



3803 Parkwood Blvd. Suite 800  
Frisco, Texas 75034  
(214) 618-4570  
Fax (214) 739-0095

September 29, 2022  
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: **Palomino Bay – Preliminary Plat**  
First Review

Dear Ms. Hammonds,

Halff Associates, Inc. was requested by the City of Sanger to provide a first review of the Preliminary Plat for Palomino Bay located north of FM 1190 off of Jones Road. The property is located inside the City of Sanger ETJ and within Lake Ray Roberts jurisdiction. The proposed improvements are for a 23-lot gated community with private streets, septic systems, and individual water wells. The preliminary plat was prepared by KAZ Surveying and is dated September 6, 2022. The preliminary civil plans were prepared by Eikon Consulting Group and is dated September 14, 2022

A preliminary review of the plat and plans was performed, and the following comments apply:

**General Comments:**

1. Water well
  - a. Analysis must be performed by a professional hydrogeologist and a report furnished to the city demonstrating that there will be no impacts to any public or private wells within one (1) mile of the proposed well.
  - b. Attach to the plat a statement prepared by an engineer registered to practice in the State of Texas which certifies that adequate groundwater is available for the subdivision.

**Plat Comments:**

1. Ordinance does not say the 30' B.L. can be split between lots. This should be 30' from the Lot line.

**Plan Comments:**

**C.03 – Site Plan II**

1. Define this area.

**C.05 – Grading Plan I**

1. 3' drop from proposed contours to existing. How is this going to be graded out?

**C.06– Grading Plan II**

1. Grading appears to be incomplete. Proposed contour elevations not tying into the proper existing contour elevations.
2. Define the shading. It does not appear to match the contours.
3. Show location of gate. All entry gates must be setback a minimum of 100 ft from any adjacent public street right-of-way to allow for vehicle stacking out of the public travel lanes.
- 4.

**C.07– Road Cross Sections**

1. City requires trapezoidal ditches.
2. Provide a minimum 2' grassed shoulder on each side before the side slope for the ditch begins.

The Engineer/Owner shall revise the plans to address the above-stated comments. If you have any questions or need additional information, please do not hesitate to call me at (817) 764-7480.

Sincerely,

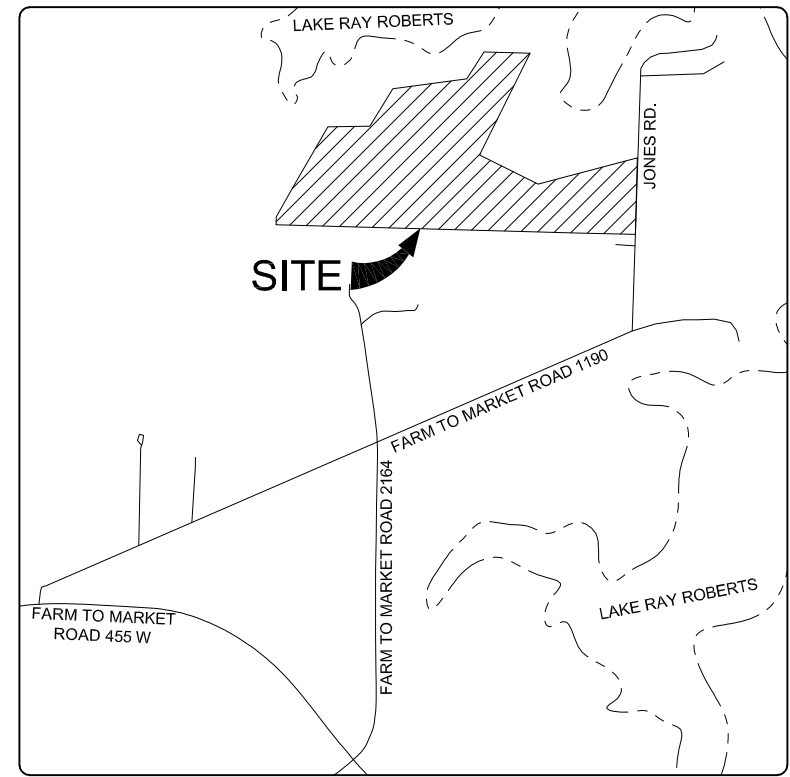
**HALFF ASSOCIATES, INC.**  
TBPELS Firm No. 312



Steven D. Templer, P.E.

Attachments: markups





VICINITY MAP  
NOT TO SCALE

GENERAL NOTES:

1. ALL CORNERS ARE MARKED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNLESS OTHERWISE NOTED.

2. FLOOD STATEMENT: I HAVE REVIEWED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR DENTON COUNTY, COMMUNITY NUMBER 480774, EFFECTIVE DATE 4-19-2011, AND THAT MAP INDICATES AS SCALED, THAT A PORTION OF THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD (500-YEAR)", AND A PORTION OF THIS PROPERTY IS WITHIN "SHADED ZONE X" DEFINED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVES FROM 1% ANNUAL CHANCE FLOOD" AS SHOWN ON PANEL 90 G OF SAID MAP.

3. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE A PREVIOUSLY UNPLATTED TRACT INTO 23 RESIDENTIAL LOTS, TWO PRIVATE OPEN SPACE LOTS AND TWO 60' PRIVATE STREETS.

4. NOTE: BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.

5. THE SUBJECT TRACT SHOWN IS WITHIN "SANGER EXTRATERRITORIAL JURISDICTION" (ETJ).

6. ALL LOTS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE ZONING DISTRICT.

7. THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES IF THE APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES DUE.

8. 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 REVIEWED AND APPROVED BY THE CITY.

9. NOTICE - SELLING A PORTION OF THIS ADDITION BY METES & BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

10. THIS PLAT DOES NOT ALTER OR REMOVE ANY EXISTING DEED RESTRICTIONS, IF ANY, ON THIS PROPERTY.

11. MINIMUM FINISHED FLOOR ELEVATIONS ARE AT LEAST 2 FEET ABOVE THE 100 YEAR FLOOD PLAIN.

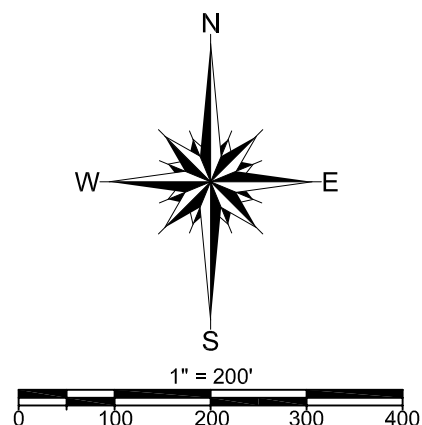
12. ALL PRIVATE STREETS WILL BE OWNED AND MAINTAINED BY THE HOA/POA.

