



November 27, 2024  
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: Lake Ridge Phase 4 Preliminary Plat -Review #1**

Dear Ms. Hammonds,

Halff Associates, Inc. was requested by the City of Sanger to review the Preliminary Plat for Lake Ridge Phase 4 and the Final Plat for Lake Ridge Drive. The submittal was prepared by Middleton and Associates, LLC and was received November 13<sup>th</sup>, 2024.

#### **General Comments**

1. 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.
2. Please note additional comments may be provided in subsequent reviews once additional data/responses is received.

#### **Lake Ridge Phase 4 Preliminary Plat**

1. Please provide legend with all symbols used.
2. Please ensure square footage acreage matches closure report.

#### **Lake Ridge Drive Final Plat**

1. Please Show centerline of existing streets. Dimensions from centerline to edges of existing and proposed right-of-way on both sides of the centerline.
2. Please verify description and bearing for lines L3 and L33 respectively.
3. Please provide flood study for review and note that flood study needs to be accepted prior to approval of final plat or construction plans.
4. A portion of Lake Ridge Drive near the intersection with Ranchview Drive appears to be encroaching an affective floodplain. Please provide a flood study incorporating the encroachment for review.

#### **Preliminary Storm Drain Comments**

1. Please see markups in pdf attached.



If you have any questions or need additional information, please do not hesitate to call me at (817) 764-7498.

Sincerely,

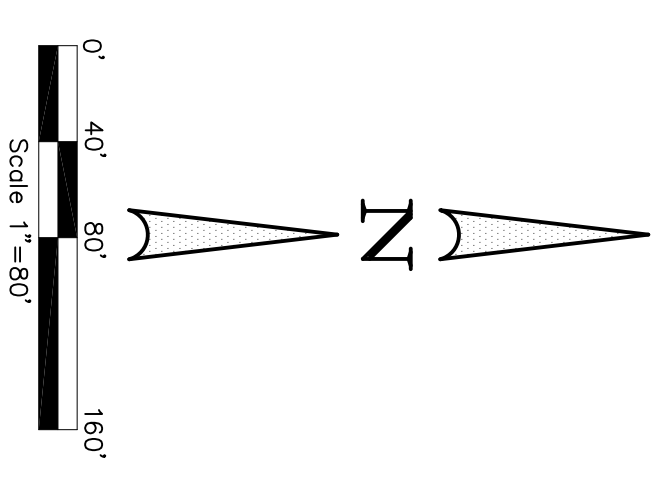
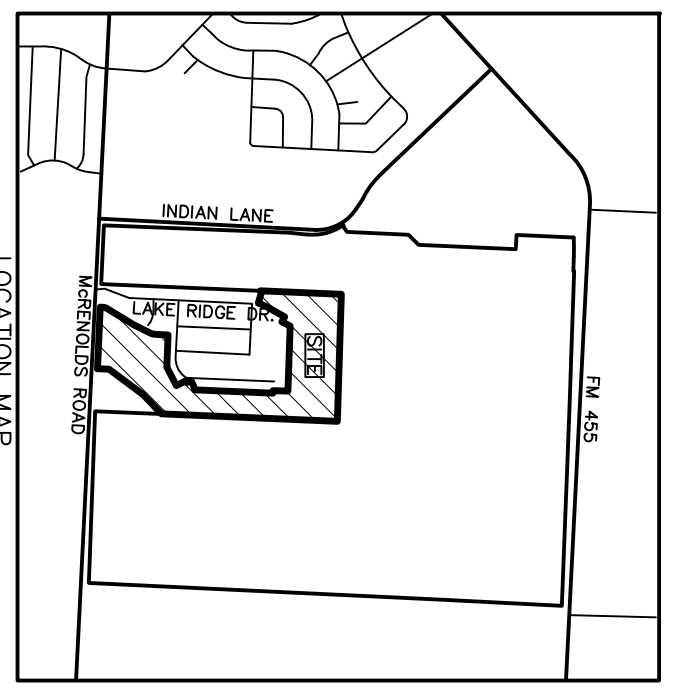
A handwritten signature in blue ink, appearing to read "Samson Lotigo", is written over a horizontal line.

Samson Lotigo, PE

**HALFF ASSOCIATES, INC.**

Firm No. 0312

Attachments: Plat markups



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

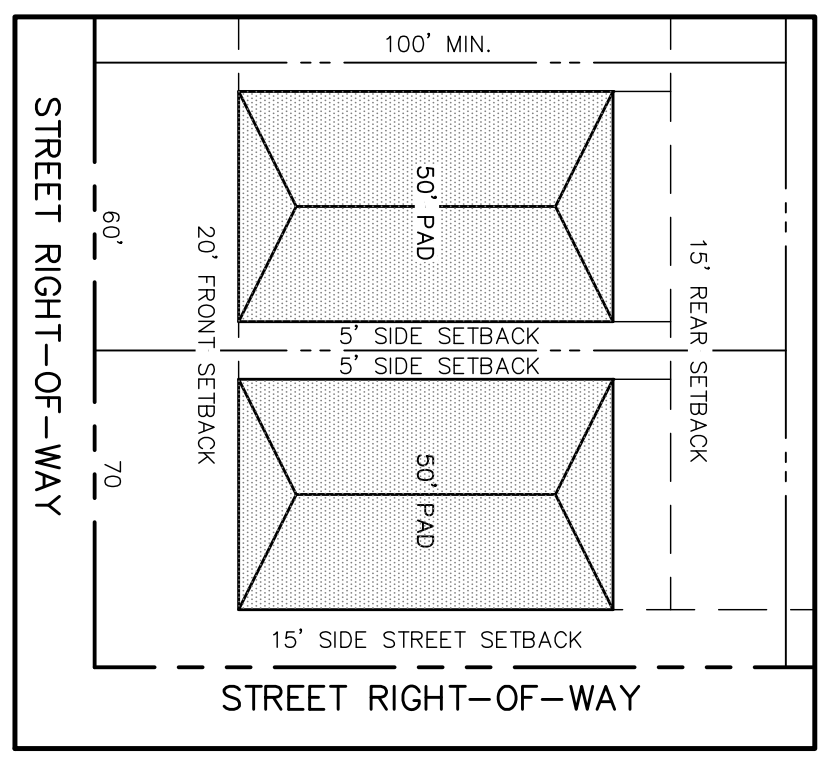
This flood statement does not imply that the property and/or the structure thereon will be damaged by flooding. Flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the Engineer.

**LEGEND**

IRG	IRON ROD SET
IRF	IRON ROD FOUND
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
S.B.	SETBACK
FR	FRANKING EASEMENT
OP	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
DOC. NO.	DOCUMENT NUMBER
MFF	MIN. FINISHED FLOOR
MRE	MIN. REAR SETBACK
MHS	MIN. SIDE SETBACK

**PLAT NOTES:**

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



Please provide legend with all symbols used

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  
 gpe@seu.com

**COSEYV GAS & ELECTRIC**  
 7701 S. STEWARTS FARM,  
 WICHITA, THOMPSON  
 940-321-7800  
 mthompson@coseyv.com

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

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

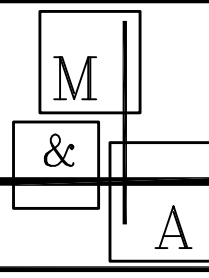
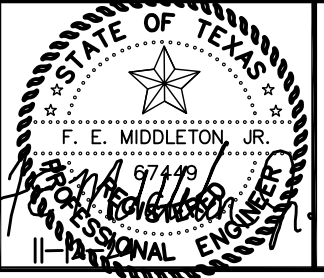
**DEVELOPER**  
 CIVICOM DEVELOPMENT LLC  
 4029 VENTRO DRIVE  
 FRISCO, TX 75033  
 214-232-6160  
 mcginnis@development@gmail.com

**ENGINEER**  
 SANGER ELECTRIC & ASSOC., INC.  
 PHIL CORNETT  
 10147 OR 135  
 SHERWOOD DRIVE  
 SANGER, TEXAS 76788  
 www.kstuar.org

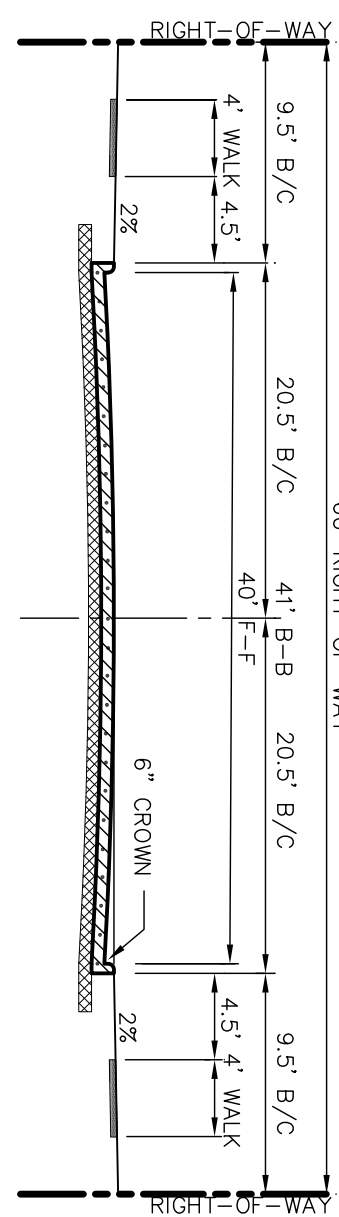
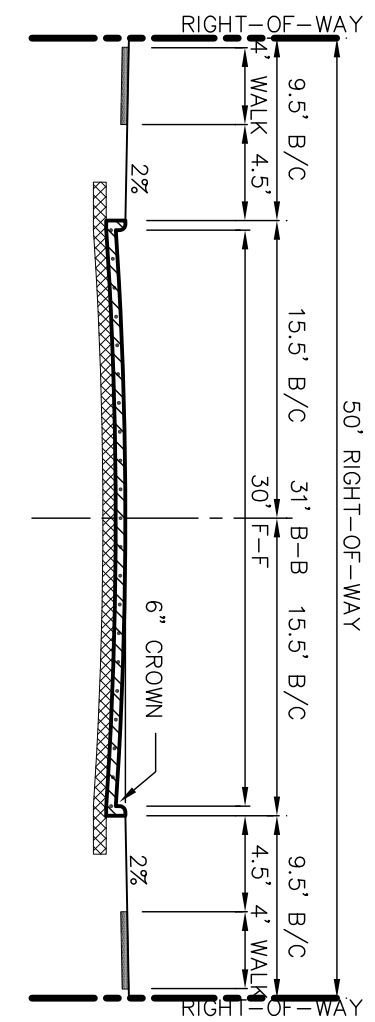
Date: 11-12-24  
 Dwg Scale: Hor. 1"=80'  
 Vert.  
 Dwg File: 0001047PPT.DWG  
 Project No. 0001047

