

CERTIFICATE OF APPROVAL:

APPROVED FOR PREPARATION OF FINAL PLAT.

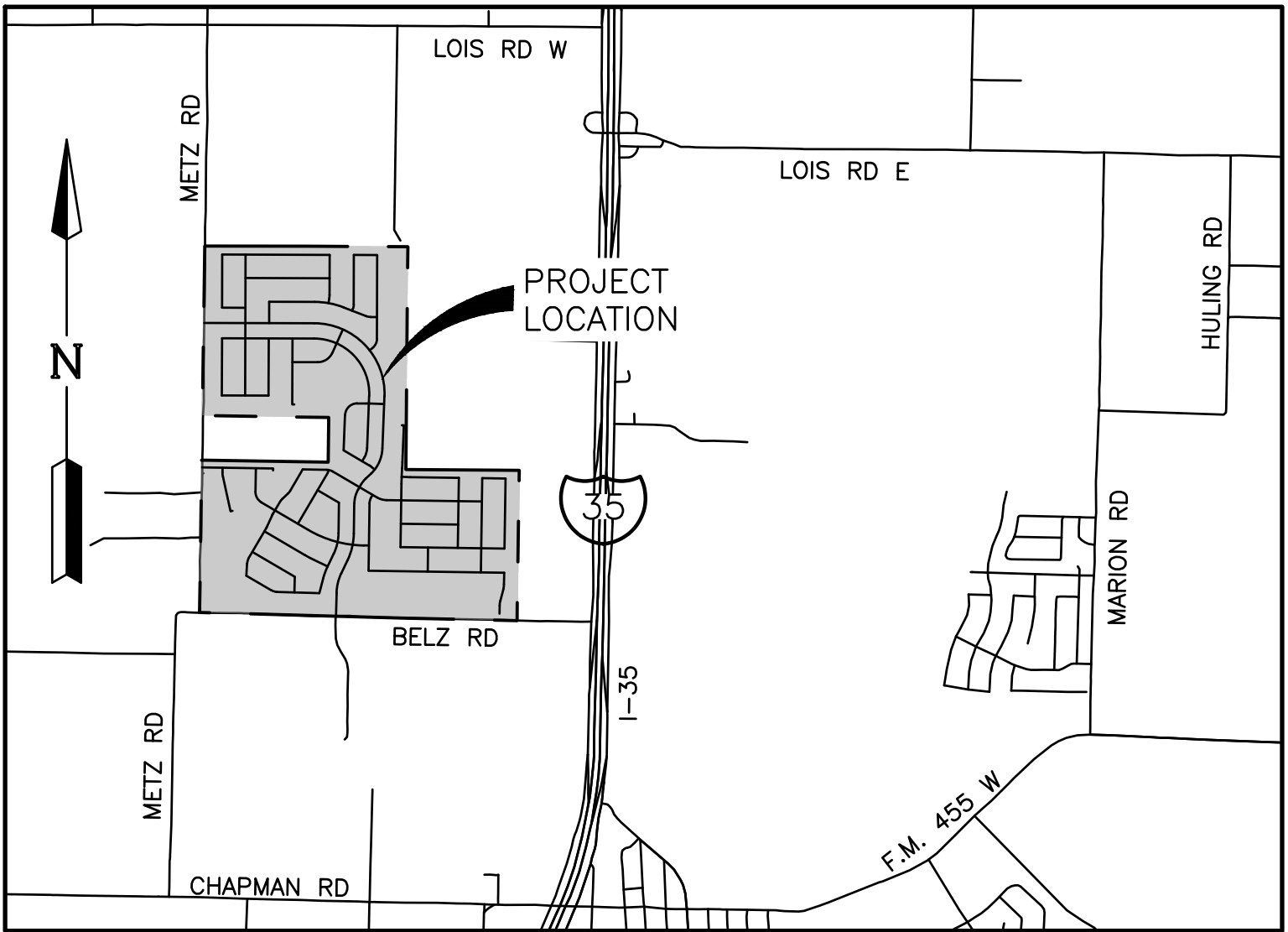
CITY OF SANGER, TX  
PLANNING & ZONING COMMISSION

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
1 10/16/24	FIRST SUBMITTAL	--
2 02/07/25	SECOND SUBMITTAL	--
SCALE:	N/A	MAPSCO: N/A
REFERENCE NO:		

ENGINEER:

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

DEVELOPER/OWNER:

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

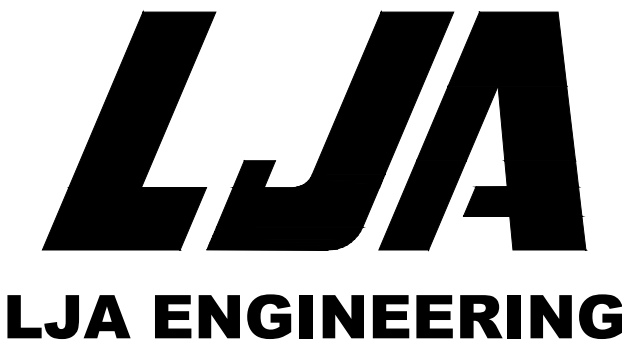
SERVICE PROVIDERS

ELECTRIC SERVICE: ONCOR

WATER SOURCE: CITY OF SANGER CCN

SEWER SOURCE: CITY OF SANGER CCN

SCHOOL DISTRICT: SANGER I.S.D.

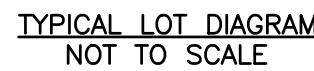
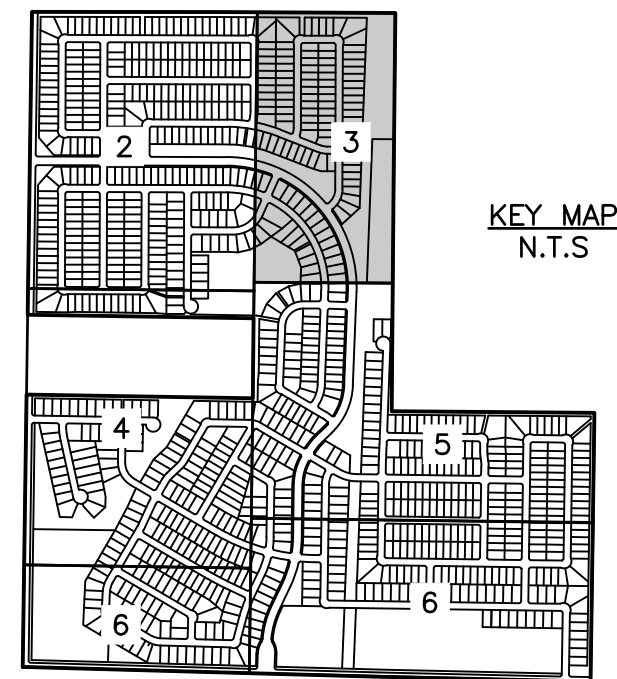
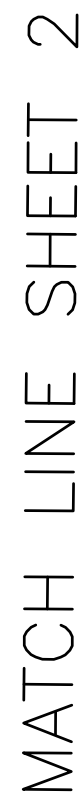






HEET 2 OF 14



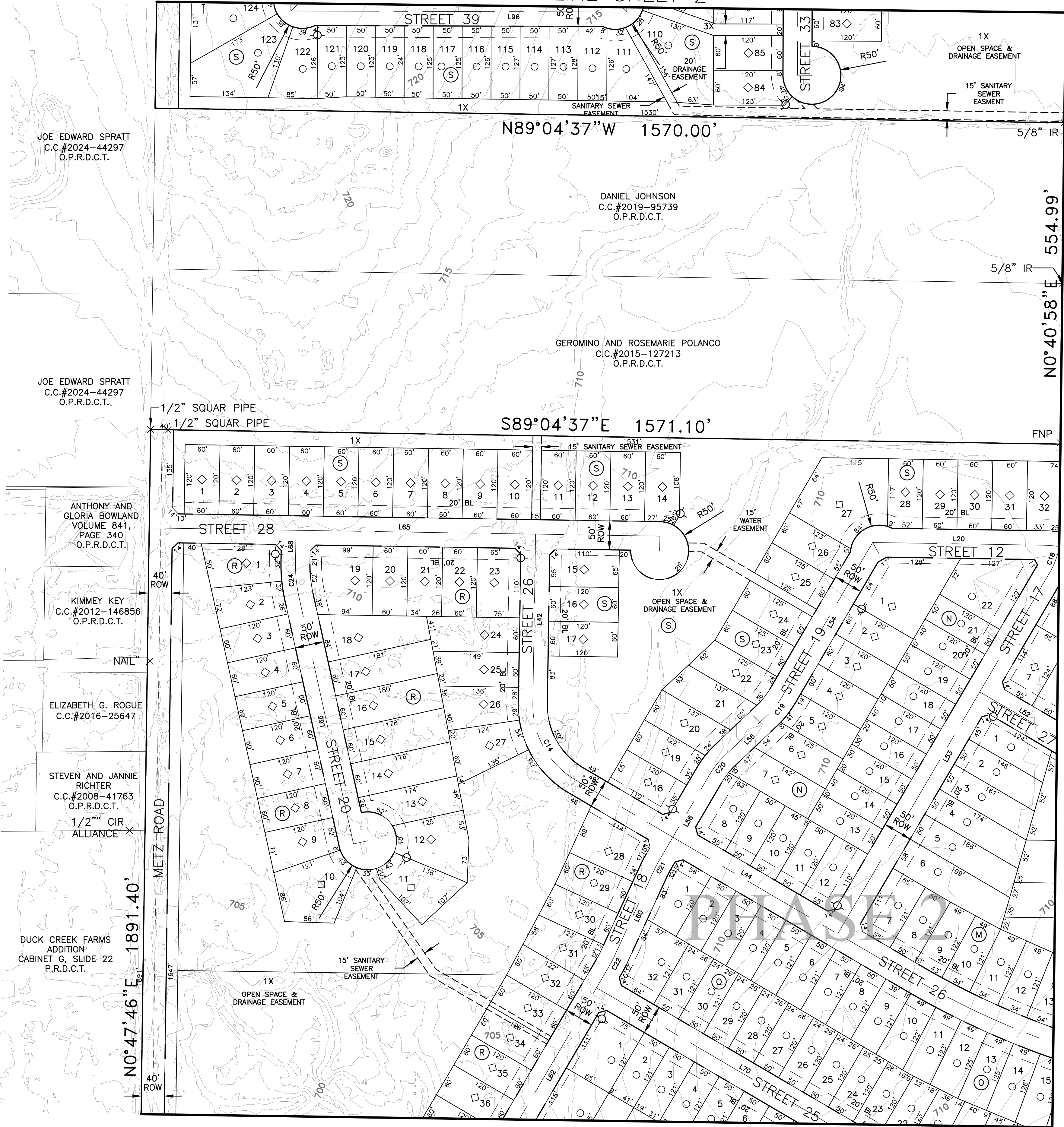


SITE DATA SUMMARY TABLE	
GENERAL SITE DATA	
CURRENT ZONING	PLANNED DEVELOPMENT (PD)
CURRENT LAND USE	AGRICULTURAL USE
GROSS SITE AREA	306.356 ACRES

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. OWNER: 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.