13. WATER IS TO BE PROVIDED BY INDIVIDUAL PRIVATE WELLS, AND SEWER IS TO BE PROVIDED BY INDIVIDUAL ON-SITE SEPTIC FACILITIES. BOTH ARE TO BE OWNED AND MAINTAINED BY THE INDIVIDUAL PROPERTY OWNER.

LAKE RAY ROBERTS LAND USE REGULATIONS  
R-2 RESIDENTIAL ESTATE MEDIUM DENSITY DISTRICT

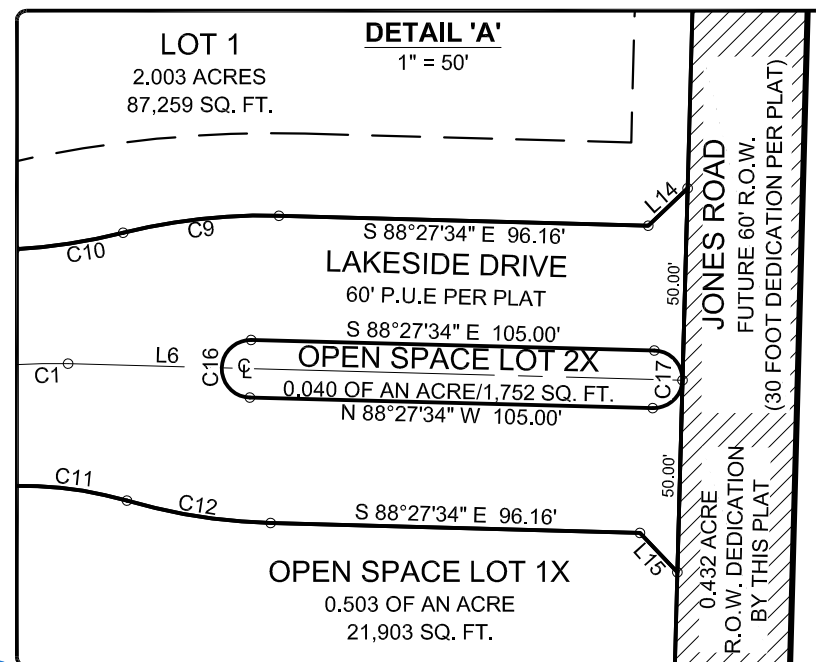
MIN. LOT AREA	2 ACRES/87,120 SQ. FT.
MIN. LOT WITH (@ FRONT BLDG. LINE)	125 FEET
MIN. LOT DEPTH	100 FEET
MIN. FRONT YARD	30 FEET
MIN. SIDE YARD	15 FEET/20 FEET FOR CORNER LOT ADJACENT TO STREETS
MIN. REAR YARD	30 FEET
MAX HEIGHT	35 FEET
REQUIRED PARKING	2 OFF-STREET PARKING SPACES PER DWELLING UNIT

LEGEND  
R.O.W. = RIGHT-OF-WAY  
POB = POINT OF BEGINNING  
FIR = 1/2" IRON ROD FOUND  
FIRCAP = CAPPED IRON ROD FOUND  
PSTW = WOOD POST  
NLF = NAIL FOUND  
MAG = MAG NAIL  
CAPIRS = CAPPED IRON ROD SET  
R.P.R.D.C.T. = REAL PROPERTY RECORDS DENTON COUNTY TEXAS  
L.P.R.D.C.T. = LIS PENDENS RECORDS DENTON COUNTY TEXAS  
B.L. = BUILDING LINE  
P.U.E. = PRIVATE UTILITY EASEMENT  
N = NORTHING  
E = EASTING  
NAD 83 = NORTH AMERICAN DATUM OF 1983  
CL = CENTERLINE OF ROAD



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 01°26'06" E	66.96'
L2	N 29°46'36" E	291.16'
L3	N 89°25'27" E	345.12'
L4	N 31°15'39" E	363.29'
L5	N 32°33'58" E	264.47'
L6	N 88°27'34" W	160.00'
L7	N 26°52'40" W	85.83'
L8	N 45°26'52" E	50.05'
L9	N 63°07'20" E	150.84'
L10	N 30°18'40" E	72.38'
L11	S 71°52'40" E	14.14'
L12	S 16°42'42" W	13.81'
L13	S 01°32'14" W	5.00'
L14	N 46°33'55" E	14.15'
L15	N 43°28'05" W	14.14'
L16	N 88°26'58" W	85.00'
L17	N 88°27'44" W	21.05'

STANDARD PROPOSED SET BACK LINES  
(UNLESS OTHERWISE NOTED)



Ordinance does not say the 30' B.L. can be split between lots. This should be 30' from the Lot line.

SURVEYOR:

KAZ SURVEYING, INC.  
1720 WESTMINSTER STREET  
DENTON, TEXAS 76205  
PHONE: (940) 382-3446  
TBPLS FIRM #10002100

DEVELOPER:

WESTWOOD REAL ESTATE DEVELOPMENT  
1000 TEXAN TRAIL, SUITE 200  
GRAPEVINE, TEXAS 76051  
PHONE: (817) 442-0000  
CONTACT: CLINT BAKER

STATE OF TEXAS  
COUNTY OF DENTON

WHEREAS: HWY 377 Partners, LTD., is the owner of All that certain tract of land situated in the John Morton Survey, Abstract Number 792, Denton County, Texas, being a portion of that called 249.343 tract of land described in a deed to HWY 377 Partners, LTD. as recorded in Instrument Number 2005-128287 of the Real Property Records of Denton County, Texas (R.P.R.D.C.T.), and being more particularly described by metes & bounds as follows:

BEGINNING at a MAG nail found in the approximate centerline of Jones Road for the Southeast corner of said called 249.343 acre tract and the Northeast corner of a tract of land described in a deed to Mary Phyllis Monk as recorded in Instrument number 2016-163779, R.P.R.D.C.T.;

THENCE along the South property line of said called 249.343 acre tract, the North property line of said Monk tract, and the North property line of a tract of land described in a deed to Ross McNeill and Janet Hollingsworth as recorded in Instrument Number 2020-212555, R.P.R.D.C.T., North 88 degrees 27 minutes 34 seconds West, a distance of 466.92 feet to a 1/2" iron rod w/cap stamped "RPLS 4857" found for an angle point of said called 249.343 acre tract and said McNeill and Hollingsworth tract;

