CITY COUNCIL

MEETING AGENDA

JULY 07, 2025, 6:00 PM

CITY COUNCIL REGULAR MEETING
HISTORIC CHURCH BUILDING - 403 N 7TH STREET, SANGER, TEXAS

CALL THE WORK SESSION TO ORDER AND ESTABLISH A QUORUM

DISCUSSION ITEMS

1. Presentation and discussion regarding the City of Sanger's 2025-26 Annual Budget.

OVERVIEW OF ITEMS ON THE REGULAR AGENDA

ADJOURN THE WORK SESSION

The Regular Meeting will begin following the Work Session but not earlier than 7:00 p.m.

CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM

INVOCATION AND PLEDGE

CITIZENS COMMENTS

This is an opportunity for citizens to address the Council on any matter. Comments related to public hearings will be heard when the specific hearing begins. Citizens are allowed 3 minutes to speak. Each speaker must complete the Speaker's Form and include the topic(s) to be presented. Citizens who wish to address the Council with regard to matters on the agenda will be received at the time the item is considered. The Council is not allowed to converse, deliberate or take action on any matter presented during citizen input.

CONSENT AGENDA

All items on the Consent Agenda will be acted upon by one vote without being discussed separately unless requested by a Councilmember to remove the item(s) for additional discussion. Any items removed from the Consent Agenda will be taken up for individual consideration.

2. Consideration and possible action on a Final Plat of Sanger 91 Addition being approximately 90.367 acres of land with 1.996 in Denton County and Sanger ETJ described as A0367C F FITZGERALD, TR 2, within the City of Sanger, generally on the east side I-35 North and approximately 2335 feet north of the intersection of Chisam Rd and I-35 Frontage Rd North.

3. Consideration and possible action on a request for a replat of lots 1A-8A, Blk. A of the Marion Point Acres, within the City of Sanger. Generally located on the east side of Marion Road, and approximately 1,161 feet north of FM 455 West.

4. Consideration and possible action on a Final Plat of Chapman Crossing, being approximately 68.209 acres of land described as H TIERWESTER SURVEY ABSTRACT NO. 1241, within the City of Sanger, generally located along Belz Road and approximately 1281 feet west of N Stemmons Frwy.

5. Consideration and possible action on a request to a Replat of Bolivar Heights Addition being approximately 5.713 acres of land described as Bolivar Heights Addition, Lot 1 and Lot 1(PT), within the City of Sanger's ETJ, generally on the north side of FM 455 W, approximately 1289 west of the intersection of FM 455 W and Sam Bass Road.

6. Consideration and possible action on the minutes from the June 12, 2025, meeting.

7. Consideration and possible action on the minutes from the June 16, 2025, meeting.

PUBLIC HEARING ITEMS

8. Conduct a Public Hearing on the Creation of the Elada Public Improvement District No. 1 (PID-01), from the PAC Group, LTD and Ron Williamson Quarter Horses, Inc. (Owners).

9. Conduct a public hearing on a request for a zoning change from Agriculture A to Planned Development PD for a total of 306.36 acres of land, 60 acres described as A1241A TIERWESTER, TR 4 and 246.36 acres described as A1241A TIERWESTER, TR 8 within the City of Sanger, and generally located north of Belz Rd approximately 1035 feet of the intersection of I-35 and Belz Rd.

ACTION ITEMS

10. Consideration and possible action on a Resolution 2025-08, the Creation of the Elada Public Improvement District No. 1 (PID-01) from the PAC Group, LTD and Ron Williamson Quarter Horses, Inc. (Owners).

11. Consideration and possible action on a request for a zoning change from Agriculture A to Planned Development PD for a total of 306.36 acres of land, 60 acres described as A1241A TIERWESTER, TR 4 and 246.36 acres described as A1241A TIERWESTER, TR 8 within the City of Sanger, and generally located north of Belz Rd approximately 1035 feet west of the intersection of I-35 and Belz Rd.

12. Consideration and possible action on a Preliminary Plat of Elada Addition, being approximately 306.356 acres of land described as 60 acres described as A1241A TIERWESTER, TR 4 and 246.36 acres described as A1241A TIERWESTER, within the City of Sanger, and generally located north of Belz Rd approximately 1035 feet of the intersection of I-35 and Belz Rd.

13. Consideration and possible action on a Minor Plat of Dhakal Karki Addition, being approximately 1.375 acres of land described as A1241A Tierwester, TR 239 and TR 240, within the City of Sanger, generally located on the northeast corner of 5th Street and Freese St.

14. Consideration and possible action on a Final Plat of Lois Road Estates Subdivision Filing No. 1, being approximately 38.769 acres of land described as A0029A R. BEEBEE, TR, within the City of Sanger, generally located on the south side of Lois Rd approximately 1219 feet west of the intersection of Marion Rd and Lois Rd.

15. Consideration and possible action on a Final Plat of Lois Road Estates Subdivision Filing No. 2, being approximately 29.228 acres of land described as A0029A R. BEEBEE, TR, within the City of Sanger, generally located on the south side of Lois Rd approximately 1219 feet west of the intersection of Marion Rd and Lois Rd.

16. Consideration and possible action on a Final Plat of Lois Road Estates Subdivision Filing No. 3, being approximately 45.25 acres of land described as A0029A R. BEEBEE, TR, within the City of Sanger, generally located on the south side of Lois Rd approximately 1219 feet west of the intersection of Marion Rd and Lois Rd.

FUTURE AGENDA ITEMS

The purpose of this item is to allow the Mayor and Councilmembers to bring forward items they wish to discuss at a future meeting, A Councilmember may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting. Items may be placed on a future meeting agenda with a consensus of the Council or at the call of the Mayor.

INFORMATIONAL ITEMS

Information Items are for informational purposes only. No action may be taken on items listed under this portion of the agenda.

17. Atmos Energy Mid-Tex Division Rate Tariffs - Rate Schedule 07-01-2025

18. Rider GCR - Rate Filing under Docket No. 10170 - June 26, 2025

EXECUTIVE SESSION

Pursuant to the Open Meetings Act, Chapter 551, the City Council Will Meet in a Closed Executive Session in Accordance with the Texas Government Code:

Section 551.074. PERSONNEL MATTERS

For deliberations regarding the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee.

- City Attorney

Section 551.071. CONSULTATION WITH ATTORNEY

For deliberations regarding legal (A) pending or contemplated litigation; or (B) a settlement offer; or (2) on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter regarding legal consultation with attorney regarding pending administrative action, and all matters incident and related thereto.

RECONVENE INTO REGULAR SESSION

Reconvene into Regular Session and take any action deemed necessary as a result of Executive Session.

ADJOURN

NOTE: The City Council reserves the right to adjourn into Executive Session as authorized by Texas Government Code, Section 551.001, et seq. (The Texas Open Meetings Act) on any item on its open meeting agenda in accordance with the Texas Open Meetings Act, including, without limitation Sections 551.071-551.087 of the Texas Open Meetings Act.

CERTIFICATION

I certify that a copy of this meeting notice was posted on the bulletin board at City Hall that is readily accessible to the general public at all times and was posted on the City of Sanger website on July 3, 2025, at 9:30 AM.

/s/Kelly Edwards
Kelly Edwards, City Secretary

The Historical Church is wheelchair accessible. Request for additional accommodations or sign interpretation or other special assistance for disabled attendees must be requested 48 hours prior to the meeting by contacting the City Secretary's Office at 940.458.7930.

CITY COUNCIL COMMUNICATION

DATE: July 7, 2025

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on a Final Plat of Sanger 91 Addition being approximately 90.367 acres of land with 1.996 in Denton County and Sanger ETJ described as A0367C F FITZGERALD, TR 2, within the City of Sanger, generally on the east side I-35 North and approximately 2335 feet north of the intersection of Chisam Rd and I-35 Frontage Rd North.

SUMMARY:

- This Development is mostly within Cooke County.
- 1.996 acres are located in Denton County and the City of Sanger's ETJ.
- The final plat has been approved by Cooke County.
- The intent of the project is to construct an 8" Bolivar water main from Chisam Road to E Lone Oak Road on the eastern portion of I-35.
- Platting is a requirement by the Bolivar Water Supply Company.
- The final plat is for one lot.
- Planning & Zoning recommended approval on 5-12-25.

FISCAL INFORMATION:

Budgeted: N/A Amount: N/A GL Account: N/A

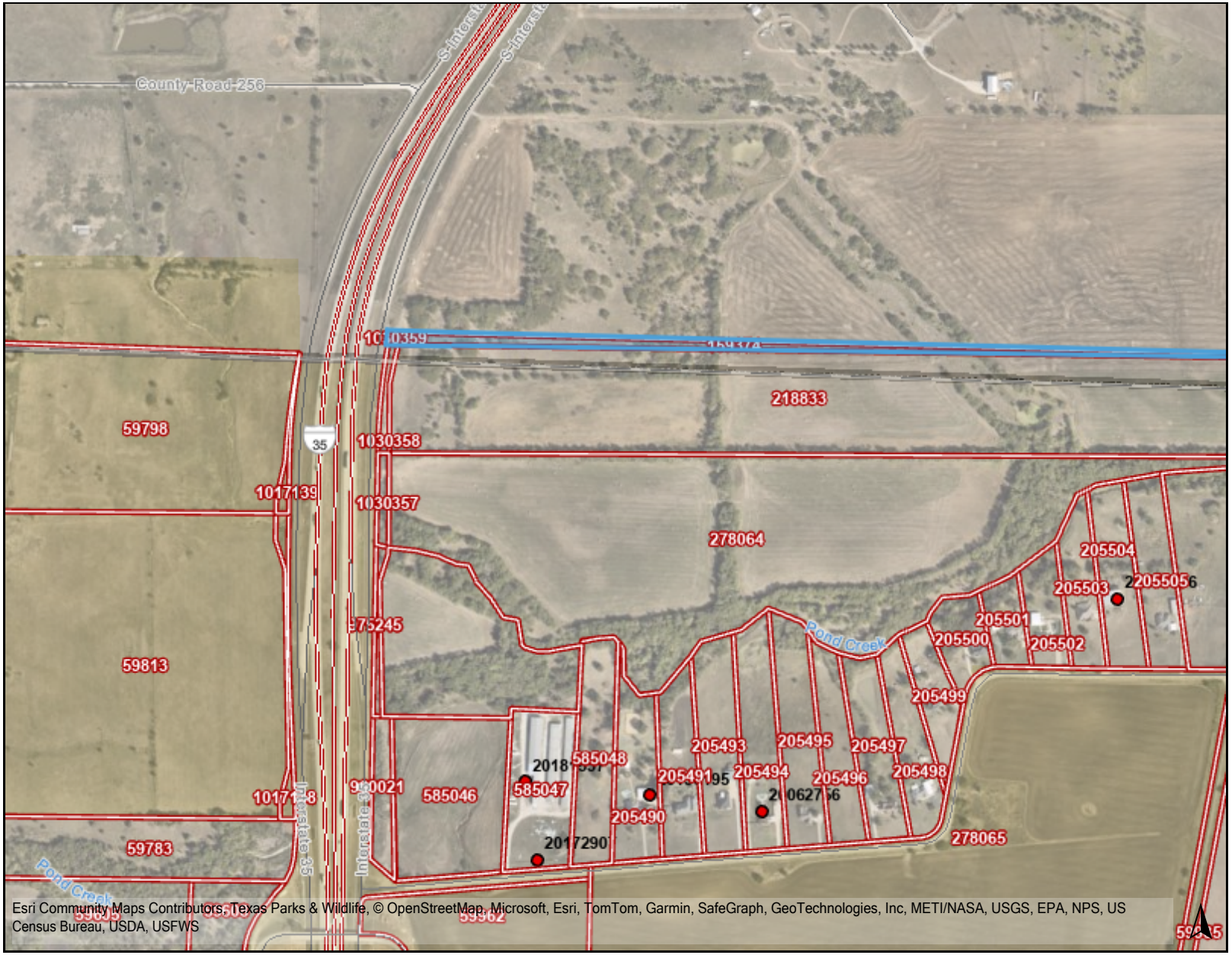
RECOMMENDED MOTION OR ACTION:

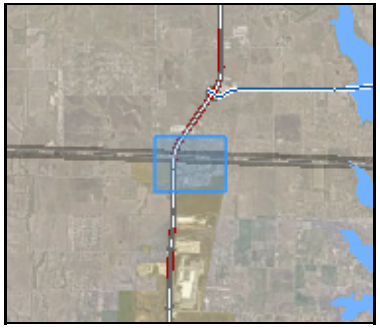
Staff recommends APPROVAL.

ATTACHMENTS:

Location Map
Final Plat
Application
Letter of Intent

Denton County Landmark Map





Legend

- 911 Addresses
- Development Permits
- Parcels

Floodplain

- Cross Section Location
- Base Flood Elevation
- FEMA Floodway
- Flood Grid
- FEMA 100yr Flood Zone A
- FEMA 100yr Flood Zone AE
- FEMA 500yr Flood Zone
- Levee Protected

Notes

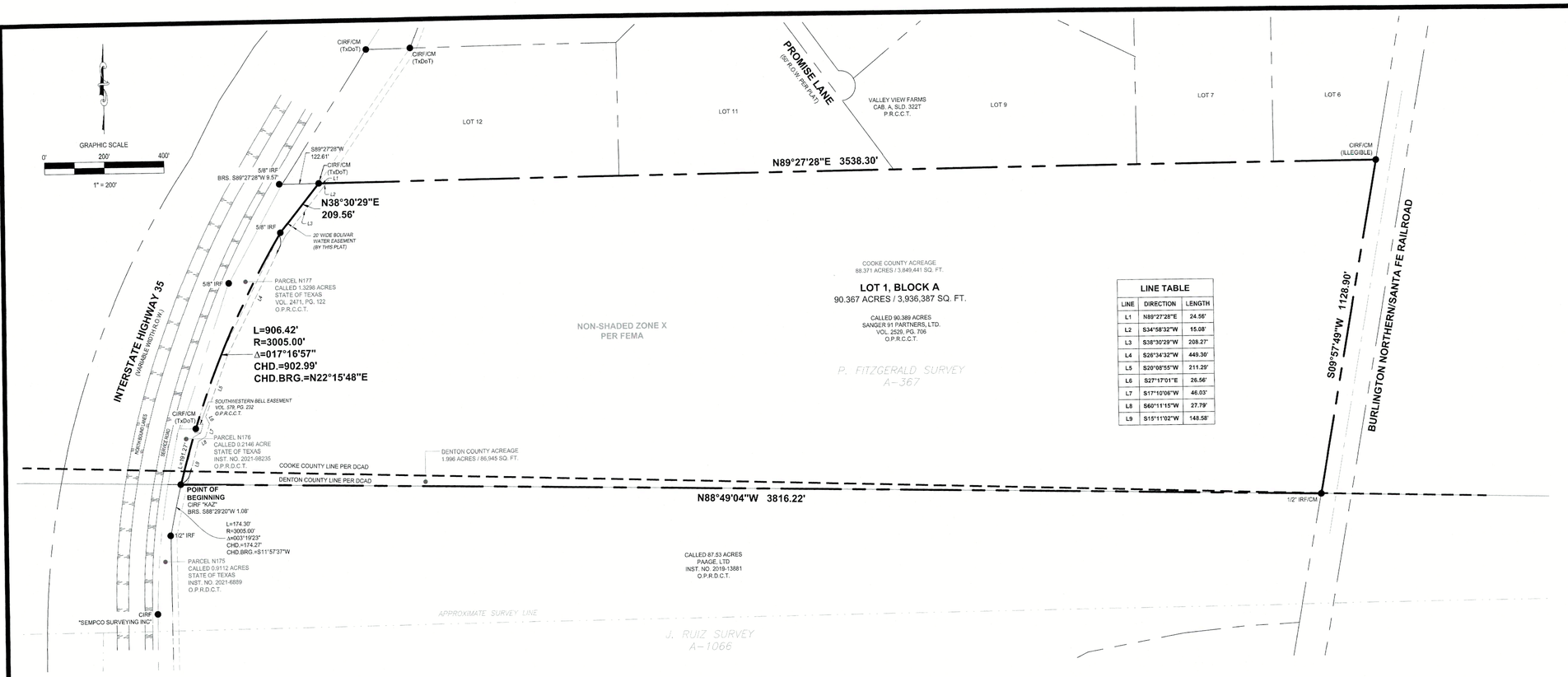
0 500 1000 ft

https://gis.dentoncounty.gov

5/5/2025 8:04:03 PM

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

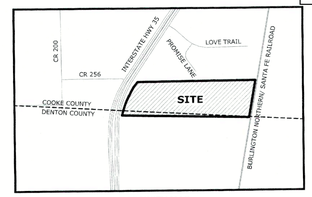
Denton County does not guarantee the correctness or accuracy of any features on this product and assumes no responsibility in connection therewith. This product may be revised at any time without notification to any user.



LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N89°27'28"E	24.56'
L2	S34°58'32"W	15.08'
L3	S38°30'29"W	208.27'
L4	S26°34'32"W	449.30'
L5	S20°08'55"W	211.29'
L6	S27°17'01"E	26.56'
L7	S17°10'06"W	46.03'
L8	S60°11'15"W	27.79'
L9	S15°11'02"W	148.58'

LEGEND / ABBREVIATIONS

	DEED/TRACT LINE
	BOUNDARY LINE
	ABSTRACT LINE
	EASEMENT
●	MONUMENT FOUND
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS, COOKE COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS, COOKE COUNTY, TEXAS
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND



VICINITY MAP
(NOT TO SCALE)

NOTES

1. BEARING AND COORDINATES BASED ON TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, 4202, NAD83-US SURVEY FEET, DERIVED FROM GPS OBSERVATIONS AND NGS OPUS SOLUTIONS.
2. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT OF RECORD OUT OF A TRACT OF LAND DESCRIBED IN A DEED
3. ALL CIRS ARE A 1/2" IRON ROD WITH BLUE PLASTIC CAP STAMPED "RPLS 6677" UNLESS DENOTED OTHERWISE.
4. WATER SERVICE TO BE PROVIDED BY: BOLIVAR WATER 4151 FM 455 WEST, SANGER, TX 76266 (940) 458-3931
5. ELECTRIC SERVICE TO BE PROVIDED BY ONCOR.
6. SANITARY SEWER TO BE HANDLED BY FACILITIES APPROVED BY THE COOKE COUNTY RURAL SUBDIVISION AND SEPTIC DEPARTMENT.
7. THE MAINTENANCE OF PAVING, GRADING AND DRAINAGE IMPROVEMENTS AND/OR EASEMENTS SHOWN ON THIS PLAT ARE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNERS AND DOES NOT CONSTITUTE ACCEPTANCE OF SAME FOR MAINTENANCE PURPOSES BY DENTON COUNTY.
8. BLOCKING THE FLOW OF WATER OR CONSTRUCTION IMPROVEMENTS IN DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.
9. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS SAID LOTS.
10. COOKE COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID DRAINAGE WAYS FOR THE CONTROL OF EROSION.
11. COOKE COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.
12. COOKE COUNTY WILL NOT BE RESPONSIBLE FOR THE AVAILABILITY OR DELIVERY OF ANY PRIVATE WELL WATER IN A SUBDIVISION.
13. NO ROAD, STREET, OR PUBLIC IMPROVEMENT DEDICATED BY THIS PLAT SHALL BE MAINTAINED BY COOKE COUNTY IN THE ABSENCE OF AN EXPRESS ORDER OF THE COMMISSIONERS COURT, ENTERED OF RECORD IN THE MINUTES OF THE COMMISSIONERS COURT OF COOKE COUNTY, SPECIFICALLY IDENTIFYING ANY SUCH ROAD, STREET, OR PUBLIC IMPROVEMENT AND SPECIFICALLY ACCEPTING SUCH FOR COUNTY MAINTENANCE.
14. ALL SURFACE DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
15. BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN SURFACE DRAINAGE EASEMENTS AND FILLING OR OBSTRUCTING THE FLOODWAY IS PROHIBITED.
16. CONSTRUCTION NOT COMPLETE WITHIN TWO YEARS OF THE COMMISSIONERS COURT APPROVAL SHALL BE SUBJECT TO CURRENT COUNTY SUBDIVISION RULES AND REGULATION.
17. COOKE COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES; AND THE OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES, AND SAID OWNERS AGREE TO INDEMNIFY AND HOLD HARMLESS DENTON COUNTY, FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.
18. A DRIVEWAY CULVERT PERMIT MUST BE OBTAINED FROM THE ROAD AND BRIDGE DEPARTMENTS BY THE OWNER OF EACH LOT PRIOR TO THE CONSTRUCTION, INSTALLATION OR PLACEMENT OF ANY DRIVEWAY ACCESS IMPROVEMENTS WITHIN THE DEDICATED RIGHT-OF-WAY.
19. NO CONSTRUCTION, WITHOUT WRITTEN APPROVAL FROM COOKE COUNTY SHALL BE ALLOWED WITHIN AN IDENTIFIED "FIRM" FLOODPLAIN AREA, AND THEN ONLY AFTER A DETAILED FLOODPLAIN DEVELOPMENT PERMIT INCLUDING ENGINEERING PLANS AND STUDIES SHOW THAT NO RISE IN THE BASE FLOOD ELEVATION (BFE) WILL RESULT, THAT NO FLOODING WILL RESULT, THAT NO OBSTRUCTION TO THE NATURAL FLOW OF WATER WILL RESULT; AND SUBJECT TO ALL OWNERS OF THE PROPERTY AFFECTED BY SUCH CONSTRUCTION BECOMING A PARTY TO THE REQUEST. WHERE CONSTRUCTION IS PERMITTED, ALL FINISH FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO FOOT ABOVE THE 100-YEAR FLOOD ELEVATION.
20. I _____, A TEXAS LICENSED ENGINEER, DO HEREBY AFFIRM THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF AND BASED UPON THE INFORMATION PROVIDED, THE DRAINAGE IMPROVEMENTS SHOWN ON THIS PLAT WILL HAVE NO ADVERSE EFFECT ON ANY PROPERTY ADJACENT TO THE PROPERTY SHOWN. I FURTHER DECLARE THAT I WILL ACCEPT FULL RESPONSIBILITY AND HOLD HARMLESS DENTON COUNTY FROM ANY CLAIM OR LITIGATION ARISING OUT OF ANY CLAIM OR LITIGATION ARISING OUT OF ANY ERRORS, OMISSIONS, OR OTHER ACTS OF NEGLIGENCE IN THE PREPARATION OF SAME.

FLOOD STATEMENT

THIS SITE IS SITUATED IN NON-SHADED ZONE "X", COOKE COUNTY, TEXAS ACCORDING TO FEMA MAP NUMBER 48097C0550C, DATED JANUARY 1ST, 2008, HOWEVER BASED ON SAID FEMA NFHLV, THE LOCATION OF THIS SIRE APPEARS TO BE UNSTUDIED OR INTENTIONALLY LEFT UNDRESSED BY FEMA. WARNING: THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS DETERMINATION HAS BEEN MADE BY SCALING THE PROPERTY ON THE REFERENCED MAP AND IS NOT THE RESULT OF AN ELEVATION SURVEY. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

Approved and Accepted

Chairman, Planning & Zoning Commission e City of Sanger, TX — Date

Mayor City of Sanger, TX — Date

Attested by

City Secretary City of Sanger, TX — Date

THIS PURPOSE OF THIS PLAT IS TO CREATE ONE LOT OF RECORD OUT OF A TRACT OF LAND DESCRIBED IN A DEED.

APPROVAL FOR FILING BY COUNTY JUDGE

I, John D. Roane, COUNTY JUDGE, COOKE COUNTY, TEXAS, DO HEREBY APPROVE THE FINAL PLAT OF SANGER 91 ADDITION FOR THE FILING IN THE PLAT RECORDS OF COOKE COUNTY, TEXAS.

SIGNED THIS 24th DAY OF March, 2025

John D. Roane
COUNTY JUDGE, COOKE COUNTY, TEXAS

APPROVAL OF PLAT BY COMMISSIONERS COURT

THE COOKE COUNTY COMMISSIONERS COURT HAS THIS DATE APPROVED THE SANGER 91 ADDITION, SUBDIVISION PLAT.

SIGNED THIS 24th DAY OF March, 2025

COMMISSIONER, PRECINCT #1

COMMISSIONER, PRECINCT #2

COMMISSIONER, PRECINCT #3

COMMISSIONER, PRECINCT #4

COOKE COUNTY JUDGE

Attested: Pam Harris

COMMISSIONERS COURT OF COOKE COUNTY, TEXAS

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS SANGER 91 PARTNERS, LTD., is the rightful owner of that certain tract of land situated in the P. Fitzgerald Survey, Abstract No. 367, in Denton County and Cooke County, Texas, and being all of called 90.367 acre tract of land described in the deed to Sanger 91 Partners, LTD, recorded in Volume 2529, Page 706, Official Public Records of Cooke County, Texas, and being more particularly described a follows:

BEGINNING at the southwest corner of said 90.367 acre tract, from which a 1/2-inch capped iron rod stamped "KAZ" found in the easterly right-of-way line of Interstate Highway 35, at the northeast corner of a called 0.9112 acre tract described as Parcel N175, in deed to the State of Texas, recorded in Instrument No. 2021-6889, Official Public Records of Denton County, Texas, common to the northwest corner of a called 87.53 acre tract of land described in the deed to Paage, LTD, recorded in Instrument No. 2019-13881, Official Public Records of Denton County, Texas, at the beginning of a curve to the right;

With said curve to the right and the west line of said 90.367 acre tract, having a radius of 3005.00 feet, a central angle of 17° 16' 57", an arc length of 906.42 feet, a chord that bears North 22° 15' 48" East, a distance of 902.99 feet to a 5/8-inch iron rod found at the end of said curve;

THENCE North 38° 30' 29" East, continuing with the west line of said 90.367 acre tract, a distance of 209.56 feet to an iron rod with a cap stamped "TxDot" found at the northwest corner of said 90.367 acre tract and the southwest corner of Valley View Farms Subdivision, recorded in Cabinet A, Slide 322T, Plat Records of Cooke County, Texas;

THENCE North 89° 27' 28" East, with the north line of said 90.367 acre tract and the south line of said Valley View Farms Subdivision, a distance of 3538.30 feet to capped iron rod found at the northeast corner of said 90.367 acre tract and at the southeast corner of Valley View Farms Subdivision, in the west right-of-way line of Burlington Northern Santa Fe Railroad;

THENCE South 09° 57' 49" West, with the east line of said 90.367 acre tract and the west right-of-way line of Burlington Northern Santa Fe Railroad, a distance of 1128.90 feet to a 1/2-inch iron rod found at the southeast corner of said 90.367 acre tract and at the northeast corner of said 87.53 acre tract;

THENCE North 88° 49' 04" West, with the south line of said 90.367 acre tract and the north line of said 87.53 acre tract, a distance of 3816.22 feet to the POINT OF BEGINNING and enclosing 90.367 acres (3,936,387 square feet) of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

THAT SANGER 91 PARTNERS, DOES HEREBY ADOPT THIS FINAL PLAT, DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS SANGER 91 ADDITION, LOT 1, BLOCK A, AN ADDITION TO THE EXTRATERRITORIAL JURISDICTION OF SANGER, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER ALL STREETS, ALLEYS, PARKS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

SANGER 91 PARTNERS

BY: _____
AUTHORIZED SIGNATURE

DATE: 2/25/2025

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR COLLIN COUNTY, TEXAS, ON THIS DAY PERSONALLY APPEARED GAIL PEYTON KNOWN TO ME TO BE THE PERSON AND OR OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE IS AN AUTHORIZED SIGNER AND THAT HE/SHE IS AUTHORIZED TO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 25TH DAY OF FEBRUARY, 2025.

NOTARY PUBLIC FOR AND IN THE STATE OF TEXAS

DANIEL MARTINEZ
Notary Public, State of Texas
Comm. Expires 05-17-2027
Notary ID 132018546

CERTIFICATE OF REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS §
COUNTY OF Dallas §

I, MICHAEL R. KERSTEN, A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND IN ACCORDANCE WITH THE ORDINANCES OF THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF SANGER, DENTON COUNTY, TEXAS, AND THE EXTRATERRITORIAL JURISDICTION OF COOKE COUNTY, TEXAS.

DATE OF PLAT: AUGUST 21ST, 2024.

MICHAEL R. KERSTEN
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6677

STATE OF TEXAS REGISTERED MICHAEL R. KERSTEN 6677 PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR DALLAS COUNTY, TEXAS, ON THIS DAY PERSONALLY APPEARED MICHAEL R. KERSTEN KNOWN TO ME TO BE THE PERSON AND OR OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE IS RPLS AND THAT HE/SHE IS AUTHORIZED TO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 19TH DAY OF FEBRUARY, 2025.

NOTARY PUBLIC FOR AND IN THE STATE OF TEXAS

MY COMMISSION EXPIRES:

DANIEL MARTINEZ
Notary Public, State of Texas
Comm. Expires 05-17-2027
Notary ID 132018546

FINAL PLAT
SANGER 91 ADDITION
LOT 1, BLOCK A
BEING A 90.367 ACRES IN THE
P. FITZGERALD SURVEY ABSTRACT NO. 367,
IN THE EXTRA TERRITORIAL JURISDICTIONS OF THE
CITY OF SANGER, DENTON COUNTY, TEXAS
AND COOKE COUNTY, TEXAS

OWNER
Sanger 91 Partners, LTD
6010 W. Spring Creek Pkwy, Suite 208,
Plano, TX, 75093

ENGINEER
KFM Engineering & Design
3501 Olympus Boulevard, Ste 100
Dallas, TX 75019

SURVEYOR
Chisholm Trail Land Surveying
1700 Thorndale Ct
Corinth, TX 76210

CHISHOLM TRAIL LAND SURVEYING
TX FIRM #10194767
MICHAEL R. KERSTEN, RPLS 6677
INFO@CTLS-LLC.COM
940.367.7188

KFM ENGINEERING & DESIGN
3501 OLYMPUS BLVD, SUITE 100
DALLAS, TEXAS 75019
PHONE: (469) 899-0536
WWW.KFM-LLC.COM
TBPE #: F-20621

PROJECT NO. 22-0616	DRAWN BY: AA	SCALE: 1"= 200'	DATE: 01/24/2025	SHEET: 1 OF 1

EST · 1886
SANGER
DEVELOPMENT SERVICES
201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
940-458-2059(office) 940-458-4072(fax) www.sangertexas.org

SUBDIVISION APPLICATION

[ ] Preliminary Plat Minor Plat	[X] Final Plat/Replat Amended Plat	[ ] Vacating Plat Conveyance Plat

Applicant	Owner (if different from applicant)
Name: Hannah Waldecker	Name: Richard Kincheloe
Company: KFM Engineering and Design	Company: Sanger 91, LTD
Address: 3501 Olympus Blvd. Suite 100	Address 6010 W Spring Creek Pkwy, Suite 208
City, State, Zip: Dallas, TX 75019	City, State, Zip: Plano, TX 75024
Phone (512)992-8128	Phone: (214)725-7150
Fax:	Fax:
Email: hwaldecker@kfm-llc.com	Email: rkincheloe@gclandtx.com

Submittal Checklist

	Pre-Application Conference (Date:_/____/_____)
X	Application Form (Signed by Owner and Applicant)
X	Letter of Intent
	Non-Refundable Application Fee (Check Payable to City of Sanger)
X	Applicable Plat Checklist (Completed)
N/A	Additional Required Documents/Traffic & Drainage Studies etc.

Supporting Materials (List if provided): Letter of Intent

R Number(s):_____

Richard P. Kincheloe VP
Owner's Signature

4-17-2025
Date

Applicant's Signature

04/17/2025
Date

KFM ENGINEERING & DESIGN

MEMO

Date: April 17, 2025

To: Ramie Hammonds
Director/Building Official
City of Sanger Development Services

From: Hannah Waldecker

Re: ***Sanger 91 – Final Plat Letter of Intent***

The intent of the project is to design and construct an 8" Bolivar Water Main from Chaisam Road to E Lone Oak Road on the Eastern Portion of I-35. We are working on finalizing a Non-Standard Service Agreement (NSA) between the property owner and Bolivar Water Supply Corporation, stating that the developer has requested Bolivar to provide water service to the property by extending an existing water main through the Sanger 91 property. To finalize this agreement, Bolivar requires the property to be platted, and utility easements be dedicated by plat. The Final Plat for this submittal proposes one lot.

There are currently no plans for future projects on the property. Any proposed future development on the property will go through the appropriate permitting channels and will adhere to the applicable Subdivision Design requirements.

CITY COUNCIL COMMUNICATION

DATE: July 7, 2025

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on a request for a replat of lots 1A-8A, Blk. A of the Marion Point Acres, within the City of Sanger. Generally located on the east side of Marion Road, and approximately 1,161 feet north of FM 455 West.

SUMMARY:

- The applicant is proposing to create 30 residential lots and 1 open space lot of 19.51 acres.
- The site is zoned Residential 1 (R-1).
- The site is currently platted with 8 residential lots.
- There was a right-of-way dedication of 2.42 acres.
- Staff mailed out 30 notices and at the time of this report has not received any responses.
- The property is located in the City of Sanger.
- The Planning & Zoning Commission recommended approval on 12-17-24.

FISCAL INFORMATION:

Budgeted: N/A Amount: N/A GL Account: N/A

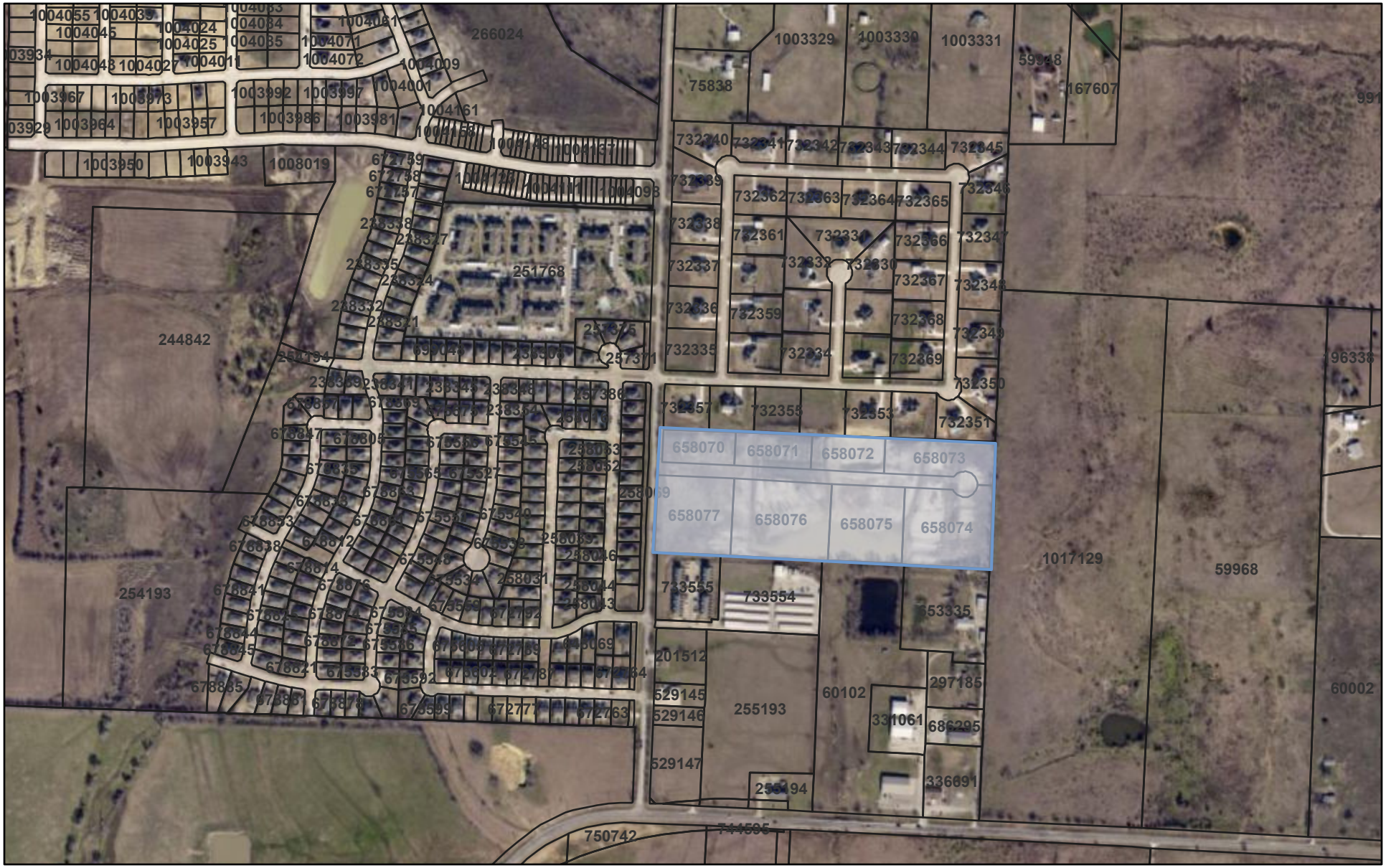
RECOMMENDED MOTION OR ACTION:

Staff recommends APPROVAL.

ATTACHMENTS:

Location Map
Replat
Application
Letter of Intent

Denton CAD Web Map



11/14/2024, 4:55:46 PM

Parcels

County

SANGER DEVELOPMENT SERVICES

Windhaven Estates
24SANZON-0037
Replat

1:9,028

0 0.05 0.1 0.2 mi

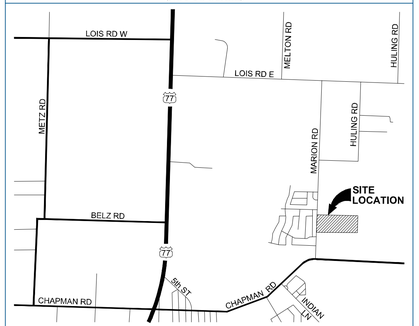
0 0.1 0.2 0.4 km

© OpenStreetMap (and) contributors, CC-BY-SA, Texas Department of Transportation

Denton County Appraisal District, BIS Consulting - www.bisconsulting.

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

VICINITY MAP
(NOT TO SCALE)



GENERAL NOTES

1.) The purpose of this plat is to recreate the lot configuration of a recorded platted residential subdivision to create 30 residential lots and one open space lot.

2.) This property is located in "Non-shaded Zone X" as scaled from the F.E.M.A. Flood Insurance Rate Map dated April 18, 2011 as shown on Map Number 48121C0070G.

3.) The bearings and coordinates shown on this survey are based on GPS observations utilizing the AllTerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011).

4.) The grid coordinates shown on this survey are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011) State Plane Coordinate System (Texas North Central Zone - 4202).

5.) Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.

6.) The elevations shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAVD(88) Datum, (Geoid 12A).

7.) All interior property corners are marked with a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.

8.) All easements shown on previously filed plats for this property are to be abandoned at the time this plat is filed for record.

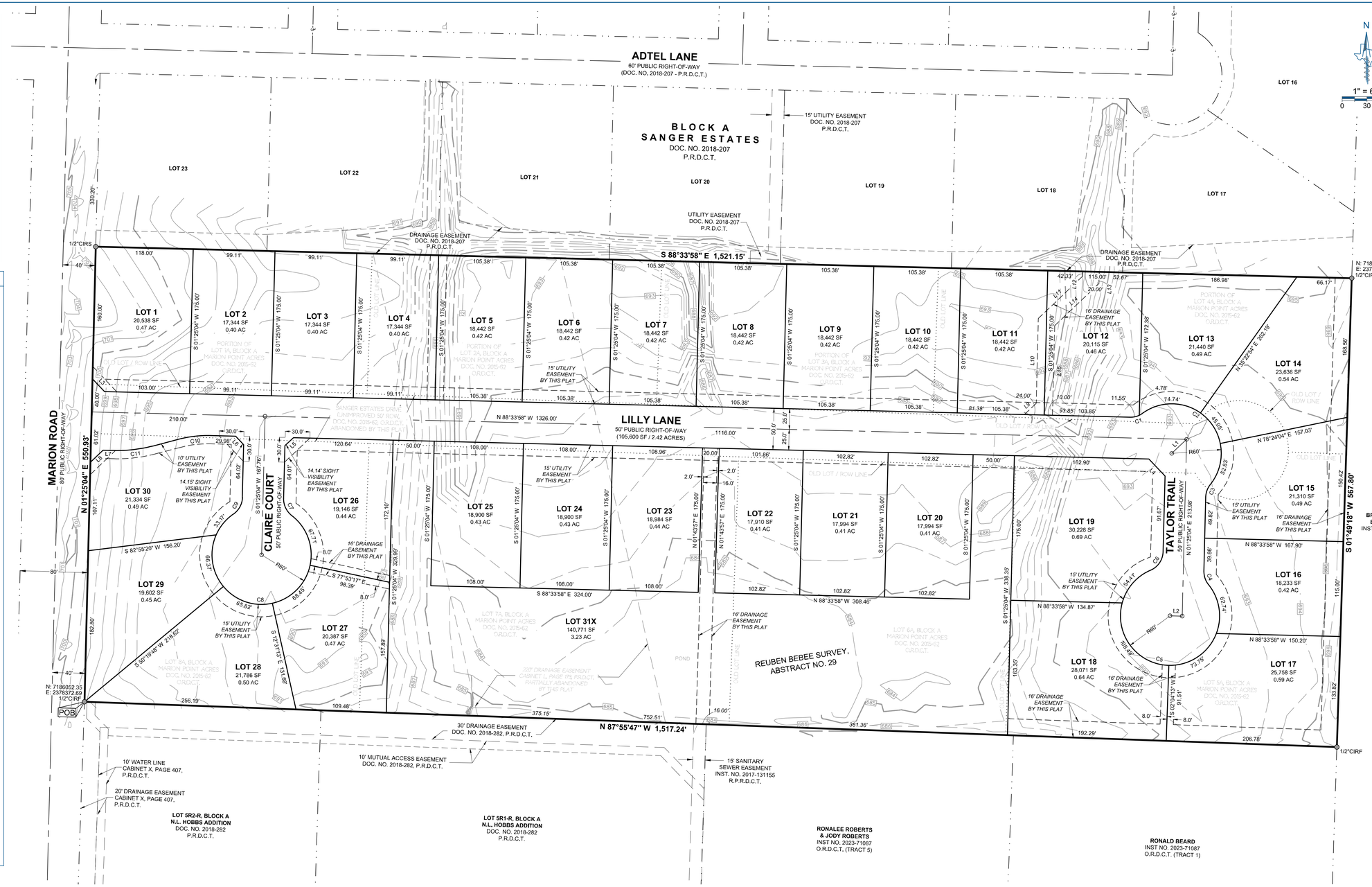
9.) The Drainage Easements and Open Spaces as shown hereon, are to be maintained by the Homeowner's Association.

10.) The minimum dwelling unit size for lots in R-1 District is 2000 SF.

11.) All private roads, easements, drainage and detention facilities and common areas are to be maintained by the Home Owners' Association.

12.) The Drainage and Detention Easement will remain open at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage and Detention Easement. The City will not be responsible for the maintenance and operation of said Easement or for any damage to private property or person that results from conditions in the Easement, or for the control of erosion. No obstructions to the natural flow or storm water run]off shall be permitted by construction of any type of building, fence or any other structure within the Drainage and Detention Easement, as herein above defined, unless approved by the City Engineer. Provided, however, it is understood that in the event it becomes necessary for the City to erect of consider erecting any type of drainage structure in order to improve the storm drainage that may be occasioned by drainage in or adjacent to the subdivision, then in such event, the City shall have the right to enter upon the Drainage and Detention Easement at any point, or points, to investigate, survey or to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the Drainage and Detention Easement clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage through the Drainage and Detention Easement is subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City shall not be held liable for any such damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure or structures, within the Easement.

13.) No wall, fence, structure, sign, tree, or other planting or slope terrace or embankment may be maintained higher than three (3) feet above the street grade so as to cause danger or hazard to traffic by obstructing the view of the intersection within visibility easements.



CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	16.33'	25.00'	37°25'41"	N 72°43'12" E	16.04'
C2	172.62'	60.00'	164°50'24"	S 43°34'27" E	118.95'
C3	16.33'	25.00'	37°25'41"	S 20°07'54" W	16.04'
C4	17.65'	25.00'	40°26'46"	S 18°48'19" E	17.28'
C5	299.39'	60.00'	285°53'54"	N 76°04'46" W	72.30'
C6	28.56'	25.00'	65°27'07"	N 34°08'38" E	27.03'
C7	23.55'	25.00'	53°58'05"	S 25°33'59" E	22.69'
C8	301.53'	60.00'	287°56'10"	N 88°34'56" W	70.59'
C9	23.55'	25.00'	53°58'05"	N 28°24'07" E	22.69'
C10	39.10'	140.00'	16°00'05"	S 83°25'59" W	38.97'
C11	48.87'	175.00'	16°00'05"	S 83°25'59" W	48.71'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 46°25'33" E	24.75'
L2	S 88°34'56" E	14.69'
L3	S 43°34'27" E	21.22'
L4	N 43°34'27" W	28.29'
L5	S 46°25'33" W	14.14'
L6	N 43°34'27" W	14.14'
L7	N 88°33'58" W	12.49'
L8	S 46°25'33" W	21.23'
L9	N 46°26'32" E	19.80'
L10	S 01°25'04" W	102.77'
L11	S 46°24'07" W	74.02'
L12	S 01°25'14" W	5.86'
L13	S 01°25'14" W	14.14'
L14	S 46°24'07" W	74.02'
L15	S 01°25'04" W	108.49'

LOT SUMMARY
GROSS: 19.51 ACRES
DEDICATED: 2.42 ACRES
NET: 17.09 ACRES

LEGEND

AC	= ACRES
SF	= SQUARE FEET
POB	= POINT OF BEGINNING
CIRF	= CAPPED IRON ROD FOUND
CIRS	= CAPPED IRON ROD SET
DOC. NO.	= DOCUMENT NUMBER
P.R.D.C.T.	= PLAT RECORDS DENTON COUNTY, TEXAS
O.R.D.C.T.	= OFFICIAL RECORDS DENTON COUNTY, TEXAS
ROW	= RIGHT-OF-WAY

OWNER
Windhaven Estates, LLC
Contact: Jack Leonard
6404 Shady Oaks Lane
Plano, TX 75093

ENGINEER
Homeyer Engineering, Inc.
Contact: Matt Haskin
P.O. Box 294527
Lewisville, TX 75029
(972) 906-9985

SURVEYOR
Eagle Surveying, LLC
Contact: Brad Eubanks
222 S. Elm Street, Suite: 200
Denton, TX 76201
(940) 222-3009

JOB NUMBER	1607.043-11
DATE	09/30/2024
REVISION	-
DRAWN BY	BE

EAGLE SURVEYING
Eagle Surveying, LLC
222 South Elm Street
Suite: 200
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177

PRELIMINARY
this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

REPLAT
WINDHAVEN ESTATES
LOTS 1 - 30 & 31X, BLOCK A
19.51 ACRES

30 RESIDENTIAL LOTS / 1 OPEN SPACE LOT & 2.42 ACRES RIGHT-OF-WAY DEDICATION

A REPLAT OF PART OF LOTS 1A - 4A AND ALL OF LOTS 5A -8A, BLOCK A OF MARION POINT ACRES, RECORDED IN DOC. NO. 2015-62, P.R.D.C.T., REUBEN BEBEE SURVEY, ABSTRACT No. 29, CITY OF SANGER, DENTON COUNTY, TEXAS

DATE OF PREPARATION: 09/30/2024

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, **WINDHAVEN ESTATES LLC**, is the owner of a 19.51 acre tract of land situated in the Reuben Bebee Survey, Abstract Number 29, City of Sanger, Denton County, Texas, being a part of Lots 1A through 4A, Block A and all of Lots 5A through 8A, Block A of Marion Point Acres, an addition to the Extra-Territorial Jurisdiction of the City of Sanger, Denton County, Texas, according to the plat thereof filed for record under Document Number 2015-62, Plat Records, Denton County, Texas, (P.R.D.C.T.), as conveyed to Windhaven Estates LLC by deed of record in Document Number 2024-78673 of the Official Records of Denton County, Texas (O.R.D.C.T.), said 19.51 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch capped iron rod found for the Southwest corner of the herein described tract, being in the East Right-of-Way line of Marion Road, and being the Northwest corner of Lot 5R of N.L. Hobbs Addition, an addition to the City of Sanger, according to the plat thereof recorded in Cabinet X, Page 613 of the P.R.D.C.T.;

Thence North 01°25'04" East with the East Right-of-Way line of said Marion Road for a distance of 550.93 feet to a 1/2-inch capped iron rod stamped "Eagle Surveying" set for the Northwest corner of the herein described tract;

Thence South 88°33'58" East with the North boundary line of the herein described tract for a distance of 1521.15 feet to a 1/2-inch capped iron rod stamped "Eagle Surveying" set for the Northeast corner of the herein described tract, and being in the West boundary line of a tract of land described in a deed to Delores S. Brown, according to the deed thereof recorded in Document No. 2002-157064 of the O.R.D.C.T.;

Thence South 01°49'18" West with the West boundary line of said Brown tract for a distance of 567.80 feet to a 1/2-inch capped iron rod found for the Southeast corner of the herein described tract, and being in the Northeast corner of a tract of land described in a deed to Ronald Beard, according to the deed thereof recorded in Document No. 2023-71087 of the O.R.D.C.T.;

Thence North 87°55'47" West with the North boundary line of said Roberts tract and Block A of aforementioned N.L. Hobbs Addition, for a distance of 1,517.24 feet to the **POINT OF BEGINNING** enclosing 19.51 acres of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **WINDHAVEN ESTATES LLC,** does hereby adopt this plat, designating the herein described property as **WINDHAVEN ESTATES,** an addition to the City of Sanger, Denton County, Texas, and does hereby dedicate to public use forever all streets, alleys, parks, watercourses, drains, easements and public places shown thereon for the purpose and consideration therein expressed. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the drainage and utility easements as shown. Said drainage and utility easements being hereby reserved for the mutual use and accommodation of all public utilities desiring to use same. All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the drainage and utility easement and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said drainage and utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone.

OWNER: **WINDHAVEN ESTATES LLC**

BY: _____ _____
Jack Leonard — Date
Manager

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **JACK LEONARD**, 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 _____, 2024.

_____
Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, **MATTHEW J. RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Sanger, Denton County, Texas.

PRELIMINARY
this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

_____ _____
Matthew J. Raabe, R.P.L.S. # 6402 — Date

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared **TED A. GOSSETT**, 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 _____, 2024.

_____
John Cox, Notary Public in and for the State of Texas

Approved and Accepted

_____ _____
Chairman, Planning & Zoning Commission — Date
City of Sanger, TX

_____ _____
Mayor — Date
City of Sanger, TX

Attested by

_____ _____
City Secretary — Date
City of Sanger, TX

UTILITY PROVIDERS

TELEPHONE: **SPRINT**
1435 S. Loop 288, Suite: 107
Denton, TX 76205
1- (888) 723-8010

WATER: **CITY OF SANGER**
201 Boliver Street
Sanger, TX 76266
(940) 458-9096

ELECTRIC: **COSERV ELECTRIC**
7701 South Stemmons
Corinth, TX 76210
1- (800) 274-4014

SURVEYOR
Eagle Surveying, LLC
Contact: Brad Eubanks
222 S. Elm Street, Suite: 200
Denton, TX 76201
(940) 222-3009

ENGINEER
Homeyer Engineering, Inc.
Contact: Matt Haskin
P.O. Box 294527
Lewisville, TX 75029
(972) 906-9985

OWNER
Windhaven Estates, LLC
Contact: Jack Leonard
6404 Shady Oaks Lane
Plano, TX 75093

JOB NUMBER
1607.043-11
DATE
09/30/2024
REVISION
-
DRAWN BY
BE

EAGLE SURVEYING
Eagle Surveying, LLC
222 South Elm Street
Suite: 200
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177

REPLAT
WINDHAVEN ESTATES
LOTS 1 - 30 & 31X, BLOCK A
19.51 ACRES

30 RESIDENTIAL LOTS / 1 OPEN SPACE LOT
& 2.42 ACRES RIGHT-OF-WAY DEDICATION

A REPLAT OF PART OF LOTS 1A - 4A AND
ALL OF LOTS 5A -8A, BLOCK A OF MARION POINT ACRES,
RECORDED IN DOC. NO. 2015-62, P.R.D.C.T.,
REUBEN BEBEE SURVEY, ABSTRACT No. 29,
CITY OF SANGER, DENTON COUNTY, TEXAS

DATE OF PREPARATION: 09/30/2024

SANGER
EST. 1886
DEVELOPMENT SERVICES

201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
940-458-2059(office) www.sangertexas.org

SUBDIVISION APPLICATION

☐ Preliminary Plat Minor Plat ☐ Final Plat/Replat Amended Plat ☐ Vacating Plat Conveyance Plat

Applicant	Owner (if different from applicant)
Name: STEVEN HOMEYER	Name: JOHN LEONARD/JACK LEONARD
Company: HOMEYER ENGINEERING	Company: WINDHAVEN ESTATES, LLC
Address: PO BOX 294527	Address 6404 SHADY OAKS LN
City, State, Zip: LEWISVILLE, TX 75029	City, State, Zip: PLANO TX 75093
Phone 972-906-9985	Phone: —
Fax: —	Fax: —
Email: SHOMEYER	Email: JPIKELEONARD@VERIZON.NET

Submittal Checklist

	Pre-Application Conference (Date:____/____/_____)
	One (1) Paper Copy of Plat (24"x36", folded to 1/4 size)
	Letter of Intent
	Non-Refundable Application Fee (Check Payable to City of Sanger)
	Application Form (Signed by Owner)
	Applicable Plat Checklist (Completed)
	Additional Required Documents/Traffic & Drainage Studies etc.
	One (1) PDF Copy of all Documents Provided on a CD/DVD or Emailed to development@sangertexas.org

Supporting Materials (List if provided): _____

R Number(s): 658070, 658071, 658072, 658073, 658074 658075, 658076, 658077

Owner's Signature — Date: 10/7/24

Applicant's Signature — Date: 10-07-24

Office Use: Reviewed by Director of Development Services__/__/_____

HOMEYER ENGINEERING, INC.

MEMORANDUM

TO: City of Sanger

FROM: Steven R. Homeyer, P.E.

DATE: November 4, 2024

SUBJECT: Windhaven Estates Re-Plat Submittal

Homeyer Engineering, Inc. is submitting this re-plat for Windhaven Estates located on Marion Road south of Sanger Circle Estates. The proposed development consists of thirty (30) residential lots on 19.51 acres. The proposed development is being developed in accordance with the current zoning. Existing water is available in the Marion Road right-of-way and existing sewer is located off-site via an existing lift station. On-site detention will be provided for this project as well as the existing Sanger Circle Estates.

If you have any questions regarding this submittal, please feel free to contact me at shomeyer@hei.us.com or 972-906-9985

CITY COUNCIL COMMUNICATION

DATE: July 7, 2025

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on a Final Plat of Chapman Crossing, being approximately 68.209 acres of land described as H TIERWESTER SURVEY ABSTRACT NO. 1241, within the City of Sanger, generally located along Belz Road and approximately 1281 feet west of N Stemmons Frwy.

SUMMARY:

- The applicant proposes to plat 296 Single Family Lots and 11 HOA /Open Space lots.
- There will be 15.290 acres of Right-of-Way dedication.
- The lots are part of Planned Development (PD) #11-20-24.
- The subdivision will have connectivity from FM 455 to Belz Road.
- The lots are a mixture of 40' and 50' widths.
- The minimum home sizes are between 1300 sf and 2000 sf depending on lot width.
- This plat complies with PD #11-20-24 and the preliminary plat.
- Planning & Zoning recommend approval on 2-10-25.

FISCAL INFORMATION:

Budgeted: N/A Amount: N/A GL Account: N/A

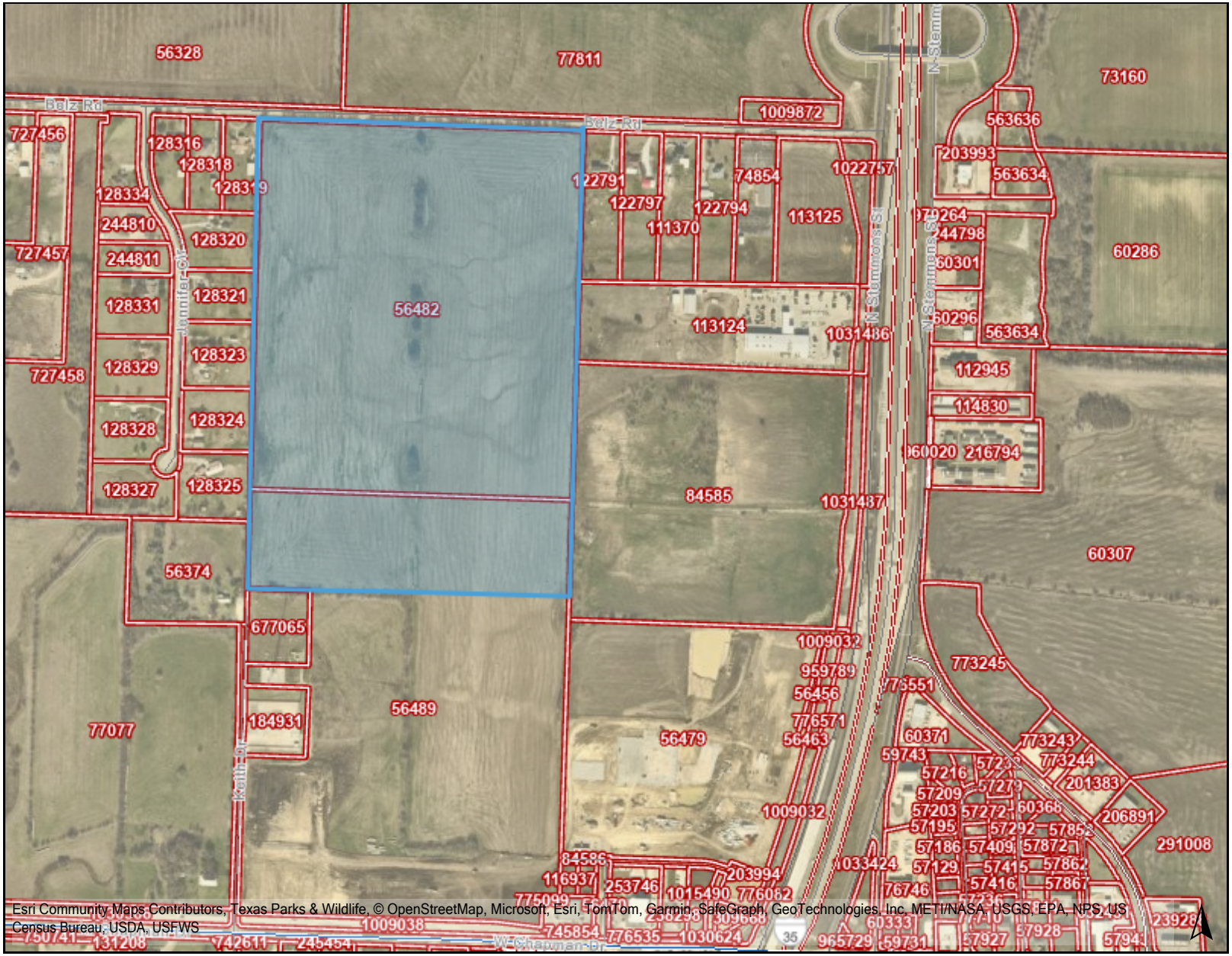
RECOMMENDED MOTION OR ACTION:

Staff recommends APPROVAL.

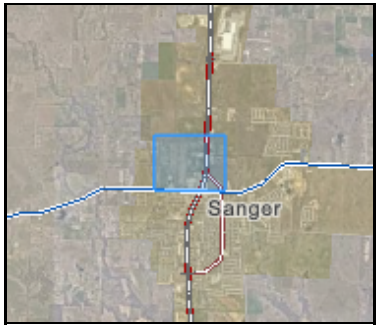
ATTACHMENTS:

Location Map
Final Plat
Application
Letter of Intent

Denton County Landmark Map



Esri Community Maps Contributors, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS



Legend

- 911 Addresses
- Development Permits
- Parcels

Floodplain

- Cross Section Location
- Base Flood Elevation
- FEMA Floodway
- Flood Grid
- FEMA 100yr Flood Zone A
- FEMA 100yr Flood Zone AE
- FEMA 500yr Flood Zone
- Levee Protected

Notes

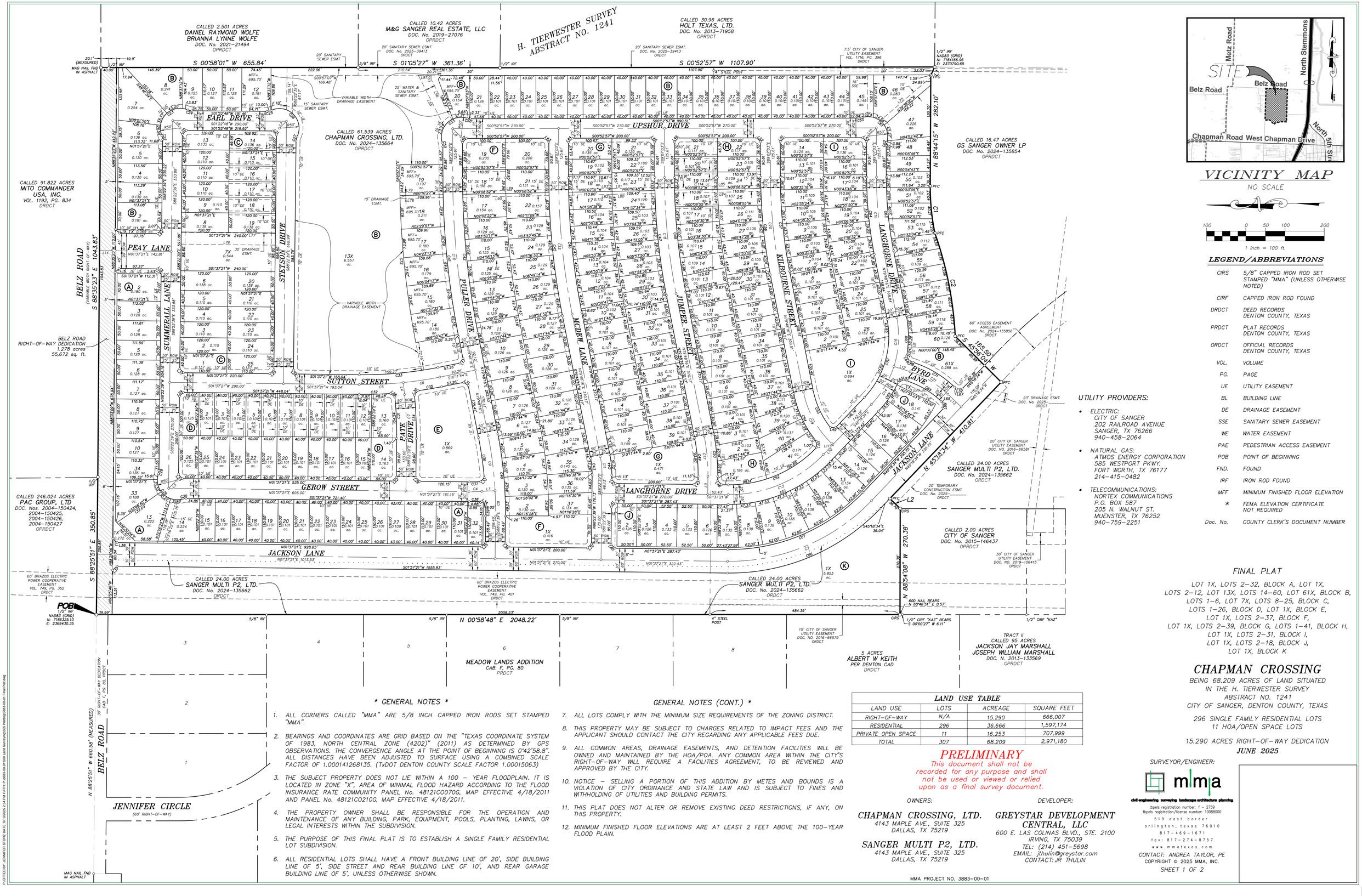
0 500 1000 ft

https://gis.dentoncounty.gov

2/4/2025 6:32:53 PM

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Denton County does not guarantee the correctness or accuracy of any features on this product and assumes no responsibility in connection therewith. This product may be revised at any time without notification to any user.



VICINITY MAP

NO SCALE

100 0 50 100 200

1 inch = 100 ft.

LEGEND/ABBREVIATIONS

CIRS	5/8" CAPPED IRON ROD SET STAMPED "MMA" (UNLESS OTHERWISE NOTED)
CIRF	CAPPED IRON ROD FOUND
DRDCT	DEED RECORDS DENTON COUNTY, TEXAS
PRDCT	PLAT RECORDS DENTON COUNTY, TEXAS
ORDCT	OFFICIAL RECORDS DENTON COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
UE	UTILITY EASEMENT
BL	BUILDING LINE
DE	DRAINAGE EASEMENT
SSE	SANITARY SEWER EASEMENT
WE	WATER EASEMENT
PAE	PEDESTRIAN ACCESS EASEMENT
POB	POINT OF BEGINNING
FND.	FOUND
IRF	IRON ROD FOUND
MFF	MINIMUM FINISHED FLOOR ELEVATION
*	FEMA ELEVATION CERTIFICATE NOT REQUIRED
Doc. No.	COUNTY CLERK'S DOCUMENT NUMBER

UTILITY PROVIDERS:

- ELECTRIC:
  CITY OF SANGER
  202 RAILROAD AVENUE
  SANGER, TX 76266
  940-458-2064
- NATURAL GAS:
  ATMOS ENERGY CORPORATION
  585 WESTPORT PKWY.
  FORT WORTH, TX 76177
  214-415-0482
- TELECOMMUNICATIONS:
  NORTEX COMMUNICATIONS
  P.O. BOX 587
  205 N. WALNUT ST.
  MUENSTER, TX 76252
  940-759-2251

* GENERAL NOTES *

1. ALL CORNERS CALLED "MMA" ARE 5/8 INCH CAPPED IRON RODS SET STAMPED "MMA".
2. BEARINGS AND COORDINATES ARE GRID BASED ON THE "TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202)" (2011) AS DETERMINED BY GPS OBSERVATIONS. THE CONVERGENCE ANGLE AT THE POINT OF BEGINNING IS 0°42'58.8". ALL DISTANCES HAVE BEEN ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000141268135. (TxDOT DENTON COUNTY SCALE FACTOR 1.00015063)
3. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 – YEAR FLOODPLAIN. IT IS LOCATED IN ZONE "X", AREA OF MINIMAL FLOOD HAZARD ACCORDING TO THE FLOOD INSURANCE RATE COMMUNITY PANEL No. 48121C0070G, MAP EFFECTIVE 4/18/2011 AND PANEL No. 48121C0210G, MAP EFFECTIVE 4/18/2011.
4. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF ANY BUILDING, PARK, EQUIPMENT, POOLS, PLANTING, LAWNS, OR LEGAL INTERESTS WITHIN THE SUBDIVISION.
5. THE PURPOSE OF THIS FINAL PLAT IS TO ESTABLISH A SINGLE FAMILY RESIDENTIAL LOT SUBDIVISION.
6. ALL RESIDENTIAL LOTS SHALL HAVE A FRONT BUILDING LINE OF 20', SIDE BUILDING LINE OF 5', SIDE STREET AND REAR BUILDING LINE OF 10', AND REAR GARAGE BUILDING LINE OF 5', UNLESS OTHERWISE SHOWN.

GENERAL NOTES (CONT.) *

7. ALL LOTS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE ZONING DISTRICT.
8. THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND THE APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES DUE.
9. 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.
10. NOTICE – SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
11. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS, IF ANY, ON THIS PROPERTY.
12. MINIMUM FINISHED FLOOR ELEVATIONS ARE AT LEAST 2 FEET ABOVE THE 100-YEAR FLOOD PLAIN.

LAND USE TABLE			
LAND USE	LOTS	ACREAGE	SQUARE FEET
RIGHT-OF-WAY	N/A	15.290	666,007
RESIDENTIAL	296	36.666	1,597,174
PRIVATE OPEN SPACE	11	16.253	707,999
TOTAL	307	68.209	2,971,180

PRELIMINARY

This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

FINAL PLAT

LOT 1X, LOTS 2–32, BLOCK A, LOT 1X, LOTS 2–12, LOT 13X, LOTS 14–60, LOT 61X, BLOCK B, LOTS 1–6, LOT 7X, LOTS 8–25, BLOCK C, LOTS 1–26, BLOCK D, LOT 1X, BLOCK E, LOT 1X, LOTS 2–37, BLOCK F, LOT 1X, LOTS 2–39, BLOCK G, LOTS 1–41, BLOCK H, LOT 1X, LOTS 2–31, BLOCK I, LOT 1X, LOTS 2–18, BLOCK J, LOT 1X, BLOCK K

CHAPMAN CROSSING

BEING 68.209 ACRES OF LAND SITUATED IN THE H. TIERWESTER SURVEY ABSTRACT NO. 1241 CITY OF SANGER, DENTON COUNTY, TEXAS

296 SINGLE FAMILY RESIDENTIAL LOTS
11 HOA/OPEN SPACE LOTS

15.290 ACRES RIGHT-OF-WAY DEDICATION

JUNE 2025

OWNERS:

CHAPMAN CROSSING, LTD.
4143 MAPLE AVE., SUITE 325
DALLAS, TX 75219

SANGER MULTI P2, LTD.
4143 MAPLE AVE., SUITE 325
DALLAS, TX 75219

DEVELOPER:

GREYSTAR DEVELOPMENT CENTRAL, LLC
600 E. LAS COLINAS BLVD., STE. 2100
IRVING, TX 75039
TEL: (214) 451-5698
EMAIL: jthulin@greystar.com
CONTACT: JR THULIN

SURVEYOR/ENGINEER:

mma
civil engineering surveying landscape architecture planning
tbpels registration number: f - 2759
tbpels registration/license number: 10088000
519 east border
arlington, texas 76010
817-469-1671
fax: 817-274-8757
www.mmatexas.com
CONTACT: ANDREA TAYLOR, PE
COPYRIGHT © 2025 MMA, INC.

MMA PROJECT NO. 3883-00-01

SHEET 1 OF 2

PLOTTED BY: JENNIFER STORZ DATE: 6/10/2025 2:34 PM PATH: P:\3883-00-01\100 Land Surveying\05 Platting\3883-00-01 Final Plat.dwg

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	586.37'	120.73'	11° 47' 50"	S 85°21'50" W	120.52'
C2	922.95'	268.88'	16° 41' 30"	S 79°48'16" W	267.93'
C3	500.00'	409.56'	46° 55' 55"	N 21°50'37" W	398.20'
C4	500.00'	32.39'	3° 42' 43"	S 00°14'00" E	32.39'
C5	1000.00'	112.44'	6° 26' 33"	S 01°35'55" E	112.38'
C6	1000.00'	93.82'	5° 22' 32"	S 07°30'28" E	93.79'
C7	1000.00'	112.44'	6° 26' 33"	N 88°24'05" E	112.38'
C8	1000.00'	64.78'	3° 42' 43"	N 89°46'00" E	64.77'
C9	1000.00'	141.48'	8° 06' 22"	N 83°51'27" E	141.36'
C10	2080.00'	402.17'	11° 04' 41"	N 85°20'36" E	401.54'
C11	230.00'	47.44'	11° 49' 05"	N 85°42'48" E	47.36'
C12	1810.00'	349.96'	11° 04' 41"	N 85°20'36" E	349.42'
C13	330.00'	270.31'	46° 55' 55"	S 21°50'37" E	262.82'
C14	250.00'	113.07'	25° 54' 47"	S 58°15'58" E	112.11'
C15	250.00'	126.42'	28° 58' 23"	S 85°42'33" E	125.08'
C16	1000.00'	193.35'	11° 04' 41"	N 85°20'36" E	193.05'
C17	500.00'	103.13'	11° 49' 05"	N 85°42'48" E	102.95'
C18	1540.00'	297.76'	11° 04' 41"	N 85°20'36" E	297.29'
C19	250.00'	153.21'	35° 06' 50"	N 62°14'51" E	150.83'
C20	1270.00'	245.55'	11° 04' 41"	N 85°20'36" E	245.17'
C21	250.00'	113.07'	25° 54' 47"	N 31°44'02" E	112.11'
C22	25.00'	10.26'	23° 30' 11"	N 79°52'16" E	10.18'
C23	50.00'	119.35'	136° 45' 48"	S 43°29'56" E	92.97'
C24	25.00'	10.26'	23° 30' 11"	S 13°07'53" W	10.18'
C25	25.00'	11.10'	25° 26' 42"	S 11°20'33" E	11.01'
C26	50.00'	123.29'	141° 16' 57"	S 46°34'35" W	94.35'
C27	25.00'	11.17'	25° 35' 42"	N 75°34'48" W	11.08'
C28	25.00'	7.98'	18° 17' 05"	N 79°14'07" W	7.94'
C29	50.00'	110.45'	126° 34' 10"	S 46°37'21" W	89.33'
C30	25.00'	7.98'	18° 17' 05"	S 07°31'12" E	7.94'
C31	975.00'	105.64'	6° 12' 29"	S 88°31'06" W	105.59'
C32	1025.00'	80.25'	4° 29' 09"	S 00°37'14" E	80.23'
C33	975.00'	201.11'	11° 49' 05"	S 04°17'12" E	200.75'
C34	1025.00'	111.27'	6° 13' 10"	N 88°30'46" E	111.21'
C35	1025.00'	61.17'	3° 25' 09"	S 08°29'10" E	61.16'
C36	975.00'	102.94'	6° 02' 57"	S 82°49'44" W	102.89'
C37	475.00'	29.15'	3° 30' 58"	N 00°08'08" W	29.15'
C38	525.00'	32.39'	3° 32' 06"	S 00°08'42" E	32.38'
C39	975.00'	28.16'	1° 39' 18"	N 89°12'18" W	28.16'
C40	1025.00'	211.42'	11° 49' 05"	N 85°42'48" E	211.05'
C41	2105.00'	407.00'	11° 04' 41"	N 85°20'36" E	406.37'
C42	2055.00'	397.33'	11° 04' 41"	N 85°20'36" E	396.71'
C43	205.00'	42.28'	11° 49' 05"	S 85°42'48" W	42.21'
C44	255.00'	52.60'	11° 49' 05"	N 85°42'48" E	52.50'
C45	1835.00'	354.80'	11° 04' 41"	S 85°20'36" W	354.24'
C46	1785.00'	345.13'	11° 04' 41"	N 85°20'36" E	344.59'
C47	1565.00'	302.59'	11° 04' 41"	S 85°20'36" W	302.12'
C48	1515.00'	292.92'	11° 04' 41"	N 85°20'36" E	292.47'
C49	475.00'	97.98'	11° 49' 05"	S 85°42'48" W	97.80'
C50	525.00'	108.29'	11° 49' 05"	N 85°42'48" E	108.10'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C51	355.00'	290.79'	46° 55' 55"	S 21°50'37" E	282.73'
C52	305.00'	249.83'	46° 55' 55"	N 21°50'37" W	242.90'
C53	50.00'	110.45'	126° 34' 10"	S 44°07'03" E	89.33'
C54	275.00'	136.97'	28° 32' 14"	S 65°32'09" W	135.56'
C55	225.00'	106.32'	27° 04' 23"	S 66°16'04" W	105.33'
C56	1295.00'	250.39'	11° 04' 41"	S 85°20'36" W	250.00'
C57	1245.00'	240.72'	11° 04' 41"	S 85°20'36" W	240.34'
C58	25.00'	7.98'	18° 17' 05"	S 10°01'29" W	7.94'
C59	25.00'	7.98'	18° 17' 05"	N 81°44'24" E	7.94'
C60	25.00'	7.98'	18° 17' 05"	N 08°15'36" W	7.94'
C61	50.00'	110.45'	126° 34' 10"	N 45°52'57" E	89.33'
C62	25.00'	7.98'	18° 17' 05"	S 79°58'31" E	7.94'
C63	975.00'	188.52'	11° 04' 41"	N 85°20'36" E	188.22'
C64	1025.00'	198.18'	11° 04' 41"	N 85°20'36" E	197.87'
C65	225.00'	101.76'	25° 54' 47"	S 31°44'02" W	100.90'
C66	530.00'	434.13'	46° 55' 55"	S 21°50'37" E	422.10'
C67	470.00'	384.99'	46° 55' 55"	N 21°50'37" W	374.31'
C68	275.00'	104.03'	21° 40' 24"	S 89°21'32" E	103.41'
C69	275.00'	89.34'	18° 36' 49"	S 54°36'59" E	88.95'
C70	225.00'	215.54'	54° 53' 10"	S 72°45'09" E	207.39'
C71	275.00'	124.37'	25° 54' 47"	N 31°44'02" E	123.32'
C72	2240.90'	422.33'	10° 47' 53"	S 85°25'11" W	421.70'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 64°19'04" W	23.62'
L2	S 44°41'26" W	36.70'
L3	S 02°05'22" E	33.70'
L4	N 85°10'48" E	30.71'
L5	N 43°22'39" W	30.00'
L6	N 46°30'04" E	26.50'
L7	S 43°38'07" E	25.06'
L8	N 45°52'57" E	30.00'
L9	S 88°22'39" E	46.13'
L10	S 45°18'34" E	35.22'
L11	N 44°41'26" E	3.46'
L12	N 18°46'38" E	43.36'
L13	N 44°41'26" E	46.88'
L14	N 01°37'21" E	40.00'
L15	S 44°07'03" E	30.00'
L16	S 42°42'48" E	14.29'
L17	S 55°11'44" E	14.14'
L18	S 46°37'21" W	14.14'
L19	S 45°51'56" W	14.32'
L20	S 43°29'56" E	14.17'
L21	S 46°30'04" W	14.23'
L22	N 43°22'39" W	14.14'
L23	N 46°37'21" E	14.14'
L24	S 43°22'39" E	14.14'
L25	N 43°22'39" W	14.14'
L26	N 46°37'21" W	14.14'
L27	N 46°37'21" E	14.14'
L28	S 41°02'31" W	14.34'
L29	N 46°37'21" E	14.14'
L30	S 50°38'11" E	14.35'

LINE TABLE		
LINE	BEARING	DISTANCE
L31	S 34°48'16" W	14.14'
L32	N 00°18'34" W	14.14'
L33	N 47°57'47" W	13.92'
L34	S 43°47'58" W	13.92'
L35	N 43°22'39" W	14.14'
L36	N 46°37'21" E	14.14'
L37	S 39°59'26" E	15.12'
L38	N 43°35'07" E	14.95'
L39	N 43°22'39" W	14.14'
L40	N 46°37'21" E	14.14'
L41	S 43°22'39" E	14.14'
L42	N 46°37'21" E	14.14'
L43	S 45°52'57" W	14.14'
L44	S 44°07'03" E	14.14'
L45	N 45°52'57" E	14.14'
L46	S 44°07'03" E	14.14'
L47	N 43°22'39" W	14.14'
L48	N 46°37'21" E	14.14'
L49	S 03°04'27" W	13.28'
L50	N 87°32'32" W	14.81'
L51	S 44°07'03" E	14.14'
L52	S 45°52'57" W	14.14'
L53	S 45°52'57" W	14.14'
L54	S 43°22'39" E	14.14'
L55	N 64°07'15" E	146.54'
L56	S 63°50'57" W	115.64'
L62	S 44°07'03" E	14.14'
L64	N 60°38'55" E	14.89'
L65	S 23°05'38" E	14.89'
L67	N 44°41'26" E	6.88'

LINE TABLE		
LINE	BEARING	DISTANCE
L68	S 44°41'26" W	6.88'
L69	S 89°41'26" W	14.14'
L75	S 39°38'06" E	169.93'
L76	S 01°37'21" W	240.00'
L77	S 01°37'21" W	240.00'
L78	N 00°08'55" W	109.95'
L79	N 00°08'55" W	109.96'
L80	S 00°10'48" E	109.44'
L81	S 00°10'48" E	109.40'
L82	N 00°07'01" W	110.00'
L83	N 00°07'01" W	110.00'
L84	N 00°08'55" W	220.01'
L85	N 00°08'55" W	220.00'
L87	S 18°46'38" W	9.50'
L88	N 18°46'38" E	9.50'
L89	N 00°08'55" W	220.00'
L90	N 00°08'55" W	220.00'
L91	S 01°00'19" W	32.50'
L92	N 88°49'05" W	9.97'

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS **CHAPMAN CROSSING, LTD.** *AND* **SANGER MULTI P2, LTD.**, *ACTING BY AND THROUGH THE UNDERSIGNED, THEIR DULY AUTHORIZED AGENTS, ARE THE SOLE OWNER OF A 68.209 ACRE TRACT OF LAND.*

BEING *A 68.209 ACRE TRACT OF LAND SITUATED IN THE HENRY TIERWESTER SURVEY, ABSTRACT NO. 1241, DENTON COUNTY, TEXAS, BEING ALL OF A CALLED 61.539 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO CHAPMAN CROSSING, LTD., AS RECORDED IN COUNTY CLERK DOCUMENT NUMBER (DOC. No.) 2024–135664, OFFICIAL RECORDS, DENTON COUNTY, TEXAS (ORDCT), AND A PORTION OF A CALLED 24.00 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO SANGER MULTI P2, LTD., AS RECORDED IN DOC. No. 2024–135662, ORDCT. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:*

BEGINNING *AT A 1/2" IRON ROD FOUND (GRID: N7,186,325.10 E2,369,430.35) FOR THE NORTHWEST CORNER OF SAID CALLED 24.00 ACRE TRACT, THE NORTHEAST CORNER OF MEADOW LANDS ADDITION, A SUBDIVISION IN DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET F, PAGE 80, PLAT RECORDS, DENTON COUNTY, TEXAS, IN THE SOUTH LINE OF A CALLED 246.024 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO PAC GROUP, LTD, AS RECORDED IN DOC. No. 2004–150424, 2004–150425, 2004–150426 AND 2004–150427, ORDCT, AND IN BELZ ROAD, A VARIABLE WIDTH RIGHT–OF–WAY, FROM SAID 1/2" IRON ROD FOUND, A MAG NAIL IN ASPHALT FOUND FOR THE APPARENT NORTHWEST CORNER OF SAID MEADOW LANDS ADDITION BEARS NORTH 88°25'51" WEST, A DISTANCE OF 660.45 FEET (PLAT 659.33 FEET);*

THENCE *SOUTH 88°25'51" EAST, WITH THE COMMON LINE OF SAID CALLED 24.00 ACRE TRACT, SAID 61.539 ACRE TRACT AND SAID CALLED 246.024 ACRE TRACT, A DISTANCE OF 350.85 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID CALLED 246.024 ACRE TRACT AND THE SOUTHWEST CORNER OF A CALLED 91.822 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO MITO COMMANDER USA, INC., AS RECORDED IN VOLUME 1192, PAGE 834, DRDCT;*

THENCE *SOUTH 88°35'23" EAST, WITH THE COMMON LINE OF SAID CALLED 61.539 ACRE TRACT AND SAID CALLED 91.822 ACRE TRACT, A DISTANCE OF 1,043.83 FEET TO A MAG NAIL IN ASPHALT FOUND FOR THE NORTHEAST CORNER OF SAID CALLED 61.539 ACRE TRACT AND THE NORTHWEST CORNER OF A CALLED 2.501 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO DANIEL RAYMOND WOLFE AND BRIANNA LYNNE WOLFE, AS RECORDED IN CC# 2021–21494, OPRDCT;*

THENCE *SOUTH 0°58'01" WEST, WITH THE COMMON LINE OF SAID 61.539 ACRE TRACT AND SAID WOLFE TRACT, PASSING A 1/2" IRON ROD FOUND AT A DISTANCE OF 20.09 FEET AND CONTINUE FOR A TOTAL DISTANCE OF 655.84 FEET TO A 3/8" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID WOLFE TRACT AND THE NORTHWEST CORNER OF A CALLED 10.42 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO M&G SANGER REAL ESTATE, LLC, AS RECORDED IN DOC. No. 2019–27076, ORDCT;*

THENCE *SOUTH 1°05'27" WEST, WITH THE COMMON LINE OF SAID CALLED 61.539 ACRE TRACT AND SAID M&G SANGER REAL ESTATE, LLC TRACT, A DISTANCE OF 361.36 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID M&G SANGER REAL ESTATE, LLC TRACT AND THE NORTHWEST CORNER OF A CALLED 30.96 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO HOLT TEXAS, LTD., AS RECORDED IN DOC. No. 2013–71958, ORDCT;*

THENCE *SOUTH 0°52'57" WEST, WITH THE COMMON LINE OF SAID CALLED 61.539 ACRE TRACT AND SAID HOLT TEXAS, LTD., A DISTANCE OF 1,107.90 FEET TO A 1/2"IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID HOLT TEXAS, LTD. TRACT AND THE SOUTHEAST CORNER OF SAID CALLED 61.539 ACRE TRACT AND AN ANGLE POINT FOR CORNER OF A CALLED 16.47 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO GS SANGER OWNER, LP, AS RECORDED IN DOC. No. 2024–135854, ORDCT;*

THENCE *WITH THE SOUTH LINE OF SAID CALLED 61.539 ACRE TRACT AND THE NORTH LINE OF SAID CALLED 16.47 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCE:*

NORTH 64°19'04" WEST, A DISTANCE OF 23.62 FEET TO A POINT FOR CORNER;

NORTH 88°44'15" WEST, A DISTANCE OF 282.10 FEET TO A POINT FOR THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 586.37 FEET AND A CHORD WHICH BEARS SOUTH 85°21'50" WEST, A DISTANCE OF 120.52 FEET;

IN A SOUTHWESTERLY DIRECTION WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 11°47'50", AN ARC LENGTH OF 120.73 FEET TO A POINT FOR THE BEGINNING OF A NON–TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 922.95 FEET AND A CHORD WHICH BEARS SOUTH 79°48'16" WEST, A DISTANCE OF 267.93 FEET;

IN A SOUTHWESTERLY DIRECTION WITH SAID NON–TANGENT CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 16°41'30", AN ARC LENGTH OF 268.88 FEET TO A POINT FOR THE END OF SAID NON–TANGENT CURVE TO THE LEFT;

SOUTH 45°56'04" WEST, PASSING A POINT FOR THE NORTHWEST CORNER OF SAID CALLED 16.47 ACRE TRACT AND AN EAST CORNER OF SAID CALLED 24.00 ACRE TRACT AT A DISTANCE OF 105.50 FEET AND CONTINUE FOR A TOTAL DISTANCE OF 165.50 FEET TO A POINT FOR AN INTERIOR ELL CORNER OF SAID CALLED 24.00 ACRE TRACT;

THENCE *NORTH 45°18'34" WEST, WITH THE WEST LINE OF SAID CALLED 61.539 ACRE TRACT AND THE EAST LINE OF SAID CALLED 24.00 ACRE TRACT, A DISTANCE OF 410.81 FEET TO A POINT FOR CORNER;*

THENCE *SOUTH 44°41'26" WEST, OVER AND ACROSS SAID CALLED 24.00 ACRE TRACT, A DISTANCE OF 36.70 FEET TO A 5/8" CAPPED IRON ROD STAMPED "MMA" SET FOR THE NORTHEAST CORNER OF A CALLED 2.00 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO THE CITY OF SANGER, AS RECORDED IN DOC. No. 2015–146437, ORDCT;*

THENCE *NORTH 88°54'08" WEST, WITH THE COMMON LINE OF SAID CITY OF SANGER TRACT AND SAID CALLED 24.00 ACRE TRACT, A DISTANCE OF 270.38 FEET TO A 5/8" CAPPED IRON ROD STAMPED "MMA" SET FOR THE NORTHWEST CORNER OF SAID CITY OF SANGER TRACT AND IN THE WEST LINE OF SAID CALLED 24.00 ACRE TRACT;*

THENCE *NORTH 0°58'48" EAST, WITH THE WEST LINE OF SAID CALLED 24.00 ACRE TRACT, PASSING A POINT FOR THE SOUTHEAST CORNER OF SAID MEADOW LANDS ADDITION, AT A DISTANCE OF 289.12 FEET AND CONTINUE WITH THE COMMON LINE OF SAID CALLED 24.00 ACRE TRACT AND SAID MEADOW LANDS ADDITION, PASSING A 4" STEEL POST FOUND AT A DISTANCE OF 484.39 FEET AND CONTINUE FOR A TOTAL DISTANCE OF 2,048.22 FEET TO THE* ***POINT OF BEGINNING*** *AND CONTAINING 2,971,180 SQUARE FEET OR 68.209 ACRES OF LAND, MORE OR LESS.*

SURVEYOR'S CERTIFICATE

THAT I, LON E. WHITTEN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY DECLARE THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON AS SET WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF SANGER, TEXAS.

PRELIMINARY
This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. Released for review by

LON E. WHITTEN DATE: JUNE 10, 2025
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5893

STATE OF TEXAS §

COUNTY OF TARRANT §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LON E. WHITTEN, 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 IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS _____ DAY OF _____, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

CHAPMAN CROSSING, LTD. *AND* **SANGER MULTI P2, LTD.,** *DO HEREBY DEDICATE TO THE USE OF PUBLIC FOREVER ALL STREETS, UNLESS SHOWN AS PRIVATE, AND ALL EASEMENTS SHOWN AND FOR ALL PURPOSES ACCOMMODATING DRAINAGE TO THE USE OF PUBLIC FOREVER. NO BUILDINGS OR OTHER IMPROVEMENTS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN ON THIS PLAT. ANY PUBLIC UTILITY, INCLUDING THE CITY OF SANGER, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, TREE SHRUB OTHER GROWTH OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND THEY SHALL HAVE THE RIGHT AT ALL TIMES TO INGRESS AND EGRESS UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, MAINTAIN AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.*

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, **CHAPMAN CROSSING, LTD.** *AND* **SANGER MULTI P2, LTD.,** *ACTING BY AND THROUGH THE UNDERSIGNED, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS* **LOT 1X, LOTS 2–32, BLOCK A, LOT 1X, LOTS 2–12, LOT 13X, LOTS 14–60, LOT 61X, BLOCK B, LOTS 1–6, LOT 7X, LOTS 8–25, BLOCK C, LOTS 1–26, BLOCK D, LOT 1X, BLOCK E, LOT 1X, LOTS 2–37, BLOCK F, LOT 1X, LOTS 2–39, BLOCK G, LOTS 1–41, BLOCK H, LOT 1X, LOTS 2–31, BLOCK I, LOT 1X, LOTS 2–18, BLOCK J, LOT 1X, BLOCK K, CHAPMAN CROSSING,** *AN ADDITION TO THE CITY OF SANGER, DENTON COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS, ALLEYS, EASEMENTS, PARKS AND OTHER OPEN SPACES SHOWN THEREON, EXCEPT THE PRIVATE EASEMENTS SHOWN THEREON. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTION OR COVENANTS, IF ANY, ON THIS PROPERTY.*

PURSUANT TO SECTION 12.002 OF THE TEXAS PROPERTY CODE, I HAVE OBTAINED ORIGINAL TAX CERTIFICATES FROM EACH TAXING UNIT WITH JURISDICTION OVER EACH PARCEL OF REAL PROPERTY IN SAID SUBDIVISION INDICATING THAT NO DELINQUENT AD VALOREM TAXES ARE OWED ON THE REAL PROPERTY WHICH IS THE SUBJECT OF THE PLAT OR REPLAT I HAVE SUBMITTED TO THE CITY OF SANGER, DENTON COUNTY, TEXAS FOR FILING AND RECORDING WITH THE DENTON COUNTY CLERK'S OFFICE.
WITNESS MY HAND THIS THE _____ DAY OF _____, 2025.

GRANTOR:

CHAPMAN CROSSING, LTD. *A TEXAS LIMITED PARTNERSHIP*

BY: _____

NAME: _____

TITLE: _____

STATE OF _____ §

COUNTY OF _____ §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2024, BY _____, **CHAPMAN CROSSING, LTD.** *A TEXAS LIMITED PARTNERSHIP.*

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: _____

COMMISSION EXPIRES: _____

WITNESS MY HAND THIS THE _____ DAY OF _____, 2025.

GRANTOR:

SANGER MULTI P2, LTD., *A TEXAS LIMITED PARTNERSHIP*

BY: _____

NAME: _____

TITLE: _____

STATE OF _____ §

COUNTY OF _____ §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2024, BY _____, **SANGER MULTI P2, LTD.,** *A TEXAS LIMITED PARTNERSHIP.*

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: _____

COMMISSION EXPIRES: _____

APPROVED AND ACCEPTED

CHAIRMAN, PLANNING AND ZONING COMMISSION *DATE*
CITY OF SANGER, TX

MAYOR *DATE*
CITY OF SANGER, TX

ATTESTED BY

CITY SECRETARY *DATE*
CITY OF SANGER, TX

OWNERS:

CHAPMAN CROSSING, LTD.
4143 MAPLE AVE., SUITE 325
DALLAS, TX 75219

SANGER MULTI P2, LTD.
4143 MAPLE AVE., SUITE 325
DALLAS, TX 75219

DEVELOPER:

GREYSTAR DEVELOPMENT CENTRAL, LLC
600 E. LAS COLINAS BLVD., STE. 2100
IRVING, TX 75039
TEL: (214) 451–5698
EMAIL: jthulin@greystar.com
CONTACT: JR THULIN

FINAL PLAT

LOT 1X, LOTS 2–32, BLOCK A, LOT 1X,
LOTS 2–12, LOT 13X, LOTS 14–60, LOT 61X, BLOCK B,
LOTS 1–6, LOT 7X, LOTS 8–25, BLOCK C,
LOTS 1–26, BLOCK D, LOT 1X, BLOCK E,
LOT 1X, LOTS 2–37, BLOCK F,
LOT 1X, LOTS 2–39, BLOCK G, LOTS 1–41, BLOCK H,
LOT 1X, LOTS 2–31, BLOCK I,
LOT 1X, LOTS 2–18, BLOCK J,
LOT 1X, BLOCK K

CHAPMAN CROSSING

BEING 68.209 ACRES OF LAND SITUATED
IN THE H. TIERWESTER SURVEY
ABSTRACT NO. 1241
CITY OF SANGER, DENTON COUNTY, TEXAS

296 SINGLE FAMILY RESIDENTIAL LOTS
11 HOA/OPEN SPACE LOTS

15.290 ACRES RIGHT–OF–WAY DEDICATION
JUNE 2025

SURVEYOR/ENGINEER:

mma
civil engineering surveying landscape architecture planning
tbpels registration number: f – 2759
tbpels registration/license number: 10088000
519 east border
arlington, texas 76010
817–469–1671
fax: 817–274–8757
www.mmatexas.com
CONTACT: ANDREA TAYLOR, PE
COPYRIGHT © 2025 MMA, INC.

SHEET 2 OF 2

MMA PROJECT NO. 3883–00–01

PLOTTED BY: JENNIFER STORZ DATE: 6/10/2025 2:15 PM PATH: P:\3883-00-01\600 Land Surveying\205 Platting\3883-00-01 Final Plat.dwg

SANGER
DEVELOPMENT SERVICES

201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
940-458-2059(office) 940-458-4072(fax) www.sangertexas.org

SUBDIVISION APPLICATION

[ ] Preliminary Plat Minor Plat	[X] Final Plat/Replat Amended Plat	[ ] Vacating Plat Conveyance Plat

Applicant	Owner (if different from applicant)
Name: Andrea Taylor, PE	Name: Steve Gregory
Company: mma, Inc.	Company: Malouf Interests, Inc.
Address: 519 E. Border Street	Address 4143 Maple Avenue, Ste. 325
City, State, Zip: Arlington, TX 76010	City, State, Zip: Dallas, TX 75219
Phone (817)469-1671	Phone:
Fax: (817)274-8757	Fax:
Email: development@mmatexas.com	Email: sg@maloufinterests.com

Submittal Checklist

X	Pre-Application Conference (Date: 10/09/24)
X	Application Form (Signed by Owner and Applicant)
X	Letter of Intent
X	Non-Refundable Application Fee (Check Payable to City of Sanger)
X	Applicable Plat Checklist (Completed)
X	Additional Required Documents/Traffic & Drainage Studies etc.

Supporting Materials (List if provided): _____

R Number(s): 56482, 56489

Owner's Signature _____ Date 1-15-25

Applicant's Signature _____ Date 01/15/2025

January 15, 2025

City of Sanger
Development Services
502 Elm Street
Sanger, TX 76266

RE: Chapman Crossing – Final Plat
1st Submittal

Development Services:

Malouf Interests, Inc. having an address of 4143 Maple Avenue, Suite 325 in Dallas, TX, is the owner of property located south of Belz Road and west of Interstate 35. The subject property is a part of the planned development zoning approved on December 19, 2022.

Chapman Crossing is a 68.209-acre residential development consisting of 296 residential lots and 10 private/HOA owned and maintained open space lots. The lot mix will include 200 – 40' wide lots, 84 – 50' wide lots, and 12 – 70' wide lots which is consistent with the approved planned development ordinance, Ordinance #12-32-22. Enclose are the following:

- Application Form (Signed by Owner)
- Application Plat Checklist
- Final Plat
- Civil Engineering Construction Drawings
- Landscape Construction Drawings
- Drainage Study

Mycoskie & Associates, Inc. will be the designated point of contact for this application. We respectfully request the review and approval of the submitted final plat application by the Planning and Zoning Commission and City Council. Please contact us directly should you require additional information or have questions.

Sincerely,

Andrea Taylor, PE
Mycoskie & Associates, Inc.
519 E. Border Street
Arlington, TX 76010
ataylor@mmatexas.com
817-469-1671

CITY COUNCIL COMMUNICATION

DATE: July 7, 2025

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on a request to a Replat of Bolivar Heights Addition being approximately 5.713 acres of land described as Bolivar Heights Addition, Lot 1 and Lot 1(PT), within the City of Sanger's ETJ, generally on the north side of FM 455 W, approximately 1289 west of the intersection of FM 455 W and Sam Bass Road.

SUMMARY:

- This Development is in the City of Sanger's ETJ.
- The plat will take three parcels and combine them into one.
- The intent is to use the property for a commercial office.
- The applicant intends to utilize the existing building on the property.
- Planning & Zoning recommended approval on 6-9-25.

FISCAL INFORMATION:

Budgeted: N/A Amount: N/A GL Account: N/A

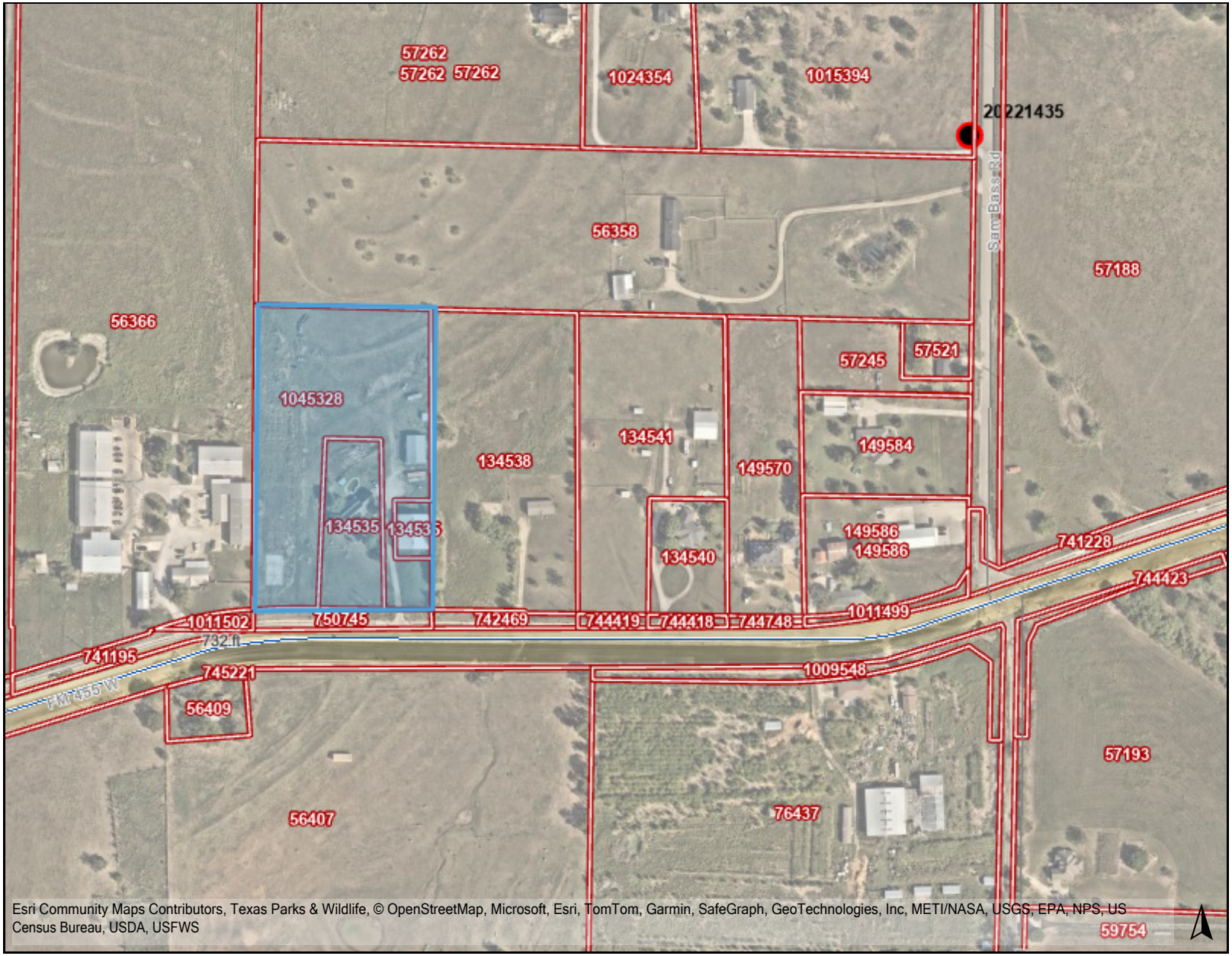
RECOMMENDED MOTION OR ACTION:

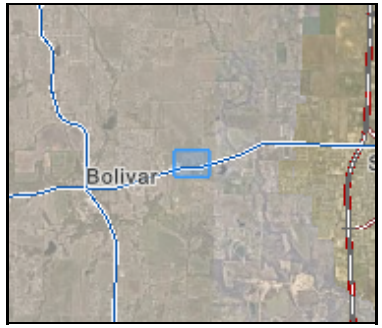
Staff recommends APPROVAL.

ATTACHMENTS:

Location Map
Replat
Application
Letter of Intent

Denton County Landmark Map





Legend

- 911 Addresses
- Development Permits
- Parcels

Floodplain

- Cross Section Location
- Base Flood Elevation
- FEMA Floodway
- Flood Grid
- FEMA 100yr Flood Zone A
- FEMA 100yr Flood Zone AE
- FEMA 500yr Flood Zone
- Levee Protected

Notes

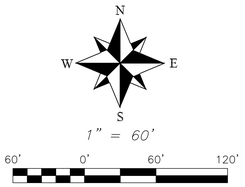
0 450 900 ft

https://gis.dentoncounty.gov

5/19/2025 9:38:18 PM

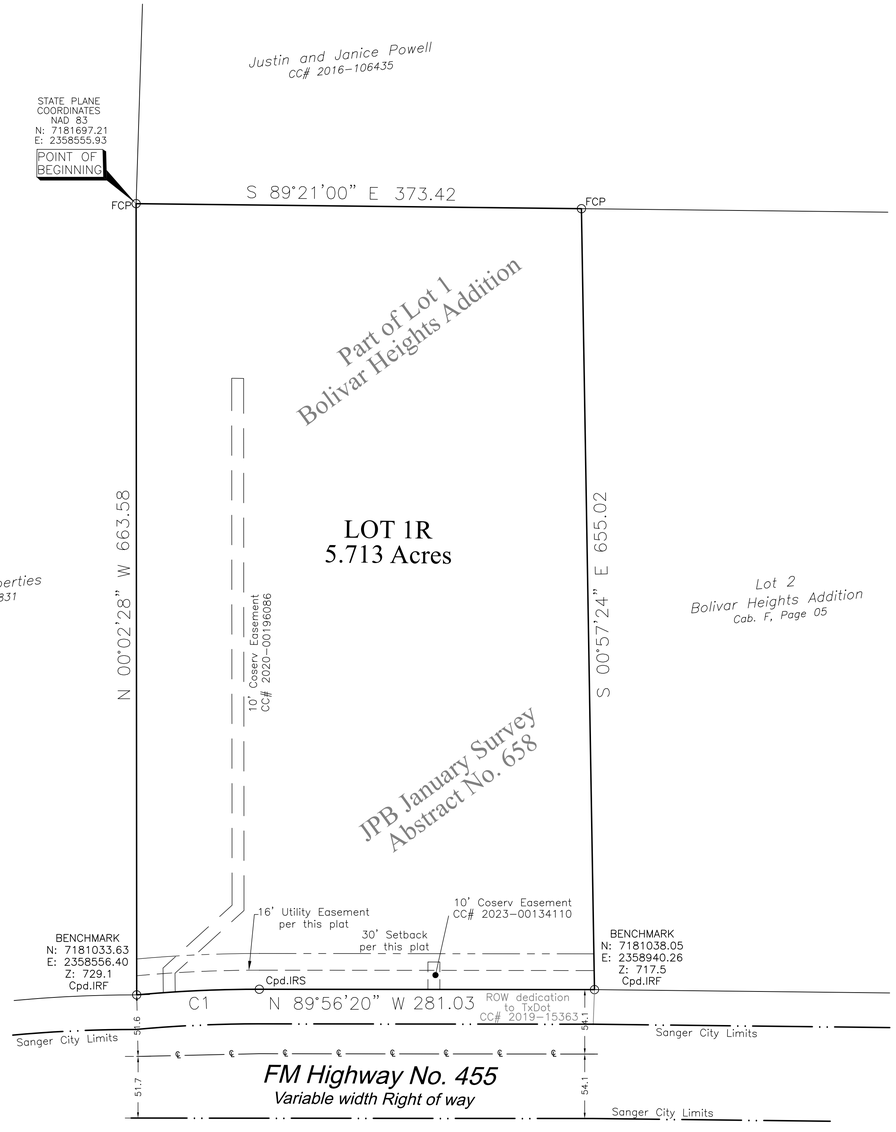
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Denton County does not guarantee the correctness or accuracy of any features on this product and assumes no responsibility in connection therewith. This product may be revised at any time wit notification to any user.



GENERAL NOTES

1. All lots comply with the minimum size requirements of the zoning district.
2. This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.
3. 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.
4. Notice-selling a portion of this addition by metes and bounds is a violation of City ordinance and State Law and is subject to fines and withholding of utilities and building permits.
5. This plat does not alter or remove existing deed restrictions, if any, on this property.
6. Minimum finished floor elevations are at least 2 feet above the 100 year floodplain.
7. The subject property does not lie within a 100-year floodplain according to Community Panel No. 48121C0185G, dated April 18, 2011, of the National Flood Insurance Rate Maps for Denton County, Texas.
8. The purpose of this plat is to create a lot of record after TXDOT right-of-way taking.
9. Bearings are based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 (NAD 83).
10. All corners marked by 1/2" rebar capped with yellow plastic cap stamped RPLS 5190, unless otherwise noted.



LEGEND

IRF	= IRON ROD FOUND
CIRF	= CAPPED IRON ROD FOUND
CIRS	= CAPPED IRON ROD SET
FCP	= FENCE CORNER POST

Wilhite Land Surveying, Inc.
PO Box 407
Valley View, Texas 76272
940-726-6150
Fax 940-726-6151
www.wilhitelandsurveying.com
Firm No. 10083800

SURVEYOR:
JAMES JOEL WILHITE
RPLS 5190
WILHITE LAND SURVEYING
PO BOX 407
VALLEY VIEW, TEXAS, 76272
(940) 726-6150

OWNER:
TGC CUSTOM HOMES, LLC
1640 W CHAPMAN RD, UNIT 300
SANGER, TX 76266

Job No. 20242498

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	102.97	1105.00	S 87°22'23" W	102.93

OWNER'S CERTIFICATE & DEDICATION

SITUATED in the State of Texas and County of Denton, being part of the JPB JANUARY SURVEY, ABSTRACT NO. 658, being all of a 5.713 acre tract recorded in CC# 2025-35435 of the Deed Records of Denton County, said premises also being part of Lot 1 of Bolivar Heights Addition recorded in Cabinet F, Page 5, said premises being more particularly described as follows;

BEGINNING at a fence corner post found marking the northwest corner of said premises and said Lot 1 and the southwest corner of a tract conveyed to Justin and Janice Powell in a deed recorded in Doc No 2016-106435;

THENCE with the north line of said premises and said Lot 1, South 89°21'00" East, 373.42 feet to a fence corner post found marking the northeast corner of said premises, said Lot 1, and the northwest corner of Lot in said Bolivar Heights Addition;

THENCE with the east line of said premises and said Lot 1, South 00°57'24" East, 655.02 feet to a capped iron rod found marking the southeast corner of said premises and the northeast corner of a tract conveyed to the State of Texas recorded in Doc No 2019-15363 and being in the north right of way line of F.M. Highway No. 455;

THENCE with the south line of said premises and the north line of said highway, North 89°56'20" West, 281.03 feet to a capped iron rod set marking the beginning of a curve to the left;

THENCE with said road, the south line of said premises and said curve having a radius of 1105.00 feet, a chord of South 87°22'23" West, 102.93 feet and an arc distance of 102.97 feet to a capped iron rod found marking the southwest corner of said premises and being in the west line of said Lot 1;

THENCE departing said road, with the west line of said premises and said Lot 1, North 00°02'28" West, 663.58 feet to the point of Beginning and containing 5.713 acres of land.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT TGC CUSTOM HOMES, LLC, acting herein by and through its duly authorized officer, does hereby adopt this plat designating the hereinabove described property as LOT 1R, BOLIVAR HEIGHTS ADDITION, an addition to the City of Sanger, Texas, and does hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, fire lanes, drive aisles, parks, and watercourses, and to the public use forever easements for sidewalks, storm drainage facilities, utilities and any other property necessary to serve the plat and to implement the requirements of the subdivision regulations and other City codes and do hereby bind ourselves, our heirs, successors and assigns to warrant and to forever defend the title on the land so dedicated. Further, the undersigned covenants and agrees that he/she shall maintain all easements and facilities in a state of good repair and functional condition at all times in accordance with City codes and regulations. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be installed, if approved by the City of Sanger. The City of Sanger and public utility entities shall have the right to access and maintain all respective easements without the necessity at any time of procuring permission from anyone.

WITNESS MY HAND this _____ day of _____, 20_____.

_____
BY: TGC Custom Homes, LLC

_____
Printed Name & Title

NOTARY CERTIFICATE

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that he executed the same for the purposes and considerations therein stated.

Given under my hand and seal of office this _____ day of _____, 20___.

_____
Notary Public

SURVEYOR'S CERTIFICATE

I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made on the ground under my supervision.

_____ Date: _____
Joel Wilhite
Registered Professional Land Surveyor
No. 5190

STATE OF TEXAS REGISTERED JOEL WILHITE 5190 PROFESSIONAL LAND SURVEYOR

NOTARY CERTIFICATE

STATE OF TEXAS
COUNTY OF COOKE

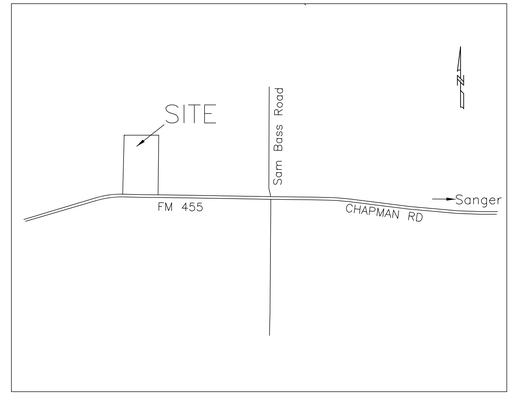
BEFORE ME, the undersigned authority, on this day personally appeared JOEL WILHITE, known to be the person whose name is subscribed to the foregoing instrument, and acknowledge to methat he executed the same for the purposes and considerationstherein stated.

Given under my hand and seal of office this _____ day of _____, 2025.

_____
Notary Public

UTILITY NOTES

1. Water service provided by:
   Bolivar Water Supply Corporation
   4151 FM 455
   Sanger, Tx 76266
   (940) 458-3931
2. Electric service provided by:
   CoServ Energy
   7701 I-35E Frontage Road
   Corinth, Tx 76210
   (940) 321-7800
3. Sanitary sewer to be handled by facilities approved by Denton County Public Health Department.



VICINITY MAP
N.T.S.

DENTON COUNTY NOTES

1. Water service to be provided by Bolivar Water Supply Corporation, 4151 FM 455, Sanger, TX 76266, 940-458-3931.
2. Sanitary sewer to be handled by facilities approved by the Denton County Public Health Department.
3. Electric service to be provided by CoServ, 7701 S Stemmons Fwy, Corinth, TX 76210, 940-321-7800.
4. The maintenance of paving, grading and drainage improvements and/or easements shown on this plat are the responsibility of the individual property owner and do not constitute acceptance of same for maintenance purposes by Denton County.
5. All surface drainage easements shall be kept clear of fences, buildings, foundation, plantings and other obstructions to the operation and maintenance of the drainage facility.
6. Blocking the flow of water or construction improvements in surface drainage easements, and filling or obstructing the floodway is prohibited.
7. Denton County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
8. The existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual property owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across the lots.
9. Construction not completed within two years of the Commissioners Court approval shall be subject to current County Subdivision Rules and Regulations.
10. A driveway culvert permit must be obtained from Development Services by the owner of each lot prior to the construction, installation, or placement of any driveway access improvements within the dedicated right-of-way.
11. The City of Denton does not approve plats for property located in their Division 2 ETJ based on an ICA with Denton County regarding platting in the ETJ.
12. No construction, without written approval from Denton County, shall be allowed within an identified "FIRM" floodplain area, and then only after a detailed floodplai development permit, including engineering plans and studies show that no rise in the Base Flood Elevation (BFE) will result, that no flooding will result, that no obstruction tothe natural flow of water will result; and subject to all owners of the property affected by such construction becoming a party to the request. Where construction is permitted, all finished floor elevations shall be a minimum of two-feet above the 100-year flood elevation.
13. Denton County shall not be responsible for maintenance of private streets, drives, emergency access easements, recreation areas and open spaces; and the owners shall be responsible for the maintenance of private streets, drives, emergency access easements, recreation areas and open spaces, and said owners agree to indemnify and hold harmless Denton County, from all claims, damages and losses arising out of or resulting from performance of the obligations of said owners set forth in this paragraph.

Approved and Accepted

_____ _____
Chairman, Planning & Zoning Commission — Date
City of Sanger, TX

_____ _____
Mayor — Date
City of Sanger, TX

Attested by

_____ _____
City Secretary — Date
City of Sanger, TX

REPLAT
BOLIVAR HEIGHTS ADDITION
LOT 1R

5.713 ACRES
BEING A REPLAT OF A PART OF LOT 1
BOLIVAR HEIGHTS ADDITION
CAB. F, PG. 5, P.R.D.C.T.
OUT OF THE JPB JANUARY SURVEY
ABSTRACT NO. 658
ETJ OF THE CITY OF SANGER, DENTON COUNTY, TEXAS
June 13, 2025

EST. 1886
SANGER
DEVELOPMENT SERVICES
201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
940-458-2059(office) 940-458-4072(fax) www.sangertexas.org

SUBDIVISION APPLICATION

☐ Preliminary Plat
Minor Plat

☒ Final Plat/Replat
Amended Plat

☐ Vacating Plat
Conveyance Plat

Applicant	Owner (if different from applicant)
Name: TGC Custom Homes	Name: Tommy Crutchfield
Company: "	Company:
Address: 1640 W. Chapman Rd #300	Address
City, State, Zip: Sanger TX 76266	City, State, Zip:
Phone 469-406-2490	Phone:
Fax:	Fax:
Email: TOMMY@TGCCUSTOMHOMES.COM	Email:

Submittal Checklist

	Pre-Application Conference (Date:_/____/_____)
	Application Form (Signed by Owner and Applicant)
✓	Letter of Intent
	Non-Refundable Application Fee (Check Payable to City of Sanger)
✓	Applicable Plat Checklist (Completed)
	Additional Required Documents/Traffic & Drainage Studies etc.

Supporting Materials (List if provided): _____

R Number(s): 1045328, 134535

TS
Owner's Signature _____ Date

Applicant's Signature _____ Date

EST. 1886
SANGER
DEVELOPMENT SERVICES
201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
940-458-2059(office) 940-458-4072(fax) www.sangertexas.org

FINAL, REPLAT, MINOR, AMENDED, AND CONVEYANCE PLAT CHECKLIST

☑ The Plat shall be drawn to a scale of not more than two hundred feet to the inch (1" = 200').

☑ The boundary marked with heavy weighted lines with accurate distances and bearings, a mete and bounds description of the boundary (error of closure shall not exceed one (a) in fifty thousand (50,000) for the plat boundary), exact acreage to hundredths, and the exact location and width of all existing or recorded rights-of-way intersecting the boundary of or bordering on the tract. One (1) copy of the traverse closure sheet shall be enclosed.

☑ True bearings and distances to the nearest established street lines, official monuments or subdivision corner, 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.

☑ Describe and locate all permanent survey monument, pins, and control points and tie and reference the survey corners at two points to the Texas State Plane Coordinate System North Central Zone 1983- 1999 datum. The Point of Beginning (POB) shall be clearly marked including State Plane Coordinates, NAD 83.

☑ An accurate location of at least two (2) corners of the subdivision with reference to original corners of the original survey of which the subdivision is a part or an existing permanent monument to an approved and recorded plat or permanent markers established by and approved by the City Engineer.

☑ Subdivision name of adjacent properties (P.R.D.C.T) or ownership information for adjacent unplatted properties (D.R.D.C.T.) with recording information.

☑ An accurate location of the subdivision in reference to the deed records of the county which shall include the volume and page of the deed of the property to be subdivided.

☐ If the property owner information does not match the Denton Central Appraisal District record, then information related to the purchase must be provided. N/A

☑ The exact layout, including:

1) Street and/or alley names
2) The length of all arcs, radii, internal angles and points of curvature, length and bearing of the tangents
3) All existing and proposed easements for right-of-way, public services, utilities or any other easements and any limitations of the easements
4) Show centerline of existing streets. Dimensions from centerline to edges of existing and proposed right-of-way on both sides of the centerline.

SANGER
DEVELOPMENT SERVICES
201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
940-458-2059(office) 940-458-4072(fax) www.sangertexas.org

5) All lot number and lines, with accurate dimensions in feet and hundredths, with bearings and angles to street and alley lines to the nearest second

☑ The accurate location, material, and approximate size of all monuments.

☐ The accurate outline description of all property which is offered for dedication for public use, such as parks, etc., with the purpose indicated thereon, and all property that may be reserved by deed covenant for the common use of the property owners in the subdivision. N/A

☐ A signed and notarized copy of private restriction (if any), that are filed for record in the office of the County Clerk shall be provided with the Final Plat. N/A

☑ Name and addresses of the owner, subdivider, engineer, and surveyor.

☑ North point, written and graphic scale, and date.

☑ 3"x3" recording box at the lower right-hand corner.

☑ A Title Block with the following information shall be provided on each page:

1) Plat Type (ex: "Final Plat", "Preliminary Plat", etc.)
2) Name of the proposed development/addition/subdivision
3) Total number of lots and HOA/Open Space lots
4) Survey name and abstract number
5) Gross acreage
6) Right-of-Way acreage, if dedicated
7) Date of preparation and subsequent revisions

☑ Standard Notation to be added on the plat:

1) "All lots comply with the minimum size requirements of the zoning district."
2) "This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due."
3) "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."
4) "Notice – selling a portion of this addition by metes and bounds is a violation of City ordinance and State Law and is subject to fines and withholding of utilities and building permits."
5) "This plat does not alter or remove existing deed restrictions, if any, on this property."
6) "Minimum finished floor elevations are at least 2 feet above the 100-year flood plain."
7) "The subject property does not lie within a 100 – year floodplain according to Community Panel No._____, dated_____,

City of Sanger
201 Bolivar / P.O Box 1729
Sanger, TX 76266
940-458-2059 (office) 940-458-4072 (fax) www.sangertexas.org

EST. 1886
SANGER
DEVELOPMENT SERVICES
201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
940-458-2059(office) 940-458-4072(fax) www.sangertexas.org

of the National Flood Insurance Rate Maps for Denton County, Texas."

8) "The purpose of this plat is_____[state the purpose]_____"

9) "Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD '83)"

☑ The name, address and phone number 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.

☐ Location map showing existing and proposed streets and thoroughfares covering an area at least one thousand feet (1000') outside the proposed subdivision.

☐ One paper copy (24"x36") and one soft copy (pdf) of approved civil/construction plans, along with GIS/CAD files for all approved public improvements on a CD/DVD. N/A

☐ For Conveyance Plats Only: All conveyance plats must be titled "Conveyance Plat" and carry the following text: N/A

"A conveyance plat is a record of property approved by the City of Sanger for the purpose of sale or conveyance in its entirety or interests thereon defined. No building permit may be issued, nor development begin, nor permanent public utility service provided until a final plat is approved, filed of record and public improvements are accepted in accordance with the City of Sanger Code of Ordinances. Selling a portion of this property by metes and bounds, except as shown on an approved, filed and accepted conveyance plat, final plat or replat is a violation of the state law."

☑ Certification by a registered public surveyor or licensed state land surveyor, registered in the State of Texas to the effect that the plat represents a survey made by him or under his direct supervision and that all monuments shown thereon have been verified and exist, and that their location, size, and material are correctly shown. Such surveyor's certificate may be prepared as follows:

"State of Texas
County of Denton

I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made on the ground under my supervision.

(Engineer or Surveyor's Seal)

_____ _____

Licensed Professional Engineer OR
Registered Public Land Surveyor Texas R.P.L.S. No. Date"

EST. 1886
SANGER
DEVELOPMENT SERVICES
201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
940-458-2059(office) 940-458-4072(fax) www.sangertexas.org

☑ A certificate of ownership and dedication of all streets, alleys, parks, and playgrounds to public use forever, signed and acknowledged before a notary public, by the owner or authorized representative and lien holder of the land, and a complete and accurate description of the land subdivided, and the streets dedicated. Such owner's certificate may be prepared as follows:

"State of Texas
County of
Denton

I (we), the undersigned, owner(s) of the land shown on this plat within the area described by metes and bounds as follows:

(Metes and Bounds Description of Boundary)

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:
THAT_____, acting herein by and through its duly authorized officer, does hereby adopt this plat designating the hereinabove described property as____(lot/block/subdivision), an addition to the City of Sanger, Texas, and does hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, fire lanes, drive aisles, parks, and watercourses, and to the public use forever easements for sidewalks, storm drainage facilities, utilities and any other property necessary to serve the plat and to implement the requirements of the subdivision regulations and other City codes and do hereby bind ourselves, our heirs, successors and assigns to warrant and to forever defend the title on the land so dedicated. Further, the undersigned covenants and agrees that he/she shall always maintain all easements and facilities in a state of good repair and functional condition in accordance with City codes and regulations. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be installed, if approved by the City of Sanger. The City of Sanger and public utility entities shall have the right to access and maintain all respective easements without the necessity at any time of procuring permission from anyone.

WITNESS MY HAND this 19th *day of* May, *20* 25.

_____, *Owner*
Managing Member TBC Custom Homes, *Title and Company (if applicable)"*

"State of Texas
County of
Denton

EST. 1886
SANGER
DEVELOPMENT SERVICES
201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
940-458-2059(office) 940-458-4072(fax) www.sangertexas.org

(cont.)

Before me, the undersigned authority, on this day personally appeared, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and, in the capacity, therein stated.

Given under my hand and seal of office this 19th *day of* May *20*25

Debbie J Thompson

Notary Public in and for the State of Texas

Type or Print Notary's Name Debbie J Thompson

My Commission Expires 7-24-28 *."*

DEBBIE J. THOMPSON
Notary Public, State of Texas
Comm. Expires 07-24-2028
Notary ID 132588350

☑ The following certificate shall be included on the plat in a manner that will allow the signatures of the designated officials and the affixing of the City Seal.

"Approved and Accepted

_____ _____

Chairman, Planning & Zoning

Commission e City of Sanger, TX

Dat

_____ _____

Mayor
City of Sanger, TX

Date

Attested by

_____ _____

City Secretary
City of Sanger, TX"

Date

City of Sanger
Development Services
201 Bolivar Street
Sanger, TX 76266
940.458.2059

RE: Replat of Lot 1, Bolivar Heights Addition, DCAD PIDs 1045328, 134535

To whom it may concern,

Wilhite Land Surveying, Inc. has prepared a replat of the remaining portion of Lot 1 of Bolivar Heights Addition, a subdivision of record in Cab. F, Page 5 of the Plat Records of Denton County, Texas after the TXDOT right-of-way take for the widening of FM 455. The purpose of this plat is to create a new, legal lot of record after the right-of-way take as the property was not replatted during that process. There are currently no plans for further development of this property except for an upgraded On-Site Sewage Facility. The property is intended to be used for commercial purposes, utilizing the existing buildings for office space and storage.

Please accept this subdivision application and accompanying documents for review and to be considered for approval.

If there is anything else needed to process this request, please do not hesitate to reach out.

Thank you,

Wilhite Land Surveying, Inc.
PO Box 407
Valley View, TX 76272
940.726.6150
wilhitelandsurveying@ntin.net

BOLIVAR WATER SUPPLY CORPORATION
P.O. Box 1789 • 4151 FM 455 West
Sanger, TX 76266
(940) 458-3931 Fax (940) 458-7050
www.bolivarwatersc.com

May 9, 2025

Will Serve Letter

Attn: Whilhite Land Surveying

To Whom It May Concern:

Bolivar Water Supply Corporation is the water service provider for the property located on FM 455 W in Sanger, TX, property ID 145328 & 134535. Current identification of legal description being BOLIVAR HEIGHTS LOT 1(PT) and BOLIVAR HEIGHTS LOT 1 as shown in exhibit A, in accordance with TCEQ certification.

Bolivar Water Supply is willing to provide service to the property. The provisions of service are contingent upon the completion of the necessary agreements in accordance with Bolivar Water Supply Corporations Rules and Regulations. This letter does not constitute either a water supply verification or a supply assessment.

If you have any questions regarding this matter, please call.

Sincerely,

Katy Nixon
Bolivar Water Supply

May 9, 2025

Wilhite Land Surveying
314 W Obuch St
Valley View, TX 76272

Re: 5740 W FM 455, Sanger, TX 76266

On behalf of CoServ Electric, I am responding to your request regarding service availability at the referenced development location.

Electric service is available from CoServ Electric at the referenced development location. Electric service can be extended to the developed tracts upon request, subject to the terms of CoServ Electric's then-current tariffs.

If you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,

Thomas Wynn

Thomas Wynn
CoServ
Business Development & Acquisitions

Lot Report

Tue May 13 10:21:05 2025

Lot File: C:\Users\wls51\Desktop\misc\20242498 (5740 FM 455).lot
CRD File: S:\Carlson\Carlson Projects 2024\Miscellaneous\20242498 (5740 FM 455).cr

Lot: LOT 1R , Block: 1, Type: LOT

PNT#	Bearing	Distance	Northing	Easting
95			7181846.351	2361912.213
	S 89°21'00" E	373.415		
96			7181842.115	2362285.604
	S 00°57'24" E	655.021		
97			7181187.185	2362296.540
	N 89°56'20" W	281.028		
98			7181187.484	2362015.512

Radius: 1105.000 Length: 102.970 Chord: 102.933 Delta: 5°20'21"
Chord BRG: S 87°22'23" W Rad-In: S 00°02'34" W Rad-Out: S 05°17'47" E
Radius Pt: 99 7180082.485,2362014.689 Tangent: 51.522 Dir: Left
Tangent-In: N 89°57'26" W Tangent-Out: S 84°42'13" W Non Tangential-In Non Tar

100			7181182.767	2361912.688
	N 00°02'28" W	663.584		
95			7181846.351	2361912.213

Closure Error Distance> 0.00147 Error Bearing> S 89°53'24" E
Closure Precision> 1 in 1411418.0 Total Distance> 2076.018
Area: 248849 Sq. Feet, 5.7128 Acres

Block 1 Total Area: 248849 Sq. Feet, 5.7128 Acres

CITY COUNCIL COMMUNICATION

DATE: July 7, 2025

FROM: Kelly Edwards, City Secretary

AGENDA ITEM: Consideration and possible action on the minutes from the June 12, 2025, meeting.

SUMMARY:
N/A

FISCAL INFORMATION:
Budgeted: N/A Amount: $0.00 GL Account: N/A

RECOMMENDED MOTION OR ACTION:
Approve the minutes from the meeting on June 12, 2025.

ATTACHMENTS:
City Council minutes

CITY COUNCIL

MEETING MINUTES

JUNE 12, 2025, 5:30 PM

CITY COUNCIL SPECIAL MEETING
HISTORIC CHURCH BUILDING - 403 N 7TH STREET, SANGER, TEXAS

CALL THE SPECIAL MEETING TO ORDER AND ESTABLISH A QUORUM

Mayor Muir called the special meeting to order at 5:37 p.m.

COUNCILMEMBERS PRESENT

Mayor	Thomas Muir
Mayor Pro Tem, Place 2	Gary Bilyeu
Councilmember, Place 1	Marissa Barrett arrived at 5:50 p.m.
Councilmember, Place 3	Josh Burrus
Councilmember, Place 4	Allen Chick
Councilmember, Place 5	Victor Gann

COUNCILMEMBERS ABSENT

None

STAFF MEMBERS PRESENT:

City Manager John Noblitt, City Secretary Kelly Edwards, City Attorney Hugh Coleman, Chief Financial Officer Clayton Gray, Director of Director of Human Resources and Special Projects Jeriana Staton-Hemb, Police Chief Tyson Cheek, and Lt. Justin Lewis.

Attorney, Brown & Hofmeister, Terry Welch

INVOCATION AND PLEDGE

Councilmember Chick gave the Invocation. The Pledge of Allegiance was led by Councilmember Gann.

CITIZENS COMMENTS

No one addressed the Council.

EXECUTIVE SESSION

Pursuant to the Open Meetings Act, Chapter 551, the City Council Will Meet in a Closed Executive Session in Accordance with the Texas Government Code:

Section 551.071. CONSULTATION WITH ATTORNEY

For deliberations regarding legal (A) pending or contemplated litigation; or (B) a settlement offer; or (2) on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter regarding legal consultation with attorney regarding pending administrative action, and all matters incident and related thereto.

Section 551.074. PERSONNEL MATTERS

For deliberations regarding the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee.

- City Attorney

Council convened into executive session at 5:39 p.m.

RECONVENE INTO REGULAR SESSION

Council reconvened into open session at 9:05 p.m.

Councilmember Chick left the meeting at 6:50 p.m.

Motion effective immediately to place Mr. Coleman on administrative paid leave for 30 days pursuant to Section 4 of Mr. Coleman's 4th amended employment agreement.

Motion: Bilyeu
Second: Barrett
Ayes: Barrett, Bilyeu, Burrus, and Gann.
Nays: None
Motion passed unanimously.

ADJOURN

There being no further business, Mayor Muir adjourned the meeting at 9:07 p.m.

_____
Thomas E. Muir, Mayor

_____
Kelly Edwards, City Secretary

CITY COUNCIL COMMUNICATION

DATE: July 7, 2025

FROM: Kelly Edwards, City Secretary

AGENDA ITEM: Consideration and possible action on the minutes from the June 16, 2025, meeting.

SUMMARY:
N/A

FISCAL INFORMATION:
Budgeted: N/A Amount: $0.00 GL Account: N/A

RECOMMENDED MOTION OR ACTION:
Approve the minutes from the meeting on June 16, 2025.

ATTACHMENTS:
City Council minutes

CITY COUNCIL

MEETING MINUTES

JUNE 16, 2025, 6:00 PM

CITY COUNCIL REGULAR MEETING
HISTORIC CHURCH BUILDING - 403 N 7TH STREET, SANGER, TEXAS

CALL THE WORK SESSION TO ORDER AND ESTABLISH A QUORUM

Mayor Muir called the work session to order at 6:02 p.m.

COUNCILMEMBERS PRESENT

Mayor	Thomas Muir
Mayor Pro Tem, Place 2	Gary Bilyeu
Councilmember, Place 3	Josh Burrus
Councilmember, Place 4	Allen Chick
Councilmember, Place 5	Victor Gann

COUNCILMEMBERS ABSENT

Councilmember, Place 1	Marissa Barrett

STAFF MEMBERS PRESENT:

City Manager John Noblitt, City Secretary Kelly Edwards, Director of Development Services Ramie Hammonds, and Police Chief Tyson Cheek.

OVERVIEW OF ITEMS ON THE REGULAR AGENDA

Discussion ensued regarding Item 16 and Item 19.

Discussion ensued regarding the Code of Ordinance amendments.

ADJOURN THE WORK SESSION

There being no further business, Mayor Muir adjourned the work session at 6:56 p.m.

CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM

Mayor Muir called the regular meeting to order at 7:07 p.m.

COUNCILMEMBERS PRESENT

Mayor	Thomas Muir
Mayor Pro Tem, Place 2	Gary Bilyeu
Councilmember, Place 3	Josh Burrus
Councilmember, Place 4	Allen Chick
Councilmember, Place 5	Victor Gann

COUNCILMEMBERS ABSENT

Councilmember, Place 1	Marissa Barrett

STAFF MEMBERS PRESENT:

City Manager John Noblitt, City Secretary Kelly Edwards, Director of Development Services Ramie Hammonds, Electric Director Ronnie Grace, and Police Chief Tyson Cheek.

INVOCATION AND PLEDGE

Councilmember Gann gave the Invocation. The Pledge of Allegiance was led by Councilmember Chick.

CITIZENS COMMENTS

Peggy Williams, spoke regarding the Senior Center.

Arlene Perez, spoke regarding the process and procedures of the Police Department.

PUBLIC HEARING ITEMS

1. Conduct a public hearing on a rewrite of Chapter 3 Building Regulations, Article 3.1400 Sign Regulations, of the Code of Ordinances.

   Mayor Muir opened the public hearing at 7:27 p.m.

   Director Hammonds provided an overview of the item.

   Mayor Muir closed the public hearing at 7:29 p.m.

2. Conduct a public hearing on a rewrite of Chapter 10 Subdivision Regulations, of the Code of Ordinances.

   Mayor Muir opened the public hearing at 7:29 p.m.

   Director Hammonds provided an overview of the item.

   Mayor Muir closed the public hearing at 7:31 p.m.

3. Conduct a public hearing on a rewrite of Chapter 14 Planning and Zoning, of the Code of Ordinances.

   Mayor Muir opened the public hearing at 7:31 p.m.

   Director Hammonds provided an overview of the item.

   Mayor Muir closed the public hearing at 7:33 p.m.

4. Conduct a public hearing on amendments to Chapter 6, Health and Sanitation, of the Code of Ordinances, amending the chapter to include more enforceable code regulations.

   Mayor Muir opened the public hearing at 7:33 p.m.

   Director Hammonds provided an overview of the item.

   Mayor Muir closed the public hearing at 7:35 p.m.

5. Conduct a public hearing on amendments to Chapter 8, Health and Sanitation, of the Code of Ordinances, amending the chapter to include more enforceable code regulations.

   Mayor Muir opened the public hearing at 7:35 p.m.

   Director Hammonds provided an overview of the item.

   Mayor Muir closed the public hearing at 7:36 p.m.

6. Conduct a public hearing on amendments to Chapter 12, Traffic and Vehicles, of the Code of Ordinances, amending the chapter to include more enforceable code regulations.

   Mayor Muir opened the public hearing at 7:36 p.m.

   Director Hammonds provided an overview of the item.

   Mayor Muir closed the public hearing at 7:37 p.m.

7. Conduct a Public Hearing on a Petition for Creation of the Elada Public Improvement District No. 1 (PID-01), from the PAC Group, LTD and Ron Williamson Quarter Horses, Inc. (Owners).

   Mayor Muir opened the public hearing at 7:37 p.m.

   Director Hammonds provided an overview of the item.

   Mayor Muir closed the public hearing at 7:39 p.m.

8. Conduct a Public Hearing on a request to a Replat of Bolivar Heights Addition being approximately 5.713 acres of land described as Bolivar Heights Addition, Lot 1 and Lot 1(PT), within the City of Sanger's ETJ, generally on the north side of FM 455 W, approximately 1289 west of the intersection of FM 455 W and Sam Bass Road.

   Mayor Muir opened the public hearing at 7:40 p.m.

   Director Hammonds provided an overview of the item.

   Mayor Muir closed the public hearing at 7:41 p.m.

CONSENT AGENDA

9. Consideration and possible action on Ordinance 06-14-25, a rewrite of Chapter 3 Building Regulations, Article 3.1400 Sign Regulations, of the Code of Ordinances.

10. Consideration and possible action on Ordinance 06-13-25, a rewrite of Chapter 10 Subdivision Regulations, of the Code of Ordinances.

11. Consideration and possible action on Ordinance 06-12-25 a rewrite of Chapter 14 Planning and Zoning, of the Code of Ordinances.

12. Consideration and possible action on amendments to Chapter 6, Health and Sanitation, of the Code of Ordinances, amending the chapter to include more enforceable code regulations.

13. Consideration and possible action on Ordinance 06-16-25 amendments to Chapter 8, Offenses and Nuisances, of the Code of Ordinances, amending the chapter to include more enforceable code regulations.

14. Consideration and possible action on Ordinance 06-17-25 amendments to Chapter 12, Traffic and Vehicles, of the Code of Ordinances, amending the chapter to include more enforceable code regulations.

15. Consideration and possible action on purchasing materials from Techline Inc. for the Blue Star Building L Service and authorizing the City Manager to execute the agreement and all necessary documents.

16. Consideration and possible action on a Resolution 2025-06, a Petition for Creation of the Elada Public Improvement District No. 1 (PID-01) from the PAC Group, LTD and Ron Williamson Quarter Horses, Inc. (Owners).

17. Consideration and possible action on the minutes from the June 2, 2025, meeting.

Mayor Muir removed Items 9-14 and Item 16 for additional discussion.

Motion to approve Item 15 and Item 17 as presented.

Motion: Bilyeu
Second: Burrus
Ayes: Bilyeu, Burrus, Chick, and Gann.
Nays: None
Motion passed unanimously.

Mayor Muir adjusted the agenda to prioritize the remaining items, proceeding first with the action items, followed by the executive session items, and then returning to the remaining items on the consent agenda.

Motion to approve Item 9 of the consent agenda as presented.

Motion: Bilyeu
Second: Burrus
Ayes: Bilyeu, Burrus, Chick, and Gann.
Nays: None
Motion passed unanimously.

Motion to approve Item 10 of the consent agenda as presented.

Motion: Bilyeu
Second: Gann
Ayes: Bilyeu, Burrus, Chick, and Gann.
Nays: None
Motion passed unanimously.

Motion to approve Item 11 of the consent agenda with the modifications that payday lending and cash advance use be restricted to RC zoning with an SUP, in addition, sexually oriented businesses shall be prohibited in all categories, except to I with an SUP.

Motion: Bilyeu
Second: Burrus
Ayes: Bilyeu, Burrus, Chick, and Gann.
Nays: None
Motion passed unanimously.

Motion to approve Item 12, Ordinance 06-15-25 of the consent agenda as presented.

Motion: Burrus
Second: Gann
Ayes: Bilyeu, Burrus, Chick, and Gann.
Nays: None
Motion passed unanimously.

Motion to approve Item 13 of the consent agenda as presented.

Motion: Gann
Second: Burrus
Ayes: Bilyeu, Burrus, Chick, and Gann.
Nays: None
Motion passed unanimously.

Motion to approve Item 14 of the consent agenda as presented.

Motion: Burrus
Second: Gann
Ayes: Bilyeu, Burrus, Chick, and Gann.
Nays: None
Motion passed unanimously.

ACTION ITEMS

18. Consideration and possible action on a Preliminary Plat of Sanger Daycare Addition, being approximately 5.070 acres of land described as MARY H SHIRLEY BLK 14(S PT), 15, and A1241A TIERWESTER, TR 276, generally located on the east side of 2nd Street approximately 142 feet north of Jackilu Street.

Director Hammonds stated that the applicant withdrew the project at this time.

No action.

19. Consideration and possible action on a Development Agreement between the City of Sanger, Meritage Homes (Developer), PAC Group, LTD and Ron Williamson Quarter Horses, Inc. (Owners), to develop a residential development utilizing a Public Improvement District.

    Motion to approve.

    Motion: Bilyeu
    Second: Gann
    Ayes: Bilyeu, Burrus, Chick, and Gann.
    Nays: None
    Motion passed unanimously.

20. Consideration and possible action on a request to a Replat of Bolivar Heights Addition being approximately 5.713 acres of land described as Bolivar Heights Addition, Lot 1 and Lot 1(PT), within the City of Sanger's ETJ, generally on the north side of FM 455 W, approximately 1289 west of the intersection of FM 455 W and Sam Bass Road.

    Motion to deny due to comments that have not been satisfied.

    Motion: Bilyeu
    Second: Burrus
    Ayes: Bilyeu, Burrus, Chick, and Gann.
    Nays: None
    Motion passed unanimously.

21. Consideration and possible action on authorizing the City Manager to execute a contract with Mobile Modular for the construction of a modular building for the Sanger, TX Senior Center.

    Motion to approve.

    Motion: Bilyeu
    Second: Burrus
    Ayes: Bilyeu, Burrus, Chick, and Gann.
    Nays: None
    Motion passed unanimously.

22. Consideration and possible action authorizing the City Manager to approve a proposal from Cardwell Paving LLC., to construct a parking lot on the corner of 2nd Street and Bolivar Street.

    Motion to approve.

    Motion: Bilyeu
    Second: Gann
    Ayes: Bilyeu, Burrus, Chick, and Gann.
    Nays: None
    Motion passed unanimously.

23. Consideration and possible action authorizing the City Manager to execute a contract with Tactical for the demolition of the Lumber Yard at 125 Elm Street for the added parking in Sanger Downtown.

    Motion to approve.

    Motion: Bilyeu
    Second: Gann
    Ayes: Bilyeu, Burrus, Chick, and Gann.
    Nays: None
    Motion passed unanimously.

24. Consideration and possible action on Ordinance 06-18-25, amending the budget for the 2024-2025 fiscal year and authorizing amended expenditures as provided; providing for the repeal of all ordinances in conflict; providing a cumulative clause; providing for a severability clause; and providing a savings clause; an establishing an effective date.

    Motion to approve.
    Motion: Chick
    Second: Burrus
    Ayes: Bilyeu, Burrus, Chick, and Gann.
    Nays: None
    Motion passed unanimously.

25. Consideration and possible action Resolution 2025-07, nominating a representative to the Denco 911 District board of managers for a two-year term beginning October 1, 2025.

    Motion to nominate Steve Southwell.

    Motion: Chick
    Second: Bilyeu
    Ayes: Barrett, Bilyeu, Burrus, Chick, and Gann.
    Nays: None
    Motion passed unanimously.

FUTURE AGENDA ITEMS

Councilmember Bilyeu requested a work session to review and discuss how other municipalities handle public assemblies through ordinances.

INFORMATIONAL ITEMS

26. Republic Services Waste Report - May 2025

EXECUTIVE SESSION

Pursuant to the Open Meetings Act, Chapter 551, the City Council Will Meet in a Closed Executive Session in Accordance with the Texas Government Code:

Section 551.071. CONSULTATION WITH ATTORNEY

For deliberations regarding legal (A) pending or contemplated litigation; or (B) a settlement offer; or (2) on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.

- Laguna Azure Sewer Certificate of Convenience and Necessity (CCN)

Council convened into executive session at 8:50 p.m.

RECONVENE INTO REGULAR SESSION

Council reconvened into open session at 9:20 p.m.

No action taken.

ADJOURN

There being no further business, Mayor Muir adjourned the meeting at 10:19 p.m.

_____
Thomas E. Muir, Mayor

_____
Kelly Edwards, City Secretary

CITY COUNCIL COMMUNICATION

DATE: June 16, 2025

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Conduct a Public Hearing on the Creation of the Elada Public Improvement District No. 1 (PID-01), from the PAC Group, LTD and Ron Williamson Quarter Horses, Inc. (Owners).

SUMMARY:

- This resolution provides the following information:
  - Advisability of the Proposed Improvements
  - General Nature of Proposed Improvements
  - Estimated Costs of Authorized Improvements
  - Boundaries of Proposed District
  - Proposed Method of Assessments
  - Management of the District
  - Advisory Board

FISCAL INFORMATION:

Budgeted: N/A Amount: N/A GL Account: N/A

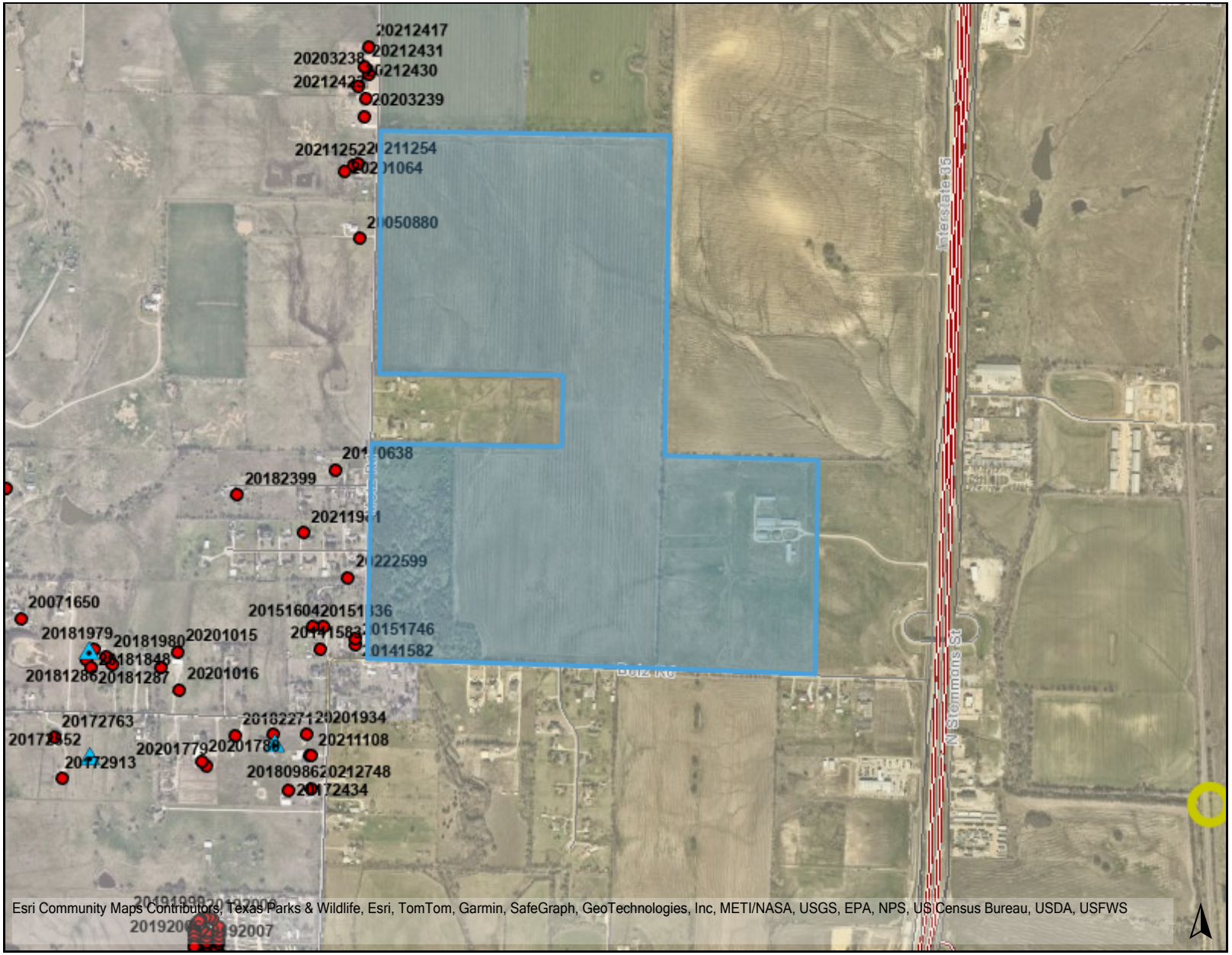
RECOMMENDED MOTION OR ACTION:

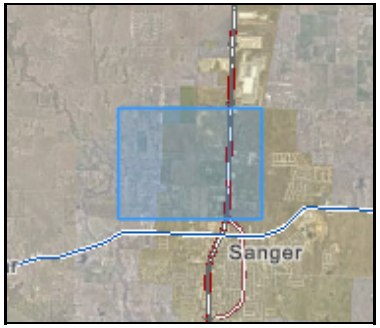
N/A

ATTACHMENTS:

Location Map

Denton County Landmark Map





Legend

- 911 Addresses
- Development Permits
- Parcels

Floodplain

- Cross Section Location
- Base Flood Elevation
- FEMA Floodway
- Flood Grid
- FEMA 100yr Flood Zone A
- FEMA 100yr Flood Zone AE
- FEMA 500yr Flood Zone
- Levee Protected

Notes

Location Map

Elada Planned Development

0 1500 3000 ft

https://gis.dentoncounty.gov

2/19/2025 8:15:29 PM

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Denton County does not guarantee the correctness or accuracy of any features on this product and assumes no responsibility in connection therewith. This product may be revised at any time without notification to any user.

CITY COUNCIL COMMUNICATION

DATE: July 7, 2025

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Conduct a public hearing on a request for a zoning change from Agriculture A to Planned Development PD for a total of 306.36 acres of land, 60 acres described as A1241A TIERWESTER, TR 4 and 246.36 acres described as A1241A TIERWESTER, TR 8 within the City of Sanger, and generally located north of Belz Rd approximately 1035 feet of the intersection of I-35 and Belz Rd.

SUMMARY:

- The development will be a planned development.
- The development will consist of approximately 234.73 acres which will consist of not more that 1,100 single-family detached.
- The development will be developed in phases and the amenities will be completed with the first phase.
- It will consist of 50' Manor lots and 60' Estate lots, lot widths will be measured at the rear of the required front yard setback.
- Estate lots will consist of homes of a min 2000 square feet, except for 25% which shall be a min 1800 square feet.
- Manor lots will consist of homes a min 1800 square feet, except for 25% which shall be a min 1600 square feet.
- Setbacks shall be 20' front yard, 5' side yard except adjacent a street and then shall be 10' and 20' rear yard.
- It will have 71.63 acres for park, open space, detention or retention areas, and amenity areas.
- The development will have parks, trails, and open space.
- Open spaces/parks will be connected sidewalks, trails or pedestrian pathways.
- Trails will be a min 6' in width.
- Staff mailed out public hearing notices to owners of properties within 200 feet of the subject property and has received 6 responses opposed.
- Planning & Zoning recommended approval on 3-10-25.

FISCAL INFORMATION:

Budgeted: N/A Amount: N/A GL Account: N/A

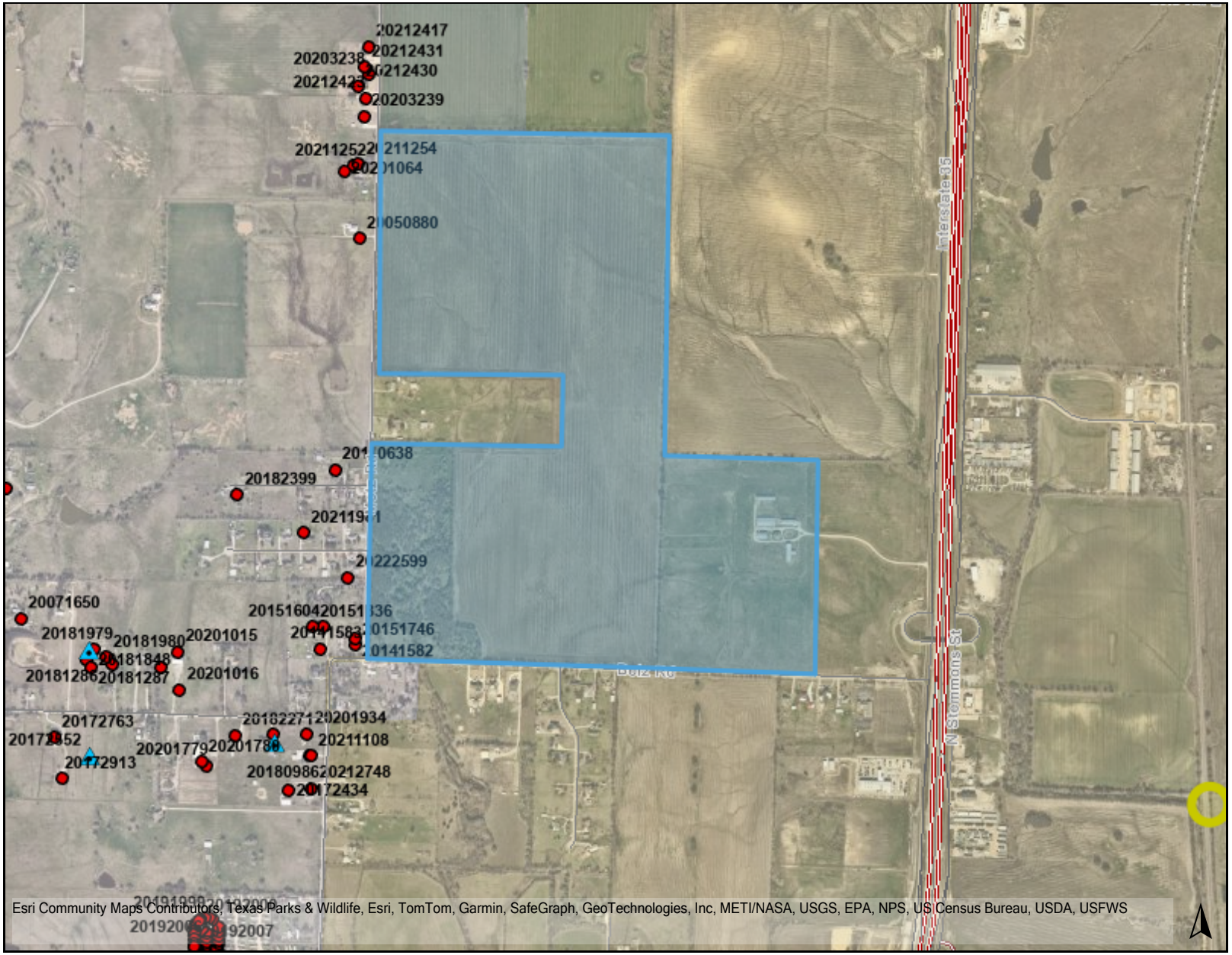
RECOMMENDED MOTION OR ACTION:

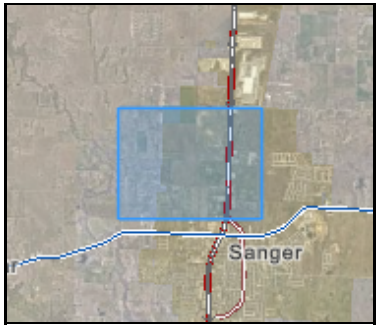
Staff recommends APPROVAL.

ATTACHMENTS:

Location Map

Denton County Landmark Map





Legend

- 911 Addresses
- Development Permits
- Parcels

Floodplain

- Cross Section Location
- Base Flood Elevation
- FEMA Floodway
- Flood Grid
- FEMA 100yr Flood Zone A
- FEMA 100yr Flood Zone AE
- FEMA 500yr Flood Zone
- Levee Protected

Notes

Location Map

Elada Planned Development

0 1500 3000 ft

https://gis.dentoncounty.gov

2/19/2025 8:15:29 PM

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Denton County does not guarantee the correctness or accuracy of any features on this product and assumes no responsibility in connection therewith. This product may be revised at any time without notification to any user.

CITY COUNCIL COMMUNICATION

DATE: June 16, 2025

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on a Resolution 2025-08, the Creation of the Elada Public Improvement District No. 1 (PID-01) from the PAC Group, LTD and Ron Williamson Quarter Horses, Inc. (Owners).

SUMMARY:

- This resolution provides the following information:
  - Advisability of the Proposed Improvements
  - General Nature of Proposed Improvements
  - Estimated Costs of Authorized Improvements
  - Boundaries of Proposed District
  - Proposed Method of Assessments
  - Management of the District
  - Advisory Board

FISCAL INFORMATION:

Budgeted: N/A Amount: N/A GL Account: N/A

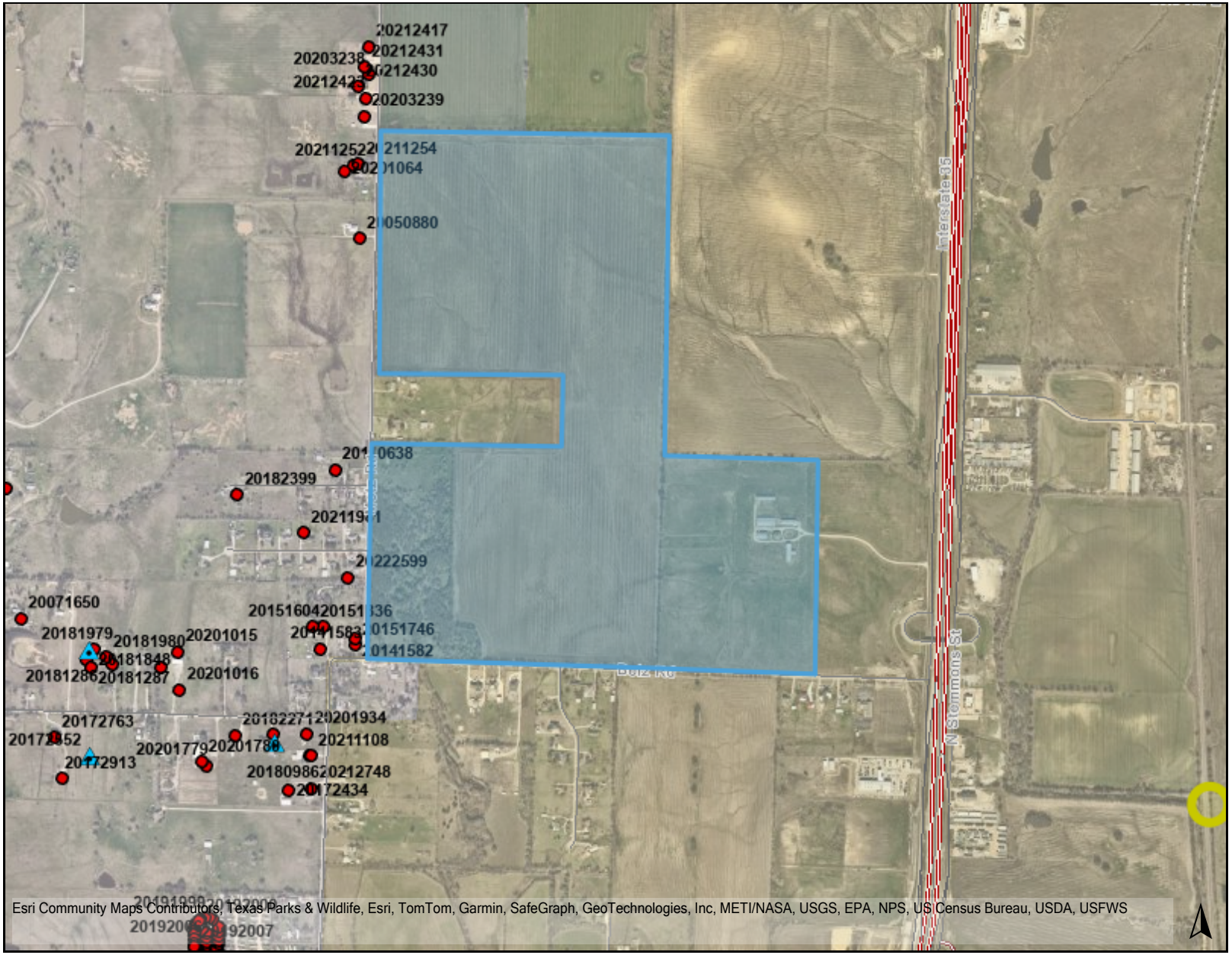
RECOMMENDED MOTION OR ACTION:

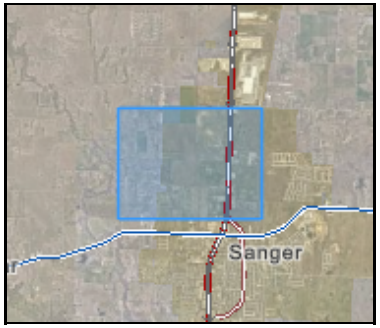
N/A

ATTACHMENTS:

Location Map
Resolution 2025-06

Denton County Landmark Map





Legend

- 911 Addresses
- Development Permits
- Parcels

Floodplain

- Cross Section Location
- Base Flood Elevation
- FEMA Floodway
- Flood Grid
- FEMA 100yr Flood Zone A
- FEMA 100yr Flood Zone AE
- FEMA 500yr Flood Zone
- Levee Protected

Notes

Location Map

Elada
Planned
Development

0 1500 3000 ft

https://gis.dentoncounty.gov

2/19/2025 8:15:29 PM

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Denton County does not guarantee the correctness or accuracy of any features on this product and assumes no responsibility in connection therewith. This product may be revised at any time without notification to any user.

CITY OF SANGER, TEXAS
RESOLUTION NO. R2025-08

A RESOLUTION OF THE CITY OF SANGER, TEXAS, AUTHORIZING AND CREATING THE ELADA PUBLIC IMPROVEMENT DISTRICT IN ACCORDANCE WITH CHAPTER 372 OF THE TEXAS LOCAL GOVERNMENT CODE; PROVIDING FOR RELATED MATTERS; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Sanger, Texas (the "City"), is authorized under Chapter 372 of the Texas Local Government Code (the "Act"), to create a public improvement district within its corporate limits or extraterritorial jurisdiction; and

WHEREAS, on May 29, 2025, PAC GROUP LTD.., a Texas limited partnership, and RON WILLIAMSON QUARTER HORSES, INC., a Texas corporation (collectively, the "Petitioner") submitted and filed with the City Secretary of Sanger a petition (the "Petition") requesting the establishment of a public improvement district for property within the corporate limits of the City; and

WHEREAS, the Petition requested the creation of Elada Public Improvement District (the "District"), which District is located within the corporate limits of the City and more particularly described by metes and bounds in Exhibit "A" (the "Property"), attached hereto and incorporated herein for all purposes; and

WHEREAS, the City Council of the City (the "City Council") has investigated and determined that the facts contained in the Petition are true and correct; and

WHEREAS, after publishing notice in the Denton Record Chronicle a newspaper of general circulation in the City, and mailing notice of the hearing, all as required by and in conformity with the Act, the City Council conducted a public hearing on the advisability of the improvements and services on June 16, 2025; and

WHEREAS, the City Council adjourned and closed the public hearing.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SANGER, TEXAS:

Section 1. The findings set forth in the recitals of this Resolution are hereby found to be true and correct.

Section 2. The Petition submitted to the City by the Owner was filed with the City Secretary and complies with Section 372.005 of the Act.

Section 3. Pursuant to the requirements of the Act, including, without limitation, Sections 372.006 and 372.009, the City Council, after considering the Petition and the evidence and testimony presented at the public hearing on June 16, 2025, hereby finds and declares:

(a) Advisability of the Proposed Improvements. It is advisable to create the District to provide the Authorized Improvements (hereinafter defined). The Authorized Improvements are

feasible and desirable and will promote the interests of the City and will confer a special benefit on the Property.

(b) General Nature of the Authorized Improvements. The general nature of the proposed public improvements (collectively, the "Authorized Improvements") are those permitted by the Act, which shall be provided by the District in phases, including, without limitation, any or all of the following to the extent permitted by the Act: (1) landscaping; (2) erection of fountains, distinctive lighting, and signs; (3) acquiring, constructing, improving, widening, narrowing, closing, or rerouting of sidewalks or of streets, any other roadways, or their rights-of-way, including related landscaping, lighting, traffic control devices, screening walls and retaining walls; (4) construction or improvement of pedestrian malls; (5) acquisition and installation of pieces of art; (6) acquisition, construction or improvement of off-street parking facilities; (7) acquisition, construction or improvement of water, wastewater, or drainage facilities or improvements; (8) the establishment or improvement of parks; (9) projects similar to those listed in (1)-(8), above; (10) acquisition, by purchase or otherwise, of real property in connection with an authorized improvement; (11) special supplemental services for improvement and promotion of the District, including services relating to advertising, promotion, health and sanitation, water and wastewater, roadways, public safety, security, business recruitment, development, recreation, and cultural enhancement; (12) acquisition of contract rights in connection with an authorized improvement (items (1) through (12), collectively, the "Public Projects"); and (13) the payment of expenses incurred in the establishment, administration, and operation of the District, costs of bond issuance, legal and financial fees, letter of credit fees and expenses, capitalization of bond interest, the creation of a bond reserve fund, funding debt service, and capitalized interest reserves and credit enhancement fees of any bonds issued by or on behalf of the District, if necessary (the "Administrative Expenses") (together with the Public Projects, the "Authorized Improvements"). These Authorized Improvements shall promote the interests of the City and confer a special benefit upon the Property.

(c) Estimated Cost of the Authorized Improvements. The current estimated cost of the Authorized Improvements is $80,000,000, which costs shall be paid by assessment of the property owners within the proposed District.

(d) Boundaries of Proposed District. The District is proposed to include approximately 306 acres of land, as described by metes and bounds in **Exhibit "A**" attached hereto.

(e) Proposed Method of Assessments. The City shall levy special assessments to be paid in installments on all useable property within the District, net of any public right-of-way, according to the value of the property, without regard to the value of improvements on the property, or in any other manner that results in imposing equal shares of the cost on property similarly benefitted. After creation of the District, a service and assessment plan will be prepared showing the special benefits accruing to property within the District and how the costs of the Authorized Improvements are assessed against the property on the basis of special benefit received by the property from the same.

(f) Management of the District. The management of the District will be by the City, with the assistance of one or more consultants selected by the City, who shall, from time to time,

advise the City regarding certain operations of the District. The City may contract with a private company for District administrative services.

(g) Advisory Board. An Advisory Board may, at the discretion of City Council, be established to develop and recommend an improvement plan to the Council. Petitioner requests that if the Council establishes an Advisory Board, that such Advisory Board should include representatives of the Petitioner or their designees.

Section 4. The Elada Public Improvement District is hereby authorized and created as a public improvement district under the Act and in accordance with the findings of the City Council as to the advisability of the Authorized Improvements contained in this Resolution, the nature and the estimated costs of the Authorized Improvements, the boundaries of the District, the method of assessment, and the apportionment of costs as described herein; and the conclusion that the District is needed to fund such Authorized Improvements.

Section 5. No later than seven (7) days after the date hereof, notice of creation of the District shall be given by recording this Resolution in the Official Records of Denton County, Texas.

Section 6. This Resolution shall take effect immediately from and after its passage and publication as required by law.

PASSED AND APPROVED THIS THE 7th DAY OF July 2025.

APPROVED:

_____
Thomas E. Muir, Mayor

ATTEST:

_____
Kelly Edwards, City Secretary

APPROVED TO FORM:

_____
City Attorney

Exhibit "A"

PROPERTY DESCRIPTION
306.356 ACRES

BEING A 306.356 ACRE TRACT OF LAND SITUATED IN THE H. TIERWESTER SURVEY, ABSTRACT NO. 1241, CITY OF SANGER, DENTON COUNTY, TEXAS, AND BEING ALL OF A 246.024 ACRE TRACT OF LAND, CONVEYED TO PAC GROUP, LTD., AS RECORDED IN COUNTY CLERK'S FILE NO. 2004-150425, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS AND PART OF A 91.822 ACRE TRACT OF LAND CONVEYED TO RON WILLIAMSON QUARTER HORSES, INC., AS RECORDED IN COUNTY VOLUME 2040, PAGE 78, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS. SAID 306.356 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE NAD83, DETERMINED BY GPS OBSERVATIONS UTILIZING THE ALLTERRA RTKNET, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 246.024 ACRE TRACT. SAID POINT BEING AT THE APPARENT INTERSECTION OF BELZ ROAD, (A PRESCRIPTIVE RIGHT-OF-WAY) AND METZ ROAD, (A PRESCRIPTIVE RIGHT-OF-WAY), AND BEING ON THE NORTH LINE OF A 3.000 ACRE TRACT OF LAND CONVEYED TO TOMMY GARLAND AND CAROLYN GARLAND, AS RECORDED IN VOLUME 1214, PAGE 90, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS, AND THE EAST LINE OF A 5.381 ACRE TRACT OF LAND CONVEYED TO JERRE FRAZIER AND KELLY FRAZIER, AS RECORDED IN COUNTY CLERK'S FILE NO. 2014-77478, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS. SAID POINT ALSO BEING AT THE SOUTHWEST LINE OF A 20' WIDE PUBLIC ROAD RESERVATION, AS RECORDED IN VOLUME 60, PAGE 379, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS. FROM WHICH A NAIL FOUND FOR THE NORTHWEST CORNER OF SAID 3.000 ACRE TRACT BEARS, SOUTH 89 DEGREES 14 MINUTES 59 SECONDS WEST, A DISTANCE OF 37.54 FEET;

THENCE, NORTH 00 DEGREES 47 MINUTES 46 SECONDS EAST, ALONG THE WEST LINE OF SAID 246.024 ACRE TRACT AND SAID 20' WIDE PUBLIC ROAD RESERVATION AND THE COMMON EAST LINE OF SAID 5.381 ACRE TRACT, THE EAST LINE OF A 4.836 ACRE TRACT OF LAND CONVEYED TO STEPHANIE L. DEACON REVOCABLE TRUST, AS RECORDED IN COUNTY CLERK'S FILE NO. 2024-97948, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS, THE EAST LINE OF DUCK CREEK FARMS ADDITION, AN ADDITION TO THE CITY OF SANGER, AS RECORDED IN CABINET G, SLIDE 122, PLAT RECORDS, DENTON COUNTY, TEXAS, THE EAST LINE OF A 0.592 ACRE TRACT OF LAND CONVEYED TO STEVEN R. RICHTER AND JANNIE L. RICHTER, AS RECORDED IN COUNTY CLERK'S FILE NO. 2008-41763, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS, THE EAST LINE OF A 0.562 ACRE TRACT OF LAND CONVEYED TO ELIZABETH G. ROGUE, AS RECORDED IN COUNTY CLERK'S FILE NO. 2016-25647, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS, THE EAST LINE OF A 0.652 ACRE TRACT OF LAND CONVEYED TO KIMMEY KEY, AS RECORDED IN COUNTY CLERK'S FILE NO. 2012-146856, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS, THE EAST LINE OF A TRACT OF LAND CONVEYED AS "TRACT ONE" TO ANTHONY M. BOWLAND AND WIFE GLORIA J. BOWLAND, AS RECORDED IN VOLUME 841, PAGE 340, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS, AND THE EAST LINE OF A 24.45 ACRE TRACT OF LAND CONVEYED AS "PARCEL 1" TO JOE EDWARD SPRATT, AS RECORDED IN COUNTY CLERK'S FILE NO. 2024-44297, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS, ALONG SAID METZ ROAD, A DISTANCE OF 1891.40 FEET TO A 1/2" SQUARE PIPE FOUND FOR AN EXTERIOR ELL CORNER OF SAID 246.024 ACRE TRACT AND THE NORTHWEST CORNER OF SAID 20' WIDE PUBLIC ROAD RESERVATION, AND THE COMMON SOUTHWEST CORNER OF A 10.00 ACRE TRACT OF LAND CONVEYED TO GEROMINO POLANCO JR. AND ROSEMARIE POLANCO, AS RECORDED IN COUNTY CLERK'S FILE NO. 2015-127213, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS;

THENCE, SOUTH 89 DEGREES 04 MINUTES 37 SECONDS EAST, ALONG A NORTH LINE OF SAID 246.024 ACRE TRACT AND THE COMMON SOUTH LINE OF SAID 10.00 ACRE TRACT, PASSING AT A DISTANCE OF 29.87 FEET A 1/2" SQUARE PIPE FOUND FOR WITNESS AND CONTINUING, IN ALL, A TOTAL DISTANCE OF 1571.10 FEET TO A POINT FOR AN INTERIOR ELL CORNER OF SAID 246.024 ACRE TRACT AND THE COMMON SOUTHEAST CORNER OF SAID 10.00 ACRE TRACT;

THENCE, NORTH 00 DEGREES 40 MINUTES 58 SECONDS EAST, ALONG A WEST LINE OF SAID 246.024 ACRE TRACT AND THE COMMON EAST LINE OF SAID 10.00 ACRE TRACT, PASSING AT A DISTANCE OF 277.93 FEET A 5/8" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 10.00 ACRE TRACT AND THE COMMON SOUTHEAST CORNER OF TRACT OF LAND CONVEYED TO DANIEL JOHNSON, AS RECORDED IN COUNTY CLERK'S FILE NO. 2019-95739, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS, AND CONTINUING ALONG SAID WEST LINE AND THE COMMON EAST LINE OF SAID JOHNSON TRACT, IN ALL, A TOTAL DISTANCE OF 554.99 FEET TO A 5/8" IRON ROD FOUND FOR AN INTERIOR ELL CORNER OF SAID 246.024 ACRE TRACT AND THE COMMON NORTHEAST CORNER OF SAID JOHNSON TRACT;

THENCE, NORTH 89 DEGREES 04 MINUTES 37 SECONDS WEST, ALONG A SOUTH LINE OF SAID 246.024 ACRE TRACT AND THE COMMON NORTH LINE OF SAID JOHNSON TRACT, A DISTANCE OF 1570.00 FEET TO A POINT FOR AN EXTERIOR ELL CORNER OF SAID 246.024 ACRE TRACT AND THE COMMON NORTHWEST CORNER OF SAID JOHNSON TRACT. SAID POINT BEING ON THE EAST LINE OF A 37.58 ACRE TRACT OF LAND CONVEYED AS "PARCEL 3" TO JOE EDWARD SPRATT, AS RECORDED IN COUNTY CLERK'S FILE NO. 2024-44297, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS AND BEING IN THE APPROXIMATE CENTER OF AFORESAID METZ ROAD;

THENCE, NORTH 00 DEGREES 49 MINUTES 48 SECONDS EAST, ALONG THE WEST LINE OF SAID 246.024 ACRE TRACT AND THE COMMON EAST LINE OF SAID 37.58 ACRE TRACT, THE EAST LINE OF A 37.58 ACRE TRACT OF LAND CONVEYED AS "TRACT ONE", A 37.58 ACRE TRACT OF LAND CONVEYED AS "TRACT TWO" TO, JOE EDWARD SPRATT, AS RECORDED IN VOLUME 4917, PAGE 3869, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS, THE EAST LINE OF A 3.492 ACRE TRACT OF LAND CONVEYED TO JOE EDWARD SPRATT AND WIFE JANENE EDGERLEY SPRATT, AS RECORDED IN VOLUME 2039, PAGE 204, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS, THE EAST LINE OF 2.578 ACRE TRACT OF LAND CONVEYED AS "PARCEL 2", TO JOE EDWARD SPRATT, AS RECORDED IN COUNTY CLERK'S FILE NO. 2024-44297, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS, PASSING AT A DISTANCE OF 1496.22 FEET A MAG NAIL FOUND FOR THE NORTHEAST CORNER OF SAID 2.578 ACRE TRACT AND THE COMMON SOUTHEAST CORNER OF LOT 1, BLOCK A OF THE MEADOW GREEN FARM ADDITION, AN ADDITION TO THE CITY OF SANGER, AS RECORDED IN COUNTY CLERK'S FILE NO. 2019-288, PLAT RECORDS, DENTON COUNTY, TEXAS, AND CONTINUING ALONG THE EAST LINE OF SAID LOT 1, BLOCK A, THE EAST LINE OF A 52.247 ACRE TRACT OF LAND CONVEYED TO METZ RANCH, LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 2021-230979, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS, AND THE EAST LINE OF MEADOW GREEN FARMS ESTATES ADDITION, PHASE 1, AN ADDITION TO THE CITY OF SANGER, AS RECORDED IN COUNTY CLERK'S FILE NO. 2020-340, PLAT RECORDS, DENTON COUNTY, TEXAS, AND ALONG THE APPROXIMATE CENTER OF SAID METZ ROAD, IN ALL, A TOTAL DISTANCE OF 2103.65 FEET TO A MAG NAIL FOUND FOR THE NORTHWEST CORNER OF SAID 246.024 ACRE TRACT AND THE COMMON SOUTHWEST CORNER OF A 37.329 ACRE TRACT OF LAND CONVEYED TO MANGO ESTATES, LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 2021-142267, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS, FROM WHICH A 5/8" IRON ROD FOUND BEARS NORTH 82 DEGREES 46 MINUTES 58 SECONDS EAST, A DISTANCE OF 17.03 FEET;

THENCE, SOUTH 89 DEGREES 56 MINUTES 29 SECONDS EAST, ALONG THE NORTH LINE OF SAID 246.024 ACRE TRACT AND THE COMMON SOUTH LINE OF SAID 37.329 ACRE TRACT, A DISTANCE OF 1269.67 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "RPLS ?709" FOUND FOR THE SOUTHEAST CORNER OF SAID 37.329 ACRE TRACT AND THE COMMON SOUTHWEST CORNER OF A 79.719 ACRE TRACT OF LAND CONVEYED TO DAGR-1031, LLC, AS RECORDED IN COUNT CLERK'S FILE NO. 2022-47123, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS;

THENCE, SOUTH 89 DEGREES 42 MINUTES 11 SECONDS EAST, CONTINUING ALONG THE NORTH LINE OF SAID 246.024 ACRE TRACT AND THE COMMON SOUTH LINE OF SAID 79.719 ACRE TRACT, A DISTANCE OF 1253.13 FEET TO A POINT FOR THE NORTHEAST CORNER OF SAID 246.024 ACRE TRACT AND THE COMMON SOUTHEAST CORNER OF SAID 79.719 ACRE TRACT. SAID POINT BEING ON THE WEST LINE OF A 103.99 ACRE TRACT OF LAND CONVEYED TO SANGER RANCH, LTD., AS RECORDED IN VOLUME 4330, PAGE 1874, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS. FROM WHICH A 1/2" IRON ROD FOUND BEARS NORTH 70 DEGREES 32 MINUTES 35 SECONDS WEST, A DISTANCE OF 1.22 FEET;

THENCE, SOUTH 00 DEGREES 34 MINUTES 14 SECONDS WEST, ALONG THE EAST LINE OF SAID 246.024 ACRE TRACT AND THE COMMON WEST LINE OF SAID 103.99 ACRE TRACT, A DISTANCE OF 1187.16 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 103.99 ACRE TRACT AND THE COMMON NORTHWEST CORNER OF AN 83.720 ACRE TRACT OF LAND CONVEYED TO SANGER RANCH, LTD., AS RECORDED IN VOLUME 4269, PAGE 1243, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS;

THENCE, SOUTH 00 DEGREES 29 MINUTES 54 SECONDS WEST, CONTINUING ALONG THE EAST LINE OF SAID 246.024 ACRE TRACT AND THE COMMON WEST LINE OF SAID 83.720 ACRE TRACT, A DISTANCE OF 1579.00 FEET TO A FENCE CORNER POST FOUND FOR THE SOUTHWEST CORNER OF SAID 83.720 ACRE TRACT AND THE COMMON NORTHWEST CORNER OF AFORESAID 91.822 ACRE TRACT, FROM WHICH A 1/2" IRON ROD FOUND BEARS NORTH 62 DEGREES 43 MINUTES 01 SECOND EAST, A DISTANCE OF 28.80 FEET;

THENCE, SOUTH 89 DEGREES 33 MINUTES 38 SECONDS EAST, ALONG THE NORTH LINE OF SAID 91.822 ACRE TRACT AND THE COMMON SOUTH LINE OF SAID 83.720 ACRE TRACT, A DISTANCE OF 1408.32 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 00 DEGREES 49 MINUTES 22 SECONDS WEST, OVER AND ACROSS SAID 91.822 ACRE TRACT A DISTANCE OF 1866.26 FEET TO A POINT FOR CORNER ON THE SOUTH LINE OF SAID 91.822 ACRE TRACT AND THE COMMON NORTH LINE OF A 2.50 ACRE TRACT OF LAND CONVEYED TO JORGE CASTILLO, AS RECORDED IN COUNTY CLERK'S FILE NO. 2022-15072, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS. SAID POINT BEING IN THE APPROXIMATE CENTER OF AFORESAID BELZ ROAD;

THENCE, NORTH 88 DEGREES 42 MINUTES 55 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 91.822 ACRE TRACT AND THE COMMON NORTH LINE OF SAID 2.50 ACRE TRACT, THE NORTH LINE OF A 2.497 ACRE TRACT OF LAND CONVEYED TO JAMES FRANK JONES AND YOLANDA M. JONES, AS RECORDED IN COUNTY CLERK'S FILE NO. 2014-37016, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS, THE NORTH LINE OF A 2.501 ACRE TRACT OF LAND CONVEYED TO DANIEL RAYMOND WOLFE AND BRIANNA LYNNE WOLFE, AS RECORDED IN COUNTY CLERK'S FILE NO. 2021-21494, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS, THE NORTH LINE OF A 50.00 ACRE TRACT OF LAND CONVEYED TO PAC GROUP, LTD., AS RECORDED IN VOLUME 4880, PAGE 2632, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS, ALONG THE APPROXIMATE CENTER OF SAID BELZ ROAD, A DISTANCE OF 1408.33 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 91.822 ACRE TRACT AND THE COMMON SOUTHEAST CORNER OF AFORESAID 246.024 ACRE TRACT;

THENCE, NORTH 88 DEGREES 25 MINUTES 43 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 246.024 ACRE TRACT AND THE COMMON NORTH LINE OF SAID 50.00 ACRE TRACT, PASSING AT A DISTANCE OF 350.97 FEET A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 50.00 ACRE TRACT AND THE COMMON NORTHEAST CORNER OF A 30' RIGHT-OF-WAY DEDICATION OF MEADOW LANDS ADDITION, AN ADDITION TO THE CITY OF SANGER, AS RECORDED IN CABINET F, PAGE 80, PLAT RECORDS, DENTON COUNTY, TEXAS, AND CONTINUING ALONG THE NORTH LINE OF SAID MEADOW LANDS ADDITION, PASSING AT A DISTANCE OF 1011.39 FEET A MAG NAIL FOUND FOR THE NORTHWEST CORNER OF SAID 30' RIGHT-OF-WAY DEDICATION OF SAID MEADOW LANDS ADDITION AND THE COMMON NORTHEAST CORNER OF A VARIABLE WIDTH RIGHT-OF-WAY DEDICATION OF INDIAN CREEK ADDITION, LOTS 1-5, BLOCK A, AN ADDITION TO THE CITY OF SANGER, AS RECORDED IN COUNTY CLERK'S FILE NO. 2018-75, PLAT RECORDS, DENTON COUNTY, TEXAS, AND CONTINUING ALONG THE NORTH LINE OF SAID INDIAN CREEK ADDITION, PASSING AT A DISTANCE OF 2062.87 FEET A MAG NAIL FOUND FOR THE NORTHWEST CORNER OF SAID INDIAN CREEK ADDITION AND SAID VARIABLE WIDTH RIGHT-OF-WAY DEDICATION, AND CONTINUING ALONG THE NORTH LINE OF A 3.000 ACRE TRACT OF LAND CONVEYED TO JOSHUA MICHAEL McCLURKAN AND KATIE LAYNE McCLURKAN, AS RECORDED IN COUNTY CLERK'S FILE NO. 2022-64447, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS, AND THE NORTH LINE OF AFORESAID 3.000 ACRE GARLAND TRACT, ALONG SAID BELZ ROAD, IN ALL, A TOTAL DISTANCE OF 2536.15 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 13,344,859 SQUARE FEET OR 306.356 ACRES OF LAND.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Chris Matteo, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 6501
LJA Surveying, Inc.
6060 North Central Expressway, Suite 400
Dallas, Texas 75206
469-484-0778

T.B.P.E.L.S. Firm No. 10194382

SEPTEMBER 16, 2024

CITY COUNCIL COMMUNICATION

DATE: July 7, 2025

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on a request for a zoning change from Agriculture A to Planned Development PD for a total of 306.36 acres of land, 60 acres described as A1241A TIERWESTER, TR 4 and 246.36 acres described as A1241A TIERWESTER, TR 8 within the City of Sanger, and generally located north of Belz Rd approximately 1035 feet west of the intersection of I-35 and Belz Rd.

SUMMARY:

- The development will be a planned development.
- The development will consist of approximately 234.73 acres which will consist of not more that 1,100 single-family detached.
- The development will be developed in phases and the amenities will be completed with the first phase.
- It will consist of 50' Manor lots and 60' Estate lots, lot widths will be measured at the rear of the required front yard setback.
- Estate lots will consist of homes of a min 2000 square feet, except for 25% which shall be a min 1800 square feet.
- Manor lots will consist of homes a min 1800 square feet, except for 25% which shall be a min 1600 square feet.
- Setbacks shall be 20' front yard, 5' side yard except adjacent a street and then shall be 10' and 20' rear yard.
- It will have 71.63 acres for park, open space, detention or retention areas, and amenity areas.
- The development will have parks, trails, and open space.
- Open spaces/parks will be connected sidewalks, trails or pedestrian pathways.
- Trails will be a min 6' in width.
- Staff mailed out public hearing notices to owners of properties within 200 feet of the subject property and has received 6 responses opposed.
- Planning & Zoning recommended approval on 3-10-25.

FISCAL INFORMATION:

Budgeted: N/A Amount: N/A GL Account: N/A

RECOMMENDED MOTION OR ACTION:

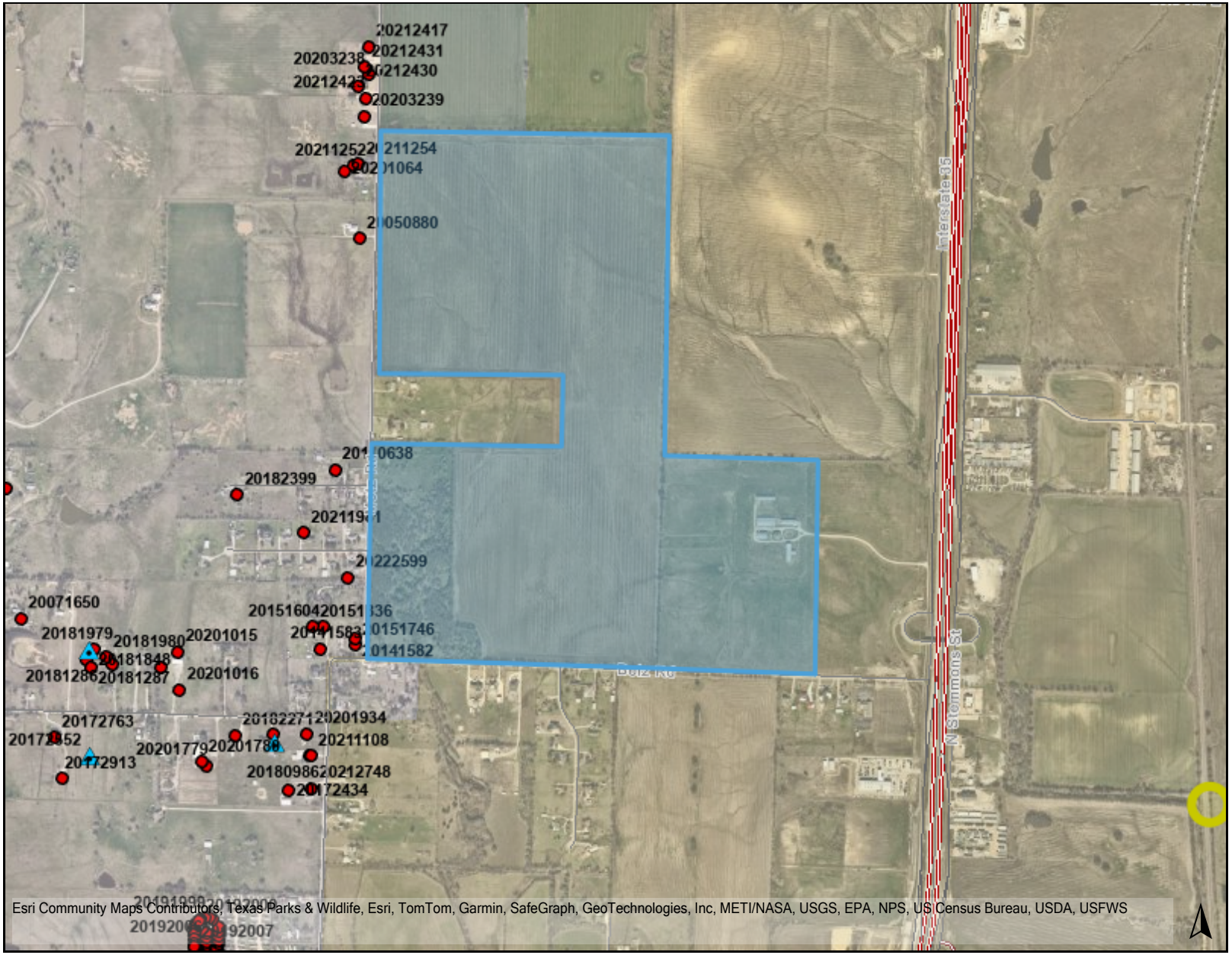
Staff recommends APPROVAL.

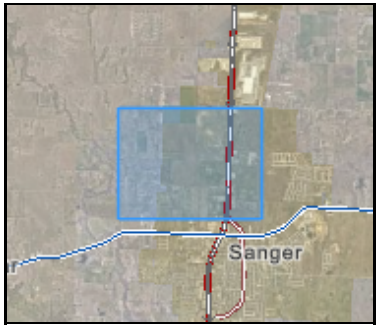
ATTACHMENTS:

Location Map
Ordinance 07-19-25
Elada PD with Exhibits
Application

Application 2
Letter of Intent
Response Form 1 – OPPOSED
Response Form 2 – OPPOSED
Response Form 3 – OPPOSED
Response Form 4 – OPPOSED
Response Form 5 – OPPOSED
Response Form 6 – OPPOSED

Denton County Landmark Map





Legend

- 911 Addresses
- Development Permits
- Parcels

Floodplain

- Cross Section Location
- Base Flood Elevation
- FEMA Floodway
- Flood Grid
- FEMA 100yr Flood Zone A
- FEMA 100yr Flood Zone AE
- FEMA 500yr Flood Zone
- Levee Protected

Notes

Location Map

Elada
Planned
Development

0 1500 3000 ft

https://gis.dentoncounty.gov

2/19/2025 8:15:29 PM

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Denton County does not guarantee the correctness or accuracy of any features on this product and assumes no responsibility in connection therewith. This product may be revised at any time without notification to any user.

CITY OF SANGER, TEXAS

ORDINANCE 07-19-25

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANGER, DENTON COUNTY, TEXAS, AMENDING THE ZONING MAP FOR APPROXIMATELY 303.36 ACRES OF LAND DESCRIBED AS A1241A TIERWESTER, TR 4, OLD DCAD SHT 6, TR 2 AND A1241A TIERWESTER TR 8, OLD DCAD SHT 6 TR 2; FROM (A) AGRICULTURAL TO (PD 07-19-25) PLANNED DEVELOPMENT 07-19-25; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A CUMULATIVE CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE IN ACCORDANCE WITH SECTION 1.109 OF THE CODE OF ORDINANCE FOR VIOLATIONS; AND PROVIDING A SAVINGS CLAUSE; AUTHORIZING PUBLICATION; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Sanger (the "City") is a home rule municipality regulated by state law and Charter; and

WHEREAS, the Planning and Zoning Commission on March 10, 2025, duly covered and conducted a public hearing for the purpose of assessing a request for amendment to the Zoning Map, recommending approval for the hereinafter described property; and

WHEREAS, all requests for amendment to the Zoning Map were duly filed with the City of Sanger, Texas, concerning the hereinafter described property; and

WHEREAS, the following provision of proper legal notice requirements, including written notice to owners within 200 feet of the subject property, were made in the time and manner prescribed by law; and

WHEREAS, the City Council finds that the passage of this Ordinance is in the best interest of the citizens of Sanger.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SANGER, TEXAS:

SECTION 1. That an amendment to the Zoning Map from (A) Agricultural to (PD 07-19-25) Planned Development 07-19-25 is hereby granted for the property generally located north of Belz Road and approximately 1,035 feet west of the intersection of I-35 and Belz Road, described in the hereto attached Elada PD pages 1-27 including exhibits A-H.

SECTION 2. That all matters stated in the preamble are found to be true and correct and are incorporated herein as if copied in their entirety.

SECTION 3. It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, phrases and words of this Ordinance are severable and, if any word, phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining portions of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional word, phrase, clause, sentence, paragraph, or section.

SECTION 5. Any person, firm or corporation who shall violate any of the provisions of this article shall be guilty of a misdemeanor and upon conviction shall be fined in accordance with the general penalty provision found in The Code of Ordinances, Section 1.109 General Penalty for Violations of Code.

SECTION 6. This ordinance will take effect immediately from and after its passage and the publication of the caption, as the law and Charter in such cases provide.

PASSED AND APPROVED by the City Council of the City of Sanger, Texas, on this 7th day of July, 2025.

APPROVED:

_____
Thomas E. Muir, Mayor

ATTEST:

_____
Kelly Edwards, City Secretary

APPROVED TO FORM:

_____
City Attorney

THE ELADA PD (306.36 ACRES)

Purpose Statement – The purpose of this planned development district ("PD") is to establish a quality master planned residential community for the property described by metes and bounds on Exhibit "A" (the "Property") of this PD Ordinance. Development and use of the Property shall comply with the Sanger Zoning Ordinance as it existed on the date of its adoption on August 3, 1987, as subsequently amended by Ordinance No. 06-12-25 approved by the City Council of the City of Sanger, Texas on June 16, 2025 (the "Zoning Ordinance"), as amended by this PD ordinance. In the event of a conflict between the Zoning Ordinance and this PD Ordinance, this PD Ordinance shall control. In the event of a conflict between this PD Ordinance and the Concept Plan/ Development Plan, this PD Ordinance shall control. In the event of a conflict between the Concept Plan/ Development Plan and the Zoning Ordinance, the Concept/ Development Plan shall control.

PROPOSED USES

Single Family (306.36 Acres)

Approximately 234.73 acres are proposed as single family detached uses, and approximately 71.63 acres are proposed to be used for park, open space, detention or retention areas and amenity areas.

CONCEPT PLAN/ DEVELOPMENT PLAN

A conceptual site plan/development plan for the Property is attached as Exhibit "B" ("Concept Plan/ Development Plan") and all development shall generally conform to the Concept Plan/ Development Plan, except as may be modified as provided herein. The Concept Plan/ Development Plan shall satisfy all requirements under the Zoning Ordinance to submit/ approve both a conceptual plan and a development plan for this PD and no further development plan or approvals by the Planning and Zoning Commission or City Council with respect to a concept plan or development plan shall be required.

Changes of detail or amendments to the Concept Plan/ Development Plan, Preliminary Open Space Concept Plan, or any other exhibits attached hereto may be authorized by the Development Services Director or his/her designated representative (the "Development Services Director") so long as such changes or amendments: do not alter the basic relationship of the proposed development to adjacent property and which do not alter the uses permitted, increase the density above 1,100 dwelling units, increase building height above 35 feet, or increase lot coverage for any residential lot above 65% and which do not decrease the required off street parking ratio, or reduce the minimum yards required pursuant to Section I of the Development Standards (below). The applicant may appeal the decision to deny an amendment to the Concept Plan/ Development Plan or any other exhibits attached hereto to the City's Planning and Zoning Commission and City Council. For any amendments that are not authorized to be approved by the Development Services Director herein or in the Zoning Ordinance (or by the Building Official in the Zoning Ordinance), the applicant may apply for an amendment through the same process as a zoning amendment.

The Property may be developed in phases. The property owner or developer may designate the phases in its sole discretion as long as the Amenity Area (defined herein) is included with the first phase developed.

COMMUNITY FEATURES

The hardscape within the community shall include entry monuments, screening walls and community signage constructed of brick or stone. Signs shall not be within the sight visibility triangles.

A mandatory homeowners association shall be established to own and maintain the private open spaces, common areas and greenbelts that are accessible to all residents; landscape improvements within common areas; fencing along the perimeter of the Property or along any open space or common areas; entry monuments and signage. The homeowners' association shall maintain any on-street parking spaces within a street right-of-way and any parking spaces located within a common area lot. Private trails and sidewalks shall be constructed within a pedestrian access easement or within the right-of-way and owned and maintained by the HOA. The Parkland (defined below) will be maintained by the City of Sanger.

DEVELOPMENT STANDARDS

I. **Lot Sizes, Setbacks, etc. for Single Family Detached**. Except as otherwise provided below, detached single family residences shall comply with Article III, Section 5, "MD" Medium Density Residential District of the Zoning Ordinance, subject to the following changes:

A. Minimum Lot Width, Depth, and Size.

The Estate Lots (min. 60' X 115'):

The minimum lot width shall be 60 feet. The minimum lot depth shall be 115 feet. The minimum lot area shall be 6,900 square feet. "Estate Lots" shall be considered any residential lots that are 60 feet in width or greater.

The Manor Lots (min. 50' X 115'):

The minimum lot width shall be 50 feet. The minimum lot depth shall be 115 feet. The minimum lot area shall be 5,750 square feet. "Manor Lots" shall be considered any residential lots that are less than 60 feet in width.

In general (applies to both Estate Lots and Manor Lots):

There is no requirement for corner lots with a width of less than seventy-five (75) feet to be at least five (5) feet wider than the average of interior lots in the block. Corner lots may meet the minimum lot width requirements as specified herein in lieu of any City requirements for corner lots to have a larger width.

B. Minimum Dwelling Size.

The Estate Lots:

The minimum air-conditioned area within each residence shall be 2,000 square feet, except up to 25% of the total number of Estate Lots within the overall Property may be less than 2,000 square feet, but must be at least 1,800 square feet.

The Manor Lots:

The minimum air-conditioned area within each residence shall be 1,800 square feet, except up to 25% of the total number of Manor Lots within the overall Property may be less than 1,800 square feet, but must be at least 1,600 square feet.

C. Maximum Density.

The maximum number of dwelling units that may be developed within the Property is 1,100 dwelling units, which may be a mix of Estate Lots and Manor Lots. Notwithstanding the proposed locations of lots and lot types as shown on the Concept Plan/ Development Plan, the developer may change the location of lots and/or lot types (i.e., Estate Lots and Manor Lots) and relocate lots/ lot types and such amendments to the Concept Plan/ Development Plan will be approved by the Development Services Director so long as: (i) the total number of dwelling units located on the Property is not more than 1,100 dwelling units; (ii) the total number of Estate Lots located on the Property (i.e., the entirety of the Property, not per phase) is not less than 300 lots; and (iii) the total number of Manor Lots located on the Property (i.e., the entirety of the Property, not per phase) is not more than 750 lots.

D. Maximum Height.

The maximum building height shall be 2 stories, up to 35 feet.

E. Front Yard Setback.

The minimum front yard building setback for main and secondary buildings shall be twenty feet (20'). Front porches and architectural features such as stoops, overhangs, courtyard walls, masonry chimneys and bay windows may extend into the front yard a maximum of five feet (5').

F. Side Yard Setback.

The minimum side yard building setback for main and secondary buildings shall be five feet (5') on each interior side. A side yard adjacent to a street on a corner lot shall have a minimum ten-foot (10') side yard building setback. On corner lots, the front yard setback is not required to be observed along the frontage of both intersecting streets (i.e., the side yard street setback specified herein applies instead).

G. Rear Yard Setback.

The minimum rear yard building setback for main buildings shall be twenty feet (20') from the rear facade of the residence (excluding porches and projecting architectural features) to the rear lot line. Covered porches and architectural features such as stoops, overhangs, courtyard walls, masonry chimneys and bay windows may extend into the rear yard a maximum of five feet (5'). Uncovered porches may extend into the rear yard beyond the five feet (5') maximum. The minimum rear yard setback for secondary buildings shall be three feet (3').

H. Maximum Lot Coverage.

The maximum lot coverage is 65% for any residential lot. Lot coverage is the percentage of the total area of a lot covered by the base (first story of floor) of all buildings (i.e., main and secondary buildings) located on the lot and by driveways, parking, and any other concrete work or flat work. There is no separate maximum lot coverage for the main building.

I. Parking; Garages.

1. Two attached covered spaces behind the front yard line shall be provided for single-family units, plus a minimum parking space of seventeen (17) feet wide and seventeen (17) feet long. The minimum 17 x 17 parking space may be provided in the driveway and is not required to be behind the front yard line.

2. An enclosed parking area of at least four hundred (400) square feet shall be provided for a garage (this does not count towards the minimum house size). The face of a garage door must be located at least 20 feet from the street right-of-way line that the garage door faces. The garage door does not have to be behind the street facing façade of the house, but may not extend more than 10 feet beyond the front façade of the house. Split garage doors with a separate door for each vehicle bay are not required.

J. Misc.

All residential dwellings may be front entry.

K. Design Elements.

Except as provided herein or elsewhere in this PD Ordinance, all residential dwellings will meet the City of Sanger Exterior Façade Design Criteria Manual as adopted on October 7, 2019 (the "Design Manual"). In the event of a conflict between this PD Ordinance (including any provisions herein) and the Design Manual, this PD Ordinance shall control.

1. Except as provided herein, all single family residential dwelling units shall have attached garages with the garage door not occupying more than 40% of the total building frontage. This 40% measurement does not apply to (i) garages

facing an alley or courtyard entrance; or (ii) 3-car garage homes. Any garage facing a public street may extend beyond the house front, subject to Article I.I. above.

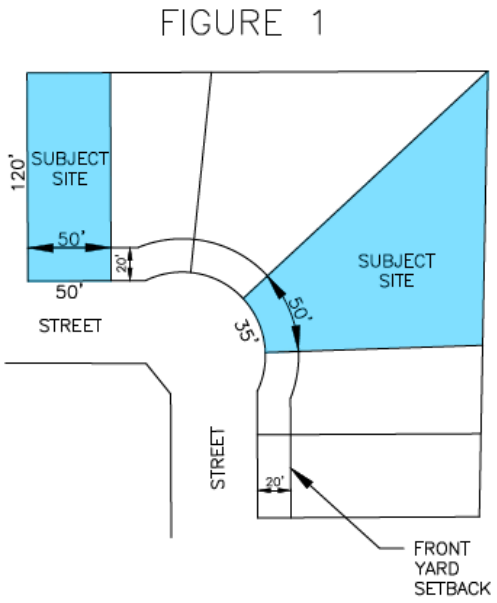
2. All walls, except gabled roof areas, which face a street other than an alley must contain at least 25% of the wall space in windows and doors. Windows and doors on a garage may count towards the 25% requirement.

3. The Home Variety requirements in Article VIII herein apply in lieu of the home repetition requirements in Number 7 under Single-Family and Duplex Development of the Design Manual. The home repetition requirements in Number 7 under Single-Family and Duplex Development of the Design Manual are not applicable.

II. **General Conditions**.

A. For the purposes of determining compliance with the lot width requirements, lot widths shall be measured at the rear of the required front yard setback as shown on the Final Plats. An example of this measurement is shown in Figure 1 below.

Figure 1.



B. Sidewalks may be located outside of the public right-of-way if located within an adjacent open space lot or common area lot with a pedestrian access easement to provide for meandering sidewalks and trails that may be located within adjacent common area lots or open space lots or to preserve existing trees along perimeter roads. Any such sidewalks shall be a minimum of four feet in width.

III. **Residential Single Family Detached Landscape Requirements**. Except as otherwise provided below, landscape requirements shall comply with Article I, Section 9, Landscape Regulations of the Zoning Ordinance, subject to the following changes:

The following requirements apply to single family residential development:

A. Each single-family residence shall have an irrigation system in the front yard and street corner side yard with a freeze sensor regulator shut off.

B. Each residential lot shall have a minimum of one (1) large tree with a minimum caliper of three (3) inches measured at a height of six (6) inches above the ground planted in the front yard. The required large tree shall be selected from the list of large shade tree species included with Exhibit "C" (the "Approved Tree List"), unless otherwise approved by the Development Services Director.

C. In addition to the large tree required per Section III.B. above, each residential lot shall have at least one (1) ornamental tree with a minimum caliper of two (2) inches measured at a height of six inches above the ground to be placed at the preference of the owner, builder or developer within the residential lot. The required ornamental tree shall be selected from the Approved Tree List, unless otherwise approved by the Development Services Director. If the lot fronts or sides onto a common area lot or open space lot, the ornamental tree requirement may be satisfied by at least one ornamental tree being planted in the adjacent greenspace.

D. No other front yard, side yard, or rear yard tree planting requirement shall apply.

E. The Development Services Director may approve other trees that can be planted as required trees in addition to the trees in the Approved Tree List, at the request of the developer, property owner or builder.

F. Each residential lot shall have a minimum of ten (10) shrubs placed in the front yard. Individual shrubs shall be a minimum of three (3) gallons in size when planted.

IV. **Parkland/Trails/Open Space**

A. Parkland. Developer, and its assigns, agree to dedicate approximately 21.14 acres in the aggregate within the Property for parkland (the "Parkland") to the City of Sanger. The general location(s) of the areas for Parkland dedication are shown on Exhibit "D" attached hereto as "parkland dedication areas"; however, the areas/boundaries for Parkland dedication may shift from what is shown on Exhibit "D" through further site design so long as at least 21.14 acres are dedicated in the aggregate. The Parkland may be dedicated in phases or portions (i.e., the total Parkland area is not required to be dedicated at the same time). The Parkland (or portion thereof) is required to be dedicated prior to the issuance of the 200th certificate of occupancy in the phase in which the respective portion(s) of the Parkland is located within. The developer or property owner may designate the

phases of the development. The Parkland dedication shall fully satisfy any park land dedication requirements under Chapter 15, Article 15.500 of the Code of Ordinances of the City of Sanger, Texas, as amended, or any other City ordinance (i.e., no further park land dedication or fee in lieu thereof will be required for the development of the Property). Prior to dedication of the applicable portion of the Parkland, subject to Section IV.B(1) herein, the developer or property owner shall construct trails within the Parkland area as generally shown on Exhibit "E", except when located in an area construction will be crossing (in which case such portions will be completed prior to the issuance of the last certificate of occupancy in the phase in which the respective portion(s) of the trails are located within). The trails are not strictly bound to the locations shown on Exhibit "E" and may be modified with the final design so long as the trails comply with the requirements herein. By way of clarification, only the portion of the trail within the area of Parkland being dedicated is required to be constructed prior to the dedication. Other than the aforementioned trails, the developer or property owner shall not be required to make any improvements to the Parkland area.

B. Pedestrian Connectivity.

1. Open spaces/ park areas shall be connected with sidewalks, trails or pedestrian pathways to be a comprehensive pedestrian system that affords connectivity to the entire community as generally shown on Exhibit "E" attached hereto. The trails and sidewalks are not strictly bound to the locations shown on Exhibit "E" and may be modified with the final design so long as the trails and sidewalks comply with the requirements herein. In the event of a conflict between the text of these PD development standards and Exhibit "E", the text of these PD development standards controls.

2. The pedestrian circulation system shall include trails that are a minimum of six feet in width. Trails in open space areas and within the Parkland area shall be constructed of concrete. The pedestrian circulation system may be located on private property with a pedestrian access easement or within the right-of-way. Along trails, the pedestrian circulation system shall include items such as benches, landscaping, signage, bike racks, and dog waste stations. A minimum of five (5) benches, two (2) bike racks and five (5) dog waste stations shall be provided within the entirety of the Property (i.e., once all trails within the Property have been completed). Any trails, sidewalks (other than those fronting upon the front or corner side of a residential lot), or pedestrian pathways within open space area, greenbelts, detention/retention areas, or common areas may be completed in phases (corresponding with the respective phases of development) and shall be completed prior to the issuance of the 200th certificate of occupancy in the phase in which the respective portion(s) of the trails, sidewalks or pedestrian pathways are located within, except when located in an area construction will be crossing (in which case such portions will be completed prior to the issuance of the last certificate of occupancy in the phase in which the respective portion(s) of the trails, sidewalks or pedestrian pathways are located within).

3. Except as provided in Section II.B. herein, all interior residential street rights-of-way abutting residential lots shall be improved with sidewalks that are a minimum of four feet in width and constructed by the homebuilders at the time of adjacent house construction. Any sidewalks within interior residential street rights-of-way abutting open space and common area lots shall be a minimum of four feet in width. All sidewalks along Collector and Arterial Road frontages are to be five feet in width.

C. Open Space and Amenities.

1. Open space shall be provided generally in the areas shown as "open space" on Exhibit "F" (the Preliminary Open Space Concept Plan"). The open space is not required to conform exactly to the boundaries as shown on Exhibit "F", so long as the areas are generally consistent. Detention and retention may be provided in open space areas.

2. Developer, and its assigns, agree to install the following amenities, which may be installed in open space areas or common areas ("Required Amenities"):

    1. A resident amenity area that includes a swimming pool, at least one shade structure, seating areas, a parking lot, and restroom facilities ("Amenity Area").

    2. A playground area with commercial grade playground equipment.

3. The exact number and location of the Required Amenities may change during the final design process.

4. The Required Amenities may be completed in phases (corresponding with the respective phases of development) and shall be completed prior to the issuance of the 200th certificate of occupancy in the phase in which the respective amenity is located within.

D. The open space, trails, and park requirements in this section shall be the exclusive open space, trails, and park requirements that apply to the development of the Property.

V. **Fencing Requirements**

A. Screening walls and fence requirements shall be as described in this section and in accordance with the Screening and Fencing Plan attached as Exhibit "G". The screening walls and fence requirements in this section and Exhibit "G" shall apply in lieu of any fencing or screening requirements in the Zoning Ordinance or Design Manual and shall be the exclusive screening and fencing requirements that apply to the development of the Property. In the event of a conflict between the text of these PD standards and Exhibit "G", the text of these PD standards shall control.

B. Developer shall install a perimeter brick or stone screening wall along Belz Road and Metz Road at least 6 feet in height. Floodplain, parks, and open spaces shall be exempt from the screening requirements in this section; however, fencing may be installed in these areas at the developer's option.

C. Side yard and back yard fencing on residential lots installed by the developer or homebuilder shall be a maximum of six feet in height and shall be setback a minimum of five feet from the street right-of-way.

VI. Street Typology

A. All streets and curbs will be designed to City standards unless otherwise approved by the City's engineering department.

B. Streets adjacent to common area lots or residential lots may provide for on-street parking.

C. Developer shall work with City to determine the location and number of stop signs within the subdivision and speed limits to facilitate traffic calming and maximum the benefit from the pedestrian system.

VII. Utilities and Equipment

A. Electrical and gas utility meters and AC condensers should be unobtrusively located beyond the front or side street building facade and screened from view from adjacent streets or common open spaces with landscaping or appropriate fencing. Electric meters shall be located not more than 15 feet from the front façade on the side of the house nearest the accessible power source.

B. Satellite dishes, and solar panels should be located in less conspicuous locations and out of view from adjacent streets or common open spaces when possible.

C. Antennas should be located inside the building when possible.

VIII. Home Variety

A. In order to avoid monotonous block patterns the same combination (i) house plan, plus (ii) elevation shall not be repeated within three (3) lots on the same side of the street nor within three (3) lots on opposite sides of a street, as illustrated in Exhibit “H”.

B. Homes are considered to have a differing appearance/elevation for purposes of Section VIII.A. above if at least three of the following six items deviate:

1. number of stories;

2. material color;

3. roof type and layout;

4. articulation of the front façade;

5. stone or brick accents (as described in the Design Manual); or

6. at least two architectural elements that differentiate the facade, which may include, but are not limited to: (a) Porch (protruding, recessed, or no porch); (b) Decorative door or window frames; (c) Bay window; (d) Dormers; (e) Balcony (full size or Juliette); or (f) Wing wall.

The list in this Section VIII.B. is not exhaustive and other items may differentiate building elevations, as approved by the Development Services Director.

Exhibit "A"

Metes and Bounds Description of the Property

TRACT 1

Being a 246.36 acre tract of land out of the H. Tierwester Survey, Abstract No. 1241, situated in the City of Sanger, Denton County, Texas, being all of a called 246.024 acre tract of land conveyed to PAC Group, Ltd. by deed of record in Document Number 2004-150424 of the Official Records of Denton County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found within Belz Road, being the southwest corner of a called 91.822 acre tract of land conveyed to Ron Williamson Consultants, Ltd. by deed of record in Volume 2040, Page 78 of the Real Property Records of Denton County, Texas, and being the southeast corner of said 246.024 acre tract;

THENCE, N88°25'43"W, along Belz Road and the common south line of said 246.024 acre tract, a distance of 2,536.15 feet to a 1/2 inch iron rod found at the intersection of Belz Road and Metz Road, being the southwest corner of said 246.024 acre tract;

THENCE, N00°47'46"E, along Metz Road and the common west line of said 246.024 acre tract, a distance of 1,891.40 feet to a 1/2 inch iron rod found at the southwest corner of a called 10.00 acre tract of land conveyed to Geromino Polanco Jr. and Rosemarie Polanco by deed of record in Document Number 2015-127213 of said Official Records, being an exterior ell corner of said 246.024 acre tract;

THENCE, S89°04'37"E, leaving Metz Road, along the south line of said 10.00 acre tract and the common interior north line of said 246.024 acre tract, a distance of 1,571.10 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the southeast corner of said 10.00 acre tract, being an interior ell corner of said 246.024 acre tract;

THENCE, N00°40'58"E, along the interior west line of said 246.024 acre tract, in part being the common east line of said 10.00 acre tract, and in part being the common east line of a tract of land conveyed to Daniel Johnson by deed of record in Document Number 2019-95739 of said Official Records, passing at a distance of 277.85 feet a 5/8 inch iron rod found at the northeast corner of said 10.00 acre tract, being the southeast corner of said Johnson tract, and continuing a total distance of 554.99 feet to a 5/8 inch iron rod found at the northeast corner of said Johnson tract, being an interior ell corner of said 246.024 acre tract;

THENCE, N89°04'37"W, along the north line of said Johnson tract and the common interior south line of said 246.024 acre tract, a distance of 1,570.00 feet to a 1/2 inch iron rod found within Metz Road, being the northwest corner of said Johnson tract, and being an exterior ell corner of said 246.024 acre tract;

THENCE, N00°49'48"E, along Metz Road and the common west line of said 246.024 acre tract, a distance of 2,103.65 feet to a mag nail found at the southwest corner of a called 37.329 acre

tract of land conveyed to Mango Estates, LLC by deed of record in Document Number 2021-142267 of said Official Records, being the northwest corner of said 246.024 acre tract;

THENCE, leaving Metz Road, along the north line of said 246.024 acre tract, in part being the common south line of said 37.329 acre tract, and in part being the common south line of a called 79.719 acre tract of land conveyed to DAGR-1031, LLC by deed of record in Document Number 2022-47123 of said Official Records, the following two (2) courses and distances:

1. S89°56'29"E, a distance of 1,269.67 feet to a 1/2 inch iron rod with illegible yellow plastic cap found at the southeast corner of said 37.329 acre tract, being the southwest corner of said 79.719 acre tract;
2. S89°42'11"E, a distance of 1,253.13 feet to a 1 inch iron pipe found at the base of a 5 inch wood fence post in the west line of a called 103.99 acre tract of land conveyed to Sanger Ranch, Ltd. by deed of record in Volume 4330, Page 1874 of said Real Property Records, being the southeast corner of said 79.719 acre tract, and being the northeast corner of said 246.024 acre tract;

THENCE, along the east line of said 246.024 acre tract, in part being the common west line of said 103.99 acre tract, in part being the common west line of a called 83.720 acre tract of land conveyed to Sanger Ranch, Ltd. by deed of record in Volume 4269, Page 1243 of said Real Property Records, and in part being the common west line of said 91.822 acre tract, the following three (3) courses and distances:

1. S00°34'14"W, a distance of 1,187.16 feet to a 1/2 inch iron rod found at the southwest corner of said 103.99 acre tract, being the northwest corner of said 83.720 acre tract;
2. S00°29'54"W, a distance of 1,579.00 feet to a 5 inch wood fence post found at the southwest corner of said 83.720 acre tract, being the northwest corner of said 91.822 acre tract;
3. S00°49'22"W, a distance of 1,845.48 feet to the **POINT OF BEGINNING**, and containing an area of 246.36 acres (10,731,314 square feet) of land.