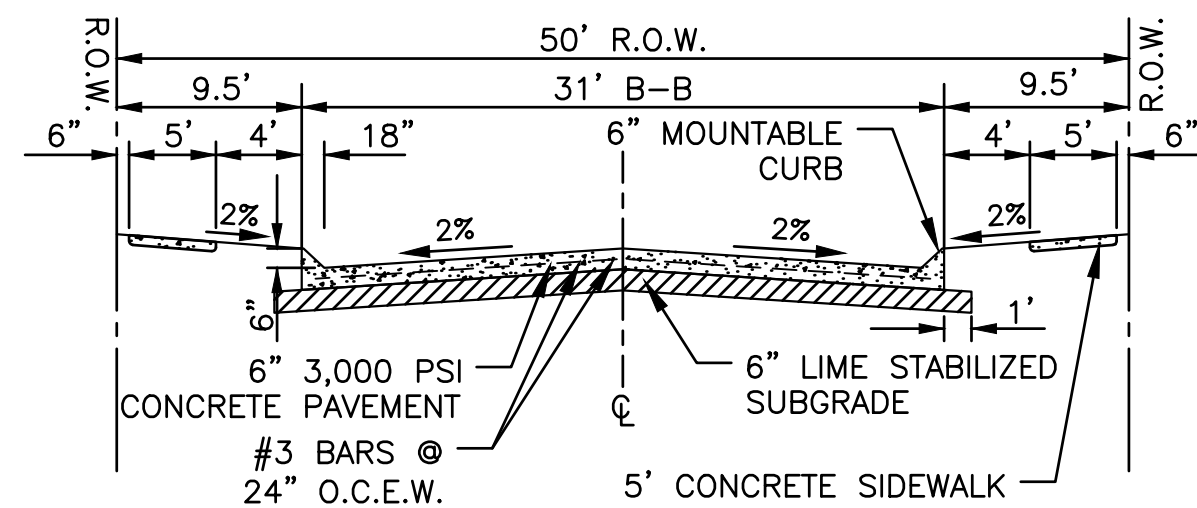
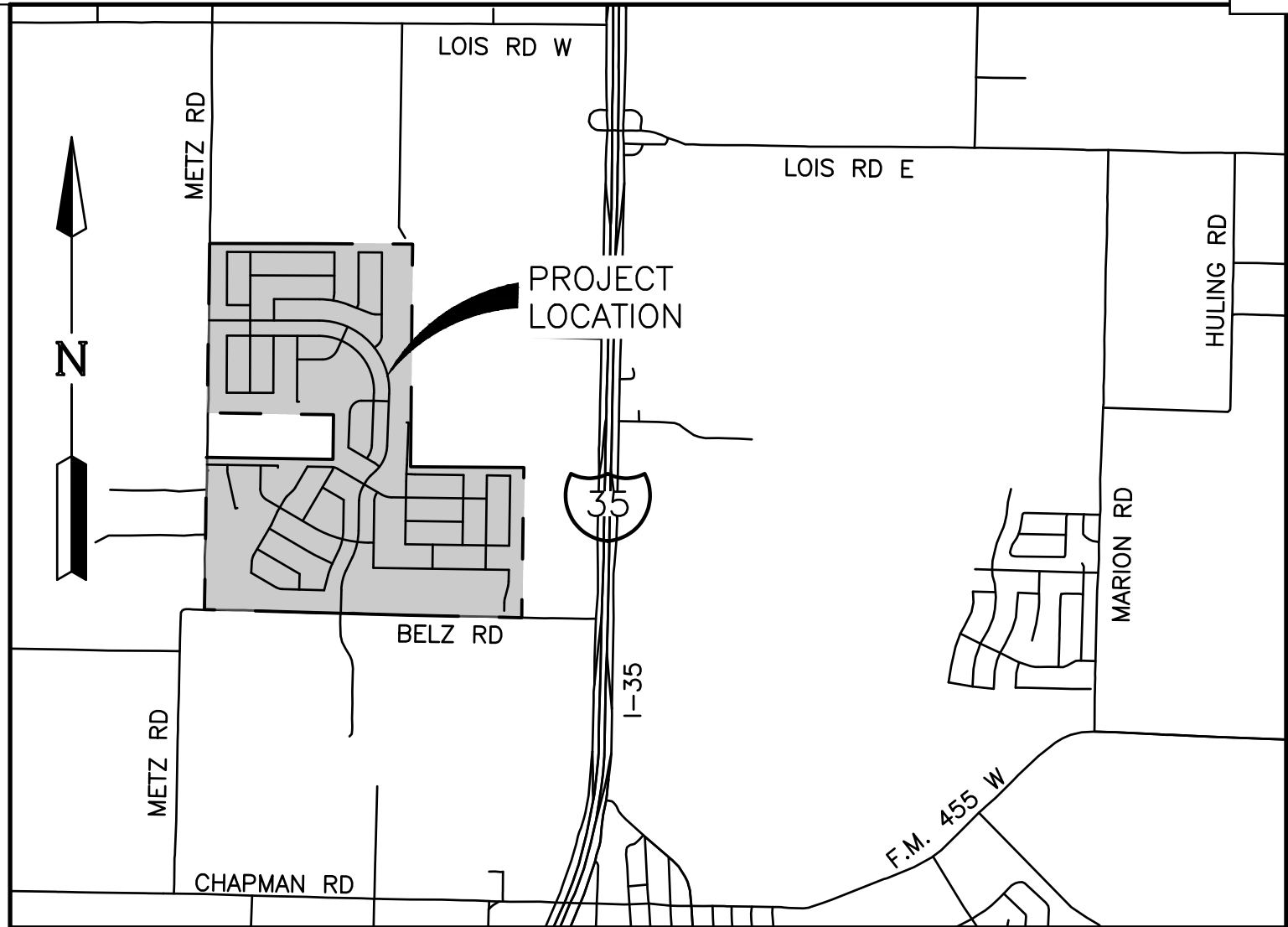
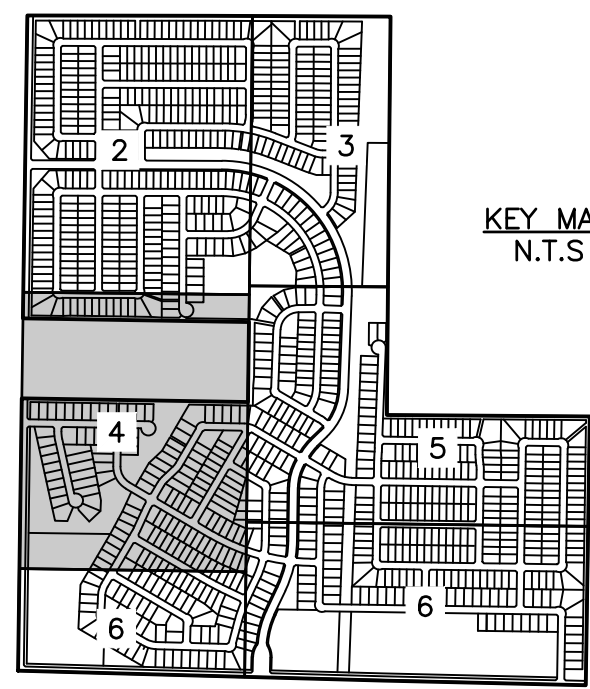
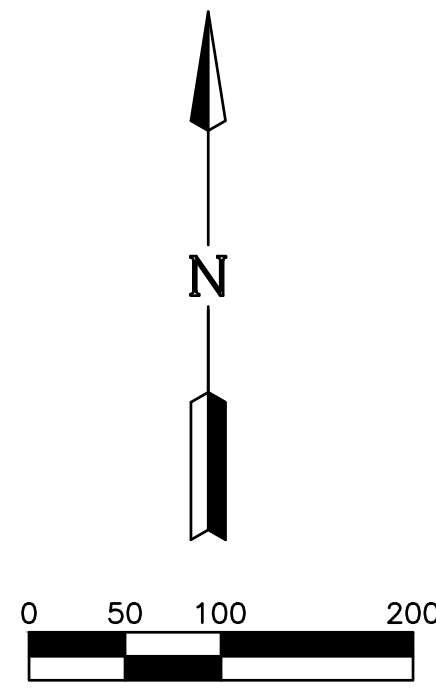


MATCH LINE SHEET 2

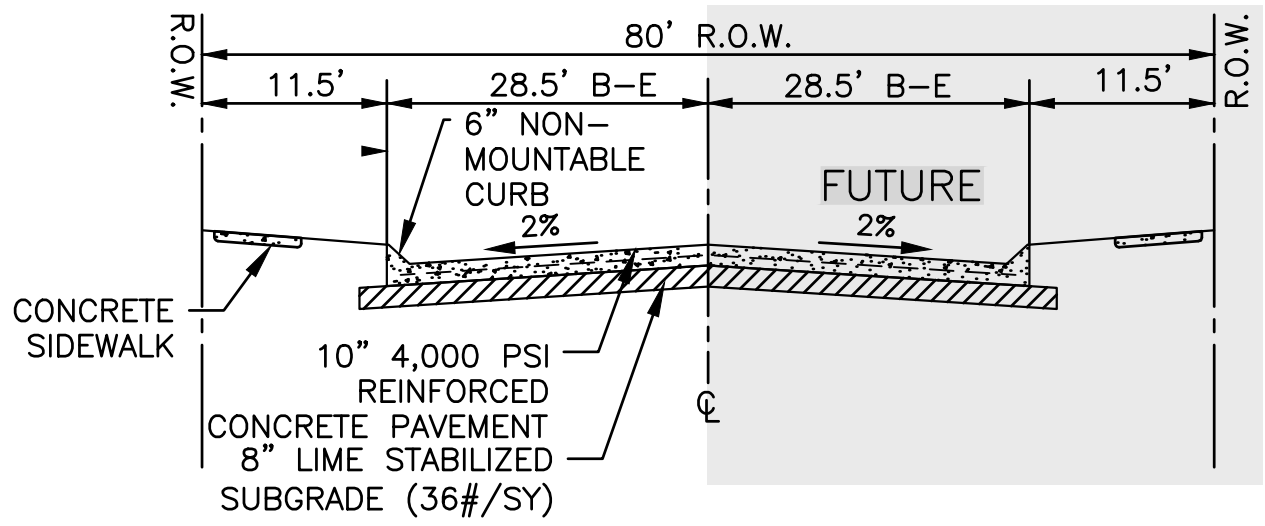


MATCH LINE SHEET 5

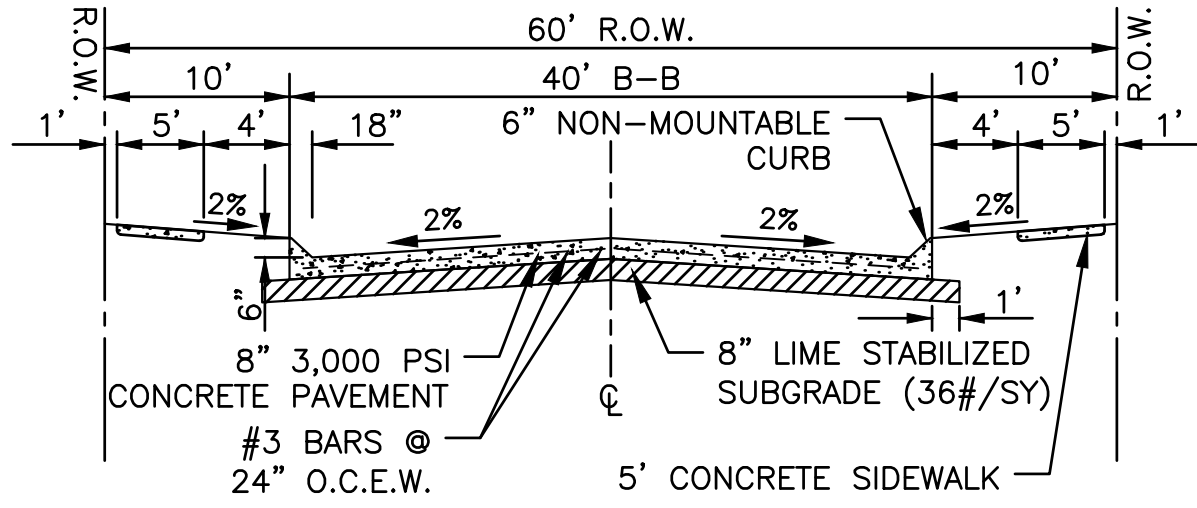
MATCH LINE SHEET 6



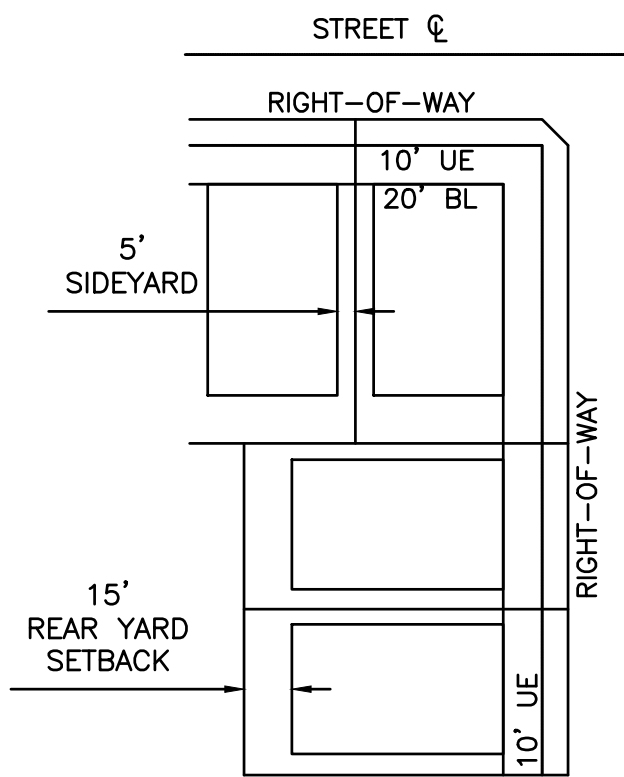
50' RIGHT-OF-WAY  
STANDARD STREET SECTION  
N.T.S.