**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

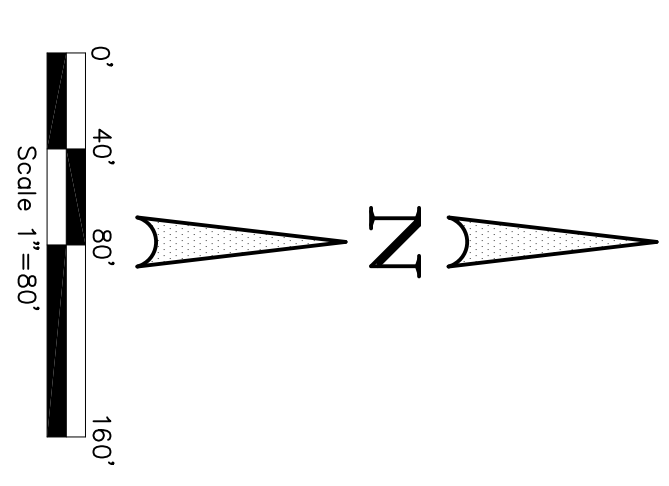
LAKE RIDGE, PHASE 4  
 CITY OF SANGER DENTON COUNTY, TEXAS  
 MARION HILLS APARTMENTS, LLC  
 309 BROOK STREET  
 COPPELL, TEXAS 75019



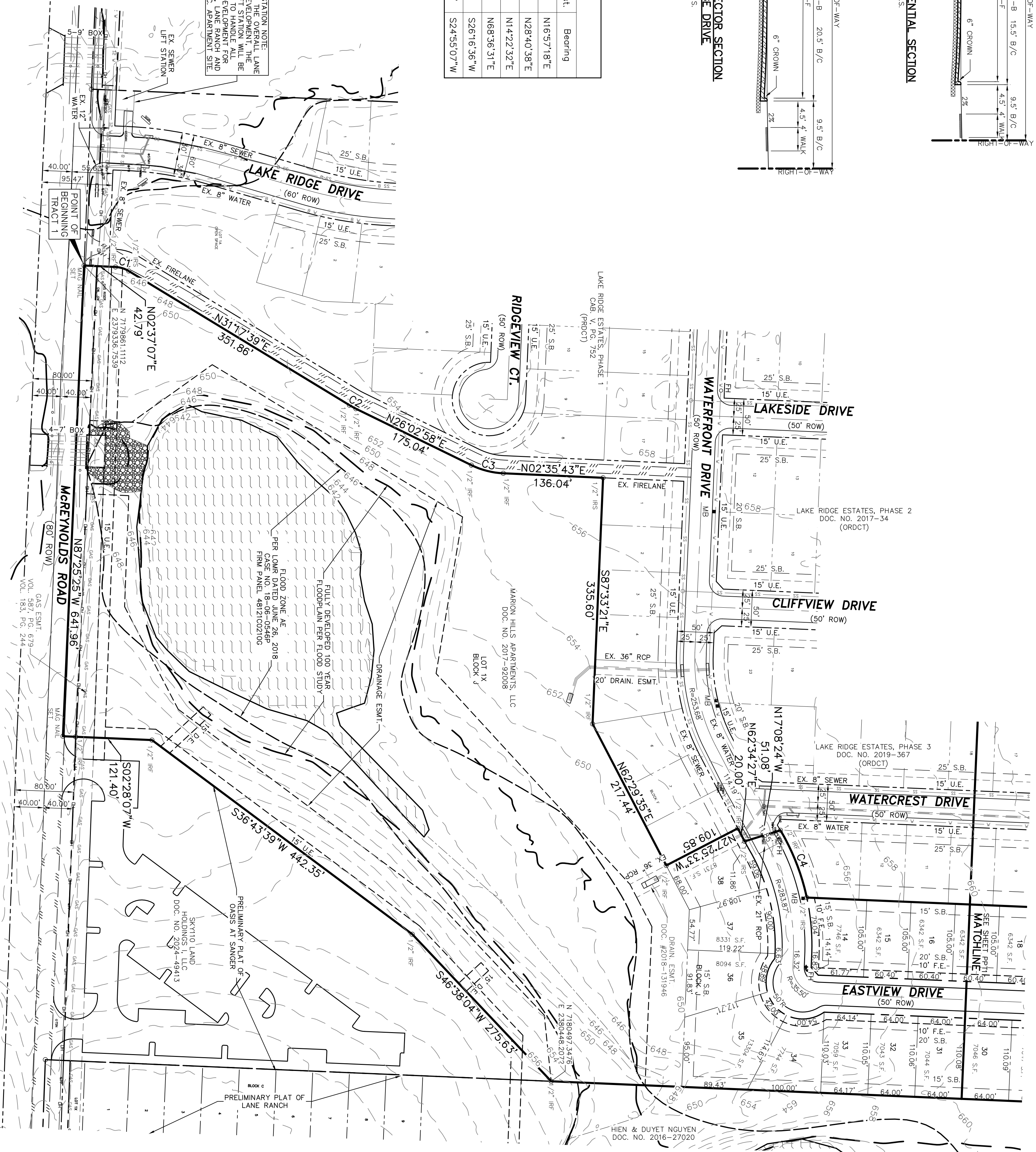
**Middleton & Assoc., LLC**  
 CONSULTING CIVIL ENGINEERS & LAND PLANNERS  
 TBPE #1-10900  
 2785 ROCKBROOK DRIVE, SUITE 105  
 LEWISVILLE, TEXAS 75067 (972) 393-9800



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'	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



**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 THE LAKE RIDGE DRIVE RANCH AND THE 413 A.C. APARTMENT SITE.



**LEGAL DESCRIPTION**

All that section 1st, 2nd, or 3rd of parcel of land being part of the Robert Bebee 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:

**TRACT 1**  
 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 (PRDCCT) the north-right-of-way 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°08'38" 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 14°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 88.81 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°28'09" 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°52'31" 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 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°51'07" 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°50'37" 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;

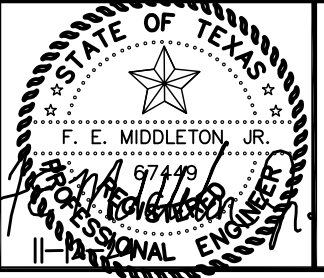
THENCE with the north-right-of-way line of McErvolds Road North 87°25'25" West a distance of 641.96 feet to the place of beginning, containing 37.128 acres, of 1.617281 square feet of land.

**Square footage acreage does not match closure report**

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 © Copyright 2024  
 2785 ROCKBROOK DRIVE, SUITE 105  
 LEWISVILLE, TEXAS 75067 (972) 393-9800



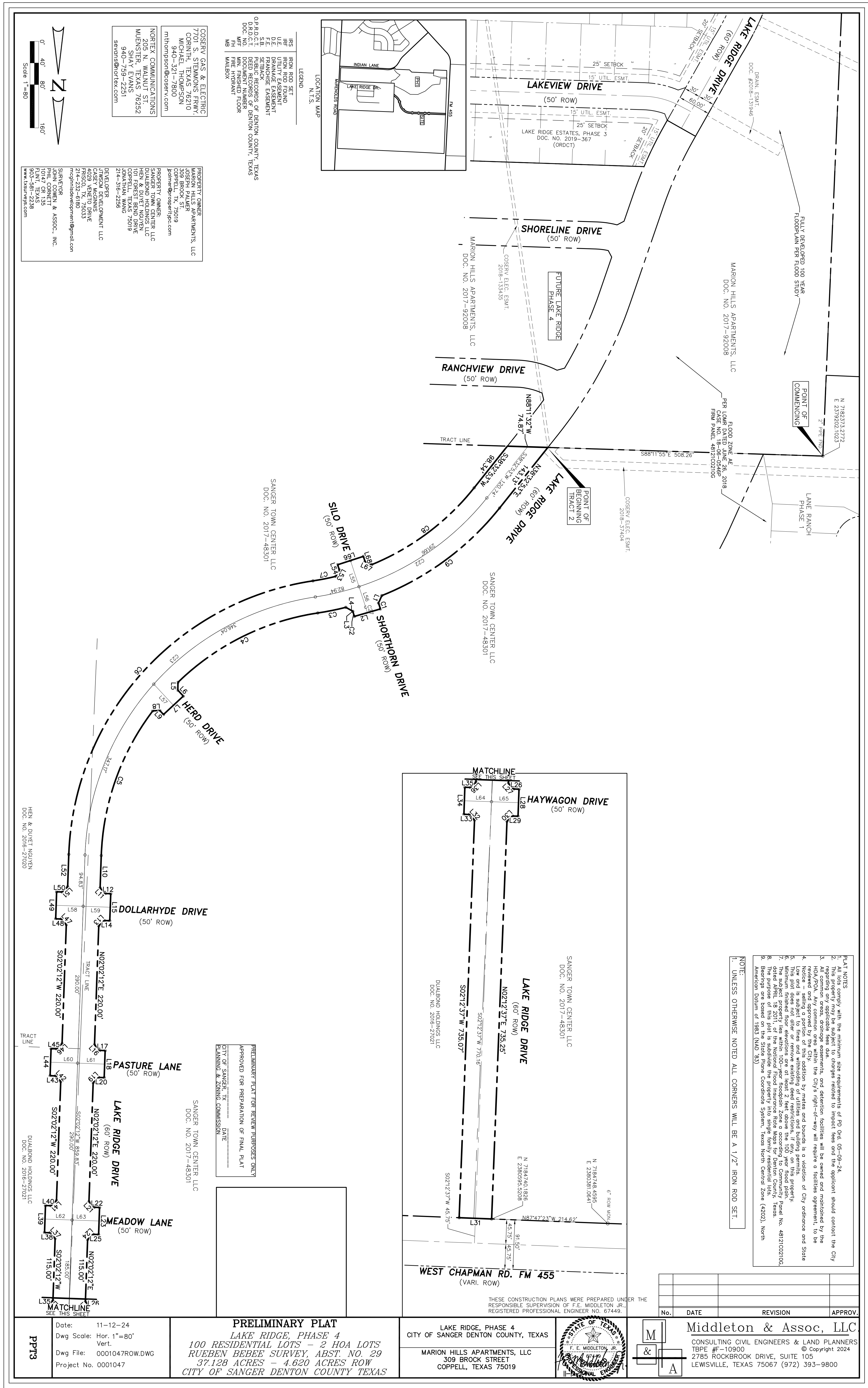
LAKE RIDGE, PHASE 4  
 CITY OF SANGER DENTON COUNTY, TEXAS  
 MARION HILLS APARTMENTS, LLC  
 309 BROOK STREET  
 COPPELL, TEXAS 75019

**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 meters and building permits.
  - Low 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 lies within 100-year floodplain Zone 0 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 (Article 16, Section 5, Texas Constitution) 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.

