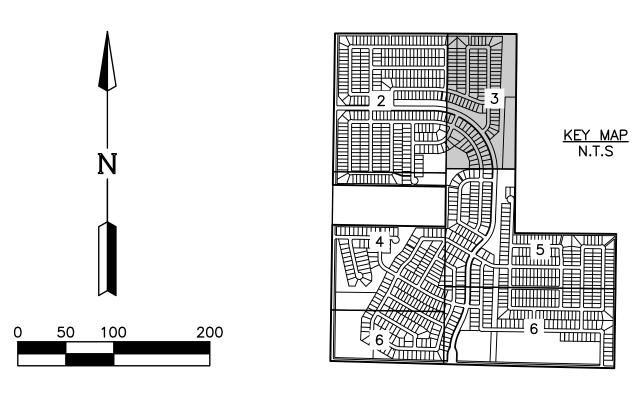
CITY OF SANGER, DENTON COUNTY, TEXAS

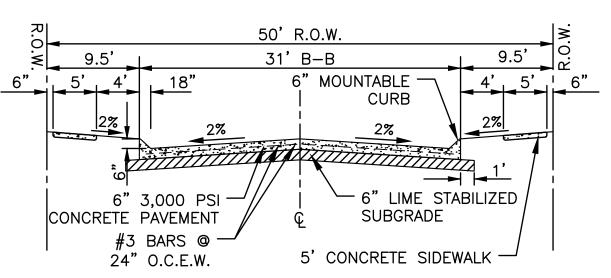
SUBMITTAL DATE			DESCRIPTION	APPROVAL DATE	L 1 1
1	10/16/24	. FI	RST SUBMITTAL		C
2	02/07/25	SEC	OND SUBMITTAL		~
SC	ALE:	N/A	MAPSCO:	N/A	L
RF	FERENICE	NO.			=



NT680-0386





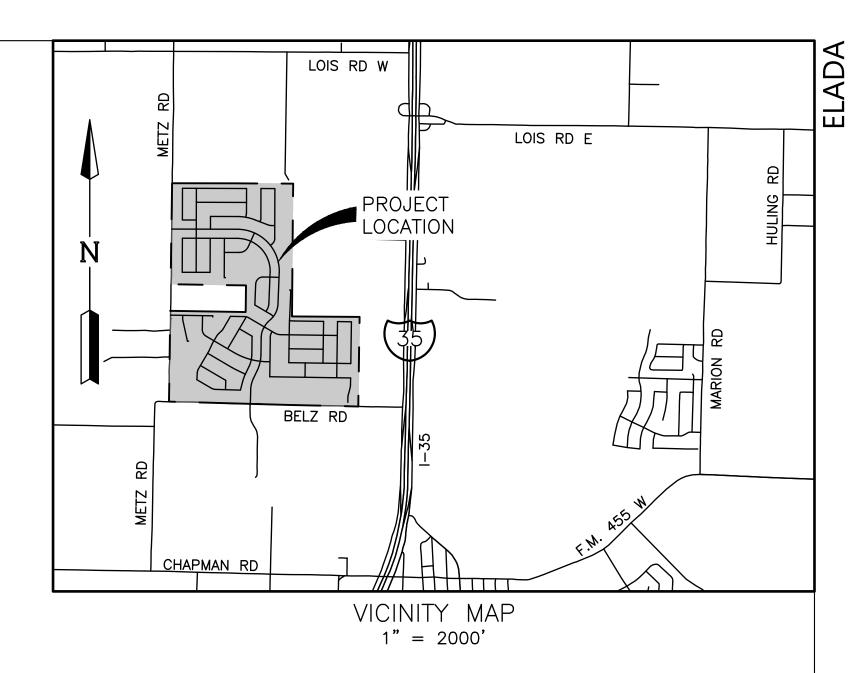


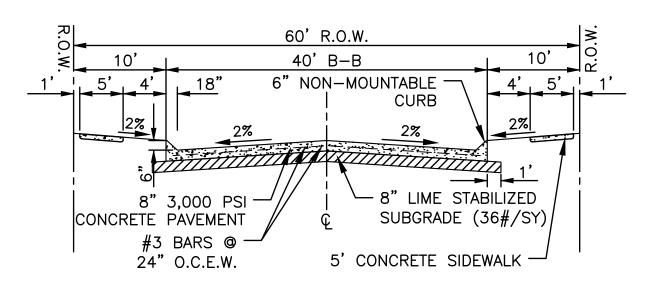
50' RIGHT-OF-WAY STANDARD STREET SECTION

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

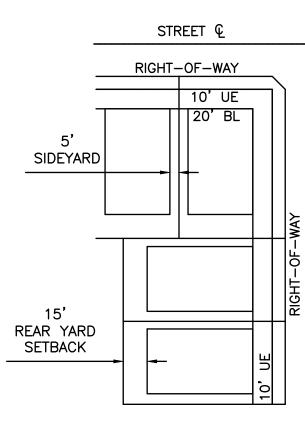
SITE DATA SUMMARY TABLE		
GENERAL SITE DATA		
CURRENT ZONING	PLANNED DEVELOPMENT (PD)	
CURRENT LAND USE	AGRICULTURAL USE	
GROSS SITE AREA	306 356 ACRES	

- 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.
- 3. THIS PROPERTY IS LOCATED IN THE CITY OF SANGER. 4. PRIVATE OPEN SPACES (P.O.S.) TO BE DEDICATED TO AND MAINTAINED
- 5. NO 100-YEAR FLOODPLAIN EXISTS ON THE SITE.
- 6. USPS CLUSTER MAILBOX LOCATION TO BE FINALIZED/PROPOSED DURING





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



ENGINEER:

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

DEVELOPER/OWNER:

