

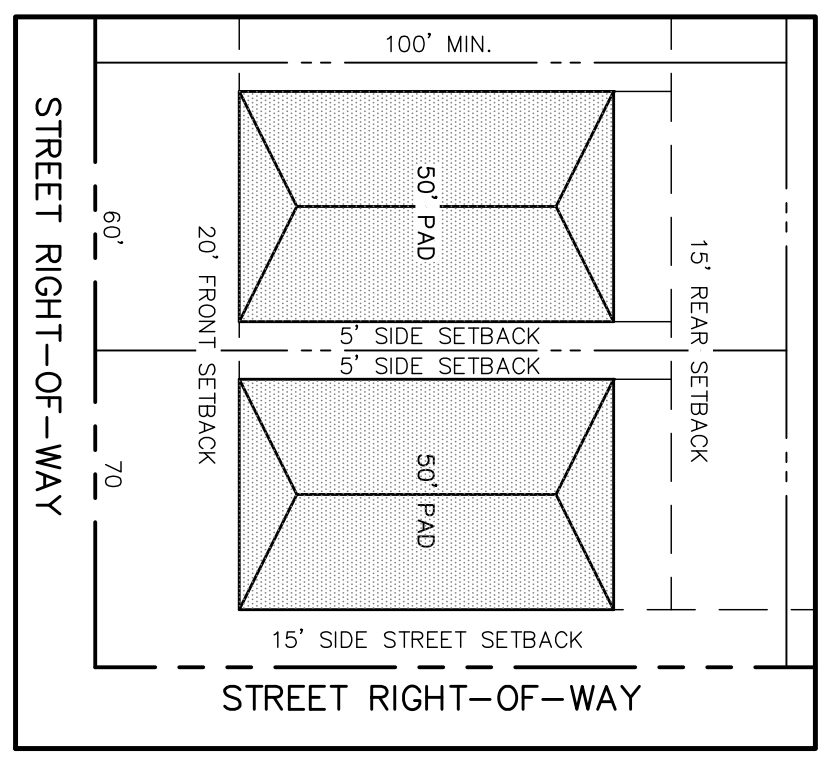
FLOOD ZONE
 According to the Federal Emergency Management Agency Panel No. 4821 C 02100 dated April 11, 2011, a portion of this property is within Flood Zone AE scaded per LOHR dated June 26, 2018.

This flood statement does not imply that the property and/or the structure thereon will be damaged by flooding. Flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the Engineer.

- PLAT NOTES:**
1. DEDICATED RIGHT-OF-WAY AREA IS 4,620 ACRES.
 2. ALL PARCELS TO THE S WILL EITHER BE DEDICATED TO THE HOA OR TO THE CITY OF SANGER.
 3. MINIMUM FINISHED FLOOR ELEVATIONS ARE AT LEAST 2 FEET ABOVE THE 100 YEAR FLOOD PLAIN CAPRIAN STRATEGIES FOR LAKE RANCH DATED 4-22-24 FOR ALL FULLY DEVELOPED FLOODPLAIN AND HYDROLOGY INFORMATION.
 4. ALL 22.5% COMPACT WITH THE MINIMUM SIZE REQUIREMENTS OF PD ORD.
 5. THE DRAINAGE EASEMENTS SHOWN IN THE FLOOD ZONE IS MEANT TO ENCOMPASS THE FULLY DEVELOPED 100 YEAR FLOODPLAIN PER THE FLOOD STUDY.

LEGEND

IRG	IRON ROD SET
IRF	IRON ROD FOUND
U	UTILITY EASEMENT
DE	DEVELOPER EASEMENT
FR	FRANCHISE EASEMENT
S	SETBACK
SB	SETBACK
OF	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
DOC. NO.	DOCUMENT NUMBER
MFF	MIN. FINISHED FLOOR
MRE	MANHOLE
WV	WATER VALVE
WP	WATER POLE
MP	MANHOLE
LP	LIGHT POLE



SANGER ELECTRIC UTILITIES
 202 RALPHARD STREET
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 gpe@seu.com

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 940-321-7800
 mthompson@coseyv.com

NONTEX COMMUNICATIONS
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 WICHITA, TEXAS 75092
 940-759-2251
 saroni@nontex.com

PROPERTY OWNER
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 309 BROOK STREET
 COPPELL, TX 75019
 joelner@properform.com