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

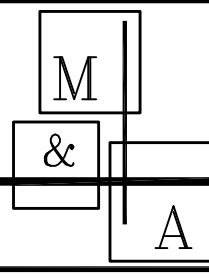
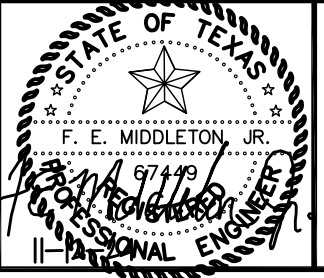
No.	DATE	REVISION	APPROV.

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  
COPPELL, TEXAS 75019



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

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

PT13

Line Table		Line Table			
Line #	Bearing	Distance	Line #	Bearing	Distance
L1	N23°59'35"E	50.00	L42	S42°57'48"E	14.14
L2	N73°59'53"E	50.00	L43	S87°57'48"E	10.00
L3	S18°01'49"E	0.26	L44	S2°02'12"W	50.00
L4	S60°42'08"E	14.73	L45	N87°57'48"W	10.00
L5	N11°01'01"E	14.39	L46	S47°02'12"W	14.14
L6	N42°49'28"W	15.01	L47	S42°57'48"E	14.14
L7	N47°13'32"E	50.00	L48	S87°57'48"E	10.00
L8	N87°29'34"E	12.94	L49	S2°02'12"W	50.00
L9	S42°48'28"E	10.00	L50	N87°57'48"W	10.00
L10	N2°02'12"E	59.83	L51	S47°02'12"W	14.14
L11	N42°57'48"W	14.14	L52	S2°02'12"W	59.83
L12	N87°57'48"W	10.00	L53	S28°47'56"W	13.68
L13	N47°02'12"E	14.14	L54	S18°01'49"E	10.00
L14	S87°57'48"E	10.00	L55	S18°01'49"E	50.67
L15	N2°02'12"E	50.00	L56	N18°01'49"W	39.94
L16	N42°57'48"W	14.14	L57	S42°48'28"E	53.32
L17	N87°57'48"W	10.00	L58	S87°57'48"E	50.00
L18	N2°02'12"E	50.00	L59	S87°57'48"E	50.00
L19	N47°02'12"E	14.14	L60	N87°57'48"W	50.00
L20	S87°57'48"E	10.00	L61	N87°57'48"W	50.00
L21	N42°57'48"W	14.14	L62	N87°57'48"W	50.00
L22	N87°57'48"W	10.00	L63	N87°57'48"W	50.00
L23	N2°02'12"E	50.00	L64	N87°57'48"W	50.00
L24	N47°02'12"E	14.14	L65	N87°57'48"E	50.00
L25	S87°57'48"E	10.00	L66	S71°58'11"W	50.00
L26	N87°57'48"W	10.00	L67	N64°51'35"W	13.68
L27	N42°57'48"W	14.14	L68	N18°01'49"W	10.00
L28	N2°02'12"E	50.00			
L29	S87°57'48"E	10.08			
L30	N47°02'12"E	14.16			
L31	S87°47'23"E	60.00			
L32	S42°38'35"E	14.12			
L33	S87°57'48"E	10.00			
L34	S2°02'12"W	50.00			
L35	N87°57'48"W	10.08			
L36	S47°02'12"W	14.14			
L37	S42°57'48"E	14.14			
L38	S87°57'48"E	10.00			
L39	S2°02'12"W	50.00			
L40	N87°57'48"W	10.00			

Curve Table		Curve Table		
No.	Radius	Length	Ch. Dist.	Bearing
C1	201.43"	325.00'	11.51'	N17°00'58"W
C2	201.43"	275.00'	9.74'	S17°00'58"E
C3	543.09"	530.00'	52.90'	N78°38'50"E
C4	354.321"	470.00'	293.03'	N63°36'44"E
C5	3508.931"	470.00'	288.32'	N19°36'37"E
C6	79261.3"	530.00'	734.81'	S41°45'18"W
C7	514.08"	470.00'	42.95'	S75°51'28"W
C8	290912"	470.00'	239.15'	S53°07'29"W
C9	29381.3"	530.00'	274.15'	N53°21'59"E
C22	423532"	500.00'	374.59'	S60°03'39"W
C23	79261.3"	500.00'	693.22'	S41°45'18"W
C27	201.43"	300.00'	10.62'	S17°00'58"E

Line Table		Line Table			
Line #	Bearing	Distance	Line #	Bearing	Distance
L1	N23°59'35"E	50.00	L42	S42°57'48"E	14.14
L2	N73°59'53"E	50.00	L43	S87°57'48"E	10.00
L3	S18°01'49"E	0.26	L44	S2°02'12"W	50.00
L4	S60°42'08"E	14.73	L45	N87°57'48"W	10.00
L5	N11°01'01"E	14.39	L46	S47°02'12"W	14.14
L6	N42°49'28"W	15.01	L47	S42°57'48"E	14.14
L7	N47°13'32"E	50.00	L48	S87°57'48"E	10.00
L8	N87°29'34"E	12.94	L49	S2°02'12"W	50.00
L9	S42°48'28"E	10.00	L50	N87°57'48"W	10.00
L10	N2°02'12"E	59.83	L51	S47°02'12"W	14.14
L11	N42°57'48"W	14.14	L52	S2°02'12"W	59.83
L12	N87°57'48"W	10.00	L53	S28°47'56"W	13.68
L13	N47°02'12"E	14.14	L54	S18°01'49"E	10.00
L14	S87°57'48"E	10.00	L55	S18°01'49"E	50.67
L15	N2°02'12"E	50.00	L56	N18°01'49"W	39.94
L16	N42°57'48"W	14.14	L57	S42°48'28"E	53.32
L17	N87°57'48"W	10.00	L58	S87°57'48"E	50.00
L18	N2°02'12"E	50.00	L59	S87°57'48"E	50.00
L19	N47°02'12"E	14.14	L60	N87°57'48"W	50.00
L20	S87°57'48"E	10.00	L61	N87°57'48"W	50.00
L21	N42°57'48"W	14.14	L62	N87°57'48"W	50.00
L22	N87°57'48"W	10.00	L63	N87°57'48"W	50.00
L23	N2°02'12"E	50.00	L64	N87°57'48"W	50.00
L24	N47°02'12"E	14.14	L65	N87°57'48"E	50.00
L25	S87°57'48"E	10.00	L66	S71°58'11"W	50.00
L26	N87°57'48"W	10.00	L67	N64°51'35"W	13.68
L27	N42°57'48"W	14.14	L68	N18°01'49"W	10.00

**TRACT 2  
SOUTHWEST CORNER OF  
COUNTY OF DENTON**

We the undersigned owners of the land shown on this plat within the area described by metes and bounds as follows:

All that certain lot, tract, or parcel of land, being part of the Ruben Bebee Survey, Abstract No. 29, Denton County, Texas, as shown on the plat of said survey, recorded in Document No. 2017-48-301 of the Official Public Records of Denton County, Texas (OPBRCCT) and a part of that certain called 151.67 acre tract of land described in a deed from E.M.J. Lane, Inc. and Rodney V. Lane to Helen T. Nguyen and Duane Nguyen on March 10, 2016, as shown on the plat of said deed, recorded in Document No. 2016-27021 (OPBRCCT) and being an easement (more completely described as follows, to-wit:

COMMENCING at a 2" pipe found for an all corner in the westernly South line of the Slinger Town Center, LLC, the Northwest corner of that tract of land described in a deed to Marion Hills Apartments, LLC tract recorded in Document No. 2017-92008 (OPBRCCT);

THENCE South 89°15'55" East with the North line of the Marion Hills Apartments, LLC tract a distance of 508.86 feet to a point of BEGINNING;

THENCE North 38°32'53" East a distance of 14.33 feet to a 1/2" iron rod (set) for the beginning of a curve to the right having a radius of 530.00 feet, a chord of North S3°21'59" East - 27.10 feet, a distance of 27.10 feet to a 1/2" iron rod (set) for corner;

THENCE North 23°57'09" East a distance of 14.93 feet to a 1/2" iron rod (set) for the beginning of a curve to the right having a radius of 220.00 feet, a chord of North 17°50'35" West - 11.51 feet, a distance of 11.51 feet to a 1/2" iron rod (set) for corner;

THENCE North 7°35'53" East a distance of 50.00 feet to a 1/2" iron rod (set) for the beginning of a curve to the left having a radius of 220.00 feet, a chord of South 17°00'58" East - 97.74 feet, a distance of 97.74 feet to a 1/2" iron rod (set) for corner;

THENCE South 87°57'48" East a distance of 14.14 feet to a 1/2" iron rod (set) for corner;

THENCE South 67°00'48" East a distance of 14.93 feet to a 1/2" iron rod (set) for the beginning of a curve to the right having a radius of 530.00 feet, a chord of North 78°38'50" East - 52.88 feet, a distance of 52.90 feet to a 1/2" iron rod (set) for corner;

THENCE South 87°57'48" East a distance of 288.31 feet, a distance of 283.03 feet to a 1/2" iron rod (set) for corner;

THENCE North 1°01'01" East a distance of 14.39 feet to a 1/2" iron rod (set) for corner;

THENCE North 42°48'28" West a distance of 15.01 feet to a 1/2" iron rod (set) for corner;

THENCE North 47°13'32" East a distance of 50.00 feet to a 1/2" iron rod (set) for corner;

THENCE South 42°48'28" East a distance of 10.00 feet to a 1/2" iron rod (set) for corner;

THENCE North 87°57'48" West a distance of 10.00 feet to a 1/2" iron rod (set) for corner;

THENCE North 2°02'12" East a distance of 50.00 feet to a 1/2" iron rod (set) for corner;

THENCE South 87°57'48" East a distance of 14.14 feet to a 1/2" iron rod (set) for corner;

THENCE North 47°02'12" East a distance of 14.14 feet to a 1/2" iron rod (set) for corner;

THENCE North 2°02'12" East a distance of 220.00 feet to a 1/2" iron rod (set) for corner;

THENCE North 42°57'48" West a distance of 14.14 feet to a 1/2" iron rod (set) for corner;

THENCE North 87°57'48" West a distance of 10.00 feet to a 1/2" iron rod (set) for corner;

THENCE North 2°02'12" East a distance of 50.00 feet to a 1/2" iron rod (set) for corner;

THENCE North 87°57'48" West a distance of 10.00 feet to a 1/2" iron rod (set) for corner;

THENCE North 47°02'12" East a distance of 14.14 feet to a 1/2" iron rod (set) for corner;

THENCE North 2°02'12" East a distance of 220.00 feet to a 1/2" iron rod (set) for corner;

THENCE North 42°57'48" West a distance of 14.14 feet to a 1/2" iron rod (set) for corner;

THENCE North 87°57'48" West a distance of 10.00 feet to a 1/2" iron rod (set) for corner;

