

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. REF. TO FLOOD STUDY BY CARDINAL STRATEGIES FOR LANE RANCH DATED 4-22-24 FOR ALL FULLY DEVELOPED FLOODPLAIN AND HYDROLOGY INFORMATION.

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

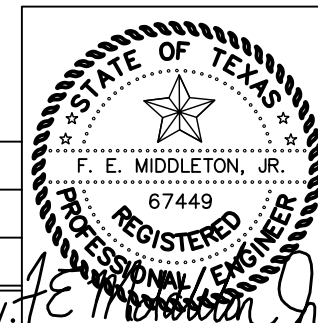
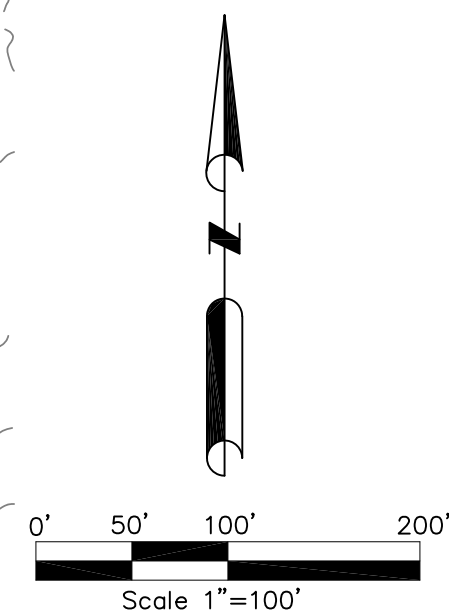
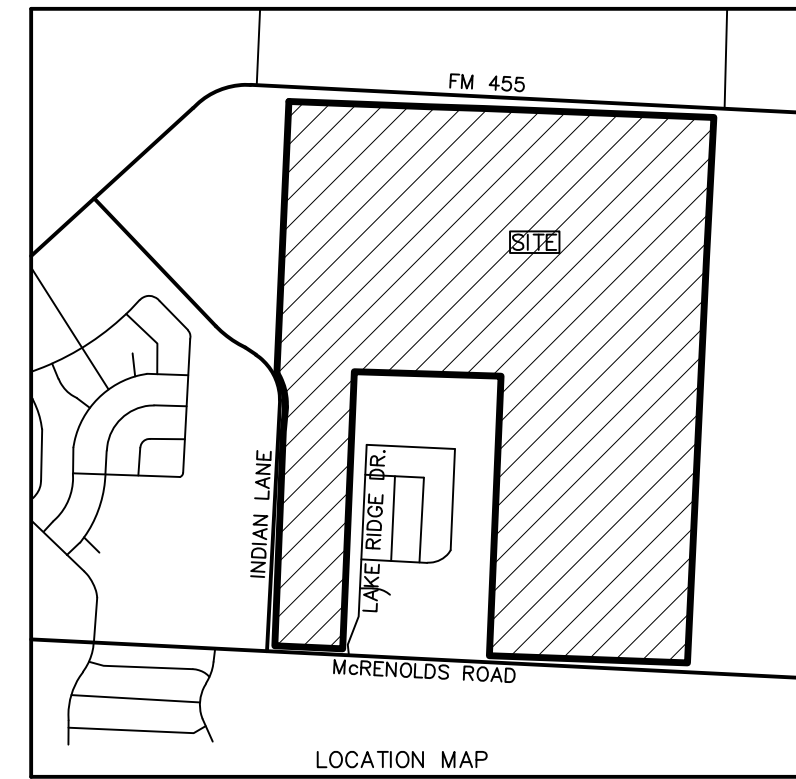
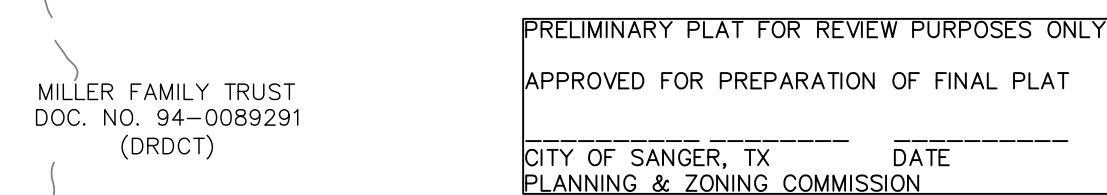
1. LOTS WITH "X" DESIGNATOR WILL BE OWNED BY THE HOA.