DEVELOPER
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 4029 VENTRO DRIVE
 FRISCO, TX 75033
 214-232-6160
 cgm@civisomdevelopment@gmail.com

SURVEYOR
 PHIL CORNETT
 10147 CR 135
 SANGER, TEXAS 75001
 www.ksurvey.com

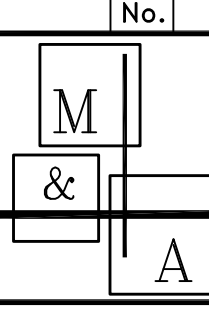
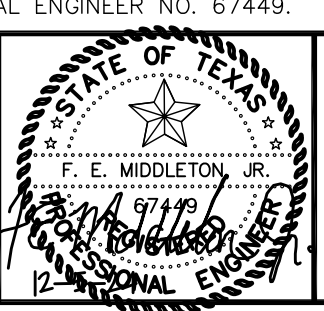
THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF F.E. MIDDLETON JR., REGISTERED PROFESSIONAL ENGINEER NO. 67449.

No.	DATE	REVISION	APPROV.

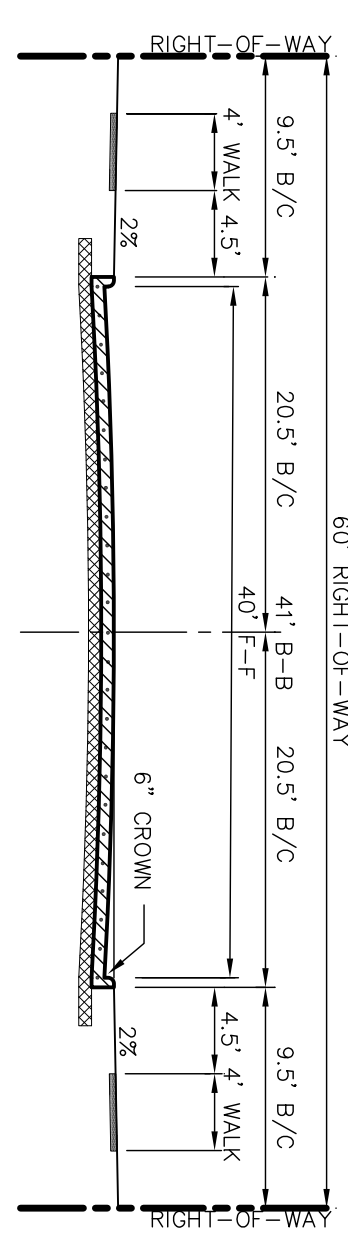
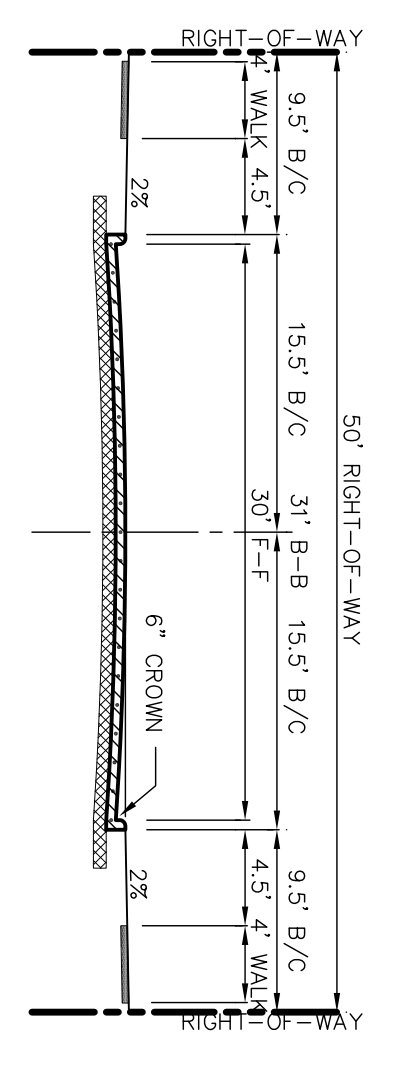
Date: 12-5-24
 Dwg Scale: Hor. 1"=80'
 Vert.
 Dwg File: 0001047PPT.DWG
 Project No. 0001047