TRACT 2

Being a 60.00 acre tract of land out of the H. Tierwester Survey, Abstract No. 1241, situated in the City of Sanger, Denton County, Texas, being a portion of a called 91.822 acre tract of land conveyed to Ron Williamson Consultants, Ltd. by deed of record in Volume 2040, Page 78 of the Real Property Records of Denton County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found within Belz Road, being the southeast corner of a called 246.024 acre tract of land conveyed to PAC Group, Ltd. by deed of record in Document Number 2004-150424 of the Official Records of Denton County, Texas, and being the southwest corner of said 91.822 acre tract;

THENCE, N00°49'22"E, leaving Belz Road, along the east line of said 246.024 acre tract, being the common west line of said 91.822 acre tract, a distance of 1,845.48 feet to a 5 inch wood

fence post found at the southwest corner of a called 83.720 acre tract of land conveyed to Sanger Ranch, Ltd. by deed of record in Volume 4269, Page 1243 of said Real Property Records, being the northwest corner of said 91.822 acre tract;

THENCE, S89°33'38"E, leaving the east line of said 246.024 acre tract, along the south line of said 83.720 acre tract, being the common north line of said 91.822 acre tract, a distance of 1,408.32 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set, from which a 1/2 inch iron rod with pink plastic cap stamped "TEXAS DEPARTMENT OF TRANSPORTION RIGHT OF WAY MONUMENT" found in the west right-of-way line of Interstate Highway 35 bears S89°33'38"E, a distance of 773.00 feet;

THENCE, S00°49'22"W, leaving the south line of said 83.720 acre tract, over and across said 91.822 acre tract, a distance of 1,866.26 feet to a mag nail set within Belz Road and the common south line of said 91.822 acre tract, from which a mag nail found in the west right-of-way line of Interstate Highway 35 bears S88°42'54"E, a distance of 305.84 feet;

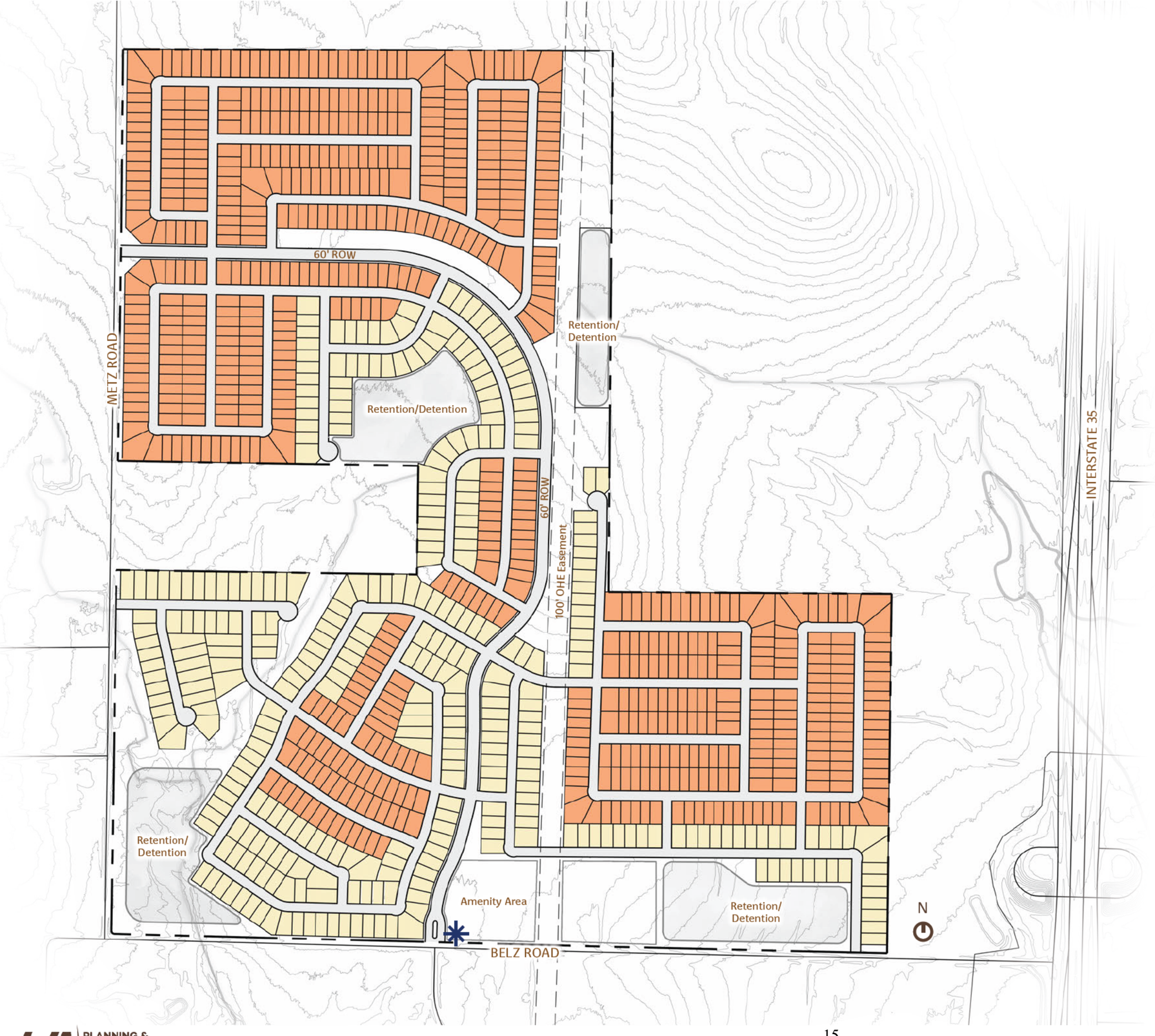
THENCE, N88°42'54"W, along Belz Road and the common south line of said 91.822 acre tract, a distance of 1,408.34 feet to the **POINT OF BEGINNING**, and containing an area of 60.00 acres (2,613,600 square feet) of land.

Exhibit "B"

Concept Plan/ Development Plan

(see attached)

EXHIBIT B
CONCEPT PLAN/DEVELOPMENT PLAN



LEGEND

- 50' x 115' – 716 Lots (67.7%)
- 60' x 115' – 341 Lots (32.3%)

TOTAL LOT COUNT – 1057 Lots

✱ Main Entry Monument

Exhibit "C"

Approved Tree List

EXHIBIT C
APPROVED PLANT LIST

APPROVED TREE LIST					
LARGE SHADE TREES > 35' HEIGHT					
Common Name	Botanical Name	Size	Cal.	Height	Spread
Live Oak	*Quercus virginiana*	65 gal.	3"	13'	6'
Cedar Elm	*Ulmus crassifolia*	65 gal.	3"	13'	6'
Shumard Red Oak	*Quercus shumardii*	65 gal.	3"	13'	6'
Chinquapin Oak	*Quercus muehlenbergii*	65 gal.	3"	13'	6'
Bur Oak	*Quercus macrocarpa*	65 gal.	3"	13'	6'
Post Oak	*Quercus stellata*	65 gal.	3"	13'	6'
Princeton Elm	*Ulmus crassifolia 'Princeton'*	65 gal.	3"	13'	6'
Mexican Sycamore	*Plantanus mexicana*	65 gal.	3"	13'	6'
Urbanite Ash	*Fraxinus peninsylvania "Urbanite"*	65 gal.	3"	13'	6'
Southern Magnolia	*Magnolia grandiflora*	65 gal.	3"	13'	6'
Thornless Honey Locust	*Gleditsia triacanthos inermis*	65 gal.	3"	13'	6'
Pecan	*Carya illinoinensis*	65 gal.	3"	13'	6'
ORNAMENTAL TREES					
Common Name	Botanical Name	Size	Cal.	Height	Spread
Mexican Plum	*Prunus mexicana*	30 gal.	2"	7'	3'
Desert Willow	*Chiopsis linearis*	30 gal.	2"	10'	5'
Vitex	*Vitex agnus-castus*	30 gal.	2" multi.	6'	4'
Redbud	*Cercis canadensis*	30 gal.	2"	7'	4'
Eve's Necklace	*Sophora affinis*	30 gal.	2" multi.	8'	4'
American Smoke Tree	*Cotinus obovatus*	30 gal.	2"	10'	5'
Possumhaw Holly	*Ilex decidua 'Warren's Red'*	30 gal.	2" multi.	6'	4'
Tree Yaupon Holly	*Ilex vomitoria*	30 gal.	2" multi.	6'	4'
Crape Myrtle	*Lagerstroemia indica*	30 gal.	2" multi.	8'	4'
Eagleston Holly	*Ilex x attenuata*	30 gal.	2"	7'	3'

SHRUBS 36"-72" HEIGHT					
Common Name	Botanical Name	Size	Cal.	Height	Spread
Abelia spp.	*Abelia* spp.	5 gal.		18"	18"
Dwarf Yaupon Holly	*Ilex vomitoria 'Nana'*	5 gal.		18"	18"
Texas Sage	*Leucophyllum frutescens spp.*	5 gal.		18"	18"
Rio Bravo Sage	*Leucophyllum langmaniae*	5 gal.		18"	18"
Dwarf Wax Myrtle	*Myrica cerifera pumila*	5 gal.		18"	18"
Coralberry	*Symphoricarpos orbiculatus*	5 gal.		18"	18"
Seagreen Juniper	*Juniperus chinensis 'Sea Green'*	5 gal.		18"	18"
Sunshine Ligustrum	*Ligustrum sinense '* Sunshine'	5 gal.		18"	18"
Dwarf Burford Holly	*Ilex cornuta '* Dwarf Burford'	5 gal.		18"	18"
Flame Acanthus	*Anisacanthus quadrifidus var. wrightii*	5 gal.		18"	18"

Notes:

1. The size specifications listed are the minimum requirements for the plant material at the time of planting.
2. Please refer to the PD and the City of Sanger Landscape Ordinance for additional requirements.

Exhibit "D"

Parkland Dedication Area

(see attached)

EXHIBIT "D"

PARKLAND DEDICATION AREA



LEGEND

Parkland Dedication Area

Required	Provided
21.14 Acres	21.14 Acres

Exhibit "E"

Pedestrian Connectivity

(see attached)

EXHIBIT E

PEDESTRIAN CONNECTIVITY



LEGEND

6' Concrete Trail*

Notes:

1. Trail within Overhead Powerline Easement pending approval by transmission services.

Exhibit "F"

Preliminary Open Space Concept Plan

(see attached)

EXHIBIT F

PRELIMINARY OPEN SPACE CONCEPT PLAN



LEGEND

- Open Space
- 1 Amenity Area
- 2 Future Public Park to Be Built by City *(Land within Parkland Dedication Area)*
- 3 Retention/ Detention Area

PROPOSED USES:

179.99 Acres – Single Family Detached Uses
71.63 Acres – Open Space, Detention or Retention Areas, and Amenity Areas

Notes:

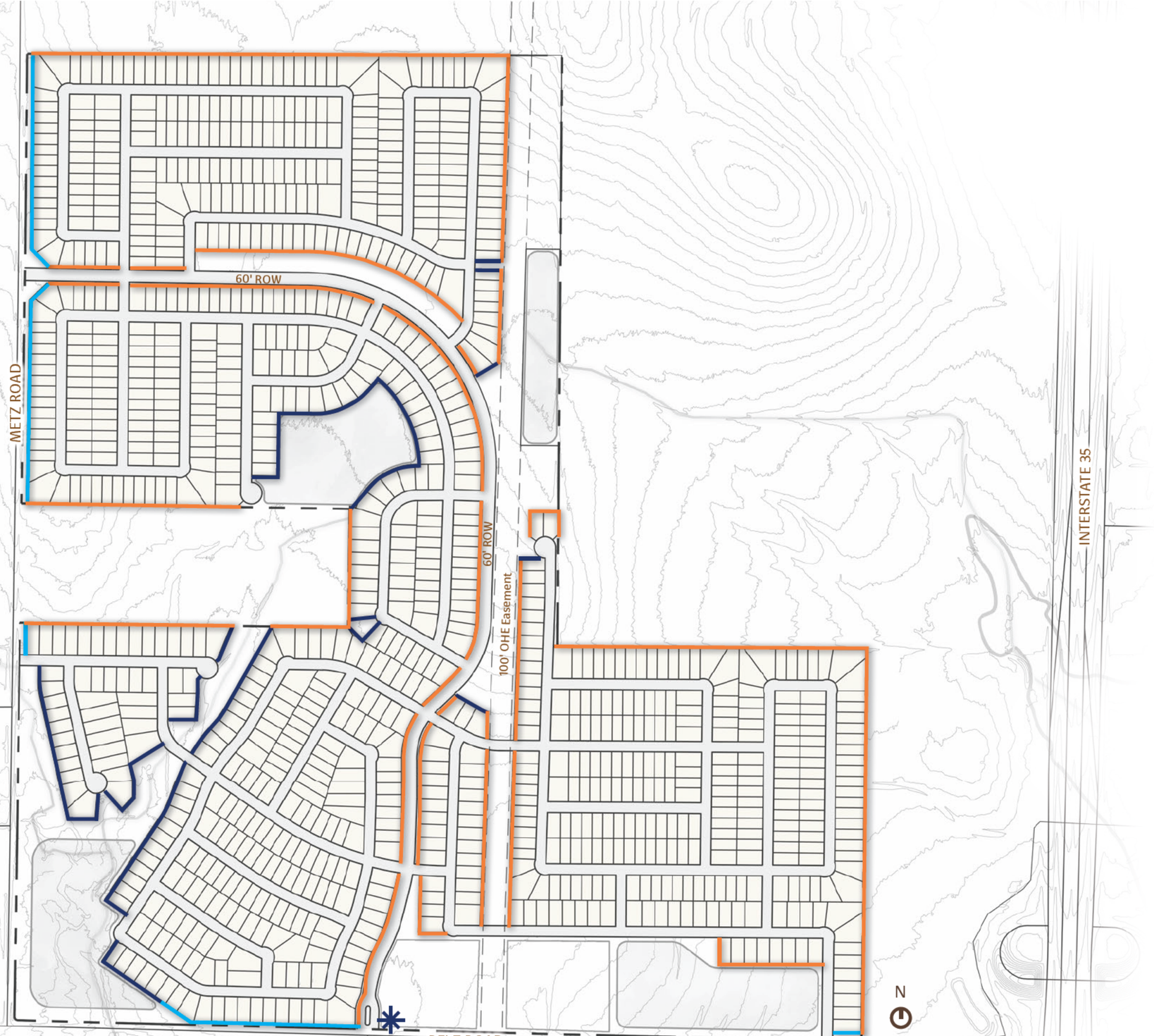
1. These areas are approximate based on the preliminary concept plan.
2. Open Space includes areas that are improved for site, grading, and storm water purposes and unimproved areas. Open Spaces will be restored as required to meet SWPPP standards and may not include trees, shrubs, or other landscape improvements including sod or irrigation.

Exhibit "G"

Screening and Fencing Plan

(see attached)

EXHIBIT G
SCREENING & FENCING PLAN



LEGEND

- 6' Brick Thinwall
- 6' Wood Fence
- 6' Ornamental Metal Fence
- Main Entry Monument

Exhibit "H"

Home Variety Exhibit

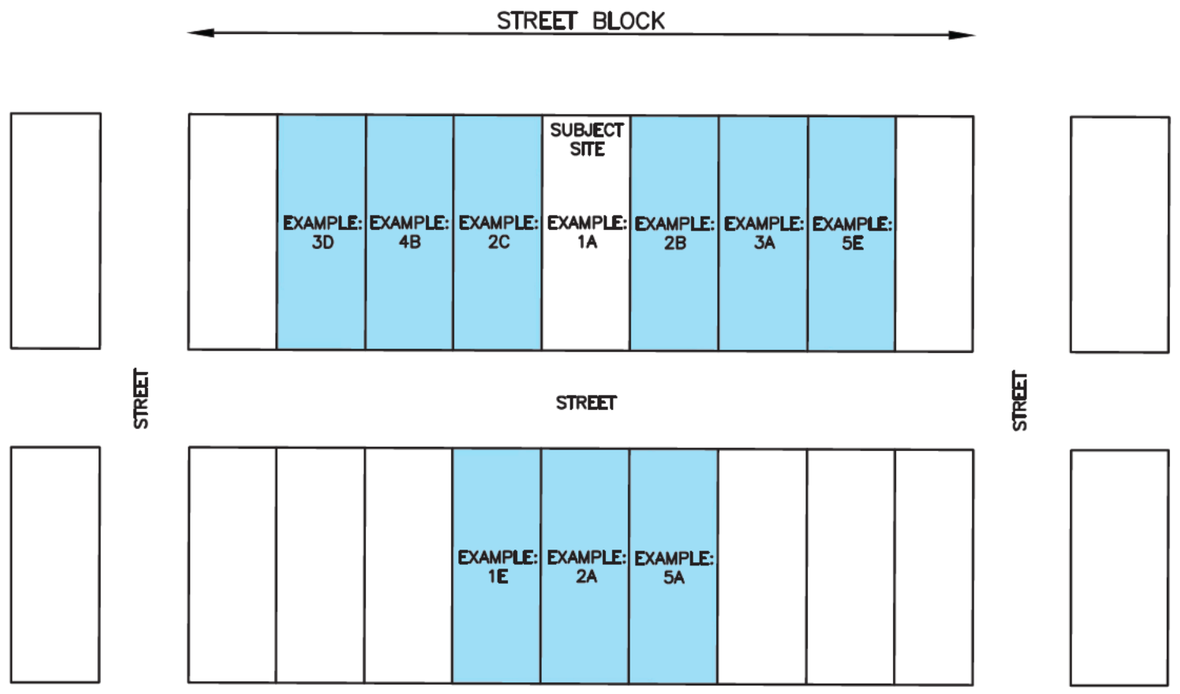
(see attached)

EXHIBIT "H"

HOME VARIETY EXHIBIT

NOTES:
1. SAME COMBINATION OF PLAN AND ELEVATION MAY NOT BE REPEATED WITHIN 3 LOTS ON THE SAME SIDE OF THE STREET NOR WITHIN 3 LOTS ON THE OPPOSITE SIDE OF THE STREET AS SHOWN.
2. PLAN TYPES: 1, 2, 3, 4, 5 ← TOTAL COMBINATIONS = 25 (MIN)
3. ELEVATION STYLES: A, B, C, D, E

EXHIBIT "H"



Docusign Envelope ID: 8A32507F-5DDB-450E-AAB8-1A3913347D29

201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
940-458-2059(office) www.sangertexas.org

ZONING CHANGE/SUP APPLICATION

☑ Zoning Change ☐ Specific Use Permit

Applicant	Owner (if different from applicant)
Name: Drew Windus	Name: Ron Williamson
Company: Meritage Homes of Texas, LLC	Company: Mito Commander U.S.A., Inc.
Address: 8840 Cypress Waters Blvd, Suite 100	Address: 2761 Medallist Lane
City, State, Zip Coppell, TX 75019	City, State, Zip Naples, FL 34109
Phone: 817 733 6581	Phone: 540 293 8970
Fax:	Fax:
Email:	Email:

Submittal Checklist

☐	Site Plan (for Specific Use Permits Only)
☑	Letter of Intent
☑	Application Fee (Check Payable to City of Sanger)

I certify that I am the legal owner of the above referenced property and that to the best of my knowledge this is a true description of the property upon which I have requested the above checked action. I designate the applicant listed as my representative.

Describe the subject property (address, location, size, etc.):

60 acres located at I35W and Belz Road, described as Tract 2 in the attached survey

Describe the proposed zoning change or Specific Use Permit (SUP):

Zoning change from Agricultural (A) to Planned Development (PD) for residential use

Signed by:
Ron Williamson
87DB4F52630B49C...
Owner Signature

10/10/2024
Date

Docusigned by:
Drew Windus
4184218A140E4B1...
Applicant Signature

10/10/2024
Date

Office Use

	Fee
	Date

Docusign Envelope ID: F7A1A0EF-137D-4891-8935-F311D8473249

EST. 1886
SANGER
DEVELOPMENT SERVICES

201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
940-458-2059(office) www.sangertexas.org

ZONING CHANGE/SUP APPLICATION

☑ Zoning Change ☐ Specific Use Permit

Applicant	Owner (if different from applicant)
Name: Drew Windus	Name: Ann Andrus
Company: Meritage Homes of Texas, LLC	Company: PAC Capital Holdings, Ltd.
Address: 8840 Cypress Waters Blvd, Suite 100	Address: 1809 Hinkle Drive, Suite 100
City, State, Zip Coppell, TX 75019	City, State, Zip Denton, TX 76201
Phone: 817 733 6581	Phone: 940 367 4749
Fax:	Fax:
Email:	Email:

Submittal Checklist

	Site Plan (for Specific Use Permits Only)
✓	Letter of Intent
✓	Application Fee (Check Payable to City of Sanger)

I certify that I am the legal owner of the above referenced property and that to the best of my knowledge this is a true description of the property upon which I have requested the above checked action. I designate the applicant listed as my representative.

Describe the subject property (address, location, size, etc.):

246.36 acres located at I35W and Belz Road, described as Tract 1 in the attached survey

Describe the proposed zoning change or Specific Use Permit (SUP):

Zoning change from Agricultural (A) to Planned Development (PD) for residential use

DocuSigned by:
Ann Andrus
17D0A0B0F0A6B470...
Owner Signature

10/10/2024
Date

Drew Windus
4184218A140E4B1...
Applicant Signature

10/10/2024
Date

Office Use

	Fee
	Date

October 16, 2024

Development Services
City of Sanger
201 Bolivar Street
Sanger, TX 76266

RE: Letter of Intent – Planned Development Zoning Change

Dear Development Services:

Meritage Homes of Texas, LLC ("Meritage") respectfully requests rezoning of two contiguous properties, located on Belz Road in the City of Sanger, Texas. The first property is 246.36 acres, being Denton CAD parcel ID 56328, and the second property is the western 60 acres of Denton CAD parcel ID 77811. Together, the two properties comprise 306.36 acres. Please see the attached Survey more particularly describing the 306.36 acres.

Meritage intends to construct a single-family residential community, including 50' lots and 60' lots, a private amenity center with a pool and shade structure, pocket parks, open space, and more than 20 acres of public park dedication. Currently, the two properties are zoned Agricultural and Meritage is requesting rezoning to Planned Development (PD) for single family residential use. Currently, the 60-acre property contains an equestrian facility, pastureland, and very few trees. The 246.36-acre property contains cropland for a majority of the property, and a non-jurisdictional tributary and trees located within the southwest 30 acres of the property.

We are excited about this opportunity and look forward to working with you. Please do not hesitate to reach out with any comments or questions.

Sincerely,

Meritage Homes of Texas, LLC
An Arizona Limited Liability Company

By: _____

Name: Drew Windus – Senior Land Acquisition Manager

Cell: (817) 733 6581

Response Form

25SANZON-0011

Elada PD Zoning Change

In order for your opinion to be counted, please complete and mail this form to:

Development Services Department
Attn: Ramie Hammonds
P.O. Box 1729
Sanger, TX 76266

You may also email a copy to:
Email: rhammonds@sangertexas.org

Project No: 25SANZON-0011/Elada - PD Zoning Change

Please circle one: In favor of request (Opposed to request)

Comments: See Attached Sheet

Signature

Printed Name Geronimo Polanco Jr.

Mailing Address 11698 Metz Rd

City, State, Zip Sanger TX 76266

Phone Number C- 915 526-3937

Email Address

Physical Address of Property within 200 feet 11698 Metz Rd

We move into our home nine years ago with the anticipation of it being our final retirement home. We chose this location because of the rural and serene appeal.

We immediately applied for re-instatement of the agricultural exemption the previous owners had and were granted the exemption. Although we only have ten acres, we have had up to six head of cattle and as many as four horses.

We are concerned that development of the adjacent agriculturally use property will later impact our ability to retain our livestock and maybe a liability if curious children get too close to the fence or cross over it.

The rural draw of this community is being sacrificed with the additional loss of farm and ranch land to developers.

Rec'd 02/27/20

Item 11.

Response Form

25SANZON-0011

Elada PD Zoning Change

In order for your opinion to be counted, please complete and mail this form to:

Development Services Department
Attn: Ramie Hammonds
P.O. Box 1729
Sanger, TX 76266

You may also email a copy to:
Email: rhammonds@sangertexas.org

Project No: 25SANZON-0011/Elada - PD Zoning Change

Please circle one: In favor of request (Opposed to request)

Comments: NO HOUSES, IT CAUSE MORE CRIM AND MORE DOPE HEADS

Signature YOLANDA M. JONES Yolanda M. Jones

Printed Name YOLANDA M. JONES

Mailing Address 3687 BELL ROAD

City, State, Zip SANGER, TEXAS, 76266

Phone Number 940 999-8017

Email Address N/A

Physical Address of Property within 200 feet

Rec'd 02/27/2025

Response Form

25SANZON-0010

Lois Road Estates PD Amendment

In order for your opinion to be counted, please complete and mail this form to:

Development Services Department
Attn: Ramie Hammonds
P.O. Box 1729
Sanger, TX 76266

You may also email a copy to:
Email: rhammonds@sangertexas.org

Project No: 25SANZON-0010/Lois Road Estates PD Amendment

Please circle one: In favor of request (Opposed to request)

Comments: NO HOUSES IT CAUSES MORE DOPE & CRIME RATE WILL GO UP

Signature [signature]

Printed Name JAMES FRAZIER JONES

Mailing Address 3087 BELL RD

City, State, Zip SANGER, TEXAS 76266

Phone Number 940 997 2601

Email Address NA

Physical Address of Property within 200 feet

Rec'd 03/11/25

Response Form

25SANZON-0011

Elada PD Zoning Change

In order for your opinion to be counted, please complete and mail this form to:

Development Services Department
Attn: Ramie Hammonds
P.O. Box 1729
Sanger, TX 76266

You may also email a copy to:
Email: rhammonds@sangertexas.org

Project No: 25SANZON-0011/Elada - PD Zoning Change

Please circle one: In favor of request (Opposed to request)

Comments:
We moved here because we wanted and enjoy the remote, rural area. Adding more buildings, residences, etc takes away from that. The focus on our side of town should be repairing the roads, not adding to the population.

Signature Katie McClurkan

Printed Name Katie McClurkan

Mailing Address 3816 7 Belz Rd

City, State, Zip Sanger TX 76266

Phone Number 817 372 7316

Email Address

Physical Address of Property within 200 feet 3816 7 Belz Rd Sanger TX 76266

Response Form

24SANZON-0036

Elada – Rezoning PD

In order for your opinion to be counted, please complete and mail this form to:

Development Services Department
Attn: Ramie Hammonds
P.O. Box 1729
Sanger, TX 76266

You may also email a copy to:
Email: rhammonds@sangertexas.org

Project No: 24SANZON-0036/ Rezoning PD

Please circle one: In favor of request (Opposed to request)

Comments:

Signature Norma Kay Dobbins

Printed Name Norma Kay Dobbins

Mailing Address POBox 998

City, State, Zip Sanger TX 76266

Phone Number 806-674-5164

Email Address

Physical Address of Property within 200 feet 3425 Belz

Response Form

24SANZON-0036

Elada – Rezoning PD

In order for your opinion to be counted, please complete and mail this form to:

Development Services Department
Attn: Ramie Hammonds
P.O. Box 1729
Sanger, TX 76266

You may also email a copy to:
Email: rhammonds@sangertexas.org

Project No: 24SANZON-0036/ Rezoning PD

Please circle one: In favor of request (Opposed to request)

Comments: We are strongly opposed to this due to the fact that we moved here to get away from the subdivisions that will likely decrease our property value.

Signature Justin Brooklyn Brown

Printed Name Justin & Brooklyn Brown

Mailing Address 12311 Metz Rd.

City, State, Zip Sanger, TX 76266

Phone Number (940) 255-4075

Email Address

Physical Address of Property within 200 feet 12311 Metz Rd. Sanger, TX 76266

CITY COUNCIL COMMUNICATION

DATE: July 07, 2025

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on a Preliminary Plat of Elada Addition, being approximately 306.356 acres of land described as 60 acres described as A1241A TIERWESTER, TR 4 and 246.36 acres described as A1241A TIERWESTER, within the City of Sanger, and generally located north of Belz Rd approximately 1035 feet of the intersection of I-35 and Belz Rd.

SUMMARY:

- The developer is proposing to develop a Planned Development.
- The development will consist of approximately 234.73 acres which will consist of not more that 1,100 single-family detached.
- The development will be developed in phases and the amenities will be completed with the first phase.
- It will consist of 50' Manor lots and 60' Estate lots, lot widths will be measured at the rear of the required front yard setback.
- Estate lots will consist homes of a min 2000 square feet, except for 25% which shall be a min 1800 square feet.
- Manor lots will consist of homes a min 1800 square feet, except for 25% which shall be a min 1600 square feet.
- Setbacks shall be 20' front yard, 5' side yard except adjacent a street and then shall be 10' and 20' rear yard.
- It will have 71.63 acres for park, open space, detention or retention areas, and amenity areas.
- The development will have parks, trails, and open space.
- Open spaces/parks will be connected sidewalks, trails or pedestrian pathways.
- Trails will be a min 6' in width.
- The Planning & Zoning Commission recommeneded approval on 3-10-25.

FISCAL INFORMATION:

Budgeted: N/A Amount: N/A GL Account: N/A

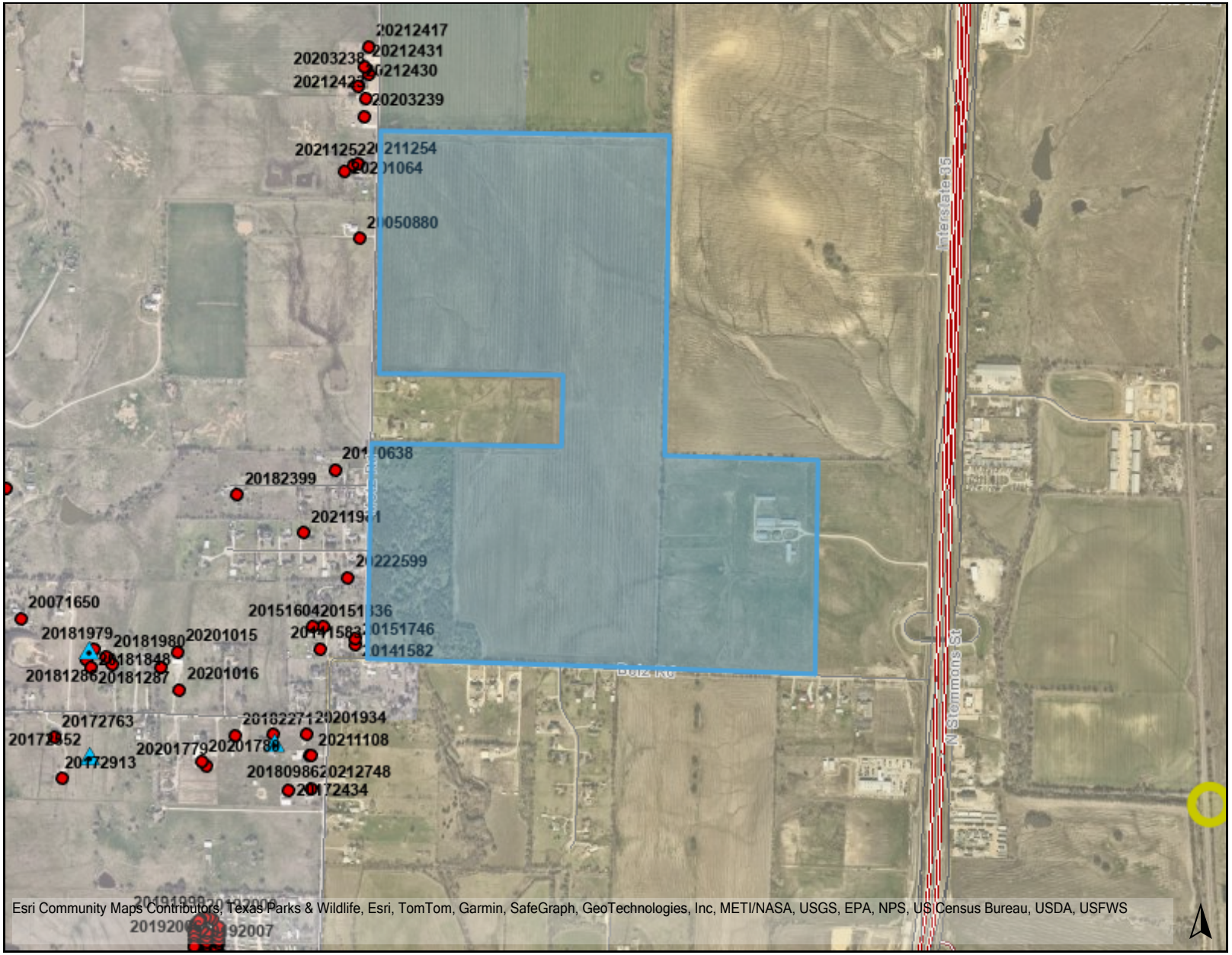
RECOMMENDED MOTION OR ACTION:

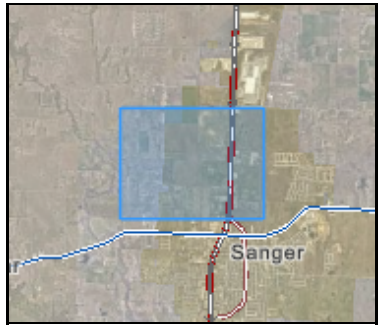
Staff recommends APPROVAL.

ATTACHMENTS:

Location Map
Preliminary Plat
Application
Letter of Intent

Denton County Landmark Map





Legend

- 911 Addresses
- Development Permits
- Parcels

Floodplain

- Cross Section Location
- Base Flood Elevation
- FEMA Floodway
- Flood Grid
- FEMA 100yr Flood Zone A
- FEMA 100yr Flood Zone AE
- FEMA 500yr Flood Zone
- Levee Protected

Notes

Location Map

Elada
Planned
Development

0 1500 3000 ft

https://gis.dentoncounty.gov

2/19/2025 8:15:29 PM

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Denton County does not guarantee the correctness or accuracy of any features on this product and assumes no responsibility in connection therewith. This product may be revised at any time w notification to any user.

CERTIFICATE OF APPROVAL:

APPROVED FOR PREPARATION OF FINAL PLAT.

_____ _____

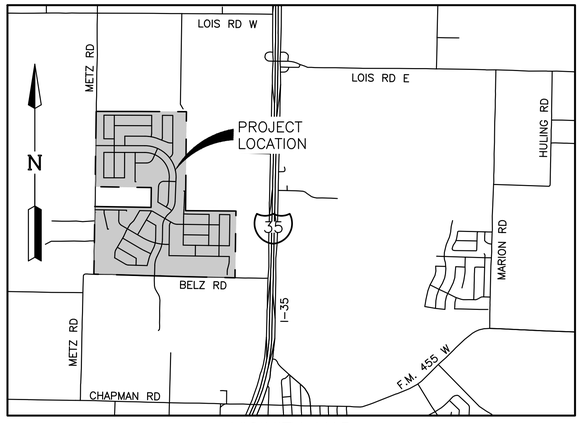
CITY OF SANGER, TX
PLANNING & ZONING COMMISSION

DATE

PRELIMINARY PLAT
FOR
ELADA

CITY OF SANGER
DENTON COUNTY, TX

FEBRUARY 2025



VICINITY MAP
1" = 2000'

SHEET INDEX

1. COVER SHEET
2. PRELIMINARY PLAT
3. PRELIMINARY PLAT
4. PRELIMINARY PLAT
5. PRELIMINARY PLAT
6. PRELIMINARY PLAT
7. PRELIMINARY PLAT
8. PRELIMINARY PLAT
9. PRELIMINARY DRAINAGE PLAN
10. PRELIMINARY DRAINAGE PLAN
11. PRELIMINARY UTILITY PLAN
12. PRELIMINARY UTILITY PLAN
13. PRELIMINARY STREETLIGHT PLAN
14. PRELIMINARY STREETLIGHT PLAN

ENGINEER:

LJA ENGINEERING, INC.
6060 NORTH CENTRAL EXPRESSWAY
SUITE 400
DALLAS, TEXAS 75206
PHONE: (469) 621-0710
TEXAS REGISTRATION F-1386

DEVELOPER/OWNER:

MERITAGE HOMES OF TEXAS, LLC
8840 CYPRESS WATERS BOULEVARD
SUITE 100
DALLAS, TX 75019
PHONE: (972)-580-6300

SERVICE PROVIDERS	
ELECTRIC SERVICE:	ONCOR
WATER SOURCE:	CITY OF SANGER CCN
SEWER SOURCE:	CITY OF SANGER CCN
SCHOOL DISTRICT:	SANGER I.S.D.

LJA ENGINEERING

PRELIMINARY PLAT
FOR
ELADA
306.356 ACRES OUT OF THE TIERWESTER SURVEY, ABSTRACT NO. A1241A

1,057 RESIDENTIAL LOTS
18 OPEN SPACE/HOA LOTS
59.95 ACRES DEDICATED RIGHT-OF-WAY

CITY OF SANGER,
DENTON COUNTY, TEXAS

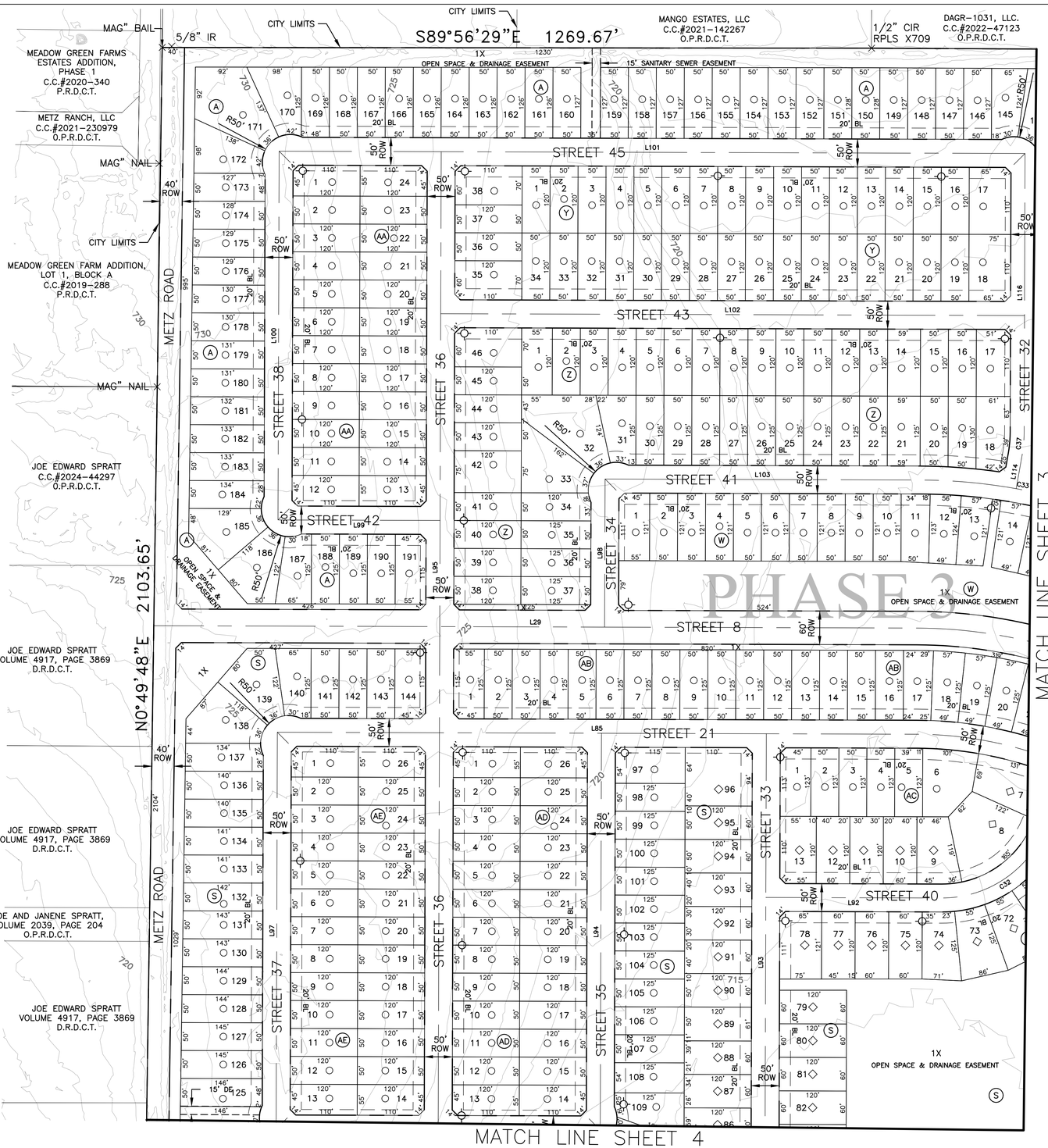
	SUBMITTAL DATE	DESCRIPTION	APPROVAL DATE
1	10/16/24	FIRST SUBMITTAL	--
2	02/07/25	SECOND SUBMITTAL	--

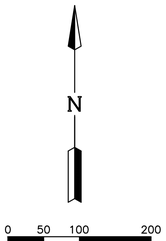
SCALE: N/A MAPSCO: N/A

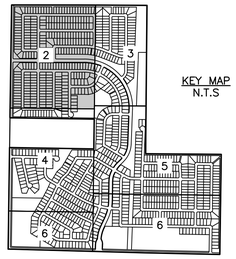
REFERENCE NO:

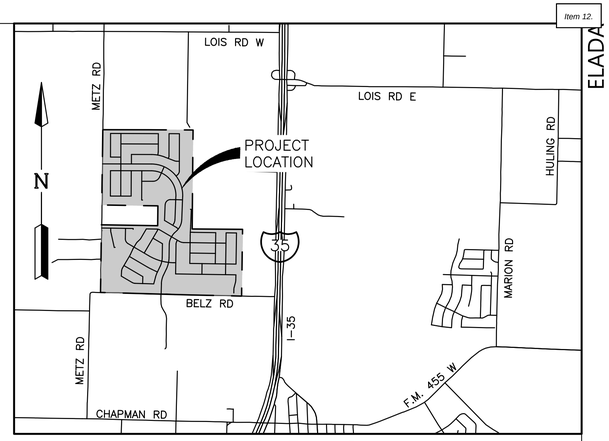
NT680-0386

Date\Time: Thu, 06 Feb 2025 - 9:33am
Path\Name: S:\NTK\LAND\0386\400\LAND\415 Preliminary Plat\Elada Preliminary Plat\0386C001.dwg

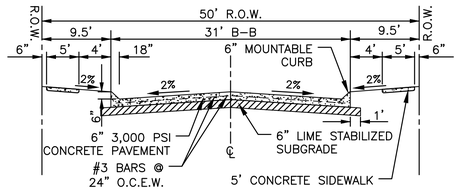




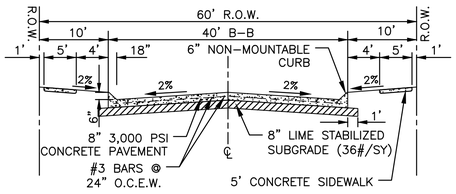




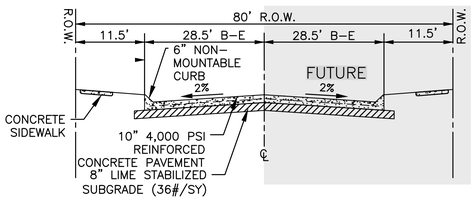
VICINITY MAP
1" = 2000'



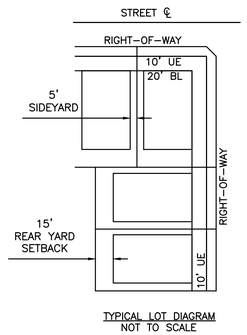
50' RIGHT-OF-WAY
STANDARD STREET SECTION
N.T.S.



60' RIGHT-OF-WAY
STANDARD STREET SECTION
N.T.S.



80' RIGHT-OF-WAY
STANDARD STREET SECTION
N.T.S.



TYPICAL LOT DIAGRAM
NOT TO SCALE

LOT COUNT SUMMARY				
TYPICAL LOT SIZE	PHASE 1	PHASE 2	PHASE 3	TOTAL
50' X 120' ○	216	129	392	737
60' X 120' ◇	87	178	55	320
TOTAL	303	307	447	1057

SITE DATA SUMMARY TABLE	
GENERAL SITE DATA	
CURRENT ZONING	PLANNED DEVELOPMENT (PD)
CURRENT LAND USE	AGRICULTURAL USE
GROSS SITE AREA	306.356 ACRES

NOTES:
1. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
2. ROW CORNER CLIP – A TRIANGULAR RIGHT-OF-WAY DEDICATION MEASURING 10' BY 10', MEASURED AT THE PROPERTY LINE, IS INCORPORATED AT THE INTERSECTION OF TWO RESIDENTIAL STREETS.
3. THIS PROPERTY IS LOCATED IN THE CITY OF SANGER.
4. PRIVATE OPEN SPACES (P.O.S.) TO BE DEDICATED TO AND MAINTAINED BY H.O.A.
5. NO 100-YEAR FLOODPLAIN EXISTS ON THE SITE.
6. USPS CLUSTER MAILBOX LOCATION TO BE FINALIZED/PROPOSED DURING CONSTRUCTION PLANS.

PRELIMINARY PLAT
FOR
ELADA

306.356 ACRES OUT OF THE TIERWESTER SURVEY, ABSTRACT NO. A1241A

1,057 RESIDENTIAL LOTS
18 OPEN SPACE/HOA LOTS
59.95 ACRES DEDICATED RIGHT-OF-WAY

CITY OF SANGER,
DENTON COUNTY, TEXAS

SUBMITTAL DATE		DESCRIPTION	APPROVAL DATE
1	10/16/24	FIRST SUBMITTAL	--
2	02/07/25	SECOND SUBMITTAL	--

SCALE: 1" = 100' | MAPSCO: N/A
REFERENCE NO:

ENGINEER:

LJA ENGINEERING, INC.
6060 NORTH CENTRAL EXPRESSWAY
SUITE 400
DALLAS, TEXAS 75206
PHONE: (469) 621-0710
TEXAS REGISTRATION F-1386

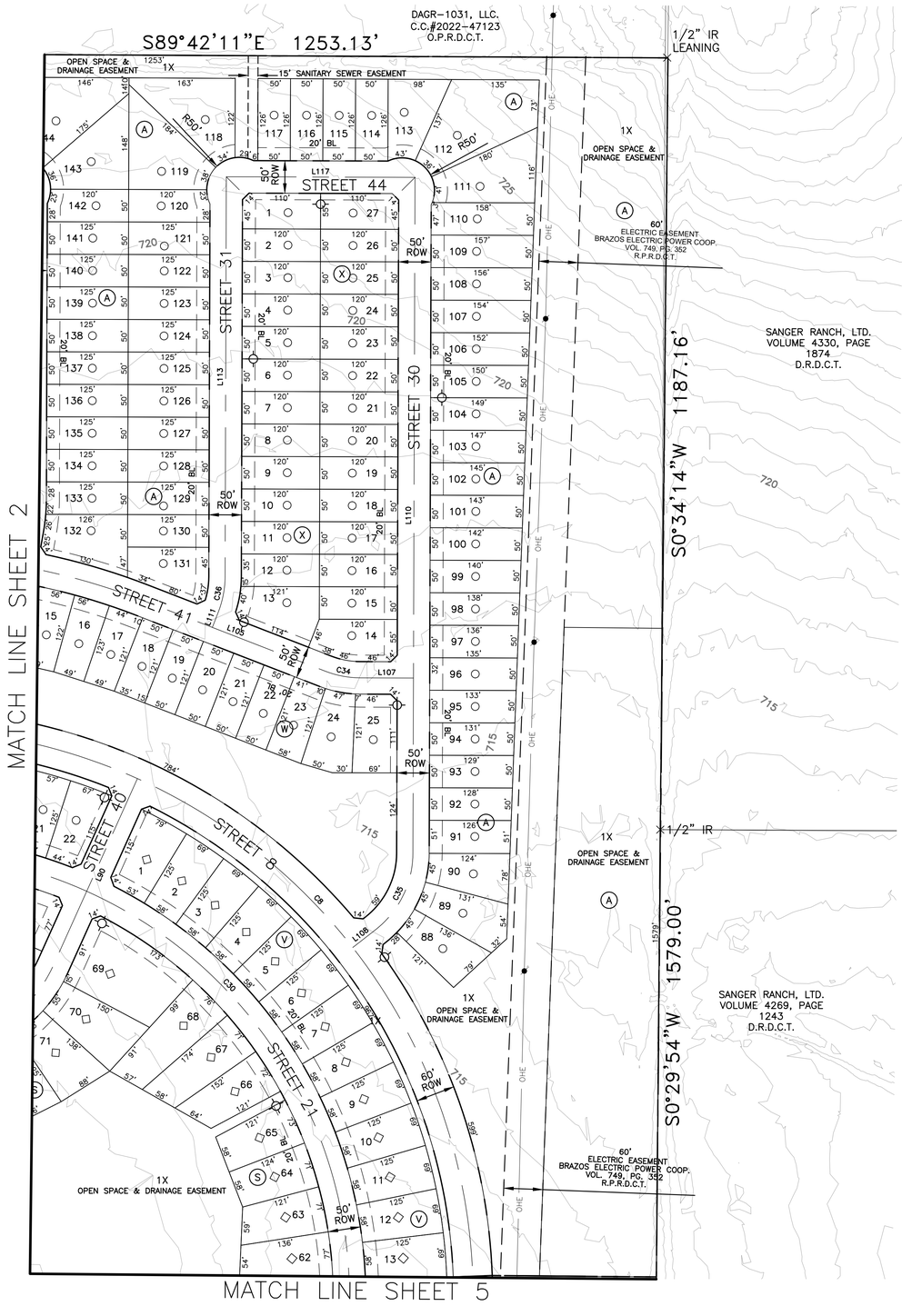
DEVELOPER/OWNER:

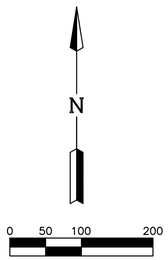
MERITAGE HOMES OF TEXAS, LLC
8840 CYPRESS WATERS BOULEVARD
SUITE 100
DALLAS, TX 75019
PHONE: (972)-580-6300

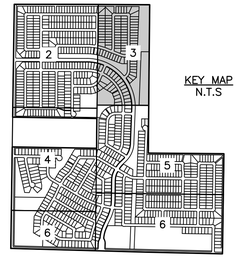
SERVICE PROVIDERS	
ELECTRIC SERVICE:	ONCOR
WATER SOURCE:	CITY OF SANGER CCN
SEWER SOURCE:	CITY OF SANGER CCN
SCHOOL DISTRICT:	SANGER I.S.D.

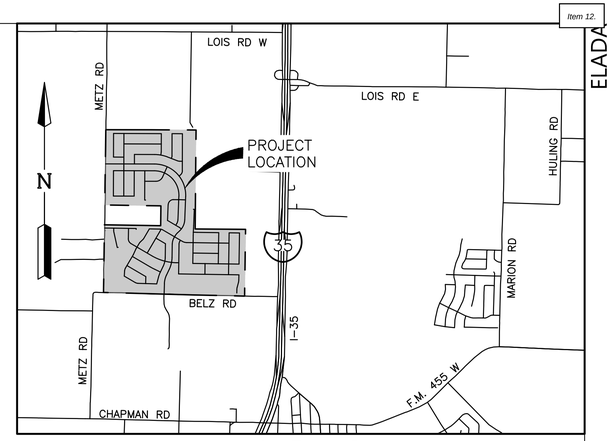
LJA ENGINEERING

Date/Time : Thu, 06 Feb 2025 - 9:34am
Path\Name : S:\NTX-LAND\0386400\LAND\415 Preliminary Plat\Elada Preliminary Plat\0386PP01.dwg

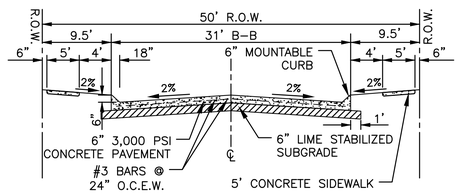




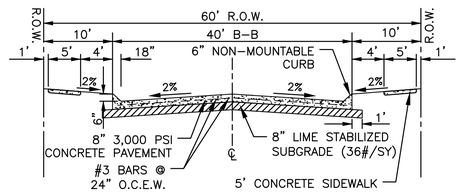




VICINITY MAP
1" = 2000'



50' RIGHT-OF-WAY
STANDARD STREET SECTION
N.T.S.

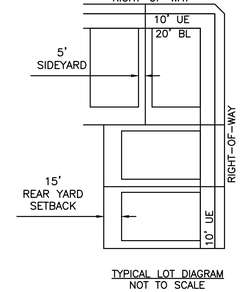


60' RIGHT-OF-WAY
STANDARD STREET SECTION
N.T.S.

LOT COUNT SUMMARY				
TYPICAL LOT SIZE	PHASE 1	PHASE 2	PHASE 3	TOTAL
○ 50' X 120'	216	129	392	737
◇ 60' X 120'	87	178	55	320
TOTAL	303	307	447	1057

SITE DATA SUMMARY TABLE	
GENERAL SITE DATA	
CURRENT ZONING	PLANNED DEVELOPMENT (PD)
CURRENT LAND USE	AGRICULTURAL USE
GROSS SITE AREA	306.356 ACRES

NOTES:
1. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
2. ROW CORNER CLIP – A TRIANGULAR RIGHT-OF-WAY DEDICATION MEASURING 10' BY 10', MEASURED AT THE PROPERTY LINE, IS INCORPORATED AT THE INTERSECTION OF TWO RESIDENTIAL STREETS.
3. THIS PROPERTY IS LOCATED IN THE CITY OF SANGER.
4. PRIVATE OPEN SPACES (P.O.S.) TO BE DEDICATED TO AND MAINTAINED BY H.O.A.
5. NO 100-YEAR FLOODPLAIN EXISTS ON THE SITE.
6. USPS CLUSTER MAILBOX LOCATION TO BE FINALIZED/PROPOSED DURING CONSTRUCTION PLANS.



TYPICAL LOT DIAGRAM
NOT TO SCALE

ENGINEER:

LJA ENGINEERING, INC.
6060 NORTH CENTRAL EXPRESSWAY
SUITE 400
DALLAS, TEXAS 75206
PHONE: (469) 621-0710
TEXAS REGISTRATION F-1386

DEVELOPER/OWNER:

MERITAGE HOMES OF TEXAS, LLC
8840 CYPRESS WATERS BOULEVARD
SUITE 100
DALLAS, TX 75019
PHONE: (972)-580-6300

SERVICE PROVIDERS	
ELECTRIC SERVICE:	ONCOR
WATER SOURCE:	CITY OF SANGER CCN
SEWER SOURCE:	CITY OF SANGER CCN
SCHOOL DISTRICT:	SANGER I.S.D.

LJA ENGINEERING

PRELIMINARY PLAT

FOR

ELADA

306.356 ACRES OUT OF THE TIERWESTER SURVEY, ABSTRACT NO. A1241A

1,057 RESIDENTIAL LOTS
18 OPEN SPACE/HOA LOTS
59.95 ACRES DEDICATED RIGHT-OF-WAY

CITY OF SANGER,
DENTON COUNTY, TEXAS

SUBMITTAL	DATE	DESCRIPTION	APPROVAL DATE
1	10/16/24	FIRST SUBMITTAL	--
2	02/07/25	SECOND SUBMITTAL	--

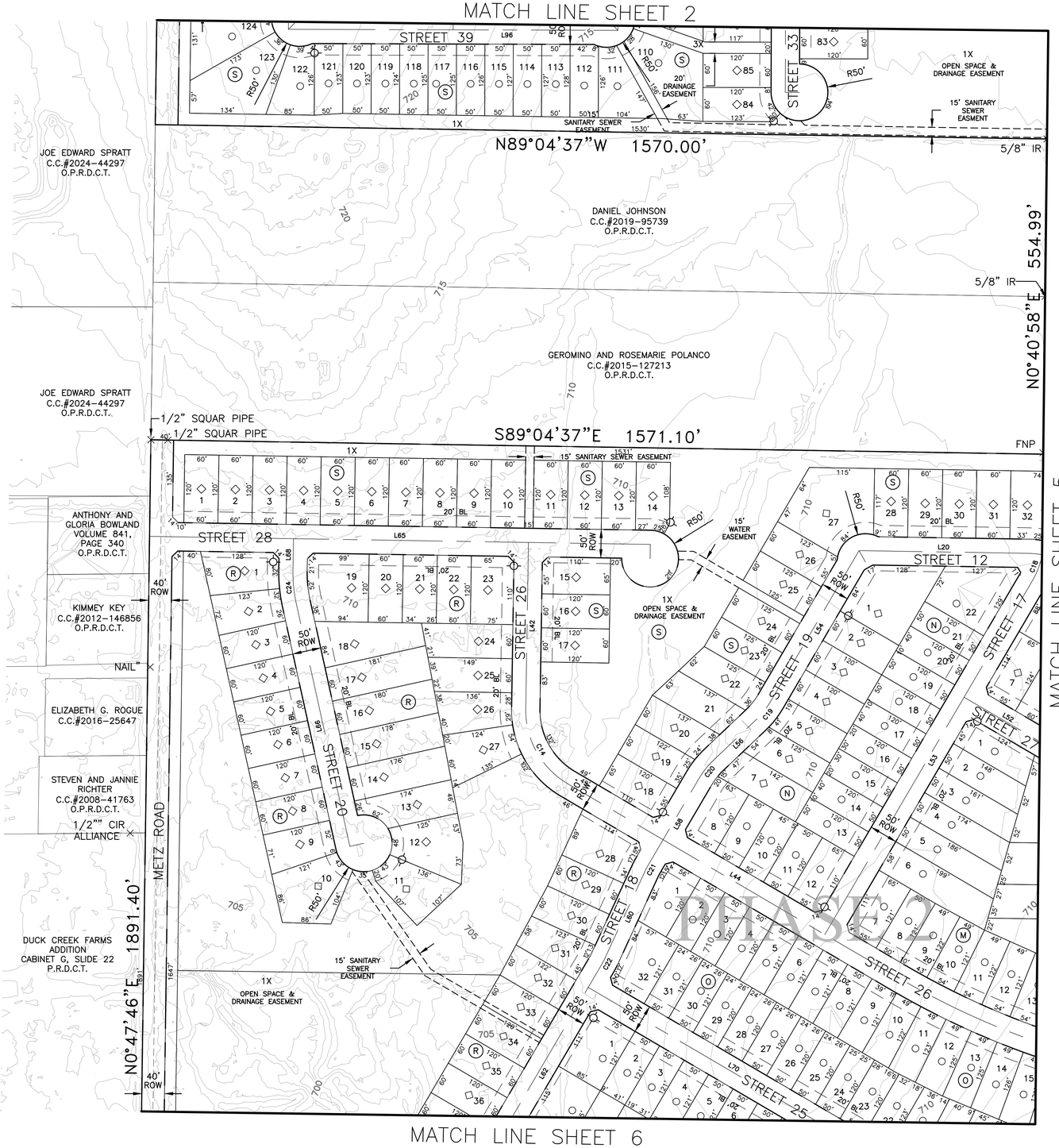
SCALE: 1" = 100' | MAPSCO: N/A

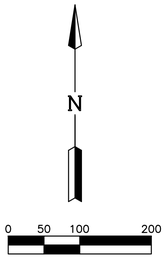
REFERENCE NO:

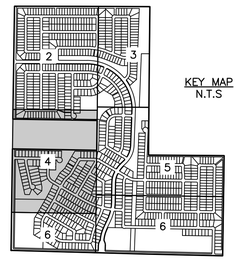
SHEET 3 OF 14

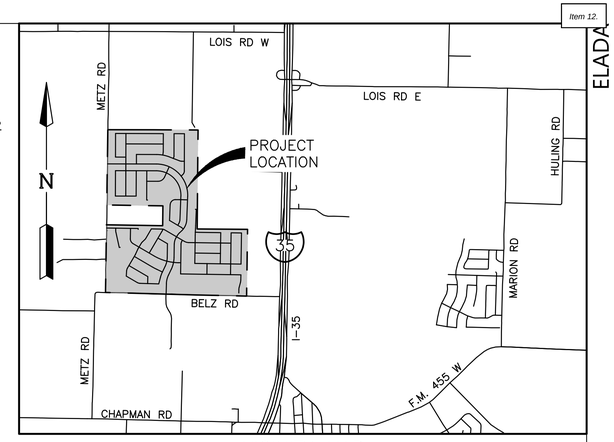
NT680-0386

Date/Time : Thu, 06 Feb 2025 - 9:34am
Path/Name : S:\NTX-LAND\0386\400LAND\415 Preliminary Plat\Elada Preliminary Plat\0386P01.dwg

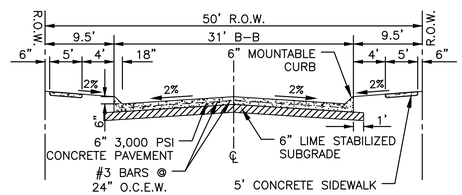




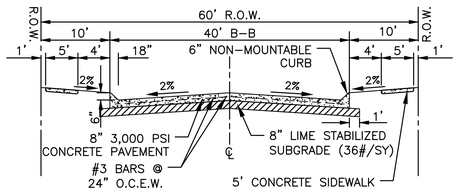




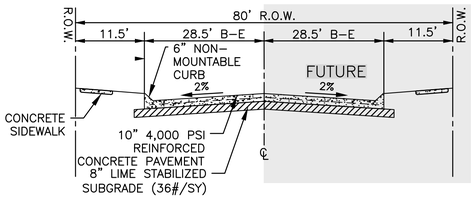
VICINITY MAP
1" = 2000'



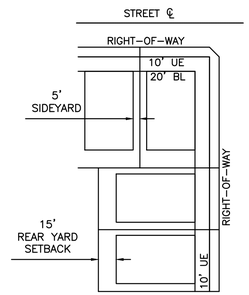
50' RIGHT-OF-WAY
STANDARD STREET SECTION
N.T.S.



60' RIGHT-OF-WAY
STANDARD STREET SECTION
N.T.S.



80' RIGHT-OF-WAY
STANDARD STREET SECTION
N.T.S.



TYPICAL LOT DIAGRAM
NOT TO SCALE

LOT COUNT SUMMARY				
TYPICAL LOT SIZE	PHASE 1	PHASE 2	PHASE 3	TOTAL
○ 50' X 120'	216	129	392	737
◇ 60' X 120'	87	178	55	320
TOTAL	303	307	447	1057

SITE DATA SUMMARY TABLE	
GENERAL SITE DATA	
CURRENT ZONING	PLANNED DEVELOPMENT (PD)
CURRENT LAND USE	AGRICULTURAL USE
GROSS SITE AREA	306.356 ACRES

NOTES:
1. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
2. ROW CORNER CLIP – A TRIANGULAR RIGHT-OF-WAY DEDICATION MEASURING 10' BY 10', MEASURED AT THE PROPERTY LINE, IS INCORPORATED AT THE INTERSECTION OF TWO RESIDENTIAL STREETS.
3. THIS PROPERTY IS LOCATED IN THE CITY OF SANGER.
4. PRIVATE OPEN SPACES (P.O.S.) TO BE DEDICATED TO AND MAINTAINED BY H.O.A.
5. NO 100-YEAR FLOODPLAIN EXISTS ON THE SITE.
6. USPS CLUSTER MAILBOX LOCATION TO BE FINALIZED/PROPOSED DURING CONSTRUCTION PLANS.

ENGINEER:

LJA ENGINEERING, INC.
6060 NORTH CENTRAL EXPRESSWAY
SUITE 400
DALLAS, TEXAS 75206
PHONE: (469) 621-0710
TEXAS REGISTRATION F-1386

DEVELOPER/OWNER:

MERITAGE HOMES OF TEXAS, LLC
8840 CYPRESS WATERS BOULEVARD
SUITE 100
DALLAS, TX 75019
PHONE: (972)-580-6300

SERVICE PROVIDERS	
ELECTRIC SERVICE:	ONCOR
WATER SOURCE:	CITY OF SANGER CCN
SEWER SOURCE:	CITY OF SANGER CCN
SCHOOL DISTRICT:	SANGER I.S.D.

LJA ENGINEERING

PRELIMINARY PLAT

FOR

ELADA

306.356 ACRES OUT OF THE TIERWESTER SURVEY, ABSTRACT NO. A1241A

1,057 RESIDENTIAL LOTS
18 OPEN SPACE/HOA LOTS
59.95 ACRES DEDICATED RIGHT-OF-WAY

CITY OF SANGER,
DENTON COUNTY, TEXAS

SUBMITTAL	DATE	DESCRIPTION	APPROVAL DATE
1	10/16/24	FIRST SUBMITTAL	--
2	02/07/25	SECOND SUBMITTAL	--

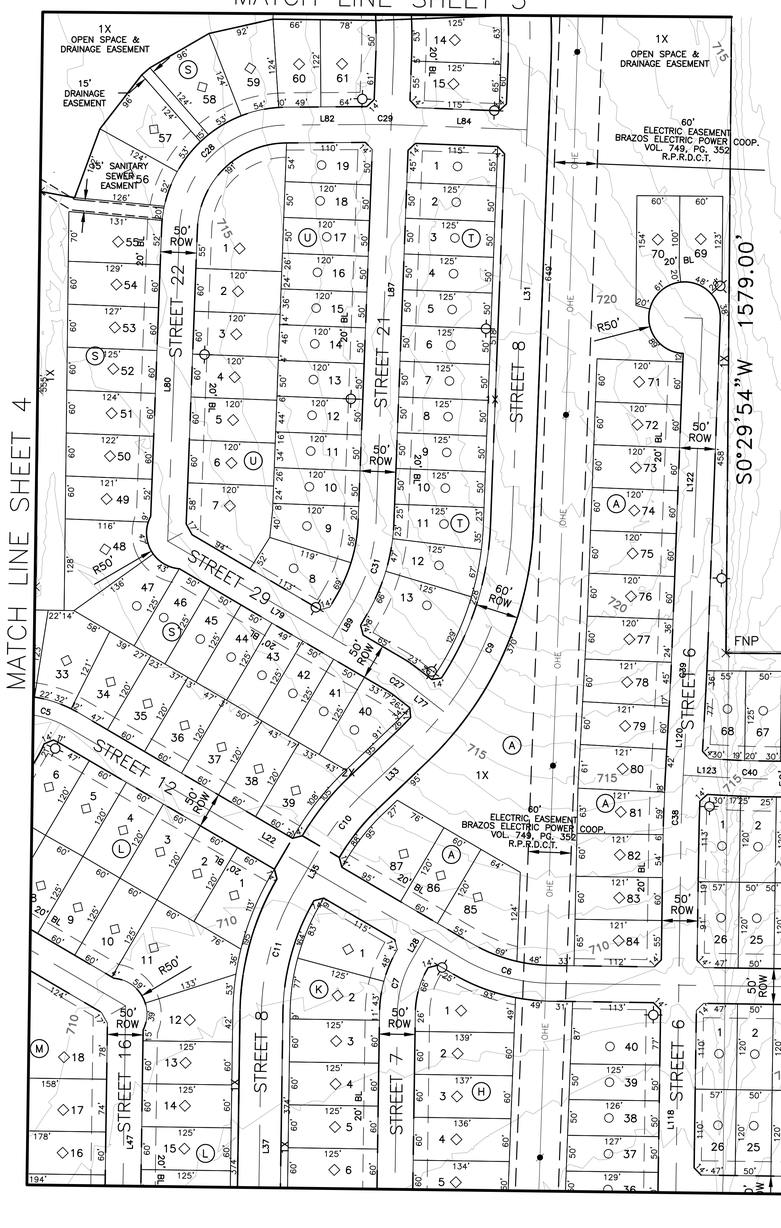
SCALE: 1" = 100' | MAPSCO: N/A

REFERENCE NO:

SHEET 4 OF 14

NT680-0386

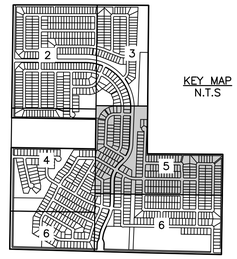
Date/Time : Thu, 06 Feb 2025 - 9:34am
Path\Name : S:\NTX-LAND\0386400\LAND\415 Preliminary Plat\Elada Preliminary Plat\0386PP01.dwg



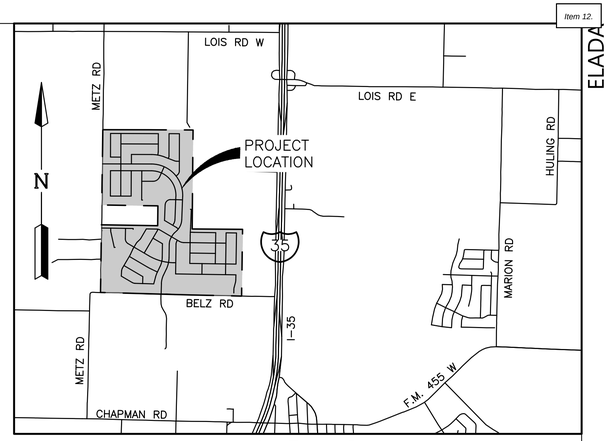
0 50 100 200

LOT COUNT SUMMARY				
TYPICAL LOT SIZE	PHASE 1	PHASE 2	PHASE 3	TOTAL
○ 50' X 120'	216	129	392	737
◇ 60' X 120'	87	178	55	320
TOTAL	303	307	447	1057

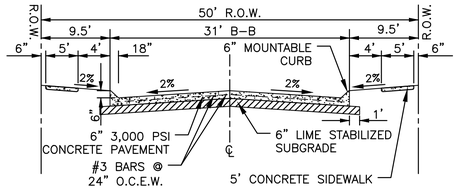
SITE DATA SUMMARY TABLE	
GENERAL SITE DATA	
CURRENT ZONING	PLANNED DEVELOPMENT (PD)
CURRENT LAND USE	AGRICULTURAL USE
GROSS SITE AREA	306.356 ACRES



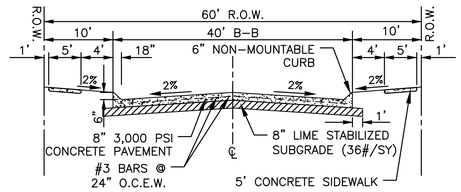
KEY MAP
N.T.S



VICINITY MAP
1" = 2000'

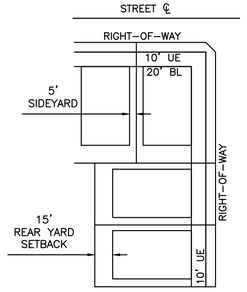


50' RIGHT-OF-WAY
STANDARD STREET SECTION
N.T.S.



60' RIGHT-OF-WAY
STANDARD STREET SECTION
N.T.S.

NOTES:
1. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
2. ROW CORNER CLIP – A TRIANGULAR RIGHT-OF-WAY DEDICATION MEASURING 10' BY 10', MEASURED AT THE PROPERTY LINE, IS INCORPORATED AT THE INTERSECTION OF TWO RESIDENTIAL STREETS.
3. THIS PROPERTY IS LOCATED IN THE CITY OF SANGER.
4. PRIVATE OPEN SPACES (P.O.S.) TO BE DEDICATED TO AND MAINTAINED BY H.O.A.
5. NO 100-YEAR FLOODPLAIN EXISTS ON THE SITE.
6. USPS CLUSTER MAILBOX LOCATION TO BE FINALIZED/PROPOSED DURING CONSTRUCTION PLANS.



TYPICAL LOT DIAGRAM
NOT TO SCALE

ENGINEER:

LJA ENGINEERING, INC.
6060 NORTH CENTRAL EXPRESSWAY
SUITE 400
DALLAS, TEXAS 75206
PHONE: (469) 621-0710
TEXAS REGISTRATION F-1386

DEVELOPER/OWNER:

MERITAGE HOMES OF TEXAS, LLC
8840 CYPRESS WATERS BOULEVARD
SUITE 100
DALLAS, TX 75019
PHONE: (972)-580-6300

SERVICE PROVIDERS	
ELECTRIC SERVICE:	ONCOR
WATER SOURCE:	CITY OF SANGER CCN
SEWER SOURCE:	CITY OF SANGER CCN
SCHOOL DISTRICT:	SANGER I.S.D.

LJA ENGINEERING

PRELIMINARY PLAT

FOR

ELADA

306.356 ACRES OUT OF THE TIERWESTER SURVEY, ABSTRACT NO. A1241A

1,057 RESIDENTIAL LOTS
18 OPEN SPACE/HOA LOTS
59.95 ACRES DEDICATED RIGHT-OF-WAY

CITY OF SANGER,
DENTON COUNTY, TEXAS

	SUBMITTAL DATE	DESCRIPTION	APPROVAL DATE
1	10/16/24	FIRST SUBMITTAL	--
2	02/07/25	SECOND SUBMITTAL	--

SCALE: 1" = 100' MAPSCO: N/A

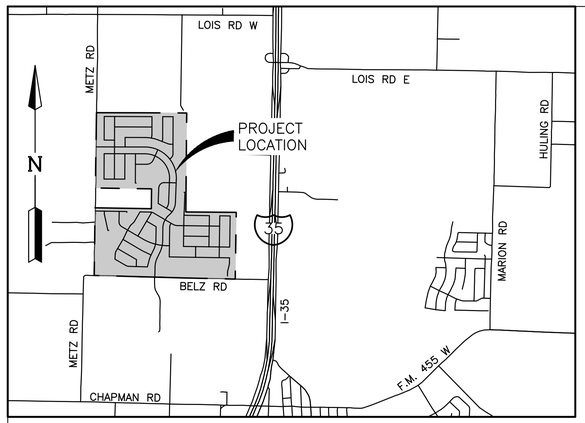
REFERENCE NO:

SHEET 5 OF 14

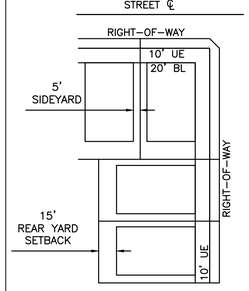
NT680-0386

DRAFT

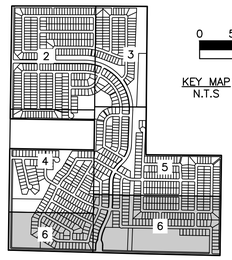
Date/Time : Thu, 06 Feb 2025 - 9:34am
Path\Name : S:\NTX-LAND\0386400\LAND\415 Preliminary Plat\Elada Preliminary Plat\0386PP01.dwg



VICINITY MAP
1" = 2000'



TYPICAL LOT DIAGRAM
NOT TO SCALE



KEY MAP
N.T.S

0 50 100 200

MATCH LINE SHEET 5

MATCH LINE THIS SHEET

STREET 11
STREET 6
STREET 4
STREET 3
STREET 2
STREET 10
STREET 7
STREET 5
STREET 15
STREET 8
STREET 9
STREET 1
STREET 12
STREET 13
STREET 14

50' ROW

60' ELECTRIC EASEMENT
BRAZOS ELECTRIC POWER COOP.
VOL. 749, PG. 352
R.P.R.D.C.T.

1X OPEN SPACE & DRAINAGE EASEMENT

PROPOSED RIGHT TURN LANE

25' DRAINAGE EASEMENT (BY SEPARATE INSTRUMENT)

15' SANITARY SEWER EASEMENT (BY SEPARATE INSTRUMENT)

1X 175' OPEN SPACE & DRAINAGE EASEMENT

DAVID D. GARICA
C.C.#2040-78
D.R.D.C.T.

S0°49'22"W 1866.26'

N88°25'43"W 2536.15'

MEADOW LANDS ADDITION
CABINET PAGE 80
P.R.D.C.T.

1/2" IR

PAC GROUP, LTD
VOLUME 4880, PAGE 2632
D.R.D.C.T.

BELZ ROAD

N88°42'55"W 1408.33'

DANIEL AND BRIANNA WOLFE
C.C.#2021-21494
O.P.R.D.C.T.

JAMES AND YOLANDA JONES
C.C.#2014-37016
O.P.R.D.C.T.

JORGE CASTILLO
C.C.#2022-15072
O.P.R.D.C.T.

MATCH LINE SHEET 4

MATCH LINE THIS SHEET

STEPHANIE L. DEACON REVOCABLE TRUST
C.C.#2024-97948
O.P.R.D.C.T.

N0°47'46"E 1891.40'

JERRE AND KELLY FRAZIER
C.C.#2014-77478
O.P.R.D.C.T.

METZ ROAD

40' ROW

1X OPEN SPACE & DRAINAGE EASEMENT

STREET 18
STREET 24
STREET 15
STREET 23

15' DRAINAGE EASEMENT

15' SANITARY SEWER EASEMENT

PROPOSED LIFT STATION

POINT OF BEGINNING

1/2"" IR

TOMMY AND CAROLYN GARLAND
VOLUME 1214, PAGE 90
D.R.D.C.T.

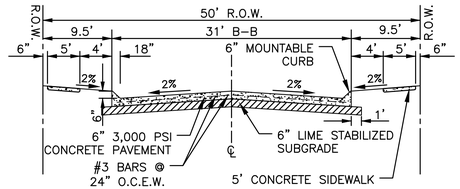
JOSHUA AND KATIE MCCLURKAN
C.C.#2022-64447
D.R.D.C.T.

MAG"

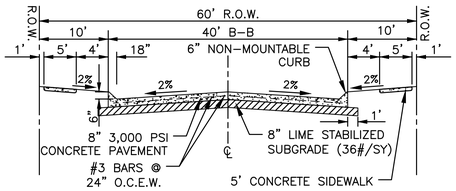
N88°25'43"W 2536.15'

INDIAN CREEK ADDITION
LOT 1-5, BLOCK A, C.C.#2018-75
P.R.D.C.T.

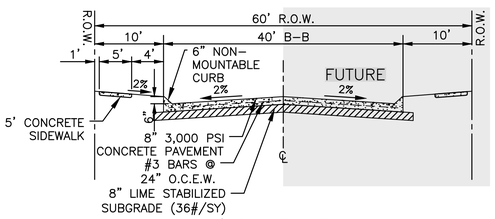
MAG" NAIL



50' RIGHT-OF-WAY
STANDARD STREET SECTION
N.T.S.



60' RIGHT-OF-WAY
STANDARD STREET SECTION
N.T.S.



60' RIGHT-OF-WAY
STANDARD STREET SECTION
N.T.S.

LOT COUNT SUMMARY				
TYPICAL LOT SIZE	PHASE 1	PHASE 2	PHASE 3	**TOTAL**
○ 50' X 120'	216	129	392	737
◇ 60' X 120'	87	178	55	320
TOTAL	**303**	**307**	**447**	**1057**

NOTES:
1. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
2. ROW CORNER CLIP – A TRIANGULAR RIGHT-OF-WAY DEDICATION MEASURING 10' BY 10', MEASURED AT THE PROPERTY LINE, IS INCORPORATED AT THE INTERSECTION OF TWO RESIDENTIAL STREETS.
3. THIS PROPERTY IS LOCATED IN THE CITY OF SANGER.
4. PRIVATE OPEN SPACES (P.O.S.) TO BE DEDICATED TO AND MAINTAINED BY H.O.A.
5. NO 100-YEAR FLOODPLAIN EXISTS ON THE SITE.
6. USPS CLUSTER MAILBOX LOCATION TO BE FINALIZED/PROPOSED DURING CONSTRUCTION PLANS.

SITE DATA SUMMARY TABLE	
GENERAL SITE DATA	
CURRENT ZONING	PLANNED DEVELOPMENT (PD)
CURRENT LAND USE	AGRICULTURAL USE
GROSS SITE AREA	306.356 ACRES

ENGINEER:

LJA ENGINEERING, INC.
6060 NORTH CENTRAL EXPRESSWAY
SUITE 400
DALLAS, TEXAS 75206
PHONE: (469) 621-0710
TEXAS REGISTRATION F-1386

DEVELOPER/OWNER:

MERITAGE HOMES OF TEXAS, LLC
8840 CYPRESS WATERS BOULEVARD
SUITE 100
DALLAS, TX 75019
PHONE: (972)-580-6300

SERVICE PROVIDERS	
ELECTRIC SERVICE:	ONCOR
WATER SOURCE:	CITY OF SANGER CCN
SEWER SOURCE:	CITY OF SANGER CCN
SCHOOL DISTRICT:	SANGER I.S.D.

LJA ENGINEERING

PRELIMINARY PLAT

FOR

ELADA

306.356 ACRES OUT OF THE TIERWESTER SURVEY, ABSTRACT NO. A1241A

1,057 RESIDENTIAL LOTS
18 OPEN SPACE/HOA LOTS
59.95 ACRES DEDICATED RIGHT-OF-WAY

CITY OF SANGER,
DENTON COUNTY, TEXAS

SUBMITTAL	DATE	DESCRIPTION	APPROVAL DATE
1	10/16/24	FIRST SUBMITTAL	--
2	02/07/25	SECOND SUBMITTAL	--

SCALE: 1" = 100' | MAPSCO: N/A

REFERENCE NO:

SHEET 6 OF 14

NT680-0386

Date/Time : Thu, 06 Feb 2025 - 9:35am
Path\Name : S:\NTX-LAND\0386400\LAND\415 Preliminary Plat\Elada Preliminary Plat\0386PP01.dwg

ELADA

SINGLE FAMILY	
BLOCK & LOT NUMBERS	AREA
BLOCK A LOT 1	10,458 SF
BLOCK A LOT 2	9,824 SF
BLOCK A LOT 3	8,931 SF
BLOCK A LOT 4	7,774 SF
BLOCK A LOT 5	7,502 SF
BLOCK A LOT 6	7,512 SF
BLOCK A LOT 7	10,706 SF
BLOCK A LOT 8	16,610 SF
BLOCK A LOT 9	9,681 SF
BLOCK A LOT 10	7,500 SF
BLOCK A LOT 11	7,500 SF
BLOCK A LOT 12	8,075 SF
BLOCK A LOT 13	6,825 SF
BLOCK A LOT 14	6,250 SF
BLOCK A LOT 15	6,250 SF
BLOCK A LOT 16	6,250 SF
BLOCK A LOT 17	7,181 SF
BLOCK A LOT 18	13,676 SF
BLOCK A LOT 19	13,419 SF
BLOCK A LOT 20	6,249 SF
BLOCK A LOT 21	6,250 SF
BLOCK A LOT 22	6,250 SF
BLOCK A LOT 23	6,250 SF
BLOCK A LOT 24	6,250 SF
BLOCK A LOT 25	6,250 SF
BLOCK A LOT 26	6,250 SF
BLOCK A LOT 27	6,250 SF
BLOCK A LOT 28	6,250 SF
BLOCK A LOT 29	6,250 SF
BLOCK A LOT 30	6,250 SF
BLOCK A LOT 31	6,250 SF
BLOCK A LOT 32	6,250 SF
BLOCK A LOT 33	6,250 SF
BLOCK A LOT 34	6,250 SF
BLOCK A LOT 35	6,224 SF
BLOCK A LOT 36	11,105 SF
BLOCK A LOT 37	15,036 SF
BLOCK A LOT 38	6,579 SF
BLOCK A LOT 39	6,636 SF
BLOCK A LOT 40	6,620 SF
BLOCK A LOT 41	6,603 SF
BLOCK A LOT 42	6,513 SF
BLOCK A LOT 43	12,524 SF
BLOCK A LOT 44	12,778 SF
BLOCK A LOT 45	6,512 SF

SINGLE FAMILY	
BLOCK & LOT NUMBERS	AREA
BLOCK A LOT 46	6,000 SF
BLOCK A LOT 47	6,000 SF
BLOCK A LOT 48	6,000 SF
BLOCK A LOT 49	6,550 SF
BLOCK A LOT 50	6,550 SF
BLOCK A LOT 51	6,000 SF
BLOCK A LOT 52	6,000 SF
BLOCK A LOT 53	6,000 SF
BLOCK A LOT 54	6,771 SF
BLOCK A LOT 55	20,508 SF
BLOCK A LOT 56	8,804 SF
BLOCK A LOT 57	6,441 SF
BLOCK A LOT 58	6,424 SF
BLOCK A LOT 59	6,407 SF
BLOCK A LOT 60	6,390 SF
BLOCK A LOT 61	6,374 SF
BLOCK A LOT 62	6,357 SF
BLOCK A LOT 63	6,340 SF
BLOCK A LOT 64	6,324 SF
BLOCK A LOT 65	6,307 SF
BLOCK A LOT 66	6,290 SF
BLOCK A LOT 67	6,272 SF
BLOCK A LOT 68	7,007 SF
BLOCK A LOT 69	7,512 SF
BLOCK A LOT 70	8,396 SF
BLOCK A LOT 71	7,196 SF
BLOCK A LOT 72	7,191 SF
BLOCK A LOT 73	7,189 SF
BLOCK A LOT 74	7,189 SF
BLOCK A LOT 75	7,191 SF
BLOCK A LOT 76	7,194 SF
BLOCK A LOT 77	7,225 SF
BLOCK A LOT 78	7,341 SF
BLOCK A LOT 79	7,262 SF
BLOCK A LOT 80	7,336 SF
BLOCK A LOT 81	7,410 SF
BLOCK A LOT 82	7,237 SF
BLOCK A LOT 83	7,264 SF
BLOCK A LOT 84	7,854 SF
BLOCK A LOT 85	11,242 SF
BLOCK A LOT 86	7,200 SF
BLOCK A LOT 87	10,660 SF
BLOCK A LOT 88	7,773 SF
BLOCK A LOT 89	8,770 SF
BLOCK A LOT 90	7,697 SF

SINGLE FAMILY	
BLOCK & LOT NUMBERS	AREA
BLOCK A LOT 91	6,356 SF
BLOCK A LOT 92	6,338 SF
BLOCK A LOT 93	6,425 SF
BLOCK A LOT 94	6,512 SF
BLOCK A LOT 95	6,600 SF
BLOCK A LOT 96	6,687 SF
BLOCK A LOT 97	6,774 SF
BLOCK A LOT 98	6,861 SF
BLOCK A LOT 99	6,948 SF
BLOCK A LOT 100	7,035 SF
BLOCK A LOT 101	7,123 SF
BLOCK A LOT 102	7,210 SF
BLOCK A LOT 103	7,297 SF
BLOCK A LOT 104	7,384 SF
BLOCK A LOT 105	7,471 SF
BLOCK A LOT 106	7,558 SF
BLOCK A LOT 107	7,646 SF
BLOCK A LOT 108	7,733 SF
BLOCK A LOT 109	7,820 SF
BLOCK A LOT 110	7,905 SF
BLOCK A LOT 111	12,335 SF
BLOCK A LOT 112	18,078 SF
BLOCK A LOT 113	8,630 SF
BLOCK A LOT 114	6,298 SF
BLOCK A LOT 115	6,303 SF
BLOCK A LOT 116	6,308 SF
BLOCK A LOT 117	6,313 SF
BLOCK A LOT 118	13,610 SF
BLOCK A LOT 119	12,758 SF
BLOCK A LOT 120	6,176 SF
BLOCK A LOT 121	6,250 SF
BLOCK A LOT 122	6,250 SF
BLOCK A LOT 123	6,250 SF
BLOCK A LOT 124	6,250 SF
BLOCK A LOT 125	6,250 SF
BLOCK A LOT 126	6,250 SF
BLOCK A LOT 127	6,250 SF
BLOCK A LOT 128	6,250 SF
BLOCK A LOT 129	6,250 SF
BLOCK A LOT 130	6,250 SF
BLOCK A LOT 131	8,577 SF
BLOCK A LOT 132	10,004 SF
BLOCK A LOT 133	6,256 SF
BLOCK A LOT 134	6,250 SF
BLOCK A LOT 135	6,250 SF

SINGLE FAMILY	
BLOCK & LOT NUMBERS	AREA
BLOCK A LOT 136	6,250 SF
BLOCK A LOT 137	6,250 SF
BLOCK A LOT 138	6,250 SF
BLOCK A LOT 139	6,250 SF
BLOCK A LOT 140	6,250 SF
BLOCK A LOT 141	6,250 SF
BLOCK A LOT 142	6,176 SF
BLOCK A LOT 143	11,649 SF
BLOCK A LOT 144	13,675 SF
BLOCK A LOT 145	6,959 SF
BLOCK A LOT 146	6,361 SF
BLOCK A LOT 147	6,367 SF
BLOCK A LOT 148	6,372 SF
BLOCK A LOT 149	6,377 SF
BLOCK A LOT 150	6,380 SF
BLOCK A LOT 151	6,375 SF
BLOCK A LOT 152	6,370 SF
BLOCK A LOT 153	6,365 SF
BLOCK A LOT 154	6,359 SF
BLOCK A LOT 155	6,354 SF
BLOCK A LOT 156	6,349 SF
BLOCK A LOT 157	6,344 SF
BLOCK A LOT 158	6,339 SF
BLOCK A LOT 159	6,334 SF
BLOCK A LOT 160	6,325 SF
BLOCK A LOT 161	6,320 SF
BLOCK A LOT 162	6,314 SF
BLOCK A LOT 163	6,309 SF
BLOCK A LOT 164	6,304 SF
BLOCK A LOT 165	6,299 SF
BLOCK A LOT 166	6,294 SF
BLOCK A LOT 167	6,289 SF
BLOCK A LOT 168	6,284 SF
BLOCK A LOT 169	6,277 SF
BLOCK A LOT 170	8,518 SF
BLOCK A LOT 171	14,912 SF
BLOCK A LOT 172	8,625 SF
BLOCK A LOT 173	6,387 SF
BLOCK A LOT 174	6,417 SF
BLOCK A LOT 175	6,445 SF
BLOCK A LOT 176	6,474 SF
BLOCK A LOT 177	6,502 SF
BLOCK A LOT 178	6,531 SF
BLOCK A LOT 179	6,559 SF
BLOCK A LOT 180	6,588 SF

SINGLE FAMILY	
BLOCK & LOT NUMBERS	AREA
BLOCK A LOT 181	6,616 SF
BLOCK A LOT 182	6,645 SF
BLOCK A LOT 183	6,673 SF
BLOCK A LOT 184	6,628 SF
BLOCK A LOT 185	10,242 SF
BLOCK A LOT 186	10,039 SF
BLOCK A LOT 187	6,833 SF
BLOCK A LOT 188	6,250 SF
BLOCK A LOT 189	6,250 SF
BLOCK A LOT 190	6,250 SF
BLOCK A LOT 191	6,825 SF
BLOCK AA LOT 1	6,550 SF
BLOCK AA LOT 2	6,000 SF
BLOCK AA LOT 3	6,000 SF
BLOCK AA LOT 4	6,000 SF
BLOCK AA LOT 5	6,000 SF
BLOCK AA LOT 6	6,000 SF
BLOCK AA LOT 7	6,000 SF
BLOCK AA LOT 8	6,000 SF
BLOCK AA LOT 9	6,000 SF
BLOCK AA LOT 10	6,000 SF
BLOCK AA LOT 11	6,000 SF
BLOCK AA LOT 12	6,550 SF
BLOCK AA LOT 13	6,550 SF
BLOCK AA LOT 14	6,000 SF
BLOCK AA LOT 15	6,000 SF
BLOCK AA LOT 16	6,000 SF
BLOCK AA LOT 17	6,000 SF
BLOCK AA LOT 18	6,000 SF
BLOCK AA LOT 19	6,000 SF
BLOCK AA LOT 20	6,000 SF
BLOCK AA LOT 21	6,000 SF
BLOCK AA LOT 22	6,000 SF
BLOCK AA LOT 23	6,000 SF
BLOCK AA LOT 24	6,550 SF
BLOCK AB LOT 1	6,825 SF
BLOCK AB LOT 2	6,250 SF
BLOCK AB LOT 3	6,250 SF
BLOCK AB LOT 4	6,250 SF
BLOCK AB LOT 5	6,250 SF
BLOCK AB LOT 6	6,250 SF
BLOCK AB LOT 7	6,250 SF
BLOCK AB LOT 8	6,250 SF
BLOCK AB LOT 9	6,250 SF
BLOCK AB LOT 10	6,250 SF

SINGLE FAMILY	
BLOCK & LOT NUMBERS	AREA
BLOCK AB LOT 11	6,250 SF
BLOCK AB LOT 12	6,250 SF
BLOCK AB LOT 13	6,250 SF
BLOCK AB LOT 14	6,250 SF
BLOCK AB LOT 15	6,250 SF
BLOCK AB LOT 16	6,250 SF
BLOCK AB LOT 17	6,436 SF
BLOCK AB LOT 18	6,614 SF
BLOCK AB LOT 19	6,614 SF
BLOCK AB LOT 20	6,614 SF
BLOCK AB LOT 21	6,614 SF
BLOCK AB LOT 22	7,515 SF
BLOCK AC LOT 1	6,696 SF
BLOCK AC LOT 2	6,132 SF
BLOCK AC LOT 3	6,132 SF
BLOCK AC LOT 4	6,132 SF
BLOCK AC LOT 5	6,132 SF
BLOCK AC LOT 6	10,058 SF
BLOCK AC LOT 7	10,399 SF
BLOCK AC LOT 8	15,038 SF
BLOCK AC LOT 9	8,240 SF
BLOCK AC LOT 10	7,221 SF
BLOCK AC LOT 11	7,221 SF
BLOCK AC LOT 12	7,221 SF
BLOCK AC LOT 13	7,773 SF
BLOCK AD LOT 1	6,550 SF
BLOCK AD LOT 2	6,000 SF
BLOCK AD LOT 3	6,000 SF
BLOCK AD LOT 4	6,000 SF
BLOCK AD LOT 5	6,000 SF
BLOCK AD LOT 6	6,000 SF
BLOCK AD LOT 7	6,000 SF
BLOCK AD LOT 8	6,000 SF
BLOCK AD LOT 9	6,000 SF
BLOCK AD LOT 10	6,000 SF
BLOCK AD LOT 11	6,000 SF
BLOCK AD LOT 12	6,000 SF
BLOCK AD LOT 13	6,550 SF
BLOCK AD LOT 14	6,550 SF
BLOCK AD LOT 15	6,000 SF
BLOCK AD LOT 16	6,000 SF
BLOCK AD LOT 17	6,000 SF
BLOCK AD LOT 18	6,000 SF
BLOCK AD LOT 19	6,000 SF
BLOCK AD LOT 20	6,000 SF

SINGLE FAMILY	
BLOCK & LOT NUMBERS	AREA
BLOCK AD LOT 21	6,000 SF
BLOCK AD LOT 22	6,000 SF
BLOCK AD LOT 23	6,000 SF
BLOCK AD LOT 24	6,000 SF
BLOCK AD LOT 25	6,000 SF
BLOCK AD LOT 26	6,550 SF
BLOCK AE LOT 1	6,550 SF
BLOCK AE LOT 2	6,000 SF
BLOCK AE LOT 3	6,000 SF
BLOCK AE LOT 4	6,000 SF
BLOCK AE LOT 5	6,000 SF
BLOCK AE LOT 6	6,000 SF
BLOCK AE LOT 7	6,000 SF
BLOCK AE LOT 8	6,000 SF
BLOCK AE LOT 9	6,000 SF
BLOCK AE LOT 10	6,000 SF
BLOCK AE LOT 11	6,000 SF
BLOCK AE LOT 12	6,000 SF
BLOCK AE LOT 13	6,550 SF
BLOCK AE LOT 14	6,550 SF
BLOCK AE LOT 15	6,000 SF
BLOCK AE LOT 16	6,000 SF
BLOCK AE LOT 17	6,000 SF
BLOCK AE LOT 18	6,000 SF
BLOCK AE LOT 19	6,000 SF
BLOCK AE LOT 20	6,000 SF
BLOCK AE LOT 21	6,000 SF
BLOCK AE LOT 22	6,000 SF
BLOCK AE LOT 23	6,000 SF
BLOCK AE LOT 24	6,000 SF
BLOCK AE LOT 25	6,000 SF
BLOCK AE LOT 26	6,550 SF
BLOCK B LOT 1	7,150 SF
BLOCK B LOT 2	6,000 SF
BLOCK B LOT 3	6,000 SF
BLOCK B LOT 4	6,000 SF
BLOCK B LOT 5	6,000 SF
BLOCK B LOT 6	6,000 SF
BLOCK B LOT 7	6,000 SF
BLOCK B LOT 8	6,000 SF
BLOCK B LOT 9	6,000 SF
BLOCK B LOT 10	6,000 SF
BLOCK B LOT 11	6,000 SF
BLOCK B LOT 12	6,000 SF
BLOCK B LOT 13	6,000 SF

SINGLE FAMILY	
BLOCK & LOT NUMBERS	AREA
BLOCK B LOT 14	6,000 SF
BLOCK B LOT 15	6,000 SF
BLOCK B LOT 16	7,150 SF
BLOCK B LOT 17	7,150 SF
BLOCK B LOT 18	6,000 SF
BLOCK B LOT 19	6,000 SF
BLOCK B LOT 20	6,000 SF
BLOCK B LOT 21	6,000 SF
BLOCK B LOT 22	6,000 SF
BLOCK B LOT 23	6,000 SF
BLOCK B LOT 24	6,000 SF
BLOCK B LOT 25	6,000 SF
BLOCK B LOT 26	6,000 SF
BLOCK B LOT 27	6,000 SF
BLOCK B LOT 28	6,000 SF
BLOCK B LOT 29	6,000 SF
BLOCK B LOT 30	6,000 SF
BLOCK B LOT 31	6,000 SF
BLOCK B LOT 32	7,150 SF
BLOCK C LOT 1	7,750 SF
BLOCK C LOT 2	6,000 SF
BLOCK C LOT 3	6,000 SF
BLOCK C LOT 4	6,000 SF
BLOCK C LOT 5	6,000 SF
BLOCK C LOT 6	6,000 SF
BLOCK C LOT 7	6,000 SF
BLOCK C LOT 8	6,000 SF
BLOCK C LOT 9	6,000 SF
BLOCK C LOT 10	7,750 SF
BLOCK C LOT 11	7,750 SF
BLOCK C LOT 12	6,000 SF
BLOCK C LOT 13	6,000 SF
BLOCK C LOT 14	6,000 SF
BLOCK C LOT 15	6,000 SF
BLOCK C LOT 16	6,000 SF
BLOCK C LOT 17	6,000 SF
BLOCK C LOT 18	6,000 SF
BLOCK C LOT 19	6,000 SF
BLOCK C LOT 20	7,750 SF
BLOCK D LOT 1	6,873 SF
BLOCK D LOT 2	6,003 SF
BLOCK D LOT 3	6,000 SF
BLOCK D LOT 4	6,000 SF
BLOCK D LOT 5	6,000 SF
BLOCK D LOT 6	6,000 SF

SINGLE FAMILY	
BLOCK & LOT NUMBERS	AREA
BLOCK D LOT 7	6,000 SF
BLOCK D LOT 8	6,000 SF
BLOCK D LOT 9	6,000 SF
BLOCK D LOT 10	6,000 SF
BLOCK D LOT 11	6,000 SF
BLOCK D LOT 12	6,000 SF
BLOCK D LOT 13	6,550 SF
BLOCK D LOT 14	6,550 SF
BLOCK D LOT 15	6,000 SF
BLOCK D LOT 16	6,000 SF
BLOCK D LOT 17	6,000 SF
BLOCK D LOT 18	6,000 SF
BLOCK D LOT 19	6,000 SF
BLOCK D LOT 20	6,000 SF
BLOCK D LOT 21	6,000 SF
BLOCK D LOT 22	6,000 SF
BLOCK D LOT 23	6,000 SF
BLOCK D LOT 24	6,000 SF
BLOCK D LOT 25	6,000 SF
BLOCK D LOT 26	6,849 SF
BLOCK E LOT 1	6,850 SF
BLOCK E LOT 2	6,000 SF
BLOCK E LOT 3	6,000 SF
BLOCK E LOT 4	6,000 SF
BLOCK E LOT 5	6,000 SF
BLOCK E LOT 6	6,000 SF
BLOCK E LOT 7	6,000 SF
BLOCK E LOT 8	6,000 SF
BLOCK E LOT 9	6,000 SF
BLOCK E LOT 10	6,000 SF
BLOCK E LOT 11	6,000 SF
BLOCK E LOT 12	6,000 SF
BLOCK E LOT 13	6,550 SF
BLOCK E LOT 14	6,550 SF
BLOCK E LOT 15	6,000 SF
BLOCK E LOT 16	6,000 SF
BLOCK E LOT 17	6,000 SF
BLOCK E LOT 18	6,000 SF
BLOCK E LOT 19	6,000 SF
BLOCK E LOT 20	6,000 SF
BLOCK E LOT 21	6,000 SF
BLOCK E LOT 22	6,000 SF
BLOCK E LOT 23	6,000 SF
BLOCK E LOT 24	6,000 SF
BLOCK E LOT 25	6,000 SF

SINGLE FAMILY	
BLOCK & LOT NUMBERS	AREA
BLOCK E LOT 26	6,850 SF
BLOCK F LOT 1	6,850 SF
BLOCK F LOT 2	6,000 SF
BLOCK F LOT 3	6,000 SF
BLOCK F LOT 4	6,000 SF
BLOCK F LOT 5	6,000 SF
BLOCK F LOT 6	6,000 SF
BLOCK F LOT 7	6,000 SF
BLOCK F LOT 8	6,000 SF
BLOCK F LOT 9	6,000 SF
BLOCK F LOT 10	6,000 SF
BLOCK F LOT 11	6,000 SF
BLOCK F LOT 12	6,000 SF
BLOCK F LOT 13	6,550 SF
BLOCK F LOT 14	6,550 SF
BLOCK F LOT 15	6,000 SF
BLOCK F LOT 16	6,000 SF
BLOCK F LOT 17	6,000 SF
BLOCK F LOT 18	6,000 SF
BLOCK F LOT 19	6,000 SF
BLOCK F LOT 20	6,000 SF
BLOCK F LOT 21	6,000 SF
BLOCK F LOT 22	6,000 SF
BLOCK F LOT 23	6,000 SF
BLOCK F LOT 24	6,000 SF
BLOCK F LOT 25	6,000 SF
BLOCK F LOT 26	6,850 SF
BLOCK G LOT 1	6,825 SF
BLOCK G LOT 2	6,250 SF
BLOCK G LOT 3	6,250 SF
BLOCK G LOT 4	6,250 SF
BLOCK G LOT 5	6,250 SF
BLOCK G LOT 6	6,250 SF
BLOCK G LOT 7	6,250 SF
BLOCK G LOT 8	6,250 SF
BLOCK G LOT 9	6,250 SF
BLOCK G LOT 10	6,250 SF
BLOCK G LOT 11	6,250 SF
BLOCK G LOT 12	6,825 SF
BLOCK G LOT 13	8,075 SF
BLOCK G LOT 14	7,500 SF
BLOCK G LOT 15	7,500 SF
BLOCK G LOT 16	7,500 SF
BLOCK G LOT 17	7,500 SF
BLOCK G LOT 18	7,500 SF

SINGLE FAMILY	
BLOCK & LOT NUMBERS	AREA
BLOCK G LOT 19	7,500 SF
BLOCK G LOT 20	7,500 SF
BLOCK G LOT 21	7,500 SF
BLOCK G LOT 22	8,075 SF
BLOCK H LOT 1	9,719 SF
BLOCK H LOT 2	8,271 SF
BLOCK H LOT 3	8,186 SF
BLOCK H LOT 4	8,101 SF
BLOCK H LOT 5	8,016 SF
BLOCK H LOT 6	7,931 SF
BLOCK H LOT 7	7,846 SF
BLOCK H LOT 8	7,761 SF
BLOCK H LOT 9	7,676 SF
BLOCK H LOT 10	7,592 SF
BLOCK H LOT 11	7,507 SF
BLOCK H LOT 12	7,422 SF
BLOCK H LOT 13	7,337 SF
BLOCK H LOT 14	7,802 SF
BLOCK H LOT 15	7,500 SF
BLOCK H LOT 16	7,500 SF
BLOCK H LOT 17	7,500 SF
BLOCK H LOT 18	7,500 SF
BLOCK H LOT 19	7,500 SF
BLOCK H LOT 20	7,500 SF
BLOCK H LOT 21	7,500 SF
BLOCK H LOT 22	8,075 SF
BLOCK H LOT 23	6,825 SF
BLOCK H LOT 24	6,250 SF
BLOCK H LOT 25	6,250 SF
BLOCK H LOT 26	6,250 SF
BLOCK H LOT 27	6,250 SF
BLOCK H LOT 28	6,662 SF
BLOCK H LOT 29	13,228 SF
BLOCK H LOT 30	13,986 SF
BLOCK H LOT 31	6,841 SF
BLOCK H LOT 32	6,696 SF
BLOCK H LOT 33	6,637 SF
BLOCK H LOT 34	6,578 SF
BLOCK H LOT 35	6,519 SF
BLOCK H LOT 36	6,460 SF
BLOCK H LOT 37	6,401 SF
BLOCK H LOT 38	6,342 SF
BLOCK H LOT 39	6,283 SF
BLOCK H LOT 40	10,758 SF
BLOCK J LOT 1	8,148 SF

SINGLE FAMILY	
BLOCK & LOT NUMBERS	AREA
BLOCK J LOT 2	7,500 SF
BLOCK J LOT 3	7,500 SF
BLOCK J LOT 4	7,500 SF
BLOCK J LOT 5	7,422 SF
BLOCK J LOT 6	7,200 SF
BLOCK J LOT 7	7,200 SF
BLOCK J LOT 8	7,200 SF
BLOCK J LOT 9	7,200 SF
BLOCK J LOT 10	7,200 SF
BLOCK J LOT 11	7,200 SF
BLOCK J LOT 12	7,200 SF
BLOCK J LOT 13	7,200 SF
BLOCK J LOT 14	7,750 SF
BLOCK K LOT 1	9,318 SF
BLOCK K LOT 2	8,795 SF
BLOCK K LOT 3	7,500 SF
BLOCK K LOT 4	7,500 SF
BLOCK K LOT 5	7,500 SF
BLOCK K LOT 6	7,500 SF
BLOCK K LOT 7	7,500 SF
BLOCK K LOT 8	7,500 SF
BLOCK K LOT 9	7,532 SF
BLOCK K LOT 10	8,461 SF
BLOCK L LOT 1	7,775 SF
BLOCK L LOT 2	7,200 SF
BLOCK L LOT 3	7,200 SF
BLOCK L LOT 4	7,200 SF
BLOCK L LOT 5	7,230 SF
BLOCK L LOT 6	7,836 SF
BLOCK L LOT 7	8,010 SF
BLOCK L LOT 8	7,470 SF
BLOCK L LOT 9	7,500 SF
BLOCK L LOT 10	7,500 SF
BLOCK L LOT 11	14,444 SF
BLOCK L LOT 12	9,028 SF
BLOCK L LOT 13	7,500 SF
BLOCK L LOT 14	7,500 SF
BLOCK L LOT 15	7,500 SF
BLOCK L LOT 16	7,500 SF
BLOCK L LOT 17	7,500 SF
BLOCK L LOT 18	7,727 SF
BLOCK L LOT 19	8,789 SF
BLOCK M LOT 1	7,697 SF
BLOCK M LOT 2	7,717 SF
BLOCK M LOT 3	8,359 SF

SINGLE FAMILY	
BLOCK & LOT NUMBERS	AREA
BLOCK M LOT 4	9,002 SF
BLOCK M LOT 5	9,644 SF
BLOCK M LOT 6	11,972 SF
BLOCK M LOT 7	7,809 SF
BLOCK M LOT 8	6,037 SF
BLOCK M LOT 9	6,220 SF
BLOCK M LOT 10	6,269 SF
BLOCK M LOT 11	6,274 SF
BLOCK M LOT 12	6,274 SF
BLOCK M LOT 13	6,686 SF
BLOCK M LOT 14	11,976 SF
BLOCK M LOT 15	10,192 SF
BLOCK M LOT 16	11,181 SF
BLOCK M LOT 17	12,404 SF
BLOCK M LOT 18	17,320 SF
BLOCK N LOT 1	15,301 SF
BLOCK N LOT 2	7,200 SF
BLOCK N LOT 3	7,200 SF
BLOCK N LOT 4	7,200 SF
BLOCK N LOT 5	7,266 SF
BLOCK N LOT 6	8,000 SF
BLOCK N LOT 7	9,035 SF
BLOCK N LOT 8	7,739 SF
BLOCK N LOT 9	6,000 SF
BLOCK N LOT 10	6,000 SF
BLOCK N LOT 11	6,000 SF
BLOCK N LOT 12	7,750 SF
BLOCK N LOT 13	6,000 SF
BLOCK N LOT 14	6,000 SF
BLOCK N LOT 15	6,000 SF
BLOCK N LOT 16	6,000 SF
BLOCK N LOT 17	5,999 SF
BLOCK N LOT 18	5,999 SF
BLOCK N LOT 19	5,999 SF
BLOCK N LOT 20	5,999 SF
BLOCK N LOT 21	5,999 SF
BLOCK N LOT 22	12,633 SF
BLOCK O LOT 1	7,514 SF
BLOCK O LOT 2	6,010 SF
BLOCK O LOT 3	6,015 SF
BLOCK O LOT 4	6,020 SF
BLOCK O LOT 5	6,025 SF
BLOCK O LOT 6	6,030 SF
BLOCK O LOT 7	6,035 SF
BLOCK O LOT 8	6,041 SF

SINGLE FAMILY	
BLOCK & LOT NUMBERS	AREA
BLOCK O LOT 9	6,083 SF
BLOCK O LOT 10	6,250 SF
BLOCK O LOT 11	6,331 SF
BLOCK O LOT 12	6,380 SF
BLOCK O LOT 13	6,414 SF
BLOCK O LOT 14	6,441 SF
BLOCK O LOT 15	6,567 SF
BLOCK O LOT 16	9,415 SF
BLOCK O LOT 17	8,793 SF
BLOCK O LOT 18	6,659 SF
BLOCK O LOT 19	6,557 SF
BLOCK O LOT 20	6,565 SF
BLOCK O LOT 21	6,396 SF
BLOCK O LOT 22	6,141 SF
BLOCK O LOT 23	5,998 SF
BLOCK O LOT 24	6,002 SF
BLOCK O LOT 25	6,007 SF
BLOCK O LOT 26	6,012 SF
BLOCK O LOT 27	6,017 SF
BLOCK O LOT 28	6,022 SF
BLOCK O LOT 29	6,027 SF
BLOCK O LOT 30	6,032 SF
BLOCK O LOT 31	6,038 SF
BLOCK O LOT 32	9,360 SF
BLOCK P LOT 1	10,280 SF
BLOCK P LOT 2	6,050 SF
BLOCK P LOT 3	6,050 SF
BLOCK P LOT 4	6,050 SF
BLOCK P LOT 5	6,050 SF
BLOCK P LOT 6	6,050 SF
BLOCK P LOT 7	6,050 SF
BLOCK P LOT 8	6,050 SF
BLOCK P LOT 9	6,050 SF
BLOCK P LOT 10	6,050 SF
BLOCK P LOT 11	6,133 SF
BLOCK P LOT 12	6,259 SF
BLOCK P LOT 13	6,646 SF
BLOCK P LOT 14	7,821 SF
BLOCK P LOT 15	9,477 SF
BLOCK P LOT 16	7,585 SF
BLOCK P LOT 17	7,550 SF
BLOCK P LOT 18	10,348 SF
BLOCK P LOT 19	7,573 SF
BLOCK P LOT 20	7,200 SF
BLOCK P LOT 21	8,942 SF

SINGLE FAMILY	
BLOCK & LOT NUMBERS	AREA
BLOCK P LOT 22	13,601 SF
BLOCK P LOT 23	10,705 SF
BLOCK P LOT 24	6,185 SF
BLOCK P LOT 25	6,250 SF
BLOCK P LOT 26	6,250 SF
BLOCK P LOT 27	6,250 SF
BLOCK P LOT 28	6,250 SF
BLOCK P LOT 29	6,250 SF
BLOCK P LOT 30	6,250 SF
BLOCK P LOT 31	6,250 SF
BLOCK P LOT 32	6,250 SF
BLOCK P LOT 33	6,250 SF
BLOCK P LOT 34	10,621 SF
BLOCK Q LOT 1	7,038 SF
BLOCK Q LOT 2	6,049 SF
BLOCK Q LOT 3	6,049 SF
BLOCK Q LOT 4	6,049 SF
BLOCK Q LOT 5	6,049 SF
BLOCK Q LOT 6	6,049 SF
BLOCK Q LOT 7	6,050 SF
BLOCK Q LOT 8	13,350 SF
BLOCK Q LOT 9	11,891 SF
BLOCK Q LOT 10	8,950 SF
BLOCK Q LOT 11	8,358 SF
BLOCK Q LOT 12	9,611 SF
BLOCK Q LOT 13	7,259 SF
BLOCK Q LOT 14	7,262 SF
BLOCK Q LOT 15	7,262 SF
BLOCK Q LOT 16	7,262 SF
BLOCK Q LOT 17	10,637 SF
BLOCK R LOT 1	9,138 SF
BLOC

SINGLE FAMILY	
BLOCK & LOT NUMBERS	AREA
BLOCK Y LOT 19	6,000 SF
BLOCK Y LOT 20	6,000 SF
BLOCK Y LOT 21	6,000 SF
BLOCK Y LOT 22	6,000 SF
BLOCK Y LOT 23	6,000 SF
BLOCK Y LOT 24	6,000 SF
BLOCK Y LOT 25	6,000 SF
BLOCK Y LOT 26	6,000 SF
BLOCK Y LOT 27	6,000 SF
BLOCK Y LOT 28	6,000 SF
BLOCK Y LOT 29	6,000 SF
BLOCK Y LOT 30	6,000 SF
BLOCK Y LOT 31	6,000 SF
BLOCK Y LOT 32	6,000 SF
BLOCK Y LOT 33	6,000 SF
BLOCK Y LOT 34	6,000 SF
BLOCK Y LOT 35	8,350 SF
BLOCK Y LOT 36	6,000 SF
BLOCK Y LOT 37	6,000 SF
BLOCK Y LOT 38	8,350 SF
BLOCK Z LOT 1	6,591 SF
BLOCK Z LOT 2	6,000 SF
BLOCK Z LOT 3	6,000 SF
BLOCK Z LOT 4	6,000 SF
BLOCK Z LOT 5	6,000 SF
BLOCK Z LOT 6	6,000 SF
BLOCK Z LOT 7	6,000 SF
BLOCK Z LOT 8	6,000 SF
BLOCK Z LOT 9	6,000 SF
BLOCK Z LOT 10	6,000 SF
BLOCK Z LOT 11	6,000 SF
BLOCK Z LOT 12	6,000 SF
BLOCK Z LOT 13	6,000 SF
BLOCK Z LOT 14	7,052 SF
BLOCK Z LOT 15	6,000 SF
BLOCK Z LOT 16	6,000 SF
BLOCK Z LOT 17	7,273 SF
BLOCK Z LOT 18	7,829 SF
BLOCK Z LOT 19	6,393 SF
BLOCK Z LOT 20	6,270 SF
BLOCK Z LOT 21	7,346 SF
BLOCK Z LOT 22	6,250 SF
BLOCK Z LOT 23	6,250 SF
BLOCK Z LOT 24	6,250 SF
BLOCK Z LOT 25	6,250 SF

SINGLE FAMILY	
BLOCK & LOT NUMBERS	AREA
BLOCK Z LOT 26	6,250 SF
BLOCK Z LOT 27	6,250 SF
BLOCK Z LOT 28	6,250 SF
BLOCK Z LOT 29	6,250 SF
BLOCK Z LOT 30	6,250 SF
BLOCK Z LOT 31	7,161 SF
BLOCK Z LOT 32	14,050 SF
BLOCK Z LOT 33	10,618 SF
BLOCK Z LOT 34	6,201 SF
BLOCK Z LOT 35	6,250 SF
BLOCK Z LOT 36	6,250 SF
BLOCK Z LOT 37	6,250 SF
BLOCK Z LOT 38	6,000 SF
BLOCK Z LOT 39	6,000 SF
BLOCK Z LOT 40	6,000 SF
BLOCK Z LOT 41	6,000 SF
BLOCK Z LOT 42	9,000 SF
BLOCK Z LOT 43	6,000 SF
BLOCK Z LOT 44	6,000 SF
BLOCK Z LOT 45	6,000 SF
BLOCK Z LOT 46	8,350 SF

OPEN SPACE & ROW		
BLOCK & LOT NUMBERS	AREA	AREA
BLOCK A LOT 1X	875,999 SF	20.11 AC
BLOCK AB LOT 1X	11,470 SF	0.26 AC
BLOCK H LOT 1X	66,315 SF	1.52 AC
BLOCK J LOT 1X	343,556 SF	7.89 AC
BLOCK J LOT 2X	200,376 SF	4.60 AC
BLOCK J LOT 3X	33,748 SF	0.77 AC
BLOCK J LOT 4X	197,702 SF	4.54 AC
BLOCK J LOT 5X	64,133 SF	1.47 AC
BLOCK K LOT 1X	6,535 SF	0.15 AC
BLOCK L LOT 1X	6,828 SF	0.16 AC
BLOCK R LOT 1X	672,950 SF	15.45 AC
BLOCK S LOT 1X	511,190 SF	11.74 AC
BLOCK S LOT 2X	2,357 SF	0.05 AC
BLOCK S LOT 3X	4,953 SF	0.11 AC
BLOCK T LOT 1X	7,532 SF	0.17 AC
BLOCK V LOT 1X	10,312 SF	0.24 AC
BLOCK W LOT 1X	136,135 SF	3.13 AC
BLOCK Z LOT 1X	2,350 SF	0.05 AC
ROW	2,611,246 SF	59.95 AC

LINE TABLE	
LINE #	LENGTH
L1	1685.2
L3	1170.0
L4	1292.5
L5	300.0
L6	870.0
L7	290.0
L13	712.5
L20	297.7
L22	636.9
L24	1182.0
L26	836.4
L28	36.5
L29	1366.1
L31	648.6
L33	94.8
L35	67.8
L37	374.3
L39	182.3
L41	208.3
L42	293.2
L44	674.8
L46	64.4
L47	380.5
L49	182.3
L51	195.8
L52	307.2
L53	721.9
L54	307.7
L56	101.6
L58	175.0
L60	167.3
L62	430.4
L64	150.0
L65	882.1
L66	437.9
L68	56.2
L69	610.6
L70	584.8
L72	184.4
L73	193.9
L74	525.2

LINE TABLE	
LINE #	LENGTH
L76	358.7
L77	67.0
L79	367.1
L80	437.6
L82	115.9
L84	175.9
L85	1144.4
L87	650.5
L89	52.7
L90	316.0
L92	314.6
L93	818.3
L94	710.0
L95	1750.0
L96	580.0
L97	710.0
L98	265.0
L99	290.0
L100	660.0
L101	1334.7
L102	1044.7
L103	563.7
L105	301.8
L107	81.5
L108	44.1
L110	1039.5
L111	26.0
L113	614.9
L114	59.5
L116	498.3
L117	290.0
L118	784.0
L120	119.2
L122	458.0
L123	65.0
L125	604.6
L126	870.0
L127	145.0
L129	150.6
L131	100.4

CURVE TABLE		
CURVE #	LENGTH	RADIUS
C5	77.2	150.0
C6	129.0	250.0
C7	77.4	150.0
C8	1404.9	875.0
C9	346.8	450.0
C10	97.3	350.0
C11	180.7	350.0
C12	343.3	800.0
C13	249.7	600.0
C14	158.5	150.0
C15	722.7	1400.0
C16	261.8	610.0
C17	144.8	790.0
C18	49.5	150.0
C19	42.2	150.0
C20	42.2	150.0
C21	14.8	150.0
C22	14.8	150.0
C23	72.5	150.0
C24	58.3	250.0
C25	130.6	1500.0
C26	75.5	150.0
C27	20.0	150.0
C28	228.9	150.0
C29	45.1	1000.0
C30	1099.9	685.0
C31	123.2	250.0
C32	230.2	200.0
C33	367.2	1000.0
C34	55.1	150.0
C35	135.8	150.0
C36	55.1	150.0
C37	43.2	250.0
C38	81.9	2000.0
C39	69.5	4000.0
C40	41.0	1000.0
C41	59.9	250.0
C42	59.9	250.0

LEGAL DESCRIPTION
306.356 ACRES

BEING A 306.356 ACRE TRACT OF LAND SITUATED IN THE H. TIERWESTER SURVEY, ABSTRACT NO. 1241, CITY OF SANGER, DENTON COUNTY, TEXAS, AND BEING ALL OF A 246.024 ACRE TRACT OF LAND, CONVEYED TO PAC GROUP, LTD., AS RECORDED IN COUNTY CLERK'S FILE NO. 2004-150425, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS AND PART OF A 91.822 ACRE TRACT OF LAND CONVEYED TO RON WILLIAMSON QUARTER HORSES, INC., AS RECORDED IN COUNTY VOLUME 2040, PAGE 78, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS. SAID 306.356 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE NAD83, DETERMINED BY GPS OBSERVATIONS UTILIZING THE ALLTERRA RTKNET, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 246.024 ACRE TRACT. SAID POINT BEING AT THE APPARENT INTERSECTION OF BELZ ROAD, (A PRESCRIPTIVE RIGHT-OF-WAY) AND METZ ROAD, (A PRESCRIPTIVE RIGHT-OF-WAY), AND BEING ON THE NORTH LINE OF A 3.000 ACRE TRACT OF LAND CONVEYED TO TOMMY GARLAND AND CAROLYN GARLAND, AS RECORDED IN VOLUME 1214, PAGE 90, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS, AND THE EAST LINE OF A 5.381 ACRE TRACT OF LAND CONVEYED TO JERRE FRAZIER AND KELLY FRAZIER, AS RECORDED IN COUNTY CLERK'S FILE NO. 2014-77478, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS. SAID POINT ALSO BEING AT THE SOUTHWEST LINE OF A 20' WIDE PUBLIC ROAD RESERVATION, AS RECORDED IN VOLUME 60, PAGE 379, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS. FROM WHICH A NAIL FOUND FOR THE NORTHWEST CORNER OF SAID 3.000 ACRE TRACT BEARS, SOUTH 89 DEGREES 14 MINUTES 59 SECONDS WEST, A DISTANCE OF 37.54 FEET;

THENCE, NORTH 00 DEGREES 47 MINUTES 46 SECONDS EAST, ALONG THE WEST LINE OF SAID 246.024 ACRE TRACT AND SAID 20' WIDE PUBLIC ROAD RESERVATION AND THE COMMON EAST LINE OF SAID 5.381 ACRE TRACT, THE EAST LINE OF A 4.836 ACRE TRACT OF LAND CONVEYED TO STEPHANIE L. DEACON REVOCABLE TRUST, AS RECORDED IN COUNTY CLERK'S FILE NO. 2024-97948, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS, THE EAST LINE OF DUCK CREEK FARMS ADDITION, AN ADDITION TO THE CITY OF SANGER, AS RECORDED IN CABINET G, SLIDE 122, PLAT RECORDS, DENTON COUNTY, TEXAS, THE EAST LINE OF A 0.592 ACRE TRACT OF LAND CONVEYED TO STEVEN R. RICHTER AND JANNIE L. RICHTER, AS RECORDED IN COUNTY CLERK'S FILE NO. 2008-41763, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS, THE EAST LINE OF A 0.562 ACRE TRACT OF LAND CONVEYED TO ELIZABETH G. ROGUE, AS RECORDED IN COUNTY CLERK'S FILE NO. 2016-25647, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS, THE EAST LINE OF A 0.652 ACRE TRACT OF LAND CONVEYED TO KIMMEY KEY, AS RECORDED IN COUNTY CLERK'S FILE NO. 2012-146856, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS, THE EAST LINE OF A TRACT OF LAND CONVEYED AS "TRACT ONE" TO ANTHONY M. BOWLAND AND WIFE GLORIA J. BOWLAND, AS RECORDED IN VOLUME 841, PAGE 340, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS, AND THE EAST LINE OF A 24.45 ACRE TRACT OF LAND CONVEYED AS "PARCEL 1" TO JOE EDWARD SPRATT, AS RECORDED IN COUNTY CLERK'S FILE NO. 2024-44297, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS, ALONG SAID METZ ROAD, A DISTANCE OF 1891.40 FEET TO A 1/2" SQUARE PIPE FOUND FOR AN EXTERIOR ELL CORNER OF SAID 246.024 ACRE TRACT AND THE NORTHWEST CORNER OF SAID 20' WIDE PUBLIC ROAD RESERVATION, AND THE COMMON SOUTHWEST CORNER OF A 10.00 ACRE TRACT OF LAND CONVEYED TO GEROMINO POLANCO JR. AND ROSEMARIE POLANCO, AS RECORDED IN COUNTY CLERK'S FILE NO. 2015-127213, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS;

THENCE, SOUTH 89 DEGREES 04 MINUTES 37 SECONDS EAST, ALONG A NORTH LINE OF SAID 246.024 ACRE TRACT AND THE COMMON SOUTH LINE OF SAID 10.00 ACRE TRACT, PASSING AT A DISTANCE OF 29.87 FEET A 1/2" SQUARE PIPE FOUND FOR WITNESS AND CONTINUING, IN ALL, A TOTAL DISTANCE OF 1571.10 FEET TO A POINT FOR AN INTERIOR ELL CORNER OF SAID 246.024 ACRE TRACT AND THE COMMON SOUTHEAST CORNER OF SAID 10.00 ACRE TRACT;

THENCE, NORTH 00 DEGREES 40 MINUTES 58 SECONDS EAST, ALONG A WEST LINE OF SAID 246.024 ACRE TRACT AND THE COMMON EAST LINE OF SAID 10.00 ACRE TRACT, PASSING AT A DISTANCE OF 277.93 FEET A 5/8" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 10.00 ACRE TRACT AND THE COMMON SOUTHEAST CORNER OF TRACT OF LAND CONVEYED TO DANIEL JOHNSON, AS RECORDED IN COUNTY CLERK'S FILE NO. 2019-95739, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS, AND CONTINUING ALONG SAID WEST LINE AND THE COMMON EAST LINE OF SAID JOHNSON TRACT, IN ALL, A TOTAL DISTANCE OF 554.99 FEET TO A 5/8" IRON ROD FOUND FOR AN INTERIOR ELL CORNER OF SAID 246.024 ACRE TRACT AND THE COMMON NORTHEAST CORNER OF SAID JOHNSON TRACT;

THENCE, NORTH 89 DEGREES 04 MINUTES 37 SECONDS WEST, ALONG A SOUTH LINE OF SAID 246.024 ACRE TRACT AND THE COMMON NORTH LINE OF SAID JOHNSON TRACT, A DISTANCE OF 1570.00 FEET TO A POINT FOR AN EXTERIOR ELL CORNER OF SAID 246.024 ACRE TRACT AND THE COMMON NORTHWEST CORNER OF SAID JOHNSON TRACT. SAID POINT BEING ON THE EAST LINE OF A 37.58 ACRE TRACT OF LAND CONVEYED AS "PARCEL 3" TO JOE EDWARD SPRATT, AS RECORDED IN COUNTY CLERK'S FILE NO. 2024-44297, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS AND BEING IN THE APPROXIMATE CENTER OF AFORESAID METZ ROAD;

THENCE, NORTH 00 DEGREES 49 MINUTES 48 SECONDS EAST, ALONG THE WEST LINE OF SAID 246.024 ACRE TRACT AND THE COMMON EAST LINE OF SAID 37.58 ACRE TRACT, THE EAST LINE OF A 37.58 ACRE TRACT OF LAND CONVEYED AS "TRACT ONE", A 37.58 ACRE TRACT OF LAND CONVEYED AS "TRACT TWO" TO, JOE EDWARD SPRATT, AS RECORDED IN VOLUME 4917, PAGE 3869, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS, THE EAST LINE OF A 3.492 ACRE TRACT OF LAND CONVEYED TO JOE EDWARD SPRATT AND WIFE JANENE EDGERLEY SPRATT, AS RECORDED IN VOLUME 2039, PAGE 204, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS, THE EAST LINE OF 2.578 ACRE TRACT OF LAND CONVEYED AS "PARCEL 2", TO JOE EDWARD SPRATT, AS RECORDED IN COUNTY CLERK'S FILE NO. 2024-44297, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS, PASSING AT A DISTANCE OF 1496.22 FEET A MAG NAIL FOUND FOR THE NORTHEAST CORNER OF SAID 2.578 ACRE TRACT AND THE COMMON SOUTHEAST CORNER OF LOT 1, BLOCK A OF THE MEADOW GREEN FARM ADDITION, AN ADDITION TO THE CITY OF SANGER, AS RECORDED IN COUNTY CLERK'S FILE NO. 2019-288, PLAT RECORDS, DENTON COUNTY, TEXAS, AND CONTINUING ALONG THE EAST LINE OF SAID LOT 1, BLOCK A, THE EAST LINE OF A 52.247 ACRE TRACT OF LAND CONVEYED TO METZ RANCH, LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 2021-230979, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS, AND THE EAST LINE OF MEADOW GREEN FARMS ESTATES ADDITION, PHASE 1, AN ADDITION TO THE CITY OF SANGER, AS RECORDED IN COUNTY CLERK'S FILE NO. 2020-340, PLAT RECORDS, DENTON COUNTY, TEXAS, AND ALONG THE APPROXIMATE CENTER OF SAID METZ ROAD, IN ALL, A TOTAL DISTANCE OF 2103.65 FEET TO A MAG NAIL FOUND FOR THE NORTHWEST CORNER OF SAID 246.024 ACRE TRACT AND THE COMMON SOUTHWEST CORNER OF A 37.329 ACRE TRACT OF LAND CONVEYED TO MANGO ESTATES, LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 2021-142267, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS, FROM WHICH A 5/8" IRON ROD FOUND BEARS NORTH 82 DEGREES 46 MINUTES 58 SECONDS EAST, A DISTANCE OF 17.03 FEET;

THENCE, SOUTH 89 DEGREES 56 MINUTES 29 SECONDS EAST, ALONG THE NORTH LINE OF SAID 246.024 ACRE TRACT AND THE COMMON SOUTH LINE OF SAID 37.329 ACRE TRACT, A DISTANCE OF 1269.67 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "RPLS ?709" FOUND FOR THE SOUTHEAST CORNER OF SAID 37.329 ACRE TRACT AND THE COMMON SOUTHWEST CORNER OF A 79.719 ACRE TRACT OF LAND CONVEYED TO DAGR-1031, LLC, AS RECORDED IN COUNT CLERK'S FILE NO. 2022-47123, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS;

THENCE, SOUTH 89 DEGREES 42 MINUTES 11 SECONDS EAST, CONTINUING ALONG THE NORTH LINE OF SAID 246.024 ACRE TRACT AND THE COMMON SOUTH LINE OF SAID 79.719 ACRE TRACT, A DISTANCE OF 1253.13 FEET TO A POINT FOR THE NORTHEAST CORNER OF SAID 246.024 ACRE TRACT AND THE COMMON SOUTHEAST CORNER OF SAID 79.719 ACRE TRACT. SAID POINT BEING ON THE WEST LINE OF A 103.99 ACRE TRACT OF LAND CONVEYED TO SANGER RANCH, LTD., AS RECORDED IN VOLUME 4330, PAGE 1874, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS. FROM WHICH A 1/2" IRON ROD FOUND BEARS NORTH 70 DEGREES 32 MINUTES 35 SECONDS WEST, A DISTANCE OF 1.22 FEET;

THENCE, SOUTH 00 DEGREES 34 MINUTES 14 SECONDS WEST, ALONG THE EAST LINE OF SAID 246.024 ACRE TRACT AND THE COMMON WEST LINE OF SAID 103.99 ACRE TRACT, A DISTANCE OF 1187.16 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 103.99 ACRE TRACT AND THE COMMON NORTHWEST CORNER OF AN 83.720 ACRE TRACT OF LAND CONVEYED TO SANGER RANCH, LTD., AS RECORDED IN VOLUME 4269, PAGE 1243, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS;

THENCE, SOUTH 00 DEGREES 29 MINUTES 54 SECONDS WEST, CONTINUING ALONG THE EAST LINE OF SAID 246.024 ACRE TRACT AND THE COMMON WEST LINE OF SAID 83.720 ACRE TRACT, A DISTANCE OF 1579.00 FEET TO A FENCE CORNER POST FOUND FOR THE SOUTHWEST CORNER OF SAID 83.720 ACRE TRACT AND THE COMMON NORTHWEST CORNER OF AFORESAID 91.822 ACRE TRACT, FROM WHICH A 1/2" IRON ROD FOUND BEARS NORTH 62 DEGREES 43 MINUTES 01 SECOND EAST, A DISTANCE OF 28.80 FEET;

THENCE, SOUTH 89 DEGREES 33 MINUTES 38 SECONDS EAST, ALONG THE NORTH LINE OF SAID 91.822 ACRE TRACT AND THE COMMON SOUTH LINE OF SAID 83.720 ACRE TRACT, A DISTANCE OF 1408.32 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 00 DEGREES 49 MINUTES 22 SECONDS WEST, OVER AND ACROSS SAID 91.822 ACRE TRACT A DISTANCE OF 1866.26 FEET TO A POINT FOR CORNER ON THE SOUTH LINE OF SAID 91.822 ACRE TRACT AND THE COMMON NORTH LINE OF A 2.50 ACRE TRACT OF LAND CONVEYED TO JORGE CASTILLO, AS RECORDED IN COUNTY CLERK'S FILE NO. 2022-15072, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS. SAID POINT BEING IN THE APPROXIMATE CENTER OF AFORESAID BELZ ROAD;

THENCE, NORTH 88 DEGREES 42 MINUTES 55 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 91.822 ACRE TRACT AND THE COMMON NORTH LINE OF SAID 2.50 ACRE TRACT, THE NORTH LINE OF A 2.497 ACRE TRACT OF LAND CONVEYED TO JAMES FRANK JONES AND YOLANDA M. JONES, AS RECORDED IN COUNTY CLERK'S FILE NO. 2014-37016, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS, THE NORTH LINE OF A 2.501 ACRE TRACT OF LAND CONVEYED TO DANIEL RAYMOND WOLFE AND BRIANNA LYNNE WOLFE, AS RECORDED IN COUNTY CLERK'S FILE NO. 2021-21494, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS, THE NORTH LINE OF A 50.00 ACRE TRACT OF LAND CONVEYED TO PAC GROUP, LTD., AS RECORDED IN VOLUME 4880, PAGE 2632, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS, ALONG THE APPROXIMATE CENTER OF SAID BELZ ROAD, A DISTANCE OF 1408.33 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 91.822 ACRE TRACT AND THE COMMON SOUTHEAST CORNER OF AFORESAID 246.024 ACRE TRACT;

THENCE, NORTH 88 DEGREES 25 MINUTES 43 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 246.024 ACRE TRACT AND THE COMMON NORTH LINE OF SAID 50.00 ACRE TRACT, PASSING AT A DISTANCE OF 350.97 FEET A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 50.00 ACRE TRACT AND THE COMMON NORTHEAST CORNER OF A 30' RIGHT-OF-WAY DEDICATION OF MEADOW LANDS ADDITION, AN ADDITION TO THE CITY OF SANGER, AS RECORDED IN CABINET F, PAGE 80, PLAT RECORDS, DENTON COUNTY, TEXAS, AND CONTINUING ALONG THE NORTH LINE OF SAID MEADOW LANDS ADDITION, PASSING AT A DISTANCE OF 1011.39 FEET A MAG NAIL FOUND FOR THE NORTHWEST CORNER OF SAID 30' RIGHT-OF-WAY DEDICATION OF SAID MEADOW LANDS ADDITION AND THE COMMON NORTHEAST CORNER OF A VARIABLE WIDTH RIGHT-OF-WAY DEDICATION OF INDIAN CREEK ADDITION, LOTS 1-5, BLOCK A, AN ADDITION TO THE CITY OF SANGER, AS RECORDED IN COUNTY CLERK'S FILE NO. 2018-75, PLAT RECORDS, DENTON COUNTY, TEXAS, AND CONTINUING ALONG THE NORTH LINE OF SAID INDIAN CREEK ADDITION, PASSING AT A DISTANCE OF 2062.87 FEET A MAG NAIL FOUND FOR THE NORTHWEST CORNER OF SAID INDIAN CREEK ADDITION AND SAID VARIABLE WIDTH RIGHT-OF-WAY DEDICATION, AND CONTINUING ALONG THE NORTH LINE OF A 3.000 ACRE TRACT OF LAND CONVEYED TO JOSHUA MICHAEL McCLURKAN AND KATIE LAYNE McCLURKAN, AS RECORDED IN COUNTY CLERK'S FILE NO. 2022-64447, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS, AND THE NORTH LINE OF AFORESAID 3.000 ACRE GARLAND TRACT, ALONG SAID BELZ ROAD, IN ALL, A TOTAL DISTANCE OF 2536.15 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 13,344,859 SQUARE FEET OR 306.356 ACRES OF LAND.

LJA ENGINEERING

ENGINEER:
LJA ENGINEERING, INC.
6060 NORTH CENTRAL EXPRESSWAY
SUITE 400
DALLAS, TEXAS 75206
PHONE: (469) 621-0710
TEXAS REGISTRATION F-1386

DEVELOPER/OWNER:
MERITAGE HOMES OF TEXAS, LLC
8840 CYPRESS WATERS BOULEVARD
SUITE 100
DALLAS, TX 75019
PHONE: (972)-580-6300

LOTS & ACREAGE BREAKDOWN

1,057 RESIDENTIAL LOTS
18 OPEN SPACE/HOA LOTS
59.95 ACRES DEDICATED RIGHT-OF-WAY

SERVICE PROVIDERS

ELECTRIC SERVICE: ONCOR
WATER SOURCE: CITY OF SANGER CCN
SEWER SOURCE: CITY OF SANGER CCN
SCHOOL DISTRICT: SANGER I.S.D.

	SUBMITTAL DATE	DESCRIPTION	APPROVAL DATE
1	10/16/24	FIRST SUBMITTAL	--
2	02/07/25	SECOND SUBMITTAL	--
3			
4			
5			
6			
7			

306.356 ACRES
OUT OF THE
TIERWESTER SURVEY, ABSTRACT NO. A1241A

CITY OF SANGER,
DENTON COUNTY, TEXAS

PRELIMINARY PLAT
FOR
ELADA

SCALE: N/A MAPSCO: N/A
REFERENCE NO:

SHEET 8 OF 14

NT680-0386

Date\Time: Thu, 06 Feb 2025 - 9:35am
Path\Name: S:\NTX-LAND\0386\400LAND\415 Preliminary Plat\Elada Preliminary Plat\0386P01.dwg

Docusign Envelope ID: 1C7A1D35-DF35-4B92-860F-5F94995F6ED3

EST. 1886
SANGER
DEVELOPMENT SERVICES
201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
940-458-2059(office) www.sangertexas.org

SUBDIVISION APPLICATION

- [x] Preliminary Plat Minor Plat
- [ ] Final Plat/Replat Amended Plat
- [ ] Vacating Plat Conveyance Plat

Applicant	Owner (if different from applicant)
Name: Drew Windus	Name: Ron Williamson
Company: Meritage Homes of Texas, LLC	Company: Mito Commander U.S.A., Inc.
Address: 8840 Cypress Waters Blvd, Suite 100	Address 2761 Medallist Lane
City, State, Zip: Coppell, Texas 75019	City, State, Zip: Naples, FL 34109
Phone 817-733-6581	Phone: 540-293-8970
Fax:	Fax:
Email: drew.windus@meritagehomes.com	Email: rwtiburon@gmail.com

Submittal Checklist

✓	Pre-Application Conference (Date: 03/28/2024)
✓	One (1) Paper Copy of Plat (24"x36", folded to 1/4 size)
✓	Letter of Intent
✓	Non-Refundable Application Fee (Check Payable to City of Sanger)
✓	Application Form (Signed by Owner)
✓	Applicable Plat Checklist (Completed)
✓	Additional Required Documents/Traffic & Drainage Studies etc.
✓	One (1) PDF Copy of all Documents Provided on a CD/DVD or Emailed to development@sangertexas.org

Supporting Materials (List if provided): N/A

R Number(s): N/A

Signed by: Ron Williamson 87DB4F52630B49C... — 10/10/2024
Owner's Signature — Date

DocuSigned by: Drew Windus 4184218A140E4B1... — 10/10/2024
Applicant's Signature — Date

Office Use: Reviewed by Director of Development Services__/__/_____

Docusign Envelope ID: C55EA3AF-0E16-4FA3-B923-F3508C25AFD8

EST. 1886
SANGER
DEVELOPMENT SERVICES
201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
940-458-2059(office) www.sangertexas.org

SUBDIVISION APPLICATION

☑ Preliminary Plat Minor Plat	☐ Final Plat/Replat Amended Plat	☐ Vacating Plat Conveyance Plat

Applicant	Owner (if different from applicant)
Name: Drew Windus	Name: Ann Andrus
Company: Meritage Homes of Texas, LLC	Company: PAC Capital Holdings, Ltd.
Address: 8840 Cypress Waters Blvd, Suite 100	Address 1809 Hinkle Drive, Suite 100
City, State, Zip: Coppell, Texas 75019	City, State, Zip: Denton, TX 76201
Phone 817-733-6581	Phone: 940-367-4749
Fax:	Fax:
Email: drew.windus@meritagehomes.com	Email: andrusbal@aol.com

Submittal Checklist

✓	Pre-Application Conference (Date: 03 / 28 / 2024)
✓	One (1) Paper Copy of Plat (24"x36", folded to 1/4 size)
✓	Letter of Intent
✓	Non-Refundable Application Fee (Check Payable to City of Sanger)
✓	Application Form (Signed by Owner)
✓	Applicable Plat Checklist (Completed)
✓	Additional Required Documents/Traffic & Drainage Studies etc.
✓	One (1) PDF Copy of all Documents Provided on a CD/DVD or Emailed to development@sangertexas.org

Supporting Materials (List if provided): N/A

R Number(s): N/A

DocuSigned by:
Ann Andrus
Owner's Signature

10/10/2024
Date

DocuSigned by:
Drew Windus
4184218A140E4B1...
Applicant's Signature

10/10/2024
Date

Office Use: Reviewed by Director of Development Services__/__/_____

LJA ENGINEERING
6060 N Central Expressway, Suite 400, Dallas, Texas 75206
t 469.621.0710 LJA.com TBPE F-1386

October 16, 2024

Development Services
City of Sanger
201 Bolivar Street
Sanger, TX 76266

Re: Letter of Intent
Elada Preliminary Plat Application

Dear Development Services,

As listed in the preliminary plat requirements, please accept this letter of intent for the review and approval of the Preliminary Plat for the Elada development. This development will consist of 1,057 single-family residential lots and 18 open space lots on 306.36 acres. The property is anticipated to consist of 3 phases and is located west of Interstate 35 and northeast of the intersection of Metz Road and Belz Road. The development is anticipated to be served by the City of Sanger for both water and sewer.

Included with this submittal are the preliminary plat, plat checklist, plat application, and submittal fee. Meritage Homes is the developer of this property and LJA will act as the consulting engineer.

If you have any questions, please feel free to call me.

Sincerely,



Mickey Garner, PE
Project Manager
469-236-3110
mgarner@lja.com

CITY COUNCIL COMMUNICATION

DATE: July 7, 2025

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on a Minor Plat of Dhakal Karki Addition, being approximately 1.375 acres of land described as A1241A Tierwester, TR 239 and TR 240, within the City of Sanger, generally located on the northeast corner of 5th Street and Freese St.

SUMMARY:

- The site is zoned B-1
- This plat will create two lots for commercial development
- The lots are planned for a 4000 square foot convenience store and a 2400 square foot commercial building.
- It will have access from 5th Street and Freese St with shared access.
- The site will be served by Sanger Electric, Water, and Wastewater. Planning & Zoning recommended that all comments were satisfied prior to City Council approval.

FISCAL INFORMATION:

Budgeted: N/A Amount: N/A GL Account: N/A

RECOMMENDED MOTION OR ACTION:

Staff recommends DENIAL on the condition that all comments have not been satisfied.

ATTACHMENTS:

Location Map
Replat
Application
Letter of Intent
Planning Comments
Engineering Comments

ArcGIS Web Map



6/3/2025, 9:51:16 AM

Roads

Parcels

1:1,128

0 0.01 0.01 0.03 mi

0 0.01 0.03 0.05 km

Maxar, Microsoft, Esri, HERE, Garmin, iPC

ArcGIS Web AppB

Earthstar Geographics | Esri, HERE, Garmin |

EST · 1886
SANGER
DEVELOPMENT SERVICES
201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
940-458-2059(office) www.sangertexas.org

SUBDIVISION APPLICATION

☑	Preliminary Plat Minor Plat	☐	Final Plat/Replat Amended Plat	☐	Vacating Plat Conveyance Plat

Applicant	Owner (if different from applicant)
Name: Supriya Karki	Name:
Company:	Company:
Address: 4715 Cypress Thorn Dr	Address
City, State, Zip: Arlington, TX 76005	City, State, Zip:
Phone 4699553407	Phone:
Fax:	Fax:
Email: inckairav@gmail.com	Email:

Submittal Checklist

☐	Pre-Application Conference (Date:____/____/_____)
☐	One (1) Paper Copy of Plat (24"x36", folded to 1/4 size)
☐	Letter of Intent
☐	Non-Refundable Application Fee (Check Payable to City of Sanger)
☐	Application Form (Signed by Owner)
☐	Applicable Plat Checklist (Completed)
☐	Additional Required Documents/Traffic & Drainage Studies etc.
☐	One (1) PDF Copy of all Documents Provided on a CD/DVD or Emailed to development@sangertexas.org

Supporting Materials (List if provided): _____

R Number(s): _____

Owner's Signature — Date: 05/07/2025

Applicant's Signature — Date: 05/07/2025

Office Use: Reviewed by Director of Development Services__/__/_____

EST · 1886
SANGER
DEVELOPMENT SERVICES
201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
940-458-2059(office) www.sangertexas.org

SUBDIVISION PACKET

A Plat subdividing land within the city limits of Sanger or within Sanger Extraterritorial Jurisdiction (ETJ) requires the approval of the City of Sanger. The platting process involves the preparation of one or more plats by the landowner, a review by staff, and consideration by the Planning & Zoning Commission and City Council.

PLAT TYPES: There are seven different types of plats, each with their own function.

- Preliminary Plat – A preliminary plat is required for most subdivisions, particularly those providing for dedication of public right-of-way and construction of public improvements. It is used to determine the layout of the proposed development.
- Final Plat – A final plat will follow a preliminary plat to specify in detail the arrangement of lots, the dedication of public right-of-way, and the provision of public improvements and services.
- Replat – A replat revises an existing plat and is controlling over the preceding plat. A public hearing is required for replat.
- Minor Plat – A minor plat is one creating three lots or fewer, and not requiring the dedication of right-of-way or construction of improvements. Minor plats can be approved with the preparation of a preliminary plat.
- Amended Plat – An amended plat revises a previously platted lot to correct an error or add or modify a feature. Amending plats cannot increase the number of lots.
- Conveyance Plat – A conveyance plat may be used to convey the property or interests therein. It may also be used in lieu of a final plat to record a subdivision or property. A conveyance plat is an interim step in the subdivision of land and shall contain a notation that indicates that no development is intended.
- Vacating Plat – A vacating plat removes/vacates the plat covering a tract of land before any lot in the plat is sold. The plat is vacated when a signed, acknowledged instrument declaring the plat vacated is approved and recorded in the manner prescribed for the original plat.

SUBMISSION REQUIREMENTS: The submittal requirements for each kind of plat are included in this packet.

SUBMISSION SCHEDULE: Plats must be submitted during regular business hours before the submittal cut-off date for each Planning and Zoning (P&Z) Commission meeting. Before the application is filed, a mandatory completeness check is required. Application are encouraged to be submitted at least 9 days prior to the submittal cut-off date for completeness check. Plat will be scheduled for P&Z Commission and for City Council according to The Schedule for Planning Applications on the City's website. Staff will provide review comments within 2 weeks of application filing. All corrections must be made prior to the P&Z Commission meeting. If more time is needed for revisions/corrections, the applicant and owner must submit a request in the form of a signed letter a week before the P&Z meeting date. Staff may extend the application review time for up to 25 days upon receipt of the signed letter.

EST · 1886
SANGER
DEVELOPMENT SERVICES
201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
940-458-2059(office) www.sangertexas.org

APPLICATION FEES: The non-refundable application fee covers part of the cost for the city to review and act on the plat application.

- Residential Preliminary or Final Plat / Replat
  - $400.00 + $6.00 per lot < 10
  - $500.00 + $10.00 per lot > 10
  - $500.00 + $15.00/acre for plats with lot sizes of one acre or more
- Commercial Preliminary or Final Plat / Replat
  - Less than five (5) acres - $500.00 + $15.00 per acre
  - Five (5) acres to less than 25 acres - $600.00 + $15.00 per acre
  - 25 acres to less than 100 acres - $950.00
  - 100 acres or more - $950.00 + $5.00 per acre

- Minor Plat - $400.00 + $3.00 per lot, or $15.00 per acre for lots larger than 1 acre
- Amended Plat - $200.00 + $3.00 per lot
- Conveyance Plat - $200.00 +$3.00 per lot
- Vacating Plat - $200.00

SUBDIVISION PROCEDURE

The process for subdividing land involved the following steps:

1. Pre-Application Conference: Prior to filing of a plat, the owner must consult with the Director of Development Services, and other City staff concerning compliance with all applicable ordinances and regulations, and the provision of adequate infrastructure and public services. Also, the applicable application review and approval procedure for the plat will be identified.

2. Completeness Check: The applicant will provide all required documents and fees along with the signed application and applicable checklist for a completeness check 9 days prior to the submittal cut-off date. Staff will review the documents for completeness of items listed on the checklists and provide feedback about any additional information or documents required from the applicant. Applications deemed to be incomplete at the time of submittal cut-off date will be returned to the applicant without the application being filed.

3. Submission: Upon determination of application completeness, the application will be considered filed with the Development Services Department. The application submittal cut-off date will be considered as the application filing date and as the first day of review of application.

4. Review: City Staff will review the plat for compliance with the Subdivision Ordinance and other city requirements, and provide comments within 2 weeks of application submittal. The applicant may need to make changes and revisions to the plat or supporting materials. The applicant must provide additional copies of the plat if requested by staff prior to the P&Z Commission and City Council meetings.

SANGER
DEVELOPMENT SERVICES
201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
940-458-2059(office) www.sangertexas.org

5. Planning & Zoning Commission: The Planning & Zoning Commission will consider the plat at a regular meeting. The meeting date will be determined at the time of application filing. Staff will recommend approval of the project only if all of staff's comments have been addressed prior to P&Z meeting. If the plat is approved, it will be forwarded to the City Council. If the plat is denied, applicant may resubmit a response addressing all of staff's comments prior to City Council meeting date.

6. City Council: The City Council will consider the plat at a regular meeting. The meeting date will be determined at the time of application filing. Staff will recommend approval of the project only if all of staff's comments have been addressed prior to City Council meeting. City Council's action will be final. If the plat is denied, staff will provide written statement with specific reasons for disapproval. The applicant may resubmit a response satisfying all reasons for disapproval. Upon resubmittal of the applicant's response, City will have 15 days to either approve or deny the plat. If plat is denied again, the applicant will be required to start a new application. If approved, applicant may schedule a pre-construction meeting with City staff.

7. Filing for Recordation: Following approval by the City Council, and construction and acceptance of any required public improvements, the plat will be signed by the P&Z Chairman, Mayor, sealed by the City Secretary, and filed for record with Denton County. A Plat Execution Package containing the following must be provided to the Development Services to file the plat for record with Denton County:
   - **a.** three (3) full-sized (24"x36") notarized copies of the plat with all signatures (except P&Z Chairman, Mayor and City Secretary), seals, stamps or other validation/certifications of work as applicable in accordance with State law and local requirements, folded to 8.5"x11" with the title block facing outwards;
   - **b.** recent original certified & sealed tax certificates showing $0.00 amount due;
   - **c.** $100.00 plat filing fee;

   Note: Preliminary Plats are not filed for record

Consult the Schedule of Planning Application for submittal dates and corresponding meeting dates of the Planning & Zoning Commission and City Council.

EST · 1886
SANGER
DEVELOPMENT SERVICES
201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
940-458-2059(office) www.sangertexas.org

SUBMITTAL REQUIREMENTS & PROCESS

All plat submittals must include the correct copies of the plat, the completed and signed application form, plat checklist, the application fee, and a Letter of Intent. Some plats may also require additional copies of the plat and/or other supplementary materials. The Pre-Application Conference with city staff will determine the specific submittal requirements for each applicant.

PLAT: The applicant must provide one (1) copy of the plat, printed on a 24"x36" paper, folded to one quarter that size, along a pdf copy of the plat provided on a CD/DVD or emailed to development@sangertexas.org. Additional copies of the plat may be required for staff, depending on the nature of the plat. Additional copies may be required prior to the Planning & Zoning Commission and City Council meetings.

APPLICATION FORM: The application form must be completed and signed by the owner(s).

PLAT CHECKLIST: Each item on the applicable plat checklist must be check marked as completed and submitted along with the application form.

APPLICATION FEE: The required application fee must be provided by check made payable to the City of Sanger. If the submittal is complete, the payment will be accepted. If the submittal is incomplete, the check will be returned with the other materials.

LETTER OF INTENT: Each plat submittal must include a Letter of Intent which provides the following:

- The subdivider's name and address
- The contact information of the person(s) preparing the submitted documents
- The designated point of contact for future correspondence
- The intent of the plat application
- A brief description of the location, land area, particulars as to the intended use(s) of the property, and any intended future development on the property
- A request that the plat be reviewed and considered by the appropriate approval body

SUBMITTAL PROCESS: The applicant shall submit the plat application to the Department of Development Services as indicated by the Schedule of Planning Application. A plat application submittal is accepted by the City when the Director of Development Services has certified to the applicant that a complete submittal providing adequate information for a comprehensive review has been received. No plat application will be considered submitted with the city until and unless the prescribed application fees have been paid. All original plat application documents must be submitted to the Department of Development Services, as well as emailed to development@sangertexas.org.

EST · 1886
SANGER
DEVELOPMENT SERVICES
201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
940-458-2059(office) www.sangertexas.org

PRELIMINARY PLAT CHECKLIST

The plat shall be drawn to a scale of not more than two hundred feet to the inch (1" = 200'). The information to be included and the procedure for submittal are as follows:

- ☐ Legal Description (Metes and Bounds) with total acreage
- ☐ Describe and locate all permanent survey monument, pins, and control points and tie and reference the survey corners at two points to the Texas State Plane Coordinate System North Central Zone 1983-1999 datum. The Point of Beginning (POB) shall be clearly marked including State Plane Coordinates, NAD 83.
- ☐ An accurate location of at least two (2) corners of the subdivision with reference to original corners of the original survey of which the subdivision is a part or an existing permanent monument to an approved and recorded plat or permanent markers established by and approved by the City Engineer.
- ☐ North Arrow
- ☐ Scale (both graphic and written) appropriate for the level of detail and not more than two hundred feet to the inch (1"=200)
- ☐ Legend for any symbols used
- ☐ Location/Vicinity Map showing the location of the subject property, existing and proposed streets and thoroughfares
  covering an area at least one thousand feet (1,000') outside the proposed subdivision.
- ☐ Title Block with the following information:
  1) Plat Type (ex: "Final Plat", "Preliminary Plat", etc.)
  2) Name of the proposed development/addition
  3) Total number of lots and HOA/Open Space lots
  4) Survey name and abstract number
  5) Gross acreage
  6) Right-of-Way acreage, if dedicated
  7) Date of preparation and subsequent revisions
- ☐ Block with name(s), address, phone number, and email of preparer, owner, developer, engineer, and/or surveyor

SANGER
DEVELOPMENT SERVICES
201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
940-458-2059(office) www.sangertexas.org

☐ Existing Features:

1) Location and dimension of all boundary lines (accurate in scale) with dimensions and bearings including lot lines, building lines, and City Limits lines (if any).
2) The location, widths, and names of all existing or platted streets or other public areas, parks, existing permanent structures, land dedicated within or contiguous to the subject property, railroads, rights-of-way, easements, and other important features, such as abstract lines, political subdivision or corporation lines, and school district boundaries.
3) Existing sewer mains, water mains, drainage culverts or other underground structures within the tract and immediately adjacent thereto with pipe sizes, grades, locations and dimensions indicated.
4) Contours with intervals of two feet (2') or less, referred to mean sea level datum. In areas where the terrain is relatively flat, supplementary contours shall be shown so that the average horizontal distance between said lines does not exceed two hundred feet (200').
5) Subdivision name of adjacent properties (P.R.D.C.T) or ownership information for adjacent un-platted properties (D.R.D.C.T.) with recording information.
6) Location of existing fire hydrants and fire lanes

PRELIMINARY PLAT CHECKLIST (cont.)

☐ New Features:

1) The layout, names, and widths (from centerline to edge as well as from edge to edge) of the proposed streets, fire lanes, drives, alleys and easements.
2) Length and radii of all street segments
3) Curve table for all streets, drives, and alleys
4) Acreage or square footage of right-of-way dedicated should be shown, including corner clips and deceleration/turn lanes on the plat
5) Lot and block numbers (lot number are numbers; and block numbers are letters), square footage, and other description according to the real estate records of the city or county auditor and recorder; also, designation of the proposed uses of land within the subdivision.
6) All parcels of land intended to be dedicated for public use or reserved in the deeds for the use of all property owner(s) in the proposed subdivision, together with the purpose or limitations of such reservations.
7) The layout, numbers, set-back lines, and approximate dimensions of proposed lots, blocks, parks, etc.
8) Location of proposed fire hydrants and fire lanes
9) USPS Postmaster approved location of mailboxes (if cluster mailboxes)
10) Proposed building lines with square footage and proposed use
11) Proposed Parking layout

☐ Table showing the following information:

1) Listing of the lots with square footage, and the associated lot widths at the front building line
2) Square footage of total building footprint and of each land use (if known)
3) Number of required and provided parking spaces
4) Required and provided total landscaped area and front yard landscaped area

SANGER
DEVELOPMENT SERVICES
201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
940-458-2059(office) www.sangertexas.org

- ☐ Existing and proposed FEMA 100-year floodplain boundaries and elevation. Include minimum finished floor elevations (minimum 2 feet above the 100-year elevation) of all lots adjacent to floodplain. If the site does not contain a floodplain, note that: "No 100-year floodplain exists on the site." A Floodplain reclamation study will be required with Final Plat if necessary.

- ☐ Submittals for preliminary plats shall include plans, documents, and information adequate for the review of the provision of public improvements to the properties involved. This includes but is not limited to streets, water services, wastewater services, franchise utilities, street lighting, and stormwater detention (ex: preliminary drainage plans, preliminary utility plans, floodplain study, traffic impact study etc.).

- ☐ Two (2) copies of the typical cross-sections of proposed streets showing the width of pavement, type of pavement, and location and widths of sidewalks when not in conformance with standard details.

- ☐ Approval Block:

  The following notice shall be placed on the face of each preliminary plat by the subdivider:
  "Preliminary Plat for Review Purposes Only"

  The following certificates shall be placed on the preliminary plat by the

  subdivider: Approved for Preparation of Final Plat

  _____ _____

  City of Sanger, TX Date
  Planning & Zoning Commission

SANGER
DEVELOPMENT SERVICES
201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
940-458-2059(office) www.sangertexas.org

FINAL, REPLAT, MINOR, AMENDED, AND CONVEYANCE PLAT CHECKLIST

- ☐ The Plat shall be drawn to a scale of not more than two hundred feet to the inch (1" = 200').

- ☐ The boundary marked with heavy weighted lines with accurate distances and bearings, a metes and bounds description of the boundary (error of closure shall not exceed one (a) in fifty thousand (50,000) for the plat boundary), exact acreage to hundredths, and the exact location and width of all existing or recorded rights-of-way intersecting the boundary of or bordering on the tract. One (1) copy of the traverse closure sheet shall be enclosed.

- ☐ True bearings and distances to the nearest established street lines, official monuments or subdivision corner, 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.

- ☐ Describe and locate all permanent survey monument, pins, and control points and tie and reference the survey corners at two points to the Texas State Plane Coordinate System North Central Zone 1983-1999 datum. The Point of Beginning (POB) shall be clearly marked including State Plane Coordinates, NAD 83.

- ☐ An accurate location of at least two (2) corners of the subdivision with reference to original corners of the original survey of which the subdivision is a part or an existing permanent monument to an approved and recorded plat or permanent markers established by and approved by the City Engineer.

- ☐ Subdivision name of adjacent properties (P.R.D.C.T) or ownership information for adjacent unplatted properties (D.R.D.C.T.) with recording information.

- ☐ An accurate location of the subdivision in reference to the deed records of the county which shall include the volume and page of the deed of the property to be subdivided.

- ☐ If the property owner information does not match the Denton Central Appraisal District record, then information related to the purchase must be provided.

- ☐ The exact layout, including:
  1) Street and/or alley names
  2) The length of all arcs, radii, internal angles and points of curvature, length and bearing of the tangents
  3) All existing and proposed easements for right-of-way, public services, utilities or any other easements and any limitations of the easements
  4) Show centerline of existing streets. Dimensions from centerline to edges of existing and proposed right-of-way on both sides of the centerline.
  5) All lot number and lines, with accurate dimensions in feet and hundredths and with bearings and angles to street and alley lines to the nearest second

- ☐ The accurate location, material, and approximate size of all monuments.

SANGER
DEVELOPMENT SERVICES
201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
940-458-2059(office) www.sangertexas.org

- ☐ The accurate outline description of all property which is offered for dedication for public use, such as parks, etc., with the purpose indicated thereon, and all property that may be reserved by deed covenant for the common use of the property owners in the subdivision.

- ☐ A signed and notarized copy of private restriction (if any), that are filed for record in the office of the County Clerk shall be provided with the Final Plat.

- ☐ Name and addresses of the owner, subdivider, engineer, and surveyor.

FINAL, REPLAT, MINOR, AMENDED, AND CONVEYANCE PLAT CHECKLIST

(cont.)

- ☐ North point, written and graphic scale, and date.

- ☐ 3"x3" recording box at the lower right hand corner.

- ☐ A Title Block with the following information shall be provided on each page:
  1) Plat Type (ex: "Final Plat", "Preliminary Plat", etc.)
  2) Name of the proposed development/addition/subdivision
  3) Total number of lots and HOA/Open Space lots
  4) Survey name and abstract number
  5) Gross acreage
  6) Right-of-Way acreage, if dedicated
  7) Date of preparation and subsequent revisions

- ☐ Standard Notation to be added on the plat:
  1) "All lots comply with the minimum size requirements of the zoning district."
  2) "This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due."
  3) "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."
  4) "Notice – selling a portion of this addition by metes and bounds is a violation of City ordinance and State Law and is subject to fines and withholding of utilities and building permits."
  5) "This plat does not alter or remove existing deed restrictions, if any, on this property."
  6) "Minimum finished floor elevations are at least 2 feet above the 100 year flood plain."
  7) "The subject property does not lie within a 100 – year floodplain according to Community Panel No._____, dated_____, of the National Flood Insurance Rate Maps for Denton County, Texas."
  8) "The purpose of this plat is_____[state the purpose]_____"
  9) "Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD '83)"

SANGER
DEVELOPMENT SERVICES
201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
940-458-2059(office) www.sangertexas.org

- ☐ The name, address and phone number 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.

- ☐ Location map showing existing and proposed streets and thoroughfares covering an area at least one thousand feet (1000')
  outside the proposed subdivision.

- ☐ One paper copy (24"x36") and one soft copy (pdf) of approved civil/construction plans, along with GIS/CAD files for all approved public improvements on a CD/DVD.

- ☐ For Conveyance Plats Only: All conveyance plats must be titled "Conveyance Plat" and carry the following text:

  "A conveyance plat is a record of property approved by the City of Sanger for the purpose of sale or conveyance in its entirety or interests thereon defined. No building permit may be issued, nor development begin, nor permanent public utility service provided until a final plat is approved, filed of record and public improvements are accepted in accordance with the City of Sanger Code of Ordinances. Selling a portion of this property by metes and bounds, except as shown on an approved, filed and accepted conveyance plat, final plat or replat is a violation of the state law."

EST · 1886
SANGER
DEVELOPMENT SERVICES
201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
940-458-2059(office) www.sangertexas.org

FINAL, REPLAT, MINOR, AMENDED, AND CONVEYANCE PLAT CHECKLIST

☐ Certification by a registered public surveyor or licensed state land surveyor, registered in the State of Texas to the effect that the plat represents a survey made by him or under his direct supervision and that all monuments shown thereon have been verified and actually exist, and that their location, size, and material are correctly shown. Such surveyor's certificate may be prepared as follows:

"State of Texas
County of Denton

I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made on the ground under my supervision.

(Engineer or Surveyor's Seal)

_____ _____

Licensed Professional Engineer OR
Registered Public Land Surveyor Texas R.P.L.S. No. *Date"*

☐ A certificate of ownership and dedication of all streets, alleys, parks, and playgrounds to public use forever, signed and acknowledged before a notary public, by the owner or authorized representative and lien holder of the land, and a complete and accurate description of the land subdivided and the streets dedicated. Such owner's certificate may be prepared as follows:

"State of Texas
County of Denton

I (we), the undersigned, owner(s) of the land shown on this plat within the area described by metes and bounds as follows:

(Metes and Bounds Description of Boundary)

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:
THAT_____, acting herein by and through its duly authorized officer, does hereby adopt this plat designating the hereinabove described property as_____(lot/block/subdivision), an addition to the City of Sanger, Texas, and does hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, fire lanes, drive aisles, parks, and watercourses, and to the public use forever easements for sidewalks, storm drainage facilities, utilities and any other property necessary to serve the plat and to implement the requirements of the subdivision regulations and other City codes and do hereby bind ourselves, our heirs, successors and assigns to warrant and to forever defend the title on the land so dedicated. Further, the undersigned covenants and agrees that he/she shall maintain all easements and facilities in a state of good repair and functional condition at all times in accordance with City codes and regulations. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be installed, if approved by the City of Sanger. The City of Sanger and public utility entities shall have the right to access and maintain all respective easements without the necessity at any time of procuring permission from anyone.

WITNESS MY HAND this_____day of_____, 20_____.

_____, *Owner*
_____, *Title and Company (if applicable)"*

SANGER
DEVELOPMENT SERVICES
201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
940-458-2059(office) www.sangertexas.org

FINAL, REPLAT, MINOR, AMENDED, AND CONVEYANCE PLAT CHECKLIST

(cont.)

"State of Texas
County of Denton

Before me, the undersigned authority, on this day personally appeared, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this____day of_____, 20_____.

_____

Notary Public in and for the State of Texas

_____

Type or Print Notary's Name

My Commission Expires_____."

☐ The following certificate shall be included on the plat in a manner that will allow the signatures of the designated officials and the affixing of the City Seal.

"Approved and Accepted

_____ _____

Chairman, Planning & Zoning Commission *Dat*

e City of Sanger, TX

_____ _____

Mayor *Date*
City of Sanger, TX

Attested by

_____ _____

City Secretary *Date*
City of Sanger, TX"

EST · 1886
SANGER
DEVELOPMENT SERVICES
201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
940-458-2059(office) www.sangertexas.org

VACATING PLAT CHECKLIST

- ☐ A letter signed by the property owner(s) indicating their consent. If the property owner information does not match the Denton Central Appraisal District record, then information related to the purchase must be provided.

- ☐ Current tax certificate(s) indicating all taxes for the subject property have been paid to the current year (available from Denton Central Appraisal District). Tax statements printed from the DCAD website (pdf) are acceptable in lieu of the original certificate(s). Original tax certificates shall be required for recording the plat at the County.

- ☐ Letter of Intent that should include
  1) Existing legal description (subdivision name, lot(s), block(s));
  2) Original legal description that will be resumed upon plat vacation;
  3) Explain the location of all structures on the property.
  4) The contact information of the person(s) preparing the submitted documents
  5) The designated point of contact for future correspondence
  6) The intent of the plat application
  7) A request that the plat be reviewed and considered by the appropriate approval body

- ☐ A signed and notarized affidavit filled out completely and accurately by the land owner for the type pf plat that is proposed to be vacated must be included.

- ☐ A map(s) showing the location, size, use and arrangement of all buildings/structures showing height in stories and feet, total floor area, total square feet of ground area coverage of existing buildings which will remain, if any, and the location, designation and total area of all usable open space.

- ☐ Vicinity Map

SANGER
DEVELOPMENT SERVICES
201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
940-458-2059(office) www.sangertexas.org

SUBDIVISION APPLICATION

☑ Preliminary Plat Minor Plat	☐ Final Plat/Replat Amended Plat	☐ Vacating Plat Conveyance Plat

Applicant	Owner (if different from applicant)
Name: Upendra Dhakal	Name:
Company:	Company:
Address: 4715 Cypress Thorn Dr	Address
City, State, Zip: Arlington, TX 76005	City, State, Zip:
Phone 4694943056	Phone:
Fax:	Fax:
Email: inckairav@gmail.com	Email:

Submittal Checklist

	Pre-Application Conference (Date:____/____/_____)
	One (1) Paper Copy of Plat (24"x36", folded to 1/4 size)
	Letter of Intent
	Non-Refundable Application Fee (Check Payable to City of Sanger)
	Application Form (Signed by Owner)
	Applicable Plat Checklist (Completed)
	Additional Required Documents/Traffic & Drainage Studies etc.
	One (1) PDF Copy of all Documents Provided on a CD/DVD or Emailed to development@sangertexas.org

Supporting Materials (List if provided): _____

R Number(s): _____

_____ 05/08/2025
Owner's Signature Date

_____ 05/08/2025
Applicant's Signature Date

Office Use: Reviewed by Director of Development Services__/__/_____

EST · 1886
SANGER
DEVELOPMENT SERVICES
201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
940-458-2059(office) www.sangertexas.org

SUBDIVISION PACKET

A Plat subdividing land within the city limits of Sanger or within Sanger Extraterritorial Jurisdiction (ETJ) requires the approval of the City of Sanger. The platting process involves the preparation of one or more plats by the landowner, a review by staff, and consideration by the Planning & Zoning Commission and City Council.

PLAT TYPES: There are seven different types of plats, each with their own function.

- Preliminary Plat – A preliminary plat is required for most subdivisions, particularly those providing for dedication of public right-of-way and construction of public improvements. It is used to determine the layout of the proposed development.
- Final Plat – A final plat will follow a preliminary plat to specify in detail the arrangement of lots, the dedication of public right-of-way, and the provision of public improvements and services.
- Replat – A replat revises an existing plat and is controlling over the preceding plat. A public hearing is required for replat.
- Minor Plat – A minor plat is one creating three lots or fewer, and not requiring the dedication of right-of-way or construction of improvements. Minor plats can be approved with the preparation of a preliminary plat.
- Amended Plat – An amended plat revises a previously platted lot to correct an error or add or modify a feature. Amending plats cannot increase the number of lots.
- Conveyance Plat – A conveyance plat may be used to convey the property or interests therein. It may also be used in lieu of a final plat to record a subdivision or property. A conveyance plat is an interim step in the subdivision of land and shall contain a notation that indicates that no development is intended.
- Vacating Plat – A vacating plat removes/vacates the plat covering a tract of land before any lot in the plat is sold. The plat is vacated when a signed, acknowledged instrument declaring the plat vacated is approved and recorded in the manner prescribed for the original plat.

SUBMISSION REQUIREMENTS: The submittal requirements for each kind of plat are included in this packet.

SUBMISSION SCHEDULE: Plats must be submitted during regular business hours before the submittal cut-off date for each Planning and Zoning (P&Z) Commission meeting. Before the application is filed, a mandatory completeness check is required. Application are encouraged to be submitted at least 9 days prior to the submittal cut-off date for completeness check. Plat will be scheduled for P&Z Commission and for City Council according to The Schedule for Planning Applications on the City's website. Staff will provide review comments within 2 weeks of application filing. All corrections must be made prior to the P&Z Commission meeting. If more time is needed for revisions/corrections, the applicant and owner must submit a request in the form of a signed letter a week before the P&Z meeting date. Staff may extend the application review time for up to 25 days upon receipt of the signed letter.

EST · 1886
SANGER
DEVELOPMENT SERVICES
201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
940-458-2059(office) www.sangertexas.org

APPLICATION FEES: The non-refundable application fee covers part of the cost for the city to review and act on the plat application.

- Residential Preliminary or Final Plat / Replat
  - $400.00 + $6.00 per lot < 10
  - $500.00 + $10.00 per lot > 10
  - $500.00 + $15.00/acre for plats with lot sizes of one acre or more
- Commercial Preliminary or Final Plat / Replat
  - Less than five (5) acres - $500.00 + $15.00 per acre
  - Five (5) acres to less than 25 acres - $600.00 + $15.00 per acre
  - 25 acres to less than 100 acres - $950.00
  - 100 acres or more - $950.00 + $5.00 per acre

- Minor Plat - $400.00 + $3.00 per lot, or $15.00 per acre for lots larger than 1 acre
- Amended Plat - $200.00 + $3.00 per lot
- Conveyance Plat - $200.00 +$3.00 per lot
- Vacating Plat - $200.00

SUBDIVISION PROCEDURE

The process for subdividing land involved the following steps:

1. Pre-Application Conference: Prior to filing of a plat, the owner must consult with the Director of Development Services, and other City staff concerning compliance with all applicable ordinances and regulations, and the provision of adequate infrastructure and public services. Also, the applicable application review and approval procedure for the plat will be identified.

2. Completeness Check: The applicant will provide all required documents and fees along with the signed application and applicable checklist for a completeness check 9 days prior to the submittal cut-off date. Staff will review the documents for completeness of items listed on the checklists and provide feedback about any additional information or documents required from the applicant. Applications deemed to be incomplete at the time of submittal cut-off date will be returned to the applicant without the application being filed.

3. Submission: Upon determination of application completeness, the application will be considered filed with the Development Services Department. The application submittal cut-off date will be considered as the application filing date and as the first day of review of application.

4. Review: City Staff will review the plat for compliance with the Subdivision Ordinance and other city requirements, and provide comments within 2 weeks of application submittal. The applicant may need to make changes and revisions to the plat or supporting materials. The applicant must provide additional copies of the plat if requested by staff prior to the P&Z Commission and City Council meetings.

SANGER
DEVELOPMENT SERVICES
201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
940-458-2059(office) www.sangertexas.org

5. Planning & Zoning Commission: The Planning & Zoning Commission will consider the plat at a regular meeting. The meeting date will be determined at the time of application filing. Staff will recommend approval of the project only if all of staff's comments have been addressed prior to P&Z meeting. If the plat is approved, it will be forwarded to the City Council. If the plat is denied, applicant may resubmit a response addressing all of staff's comments prior to City Council meeting date.

6. City Council: The City Council will consider the plat at a regular meeting. The meeting date will be determined at the time of application filing. Staff will recommend approval of the project only if all of staff's comments have been addressed prior to City Council meeting. City Council's action will be final. If the plat is denied, staff will provide written statement with specific reasons for disapproval. The applicant may resubmit a response satisfying all reasons for disapproval. Upon resubmittal of the applicant's response, City will have 15 days to either approve or deny the plat. If plat is denied again, the applicant will be required to start a new application. If approved, applicant may schedule a pre-construction meeting with City staff.

7. Filing for Recordation: Following approval by the City Council, and construction and acceptance of any required public improvements, the plat will be signed by the P&Z Chairman, Mayor, sealed by the City Secretary, and filed for record with Denton County. A Plat Execution Package containing the following must be provided to the Development Services to file the plat for record with Denton County:
   - **a.** three (3) full-sized (24"x36") notarized copies of the plat with all signatures (except P&Z Chairman, Mayor and City Secretary), seals, stamps or other validation/certifications of work as applicable in accordance with State law and local requirements, folded to 8.5"x11" with the title block facing outwards;
   - **b.** recent original certified & sealed tax certificates showing $0.00 amount due;
   - **c.** $100.00 plat filing fee;

   Note: Preliminary Plats are not filed for record

Consult the Schedule of Planning Application for submittal dates and corresponding meeting dates of the Planning & Zoning Commission and City Council.

SANGER
DEVELOPMENT SERVICES
201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
940-458-2059(office) www.sangertexas.org

SUBMITTAL REQUIREMENTS & PROCESS

All plat submittals must include the correct copies of the plat, the completed and signed application form, plat checklist, the application fee, and a Letter of Intent. Some plats may also require additional copies of the plat and/or other supplementary materials. The Pre-Application Conference with city staff will determine the specific submittal requirements for each applicant.

PLAT: The applicant must provide one (1) copy of the plat, printed on a 24"x36" paper, folded to one quarter that size, along a pdf copy of the plat provided on a CD/DVD or emailed to development@sangertexas.org. Additional copies of the plat may be required for staff, depending on the nature of the plat. Additional copies may be required prior to the Planning & Zoning Commission and City Council meetings.

APPLICATION FORM: The application form must be completed and signed by the owner(s).

PLAT CHECKLIST: Each item on the applicable plat checklist must be check marked as completed and submitted along with the application form.

APPLICATION FEE: The required application fee must be provided by check made payable to the City of Sanger. If the submittal is complete, the payment will be accepted. If the submittal is incomplete, the check will be returned with the other materials.

LETTER OF INTENT: Each plat submittal must include a Letter of Intent which provides the following:

- The subdivider's name and address
- The contact information of the person(s) preparing the submitted documents
- The designated point of contact for future correspondence
- The intent of the plat application
- A brief description of the location, land area, particulars as to the intended use(s) of the property, and any intended future development on the property
- A request that the plat be reviewed and considered by the appropriate approval body

SUBMITTAL PROCESS: The applicant shall submit the plat application to the Department of Development Services as indicated by the Schedule of Planning Application. A plat application submittal is accepted by the City when the Director of Development Services has certified to the applicant that a complete submittal providing adequate information for a comprehensive review has been received. No plat application will be considered submitted with the city until and unless the prescribed application fees have been paid. All original plat application documents must be submitted to the Department of Development Services, as well as emailed to development@sangertexas.org.

EST · 1886
SANGER
DEVELOPMENT SERVICES
201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
940-458-2059(office) www.sangertexas.org

PRELIMINARY PLAT CHECKLIST

The plat shall be drawn to a scale of not more than two hundred feet to the inch (1" = 200'). The information to be included and the procedure for submittal are as follows:

- ☐ Legal Description (Metes and Bounds) with total acreage
- ☐ Describe and locate all permanent survey monument, pins, and control points and tie and reference the survey corners at two points to the Texas State Plane Coordinate System North Central Zone 1983-1999 datum. The Point of Beginning (POB) shall be clearly marked including State Plane Coordinates, NAD 83.
- ☐ An accurate location of at least two (2) corners of the subdivision with reference to original corners of the original survey of which the subdivision is a part or an existing permanent monument to an approved and recorded plat or permanent markers established by and approved by the City Engineer.
- ☐ North Arrow
- ☐ Scale (both graphic and written) appropriate for the level of detail and not more than two hundred feet to the inch (1"=200)
- ☐ Legend for any symbols used
- ☐ Location/Vicinity Map showing the location of the subject property, existing and proposed streets and thoroughfares
  covering an area at least one thousand feet (1,000') outside the proposed subdivision.
- ☐ Title Block with the following information:
  1) Plat Type (ex: "Final Plat", "Preliminary Plat", etc.)
  2) Name of the proposed development/addition
  3) Total number of lots and HOA/Open Space lots
  4) Survey name and abstract number
  5) Gross acreage
  6) Right-of-Way acreage, if dedicated
  7) Date of preparation and subsequent revisions
- ☐ Block with name(s), address, phone number, and email of preparer, owner, developer, engineer, and/or surveyor

SANGER
DEVELOPMENT SERVICES
201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
940-458-2059(office) www.sangertexas.org

☐ Existing Features:

1) Location and dimension of all boundary lines (accurate in scale) with dimensions and bearings including lot lines, building lines, and City Limits lines (if any).
2) The location, widths, and names of all existing or platted streets or other public areas, parks, existing permanent structures, land dedicated within or contiguous to the subject property, railroads, rights-of-way, easements, and other important features, such as abstract lines, political subdivision or corporation lines, and school district boundaries.
3) Existing sewer mains, water mains, drainage culverts or other underground structures within the tract and immediately adjacent thereto with pipe sizes, grades, locations and dimensions indicated.
4) Contours with intervals of two feet (2') or less, referred to mean sea level datum. In areas where the terrain is relatively flat, supplementary contours shall be shown so that the average horizontal distance between said lines does not exceed two hundred feet (200').
5) Subdivision name of adjacent properties (P.R.D.C.T) or ownership information for adjacent un-platted properties (D.R.D.C.T.) with recording information.
6) Location of existing fire hydrants and fire lanes

PRELIMINARY PLAT CHECKLIST (cont.)

☐ New Features:

1) The layout, names, and widths (from centerline to edge as well as from edge to edge) of the proposed streets, fire lanes, drives, alleys and easements.
2) Length and radii of all street segments
3) Curve table for all streets, drives, and alleys
4) Acreage or square footage of right-of-way dedicated should be shown, including corner clips and deceleration/turn lanes on the plat
5) Lot and block numbers (lot number are numbers; and block numbers are letters), square footage, and other description according to the real estate records of the city or county auditor and recorder; also, designation of the proposed uses of land within the subdivision.
6) All parcels of land intended to be dedicated for public use or reserved in the deeds for the use of all property owner(s) in the proposed subdivision, together with the purpose or limitations of such reservations.
7) The layout, numbers, set-back lines, and approximate dimensions of proposed lots, blocks, parks, etc.
8) Location of proposed fire hydrants and fire lanes
9) USPS Postmaster approved location of mailboxes (if cluster mailboxes)
10) Proposed building lines with square footage and proposed use
11) Proposed Parking layout

☐ Table showing the following information:

1) Listing of the lots with square footage, and the associated lot widths at the front building line
2) Square footage of total building footprint and of each land use (if known)
3) Number of required and provided parking spaces
4) Required and provided total landscaped area and front yard landscaped area

SANGER
DEVELOPMENT SERVICES
201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
940-458-2059(office) www.sangertexas.org

☐ Existing and proposed FEMA 100-year floodplain boundaries and elevation. Include minimum finished floor elevations (minimum 2 feet above the 100-year elevation) of all lots adjacent to floodplain. If the site does not contain a floodplain, note that: "No 100-year floodplain exists on the site." A Floodplain reclamation study will be required with Final Plat if necessary.

☐ Submittals for preliminary plats shall include plans, documents, and information adequate for the review of the provision of public improvements to the properties involved. This includes but is not limited to streets, water services, wastewater services, franchise utilities, street lighting, and stormwater detention (ex: preliminary drainage plans, preliminary utility plans, floodplain study, traffic impact study etc.).

☐ Two (2) copies of the typical cross-sections of proposed streets showing the width of pavement, type of pavement, and location and widths of sidewalks when not in conformance with standard details.

☐ Approval Block:

The following notice shall be placed on the face of each preliminary plat by the subdivider:
"Preliminary Plat for Review Purposes Only"

The following certificates shall be placed on the preliminary plat by the

subdivider: Approved for Preparation of Final Plat

_____ _____

City of Sanger, TX Date
Planning & Zoning Commission

SANGER
DEVELOPMENT SERVICES
201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
940-458-2059(office) www.sangertexas.org

FINAL, REPLAT, MINOR, AMENDED, AND CONVEYANCE PLAT CHECKLIST

- ☐ The Plat shall be drawn to a scale of not more than two hundred feet to the inch (1" = 200').

- ☐ The boundary marked with heavy weighted lines with accurate distances and bearings, a metes and bounds description of the boundary (error of closure shall not exceed one (a) in fifty thousand (50,000) for the plat boundary), exact acreage to hundredths, and the exact location and width of all existing or recorded rights-of-way intersecting the boundary of or bordering on the tract. One (1) copy of the traverse closure sheet shall be enclosed.

- ☐ True bearings and distances to the nearest established street lines, official monuments or subdivision corner, 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.

- ☐ Describe and locate all permanent survey monument, pins, and control points and tie and reference the survey corners at two points to the Texas State Plane Coordinate System North Central Zone 1983-1999 datum. The Point of Beginning (POB) shall be clearly marked including State Plane Coordinates, NAD 83.

- ☐ An accurate location of at least two (2) corners of the subdivision with reference to original corners of the original survey of which the subdivision is a part or an existing permanent monument to an approved and recorded plat or permanent markers established by and approved by the City Engineer.

- ☐ Subdivision name of adjacent properties (P.R.D.C.T) or ownership information for adjacent unplatted properties (D.R.D.C.T.) with recording information.

- ☐ An accurate location of the subdivision in reference to the deed records of the county which shall include the volume and page of the deed of the property to be subdivided.

- ☐ If the property owner information does not match the Denton Central Appraisal District record, then information related to the purchase must be provided.

- ☐ The exact layout, including:
  1) Street and/or alley names
  2) The length of all arcs, radii, internal angles and points of curvature, length and bearing of the tangents
  3) All existing and proposed easements for right-of-way, public services, utilities or any other easements and any limitations of the easements
  4) Show centerline of existing streets. Dimensions from centerline to edges of existing and proposed right-of-way on both sides of the centerline.
  5) All lot number and lines, with accurate dimensions in feet and hundredths and with bearings and angles to street and alley lines to the nearest second

- ☐ The accurate location, material, and approximate size of all monuments.

SANGER
DEVELOPMENT SERVICES
201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
940-458-2059(office) www.sangertexas.org

- ☐ The accurate outline description of all property which is offered for dedication for public use, such as parks, etc., with the purpose indicated thereon, and all property that may be reserved by deed covenant for the common use of the property owners in the subdivision.

- ☐ A signed and notarized copy of private restriction (if any), that are filed for record in the office of the County Clerk shall be provided with the Final Plat.

- ☐ Name and addresses of the owner, subdivider, engineer, and surveyor.

FINAL, REPLAT, MINOR, AMENDED, AND CONVEYANCE PLAT CHECKLIST

(cont.)

- ☐ North point, written and graphic scale, and date.

- ☐ 3"x3" recording box at the lower right hand corner.

- ☐ A Title Block with the following information shall be provided on each page:
  1) Plat Type (ex: "Final Plat", "Preliminary Plat", etc.)
  2) Name of the proposed development/addition/subdivision
  3) Total number of lots and HOA/Open Space lots
  4) Survey name and abstract number
  5) Gross acreage
  6) Right-of-Way acreage, if dedicated
  7) Date of preparation and subsequent revisions

- ☐ Standard Notation to be added on the plat:
  1) "All lots comply with the minimum size requirements of the zoning district."
  2) "This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due."
  3) "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."
  4) "Notice – selling a portion of this addition by metes and bounds is a violation of City ordinance and State Law and is subject to fines and withholding of utilities and building permits."
  5) "This plat does not alter or remove existing deed restrictions, if any, on this property."
  6) "Minimum finished floor elevations are at least 2 feet above the 100 year flood plain."
  7) "The subject property does not lie within a 100 – year floodplain according to Community Panel No._____, dated_____, of the National Flood Insurance Rate Maps for Denton County, Texas."
  8) "The purpose of this plat is_____[state the purpose]_____"
  9) "Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD '83)"

SANGER
DEVELOPMENT SERVICES
201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
940-458-2059(office) www.sangertexas.org

- ☐ The name, address and phone number 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.

- ☐ Location map showing existing and proposed streets and thoroughfares covering an area at least one thousand feet (1000')
  outside the proposed subdivision.

- ☐ One paper copy (24"x36") and one soft copy (pdf) of approved civil/construction plans, along with GIS/CAD files for all approved public improvements on a CD/DVD.

- ☐ For Conveyance Plats Only: All conveyance plats must be titled "Conveyance Plat" and carry the following text:

  "A conveyance plat is a record of property approved by the City of Sanger for the purpose of sale or conveyance in its entirety or interests thereon defined. No building permit may be issued, nor development begin, nor permanent public utility service provided until a final plat is approved, filed of record and public improvements are accepted in accordance with the City of Sanger Code of Ordinances. Selling a portion of this property by metes and bounds, except as shown on an approved, filed and accepted conveyance plat, final plat or replat is a violation of the state law."

EST · 1886
SANGER
DEVELOPMENT SERVICES
201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
940-458-2059(office) www.sangertexas.org

FINAL, REPLAT, MINOR, AMENDED, AND CONVEYANCE PLAT CHECKLIST

☐ Certification by a registered public surveyor or licensed state land surveyor, registered in the State of Texas to the effect that the plat represents a survey made by him or under his direct supervision and that all monuments shown thereon have been verified and actually exist, and that their location, size, and material are correctly shown. Such surveyor's certificate may be prepared as follows:

"State of Texas
County of Denton

I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made on the ground under my supervision.

(Engineer or Surveyor's Seal)

_____ _____

Licensed Professional Engineer OR
Registered Public Land Surveyor Texas R.P.L.S. No. *Date"*

☐ A certificate of ownership and dedication of all streets, alleys, parks, and playgrounds to public use forever, signed and acknowledged before a notary public, by the owner or authorized representative and lien holder of the land, and a complete and accurate description of the land subdivided and the streets dedicated. Such owner's certificate may be prepared as follows:

"State of Texas
County of Denton

I (we), the undersigned, owner(s) of the land shown on this plat within the area described by metes and bounds as follows:

(Metes and Bounds Description of Boundary)

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:
THAT_____, acting herein by and through its duly authorized officer, does hereby adopt this plat designating the hereinabove described property as_____(lot/block/subdivision), an addition to the City of Sanger, Texas, and does hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, fire lanes, drive aisles, parks, and watercourses, and to the public use forever easements for sidewalks, storm drainage facilities, utilities and any other property necessary to serve the plat and to implement the requirements of the subdivision regulations and other City codes and do hereby bind ourselves, our heirs, successors and assigns to warrant and to forever defend the title on the land so dedicated. Further, the undersigned covenants and agrees that he/she shall maintain all easements and facilities in a state of good repair and functional condition at all times in accordance with City codes and regulations. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be installed, if approved by the City of Sanger. The City of Sanger and public utility entities shall have the right to access and maintain all respective easements without the necessity at any time of procuring permission from anyone.

WITNESS MY HAND this_____day of_____, 20_____.

_____, *Owner*
_____, *Title and Company (if applicable)"*

SANGER
DEVELOPMENT SERVICES
201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
940-458-2059(office) www.sangertexas.org

FINAL, REPLAT, MINOR, AMENDED, AND CONVEYANCE PLAT CHECKLIST

(cont.)

"State of Texas
County of Denton

Before me, the undersigned authority, on this day personally appeared, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this____day of_____, 20_____.

_____

Notary Public in and for the State of Texas

_____

Type or Print Notary's Name

My Commission Expires_____."

☐ The following certificate shall be included on the plat in a manner that will allow the signatures of the designated officials and the affixing of the City Seal.

"Approved and Accepted

_____ _____

Chairman, Planning & Zoning Commission *Dat*

e City of Sanger, TX

_____ _____

Mayor *Date*
City of Sanger, TX

Attested by

_____ _____

City Secretary *Date*
City of Sanger, TX"

EST · 1886
SANGER
DEVELOPMENT SERVICES
201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
940-458-2059(office) www.sangertexas.org

VACATING PLAT CHECKLIST

- ☐ A letter signed by the property owner(s) indicating their consent. If the property owner information does not match the Denton Central Appraisal District record, then information related to the purchase must be provided.

- ☐ Current tax certificate(s) indicating all taxes for the subject property have been paid to the current year (available from Denton Central Appraisal District). Tax statements printed from the DCAD website (pdf) are acceptable in lieu of the original certificate(s). Original tax certificates shall be required for recording the plat at the County.

- ☐ Letter of Intent that should include
  1) Existing legal description (subdivision name, lot(s), block(s));
  2) Original legal description that will be resumed upon plat vacation;
  3) Explain the location of all structures on the property.
  4) The contact information of the person(s) preparing the submitted documents
  5) The designated point of contact for future correspondence
  6) The intent of the plat application
  7) A request that the plat be reviewed and considered by the appropriate approval body

- ☐ A signed and notarized affidavit filled out completely and accurately by the land owner for the type pf plat that is proposed to be vacated must be included.

- ☐ A map(s) showing the location, size, use and arrangement of all buildings/structures showing height in stories and feet, total floor area, total square feet of ground area coverage of existing buildings which will remain, if any, and the location, designation and total area of all usable open space.

- ☐ Vicinity Map

Upendra Dhakal
4715 Cypress Thorn Dr
Arlington , TX 76005

May 14, 2025

City of Sanger
Development Services Department
Sanger, TX 76266

Subject: Letter of Intent – Minor Plat Application for Proposed Gas Station

Dear Development Service Department,

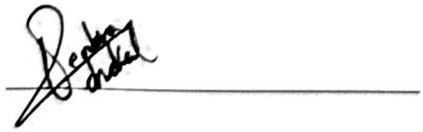
I am writing to formally express my intent to submit a minor plat application for a property located in Sanger, Texas, where I plan to develop and operate a gas station.

The primary goal of this project is to provide a valuable service to the community by meeting the growing demand for accessible fuel and convenience goods in the area. I believe that by building this gas station, I can contribute to the development of Sanger, not only by creating jobs but also by supporting local infrastructure and enhancing the city's commercial landscape.

As a committed business owner in Sanger, I am dedicated to working in alignment with the city's development goals. I look forward to collaborating with city staff to ensure that the proposed project meets all applicable regulations and positively impacts the community.

Thank you for your time and consideration. Please feel free to contact me if any additional information is needed.

Sincerely,
Upendra Dhakal



DATE: 5/28/25

1st REVIEW COMMENTS – Minor Plat – Dhakal Karki Addition

The request is for a Minor Plat of Dhakal Karki Addition, being approximately 1.375 acres of the A1241A TIERWESTER TR 239 and 291, prepared by Metroplex Surveying, Inc., submitted on 5/14/25. 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. Describe and locate all permanent survey monuments, pins, and control points and tie and reference the survey corners at two points to the Texas State Plan Coordinate System North Central Zone 1983-1999 datum. The Point of Beginning shall be clearly marked including the State Plan Coordinates, NAD 83.
2. An accurate location of at least two corners of the subdivision with reference to original corners of the original survey of which the subdivision is a part or an existing permanent monument to an approved and recorded plat or permanent markers established by and approved by the City Engineer.
3. Show centerline of existing streets. Dimensions from centerline to edges of existing and proposed right-of-way.
4. In Title Block show right-of-way acreage being dedicated.
5. Add all standard notations from checklist to plat.

Informational Comments

1. The property is within the City of Sanger.

2. The Final Plat will be scheduled for Planning and Zoning (P&Z) Commission meeting on Monday, June 9, 2025, and the City Council meeting on Monday, July 7, 2025.

halff

June 3, 2025
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: **Dhakal Karki Addition Minor Plat - Review #1**

Dear Ms. Hammonds,

Halff was requested by the City of Sanger to review the Minor Plat for the Dhakal Karki Addition. The submittal was prepared by Metroplex Surveying and was received on May 20, 2025.

We have completed our review and offer the following comments:

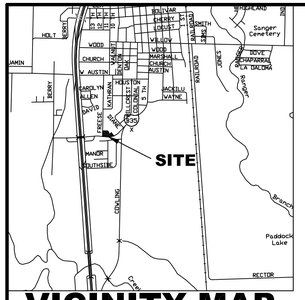
1. Provide closure report.
2. Sidewalks in commercial areas shall be a minimum width of six feet (6') or extend from the back of the curb to the building line as required by the city per § 10.106(c)(3).
3. Dumpster enclosure openings may not face public rights-of-way unless they are gated per § 14A-48.5.2(e).
4. Where is the dumpster for Lot 1?
5. 22 spaces counted on Concept site (6+10+6). Where are the other 2 spaces provided?
6. Show the proposed revised plat lot lines to evaluate the concept layout further.
7. Show proposed curb return.
8. Provide ROW acreage in title block on all sheets per §10.104(d)(10)(O)(vi).
9. Show / identify the centerline of existing street. Dimensions from centerline to edges of existing and proposed right-of-way on both sides of the centerline per §10.104(d)(10)(H)(iv).

If you have any questions or need additional information, please do not hesitate to call me at (817) 764-7468.

Sincerely,

Keith L. Freeman

Keith Freeman, PE
HALFF
Firm No. 0312



VICINITY MAP

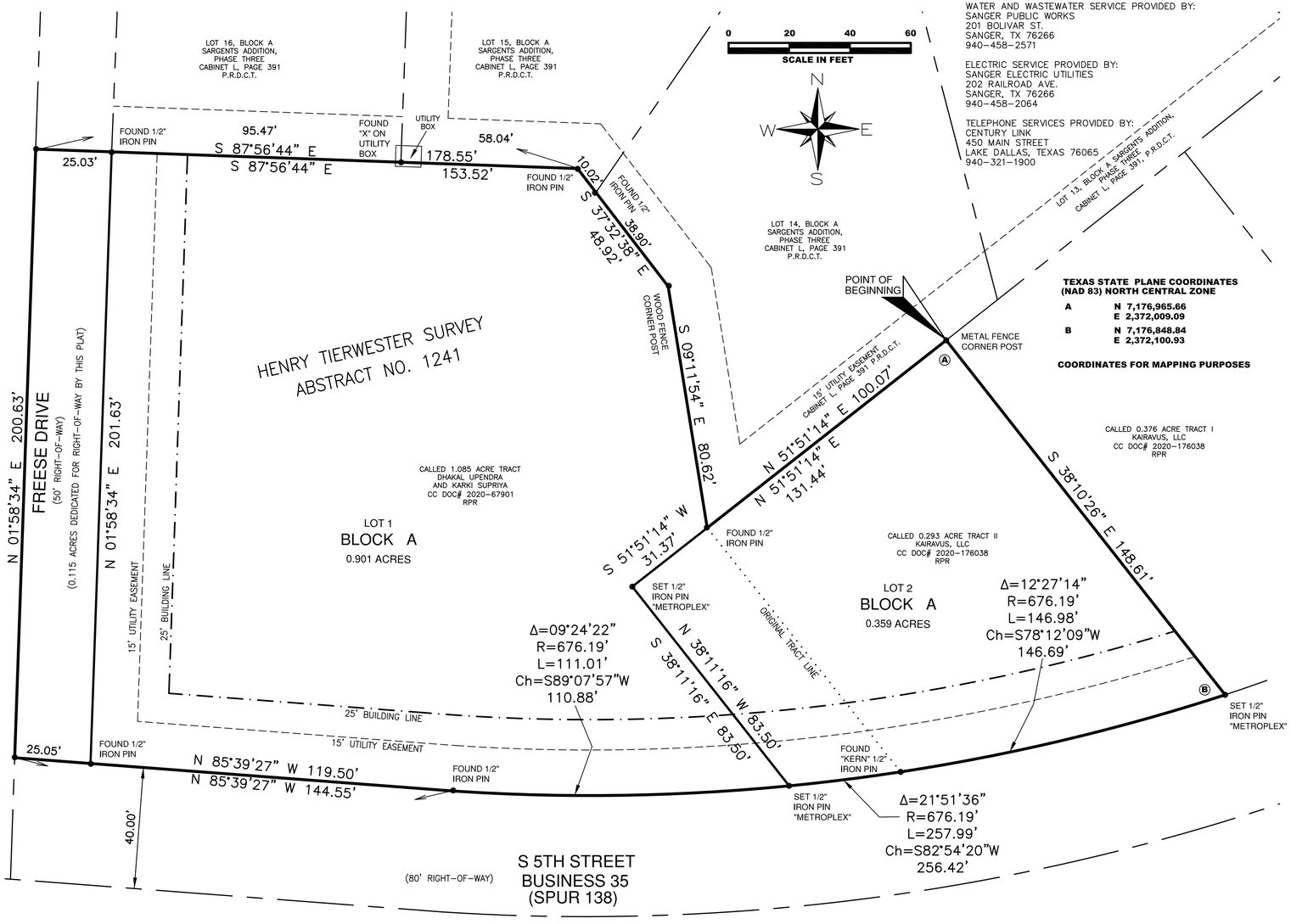
SCALE 1"=2000'

LEGEND

FIP = FOUND IRON PIN
SIP = SET IRON PIN
℄ = CENTERLINE
FENCE = X
POWER POLE =
FIRE HYDRANT =
WATER VALVE =
HANDICAP RAMP=
SANITARY SEWER MANHOLE =
CONCRETE =
GAS LINE = G
WATER LINE =
SEWER LINE =
POWER LINE = E
DEED CALLS = *( )

NOTES:

1. 1/2 inch iron pins set at all interior lot corners with yellow plastic cap stamped 'METROPLEX 10023300',
2. Bearings are based on GPS observations using TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83 north central Texas zone(4202).
3. By graphic plotting only, this property is within zone "X", areas determined to be outside of a designated 100 year or 500 year floodplain as shown by firm map community-panel number 48121C0210 G, dated April 18, 2011. No surveying was performed to determine this flood zone.
4. ~~2 Commercial lots~~. All lots comply with the minimum size requirements of the zoning district.
5. The streets and alleys are dedicated for street and alley purposes.
6. All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
7. The easements and public use areas, as shown are dedicated for the public use forever for the purposes indicated on this plat.
8. No building, fences, trees, shrubs, or other improvements or growth shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements if approved by the City of Sanger.
9. The City of Sanger is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
10. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by the public utilities being subordinate to the public's and City of Sanger' s use thereof.
11. The City of Sanger and public utilities shall have the right to remove and keep removed all or part of any building, fences, trees, shrubs, or other improvements or growths which may in any was endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.
12. The City of Sanger and public utilities shall at all times have the full right of Ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.
13. All modifications to this document shall be by means of plat and approved by the City of Sanger.
15. This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.
16. Notice – selling a portion of this addition by metes and bounds is a violation of City ordinance and State Law and is subject to fines and withholding of utilities and building permits.
17. This plat does not alter or remove existing deed restrictions, if any, on this property.
18. Minimum finished floor elevations are at least 2 feet above the 100 year flood plain.
19. The base flood elevations (BFE) is the ultimate 1% annual chance flood, not the FEMA 1% annual chance flood.
20. **For lots adjacent to a Flood Plain Only:**
100 Year Floodplain Easement Restriction: Construction within the floodplain may not occur until approved by the City. (A request for construction within the floodplain easement must be accompanied with detailed engineering plans and studies indicating that no flooding will result, that no obstruction to the natural flow of water will result; and subject to all owners or the property affected by such construction becoming a party to the request.) Where construction is approved, all finished floor elevations shall be a minimum of two (2) feet above the 100-year flood elevation as determined by analyzing the ultimate build-out conditions of the entire drainage basin. Existing creeks, lakes, reservoirs, or drainage channels traversing along or across portions of this addition, will remain as an open channel at all times and will be maintained by the individual owners of the lot or lots that are traversed by the drainage courses along or across said lots. The City will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion. Each property owner shall keep the natural drainage channels traversing his/her property clean and free of debris, silt, or any substance that would result in unsanitary conditions. The City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions, which may occur. The City is not obligated to maintain or assistance with maintenance of the area. The natural drainage channel, as in the case of all natural drainage channels, are subject to storm water overflow and natural bank erosion. The City shall not be liable for damages of any nature resulting from the occurrence of these natural phenomena, nor resulting from a failure of any structure(s) within the natural drainage channels. The natural drainage channel crossing each lot is shown by the Floodway easement line as shown on the plat. If a Subdivision alters the horizontal or vertical floodplain, a FEMA Floodway map revision may be required.



0 20 40 60
SCALE IN FEET

N W E S

WATER AND WASTEWATER SERVICE PROVIDED BY:
SANGER PUBLIC WORKS
201 BOLIVAR ST.
SANGER, TX 76266
940-458-2571

ELECTRIC SERVICE PROVIDED BY:
SANGER ELECTRIC UTILITIES
202 RAILROAD AVE.
SANGER, TX 76266
940-458-2064

TELEPHONE SERVICES PROVIDED BY:
CENTURY LINK
450 MAIN STREET
LAKE DALLAS, TEXAS 76065
940-321-1900

TEXAS STATE PLANE COORDINATES (NAD 83) NORTH CENTRAL ZONE

A	N	7,176,965.66
	E	2,372,009.09
B	N	7,176,848.84
	E	2,372,100.93

COORDINATES FOR MAPPING PURPOSES

STATE OF TEXAS XX
COUNTY OF DENTON XX

WHEREAS WE, DHAKAL UPENDRA, KARKI SUPRIYA AND KAIRAVUS LLC, ARE THE OWNERS OF A 1.375 ACRE TRACT OF LAND LYING AND BEING SITUATED IN THE HENRY TIERWESTER SURVEY, ABSTRACT NUMBER 1241, DENTON COUNTY, TEXAS, AND BEING ALL OF A CALLED 1.085 ACRE TRACT DESCRIBED IN A DEED TO DHAKAL UPENDRA AND KARKI SUPRIYA, RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2020-67901, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND BEING ALL OF A CALLED 0.293 ACRE TRACT II DESCRIBED IN A DEED TO KAIRAVUS LLC, RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2020-176038, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS,AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND METAL FENCE POST AT THE NORTHEAST CORNER OF SAID 0.293 ACRE TRACT AND BEING AT THE NORTHWEST CORNER OF A CALLED 0.376 ACRE TRACT I DESCRIBED IN A DEED TO KAIRVUS, LLC, RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2020-176038, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS BEING ON A SOUTH LINE OF LOT 14, BLOCK A, SARGENTS ADDITION, PHASE THREE, AN ADDITION TO THE CITY OF SANGER, DENTON COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF, RECORDED IN CABINET L, PAGE 391, PLAT RECORDS, DENTON COUNTY, TEXAS;

THENCE SOUTH 38 DEGREES 10 MINUTES 26 SECONDS EAST, WITH THE EAST LINE OF SAID 0.293 ACRE TRACT AND THE WEST LINE OF SAID 0.376 ACRE TRACT I, A DISTANCE OF 148.61 FEET, TO A SET 1/2 IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "METROPLEX 10023300", AT THE SOUTHEAST CORNER OF SAID 0.293 ACRE TRACT, BEING THE SOUTHWEST CORNER OF SAID 0.376 ACRE TRACT I AND BEING ON THE NORTH RIGHT-OF-WAY LINE OF S 5TH STREET (80 FOOT RIGHT-OF-WAY), AND BEING AT THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH THE SOUTH LINE OF SAID 0.293 ACRE TRACT AND THE NORTH LINE OF S 5TH STREET, AND WITH A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 21 DEGREES 51 MINUTES 36 SECONDS, A RADIUS OF 676.19, AN ARC LENGTH OF 257.99 FEET AND A CHORD WHICH BEARS SOUTH 82 DEGREES 54 MINUTES 20 SECONDS WEST, A DISTANCE OF 256.42 FEET, TO A FOUND 1/2 INCH IRON, FOR CORNER;

THENCE NORTH 85 DEGREES 39 MINUTES 27 SECONDS WEST, CONTINUING WITH A SOUTH LINE OF SAID 1.085 ACRE TRACT AND THE NORTH LINE OF S 5TH STREET, AND PASSING AT A DISTANCE OF 119.50 FEET A FOUND 1/2 INCH IRON PIN AND CONTINUING FOR A TOTAL DISTANCE OF 144.55 FEET TO A POINT AT THE SOUTHWEST CORNER OF SAID 1.085 ACRE TRACT AND AT AN INTERSECTION OF THE NORTH LINE OF S 5TH STREET AND THE CENTERLINE OF FREESE DRIVE;

THENCE NORTH 01 DEGREES 58 MINUTES 34 SECONDS EAST, WITH THE WEST LINE OF SAID 1.085 ACRE TRACT AND WITH FREESE DRIVE, A DISTANCE OF 200.63 FEET TO A POINT AT THE NORTHWEST CORNER OF SAID 1.085 ACRE TRACT;

THENCE SOUTH 87 DEGREES 56 MINUTES 44 SECONDS EAST, WITH A NORTH LINE OF SAID 1.085 ACRE TRACT AND PASSING AT A DISTANCE OF 25.03 FEET A FOUND 1/2 IRON PIN BEING AT THE SOUTHWEST CORNER OF LOT 16, BLOCK A, SARGENTS ADDITION, PHASE THREE, AN ADDITION TO THE CITY OF SANGER, DENTON COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF, RECORDED IN CABINET L, PAGE 391, PLAT RECORDS, DENTON COUNTY, TEXAS, AND CONTINUING WITH A SOUTH LINE LOT 16, PASSING AT A DISTANCE OF 120.50 A FOUND "X" ON UTILITY BOX, AT THE SOUTHEAST CORNER OF LOT 16 AND BEING AT THE SOUTHWEST CORNER OF LOT 15, BLOCK A OF SAID SARGENTS ADDITION, AND CONTINUING WITH THE SOUTH LINE OF LOT 15 FOR A TOTAL DISTANCE OF 178.55 FEET TO A FOUND 1/2 INCH IRON PIN AT THE NORTHERN MOST NORTHEAST CORNER OF SAID 1.085 ACRE TRACT AND AN INNER ELL CORNER OF LOT 15;

THENCE SOUTH 37 DEGREES 32 MINUTES 38 SECONDS EAST, WITH AN EAST LINE OF SAID 1.085 ACRE TRACT AND A SOUTH LINE OF LOT 15, PASSING AT A DISTANCE OF 10.02 FEET A FOUND 1/2 IRON PIN AT THE SOUTHERN MOST SOUTHEAST CORNER OF LOT 15 AND THE WESTERN MOST SOUTHWEST CORNER OF LOT 14, BLOCK A, OF SAID SARGENTS ADDITION, AND CONTINUING WITH A SOUTH LINE OF LOT 14 FOR A TOTAL DISTANCE OF 48.92 FEET TO A WOOD FENCE CORNER POST AT AN INNER ELL CORNER OF LOT 14;

THENCE SOUTH 09 DEGREES 11 MINUTES 54 SECONDS EAST, WITH AN EAST LINE OF SAID 1.085 ACRE TRACT AND A WEST LINE OF LOT 14, A DISTANCE OF 80.62 FEET TO A 1/2 INCH IRON PIN AT AN INNER ELL CORNER OF SAID 1.085 ACRE TRACT AND THE SOUTHERN MOST CORNER OF LOT 14, SAID PIN ALSO BEING AT THE NORTHWEST CORNER OF SAID 0.293 ACRE TRACT II;

THENCE NORTH 51 DEGREES 51 MINUTES 14 SECONDS EAST, WITH THE NORTH LINE OF SAID 0.293 ACRE TRACT II AND A SOUTH LINE OF SAID LOT 14, A DISTANCE OF 100.07 FEET TO THE POINT OF BEGINNING AND CONTAINING IN ALL 1.375 ACRES OF LAND.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT WE DHAKAL UPENDRA, KARKI SUPRIYA AND KAIRAVUS LLC, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICER, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOTS 1 AND 2, BLOCK A , DHAKAL KARKI ADDITION, AN ADDITION TO THE CITY OF SANGER, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER BY FEE SIMPLE TITLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, ALL STREETS, THOROUGHFARES, ALLEYS, FIRE LANES, DRIVE AISLES, PARKS, AND WATERCOURSES, AND TO THE PUBLIC USE FOREVER EASEMENTS FOR SIDEWALKS, STORM DRAINAGE FACILITIES, UTILITIES AND ANY OTHER PROPERTY NECESSARY TO SERVE THE PLAT AND TO IMPLEMENT THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS AND OTHER CITY CODES AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND TO FOREVER DEFEND THE TITLE ON THE LAND SO DEDICATED. FURTHER, THE UNDERSIGNED COVENANTS AND AGREES THAT HE/SHE SHALL MAINTAIN ALL EASEMENTS AND FACILITIES IN A STATE OF GOOD REPAIR AND FUNCTIONAL CONDITION AT ALL TIMES IN ACCORDANCE WITH CITY CODES AND REGULATIONS. NO BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE INSTALLED, IF APPROVED BY THE CITY OF SANGER. THE CITY OF SANGER AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO ACCESS AND MAINTAIN ALL RESPECTIVE EASEMENTS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING PERMISSION FROM ANYONE.

WITNESS MY HAND THIS_____ DAY OF _____, 202_____ .

_____
DHAKAL UPENDRA DATE

_____
KARKI SUPRIYA DATE

_____
KAIRAVUS LLC DATE

BY:

STATE OF TEXAS XX
COUNTY OF DENTON XX

BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED DHAKAL UPENDRA KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND THE CAPACITY THEREIN STATED;

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2025.

_____
NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS XX
COUNTY OF DENTON XX

BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED KARKI SUPRIYA KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND THE CAPACITY THEREIN STATED;

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2025.

_____
NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS XX
COUNTY OF DENTON XX

BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME ON THE BEHALF OF KAIRAVUS LLC FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND THE CAPACITY THEREIN STATED;

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2025.

