

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.

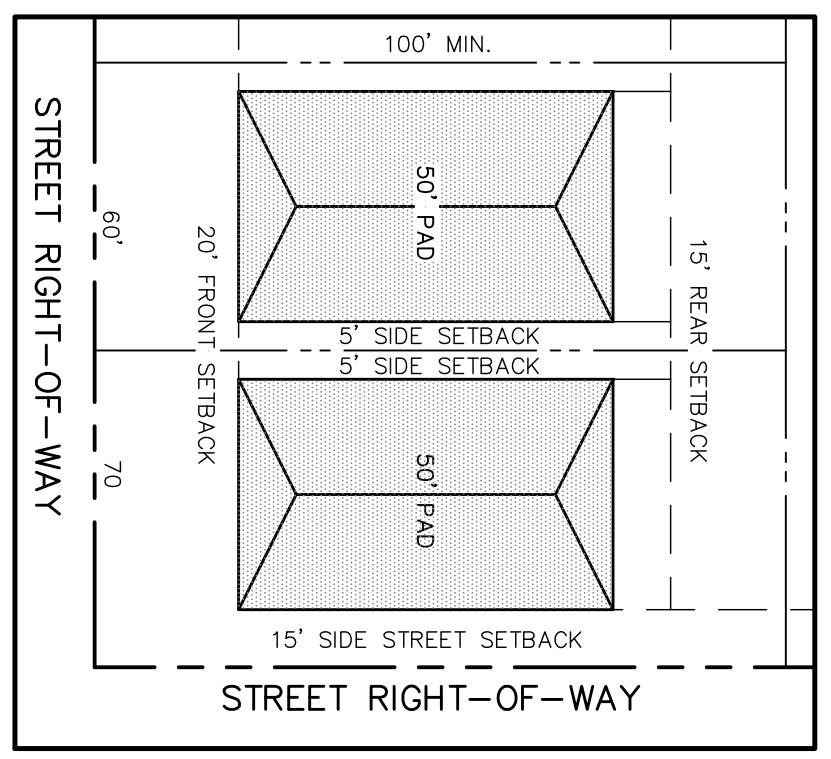
This flood statement does not imply that the property and/or the structure thereon will be damaged by flooding. Flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the Engineer.

LEGEND

IRG	IRON ROD SET
IRF	IRON ROD FOUND
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
F.E.	FRANING EASEMENT
S.B.	SETBACK
O.P.R.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
DOC. NO.	DOCUMENT NUMBER
M.F.F.	MIN. FINISHED FLOOR
M.R.	MIN. REAR SETBACK
M.S.B.	MIN. SIDE SETBACK

PLAT NOTES:

1. DEDICATED RIGHT-OF-WAY AREA IS 4620 ACRES.
2. AS PER PLAT TO THE CITY WILL EITHER BE DEDICATED TO THE HOA OR AS PER PLAT TO THE CITY.
3. MINIMUM FINISHED FLOOR ELEVATIONS ARE AT LEAST 2 FEET ABOVE THE 100 YEAR FLOOD PLAN. CARBONAL STRATEGIES FOR LAKE RANCH DATED 4-22-24 FOR ALL FULLY DEVELOPED FLOODED AREAS AND HYDROLOGY INFORMATION.
4. THE DRAINAGE EASEMENTS SHOWN IN THE FLOOD ZONE IS MEANT TO COMPASS THE FULLY DEVELOPED 100 YEAR FLOODPLAIN PER THE FLOOD STUDY.



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

No.	DATE	REVISION	APPROV.

SANGER ELECTRIC UTILITIES
 202 RALPHARD STREET
 SANGER, TEXAS 76788
 940-458-2064
 rgro@seu.com

COSEYV GAS & ELECTRIC
 7701 S. STEWARTS FERRY
 WICHITA, THOMPSON
 940-321-7800
 mh@coseyvgas.com

NONTEK COMMUNICATIONS
 205 N. WALNUT ST.
 MIDLAND, TEXAS 79702
 940-799-2251
 se@nontek.com

PROPERTY OWNER
 MARION HILLS APARTMENTS, LLC
 309 BROOK STREET
 COPPELL, TX 75019
 jpollner@coseyvgas.com