PRELIMINARY PLAT
 LAKE RIDGE, PHASE 4
 100 RESIDENTIAL LOTS - 2 HOA LOTS
 RUEBEN BEBEE SURVEY, ABST. NO. 29
 37.128 ACRES - 4.620 ACRES ROW
 CITY OF SANGER DENTON COUNTY TEXAS

LAKE RIDGE, PHASE 4
 CITY OF SANGER DENTON COUNTY, TEXAS
 MARION HILLS APARTMENTS, LLC
 309 BROOK STREET
 COPPELL, TEXAS 75019



Middleton & Assoc., LLC
 CONSULTING CIVIL ENGINEERS & LAND PLANNERS
 TBPE #1-10900
 2785 ROCKBROOK DRIVE, SUITE 105
 LEWISVILLE, TEXAS 75067 (972) 393-9800

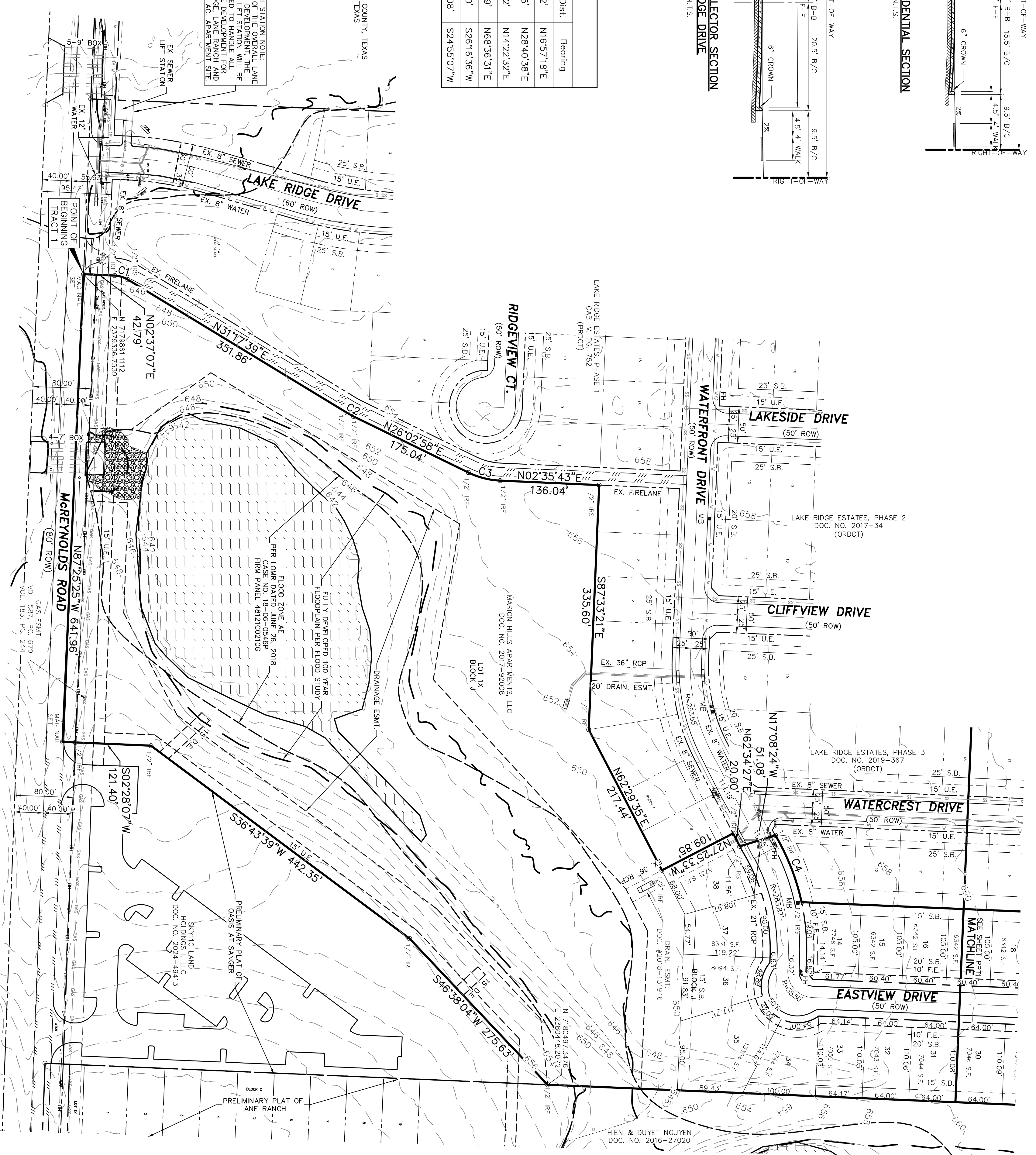
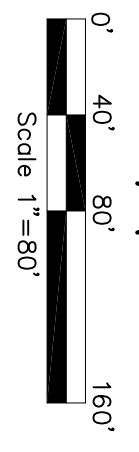


