December 21, 2023
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: **Lane Ranch Addition Preliminary Plat -Review #1**

Dear Ms. Hammonds,

Halff Associates, Inc. was requested by the City of Sanger to review the Preliminary Plat for Lane Ranch Addition. The submittal was prepared by Middleton and Associates, LLC and was received May 16, 2023.

We have completed our review and offer the following comments:

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. Please address all flood study comments provided in a separate letter.

Preliminary Plat Comments

1. Reference the zoning ordinance and provide setback information for all lots.
2. See comments to see additional easement requirements per the preliminary plans.
3. Provide street names throughout the preliminary plat and plans.
4. Per ordinance dimension the ROW and show width from the Centerline.
5. Show the existing easement based on the plans.
6. Show the proposed sewer easement by separate instrument.

Preliminary Water Plan Comments

1. The maximum fire hydrant spacing is 500' per ordinance 5.701(a). Reconcile throughout.

Preliminary Drainage Comments

1. What happens to the street drainage in McReynolds Road? Are cross culverts required? Clarify.

Flood Study

1. The Flood Study is still under review.
2. The Flood Study doesn't have detailed modeling for Lane Ranch Addition. Need additional information on existing ponds, expansion area, available depth, etc. Both existing ponds and proposed ponds shall be included into the hydrologic models and analysis. Time of concentration calculations need to incorporate the ponds as well.
3. To meet the downstream assessment requirements, the study area needs to extend further downstream to meet the 10% rule.
4. The Hydraulic model also needs to extend downstream to be beyond the confluence of Tributary 2 and 2.1. Upstream extension is also needed to show no adverse impact by the massive fill activity in 100-year floodplain.

If you have any questions or need additional information, please do not hesitate to call me at (214) 937-3928.

Sincerely,

Jamie Akomer, PE, PMP
HALFF ASSOCIATES, INC.
Firm No. 0312
Attachments: Plat markups

LEGEND

IRS	IRON ROD SET
IRF	IRON ROD FOUND
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
F.E.	FRANCHISE EASEMENT
S.B.	SETBACK
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS OF DENTON COUNTY, TEXAS
DOC. NO.	DOCUMENT NUMBER
MFF	MIN. FINISHED FLOOR
FH	FIRE HYDRANT
MB	MAILBOX

PLAT NOTES:
1. DEDICATED RIGHT-OF-WAY AREA IS 41.02 ACRES.
2. ALL OPEN SPACE AREAS WILL EITHER BE DEDICATED TO THE HOA OR AS PARKLAND TO THE CITY.
3. MINIMUM FINISHED FLOOR ELEVATIONS ARE AT LEAST 2 FEET ABOVE THE 100 YEAR FLOOD PLAIN.
3. THE DRAINAGE EASEMENTS SHOWN IN THE FLOOD ZONE IS MEANT TO ENCOMPASS THE FULLY DEVELOPED 100 YEAR FLOODPLAIN PER THE FLOOD STUDY.
4. REFER TO FLOOD STUDY BY CARDINAL STRATEGIES FOR LANE RANCH DATED 4-22-24 FOR ALL FULLY DEVELOPED FLOODPLAIN AND HYDROLOGY INFORMATION.

STREET NOTES:

	ROW WIDTH	PVMT. WIDTH
LANE RANCH DR.	60'	41' B-B
LAKE RIDGE DR.	60'	37' B-B
BUTTERFIELD DR.	60'	37' B-B
RES. STREETS	50'	31' B-B

1. STREET ROW DEDICATION 50.79 ACRES

RESIDENTIAL LOT NOTES:

	MIN. LOT SIZE	LOT AREA	ZONING
ESTATES LOTS	60'X120'	7,200 S.F.	R-1
MANOR LOTS	50'X120'	6,000 S.F.	R-1
GARDEN LOTS	40'X120	4,800 S.F.	R-1
TOWN HOUSE	24'X100'	2,400 S.F.	TH

1. LOTS WITH "X" DESIGNATOR WILL BE OWNED BY THE HOA.

Reference Zoning ordinance and provide all setback information.

PROPERTY OWNERS

NGUYEN, HIEN T & DUYET
3608 WAYNOKA DR,
CARROLLTON, TX, 75007-2792
469-900-7133
nguyenhelen15@gmail.com

DUALBOND HOLDINGS LLC
JONATHAN WANG
101 FOREST BEND DR,
COPPELL, TX, 75019-2040
214-316-2256
wangjtc@verizon.net

SANGER TOWN CENTER LLC
JONATHAN WANG
101 FOREST BEND DR,
COPPELL, TX, 75019-2040
214-316-2256
wangjtc@verizon.net

MARION PROPERTY HOLDINGS, LLC
JONATHAN WANG
101 FOREST BEND DR,
COPPELL, TX, 75019-2040
214-316-2256
wangjtc@verizon.net

DEVELOPER
JTWSCM DEVELOPMENT LLC
CASEY McGINNIS
4029 VENETO DRIVE
FRISCO, TX, 75033
214-232-6180
mcginnisdevelopment@gmail.con

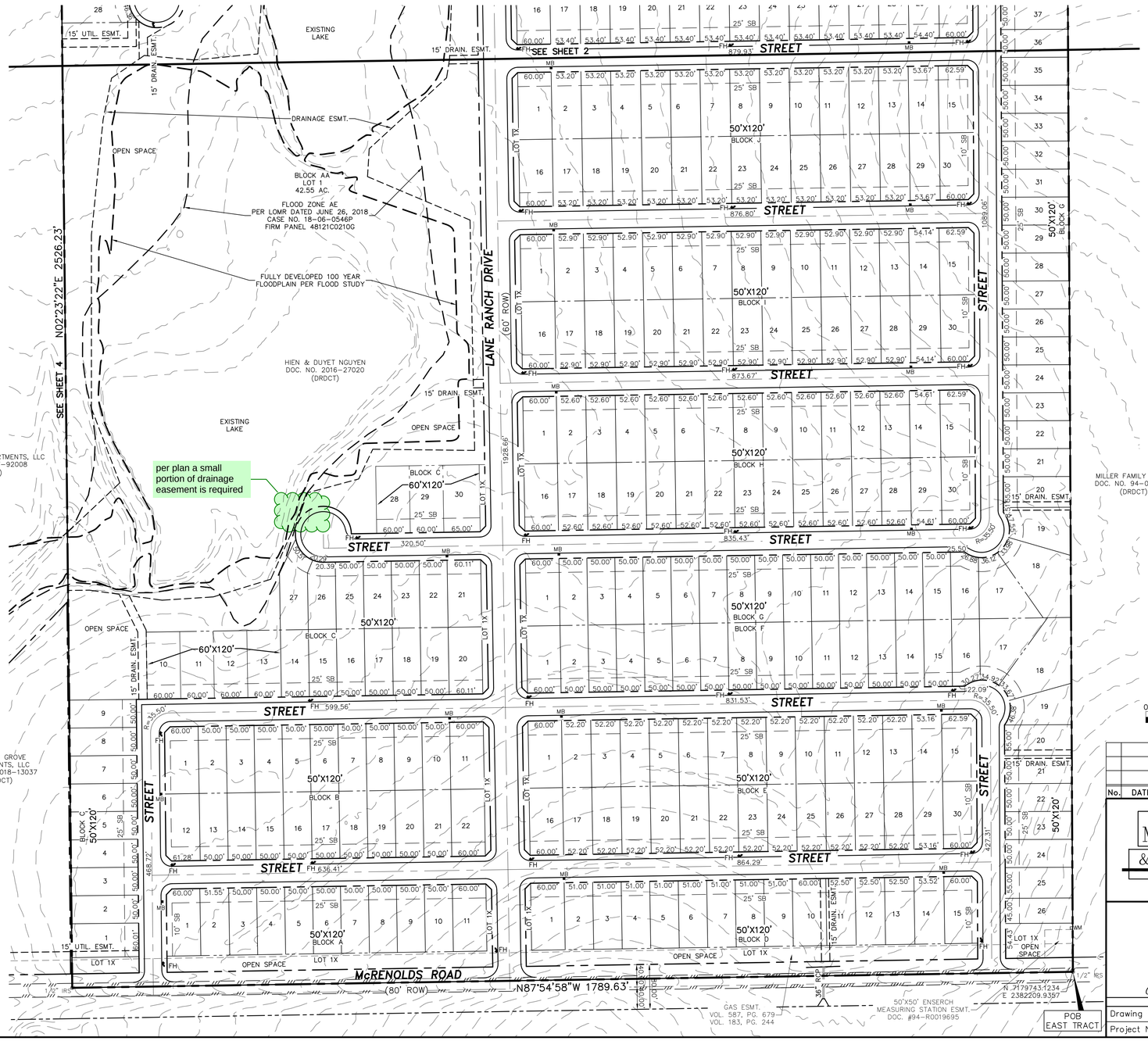
SURVEYOR
JOHN COWEN & ASSOC., INC.
PHIL CORNETT
10147 CR 135
FLINT, TEXAS
903-581-2238
www.txsurveys.com

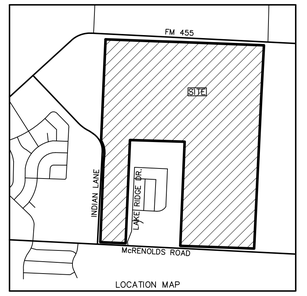
FLOOD NOTE

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48121 C 0210G dated April 11, 2011, a portion of this property is within Flood Zone A.

Flood Zone AE scaled per LOMR dated June 26, 2018.

This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the Engineer.





PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY

APPROVED FOR PREPARATION OF FINAL PLAT

_____
CITY OF SANGER, TX DATE
PLANNING & ZONING COMMISSION

0' 50' 100' 200'
Scale 1"=100'

No.	DATE	REVISION	APPROV.

F. E. MIDDLETON, JR. 67449 REGISTERED PROFESSIONAL ENGINEER STATE OF TEXAS
5-15-24

Middleton & Associates, LLC.
PROJECT ENGINEER:
CONSULTING CIVIL ENGINEERS & LAND PLANNERS
TBPE #F-10900

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

PRELIMINARY PLAT

LANE RANCH ADDITION
813 RESIDENTIAL LOTS - 27 HOA LOTS
3 GENERAL BUSINESS LOTS
RUEBEN BEBEE SURVEY, ABST. NO. 29
303.412 ACRES - 41.02 ACRES ROW
CITY OF SANGER DENTON COUNTY TEXAS

			SHEET NO:
Drawing File: 0001032PPT.DWG	DATE:	SCALE:	1
Project No. 0001032	5-15-24	1"=100'	6

LEGEND

IRS	IRON ROD SET
IRF	IRON ROD FOUND
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
F.E.	FRANCHISE EASEMENT
S.B.	SETBACK
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS OF DENTON COUNTY, TEXAS
DOC. NO.	DOCUMENT NUMBER
MFF	MIN. FINISHED FLOOR
FH	FIRE HYDRANT
MB	MAILBOX

SANGER TOWN CENTER LLC
DOC. NO. 2017-48301
(DRDCT)

MARION HILLS APARTMENTS, LLC
DOC. NO. 2017-92008
(DRDCT)

MILLER FAMILY TRUST
DOC. NO. 94-0089291
(DRDCT)

HIEN & DUYET NGUYEN
DOC. NO. 2016-27020
(DRDCT)

BLOCK AA
LOT 1
42.55 AC.

OPEN SPACE

EXISTING LAKE

BARN

FULLY DEVELOPED 100 YEAR FLOODPLAIN PER FLOOD STUDY

FLOOD ZONE AE
PER LOMR DATED JUNE 26, 2018
CASE NO. 18-06-0546P
FIRM PANEL 48121C0210G

TRACT LINE

SEE SHEET 3

SEE SHEET 5

SEE SHEET 1

LAKE RIDGE DRIVE

LANE RANCH DRIVE

STREET

BLOCK P
BLOCK I
BLOCK O
BLOCK N
BLOCK M
BLOCK L
BLOCK K
BLOCK S
BLOCK R
BLOCK T
BLOCK G
50'X120'
60'X120'
40'X120'

15' DRAIN. ESMT.
15' UTIL. ESMT.
DRAINAGE ESMT.
60' ROW
10' SB
25' SB

S02°42'07"W 3659.25'

Per Drainage Plan dedicate easement drainage for swale (TYP)

Provide street names per plat checklist

0' 50' 100' 200'
Scale 1"=100'

STATE OF TEXAS
F. E. MIDDLETON, JR.
67449
REGISTERED
PROFESSIONAL ENGINEER
5-15-24

No.	DATE	REVISION	APPROV.

Middleton & Associates, LLC.
PROJECT ENGINEER:
CONSULTING CIVIL ENGINEERS & LAND PLANNERS
TBPE #F-10900

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

PRELIMINARY PLAT

LANE RANCH ADDITION
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3 GENERAL BUSINESS LOTS
RUEBEN BEBEE SURVEY, ABST. NO. 29
303.412 ACRES - 41.02 ACRES ROW
CITY OF SANGER DENTON COUNTY TEXAS

Drawing File: 0001032PPT.DWG	DATE:	SCALE:	SHEET NO: 2
Project No. 0001032	5-15-24	1"=100'	6

LEGEND

IRS	IRON ROD SET
IRF	IRON ROD FOUND
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
F.E.	FRANCHISE EASEMENT
S.B.	SETBACK
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS OF DENTON COUNTY, TEXAS
DOC. NO.	DOCUMENT NUMBER
MFF	MIN. FINISHED FLOOR
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WEST CHAPMAN RD., FM 455 (VARI. ROW)

S87°47'23"E 2068.95'

814.16'

642.45'

24" RCP

1/2" IRS

N 7184668.6687
E 2382448.4744

15' WATER ESMT.