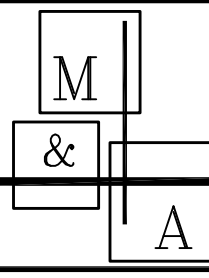
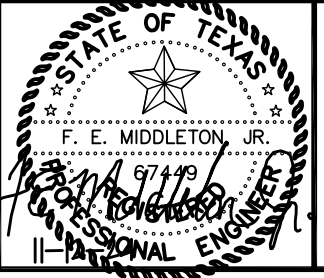
DEVELOPER
 CIVICOM DEVELOPMENT LLC
 4029 VENTRO DRIVE
 FRISCO, TX 75033
 214-232-6160
 mcginnis@development@gmail.com

REGISTERED PROFESSIONAL ENGINEER
 F.E. MIDDLETON JR.
 10147 OR 135
 GLEN LANE, TEXAS 75038
 www.femiddleton.com

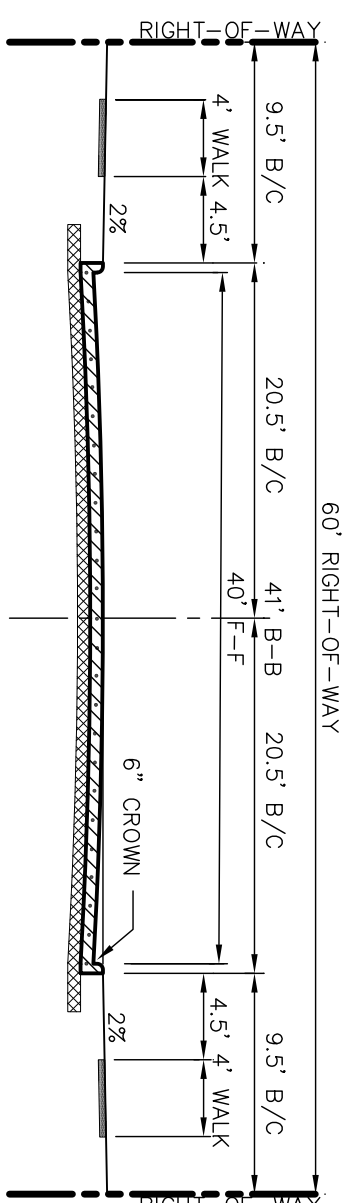
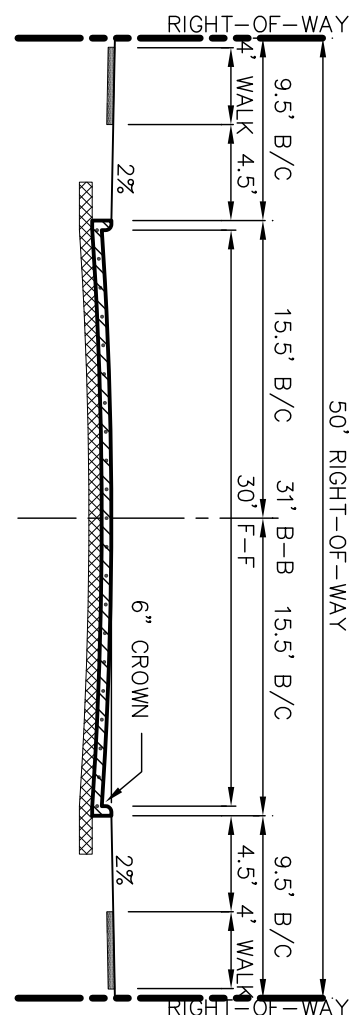
Date: 11-12-24
 Dwg Scale: Hor. 1"=80'
 Vert.
 Dwg File: 0001047PPT.DWG
 Project No. 0001047