_____
NOTARY PUBLIC, STATE OF TEXAS

Provide closure report

Provide ROW acreage in title block on all sheets per §10.104(d)(10)(O)(vi)

Show / identify the centerline of existing street. Dimensions from centerline to edges of existing and proposed right-of-way on both sides of the centerline per §10.104(d)(10)(H)(iv)

SURVEYOR'S CERTIFICATE

I, BRAD G. SHELTON, DO HEREBY CERTIFY THAT A SURVEY WAS MADE ON THE GROUND OF THE PROPERTY DESCRIBED HEREON UNDER MY PERSONAL SUPERVISION AND THE IRON RODS WERE PLACED IN ACCORDANCE WITH THE SUBDIVISION RULES AND REGULATIONS OF THE CITY OF SANGER, TEXAS.

PRELIMINARY FOR REVIEW ONLY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

BRAD G. SHELTON
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5452

THE PURPOSE OF THIS MINOR PLAT IS TO CREATE 2 LOTS FOR COMMERCIAL USE.

"APPROVED AND ACCEPTED"

_____
CHAIRMAN, PLANNING & ZONING COMMISSION DATE
CITY OF SANGER, TX

_____
MAYOR DATE
CITY OF SANGER, TX

ATTESTED BY

_____
CITY SECRETARY DATE
CITY OF SANGER, TX"

MINOR PLAT
OF
LOTS 1 AND 2, BLOCK A, DHAKAL KARKI ADDITION
BEING 1.375 ACRES IN HENRY TIERWESTER SURVEY, ABSTRACT No. 1241 CITY OF SANGER DENTON COUNTY, TEXAS

FIRM NO. 10023300

DATE	REVISIONS	BY:

DWN. BGS | SCALE 1"=40'
CKD. DMS | DATE 12/01/23

Metroplex Surveying, Inc.
940-387-0506 223 W. HICKORY, DENTON, TEXAS 76201 info@metroplexsurveying.com

OWNER:
DHAKAL UPENDRA
KARKI SUPRIYA
KAIRAVUS LLC,
4715 CYPRESS THORN DR
ARLINGTON, TX. 76005
PH:(469)955-3407

SURVEYOR:
BRAD G. SHELTON
R.P.L.S. 5452
223 W. HICKORY ST.
DENTON, TX. 76201
PH:(940)387-0506

SHEET 1 OF 1
JOB No. 38265

Landscape Requirements

Total Lot Size 50,038 SF - ½ = 10,007 SF
40% Street Yards = 4,003 SF
12,954 SF Total Landscape
5,200 SF Street Yard

Type A Buffer
10 Ft. Rear Buffer Zone With Trees
1 Tree Per 50 Ft.
4 Required - 4 Provided
Irrigation Provided

Parking Space Requirements

Building Square Footage
6,400 SF
1 Space Per 200 SF - 32 Spaces
36 Spaces provided

ZONING B-1
6,400 Total Building Square Footage
25 Ft Front and Side Road Setbacks
10 Ft Interior Setback
20 Ft. Rear Setback

10 Ft. Landscape Buffer Zone In The Rear

Sidewalks in commercial areas shall be a minimum width of six feet (6') or extend from the back of the curb to the building line as required by the city per § 10.106(c)(3)

PRELIMINARY FOR REVIEW ONLY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

LOT 2. BLOCK A KNIGHT ADDITION. CABINET V. PAGE 624 PR

LOT 1. BLOCK A KNIGHT ADDITION. CABINET V. PAGE 624 PR

LOT 16. BLOCK A SARGENTS ADDITION. PHASE THREE CABINET L. PAGE 391 PR

LOT 15. BLOCK A SARGENTS ADDITION. PHASE THREE CABINET L. PAGE 391 PR

LOT 14. BLOCK A SARGENTS ADDITION. PHASE THREE CABINET L. PAGE 391 PR

FOUND 1/2" IRON PIN

FOUND "X" ON UTILITY BOX

UTILITY BOX

POSSIBLE ENCROACHMENT

FENCE

S 87°56'44" E 353.51'

S.1'

10 Ft. Landscape Buffer

20 Ft. Setback

6 Spaces

Existing Building
5,609 SF

28 Spaces Required
26 Spaces Provided

Sidewalk

Landscape Buffer

WOOD FENCE CORNER POST

S 37°32'38" E 48.97'

10 Spaces

Proposed C Store
4,000 SF

20 Ft. Setback

S 60°36'36" E 80.62'

FOUND 1/2" IRON PIN

N 60°25'24" E 100.02'

10 Ft. Landscape Buffer

30 Ft. Setback

2 Spaces

Proposed Building
2,400 SF

10 Ft. Setback

S 38°22'

S 38°29'55" E 148.69'

10 Ft. Setback

6 Spaces

4 Spaces

RPED

CALLED 0.376 ACRE TRACT
KAIRAVUS, LLC
CC DOC# 2020-176038

25 Ft. Setback

24 Ft Firelane

Sign

20 Spaces Required
24 Provided

SIGN

ACT. 0.97 ACRES

12 Spaces Required
12 Spaces Provided

POINT OF BEGINNING

FOUND "KERN" IRON PIN

SSMH

R=737.48'
L=109.23'
Ch=S 74°30'37" W 109.13'

FREESE DRIVE

N 01°24'24" W 200.63'

Sidewalk

24 Ft Firelane Setback

8 Spaces

Pumps

CONCRETE

FOUND 1/2" IRON PIN

LIGHT POLE

N 88°38'57" W 119.55' 119.30

SIGN

CULVERT

ASPHALT

CONCRETE

FOUND 1/2" IRON PIN

SANITARY SEWER MANHOLE

CULVERT

ASPHALT

S 5TH STREET

(80' RIGHT-OF-WAY)

Dumpster enclosure openings may not face public rights-of-way unless they are gated per § 14A-48.5.2(e).

Where is the dumpster for Lot 1?

22 spaces counted (6+10+6). Where are the other 2 provided?

fix

?=12°37'43"
R=676.19'
L=149.04'
Ch=S88°05'55"W
148.74'

Show the proposed revised plat lot lines to evaluate concept layout further.

Show curb return

0 10 20 40 60

Scale 1" = 20'-0"

NORTH

Corner of 138 & Freese

DRAWINGS REPRESENT COMMON CONSTRUCTION PRACTICE AND SHOULD NOT BE CONSTRUED AS ENGINEERED

Raimund Gideon
701 Noel
Longview, Tx. 75602
(903)736-0967

DATE 3/21/23 | DRAWN BY RAI

SCALE 1"=20'-0"

SHEET S/1

CITY COUNCIL COMMUNICATION

DATE: July 7, 2025

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on a Final Plat of Lois Road Estates Subdivision Filing No. 1, being approximately 38.769 acres of land described as A0029A R. BEEBEE, TR, within the City of Sanger, generally located on the south side of Lois Rd approximately 1219 feet west of the intersection of Marion Rd and Lois Rd.

SUMMARY:

- This is phase 1 of 3.
- This plat will create 155 residential lots and 6 HOA lots
- The lots are part of the Lois Road Estates PD.
- This phase will have 2 points of entry from Lois Road.
- All lots comply with the PD.
- Planning & Zoning recommended approval with the condition that all comments were satisfied prior to City Council approval.

FISCAL INFORMATION:

Budgeted: N/A Amount: N/A GL Account: N/A

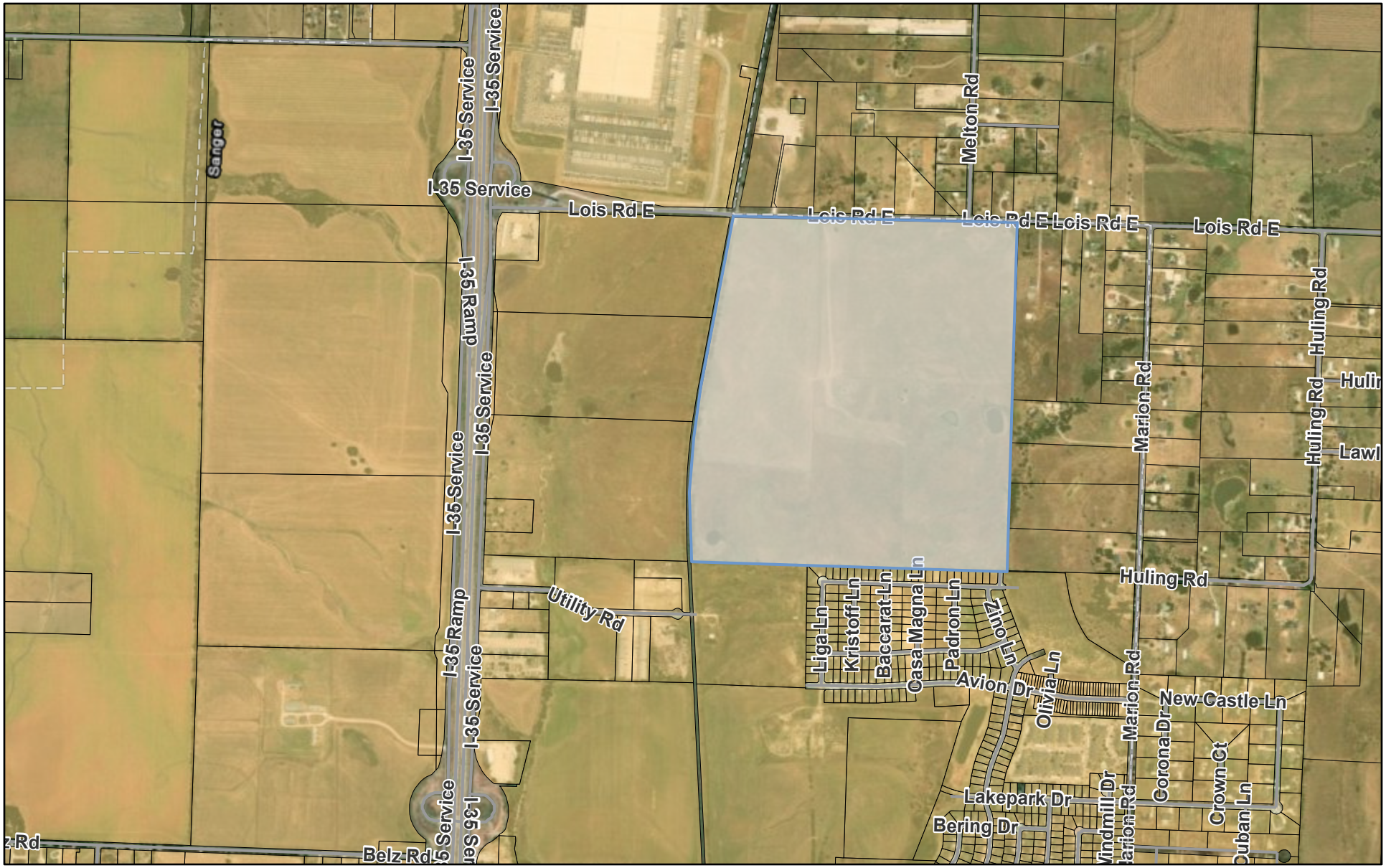
RECOMMENDED MOTION OR ACTION:

Staff recommends DENIAL on the condition that all comments have not been satisfied.

ATTACHMENTS:

Location Map
Final Plat
Application
Letter of Intent
Planning Comments
Engineering Comments

ArcGIS Web Map



6/3/2025, 10:09:58 AM

Roads Parcels ETJ Parcels

1:18,056

0 0.13 0.25 0.5 mi

0 0.2 0.4 0.8 km

Esri, HERE, Garmin, iPC, Maxar

ArcGIS Web AppB
Earthstar Geographics | Esri, HERE, Garmin |

LOIS ROAD ESTATES SUBDIVISION PLAT FILING NO. 1

BEING 38.769 ACRES OF LAND (1,688,778 SQUARE FEET)
OUT OF THE REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29
IN THE CITY OF SANGER, DENTON COUNTY, TEXAS

CERTIFICATION OF OWNERSHIP:

STATE OF TEXAS
COUNTY OF DENTON

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT WITHIN THE AREA DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

LEGAL DESCRIPTION:

BEING A 48.189 ACRE TRACT OF LAND (2,099,130 SQUARE FEET), SITUATED IN THE REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29, SITUATED IN THE CITY OF SANGER, DENTON COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 202.49 ACRE TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED CONVEYED TO JST HOLDINGS 04 BUSINESS, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY, RECORDED IN DOCUMENT NUMBER 2024–74411 OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS; SAID 48.189 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A MAG NAIL FOUND, BEING THE NORTHWESTERN CORNER OF SAID JST HOLDINGS 202.49 ACRE TRACT, BEING ON OR NEAR THE CENTERLINE OF LOIS ROAD EAST AND ON THE EASTERN RIGHT–OF–WAY LINE OF THE GULF COAST AND SANTA FE RAILROAD, (100' RIGHT–OF–WAY WIDTH), FOR THE NORTHWESTERN CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE NORTHERN LINE OF SAID JST HOLDINGS 202.49 ACRE TRACT, DEPARTING THE EASTERN RIGHT–OF–WAY LINE OF SAID GULF COAST AND SANTA FE RAILROAD, AND ALONG OR NEAR THE CENTERLINE OF SAID LOIS ROAD EAST, S89°32'19"E, A DISTANCE OF 689.60 FEET TO A MAG NAIL SET, FOR A NORTHERN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING ALONG SAID NORTHERN LINE OF JST HOLDINGS 202.49 ACRE TRACT AND ALONG OR NEAR SAID CENTERLINE OF LOIS ROAD EAST, S89°22'38"E, A DISTANCE OF 1420.42 FEET TO MAG NAIL SET, BEING THE SOUTHWESTERN CORNER OF A CALLED 1.798 ACRE TRACT DESCRIBED IN A DEED CONVEYED TO JODY ROBERT, RECORDED IN DOCUMENT NUMBER 2006–17710 OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS, AND ALSO BEING IN THE WESTERN RIGHT–OF–WAY LINE OF MELTON ROAD (30' RIGHT–OF–WAY WIDTH);

THENCE, CONTINUING ALONG SAID NORTHERN LINE OF JST HOLDINGS 202.49 ACRE TRACT AND ALONG OR NEAR SAID CENTERLINE OF LOIS ROAD, S89°07'42"E, A DISTANCE OF 453.34 FEET TO A MAG NAIL SET, BEING THE NORTHEASTERN CORNER OF SAID JST HOLDINGS 202.49 ACRE TRACT, AND ALSO BEING THE NORTHWESTERN CORNER OF A CALLED 15.00 ACRE TRACT DESCRIBED IN A DEED CONVEYED TO MILDRED E. HUNT, RECORDED IN DOCUMENT NUMBER 2019–5766 OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS,FOR THE NORTHEASTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE EASTERN LINE OF SAID JST HOLDINGS 202.49 ACRE TRACT, AND ALSO BEING THE WESTERN LINE OF SAID HUNT 15.00 ACRE TRACT, S01°11'12"W, A DISTANCE OF 40.00 FEET TO A CALCULATED POINT, FOR A NORTHEASTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE SOUTHERN RIGHT–OF–WAY LINE OF SAID LOIS ROAD, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. N89°07'42"W, A DISTANCE OF 453.04 FEET TO A CALCULATED POINT;
2. N89°22'38"W, A DISTANCE OF 81.66 FEET TO A CALCULATED POINT;

THENCE, CROSSING THROUGH SAID JST HOLDINGS 202.49 ACRE TRACT, THE FOLLOWING THIRTY–FIVE (33) COURSES AND DISTANCES:

1. S45°54'17"W, A DISTANCE OF 20.33 FEET TO A CALCULATED POINT;
2. S01°11'12"W, A DISTANCE OF 701.61 FEET TO A CALCULATED POINT;
3. S43°48'48"E, A DISTANCE OF 18.38 FEET TO A CALCULATED POINT;
4. S01°11'12"W, A DISTANCE OF 50.00 FEET TO A CALCULATED POINT;
5. N88°48'48"W, A DISTANCE OF 736.00 FEET TO A CALCULATED POINT;
6. S46°11'12"W, A DISTANCE OF 18.38 FEET TO A CALCULATED POINT;
7. S01°11'12"W, A DISTANCE OF 12.00 FEET TO A CALCULATED POINT;
8. S88°48'48"E, A DISTANCE OF 120.00 FEET TO A CALCULATED POINT;
9. S01°11'12"W, A DISTANCE OF 302.71 FEET TO A CALCULATED POINT, AT A POINT OF CURVATURE TO THE RIGHT;
10. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1045.00 FEET, AN ARC LENGTH OF 198.49 FEET, A CENTRAL ANGLE OF 10°52'58", A CHORD BEARING AND DISTANCE OF S06°37'41"W, 198.19 FEET TO A CALCULATED POINT;
11. N88°48'48"W, A DISTANCE OF 122.49 FEET TO A CALCULATED POINT, AT A POINT OF CURVATURE TO THE RIGHT;
12. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 925.00 FEET, AN ARC LENGTH OF 252.99 FEET, A CENTRAL ANGLE OF 15°40'15", A CHORD BEARING AND DISTANCE OF S21°20'15"W, 252.21 FEET TO A CALCULATED POINT;
13. S29°10'22"W, A DISTANCE OF 51.40 FEET TO A CALCULATED POINT;
14. S15°49'38"E, A DISTANCE OF 18.38 FEET TO A CALCULATED POINT;
15. S29°10'22"W, A DISTANCE OF 50.00 FEET TO A CALCULATED POINT, FOR THE SOUTHERNMOST CORNER OF THE HEREIN DESCRIBED TRACT;
16. N60°49'38"W, A DISTANCE OF 290.00 FEET TO A CALCULATED POINT;
17. S74°10'22"W, A DISTANCE OF 18.38 FEET TO A CALCULATED POINT;
18. N61°04'15"W, A DISTANCE OF 50.00 FEET TO A CALCULATED POINT;
19. N16°30'14"W, A DISTANCE OF 18.60 FEET TO A CALCULATED POINT;
20. N29°50'40"E, A DISTANCE OF 50.03 FEET TO A CALCULATED POINT;
21. N73°33'27"E, A DISTANCE OF 18.17 FEET TO A CALCULATED POINT;
22. N29°19'49"E, A DISTANCE OF 4.26 FEET TO A CALCULATED POINT, AT A POINT OF CURVATURE TO THE LEFT;
23. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 775.00 FEET, AN ARC LENGTH OF 2.93 FEET, A CENTRAL ANGLE OF 00°12'59", A CHORD BEARING AND DISTANCE OF N29°03'52"E, 2.93 FEET TO A CALCULATED POINT,
24. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 845.00 FEET, AN ARC LENGTH OF 130.34 FEET, A CENTRAL ANGLE OF 08°50'16", A CHORD BEARING AND DISTANCE OF N65°35'08"W, 130.21 FEET TO A CALCULATED POINT;
25. N15°32'17"E, A DISTANCE OF 241.45 FEET TO A CALCULATED POINT;
26. N05°43'32"E, A DISTANCE OF 281.10 FEET TO A CALCULATED POINT;
27. N00°40'28"E, A DISTANCE OF 50.96 FEET TO A CALCULATED POINT;
28. N88°48'48"W, A DISTANCE OF 127.72 FEET TO A CALCULATED POINT;
29. N01°11'12"E, A DISTANCE OF 12.00 FEET TO A CALCULATED POINT;
30. N88°48'48"W, A DISTANCE OF 50.00 FEET TO A CALCULATED POINT;
31. N43°48'48"W, A DISTANCE OF 18.38 FEET TO A CALCULATED POINT;
32. N88°48'48"W, A DISTANCE OF 34.56 FEET TO A CALCULATED POINT, AT A POINT OF CURVATURE TO THE LEFT;
33. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 125.00 FEET, AN ARC LENGTH OF 9.78 FEET, A CENTRAL ANGLE OF 04°29'03", A CHORD BEARING AND DISTANCE OF S88°56'41"W, 9.78 FEET TO A CALCULATED POINT;
34. S86°42'09"W, A DISTANCE OF 94.19 FEET TO A CALCULATED POINT, AT A POINT OF CURVATURE TO THE RIGHT;
35. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 175.00 FEET, AN ARC LENGTH OF 40.66 FEET, A CENTRAL ANGLE OF 13°18'42", A CHORD BEARING AND DISTANCE OF N86°38'30"W, 40.57 FEET TO A CALCULATED POINT;
36. N79°59'09"W, A DISTANCE OF 394.52 FEET TO A CALCULATED POINT;
37. N10°00'51"E, A DISTANCE OF 75.00 FEET TO A CALCULATED POINT;
38. N79°59'09"W, A DISTANCE OF 165.00 FEET TO A CALCULATED POINT, BEING IN THE WESTERN LINE OF SAID JST HOLDINGS 202.49 ACRE TRACT, AND ALSO BEING IN THE EASTERN LINE OF SAID SANTA FE RAILROAD;

THENCE, ALONG SAID EASTERN LINE OF JST HOLDINGS 202.49 ACRE TRACT AND ALONG SAID EASTERN LINE OF SANTA FE RAILROAD, N10°00'51"E, A DISTANCE OF 651.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 48.189 ACRES (2,099,130 SQUARE FEET), MORE OR LESS.

SAVE & EXCEPT:

BEING A 9.42 ACRE TRACT (410,335 SQUARE FEET) OF LAND, SITUATED IN THE REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29, SITUATED IN THE CITY OF SANGER, DENTON COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 202.49 ACRE TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED CONVEYED TO JST HOLDINGS 04 BUSINESS, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY, RECORDED IN DOCUMENT NUMBER 2024–74411 OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS; SAID 48.189 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH CAP STAMPED "ATWELL LLC" SET IN CONCRETE, BEING IN THE NORTHERN LINE OF SAID 202.49 ACRE TRACT AND ALSO BEING IN THE SOUTHERN RIGHT–OF–WAY LINE OF LOIS ROAD EAST, FOR THE NORTHWESTERN CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

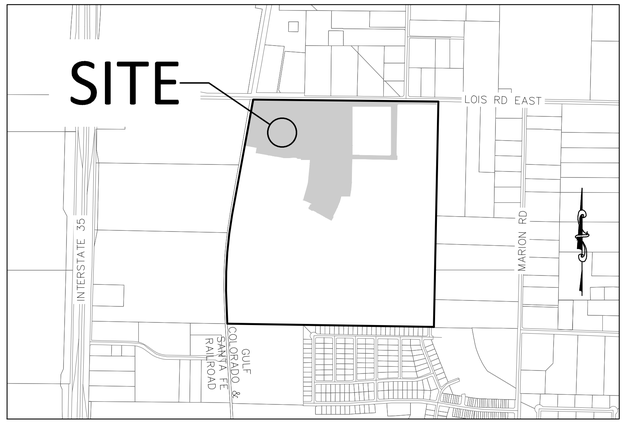
THENCE, CONTINUING ALONG SAID NORTHERN LINE OF 202.49 ACRE TRACT AND SAID SOUTHERN RIGHT–OF–WAY LINE OF LOIS ROAD EAST, S89°22'38"E, A DISTANCE OF 551.33 FEET TO A CALCULATED POINT, FOR THE NORTHEASTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CROSSING THROUGH SAID 202.49 ACRE TRACT, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

1. S44°05'43"E, A DISTANCE OF 20.68 FEET TO A CALCULATED POINT;
2. S01°11'12"W, A DISTANCE OF 700.74 FEET TO A CALCULATED POINT;
3. S46°11'12"E, A DISTANCE OF 18.38 FEET TO A CALCULATED POINT;
4. N88°48'48"W, A DISTANCE OF 553.00 FEET TO A CALCULATED POINT;
5. N01°11'12"E, A DISTANCE OF 722.86 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.42 ACRES (410,335 SQUARE FEET), MORE OR LESS.

SUBJECT PARCEL NET ACREAGE: 38.769 ACRES (1,688,778 SQUARE FEET), MORE OR LESS.



VICINITY MAP
NTS

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS: THAT, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICER, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOIS ROAD ESTATES SUBDIVISION, AN ADDITION TO THE CITY OF SANGER, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER BY FEE SIMPLE TITLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, ALL STREETS, THOROUGHFARES, ALLEYS, FIRE LANES, DRIVE AISLES, PARKS, AND WATERCOURSES, AND TO THE PUBLIC USE FOREVER EASEMENTS FOR SIDEWALKS, STORM DRAINAGE FACILITIES, UTILITIES AND ANY OTHER PROPERTY NECESSARY TO SERVE THE PLAT AND TO IMPLEMENT THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS AND OTHER CITY CODES AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND TO FOREVER DEFEND THE TITLE ON THE LAND SO DEDICATED. FURTHER, THE UNDERSIGNED COVENANTS AND AGREES THAT HE/SHE SHALL MAINTAIN ALL EASEMENTS AND FACILITIES IN A STATE OF GOOD REPAIR AND FUNCTIONAL CONDITION AT ALL TIMES IN ACCORDANCE WITH CITY CODES AND REGULATIONS. NO BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE INSTALLED, IF APPROVED BY THE CITY OF SANGER. THE CITY OF SANGER AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO ACCESS AND MAINTAIN ALL RESPECTIVE EASEMENTS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING PERMISSION FROM ANYONE.

WITNESS MY HAND THIS DAY OF _____, 20_____,

_____, OWNER

_____, TITLE AND COMPANY

'STATE OF TEXAS
COUNTY OF DENTON

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS_____ DAY OF_____, 20 _____.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

_____
TYPE OR PRINT NOTARY'S NAME

MY COMMISSION EXPIRES_____.

BENCHMARKS AND CONTROLS:

NO. 1 – AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS–OF–WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

NO. 2 – AN MAG NAIL IN ASPHALT LOCATED IN THE NORTHWEST INTERSECTION OF LOIS ROAD EAST AND MELTON ROAD, HAVING AN ELEVATION OF 693.8 FEET, A NORTHING COORDINATE VALUE OF 7,192,151.4, AND AN EASTING COORDINATE VALUE OF 2,376,790.5.

BASIS OF BEARING:

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
01	COVER SHEET
02	OVERALL SHEET
03	FINAL PLAT
04	FINAL PLAT
05	FINAL PLAT

PROJECT TEAM

OWNER/DEVELOPER/APPLICANT:
KALTER CAPITAL
10268 W, CENTENNIAL RD., UNIT 200 F
LITTLETON, CO 80127
CONTACT: LEE EISENHEIM
PH: 303.324.1771
LEE.EISENHEIM@KALTERCAPITAL.COM

ENGINEERING & SURVEY:
ATWELL, LLC
143 UNION BOULEVARD SUITE 700
LAKEWOOD, CO 80228
CONTACT: KEVIN BLUMHARDT
PH: 303.842.9191
KBLUMHARDT@ATWELL.COM

RESIDENTIAL LOT INFORMAITON	
LOT SIZE	NUMBER OF LOTS
50'	36
60'	119
TOTAL	155

AREA TABLE				
TRACT NAME	AREA (SF)	AREA (AC)	LAND USE	OWNER/MAINTENANCE
TRACT A	39525	0.91	OPEN SPACE, DRAINAGE, UTILITIES	OWNER/HOA
TRACT B	34962	0.80	OPEN SPACE	OWNER/HOA
TRACT C	7189	0.17	OPEN SPACE, UTILITIES	OWNER/HOA
TRACT D	5879	0.13	OPEN SPACE	OWNER/HOA
TRACT E	6206	0.14	OPEN SPACE	OWNER/HOA
TRACT F	5831	0.13	OPEN SPACE	OWNER/HOA
TRACT G	4679	0.11	OPEN SPACE	OWNER/HOA
TRACT H	16789	0.39	OPEN SPACE	OWNER/HOA
TOTAL	120,904	2.77	OWNER: JST HOLDINS 04 BUSINESS LLC HOA: LOIS ROAD ESTATES	

GENERAL NOTES

1. ALL LOTS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE PLANNED DEVELOPMENT.
2. THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND THE APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES DUE.
3. 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.
4. NOTICE – SELLING A PORTION OF THIS BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
5. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS, IF ANY, ON THIS PROPERTY.
6. MINIMUM FINISHED FLOOR ELEVATIONS ARE AT LEAST 2 FEET ABOVE THE 100 YEAR FLOOD PLAIN.
7. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 – YEAR FLOODPLAIN ACCORDING TO COMMUNITY PANEL NO. 48121C0070G, DATED APRIL 18, 2011, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR DENTON COUNTY, TEXAS.
8. THE PURPOSE OF THIS PLAT IS TO CREATE NEW FOR SALE SINGLE–FAMILY LOTS.
9. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (NAD '83)
10. UTILITIES SERVICE PROVIDED BY
    CITY OF SANGER – WATER & SANITARY SEWER
    ADDRESS: P.O. BOX 1729, SANGER, TEXAS 76266
    CONTACT: JIM BOLZ
    PHONE NUMBER: (940) 458–2571

    COSERV – ELECTRIC AND GAS
    ADDRESS: 202 RAILROAD AVE, SANGER, TEXAS 76266
    PHONE NUMBER: (800) 274–4014

SURVEYOR CERTIFICATE

I, RANDALL R. HAGER, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS FINAL PLAT REPRESENTS THE RESULT OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND COMPLETED ACCORDING TO APPLICABLE STATE OF TEXAS REQUIREMENTS.

_____
RANDALL R. HAGER, RPLS NO. 6471
FOR AND ON BEHALF OF ATWELL, LLC

APPROVED AND ACCEPTED

_____ _____
CHAIRMAN, PLANNING & ZONING COMMISSION — DATE
CITY OF SANGER, TX

_____ _____
MAYOR — DATE
CITY OF SANGER, TX

ATTESTED BY

_____ _____
CITY SECRETARY — DATE
CITY OF SANGER, TX

RECORDING BOX

ATWELL
866.850.4200 www.atwell.com

OWNER/DEVELOPER/APPLICANT
KALTER CAPITAL
10268 W CENTENNIAL RD. UNIT 200 F
LITTLETON, CO
303–324–1771
LEE EISENHEIM

PLAT FILING NO. 1
LOIS ROAD ESTATES SUBDIVISION
155 RESIDENTIAL LOTS - 6 HOA LOTS
REUBEN BEBEE SURVEY, ABST. NO. 29
38.769 ACRES - 1,688,778 SQUARE FEET
CITY OF SANGER, DENTON COUNTY TEXAS

DATE 02/28/2025

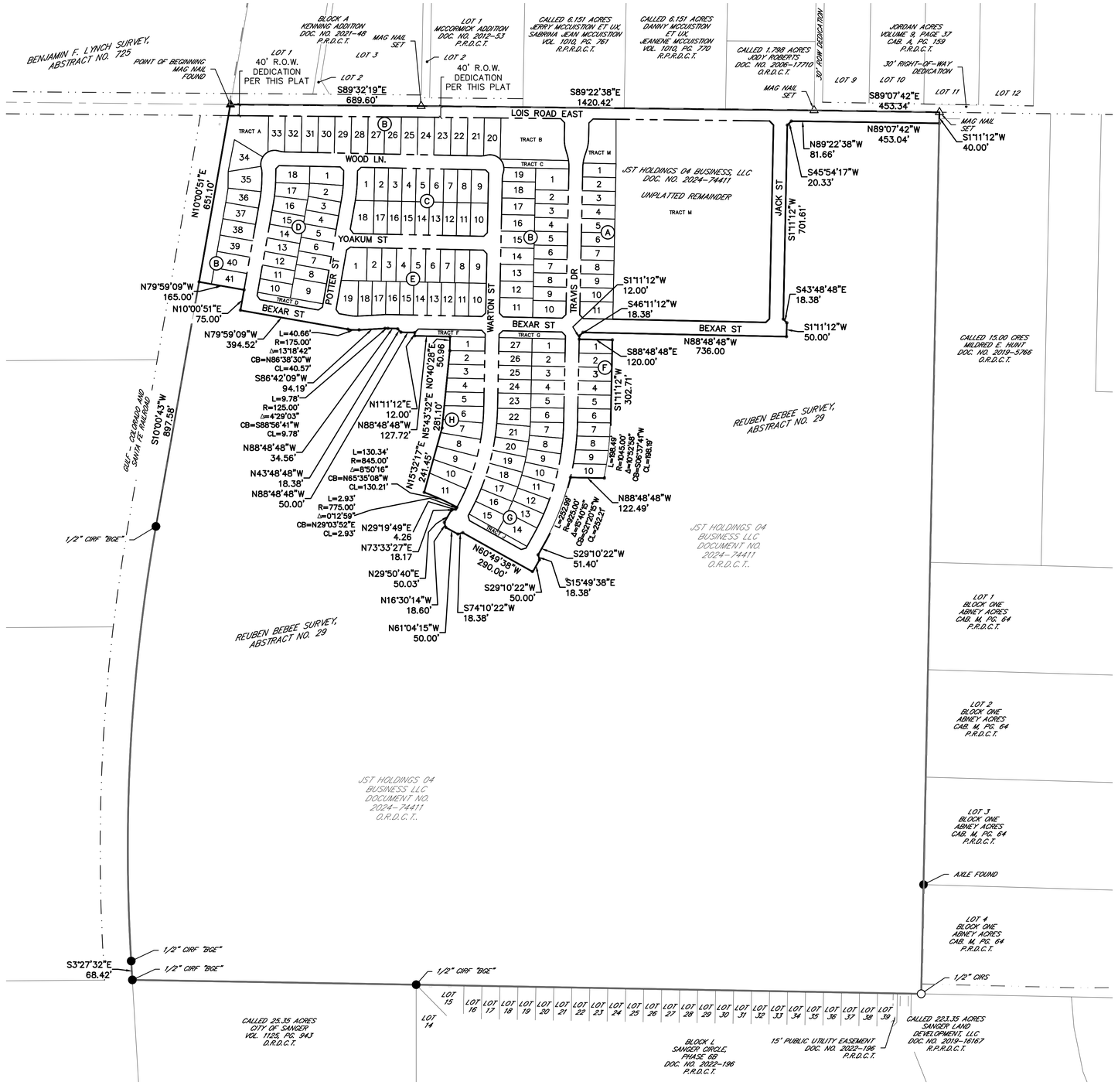
REVISIONS
A 1st SUBMITTAL TO CITY OF SANGER 02/28/2025 – KB
B 2nd SUBMITTAL TO CITY OF SANGER XX/XX/2025 – KB

DR. TN | CH. AS
P.M. RG
JOB 24007256

SHEET 01 OF 5

LOIS ROAD ESTATES SUBDIVISION PLAT FILING NO. 1

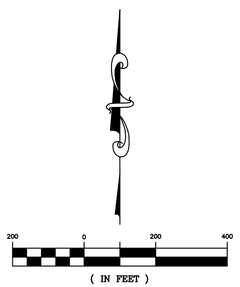
BEING 38.769 ACRES OF LAND (1,688,778 SQUARE FEET)
OUT OF THE REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29
IN THE CITY OF SANGER, DENTON COUNTY, TEXAS



LINE TABLE		
LINE	LENGTH	BEARING
L1	20.60'	S43°48'48"E
L2	20.41'	N46°11'12"E
L3	15.56'	S43°48'48"E
L4	18.38'	N46°11'12"E
L5	18.38'	N43°48'48"W
L6	15.56'	S46°11'12"W
L7	18.73'	N36°04'30"W
L8	15.54'	S54°56'21"W
L9	18.38'	S46°11'12"W
L10	18.38'	N43°48'48"W
L11	18.33'	N43°48'48"W
L12	18.38'	S46°11'12"W
L13	18.38'	S43°48'48"E
L14	18.38'	S46°11'12"W
L15	18.38'	N43°48'48"W
L16	18.38'	N46°11'12"E
L17	18.44'	N43°48'48"W
L18	18.38'	N46°11'12"E
L19	18.38'	S46°11'12"W

LINE TABLE		
LINE	LENGTH	BEARING
L20	18.38'	N43°48'48"W
L21	15.56'	S34°59'09"E
L22	15.56'	N55°00'51"E
L23	15.56'	S34°59'09"E
L24	12.00'	S01°11'12"W
L25	18.38'	S15°49'38"E
L26	50.00'	S29°10'22"W
L27	18.38'	S74°10'22"W
L28	18.60'	N16°30'14"W
L29	15.56'	S74°10'22"W
L30	15.56'	N15°49'38"W
L31	12.00'	N01°11'12"E
L32	18.38'	S43°48'48"E
L33	20.68'	S44°05'43"E
L34	20.33'	S45°54'17"W
L35	9.79'	N00°40'28"E
L36	15.00'	S89°32'19"E
L37	4.31'	S00°40'28"W

Curve Table					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	22.26'	80.00'	15°56'33"	S9°09'29"W	22.19'
C2	10.81'	80.00'	7°44'22"	N79°06'51"E	10.80'
C3	21.47'	80.00'	15°22'30"	S80°33'30"E	21.40'
C5	34.85'	150.00'	13°18'42"	N86°38'30"W	34.77'
C6	11.74'	150.00'	4°29'03"	S88°56'41"W	11.74'
C7	7.19'	775.00'	0°31'54"	N29°13'20"E	7.19'
C8	23.75'	150.89'	9°01'05"	N14°54'51"E	23.73'
C9	15.06'	50.00'	17°15'21"	S49°18'24"W	15.00'
C10	77.03'	500.00'	8°49'39"	N5°36'02"E	76.96'



(IN FEET)
1 inch = 200 ft.

ATWELL
866.850.4200 www.atwell.com

OWNER/DEVELOPER/APPLICANT
KALTER CAPITAL
10268 W. CENTENNIAL RD. UNIT 200 F
LITTLETON, CO
303-324-1771
LEE EISENHEIM

PLAT FILING NO. 1
LOIS ROAD ESTATES SUBDIVISION
155 RESIDENTIAL LOTS - 6 HOA LOTS
REUBEN BEBEE SURVEY, ABST. NO. 29
38.769 ACRES - 1,688,778 SQUARE FEET
CITY OF SANGER, DENTON COUNTY TEXAS

DATE 02/28/2025

A	1st SUBMITTAL TO CITY OF SANGER 02/28/2025 - KB
B	2ND SUBMITTAL TO CITY OF SANGER XX/XX/2025 - KB

REVISIONS

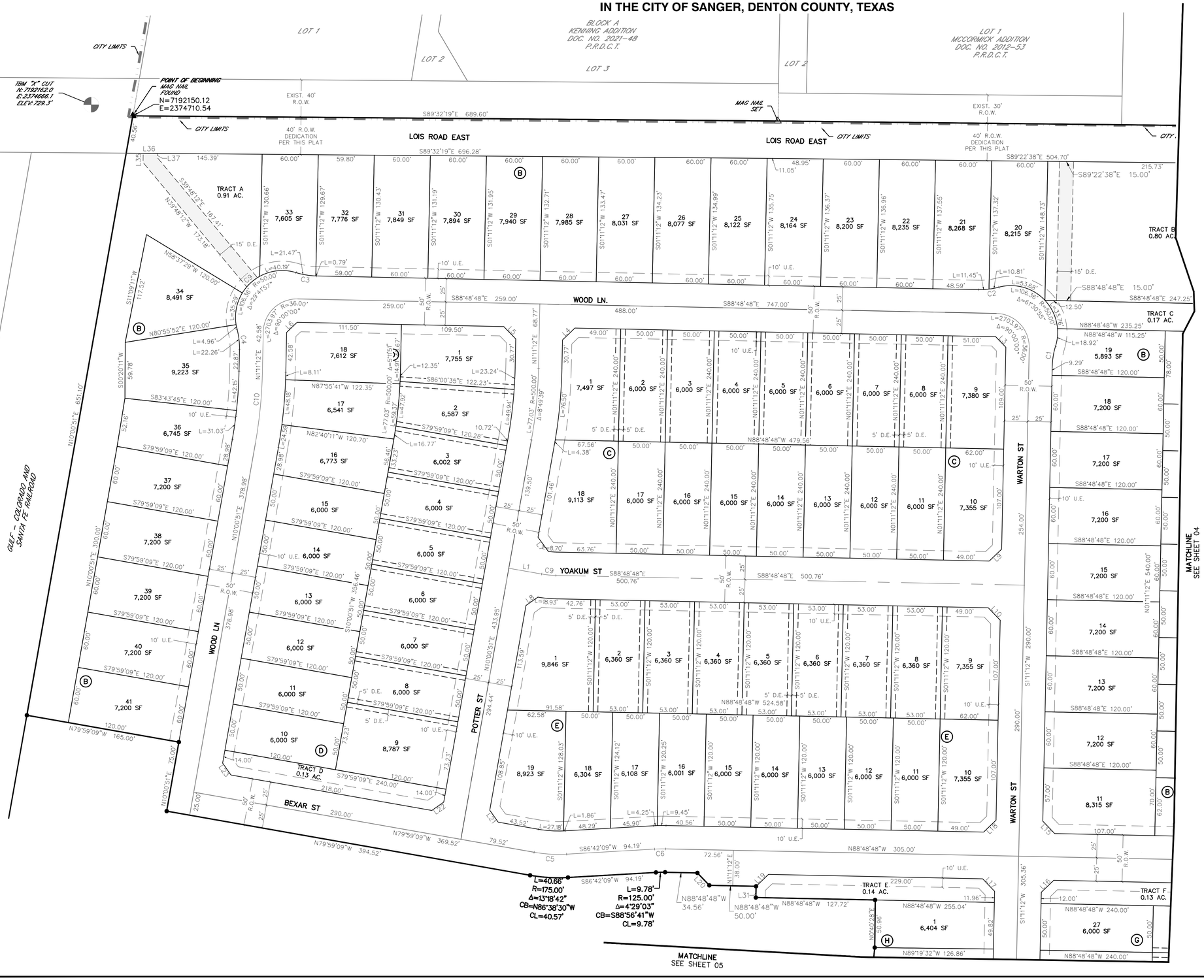
DR. TN CH. AS
P.M. RG
JOB 24007256

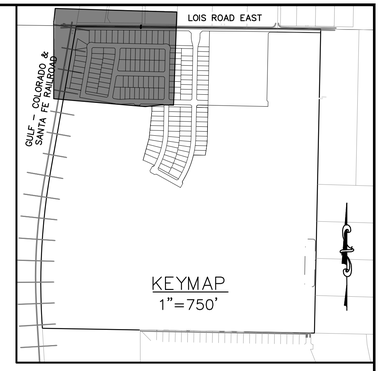
SHEET 02 OF 5

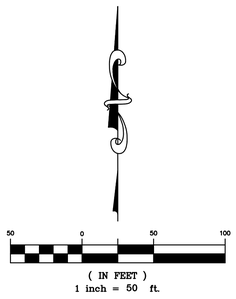
K:\DAL\24007256\Civil\Drawings\Plat\PLAT FINAL 1A\24007256-PRELIM PLAT-FINAL 1A.dwg, PRELIMINARY PLAT, 2/27/2025 3:15:19 PM, ROGER, PDF.PC3

LOIS ROAD ESTATES SUBDIVISION PLAT FILING NO. 1

BEING 38.769 ACRES OF LAND (1,688,778 SQUARE FEET)
OUT OF THE REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29
IN THE CITY OF SANGER, DENTON COUNTY, TEXAS







LEGEND

○	FOUND MONUMENT, AS NOTED
●	SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "ATWELL LLC"
▲	MAG NAIL FOUND
△	MAG NAIL SET
⚡	SECTION CORNER, AS NOTED
1	LOT NUMBER
(A)	BLOCK LETTER
TMB	TEMPORARY BENCH MARK
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
———	SUBJECT PARCEL BOUNDARY LINE
— — —	SECTION LINE
———	SUBDIVISION LOT LINE
- - - -	LOT SETBACK
———	ADJACENT PROPERTY LINE
— — —	EASEMENT LINE, AS NOTED
—·——·—	RIGHT-OF-WAY LINE
·····	OFFSET / TIE LINE

ATWELL
866.850.4200 www.atwell.com

OWNER/DEVELOPER/APPLICANT
KAL TEX CAPITAL
10268 W. CENTENNIAL RD. UNIT 200 F
LITTLETON, CO
303-324-1771
LEE EISENHEIM

PLAT FILING NO. 1
LOIS ROAD ESTATES SUBDIVISION
155 RESIDENTIAL LOTS - 6 HOA LOTS
REUBEN BEBEE SURVEY, ABST. NO. 29
38.769 ACRES - 1,688,778 SQUARE FEET
CITY OF SANGER, DENTON COUNTY TEXAS

DATE 02/28/2025

A	1ST SUBMITTAL TO CITY OF SANGER 02/28/2025 — KB
B	2ND SUBMITTAL TO CITY OF SANGER XX/XX/2025 — KB

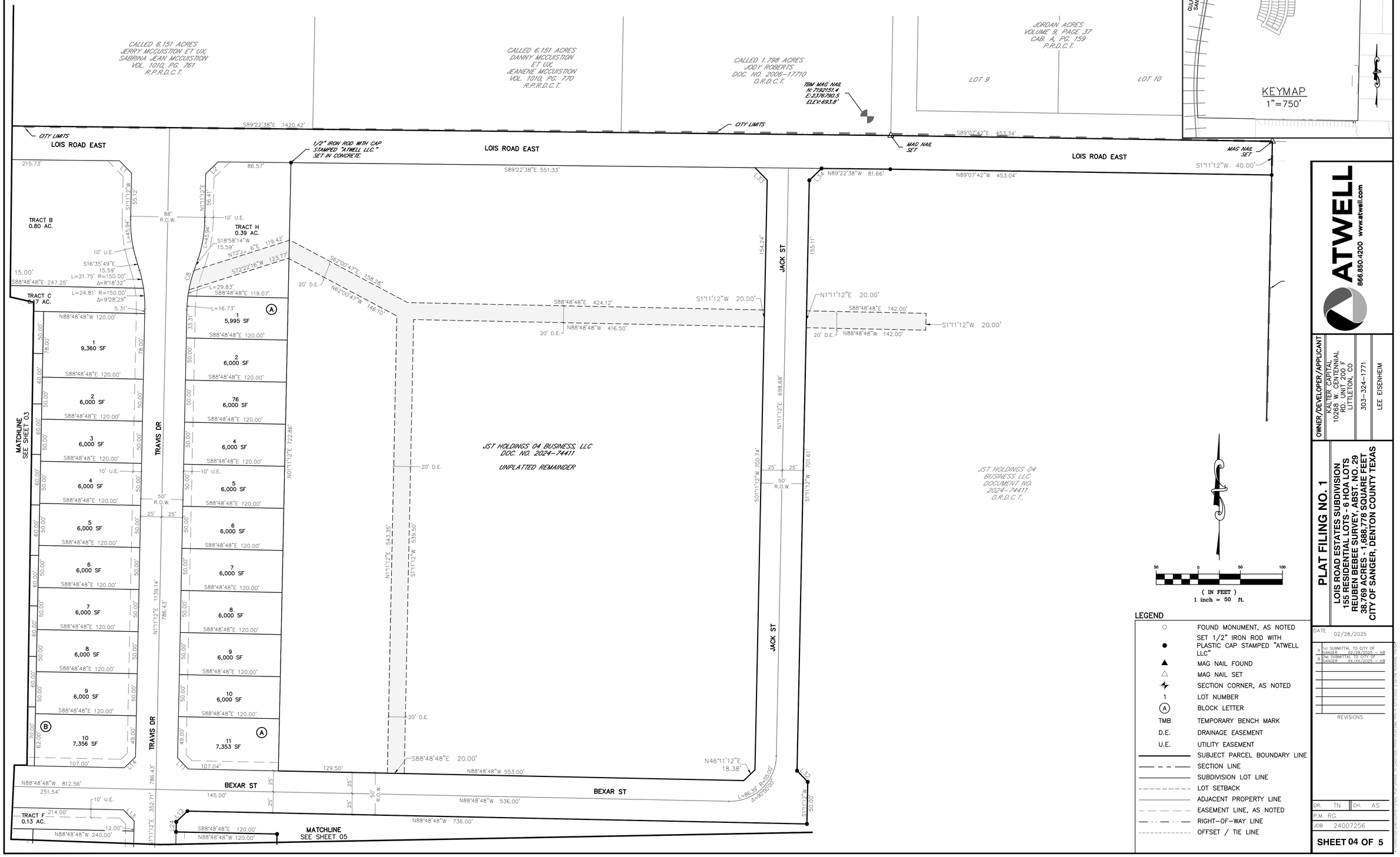
REVISIONS

DR. TN | CH. AS
P.M. RG
JOB 24007256

SHEET 03 OF 5

LOIS ROAD ESTATES SUBDIVISION PLAT FILING NO. 1

BEING 38.769 ACRES OF LAND (1,688,778 SQUARE FEET)
OUT OF THE REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29
IN THE CITY OF SANGER, DENTON COUNTY, TEXAS



LEGEND

○	FOUND MONUMENT, AS NOTED
●	SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "ATWELL LLC"
▲	MAG NAIL FOUND
△	MAG NAIL SET
✦	SECTION CORNER, AS NOTED
1	LOT NUMBER
Ⓐ	BLOCK LETTER
TMB	TEMPORARY BENCH MARK
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
———	SUBJECT PARCEL BOUNDARY LINE
— — —	SECTION LINE
———	SUBDIVISION LOT LINE
- - - - -	LOT SETBACK
———	ADJACENT PROPERTY LINE
— — — —	EASEMENT LINE, AS NOTED
— · — · —	RIGHT-OF-WAY LINE
-----	OFFSET / TIE LINE

ATWELL
866.850.4200 www.atwell.com

OWNER/DEVELOPER/APPLICANT
WALTER CAPITAL
10268 W CENTENNIAL RD, UNIT 200 F
LITTLETON, CO
303-324-1771
LEE EISENHEIM

PLAT FILING NO. 1
LOIS ROAD ESTATES SUBDIVISION
155 RESIDENTIAL LOTS - 6 HOA LOTS
REUBEN BEBEE SURVEY, ABST. NO. 29
38.769 ACRES - 1,688,778 SQUARE FEET
CITY OF SANGER, DENTON COUNTY TEXAS

DATE 02/28/2025

A	1st SUBMITTAL TO CITY OF SANGER 02/28/2025 - KB
B	2ND SUBMITTAL TO CITY OF SANGER XX/XX/2025 - KB

REVISIONS

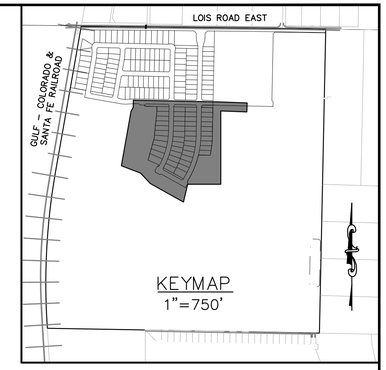
DR. TN | CH. AS
P.M. RG
JOB 24007256

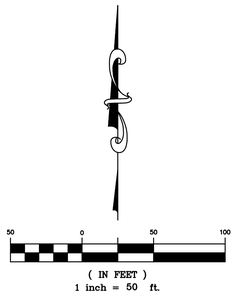
SHEET 04 OF 5

LOIS ROAD ESTATES SUBDIVISION PLAT FILING NO. 1

BEING 38.769 ACRES OF LAND (1,688,778 SQUARE FEET)
OUT OF THE REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29
IN THE CITY OF SANGER, DENTON COUNTY, TEXAS







LEGEND

○	FOUND MONUMENT, AS NOTED
●	SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "ATWELL LLC"
▲	MAG NAIL FOUND
△	MAG NAIL SET
✦	SECTION CORNER, AS NOTED
1	LOT NUMBER
Ⓐ	BLOCK LETTER
TMB	TEMPORARY BENCH MARK
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
———	SUBJECT PARCEL BOUNDARY LINE
— — —	SECTION LINE
———	SUBDIVISION LOT LINE
- - - - -	LOT SETBACK
———	ADJACENT PROPERTY LINE
— — —	EASEMENT LINE, AS NOTED
— · — · —	RIGHT-OF-WAY LINE
----------	OFFSET / TIE LINE

ATWELL
866.850.4200 www.atwell.com

OWNER/DEVELOPER/APPLICANT
KALTEX CAPITAL
10268 W CENTENNIAL RD, UNIT 200 F
LITTLETON, CO
303-324-1771
LEE EISENHEIM

PLAT FILING NO. 1
LOIS ROAD ESTATES SUBDIVISION
155 RESIDENTIAL LOTS - 6 HOA LOTS
REUBEN BEBEE SURVEY, ABST. NO. 29
38.769 ACRES - 1,688,778 SQUARE FEET
CITY OF SANGER, DENTON COUNTY TEXAS

DATE 02/28/2025

A	1st SUBMITTAL TO CITY OF SANGER 02/28/2025 - KB
B	2nd SUBMITTAL TO CITY OF SANGER XX/XX/2025 - KB

REVISIONS

DR. TN | CH. AS
P.M. RG
JOB 24007256

SHEET 05 OF 5

201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
940-458-2059(office) 940-458-4072(fax) www.sangertexas.org

SUBDIVISION APPLICATION

[ ] Preliminary Plat Minor Plat	[X] Final Plat/Replat Amended Plat	[ ] Vacating Plat Conveyance Plat

Applicant		Owner (if different from applicant)	
Name:	LEE EISENHEIM	Name:	
Company:	KALTER CAPITAL	Company:	
Address:	5690 DTC BLVD. STE. 290W	Address	
City, State, Zip:	GREENWOOD VILLAGE, CO 80111	City, State, Zip:	
Phone	(303) 324-1771	Phone:	
Fax:		Fax:	
Email:	Lee.Eisenheim@kaltercapital.com	Email:	

Submittal Checklist

	Pre-Application Conference (Date:_/____/_____)
	Application Form (Signed by Owner and Applicant)
	Letter of Intent
	Non-Refundable Application Fee (Check Payable to City of Sanger)
	Applicable Plat Checklist (Completed)
	Additional Required Documents/Traffic & Drainage Studies etc.

Supporting Materials (List if provided): Final Plat, Final Engineering Plans

R Number(s):_____

_____ 05/12/2025
Owner's Signature Date

_____ _____
Applicant's Signature Date

KALTERCAPITAL

5960 DTC BLVD, STE 290W
Greenwood Village, CO 80111
www.kaltercapital.com

Lois Rd Estates
May 13, 2025
Letter of Intent

Dear Ms. Hammonds,

In compliance with the City of Sanger's Development Services requirements, Kalter Capital is pleased to submit the Lois Rd Estates Filing No. 1 Final Plat and Final Construction Drawings Application. Included here is the Letter of Intent, which describes the Final Plat Submittal details. In addition to this Letter of Intent, the following documents are included in the Final Plat Submittal.

- Application Form, signed by Kalter Capital
- Filing No. 1 Final Plat
- Filing No. 1 Construction Plans

Site Description and Location

The subject property (The Site) is 38.769 acres in size and is located in the City of Sanger, Denton County, State of Texas. The Site is bound by Lois Road to the north, future phases of Lois Rd Estates development to the east, and future phases of Lois Rd Estates development to the south. The site is comprised of a single parcel identified as Property ID: 59829 in Denton County. A legal description is included with this letter, for reference.

The existing condition of The Site consists of native vegetation and a dirt road. There is only one vehicular access to The Site along Lois Road. There is no significant development or existing structures on the Site, as its historical use has been for agricultural purposes. There are multiple lengths of fence surrounding and within The Sites boundary, with three natural ponds that collect stormwater runoff. The Site's existing topography consists of a high point near the center of the property, with slopes ranging from 1 percent to 5 percent to the east and west.

Submittal Overview

The applicant is requesting approval on the Filing No. 3 Final Plat and Final Construction Drawings, subject to the Approved "PD"- Planned Development District that was approved on 1/14/2025, along with the Overall Preliminary Plat that was approved on 4/7/2025. The Final Plat and Construction Documents serve to establish the lot dimensions, right-of-way dedication, setbacks and Public Infrastructure design necessary to serve the site. The Final Plat is consistent with the design standards, lot dimensions (mix of 50' wide and 60' wide lots) and lot count

approved with the Planned Development Zoning as well as the Design Standards established by the City of Sanger. This submittal also stays consistent with the setbacks recently submitted with the PD Amendment, proposing a 5’ side setback and 20’ rear setback for the 50’ wide and 60’ Lots. The Final Construction Plans include all design details as required by the City of Sanger, including the General Notes and Plans, Overall Utility Plans, Over Lot Grading Plans, Street Plans and Profiles, Sanitary Sewer Plan and Profiles, Storm Sewer Plan and Profiles, Pond Plans and Details, and Construction Details.

Legal Description

BEING A 48.189 ACRE TRACT OF LAND (2,099,130 SQUARE FEET), SITUATED IN THE REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29, SITUATED IN THE CITY OF SANGER, DENTON COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 202.49 ACRE TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED CONVEYED TO JST HOLDINGS 04 BUSINESS, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY, RECORDED IN DOCUMENT NUMBER 2024-74411 OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS; SAID 48.189 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A MAG NAIL FOUND, BEING THE NORTHWESTERN CORNER OF SAID JST HOLDINGS 202.49 ACRE TRACT, BEING ON OR NEAR THE CENTERLINE OF LOIS ROAD EAST AND ON THE EASTERN RIGHT-OF-WAY LINE OF THE GULF COAST AND SANTA FE RAILROAD, (100' RIGHT-OF-WAY WIDTH), FOR THE NORTHWESTERN CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE NORTHERN LINE OF SAID JST HOLDINGS 202.49 ACRE TRACT, DEPARTING THE EASTERN RIGHT-OF-WAY LINE OF SAID GULF COAST AND SANTA FE RAILROAD, AND ALONG OR NEAR THE CENTERLINE OF SAID LOIS ROAD EAST, S89°32'19”E, A DISTANCE OF 689.60 FEET TO A MAG NAIL SET, FOR A NORTHERN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING ALONG SAID NORTHERN LINE OF JST HOLDINGS 202.49 ACRE TRACT AND ALONG OR NEAR SAID CENTERLINE OF LOIS ROAD EAST, S89°22'38”E, A DISTANCE OF 1420.42 FEET TO MAG NAIL SET, BEING THE SOUTHWESTERN CORNER OF A CALLED 1.798 ACRE TRACT DESCRIBED IN A DEED CONVEYED TO JODY ROBERT, RECORDED IN DOCUMENT NUMBER 2006-17710 OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS, AND ALSO BEING IN THE WESTERN RIGHT-OF-WAY LINE OF MELTON ROAD (30' RIGHT-OF-WAY WIDTH);

THENCE, CONTINUING ALONG SAID NORTHERN LINE OF JST HOLDINGS 202.49 ACRE TRACT AND ALONG OR NEAR SAID CENTERLINE OF LOIS ROAD, S89°07'42”E, A DISTANCE OF 453.34 FEET TO A MAG NAIL SET, BEING THE NORTHEASTERN CORNER OF SAID JST HOLDINGS 202.49 ACRE TRACT, AND ALSO BEING THE NORTHWESTERN CORNER OF A CALLED 15.00 ACRE TRACT DESCRIBED IN A DEED CONVEYED TO MILDRED E. HUNT, RECORDED IN DOCUMENT NUMBER 2019-5766 OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS,FOR THE NORTHEASTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE EASTERN LINE OF SAID JST HOLDINGS 202.49 ACRE TRACT, AND ALSO BEING THE WESTERN LINE OF SAID HUNT 15.00 ACRE TRACT, S01°11'12”W, A DISTANCE OF 40.00 FEET TO A CALCULATED POINT, FOR A NORTHEASTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE SOUTHERN RIGHT-OF-WAY LINE OF SAID LOIS ROAD, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. N89°07'42”W, A DISTANCE OF 453.04 FEET TO A CALCULATED POINT;
2. N89°22'38”W, A DISTANCE OF 81.66 FEET TO A CALCULATED POINT;

THENCE, CROSSING THROUGH SAID JST HOLDINGS 202.49 ACRE TRACT, THE FOLLOWING THIRTY-FIVE (33) COURSES AND DISTANCES:

1. S45°54'17”W, A DISTANCE OF 20.33 FEET TO A CALCULATED POINT;
2. S01°11'12”W, A DISTANCE OF 701.61 FEET TO A CALCULATED POINT;
3. S43°48'48”E, A DISTANCE OF 18.38 FEET TO A CALCULATED POINT;
4. S01°11'12”W, A DISTANCE OF 50.00 FEET TO A CALCULATED POINT;
5. N88°48'48”W, A DISTANCE OF 736.00 FEET TO A CALCULATED POINT;
6. S46°11'12”W, A DISTANCE OF 18.38 FEET TO A CALCULATED POINT;
7. S01°11'12”W, A DISTANCE OF 12.00 FEET TO A CALCULATED POINT;
8. S88°48'48”E, A DISTANCE OF 120.00 FEET TO A CALCULATED POINT;
9. S01°11'12”W, A DISTANCE OF 302.71 FEET TO A CALCULATED POINT, AT A POINT OF CURVATURE TO THE RIGHT;
10. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1045.00 FEET, AN ARC LENGTH OF 198.49 FEET, A CENTRAL ANGLE OF 10°52'58”, A CHORD BEARING AND DISTANCE OF S06°37'41”W, 198.19 FEET TO A CALCULATED POINT;
11. N88°48'48”W, A DISTANCE OF 122.49 FEET TO A CALCULATED POINT, AT A POINT OF CURVATURE TO THE RIGHT;
12. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 925.00 FEET, AN ARC LENGTH OF 252.99 FEET, A CENTRAL ANGLE OF 15°40'15”, A CHORD BEARING AND DISTANCE OF S21°20'15”W, 252.21 FEET TO A CALCULATED POINT;
13. S29°10'22”W, A DISTANCE OF 51.40 FEET TO A CALCULATED POINT;
14. S15°49'38”E, A DISTANCE OF 18.38 FEET TO A CALCULATED POINT;
15. S29°10'22”W, A DISTANCE OF 50.00 FEET TO A CALCULATED POINT, FOR THE SOUTHERNMOST CORNER OF THE HEREIN DESCRIBED TRACT;
16. N60°49'38”W, A DISTANCE OF 290.00 FEET TO A CALCULATED POINT;
17. S74°10'22”W, A DISTANCE OF 18.38 FEET TO A CALCULATED POINT;
18. N61°04'15”W, A DISTANCE OF 50.00 FEET TO A CALCULATED POINT;
19. N16°30'14”W, A DISTANCE OF 18.60 FEET TO A CALCULATED POINT;
20. N29°50'40”E, A DISTANCE OF 50.03 FEET TO A CALCULATED POINT;
21. N73°33’27”E, A DISTANCE OF 18.17 FEET TO A CALCULATED POINT;
22. N29°19’49”, A DISATNCE OF 4.26 FEET TO A CALCULATED POINT, AT A POINT OF CURVATURE

TO THE LEFT;

23. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 775.00 FEET, AN ARC LENGTH OF 2.93 FEET, A CENTRAL ANGLE OF 00°12'59”, A CHORD BEARING AND DISTANCE OF N29°03'52”E, 2.93 FEET TO A CALCULATED POINT,
24. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 845.00 FEET, AN ARC LENGTH OF 130.34 FEET, A CENTRAL ANGLE OF 08°50'16”, A CHORD BEARING AND DISTANCE OF N65°35'08”W, 130.21 FEET TO A CALCULATED POINT;
25. N15°32'17”E, A DISTANCE OF 241.45 FEET TO A CALCULATED POINT;
26. N05°43'32”E, A DISTANCE OF 281.10 FEET TO A CALCULATED POINT;
27. N00°40'28”E, A DISTANCE OF 50.96 FEET TO A CALCULATED POINT;
28. N88°48'48”W, A DISTANCE OF 127.72 FEET TO A CALCULATED POINT;
29. N01°11'12”E, A DISTANCE OF 12.00 FEET TO A CALCULATED POINT;
30. N88°48'48”W, A DISTANCE OF 50.00 FEET TO A CALCULATED POINT;
31. N43°48'48”W, A DISTANCE OF 18.38 FEET TO A CALCULATED POINT;
32. N88°48'48”W, A DISTANCE OF 34.56 FEET TO A CALCULATED POINT, AT A POINT OF CURVATURE TO THE LEFT;
33. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 125.00 FEET, AN ARC LENGTH OF 9.78 FEET, A CENTRAL ANGLE OF 04°29'03”, A CHORD BEARING AND DISTANCE OF S88°56'41”W, 9.78 FEET TO A CALCULATED POINT;
34. S86°42'09”W, A DISTANCE OF 94.19 FEET TO A CALCULATED POINT, AT A POINT OF CURVATURE TO THE RIGHT;
35. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 175.00 FEET, AN ARC LENGTH OF 40.66 FEET, A CENTRAL ANGLE OF 13°18'42”, A CHORD BEARING AND DISTANCE OF N86°38'30”W, 40.57 FEET TO A CALCULATED POINT;
36. N79°59'09”W, A DISTANCE OF 394.52 FEET TO A CALCULATED POINT;
37. N10°00'51”E, A DISTANCE OF 75.00 FEET TO A CALCULATED POINT;
38. N79°59'09”W, A DISTANCE OF 165.00 FEET TO A CALCULATED POINT, BEING IN THE WESTERN LINE OF SAID JST HOLDINGS 202.49 ACRE TRACT, AND ALSO BEING IN THE EASTERN LINE OF SAID SANTA FE RAILROAD;

THENCE, ALONG SAID EASTERN LINE OF JST HOLDINGS 202.49 ACRE TRACT AND ALONG SAID EASTERN LINE OF SANTA FE RAILROAD, N10°00'51”E, A DISTANCE OF 651.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 48.189 ACRES (2,099,130 SQUARE FEET), MORE OR LESS.

SAVE & EXCEPT:

BEING A 9.42 ACRE TRACT (410,335 SQUARE FEET) OF LAND, SITUATED IN THE REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29, SITUATED IN THE CITY OF SANGER, DENTON COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 202.49 ACRE TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED CONVEYED TO JST HOLDINGS 04 BUSINESS, LLC, A NEW MEXICO LIMITED

LIABILITY COMPANY, RECORDED IN DOCUMENT NUMBER 2024-74411 OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS; SAID 48.189 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH CAP STAMPED “ATWELL LLC” SET IN CONCRETE, BEING IN THE NORTHERN LINE OF SAID 202.49 ACRE TRACT AND ALSO BEING IN THE SOUTHERN RIGHT-OF-WAY LINE OF LOIS ROAD EAST, FOR THE NORTHWESTERN CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING ALONG SAID NORTHERN LINE OF 202.49 ACRE TRACT AND SAID SOUTHERN RIGHT-OF-WAY LINE OF LOIS ROAD EAST, S89°22'38'E, A DISTANCE OF 551.33 FEET TO A CALCULATED POINT, FOR THE NORTHEASTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CROSSING THROUGH SAID 202.49 ACRE TRACT, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

1. S44°05'43”E, A DISTANCE OF 20.68 FEET TO A CALCULATED POINT;
2. S01°11'12”W, A DISTANCE OF 700.74 FEET TO A CALCULATED POINT;
3. S46°11'12”E, A DISTANCE OF 18.38 FEET TO A CALCULATED POINT;
4. N88°48'48”W, A DISTANCE OF 553.00 FEET TO A CALCULATED POINT;
5. N01°11'12”E, A DISTANCE OF 722.86 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.42 ACRES (410,335 SQUARE FEET), MORE OR LESS.

SUBJECT PARCEL NET ACREAGE: 38.769 ACRES (1,688,778 SQUARE FEET), MORE OR LESS.

DATE: 5/1/25

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

The request is for a Final Plat of Lois Road Estates Ph 1, being approximately 38.769 acres in the A0029A R. BEBEE, TR 107, prepared by Atwell, submitted on 2/28/25. 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. Property owner information doesn't match Denton Central Appraisal District. Provide proof of ownership.
2. Utility easements should be a minimum of 15'.
3. In title block show total number of 50' lots, and total number of 60' lots for this phase.
4. Describe and locate all permanent survey monument, pins, and control points and tie and reference the survey corners at two points to the Texas State Plane Coordinate System North Central Zone 1983-1999 datum. The Point of Beginning shall be clearly marked including State Plan Coordinates NAD 83.
5. An accurate location of the subdivision in reference to the deed records of the county which shall include volume and pages of the deed of the property to be subdivided.
6. In title box list plat type (Final Plat)
7. In title box call out right-of-way acreage to be dedicated.
8. Location map has a black box over it.
9. Legal description acreage doesn't match acreage in title block.

Informational Comments

1. The property is within the City of Sanger.

2. The Final Plat will be scheduled for Planning and Zoning (P&Z) Commission meeting on Monday, June 9, 2025, and the City Council meeting on Monday, July 7, 2025.

June 3, 2025
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: **Lois Road Estates Filing 1&2 Construction Plans Review #2**

Dear Ms. Hammonds,

Halff Associates, Inc. was requested by the City of Sanger to review the Phase 1 Construction Plans for Lois Road Estates. The submittal was prepared by Atwell and was received on May 19th, 2025.

General Comments

1. Please address comments on attached markups and provide annotated responses on markups. Please note, all comments may not be written on letter since some comments are easier to show and explain on the markups. Please annotate markup with responses.

2. Please note additional comments may be provided in subsequent reviews once additional data/responses is received.

Hydrology and Hydraulics

1. Please provide profiles for Runs 19 and 20 for storm sewer pipes. See sheets 146 and 147 “Storm Sewer Plan & Profiles Run 19” and “Storm Sewer Plan & Profiles Run 20“.
   Response: These profiles have been corrected to display.
   Halff Review: Run 20 has been updated, please provide profile for Run 19.
   Halff Review 2: Runs 19 and 20 plan and profiles are not in the current phase of the project. Please note that phases including these areas will not be approved until these comments are addressed.
   Halff Construction Plan Review 2: Comment will move to Filing 4 because it is not located within the area of this submittal.
2. Please provide pipe slopes and dimensions for the profiles in Runs 31 and 32 for storm sewer pipes. See sheets 159 and 160 “Storm Sewer Plan & Profiles Run 31” and “Storm Sewer Plan & Profiles Run 32“.
   Response: Pipe sizes and slopes have been added to the profile
   Halff Review: Addressed
3. Pipe on north side of site appears to discharge into a separate system than every other pipe in design and does not appear to discharge into detention pond. Please provide more detail on where this pipe outfalls and provide supporting calculations to show that discharges are not increasing from existing to proposed conditions and/or no negative impacts occur. See sheet 5 “Overall Utility Plans Overall”.
   Response: This pipe is existing and will be demolished. The style has been changed and a label has been added to the plan
   Halff Review: Style unchanged on existing pipe on sheet 5. Please revise.
   Halff Review 2: Addressed

4. Pipe on sheet 127 “Storm Sewer Plan & Profiles Run 1” has no upstream connection. Please revise such that it is connected to the rest of the storm sewer system
   Response: The upstream pipe has been added to the profile view
   Halff Review: Addressed
5. Please provide existing and proposed drainage area map(s) and calculations. Submittal will need to show that no increases in discharges occurs between existing and proposed conditions.
   Halff Review: Addressed
6. Please provide hydraulic grade line calculations and profiles for all storm sewer profiles.
   Response: Existing and proposed drainage maps have been added to the plan set
   Halff Review: Please provide HGL for Run 15. See Sheet 152 “Storm Sewer Plan & Profiles Run 15”
   Halff Review 2: Run 15 plan and profile has been removed from current plan sheet. Please note that Phases including these areas will not be approved until these comments are addressed.
   Halff Construction Plan Review 2: Comment will move to Filing 3 because it is not located within the area of this submittal.
7. Please provide pipe velocities and calculations for all storm pipes.
   Response: Hydraulic calculations have been added to the plan set
   Halff Review: Please provide calculations for Runs 1 and 33. Please see sheets 174 and 175.
   Halff Review 2: Previous comment was not addressed. Please provide calculations for Runs 1 and 33. Please see sheets 81 and 82.
   Halff Construction Plan Review 2: Addressed

8. Please provide inlet calculation sheets. Also please show inlet length and type on plan view in sheets.
   Response: Inlet calculations calculations have been added to the plan set
   Halff Review: Addressed
9. Please provide easements for storm sewer and detention ponds per § 10.106(d)(10)(E)
   Response: Easements for storm sewer and drainage facilities have been added to the plan and plat
   Halff Review: Addressed
10. Please provide calculations showing that detention pond will drain within 24 hours per § 10.106(d)(10)(F).
    Response: Pond drainage calculations have been added to the pond plan Sheets
    Halff Review: Addressed
11. Please provide emergency spillway for ponds A, B, and C.
    Response: Emergency spillways have been added to ponds A, B and C
    Halff Review: Addressed
12. Ponds have 1-foot of freeboard, but do not account for sediment storage. Please provide 2 feet of sediment storage for the 100-year storm per § 10.106(d)(10)(A).
    Response: Pond design has been revised to have adequate freeboard and sediment storage.
    Halff Review: Addressed
13. Please provide pond bottom slope per ordinance § 10.106(d)(10)(C).
    Response: Pond slopes have been added to the pond plans
    Halff Review: Addressed

14. For ponds A, B and C, please provide HY8 models used for culvert calculations.
    Response: HY8 model calculations and results have been added to the pond Plans
    Halff Review: Addressed
15. Please provide longest flow paths and time of concentration calculations used for calculating time of concentration for each pond.
    Response: Flow path and Tc calculations have been added to the pond plan sheets
    Halff Review: Addressed
16. Pond D:
    a. Please provide emergency spillway weir and orifice elevations along pond D.
       Response: Emergency spillway weir and orifice elevation have been added to Pond D plans
       Halff Review: Addressed
    b. Please provide flow master model used for spillway and orifice calculations.
       Response: Spillway and orifice calculations have been added to the pond plan sheets
       Halff Review: Addressed
    c. Worksheet shows velocity of 10.35 ft/s leaving pond. Please include design for energy dissipation downstream of this structure or revise design. See § 10.106(d)(6)(B)(iii)
       Response: Energy dissipation has been added to the pond design
       Halff Review: Addressed
    d. GVF Output Data lists velocity as “Infinity ft/s”. Please revise. See sheet 164 “Pond D Plan and Details”.
       Response: Velocities have been recalculated and revised on the plans.
       Halff Review: Addressed
17. Please note that an Environmental Assessment will be needed on the 3 existing ponds on this site to determine impact of proposed development on wetlands. See Section 404 of Clean Water Act. See sheet 4 “General Notes & Plans, Existing Conditions.”
    Response: Comment noted. The Environmental Assessment is in process and will be provided upon completion.
    Halff Review: Addressed

2nd Review Additional Comments:

18. Design HGL less than pipe invert in lateral line calculations. Please see sheets 176 and 177. Please revise.
    Halff Review: Previous comment was not addressed. Please check Design HGL calculations on Sheets 83 and 84.
    Halff Construction Plan Review 2: Calculations for laterals not provided. Please provide calculations for Lateral lines.

Final Plat First Review Comments:

19. Pipe drains unmitigated off site. Please see Sheet 68: “Storm Sewer Plan & Profiles Run 4” Please note that even if the entire site plan was approved, each phase needs to meet Sanger requirements as well. Please provide interim design to mitigate discharges.

Halff Construction Plan Review 2: Addressed

Construction Plan Review #2 Comments:

20. Proposed contours suggest that overland flow will runoff offsite unmitigated until next phase. Please see sheet 21 “Overall Grading Area-07”. Please update plans so that the flow does not increase off developed area.

If you have any questions or need additional information, please do not hesitate to call me at (214) 937-3954.

Sincerely,
HALFF
TBPELS Firm No. 312



Randall Peterman, PE, CFM, ENV SP

halff

June 03, 2025
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: Lois Road Estates Filing No. 1 Final Plat and No. 1 & 2 Construction Plans - Review #2

Dear Ms. Hammonds,

Halff was requested by the City of Sanger to review the Final Plat Filing No. 1 and Filings No. 1 & 2 Construction Plans for Lois Road Estates. The submittal was prepared by Atwell, LLC. and was received May 19, 2025.

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 Hydrology and Hydraulics comments provided in a separate letter.

Final Plat Comments

1. Clearly indicate the Point of Beginning on the plat per Ordinance § 10.104(d)(10)(D)
   Response: The Point of Beginning has been shown on the plat per the ordinance.
   2nd Review: Addressed
2. Show centerline of existing street. Dimensions from centerline to edges of existing and proposed right-of-way on both sides of the centerline per §10.104(d)(10)(H)(iv)
   Response: The plat has been revised to show requested centerlines and dimensions.
   2nd Review: Addressed
3. Show the City limit lines per ordinance § 10.104(d)(10)(Q).
   Response: The City limits are now shown on the plat.
   2nd Review: Addressed
4. Please clearly label all the tracts referred to in the final plat.
   Response: Tract labels have been clearly labeled on the plat.
   2nd Review: Addressed
5. Provide 3" x 3" recording box at the lower right-hand corner per §10.104(d)(10)(N)
   Response: This has been implemented and shown on the cover sheet (page 1).
   2nd Review: Provide Recording Box for all sheets

halff

6. Provide easement for utilities through Tract C
   Response: An easement has been added to Tract C.
   2nd Review: Please provide easements for Utilities in Tract C
7. 2nd Review: Provide ROW acreage in title block on all sheets per §10.104(d)(10)(O)(vi)
8. 2nd Review: Please update block numbers to ensure consistency with plans and overall utility layouts.
9. 2nd Review: Please show pond A layout and easement as part of Filing 1 plat
10. 2nd Review: Review and update drainage easements on Filing 1 plat to match updated grading sheets.

General Notes and Street Sections Comments

1. The geotechnical report previously provided does not state pavement thickness, bar sizes and concrete strength. Please confirm that Ordinance § 10.106(b) Street Paving - Concrete requirements are met
   Response: The Client is working with the geotechnical engineer to provide pavement design. It will be provided as soon as available.
   2nd Review: Understood. Please provide and update pavement sections per Geotechnical Report once completed.

Overall Utility Layout Comments

1. Provide interim conditions until future phases are developed for Storm Drain outfall on Bexar St
   Response: The storm sewer system has been revised to extend to pond "A" in the interim condition.
   2nd Review: Addressed
2. Dedicate utility easements for storm drain and sanitary sewer utilities through Tract C
   Response: Utilities have been added. These are now labeled on sheet 8 and has been added to the plat.
   2nd Review: Easement not shown on final plat
3. Verify that there is an existing easement for outfalls through Railroad ROW
   Response: This culvert is existing and does not have an easement.
   2nd Review: Addressed
4. Please ensure all fire hydrants within the subdivision do not exceed a maximum of 500 ft along the fire apparatus access roadways/fire lane per § 5.701(b)
   Response: Fire hydrant locations have been revised to meet this requirement.
   2nd Review: Addressed
5. Show sewer and water services to individual lots
   Response: Individual services have been added to each lot.
   2nd Review: Please avoid keeping water and sewer services on top of one another

halff

Grading Plan Comments

1. Show grayed out storm drain layout in grading plans
   Response: The storm has been turned on and grayed out on the grading plans.
   2nd Review: Addressed
2. Provide more proposed contours labels for clarity
   Response: Additional contour labels have been added per comment.
   2nd Review: Addressed
3. Surface runoff from residential lots shall cross no more than one additional lot before being directed toward the street or a dedicated drainage system. **When the flow reaches the second lot, side lot swales shall be in place to direct the flows to the street or to a dedicated city drainage system within an easement in the rear yard.** Furthermore, no more than one lot may drain to a second lot before the flow is directed to a street or to a dedicated city drainage system. Where lot to lot drainage occurs, the lot lines shall be aligned, and a dedicated private drainage easement shall be provided per Ordinance § 10.106(d)(12) Grading and Drainage. Please address grading per Ordinance § 10.106(d)(12). Current grading sheet flows water through more than one lot and per ordinance § 10.106(d)(12), **drainage easements are only accepted in the rear yard not the side swales**. Ensure that rear yards grades are limited to a maximum of 4:1 to allow use of lawn mowers and avoid sending flows offsite from the development. Incorporate retaining walls to contain flows on individual lots and direct flows to storm systems through side swales.
   Response: The current lot grading meets the intent of this rule as the equivalent of only one (1) Type "B" lot will drain through the adjoining lot's side lot swale.
   Response (rev 5/29/25): Lot grading has been revised in the areas where Type B lots abut Type A lots. At the direction of the City, swales have been added at the back of the upstream lots to direct drainage to the lot lines of the downstream lots.
   2nd Review: Sheet flow runoff from lots has been addressed. Please ensure that slopes are limited to a maximum slope of 4:1 on lots adjacent to Tract C.
4. Clarify intention for steep side lot grades, is the intent to construct exposed foundations?
   Response: The grading in this area has been revised to be limited to 4:1 max.
   2nd Review: Addressed
5. Provide cross sections for channels in the interim conditions showing 1ft freeboard and ensure 0.5% slope through channel per § 10.106(d)(9) Channels.
   Response: Cross sections for the channel has been added per your request.
   2nd Review: Addressed
6. 2nd Review: Please provide legend for retaining walls and clarify elevations shown.
7. 2nd Review: Please ensure that rear yards of lots south of Bastrop Street drain effectively.

Paving Plan and Profile Comments

1. Label all curb inlets and provide flow arrows depicting proposed drainage direction on paving plans

halff

Response: Labels for curb inlets have been added per your request.
2nd Review: Please label inlets on Wood Ln

2. Please revise and update K-value and curve lengths for all vertical curves to meet the requirements of Table 4-12: Minimum K and L as a Function of A of the TxDOT Roadway Design Manual
   Response: K-Values have been updated per your request.
   2nd Review: Please update K-value and length of curve per Table 4-12 on STA 11+81.03 Lois Road
3. Please provide passing spaces that are 60 inches by 60 inches every 200ft for 4 ft wide sidewalks to meet ADA requirements
   Response: These sidewalks are within public right-of-way where ADA guidelines do not apply. PROWAG are the applicable standards in this scenario, and therefore shall be adhered to. The requested 60"x60" passing zones are not required under PROWAG.
   2nd Review: Please refer to R302.3 of PROWAG that states, "Where the clear width of *pedestrian access routes* is less than 60 inches (1525 mm), passing spaces shall be provided at intervals of 200 feet (61 m) maximum. Passing spaces shall be 60 inches (1525 mm) minimum by 60 inches (1525 mm) minimum. Passing spaces and *pedestrian access routes* are permitted to overlap."
4. show valley gutters if any on the knuckles and provide elevations to confirm drainage
   Response: Valley gutters are not needed as drainage flows to and around the curb and gutter. Please refer to the profiles below for curb flowline grades and elevations.
   2nd Review: Addressed
5. Please label slopes before and after match lines
   Response: The requested slope labels have been added.
   2nd Review: Addressed

Sanitary Sewer Plan and Profile Comments

1. Ensure that horizontal separation between water and wastewater is atleast 9 ft in all directions to meet TCEQ minimum horizontal separation requirements on Wood Lane
   Response: Horizontal separations have been revised to meet the 9' minimum.
   2nd Review: Addressed
2. In those cases where horizontal curvature must be utilized to serve a particular area, the minimum radius of curvature shall be one hundred feet (100') per § 10.106(f)(1)(D)(i). Please label all curved sewer pipes and ensure they meet the minimum requirements
   Response: The curved sewer pipe has been labeled with a radius of at or greater than 100'.
   2nd Review: Addressed
3. Provide easements for sanitary sewer where necessary as shown in the markups
   Response: Easements have been added as requested.
   2nd Review: Please refer to plat comments

halff

4. Show crossings with other utilities for example storm drains and water lines and maintain 2 ft vertical clearances
   Response: Vertical clearances have been added and updated.
   2nd Review: Please refer to plan markups
5. Please show sewer services to individual lots
   Response: Sewer services have been added to individual lots.
   2nd Review: Please refer to overall utility layout comments
6. 2nd Review: Why is a 12" PVC feeding into an 8" PVC and then a 15" PVC on the intersection of Wood Ln and Warton St? Please upsize 8" to either 12" or 15" PVC on Run 5

Drainage Area and Hydraulic Computations Comments

1. Provide existing and proposed drainage area maps
   Response: Existing and proposed drainage maps have been added as requested.
   2nd Review: Please update proposed drainage area map per updated grading plans and provide drainage areas at a scale smaller than 750 for easier visibility
2. Turn on storm drain layout on proposed drainage area maps along with proposed grading to verify proposed drainage areas
   Response: The storm layout is shown on the drainage maps as requested.
   2nd Review: Addressed
3. Tabulate results of inlet calculations and hydraulic computations for proposed storm systems and provide depth of flow at inlet openings column on all inlet calculations
   Response: Hydraulic calcs have been updated as requested.
   2nd Review: Provide Hydraulic calculations for laterals and ensure Maximum velocity in the pipe shall not exceed 12 feet per second per § 10.106(d)(6)(B)(ii)
4. 2nd Review: Please provide legend to define parameters and update C factors per §10.106(d)(2)(D)(i)
5. 2nd Review: Ensure numbers in existing drainage area match with existing drainage area calculations table

Storm Sewer Plan and Profile Comments

1. Provide flow boxes showing flows, pipe capacity, friction slope, velocity and velocity head for each pipe segment. Specify partial flow segments as well
   Response: Flow boxes have been added as requested.
   2nd Review: Provide flow table for Run 3-2
2. Provide flow lines every 50ft on the storm profiles
   Response: Flow lines have been added at 50’ intervals as requested.
   2nd Review: Repeat Comment. Provide flow lines every 50ft on the storm profiles
3. Provide profiles for all storm laterals and ensure that flow boxes are included on the profiles and HGL shall be not less than 1ft from the existing surface

Response: Storm laterals have been added to the plan set as requested.
2nd Review: Addressed

4. The minimum velocities in conduit shall be 2.5 feet per second and the Maximum velocity in the pipe shall not exceed 12 feet per second in all storm drain pipe segments per §10.106(d)(6)(B)
   Response: Velocities have been shown and meet minimum and maximum criteria.
   2nd Review: Please review and revise pipe segments that do not meet the velocity requirements. Requirements can be achieved through combining drainage areas or increasing slopes as needed.
5. show outfall structures along with energy dissipators in the storm profiles
   Response: Energy dissipation calculations have been added to the set as requested.
   2nd Review: Addressed
6. show storm laterals in profile view clearly
   Response: Storm laterals have been added to the plan set as requested.
   2nd Review: Please show the laterals in the profile view per markup comments
7. Please show and account for minor losses in the HGL through system
   Response: HGLs have been updated to account for minor losses.
   2nd Review: Minor losses are supposed to happen at the bends, junction boxes, wyes and inlets as opposed to in the middle of the pipe segments. Please revise HGL's and hydraulic calculations accordingly
8. Please avoid using curb inlets as manholes. Revise storm alignments and eliminate curb inlets from main lines
   Response: Storm alignments have been updated to remove inlets as junctions as requested.
   2nd Review: Addressed
9. Please verify basis of all starting WSEL's and ensure consistency with pond WSEL's. Recommend using the higher of either pond WSEL or top of pipe for hydraulic calculations
   Response: Hydraulic calculations have been updated as requested.
   2nd Review: Addressed
10. Please show headwater and tail water for culvert across Lois Road and provide energy dissipators at outfall
    Response: Headwater has been shown. We are working to obtain the tailwater depth in the receiving ditch.
    2nd Review: Understood. Please provide tailwater depth in the receiving ditch when information is available.
11. Show all water and sewer line crossings with storm drain and ensure 2ft minimum vertical clearance is observed
    Response: Crossings have been added and shown as requested.
    2nd Review: Please review all crossings per markups and show utility crossings for all laterals
12. Please check all junction box configurations and ensure that proposed pipes will fit in proposed junction boxes depending on alignments.
    Response: Junction boxes have been updated to ensure pipes will fit.

halff

2nd Review: 54" storm can not fit into 48" box on Run 3-2. Please update accordingly

13. 2nd Review: The hydraulic grade line shall in no case be closer to the surface of the ground or street than one (1) foot per § 10.106(d)(6)(D)(ii)
14. 2nd Review: Please provide storm drain pipe sizes and grade labels
15. 2nd Review: Where does the 24" lateral close to the intersection of Lois Rd and Jack St flow to if its flow line is lower than that of the junction box that eventually outfalls into the pond?
16. 2nd Review: Minimum sizes of laterals shall be 18 inches for use with 5-foot inlets, 21-inch laterals with 10-foot, 15 foot, and drop inlets and 24-inch laterals for 20-foot inlets per § 10.106(d)(5)(C)
17. 2nd Review: Provide HGL's for all laterals to confirm there is no surcharge at inlets
18. 2nd Review: Provide flow boxes for all laterals

Pond Comments

1. Provide an access ramp or a 10ft recovery ledge at 2% slope around all ponds to facilitate maintenance requirements stipulated in § 10.106(d)(10)(H)
   Response: Access ramps have been added as requested.
   2nd Review: Addressed
2. Provide Pond cross sections and ensure 2ft sediment storage and 1 ft freeboard requirements are met
   Response: Pond cross sections have been added as requested.
   2nd Review: WSE elevation for pond A IS 696.49ft and top of pond is 699 which translates to 2.5 ft difference, please confirm that the 3ft required for both sediment storage and freeboard are met.

If you have any questions or need additional information, please do not hesitate to call me at (817) 764-7498.

Sincerely,

Samson Lotigo, PE
HALFF
Firm No. 0312
Attachments: Final Plat and Construction Plan markups

LOIS ROAD ESTATES SUBDIVISION PLAT FILING NO. 1

BEING 38.769 ACRES OF LAND (1,688,778 SQUARE FEET)
OUT OF THE REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29
IN THE CITY OF SANGER, DENTON COUNTY, TEXAS

CERTIFICATION OF OWNERSHIP:

STATE OF TEXAS
COUNTY OF DENTON

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT WITHIN THE AREA DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

LEGAL DESCRIPTION:

BEING A 48.189 ACRE TRACT OF LAND (2,099,130 SQUARE FEET), SITUATED IN THE REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29, SITUATED IN THE CITY OF SANGER, DENTON COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 202.49 ACRE TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED CONVEYED TO JST HOLDINGS 04 BUSINESS, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY, RECORDED IN DOCUMENT NUMBER 2024-74411 OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS; SAID 48.189 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A MAG NAIL FOUND, BEING THE NORTHWESTERN CORNER OF SAID JST HOLDINGS 202.49 ACRE TRACT, BEING ON OR NEAR THE CENTERLINE OF LOIS ROAD EAST AND ON THE EASTERN RIGHT-OF-WAY LINE OF THE GULF COAST AND SANTA FE RAILROAD, (100' RIGHT-OF-WAY WIDTH), FOR THE NORTHWESTERN CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE NORTHERN LINE OF SAID JST HOLDINGS 202.49 ACRE TRACT, DEPARTING THE EASTERN RIGHT-OF-WAY LINE OF SAID GULF COAST AND SANTA FE RAILROAD, AND ALONG OR NEAR THE CENTERLINE OF SAID LOIS ROAD EAST, S89°32'19"E, A DISTANCE OF 689.60 FEET TO A MAG NAIL SET, FOR A NORTHERN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING ALONG SAID NORTHERN LINE OF JST HOLDINGS 202.49 ACRE TRACT AND ALONG OR NEAR SAID CENTERLINE OF LOIS ROAD EAST, S89°22'38"E, A DISTANCE OF 1420.42 FEET TO MAG NAIL SET, BEING THE SOUTHWESTERN CORNER OF A CALLED 1.798 ACRE TRACT DESCRIBED IN A DEED CONVEYED TO JODY ROBERT, RECORDED IN DOCUMENT NUMBER 2006-17710 OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS, AND ALSO BEING IN THE WESTERN RIGHT-OF-WAY LINE OF MELTON ROAD (30' RIGHT-OF-WAY WIDTH);

THENCE, CONTINUING ALONG SAID NORTHERN LINE OF JST HOLDINGS 202.49 ACRE TRACT AND ALONG OR NEAR SAID CENTERLINE OF LOIS ROAD, S89°07'42"E, A DISTANCE OF 453.34 FEET TO A MAG NAIL SET, BEING THE NORTHEASTERN CORNER OF SAID JST HOLDINGS 202.49 ACRE TRACT, AND ALSO BEING THE NORTHWESTERN CORNER OF A CALLED 15.00 ACRE TRACT DESCRIBED IN A DEED CONVEYED TO MILDRED E. HUNT, RECORDED IN DOCUMENT NUMBER 2019-5766 OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS,FOR THE NORTHEASTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE EASTERN LINE OF SAID JST HOLDINGS 202.49 ACRE TRACT, AND ALSO BEING THE WESTERN LINE OF SAID HUNT 15.00 ACRE TRACT, S01°11'12"W, A DISTANCE OF 40.00 FEET TO A CALCULATED POINT, FOR A NORTHEASTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE SOUTHERN RIGHT-OF-WAY LINE OF SAID LOIS ROAD, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. N89°07'42"W, A DISTANCE OF 453.04 FEET TO A CALCULATED POINT;
2. N89°22'38"W, A DISTANCE OF 81.66 FEET TO A CALCULATED POINT;

THENCE, CROSSING THROUGH SAID JST HOLDINGS 202.49 ACRE TRACT, THE FOLLOWING THIRTY-FIVE (33) COURSES AND DISTANCES:

1. S45°54'17"W, A DISTANCE OF 20.33 FEET TO A CALCULATED POINT;
2. S01°11'12"W, A DISTANCE OF 701.61 FEET TO A CALCULATED POINT;
3. S43°48'48"E, A DISTANCE OF 18.38 FEET TO A CALCULATED POINT;
4. S01°11'12"W, A DISTANCE OF 50.00 FEET TO A CALCULATED POINT;
5. N88°48'48"W, A DISTANCE OF 736.00 FEET TO A CALCULATED POINT;
6. S46°11'12"W, A DISTANCE OF 18.38 FEET TO A CALCULATED POINT;
7. S01°11'12"W, A DISTANCE OF 12.00 FEET TO A CALCULATED POINT;
8. S88°48'48"E, A DISTANCE OF 120.00 FEET TO A CALCULATED POINT;
9. S01°11'12"W, A DISTANCE OF 302.71 FEET TO A CALCULATED POINT, AT A POINT OF CURVATURE TO THE RIGHT;
10. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1045.00 FEET, AN ARC LENGTH OF 198.49 FEET, A CENTRAL ANGLE OF 10°52'58", A CHORD BEARING AND DISTANCE OF S06°37'41"W, 198.19 FEET TO A CALCULATED POINT;
11. N88°48'48"W, A DISTANCE OF 122.49 FEET TO A CALCULATED POINT, AT A POINT OF CURVATURE TO THE RIGHT;
12. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 925.00 FEET, AN ARC LENGTH OF 252.99 FEET, A CENTRAL ANGLE OF 15°40'15", A CHORD BEARING AND DISTANCE OF S21°20'15"W, 252.21 FEET TO A CALCULATED POINT;
13. S29°10'22"W, A DISTANCE OF 51.40 FEET TO A CALCULATED POINT;
14. S15°49'38"E, A DISTANCE OF 18.38 FEET TO A CALCULATED POINT;
15. S29°10'22"W, A DISTANCE OF 50.00 FEET TO A CALCULATED POINT, FOR THE SOUTHERNMOST CORNER OF THE HEREIN DESCRIBED TRACT;
16. N60°49'38"W, A DISTANCE OF 290.00 FEET TO A CALCULATED POINT;
17. S74°10'22"W, A DISTANCE OF 18.38 FEET TO A CALCULATED POINT;
18. N61°04'15"W, A DISTANCE OF 50.00 FEET TO A CALCULATED POINT;
19. N16°30'14"W, A DISTANCE OF 18.60 FEET TO A CALCULATED POINT;
20. N29°50'40"E, A DISTANCE OF 50.03 FEET TO A CALCULATED POINT;
21. N73°33'27"E, A DISTANCE OF 18.17 FEET TO A CALCULATED POINT;
22. N29°19'49"W, A DISTANCE OF 4.26 FEET TO A CALCULATED POINT, AT A POINT OF CURVATURE TO THE LEFT;
23. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 775.00 FEET, AN ARC LENGTH OF 2.93 FEET, A CENTRAL ANGLE OF 00°12'59", A CHORD BEARING AND DISTANCE OF N29°03'52"E, 2.93 FEET TO A CALCULATED POINT,
24. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 845.00 FEET, AN ARC LENGTH OF 130.34 FEET, A CENTRAL ANGLE OF 08°50'16", A CHORD BEARING AND DISTANCE OF N65°35'08"W, 130.21 FEET TO A CALCULATED POINT;
25. N15°32'17"E, A DISTANCE OF 241.45 FEET TO A CALCULATED POINT;
26. N05°43'32"E, A DISTANCE OF 281.10 FEET TO A CALCULATED POINT;
27. N00°40'28"E, A DISTANCE OF 50.96 FEET TO A CALCULATED POINT;
28. N88°48'48"W, A DISTANCE OF 127.72 FEET TO A CALCULATED POINT;
29. N01°11'12"E, A DISTANCE OF 12.00 FEET TO A CALCULATED POINT;
30. N88°48'48"W, A DISTANCE OF 50.00 FEET TO A CALCULATED POINT;
31. N43°48'48"W, A DISTANCE OF 18.38 FEET TO A CALCULATED POINT;
32. N88°48'48"W, A DISTANCE OF 34.56 FEET TO A CALCULATED POINT, AT A POINT OF CURVATURE TO THE LEFT;
33. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 125.00 FEET, AN ARC LENGTH OF 9.78 FEET, A CENTRAL ANGLE OF 04°29'03", A CHORD BEARING AND DISTANCE OF S88°56'41"W, 9.78 FEET TO A CALCULATED POINT;
34. S86°42'09"W, A DISTANCE OF 94.19 FEET TO A CALCULATED POINT, AT A POINT OF CURVATURE TO THE RIGHT;
35. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 175.00 FEET, AN ARC LENGTH OF 40.66 FEET, A CENTRAL ANGLE OF 13°18'42", A CHORD BEARING AND DISTANCE OF N86°38'30"W, 40.57 FEET TO A CALCULATED POINT;
36. N79°59'09"W, A DISTANCE OF 394.52 FEET TO A CALCULATED POINT;
37. N10°00'51"E, A DISTANCE OF 75.00 FEET TO A CALCULATED POINT;
38. N79°59'09"W, A DISTANCE OF 165.00 FEET TO A CALCULATED POINT, BEING IN THE WESTERN LINE OF SAID JST HOLDINGS 202.49 ACRE TRACT, AND ALSO BEING IN THE EASTERN LINE OF SAID SANTA FE RAILROAD;

THENCE, ALONG SAID EASTERN LINE OF JST HOLDINGS 202.49 ACRE TRACT AND ALONG SAID EASTERN LINE OF SANTA FE RAILROAD, N10°00'51"E, A DISTANCE OF 651.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 48.189 ACRES (2,099,130 SQUARE FEET), MORE OR LESS.

SAVE & EXCEPT:

BEING A 9.42 ACRE TRACT (410,335 SQUARE FEET) OF LAND, SITUATED IN THE REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29, SITUATED IN THE CITY OF SANGER, DENTON COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 202.49 ACRE TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED CONVEYED TO JST HOLDINGS 04 BUSINESS, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY, RECORDED IN DOCUMENT NUMBER 2024-74411 OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS; SAID 48.189 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH CAP STAMPED "ATWELL LLC" SET IN CONCRETE, BEING IN THE NORTHERN LINE OF SAID 202.49 ACRE TRACT AND ALSO BEING IN THE SOUTHERN RIGHT-OF-WAY LINE OF LOIS ROAD EAST, FOR THE NORTHWESTERN CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

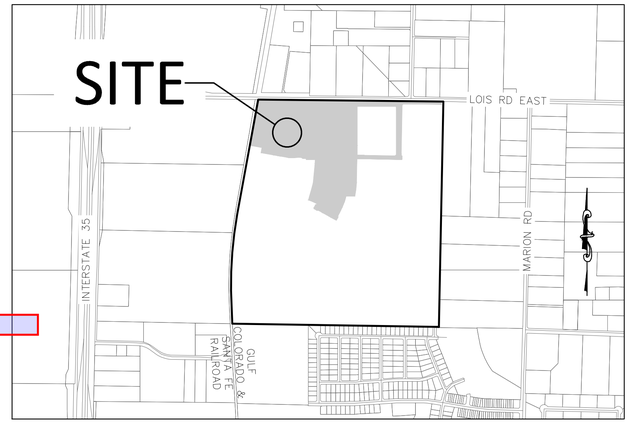
THENCE, CONTINUING ALONG SAID NORTHERN LINE OF 202.49 ACRE TRACT AND SAID SOUTHERN RIGHT-OF-WAY LINE OF LOIS ROAD EAST, S89°22'38"E, A DISTANCE OF 551.33 FEET TO A CALCULATED POINT, FOR THE NORTHEASTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CROSSING THROUGH SAID 202.49 ACRE TRACT, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

1. S44°05'43"E, A DISTANCE OF 20.68 FEET TO A CALCULATED POINT;
2. S01°11'12"W, A DISTANCE OF 700.74 FEET TO A CALCULATED POINT;
3. S46°11'12"E, A DISTANCE OF 18.38 FEET TO A CALCULATED POINT;
4. N88°48'48"W, A DISTANCE OF 553.00 FEET TO A CALCULATED POINT;
5. N01°11'12"E, A DISTANCE OF 722.86 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.42 ACRES (410,335 SQUARE FEET), MORE OR LESS.

SUBJECT PARCEL NET ACREAGE: 38.769 ACRES (1,688,778 SQUARE FEET), MORE OR LESS.



VICINITY MAP
NTS

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS: THAT, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICER, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOIS ROAD ESTATES SUBDIVISION, AN ADDITION TO THE CITY OF SANGER, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER BY FEE SIMPLE TITLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, ALL STREETS, THOROUGHFARES, ALLEYS, FIRE LANES, DRIVE AISLES, PARKS, AND WATERCOURSES, AND TO THE PUBLIC USE FOREVER EASEMENTS FOR SIDEWALKS, STORM DRAINAGE FACILITIES, UTILITIES AND ANY OTHER PROPERTY NECESSARY TO SERVE THE PLAT AND TO IMPLEMENT THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS AND OTHER CITY CODES AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND TO FOREVER DEFEND THE TITLE ON THE LAND SO DEDICATED. FURTHER, THE UNDERSIGNED COVENANTS AND AGREES THAT HE/SHE SHALL MAINTAIN ALL EASEMENTS AND FACILITIES IN A STATE OF GOOD REPAIR AND FUNCTIONAL CONDITION AT ALL TIMES IN ACCORDANCE WITH CITY CODES AND REGULATIONS. NO BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE INSTALLED, IF APPROVED BY THE CITY OF SANGER. THE CITY OF SANGER AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO ACCESS AND MAINTAIN ALL RESPECTIVE EASEMENTS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING PERMISSION FROM ANYONE.

WITNESS MY HAND THIS DAY OF _____, 20_____,

_____, OWNER

_____, TITLE AND COMPANY

STATE OF TEXAS
COUNTY OF DENTON

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS_____ DAY OF_____, 20 _____.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

_____
TYPE OR PRINT NOTARY'S NAME

MY COMMISSION EXPIRES_____.

BENCHMARKS AND CONTROLS:

NO. 1 – AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

NO. 2 – AN MAG NAIL IN ASPHALT LOCATED IN THE NORTHWEST INTERSECTION OF LOIS ROAD EAST AND MELTON ROAD, HAVING AN ELEVATION OF 693.8 FEET, A NORTHING COORDINATE VALUE OF 7,192,151.4, AND AN EASTING COORDINATE VALUE OF 2,376,790.5.

BASIS OF BEARING:

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
01	COVER SHEET
02	OVERALL SHEET
03	FINAL PLAT
04	FINAL PLAT
05	FINAL PLAT

PROJECT TEAM

OWNER/DEVELOPER/APPLICANT:
KALTER CAPITAL
10268 W, CENTENNIAL RD., UNIT 200 F
LITTLETON, CO 80127
CONTACT: LEE EISENHEIM
PH: 303.324.1771
LEE.EISENHEIM@KALTERCAPITAL.COM

ENGINEERING & SURVEY:
ATWELL, LLC
143 UNION BOULEVARD SUITE 700
LAKEWOOD, CO 80228
CONTACT: KEVIN BLUMHARDT
PH: 303.842.9191
KBLUMHARDT@ATWELL.COM

RESIDENTIAL LOT INFORMAITON	
LOT SIZE	NUMBER OF LOTS
50'	36
60'	119
TOTAL	155

AREA TABLE				
TRACT NAME	AREA (SF)	AREA (AC)	LAND USE	OWNER/MAINTENANCE
TRACT A	39525	0.91	OPEN SPACE, DRAINAGE, UTILITIES	OWNER/HOA
TRACT B	34962	0.80	OPEN SPACE	OWNER/HOA
TRACT C	7189	0.17	OPEN SPACE, UTILITIES	OWNER/HOA
TRACT D	5879	0.13	OPEN SPACE	OWNER/HOA
TRACT E	6206	0.14	OPEN SPACE	OWNER/HOA
TRACT F	5831	0.13	OPEN SPACE	OWNER/HOA
TRACT G	4679	0.11	OPEN SPACE	OWNER/HOA
TRACT H	16789	0.39	OPEN SPACE	OWNER/HOA
TOTAL	120,904	2.77	OWNER: JST HOLDINS 04 BUSINESS LLC HOA: LOIS ROAD ESTATES	

GENERAL NOTES

1. ALL LOTS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE PLANNED DEVELOPMENT.
2. THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND THE APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES DUE.
3. 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.
4. NOTICE – SELLING A PORTION OF THIS BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
5. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS, IF ANY, ON THIS PROPERTY.
6. MINIMUM FINISHED FLOOR ELEVATIONS ARE AT LEAST 2 FEET ABOVE THE 100 YEAR FLOOD PLAIN.
7. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 – YEAR FLOODPLAIN ACCORDING TO COMMUNITY PANEL NO. 48121C0070G, DATED APRIL 18, 2011, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR DENTON COUNTY, TEXAS.
8. THE PURPOSE OF THIS PLAT IS TO CREATE NEW FOR SALE SINGLE-FAMILY LOTS.
9. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (NAD '83)
10. UTILITIES SERVICE PROVIDED BY
    CITY OF SANGER – WATER & SANITARY SEWER
    ADDRESS: P.O. BOX 1729, SANGER, TEXAS 76266
    CONTACT: JIM BOLZ
    PHONE NUMBER: (940) 458-2571

    COSERV – ELECTRIC AND GAS
    ADDRESS: 202 RAILROAD AVE, SANGER, TEXAS 76266
    PHONE NUMBER: (800) 274-4014

SURVEYOR CERTIFICATE

I, RANDALL R. HAGER, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS FINAL PLAT REPRESENTS THE RESULT OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND COMPLETED ACCORDING TO APPLICABLE STATE OF TEXAS REQUIREMENTS.

_____
RANDALL R. HAGER, RPLS NO. 6471
FOR AND ON BEHALF OF ATWELL, LLC

APPROVED AND ACCEPTED

_____ _____
CHAIRMAN, PLANNING & ZONING COMMISSION — DATE
CITY OF SANGER, TX

_____ _____
MAYOR — DATE
CITY OF SANGER, TX

ATTESTED BY

_____ _____
CITY SECRETARY — DATE
CITY OF SANGER, TX

RECORDING BOX

Verify

Verify

southeastern?

verify

Please specify what this description is for.

Provide ROW acreage in title block per §10.104(d)(10)(O)(vi)

ATWELL
866.850.4200 www.atwell.com

OWNER/DEVELOPER/APPLICANT
KALTER CAPITAL
10268 W CENTENNIAL RD. UNIT 200 F
LITTLETON, CO
303-324-1771
LEE EISENHEIM

PLAT FILING NO. 1
LOIS ROAD ESTATES SUBDIVISION
155 RESIDENTIAL LOTS - 6 HOA LOTS
REUBEN BEBEE SURVEY, ABST. NO. 29
38.769 ACRES - 1,688,778 SQUARE FEET
CITY OF SANGER, DENTON COUNTY TEXAS

DATE 02/28/2025

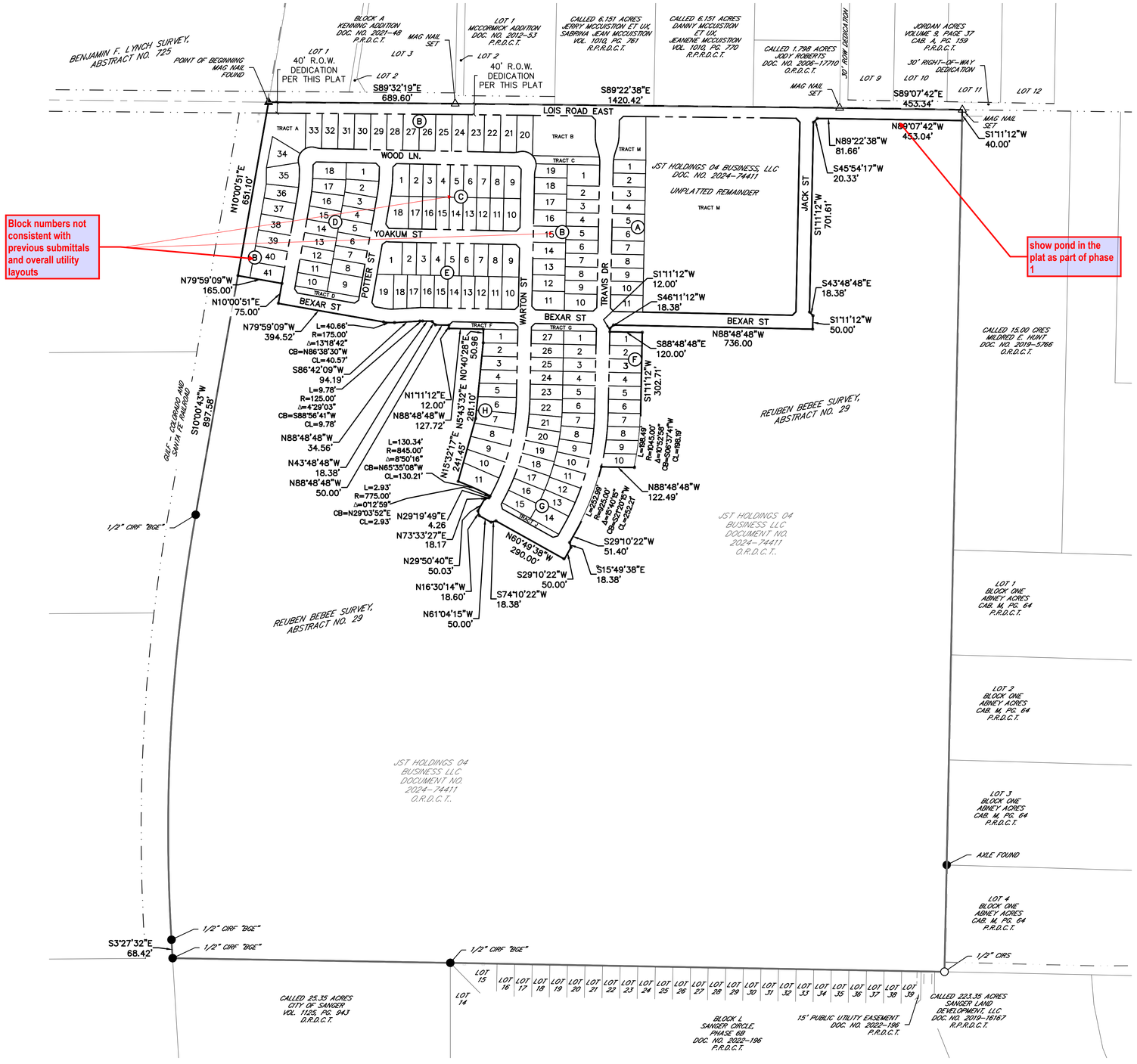
REVISIONS
A 1st SUBMITTAL TO CITY OF SANGER 02/28/2025 – KB
B 2nd SUBMITTAL TO CITY OF SANGER XX/XX/2025 – KB

DR. TN CH. AS
P.M. RG
JOB 24007256

SHEET 01 OF 5

LOIS ROAD ESTATES SUBDIVISION PLAT FILING NO. 1

BEING 38.769 ACRES OF LAND (1,688,778 SQUARE FEET)
OUT OF THE REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29
IN THE CITY OF SANGER, DENTON COUNTY, TEXAS



Block numbers not consistent with previous submittals and overall utility layouts

show pond in the plat as part of phase 1

LINE TABLE		
LINE	LENGTH	BEARING
L1	20.60'	S43°48'48"E
L2	20.41'	N46°11'12"E
L3	15.56'	S43°48'48"E
L4	18.38'	N46°11'12"E
L5	18.38'	N43°48'48"W
L6	15.56'	S46°11'12"W
L7	18.73'	N36°04'30"W
L8	15.54'	S54°56'21"W
L9	18.38'	S46°11'12"W
L10	18.38'	N43°48'48"W
L11	18.33'	N43°48'48"W
L12	18.38'	S46°11'12"W
L13	18.38'	S43°48'48"E
L14	18.38'	S46°11'12"W
L15	18.38'	N43°48'48"W
L16	18.38'	N46°11'12"E
L17	18.44'	N43°48'48"W
L18	18.38'	N46°11'12"E
L19	18.38'	S46°11'12"W

LINE TABLE		
LINE	LENGTH	BEARING
L20	18.38'	N43°48'48"W
L21	15.56'	S34°59'09"E
L22	15.56'	N55°00'51"E
L23	15.56'	S34°59'09"E
L24	12.00'	S01°11'12"W
L25	18.38'	S15°49'38"E
L26	50.00'	S29°10'22"W
L27	18.38'	S74°10'22"W
L28	18.60'	N16°30'14"W
L29	15.56'	S74°10'22"W
L30	15.56'	N15°49'38"W
L31	12.00'	N01°11'12"E
L32	18.38'	S43°48'48"E
L33	20.68'	S44°05'43"E
L34	20.33'	S45°54'17"W
L35	9.79'	N00°40'28"E
L36	15.00'	S89°32'19"E
L37	4.31'	S00°40'28"W

Curve Table					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	22.26'	80.00'	15°56'33"	S9°09'29"W	22.19'
C2	10.81'	80.00'	7°44'22"	N79°06'51"E	10.80'
C3	21.47'	80.00'	15°22'30"	S80°33'30"E	21.40'
C5	34.85'	150.00'	13°18'42"	N86°38'30"W	34.77'
C6	11.74'	150.00'	4°29'03"	S88°56'41"W	11.74'
C7	7.19'	775.00'	0°31'54"	N29°13'20"E	7.19'
C8	23.75'	150.89'	9°01'05"	N14°54'51"E	23.73'
C9	15.06'	50.00'	17°15'21"	S49°18'24"W	15.00'
C10	77.03'	500.00'	8°49'39"	N5°36'02"E	76.96'

200 0 200 400
(IN FEET)
1 inch = 200 ft.

ATWELL
866.850.4200 www.atwell.com

OWNER/DEVELOPER/APPLICANT
KALTER CAPITAL
10268 W. CENTENNIAL RD. UNIT 200 F
LITTLETON, CO
303-324-1771
LEE EISENHEIM

PLAT FILING NO. 1
LOIS ROAD ESTATES SUBDIVISION
155 RESIDENTIAL LOTS - 6 HOA LOTS
REUBEN BEBEE SURVEY, ABST. NO. 29
38.769 ACRES - 1,688,778 SQUARE FEET
CITY OF SANGER, DENTON COUNTY TEXAS

DATE 02/28/2025

REVISIONS
A 1st SUBMITTAL TO CITY OF SANGER 02/28/2025 - KB
B 2ND SUBMITTAL TO CITY OF SANGER XX/XX/2025 - KB

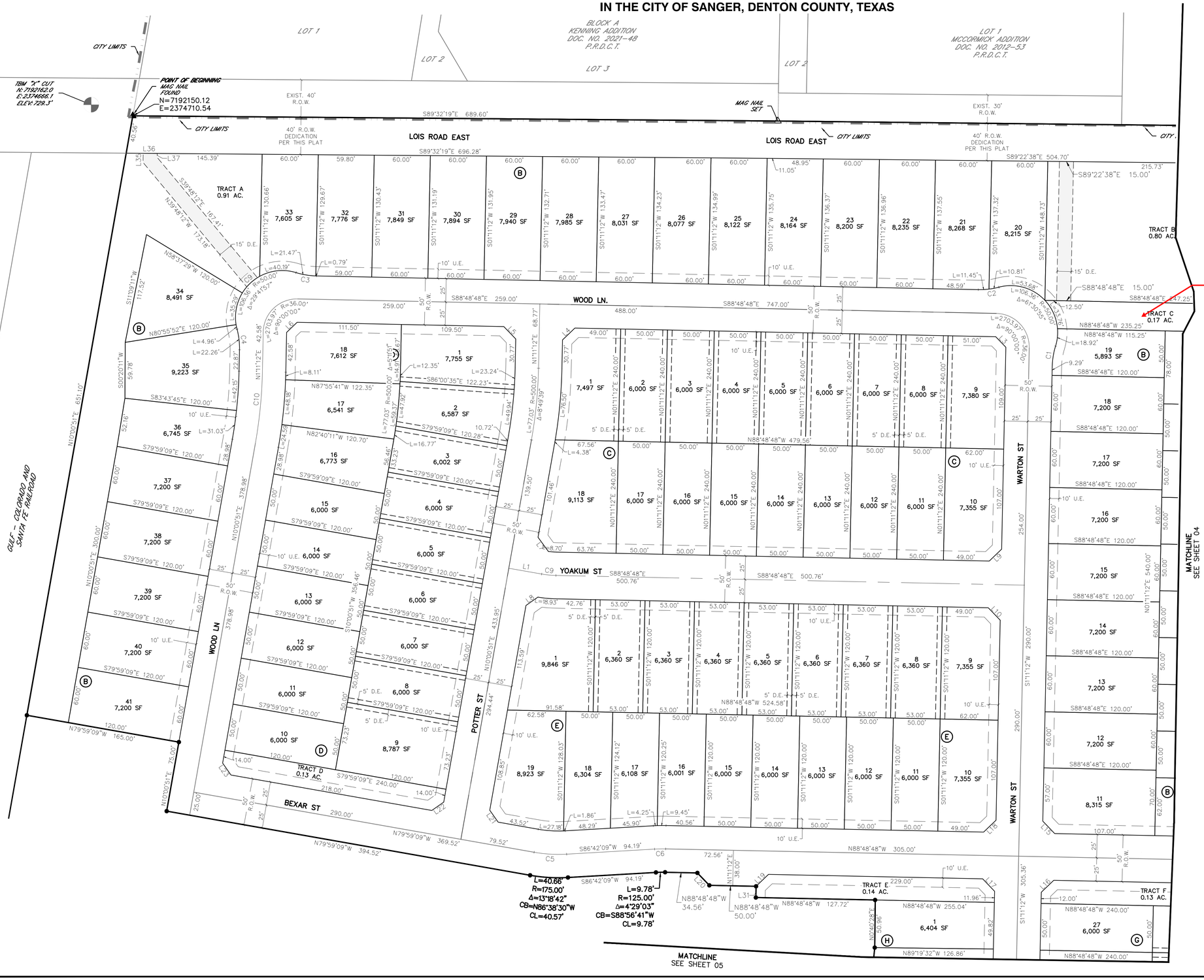
DR. TN CH. AS
P.M. RG
JOB 24007256

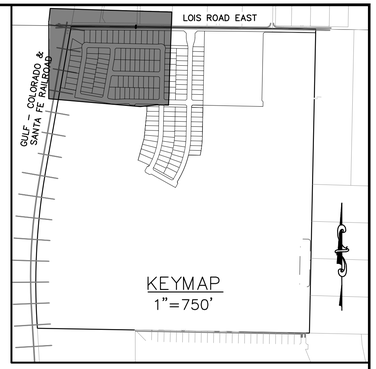
SHEET 02 OF 5

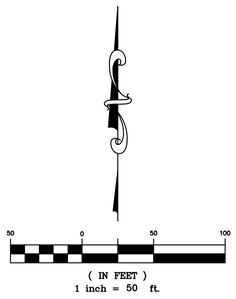
K:\DAL\24007256\Civil\CAD\Sheets\PLAT\PHASE 1\ATWELL_PLAT PHASE 1.dwg 3/7/2025 3:15:19 PM ROGER.GRIER

LOIS ROAD ESTATES SUBDIVISION PLAT FILING NO. 1

BEING 38.769 ACRES OF LAND (1,688,778 SQUARE FEET)
OUT OF THE REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29
IN THE CITY OF SANGER, DENTON COUNTY, TEXAS







LEGEND

○	FOUND MONUMENT, AS NOTED
●	SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "ATWELL LLC"
▲	MAG NAIL FOUND
△	MAG NAIL SET
⚡	SECTION CORNER, AS NOTED
1	LOT NUMBER
(A)	BLOCK LETTER
TMB	TEMPORARY BENCH MARK
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
———	SUBJECT PARCEL BOUNDARY LINE
— — —	SECTION LINE
———	SUBDIVISION LOT LINE
- - - -	LOT SETBACK
———	ADJACENT PROPERTY LINE
— — —	EASEMENT LINE, AS NOTED
—·—·—	RIGHT-OF-WAY LINE
·····	OFFSET / TIE LINE

ATWELL
866.850.4200 www.atwell.com

OWNER/DEVELOPER/APPLICANT
KAL TEX CAPITAL
10268 W. CENTENNIAL RD. UNIT 200 F
LITTLETON, CO
303-324-1771
LEE EISENHEIM

PLAT FILING NO. 1
LOIS ROAD ESTATES SUBDIVISION
155 RESIDENTIAL LOTS - 6 HOA LOTS
REUBEN BEBEE SURVEY, ABST. NO. 29
38.769 ACRES - 1,688,778 SQUARE FEET
CITY OF SANGER, DENTON COUNTY TEXAS

DATE 02/28/2025

A	1ST SUBMITTAL TO CITY OF SANGER 02/28/2025 — KB
B	2ND SUBMITTAL TO CITY OF SANGER XX/XX/2025 — KB

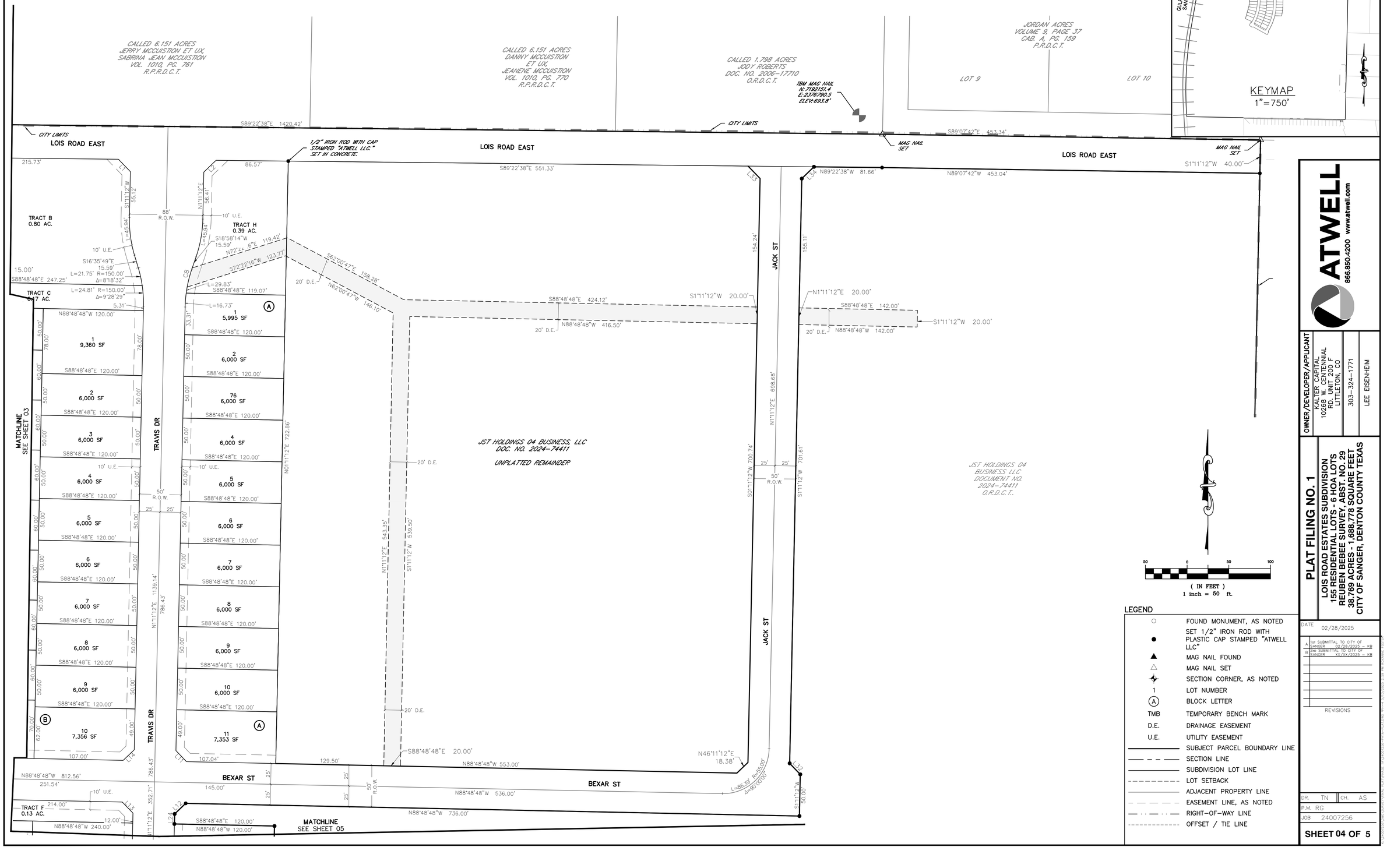
REVISIONS

DR. TN | CH. AS
P.M. RG
JOB 24007256

SHEET 03 OF 5

LOIS ROAD ESTATES SUBDIVISION PLAT FILING NO. 1

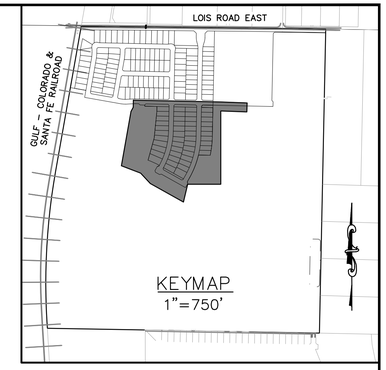
BEING 38.769 ACRES OF LAND (1,688,778 SQUARE FEET)
OUT OF THE REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29
IN THE CITY OF SANGER, DENTON COUNTY, TEXAS

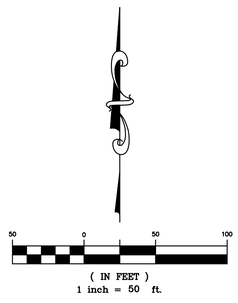

CALLED 6.151 ACRES
JERRY MCQUISTION ET UX,
SABRINA JEAN MCQUISTION
VOL. 1010, PG. 761
R.P.R.D.C.T.
CALLED 6.151 ACRES
DANNY MCQUISTION
ET UX,
JEANENE MCQUISTION
VOL. 1010, PG. 770
R.P.R.D.C.T.
CALLED 1.798 ACRES
JODY ROBERTS
DOC. NO. 2006-17710
O.R.D.C.T.
TBM MAG NAIL
N: 7192151.4
E: 2376790.5
ELEV: 693.69'
JORDAN ACRES
VOLUME 9, PAGE 37
CAB. A, PG. 159
P.R.D.C.T.
LOT 9
LOT 10
CITY LIMITS
LOIS ROAD EAST
S89°22'38"E 1420.42'
S89°07'42"E 453.34'
MAG NAIL SET
1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC" SET IN CONCRETE.
S89°22'38"E 551.33'
N89°22'38"W 81.66'
N89°07'42"W 453.04'
S1°11'12"W 40.00'
KEYMAP
1"=750'
GULF - COLORADO & SANTA FE RAILROAD
TRACT B
0.80 AC.
TRACT C
0.17 AC.
TRACT H
0.39 AC.
TRACT F
0.13 AC.
TRAVIS DR
JACK ST
BEXAR ST
JST HOLDINGS 04 BUSINESS, LLC
DOC. NO. 2024-74411
UNPLATTED REMAINDER
JST HOLDINGS 04
BUSINESS LLC
DOCUMENT NO.
2024-74411
O.R.D.C.T.
MATCHLINE
SEE SHEET 03
MATCHLINE
SEE SHEET 05
S16°35'49"E 15.59'
L=21.75' R=150.00'
Δ=8°18'32"
L=24.81' R=150.00'
Δ=9°28'29"
S18°58'14"W 15.59'
N72°22'16"E 119.42'
S72°22'16"W 123.77'
L=29.83'
S62°00'47"E 158.28'
N62°00'47"W 146.10'
S88°48'48"E 424.12'
N88°48'48"W 416.50'
S1°11'12"W 20.00'
N1°11'12"E 20.00'
S88°48'48"E 142.00'
N88°48'48"W 142.00'
N1°11'12"E 698.68'
S1°11'12"W 700.74'
S1°11'12"W 701.61'
N46°11'12"E 18.38'
L=86.69' R=55.00'
Δ=90°00'00"
N88°48'48"W 553.00'
N88°48'48"W 536.00'
N88°48'48"W 736.00'
S88°48'48"E 20.00'
N1°11'12"E 543.35'
S1°11'12"W 539.50'
N0°11'12"E 722.86'
N1°11'12"E 1139.14'
786.43'
S1°11'12"E 352.71'
N88°48'48"W 812.56'
251.54'
N88°48'48"W 240.00'
S88°48'48"E 120.00'
N88°48'48"W 120.00'
1 9,360 SF
2 6,000 SF
3 6,000 SF
4 6,000 SF
5 6,000 SF
6 6,000 SF
7 6,000 SF
8 6,000 SF
9 6,000 SF
10 7,356 SF
76 6,000 SF
10 6,000 SF
11 7,353 SF
215.73'
155.12'
86.57'
56.41'
45.94'
154.24'
155.11'
698.68'
700.74'
701.61'
543.35'
539.50'
722.86'
1139.14'
786.43'
352.71'
812.56'
251.54'
214.00'
240.00'
145.00'
129.50'
107.04'
107.00'
15.00'
247.25'
5.31'
88' R.O.W.
50' R.O.W.
25' 25'
10' U.E.
20' D.E.
L1 L2 L3 L4 L5 L6 L7 L8 L9 L10 L11 L12 L13 L14 L15 L16 L17 L18 L19 L20 L21 L22 L23 L24 L25 L26 L27 L28 L29 L30 L31 L32 L33 L34 L35 L36 L37 L38 L39 L40

LOIS ROAD ESTATES SUBDIVISION PLAT FILING NO. 1

BEING 38.769 ACRES OF LAND (1,688,778 SQUARE FEET)
OUT OF THE REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29
IN THE CITY OF SANGER, DENTON COUNTY, TEXAS







LEGEND

○	FOUND MONUMENT, AS NOTED
●	SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "ATWELL LLC"
▲	MAG NAIL FOUND
△	MAG NAIL SET
✦	SECTION CORNER, AS NOTED
1	LOT NUMBER
Ⓐ	BLOCK LETTER
TMB	TEMPORARY BENCH MARK
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
———	SUBJECT PARCEL BOUNDARY LINE
— — —	SECTION LINE
———	SUBDIVISION LOT LINE
- - - - -	LOT SETBACK
———	ADJACENT PROPERTY LINE
— — —	EASEMENT LINE, AS NOTED
— · — · —	RIGHT-OF-WAY LINE
----------	OFFSET / TIE LINE

ATWELL
866.850.4200 www.atwell.com

OWNER/DEVELOPER/APPLICANT
KALTEX CAPITAL
10268 W CENTENNIAL RD, UNIT 200 F
LITTLETON, CO
303-324-1771
LEE EISENHEIM

PLAT FILING NO. 1
LOIS ROAD ESTATES SUBDIVISION
155 RESIDENTIAL LOTS - 6 HOA LOTS
REUBEN BEBEE SURVEY, ABST. NO. 29
38.769 ACRES - 1,688,778 SQUARE FEET
CITY OF SANGER, DENTON COUNTY TEXAS

DATE 02/28/2025

A	1st SUBMITTAL TO CITY OF SANGER 02/28/2025 - KB
B	2nd SUBMITTAL TO CITY OF SANGER XX/XX/2025 - KB

REVISIONS

DR. TN | CH. AS
P.M. RG
JOB 24007256

SHEET 05 OF 5

LOIS ROAD ESTATES - FILING NOS. 1 & 2

SITUATED IN THE

CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS

CONSTRUCTION PLANS

LOIS ROAD ESTATES SUBDIVISION PLAT FILING NO. 1 LEGAL DESCRIPTION;

BEGINNING AT A MAG NAIL FOUND, BEING THE NORTHWESTERN CORNER OF SAID JST HOLDINGS 202.49 ACRE TRACT, BEING ON OR NEAR THE CENTERLINE OF LOIS ROAD EAST AND ON THE EASTERN RIGHT-OF-WAY LINE OF THE GULF COAST AND SANTA FE RAILROAD, (100' RIGHT-OF-WAY WIDTH), FOR THE NORTHWESTERN CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE NORTHERN LINE OF SAID JST HOLDINGS 202.49 ACRE TRACT, DEPARTING THE EASTERN RIGHT-OF-WAY LINE OF SAID GULF COAST AND SANTA FE RAILROAD, AND ALONG OR NEAR THE CENTERLINE OF SAID LOIS ROAD EAST, S89°32'19"E, A DISTANCE OF 689.60 FEET TO A MAG NAIL SET, FOR A NORTHERN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING ALONG SAID NORTHERN LINE OF JST HOLDINGS 202.49 ACRE TRACT AND ALONG OR NEAR SAID CENTERLINE OF LOIS ROAD EAST, S89°22'38"E, A DISTANCE OF 1420.42 FEET TO MAG NAIL SET, BEING THE SOUTHWESTERN CORNER OF A CALLED 1.798 ACRE TRACT DESCRIBED IN A DEED CONVEYED TO JODY ROBERT, RECORDED IN DOCUMENT NUMBER 2006-17710 OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS, AND ALSO BEING IN THE WESTERN RIGHT-OF-WAY LINE OF MELTON ROAD (30' RIGHT-OF-WAY WIDTH);

THENCE, CONTINUING ALONG SAID NORTHERN LINE OF JST HOLDINGS 202.49 ACRE TRACT AND ALONG OR NEAR SAID CENTERLINE OF LOIS ROAD, S89°07'42"E, A DISTANCE OF 453.34 FEET TO A MAG NAIL SET, BEING THE NORTHEASTERN CORNER OF SAID JST HOLDINGS 202.49 ACRE TRACT, AND ALSO BEING THE NORTHWESTERN CORNER OF A CALLED 15.00 ACRE TRACT DESCRIBED IN A DEED CONVEYED TO MILDRED E. HUNT, RECORDED IN DOCUMENT NUMBER 2019-5766 OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS,FOR THE NORTHEASTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE EASTERN LINE OF SAID JST HOLDINGS 202.49 ACRE TRACT, AND ALSO BEING THE WESTERN LINE OF SAID HUNT 15.00 ACRE TRACT, S01°11'12"W, A DISTANCE OF 40.00 FEET TO A CALCULATED POINT, FOR A NORTHEASTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE SOUTHERN RIGHT-OF-WAY LINE OF SAID LOIS ROAD, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. N89°07'42"W, A DISTANCE OF 453.04 FEET TO A CALCULATED POINT;
2. N89°22'38"W, A DISTANCE OF 81.66 FEET TO A CALCULATED POINT;

THENCE, CROSSING THROUGH SAID JST HOLDINGS 202.49 ACRE TRACT, THE FOLLOWING THIRTY-FIVE (33) COURSES AND DISTANCES:

1. S45°54'17"W, A DISTANCE OF 20.33 FEET TO A CALCULATED POINT;
2. S01°11'12"W, A DISTANCE OF 701.61 FEET TO A CALCULATED POINT;
3. S43°48'48"E, A DISTANCE OF 18.38 FEET TO A CALCULATED POINT;
4. S01°11'12"W, A DISTANCE OF 50.00 FEET TO A CALCULATED POINT;
5. N88°48'48"W, A DISTANCE OF 736.00 FEET TO A CALCULATED POINT;
6. S46°11'12"W, A DISTANCE OF 18.38 FEET TO A CALCULATED POINT;
7. S01°11'12"W, A DISTANCE OF 12.00 FEET TO A CALCULATED POINT;
8. S88°48'48"E, A DISTANCE OF 120.00 FEET TO A CALCULATED POINT;
9. S01°11'12"W, A DISTANCE OF 302.71 FEET TO A CALCULATED POINT, AT A POINT OF CURVATURE TO THE RIGHT;
10. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1045.00 FEET, AN ARC LENGTH OF 198.49 FEET, A CENTRAL ANGLE OF 10°52'58", A CHORD BEARING AND DISTANCE OF S06°37'41"W, 198.19 FEET TO A CALCULATED POINT;
11. N88°48'48"W, A DISTANCE OF 122.49 FEET TO A CALCULATED POINT, AT A POINT OF CURVATURE TO THE RIGHT;
12. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 925.00 FEET, AN ARC LENGTH OF 252.99 FEET, A CENTRAL ANGLE OF 15°40'15", A CHORD BEARING AND DISTANCE OF S21°20'15"W, 252.21 FEET TO A CALCULATED POINT;
13. S29°10'22"W, A DISTANCE OF 51.40 FEET TO A CALCULATED POINT;
14. S15°49'38"E, A DISTANCE OF 18.38 FEET TO A CALCULATED POINT;
15. S29°10'22"W, A DISTANCE OF 50.00 FEET TO A CALCULATED POINT, FOR THE SOUTHERNMOST CORNER OF THE HEREIN DESCRIBED TRACT;
16. N60°49'38"W, A DISTANCE OF 290.00 FEET TO A CALCULATED POINT;
17. S74°10'22"W, A DISTANCE OF 18.38 FEET TO A CALCULATED POINT;
18. N61°04'15"W, A DISTANCE OF 50.00 FEET TO A CALCULATED POINT;
19. N16°30'14"W, A DISTANCE OF 18.60 FEET TO A CALCULATED POINT;
20. N29°50'40"E, A DISTANCE OF 50.03 FEET TO A CALCULATED POINT;
21. N73°33'27"E, A DISTANCE OF 18.17 FEET TO A CALCULATED POINT;
22. N29°19'49", A DISTANCE OF 4.26 FEET TO A CALCULATED POINT, AT A POINT OF CURVATURE TO THE LEFT;
23. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 775.00 FEET, AN ARC LENGTH OF 2.93 FEET, A CENTRAL ANGLE OF 00°12'59", A CHORD BEARING AND DISTANCE OF N29°03'52"E, 2.93 FEET TO A CALCULATED POINT,
24. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 845.00 FEET, AN ARC LENGTH OF 130.34 FEET, A CENTRAL ANGLE OF 08°50'16", A CHORD BEARING AND DISTANCE OF N65°35'08"W, 130.21 FEET TO A CALCULATED POINT;
25. N15°32'17"E, A DISTANCE OF 241.45 FEET TO A CALCULATED POINT;
26. N05°43'32"E, A DISTANCE OF 281.10 FEET TO A CALCULATED POINT;
27. N00°40'28"E, A DISTANCE OF 50.96 FEET TO A CALCULATED POINT;
28. N88°48'48"W, A DISTANCE OF 127.72 FEET TO A CALCULATED POINT;
29. N01°11'12"E, A DISTANCE OF 12.00 FEET TO A CALCULATED POINT;
30. N88°48'48"W, A DISTANCE OF 50.00 FEET TO A CALCULATED POINT;
31. N43°48'48"W, A DISTANCE OF 18.38 FEET TO A CALCULATED POINT;
32. N88°48'48"W, A DISTANCE OF 34.56 FEET TO A CALCULATED POINT, AT A POINT OF CURVATURE TO THE LEFT;
33. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 125.00 FEET, AN ARC LENGTH OF 9.78 FEET, A CENTRAL ANGLE OF 04°29'03", A CHORD BEARING AND DISTANCE OF S88°56'41"W, 9.78 FEET TO A CALCULATED POINT;
34. S86°42'09"W, A DISTANCE OF 94.19 FEET TO A CALCULATED POINT, AT A POINT OF CURVATURE TO THE RIGHT;
35. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 175.00 FEET, AN ARC LENGTH OF 40.66 FEET, A CENTRAL ANGLE OF 13°18'42", A CHORD BEARING AND DISTANCE OF N86°38'30"W, 40.57 FEET TO A CALCULATED POINT;
36. N79°59'09"W, A DISTANCE OF 394.52 FEET TO A CALCULATED POINT;
37. N10°00'51"E, A DISTANCE OF 75.00 FEET TO A CALCULATED POINT;
38. N79°59'09"W, A DISTANCE OF 165.00 FEET TO A CALCULATED POINT, BEING IN THE WESTERN LINE OF SAID JST HOLDINGS 202.49 ACRE TRACT, AND ALSO BEING IN THE EASTERN LINE OF SAID SANTA FE RAILROAD;

THENCE, ALONG SAID EASTERN LINE OF JST HOLDINGS 202.49 ACRE TRACT AND ALONG SAID EASTERN LINE OF SANTA FE RAILROAD, N10°00'51"E, A DISTANCE OF 651.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 48.189 ACRES (2,099,130 SQUARE FEET), MORE OR LESS.

SAVE & EXCEPT:

BEING A 9.42 ACRE TRACT (410,335 SQUARE FEET) OF LAND, SITUATED IN THE REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29, SITUATED IN THE CITY OF SANGER, DENTON COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 202.49 ACRE TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED CONVEYED TO JST HOLDINGS 04 BUSINESS, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY, RECORDED IN DOCUMENT NUMBER 2024-74411 OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS; SAID 48.189 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH CAP STAMPED "ATWELL LLC" SET IN CONCRETE, BEING IN THE NORTHERN LINE OF SAID 202.49 ACRE TRACT AND ALSO BEING IN THE SOUTHERN RIGHT-OF-WAY LINE OF LOIS ROAD EAST, FOR THE NORTHWESTERN CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING ALONG SAID NORTHERN LINE OF 202.49 ACRE TRACT AND SAID SOUTHERN RIGHT-OF-WAY LINE OF LOIS ROAD EAST, S89°22'38'E, A DISTANCE OF 551.33 FEET TO A CALCULATED POINT, FOR THE NORTHEASTERN CORNER OF THE HEREIN DESCRIBED TRACT;

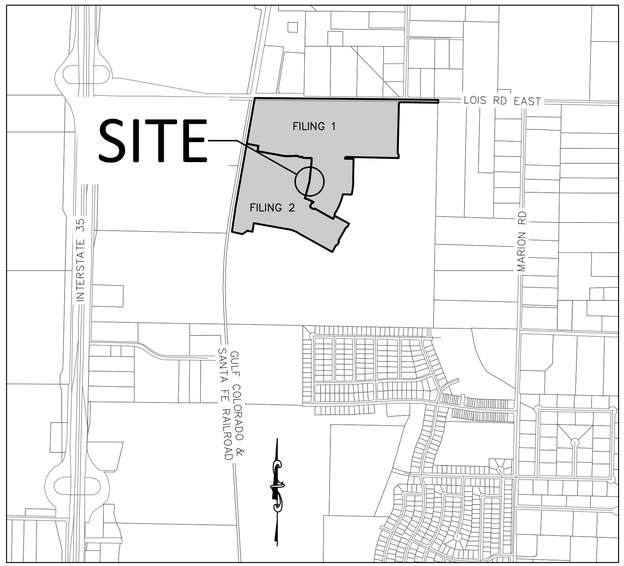
THENCE, CROSSING THROUGH SAID 202.49 ACRE TRACT, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

1. S44°05'43"E, A DISTANCE OF 20.68 FEET TO A CALCULATED POINT;
2. S01°11'12"W, A DISTANCE OF 700.74 FEET TO A CALCULATED POINT;
3. S46°11'12"E, A DISTANCE OF 18.38 FEET TO A CALCULATED POINT;
4. N88°48'48"W, A DISTANCE OF 553.00 FEET TO A CALCULATED POINT;
5. N01°11'12"E, A DISTANCE OF 722.86 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.42 ACRES (410,335 SQUARE FEET), MORE OR LESS.

SUBJECT PARCEL NET ACREAGE: 38.769 ACRES (1,688,778 SQUARE FEET), MORE OR LESS.

(SEE SHEET 02 FOR FILING 2 LEGAL DESCRIPTION)



VICINITY MAP
SCALE 1"=1,000'

Please refer to Filing No. 1 Plat comments

PROJECT TEAM

OWNER/DEVELOPER/APPLICANT;
KALTER CAPITAL
10268 W. CENTENNIAL RD. UNIT 200 F
LITTLETON, CO 80127
CONTACT: LEE EISENHEIM
PH: 303.324.1771
LEE.EISENHEIM@KALTERCAPITAL.COM

ENGINEERING & SURVEY;
ATWELL, LLC
143 UNION BOULEVARD SUITE 700
LAKEWOOD, CO 80228
CONTACT: KEVIN BLUMHARDT
PH: 303.842.9191
KBLUMHARDT@ATWELL-GROUP.COM

LANDSCAPE ARCHITECT & PLANNER;
NORRIS DESIGN
208 NORTH MARKET STREET
SUITE 250
DALLAS, TX 75202
CONTACT: JONATHAN WEST, PLA
PH. 972.232.4181
JWEST@NORRIS-DESIGN.COM

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
GENERAL NOTES & PLANS	
01	COVER SHEET
02	NOTES
03	NOTE & STREET SECTIONS
04	EXISTING CONDITIONS
OVERALL UTILTIY PLANS	
05	OVERALL
06	OFFSITE
07	AREA-01
08	AREA-02
09	AREA-03
10	AREA-04
11	AREA-05
12	AREA-06
13	AREA-07
OVERALL GRADING	
14	OVERALL
15	AREA-01
16	AREA-02
17	AREA-03
18	AREA-04
19	AREA-05
20	AREA-06
21	AREA-07
STREET PLAN & PROFILES	
22	LOIS ROAD
23	LOIS ROAD
24	TRAVIS DR
25	TRAVIS DR
26	BEXAR ST
27	BEXAR ST
28	BEXAR ST
29	AUSTIN LN
30	AUSTIN LN
31	COLLIN DR
32	BASTROP ST
33	BASTROP ST
34	WOOD LN
35	WOOD LN
36	WOOD LN.
37	POTTER ST
38	YOAKUM ST
39	WARTON ST
40	WARTON ST
41	TERRELL ST
42	HUNTER DR
43	JACK ST
44	FIELD ST
45	(KNUCKLES) BASTROP ST - WOOD LN & WOOD LN - WOOD LN.
46	(KNUCKLES) WOOD LN. - WARTON ST

SANITARY SEWER PLAN & PROFILES	
47	RUN 1-1
48	RUN 1-2
49	RUN 2
50	RUN 3
51	RUN 4
52	RUN 5
53	RUN 6-1
54	RUN 6-2
55	RUN 7-1
56	RUN 7-2
57	RUN 8
58	RUN 9
59	RUN 10
60	RUN 11-1
61	RUN 11-2
62	RUN 12-1
63	RUN 12-2
64	RUN 13
STORM SEWER PLAN & PROFILES	
65	RUN 1
66	RUN 1-1
67	RUN 2-1
68	RUN 2-2
69	RUN 2.1
70	RUN 3-1
71	RUN 3-2
72	RUN 4
73	RUN 5
74	RUN 6
75	RUN 7
76	RUN 8
77	RUN 9
78	POND A OUTFALL
79	LATERALS 1
80	LATERALS 2
POND PLAN & DETAILS	
81	POND A
82	POND A SECTIONS
83	POND B
84	POND B SECTIONS
85	EXISTING DRAIANGE MAP
86	PROPOSED DRAINAGE MAP
87	RATIONAL CALCS
88	INLET CALCS 1
89	HGL CALCS
90	RIPRAP CALCS
CONSTRUCTION DETAILS	
91	STREET DETAILS
92	STREET DETAILS
93	SANITARY SEWER DETAILS
94	STORM SEWER DETAILS
95	STORM SEWER DETAILS
96	WATER DETAILS
97	WATER DETAILS
98	WATER DETAILS
STORM WATER POLLUTION PREVENTION PLAN	
99	SWPPP-1
100	SWPPP-2
101	SWPPP-3
102	SWPPP-4
103	SWPPP-5
104	SWPPP-6
105	SWPPP DETAILS

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell-group.com
143 UNION BOULEVARD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT: KALTER CAPITAL
LOIS ROAD ESTATES - FILING NOS. 1 & 2
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS
GENERAL NOTES & PLANS
COVER SHEET

DATE 4/7/2025

A	1st SUBMITTAL TO JURISDICTION 4/7/2025 - KMB
B	2nd SUBMITTAL TO JURISDICTION 5/12/2025 - KMB

REVISIONS

DR. TN CH. KB
P.M. JF
JOB 24007256
SHEET NO. 01

D:\PROJECTS\PROJECTS\24007256\CIVIL\DWG\24007256-PH1-COVER.DWG
D: FILE: 24007256-PH1-COVER.DWG

LOIS ROAD ESTATES SUBDIVISION PLAT FILING NO. 2 LEGAL DESCRIPTION:

COMMENCING AT A MAG NAIL FOUND, BEING THE NORTHWESTERN CORNER OF SAID JST HOLDINGS 202.49 ACRE TRACT, BEING ON OR NEAR THE CENTERLINE OF LOIS ROAD EAST AND ON THE EASTERN RIGHT-OF-WAY LINE OF THE GULF COAST AND SANTA FE RAILROAD, (100' RIGHT-OF-WAY WIDTH);

THENCE, ALONG THE WESTERN LINE OF SAID JST HOLDINGS 202.49 ACRE TRACT AND ALONG THE EASTERN LINE OF SANTA FE RAILROAD, S10°00'55"W, A DISTANCE OF 651.07 FEET TO A CALCULATED POINT, FOR THE NORTHERNMOST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, CROSSING THROUGH SAID JST HOLDINGS 202.49 ACRE TRACT, THE FOLLOWING THIRTY-NINE (39) COURSES AND DISTANCES:

1. S79°59'09"E, A DISTANCE OF 164.98 FEET TO A CALCULATED POINT;
2. S10°00'51"W, A DISTANCE OF 75.00 FEET TO A CALCULATED POINT;
3. S79°59'09"E, A DISTANCE OF 394.52 FEET TO A CALCULATED POINT, AT A POINT OF CURVATURE TO THE RIGHT;
4. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 175.00 FEET, AN ARC LENGTH OF 40.66 FEET, A CENTRAL ANGLE OF 13°18'42", A CHORD BEARING AND DISTANCE OF S86°38'30"E, 40.57 FEET TO A CALCULATED POINT;
5. N86°42'09"E, A DISTANCE OF 94.19 FEET TO A CALCULATED POINT, AT A POINT OF CURVATURE TO THE LEFT;
6. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 125.00 FEET, AN ARC LENGTH OF 9.78 FEET, A CENTRAL ANGLE OF 04°29'03", A CHORD BEARING AND DISTANCE OF N88°56'41"E, 9.78 FEET TO A CALCULATED POINT;
7. S88°48'48"E, A DISTANCE OF 34.56 FEET TO A CALCULATED POINT;
8. S43°48'48"E, A DISTANCE OF 18.38 FEET TO A CALCULATED POINT;
9. S88°48'48"E, A DISTANCE OF 50.00 FEET TO A CALCULATED POINT;
10. S01°11'12"W, A DISTANCE OF 12.00 FEET TO A CALCULATED POINT;
11. S88°48'48"E, A DISTANCE OF 127.72 FEET TO A CALCULATED POINT;
12. S00°40'28"W, A DISTANCE OF 50.96 FEET TO A CALCULATED POINT;
13. S05°43'32"W, A DISTANCE OF 281.10 FEET TO A CALCULATED POINT;
14. S15°32'17"W, A DISTANCE OF 241.45 FEET TO A CALCULATED POINT, AT A POINT OF CURVATURE TO THE RIGHT;
15. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 845.00 FEET, AN ARC LENGTH OF 130.34 FEET, A CENTRAL ANGLE OF 08°50'16", A CHORD BEARING AND DISTANCE OF S65°35'08"E, 130.21 FEET TO A CALCULATED POINT, AT A POINT OF CURVATURE TO THE RIGHT;
16. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 775.00 FEET, AN ARC LENGTH OF 2.93 FEET, A CENTRAL ANGLE OF 00°12'59", A CHORD BEARING AND DISTANCE OF N29°03'52"E, 2.93 FEET TO A CALCULATED POINT;
17. S29°19'49"W, A DISTANCE OF 4.26 FEET TO A CALCULATED POINT;
18. S73°33'27"W, A DISTANCE OF 18.19 FEET TO A CALCULATED POINT;
19. S29°50'40"W, A DISTANCE OF 50.03 FEET TO A CALCULATED POINT;
20. S16°30'14"E, A DISTANCE OF 18.60 FEET TO A CALCULATED POINT;
21. S61°04'15"E, A DISTANCE OF 50.00 FEET TO A CALCULATED POINT;
22. N74°10'22"E, A DISTANCE OF 18.38 FEET TO A CALCULATED POINT;
23. S60°49'38"E, A DISTANCE OF 290.00 FEET TO A CALCULATED POINT,;
24. N29°10'22"E, A DISTANCE OF 50.00 FEET TO A CALCULATED POINT;
25. S60°49'38"E, A DISTANCE OF 230.01 FEET TO A CALCULATED POINT, FOR THE EASTERNMOST CORNER OF THE HEREIN DESCRIBED TRACT;
26. S29°11'06"W, A DISTANCE OF 50.00 FEET TO A CALCULATED POINT;
27. S74°10'22"W, A DISTANCE OF 18.38 FEET TO A CALCULATED POINT;
28. S29°10'22"W, A DISTANCE OF 214.00 FEET TO A CALCULATED POINT;
29. S15°49'38"E, A DISTANCE OF 18.38 FEET TO A CALCULATED POINT;
30. S29°10'22"W, A DISTANCE OF 50.00 FEET TO A CALCULATED POINT;
31. S74°10'22"W, A DISTANCE OF 18.38 FEET TO A CALCULATED POINT;
32. S29°10'22"W, A DISTANCE OF 107.00 FEET TO A CALCULATED POINT, FOR THE SOUTHERNMOST CORNER OF THE HEREIN DESCRIBED TRACT;
33. N60°49'38"W, A DISTANCE OF 542.22 FEET TO A CALCULATED POINT, AT A POINT OF CURVATURE TO THE RIGHT;
34. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET, AN ARC LENGTH OF 167.19 FEET, A CENTRAL ANGLE OF 19°09'31", A CHORD BEARING AND DISTANCE OF N70°24'23"W, 166.41 FEET TO A CALCULATED POINT;
35. N79°59'09"W, A DISTANCE OF 471.33 FEET TO A CALCULATED POINT;
36. S10°00'51"W, A DISTANCE OF 120.00 FEET TO A CALCULATED POINT;
37. N79°59'09"W, A DISTANCE OF 49.00 FEET TO A CALCULATED POINT, AT A POINT OF CURVATURE TO THE LEFT;
38. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 70.00 FEET, AN ARC LENGTH OF 20.28 FEET, A CENTRAL ANGLE OF 16°35'52", A CHORD BEARING AND DISTANCE OF N71°41'13"W, 20.21 FEET TO A CALCULATED POINT, AT A POINT OF CURVATURE TO THE RIGHT;
39. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 104.90 FEET, A CENTRAL ANGLE OF 120°12'14", A CHORD BEARING AND DISTANCE OF S56°30'37"W, 86.69 FEET TO A CALCULATED POINT;
40. N77°38'37"W, A DISTANCE OF 151.94 FEET TO A CALCULATED POINT, AT A POINT OF CURVATURE TO THE RIGHT, RETURNING TO THE WESTERN LINE OF SAID JST HOLDINGS 202.49 ACRE TRACT, AND ALSO BEING THE EASTERN LINE OF SANTA FE RAILROAD, FOR THE WESTERNMOST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG SAID WESTERN LINE OF JST HOLDINGS 202.49 ACRE TRACT AND SAID EASTERN LINE OF SANTA FE RAILROAD, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 6737.93 FEET, AN ARC LENGTH OF 348.24 FEET, A CENTRAL ANGLE OF 02°57'40", A CHORD BEARING AND DISTANCE OF N08°28'56"E, 348.20 FEET TO A 1/2 INCH CAPPED IRON ROD FOUND WITH PLASTIC CAP STAMPED "BGE";
2. N10°00'55"E, A DISTANCE OF 897.48 FEET TO THE POINT OF BEGINNING.

CONTAINING 29.228 ACRES (1,273,156 SQUARE FEET), MORE OR LESS.

GENERAL NOTES:

1. SITE TOPOGRAPHIC INFORMATION WAS TAKEN FROM A SURVEY PREPARED BY EAGLE SURVEYING, LLC, DATED 05/01/2024.
2. THE PLANS SHOW SUBSURFACE STRUCTURES, ABOVE GROUND STRUCTURES AND/OR UTILITIES FROM FIELD LOCATION AND RECORD MAPPING, EXACT LOCATION OF WHICH MAY VARY FROM THE LOCATIONS INDICATED. IN PARTICULAR, THE CONTRACTOR IS WARNED THAT THE EXACT OR EVEN APPROXIMATE LOCATION OF SUCH PIPELINES, SUBSURFACE STRUCTURES AND/OR UTILITIES IN THE AREA MAY BE DIFFERENT FROM THAT SHOWN OR MAY NOT BE SHOWN, AND IT SHALL BE HIS RESPONSIBILITY TO PROCEED WITH GREAT CARE IN EXECUTING ANY WORK. 48 HOURS BEFORE YOU DIG, DRILL, OR BLAST, CALL TEXAS 811.
3. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY CONDITIONS THAT VARY FROM THOSE SHOWN ON THE PLANS. THE CONTRACTOR'S WORK SHALL NOT VARY FROM THE PLANS WITHOUT THE EXPRESSED APPROVAL OF THE ENGINEER.
4. THE CONTRACTOR IS INSTRUCTED TO COOPERATE WITH ANY AND ALL OTHER CONTRACTORS PERFORMING WORK ON THIS JOB SITE DURING THE PERFORMANCE OF THIS CONTRACT.
5. THE CONTRACTOR SHALL RESTORE LAWNS, DRIVEWAYS, CULVERTS, SIGNS AND OTHER PUBLIC OR PRIVATE PROPERTY DAMAGED OR REMOVED TO AT LEAST AS GOOD A CONDITION AS BEFORE BEING DISTURBED AS DETERMINED BY THE ENGINEER. ANY DAMAGED TREES, SHRUBS, AND/OR HEDGES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
6. PRIOR TO COMMENCEMENT OF STORM AND/OR SANITARY SEWER CONSTRUCTION, CONTRACTOR IS TO VERIFY BOTH HORIZONTAL AND VERTICAL POSITION OF EXISTING SEWER AT CONNECTION POINT. CONTRACTOR IS TO CONSTRUCT GRAVITY LINES PROGRESSIVELY FROM DOWNSTREAM TO UPSTREAM; ANY EXCEPTIONS TO THIS MUST BE APPROVED BY THE ENGINEER. ANY GRADE DISCREPANCIES MUST BE BROUGHT TO THE ENGINEERS ATTENTION IMMEDIATELY.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND INCURRING THE COST OF AL REQUIRED PERMITS, INSPECTIONS, CERTIFICATES, ETC. AND SHALL COMPLY WITH ALL REQUIRED PERMITS.
8. ALL WORK SHALL BE DONE IN STRICT COMPLIANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, STANDARDS, ORDINANCES, RULES, AND REGULATIONS.
9. ALL PROPOSED UTILITIES AND APPURTENANCES TO BE CONSTRUCTED IN COMPLIANCE WITH THE LOCAL MUNICIPALITIES' CODES AND REGULATIONS GOVERNING THE INSTALLATION OF SUCH UTILITIES.
10. ALL PLANS SHALL COMPLY WITH LOCAL AND/OR NCTCOG STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION), OR BEST PRACTICES.
11. FIELD VERIFICATION AND ADJUSTMENTS ARE PERMISSIBLE WITH THE ENGINEER'S WRITTEN APPROVAL.
12. THE ENGINEER RESERVES THE RIGHT TO EXAMINE ANY WORK DONE ON THIS PROJECT AT ANY TIME TO DETERMINE THE CONFORMANCE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS OF THIS PROJECT, AS INTENDED AND INTERPRETED BY THE ENGINEER.
13. MISCELLANEOUS WORK NOT SPECIFICALLY SHOWN ON THE CONTRACT DRAWINGS SUCH AS PATCHING, BLOCKING TRIMMING, ETC., SHALL BE PERFORMED AS REQUIRED TO MAKE THE WORK COMPLETE.
14. THE CONTRACTOR SHALL PROTECT EXISTING PROPERTY LINE MONUMENTATION. ANY MONUMENTATION DISTURBED OR DESTROYED, AS JUDGED BY THE ENGINEER OR OWNER, SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE UNDER THE SUPERVISION OF A TEXAS LICENSED LAND SURVEYOR.
15. IT IS THE CONTRACTOR'S RESPONSIBILITY TO EXAMINE ALL PLAN SHEETS AND COORDINATE WORK WITH ALL OTHER CONTRACTS FOR THE SITE.
16. THE CONTRACTOR SHALL:
    - A. VERIFY ALL CONDITIONS IN THE FIELD PRIOR TO COMMENCEMENT OF WORK AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
    - B. EXAMINE THE SITE AND INCLUDE IN HIS WORK THE EFFECT OF ALL EXISTING CONDITIONS ON THE WORK.
    - C. PROVIDE AND INSTALL ALL MATERIALS AND PERFORM ALL WORK IN ACCORDANCE WITH RECOGNIZED GOOD STANDARD PRACTICE.
    - D. HOLD THE OWNER HARMLESS AGAINST AND AND ALL CLAIMS ARISING FROM WORK DONE BY THE CONTRACTOR ON THE SITE.
17. ALL TRENCH EXCAVATION AND ANY REQUIRED SHEETING AND SHORING SHALL BE DONE IN ACCORDANCE WITH THE LATEST REVISIONS OF OSHA REGULATIONS FOR CONSTRUCTION. SHEET PILING SHALL BE DESIGNED AND SEALED BY A LICENSED TEXAS PROFESSIONAL ENGINEER.
18. CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING AND THE MAINTENANCE OF SURFACE DRAINAGE DURING THE COURSE OF WORK AND SHALL SUBMIT A DEWATERING PLAN DESIGNED AND SEALED BY A LICENSED TEXAS PROFESSIONAL ENGINEER. CONTRACTOR SHALL MAINTAIN EXISTING SITE DRAINAGE PATTERNS THROUGHOUT CONSTRUCTION UNLESS OTHERWISE SHOWN ON PLANS.
19. ALL UTILITY WORK INVOLVING CONNECTIONS TO EXISTING SYSTEMS SHALL BE COORDINATED WITH THE UTILITY OWNER. NOTIFY THE UTILITY OWNER 72 HOURS BEFORE EACH AND EVERY CONNECTION TO EXISTING SYSTEMS IS MADE.
20. CONSTRUCTION OF ALL PROPOSED UTILITIES MUST BEGIN AT ITS POINT OF CONNECTION TO THE EXISTING UTILITY OR AT THE LOWEST POINT IN THE SYSTEM. RIMS, GRATES, INVERTS, CLEARANCES, AND LOCATION AT CROSSINGS MUST BE VERIFIED PRIOR TO THE BEGINNING OF CONSTRUCTION.
21. MAINTAIN FLOW FOR ALL EXISTING UTILITIES.
22. ALL FRAMES/COVERS WITHIN PAVED AREAS SHALL HAVE THE TOPS SET FLUSH WITH THE EXISTING PAVEMENT GRADE. IN LANDSCAPED AREAS, ALL FRAMES SHALL BE 0.1' ABOVE GRADE.
23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL FIELD LAYOUT. THE CONTRACTOR SHALL TAKE TIES TO ALL UTILITY CONNECTIONS AND PROVIDE MARKED-UP AS-BUILT PLANS FOR ALL UTILITIES SHOWING TIES TO CONNECTIONS, BENDS, VALVES, LENGTHS OF LINES, AND INVERTS. AS-BUILT PLANS SHOWING ALL UNDERGROUND UTILITIES INSTALLED OR ENCOUNTERED SHALL BE REVIEWED BY THE OWNER AND HIS REPRESENTATIVES. THE CONTRACTOR SHALL PROVIDE ANY CORRECTION OR ADMISSIONS TO THE SATISFACTION OF THE OWNER AND HIS REPRESENTATIVES BEFORE UTILITIES WILL BE ACCEPTED.
24. TEMPORARY PAVEMENT SHALL BE PLACED WITHIN 48HRS OF COMPLETION OF EXCAVATION AND BACKFILL OPERATIONS WITHIN THE EXISTING PAVEMENT LIMITS.
25. CONTRACTOR SHALL MAINTAIN ALL TRAFFIC IN ALL AREAS IN ACCORDANCE WITH THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
26. ALL EXCAVATIONS SHALL BE BACKFILLED TO EXISTING GRADE AT THE END OF EACH WORK DAY.
27. CONTRACTOR SHALL TAKE CARE TO PREVENT DAMAGE TO EXISTING UTILITES. DAMAGED UTILITIES SHALL BE IMMEDIATELY REPAIRED BY CONTRACTOR AT THE CONTRACTOR'S EXPENSE.

CONSTRUCTION NOTES:

1. BUILDING SILL ELEVATIONS AND SEWER INVERTS ARE APPROXIMATE AND SHOULD BE CONFIRMED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK.
2. THE MINIMUM SLOPE FOR SANITARY SEWER LATERALS SHALL BE 0.010 FT/FT
3. PROGRESSION OF WORK: IN GENERAL WORK SHALL PROCEED FROM THE DOWNSTREAM END OF A SEWER LINE SEGMENT TO THE UPSTREAM END OF THE SEGMENT.
4. THE MAXIMUM LENGTH OF OPEN TRENCH SHALL BE LIMITED TO NO MORE THAN THREE PIPE LENGTHS IN A SEWER SEGMENT.
5. THE MINIMUM TRENCH WIDTH SHALL BE NO LESS THAN 24 INCHES OR ONE FOOT GREATER THAN OUTSIDE DIAMETER OF THE PIPE, WHICHEVER IS GREATER.
6. THE MINIMUM DEPTH OF COVER ABOVE THE TOP OF PIPE FOR WATER LINE INSTALLATIONS SHALL BE 4 FEET.
7. WATER MAINS AND SERVICES: LOCATIONS SHOWN ARE APPROXIMATE AND ARE INDICATED FOR GENERAL REFERENCE ONLY UNLESS OTHERWISE NOTED.
8. ALL EXISTING UNDERGROUND FEATURES SUCH AS SEPTIC TANKS, LEACH FIELDS, SANITARY SEWERS, ETC. ARE APPROXIMATE ONLY AND ARE INDICATED FOR GENERAL REFERENCE AND DESIGN UNLESS OTHERWISE NOTED.
9. WORK IN PRIVATE PROPERTY: THE CONTRACTOR SHALL OBTAIN WRITTEN AUTHORIZATION FROM THE OWNER PRIOR TO BEGINNING WORK IN ANY PRIVATELY OWNED AREAS WITH CHILL REQUIRE EASEMENTS FOR CONSTRUCTION.

SOIL PREPARATION AND GRADING NOTES:

1. THE SOIL BENEATH THE PAVEMENT SHALL BE TREATED AS FOLLOWS:
    - A. REMOVE ALL VEGETATION, ORGANIC MATERIAL OR OTHER DELETERIOUS MATERIALS.
    - B. PERFORM ANY CUT OPERATIONS AS NEEDED AND PROOF ROLL THE PAVEMENT AREAS WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK. ANY AREAS WHICH RUT EXCESSIVELY OR PUMP SHALL BE UNDERCUT AND REPLACED WITH COMPACT FILL.
    - C. PERFORM ALL FILL OPERATIONS. ALL FILL SHALL BE INSTALLED IN MAXIMUM 8 INCH LIFTS AND COMPACTED TO AT LEAST 93% OF THE MAXIMUM DENSITY AND AS DETERMINED BY ASTM D 698 (STANDARD PROCTOR), AND TO AT LEAST +3 PERCENTAGE POINTS OF ITS OPTIMUM MOISTURE CONTENT.
    - D. DO NOT USE ANY SAND AS FILL UNDER THE PAVEMENT.
    - E. ANY IMPORTED FILL SHALL BE SIMILAR TO THE ON SITE SOILS AND APPROVED BY EVA PITMAN, P.E. OF TERRADYNE ENGINEERING, INC.
2. SITE SHALL BE GRADED TO ASSURE DRAINAGE OF SURFACE WATER FROM BUILDINGS.
3. REMOVE EXCESS SOILS FROM THE SITE AND LEGALLY DISPOSE OF THE SOILS.
4. GRADES NOT OTHERWISE INDICATED ON THESE PLANS SHALL BE UNIFORM LEVELS OR SLOPES BETWEEN POINTS WERE ELEVATIONS ARE GIVEN. ABRUPT CHANGES IN SLOPES SHALL BE WELL ROUNDED. THE CONTRACTOR IS RESPONSIBLE FOR POSITIVE SITE DRAINAGE.
5. ALL SITE EXCAVATION SHALL BE CONSIDERED UNCLASSIFIED EXCAVATION.
6. THE EXISTING GRADES AND CONTOURS SHOWN IN THESE PLANS REPRESENT THE ELEVATIONS AS INDICATED ON THE TOPOGRAPHIC SURVEY BY EAGLE SURVEYING, LLC ON 5/1/2024. DUE TO MANY FACTORS INCLUDING POSSIBLE DISTURBANCE OF THE SOIL OR BENCHMARKS BY OTHER PARTIES AND THE EXPANSIVE/SHRINKAGE NATURE OF THE SOIL, THE ELEVATIONS MAY BE SIGNIFICANTLY DIFFERENT IN THE FUTURE (INCLUDING THE BENCHMARKS). NORMAL EQUIPMENT AND MEASUREMENT ACCURACIES SHOULD BE TAKEN INTO ACCOUNT WHEN USING THESE ELEVATIONS. REFER TO THE GEOTECHNICAL INVESTIGATION FOR THE GEOTECHNICAL RAMIFICATIONS.
7. ALL SLOPES IN UNPAVED AREAS SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
8. REFER TO THE GEOTECHNICAL REPORT FOR COMPLETE INFORMATION ON SOIL CHARACTERISTICS AND ANY OTHER RECOMMENDATIONS NOT CONTAINED HEREIN.

PAVING NOTES:

1. REFER TO GRADING PLAN FOR SOIL PREPARATION SPECIFICATIONS UNDER PAVEMENT.
2. CONCRETE FOR THE CONCRETE PAVEMENT SHALL HAVE A 28 DAY DESIGN COMPRESSIVE STRENGTH OF 4,000 PSI, A MINIMUM OF 5.5 SACKS OF 5.5 SACKS OF PORTLAND CEMENT PER CUBIC YARD, 20% CLASS C FLYASH, 4% TO 6% AIR CONTENT USING AIR ENTRAINING AGENT AS REQUIRED, MID RANGE WATER REDUCING AGENT AND A 5-6" SLUMP.
3. CONCRETE FOR PRIVATE SIDEWALKS, CURBS, GUTTERS, AND DRAINAGE STRUCTURES SHALL HAVE A 28 DAY DESIGN COMPRESSIVE STRENGTH OF 3,000 PSI, A MINIMUM OF 5 SACKS OF CEMENT PER CUBIC YARD, 4% TO 6% AIR CONTENT USING AIR ENTRAINING AGENT AS REQUIRED, 20% CLASS C FLYASH AND A 5-6" SLUMP.
4. THE MID RANGE WATER REDUCING AGENT ADMIXTURE CONFORMING TO ASTMC-494, TYPE A OR D SHALL BE CHOSEN FROM ONE OF THE FOLLOWING (OR APPROVED EQUAL):
    - EUCON X-20 OR EUCON MR BY EUCLID
    - SIKAMENT NL BY SIKA
    - PLASTIMIX MR BY PROMIX TECHNOLOGIES
    - MIRA 85 BY W.R.GRACE AND CO.
    - POLYHEED 1020 BY DEGUSSA ADMIXTURES

    THE AMOUNT OF MID RANGE WATER REDUCER SHALL BE AS RECOMMENDED BY THE ADMIXTURE SUPPLIER TO INCREASE THE SLUMP OF THE CONCRETE BY 50 PERCENT OVER THE SLUMP WITHOUT THE ADMIXTURE. THE SLUMP GIVEN IN CONCRETE NOTES ARE AT THE POINT OF DISCHARGE.
5. IF THE AIR TEMPERATURE IS GREATER THAN 90 DEGREES WITHIN 24 HOURS AFTER PLACEMENT, HOT WEATHER CONCRETE PROCEDURE SHALL BE USED. THE CONTRACTOR SHALL SUBMIT A PROCEDURE TO THE ENGINEER FOR APPROVAL. THESE PROCEDURES MAY INCLUDE THE FOLLOWING:
    - A. PLACING THE CONCRETE IN THE EARLY MORNING HOURS.
    - B. THE USE OF EVAPORATION REDUCER (SEE BELOW)
    - C. THE USE OF MISTING AS A CURING METHOD
    - D. THE USE OF WET BLANKETS AS A CURING METHOD
    - E. THE USE OF A RETARDING ADMIXTURE (NOT PREFERABLE)
6. ANY CONCRETE TO BE PLACED FURTHER THAN 16 FEET FROM THE END OF A CONCRETE TRUCK SHALL BE PUMPED WITH A COMMERCIAL CONCRETE PUMPING TRUCK OR OTHER PLACEMENT METHOD APPROVED BY THE ENGINEER. THE CONCRETE TRUCK SHALL NOT BE ALLOWED TO DRIVE OVER THE SUBGRADE OR THE PAVEMENT REINFORCEMENT UNLESS APPROVED BY THE ENGINEER.
7. REINFORCING STEEL SHALL BE NEW DOMESTIC DEFORMED BILLET STEEL CONFORMING TO ASTM A-615 GRADE 60.
8. REINFORCING BARS, BAR SUPPORTS, AND SPACERS SHALL BE DETAILED AND PROVIDED IN ACCORDANCE WITH THE A.C.I. DETAILING MANUAL. CHAIRS SHALL NOT BE PLACED FURTHER THAN 4 FEET APART. BAR SUPPORTS SHALL BE DAYTON/RICHMOND PRODUCTS (80-745-3703) OR EQUAL:
    - A. AT CONCRETE PAVEMENT: (CONCRETE THICKNESS MINUS 1 1/2 INCHES) HIGH, TYPE R21, OR TYPE BBP.
9. MASTER BUILDS CONFILM OR EUCOBAR EVAPORATION REDUCERS SHALL BE USED AFTER EACH FINISHING OPERATION ON THE CAST-IN-PLACE CONCRETE PAVEMENT UNLESS PRIOR APPROVAL FROM THE ENGINEER HAS BEEN OBTAINED TO NOT USED THIS PRODUCT.

Know what's below. Call before you dig.
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.
COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell-group.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT: KALTER CAPITAL
LOIS ROAD ESTATES – FILING NOS. 1 & 2
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS
GENERAL NOTES & PLANS NOTES

DATE 4/7/2025

A	1st SUBMITTAL TO JURISDICTION 4/2/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/12/2025 – KMB

REVISIONS

DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 02

FILE: 24007256-PHH-NOTES.DWG

10. SAWCUTS IN CONCRETE PAVEMENT SHALL BE MADE AS SOON AS THE CONCRETE IS OF SUFFICIENT STRENGTH TO SAW WITHOUT RAVELING THE AGGREGATE. ANY TIME LAPSE GREATER THAN 8 HOURS AFTER PLACING THE CONCRETE SHALL BE PERMITTED ONLY IF APPROVED BY THE ENGINEER.

11. NO PIPING OR CONDUITS SHALL BE INSTALLED IN ANY CONCRETE WITHOUT THE APPROVAL OF THE ENGINEER.

12. PAVING CONTRACTOR IS RESPONSIBLE FOR ALL LAY DOWN CURBS AT INTERSECTIONS WHERE BARRIER FREE RAMPS ARE TO BE CONSTRUCTED.

13. THE CONTRACTOR SHALL PROVIDE, CONSTRUCT AND MAINTAIN BARRICADES AND SIGNS IN ACCORDANCE WITH THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

14. SAWCUTS SHALL HAVE A MAXIMUM SPACING OF 15' EACH WAY.

15. EXPANSION JOINTS SHALL BE SMOOTH DOWEL JOINTS WITH THE PAVEMENT THICKNESS INCREASED BY 25%. ONE END OF DOWELS TO BE GREASED AND CAPPED AND USE 1" EXPANSION JOINT MATERIAL IN THE JOINT. REDWOOD OR OTHER RIGID MATERIAL SHOULD BE AVOIDED. SPACE EXPANSION JOINTS BETWEEN 80' AND 100' APART AND ALL LOCATIONS IN WHICH LARGE PAVEMENT SECTIONS INTERSECT SMALLER SECTIONS.

16. ALL JOINTS & SAWCUTS MUST BE SEALED WITH A BITUMINOUS JOINT SEALANT OR APPROVED EQUAL.

17. IT WILL BE THE CONTRACTORS RESPONSIBILITY TO ACQUIRE ALL NECESSARY PERMITS FROM THE CITY OF SANGER AND TXDOT BEFORE CONSTRUCTION WITHIN CITY RIGHT-OF-WAY.

18. ALL DIMENSIONS ARE TO BACK OF CURB, UNLESS OTHERWISE NOTED.

19. GREASE TRAPS, MANHOLES, AND VALVE COVERS IN PAVED AREAS SHALL BE TRAFFIC BEARING AND RIM ELEVATIONS SHALL MATCH FINAL PAVING ELEVATION.

SITE UTILITY NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PRIVATE OR PUBLIC, PRIOR TO EXCAVATING. THE INFORMATION AND DATA SHOWN WITH RESPECT TO EXISTING UNDERGROUND FACILITIES AT OR CONTIGUOUS TO THE SITE IS APPROXIMATE AND BASED ON THE INFORMATION AND DATA FURNISHED BY THE OWNERS OF SUCH UNDERGROUND FACILITIES OR ON PHYSICAL APPEARANCES OBSERVED IN THE FIELD.THE OWNER AND ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY SUCH INFORMATION OR DATA; AND THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA, FOR LOCATING ALL UNDERGROUND FACILITIES, FOR COORDINATION OF THE WORK WITH THE OWNERS OF SUCH UNDERGROUND FACILITIES DURING CONSTRUCTION, FOR THE SAFETY AND PROTECTION THEREOF, AND REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK, THE COST OF ALL OF WHICH WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

2. ALL UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF SANGER PUBLIC WORKS SPECIFICATIONS AND/OR NCTCOG STANDARDS.

3. THE SITE UTILITY CONTRACTOR SHALL PROVIDE ALL THE MATERIALS AND APPURTENANCES NECESSARY FOR THE COMPLETE INSTALLATION OF UTILITIES. ALL PIPE AND FITTINGS SHALL BE INSPECTED BY THE CITY INSPECTOR PRIOR TO BEING COVERED.

4. ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, REGULATIONS, AND/OR LOCAL STANDARDS AND REQUIREMENTS.

5. THE SITE UTILITY CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE UTILITY OWNER FOR THE CONNECTIONS TO THE EXISTING WATER MAIN.

6. THE CONTRACTOR SHALL ADJUST THE LOCATION OF THE PROPOSED WATER LINES AS REQUIRED TO AVOID CONFLICTS WITH THE OTHER UTILITIES.

7. THRUST BLOCKS SHALL BE PROVIDED AT ALL TEES, ELBOWS, AND BENDS, AND WILL BE OF SUFFICIENT SIZE TO COMPLY WITH CITY STANDARDS FOR EXISTING SOIL CONDITIONS.

8. ALL FIRE PROTECTIONS MATERIAL SHALL BE U.L. LISTED, FACTORY MUTUAL APPROVED, AND NFPA STANDARDS, UNLESS OTHERWISE DIRECTED BY THE PROJECT MANAGER.

9. THE LOCATION (HORIZONTAL & VERTICAL) OF ALL UTILITY LEAD-INS TO THE BUILDINGS SHALL BE VERIFIED WITH THE BUILDING MECHANICAL PLANS.

10. MATCH ALL MANHOLES AND VAULTS WITH PROPOSED GROUND ELEVATIONS.

11. UNDERGROUND TELEPHONE LINE SHALL BE WITHIN 3" OF CONDUIT, BURIED A MINIMUM OF 24", AND TERMINATING AT RIGHT-OF-WAY WITH PULL STRING AND FLAG.

12. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.

13. ALL FILL MATERIAL IS TO BE IN PLACE AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.

14. WATER & SANITARY SEWER UTILITIES SHALL BE KEPT 10' APART (PARALLEL) OR WHEN CROSSING 24" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE, UNLESS OTHERWISE NOTED.)

15. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED, AND APPROVED BEFORE BACKFILLING.

16. TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS., AND TO BE ONE FOOT ABOVE FINISHED GROUND WITH WATER TIGHT LIDS.

17. ALL CONCRETE FOR ENCASEMENT SHALL HAVE A MINIMUM 28-DAY COMPRESSION STRENGTH AT 3,000 P.S.I.

18. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 48" COVER BELOW FINISHED GRADE ON ALL WATERLINES.

19. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE IN POSSESSION BEFORE THE FINAL CONNECTION OF SERVICE.

20. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.

21. IN THE EVENT OF VERTICAL CONFLICT BETWEEN WATERLINES, SANITARY LINES, STORM LINES, AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10' ON BOTH SIDES OF CROSSING. THE WATERLINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 24" CLEARANCE. MEETING REQUIREMENTS OF ANSI A21.10 OR A21.11 (AWWA C-151) (CLASS 50).

22. OWNER/CONTRACTOR SHALL COORDINATE WITH THE CITY FIRE MARSHALL TO PROVIDE ANY ADDITIONAL FIRE SAFETY FEATURES, INCLUDING FIRE HYDRANTS, NOT SHOWN AND NOTIFY ENGINEER OF CHANGES.

EROSION CONTROL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PRIVATE OR PUBLIC, PRIOR TO EXCAVATING. THE INFORMATION AND DATA SHOWN WITH RESPECT TO EXISTING UNDERGROUND FACILITIES AT OR CONTIGUOUS TO THE SITE IS APPROXIMATE AND BASED ON THE INFORMATION AND DATA FURNISHED BY THE OWNERS OF SUCH UNDERGROUND FACILITIES OR ON PHYSICAL APPEARANCES OBSERVED IN THE FIELD. THE OWNER AND ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY SUCH INFORMATION OR DATA; AND THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA, FOR LOCATING ALL UNDERGROUND FACILITIES, FOR COORDINATION OF THE WORK WITH THE OWNERS OF SUCH UNDERGROUND FACILITIES DURING CONSTRUCTION, FOR THE SAFETY AND PROTECTION THEREOF, AND REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK, THE COST OF ALL OF WHICH WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

2. EROSION CONTROL MEASURES MAY ONLY BE PLACES IN FRONT OF INLETS, OR IN CHANNELS, DRAINAGEWAYS OR BORROW DITCHES AT RISK OF CONTRACTOR. CONTRACTOR SHALL REMAIN LIABLE FOR ANY DAMAGE CAUSED BY THE MEASURES INCLUDING FLOODING DAMAGE, WHICH MAY OCCUR DUE TO BLOCKED DRAINAGE. AT THE CONCLUSION OF ANY PROJECT, ALL CHANNELS, DRAINAGEWAYS AND BORROW DITCHES IN THE WORK ZONE SHALL BE DREDGED OF ANY SEDIMENT GENERATED BY THE PROJECT OR DEPOSITED AS A RESULT OF EROSION CONTROL MEASURES.

3. LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY GOVERNING AUTHORITIES (INCLUDING STORM WATER POLLUTION PREVENTION PLAN.) THE GENERAL CONTRACTOR SHALL STRICTLY ADHERE TO THE APPROVED TPDES SWPPP DRAWINGS DURING CONSTRUCTION OPERATIONS.

4. PRIOR TO COMMENCING ANY CONSTRUCTION, A CONSTRUCTION ENTRANCE AND PERIMETER SILT FENCE SHALL BE INSTALLED AT THE LOCATIONS SHOWN, OR AS DESCRIBED IN THE SWPPP.

5. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL THE EROSION CONTROL MEASURES SHOWN ON THE PLANS. THE EROSION CONTROL SYSTEM DESCRIBED WITHIN THE CONSTRUCTION DOCUMENTS SHOULD BE CONSIDERED TO REPRESENT THE MINIMUM ACCEPTABLE STANDARDS FOR THIS PROJECT. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DEPENDENT UPON THE STAGE OF CONSTRUCTION, THE SEVERITY OF THE RAINFALL EVENT AND/OR AS DEEMED NECESSARY AS A RESULT OF ON-SITE INSPECTIONS BY THE OWNER, THEIR REPRESENTATIVES OR THE JURISDICTIONAL AUTHORITIES. THESE ADDITIONAL MEASURES SHALL BE INSTALLED AT NO ADDITIONAL COST TO THE OWNER. IT IS THE CONTRACTOR'S ULTIMATE RESPONSIBILITY TO ASSURE THAT THE STORM WATER DISCHARGE FROM THE SITE DOES NOT EXCEED TOLERANCES ESTABLISHED BY ANY OF THE JURISDICTIONAL AUTHORITIES.

6. IF INSTALLATION OF STORM DRAINAGE SYSTEM SHOULD BE INTERRUPTED BY WEATHER OR NIGHTFALL, THE PIPE ENDS SHALL BE COVERED WITH FILTER FABRIC.

7. AS INLETS ARE COMPLETED, TEMPORARY SEDIMENT BARRIERS SHALL BE INSTALLED.

8. AT THE COMPLETION OF THE PAVING AND FINAL GRADING, THE DISTURBED AREA(S) SHALL BE RE-VEGETATED IN ACCORDANCE WITH THE SWPPP.

9. THE SPECIFIC PLANT MATERIALS PROPOSED TO PROTECT FILL AND EXCAVATED SLOPES SHALL BE AS INDICATED WITHIN THE SWPPP. PLANT MATERIALS MUST BE SUITABLE FOR USE UNDER LOCAL CLIMATE AND SOIL CONDITIONS. IN GENERAL, HYDROSEEDING OR SODDING BERMUDA GRASS IS ACCEPTABLE DURING THE SUMMER MONTHS (MAY 1 TO AUGUST 30). WINTER RYE OR FESCUE GRASS MAY BE PLANTED DURING TIMES OTHER THAN THE SUMMER MONTHS AS A TEMPORARY MEASURE UNTIL SUCHTIME AS THE PERMANENT PLANTING CAN BE MADE.

10. SILT FENCE AND INLET SEDIMENT BARRIERS SHALL REMAIN IN PLACE UNTIL RE-VEGETATION HAS BEEN COMPLETED.

11. DISTURBED AREAS THAT ARE SEEDED OR SODDED SHALL BE CHECKED PERIODICALLY TO SEE THAT GRASS COVERAGE IS PROPERLY MAINTAINED. DISTURBED AREAS SHALL BE WATERED, FERTILIZED, AND RESEEDED OF RESODDED, IF NECESSARY. GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.

12. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASIN BEFORE IT IS 50% FULL, IF IMPLEMENTED BY THE SWPPP.

13. FREQUENT INSPECTIONS OF THE SILT FENCE SHALL BE MADE. ALL REPAIRS OR REPLACEMENTS SHALL BE MADE IMMEDIATELY.

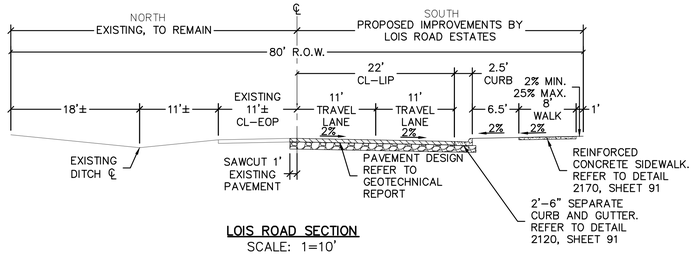
14. THE CONTRACTOR SHALL INSPECT HIS STABILIZATION AND EROSION CONTROL MEASURES AT MINIMUM OF ONCE EVERY 14 DAYS, AND WITHIN 24 HOURS OF ANY STORM EVENT GREATER THAN 0.5 INCHES. THE CONTRACTOR SHALL REPAIR INADEQUACIES REVEALED BY THE INSPECTION BEFORE THE NEXT STORM EVENT AND SHALL MODIFY HIS SWP3 WITHIN 7 DAYS OF THE INSPECTION. ACCUMULATED SILT SHALL BE REMOVED AND DISPOSED OF WHEN IT REACHES A DEPTH OF SIX (6) INCHES.

15. CONTRACTOR SHOULD ATTAIN A 75% BERMUDA COVERING BY SEEDING OR SODDING OVER ALL AFFECTED CONSTRUCTION AREAS BEFORE EROSION CONTROL CAN BE REMOVED.

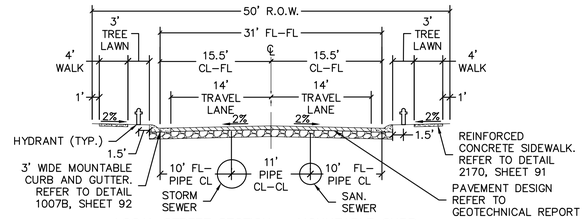
16. CONTRACTOR IS RESPONSIBLE FOR PREPARING, FILING, & MAINTAINING THE SWPPP & THE NOI.

17. WHERE THE SILT FENCE CAN NOT BE USED, THE CONTRACTOR MAY SUBSTITUTE WITH THE FOLLOWING:
    - TRIANGULAR SEDIMENT FILTER DIKE PER NCTCOG SPEC 1050A
    - "TEXAS POWER MULCH" MULCH FILLED FILTER SOCK

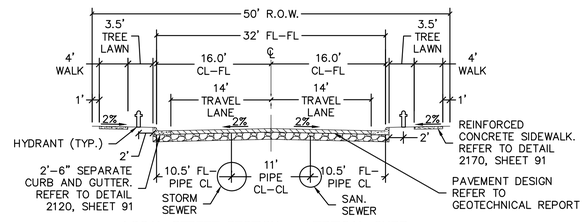
18. THE CONTRACTOR SHALL REFER TO EROSION CONTROL NARRATIVE AND SWPPP COORDINATION/INVESTIGATION DOCUMENTATION PROVIDED BY OTHERS FOR APPROPRIATE EROSION CONTROL MEASURES AND PROCEDURES FOR THIS PROJECT.



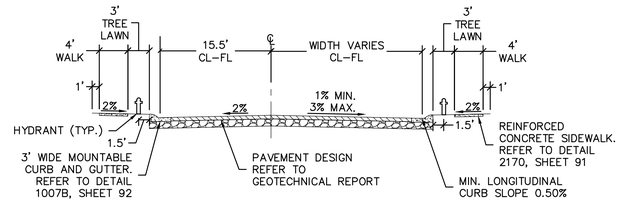
LOIS ROAD SECTION
SCALE: 1=10'



LOCAL STREET SECTION - MOUNTABLE CURB
SCALE: 1=10'



LOCAL STREET SECTION - VERTICAL CURB
SCALE: 1=10'



TYPICAL KNUCKLE SECTION
SCALE: 1=10'

Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell-group.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

CLIENT
KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

LOIS ROAD ESTATES – FILING NOS. 1 & 2
CITY OF SANGER, COUNTY OF DENTON,
STATE OF TEXAS

GENERAL NOTES & PLANS
NOTE & STREET SECTIONS

DATE 4/7/2025

REVISIONS
A 1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B 2nd SUBMITTAL TO JURISDICTION 5/12/2025 – KMB

DR. TN CH. KB
P.M. JF
JOB 24007256
SHEET NO. 03

I:\2024\24007256\CAD\CONSTRUCTION\GENERAL NOTES\24007256-PH1-NOTES.DWG
LAST SAVED: 5/12/2025 1:29 PM BY KEVIN BELSON
XREF FILE: 24007256-PH1-NOTES.DWG

LOIS ROAD EAST

COSERV ELECTRIC EASEMENT
EX. 20' COSERV ELECTRIC EASEMENT
(DOC. NO. 2022-68384
R.P.R.D.C.T.)

PROPERTY BOUNDARY

EXISTING FIBER OPTIC TO BE RELOCATED

EX. WIRE FENCE TO BE REMOVED

PROPERTY BOUNDARY

PROPERTIES LLC

FILINGS 1 & 2

REUBEN BEBEE SURVEY, ABSTRACT NO. 29

FILING 3

CALLED 15.00 ACRES
MILDRED E. HUNT
DOC. NO. 2019-5766
O.R.D.C.T.

BNSF RAILROAD

202.45 ACRES
8,818,876 SQ. FT.

CALLED 202.69 ACRES
STC GROUP MILLER, LLC
DOC. NO. 2021-185695
O.R.D.C.T.

EX. POND TO BE REMOVED

LOT 1
BLOCK ONE
ABNEY ACRES
CAB. M, PG. 64
P.R.D.C.T.

PROPERTY BOUNDARY

LOT 2
BLOCK ONE
ABNEY ACRES
CAB. M, PG. 64
P.R.D.C.T.

EX. WIRE FENCE TO BE REMOVED

EX. WIRE FENCE TO BE REMOVED

FILING 4

LOT 3
BLOCK ONE
ABNEY ACRES
CAB. M, PG. 64
P.R.D.C.T.

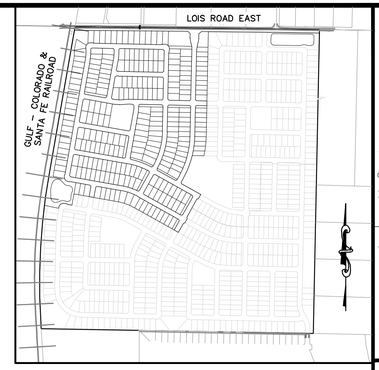
EX. POND TO BE REMOVED

LOT 4
BLOCK ONE
ABNEY ACRES
CAB. M, PG. 64
P.R.D.C.T.

PROPERTY BOUNDARY

STONE RETAINING WALL

SANGER ESTATES



KEYMAP
1"=750'

811
Know what's below.
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell-group.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT

LOIS ROAD ESTATES – FILING NOS. 1 & 2
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS

GENERAL NOTES & PLANS
EXISTING CONDITIONS

DATE 4/7/2025

A	1ST SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2ND SUBMITTAL TO JURISDICTION 5/12/2025 – KMB

REVISIONS

150 0 150 300
(IN FEET)
1 inch = 150 ft.

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 04

FILE: 24007256-PHI-EXST-CNDNS.DWG

LOIS ROAD EAST

SHEET 07 | SHEET 08 | SHEET 09

SHEET 10 | SHEET 11

SHEET 12 | SHEET 13

ALL IN PROPERTIES LLC

PNKTI LLC

GULF - COLORADO AND SANTA FE RAILROAD

EXISTING 12" WL

CONNECT TO EXISTING 12" WL
1-8"X12" TAPPING SLEEVE
1-8" GATE VALVE

CONNECT TO EXISTING 12" WL
1-8"X12" TAPPING SLEEVE
1-8" GATE VALVE

POND A

POND B

WOOD LN

POTTER ST

YOAKUM ST

MARTIN ST

TRAVIS DR

JACK ST

BEXAR ST

TERRELL ST

AUSTIN LN

HUNTER DR

BASTROP ST

FIELD ST

COLLIN DR

CALLED 15.00 CRES
MILDRED E. HUNT
DOC. NO. 2019-5766
O.R.D.C.T.

LOT 1
BLOCK ONE
ABNEY ACRES
CAB. M, PG. 64
P.R.D.C.T.

LOT 2
BLOCK ONE
ABNEY ACRES
CAB. M, PG. 64
P.R.D.C.T.

LOT 3
BLOCK ONE
ABNEY ACRES
CAB. M, PG. 64
P.R.D.C.T.

LOT 4
BLOCK ONE
ABNEY ACRES
CAB. M, PG. 64
P.R.D.C.T.

CALLED 25.35 ACRES
CITY OF SANGER
VOL. 1125, PG. 943
D.R.D.C.T.

LOT 14 | LOT 15 | LOT 16 | LOT 17 | LOT 18 | LOT 19 | LOT 20 | LOT 21 | LOT 22 | LOT 23 | LOT 24 | LOT 25 | LOT 26 | LOT 27 | LOT 28 | LOT 29 | LOT 30 | LOT 31 | LOT 32 | LOT 33 | LOT 34 | LOT 35 | LOT 36 | LOT 37 | LOT 38 | LOT 39

15' PUBLIC UTILITY EASEMENT
DOC. NO. 2022-1904

CALLED 223.35 ACRES
SANGER LAND
DEVELOPMENT, LLC
DOC NO. 2019-16167
R.P.R.D.C.T.

LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- PROPOSED LOT LINE
- EXISTING LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED WATER
- EXISTING WATER
- PROPOSED HYDRANT
- PROPOSED WATER VALVE

150 0 150 300

(IN FEET)
1 inch = 150 ft.

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell-group.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

KALTER CAPITAL
LOIS ROAD ESTATES – FILING NOS. 1 & 2
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS
OVERALL UTILTIY PLANS
OVERALL

CLIENT

DATE 4/7/2025

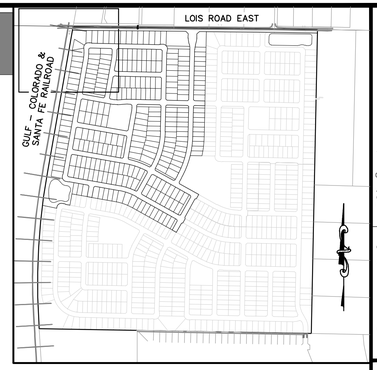
A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 9/12/2025 – KMB

REVISIONS

DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 05

FILE: 24007256-PH1-UTIL-OVALDWG





KEYMAP
1"=750'

LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- PROPOSED LOT LINE
- EXISTING LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED WATER
- EXISTING WATER
- PROPOSED HYDRANT
- PROPOSED WATER VALVE

(IN FEET)
1 inch = 50 ft.

BENCHMARK:

AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell-group.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL

LOIS ROAD ESTATES – FILING NOS. 1 & 2
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS

OVERALL UTILITIY PLANS
OFFSITE

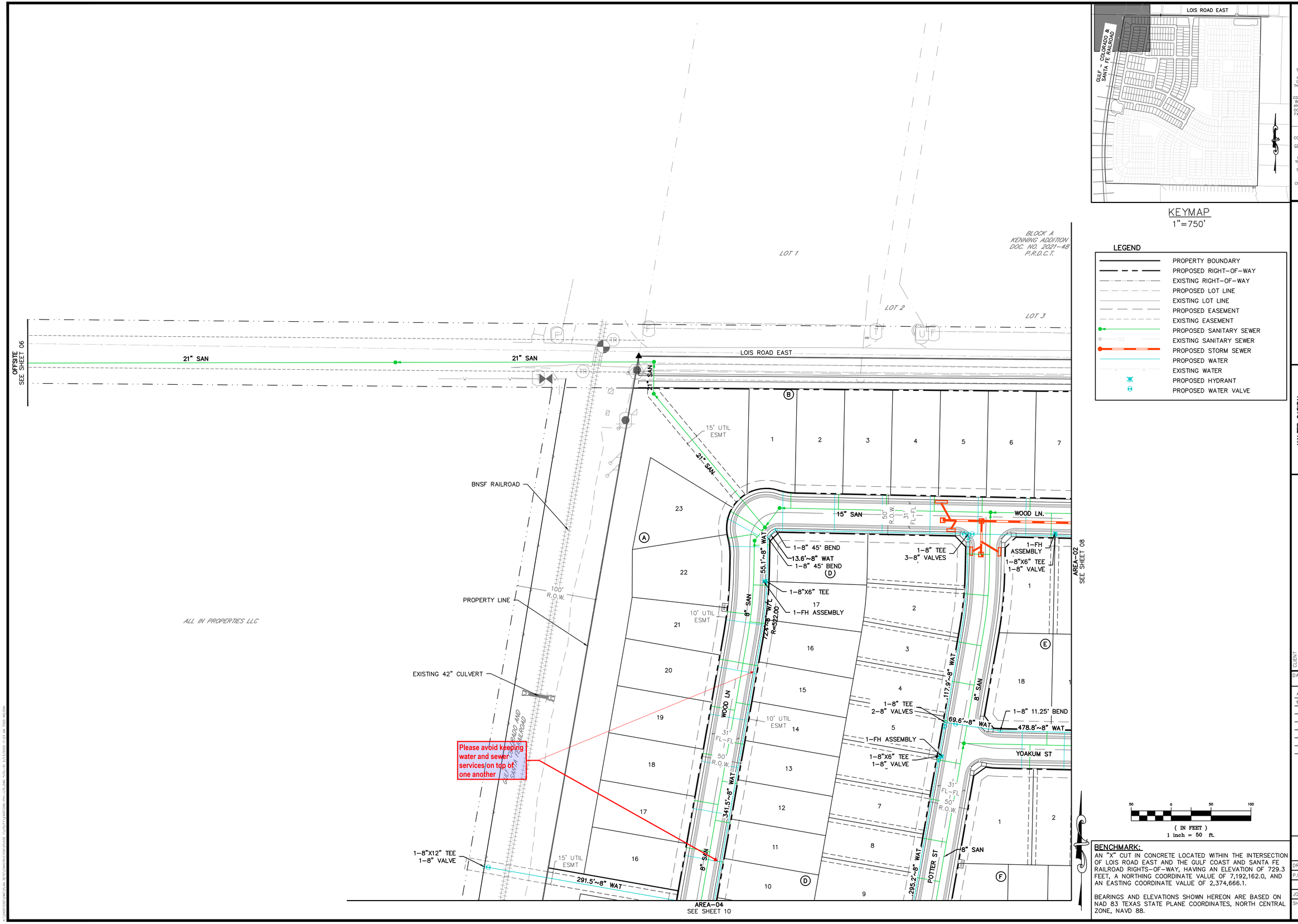
DATE 4/7/2025

A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/12/2025 – KMB

REVISIONS

DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 06

D:\PROJECTS\24007256-PH1-UTIL.DWG
PLOTTED: 5/12/2025 11:24 AM BY KEVIN JACKSON



KEYMAP
1"=750'

LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- PROPOSED LOT LINE
- EXISTING LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED WATER
- EXISTING WATER
- PROPOSED HYDRANT
- PROPOSED WATER VALVE

(IN FEET)
1 inch = 50 ft.

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell-group.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT: KALTER CAPITAL

LOIS ROAD ESTATES – FILING NOS. 1 & 2
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS

OVERALL UTILTIY PLANS
AREA-01

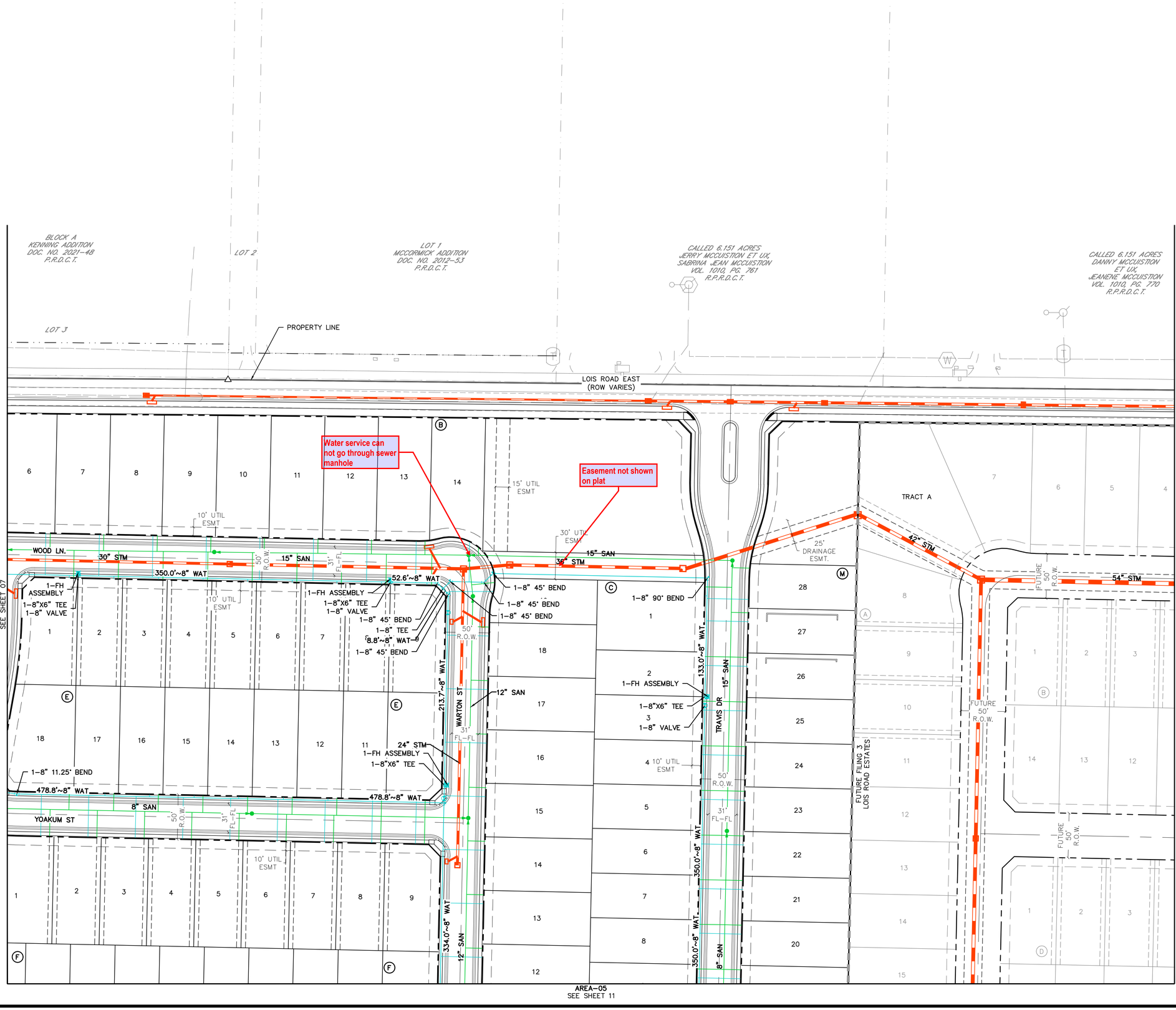
DATE 4/7/2025

A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/12/2025 – KMB

REVISIONS

DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 07

FILE: 24007256-PH1-UTIL.DWG





KEYMAP
1"=750'

LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- PROPOSED LOT LINE
- EXISTING LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED WATER
- EXISTING WATER
- PROPOSED HYDRANT
- PROPOSED WATER VALVE

50 0 50 100
(IN FEET)
1 inch = 50 ft.

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell-group.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL

LOIS ROAD ESTATES – FILING NOS. 1 & 2
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS

OVERALL UTILTIY PLANS
AREA-02

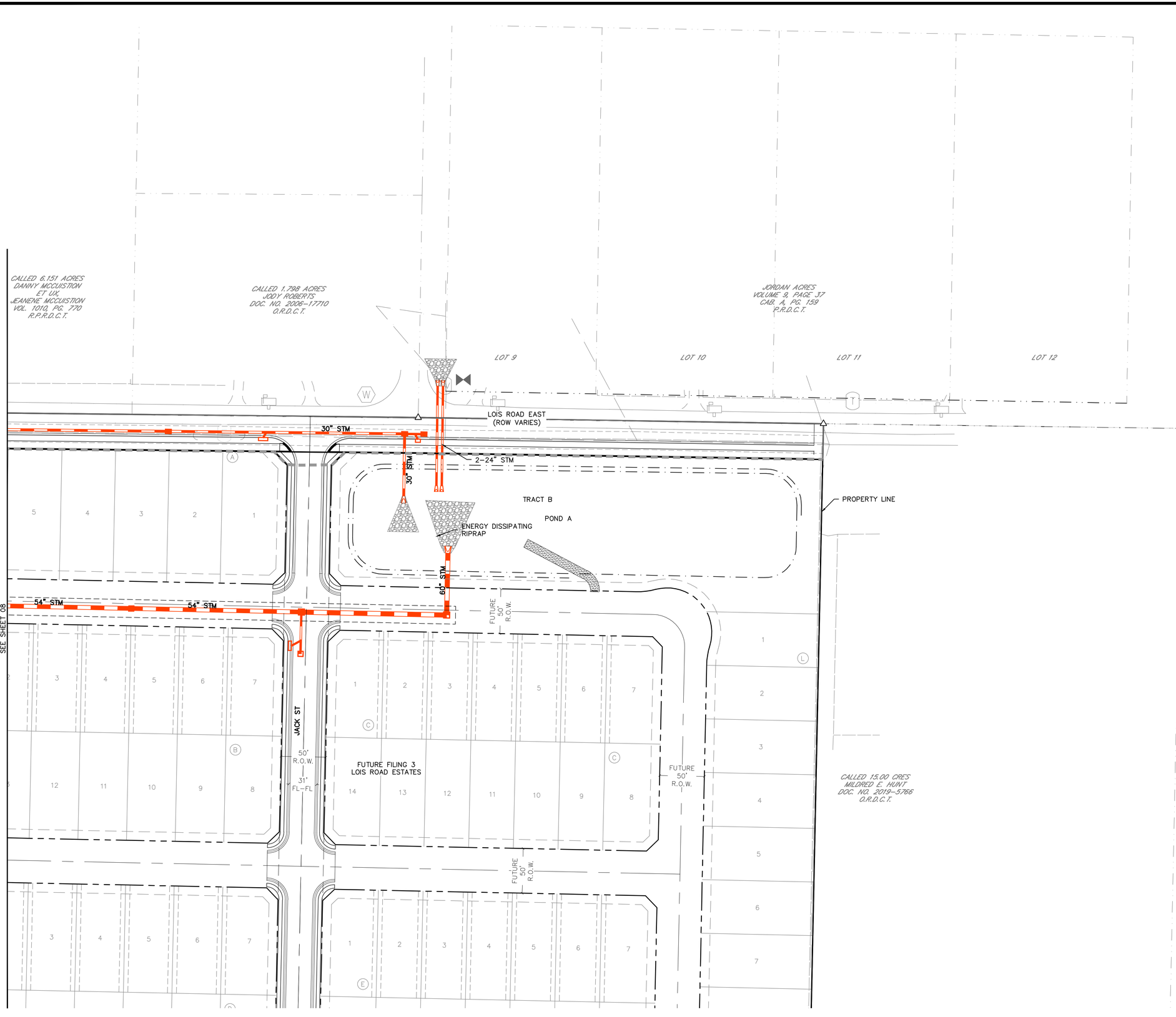
DATE 4/7/2025

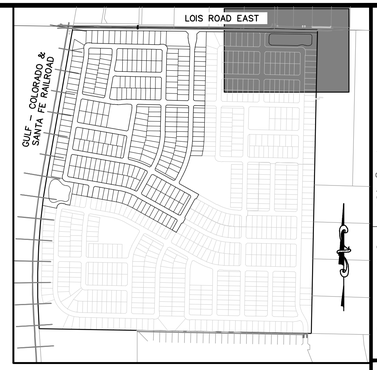
A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/12/2025 – KMB

REVISIONS

DR. TN CH. KB
P.M. JF
JOB 24007256
SHEET NO. 08

C:\ACCDocs\Kalter Capital\Lois Road Estates Filing 1 & 2\Project Files\24007256-PHI-UTILDWG
FILE: 24007256-PHI-UTILDWG





KEYMAP
1"=750'

LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- PROPOSED LOT LINE
- EXISTING LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED WATER
- EXISTING WATER
- PROPOSED HYDRANT
- PROPOSED WATER VALVE

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell-group.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL

LOIS ROAD ESTATES – FILING NOS. 1 & 2
CITY OF SANGER, COUNTY OF DENTON,
STATE OF TEXAS

OVERALL UTILITY PLANS
AREA-03

DATE 4/7/2025

A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/12/2025 – KMB

REVISIONS

50 0 50 100
(IN FEET)
1 inch = 50 ft.

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 09

D:\PROJECTS\24007256_KALTER_LOIS ROAD ESTATES\CIVIL\DWG\SHEETS\24007256-PH1-UTIL-03 5/12/2025 11:24 AM TOM MOSIER

D:\PROJECTS\24007256_KALTER_LOIS ROAD ESTATES\CIVIL\DWG\SHEETS\24007256-PH1-UTIL-03.DWG

AREA–01
SEE SHEET 07

ALL IN PROPERTIES LLC

PNK77 LLC

BNSF RAILROAD

GULF – COLORADO AND SANTA FE RAILROAD

PROPERTY LINE

1–8"X12" TEE
1–8" VALVE

291.5'~8" WAT

15' UTIL ESMT

100' R.O.W.

8" SAN

50' R.O.W.

31' FL–FL

1–8" TEE
1–8" VALVE

1–FH ASSEMBLY
1–8"X6" TEE

295.2'~8" WAT

POTTER ST

8" SAN

8" SAN BEXAR ST

246.0'~8" WAT

1–8" TEE
2–8" VALVES

1–8"X6" TEE

1–FH ASSEMBLY

101.5'~8" WAT

10' UTIL ESMT

1–8" TEE
3–8" VALVES

8" SAN

1–FH ASSEMBLY
1–8"X6" TEE

65.1'~8" WAT

WOOD LN

1–8" TEE
2–8" VALVES

452.1'~8" WAT

TERRELL ST

27' FL–FL

1–FH ASSEMBLY
1–8"X6" TEE

AREA–05
SEE SHEET 11

Avoid conflicts with manholes and inlets

8' 10' UTIL ESMT

24" STM

1–8" TEE
3–8" VALVES

1–8"X6" TEE
1–8" VALVE

1–FH ASSEMBLY

465.0'~8" WAT

1–8"X6" TEE
1–FH ASSEMBLY

246.0'~8" WAT

AUSTIN LN

83.0'~8" WAT

8" SAN

30" STM

258.7'~8" WAT

10' UTIL ESMT

1–8" TEE
3–8" VALVES

1–8"X12" TEE
1–8" VALVE

15' UTIL ESMT

283.0'~8" WAT

1–8"X6" TEE

1–FH ASSEMBLY

ENERGY DISSIPATING RIPRAP

1–8" TEE
2–8" VALVES

8" SAN

BASTROP ST

30" STM

246.0'~8" WAT

1–8" TEE
2–8" VALVES

AREA–06
SEE SHEET 12

LOIS ROAD EAST

GULF – COLORADO & SANTA FE RAILROAD

KEYMAP
1"=750'

LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT–OF–WAY
- EXISTING RIGHT–OF–WAY
- PROPOSED LOT LINE
- EXISTING LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED WATER
- EXISTING WATER
- PROPOSED HYDRANT
- PROPOSED WATER VALVE

50 0 50 100
(IN FEET)
1 inch = 50 ft.