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.

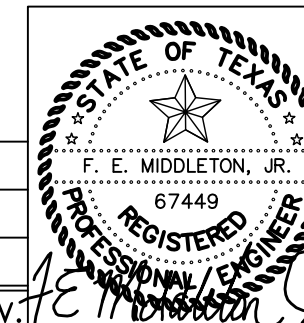
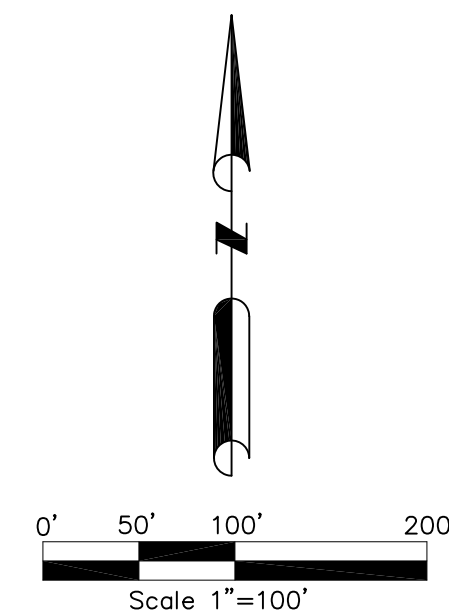
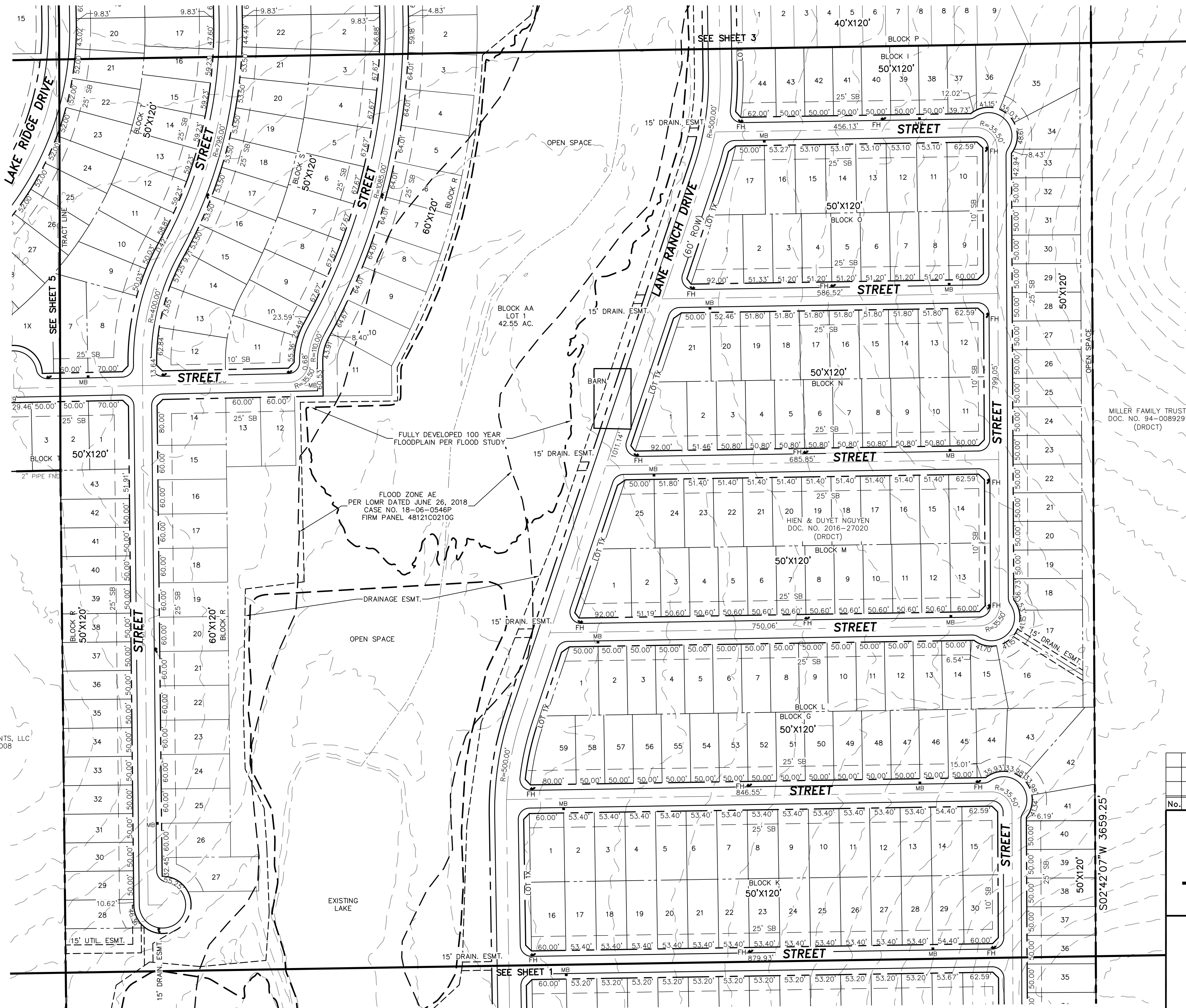
This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the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