THENCE North 2°02'12" East a distance of 50.00 feet to a 1/2" iron rod (set) for corner;

THENCE North 47°02'12" East a distance of 14.16 feet to a 1/2" iron rod (set) for corner;

THENCE North 212°37' East a distance of 735.25 feet to a 1/2" iron rod (set) for corner in the South right of way of West Chapman Road F.M. 455;

THENCE East along with the South right of way of West Chapman Road F.M. 455 a distance of 800.00 feet to a 1/2" iron rod (set) for corner;

THENCE South 712°37" West a distance of 735.07 feet to a 1/2" iron rod (set) for corner;

THENCE South 42°52'36" East a distance of 14.12 feet to a 1/2" iron rod (set) for corner;

THENCE South 87°57'48" West a distance of 10.00 feet to a 1/2" iron rod (set) for corner;

THENCE South 2°02'12" West a distance of 50.00 feet to a 1/2" iron rod (set) for corner;

THENCE North 87°57'48" West a distance of 10.08 feet to a 1/2" iron rod (set) for corner;

THENCE South 47°02'12" West a distance of 14.14 feet to a 1/2" iron rod (set) for corner;

THENCE South 2°02'12" West a distance of 115.00 feet to a 1/2" iron rod (set) for corner;

THENCE South 42°57'48" East a distance of 14.14 feet to a 1/2" iron rod (set) for corner;

THENCE South 87°57'48" East a distance of 10.00 feet to a 1/2" iron rod (set) for corner;

THENCE South 2°02'12" West a distance of 50.00 feet to a 1/2" iron rod (set) for corner;

THENCE North 87°57'48" West a distance of 10.00 feet to a 1/2" iron rod (set) for corner;

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THENCE South 2°02'12" West a distance of 220.00 feet to a 1/2" iron rod (set) for corner;

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THENCE South 2°02'12" West a distance of 50.00 feet to a 1/2" iron rod (set) for corner;

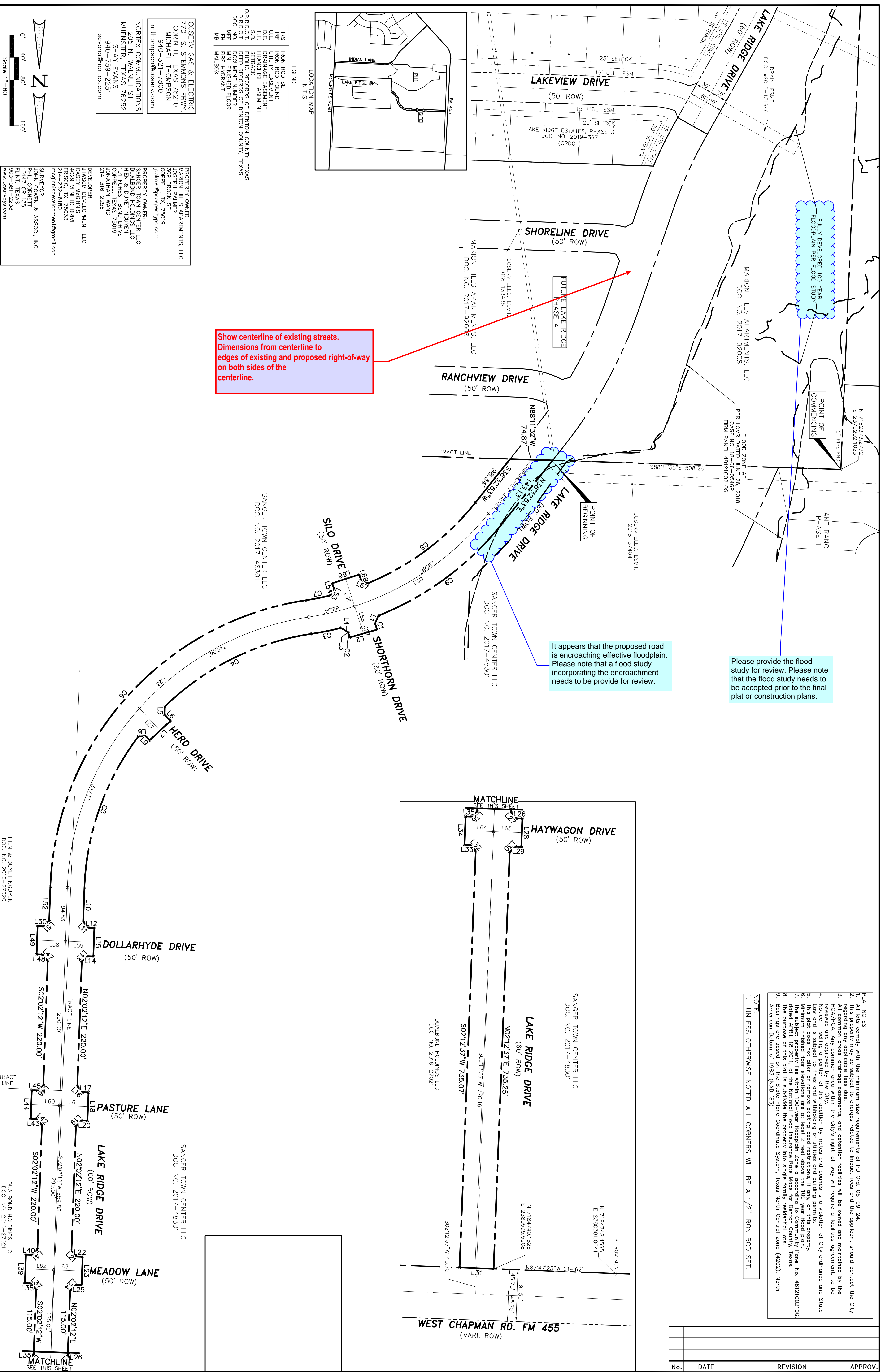
THENCE North 87°57'48" West a distance of 10.00 feet to a 1/2" iron rod (set) for corner;

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THENCE South 2°02'12" West a distance of 50.00 feet to a 1/2" iron rod (set) for corner;

THENCE North 87°57'48" West a distance of 10.00 feet to a 1/2" iron rod (set) for corner;

THENCE South 47°02'12" West a distance of 14.14 feet to a



Show centerline of existing streets. Dimensions from centerline to edges of existing and proposed right-of-way on both sides of the centerline.

It appears that the proposed road is encroaching effective floodplain. Please note that a flood study incorporating the encroachment needs to be provided for review.

Please provide the flood study for review. Please note that the flood study needs to be accepted prior to the final plat or construction plans.

**LEGEND**

- IRB IRON ROD SET
- IRF IRON ROD FOUND
- U.E. UTILITY EASEMENT
- P.E. PRIVATE EASEMENT
- S.B. SETBACK EASEMENT
- P.R. PUBLIC RECORDS OF DENTON COUNTY, TEXAS
- D.O.C. NO. DOCUMENT NUMBER
- M.F. MIN. FINISHED FLOOR
- M.H. MAIL BOX

**COSERV GAS & ELECTRIC**  
7701 S. STEWARTS FRWY,  
CORINTH, TEXAS 76210  
MICHAEL THOMPSON  
940-321-7800  
mthompson@coserv.com

**NORTEX COMMUNICATIONS**  
208 N. WALKER ST  
MIENSTER, TEXAS 76252  
SHAY EVANS  
940-759-2251  
sevans@ortex.com

**PROPERTY OWNER**  
MARION HILLS APARTMENTS, LLC  
JOSEPH PALMER  
309 BROOK ST  
CORPELL, TX, 75019  
jpalmer@marionhills.com

**PROPERTY OWNER**  
SANGER TOWN CENTER, LLC  
HEN & DUJET NGUYEN  
DUALBOND HOLDINGS LLC  
CORPELL, TEXAS 75033  
JONATHAN WANG  
214-916-2256

**DEVELOPER**  
JITSON DEVELOPMENT LLC  
4028 WRENDO DRIVE  
RISCO, TX, 75033  
214-232-6180  
jitsondevelopment@gmail.com

**SURVEYOR**  
PHIL CORNELL & ASSOC., INC.  
10147 CR 135  
LEWISVILLE, TEXAS 75040  
www.ltwrveys.com



- 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 and signed by the City.
  - Notice of encroachment 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 located within the 100-year floodplain Zone as shown on the Flood Insurance Rate Map dated April 18, 2011, of the National Flood Insurance Zone Maps for Denton County, Texas.
  - The subject property lies within the 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:**  
UNLESS OTHERWISE NOTED ALL CORNERS WILL BE A 1/2" IRON ROD SET.

No.	DATE	REVISION	APPROV.

Date: 10-30-24  
Dwg Scale: Hor. 1"=80'  
Vert.  
Dwg File: 0001045ROW.DWG  
Project No. 0001045

**FINAL PLAT - LAKE RIDGE DRIVE**  
4.165 ACRES  
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.TXSRVYS.COM  
FIRM REGISTRATION CERTIFICATION NO. 10025500

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

Line Table			Line Table		
Line #	Bearing	Distance	Line #	Bearing	Distance
L1	N23°09'35"E	14.93	L42	S47°02'12"W	14.14
L2	N73°59'53"E	50.00	L43	S87°57'48"E	14.14
L3	S18°01'48"E	0.26	L44	S87°57'48"E	10.00
L4	S60°30'28"E	14.23	L45	S202°12'W	50.00
L5	N1°01'01"E	14.39	L46	S87°57'48"W	10.00
L6	N42°02'28"W	15.01	L47	S47°02'12"W	14.14
L7	N47°13'32"E	50.00	L48	S47°02'12"E	14.14
L8	N87°59'48"E	12.94	L49	S87°57'48"E	10.00
L9	S42°48'28"E	10.00	L50	S202°12'W	50.00
L10	N202°12"E	59.83	L51	N87°57'48"W	10.00
L11	N42°57'48"W	14.14	L52	S47°02'12"W	14.14
L12	N87°57'48"W	10.00	L53	S202°12'W	59.83
L13	N47°02'12"E	14.14	L54	S2847°56'W	13.68
L14	S87°57'48"E	10.00	L55	S18°01'49"E	10.00
L15	N202°12"E	50.00	L56	S18°01'49"E	50.67
L16	N42°57'48"W	14.14	L57	N18°01'49'W	39.94
L17	N87°57'48"W	10.00	L58	S42°48'28"E	53.32
L18	N202°12"E	50.00	L59	S87°57'48"E	50.00
L19	N47°02'12"E	14.14	L60	S87°57'48"E	50.00
L20	S87°57'48"E	10.00	L61	N87°57'48"W	10.00
L21	N42°57'48"W	14.14	L62	N87°57'48"W	50.00
L22	N87°57'48"W	10.00	L63	N87°57'48"W	50.00
L23	N202°12"E	50.00	L64	N87°57'48"W	50.08
L24	N47°02'12"E	14.14	L65	N87°57'48"W	50.00
L25	S87°57'48"E	10.00	L66	S71°58'11"W	50.00
L26	N87°57'48"W	10.00	L67	N4°51'35"W	13.68
L27	N42°57'48"W	14.14	L68	N18°01'49'W	10.00
L28	N202°12"E	50.00			
L29	S87°57'48"E	10.08			
L30	N47°02'12"E	14.16			
L31	S87°57'48"E	60.00			
L32	S42°58'28"E	14.12			
L33	S87°57'48"E	10.00			
L34	S202°12'W	50.00			
L35	N87°57'48"W	10.08			
L36	S47°02'12'W	14.14			
L37	S42°57'48"E	14.14			
L38	S87°57'48"E	10.00			
L39	S202°12'W	50.00			
L40	N87°57'48"W	10.00			