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

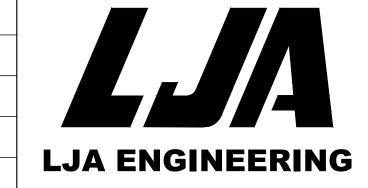
MERITAGE HOMES OF TEXAS, LLC 8840 CYPRESS WATERS BOULEVARD

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

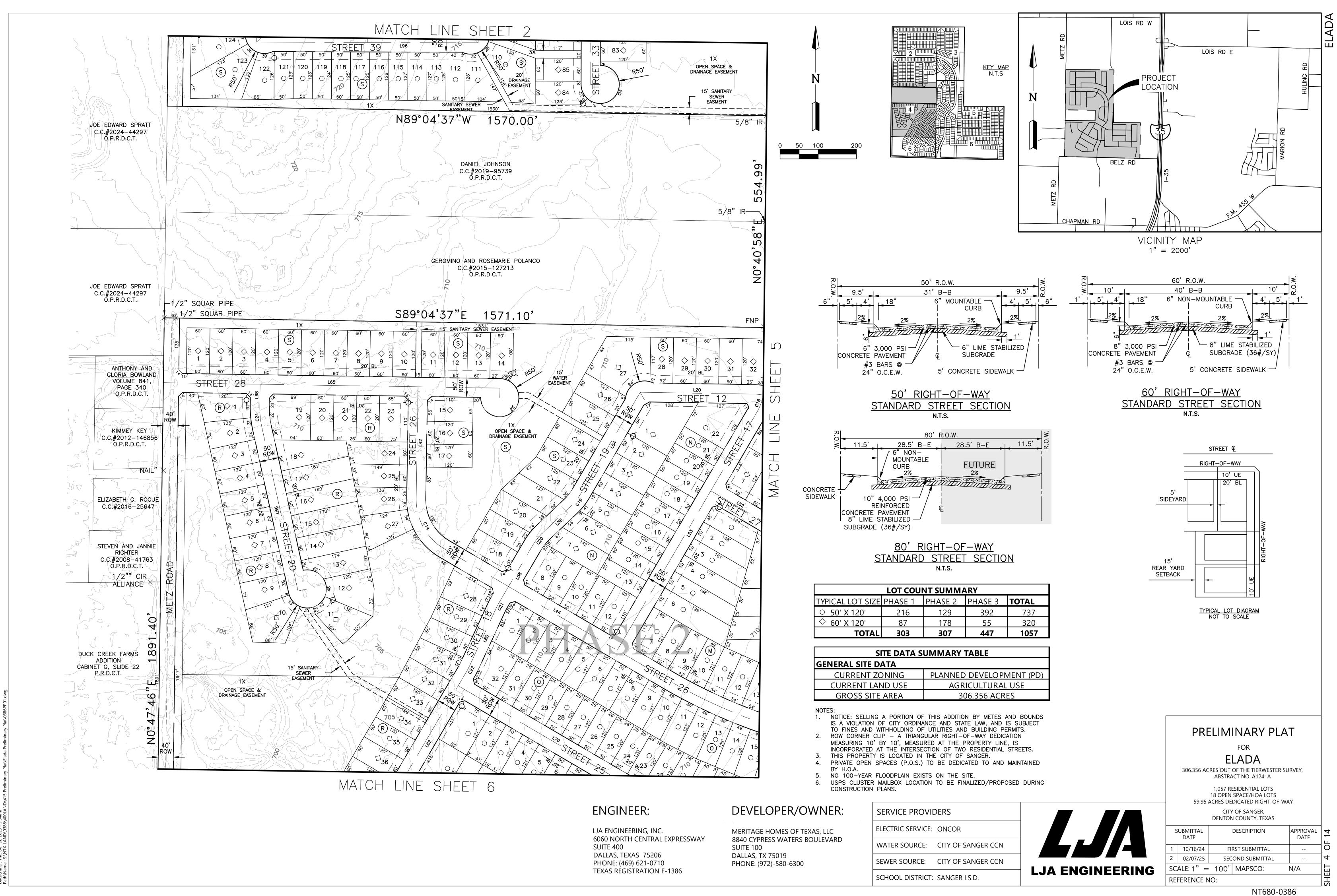
ELADA

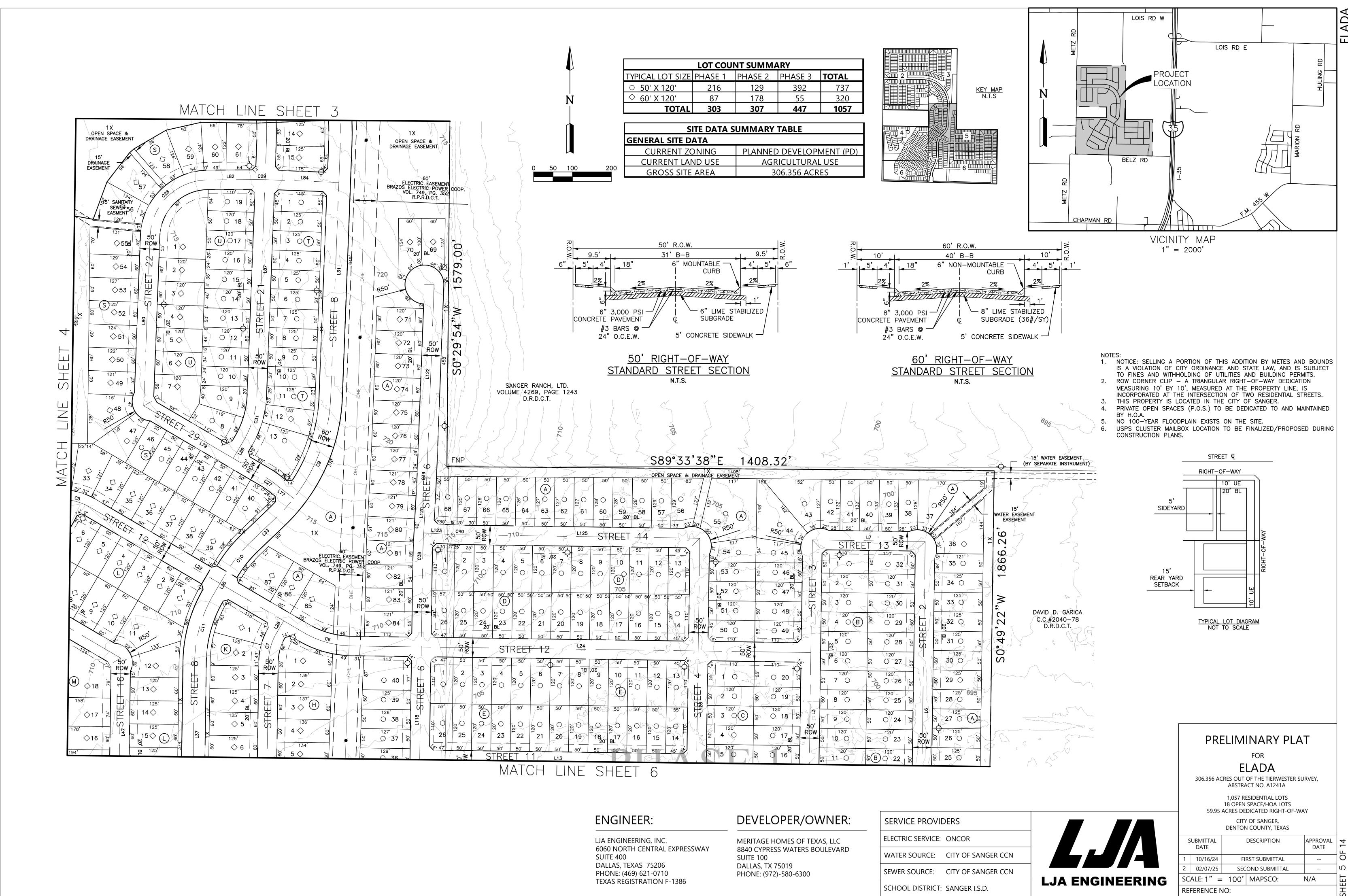
306.356 ACRES OUT OF THE TIERWESTER SURVEY, ABSTRACT NO. A1241A

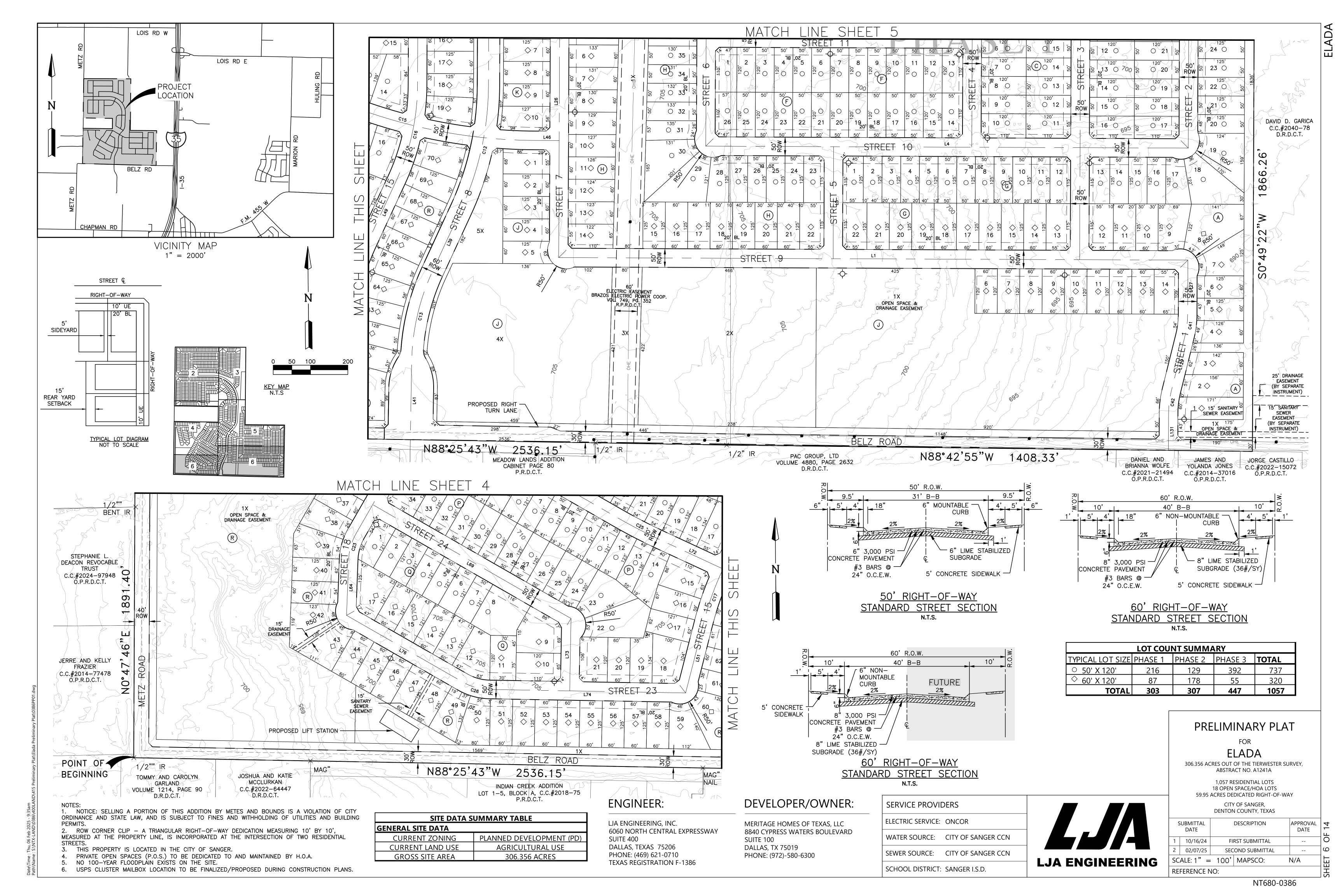
1,057 RESIDENTIAL LOTS 18 OPEN SPACE/HOA LOTS 59.95 ACRES DEDICATED RIGHT-OF-WAY

CITY OF SANGER, DENTON COUNTY, TEXAS

S	SUBMITTAL DATE		DESCRIPTION	APPROVAL DATE	
1	10/16/24	FI	RST SUBMITTAL		
2	02/07/25	SEC	SECOND SUBMITTAL		
SC	ALE: 1" =	100'	MAPSCO:	N/A	
RE	FERENCE N	10:			







LJA ENGINEERING

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

ENGINEER:

BLOCK P LOT 21

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

DEVELOPER/OWNER:

8,942 SF

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

LOTS & ACREAGE BREAKDOWN

SUBMITTAL DESCRIPTION SERVICE PROVIDERS DATE 10/16/24 FIRST SUBMITTAL **ELECTRIC SERVICE: ONCOR** 02/07/25 SECOND SUBMITTAL WATER SOURCE: CITY OF SANGER CCN SEWER SOURCE: CITY OF SANGER CCN SCHOOL DISTRICT: SANGER I.S.D.

APPROVAL DATE

7,223 SF 7,233 SF

9,014 SF

7,228 SF

7,200 SF

BLOCK S LOT 126

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

DENTON COUNTY, TEXAS

PRELIMINARY PLAT ELADA SCALE: N/A MAPSCO: N/A REFERENCE NO:

SINGLE FA	MILY	SINGLE F	AMILY
BLOCK & LOT NUMBERS	AREA	BLOCK & LOT NUMBERS	AREA
BLOCK J LOT 2	7,500 SF	BLOCK M LOT 4	9,002 SF
BLOCK J LOT 3	7,500 SF	BLOCK M LOT 5	9,644 SF
BLOCK J LOT 4	7,500 SF	BLOCK M LOT 6	11,972 SF
BLOCK J LOT 5	7,422 SF	BLOCK M LOT 7	7,809 SF
BLOCK J LOT 6	7,200 SF	BLOCK M LOT 8	6,037 SF
BLOCK J LOT 7	7,200 SF	BLOCK M LOT 9	6,220 SF
BLOCK J LOT 8	7,200 SF	BLOCK M LOT 10	6,269 SF
BLOCK J LOT 9	7,200 SF	BLOCK M LOT 11	6,274 SF
BLOCK J LOT 10	7,200 SF	BLOCK M LOT 12	6,274 SF
BLOCK J LOT 11	7,200 SF	BLOCK M LOT 13	6,686 SF
BLOCK J LOT 12	7,200 SF	BLOCK M LOT 14	11,976 SF
BLOCK J LOT 13	7,200 SF	BLOCK M LOT 15	10,192 SF
BLOCK J LOT 14	7,750 SF	BLOCK M LOT 16	11,181 SF
BLOCK K LOT 1	9,318 SF	BLOCK M LOT 17	12,404 SF
BLOCK K LOT 2	8,795 SF	BLOCK M LOT 18	17,320 SF
BLOCK K LOT 3	7,500 SF	BLOCK N LOT 1	15,301 SF
BLOCK K LOT 4	7,500 SF	BLOCK N LOT 2	7,200 SF
BLOCK K LOT 5	7,500 SF	BLOCK N LOT 3	7,200 SF
BLOCK K LOT 6	7,500 SF	BLOCK N LOT 4	7,200 SF
BLOCK K LOT 7	7,500 SF	BLOCK N LOT 5	7,266 SF
BLOCK K LOT 8	7,500 SF	BLOCK N LOT 6	8,000 SF
BLOCK K LOT 9	7,532 SF	BLOCK N LOT 7	9,035 SF
BLOCK K LOT 10	8,461 SF	BLOCK N LOT 8	7,739 SF
BLOCK L LOT 1	7,775 SF	BLOCK N LOT 9	6,000 SF
BLOCK L LOT 2	7,200 SF	BLOCK N LOT 10	6,000 SF
BLOCK L LOT 3	7,200 SF	BLOCK N LOT 11	6,000 SF
BLOCK L LOT 4	7,200 SF	BLOCK N LOT 12	7,750 SF
BLOCK L LOT 5	7,230 SF	BLOCK N LOT 13	6,000 SF
BLOCK L LOT 6	7,836 SF	BLOCK N LOT 14	6,000 SF
BLOCK L LOT 7	8,010 SF	BLOCK N LOT 15	6,000 SF
BLOCK L LOT 8	7,470 SF	BLOCK N LOT 16	6,000 SF
BLOCK L LOT 9	7,500 SF	BLOCK N LOT 17	5,999 SF
BLOCK L LOT 10	7,500 SF	BLOCK N LOT 18	5,999 SF
BLOCK L LOT 11	14,444 SF	BLOCK N LOT 19	5,999 SF
BLOCK L LOT 12	9,028 SF	BLOCK N LOT 20	5,999 SF
BLOCK L LOT 13	7,500 SF	BLOCK N LOT 21	5,999 SF
BLOCK L LOT 14	7,500 SF	BLOCK N LOT 22	12,633 SF
BLOCK L LOT 15	7,500 SF	BLOCK O LOT 1	7,514 SF
BLOCK L LOT 16	7,500 SF	BLOCK O LOT 2	6,010 SF
BLOCK L LOT 17	7,500 SF	BLOCK O LOT 3	6,015 SF
BLOCK L LOT 18	7,727 SF	BLOCK O LOT 4	6,020 SF
BLOCK L LOT 19	8,789 SF	BLOCK O LOT 5	6,025 SF
BLOCK M LOT 1	7,697 SF	BLOCK O LOT 6	6,030 SF
BLOCK M LOT 2	7,717 SF	BLOCK O LOT 7	6,035 SF
BLOCK M LOT 3	8,359 SF	BLOCK O LOT 8	6,041 SF