No.	DATE	REVISION	APPROVAL	DATE
				5-15-24
		PROJECT ENGINEER: Middleton & Associates, LLC. CONSULTING CIVIL ENGINEERS & LAND PLANNERS TBPE #1-10900 © Copyright 2024 2785 ROCKBROOK DRIVE, SUITE 105 LEWISVILLE, TEXAS 75067 (972) 393-9800		
<i>PRELIMINARY PLAT</i> <i>LANE RANCH ADDITION</i> <i>813 RESIDENTIAL LOTS - 27 HOA LOTS</i> <i>3 GENERAL BUSINESS LOTS</i> <i>RUEBEN BEBEE SURVEY, ABST. NO. 29</i> <i>303.412 ACRES - 41.02 ACRES ROW</i> <i>CITY OF SANGER DENTON COUNTY TEXAS</i>				
Drawing File: 0001032PPT.DWG		DATE:	SCALE:	SHEET NO.:
Project No. 0001032		5-15-24	1"=100'	1
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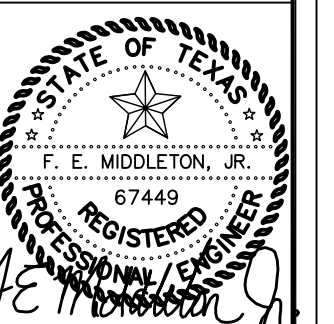
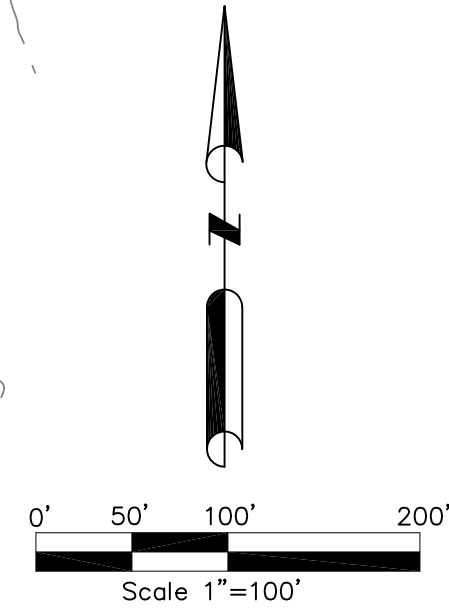
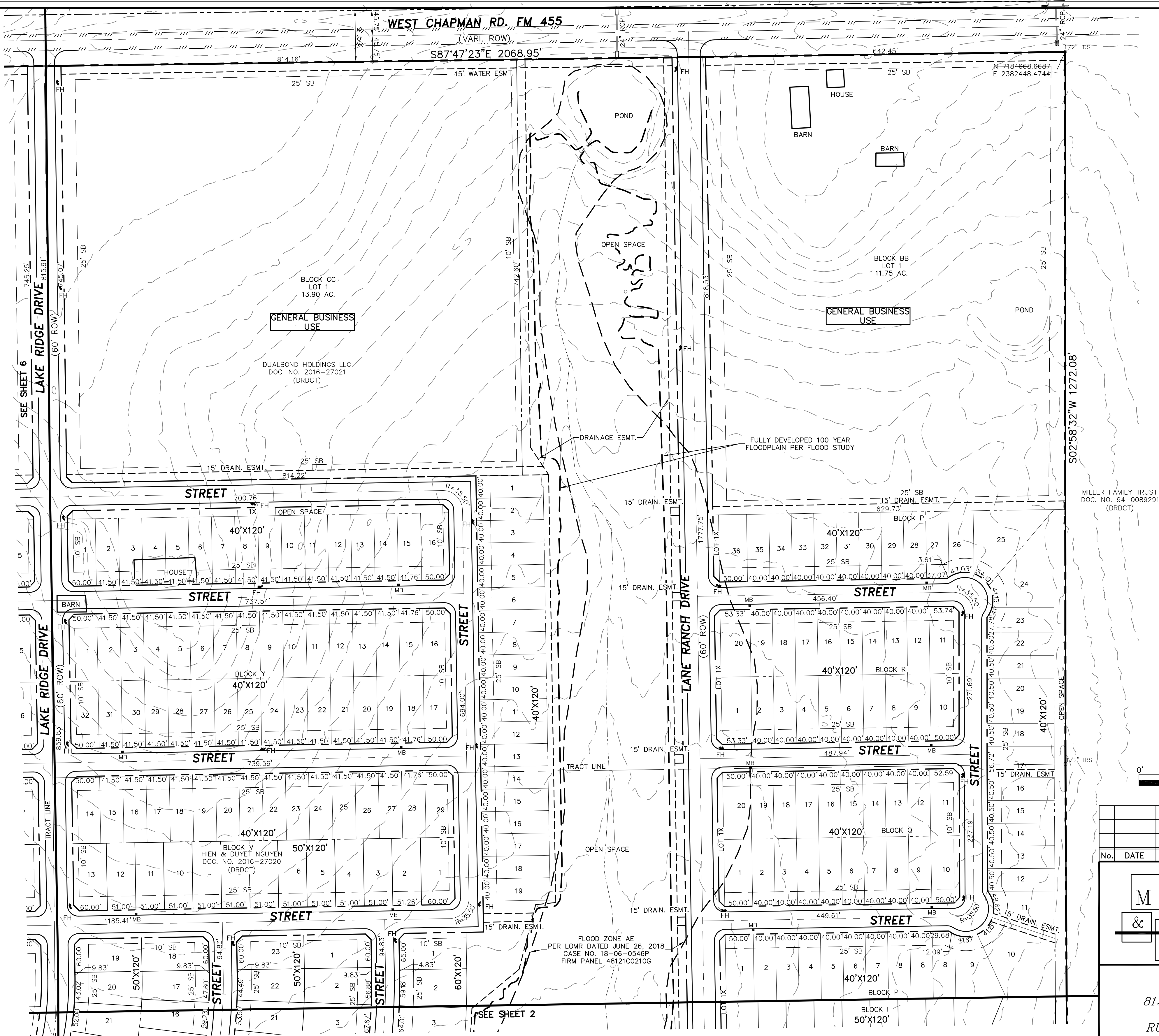
SANGER TOWN CENTER LLC
DOC. NO. 2017-48301
(DRDCT)