25' SB

HOUSE

BARN

POND

OPEN SPACE

BLOCK CC
LOT 1
13.90 AC.

GENERAL BUSINESS USE

DUALBOND HOLDINGS LLC
DOC. NO. 2016-27021
(DRDCT)

BLOCK BB
LOT 1
11.75 AC.

GENERAL BUSINESS USE

POND

SEE SHEET 6

LAKE RIDGE DRIVE (60' ROW)

745.25'

815.91'

742.60'

318.53'

S02°58'32"W 1272.08'

DRAINAGE ESMT.

FULLY DEVELOPED 100 YEAR FLOODPLAIN PER FLOOD STUDY

15' DRAIN. ESMT.

814.22'

STREET

700.76'

R=35.50'

OPEN SPACE

40'X120'

BLOCK P

629.73'

MILLER FAMILY TRUST
DOC. NO. 94-0089291
(DRDCT)

Show both edges of drainage easement

SANGER TOWN CENTER LLC
DOC. NO. 2017-48301
(DRDCT)

LAKE RIDGE DRIVE (60' ROW)

LANE RANCH DRIVE (60' ROW)

737.54'

BARN

BLOCK Y
40'X120'

694.00'

858.83'

739.56'

TRACT LINE

BLOCK V
HIEN & DUYET NGUYEN
DOC. NO. 2016-27020
(DRDCT)

40'X120'

50'X120'

60'X120'

1185.41'

456.40'

487.94'

449.61'

BLOCK R

BLOCK Q

BLOCK P

BLOCK I

OPEN SPACE

FLOOD ZONE AE
PER LOMR DATED JUNE 26, 2018
CASE NO. 18-06-0546P
FIRM PANEL 48121C0210G

SEE SHEET 2

0' 50' 100' 200'
Scale 1"=100'

No.	DATE	REVISION	APPROV.

STATE OF TEXAS
F. E. MIDDLETON, JR.
67449
REGISTERED
PROFESSIONAL ENGINEER
5-15-24

Middleton & Associates, LLC.
PROJECT ENGINEER:

CONSULTING CIVIL ENGINEERS & LAND PLANNERS
TBPE #F-10900

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

PRELIMINARY PLAT

LANE RANCH ADDITION
813 RESIDENTIAL LOTS - 27 HOA LOTS
3 GENERAL BUSINESS LOTS
RUEBEN BEBEE SURVEY, ABST. NO. 29
303.412 ACRES - 41.02 ACRES ROW
CITY OF SANGER DENTON COUNTY TEXAS

Drawing File: 0001032PPT.DWG	DATE:	SCALE:	SHEET NO: 3 / 6
Project No. 0001032	5-15-24	1"=100'	

LEGEND

IRS	IRON ROD SET
IRF	IRON ROD FOUND
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
F.E.	FRANCHISE EASEMENT
S.B.	SETBACK
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
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DOC. NO.	DOCUMENT NUMBER
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SEE SHEET 5

PARK LANE

TOWNHOUSE USE

DRAIN. ESMT. DOC. #2004-9176

INDIAN LANE ELEMENTARY SCHOOL BLK 1 LOT 1 CAB. X, PG. 897 (PRDCT)

27" RCP

OPEN SPACE

LAKE RIDGE ESTATES, PHASE 1 CAB. V, PG. 752 (PRDCT)

LAKE RIDGE ESTATES, PHASE 2 DOC. NO. 2017-34 (ORDCT)

LAKE RIDGE ESTATES, PHASE 3 DOC. NO. 2019-367 (ORDCT)

MARION HILLS APARTMENTS, LLC DOC. NO. 2017-92008 (DRDCT)

HIEN & DUYET NGUYEN DOC. NO. 2016-27020 (DRDCT)

OPEN SPACE

S02°25'03"W 2355.02'

LAKE RIDGE DR.

LAKESIDE DR.

CLIFFVIEW DR.

WATERCREST DR.

N02°23'22"E 2526.23'

SEE SHEET 1

SANGER TOWN CENTER LLC DOC. NO. 2017-48301 (DRDCT)

INDIAN LANE (76' ROW)

N02°15'10"E 1935.36'

LANE EMJ INC VOL. 2005, PG. 585 (DRDCT)

76.00'

38.00' 38.00'

DRAIN. ESMT. DOC. #2004-9177

WATERFRONT DR.

FULLY DEVELOPED 100 YEAR FLOODPLAIN PER FLOOD STUDY

DRAINAGE ESMT.

EX. 16" WATER

FLOOD ZONE AE PER LOMR DATED JUNE 26, 2018 CASE NO. 18-06-0546P FIRM PANEL 48121C0210G

RIDGEVIEW CT.

FLOOD ZONE AE PER LOMR DATED JUNE 26, 2018 CASE NO. 18-06-0546P FIRM PANEL 48121C0210G

27" RCP

FH

ROW DEDICATION DOC. #2004-145888

OPEN SPACE

CITY OF SANGER VOL. 3220, PG. 550 (DRDCT)

BLOCK EE LOT 2 36.23 AC.

TOWNHOUSE USE

LIFT STATION NOTE: AS PART OF THE OVERALL LANE RANCH DEVELOPMENT, THE EXISTING LIFT STATION WILL BE UPSIZED TO HANDLE ALL FUTURE DEVELOPMENT FOR LAKE RIDGE, LANE RANCH AND THE 4.13 AC. APARTMENT SITE.

EX. 8" SEWER

EX. 8" WATER

EX. TIRELANE

EXISTING LAKE

OPEN SPACE

WINSTON GROVE APARTMENTS, LLC DOC. NO. 2018-13037 (DRDCT)

BLOCK C

9 8 7 6 5 4 3 2 1

LOT 1X

LANE EMJ INC VOL. 2005, PG. 585 (DRDCT)

UTIL. ESMT. DOC. #2004-9175

EXISTING SEWER LIFT STATION

EX. 12" WATER

18"

EX. 8" SS

36"

BOX

N87°25'44"W 612.45'

1/2" IRS

5' ROW

POB WEST TRACT

SLOPE ESMT. DOC. #2015-140349

DRAIN. ESMT. DOC. #2015-140349

APPROX. LOCATION OF EXISTING 8" SEWER (NO EASEMENT DEDICATION ON PLAT)

McRENOLDS ROAD (80' ROW)

GAS ESMT. VOL. 587, PG. 679 VOL. 183, PG. 244

Per plan there is an existing utility easement. Show this

Per ordinance dimension the ROW and show width from the Centerline

N

0' 50' 100' 200'

Scale 1"=100'

No.	DATE	REVISION	APPROV.

STATE OF TEXAS F. E. MIDDLETON, JR. 67449 REGISTERED PROFESSIONAL ENGINEER

5-15-24

Middleton & Associates, LLC.
PROJECT ENGINEER:
CONSULTING CIVIL ENGINEERS & LAND PLANNERS
TBPE #F-10900
2785 ROCKBROOK DRIVE, SUITE 105
LEWISVILLE, TEXAS 75067 (972) 393-9800

PRELIMINARY PLAT

LANE RANCH ADDITION
813 RESIDENTIAL LOTS - 27 HOA LOTS
3 GENERAL BUSINESS LOTS
RUEBEN BEBEE SURVEY, ABST. NO. 29
303.412 ACRES - 41.02 ACRES ROW
CITY OF SANGER DENTON COUNTY TEXAS

Drawing File: 0001032PPT.DWG	DATE:	SCALE:	SHEET NO:
Project No. 0001032	5-15-24	1"=100'	4 / 6

LEGEND

IRS	IRON ROD SET
IRF	IRON ROD FOUND
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
F.E.	FRANCHISE EASEMENT
S.B.	SETBACK
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS OF DENTON COUNTY, TEXAS
DOC. NO.	DOCUMENT NUMBER
MFF	MIN. FINISHED FLOOR
FH	FIRE HYDRANT
MB	MAILBOX

SEE SHEET 6

SEE SHEET 2

SEE SHEET 4

A PRELIMINARY PLAT FOR PHASE 1 IS UNDER REVIEW AND SHOWN FOR REFERENCE ONLY

BUTTERFIELD DRIVE (60' ROW)

INDIAN LANE (100' ROW)

LAKE RIDGE DRIVE (60' ROW)

LAKEVIEW DR.

PARK LANE

WATERCREST DR.

STREET

BLOCK T

BLOCK R

SANGER ISD VOL. 1841, PG. 662

SANGER ISD DOC. NO. 2022-160016

MARION HILLS APARTMENTS, LLC DOC. NO. 2017-48293 (DRDCT)

SANGER TOWN CENTER LLC DOC. NO. 2017-48301 (DRDCT)

HIEN & DUYET NGUYEN DOC. NO. 2016-27020 (DRDCT)

MARION HILLS APARTMENTS, LLC DOC. NO. 2017-92008 (DRDCT)

LAKE RIDGE ESTATES, PHASE 3 DOC. NO. 2019-367 (ORDCT)

LAKE RIDGE ESTATES, PHASE 2 DOC. NO. 2017-34 (ORDCT)

INDIAN LANE ELEMENTARY SCHOOL BLK 1 LOT 1 CAB. X, PG. 897 (PRDCT)

OPEN SPACE

LOT 2X

LOT 1X

TOWNHOUSE USE

DRAINAGE ESMT.

15' DRAIN. ESMT.

FULLY DEVELOPED 100 YEAR FLOODPLAIN PER FLOOD STUDY

FLOOD ZONE AE PER LOMR DATED JUNE 26, 2018 CASE NO. 18-06-0546P FIRM PANEL 48121C0210G

COSERY ELEC. ESMT. 2018-37404

ROW DEDICATION DOC. #2004-145888

EX. 8" SEWER

EX. 16" WATER

EX. 8" SEWER FM

EX. 8" WATER

15' SANITARY SEWER ESMT. DOC. #2007-97779

DRAIN. ESMT. DOC. #2004-9176

SILO

label Drainage easement

Per plan, sewer easement by separate instrument

R=530.00'
Δ=33°53'25"
L=313.49'
CD=308.94'
CB=N39°06'05"E

R=550.39'
Δ=29°51'22"
L=286.80'
CD=283.57'
CB=N12°56'21"W

S45°08'24"E 307.06'

S15°54'38"E 171.25'

S52°47'15"E 53.75'

S87°34'57"E 76.30'

N22°46'46"E 333.84'

N27°00'44"E 346.28'

N24°21'53"E 165.11'

N88°13'32"W 1215.40'

N56°02'48"E 120.23'

N02°02'56"E 26.11'

N05°39'58"E 200.32'

549.50'

0' 50' 100' 200'

Scale 1"=100'

No.	DATE	REVISION	APPROV.

5-15-24

Middleton & Associates, LLC.
PROJECT ENGINEER:
CONSULTING CIVIL ENGINEERS & LAND PLANNERS
TBPE #F-10900
2785 ROCKBROOK DRIVE, SUITE 105
LEWISVILLE, TEXAS 75067 (972) 393-9800