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



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



TYPICAL LOT DIAGRAM  
NOT TO SCALE

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
<b>TOTAL</b>	<b>303</b>	<b>307</b>	<b>447</b>	<b>1057</b>

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.

ENGINEER:

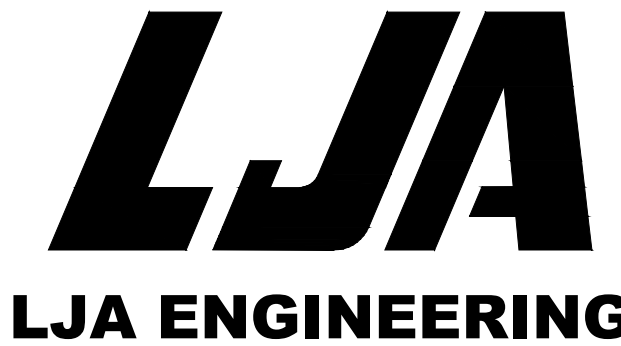
LJA ENGINEERING, INC.  
6060 NORTH CENTRAL EXPRESSWAY  
SUITE 400  
DALLAS, TEXAS 75206  
PHONE: (469) 621-0710  
TEXAS REGISTRATION F-1386

DEVELOPER/OWNER:

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

SERVICE PROVIDERS

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



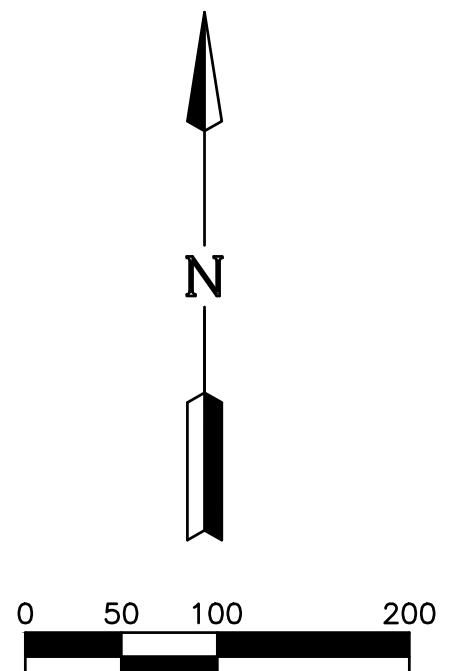
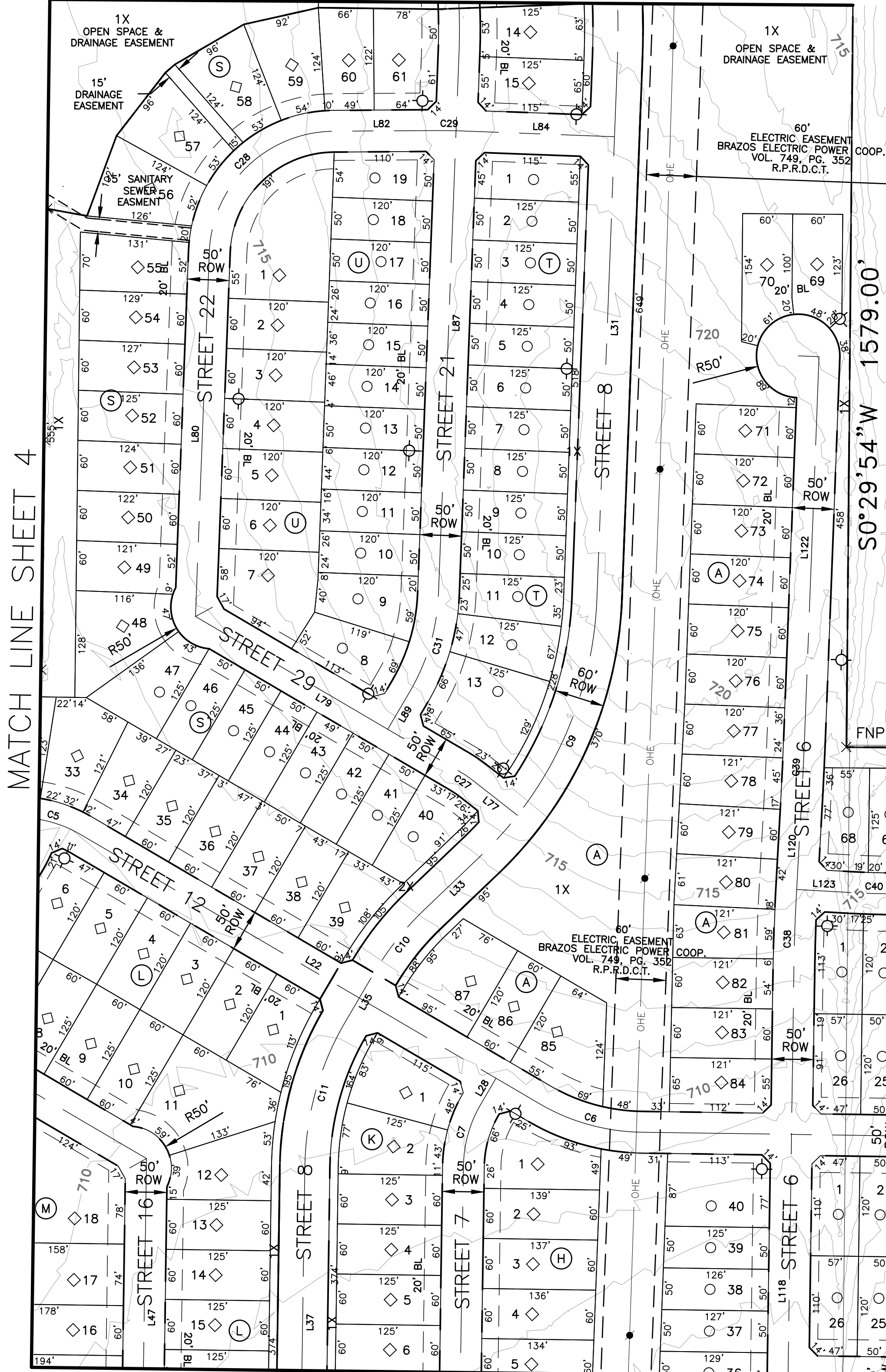
PRELIMINARY PLAT

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

SUBMITTAL DATE	DESCRIPTION	APPROVAL DATE
1 10/16/24	FIRST SUBMITTAL	--
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SCALE: 1" = 100' MAPSCO:		N/A
REFERENCE NO:		

