



**DATE: 03/28/24**

**1<sup>st</sup> REVIEW COMMENTS – Final Plat (Lakeside Estates)**

The request is for a Final Plat of Lakeside Estates containing 17 lots, being approximately 68.028 acres in the X. MANCHACA SURVEY, ABSTRACT #790, prepared by Barton Chapa Surveying, submitted on 03/12//2024. Below are the comments that should be addressed before City Council approval. Resubmit the revised plat along with a response letter addressing all comments.

**Planning**

Provide the following

1. An accurate location of the subdivision about the deed records of the county which shall include the volume and page of the deed of the property to be subdivided.
2. A total number of lots and HOA/Open Space lots in the Title Block.
3. The name, address, and address of all utilities providing service to the development is required. A signature from each provider or a will-serve letter, signifying their ability to provide service to the subdivision is required.
4. A signed and notarized copy of private restriction (if any), that is filed for the record in the office of the County Clerk shall be provided with the Final Plat.

**Informational Comments**

1. The property is within the Sanger ETJ.
2. The Final Pat will be scheduled for the Planning and Zoning (P&Z) Commission meeting on Monday, April 8, 2024, and the City Council meeting on Monday, May 6, 2024.