STATE OF TEXAS
F. E. MIDDLETON, JR.
67449
REGISTERED
PROFESSIONAL ENGINEER

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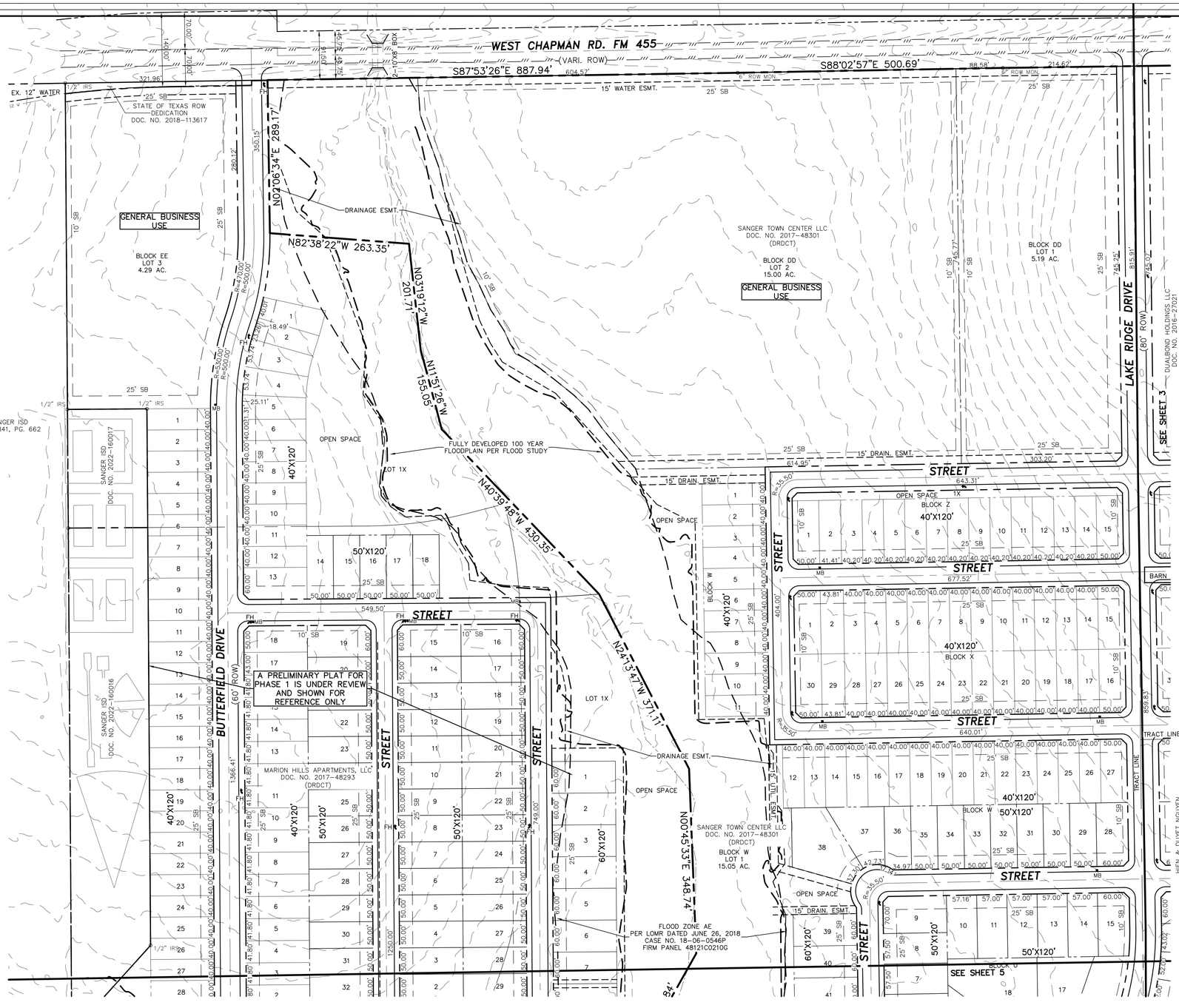
303.412 ACRES - 41.02 ACRES ROW
CITY OF SANGER DENTON COUNTY TEXAS

Drawing File: 0001032PPT.DWG	DATE:	SCALE:	SHEET NO: 5
Project No. 0001032	5-15-24	1"=100'	6



LEGAL DESCRIPTION
EAST TRACT

All that certain lot, tract, or parcel of land, being part of the Rueben Bebee Survey, Abstract No. 29, Denton County, Texas, and being all of that tract of land described in a deed to Hien & Duyet Nguyen recorded in Document No. 2016-27020 Real Property Records of Denton, County, Texas (RPRDCT) and all of that tract of land described in a deed to Dualbond Holdings, LLC recorded in Document No. 2016-27021 (RPRDCT) and all of that tract of land described in a deed to Sanger Town Center LLC recorded in Document No. 2017-48301 (RPRDCT) and a part of that tract of land described in a deed to Marion Hills Apartments, LLC recorded in Document No. 2017-48293 (RPRDCT), being more completely described as follows, to-wit:

BEGINNING at 1/2" iron rod set for the southeast corner of the Hien & Duyet Nguyen tract and the north right-of-way line of McReynolds Road;

THENCE with the north right-of-way line of McReynolds Road North 87°54'58" West a distance of 1,789.63 feet to a 1/2" iron rod set for the southwest corner of the Hien & Duyet Nguyen tract and the southeast corner of a tract of land described in a deed to Winston Grove Apartments, LLC recorded in Document No. 2018-13037 (RPRDCT);

THENCE North 2°23'22" East a distance of 2,526.23 feet to 1/2" iron rod set for the northeast corner of a tract of land described in a deed to Marion Hills Apartments, LLC recorded in Document No. 2017-92008 (RPRDCT);

THENCE North 88°13'32" West a distance of 1,215.40 feet to a 1/2" iron rod set for corner;

THENCE North 24°21'53" East a distance of 163.11 feet to a 1/2" iron rod set for corner;

THENCE North 27°00'44" East a distance of 346.28 feet to a 1/2" iron rod set for corner;

THENCE North 32°24'46" East a distance of 333.84 feet to a 1/2" iron rod set for corner;;

THENCE North 0°45'33" East a distance of 348.74 feet to a 1/2" iron rod set for corner;

THENCE North 24°13'47" West a distance of 371.11 feet to a 1/2" iron rod set for corner;

THENCE North 40°39'48" West a distance of 430.35 feet to a 1/2" iron rod set for corner;

THENCE North 11°51'26" West a distance of 155.05 feet to a 1/2" iron rod set for corner;

THENCE North 3°19'12" West a distance of 201.71 feet to a 1/2" iron rod set for corner;

THENCE North 82°38'22" West a distance of 263.35 feet to a 1/2" iron rod set for corner;

THENCE North 2°06'34" East a distance of 289.17 feet to a 1/2" iron rod set for south right-of-way line of West Chapman Road and the north line of the Sanger Town Center LLC as follows:

THENCE with the south right-of-way line of West Chapman Road and the north line of the Sanger Town Center LLC as follows:

South 87°53'26" East a distance of 887.94 feet to a 6" ROW monument found corner;

South 88°02'57" East a distance of 500.69 feet to a 6" ROW monument found corner;

South 87°47'23" East a distance of 2,068.95 feet to a 1/2" iron rod set for the northeast corner of the Dualbond Holdings, LLC Tract and the northwest corner of a tract of land described in a deed to Miller Family Trust recorded in Document No. 94-0089391 (RPRDCT);

THENCE with the west line of the Miller Family Trust tract South 2°58'32" West a distance of 1,272.08 feet to a 1/2" iron rod set for corner;

THENCE South 2°42'07" West a distance of 3,659.25 feet to the place of beginning, containing 267.181 acres, or 11,638,422 square feet of land.

LEGAL DESCRIPTION
WEST TRACT

All that certain lot, tract, or parcel of land, being part of the Rueben Bebee Survey, Abstract No. 29, Denton County, Texas, and being a part of that tract of land described in a deed to Sanger Town Center LLC recorded in Document No. 2017-48301 (RPRDCT) and a part of that tract of land described in a deed to Marion Hills Apartments, LLC recorded in Document No. 2017-48293 (RPRDCT), being more completely described as follows, to-wit:

BEGINNING 1/2" iron rod set for the southwest corner of the Sanger Town Center LLC tract and the intersection of the north right-of-way line of McReynolds Road and the east right-of-way line of Indian Lane recorded in Document No. 2004-145888 (RPRDCT);

THENCE with the east right-of-way line of Indian Lane as follows:

North 2°15'10" East a distance of 1,935.36 feet to a 1/2" iron rod set for corner;

North 5°39'58" East a distance of 200.32 feet to a 1/2" iron rod set for corner;

North 2°02'56" East a distance of 26.11 feet to the beginning of a beginning of a curve to the left, having a radius of 550.39 feet, a chord of North 12° 56' 21" West – 283.57 feet, a distance of 286.80 feet to a 1/2" iron rod set for corner;

THENCE North 56°02'48" East a distance of 120.23 feet to the beginning of a curve to the left having a radius of 530.00 feet, a chord of North 39° 06' 05" East – 308.94 feet, a distance of 313.49 feet to a 1/2" iron rod set for corner;

THENCE South 45°08'24" East a distance of 307.06 feet to a 1/2" iron rod set for corner;

THENCE South 15°47'38" East a distance of 171.25 feet to a 1/2" iron rod set for corner;

THENCE South 52°47'15" East a distance of 53.75 feet to a 1/2" iron rod set for corner;

THENCE South 87°34'57" East a distance of 76.30 feet to a 1/2" iron rod set for corner in the west line of the Marion Hills Apartments, LLC tract;

THENCE South 2°25'03" West a distance of 2,355.02 feet to a 1/2" iron rod set for the southwest corner of Lake Ridge Estates, Phase 1 an addition to the City of Sanger recorded in Cabinet V, Page 752 of the Plat Records of Denton County, Texas (PRDCT) and the north right-of-way line of McReynolds Road;

THENCE with the north right-of-way line of McReynolds Road North 87°25'44" West a distance of 612.45 feet to the place of beginning, containing 36.231 acres, or 1,578,202 square feet of land.

No.	DATE	REVISION	APPROV.

STATE OF TEXAS
F. E. MIDDLETON, JR.
67449
REGISTERED
PROFESSIONAL ENGINEER
5-15-24

Middleton & Associates, LLC.
PROJECT ENGINEER:
CONSULTING CIVIL ENGINEERS & LAND PLANNERS
TBPE #F-10900

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

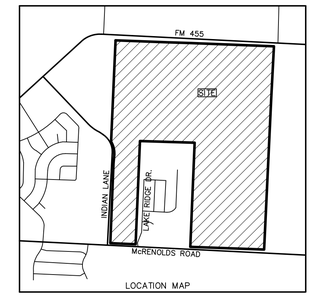
PRELIMINARY PLAT

LANE RANCH ADDITION
813 RESIDENTIAL LOTS – 27 HOA LOTS
3 GENERAL BUSINESS LOTS
RUEBEN BEBEE SURVEY, ABST. NO. 29
303.412 ACRES – 41.02 ACRES ROW
CITY OF SANGER DENTON COUNTY TEXAS

Drawing File: 0001032PPT.DWG	DATE:	SCALE:	SHEET NO:
Project No. 0001032	5-15-24	1"=100'	6 / 6

SANITARY SEWER NOTES:

1. UNLESS OTHERWISE LABELED ALL SANITARY SEWER LINES ARE 8" PVC.



LEGEND

W	Ex. Water
SS	Ex. Sanitary Sewer
SS	Prop. Sanitary Sewer
SS	Prop. Sewer Manhole

0' 50' 100' 200'

Scale 1"=100'

STATE OF TEXAS
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5-15-24

No.	DATE	REVISION	APPROV.

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2785 ROCKBROOK DRIVE, SUITE 105
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PRELIMINARY SEWER PLAN

LANE RANCH ADDITION
813 RESIDENTIAL LOTS - 27 HOA LOTS
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303.412 ACRES - 41.02 ACRES' ROW
CITY OF SANGER DENTON COUNTY TEXAS

Drawing File: 0001032PPT-SS.DWG	DATE:	SCALE:	SHEET NO:
Project No. 0001032	5-15-24	1"=100'	1 / 6

LEGEND

- W — Ex. Water
- SS — Ex. Sanitary Sewer
- SS — Prop. Sanitary Sewer
- SS — Prop. Sewer Manhole

OPEN SPACE

SEE SHEET 3

LAKE RIDGE DRIVE

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

LANE RANCH DRIVE

OPEN SPACE

SANGER TOWN CENTER LLC
DOC. NO. 2017-48301
(DRDCT)

TRACT LINE

SEE SHEET 5

MILLER FAMILY TRUST
DOC. NO. 94-0089291
(DRDCT)

FLOOD ZONE AE
PER LOMR DATED JUNE 26, 2018
CASE NO. 18-06-0546P
FIRM PANEL 48121C0210G

HIEN & DUYET NGUYEN
DOC. NO. 2016-27020
(DRDCT)

OPEN SPACE

EXISTING
LAKE

LAKE RIDGE ESTATES, PHASE 3
DOC. NO. 2019-367
(ORDCT)

MARION HILLS APARTMENTS, LLC
DOC. NO. 2017-92008
(DRDCT)

LAKEVIEW DR.

WATERCREST DR.

COORDINATION WILL BE MADE
BETWEEN MARION HILLS AND
LANE RANCH FOR SEWER
EXTENSION

15' UTIL. ESMT.

15' DRAIN. ESMT.