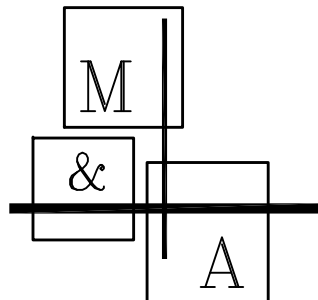
MARION HILLS APARTMENTS, LLC
DOC. NO. 2017-92008
(DRDCT)



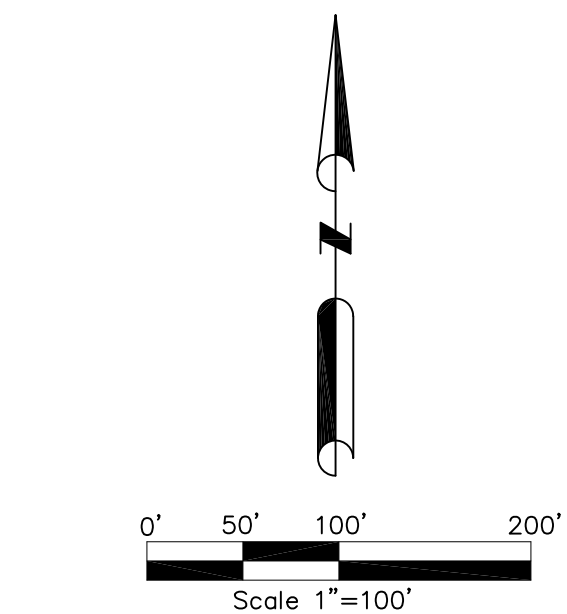
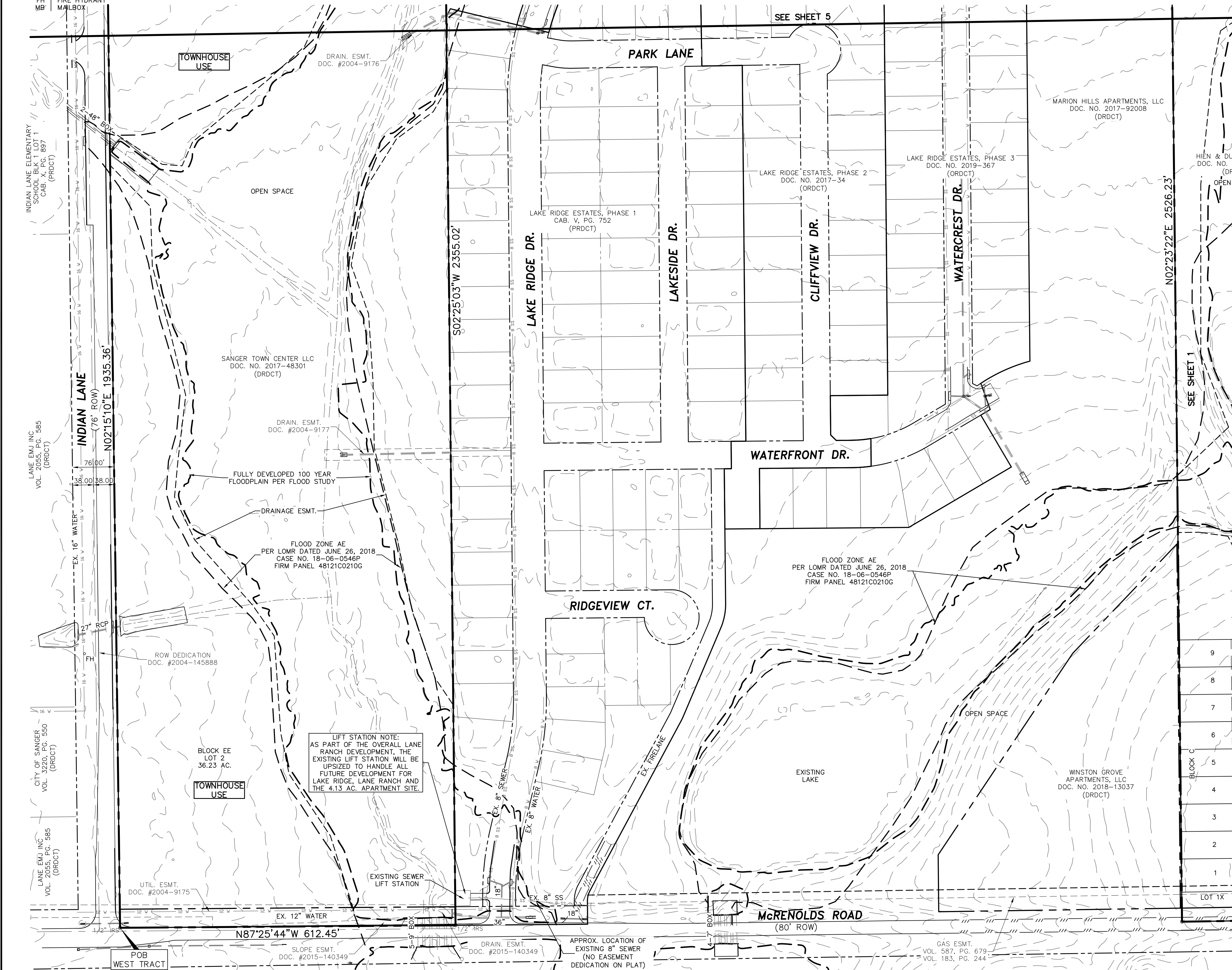
No.	DATE	REVISION	APPROVED	DATE
			<i>TC</i>	5-15-24
		Middleton PROJECT ENGINEER: & Associates, LLC.		
CONSULTING CIVIL ENGINEERS & LAND PLANNERS TBPE #F-109000 © Copyright 2024 2785 ROCKBROOK DRIVE, SUITE 105 LEWISVILLE, TEXAS 75067 (972) 393-9800				
<i>PRELIMINARY PLAT</i> <i>LANE RANCH ADDITION</i> <i>813 RESIDENTIAL LOTS - 27 HOA LOTS</i> <i>3 GENERAL BUSINESS LOTS</i> <i>RUEBEN BEBEE SURVEY, ABST. NO. 29</i> <i>303.412 ACRES - 41.02 ACRES ROW</i> <i>CITY OF SANGER DENTON COUNTY TEXAS</i>				
Project File: 0001032PPT.DWG		DATE:	SCALE:	SHEET NO.:
Project No. 0001032		5-15-24	1"=100'	2
				6