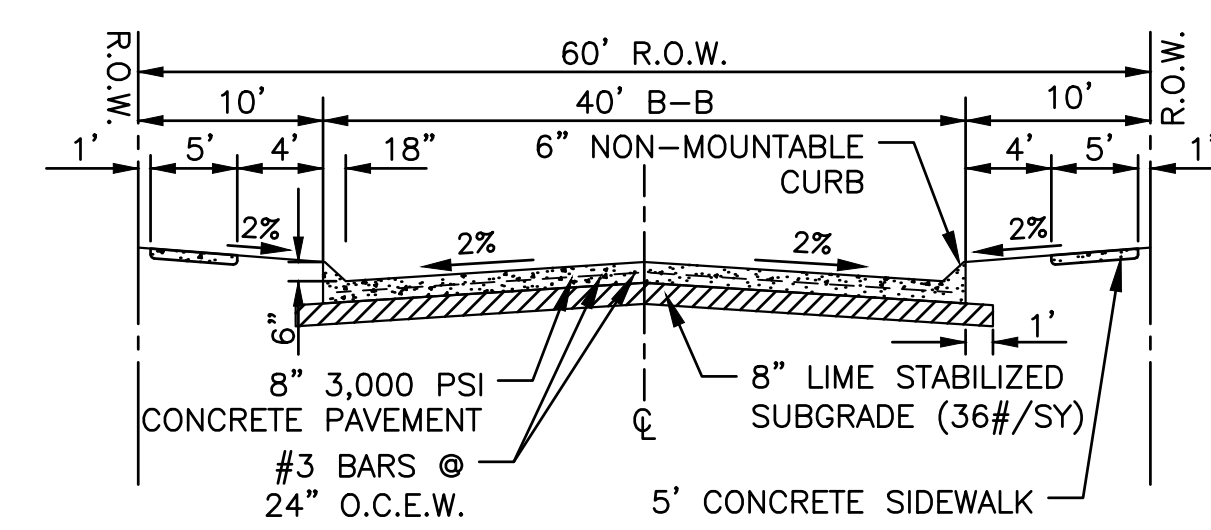
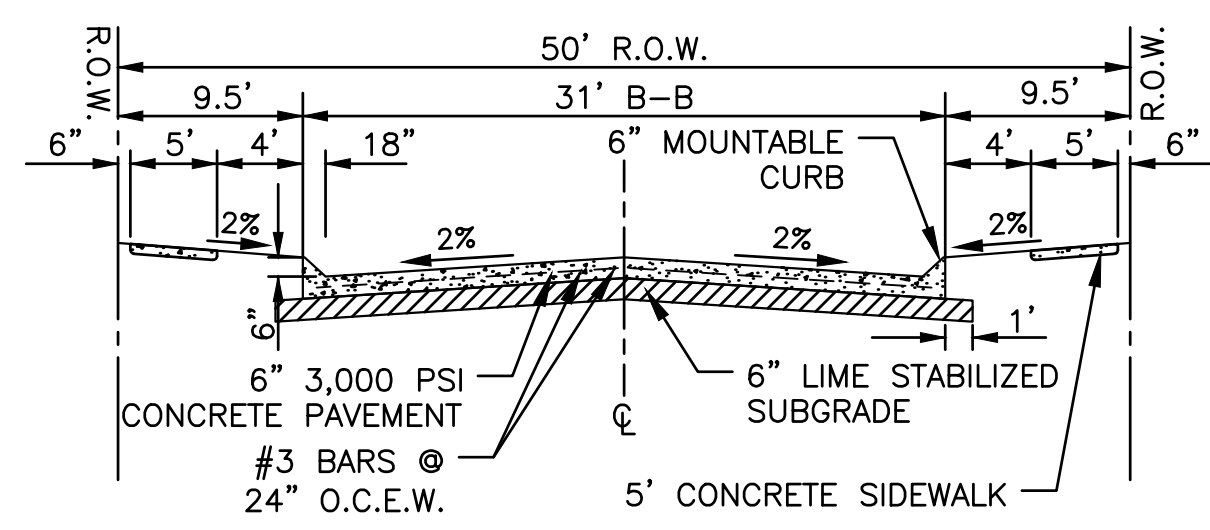
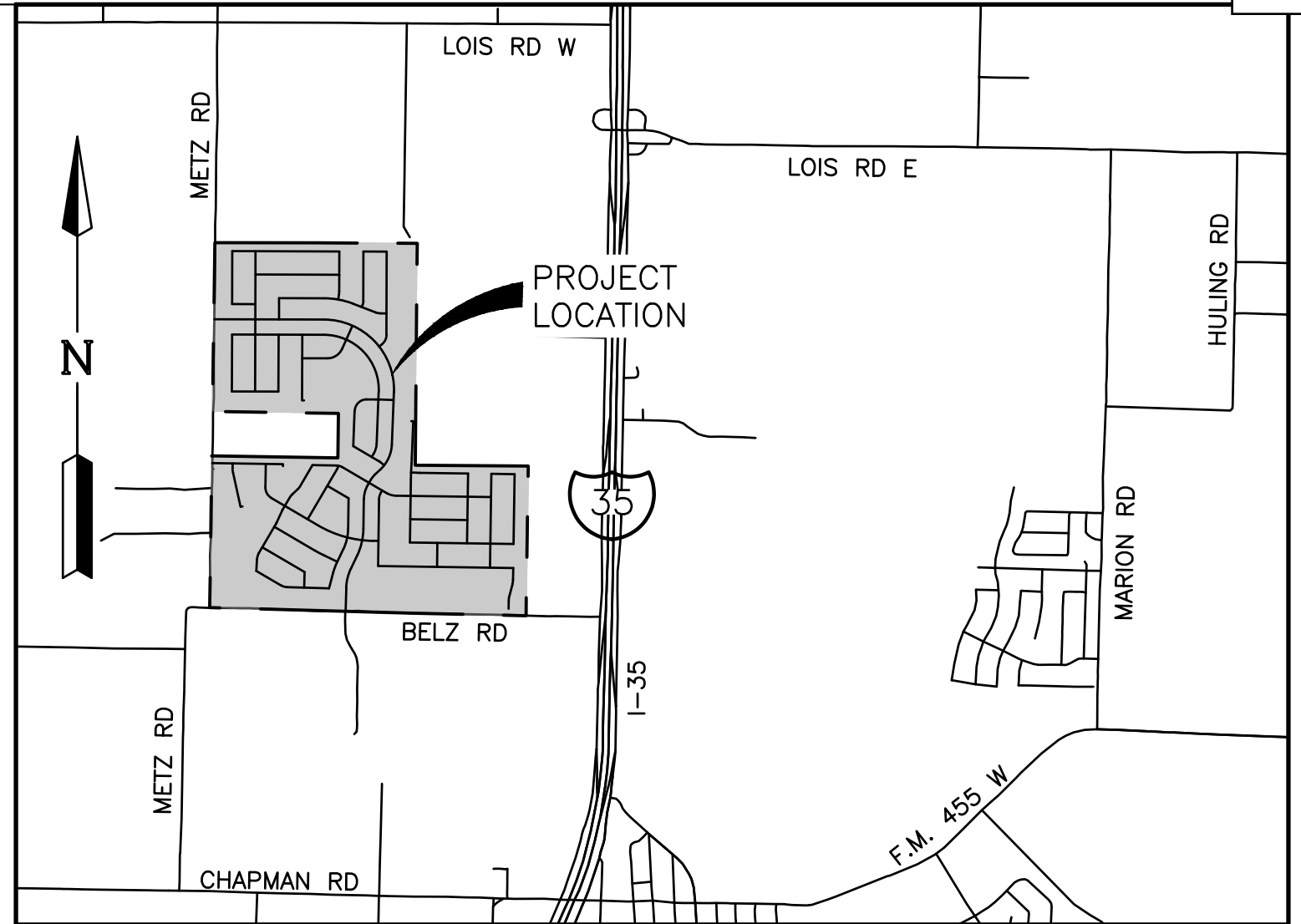
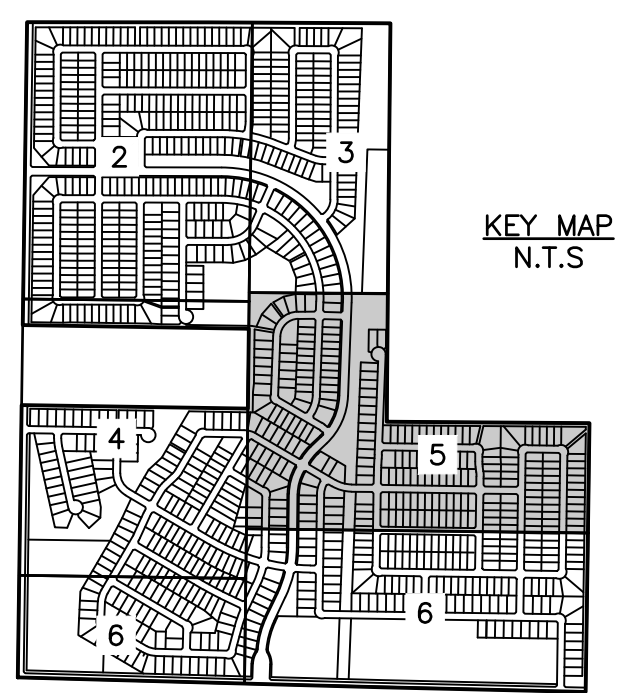


MATCH LINE SHEET 3



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

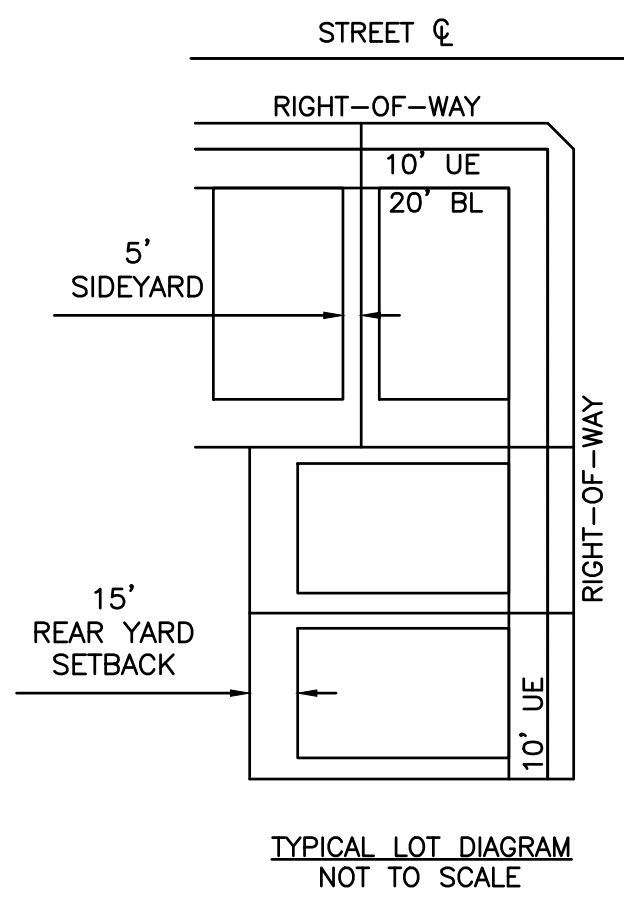
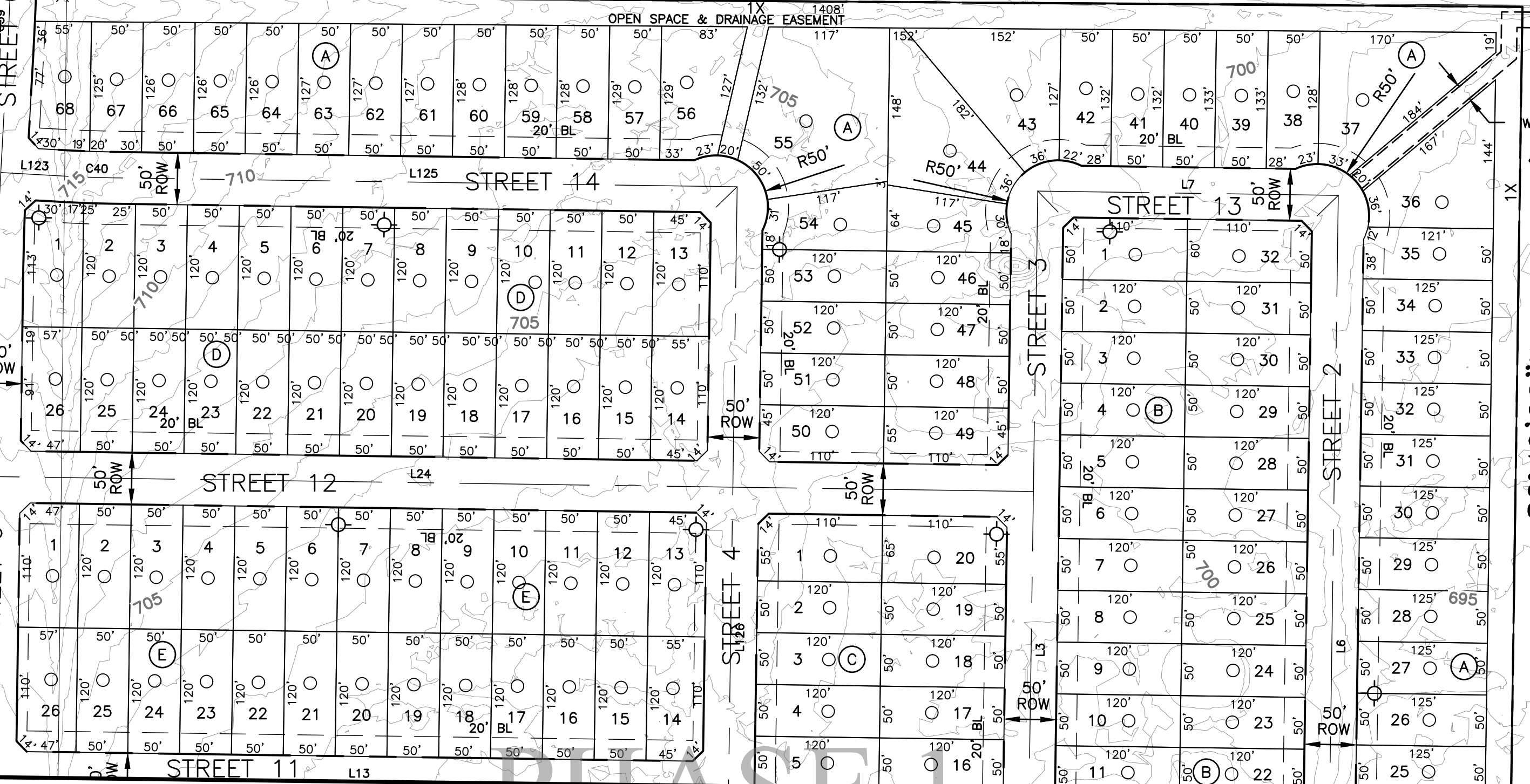
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GENERAL SITE DATA	
CURRENT ZONING	PLANNED DEVELOPMENT (PD)
CURRENT LAND USE	AGRICULTURAL USE
GROSS SITE AREA	306.356 ACRES



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  5. USPS CLUSTER MAILBOX LOCATION TO BE FINALIZED/PROPOSED DURING CONSTRUCTION PLANS.