SEE SHEET 1

0' 50' 100' 200'
Scale 1"=100'

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STATE OF TEXAS
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5-15-24

Middleton & Associates, LLC.
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TBPE #F-10900

2785 ROCKBROOK DRIVE, SUITE 105
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PRELIMINARY SEWER PLAN

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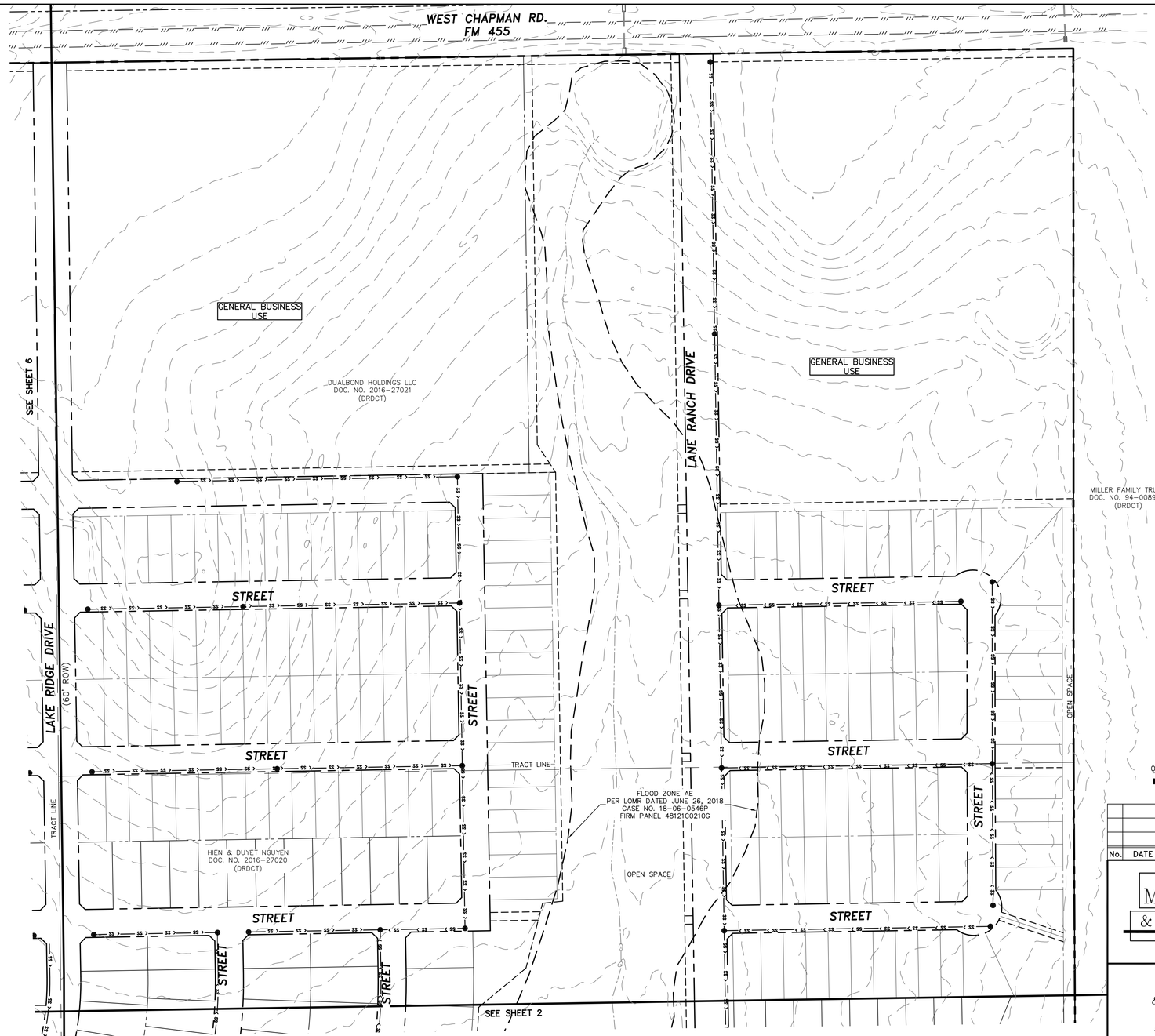
Drawing File: 0001032PPT-SS.DWG	DATE:	SCALE:	SHEET NO:
Project No. 0001032	5-15-24	1"=100'	2 / 6



LEGEND

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- Prop. Sewer Manhole

0' 50' 100' 200'

Scale 1"=100'

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REGISTERED PROFESSIONAL ENGINEER
STATE OF TEXAS

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PRELIMINARY SEWER PLAN

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Project No. 0001032	5-15-24	1"=100'	3 / 6

LEGEND

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- SS — Prop. Sewer Manhole

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Scale 1"=100'

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Drawing File: 0001032PPT-SS.DWG	DATE:	SCALE:	SHEET NO:
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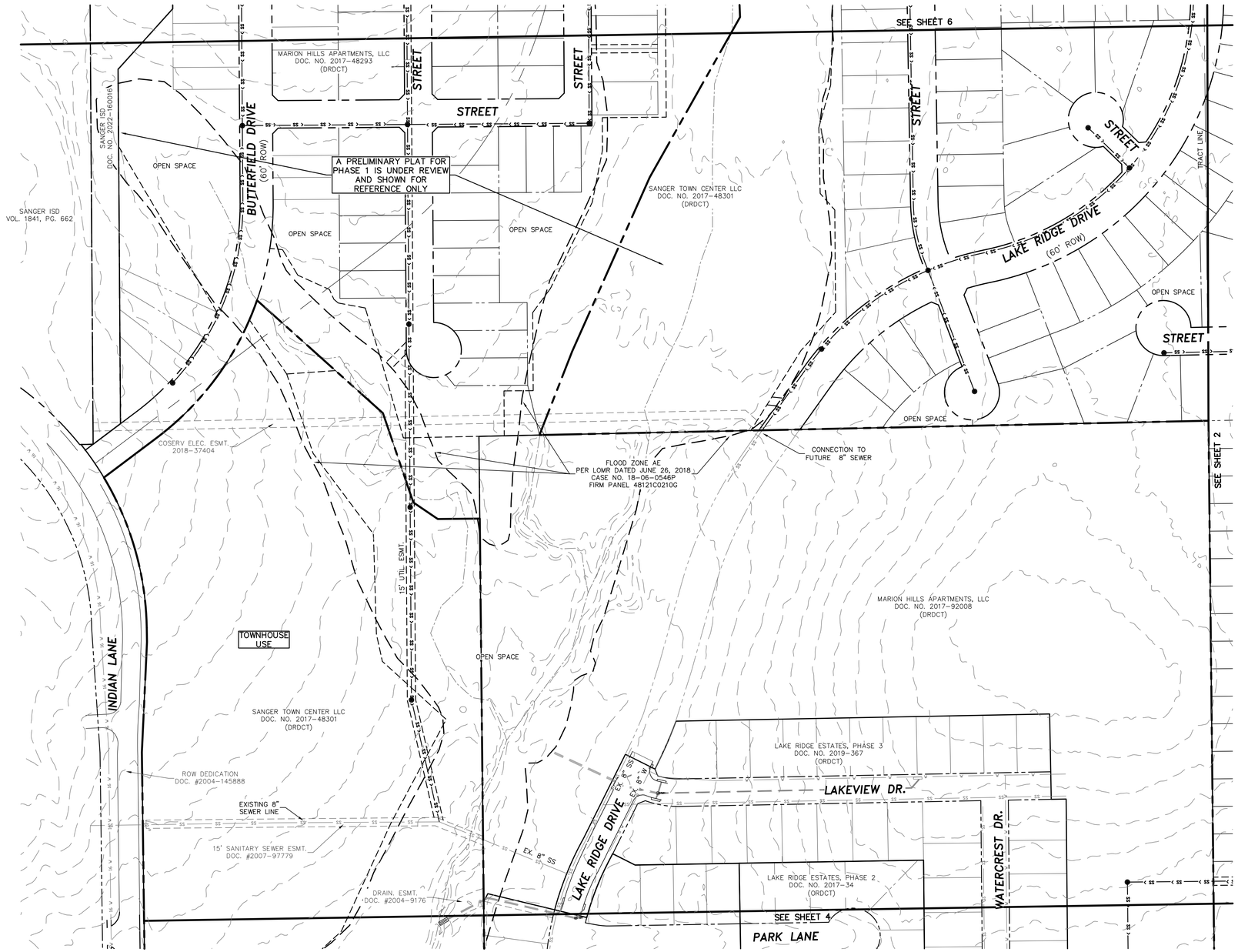

HIEN & DUYET NGUYEN
DOC. NO. 2016-27020
(DRDCT)

LEGEND

W	Ex. Water
SS	Ex. Sanitary Sewer
SS	Prop. Sanitary Sewer
SS	Prop. Sewer Manhole

0' 50' 100' 200'
Scale 1"=100'

No.	DATE	REVISION	APPROV.

STATE OF TEXAS
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PRELIMINARY SEWER PLAN

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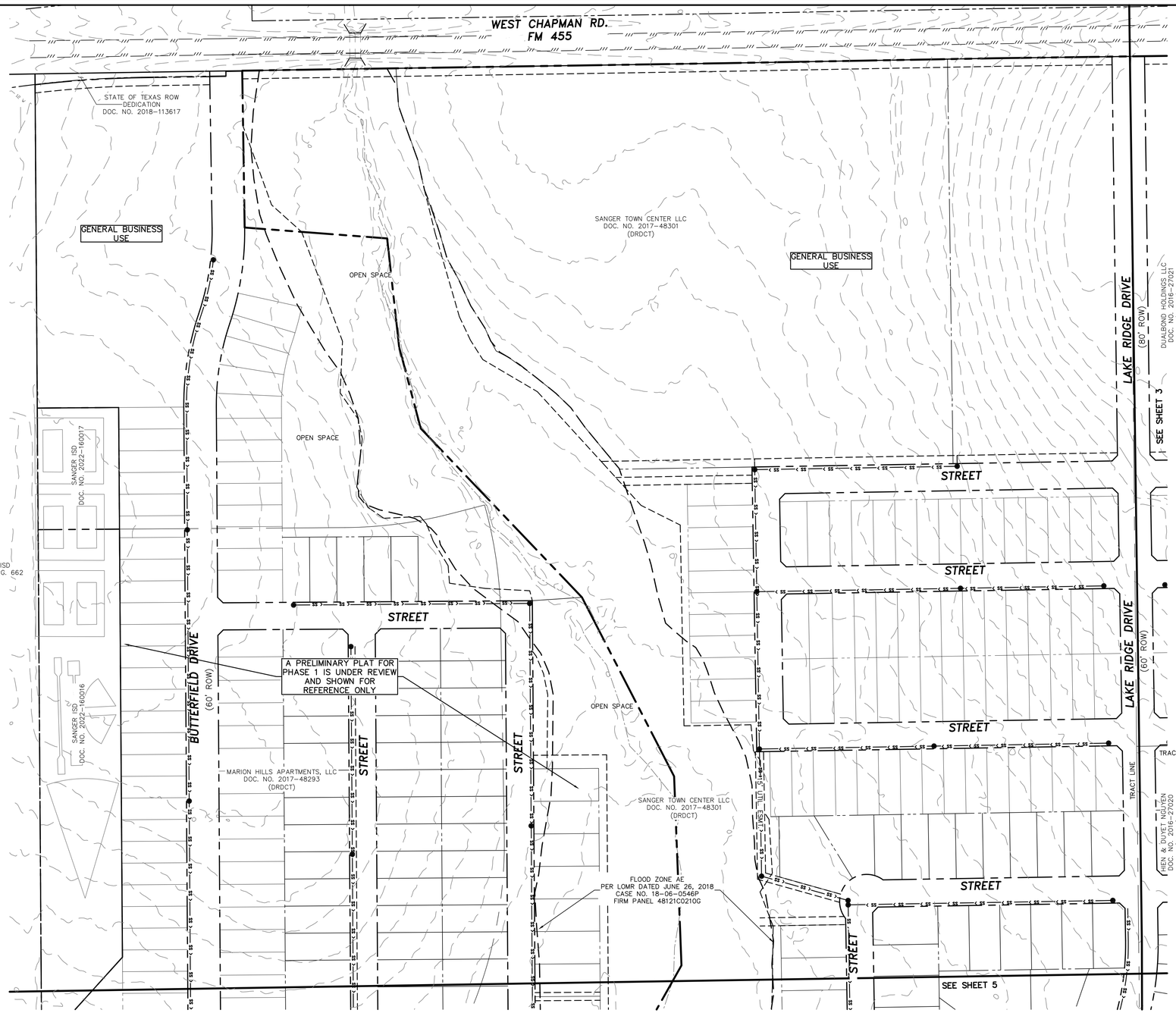
Drawing File: 0001032PPT-SS.DWG	DATE:	SCALE:	SHEET NO: 5/6
Project No. 0001032	5-15-24	1"=100'	



LEGEND

- Ex. Water
- Ex. Sanitary Sewer
- Prop. Sanitary Sewer
- Prop. Sewer Manhole

0' 50' 100' 200'

Scale 1"=100'

No.	DATE	REVISION	APPROV.

STATE OF TEXAS
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5-15-24

PROJECT ENGINEER:

Middleton & Associates, LLC.