No.	Data	Radius	Length	Ch. Dist.	Bearing
C1	2840'42"	38.00'	19.02'	18.82'	N16°57'18"E
C2	514'08"	110.00'	10.05'	10.05'	N28°40'38"E
C3	233'33"8"	110.00'	45.24'	44.92'	N14°22'32"E
C4	1819'46"	308.87'	98.81'	98.39'	N68°36'31"E
C5	615'15"	779.99'	85.14'	85.10'	S26°16'36"W
C6	1403'00"	572.68'	140.43'	140.08'	S24°55'07"W

LEGEND

- IRS IRON ROD SET
- IRF IRON ROD FOUND
- U.E. UTILITY EXPOSURE
- F.E. FINISHED EASEMENT
- S.B. SETBACK
- OR.O.C.T. ORIGINAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
- OR.C.T. ORIGINAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
- DOC. NO. DOCUMENT NUMBER
- M.F.F. MIN. FINISHED FLOOR
- M.H. MANHOLE
- M.P. POWER POLE
- W.M. WATER MAIN
- W.W. WATER WARE
- D.P. LIGHT POLE

LIFT STATION NOTE:
AS PART OF THE OVERALL LANE WIDENING PROJECT, THE EXISTING LIFT STATION WILL BE UP-SIZED TO HANDLE ALL FLOOD FLOW FROM LAKE RIDGE AND LAKE RIDGE ESTATES, PHASE 1, 2 & 3. THE 413 A.C. APARTMENT SITE.



LEGAL DESCRIPTION
TRACT 1

All that section 1st, 2nd or 3rd of land being part of the Greater Debes Survey, Abstract 28, County of Denton, Texas, and being part of that certain subdivision in a deed to Marion Hills Apartments, LLC recorded in Document No. 2017-92008 filed in the Public Records of Denton County, Texas (PPRC03), being more completely described as follows, to-wit:

BEGINNING at a 1/2" iron rod set for the southwest corner Lake Ridge Estates, Phase 1 on addition to the City of Sanger recorded in Cabinet V, Page 752 Plat Records of Denton County, Texas (PPRC07) the north-right-of-way line of McErvolds Road;

THENCE North 217°07' East a distance of 42.79 feet to the beginning of a curve to the right having a radius of 380.00 feet, a chord of North 163°18' East - 18.82 feet, a distance of 19.02 feet to a 1/2" iron rod set for corner;

THENCE North 317°39' East a distance of 351.86 feet to a 1/2" iron rod set for the beginning of a curve to the left having a radius of 1100.00 feet, a chord of North 28°03' East - 10.05 feet, a distance of 10.05 feet to a 1/2" iron rod set for corner;

THENCE North 36°02' East a distance of 175.04 feet to a 1/2" iron rod set for the beginning of a curve to the left having a radius of 1100.00 feet, a chord of North 14°22' East - 44.92 feet, a distance of 45.24 feet to a 1/2" iron rod set for corner;

THENCE North 238°42' East a distance of 136.04 feet to a 1/2" iron rod set for corner;

THENCE South 67°33'21" East a distance of 335.60 feet to a 1/2" iron rod set for corner;

THENCE North 62°29'45" East a distance of 217.44 feet to a 1/2" iron rod set for the beginning of a curve to the right having a radius of 51.08 feet, a chord of North 68°53'31" East - 98.39 feet, a distance of 98.81 feet to a 1/2" iron rod set for corner;

THENCE North 292°09' East a distance of 815.28 feet to a 1/2" iron rod set for corner;

THENCE North 89°06'08" West a distance of 27.01 feet to a 1/2" iron rod set for corner;

THENCE North 152°31' East a distance of 155.00 feet to a 1/2" iron rod set for corner;