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

S89°33'38"E 1408.32'



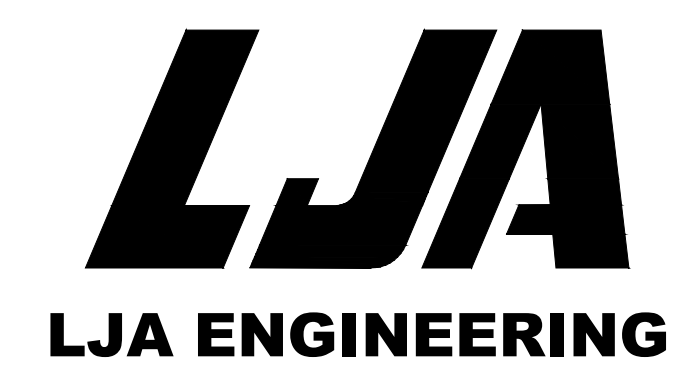
DAVID D. GARICA  
C.C.#2040-78  
D.R.D.C.T.

MATCH LINE SHEET 6

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

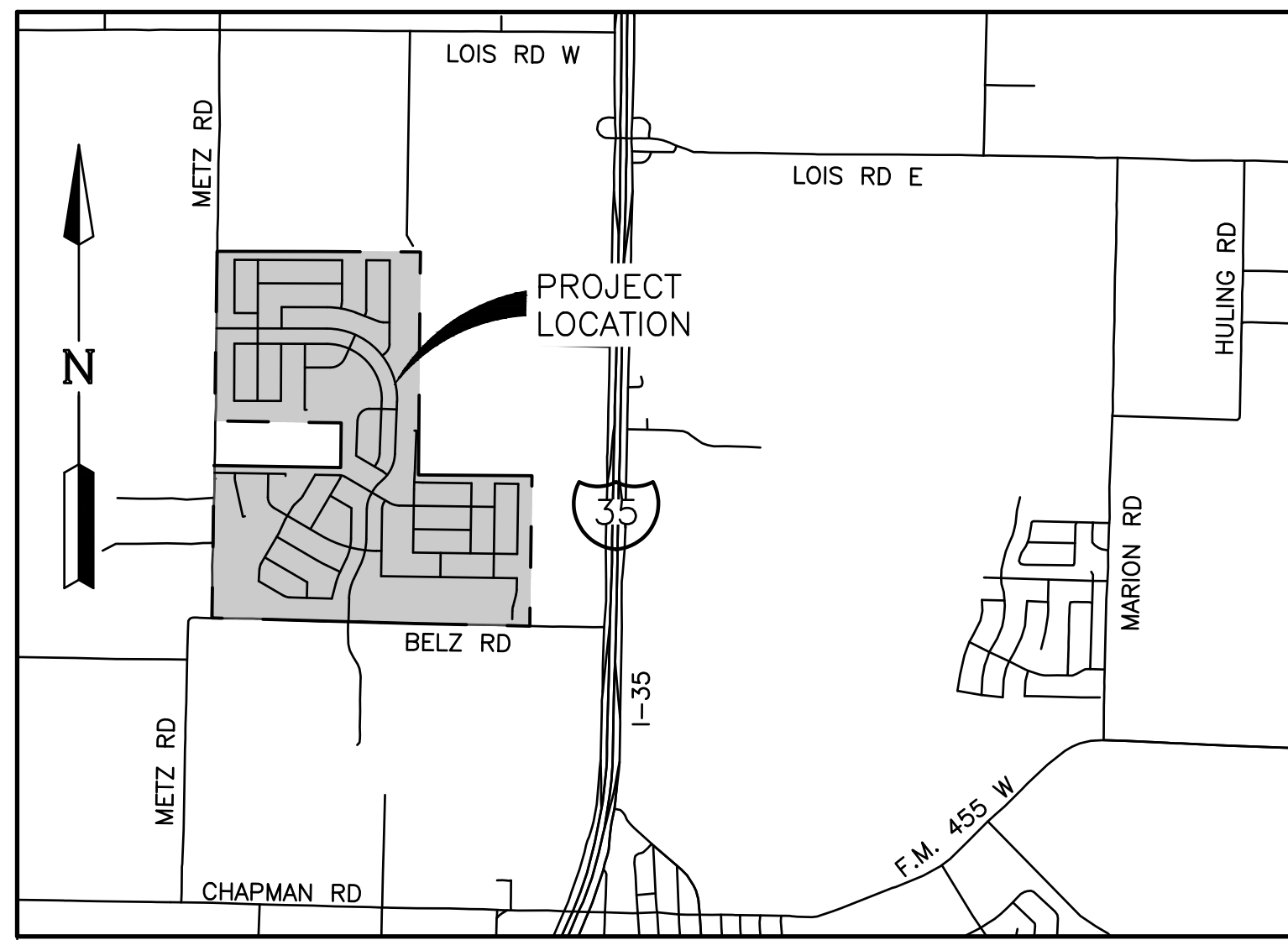
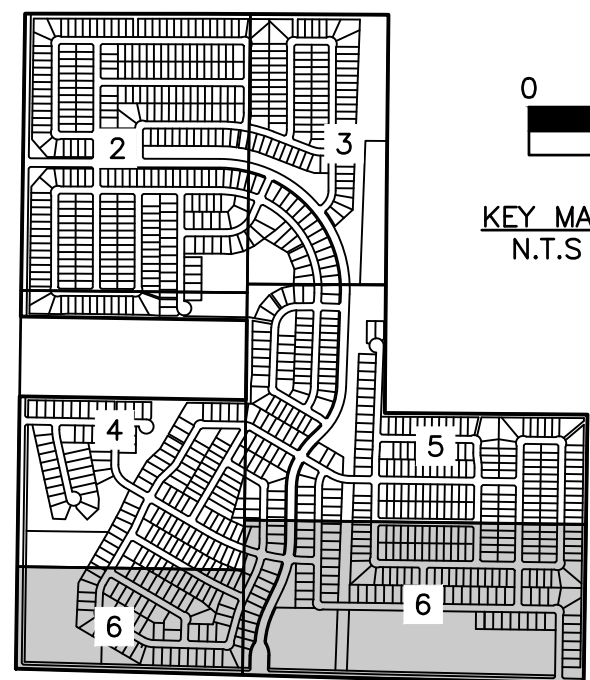
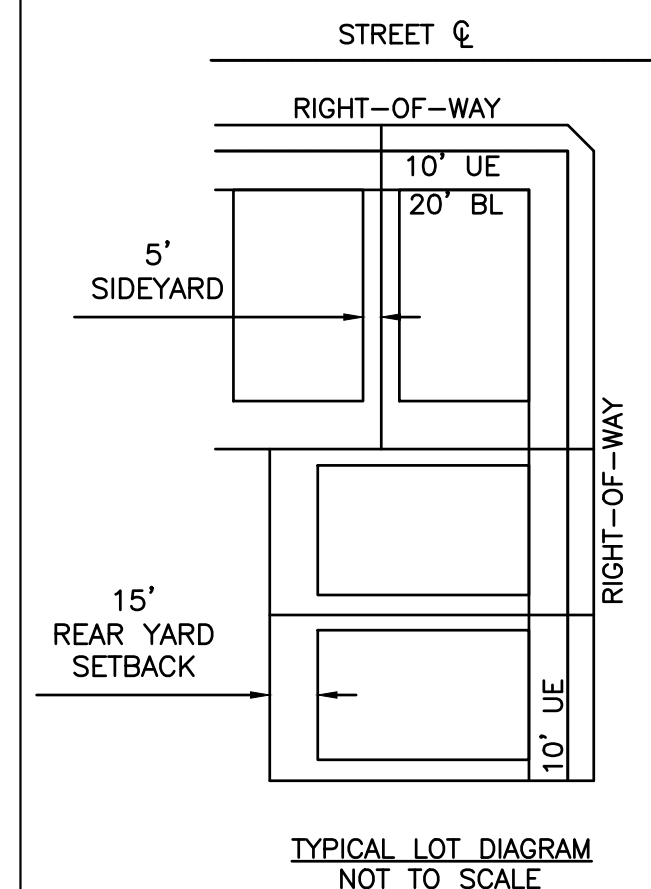
DEVELOPER/OWNER:  
MERITAGE HOMES OF TEXAS, LLC  
8840 CYPRESS WATERS BOULEVARD  
SUITE 100  
DALLAS, TX 75019  
PHONE: (972)-580-6300

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

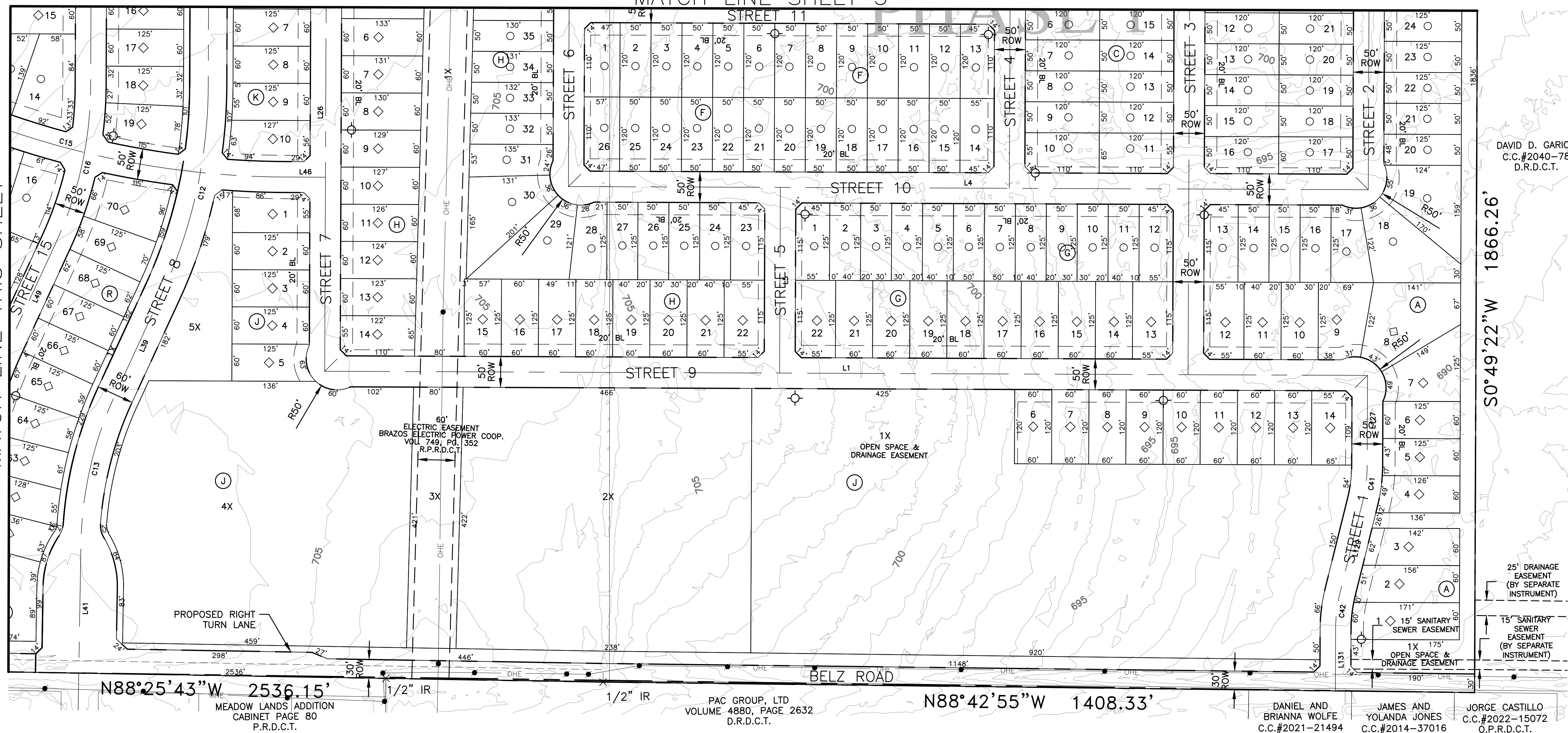


PRELIMINARY PLAT		
FOR		
ELADA		
306.356 ACRES OUT OF THE TIERWESTER SURVEY, ABSTRACT NO. A1241A		
1,057 RESIDENTIAL LOTS 18 OPEN SPACE/HOA LOTS 59.95 ACRES DEDICATED RIGHT-OF-WAY		
CITY OF SANGER, DENTON COUNTY, TEXAS		
SUBMITTAL DATE	DESCRIPTION	APPROVAL DATE
1 10/16/24	FIRST SUBMITTAL	--
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SCALE: 1" = 100' MAPSCO:		N/A
REFERENCE NO:		



VICINITY MAP  
1" = 2000'KEY MAP  
N.T.S.