CONSULTING CIVIL ENGINEERS & LAND PLANNERS
TBPE #F-10900

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PRELIMINARY SEWER PLAN

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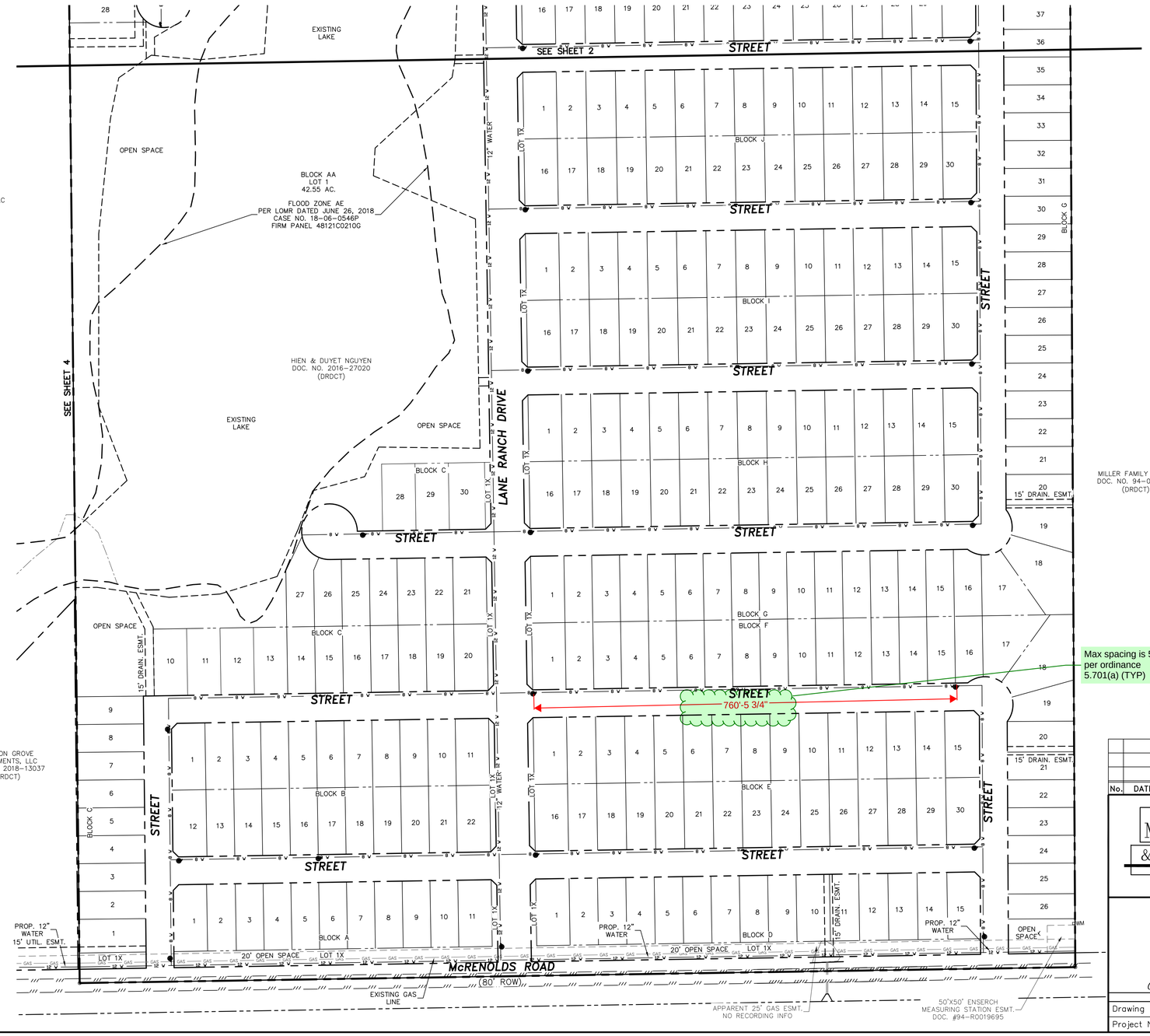

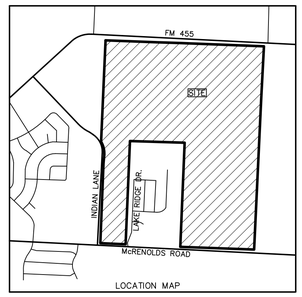

LEGEND

W	Ex. Water
SS	Ex. Sanitary Sewer
W	Prop. Water
	Prop. Hydrant

STATE OF TEXAS
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PRELIMINARY WATER PLAN

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Drawing File: 0001032PPT-WAT.DWG	DATE:	SCALE:	SHEET NO:
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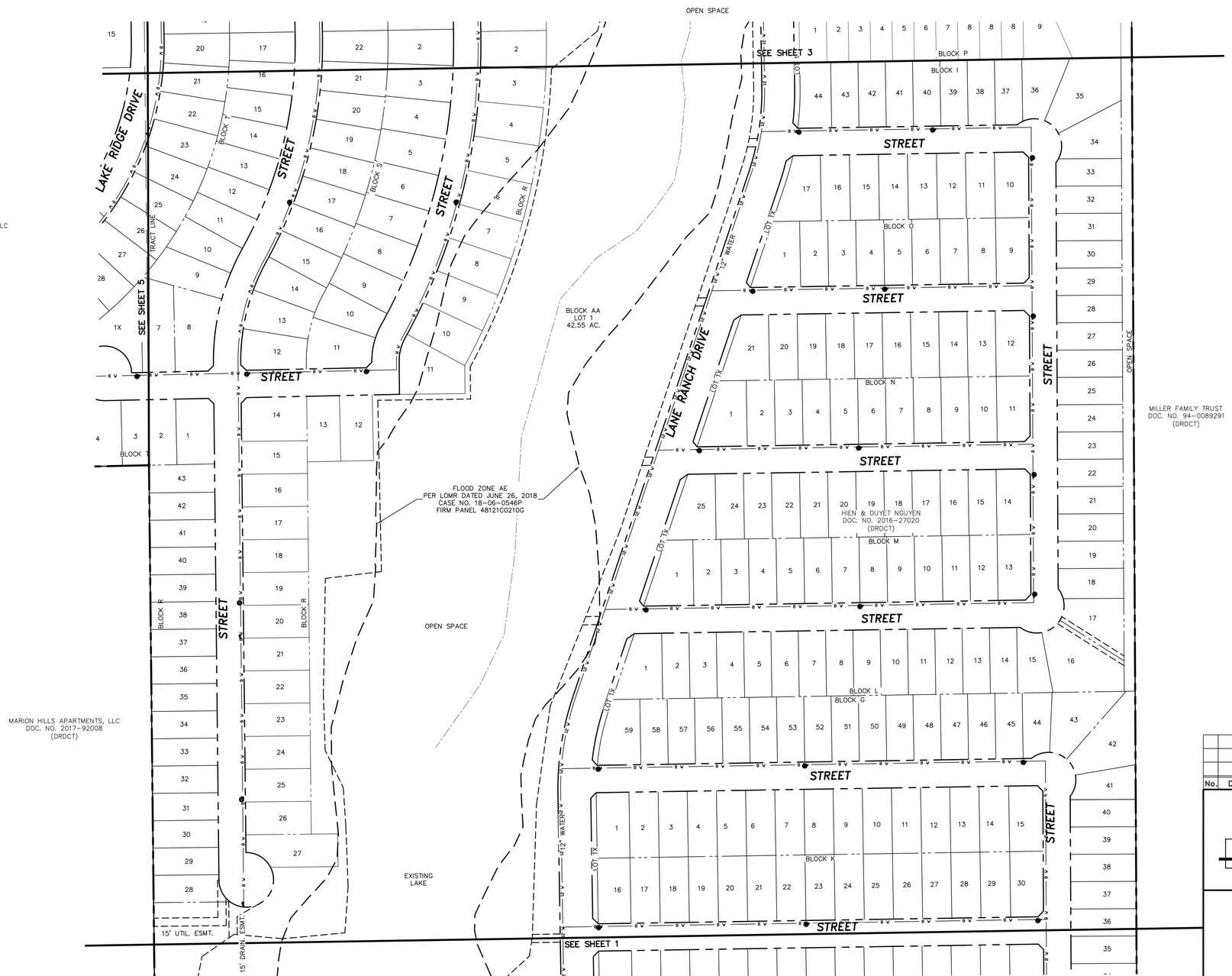

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PRELIMINARY WATER PLAN

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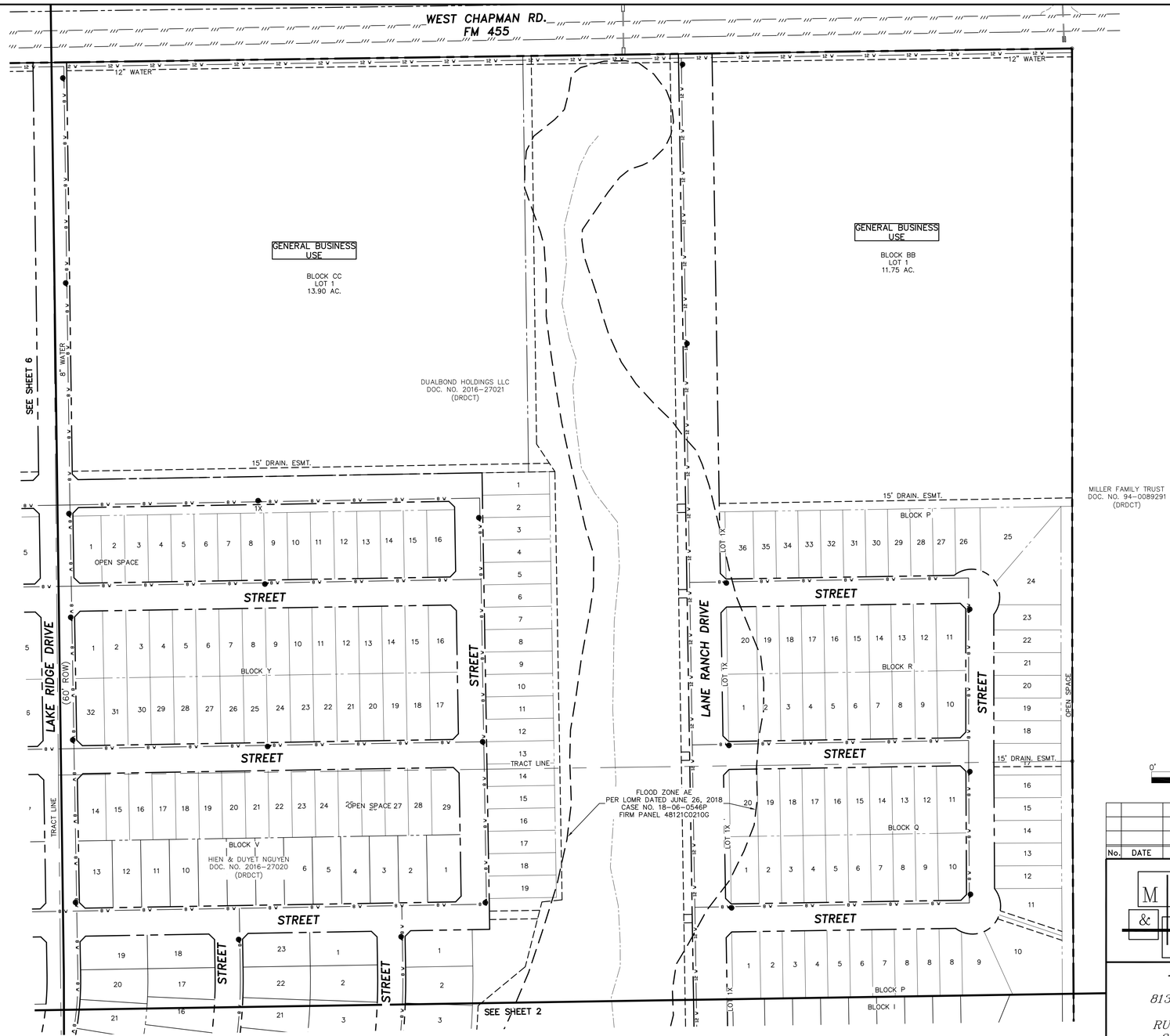
Project No. 0001032	5-15-24	1"=100'	2 / 6



LEGEND

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

0' 50' 100' 200'

Scale 1"=100'

No.	DATE	REVISION	APPROV.

STATE OF TEXAS
F. E. MIDDLETON, JR.
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5-15-24

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2785 ROCKBROOK DRIVE, SUITE 105
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PRELIMINARY WATER PLAN

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Project No. 0001032	5-15-24	1"=100'	3 / 6

LEGEND

- W — Ex. Water
- SS — Ex. Sanitary Sewer
- W — Prop. Water
- W — Prop. Hydrant

SEE SHEET 5

PARK LANE

TOWNHOUSE USE

DRAIN. ESMT. DOC. #2004-9176

Ex. 8" SS

OPEN SPACE

LAKE RIDGE ESTATES, PHASE 1 CAB. V, PG. 752 (PRDCT)

LAKE RIDGE ESTATES, PHASE 2 DOC. NO. 2017-34 (ORDCT)

LAKE RIDGE ESTATES, PHASE 3 DOC. NO. 2019-367 (ORDCT)

MARION HILLS APARTMENTS, LLC DOC. NO. 2017-92008 (DRDCT)

HIEN & DUYET NGUYEN DOC. NO. 2016-27020 (DRDCT)

OPEN SPACE

LAKE RIDGE DR.

LAKESIDE DR.

CLIFFVIEW DR.

WATERCREST DR.

Ex. 8" WATER

Ex. 8" WATER

SANGER TOWN CENTER LLC DOC. NO. 2017-48301 (DRDCT)

INDIAN LANE (76' ROW)

DRAIN. ESMT. DOC. #2004-9177

WATERFRONT DR.

SEE SHEET 1

FLOOD ZONE AE PER LOMR DATED JUNE 26, 2018 CASE NO. 18-06-0546P FIRM PANEL 48121C0210G

RIDGEVIEW CT.

FLOOD ZONE AE PER LOMR DATED JUNE 26, 2018 CASE NO. 18-06-0546P FIRM PANEL 48121C0210G

ROW DEDICATION DOC. #2004-145888

Ex. 16" WATER

OPEN SPACE

BLOCK EE LOT 2 36.23 AC.

TOWNHOUSE USE

Ex. 8" WATER

EXISTING LAKE

WINSTON GROVE APARTMENTS, LLC DOC. NO. 2018-13037 (DRDCT)

BLOCK C

9 8 7 6 5 4 3 2 1

LOT 1X

EXISTING SEWER LIFT STATION

EX. 12" WATER

EX. 12" WATER

FUT. 12" WATER

FUT. 12" WATER

McRENOLDS ROAD (80' ROW)

EXISTING GAS LINE

APPARENT 25' GAS ESMT. NO RECORDING INFO.