SINGLE FA	MILY
BLOCK & LOT NUMBERS	AREA
BLOCK O LOT 9	6,083 SF
BLOCK O LOT 10	6,250 SF
BLOCK O LOT 11	6,331 SF
BLOCK O LOT 12	6,380 SF
BLOCK O LOT 13	6,414 SF
BLOCK O LOT 14	6,441 SF
BLOCK O LOT 15	6,567 SF
BLOCK O LOT 16	9,415 SF
BLOCK O LOT 17	8,793 SF
BLOCK O LOT 18	6,659 SF
BLOCK O LOT 19	6,557 SF
BLOCK O LOT 20	6,565 SF
BLOCK O LOT 21	6,396 SF
BLOCK O LOT 22	6,141 SF
BLOCK O LOT 23	5,998 SF
BLOCK O LOT 24	6,002 SF
BLOCK O LOT 25	6,007 SF
BLOCK O LOT 26	6,012 SF
BLOCK O LOT 27	6,017 SF
BLOCK O LOT 28	6,022 SF
BLOCK O LOT 29	6,027 SF
BLOCK O LOT 30	6,032 SF
BLOCK O LOT 31	6,038 SF
BLOCK O LOT 32	9,360 SF
BLOCK P LOT 1	10,280 SF
BLOCK P LOT 2	6,050 SF
BLOCK P LOT 3	6,050 SF
BLOCK P LOT 4	6,050 SF
BLOCK P LOT 5	6,050 SF
BLOCK P LOT 6	6,050 SF
BLOCK P LOT 7	6,050 SF
BLOCK P LOT 8	6,050 SF
BLOCK P LOT 9	6,050 SF
BLOCK P LOT 10	6,050 SF
BLOCK P LOT 11	6,133 SF
BLOCK P LOT 12	6,259 SF
BLOCK P LOT 13	6,646 SF
BLOCK P LOT 14	7,821 SF
BLOCK P LOT 15	9,477 SF
BLOCK P LOT 16	7,585 SF
BLOCK P LOT 19	7,550 SF
BLOCK P LOT 18 BLOCK P LOT 19	10,348 SF 7,573 SF
BLOCK P LOT 19 BLOCK P LOT 20	7,373 SF 7,200 SF
BLOCK F LOT 20	7,200 SF

SINGLE FA	MILY
BLOCK & LOT NUMBERS	AREA
BLOCK P LOT 22	13,601 SF
BLOCK P LOT 23	10,705 SF
BLOCK P LOT 24	6,185 SF
BLOCK P LOT 25	6,250 SF
BLOCK P LOT 26	6,250 SF
BLOCK P LOT 27	6,250 SF
BLOCK P LOT 28	6,250 SF
BLOCK P LOT 29	6,250 SF
BLOCK P LOT 30	6,250 SF
BLOCK P LOT 31	6,250 SF
BLOCK P LOT 32	6,250 SF
	6,250 SF
BLOCK P LOT 33	
BLOCK P LOT 34	10,621 SF 7,038 SF
BLOCK Q LOT 1	
BLOCK Q LOT 2	6,049 SF
BLOCK Q LOT 3	6,049 SF
BLOCK Q LOT 4	6,049 SF
BLOCK Q LOT 5	6,049 SF
BLOCK Q LOT 6	6,049 SF
BLOCK Q LOT 7	6,050 SF
BLOCK Q LOT 8	13,350 SF
BLOCK Q LOT 9	11,891 SF
BLOCK Q LOT 10	8,950 SF
BLOCK Q LOT 11	8,358 SF
BLOCK Q LOT 12	9,611 SF
BLOCK Q LOT 13	7,259 SF
BLOCK Q LOT 14	7,262 SF
BLOCK Q LOT 15	7,262 SF
BLOCK Q LOT 16	7,262 SF
BLOCK Q LOT 17	10,637 SF
BLOCK R LOT 1	9,138 SF
BLOCK R LOT 2	7,801 SF
BLOCK R LOT 3	7,200 SF
BLOCK R LOT 4	7,200 SF
BLOCK R LOT 5	7,200 SF
BLOCK R LOT 6	7,200 SF
BLOCK R LOT 7	7,200 SF
BLOCK R LOT 8	7,200 SF
BLOCK R LOT 9	7,736 SF
BLOCK R LOT 10	12,437 SF
BLOCK R LOT 11	9,530 SF
BLOCK R LOT 12	10,846 SF
BLOCK R LOT 13	9,243 SF
BLOCK R LOT 14	10,517 SF
BLOCK R LOT 15	10,623 SF

SINGLE FAN	IILY	SINGLE FAM	MILY
& LOT NUMBERS	AREA	BLOCK & LOT NUMBERS	AREA
OCK R LOT 16	10,729 SF	BLOCK R LOT 61	7,804
OCK R LOT 17	10,835 SF	BLOCK R LOT 62	7,900
OCK R LOT 18	11,337 SF	BLOCK R LOT 63	7,640
CK R LOT 19	12,501 SF	BLOCK R LOT 64	7,981
CK R LOT 20	7,200 SF	BLOCK R LOT 65	8,116
OCK R LOT 21	7,200 SF	BLOCK R LOT 66	7,499
CK R LOT 22	7,200 SF	BLOCK R LOT 67	7,499
CK R LOT 23	8,950 SF	BLOCK R LOT 68	7,783
CK R LOT 24	9,294 SF	BLOCK R LOT 69	7,986
CK R LOT 25	8,551 SF	BLOCK R LOT 70	10,570
CK R LOT 26	8,690 SF	BLOCK S LOT 1	7,211
CK R LOT 27	9,352 SF	BLOCK S LOT 2	7,200
CK R LOT 28	9,944 SF	BLOCK S LOT 3	7,200
CK R LOT 29	7,200 SF	BLOCK S LOT 4	7,200
CK R LOT 30	7,305 SF	BLOCK S LOT 5	7,193
CK R LOT 31	7,872 SF	BLOCK S LOT 6	7,207
CK R LOT 32	7,273 SF	BLOCK S LOT 7	7,200
CK R LOT 33	7,200 SF	BLOCK S LOT 8	7,200
CK R LOT 34	7,200 SF	BLOCK S LOT 9	7,200
CK R LOT 35	7,200 SF	BLOCK S LOT 10	7,200
CK R LOT 36	7,200 SF	BLOCK S LOT 11	7,200
CK R LOT 37	7,200 SF	BLOCK S LOT 12	7,200
K R LOT 38	8,123 SF	BLOCK S LOT 13	7,200
K R LOT 39	9,356 SF	BLOCK S LOT 14	7,219
K R LOT 40	7,774 SF	BLOCK S LOT 15	7,750
CK R LOT 41	7,492 SF	BLOCK S LOT 16	7,200
CK R LOT 42	11,474 SF	BLOCK S LOT 17	7,200
CK R LOT 43	9,885 SF	BLOCK S LOT 18	7,750
CK R LOT 44	7,500 SF	BLOCK S LOT 19	7,215
CK R LOT 45	7,500 SF	BLOCK S LOT 20	7,738
CK R LOT 46	7,500 SF	BLOCK S LOT 21	8,224
CK R LOT 47	7,500 SF	BLOCK S LOT 22	7,936
CK R LOT 48	7,500 SF	BLOCK S LOT 23	7,936
CK R LOT 49	8,750 SF	BLOCK S LOT 24	7,478
CK R LOT 50	9,413 SF	BLOCK S LOT 25	7,478
CK R LOT 51	7,500 SF	BLOCK S LOT 25	7,478
CK R LOT 52	7,500 SF	BLOCK S LOT 27	18,586
	7,500 SF	1 1	7,185
CK R LOT 53	<u> </u>	BLOCK S LOT 28	
CK R LOT 54	7,500 SF	BLOCK S LOT 29	7,200
CK R LOT 55	7,500 SF	BLOCK S LOT 30	7,200
CK R LOT 56	7,500 SF	BLOCK S LOT 31	7,200
CK R LOT 57	7,500 SF	BLOCK S LOT 32	7,913
CK R LOT 58	7,500 SF	BLOCK S LOT 33	9,139
CK R LOT 59	9,950 SF	BLOCK S LOT 34	7,524
OCK R LOT 60	15,650 SF	BLOCK S LOT 35	7,200

SINGLE FA	MILY
BLOCK & LOT NUMBERS	AREA
BLOCK S LOT 36	7,200 SF
BLOCK S LOT 37	7,200 SF
BLOCK S LOT 38	7,200 SF
BLOCK S LOT 39	7,775 SF
BLOCK S LOT 40	7,528 SF
BLOCK S LOT 41	6,250 SF
BLOCK S LOT 42	6,250 SF
BLOCK S LOT 43	6,250 SF
BLOCK S LOT 44	6,250 SF
BLOCK S LOT 45	6,250 SF
BLOCK S LOT 46	6,250 SF
BLOCK S LOT 47	8,533 SF
BLOCK S LOT 48	10,873 SF
BLOCK S LOT 49	7,184 SF
BLOCK S LOT 50	7,292 SF
BLOCK S LOT 51	7,386 SF
BLOCK S LOT 52	7,479 SF
BLOCK S LOT 53	7,573 SF
BLOCK S LOT 54	7,667 SF
BLOCK S LOT 55	8,515 SF
BLOCK S LOT 56	9,324 SF
BLOCK S LOT 57	8,983 SF
BLOCK S LOT 58	8,983 SF
BLOCK S LOT 59	8,790 SF
BLOCK S LOT 60	7,660 SF
BLOCK S LOT 61	9,226 SF
BLOCK S LOT 62	9,115 SF
BLOCK S LOT 63	8,239 SF
BLOCK S LOT 64	7,905 SF
BLOCK S LOT 65	8,007 SF
BLOCK S LOT 66	8,759 SF
BLOCK S LOT 67	10,130 SF
BLOCK S LOT 68	11,946 SF
BLOCK S LOT 69	18,264 SF
BLOCK S LOT 70	10,319 SF
BLOCK S LOT 71	9,223 SF
BLOCK S LOT 72	8,652 SF
BLOCK S LOT 73	8,652 SF
BLOCK S LOT 74	7,830 SF
BLOCK S LOT 75	7,207 SF