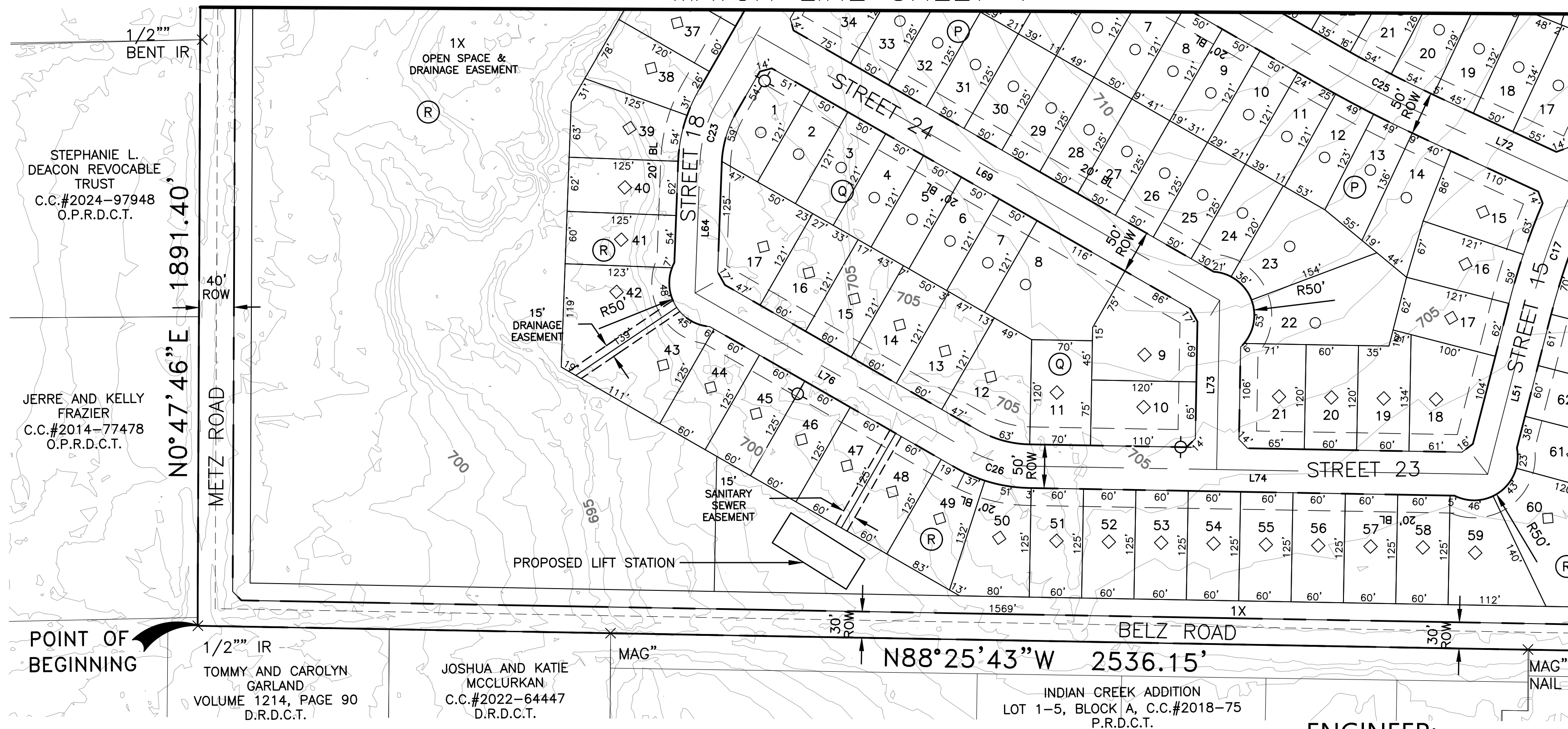
MATCH LINE THIS SHEET

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

S0°49'22"W 1866.26'

25' DRAINAGE  
EASEMENT  
(BY SEPARATE  
INSTRUMENT)15' SANITARY  
SEWER  
EASEMENT  
(BY SEPARATE  
INSTRUMENT)DANIEL AND  
BRIANNA WOLFE  
C.C.#2021-21494  
O.P.R.D.C.T.JAMES AND  
YOLANDA JONES  
C.C.#2014-37016  
O.P.R.D.C.T.JORGE CASTILLO  
C.C.#2022-15072  
O.P.R.D.C.T.

MATCH LINE SHEET 4

STEPHANIE L.  
DEACON REVOCABLE  
TRUST  
C.C.#2024-97948  
O.P.R.D.C.T.JERRÉ AND KELLY  
FRAZIER  
C.C.#2014-77478  
O.P.R.D.C.T.POINT OF  
BEGINNING1/2" 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.N88°25'43"W 2536.15'  
INDIAN CREEK ADDITION  
LOT 1-5, BLOCK A, C.C.#2018-75  
P.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.
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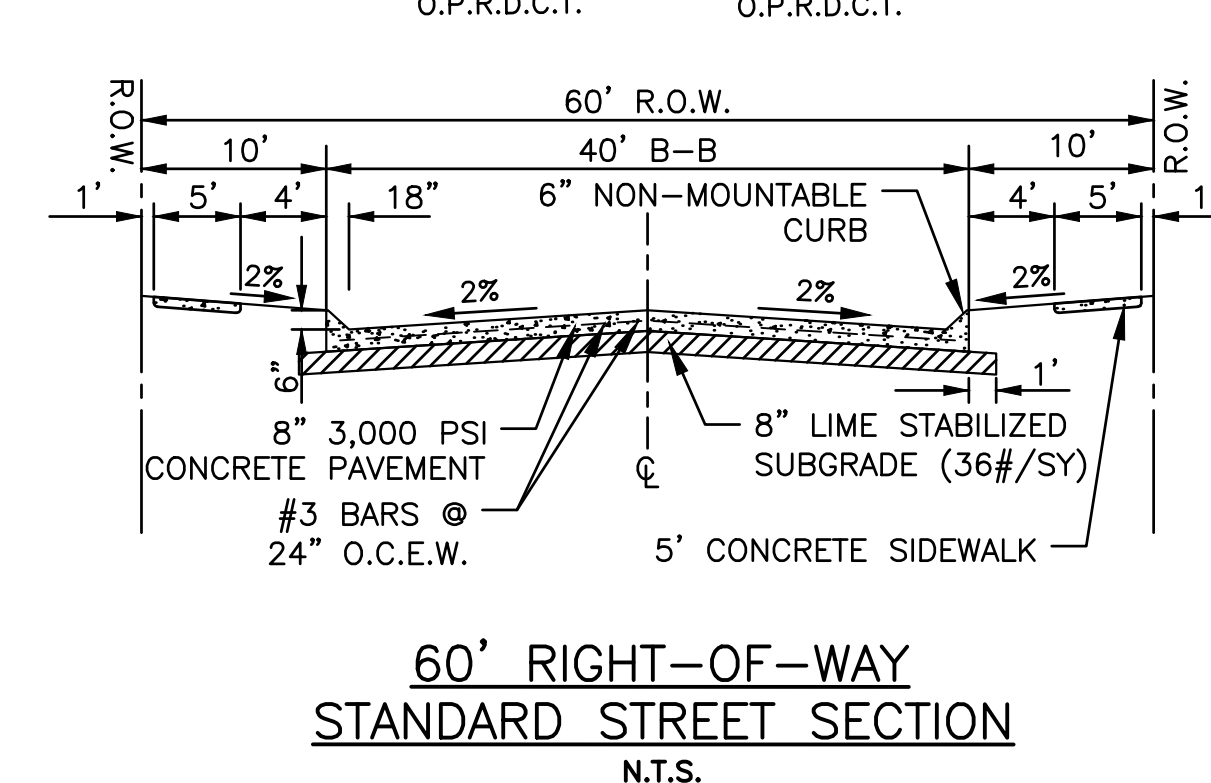
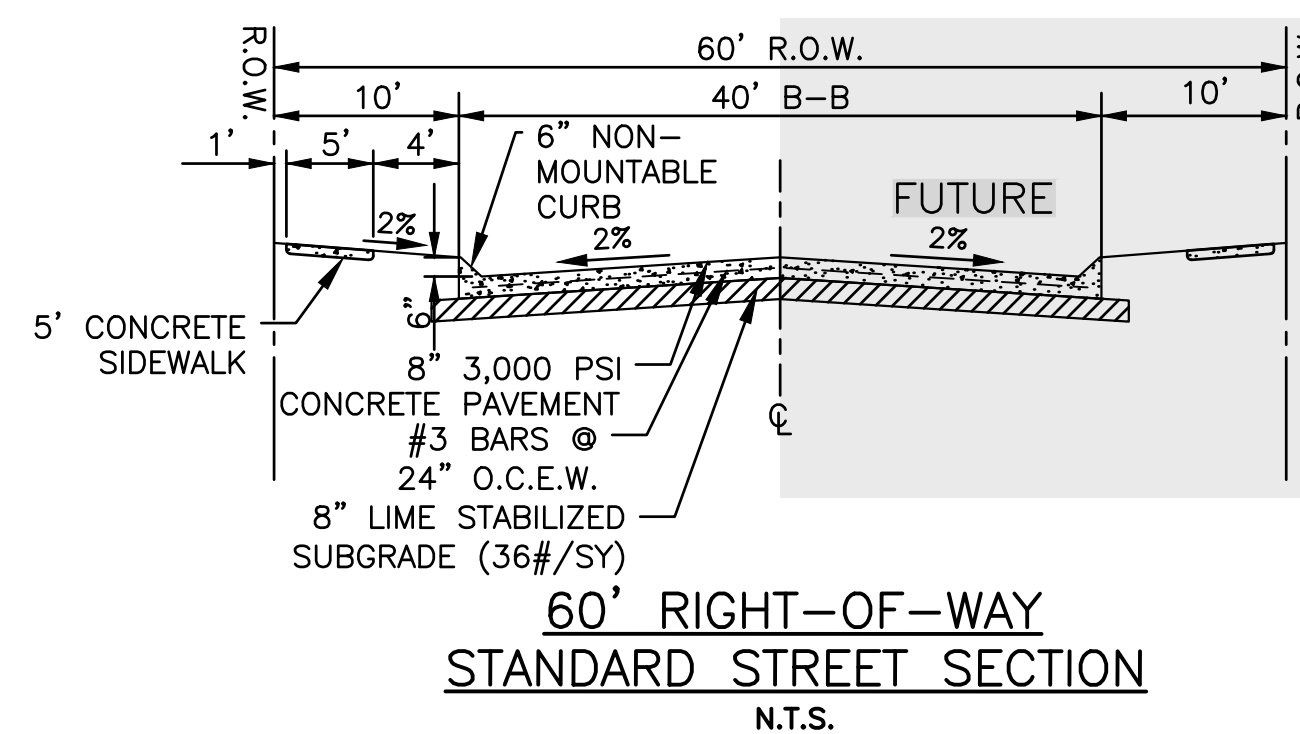
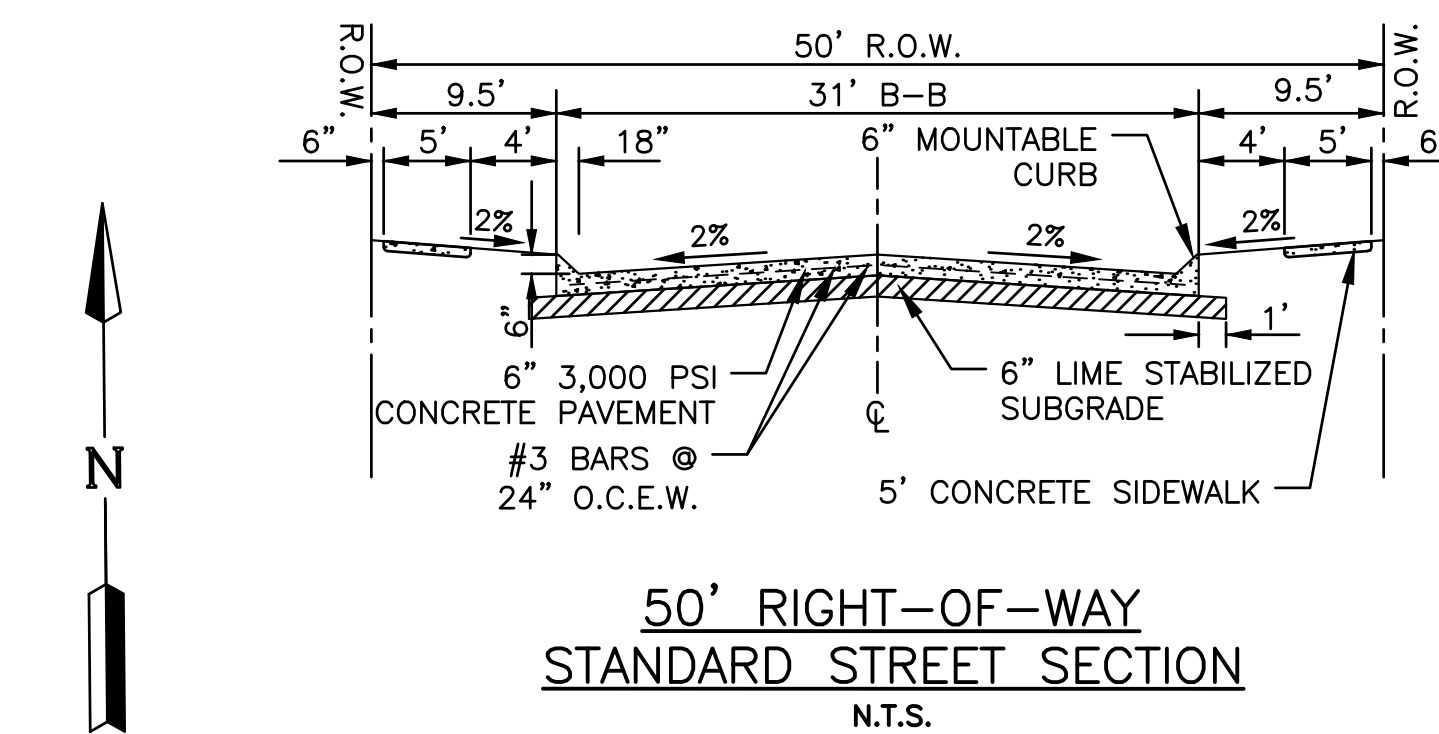
SITE DATA SUMMARY TABLE	
GENERAL SITE DATA	
CURRENT ZONING	PLANNED DEVELOPMENT (PD)
CURRENT LAND USE	AGRICULTURAL USE
GROSS SITE AREA	306.356 ACRES