Curve Table		
No.	Radius	Length Ch. Dist.
C1	201'43"	325.00' 11.51'
C2	201'43"	275.00' 9.74'
C3	543'09"	530.00' 52.88'
C4	3544321"	470.00' 283.03'
C5	3508831"	470.00' 288.32'
C6	79261'3"	530.00' 734.81'
C7	514'08"	470.00' 42.95'
C8	290912"	470.00' 239.15'
C9	29381'3"	530.00' 274.51'
C22	42353'2"	500.00' 374.59'
C23	79261'3"	500.00' 693.22'
C27	201'43"	300.00' 10.62'

STATE OF TEXAS  
COUNTY OF DENTON

We the undersigned owners of the land shown on this plat within the area described by metes and bounds as follows:

All that certain lot, tract, or parcel of land, being part of the Reuben Bebee Survey, Abstract No. 29, Denton County, Texas, and being a part of that certain tract described in a deed from E.M.J. Lane, to the City of Sanger, Texas (OPBDC) and a part of that certain called 151.67 acre tract of land described in a deed from E.M.J. Lane, Inc. and Rodney V. Lane to Helen T. Nguyen and Bryant Nguyen on March 10, 2016, recorded in Document No. 2016-27020 of the (OPBDC) and a part of tract of land described in a deed to described as follows: "Commenced in an official corner, in the eastern South line of the Sanger Town Center, LLC, the N 1/2" iron rod (set) in a deed to Marion Hills Apartments, LLC (set) recorded in Document No. 2017-92008 (OPBDC);

COMMENCED at a 2" pipe found for an all corner in the easterly South line of the Sanger Town Center, LLC, the N 1/2" iron rod (set) in a deed to Marion Hills Apartments, LLC (set) recorded in Document No. 2017-92008 (OPBDC);

THENCE South 88°11'35" East with the North line of the Marion Hills Apartments, LLC tract a distance of 508.26 feet to the place of BEGINNING;

THENCE North 38°32'53" East a distance of 14.31 feet to a 1/2" iron rod (set) for the beginning of a curve to the right having a radius of 530.00 feet, a chord of North 53°21'59" East - 271.10 feet, a distance of 274.15 feet to a 1/2" iron rod (set) for corner;

THENCE North 23°37'09" East a distance of 14.93 feet to the beginning of a curve to the right having a radius of 325.00 feet, a chord of North 17°00'58" West - 11.51 feet, a distance of 11.51 feet to a 1/2" iron rod (set) for corner;

THENCE North 73°59'53" East a distance of 50.00 feet to a 1/2" iron rod (set) for the beginning of a curve to the left having a radius of 275.00 feet, a chord of South 17°00'58" East - 9.74 feet, a distance of 9.74 feet to a 1/2" iron rod (set) for corner;

THENCE North 73°59'53" East a distance of 50.00 feet to a 1/2" iron rod (set) for the beginning of a curve to the left having a radius of 275.00 feet, a chord of South 17°00'58" East - 9.74 feet, a distance of 9.74 feet to a 1/2" iron rod (set) for corner;

THENCE North 60°00'48" East a distance of 14.93 feet to a 1/2" iron rod (set) for the beginning of a curve to the right having a radius of 530.00 feet, a chord of North 78°56'50" East - 52.88 feet, a distance of 52.90 feet to a 1/2" iron rod (set) for the beginning of a curve to the left having a radius of 470.00 feet, a chord of North 63°36'44" East - 288.31 feet, a distance of 283.03 feet to a 1/2" iron rod (set) for corner;

THENCE North 11°01'01" East a distance of 14.39 feet to a 1/2" iron rod (set) for corner;

THENCE North 42°48'28" West a distance of 15.01 feet to a 1/2" iron rod (set) for corner;

THENCE North 47°11'32" East a distance of 50.00 feet to a 1/2" iron rod (set) for corner;

THENCE North 87°57'48" West a distance of 10.00 feet to a 1/2" iron rod (set) for corner;

THENCE South 87°57'48" East a distance of 10.00 feet to a 1/2" iron rod (set) for corner;

THENCE North 47°02'12" East a distance of 14.14 feet to a 1/2" iron rod (set) for corner;

THENCE North 202°12" East a distance of 220.00 feet to a 1/2" iron rod (set) for corner;

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THENCE North 202°12" East a distance of 735.07 feet to a 1/2" iron rod (set) for corner;

THENCE South 42°57'48" West a distance of 14.12 feet to a 1/2" iron rod (set) for corner;

THENCE South 202°12" West a distance of 50.00 feet to a 1/2" iron rod (set) for corner;

THENCE North 87°57'48" West a distance of 10.08 feet to a 1/2" iron rod (set) for corner;

THENCE South 47°02'12" West a distance of 14.14 feet to a 1/2" iron rod (set) for corner;

THENCE South 202°12" West a distance of 115.00 feet to a 1/2" iron rod (set) for corner;

THENCE South 42°57'48" East a distance of 14.14 feet to a 1/2" iron rod (set) for corner;

THENCE South 87°57'48" East a distance of 10.00 feet to a 1/2" iron rod (set) for corner;

THENCE South 202°12" West a distance of 50.00 feet to a 1/2" iron rod (set) for corner;

THENCE North 47°02'12" East a distance of 14.16 feet to a 1/2" iron rod (set) for corner;

THENCE North 87°57'48" West a distance of 10.08 feet to a 1/2" iron rod (set) for corner;

THENCE North 202°12" East a distance of 735.25 feet to a 1/2" iron rod (set) for corner; in the South right of way of West Chapman Road F.M. 455;

THENCE North 212°37" East a distance of 374.59 feet to a 1/2" iron rod (set) for corner;

THENCE South 42°57'48" West a distance of 14.12 feet to a 1/2" iron rod (set) for corner;

THENCE South 202°12" West a distance of 50.00 feet to a 1/2" iron rod (set) for corner;

THENCE North 87°57'48" West a distance of 10.00 feet to a 1/2" iron rod (set) for corner;

THENCE South 47°02'12" West a distance of 14.14 feet to a 1/2" iron rod (set) for corner;

THENCE South 202°12" West a distance of 14.14 feet to a 1/2" iron rod (set) for corner;

THENCE South 87°57'48" East a distance of 10.00 feet to a 1/2" iron rod (set) for corner;

THENCE South 202°12" West a distance of 14.12 feet to a 1/2" iron rod (set) for corner;

please verify bearing for L33

STATUTE OF TEXAS  
COUNTY OF DENTON

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

PHILIP W. CORNETT  
5515  
SUNSHINE  
AVENUE  
DENTON, TEXAS 76208

REGISTERED PUBLIC LAND SURVEYOR TEXAS REG. NO. 5015 DATE \_\_\_\_\_

THENCE South 202°12" West a distance of 50.00 feet to a 1/2" iron rod (set) for corner;

THENCE North 87°57'48" West a distance of 10.00 feet to a 1/2" iron rod (set) for corner;

THENCE South 47°02'12" West a distance of 14.14 feet to a 1/2" iron rod (set) for corner;

THENCE South 202°12" West a distance of 220.00 feet to a 1/2" iron rod (set) for corner;

THENCE South 42°57'48" East a distance of 14.14 feet to a 1/2" iron rod (set) for corner;

THENCE South 87°57'48" East a distance of 10.00 feet to a 1/2" iron rod (set) for corner;

THENCE South 202°12" West a distance of 50.00 feet to a 1/2" iron rod (set) for corner;

THENCE North 87°57'48" West a distance of 10.00 feet to a 1/2" iron rod (set) for corner;

THENCE South 47°02'12" West a distance of 14.14 feet to a 1/2" iron rod (set) for corner;

THENCE South 202°12" West a distance of 59.83 feet to a 1/2" iron rod (set) for the beginning of a curve to the right having a radius of 530.00 feet, a chord of South 41°48'18" West - 677.36 feet, a distance of 734.81 feet to a 1/2" iron rod (set) for the beginning of a curve to the left having a radius of 470.00 feet, a chord of South 78°57'20" West - 429.33 feet, a distance of 429.33 feet to a 1/2" iron rod (set) for corner;

THENCE South 2847'56" West a distance of 13.68 feet to a 1/2" iron rod (set) for corner;

THENCE South 18°01'49" East a distance of 10.00 feet to a 1/2" iron rod (set) for corner;

THENCE South 71°58'11" West a distance of 50.00 feet to a 1/2" iron rod (set) for corner;

THENCE North 18°01'49" West a distance of 10.00 feet to a 1/2" iron rod (set) for corner;

THENCE North 64°51'35" West a distance of 13.68 feet to a 1/2" iron rod (set) for corner;

THENCE North 87°57'48" West a distance of 10.00 feet, a chord of South 53°07'29" West - 236.58 feet, a distance of 239.15 feet to a 1/2" iron rod (set) for corner;

THENCE North 38°32'53" West a distance of 98.34 feet to a 1/2" iron rod (set) for corner;

THENCE North 88°11'32" West a distance of 74.87 feet to the place of beginning, containing 4.165 acres, or 181,428 square feet of land.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT Jonathan Wong acting herein by and through its duly authorized officer, does hereby adopt this plat designating the heretofore described property as LAKE RIDGE DRIVE, on addition to the City of Sanger, Texas, and being a part of that certain tract described in a deed from E.M.J. Lane, to the City of Sanger, Texas (OPBDC) and a part of that certain called 151.67 acre tract of land described in a deed from E.M.J. Lane, Inc. and Rodney V. Lane to Helen T. Nguyen and Bryant Nguyen on March 10, 2016, recorded in Document No. 2016-27020 of the (OPBDC) and a part of tract of land described in a deed to described as follows: "Commenced in an official corner, in the eastern South line of the Sanger Town Center, LLC, the N 1/2" iron rod (set) in a deed to Marion Hills Apartments, LLC (set) recorded in Document No. 2017-92008 (OPBDC);

COMMENCED at a 2" pipe found for an all corner in the easterly South line of the Sanger Town Center, LLC, the N 1/2" iron rod (set) in a deed to Marion Hills Apartments, LLC (set) recorded in Document No. 2017-92008 (OPBDC);