UTIL. ESMT. DOC. #2004-9175

SLOPE ESMT. DOC. #2015-140349

DRAIN. ESMT. DOC. #2015-140349

0' 50' 100' 200'

Scale 1"=100'

STATE OF TEXAS — F. E. MIDDLETON, JR. — 67449 — REGISTERED PROFESSIONAL ENGINEER

5-15-24

No.	DATE	REVISION	APPROV.

Middleton & Associates, LLC.
PROJECT ENGINEER:
CONSULTING CIVIL ENGINEERS & LAND PLANNERS
TBPE #F-10900

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

PRELIMINARY WATER PLAN

LANE RANCH ADDITION
813 RESIDENTIAL LOTS - 27 HOA LOTS
3 GENERAL BUSINESS LOTS
RUEBEN BEBEE SURVEY, ABST. NO. 29
303.412 ACRES - 41.02 ACRES ROW
CITY OF SANGER DENTON COUNTY TEXAS

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Project No. 0001032	5-15-24	1"=100'	4 / 6

LEGEND

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

SANGER ISD
VOL. 1841, PG. 662

SANGER ISD
DOC. NO. 2022-16001R

MARION HILLS APARTMENTS, LLC
DOC. NO. 2017-48293
(DRDCT)

A PRELIMINARY PLAT FOR PHASE 1 IS UNDER REVIEW AND SHOWN FOR REFERENCE ONLY

SANGER TOWN CENTER LLC
DOC. NO. 2017-48301
(DRDCT)

HIEN & DUYET NGUYEN
DOC. NO. 2016-27020
(DRDCT)

MARION HILLS APARTMENTS, LLC
DOC. NO. 2017-92008
(DRDCT)

SANGER TOWN CENTER LLC
DOC. NO. 2017-48301
(DRDCT)

LAKE RIDGE ESTATES, PHASE 3
DOC. NO. 2019-367
(ORDCT)

LAKE RIDGE ESTATES, PHASE 2
DOC. NO. 2017-34
(ORDCT)

BUTTERFIELD DRIVE (60' ROW)

LAKE RIDGE DRIVE (60' ROW)

INDIAN LANE

LAKEVIEW DR.

LAKE RIDGE DRIVE

WATERCREST DR.

PARK LANE

STREET

BLOCK T

BLOCK R

LOT 1X

LOT 2X

OPEN SPACE

TRACT LINE

TOWNHOUSE USE

EX. 16" WATER

EX. 8" W

EX. 8" SS

EXISTING SEWER LINE

15' SANITARY SEWER ESMT.
DOC. #2007-97779

DRAIN. ESMT.
DOC. #2004-9176

COSERV ELEC. ESMT.
2018-37404

FLOOD ZONE AE
PER LOMR DATED JUNE 26, 2018
CASE NO. 18-06-0546P
FIRM PANEL 48121C0210G

CONNECTION TO FUTURE 8" WATER

SEE SHEET 6

SEE SHEET 2

SEE SHEET 4

0' 50' 100' 200'
Scale 1"=100'

No.	DATE	REVISION	APPROV.

STATE OF TEXAS
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5-15-24

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PRELIMINARY WATER PLAN

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Drawing File: 0001032PPT-WAT.DWG	DATE:	SCALE:	SHEET NO:
Project No. 0001032	5-15-24	1"=100'	5 / 6

WEST CHAPMAN RD.
FM 455

12" WATER

STATE OF TEXAS ROW DEDICATION
DOC. NO. 2018-113617

PROP 12" WATER TO CONNECT TO EX. 12" WATER LINE.

GENERAL BUSINESS USE

BLOCK EE
LOT 3
4.29 AC.

SANGER TOWN CENTER LLC
DOC. NO. 2017-48301
(DRDCT)

BLOCK DD
LOT 2
15.00 AC.

GENERAL BUSINESS USE

BLOCK DD
LOT 1
5.19 AC.

8" WATER

DUALBOND HOLDINGS LLC
DOC. NO. 2016-27021
(DRDCT)

SEE SHEET 3

OPEN SPACE

LOT 1X

TRACT LINE

SANGER ISD
VOL. 1841, PG. 662

SANGER ISD
DOC. NO. 2022-60017

SANGER ISD
DOC. NO. 2022-60016

STREET

BUTTERFIELD DRIVE
(60' ROW)

A PRELIMINARY PLAT FOR PHASE 1 IS UNDER REVIEW AND SHOWN FOR REFERENCE ONLY

MARION HILLS APARTMENTS, LLC
DOC. NO. 2017-48293
(DRDCT)

SANGER TOWN CENTER LLC
DOC. NO. 2017-48301
(DRDCT)

BLOCK W
LOT 1
15 AC.

FLOOD ZONE AE
PER LOMR DATED JUNE 26, 2018
CASE NO. 18-06-0546P
FIRM PANEL 48121C0210G

BLOCK Z

BLOCK W

BLOCK X

LAKE RIDGE DRIVE
(60' ROW)

HIEN & DUYET NGUYEN
DOC. NO. 2016-27020
(DRDCT)

SEE SHEET 5

LEGEND

W	Ex. Water
SS	Ex. Sanitary Sewer
W	Prop. Water
W	Prop. Hydrant

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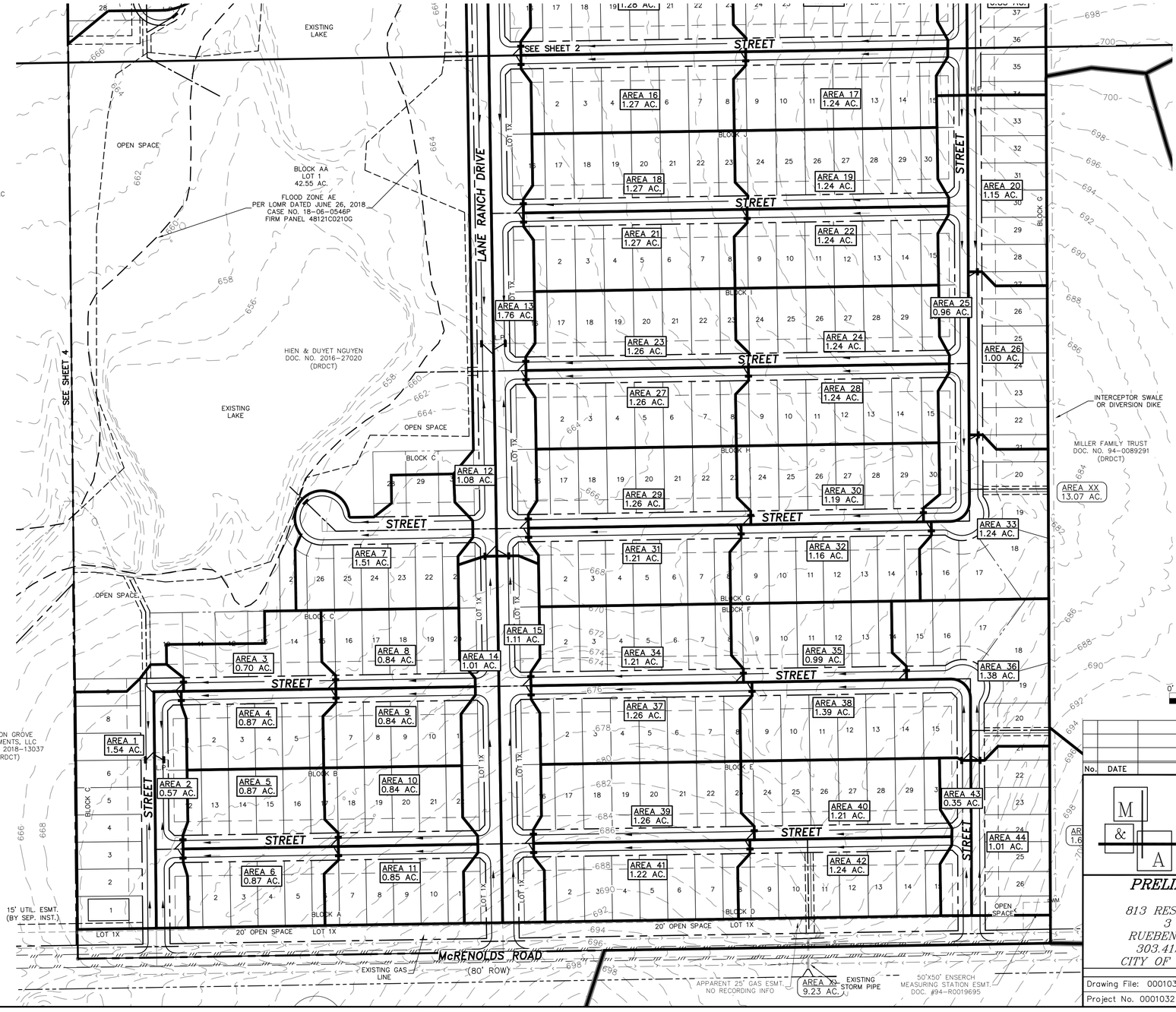

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67449
REGISTERED
PROFESSIONAL ENGINEER
5-15-24

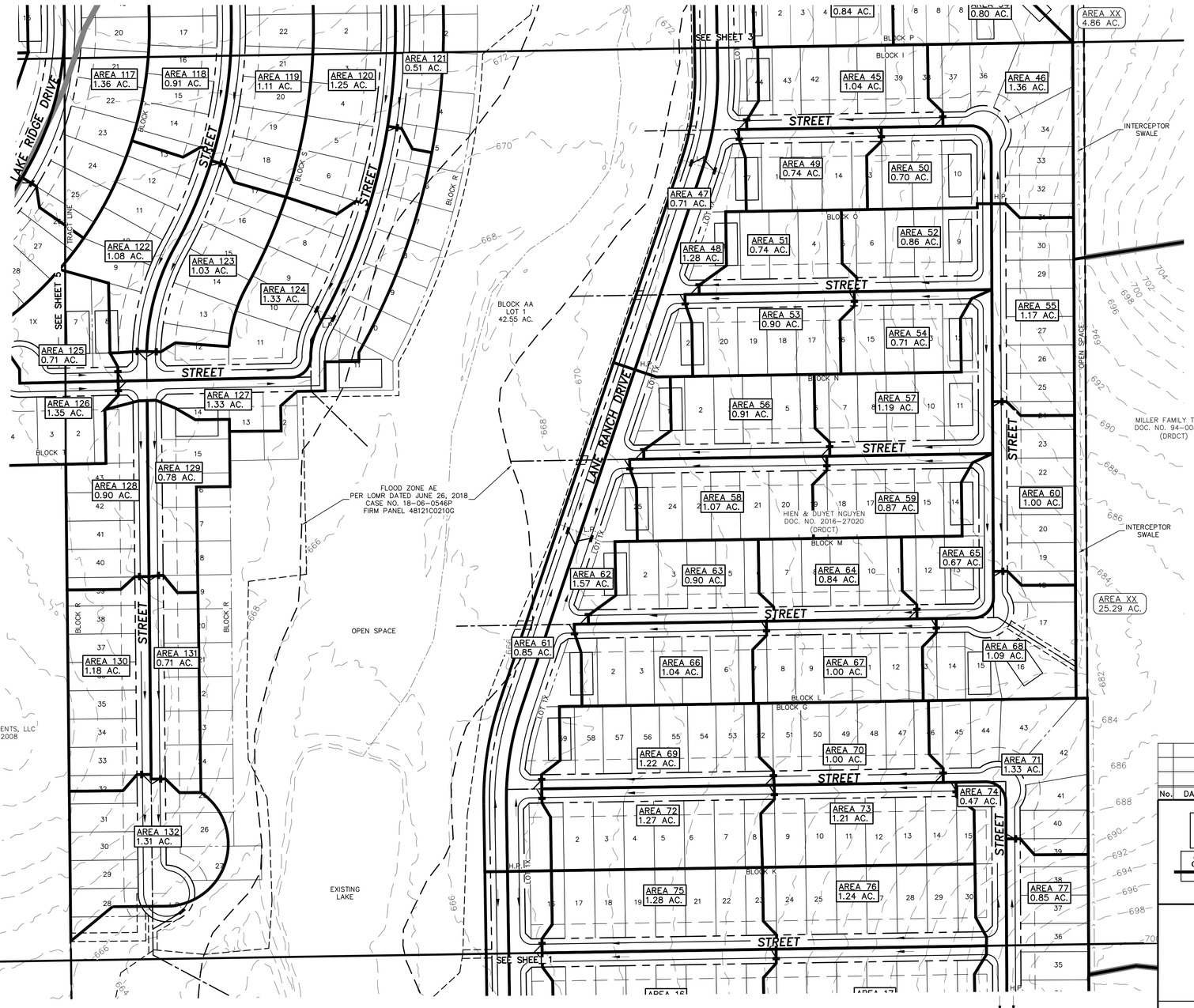
Middleton & Associates, LLC.
PROJECT ENGINEER:
CONSULTING CIVIL ENGINEERS & LAND PLANNERS
TBPE #F-10900

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

PRELIMINARY DRAINAGE PLAN

LANE RANCH ADDITION
813 RESIDENTIAL LOTS - 27 HOA LOTS
3 GENERAL BUSINESS LOTS
RUEBEN BEBEE SURVEY, ABST. NO. 29
303.412 ACRES - 41.02 ACRES ROW
CITY OF SANGER DENTON COUNTY TEXAS