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

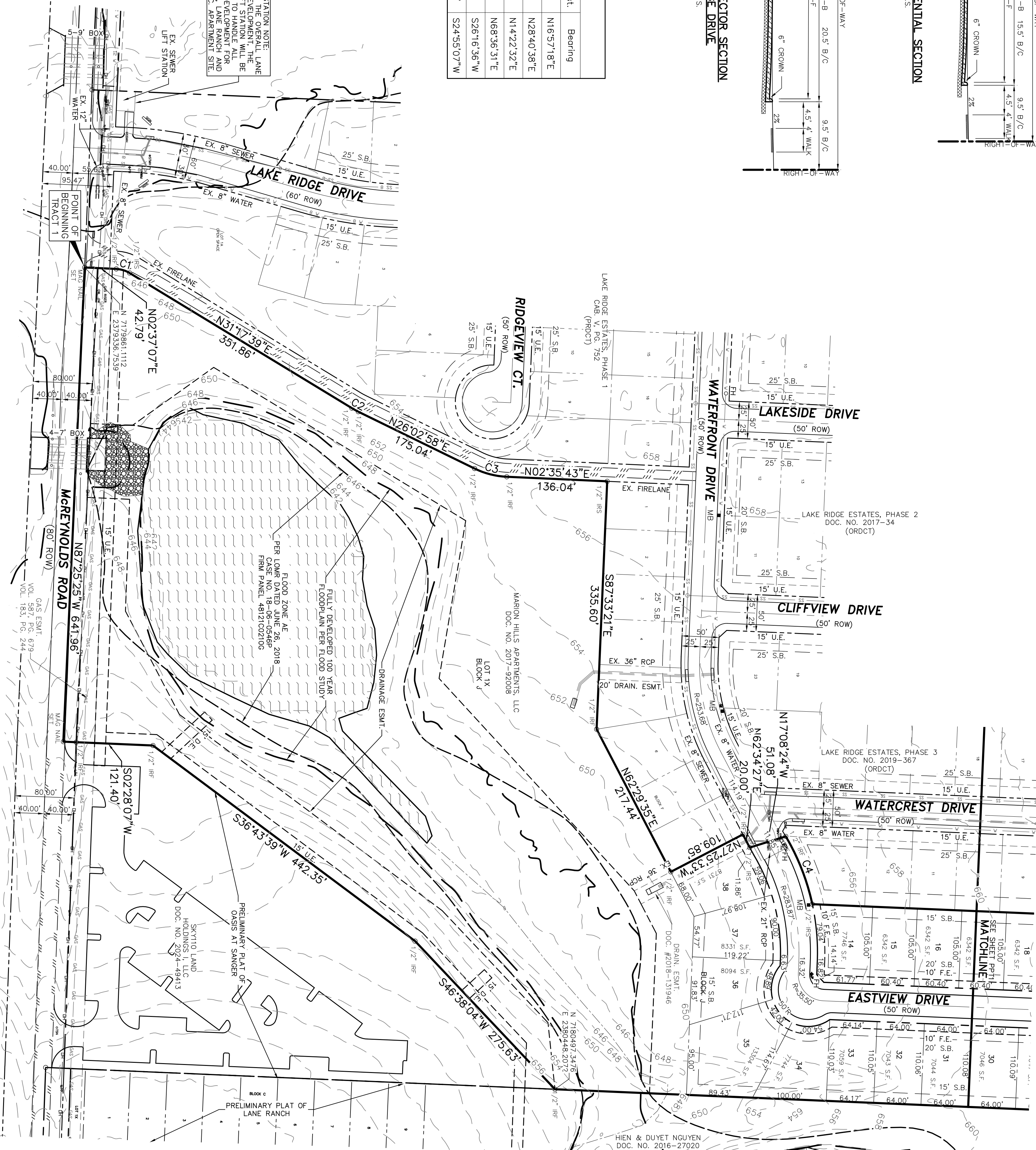
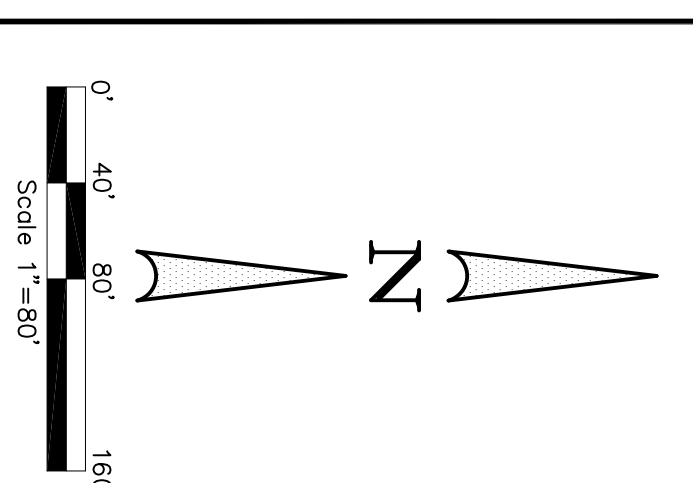


Middleton & Assoc., LLC
 CONSULTING CIVIL ENGINEERS & LAND PLANNERS
 TBPE #1-10900
 2785 ROCKBROOK DRIVE, SUITE 105
 LEWISVILLE, TEXAS 75067 (972) 393-9800



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	2333.38'	110.01'	45.24'	44.92'	N14°22'32"E
C4	1819.46'	308.87'	98.81'	98.39'	N63°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

LIFT STATION NOTE:
AS PART OF THE OVERALL LANE
UPGRADES, THE EXISTING LIFT
STATION WILL BE
UPGRADED TO HANDLE ALL
LAKE RIDGE LAKE RANCH AND
THE 413 A.C. APARTMENT SITE.