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS–OF–WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell-group.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL
LOIS ROAD ESTATES – FILING NOS. 1 & 2
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS
OVERALL UTILITIY PLANS
AREA–04

DATE 4/7/2025

A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/12/2025 – KMB

REVISIONS

DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 10

FILE: 24007256-FH1-UTILDWG

AREA–02
SEE SHEET 08

AREA–04
SEE SHEET 10

AREA–07
SEE SHEET 13

Avoid conflicts

1–FH ASSEMBLY
1–8"X6" TEE

24" STM
8" SAN
305.0'~8" WAT
10.0~8" W/L
R=128.00
40.0'~8" WAT
10' UTIL ESMT
1–8" TEE
3–8" VALVES
1–FH ASSEMBLY
1–8"X6" TEE
1–8" VALVE

334.0'~8" WAT
12" SAN
262.2'~8" WAT
WARTON ST
50' R.O.W.
31' FL–FL

350.0'~8" WAT
8" SAN
1–FH ASSEMBLY
1–8"X6" TEE
109.0'~8" WAT
50' R.O.W.
31' FL–FL
36" STM
290.0'~8" WAT
1–8" CROSS
3–8" VALVES
8" SAN
290.0'~8" WAT
1–8" PLUG
BEXAR ST

278.0'~8" WAT
TRAVIS DR
1–FH ASSEMBLY
1–8" TEE
1–8" VALVE

253.8'~8" WAT
HUNTER DR
TERRELL ST
1–8" TEE
3–8" VALVES
1–FH ASSEMBLY
1–8"X6" TEE
380.0'~8" W/L
R=779.00
246.0'~8" WAT
83.0'~8" WAT
272.9'~8" W/L
R=822.00
1–8" TEE
2–8" VALVES
1–8"X6" TEE
1–FH ASSEMBLY
428.8'~8" W/L
R=879.00
290.0'~8" WAT
AUSTIN LN
1–8"X6" TEE
1–8" VALVE
1–FH ASSEMBLY
208.2'~8" WAT
1–8" TEE
2–8" VALVES

TRACT C
TRACT D
TRACT G
FUTURE FILING 3
LOIS ROAD ESTATES
FUTURE 50' R.O.W.
FUTURE 50' R.O.W.

LOIS ROAD EAST
GULF – COLORADO & SANTA FE RAILROAD

KEYMAP
1"=750'

LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT–OF–WAY
- EXISTING RIGHT–OF–WAY
- PROPOSED LOT LINE
- EXISTING LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED WATER
- EXISTING WATER
- PROPOSED HYDRANT
- PROPOSED WATER VALVE

(IN FEET)
1 inch = 50 ft.

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS–OF–WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell-group.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL
LOIS ROAD ESTATES – FILING NOS. 1 & 2
CITY OF SANGER, COUNTY OF DENTON,
STATE OF TEXAS
OVERALL UTILITIY PLANS
AREA–05

DATE 4/7/2025

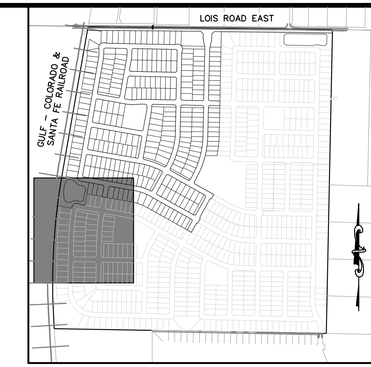
A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/13/2025 – KMB

REVISIONS

DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 11

FILE: 24007256–PHI–UTILDWG





KEYMAP
1"=750'

LEGEND

	PROPERTY BOUNDARY
	PROPOSED RIGHT-OF-WAY
	EXISTING RIGHT-OF-WAY
	PROPOSED LOT LINE
	EXISTING LOT LINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED SANITARY SEWER
	EXISTING SANITARY SEWER
	PROPOSED STORM SEWER
	PROPOSED WATER
	EXISTING WATER
	PROPOSED HYDRANT
	PROPOSED WATER VALVE

(IN FEET)
1 inch = 50 ft.

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell-group.com
143 UNION BOULEVARD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL
LOIS ROAD ESTATES – FILING NOS. 1 & 2
CITY OF SANGER, COUNTY OF DENTON,
STATE OF TEXAS
OVERALL UTILTIY PLANS
AREA-06

DATE 4/7/2025

A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMR
B	2nd SUBMITTAL TO JURISDICTION 5/12/2025 – KMR

REVISIONS

DR. TN CH. KB
P.M. JF
JOB 24007256
SHEET NO. 12

FILE: 24007256-PH1-UTIL.DWG

AREA–05
SEE SHEET 11

AREA–06
SEE SHEET 12

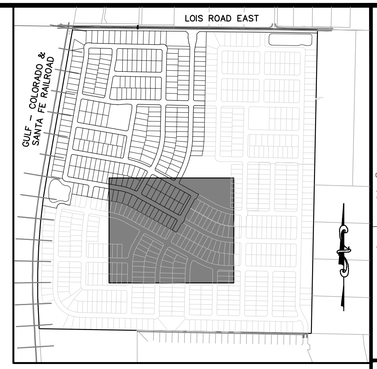
TRACT G

WARTON ST
AUSTIN LN
TRAVIS DR
BASTROP ST
COLLIN DR
FUTURE FILING 3
LOIS ROAD ESTATES
FUTURE FILING 4
LOIS ROAD ESTATES

193.3'~8" W/C
R=578.00

1–8"X6" TEE
1–8" VALVE
1–FH ASSEMBLY
208.2'~8" WAT
1–8" TEE
2–8" VALVES
8" SAN
50' R.O.W.
31' FL–FL
1–8" PLUG
1–8"X6" TEE
1–FH ASSEMBLY
262.6'~8" WAT
472.0'~8" WAT
10' UTIL ESMT
133.0'~8" WAT
26.0'~8" WAT
1–8" CROSS
3–8" VALVES
FUTURE 50' R.O.W.

FUTURE FILING 4
LOIS ROAD ESTATES



KEYMAP
1"=750'

LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT–OF–WAY
- EXISTING RIGHT–OF–WAY
- PROPOSED LOT LINE
- EXISTING LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED WATER
- EXISTING WATER
- PROPOSED HYDRANT
- PROPOSED WATER VALVE

50 0 50 100
(IN FEET)
1 inch = 50 ft.

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS–OF–WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell-group.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL
LOIS ROAD ESTATES – FILING NOS. 1 & 2
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS
OVERALL UTILTIY PLANS
AREA–07

DATE 4/7/2025

A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/12/2025 – KMB

REVISIONS

DR. TN CH. KB
P.M. JF
JOB 24007256
SHEET NO. 13

FILE: 24007256-PAH-UTIL.DWG

SHEET 16

SHEET 17

SHEET 18

SHEET 19

SHEET 20

SHEET 21

SHEET 22

LOIS ROAD EAST

WOOD LN

POTTS ST

YOAKUM ST

MARTIN ST

TRAMS DR

ROCKAR ST

TERRELL ST

AUSTIN LN

BASTROP ST

COLLIER DR

POND A

POND B

POND

PROPERTIES LLC

BNS

PROPERTY LINE

LC

202.45 ACRES
± 8,818,976 SQ. FT.

CALLED 200.89 ACRES
STC GROUP MILLER, LLC
DOC. NO. 2021-185695
O.R.D.C.T.

CALLED 15.00 ACRES
MILDRED E. HUNT
DOC. NO. 2019-5766
O.R.D.C.T.

PROPERTY LINE
BLOCK ONE
ABNEY ACRES
CAB. M, PG. 64
P.R.D.C.T.

LOT 2
BLOCK ONE
ABNEY ACRES
CAB. M, PG. 64
P.R.D.C.T.

LOT 3
BLOCK ONE
ABNEY ACRES
CAB. M, PG. 64
P.R.D.C.T.

LOT 4
BLOCK ONE
ABNEY ACRES
CAB. M, PG. 64
P.R.D.C.T.

S71°11'12"W 3187.36'

N89°01'56"W 1026.10'

N32°32'32"W 68.43'

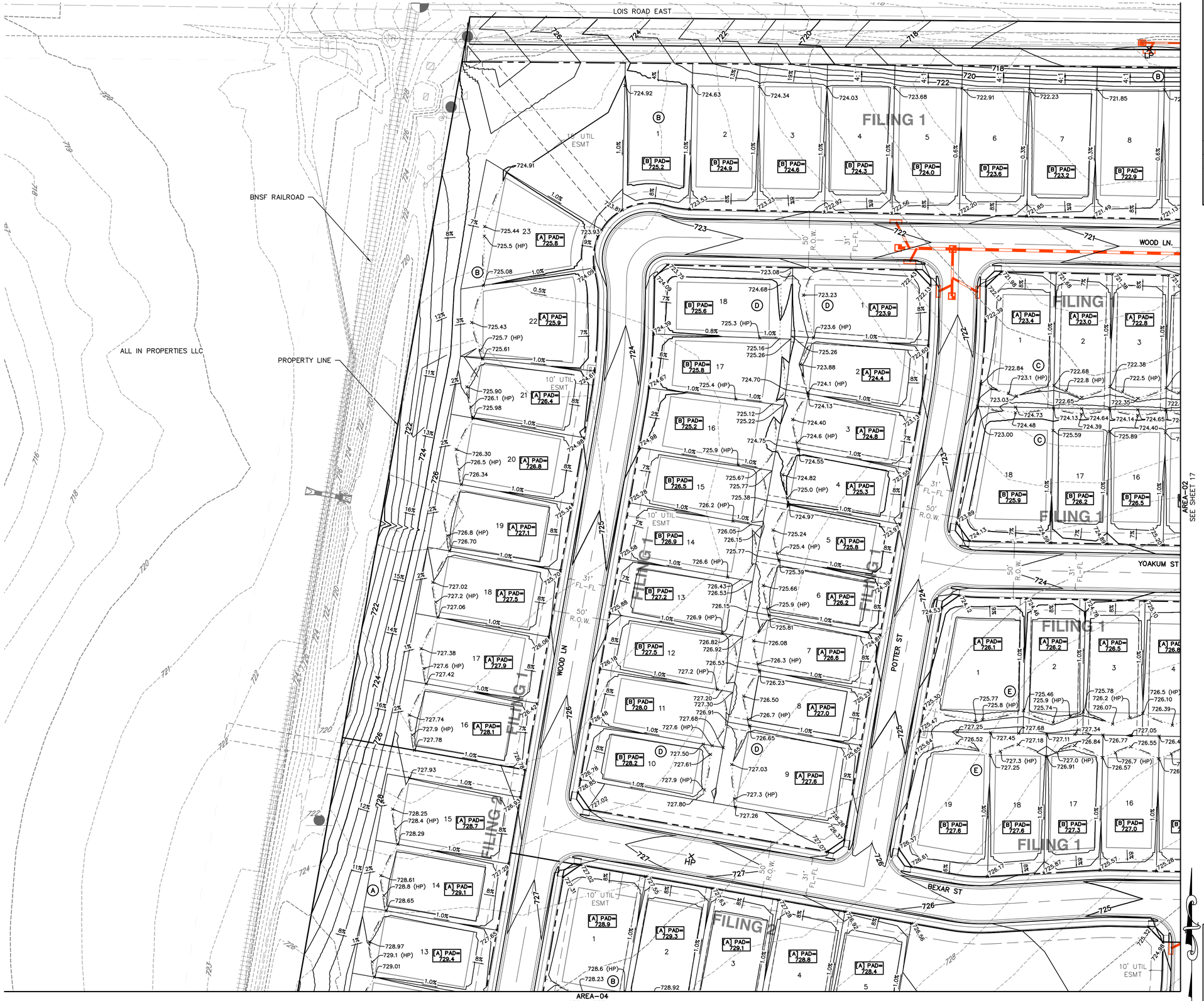
N88°57'52"W 1825.11'

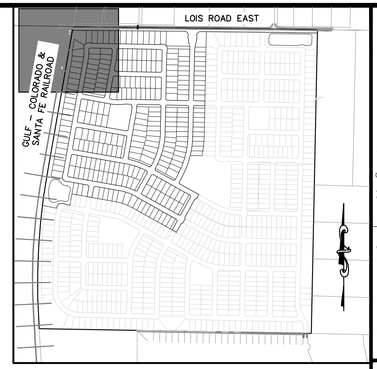
L67.09' R=6737.93' Δ=0°34'12" CB=N32°49'39"W

STONE RETAINING WALL

PROPERTY LINE

LOT 15 LOT 16 LOT LOT LOT





KEYMAP
1"=750'

LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- PROPOSED LOT LINE
- EXISTING LOT LINE
- PROPOSED CATCH CURB & GUTTER
- PROPOSED SPILL CURB & GUTTER
- EXISTING CURB & GUTTER
- PROPOSED SIDEWALK
- EXISTING SIDEWALK
- EXISTING SECTION LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED CONTOURS
- EXISTING CONTOURS

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell-group.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

CLIENT
KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

LOIS ROAD ESTATES – FILING NOS. 1 & 2
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS
OVERALL GRADING AREA-01

DATE 4/7/2025

A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2ND SUBMITTAL TO JURISDICTION 5/12/2025 – KMB

REVISIONS

(IN FEET)
1 inch = 40 ft.

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 16

LOIS ROAD EAST

WOOD LN.

YOAKUM ST

BEXAR ST

WARTON ST

TRAVIS DR

FILING 1

10' UTIL ESMT

15' UTIL ESMT

25' UTIL ESMT

50' R.O.W.

31' FL-FL

Please ensure that maximum slopes are limited to 25%

Please provide legend for retaining wall. Are these wall elevations ?

FUTURE FILING 3
LOIS ROAD ESTATES

RETAINING WALL

AREA-01
SEE SHEET 16

AREA-03
SEE SHEET 18

AREA-05
SEE SHEET 20

LOIS ROAD EAST

GULF - COLORADO & SANTA FE RAILROAD

KEYMAP
1"=750'

LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- PROPOSED LOT LINE
- EXISTING LOT LINE
- PROPOSED CATCH CURB & GUTTER
- PROPOSED SPILL CURB & GUTTER
- EXISTING CURB & GUTTER
- PROPOSED SIDEWALK
- EXISTING SIDEWALK
- EXISTING SECTION LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED CONTOURS
- EXISTING CONTOURS

(IN FEET)
1 inch = 40 ft.

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell-group.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

CLIENT
KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

LOIS ROAD ESTATES – FILING NOS. 1 & 2
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS

OVERALL GRADING
AREA-02

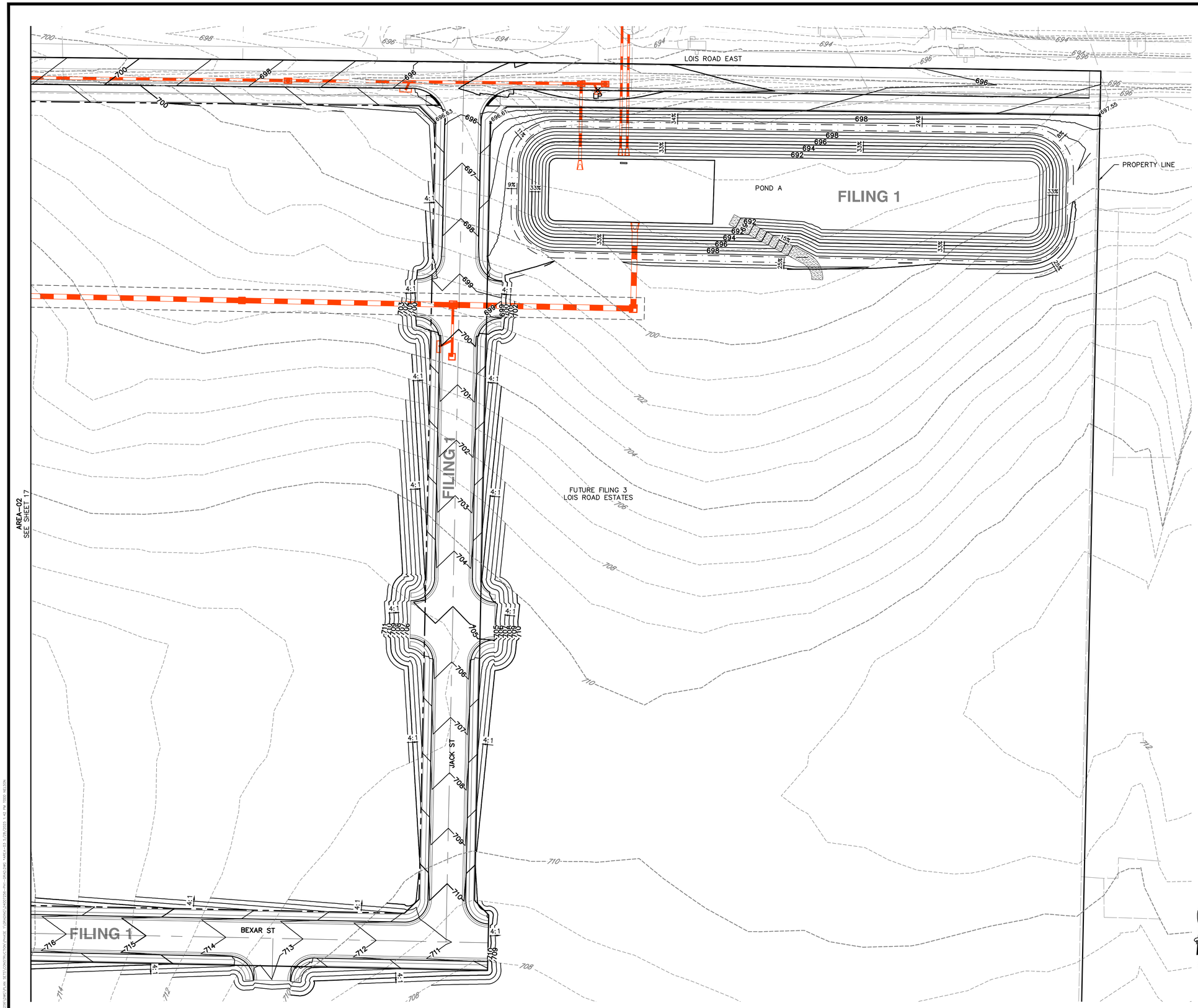
DATE 4/7/2025

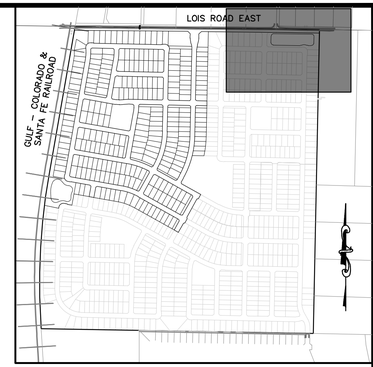
REVISIONS

A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/12/2025 – KMB

DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 17

FILE: 24007256-PHH-GRAD.DWG





KEYMAP
1"=750'

LEGEND

	PROPERTY BOUNDARY
	PROPOSED RIGHT-OF-WAY
	EXISTING RIGHT-OF-WAY
	PROPOSED LOT LINE
	EXISTING LOT LINE
	PROPOSED CATCH CURB & GUTTER
	PROPOSED SPILL CURB & GUTTER
	EXISTING CURB & GUTTER
	PROPOSED SIDEWALK
	EXISTING SIDEWALK
	EXISTING SECTION LINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED CONTOURS
	EXISTING CONTOURS

(IN FEET)
1 inch = 40 ft.

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT ©2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell-group.com
143 UNION BOULEVARD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL
LOIS ROAD ESTATES – FILING NOS. 1 & 2
CITY OF SANGER, COUNTY OF DENTON,
STATE OF TEXAS
OVERALL GRADING
AREA-03

DATE 4/7/2025

A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/12/2025 – KMB

REVISIONS

DR. TN CH. KB
P.M. JF
JOB 24007256
SHEET NO. 18

AREA–01
SEE SHEET 16

AREA–05
SEE SHEET 20

AREA–06
SEE SHEET 21

BNSF RAILROAD

PROPERTY LINE

PNKT1 LLC

BEXAR ST

TERRELL ST

AUSTIN LN

BASTROP ST

HUNTER DR

WOOD LN

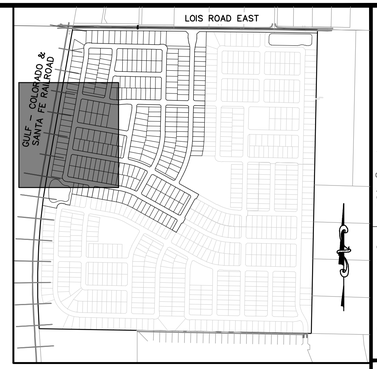
FILING 2

10' UTIL ESMT

50' R.O.W.

31' FL–FL

HP



KEYMAP
1"=750'

LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT–OF–WAY
- EXISTING RIGHT–OF–WAY
- PROPOSED LOT LINE
- EXISTING LOT LINE
- PROPOSED CATCH CURB & GUTTER
- PROPOSED SPILL CURB & GUTTER
- EXISTING CURB & GUTTER
- PROPOSED SIDEWALK
- EXISTING SIDEWALK
- EXISTING SECTION LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED CONTOURS
- EXISTING CONTOURS

40 0 40 80
(IN FEET)
1 inch = 40 ft.

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS–OF–WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell-group.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL
LOIS ROAD ESTATES – FILING NOS. 1 & 2
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS

OVERALL GRADING
AREA–04

DATE 4/7/2025

A	1st SUBMITTAL TO JURISDICTION 4/7/2025 — KMB
B	2nd SUBMITTAL TO JURISDICTION 5/12/2025 — KMB

REVISIONS

DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 19

FILE: 24007256-PHI-GRAD.DWG

CONSTRUCTION DRAWINGS: DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED AND SEALED BY THE ENGINEER

AREA–02
SEE SHEET 17

AREA–04
SEE SHEET 19

AREA–07
SEE SHEET 22

FUTURE FILING 3
LOIS ROAD ESTATES

BEXAR ST

HUNTER DR

WARTON ST

TRAVIS DR

AUSTIN LN

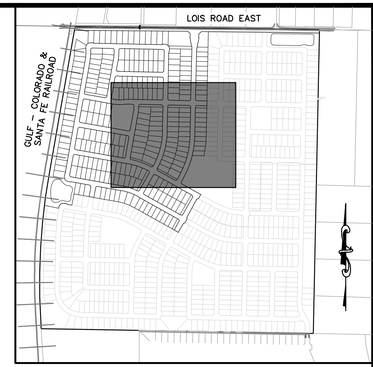
FILING 1

FILING 2

50' R.O.W.
31' FL–FL

10' UTIL ESMT

RETAINING WALL



KEYMAP
1"=750'

LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT–OF–WAY
- EXISTING RIGHT–OF–WAY
- PROPOSED LOT LINE
- EXISTING LOT LINE
- PROPOSED CATCH CURB & GUTTER
- PROPOSED SPILL CURB & GUTTER
- EXISTING CURB & GUTTER
- PROPOSED SIDEWALK
- EXISTING SIDEWALK
- EXISTING SECTION LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED CONTOURS
- EXISTING CONTOURS

(IN FEET)
1 inch = 40 ft.

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS–OF–WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell-group.com
143 UNION BOULEVARD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL
LOIS ROAD ESTATES – FILING NOS. 1 & 2
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS
OVERALL GRADING AREA–05

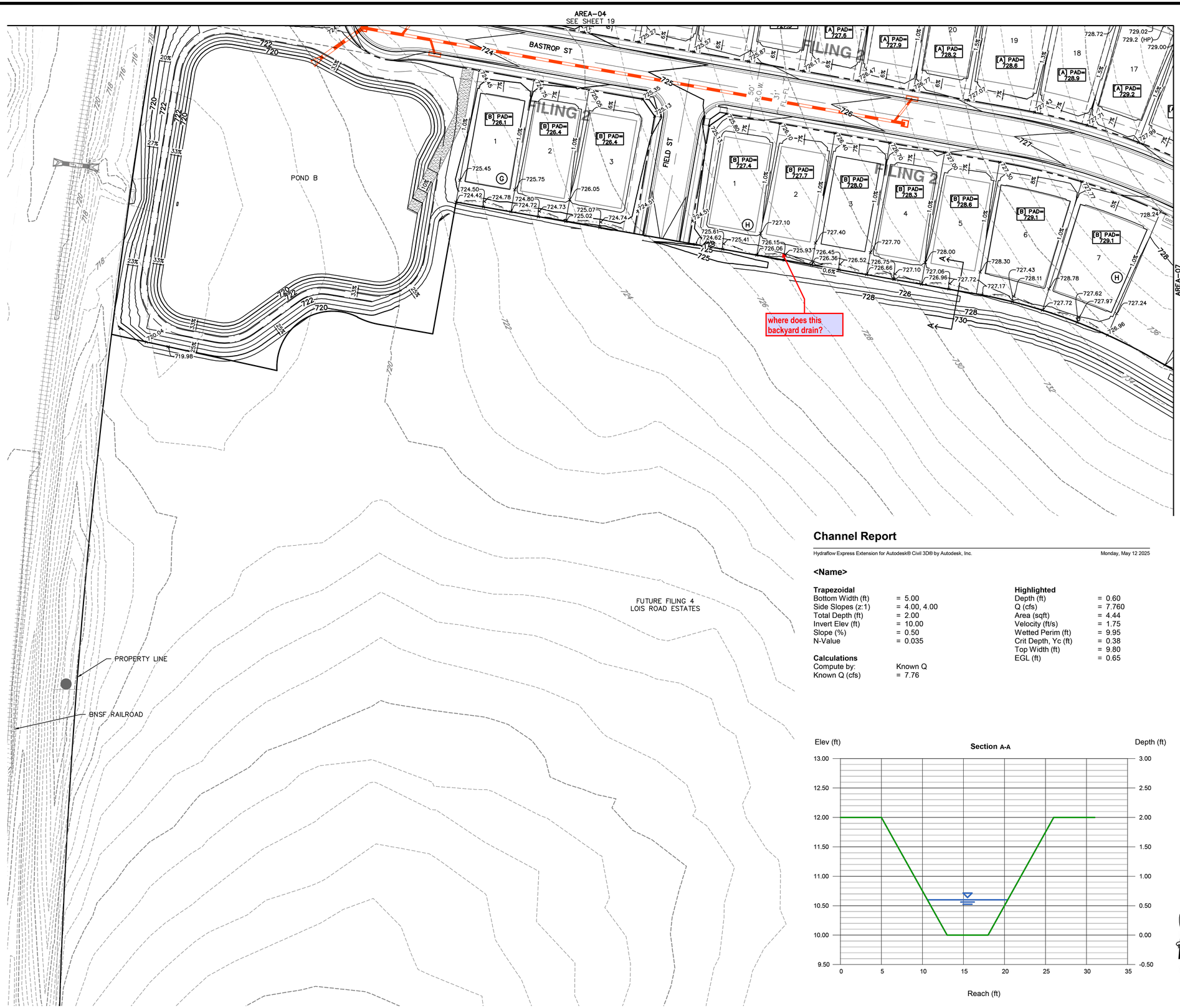
DATE 4/7/2025

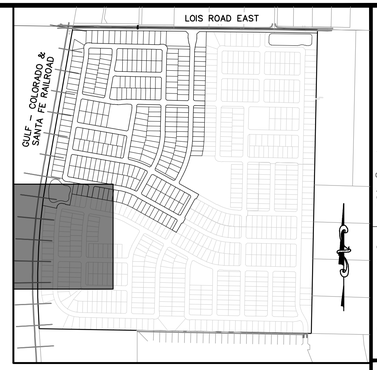
A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/12/2025 – KMB

REVISIONS

DR. TN CH. KB
P.M. JF
JOB 24007256
SHEET NO. 20

D FILE: 24007256-PH-GRAD.DWG





KEYMAP
1"=750'

LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT–OF–WAY
- EXISTING RIGHT–OF–WAY
- PROPOSED LOT LINE
- EXISTING LOT LINE
- PROPOSED CATCH CURB & GUTTER
- PROPOSED SPILL CURB & GUTTER
- EXISTING CURB & GUTTER
- PROPOSED SIDEWALK
- EXISTING SIDEWALK
- EXISTING SECTION LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED CONTOURS
- EXISTING CONTOURS

Channel Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Monday, May 12 2025

<Name>

Trapezoidal		**Highlighted**	
Bottom Width (ft)	= 5.00	Depth (ft)	= 0.60
Side Slopes (z:1)	= 4.00, 4.00	Q (cfs)	= 7.760
Total Depth (ft)	= 2.00	Area (sqft)	= 4.44
Invert Elev (ft)	= 10.00	Velocity (ft/s)	= 1.75
Slope (%)	= 0.50	Wetted Perim (ft)	= 9.95
N-Value	= 0.035	Crit Depth, Yc (ft)	= 0.38
		Top Width (ft)	= 9.80
Calculations		EGL (ft)	= 0.65
Compute by:	Known Q		
Known Q (cfs)	= 7.76		



BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS–OF–WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell-group.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL
LOIS ROAD ESTATES – FILING NOS. 1 & 2
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS
OVERALL GRADING AREA–06

DATE 4/7/2025

REVISIONS
A 1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B 2nd SUBMITTAL TO JURISDICTION 5/12/2025 – KMB

DR. TN CH. KB
P.M. JF
JOB 24007256
SHEET NO. 21

D:\JOBS\24007256\CAD\Civil 3D\Sheets\24007256-PH1-GRADING SHEETS.dwg, 5/12/2025 1:43:18 PM, CSTEIN

D:\JOBS\24007256\CAD\Civil 3D\24007256-PH1-GRAD.DWG

AREA–05
SEE SHEET 20

AREA–06
SEE SHEET 21

Please ensure most of these backyards drain



KEYMAP
1"=750'

LEGEND

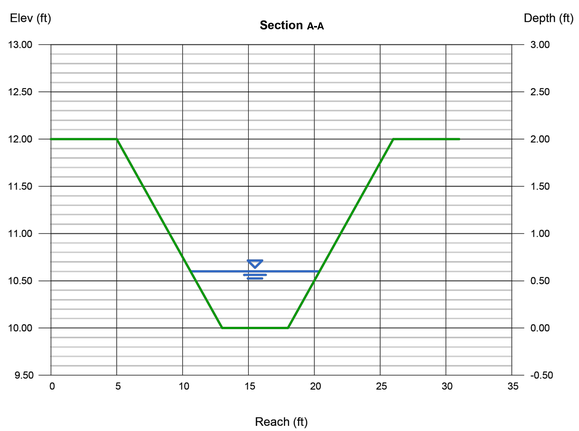
- PROPERTY BOUNDARY
- PROPOSED RIGHT–OF–WAY
- EXISTING RIGHT–OF–WAY
- PROPOSED LOT LINE
- EXISTING LOT LINE
- PROPOSED CATCH CURB & GUTTER
- PROPOSED SPILL CURB & GUTTER
- EXISTING CURB & GUTTER
- PROPOSED SIDEWALK
- EXISTING SIDEWALK
- EXISTING SECTION LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED CONTOURS
- EXISTING CONTOURS

Channel Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Monday, May 12 2025

<Name>

Trapezoidal		Highlighted	
Bottom Width (ft)	= 5.00	Depth (ft)	= 0.60
Side Slopes (z:1)	= 4.00, 4.00	Q (cfs)	= 7.760
Total Depth (ft)	= 2.00	Area (sqft)	= 4.44
Invert Elev (ft)	= 10.00	Velocity (ft/s)	= 1.75
Slope (%)	= 0.50	Wetted Perim (ft)	= 9.95
N-Value	= 0.035	Crit Depth, Yc (ft)	= 0.38
		Top Width (ft)	= 9.80
Calculations		EGL (ft)	= 0.65
Compute by:	Known Q		
Known Q (cfs)	= 7.76		



40 0 40 80
(IN FEET)
1 inch = 40 ft.

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS–OF–WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell-group.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT

LOIS ROAD ESTATES – FILING NOS. 1 & 2
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS

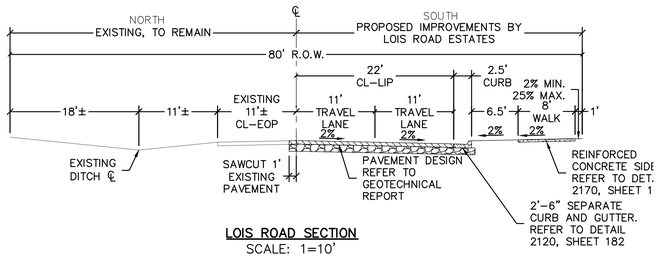
OVERALL GRADING AREA–07

DATE 4/7/2025

	REVISIONS
A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/12/2025 – KMB

DR. TN CH. KB
P.M. JF
JOB 24007256
SHEET NO. 22

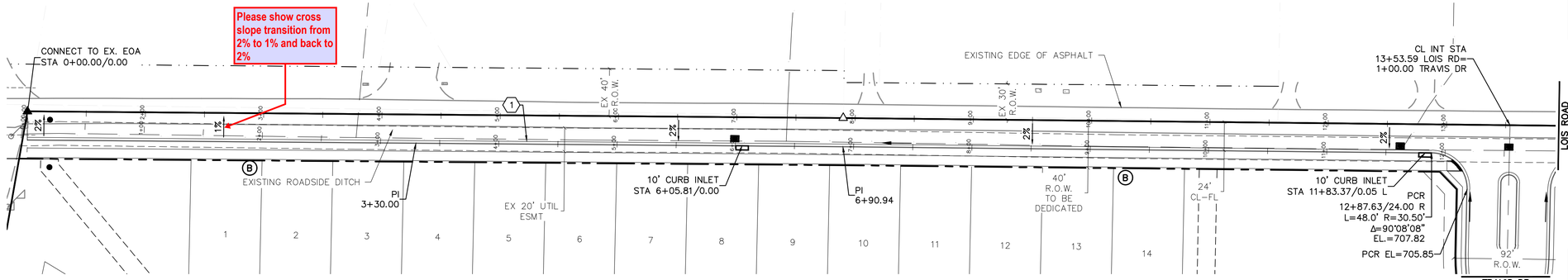
D FILE: 24007256-PH1-GRAD.DWG



LOIS ROAD SECTION
SCALE: 1=10'

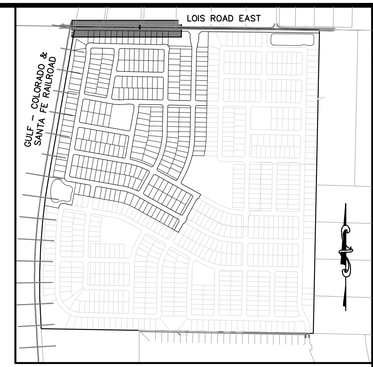
ROADWAY CONSTRUCTION NOTES

1. CONSTRUCT SEPARATE CURB & GUTTER. SEE DETAIL 2102, SHEET 182.
2. CONSTRUCT MOUNTABLE CURB AND GUTTER. SEE DETAIL 1007B, SHEET 182.
3. CONSTRUCT 10' CURB TRANSITION.



LOIS ROAD

FLOWLINE PROFILE



KEYMAP
1"=750'

(IN FEET)
1 inch = 50 ft. (Horz)
1 inch = 5 ft. (Vert)

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS–OF–WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL
LOIS ROAD ESTATES – FILING NOS. 1 & 2
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS

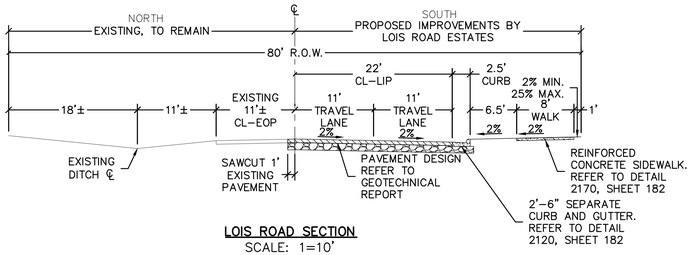
STREET PLAN & PROFILES
LOIS ROAD

DATE 4/7/2025

REVISIONS
A 1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B 2nd SUBMITTAL TO JURISDICTION 5/12/2025 – KMB

DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 22

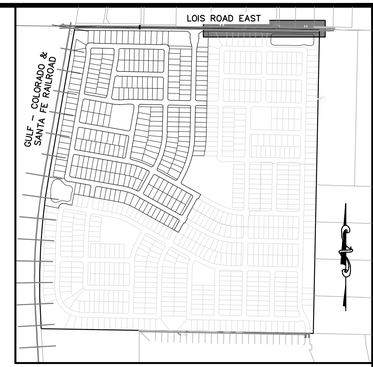
FILE: 24007256-PAH-STRT-P&P-LOIS ROAD EASTLOWG

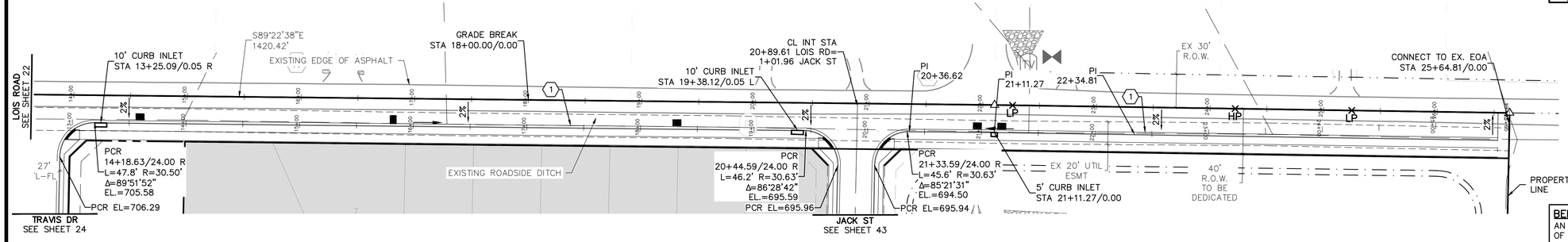


LOIS ROAD SECTION
SCALE: 1=10'

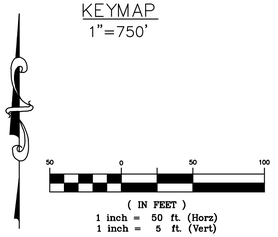
ROADWAY CONSTRUCTION NOTES

1. CONSTRUCT SEPARATE CURB & GUTTER. SEE DETAIL 2102, SHEET 91.
2. CONSTRUCT MOUNTABLE CURB AND GUTTER. SEE DETAIL 1007B, SHEET 92.
3. CONSTRUCT 10' CURB TRANSITION.





KEYMAP
1"=750'

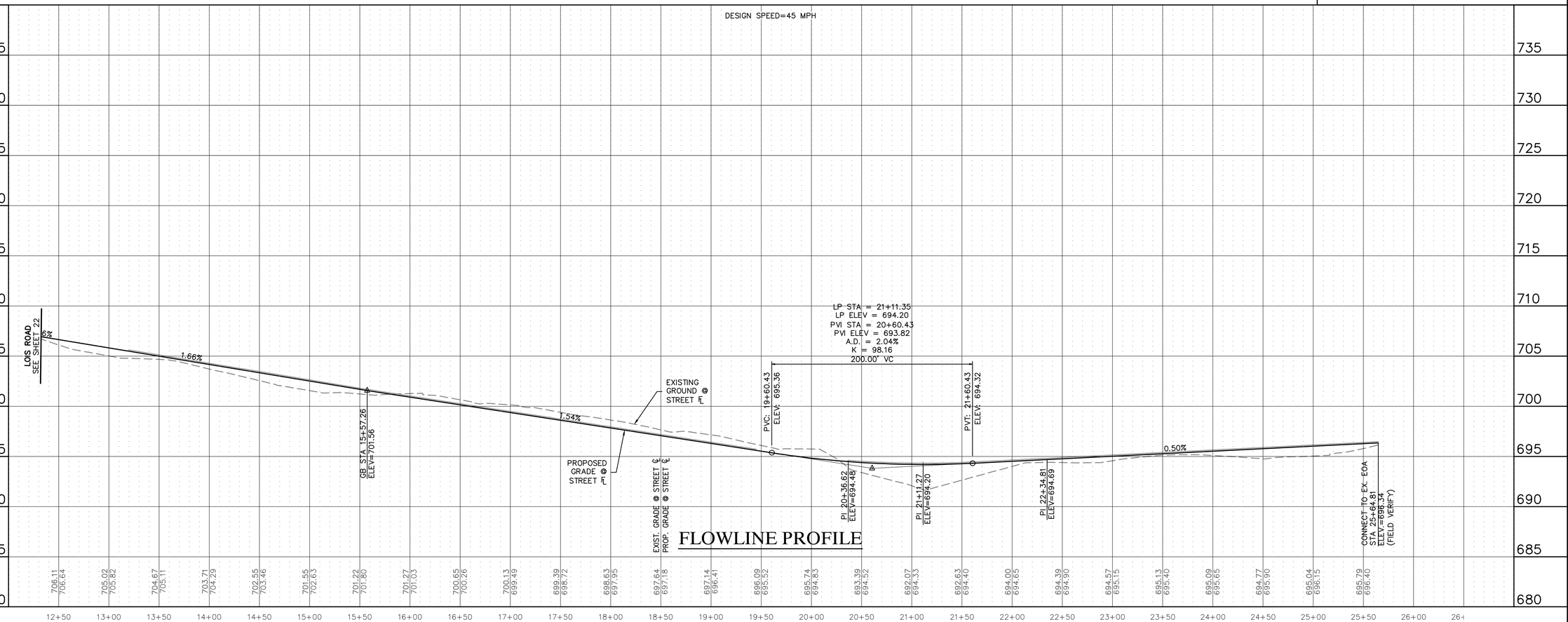


BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

LOIS ROAD

DESIGN SPEED=45 MPH



FLOWLINE PROFILE

811
Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL

LOIS ROAD ESTATES – FILING NOS. 1 & 2
CITY OF SANGER, COUNTY OF DENTON,
STATE OF TEXAS

STREET PLAN & PROFILES
LOIS ROAD

DATE 4/7/2025

A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/12/2025 – KMB

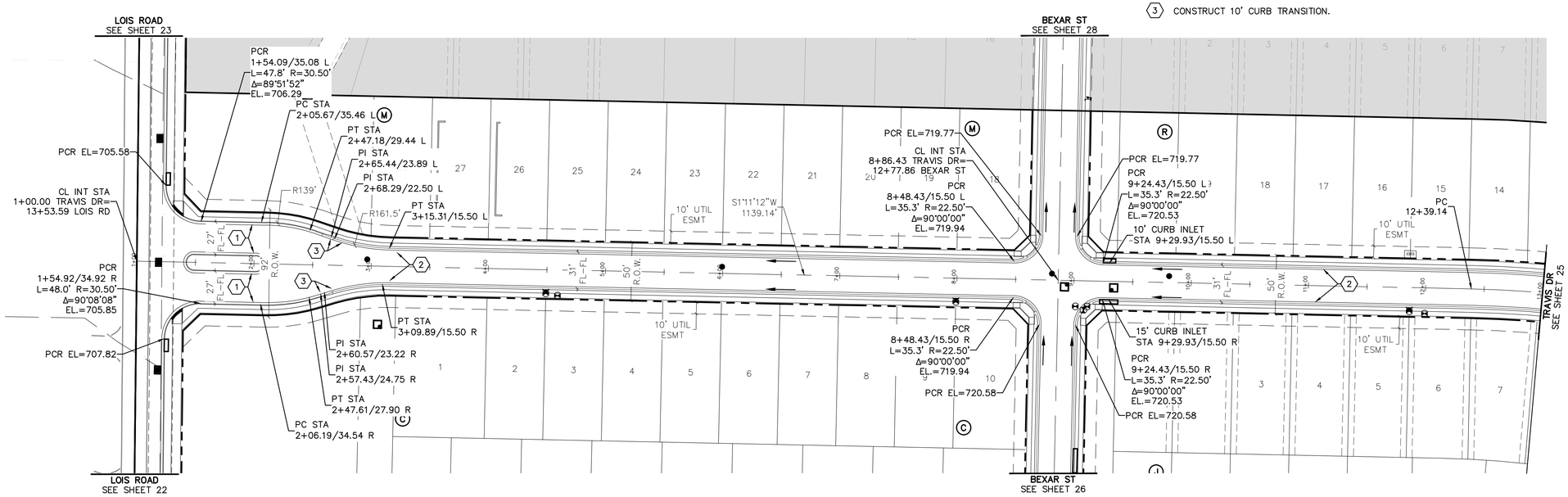
REVISIONS

DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 23

FILE: 24007256-PAH-STRT-P&P-LOIS ROAD EAST-1.DWG

ROADWAY CONSTRUCTION NOTES

1. CONSTRUCT SEPARATE CURB & GUTTER. SEE DETAIL 2102, SHEET 91.
2. CONSTRUCT MOUNTABLE CURB AND GUTTER. SEE DETAIL 1007B, SHEET 92.
3. CONSTRUCT 10' CURB TRANSITION.





KEYMAP
1"=750'

50 0 50 100
(IN FEET)
1 inch = 50 ft. (Horz)
1 inch = 5 ft. (Vert)

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

811 Know what's below. Call before you dig.

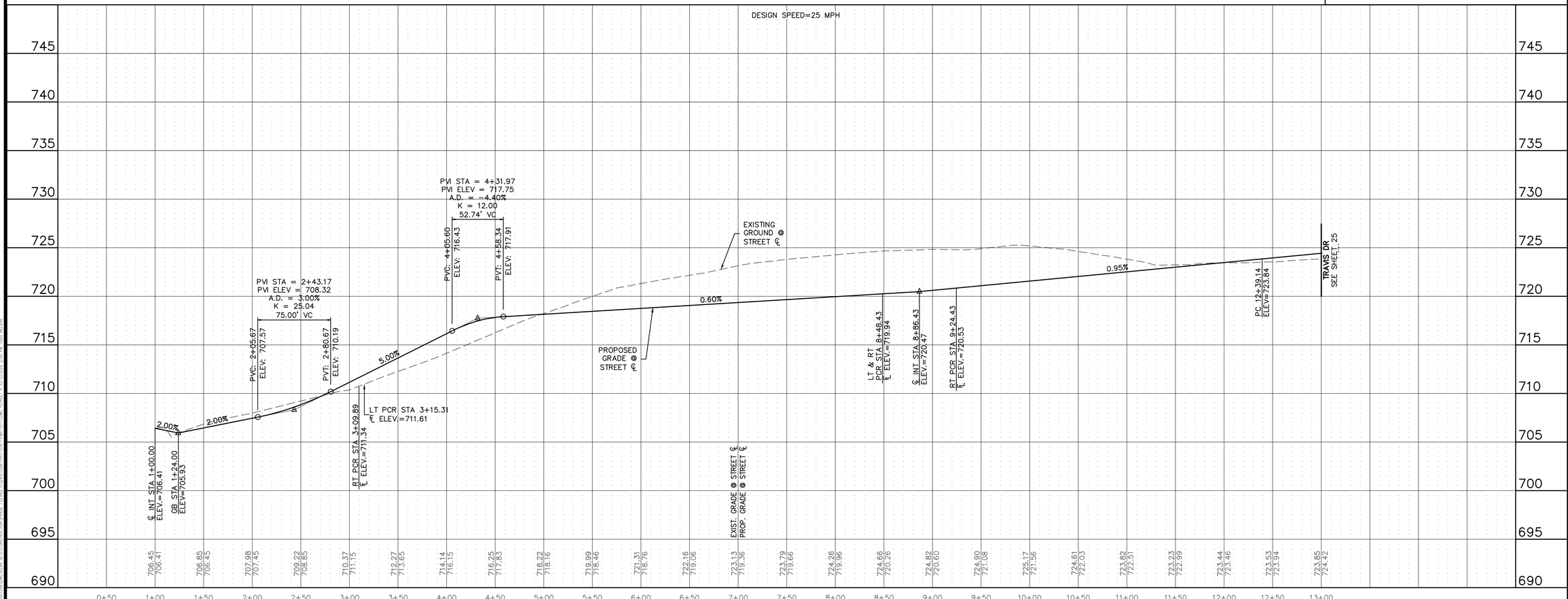
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

TRAVIS DR



KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL
LOIS ROAD ESTATES – FILING NOS. 1 & 2
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS
STREET PLAN & PROFILES
TRAVIS DR

DATE 4/7/2025

A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/12/2025 – KMB

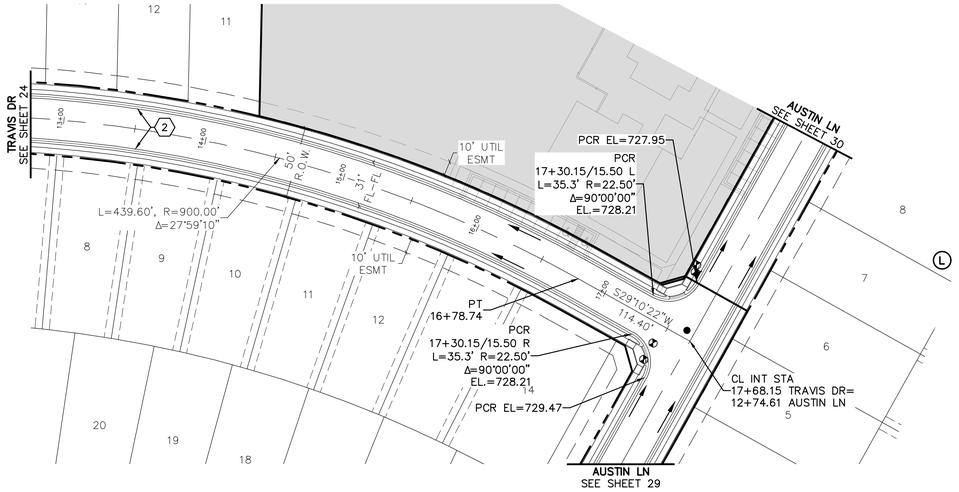
REVISIONS

DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 24

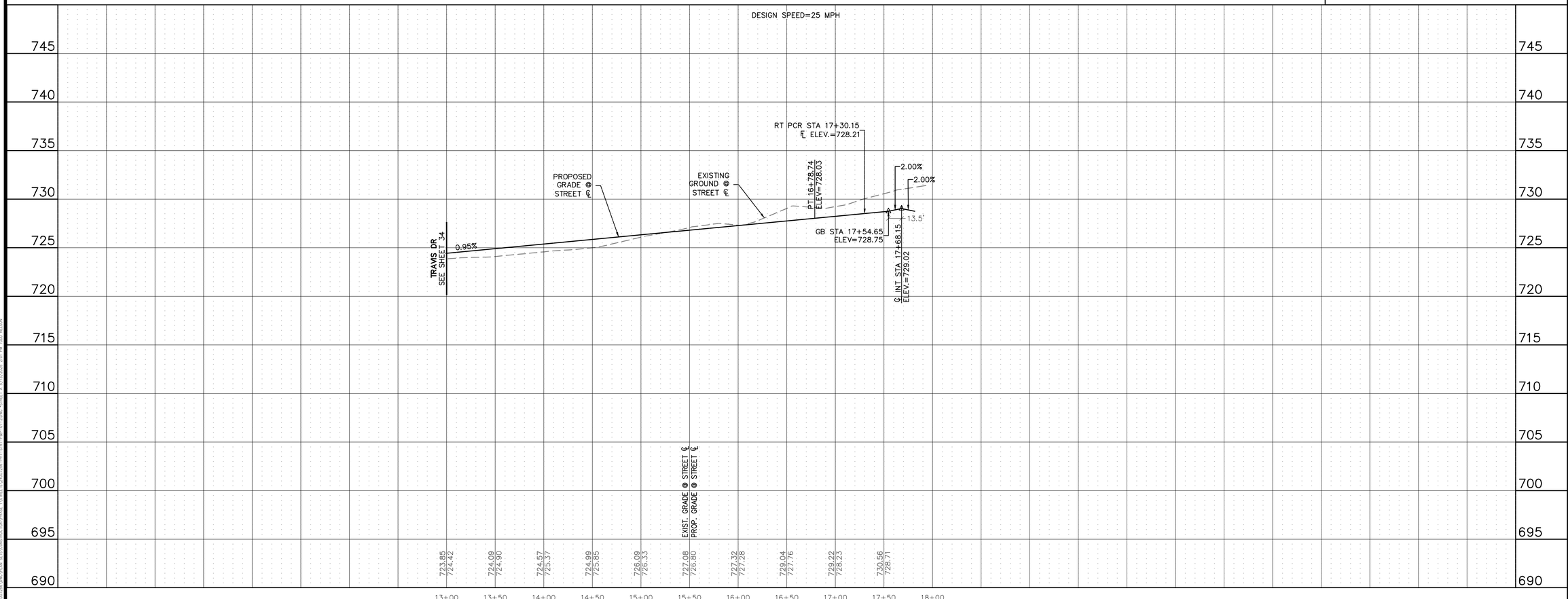
FILE: 24007256-PAH-STRT-P&P-01-1.DWG

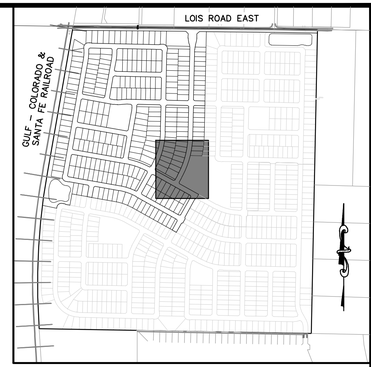
ROADWAY CONSTRUCTION NOTES

1. CONSTRUCT SEPARATE CURB & GUTTER. SEE DETAIL 2102, SHEET 91.
2. CONSTRUCT MOUNTABLE CURB AND GUTTER. SEE DETAIL 1007B, SHEET 92.
3. CONSTRUCT 10' CURB TRANSITION.



TRAVIS DR





KEYMAP
1"=750'

50 0 50 100
(IN FEET)
1 inch = 50 ft. (Horz)
1 inch = 5 ft. (Vert)

BENCHMARK:

AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT ©2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL

LOIS ROAD ESTATES – FILING NOS. 1 & 2
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS

STREET PLAN & PROFILES
TRAVIS DR

DATE 4/7/2025

A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/12/2025 – KMB

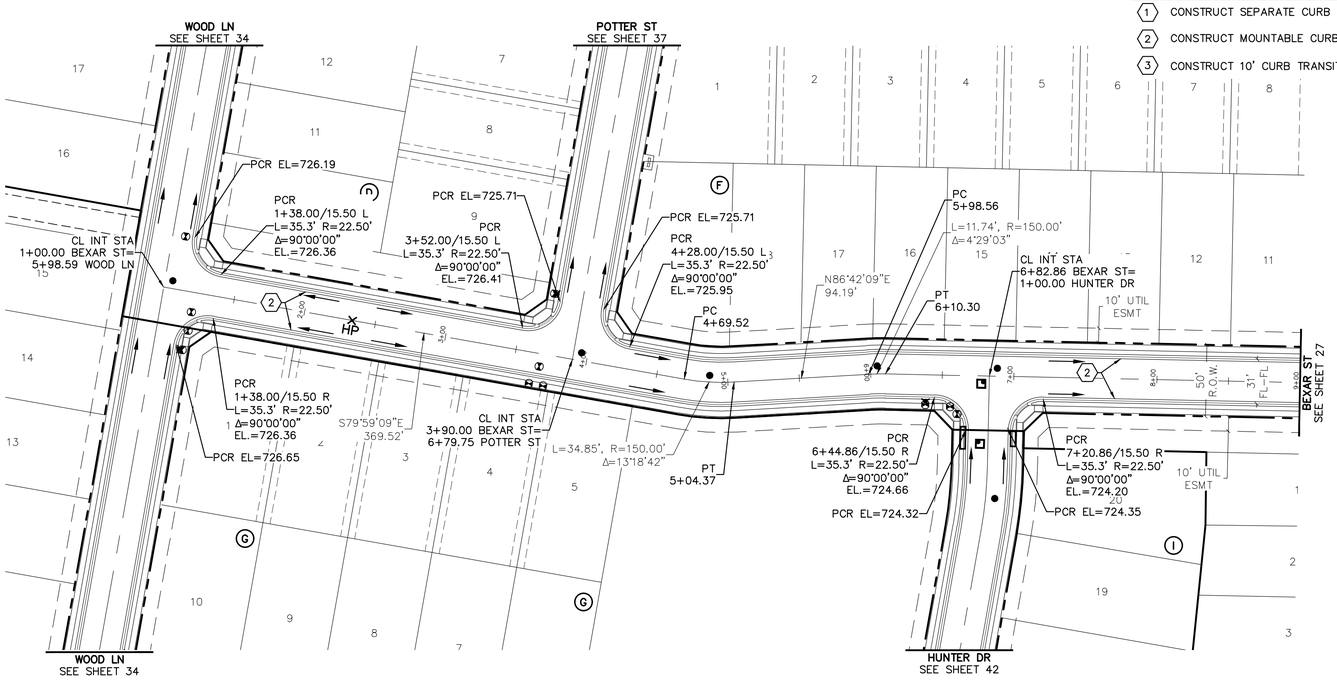
REVISIONS

DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 25

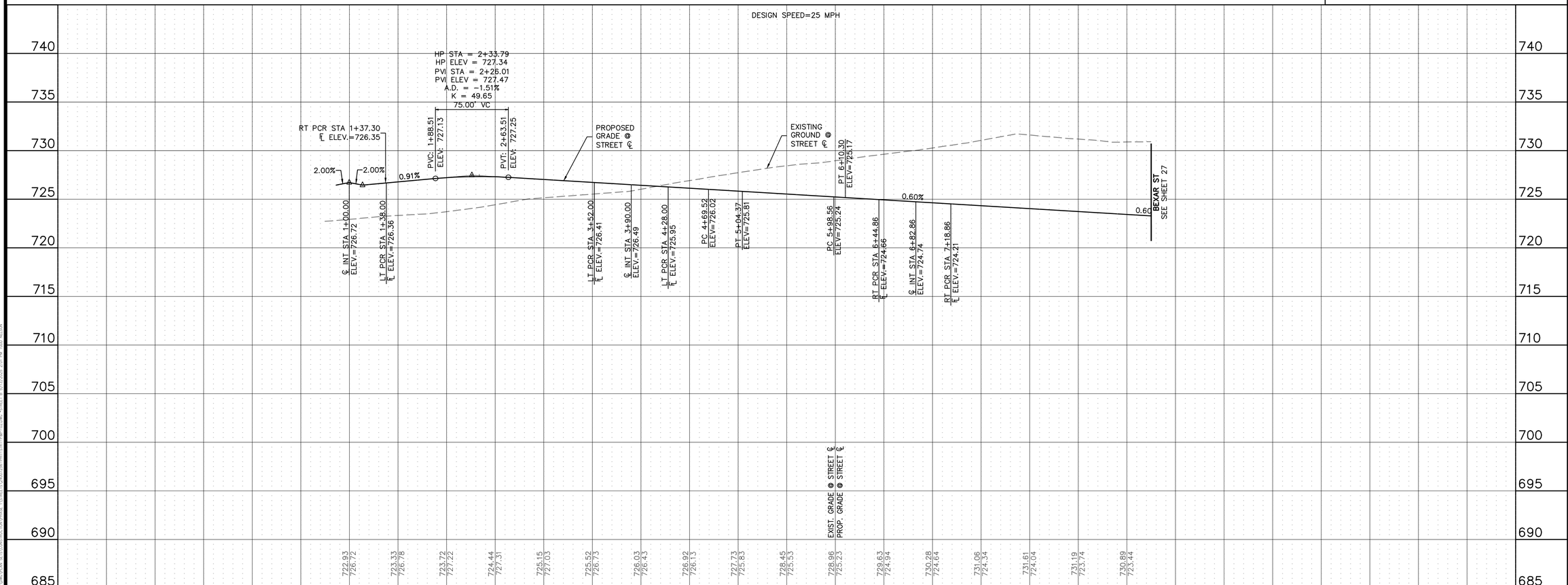
C:\USERS\MICHAEL.PRYOR\DESKTOP\WORK FILES\LOIS ROAD\PLAN SHEETS\24007256-PAH-STRT-PP&P-01-2.DWG
PLOT FILE: 24007256-PAH-STRT-PP&P-01-2.DWG

ROADWAY CONSTRUCTION NOTES

1. CONSTRUCT SEPARATE CURB & GUTTER. SEE DETAIL 2102, SHEET 91.
2. CONSTRUCT MOUNTABLE CURB AND GUTTER. SEE DETAIL 1007B, SHEET 92.
3. CONSTRUCT 10' CURB TRANSITION.



BEXAR ST





KEYMAP
1"=750'

50 0 50 100
(IN FEET)
1 inch = 50 ft. (Horz)
1 inch = 5 ft. (Vert)

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL
LOIS ROAD ESTATES – FILING NOS. 1 & 2
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS
STREET PLAN & PROFILES
BEXAR ST

DATE 4/7/2025

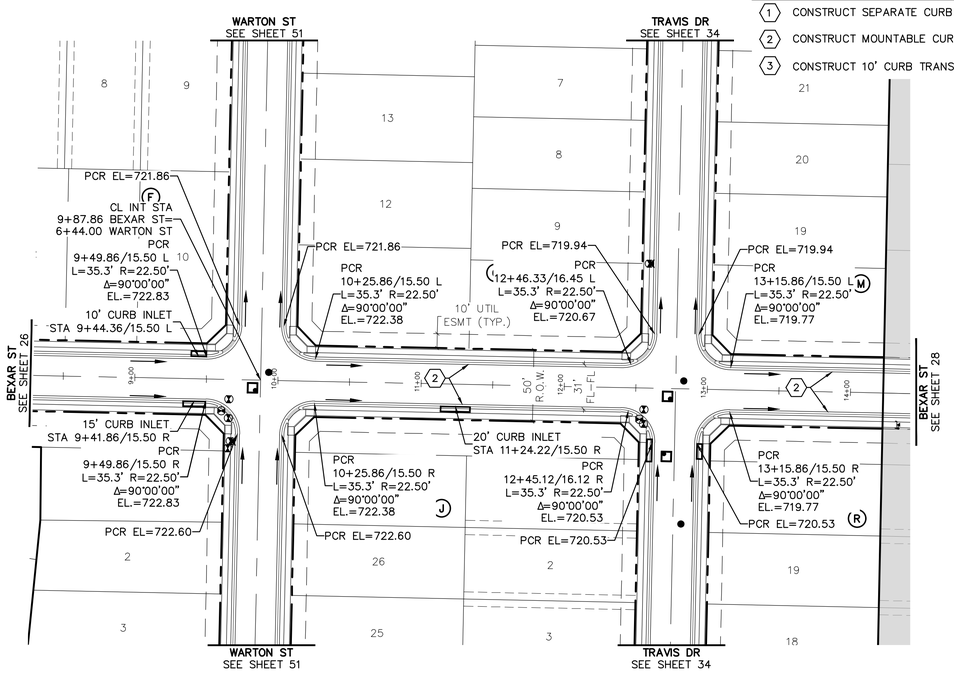
REVISIONS
A 1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B 2nd SUBMITTAL TO JURISDICTION 5/12/2025 – KMB

DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 26

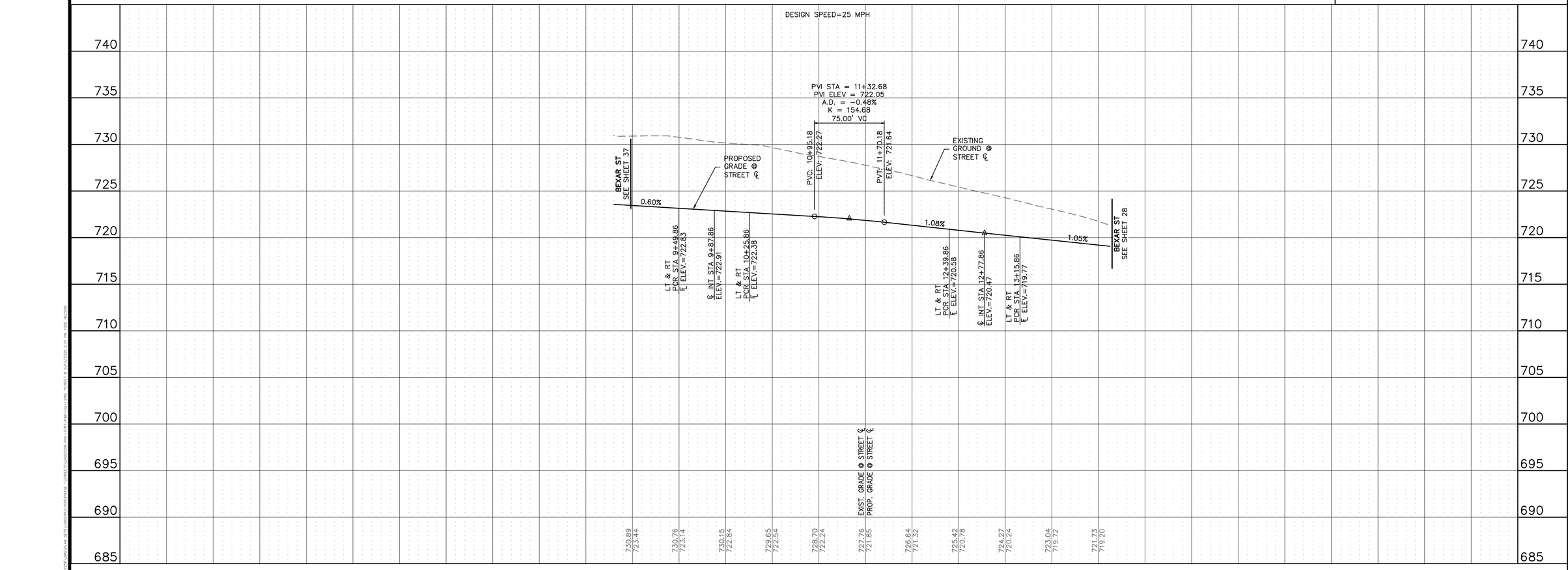
FILE: 24007256-PH1-STRT-PAP-02.DWG

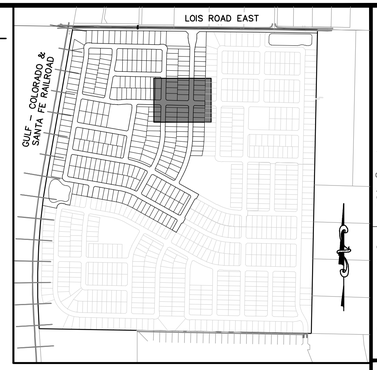
ROADWAY CONSTRUCTION NOTES

1. CONSTRUCT SEPARATE CURB & GUTTER. SEE DETAIL 2102, SHEET 91.
2. CONSTRUCT MOUNTABLE CURB AND GUTTER. SEE DETAIL 1007B, SHEET 92.
3. CONSTRUCT 10' CURB TRANSITION.



BEXAR ST





KEYMAP
1"=750'

50 0 50 100
(IN FEET)
1 inch = 50 ft. (Horz)
1 inch = 5 ft. (Vert)

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

KALTER CAPITAL
LOIS ROAD ESTATES – FILING NOS. 1 & 2
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS
STREET PLAN & PROFILES
BEXAR ST

CLIENT

DATE 4/7/2025

A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/12/2025 – KMB

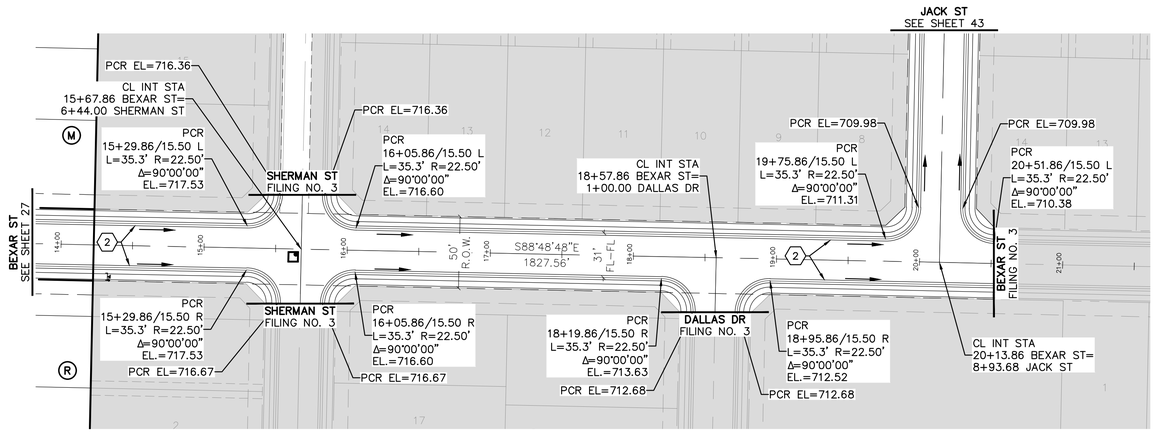
REVISIONS

DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 27

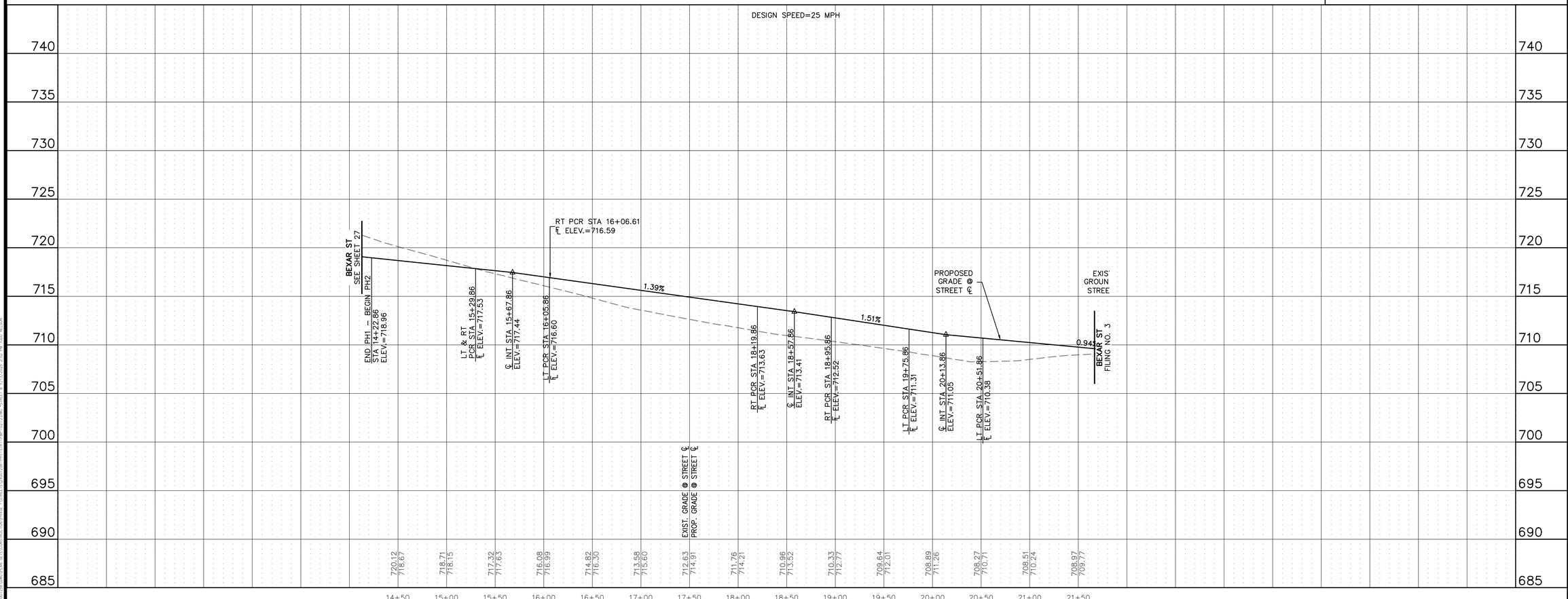
C:\USERS\MICHAEL.PRYOR\DESKTOP\WORK FILES\LOIS ROAD\PLAN SHEETS\24007256-PH1-STRT-PP&P-02-1.DWG
FILE: 24007256-PH1-STRT-PP&P-02-1.DWG

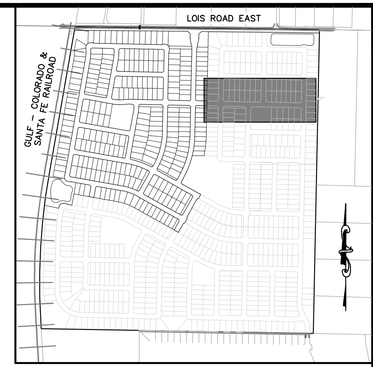
ROADWAY CONSTRUCTION NOTES

1. CONSTRUCT SEPARATE CURB & GUTTER. SEE DETAIL 2102, SHEET 91.
2. CONSTRUCT MOUNTABLE CURB AND GUTTER. SEE DETAIL 1007B, SHEET 92.
3. CONSTRUCT 10' CURB TRANSITION.



BEXAR ST





KEYMAP
1"=750'

50 0 50 100
(IN FEET)
1 inch = 50 ft. (Horz)
1 inch = 5 ft. (Vert)

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL

LOIS ROAD ESTATES – FILING NOS. 1 & 2
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS

STREET PLAN & PROFILES
BEXAR ST

DATE 4/7/2025

A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/12/2025 – KMB

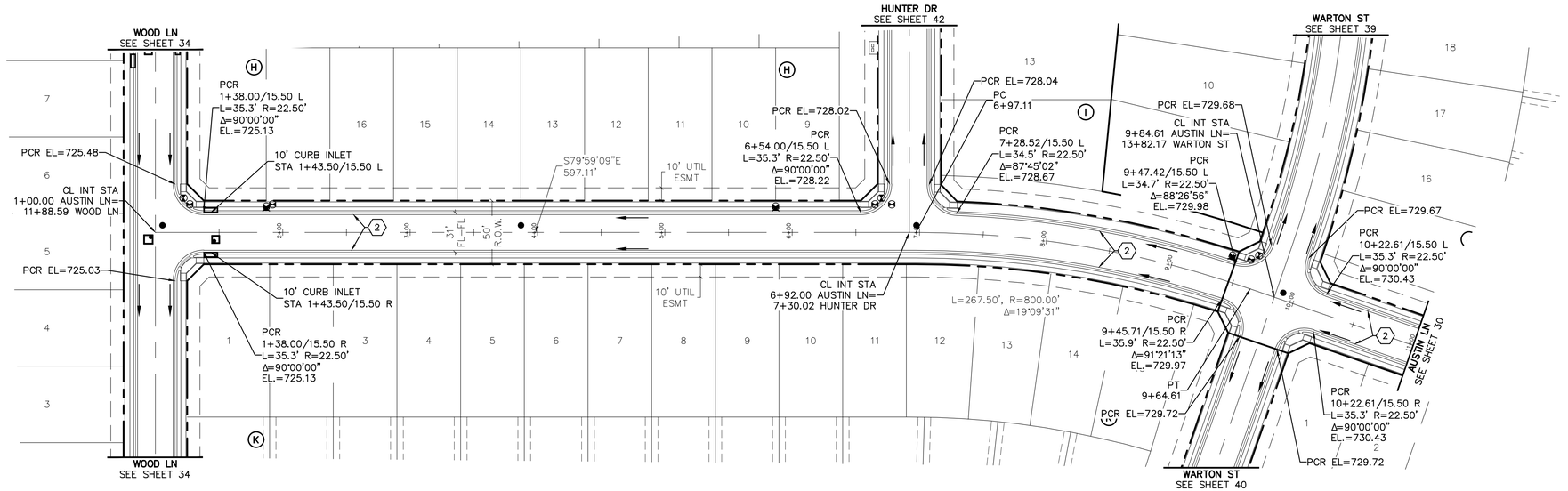
REVISIONS

DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 28

C:\ENGINEERING\24007256-PH1-STRT-PAP-02-2.DWG | FILE: 24007256-PH1-STRT-PAP-02-2.DWG

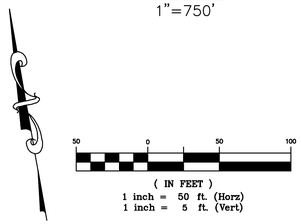
ROADWAY CONSTRUCTION NOTES

1. CONSTRUCT SEPARATE CURB & GUTTER. SEE DETAIL 2102, SHEET 91.
2. CONSTRUCT MOUNTABLE CURB AND GUTTER. SEE DETAIL 1007B, SHEET 92.
3. CONSTRUCT 10' CURB TRANSITION.





KEYMAP
1"=750'



BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

AUSTIN LN

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL
LOIS ROAD ESTATES – FILING NOS. 1 & 2
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS
STREET PLAN & PROFILES
AUSTIN LN

DATE 4/7/2025

A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/12/2025 – KMB

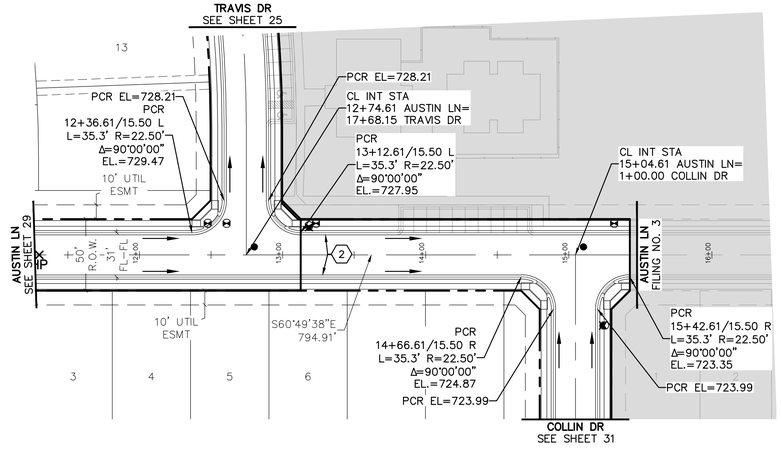
REVISIONS

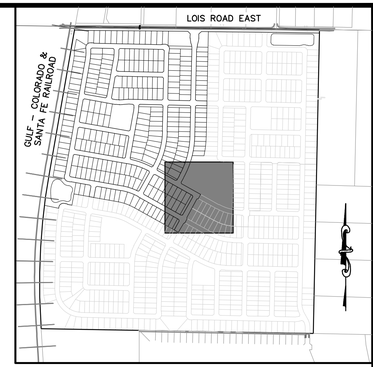
DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 29

C:\USERS\MICHAEL.PRYOR\DESKTOP\WORK\24007256-PHI-STRT-P&P-03-1.DWG | FILE: 24007256-PHI-STRT-P&P-03-1.DWG

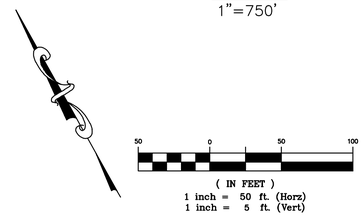
ROADWAY CONSTRUCTION NOTES

1. CONSTRUCT SEPARATE CURB & GUTTER. SEE DETAIL 2102, SHEET 91.
2. CONSTRUCT MOUNTABLE CURB AND GUTTER. SEE DETAIL 1007B, SHEET 92.
3. CONSTRUCT 10' CURB TRANSITION.





KEYMAP
1"=750'



BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

811 Know what's below. Call before you dig.

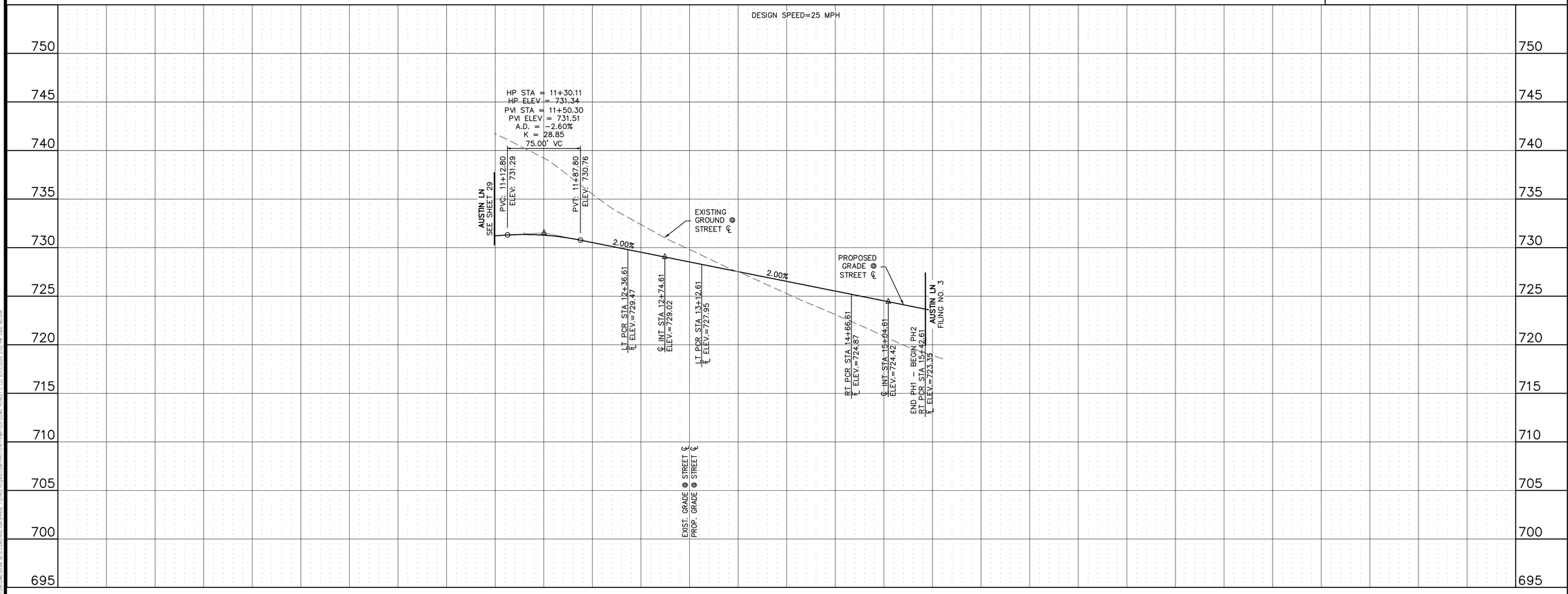
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

AUSTIN LN



KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL
LOIS ROAD ESTATES – FILING NOS. 1 & 2
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS

STREET PLAN & PROFILES
AUSTIN LN

DATE 4/7/2025

A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/12/2025 – KMB

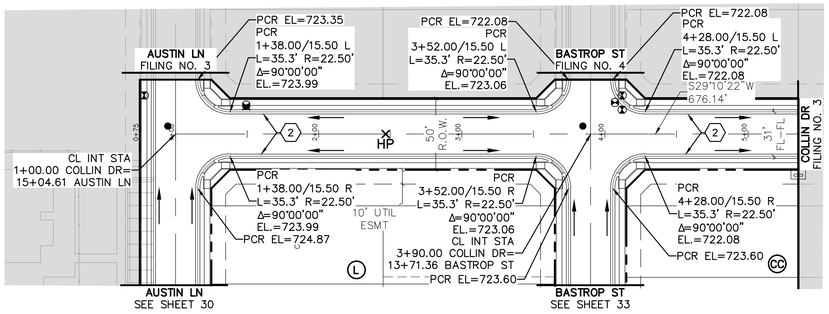
REVISIONS

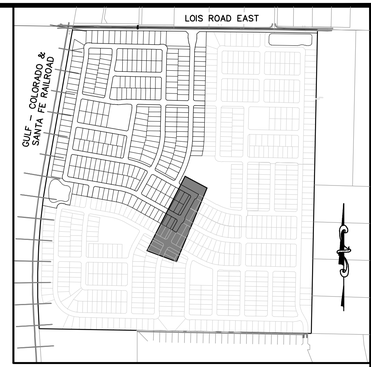
DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 30

C:\USERS\MICHAEL.PRYOR\DESKTOP\WORK FILES\LOIS ROAD\PH2\24007256-PH1-STRT-PP&P-03-2.DWG | FILE: 24007256-PH1-STRT-PP&P-03-2.DWG

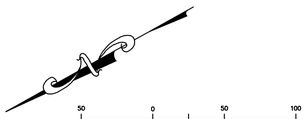
ROADWAY CONSTRUCTION NOTES

1. CONSTRUCT SEPARATE CURB & GUTTER. SEE DETAIL 2102, SHEET 91.
2. CONSTRUCT MOUNTABLE CURB AND GUTTER. SEE DETAIL 1007B, SHEET 92.
3. CONSTRUCT 10' CURB TRANSITION.





KEYMAP
1"=750'



(IN FEET)
1 inch = 50 ft. (Horz)
1 inch = 5 ft. (Vert)

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

811 Know what's below. Call before you dig.

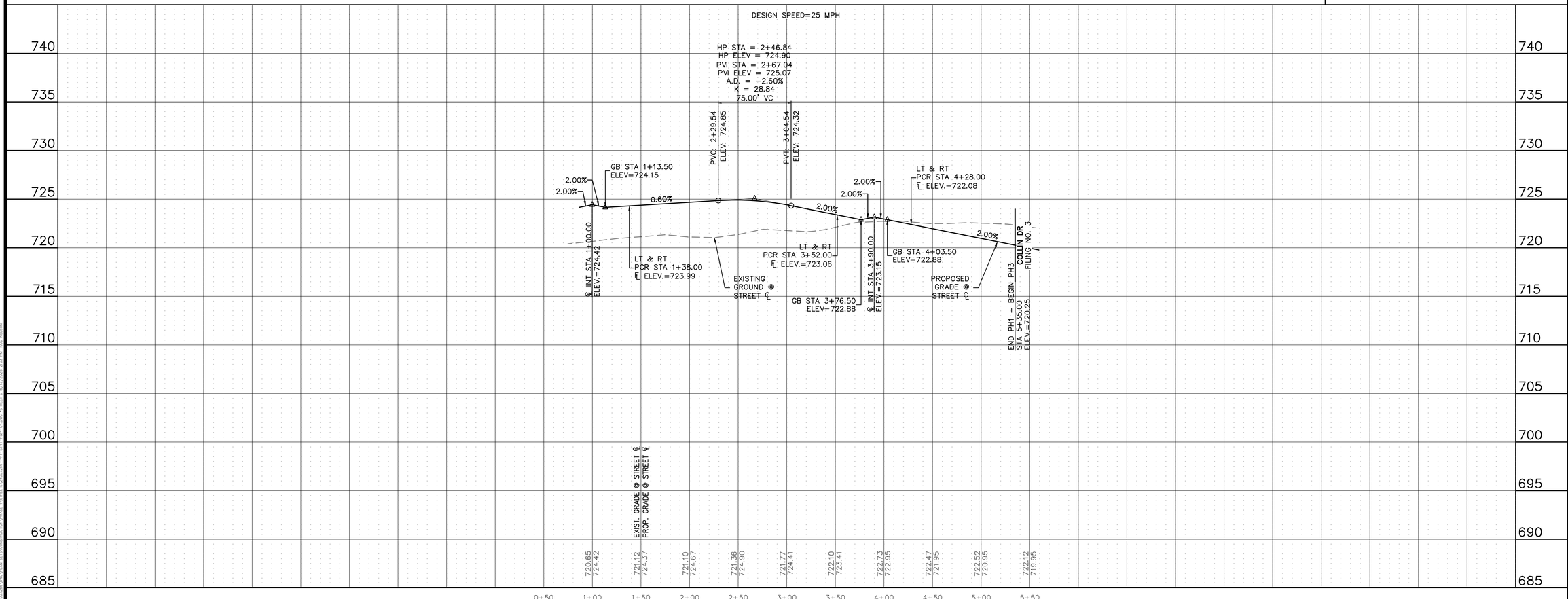
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

COLLIN DR



KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT: KALTER CAPITAL

LOIS ROAD ESTATES – FILING NOS. 1 & 2
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS

STREET PLAN & PROFILES
COLLIN DR

DATE 4/7/2025

A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/12/2025 – KMB

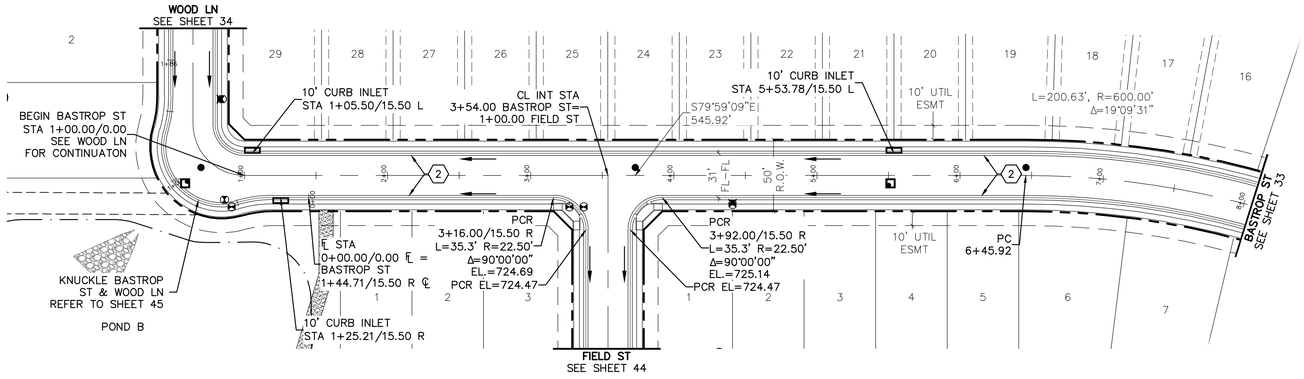
REVISIONS

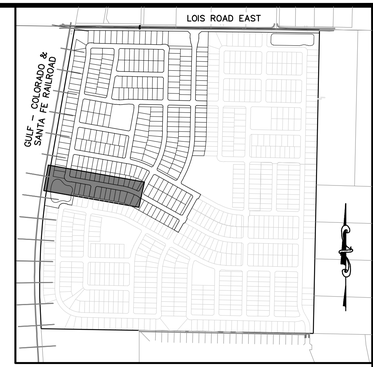
DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 31

D:\2400\24007256-PH1-STRT-P&P-04.DWG
FILE: 24007256-PH1-STRT-P&P-04.DWG

ROADWAY CONSTRUCTION NOTES

1. CONSTRUCT SEPARATE CURB & GUTTER. SEE DETAIL 2102, SHEET 91.
2. CONSTRUCT MOUNTABLE CURB AND GUTTER. SEE DETAIL 1007B, SHEET 92.
3. CONSTRUCT 10' CURB TRANSITION.





KEYMAP
1"=750'

50 0 50 100
(IN FEET)
1 inch = 50 ft. (Horz)
1 inch = 5 ft. (Vert)

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

811 Know what's below. Call before you dig.

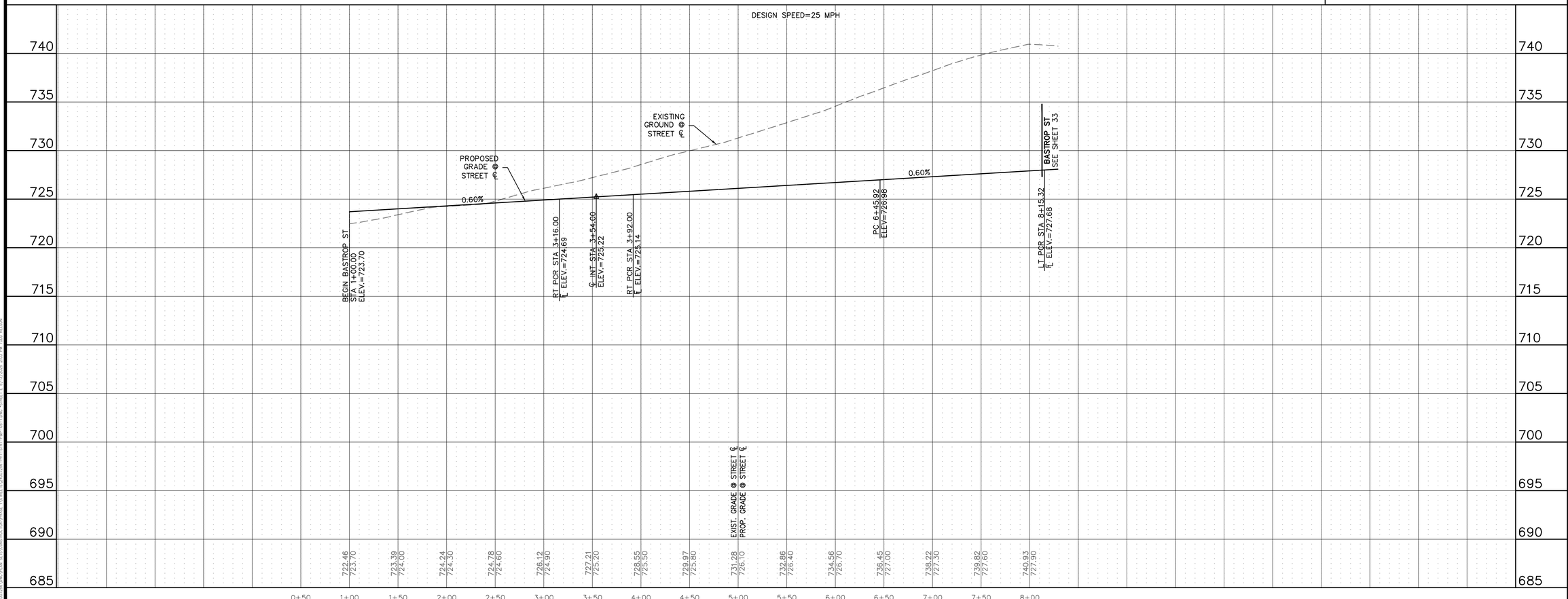
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

BASTROP ST



KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT: KALTER CAPITAL

LOIS ROAD ESTATES – FILING NOS. 1 & 2
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS

STREET PLAN & PROFILES
BASTROP ST

DATE 4/7/2025

A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/12/2025 – KMB

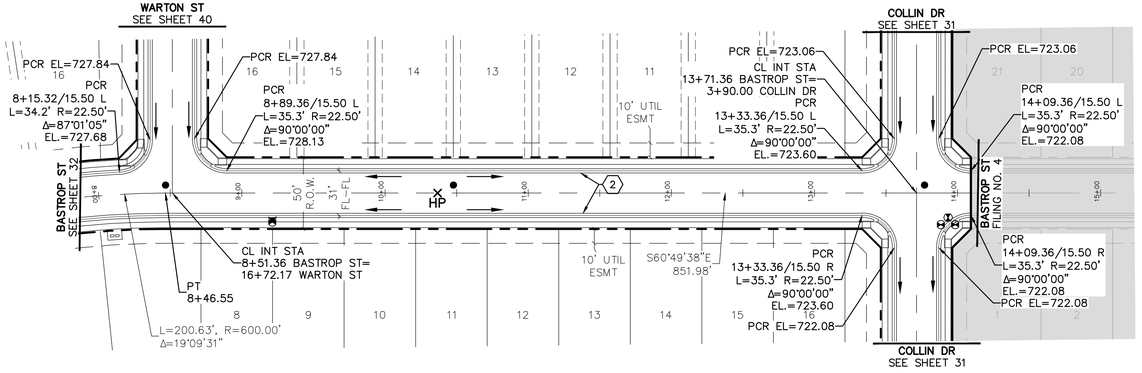
REVISIONS

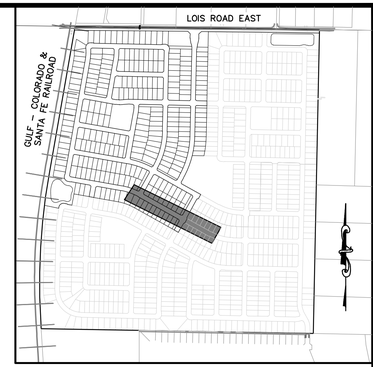
DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 32

D:\2400\24007256\CAD\PLAN SHEETS\PROFILES\24007256-PAH-STRT-P&P-05-1.DWG
FILE: 24007256-PAH-STRT-P&P-05-1.DWG

ROADWAY CONSTRUCTION NOTES

1. CONSTRUCT SEPARATE CURB & GUTTER. SEE DETAIL 2102, SHEET 91.
2. CONSTRUCT MOUNTABLE CURB AND GUTTER. SEE DETAIL 1007B, SHEET 92.
3. CONSTRUCT 10' CURB TRANSITION.





KEYMAP
1"=750'

50 0 50 100
(IN FEET)
1 inch = 50 ft. (Horz)
1 inch = 5 ft. (Vert)

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

811 Know what's below. Call before you dig.

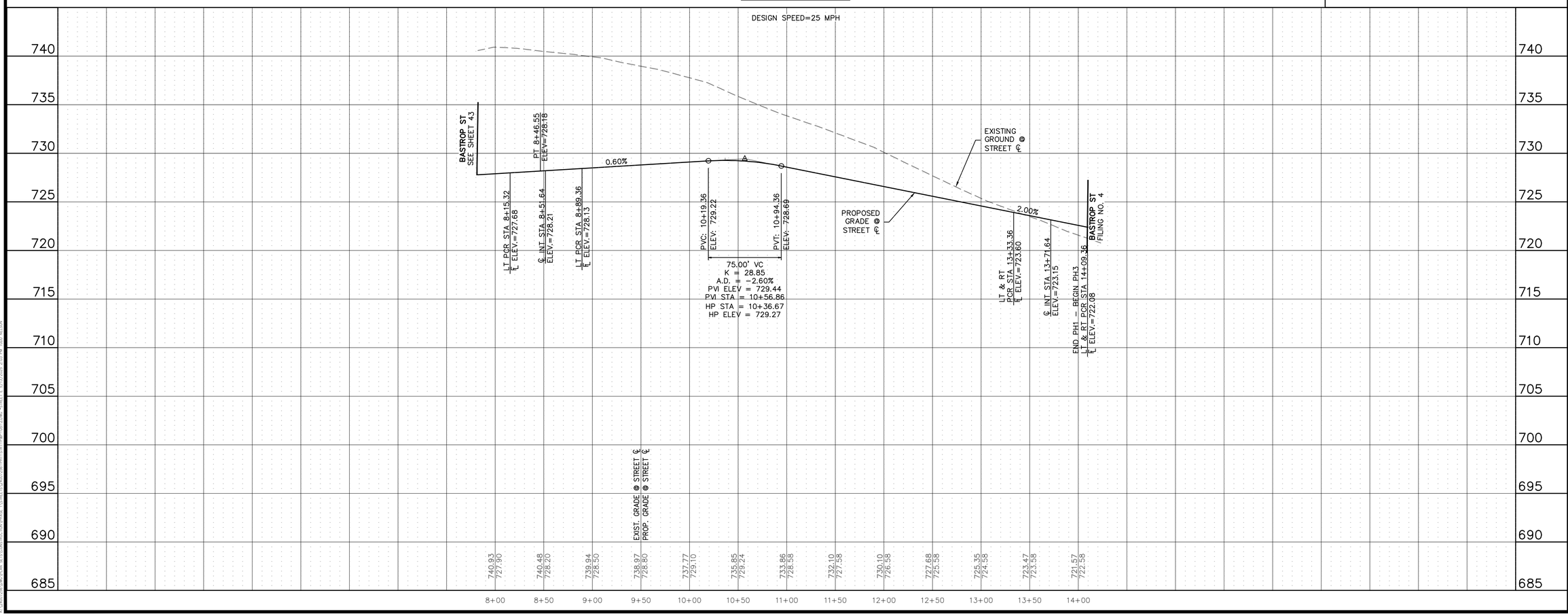
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

BASTROP ST



KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL

LOIS ROAD ESTATES – FILING NOS. 1 & 2
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS

STREET PLAN & PROFILES
BASTROP ST

DATE 4/7/2025

A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/12/2025 – KMB

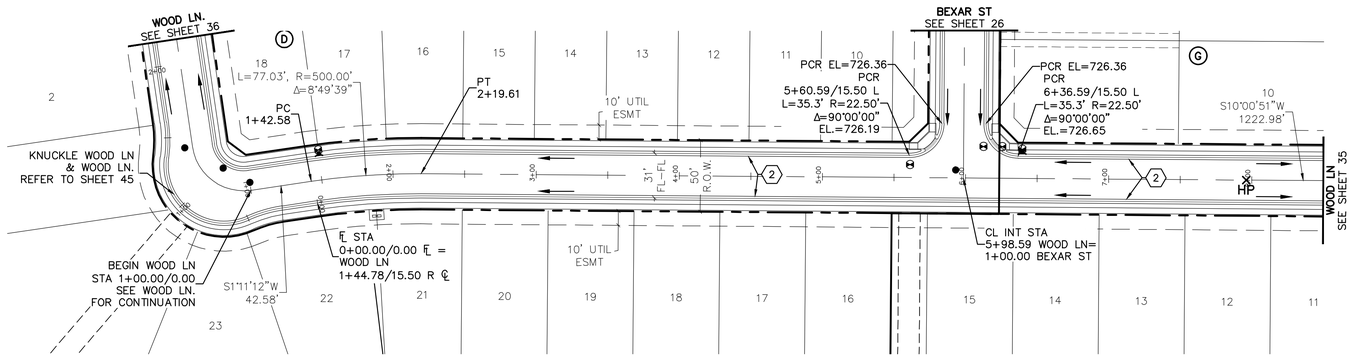
REVISIONS

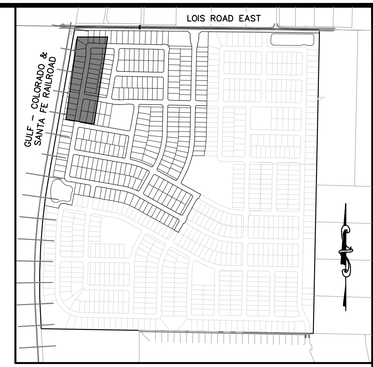
DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 33

D:\2400\24007256\CAD\SHEETS\PLAN SHEETS\24007256-PH1-STRT-P&P-05-2.DWG
FILE: 24007256-PH1-STRT-P&P-05-2.DWG

ROADWAY CONSTRUCTION NOTES

1. CONSTRUCT SEPARATE CURB & GUTTER. SEE DETAIL 2102, SHEET 91.
2. CONSTRUCT MOUNTABLE CURB AND GUTTER. SEE DETAIL 1007B, SHEET 92.
3. CONSTRUCT 10' CURB TRANSITION.





KEYMAP
1"=750'

50 0 50 100
(IN FEET)
1 inch = 50 ft. (Horz)
1 inch = 5 ft. (Vert)

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

811 Know what's below. Call before you dig.

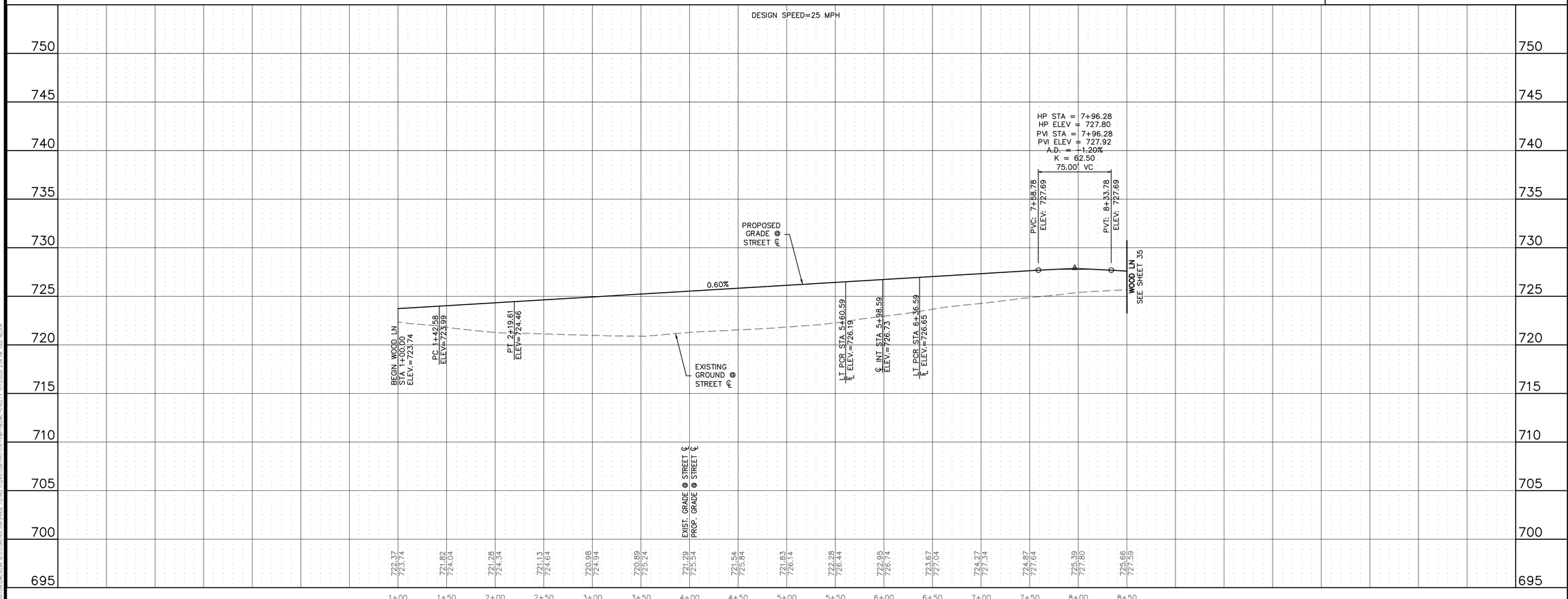
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT ©2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

WOOD LN



KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL

LOIS ROAD ESTATES – FILING NOS. 1 & 2
CITY OF SANGER, COUNTY OF DENTON,
STATE OF TEXAS

STREET PLAN & PROFILES
WOOD LN

DATE 4/7/2025

A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/12/2025 – KMB

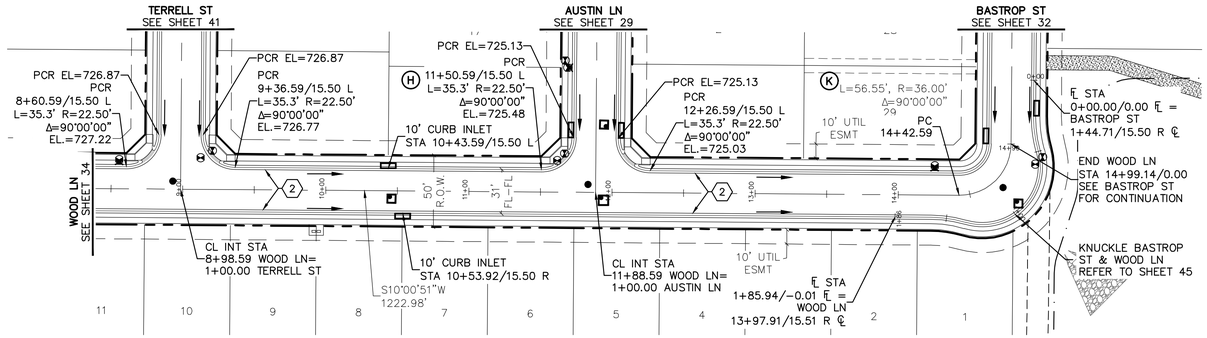
REVISIONS

DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 34

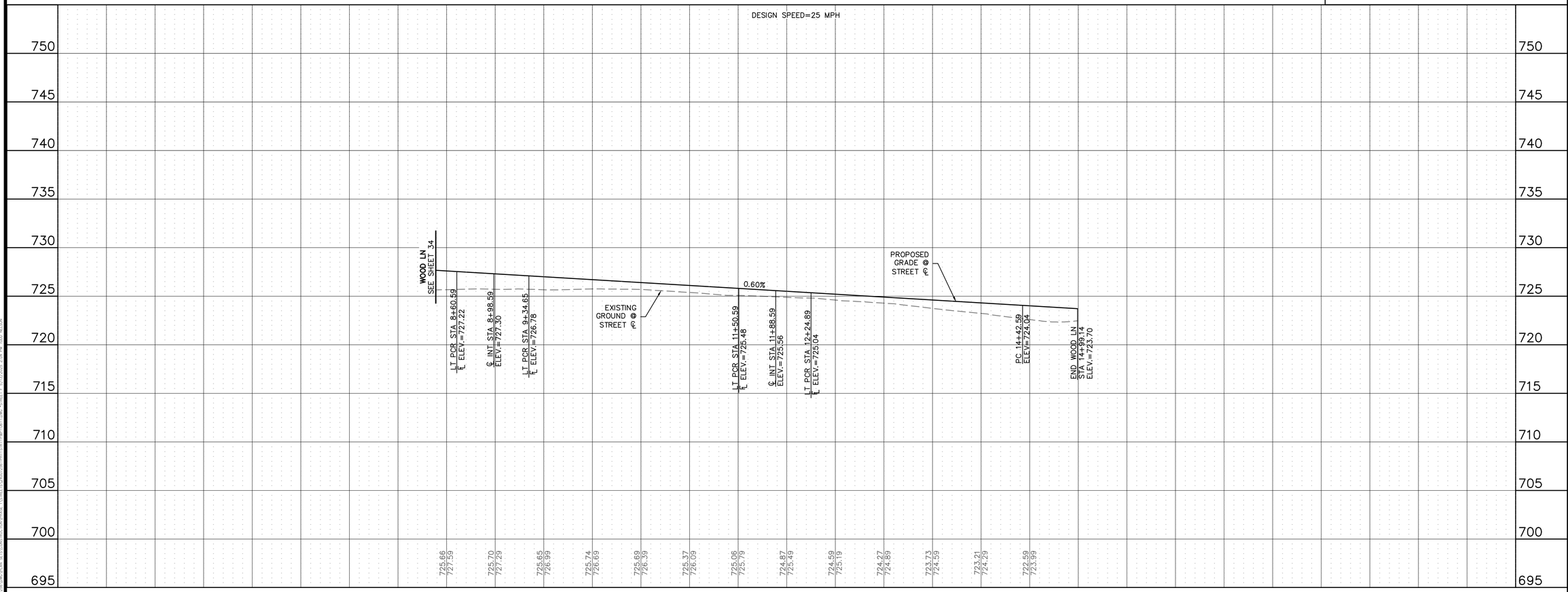
CAD FILE: 24007256-PH1-STRT-PRFL-06.DWG

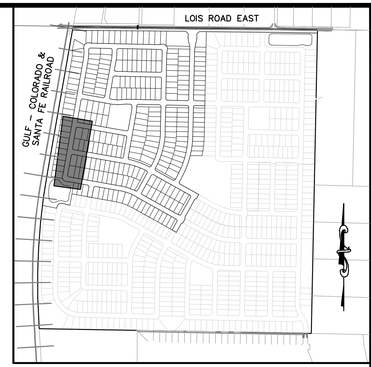
ROADWAY CONSTRUCTION NOTES

1. CONSTRUCT SEPARATE CURB & GUTTER. SEE DETAIL 2102, SHEET 91.
2. CONSTRUCT MOUNTABLE CURB AND GUTTER. SEE DETAIL 1007B, SHEET 92.
3. CONSTRUCT 10' CURB TRANSITION.



WOOD LN





KEYMAP
1"=750'

50 0 50 100
(IN FEET)
1 inch = 50 ft. (Horz)
1 inch = 5 ft. (Vert)

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL
LOIS ROAD ESTATES – FILING NOS. 1 & 2
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS
STREET PLAN & PROFILES
WOOD LN

DATE 4/7/2025

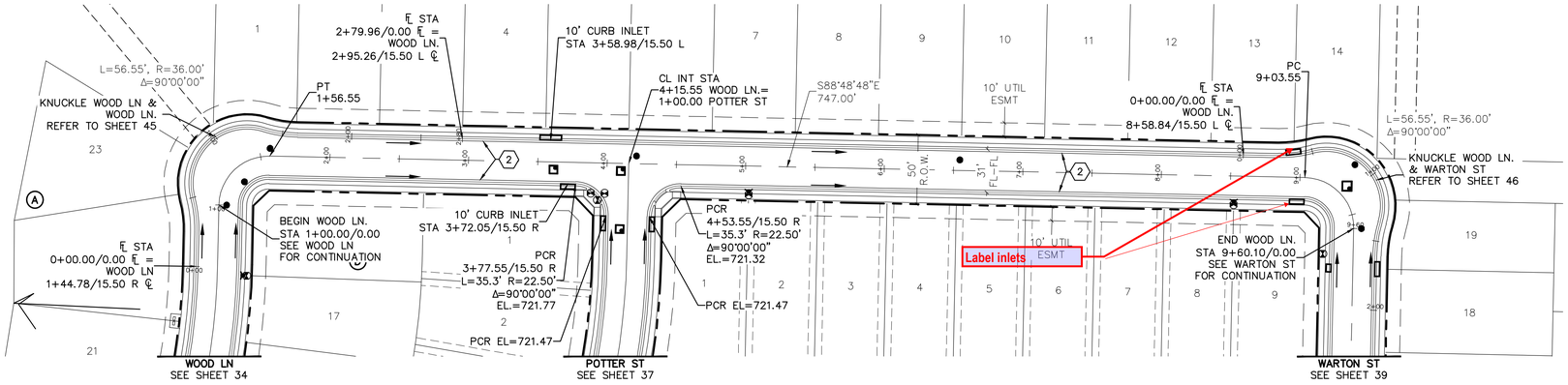
	REVISIONS
A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/12/2025 – KMB

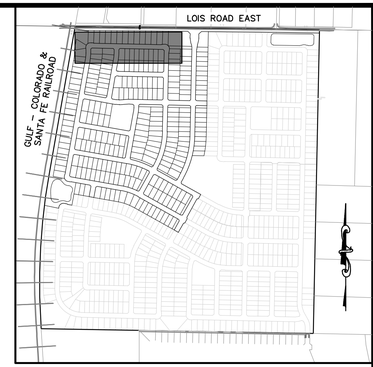
DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 35

D:\2400725\6-PLAN SETS\CONSTRUCTION\01 PLANS\24007256-PH1-STRT-P&P-06-1.DWG FILE: 24007256-PH1-STRT-P&P-06-1.DWG

ROADWAY CONSTRUCTION NOTES

1. CONSTRUCT SEPARATE CURB & GUTTER. SEE DETAIL 2102, SHEET 91.
2. CONSTRUCT MOUNTABLE CURB AND GUTTER. SEE DETAIL 1007B, SHEET 92.
3. CONSTRUCT 10' CURB TRANSITION.





KEYMAP
1"=750'

50 0 50 100
(IN FEET)
1 inch = 50 ft. (Horz)
1 inch = 5 ft. (Vert)

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

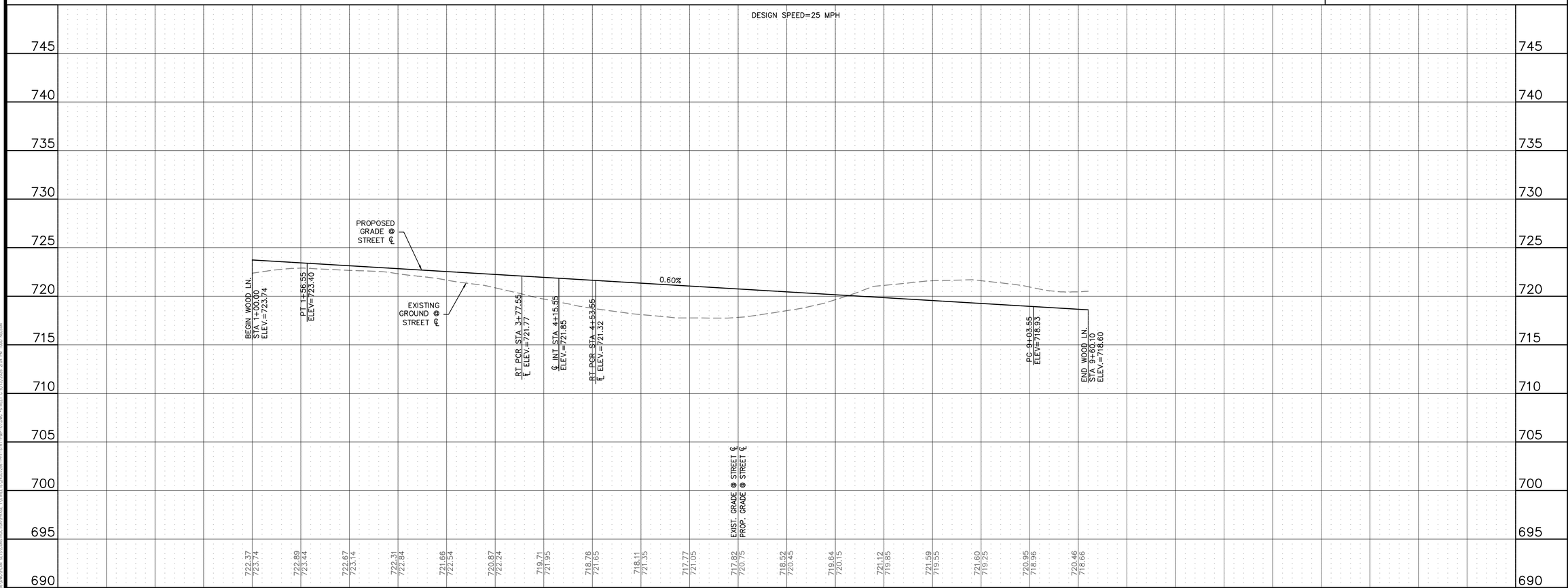
NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

WOOD LN.

DESIGN SPEED=25 MPH



KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

KALTER CAPITAL
LOIS ROAD ESTATES – FILING NOS. 1 & 2
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS
STREET PLAN & PROFILES
WOOD LN.

CLIENT

DATE 4/7/2025

A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/12/2025 – KMB

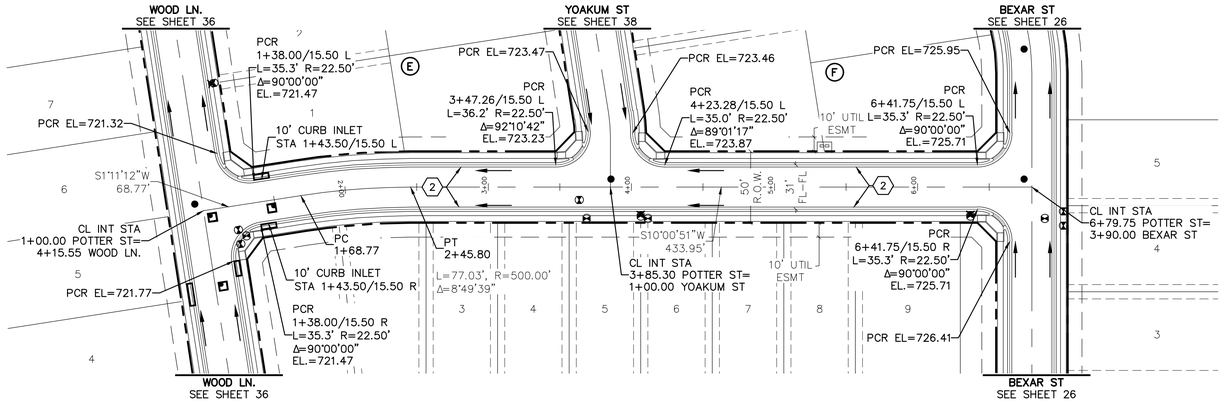
REVISIONS

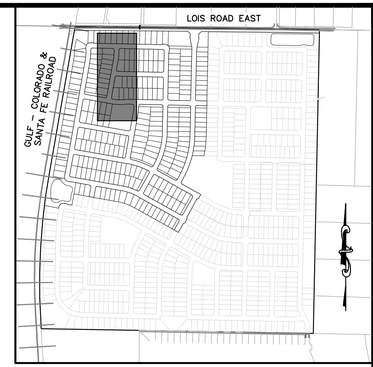
DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 36

C:\USERS\MICHAEL.PRYOR\DESKTOP\WORK FILES\LOIS ROAD\PLAN SHEETS\24007256-PAH-STRT-P&P-07.DWG, 4/7/2025 8:54 AM, MICHAEL PRYOR

ROADWAY CONSTRUCTION NOTES

1. CONSTRUCT SEPARATE CURB & GUTTER. SEE DETAIL 2102, SHEET 91.
2. CONSTRUCT MOUNTABLE CURB AND GUTTER. SEE DETAIL 1007B, SHEET 92.
3. CONSTRUCT 10' CURB TRANSITION.





KEYMAP
1"=750'

50 0 50 100
(IN FEET)
1 inch = 50 ft. (Horz)
1 inch = 5 ft. (Vert)

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

811 Know what's below. Call before you dig.

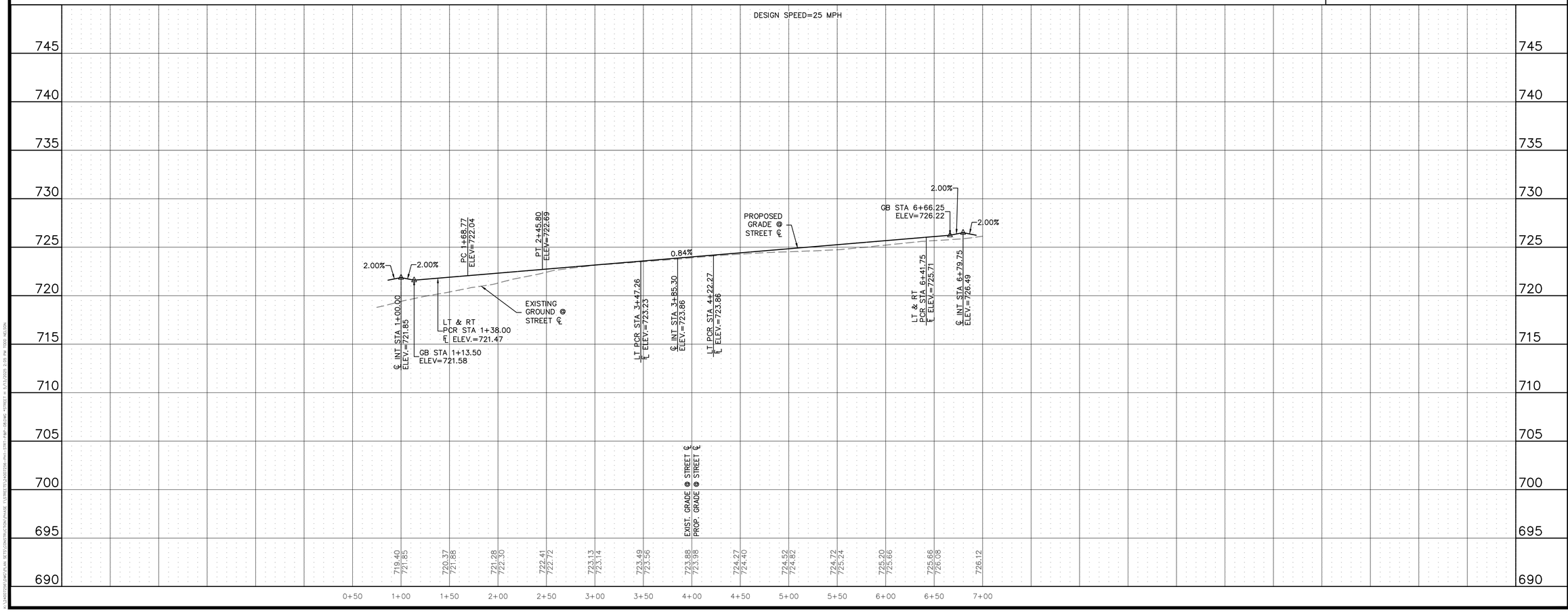
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

POTTER ST



KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL

LOIS ROAD ESTATES – FILING NOS. 1 & 2
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS

STREET PLAN & PROFILES
POTTER ST

DATE 4/7/2025

A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/12/2025 – KMB

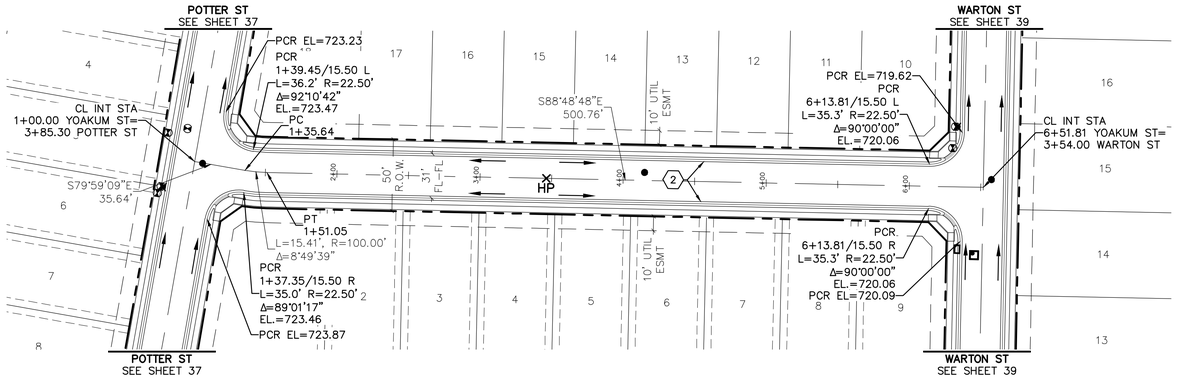
REVISIONS

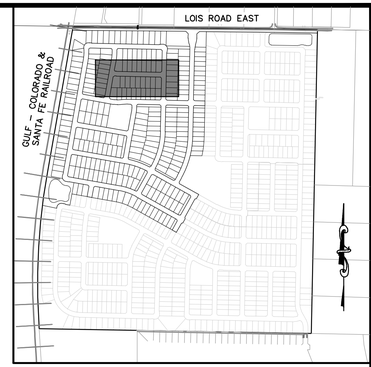
DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 37

FILE: 24007256-PAH-STRT-PAP-08.DWG

ROADWAY CONSTRUCTION NOTES

1. CONSTRUCT SEPARATE CURB & GUTTER. SEE DETAIL 2102, SHEET 91.
2. CONSTRUCT MOUNTABLE CURB AND GUTTER. SEE DETAIL 1007B, SHEET 92.
3. CONSTRUCT 10' CURB TRANSITION.





KEYMAP
1"=750'

50 0 50 100
(IN FEET)
1 inch = 50 ft. (Horz)
1 inch = 5 ft. (Vert)

BENCHMARK:

AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

YOAKUM ST

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL

LOIS ROAD ESTATES – FILING NOS. 1 & 2
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS

STREET PLAN & PROFILES
YOAKUM ST

DATE 4/7/2025

A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/12/2025 – KMB

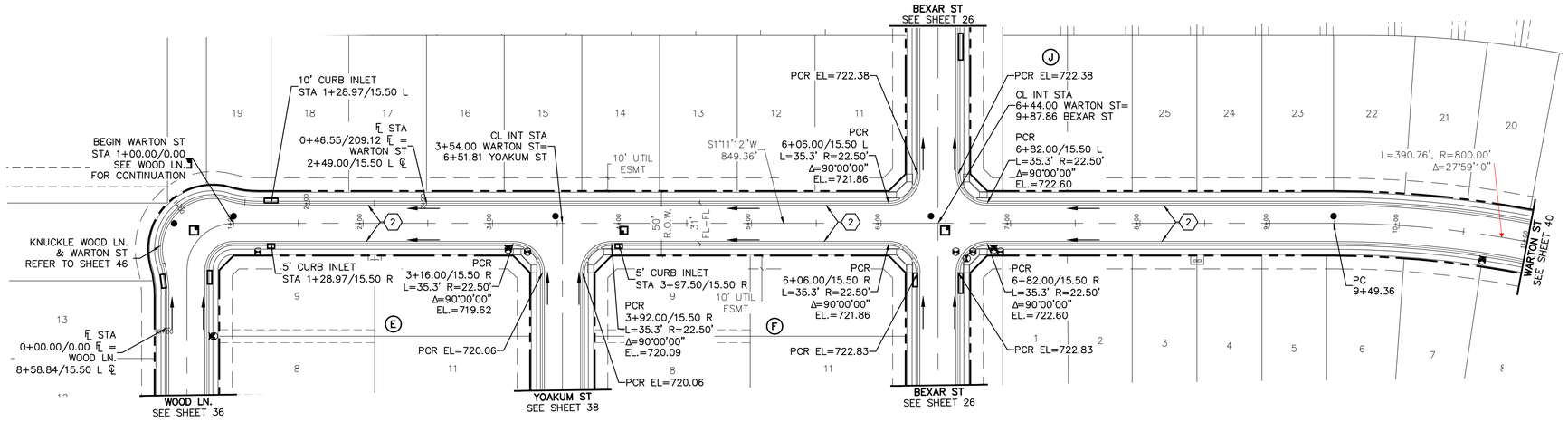
REVISIONS

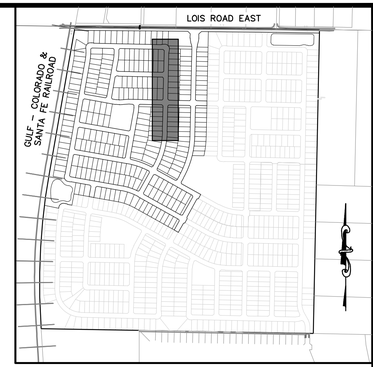
DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 38

C:\ENGINEERING\PLAN SETS\CONSTRUCTION\YOAKUM LOIS\STREET SHEETS\24007256-PAH-STRT-PP&P-09.DWG
FILE: 24007256-PAH-STRT-PP&P-09.DWG

ROADWAY CONSTRUCTION NOTES

1. CONSTRUCT SEPARATE CURB & GUTTER. SEE DETAIL 2102, SHEET 91.
2. CONSTRUCT MOUNTABLE CURB AND GUTTER. SEE DETAIL 1007B, SHEET 92.
3. CONSTRUCT 10' CURB TRANSITION.





KEYMAP
1"=750'

50 0 50 100
(IN FEET)
1 inch = 50 ft. (Horz)
1 inch = 5 ft. (Vert)

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

811 Know what's below. Call before you dig.

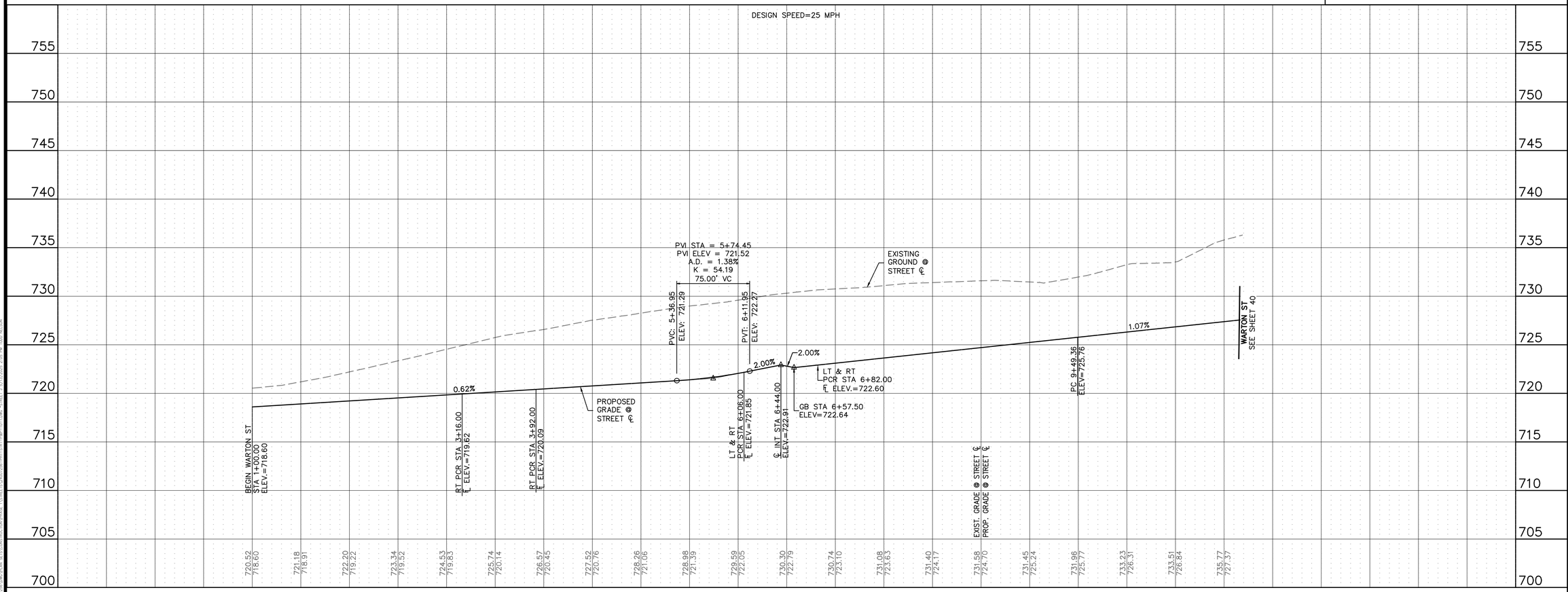
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

WARTON ST



KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

KALTER CAPITAL
LOIS ROAD ESTATES – FILING NOS. 1 & 2
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS
STREET PLAN & PROFILES
WARTON ST

CLIENT

DATE 4/7/2025

A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/12/2025 – KMB

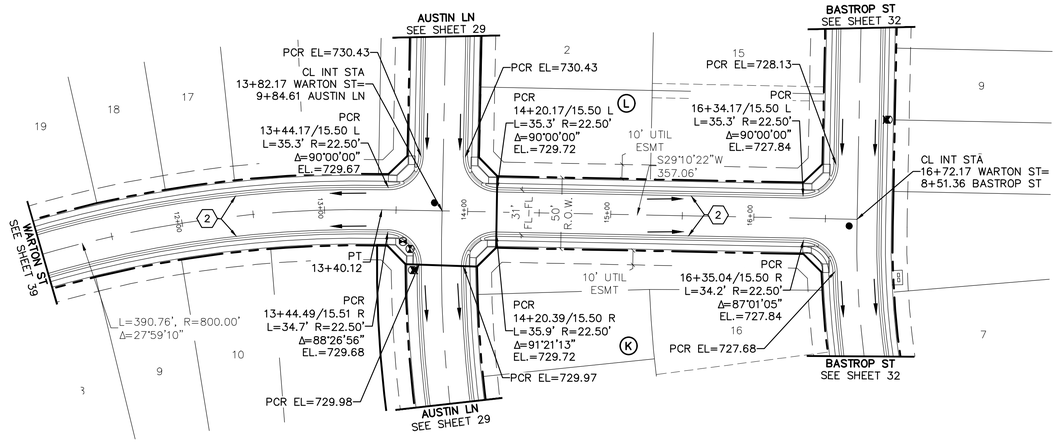
REVISIONS

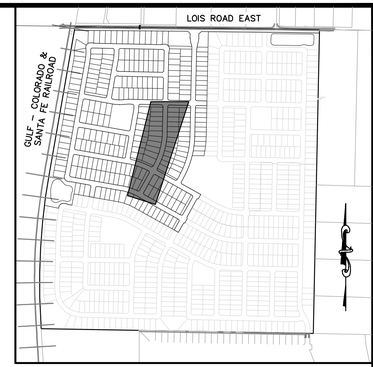
DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 39

FILE: 24007256-PH-STRT-P&P-10-1.DWG

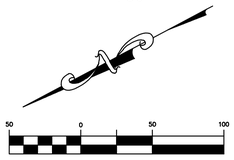
ROADWAY CONSTRUCTION NOTES

1. CONSTRUCT SEPARATE CURB & GUTTER. SEE DETAIL 2102, SHEET 91.
2. CONSTRUCT MOUNTABLE CURB AND GUTTER. SEE DETAIL 1007B, SHEET 92.
3. CONSTRUCT 10' CURB TRANSITION.





KEYMAP
1"=750'



(IN FEET)
1 inch = 50 ft. (Horz)
1 inch = 5 ft. (Vert)

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

WARTON ST

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

KALTER CAPITAL
LOIS ROAD ESTATES – FILING NOS. 1 & 2
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS
STREET PLAN & PROFILES
WARTON ST

CLIENT

DATE 4/7/2025

A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/12/2025 – KMB

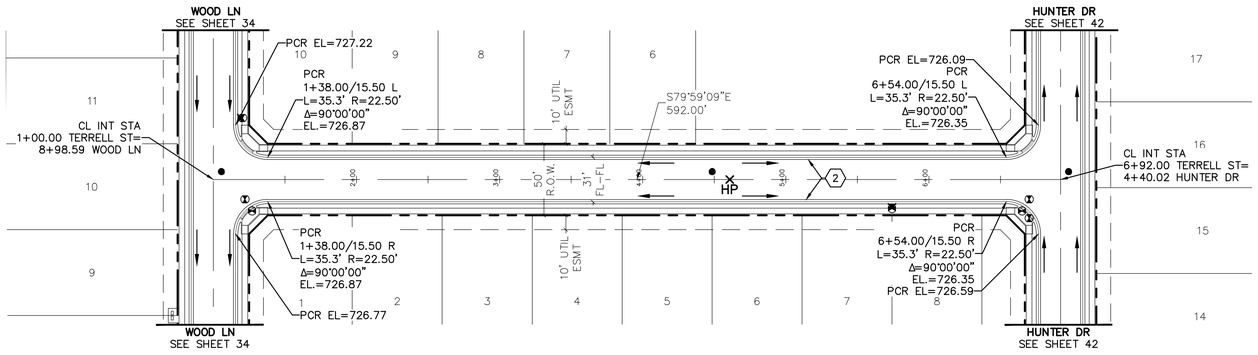
REVISIONS

DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 40

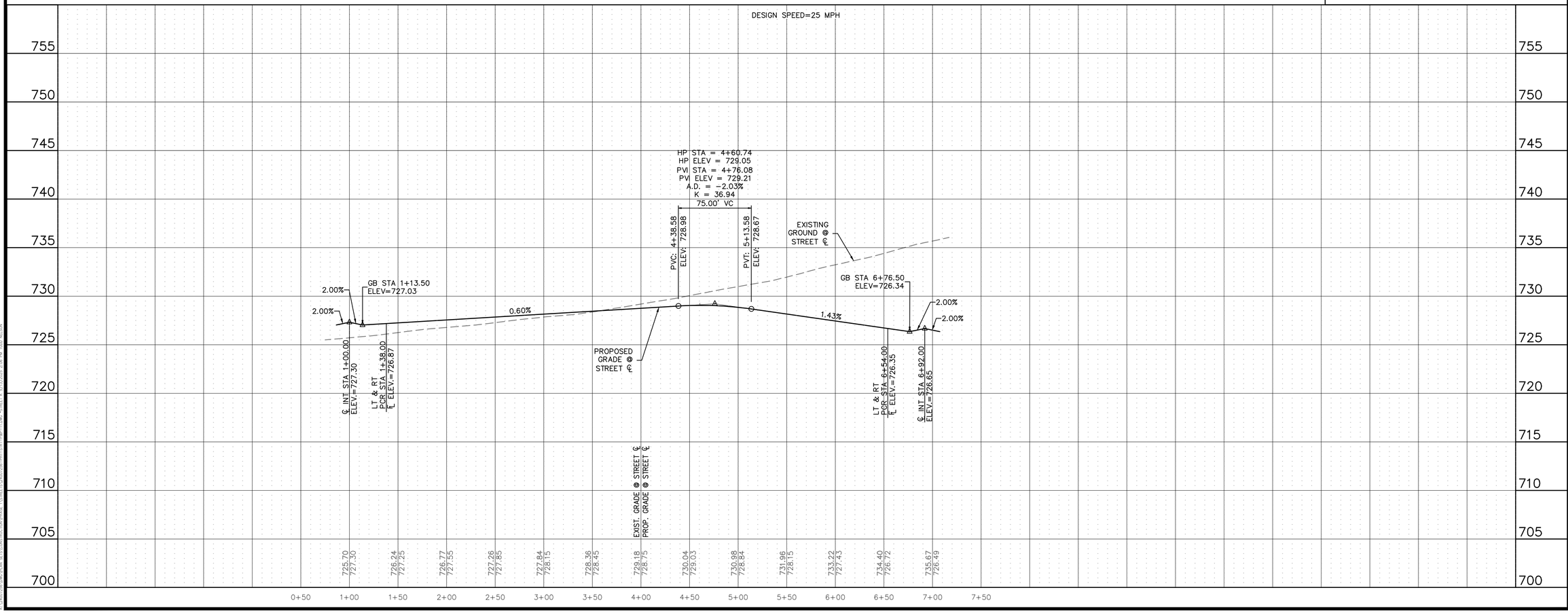
D:\Documents\Work Documents\Projects\Kalter Capital\24007256 Lois Road Estates Filing 1 and 2\Civil\Plan Sheets\Street Plan & Profiles\24007256-PAH-STRT-P&P-10-2.dwg
FILE: 24007256-PAH-STRT-P&P-10-2.DWG

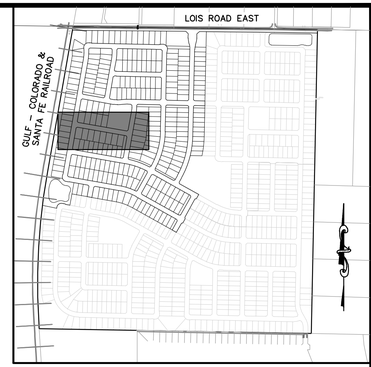
ROADWAY CONSTRUCTION NOTES

1. CONSTRUCT SEPARATE CURB & GUTTER. SEE DETAIL 2102, SHEET 91.
2. CONSTRUCT MOUNTABLE CURB AND GUTTER. SEE DETAIL 1007B, SHEET 92.
3. CONSTRUCT 10' CURB TRANSITION.

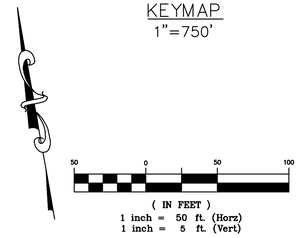


TERRELL ST





KEYMAP
1"=750'



BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL
LOIS ROAD ESTATES – FILING NOS. 1 & 2
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS
STREET PLAN & PROFILES
TERRELL ST

DATE 4/7/2025

A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/12/2025 – KMB

REVISIONS

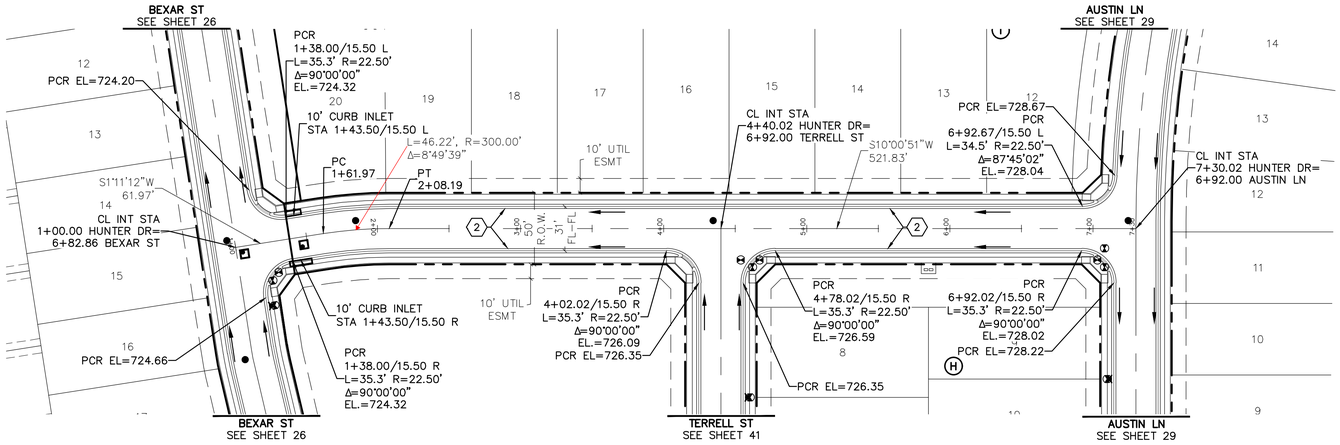
DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 41

C:\USERS\MICHAEL.PRYOR\DESKTOP\WORK FILES\LOIS ROAD\PLAN SHEETS\TERRELL ST\24007256-PAH-STRT-PA&P-11.DWG 4/7/2025 8:47:44 AM MICHAEL.PRYOR

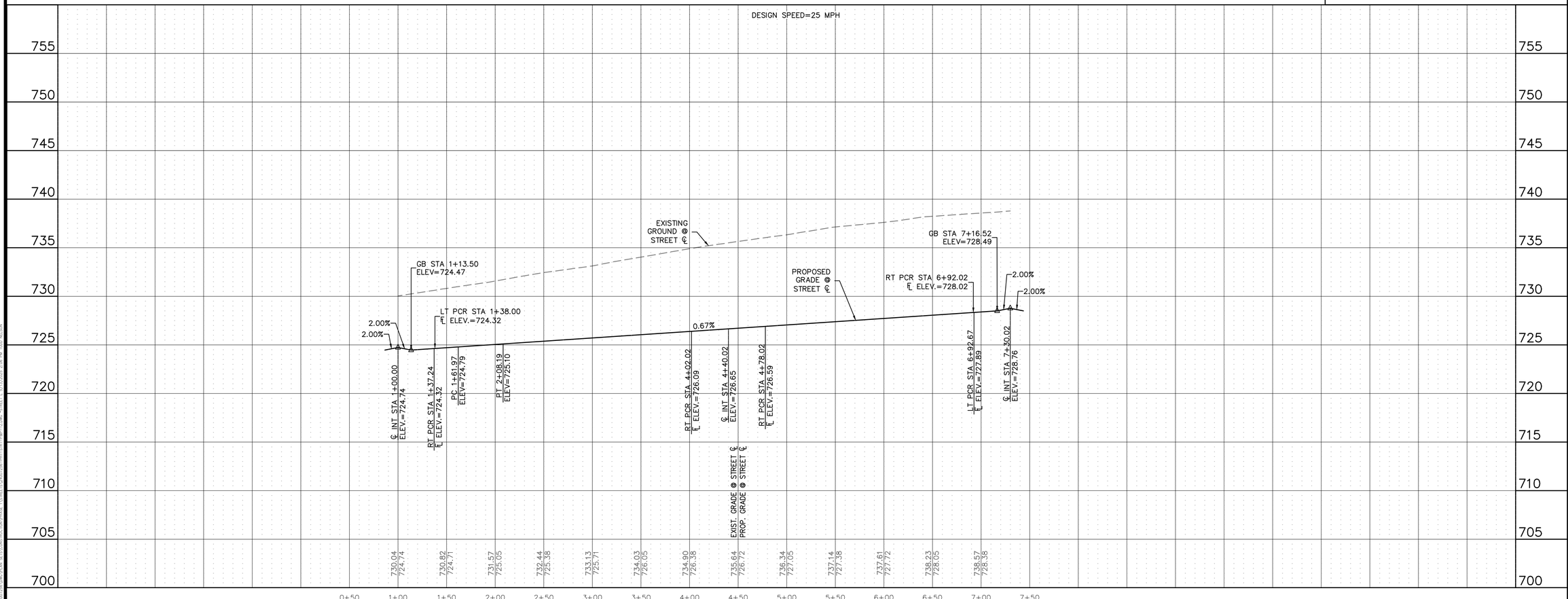
FILE: 24007256-PAH-STRT-PA&P-11.DWG

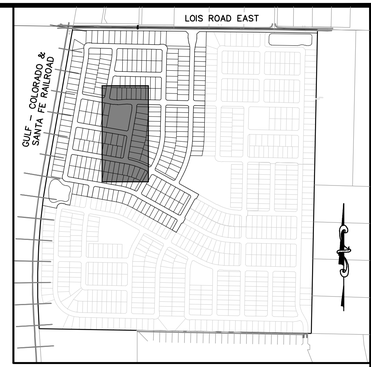
ROADWAY CONSTRUCTION NOTES

1. CONSTRUCT SEPARATE CURB & GUTTER. SEE DETAIL 2102, SHEET 91.
2. CONSTRUCT MOUNTABLE CURB AND GUTTER. SEE DETAIL 1007B, SHEET 92.
3. CONSTRUCT 10' CURB TRANSITION.



HUNTER DR





KEYMAP
1"=750'

50 0 50 100
(IN FEET)
1 inch = 50 ft. (Horz)
1 inch = 5 ft. (Vert)

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL

LOIS ROAD ESTATES – FILING NOS. 1 & 2
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS
STREET PLAN & PROFILES
HUNTER DR

DATE 4/7/2025

A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/12/2025 – KMB

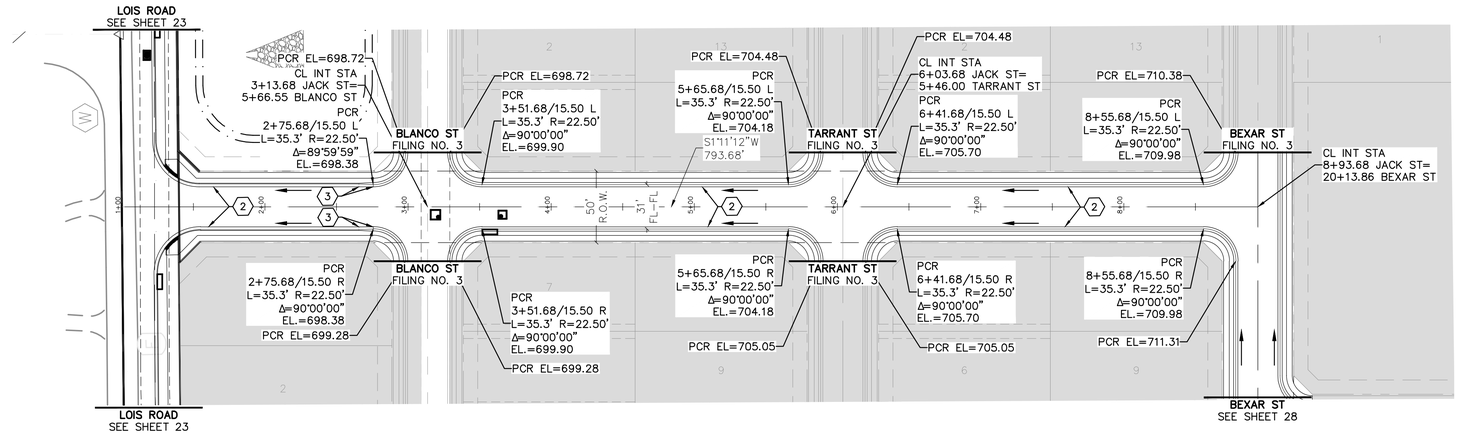
REVISIONS

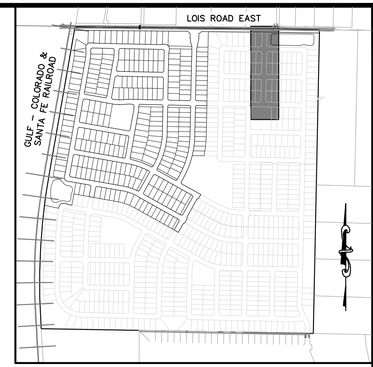
DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 42

D:\PROJECTS\24007256 SANGER\CAD\PLOTS\PLOTTED\24007256-PH1-STRT-P&P-12.DWG
PLOT DATE: 5/12/2025 8:47:34 AM PLOT BY: KMOSIER

ROADWAY CONSTRUCTION NOTES

1. CONSTRUCT SEPARATE CURB & GUTTER. SEE DETAIL 2102, SHEET 91.
2. CONSTRUCT MOUNTABLE CURB AND GUTTER. SEE DETAIL 1007B, SHEET 92.
3. CONSTRUCT 10' CURB TRANSITION.





KEYMAP
1"=750'

50 0 50 100
(IN FEET)
1 inch = 50 ft. (Horz)
1 inch = 5 ft. (Vert)

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

811 Know what's below. Call before you dig.

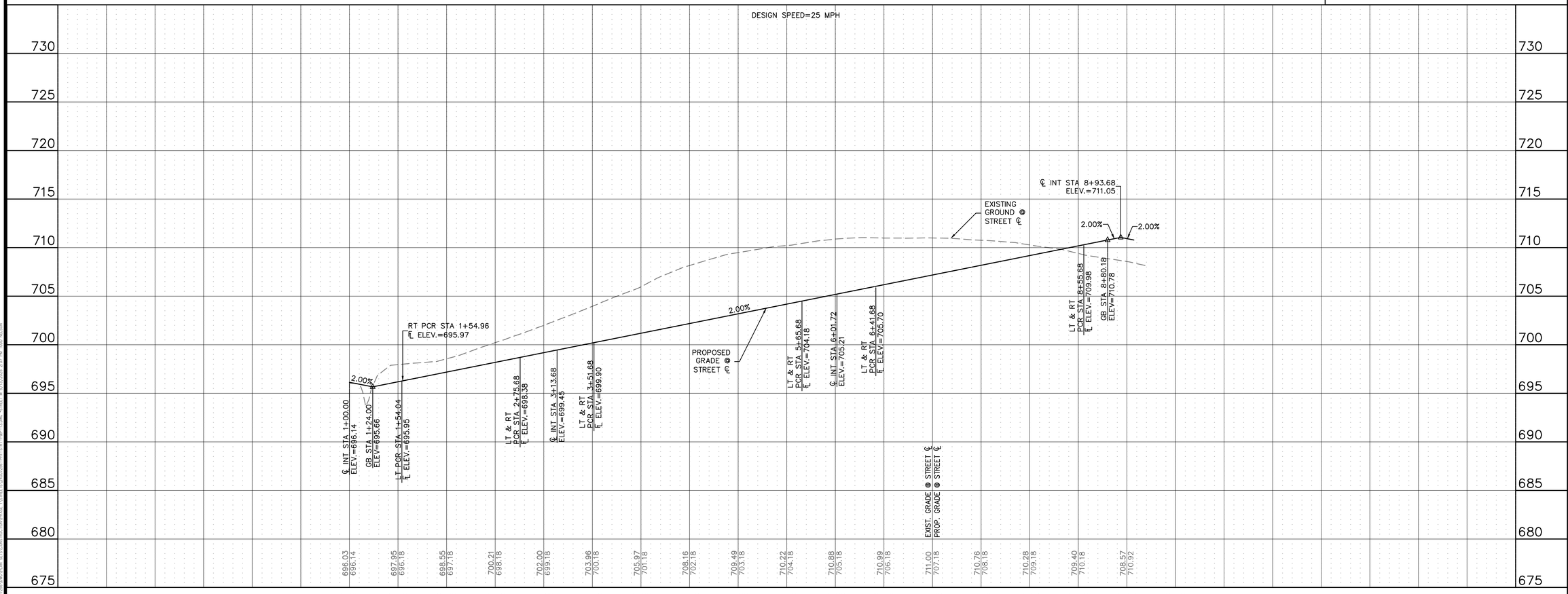
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

JACK ST



KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT: KALTER CAPITAL

LOIS ROAD ESTATES – FILING NOS. 1 & 2
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS

STREET PLAN & PROFILES
JACK ST

DATE 4/7/2025

A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/12/2025 – KMB

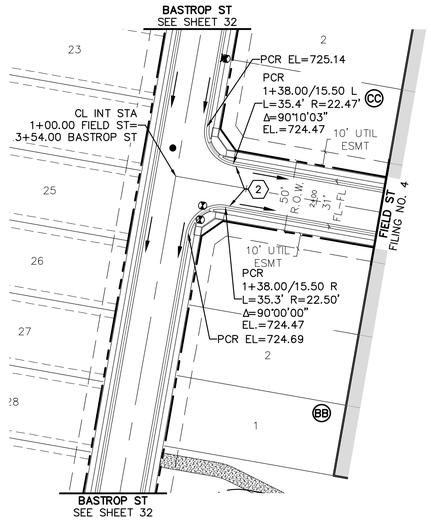
REVISIONS

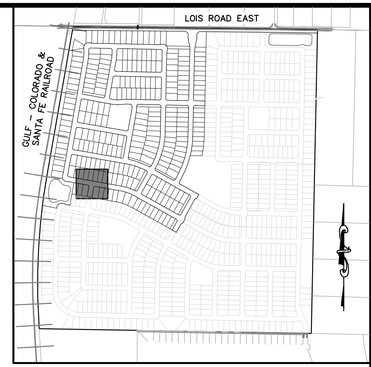
DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 43

C:\USERS\MICHAEL.PRYOR\DESKTOP\WORK\24007256-PH1-STRT-P&P-13.DWG
FILE: 24007256-PH1-STRT-P&P-13.DWG

ROADWAY CONSTRUCTION NOTES

1. CONSTRUCT SEPARATE CURB & GUTTER. SEE DETAIL 2102, SHEET 91.
2. CONSTRUCT MOUNTABLE CURB AND GUTTER. SEE DETAIL 1007B, SHEET 92.
3. CONSTRUCT 10' CURB TRANSITION.





KEYMAP
1"=750'

50 0 50 100
(IN FEET)
1 inch = 50 ft. (Horz)
1 inch = 5 ft. (Vert)

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

811 Know what's below. Call before you dig.

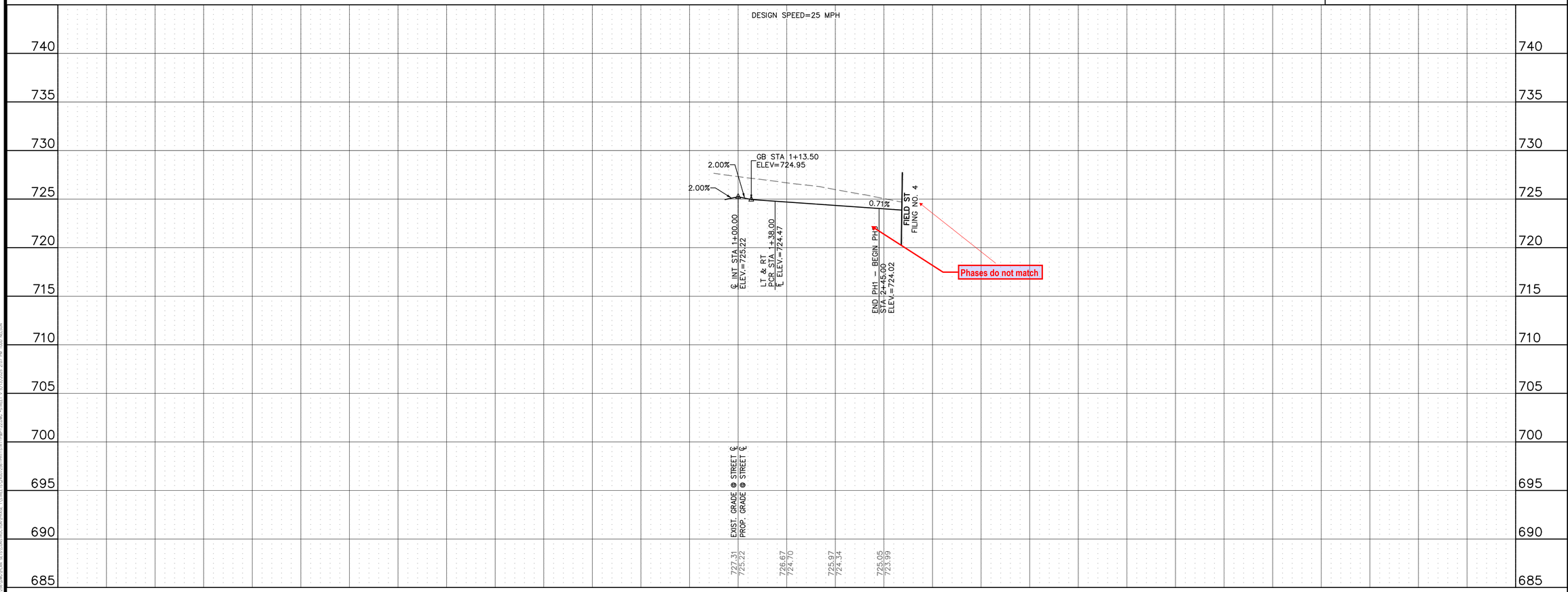
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

FIELD ST



KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT: KALTER CAPITAL

LOIS ROAD ESTATES – FILING NOS. 1 & 2
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS

STREET PLAN & PROFILES
FIELD ST

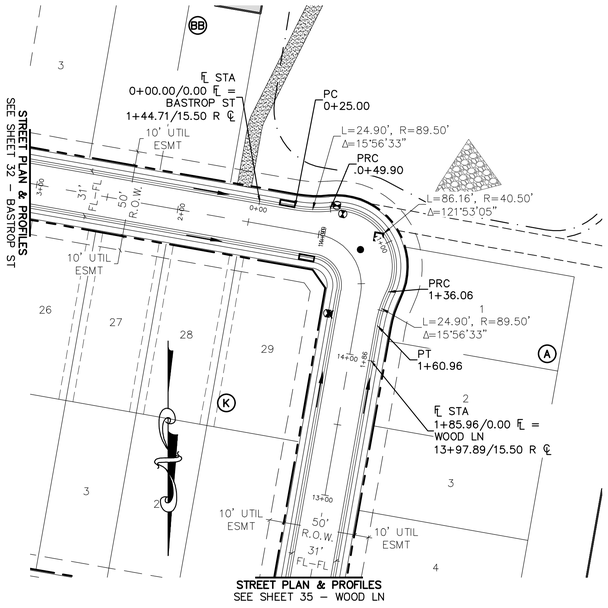
DATE 4/7/2025

A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/12/2025 – KMB

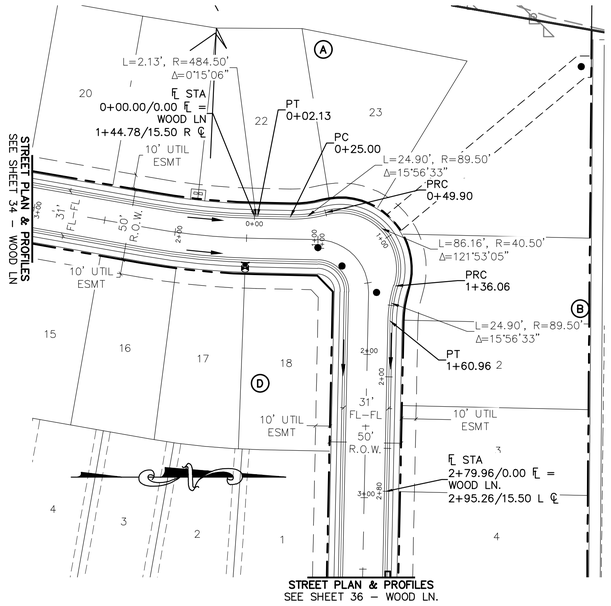
REVISIONS

DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 44

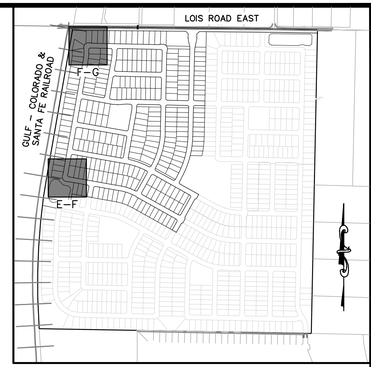
D:\PROJECTS\24007256_SANGER_LOIS_ROAD_ESTATES_PH1\CAD\SHEETS\24007256-PH1-STRT-PAP-22.DWG
FILE: 24007256-PH1-STRT-PAP-22.DWG



KNUCKLE
BASTROP ST - WOOD LN



KNUCKLE
WOOD LN - WOOD LN.



KEYMAP
1"=750'

50 0 50 100
(IN FEET)
1 inch = 50 ft. (Horz)
1 inch = 5 ft. (Vert)

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT ©2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL

LOIS ROAD ESTATES – FILING NOS. 1 & 2
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS
STREET PLAN & PROFILES
(KNUCKLES) BASTROP ST – WOOD LN & WOOD LN – WOOD LN.

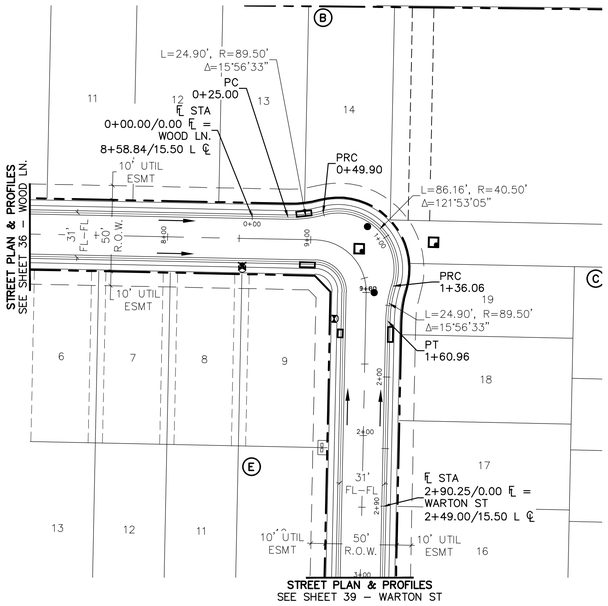
DATE 4/7/2025

A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/12/2025 – KMB

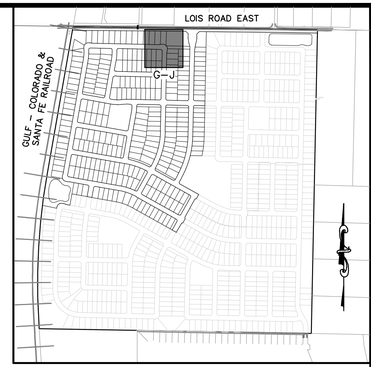
REVISIONS

DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 45

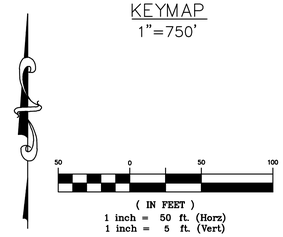
FILE: 24007256-PH-STRT-P&P--KNUCKLES.DWG



KNUCKLE
WOOD LN. - WARTON ST

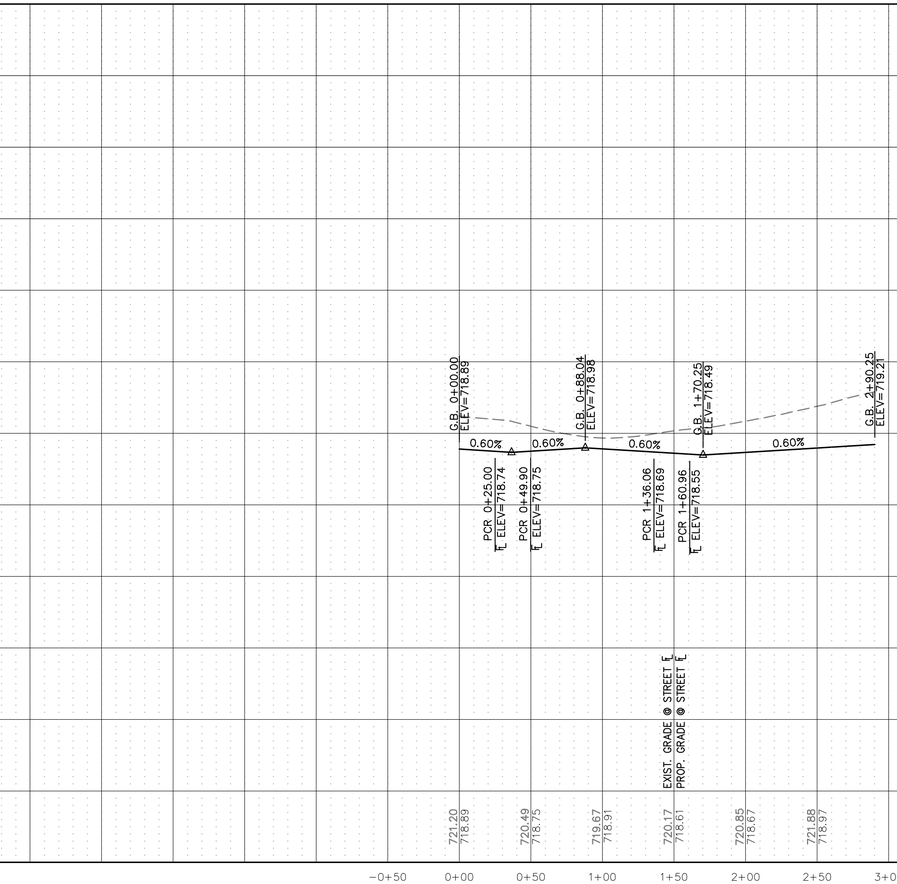


KEYMAP
1"=750'



BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS–OF–WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.



Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT ©2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL

LOIS ROAD ESTATES – FILING NOS. 1 & 2
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS
STREET PLAN & PROFILES
(KNUCKLES) WOOD LN. – WARTON ST

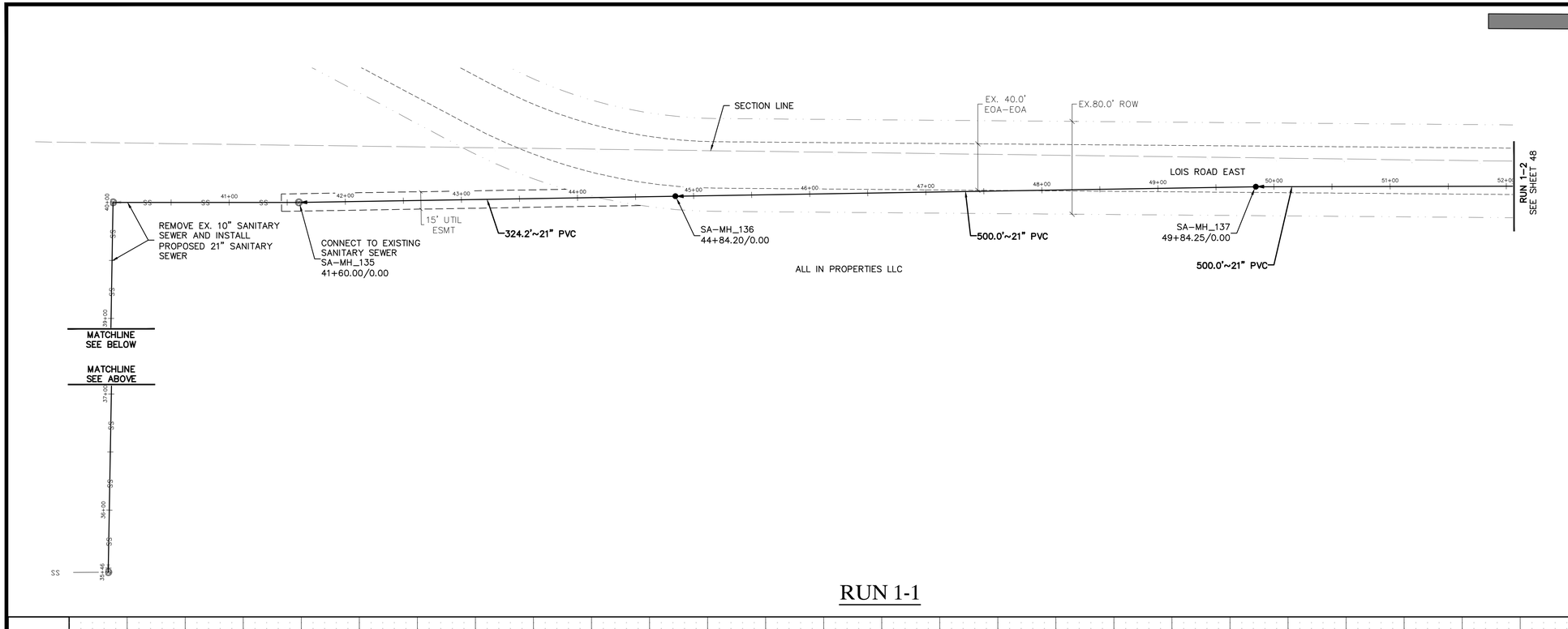
DATE 4/7/2025

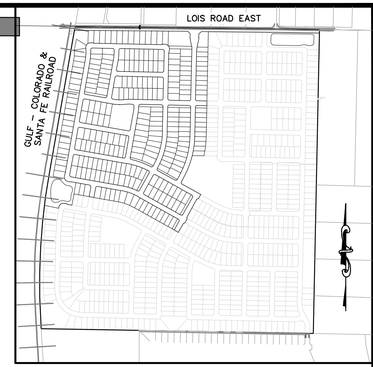
A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/12/2025 – KMB

REVISIONS

DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 46

FILE: 24007256-PH1-STRT-P&P--KNUCKLES.DWG





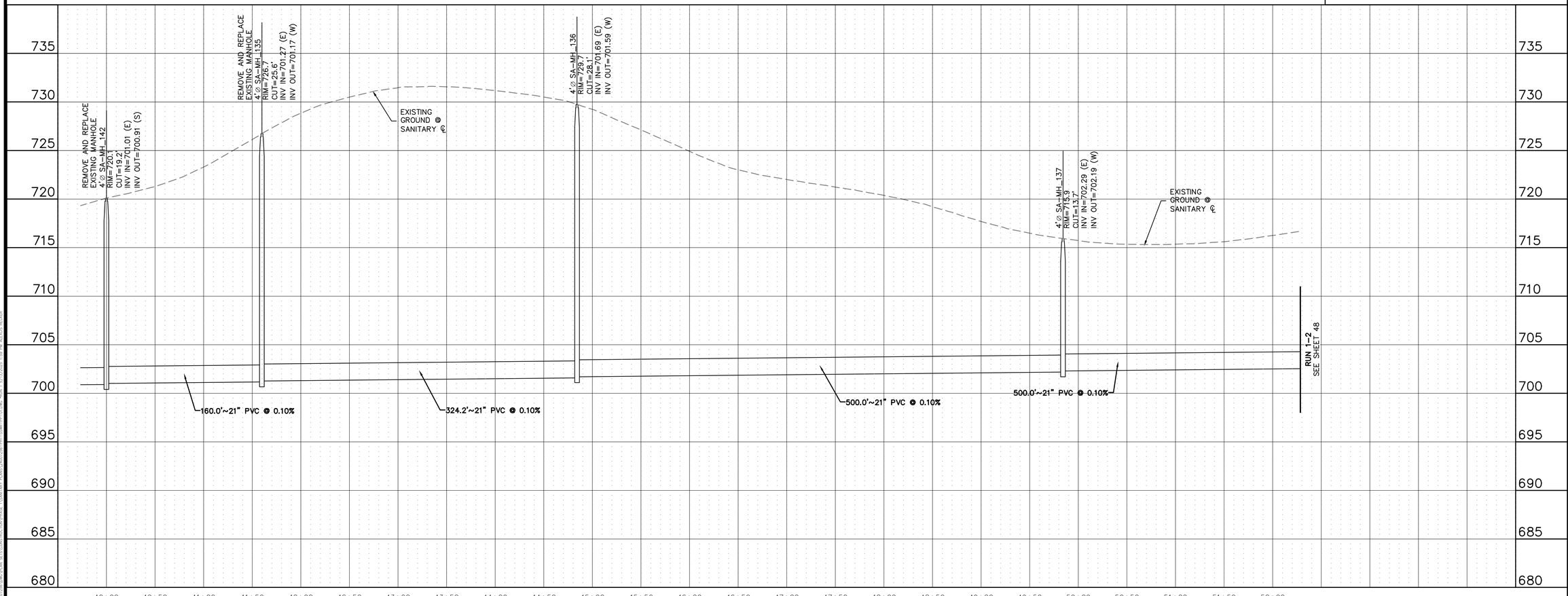
KEYMAP
1"=750'

(IN FEET)
1 inch = 50 ft. (Horz)
1 inch = 5 ft. (Vert)

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

RUN 1-1



811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT ©2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell.com
143 UNION BOULEVARD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL
LOIS ROAD ESTATES – FILING NOS. 1 & 2
CITY OF SANGER, COUNTY OF DENTON,
STATE OF TEXAS
SANITARY SEWER PLAN & PROFILES
RUN 1-1

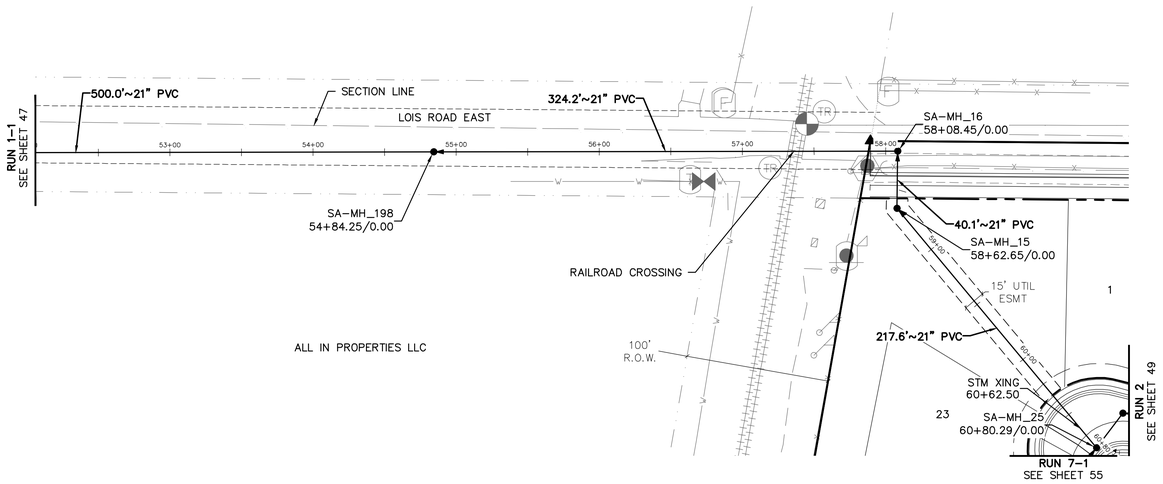
DATE 4/7/2025

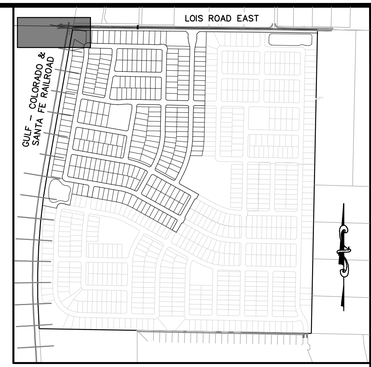
A	1st SUBMITTAL TO JURISDICTION	4/7/2025 – KMR
B	2nd SUBMITTAL TO JURISDICTION	5/12/2025 – KMR

REVISIONS

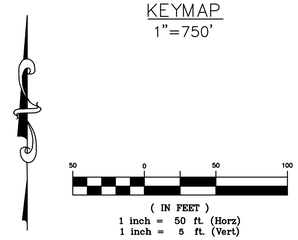
DR. TN CH. KB
P.M. JF
JOB 24007256
SHEET NO. 47

FILE: 24007256-PH1-SSWR-PP-01.DWG





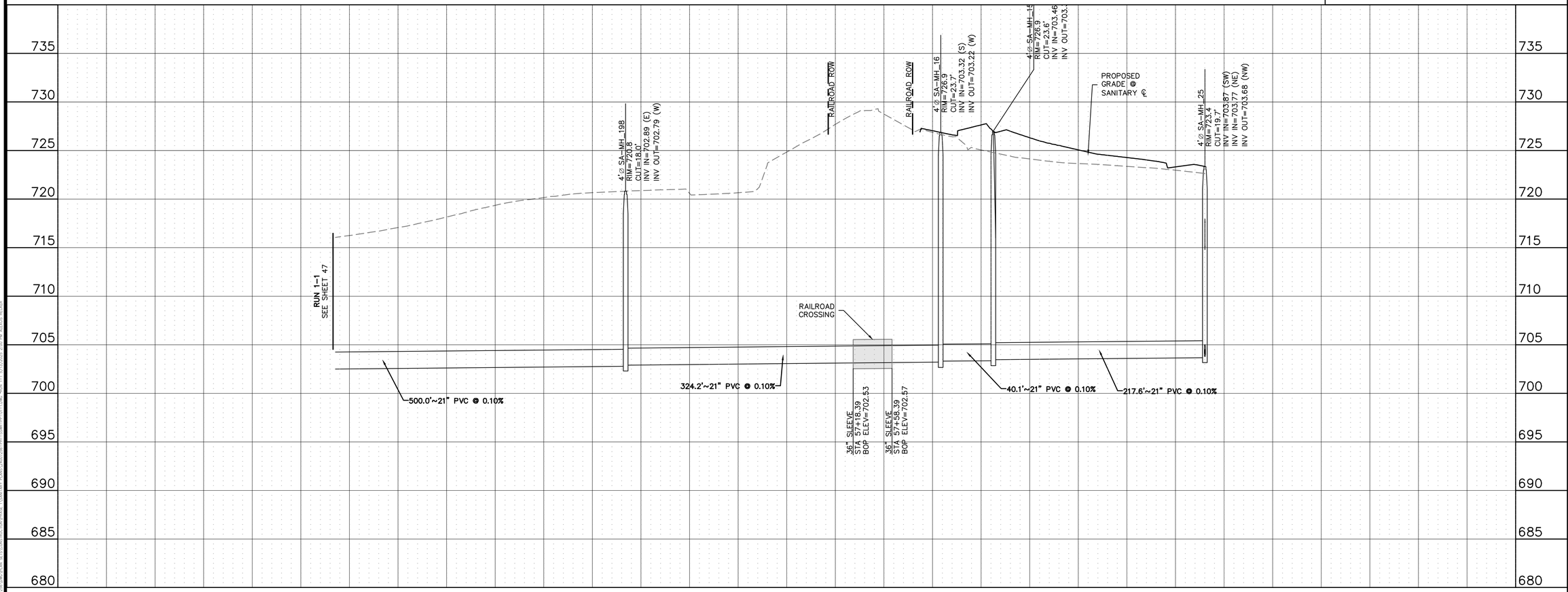
KEYMAP
1"=750'



BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

RUN 1-2



Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT ©2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL

LOIS ROAD ESTATES – FILING NOS. 1 & 2
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS

SANITARY SEWER PLAN & PROFILES
RUN 1-2

DATE 4/7/2025

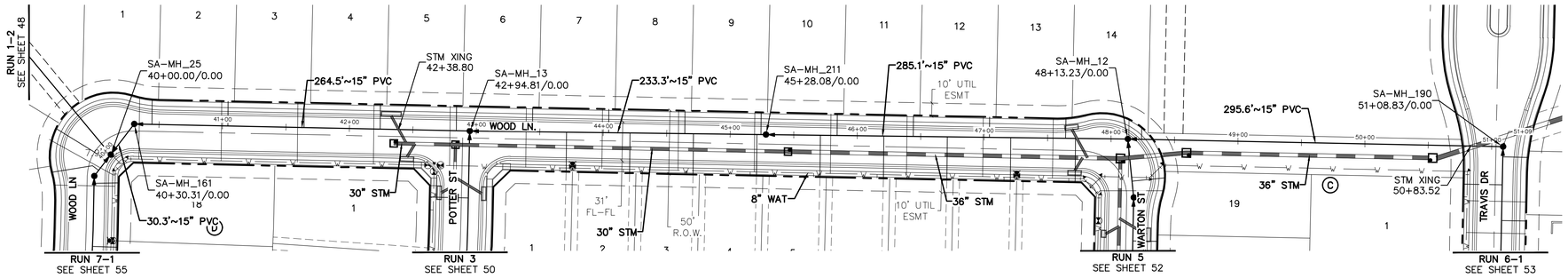
A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/12/2025 – KMB

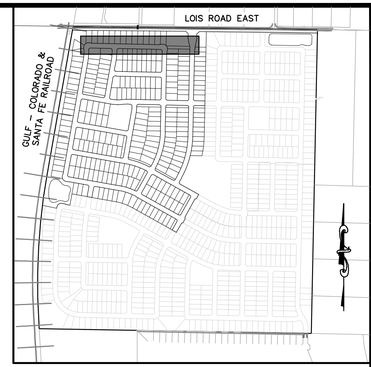
REVISIONS

DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 48

C:\USERS\TNGUYEN\ATWELL\DOCUMENTS\WORKSPACE\LOIS ROAD\SHEETS\SANITARY SEWER PLAN AND PROFILE.DWG Plotted: 11 Jul 2025 2:50PM by TNGUYEN

FILE: 24007256-PH1-SWR-PP1-01-1.DWG





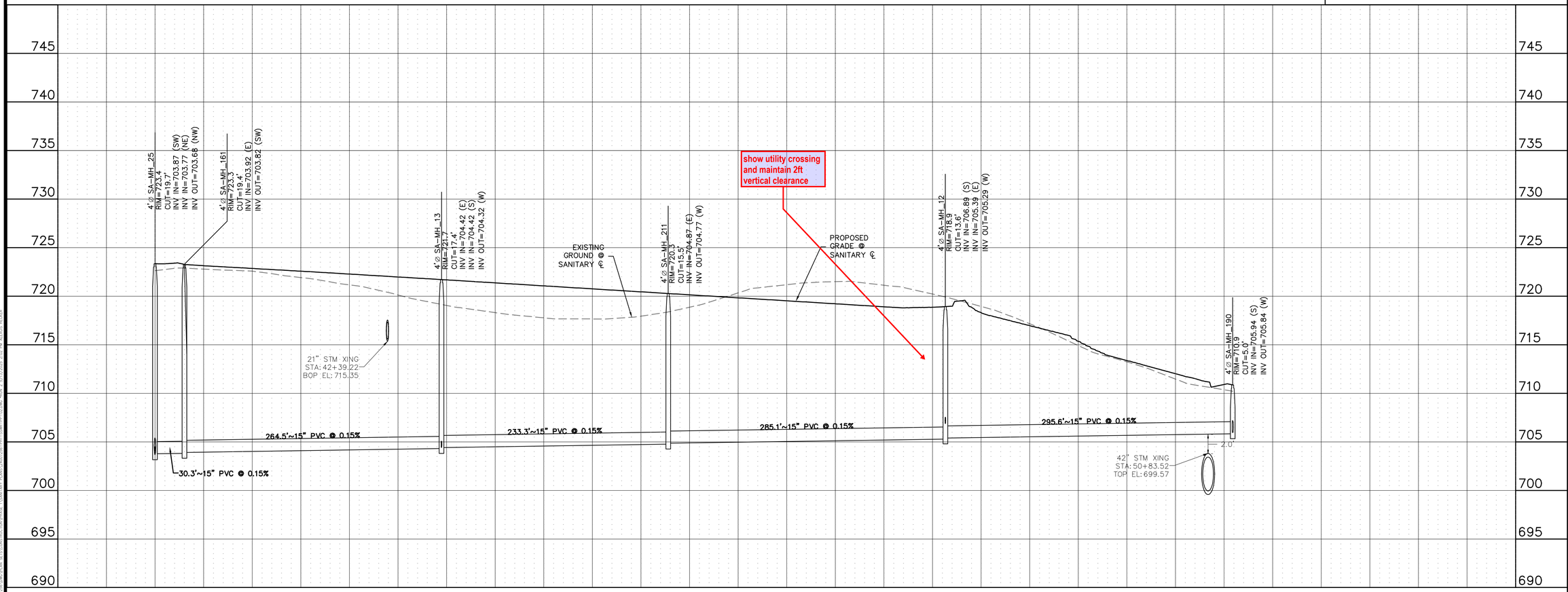
KEYMAP
1"=750'

50 0 50 100
(IN FEET)
1 inch = 50 ft. (Horz)
1 inch = 5 ft. (Vert)

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS–OF–WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

RUN 2



Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL
LOIS ROAD ESTATES – FILING NOS. 1 & 2
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS

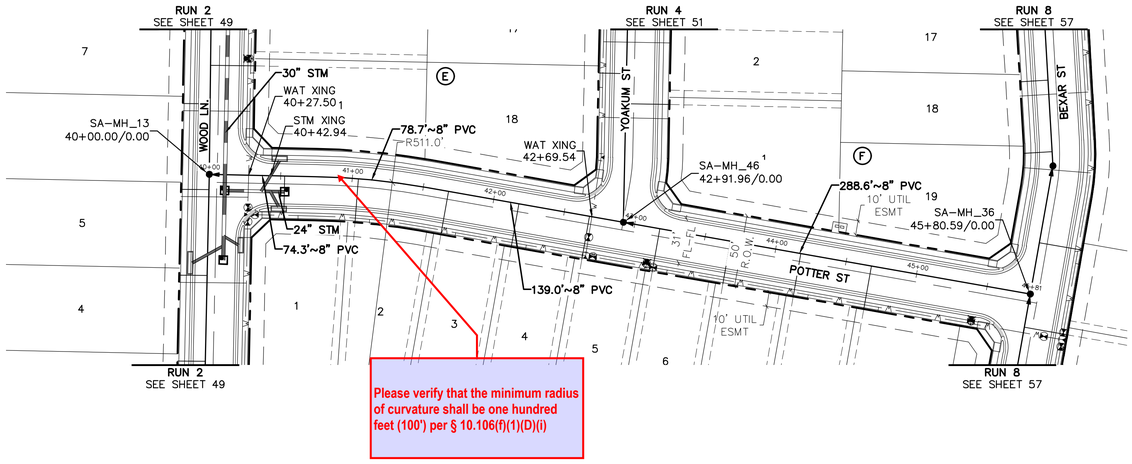
SANITARY SEWER PLAN & PROFILES
RUN 2

DATE 4/7/2025

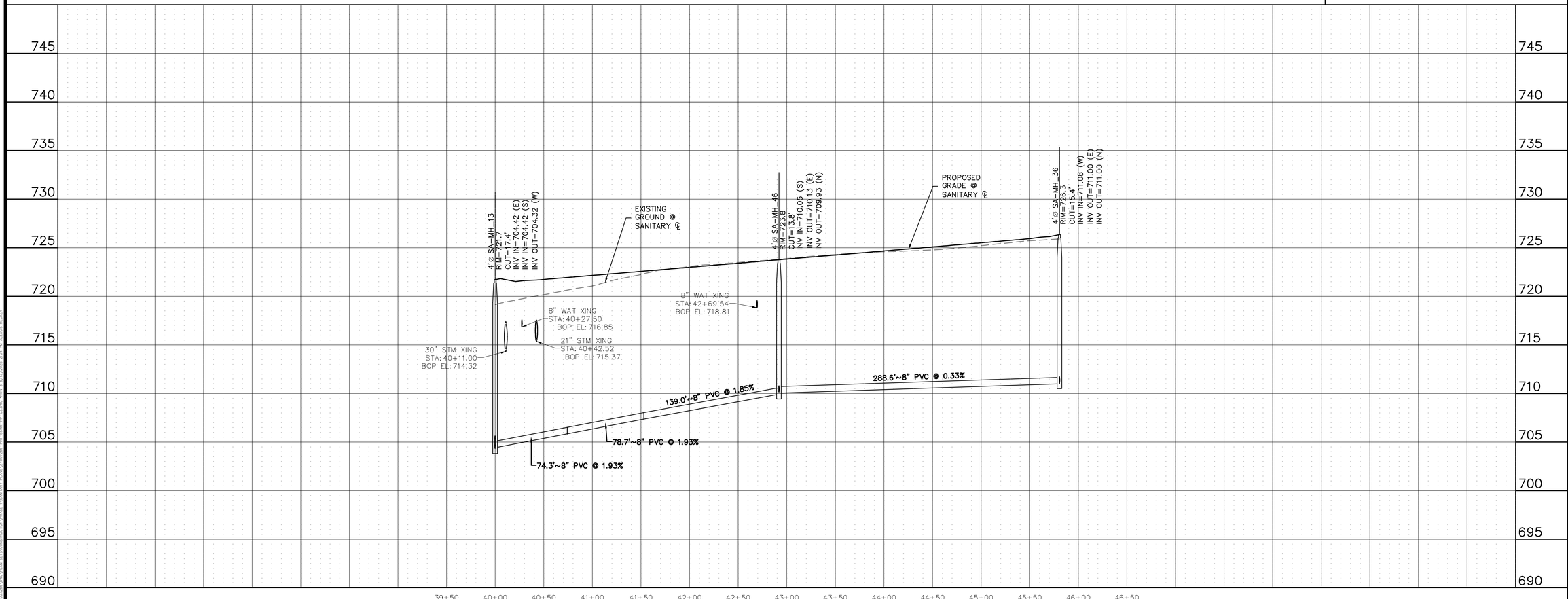
REVISIONS
A 1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B 2nd SUBMITTAL TO JURISDICTION 5/12/2025 – KMB

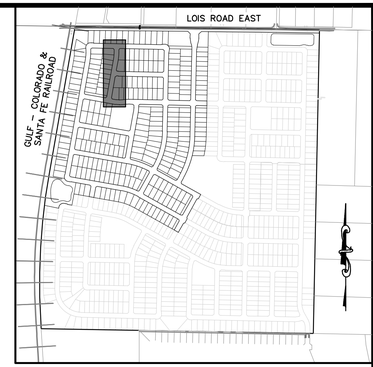
DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 49

C:\USERS\TNGUYEN\ATWELL\DOCUMENTS\WORK FILES\24007256-PH1-SWR-FPP-02.DWG
FILE: 24007256-PH1-SWR-FPP-02.DWG



RUN 3





KEYMAP
1"=750'

50 0 50 100
(IN FEET)
1 inch = 50 ft. (Horz)
1 inch = 5 ft. (Vert)

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS–OF–WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL

LOIS ROAD ESTATES – FILING NOS. 1 & 2
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS

SANITARY SEWER PLAN & PROFILES
RUN 3

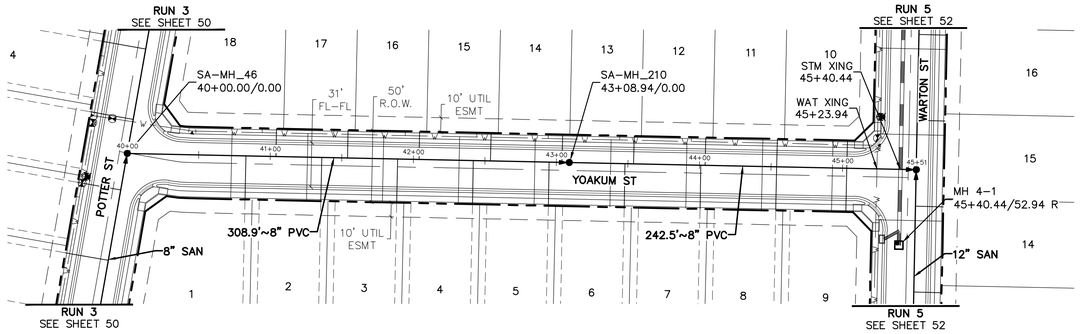
DATE 4/7/2025

A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/12/2025 – KMB

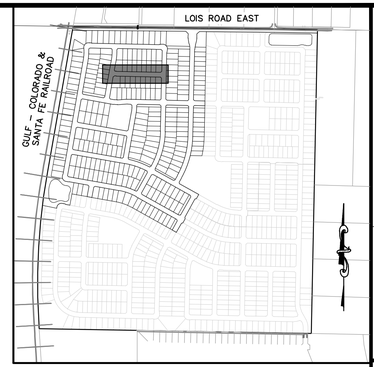
REVISIONS

DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 50

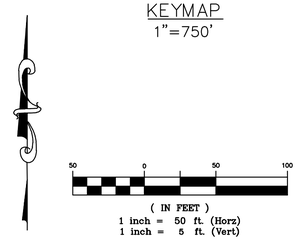
C:\USERS\TNGUYEN\ATWELL\DOCUMENTS\WORKSPACE\DOCUMENTS\WORKSPACE\24007256-PH1-SSWR-PP-03.DWG PLOTTED: 5/12/2025 2:51 PM BY TUAN NGUYEN



RUN 4



KEYMAP
1"=750'



BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

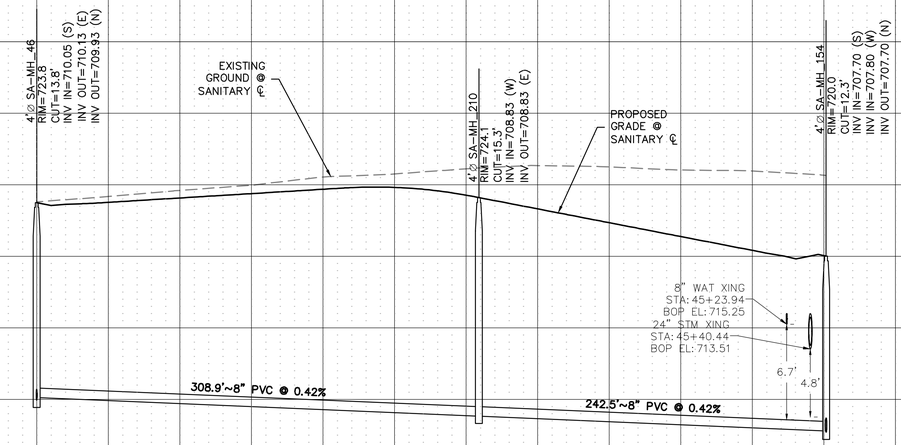
811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100



KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL

LOIS ROAD ESTATES – FILING NOS. 1 & 2
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS

SANITARY SEWER PLAN & PROFILES
RUN 4

DATE 4/7/2025

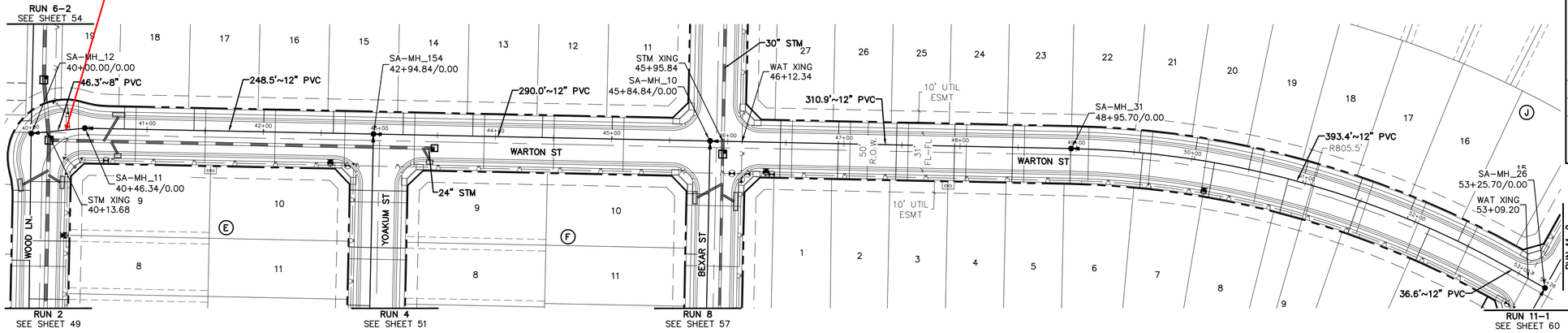
A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/12/2025 – KMB

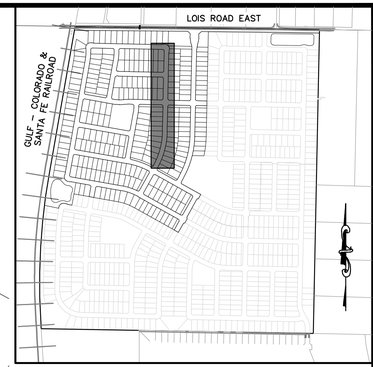
REVISIONS

DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 51

FILE: 24007256-PH1-SSWR-PPP-04.DWG

Why is a 12" PVC feeding into an 8" PVC and then a 15" PVC? Please upsize 8" to either 12" or 15" PVC on Run 5





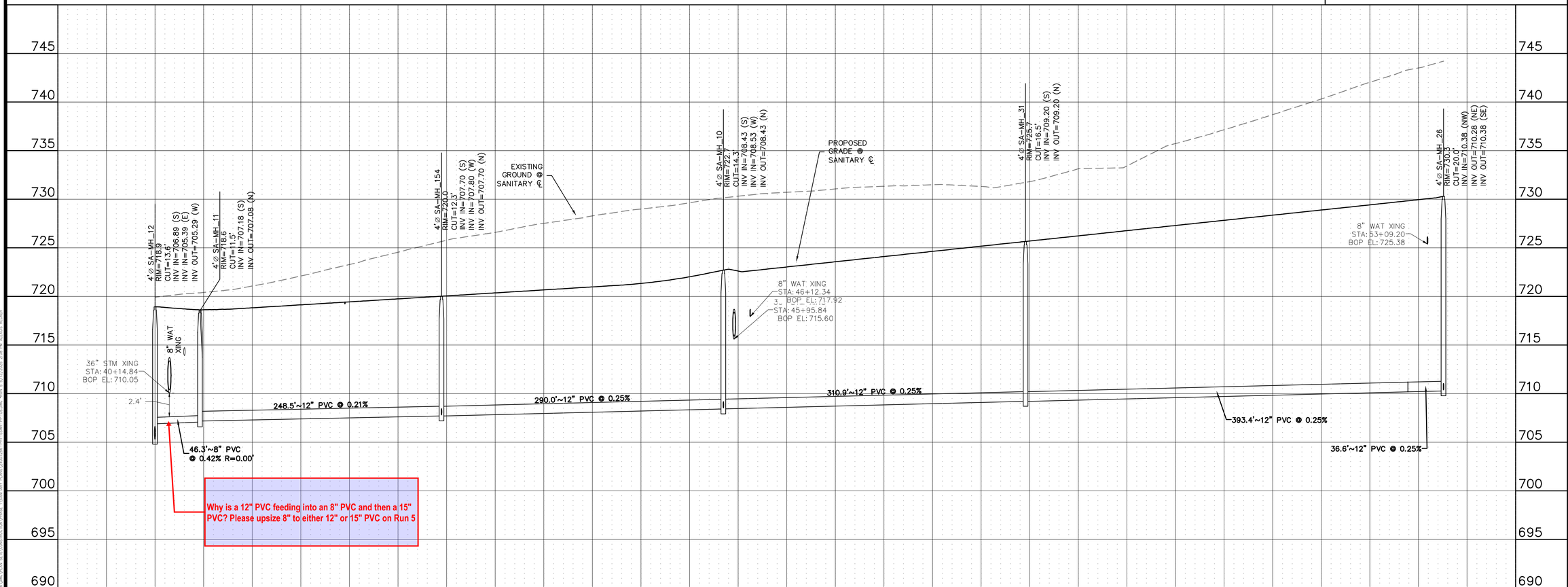
KEYMAP
1"=750'

50 0 50 100
(IN FEET)
1 inch = 50 ft. (Horz)
1 inch = 5 ft. (Vert)

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

RUN 5



Why is a 12" PVC feeding into an 8" PVC and then a 15" PVC? Please upsize 8" to either 12" or 15" PVC on Run 5

Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL
LOIS ROAD ESTATES – FILING NOS. 1 & 2
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS
SANITARY SEWER PLAN & PROFILES
RUN 5

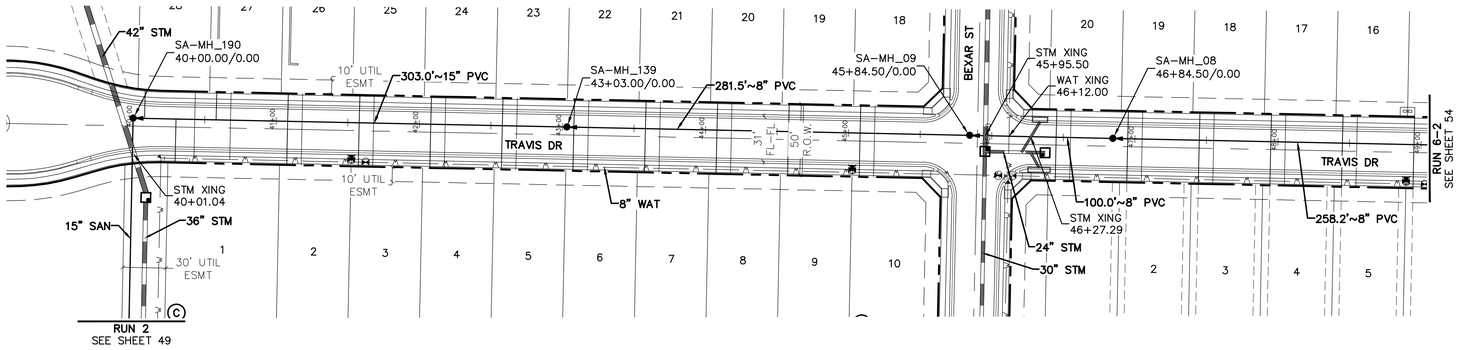
DATE 4/7/2025

A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/12/2025 – KMB

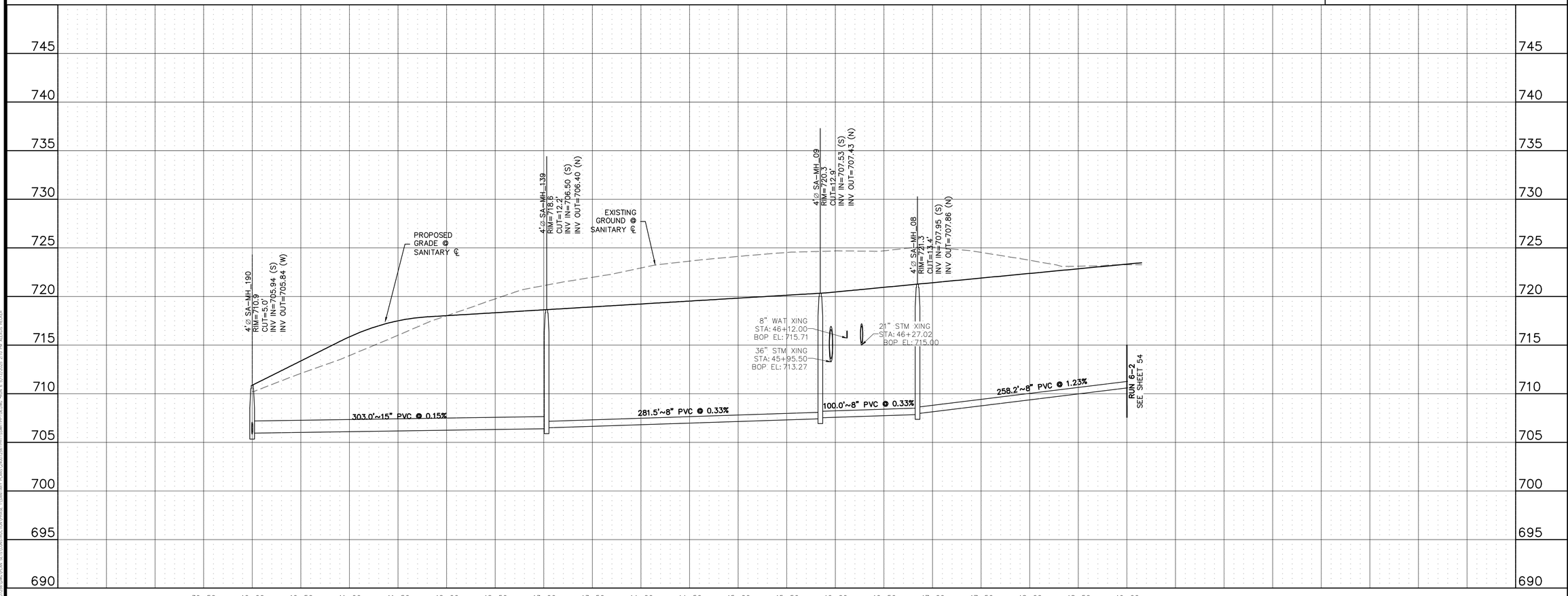
REVISIONS

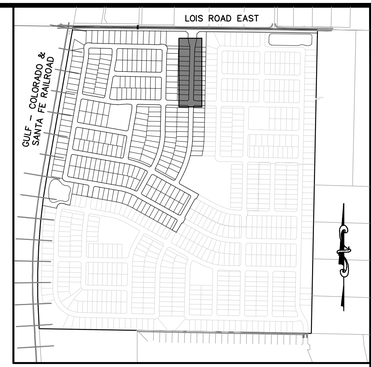
DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 52

C:\Users\tnguyen\Documents\Projects\24007256_Lois Road Estates\Civil\Sanitary Sewer\24007256-PH1-SSWR-PP-05.dwg
FILE: 24007256-PH1-SSWR-PP-05.DWG



RUN 6-1





KEYMAP
1"=750'

50 0 50 100
(IN FEET)
1 inch = 50 ft. (Horz)
1 inch = 5 ft. (Vert)

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL
LOIS ROAD ESTATES – FILING NOS. 1 & 2
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS
SANITARY SEWER PLAN & PROFILES
RUN 6-1

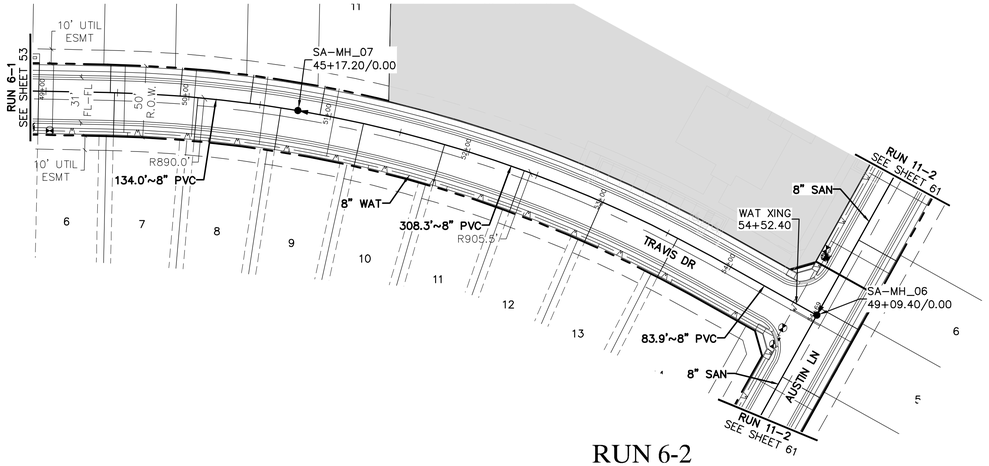
DATE 4/7/2025

A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/12/2025 – KMB

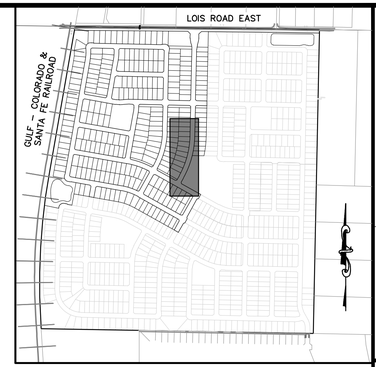
REVISIONS

DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 53

C:\USERS\MICHAEL.PRYOR\DESKTOP\WORK\LOIS ROAD\SHEETS\SANITARY SEWER PLAN & PROFILES RUN 6-1.DWG
FILE: 24007256-PH1-SSWR-PP1-06.DWG



RUN 6-2

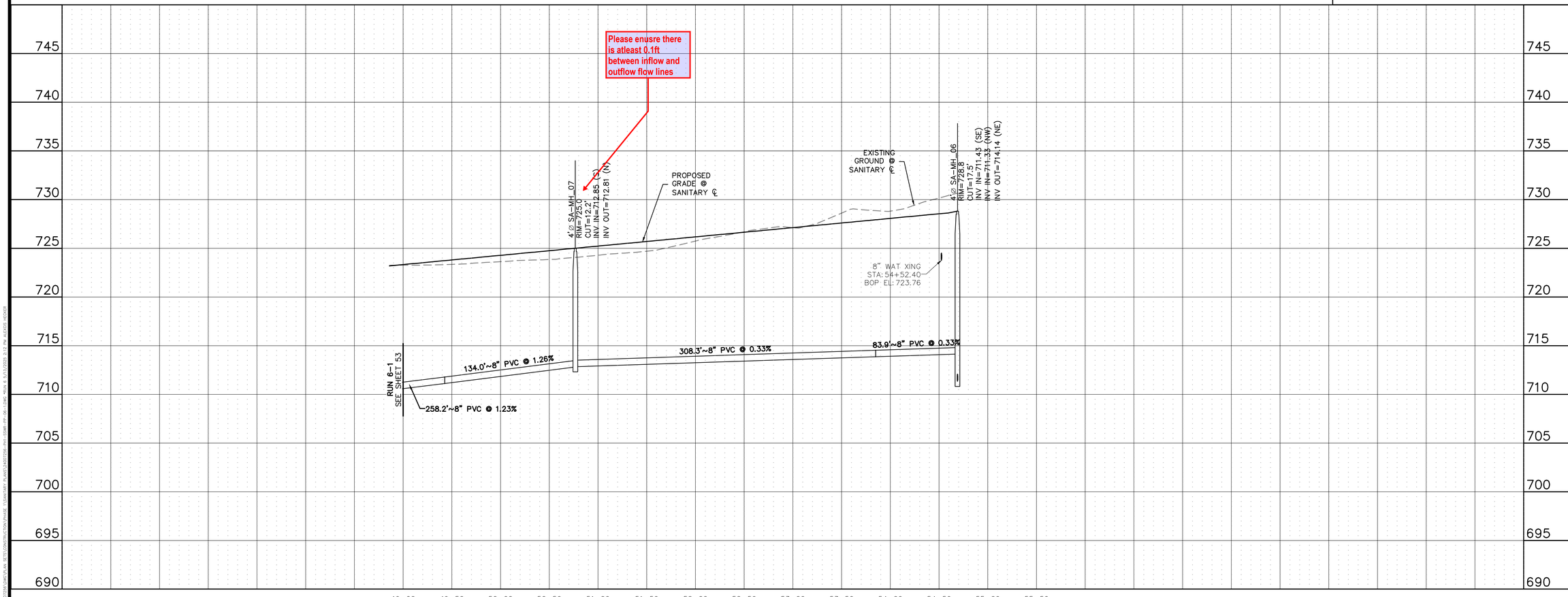


KEYMAP
1"=750'

(IN FEET)
1 inch = 50 ft. (Horz)
1 inch = 5 ft. (Vert)

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.