## 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



LOT COUNT SUMMARY				
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## PRELIMINARY PLAT

FOR

ELADA

306.356 ACRES OUT OF THE TIERWESTER SURVEY,  
ABSTRACT NO. A1241A1,057 RESIDENTIAL LOTS  
18 OPEN SPACE/HOA LOTS  
59.95 ACRES DEDICATED RIGHT-OF-WAYCITY 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:		

**LJA**  
**LJA ENGINEERING**

## SERVICE PROVIDERS

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



SINGLE FAMILY	
BLOCK & LOT NUMBERS	AREA
BLOCK A LOT 1	10,458 SF
BLOCK A LOT 2	8,824 SF
BLOCK A LOT 3	8,931 SF
BLOCK A LOT 4	7,774 SF
BLOCK A LOT 5	7,502 SF
BLOCK A LOT 6	7,512 SF
BLOCK A LOT 7	10,706 SF
BLOCK A LOT 8	16,610 SF
BLOCK A LOT 9	9,681 SF
BLOCK A LOT 10	7,500 SF
BLOCK A LOT 11	7,500 SF
BLOCK A LOT 12	8,075 SF
BLOCK A LOT 13	6,825 SF
BLOCK A LOT 14	6,250 SF
BLOCK A LOT 15	6,250 SF
BLOCK A LOT 16	6,250 SF
BLOCK A LOT 17	7,181 SF
BLOCK A LOT 18	13,676 SF
BLOCK A LOT 19	13,419 SF
BLOCK A LOT 20	6,249 SF
BLOCK A LOT 21	6,250 SF
BLOCK A LOT 22	6,250 SF
BLOCK A LOT 23	6,250 SF
BLOCK A LOT 24	6,250 SF
BLOCK A LOT 25	6,250 SF
BLOCK A LOT 26	6,250 SF
BLOCK A LOT 27	6,250 SF
BLOCK A LOT 28	6,250 SF
BLOCK A LOT 29	6,250 SF
BLOCK A LOT 30	6,250 SF
BLOCK A LOT 31	6,250 SF
BLOCK A LOT 32	6,250 SF
BLOCK A LOT 33	6,250 SF
BLOCK A LOT 34	6,250 SF
BLOCK A LOT 35	6,224 SF
BLOCK A LOT 36	11,105 SF
BLOCK A LOT 37	15,036 SF
BLOCK A LOT 38	6,579 SF
BLOCK A LOT 39	6,636 SF
BLOCK A LOT 40	6,620 SF
BLOCK A LOT 41	6,603 SF
BLOCK A LOT 42	6,513 SF
BLOCK A LOT 43	12,524 SF
BLOCK A LOT 44	12,778 SF
BLOCK A LOT 45	6,512 SF

SINGLE FAMILY	
BLOCK & LOT NUMBERS	AREA
BLOCK A LOT 46	6,000 SF
BLOCK A LOT 47	6,000 SF
BLOCK A LOT 48	6,000 SF
BLOCK A LOT 49	6,550 SF
BLOCK A LOT 50	6,550 SF
BLOCK A LOT 51	6,000 SF
BLOCK A LOT 52	6,000 SF
BLOCK A LOT 53	6,000 SF
BLOCK A LOT 54	6,771 SF
BLOCK A LOT 55	20,508 SF
BLOCK A LOT 56	8,804 SF
BLOCK A LOT 57	6,441 SF
BLOCK A LOT 58	6,424 SF
BLOCK A LOT 59	6,407 SF
BLOCK A LOT 60	6,390 SF
BLOCK A LOT 61	6,374 SF
BLOCK A LOT 62	6,357 SF
BLOCK A LOT 63	6,340 SF
BLOCK A LOT 64	6,324 SF
BLOCK A LOT 65	6,307 SF
BLOCK A LOT 66	6,290 SF
BLOCK A LOT 67	6,272 SF
BLOCK A LOT 68	7,007 SF
BLOCK A LOT 69	7,512 SF
BLOCK A LOT 70	8,396 SF
BLOCK A LOT 71	7,196 SF
BLOCK A LOT 72	7,191 SF
BLOCK A LOT 73	7,189 SF
BLOCK A LOT 74	7,189 SF
BLOCK A LOT 75	7,191 SF
BLOCK A LOT 76	7,194 SF
BLOCK A LOT 77	7,225 SF
BLOCK A LOT 78	7,341 SF
BLOCK A LOT 79	7,262 SF
BLOCK A LOT 80	7,336 SF
BLOCK A LOT 81	7,410 SF
BLOCK A LOT 82	7,237 SF
BLOCK A LOT 83	7,264 SF
BLOCK A LOT 84	7,854 SF
BLOCK A LOT 85	11,242 SF
BLOCK A LOT 86	7,200 SF
BLOCK A LOT 87	10,660 SF
BLOCK A LOT 88	7,773 SF
BLOCK A LOT 89	8,770 SF
BLOCK A LOT 90	7,697 SF

SINGLE FAMILY	
BLOCK & LOT NUMBERS	AREA
BLOCK A LOT 91	6,356 SF
BLOCK A LOT 92	6,338 SF
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 124	6,250 SF
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 FAMILY	
BLOCK & LOT NUMBERS	AREA
BLOCK A LOT 136	6,250 SF
BLOCK A LOT 137	6,250 SF
BLOCK A LOT 138	6,250 SF
BLOCK A LOT 139	6,250 SF
BLOCK A LOT 140	10,242 SF
BLOCK A LOT 141	6,250 SF
BLOCK A LOT 142	6,176 SF
BLOCK A LOT 143	11,649 SF
BLOCK A LOT 144	13,675 SF
BLOCK A LOT 145	6,959 SF
BLOCK A LOT 146	6,361 SF
BLOCK A LOT 147	6,367 SF
BLOCK A LOT 148	6,372 SF
BLOCK A LOT 149	6,377 SF
BLOCK A LOT 150	6,380 SF
BLOCK A LOT 151	6,375 SF
BLOCK A LOT 152	6,370 SF
BLOCK A LOT 153	6,365 SF
BLOCK A LOT 154	6,359 SF
BLOCK A LOT 155	6,354 SF
BLOCK A LOT 156	6,349 SF
BLOCK A LOT 157	6,344 SF
BLOCK A LOT 158	6,339 SF
BLOCK A LOT 159	6,334 SF
BLOCK A LOT 160	6,325 SF
BLOCK A LOT 161	6,320 SF
BLOCK A LOT 162	6,314 SF
BLOCK A LOT 163	6,309 SF
BLOCK A LOT 164	6,304 SF
BLOCK A LOT 165	6,299 SF
BLOCK A LOT 166	6,294 SF
BLOCK A LOT 167	6,289 SF
BLOCK A LOT 168	6,284 SF
BLOCK A LOT 169	6,277 SF
BLOCK A LOT 170	8,518 SF
BLOCK A LOT 171	14,912 SF
BLOCK A LOT 172	6,625 SF
BLOCK A LOT 173	6,387 SF
BLOCK A LOT 174	6,417 SF
BLOCK A LOT 175	6,445 SF
BLOCK A LOT 176	6,474 SF
BLOCK A LOT 177	6,502 SF
BLOCK A LOT 178	6,531 SF
BLOCK A LOT 179	6,559 SF
BLOCK A LOT 180	6,588 SF

SINGLE FAMILY	
BLOCK & LOT NUMBERS	AREA
BLOCK A LOT 181	6,616 SF
BLOCK A LOT 182	6,645 SF
BLOCK A LOT 183	6,673 SF
BLOCK A LOT 184	6,628 SF
BLOCK A LOT 185	6,633 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	6,132 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	6,250 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
BLOCK AB LOT 8	6,250 SF
BLOCK AB LOT 9	6,250 SF
BLOCK AB LOT 10	6,250 SF

SINGLE FAMILY	
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
BLOCK AD LOT 3	6,000 SF
BLOCK AD LOT 4	6,000 SF
BLOCK AD LOT 5	6,000 SF
BLOCK AD LOT 6	6,000 SF
BLOCK AD LOT 7	6,000 SF
BLOCK AD LOT 8	6,000 SF
BLOCK AD LOT 9	6,000 SF
BLOCK AD LOT 10	6,000 SF
BLOCK AD LOT 11	6,000 SF
BLOCK AD LOT 12	6,000 SF
BLOCK AD LOT 13	6,550 SF
BLOCK AD LOT 14	6,550 SF
BLOCK AD LOT 15	6,000 SF
BLOCK AD LOT 16	6,000 SF
BLOCK AD LOT 17	6,000 SF
BLOCK AD LOT 18	6,000 SF
BLOCK AD LOT 19	6,000 SF
BLOCK AD LOT 20	6,000 SF