LEGAL DESCRIPTION
TRACT 1

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

BEGINNING at a 1/2" iron rod set for the southwest corner of Lake Ridge Estates, Phase 1 in addition to the City of Sanger Plat Records in Cabinet V, Page 792 Plat Records of Denton County, Texas (ORDCT) the north-south line of McErvolds Road;

THENCE North 23°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 16°57'18" East - 18.82 feet, a distance of 19.02 feet to a 1/2" iron rod set for corner;

THENCE North 31°17'39" 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°40'38" East - 10.05 feet, a distance of 10.05 feet to a 1/2" iron rod set for corner;

THENCE North 36°02'58" 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 1100.01 feet, a chord of North 4°22'32" East - 44.92 feet, a distance of 45.24 feet to a 1/2" iron rod set for corner;

THENCE North 23°33'38" 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°36'31" East - 98.39 feet, a distance of 98.81 feet to a 1/2" iron rod set for corner;

THENCE North 2°26'09" 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 1°23'11" 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°40'38" West - 85.10 feet, a distance of 85.14 feet to a 1/2" iron rod set for corner;

THENCE South 29°24'13" West a distance of 10.59 feet to a 1/2" iron rod set for corner;

THENCE North 60°35'47" West a distance of 60.00 feet to a 1/2" iron rod set for corner;

THENCE South 29°24'09" 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 572.68 feet, a chord of South 25°03'07" 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 29°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 2°50'03" 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 22°7'00" West a distance of 1485.95 feet to a 1/2" iron rod found for the north corner of that tract 2018-13037 (PRDCCT);

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;

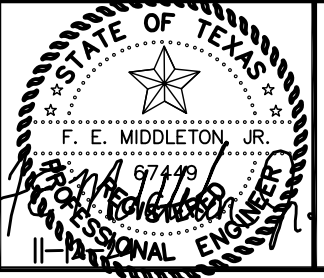
THENCE South 22°8'07" West a distance of 121.40 feet to a 1/2" iron rod found for corner;

THENCE with the north-south 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 1,617,281 square feet of land.

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

No.	DATE	REVISION	APPROV.