Drawing File: 0001032PPT-STM.DWG	DATE:	SCALE:	SHEET NO:
Project No. 0001032	5-15-24	1"=100'	1 / 6



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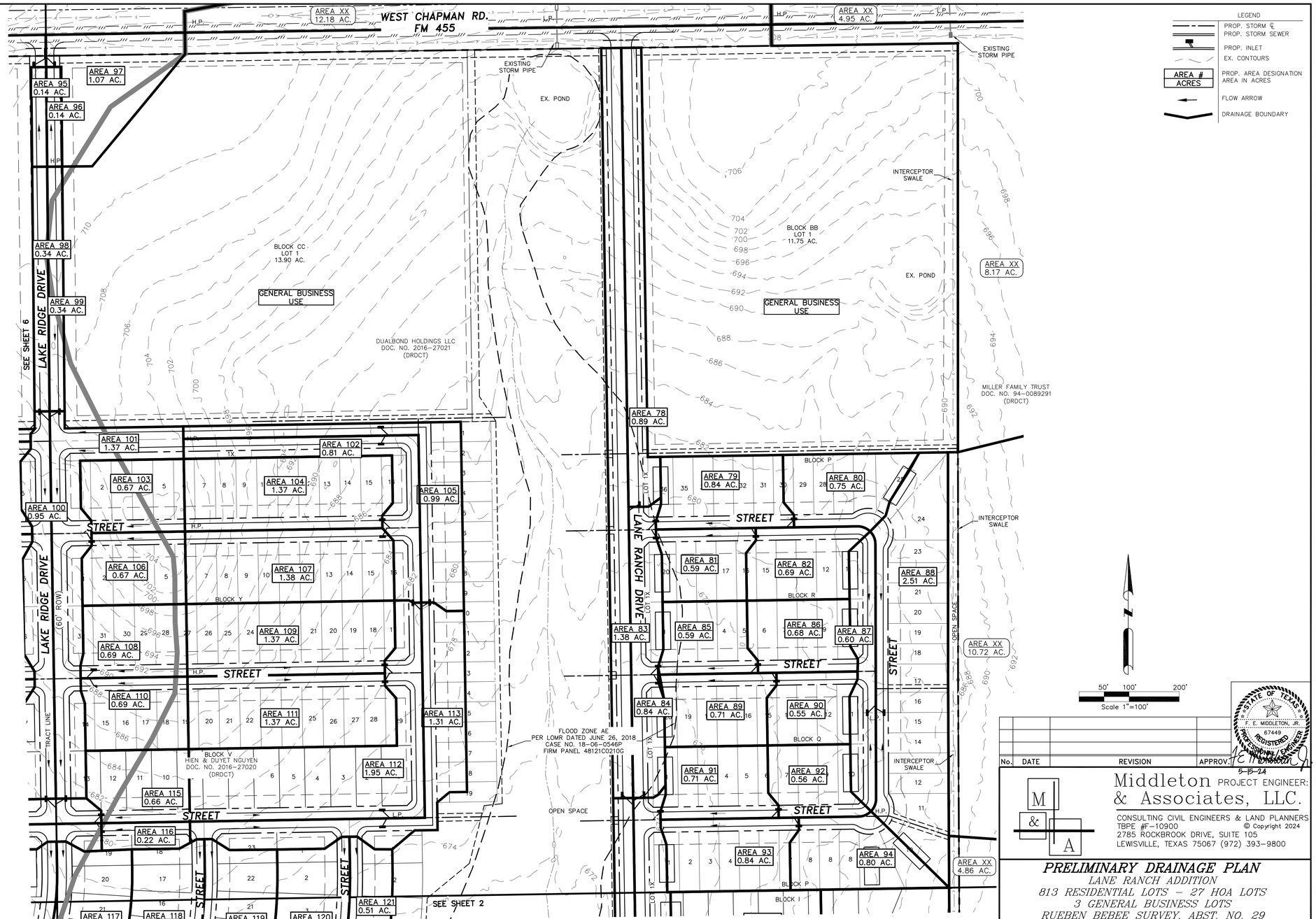

SANGER TOWN CENTER LLC
DOC. NO. 2017-48301
(DRDCT)

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LEGEND

- PROP. STORM ℄
- PROP. STORM SEWER
- PROP. INLET
- EX. CONTOURS
- AREA # / ACRES — PROP. AREA DESIGNATION AREA IN ACRES
- FLOW ARROW
- DRAINAGE BOUNDARY

50' 100' 200'

Scale 1"=100'

STATE OF TEXAS — F. E. MIDDLETON, JR. — 67449 — REGISTERED — PROFESSIONAL ENGINEER

5-15-24

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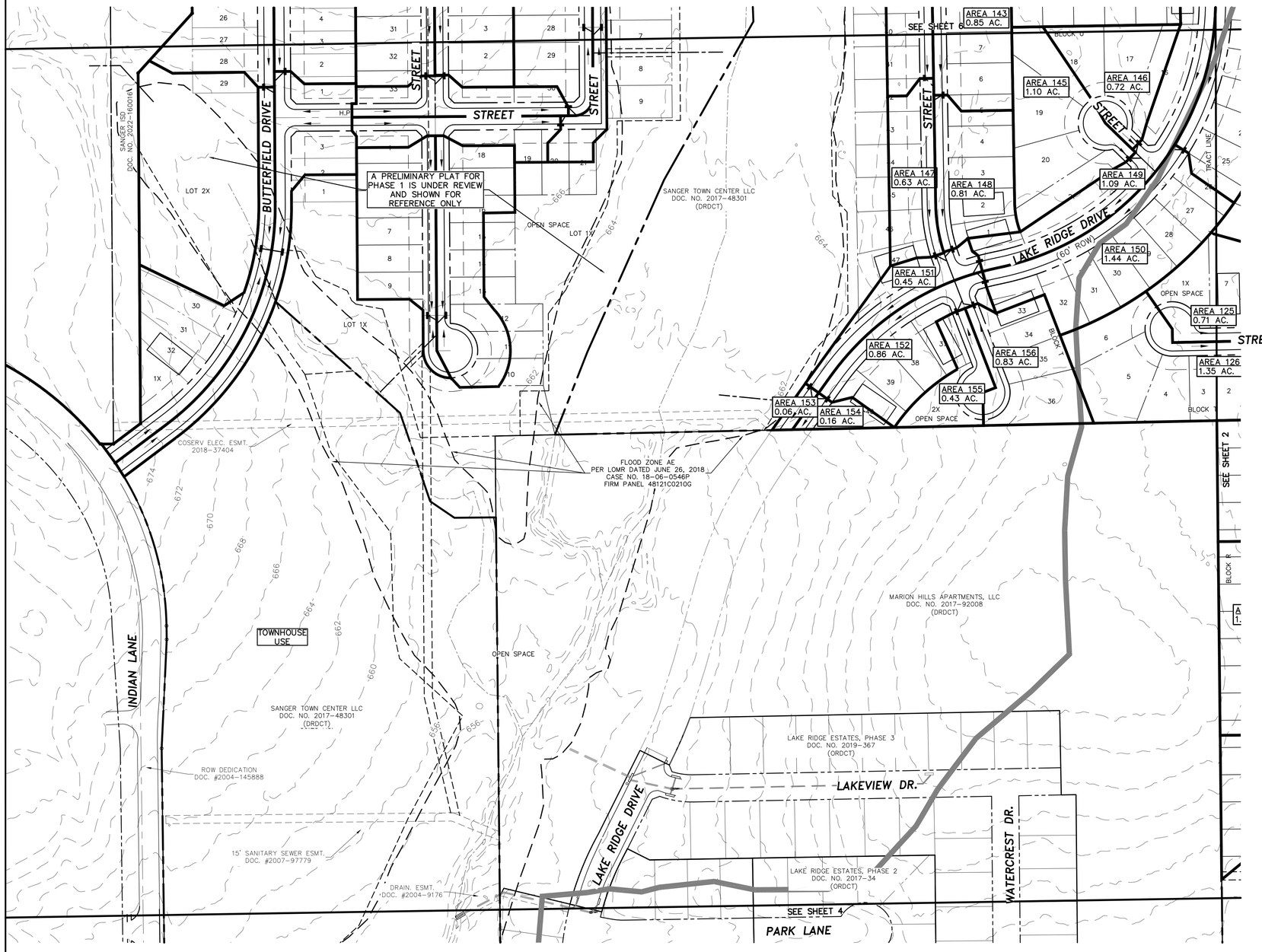

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WEST CHAPMAN RD.
FM 455

EXISTING STORM PIPE

GENERAL BUSINESS USE

BLOCK EE
LOT 3
4.29 AC.

SANGER TOWN CENTER LLC
DOC. NO. 2017-48301
(DRDCT)

BLOCK DD
GENERAL BUSINESS USE

OPEN SPACE

BLOCK DD
LOT 1
5.19 AC.

DUALBOND BUILDINGS LLC
DOC. NO. 2016-27021
(DRDCT)

LAKE RIDGE DRIVE

SEE SHEET 3

AREA 95
0.14 AC.

AREA 98
0.14 AC.

AREA 98
0.34 AC.

AREA
0.34 AC.

STREET

AREA 157
0.34 AC.

AREA 114
0.53 AC.

BLOCK Z

AREA 133
1.10 AC.

AREA 134
0.80 AC.

AREA 100
0.95 AC.

AREA 135
1.11 AC.

AREA 136
0.80 AC.

BLOCK X

AREA 137
1.40 AC.

AREA 138
1.07 AC.

AREA 139
1.66 AC.

AREA 140
1.32 AC.

TRACT LINE

BLOCK W

AREA 141
0.87 AC.

AREA 142
1.48 AC.

AREA 144
1.30 AC.

AREA 143
0.85 AC.

SEE SHEET 5

BLOCK U

Provide Street Names (TYP)

A PRELIMINARY PLAT FOR PHASE 1 IS UNDER REVIEW AND SHOWN FOR REFERENCE ONLY

SANGER ISD
DOC. NO. 2022-60017

SANGER ISD
DOC. NO. 2022-60016

BUTTERFIELD DRIVE

MARION HILLS APARTMENTS, LLC
DOC. NO. 2017-48293
(DRDCT)

LOT 1X

OPEN SPACE

SANGER TOWN CENTER LLC
DOC. NO. 2017-48301
(DRDCT)

BLOCK W
LOT 1
.75 AC.

FLOOD ZONE AE
PER LOMR DATED JUNE 26, 2018
CASE NO. 18-06-0546P
FIRM PANEL 48121C0210G

HUU & DUYET NGUYEN
DOC. NO. 2016-27020
(DRDCT)

LEGEND

- PROP. STORM
- PROP. STORM SEWER
- PROP. INLET
- EX. CONTOURS
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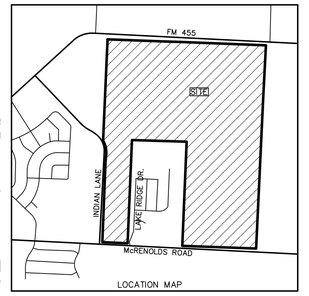

LEGEND

W	Ex. Water
SS	Ex. Sanitary Sewer
SS	Prop. Sanitary Sewer
SS	Prop. Sewer Manhole

What happens to street drainage? are cross culverts required. Clarify

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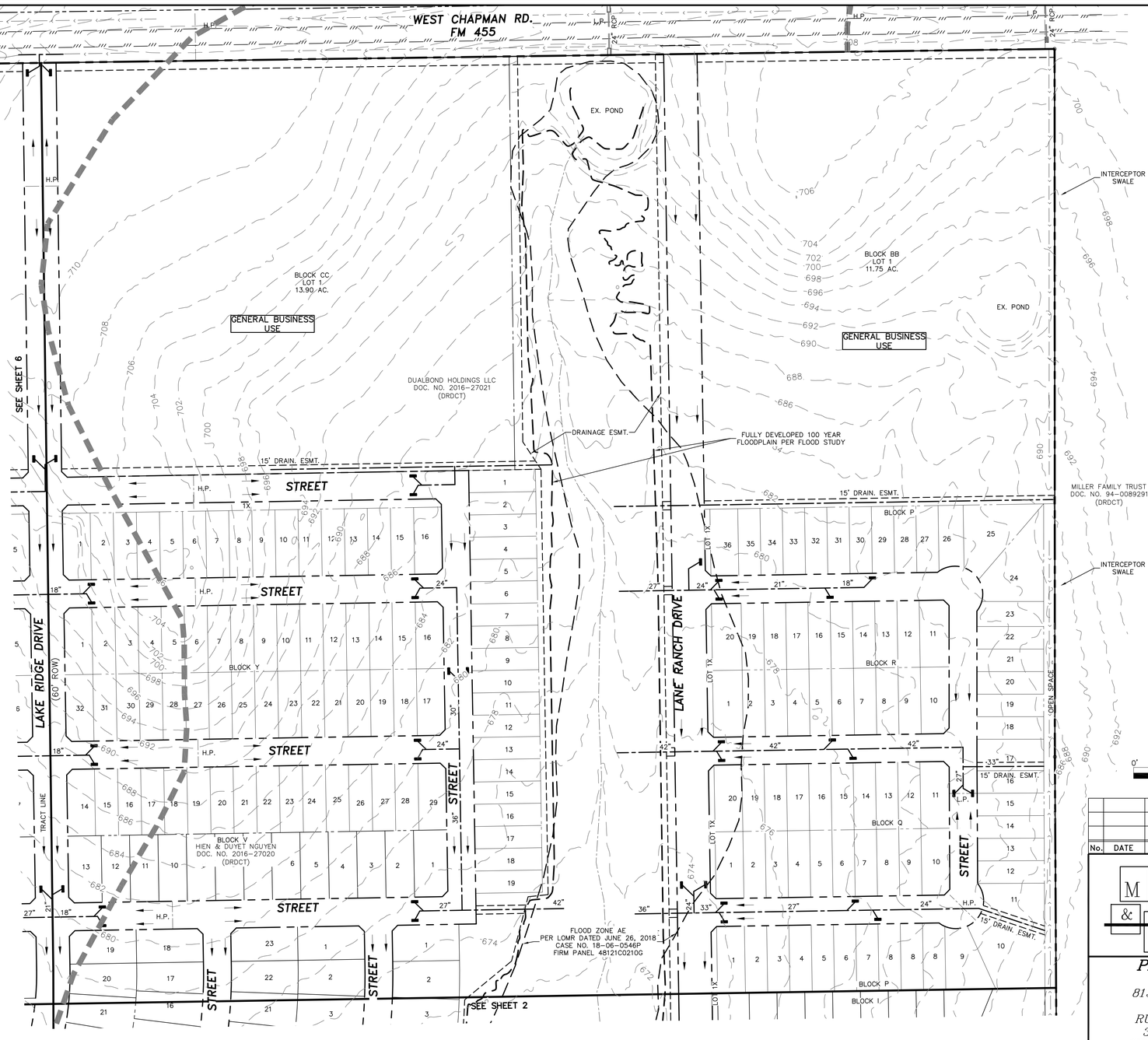