BLOCK S LOT 76

BLOCK S LOT 77

BLOCK S LOT 78

BLOCK S LOT 79

BLOCK S LOT 80

SINGLE FAMILY

6,000 SF

6,000 SF

6,550 SF

6,000 SF

6,000 SF

6.000 SF

6,000 SF

6,000 SF

6,000 SF

6,000 SF

6,550 SF

6,550 SF

6,000 SF

7,150 SF

6,000 SF

BLOCK C LOT 17

BLOCK C LOT 18

BLOCK C LOT 19

BLOCK C LOT 20

BLOCK D LOT 1

BLOCK D LOT 2

BLOCK D LOT 3

BLOCK D LOT 4

BLOCK D LOT 5

BLOCK D LOT 6

BLOCK & LOT NUMBERS

BLOCK AD LOT 22

BLOCK AD LOT 21

BLOCK AD LOT 23

BLOCK AD LOT 24

BLOCK AD LOT 25

BLOCK AD LOT 26

BLOCK AE LOT 1

BLOCK AE LOT 2

BLOCK AE LOT 3

BLOCK AE LOT 4

BLOCK AE LOT 5

BLOCK AE LOT 6

BLOCK AE LOT 7

BLOCK AE LOT 8

BLOCK AE LOT 9

BLOCK AE LOT 10

BLOCK AE LOT 11 BLOCK AE LOT 12

BLOCK AE LOT 13

BLOCK AE LOT 14

BLOCK AE LOT 15

BLOCK AE LOT 16

BLOCK AE LOT 17

BLOCK AE LOT 18

BLOCK AE LOT 19

BLOCK AE LOT 20

BLOCK AE LOT 21

BLOCK AE LOT 22

BLOCK AE LOT 23

BLOCK AE LOT 24

BLOCK AE LOT 25

BLOCK AE LOT 26

BLOCK B LOT 1

BLOCK B LOT 2

BLOCK B LOT 3

BLOCK B LOT 4

BLOCK B LOT 5

BLOCK B LOT 6

BLOCK B LOT 7

BLOCK B LOT 8

BLOCK B LOT 9

BLOCK B LOT 10

BLOCK B LOT 11

BLOCK B LOT 12

BLOCK B LOT 13

SINGLE FA	MILY	SINGLE FA	MILY
OCK & LOT NUMBERS	AREA	BLOCK & LOT NUMBERS	Δ
BLOCK S LOT 81	7,200 SF	BLOCK S LOT 127	7,2
BLOCK S LOT 82	7,200 SF	BLOCK S LOT 128	7,2
BLOCK S LOT 83	7,200 SF	BLOCK S LOT 129	7,1
BLOCK S LOT 84	7,527 SF	BLOCK S LOT 130	7,1
BLOCK S LOT 85	7,200 SF	BLOCK S LOT 131	7,1
BLOCK S LOT 86	7,198 SF	BLOCK S LOT 132	7,1
BLOCK S LOT 87	7,200 SF	BLOCK S LOT 133	7,0
BLOCK S LOT 88	7,200 SF	BLOCK S LOT 134	7,0
BLOCK S LOT 89	7,262 SF	BLOCK S LOT 135	7,0
BLOCK S LOT 90	7,200 SF	BLOCK S LOT 136	6,9
BLOCK S LOT 91	7,200 SF	BLOCK S LOT 137	6,8
BLOCK S LOT 92	7,200 SF	BLOCK S LOT 138	10,4
BLOCK S LOT 93	7,200 SF	BLOCK S LOT 139	10,0
BLOCK S LOT 94	7,200 SF	BLOCK S LOT 140	6,8
BLOCK S LOT 95	7,200 SF	BLOCK S LOT 141	6,2
BLOCK S LOT 96	12,488 SF	BLOCK S LOT 142	6,2
BLOCK S LOT 97	8,011 SF	BLOCK S LOT 143	6,2
BLOCK S LOT 98	6,250 SF	BLOCK S LOT 144	6,8
BLOCK S LOT 99	6,250 SF	BLOCK T LOT 1	6,8
BLOCK S LOT 100	6,250 SF	BLOCK T LOT 2	6,2
BLOCK S LOT 101	6,250 SF	BLOCK T LOT 3	6,2
BLOCK S LOT 102	6,250 SF	BLOCK T LOT 4	6,2
BLOCK S LOT 103	6,250 SF	BLOCK T LOT 5	6,2
BLOCK S LOT 104	6,280 SF	BLOCK T LOT 6	6,2
BLOCK S LOT 105	6,220 SF	BLOCK T LOT 7	6,2
BLOCK S LOT 106	6,250 SF	BLOCK T LOT 8	6,2
BLOCK S LOT 107	6,250 SF	BLOCK T LOT 9	6,2
BLOCK S LOT 108	6,752 SF	BLOCK T LOT 10	6,2
BLOCK S LOT 109	7,878 SF	BLOCK T LOT 11	6,6
BLOCK S LOT 111	8,554 SF	BLOCK T LOT 12	7,1
BLOCK S LOT 112	6,404 SF	BLOCK T LOT 13	13,0
BLOCK S LOT 113	6,385 SF	BLOCK U LOT 1	18,2
BLOCK S LOT 114	6,352 SF	BLOCK U LOT 2	7,2
BLOCK S LOT 115	6,319 SF	BLOCK U LOT 3	7,2
BLOCK S LOT 116	6,287 SF	BLOCK U LOT 4	7,2
BLOCK S LOT 117	6,254 SF	BLOCK U LOT 5	7,2
BLOCK S LOT 118	6,222 SF	BLOCK U LOT 6	7,2
BLOCK S LOT 119	6,189 SF	BLOCK U LOT 7	10,9
BLOCK S LOT 120	6,157 SF	BLOCK U LOT 8	7,9
BLOCK S LOT 121	6,223 SF	BLOCK U LOT 9	7,6
BLOCK S LOT 122	7,838 SF	BLOCK U LOT 10	6,0
BLOCK S LOT 123	16,091 SF	BLOCK U LOT 11	6,0
BLOCK S LOT 124	12,819 SF	BLOCK U LOT 12	6,0
BLOCK S LOT 125	7,311 SF	BLOCK U LOT 13	6,0

7,283 SF

	BLOCK & LOT NUMBERS	AREA	4
	BLOCK U LOT 15	6,000	SF
	BLOCK U LOT 16	6,000	SF
	BLOCK U LOT 17	6,000	SF
	BLOCK U LOT 18	6,000	SF
	BLOCK U LOT 19	6,768	SF
	BLOCK V LOT 1	8,836	SF
L	BLOCK V LOT 2	7,937	SF
L	BLOCK V LOT 3	7,937	SF
L	BLOCK V LOT 4	7,937	SF
L	BLOCK V LOT 5	7,937	SF
L	BLOCK V LOT 6	7,937	SF
Į.	BLOCK V LOT 7	7,939	SF
L	BLOCK V LOT 8	7,935	SF
L	BLOCK V LOT 9		
L	BLOCK V LOT 10	7,937	SF
L	BLOCK V LOT 11	7,937	
L	BLOCK V LOT 12	7,937	SF
L	BLOCK V LOT 13	7,937	SF
ļ.	BLOCK V LOT 14		
L	BLOCK V LOT 15	8,075	
ļ	BLOCK W LOT 1	6,605	
	BLOCK W LOT 2		
	BLOCK W LOT 3	6,050	
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ļ.	BLOCK W LOT 5		
ŀ	BLOCK W LOT 6	6,050	
ŀ	BLOCK W LOT 7		
	BLOCK W LOT 8	6,050	
ļ	BLOCK W LOT 9		
	BLOCK W LOT 10	6,050	SF
	BLOCK W LOT 11	6,204	SF
-	BLOCK W LOT 12	6,463	SF
-	BLOCK W LOT 13	6,448	SF
	BLOCK W LOT 14	6,434	SF
ŀ	BLOCK W LOT 15	6,427	SF
-	BLOCK W LOT 16	6,426	SF
ŀ	BLOCK W LOT 17	6,331	SF
ŀ	BLOCK W LOT 18	6,050	SF
	BLOCK W LOT 19	6,050	SF
	BLOCK W LOT 20	6,050	SF
	BLOCK W LOT 21	6,050	SF
	BLOCK W LOT 22	6,050	SF
	BLOCK W LOT 23		SF
}	BLOCK W LOT 24	7,798	SF
L	BLOCK W LOT 25	7,988	SF

BLOCK G LOT 17

BLOCK G LOT 18

7,500 SF

7,500 SF

SINGLE FAM	IILY	SINGLE FAM	ILY
OT NUMBERS	AREA	BLOCK & LOT NUMBERS	ARI
U LOT 15	6,000 SF	BLOCK X LOT 1	6,550
U LOT 16	6,000 SF	BLOCK X LOT 2	6,000
U LOT 17	6,000 SF	BLOCK X LOT 3	6,000
U LOT 18	6,000 SF	BLOCK X LOT 4	6,000
U LOT 19	6,768 SF	BLOCK X LOT 5	6,000
V LOT 1	8,836 SF	BLOCK X LOT 6	6,000
V LOT 2	7,937 SF	BLOCK X LOT 7	6,000
V LOT 3	7,937 SF	BLOCK X LOT 8	6,000
V LOT 4	7,937 SF	BLOCK X LOT 9	6,000
V LOT 5	7,937 SF	BLOCK X LOT 10	6,000
V LOT 6	7,937 SF	BLOCK X LOT 11	6,000
V LOT 7	7,939 SF	BLOCK X LOT 12	6,003
V LOT 8	7,935 SF	BLOCK X LOT 13	8,988
V LOT 9	7,937 SF	BLOCK X LOT 14	7,816
V LOT 10	7,937 SF	BLOCK X LOT 15	6,000
V LOT 11	7,937 SF	BLOCK X LOT 16	6,000
V LOT 12	7,937 SF	BLOCK X LOT 17	6,000
V LOT 13	7,937 SF	BLOCK X LOT 18	6,000
V LOT 14	7,899 SF	BLOCK X LOT 19	6,000
V LOT 15	8,075 SF	BLOCK X LOT 20	6,000
W LOT 1	6,605 SF	BLOCK X LOT 21	6,000
W LOT 2	6,050 SF	BLOCK X LOT 22	6,000
W LOT 3	6,050 SF	BLOCK X LOT 23	6,000
W LOT 4	6,050 SF	BLOCK X LOT 24	6,000
W LOT 5	6,050 SF	BLOCK X LOT 25	6,000
W LOT 6	6,050 SF	BLOCK X LOT 26	6,000
W LOT 7	6,050 SF	BLOCK X LOT 27	6,550
W LOT 8	6,050 SF	BLOCK Y LOT 1	6,000
	6,050 SF		6,000
W LOT 9 W LOT 10	6,050 SF	BLOCK Y LOT 2	6,000
W LOT 11	6,204 SF	BLOCK Y LOT 3	6,000
	6,463 SF	BLOCK Y LOT 4 BLOCK Y LOT 5	6,000
W LOT 12			
W LOT 13	6,448 SF	BLOCK Y LOT 6	6,000
W LOT 14	6,434 SF	BLOCK Y LOT 7	6,000
W LOT 15	6,427 SF	BLOCK Y LOT 8	6,000
W LOT 16	6,426 SF	BLOCK Y LOT 9	6,000
W LOT 17	6,331 SF	BLOCK Y LOT 10	6,000
W LOT 18	6,050 SF	BLOCK Y LOT 11	6,000
W LOT 19	6,050 SF	BLOCK Y LOT 12	6,000
V LOT 20	6,050 SF	BLOCK Y LOT 13	6,000
W LOT 21	6,050 SF	BLOCK Y LOT 14	6,000
W LOT 22	6,050 SF	BLOCK Y LOT 15	6,000
W LOT 23	6,575 SF	BLOCK Y LOT 16	6,000
W LOT 24	7,798 SF	BLOCK Y LOT 17	8,916
W LOT 25	7,988 SF	BLOCK Y LOT 18	8,916