THENCE continuing along the South property line of said called 249.343 acre tract, the North property line of said McNeill and Hollingsworth tract, the North property line of a tract of land described in a deed to Joe Don Pirke as recorded in Instrument Number 2020-134888, R.P.R.D.C.T., the North property line of a tract of land described in a deed to Bits1986, LLC as recorded in Instrument Number 2020-134890, R.P.R.D.C.T., and the North property line of a tract of land described in a deed to BITS1986, LLC as recorded in Instrument Number 2021-162634, R.P.R.D.C.T., North 88 degrees 27 minutes 46 seconds West, a distance of 2495.84 feet to a 1/2" iron rod w/cap stamped "KAZ" found on the South property line of same and the North property line of said BITS1986, LLC tract;

THENCE across said called 249.343 acre tract, North 01 degrees 26 minutes 06 second East, a distance of 66.96 feet to a 1/2" iron rod w/cap stamped "KAZ" found for an angle point;

THENCE continuing across said called 249.343 acre tract, North 29 degrees 46 minutes 36 seconds East, a distance of 291.16 feet to a 4" wood fence corner post found for a re-entrant corner of said called 249.343 acre tract and USA Tract Number 521-2 recorded in Volume 6, Page 139 of the Lis Pendens Records of Denton County, Texas (L.P.R.D.C.T.);

THENCE along with the common line of said called 249.343 acre tract and said USA Tract Number 521-2 by metes & bounds as follows:

North 29 degrees 56 minutes 52 seconds East, a distance of 564.18 feet to a 1/2" iron rod found for corner;

North 89 degrees 25 minutes 27 seconds East, a distance of 345.12 feet to a 1/2" iron rod found for corner;

North 31 degrees 15 minutes 39 seconds East, a distance of 363.29 feet to a 6" wood fence corner post found for corner;

North 82 degrees 29 minutes 54 seconds East, a distance of 614.63 feet to a 1/2" iron rod found for corner;

North 32 degrees 33 minutes 58 seconds East, a distance of 264.47 feet to a 1/2" iron rod found for corner on the South line of USA Tract Number 520-1 recorded in Volume 1517, Page 107, R.P.R.D.C.T., for a re-entrant corner of said Tract 521-2;

THENCE along the common line of said called 249.343 acre tract and the South line of said USA Tract Number 520-1, South 88 degrees 20 minutes 22 seconds East, a distance of 380.72 feet to a 1/2" iron rod found for corner on the South line of same for a re-entrant corner of said called 249.343 acre tract and the Northwest corner of USA Tract Number 521-1 recorded in Volume 6, Page 139, L.P.R.D.C.T.;

THENCE along the common line of said called 249.343 acre tract and said USA Tract Number 521-1 as follows:

South 26 degrees 21 minutes 58 seconds West, ad distance of 936.26 feet to a 1/2" iron rod found w/cap stamped "KAZ" for corner;

South 63 degrees 28 minutes 27 seconds East, a distance of 539.86 feet to a 100D Nail Found for corner;

North 75 degrees 07 minutes 11 seconds East, a distance of 845.89 feet to a MAG nail found in the approximate centerline of Jones Road for the Easterly Northeast corner of said called 249.343 acre tract and the Southeast corner of said USA Tract Number 521-1;

THENCE along the approximate centerline of Jones Road and the East property line of said called 249.343 acre tract, South 01 degrees 33 minutes 02 seconds West, a distance of 631.61 feet to the POINT OF BEGINNING and containing 54.34 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT HWY 377 PARTNERS, LTD., DOES HEREBY ADOPT THIS PRELIMINARY PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **PALOMINO BAY ADDITION**, AN ADDITION IN DENTON COUNTY, TEXAS AND DOES HEREBY DEDICATE TO PRIVATE USE FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PRIVATE PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GARY HAZLEWOOD, OWNER

DATE

STATE OF TEXAS  
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED GARY HAZLEWOOD, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_ DAY OF \_\_\_\_, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_  
COUNTY

MY COMMISSION EXPIRES ON \_\_\_\_.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS  
COUNTY OF DENTON

I, KENNETH A. ZOLLINGER, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AND ACTUAL SURVEY MADE ON THE GROUND AND THAT THE MONUMENTS SHOWN HEREON WERE FOUND OR PLACED WITH 1/2" IRON RODS CAPPED "KAZ" UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF SANGER, DENTON COUNTY, TEXAS.

KENNETH A. ZOLLINGER, REGISTERED PROFESSIONAL LAND SURVEYOR, No. 175312

DATE

STATE OF TEXAS  
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KENNETH A. ZOLLINGER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_, 2022.

NOTARY PUBLIC, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES \_\_\_\_.

APPROVED FOR PREPARATION OF FINAL PLAT:

CITY OF SANGER, TX  
PLANNING AND ZONING COMMISSION

DATE



1720 WESTMINSTER  
DENTON, TX 76205  
(940)382-3446  
JOB NUMBER: 220318  
DRAWN BY: DJJ  
DATE: 09-06-2022  
R.P.L.S.  
KENNETH A. ZOLLINGER

**PRELIMINARY PLAT**  
**LOTS 1-23 & LOTS 1X & 2X, BLOCK A**  
**PALOMINO BAY ADDITION**  
BEING 54.34 ACRES IN THE  
JOHN MORTON SURVEY, ABSTRACT NUMBER 792  
CITY OF SANGER EXTRATERRITORIAL JURISDICTION (ETJ),  
DENTON COUNTY, TEXAS



SEPTEMBER, 2022

SHEET INDEX	
ON - SITE CONSTRUCTION	
C-01	COVER SHEET
C-02	SITE PLAN I
C-03	SITE PLAN II
C-04	EXISTING DRAINAGE AREA MAP
C-05	GRADING PLAN I
C-06	GRADING PLAN II
C-07	ROAD CROSS SECTIONS



VICINITY MAP  
SCALE: 1" = 2000'