811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT ©2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell.com
143 UNION BOULEVARD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL
LOIS ROAD ESTATES – FILING NOS. 1 & 2
CITY OF SANGER, COUNTY OF DENTON,
STATE OF TEXAS
SANITARY SEWER PLAN & PROFILES
RUN 6-2

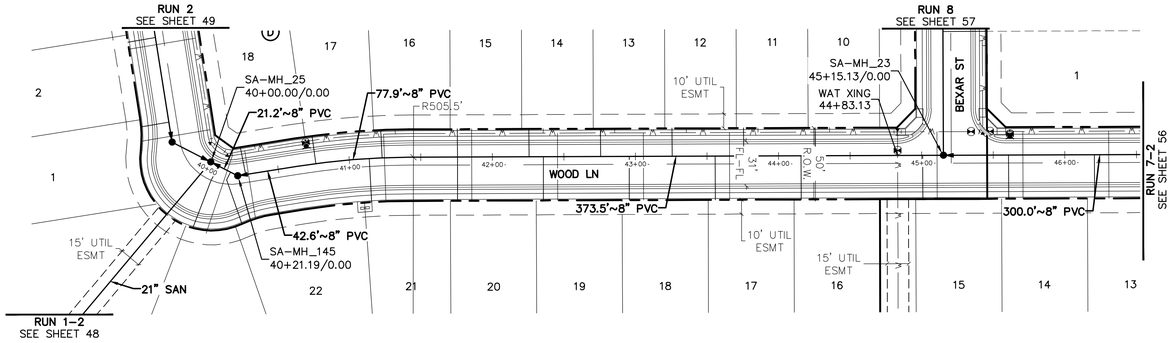
DATE 4/7/2025

A	1st SUBMITTAL TO JURISDICTION	4/7/2025 – KMR
B	2nd SUBMITTAL TO JURISDICTION	5/12/2025 – KMR

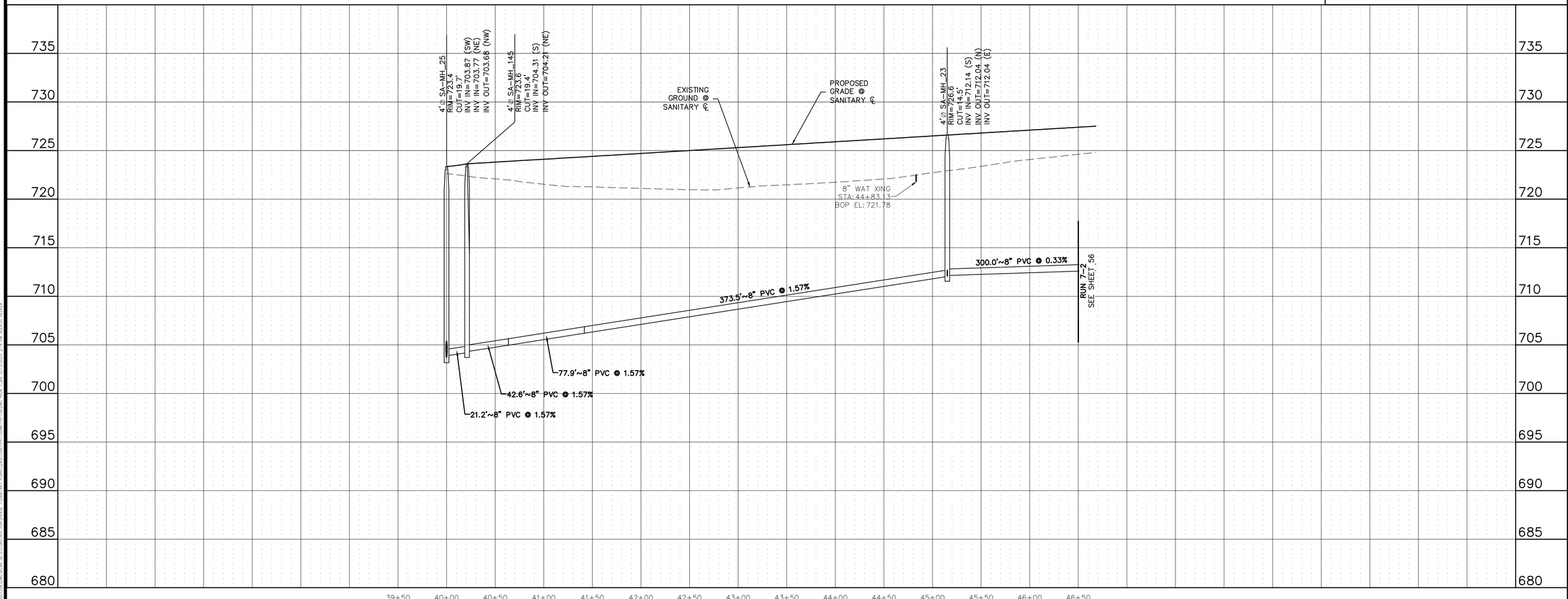
REVISIONS

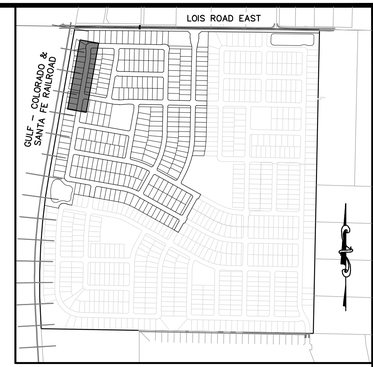
DR. TN CH. KB
P.M. JF
JOB 24007256
SHEET NO. 54

FILE: 24007256-PH1-SSWR-PP-06-1.DWG

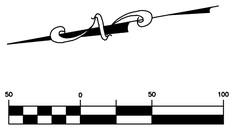


RUN 7-1





KEYMAP
1"=750'



(IN FEET)
1 inch = 50 ft. (Horz)
1 inch = 5 ft. (Vert)

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL
LOIS ROAD ESTATES – FILING NOS. 1 & 2
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS
SANITARY SEWER PLAN & PROFILES
RUN 7-1

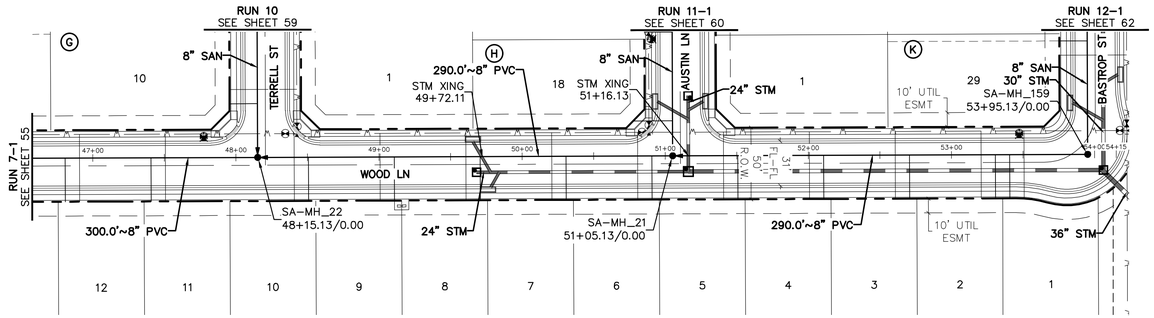
DATE 4/7/2025

A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/12/2025 – KMB

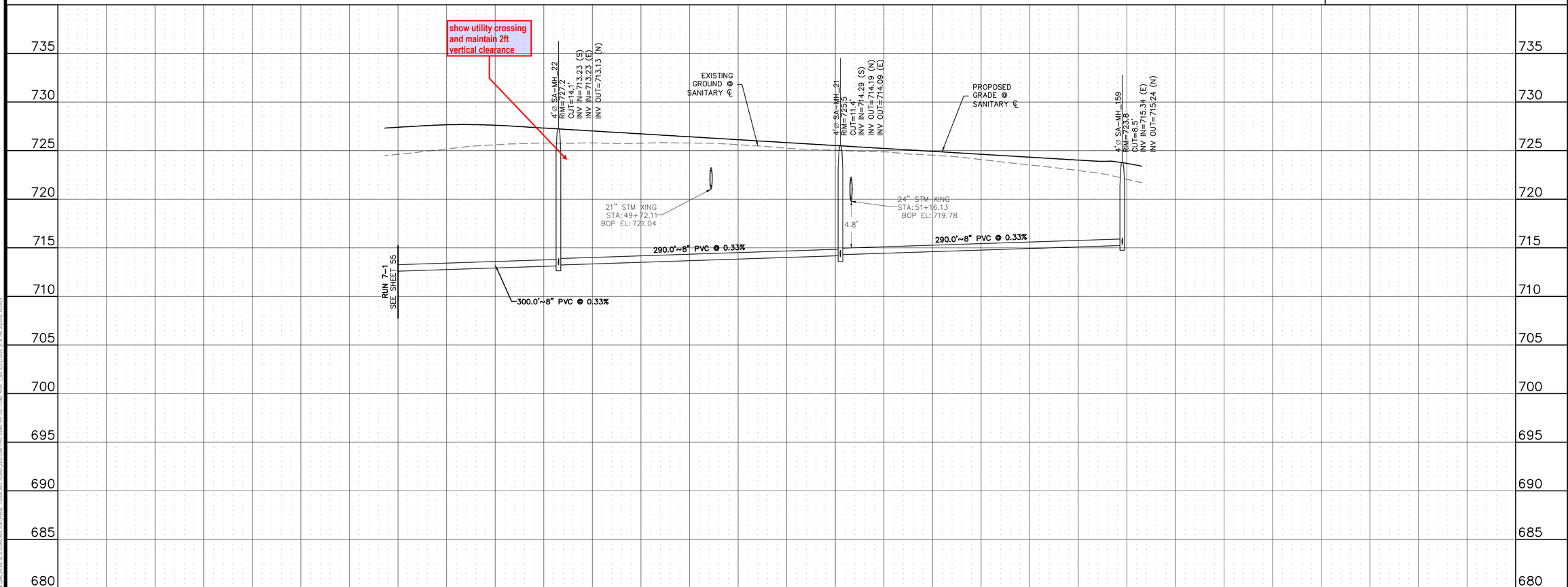
REVISIONS

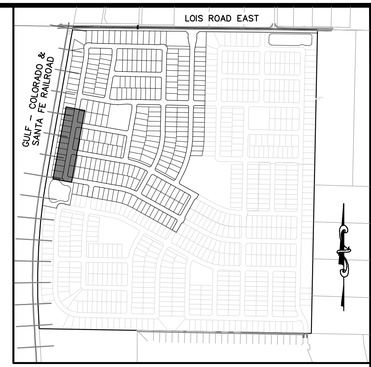
DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 55

C:\ENGDATA\ACTIVE\24007256-PHI-SSWR-FPP-08.DWG FILE: 24007256-PHI-SSWR-FPP-08.DWG



RUN 7-2





KEYMAP
1"=750'

50 0 50 100
(IN FEET)
1 inch = 50 ft. (Horz)
1 inch = 5 ft. (Vert)

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL
LOIS ROAD ESTATES – FILING NOS. 1 & 2
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS
SANITARY SEWER PLAN & PROFILES
RUN 7-2

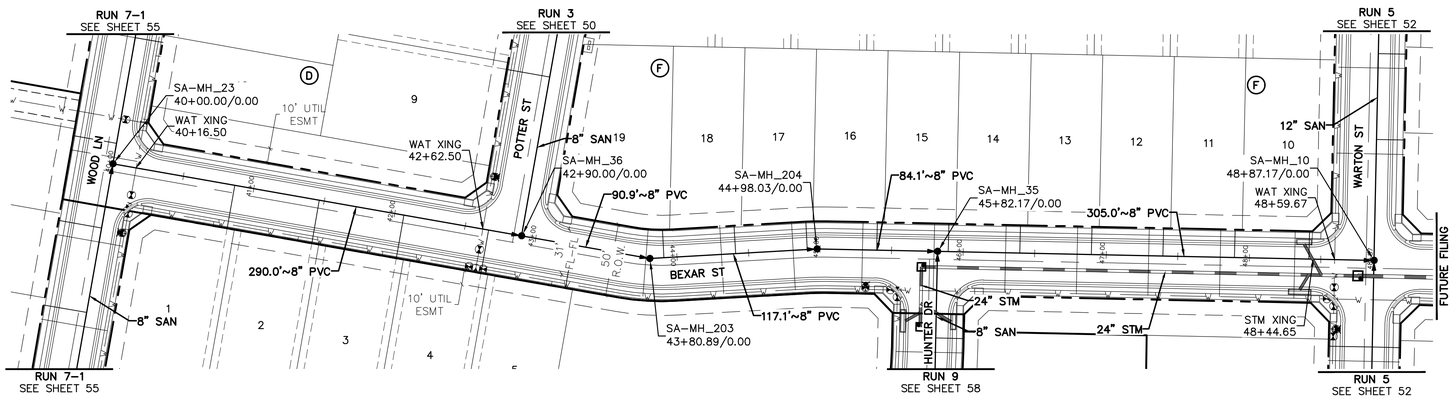
DATE 4/7/2025

A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/12/2025 – KMB

REVISIONS

DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 56

FILE: 24007256-PH1-SSWR-PP1-09-1.DWG





KEYMAP
1"=750'

50 0 50 100
(IN FEET)
1 inch = 50 ft. (Horz)
1 inch = 5 ft. (Vert)

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS–OF–WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

811 Know what's below. Call before you dig.

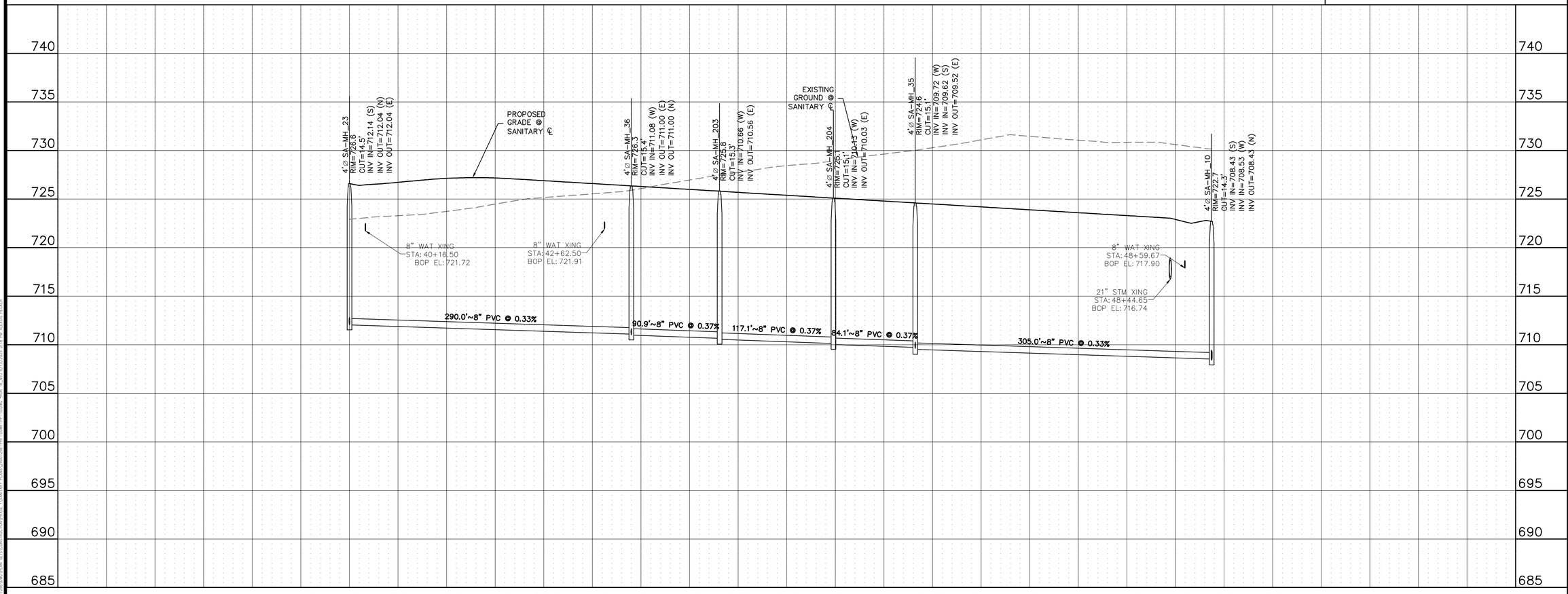
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

RUN 8



KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

KALTER CAPITAL
LOIS ROAD ESTATES – FILING NOS. 1 & 2
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS
SANITARY SEWER PLAN & PROFILES
RUN 8

CLIENT

DATE 4/7/2025

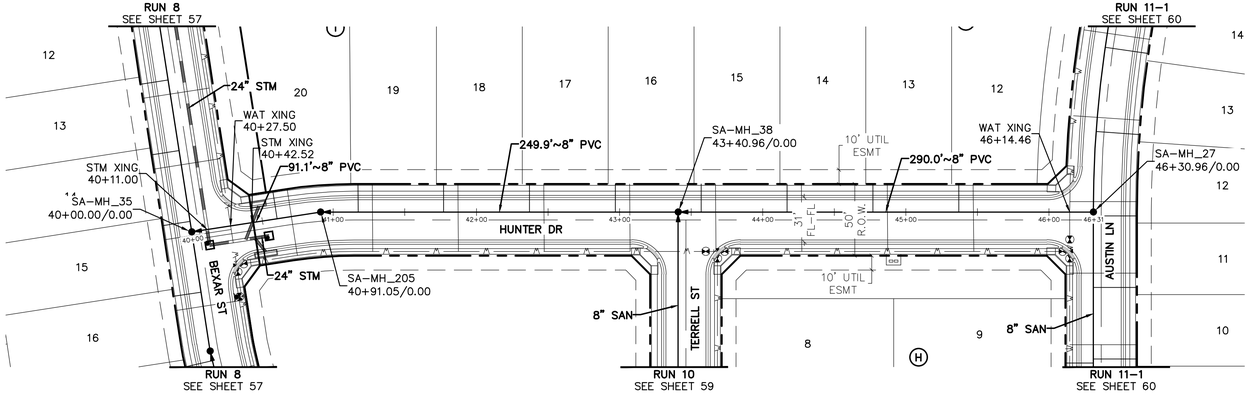
A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/12/2025 – KMB

REVISIONS

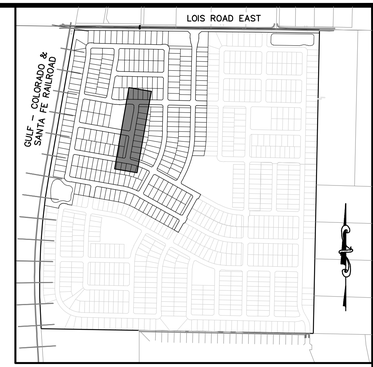
DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 57

FILE: 24007256-PH1-SSWR-PP&-10.DWG

C:\USERS\TNGUYEN\ATWELL\DOCUMENTS\WORK FILES\DESIGN\LOIS ROAD ESTATES\SSWR PLANS\24007256-PH1-SSWR-PP&-10.DWG Tue, 13 May 2025 11:27:23 -05:00 TNGUYEN



RUN 9



KEYMAP
1"=750'

50 0 50 100
(IN FEET)
1 inch = 50 ft. (Horz)
1 inch = 5 ft. (Vert)

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

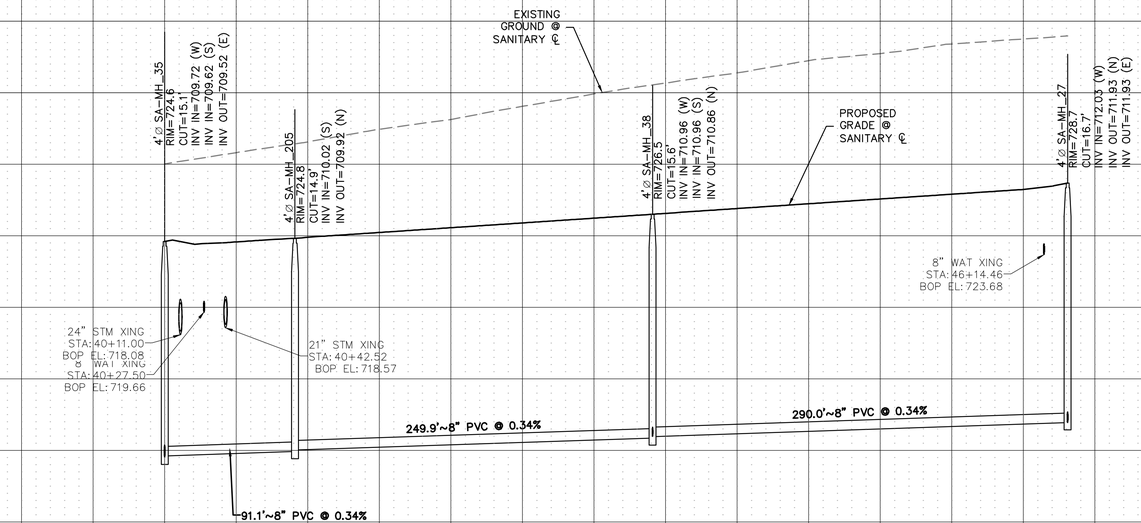
811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100



KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT: KALTER CAPITAL

LOIS ROAD ESTATES – FILING NOS. 1 & 2
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS

SANITARY SEWER PLAN & PROFILES
RUN 9

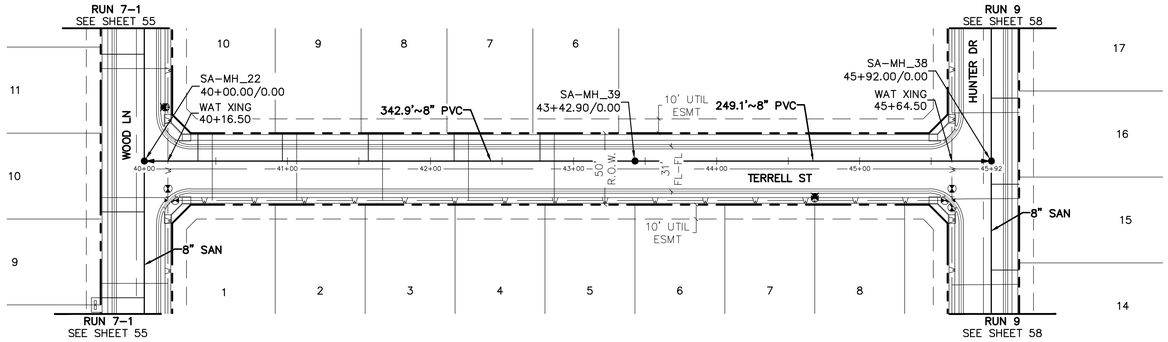
DATE 4/7/2025

A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/12/2025 – KMB

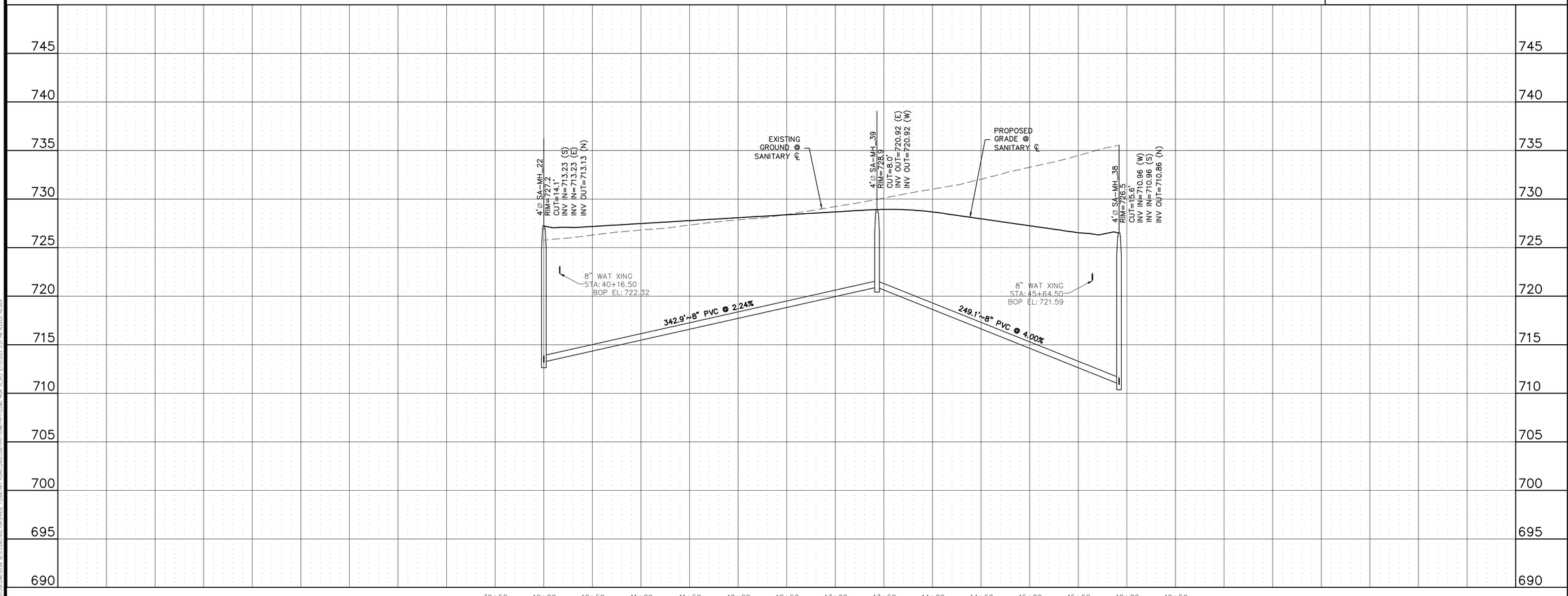
REVISIONS

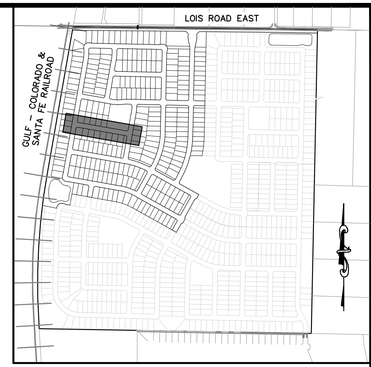
DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 58

FILE: 24007256-PH1-SWR-PP1-11.DWG



RUN 10





KEYMAP
1"=750'

50 0 50 100
(IN FEET)
1 inch = 50 ft. (Horz)
1 inch = 5 ft. (Vert)

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT: KALTER CAPITAL

LOIS ROAD ESTATES – FILING NOS. 1 & 2
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS

SANITARY SEWER PLAN & PROFILES
RUN 10

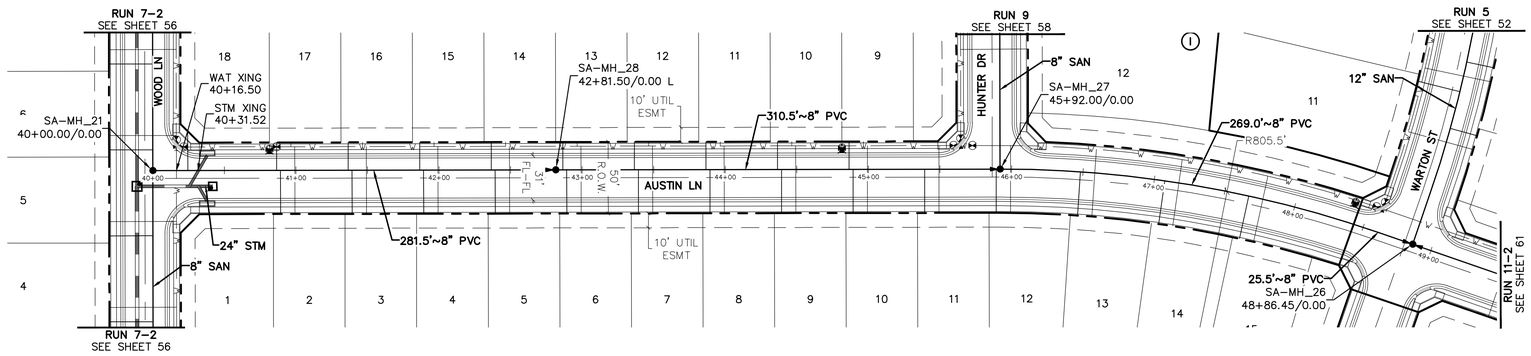
DATE 4/7/2025

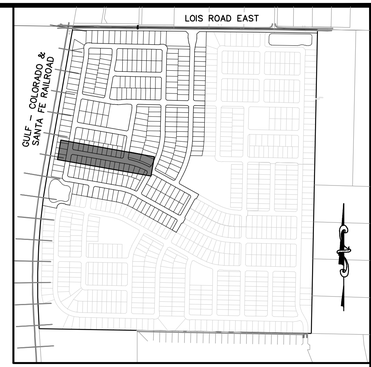
A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/12/2025 – KMB

REVISIONS

DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 59

C:\USERS\MICHAEL.PRYOR\DESKTOP\WORK\24007256-PH1-SSWR-PP1-12.DWG Last Saved by MPRYOR on 5/12/2025 2:17 PM by MICHAEL PRYOR





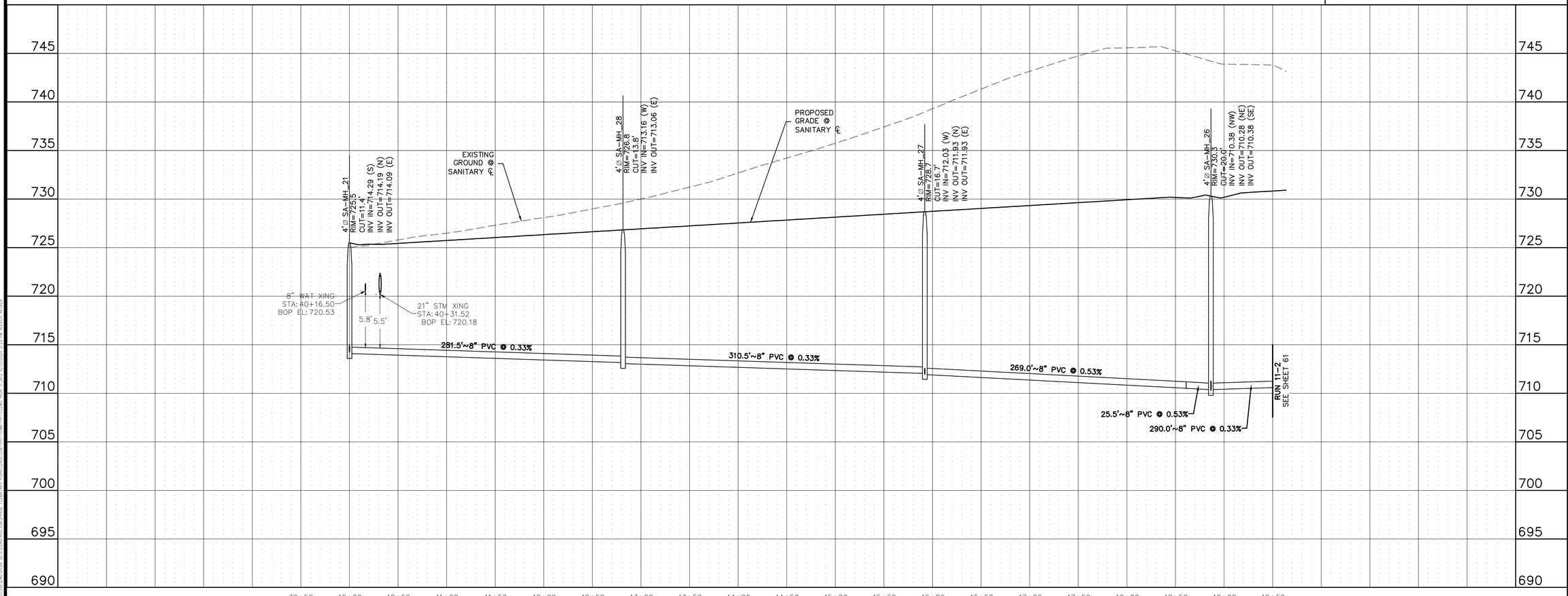
KEYMAP
1"=750'

50 0 50 100
(IN FEET)
1 inch = 50 ft. (Horz)
1 inch = 5 ft. (Vert)

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

RUN 11-1



811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT: KALTER CAPITAL

LOIS ROAD ESTATES – FILING NOS. 1 & 2
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS

SANITARY SEWER PLAN & PROFILES
RUN 11-1

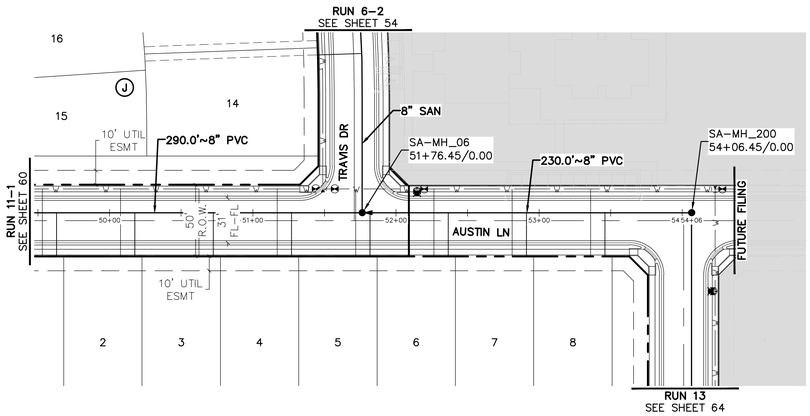
DATE 4/7/2025

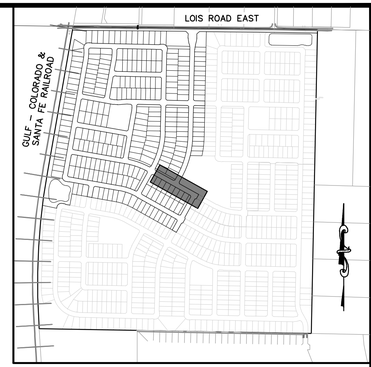
A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/12/2025 – KMB

REVISIONS

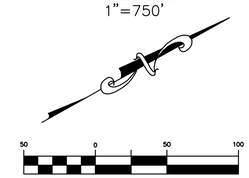
DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 60

FILE: 24007256-PH1-SSNR-PP1-13.DWG





KEYMAP
1"=750'

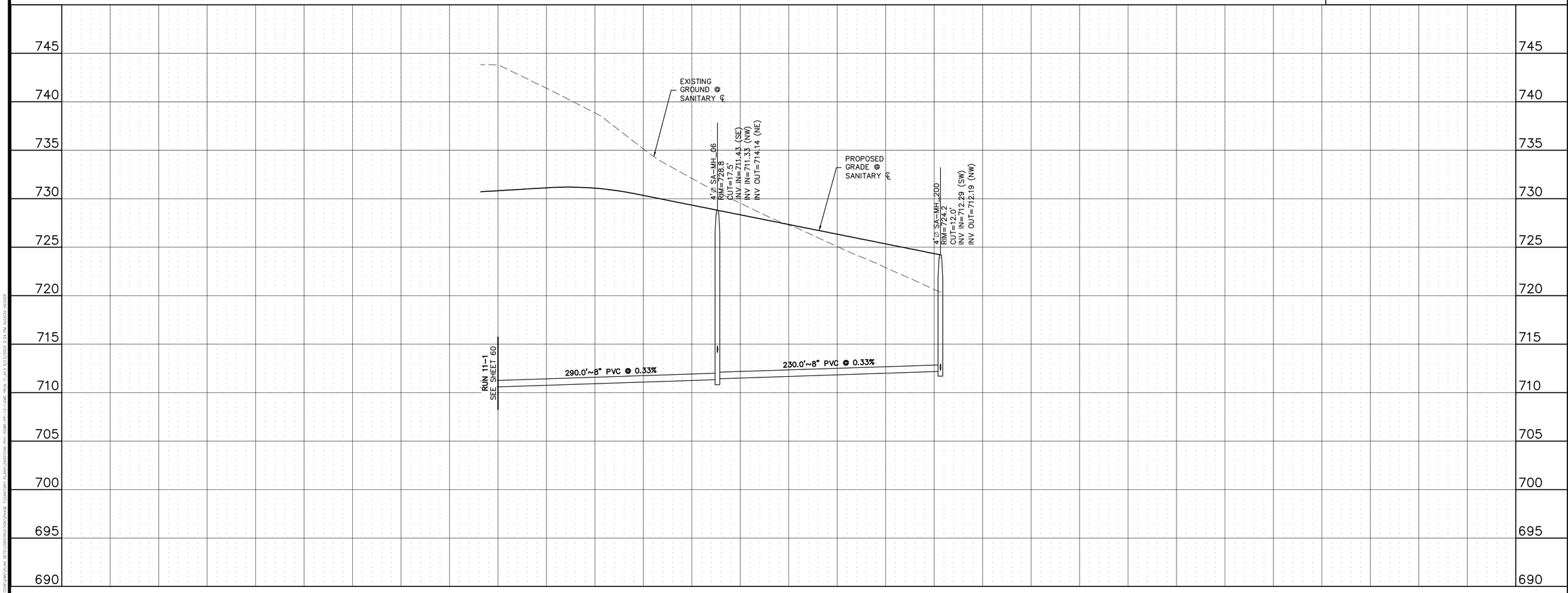


(IN FEET)
1 inch = 50 ft. (Horz)
1 inch = 5 ft. (Vert)

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

RUN 11-2



811
Know what's below.
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT ©2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell.com
143 UNION BOULEVARD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL
LOIS ROAD ESTATES – FILING NOS. 1 & 2
CITY OF SANGER, COUNTY OF DENTON,
STATE OF TEXAS
SANITARY SEWER PLAN & PROFILES
RUN 11-2

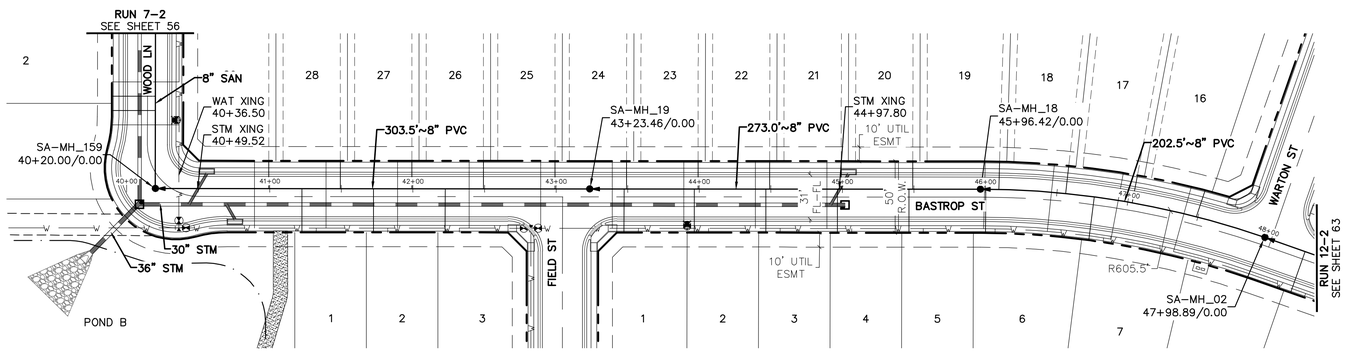
DATE 4/7/2025

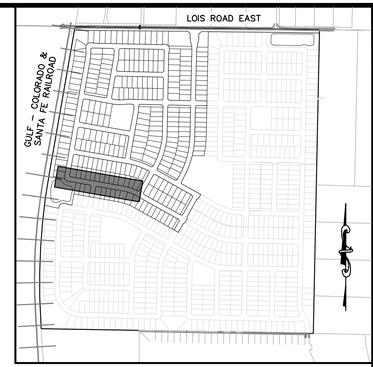
A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMR
B	2nd SUBMITTAL TO JURISDICTION 5/12/2025 – KMR

REVISIONS

DR. TN CH. KB
P.M. JF
JOB 24007256
SHEET NO. 61

FILE: 24007256-PH1-SSWR-PP-13-1.DWG





KEYMAP
1"=750'

50 0 50 100
(IN FEET)
1 inch = 50 ft. (Horz)
1 inch = 5 ft. (Vert)

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

811 Know what's below. Call before you dig.

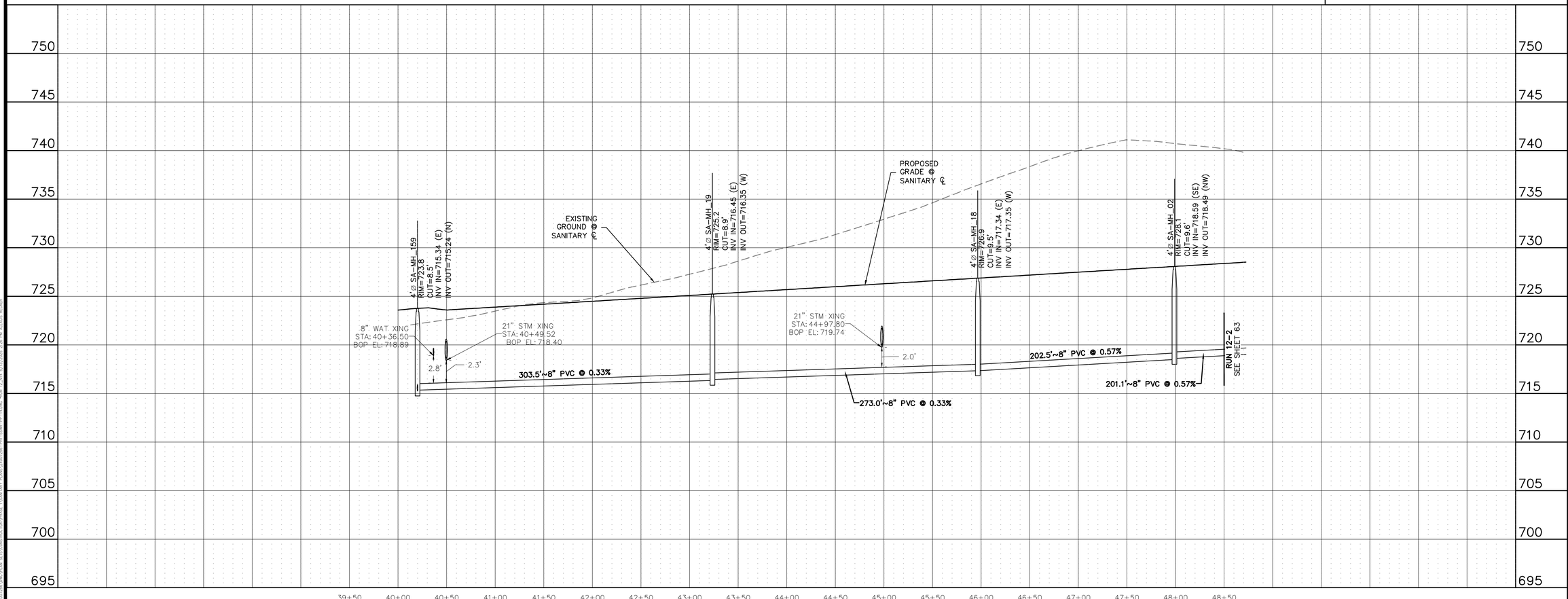
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

RUN 12-1



KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL
LOIS ROAD ESTATES – FILING NOS. 1 & 2
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS
SANITARY SEWER PLAN & PROFILES
RUN 12-1

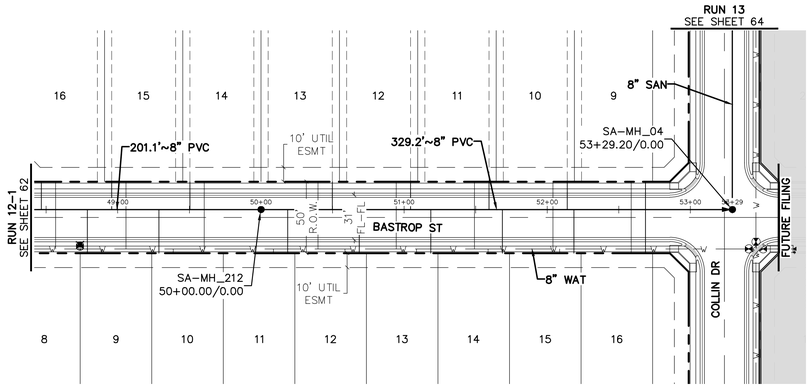
DATE 4/7/2025

A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/12/2025 – KMB

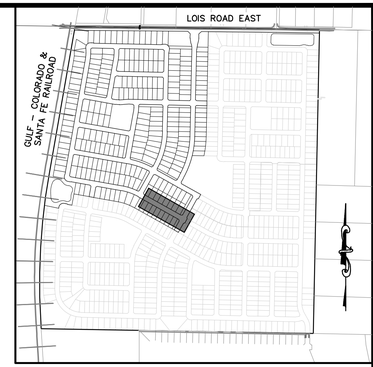
REVISIONS

DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 62

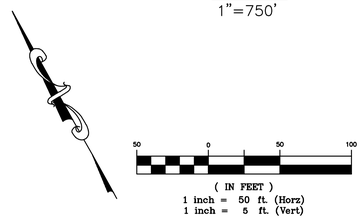
FILE: 24007256-PH1-SSWR-PP1-14.DWG



RUN 12-2



KEYMAP
1"=750'



BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

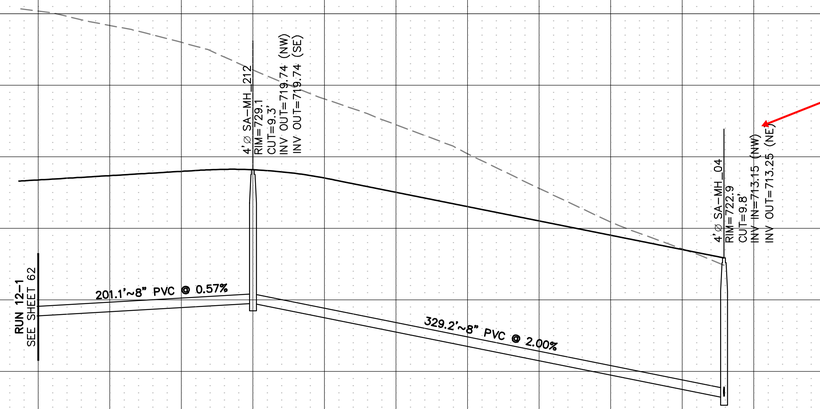
811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100



KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL

LOIS ROAD ESTATES – FILING NOS. 1 & 2
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS

SANITARY SEWER PLAN & PROFILES
RUN 12-2

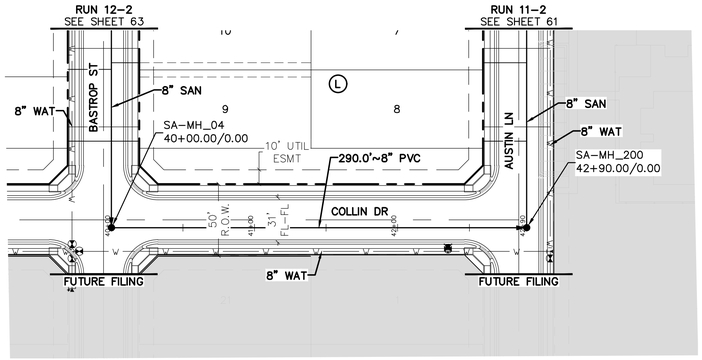
DATE 4/7/2025

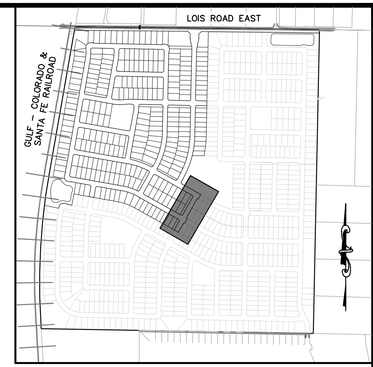
A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/12/2025 – KMB

REVISIONS

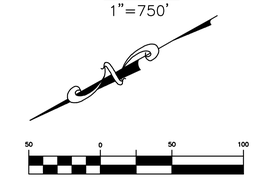
DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 63

FILE: 24007256-PH1-SWR-PP1-14-1.DWG





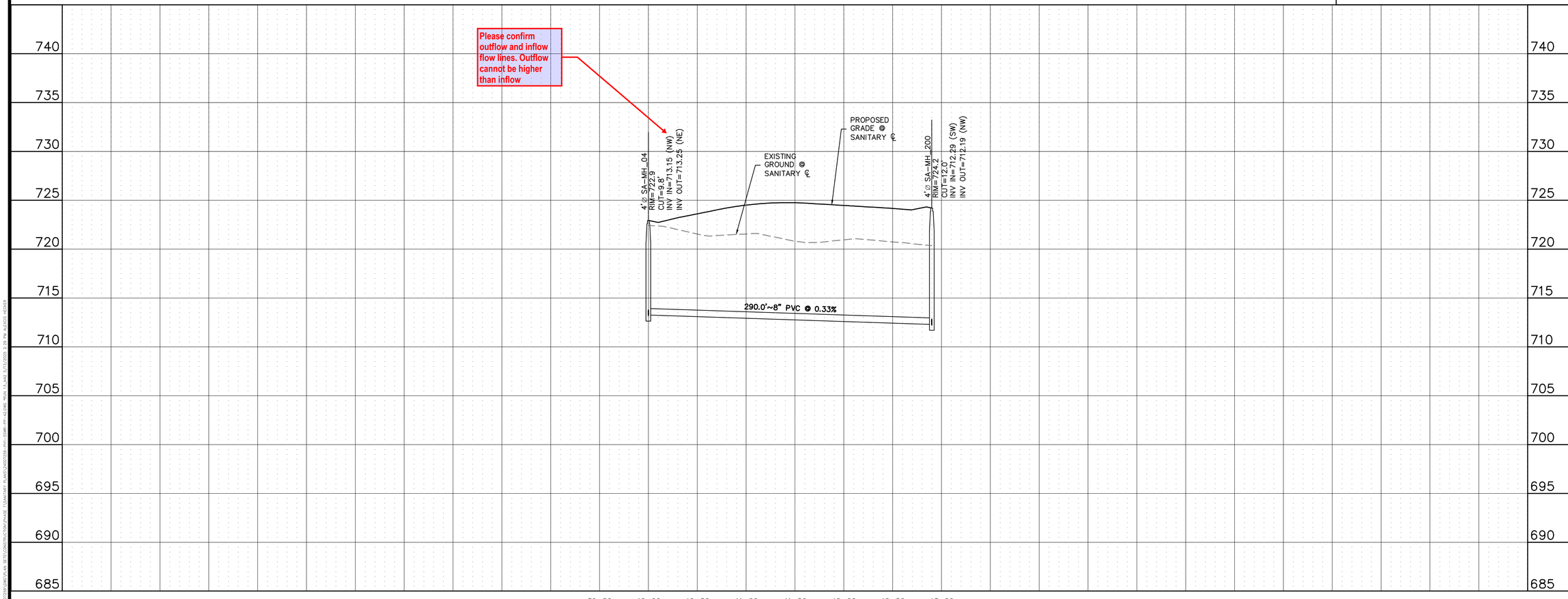
KEYMAP
1"=750'



BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

RUN 13



811
Know what's below.
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT ©2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell.com
143 UNION BOULEVARD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL
LOIS ROAD ESTATES – FILING NOS. 1 & 2
CITY OF SANGER, COUNTY OF DENTON,
STATE OF TEXAS
SANITARY SEWER PLAN & PROFILES
RUN 13

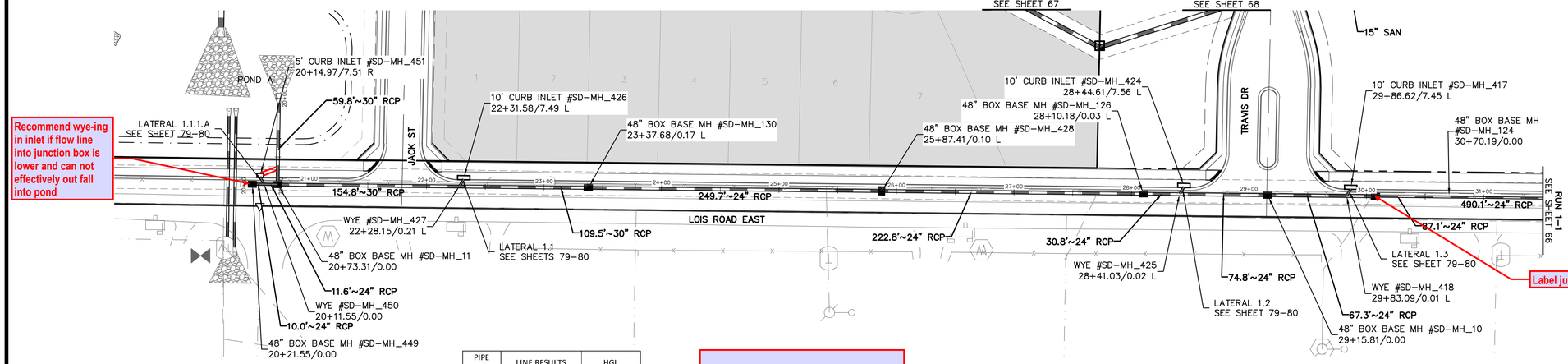
DATE 4/7/2025

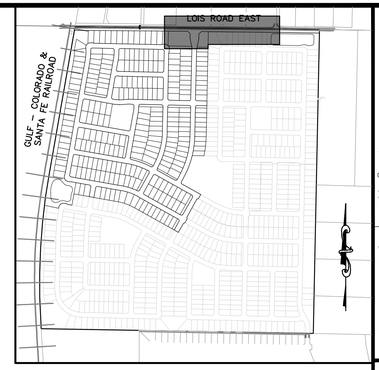
A	1st SUBMITTAL TO JURISDICTION	4/7/2025 – KMR
B	2nd SUBMITTAL TO JURISDICTION	5/12/2025 – KMR

REVISIONS

DR. TN CH. KB
P.M. JF
JOB 24007256
SHEET NO. 64

FILE: 24007256-PH1-SSWR-PP-42.DWG





KEYMAP
1"=750'

50 0 50 100
(IN FEET)
1 inch = 50 ft. (Horz)
1 inch = 5 ft. (Vert)

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS–OF–WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

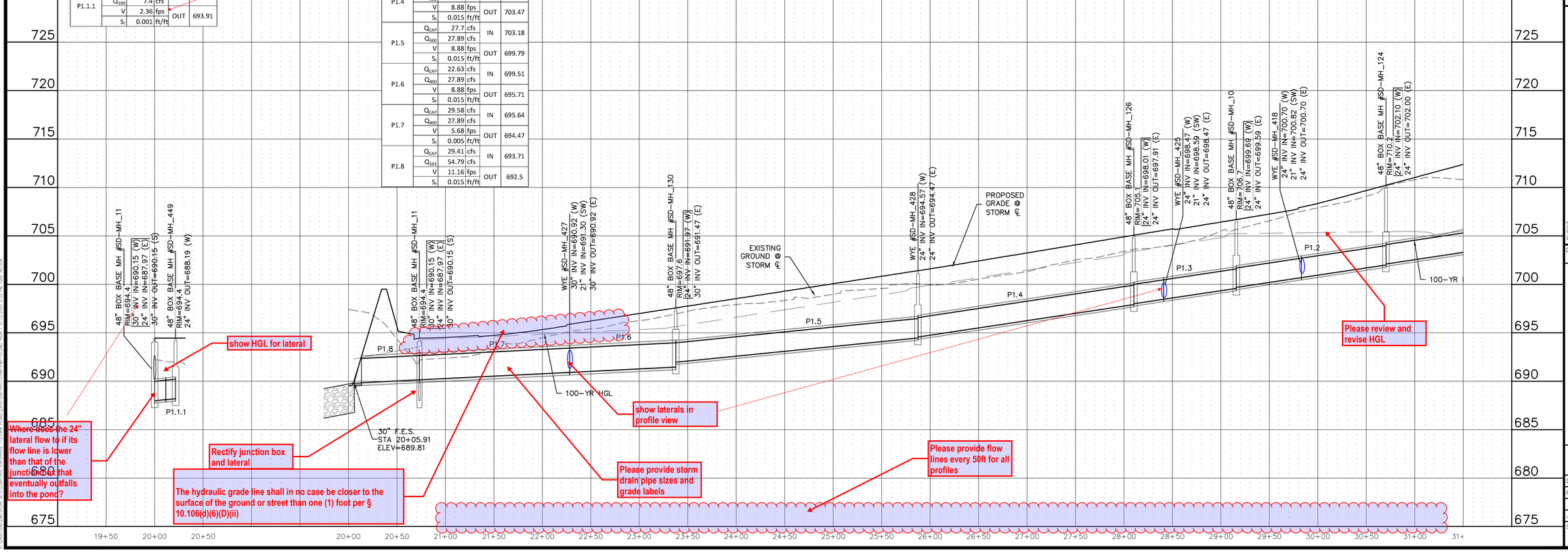
RUN 34

PIPE NUMBER	LINE RESULTS			HGL	
P1.1.1	Q_{CAP}	16.86	cfs	IN	693.93
	Q_{100}	7.4	cfs		
	V	2.36	fps	OUT	693.91
	S_f	0.001	ft/ft		

RUN 1

PIPE NUMBER	LINE RESULTS			HGL	
P1.1	Q_{CAP}	35.74	cfs	IN	711.73
	Q_{100}	7.4	cfs		
	V	8.97	fps	OUT	706.39
	S_f	0.022	ft/ft		
P1.2	Q_{CAP}	35.77	cfs	IN	706.64
	Q_{100}	7.4	cfs		
	V	8.98	fps	OUT	705.54
	S_f	0.008	ft/ft		
P1.3	Q_{CAP}	27.73	cfs	IN	705.52
	Q_{100}	7.4	cfs		
	V	2.36	fps	OUT	705.42
	S_f	0.001	ft/ft		
P1.4	Q_{CAP}	28.53	cfs	IN	705.07
	Q_{100}	27.89	cfs		
	V	8.88	fps	OUT	703.47
	S_f	0.015	ft/ft		
P1.5	Q_{CAP}	27.7	cfs	IN	703.18
	Q_{100}	27.89	cfs		
	V	8.88	fps	OUT	699.79
	S_f	0.015	ft/ft		
P1.6	Q_{CAP}	22.63	cfs	IN	699.51
	Q_{100}	27.89	cfs		
	V	8.88	fps	OUT	695.71
	S_f	0.015	ft/ft		
P1.7	Q_{CAP}	29.58	cfs	IN	695.64
	Q_{100}	27.89	cfs		
	V	5.68	fps	OUT	694.47
	S_f	0.005	ft/ft		
P1.8	Q_{CAP}	29.41	cfs	IN	693.71
	Q_{101}	54.79	cfs		
	V	11.16	fps	OUT	692.5
	S_f	0.015	ft/ft		

The minimum velocities in conduit shall be 2.5 feet per second per § 10.106(d)(6)(B)(i)



KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

KALTER CAPITAL
LOIS ROAD ESTATES – FILING NOS. 1 & 2
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS
STORM SEWER PLAN & PROFILES
RUN 1

CLIENT

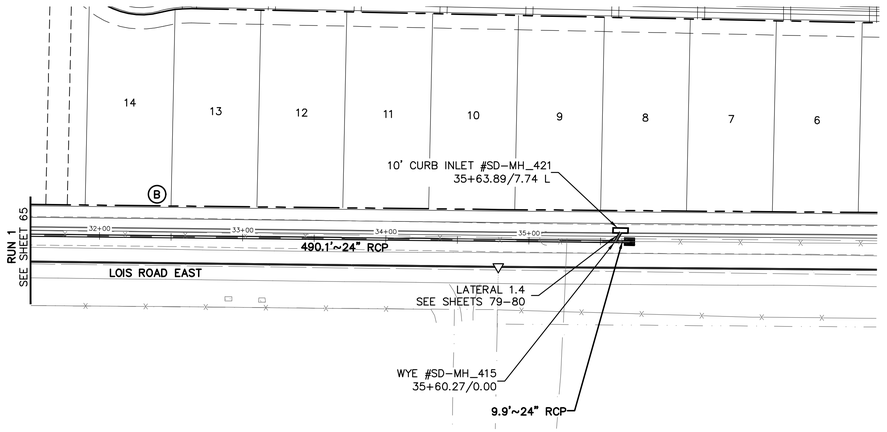
DATE 4/7/2025

A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/12/2025 – KMB

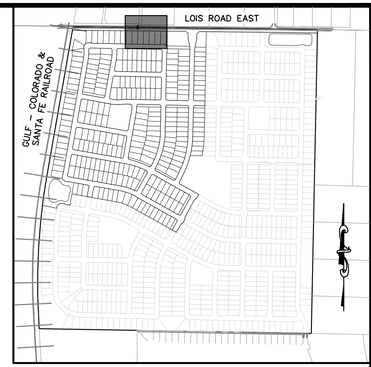
REVISIONS

DR. TN CH. KB
P.M. JF
JOB 24007256
SHEET NO. 65

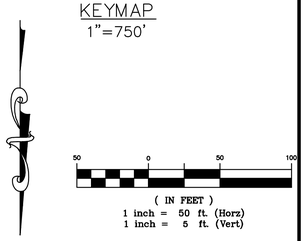
FILE: 24007256-PH1-STRM-P&P-01.DWG



RUN 1-1



KEYMAP
1"=750'



BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

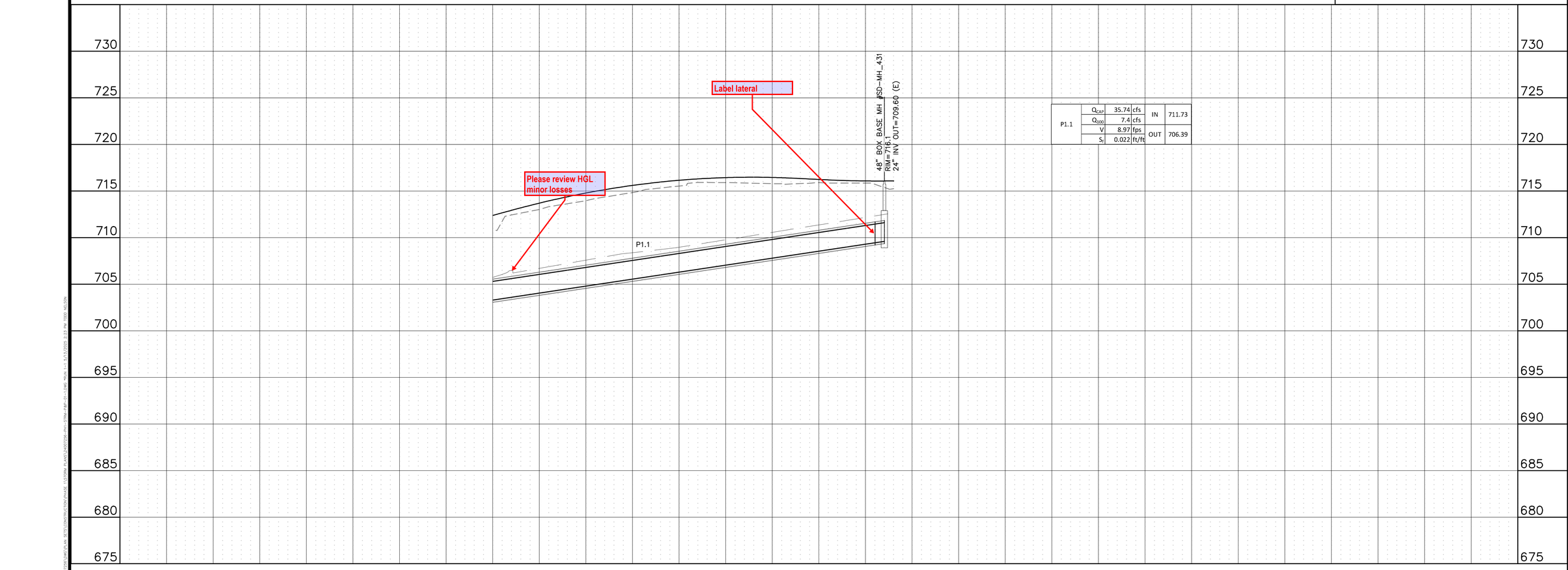
811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100



P1.1	Q_{CAP}	35.74	cfs	IN	711.73
	Q_{100}	7.4	cfs		
	V	8.97	fps	OUT	706.39
	S_f	0.022	ft/ft		

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL

LOIS ROAD ESTATES – FILING NOS. 1 & 2
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS

STORM SEWER PLAN & PROFILES
RUN 1-1

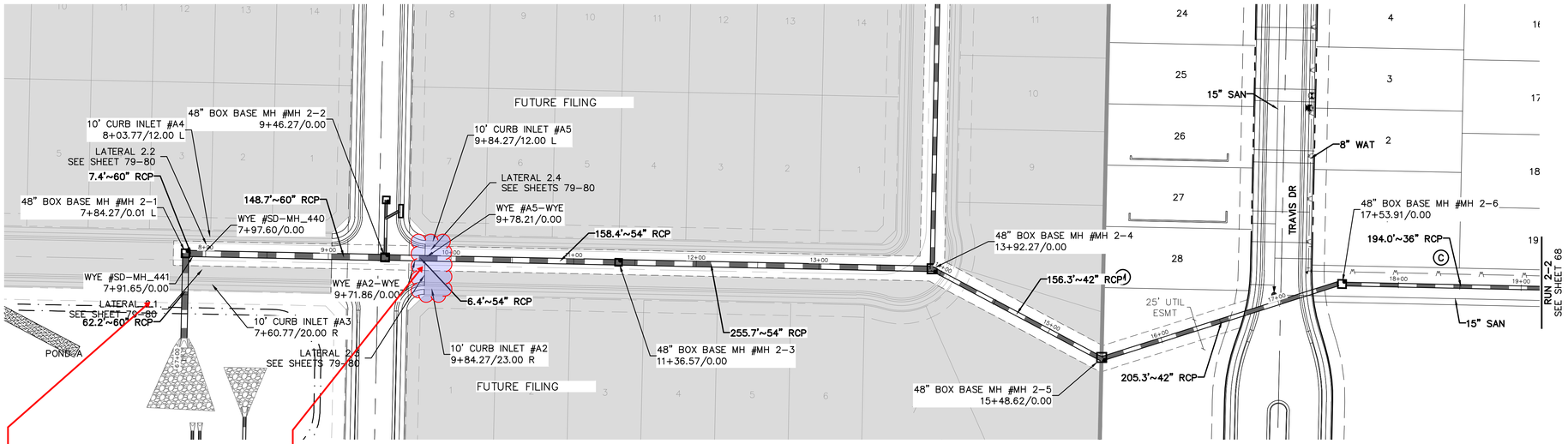
DATE 4/7/2025

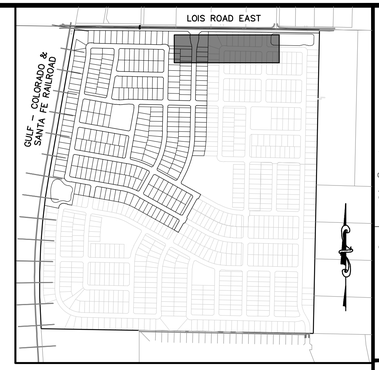
A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/12/2025 – KMB

REVISIONS

DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 66

C:\USERS\TNGUYEN\ATWELL\DOCUMENTS\WORK\24007256\CIVIL\PLOT\24007256-PH1-STRM-P&P-01-1.DWG | Plotted: Apr 07, 2025 @ 2:37pm by TNGUYEN





KEYMAP
1"=750'

(IN FEET)
1 inch = 50 ft. (Horz)
1 inch = 5 ft. (Vert)

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS–OF–WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

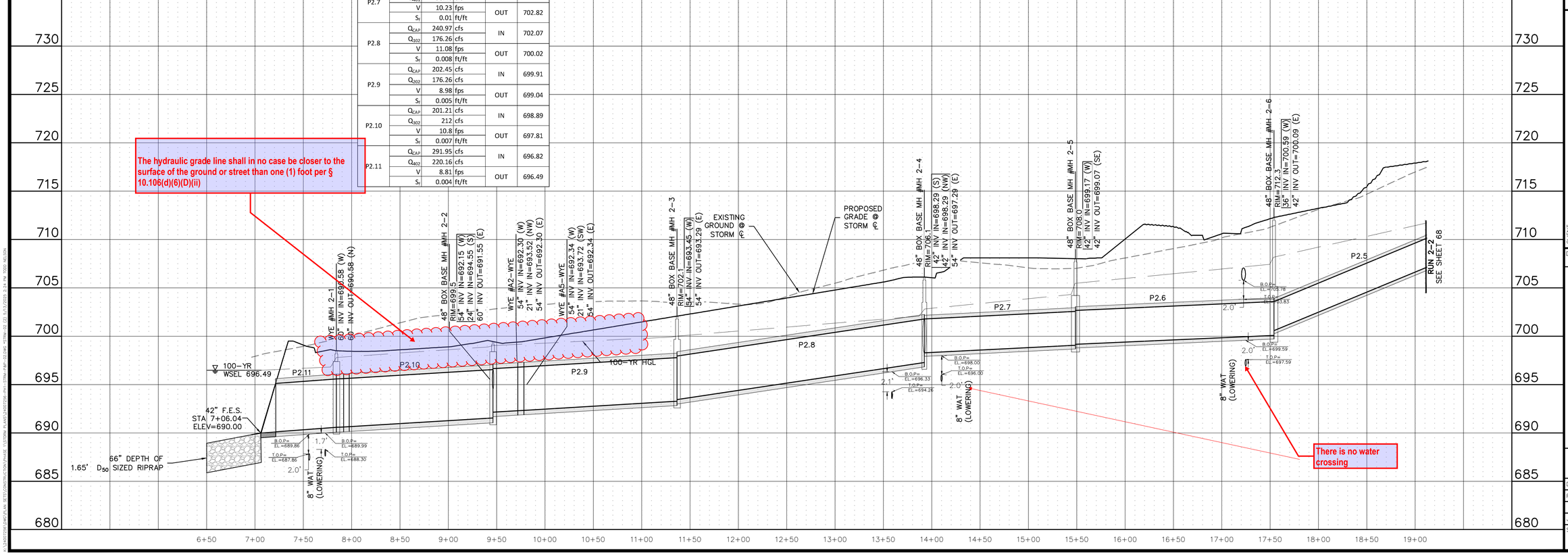
NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

P2.5	Q_{CAP}	128.29	cfs	IN	713.07
	Q_{201}	98.46	cfs		
	V	13.93	fps	OUT	708.17
	S_f	0.022	ft/ft		
P2.6	Q_{CAP}	67.35	cfs	IN	707.43
	Q_{301}	98.46	cfs		
	V	10.23	fps	OUT	705.47
	S_f	0.01	ft/ft		
P2.7	Q_{CAP}	71.06	cfs	IN	704.32
	Q_{401}	98.46	cfs		
	V	10.23	fps	OUT	702.82
	S_f	0.01	ft/ft		
P2.8	Q_{CAP}	240.97	cfs	IN	702.07
	Q_{102}	176.26	cfs		
	V	11.08	fps	OUT	700.02
	S_f	0.008	ft/ft		
P2.9	Q_{CAP}	202.45	cfs	IN	699.91
	Q_{202}	176.26	cfs		
	V	8.98	fps	OUT	699.04
	S_f	0.005	ft/ft		
P2.10	Q_{CAP}	201.21	cfs	IN	698.89
	Q_{302}	212	cfs		
	V	10.8	fps	OUT	697.81
	S_f	0.007	ft/ft		
P2.11	Q_{CAP}	291.95	cfs	IN	696.82
	Q_{402}	220.16	cfs		
	V	8.81	fps	OUT	696.49
	S_f	0.004	ft/ft		

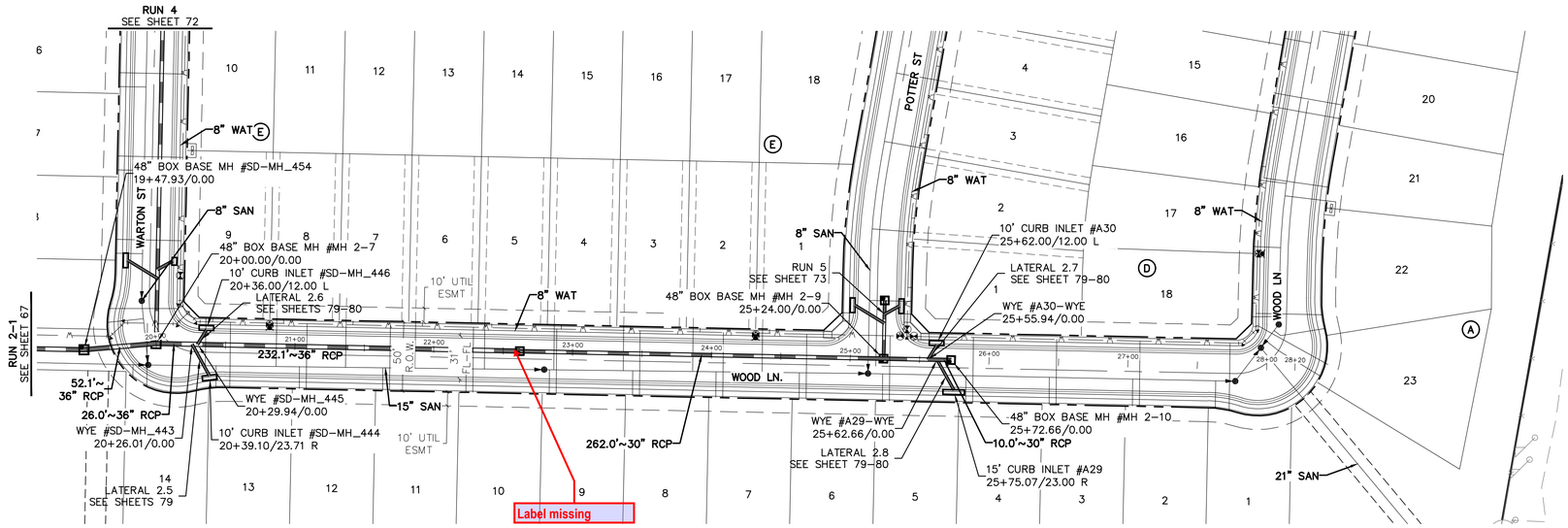
RUN 2-1



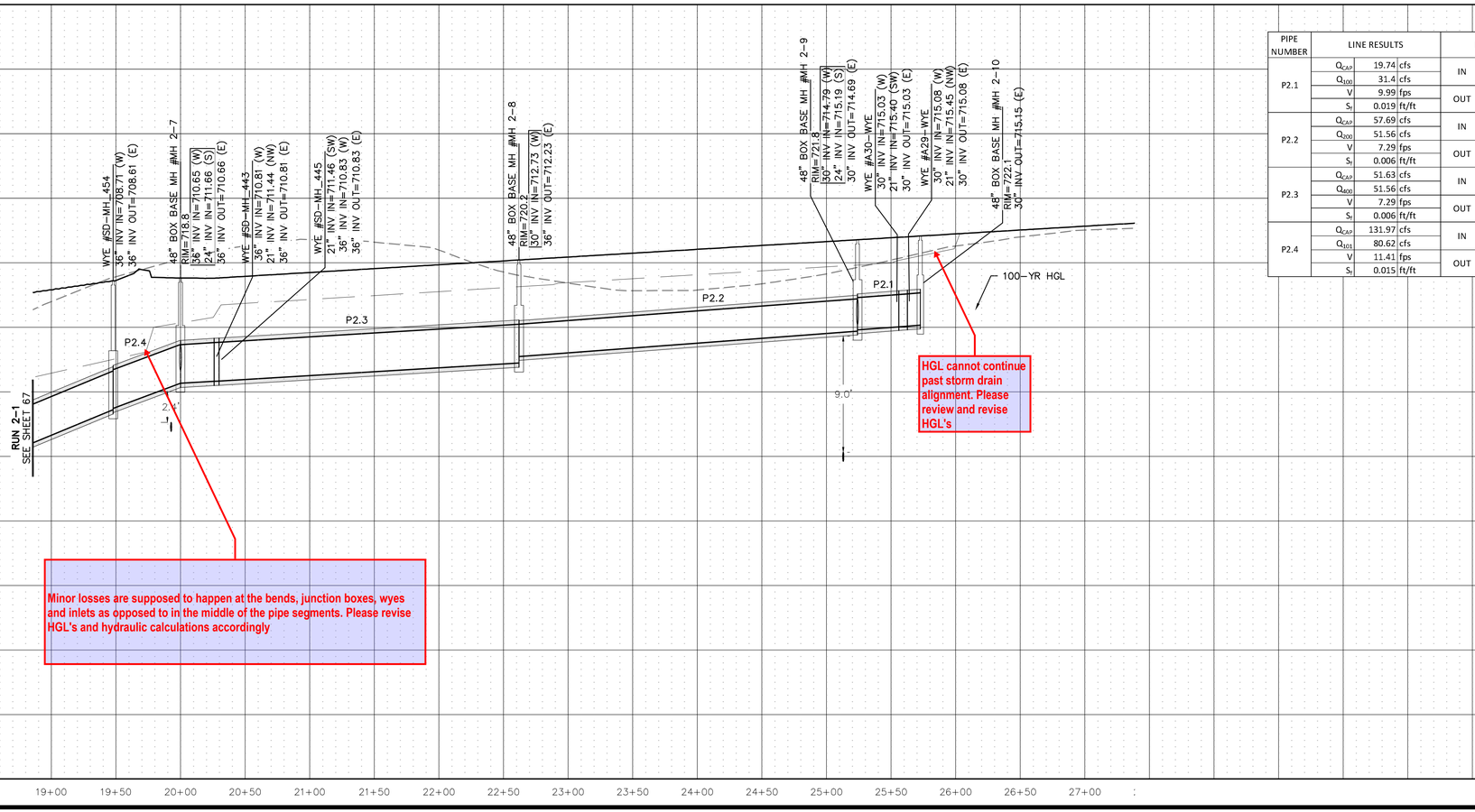
CLIENT	KALTER CAPITAL
	LOIS ROAD ESTATES – FILING NOS. 1 & 2 CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS
	STORM SEWER PLAN & PROFILES RUN 2–1
DATE	4/7/2025
REVISIONS	A 1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB B 2nd SUBMITTAL TO JURISDICTION 5/12/2025 – KMB
DR. TN	CH. KB
P.M. JF	
JOB	24007256
SHEET NO.	67

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

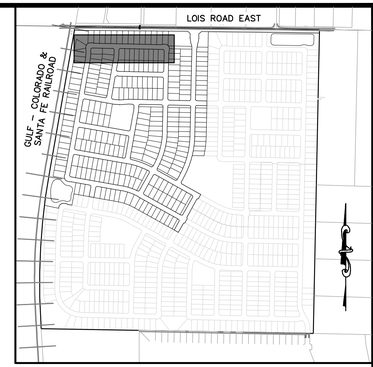
FILE: 24007256-PH1-STRM-P&P-02.DWG



RUN 2-2



PIPE NUMBER	LINE RESULTS			HGL	
P2.1	Q_{CAP}	19.74	cfs	IN	721.08
	Q_{100}	31.4	cfs		
	V	9.99	fps	OUT	720.15
	S_f	0.019	ft/ft		
P2.2	Q_{CAP}	57.69	cfs	IN	719.98
	Q_{200}	51.56	cfs		
	V	7.29	fps	OUT	718.41
	S_f	0.006	ft/ft		
P2.3	Q_{CAP}	51.63	cfs	IN	718.3
	Q_{400}	51.56	cfs		
	V	7.29	fps	OUT	716.73
	S_f	0.006	ft/ft		
P2.4	Q_{CAP}	131.97	cfs	IN	715.76
	Q_{101}	80.62	cfs		
	V	11.41	fps	OUT	715
	S_f	0.015	ft/ft		



KEYMAP
1"=750'

50 0 50 100
(IN FEET)
1 inch = 50 ft. (Horz)
1 inch = 5 ft. (Vert)

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL

LOIS ROAD ESTATES – FILING NOS. 1 & 2
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS

STORM SEWER PLAN & PROFILES
RUN 2-2

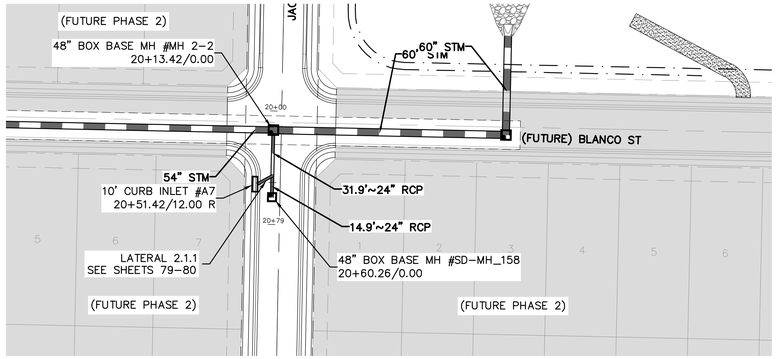
DATE 4/7/2025

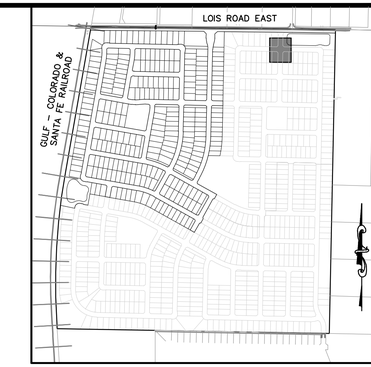
A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/12/2025 – KMB

REVISIONS

DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 68

C:\USERS\MICHAEL.PRYOR.ATWELL\DESKTOP\SANGER\24007256-PH1-STRM-P&P-02-1.DWG FILE: 24007256-PH1-STRM-P&P-02-1.DWG





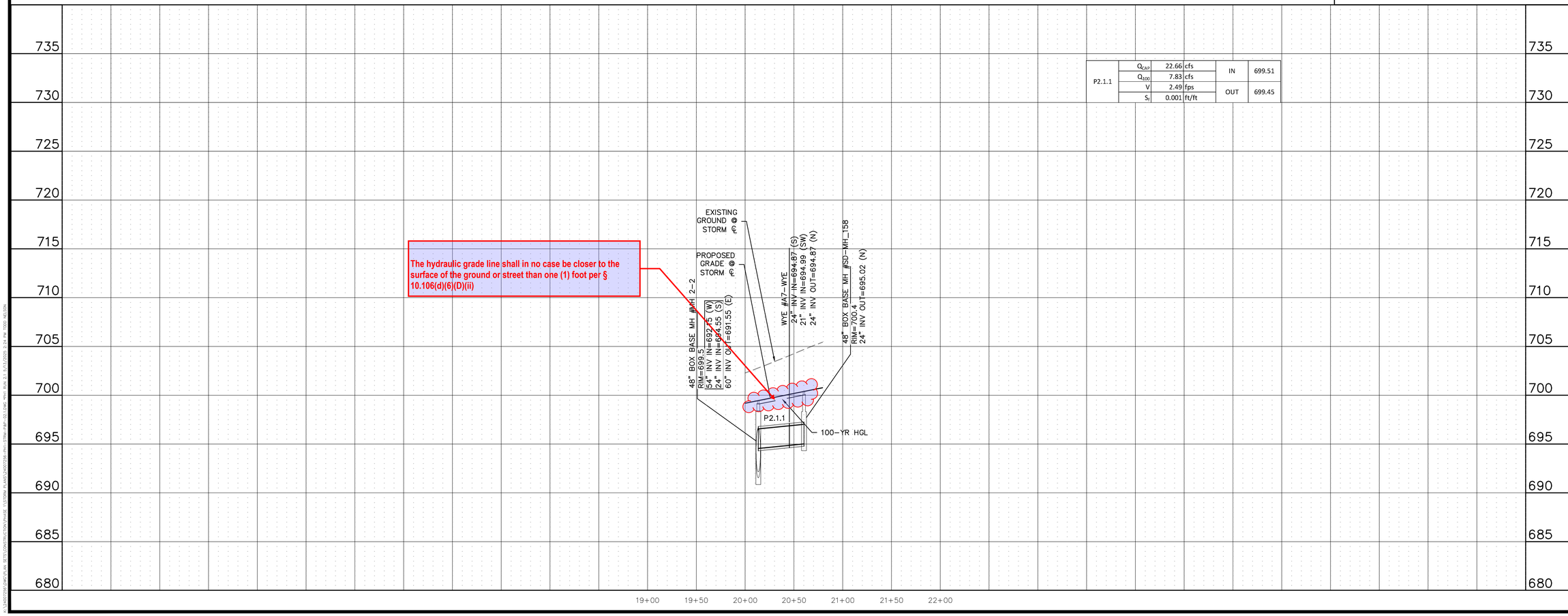
KEYMAP
1"=750'

(IN FEET)
1 inch = 50 ft. (Horz)
1 inch = 5 ft. (Vert)

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

RUN 2.1



P2.1.1	Q_{CAP}	22.66	cfs	IN	699.51
	Q_{100}	7.83	cfs		
	V	2.49	fps	OUT	699.45
	S_f	0.001	ft/ft		

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell.com
143 UNION BOULEVARD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL
LOIS ROAD ESTATES – FILING NOS. 1 & 2
CITY OF SANGER, COUNTY OF DENTON,
STATE OF TEXAS
STORM SEWER PLAN & PROFILES
RUN 2.1

DATE 4/7/2025

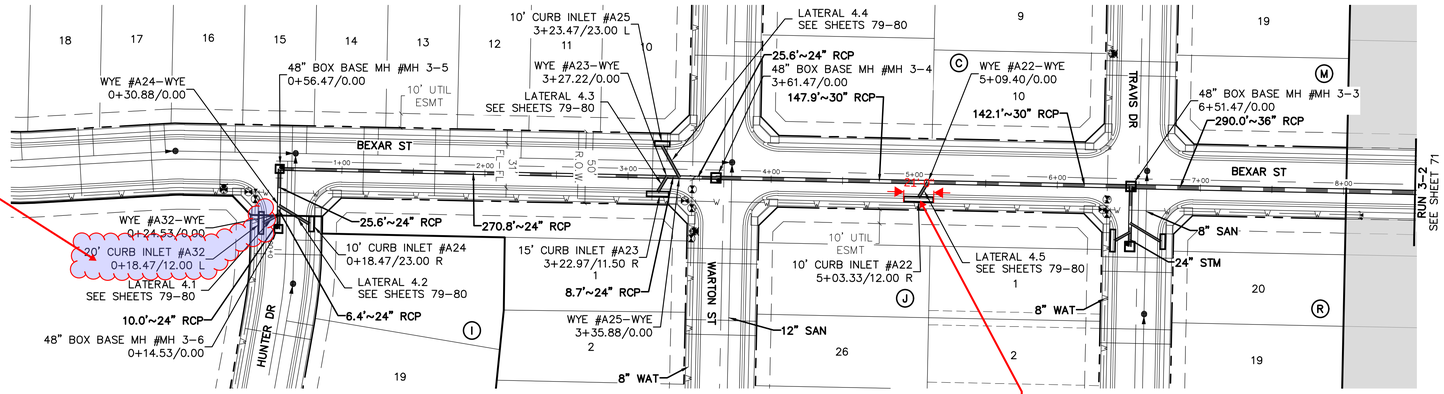
A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMR
B	2nd SUBMITTAL TO JURISDICTION 5/12/2025 – KMR

REVISIONS

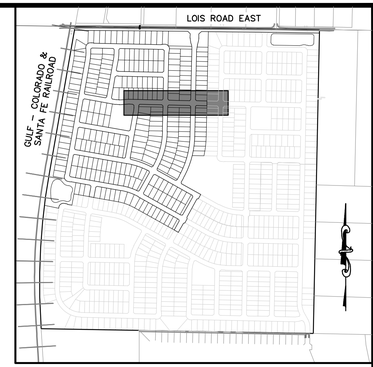
DR. TN CH. KB
P.M. JF
JOB 24007256
SHEET NO. 69

FILE: 24007256-PH1-STRM-P&P-02.1.DWG

Minimum sizes of laterals shall be 18 inches for use with 5-foot inlets, 21-inch laterals with 10-foot, 15 foot, and drop inlets and 24-inch laterals for 20-foot inlets



This appears to be a 20ft curb inlet. Please update both label and lateral accordingly



KEYMAP
1"=750'

50 0 50 100
(IN FEET)
1 inch = 50 ft. (Horz)
1 inch = 5 ft. (Vert)

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS–OF–WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

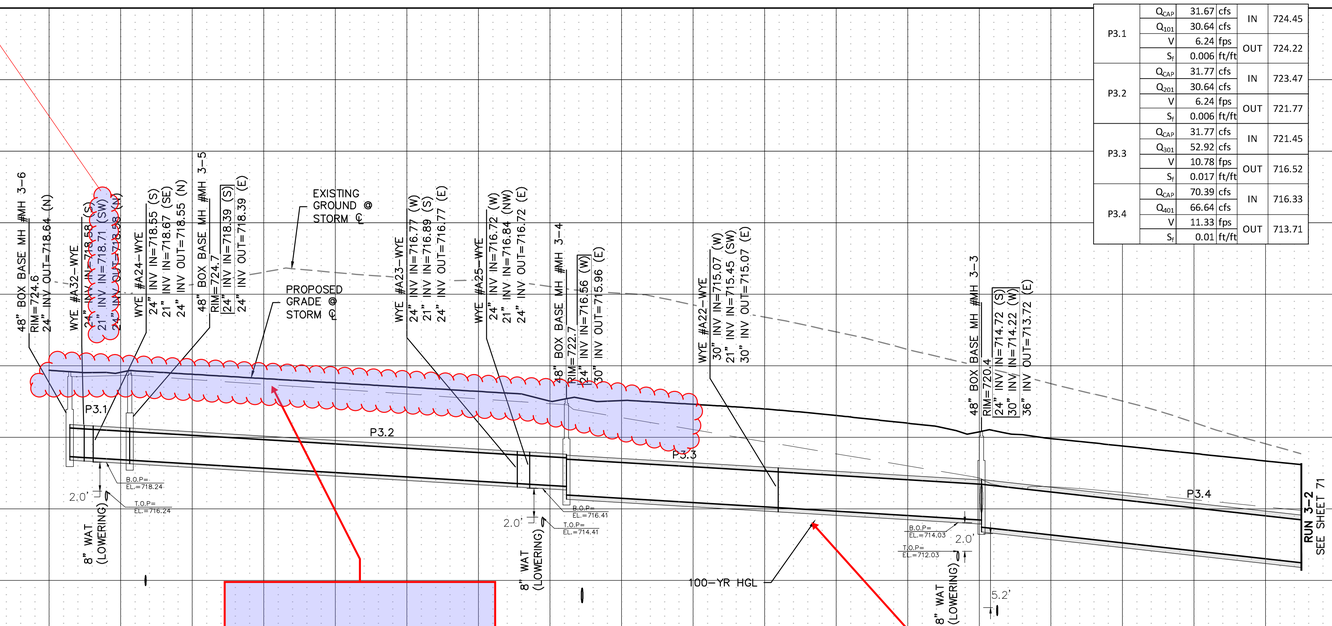
NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

RUN 3-1

P3.1	Q_{CAP}	31.67	cfs	IN	724.45
	Q_{101}	30.64	cfs		
	V	6.24	fps	OUT	724.22
	S_f	0.006	ft/ft		
P3.2	Q_{CAP}	31.77	cfs	IN	723.47
	Q_{101}	30.64	cfs		
	V	6.24	fps	OUT	721.77
	S_f	0.006	ft/ft		
P3.3	Q_{CAP}	31.77	cfs	IN	721.45
	Q_{101}	52.92	cfs		
	V	10.78	fps	OUT	716.52
	S_f	0.017	ft/ft		
P3.4	Q_{CAP}	70.39	cfs	IN	716.33
	Q_{101}	66.64	cfs		
	V	11.33	fps	OUT	713.71
	S_f	0.01	ft/ft		



The hydraulic grade line shall in no case be closer to the surface of the ground or street than one (1) foot per § 10.106(d)(6)(D)(ii)

Please show where HGL label is pointing to.

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL
LOIS ROAD ESTATES – FILING NOS. 1 & 2
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS
STORM SEWER PLAN & PROFILES
RUN 3–1

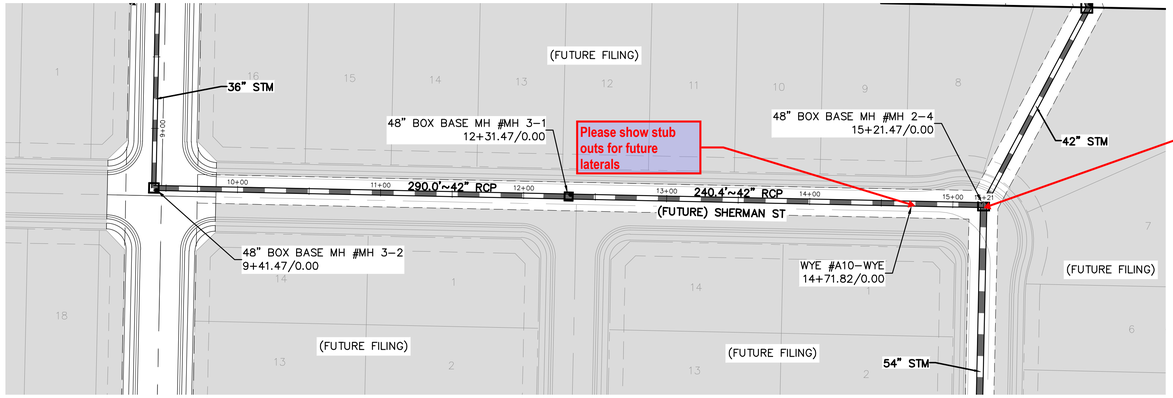
DATE 4/7/2025

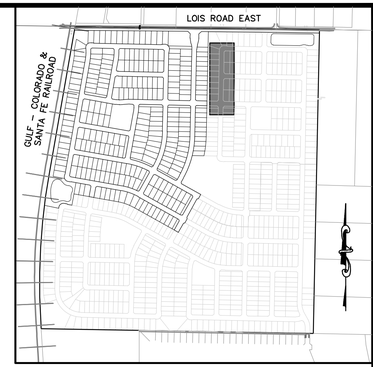
A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/12/2025 – KMB

REVISIONS

DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 70

D:\PROJECTS\24007256\CIVIL\STORM\PLAN-PROFILE\24007256-PPH-STRM-PP&P-04.DWG
FILE: 24007256-PPH-STRM-PP&P-04.DWG





KEYMAP
1"=750'

50 0 50 100
(IN FEET)
1 inch = 50 ft. (Horz)
1 inch = 5 ft. (Vert)

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

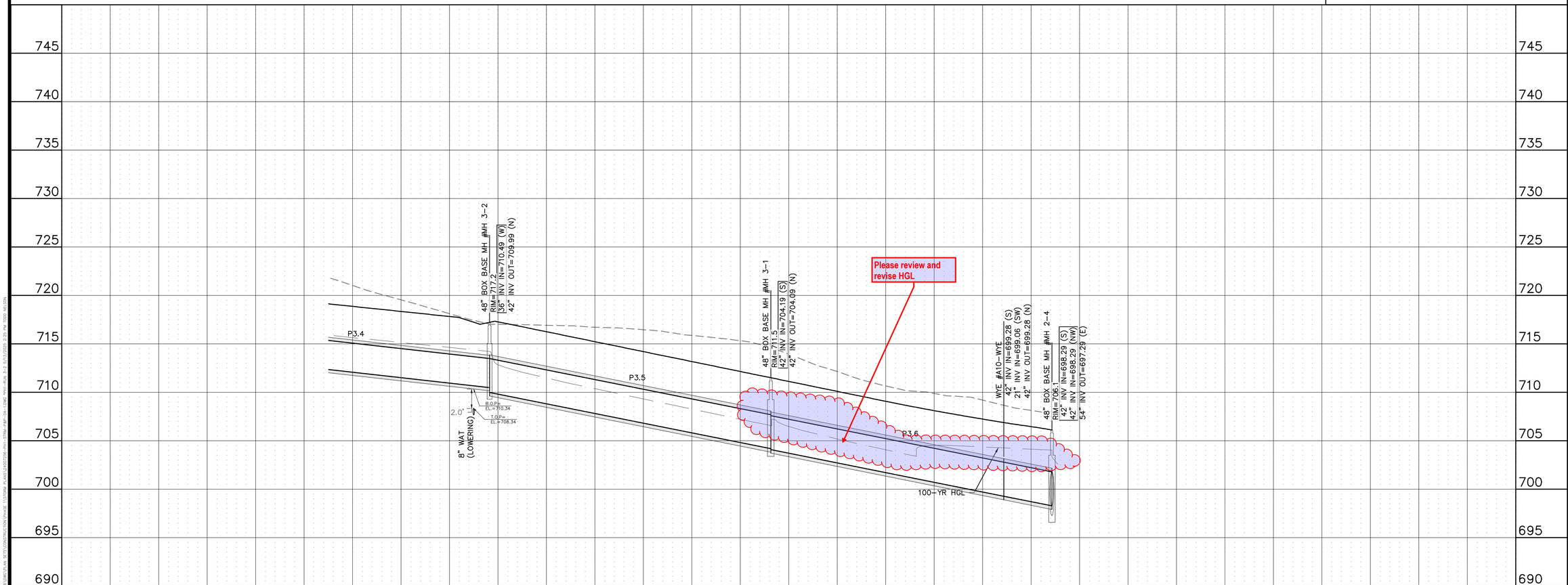
NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

RUN 3-2

Provide flow table for Run 3-2



KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL

LOIS ROAD ESTATES – FILING NOS. 1 & 2
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS

STORM SEWER PLAN & PROFILES
RUN 3-2

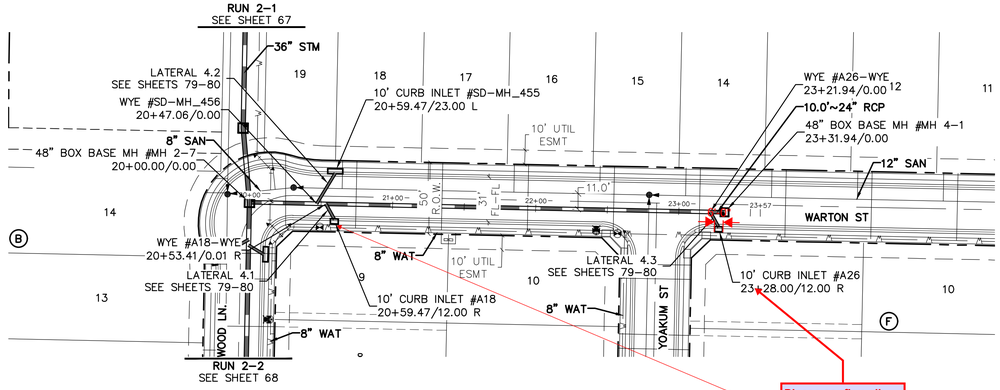
DATE 4/7/2025

A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/12/2025 – KMB

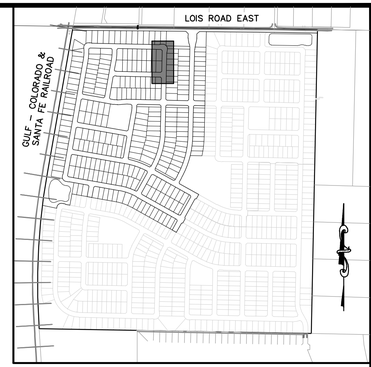
REVISIONS

DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 71

FILE: 24007256-PH1-STRM-P&P-04-1.DWG



RUN 4



KEYMAP
1"=750'

50 0 50 100
(IN FEET)
1 inch = 50 ft. (Horz)
1 inch = 5 ft. (Vert)

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS–OF–WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL

LOIS ROAD ESTATES – FILING NOS. 1 & 2
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS

STORM SEWER PLAN & PROFILES
RUN 4

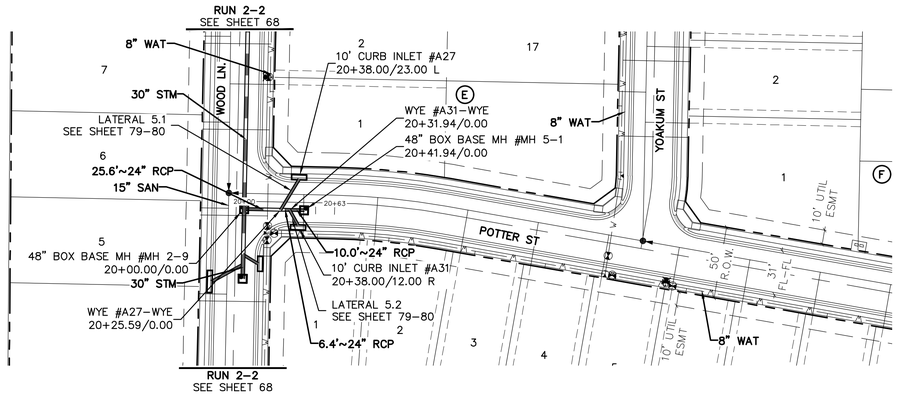
DATE 4/7/2025

A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/12/2025 – KMB

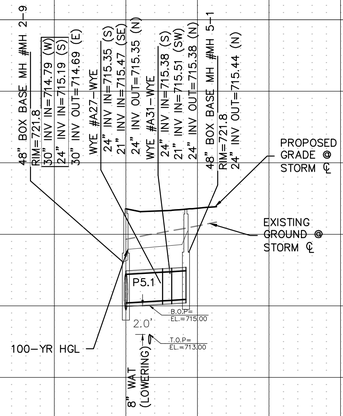
REVISIONS

DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 72

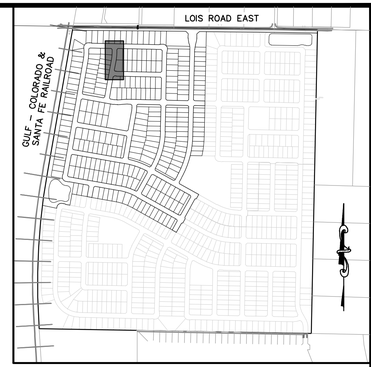
D:\ATWELL\Projects\24007256\Civil\Construction\Storm\24007256-PH1-STRM-P&P-05.DWG
FILE: 24007256-PH1-STRM-P&P-05.DWG
Plotted: 5/12/2025 3:15 PM by TYLER NOBLE



RUN 5



P5.1	Q_{CAP}	17.47	cfs	IN	721.24
	Q_{202}	20.16	cfs		
	V	6.42	fps	OUT	720.9
	S_f	0.008	ft/ft		



KEYMAP
1"=750'

50 0 50 100
(IN FEET)
1 inch = 50 ft. (Horz)
1 inch = 5 ft. (Vert)

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS–OF–WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL

LOIS ROAD ESTATES – FILING NOS. 1 & 2
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS
STORM SEWER PLAN & PROFILES
RUN 5

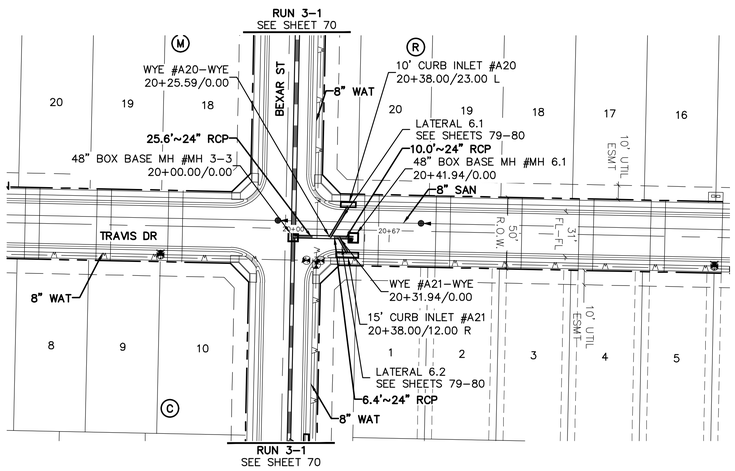
DATE 4/7/2025

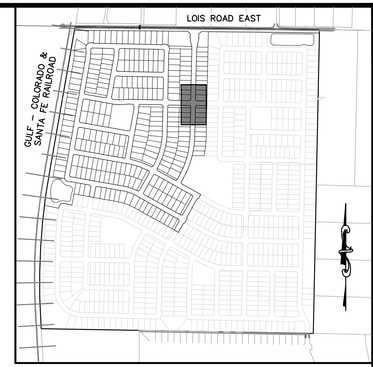
A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/12/2025 – KMB

REVISIONS

DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 73

FILE: 24007256-PH1-STRM-P&P-06.DWG





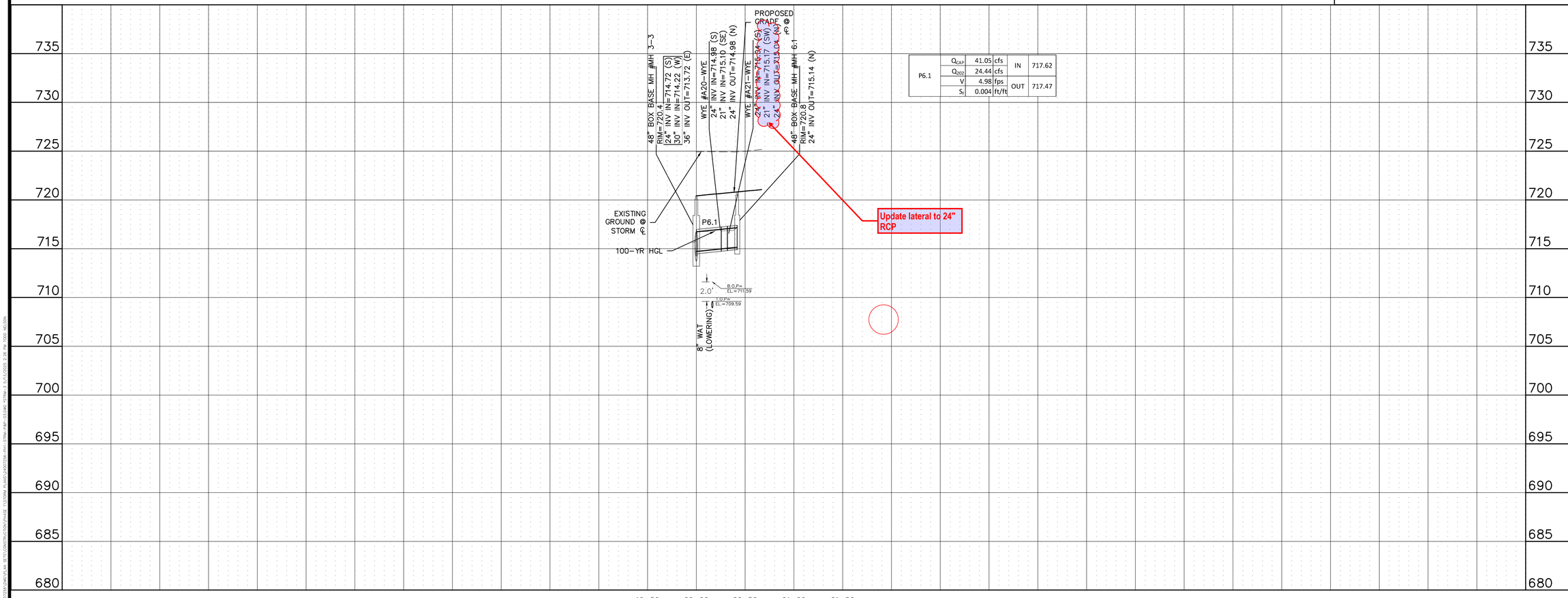
KEYMAP
1"=750'

(IN FEET)
1 inch = 50 ft. (Horz)
1 inch = 5 ft. (Vert)

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

RUN 6



P6.1	Q_{CAP}	41.05	cfs	IN	717.62
	Q_{202}	24.44	cfs		
	V	4.98	fps	OUT	717.47
	S_f	0.004	ft/ft		

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT ©2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell.com
143 UNION BOULEVARD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL
LOIS ROAD ESTATES – FILING NOS. 1 & 2
CITY OF SANGER, COUNTY OF DENTON,
STATE OF TEXAS
STORM SEWER PLAN & PROFILES
RUN 6

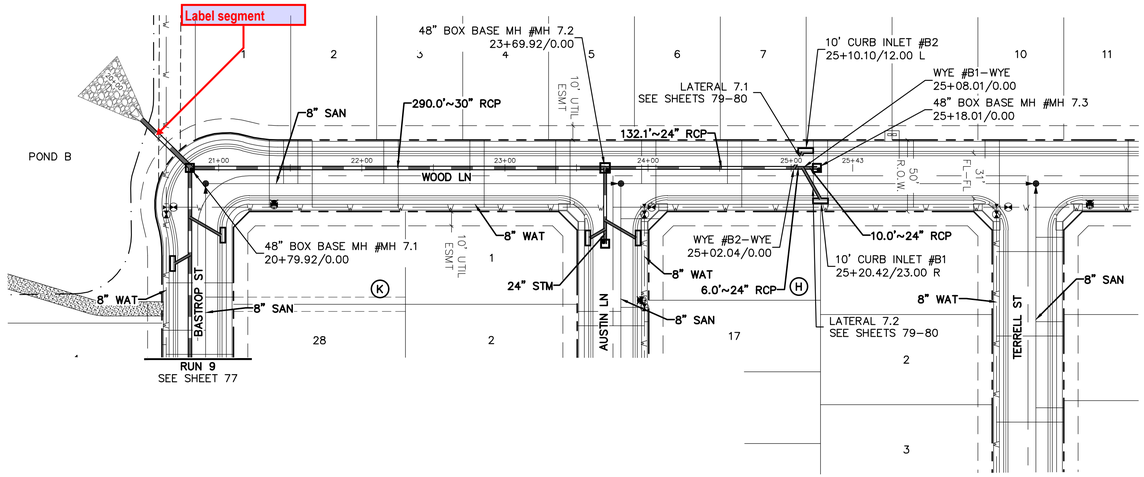
DATE 4/7/2025

A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMR
B	2nd SUBMITTAL TO JURISDICTION 5/12/2025 – KMR

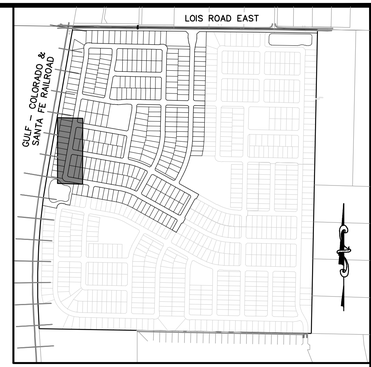
REVISIONS

DR. TN CH. KB
P.M. JF
JOB 24007256
SHEET NO. 74

FILE: 24007256-PH1-STRM-P&P-03.DWG



RUN 7



KEYMAP
1"=750'

50 0 50 100
(IN FEET)
1 inch = 50 ft. (Horz)
1 inch = 5 ft. (Vert)

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

811 Know what's below. Call before you dig.

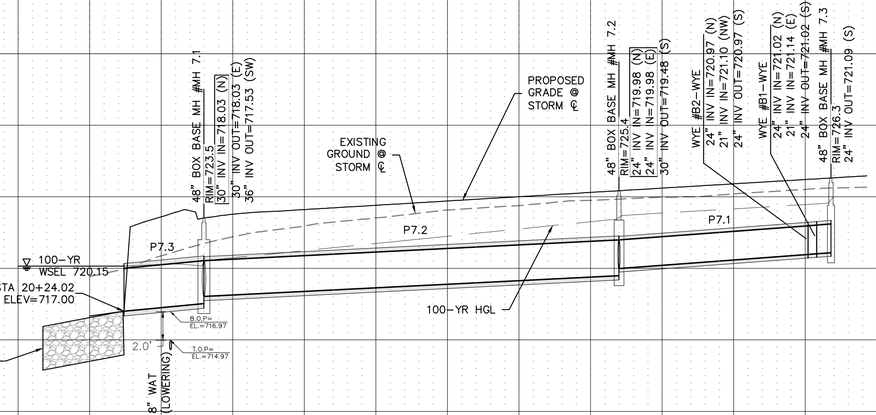
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

P7.1	Q_{CAP}	19.58	cfs	IN	724.54
	Q_{100}	17.17	cfs		
	V	5.47	fps	OUT	723.69
	S_f	0.006	ft/ft		
P7.2	Q_{CAP}	29	cfs	IN	723.43
	Q_{100}	40.94	cfs		
	V	8.34	fps	OUT	720.54
	S_f	0.01	ft/ft		
P7.3	Q_{CAP}	120.34	cfs	IN	720.15
	Q_{100}	86.34	cfs		
	V	11.03	fps	OUT	720.15
	S_f	0.004	ft/ft		



KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT: KALTER CAPITAL

LOIS ROAD ESTATES – FILING NOS. 1 & 2
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS

STORM SEWER PLAN & PROFILES
RUN 7

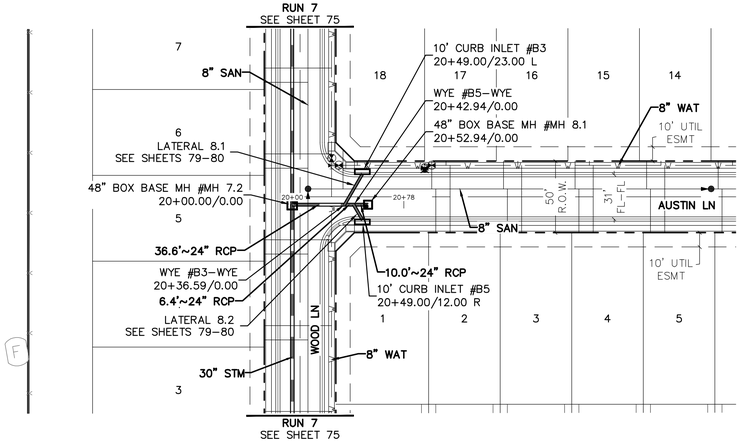
DATE 4/7/2025

A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/12/2025 – KMB

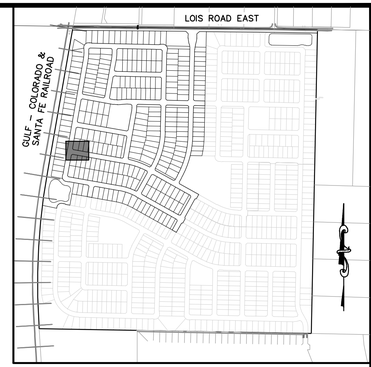
REVISIONS

DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 75

FILE: 24007256-PH1-STRM-P&P-07.DWG



RUN 8



KEYMAP
1"=750'

50 0 50 100
(IN FEET)
1 inch = 50 ft. (Horz)
1 inch = 5 ft. (Vert)

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

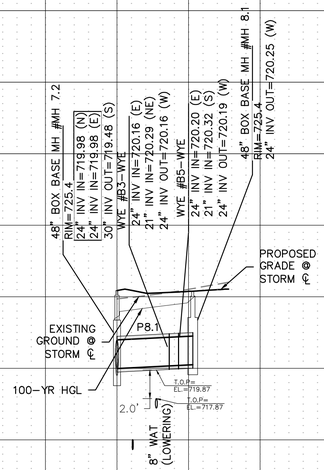
811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100



P8.1	Q_{CAP}	16.16	cfs	IN	724.55
	Q_{100}	23.77	cfs		
	V	7.57	fps	OUT	723.97
	S_f	0.011	ft/ft		

745 740 735 730 725 720 715 710 705 700 695 690

19+50 20+00 20+50 21+00 21+50

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

KALTER CAPITAL
LOIS ROAD ESTATES – FILING NOS. 1 & 2
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS
STORM SEWER PLAN & PROFILES
RUN 8

CLIENT

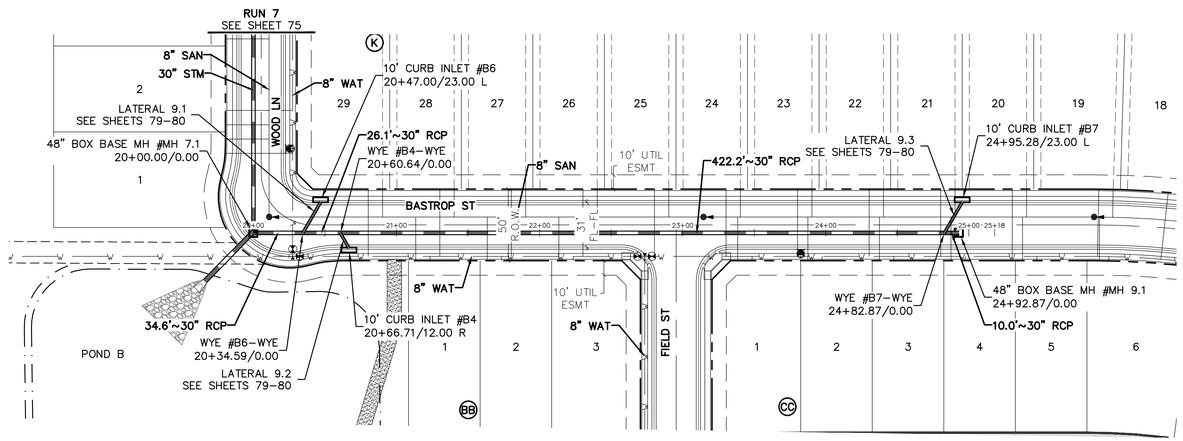
DATE 4/7/2025

A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/12/2025 – KMB

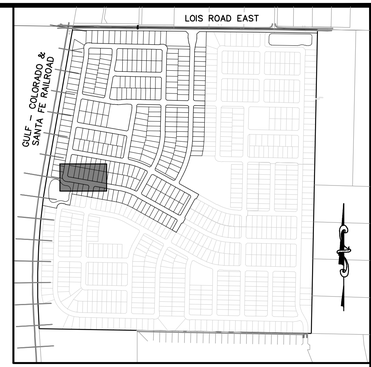
REVISIONS

DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 76

FILE: 24007256-PH1-STRM-P&P-08.DWG



RUN 9



KEYMAP
1"=750'

50 0 50 100
(IN FEET)
1 inch = 50 ft. (Horz)
1 inch = 5 ft. (Vert)

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

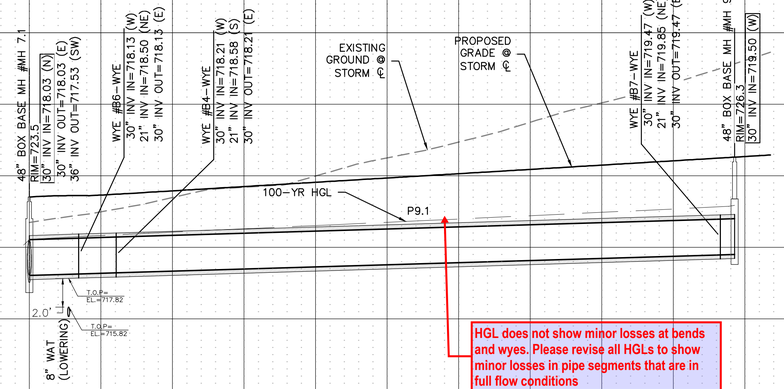
811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100



P9.1	Q_{CAP}	36.42	cfs	IN	722.86
	Q_{100}	45.4	cfs		
	V	6.42	fps	OUT	720.55
	S_f	0.004	ft/ft		

745 740 735 730 725 720 715 710 705 700 695 690

19+50 20+00 20+50 21+00 21+50 22+00 22+50 23+00 23+50 24+00 24+50 25+00 25+50 26+00

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

KALTER CAPITAL
LOIS ROAD ESTATES – FILING NOS. 1 & 2
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS
STORM SEWER PLAN & PROFILES
RUN 9

CLIENT

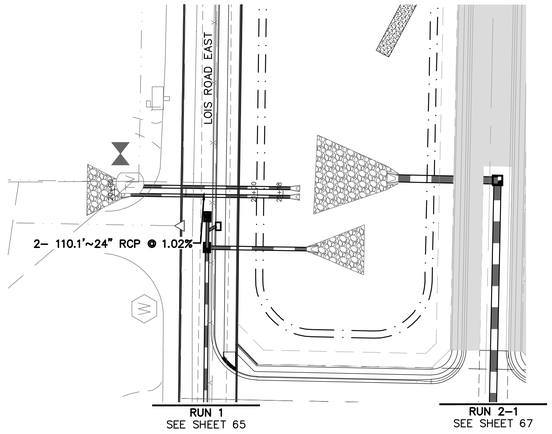
DATE 4/7/2025

A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/12/2025 – KMB

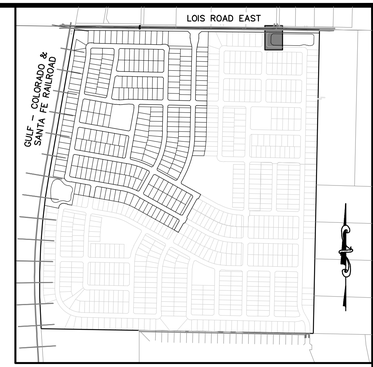
REVISIONS

DR. TN CH. KB
P.M. JF
JOB 24007256
SHEET NO. 77

FILE: 24007256-PH1-STRM-P&P-09.DWG



POND A OUTFALL



KEYMAP
1"=750'

50 0 50 100
(IN FEET)
1 inch = 50 ft. (Horz)
1 inch = 5 ft. (Vert)

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS–OF–WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

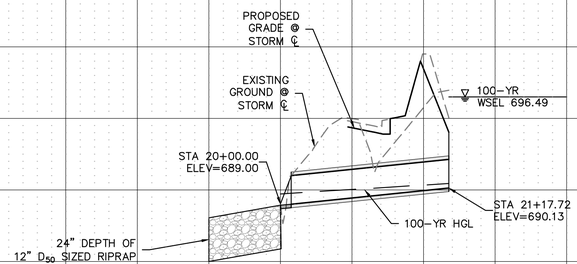
811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100



POND A OUTFALL PIPE	Q_{CAP}	22.87	cfs	IN	694.11
	Q_{100}	37.36	cfs		
	V	11.89	fps	OUT	690.86
	S_f	0.027	ft/ft		

730 725 720 715 710 705 700 695 690 685 680 675

19+50 20+00 20+50 21+00 21+50 22+00

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL

LOIS ROAD ESTATES – FILING NOS. 1 & 2
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS

STORM SEWER PLAN & PROFILES
POND A OUTFALL

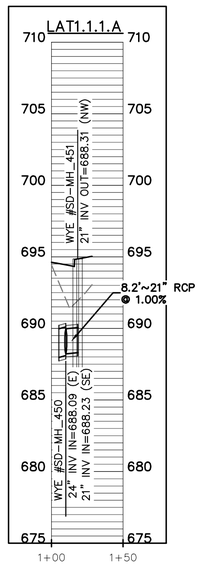
DATE 4/7/2025

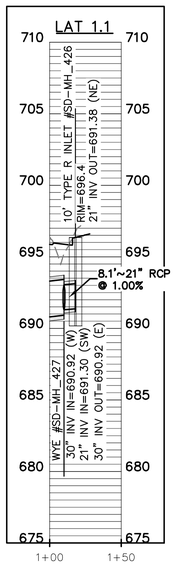
A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/12/2025 – KMB

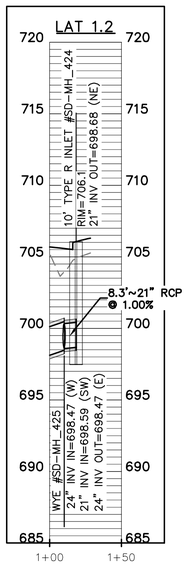
REVISIONS

DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 78

FILE: 24007256-PH1-STRM-P&P-33.DWG

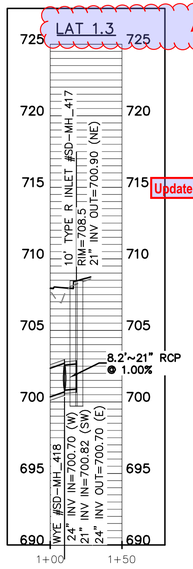


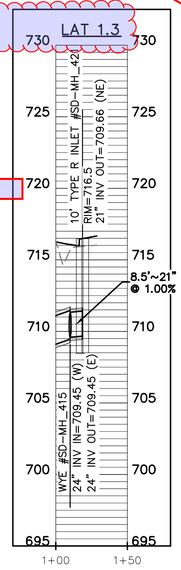


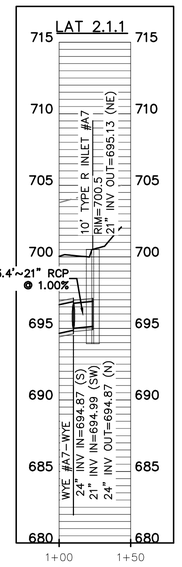


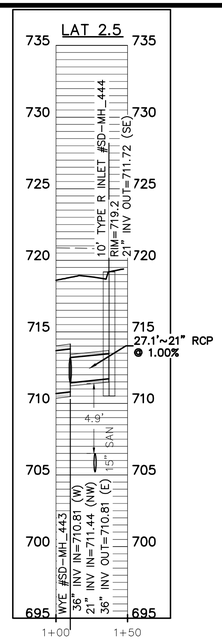
Provide profile for lateral 1.4, 2.1, 2.2, 2.3 and 2.4

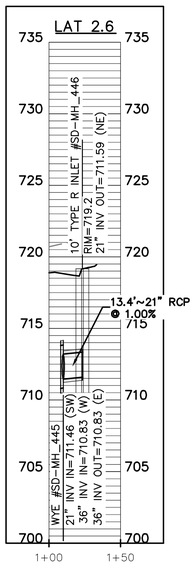
Update labels







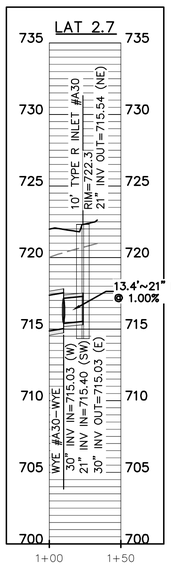


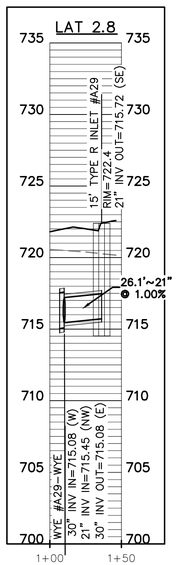


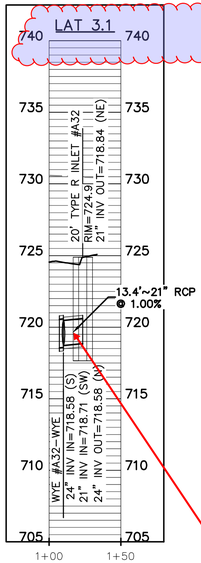
1. Provide HGL's for all laterals to confirm there is no surcharge at inlets
2. Update laterals accordingly per § 10.106(d)(5)(C)
3. Provide flow boxes for all laterals

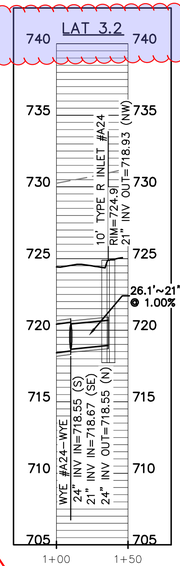
Please confirm these are shown and labeled in plan and profile sheets

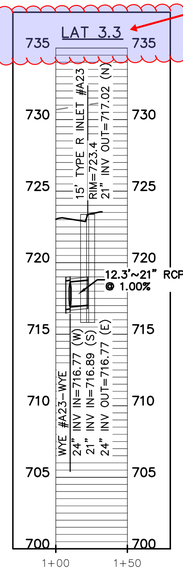
inlet shown as 20ft in plans. Please review and revise

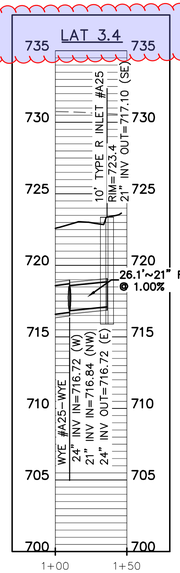


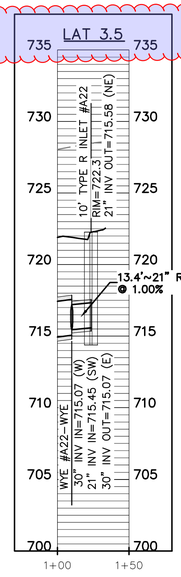


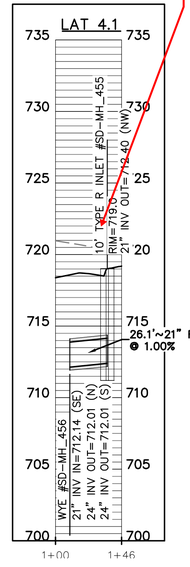


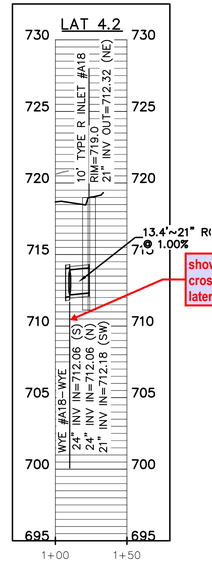












show utility crossings for all laterals

Update lateral to 24"

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell-group.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL
LOIS ROAD ESTATES – FILING NOS. 1 & 2
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS
STORM SEWER PLAN & PROFILES LATERALS 1

DATE 4/7/2025

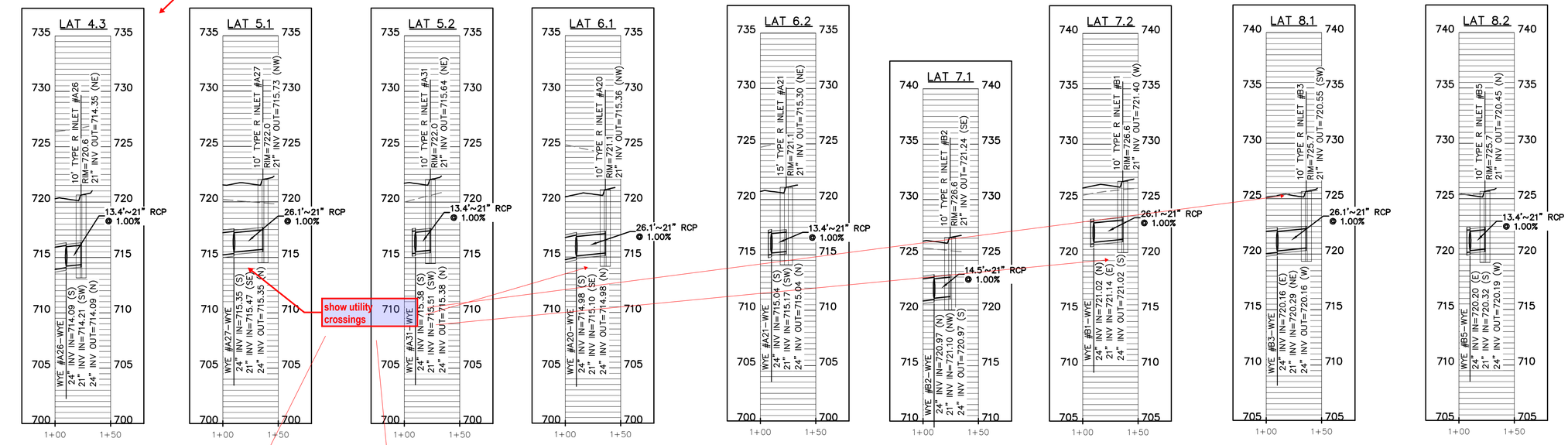
A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/12/2025 – KMB

REVISIONS

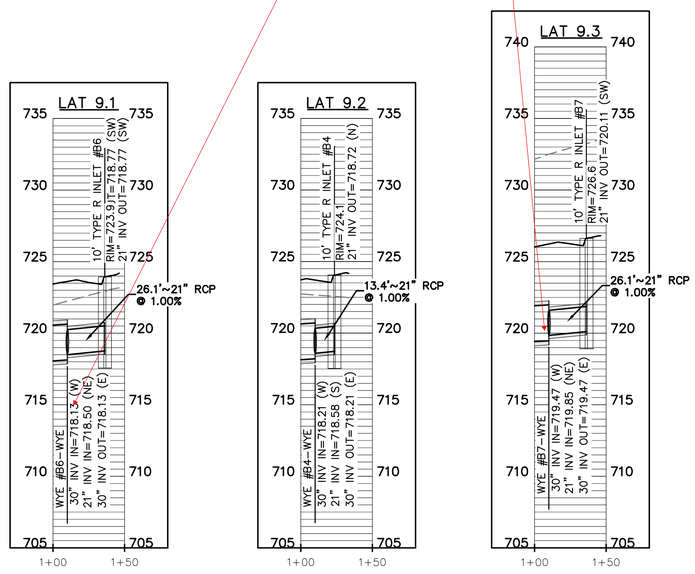
DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 79

C:\ENGDESIGN\24007256-PHI-STRM-LAT-01.DWG

Lateral 4.4 and 4.5 missing



show utility crossings



BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell-group.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

CLIENT: KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

KALTER CAPITAL
LOIS ROAD ESTATES – FILING NOS. 1 & 2
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS
STORM SEWER PLAN & PROFILES LATERALS 2

DATE 4/7/2025

A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/12/2025 – KMB

REVISIONS

DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 80

FILE: 24007256-PHI-STRM-LAT-02.DWG

Pond Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 — Saturday, 03 / 22 / 2025

Pond No. 1 - Pond A

Pond Data

Contours -User-defined contour areas. Average end area method used for volume calculation. Begining Elevation = 689.00 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	689.00	06	0	0
1.00	690.00	15,149	7,578	7,578
2.00	691.00	28,394	21,772	29,349
3.00	692.00	31,429	29,912	59,261
4.00	693.00	34,521	32,975	92,236
5.00	694.00	37,669	36,095	128,331
6.00	695.00	40,874	39,272	167,602
7.00	696.00	44,135	42,505	210,107
8.00	697.00	47,453	45,794	255,901
9.00	698.00	50,827	49,140	305,041
10.00	699.00	54,258	52,543	357,583
10.50	699.50	55,995	27,563	385,146

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 24.00	0.00	0.00	0.00
Span (in)	= 24.00	0.00	0.00	0.00
No. Barrels	= 2	1	0	0
Invert El. (ft)	= 689.00	0.00	0.00	0.00
Length (ft)	= 118.00	0.00	0.00	0.00
Slope (%)	= 0.85	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

Weir Structures

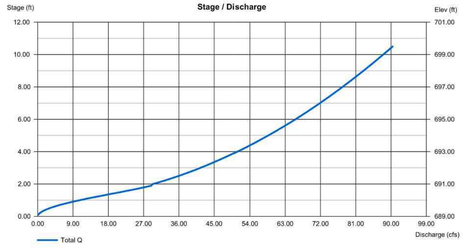
	[A]	[B]	[C]	[D]
Crest Len (ft)	= 0.00	0.00	0.00	0.00
Crest El. (ft)	= 0.00	0.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= ---	---	---	---
Multi-Stage	= No	No	No	No

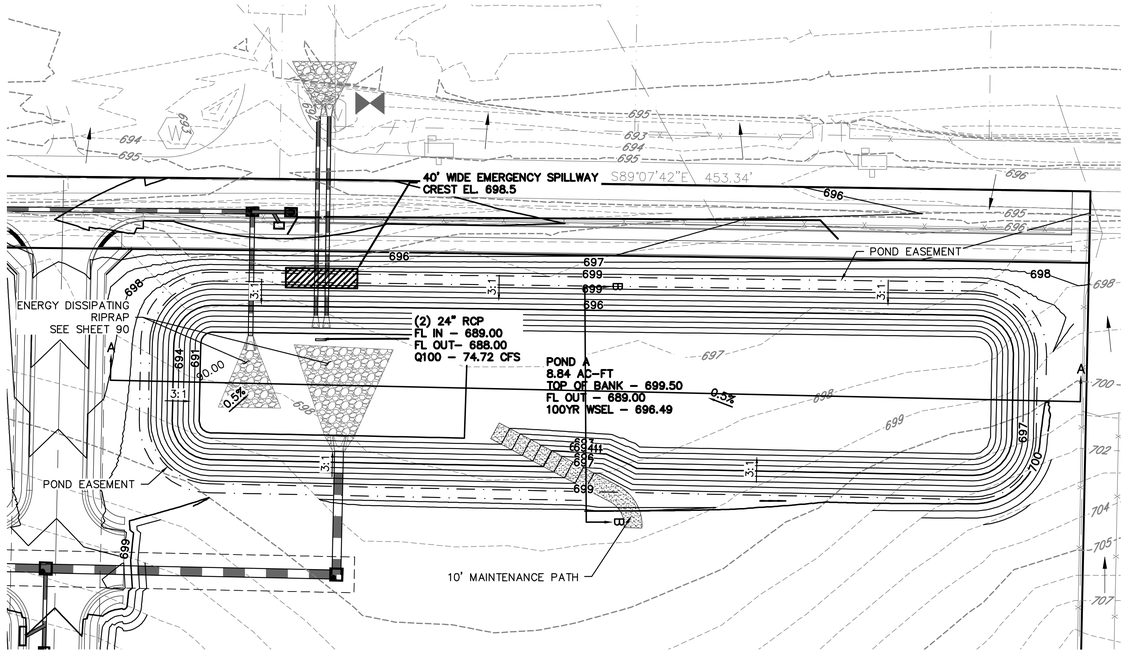
Exfil.(in/hr) = 0.000 (by Wet area)

TW Elev. (ft) = 0.00

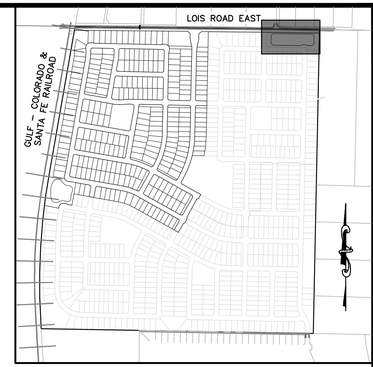
Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).

Stage / Discharge

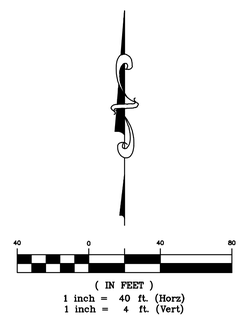




POND A



KEYMAP
1"=750'



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 — Saturday, 03 / 22 / 2025

Hyd. No. 1

Ex Pond A

Hydrograph type	= Rational	Peak discharge	= 76.49 cfs
Storm frequency	= 100 yrs	Time to peak	= 0.25 hrs
Time interval	= 1 min	Hyd. volume	= 68,843 cuft
Drainage area	= 32.670 ac	Runoff coeff.	= 0.3
Intensity	= 7.805 in/hr	Tc by User	= 15.00 min
IDF Curve	= Sanger IDF.IDF	Asc/Rec limb fact	= 1/1

Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 — Saturday, 03 / 22 / 2025

Hyd. No. 2

Prop Pond A

Hydrograph type	= Mod. Rational	Peak discharge	= 110.24 cfs
Storm frequency	= 100 yrs	Time to peak	= 0.25 hrs
Time interval	= 1 min	Hyd. volume	= 515,908 cuft
Drainage area	= 65.700 ac	Runoff coeff.	= 0.55
Intensity	= 3.051 in/hr	Tc by User	= 15.00 min
IDF Curve	= Sanger IDF.IDF	Storm duration	= 5.2 x Tc
Target Q	=76.00 cfs	Est. Req'd Storage	=302,414 cuft

Hydrograph Report

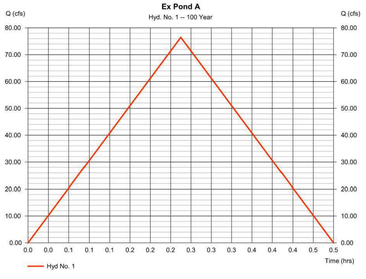
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 — Saturday, 03 / 22 / 2025

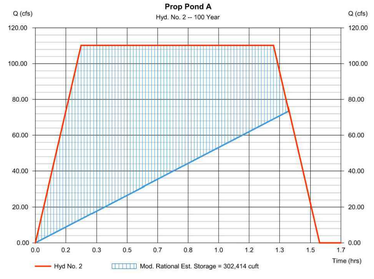
Hyd. No. 3

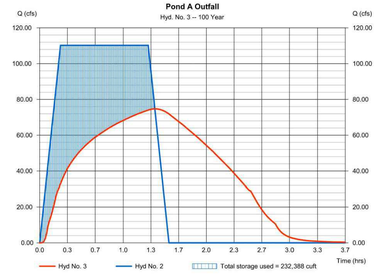
Pond A Outfall

Hydrograph type	= Reservoir	Peak discharge	= 74.72 cfs
Storm frequency	= 100 yrs	Time to peak	= 1.38 hrs
Time interval	= 1 min	Hyd. volume	= 515,900 cuft
Inflow hyd. No.	= 2 - Prop Pond A	Max. Elevation	= 696.49 ft
Reservoir name	= Pond A	Max. Storage	= 232,388 cuft

Storage Indication method used.







EMERGENCY SPILLWAY CALCULATIONS

Discharge:	110.24	cfs	Headwater Height Above Crest:	0.98	ft
Headwater Elevation:	699.48	ft	Tailwater Height Above Crest:	-698.50	ft
Crest Elevation:	698.50	ft	Weir Coefficient:	2.82	ft^(1/2)/s
Tailwater Elevation:	0.00	ft	Submergence Factor:	1.000	
Crest Surface Type:	Gravel		Adjusted Weir Coefficient:	2.82	ft^(1/2)/s
Crest Breadth:	11.00	ft	Flow Area:	39.4	ft²
Crest Length:	40.0	ft	Velocity:	2.80	ft/s
			Wetted Perimeter:	42.0	ft
			Top Width:	40.00	ft

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell-group.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL
LOIS ROAD ESTATES – FILING NOS. 1 & 2
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS
POND PLAN & DETAILS
POND A

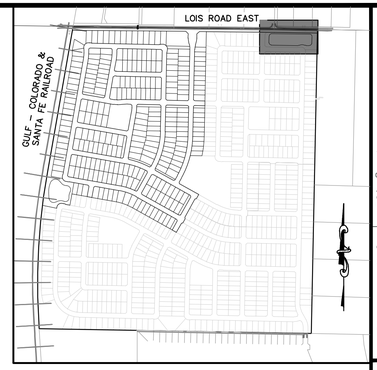
DATE 4/7/2025

A	1st SUBMITTAL TO JURISDICTION 4/7/2025 — KMB
B	2nd SUBMITTAL TO JURISDICTION 5/12/2025 — KMB

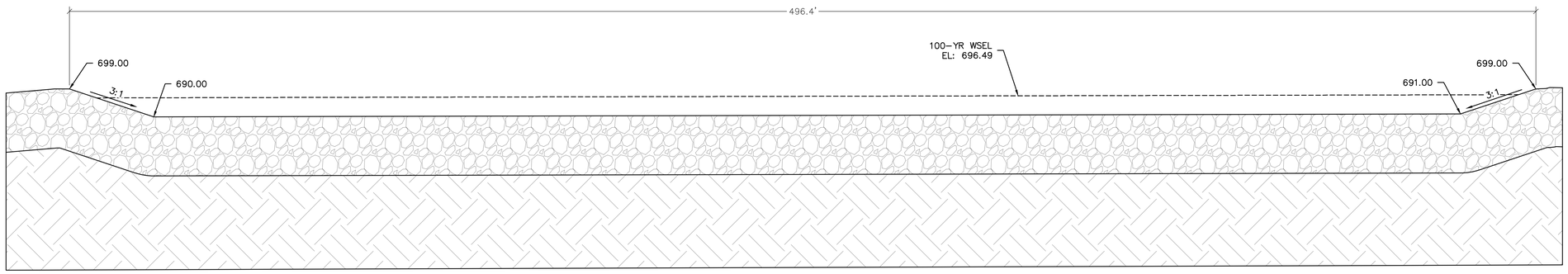
REVISIONS

DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 81

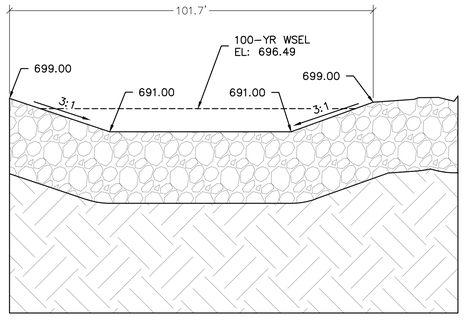
FILE: 24007256-PHI-GRAD-POND.DWG



KEYMAP
1"=750'



SECTION A-A
SCALE: 1"=20'



SECTION B-B
SCALE: 1"=20'

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT ©2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell-group.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

LOIS ROAD ESTATES – FILING NOS. 1 & 2
CITY OF SANGER, COUNTY OF DENTON,
STATE OF TEXAS
POND PLAN & DETAILS
POND A SECTIONS

CLIENT: KALTER CAPITAL

DATE 4/7/2025

A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/12/2025 – KMB

REVISIONS

DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 82

FILE: 24007256-PHI-GRAD-POND.DWG

Pond Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 — Saturday, 03 / 22 / 2025

Pond No. 2 - Pond B

Pond Data

Contours -User-defined contour areas. Average end area method used for volume calculation. Begining Elevation = 718.00 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	718.00	03	0	0
1.00	719.00	39,892	19,948	19,948
2.00	720.00	46,445	43,169	63,116
3.00	721.00	48,999	47,722	110,838
4.00	722.00	51,609	50,304	161,142
5.00	723.00	54,276	52,943	214,085
5.25	723.25	54,962	13,654	227,738

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 0.00	0.00	0.00	0.00
Span (in)	= 0.00	0.00	0.00	0.00
No. Barrels	= 1	0	0	0
Invert El. (ft)	= 0.00	0.00	0.00	0.00
Length (ft)	= 0.00	0.00	0.00	0.00
Slope (%)	= 0.00	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

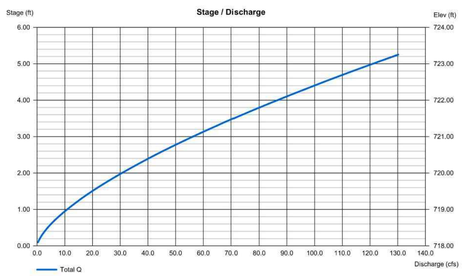
Weir Structures

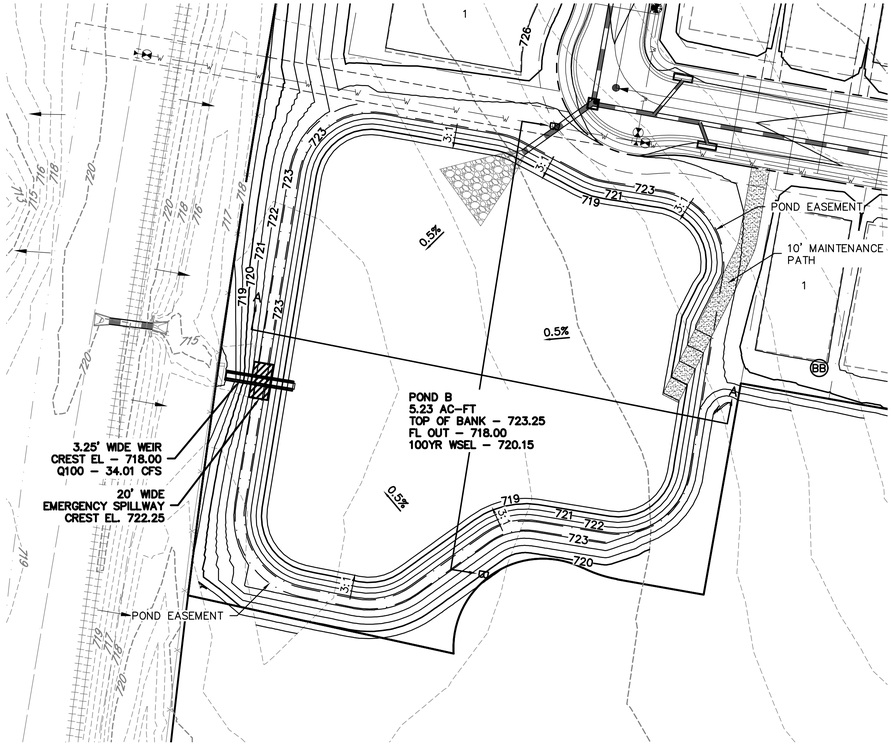
	[A]	[B]	[C]	[D]
Crest Len (ft)	= 3.25	0.00	0.00	0.00
Crest El. (ft)	= 718.00	0.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= Rect	---	---	---
Multi-Stage	= No	No	No	No

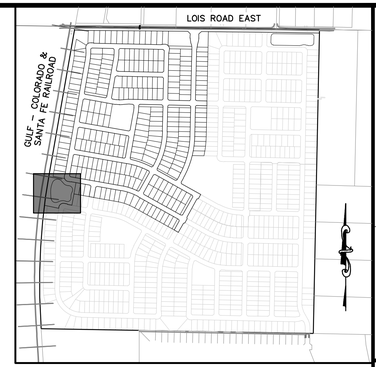
Exfil.(in/hr) = 0.000 (by Wet area)

TW Elev. (ft) = 0.00

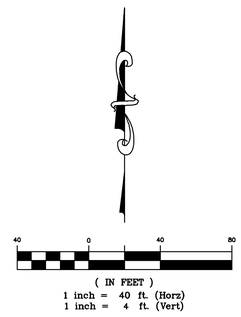
Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (oc) and submergence (s).







KEYMAP
1"=750'



POND B

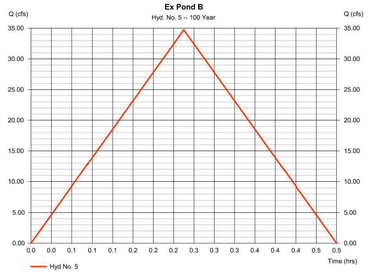
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 — Saturday, 03 / 22 / 2025

Hyd. No. 5

Ex Pond B

Hydrograph type	= Rational	Peak discharge	= 34.75 cfs
Storm frequency	= 100 yrs	Time to peak	= 0.25 hrs
Time interval	= 1 min	Hyd. volume	= 31,271 cuft
Drainage area	= 14.840 ac	Runoff coeff.	= 0.3
Intensity	= 7.805 in/hr	Tc by User	= 15.00 min
IDF Curve	= Sanger IDF.IDF	Asc/Rec limb fact	= 1/1



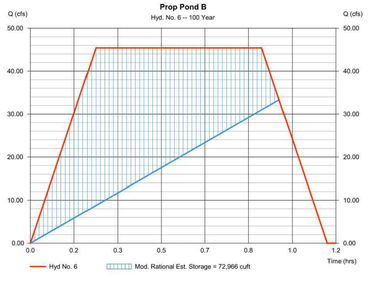
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 — Saturday, 03 / 22 / 2025

Hyd. No. 6

Prop Pond B

Hydrograph type	= Mod. Rational	Peak discharge	= 45.40 cfs
Storm frequency	= 100 yrs	Time to peak	= 0.25 hrs
Time interval	= 1 min	Hyd. volume	= 144,646 cuft
Drainage area	= 21.260 ac	Runoff coeff.	= 0.55
Intensity	= 3.883 in/hr	Tc by User	= 15.00 min
IDF Curve	= Sanger IDF.IDF	Storm duration	= 3.5 x Tc
Target Q	=34.75 cfs	Est. Req'd Storage	=72,966 cuft



Hydrograph Report

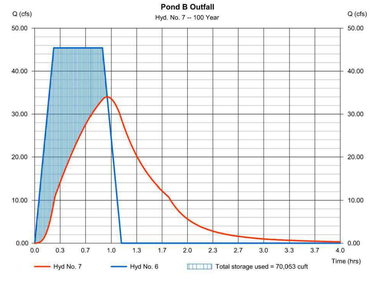
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 — Saturday, 03 / 22 / 2025

Hyd. No. 7

Pond B Outfall

Hydrograph type	= Reservoir	Peak discharge	= 34.01 cfs
Storm frequency	= 100 yrs	Time to peak	= 0.95 hrs
Time interval	= 1 min	Hyd. volume	= 144,368 cuft
Inflow hyd. No.	= 6 - Prop Pond B	Max. Elevation	= 720.15 ft
Reservoir name	= Pond B	Max. Storage	= 70,053 cuft

Storage Indication method used.



EMERGENCY SPILLWAY CALCULATIONS

Discharge:	45.40	cfs	Headwater Height Above Crest:	0.87 ft
Headwater Elevation:	723.12	ft	Tailwater Height Above Crest:	-722.25 ft
Crest Elevation:	722.25	ft	Weir Coefficient:	2.60 ft^(1/2)/s
Tailwater Elevation:	0.00	ft	Submergence Factor:	1.000
Crest Surface Type:	Gravel		Adjusted Weir Coefficient:	2.60 ft^(1/2)/s
Crest Breadth:	11.00	ft	Flow Area:	17.4 ft²
Crest Length:	20.0	ft	Velocity:	2.61 ft/s
			Wetted Perimeter:	21.7 ft
			Top Width:	20.00 ft

100-YR OUTFALL VELOCITY CALCULATIONS

Discharge:	34.01	cfs	Headwater Height Above Crest:	2.15 ft
Headwater Elevation:	720.15	ft	Tailwater Height Above Crest:	-718.00 ft
Crest Elevation:	718.00	ft	Flow Area:	7.0 ft²
Tailwater Elevation:	0.00	ft	Velocity:	4.88 ft/s
Weir Coefficient:	3.33	ft^(1/2)/s	Wetted Perimeter:	7.54 ft
Crest Length:	3.25	ft	Top Width:	3.25 ft
Number Of Contractions:	0			

BENCHMARK:

AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell-group.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT: KALTER CAPITAL

LOIS ROAD ESTATES – FILING NOS. 1 & 2
CITY OF SANGER, COUNTY OF DENTON,
STATE OF TEXAS

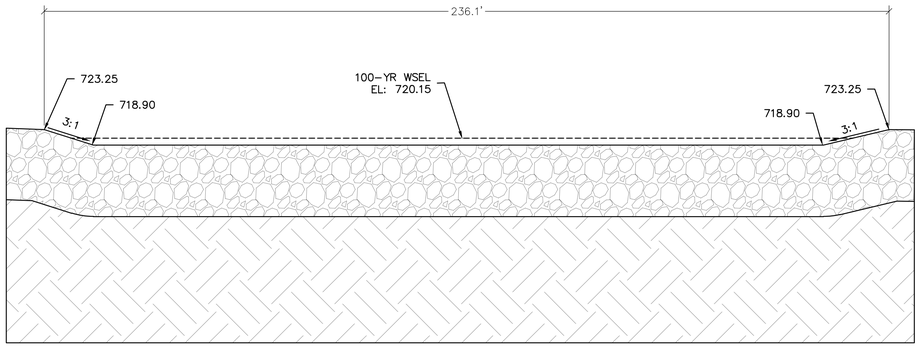
POND PLAN & DETAILS
POND B

DATE 4/7/2025

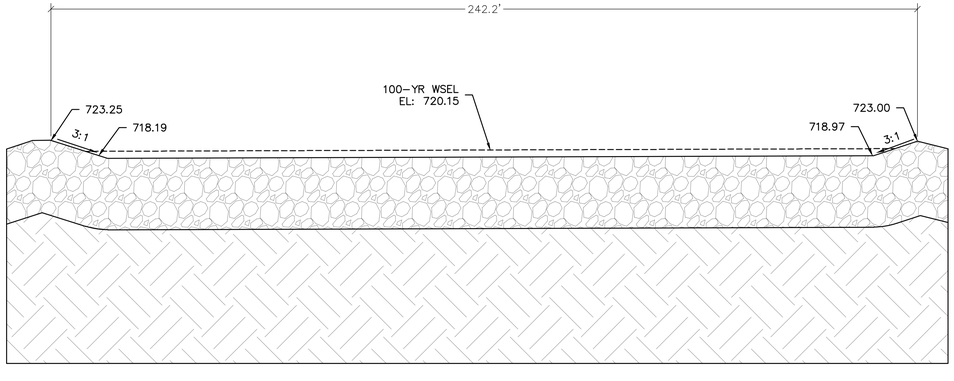
	REVISIONS
A	1st SUBMITTAL TO JURISDICTION 4/7/2025 -- KMB
B	2nd SUBMITTAL TO JURISDICTION 5/12/2025 -- KMB

DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 83

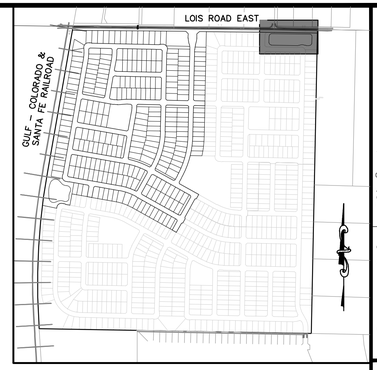
FILE: 24007256-PH1-GRAD-POND.DWG



SECTION A-A
SCALE: 1"=20'



SECTION B-B
SCALE: 1"=20'



KEYMAP
1"=750'

811
Know what's below.
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell-group.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

CLIENT
KALTER CAPITAL

LOIS ROAD ESTATES – FILING NOS. 1 & 2
CITY OF SANGER, COUNTY OF DENTON,
STATE OF TEXAS

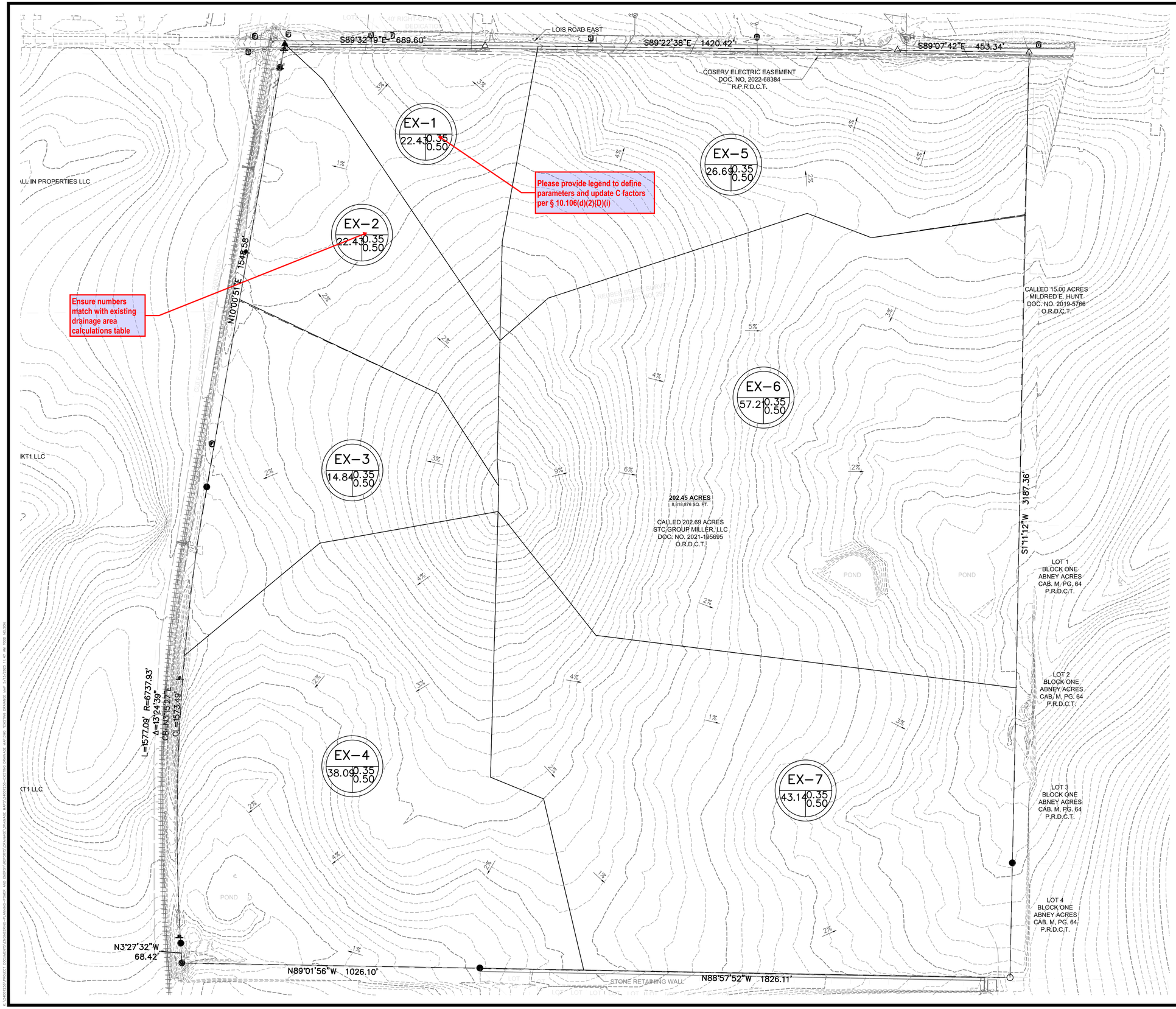
POND PLAN & DETAILS
POND B SECTIONS

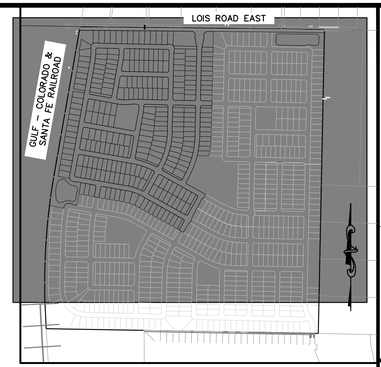
DATE 4/7/2025

	REVISIONS
A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/23/2025 – KMB

DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 84

FILE: 24007256-PH1-GRAD-POND.DWG





KEYMAP
1"=750'

811
Know what's below.
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell-group.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL
LOIS ROAD ESTATES – FILING NOS. 1 & 2
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS
POND PLAN & DETAILS
EXISTING DRAIANGE MAP

DATE 4/7/2025

A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/12/2025 – KMB

REVISIONS

DR. TN CH. KB
P.M. JF
JOB 24007256
SHEET NO. 85

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

I:\2024\24007256\CAD\Sheets\Drainage Maps and Exhibits\Drainage Maps\24007256 - EXISTING DRAINAGE MAP.dwg 5/12/2025 11:47 AM TONY.BEAN

S89°32'19"E 640.40'

S89°22'38"E 1420.42'

S89°07'4 453.34'

CSERV ELECTRIC EASEMENT DOC. NO. 2022-1883 R.P.R.D.C.

POND 3.85

PROPERTIES LLC

N00°00'51"E 1549.58'

BNSF RAILROAD

PROPERTY LINE

LC

CALLED 15.00 ACRES MILDRED E. HUNT DOC. NO. 2019-5766 O.R.D.C.T.

N11°11'12"W 318.7.36'

PROPERTY LINE BLOCK ONE ABNEY ACRES CAB. M, PG. 64 P.R.D.C.T.

LOT 2 BLOCK ONE ABNEY ACRES CAB. M, PG. 64 P.R.D.C.T.

LOT 3 BLOCK ONE ABNEY ACRES CAB. M, PG. 64 P.R.D.C.T.

LOT 4 BLOCK ONE ABNEY ACRES CAB. M, PG. 64 P.R.D.C.T.

L=1577.09' R=6737.93' Δ=13°24'39" CB=N3°15'27"E CL=1573.49'

N3°27'32"W 68.42

N89°01'56"W 1026.10'

PROPERTY LINE

RETAINING WALL

N88°57'52"W 1826.11'

15' PUBLIC UTILITY EASEMENT DOC. NO. 2022-190

CALLED 25.35 ACRES CITY OF SANGER VOL. 1125, PG. 943 D.R.D.C.T.

BLOCK L SANGER CIRCLE, PHASE 6B

SANGER LAND DEVELOPMENT, LLC DOC. NO. 2019-16167

LOIS ROAD EAST

GULF - COLORADO & SANTA FE RAILROAD

KEYMAP
1"=750'

1. Please update proposed drainage area map per updated grading plans and provide drainage areas at a scale smaller than 750 for easier visibility

LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- PROPOSED LOT LINE
- EXISTING LOT LINE
- PROPOSED CATCH CURB & GUTTER
- PROPOSED SPILL CURB & GUTTER
- EXISTING CURB & GUTTER
- PROPOSED SIDEWALK
- EXISTING SIDEWALK
- EXISTING SECTION LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED CONTOURS
- EXISTING CONTOURS

A = BASIN DESIGNATION
B = AREA IN ACRES

1 DESIGN POINT

150 0 150 300

(IN FEET)
1 inch = 150 ft.

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell-group.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL
LOIS ROAD ESTATES – FILING NOS. 1 & 2
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS

POND PLAN & DETAILS
PROPOSED DRAINAGE MAP

DATE 4/7/2025

	REVISIONS
A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/12/2025 – KMB

DR. TN CH. KB
P.M. JF
JOB 24007256
SHEET NO. 86

J:\DESIGN\CIVIL\24007256\PROPOSED DRAINAGE MAP\24007256-PROPOSED DRAINAGE MAP.DWG

EXISTING DRAINAGE AREA CALCULATIONS
Rational Method Q=CIA

AREA	ACRES	C	Tc (min)	I_{10} (In/Hr)	I_{100} (In/Hr)	Q_{10} (cfs)	Q_{100} (cfs)	COMMENTS
EX-1	9.24	0.30	15	6.6	9.6	18.30	26.61	
EX-2	13.19	0.30	15	6.6	9.6	26.12	37.99	
EX-3	14.81	0.30	15	6.6	9.6	29.32	42.65	
EX-4	38.10	0.30	15	6.6	9.6	75.44	109.73	
EX-5	27.62	0.30	15	6.6	9.6	54.69	79.55	
EX-6	56.22	0.30	15	6.6	9.6	111.32	161.91	
EX-7	43.21	0.30	15	6.6	9.6	85.56	124.44	

Rational Method Q=CIA

AREA	SF	ACRES	C	Tc (min)	I_{10} (In/Hr)	I_{100} (In/Hr)	Q_{10} (cfs)	Q_{100} (cfs)	COMMENTS
A	**2,861,874**	**65.70**	**0.55**	**15**	**6.6**	**9.60**	**238.49**	**346.89**	**MAJOR BASIN A**
POND A	**77327**	**1.78**	0.55	15	6.60	9.60	6.44	9.37	**POND A**
A1	165794	**3.81**	0.55	15	6.60	9.60	13.82	20.10	
A2	64539	**1.48**	0.55	15	6.60	9.60	5.38	7.82	
A3	79757	**1.83**	0.55	15	6.60	9.60	6.65	9.67	
A4	67340	**1.55**	0.55	15	6.60	9.60	5.61	8.16	
A5	64418	**1.48**	0.55	15	6.60	9.60	5.37	7.81	
A6	55179	**1.27**	0.55	15	6.60	9.60	4.60	6.69	
A7	64593	**1.48**	0.55	15	6.60	9.60	5.38	7.83	
A8	70471	**1.62**	0.55	15	6.60	9.60	5.87	8.54	
A9	67252	**1.54**	0.55	15	6.60	9.60	5.60	8.15	
A10	92029	**2.11**	0.55	15	6.60	9.60	7.67	11.16	
A11	114553	**2.63**	0.55	15	6.60	9.60	9.55	13.89	
A12	91368	**2.10**	0.55	15	6.60	9.60	7.61	11.07	
A15	164058	**3.77**	0.55	15	6.60	9.60	13.67	19.89	
A17	79303	**1.82**	0.55	15	6.60	9.60	6.61	9.61	
A18	67028	**1.54**	0.55	15	6.60	9.60	5.59	8.12	
A18.1	65467	**1.50**	0.55	15	6.60	9.60	5.46	7.94	
A19	43485	**1.00**	0.55	15	6.60	9.60	3.62	5.27	
A20	84400	**1.94**	0.55	15	6.60	9.60	7.03	10.23	
A21	117246	**2.69**	0.55	15	6.60	9.60	9.77	14.21	
A22	113015	**2.59**	0.55	15	6.60	9.60	9.42	13.70	
A23	111693	**2.56**	0.55	15	6.60	9.60	9.31	13.54	
A24	106905	**2.45**	0.55	15	6.60	9.60	8.91	12.96	
A25	72270	**1.66**	0.55	15	6.60	9.60	6.02	8.76	
A26	49923	**1.15**	0.55	15	6.60	9.60	4.16	6.05	
A27	89179	**2.05**	0.55	15	6.60	9.60	7.43	10.81	
A29	152919	**3.51**	0.55	15	6.60	9.60	12.74	18.54	
A30	106061	**2.43**	0.55	15	6.60	9.60	8.84	12.86	
A31	77148	**1.77**	0.55	15	6.60	9.60	6.43	9.35	
A32	145867	**3.35**	0.55	15	6.60	9.60	12.16	17.68	
A-37	29258	**0.67**	0.55	15	6.60	9.60	2.44	3.55	
A-40	61048	**1.40**	0.55	15	6.60	9.60	5.09	7.40	
						TOTAL=	**220.27**	**329.77**	
B	**931879**	**21.39**	**0.55**	**15**	**6.6**	**9.60**	**77.66**	**112.96**	**MAJOR BASIN B**
POND B	**42462**	**0.97**	**0.55**	**15**	**6.6**	**9.60**	**3.54**	**5.15**	**POND B**
B1	104521	2.40	0.55	15	6.60	9.60	8.71	12.67	
B2	37164	0.85	0.55	15	6.60	9.60	3.10	4.50	
B3	82222	1.89	0.55	15	6.60	9.60	6.85	9.97	
B4	197396	4.53	0.55	15	6.60	9.60	16.45	23.93	
B5	113836	2.61	0.55	15	6.60	9.60	9.49	13.80	
B6	78007	1.79	0.55	15	6.60	9.60	6.50	9.46	
B7	99045	2.27	0.55	15	6.60	9.60	8.25	12.01	
B10	100017	2.30	0.55	15	6.60	9.60	8.33	12.12	
B11	22567	0.52	0.55	15	6.60	9.60	1.88	2.74	
						TOTAL=	**69.56**	**101.18**	
C		**0.00**	**0.55**	**15**	**6.6**	**9.60**	**0.00**	**0.00**	**MAJOR BASIN C**
POND C	**53919**	**1.24**	**0.55**	**15**	**6.6**	**9.60**	**4.49**	**6.54**	**POND C**
C1	114468	2.63	0.55	15	6.60	9.60	9.54	13.87	
C3	119825	2.75	0.55	15	6.60	9.60	9.99	14.52	
C5	43266	0.99	0.55	15	6.60	9.60	3.61	5.24	
C6	56052	1.29	0.55	15	6.60	9.60	4.67	6.79	
C7	120709	2.77	0.55	15	6.60	9.60	10.06	14.63	
C9	107682	2.47	0.55	15	6.60	9.60	8.97	13.05	
C10	102843	2.36	0.55	15	6.60	9.60	8.57	12.47	
C11	140646	3.23	0.55	15	6.60	9.60	11.72	17.05	
C13	74001	1.70	0.55	15	6.60	9.60	6.17	8.97	
C14	84638	1.94	0.55	15	6.60	9.60	7.05	10.26	
C15	56074	1.29	0.55	15	6.60	9.60	4.67	6.80	
C16	82542	1.89	0.55	15	6.60	9.60	6.88	10.01	
C17	143589	3.30	0.55	15	6.60	9.60	11.97	17.40	
C19	142386	3.27	0.55	15	6.60	9.60	11.87	17.26	
						TOTAL=	**115.73**	**168.33**	
D			**0.55**	**15**	**6.6**	**9.6**	**0.00**	**0.00**	**MAJOR BASIN D**
POND D			**0.55**	**15**	**6.6**	**9.6**	**0.00**	**0.00**	**POND D**
D3	160863	3.69	0.55	15	6.60	9.60	13.41	19.50	
D4	91285	2.10	0.55	15	6.60	9.60	7.61	11.06	
D5	77384	1.78	0.55	15	6.60	9.60	6.45	9.38	
D6	72137	1.66	0.55	15	6.60	9.60	6.01	8.74	
D7	90920	2.09	0.55	15	6.60	9.60	7.58	11.02	
D8	161804	3.71	0.55	15	6.60	9.60	13.48	19.61	
D9	62324	1.43	0.55	15	6.60	9.60	5.19	7.55	
D10	146449	3.36	0.55	15	6.60	9.60	12.20	17.75	
D11	162882	3.74	0.55	15	6.60	9.60	13.57	19.74	
D13	104629	2.40	0.55	15	6.60	9.60	8.72	12.68	
D15	143551	3.30	0.55	15	6.60	9.60	11.96	17.40	
D17	83731	1.92	0.55	15	6.60	9.60	6.98	10.15	
D18	143652	3.30	0.55	15	6.60	9.60	11.97	17.41	
D20	84646	1.94	0.55	15	6.60	9.60	7.05	10.26	
D22	140917	3.24	0.55	15	6.60	9.60	11.74	17.08	
D24	143359	3.29	0.55	15	6.60	9.60	11.95	17.38	
D25	66434	1.53	0.55	15	6.60	9.60	5.54	8.05	
D26	82466	1.89	0.55	15	6.60	9.60	6.87	10.00	
D27	85335	1.96	0.55	15	6.60	9.60	7.11	10.34	
D28	137975	3.17	0.55	15	6.60	9.60	11.50	16.72	
D29	95923	2.20	0.55	15	6.60	9.60	7.99	11.63	
D30	112040	2.57	0.55	15	6.60	9.60	9.34	13.58	
D32	137575	3.16	0.55	15	6.60	9.60	11.46	16.68	
D34	118915	2.73	0.55	15	6.60	9.60	9.91	14.41	
D35	137176	3.15	0.55	15	6.60	9.60	11.43	16.63	
D37	56826	1.30	0.55	15	6.60	9.60	4.74	6.89	
D38	148846	3.42	0.55	15	6.60	9.60	12.40	18.04	
D40	62752	1.44	0.55	15	6.60	9.60	5.23	7.61	
						TOTAL=	**259.40**	**377.31**	
OS1	34171	0.78	0.55	15	6.60	9.60	2.85	4.14	
OS2	49046	1.13	0.55	15	6.60	9.60	4.09	5.94	
OS3	61108	1.40	0.55	15	6.60	9.60	5.09	7.41	
OS4	23931	0.55	0.55	15	6.60	9.60	1.99	2.90	
OS5	17747	0.41	0.55	15	6.60	9.60	1.48	2.15	
OS6	18252	0.42	0.55	15	6.60	9.60	1.52	2.21	
OS7	24049	0.55	0.55	15	6.60	9.60	2.00	2.92	
						TOTAL=	**14.02**	**20.39**	

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell-group.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL
LOIS ROAD ESTATES – FILING NOS. 1 & 2
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS
POND PLAN & DETAILS
RATIONAL CALCS

DATE 4/7/2025

	REVISIONS
A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/12/2025 – KMB

DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 87

FILE: 24007256-DRAINAGE CALC SHEETS.DWG

BASIN	INLET	AREA (AC)	SUMP/ON-GRADE	100-YR FLOW (CFS)	100-YR CARRYOVER FLOW (CFS)	CARRY OVER FROM INLET	100-YR TOTAL FLOW (CFS)	10-YR FLOW (CFS)	10-YR CARRYOVER FLOW (CFS)	CARRY OVER FROM INLET	10-YR TOTAL (CFS)	MAX GUTTER FLOW DEPTH (FT)	DEPTH OF DEPRESSION	LENGTH OF OPENING REQUIRED	LENGTH OF OPENING PROVIDED (FT)	MAX INLET CAPACITY (CFS)	100-YR PERCENT CAPTURED (%)	100-YR BYPASS FLOW (CFS)	10-YR PERCENT CAPTURED (%)	10-YR BYPASS FLOW (CFS)
1	2	3	4	5	6		7	8	9		10	11	12	13	14	16	17	18	19	
A2	A2	1.48	SUMP	7.82	0		7.82	5.38	0		5.38	0.5	0.5	5.8	10	13.4	100.00	0.00	100.00	0.00
A3	A3	1.83	SUMP	9.67	0		9.67	6.65	0		6.65	0.5	0.5	7.2	10	13.4	100.00	0.00	100.00	0.00
A4	A4	1.55	SUMP	8.16	0		8.16	5.61	0		5.61	0.5	0.5	6.1	10	13.4	100.00	0.00	100.00	0.00
A5	A5	1.48	SUMP	7.81	0		7.81	5.37	0		5.37	0.5	0.5	5.8	10	13.4	100.00	0.00	100.00	0.00
A6	A6	1.27	SUMP	6.69	0		6.69	4.60	0		4.60	0.5	0.5	5.0	5	6.7	100.00	0.00	100.00	0.00
A7	A7	1.48	SUMP	7.83	0		7.83	5.38	0		5.38	0.5	0.5	5.8	10	13.4	100.00	0.00	100.00	0.00
A8	A8	1.62	SUMP	8.54	0		8.54	5.87	0		5.87	0.5	0.5	6.4	10	13.4	100.00	0.00	100.00	0.00
A9	A9	1.54	SUMP	8.15	0		8.15	5.60	0		5.60	0.5	0.5	6.1	10	13.4	100.00	0.00	100.00	0.00
A11	A11	2.63	SUMP	13.89	0		13.89	9.55	0		9.55	0.5	0.5	10.3	15	20.2	100.00	0.00	100.00	0.00
A12	A12	2.10	SUMP	11.07	0		11.07	7.61	0		7.61	0.5	0.5	8.2	10	13.4	100.00	0.00	100.00	0.00
A15	A15	3.77	SUMP	19.89	0		19.89	13.67	0		13.67	0.5	0.5	14.8	15	20.2	100.00	0.00	100.00	0.00
A17	A17	1.82	SUMP	9.61	0		9.61	6.61	0		6.61	0.5	0.5	7.2	10	13.4	100.00	0.00	100.00	0.00
A18	A18	1.54	SUMP	8.12	0		8.12	5.59	0		5.59	0.5	0.5	6.0	10	13.4	100.00	0.00	100.00	0.00
A18.1	A19	1.50	SUMP	7.94	1		8.94	5.46	0		5.46	0.5	0.5	6.6	10	13.4	100.00	0.00	100.00	0.00
A19	A19	1.00	SUMP	5.27	1		6.27	3.62	0		3.62	0.5	0.5	4.7	5	6.7	100.00	0.00	100.00	0.00
A20	A20	1.94	SUMP	10.23	0		10.23	7.03	0		7.03	0.5	0.5	7.6	10	13.4	100.00	0.00	100.00	0.00
A21	A21	2.69	SUMP	14.21	0		14.21	9.77	0		9.77	0.5	0.5	10.6	15	20.2	100.00	0.00	100.00	0.00
A23	A24	2.56	SUMP	13.54	0		13.54	9.31	0		9.31	0.5	0.5	10.1	15	20.2	100.00	0.00	100.00	0.00
A24	A26	2.45	SUMP	12.96	0		12.96	8.91	0		8.91	0.5	0.5	9.6	10	13.4	100.00	0.00	100.00	0.00
A25	A27	1.66	SUMP	8.76	0		8.76	6.02	0		6.02	0.5	0.5	6.5	10	13.4	100.00	0.00	100.00	0.00
A26	A28	1.15	SUMP	6.05	0		6.05	4.16	0		4.16	0.5	0.5	4.5	5	6.7	100.00	0.00	100.00	0.00
A27	A29	2.05	SUMP	10.81	0		10.81	7.43	0		7.43	0.5	0.5	8.0	10	13.4	100.00	0.00	100.00	0.00
A30	A32	2.43	SUMP	12.86	0		12.86	8.84	0		8.84	0.5	0.5	9.6	10	13.4	100.00	0.00	100.00	0.00
A31	A33	1.77	SUMP	9.35	0		9.35	6.43	0		6.43	0.5	0.5	7.0	10	13.4	100.00	0.00	100.00	0.00
A32	A34	3.35	SUMP	17.68	0		17.68	12.16	0		12.16	0.5	0.5	13.2	15	20.2	100.00	0.00	100.00	0.00
A-37	A39	0.67	SUMP	3.55	0		3.55	2.44	0		2.44	0.5	0.5	2.6	5	6.7	100.00	0.00	100.00	0.00
A-40	A42	1.40	SUMP	7.40	0		7.40	5.09	0		5.09	0.5	0.5	5.5	10	13.4	100.00	0.00	100.00	0.00
B3	B3	1.89	SUMP	9.97			9.97	6.85			6.85	0.5	0.5	7.4	10	13.4	100.00	0.00	100.00	0.00
B4	B4	4.53	SUMP	23.93			23.93	16.45			16.45	0.5	0.5	17.8	20	26.9	100.00	0.00	100.00	0.00
B5	B5	2.61	SUMP	13.80			13.80	9.49			9.49	0.5	0.5	10.3	15	20.2	100.00	0.00	100.00	0.00
B6	B6	1.79	SUMP	9.46			9.46	6.50			6.50	0.5	0.5	7.0	10	13.4	100.00	0.00	100.00	0.00
B10	B11	2.30	SUMP	12.12			12.12	8.33			8.33	0.5	0.5	9.0	10	13.4	100.00	0.00	100.00	0.00

BASIN	INLET	AREA (AC)	SUMP/ON-GRADE	100-YR FLOW (CFS)	100-YR CARRYOVER FLOW (CFS)	LONG SLOPE (FT/FT)	PAVEMENT CROSS SLOPE (FT/FT)	GUTTER CROSS SLOPE (FT/FT)	DEPTH OF FLOW (FT)	SPREAD OF FLOW (FT)	CROSS SLOPE (FT/FT)	MANNINGS COEFF "N"	REQUIRED LENGTH ON OF INLET	LENGTH PROVIDED	L/Lt	EFFICIENCY "E"	INLET CAPACITY	100-YR PERCENT CAPTURED (%)	100-YR BYPASS FLOW (CFS)	10-YR BYPASS FLOW (CFS)
1	2	3	4	5	6															
A1	A1	3.81	ON-GRADE	20.10	0	0.0127	0.02	0.2	0.5	15.5	0.02	0.013	20.31	20	0.98	1.00	19.38	96.5	0.71	0
A10	A10	2.11	ON-GRADE	11.16	0	0.0168	0.02	0.2	0.5	15.5	0.02	0.013	17.25	20	1.16	1.00	15.87	100.0	0.00	0
A22	A22	2.59	ON-GRADE	13.70	0	0.01	0.02	0.2	0.5	15.5	0.02	0.013	16.09	20	1.24	1.00	22.99	100.0	0.00	0
A29	A31	3.51	ON-GRADE	18.54	0	0.006	0.02	0.2	0.5	15.5	0.02	0.013	15.67	20	1.28	1.00	33.12	100.0	0.00	0
B1	B1	2.40	ON-GRADE	12.67		0.006	0.02	0.2	0.5	15.5	0.02	0.013	13.36	15	1.12	1.00	16.69	100.0	0.00	0
B2	B2	0.85	ON-GRADE	4.50		0.006	0.02	0.2	0.5	15.5	0.02	0.013	8.65	10	1.16	1.00	6.36	100.0	0.00	0
B7	B7	2.27	ON-GRADE	12.01		0.006	0.02	0.2	0.5	15.5	0.02	0.013	13.06	15	1.15	1.00	16.69	100.0	0.00	0
B11	B12	0.52	ON-GRADE	2.74		0.01	0.02	0.2	0.5	15.5	0.02	0.013	8.18	10	1.22	1.00	4.41	100.0	0.00	0

STREET SECTION MODELED FOR
WORST CASE SCENARIO IN A SUMP

Channel Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Monday, May 12 2025

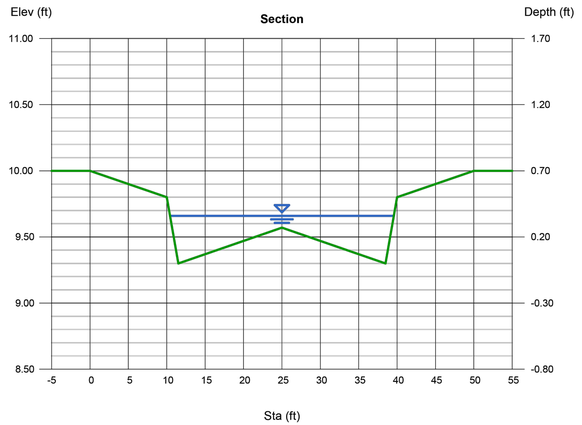
Typical Street Section

User-defined
Invert Elev (ft) = 9.30
Slope (%) = 0.60
N-Value = 0.013

Calculations
Compute by: Known Q
Known Q (cfs) = 20.10

Highlighted
Depth (ft) = 0.36
Q (cfs) = 20.10
Area (sqft) = 6.46
Velocity (ft/s) = 3.11
Wetted Perim (ft) = 29.28
Crit Depth, Yc (ft) = 0.39
Top Width (ft) = 29.16
EGL (ft) = 0.51

(Sta, El, n)-(Sta, El, n)...
(0.00, 10.00)-(10.00, 9.80, 0.013)-(11.50, 9.30, 0.013)-(25.00, 9.57, 0.013)-(38.50, 9.30, 0.013)-(40.00, 9.80, 0.013)-(50.00, 10.00, 0.013)



BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

811 Know what's below. Call before you dig.
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.
COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell-group.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL
LOIS ROAD ESTATES – FILING NOS. 1 & 2
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS
POND PLAN & DETAILS
INLET CALCS 1

DATE 4/7/2025

A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/12/2025 – KMB

REVISIONS

DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 88

D:\CONSTRUCTION SITE\CONSTRUCTION\DWG\POND PLAN & DETAILS\CIVIL\DRAINAGE CALC SHEETS\DRAINAGE CALC SHEETS 1 5/12/2025 11:42 AM TROY JACSON

FILE: 24007256-DRAINAGE CALC SHEETS.DWG

PIPE	Start Node	Stop Node	Invert (Start) (ft)	Invert (Stop) (ft)	Flow (cfs)	Length (3D) (ft)	Slope (ft/ft)	Diameter (in)	Manning's n	Friction Slope f_f(ft/ft)	Velocity (ft/s)	Capacity (Full Flow) (cfs)	Design Capacity %full(%)	Hydraulic Grade Line (In) (ft)	Hydraulic Grade Line (Out) (ft)	Energy Grade Line (In) (ft)	Energy Grade Line (Out)	Headloss(ft)
RUN 1																		
P1.1	PH1-MH 1.8	PH1-MH 1.7	710.76	705.77	7.4	199.9	0.025	24	0.013	0.022	8.97	35.74	20.7	711.73	706.39	712.1	707.64	0.03
P1.1.1	MH-10	PH1-MH 1.1	690.48	690.35	7.4	23.4	0.006	24	0.013	0.001	2.36	16.86	43.9	693.93	693.91	694.02	693.99	0.19
P1.2	PH1-MH 1.7	PH1-MH 1.6	705.67	701.37	7.4	171.9	0.025	24	0.013	0.008	8.98	35.77	20.7	706.64	705.54	707.01	705.63	0.02
P1.3	PH1-MH 1.6	PH1-MH 1.5	701.27	699.89	7.4	91.9	0.015	24	0.013	0.001	2.36	27.73	26.7	705.52	705.42	705.61	705.51	0.35
P1.4	PH1-MH 1.5	PH1-MH 1.4	699.89	698.21	27.89	105.6	0.016	24	0.013	0.015	8.88	28.53	97.8	705.07	703.47	706.3	704.69	0.29
P1.5	PH1-MH 1.4	PH1- MH 1.3	698.11	694.77	27.89	222.8	0.015	24	0.013	0.015	8.88	27.7	100.7	703.18	699.79	704.4	701.02	0.28
P1.6	PH1- MH 1.3	PH1-MH 1.2	694.67	692.17	27.89	249.8	0.01	24	0.013	0.015	8.88	22.63	123.2	699.51	695.71	700.73	696.94	0.07
P1.7	PH1-MH 1.2	PH1-MH 1.1	691.67	690.35	27.89	253.9	0.005	30	0.013	0.005	5.68	29.58	94.3	695.64	694.47	696.14	694.97	0.77
P1.8	PH1-MH 1.1	O-5	690.35	690	54.79	68.1	0.005	30	0.013	0.018	11.16	29.41	186.3	693.71	692.5	695.65	694.44	(N/A)
RUN 2																		
P2.1	PH1-MH 2.10	MH 2-9	715.16	714.79	31.4	69.7	0.008	24	0.013	0.019	9.99	19.74	159.1	721.08	720.15	722.64	721.7	0.17
P2.2	MH 2-9	MH 2-8	714.29	712.33	51.56	262	0.007	36	0.013	0.006	7.29	57.69	89.4	719.98	718.41	720.8	719.24	0.11
P2.2.1	PH1-MH 2.1.1	MH 2-2	695.02	694.55	7.83	47	0.01	24	0.013	0.001	2.49	22.66	34.6	699.51	699.45	699.61	699.55	1.67
P2.3	MH 2-8	MH 2-7	712.23	710.66	51.56	262	0.006	36	0.013	0.006	7.29	51.63	99.9	718.3	716.73	719.12	717.56	0.97
P2.4	MH 2-7	MH-9	710.65	708.61	80.62	22	0.039	36	0.013	0.015	11.41	131.97	61.1	715.76	715	717.78	717.02	1.93
P2.5	MH-9	MH 2-6	708.51	700.19	98.46	224.8	0.037	36	0.013	0.022	13.93	128.29	76.7	713.07	708.17	716.09	711.19	0.74
P2.6	MH 2-6	MH 2-5	700.09	699.17	98.46	205.3	0.004	42	0.013	0.01	10.23	67.35	146.2	707.43	705.47	709.06	707.09	1.15
P2.7	MH 2-5	MH 2-4	699.07	698.29	98.46	156.4	0.005	42	0.013	0.01	10.23	71.06	138.6	704.32	702.82	705.94	704.45	0.75
P2.8	MH 2-4	MH 2-3	697.29	693.45	176.26	255.7	0.015	54	0.013	0.008	11.08	240.97	73.1	702.07	700.02	703.98	701.93	0.1
P2.9	MH 2-3	MH 2-2	692.8	691.65	176.26	190.3	0.006	60	0.013	0.005	8.98	202.45	87.1	699.91	699.04	701.16	700.29	0.16
P2.10	MH 2-2	MH 2-1	691.55	690.58	212	175.2	0.006	60	0.013	0.007	10.8	201.21	105.4	698.89	697.81	700.7	699.62	0.99
P2.11	MH 2-1	O-1	690.58	690	220.16	74.6	0.008		0.013	0.004	8.81	291.95	75.4	696.82	696.49	698.02	697.7	(N/A)
RUN 3																		
P3.1	MH 4-6	MH 4-5	718.21	717.96	30.64	41.9	0.006	30	0.013	0.006	6.24	31.67	96.8	724.45	724.22	725.06	724.83	0.75
P3.2	MH 4-5	MH 4-4	717.86	716.03	30.64	305	0.006	30	0.013	0.006	6.24	31.77	96.4	723.47	721.77	724.07	722.37	0.32
P3.3	MH 4-4	MH 4-3	715.93	714.19	52.92	290	0.006	30	0.013	0.017	10.78	31.77	166.6	721.45	716.52	723.26	718.44	0.18
P3.4	MH 4-3	MH 4-2	713.72	710.49	66.64	290	0.011	36	0.013	0.01	13.33	70.39	94.7	716.33	713.71	717.95	715.09	1.11
P3.5	MH 4-2	MH 4-1	709.99	704.19	66.64	290.1	0.02	36	0.013	0.02	14.44	94.31	70.7	712.6	706.86	714.22	708.42	0.16
P3.6	MH 4-1	MH 2-4	704.09	698.29	66.64	290.1	0.02	36	0.013	0.012	14.47	94.32	70.7	706.7	703.55	708.32	704.93	1.47
RUN 4																		
P4.1	SD-MH_19 (STRM)	MH 2-7	714.15	711.66	20.9	332	0.008	30	0.013	0.003	4.26	35.52	58.8	718.76	717.9	719.04	718.18	2.14
RUN 5																		
P5.1	PH1-MH 5.1	MH 2-9	715.44	715.19	20.16	42	0.006	24	0.013	0.008	6.42	17.47	115.4	721.24	720.9	721.88	721.54	0.93
RUN 6																		
P6.1	PH1-MH 6-1	MH 4-3	714.81	714.39	24.44	42	0.01	30	0.013	0.004	4.98	41.05	59.5	717.62	717.47	718	717.86	1.14
RUN 7																		
P7.1	PH1 - MH 7.3	PH1- MH 7.2	721.09	719.98	17.17	148.1	0.007	24	0.013	0.006	5.47	19.58	87.7	724.54	723.69	725.01	724.15	0.26
P7.2	PH1- MH 7.2	PH1- MH 7.1	719.48	718.03	40.94	290	0.005	30	0.013	0.01	8.34	29	141.2	723.43	720.54	724.51	721.62	0.39
P7.3	PH1- MH 7.1	O-3	717.53	717	86.34	55.9	0.009		0.013	0.004	11.03	120.34	71.7	720.15	720.15	721.21	720.95	(N/A)
RUN 8																		
P8.1	PH1-MH 8.1	PH1- MH 7.2	720.25	719.98	23.77	52.9	0.005	24	0.013	0.011	7.57	16.16	147.1	724.55	723.97	725.44	724.86	0.54
RUN 9																		
P9.1	PH1-MH 9.1	PH1- MH 7.1	719.5	718.03	45.4	492.9	0.003	36	0.013	0.004	6.42	36.42	124.6	722.86	720.55	723.5	721.35	0.4
POND A OUTFALL																		
POND A OUTFALL PIPE	POND A OUTFALL	O-6	690.13	688.93	37.36	117.7	0.01	24	0.013	0.027	11.89	22.87	163.4	694.11	690.86	696.31	693.1	(N/A)

Maximum velocity in the pipe shall not exceed 12 feet per second per § 10.106(d)(6)(B)(ii)

Provide Hydraulic calculations for laterals

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell-group.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT: KALTER CAPITAL

LOIS ROAD ESTATES – FILING NOS. 1 & 2
CITY OF SANGER, COUNTY OF DENTON,
STATE OF TEXAS

POND PLAN & DETAILS
HGL CALCS

DATE 4/7/2025

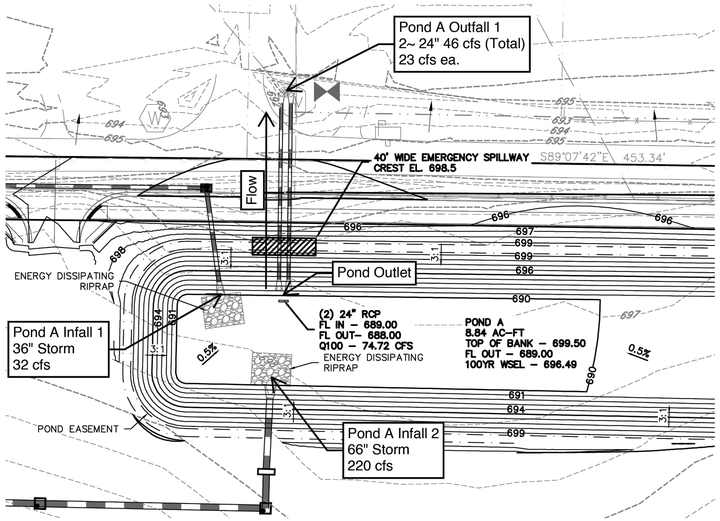
A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/23/2025 – KMB

REVISIONS

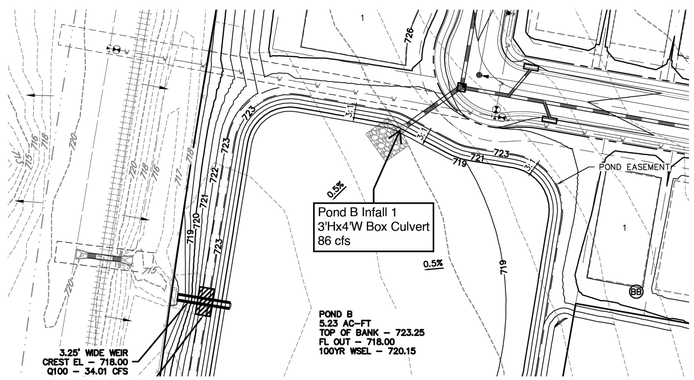
DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 89

FILE: 24007256-DRAINAGE CALC SHEETS.DWG

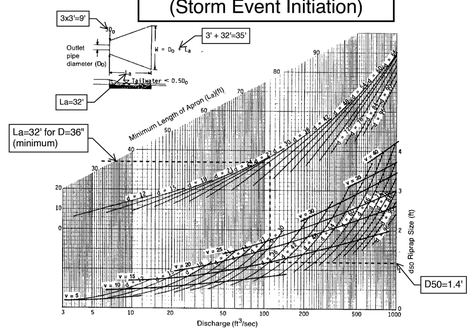
Pond A Infalls & Outfalls for RipRap Calculations



Pond B Infalls & Outfalls for RipRap Calculations



Pond A Infall 1 Low Tailwater (Storm Event Initiation)

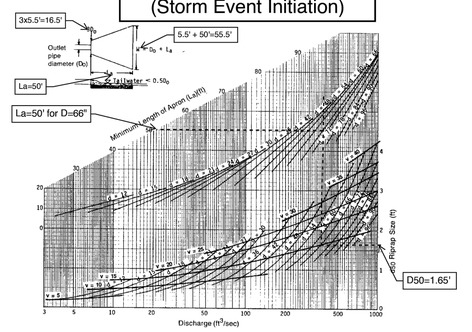


Curves may not be extrapolated.

Figure 4.2 Design of Riprap Apron under Minimum Tailwater Conditions

(Source: USDA, SCS, 1975)

Pond A Infall 2 Low Tailwater (Storm Event Initiation)

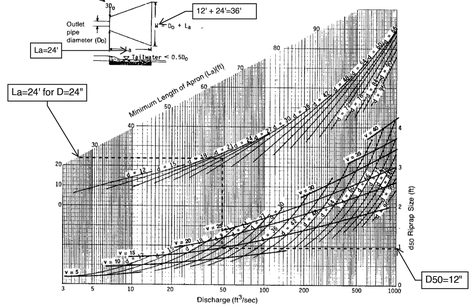


Curves may not be extrapolated.

Figure 4.2 Design of Riprap Apron under Minimum Tailwater Conditions

(Source: USDA, SCS, 1975)

Pond A Outfall 1 Low Tailwater (Channel Empty)

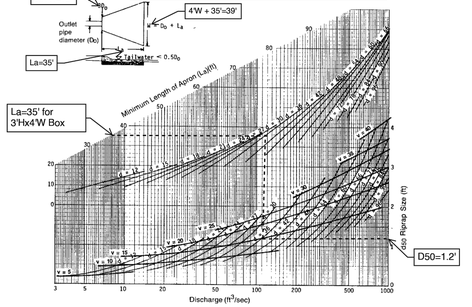


Curves may not be extrapolated.

Figure 4.2 Design of Riprap Apron under Minimum Tailwater Conditions

(Source: USDA, SCS, 1975)

Pond B Infall 1 (3'Hx4"W Box Culvert



Curves may not be extrapolated.

Figure 4.2 Design of Riprap Apron under Minimum Tailwater Conditions

(Source: USDA, SCS, 1975)

BENCHMARK:

AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS–OF–WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell-group.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL
LOIS ROAD ESTATES – FILING NOS. 1 & 2
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS
POND PLAN & DETAILS
RIPRAP CALCS

DATE 4/7/2025

A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/12/2025 – KMB

REVISIONS

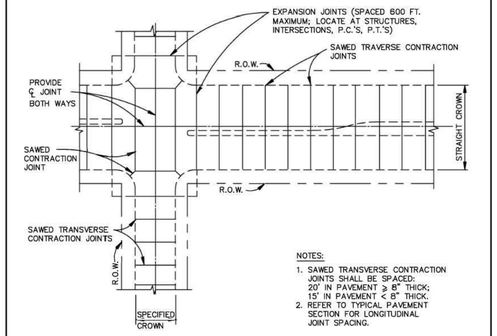
DR. TN CH. KB
P.M. JF
JOB 24007256
SHEET NO. 90

FILE: 24007256-DRAINAGE CALC SHEETS.DWG

GENERAL NOTES:

1. REINFORCED CONCRETE PAVEMENT:
   - A. ALL CURBS SHALL BE PLACED INTEGRAL WITH PAVEMENT UNLESS OTHERWISE APPROVED BY THE OWNER.
   - B. CURBS SHALL MEET THE SAME COMPRESSIVE STRENGTH AS SPECIFIED FOR THE PAVEMENT.
   - C. BAR LAPS SHALL BE 30 DIAMETERS.
   - D. REINFORCING BARS SHALL BE SUPPORTED BY CHAIRS OR OTHER DEVICES APPROVED BY THE OWNER.
2. SUBGRADE: (UNLESS OTHERWISE SPECIFIED BY OWNER)
   - A. SUBGRADE UNDER ALL PAVEMENTS SHALL BE STABILIZED TO A MINIMUM DEPTH OF 6" WITH HYDRATED LIME OR CEMENT WHEN THE P.I. OF THE INPLACE MATERIAL IS GREATER THAN 15. LABORATORY TESTS MUST BE PERFORMED TO DETERMINE THE AMOUNT OF LIME OR CEMENT REQUIRED TO LOWER THE P.I. TO 15 OR BELOW. SATURATION P.I. (PH ≥ 12.4) WILL BE THE LIMIT WHEN A SOIL'S P.I. CANNOT BE BROUGHT TO 15 OR LOWER.
   - B. WHERE THE INPLACE MATERIAL HAS A P.I. OF LESS THAN 15, THE SUBGRADE SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 6" AND RECOMPACTED.
3. IF THE ROADWAY IS A DESIGNATED BIKE ROUTE OR BIKE USAGE IS ANTICIPATED, REFER TO NCTCOG'S REGIONAL BICYCLE AND PEDESTRIAN FACILITIES DESIGN MANUAL FOR DESIGN GUIDANCE.

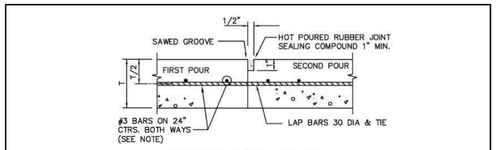
PAVEMENT SYSTEMS	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE: 302,303
GENERAL NOTES		DATE: OCT. '04 / STANDARD DRAWING NO.: 2190



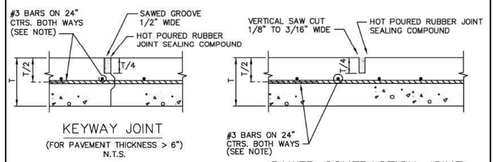
NOTES:
1. SAWED TRANSVERSE CONTRACTION JOINTS SHALL BE SPACED: 20' IN PAVEMENT ≥ 8" THICK; 15' IN PAVEMENT < 8" THICK.
2. REFER TO TYPICAL PAVEMENT SECTION FOR LONGITUDINAL JOINT SPACING.

SPACING DIAGRAM FOR TRANSVERSE JOINTS
N.T.S.

REINFORCED CONCRETE PAVEMENT	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE: 303.5.4.
TRANSVERSE JOINT SPACING		DATE: OCT. '04 / STANDARD DRAWING NO.: 2060

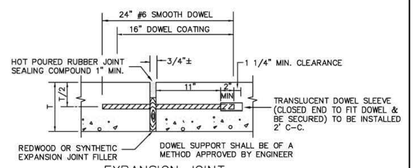


CONSTRUCTION JOINT
N.T.S.



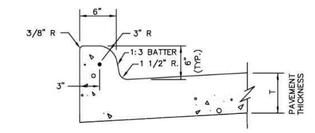
N.T.S.

NOTE:
ALTERNATE REINFORCEMENT #4 BARS ON 30" CTRS. BOTH WAYS.

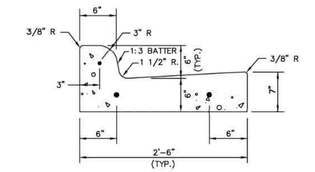


EXPANSION JOINT
(SPACED 600 FT. MAXIMUM; LOCATE AT STRUCTURES AND AT INTERSECTION P.C.'S & P.T.'S)
N.T.S.

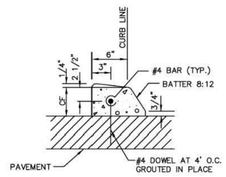
REINFORCED CONCRETE PAVEMENT	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE: 303.5.4.
JOINTS		DATE: OCT. '04 / STANDARD DRAWING NO.: 2050



INTEGRAL CURB & GUTTER
N.T.S.



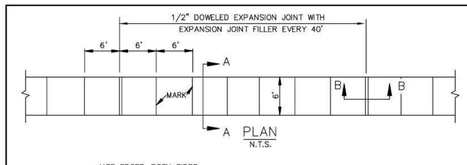
SEPARATE CURB & GUTTER
N.T.S.

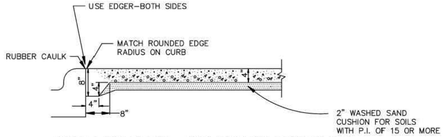


DOWELED CURB
N.T.S.

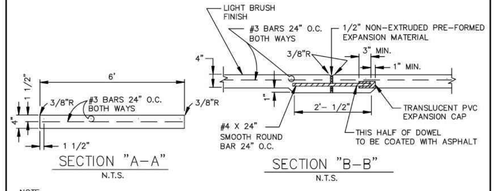
NOTES:
1. REINFORCEMENT SHALL BE NO. 4 BARS, UNLESS OTHERWISE SPECIFIED.
2. CONCRETE SHALL BE CLASS "C" OR "PC".
3. "CF" IS 6" UNLESS OTHERWISE SPECIFIED.
4. ALL CURBS ARE CONSTRUCTED OF PORTLAND CEMENT CONCRETE UNLESS OTHERWISE SHOWN.
5. GRADE SHALL BE MEASURED AT BACK OF CURB.

CONCRETE CURB & GUTTER	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE: 305.1
INTEGRAL, SEPARATE, & DOWELED		DATE: OCT. '04 / STANDARD DRAWING NO.: 2120





JOINT LUG DETAIL FOR MEDIAN PAVEMENT OR SIDEWALK ADJACENT TO CURB
N.T.S.



NOTE:
1. REFER TO STANDARD SPECIFICATION ITEM 305.2 FOR ALTERNATE REINFORCEMENT.
2. CROSS SLOPE OF SIDEWALK SHALL BE ± 1/4" PER FT. MIN. TO ± 3/8" PER FT. MAX.
3. OTHER THAN 6'-0" SIDEWALK WIDTH MAY BE SPECIFIED BY OWNER.
4. SIDEWALK SHALL BE CLASS "A" CONCRETE UNLESS OTHERWISE SPECIFIED BY OWNER.
5. ALL HONEYCOMB IN BACK OF CURB TO BE TROWEL-PLASTERED BEFORE POURING SIDEWALK.
6. LUG MAY BE FORMED BY SHAPING SUBGRADE TO APPROXIMATE DIMENSIONS SHOWN.

REINFORCED CONCRETE SIDEWALKS	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE: 305.2
JOINTS AND SPACING		DATE: OCT. '04 / STANDARD DRAWING NO.: 2170

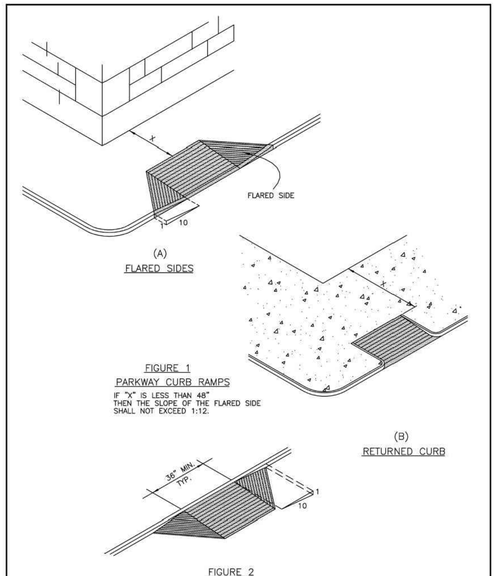


FIGURE 1
PARKWAY CURB RAMPS
IF "X" IS LESS THAN 48" THEN THE SLOPE OF THE FLARED SIDE SHALL NOT EXCEED 1:12.

FIGURE 2
BUILT-UP CURB RAMP

CURB RAMPS	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE
		DATE: OCT. '04 / STANDARD DRAWING NO.: 2125A

CURB RAMPS NOTES:

GENERAL REQUIREMENTS
CURB RAMPS SHALL BE CONSTRUCTED AS PER THE REQUIREMENTS AND SPECIFICATIONS OF THE TEXAS ACCESSIBILITY STANDARDS AND THE ADA & ABA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES. (FEDERAL REGISTER/ VOL. 69, NO. 141, FRIDAY, JULY 23, 2004)

LOCATION:
CURB RAMPS UNDER THESE PROVISIONS, SHALL BE WHEREVER AN ACCESSIBLE ROUTE CROSSES A CURB.

SLOPE:
SLOPES ON CURB RAMPS SHALL BE MEASURED AS FOLLOWS: (Y:X = VERTICAL:HORIZONTAL)
A) TRANSITIONS FROM RAMPS TO WALKS, GUTTERS, OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES.
B) MAXIMUM SLOPES OF ADJOINING GUTTERS, ROAD SURFACE IMMEDIATELY ADJACENT TO THE CURB OR ACCESSIBLE ROUTE SHALL NOT EXCEED 1:20.
C) THE LEAST POSSIBLE SLOPE SHALL BE USED FOR ANY RAMP. THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION SHALL BE 1:12. THE MAXIMUM RISE FOR ANY RUN SHALL BE 30" (760 MM). CURB RAMPS AND RAMPS TO BE CONSTRUCTED ON EXISTING SITES OR IN EXISTING BUILDINGS OR FACILITIES MAY HAVE SLOPES AND RISES IF SPACE LIMITATIONS PROHIBIT THE USE OF A 1:12 SLOPE OR LESS, AS FOLLOWS:
   1. A SLOPE BETWEEN 1:10 AND 1:12 IS ALLOWED FOR A MAXIMUM RISE OF 6".
   2. A SLOPE BETWEEN 1:8 AND 1:10 IS ALLOWED FOR A MAXIMUM OF 3" A SLOPE STEEPER THAN 1:8 IS NOT ALLOWED.

RAMP WIDTH:
THE MINIMUM WIDTH OF A CURB RAMP SHALL BE 36" EXCLUSIVE OF FLARED SIDES.

SURFACE:
SURFACES OF CURB RAMPS, SHALL BE STABLE FIRM, AND SLIP RESISTANT. SURFACE TEXTURES SHALL CONSIST OF EXPOSED CRUSHED STONE AGGREGATE, ROUGHENED CONCRETE, RUBBER, RAISED ABRASIVE STRIPS, OR GROOVES. EXTENDING THE FULL WIDTH AND DEPTH OF THE CURB RAMP. SURFACES THAT ARE RAISED, ETCHED, OR GROOVED IN A WAY THAT WOULD ALLOW WATER TO ACCUMULATE ARE PROHIBITED. FOR PURPOSES OF WARNING, THE FULL WIDTH AND DEPTH OF CURB RAMPS SHALL HAVE A LIGHT REFLECTIVE VALUE AND TEXTURE THAT SIGNIFICANTLY CONTRASTS WITH THAT OF ADJOINING PEDESTRIAN ROUTES.

SIDES OF CURB RAMPS:
IF A CURB RAMP IS LOCATED WHERE PEDESTRIANS MUST WALK ACROSS THE RAMP, OR WHERE IT IS NOT PROTECTED BY HANDRAILS OR GUARDRAILS, IT SHALL HAVE FLARED SIDES. THE MAXIMUM SLOPE OF THE FLARE SHALL BE 1:10 (SEE FIG. 1 (A)) CURB RAMPS WITH RETURNED CURBS MAY BE USED WHERE PEDESTRIANS WOULD NOT WALK ACROSS THE RAMP. (SEE FIG. 1 (B))

BUILT-UP RAMPS:
BUILT-UP CURB RAMPS SHALL BE LOCATED SO THEY DO NOT PROJECT INTO VEHICULAR TRAFFIC LANES (SEE FIG. 2)

OBSTRUCTIONS:
CURB RAMPS SHALL BE LOCATED OR PROTECTED TO PREVENT THEIR OBSTRUCTION BY PARKED VEHICLES.

LOCATION AT MARKED CROSSINGS:
CURB RAMPS AT MARKED CROSSINGS SHALL BE WHOLLY CONTAINED WITHIN THE MARKINGS, EXCLUDING ANY FLARED SIDES.

DIAGONAL CURB RAMPS:
IF DIAGONAL (OR CORNER TYPE) CURB RAMPS HAVE RETURNED CURBS OR OTHER WELL DEFINED EDGES, SUCH EDGES SHALL BE PARALLEL TO THE DIRECTION OF PEDESTRIAN FLOW. THE BOTTOM OF DIAGONAL CURB RAMPS SHALL HAVE 48" (1220 MM) MINIMUM. IF DIAGONAL CURB RAMPS ARE PROVIDED AT MARKED CROSSINGS, THE 48" (1220 MM) CLEAR SPACE SHALL BE WITHIN THE MARKINGS. IF DIAGONAL CURB RAMPS HAVE FLARED SIDES, THEY SHALL ALSO HAVE AT LEAST A 24" (610 MM) LONG SEGMENT OF STRAIGHT CURB LOCATED ON EACH SIDE OF THE CURB RAMP AND WITHIN THE MARKED CROSSING. ANY RAISED ISLANDS IN CROSSINGS SHALL BE CUT THROUGH LEVEL WITH THE STREET OR HAVE CURB RAMPS AT BOTH SIDES AND A LEVEL AREA AT LEAST 48" (1220 MM) LONG BETWEEN THE CURB RAMPS IN THE PART OF THE ISLAND INTERSECTED BY THE CROSSINGS.

CONSTRUCTION
(A.) THE CONTRACTOR SHALL SAWCUT, REMOVE AND DISPOSE OFF-SITE THE REQUIRED EXISTING CONCRETE SIDEWALK, CURB AND GUTTER, TO CONSTRUCT THE PROPOSED RAMPS.
(B.) CONCRETE SIDEWALKS AND RAMPS SHALL BE MINIMUM 4" THICK, 4000 PSI, 5 SACK CONCRETE, REINFORCED WITH #3 BARS AT 14" CENTERS BOTH WAYS, PLACED OVER A 2" THICK SAND CUSHION EMBEDMENT.
(C.) THE CONTRACTOR SHALL USE 1" PREMOLDED EXPANSION JOINT MATERIAL BETWEEN THE PROPOSED SIDEWALKS AND RAMPS AT THE BACK OF CURBS, AND AT JOINTS AT NO EXTRA PAY.
(D.) DUMMY JOINT REQUIRED EVERY 4' IN 4' WIDE SIDEWALKS AND EVERY 5' IN 6' WIDE SIDEWALK.

CURB RAMPS	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE
		DATE: OCT. '04 / STANDARD DRAWING NO.: 2125B

Please update details to NCTCOG latest details (Aug 2023)

Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell-group.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT: KALTER CAPITAL
LOIS ROAD ESTATES – FILING NOS. 1 & 2
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS
CONSTRUCTION DETAILS
STREET DETAILS

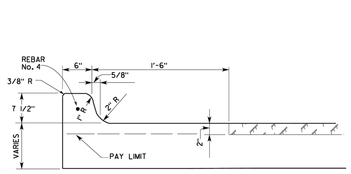
DATE 4/7/2025

A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/12/2025 – KMB

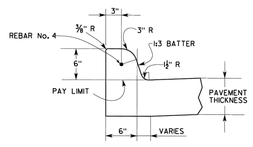
REVISIONS

DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 91

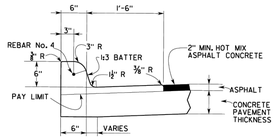
FILE: 24007256-PHI-DTLS.DWG



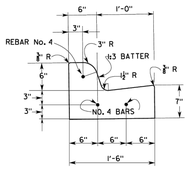
SPECIAL CURB & GUTTER



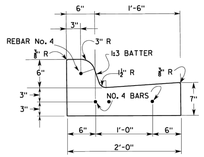
INTEGRAL CURB



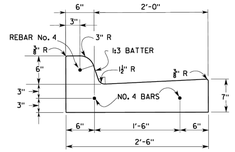
INTEGRAL CURB & GUTTER



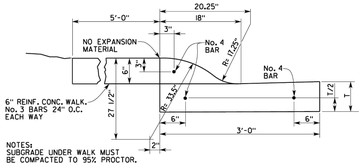
1'-6" SEPARATE CURB AND GUTTER



2'-0" SEPARATE CURB AND GUTTER



2'-6" SEPARATE CURB AND GUTTER



NOTES:
SUBGRADE UNDER WALK MUST BE COMPACTED TO 95% PROCTOR.