SINGLE FA	MILY	SINGLE FA	MII Y
		ł	
LOCK & LOT NUMBERS	AREA	BLOCK & LOT NUMBERS	AREA
BLOCK A LOT 1	10,458 SF	BLOCK A LOT 46	6,000 SF
BLOCK A LOT 2	9,824 SF 8,931 SF	BLOCK A LOT 47	6,000 SF
BLOCK A LOT 3 BLOCK A LOT 4	7,774 SF	BLOCK A LOT 48 BLOCK A LOT 49	6,000 SF 6,550 SF
	•	 	6,550 SF
BLOCK A LOT 5	7,502 SF 7,512 SF	BLOCK A LOT 50	6,000 SF
BLOCK A LOT 7	10,706 SF	BLOCK A LOT 51	6,000 SF
BLOCK A LOT 7	16,610 SF	BLOCK A LOT 52	6,000 SF
BLOCK A LOT 8 BLOCK A LOT 9	9,681 SF	BLOCK A LOT 53	6,771 SF
	7,500 SF	BLOCK A LOT 54	20,508 SF
BLOCK A LOT 10	•	BLOCK A LOT 55 BLOCK A LOT 56	8,804 SF
BLOCK A LOT 11	7,500 SF	 	-
BLOCK A LOT 12	8,075 SF	BLOCK A LOT 57	6,441 SF
BLOCK A LOT 13 BLOCK A LOT 14	6,825 SF 6,250 SF	BLOCK A LOT 58	6,424 SF 6,407 SF
	6,250 SF	BLOCK A LOT 59	6,390 SF
BLOCK A LOT 15	6,250 SF	BLOCK A LOT 60	6,374 SF
BLOCK A LOT 16 BLOCK A LOT 17	7,181 SF	BLOCK A LOT 61 BLOCK A LOT 62	6,357 SF
BLOCK A LOT 17	13,676 SF	BLOCK A LOT 63	6,340 SF
BLOCK A LOT 19	13,419 SF	BLOCK A LOT 64	6,324 SF
	6,249 SF	1	6,307 SF
BLOCK A LOT 20	6,250 SF	BLOCK A LOT 65	6,290 SF
BLOCK A LOT 21	6,250 SF	BLOCK A LOT 66 BLOCK A LOT 67	6,272 SF
BLOCK A LOT 22	6,250 SF	 	7,007 SF
BLOCK A LOT 24	6,250 SF	BLOCK A LOT 68 BLOCK A LOT 69	7,512 SF
BLOCK A LOT 24 BLOCK A LOT 25	6,250 SF	1	8,396 SF
BLOCK A LOT 26	6,250 SF	BLOCK A LOT 70 BLOCK A LOT 71	7,196 SF
BLOCK A LOT 27	6,250 SF	BLOCK A LOT 72	7,190 SF
BLOCK A LOT 28	6,250 SF	BLOCK A LOT 73	7,189 SF
BLOCK A LOT 29	6,250 SF	BLOCK A LOT 74	7,189 SF
BLOCK A LOT 30	6,250 SF	BLOCK A LOT 75	7,191 SF
BLOCK A LOT 31	6,250 SF	BLOCK A LOT 76	7,194 SF
BLOCK A LOT 32	6,250 SF	BLOCK A LOT 77	7,225 SF
BLOCK A LOT 33	6,250 SF	BLOCK A LOT 78	7,341 SF
BLOCK A LOT 34	6,250 SF	BLOCK A LOT 79	7,262 SF
BLOCK A LOT 35	6,224 SF	BLOCK A LOT 80	7,336 SF
BLOCK A LOT 36	11,105 SF	BLOCK A LOT 81	7,410 SF
BLOCK A LOT 37	15,036 SF	BLOCK A LOT 82	7,237 SF
BLOCK A LOT 38	6,579 SF	BLOCK A LOT 83	7,264 SF
BLOCK A LOT 39	6,636 SF	BLOCK A LOT 84	7,854 SF
BLOCK A LOT 40	6,620 SF	BLOCK A LOT 85	11,242 SF
BLOCK A LOT 41	6,603 SF	BLOCK A LOT 86	7,200 SF
BLOCK A LOT 42	6,513 SF	BLOCK A LOT 87	10,660 SF
BLOCK A LOT 43	12,524 SF	BLOCK A LOT 88	7,773 SF
BLOCK A LOT 44	12,778 SF	BLOCK A LOT 89	8,770 SF
BLOCK A LOT 45	6,512 SF	BLOCK A LOT 90	7,697 SF
DECC., A ECT TO		5235K /K 201 30	,,,,,,,,,

BLOCK A LOT 93	6,425 SF
BLOCK A LOT 94	6,512 SF
BLOCK A LOT 95	6,600 SF
BLOCK A LOT 96	6,687 SF
BLOCK A LOT 97	6,774 SF
BLOCK A LOT 98	6,861 SF
BLOCK A LOT 99	6,948 SF
BLOCK A LOT 100	7,035 SF
BLOCK A LOT 101	7,123 SF
BLOCK A LOT 102	7,210 SF
BLOCK A LOT 103	7,297 SF
BLOCK A LOT 104	7,384 SF
BLOCK A LOT 105	7,471 SF
BLOCK A LOT 106	7,558 SF
BLOCK A LOT 107	7,646 SF
BLOCK A LOT 108	7,733 SF
BLOCK A LOT 109	7,820 SF
BLOCK A LOT 110	7,905 SF
BLOCK A LOT 111	12,335 SF
BLOCK A LOT 112	18,078 SF
BLOCK A LOT 113	8,630 SF
BLOCK A LOT 114	6,298 SF
BLOCK A LOT 115	6,303 SF
BLOCK A LOT 116	6,308 SF
BLOCK A LOT 117	6,313 SF
BLOCK A LOT 118	13,610 SF
BLOCK A LOT 119	12,758 SF
BLOCK A LOT 120	6,176 SF
BLOCK A LOT 121	6,250 SF
BLOCK A LOT 122	6,250 SF
BLOCK A LOT 123	6,250 SF
BLOCK A LOT 123	6,250 SF
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BLOCK A LOT 125	6,250 SF
BLOCK A LOT 126	6,250 SF
BLOCK A LOT 127	6,250 SF
BLOCK A LOT 128	6,250 SF
BLOCK A LOT 129	6,250 SF
BLOCK A LOT 130	6,250 SF
BLOCK A LOT 131	8,577 SF
BLOCK A LOT 132	10,004 SF
BLOCK A LOT 133	6,256 SF
BLOCK A LOT 134	6,250 SF
BLOCK A LOT 135	6,250 SF
SINGLE FA	MILY
BLOCK & LOT NUMBERS	AREA
BLOCK O LOT 9	6,083 SF
BLOCK O LOT 10	6,250 SF
BLOCK O LOT 11	6,331 SF
BLOCK O LOT 12	6,380 SF
BLOCK O LOT 13	6,414 SF
BLOCK O LOT 14	6,441 SF
BLOCK O LOT 15	6,567 SF
BLOCK O LOT 16	9,415 SF
BLOCK O LOT 17	8,793 SF

SINGLE FAMILY

BLOCK A LOT 93 6,425 SF

6,338 SF

BLOCK & LOT NUMBERS

BLOCK A LOT 91

BLOCK A LOT 92

SINGLE FA	MILY	SINGLE FA
OCK & LOT NUMBERS	AREA	BLOCK & LOT NUMBERS
BLOCK A LOT 136	6,250 SF	BLOCK A LOT 181
BLOCK A LOT 137	6,250 SF	BLOCK A LOT 182
BLOCK A LOT 137	6,250 SF	BLOCK A LOT 183
	6,250 SF	
BLOCK A LOT 139	•	BLOCK A LOT 184
BLOCK A LOT 140	6,250 SF	BLOCK A LOT 185
BLOCK A LOT 141	6,250 SF	BLOCK A LOT 186
BLOCK A LOT 142	6,176 SF	BLOCK A LOT 187
BLOCK A LOT 143	11,649 SF	BLOCK A LOT 188
BLOCK A LOT 144	13,675 SF	BLOCK A LOT 189
BLOCK A LOT 145	6,959 SF	BLOCK A LOT 190
BLOCK A LOT 146	6,361 SF	BLOCK A LOT 191
BLOCK A LOT 147	6,367 SF	BLOCK AA LOT 1
BLOCK A LOT 148	6,372 SF	BLOCK AA LOT 2
BLOCK A LOT 149	6,377 SF	BLOCK AA LOT 3
BLOCK A LOT 150	6,380 SF	BLOCK AA LOT 4
BLOCK A LOT 151	6,375 SF	BLOCK AA LOT 5
BLOCK A LOT 152	6,370 SF	BLOCK AA LOT 6
BLOCK A LOT 153	6,365 SF	BLOCK AA LOT 7
BLOCK A LOT 154	6,359 SF	BLOCK AA LOT 8
BLOCK A LOT 155	6,354 SF	BLOCK AA LOT 9
BLOCK A LOT 156	6,349 SF	BLOCK AA LOT 10
BLOCK A LOT 157	6,344 SF	BLOCK AA LOT 11
BLOCK A LOT 158	6,339 SF	BLOCK AA LOT 12
BLOCK A LOT 159	6,334 SF	BLOCK AA LOT 13
BLOCK A LOT 160	6,325 SF	BLOCK AA LOT 14
BLOCK A LOT 161	6,320 SF	BLOCK AA LOT 15
BLOCK A LOT 162	6,314 SF	BLOCK AA LOT 16
BLOCK A LOT 163	6,309 SF	BLOCK AA LOT 17
BLOCK A LOT 164	6,304 SF	BLOCK AA LOT 18
BLOCK A LOT 165	6,299 SF	BLOCK AA LOT 19
BLOCK A LOT 166	6,294 SF	BLOCK AA LOT 20
BLOCK A LOT 167	6,289 SF	BLOCK AA LOT 21
BLOCK A LOT 168	6,284 SF	BLOCK AA LOT 22
BLOCK A LOT 169	6,277 SF	BLOCK AA LOT 23
BLOCK A LOT 170	8,518 SF	BLOCK AA LOT 24
BLOCK A LOT 170	14,912 SF	BLOCK AB LOT 1
	8,625 SF	BLOCK AB LOT 1
BLOCK A LOT 172	· ·	
BLOCK A LOT 173	6,387 SF	BLOCK AB LOT 3
BLOCK A LOT 174	6,417 SF	BLOCK AB LOT 4
BLOCK A LOT 175	6,445 SF	BLOCK AB LOT 5
BLOCK A LOT 176	6,474 SF	BLOCK AB LOT 6
BLOCK A LOT 177	6,502 SF	BLOCK AB LOT 7
BLOCK A LOT 178	6,531 SF	BLOCK AB LOT 8
BLOCK A LOT 179	6,559 SF	BLOCK AB LOT 9
BLOCK A LOT 180	6,588 SF	BLOCK AB LOT 10

			_
BLOCK A LOT 183	6,673 SF		
BLOCK A LOT 184	6,628 SF		
BLOCK A LOT 185	10,242 SF		
BLOCK A LOT 186	10,039 SF		
BLOCK A LOT 187	6,833 SF		
BLOCK A LOT 188	6,250 SF		
BLOCK A LOT 189	6,250 SF		
BLOCK A LOT 190	6,250 SF		
BLOCK A LOT 191	6,825 SF		
BLOCK AA LOT 1	6,550 SF		
BLOCK AA LOT 2	6,000 SF		
BLOCK AA LOT 3	6,000 SF		
BLOCK AA LOT 4	6,000 SF		
BLOCK AA LOT 5	6,000 SF		
BLOCK AA LOT 6	6,000 SF		
BLOCK AA LOT 7	6,000 SF		
BLOCK AA LOT 8	6,000 SF		
BLOCK AA LOT 9	6,000 SF		
BLOCK AA LOT 10	6,000 SF		
BLOCK AA LOT 11	6,000 SF		
BLOCK AA LOT 12	6,550 SF		
BLOCK AA LOT 13	6,550 SF		
BLOCK AA LOT 14	6,000 SF		
BLOCK AA LOT 15	6,000 SF		
BLOCK AA LOT 16	6,000 SF		
BLOCK AA LOT 17	6,000 SF		
BLOCK AA LOT 18	6,000 SF		
BLOCK AA LOT 19	6,000 SF		
BLOCK AA LOT 20	6,000 SF		
BLOCK AA LOT 21	6,000 SF		
BLOCK AA LOT 22	6,000 SF		
BLOCK AA LOT 23	6,000 SF		
BLOCK AA LOT 24	6,550 SF		
BLOCK AB LOT 1	6,825 SF		
BLOCK AB LOT 2	6,250 SF		
BLOCK AB LOT 3	6,250 SF		
BLOCK AB LOT 4	6,250 SF		
BLOCK AB LOT 5	6,250 SF		
BLOCK AB LOT 6	6,250 SF		
BLOCK AB LOT 7	6,250 SF		

6,250 SF

6,250 SF

6,250 SF

6,645 SF

BLOCK & LOT NUMBERS	AREA	
BLOCK AB LOT 11	6,250 SF	
BLOCK AB LOT 12	6,250 SF	
BLOCK AB LOT 13	6,250 SF	
BLOCK AB LOT 14	6,250 SF	
BLOCK AB LOT 15	6,250 SF	
BLOCK AB LOT 16	6,250 SF	
BLOCK AB LOT 17	6,436 SF	
BLOCK AB LOT 18	6,614 SF	
BLOCK AB LOT 19	6,614 SF	
BLOCK AB LOT 20	6,614 SF	
BLOCK AB LOT 21	6,614 SF	
BLOCK AB LOT 22	7,515 SF	
BLOCK AC LOT 1	6,696 SF	
BLOCK AC LOT 2	6,132 SF	
BLOCK AC LOT 3	6,132 SF	
BLOCK AC LOT 4	6,132 SF	
BLOCK AC LOT 5	6,132 SF	
BLOCK AC LOT 6	10,058 SF	
BLOCK AC LOT 7	10,399 SF	
BLOCK AC LOT 8	15,038 SF	
BLOCK AC LOT 9	8,240 SF	
BLOCK AC LOT 10	7,221 SF	
BLOCK AC LOT 11	7,221 SF	
BLOCK AC LOT 12	7,221 SF	
BLOCK AC LOT 13	7,773 SF	
BLOCK AD LOT 1	6,550 SF	
BLOCK AD LOT 2	6,000 SF	