EIKON CONSULTING GROUP  
1405 WEST CHAPMAN DRIVE  
SANGER, TX 76266  
PHONE: 940-458-7503  
TEXAS FIRM F-12759

KAZ SURVEYING  
1720 WESTMINSTER ST  
DENTON, TX 76205  
PHONE: (940) - 382-3446  
FRN: 10002100

MR. CLINT BAKER  
WESTWOOD REAL ESTATE DEVELOPMENT  
1000 TEXAN TRAIL  
GRAPEVINE, TEXAS 76051  
(817) - 416-4843

NOT FOR CONSTRUCTION  
IN PROGRESS

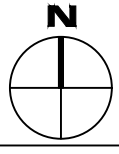
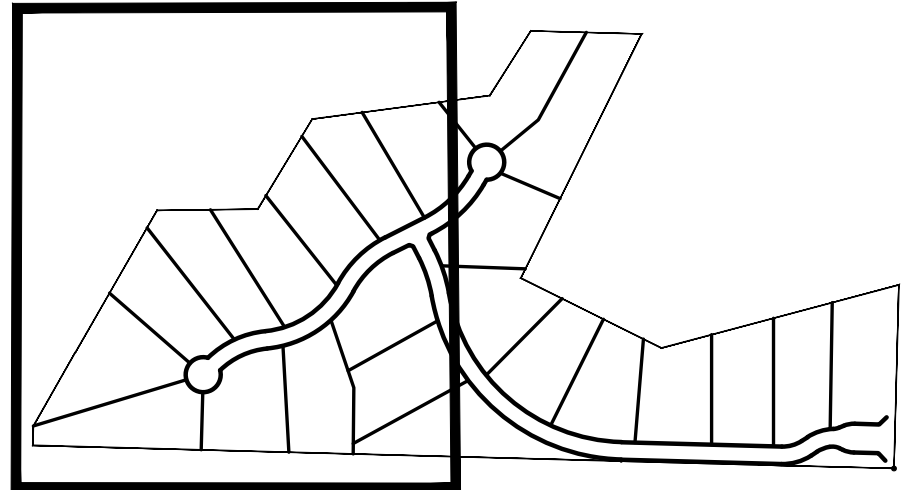
Issued Date: 09-14-2022  
Project No: EIK052622E-2

Drawn By: MP/MD  
Checked By: SG

Issue Record		
#	Description	Date

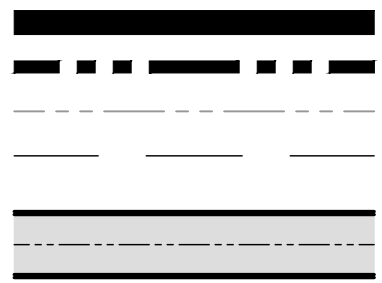
DESIGN PHASE





**KEY MAP**  
**N.T.S.**

## LEGEND



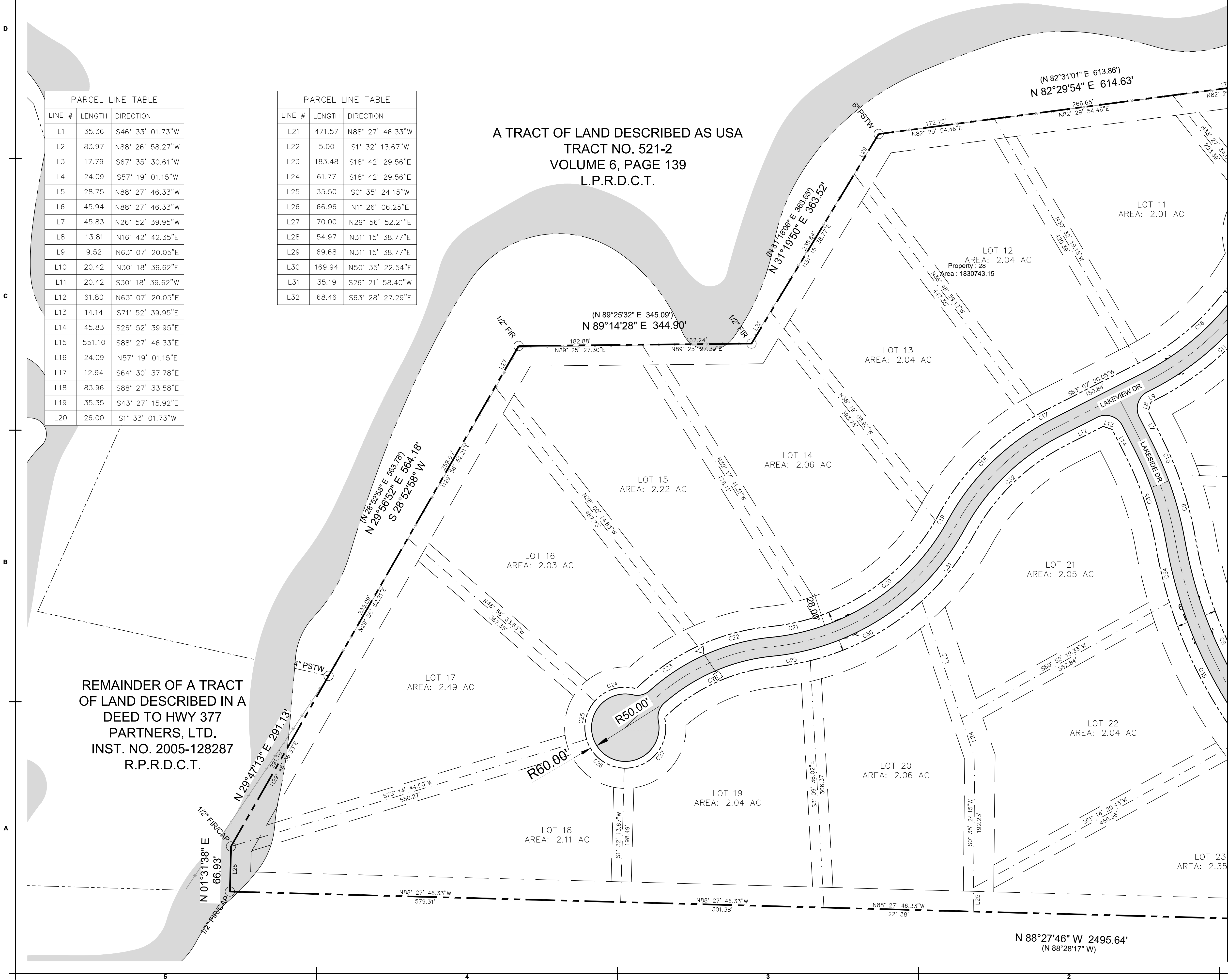
MATCH LINE  
PROPERTY BOUNDARY  
ADJACENT PROPERTY BOUNDARY  
PROPOSED EASEMENT

PROPOSED ROAD

PARCEL LINE TABLE			
LINE #	LENGTH	DIRECTION	
L1	35.36	S46° 33'	01.73"W
L2	83.97	N88° 26'	58.27"W
L3	17.79	S67° 35'	30.61"W
L4	24.09	S57° 19'	01.15"W
L5	28.75	N88° 27'	46.33"W
L6	45.94	N88° 27'	46.33"W
L7	45.83	N26° 52'	39.95"W
L8	13.81	N16° 42'	42.35"E
L9	9.52	N63° 07'	20.05"E
L10	20.42	N30° 18'	39.62"E
L11	20.42	S30° 18'	39.62"W
L12	61.80	N63° 07'	20.05"E
L13	14.14	S71° 52'	39.95"E
L14	45.83	S26° 52'	39.95"E
L15	551.10	S88° 27'	46.33"E
L16	24.09	N57° 19'	01.15"E
L17	12.94	S64° 30'	37.78"E
L18	83.96	S88° 27'	33.58"E
L19	35.35	S43° 27'	15.92"E
L20	26.00	S1° 33'	01.73"W