SINGLE FAMILY	
BLOCK & LOT NUMBERS	AREA
BLOCK AD LOT 21	6,000 SF
BLOCK AD LOT 22	6,000 SF
BLOCK AD LOT 23	6,000 SF
BLOCK AD LOT 24	6,000 SF
BLOCK AD LOT 25	6,000 SF
BLOCK AD LOT 26	6,550 SF
BLOCK B LOT 1	7,150 SF
BLOCK B LOT 2	6,000 SF
BLOCK B LOT 3	6,000 SF
BLOCK B LOT 4	6,000 SF
BLOCK B LOT 5	6,000 SF
BLOCK B LOT 6	6,000 SF
BLOCK B LOT 7	6,000 SF
BLOCK B LOT 8	6,000 SF
BLOCK B LOT 9	6,000 SF
BLOCK B LOT 10	6,000 SF
BLOCK B LOT 11	6,000 SF
BLOCK B LOT 12	6,000 SF
BLOCK B LOT 13	6,000 SF

SINGLE FAMILY	
BLOCK & LOT NUMBERS	AREA
BLOCK B LOT 14	6,000 SF
BLOCK B LOT 15	6,000 SF
BLOCK B LOT 16	7,150 SF
BLOCK B LOT 17	7,150 SF
BLOCK B LOT 18	6,000 SF
BLOCK B LOT 19	6,000 SF
BLOCK B LOT 20	6,000 SF
BLOCK B LOT 21	6,000 SF
BLOCK B LOT 22	6,000 SF
BLOCK B LOT 23	6,000 SF
BLOCK B LOT 24	6,000 SF
BLOCK B LOT 25	6,000 SF
BLOCK B LOT 26	6,000 SF
BLOCK B LOT 27	6,000 SF
BLOCK B LOT 28	6,000 SF
BLOCK B LOT 29	6,000 SF
BLOCK B LOT 30	6,000 SF
BLOCK B LOT 31	6,000 SF
BLOCK B LOT 32	7,150 SF
BLOCK C LOT 1	7,750 SF
BLOCK C LOT 2	6,000 SF
BLOCK C LOT 3	6,000 SF
BLOCK C LOT 4	6,000 SF
BLOCK C LOT 5	6,000 SF
BLOCK C LOT 6	6,000 SF
BLOCK C LOT 7	6,000 SF
BLOCK C LOT 8	6,000 SF
BLOCK C LOT 9	6,000 SF
BLOCK C LOT 10	7,750 SF
BLOCK C LOT 11	7,750 SF
BLOCK C LOT 12	6,000 SF
BLOCK C LOT 13	6,000 SF
BLOCK C LOT 14	6,000 SF
BLOCK C LOT 15	6,000 SF
BLOCK C LOT 16	6,000 SF
BLOCK C LOT 17	6,000 SF
BLOCK C LOT 18	6,000 SF
BLOCK C LOT 19	6,000 SF
BLOCK C LOT 20	7,750 SF
BLOCK D LOT 1	6,873 SF
BLOCK D LOT 2	6,003 SF
BLOCK D LOT 3	6,000 SF
BLOCK D LOT 4	6,000 SF
BLOCK D LOT 5	6,000 SF
BLOCK D LOT 6	6,000 SF

SINGLE FAMILY	
BLOCK & LOT NUMBERS	AREA
BLOCK D LOT 7	6,000 SF
BLOCK D LOT 8	6,000 SF
BLOCK D LOT 9	6,000 SF
BLOCK D LOT 10	6,000 SF
BLOCK D LOT 11	6,000 SF
BLOCK D LOT 12	6,000 SF
BLOCK D LOT 13	6,550 SF
BLOCK D LOT 14	6,550 SF
BLOCK D LOT 15	6,000 SF
BLOCK D LOT 16	6,000 SF
BLOCK D LOT 17	6,000 SF
BLOCK D LOT 18	6,000 SF
BLOCK D LOT 19	6,000 SF
BLOCK D LOT 20	6,000 SF
BLOCK D LOT 21	6,000 SF
BLOCK D LOT 22	6,000 SF
BLOCK D LOT 23	6,000 SF
BLOCK D LOT 24	6,000 SF
BLOCK D LOT 25	6,000 SF
BLOCK D LOT 26	6,000 SF
BLOCK E LOT 1	6,850 SF
BLOCK E LOT 2	6,000 SF
BLOCK E LOT 3	6,000 SF
BLOCK E LOT 4	6,000 SF
BLOCK E LOT 5	6,000 SF
BLOCK E LOT 6	6,000 SF
BLOCK E LOT 7	6,000 SF
BLOCK E LOT 8	6,000 SF
BLOCK E LOT 9	6,000 SF
BLOCK E LOT 10	6,000 SF
BLOCK E LOT 11	6,000 SF
BLOCK E LOT 12	6,000 SF
BLOCK E LOT 13	6,550 SF
BLOCK E LOT 14	6,550 SF
BLOCK E LOT 15	6,000 SF
BLOCK E LOT 16	6,000 SF
BLOCK E LOT 17	6,000 SF
BLOCK E LOT 18	6,000 SF
BLOCK E LOT 19	6,000 SF
BLOCK E LOT 20	6,000 SF
BLOCK E LOT 21	6,000 SF
BLOCK E LOT 22	6,000 SF
BLOCK E LOT 23	6,000 SF
BLOCK E LOT 24	6,000 SF
BLOCK E LOT 25	6,000 SF

SINGLE FAMILY	
BLOCK & LOT NUMBERS	AREA
BLOCK E LOT 26	6,850 SF
BLOCK F LOT 1	6,850 SF
BLOCK F LOT 2	6,000 SF
BLOCK F LOT 3	6,000 SF
BLOCK F LOT 4	6,000 SF
BLOCK F LOT 5	6,000 SF
BLOCK F LOT 6	6,000 SF
BLOCK F LOT 7	6,000 SF
BLOCK F LOT 8	6,000 SF
BLOCK F LOT 9	6,000 SF
BLOCK F LOT 10	6,000 SF
BLOCK F LOT 11	6,000 SF
BLOCK F LOT 12	6,000 SF
BLOCK F LOT 13	6,550 SF
BLOCK F LOT 14	6,550 SF
BLOCK F LOT 15	6,000 SF
BLOCK F LOT 16	6,000 SF
BLOCK F LOT 17	6,000 SF
BLOCK F LOT 18	6,000 SF
BLOCK F LOT 19	6,000 SF
BLOCK F LOT 20	6,000 SF
BLOCK F LOT 21	6,000 SF
BLOCK F LOT 22	6,000 SF
BLOCK F LOT 23	6,000 SF
BLOCK F LOT 24	6,000 SF
BLOCK F LOT 25	6,000 SF
BLOCK G LOT 1	6,825 SF
BLOCK G LOT 2	6,250 SF
BLOCK G LOT 3	6,250 SF
BLOCK G LOT 4	6,250 SF
BLOCK G LOT 5	6,250 SF
BLOCK G LOT 6	6,250 SF
BLOCK G LOT 7	6,250 SF
BLOCK G LOT 8	6,250 SF
BLOCK G LOT 9	6,250 SF
BLOCK G LOT 10	6,250 SF
BLOCK G LOT 11	6,250 SF
BLOCK G LOT 12	6,825 SF
BLOCK G LOT 13	8,075 SF
BLOCK G LOT 14	7,500 SF
BLOCK G LOT 15	7,500 SF
BLOCK G LOT 16	7,500 SF
BLOCK G LOT 17	7,500 SF
BLOCK G LOT 18	7,500 SF

SINGLE FAMILY	
BLOCK & LOT NUMBERS	AREA
BLOCK G LOT 19	7,500 SF
BLOCK G LOT 20	7,500 SF
BLOCK G LOT 21	7,500 SF
BLOCK G LOT 22	8,075 SF
BLOCK H LOT 1	9,719 SF
BLOCK H LOT 2	8,271 SF
BLOCK H LOT 3	8,186 SF
BLOCK H LOT 4	8,101 SF
BLOCK H LOT 5	8,016 SF
BLOCK H LOT 6	7,931 SF
BLOCK H LOT 7	7,846 SF
BLOCK H LOT 8	7,761 SF
BLOCK H LOT 9	7,676 SF
BLOCK H LOT 10	7,592 SF
BLOCK H LOT 11	7,507 SF
BLOCK H LOT 12	7,422 SF
BLOCK H LOT 13	7,337 SF
BLOCK H LOT 14	7,802 SF
BLOCK H LOT 15	7,500 SF
BLOCK H LOT 16	7,500 SF
BLOCK H LOT 17	7,500 SF
BLOCK H LOT 18	7,500 SF
BLOCK H LOT 19	7,500 SF
BLOCK H LOT 20	7,500 SF
BLOCK H LOT 21	7,500 SF
BLOCK H LOT 22	8,075 SF
BLOCK H LOT 23	8,825 SF
BLOCK H LOT 24	6,250 SF
BLOCK H LOT 25	6,250 SF
BLOCK H LOT 26	6,250 SF
BLOCK H LOT 27	6,250 SF
BLOCK H LOT 28	6,662 SF
BLOCK H LOT 29	13,228 SF
BLOCK H LOT 30	13,996 SF
BLOCK H LOT 31	6,841 SF
BLOCK H LOT 32	6,696 SF
BLOCK H LOT 33	6,637 SF
BLOCK H LOT 34	6,578 SF
BLOCK H LOT 35	6,519 SF
BLOCK H LOT 36	6,460 SF
BLOCK H LOT 37	6,401 SF
BLOCK H LOT 38	6,342 SF
BLOCK H LOT 39	6,283 SF
BLOCK H LOT 40	10,758 SF
BLOCK J LOT 1	8,148 SF



Doc\Time - Thu, 06 Feb 2025 - 9:35am  
Part\Name - S:\NTF\LAND\0386-440\LAND\415 Preliminary Plan\Elada Preliminary Plan\0386PP01.dwg

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	

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

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	250,376 SF	4.60 AC
BLOCK J LOT 3X	33,748 SF	0.77 AC
BLOCK J LOT 4X	197,702 SF	4.54 AC
BLOCK J LOT 5X	64,133 SF	1.47 AC
BLOCK K LOT 1X	6,535 SF	0.15 AC
BLOCK L LOT 1X	6,828 SF	0.16 AC
BLOCK R LOT 1X	672,950 SF	15.45 AC
BLOCK S LOT 1X	511,190 SF	11.74 AC
BLOCK S LOT 2X	2,357 SF	0.05 AC
BLOCK S LOT 3X	4,953 SF	0.11 AC
BLOCK T LOT 1X	7,532 SF	0.17 AC
BLOCK V LOT 1X	10,312 SF	0.24 AC
BLOCK W LOT 1X	136,135 SF	3.13 AC
BLOCK Z LOT 1X	2,350 SF	0.05 AC
ROW	2,611,246 SF	59.95 AC

LEGAL DESCRIPTION  
306.356 ACRES

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

**BEGINNING** AT A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 246.024 ACRE TRACT. SAID POINT BEING AT THE APPARENT INTERSECTION OF BELZ ROAD, (A PRESCRIPTIVE RIGHT-OF-WAY) AND METZ ROAD, (A PRESCRIPTIVE RIGHT-OF-WAY), AND BEING ON THE NORTH LINE OF A 3.000 ACRE TRACT OF LAND CONVEYED TO TOMMY GARLAND AND CAROLYN GARLAND, AS RECORDED IN VOLUME 1214, PAGE 90, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS, AND THE EAST LINE OF A 5.381 ACRE TRACT OF LAND CONVEYED TO JERRE FRAZIER AND KELLY FRAZIER, AS RECORDED IN COUNTY CLERK'S FILE NO. 2014-77478, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS, SAID POINT ALSO BEING AT THE SOUTHWEST LINE OF A 20' WIDE PUBLIC ROAD RESERVATION, AS RECORDED IN VOLUME 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 7709" 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

ELECTRIC SERVICE: ONCOR

WATER SOURCE: CITY OF SANGER CCN