THENCE North 89°05'14" West a distance of 678.52 feet to a 1/2" iron rod set for the beginning of a curve to the right having a radius of 778.59 feet, a chord of South 28°16'36" West - 85.10 feet, a distance of 85.14 feet to a 1/2" iron rod set for corner;

THENCE South 292°41'3" West a distance of 10.59 feet to a 1/2" iron rod set for corner;

THENCE North 60°55'47" West a distance of 60.00 feet to a 1/2" iron rod set for corner;

THENCE South 292°40'9" West a distance of 170.52 feet to a 1/2" iron rod set for the beginning of a curve to the left having a radius of 572.88 feet, a chord of South 28°16'36" West - 140.08 feet, a distance of 140.43 feet to a 1/2" iron rod set for corner;

THENCE North 73°15'04" West a distance of 125.18 feet to a 1/2" iron rod set for corner;

THENCE South 293°38'53" West a distance of 16.65 feet to a 1/2" iron rod set for corner in the west line of the Marion Hills Apartments, LLC tract;

THENCE with the west line of the Marion Hills Apartments, LLC tract North 225°03' East a distance of 845.55 feet to a 2" iron pipe found for northwest corner of the Marion Hills Apartments, LLC tract;

THENCE with the north line of the Marion Hills Apartments, LLC tract South 88°11'55" East a distance of 1325.24 feet to a 1/2" iron rod set for the northeast corner of the Marion Hills Apartments, LLC tract;

THENCE with the east line of the Marion Hills Apartments, LLC tract South 227°00' West a distance of 1,835.95 feet to a 1/2" iron rod found for the north corner of that tract on addition to the City of Sanger recorded in Cabinet V, Page 752 Plat Records of Denton County, Texas (PPRC03);

THENCE with the west line of the Winston Grove Apartments, LLC tract South 46°38'04" West a distance of 275.63 feet to a 1/2" iron rod found for corner;

THENCE South 36°43'39" West a distance of 442.35 feet to a 1/2" iron rod found for corner;

THENCE South 228°07" West a distance of 121.40 feet to a 1/2" iron rod found for corner;

THENCE with the north-right-of-way line of McErvolds Road North 87°25'25" West a distance of 641.96 feet to the place of beginning, containing 37,128 acres, or 1,617,271 square feet of land.

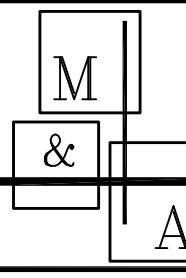
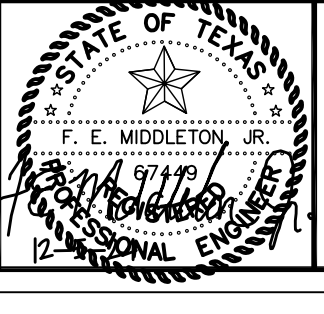
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No.	DATE	REVISION	APPROV.

Date: 12-5-24
Dwg Scale: Hor. 1"=80'
Vert.
Dwg File: 0001047PPT.DWG
Project No. 0001047

PRELIMINARY PLAT
LAKE RIDGE, PHASE 4
100 RESIDENTIAL LOTS - 2 HOA LOTS
RUEBEN BEBEE SURVEY, ABST. NO. 29
37.128 ACRES - 4.620 ACRES ROW
CITY OF SANGER DENTON COUNTY TEXAS