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



No.	DATE	REVISION	APPROV. <i>TC Mendenhall</i>
		5-15-24	
		PROJECT ENGINEER: Middleton & Associates, LLC.	
		CONSULTING CIVIL ENGINEERS & LAND PLANNERS TBPE # - 10900 © Copyright 2024 2785 ROCKBROOK DRIVE, SUITE 105 LEWISVILLE, TEXAS 75067 (972) 393-9800	
<i>PRELIMINARY PLAT</i> <i>LANE RANCH ADDITION</i> <i>813 RESIDENTIAL LOTS - 27 HOA LOTS</i> <i>3 GENERAL BUSINESS LOTS</i> <i>RUEBEN BEBEE SURVEY, ABST. NO. 29</i> <i>303.412 ACRES - 41.02 ACRES ROW</i> <i>CITY OF SANGER DENTON COUNTY TEXAS</i>			
Drawing File: 0001032PPT.DWG		DATE:	SHEET NO:
Project No. 0001032		5-15-24	3
		SCALE:	6
		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. 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



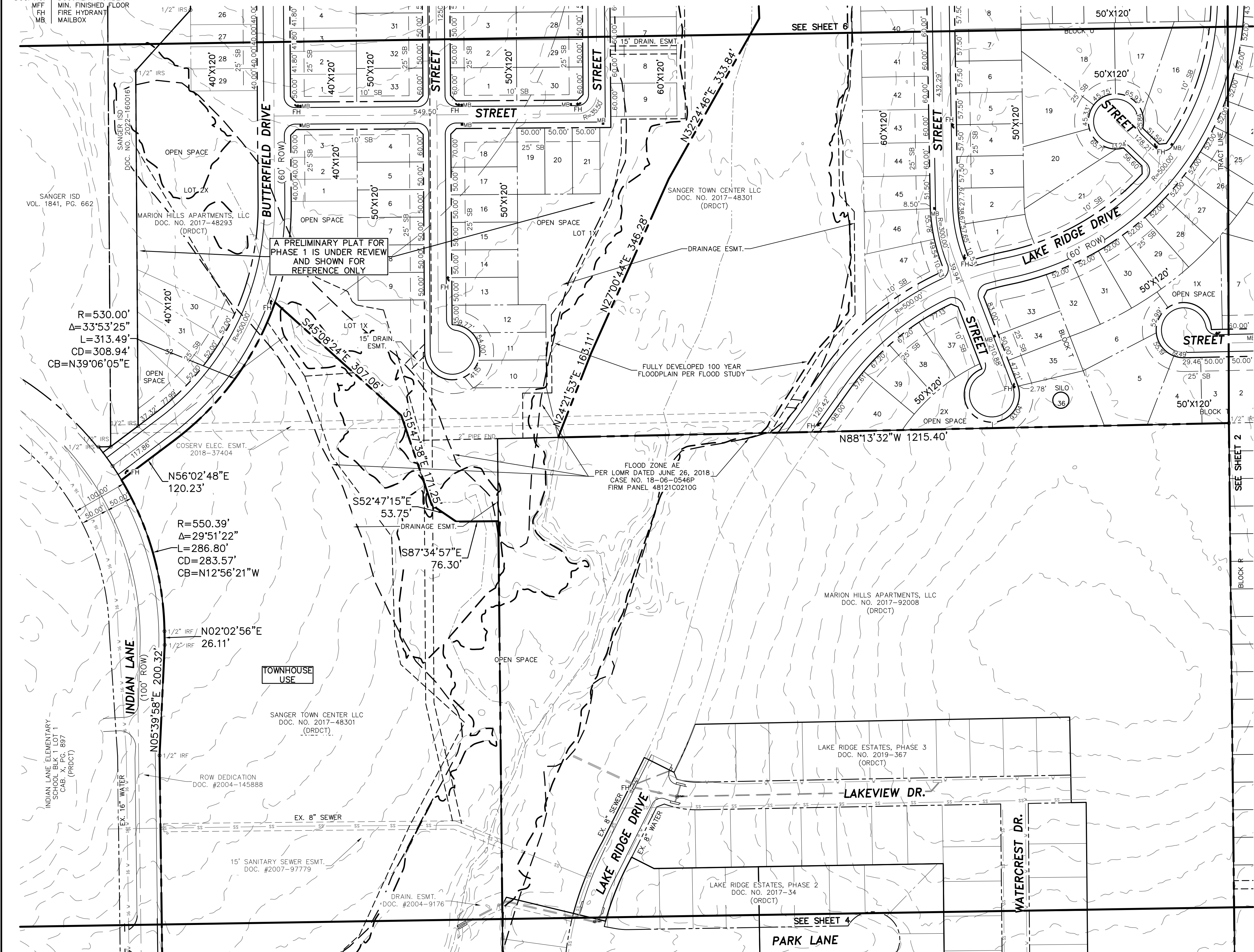
No.	DATE	REVISION	APPROV.