MOUNTABLE CURB AND GUTTER DETAILS
REINF. CONC. WALK DETAILS

NOTES:

1. ALL REINFORCEMENT STEEL SHALL BE MINIMUM No. 4 BARS. EXCEPT FOR CBD AS SHOWN ON SHEET No. 1008A.
2. SEPARATE CURB WITH 12" OR 18" GUTTER SHALL BE USED ONLY AS REPLACEMENT TO MATCH EXISTING CONDITIONS.
3. FOR CONNECTING SEPARATE CURB AND GUTTER TO AN EXISTING CONCRETE STREET, No.4 BARS MUST BE PLACED EVERY 24" WITH NO SEPARATE PAY ITEM.

•SEE GENERAL NOTES ON SHEET No. 1007A FOR FURTHER INFORMATION.

PAVING DETAILS	
CURB AND GUTTER	
DETAILS	
DEPARTMENT OF PUBLIC WORKS CITY OF DALLAS, TEXAS	
DRAWINGS NOT TO SCALE REVISED: DECEMBER 2021	SHEET No. 1007B

Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell-group.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO | 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL
LOIS ROAD ESTATES – FILING NOS. 1 & 2
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS
CONSTRUCTION DETAILS
STREET DETAILS

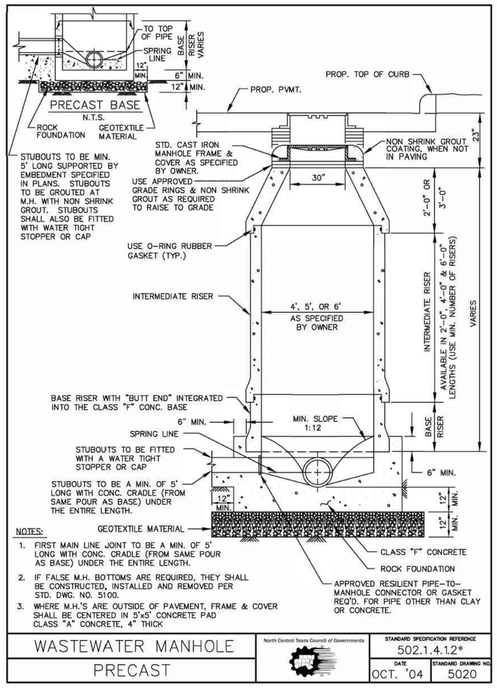
DATE 4/7/2025

A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/23/2025 – KMB

REVISIONS

DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 92

FILE: 24007256-PAH-DTLS.DWG

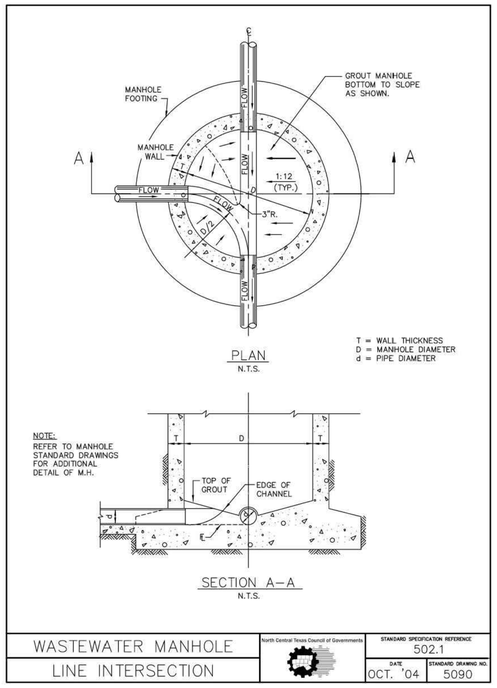


WASTEWATER MANHOLE
PRECAST

North Central Texas Council of Governments

STANDARD SPECIFICATION REFERENCE	
502.1.4.1.2*	
DATE	STANDARD DRAWING NO.
OCT. '04	5020

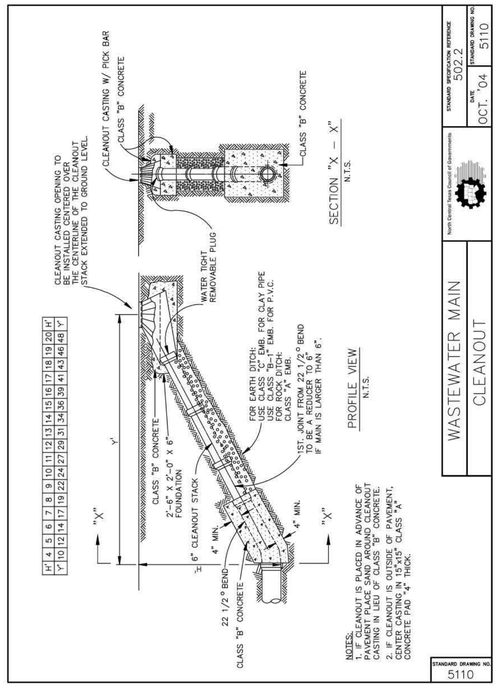
*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. *Public Works Construction Standards North Central Texas, Fifth Edition.*



WASTEWATER MANHOLE
LINE INTERSECTION

North Central Texas Council of Governments

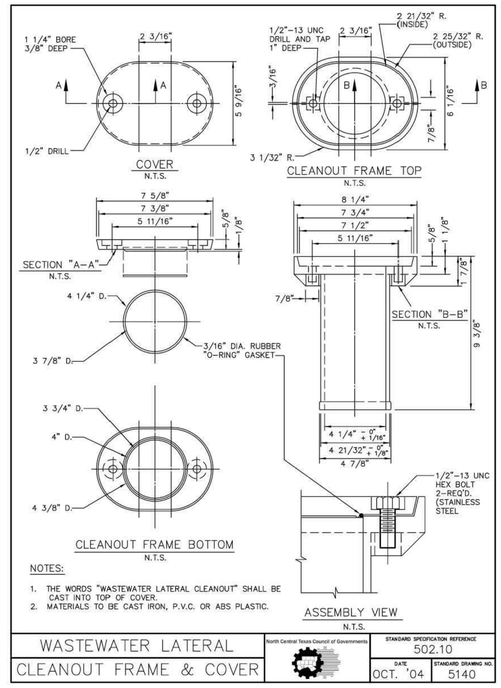
STANDARD SPECIFICATION REFERENCE	
502.1	
DATE	STANDARD DRAWING NO.
OCT. '04	5090



WASTEWATER MAIN
CLEANOUT

STANDARD SPECIFICATION REFERENCE	
502.2	
DATE	STANDARD DRAWING NO.
OCT. '04	5110

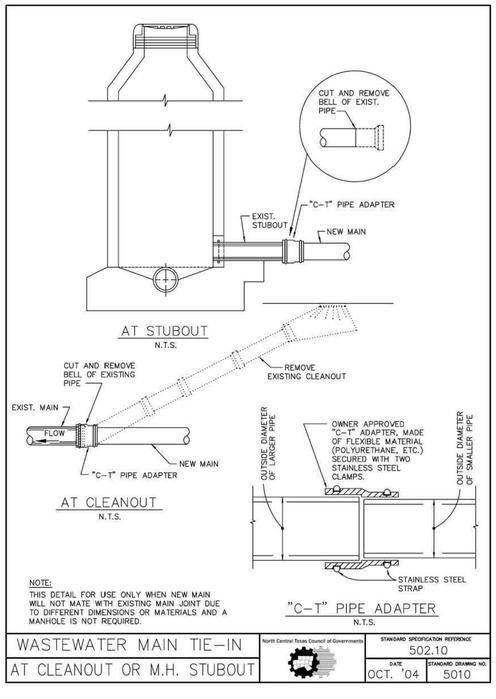
STANDARD DRAWING NO. 5110



WASTEWATER LATERAL
CLEANOUT FRAME & COVER

North Central Texas Council of Governments

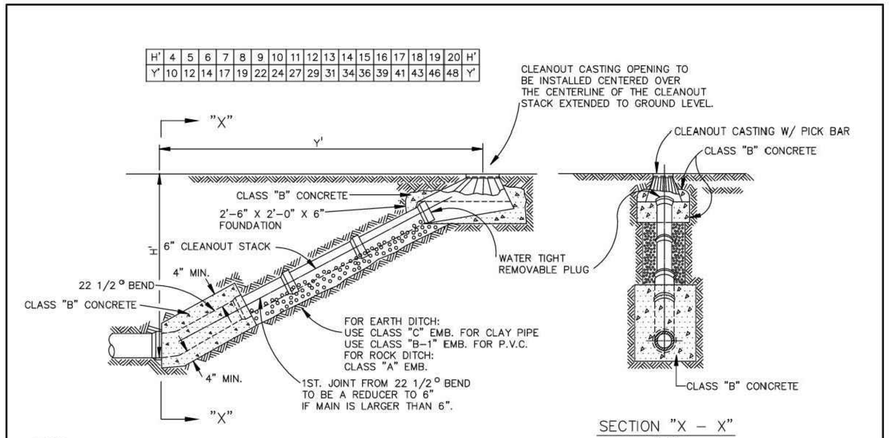
STANDARD SPECIFICATION REFERENCE	
502.10	
DATE	STANDARD DRAWING NO.
OCT. '04	5140



WASTEWATER MAIN TIE-IN
AT CLEANOUT OR M.H. STUBOUT

North Central Texas Council of Governments

STANDARD SPECIFICATION REFERENCE	
502.10	
DATE	STANDARD DRAWING NO.
OCT. '04	5010



STANDARD DRAWING NO. 5110

WASTEWATER MAIN
CLEANOUT

North Central Texas Council of Governments

STANDARD SPECIFICATION REFERENCE	
502.2	
DATE	STANDARD DRAWING NO.
OCT. '04	5110

Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell-group.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL
LOIS ROAD ESTATES – FILING NOS. 1 & 2
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS
CONSTRUCTION DETAILS
SANITARY SEWER DETAILS

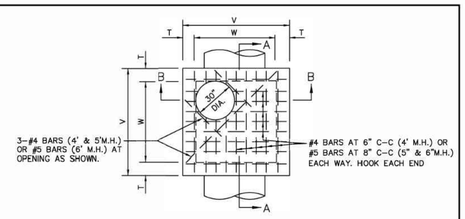
DATE 4/7/2025

A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/12/2025 – KMB

REVISIONS

DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 93

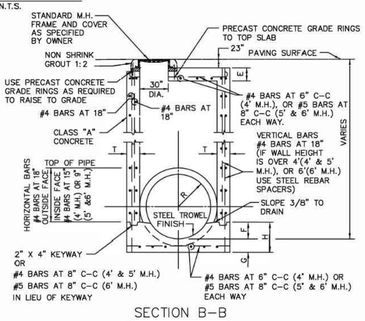
FILE: 24007256-PHI-DTLS.DWG



PLAN
N.T.S.

M.H. SIZE(W)	V	T	E	F	G	H
4'	5'-4"	8"	6"	9"	6"	1'-3"
5'	6'-4"	8"	6"	12"	8"	1'-8"
6'	7'-6"	9"	9"	16"	10"	2'-2"

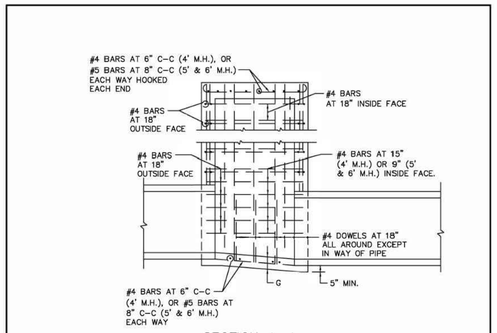
TABLE OF DIMENSIONS
N.T.S.



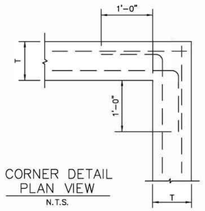
SECTION B-B
N.T.S.

STORM WATER MANHOLE	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 502.1.4.1*	
4', 5', OR 6' SQUARE		DATE OCT. '04	STANDARD DRAWING NO. 6010A

*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. *Public Works Construction Standards North Central Texas, Fifth Edition.*



SECTION A-A
N.T.S.

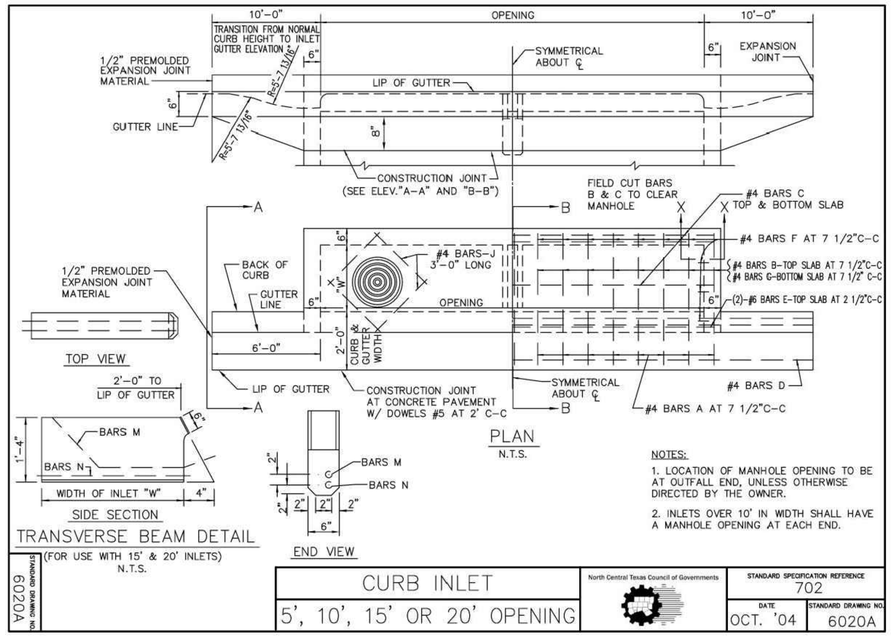


CORNER DETAIL
PLAN VIEW
N.T.S.

NOTES:
1. SLOPE INVERT OF MANHOLE AS INDICATED ON PLAN-PROFILE SHEET.
2. LAYERS OF REINFORCING STEEL NEAREST THE INTERIOR AND EXTERIOR SURFACE SHALL HAVE A COVER OF 2" TO THE CENTER OF BARS, UNLESS OTHERWISE NOTED.
3. CONCRETE SHALL BE CLASS "A".

STORM WATER MANHOLE	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 502.1.4.1*	
4', 5', OR 6' SQUARE		DATE OCT. '04	STANDARD DRAWING NO. 6010B

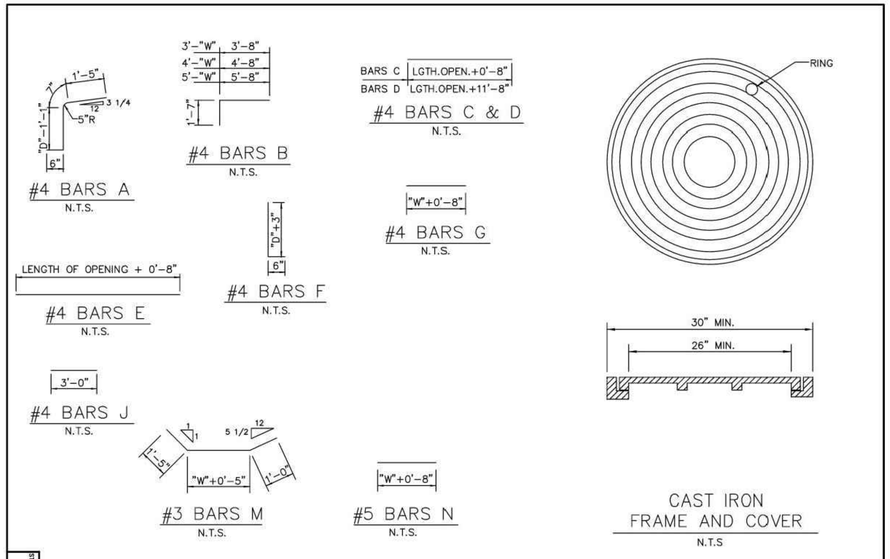
*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. *Public Works Construction Standards North Central Texas, Fifth Edition.*



TRANSVERSE BEAM DETAIL
(FOR USE WITH 15' & 20' INLETS)
N.T.S.

NOTES:
1. LOCATION OF MANHOLE OPENING TO BE AT OUTFALL END, UNLESS OTHERWISE DIRECTED BY THE OWNER.
2. INLETS OVER 10' IN WIDTH SHALL HAVE A MANHOLE OPENING AT EACH END.

STANDARD DRAWING NO. 6020A	CURB INLET 5', 10', 15' OR 20' OPENING	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 702	
			DATE OCT. '04	STANDARD DRAWING NO. 6020A



STANDARD DRAWING NO. 6020C	CURB INLET REBAR & M.H. FRAME & COVER	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 702	
			DATE OCT. '04	STANDARD DRAWING NO. 6020C

BILL OF REINFORCING STEEL

DEPTH "D"	ALL WIDTHS AND LENGTHS	OPENING LENGTH "L" = 5ft Widths "W" 3ft	4ft	5ft				OPENING LENGTH "L" = 10ft Widths "W" 3ft	4ft	5ft				OPENING LENGTH "L" = 15 ft Widths "W" 3ft	4ft	5ft				OPENING LENGTH "L" = 20 ft Widths "W" 3ft	4ft	5ft			
	BARS C	BARS D	BARS E	BARS J	BARS F	BARS F	BARS A	BARS B	BARS G	BARS G	BARS C	BARS D	BARS F	BARS F	BARS A	BARS B	BARS G	BARS G	BARS C	BARS D	BARS M	BARS N	BARS F	BARS F	BARS A	BARS B	BARS G	BARS G	BARS M	BARS N
3'-6"	17	3	2	4	20	24	28	10	10	20	28	32	36	18	18	28	36	40	44	26	26	36	2	2	44	48	52	34	34	44	2	2
3'-9"	18	"	"	"	"	"	"	"	"	20	"	"	"	"	"	28	"	"	"	"	"	36	"	"	"	"	"	"	"	44	"	"
4'-0"	19	"	"	"	"	"	"	"	"	24	"	"	"	"	"	32	"	"	"	"	"	40	"	"	"	"	"	"	"	48	"	"
4'-3"	19	"	"	"	"	"	"	"	"	24	"	"	"	"	"	32	"	"	"	"	"	40	"	"	"	"	"	"	"	48	"	"
4'-6"	21	"	"	"	"	"	"	"	"	26	"	"	"	"	"	34	"	"	"	"	"	42	"	"	"	"	"	"	"	50	"	"
4'-9"	21	"	"	"	"	"	"	"	"	26	"	"	"	"	"	34	"	"	"	"	"	42	"	"	"	"	"	"	"	50	"	"
5'-0"	21	"	"	"	"	"	"	"	"	26	"	"	"	"	"	34	"	"	"	"	"	42	"	"	"	"	"	"	"	50	"	"
5'-3"	23	"	"	"	"	"	"	"	"	28	"	"	"	"	"	36	"	"	"	"	"	44	"	"	"	"	"	"	"	52	"	"
5'-6"	23	"	"	"	"	"	"	"	"	28	"	"	"	"	"	36	"	"	"	"	"	44	"	"	"	"	"	"	"	52	"	"
5'-9"	25	"	"	"	"	"	"	"	"	30	"	"	"	"	"	38	"	"	"	"	"	46	"	"	"	"	"	"	"	54	"	"
6'-0"	25	"	"	"	"	"	"	"	"	30	"	"	"	"	"	38	"	"	"	"	"	46	"	"	"	"	"	"	"	54	"	"
6'-3"	26	"	"	"	"	"	"	"	"	30	"	"	"	"	"	38	"	"	"	"	"	46	"	"	"	"	"	"	"	54	"	"
6'-6"	27	"	"	"	"	"	"	"	"	32	"	"	"	"	"	40	"	"	"	"	"	48	"	"	"	"	"	"	"	56	"	"
6'-9"	27	"	"	"	"	"	"	"	"	32	"	"	"	"	"	40	"	"	"	"	"	48	"	"	"	"	"	"	"	56	"	"
7'-0"	29	"	"	"	"	"	"	"	"	34	"	"	"	"	"	42	"	"	"	"	"	50	"	"	"	"	"	"	"	58	"	"
7'-3"	29	"	"	"	"	"	"	"	"	34	"	"	"	"	"	42	"	"	"	"	"	50	"	"	"	"	"	"	"	58	"	"
7'-6"	30	"	"	"	"	"	"	"	"	34	"	"	"	"	"	42	"	"	"	"	"	50	"	"	"	"	"	"	"	58	"	"
7'-9"	31	"	"	"	"	"	"	"	"	36	"	"	"	"	"	44	"	"	"	"	"	52	"	"	"	"	"	"	"	60	"	"
8'-0"	31	"	"	"	"	"	"	"	"	36	"	"	"	"	"	44	"	"	"	"	"	52	"	"	"	"	"	"	"	60	"	"
8'-3"	32	"	"	"	"	"	"	"	"	36	"	"	"	"	"	44	"	"	"	"	"	52	"	"	"	"	"	"	"	60	"	"
8'-6"	33	"	"	"	"	"	"	"	"	38	"	"	"	"	"	46	"	"	"	"	"	54	"	"	"	"	"	"	"	62	"	"
8'-9"	34	"	"	"	"	"	"	"	"	38	"	"	"	"	"	46	"	"	"	"	"	54	"	"	"	"	"	"	"	62	"	"
9'-0"	35	"	"	"	"	"	"	"	"	40	"	"	"	"	"	48	"	"	"	"	"	56	"	"	"	"	"	"	"	64	"	"
9'-3"	36	"	"	"	"	"	"	"	"	40	"	"	"	"	"	48	"	"	"	"	"	56	"	"	"	"	"	"	"	64	"	"
9'-6"	37	"	"	"	"	"	"	"	"	42	"	"	"	"	"	50	"	"	"	"	"	58	"	"	"	"	"	"	"	66	"	"
10'-0"	38	"	"	"	"	"	"	"	"	42	"	"	"	"	"	50	"	"	"	"	"	58	"	"	"	"	"	"	"	66	"	"

NOTE:
FOR CONVENIENCE, DEPTHS OF INLETS SHOWN IN ABOVE TABLES ARE IN INCREMENTS OF 3 INCHES BUT ANY DEPTHS OTHER THAN THOSE SHOWN ABOVE MAY BE USED WHEREVER DEEMED NECESSARY. QUANTITIES FOR OTHER DEPTHS FALLING WITHIN THE LIMITS OF THE TABLE MAY BE FOUND BY INTERPOLATION.

STANDARD DRAWING NO. 6020D	CURB INLET BILL OF REINFORCING STEEL	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 702	
			DATE OCT. '04	STANDARD DRAWING NO. 6020D

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell-group.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL
LOIS ROAD ESTATES – FILING NOS. 1 & 2
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS
CONSTRUCTION DETAILS
STORM SEWER DETAILS

DATE 4/7/2025

REVISIONS
A 1st SUBMITTAL TO JURISDICTION 4/7/2025 — KMB
B 2nd SUBMITTAL TO JURISDICTION 5/12/2025 — KMB

DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 94

FILE: 24007256-PHI-DTLS.DWG

SUMMARY OF QUANTITIES FOR CURB INLETS

DEPTH "D"	5'–0" OPENING						10'–0" OPENING						15'–0" OPENING						20'–0" OPENING					
	WIDTH 3'–0"		WIDTH 4'–0"		WIDTH 5'–0"		WIDTH 3'–0"		WIDTH 4'–0"		WIDTH 5'–0"		WIDTH 3'–0"		WIDTH 4'–0"		WIDTH 5'–0"		WIDTH 3'–0"		WIDTH 4'–0"		WIDTH 5'–0"	
	CONC C.Y.	STEEL LBS.	CONC C.Y.	STEEL LBS.	CONC C.Y.	STEEL LBS.	CONC C.Y.	STEEL LBS.	CONC C.Y.	STEEL LBS.	CONC C.Y.	STEEL LBS.	CONC C.Y.	STEEL LBS.	CONC C.Y.	STEEL LBS.	CONC C.Y.	STEEL LBS.	CONC C.Y.	STEEL LBS.	CONC C.Y.	STEEL LBS.	CONC C.Y.	STEEL LBS.
3'–6"	2.62	306	2.95	332	3.28	373	4.12	479	4.64	521	5.20	564	5.69	667	6.40	721	7.10	775	7.20	846	8.11	909	9.03	976
3'–9"	2.70	309	3.04	341	3.39	373	4.25	494	4.78	536	5.34	579	5.87	687	6.58	741	7.30	796	7.42	874	8.34	937	9.27	1010
4'–0"	2.78	328	3.14	364	3.49	399	4.38	518	4.92	565	5.49	610	6.05	718	6.77	776	7.49	835	7.64	909	8.58	976	9.51	1046
4'–3"	2.87	334	3.23	370	3.59	406	4.51	526	5.06	573	5.64	619	6.22	729	6.95	787	7.69	847	7.87	922	8.81	990	9.75	1061
4'–6"	2.95	356	3.32	394	3.69	431	4.64	558	5.20	607	5.79	656	6.40	770	7.14	830	7.88	891	8.09	973	9.04	1043	9.99	1115
4'–9"	3.03	361	3.41	410	3.79	438	4.77	566	5.34	616	5.94	665	6.57	780	7.32	841	8.07	903	8.31	986	9.27	1056	10.23	1129
5'–0"	3.12	367	3.51	416	3.90	445	4.90	574	5.47	624	6.09	674	6.75	791	7.51	853	8.27	915	8.53	999	9.50	1070	10.47	1144
5'–3"	3.20	383	3.60	424	4.00	465	5.03	600	5.61	652	6.23	704	6.93	827	7.69	890	8.46	955	8.76	1044	9.73	1118	10.71	1194
5'–6"	3.28	389	3.69	430	4.10	472	5.16	608	5.75	661	6.38	713	7.11	837	7.88	901	8.66	967	8.98	1057	9.97	1131	10.95	1208
5'–9"	3.37	405	3.78	451	4.20	495	5.29	635	5.89	690	6.53	744	7.28	874	8.07	940	8.85	1007	9.20	1102	10.20	1178	11.19	1258
6'–0"	3.45	415	3.88	460	4.30	504	5.42	646	6.03	702	6.68	757	7.45	888	8.25	954	9.05	1022	9.42	1119	10.43	1196	11.43	1276
6'–3"	3.53	425	3.97	470	4.41	515	5.55	661	6.17	718	6.83	773	7.63	908	8.44	975	9.24	1044	9.64	1147	10.66	1223	11.67	1305
6'–6"	3.62	437	4.06	486	4.51	532	5.68	681	6.31	739	6.97	797	7.81	935	8.62	1005	9.43	1057	9.87	1178	10.89	1258	11.92	1340
6'–9"	3.70	441	4.15	490	4.61	537	5.81	688	6.45	747	7.12	806	7.98	945	8.81	1015	9.63	1066	10.09	1191	11.12	1272	12.15	1355
7'–0"	3.78	460	4.25	510	4.71	560	5.94	716	6.59	777	7.27	837	8.16	981	8.99	1053	9.82	1126	10.31	1237	11.35	1319	12.40	1404
7'–3"	3.86	465	4.34	516	4.81	567	6.07	724	6.72	785	7.42	846	8.33	992	9.18	1065	10.02	1138	10.53	1249	11.59	1333	12.64	1418
7'–6"	3.95	477	4.43	529	4.91	570	6.20	742	6.86	804	7.57	866	8.51	1016	9.36	1089	10.21	1163	10.75	1290	11.82	1365	12.88	1451
7'–9"	4.03	491	4.53	544	5.02	597	6.33	762	7.00	826	7.71	890	8.67	1040	9.55	1116	10.41	1193	10.98	1313	12.05	1399	13.12	1498
8'–0"	4.12	496	4.62	550	5.12	604	6.46	770	7.14	834	7.86	899	8.86	1051	9.73	1129	10.60	1205	11.20	1325	12.28	1412	13.36	1510
8'–3"	4.20	504	4.71	559	5.22	613	6.59	784	7.28	849	8.01	915	9.04	1069	9.92	1149	10.80	1228	11.42	1353	12.51	1440	13.60	1529
8'–6"	4.28	519	4.80	576	5.32	632	6.71	804	7.42	871	8.16	938	9.21	1107	10.10	1176	10.99	1257	11.64	1385	12.74	1474	13.84	1565
8'–9"	4.37	528	4.90	586	5.42	643	6.84	819	7.56	886	8.31	954	9.39	1119	10.29	1199	11.18	1280	11.87	1410	12.97	1500	14.08	1592
9'–0"	4.45	545	4.99	605	5.53	664	6.97	842	7.70	912	8.46	982	9.56	1148	10.47	1231	11.38	1313	12.09	1447	13.21	1539	14.32	1631
9'–3"	4.53	554	5.08	614	5.63	674	7.10	858	7.84	929	8.60	999	9.74	1169	10.66	1252	11.57	1335	12.31	1474	13.44	1563	14.56	1660
9'–6"	4.62	568	5.17	630	5.73	692	7.23	878	7.97	950	8.75	1022	9.92	1195	10.84	1280	11.77	1365	12.53	1505	13.67	1600	14.80	1696
10'–0"	4.78	582	5.36	645	5.93	708	7.49	900	8.11	974	9.05	1048	10.27	1227	11.21	1312	12.16	1399	12.98	1546	14.13	1642	15.29	1739

NOTE:
FOR CONVENIENCE, DEPTHS OF INLETS SHOWN IN ABOVE TABLES ARE IN INCREMENTS OF 3 INCHES BUT ANY DEPTHS OTHER THAN THOSE SHOWN ABOVE MAY BE USED WHEREVER DEEMED NECESSARY. QUANTITIES FOR OTHER DEPTHS FALLING WITHIN THE LIMITS OF THE TABLE MAY BE FOUND BY INTERPOLATION.

STANDARD DRAWING NO. 6020E

CURB INLET
SUMMARY OF QUANTITIES

North Central Texas Council of Governments

STANDARD SPECIFICATION REFERENCE 702

DATE OCT. '04

STANDARD DRAWING NO. 6020E

Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell-group.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

LOIS ROAD ESTATES – FILING NOS. 1 & 2
CITY OF SANGER, COUNTY OF DENTON,
STATE OF TEXAS
CONSTRUCTION DETAILS
STORM SEWER DETAILS

CLIENT: KALTER CAPITAL

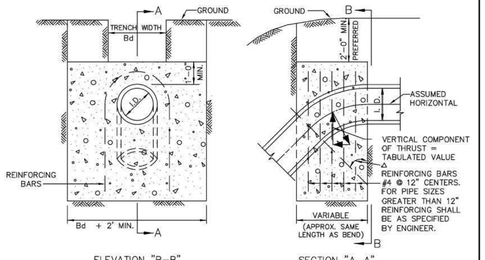
DATE 4/7/2025

A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/12/2025 – KMB

REVISIONS

DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 95

FILE: 24007256-PHI-DTLS.DWG



ELEVATION "B–B"
N.T.S.

SECTION "A–A"
N.T.S.

REFER TO
STD. DWG. No. 4040
FOR GENERAL NOTES.

Δ	11.25°		22.50°		30°		45°		67.50°		90°		Δ
I.D. (IN.)	THRUST (TONS)	VOL. (C.Y.)	THRUST (TONS)	VOL. (C.Y.)	THRUST (TONS)	VOL. (C.Y.)	THRUST (TONS)	VOL. (C.Y.)	THRUST (TONS)	VOL. (C.Y.)	THRUST (TONS)	VOL. (C.Y.)	I.D. (IN.)
4,6,8	1.0	0.5	2.0	1.0	2.5	1.3	3.6	1.8	4.6	2.3	5.0	2.5	4,6,8
10,12	2.2	1.1	4.3	2.2	5.7	2.8	8.0	4.0	10.5	5.2	11.3	5.7	10,12
16,18	5.0	2.5	9.7	4.9	12.7	6.4	18.0	9.0	23.5	11.8	25.5	12.7	16,18
20	6.1	3.1	12.0	6.0	15.7	7.9	22.2	11.1	29.2	14.5	31.4	15.7	20
24	8.2	4.4	17.3	8.7	22.6	11.3	32.0	16.0	41.8	20.9	45.2	22.6	24
30	10.5	5.2	20.3	10.1	26.5	13.3	37.5	18.8	49.0	24.5	53.1	26.5	30
36	14.9	7.5	29.2	14.6	38.2	19.1	54.0	27.0	70.5	35.3	76.4	38.2	36
42	20.3	10.1	39.8	19.9	52.0	26.0	73.5	36.7	96.0	48.0	104.0	52.0	42
48	26.5	13.2	51.9	26.0	67.9	33.9	96.0	48.0	126.0	62.7	136.0	67.9	48
54	33.5	16.8	65.7	32.9	85.9	42.9	122.0	60.7	159.0	79.4	172.0	85.9	54
60	41.4	20.7	81.2	40.6	106.0	53.0	150.0	75.0	196.0	98.0	212.0	106.0	60
66	50.1	25.0	98.2	49.1	128.0	64.2	182.0	90.7	237.0	119.0	257.0	128.0	66
72	59.6	29.8	117.0	58.4	153.0	76.3	216.0	108.0	282.0	141.0	305.0	153.0	72
78	69.9	35.0	137.0	68.6	179.0	90.0	254.0	127.0	331.0	166.0	358.0	179.0	78
84	81.1	40.5	159.0	79.5	208.0	104.0	294.0	147.0	384.0	192.0	416.0	208.0	84
90	93.1	46.5	183.0	91.3	239.0	119.0	337.0	169.0	441.0	221.0	477.0	239.0	90
96	106.0	53.0	208.0	104.0	272.0	136.0	384.0	192.0	502.0	251.0	543.0	272.0	96

VERTICAL THRUST BLOCK
AT PIPE BEND

North Central Texas Council of Governments

STANDARD SPECIFICATION REFERENCE 502.4
DATE OCT. '04
STANDARD DRAWING NO. 4030

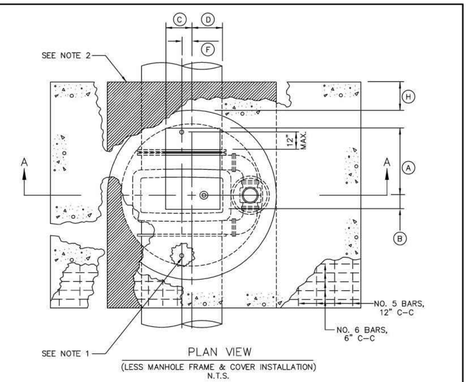
GENERAL NOTES FOR ALL THRUST BLOCKS:

1. CONCRETE FOR BLOCKING SHALL BE CLASS "B".
2. ALL CALCULATIONS ARE BASED ON INTERNAL PRESSURE OF 200 PSI FOR DUCTILE IRON, P.V.C., AND 150 PSI FOR CONCRETE PIPE.
3. VOLUMES OF THRUST BLOCKS ARE NET VOLUMES OF CONCRETE TO BE FURNISHED. THE CORRESPONDING WEIGHT OF THE CONCRETE (CLASS "B") IS EQUAL TO OR GREATER THAN THE VERTICAL COMPONENT OF THE THRUST ON THE VERTICAL BEND.
4. WALL THICKNESS (T) ASSUMED HERE FOR ESTIMATING PURPOSES ONLY.
5. POUR CONCRETE FOR BLOCK AGAINST UNDISTURBED EARTH.
6. DIMENSIONS MAY BE VARIED AS REQUIRED BY FIELD CONDITIONS WHERE AND AS DIRECTED BY THE ENGINEER. THE VOLUME OF CONCRETE BLOCKING SHALL NOT BE LESS THAN SHOWN HERE.
7. THE SOIL BEARING PRESSURES ARE BASED ON 1000 LBS./S.F. IN SOIL AND 2000 LBS./S.F. IN ROCK.
8. USE POLYETHYLENE WRAP OR EQUAL BETWEEN CONCRETE AND BEND, TEE, OR PLUG TO PREVENT THE CONCRETE FROM STICKING TO IT.
9. CONCRETE SHALL NOT EXTEND BEYOND JOINTS.

THRUST BLOCK
GENERAL NOTES

North Central Texas Council of Governments

STANDARD SPECIFICATION REFERENCE 502.4
DATE OCT. '04
STANDARD DRAWING NO. 4040



PLAN VIEW
(LESS MANHOLE FRAME & COVER INSTALLATION)
N.T.S.

GATE VALVE SIZE	DIMENSION TABLE										
	A	B	C	D	E	F	G	H	J	K	L	M
16"	20"	20"	12"	12"	44 1/2"	1"	48"	12"	10"	24"	12"	16"
18"	20"	20"	12"	12"	51 3/8"	2"	48"	12"	12"	24"	12"	18"
20"	22"	18"	12"	12"	56 5/8"	1"	54"	12"	12"	24"	16"	20"
24"	26"	14"	12"	12"	64 3/8"	1"	60"	18"	14"	30"	18"	24"
30"	28"	12"	12"	12"	80 5/8"	3"	66"	18"	18"	30"	20"	30"
36"	32"	8"	12"	12"	90 1/16"	4"	72"	18"	18"	36"	24"	36"
42"	34"	6"	15"	9"	107 3/4"	5"	78"	24"	20"	36"	30"	42"
48"	36"	4"	14"	10"	121 5/8"	4"	90"	24"	26"	42"	36"	48"
54"	36"	4"	9"	15"	142 1/2"	3"	102"	24"	32"	46"	40"	54"

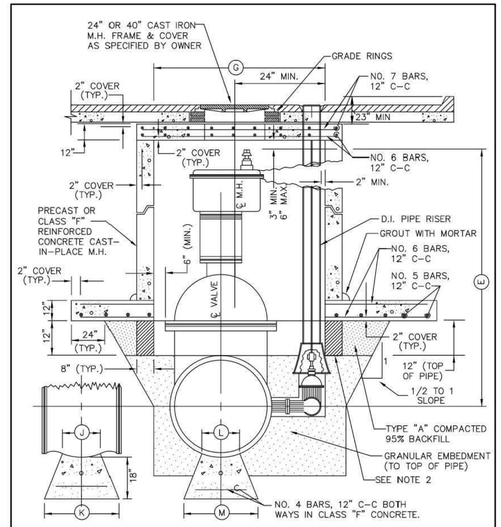
NOTES:
1. PROVIDE CORPORATION AND CURB STOPS A MAXIMUM OF 12" FROM EACH END OF GATE VALVE, AS SHOWN. CORPORATION AND CURB STOP SIZES SHALL BE 1" FOR 16", 20", AND 24" NOMINAL PIPE DIAMETERS, 2" FOR 30" AND LARGER DIAMETERS. 2" TAPS SHALL BE MADE AS A 2" FLANGED OUTLET WITH INSULATED ADAPTOR KIT. COPPER RISERS SHALL BE PROVIDED BETWEEN THE CORPORATION AND CURB STOPS. CURB STOPS SHALL BE INSTALLED AT AN ELEVATION 12" ABOVE THE TOP SURFACE OF VAULT BOTTOM SLAB.
2. POLYURETHANE CUSHION PAD.

VAULT CONSTRUCTION
VERTICAL GATE VALVE ≥ 16"

North Central Texas Council of Governments

STANDARD SPECIFICATION REFERENCE 702.5 *
DATE OCT. '04
STANDARD DRAWING NO. 4070A

*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. *Public Works Construction Standards North Central Texas, Fifth Edition.*



SECTION "A–A"

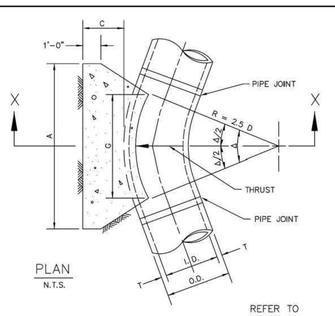
REFER TO STD. DWG. 4070A FOR DIMENSION TABLE AND GENERAL NOTES.

VAULT CONSTRUCTION
VERTICAL GATE VALVE ≥ 16"

North Central Texas Council of Governments

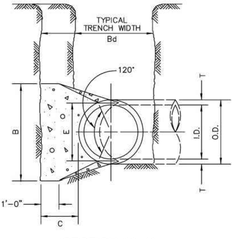
STANDARD SPECIFICATION REFERENCE 702.5 *
DATE OCT. '04
STANDARD DRAWING NO. 4070B

*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. *Public Works Construction Standards North Central Texas, Fifth Edition.*



PLAN
N.T.S.

REFER TO
STD. DWG. No. 4040
FOR GENERAL NOTES.

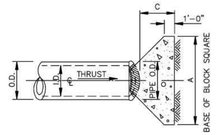


SECTION X–X
N.T.S.

HORIZONTAL THRUST BLOCK
AT PIPE BEND

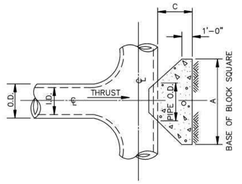
North Central Texas Council of Governments

STANDARD SPECIFICATION REFERENCE 502.4
DATE OCT. '04
STANDARD DRAWING NO. 4010A



PLAN OF PLUG THRUST BLOCK
N.T.S.

REFER TO
STD. DWG. No. 4040
FOR GENERAL NOTES.



PLAN OF TEE THRUST BLOCK
N.T.S.

I.D. (IN.)	THRUST (TONS)	C (FT.)	EARTH A (FT.)	EARTH VOL. (C.Y.)	ROCK A (FT.)	ROCK VOL. (C.Y.)
4,6,8	5.1	1.5	2.5	0.3	2.0	0.2
10,12	11.3	1.5	3.5	0.6	2.5	0.3
16,18	25.5	2.0	5.5	1.6	4.0	0.9
20	31.5	2.0	6.0	1.9	4.0	0.9
24	45.2	2.5	7.0	3.1	5.0	1.7
30	53.0	3.0	7.5	4.1	5.5	2.4
36	76.3	4.0	9.0	7.3	6.5	4.2
42	104.0	4.5	10.5	11.0	7.5	6.2
48	136.0	5.0	12.0	15.6	8.5	8.7
54	172.0	5.5	13.5	21.4	9.5	11.9
60	212.0	6.0	15.0	28.4	10.5	15.7
66	257.0	6.5	16.5	36.8	11.5	20.5
72	305.0	7.5	17.5	47.2	12.5	27.2
78	358.0	8.0	19.0	58.9	13.5	33.7
84	416.0	8.5	20.5	72.3	14.5	41.2
90	477.0	9.0	22.0	87.7	15.5	49.7
96	543.0	9.5	23.5	104.8	16.5	61.0

HORIZONTAL THRUST BLOCK
AT TEES AND PLUGS

North Central Texas Council of Governments

STANDARD SPECIFICATION REFERENCE 502.4
DATE OCT. '04
STANDARD DRAWING NO. 4020

I.D. (IN.)	T (IN.)	Δ = 11.25° C (FT.)	Δ = 22.50° C (FT.)	E (FT.)
4,6,8	0.4	1.5	1.5	0.9
10,12	0.5	1.5	1.5	1.2
16,18	0.6	1.5	1.5	1.6
20	0.7	1.5	1.5	1.8
24	0.9	1.5	1.5	2.1
30	2.9	1.5	1.9	2.6
36	4.5	1.5	2.3	3.3
42	5.0	1.8	2.6	3.8
48	5.5	2.0	3.0	4.3
54	6.0	2.3	3.4	4.8
60	6.5	2.5	3.8	5.3
66	6.8	2.8	4.1	5.7
72	7.5	3.0	4.5	6.3
78	7.5	3.3	4.9	6.7
84	8.0	3.5	5.3	7.2
90	8.5	3.8	5.6	7.7
96	9.0	4.0	6.0	8.2

	Δ = 11.25°							Δ = 22.50°						
			EARTH			ROCK				EARTH			ROCK	
I.D. (IN.)	G (FT.)	THRUST (TONS)	A (FT.)	B (FT.)	VOL. (C.Y.)	A (FT.)	B (FT.)	VOL. (C.Y.)	I.D. (IN.)	G (FT.)	THRUST (TONS)	A (FT.)	B (FT.)	VOL. (C.Y.)	A (FT.)	B (FT.)	VOL. (C.Y.)
4,6,8	0.4	1.0	1.0	1.5	0.1	1.0	1.0	0.1	4,6,8	0.8	2.0	1.5	1.5	0.1	1.0	1.0	0.1
10,12	0.6	2.2	1.5	1.5	0.1	1.0	1.5	0.1	10,12	1.1	4.4	2.0	2.5	0.3	1.5	1.5	0.1
16,18	0.8	5.0	2.0	2.5	0.3	1.5	2.0	0.2	16,18	1.6	9.9	3.0	3.5	0.6	2.0	2.5	0.3
20	0.9	6.2	2.0	3.5	0.4	1.5	3.0	0.3	20	1.8	12.3	3.5	3.5	0.7	2.0	3.0	0.4
24	1.1	8.9	3.0	3.5	0.5	1.5	3.0	0.3	24	2.2	17.7	4.0	4.5	1.0	3.0	3.5	0.5
30	1.4	10.4	3.0	3.5	0.6	2.0	3.5	0.4	30	2.7	20.7	5.0	4.5	1.5	3.0	4.0	0.8
36	1.7	15.0	3.5	4.5	0.9	2.0	4.0	0.5	36	3.3	29.8	5.5	5.5	2.3	4.0	4.0	1.3
42	1.9	20.4	4.5	5.0	1.5	2.5	5.0	0.8	42	3.8	40.5	7.0	6.0	3.9	4.5	5.0	2.1
48	2.2	26.6	4.5	6.0	2.0	2.5	6.0	1.1	48	4.4	52.9	8.0	7.0	5.7	4.5	6.0	2.8
54	2.5	33.7	6.0	6.0	3.0	3.0	6.0	1.4	54	4.9	67.0	9.0	8.0	8.0	6.0	6.0	4.1
60	2.7	41.6	6.0	7.0	3.8	3.0	7.0	1.8	60	5.5	82.7	9.5	9.0	10.6	6.0	7.0	5.3
66	3.0	50.3	6.5	8.0	5.1	3.5	8.0	2.7	66	6.0	100.1	10.5	10.0	14.1	6.5	8.0	7.2
72	3.3	59.9	7.5	8.0	6.3	4.0	8.0	3.3	72	6.6	119.1	11.0	11.0	17.6	7.5	8.0	9.1
78	3.6	70.2	8.0	9.0	8.1	4.0	9.0	3.9	78	7.1	139.8	12.0	12.0	22.5	8.0	9.0	11.7
84	3.8	81.5	8.5	10.0	10.3	4.5	10.0	5.3	84	7.6	162.1	13.0	12.5	27.2	8.5	10.0	14.8
90	4.1	93.5	9.5	10.0	12.2	5.0	10.0	6.3	90	8.2	186.1	14.0	13.5	33.7	9.5	10.0	17.7
96	4.4	106.4	10.0	11.0	15.0	5.0	11.0	7.4	96	8.7	211.7	15.0	14.5	41.2	10.0	11.0	21.8

TABLES OF DIMENSIONS AND QUANTITIES

HORIZONTAL THRUST BLOCK
AT PIPE BEND

North Central Texas Council of Governments

STANDARD SPECIFICATION REFERENCE 502.4
DATE OCT. '04
STANDARD DRAWING NO. 4010B

	Δ = 30°							Δ = 45°						
			EARTH			ROCK				EARTH			ROCK	
I.D. (IN.)	G (FT.)	THRUST (TONS)	A (FT.)	B (FT.)	VOL. (C.Y.)	A (FT.)	B (FT.)	VOL. (C.Y.)	I.D. (IN.)	G (FT.)	THRUST (TONS)	A (FT.)	B (FT.)	VOL. (C.Y.)	A (FT.)	B (FT.)	VOL. (C.Y.)
4,6,8	1.0	2.6	2.0	1.5	0.2	1.0	1.5	0.1	4,6,8	1.5	3.9	2.0	2.0	0.2	1.5	1.5	0.1
10,12	1.5	5.9	2.5	2.5	0.3	2.0	1.5	0.2	10,12	2.2	8.7	3.5	2.5	0.5	2.0	2.5	0.3
16,18	2.2	13.2	3.5	4.0	0.8	2.5	3.0	0.4	16,18	3.2	19.5	4.5	4.5	1.2	3.0	3.5	0.6
20	2.4	16.3	4.5	4.0	1.0	3.0	3.0	0.5	20	3.6	24.1	5.5	4.5	1.5	3.5	3.5	0.7
24	2.9	23.4	6.0	4.0	1.4	3.5	3.5	0.7	24	4.3	34.6	8.0	4.5	2.3	4.5	4.0	1.1
30	3.6	27.5	6.5	5.0	1.9	3.5	4.0	0.9	30	5.4	40.6	8.5	5.0	3.2	5.5	4.0	1.6
36	4.4	39.5	7.0	6.0	3.4	4.5	4.5	1.6	36	6.5	58.5	10.0	6.0	5.3	6.5	4.5	2.6
42	5.1	53.8	8.0	7.0	5.1	5.5	5.0	2.5	42	7.5	79.6	11.5	7.0	8.1	8.0	5.0	4.2
48	5.8	70.3	9.0	8.0	7.4	6.0	6.0	3.7	48	8.6	104.0	13.0	8.0	11.9	9.0	6.0	6.3
54	6.5	89.0	10.0	9.0	10.3	7.0	6.5	5.3	54	9.7	131.5	15.0	9.0	17.1	10.5	6.5	8.9
60	7.3	110.0	11.0	10.0	13.9	7.5	7.5	7.3	60	10.7	162.4	16.5	10.0	23.1	11.0	7.5	12.0
66	8.0	132.9	12.5	11.0	18.9	8.5	8.0	9.6	66	11.8	196.5	18.0	11.0	30.1	12.0	8.5	16.2
72	8.7	158.2	13.5	12.0	24.0	9.0	9.0	12.3	72	12.9	233.9	19.5	12.0	38.6	14.0	8.5	20.7
78	9.4	185.6	14.5	13.0	30.0	10.0	9.5	15.6	78	13.9	274.5	21.5	13.0	49.8	14.5	9.5	25.9
84	10.1	215.3	15.5	14.0	37.1	10.5	10.5	19.5	84	15.0	318.4	23.0	14.0	61.2	15.5	10.5	32.6
90	10.9	247.1	16.5	15.0	45.0	11.5	11.0	23.9	90	16.1	365.5	24.5	15.0	74.5	17.5	10.5	39.6
96	11.6	281.2	18.0	16.0	55.5	12.5	11.5	28.9	96	17.1	415.6	26.0	16.0	89.5	18.5	11.5	48.5

	Δ = 67.50°							Δ = 90°						
			EARTH			ROCK				EARTH			ROCK	
I.D. (IN.)	G (FT.)	THRUST (TONS)	A (FT.)	B (FT.)	VOL. (C.Y.)	A (FT.)	B (FT.)	VOL. (C.Y.)	I.D. (IN.)	G (FT.)	THRUST (TONS)	A (FT.)	B (FT.)	VOL. (C.Y.)	A (FT.)	B (FT.)	VOL. (C.Y.)
4,6,8	2.1	5.6	3.0	2.0	0.3	2.0	1.5	0.2	4,6,8	2.7	7.1	5.0	1.5	0.4	2.0	2.0	0.2
10,12	3.1	12.6	5.5	2.5	0.8	3.5	2.0	0.4	10,12	4.0	16.0	6.5	2.5	1.0	3.5	2.5	0.5
16,18	4.7	28.3	7.5	4.0	1.9	5.5	3.0	0.9	16,18	6.0	36.0	9.0	4.0	2.4	4.5	4.0	1.0
20	5.2	34.9	9.0	4.0	2.3	5.5	3.5	1.2	20	6.6	44.4	10.0	4.5	3.1	6.0	4.0	1.5
24	6.2	50.3	11.5	4.5	3.5	6.5	4.0	1.6	24	7.9	64.0	14.5	4.5	5.0	8.0	4.0	2.1
30	7.8	58.9	12.0	5.0	4.8	7.5	4.0	2.2	30	9.9	75.0	15.0	5.0	6.7	10.0	4.0	3.3
36	9.4	84.9	14.5	6.0	8.2	9.5	4.5	3.8	36	11.9	108.0	18.0	6.0	11.4	12.0	4.5	5.3
42	10.9	115.5	17.0	7.0	12.8	11.0	5.5	6.3	42	13.9	147.0	21.0	7.0	17.8	14.0	5.5	8.7
48	12.5	150.9	19.0	8.0	18.4	13.0	6.0	9.2	48	15.9	192.0	24.0	8.0	26.2	16.0	6.0	12.4
54	14.0	191.0	21.5	9.0	26.0	15.0	6.5	12.9	54	17.9	243.0	27.0	9.0	36.9	18.0	7.0	18.1
60	15.6	235.8	24.0	10.0	35.6	16.0	7.5	17.6	60	19.9	299.8	30.0	10.0	50.3	20.0	7.5	24.0
66	17.1	285.3	26.0	11.0	46.0	18.0	8.0	23.0	66	21.8	362.8	33.0	11.0	66.2	22.0	8.5	32.5
72	18.7	339.5	28.5	12.0	57.8	19.0	9.0	28.4	72	23.8	431.8	36.0	12.0	85.6	24.0	9.0	41.0
78	20.2	398.5	31.0	13.0	75.7	21.0	9.5	37.4	78	25.7	506.7	39.0	13.0	108.2	26.0	10.0	53.2
84	21.8	462.1	33.5	14.0	94.7	22.0	10.5	46.5	84	27.7	587.7	42.0	14.0	134.4	28.0	10.5	64.8
90	23.3	530.5	35.5	15.0	114.4	24.5	11.0	58.2	90	29.0	674.6	45.0	15.0	164.9	30.0	11.5	81.2
96	24.9	603.6	38.0	16.0	138.9	25.5	12.0	70.0	96	31.6	767.5	48.0	16.0	199.0	32.0	12.0	95.1

TABLES OF DIMENSIONS AND QUANTITIES

HORIZONTAL THRUST BLOCK
AT PIPE BEND

North Central Texas Council of Governments

STANDARD SPECIFICATION REFERENCE 502.4
DATE OCT. '04
STANDARD DRAWING NO. 4010C

Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell-group.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT

LOIS ROAD ESTATES – FILING NOS. 1 & 2
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS

CONSTRUCTION DETAILS
WATER DETAILS

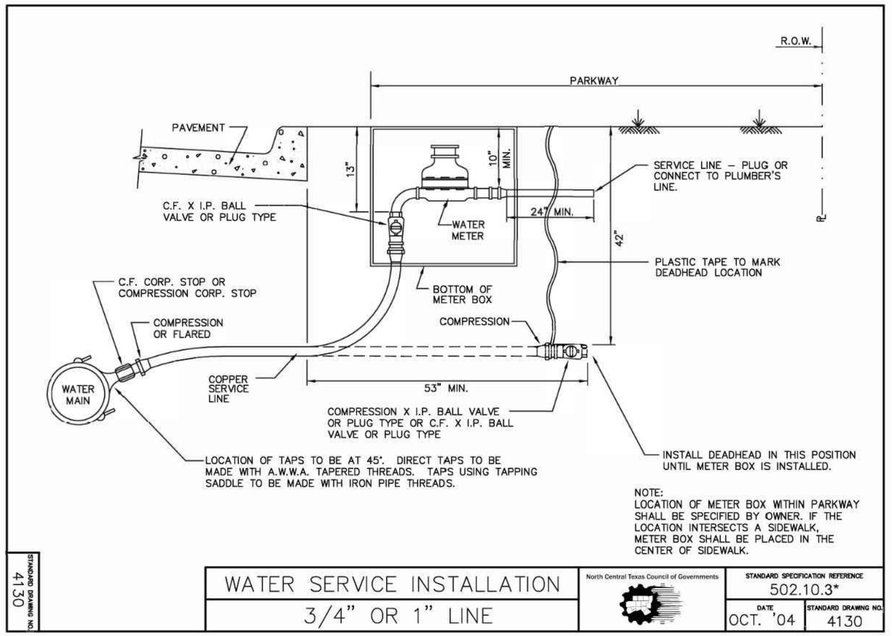
DATE 4/7/2025

A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/12/2025 – KMB

REVISIONS

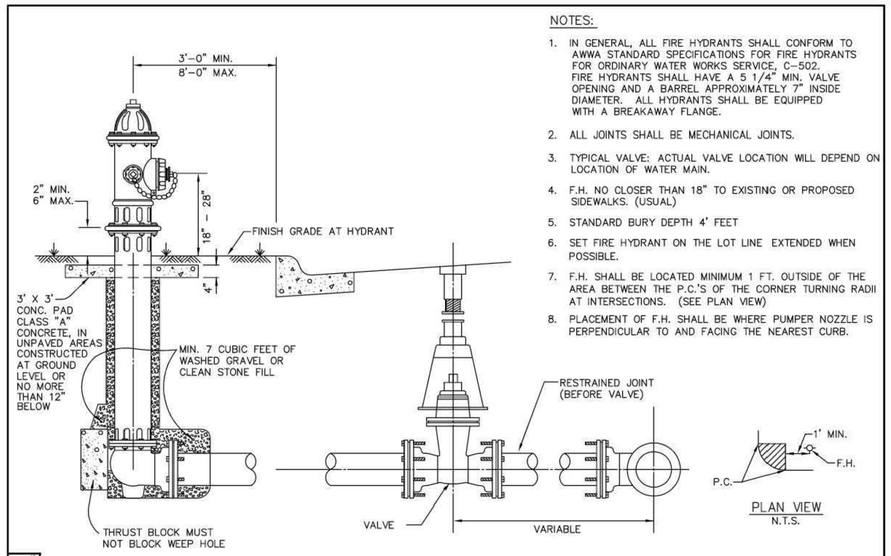
DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 96

FILE: 24007256-PHI-DTLS.DWG



STANDARD DRAWING NO. 4130

WATER SERVICE INSTALLATION	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 502.10.3*
3/4" OR 1" LINE		DATE OCT. '04 / STANDARD DRAWING NO. 4130



NOTES:

1. IN GENERAL, ALL FIRE HYDRANTS SHALL CONFORM TO AWWA STANDARD SPECIFICATIONS FOR FIRE HYDRANTS FOR ORDINARY WATER WORKS SERVICE, C–502. FIRE HYDRANTS SHALL HAVE A 5 1/4" MIN. VALVE OPENING AND A BARREL APPROXIMATELY 7" INSIDE DIAMETER. ALL HYDRANTS SHALL BE EQUIPPED WITH A BREAKAWAY FLANGE.
2. ALL JOINTS SHALL BE MECHANICAL JOINTS.
3. TYPICAL VALVE: ACTUAL VALVE LOCATION WILL DEPEND ON LOCATION OF WATER MAIN.
4. F.H. NO CLOSER THAN 18" TO EXISTING OR PROPOSED SIDEWALKS. (USUAL)
5. STANDARD BURY DEPTH 4' FEET
6. SET FIRE HYDRANT ON THE LOT LINE EXTENDED WHEN POSSIBLE.
7. F.H. SHALL BE LOCATED MINIMUM 1 FT. OUTSIDE OF THE AREA BETWEEN THE P.C.'S OF THE CORNER TURNING RADII AT INTERSECTIONS. (SEE PLAN VIEW)
8. PLACEMENT OF F.H. SHALL BE WHERE PUMPER NOZZLE IS PERPENDICULAR TO AND FACING THE NEAREST CURB.

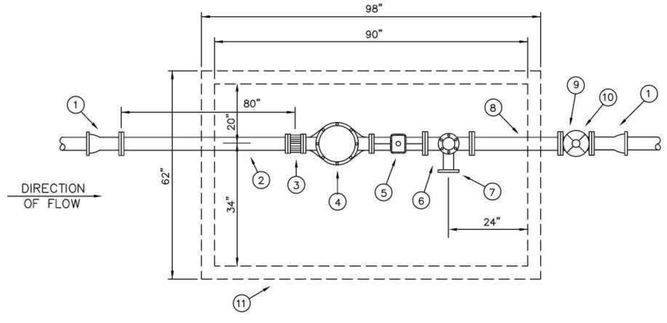
STANDARD DRAWING NO. 4120

FIRE HYDRANT INSTALLATION	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 502.3
		DATE OCT. '04 / STANDARD DRAWING NO. 4120

*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. *Public Works Construction Standards North Central Texas, Fifth Edition.*

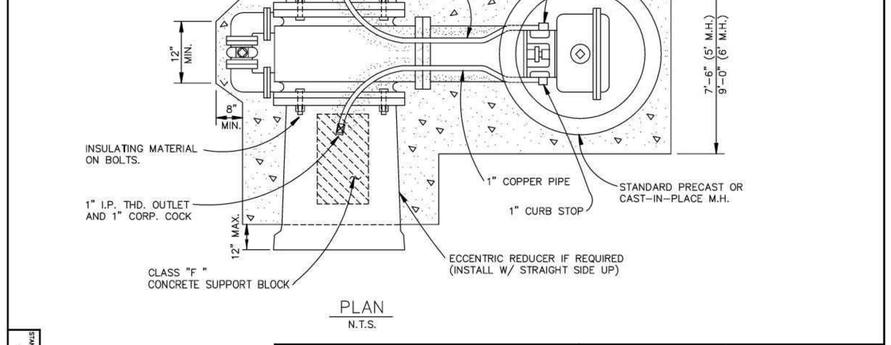
MATERIALS LIST		
PART NO.	QUANTITY	DESCRIPTION
①	2 EA.	8" X 12" D.I. NIPPLE M.J. X F.
②	1 EA.	8" X 36" D.I. NIPPLE F. X SLEEVE
③	1 EA.	8" FLANGED COUPLING ADAPTER
④	1 EA.	8" U.L. APPROVED (FOR TURBINE)
⑤	1 EA.	8" TURBINE METER
⑥	1 EA.	8" X 4" D.I. TEE F. X F. (TEST PT)
⑦	1 EA.	8" BLIND FLG F. X F.

MATERIALS LIST		
PART NO.	QUANTITY	DESCRIPTION
⑧	1 EA.	8" X 24" D.I. NIPPLE F X F.
⑨	1 EA.	8" GATE VALVE F. X F.
⑩	1 EA.	VALVE STACK RISER COVER & LID
⑪	1 EA.	PRECAST METER VAULT
	1 EA.	VAULT FLOOR (NOT SHOWN)
	1 EA.	ACCESS HATCH (NOT SHOWN)



STANDARD DRAWING NO. 4170

8" FIRE LINE STANDPIPE SERVICE WITH 8" METER	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 502.10
		DATE OCT. '04 / STANDARD DRAWING NO. 4170



STANDARD DRAWING NO. 4060A

VAULT CONSTRUCTION HORIZONTAL GATE VALVE ≧ 16"	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 702.5.8.8*
		DATE OCT. '04 / STANDARD DRAWING NO. 4060A

*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. *Public Works Construction Standards North Central Texas, Fifth Edition.*

Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell-group.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT: KALTER CAPITAL
LOIS ROAD ESTATES – FILING NOS. 1 & 2
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS
CONSTRUCTION DETAILS
WATER DETAILS

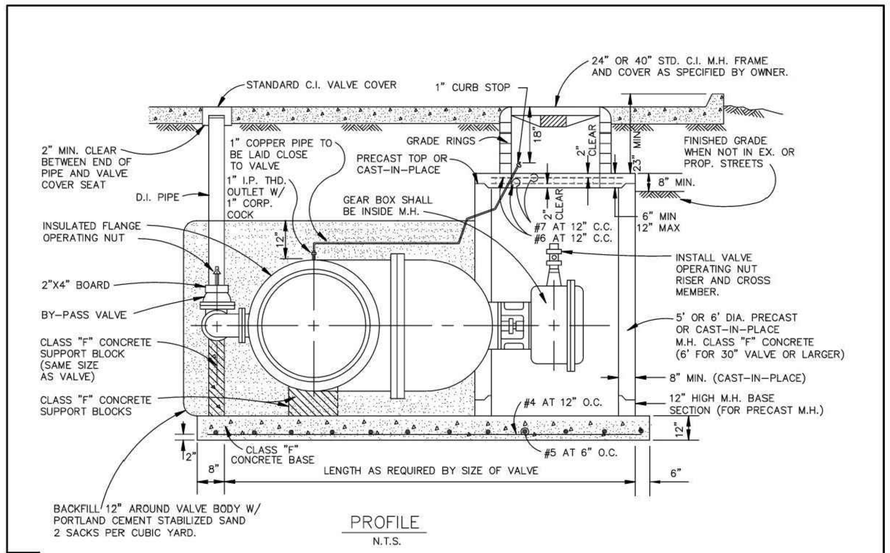
DATE 4/7/2025

A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/12/2025 – KMB

REVISIONS

DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 97

FILE: 24007256-PHI-DTLS.DWG



PROFILE
N.T.S.

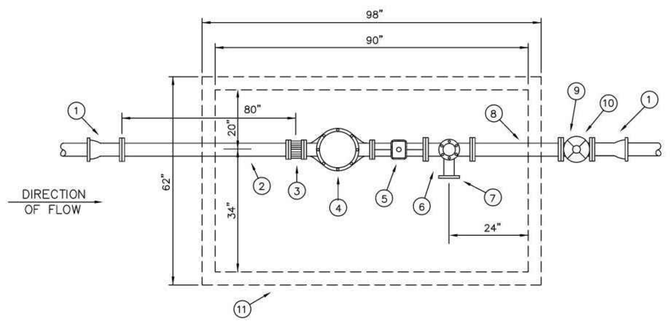
STANDARD DRAWING NO. 4060B

VAULT CONSTRUCTION	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 702.5.8.8*	
HORIZONTAL GATE VALVE ≥ 16"		DATE OCT. '04	STANDARD DRAWING NO. 4060B

*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. *Public Works Construction Standards North Central Texas, Fifth Edition.*

MATERIALS LIST		
PART NO.	QUANTITY	DESCRIPTION
①	2 EA.	8" X 12" D.I. NIPPLE M.J. X F.
②	1 EA.	8" X 36" D.I. NIPPLE F. X SLEEVE
③	1 EA.	8" FLANGED COUPLING ADAPTER
④	1 EA.	8" U.L. APPROVED (FOR TURBINE)
⑤	1 EA.	8" TURBINE METER
⑥	1 EA.	8" X 4" D.I. TEE F. X F. (TEST PT)
⑦	1 EA.	8" BLIND FLG F. X F.

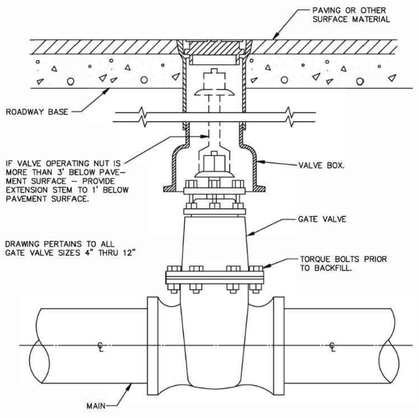
MATERIALS LIST		
PART NO.	QUANTITY	DESCRIPTION
⑧	1 EA.	8" X 24" D.I. NIPPLE F X F.
⑨	1 EA.	8" GATE VALVE F. X F.
⑩	1 EA.	VALVE STACK RISER COVER & LID
⑪	1 EA.	PRECAST METER VAULT
	1 EA.	VAULT FLOOR (NOT SHOWN)
	1 EA.	ACCESS HATCH (NOT SHOWN)



STANDARD DRAWING NO. 4170

8" FIRE LINE STANDPIPE	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 502.10	
SERVICE WITH 8" METER		DATE OCT. '04	STANDARD DRAWING NO. 4170

NOTE:
IN UNPAVED AREAS, INSTALL 2' x 2' x 6" CONCRETE VALVE PAD FLUSH WITH THE TOP OF VALVE BOX. REINFORCE WITH #3 BARS ON 6" CENTERS BOTH WAYS.



GATE VALVE BOX AND EXTENSION STEM
N.T.S.

GATE VALVE 4" TO 12" BOX & EXTENSION STEM	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 502.6.6*	
		DATE OCT. '04	STANDARD DRAWING NO. 4050

*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. *Public Works Construction Standards North Central Texas, Fifth Edition.*

Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell-group.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

KALTER CAPITAL
LOIS ROAD ESTATES – FILING NOS. 1 & 2
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS
CONSTRUCTION DETAILS
WATER DETAILS

CLIENT

DATE 4/7/2025

	REVISIONS
A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/12/2025 – KMB

DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 98

FILE: 24007256-PHI-DTLS.DWG

LOIS ROAD EAST
(ROW VARIES)

PROPERTY BOUNDARY

ALL IN PROPERTIES LLC

PROPERTY BOUNDARY

update erosion control details per latest grading plans and storm drain layouts

100.0' RAILROAD ROW

WOOD LN.

POTTER ST

WOOD LN

YOAKUM ST

WARTON ST

BEXAR ST

MATCHLINE
SEE SHEET 101

MATCHLINE
SEE SHEET 100

GULF - COLORADO & SANTA FE RAILROAD

LOIS ROAD EAST

KEYMAP
1"=750'

LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- EXISTING SECTION LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED CONTOURS
- EXISTING CONTOURS
- LOD — LIMITS OF DISTURBANCE
- SF — SILT FENCE
- DD — DIVERSION DITCH
- SP — STOCK PILE
- SB — SEDIMENT BASIN
- CWM — CONCRETE WASTE MANAGEMENT
- SCE — STABILIZED CONSTRUCTION EXIT
- ST — SEDIMENT TRAP
- IP — INLET PROTECTION

50 0 50 100
(IN FEET)
1 inch = 50 ft.

BENCHMARK:

AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell-group.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

CLIENT
KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

LOIS ROAD ESTATES – FILING NOS. 1 & 2
CITY OF SANGER, COUNTY OF DENTON,
STATE OF TEXAS

STORM WATER POLLUTION PREVENTION PLAN
SWPPP-1

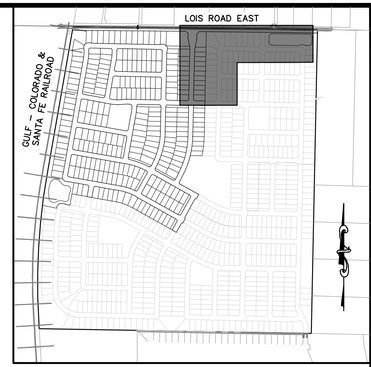
DATE 4/7/2025

A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/12/2025 – KMB

REVISIONS

DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 99

FILE: 24007256-PH1-SWPP-PLANS.DWG



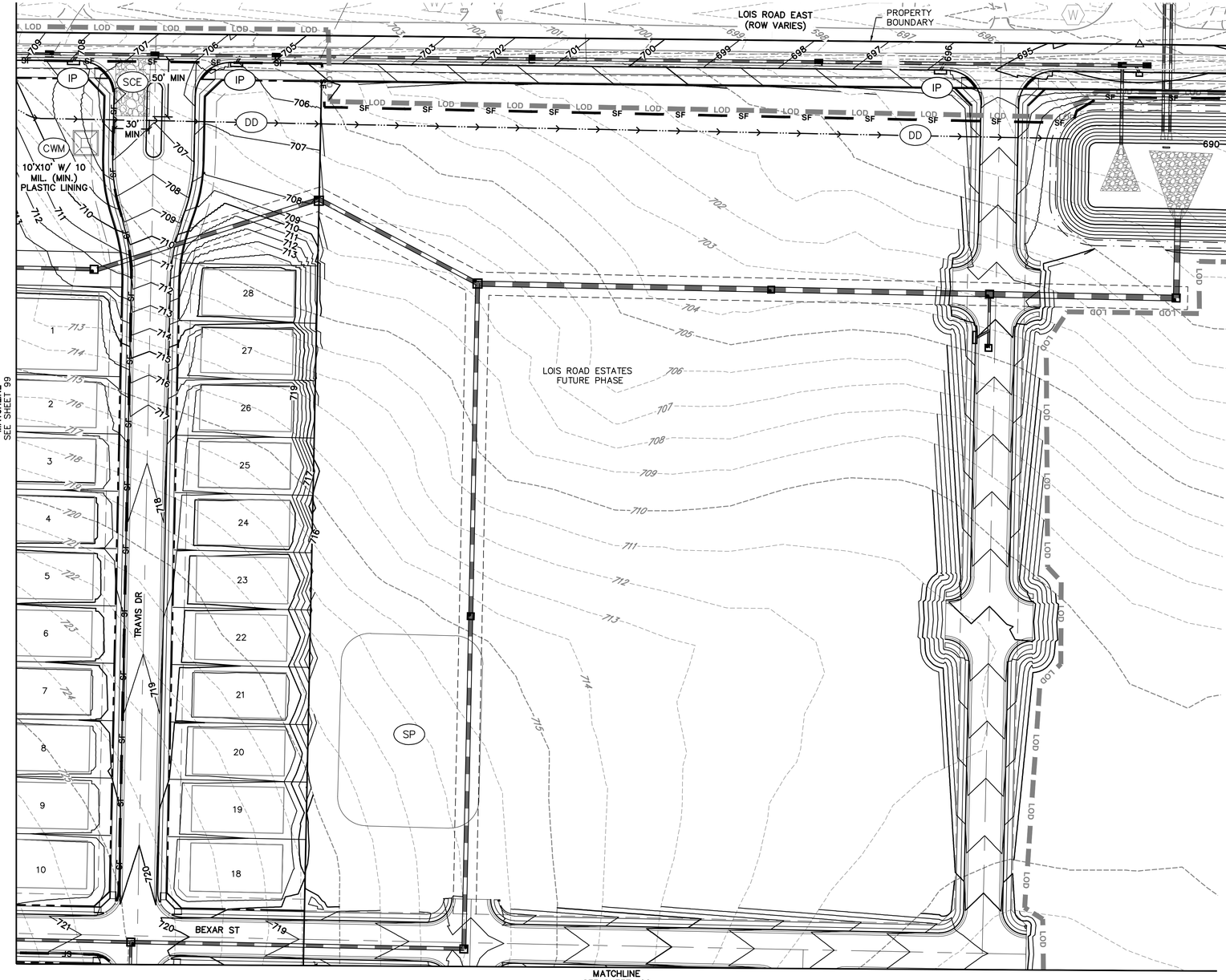
811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

KEYMAP
1"=750'



(IN FEET)
1 inch = 50 ft.

LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT–OF–WAY
- EXISTING RIGHT–OF–WAY
- EXISTING SECTION LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED CONTOURS
- EXISTING CONTOURS
- LOC / LOD — LIMITS OF DISTURBANCE
- SF — SILT FENCE
- DD — DIVERSION DITCH
- SP — STOCK PILE
- SB — SEDIMENT BASIN
- CWM — CONCRETE WASTE MANAGEMENT
- SCE — STABILIZED CONSTRUCTION EXIT
- ST — SEDIMENT TRAP
- IP — INLET PROTECTION

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS–OF–WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

ATWELL
866.850.4200 www.atwell-group.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL
LOIS ROAD ESTATES – FILING NOS. 1 & 2
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS
STORM WATER POLLUTION PREVENTION PLAN
SWPPP–2

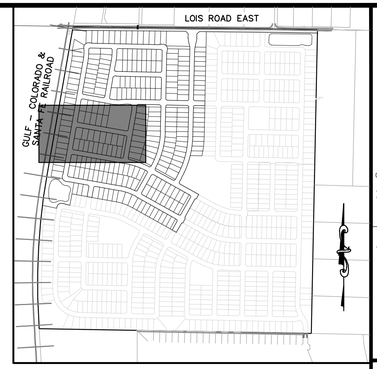
DATE 4/7/2025

	REVISIONS
A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/12/2025 – KMB

DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 100

D:\PROJECTS\24007256\CIVIL\SWMP\24007256-PH1-SWMP-PLANS.DWG PLOT DATE: 5/13/2025 11:14 AM KYLE.BOLDEN





KEYMAP
1"=750'

LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- EXISTING SECTION LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED CONTOURS
- EXISTING CONTOURS
- LOC — LOD — LIMITS OF DISTURBANCE
- SF — SILT FENCE
- DD — DIVERSION DITCH
- SP — STOCK PILE
- SB — SEDIMENT BASIN
- CWM — CONCRETE WASTE MANAGEMENT
- SCE — STABILIZED CONSTRUCTION EXIT
- ST — SEDIMENT TRAP
- IP — INLET PROTECTION

50 0 50 100
(IN FEET)
1 inch = 50 ft.

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell-group.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT: KALTER CAPITAL

LOIS ROAD ESTATES – FILING NOS. 1 & 2
CITY OF SANGER, COUNTY OF DENTON,
STATE OF TEXAS

STORM WATER POLLUTION PREVENTION PLAN
SWPPP-3

DATE 4/7/2025

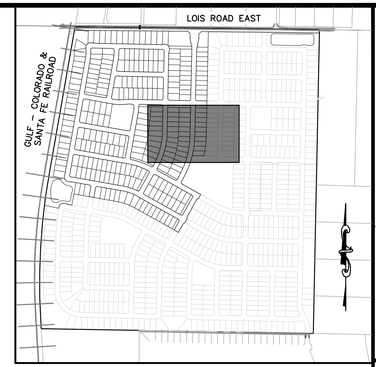
A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/12/2025 – KMB

REVISIONS

DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 101

FILE: 24007256-PH1-SWPP-PLANS.DWG

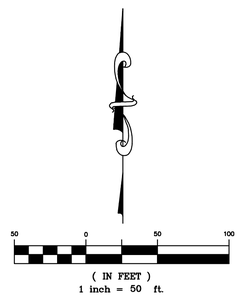




KEYMAP
1"=750'

LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- EXISTING SECTION LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED CONTOURS
- EXISTING CONTOURS
- LOD — LIMITS OF DISTURBANCE
- SF — SILT FENCE
- DD — DIVERSION DITCH
- SP — STOCK PILE
- SB — SEDIMENT BASIN
- CWM — CONCRETE WASTE MANAGEMENT
- SCE — STABILIZED CONSTRUCTION EXIT
- ST — SEDIMENT TRAP
- IP — INLET PROTECTION



BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell-group.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL
LOIS ROAD ESTATES – FILING NOS. 1 & 2
CITY OF SANGER, COUNTY OF DENTON,
STATE OF TEXAS
STORM WATER POLLUTION PREVENTION PLAN
SWPPP-4

DATE 4/7/2025

A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/12/2025 – KMB

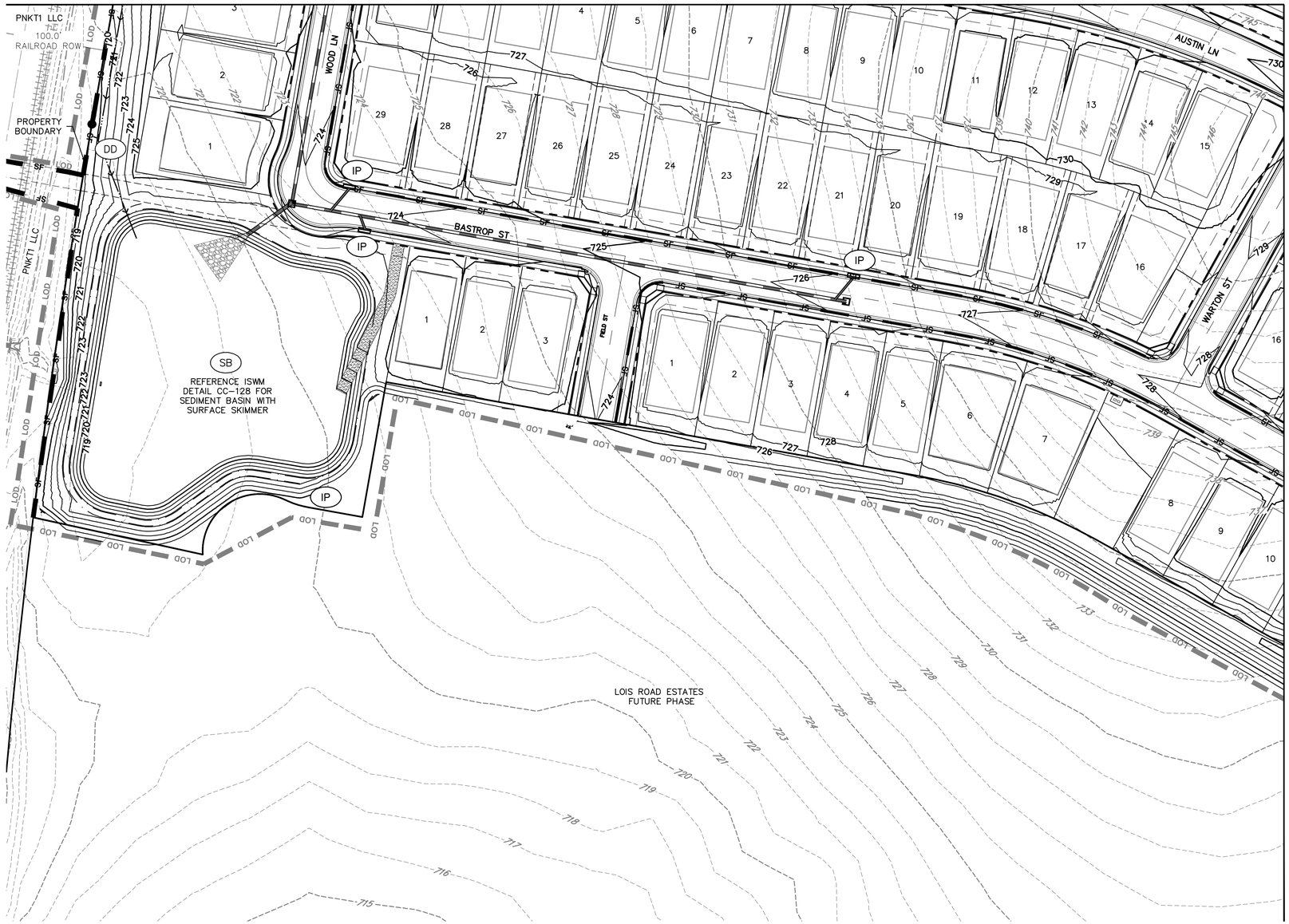
REVISIONS

DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 102

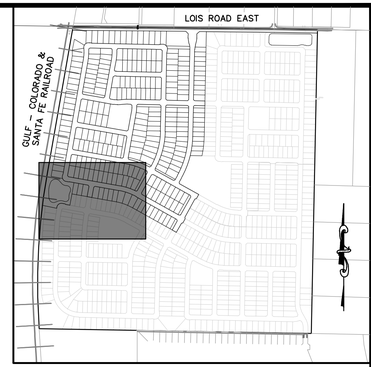
L:\2400725\CAD\PLAN SHEETS\SWPPP PLANS\SWPPP PLANS.DWG | SWPPP PLANS | 5/12/2025 1:58:38 PM | TERI SLOAN

FILE: 24007256-PH1-SWPPP-PLANS.DWG

MATCHLINE
SEE SHEET 101



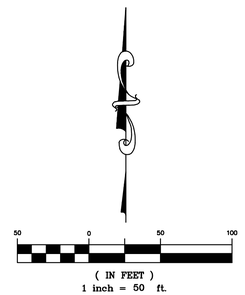
MATCHLINE
SEE SHEET 104



KEYMAP
1"=750'

LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- EXISTING SECTION LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED CONTOURS
- EXISTING CONTOURS
- LOC — LOD — LIMITS OF DISTURBANCE
- SF — SILT FENCE
- DD — DIVERSION DITCH
- SP — STOCK PILE
- SB — SEDIMENT BASIN
- CWM — CONCRETE WASTE MANAGEMENT
- SCE — STABILIZED CONSTRUCTION EXIT
- ST — SEDIMENT TRAP
- IP — INLET PROTECTION



BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell-group.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL
LOIS ROAD ESTATES – FILING NOS. 1 & 2
CITY OF SANGER, COUNTY OF DENTON,
STATE OF TEXAS
STORM WATER POLLUTION PREVENTION PLAN
SWPPP-5

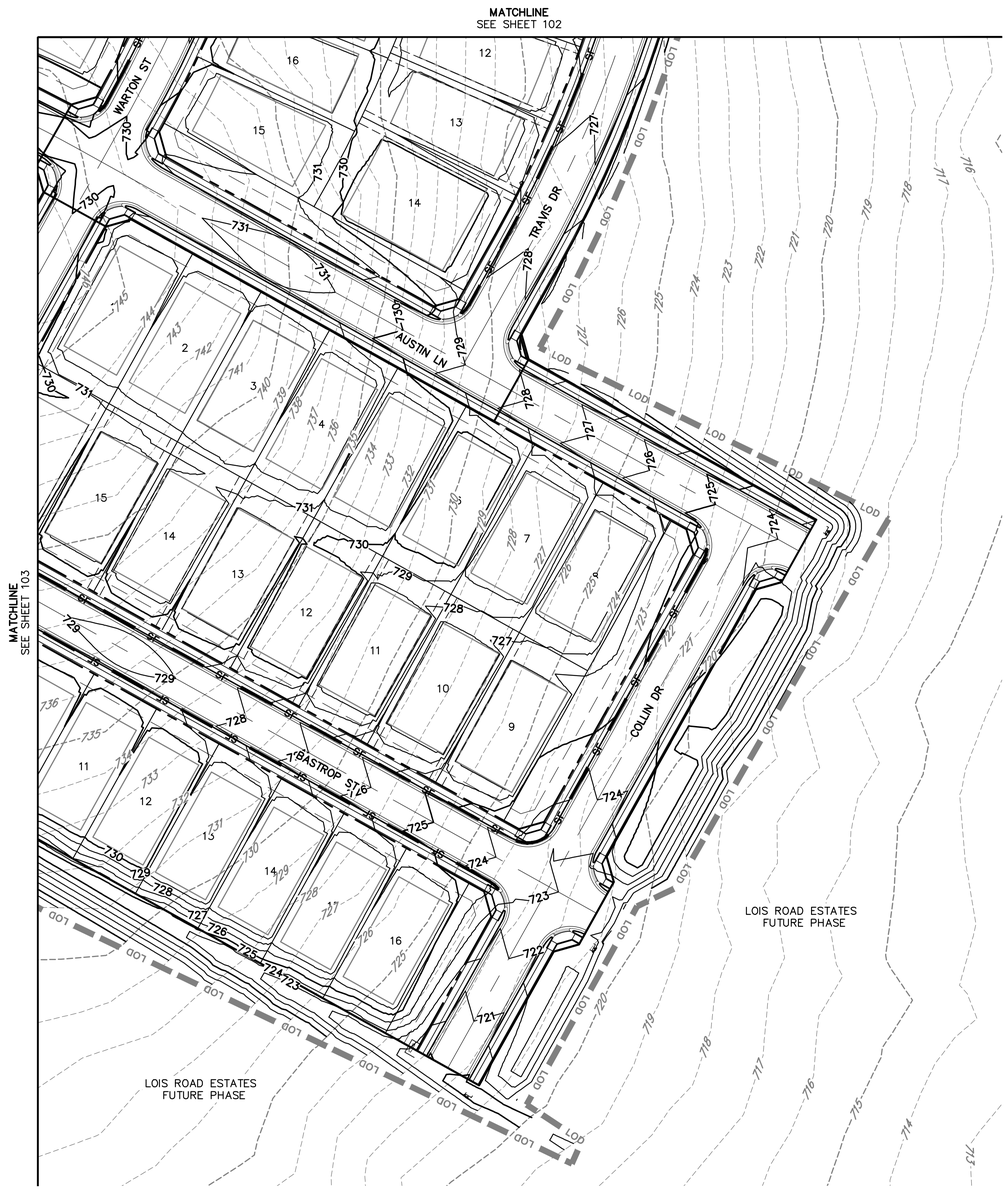
DATE 4/7/2025

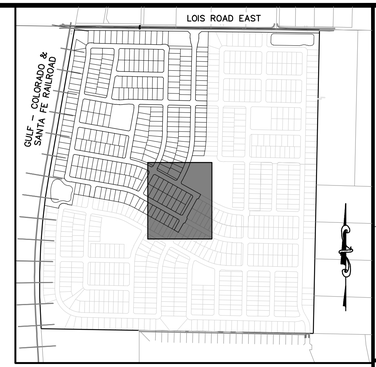
A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/12/2025 – KMB

REVISIONS

DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 103

FILE: 24007256-PHI-SWPP-PLANS.DWG

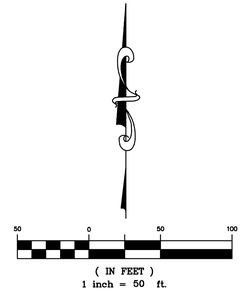




KEYMAP
1"=750'

LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- EXISTING SECTION LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED CONTOURS
- EXISTING CONTOURS
- LOD — LIMITS OF DISTURBANCE
- SF — SILT FENCE
- DD — DIVERSION DITCH
- SP — STOCK PILE
- SB — SEDIMENT BASIN
- CWM — CONCRETE WASTE MANAGEMENT
- SCE — STABILIZED CONSTRUCTION EXIT
- ST — SEDIMENT TRAP
- IP — INLET PROTECTION



BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT ©2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell-group.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL
LOIS ROAD ESTATES – FILING NOS. 1 & 2
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS
STORM WATER POLLUTION PREVENTION PLAN
SWPPP-6

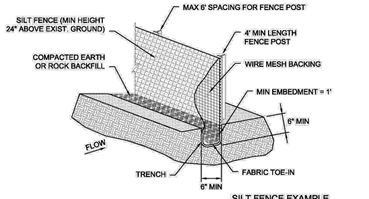
DATE 4/7/2025

A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/23/2025 – KMB

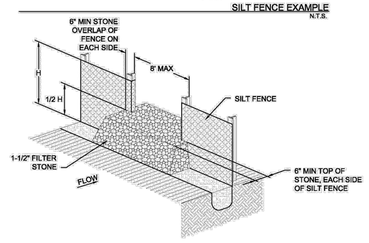
REVISIONS

DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 104

FILE: 24007256-PHI-SWPP-PLANS.DWG



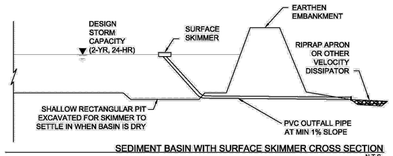
SILT FENCE EXAMPLE
N.T.S.



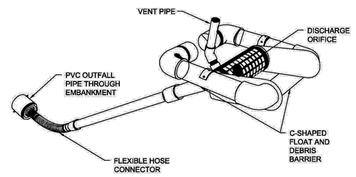
STONE OVERFLOW STRUCTURE EXAMPLE
N.T.S.

NOTES: 1. DESIGN SHALL SHOW ON THE DRAWINGS THE LOCATIONS WHERE OVERFLOW STRUCTURES SHALL BE INSTALLED. OVERFLOW STRUCTURES ARE REQUIRED AT ALL LOW POINTS AND AT A SPACING OF APPROXIMATELY 300 FT WHERE NO LOW POINT IS APPARENT.
2. DESIGNER SHALL ON THE DRAWINGS THE LOCATIONS WHERE SILT FENCE IS TO BE TURNED UPSLOPE. UPSLOPE LENGTHS SHALL BE A MINIMUM OF 10 FEET.

Figure 3.28 Schematics of Silt Fence

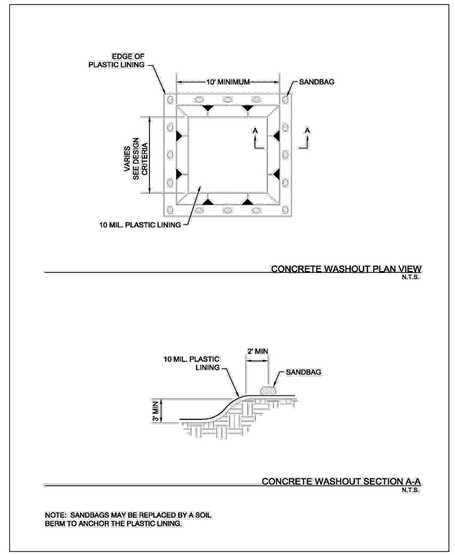


SEDIMENT BASIN WITH SURFACE SKIMMER CROSS SECTION
N.T.S.



EXAMPLE OF SURFACE SKIMMER
N.T.S.

Figure 3.19 Schematics of Sediment Basin with Surface Skimmer
(Source: J.W. Faircloth & Son, Inc.)

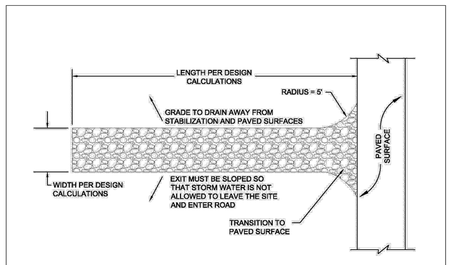


CONCRETE WASHOUT PLAN VIEW
N.T.S.

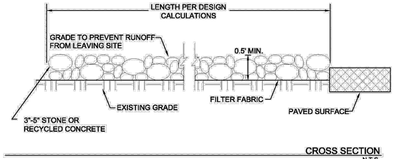
CONCRETE WASHOUT SECTION A-A
N.T.S.

NOTE: SANDBAGS MAY BE REPLACED BY A SOIL BERM TO ANCHOR THE PLASTIC LINING.

Figure 4.1 Schematics of Concrete Washout Containment



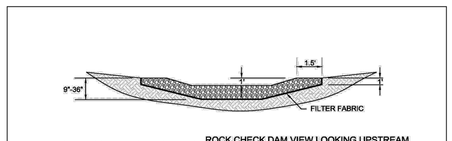
PLAN VIEW
N.T.S.



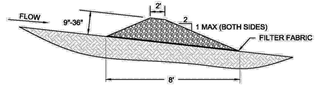
CROSS SECTION
N.T.S.

NOTE: INSTALL SILT FENCE, CONSTRUCTION SAFETY FENCING, OR SIMILAR BARRIER ALONG THE EXIT TO DIRECT TRAFFIC INTO THE EXIT.

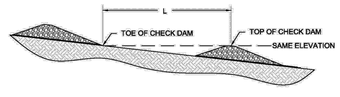
Figure 3.29 Schematics of Stabilized Construction Exit



ROCK CHECK DAM VIEW LOOKING UPSTREAM
N.T.S.



CROSS SECTION OF ROCK CHECK DAM
N.T.S.



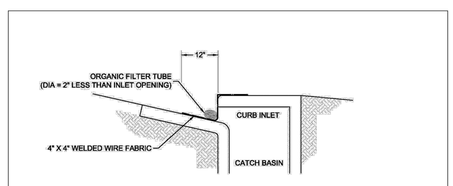
SPACING BETWEEN ROCK CHECK DAMS
N.T.S.

NOTES: ACTUAL DIMENSIONS OF THE CHECK DAMS SHALL BE DESIGNED BASED ON FLOW CONDITIONS IN THE DRAINAGE SWALE OR DITCH. PROVIDE CALCULATIONS THAT DOCUMENT THE FOLLOWING PARAMETERS USED TO DESIGN THE CHECK DAMS:

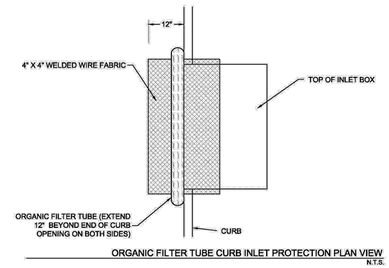
•HEIGHT OF CHECK DAMS BASED ON SWALE OR DITCH DIMENSIONS AND FLOW CONDITIONS.

•SPACING OF CHECK DAMS BASED ON GRADE OF THE SWALE OR DITCH. TOP OF DOWNSTREAM DAM SHALL BE AT SAME ELEVATION AS TOE OF UPSTREAM DAM

Figure 2.1 Schematics of Rock Check Dams
(Source: Modified from Stormwater Management Manual for Western Washington)



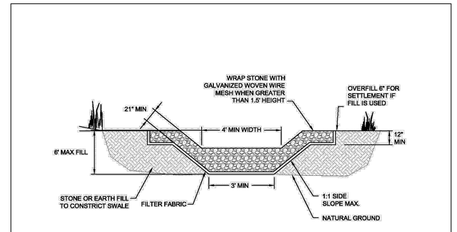
ORGANIC FILTER TUBE CURB INLET PROTECTION CROSS SECTION
N.T.S.



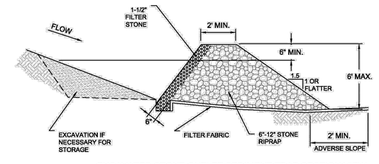
ORGANIC FILTER TUBE CURB INLET PROTECTION PLAN VIEW
N.T.S.

NOTE: THIS CONTROL WILL DECREASE THE CAPACITY OF THE INLET. IT SHALL ONLY BE USED WHEN AN ENGINEER HAS DETERMINED THERE IS ADEQUATE STORAGE OR POSITIVE OVERFLOW.

Figure 3.6 Schematics of Organic Filter Tube Curb Inlet Protection
(Source: Modified from City of Plano BMP SP-4)



EXCAVATED STONE OUTLET SEDIMENT TRAP VIEW LOOKING UPSTREAM
N.T.S.



EXCAVATED STONE OUTLET SEDIMENT TRAP SECTION VIEW
N.T.S.

NOTE: ACTUAL DIMENSIONS OF THE SEDIMENT TRAP SHALL BE DESIGNED BASED ON FLOW CONDITIONS AND SITE TOPOGRAPHY. PROVIDE CALCULATIONS THAT DOCUMENT THE FOLLOWING PARAMETER USED TO DESIGN THE TRAP.

* SIZE OF CONTRIBUTING DRAINAGE AREA
* DESIGN STORM VOLUME AND FLOW RATE AT THE TRAP
* HEIGHT, SLOPE, AND LENGTH OF STONE OUTLET
* STORAGE VOLUME
* EXTENT OF GRADING TO PROVIDE THE CONTROLLED OUTLET

Figure 3.30 Schematics of Excavated Stone Outlet Sediment Trap

Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell-group.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

KALTER CAPITAL
LOIS ROAD ESTATES – FILING NOS. 1 & 2
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS
STORM WATER POLLUTION PREVENTION PLAN SWPPP DETAILS

CLIENT
DATE 4/7/2025

A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/12/2025 – KMB

REVISIONS

DR. TN CH. KB
P.M. JF
JOB 24007256
SHEET NO. 105

FILE: 24007256-PPH-SWMP_COVER_NOTES_DETAILSDWG

OVERALL PLAN | PHASE 01



LOIS ROAD ESTATES | SANGER, TX | CONCEPTUAL DESIGN

05/12/2025

**DESIGN INTENT ONLY, SUBJECT TO CHANGE*

NORTH

0' 200' 400' 800'

SCALE: 1' = 400'

NORRIS DESIGN
PEOPLE + PLACEMAKING

PRIMARY ENTRY | SITE PLAN

FILING #1



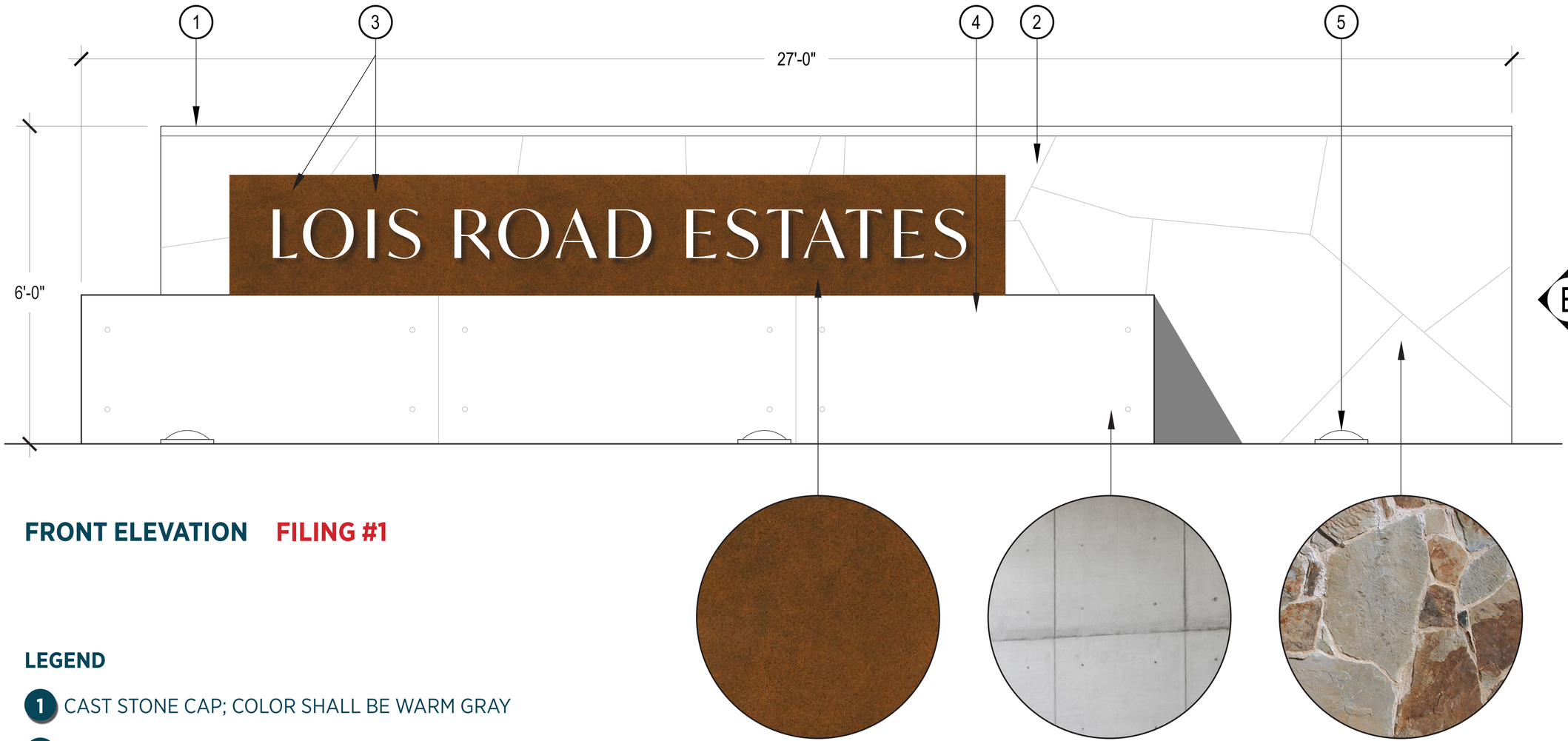


KEY MAP: NTS

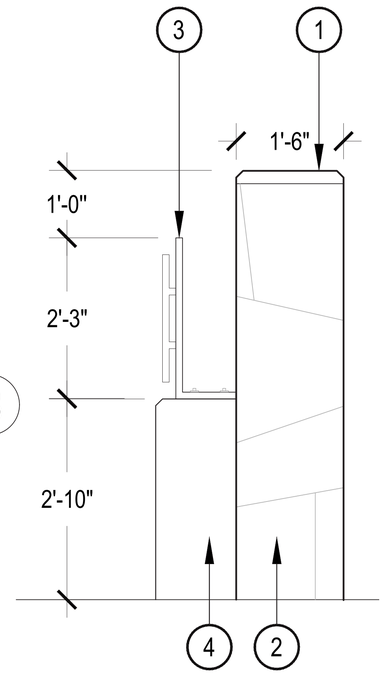
LEGEND

1. ENTRY MONUMENT SIGNAGE
2. SLOPED BERM
3. ANNUAL COLOR PLANTING BED
4. NATIVE SHADE TREE
5. NATIVE ORNAMENTAL TREE
6. LOW EVERGREEN SHRUBS

ENTRY MONUMENT SIGNAGE | DESIGN + MATERIALS



FRONT ELEVATION FILING #1



ELEVATION B

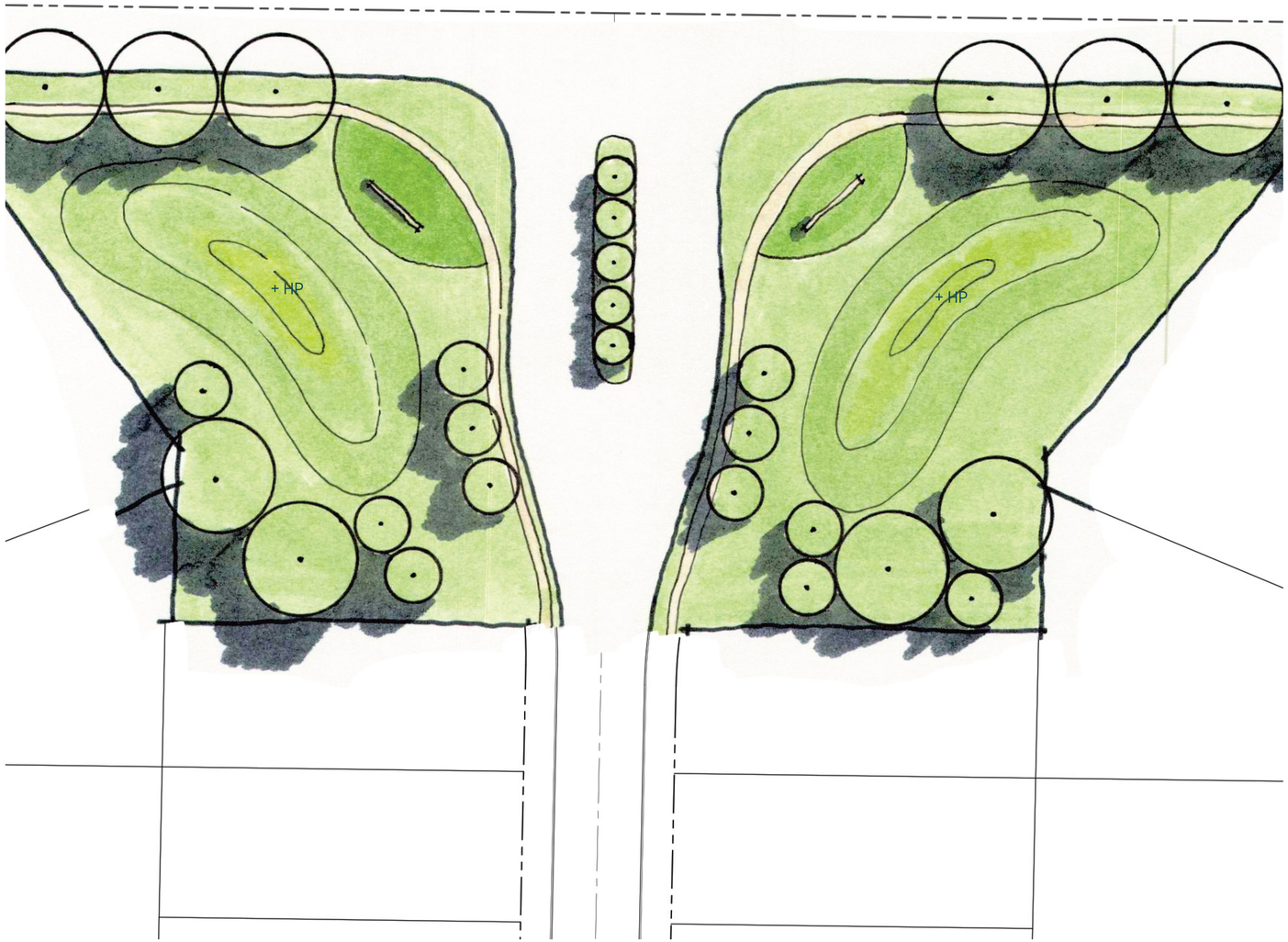
LEGEND

1. CAST STONE CAP; COLOR SHALL BE WARM GRAY
2. FLAGSTONE VENEER
3. ALUMINUM PANEL WITH CORTEN STEEL FINISH; WHITE PIN-MOUNTED LETTERING
4. ARCHITECTURAL CONCRETE WITH TIE HOLE FINISH
5. MONUMENT SIGNAGE UPLIGHT

FONT: IVYMODE - REGULAR

PRIMARY ENTRY | MATERIALS + COMPONENTS

FILING #1







SLOPED BERMS FOR SCREENING



ANNUAL COLOR PLANTING BED



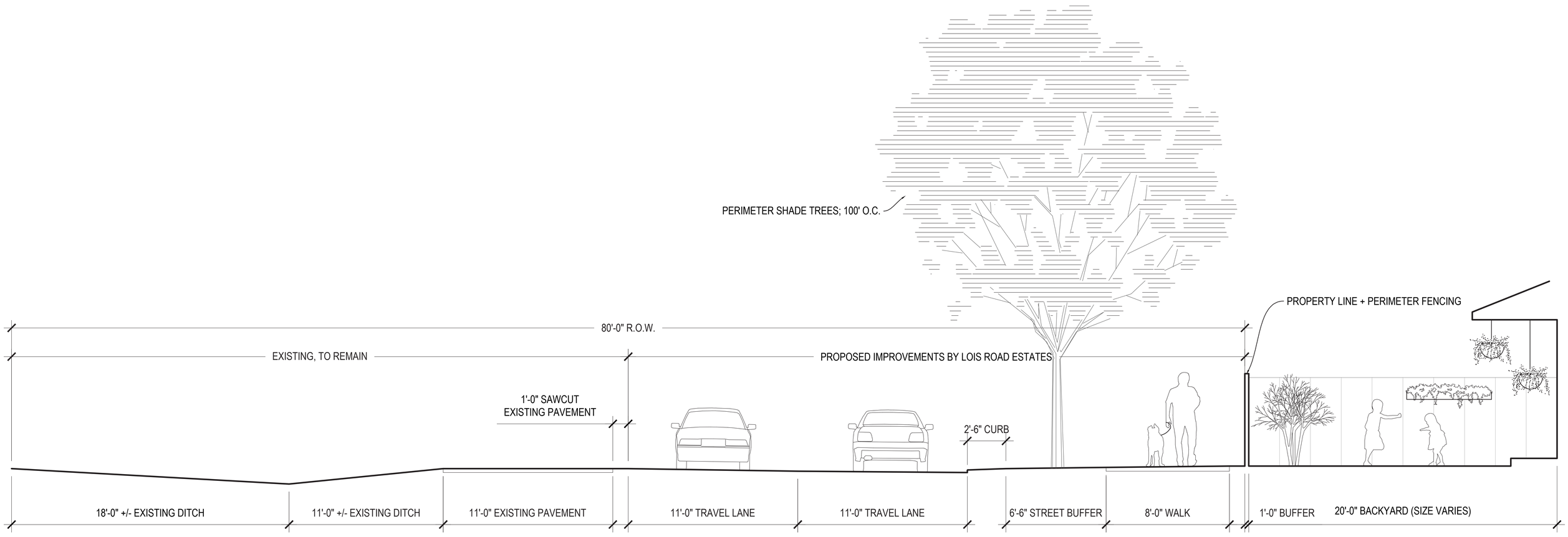




SHADE TREES + ORNAMENTAL TREES + EVERGREEN SHRUBS

PHASE 01 | DESIGN SECTION | PERIMETER FENCING + LANDSCAPE ALONG LOIS ROAD

FILING #1



LOIS ROAD ESTATES | SANGER, TX | CONCEPTUAL DESIGN

05/12/2025

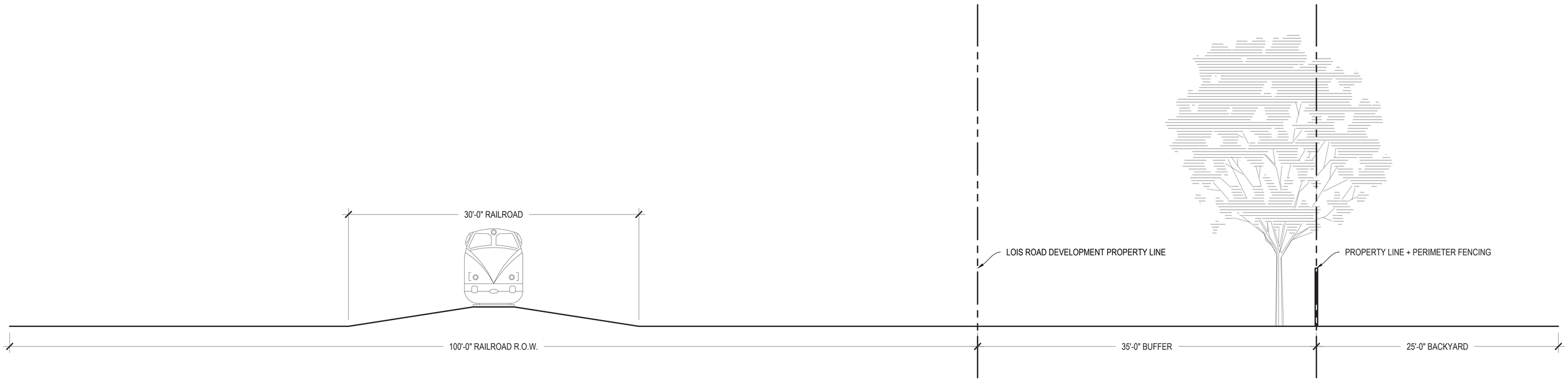
**DESIGN INTENT ONLY, SUBJECT TO CHANGE*

SCALE: 1/4" = 1'-0"

NORRIS DESIGN
PEOPLE + PLACEMAKING

PHASE 01 | DESIGN SECTION | PERIMETER FENCING + LANDSCAPE ALONG RAILROAD

FILING #1 and #2



PHASE 01 PARK | SITE PLAN





KEY MAP: NTS

LEGEND

1. ENHANCED CONCRETE PARK ENTRY
2. CONCRETE WALKING PATH
3. PLAYGROUND
4. SLOPED BERM
5. IRRIGATED GRASS LAWN
6. NATIVE PLANTING BED
7. NATIVE SHADE TREE

PHASE 01 PARK | MATERIALS + COMPONENTS



FILING #2

DOUBLE TOWER WITH VALLEY BRIDGE

AGES 5-12 | 25 USERS
KOMPAN



DOUBLE SWING COMBINATION

AGES 2-12 | 9 USERS
KOMPAN



FOREST BUG SPRINGER + BEE SPRINGER

AGES 2-12 | 1 USER EACH
KOMPAN





PHASE 01 PARK | LANDSCAPE + MATERIALS

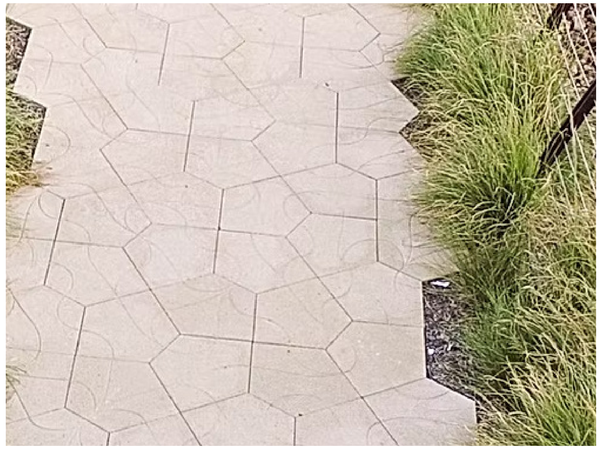








NATIVE PLANTING BEDS



ENHANCED PARK ENTRY - CONCRETE PAVERS



CONCRETE PATHS + IRRIGATED GRASS LAWN







SHADE TREES + ORNAMENTAL TREES + EVERGREEN SHRUBS

LOIS ROAD ESTATES | SANGER, TX | CONCEPTUAL DESIGN

05/12/2025

**DESIGN INTENT ONLY, SUBJECT TO CHANGE*

NORTH

0' 10' 20' 40'

SCALE: 1' = 20'

NORRIS DESIGN

PEOPLE + PLACEMAKING

CITY COUNCIL COMMUNICATION

DATE: July 7, 2025

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on a Final Plat of Lois Road Estates Subdivision Filing No. 2, being approximately 29.228 acres of land described as A0029A R. BEEBEE, TR, within the City of Sanger, generally located on the south side of Lois Rd approximately 1219 feet west of the intersection of Marion Rd and Lois Rd.

SUMMARY:

- This is phase 2 of 3.
- This plat will create 116 residential lots and 7 HOA lots
- The lots are part of the Lois Road Estates PD.
- This phase will have 2 points of entry from Lois Road.
- All lots comply with the PD.
- Planning & Zoning recommended approval with the condition that all comments were satisfied prior to City Council approval.

FISCAL INFORMATION:

Budgeted: N/A Amount: N/A GL Account: N/A

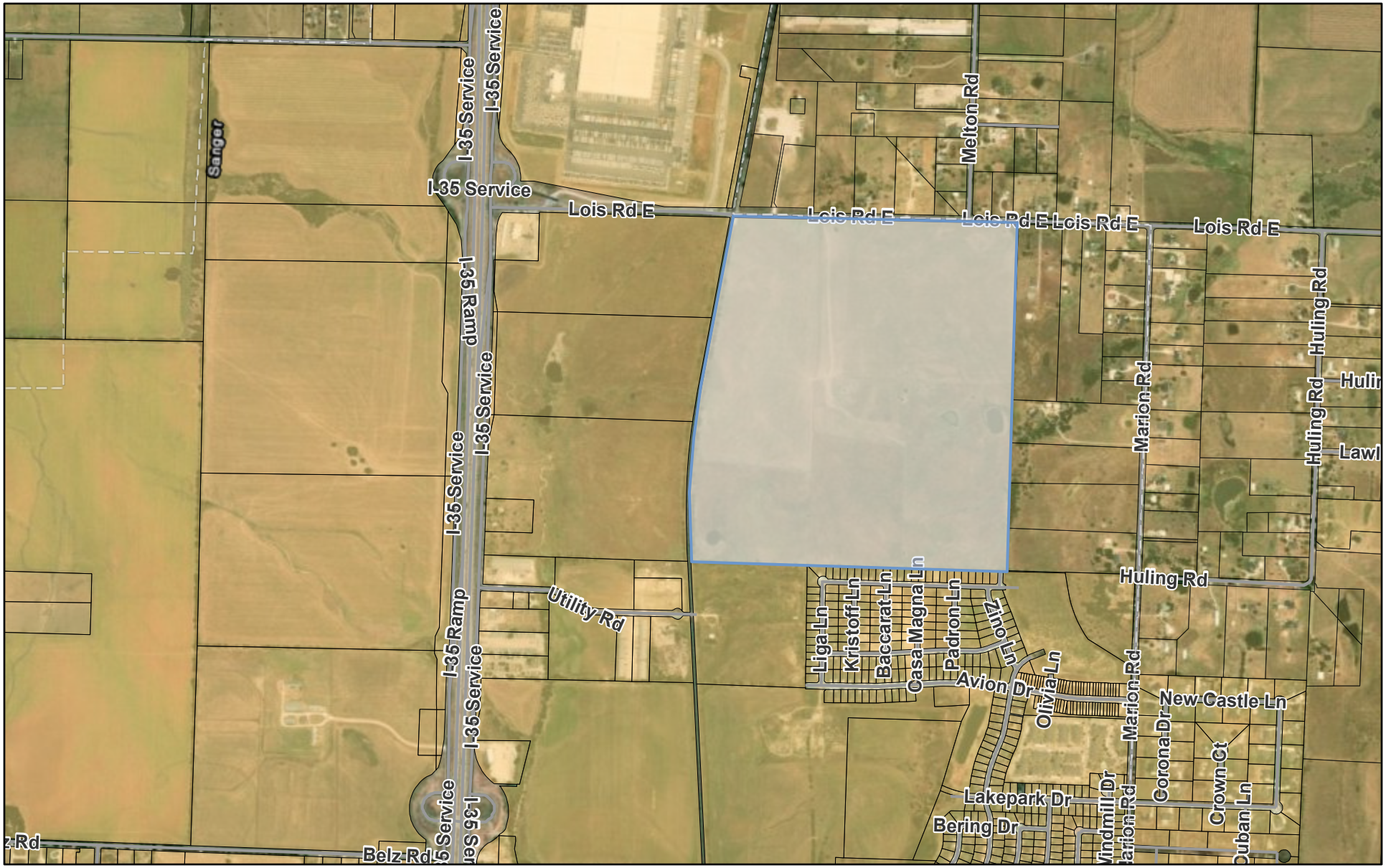
RECOMMENDED MOTION OR ACTION:

Staff recommends DENIAL on the condition that all comments have not been satisfied.

ATTACHMENTS:

Location Map
Final Plat
Application
Letter of Intent
Planning Comments
Engineering Comments

ArcGIS Web Map



6/3/2025, 10:09:58 AM

Roads Parcels ETJ Parcels

1:18,056

0 0.13 0.25 0.5 mi

0 0.2 0.4 0.8 km

Esri, HERE, Garmin, iPC, Maxar

ArcGIS Web AppB

Earthstar Geographics | Esri, HERE, Garmin |

LOIS ROAD ESTATES SUBDIVISION PLAT FILING NO. 2

BEING 29.228 ACRES OF LAND (1,273,156 SQUARE FEET)
OUT OF THE REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29
IN THE CITY OF SANGER, DENTON COUNTY, TEXAS

CERTIFICATION OF OWNERSHIP:

STATE OF TEXAS
COUNTY OF DENTON

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT WITHIN THE AREA DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

LEGAL DESCRIPTION:

BEING A 29.228 ACRE TRACT OF LAND (1,273,156 SQUARE FEET), SITUATED IN THE REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29, SITUATED IN THE CITY OF SANGER, DENTON COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 202.49 ACRE TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED CONVEYED TO JST HOLDINGS 04 BUSINESS, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY, RECORDED IN DOCUMENT NUMBER 2024–74411 OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS; SAID 29.228 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A MAG NAIL FOUND, BEING THE NORTHWESTERN CORNER OF SAID JST HOLDINGS 202.49 ACRE TRACT, BEING ON OR NEAR THE CENTERLINE OF LOIS ROAD EAST AND ON THE EASTERN RIGHT–OF–WAY LINE OF THE GULF COAST AND SANTA FE RAILROAD, (100' RIGHT–OF–WAY WIDTH);

THENCE, ALONG THE WESTERN LINE OF SAID JST HOLDINGS 202.49 ACRE TRACT AND ALONG THE EASTERN LINE OF SANTA FE RAILROAD, S10°00'55"W, A DISTANCE OF 651.07 FEET TO A CALCULATED POINT, FOR THE NORTHERNMOST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, CROSSING THROUGH SAID JST HOLDINGS 202.49 ACRE TRACT, THE FOLLOWING THIRTY–NINE (39) COURSES AND DISTANCES:

1. S79°59'09"E, A DISTANCE OF 164.98 FEET TO A CALCULATED POINT;
2. S10°00'51"W, A DISTANCE OF 75.00 FEET TO A CALCULATED POINT;
3. S79°59'09"E, A DISTANCE OF 394.52 FEET TO A CALCULATED POINT, AT A POINT OF CURVATURE TO THE RIGHT;
4. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 175.00 FEET, AN ARC LENGTH OF 40.66 FEET, A CENTRAL ANGLE OF 13°18'42", A CHORD BEARING AND DISTANCE OF S86°38'30"E, 40.57 FEET TO A CALCULATED POINT;
5. N86°42'09"E, A DISTANCE OF 94.19 FEET TO A CALCULATED POINT, AT A POINT OF CURVATURE TO THE LEFT;
6. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 125.00 FEET, AN ARC LENGTH OF 9.78 FEET, A CENTRAL ANGLE OF 04°29'03", A CHORD BEARING AND DISTANCE OF N88°56'41"E, 9.78 FEET TO A CALCULATED POINT;
7. S88°48'48"E, A DISTANCE OF 34.56 FEET TO A CALCULATED POINT;
8. S43°48'48"E, A DISTANCE OF 18.38 FEET TO A CALCULATED POINT;
9. S88°48'48"E, A DISTANCE OF 50.00 FEET TO A CALCULATED POINT;
10. S01°11'12"W, A DISTANCE OF 12.00 FEET TO A CALCULATED POINT;
11. S88°48'48"E, A DISTANCE OF 127.72 FEET TO A CALCULATED POINT;
12. S00°40'28"W, A DISTANCE OF 50.96 FEET TO A CALCULATED POINT;
13. S05°43'32"W, A DISTANCE OF 281.10 FEET TO A CALCULATED POINT;
14. S15°32'17"W, A DISTANCE OF 241.45 FEET TO A CALCULATED POINT, AT A POINT OF CURVATURE TO THE RIGHT;
15. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 845.00 FEET, AN ARC LENGTH OF 130.34 FEET, A CENTRAL ANGLE OF 08°50'16", A CHORD BEARING AND DISTANCE OF S65°35'08"E, 130.21 FEET TO A CALCULATED POINT, AT A POINT OF CURVATURE TO THE RIGHT;
16. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 775.00 FEET, AN ARC LENGTH OF 2.93 FEET, A CENTRAL ANGLE OF 00°12'59", A CHORD BEARING AND DISTANCE OF N29°03'52"E, 2.93 FEET TO A CALCULATED POINT;
17. S29°19'49"W, A DISTANCE OF 4.26 FEET TO A CALCULATED POINT;
18. S73°33'27"W, A DISTANCE OF 18.19 FEET TO A CALCULATED POINT;
19. S29°50'40"W, A DISTANCE OF 50.03 FEET TO A CALCULATED POINT;
20. S16°30'14"E, A DISTANCE OF 18.60 FEET TO A CALCULATED POINT;
21. S61°04'15"E, A DISTANCE OF 50.00 FEET TO A CALCULATED POINT;
22. N74°10'22"E, A DISTANCE OF 18.38 FEET TO A CALCULATED POINT;
23. S60°49'38"E, A DISTANCE OF 290.00 FEET TO A CALCULATED POINT,;
24. N29°10'22"E, A DISTANCE OF 50.00 FEET TO A CALCULATED POINT;
25. S60°49'38"E, A DISTANCE OF 230.01 FEET TO A CALCULATED POINT, FOR THE EASTERNMOST CORNER OF THE HEREIN DESCRIBED TRACT;
26. S29°11'06"W, A DISTANCE OF 50.00 FEET TO A CALCULATED POINT;
27. S74°10'22"W, A DISTANCE OF 18.38 FEET TO A CALCULATED POINT;
28. S29°10'22"W, A DISTANCE OF 214.00 FEET TO A CALCULATED POINT;
29. S15°49'38"E, A DISTANCE OF 18.38 FEET TO A CALCULATED POINT;
30. S29°10'22"W, A DISTANCE OF 50.00 FEET TO A CALCULATED POINT;
31. S74°10'22"W, A DISTANCE OF 18.38 FEET TO A CALCULATED POINT;
32. S29°10'22"W, A DISTANCE OF 107.00 FEET TO A CALCULATED POINT, FOR THE SOUTHERNMOST CORNER OF THE HEREIN DESCRIBED TRACT;
33. N60°49'38"W, A DISTANCE OF 542.22 FEET TO A CALCULATED POINT, AT A POINT OF CURVATURE TO THE RIGHT;
34. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET, AN ARC LENGTH OF 167.19 FEET, A CENTRAL ANGLE OF 19°09'31", A CHORD BEARING AND DISTANCE OF N70°24'23"W, 166.41 FEET TO A CALCULATED POINT;
35. N79°59'09"W, A DISTANCE OF 471.33 FEET TO A CALCULATED POINT;
36. S10°00'51"W, A DISTANCE OF 120.00 FEET TO A CALCULATED POINT;
37. N79°59'09"W, A DISTANCE OF 49.00 FEET TO A CALCULATED POINT, AT A POINT OF CURVATURE TO THE LEFT;
38. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 70.00 FEET, AN ARC LENGTH OF 20.28 FEET, A CENTRAL ANGLE OF 16°35'52", A CHORD BEARING AND DISTANCE OF N71°41'13"W, 20.21 FEET TO A CALCULATED POINT, AT A POINT OF CURVATURE TO THE RIGHT;
39. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 104.90 FEET, A CENTRAL ANGLE OF 120°12'14", A CHORD BEARING AND DISTANCE OF S56°30'37"W, 86.69 FEET TO A CALCULATED POINT;
40. N77°38'37"W, A DISTANCE OF 151.94 FEET TO A CALCULATED POINT, AT A POINT OF CURVATURE TO THE RIGHT, RETURNING TO THE WESTERN LINE OF SAID JST HOLDINGS 202.49 ACRE TRACT, AND ALSO BEING THE EASTERN LINE OF SANTA FE RAILROAD, FOR THE WESTERNMOST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG SAID WESTERN LINE OF JST HOLDINGS 202.49 ACRE TRACT AND SAID EASTERN LINE OF SANTA FE RAILROAD, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 6737.93 FEET, AN ARC LENGTH OF 348.24 FEET, A CENTRAL ANGLE OF 02°57'40", A CHORD BEARING AND DISTANCE OF N08°28'56"E, 348.20 FEET TO A 1/2 INCH CAPPED IRON ROD FOUND WITH PLASTIC CAP STAMPED "BGE";
2. N10°00'55"E, A DISTANCE OF 897.48 FEET TO THE POINT OF BEGINNING.

CONTAINING 29.228 ACRES (1,273,156 SQUARE FEET), MORE OR LESS.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS: THAT, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICER, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOIS ROAD ESTATES SUBDIVISION, AN ADDITION TO THE CITY OF SANGER, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER BY FEE SIMPLE TITLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, ALL STREETS, THOROUGHFARES, ALLEYS, FIRE LANES, DRIVE AISLES, PARKS, AND WATERCOURSES, AND TO THE PUBLIC USE FOREVER EASEMENTS FOR SIDEWALKS, STORM DRAINAGE FACILITIES, UTILITIES AND ANY OTHER PROPERTY NECESSARY TO SERVE THE PLAT AND TO IMPLEMENT THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS AND OTHER CITY CODES AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND TO FOREVER DEFEND THE TITLE ON THE LAND SO DEDICATED. FURTHER, THE UNDERSIGNED COVENANTS AND AGREES THAT HE/SHE SHALL MAINTAIN ALL EASEMENTS AND FACILITIES IN A STATE OF GOOD REPAIR AND FUNCTIONAL CONDITION AT ALL TIMES IN ACCORDANCE WITH CITY CODES AND REGULATIONS. NO BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE INSTALLED, IF APPROVED BY THE CITY OF SANGER. THE CITY OF SANGER AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO ACCESS AND MAINTAIN ALL RESPECTIVE EASEMENTS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING PERMISSION FROM ANYONE.

WITNESS MY HAND THIS DAY OF _____, 20_____.

_____, OWNER

_____, TITLE AND COMPANY

"STATE OF TEXAS
COUNTY OF DENTON

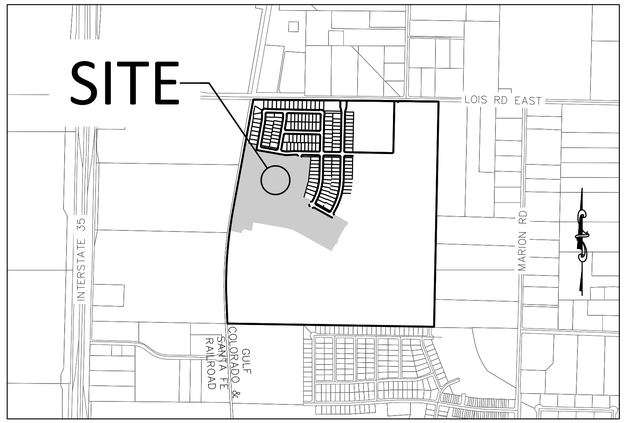
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS_____ DAY OF_____, 20 _____.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

_____
TYPE OR PRINT NOTARY'S NAME

MY COMMISSION EXPIRES_____,



VICINITY MAP
NTS

BENCHMARKS AND CONTROLS:

NO. 1 – AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS–OF–WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

NO. 2 – AN MAG NAIL IN ASPHALT LOCATED IN THE NORTHWEST INTERSECTION OF LOIS ROAD EAST AND MELTON ROAD, HAVING AN ELEVATION OF 693.8 FEET, A NORTHING COORDINATE VALUE OF 7,192,151.4, AND AN EASTING COORDINATE VALUE OF 2,376,790.5.

BASIS OF BEARING:

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

GENERAL NOTES

1. ALL LOTS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE PLANNED DEVELOPMENT.
2. THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND THE APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES DUE.
3. 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.
4. NOTICE – SELLING A PORTION OF THIS BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
5. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS, IF ANY, ON THIS PROPERTY.
6. MINIMUM FINISHED FLOOR ELEVATIONS ARE AT LEAST 2 FEET ABOVE THE 100 YEAR FLOOD PLAIN.
7. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 – YEAR FLOODPLAIN ACCORDING TO COMMUNITY PANEL NO. 48121C0070G, DATED APRIL 18, 2011, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR DENTON COUNTY, TEXAS.
8. THE PURPOSE OF THIS PLAT IS TO CREATE NEW FOR SALE SINGLE–FAMILY LOTS.
9. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (NAD '83)
10. UTILITIES SERVICE PROVIDED BY
CITY OF SANGER – WATER & SANITARY SEWER
ADDRESS: P.O. BOX 1729, SANGER, TEXAS 76266
CONTACT: JIM BOLZ
PHONE NUMBER: (940) 458–2571

COSERV – ELECTRIC AND GAS
ADDRESS: 202 RAILROAD AVE, SANGER, TEXAS 76266
PHONE NUMBER: (800) 274–4014

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
01	COVER
02	OVERALL SHEET
03	FINAL PLAT
04	FINAL PLAT
05	FINAL PLAT

PROJECT TEAM

OWNER/DEVELOPER/APPLICANT:
KALTER CAPITAL
10268 W, CENTENNIAL RD., UNIT 200 F
LITTLETON, CO 80127
CONTACT: LEE EISENHEIM
PH: 303.324.1771
LEE.EISENHEIM@KALTERCAPITAL.COM

ENGINEERING & SURVEY:
ATWELL, LLC
143 UNION BOULEVARD SUITE 700
LAKEWOOD, CO 80228
CONTACT: KEVIN BLUMHARDT
PH: 303.842.9191
KBLUMHARDT@ATWELL.COM

RESIDENTIAL LOT INFORMAITON	
LOT SIZE	NUMBER OF LOTS
50'	74
60'	42
TOTAL	116

AREA TABLE				
TRACT NAME	AREA (SF)	AREA (AC)	LAND USE	OWNER/MAINTENANCE
TRACT B	60631	1.39	OPEN SPACE, UTILITIES	OWNER/HOA
TRACT D	4916	0.11	OPEN SPACE	OWNER/HOA
TRACT E	6554	0.15	OPEN SPACE	OWNER/HOA
TRACT F	7719	0.18	OPEN SPACE	OWNER/HOA
TRACT G	2915	0.07	OPEN SPACE	OWNER/HOA
TRACT H	5831	0.13	OPEN SPACE	OWNER/HOA
TOTAL	**88,566**	**10.32**		

OWNER: JST HOLDINS 04 BUSINESS LLC
HOA: LOIS ROAD ESTATES

SURVEYOR CERTIFICATE

I, RANDALL R. HAGER, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS FINAL PLAT REPRESENTS THE RESULT OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND COMPLETED ACCORDING TO APPLICABLE STATE OF TEXAS REQUIREMENTS.

_____
RANDALL R. HAGER, RPLS NO. 6471
FOR AND ON BEHALF OF ATWELL, LLC

APPROVED AND ACCEPTED

_____ _____
CHAIRMAN, PLANNING & ZONING COMMISSION — DATE
CITY OF SANGER, TX

_____ _____
MAYOR — DATE
CITY OF SANGER, TX

ATTESTED BY

_____ _____
CITY SECRETARY — DATE
CITY OF SANGER, TX

RECORDING BOX

ATWELL
866.850.4200 www.atwell.com

OWNER/DEVELOPER/APPLICANT
KALTER CAPITAL
10268 W, CENTENNIAL RD., UNIT 200 F
LITTLETON, CO
303–324–1771
LEE EISENHEIM

PLAT FILING NO. 2
LOIS ROAD ESTATES SUBDIVISION
116 RESIDENTIAL LOTS - 7 HOA LOTS
REUBEN BEBEE SURVEY, ABST. NO. 29
29.228 ACRES - 1,273,156 SQUARE FEET
CITY OF SANGER, DENTON COUNTY TEXAS

DATE 05/13/2025

A	1ST SUBMITTAL TO CITY OF SANGER 05/14/2025 – KB

REVISIONS

DR. TN | CH. AS
P.M. RG
JOB 24007256

SHEET 01 OF 05

LOIS ROAD ESTATES SUBDIVISION PLAT FILING NO. 2

BEING 29.228 ACRES OF LAND (1,273,156 SQUARE FEET)
OUT OF THE REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29
IN THE CITY OF SANGER, DENTON COUNTY, TEXAS



LINE TABLE		
LINE	LENGTH	BEARING
L1	18.38'	S43°48'48"E
L2	12.00'	S01°11'12"W
L3	18.17'	S73°33'27"W
L4	18.60'	S16°30'14"E
L5	18.38'	N74°10'22"E
L6	18.38'	S74°10'22"W
L7	18.38'	S15°49'38"E
L8	18.38'	S74°10'22"W
L9	18.38'	S55°00'51"W
L10	18.38'	S34°59'09"E
L11	18.38'	N55°00'51"E
L13	18.38'	S34°59'09"E
L14	18.38'	N55°00'51"E
L15	18.38'	N34°59'09"W
L16	18.38'	S55°00'51"W
L17	18.02'	S33°51'40"E
L21	18.38'	N15°49'38"W
L22	18.38'	N74°10'22"E
L25	18.38'	S15°49'38"E
L26	18.38'	S15°49'38"E

LINE TABLE		
LINE	LENGTH	BEARING
L27	17.90'	N72°40'55"E
L28	18.38'	N55°00'51"E
L29	18.38'	S34°59'09"E
L30	23.97'	N01°11'12"E
L31	15.56'	S34°59'08"E
L32	18.38'	S55°00'51"W

Curve Table					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	2.93'	775.00'	0°12'59"	N29°03'52"E	2.93'
C2	22.26'	80.00'	15°56'33"	N87°57'25"W	22.19'
C3	22.26'	80.00'	15°56'33"	N17°59'08"E	22.19'
C4	27.28'	50.00'	31°15'45"	S45°51'40"E	26.94'

200 0 200 400
(IN FEET)
1 inch = 200 ft.

LEGEND

- FOUND MONUMENT, AS NOTED
- SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "ATWELL LLC"
- MAG NAIL FOUND
- MAG NAIL SET
- SECTION CORNER, AS NOTED
- BOUNDARY LINE
- SECTION LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE, AS NOTED
- RIGHT-OF-WAY LINE
- OFFSET / TIE LINE
- PHASE LINE

ATWELL
866.850.4200 www.atwell.com

OWNER/DEVELOPER/APPLICANT
KOLTER CAPITAL
10260 W. CENTENNIAL RD., UNIT 200 F
LITTLETON, CO
303-324-1771
LEE EISENHEIM

PLAT FILING NO. 2
LOIS ROAD ESTATES SUBDIVISION
116 RESIDENTIAL LOTS - 7 HOA LOTS
REUBEN BEBEE SURVEY, ABST. NO. 29
29.228 ACRES - 1,273,156 SQUARE FEET
CITY OF SANGER, DENTON COUNTY TEXAS

DATE 05/13/2025

A	1st SUBMITTAL TO CITY OF SANGER 05/14/2025 - KB

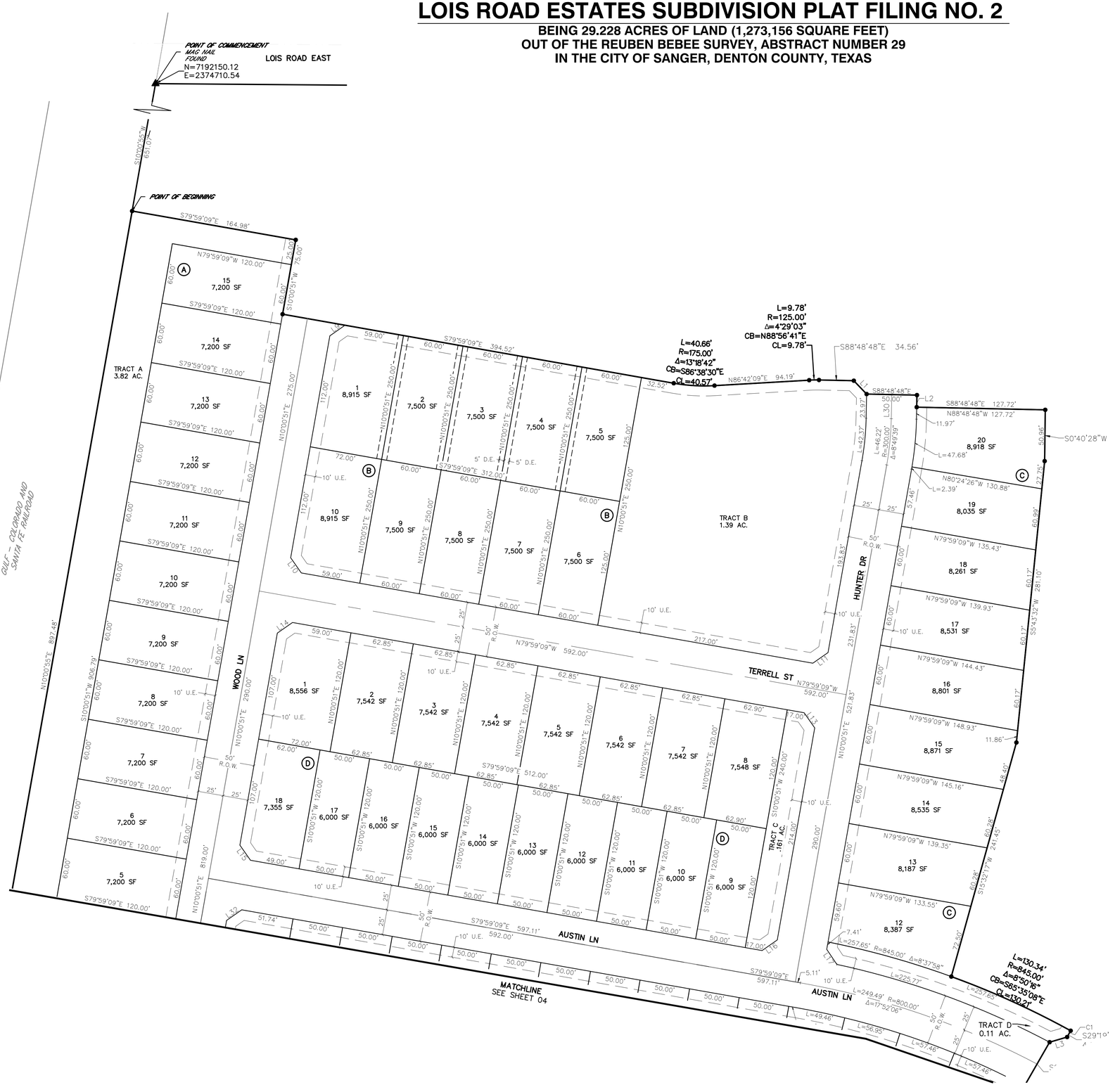
REVISIONS

DR. TN | CH. AS
P.M. RG
JOB 24007256

SHEET 02 OF 05

LOIS ROAD ESTATES SUBDIVISION PLAT FILING NO. 2

BEING 29.228 ACRES OF LAND (1,273,156 SQUARE FEET)
OUT OF THE REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29
IN THE CITY OF SANGER, DENTON COUNTY, TEXAS



LEGEND

○	FOUND MONUMENT, AS NOTED
●	SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "ATWELL LLC"
▲	MAG NAIL FOUND
△	MAG NAIL SET
✦	SECTION CORNER, AS NOTED
1	LOT NUMBER
(A)	BLOCK LETTER
TMB	TEMPORARY BENCH MARK
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
———	SUBJECT PARCEL BOUNDARY LINE
— — —	SECTION LINE
———	SUBDIVISION LOT LINE
- - - - -	LOT SETBACK
———	ADJACENT PROPERTY LINE
— — —	EASEMENT LINE, AS NOTED
— · — · —	RIGHT-OF-WAY LINE
- - - - -	OFFSET / TIE LINE

ATWELL
866.850.4200 www.atwell.com

OWNER/DEVELOPER/APPLICANT
KALTER CAPITAL
10268 W. CENTENNIAL RD. UNIT 200 F
LITTLETON, CO
303-324-1771
LEE EISENHEIM

PLAT FILING NO. 2
LOIS ROAD ESTATES SUBDIVISION
116 RESIDENTIAL LOTS - 7 HOA LOTS
REUBEN BEBEE SURVEY, ABST. NO. 29
29.228 ACRES - 1,273,156 SQUARE FEET
CITY OF SANGER, DENTON COUNTY TEXAS

DATE 05/13/2025

1st SUBMITTAL TO CITY OF SANGER	05/14/2025 — KB

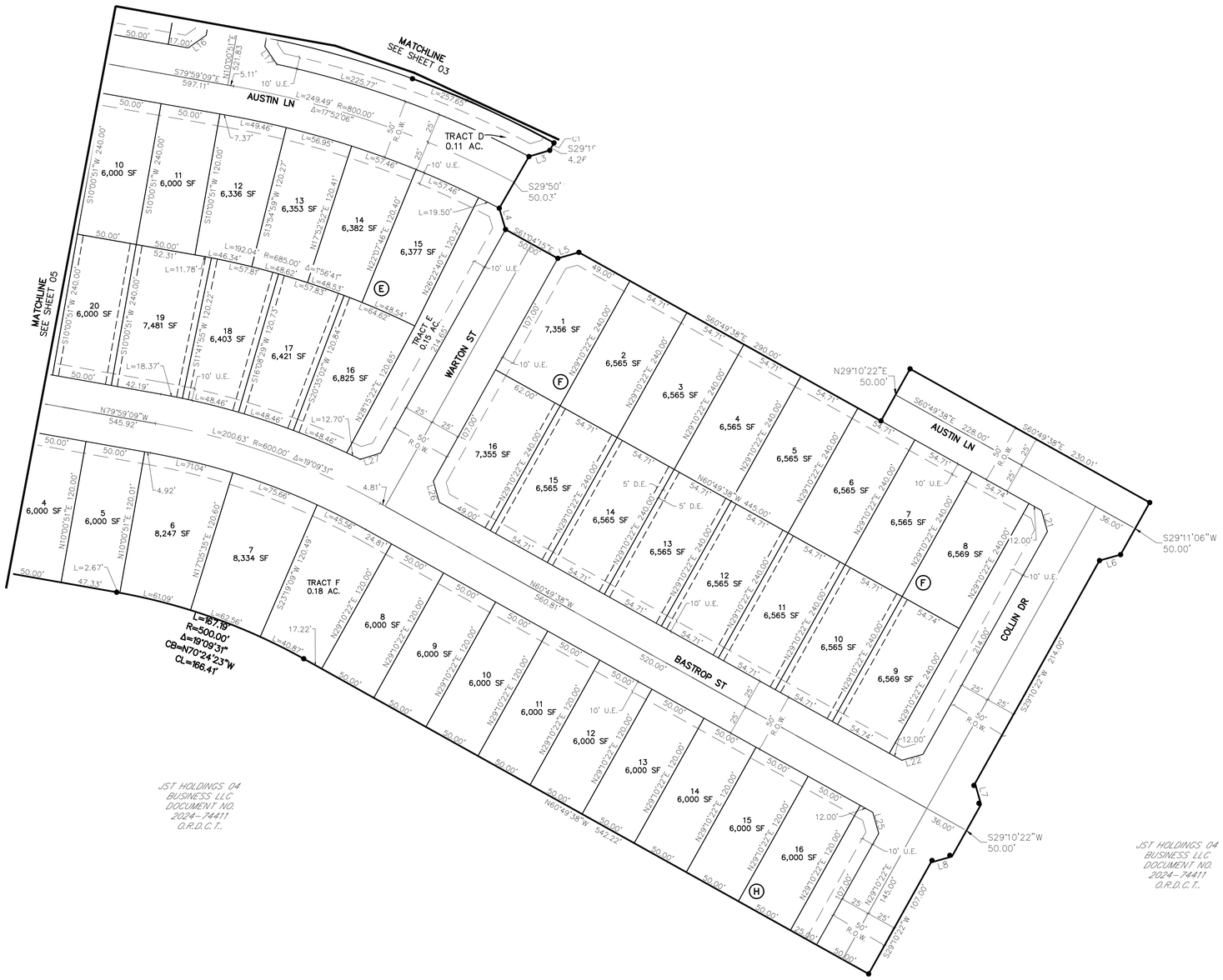
REVISIONS

DR. TN | CH. AS
P.M. RG
JOB 24007256

SHEET 03 OF 05

LOIS ROAD ESTATES SUBDIVISION PLAT FILING NO. 2

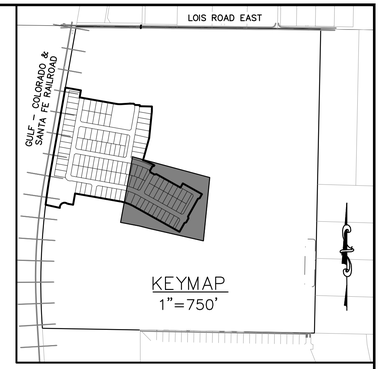
BEING 29.228 ACRES OF LAND (1,273,156 SQUARE FEET)
OUT OF THE REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29
IN THE CITY OF SANGER, DENTON COUNTY, TEXAS


MATCHLINE SEE SHEET 03
MATCHLINE SEE SHEET 05
AUSTIN LN
WARTON ST
BASTROP ST
COLLIN DR
TRACT D 0.11 AC.
TRACT E 0.15 AC.
TRACT F 0.18 AC.
JST HOLDINGS 04 BUSINESS LLC DOCUMENT NO. 2024-74411 O.R.D.C.T..
JST HOLDINGS 04 BUSINESS LLC DOCUMENT NO. 2024-74411 O.R.D.C.T..
L=167.19
R=500.00'
Δ=19°09'31"
CB=N7°07'24"23"W
CL=166.41'
S29°11'06"W 50.00'
S29°10'22"W 214.00'
S29°10'22"W 101.00'
N29°10'22"E 50.00'
S60°49'38"E 228.00'
S60°49'38"E 230.01'
N60°49'38"W 560.81'
N60°49'38"W 542.22'
N79°59'09"W 545.92'
S79°59'09"E 597.11'
L=200.63' R=600.00' Δ=19°09'31"
L=249.49' R=800.00' Δ=17°52'06"
L=225.77'
L=192.04' R=685.00' Δ=16°03'29"
L=200.63'
L=167.19'
L=61.09'
L=62.56'
L=40.87'
L=71.04'
L=75.66'
L=45.36'
L=49.46'
L=56.95'
L=57.46'
L=19.50'
L=48.53'
L=48.54'
L=48.62'
L=48.46'
L=12.70'
L=18.37'
L=11.78'
L=46.34'
L=57.83'
L=64.62'
L=57.81'
L=48.46'
L=48.62'
L=48.54'
L=48.53

LOIS ROAD ESTATES SUBDIVISION PLAT FILING NO. 2

BEING 29.228 ACRES OF LAND (1,273,156 SQUARE FEET)
OUT OF THE REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29
IN THE CITY OF SANGER, DENTON COUNTY, TEXAS





50 0 50 100
(IN FEET)
1 inch = 50 ft.

LEGEND

○	FOUND MONUMENT, AS NOTED
●	SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "ATWELL LLC"
▲	MAG NAIL FOUND
△	MAG NAIL SET
⚡	SECTION CORNER, AS NOTED
1	LOT NUMBER
(A)	BLOCK LETTER
TMB	TEMPORARY BENCH MARK
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
———	SUBJECT PARCEL BOUNDARY LINE
—— - ——	SECTION LINE
———	SUBDIVISION LOT LINE
- - - - -	LOT SETBACK
———	ADJACENT PROPERTY LINE
— — — —	EASEMENT LINE, AS NOTED
—— · · ——	RIGHT-OF-WAY LINE
- - - - -	OFFSET / TIE LINE

ATWELL
866.850.4200 www.atwell.com

OWNER/DEVELOPER/APPLICANT
KALTER CAPITAL
10268 W CENTENNIAL RD. UNIT 200 F
LITTLETON, CO
303-324-1771
LEE EISENHEIM

PLAT FILING NO. 2
LOIS ROAD ESTATES SUBDIVISION
116 RESIDENTIAL LOTS - 7 HOA LOTS
REUBEN BEBEE SURVEY, ABST. NO. 29
29.228 ACRES - 1,273,156 SQUARE FEET
CITY OF SANGER, DENTON COUNTY TEXAS

DATE 05/13/2025

REVISIONS
A 1st SUBMITTAL TO CITY OF SANGER 05/14/2025 — KB

DR. TN | CH. AS
P.M. RG
JOB 24007256

SHEET 05 OF 05

SANGER
DEVELOPMENT SERVICES
201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
940-458-2059(office) 940-458-4072(fax) www.sangertexas.org

SUBDIVISION APPLICATION

☐	Preliminary Plat Minor Plat	X	Final Plat/Replat Amended Plat	☐	Vacating Plat Conveyance Plat

Applicant		Owner (if different from applicant)	
Name:	LEE EISENHEIM	Name:	
Company:	KALTER CAPITAL	Company:	
Address:	5690 DTC BLVD. STE. 290W	Address	
City, State, Zip:	GREENWOOD VILLAGE, CO 80111	City, State, Zip:	
Phone	(303) 324-1771	Phone:	
Fax:		Fax:	
Email:	Lee.Eisenheim@kaltercapital.com	Email:	

Submittal Checklist

☐	Pre-Application Conference (Date:_/____/_____)
☐	Application Form (Signed by Owner and Applicant)
☐	Letter of Intent
☐	Non-Refundable Application Fee (Check Payable to City of Sanger)
☐	Applicable Plat Checklist (Completed)
☐	Additional Required Documents/Traffic & Drainage Studies etc.

Supporting Materials (List if provided): Final Plat, Final Engineering Plans

R Number(s):_____

_____ 05/12/2025
Owner's Signature Date

_____ _____
Applicant's Signature Date

KALTERCAPITAL

5960 DTC BLVD, STE 290W
Greenwood Village, CO 80111
www.kaltercapital.com

Lois Rd Estates
May 13, 2025
Letter of Intent

Dear Ms. Hammonds,

In compliance with the City of Sanger's Development Services requirements, Kalter Capital is pleased to submit the Lois Rd Estates Filing No. 2 Final Plat and Final Construction Drawings Application. Included here is the Letter of Intent, which describes the Final Plat Submittal details. In addition to this Letter of Intent, the following documents are included in the Final Plat Submittal.

- Application Form, signed by Kalter Capital
- Filing No. 2 Final Plat
- Filing No. 2 Construction Plans

Site Description and Location

The subject property (The Site) is 29.228 acres in size and is located in the City of Sanger, Denton County, State of Texas. The Site is bound by Lois Road Estates Filing No. 1 to the north, future phases of Lois Rd Estates development to the east, and future phases of Lois Rd Estates development to the south. The site is comprised of a single parcel identified as Property ID: 59829 in Denton County. A legal description is included with this letter, for reference.

The existing condition of The Site consists of native vegetation and a dirt road. There is only one vehicular access to The Site along Lois Road. There is no significant development or existing structures on the Site, as its historical use has been for agricultural purposes. There are multiple lengths of fence surrounding and within The Sites boundary, with three natural ponds that collect stormwater runoff. The Site's existing topography consists of a high point near the center of the property, with slopes ranging from 1 percent to 5 percent to the east and west.

Submittal Overview

The applicant is requesting approval on the Filing No. 3 Final Plat and Final Construction Drawings, subject to the Approved "PD"- Planned Development District that was approved on 1/14/2025, along with the Overall Preliminary Plat that was approved on 4/7/2025. The Final Plat and Construction Documents serve to establish the lot dimensions, right-of-way dedication, setbacks and Public Infrastructure design necessary to serve the site. The Final Plat is consistent with the design standards, lot dimensions (mix of 50' wide and 60' wide lots) and lot count

approved with the Planned Development Zoning as well as the Design Standards established by the City of Sanger. This submittal also stays consistent with the setbacks recently submitted with the PD Amendment, proposing a 5’ side setback and 20’ rear setback for the 50’ wide and 60’ Lots. The Final Construction Plans include all design details as required by the City of Sanger, including the General Notes and Plans, Overall Utility Plans, Over Lot Grading Plans, Street Plans and Profiles, Sanitary Sewer Plan and Profiles, Storm Sewer Plan and Profiles, Pond Plans and Details, and Construction Details.

Legal Description

BEING A 29.228 ACRE TRACT OF LAND (1,273,156 SQUARE FEET), SITUATED IN THE REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29, SITUATED IN THE CITY OF SANGER, DENTON COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 202.49 ACRE TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED CONVEYED TO JST HOLDINGS 04 BUSINESS, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY, RECORDED IN DOCUMENT NUMBER 2024-74411 OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS; SAID 29.228 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A MAG NAIL FOUND, BEING THE NORTHWESTERN CORNER OF SAID JST HOLDINGS 202.49 ACRE TRACT, BEING ON OR NEAR THE CENTERLINE OF LOIS ROAD EAST AND ON THE EASTERN RIGHT-OF-WAY LINE OF THE GULF COAST AND SANTA FE RAILROAD, (100' RIGHT-OF-WAY WIDTH);

THENCE, ALONG THE WESTERN LINE OF SAID JST HOLDINGS 202.49 ACRE TRACT AND ALONG THE EASTERN LINE OF SANTA FE RAILROAD, S10°00'55”W, A DISTANCE OF 651.07 FEET TO A CALCULATED POINT, FOR THE NORTHERNMOST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, CROSSING THROUGH SAID JST HOLDINGS 202.49 ACRE TRACT, THE FOLLOWING THIRTY-NINE (39) COURSES AND DISTANCES:

1. S79°59'09”E, A DISTANCE OF 164.98 FEET TO A CALCULATED POINT;
2. S10°00'51”W, A DISTANCE OF 75.00 FEET TO A CALCULATED POINT;
3. S79°59'09”E, A DISTANCE OF 394.52 FEET TO A CALCULATED POINT, AT A POINT OF CURVATURE TO THE RIGHT;
4. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 175.00 FEET, AN ARC LENGTH OF 40.66 FEET, A CENTRAL ANGLE OF 13°18'42”, A CHORD BEARING AND DISTANCE OF S86°38'30”E, 40.57 FEET TO A CALCULATED POINT;
5. N86°42'09”E, A DISTANCE OF 94.19 FEET TO A CALCULATED POINT, AT A POINT OF CURVATURE TO THE LEFT;
6. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 125.00 FEET, AN ARC LENGTH OF 9.78 FEET, A CENTRAL ANGLE OF 04°29'03”, A CHORD BEARING AND DISTANCE OF N88°56'41”E, 9.78 FEET TO A CALCULATED POINT;

7. S88°48'48”E, A DISTANCE OF 34.56 FEET TO A CALCULATED POINT;
8. S43°48'48”E, A DISTANCE OF 18.38 FEET TO A CALCULATED POINT;
9. S88°48'48”E, A DISTANCE OF 50.00 FEET TO A CALCULATED POINT;
10. S01°11'12”W, A DISTANCE OF 12.00 FEET TO A CALCULATED POINT;
11. S88°48'48”E, A DISTANCE OF 127.72 FEET TO A CALCULATED POINT;
12. S00°40'28”W, A DISTANCE OF 50.96 FEET TO A CALCULATED POINT;
13. S05°43'32”W, A DISTANCE OF 281.10 FEET TO A CALCULATED POINT;
14. S15°32'17”W, A DISTANCE OF 241.45 FEET TO A CALCULATED POINT, AT A POINT OF CURVATURE TO THE RIGHT;
15. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 845.00 FEET, AN ARC LENGTH OF 130.34 FEET, A CENTRAL ANGLE OF 08°50'16”, A CHORD BEARING AND DISTANCE OF S65°35'08”E, 130.21 FEET TO A CALCULATED POINT, AT A POINT OF CURVATURE TO THE RIGHT;
16. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 775.00 FEET, AN ARC LENGTH OF 2.93 FEET, A CENTRAL ANGLE OF 00°12'59”, A CHORD BEARING AND DISTANCE OF N29°03'52”E, 2.93 FEET TO A CALCULATED POINT;
17. S29°19’49”W, A DISTANCE OF 4.26 FEET TO A CALCULATED POINT;
18. S73°33'27”W, A DISTANCE OF 18.19 FEET TO A CALCULATED POINT;
19. S29°50'40”W, A DISTANCE OF 50.03 FEET TO A CALCULATED POINT;
20. S16°30'14”E, A DISTANCE OF 18.60 FEET TO A CALCULATED POINT;
21. S61°04'15”E, A DISTANCE OF 50.00 FEET TO A CALCULATED POINT;
22. N74°10'22”E, A DISTANCE OF 18.38 FEET TO A CALCULATED POINT;
23. S60°49'38”E, A DISTANCE OF 290.00 FEET TO A CALCULATED POINT,;
24. N29°10'22”E, A DISTANCE OF 50.00 FEET TO A CALCULATED POINT;
25. S60°49'38”E, A DISTANCE OF 230.01 FEET TO A CALCULATED POINT, FOR THE EASTERNMOST CORNER OF THE HEREIN DESCRIBED TRACT;
26. S29°11'06”W, A DISTANCE OF 50.00 FEET TO A CALCULATED POINT;
27. S74°10'22”W, A DISTANCE OF 18.38 FEET TO A CALCULATED POINT;
28. S29°10'22”W, A DISTANCE OF 214.00 FEET TO A CALCULATED POINT;
29. S15°49'38”E, A DISTANCE OF 18.38 FEET TO A CALCULATED POINT;
30. S29°10'22”W, A DISTANCE OF 50.00 FEET TO A CALCULATED POINT;
31. S74°10'22”W, A DISTANCE OF 18.38 FEET TO A CALCULATED POINT;
32. S29°10'22”W, A DISTANCE OF 107.00 FEET TO A CALCULATED POINT, FOR THE SOUTHERNMOST CORNER OF THE HEREIN DESCRIBED TRACT;
33. N60°49'38”W, A DISTANCE OF 542.22 FEET TO A CALCULATED POINT, AT A POINT OF CURVATURE TO THE RIGHT;
34. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET, AN ARC LENGTH OF 167.19 FEET, A CENTRAL ANGLE OF 19°09'31”, A CHORD BEARING AND DISTANCE OF N70°24'23”W, 166.41 FEET TO A CALCULATED POINT;
35. N79°59'09”W, A DISTANCE OF 471.33 FEET TO A CALCULATED POINT;
36. S10°00'51”W, A DISTANCE OF 120.00 FEET TO A CALCULATED POINT;
37. N79°59'09”W, A DISTANCE OF 49.00 FEET TO A CALCULATED POINT, AT A POINT OF CURVATURE TO THE LEFT;
38. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 70.00 FEET, AN ARC LENGTH OF

20.28 FEET, A CENTRAL ANGLE OF 16°35'52”, A CHORD BEARING AND DISTANCE OF N71°41'13”W, 20.21 FEET TO A CALCULATED POINT, AT A POINT OF CURVATURE TO THE RIGHT;
39. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 104.90 FEET, A CENTRAL ANGLE OF 120°12'14”, A CHORD BEARING AND DISTANCE OF S56°30'37”W, 86.69 FEET TO A CALCULATED POINT;
40. N77°38'37”W, A DISTANCE OF 151.94 FEET TO A CALCULATED POINT, AT A POINT OF CURVATURE TO THE RIGHT, RETURNING TO THE WESTERN LINE OF SAID JST HOLDINGS 202.49 ACRE TRACT, AND ALSO BEING THE EASTERN LINE OF SANTA FE RAILROAD, FOR THE WESTERNMOST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG SAID WESTERN LINE OF JST HOLDINGS 202.49 ACRE TRACT AND SAID EASTERN LINE OF SANTA FE RAILROAD, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 6737.93 FEET, AN ARC LENGTH OF 348.24 FEET, A CENTRAL ANGLE OF 02°57'40”, A CHORD BEARING AND DISTANCE OF N08°28'56”E, 348.20 FEET TO A 1/2 INCH CAPPED IRON ROD FOUND WITH PLASTIC CAP STAMPED “BGE”;
2. N10°00'55”E, A DISTANCE OF 897.48 FEET TO THE POINT OF BEGINNING.

CONTAINING 29.228 ACRES (1,273,156 SQUARE FEET), MORE OR LESS.

DATE: 5/1/25

1st REVIEW COMMENTS – Final Plat – Lois Road Estates Subdivision Filing No. 2

The request is for a Final Plat of Lois Road Estates Ph 2, being approximately 29.228 acres in the A0029A R. BEBEE, TR 107, prepared by Atwell, submitted on 2/28/25. 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. Property owner information doesn't match Denton Central Appraisal District. Provide proof of ownership.
2. Utility easements should be a minimum of 15'.
3. In title block show total number of 50' lots, and total number of 60' lots for this phase.
4. Describe and locate all permanent survey monument, pins, and control points and tie and reference the survey corners at two points to the Texas State Plane Coordinate System North Central Zone 1983-1999 datum. The Point of Beginning shall be clearly marked including State Plan Coordinates NAD 83.
5. An accurate location of the subdivision in reference to the deed records of the county which shall include volume and pages of the deed of the property to be subdivided.
6. In title box list plat type (Final Plat)

Informational Comments

1. The property is within the City of Sanger.
2. The Final Plat will be scheduled for Planning and Zoning (P&Z) Commission meeting on Monday, June 9, 2025, and the City Council meeting on Monday, July 7, 2025.

June 03, 2025
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: Lois Road Estates Filing No. 2 Final Plat - Review #2

Dear Ms. Hammonds,

Halff was requested by the City of Sanger to review the Final Plat Filing No. 2 and Filings No. 1 & 2 Construction Plans for Lois Road Estates. The submittal was prepared by Atwell, LLC. and was received May 19, 2025.

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 refer to the Filing 1 comments review letter for Filing 2 Construction Plans review comments. Please address all Hydrology and Hydraulics comments provided in a separate letter.

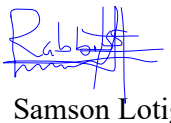
Final Plat Comments

1. Clearly indicate the Point of Beginning on the plat per Ordinance § 10.104(d)(10)(D)
   Response: The Point of Beginning has been shown on the plat per the ordinance.
   2nd Review: Addressed
2. Please clearly label all the tracts referred to in the final plat.
   Response: Tract labels have been clearly labeled on the plat.
   2nd Review: Addressed
3. Provide 3" x 3" recording box at the lower right-hand corner per §10.104(d)(10)(N)
   Response: This has been implemented and shown on the cover sheet (page 1).
   2nd Review: Provide Recording Box for all sheets
4. 2nd Review: Provide ROW acreage in title block on all sheets if any per §10.104(d)(10)(O)(vi)
5. 2nd Review: Please update block numbers to ensure consistency with plans and overall utility layouts.
6. 2nd Review: Review and update drainage easements on Filing 2 plat to match updated grading sheets.

7. 2nd Review: Provide closure report that matches acreage per § 10.104(d)(10)(B).

If you have any questions or need additional information, please do not hesitate to call me at (817) 764-7498.

Sincerely,



Samson Lotigo, PE
HALFF
Firm No. 0312
Attachments: Final Plat markups

LOIS ROAD ESTATES SUBDIVISION PLAT FILING NO. 2

BEING 29.228 ACRES OF LAND (1,273,156 SQUARE FEET)
OUT OF THE REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29
IN THE CITY OF SANGER, DENTON COUNTY, TEXAS

CERTIFICATION OF OWNERSHIP:

STATE OF TEXAS
COUNTY OF DENTON

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT WITHIN THE AREA DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

LEGAL DESCRIPTION:

BEING A 29.228 ACRE TRACT OF LAND (1,273,156 SQUARE FEET), SITUATED IN THE REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29, SITUATED IN THE CITY OF SANGER, DENTON COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 202.49 ACRE TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED CONVEYED TO JST HOLDINGS 04 BUSINESS, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY, RECORDED IN DOCUMENT NUMBER 2024-74411 OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS; SAID 29.228 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A MAG NAIL FOUND, BEING THE NORTHWESTERN CORNER OF SAID JST HOLDINGS 202.49 ACRE TRACT, BEING ON OR NEAR THE CENTERLINE OF LOIS ROAD EAST AND ON THE EASTERN RIGHT-OF-WAY LINE OF THE GULF COAST AND SANTA FE RAILROAD, (100' RIGHT-OF-WAY WIDTH);

THENCE, ALONG THE WESTERN LINE OF SAID JST HOLDINGS 202.49 ACRE TRACT AND ALONG THE EASTERN LINE OF SANTA FE RAILROAD, S10°00'55"W, A DISTANCE OF 651.07 FEET TO A CALCULATED POINT, FOR THE NORTHERNMOST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, CROSSING THROUGH SAID JST HOLDINGS 202.49 ACRE TRACT, THE FOLLOWING THIRTY-NINE (39) COURSES AND DISTANCES:

1. S79°59'09"E, A DISTANCE OF 164.98 FEET TO A CALCULATED POINT;
2. S10°00'51"W, A DISTANCE OF 75.00 FEET TO A CALCULATED POINT;
3. S79°59'09"E, A DISTANCE OF 394.52 FEET TO A CALCULATED POINT, AT A POINT OF CURVATURE TO THE RIGHT;
4. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 175.00 FEET, AN ARC LENGTH OF 40.66 FEET, A CENTRAL ANGLE OF 13°18'42", A CHORD BEARING AND DISTANCE OF S86°38'30"E, 40.57 FEET TO A CALCULATED POINT;
5. N86°42'09"E, A DISTANCE OF 94.19 FEET TO A CALCULATED POINT, AT A POINT OF CURVATURE TO THE LEFT;
6. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 125.00 FEET, AN ARC LENGTH OF 9.78 FEET, A CENTRAL ANGLE OF 04°29'03", A CHORD BEARING AND DISTANCE OF N88°56'41"E, 9.78 FEET TO A CALCULATED POINT;
7. S88°48'48"E, A DISTANCE OF 34.56 FEET TO A CALCULATED POINT;
8. S43°48'48"E, A DISTANCE OF 18.38 FEET TO A CALCULATED POINT;
9. S88°48'48"E, A DISTANCE OF 50.00 FEET TO A CALCULATED POINT;
10. S01°11'12"W, A DISTANCE OF 12.00 FEET TO A CALCULATED POINT;
11. S88°48'48"E, A DISTANCE OF 127.72 FEET TO A CALCULATED POINT;
12. S00°40'28"W, A DISTANCE OF 50.96 FEET TO A CALCULATED POINT;
13. S05°43'32"W, A DISTANCE OF 281.10 FEET TO A CALCULATED POINT;
14. S15°32'17"W, A DISTANCE OF 241.45 FEET TO A CALCULATED POINT, AT A POINT OF CURVATURE TO THE RIGHT;
15. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 845.00 FEET, AN ARC LENGTH OF 130.34 FEET, A CENTRAL ANGLE OF 08°50'16", A CHORD BEARING AND DISTANCE OF S65°35'08"E, 130.21 FEET TO A CALCULATED POINT, AT A POINT OF CURVATURE TO THE RIGHT;
16. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 775.00 FEET, AN ARC LENGTH OF 2.93 FEET, A CENTRAL ANGLE OF 00°12'59", A CHORD BEARING AND DISTANCE OF N29°03'52"E, 2.93 FEET TO A CALCULATED POINT;
17. S29°19'49"W, A DISTANCE OF 4.26 FEET TO A CALCULATED POINT;
18. S73°33'27"W, A DISTANCE OF 18.19 FEET TO A CALCULATED POINT;
19. S29°50'40"W, A DISTANCE OF 50.03 FEET TO A CALCULATED POINT;
20. S16°30'14"E, A DISTANCE OF 18.60 FEET TO A CALCULATED POINT;
21. S61°04'15"E, A DISTANCE OF 50.00 FEET TO A CALCULATED POINT;
22. N74°10'22"E, A DISTANCE OF 18.38 FEET TO A CALCULATED POINT;
23. S60°49'38"E, A DISTANCE OF 290.00 FEET TO A CALCULATED POINT,;
24. N29°10'22"E, A DISTANCE OF 50.00 FEET TO A CALCULATED POINT;
25. S60°49'38"E, A DISTANCE OF 230.01 FEET TO A CALCULATED POINT, FOR THE EASTERNMOST CORNER OF THE HEREIN DESCRIBED TRACT;
26. S29°11'06"W, A DISTANCE OF 50.00 FEET TO A CALCULATED POINT;
27. S74°10'22"W, A DISTANCE OF 18.38 FEET TO A CALCULATED POINT;
28. S29°10'22"W, A DISTANCE OF 214.00 FEET TO A CALCULATED POINT;
29. S15°49'38"E, A DISTANCE OF 18.38 FEET TO A CALCULATED POINT;
30. S29°10'22"W, A DISTANCE OF 50.00 FEET TO A CALCULATED POINT;
31. S74°10'22"W, A DISTANCE OF 18.38 FEET TO A CALCULATED POINT;
32. S29°10'22"W, A DISTANCE OF 107.00 FEET TO A CALCULATED POINT, FOR THE SOUTHERNMOST CORNER OF THE HEREIN DESCRIBED TRACT;
33. N60°49'38"W, A DISTANCE OF 542.22 FEET TO A CALCULATED POINT, AT A POINT OF CURVATURE TO THE RIGHT;
34. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET, AN ARC LENGTH OF 167.19 FEET, A CENTRAL ANGLE OF 19°09'31", A CHORD BEARING AND DISTANCE OF N70°24'23"W, 166.41 FEET TO A CALCULATED POINT;
35. N79°59'09"W, A DISTANCE OF 471.33 FEET TO A CALCULATED POINT;
36. S10°00'51"W, A DISTANCE OF 120.00 FEET TO A CALCULATED POINT;
37. N79°59'09"W, A DISTANCE OF 49.00 FEET TO A CALCULATED POINT, AT A POINT OF CURVATURE TO THE LEFT;
38. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 70.00 FEET, AN ARC LENGTH OF 20.28 FEET, A CENTRAL ANGLE OF 16°35'52", A CHORD BEARING AND DISTANCE OF N71°41'13"W, 20.21 FEET TO A CALCULATED POINT, AT A POINT OF CURVATURE TO THE RIGHT;
39. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 104.90 FEET, A CENTRAL ANGLE OF 120°12'14", A CHORD BEARING AND DISTANCE OF S56°30'37"W, 86.69 FEET TO A CALCULATED POINT;
40. N77°38'37"W, A DISTANCE OF 151.94 FEET TO A CALCULATED POINT, AT A POINT OF CURVATURE TO THE RIGHT, RETURNING TO THE WESTERN LINE OF SAID JST HOLDINGS 202.49 ACRE TRACT, AND ALSO BEING THE EASTERN LINE OF SANTA FE RAILROAD, FOR THE WESTERNMOST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG SAID WESTERN LINE OF JST HOLDINGS 202.49 ACRE TRACT AND SAID EASTERN LINE OF SANTA FE RAILROAD, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 6737.93 FEET, AN ARC LENGTH OF 348.24 FEET, A CENTRAL ANGLE OF 02°57'40", A CHORD BEARING AND DISTANCE OF N08°28'56"E, 348.20 FEET TO A 1/2 INCH CAPPED IRON ROD FOUND WITH PLASTIC CAP STAMPED "BGE";
2. N10°00'55"E, A DISTANCE OF 897.48 FEET TO THE POINT OF BEGINNING.

CONTAINING 29.228 ACRES (1,273,156 SQUARE FEET), MORE OR LESS.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS: THAT, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICER, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOIS ROAD ESTATES SUBDIVISION, AN ADDITION TO THE CITY OF SANGER, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER BY FEE SIMPLE TITLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, ALL STREETS, THOROUGHFARES, ALLEYS, FIRE LANES, DRIVE AISLES, PARKS, AND WATERCOURSES, AND TO THE PUBLIC USE FOREVER EASEMENTS FOR SIDEWALKS, STORM DRAINAGE FACILITIES, UTILITIES AND ANY OTHER PROPERTY NECESSARY TO SERVE THE PLAT AND TO IMPLEMENT THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS AND OTHER CITY CODES AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND TO FOREVER DEFEND THE TITLE ON THE LAND SO DEDICATED. FURTHER, THE UNDERSIGNED COVENANTS AND AGREES THAT HE/SHE SHALL MAINTAIN ALL EASEMENTS AND FACILITIES IN A STATE OF GOOD REPAIR AND FUNCTIONAL CONDITION AT ALL TIMES IN ACCORDANCE WITH CITY CODES AND REGULATIONS. NO BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE INSTALLED, IF APPROVED BY THE CITY OF SANGER. THE CITY OF SANGER AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO ACCESS AND MAINTAIN ALL RESPECTIVE EASEMENTS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING PERMISSION FROM ANYONE.

WITNESS MY HAND THIS DAY OF _____, 20_____.

_____, OWNER

_____, TITLE AND COMPANY

"STATE OF TEXAS
COUNTY OF DENTON

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS_____ DAY OF_____, 20 _____.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

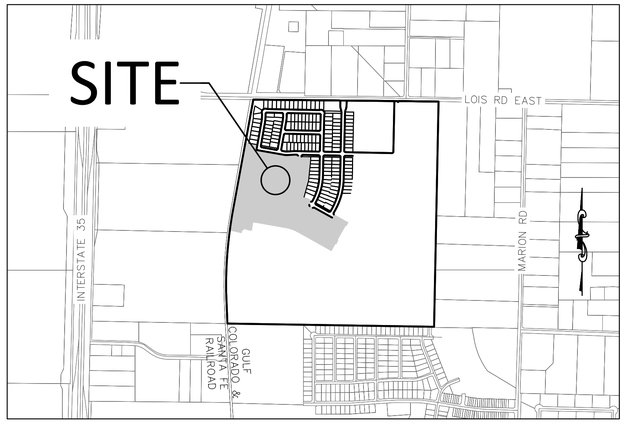
_____
TYPE OR PRINT NOTARY'S NAME

MY COMMISSION EXPIRES_____,

Chord bearing does not match plat

Appears to be curve to the left. Please confirm

Provide the owner's name per § 10.104(d)(10)(W)



VICINITY MAP
NTS

BENCHMARKS AND CONTROLS:

NO. 1 – AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

NO. 2 – AN MAG NAIL IN ASPHALT LOCATED IN THE NORTHWEST INTERSECTION OF LOIS ROAD EAST AND MELTON ROAD, HAVING AN ELEVATION OF 693.8 FEET, A NORTHING COORDINATE VALUE OF 7,192,151.4, AND AN EASTING COORDINATE VALUE OF 2,376,790.5.

BASIS OF BEARING:

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

GENERAL NOTES

1. ALL LOTS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE PLANNED DEVELOPMENT.
2. THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND THE APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES DUE.
3. 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.
4. NOTICE – SELLING A PORTION OF THIS BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
5. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS, IF ANY, ON THIS PROPERTY.
6. MINIMUM FINISHED FLOOR ELEVATIONS ARE AT LEAST 2 FEET ABOVE THE 100 YEAR FLOOD PLAIN.
7. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 – YEAR FLOODPLAIN ACCORDING TO COMMUNITY PANEL NO. 48121C0070G, DATED APRIL 18, 2011, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR DENTON COUNTY, TEXAS.
8. THE PURPOSE OF THIS PLAT IS TO CREATE NEW FOR SALE SINGLE-FAMILY LOTS.
9. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (NAD '83)
10. UTILITIES SERVICE PROVIDED BY
CITY OF SANGER – WATER & SANITARY SEWER
ADDRESS: P.O. BOX 1729, SANGER, TEXAS 76266
CONTACT: JIM BOLZ
PHONE NUMBER: (940) 458-2571

COSERV – ELECTRIC AND GAS
ADDRESS: 202 RAILROAD AVE, SANGER, TEXAS 76266
PHONE NUMBER: (800) 274-4014

Provide closure report per § 10.104(d)(10)(B).

Show the plat type ("Final") on all sheets / title blocks per § 10.104(d)(10)(O)(i).

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
01	COVER
02	OVERALL SHEET
03	FINAL PLAT
04	FINAL PLAT
05	FINAL PLAT

PROJECT TEAM

OWNER/DEVELOPER/APPLICANT:
KALTER CAPITAL
10268 W, CENTENNIAL RD., UNIT 200 F
LITTLETON, CO 80127
CONTACT: LEE EISENHEIM
PH: 303.324.1771
LEE.EISENHEIM@KALTERCAPITAL.COM

ENGINEERING & SURVEY:
ATWELL, LLC
143 UNION BOULEVARD SUITE 700
LAKEWOOD, CO 80228
CONTACT: KEVIN BLUMHARDT
PH: 303.842.9191
KBLUMHARDT@ATWELL.COM

RESIDENTIAL LOT INFORMAITON	
LOT SIZE	NUMBER OF LOTS
50'	74
60'	42
TOTAL	116

AREA TABLE				
TRACT NAME	AREA (SF)	AREA (AC)	LAND USE	OWNER/MAINTENANCE
TRACT B	60631	1.39	OPEN SPACE, UTILITIES	OWNER/HOA
TRACT D	4916	0.11	OPEN SPACE	OWNER/HOA
TRACT E	6554	0.15	OPEN SPACE	OWNER/HOA
TRACT F	7719	0.18	OPEN SPACE	OWNER/HOA
TRACT G	2915	0.07	OPEN SPACE	OWNER/HOA
TRACT H	5831	0.13	OPEN SPACE	OWNER/HOA
TOTAL	**88,566**	**10.32**	OWNER: JST HOLDINS 04 BUSINESS LLC HOA: LOIS ROAD ESTATES	

SURVEYOR CERTIFICATE

I, RANDALL R. HAGER, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS FINAL PLAT REPRESENTS THE RESULT OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND COMPLETED ACCORDING TO APPLICABLE STATE OF TEXAS REQUIREMENTS.

_____
RANDALL R. HAGER, RPLS NO. 6471
FOR AND ON BEHALF OF ATWELL, LLC

APPROVED AND ACCEPTED

_____ _____
CHAIRMAN, PLANNING & ZONING COMMISSION — DATE
CITY OF SANGER, TX

_____ _____
MAYOR — DATE
CITY OF SANGER, TX

ATTESTED BY

_____ _____
CITY SECRETARY — DATE
CITY OF SANGER, TX

RECORDING BOX

ATWELL
866.850.4200 www.atwell.com

OWNER/DEVELOPER/APPLICANT
KALTER CAPITAL
10268 W, CENTENNIAL RD, UNIT 200 F
LITTLETON, CO
303-324-1771
LEE EISENHEIM

PLAT FILING NO. 2
LOIS ROAD ESTATES SUBDIVISION
116 RESIDENTIAL LOTS - 7 HOA LOTS
REUBEN BEBEE SURVEY, ABST. NO. 29
29.228 ACRES - 1,273,156 SQUARE FEET
CITY OF SANGER, DENTON COUNTY TEXAS

DATE 05/13/2025

REVISIONS	
A	1ST SUBMITTAL TO CITY OF SANGER 05/14/2025 – KB

DR. TN | CH. AS
P.M. RG
JOB 24007256

SHEET 01 OF 05

LOIS ROAD ESTATES SUBDIVISION PLAT FILING NO. 2

BEING 29.228 ACRES OF LAND (1,273,156 SQUARE FEET)
OUT OF THE REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29
IN THE CITY OF SANGER, DENTON COUNTY, TEXAS



LINE TABLE		
LINE	LENGTH	BEARING
L1	18.38'	S43°48'48"E
L2	12.00'	S01°11'12"W
L3	18.17'	S73°33'27"W
L4	18.60'	S16°30'14"E
L5	18.38'	N74°10'22"E
L6	18.38'	S74°10'22"W
L7	18.38'	S15°49'38"E
L8	18.38'	S74°10'22"W
L9	18.38'	S55°00'51"W
L10	18.38'	S34°59'09"E
L11	18.38'	N55°00'51"E
L13	18.38'	S34°59'09"E
L14	18.38'	N55°00'51"E
L15	18.38'	N34°59'09"W
L16	18.38'	S55°00'51"W
L17	18.02'	S33°51'40"E
L21	18.38'	N15°49'38"W
L22	18.38'	N74°10'22"E
L25	18.38'	S15°49'38"E
L26	18.38'	S15°49'38"E

LINE TABLE		
LINE	LENGTH	BEARING
L27	17.90'	N72°40'55"E
L28	18.38'	N55°00'51"E
L29	18.38'	S34°59'09"E
L30	23.97'	N01°11'12"E
L31	15.56'	S34°59'08"E
L32	18.38'	S55°00'51"W

Curve Table					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	2.93'	775.00'	0°12'59"	N29°03'52"E	2.93'
C2	22.26'	80.00'	15°56'33"	N87°57'25"W	22.19'
C3	22.26'	80.00'	15°56'33"	N17°59'08"E	22.19'
C4	27.28'	50.00'	31°15'45"	S45°51'40"E	26.94'

200 0 200 400

(IN FEET)
1 inch = 200 ft.

LEGEND

- FOUND MONUMENT, AS NOTED
- SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "ATWELL LLC"
- MAG NAIL FOUND
- MAG NAIL SET
- SECTION CORNER, AS NOTED
- BOUNDARY LINE
- SECTION LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE, AS NOTED
- RIGHT-OF-WAY LINE
- OFFSET / TIE LINE
- PHASE LINE

ATWELL
866.850.4200 www.atwell.com

OWNER/DEVELOPER/APPLICANT
KOLTER CAPITAL
10260 W. LITTLETON BLVD., UNIT 200 F
LITTLETON, CO
303-324-1771
LEE EISENHEIM

PLAT FILING NO. 2
LOIS ROAD ESTATES SUBDIVISION
116 RESIDENTIAL LOTS - 7 HOA LOTS
REUBEN BEBEE SURVEY, ABST. NO. 29
29.228 ACRES - 1,273,156 SQUARE FEET
CITY OF SANGER, DENTON COUNTY TEXAS

DATE 05/13/2025

A	1st SUBMITTAL TO CITY OF SANGER 05/14/2025 - KB

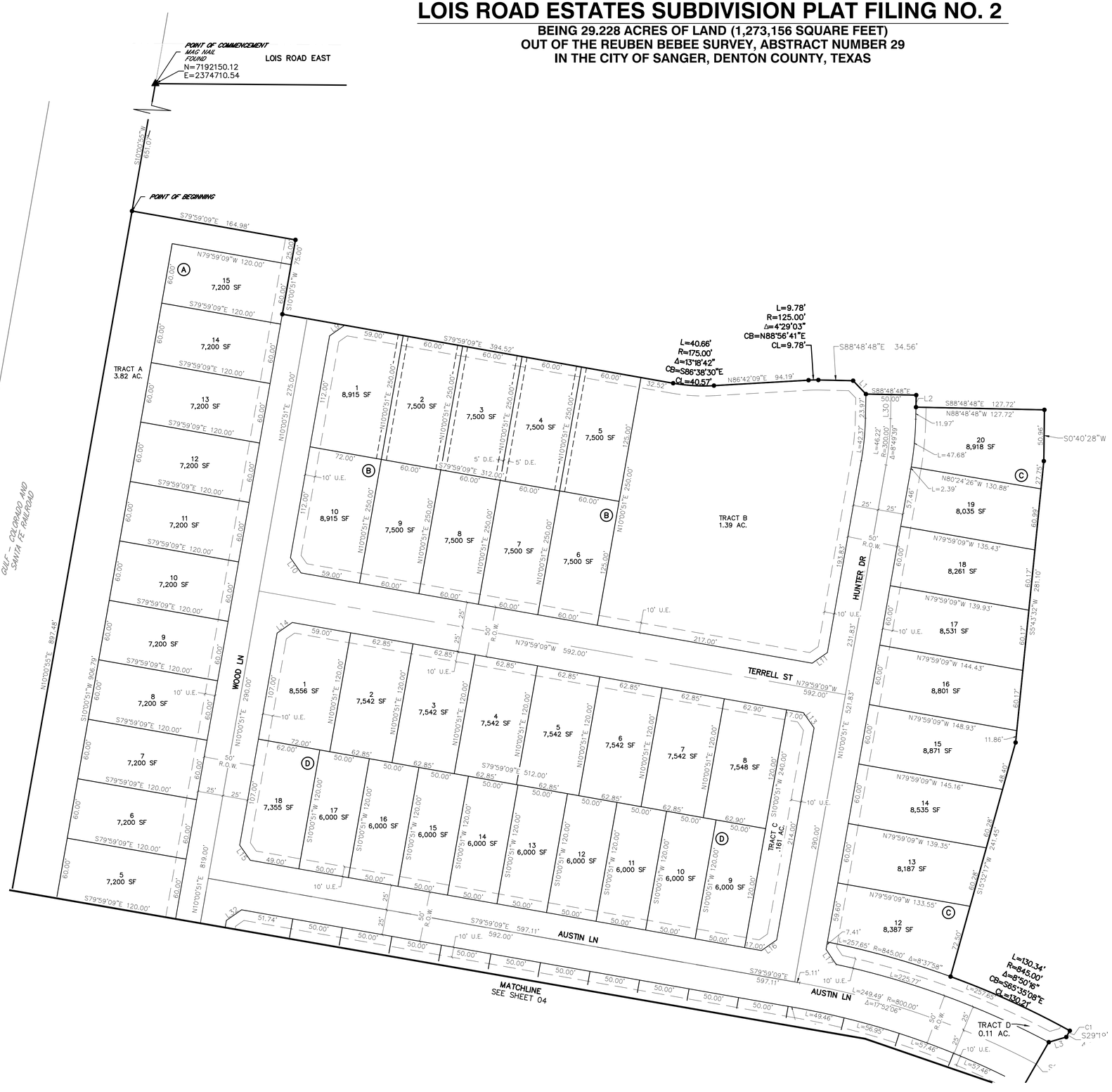
REVISIONS

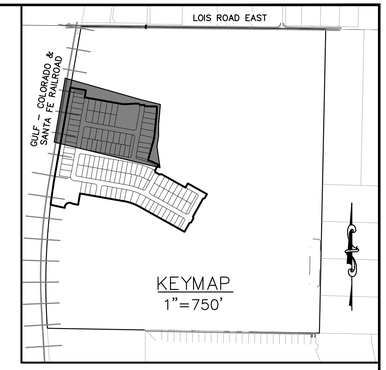
DR. TN | CH. AS
P.M. RG
JOB 24007256

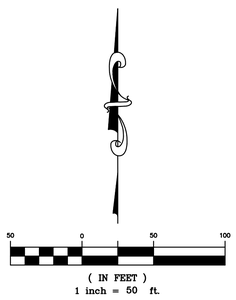
SHEET 02 OF 05

LOIS ROAD ESTATES SUBDIVISION PLAT FILING NO. 2

BEING 29.228 ACRES OF LAND (1,273,156 SQUARE FEET)
OUT OF THE REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29
IN THE CITY OF SANGER, DENTON COUNTY, TEXAS







LEGEND

○	FOUND MONUMENT, AS NOTED
●	SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "ATWELL LLC"
▲	MAG NAIL FOUND
△	MAG NAIL SET
✦	SECTION CORNER, AS NOTED
1	LOT NUMBER
(A)	BLOCK LETTER
TMB	TEMPORARY BENCH MARK
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
———	SUBJECT PARCEL BOUNDARY LINE
— — —	SECTION LINE
———	SUBDIVISION LOT LINE
- - - - -	LOT SETBACK
———	ADJACENT PROPERTY LINE
— — —	EASEMENT LINE, AS NOTED
— · — · —	RIGHT–OF–WAY LINE
- - - - -	OFFSET / TIE LINE

ATWELL
866.850.4200 www.atwell.com

OWNER/DEVELOPER/APPLICANT
7 ALTER CAPITAL
10265 W. CENTENNIAL RD. UNIT 200 F
LITTLETON, CO
303-324-1771
LEE EISENHEIM

PLAT FILING NO. 2
LOIS ROAD ESTATES SUBDIVISION
116 RESIDENTIAL LOTS - 7 HOA LOTS
REUBEN BEBEE SURVEY, ABST. NO. 29
29.228 ACRES - 1,273,156 SQUARE FEET
CITY OF SANGER, DENTON COUNTY TEXAS

DATE 05/13/2025

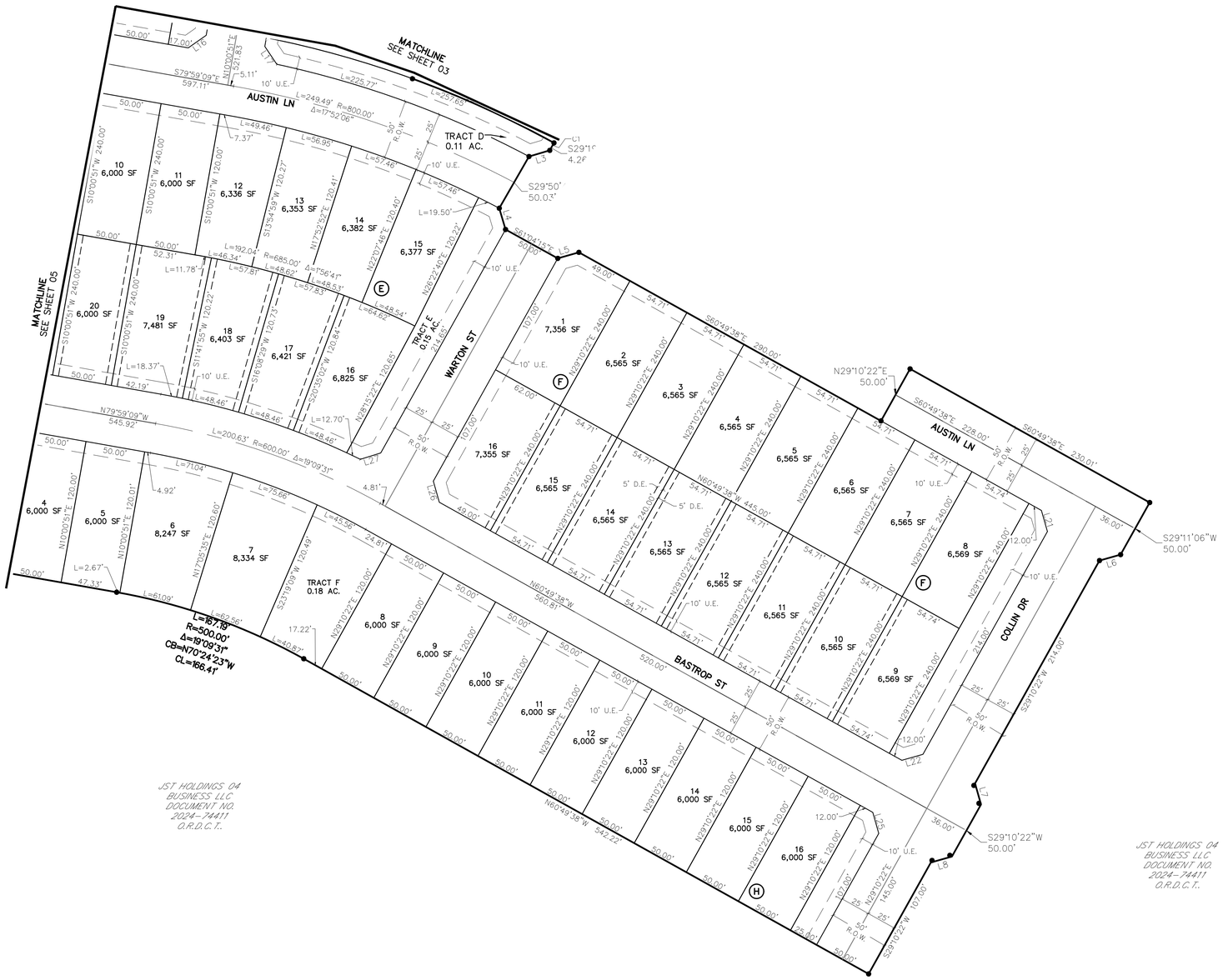
REVISIONS
1st SUBMITTAL TO CITY OF SANGER 05/14/2025 – KB

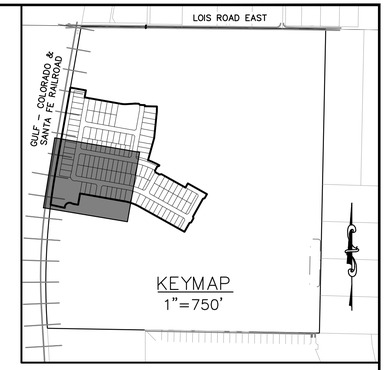
DR. TN | CH. AS
P.M. RG
JOB 24007256

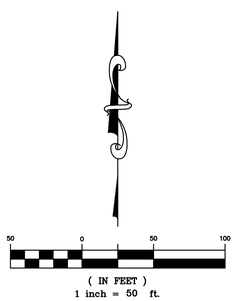
SHEET 03 OF 05

LOIS ROAD ESTATES SUBDIVISION PLAT FILING NO. 2

BEING 29.228 ACRES OF LAND (1,273,156 SQUARE FEET)
OUT OF THE REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29
IN THE CITY OF SANGER, DENTON COUNTY, TEXAS







LEGEND

○	FOUND MONUMENT, AS NOTED
●	SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "ATWELL LLC"
▲	MAG NAIL FOUND
△	MAG NAIL SET
✦	SECTION CORNER, AS NOTED
1	LOT NUMBER
Ⓐ	BLOCK LETTER
TMB	TEMPORARY BENCH MARK
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
———	SUBJECT PARCEL BOUNDARY LINE
— — —	SECTION LINE
———	SUBDIVISION LOT LINE
- - - - -	LOT SETBACK
———	ADJACENT PROPERTY LINE
— — —	EASEMENT LINE, AS NOTED
— · — · —	RIGHT-OF-WAY LINE
----------	OFFSET / TIE LINE

ATWELL
866.850.4200 www.atwell.com

OWNER/DEVELOPER/APPLICANT
KALTER CAPITAL
10268 W. CENTENNIAL RD. UNIT 200 F
LITTLETON, CO
303-324-1771
LEE EISENHEIM

PLAT FILING NO. 2
LOIS ROAD ESTATES SUBDIVISION
116 RESIDENTIAL LOTS - 7 HOA LOTS
REUBEN BEBEE SURVEY, ABST. NO. 29
29.228 ACRES - 1,273,156 SQUARE FEET
CITY OF SANGER, DENTON COUNTY TEXAS

DATE 05/13/2025

A	1st SUBMITTAL TO CITY OF SANGER 05/14/2025 — KB

REVISIONS

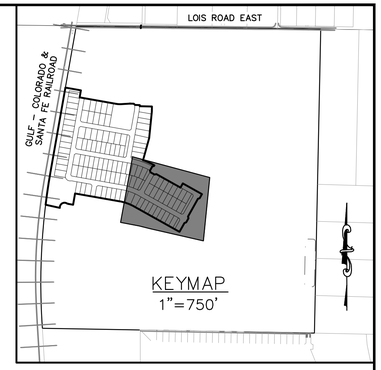
DR. TN | CH. AS
P.M. RG
JOB 24007256

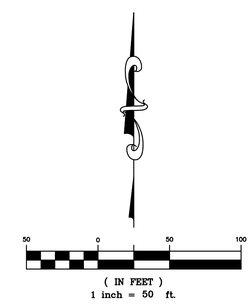
SHEET 04 OF 05

LOIS ROAD ESTATES SUBDIVISION PLAT FILING NO. 2

BEING 29.228 ACRES OF LAND (1,273,156 SQUARE FEET)
OUT OF THE REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29
IN THE CITY OF SANGER, DENTON COUNTY, TEXAS







LEGEND

○	FOUND MONUMENT, AS NOTED
●	SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "ATWELL LLC"
▲	MAG NAIL FOUND
△	MAG NAIL SET
✦	SECTION CORNER, AS NOTED
1	LOT NUMBER
Ⓐ	BLOCK LETTER
TMB	TEMPORARY BENCH MARK
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
———	SUBJECT PARCEL BOUNDARY LINE
— — —	SECTION LINE
———	SUBDIVISION LOT LINE
- - - -	LOT SETBACK
———	ADJACENT PROPERTY LINE
— — —	EASEMENT LINE, AS NOTED
— · — · —	RIGHT-OF-WAY LINE
- - - -	OFFSET / TIE LINE

ATWELL
866.850.4200 www.atwell.com

OWNER/DEVELOPER/APPLICANT
KALTER CAPITAL
10268 W. CENTENNIAL RD. UNIT 200 F
LITTLETON, CO
303-324-1771
LEE EISENHEIM

PLAT FILING NO. 2
LOIS ROAD ESTATES SUBDIVISION
116 RESIDENTIAL LOTS - 7 HOA LOTS
REUBEN BEBEE SURVEY, ABST. NO. 29
29.228 ACRES - 1,273,156 SQUARE FEET
CITY OF SANGER, DENTON COUNTY TEXAS

DATE 05/13/2025

A 1st SUBMITTAL TO CITY OF SANGER 05/14/2025 - KB

REVISIONS

DR. TN CH. AS
P.M. RG
JOB 24007256

SHEET 05 OF 05

June 3, 2025
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: **Lois Road Estates Filing 1&2 Construction Plans Review #2**

Dear Ms. Hammonds,

Halff Associates, Inc. was requested by the City of Sanger to review the Phase 1 Construction Plans for Lois Road Estates. The submittal was prepared by Atwell and was received on May 19th, 2025.

General Comments

1. Please address comments on attached markups and provide annotated responses on markups. Please note, all comments may not be written on letter since some comments are easier to show and explain on the markups. Please annotate markup with responses.

2. Please note additional comments may be provided in subsequent reviews once additional data/responses is received.

Hydrology and Hydraulics

1. Please provide profiles for Runs 19 and 20 for storm sewer pipes. See sheets 146 and 147 “Storm Sewer Plan & Profiles Run 19” and “Storm Sewer Plan & Profiles Run 20“.
   Response: These profiles have been corrected to display.
   Halff Review: Run 20 has been updated, please provide profile for Run 19.
   Halff Review 2: Runs 19 and 20 plan and profiles are not in the current phase of the project. Please note that phases including these areas will not be approved until these comments are addressed.
   Halff Construction Plan Review 2: Comment will move to Filing 4 because it is not located within the area of this submittal.
2. Please provide pipe slopes and dimensions for the profiles in Runs 31 and 32 for storm sewer pipes. See sheets 159 and 160 “Storm Sewer Plan & Profiles Run 31” and “Storm Sewer Plan & Profiles Run 32“.
   Response: Pipe sizes and slopes have been added to the profile
   Halff Review: Addressed
3. Pipe on north side of site appears to discharge into a separate system than every other pipe in design and does not appear to discharge into detention pond. Please provide more detail on where this pipe outfalls and provide supporting calculations to show that discharges are not increasing from existing to proposed conditions and/or no negative impacts occur. See sheet 5 “Overall Utility Plans Overall”.
   Response: This pipe is existing and will be demolished. The style has been changed and a label has been added to the plan
   Halff Review: Style unchanged on existing pipe on sheet 5. Please revise.
   Halff Review 2: Addressed

4. Pipe on sheet 127 “Storm Sewer Plan & Profiles Run 1” has no upstream connection. Please revise such that it is connected to the rest of the storm sewer system
   Response: The upstream pipe has been added to the profile view
   Halff Review: Addressed
5. Please provide existing and proposed drainage area map(s) and calculations. Submittal will need to show that no increases in discharges occurs between existing and proposed conditions.
   Halff Review: Addressed
6. Please provide hydraulic grade line calculations and profiles for all storm sewer profiles.
   Response: Existing and proposed drainage maps have been added to the plan set
   Halff Review: Please provide HGL for Run 15. See Sheet 152 “Storm Sewer Plan & Profiles Run 15”
   Halff Review 2: Run 15 plan and profile has been removed from current plan sheet. Please note that Phases including these areas will not be approved until these comments are addressed.
   Halff Construction Plan Review 2: Comment will move to Filing 3 because it is not located within the area of this submittal.
7. Please provide pipe velocities and calculations for all storm pipes.
   Response: Hydraulic calculations have been added to the plan set
   Halff Review: Please provide calculations for Runs 1 and 33. Please see sheets 174 and 175.
   Halff Review 2: Previous comment was not addressed. Please provide calculations for Runs 1 and 33. Please see sheets 81 and 82.
   Halff Construction Plan Review 2: Addressed

8. Please provide inlet calculation sheets. Also please show inlet length and type on plan view in sheets.
   Response: Inlet calculations calculations have been added to the plan set
   Halff Review: Addressed
9. Please provide easements for storm sewer and detention ponds per § 10.106(d)(10)(E)
   Response: Easements for storm sewer and drainage facilities have been added to the plan and plat
   Halff Review: Addressed
10. Please provide calculations showing that detention pond will drain within 24 hours per § 10.106(d)(10)(F).
    Response: Pond drainage calculations have been added to the pond plan Sheets
    Halff Review: Addressed
11. Please provide emergency spillway for ponds A, B, and C.
    Response: Emergency spillways have been added to ponds A, B and C
    Halff Review: Addressed
12. Ponds have 1-foot of freeboard, but do not account for sediment storage. Please provide 2 feet of sediment storage for the 100-year storm per § 10.106(d)(10)(A).
    Response: Pond design has been revised to have adequate freeboard and sediment storage.
    Halff Review: Addressed
13. Please provide pond bottom slope per ordinance § 10.106(d)(10)(C).
    Response: Pond slopes have been added to the pond plans
    Halff Review: Addressed

14. For ponds A, B and C, please provide HY8 models used for culvert calculations.
    Response: HY8 model calculations and results have been added to the pond Plans
    Halff Review: Addressed
15. Please provide longest flow paths and time of concentration calculations used for calculating time of concentration for each pond.
    Response: Flow path and Tc calculations have been added to the pond plan sheets
    Halff Review: Addressed
16. Pond D:
    a. Please provide emergency spillway weir and orifice elevations along pond D.
       Response: Emergency spillway weir and orifice elevation have been added to Pond D plans
       Halff Review: Addressed
    b. Please provide flow master model used for spillway and orifice calculations.
       Response: Spillway and orifice calculations have been added to the pond plan sheets
       Halff Review: Addressed
    c. Worksheet shows velocity of 10.35 ft/s leaving pond. Please include design for energy dissipation downstream of this structure or revise design. See § 10.106(d)(6)(B)(iii)
       Response: Energy dissipation has been added to the pond design
       Halff Review: Addressed
    d. GVF Output Data lists velocity as “Infinity ft/s”. Please revise. See sheet 164 “Pond D Plan and Details”.
       Response: Velocities have been recalculated and revised on the plans.
       Halff Review: Addressed
17. Please note that an Environmental Assessment will be needed on the 3 existing ponds on this site to determine impact of proposed development on wetlands. See Section 404 of Clean Water Act. See sheet 4 “General Notes & Plans, Existing Conditions.”
    Response: Comment noted. The Environmental Assessment is in process and will be provided upon completion.
    Halff Review: Addressed

2nd Review Additional Comments:

18. Design HGL less than pipe invert in lateral line calculations. Please see sheets 176 and 177. Please revise.
    Halff Review: Previous comment was not addressed. Please check Design HGL calculations on Sheets 83 and 84.
    Halff Construction Plan Review 2: Calculations for laterals not provided. Please provide calculations for Lateral lines.

Final Plat First Review Comments:

19. Pipe drains unmitigated off site. Please see Sheet 68: “Storm Sewer Plan & Profiles Run 4” Please note that even if the entire site plan was approved, each phase needs to meet Sanger requirements as well. Please provide interim design to mitigate discharges.

Halff Construction Plan Review 2: Addressed

Construction Plan Review #2 Comments:

20. Proposed contours suggest that overland flow will runoff offsite unmitigated until next phase. Please see sheet 21 “Overall Grading Area-07”. Please update plans so that the flow does not increase off developed area.

If you have any questions or need additional information, please do not hesitate to call me at (214) 937-3954.

Sincerely,
HALFF
TBPELS Firm No. 312



Randall Peterman, PE, CFM, ENV SP

CITY COUNCIL COMMUNICATION

DATE: July 7, 2025

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on a Final Plat of Lois Road Estates Subdivision Filing No. 3, being approximately 45.25 acres of land described as A0029A R. BEEBEE, TR, within the City of Sanger, generally located on the south side of Lois Rd approximately 1219 feet west of the intersection of Marion Rd and Lois Rd.

SUMMARY:

- This is phase 3 of 3.
- This plat will create 176 residential lots and 10 HOA lots
- The lots are part of the Lois Road Estates PD.
- This phase will have 2 points of entry from Lois Road.
- All lots comply with the PD.
- Planning & Zoning recommended approval with the condition that all comments were satisfied prior to City Council approval.

FISCAL INFORMATION:

Budgeted: N/A Amount: N/A GL Account: N/A

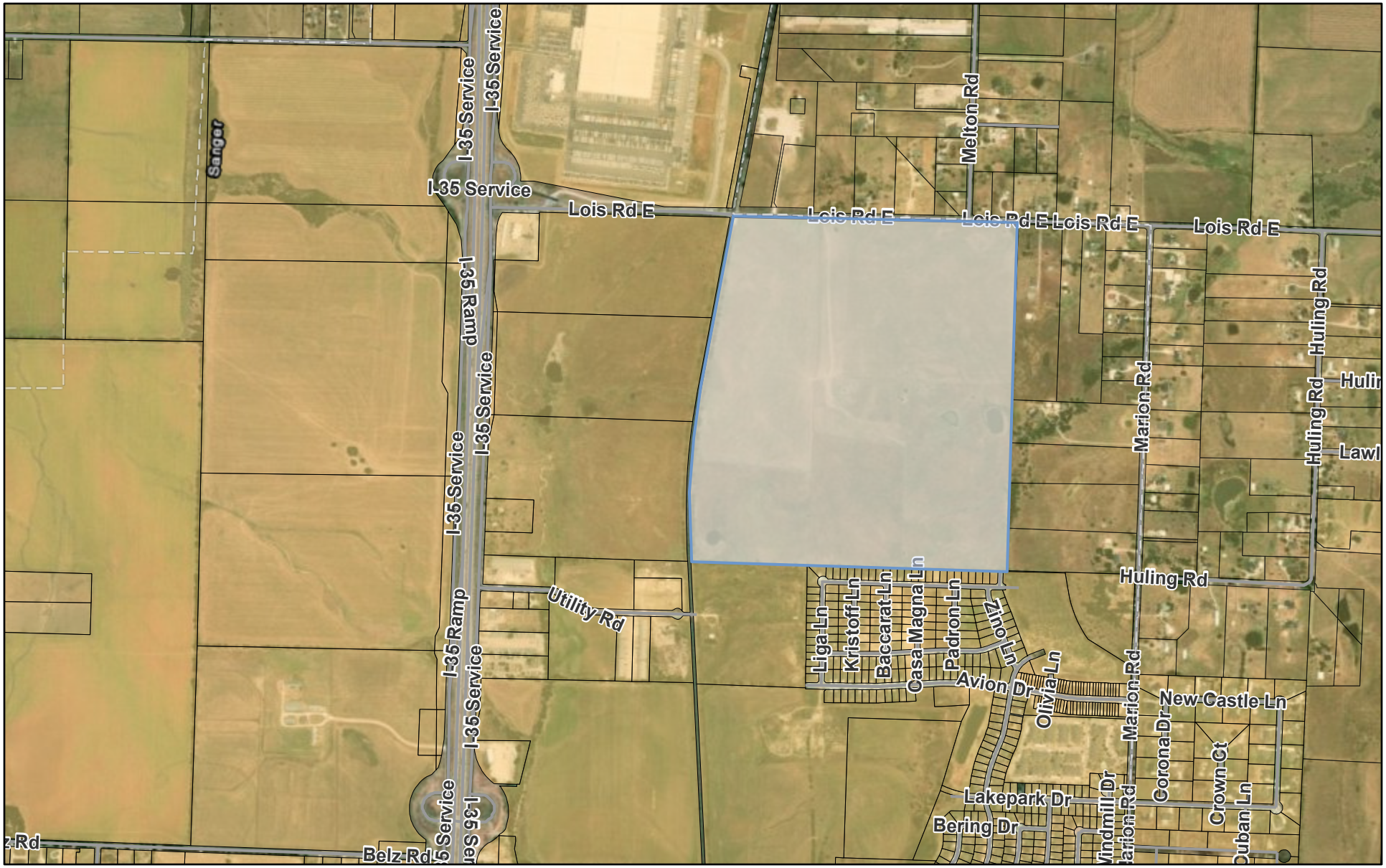
RECOMMENDED MOTION OR ACTION:

Staff recommends DENIAL on the condition that all comments have not been satisfied.