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



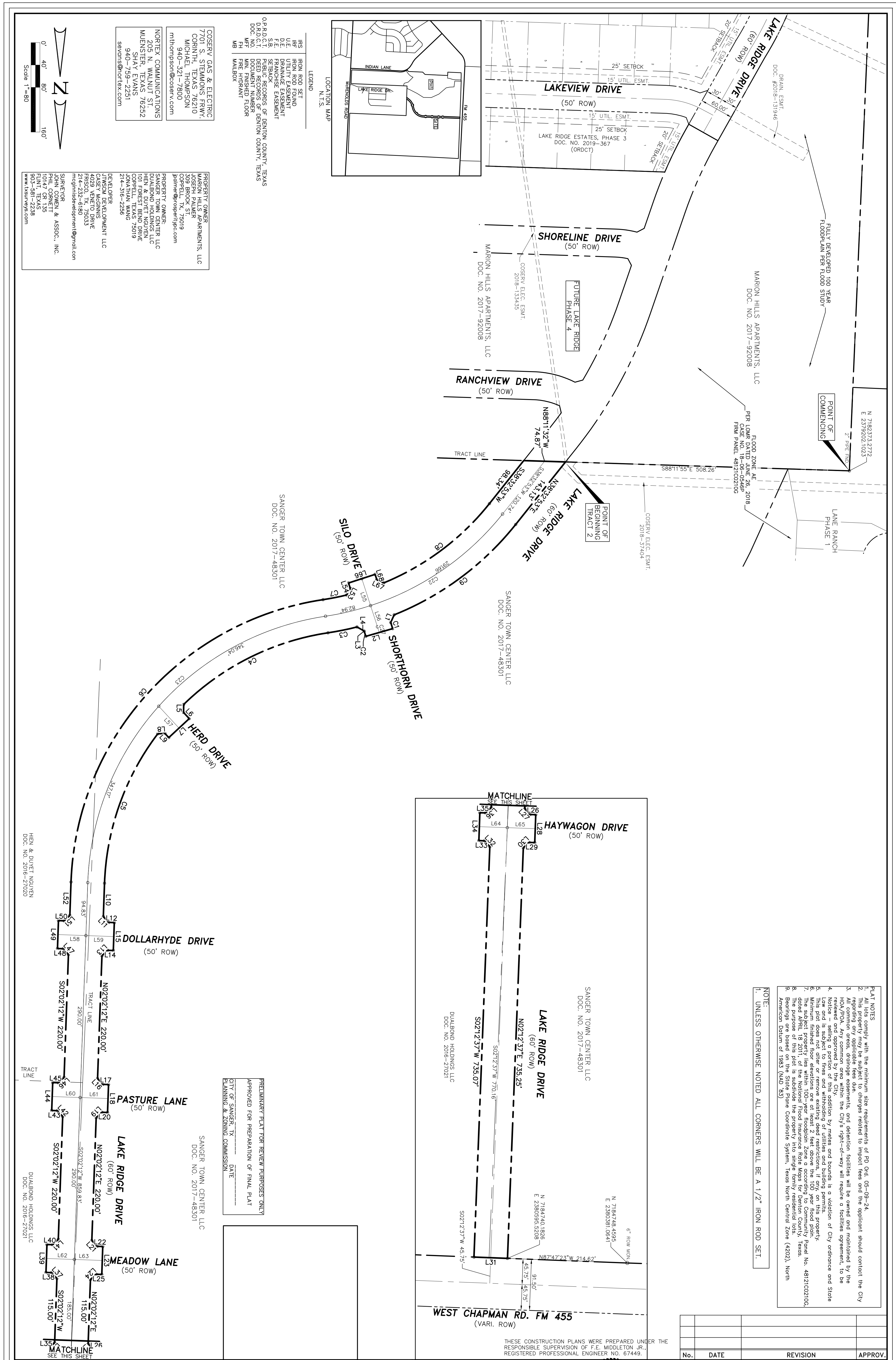
LAKE RIDGE, PHASE 4
CITY OF SANGER DENTON COUNTY, TEXAS
MARION HILLS APARTMENTS, LLC
309 BROOK STREET
COPPELL, TEXAS 75019

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

Date: 11-12-24
Dwg Scale: Hor. 1"=80'
Vert.
Dwg File: 0001047PPT.DWG
Project No. 0001047

PP12

PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY
APPROVED FOR PREPARATION OF FINAL PLAT
CITY OF SANGER, TEXAS DATE
PLANNING & ZONING COMMISSION



- PLAT NOTES**
- All lots comply with the minimum size requirements of PD Ord. 05-09-24.
 - This property may be subject to charges related to impact fees and the applicant should contact the City.
 - 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 approved by the City.
 - Notice of completion 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.
 - This plat does not alter or remove existing deed restrictions, if any, on this property.
 - 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.
 - The subject property is within the 100-year Floodplain Zone according to Community Plan No. 48121002105, dated April 18, 2011, of the National Flood Insurance Rate Maps for Denton County, Texas.
 - The purpose of this plat is to create a subdivision of land in accordance with the State Plat Act (Act 199, American Statutes, 1985) and the State Plat Commission System, Texas State Code Title 42.02, North American Datum of 1983 (NAD 83).
- NOTE:**
UNLESS OTHERWISE NOTED ALL CORNERS WILL BE A 1/2" IRON ROD SET.

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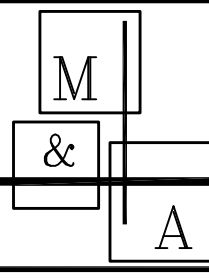
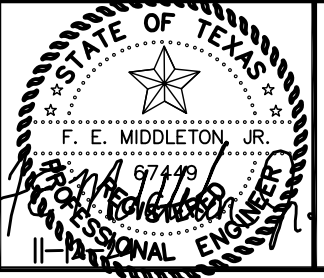
No.	DATE	REVISION	APPROV.

PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY
APPROVED FOR PREPARATION OF FINAL PLAT
CITY OF SANGER, TX
PLANNING & ZONING COMMISSION
DATE

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

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
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Middleton & Assoc., LLC
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PT13