5-15-24
PROJECT ENGINEER:
Middleton & Associates, LLC.
CONSULTING CIVIL ENGINEERS & LAND PLANNERS
TYPE #F-10900
© Copyright 2024
2785 ROCKBROOK DRIVE, SUITE 105
LEWISVILLE, TEXAS 75067 (972) 393-9800

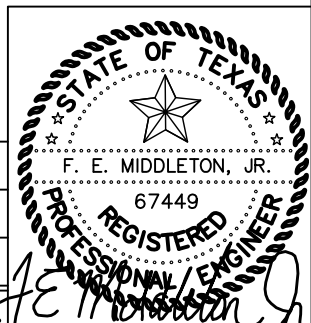
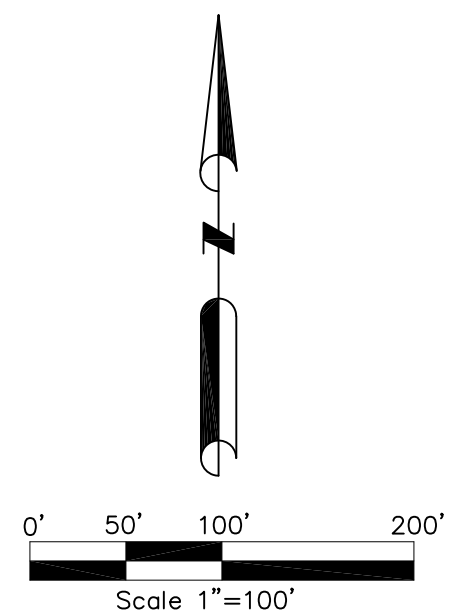
PRELIMINARY PLAT
LANE RANCH ADDITION
813 RESIDENTIAL LOTS - 27 HOA LOTS
3 GENERAL BUSINESS LOTS
RUEBEN BEBEE SURVEY, ABST. NO. 29
303.412 ACRES - 41.02 ACRES ROW
CITY OF SANGER DENTON COUNTY TEXAS