6,000 SF

6,550 SF

6,550 SF

6,000 SF

6,000 SF

6,000 SF

6,000 SF

BLOCK AD LOT 3

BLOCK AD LOT 4

BLOCK AD LOT 5

BLOCK AD LOT 6

BLOCK AD LOT 7

BLOCK AD LOT 8

BLOCK AD LOT 9

BLOCK AD LOT 10

BLOCK AD LOT 11

BLOCK AD LOT 12

BLOCK AD LOT 13

BLOCK AD LOT 14

BLOCK AD LOT 15

BLOCK AD LOT 16

BLOCK AD LOT 17

BLOCK AD LOT 18

BLOCK AD LOT 19

BLOCK AD LOT 20

SINGLE FAMILY

OCK & LOT NUMBERS	AREA		BLOCK & LOT NUMBERS
BLOCK B LOT 14	6,000 SF		BLOCK D LOT 7
BLOCK B LOT 15	6,000 SF		BLOCK D LOT 8
BLOCK B LOT 16	7,150 SF		BLOCK D LOT 9
BLOCK B LOT 17	7,150 SF		BLOCK D LOT 10
BLOCK B LOT 18	6,000 SF		BLOCK D LOT 11
BLOCK B LOT 19	6,000 SF		BLOCK D LOT 12
BLOCK B LOT 20	6,000 SF		BLOCK D LOT 13
BLOCK B LOT 21	6,000 SF		BLOCK D LOT 14
BLOCK B LOT 22	6,000 SF		BLOCK D LOT 15
BLOCK B LOT 23	6,000 SF		BLOCK D LOT 16
BLOCK B LOT 24	6,000 SF		BLOCK D LOT 17
BLOCK B LOT 25	6,000 SF		BLOCK D LOT 18
BLOCK B LOT 26	6,000 SF		BLOCK D LOT 19
BLOCK B LOT 27	6,000 SF		BLOCK D LOT 20
BLOCK B LOT 28	6,000 SF		BLOCK D LOT 21
BLOCK B LOT 29	6,000 SF		BLOCK D LOT 22
BLOCK B LOT 30	6,000 SF		BLOCK D LOT 23
BLOCK B LOT 31	6,000 SF		BLOCK D LOT 24
BLOCK B LOT 32	7,150 SF		BLOCK D LOT 25
BLOCK C LOT 1	7,750 SF		BLOCK D LOT 26
BLOCK C LOT 2	6,000 SF		BLOCK E LOT 1
BLOCK C LOT 3	6,000 SF		BLOCK E LOT 2
BLOCK C LOT 4	6,000 SF		BLOCK E LOT 3
BLOCK C LOT 5	6,000 SF		BLOCK E LOT 4
BLOCK C LOT 6	6,000 SF		BLOCK E LOT 5
BLOCK C LOT 7	6,000 SF		BLOCK E LOT 6
BLOCK C LOT 8	6,000 SF		BLOCK E LOT 7
BLOCK C LOT 9	6,000 SF		BLOCK E LOT 8
BLOCK C LOT 10	7,750 SF		BLOCK E LOT 9
BLOCK C LOT 11	7,750 SF		BLOCK E LOT 10
BLOCK C LOT 12	6,000 SF] [BLOCK E LOT 11
BLOCK C LOT 13	6,000 SF] [BLOCK E LOT 12
BLOCK C LOT 14	6,000 SF] [BLOCK E LOT 13
BLOCK C LOT 15	6,000 SF] [BLOCK E LOT 14
BLOCK C LOT 16	6,000 SF] [BLOCK E LOT 15
		1 F	

6,000 SF

7,750 SF

6,873 SF

6,000 SF

6,000 SF

6,000 SF

6,000 SF

SINGLE FAMILY

AREA

6,000 SF

6,000 SF

6,000 SF

6,000 SF

6,000 SF

6,000 SF

6,550 SF

6,550 SF

6,000 SF

6,849 SF

6,850 SF

6,000 SF

6,550 SF

6,550 SF

6,000 SF

6,000 SF

6.000 SF

6,000 SF

6,000 SF

6,000 SF

6,000 SF

6,000 SF

AREA

7,254 SF

7,226 SF

7,197 SF

7,169 SF

7,140 SF

7,112 SF 7,083 SF

7,055 SF

7,026 SF

10,438 SF

10,039 SF

6,250 SF

6,825 SF

6,250 SF

6,250 SF

6,250 SF

6,250 SF

13,634 SF 18,247 SF

7,200 SF

7,200 SF

7,200 SF

6,000 SF

6,000 SF

6,000 SF

BLOCK U LOT 14

BLOCK E LOT 16

BLOCK E LOT 18

BLOCK E LOT 19

BLOCK E LOT 20

BLOCK E LOT 21

BLOCK E LOT 22

BLOCK E LOT 23

BLOCK E LOT 24

BLOCK E LOT 25

SINGLE FAMILY

BLOCK & LOT NUMBERS	AREA	BLOCK & LOT NUMBERS	AREA
BLOCK E LOT 26	6,850 SF	BLOCK G LOT 19	7,500 SF
BLOCK F LOT 1	6,850 SF	BLOCK G LOT 20	7,500 SF
BLOCK F LOT 2	6,000 SF	BLOCK G LOT 21	7,500 SF
BLOCK F LOT 3	6,000 SF	BLOCK G LOT 22	8,075 SF
BLOCK F LOT 4	6,000 SF	BLOCK H LOT 1	9,719 SF
BLOCK F LOT 5	6,000 SF	BLOCK H LOT 2	8,271 SF
BLOCK F LOT 6	6,000 SF	BLOCK H LOT 3	8,186 SF
BLOCK F LOT 7	6,000 SF	BLOCK H LOT 4	8,101 SF
BLOCK F LOT 8	6,000 SF	BLOCK H LOT 5	8,016 SF
BLOCK F LOT 9	6,000 SF	BLOCK H LOT 6	7,931 SF
BLOCK F LOT 10	6,000 SF	BLOCK H LOT 7	7,846 SF
BLOCK F LOT 11	6,000 SF	BLOCK H LOT 8	7,761 SF
BLOCK F LOT 12	6,000 SF	BLOCK H LOT 9	7,676 SF
BLOCK F LOT 13	6,550 SF	BLOCK H LOT 10	7,592 SF
BLOCK F LOT 14	6,550 SF	BLOCK H LOT 11	7,507 SF
BLOCK F LOT 15	6,000 SF	BLOCK H LOT 12	7,422 SF
BLOCK F LOT 16	6,000 SF	BLOCK H LOT 13	7,337 SF
BLOCK F LOT 17	6,000 SF	BLOCK H LOT 14	7,802 SF
BLOCK F LOT 18	6,000 SF	BLOCK H LOT 15	7,500 SF
BLOCK F LOT 19	6,000 SF	BLOCK H LOT 16	7,500 SF
BLOCK F LOT 20	6,000 SF	BLOCK H LOT 17	7,500 SF
BLOCK F LOT 21	6,000 SF	BLOCK H LOT 18	7,500 SF
BLOCK F LOT 22	6,000 SF	BLOCK H LOT 19	7,500 SF
BLOCK F LOT 23	6,000 SF	BLOCK H LOT 20	7,500 SF
BLOCK F LOT 24	6,000 SF	BLOCK H LOT 21	7,500 SF
BLOCK F LOT 25	6,000 SF	BLOCK H LOT 22	8,075 SF
BLOCK F LOT 26	6,850 SF	BLOCK H LOT 23	6,825 SF
BLOCK G LOT 1	6,825 SF	BLOCK H LOT 24	6,250 SF
BLOCK G LOT 2	6,250 SF	BLOCK H LOT 25	6,250 SF
BLOCK G LOT 3	6,250 SF	BLOCK H LOT 26	6,250 SF
BLOCK G LOT 4	6,250 SF	BLOCK H LOT 27	6,250 SF
BLOCK G LOT 5	6,250 SF	BLOCK H LOT 28	6,662 SF
BLOCK G LOT 6	6,250 SF	BLOCK H LOT 29	13,228 SF
BLOCK G LOT 7	6,250 SF	BLOCK H LOT 30	13,986 SF
BLOCK G LOT 8	6,250 SF	BLOCK H LOT 31	6,841 SF
BLOCK G LOT 9	6,250 SF	BLOCK H LOT 32	6,696 SF
BLOCK G LOT 10	6,250 SF	BLOCK H LOT 33	6,637 SF
BLOCK G LOT 11	6,250 SF	BLOCK H LOT 34	6,578 SF
BLOCK G LOT 12	6,825 SF	BLOCK H LOT 35	6,519 SF
BLOCK G LOT 13	8,075 SF	BLOCK H LOT 36	6,460 SF
BLOCK G LOT 14	7,500 SF	BLOCK H LOT 37	6,401 SF
BLOCK G LOT 15	7,500 SF	BLOCK H LOT 38	6,342 SF
BLOCK G LOT 16	7,500 SF	BLOCK H LOT 39	6,283 SF

SINGLE FAMILY

SINGLE FAMILY

10,758 SF

8,148 SF

BLOCK H LOT 40

BLOCK J LOT 1

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 FA	MILY
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	

L1 L3 L4 L5 L6 L7 L13 L20 L22 L24 L26 L28	ABLE ENGTH 1685.2 1170.0 1292.5 300.0 870.0 290.0 712.5 297.7 636.9 1182.0 836.4 36.5 1366.1 648.6 94.8	LINE # L76 L77 L79 L80 L82 L84 L85 L87 L89 L90 L92 L93	TABLE LENGTH 358.7 67.0 367.1 437.6 115.9 175.9 1144.4 650.5 52.7 316.0 314.6
L1 L3 L4 L5 L6 L7 L13 L20 L22 L24 L26 L28 L29 L31	1685.2 1170.0 1292.5 300.0 870.0 290.0 712.5 297.7 636.9 1182.0 836.4 36.5 1366.1 648.6	L76 L77 L79 L80 L82 L84 L85 L87 L89 L90	358.7 67.0 367.1 437.6 115.9 175.9 1144.4 650.5 52.7 316.0
L3 L4 L5 L6 L7 L13 L20 L22 L24 L26 L28 L29 L31	1170.0 1292.5 300.0 870.0 290.0 712.5 297.7 636.9 1182.0 836.4 36.5 1366.1 648.6	L77 L79 L80 L82 L84 L85 L87 L89 L90	67.0 367.1 437.6 115.9 175.9 1144.4 650.5 52.7 316.0
L4 L5 L6 L7 L13 L20 L22 L24 L26 L28 L29 L31	1292.5 300.0 870.0 290.0 712.5 297.7 636.9 1182.0 836.4 36.5 1366.1 648.6	L79 L80 L82 L84 L85 L87 L89 L90	367.1 437.6 115.9 175.9 1144.4 650.5 52.7 316.0
L5 L6 L7 L13 L20 L22 L24 L26 L28 L29 L31	300.0 870.0 290.0 712.5 297.7 636.9 1182.0 836.4 36.5 1366.1 648.6	L80 L82 L84 L85 L87 L89 L90	437.6 115.9 175.9 1144.4 650.5 52.7 316.0
L6 L7 L13 L20 L22 L24 L26 L28 L29 L31	870.0 290.0 712.5 297.7 636.9 1182.0 836.4 36.5 1366.1 648.6	L82 L84 L85 L87 L89 L90	115.9 175.9 1144.4 650.5 52.7 316.0
L7 L13 L20 L22 L24 L26 L28 L29 L31	290.0 712.5 297.7 636.9 1182.0 836.4 36.5 1366.1 648.6	L84 L85 L87 L89 L90 L92	175.9 1144.4 650.5 52.7 316.0
L13 L20 L22 L24 L26 L28 L29 L31	712.5 297.7 636.9 1182.0 836.4 36.5 1366.1 648.6	L85 L87 L89 L90 L92	1144.4 650.5 52.7 316.0
L20 L22 L24 L26 L28 L29 L31	297.7 636.9 1182.0 836.4 36.5 1366.1 648.6	L87 L89 L90 L92	650.5 52.7 316.0
L22 L24 L26 L28 L29 L31	636.9 1182.0 836.4 36.5 1366.1 648.6	L89 L90 L92	52.7 316.0
L24 L26 L28 L29 L31	1182.0 836.4 36.5 1366.1 648.6	L90 L92	316.0
L26 L28 L29 L31	836.4 36.5 1366.1 648.6	L92	-
L28 L29 L31	36.5 1366.1 648.6		314.6
L29 L31	1366.1 648.6	L93	
L31	648.6		818.3
		L94	710.0
L33	94.8	L95	1750.0
		L96	580.0
L35	67.8	L97	710.0
L37	374.3	L98	265.0
L39	182.3	L99	290.0
L41	208.3	L100	660.0
L42	293.2	L101	1334.7
L44	674.8	L102	1044.7
L46	64.4	L103	563.7
L47	380.5	L105	301.8
L49	182.3	L107	81.5
L51	195.8	L108	44.1
L52	307.2	L110	1039.5
L53	721.9	L111	26.0
L54	307.7	L113	614.9
L56	101.6	L114	59.5
L58	175.0	L116	498.3
L60	167.3	L117	290.0
L62	430.4	L118	784.0
L64	150.0	L120	119.2
L65	882.1	L122	458.0
L66	437.9	L123	65.0
L68	56.2	L125	604.6
L69	610.6	L126	870.0
L70	584.8	L127	145.0
L72	184.4	L129	150.6
L73	193.9	L131	100.4
L74	525.2		