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L21	471.57	N88° 27' 46.33"W
L22	5.00	S1° 32' 13.67"W
L23	183.48	S18° 42' 29.56"E
L24	61.77	S18° 42' 29.56"E
L25	35.50	S0° 35' 24.15"W
L26	66.96	N1° 26' 06.25"E
L27	70.00	N29° 56' 52.21"E
L28	54.97	N31° 15' 38.77"E
L29	69.68	N31° 15' 38.77"E
L30	169.94	N50° 35' 22.54"E
L31	35.19	S26° 21' 58.40"W
L32	68.46	S63° 28' 27.29"E

A TRACT OF LAND DESCRIBED AS USA  
TRACT NO. 521-2  
VOLUME 6, PAGE 139  
L.P.R.D.C.T.



MATCH LINE SEE SHEET C-03

TDLR #

# PALOMINO BAY

NOT FOR CONSTRUCTION  
IN PROGRESS

Issued Date: 09-14-2022  
Project No: EIK052622E-2

Drawn By: MP/MD  
Checked By: SG  
Designed By: MP/MD

Issue Record		
#	Description	Date

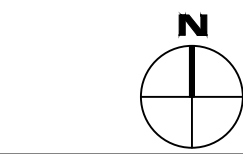
---

DESIGN PHASE

## SITE PLAN I

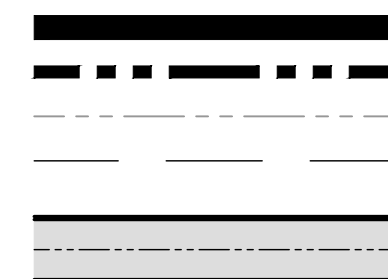
# C-02





## KEY MA

## LEGEND



MATCH LINE  
PROPERTY BOUNDARY  
ADJACENT PROPERTY BOUNDARY  
PROPOSED EASEMENT

PROPOSED ROAD

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	38.87	93.00	23.95	S79° 33' 59"W	38.59
C2	19.65	57.00	19.75	S77° 28' 08"W	19.55
C3	11.06	180.00	3.52	S85° 35' 10"W	11.05
C4	83.28	180.00	26.51	S70° 34' 18"W	82.54
C5	71.67	120.00	34.22	S74° 25' 37"W	70.61
C6	252.81	620.00	23.36	N76° 46' 54"W	251.06
C7	283.33	620.00	26.18	N52° 00' 31"W	280.87
C8	313.30	620.00	28.95	N24° 26' 26"W	309.98
C9	97.96	530.00	10.59	N15° 15' 34"W	97.83
C10	58.49	530.00	6.32	N23° 42' 58"W	58.46
C11	246.25	430.00	32.81	N46° 43' 00"E	242.90
C12	54.26	60.00	51.81	N64° 24' 15"E	52.43
C13	81.58	60.00	77.91	N0° 27' 24"W	75.44
C14	93.25	60.00	89.05	N83° 56' 06"W	84.15
C15	85.06	60.00	81.23	S10° 55' 33"W	78.12
C16	211.89	370.00	32.81	S46° 43' 00"W	209.00
C17	20.95	380.00	3.16	S61° 32' 33"W	20.95
C18	207.89	380.00	31.35	S44° 17' 25"W	205.31
C19	8.98	320.00	1.61	S29° 25' 17"W	8.98
C20	235.25	320.00	42.12	S51° 17' 10"W	229.99

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C21	67.54	320.00	12.09	S78° 23' 37"W	67.42
C22	111.33	330.00	19.33	S74° 46' 31"W	110.80
C23	111.33	330.00	19.33	S55° 26' 45"W	110.80
C24	67.47	60.00	64.43	S73° 14' 20"W	63.97
C25	60.51	60.00	57.78	S12° 08' 05"W	57.97
C26	75.09	60.00	71.71	S52° 36' 31"E	70.29
C27	111.09	60.00	106.08	N38° 29' 46"E	95.89
C28	181.83	270.00	38.59	N65° 08' 49"E	178.42
C29	55.01	380.00	8.29	N80° 17' 35"E	54.96
C30	189.23	380.00	28.53	N61° 52' 49"E	187.28
C31	125.99	380.00	19.00	N38° 06' 58"E	125.42
C32	192.71	320.00	34.50	N45° 52' 12"E	189.81
C33	138.74	470.00	16.91	S18° 25' 15"E	138.24
C34	86.88	680.00	7.32	S13° 37' 28"E	86.82
C35	231.86	680.00	19.54	S27° 03' 10"E	230.74
C36	612.90	680.00	51.64	S62° 38' 31"E	592.36
C37	107.51	180.00	34.22	N74° 25' 37"E	105.92
C38	46.93	120.00	22.41	N68° 31' 14"E	46.61
C39	35.58	57.00	35.77	S82° 23' 35"E	35.01
C40	38.87	93.00	23.95	S76° 29' 06"E	38.59

## LAKE RAY ROBERTS

A TRACT OF LAND DESCRIBED AS USA  
TRACT NO. 521-1  
VOLUME 6, PAGE 139  
L.P.R.D.C.T.

Define this area.