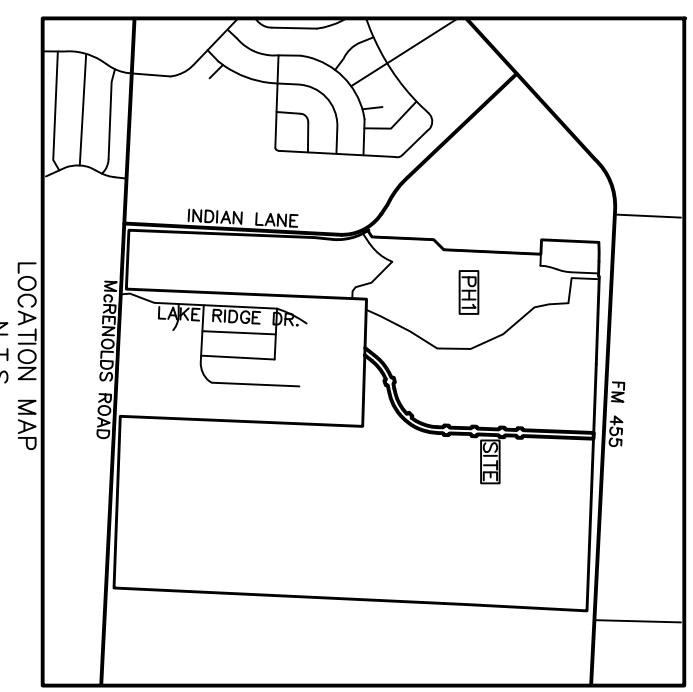
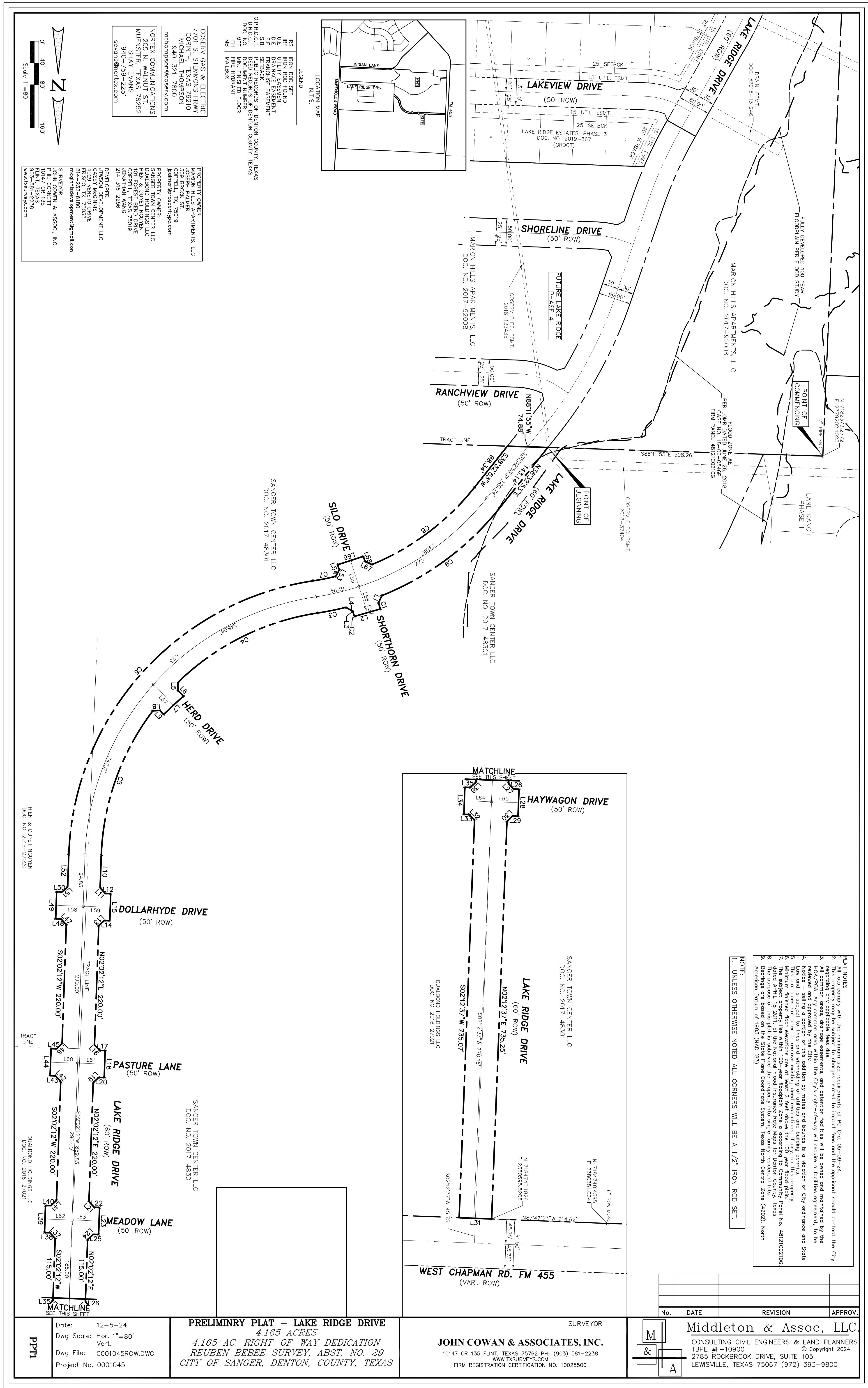
LAKE RIDGE, PHASE 4
CITY OF SANGER DENTON COUNTY, TEXAS
MARION HILLS APARTMENTS, LLC
309 BROCK STREET
COPPELL, TEXAS 75019