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	
С9	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 60, 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;

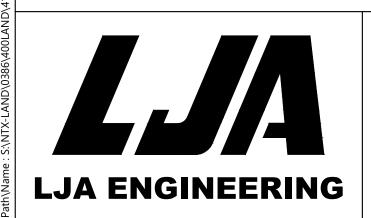
THENCE, SOUTH 00 DEGREES 29 MINUTES 54 SECONDS WEST, CONTINUING ALONG THE EAST LINE OF SAID 246.024 ACRE TRACT AND THE COMMON WEST LINE OF SAID 83.720 ACRE TRACT, A DISTANCE OF 1579.00 FEET TO A FENCE CORNER POST FOUND FOR THE SOUTHWEST CORNER OF SAID 83.720 ACRE TRACT AND THE COMMON NORTHWEST CORNER 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.



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

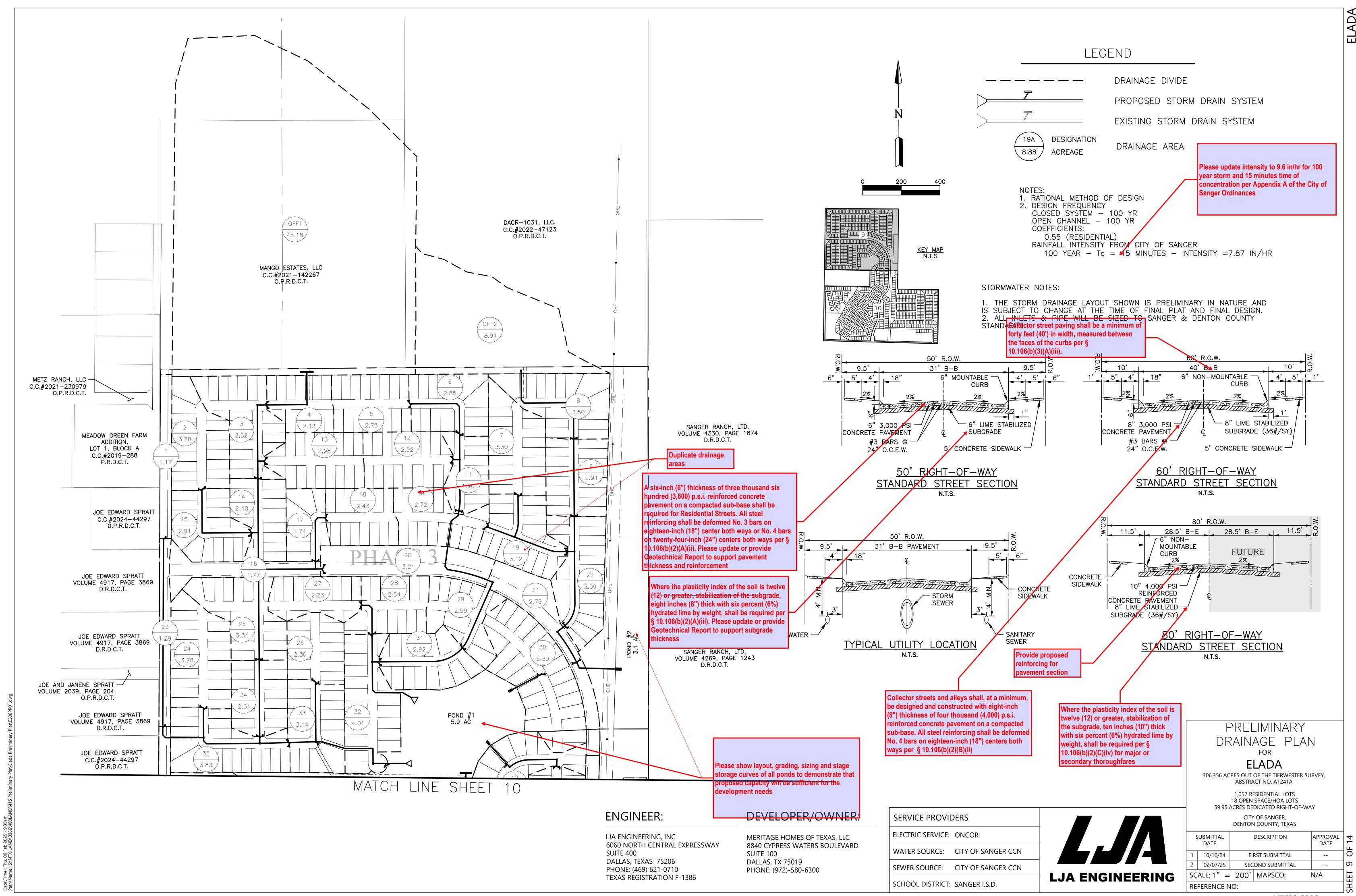
306.356 ACRES OUT OF THE

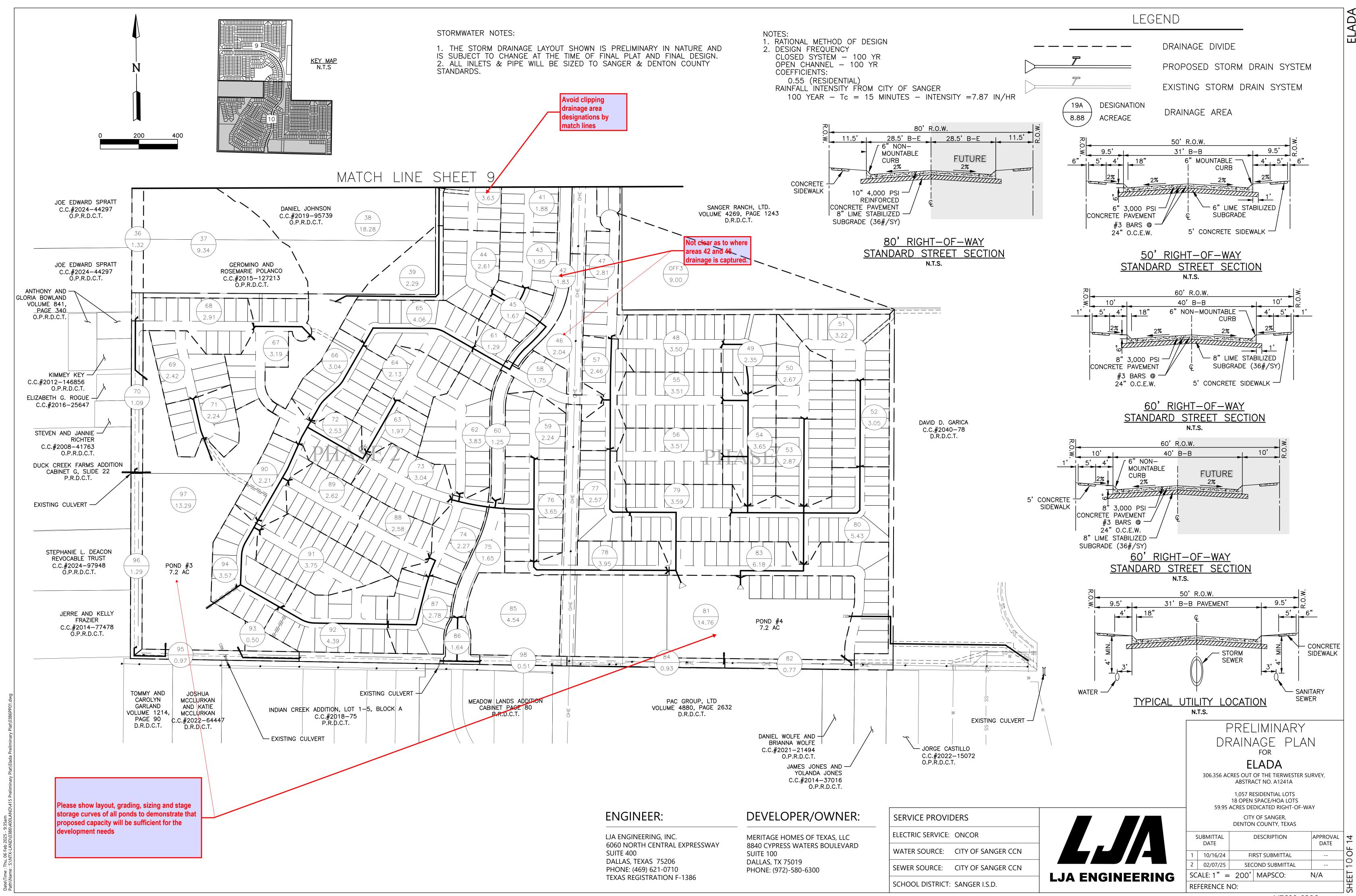
TIERWESTER SURVEY, ABSTRACT NO. A1241A

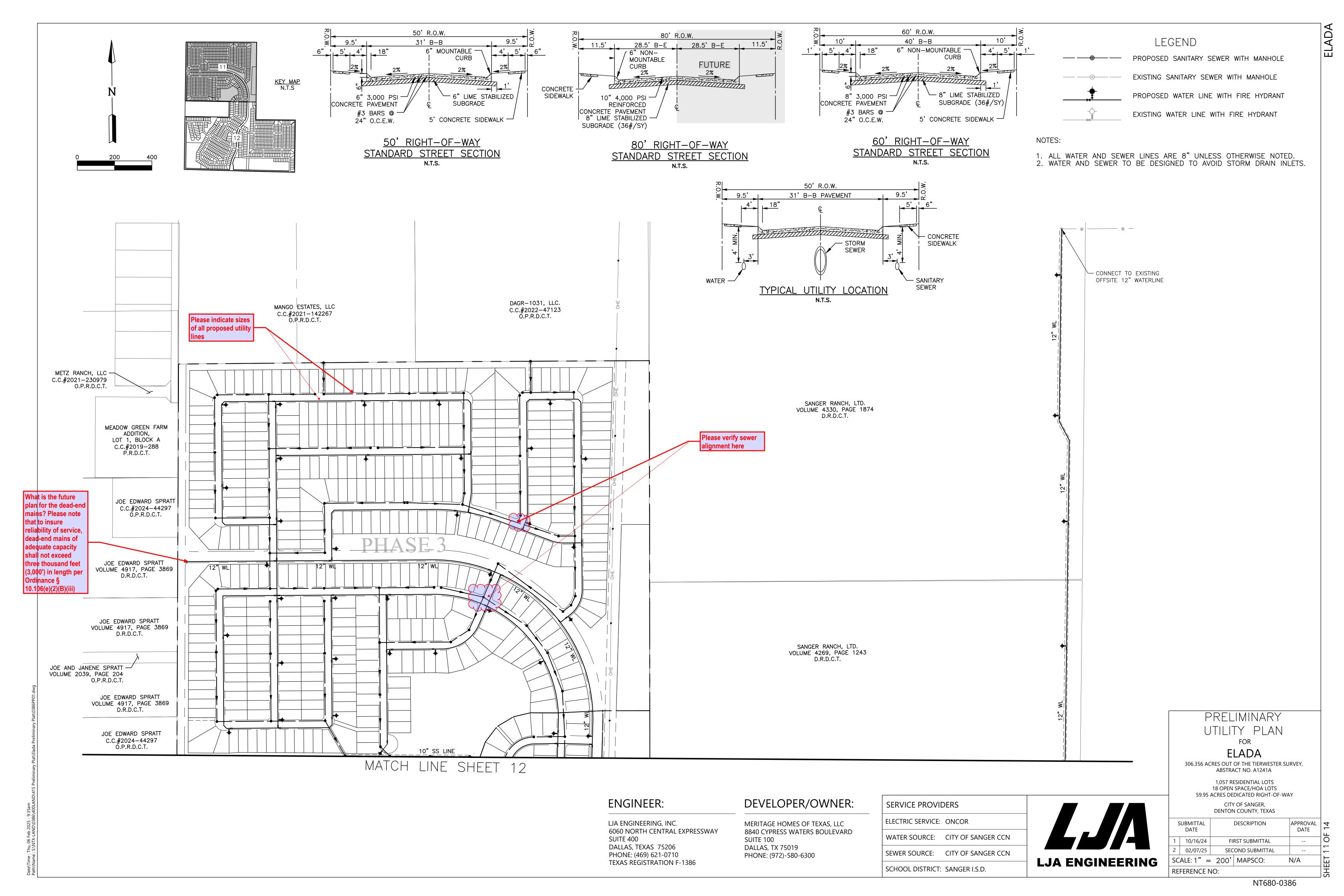
CITY OF SANGER DENTON COUNTY, TEXAS

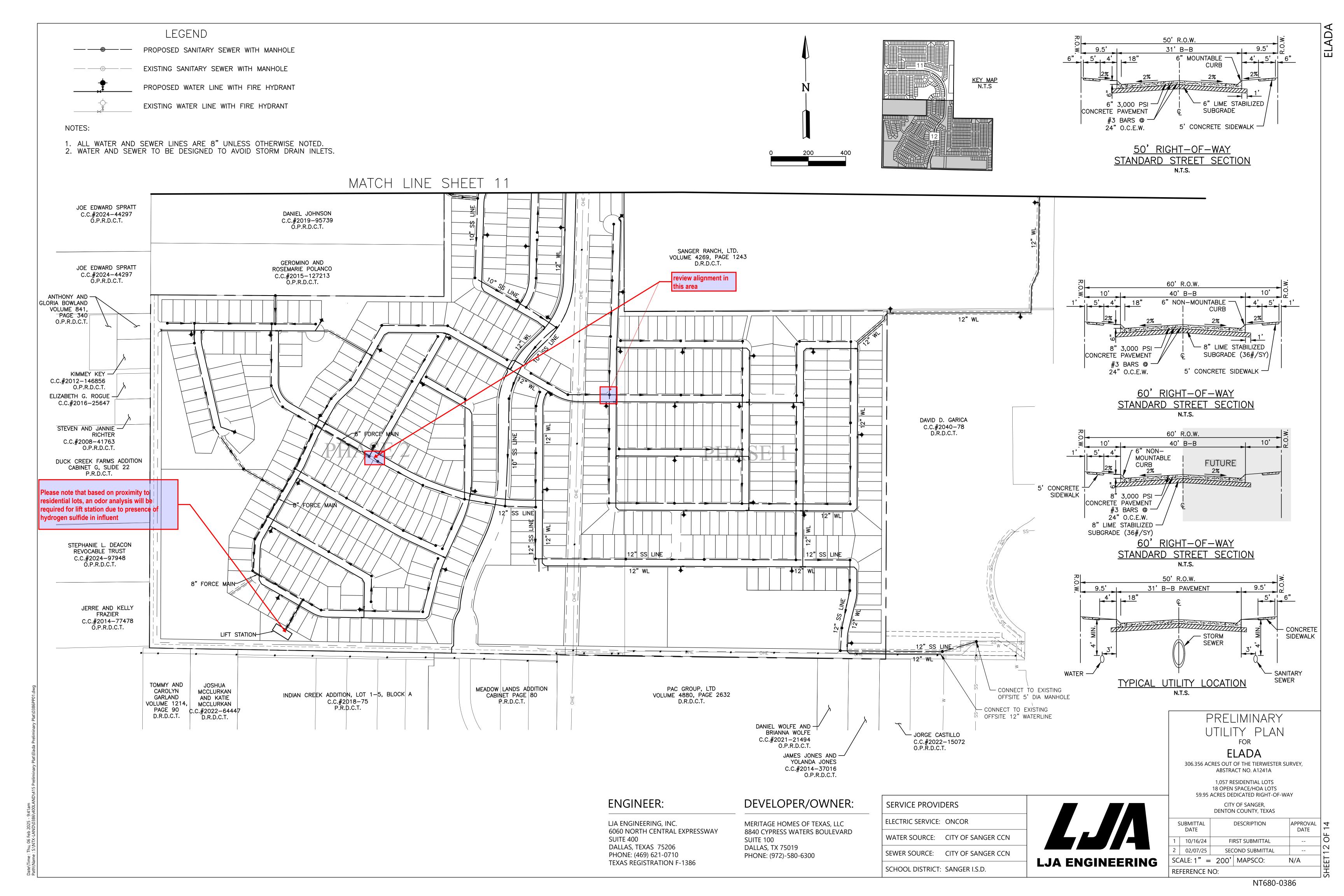
PF	RELIM	INARY	PLAT			
FOR ELADA						
ALE:	N/A	MAPSCO:	N/A			