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

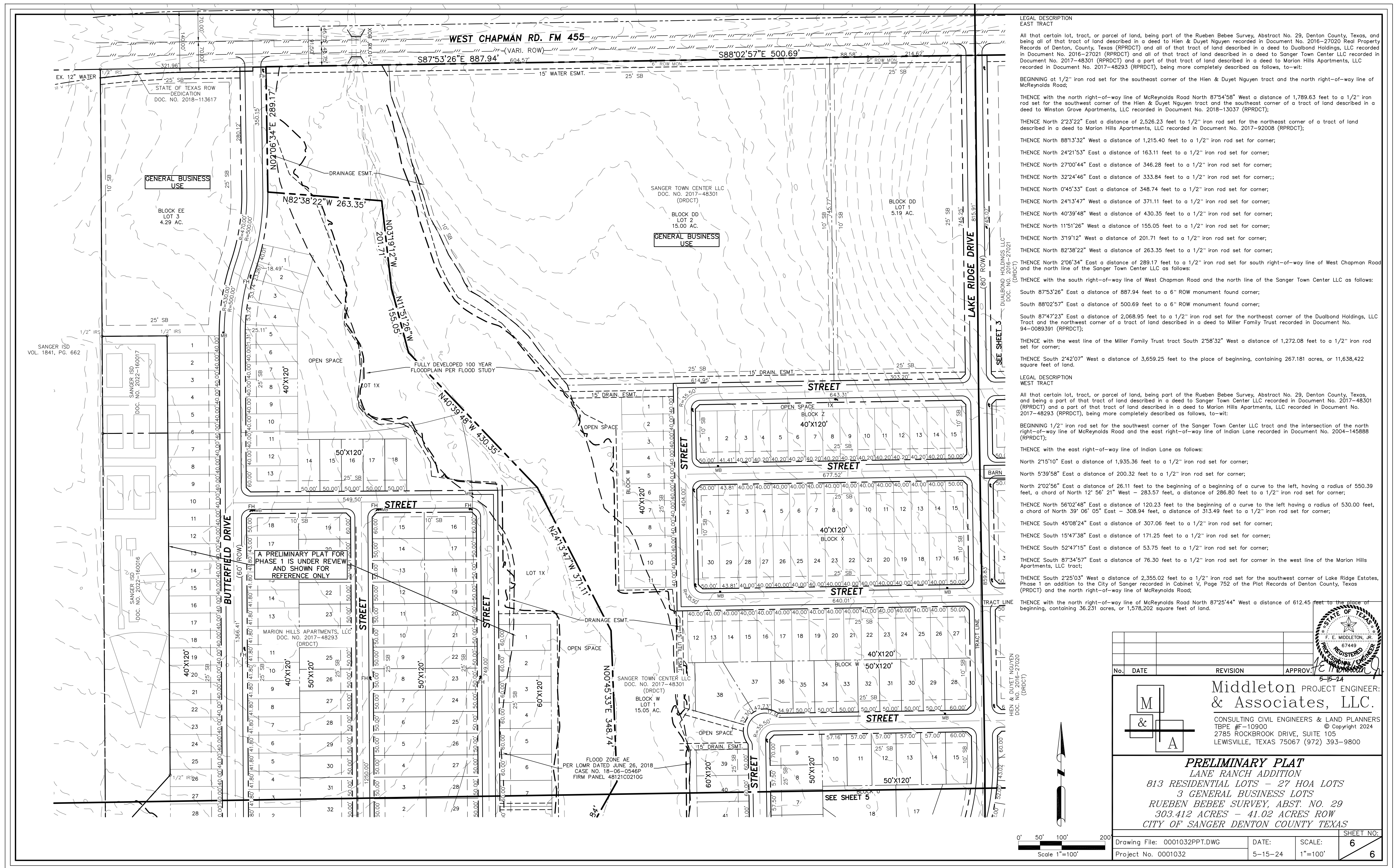
LEGEND
IRS IRON ROD SET
IRF IRON ROD FOUND
U.E. UTILITY EASEMENT
D.E. DRAINAGE EASEMENT
F.E. FRANCHISE EASEMENT
S.B. SETBACK
O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
D.R.D.C.T. DEED RECORDS OF DENTON COUNTY, TEXAS
DOC. NO. DOCUMENT NUMBER
MFF MIN. FINISHED FLOOR
FH FIRE HYDRANT
MR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



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



No.	DATE	REVISION	APPROV.
Middleton PROJECT ENGINEER: & Associates, LLC.			
CONSULTING CIVIL ENGINEERS & LAND PLANNERS TYPE #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			SHEET NO:
Project No. 0001032			6
DATE: 5-15-24		SCALE: 1"=100'	5



LEGAL DESCRIPTION
EAST TRACT

All that certain lot, tract, or portion of land, being part of the Rueben Beebe 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;

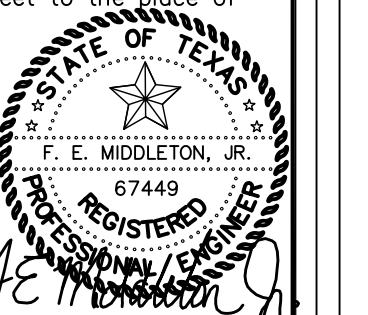
THENCE South 15°47'38" East a distance of 171.25 feet to a 1/2" iron rod set for corner;

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.
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MM: 1111 5-15-24

Middleton PROJECT ENGINEER:
& Associates, LLC.

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

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

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