



DATE: 4/06/26

1st REVIEW COMMENTS – Final Plat – Elada Phase 1A

The request is for a Final Plat of Elada Phase 1A, being approximately 68.437 acres of land, prepared by LJA Surveying, Inc, submitted on 3/18/26. Below are the planning comments that should be addressed before Planning & Zoning approval. Resubmit the revised plat along with a response letter addressing all comments.

Planning

Provide the following;

1. Provide in the legal description the accurate location of the subdivision in reference to the deed records of the county, which shall include the volume and page of the deed of the property.
2. Show the centerline of existing and proposed streets. Dimensions from the centerline to the edges of existing and proposed right-of-way on both sides of the centerline.
3. Provide the accurate location, **material, and approximate size** of all monuments.
4. Name and addresses of the owner, subdivider, **engineer**, and surveyor.

Informational Comments

1. The property is within the City of Sanger.
2. The Final Plat will be scheduled for Planning and Zoning (P&Z) Commission meeting on Monday, April 13, 2026.