



DATE: 05/29/24

1st REVIEW COMMENTS – Preliminary Plat – Lane Ranch

The request is for a Final Plat of Lane Ranch Final, being approximately 813 acres in the REUBEN BEBEE SURVEY , ABST. NO 29, prepared by John Cowan & Associates, Inc., submitted on 05/15/24. Below are the comments that should be addressed before City Council approval. Resubmit the revised plat along with a response letter addressing all comments.

Planning

Provide the following;

1. Legal Description (Metes and Bounds)
2. Locate all permanent survey monuments, pins, state plane coordinates
3. There is to Point of Beginnings
4. An accurate location of at least 2 corners of the subdivision...
5. No numbers for the contours
6. Location of existing fire hydrants.
7. All new features are missing from the application.
8. Listing of lots with the square footage.
9. Missing approval block.
10. 3x3 recording block on all pages
11. Name and addresses of the owner, subdivider, engineer, surveyor.
12. 15 ft. easements.
13. Missing the entire informational page with legal description.
14. Please go through the entire check list provided in our application as this was missing a lot of items.

Informational Comments

1. The property is within the City of Sanger.
2. The Preliminary Plat will be scheduled for Planning and Zoning (P&Z) Commission meeting on Monday, June 10, 2024, and the City Council meeting on Monday, July 1, 2024.