Middleton & Assoc., LLC
CONSULTING CIVIL ENGINEERS & LAND PLANNERS
TBPE #10900
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2785 ROCKBROOK DRIVE, SUITE 105
LEWISVILLE, TEXAS 75067 (972) 393-9800

PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY
CITY OF SANGER, TEXAS
PLANNING & ZONING COMMISSION

PP12



- LEGEND**
- RR IRON ROD SET
 - RRF IRON ROD FOUND
 - U.E. UTILITY EASEMENT
 - P.E. PRIVATE EASEMENT
 - S.B. SETBACK EASEMENT
 - P.R. PUBLIC RECORDS OF DENTON COUNTY, TEXAS
 - O.P.R.D.C.T. DOCUMENT NUMBER
 - W.F. MIN. FINISHED FLOOR
 - M.H. MAIL BOX

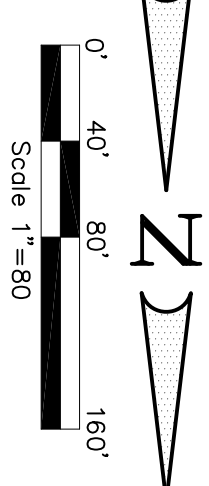
COSFREY GAS & ELECTRIC
 7701 S. STEWAMONS FRWY,
 CORINTH, TEXAS 76210
 MICHAEL THOMPSON
 940-321-7800
 mthompson@cosfrev.com

PROPERTY OWNER
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 jpalmer@marionhills.com

PROPERTY OWNER
 SANGER TOWN CENTER, LLC
 DONALD HOLDINGS LLC
 HEIN & DUJET NGUYEN
 COMPANY, TEXAS 75019
 DONALD WANG
 214-916-2256

DEVELOPER
 SANGER TOWN CENTER, LLC
 4028 WRENDO DRIVE
 RISCO, TX, 75033
 214-232-6180
 sangerdevelopment@gmail.com