DEDICATED ROW  
0.43 ACRES

S 01°33'02" W 631.61'  
(S 01°41'53" W 630.73')

JONES ROAD  
ASPHALT

OPEN SPACE :  
AREA: 0.42 AC



TDLR #

PALOMINO BAY

NOT FOR CONSTRUCTION  
IN PROGRESS

Issued Date: 09-14-2022  
Project No: EIK052622E-2

Drawn By: MP/MD  
Checked By: SG  
Designed By: MP/MD

Issue Record		
#	Description	Date

---

---

---

---

---

---

---

---

---

---



---

## DESIGN PHASE

## DESIGN PHASE

## SITE PLAN II

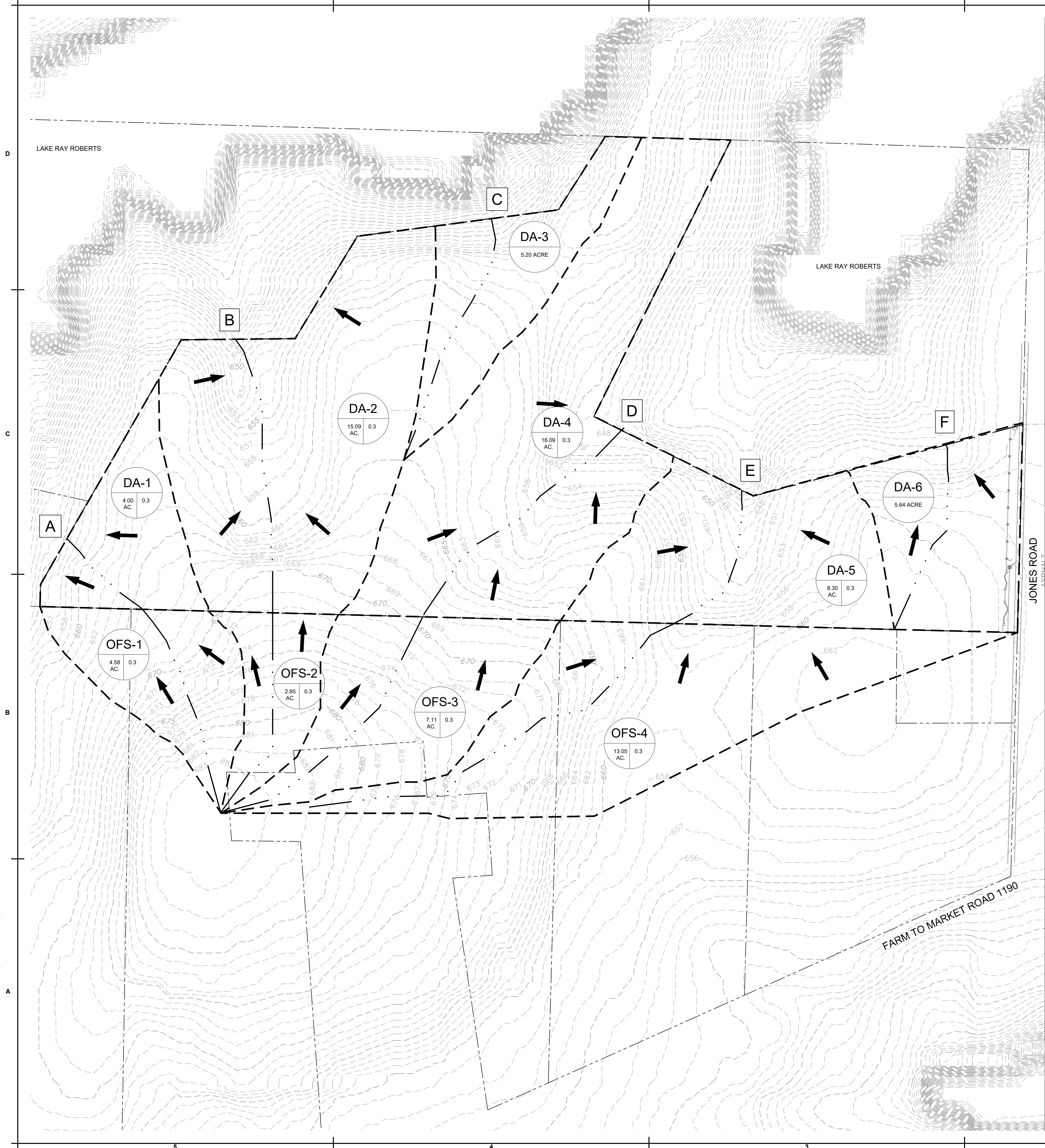
**C 03**

**C-03**

CONFIDENTIAL & PROPRIETARY ©2022 EIKON Consulting Group LLC. All rights reserved - do not duplicate without permission



CONFIDENTIAL & PROPRIETARY ©2022 EIKON Consulting Group LLC. All rights reserved - do not duplicate without permission