THENCE South 88°11'35" East with the North line of the Marion Hills Apartments, LLC tract a distance of 508.26 feet to the place of BEGINNING;

THENCE North 38°32'53" East a distance of 14.31 feet to a 1/2" iron rod (set) for the beginning of a curve to the right having a radius of 530.00 feet, a chord of North 53°21'59" East - 271.10 feet, a distance of 274.15 feet to a 1/2" iron rod (set) for corner;

THENCE North 23°37'09" East a distance of 14.93 feet to the beginning of a curve to the right having a radius of 325.00 feet, a chord of North 17°00'58" West - 11.51 feet, a distance of 11.51 feet to a 1/2" iron rod (set) for corner;

THENCE North 73°59'53" East a distance of 50.00 feet to a 1/2" iron rod (set) for the beginning of a curve to the left having a radius of 275.00 feet, a chord of South 17°00'58" East - 9.74 feet, a distance of 9.74 feet to a 1/2" iron rod (set) for corner;

THENCE North 73°59'53" East a distance of 50.00 feet to a 1/2" iron rod (set) for the beginning of a curve to the left having a radius of 275.00 feet, a chord of South 17°00'58" East - 9.74 feet, a distance of 9.74 feet to a 1/2" iron rod (set) for corner;

THENCE North 60°00'48" East a distance of 14.93 feet to a 1/2" iron rod (set) for the beginning of a curve to the right having a radius of 530.00 feet, a chord of North 78°56'50" East - 52.88 feet, a distance of 52.90 feet to a 1/2" iron rod (set) for the beginning of a curve to the left having a radius of 470.00 feet, a chord of North 63°36'44" East - 288.31 feet, a distance of 283.03 feet to a 1/2" iron rod (set) for corner;

THENCE North 11°01'01" East a distance of 14.39 feet to a 1/2" iron rod (set) for corner;

THENCE North 42°48'28" West a distance of 15.01 feet to a 1/2" iron rod (set) for corner;

THENCE North 47°11'32" East a distance of 50.00 feet to a 1/2" iron rod (set) for corner;

THENCE North 87°57'48" West a distance of 10.00 feet to a 1/2" iron rod (set) for corner;

THENCE South 87°57'48" East a distance of 10.00 feet to a 1/2" iron rod (set) for corner;

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THENCE South 87°57'48" East a distance of 10.00 feet to a 1/2" iron rod (set) for corner;

THENCE South 202°12" West a distance of 14.12 feet to a 1/2" iron rod (set) for corner;

PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY

APPROVED FOR PREPARATION OF FINAL PLAT

CITY OF SANGER, TX DATE \_\_\_\_\_

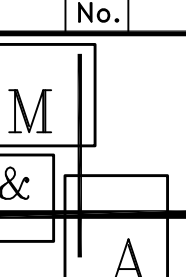
PLANNING & ZONING COMMISSION

Date: 10-30-24  
Dwg Scale: Hor. 1"=80'  
Vert.  
Dwg File: 0001045ROW.DWG  
Project No. 0001045

FINAL 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  
FIRM REGISTRATION CERTIFICATION NO. 10025500

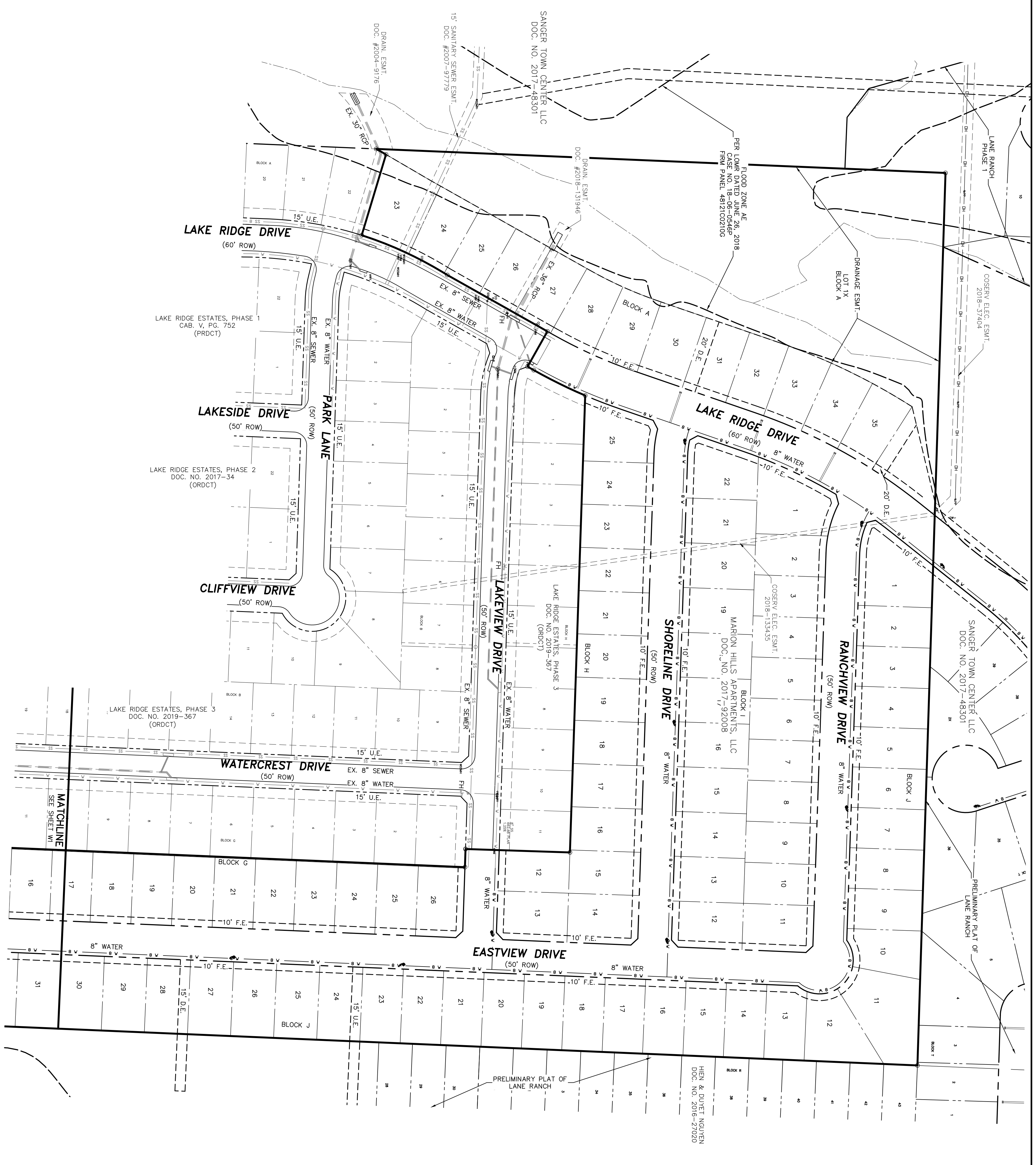
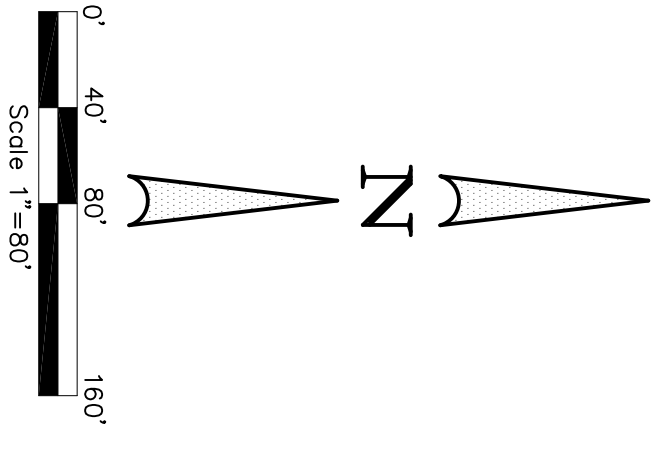
Middleton & Assoc, LLC  
CONSULTING CIVIL ENGINEERS & LAND PLANNERS  
TBPE #1-10900  
2785 ROCKBROOK DRIVE, SUITE 105  
LEWISVILLE, TEXAS 75067 (972) 393-9800



No.	DATE	REVISION	APPROV.

ROW2





LEGEND

	Ex. Water
	Ex. Sanitary Sewer
	Prop. Water
	Prop. Hydrant

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

No.	DATE	REVISION	APPROV.

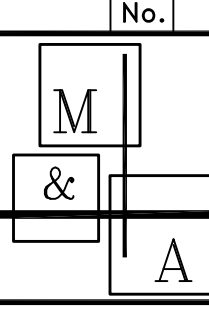
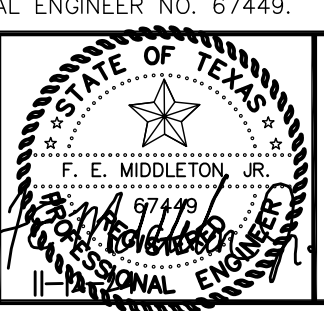
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 Dwg Scale: Hor. 1"=80'  
 Vert.            