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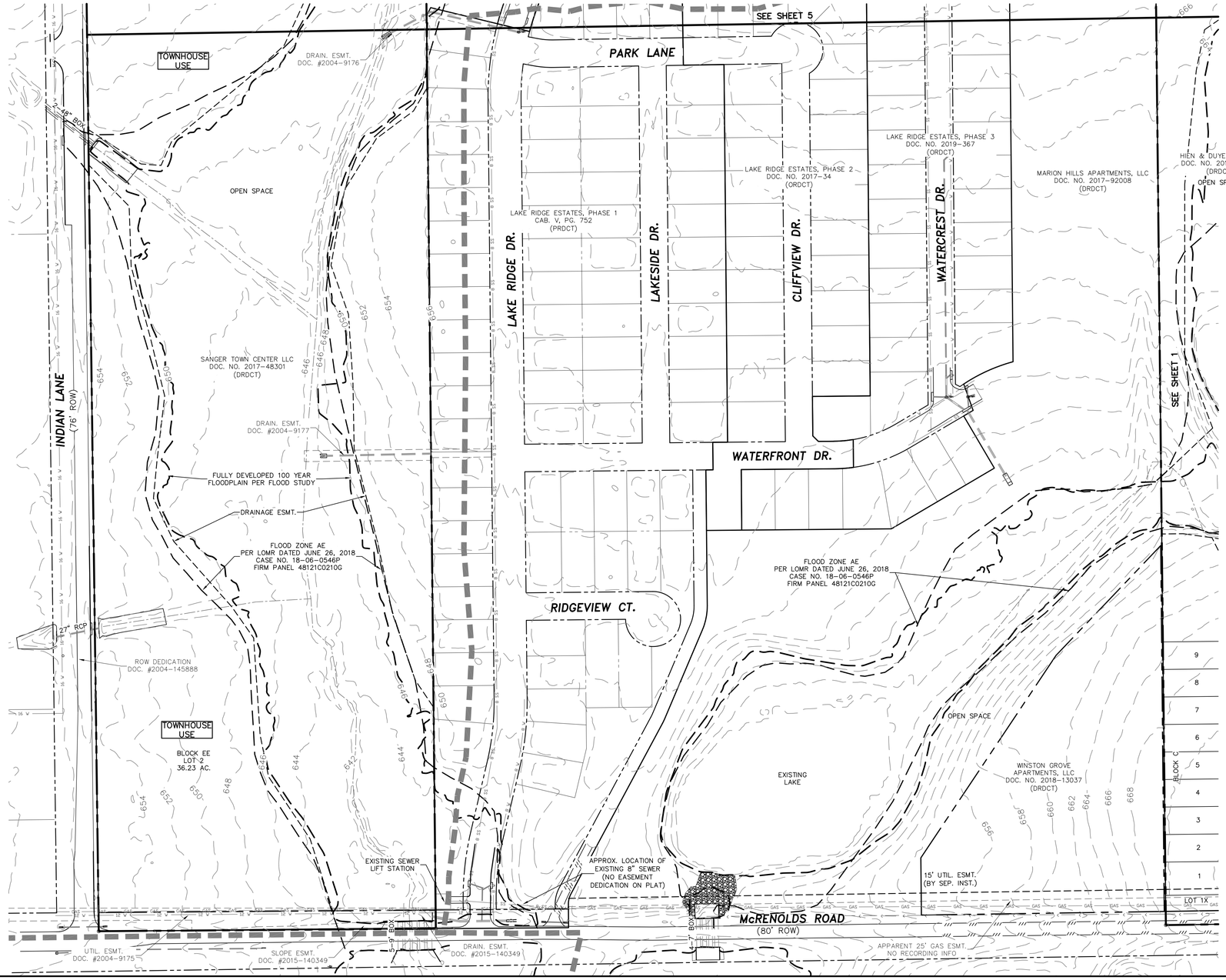

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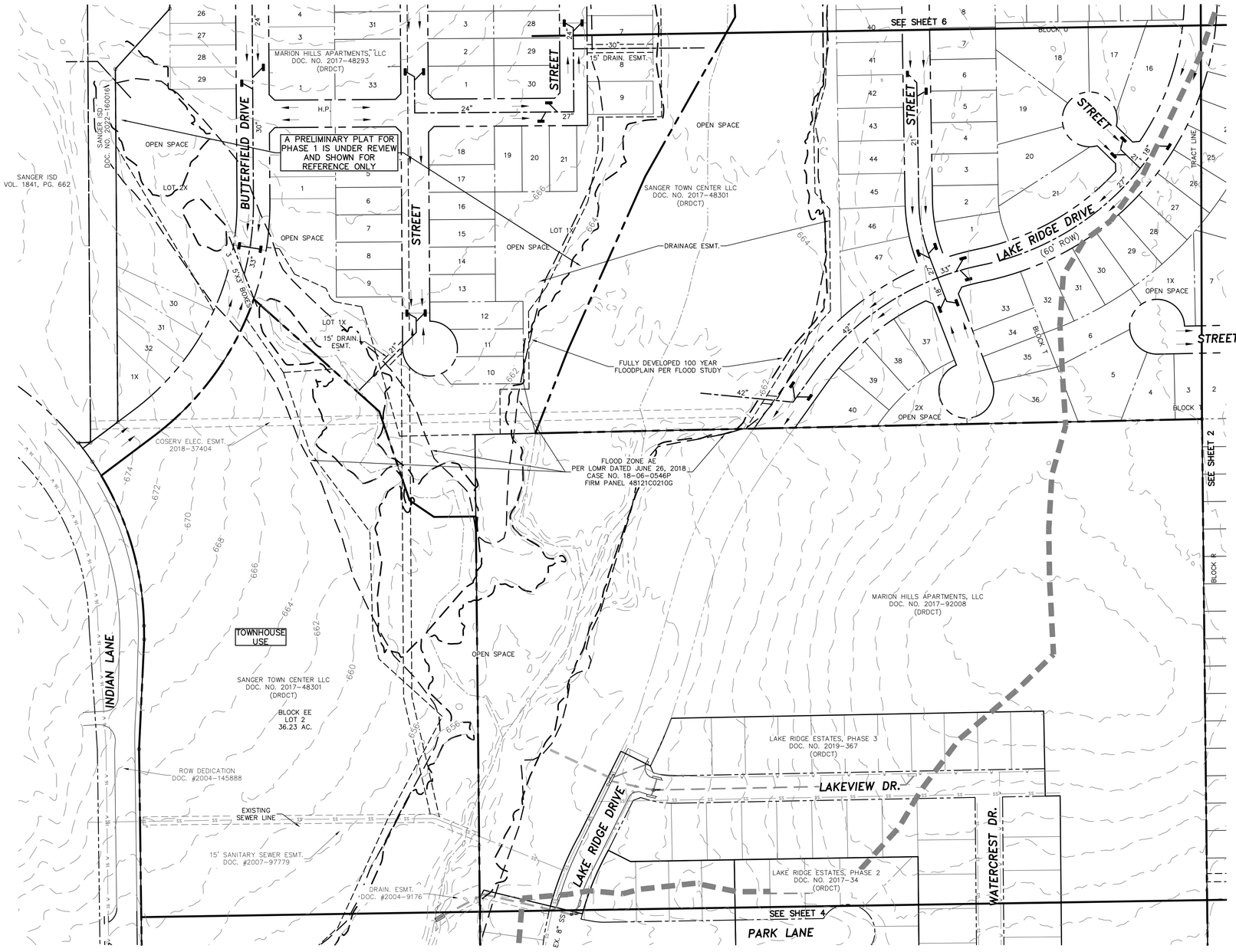

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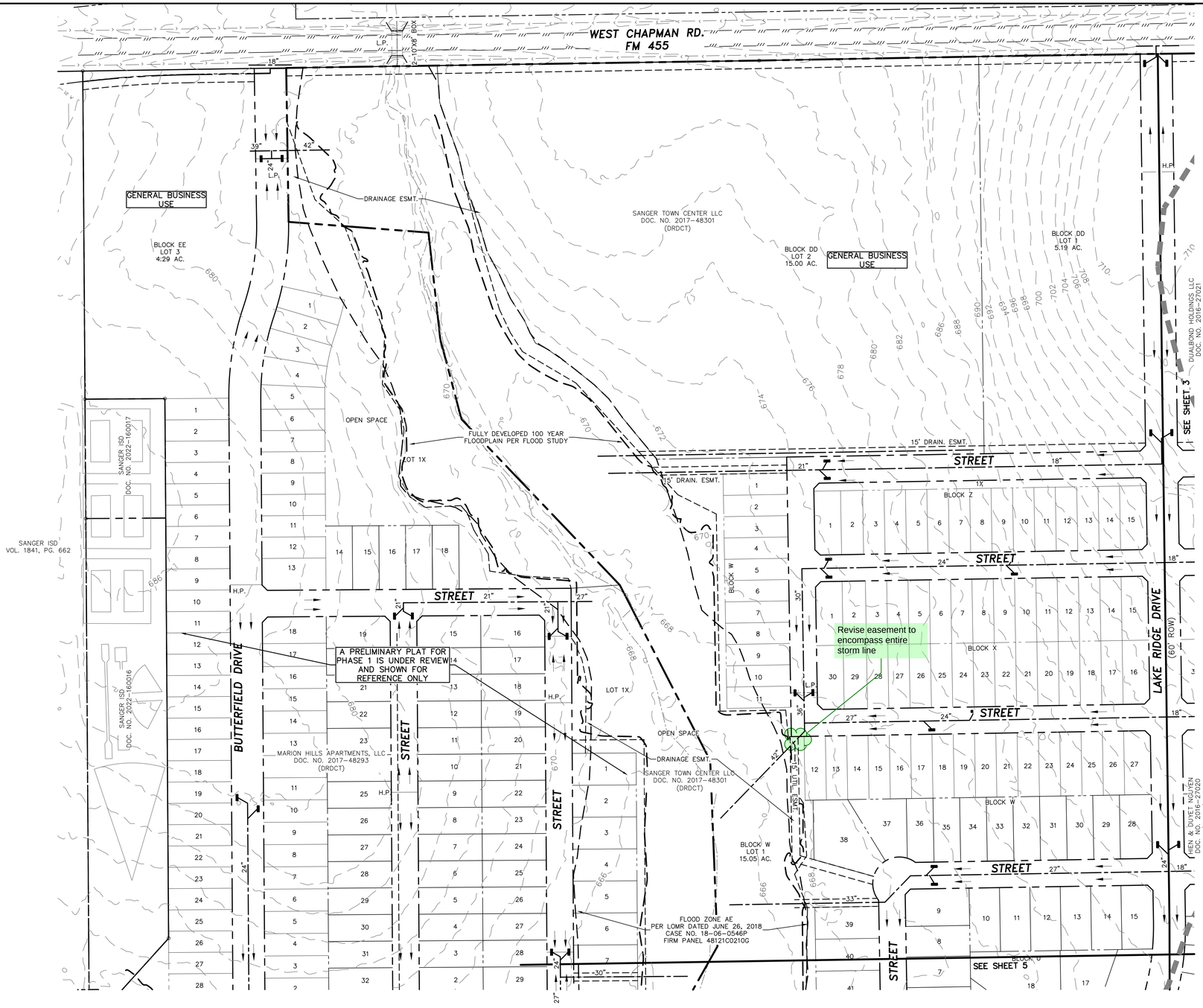

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