EXISTING SITE STORM RUNOFF ANALYSIS									
Project:		PALOMINO BAY				Designed By:		MD	
Location:		DENTON COUNTY				Design Firm:		KJE	
				Outfall X					
				DA-01					
Rain Frequency	Intensity (in/hr)	C	Runoff (cfs)			Flow Calculation			
1	4.20	0.30	5.17			Area:	4.11	acres	
2	4.20	0.30	5.17			Tc:	15.00	min	
5	5.28	0.30	6.50						
10	6.28	0.30	7.73						
25	7.68	0.30	9.45						
50	8.84	0.30	10.88						
100	10.04	0.30	12.36						
				DA-2					
Rain Frequency	Intensity (in/hr)	C	Runoff (cfs)			Flow Calculation			
1	4.20	0.30	18.88			Area:	14.99	acres	
2	4.20	0.30	18.88			Tc:	15.00	min	
5	5.28	0.30	23.74						
10	6.28	0.30	28.24						
25	7.68	0.30	34.53						
50	8.84	0.30	39.75						
100	10.04	0.30	45.14						
				DA-3					
Rain Frequency	Intensity (in/hr)	C	Runoff (cfs)			Flow Calculation			
1	3.77	0.30	7.53			Area:	5.31	acres	
2	3.77	0.30	7.53			Tc:	20.14	min	
5	4.75	0.30	9.48						
10	5.63	0.30	11.24						
25	6.89	0.30	13.74						
50	7.92	0.30	15.80						
100	8.99	0.30	17.95						
				DA-4					
Rain Frequency	Intensity (in/hr)	C	Runoff (cfs)			Flow Calculation			
1	4.20	0.30	18.34			Area:	15.91	acres	
2	4.20	0.30	18.34			Tc:	15.00	min	
5	5.28	0.30	23.05						
10	6.28	0.30	27.42						
25	7.68	0.30	33.54						
50	8.84	0.30	38.60						
100	10.04	0.30	43.84						
				DA-5					
Rain Frequency	Intensity (in/hr)	C	Runoff (cfs)			Flow Calculation			
1	4.20	0.30	10.49			Area:	8.33	acres	
2	4.20	0.30	10.49			Tc:	15.00	min	
5	5.28	0.30	13.18						
10	6.28	0.30	15.68						
25	7.68	0.30	19.18						
50	8.84	0.30	22.08						
100	10.04	0.30	25.07						
				DA-6					
Rain Frequency	Intensity (in/hr)	C	Runoff (cfs)			Flow Calculation			
1	4.14	0.30	7.08			Area:	5.70	acres	
2	4.14	0.30	7.08			Tc:	15.67	min	
5	5.21	0.30	8.90						
10	6.19	0.30	10.59						
25	7.57	0.30	12.95						
50	8.71	0.30	14.90						
100	9.90	0.30	16.92						
				OFS-1					
Rain Frequency	Intensity (in/hr)	C	Runoff (cfs)			Flow Calculation			
1	3.79	0.30	4.52			Area:	4.60	acres	
2	3.79	0.30	4.52			Tc:	19.89	min	
5	4.77	0.30	5.69						
10	5.66	0.30	6.75						
25	6.92	0.30	8.26						
50	7.96	0.30	9.50						
100	9.04	0.30	10.79						
				OFS-2					
Rain Frequency	Intensity (in/hr)	C	Runoff (cfs)			Flow Calculation			
1	3.72	0.30	3.88			Area:	2.85	acres	
2	3.72	0.30	3.88			Tc:	20.70	min	
5	4.69	0.30	4.88						
10	5.56	0.30	5.79						
25	6.80	0.30	7.08						
50	7.82	0.30	8.14						
100	8.88	0.30	9.25						
				OFS-3					
Rain Frequency	Intensity (in/hr)	C	Runoff (cfs)			Flow Calculation			
1	3.56	0.30	7.69			Area:	7.20	acres	
2	3.56	0.30	7.69			Tc:	22.67	min	
5	4.49	0.30	9.69						
10	5.31	0.30	11.48						
25	6.50	0.30	14.03						
50	7.46	0.30	16.12						
100	8.48	0.30	18.31						
				OFS-4					
Rain Frequency	Intensity (in/hr)	C	Runoff (cfs)			Flow Calculation			
1	3.92	0.30	15.36			Area:	13.03	acres	
2	3.92	0.30	15.36			Tc:	18.27	min	
5	4.94	0.30	19.33						
10	5.86	0.30	22.95						
25	7.17	0.30	28.06						
50	8.25	0.30	32.27						
100	9.37	0.30	36.66						

**LEGEND**

--- PROPERTY BOUNDARY  
--- EXISTING MAJOR CONTOUR LINE  
--- EXISTING MINOR CONTOUR LINE  
--- DRAINAGE BOUNDARY LINE  
--- DRAINAGE FLOW PATH  
--- DRAINAGE FLOW ARROW

**A**

**A**  
**B** **C**

A - DRAINAGE AREA  
B - BASIN AREA  
C - COEFFICIENT

**EIKON**  
www.eikoncg.com  
Texas Firm F-12759  
ARCHITECTS & ENGINEERS  
EIKON Consulting Group  
1405 West Chapman Drive  
Sanger, Texas 76266  
Phone 940.458.7503

TDLR #

**NOT FOR CONSTRUCTION**  
**IN PROGRESS**

Issued Date: 09-14-2022  
Project No: EIK052622E-2

Drawn By: MP/MD  
Checked By: SG  
Designed By: MP/MD

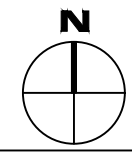
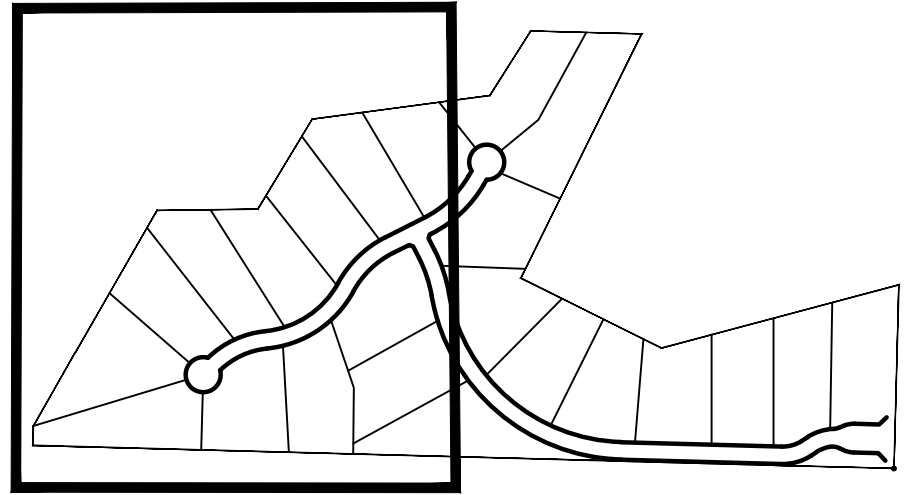
Issue Record  
# Description Date

DESIGN PHASE

DRAINAGE PLAN

**C-04**





**KEY MAP**  
N.T.S.

## LEGEND

- 
- Legend:
- MATCH LINE
  - PROPERTY BOUNDARY
  - ADJACENT PROPERTY BOUNDARY
  - PROPOSED EASEMENT
  - PROPOSED ROAD
  - EXISTING CONTOUR
  - PROPOSED CONTOUR

MATCH LINE SEE SHEET C-06

TDLR #

PALOMINO BAY

NOT FOR CONSTRUCTION  
IN PROGRESS

Issued Date: 09-14-2022  
Project No: EIK052622E-2

Drawn By: MP/MD

Designed By: MP/MD

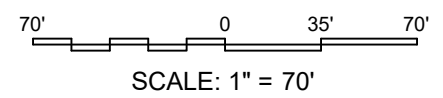
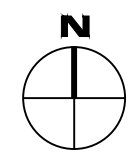
#	Description	Date
---	-------------	------

---

## DESIGN PHASE

## GRADING PLAN I

**C-05**



SCALE: 1" = 70'

LAKE RAY ROBERTS

A TRACT OF LAND DESCRIBED AS USA  
TRACT NO. 521-2  
VOLUME 6, PAGE 139  
L.P.R.D.C.T.

N 82°29'54" E 614.63'

N 31°18'06" E 363.65'

(N 89°25'32" E 345.09')  
N 89°14'28" E 344.90'

LOT 12  
AREA: 2.04 AC

LOT 13  
AREA: 2.04 AC

LOT 14  
AREA: 2.06 AC

AREA: 2.22 AC

$$\text{N FFE} = 655.50'$$

3' drop from proposed contours to existing. How is this going to be graded out?