ATTACHMENTS:

Location Map
Final Plat
Application
Letter of Intent
Planning Comments
Engineering Comments

ArcGIS Web Map



6/3/2025, 10:09:58 AM

Roads Parcels ETJ Parcels

1:18,056

0 0.13 0.25 0.5 mi

0 0.2 0.4 0.8 km

Esri, HERE, Garmin, iPC, Maxar

ArcGIS Web AppB

Earthstar Geographics | Esri, HERE, Garmin |

LOIS ROAD ESTATES SUBDIVISION PLAT FILING NO. 3

BEING 45.25 ACRES OF LAND
OUT OF THE REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29
IN THE CITY OF SANGER, DENTON COUNTY, TEXAS

CERTIFICATION OF OWNERSHIP:

STATE OF TEXAS
COUNTY OF DENTON

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT WITHIN THE AREA DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

LEGAL DESCRIPTION:

BEING A 46.82 (2,039,586 SQUARE FEET) ACRE TRACT OF LAND SITUATED IN THE REUBEN BEBEE SURVEY, ABSTRACT NO. 29, SITUATED IN THE CITY OF SANGER, DENTON COUNTY, TEXAS, AND BEING DESCRIBED IN A GENERAL WARRANTY DEED TO JST HOLDINGS 04 BUSINESS LLC, A NEW MEXICO LIMITED LIABILITY COMPANY, RECORDED IN DOCUMENT NO. 2024–74411 OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET IN THE NORTHERN LINE OF SAID JST HOLDINGS TRACT OF LAND, BEING IN THE SOUTHERN RIGHT–OF–WAY LINE OF LOIS ROAD EAST (40' RIGHT–OF–WAY); FOR THE NORTHWESTERN CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE COMMON BOUNDARY OF THE SOUTHERN RIGHT–OF–WAY LINE OF SAID LOIS ROAD EAST, SAME BEING THE NORTHERN LINE OF SAID JST HOLDINGS TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:
1. S 89°22'38" E, A DISTANCE OF 712.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
2. S 89°07'42" E, A DISTANCE OF 453.04 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET IN THE SOUTHERN RIGHT–OF–WAY LINE OF SAID LOIS ROAD EAST, FOR THE NORTHEASTERN CORNER OF SAID JST HOLDINGS TRACT, FOR A NORTHWESTERN CORNER OF A CALLED 15.00 ACRE TRACT CONVEYED TO MILDRED E. HUNT RECORDED IN DOCUMENT NO. 2019–5766, OFFICIAL RECORDS OF DENTON COUNTY, TEXAS, AND FOR THE FOR THE NORTHEASTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WITH THE EASTERN LINE OF SAID JST HOLDINGS TRACT, SAME BEING THE WESTERN LINE OF SAID 15.00 ACRE TRACT, S 01°11'12" W, A DISTANCE OF 1,373.07 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET IN THE WESTERN LINE OF SAID JST HOLDINGS TRACT, SAME BEING IN THE WESTERN LINE OF SAID 15.00 ACRE TRACT, AND FOR THE SOUTHEASTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE OVER AND ACROSS SAID JST HOLDINGS TRACT, THE FOLLOWING TWENTY–SEVEN (27) COURSES AND DISTANCES:
1. N 88°48'48" W, A DISTANCE OF 125.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
2. S 01°11'12" W, A DISTANCE OF 2.29 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
3. N 88°48'48" W, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
4. N 43°48'48" W, A DISTANCE OF 18.38 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
5. N 88°48'48" W, A DISTANCE OF 214.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
6. S 46°11'12" W, A DISTANCE OF 18.38 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
7. N 88°48'48" W, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
8. N 43°48'48" W, A DISTANCE OF 18.38 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
9. N 88°48'48" W, A DISTANCE OF 107.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
10. S 01°11'12" W, A DISTANCE OF 510.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
11. N 88°48'48" W, A DISTANCE OF 107.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
12. S 01°11'12" W, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
13. S 46°11'12" W, A DISTANCE OF 18.38 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
14. S 01°11'12" W, A DISTANCE OF 107.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
15. N 88°48'48" W, A DISTANCE OF 125.50 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET AND FOR THE POINT OF BEGINNING TO A CURVE TO THE RIGHT;
16. WITH A CURVE TO THE RIGHT AND HAVING A RADIUS OF 500.00 FEET, A ARC LENGTH OF 244.22 FEET, AND A CHORD BEARING AND CHORD DISTANCE OF N 74°49'13" W, A DISTANCE OF 241.80 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
17. N 60°49'38" W, A DISTANCE OF 266.04 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
18. N 29°10'22" E, A DISTANCE OF 107.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
19. N 74°10'22" E, A DISTANCE OF 18.38 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
20. N 29°10'22" E, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC" SET;
21. N 60°49'38" W, A DISTANCE OF 230.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
22. N 15°49'38" W, A DISTANCE OF 18.38 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
23. N 29°10'22" E, A DISTANCE OF 51.40 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET AND FOR THE POINT OF BEGINNING TO A CURVE TO THE LEFT;
24. WITH A CURVE TO THE LEFT AND HAVING A RADIUS OF 925.00 FEET, AN ARC LENGTH OF 252.99 FEET, AND A CHORD BEARING AND CHORD DISTANCE OF N 21°20'15" E, A DISTANCE OF 252.21 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
25. S 88°48'48" E, A DISTANCE OF 122.49 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET AND FOR THE POINT OF BEGINNING TO A CURVE TO THE LEFT;
26. WITH A CURVE TO THE LEFT AND HAVING A RADIUS OF 1045.00 FEET, AN ARC LENGTH OF 198.49 FEET, AND A CHORD BEARING AND CHORD DISTANCE OF N 06°37'41" E, A DISTANCE OF 198.19 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
27. N 01°11'12" E, A DISTANCE OF 302.71 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
28. N 88°48'48" W, A DISTANCE OF 120.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
29. N 01°11'12" E, A DISTANCE OF 12.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
30. N 46°11'12" E, A DISTANCE OF 18.38 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
31. S 88°48'48" E, A DISTANCE OF 107.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
32. N 01°11'12" E, A DISTANCE OF 772.88 FEET TO THE POINT OF BEGINNING;

SAVE AND EXCEPT ANY PORTIONS OF JACK STREET AND BEXAR STREET DEDICATED AS PUBLIC RIGHT OF WAY ON LOIS ROAD ESTATES SUBDIVISION, FILING NO. 1 RECEPTION NO. _____.

CONTAINING 45.25 ACRES OR 1,971,323 SQUARE FEET, MORE OR LESS.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS: THAT, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICER, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOIS ROAD ESTATES SUBDIVISION PLAT FILING NO. 3, AN ADDITION TO THE CITY OF SANGER, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER BY FEE SIMPLE TITLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, ALL STREETS, THOROUGHFARES, ALLEYS, FIRE LANES, DRIVE AISLES, PARKS, AND WATERCOURSES, AND TO THE PUBLIC USE FOREVER EASEMENTS FOR SIDEWALKS, STORM DRAINAGE FACILITIES, UTILITIES AND ANY OTHER PROPERTY NECESSARY TO SERVE THE PLAT AND TO IMPLEMENT THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS AND OTHER CITY CODES AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND TO FOREVER DEFEND THE TITLE ON THE LAND SO DEDICATED. FURTHER, THE UNDERSIGNED COVENANTS AND AGREES THAT HE/SHE SHALL MAINTAIN ALL EASEMENTS AND FACILITIES IN A STATE OF GOOD REPAIR AND FUNCTIONAL CONDITION AT ALL TIMES IN ACCORDANCE WITH CITY CODES AND REGULATIONS. NO BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE INSTALLED, IF APPROVED BY THE CITY OF SANGER. THE CITY OF SANGER AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO ACCESS AND MAINTAIN ALL RESPECTIVE EASEMENTS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING PERMISSION FROM ANYONE.

WITNESS MY HAND THIS DAY OF _____, 20_____.

_____, OWNER

_____, TITLE AND COMPANY

STATE OF TEXAS
COUNTY OF DENTON

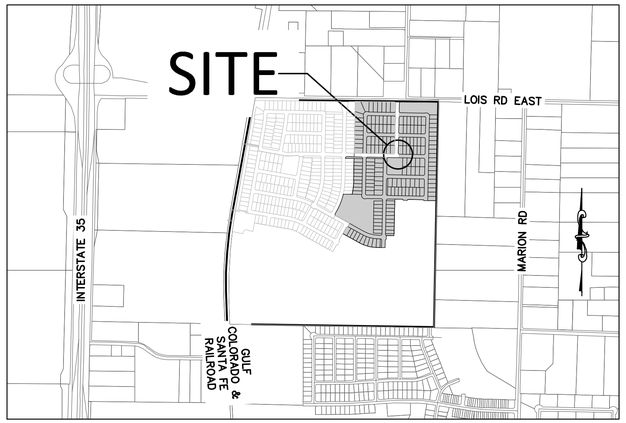
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS_____ DAY OF_____, 20 _____.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

_____
TYPE OR PRINT NOTARY'S NAME

MY COMMISSION EXPIRES_____.



VICINITY MAP
NTS

BENCHMARKS AND CONTROLS:

NO. 1 – AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS–OF–WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

NO. 2 – AN MAG NAIL IN ASPHALT LOCATED IN THE NORTHWEST INTERSECTION OF LOIS ROAD EAST AND MELTON ROAD, HAVING AN ELEVATION OF 693.8 FEET, A NORTHING COORDINATE VALUE OF 7,192,151.4, AND AN EASTING COORDINATE VALUE OF 2,376,790.5.

BASIS OF BEARING:

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

GENERAL NOTES

1. ALL LOTS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE PLANNED DEVELOPMENT.
2. THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND THE APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES DUE.
3. 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.
4. NOTICE – SELLING A PORTION OF THIS BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
5. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS, IF ANY, ON THIS PROPERTY.
6. MINIMUM FINISHED FLOOR ELEVATIONS ARE AT LEAST 2 FEET ABOVE THE 100 YEAR FLOOD PLAIN.
7. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 – YEAR FLOODPLAIN ACCORDING TO COMMUNITY PANEL NO. 48121C0070G, DATED APRIL 18, 2011, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR DENTON COUNTY, TEXAS.
8. THE PURPOSE OF THIS PLAT IS TO CREATE NEW FOR SALE SINGLE–FAMILY LOTS.
9. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (NAD 83)
10. UTILITIES SERVICE PROVIDED BY
CITY OF SANGER – WATER & SANITARY SEWER
ADDRESS: P.O. BOX 1729, SANGER, TEXAS 76266
CONTACT: JIM BOLZ
PHONE NUMBER: (940) 458–2571

COSERV – ELECTRIC AND GAS
ADDRESS: 202 RAILROAD AVE, SANGER, TEXAS 76266
PHONE NUMBER: (800) 274–4014

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
01	COVER SHEET
02	OVERALL PLAT
03	FINAL PLAT
04	FINAL PLAT
05	FINAL PLAT
06	LINE & CURVE TABLES

PROJECT TEAM

OWNER/DEVELOPER/APPLICANT:
KALTER CAPITAL
10268 W, CENTENNIAL RD., UNIT 200 F
LITTLETON, CO 80127
CONTACT: LEE EISENHEIM
PH: 303.324.1771
LEE.EISENHEIM@KALTERCAPITAL.COM

ENGINEERING & SURVEY:
ATWELL, LLC
143 UNION BOULEVARD SUITE 700
LAKEWOOD, CO 80228
CONTACT: KEVIN BLUMHARDT
PH: 303.842.9191
KBLUMHARDT@ATWELL.COM

RESIDENTIAL LOT INFORMAITON	
LOT SIZE	NUMBER OF LOTS
50'	114
60'	62
TOTAL	176

AREA TABLE				
TRACT NAME	AREA (SF)	AREA (AC)	LAND USE	OWNER/MAINTENANCE
TRACT A	17852.44	0.41	OPEN SPACE, UTILITIES	OWNER/HOA
TRACT B	85248.98	1.96	OPEN SPACE	OWNER/HOA
TRACT C	5831.00	0.13	OPEN SPACE	OWNER/HOA
TRACT D	4151.00	0.10	OPEN SPACE	OWNER/HOA
TRACT E	52151.00	1.20	OPEN SPACE	OWNER/HOA
TRACT F	4151.00	0.10	OPEN SPACE	OWNER/HOA
TRACT G	217207.74	4.99	PARK, OPEN SPACE & AMENITY CENTER	OWNER/HOA
TRACT H	2915.50	0.07	OPEN SPACE	OWNER/HOA
TRACT I	2915.50	0.07	OPEN SPACE	OWNER/HOA
TRACT J	2315.50	0.05	OPEN SPACE	OWNER/HOA
TOTAL	**394,739**	**12.15**		

OWNER: JST HOLDINS 04 BUSINESS LLC
HOA: LOIS ROAD ESTATES

SURVEYOR CERTIFICATE

I, RANDALL R. HAGER, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS FINAL PLAT REPRESENTS THE RESULT OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND COMPLETED ACCORDING TO APPLICABLE STATE OF TEXAS REQUIREMENTS.

_____
RANDALL R. HAGER, RPLS NO. 6471
FOR AND ON BEHALF OF ATWELL, LLC

APPROVED AND ACCEPTED

_____ _____
CHAIRMAN, PLANNING & ZONING COMMISSION DATE
CITY OF SANGER, TX

_____ _____
MAYOR DATE
CITY OF SANGER, TX

ATTESTED BY

_____ _____
CITY SECRETARY DATE
CITY OF SANGER, TX

RECORDING BOX

ATWELL
866.850.4200 www.atwell.com

OWNER/DEVELOPER/APPLICANT
JST HOLDINGS 04 BUSINESS LLC
10268 W. CENTENNIAL RD. UNIT 200 F
LITTLETON, CO
303–324–1771
LEE EISENHEIM

PLAT FILING NO. 3
LOIS ROAD ESTATES SUBDIVISION
176 RESIDENTIAL LOTS - 10 HOA LOTS
REUBEN BEBEE SURVEY, ABST. NO. 29
45.25 ACRES - 8.54 ACRES ROW
CITY OF SANGER, DENTON COUNTY TEXAS

DATE 02/28/2025

REVISIONS	
A	1ST SUBMITTAL TO CITY OF SANGER xxxxxxxx – XX

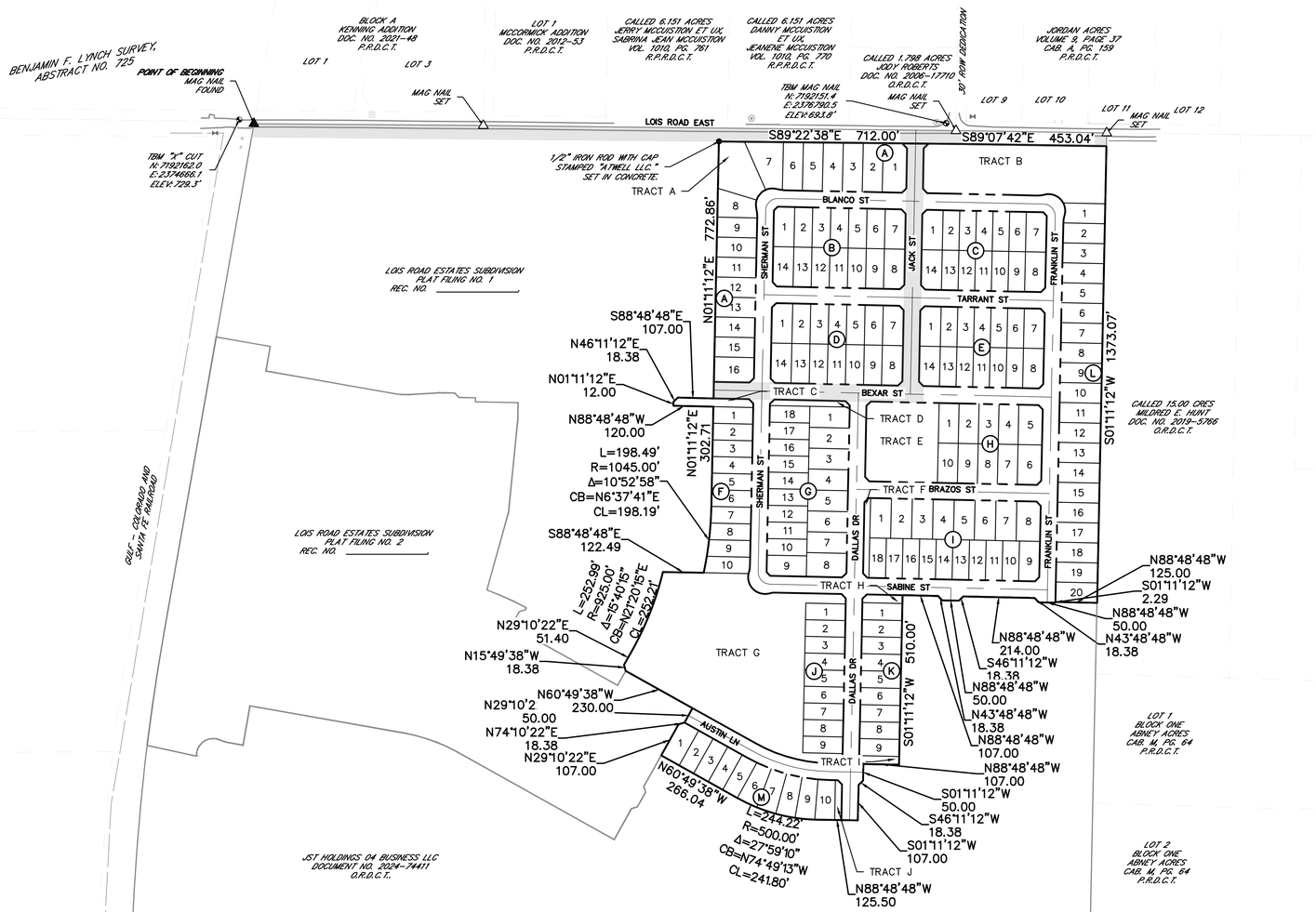
DR. RF | CH. JS
P.M. RH
JOB 24007256

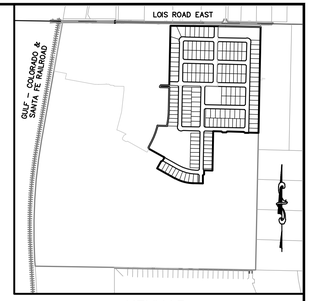
SHEET 01 OF 06

K:\24007256\DWG\SHEETS\FINAL PLAT\24007256-PHS-PLAT-COVER.DWG 2/28/2025 2:39 PM ROXANNE FISHER

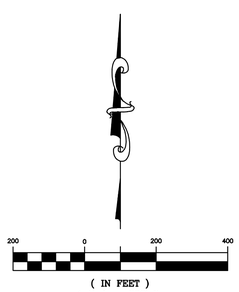
LOIS ROAD ESTATES SUBDIVISION PLAT FILING NO. 3

BEING 45.25 ACRES OF LAND
OUT OF THE REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29
IN THE CITY OF SANGER, DENTON COUNTY, TEXAS





KEYMAP
1"=750'



(IN FEET)
1 inch = 200 ft.

LEGEND

○	FOUND 1/2" IRON ROD WITH PLASTIC CAP STAMPED "ATWELL LLC"
●	SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "ATWELL LLC"
▲	MAG NAIL FOUND
△	MAG NAIL SET
✦	SECTION CORNER, AS NOTED
1	LOT NUMBER
(U)	BLOCK LETTER
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
———	SUBJECT PARCEL BOUNDARY LINE
—— – – ——	SECTION LINE
———	SUBDIVISION LOT LINE
———	ADJACENT PROPERTY LINE
– – – – –	EASEMENT LINE, AS NOTED
—— · —— · ——	R.O.W. (RIGHT-OF-WAY LINE)
----------	OFFSET / TIE LINE
	** GRANTED, RIGHTS-OF-WAY PER LOIS ROAD ESTATES SUBDIVISION,PHASE 1 FINAL PLAT REC. NO. _____

ATWELL
866.850.4200 www.atwell.com

OWNER/DEVELOPER/APPLICANT
JST HOLDINGS 04 BUSINESS LLC
10268 W. CENTENNIAL RD. UNIT 200 F
LITTLETON, CO
303-324-1771
LEE EISENHEIM

PLAT FILING NO. 3

LOIS ROAD ESTATES SUBDIVISION
176 RESIDENTIAL LOTS - 10 HOA LOTS
REUBEN BEBEE SURVEY, ABST. NO. 29
45.25 ACRES - 8.54 ACRES ROW
CITY OF SANGER, DENTON COUNTY TEXAS

DATE 02/28/2025

A	1st SUBMITTAL TO CITY OF SANGER xxxxxxxx - KB

REVISIONS

DR. RF	CH. JS
P.M. RH	
JOB 24007256	

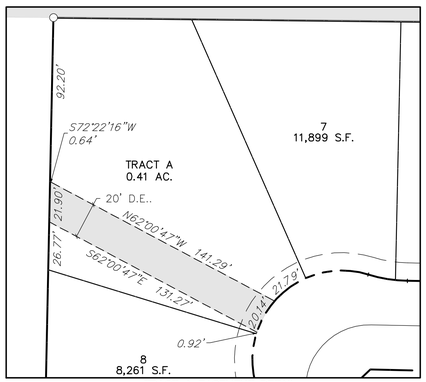
SHEET OF 06

K:\DAL\24007256\DWG\SHEETS\FINAL PLAT\PHASE 2\24007256-PH2-PLAT-FINAL.DWG, FINAL 2/7/2025 3:00 PM ROXANNE FOSTER

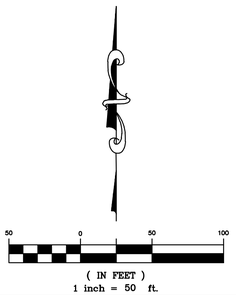
LOIS ROAD ESTATES SUBDIVISION PLAT FILING NO. 3

BEING 45.25 ACRES OF LAND
OUT OF THE REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29
IN THE CITY OF SANGER, DENTON COUNTY, TEXAS





TRACT A EASEMENT DETAIL
SCALE: 1"=40'



(IN FEET)
1 inch = 50 ft.

LEGEND

- FOUND 1/2" IRON ROD WITH PLASTIC CAP STAMPED "ATWELL LLC"
- SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "ATWELL LLC"
- MAG NAIL FOUND
- MAG NAIL SET
- SECTION CORNER, AS NOTED
- 1 LOT NUMBER
- (U) BLOCK LETTER
- D.E. DRAINAGE EASEMENT
- U.E. UTILITY EASEMENT
- SUBJECT PARCEL BOUNDARY LINE
- SECTION LINE
- SUBDIVISION LOT LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE, AS NOTED
- R.O.W. (RIGHT-OF-WAY LINE)
- OFFSET / TIE LINE
- ** GRANTED, RIGHTS-OF-WAY PER LOIS ROAD ESTATES SUBDIVISION,PHASE 1 FINAL PLAT REC. NO. _____,

ATWELL
866.850.4200 www.atwell.com

OWNER/DEVELOPER/APPLICANT
JST HOLDINGS 04 BUSINESS LLC
10268 W. CENTENNIAL RD. UNIT 200 F
LITTLETON, CO
303-324-1771
LEE EISENHEIM

PLAT FILING NO. 3
LOIS ROAD ESTATES SUBDIVISION
176 RESIDENTIAL LOTS - 10 HOA LOTS
REUBEN BEBEE SURVEY, ABST. NO. 29
45.25 ACRES - 8.54 ACRES ROW
CITY OF SANGER, DENTON COUNTY TEXAS

DATE 02/28/2025

A 1st SUBMITTAL TO CITY OF SANGER XXXXXXXX - KB

REVISIONS

DR. RF | CH. JS
P.M. RH
JOB 24007256

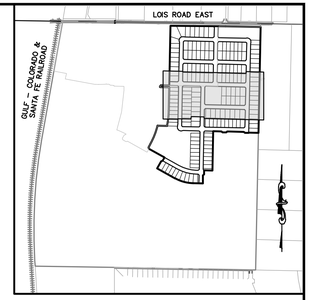
SHEET 03 OF 06

P:\2400\256\SHEETS\FINAL PLAT\PHASE 2\240025602-PHS-PLAT.DWG 7:49:08 3/4/2025 3:00 PM ROXANNE FOSTER

LOIS ROAD ESTATES SUBDIVISION PLAT FILING NO. 3

BEING 45.25 ACRES OF LAND
OUT OF THE REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29
IN THE CITY OF SANGER, DENTON COUNTY, TEXAS





KEYMAP
1"=750'

LEGEND

○	FOUND 1/2" IRON ROD WITH PLASTIC CAP STAMPED "ATWELL LLC"
●	SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "ATWELL LLC"
▲	MAG NAIL FOUND
△	MAG NAIL SET
✦	SECTION CORNER, AS NOTED
1	LOT NUMBER
Ⓤ	BLOCK LETTER
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
———	SUBJECT PARCEL BOUNDARY LINE
— — —	SECTION LINE
———	SUBDIVISION LOT LINE
———	ADJACENT PROPERTY LINE
— — — —	EASEMENT LINE, AS NOTED
— · — · —	R.O.W. (RIGHT-OF-WAY LINE)
- - - - -	OFFSET / TIE LINE
	** GRANTED, RIGHTS-OF-WAY PER LOIS ROAD ESTATES SUBDIVISION,PHASE 1 FINAL PLAT REC. NO. _____

50 0 50 100
(IN FEET)
1 inch = 50 ft.

ATWELL
866.850.4200 www.atwell.com

OWNER/DEVELOPER/APPLICANT
JST HOLDINGS 04 BUSINESS LLC
10268 W. CENTENNIAL RD. UNIT 200 F
LITTLETON, CO
303-324-1771
LEE EISENHEIM

PLAT FILING NO. 3
LOIS ROAD ESTATES SUBDIVISION
176 RESIDENTIAL LOTS - 10 HOA LOTS
REUBEN BEBEE SURVEY, ABST. NO. 29
45.25 ACRES - 8.54 ACRES ROW
CITY OF SANGER, DENTON COUNTY TEXAS

DATE 02/28/2025

A	1st SUBMITTAL TO CITY OF SANGER XXXXXXXX - KB

REVISIONS

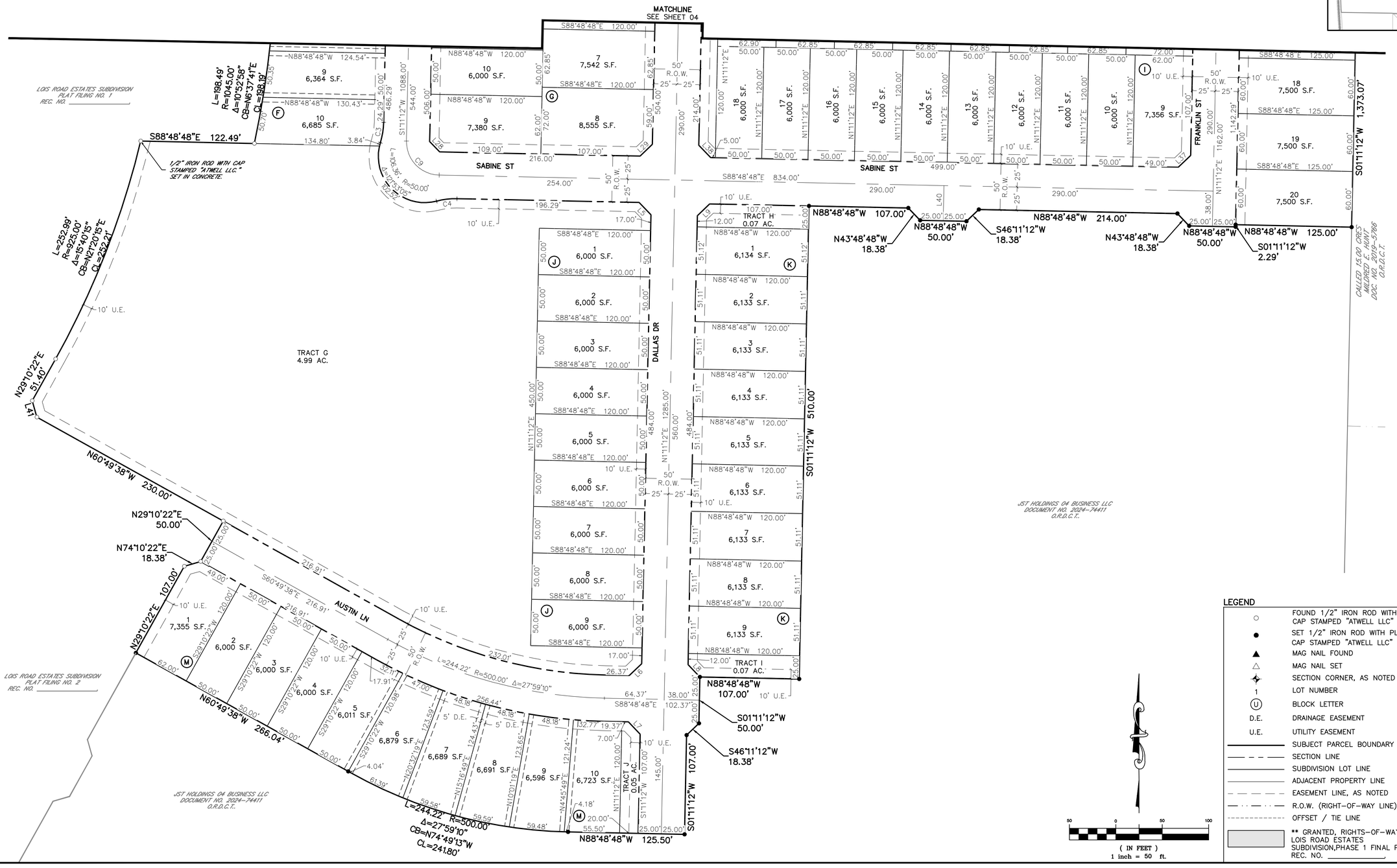
DR. RF | CH. JS
P.M. RH
JOB 24007256

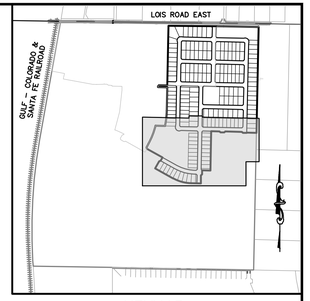
SHEET 04 OF 06

K:\2400\7256\pln\SURVEY\FINAL PLAT\PHASE 2\24007256-PH2-FINAL PLAT.DWG 2/24/2025 3:08 PM KRISANNE FIGUEROA

LOIS ROAD ESTATES SUBDIVISION PLAT FILING NO. 3

BEING 45.25 ACRES OF LAND
OUT OF THE REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29
IN THE CITY OF SANGER, DENTON COUNTY, TEXAS





KEYMAP
1"=750'

LEGEND

○	FOUND 1/2" IRON ROD WITH PLASTIC CAP STAMPED "ATWELL LLC"
●	SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "ATWELL LLC"
▲	MAG NAIL FOUND
△	MAG NAIL SET
✧	SECTION CORNER, AS NOTED
1	LOT NUMBER
Ⓤ	BLOCK LETTER
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
	SUBJECT PARCEL BOUNDARY LINE
	SECTION LINE
	SUBDIVISION LOT LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE, AS NOTED
	R.O.W. (RIGHT-OF-WAY LINE)
	OFFSET / TIE LINE
	** GRANTED, RIGHTS-OF-WAY PER LOIS ROAD ESTATES SUBDIVISION,PHASE 1 FINAL PLAT REC. NO. _____.

(IN FEET)
1 inch = 50 ft.

ATWELL
866.850.4200 www.atwell.com

OWNER/DEVELOPER/APPLICANT
JST HOLDINGS 04 BUSINESS LLC
10268 W. CENTENNIAL RD. UNIT 200 F
LITTLETON, CO
303-324-1771
LEE EISENHEIM

PLAT FILING NO. 3
LOIS ROAD ESTATES SUBDIVISION
176 RESIDENTIAL LOTS - 10 HOA LOTS
REUBEN BEBEE SURVEY, ABST. NO. 29
45.25 ACRES - 8.54 ACRES ROW
CITY OF SANGER, DENTON COUNTY TEXAS

DATE 02/28/2025

A 1st SUBMITTAL TO CITY OF SANGER XXXXXXXX - KB

REVISIONS

DR. RF CH. JS
P.M. RH
JOB 24007256

SHEET 05 OF 06

K:\24007256\DWG\SURVEY\FINAL PLAT\PHASE 2\24007256-PH2-PLAT.DWG *1903 5/14/2025 3:00 PM ROXANNE FOSTER

LOIS ROAD ESTATES SUBDIVISION PLAT FILING NO. 3

BEING 45.25 ACRES OF LAND
OUT OF THE REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29
IN THE CITY OF SANGER, DENTON COUNTY, TEXAS

LINE TABLE		
LINE	LENGTH	BEARING
L1	20.68'	N44°05'43"W
L2	18.38'	S46°11'12"W
L3	18.38'	S46°11'12"W
L4	18.38'	N43°48'48"W
L5	18.38'	N43°48'48"W
L6	18.38'	N46°11'12"E
L7	18.38'	S43°48'48"E
L8	18.38'	N43°48'48"W
L9	18.38'	N46°11'12"E
L10	18.38'	S43°48'48"E
L11	18.38'	S43°48'48"E
L12	15.56'	N46°11'12"E
L13	18.38'	N43°48'48"W
L14	18.38'	S46°11'12"W
L15	18.38'	N46°11'12"E
L16	15.56'	S43°48'48"E
L17	18.38'	S46°11'12"W
L18	18.38'	N43°48'48"W
L19	18.38'	N43°48'48"W
L20	18.38'	S46°11'12"W
L21	18.38'	S43°48'48"E
L22	18.38'	N46°11'12"E
L23	18.38'	N46°11'12"E
L24	18.38'	S43°48'48"E
L25	18.38'	S46°11'12"W
L26	18.38'	N43°48'48"W
L27	18.38'	N46°11'12"E
L28	15.56'	N43°48'48"W
L29	18.38'	S46°11'12"W
L30	18.38'	S43°48'48"E
L31	18.38'	S46°11'12"W
L32	18.38'	N43°48'48"W
L33	18.38'	N46°11'12"E
L34	18.38'	S43°48'48"E
L35	18.38'	N46°11'12"E
L36	18.38'	S43°48'48"E
L37	18.38'	S46°11'12"W
L38	18.38'	N43°48'48"W
L39	20.33'	N45°54'17"E
L40	38.00'	N01°11'12"E
L41	18.38'	N15°49'38"W

Curve Table					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	22.26'	80.00'	15°56'33"	S80°50'31"E	22.19'
C2	22.26'	80.00'	15°56'33"	N6°47'04"W	22.19'
C3	22.26'	80.00'	15°56'33"	N9°09'29"E	22.19'
C4	22.26'	80.00'	15°56'33"	S83°12'56"W	22.19'
C5	22.26'	80.00'	15°56'33"	S9°09'29"W	22.19'
C6	22.26'	80.00'	15°56'33"	N83°12'56"E	22.19'
C7	106.36'	50.00'	121°53'05"	S46°11'12"W	87.41'
C8	56.55'	36.00'	90°00'00"	S46°11'12"W	50.91'
C9	56.55'	36.00'	90°00'00"	S43°48'48"E	50.91'
C10	56.55'	36.00'	90°00'00"	N43°48'48"W	50.91'

ATWELL
866.850.4200 www.atwell.com

OWNER/DEVELOPER/APPLICANT
JST HOLDINGS 04 BUSINESS LLC
10268 W. CENTENNIAL RD. UNIT
200 F
LITTLETON, CO
303-324-1771
LEE EISENHEIM

PLAT FILING NO. 3
LOIS ROAD ESTATES SUBDIVISION
176 RESIDENTIAL LOTS - 10 HOA LOTS
REUBEN BEBEE SURVEY, ABST. NO. 29
45.25 ACRES - 8.54 ACRES ROW
CITY OF SANGER, DENTON COUNTY TEXAS

DATE 02/28/2025

A 1st SUBMITTAL TO CITY OF SANGER XXXXXXXX - KB

REVISIONS

DR. RF CH. JS
P.M. RH
JOB 24007256

SHEET 06 OF 06

K:\24007256\DWG\SURVEY\FINAL PLAT\PHASE 2\24007256-PH2-PLATDWG-PH2-5 2/14/2025 3:01 PM ROXANNE FOSTER

EST · 1886
SANGER
DEVELOPMENT SERVICES
201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
940-458-2059(office) www.sangertexas.org

SUBDIVISION APPLICATION

	Preliminary Plat Minor Plat	X	Final Plat/Replat Amended Plat		Vacating Plat Conveyance Plat

Applicant	Owner (if different from applicant)
Name: LEE EISENHEIM	Name:
Company: KALTER CAPITAL	Company:
Address: 5690 DTC BLVD. STE. 290W	Address
City, State, Zip: GREENWOOD VILLAGE, CO 80111	City, State, Zip:
Phone (303) 324-1771	Phone:
Fax:	Fax:
Email: Lee.Eisenheim@kaltercapital.com	Email:

Submittal Checklist

	Pre-Application Conference (Date:____/____/_____)
	One (1) Paper Copy of Plat (24"x36", folded to 1/4 size)
	Letter of Intent
	Non-Refundable Application Fee (Check Payable to City of Sanger)
	Application Form (Signed by Owner)
	Applicable Plat Checklist (Completed)
	Additional Required Documents/Traffic & Drainage Studies etc.
	One (1) PDF Copy of all Documents Provided on a CD/DVD or Emailed to development@sangertexas.org

Supporting Materials (List if provided): Final Plat, Final Engineering Plans

R Number(s):_____

_____ _____
Owner's Signature Date

_____ _____
Applicant's Signature Date

Office Use: Reviewed by Director of Development Services__/__/_____

KALTERCAPITAL

5960 DTC BLVD, STE 290W
Greenwood Village, CO 80111
www.kaltercapital.com

Lois Rd Estates
May 14, 2025
Letter of Intent

Dear Ms. Hammonds,

In compliance with the City of Sanger's Development Services requirements, Kalter Capital is pleased to submit the Lois Rd Estates Filing No. 3 Final Plat and Final Construction Drawings Application. Included here is the Letter of Intent, which describes the Final Plat Submittal details. In addition to this Letter of Intent, the following documents are included in the Final Plat Submittal.

- Application Form, signed by Kalter Capital
- Filing No. 3 Final Plat
- Filing No. 3 Construction Plans

Site Description and Location

The subject property (The Site) is 45.25 acres in size and is located in the City of Sanger, Denton County, State of Texas. The Site is bound by Lois Road to the north, residential properties to the east, future phases of Lois Road Estates development to the south and Lois Road Estates Filing Nos. 1 and 2 to the west. The site is comprised of a single parcel identified as Property ID: 59829 in Denton County. A legal description is included with this letter, for reference.

The existing condition of The Site consists of native vegetation and a dirt road. There is only one vehicular access to The Site along Lois Road. There is no significant development or existing structures on the Site, as its historical use has been for agricultural purposes. There are multiple lengths of fence surrounding and within The Sites boundary, with three natural ponds that collect stormwater runoff. The Site's existing topography consists of a high point near the center of the property, with slopes ranging from 1 percent to 5 percent to the east and west.

Submittal Overview

The applicant is requesting approval on the Filing No. 3 Final Plat and Final Construction Drawings, subject to the Approved "PD"- Planned Development District that was approved on 1/14/2025, along with the Overall Preliminary Plat that was approved on 4/7/2025. The Final Plat and Construction Documents serve to establish the lot dimensions, right-of-way dedication, setbacks and Public Infrastructure pdesign necessary to serve the site. The Final Plat is consistent with the design standards, lot dimensions (mix of 50' wide and 60' wide lots) and lot

count approved with the Planned Development Zoning as well as the Design Standards established by the City of Sanger. This submittal also stays consistent with the setbacks recently submitted with the PD Amendment, proposing a 5’ side setback and 20’ rear setback for the 50’ wide and 60’ Lots. The Final Construction Plans include all design details as required by the City of Sanger, including the General Notes and Plans, Overall Utility Plans, Over Lot Grading Plans, Street Plans and Profiles, Sanitary Sewer Plan and Profiles, Storm Sewer Plan and Profiles, Pond Plans and Details, and Construction Details.

Legal Description

BEING A 46.82 (2,039,586 SQUARE FEET) ACRE TRACT OF LAND SITUATED IN THE REUBEN BEBEE SURVEY, ABSTRACT NO. 29, SITUATED IN THE CITY OF SANGER, DENTON COUNTY, TEXAS, AND BEING DESCRIBED IN A GENERAL WARRANTY DEED TO JST HOLDINGS 04 BUSINESS LLC, A NEW MEXICO LIMITED LIABILITY COMPANY, RECORDED IN DOCUMENT NO. 2024-74411 OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET IN THE NORTHERN LINE OF SAID JST HOLDINGS TRACT OF LAND, BEING IN THE SOUTHERN RIGHT-OF-WAY LINE OF LOIS ROAD EAST (40' RIGHT-OF-WAY); FOR THE NORTHWESTERN CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE COMMON BOUNDARY OF THE SOUTHERN RIGHT-OF-WAY LINE OF SAID LOIS ROAD EAST, SAME BEING THE NORTHERN LINE OF SAID JST HOLDINGS TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. S 89°22'38" E, A DISTANCE OF 712.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;

2. S 89°07'42" E, A DISTANCE OF 453.04 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET IN THE SOUTHERN RIGHT-OF-WAY LINE OF SAID LOIS ROAD EAST, FOR THE NORTHEASTERN CORNER OF SAID JST HOLDINGS TRACT, FOR A NORTHWESTERN CORNER OF A CALLED 15.00 ACRE TRACT CONVEYED TO MILDRED E. HUNT RECORDED IN DOCUMENT NO. 2019-5766, OFFICIAL RECORDS OF DENTON COUNTY, TEXAS, AND FOR THE FOR THE NORTHEASTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WITH THE EASTERN LINE OF SAID JST HOLDINGS TRACT, SAME BEING THE WESTERN LINE OF SAID 15.00 ACRE TRACT, S 01°11'12" W, A DISTANCE OF 1,373.07 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET IN THE WESTERN LINE OF SAID JST HOLDINGS TRACT, SAME BEING IN THE WESTERN LINE OF SAID 15.00 ACRE TRACT, AND FOR THE SOUTHEASTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE OVER AND ACROSS SAID JST HOLDINGS TRACT, THE FOLLOWING TWENTY-SEVEN (27) COURSES AND DISTANCES:

1. N 88°48'48" W, A DISTANCE OF 125.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC.” SET;

2. S 01°11'12" W, A DISTANCE OF 2.29 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;

3. N 88°48'48" W, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;

4. N 43°48'48" W, A DISTANCE OF 18.38 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;

5. N 88°48'48" W, A DISTANCE OF 214.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;

6. S 46°11'12" W, A DISTANCE OF 18.38 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;

7. N 88°48'48" W, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;

8. N 43°48'48" W, A DISTANCE OF 18.38 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;

9. N 88°48'48" W, A DISTANCE OF 107.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;

10. S 01°11'12" W, A DISTANCE OF 510.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;

11. N 88°48'48" W, A DISTANCE OF 107.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;

12. S 01°11'12" W, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;

13. S 46°11'12" W, A DISTANCE OF 18.38 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;

14. S 01°11'12" W, A DISTANCE OF 107.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;

15. N 88°48'48" W, A DISTANCE OF 125.50 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET AND FOR THE POINT OF BEGINNING TO A CURVE TO THE RIGHT;

16. WITH A CURVE TO THE RIGHT AND HAVING A RADIUS OF 500.00 FEET, A ARC LENGTH OF 244.22 FEET, AND A CHORD BEARING AND CHORD DISTANCE OF N 74°49'13" W, A DISTANCE OF 241.80 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;

17. N 60°49'38" W, A DISTANCE OF 266.04 FEET TO A 1/2” IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;

18. N 29°10'22" E, A DISTANCE OF 107.00 FEET TO A 1/2” IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;

19. N 74°10'22" E, A DISTANCE OF 18.38 FEET TO A 1/2” IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;

20. N 29°10'22" E, A DISTANCE OF 50.00 FEET TO A 1/2” IRON ROD WITH CAP STAMPED "ATWELL LLC" SET;

21. N 60°49'38" W, A DISTANCE OF 230.00 FEET TO A 1/2” IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;

22. N 15°49'38" W, A DISTANCE OF 18.38 FEET TO A 1/2” IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;

23. N 29°10'22" E, A DISTANCE OF 51.40 FEET TO A 1/2” IRON ROD WITH CAP STAMPED "ATWELL LLC." SET AND FOR THE POINT OF BEGINNING TO A CURVE TO THE LEFT;

24. WITH A CURVE TO THE LEFT AND HAVING A RADIUS OF 925.00 FEET, AN ARC LENGTH OF 252.99 FEET, AND A CHORD BEARING AND CHORD DISTANCE OF N 21°20'15” E, A DISTANCE OF 252.21 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;

KALTERCAPITAL

25. S 88°48'48" E, A DISTANCE OF 122.49 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET AND FOR THE POINT OF BEGINNING TO A CURVE TO THE LEFT;

26. WITH A CURVE TO THE LEFT AND HAVING A RADIUS OF 1045.00 FEET, AN ARC LENGTH OF 198.49 FEET, AND A CHORD BEARING AND CHORD DISTANCE OF N 06°37'41" E, A DISTANCE OF 198.19 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;

27. N 01°11'12" E, A DISTANCE OF 302.71 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;

28. N 88°48'48" W, A DISTANCE OF 120.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;

29. N 01°11'12" E, A DISTANCE OF 12.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;

30. N 46°11'12" E, A DISTANCE OF 18.38 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;

31. S 88°48'48" E, A DISTANCE OF 107.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;

32. N 01°11'12" E, A DISTANCE OF 772.88 FEET TO THE POINT OF BEGINNING;

SAVE AND EXCEPT ANY PORTIONS OF JACK STREET AND BEXAR STREET DEDICATED AS PUBLIC RIGHT OF WAY ON LOIS ROAD ESTATES SUBDIVISION, FILING NO. 1 RECEPTION NO. _____.

CONTAINING 45.25 ACRES OR 1,971,323 SQUARE FEET, MORE OR LESS.

DATE: 5/1/25

1st REVIEW COMMENTS – Final Plat – Lois Road Estates Subdivision Filing No. 3

The request is for a Final Plat of Lois Road Estates Ph 3, being approximately 45.25 acres in the A0029A R. BEBEE, TR 107, prepared by Atwell, submitted on 2/28/25. 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. Property owner information doesn't match Denton Central Appraisal District. Provide proof of ownership.
2. Utility easements should be a minimum of 15'.
3. In title block show total number of 50' lots, and total number of 60' lots for this phase.
4. Describe and locate all permanent survey monument, pins, and control points and tie and reference the survey corners at two points to the Texas State Plane Coordinate System North Central Zone 1983-1999 datum. The Point of Beginning shall be clearly marked including State Plan Coordinates NAD 83.
5. An accurate location of the subdivision in reference to the deed records of the county which shall include volume and pages of the deed of the property to be subdivided.
6. In title box list plat type (Final Plat)
7. Legal description acreage doesn't match acreage in title block

Informational Comments

1. The property is within the City of Sanger.

2. The Final Plat will be scheduled for Planning and Zoning (P&Z) Commission meeting on Monday, June 9, 2025, and the City Council meeting on Monday, July 7, 2025.

June 3, 2025
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: **Lois Road Estates Filing 3 Construction Plans Review**

Dear Ms. Hammonds,

Halff Associates, Inc. was requested by the City of Sanger to review the Phase 3 Construction Plans for Lois Road Estates. The submittal was prepared by Atwell and was received on May 19th, 2025.

General Comments

1. Please address comments on attached markups and provide annotated responses on markups. Please note, all comments may not be written on letter since some comments are easier to show and explain on the markups. Please annotate markup with responses.

2. Please note additional comments may be provided in subsequent reviews once additional data/responses is received.

Hydrology and Hydraulics

1. Please provide profiles for Runs 19 and 20 for storm sewer pipes. See sheets 146 and 147 “Storm Sewer Plan & Profiles Run 19” and “Storm Sewer Plan & Profiles Run 20“.
   Response: These profiles have been corrected to display.
   Halff Review: Run 20 has been updated, please provide profile for Run 19.
   Halff Review 2: Runs 19 and 20 plan and profiles are not in the current phase of the project. Please note that phases including these areas will not be approved until these comments are addressed.
   Halff Construction Plan Review: Comment will move to Filing 4 because it is not located within the area of this submittal.
2. Please provide pipe slopes and dimensions for the profiles in Runs 31 and 32 for storm sewer pipes. See sheets 159 and 160 “Storm Sewer Plan & Profiles Run 31” and “Storm Sewer Plan & Profiles Run 32“.
   Response: Pipe sizes and slopes have been added to the profile
   Halff Review: Addressed
3. Pipe on north side of site appears to discharge into a separate system than every other pipe in design and does not appear to discharge into detention pond. Please provide more detail on where this pipe outfalls and provide supporting calculations to show that discharges are not increasing from existing to proposed conditions and/or no negative impacts occur. See sheet 5 “Overall Utility Plans Overall”.
   Response: This pipe is existing and will be demolished. The style has been changed and a label has been added to the plan
   Halff Review: Style unchanged on existing pipe on sheet 5. Please revise.
   Halff Review 2: Addressed

4. Pipe on sheet 127 “Storm Sewer Plan & Profiles Run 1” has no upstream connection. Please revise such that it is connected to the rest of the storm sewer system
   Response: The upstream pipe has been added to the profile view
   Halff Review: Addressed
5. Please provide existing and proposed drainage area map(s) and calculations. Submittal will need to show that no increases in discharges occurs between existing and proposed conditions.
   Halff Review: Addressed
6. Please provide hydraulic grade line calculations and profiles for all storm sewer profiles.
   Response: Existing and proposed drainage maps have been added to the plan set
   Halff Review: Please provide HGL for Run 15. See Sheet 152 “Storm Sewer Plan & Profiles Run 15”
   Halff Review 2: Run 15 plan and profile has been removed from current plan sheet. Please note that Phases including these areas will not be approved until these comments are addressed.
   Halff Construction Plan Review: Please provide HGL for Run 5. See Sheet 52 “Storm Sewer Plan & Profiles Run 5”
7. Please provide pipe velocities and calculations for all storm pipes.
   Response: Hydraulic calculations have been added to the plan set
   Halff Review: Please provide calculations for Runs 1 and 33. Please see sheets 174 and 175.
   Halff Review 2: Previous comment was not addressed. Please provide calculations for Runs 1 and 33. Please see sheets 81 and 82.
   Halff Construction Plan Review: Addressed

8. Please provide inlet calculation sheets. Also please show inlet length and type on plan view in sheets.
   Response: Inlet calculations calculations have been added to the plan set
   Halff Review: Addressed
9. Please provide easements for storm sewer and detention ponds per § 10.106(d)(10)(E)
   Response: Easements for storm sewer and drainage facilities have been added to the plan and plat
   Halff Review: Addressed
10. Please provide calculations showing that detention pond will drain within 24 hours per § 10.106(d)(10)(F).
    Response: Pond drainage calculations have been added to the pond plan Sheets
    Halff Review: Addressed
11. Please provide emergency spillway for ponds A, B, and C.
    Response: Emergency spillways have been added to ponds A, B and C
    Halff Review: Addressed
12. Ponds have 1-foot of freeboard, but do not account for sediment storage. Please provide 2 feet of sediment storage for the 100-year storm per § 10.106(d)(10)(A).
    Response: Pond design has been revised to have adequate freeboard and sediment storage.
    Halff Review: Addressed
13. Please provide pond bottom slope per ordinance § 10.106(d)(10)(C).
    Response: Pond slopes have been added to the pond plans
    Halff Review: Addressed

14. For ponds A, B and C, please provide HY8 models used for culvert calculations.
    Response: HY8 model calculations and results have been added to the pond Plans
    Halff Review: Addressed
15. Please provide longest flow paths and time of concentration calculations used for calculating time of concentration for each pond.
    Response: Flow path and Tc calculations have been added to the pond plan sheets
    Halff Review: Addressed
16. Pond D:
    a. Please provide emergency spillway weir and orifice elevations along pond D.
       Response: Emergency spillway weir and orifice elevation have been added to Pond D plans
       Halff Review: Addressed
    b. Please provide flow master model used for spillway and orifice calculations.
       Response: Spillway and orifice calculations have been added to the pond plan sheets
       Halff Review: Addressed
    c. Worksheet shows velocity of 10.35 ft/s leaving pond. Please include design for energy dissipation downstream of this structure or revise design. See § 10.106(d)(6)(B)(iii)
       Response: Energy dissipation has been added to the pond design
       Halff Review: Addressed
    d. GVF Output Data lists velocity as “Infinity ft/s”. Please revise. See sheet 164 “Pond D Plan and Details”.
       Response: Velocities have been recalculated and revised on the plans.
       Halff Review: Addressed
17. Please note that an Environmental Assessment will be needed on the 3 existing ponds on this site to determine impact of proposed development on wetlands. See Section 404 of Clean Water Act. See sheet 4 “General Notes & Plans, Existing Conditions.”
    Response: Comment noted. The Environmental Assessment is in process and will be provided upon completion.
    Halff Review: Addressed

2nd Review Additional Comments:

18. Design HGL less than pipe invert in lateral line calculations. Please see sheets 176 and 177. Please revise.
    Halff Review: Previous comment was not addressed. Please check Design HGL calculations on Sheets 83 and 84.
    Halff Construction Plan Review: Calculations for laterals not provided. Please provide calculations for Lateral lines.

Final Plat First Review Comments:

19. Pipe drains unmitigated off site. Please see Sheet 68: “Storm Sewer Plan & Profiles Run 4” Please note that even if the entire site plan was approved, each phase needs to meet Sanger requirements as well. Please provide interim design to mitigate discharges.

Halff Construction Plan Review: Addressed

Construction Plan Review Comments:

20. Energy Dissipation riprap not aligned with system outfall for Pond D. Please updated riprap or outfall location so that they line up. Please see Page 60 “Pond Plan and Details Pond D”.

If you have any questions or need additional information, please do not hesitate to call me at (214) 937-3954.

Sincerely,
HALFF
TBPELS Firm No. 312



Randall Peterman, PE, CFM, ENV SP

halff

June 3, 2025
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: **Lois Road Estates Phase 3 Final Plat - Review #1**

Dear Ms. Hammonds,

Halff was requested by the City of Sanger to review the Final Plat for the Lois Road Estates Subdivision. The submittal was prepared by Atwell and was received on May 20, 2025.

We have completed our review and offer the following comments:

Final Plat

1. Provide the owner's name per § 10.104(d)(10)(W).
2. Provide closure report per § 10.104(d)(10)(B).
3. Show the plat type ("Final") on all sheets / title blocks per § 10.104(d)(10)(O)(i).
4. Clarify if the owner is JST Holdins 04 Business LLC or Kalter Capital.
5. Show / identify the centerline of existing street. Dimensions from centerline to edges of existing and proposed right-of-way on both sides of the centerline per §10.104(d)(10)(H)(iv).
6. According to the legend, the open circle refers to found iron rods. Correct and check all sheets for consistency.
7. Confirm the shading of Lois Rd, Jack St, and Bexar St. represent granted ROW per the Phase 1 submittal.
8. Show setback limits set forth in PD in each lot or typical lot layouts.
9. Provide 3" x 3" recording box at the lower right-hand corner per §10.104(d)(10)(N) on all plat sheets.

Notes

10. Confirm manholes are to be 1' above ground in non-pavement areas.

Street Sections

11. Update reference sheet #'s (Typical)
12. Provide pavement thickness, bar sizes / spacing, and concrete strength. Confirm that design meets §10.106(b) Street Paving - Concrete requirements.

13. Per § 5.701(c) and the FH Detail 4120 on Sheet 71, a minimum of 3' is required between the back of curb and the FH. Correct this detail or modify the FH detail accordingly.

Overall Utility Plans Area-01

14. Show sewer and water services to individual lots. (Typical)

Overall Grading Area-01

15. Clarity what these circled letter symbols are supposed to represent. If they are Block Numbers, they don't match the plat. (Typical)
16. Update Phase 3 grading based on Phase 1 and 2 updated grading.
17. Ensure grading does not exceed 4:1 (Typical).

Overall Grading Area-02

18. Show "existing" contours from Phase 1.

Steet Plan & Profiles – Austin Ln

19. Please revise and update K-value and curve length per Table 4-12: Minimum K and L as a Function of A of the TxDOT Roadway Design Manual. (Typical)
20. Provide passing spaces, 60 inches by 60 inches, every 200 feet along 4' sidewalks per PROWAG R302.3. (Typical)

Utility Profiles

21. Provide flow lines every 50ft on all utility profiles (Typical)

Construction Details – Water Details

22. Confirm min. placement with typical section note
23. Provide embedment details for water, sewer, and storm pipes

If you have any questions or need additional information, please do not hesitate to call me at (817) 764-7468.

Sincerely,

Keith L. Freeman

Keith Freeman, PE
HALFF
Firm No. 0312

LOIS ROAD ESTATES SUBDIVISION PLAT FILING NO. 3

BEING 45.25 ACRES OF LAND
OUT OF THE REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29
IN THE CITY OF SANGER, DENTON COUNTY, TEXAS

CERTIFICATION OF OWNERSHIP:

STATE OF TEXAS
COUNTY OF DENTON

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT WITHIN THE AREA DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

LEGAL DESCRIPTION:

BEING A 46.82 (2,039,586 SQUARE FEET) ACRE TRACT OF LAND SITUATED IN THE REUBEN BEBEE SURVEY, ABSTRACT NO. 29, SITUATED IN THE CITY OF SANGER, DENTON COUNTY, TEXAS, AND BEING DESCRIBED IN A GENERAL WARRANTY DEED TO JST HOLDINGS 04 BUSINESS LLC, A NEW MEXICO LIMITED LIABILITY COMPANY, RECORDED IN DOCUMENT NO. 2024–74411 OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET IN THE NORTHERN LINE OF SAID JST HOLDINGS TRACT OF LAND, BEING IN THE SOUTHERN RIGHT–OF–WAY LINE OF LOIS ROAD EAST (40' RIGHT–OF–WAY); FOR THE NORTHWESTERN CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE COMMON BOUNDARY OF THE SOUTHERN RIGHT–OF–WAY LINE OF SAID LOIS ROAD EAST, SAME BEING THE NORTHERN LINE OF SAID JST HOLDINGS TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:
1. S 89°22'38" E, A DISTANCE OF 712.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
2. S 89°07'42" E, A DISTANCE OF 453.04 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET IN THE SOUTHERN RIGHT–OF–WAY LINE OF SAID LOIS ROAD EAST, FOR THE NORTHEASTERN CORNER OF SAID JST HOLDINGS TRACT, FOR A NORTHWESTERN CORNER OF A CALLED 15.00 ACRE TRACT CONVEYED TO MILDRED E. HUNT RECORDED IN DOCUMENT NO. 2019–5766, OFFICIAL RECORDS OF DENTON COUNTY, TEXAS, AND FOR THE FOR THE NORTHEASTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WITH THE EASTERN LINE OF SAID JST HOLDINGS TRACT, SAME BEING THE WESTERN LINE OF SAID 15.00 ACRE TRACT, S 01°11'12" W, A DISTANCE OF 1,373.07 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET IN THE WESTERN LINE OF SAID JST HOLDINGS TRACT, SAME BEING IN THE WESTERN LINE OF SAID 15.00 ACRE TRACT, AND FOR THE SOUTHEASTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE OVER AND ACROSS SAID JST HOLDINGS TRACT, THE FOLLOWING TWENTY–SEVEN (27) COURSES AND DISTANCES:
1. N 88°48'48" W, A DISTANCE OF 125.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
2. S 01°11'12" W, A DISTANCE OF 2.29 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
3. N 88°48'48" W, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
4. N 43°48'48" W, A DISTANCE OF 18.38 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
5. N 88°48'48" W, A DISTANCE OF 214.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
6. S 46°11'12" W, A DISTANCE OF 18.38 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
7. N 88°48'48" W, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
8. N 43°48'48" W, A DISTANCE OF 18.38 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
9. N 88°48'48" W, A DISTANCE OF 107.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
10. S 01°11'12" W, A DISTANCE OF 510.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
11. N 88°48'48" W, A DISTANCE OF 107.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
12. S 01°11'12" W, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
13. S 46°11'12" W, A DISTANCE OF 18.38 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
14. S 01°11'12" W, A DISTANCE OF 107.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
15. N 88°48'48" W, A DISTANCE OF 125.50 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET AND FOR THE POINT OF BEGINNING TO A CURVE TO THE RIGHT;
16. WITH A CURVE TO THE RIGHT AND HAVING A RADIUS OF 500.00 FEET, A ARC LENGTH OF 244.22 FEET, AND A CHORD BEARING AND CHORD DISTANCE OF N 74°49'13" W, A DISTANCE OF 241.80 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
17. N 60°49'38" W, A DISTANCE OF 266.04 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
18. N 29°10'22" E, A DISTANCE OF 107.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
19. N 74°10'22" E, A DISTANCE OF 18.38 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
20. N 29°10'22" E, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC" SET;
21. N 60°49'38" W, A DISTANCE OF 230.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
22. N 15°49'38" W, A DISTANCE OF 18.38 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
23. N 29°10'22" E, A DISTANCE OF 51.40 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET AND FOR THE POINT OF BEGINNING TO A CURVE TO THE LEFT;
24. WITH A CURVE TO THE LEFT AND HAVING A RADIUS OF 925.00 FEET, AN ARC LENGTH OF 252.99 FEET, AND A CHORD BEARING AND CHORD DISTANCE OF N 21°20'15" E, A DISTANCE OF 252.21 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
25. S 88°48'48" E, A DISTANCE OF 122.49 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET AND FOR THE POINT OF BEGINNING TO A CURVE TO THE LEFT;
26. WITH A CURVE TO THE LEFT AND HAVING A RADIUS OF 1045.00 FEET, AN ARC LENGTH OF 198.49 FEET, AND A CHORD BEARING AND CHORD DISTANCE OF N 06°37'41" E, A DISTANCE OF 198.19 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
27. N 01°11'12" E, A DISTANCE OF 302.71 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
28. N 88°48'48" W, A DISTANCE OF 120.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
29. N 01°11'12" E, A DISTANCE OF 12.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
30. N 46°11'12" E, A DISTANCE OF 18.38 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
31. S 88°48'48" E, A DISTANCE OF 107.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
32. N 01°11'12" E, A DISTANCE OF 772.88 FEET TO THE POINT OF BEGINNING;

SAVE AND EXCEPT ANY PORTIONS OF JACK STREET AND BEXAR STREET DEDICATED AS PUBLIC RIGHT OF WAY ON LOIS ROAD ESTATES SUBDIVISION, FILING NO. 1 RECEPTION NO. _____.

CONTAINING 45.25 ACRES OR 1,971,323 SQUARE FEET, MORE OR LESS.

Provide the owner's name per § 10.104(d)(10)(W)

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS: THAT, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICER, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOIS ROAD ESTATES SUBDIVISION PLAT FILING NO. 3, AN ADDITION TO THE CITY OF SANGER, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER BY FEE SIMPLE TITLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, ALL STREETS, THOROUGHFARES, ALLEYS, FIRE LANES, DRIVE AISLES, PARKS, AND WATERCOURSES, AND TO THE PUBLIC USE FOREVER EASEMENTS FOR SIDEWALKS, STORM DRAINAGE FACILITIES, UTILITIES AND ANY OTHER PROPERTY NECESSARY TO SERVE THE PLAT AND TO IMPLEMENT THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS AND OTHER CITY CODES AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND TO FOREVER DEFEND THE TITLE ON THE LAND SO DEDICATED. FURTHER, THE UNDERSIGNED COVENANTS AND AGREES THAT HE/SHE SHALL MAINTAIN ALL EASEMENTS AND FACILITIES IN A STATE OF GOOD REPAIR AND FUNCTIONAL CONDITION AT ALL TIMES IN ACCORDANCE WITH CITY CODES AND REGULATIONS. NO BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE INSTALLED, IF APPROVED BY THE CITY OF SANGER. THE CITY OF SANGER AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO ACCESS AND MAINTAIN ALL RESPECTIVE EASEMENTS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING PERMISSION FROM ANYONE.

WITNESS MY HAND THIS DAY OF _____, 20_____.

_____, OWNER

_____, TITLE AND COMPANY

STATE OF TEXAS
COUNTY OF DENTON

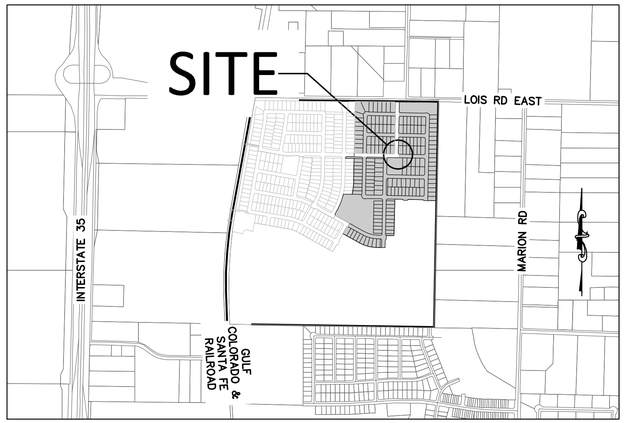
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS_____ DAY OF_____, 20 _____.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

_____
TYPE OR PRINT NOTARY'S NAME

MY COMMISSION EXPIRES_____.



VICINITY MAP
NTS

BENCHMARKS AND CONTROLS:

NO. 1 – AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS–OF–WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

NO. 2 – AN MAG NAIL IN ASPHALT LOCATED IN THE NORTHWEST INTERSECTION OF LOIS ROAD EAST AND MELTON ROAD, HAVING AN ELEVATION OF 693.8 FEET, A NORTHING COORDINATE VALUE OF 7,192,151.4, AND AN EASTING COORDINATE VALUE OF 2,376,790.5.

BASIS OF BEARING:

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

GENERAL NOTES

1. ALL LOTS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE PLANNED DEVELOPMENT.
2. THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND THE APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES DUE.
3. 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.
4. NOTICE – SELLING A PORTION OF THIS BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
5. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS, IF ANY, ON THIS PROPERTY.
6. MINIMUM FINISHED FLOOR ELEVATIONS ARE AT LEAST 2 FEET ABOVE THE 100 YEAR FLOOD PLAIN.
7. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 – YEAR FLOODPLAIN ACCORDING TO COMMUNITY PANEL NO. 48121C0070G, DATED APRIL 18, 2011, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR DENTON COUNTY, TEXAS.
8. THE PURPOSE OF THIS PLAT IS TO CREATE NEW FOR SALE SINGLE–FAMILY LOTS.
9. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (NAD 83)
10. UTILITIES SERVICE PROVIDED BY
CITY OF SANGER – WATER & SANITARY SEWER
ADDRESS: P.O. BOX 1729, SANGER, TEXAS 76266
CONTACT: JIM BOLZ
PHONE NUMBER: (940) 458–2571

COSERV – ELECTRIC AND GAS
ADDRESS: 202 RAILROAD AVE, SANGER, TEXAS 76266
PHONE NUMBER: (800) 274–4014

Provide closure report per § 10.104(d)(10)(B).

Show the plat type ("Final") on all sheets / title blocks per § 10.104(d)(10)(O)(i).

Clarify if the owner is JST Holdins 04 Business LLC or Kalter Capital.

Provide 3" x 3" recording box at the lower right-hand corner per §10.104(d)(10)(N) on all plat sheets.

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
01	COVER SHEET
02	OVERALL PLAT
03	FINAL PLAT
04	FINAL PLAT
05	FINAL PLAT
06	LINE & CURVE TABLES

PROJECT TEAM

OWNER/DEVELOPER/APPLICANT:
KALTER CAPITAL
10268 W, CENTENNIAL RD., UNIT 200 F
LITTLETON, CO 80127
CONTACT: LEE EISENHEIM
PH: 303.324.1771
LEE.EISENHEIM@KALTERCAPITAL.COM

ENGINEERING & SURVEY:
ATWELL, LLC
143 UNION BOULEVARD SUITE 700
LAKEWOOD, CO 80228
CONTACT: KEVIN BLUMHARDT
PH: 303.842.9191
KBLUMHARDT@ATWELL.COM

RESIDENTIAL LOT INFORMAITON	
LOT SIZE	NUMBER OF LOTS
50'	114
60'	62
TOTAL	176

AREA TABLE				
TRACT NAME	AREA (SF)	AREA (AC)	LAND USE	OWNER/MAINTENANCE
TRACT A	17852.44	0.41	OPEN SPACE, UTILITIES	OWNER/HOA
TRACT B	85248.98	1.96	OPEN SPACE	OWNER/HOA
TRACT C	5831.00	0.13	OPEN SPACE	OWNER/HOA
TRACT D	4151.00	0.10	OPEN SPACE	OWNER/HOA
TRACT E	52151.00	1.20	OPEN SPACE	OWNER/HOA
TRACT F	4151.00	0.10	OPEN SPACE	OWNER/HOA
TRACT G	217207.74	4.99	PARK, OPEN SPACE & AMENITY CENTER	OWNER/HOA
TRACT H	2915.50	0.07	OPEN SPACE	OWNER/HOA
TRACT I	2915.50	0.07	OPEN SPACE	OWNER/HOA
TRACT J	2315.50	0.05	OPEN SPACE	OWNER/HOA
TOTAL	**394,739**	**12.15**		

OWNER: JST HOLDINS 04 BUSINESS LLC
HOA: LOIS ROAD ESTATES

SURVEYOR CERTIFICATE

I, RANDALL R. HAGER, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS FINAL PLAT REPRESENTS THE RESULT OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND COMPLETED ACCORDING TO APPLICABLE STATE OF TEXAS REQUIREMENTS.

_____
RANDALL R. HAGER, RPLS NO. 6471
FOR AND ON BEHALF OF ATWELL, LLC

APPROVED AND ACCEPTED

_____ _____
CHAIRMAN, PLANNING & ZONING COMMISSION DATE
CITY OF SANGER, TX

_____ _____
MAYOR DATE
CITY OF SANGER, TX

ATTESTED BY

_____ _____
CITY SECRETARY DATE
CITY OF SANGER, TX

RECORDING BOX

ATWELL
866.850.4200 www.atwell.com

OWNER/DEVELOPER/APPLICANT
JST HOLDINGS 04 BUSINESS LLC
10268 W. CENTENNIAL RD. UNIT 200 F
LITTLETON, CO
303–324–1771
LEE EISENHEIM

PLAT FILING NO. 3
LOIS ROAD ESTATES SUBDIVISION
176 RESIDENTIAL LOTS - 10 HOA LOTS
REUBEN BEBEE SURVEY, ABST. NO. 29
45.25 ACRES - 8.54 ACRES ROW
CITY OF SANGER, DENTON COUNTY TEXAS

DATE 02/28/2025

A 1ST SUBMITTAL TO CITY OF SANGER XXXXXXXX – XX

REVISIONS

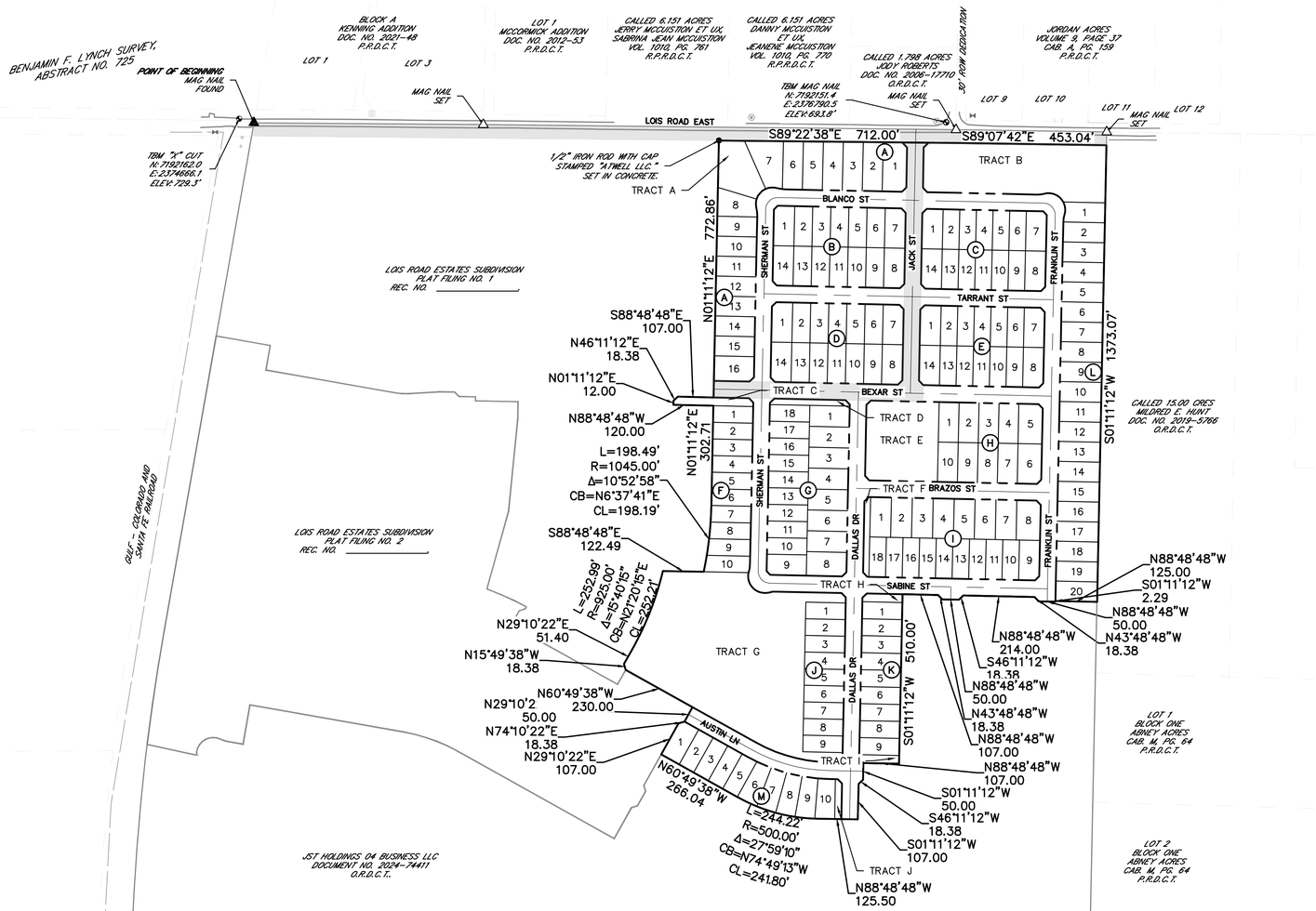
DR. RF CH. JS
P.M. RH
JOB 24007256

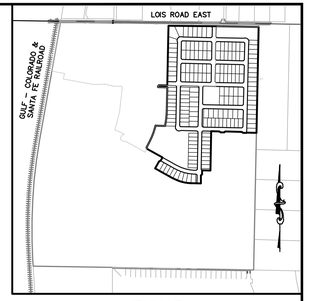
SHEET 01 OF 06

K:\24007256\DWG\SHEETS\FINAL PLAT\24007256-PHS-PLAT-COVER.DWG 2025-02-28 3:47:27 PM ROXANNE.FISHER

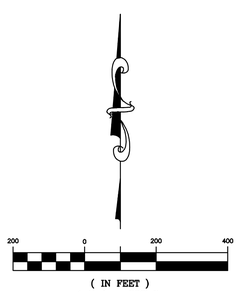
LOIS ROAD ESTATES SUBDIVISION PLAT FILING NO. 3

BEING 45.25 ACRES OF LAND
OUT OF THE REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29
IN THE CITY OF SANGER, DENTON COUNTY, TEXAS





KEYMAP
1"=750'



(IN FEET)
1 inch = 200 ft.

LEGEND

○	FOUND 1/2" IRON ROD WITH PLASTIC CAP STAMPED "ATWELL LLC"
●	SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "ATWELL LLC"
▲	MAG NAIL FOUND
△	MAG NAIL SET
✦	SECTION CORNER, AS NOTED
1	LOT NUMBER
(U)	BLOCK LETTER
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
———	SUBJECT PARCEL BOUNDARY LINE
— — —	SECTION LINE
———	SUBDIVISION LOT LINE
———	ADJACENT PROPERTY LINE
– – – –	EASEMENT LINE, AS NOTED
— · — · —	R.O.W. (RIGHT-OF-WAY LINE)
- - - - -	OFFSET / TIE LINE
	** GRANTED, RIGHTS-OF-WAY PER LOIS ROAD ESTATES SUBDIVISION,PHASE 1 FINAL PLAT REC. NO. _____

ATWELL
866.850.4200 www.atwell.com

OWNER/DEVELOPER/APPLICANT
JST HOLDINGS 04 BUSINESS LLC
10268 W. CENTENNIAL RD. UNIT 200 F
LITTLETON, CO
303-324-1771
LEE EISENHEIM

PLAT FILING NO. 3
LOIS ROAD ESTATES SUBDIVISION
176 RESIDENTIAL LOTS - 10 HOA LOTS
REUBEN BEBEE SURVEY, ABST. NO. 29
45.25 ACRES - 8.54 ACRES ROW
CITY OF SANGER, DENTON COUNTY TEXAS

DATE 02/28/2025

A	1st SUBMITTAL TO CITY OF SANGER xxxxxxxx - KB

REVISIONS

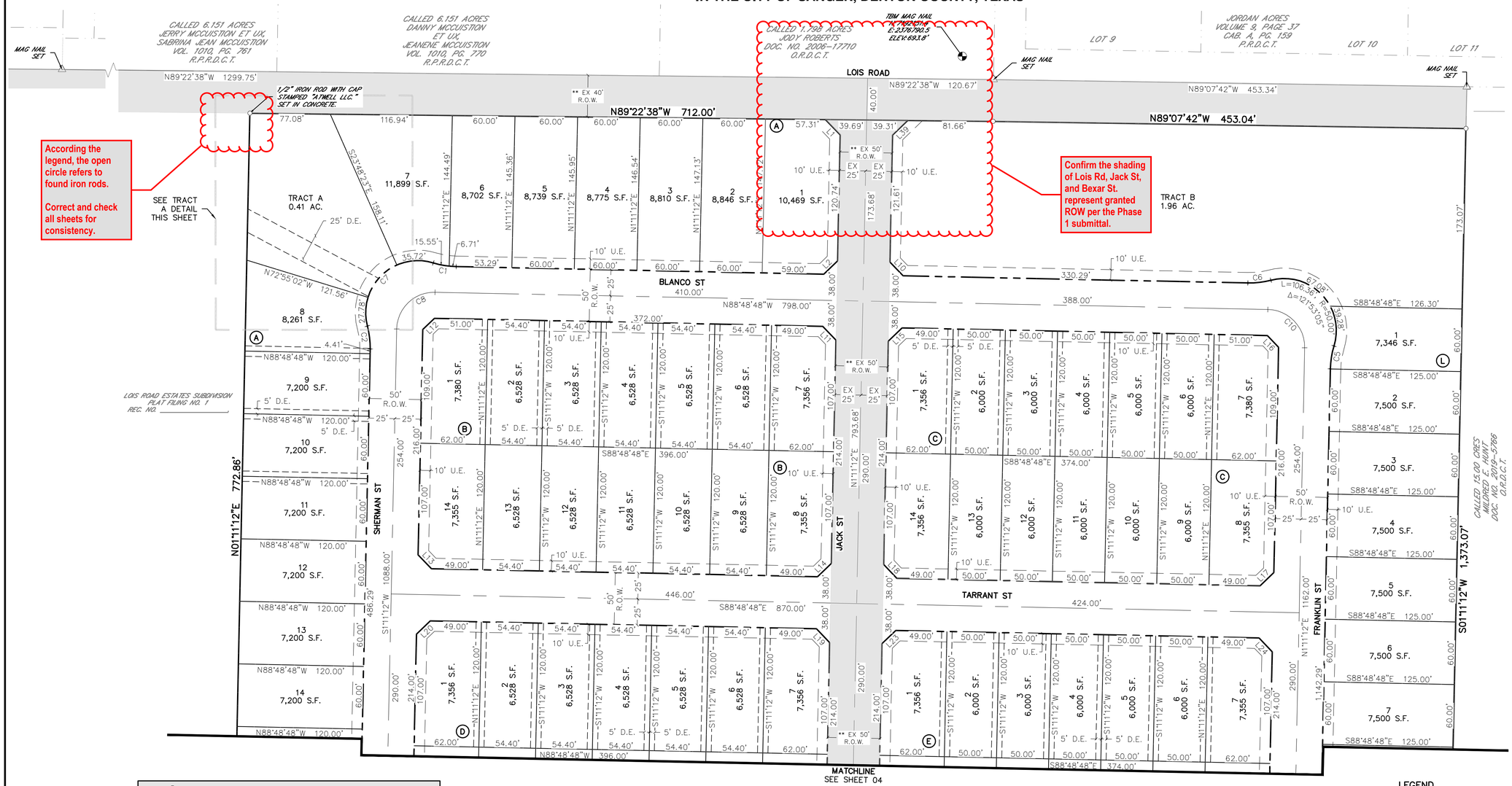
DR. RF	CH. JS
P.M. RH	
JOB 24007256	

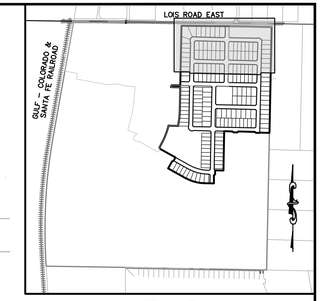
SHEET OF 06

K:\DAL\24007256\DWG\SHEETS\FINAL PLAT\PHASE 2\24007256-PH2-PLAT-OVERALL FINAL 2/14/2025 3:00 PM ROXANNE FOSTER

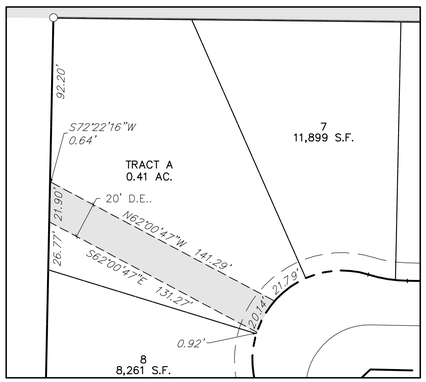
LOIS ROAD ESTATES SUBDIVISION PLAT FILING NO. 3

BEING 45.25 ACRES OF LAND
OUT OF THE REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29
IN THE CITY OF SANGER, DENTON COUNTY, TEXAS



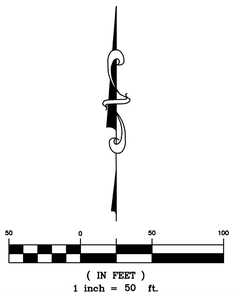


KEYMAP
1"=750'



TRACT A EASEMENT DETAIL
SCALE: 1"=40'

Show setback limits set forth in PD in each lot or typical lot layouts.



LEGEND

- FOUND 1/2" IRON ROD WITH PLASTIC CAP STAMPED "ATWELL LLC"
- SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "ATWELL LLC"
- MAG NAIL FOUND
- MAG NAIL SET
- SECTION CORNER, AS NOTED
- 1 — LOT NUMBER
- (U) — BLOCK LETTER
- D.E. — DRAINAGE EASEMENT
- U.E. — UTILITY EASEMENT
- SUBJECT PARCEL BOUNDARY LINE
- SECTION LINE
- SUBDIVISION LOT LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE, AS NOTED
- R.O.W. (RIGHT-OF-WAY LINE)
- OFFSET / TIE LINE
- ** GRANTED, RIGHTS-OF-WAY PER LOIS ROAD ESTATES SUBDIVISION,PHASE 1 FINAL PLAT REC. NO. _____,

ATWELL
866.850.4200 www.atwell.com

OWNER/DEVELOPER/APPLICANT
JST HOLDINGS 04 BUSINESS LLC
10268 W. CENTENNIAL RD. UNIT 200 F
LITTLETON, CO
303-324-1771
LEE EISENHEIM

PLAT FILING NO. 3
LOIS ROAD ESTATES SUBDIVISION
176 RESIDENTIAL LOTS - 10 HOA LOTS
REUBEN BEBEE SURVEY, ABST. NO. 29
45.25 ACRES - 8.54 ACRES ROW
CITY OF SANGER, DENTON COUNTY TEXAS

DATE 02/28/2025

A	1st SUBMITTAL TO CITY OF SANGER XXXXXXXX - KB

REVISIONS

DR. RF | CH. JS
P.M. RH
JOB 24007256

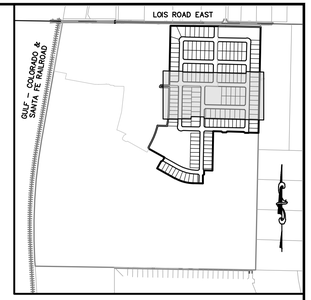
SHEET 03 OF 06

P:\2400\256\SHEETS\FINAL PLAT\PHASE 2\24007256-PH2-PLAT.DWG 7:49:05 3/4/2025 3:00 PM ROXANNE FOSTER

LOIS ROAD ESTATES SUBDIVISION PLAT FILING NO. 3

BEING 45.25 ACRES OF LAND
OUT OF THE REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29
IN THE CITY OF SANGER, DENTON COUNTY, TEXAS





KEYMAP
1"=750'

LEGEND

○	FOUND 1/2" IRON ROD WITH PLASTIC CAP STAMPED "ATWELL LLC"
●	SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "ATWELL LLC"
▲	MAG NAIL FOUND
△	MAG NAIL SET
✦	SECTION CORNER, AS NOTED
1	LOT NUMBER
Ⓤ	BLOCK LETTER
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
———	SUBJECT PARCEL BOUNDARY LINE
— — —	SECTION LINE
———	SUBDIVISION LOT LINE
———	ADJACENT PROPERTY LINE
— — — —	EASEMENT LINE, AS NOTED
— · — · —	R.O.W. (RIGHT-OF-WAY LINE)
- - - - -	OFFSET / TIE LINE
	** GRANTED, RIGHTS-OF-WAY PER LOIS ROAD ESTATES SUBDIVISION,PHASE 1 FINAL PLAT REC. NO. _____

50 0 50 100
(IN FEET)
1 inch = 50 ft.

ATWELL
866.850.4200 www.atwell.com

OWNER/DEVELOPER/APPLICANT
JST HOLDINGS 04 BUSINESS LLC
10268 W. CENTENNIAL RD. UNIT 200 F
LITTLETON, CO
303-324-1771
LEE EISENHEIM

PLAT FILING NO. 3
LOIS ROAD ESTATES SUBDIVISION
176 RESIDENTIAL LOTS - 10 HOA LOTS
REUBEN BEBEE SURVEY, ABST. NO. 29
45.25 ACRES - 8.54 ACRES ROW
CITY OF SANGER, DENTON COUNTY TEXAS

DATE 02/28/2025

A	1st SUBMITTAL TO CITY OF SANGER XXXXXXXX - XX

REVISIONS

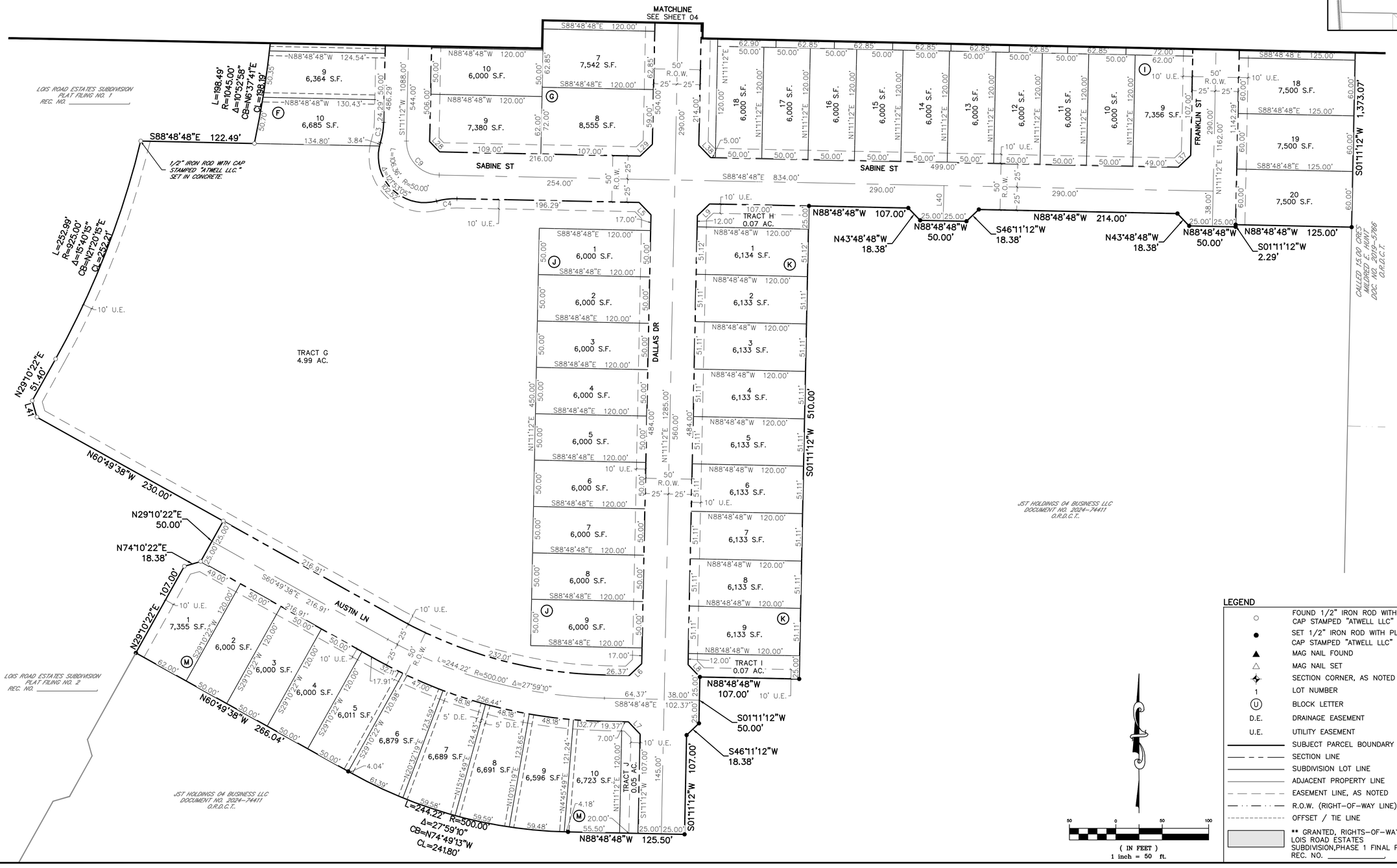
DR. RF | CH. JS
P.M. RH
JOB 24007256

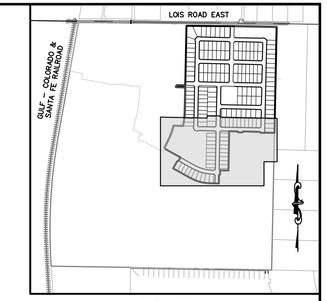
SHEET 04 OF 06

K:\2400\7256\pln\SURVEY\FINAL PLAT\PHASE 2\24007256-PH2-FINAL PLAT.DWG 4:19:02 PM RSWANEE 7/9/181

LOIS ROAD ESTATES SUBDIVISION PLAT FILING NO. 3

BEING 45.25 ACRES OF LAND
OUT OF THE REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29
IN THE CITY OF SANGER, DENTON COUNTY, TEXAS





KEYMAP
1"=750'

LEGEND

○	FOUND 1/2" IRON ROD WITH PLASTIC CAP STAMPED "ATWELL LLC"
●	SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "ATWELL LLC"
▲	MAG NAIL FOUND
△	MAG NAIL SET
✧	SECTION CORNER, AS NOTED
1	LOT NUMBER
Ⓤ	BLOCK LETTER
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
	SUBJECT PARCEL BOUNDARY LINE
	SECTION LINE
	SUBDIVISION LOT LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE, AS NOTED
	R.O.W. (RIGHT-OF-WAY LINE)
	OFFSET / TIE LINE
	** GRANTED, RIGHTS-OF-WAY PER LOIS ROAD ESTATES SUBDIVISION,PHASE 1 FINAL PLAT REC. NO. _____.

(IN FEET)
1 inch = 50 ft.

ATWELL
866.850.4200 www.atwell.com

OWNER/DEVELOPER/APPLICANT
JST HOLDINGS 04 BUSINESS LLC
10268 W. CENTENNIAL RD. UNIT 200 F
LITTLETON, CO
303-324-1771
LEE EISENHEIM

PLAT FILING NO. 3
LOIS ROAD ESTATES SUBDIVISION
176 RESIDENTIAL LOTS - 10 HOA LOTS
REUBEN BEBEE SURVEY, ABST. NO. 29
45.25 ACRES - 8.54 ACRES ROW
CITY OF SANGER, DENTON COUNTY TEXAS

DATE 02/28/2025

A 1st SUBMITTAL TO CITY OF SANGER XXXXXXXX - KB

REVISIONS

DR. RF CH. JS
P.M. RH
JOB 24007256

SHEET 05 OF 06

K:\24007256\DWG\SURVEY\FINAL PLAT\PHASE 2\24007256-PH2-PLAT.DWG *PH3 5/14/2025 3:00 PM ROXANNE FOSTER

LOIS ROAD ESTATES SUBDIVISION PLAT FILING NO. 3

BEING 45.25 ACRES OF LAND
OUT OF THE REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29
IN THE CITY OF SANGER, DENTON COUNTY, TEXAS

LINE TABLE		
LINE	LENGTH	BEARING
L1	20.68'	N44°05'43"W
L2	18.38'	S46°11'12"W
L3	18.38'	S46°11'12"W
L4	18.38'	N43°48'48"W
L5	18.38'	N43°48'48"W
L6	18.38'	N46°11'12"E
L7	18.38'	S43°48'48"E
L8	18.38'	N43°48'48"W
L9	18.38'	N46°11'12"E
L10	18.38'	S43°48'48"E
L11	18.38'	S43°48'48"E
L12	15.56'	N46°11'12"E
L13	18.38'	N43°48'48"W
L14	18.38'	S46°11'12"W
L15	18.38'	N46°11'12"E
L16	15.56'	S43°48'48"E
L17	18.38'	S46°11'12"W
L18	18.38'	N43°48'48"W
L19	18.38'	N43°48'48"W
L20	18.38'	S46°11'12"W
L21	18.38'	S43°48'48"E
L22	18.38'	N46°11'12"E
L23	18.38'	N46°11'12"E
L24	18.38'	S43°48'48"E
L25	18.38'	S46°11'12"W
L26	18.38'	N43°48'48"W
L27	18.38'	N46°11'12"E
L28	15.56'	N43°48'48"W
L29	18.38'	S46°11'12"W
L30	18.38'	S43°48'48"E
L31	18.38'	S46°11'12"W
L32	18.38'	N43°48'48"W
L33	18.38'	N46°11'12"E
L34	18.38'	S43°48'48"E
L35	18.38'	N46°11'12"E
L36	18.38'	S43°48'48"E
L37	18.38'	S46°11'12"W
L38	18.38'	N43°48'48"W
L39	20.33'	N45°54'17"E
L40	38.00'	N01°11'12"E
L41	18.38'	N15°49'38"W

Curve Table					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	22.26'	80.00'	15°56'33"	S80°50'31"E	22.19'
C2	22.26'	80.00'	15°56'33"	N6°47'04"W	22.19'
C3	22.26'	80.00'	15°56'33"	N9°09'29"E	22.19'
C4	22.26'	80.00'	15°56'33"	S83°12'56"W	22.19'
C5	22.26'	80.00'	15°56'33"	S9°09'29"W	22.19'
C6	22.26'	80.00'	15°56'33"	N83°12'56"E	22.19'
C7	106.36'	50.00'	121°53'05"	S46°11'12"W	87.41'
C8	56.55'	36.00'	90°00'00"	S46°11'12"W	50.91'
C9	56.55'	36.00'	90°00'00"	S43°48'48"E	50.91'
C10	56.55'	36.00'	90°00'00"	N43°48'48"W	50.91'

ATWELL
866.850.4200 www.atwell.com

OWNER/DEVELOPER/APPLICANT
JST HOLDINGS 04 BUSINESS LLC
10268 W. CENTENNIAL RD. UNIT 200 F
LITTLETON, CO
303-324-1771
LEE EISENHEIM

PLAT FILING NO. 3

LOIS ROAD ESTATES SUBDIVISION
176 RESIDENTIAL LOTS - 10 HOA LOTS
REUBEN BEBEE SURVEY, ABST. NO. 29
45.25 ACRES - 8.54 ACRES ROW
CITY OF SANGER, DENTON COUNTY TEXAS

DATE 02/28/2025

A	1st SUBMITTAL TO CITY OF SANGER	XXXXXXXX – XX

REVISIONS

DR. RF | CH. JS
P.M. RH
JOB 24007256

SHEET 06 OF 06

K:\24007256\DWG\SHEETS\FINAL PLAT\PHASE 2\24007256-PHS2-PLAT.DWG 4154 2/14/2025 3:01 PM ROXANE TISTER

LOIS ROAD ESTATES - FILING NO. 3

SITUATED IN THE
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS

CONSTRUCTION PLANS

LEGAL DESCRIPTION:

BEING A 46.82 (2,039,586 SQUARE FEET) ACRE TRACT OF LAND SITUATED IN THE REUBEN BEBEE SURVEY, ABSTRACT NO. 29, SITUATED IN THE CITY OF SANGER, DENTON COUNTY, TEXAS, AND BEING DESCRIBED IN A GENERAL WARRANTY DEED TO JST HOLDINGS 04 BUSINESS LLC, A NEW MEXICO LIMITED LIABILITY COMPANY, RECORDED IN DOCUMENT NO. 2024–74411 OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET IN THE NORTHERN LINE OF SAID JST HOLDINGS TRACT OF LAND, BEING IN THE SOUTHERN RIGHT–OF–WAY LINE OF LOIS ROAD EAST (40' RIGHT–OF–WAY); FOR THE NORTHWESTERN CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE COMMON BOUNDARY OF THE SOUTHERN RIGHT–OF–WAY LINE OF SAID LOIS ROAD EAST, SAME BEING THE NORTHERN LINE OF SAID JST HOLDINGS TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:
1. S 89°22'38" E, A DISTANCE OF 712.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
2. S 89°07'42" E, A DISTANCE OF 453.04 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET IN THE SOUTHERN RIGHT–OF–WAY LINE OF SAID LOIS ROAD EAST, FOR THE NORTHEASTERN CORNER OF SAID JST HOLDINGS TRACT, FOR A NORTHWESTERN CORNER OF A CALLED 15.00 ACRE TRACT CONVEYED TO MILDRED E. HUNT RECORDED IN DOCUMENT NO. 2019–5766, OFFICIAL RECORDS OF DENTON COUNTY, TEXAS, AND FOR THE FOR THE NORTHEASTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WITH THE EASTERN LINE OF SAID JST HOLDINGS TRACT, SAME BEING THE WESTERN LINE OF SAID 15.00 ACRE TRACT, S 01°11'12" W, A DISTANCE OF 1,373.07 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET IN THE WESTERN LINE OF SAID JST HOLDINGS TRACT, SAME BEING IN THE WESTERN LINE OF SAID 15.00 ACRE TRACT, AND FOR THE SOUTHEASTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE OVER AND ACROSS SAID JST HOLDINGS TRACT, THE FOLLOWING TWENTY–SEVEN (27) COURSES AND DISTANCES:
1. N 88°48'48" W, A DISTANCE OF 125.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
2. S 01°11'12" W, A DISTANCE OF 2.29 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
3. N 88°48'48" W, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
4. N 43°48'48" W, A DISTANCE OF 18.38 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
5. N 88°48'48" W, A DISTANCE OF 214.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
6. S 46°11'12" W, A DISTANCE OF 18.38 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
7. N 88°48'48" W, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
8. N 43°48'48" W, A DISTANCE OF 18.38 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
9. N 88°48'48" W, A DISTANCE OF 107.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
10. S 01°11'12" W, A DISTANCE OF 510.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
11. N 88°48'48" W, A DISTANCE OF 107.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
12. S 01°11'12" W, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
13. S 46°11'12" W, A DISTANCE OF 18.38 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
14. S 01°11'12" W, A DISTANCE OF 107.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
15. N 88°48'48" W, A DISTANCE OF 125.50 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET AND FOR THE POINT OF BEGINNING TO A CURVE TO THE RIGHT;
16. WITH A CURVE TO THE RIGHT AND HAVING A RADIUS OF 500.00 FEET, A ARC LENGTH OF 244.22 FEET, AND A CHORD BEARING AND CHORD DISTANCE OF N 74°49'13" W, A DISTANCE OF 241.80 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
17. N 60°49'38" W, A DISTANCE OF 266.04 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
18. N 29°10'22" E, A DISTANCE OF 107.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
19. N 74°10'22" E, A DISTANCE OF 18.38 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
20. N 29°10'22" E, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC" SET;
21. N 60°49'38" W, A DISTANCE OF 230.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
22. N 15°49'38" W, A DISTANCE OF 18.38 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
23. N 29°10'22" E, A DISTANCE OF 51.40 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET AND FOR THE POINT OF BEGINNING TO A CURVE TO THE LEFT;
24. WITH A CURVE TO THE LEFT AND HAVING A RADIUS OF 925.00 FEET, AN ARC LENGTH OF 252.99 FEET, AND A CHORD BEARING AND CHORD DISTANCE OF N 21°20'15" E, A DISTANCE OF 252.21 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
25. S 88°48'48" E, A DISTANCE OF 122.49 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET AND FOR THE POINT OF BEGINNING TO A CURVE TO THE LEFT;
26. WITH A CURVE TO THE LEFT AND HAVING A RADIUS OF 1045.00 FEET, AN ARC LENGTH OF 198.49 FEET, AND A CHORD BEARING AND CHORD DISTANCE OF N 06°37'41" E, A DISTANCE OF 198.19 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
27. N 01°11'12" E, A DISTANCE OF 302.71 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
28. N 88°48'48" W, A DISTANCE OF 120.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
29. N 01°11'12" E, A DISTANCE OF 12.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
30. N 46°11'12" E, A DISTANCE OF 18.38 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
31. S 88°48'48" E, A DISTANCE OF 107.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
32. N 01°11'12" E, A DISTANCE OF 772.88 FEET TO THE POINT OF BEGINNING;

SAVE AND EXCEPT ANY PORTIONS OF JACK STREET AND BEXAR STREET DEDICATED AS PUBLIC RIGHT OF WAY ON LOIS ROAD ESTATES SUBDIVISION, FILING NO. 1 RECEPTION NO. _____.

CONTAINING 45.25 ACRES OR 1,971,323 SQUARE FEET, MORE OR LESS.

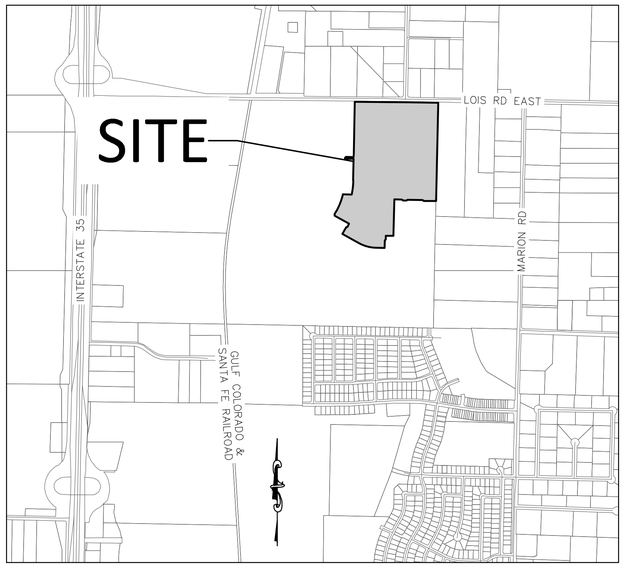
BENCHMARKS AND CONTROLS:

NO. 1 – AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS–OF–WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

NO. 2 – AN MAG NAIL IN ASPHALT LOCATED IN THE NORTHWEST INTERSECTION OF LOIS ROAD EAST AND MELTON ROAD, HAVING AN ELEVATION OF 693.8 FEET, A NORTHING COORDINATE VALUE OF 7,192,151.4, AND AN EASTING COORDINATE VALUE OF 2,376,790.5.

BASIS OF BEARING:

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.



VICINITY MAP
SCALE 1"=1,000'

PROJECT TEAM

OWNER/DEVELOPER/APPLICANT:
KALTER CAPITAL
10268 W. CENTENNIAL RD. UNIT 200 F
LITTLETON, CO 80127
CONTACT: LEE EISENHEIM
PH: 303.324.1771
LEE.EISENHEIM@KALTERCAPITAL.COM

ENGINEERING & SURVEY:
ATWELL, LLC
143 UNION BOULEVARD SUITE 700
LAKEWOOD, CO 80228
CONTACT: KEVIN BLUMHARDT
PH: 303.842.9191
KBLUMHARDT@ATWELL–GROUP.COM

LANDSCAPE ARCHITECT & PLANNER:
NORRIS DESIGN
208 NORTH MARKET STREET
SUITE 250
DALLAS, TX 75202
CONTACT: JONATHAN WEST, PLA
PH. 972.232.4181
JWEST@NORRIS–DESIGN.COM

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
GENERAL NOTES & PLANS	
01	COVER
02	NOTES
03	STREET SECTIONS
04	EXISTING CONDITIONS
OVERALL UTILTIY PLANS	
05	OVERALL
06	AREA–01
07	AREA–02
08	AREA–03
09	AREA–04
10	AREA–05
OVERALL GRADING	
11	GRAD–OVAL
12	AREA–01
13	AREA–02
14	AREA–03
15	AREA–04
16	AREA–05
17	AREA–06
STREET PLAN & PROFILES	
18	BEXAR ST
19	AUSTIN LN
20	BLANCO ST
21	TARRANT ST
22	SHERMAN ST
23	SABINE ST
24	DALLAS DR
25	DALLAS DR
26	BRAZOS ST
27	FRANKLIN ST
28	KNUCKLE BLANCO ST – FRANKLIN ST
29	KNUCKLES SHERMAN ST – BLANCO ST & SABINE ST – SHERMAN ST
SANITARY SEWER PLAN & PROFILES	
30	RUN 1–1
31	RUN 1–2
32	RUN 2–1
33	RUN 2–2
34	RUN 3–1
35	RUN 3–2
36	RUN 4
37	RUN 5
38	RUN 6
39	RUN 7
40	RUN 8
41	RUN 9–1
42	RUN 9–2
43	RUN 10
44	RUN 11
45	FORCEMAIN RUN 1–1
46	FORCEMAIN RUN 1–2

STORM SEWER PLAN & PROFILES	
47	RUN 1
48	RUN 2
49	RUN 3–1
50	RUN 3–2
51	RUN 4
52	RUN 5
53	RUN 6
54	RUN 7
55	EXISTING RUN 2–1
56	LATERALS 01
57	LATERALS 02
POND PLAN & DETAILS	
58	PROPOSED DRAINAGE MAP
59	EXISTING DRAIANGE MAP
60	POND D
61	POND D CROSS SECTONS
62	RATIONAL CALCS
63	INLET CALCS 1
64	HGL CALCS
CONSTRUCTION DETAILS	
65	STREET DETAILS
66	STREET DETAILS
67	SANITARY DETAILS
68	STORM DETAILS
69	STORM DETAILS
70	WATER DETAILS
71	WATER DETAILS
72	WATER DETAILS
STORM WATER POLLUTION PREVENTION PLAN	
73	SWPPP–1
74	SWPPP–2
75	SWPPP–3
76	SWPPP–4
77	SWPPP–5
78	SWPPP DETAILS
79	SWPPP DETAILS

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS–OF–WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell-group.com
143 UNION BOULEVARD SUITE 700
LAKEWOOD, COLORADO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL
LOIS ROAD ESTATES – FILING NO. 3
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS
GENERAL NOTES & PLANS COVER

DATE 4/7/2025

A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/14/2025 – KMB

REVISIONS

DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 01

D:\CONSTRUCTION SETS\CONSTRUCTION SETS\24007256-PH2-COVER.DWG
FILE: 24007256-PH2-COVER.DWG

GENERAL NOTES:

1. SITE TOPOGRAPHIC INFORMATION WAS TAKEN FROM A SURVEY PREPARED BY EAGLE SURVEYING, LLC, DATED 05/01/2024.
2. THE PLANS SHOW SUBSURFACE STRUCTURES, ABOVE GROUND STRUCTURES AND/OR UTILITIES FROM FIELD LOCATION AND RECORD MAPPING, EXACT LOCATION OF WHICH MAY VARY FROM THE LOCATIONS INDICATED. IN PARTICULAR, THE CONTRACTOR IS WARNED THAT THE EXACT OR EVEN APPROXIMATE LOCATION OF SUCH PIPELINES, SUBSURFACE STRUCTURES AND/OR UTILITIES IN THE AREA MAY BE DIFFERENT FROM THAT SHOWN OR MAY NOT BE SHOWN, AND IT SHALL BE HIS RESPONSIBILITY TO PROCEED WITH GREAT CARE IN EXECUTING ANY WORK. 48 HOURS BEFORE YOU DIG, DRILL, OR BLAST, CALL TEXAS 811.
3. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY CONDITIONS THAT VARY FROM THOSE SHOWN ON THE PLANS. THE CONTRACTOR'S WORK SHALL NOT VARY FROM THE PLANS WITHOUT THE EXPRESSED APPROVAL OF THE ENGINEER.
4. THE CONTRACTOR IS INSTRUCTED TO COOPERATE WITH ANY AND ALL OTHER CONTRACTORS PERFORMING WORK ON THIS JOB SITE DURING THE PERFORMANCE OF THIS CONTRACT.
5. THE CONTRACTOR SHALL RESTORE LAWNS, DRIVEWAYS, CULVERTS, SIGNS AND OTHER PUBLIC OR PRIVATE PROPERTY DAMAGED OR REMOVED TO AT LEAST AS GOOD A CONDITION AS BEFORE BEING DISTURBED AS DETERMINED BY THE ENGINEER. ANY DAMAGED TREES, SHRUBS, AND/OR HEDGES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
6. PRIOR TO COMMENCEMENT OF STORM AND/OR SANITARY SEWER CONSTRUCTION, CONTRACTOR IS TO VERIFY BOTH HORIZONTAL AND VERTICAL POSITION OF EXISTING SEWER AT CONNECTION POINT. CONTRACTOR IS TO CONSTRUCT GRAVITY LINES PROGRESSIVELY FROM DOWNSTREAM TO UPSTREAM; ANY EXCEPTIONS TO THIS MUST BE APPROVED BY THE ENGINEER. ANY GRADE DISCREPANCIES MUST BE BROUGHT TO THE ENGINEERS ATTENTION IMMEDIATELY.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND INCURRING THE COST OF AL REQUIRED PERMITS, INSPECTIONS, CERTIFICATES, ETC. AND SHALL COMPLY WITH ALL REQUIRED PERMITS.
8. ALL WORK SHALL BE DONE IN STRICT COMPLIANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, STANDARDS, ORDINANCES, RULES, AND REGULATIONS.
9. ALL PROPOSED UTILITIES AND APPURTENANCES TO BE CONSTRUCTED IN COMPLIANCE WITH THE LOCAL MUNICIPALITIES' CODES AND REGULATIONS GOVERNING THE INSTALLATION OF SUCH UTILITIES.
10. ALL PLANS SHALL COMPLY WITH LOCAL AND/OR NCTCOG STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION), OR BEST PRACTICES.
11. FIELD VERIFICATION AND ADJUSTMENTS ARE PERMISSIBLE WITH THE ENGINEER'S WRITTEN APPROVAL.
12. THE ENGINEER RESERVES THE RIGHT TO EXAMINE ANY WORK DONE ON THIS PROJECT AT ANY TIME TO DETERMINE THE CONFORMANCE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS OF THIS PROJECT, AS INTENDED AND INTERPRETED BY THE ENGINEER.
13. MISCELLANEOUS WORK NOT SPECIFICALLY SHOWN ON THE CONTRACT DRAWINGS SUCH AS PATCHING, BLOCKING TRIMMING, ETC., SHALL BE PERFORMED AS REQUIRED TO MAKE THE WORK COMPLETE.
14. THE CONTRACTOR SHALL PROTECT EXISTING PROPERTY LINE MONUMENTATION. ANY MONUMENTATION DISTURBED OR DESTROYED, AS JUDGED BY THE ENGINEER OR OWNER, SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE UNDER THE SUPERVISION OF A TEXAS LICENSED LAND SURVEYOR.
15. IT IS THE CONTRACTOR'S RESPONSIBILITY TO EXAMINE ALL PLAN SHEETS AND COORDINATE WORK WITH ALL OTHER CONTRACTS FOR THE SITE.
16. THE CONTRACTOR SHALL:
    A. VERIFY ALL CONDITIONS IN THE FIELD PRIOR TO COMMENCEMENT OF WORK AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
    B. EXAMINE THE SITE AND INCLUDE IN HIS WORK THE EFFECT OF ALL EXISTING CONDITIONS ON THE WORK.
    C. PROVIDE AND INSTALL ALL MATERIALS AND PERFORM ALL WORK IN ACCORDANCE WITH RECOGNIZED GOOD STANDARD PRACTICE.
    D. HOLD THE OWNER HARMLESS AGAINST AND AND ALL CLAIMS ARISING FROM WORK DONE BY THE CONTRACTOR ON THE SITE.
17. ALL TRENCH EXCAVATION AND ANY REQUIRED SHEETING AND SHORING SHALL BE DONE IN ACCORDANCE WITH THE LATEST REVISIONS OF OSHA REGULATIONS FOR CONSTRUCTION. SHEET PILING SHALL BE DESIGNED AND SEALED BY A LICENSED TEXAS PROFESSIONAL ENGINEER.
18. CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING AND THE MAINTENANCE OF SURFACE DRAINAGE DURING THE COURSE OF WORK AND SHALL SUBMIT A DEWATERING PLAN DESIGNED AND SEALED BY A LICENSED TEXAS PROFESSIONAL ENGINEER. CONTRACTOR SHALL MAINTAIN EXISTING SITE DRAINAGE PATTERNS THROUGHOUT CONSTRUCTION UNLESS OTHERWISE SHOWN ON PLANS.
19. ALL UTILITY WORK INVOLVING CONNECTIONS TO EXISTING SYSTEMS SHALL BE COORDINATED WITH THE UTILITY OWNER. NOTIFY THE UTILITY OWNER 72 HOURS BEFORE EACH AND EVERY CONNECTION TO EXISTING SYSTEMS IS MADE.
20. CONSTRUCTION OF ALL PROPOSED UTILITIES MUST BEGIN AT ITS POINT OF CONNECTION TO THE EXISTING UTILITY OR AT THE LOWEST POINT IN THE SYSTEM. RIMS, GRATES, INVERTS, CLEARANCES, AND LOCATION AT CROSSINGS MUST BE VERIFIED PRIOR TO THE BEGINNING OF CONSTRUCTION.
21. MAINTAIN FLOW FOR ALL EXISTING UTILITIES.
22. ALL FRAMES/COVERS WITHIN PAVED AREAS SHALL HAVE THE TOPS SET FLUSH WITH THE EXISTING PAVEMENT GRADE. IN LANDSCAPED AREAS, ALL FRAMES SHALL BE 0.1' ABOVE GRADE.
23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL FIELD LAYOUT. THE CONTRACTOR SHALL TAKE TIES TO ALL UTILITY CONNECTIONS AND PROVIDE MARKED-UP AS-BUILT PLANS FOR ALL UTILITIES SHOWING TIES TO CONNECTIONS, BENDS, VALVES, LENGTHS OF LINES, AND INVERTS. AS-BUILT PLANS SHOWING ALL UNDERGROUND UTILITIES INSTALLED OR ENCOUNTERED SHALL BE REVIEWED BY THE OWNER AND HIS REPRESENTATIVES. THE CONTRACTOR SHALL PROVIDE ANY CORRECTION OR ADMISSIONS TO THE SATISFACTION OF THE OWNER AND HIS REPRESENTATIVES BEFORE UTILITIES WILL BE ACCEPTED.
24. TEMPORARY PAVEMENT SHALL BE PLACED WITHIN 48HRS OF COMPLETION OF EXCAVATION AND BACKFILL OPERATIONS WITHIN THE EXISTING PAVEMENT LIMITS.
25. CONTRACTOR SHALL MAINTAIN ALL TRAFFIC IN ALL AREAS IN ACCORDANCE WITH THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
26. ALL EXCAVATIONS SHALL BE BACKFILLED TO EXISTING GRADE AT THE END OF EACH WORK DAY.
27. CONTRACTOR SHALL TAKE CARE TO PREVENT DAMAGE TO EXISTING UTILITES. DAMAGED UTILITIES SHALL BE IMMEDIATELY REPAIRED BY CONTRACTOR AT THE CONTRACTOR'S EXPENSE.

CONSTRUCTION NOTES:

1. BUILDING SILL ELEVATIONS AND SEWER INVERTS ARE APPROXIMATE AND SHOULD BE CONFIRMED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK.
2. THE MINIMUM SLOPE FOR SANITARY SEWER LATERALS SHALL BE 0.010 FT/FT
3. PROGRESSION OF WORK: IN GENERAL WORK SHALL PROCEED FROM THE DOWNSTREAM END OF A SEWER LINE SEGMENT TO THE UPSTREAM END OF THE SEGMENT.
4. THE MAXIMUM LENGTH OF OPEN TRENCH SHALL BE LIMITED TO NO MORE THAN THREE PIPE LENGTHS IN A SEWER SEGMENT.
5. THE MINIMUM TRENCH WIDTH SHALL BE NO LESS THAN 24 INCHES OR ONE FOOT GREATER THAN OUTSIDE DIAMETER OF THE PIPE, WHICHEVER IS GREATER.
6. THE MINIMUM DEPTH OF COVER ABOVE THE TOP OF PIPE FOR WATER LINE INSTALLATIONS SHALL BE 4 FEET.
7. WATER MAINS AND SERVICES: LOCATIONS SHOWN ARE APPROXIMATE AND ARE INDICATED FOR GENERAL REFERENCE ONLY UNLESS OTHERWISE NOTED.
8. ALL EXISTING UNDERGROUND FEATURES SUCH AS SEPTIC TANKS, LEACH FIELDS, SANITARY SEWERS, ETC. ARE APPROXIMATE ONLY AND ARE INDICATED FOR GENERAL REFERENCE AND DESIGN UNLESS OTHERWISE NOTED.
9. WORK IN PRIVATE PROPERTY: THE CONTRACTOR SHALL OBTAIN WRITTEN AUTHORIZATION FROM THE OWNER PRIOR TO BEGINNING WORK IN ANY PRIVATELY OWNED AREAS WITH CHILL REQUIRE EASEMENTS FOR CONSTRUCTION.

SOIL PREPARATION AND GRADING NOTES:

1. THE SOIL BENEATH THE PAVEMENT SHALL BE TREATED AS FOLLOWS:
    A. REMOVE ALL VEGETATION, ORGANIC MATERIAL OR OTHER DELETERIOUS MATERIALS.
    B. PERFORM ANY CUT OPERATIONS AS NEEDED AND PROOF ROLL THE PAVEMENT AREAS WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK. ANY AREAS WHICH RUT EXCESSIVELY OR PUMP SHALL BE UNDERCUT AND REPLACED WITH COMPACT FILL.
    C. PERFORM ALL FILL OPERATIONS. ALL FILL SHALL BE INSTALLED IN MAXIMUM 8 INCH LIFTS AND COMPACTED TO AT LEAST 93% OF THE MAXIMUM DENSITY AND AS DETERMINED BY ASTM D 698 (STANDARD PROCTOR), AND TO AT LEAST +3 PERCENTAGE POINTS OF ITS OPTIMUM MOISTURE CONTENT.
    D. DO NOT USE ANY SAND AS FILL UNDER THE PAVEMENT.
    E. ANY IMPORTED FILL SHALL BE SIMILAR TO THE ON SITE SOILS AND APPROVED BY THE ENGINEER.
2. SITE SHALL BE GRADED TO ASSURE DRAINAGE OF SURFACE WATER FROM BUILDINGS.
3. REMOVE EXCESS SOILS FROM THE SITE AND LEGALLY DISPOSE OF THE SOILS.
4. GRADES NOT OTHERWISE INDICATED ON THESE PLANS SHALL BE UNIFORM LEVELS OR SLOPES BETWEEN POINTS WERE ELEVATIONS ARE GIVEN. ABRUPT CHANGES IN SLOPES SHALL BE WELL ROUNDED. THE CONTRACTOR IS RESPONSIBLE FOR POSITIVE SITE DRAINAGE.
5. ALL SITE EXCAVATION SHALL BE CONSIDERED UNCLASSIFIED EXCAVATION.
6. THE EXISTING GRADES AND CONTOURS SHOWN IN THESE PLANS REPRESENT THE ELEVATIONS AS INDICATED ON THE TOPOGRAPHIC SURVEY BY ATWELL, LLC ON 10/01/2024. DUE TO MANY FACTORS INCLUDING POSSIBLE DISTURBANCE OF THE SOIL OR BENCHMARKS BY OTHER PARTIES AND THE EXPANSIVE/SHRINKAGE NATURE OF THE SOIL, THE ELEVATIONS MAY BE SIGNIFICANTLY DIFFERENT IN THE FUTURE (INCLUDING THE BENCHMARKS). NORMAL EQUIPMENT AND MEASUREMENT ACCURACIES SHOULD BE TAKEN INTO ACCOUNT WHEN USING THESE ELEVATIONS. REFER TO THE GEOTECHNICAL INVESTIGATION FOR THE GEOTECHNICAL RAMIFICATIONS.
7. ALL SLOPES IN UNPAVED AREAS SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
8. REFER TO THE GEOTECHNICAL REPORT FOR COMPLETE INFORMATION ON SOIL CHARACTERISTICS AND ANY OTHER RECOMMENDATIONS NOT CONTAINED HEREIN.

PAVING NOTES:

1. REFER TO GRADING PLAN FOR SOIL PREPARATION SPECIFICATIONS UNDER PAVEMENT.
2. CONCRETE FOR THE CONCRETE PAVEMENT SHALL HAVE A 28 DAY DESIGN COMPRESSIVE STRENGTH OF 4,000 PSI, A MINIMUM OF 5.5 SACKS OF 5.5 SACKS OF PORTLAND CEMENT PER CUBIC YARD, 20% CLASS C FLYASH, 4% TO 6% AIR CONTENT USING AIR ENTRAINING AGENT AS REQUIRED, MID RANGE WATER REDUCING AGENT AND A 5-6" SLUMP.
3. CONCRETE FOR PRIVATE SIDEWALKS, CURBS, GUTTERS, AND DRAINAGE STRUCTURES SHALL HAVE A 28 DAY DESIGN COMPRESSIVE STRENGTH OF 3,000 PSI, A MINIMUM OF 5 SACKS OF CEMENT PER CUBIC YARD, 4% TO 6% AIR CONTENT USING AIR ENTRAINING AGENT AS REQUIRED, 20% CLASS C FLYASH AND A 5-6" SLUMP.
4. THE MID RANGE WATER REDUCING AGENT ADMIXTURE CONFORMING TO ASTMC-494, TYPE A OR D SHALL BE CHOSEN FROM ONE OF THE FOLLOWING (OR APPROVED EQUAL):
    EUCON X-20 OR EUCON MR BY EUCLID
    SIKAMENT NL BY SIKA
    PLASTIMIX MR BY PROMIX TECHNOLOGIES
    MIRA 85 BY W.R.GRACE AND CO.
    POLYHEED 1020 BY DEGUSSA ADMIXTURES

    THE AMOUNT OF MID RANGE WATER REDUCER SHALL BE AS RECOMMENDED BY THE ADMIXTURE SUPPLIER TO INCREASE THE SLUMP OF THE CONCRETE BY 50 PERCENT OVER THE SLUMP WITHOUT THE ADMIXTURE. THE SLUMP GIVEN IN CONCRETE NOTES ARE AT THE POINT OF DISCHARGE.
5. IF THE AIR TEMPERATURE IS GREATER THAN 90 DEGREES WITHIN 24 HOURS AFTER PLACEMENT, HOT WEATHER CONCRETE PROCEDURE SHALL BE USED. THE CONTRACTOR SHALL SUBMIT A PROCEDURE TO THE ENGINEER FOR APPROVAL. THESE PROCEDURES MAY INCLUDE THE FOLLOWING:
    A. PLACING THE CONCRETE IN THE EARLY MORNING HOURS.
    B. THE USE OF EVAPORATION REDUCER (SEE BELOW)
    C. THE USE OF MISTING AS A CURING METHOD
    D. THE USE OF WET BLANKETS AS A CURING METHOD
    E. THE USE OF A RETARDING ADMIXTURE (NOT PREFERABLE)
6. ANY CONCRETE TO BE PLACED FURTHER THAN 16 FEET FROM THE END OF A CONCRETE TRUCK SHALL BE PUMPED WITH A COMMERCIAL CONCRETE PUMPING TRUCK OR OTHER PLACEMENT METHOD APPROVED BY THE ENGINEER. THE CONCRETE TRUCK SHALL NOT BE ALLOWED TO DRIVE OVER THE SUBGRADE OR THE PAVEMENT REINFORCEMENT UNLESS APPROVED BY THE ENGINEER.
7. REINFORCING STEEL SHALL BE NEW DOMESTIC DEFORMED BILLET STEEL CONFORMING TO ASTM A-615 GRADE 60.
8. REINFORCING BARS, BAR SUPPORTS, AND SPACERS SHALL BE DETAILED AND PROVIDED IN ACCORDANCE WITH THE A.C.I. DETAILING MANUAL. CHAIRS SHALL NOT BE PLACED FURTHER THAN 4 FEET APART. BAR SUPPORTS SHALL BE DAYTON/RICHMOND PRODUCTS (80-745-3703) OR EQUAL:
    A. AT CONCRETE PAVEMENT: (CONCRETE THICKNESS MINUS 1 1/2 INCHES) HIGH, TYPE R21, OR TYPE BBP.
9. MASTER BUILDS CONFILM OR EUCOBAR EVAPORATION REDUCERS SHALL BE USED AFTER EACH FINISHING OPERATION ON THE CAST-IN-PLACE CONCRETE PAVEMENT UNLESS PRIOR APPROVAL FROM THE ENGINEER HAS BEEN OBTAINED TO NOT USED THIS PRODUCT.
10. SAWCUTS IN CONCRETE PAVEMENT SHALL BE MADE AS SOON AS THE CONCRETE IS OF SUFFICIENT STRENGTH TO SAW WITHOUT RAVELING THE AGGREGATE. ANY TIME LAPSE GREATER THAN 8 HOURS AFTER PLACING THE CONCRETE SHALL BE PERMITTED ONLY IF APPROVED BY THE ENGINEER.
11. NO PIPING OR CONDUITS SHALL BE INSTALLED IN ANY CONCRETE WITHOUT THE APPROVAL OF THE ENGINEER.
12. PAVING CONTRACTOR IS RESPONSIBLE FOR ALL LAY DOWN CURBS AT INTERSECTIONS WHERE BARRIER FREE RAMPS ARE TO BE CONSTRUCTED.
13. THE CONTRACTOR SHALL PROVIDE, CONSTRUCT AND MAINTAIN BARRICADES AND SIGNS IN ACCORDANCE WITH THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
14. SAWCUTS SHALL HAVE A MAXIMUM SPACING OF 15' EACH WAY.
15. EXPANSION JOINTS SHALL BE SMOOTH DOWEL JOINTS WITH THE PAVEMENT THICKNESS INCREASED BY 25%. ONE END OF DOWELS TO BE GREASED AND CAPPED AND USE 1" EXPANSION JOINT MATERIAL IN THE JOINT. REDWOOD OR OTHER RIGID MATERIAL SHOULD BE AVOIDED. SPACE EXPANSION JOINTS BETWEEN 80' AND 100' APART AND ALL LOCATIONS IN WHICH LARGE PAVEMENT SECTIONS INTERSECT SMALLER SECTIONS.
16. ALL JOINTS & SAWCUTS MUST BE SEALED WITH A BITUMINOUS JOINT SEALANT OR APPROVED EQUAL.
17. IT WILL BE THE CONTRACTORS RESPONSIBILITY TO ACQUIRE ALL NECESSARY PERMITS FROM THE CITY OF SANGER AND TXDOT BEFORE CONSTRUCTION WITHIN CITY RIGHT-OF-WAY.
18. ALL DIMENSIONS ARE TO BACK OF CURB, UNLESS OTHERWISE NOTED.
19. GREASE TRAPS, MANHOLES, AND VALVE COVERS IN PAVED AREAS SHALL BE TRAFFIC BEARING AND RIM ELEVATIONS SHALL MATCH FINAL PAVING ELEVATION.

SITE UTILITY NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PRIVATE OR PUBLIC, PRIOR TO EXCAVATING. THE INFORMATION AND DATA SHOWN WITH RESPECT TO EXISTING UNDERGROUND FACILITIES AT OR CONTIGUOUS TO THE SITE IS APPROXIMATE AND BASED ON THE INFORMATION AND DATA FURNISHED BY THE OWNERS OF SUCH UNDERGROUND FACILITIES OR ON PHYSICAL APPEARANCES OBSERVED IN THE FIELD.THE OWNER AND ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY SUCH INFORMATION OR DATA; AND THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA, FOR LOCATING ALL UNDERGROUND FACILITIES, FOR COORDINATION OF THE WORK WITH THE OWNERS OF SUCH UNDERGROUND FACILITIES DURING CONSTRUCTION, FOR THE SAFETY AND PROTECTION THEREOF, AND REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK, THE COST OF ALL OF WHICH WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
2. ALL UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF SANGER PUBLIC WORKS SPECIFICATIONS AND/OR NCTCOG STANDARDS.
3. THE SITE UTILITY CONTRACTOR SHALL PROVIDE ALL THE MATERIALS AND APPURTENANCES NECESSARY FOR THE COMPLETE INSTALLATION OF UTILITIES. ALL PIPE AND FITTINGS SHALL BE INSPECTED BY THE CITY INSPECTOR PRIOR TO BEING COVERED.
4. ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, REGULATIONS, AND/OR LOCAL STANDARDS AND REQUIREMENTS.
5. THE SITE UTILITY CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE UTILITY OWNER FOR THE CONNECTIONS TO THE EXISTING WATER MAIN.
6. THE CONTRACTOR SHALL ADJUST THE LOCATION OF THE PROPOSED WATER LINES AS REQUIRED TO AVOID CONFLICTS WITH THE OTHER UTILITIES.
7. THRUST BLOCKS SHALL BE PROVIDED AT ALL TEES, ELBOWS, AND BENDS, AND WILL BE OF SUFFICIENT SIZE TO COMPLY WITH CITY STANDARDS FOR EXISTING SOIL CONDITIONS.
8. ALL FIRE PROTECTIONS MATERIAL SHALL BE U.L. LISTED, FACTORY MUTUAL APPROVED, AND NFPA STANDARDS, UNLESS OTHERWISE DIRECTED BY THE PROJECT MANAGER.
9. THE LOCATION (HORIZONTAL & VERTICAL) OF ALL UTILITY LEAD-INS TO THE BUILDINGS SHALL BE VERIFIED WITH THE BUILDING MECHANICAL PLANS.
10. MATCH ALL MANHOLES AND VAULTS WITH PROPOSED GROUND ELEVATIONS.
11. UNDERGROUND TELEPHONE LINE SHALL BE WITHIN 3" OF CONDUIT, BURIED A MINIMUM OF 24", AND TERMINATING AT RIGHT-OF-WAY WITH PULL STRING AND FLAG.
12. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
13. ALL FILL MATERIAL IS TO BE IN PLACE AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
14. WATER & SANITARY SEWER UTILITIES SHALL BE KEPT 10' APART (PARALLEL) OR WHEN CROSSING 24" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE, UNLESS OTHERWISE NOTED.)
15. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED, AND APPROVED BEFORE BACKFILLING.
16. TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS, AND TO BE ONE FOOT ABOVE FINISHED GROUND WITH WATER TIGHT LIDS.
17. ALL CONCRETE FOR ENCASEMENT SHALL HAVE A MINIMUM 28-DAY COMPRESSION STRENGTH AT 3,000 P.S.I.
18. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 48" COVER BELOW FINISHED GRADE ON ALL WATERLINES.
19. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE IN POSSESSION BEFORE THE FINAL CONNECTION OF SERVICE.
20. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
21. IN THE EVENT OF VERTICAL CONFLICT BETWEEN WATERLINES, SANITARY LINES, STORM LINES, AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10' ON BOTH SIDES OF CROSSING. THE WATERLINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 24" CLEARANCE. MEETING REQUIREMENTS OF ANSI A21.10 OR A21.11 (AWWA C-151) (CLASS 50).
22. OWNER/CONTRACTOR SHALL COORDINATE WITH THE CITY FIRE MARSHALL TO PROVIDE ANY ADDITIONAL FIRE SAFETY FEATURES, INCLUDING FIRE HYDRANTS, NOT SHOWN AND NOTIFY ENGINEER OF CHANGES.

EROSION CONTROL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PRIVATE OR PUBLIC, PRIOR TO EXCAVATING. THE INFORMATION AND DATA SHOWN WITH RESPECT TO EXISTING UNDERGROUND FACILITIES AT OR CONTIGUOUS TO THE SITE IS APPROXIMATE AND BASED ON THE INFORMATION AND DATA FURNISHED BY THE OWNERS OF SUCH UNDERGROUND FACILITIES OR ON PHYSICAL APPEARANCES OBSERVED IN THE FIELD. THE OWNER AND ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY SUCH INFORMATION OR DATA; AND THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA, FOR LOCATING ALL UNDERGROUND FACILITIES, FOR COORDINATION OF THE WORK WITH THE OWNERS OF SUCH UNDERGROUND FACILITIES DURING CONSTRUCTION, FOR THE SAFETY AND PROTECTION THEREOF, AND REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK, THE COST OF ALL OF WHICH WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
2. EROSION CONTROL MEASURES MAY ONLY BE PLACES IN FRONT OF INLETS, OR IN CHANNELS, DRAINAGEWAYS OR BORROW DITCHES AT RISK OF CONTRACTOR. CONTRACTOR SHALL REMAIN LIABLE FOR ANY DAMAGE CAUSED BY THE MEASURES INCLUDING FLOODING DAMAGE, WHICH MAY OCCUR DUE TO BLOCKED DRAINAGE. AT THE CONCLUSION OF ANY PROJECT, ALL CHANNELS, DRAINAGEWAYS AND BORROW DITCHES IN THE WORK ZONE SHALL BE DREDGED OF ANY SEDIMENT GENERATED BY THE PROJECT OR DEPOSITED AS A RESULT OF EROSION CONTROL MEASURES.
3. LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY GOVERNING AUTHORITIES (INCLUDING STORM WATER POLLUTION PREVENTION PLAN.) THE GENERAL CONTRACTOR SHALL STRICTLY ADHERE TO THE APPROVED TPDES SWPPP DRAWINGS DURING CONSTRUCTION OPERATIONS.
4. PRIOR TO COMMENCING ANY CONSTRUCTION, A CONSTRUCTION ENTRANCE AND PERIMETER SILT FENCE SHALL BE INSTALLED AT THE LOCATIONS SHOWN, OR AS DESCRIBED IN THE SWPPP.
5. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL THE EROSION CONTROL MEASURES SHOWN ON THE PLANS. THE EROSION CONTROL SYSTEM DESCRIBED WITHIN THE CONSTRUCTION DOCUMENTS SHOULD BE CONSIDERED TO REPRESENT THE MINIMUM ACCEPTABLE STANDARDS FOR THIS PROJECT. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DEPENDENT UPON THE STAGE OF CONSTRUCTION, THE SEVERITY OF THE RAINFALL EVENT AND/OR AS DEEMED NECESSARY AS A RESULT OF ON-SITE INSPECTIONS BY THE OWNER, THEIR REPRESENTATIVES OR THE JURISDICTIONAL AUTHORITIES. THESE ADDITIONAL MEASURES SHALL BE INSTALLED AT NO ADDITIONAL COST TO THE OWNER. IT IS THE CONTRACTOR'S ULTIMATE RESPONSIBILITY TO ASSURE THAT THE STORM WATER DISCHARGE FROM THE SITE DOES NOT EXCEED TOLERANCES ESTABLISHED BY ANY OF THE JURISDICTIONAL AUTHORITIES.
6. IF INSTALLATION OF STORM DRAINAGE SYSTEM SHOULD BE INTERRUPTED BY WEATHER OR NIGHTFALL, THE PIPE ENDS SHALL BE COVERED WITH FILTER FABRIC.
7. AS INLETS ARE COMPLETED, TEMPORARY SEDIMENT BARRIERS SHALL BE INSTALLED.
8. AT THE COMPLETION OF THE PAVING AND FINAL GRADING, THE DISTURBED AREA(S) SHALL BE RE-VEGETATED IN ACCORDANCE WITH THE SWPPP.
9. THE SPECIFIC PLANT MATERIALS PROPOSED TO PROTECT FILL AND EXCAVATED SLOPES SHALL BE AS INDICATED WITHIN THE SWPPP. PLANT MATERIALS MUST BE SUITABLE FOR USE UNDER LOCAL CLIMATE AND SOIL CONDITIONS. IN GENERAL, HYDROSEEDING OR SODDING BERMUDA GRASS IS ACCEPTABLE DURING THE SUMMER MONTHS (MAY 1 TO AUGUST 30). WINTER RYE OR FESCUE GRASS MAY BE PLANTED DURING TIMES OTHER THAN THE SUMMER MONTHS AS A TEMPORARY MEASURE UNTIL SUCHTIME AS THE PERMANENT PLANTING CAN BE MADE.
10. SILT FENCE AND INLET SEDIMENT BARRIERS SHALL REMAIN IN PLACE UNTIL RE-VEGETATION HAS BEEN COMPLETED.
11. DISTURBED AREAS THAT ARE SEEDED OR SODDED SHALL BE CHECKED PERIODICALLY TO SEE THAT GRASS COVERAGE IS PROPERLY MAINTAINED. DISTURBED AREAS SHALL BE WATERED, FERTILIZED, AND RESEEDED OF RESODDED, IF NECESSARY. GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.
12. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASIN BEFORE IT IS 50% FULL, IF IMPLEMENTED BY THE SWPPP.
13. FREQUENT INSPECTIONS OF THE SILT FENCE SHALL BE MADE. ALL REPAIRS OR REPLACEMENTS SHALL BE MADE IMMEDIATELY.
14. THE CONTRACTOR SHALL INSPECT HIS STABILIZATION AND EROSION CONTROL MEASURES AT MINIMUM OF ONCE EVERY 14 DAYS, AND WITHIN 24 HOURS OF ANY STORM EVENT GREATER THAN 0.5 INCHES. THE CONTRACTOR SHALL REPAIR INADEQUACIES REVEALED BY THE INSPECTION BEFORE THE NEXT STORM EVENT AND SHALL MODIFY HIS SWP3 WITHIN 7 DAYS OF THE INSPECTION. ACCUMULATED SILT SHALL BE REMOVED AND DISPOSED OF WHEN IT REACHES A DEPTH OF SIX (6) INCHES.
15. CONTRACTOR SHOULD ATTAIN A 75% BERMUDA COVERING BY SEEDING OR SODDING OVER ALL AFFECTED CONSTRUCTION AREAS BEFORE EROSION CONTROL CAN BE REMOVED.
16. CONTRACTOR IS RESPONSIBLE FOR PREPARING, FILING, & MAINTAINING THE SWPPP & THE NOI.
17. WHERE THE SILT FENCE CAN NOT BE USED, THE CONTRACTOR MAY SUBSTITUTE WITH THE FOLLOWING:
    -TRIANGULAR SEDIMENT FILTER DIKE PER NCTCOG SPEC 1050A
    -"TEXAS POWER MULCH" MULCH FILLED FILTER SOCK
18. THE CONTRACTOR SHALL REFER TO EROSION CONTROL NARRATIVE AND SWPPP COORDINATION/INVESTIGATION DOCUMENTATION PROVIDED BY OTHERS FOR APPROPRIATE EROSION CONTROL MEASURES AND PROCEDURES FOR THIS PROJECT.

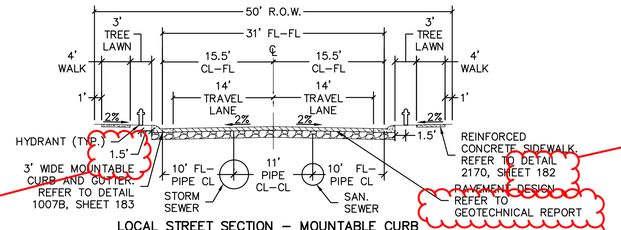
Confirm manholes are to be 1' above ground in non-pavement areas.

BENCHMARK:

AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

Know what's below. Call before you dig.
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASION



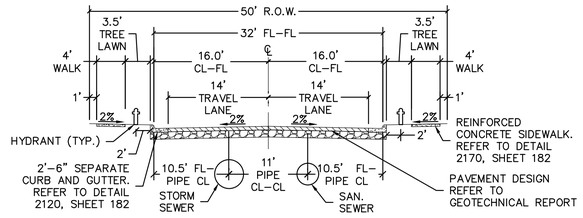
LOCAL STREET SECTION – MOUNTABLE CURB
SCALE: 1=10'

Per § 5.701(c) and the FH Detail 4120 on Sheet 71, a minimum of 3' is required between the back of curb and the FH.

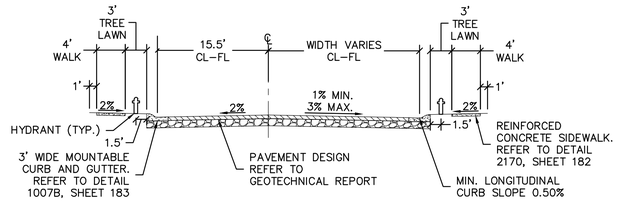
Correct this detail or modify the FH detail accordingly.

Update reference sheet #'s (Typical)

Provide pavement thickness, bar sizes / spacing, and concrete strength. Confirm that design meets §10.106(b) Street Paving - Concrete requirements.



LOCAL STREET SECTION – VERTICAL CURB
SCALE: 1=10'



TYPICAL KNUCKLE SECTION
SCALE: 1=10'

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell-group.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL
LOIS ROAD ESTATES – FILING NO. 3
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS
GENERAL NOTES & PLANS
STREET SECTIONS

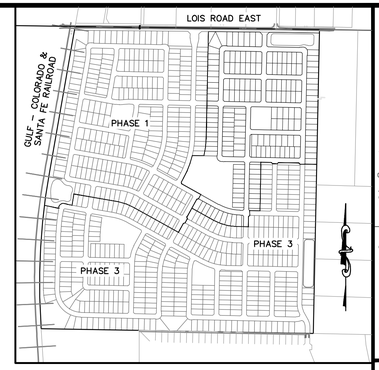
DATE 4/7/2025

	REVISIONS
A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/14/2025 – KMB

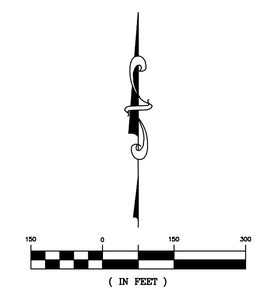
DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 03

FILE: 24007256-PH2-NOTES.DWG





KEYMAP
1"=750'



(IN FEET)
1 inch = 150 ft.

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT ©2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell-group.com
143 UNION BOULEVARD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL
LOIS ROAD ESTATES – FILING NO. 3
CITY OF SANGER, COUNTY OF DENTON,
STATE OF TEXAS
GENERAL NOTES & PLANS
EXISTING CONDITIONS

DATE 4/7/2025

A	1ST SUBMITTAL TO JURISDICTION 4/7/2025 – KMR
B	2ND SUBMITTAL TO JURISDICTION 5/14/2025 – KMR

REVISIONS

DR. TN CH. KB
P.M. JF
JOB 24007256
SHEET NO. 04

FILE: 24007256-PH2-EXST-CNDTNS.DWG

SHEET 06

SHEET 07

SHEET 08

SHEET 09

SHEET 10

EXISTING 12" WL

LOIS ROAD ESTATES FILING 1

LOIS ROAD ESTATES FILING 2

LOIS ROAD ESTATES FILING 4

GULF - COLORADO AND SANTA FE RAILROAD

POND A

POND B

POND D

OUTFALL WEIR

WOOD LN

POTTER ST

YOAKUM ST

WATTS ST

TRAVIS DR

BEXAR ST

TERRELL ST

HUNTER DR

AUSTIN LN

BASTROP ST

COLLIN DR

BLANCO ST

SHERMAN ST

TARRANT ST

DALLAS DR

SABINE ST

BRAZOS ST

CALLED 15.00 CRES MILDRED E. HUNT DOC. NO. 2019-5766 O.R.D.C.T.

LOT 1 BLOCK ONE ABNEY ACRES CAB. M, PG. 64 P.R.D.C.T.

LOT 2 BLOCK ONE ABNEY ACRES CAB. M, PG. 64 P.R.D.C.T.

LOT 3 BLOCK ONE ABNEY ACRES CAB. M, PG. 64 P.R.D.C.T.

LOT 4 BLOCK ONE ABNEY ACRES CAB. M, PG. 64 P.R.D.C.T.

CALLED 25.35 ACRES CITY OF SANGER VOL. 1125, PG. 943 O.R.D.C.T.

CALLED 223.35 ACRES SANGER LAND DEVELOPMENT, LLC DOC. NO. 2019-16167 R.P.R.D.C.T.

LOT 14 LOT 15 LOT 16 LOT 17 LOT 18 LOT 19 LOT 20 LOT 21 LOT 22 LOT 23 LOT 24 LOT 25 LOT 26 LOT 27 LOT 28 LOT 29 LOT 30 LOT 31 LOT 32 LOT 33 LOT 34 LOT 35 LOT 36 LOT 37 LOT 38 LOT 39

15' PUBLIC UTILITY EASEMENT DOC. NO. 2022-1904

LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- PROPOSED LOT LINE
- EXISTING LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED WATER
- EXISTING WATER
- PROPOSED HYDRANT
- PROPOSED WATER VALVE

150 0 150 300

(IN FEET)
1 inch = 150 ft.

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell-group.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT

KALTER CAPITAL

LOIS ROAD ESTATES – FILING NO. 3
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS

OVERALL UTILTIY PLANS
OVERALL

DATE 4/7/2025

A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/14/2025 – KMB

REVISIONS

DR. TN CH. KB
P.M. JF
JOB 24007256
SHEET NO. 05

FILE: 24007256-PHP-UTIL-OVALL.DWG

Show sewer and water services to individual lots. (Typical)

LOT 1
MCCORMICK ADDITION
DOC. NO. 2012-53
P.R.D.C.T.

CALLED 6.151 ACRES
JERRY MCCUISTION ET UX,
SABRINA JEAN MCCUISTION
VOL. 1010, PG. 761
R.P.R.D.C.T.

CALLED 6.151 ACRES
DANNY MCCUISTION
ET UX,
JEANENE MCCUISTION
VOL. 1010, PG. 770
R.P.R.D.C.T.

CALLED 1.798 ACRES
JODY ROBERTS
DOC. NO. 2006-17710
O.R.D.C.T.

PROPERTY LINE

LOIS ROAD EAST
(ROW VARIES)

FILING 3 BOUNDARY

TRACT A

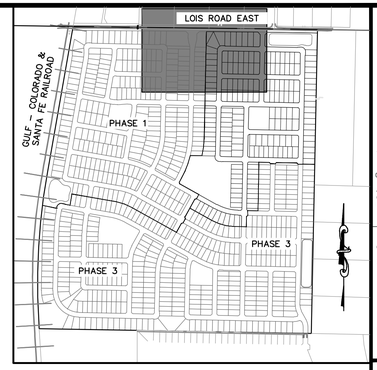
1-8"X6" TEE
1-FH ASSEMBLY
1-8" 45° BEND
20' UTIL ESMT
224.8'~8" WAT
1-8" 45° BEND
24" STM
8" SAN
272.5'~8" WAT
SHERMAN ST
50' R.O.W.
31' FL-FL
10' UTIL ESMT
1-8" TEE
3-8" VALVES
1-8"X6" TEE
1-FH ASSEMBLY
334.0'~8" WAT
8" SAN
878.9'~8" WAT
8" SAN
BLANCO ST
10' UTIL ESMT
1-8"X6" TEE
1-FH ASSEMBLY
1-8" VALVE
912.0'~8" WAT
TARRANT ST
50' R.O.W.
31' FL-FL
JACK ST
50' R.O.W.
31' FL-FL
AREA-02
SEE SHEET 07

WARTON ST

TRAVIS DR

LOIS ROAD ESTATES
FILING 1

AREA-03
SEE SHEET 08



KEYMAP
1"=750'

LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- PROPOSED LOT LINE
- EXISTING LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED WATER
- EXISTING WATER
- PROPOSED HYDRANT
- PROPOSED WATER VALVE

50 0 50 100
(IN FEET)
1 inch = 50 ft.

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT ©2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell-group.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL

LOIS ROAD ESTATES – FILING NO. 3
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS

OVERALL UTILTIY PLANS
AREA-01

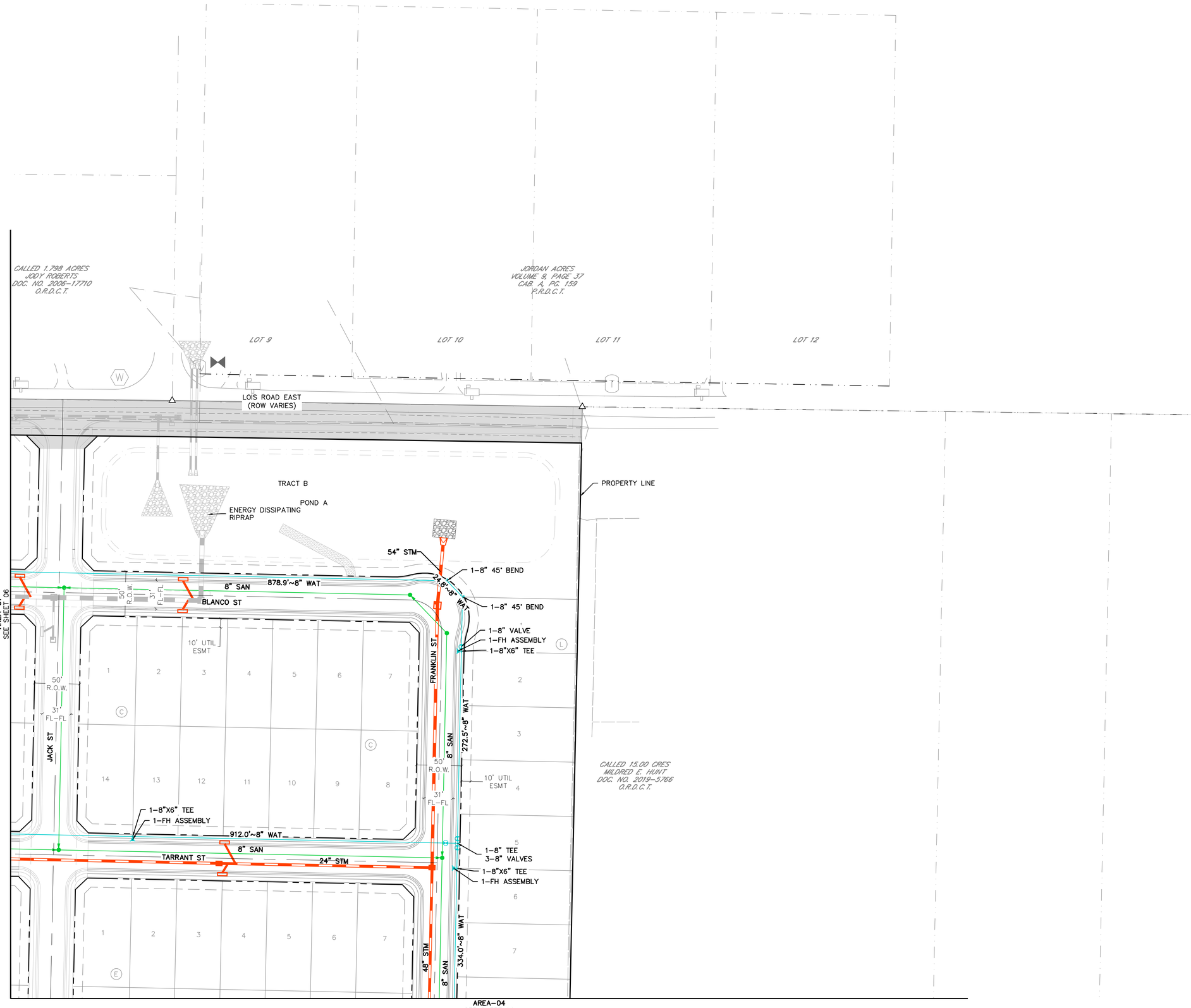
DATE 4/7/2025

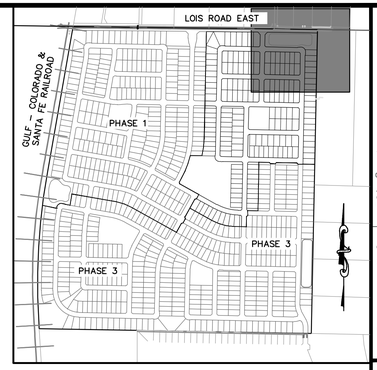
A	1st SUBMITTAL TO JURISDICTION 4/7/2025 — KMB
B	2nd SUBMITTAL TO JURISDICTION 5/14/2025 — KMB

REVISIONS

DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 06

FILE: 24007256-PH2-UTILDWG





KEYMAP
1"=750'

LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- PROPOSED LOT LINE
- EXISTING LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED WATER
- EXISTING WATER
- PROPOSED HYDRANT
- PROPOSED WATER VALVE

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell-group.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL
LOIS ROAD ESTATES – FILING NO. 3
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS
OVERALL UTILITIY PLANS
AREA-02

DATE 4/7/2025

A	1st SUBMITTAL TO JURISDICTION 4/2/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/14/2025 – KMB

REVISIONS

50 0 50 100
(IN FEET)
1 inch = 50 ft.

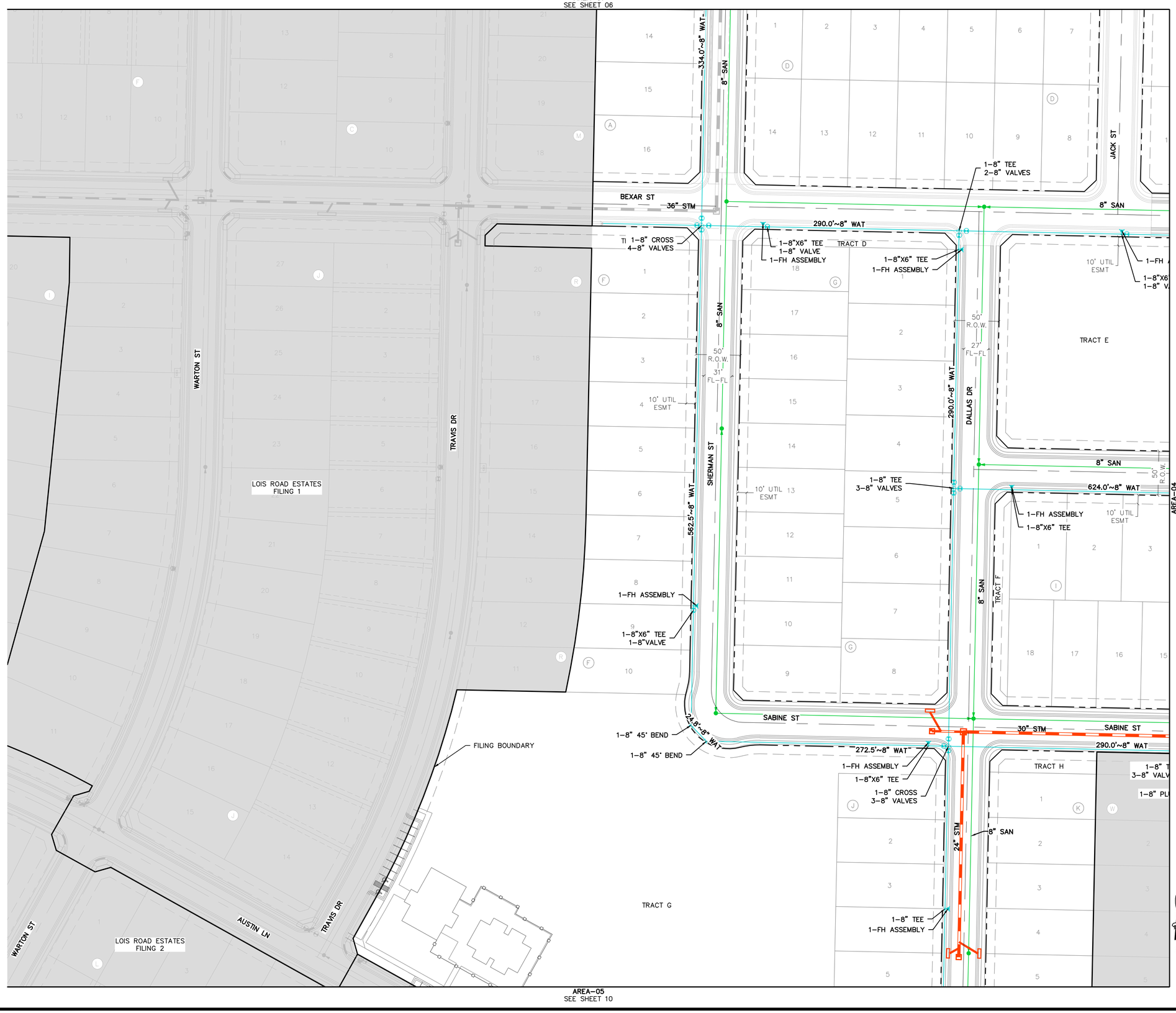
BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

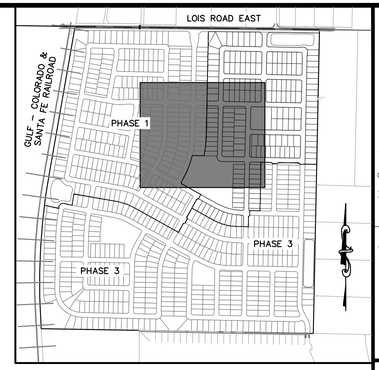
DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 07

FILE: 24007256-PH2-UTIL.DWG

AREA–01
SEE SHEET 06



AREA–05
SEE SHEET 10



KEYMAP
1"=750'

LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT–OF–WAY
- EXISTING RIGHT–OF–WAY
- PROPOSED LOT LINE
- EXISTING LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED WATER
- EXISTING WATER
- PROPOSED HYDRANT
- PROPOSED WATER VALVE

(IN FEET)
1 inch = 50 ft.

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS–OF–WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT ©2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell-group.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL
LOIS ROAD ESTATES – FILING NO. 3
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS
OVERALL UTILTIY PLANS
AREA–03

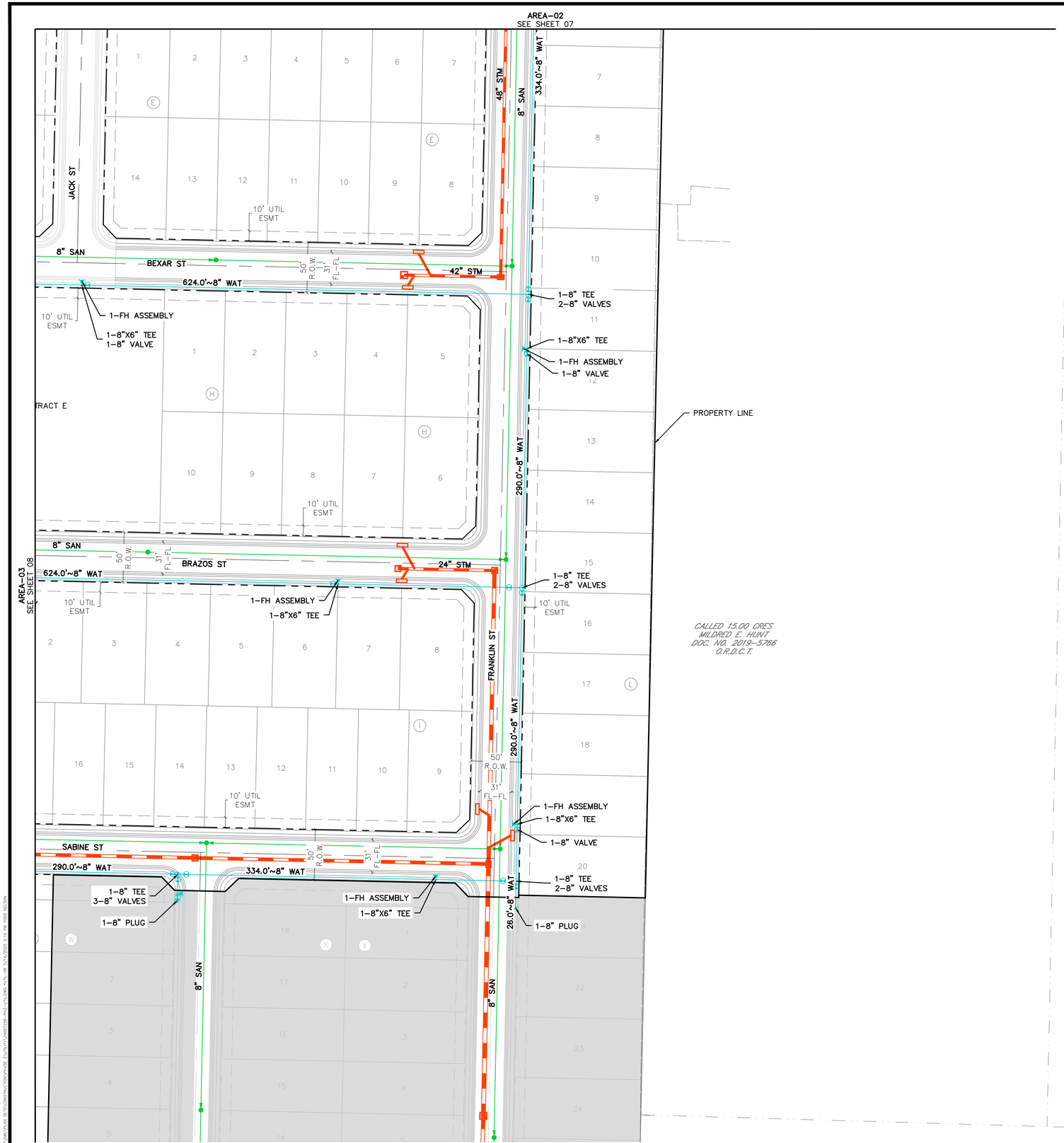
DATE 4/7/2025

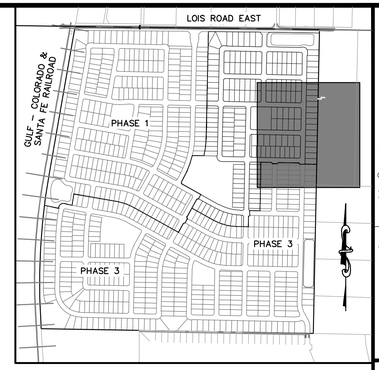
A	1ST SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2ND SUBMITTAL TO JURISDICTION 5/14/2025 – KMB

REVISIONS

DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 08

FILE: 24007256-PHZ-UTILDWG





KEYMAP
1"=750'

LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT–OF–WAY
- EXISTING RIGHT–OF–WAY
- PROPOSED LOT LINE
- EXISTING LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED WATER
- EXISTING WATER
- PROPOSED HYDRANT
- PROPOSED WATER VALVE

(IN FEET)
1 inch = 50 ft.

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS–OF–WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell-group.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL
LOIS ROAD ESTATES – FILING NO. 3
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS
OVERALL UTILITIY PLANS
AREA–04

DATE 4/7/2025

REVISIONS
A 1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B 2nd SUBMITTAL TO JURISDICTION 5/14/2025 – KMB

DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 09

D:\FILE: 24007256–PH2–UTIL.DWG

AREA–03
SEE SHEET 08

TRACT G

1–8" TEE
1–FH ASSEMBLY

REMOVE 8" PLUG
CONNECT TO 8" WATER
FILING 2

232.9'~8" WAT

50' R.O.W.
31' FL–FL

10' UTIL ESMT

FORCE MAIN

233.5'~8" W/L
R=478.00

1–8" TEE
3–8" VALVES

1–8" TEE

1–FH ASSEMBLY

516.0'~8" WAT

DALLAS DR

8" SAN

10' UTIL ESMT

1–8" PLUG

TRACT I

70.0'~8" WAT

AUSTIN LN

8" SAN

8" SAN

8" SAN

8" SAN

8" SAN

FORCE MAIN

PROPOSED LIFT STATION

TRACT J

50' R.O.W.
31' FL–FL

LOIS ROAD ESTATES
FUTURE FILING

LOIS ROAD EAST

GULF – COLORADO & SANTA FE RAILROAD

PHASE 1

PHASE 3

PHASE 3

KEYMAP
1"=750'

LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT–OF–WAY
- EXISTING RIGHT–OF–WAY
- PROPOSED LOT LINE
- EXISTING LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED WATER
- EXISTING WATER
- PROPOSED HYDRANT
- PROPOSED WATER VALVE

50 0 50 100
(IN FEET)
1 inch = 50 ft.

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS–OF–WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell-group.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT: KALTER CAPITAL

LOIS ROAD ESTATES – FILING NO. 3
CITY OF SANGER, COUNTY OF DENTON,
STATE OF TEXAS

OVERALL UTILITIY PLANS
AREA–05

DATE 4/7/2025

A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/14/2025 – KMB

REVISIONS

DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 10

FILE: 24007256–PH2–UTILDWG



LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- PROPOSED LOT LINE
- EXISTING LOT LINE
- PROPOSED CATCH CURB & GUTTER
- PROPOSED SPILL CURB & GUTTER
- EXISTING CURB & GUTTER
- PROPOSED SIDEWALK
- EXISTING SIDEWALK
- EXISTING SECTION LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED CONTOURS
- EXISTING CONTOURS

811 Know what's below. Call before you dig.

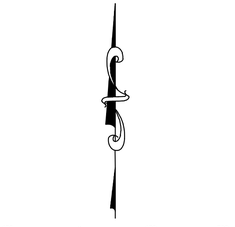
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell-group.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR



BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

CLIENT
KALTER CAPITAL

LOIS ROAD ESTATES – FILING NO. 3
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS
OVERALL GRADING
GRAD-OVAL

DATE 4/7/2025

A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/14/2025 – KMB

REVISIONS

DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 11

FILE: 24007256-PH2-GRAD-OVAL.DWG

Ensure grading does not exceed 4:1 (Typical)

Clarity what these circled letter symbols are supposed to represent.

If they are Block Numbers, they don't match the plat. (Typical)

BLANCO ST

TARRANT ST

SHERMAN ST

JACK ST

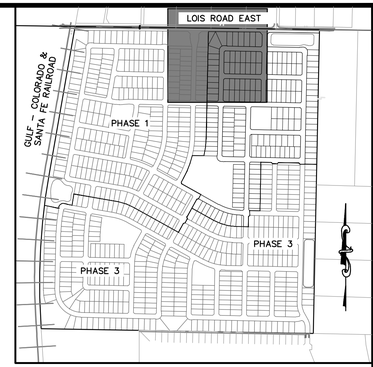
50' R.O.W.

37' FL-FL

10' UTIL ESMT

AREA-02
SEE SHEET 13

AREA-03
SEE SHEET 14



KEYMAP
1"=750'

LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- PROPOSED LOT LINE
- EXISTING LOT LINE
- PROPOSED CATCH CURB & GUTTER
- PROPOSED SPILL CURB & GUTTER
- EXISTING CURB & GUTTER
- PROPOSED SIDEWALK
- EXISTING SIDEWALK
- EXISTING SECTION LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED CONTOURS
- EXISTING CONTOURS

40 0 40 80
(IN FEET)
1 inch = 40 ft.

BENCHMARK:

AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell-group.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL
LOIS ROAD ESTATES – FILING NO. 3
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS
OVERALL GRADING AREA-01

DATE 4/7/2025

A	1st SUBMITTAL TO JURISDICTION 4/7/2025 — KMB
B	2nd SUBMITTAL TO JURISDICTION 5/14/2025 — KMB

REVISIONS

DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 12

FILE: 24007256-PH2-GRAD.DWG

LOIS ROAD EAST

LP

Show "existing" contours elevations from Phase 1

POND A

PROPERTY LINE

BLANCO ST

50' R.O.W.
31' FL-FL

10' UTIL ESMT

JACK ST

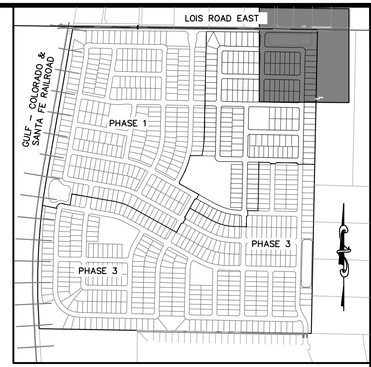
FRANKLIN ST

TARRANT ST

AREA-01
SEE SHEET 12

AREA-04
SEE SHEET 15

HP



KEYMAP
1"=750'

LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- PROPOSED LOT LINE
- EXISTING LOT LINE
- PROPOSED CATCH CURB & GUTTER
- PROPOSED SPILL CURB & GUTTER
- EXISTING CURB & GUTTER
- PROPOSED SIDEWALK
- EXISTING SIDEWALK
- EXISTING SECTION LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED CONTOURS
- EXISTING CONTOURS

(IN FEET)
1 inch = 40 ft.

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell-group.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL

LOIS ROAD ESTATES – FILING NO. 3
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS

OVERALL GRADING
AREA-02

DATE 4/7/2025

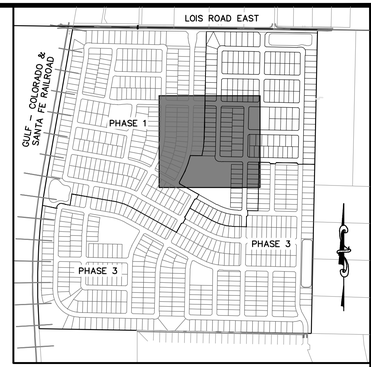
A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/14/2025 – KMB

REVISIONS

DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 13

FILE: 24007256-PHG-GRAD.DWG





KEYMAP
1"=750'

LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- PROPOSED LOT LINE
- EXISTING LOT LINE
- PROPOSED CATCH CURB & GUTTER
- PROPOSED SPILL CURB & GUTTER
- EXISTING CURB & GUTTER
- PROPOSED SIDEWALK
- EXISTING SIDEWALK
- EXISTING SECTION LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED CONTOURS
- EXISTING CONTOURS

40 0 40 80
(IN FEET)
1 inch = 40 ft.

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell-group.com
143 UNION BOULEVARD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL
LOIS ROAD ESTATES – FILING NO. 3
CITY OF SANGER, COUNTY OF DENTON,
STATE OF TEXAS
OVERALL GRADING
AREA-03

DATE 4/7/2025

A	1st SUBMITTAL TO JURISDICTION	4/7/2025 – KMR
B	2nd SUBMITTAL TO JURISDICTION	5/14/2025 – KMR

REVISIONS

DR. TN CH. KB
P.M. JF
JOB 24007256
SHEET NO. 14

FILE: 24007256-PH2-GRAD.DWG

AREA–02
SEE SHEET 13

AREA–03
SEE SHEET 14

BEXAR ST

BRAZOS ST

SABINE ST

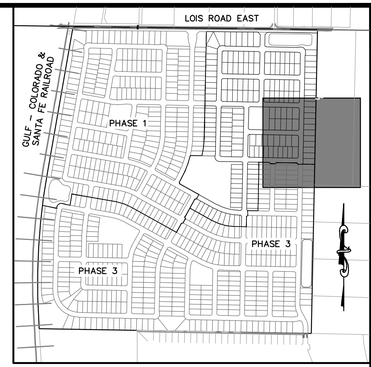
(FUTURE) FRANKLIN ST

50' R.O.W.

31' FL–FL

10' UTIL ESMT

PROPERTY LINE



KEYMAP
1"=750'

LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT–OF–WAY
- EXISTING RIGHT–OF–WAY
- PROPOSED LOT LINE
- EXISTING LOT LINE
- PROPOSED CATCH CURB & GUTTER
- PROPOSED SPILL CURB & GUTTER
- EXISTING CURB & GUTTER
- PROPOSED SIDEWALK
- EXISTING SIDEWALK
- EXISTING SECTION LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED CONTOURS
- EXISTING CONTOURS

40 0 40 80
(IN FEET)
1 inch = 40 ft.

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS–OF–WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell-group.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL
LOIS ROAD ESTATES – FILING NO. 3
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS
OVERALL GRADING
AREA–04

DATE 4/7/2025

REVISIONS
A 1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B 2nd SUBMITTAL TO JURISDICTION 5/14/2025 – KMB

DR. TN CH. KB
P.M. JF
JOB 24007256
SHEET NO. 15

D:\PROJECTS\PUBLIC\SANGER\24007256\PLANSHEETS\24007256-PHZ-GRAD.DWG
D: FILE: 24007256-PHZ-GRAD.DWG

AREA–03
SEE SHEET 14

AREA–04
SEE SHEET 15



KEYMAP
1"=750'

LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT–OF–WAY
- EXISTING RIGHT–OF–WAY
- PROPOSED LOT LINE
- EXISTING LOT LINE
- PROPOSED CATCH CURB & GUTTER
- PROPOSED SPILL CURB & GUTTER
- EXISTING CURB & GUTTER
- PROPOSED SIDEWALK
- EXISTING SIDEWALK
- EXISTING SECTION LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED CONTOURS
- EXISTING CONTOURS

40 0 40 80
(IN FEET)
1 inch = 40 ft.

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS–OF–WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell-group.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL
LOIS ROAD ESTATES – FILING NO. 3
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS
OVERALL GRADING
AREA–05

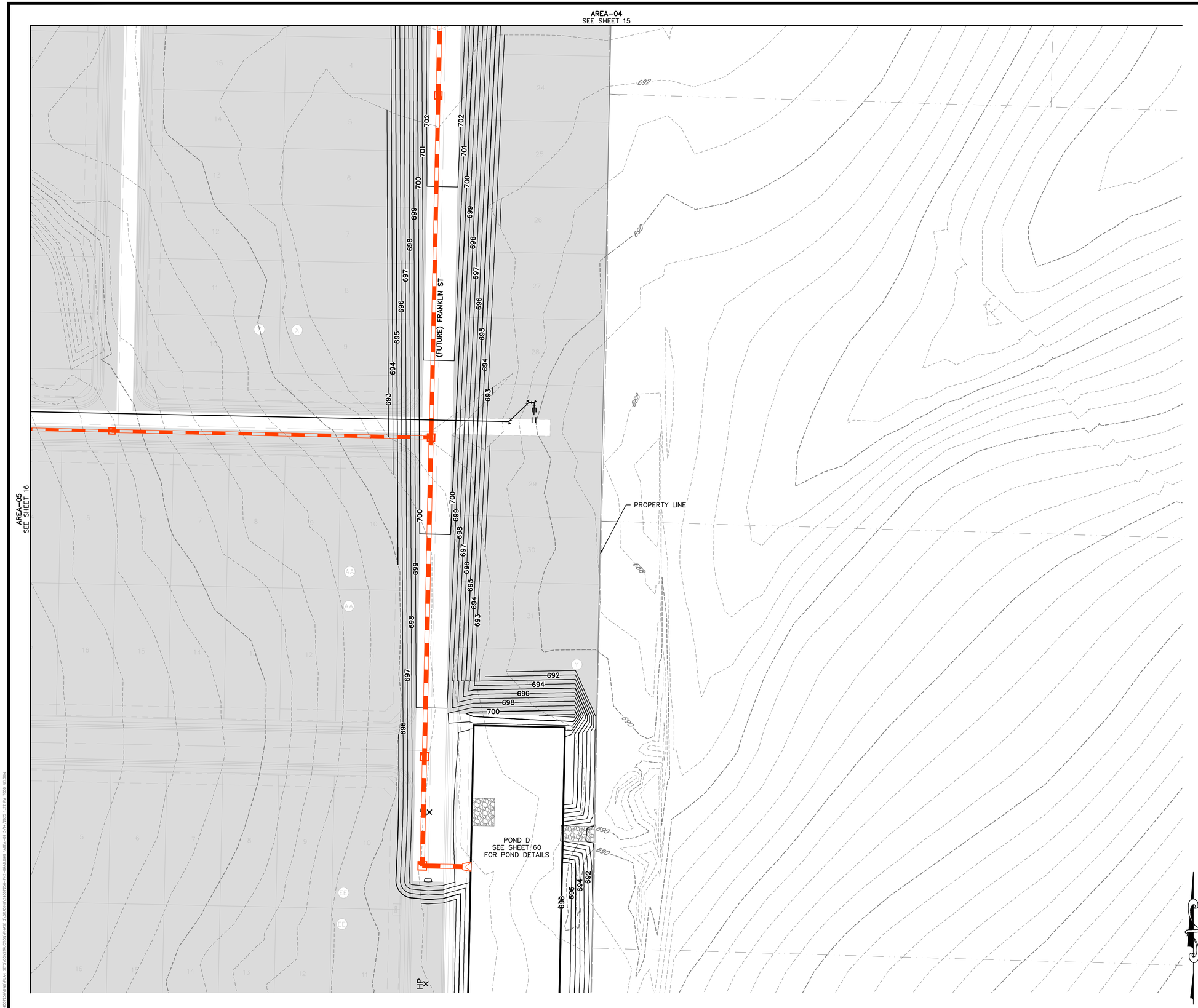
DATE 4/7/2025

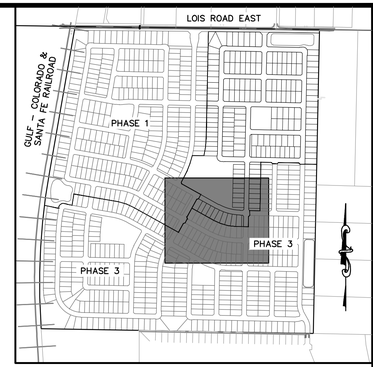
A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/14/2025 – KMB

REVISIONS

DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 16

D:\PROJECTS\24007256-PHZ-GRAD.DWG
LAST SAVED BY: KBUSH ON 5/14/2025 11:14 AM
PLOT FILE: 24007256-PHZ-GRAD.DWG





KEYMAP
1"=750'

LEGEND

	PROPERTY BOUNDARY
	PROPOSED RIGHT-OF-WAY
	EXISTING RIGHT-OF-WAY
	PROPOSED LOT LINE
	EXISTING LOT LINE
	PROPOSED CATCH CURB & GUTTER
	PROPOSED SPILL CURB & GUTTER
	EXISTING CURB & GUTTER
	PROPOSED SIDEWALK
	EXISTING SIDEWALK
	EXISTING SECTION LINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED CONTOURS
	EXISTING CONTOURS

40 0 40 80
(IN FEET)
1 inch = 40 ft.

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT ©2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell-group.com
143 UNION BOULEVARD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL
LOIS ROAD ESTATES – FILING NO. 3
CITY OF SANGER, COUNTY OF DENTON,
STATE OF TEXAS
OVERALL GRADING
AREA-06

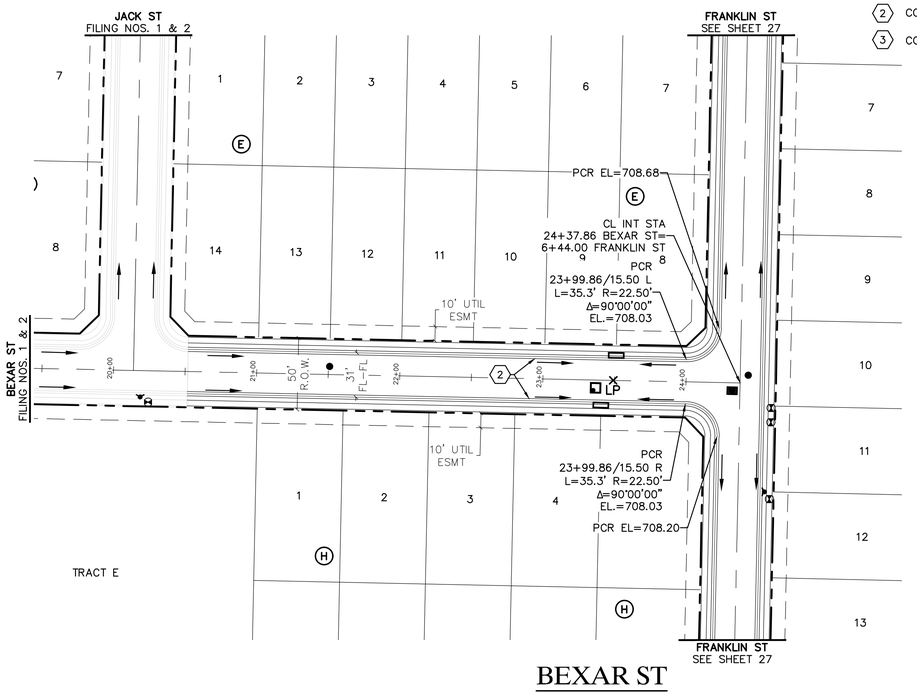
DATE 4/7/2025

A	1ST SUBMITTAL TO JURISDICTION	4/7/2025 – KMR
B	2ND SUBMITTAL TO JURISDICTION	5/14/2025 – KMR

REVISIONS

DR. TN CH. KB
P.M. JF
JOB 24007256
SHEET NO. 17

FILE: 24007256-PH2-GRAD.DWG

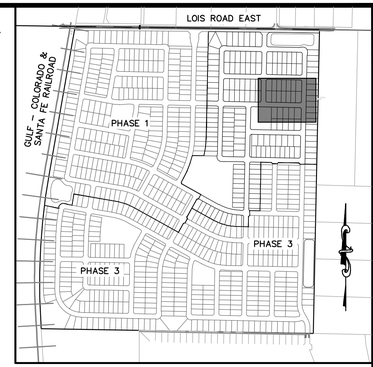


BEXAR ST

ROADWAY CONSTRUCTION NOTES

1. CONSTRUCT SEPARATE CURB & GUTTER. SEE DETAIL 2120, SHEET 65.
2. CONSTRUCT MOUNTABLE CURB AND GUTTER. SEE DETAIL 1007B, SHEET 66.
3. CONSTRUCT 10' CURB TRANSITION.

Provide passing spaces, 60 inches by 60 inches, every 200 feet along 4' sidewalks per PROWAG R302.3. (Typical)



KEYMAP
1"=750'

50 0 50 100
(IN FEET)
1 inch = 50 ft. (Horz)
1 inch = 5 ft. (Vert)

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

811 Know what's below. Call before you dig.

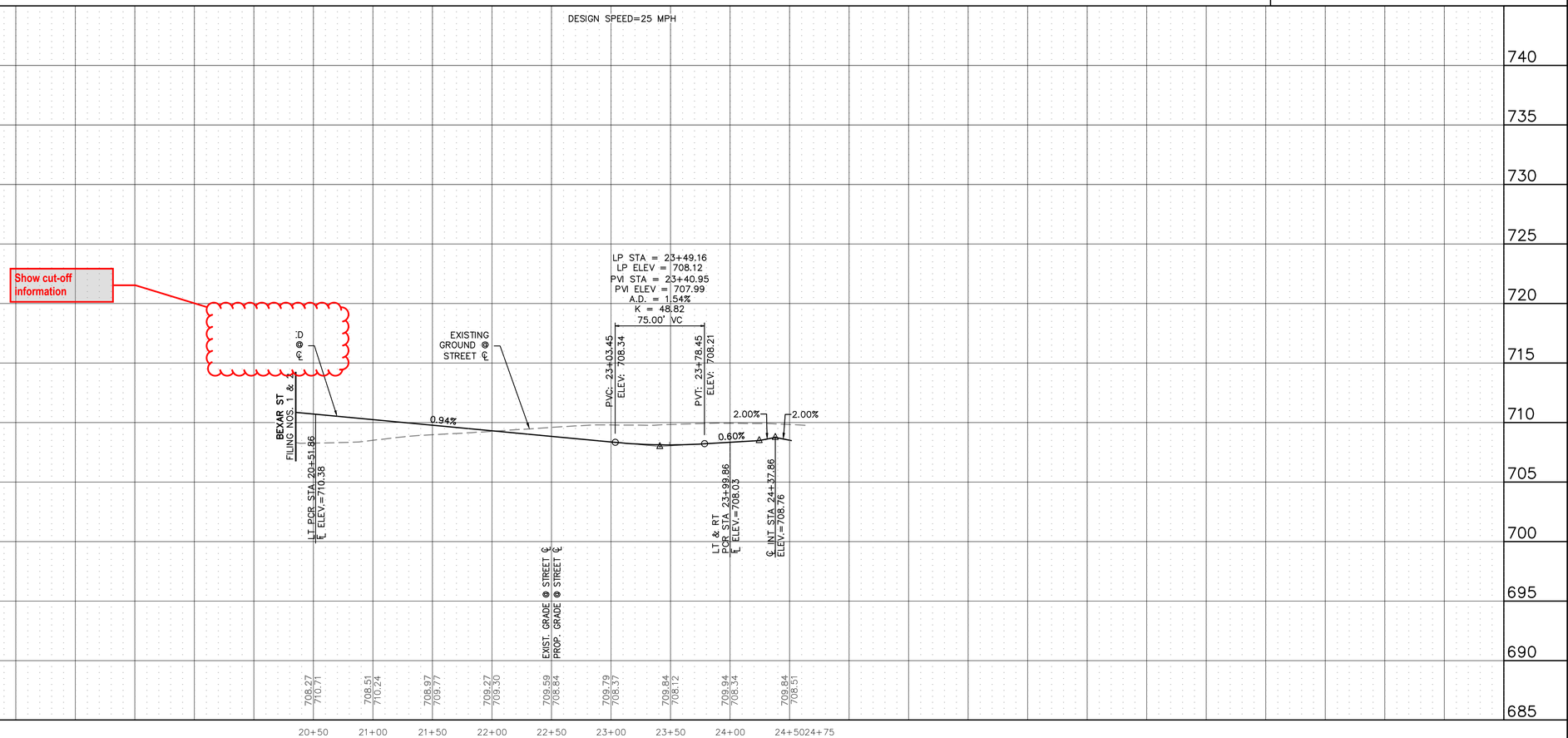
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR



KALTER CAPITAL

LOIS ROAD ESTATES
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS

STREET PLAN & PROFILES
BEXAR ST

CLIENT

DATE 4/7/2025

A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/14/2025 – KMB

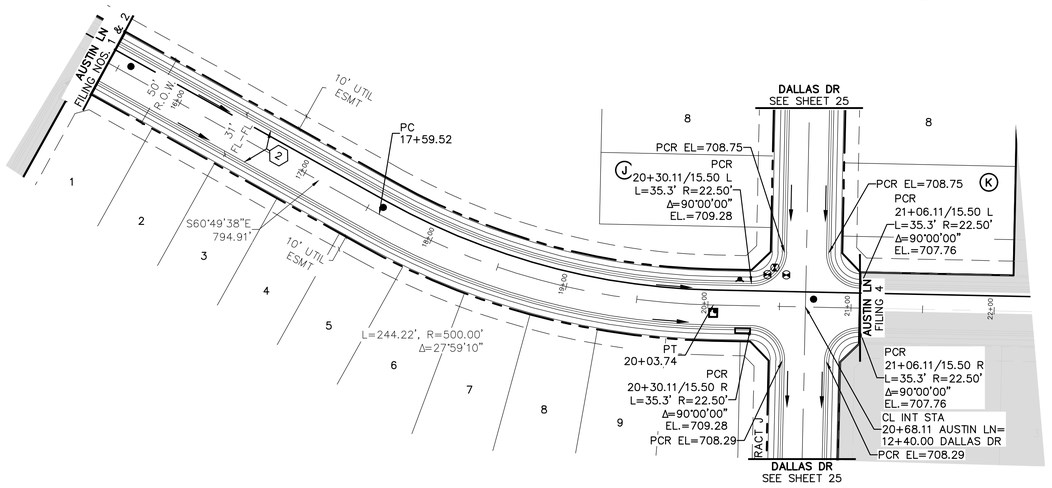
REVISIONS

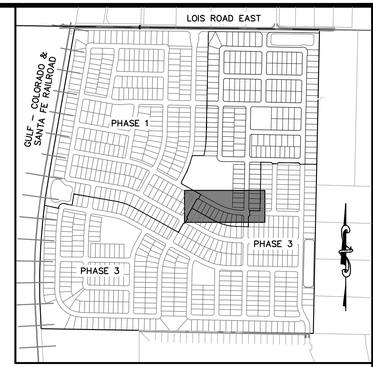
DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 18

D:\2400725\6-PLAN SETS\CONSTRUCTION\PHASE 2\STREET\24007256-PH2-STRT-PRF-02-1.DWG
PLOT DATE: 5/14/2025 2:37 PM PLOTTED BY: KYLE MEYER
FILE: 24007256-PH2-STRT-PRF-02-1.DWG

ROADWAY CONSTRUCTION NOTES

1. CONSTRUCT SEPARATE CURB & GUTTER. SEE DETAIL 2120, SHEET 65.
2. CONSTRUCT MOUNTABLE CURB AND GUTTER. SEE DETAIL 1007B, SHEET 66.
3. CONSTRUCT 10' CURB TRANSITION.





KEYMAP
1"=750'

50 0 50 100
(IN FEET)
1 inch = 50 ft. (Horz)
1 inch = 5 ft. (Vert)

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

811 Know what's below. Call before you dig.

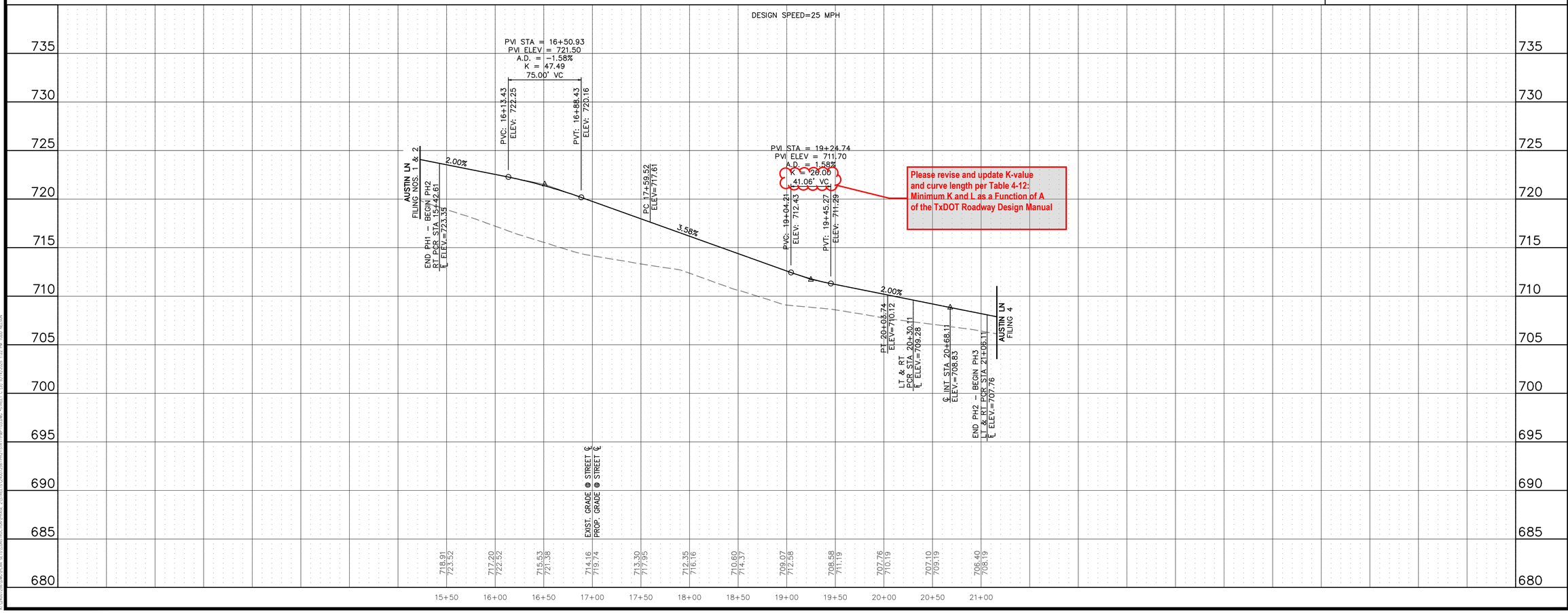
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

AUSTIN LN



Please revise and update K-value and curve length per Table 4-12: Minimum K and L as a Function of A of the TxDOT Roadway Design Manual

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL
LOIS ROAD ESTATES
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS

STREET PLAN & PROFILES
AUSTIN LN

DATE 4/7/2025

A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/14/2025 – KMB

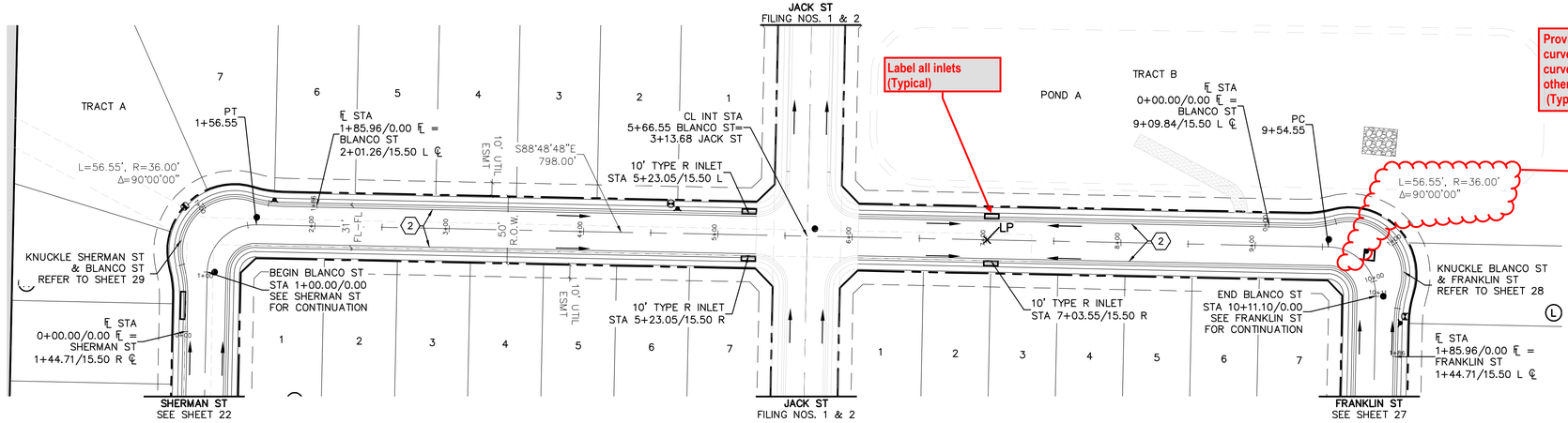
REVISIONS

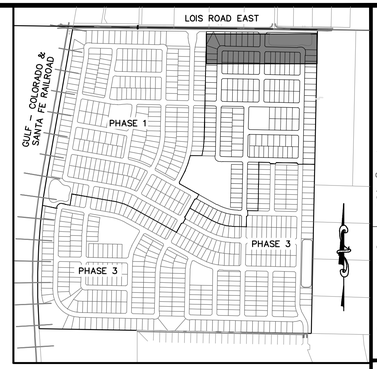
DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 19

CAD FILE: 24007256-PH2-STRT-PRF-03.DWG

ROADWAY CONSTRUCTION NOTES

1. CONSTRUCT SEPARATE CURB & GUTTER. SEE DETAIL 2120, SHEET 65.
2. CONSTRUCT MOUNTABLE CURB AND GUTTER. SEE DETAIL 1007B, SHEET 66.
3. CONSTRUCT 10' CURB TRANSITION.





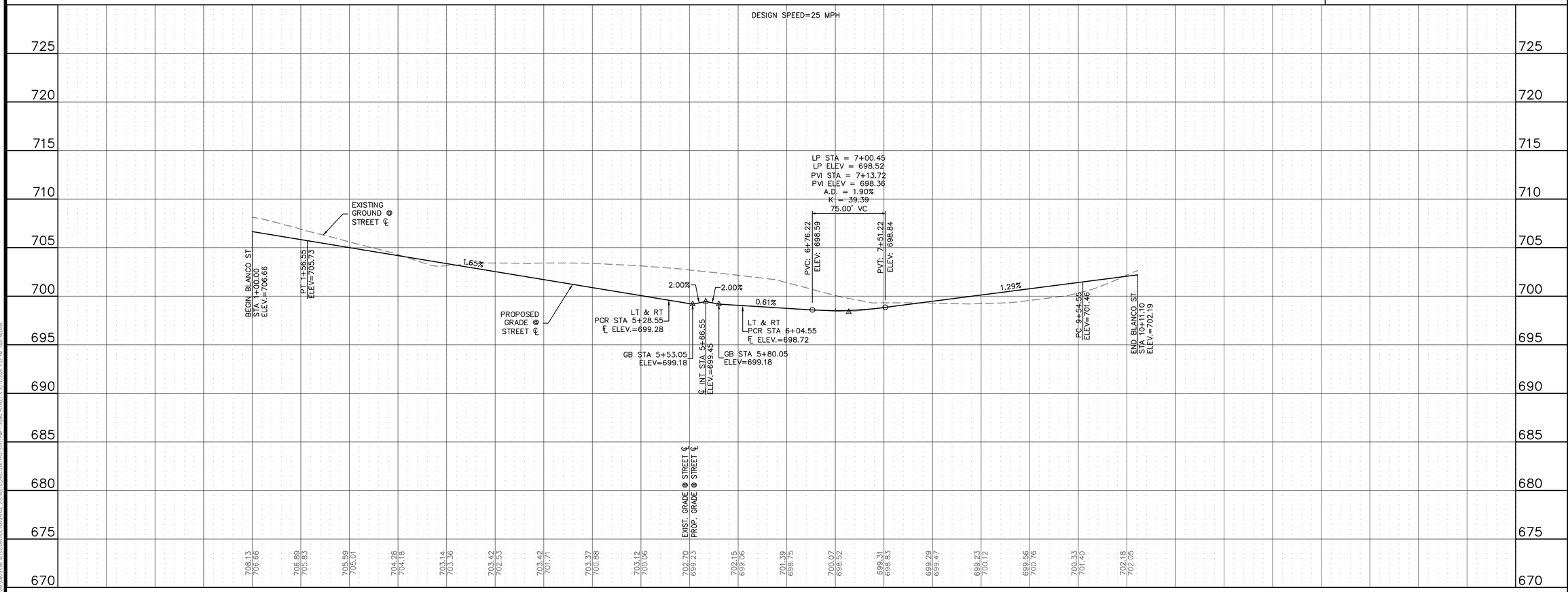
KEYMAP
1"=750'

50 0 50 100
(IN FEET)
1 inch = 50 ft. (Horz)
1 inch = 5 ft. (Vert)

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

BLANCO ST



811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL
LOIS ROAD ESTATES
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS

STREET PLAN & PROFILES BLANCO ST

DATE 4/7/2025

A	1st SUBMITTAL TO JURISDICTION 4/7/2025 — KMB
B	2nd SUBMITTAL TO JURISDICTION 5/14/2025 — KMB

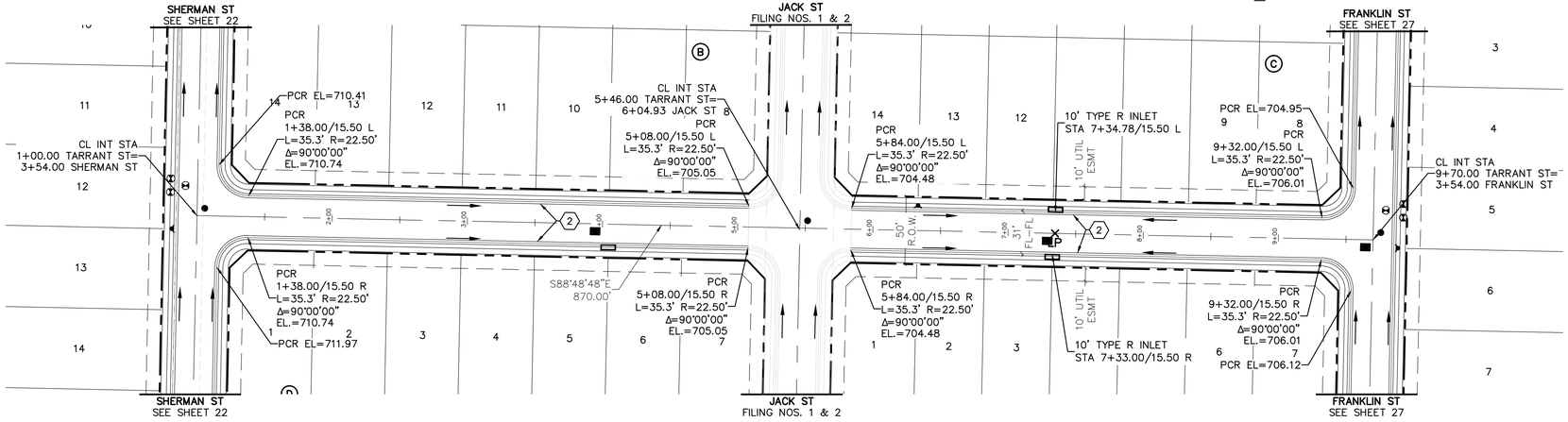
REVISIONS

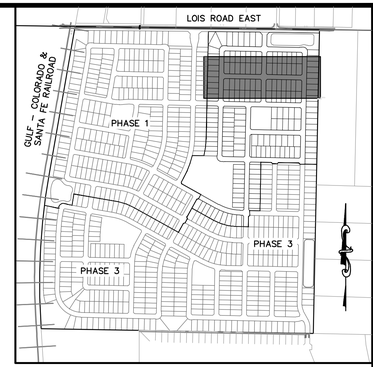
DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 20

FILE: 24007256-PH2-STRT-P&P-14.DWG

ROADWAY CONSTRUCTION NOTES

1. CONSTRUCT SEPARATE CURB & GUTTER. SEE DETAIL 2120, SHEET 65.
2. CONSTRUCT MOUNTABLE CURB AND GUTTER. SEE DETAIL 1007B, SHEET 66.
3. CONSTRUCT 10' CURB TRANSITION.





KEYMAP
1"=750'

50 0 50 100
(IN FEET)
1 inch = 50 ft. (Horz)
1 inch = 5 ft. (Vert)

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

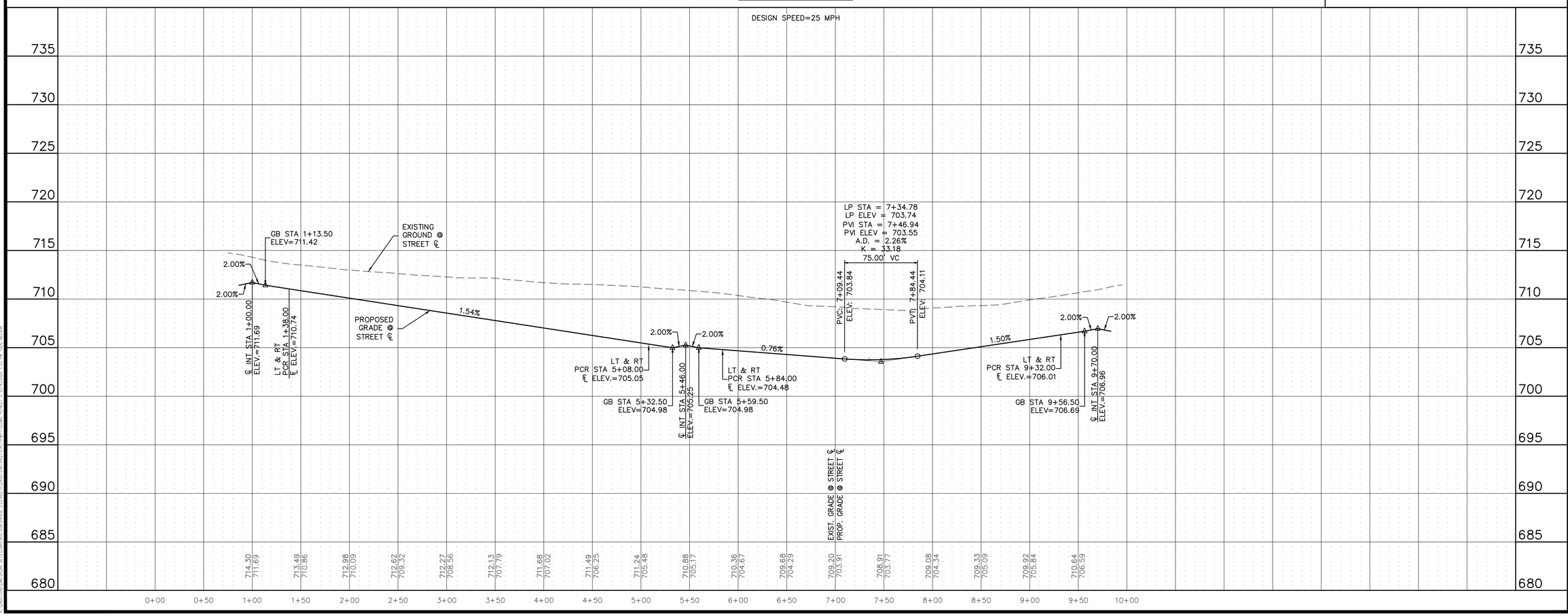
811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

TARRANT ST



ATWELL
866.850.4200 www.atwell.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL
LOIS ROAD ESTATES
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS

STREET PLAN & PROFILES
TARRANT ST

DATE 4/7/2025

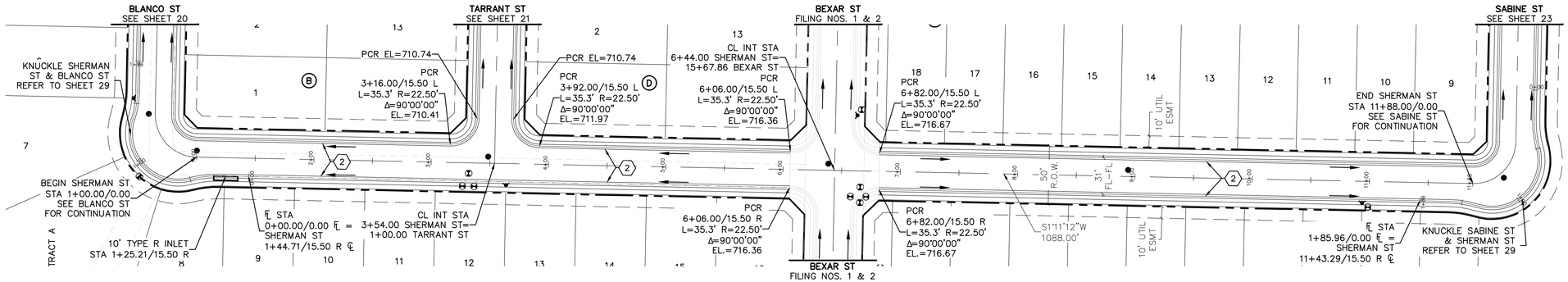
REVISIONS
A 1st SUBMITTAL TO JURISDICTION 4/7/2025 — KMB
B 2nd SUBMITTAL TO JURISDICTION 5/14/2025 — KMB

DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 21

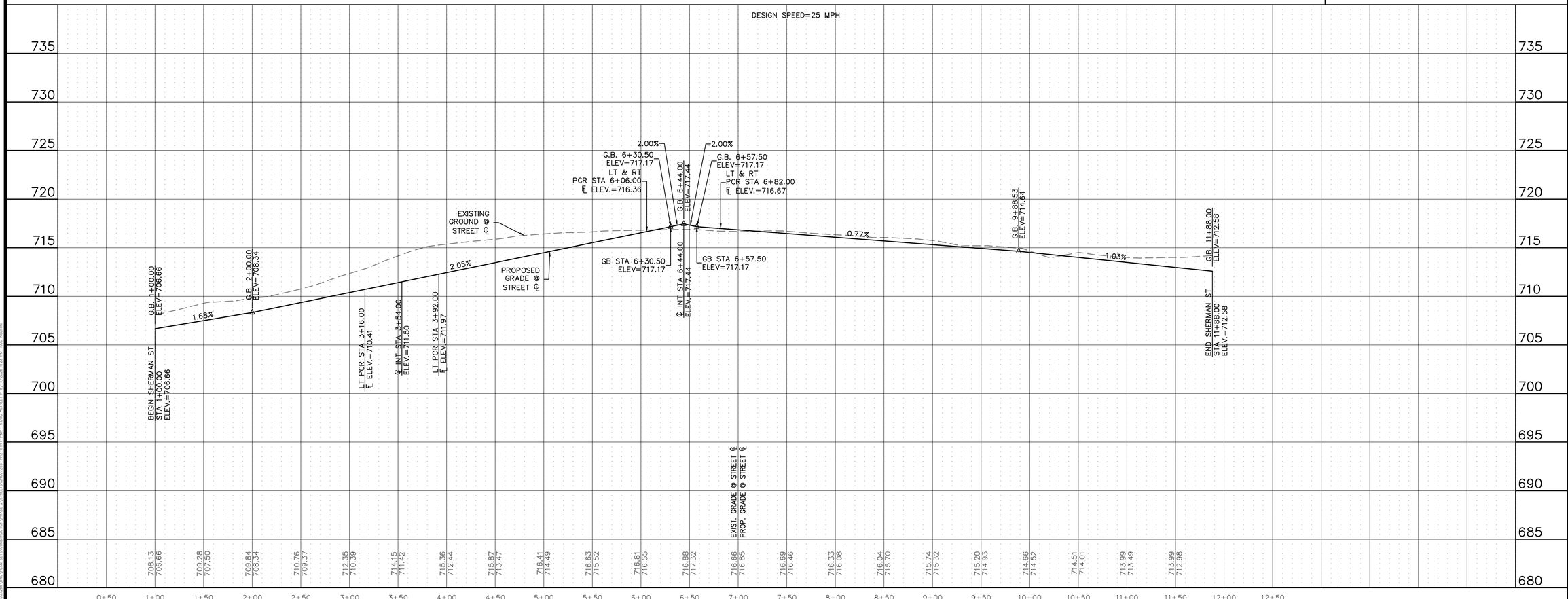
D:\2400\24007256-PH2-STRT-P&P-15.DWG FILE: 24007256-PH2-STRT-P&P-15.DWG

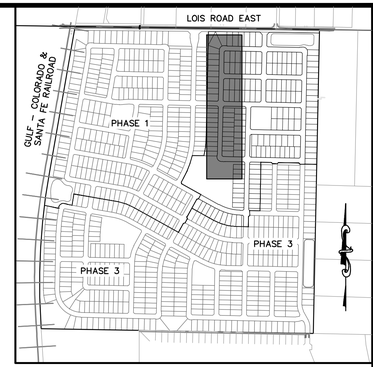
ROADWAY CONSTRUCTION NOTES

1. CONSTRUCT SEPARATE CURB & GUTTER. SEE DETAIL 2120, SHEET 65.
2. CONSTRUCT MOUNTABLE CURB AND GUTTER. SEE DETAIL 1007B, SHEET 66.
3. CONSTRUCT 10' CURB TRANSITION.



SHERMAN ST





KEYMAP
1"=750'

50 0 50 100
(IN FEET)
1 inch = 50 ft. (Horz)
1 inch = 5 ft. (Vert)

BENCHMARK:

AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT ©2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL
LOIS ROAD ESTATES
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS

STREET PLAN & PROFILES
SHERMAN ST

DATE 4/7/2025

A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/14/2025 – KMB

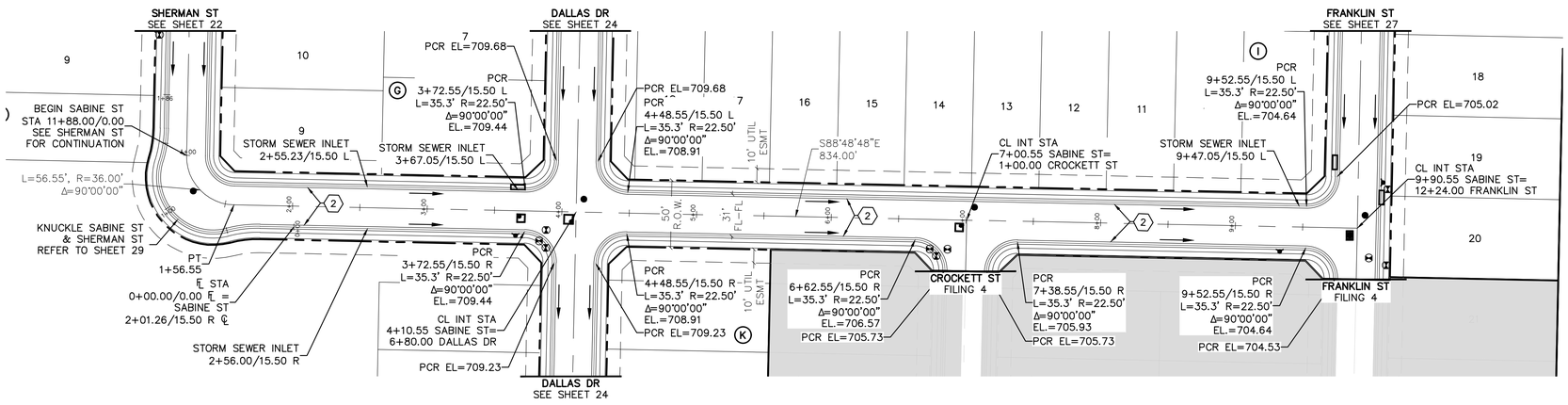
REVISIONS

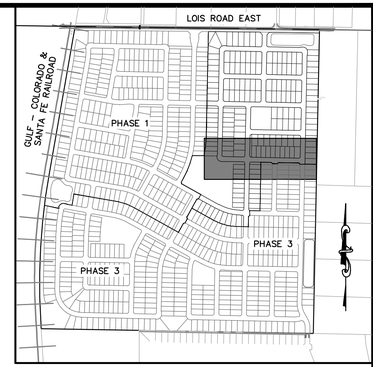
DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 22

FILE: 24007256-PH2-STRT-P&P-16.DWG

ROADWAY CONSTRUCTION NOTES

1. CONSTRUCT SEPARATE CURB & GUTTER. SEE DETAIL 2120, SHEET 65.
2. CONSTRUCT MOUNTABLE CURB AND GUTTER. SEE DETAIL 1007B, SHEET 66.
3. CONSTRUCT 10' CURB TRANSITION.