Dwg File: 0001047PPT-WAT.DWG  
 Project No. 0001047

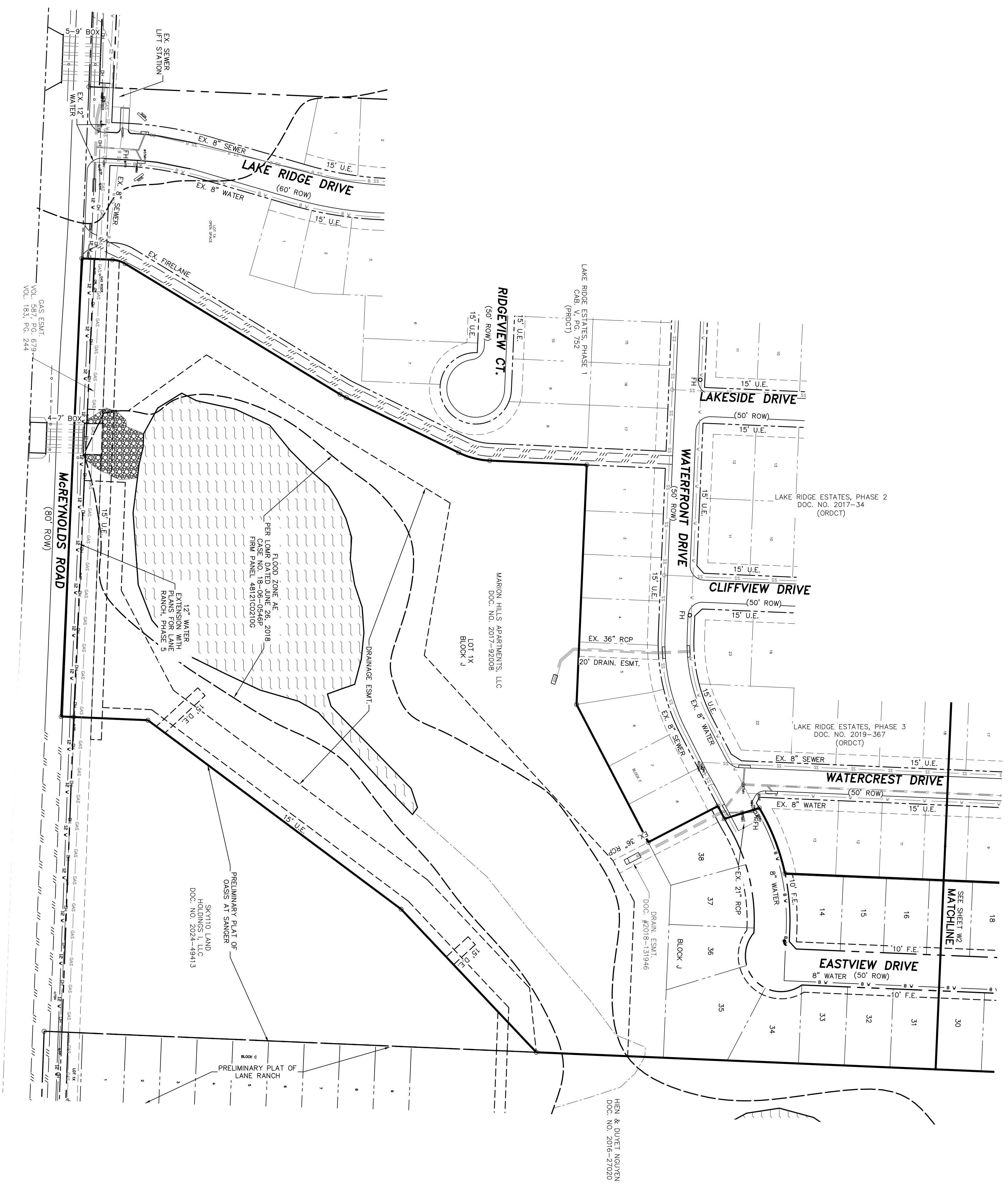
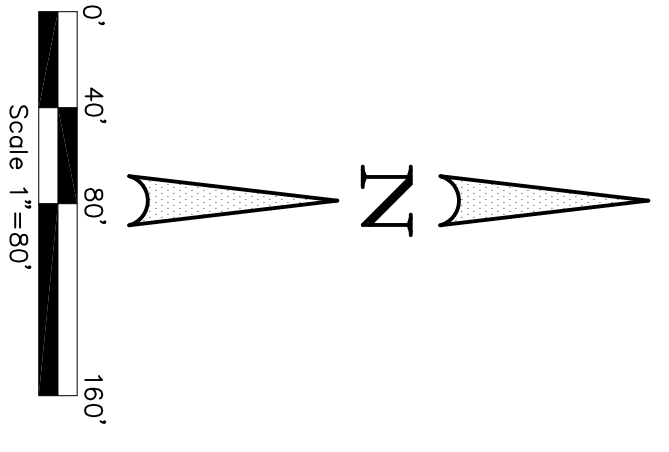
**PRELIMINARY WATER PLAN**  
 LAKE RIDGE, PHASE 4  
 100 RESIDENTIAL LOTS - 2 HOA LOTS  
 RUEBEN BEBEE SURVEY, ABST. NO. 29  
 37.128 ACRES - 4.620 ACRES ROW  
 CITY OF SANGER DENTON COUNTY TEXAS

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 #10900  
 2785 ROCKBROOK DRIVE, SUITE 105  
 LEWISVILLE, TEXAS 75067 (972) 393-9800



LEGEND

	Ex. Water
	Ex. Sanitary Sewer
	Prop. Hydrant

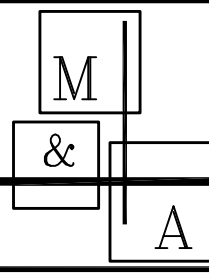
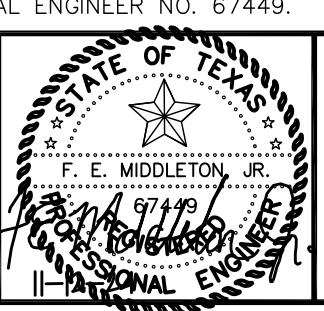
No.	DATE	REVISION	APPROV.

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

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

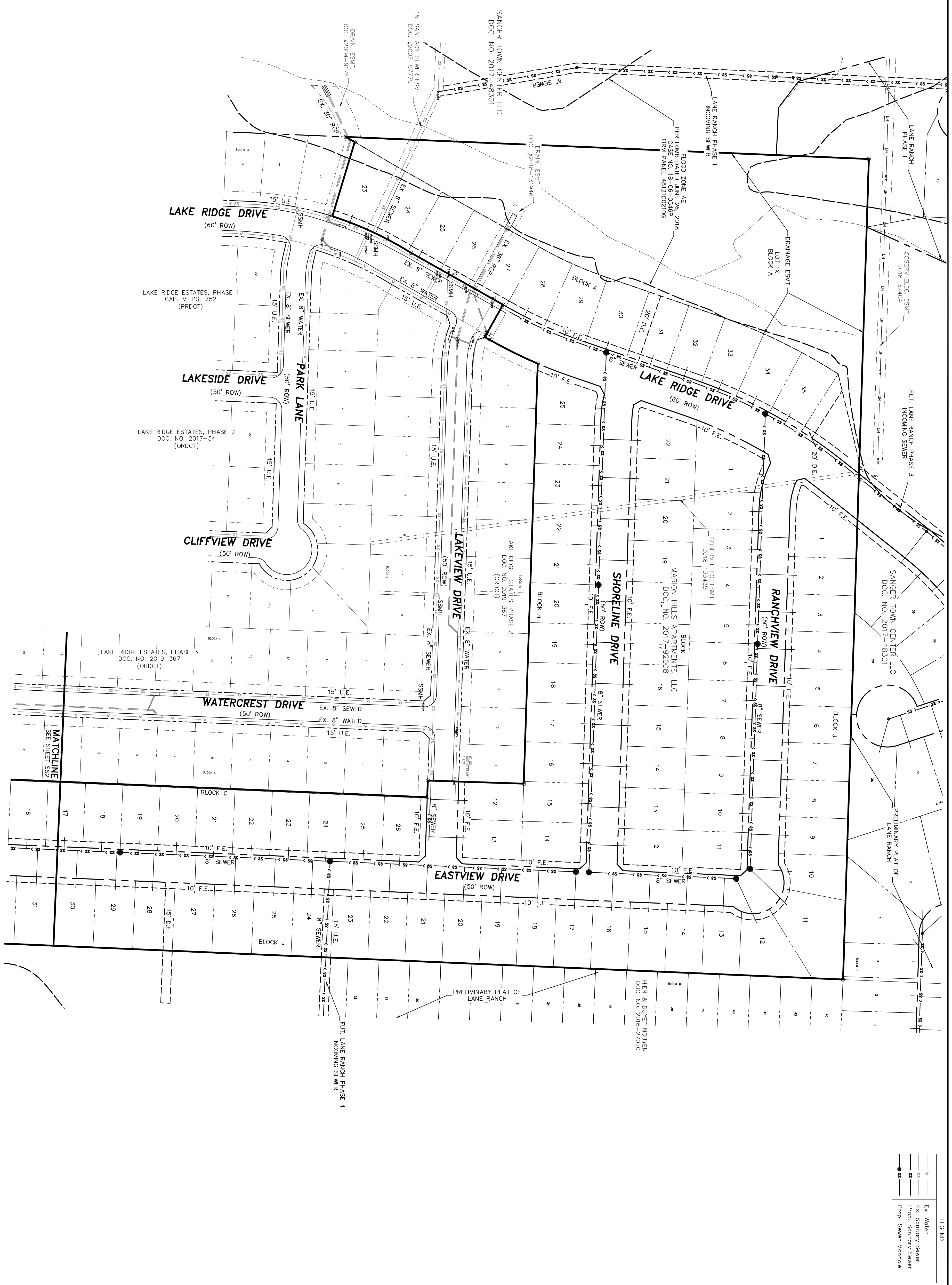
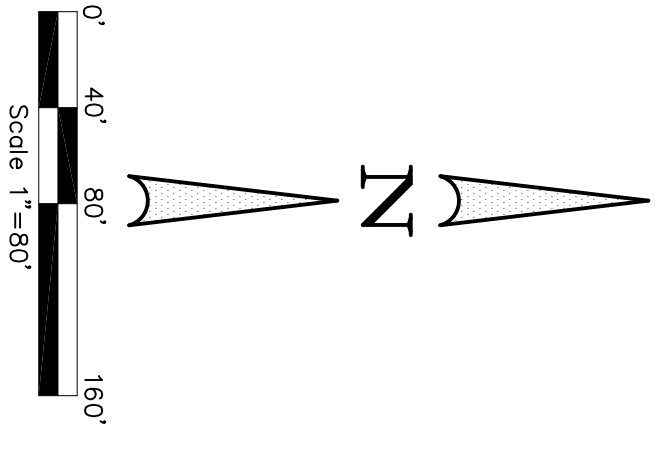
**PRELIMINARY WATER PLAN**  
 LAKE RIDGE, PHASE 4  
 100 RESIDENTIAL LOTS - 2 HOA LOTS  
 RUEBEN BEBEE SURVEY, ABST. NO. 29  
 37.128 ACRES - 4.620 ACRES ROW  
 CITY OF SANGER DENTON COUNTY TEXAS

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



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 LEWISVILLE, TEXAS 75067 (972) 393-9800

W2



LEGEND

—	Ex. Water
—	Ex. Sanitary Sewer
—	Prop. Sanitary Sewer
—	Prop. Sewer Manhole

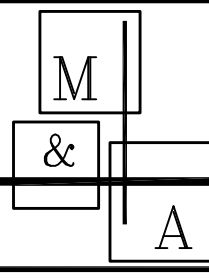
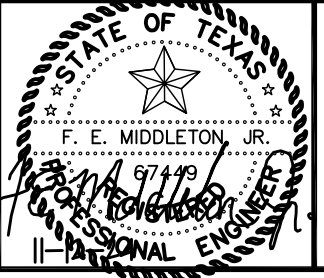
THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF F.E. MIDDLETON JR., REGISTERED PROFESSIONAL ENGINEER NO. 67449.

No.	DATE	REVISION	APPROV.