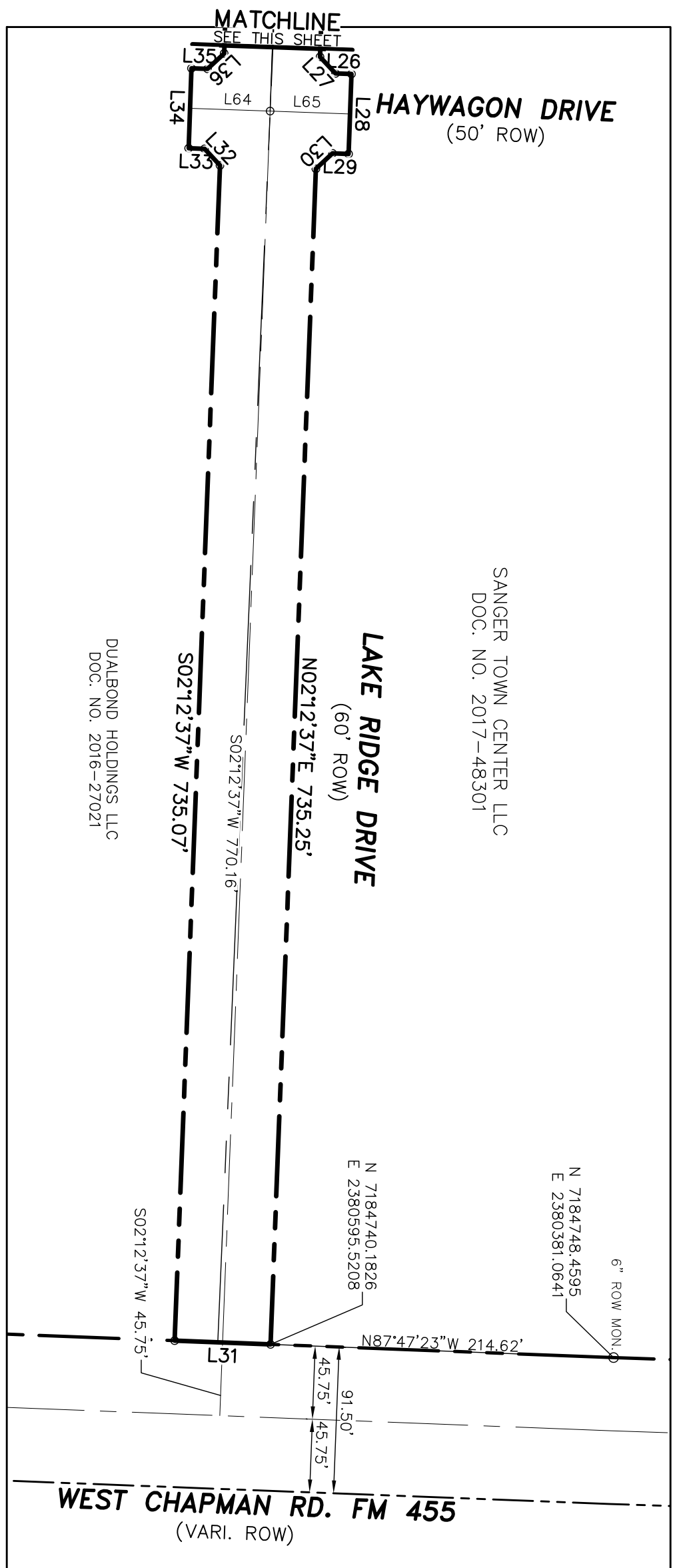
PROPERTY OWNER
 SANGER TOWN CENTER, LLC
 PHIL CORNELL & ASSOC., INC.
 10147 CR 135
 FLINT, TEXAS 75045
 www.tsbuveys.com



- PLAT NOTES**
1. All lots comply with the minimum size requirements of PD Ord. 05-09-24.
 2. This property may be subject to charges related to impact fees and the applicant should contact the City.
 3. All common areas, drainage easements, and detention facilities will be owned and maintained by the HOA/POA. Any common area within the City's right-of-way will require a facilities agreement, to be noticed and approved by the City.
 4. Notice of completion of this dedication 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.
 5. This plat does not alter or remove existing deed restrictions, if any, on this property.
 6. The subject property is within the 100-year Floodplain Zone as shown on the Flood Insurance Rate Map dated APRIL 18 2011, of the National Flood Insurance Rate Maps for Denton County, Texas.
 7. The subject property lies within 100-year Floodplain Zone according to Community Panel No. 48121002105, as published by the State Flood Insurance System, Texas North Central Zone (4202), North American Datum of 1983 (NAD 83).
- NOTE:**
 1. UNLESS OTHERWISE NOTED ALL CORNERS WILL BE A 1/2" IRON ROD SET.

No.	DATE	REVISION	APPROV.

Middleton & Assoc., LLC
 CONSULTING CIVIL ENGINEERS & LAND PLANNERS
 TBPE #10900 © Copyright 2024
 2785 ROCKBROOK DRIVE, SUITE 105
 LEWISVILLE, TEXAS 75067 (972) 393-9800



SANGER TOWN CENTER, LLC
 DOC. NO. 2017-48301

LAKE RIDGE DRIVE
 (60' ROW)

HAYWAGON DRIVE
 (50' ROW)

WEST CHAPMAN RD. FM 455
 (VARL. ROW)

PRELIMINARY PLAT - LAKE RIDGE DRIVE
 4.165 ACRES
 4.165 AC. RIGHT-OF-WAY DEDICATION
 REUBEN BEBEE SURVEY, ABST. NO. 29
 CITY OF SANGER, DENTON COUNTY, TEXAS

SURVEYOR
JOHN COWAN & ASSOCIATES, INC.
 10147 CR 135 FLINT, TEXAS 75762 PH: (903) 581-2238
 WWW.TSBUVEYS.COM
 FIRM REGISTRATION CERTIFICATION NO. 10025500

DATE: 12-5-24
DWG SCALE: Hor. 1"=80'
 Vert.
DWG FILE: 0001045ROW.DWG
PROJECT NO.: 0001045

PP11

