



DATE: 9/29/25

1st REVIEW COMMENTS – Replat – Lois Road Estates Subdivision Filing No. 1

The request is for a Repat of Lois Road Estates Filing No. 1, being approximately 38.769 acres in the A0029A R. BEBEE, TR 107, prepared by Atwell, submitted on 9/17/25. 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. Lois Road Estates Subdivision Filing No. 1 does not have two points of entry. For subdivisions over 30 lots, two points of entry must be provided.
2. Show true bearings and distances to the nearest established street lines, official monuments or subdivision corners, which shall be accurately described on the plat. Municipal, township, county or abstract survey lines shall be accurately tied to the lines of the subdivision by the distances and bearings, where applicable.
3. Show centerline of existing streets. Dimensions from centerline to edges of existing and proposed right-of-way on both sides of the centerline.
4. Provide the accurate location, material, and approximate size of all monuments.
5. In title block the Plat type should be Replat not Final Plat.
6. In title box call out right-of-way acreage to be dedicated.

Informational Comments

1. The property is within the City of Sanger.
2. The Replat will be scheduled for Planning and Zoning (P&Z) Commission meeting on Monday, October 13, 2025.