REFERENCE NO:









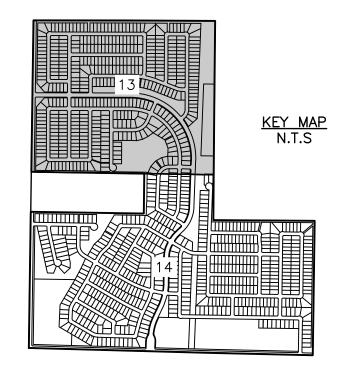
---- R.O.W.

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.



DAGR-1031, LLC. C.C.#2022-47123 O.P.R.D.C.T. MANGO ESTATES, LLC C.C.#2021-142267 O.P.R.D.C.T. METZ RANCH, LLC C.C.#2021-230979 O.P.R.D.C.T. SANGER RANCH, LTD. VOLUME 4330, PAGE 1874 D.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 0.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. SANGER RANCH, LTD. VOLUME 4269, PAGE 1243 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. MATCH LINE SHEET 14

ENGINEER:

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

DEVELOPER/OWNER:

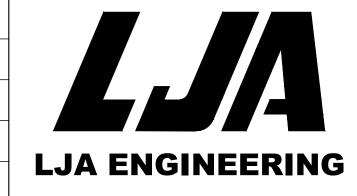
MERITAGE HOMES OF TEXAS, LLC 8840 CYPRESS WATERS BOULEVARD SUITE 100 DALLAS, TX 75019 PHONE: (972)-580-6300

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

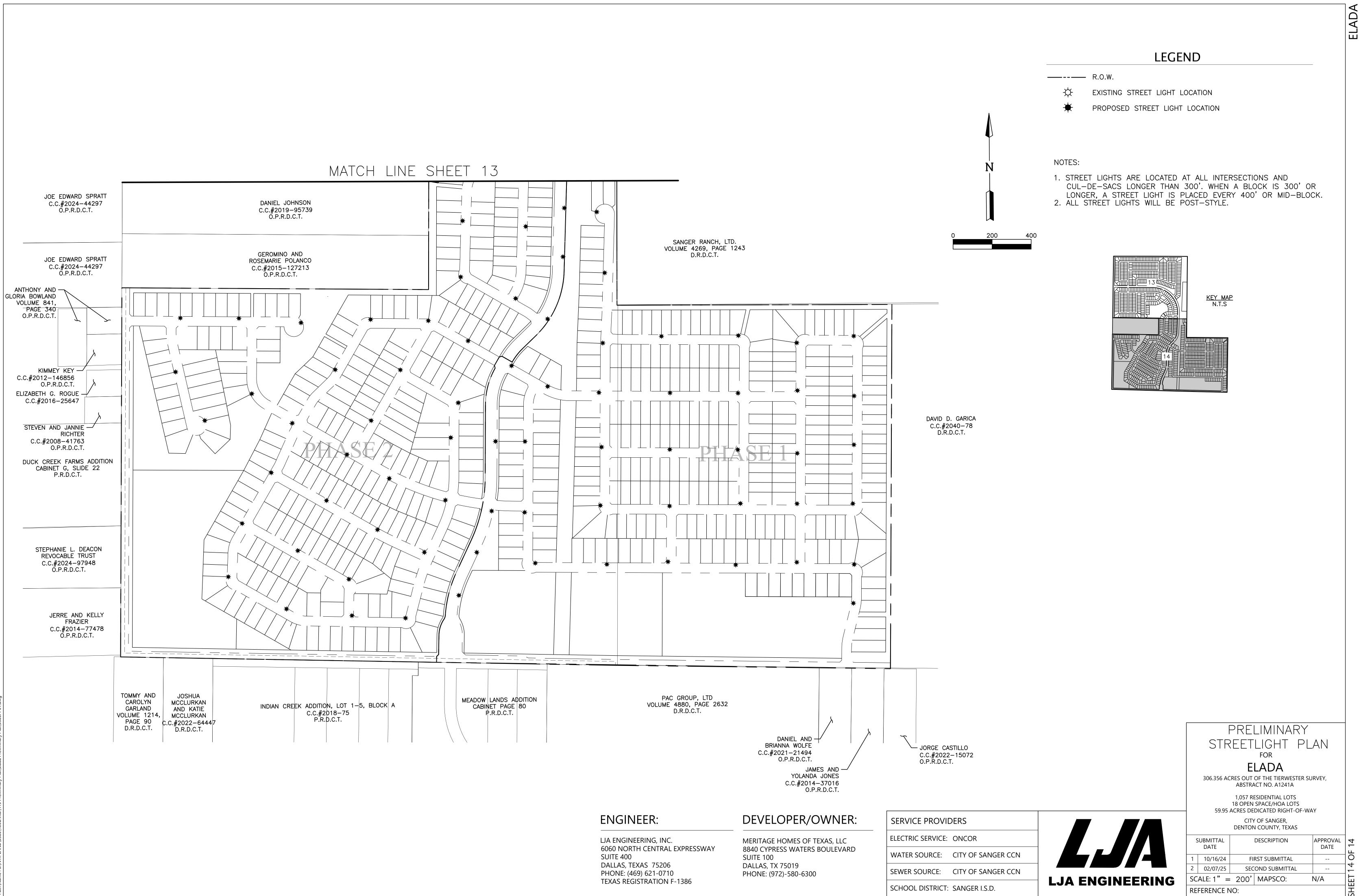
ELADA

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