LOT 16  
AREA: 2.03 AC

LOT 21  
AREA: 2.05 AC

LOT 22  
AREA: 2.04 AC

LOT 20  
AREA: 2.06 AC

LOT 19  
AREA: 2.04 AC

LOT 18  
AREA: 2.11 AC

MIN FFE = 659.00'

A TRACT  
IBED IN A  
Y 377  
LTD.  
-128287  
T.

FLOWAGE EASEMENT  
USA TRACT 506E





**KEY MAP**  
**N.T.S.**

## LEGEND

- 
- Legend:
- MATCH LINE
  - PROPERTY BOUNDARY
  - ADJACENT PROPERTY BOUNDARY
  - PROPOSED EASEMENT
  - PROPOSED ROAD
  - EXISTING CONTOUR (580)
  - PROPOSED CONTOUR (580)

# PALOMINO BAY

NOT FOR CONSTRUCTION  
IN PROGRESS

Issued Date: 09-14-2022  
Project No: EIK052622E-2

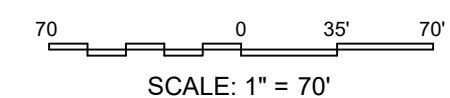
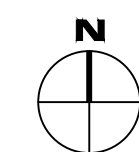
Drawn By: MP/MD  
Checked By: SG  
Designed By: MP/MD

Issue Record		
#	Description	Date

## DESIGN PHASE

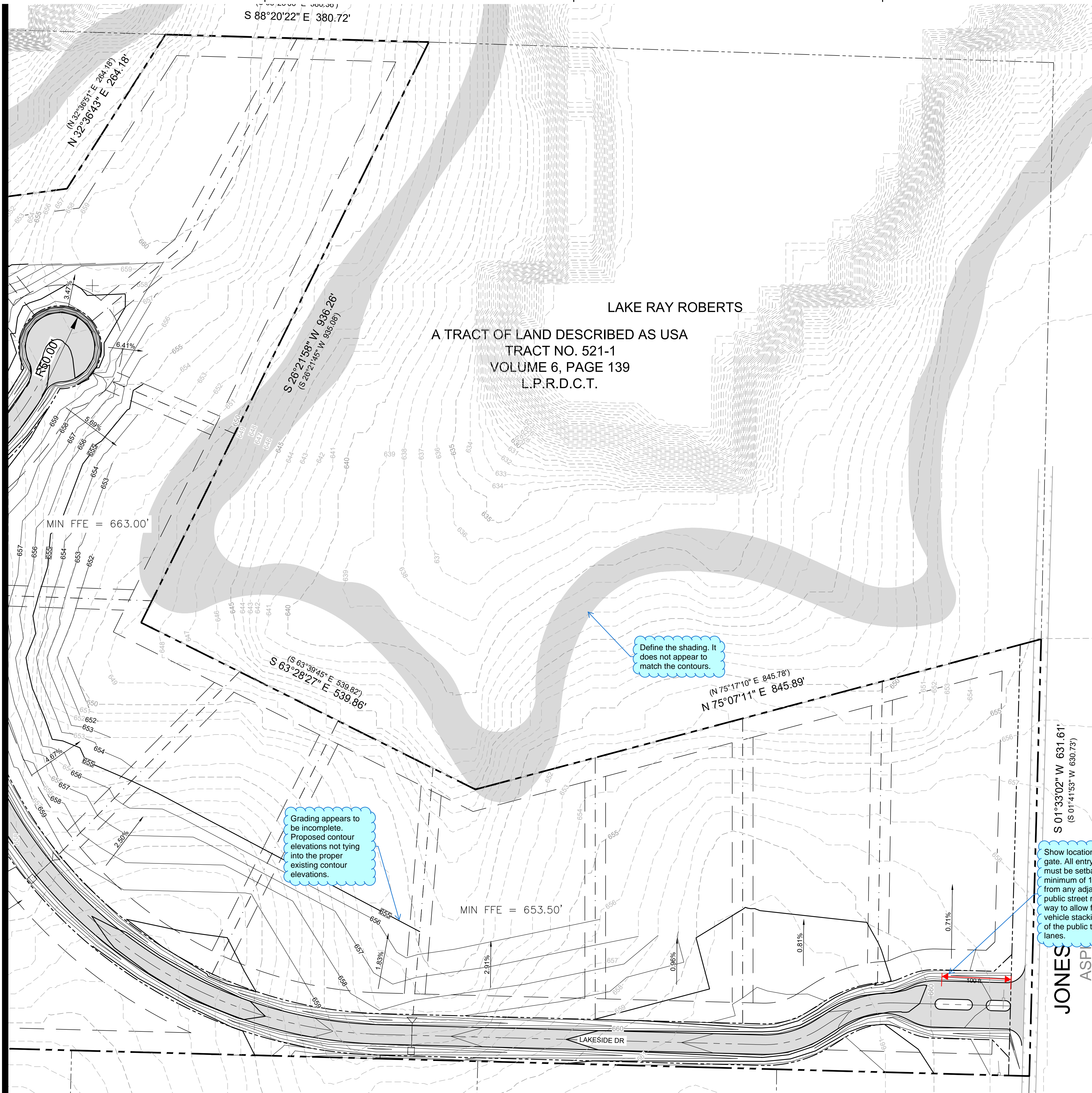
## GRADING PLAN II

**C-06**

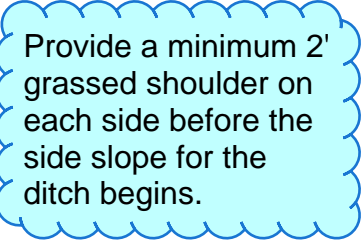


SCALE: 1" = 70'

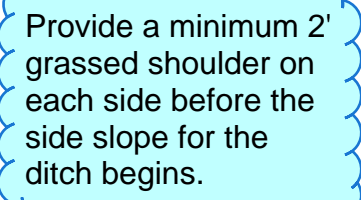
MATCH LINE SEE SHEET C-05







- NOTES:
1. PROPOSED ROAD GRADES ARE BASED ON CROWN /CENTERLINES OF ROADS
  2. 100 YEAR WATER SURFACE ELEVATION IS CONTAINED WITHIN THE ROW & DITCH CONFIGURATION.



- NOTES:
1. PROPOSED ROAD GRADES ARE BASED ON CROWN /CENTERLINES OF ROADS
  2. 100 YEAR WATER SURFACE ELEVATION IS CONTAINED WITHIN THE ROW & DITCH CONFIGURATION.