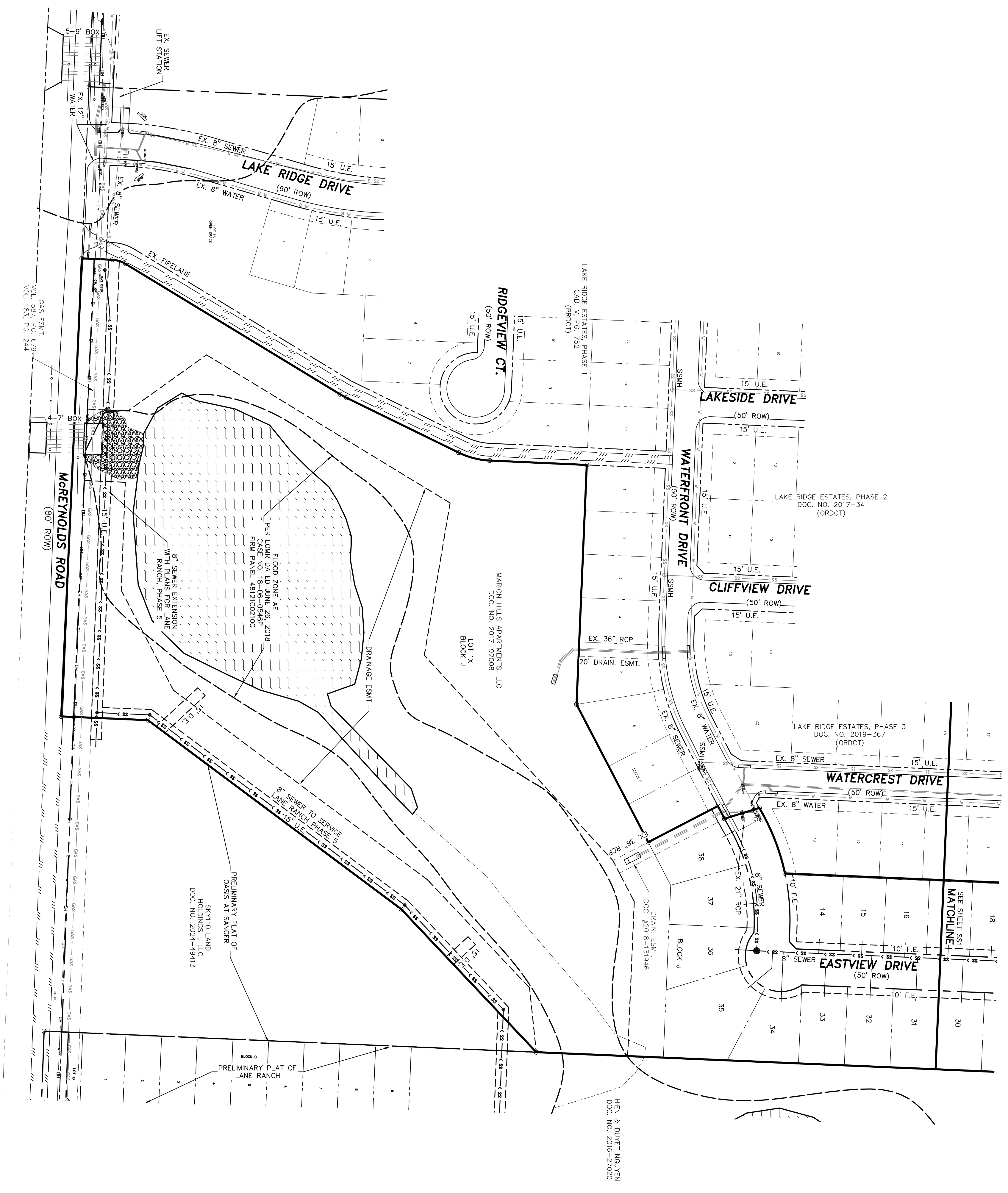
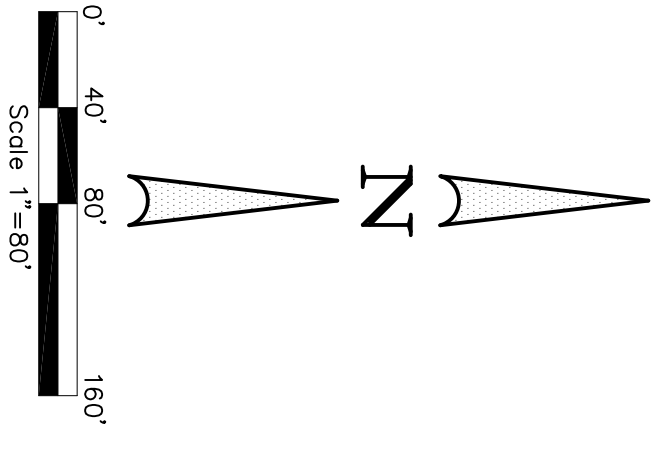
SS1  
 Date: 11-12-24  
 Dwg Scale: Hor. 1"=80'  
 Vert.  
 Dwg File: 0001047PPT-WAT.DWG  
 Project No. 0001047

**PRELIMINARY SEWER PLAN**  
 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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LEGEND

—	EX. WATER
—	EX. SEWER/SEWER
—	PROP. SEWER/SEWER
—	PROP. WATER
—	PROP. SEWER MATCHLINE

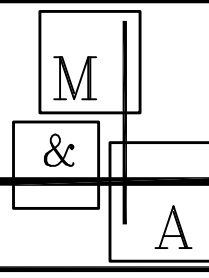
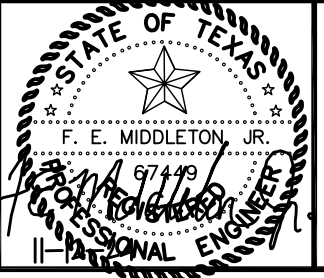
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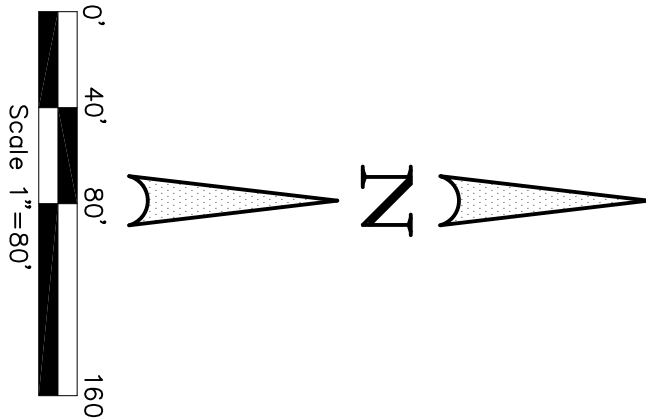
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 Dwg Scale: Hor. 1"=80'  
 Vert.  
 Dwg File: 0001047PPT-WAT.DWG  
 Project No. 0001047

**PRELIMINARY SEWER PLAN**  
 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  
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 LEWISVILLE, TEXAS 75067 (972) 393-9800



The storm drain layout and contours indicate high point here. Please label.

The drainage arrows are pointing away from curb inlet. This is misleading. Please revise.

This is a low point according to the contours. Suggest to put an inlet here to avoid ponding water

LEGEND

	Ex. Storm Drain
	Prop. Storm Drain Centerline
	Prop. Storm Drain Inlet
	Prop. Flow Arrows

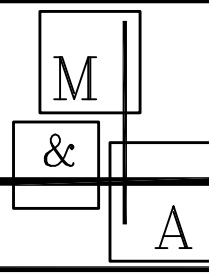
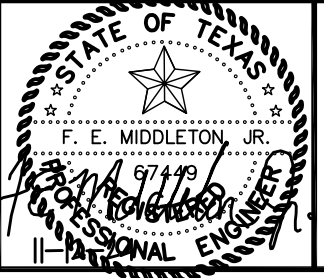
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No.	DATE	REVISION	APPROV.

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

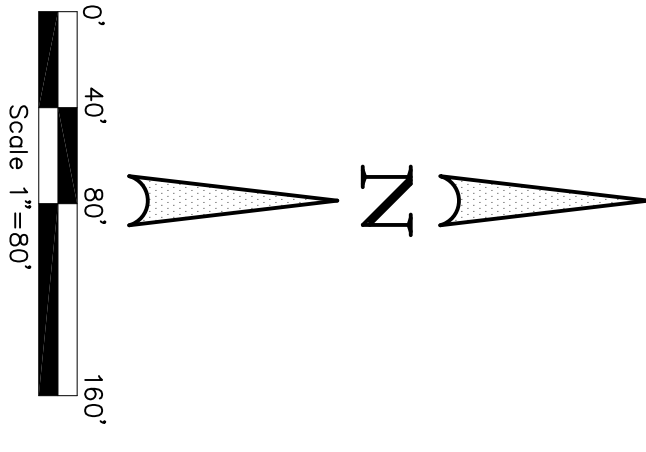
**PRELIMINARY STORM DRAIN PLAN**  
 LAKE RIDGE, PHASE 4  
 100 RESIDENTIAL LOTS - 2 HOA LOTS  
 RUEBEN BEBEE SURVEY, ABST. NO. 29  
 37.128 ACRES - 4.620 ACRES ROW  
 CITY OF SANGER DENTON COUNTY TEXAS

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

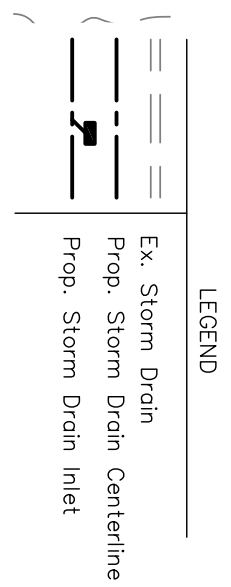


**Middleton & Assoc, LLC**  
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 TBPE #10900  
 2785 ROCKBROOK DRIVE, SUITE 105  
 LEWISVILLE, TEXAS 75067 (972) 393-9800

STM1



The contours show flat grading in W-E direction. May need to add another couple of inlets to avoid ponding at the curve.



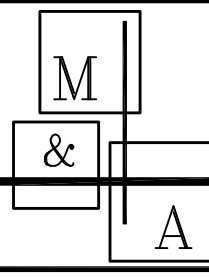
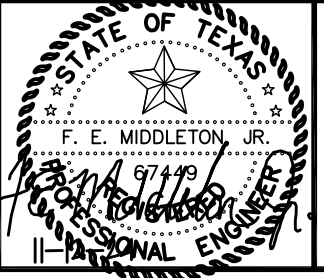
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 Vert.  
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**PRELIMINARY STORM DRAIN PLAN**  
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 RUEBEN BEBEE SURVEY, ABST. NO. 29  
 37.128 ACRES - 4.620 ACRES ROW  
 CITY OF SANGER DENTON COUNTY TEXAS

LAKE RIDGE, PHASE 4  
 CITY OF SANGER DENTON COUNTY, TEXAS  
 MARION HILLS APARTMENTS, LLC  
 309 BROCK STREET  
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ST12