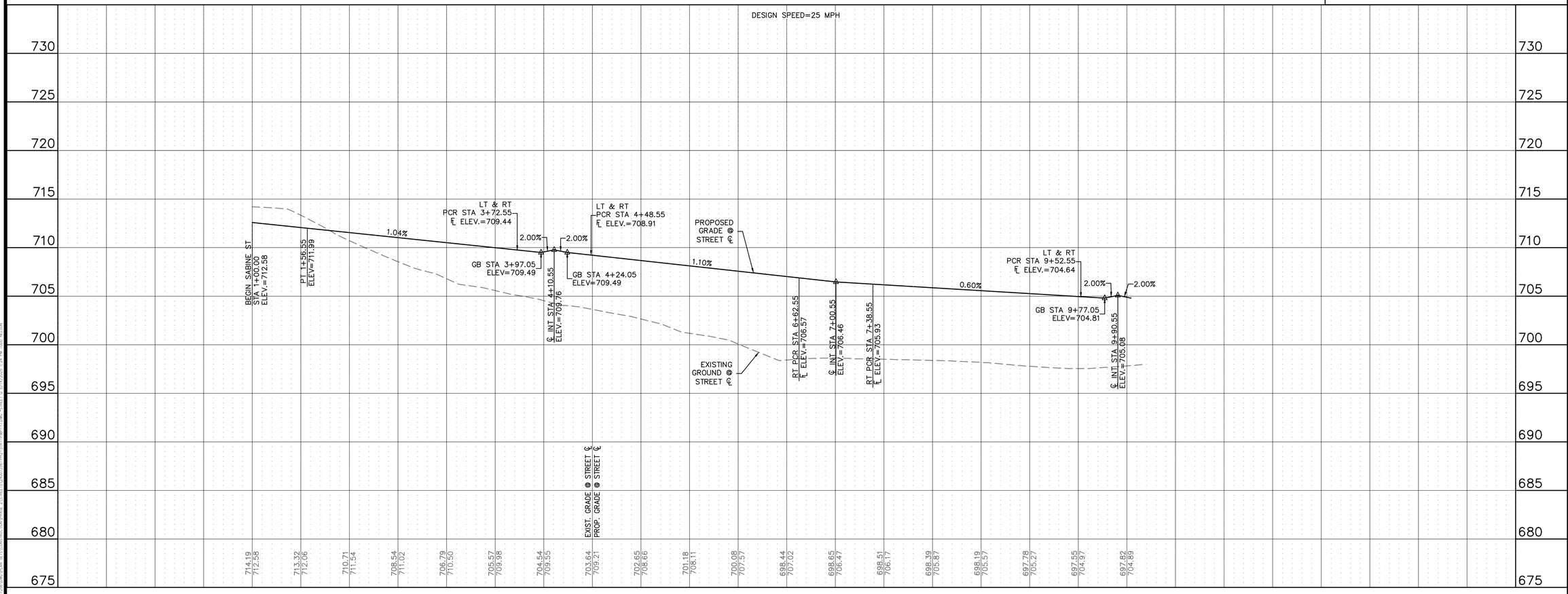
KEYMAP
1"=750'

50 0 50 100
(IN FEET)
1 inch = 50 ft. (Horz)
1 inch = 5 ft. (Vert)

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

SABINE ST



Know what's below. Call before you dig.
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.
COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL
LOIS ROAD ESTATES
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS

STREET PLAN & PROFILES
SABINE ST

DATE 4/7/2025

A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/14/2025 – KMB

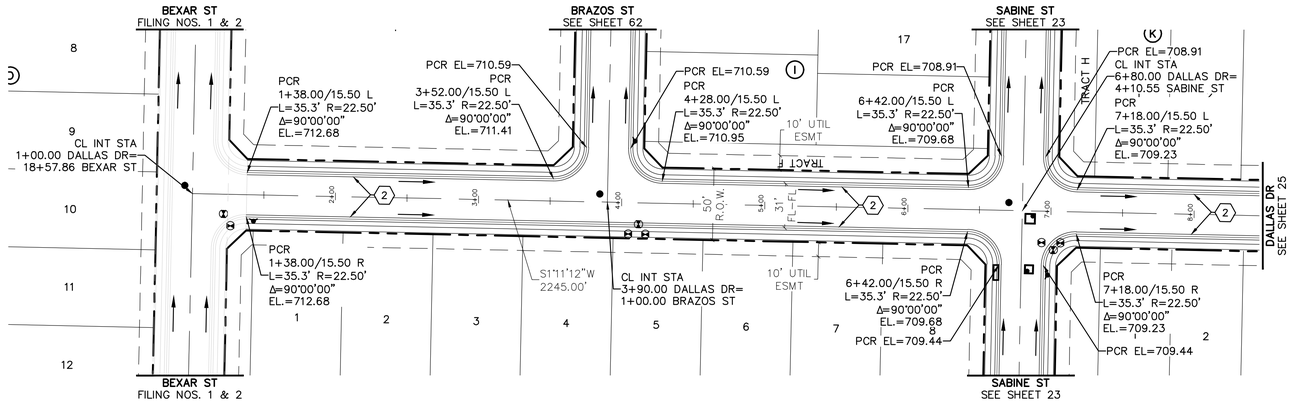
REVISIONS

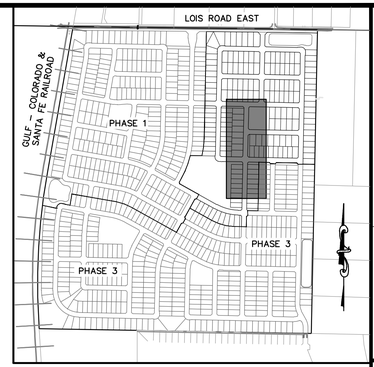
DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 23

FILE: 24007256-PH2-STRT-P&P-17.DWG

ROADWAY CONSTRUCTION NOTES

1. CONSTRUCT SEPARATE CURB & GUTTER. SEE DETAIL 2120, SHEET 65.
2. CONSTRUCT MOUNTABLE CURB AND GUTTER. SEE DETAIL 1007B, SHEET 66.
3. CONSTRUCT 10' CURB TRANSITION.





KEYMAP
1"=750'

50 0 50 100
(IN FEET)
1 inch = 50 ft. (Horz)
1 inch = 5 ft. (Vert)

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

811 Know what's below. Call before you dig.

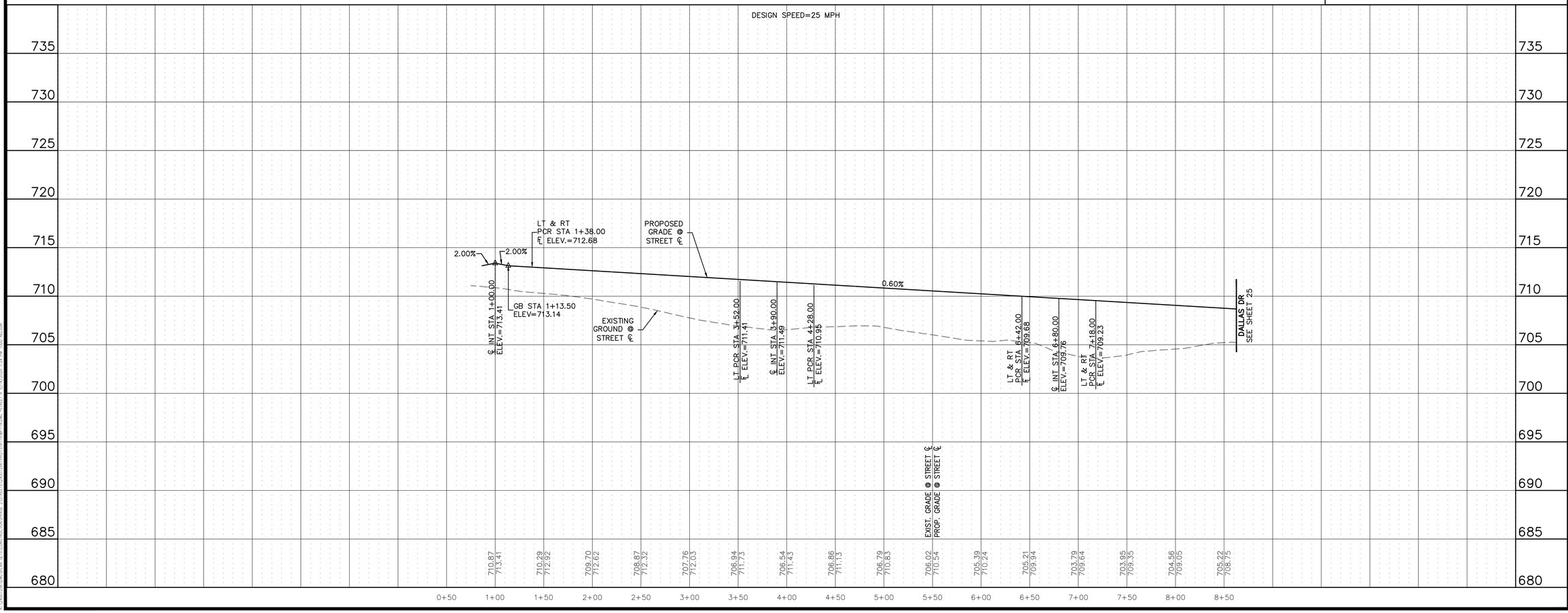
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

DALLAS DR



KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL
LOIS ROAD ESTATES
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS

STREET PLAN & PROFILES
DALLAS DR

DATE 4/7/2025

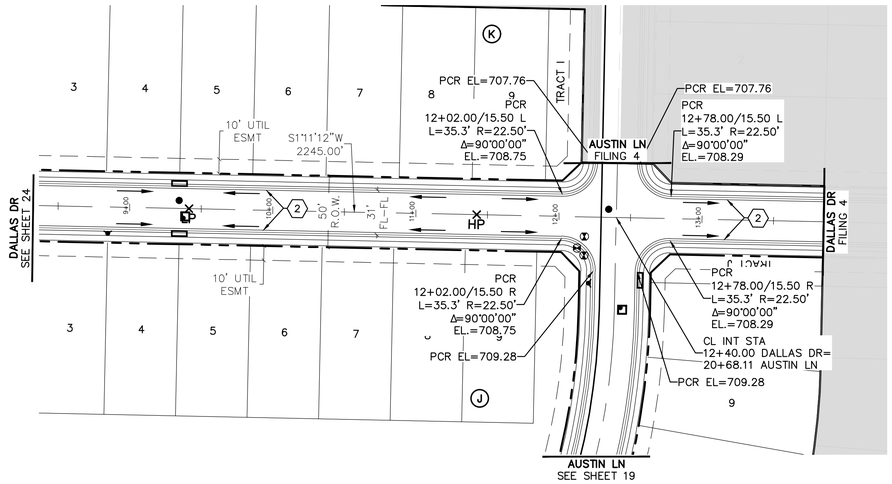
	REVISIONS
A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/14/2025 – KMB

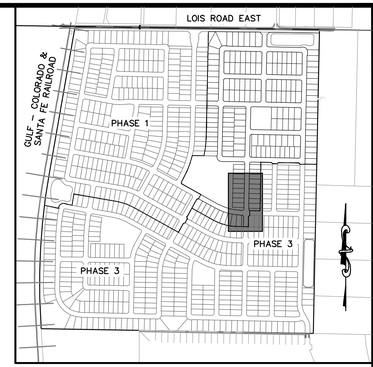
DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 24

C:\USERS\MICHAEL.PRYOR\DESKTOP\24007256-PH2-STR-PLAN-18.DWG
FILE: 24007256-PH2-STR-PLAN-18.DWG

ROADWAY CONSTRUCTION NOTES

1. CONSTRUCT SEPARATE CURB & GUTTER. SEE DETAIL 2120, SHEET 65.
2. CONSTRUCT MOUNTABLE CURB AND GUTTER. SEE DETAIL 1007B, SHEET 66.
3. CONSTRUCT 10' CURB TRANSITION.





KEYMAP
1"=750'

50 0 50 100
(IN FEET)
1 inch = 50 ft. (Horz)
1 inch = 5 ft. (Vert)

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

811 Know what's below. Call before you dig.

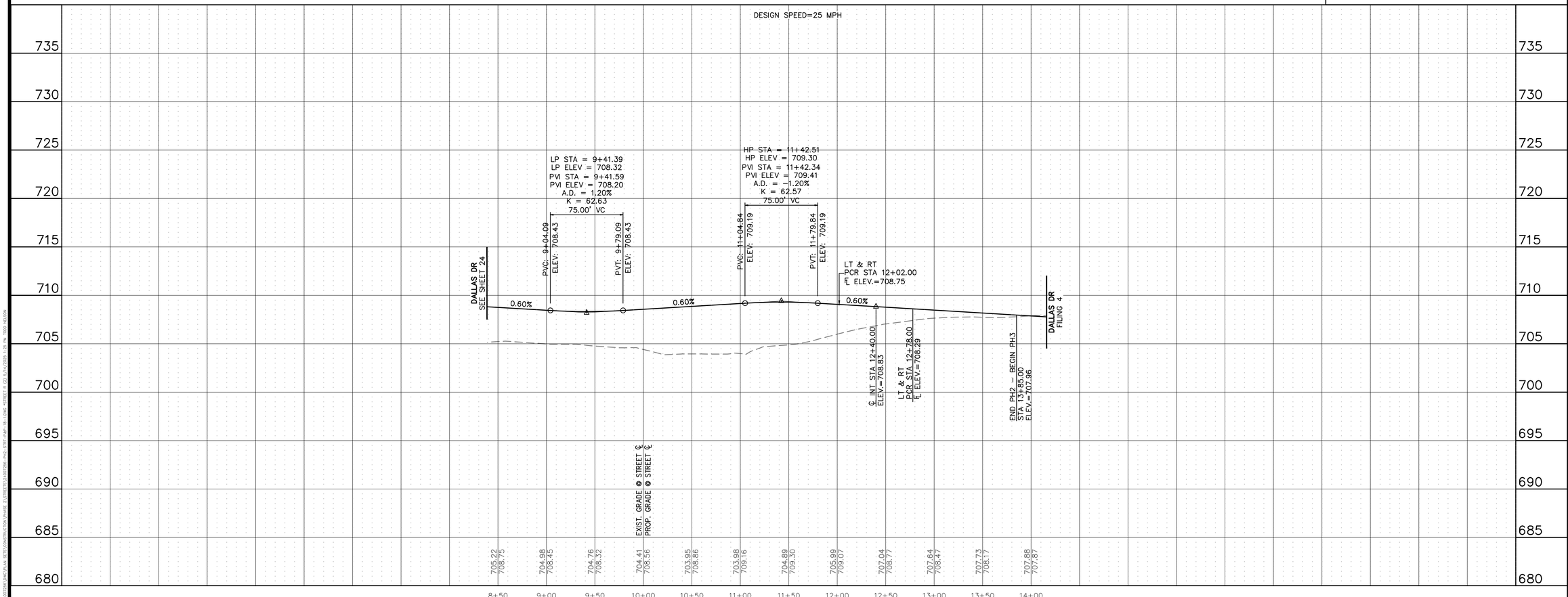
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

DALLAS DR



KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL
LOIS ROAD ESTATES
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS

STREET PLAN & PROFILES
DALLAS DR

DATE 4/7/2025

A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/14/2025 – KMB

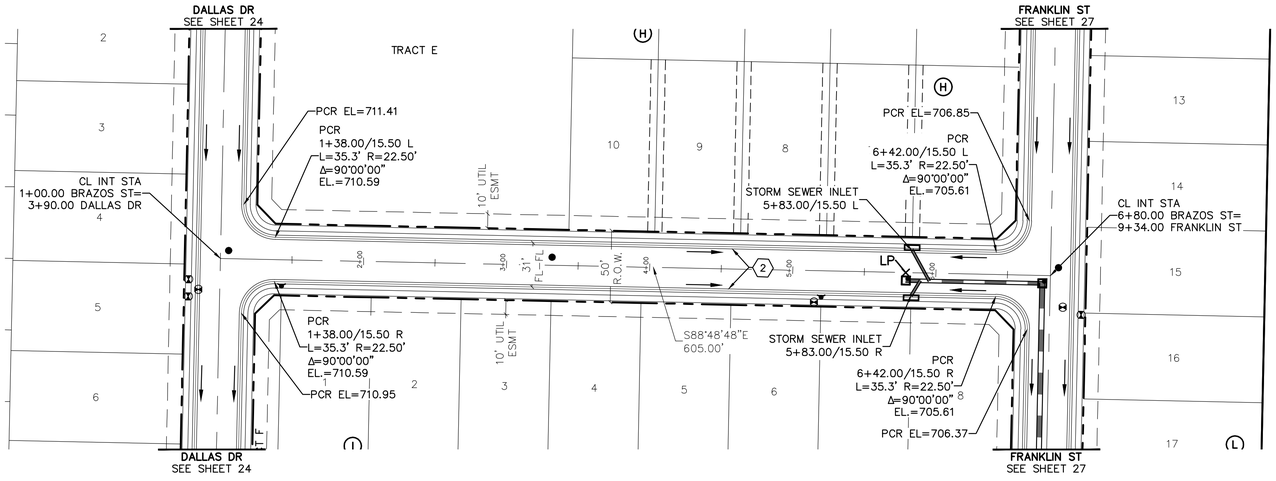
REVISIONS

DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 25

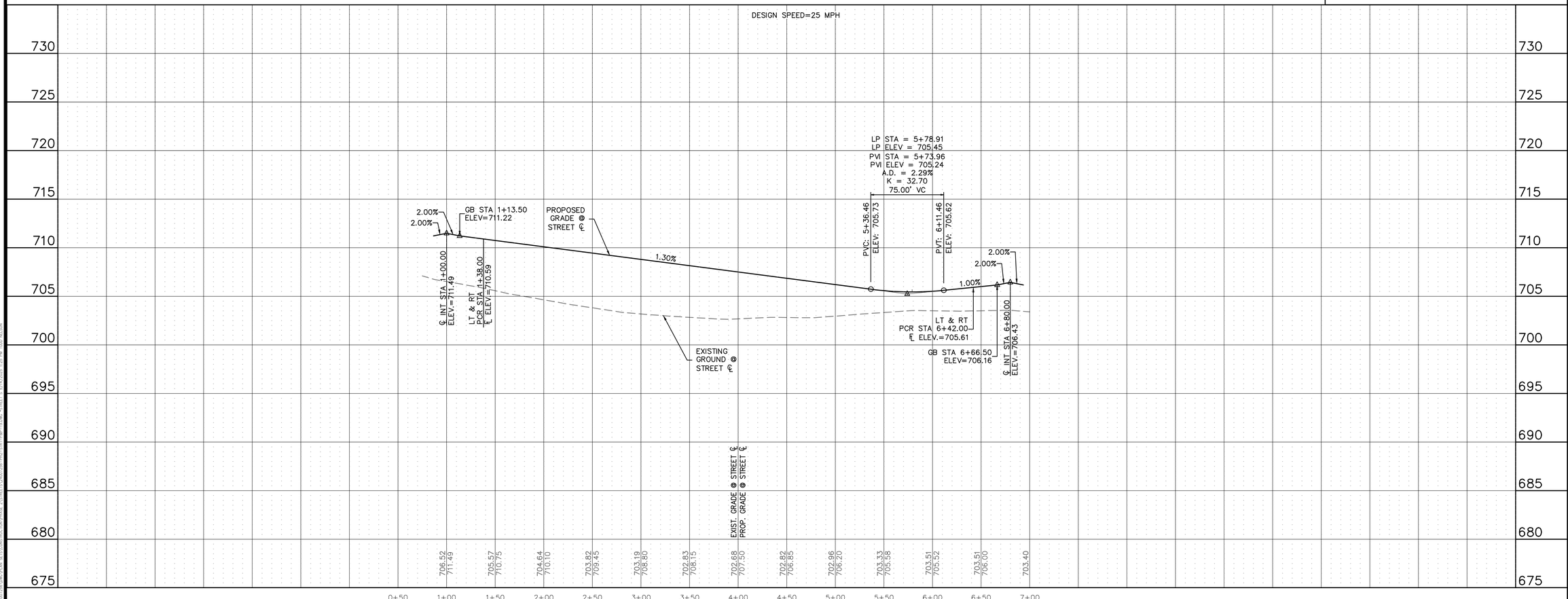
C:\ENGDATA\KALTER CAPITAL\24007256-PH2-STR-P&P-18-1.DWG

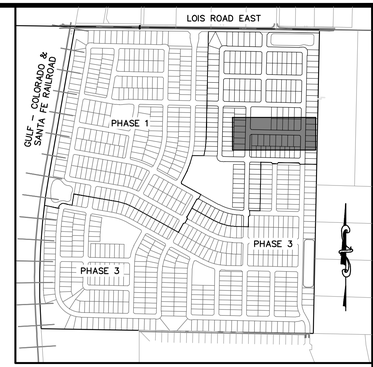
ROADWAY CONSTRUCTION NOTES

1. CONSTRUCT SEPARATE CURB & GUTTER. SEE DETAIL 2120, SHEET 65.
2. CONSTRUCT MOUNTABLE CURB AND GUTTER. SEE DETAIL 1007B, SHEET 66.
3. CONSTRUCT 10' CURB TRANSITION.



BRAZOS ST





KEYMAP
1"=750'

50 0 50 100
(IN FEET)
1 inch = 50 ft. (Horz)
1 inch = 5 ft. (Vert)

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL
LOIS ROAD ESTATES
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS

STREET PLAN & PROFILES
BRAZOS ST

DATE 4/7/2025

A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/14/2025 – KMB

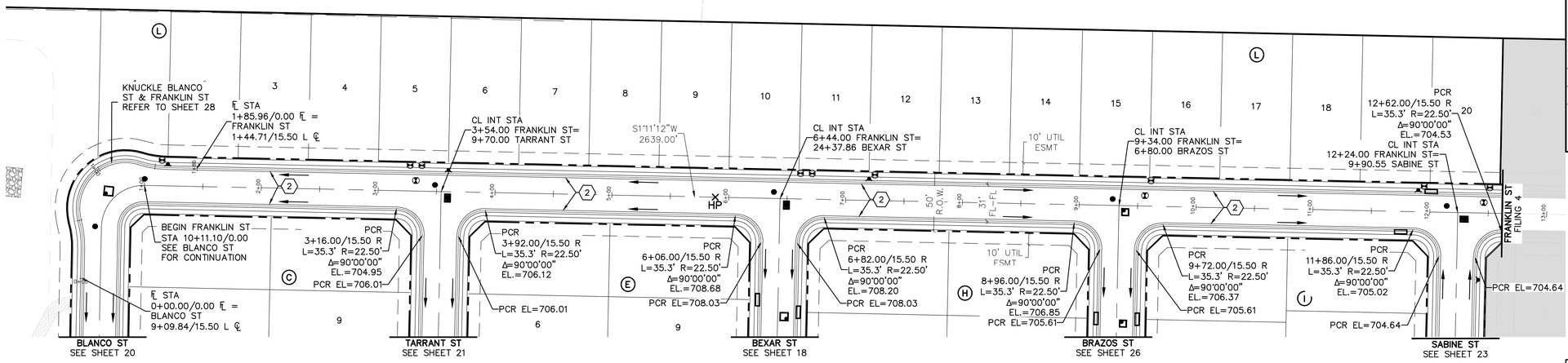
REVISIONS

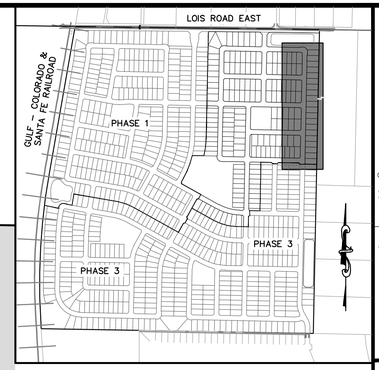
DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 26

C:\USERS\MICHAEL.PRYOR\DESKTOP\WORK FOLDER\24007256-PH2-STR-P&P-19.DWG
FILE: 24007256-PH2-STR-P&P-19.DWG

ROADWAY CONSTRUCTION NOTES

1. CONSTRUCT SEPARATE CURB & GUTTER. SEE DETAIL 2120, SHEET 65.
2. CONSTRUCT MOUNTABLE CURB AND GUTTER. SEE DETAIL 1007B, SHEET 66.
3. CONSTRUCT 10' CURB TRANSITION.





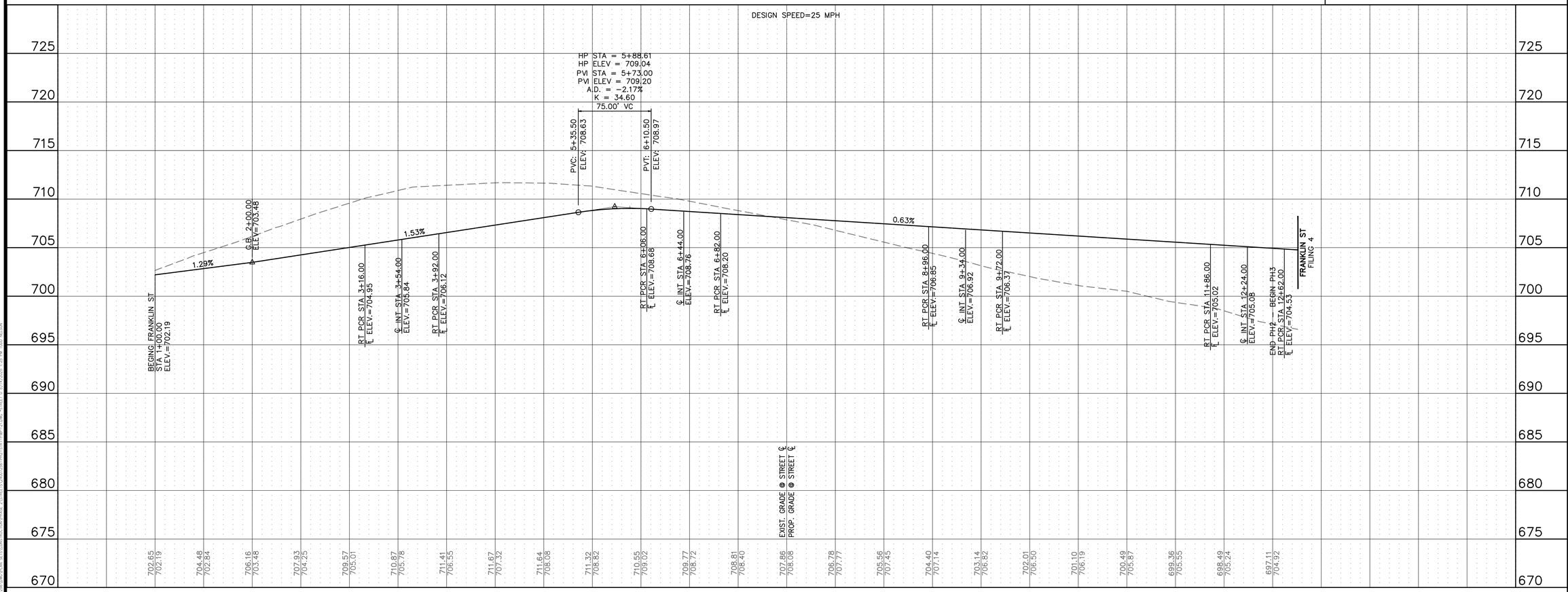
KEYMAP
1"=750'

50 0 50 100
(IN FEET)
1 inch = 50 ft. (Horz)
1 inch = 5 ft. (Vert)

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

FRANKLIN ST



811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL
LOIS ROAD ESTATES
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS

STREET PLAN & PROFILES
FRANKLIN ST

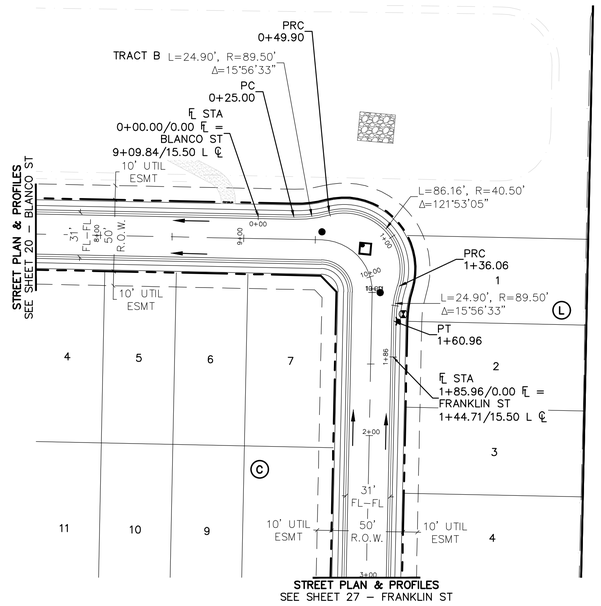
DATE 4/7/2025

A	1st SUBMITTAL TO JURISDICTION 4/7/2025 — KMB
B	2nd SUBMITTAL TO JURISDICTION 5/14/2025 — KMB

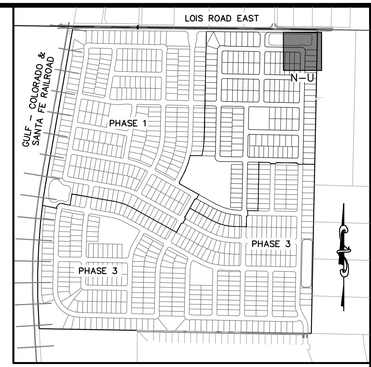
REVISIONS

DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 27

FILE: 24007256-PH2-STRT-FRA-21.DWG



KNUCKLE
BLANCO ST - FRANKLIN ST



KEYMAP
1"=750'

50 0 50 100
(IN FEET)
1 inch = 50 ft. (Horz)
1 inch = 5 ft. (Vert)

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL

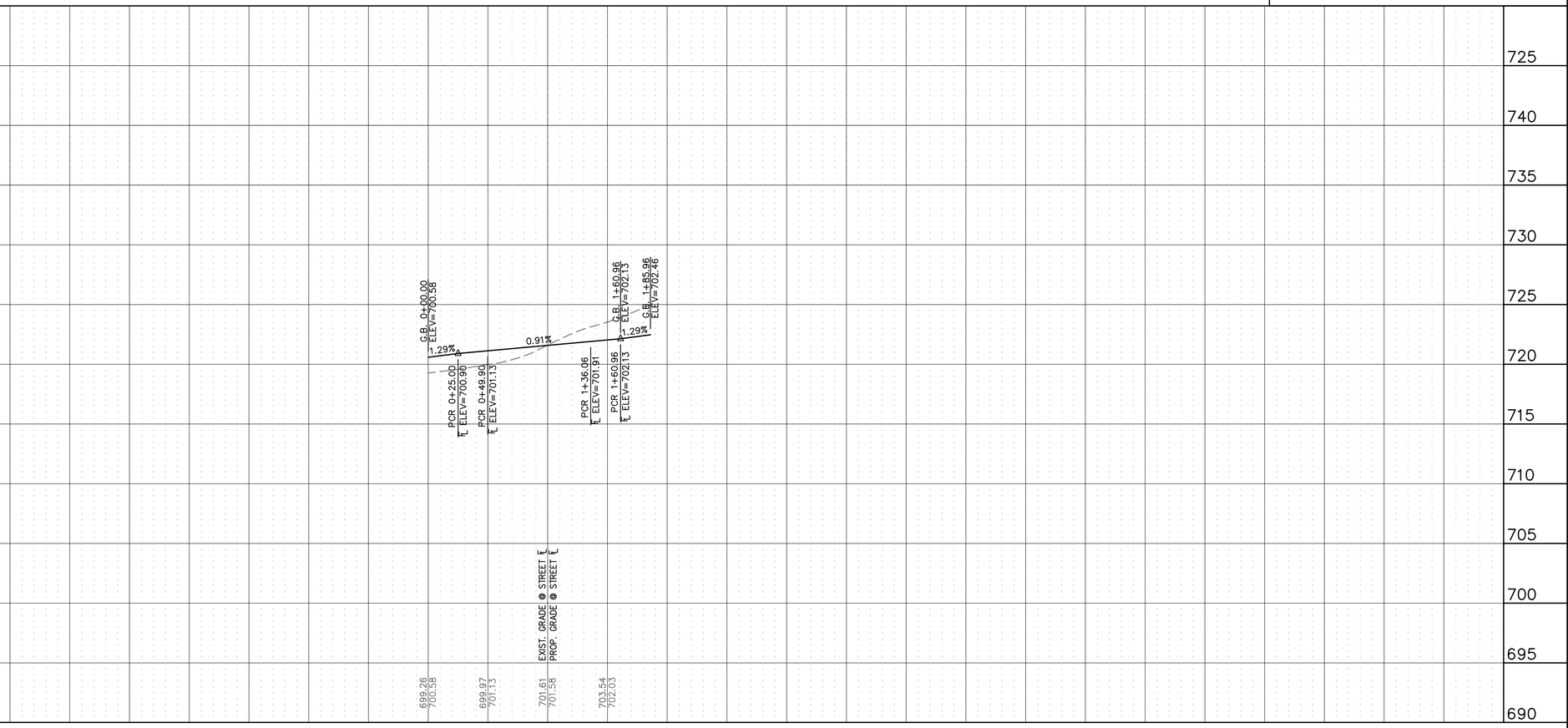
LOIS ROAD ESTATES
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS
STREET PLAN & PROFILES
KNUCKLE BLANCO ST – FRANKLIN ST

DATE 4/7/2025

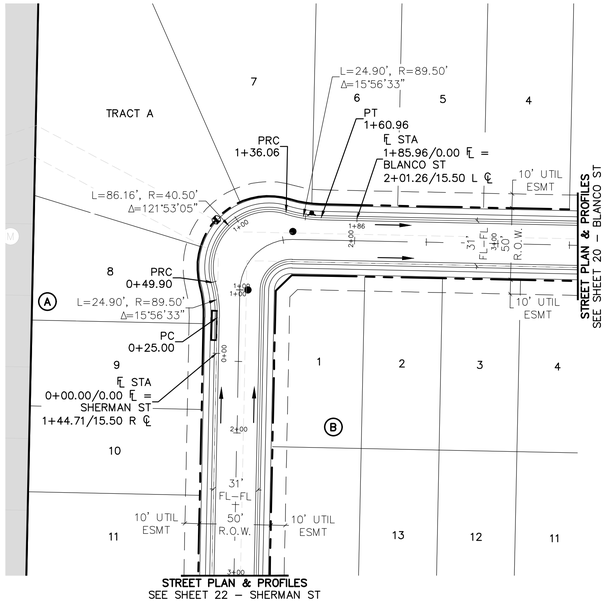
A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/14/2025 – KMB

REVISIONS

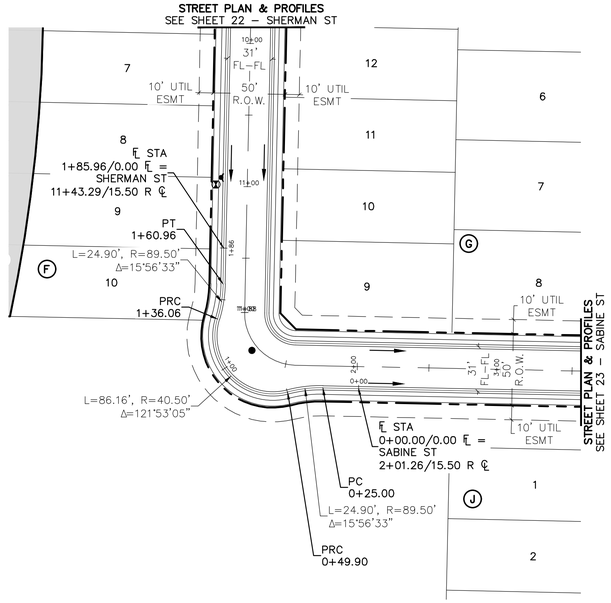
DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 28



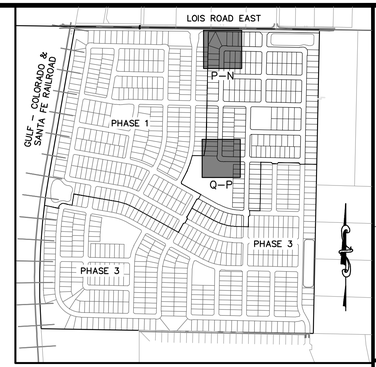
C:\Users\mpryor\ATWELL\Kalter Capital - Documents\Projects\24007256 Lois Road Estates\Drawings\Sheets\24007256-PH2-STRT-P&P-KNUCKLES.DWG 4/7/2025 1:38:14 PM MPRYOR



KNUCKLE
SHERMAN ST - BLANCO ST



KNUCKLE
SABINE ST - SHERMAN ST



KEYMAP
1"=750'

50 0 50 100
(IN FEET)
1 inch = 50 ft. (Horz)
1 inch = 5 ft. (Vert)

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS–OF–WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL

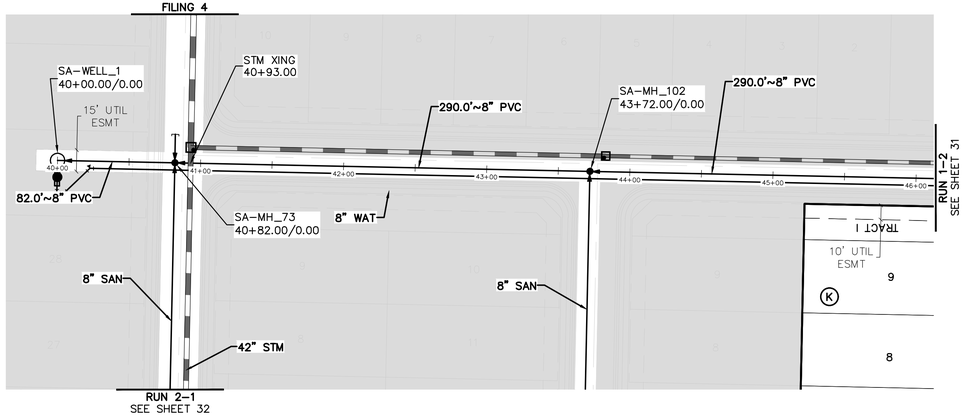
LOIS ROAD ESTATES
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS
STREET PLAN & PROFILES
KNUCKLES SHERMAN ST – BLANCO ST & SABINE ST – SHERMAN ST

DATE 4/7/2025

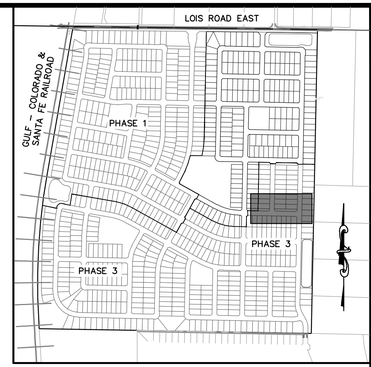
REVISIONS
A 1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B 2nd SUBMITTAL TO JURISDICTION 5/14/2025 – KMB

DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 29

FILE: 24007256-PH2-STRT-P&P-KNUCKLES.DWG



RUN 1-1

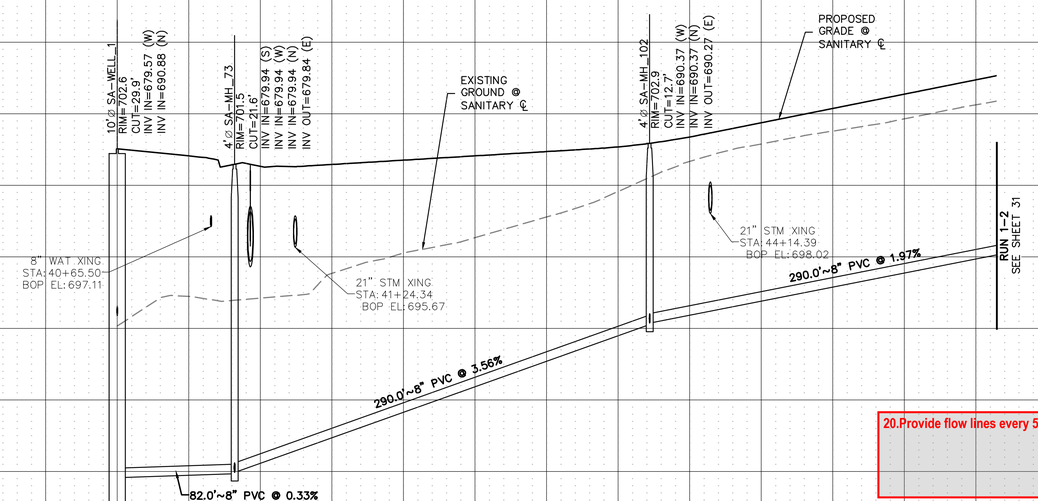


KEYMAP
1"=750'

50 0 50 100
(IN FEET)
1 inch = 50 ft. (Horz)
1 inch = 5 ft. (Vert)

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.



20.Provide flow lines every 50ft on all utility profiles (Typical)

Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL
LOIS ROAD ESTATES
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS

SANITARY SEWER PLAN & PROFILES
RUN 1-1

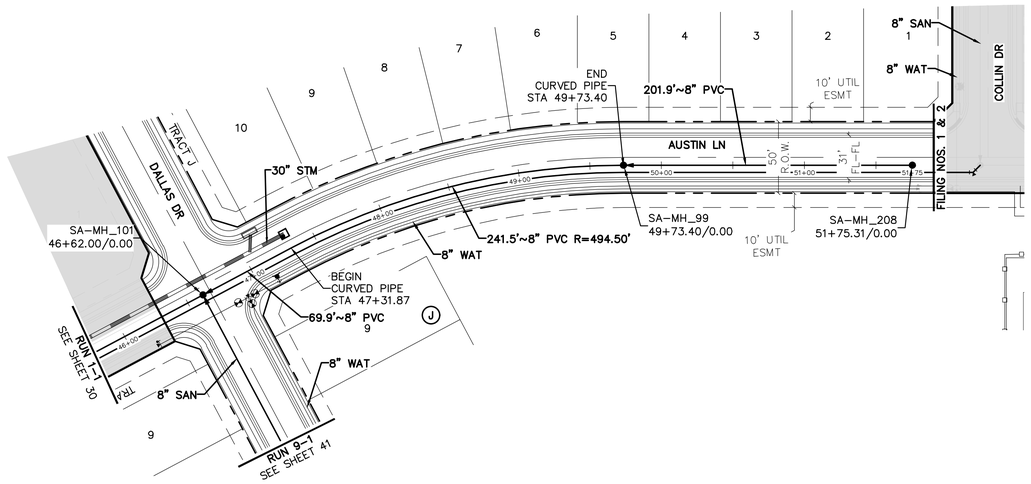
DATE 4/7/2025

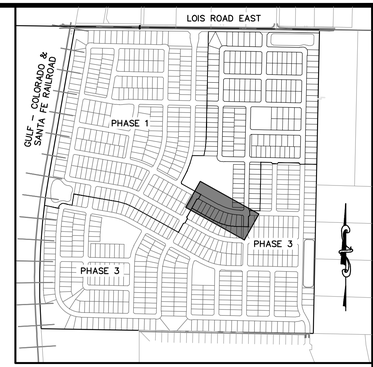
A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/14/2025 – KMB

REVISIONS

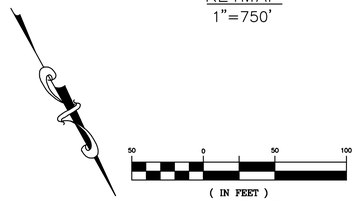
DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 30

C:\USERS\JFLOYD\DESKTOP\24007256-PH2-SSWR-PPI-15.DWG
FILE: 24007256-PH2-SSWR-PPI-15.DWG





KEYMAP
1"=750'



(IN FEET)
1 inch = 50 ft. (Horz)
1 inch = 5 ft. (Vert)

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

RUN 1-2

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

KALTER CAPITAL
CLIENT
LOIS ROAD ESTATES
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS
SANITARY SEWER PLAN & PROFILES
RUN 1-2

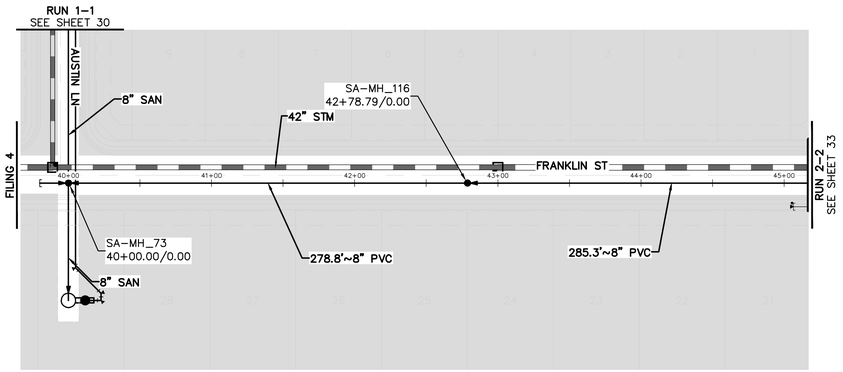
DATE 4/7/2025

A	1st SUBMITTAL TO JURISDICTION 4/7/2025 — KMB
B	2nd SUBMITTAL TO JURISDICTION 5/14/2025 — KMB

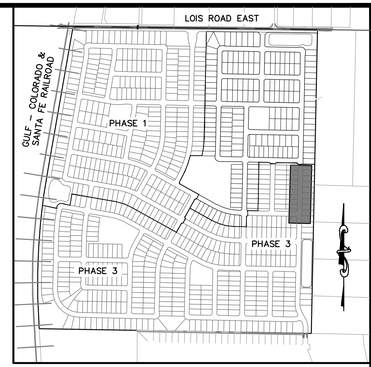
REVISIONS

DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 31

FILE: 24007256-PH2-SSWR-PPI-15-1.DWG



RUN 2-1



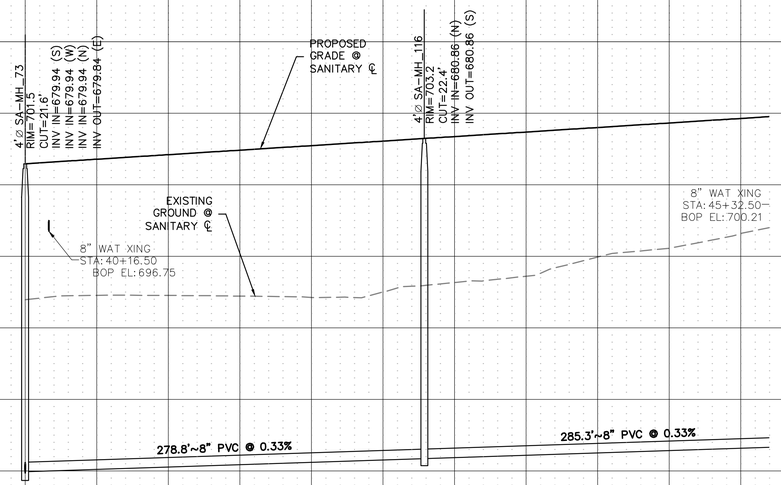
KEYMAP
1"=750'

50 0 50 100

(IN FEET)
1 inch = 50 ft. (Horz)
1 inch = 5 ft. (Vert)

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS–OF–WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.



Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL

LOIS ROAD ESTATES
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS

SANITARY SEWER PLAN & PROFILES
RUN 2–1

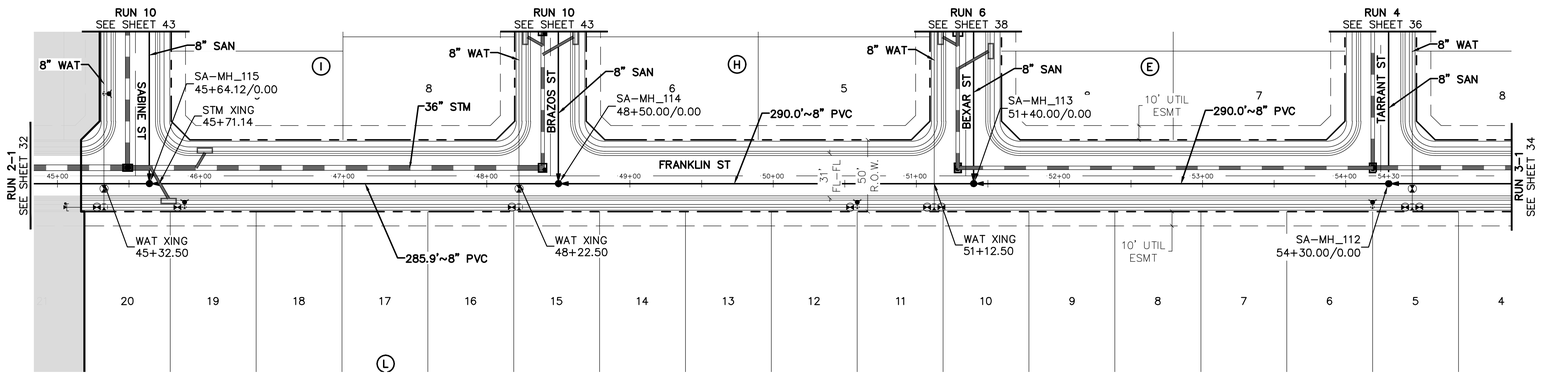
DATE 4/7/2025

A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/14/2025 – KMB

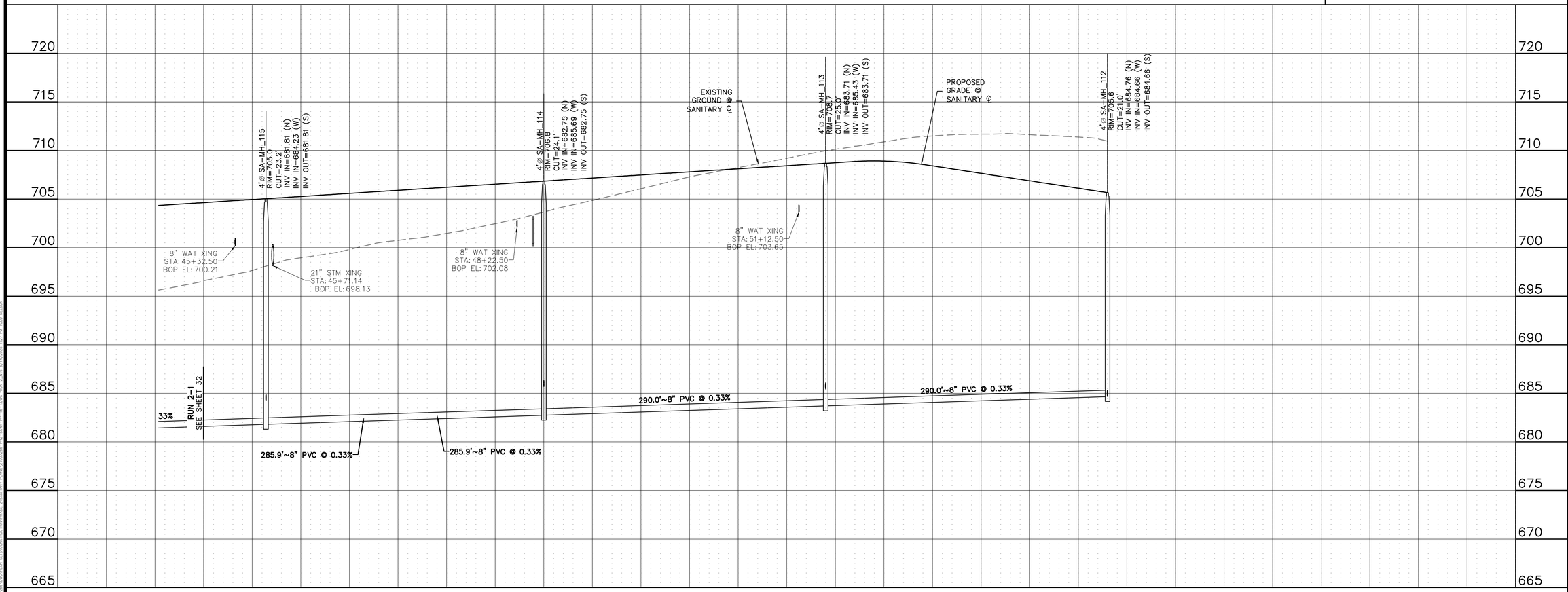
REVISIONS

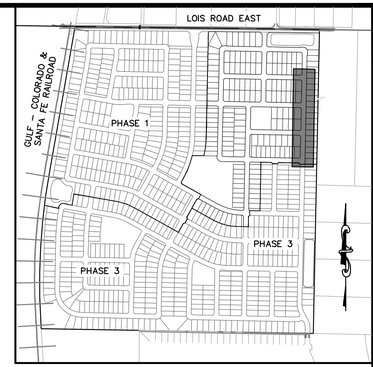
DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 32

FILE: 24007256-PH2-SSWR-PPI-16-2.DWG



RUN 2-2





KEYMAP
1"=750'

50 0 50 100

(IN FEET)
1 inch = 50 ft. (Horz)
1 inch = 5 ft. (Vert)

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL

LOIS ROAD ESTATES
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS

SANITARY SEWER PLAN & PROFILES
RUN 2-2

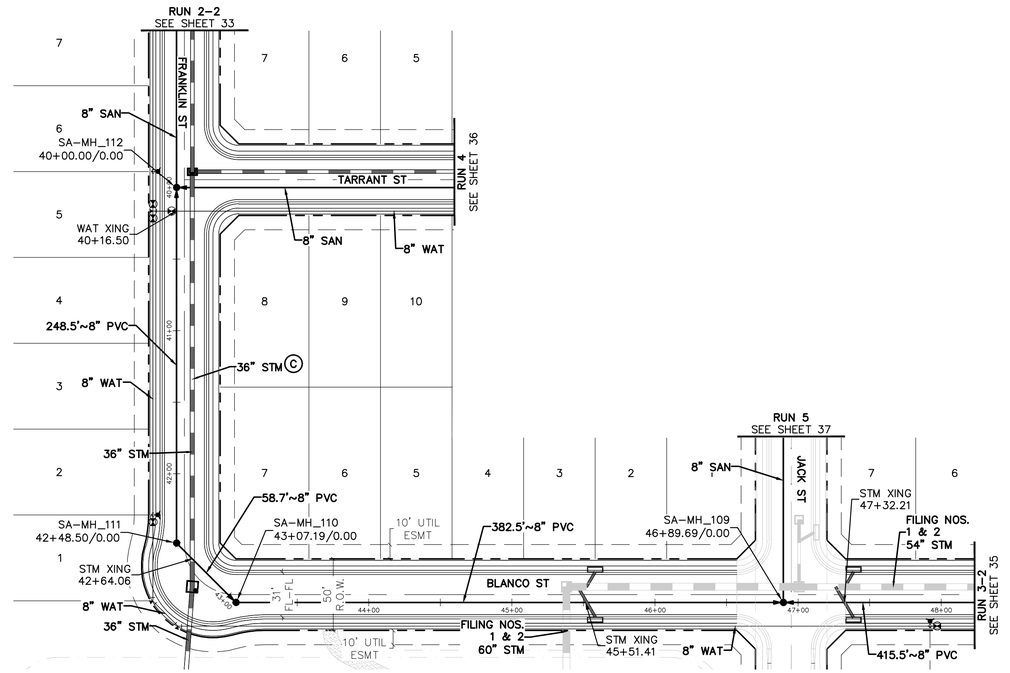
DATE 4/7/2025

A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/14/2025 – KMB

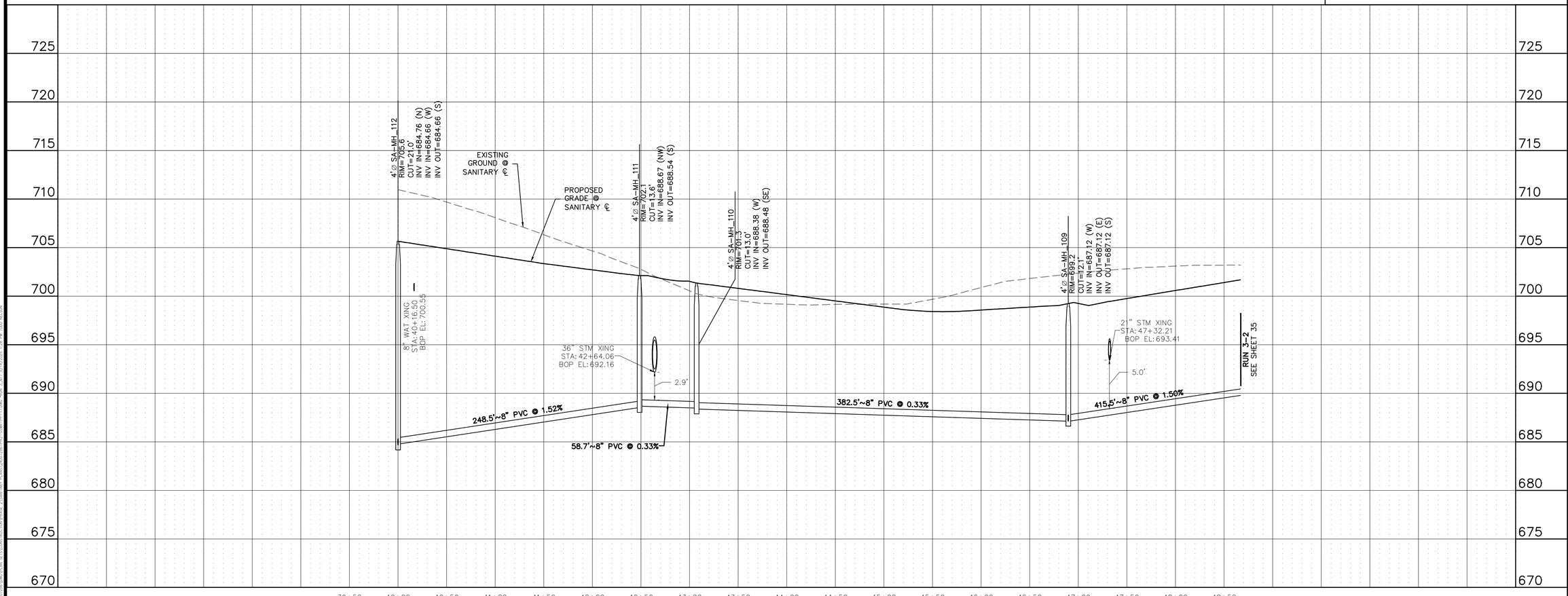
REVISIONS

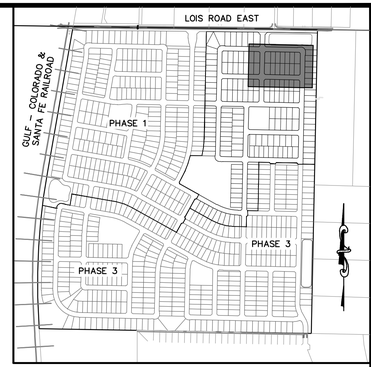
DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 33

FILE: 24007256-PH2-SSWR-PPI-16-1.DWG

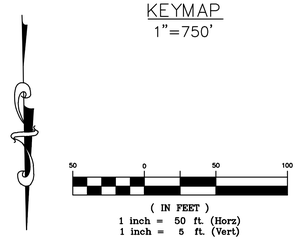


RUN 3-1





KEYMAP
1"=750'



BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS–OF–WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL
LOIS ROAD ESTATES
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS

SANITARY SEWER PLAN & PROFILES
RUN 3–1

DATE 4/7/2025

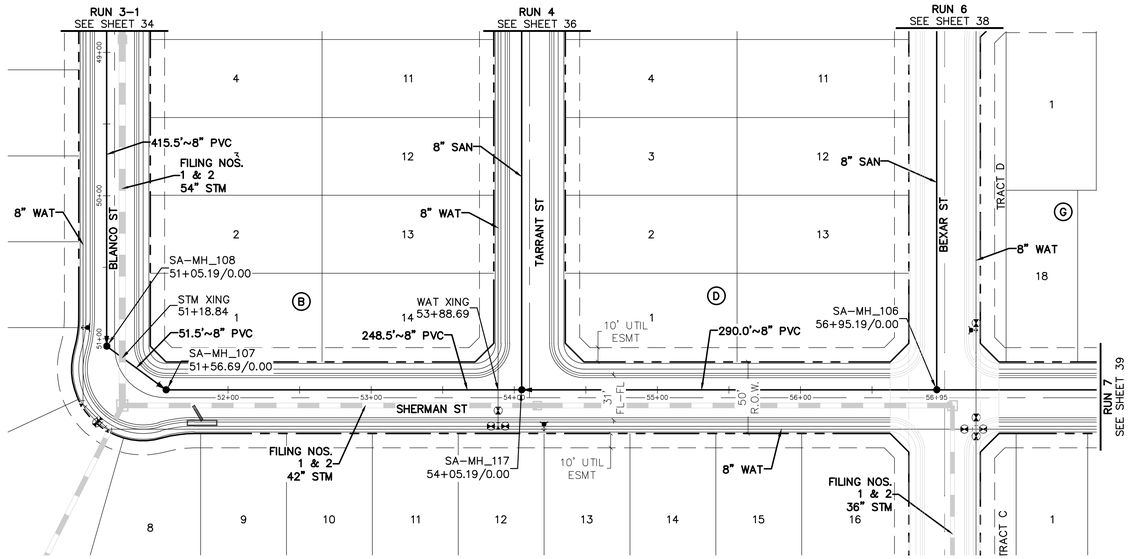
A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/14/2025 – KMB

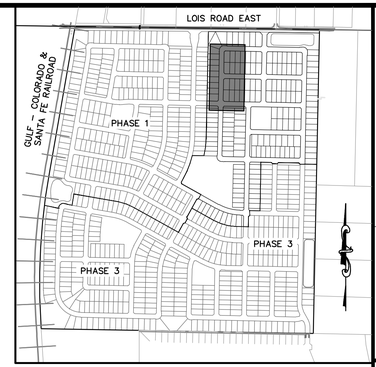
REVISIONS

DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 34

C:\USERS\TNGUYEN\ATWELL\DOCUMENTS\DESIGN\PLANS\SHEETS\SHEET SET 1\PLAN PAGE 3 OF 7.DWG Mar 14, 2025 - 12:17pm TNGUYEN

FILE: 24007256-PH2-SSWR-PPP-17.DWG





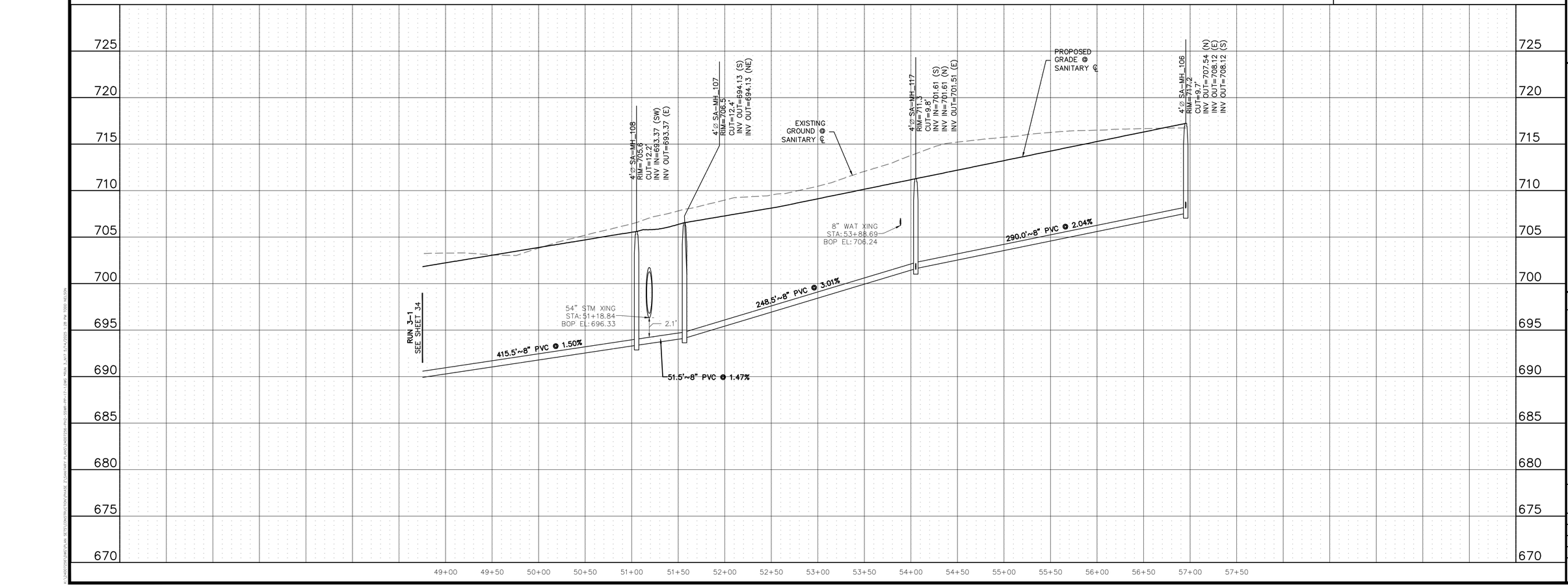
KEYMAP
1"=750'

50 0 50 100
(IN FEET)
1 inch = 50 ft. (Horz)
1 inch = 5 ft. (Vert)

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

RUN 3-2



811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT ©2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL
LOIS ROAD ESTATES
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS
SANITARY SEWER PLAN & PROFILES
RUN 3-2

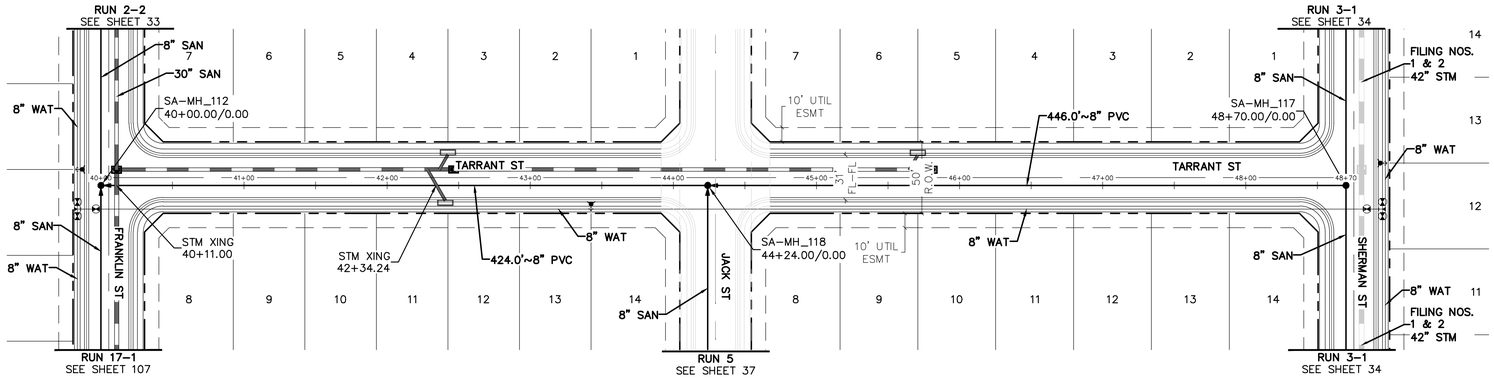
DATE 4/7/2025

A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/14/2025 – KMB

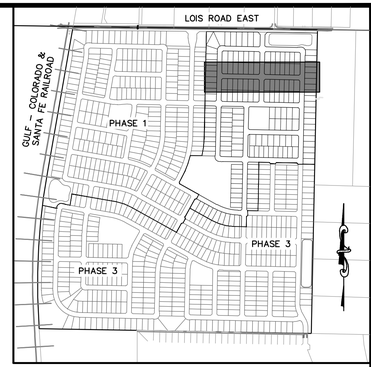
REVISIONS

DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 35

C:\Users\tnguyen\Documents\Projects\24007256_Kalter Capital_Lois Rd Estates_Sanger_TX\Civil\Sheets\Plan and Profile\24007256-PH2-SSWR-PPI-17-1.dwg Plan & Profile 3-2 Tue, May 13, 2025 - 12:18:10pm



RUN 4

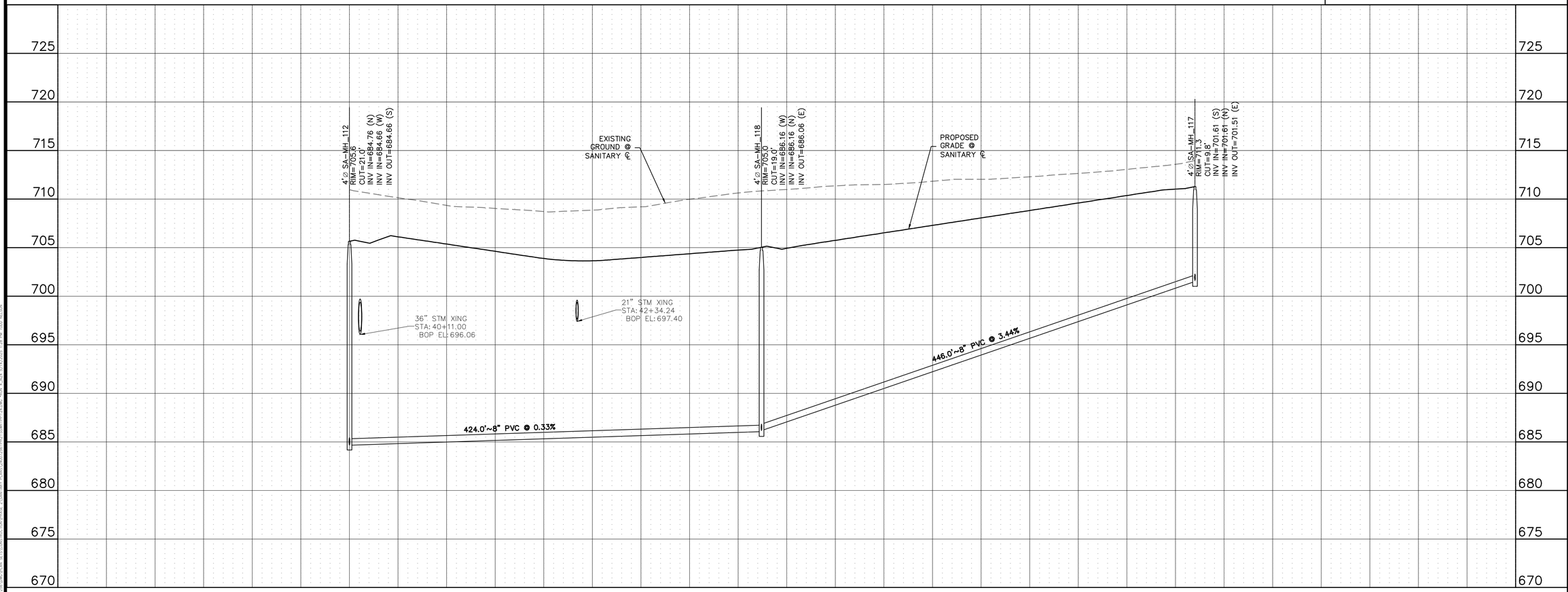


KEYMAP
1"=750'

50 0 50 100
(IN FEET)
1 inch = 50 ft. (Horz)
1 inch = 5 ft. (Vert)

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.



Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL
LOIS ROAD ESTATES
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS
SANITARY SEWER PLAN & PROFILES
RUN 4

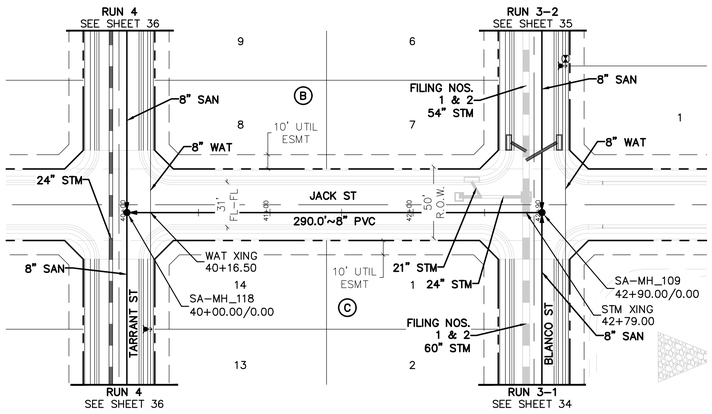
DATE 4/7/2025

A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/14/2025 – KMB

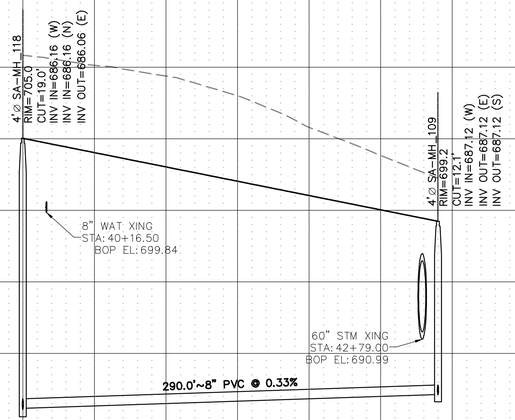
REVISIONS

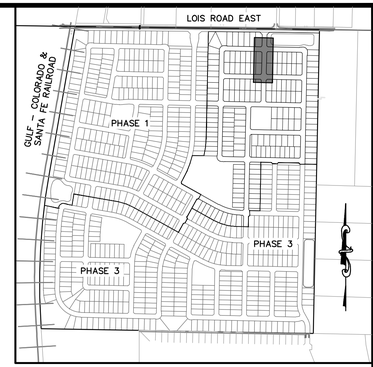
DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 36

FILE: 24007256-PH2-SSWR-PPP-24.DWG



RUN 5





KEYMAP
1"=750'

50 0 50 100

(IN FEET)
1 inch = 50 ft. (Horz)
1 inch = 5 ft. (Vert)

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL

LOIS ROAD ESTATES
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS

SANITARY SEWER PLAN & PROFILES
RUN 5

DATE 4/7/2025

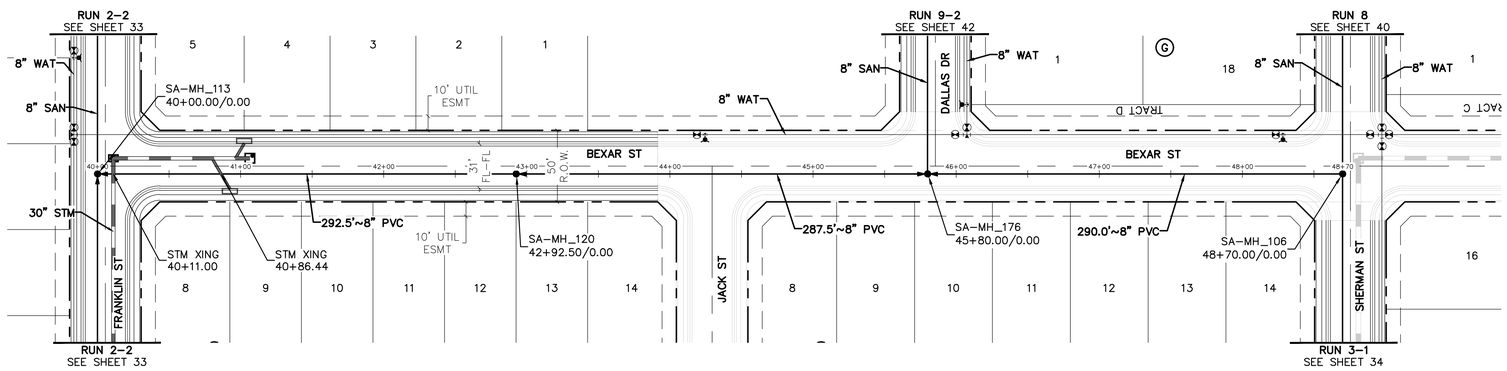
A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/14/2025 – KMB

REVISIONS

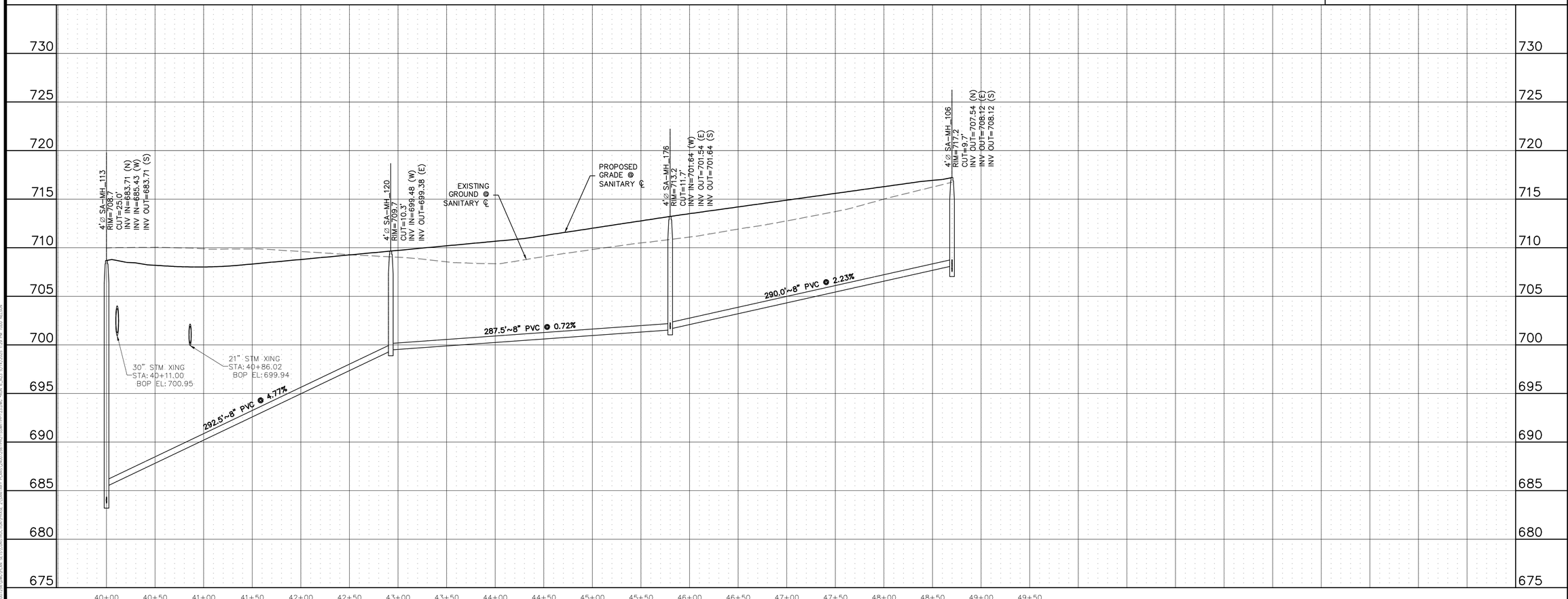
DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 37

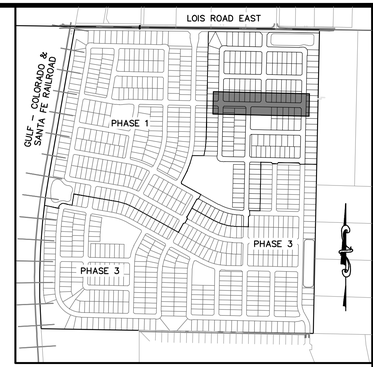
C:\USERS\TNGUYEN\ATWELL\DOCUMENTS\DOCUMENTS\PROJECTS\24007256\PLANSET\24007256-PH2-SSWR-PPP-41.DWG Tuesday, May 13, 2025 12:37:34 PM TNGUYEN

FILE: 24007256-PH2-SSWR-PPP-41.DWG

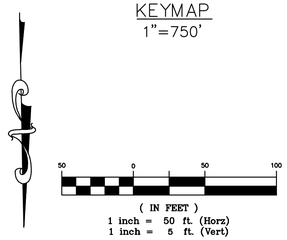


RUN 6





KEYMAP
1"=750'



(IN FEET)
1 inch = 50 ft. (Horz)
1 inch = 5 ft. (Vert)

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS–OF–WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL
LOIS ROAD ESTATES
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS

SANITARY SEWER PLAN & PROFILES
RUN 6

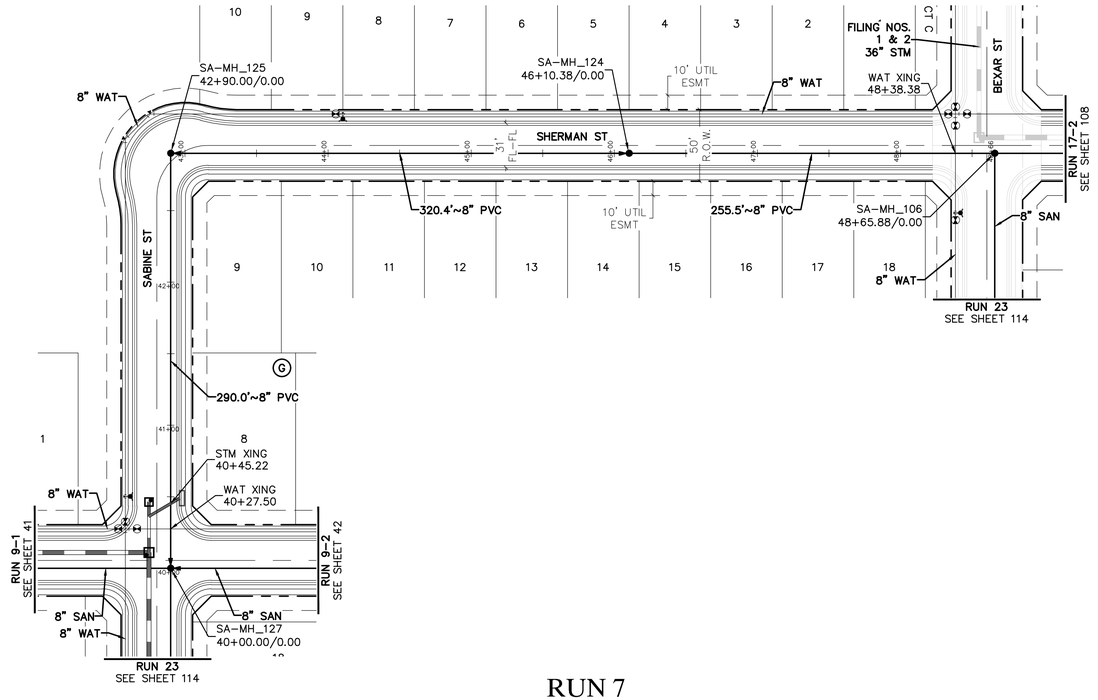
DATE 4/7/2025

A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/14/2025 – KMB

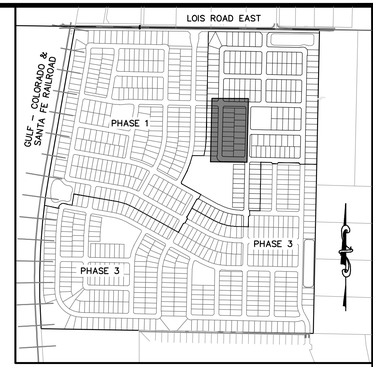
REVISIONS

DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 38

FILE: 24007256-PH2-SSWR-PPP-23.DWG



RUN 7



KEYMAP
1"=750'

50 0 50 100
(IN FEET)
1 inch = 50 ft. (Horz)
1 inch = 5 ft. (Vert)

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL
LOIS ROAD ESTATES
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS

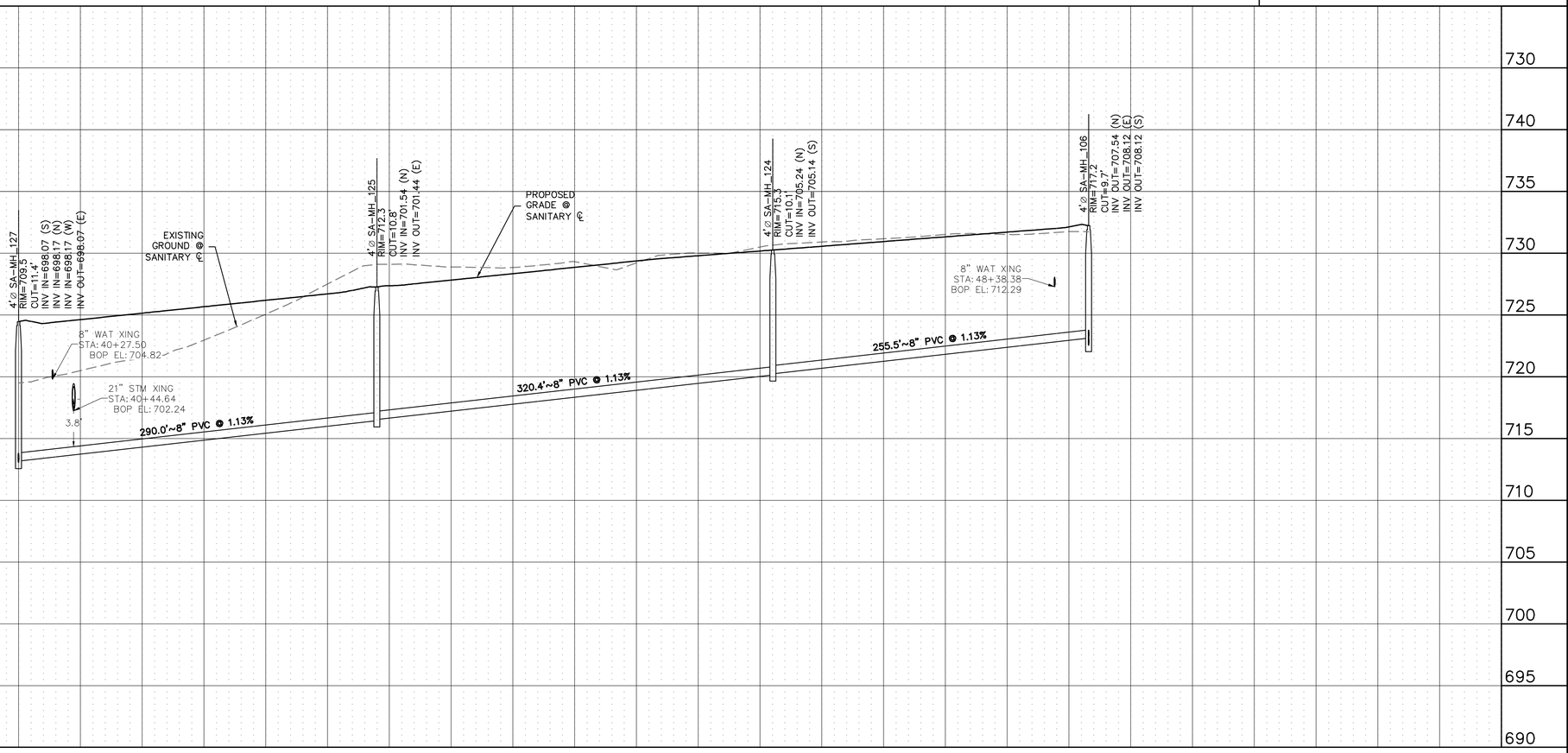
SANITARY SEWER PLAN & PROFILES
RUN 7

DATE 4/7/2025

A	1st SUBMITTAL TO JURISDICTION 4/7/2025 — KMB
B	2nd SUBMITTAL TO JURISDICTION 5/14/2025 — KMB

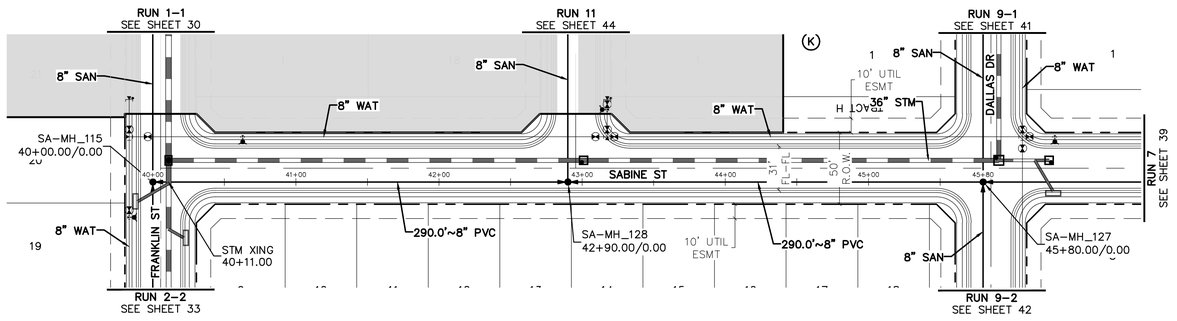
REVISIONS

DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 39

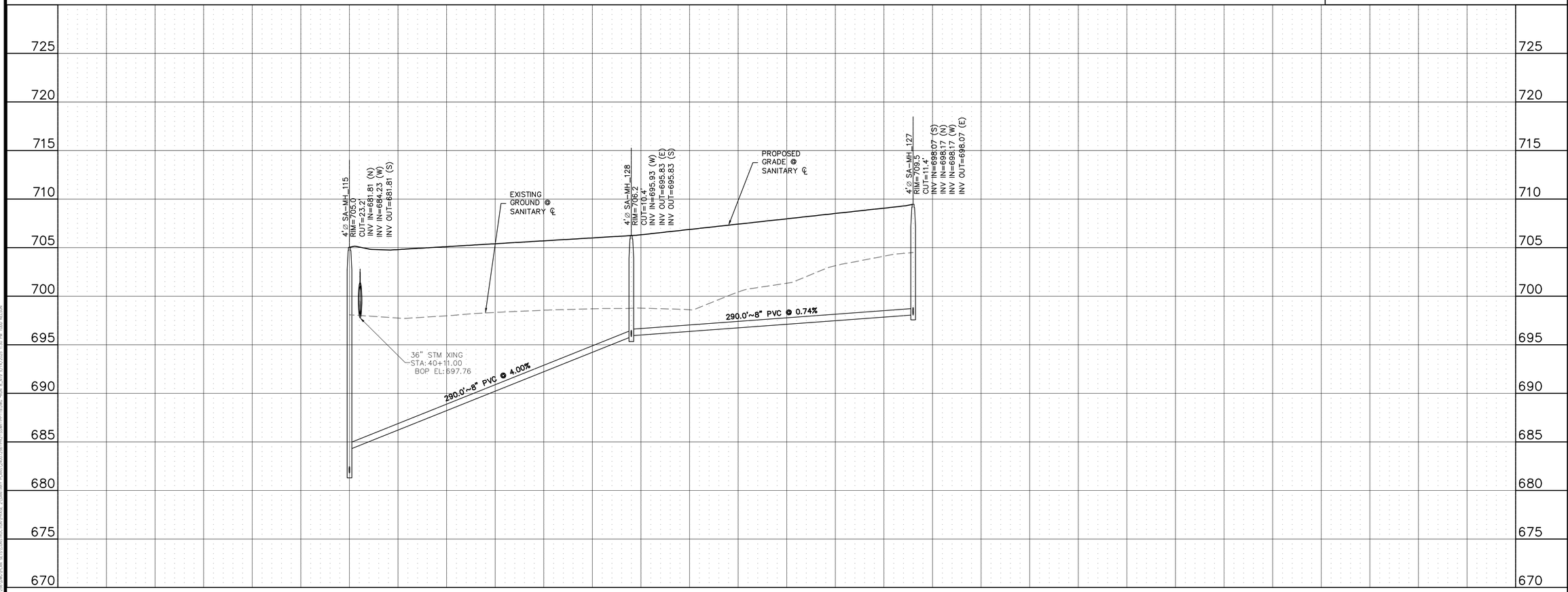


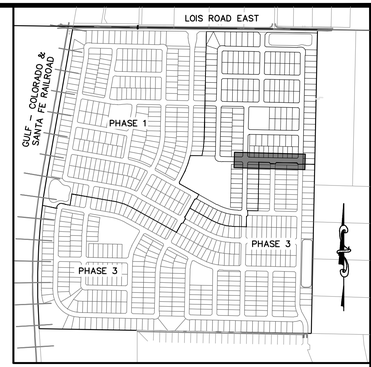
C:\Users\michael.pryor\ATWELL, LLC\Documents - Documents\Projects\24007256\Design\Plan Sheets\24007256-PH2-SSWR-PPP-08.dwg Tab: RUN 7 4/7/2025 3:01 PM michael.pryor

FILE: 24007256-PH2-SSWR-PPP-08.DWG



RUN 8





KEYMAP
1"=750'

50 0 50 100
(IN FEET)
1 inch = 50 ft. (Horz)
1 inch = 5 ft. (Vert)

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL
LOIS ROAD ESTATES
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS
SANITARY SEWER PLAN & PROFILES
RUN 8

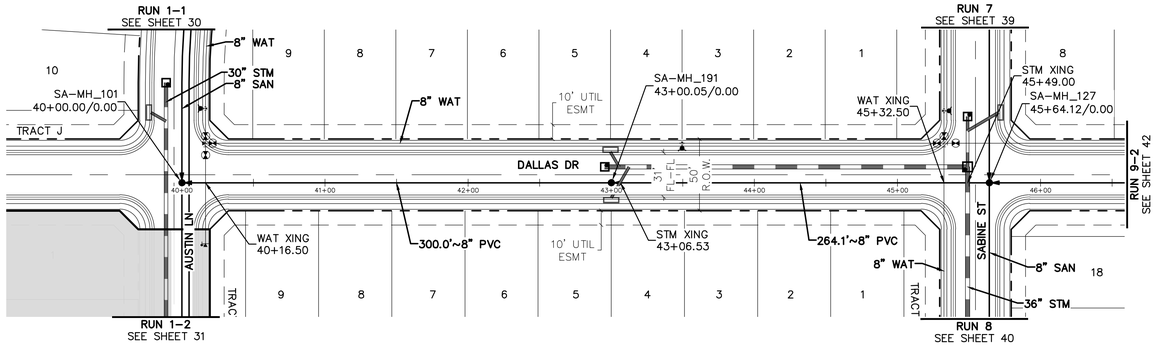
DATE 4/7/2025

A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/14/2025 – KMB

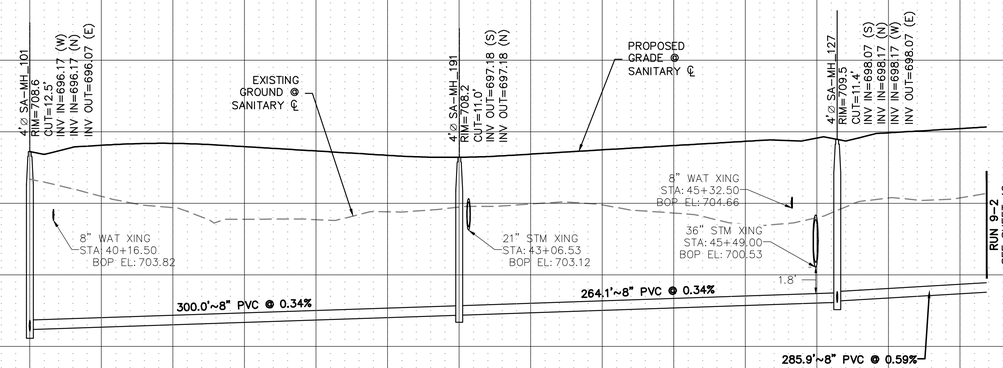
REVISIONS

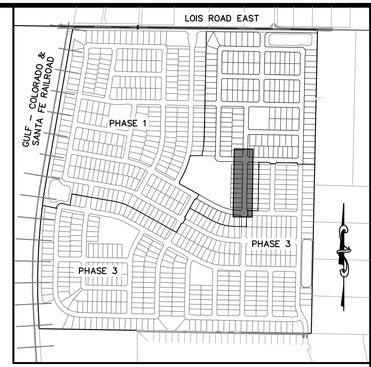
DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 40

FILE: 24007256-PH2-SSWR-PPI-19.DWG



RUN 9-1





KEYMAP
1"=750'

50 0 50 100
(IN FEET)
1 inch = 50 ft. (Horz)
1 inch = 5 ft. (Vert)

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL
LOIS ROAD ESTATES
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS

SANITARY SEWER PLAN & PROFILES
RUN 9-1

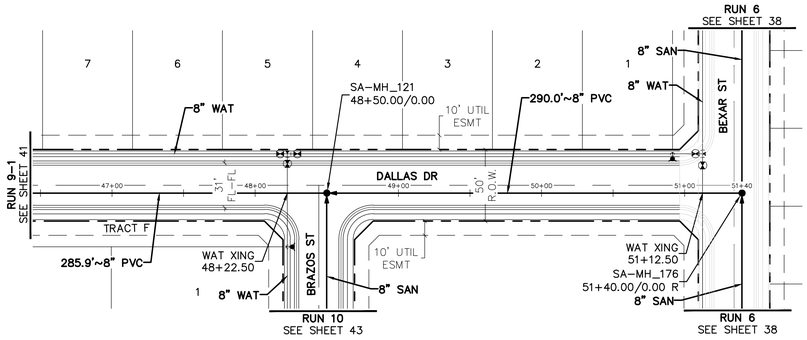
DATE 4/7/2025

A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/14/2025 – KMB

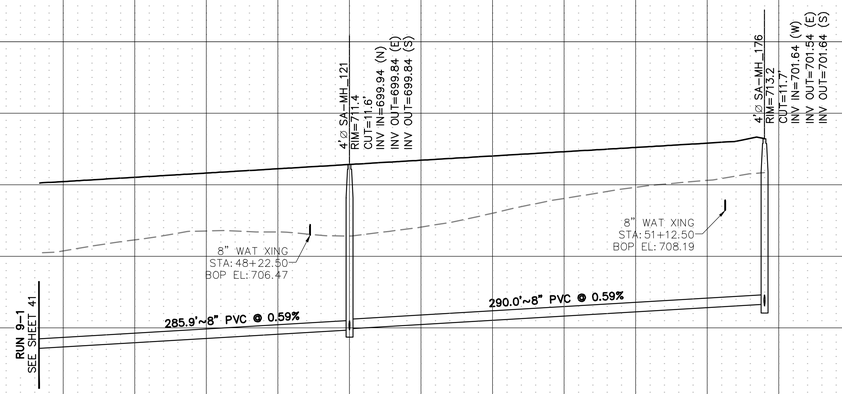
REVISIONS

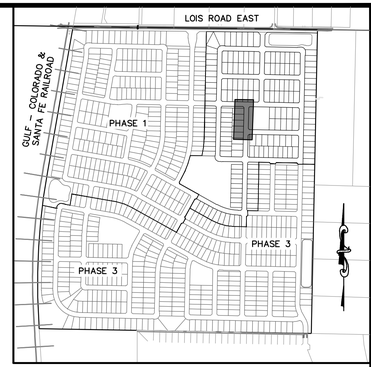
DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 41

C:\USERS\MICHAEL.PRYOR\ATWELL\DENTON\DOCUMENTS\DRAWINGS\PLANSHEETS\SSWR-PP\24007256-PH2-SSWR-PP1-18.DWG
FILE: 24007256-PH2-SSWR-PP1-18.DWG



RUN 9-2





KEYMAP
1"=750'

50 0 50 100
(IN FEET)
1 inch = 50 ft. (Horz)
1 inch = 5 ft. (Vert)

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS–OF–WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL
LOIS ROAD ESTATES
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS

SANITARY SEWER PLAN & PROFILES
RUN 9–2

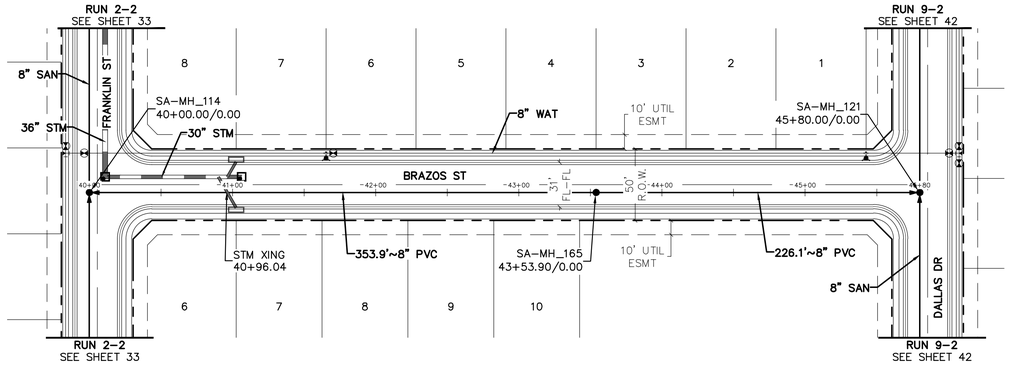
DATE 4/7/2025

A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/14/2025 – KMB

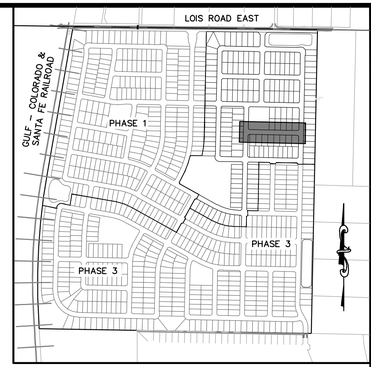
REVISIONS

DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 42

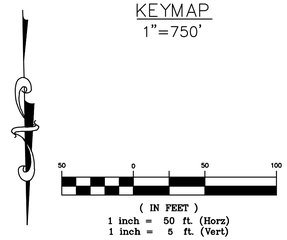
FILE: 24007256-PH2-SSWR-PPI-18-1.DWG



RUN 10

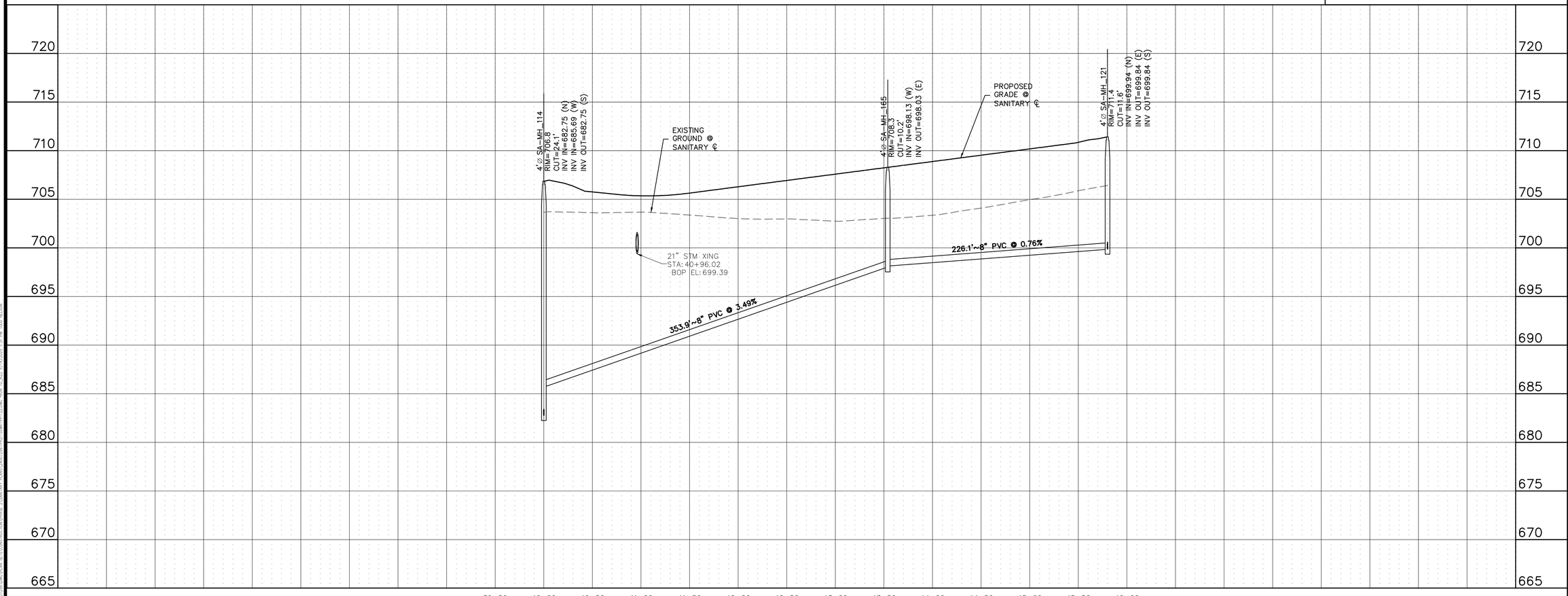


KEYMAP
1"=750'



BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.



811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT ©2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL
LOIS ROAD ESTATES
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS

SANITARY SEWER PLAN & PROFILES
RUN 10

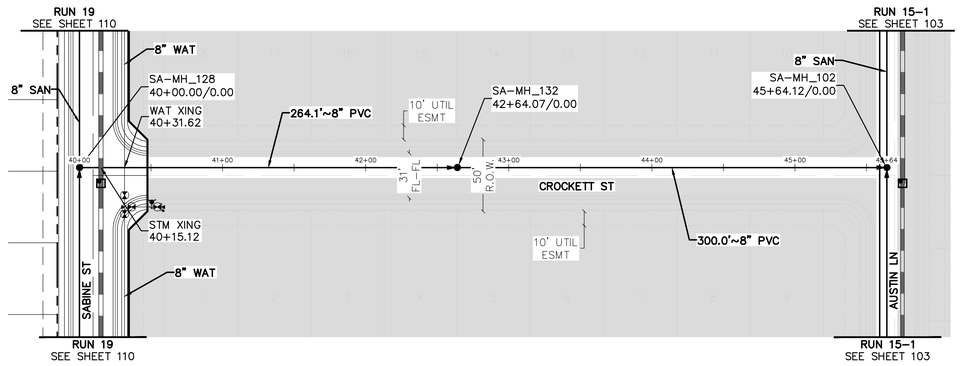
DATE 4/7/2025

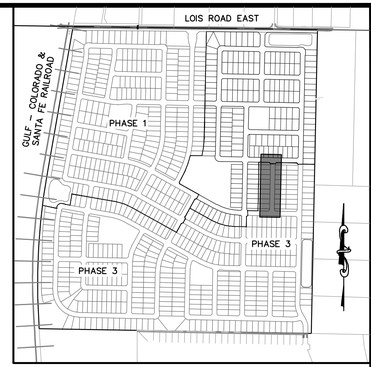
A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/14/2025 – KMB

REVISIONS

DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 43

FILE: 24007256-PH2-SSWR-PPP-22.DWG





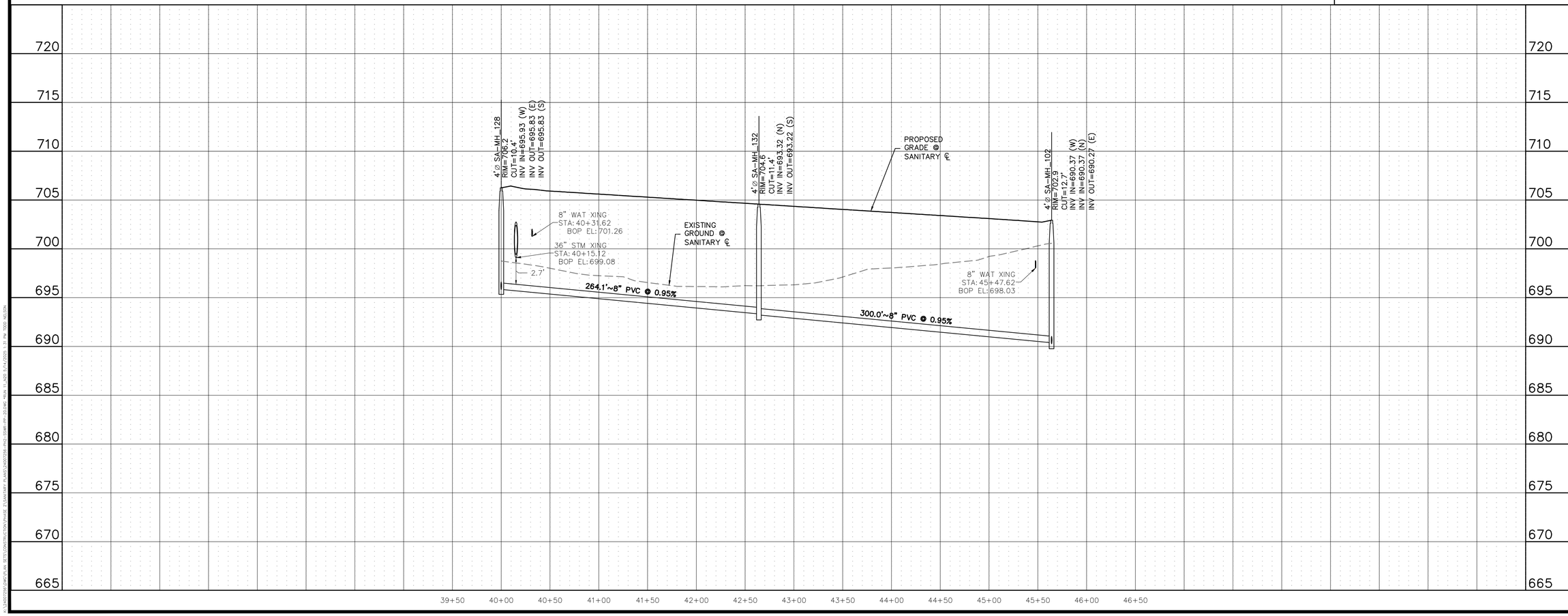
KEYMAP
1"=750'

(IN FEET)
1 inch = 50 ft. (Horz)
1 inch = 5 ft. (Vert)

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

RUN 11



811
Know what's below.
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT ©2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell.com
143 UNION BOULEVARD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL
LOIS ROAD ESTATES
CITY OF SANGER, COUNTY OF DENTON,
STATE OF TEXAS
SANITARY SEWER PLAN & PROFILES
RUN 11

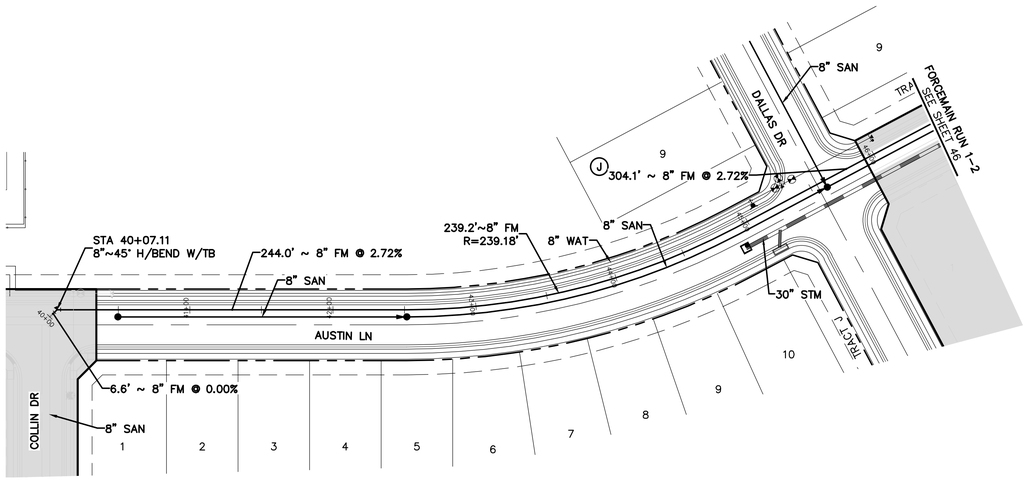
DATE 4/7/2025

A	1st SUBMITTAL TO JURISDICTION	4/7/2025 – KMR
B	2nd SUBMITTAL TO JURISDICTION	5/14/2025 – KMR

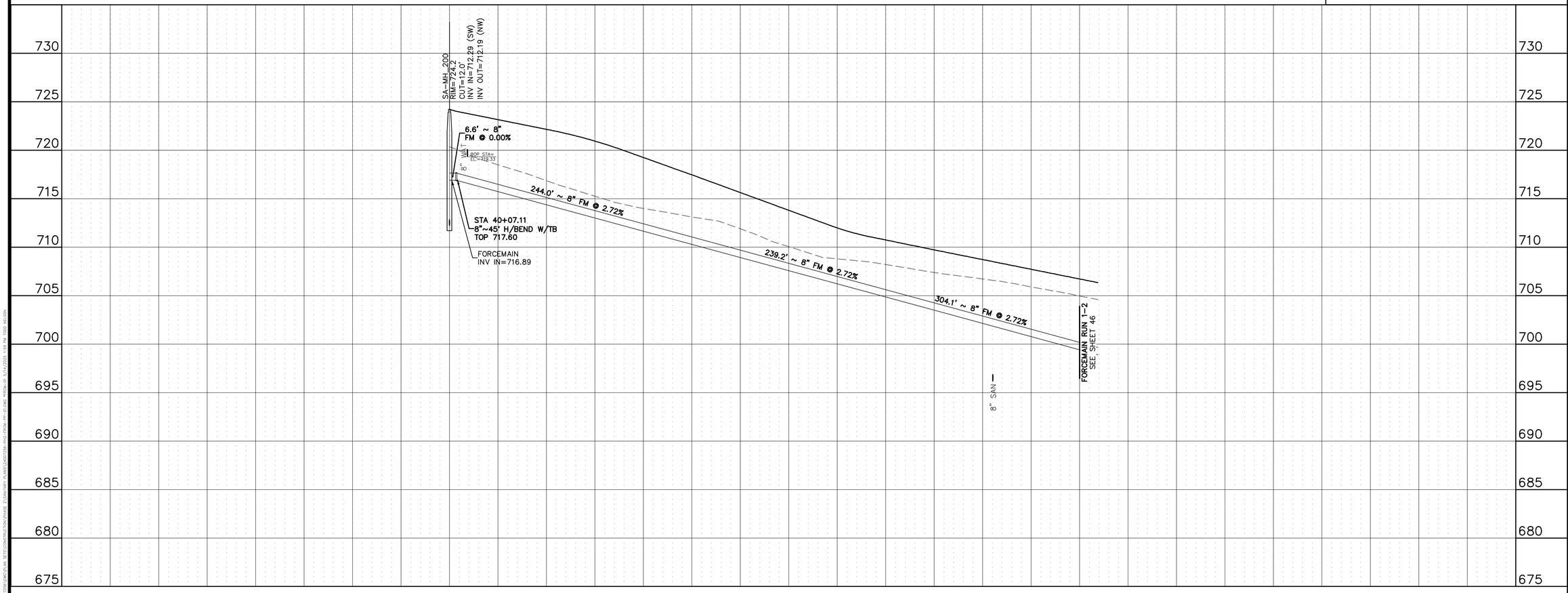
REVISIONS

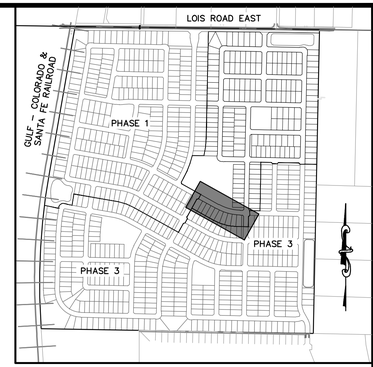
DR. TN CH. KB
P.M. JF
JOB 24007256
SHEET NO. 44

FILE: 24007256-PH2-SSWR-PP-20.DWG

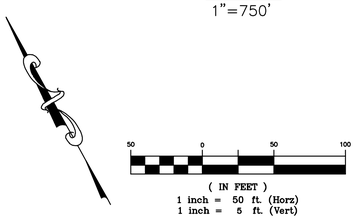


FORCEMAIN RUN 1-1





KEYMAP
1"=750'



(IN FEET)
1 inch = 50 ft. (Horz)
1 inch = 5 ft. (Vert)

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL
LOIS ROAD ESTATES
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS

SANITARY SEWER PLAN & PROFILES
FORCEMAIN RUN 1-1

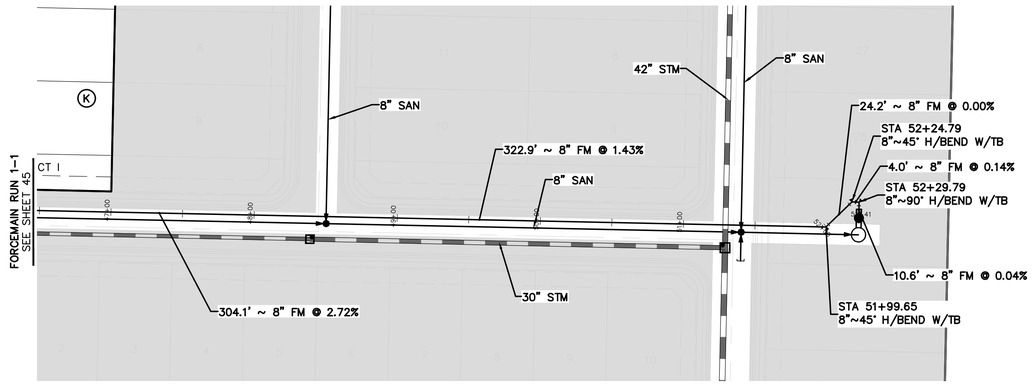
DATE 4/7/2025

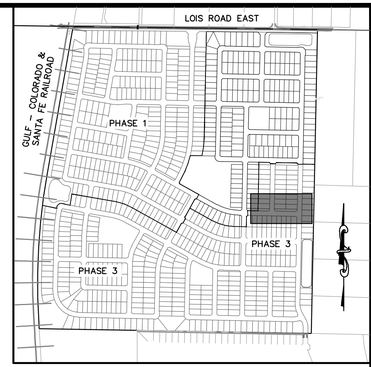
A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/14/2025 – KMB

REVISIONS

DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 45

DWG FILE: 24007256-PH2-FROM-PPI-01.DWG
LAST SAVED BY: TNGUYEN ON: 5/14/2025 1:39 PM 1:50:00





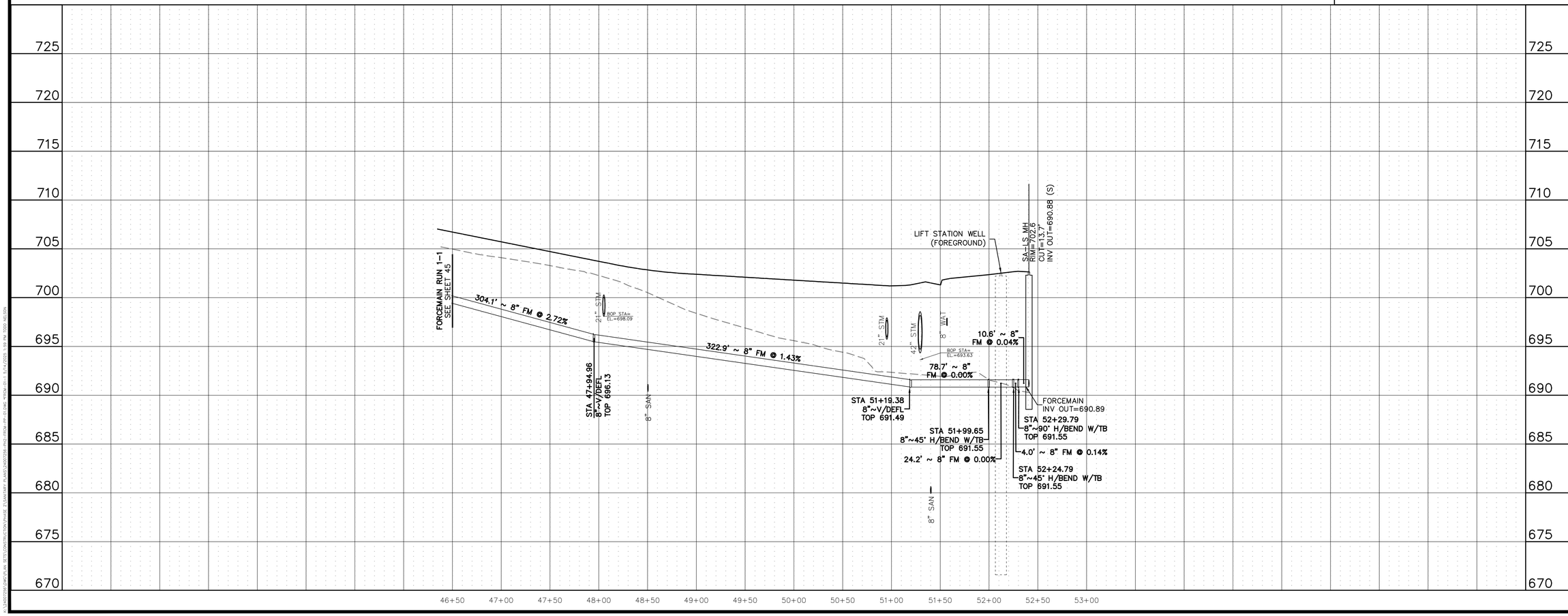
KEYMAP
1"=750'

(IN FEET)
1 inch = 50 ft. (Horz)
1 inch = 5 ft. (Vert)

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

FORCEMAIN RUN 1-2



811
Know what's below.
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT ©2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell.com
143 UNION BOULEVARD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL
LOIS ROAD ESTATES
CITY OF SANGER, COUNTY OF DENTON,
STATE OF TEXAS
SANITARY SEWER PLAN & PROFILES
FORCEMAIN RUN 1-2

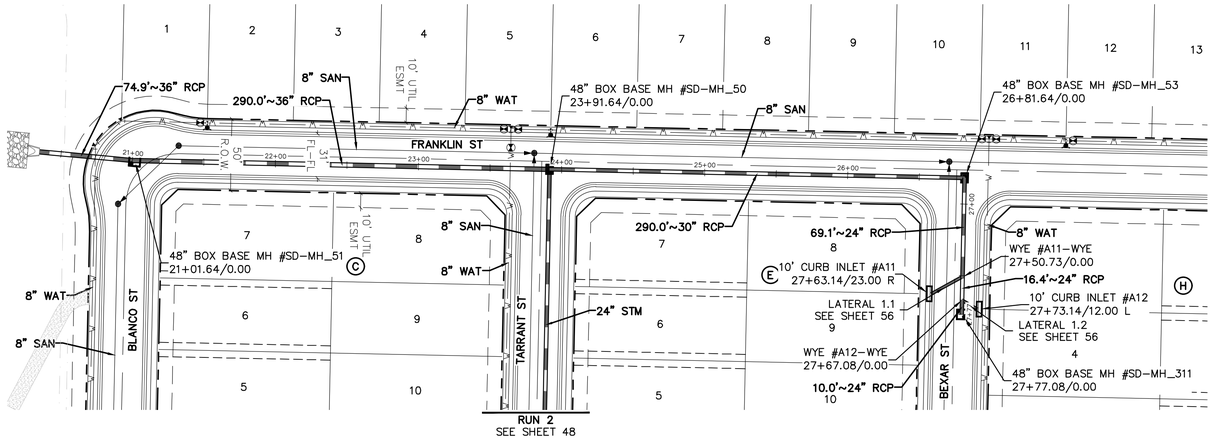
DATE 4/7/2025

A	1st SUBMITTAL TO JURISDICTION 4/7/2025 - KMR
B	2nd SUBMITTAL TO JURISDICTION 5/14/2025 - KMR

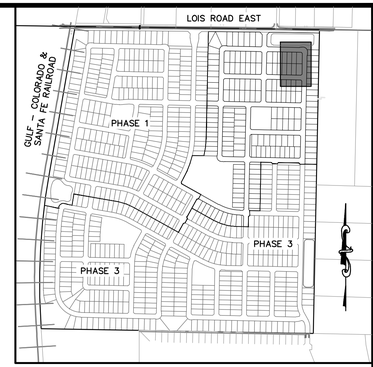
REVISIONS

DR. TN CH. KB
P.M. JF
JOB 24007256
SHEET NO. 46

FILE: 24007256-PH2-FRCM-PP-01.DWG



RUN 1



KEYMAP
1"=750'

50 0 50 100
(IN FEET)
1 inch = 50 ft. (Horz)
1 inch = 6 ft. (Vert)

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

811 Know what's below. Call before you dig.

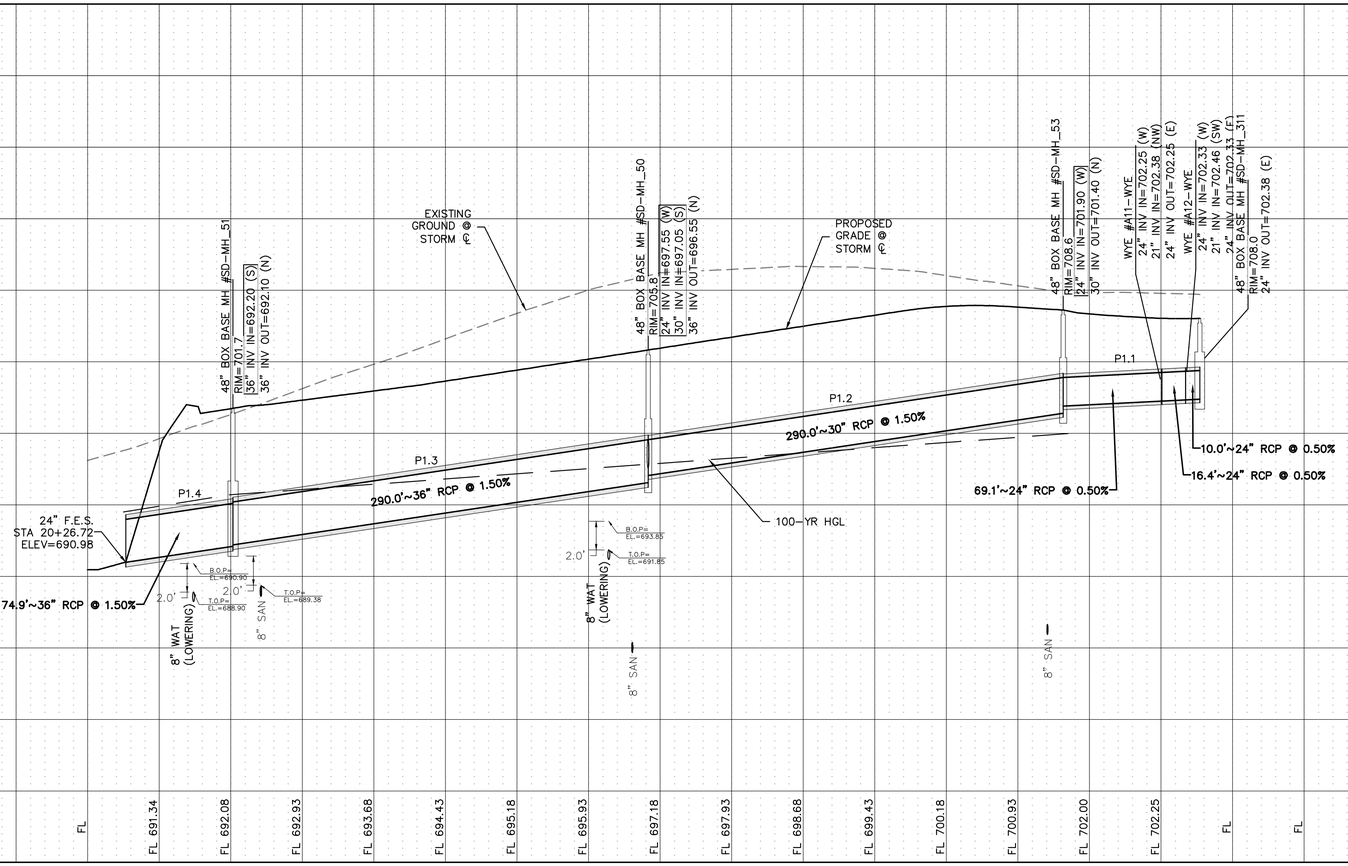
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

PIPE NUMBER	LINE RESULTS			HGL	
P1.1	Q_{CAP}	16.04	cfs	IN	704.94
	Q_{100}	24.9	cfs		
	V	7.93	fps	OUT	703.66
	S_f	0.012	ft/ft		
P1.2	Q_{CAP}	50.23	cfs	IN	703.1
	Q_{200}	24.96	cfs		
	V	10.22	fps	OUT	702.35
	S_f	0.004	ft/ft		
P1.3	Q_{CAP}	50.23	cfs	IN	701.94
	Q_{300}	48.34	cfs		
	V	9.85	fps	OUT	697.91
	S_f	0.014	ft/ft		
P1.4	Q_{CAP}	50.1	cfs	IN	697.53
	Q_{400}	48.34	cfs		
	V	9.85	fps	OUT	696.49



KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL

LOIS ROAD ESTATES
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS
STORM SEWER PLAN & PROFILES
RUN 1

DATE 4/7/2025

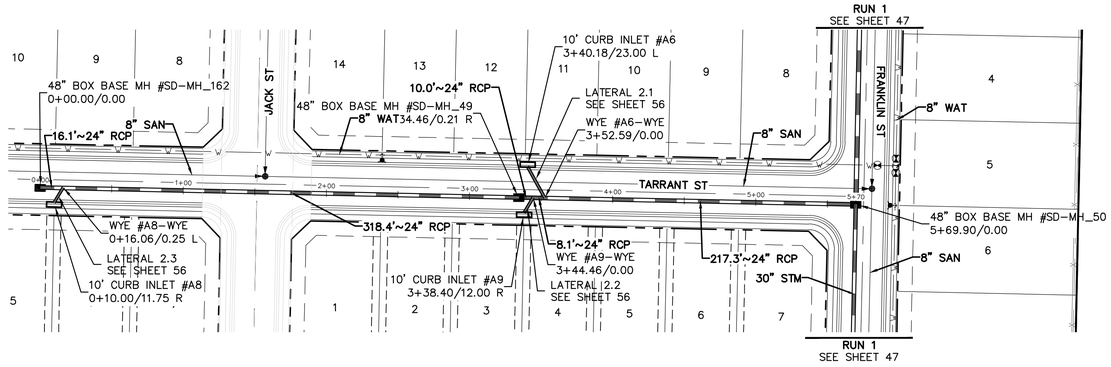
A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/14/2025 – KMB

REVISIONS

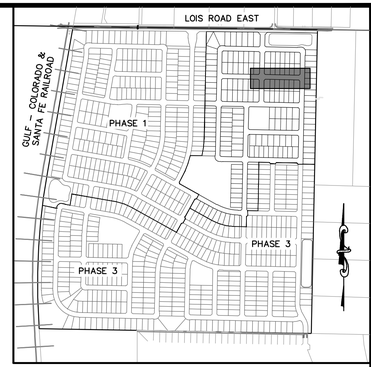
DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 47

C:\USERS\KBARLOW.ATWELL\DESKTOP\DESKTOP - ATWELL\24007256 - PH2 - STRM - P&P - 14.DWG Tue, Jun 17, 2025 - 2:57pm

FILE: 24007256-PH2-STRM-P&P-14.DWG



RUN 2



KEYMAP
1"=750'

50 0 50 100
(IN FEET)
1 inch = 50 ft. (Horz)
1 inch = 6 ft. (Vert)

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

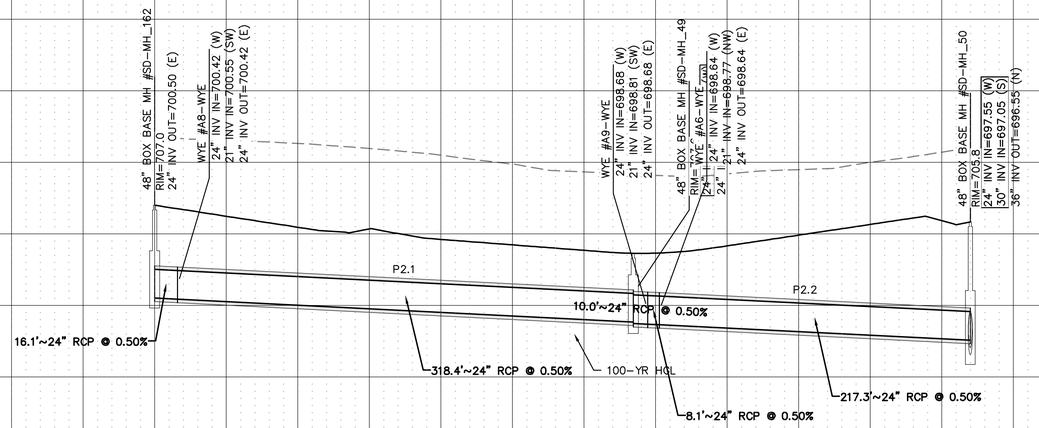
NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

PIPE NUMBER	LINE RESULTS		HGL	
P2.1	Q_{CAP}	20.73 cfs	IN	704.42
	Q_{100}	8.54 cfs		
	V	2.72 fps	OUT	704.22
	S_f	0.001 ft/ft		
P2.2	Q_{CAP}	14.89 cfs	IN	704.19
	Q_{100}	8.54 cfs		
	V	2.72 fps	OUT	703.82
	S_f	0.001 ft/ft		



735 730 725 720 715 710 705 700 695 690 685 680

−0+50 0+00 0+50 1+00 1+50 2+00 2+50 3+00 3+50 4+00 4+50 5+00 5+50 6+00 6+50

ATWELL
866.850.4200 www.atwell.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL

LOIS ROAD ESTATES
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS

STORM SEWER PLAN & PROFILES
RUN 2

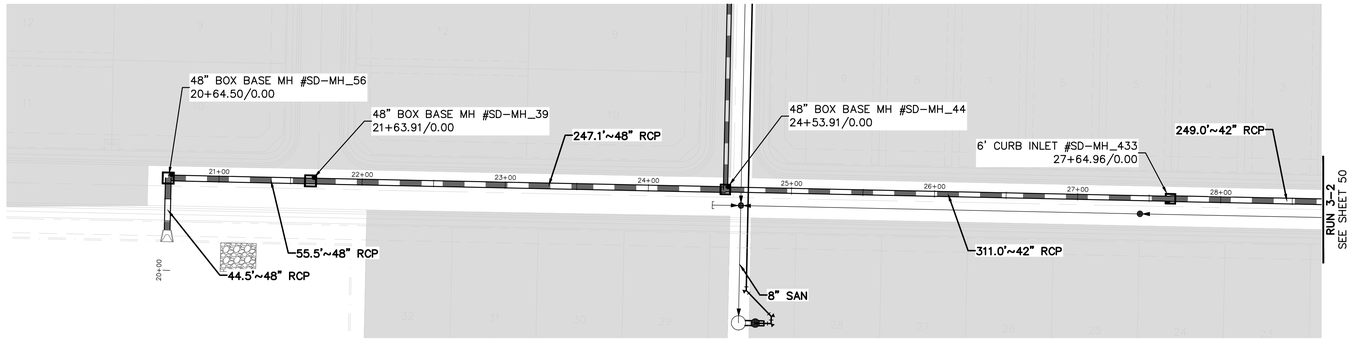
DATE 4/7/2025

A	1st SUBMITTAL TO JURISDICTION 4/7/2025 — KMB
B	2nd SUBMITTAL TO JURISDICTION 5/14/2025 — KMB

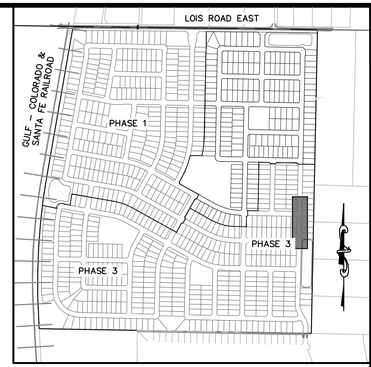
REVISIONS

DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 48

C:\USERS\TNGUYEN.ATWELL\DESKTOP\SANGER\24007256-PH2-STRM-P&P-14-1.DWG FILE: 24007256-PH2-STRM-P&P-14-1.DWG



RUN 3-1



KEYMAP
1"=750'

50 0 50 100
(IN FEET)
1 inch = 50 ft. (Horz)
1 inch = 5 ft. (Vert)

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

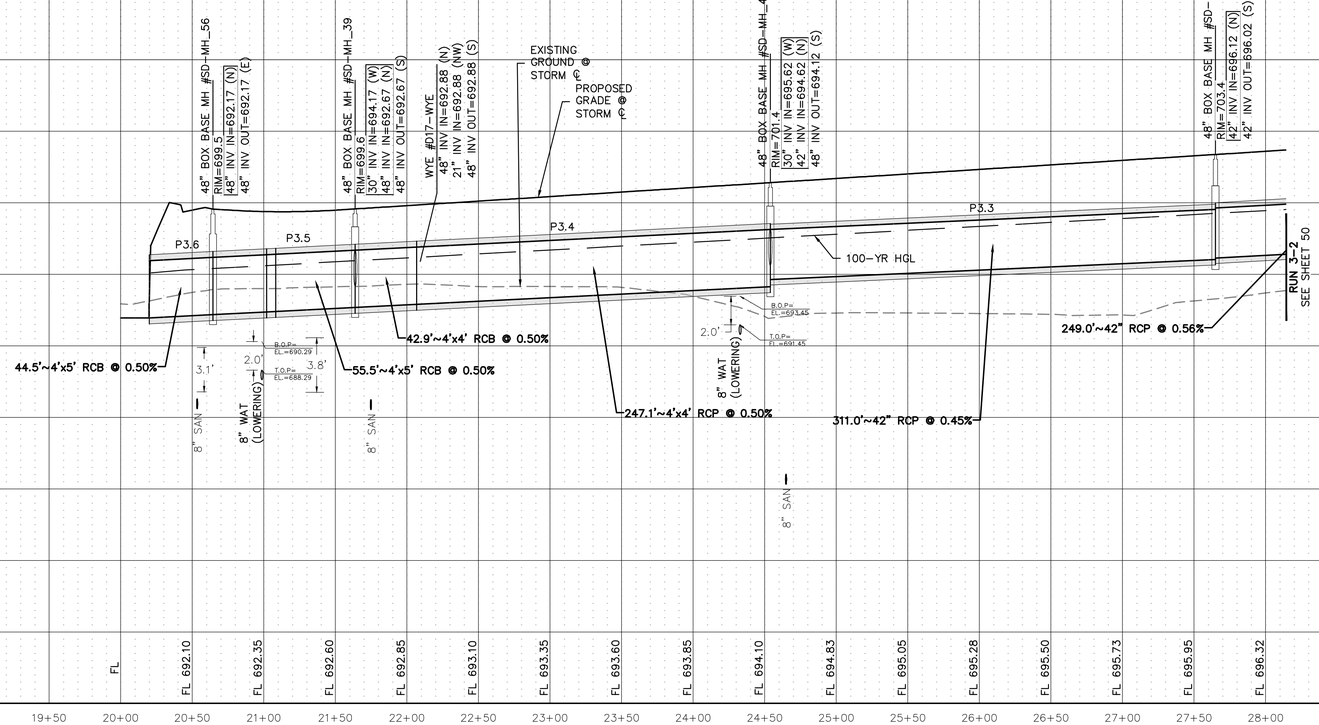
811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

P3.1	Q_{CAP}	47.16	cfs	IN	704.16
	Q_{100}	20.44	cfs		
	V	2.89	fps	OUT	703.89
	S_f	0.001	ft/ft		
P3.2	Q_{CAP}	71.14	cfs	IN	703.76
	Q_{200}	86.86	cfs		
	V	9.03	fps	OUT	701.67
	S_f	0.007	ft/ft		
P3.3	Q_{CAP}	101.56	cfs	IN	701.61
	Q_{300}	86.86	cfs		
	V	6.91	fps	OUT	700.59
	S_f	0.004	ft/ft		
P3.4	Q_{CAP}	129.32	cfs	IN	700.47
	Q_{400}	141.75	cfs		
	V	8.86	fps	OUT	698.73
	S_f	0.006	ft/ft		



ATWELL
866.850.4200 www.atwell.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL
LOIS ROAD ESTATES
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS
STORM SEWER PLAN & PROFILES
RUN 3-1

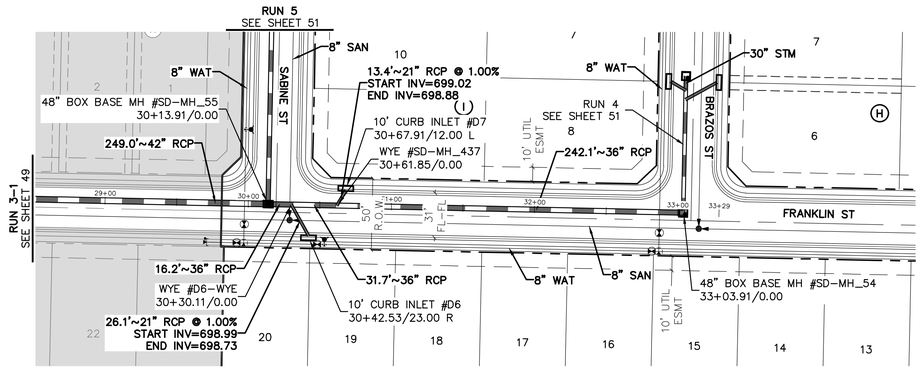
DATE 4/7/2025

A	1st SUBMITTAL TO JURISDICTION 4/7/2025 — KMB
B	2nd SUBMITTAL TO JURISDICTION 5/14/2025 — KMB

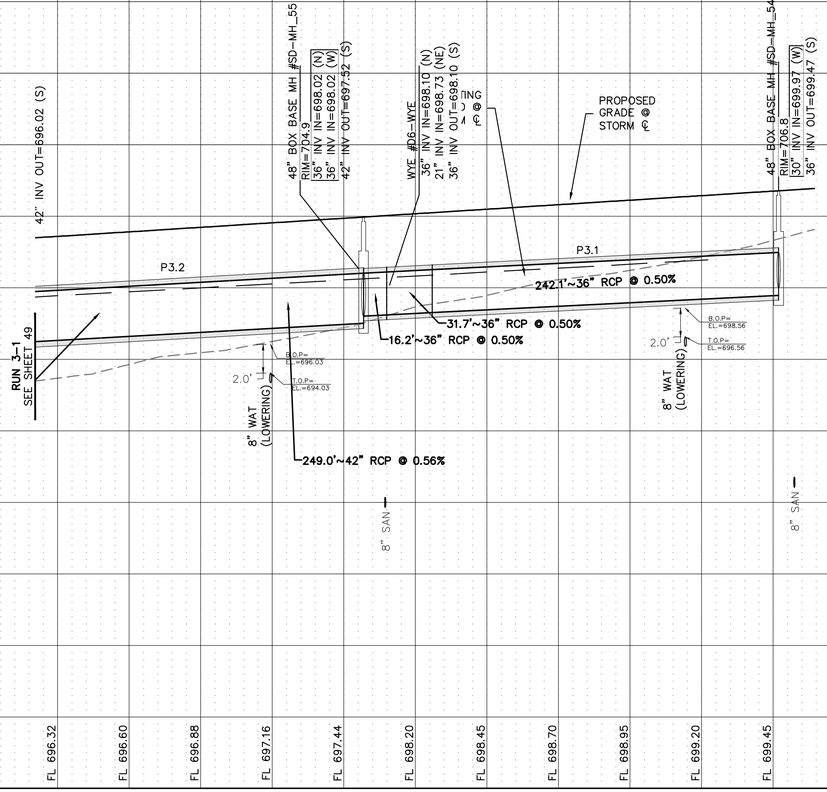
REVISIONS

DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 49

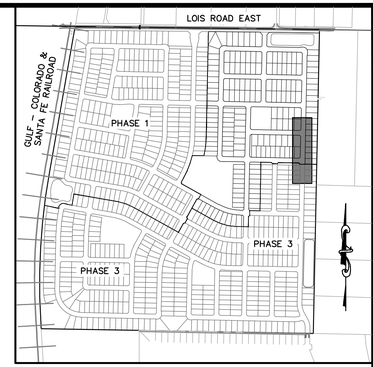
C:\ENGPDF\24007256-PH2-STRM-P&P-17.DWG | FILE: 24007256-PH2-STRM-P&P-17.DWG



RUN 3-2



P3.5	Q_{CAP}	246.7	cfs	IN	698.59
	Q_{101}	196.95	cfs		
	V	9.85	fps	OUT	698.27
	S_f	0.006	ft/ft		
P3.6	Q_{CAP}	166.77	cfs	IN	697
	Q_{101}	206.95	cfs		
	V	10.35	fps	OUT	696.32
	S_f	0.006	ft/ft		



KEYMAP
1"=750'

50 0 50 100
(IN FEET)
1 inch = 50 ft. (Horz)
1 inch = 5 ft. (Vert)

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL
LOIS ROAD ESTATES
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS
STORM SEWER PLAN & PROFILES
RUN 3-2

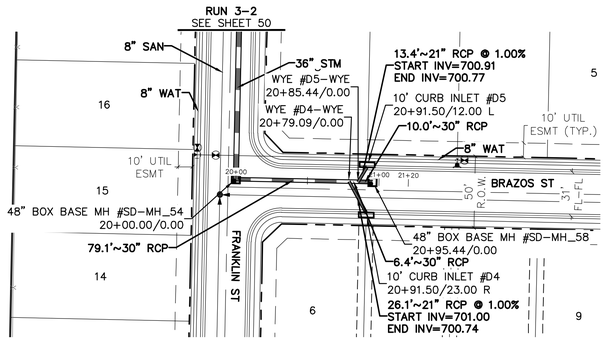
DATE 4/7/2025

A	1st SUBMITTAL TO JURISDICTION 4/7/2025 — KMB
B	2nd SUBMITTAL TO JURISDICTION 5/14/2025 — KMB

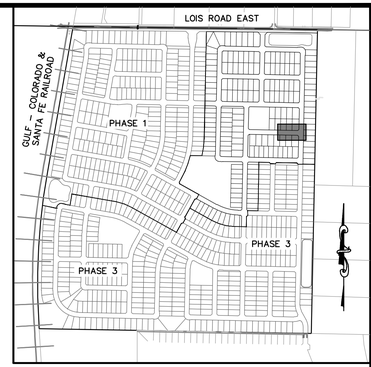
REVISIONS

DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 50

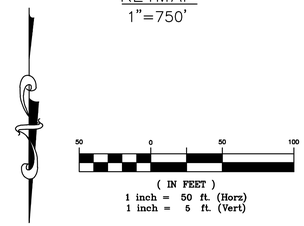
D:\PROJECTS\24007256 SANGER\CONSTRUCTION\STORM SEWER\SHEETS\P-PLAN-PROFILE\24007256-PH2-STRM-P&P-17-1.DWG
PLOT FILE: 24007256-PH2-STRM-P&P-17-1.DWG



RUN 4



KEYMAP
1"=750'



811
Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

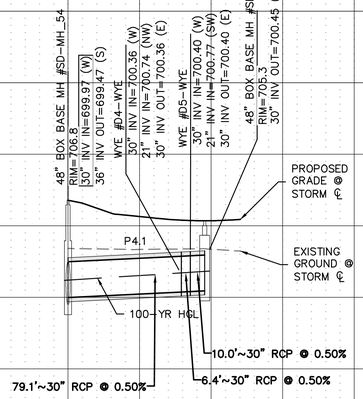
NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT ©2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS–OF–WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

PIPE NUMBER	LINE RESULTS		HGL	
P4.1	Q_{CAP}	29.09 cfs	IN	704.51
	Q_{100}	20.44 cfs		
	V	4.16 fps	OUT	704.27
	S_f	0.002 ft/ft		



ATWELL
866.850.4200 www.atwell.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL
LOIS ROAD ESTATES
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS
STORM SEWER PLAN & PROFILES
RUN 4

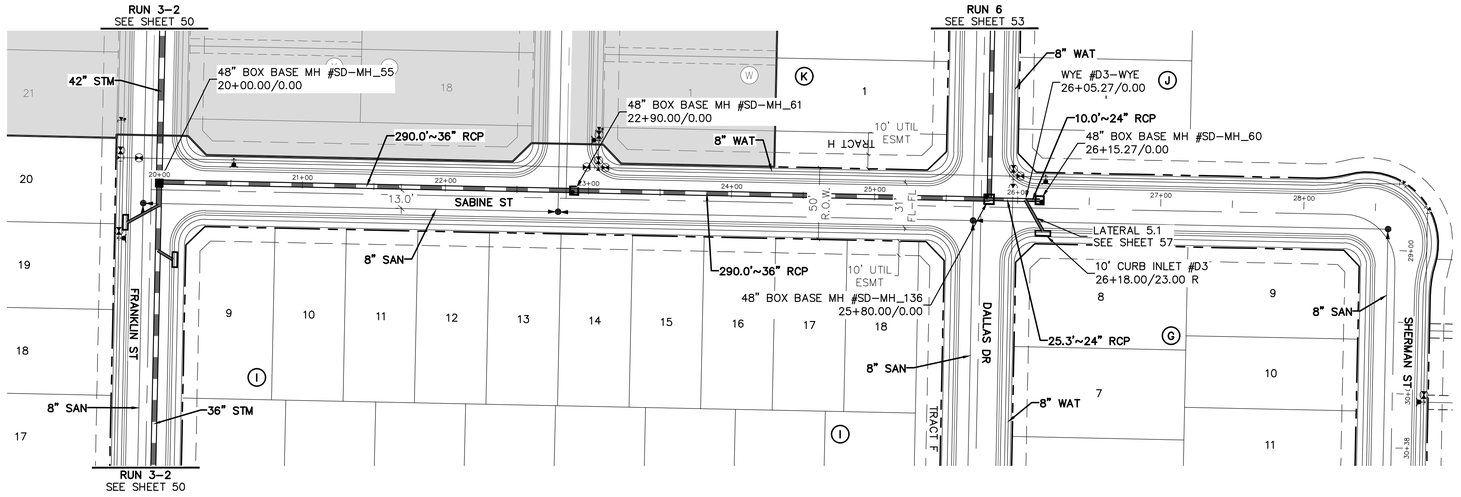
DATE 4/7/2025

A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/14/2025 – KMB

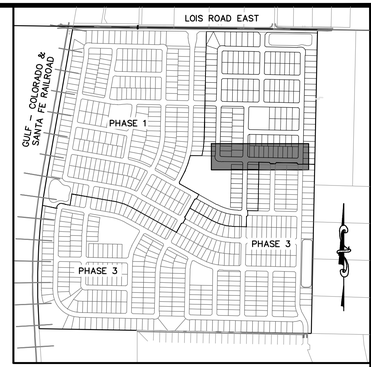
REVISIONS

DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 51

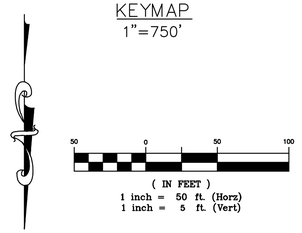
C:\USERS\MICHAEL.PRYOR\DESKTOP\ACTIVE\24007256\CIVIL\PLOT\24007256-PH2-STRM-P&P-16.DWG 5/14/2025 2:52 PM MICHAEL.PRYOR



RUN 5



KEYMAP
1"=750'



BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS–OF–WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

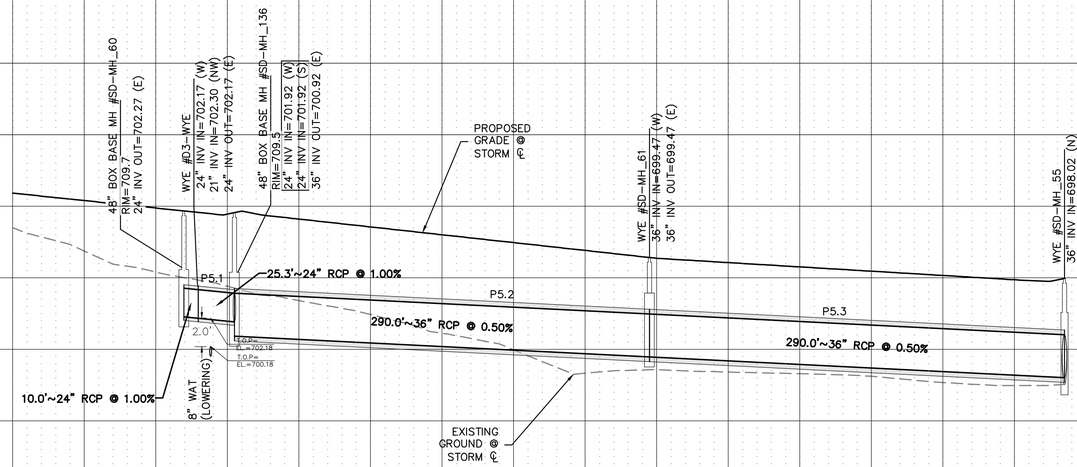
811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

PIPE NUMBER	LINE RESULTS			HGL	
P5.1	Q_{CAP}	38.05	cfs	IN	706.62
	Q_{100}	19.5	cfs		
	V	3.97	fps	OUT	706.48
	S_f	0.002	ft/ft		
P5.2	Q_{CAP}	47.16	cfs	IN	706.39
	Q_{100}	46.66	cfs		
	V	6.6	fps	OUT	704.97
	S_f	0.005	ft/ft		
P5.3	Q_{CAP}	71.14	cfs	IN	704.94
	Q_{100}	46.66	cfs		
	V	4.85	fps	OUT	704.32



ATWELL
866.850.4200 www.atwell.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL

LOIS ROAD ESTATES
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS
STORM SEWER PLAN & PROFILES
RUN 5

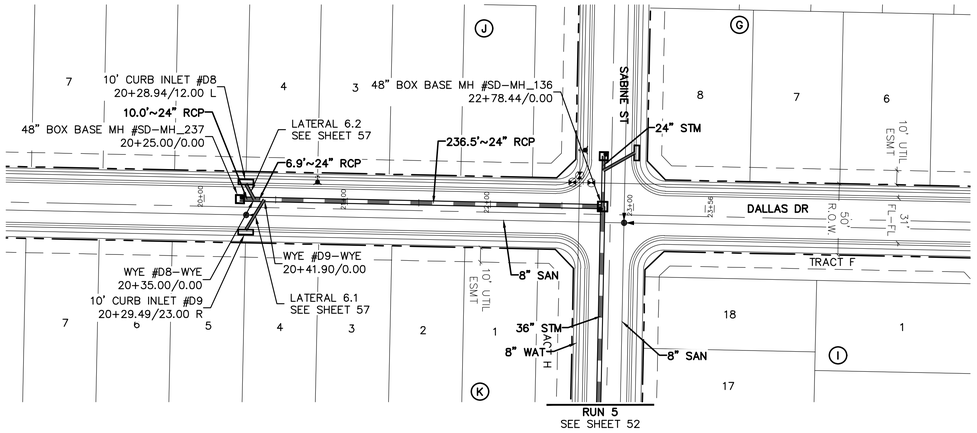
DATE 4/7/2025

A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/14/2025 – KMB

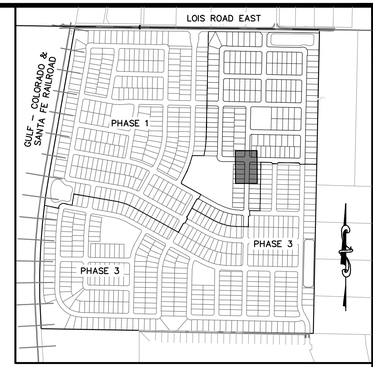
REVISIONS

DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 52

FILE: 24007256–PH2–STRM–P&P–15.DWG



RUN 6



KEYMAP
1"=750'

50 0 50 100
(IN FEET)
1 inch = 50 ft. (Horz)
1 inch = 5 ft. (Vert)

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

811 Know what's below. Call before you dig.

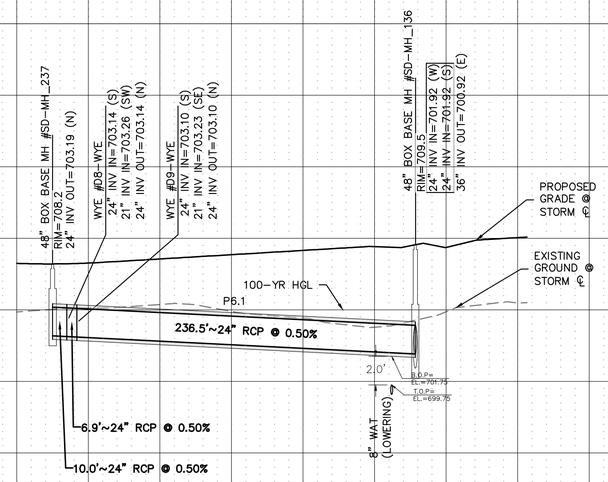
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

PIPE NUMBER	LINE RESULTS		HGL	
P6.1	Q_{CAP}	47.21 cfs	IN	707.52
	Q_{100}	27.16 cfs		
	V	3.84 fps	OUT	707.1
	S_f	0.002 ft/ft		



KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL
LOIS ROAD ESTATES
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS
STORM SEWER PLAN & PROFILES
RUN 6

DATE 4/7/2025

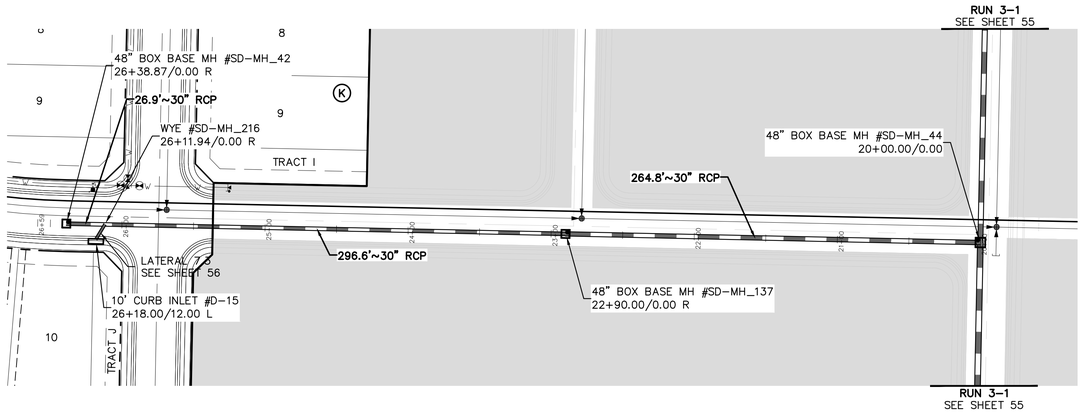
A	1st SUBMITTAL TO JURISDICTION 4/7/2025 — KMB
B	2nd SUBMITTAL TO JURISDICTION 5/14/2025 — KMB

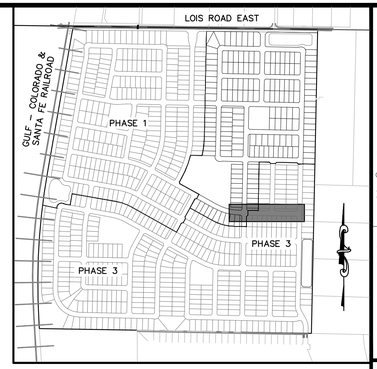
REVISIONS

DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 53

D:\2400725\6-PLAN SETS\CONSTRUCTION\STORM SEWER\SHEETS\P-PLAN-SEWER-RUN6_4-7-2025 2:31 PM JOSH.WILSON

FILE: 24007256-PH2-STRM-PLAP-38.DWG





KEYMAP
1"=750'

50 0 50 100
(IN FEET)
1 inch = 50 ft. (Horz)
1 inch = 5 ft. (Vert)

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

811 Know what's below. Call before you dig.

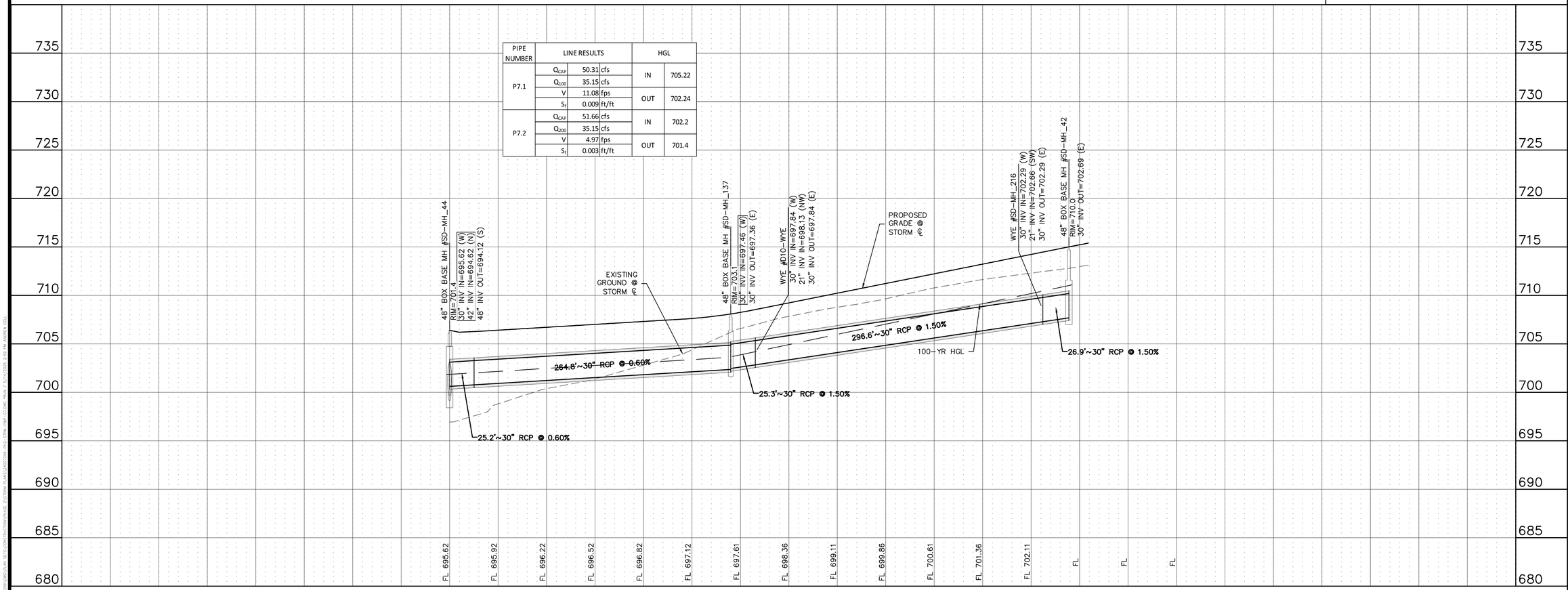
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

RUN 7

PIPE NUMBER	LINE RESULTS		HGL	
P7.1	Q_{CAP}	50.31 cfs	IN	705.22
	Q_{100}	35.15 cfs		
	V	11.08 fps	OUT	702.24
	S_f	0.009 ft/ft		
P7.2	Q_{CAP}	51.66 cfs	IN	702.2
	Q_{200}	35.15 cfs		
	V	4.97 fps	OUT	701.4
	S_f	0.003 ft/ft		



ATWELL
866.850.4200 www.atwell.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL

LOIS ROAD ESTATES
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS

STORM SEWER PLAN & PROFILES
RUN 7

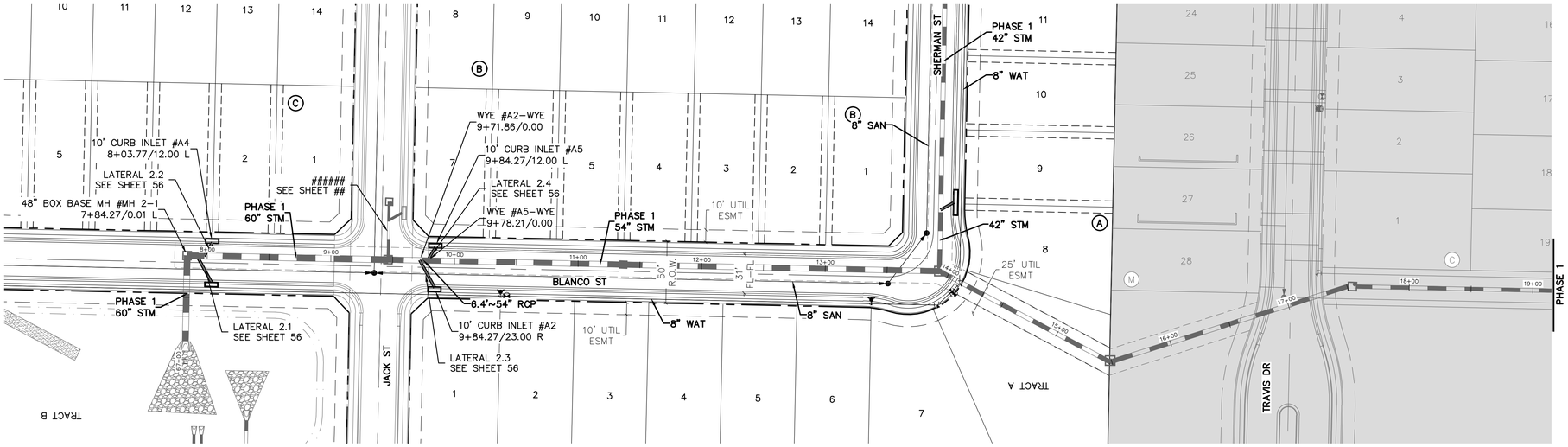
DATE 4/7/2025

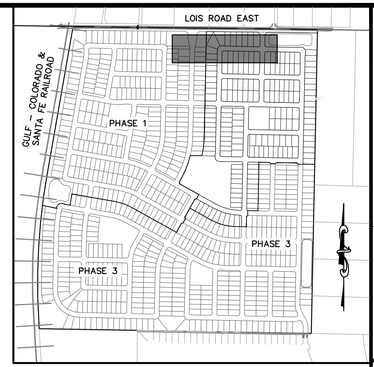
A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/14/2025 – KMB

REVISIONS

DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 54

C:\Documents and Settings\kmbrown\Local Settings\Temporary Internet Files\Content.Outlook\TJ4Y3HJ\24007256-PH2-STRM-PLAP-07.DWG
FILE: 24007256-PH2-STRM-PLAP-07.DWG





KEYMAP
1"=750'

50 0 50 100
(IN FEET)
1 inch = 50 ft. (Horz)
1 inch = 5 ft. (Vert)

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

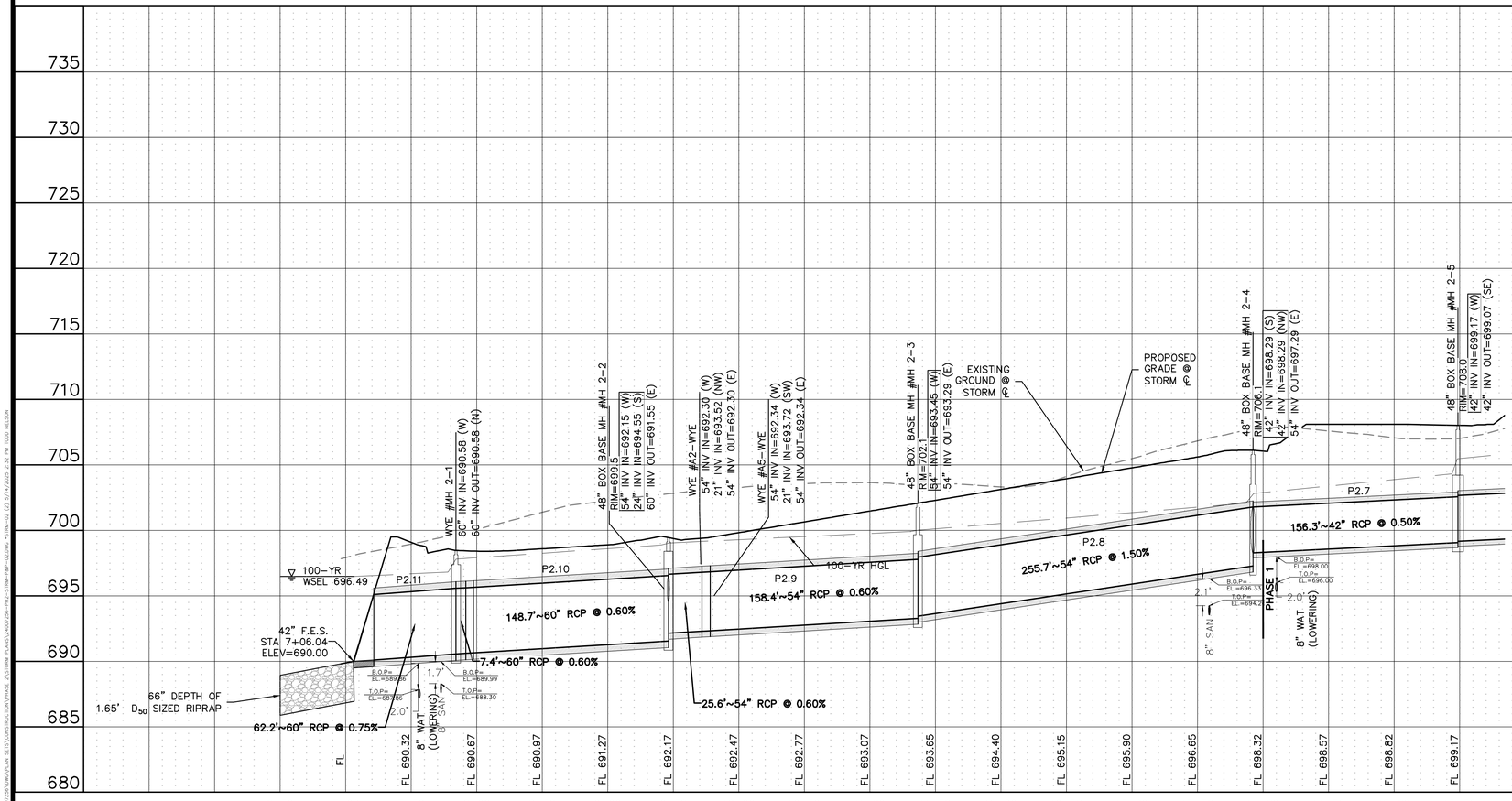
COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

EXISTING RUN 2-1



PIPE NUMBER	LINE RESULTS			HGL	
P2.1	Q_{CAP}	19.74	cfs	IN	721.08
	Q_{100}	31.4	cfs		
	V	9.99	fps	OUT	720.15
	S_f	0.019	ft/ft		
P2.2	Q_{CAP}	57.69	cfs	IN	719.98
	Q_{100}	51.56	cfs		
	V	7.29	fps	OUT	718.41
	S_f	0.006	ft/ft		
P2.3	Q_{CAP}	51.63	cfs	IN	718.3
	Q_{100}	51.56	cfs		
	V	7.29	fps	OUT	716.73
	S_f	0.006	ft/ft		
P2.4	Q_{CAP}	131.97	cfs	IN	715.76
	Q_{100}	80.62	cfs		
	V	11.41	fps	OUT	715
	S_f	0.015	ft/ft		
P2.5	Q_{CAP}	128.29	cfs	IN	713.07
	Q_{100}	98.46	cfs		
	V	13.93	fps	OUT	708.17
	S_f	0.022	ft/ft		
P2.6	Q_{CAP}	67.35	cfs	IN	707.43
	Q_{100}	98.46	cfs		
	V	10.23	fps	OUT	705.47
	S_f	0.01	ft/ft		
P2.7	Q_{CAP}	71.06	cfs	IN	704.32
	Q_{100}	98.46	cfs		
	V	10.23	fps	OUT	702.82
	S_f	0.01	ft/ft		

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL
LOIS ROAD ESTATES
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS
STORM SEWER PLAN & PROFILES
EXISTING RUN 2-1

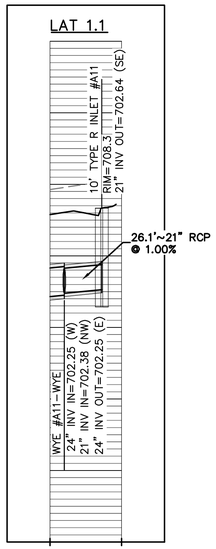
DATE 4/7/2025

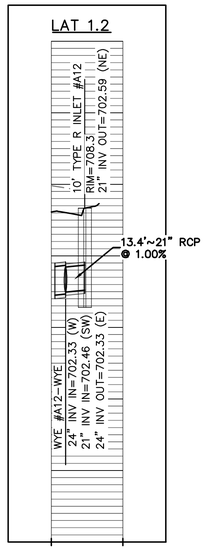
A	1st SUBMITTAL TO JURISDICTION 4/7/2025 — KMB
B	2nd SUBMITTAL TO JURISDICTION 5/14/2025 — KMB

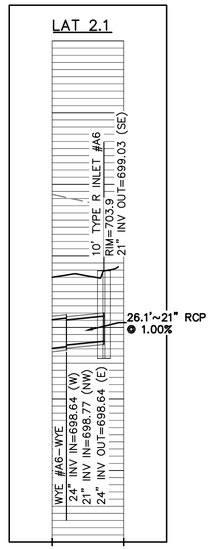
REVISIONS

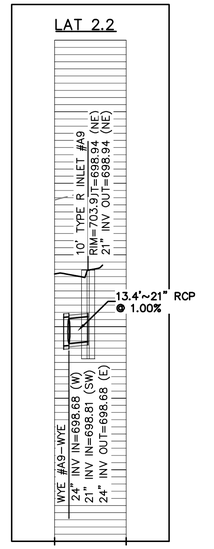
DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 55

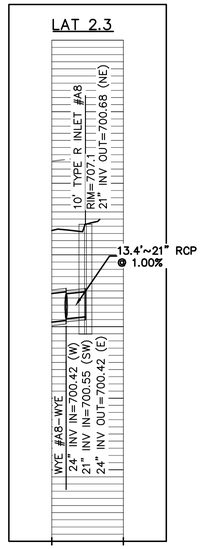
C:\Users\tnguyen\Documents\ACCDocs\Kalter Capital\Lois Road Estates\Project Files\24007256-PH2-STRM-P&P-02.dwg

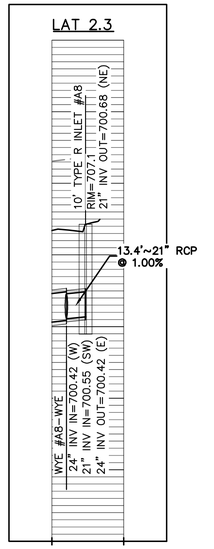


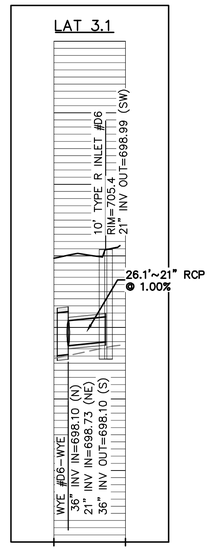


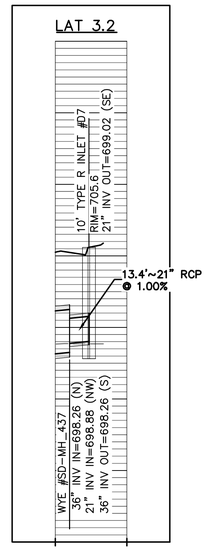


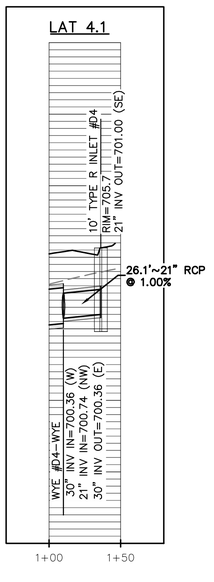


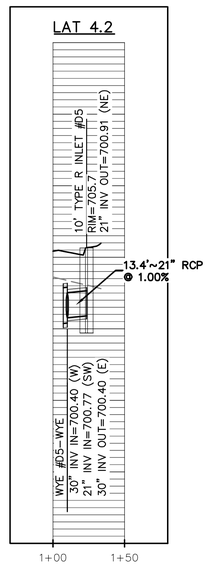


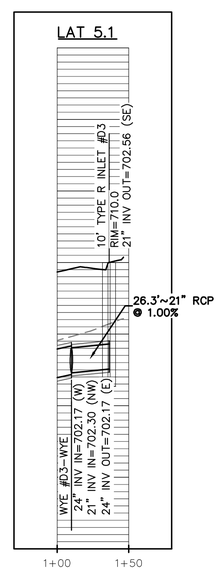


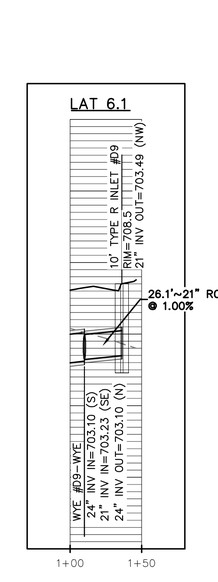


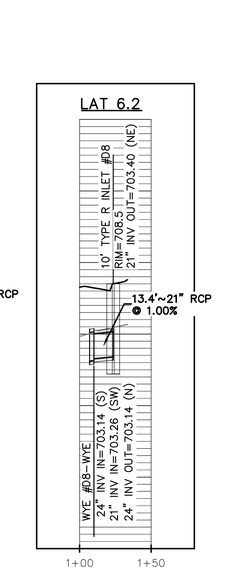


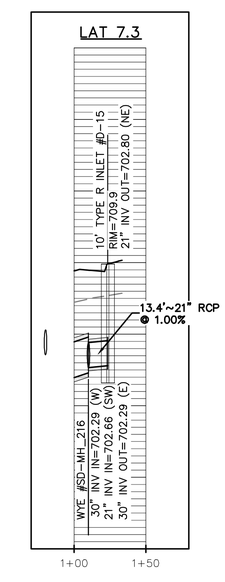












BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

811
Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell-group.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT

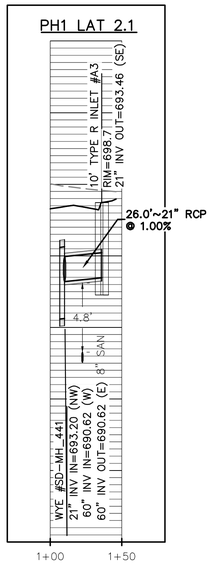
KALTER CAPITAL
LOIS ROAD ESTATES – FILING NO. 3
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS
STORM SEWER PLAN & PROFILES
LATERALS 01

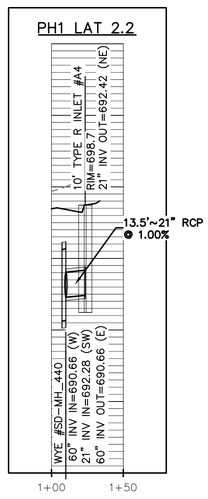
DATE 4/7/2025

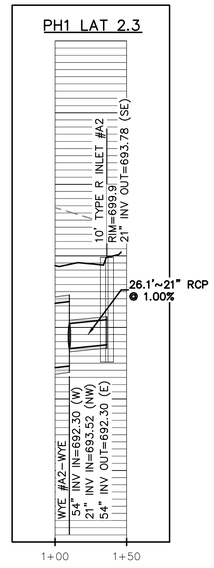
	REVISIONS
A	1ST SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2ND SUBMITTAL TO JURISDICTION 5/14/2025 – KMB

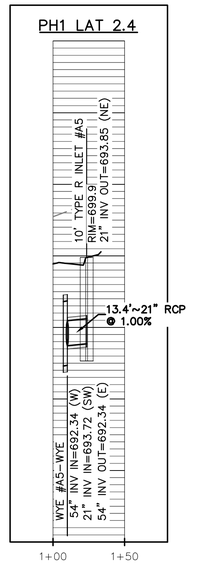
DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 56

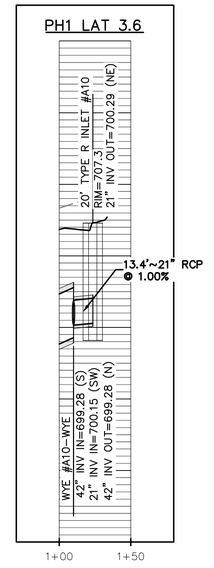
FILE: 24007256-PH2-STRM-LAT-01.DWG











BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell-group.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT

LOIS ROAD ESTATES – FILING NO. 3
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS

STORM SEWER PLAN & PROFILES
LATERALS 02

DATE 4/7/2025

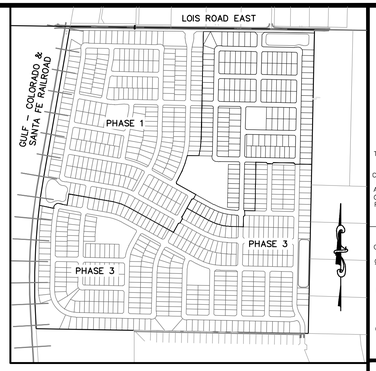
A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/14/2025 – KMB

REVISIONS

DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 57

FILE: 24007256-PH2-STRM-LAT-01.DWG





KEYMAP
1"=750'

LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- PROPOSED LOT LINE
- EXISTING LOT LINE
- PROPOSED CATCH CURB & GUTTER
- PROPOSED SPILL CURB & GUTTER
- EXISTING CURB & GUTTER
- PROPOSED SIDEWALK
- EXISTING SIDEWALK
- EXISTING SECTION LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED CONTOURS
- EXISTING CONTOURS

A = BASIN DESIGNATION
B = AREA IN ACRES

1 DESIGN POINT

150 0 150 300
(IN FEET)
1 inch = 150 ft.

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT ©2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell-group.com
143 UNION BOULEVARD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL
LOIS ROAD ESTATES – FILING NO. 3
CITY OF SANGER, COUNTY OF DENTON,
STATE OF TEXAS
POND PLAN & DETAILS
PROPOSED DRAINAGE MAP

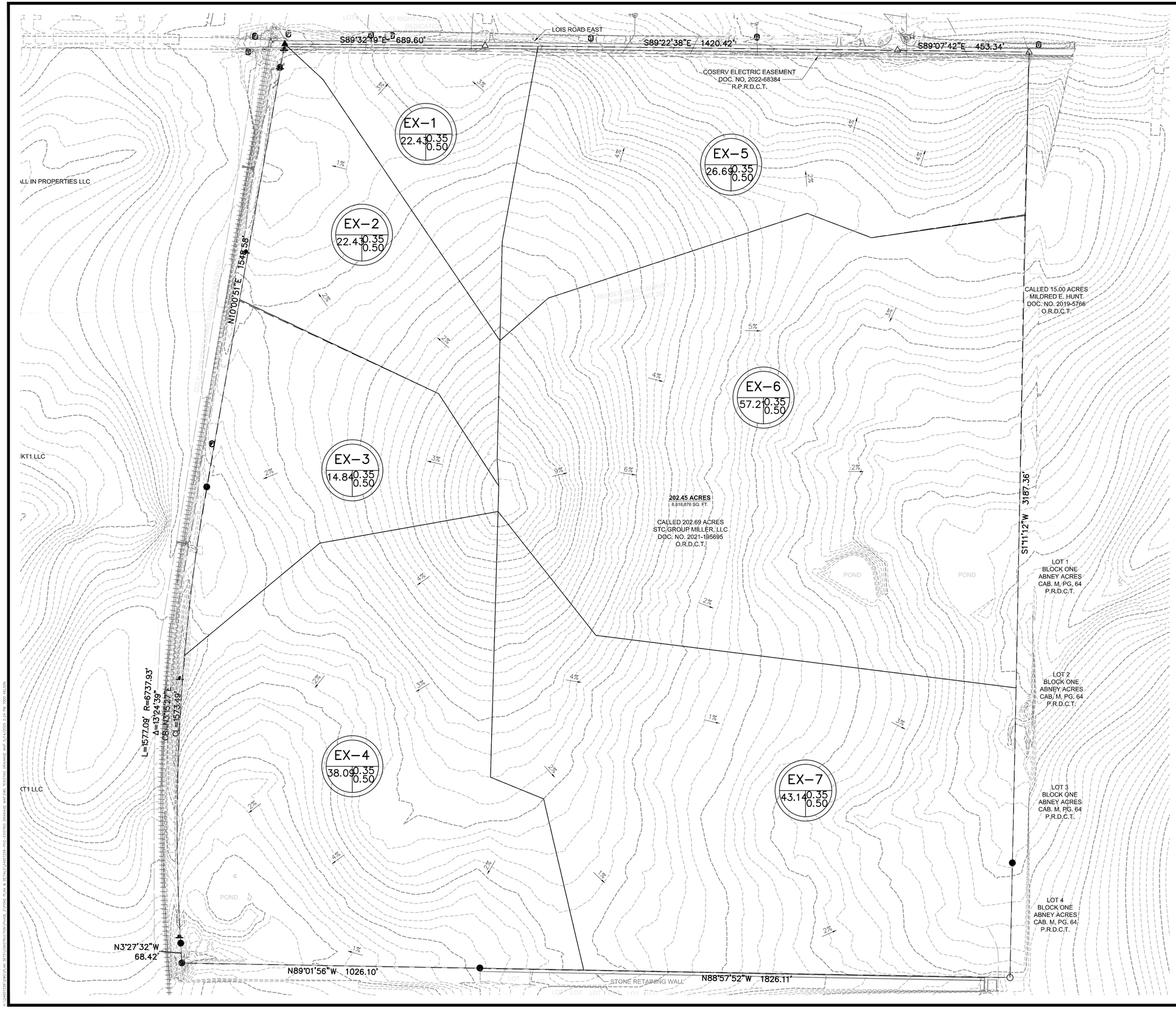
DATE 4/7/2025

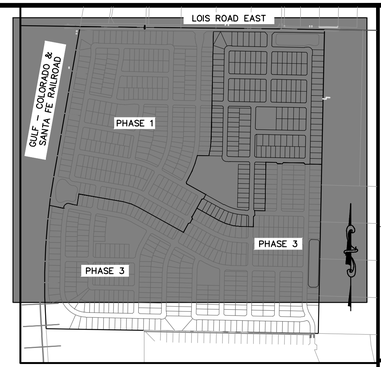
A	1ST SUBMITTAL TO JURISDICTION 4/7/2025 – KMR
B	2ND SUBMITTAL TO JURISDICTION 5/14/2025 – KMR

REVISIONS

DR. TN CH. KB
P.M. JF
JOB 24007256
SHEET NO. 58

FILE: 24007256-PH2-PROPOSED DRAINAGE MAP.DWG





KEYMAP
1"=750'

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell-group.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL
LOIS ROAD ESTATES – FILING NO. 3
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS
POND PLAN & DETAILS
EXISTING DRAIANGE MAP

DATE 4/7/2025

A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/14/2025 – KMB

REVISIONS

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

DR. TN CH. KB
P.M. JF
JOB 24007256
SHEET NO. 59

FILE: 24007256-PH2-EXISTING DRAINAGE MAP.DWG

Pond Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 — Saturday, 03 / 22 / 2025

Pond No. 4 - Pond D

Pond Data

Contours -User-defined contour areas. Average end area method used for volume calculation. Begining Elevation = 691.00 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	691.00	14	0	0
1.00	692.00	23,748	11,881	11,881
2.00	693.00	39,769	31,759	43,640
3.00	694.00	39,769	39,769	83,409
4.00	695.00	39,769	39,769	123,178
5.00	696.00	39,769	39,769	162,947
6.00	697.00	39,769	39,769	202,716

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 0.00	0.00	0.00	0.00
Span (in)	= 0.00	0.00	0.00	0.00
No. Barrels	= 0	0	0	0
Invert El. (ft)	= 0.00	0.00	0.00	0.00
Length (ft)	= 0.00	0.00	0.00	0.00
Slope (%)	= 0.00	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

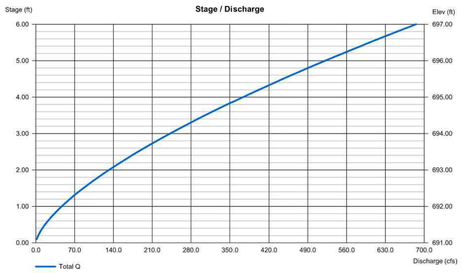
Weir Structures

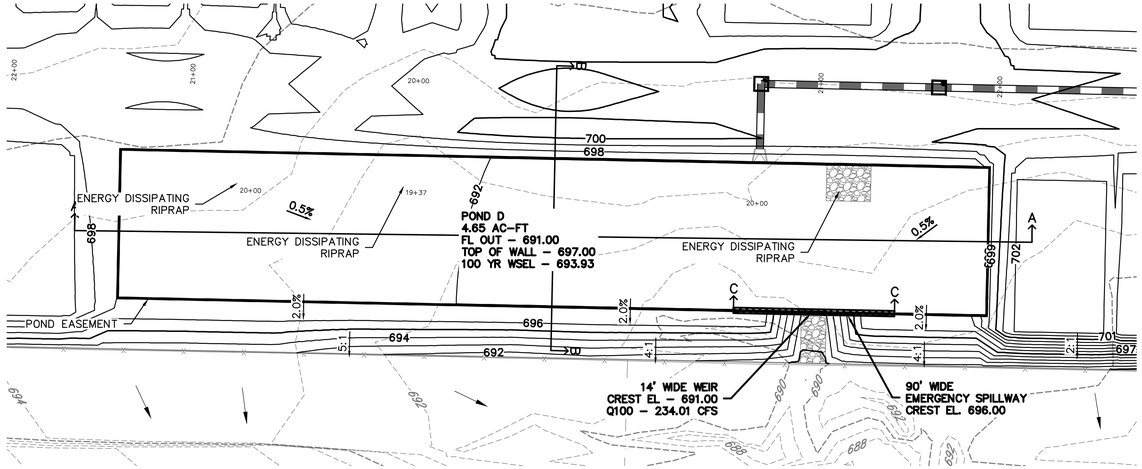
	[A]	[B]	[C]	[D]
Crest Len (ft)	= 14.00	0.00	0.00	0.00
Crest El. (ft)	= 691.00	0.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= Rect	---	---	---
Multi-Stage	= No	No	No	No

Exfil.(in/hr) = 0.000 (by Wet area)

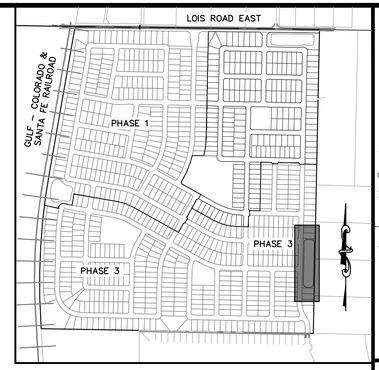
TW Elev. (ft) = 0.00

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (oc) and submergence (s).





POND D



KEYMAP
1"=750'

40 0 40 80
(IN FEET)
1 inch = 40 ft. (Horz)
1 inch = 4 ft. (Vert)

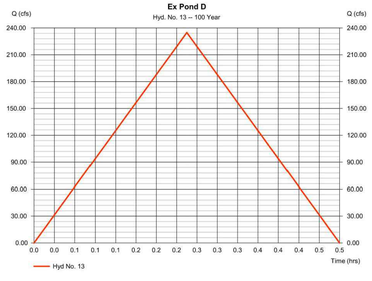
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 — Saturday, 03 / 22 / 2025

Hyd. No. 13

Ex Pond D

Hydrograph type	= Rational	Peak discharge	= 234.84 cfs
Storm frequency	= 100 yrs	Time to peak	= 0.25 hrs
Time interval	= 1 min	Hyd. volume	= 211,354 cuft
Drainage area	= 100.300 ac	Runoff coeff.	= 0.3
Intensity	= 7.805 in/hr	Tc by User	= 15.00 min
IDF Curve	= Sanger IDF.IDF	Asc/Rec limb fact	= 1/1



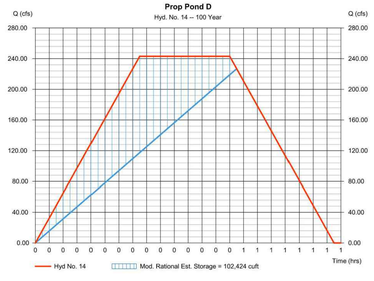
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 — Saturday, 03 / 22 / 2025

Hyd. No. 14

Prop Pond D

Hydrograph type	= Mod. Rational	Peak discharge	= 243.07 cfs
Storm frequency	= 100 yrs	Time to peak	= 0.25 hrs
Time interval	= 1 min	Hyd. volume	= 409,083 cuft
Drainage area	= 78.240 ac	Runoff coeff.	= 0.55
Intensity	= 5.649 in/hr	Tc by User	= 15.00 min
IDF Curve	= Sanger IDF.IDF	Storm duration	= 1.9 x Tc
Target Q	=234.84 cfs	Est. Req'd Storage	=102,424 cuft



Hydrograph Report

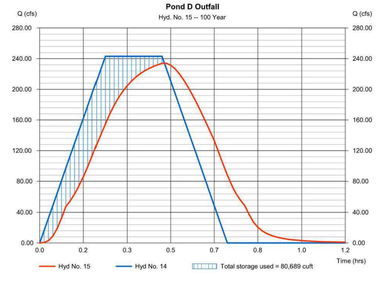
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 — Saturday, 03 / 22 / 2025

Hyd. No. 15

Pond D Outfall

Hydrograph type	= Reservoir	Peak discharge	= 234.01 cfs
Storm frequency	= 100 yrs	Time to peak	= 0.48 hrs
Time interval	= 1 min	Hyd. volume	= 408,353 cuft
Inflow hyd. No.	= 14 - Prop Pond D	Max. Elevation	= 693.93 ft
Reservoir name	= Pond D	Max. Storage	= 80,689 cuft

Storage Indication method used.



EMERGENCY SPILLWAY CALCULATIONS

Discharge:	243.07	cfs	Headwater Height Above Crest:	0.97 ft
Headwater Elevation:	696.97	ft	Tailwater Height Above Crest:	-696.00 ft
Crest Elevation:	696.00	ft	Weir Coefficient:	2.82 ft^(1/2)/s
Tailwater Elevation:	0.00	ft	Submergence Factor:	1.000
Crest Surface Type:	Gravel		Adjusted Weir Coefficient:	2.82 ft^(1/2)/s
Crest Breadth:	11.00	ft	Flow Area:	87.4 ft²
Crest Length:	90.0	ft	Velocity:	2.78 ft/s
			Wetted Perimeter:	91.9 ft
			Top Width:	90.00 ft

100-YR OUTFALL VELOCITY CALCULATIONS

Discharge:	234.01	cfs	Headwater Height Above Crest:	2.93 ft
Headwater Elevation:	693.93	ft	Tailwater Height Above Crest:	-691.00 ft
Crest Elevation:	691.00	ft	Flow Area:	41.0 ft²
Tailwater Elevation:	0.00	ft	Velocity:	5.70 ft/s
Weir Coefficient:	3.33	ft^(1/2)/s	Wetted Perimeter:	19.9 ft
Crest Length:	14.0	ft	Top Width:	14.00 ft
Number Of Contractions:	0			

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell-group.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

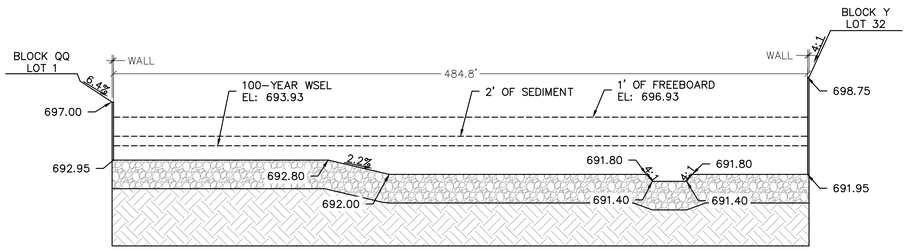
CLIENT
KALTER CAPITAL
LOIS ROAD ESTATES – FILING NO. 3
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS
POND PLAN & DETAILS
POND D

DATE 4/7/2025

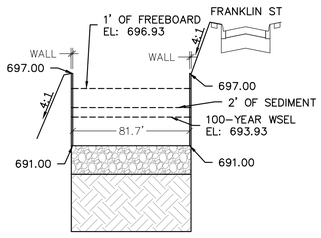
REVISIONS
A 1st SUBMITTAL TO JURISDICTION 4/7/2025 — KMB
B 2nd SUBMITTAL TO JURISDICTION 9/14/2025 — KMB

DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 60

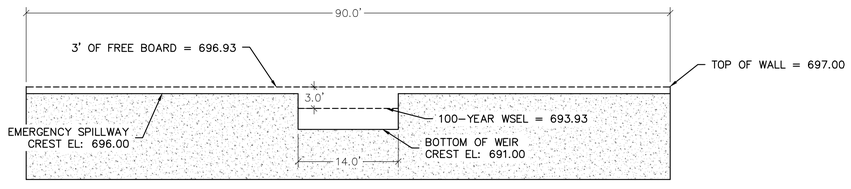
FILE: 24007256-PH2-GRAD-POND.DWG



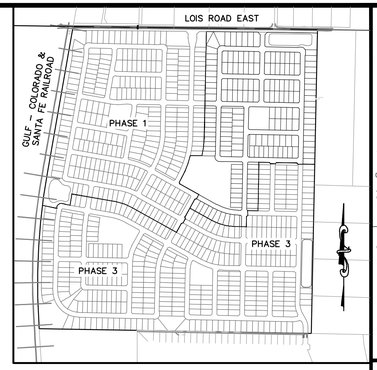
SECTION A-A
SCALE: 1"=50' HORZ, 1"=5' VERT



SECTION B-B
SCALE: 1"=50' HORZ, 1"=5' VERT



SECTION C-C
SCALE: 1"=10'



KEYMAP
1"=750'

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell-group.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL

LOIS ROAD ESTATES – FILING NO. 3
CITY OF SANGER, COUNTY OF DENTON,
STATE OF TEXAS

POND PLAN & DETAILS
POND D CROSS SECTONS

DATE 4/7/2025

A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/14/2025 – KMB

REVISIONS

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 61

FILE: 24007256-PH2-GRAD-POND.DWG

EXISTING DRAINAGE AREA CALCULATIONS
Rational Method Q=CIA

AREA	ACRES	C	Tc (min)	I_{10} (In/Hr)	I_{100} (In/Hr)	Q_{10} (cfs)	Q_{100} (cfs)	COMMENTS
EX-1	9.24	0.30	15	6.6	9.6	18.30	26.61	
EX-2	13.19	0.30	15	6.6	9.6	26.12	37.99	
EX-3	14.81	0.30	15	6.6	9.6	29.32	42.65	
EX-4	38.10	0.30	15	6.6	9.6	75.44	109.73	
EX-5	27.62	0.30	15	6.6	9.6	54.69	79.55	
EX-6	56.22	0.30	15	6.6	9.6	111.32	161.91	
EX-7	43.21	0.30	15	6.6	9.6	85.56	124.44	

Rational Method Q=CIA

AREA	SF	ACRES	C	Tc (min)	I_{10} (In/Hr)	I_{100} (In/Hr)	Q_{10} (cfs)	Q_{100} (cfs)	COMMENTS
A	**2,861,874**	**65.70**	**0.55**	**15**	**6.6**	**9.60**	**238.49**	**346.89**	**MAJOR BASIN A**
POND A	**77327**	**1.78**	0.55	15	6.60	9.60	6.44	9.37	**POND A**
A1	165794	**3.81**	0.55	15	6.60	9.60	13.82	20.10	
A2	64539	**1.48**	0.55	15	6.60	9.60	5.38	7.82	
A3	79757	**1.83**	0.55	15	6.60	9.60	6.65	9.67	
A4	67340	**1.55**	0.55	15	6.60	9.60	5.61	8.16	
A5	64418	**1.48**	0.55	15	6.60	9.60	5.37	7.81	
A6	55179	**1.27**	0.55	15	6.60	9.60	4.60	6.69	
A7	64593	**1.48**	0.55	15	6.60	9.60	5.38	7.83	
A8	70471	**1.62**	0.55	15	6.60	9.60	5.87	8.54	
A9	67252	**1.54**	0.55	15	6.60	9.60	5.60	8.15	
A10	92029	**2.11**	0.55	15	6.60	9.60	7.67	11.16	
A11	114553	**2.63**	0.55	15	6.60	9.60	9.55	13.89	
A12	91368	**2.10**	0.55	15	6.60	9.60	7.61	11.07	
A15	164058	**3.77**	0.55	15	6.60	9.60	13.67	19.89	
A17	79303	**1.82**	0.55	15	6.60	9.60	6.61	9.61	
A18	67028	**1.54**	0.55	15	6.60	9.60	5.59	8.12	
A18.1	65467	**1.50**	0.55	15	6.60	9.60	5.46	7.94	
A19	43485	**1.00**	0.55	15	6.60	9.60	3.62	5.27	
A20	84400	**1.94**	0.55	15	6.60	9.60	7.03	10.23	
A21	117246	**2.69**	0.55	15	6.60	9.60	9.77	14.21	
A22	113015	**2.59**	0.55	15	6.60	9.60	9.42	13.70	
A23	111693	**2.56**	0.55	15	6.60	9.60	9.31	13.54	
A24	106905	**2.45**	0.55	15	6.60	9.60	8.91	12.96	
A25	72270	**1.66**	0.55	15	6.60	9.60	6.02	8.76	
A26	49923	**1.15**	0.55	15	6.60	9.60	4.16	6.05	
A27	89179	**2.05**	0.55	15	6.60	9.60	7.43	10.81	
A29	152919	**3.51**	0.55	15	6.60	9.60	12.74	18.54	
A30	106061	**2.43**	0.55	15	6.60	9.60	8.84	12.86	
A31	77148	**1.77**	0.55	15	6.60	9.60	6.43	9.35	
A32	145867	**3.35**	0.55	15	6.60	9.60	12.16	17.68	
A-37	29258	**0.67**	0.55	15	6.60	9.60	2.44	3.55	
A-40	61048	**1.40**	0.55	15	6.60	9.60	5.09	7.40	
						TOTAL=	**220.27**	**329.77**	
B	**931879**	**21.39**	**0.55**	**15**	**6.6**	**9.60**	**77.66**	**112.96**	**MAJOR BASIN B**
POND B	**42462**	**0.97**	**0.55**	**15**	**6.6**	**9.60**	**3.54**	**5.15**	**POND B**
B1	104521	2.40	0.55	15	6.60	9.60	8.71	12.67	
B2	37164	0.85	0.55	15	6.60	9.60	3.10	4.50	
B3	82222	1.89	0.55	15	6.60	9.60	6.85	9.97	
B4	197396	4.53	0.55	15	6.60	9.60	16.45	23.93	
B5	113836	2.61	0.55	15	6.60	9.60	9.49	13.80	
B6	78007	1.79	0.55	15	6.60	9.60	6.50	9.46	
B7	99045	2.27	0.55	15	6.60	9.60	8.25	12.01	
B10	100017	2.30	0.55	15	6.60	9.60	8.33	12.12	
B11	22567	0.52	0.55	15	6.60	9.60	1.88	2.74	
						TOTAL=	**69.56**	**101.18**	
C		**0.00**	**0.55**	**15**	**6.6**	**9.60**	**0.00**	**0.00**	**MAJOR BASIN C**
POND C	**53919**	**1.24**	**0.55**	**15**	**6.6**	**9.60**	**4.49**	**6.54**	**POND C**
C1	114468	2.63	0.55	15	6.60	9.60	9.54	13.87	
C3	119825	2.75	0.55	15	6.60	9.60	9.99	14.52	
C5	43266	0.99	0.55	15	6.60	9.60	3.61	5.24	
C6	56052	1.29	0.55	15	6.60	9.60	4.67	6.79	
C7	120709	2.77	0.55	15	6.60	9.60	10.06	14.63	
C9	107682	2.47	0.55	15	6.60	9.60	8.97	13.05	
C10	102843	2.36	0.55	15	6.60	9.60	8.57	12.47	
C11	140646	3.23	0.55	15	6.60	9.60	11.72	17.05	
C13	74001	1.70	0.55	15	6.60	9.60	6.17	8.97	
C14	84638	1.94	0.55	15	6.60	9.60	7.05	10.26	
C15	56074	1.29	0.55	15	6.60	9.60	4.67	6.80	
C16	82542	1.89	0.55	15	6.60	9.60	6.88	10.01	
C17	143589	3.30	0.55	15	6.60	9.60	11.97	17.40	
C19	142386	3.27	0.55	15	6.60	9.60	11.87	17.26	
						TOTAL=	**115.73**	**168.33**	
D			**0.55**	**15**	**6.6**	**9.6**	**0.00**	**0.00**	**MAJOR BASIN D**
POND D			**0.55**	**15**	**6.6**	**9.6**	**0.00**	**0.00**	**POND D**
D3	160863	3.69	0.55	15	6.60	9.60	13.41	19.50	
D4	91285	2.10	0.55	15	6.60	9.60	7.61	11.06	
D5	77384	1.78	0.55	15	6.60	9.60	6.45	9.38	
D6	72137	1.66	0.55	15	6.60	9.60	6.01	8.74	
D7	90920	2.09	0.55	15	6.60	9.60	7.58	11.02	
D8	161804	3.71	0.55	15	6.60	9.60	13.48	19.61	
D9	62324	1.43	0.55	15	6.60	9.60	5.19	7.55	
D10	146449	3.36	0.55	15	6.60	9.60	12.20	17.75	
D11	162882	3.74	0.55	15	6.60	9.60	13.57	19.74	
D13	104629	2.40	0.55	15	6.60	9.60	8.72	12.68	
D15	143551	3.30	0.55	15	6.60	9.60	11.96	17.40	
D17	83731	1.92	0.55	15	6.60	9.60	6.98	10.15	
D18	143652	3.30	0.55	15	6.60	9.60	11.97	17.41	
D20	84646	1.94	0.55	15	6.60	9.60	7.05	10.26	
D22	140917	3.24	0.55	15	6.60	9.60	11.74	17.08	
D24	143359	3.29	0.55	15	6.60	9.60	11.95	17.38	
D25	66434	1.53	0.55	15	6.60	9.60	5.54	8.05	
D26	82466	1.89	0.55	15	6.60	9.60	6.87	10.00	
D27	85335	1.96	0.55	15	6.60	9.60	7.11	10.34	
D28	137975	3.17	0.55	15	6.60	9.60	11.50	16.72	
D29	95923	2.20	0.55	15	6.60	9.60	7.99	11.63	
D30	112040	2.57	0.55	15	6.60	9.60	9.34	13.58	
D32	137575	3.16	0.55	15	6.60	9.60	11.46	16.68	
D34	118915	2.73	0.55	15	6.60	9.60	9.91	14.41	
D35	137176	3.15	0.55	15	6.60	9.60	11.43	16.63	
D37	56826	1.30	0.55	15	6.60	9.60	4.74	6.89	
D38	148846	3.42	0.55	15	6.60	9.60	12.40	18.04	
D40	62752	1.44	0.55	15	6.60	9.60	5.23	7.61	
						TOTAL=	**259.40**	**377.31**	
OS1	34171	0.78	0.55	15	6.60	9.60	2.85	4.14	
OS2	49046	1.13	0.55	15	6.60	9.60	4.09	5.94	
OS3	61108	1.40	0.55	15	6.60	9.60	5.09	7.41	
OS4	23931	0.55	0.55	15	6.60	9.60	1.99	2.90	
OS5	17747	0.41	0.55	15	6.60	9.60	1.48	2.15	
OS6	18252	0.42	0.55	15	6.60	9.60	1.52	2.21	
OS7	24049	0.55	0.55	15	6.60	9.60	2.00	2.92	
						TOTAL=	**14.02**	**20.39**	

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell-group.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL
LOIS ROAD ESTATES – FILING NO. 3
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS
POND PLAN & DETAILS
RATIONAL CALCS

DATE 4/7/2025

	REVISIONS
A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/12/2025 – KMB

DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 62

FILE: 24007256-PH2-DRAINAGE CALC SHEETS.DWG

C:\USERS\TNGUYEN\DESKTOP\WORK FOLDER\24007256-PH2-DRAINAGE CALC SHEETS.DWG 5/12/2025 3:53 PM TNGUYEN

BASIN	INLET	AREA (AC)	SUMP/ON-GRADE	100-YR FLOW (CFS)	100-YR CARRYOVER FLOW (CFS)	CARRY OVER FROM INLET	100-YR TOTAL FLOW (CFS)	MAX GUTTER FLOW DEPTH (FT)	DEPTH OF DEPRESSION	LENGTH OF OPENING REQUIRED	LENGTH OF OPENING PROVIDED (FT)	MAX INLET CAPACITY (CFS)	100-YR PERCENT CAPTURED (%)	100-YR BYPASS FLOW (CFS)
1	2	3	4	5	6		7	11	12	13	14	16	17	18
A2	A2	1.48	SUMP	7.82	0.0		7.82	0.5	0.5	5.8	10	13.4	100.00	0.00
A3	A3	1.83	SUMP	9.67	0.0		9.67	0.5	0.5	7.2	10	13.4	100.00	0.00
A4	A4	1.55	SUMP	8.16	0.0		8.16	0.5	0.5	6.1	10	13.4	100.00	0.00
A5	A5	1.48	SUMP	7.81	0.0		7.81	0.5	0.5	5.8	10	13.4	100.00	0.00
A6	A6	1.27	SUMP	6.69	0.0		6.69	0.5	0.5	5.0	5	6.7	100.00	0.00
A7	A7	1.48	SUMP	7.83	0.0		7.83	0.5	0.5	5.8	10	13.4	100.00	0.00
A9	A9	2.08	SUMP	10.99	1.3	A8	12.31	0.5	0.5	9.2	10	13.4	100.00	0.00
A11	A11	2.63	SUMP	13.89	0.0		13.89	0.5	0.5	10.3	15	20.2	100.00	0.00
A12	A12	2.10	SUMP	11.07	0.0		11.07	0.5	0.5	8.2	10	13.4	100.00	0.00
D3	D3	3.69	SUMP	19.50	0.0		19.50	0.5	0.5	14.5	15	20.2	100.00	0.00
D4	D4	2.10	SUMP	11.06	0.0		11.06	0.5	0.5	8.2	10	13.4	100.00	0.00
D5	D5	1.78	SUMP	9.38	0.0		9.38	0.5	0.5	7.0	10	13.4	100.00	0.00
D8	D8	3.71	SUMP	19.61	0.0		19.61	0.5	0.5	14.6	15	20.2	100.00	0.00
D9	D9	1.43	SUMP	7.55	0.0		7.55	0.5	0.5	5.6	10	13.4	100.00	0.00
D15	D15	3.30	SUMP	17.40	0.0		17.40	0.5	0.5	12.9	15	20.2	100.00	0.00

BASIN	INLET	AREA (AC)	SUMP/ON-GRADE	100-YR FLOW (CFS)	100-YR CARRYOVER FLOW (CFS)	CARRY OVER FROM INLET	100-YR TOTAL FLOW (CFS)	LONG SLOPE (FT/FT)	PAVEMENT CROSS SLOPE (FT/FT)	GUTTER CROSS SLOPE (FT/FT)	DEPTH OF FLOW (FT)	SPREAD OF FLOW (FT)	CROSS SLOPE (FT/FT)	MANNINGS COEFF "N"	REQUIRED LENGTH ON OF INLET	LENGTH PROVIDED	L/Lt	EFFICIENCY "E"	INLET CAPACITY	100-YR PERCENT CAPTURED (%)	100-YR BYPASS FLOW (CFS)
1	2	3	4	5	6		7														
A8	A8	1.09	ON-GRADE	5.73	0		5.73	0.01	0.02	0.2	0.5	15.5	0.02	0.013	11.16	10	0.90	0.98	4.41	77.0	1.32
A10	A10	2.11	ON-GRADE	11.16	0		11.16	0.0168	0.02	0.2	0.5	15.5	0.02	0.013	17.25	20	1.16	1.00	15.87	100.0	0.00

STREET SECTION MODELED FOR
WORST CASE SCENARIO IN A SUMP

Channel Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Monday, May 12 2025

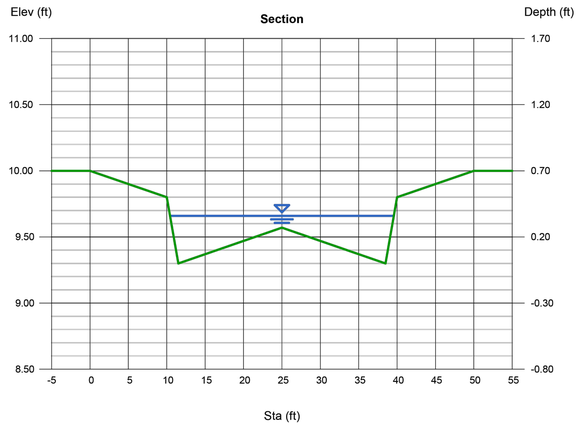
Typical Street Section

User-defined
Invert Elev (ft) = 9.30
Slope (%) = 0.60
N-Value = 0.013

Calculations
Compute by: Known Q
Known Q (cfs) = 20.10

Highlighted
Depth (ft) = 0.36
Q (cfs) = 20.10
Area (sqft) = 6.46
Velocity (ft/s) = 3.11
Wetted Perim (ft) = 29.28
Crit Depth, Yc (ft) = 0.39
Top Width (ft) = 29.16
EGL (ft) = 0.51

(Sta, El, n)-(Sta, El, n)...
(0.00, 10.00)-(10.00, 9.80, 0.013)-(11.50, 9.30, 0.013)-(25.00, 9.57, 0.013)-(38.50, 9.30, 0.013)-(40.00, 9.80, 0.013)-(50.00, 10.00, 0.013)



BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell-group.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL
LOIS ROAD ESTATES – FILING NO. 3
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS
POND PLAN & DETAILS
INLET CALCS 1

DATE 4/7/2025

A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/12/2025 – KMB

REVISIONS

DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 63

FILE: 24007256-PH2-DRAINAGE CALC SHEETS.DWG

PIPE	Start Node	Stop Node	Invert (Start) (ft)	Invert (Stop) (ft)	Flow (cfs)	Length (3D) (ft)	Slope (ft/ft)	Diameter (in)	Manning's n	Friction Slope f. (ft/ft)	Velocity (ft/s)	Capacity (Full Flow) (cfs)	Hydraulic Grade Line (In) (ft)	Hydraulic Grade Line (Out) (ft)	Energy Grade Line	Energy Grade Line	Headloss(ft)
RUN 1																	
P1.1	PH 2 - MH 1.4	PH 2 - MH 1.3	702.38	701.9	24.9	95.4	0.005	24	0.013	0.012	7.93	16.04	704.94	703.66	705.92	704.78	0.48
P1.2	PH 2 - MH 1.3	PH 2 - MH 1.2	701.4	697.05	24.96	290	0.015	30	0.013	0.004	10.22	50.23	703.1	702.35	703.87	702.75	0.41
P1.3	PH 2 - MH 1.2	PH 2 - MH 1.1	696.55	692.2	48.34	290	0.015	30	0.013	0.014	9.85	50.23	701.94	697.91	703.44	699.42	0.38
P1.4	PH 2 - MH 1.1	O-2	692.1	690.98	48.34	74.9	0.015	30	0.013	0.014	9.85	50.1	697.53	696.49	699.04	698	(N/A)
RUN 2																	
P2.1	PH 2 - MH 2.2	PH 2 - MH 2.1	699.99	698.78	8.54	144.1	0.008	24	0.013	0.001	2.72	20.73	704.42	704.22	704.54	704.33	0.03
P2.2	PH 2 - MH 2.1	PH 2 - MH 1.2	698.68	697.55	8.54	260.8	0.004	24	0.013	0.001	2.72	14.89	704.19	703.82	704.3	703.93	1.88
RUN 3																	
P3.1	PH2- MH 3.6	PH 2 - MH 3.5	700.47	699.02	20.44	290	0.005	36	0.013	0.001	2.89	47.16	704.16	703.89	704.29	704.02	0.13
P3.2	PH 2 - MH 3.5	PH 2 - MH 3.4	698.02	696.62	86.86	280	0.005	42	0.013	0.007	9.03	71.14	703.76	701.67	705.02	702.94	0.06
P3.3	PH 2 - MH 3.4	PH 2 - MH 3.3	696.52	695.12	86.86	280	0.005	48	0.013	0.004	6.91	101.56	701.61	700.59	702.35	701.33	0.11
P3.4	PH 2 - MH 3.3	PH 2 - MH 3.2	694.62	693.17	141.75	290	0.005		0.013	0.006	8.86	129.32	700.47	698.73	701.69	699.95	0.14
P3.5	PH 2 - MH 3.2	PH 2 - MH 3.1	692.67	692.17	196.95	87.1	0.01		0.013	0.006	9.85	246.7	698.59	698.27	700.1	699.78	1.28
P3.6	PH 2 - MH 3.1	O-4	692.17	691.95	206.95	47.6	0.005		0.013	0.006	10.35	166.77	697	696.32	698.78	698.5	(N/A)
RUN 4																	
P4.1	PH 2 - MH 4.1	PH2- MH 3.6	701.45	700.97	20.44	95.4	0.005	30	0.013	0.002	4.16	29.09	704.51	704.27	704.78	704.54	0.11
RUN 5																	
P5.1	PH 2 - MH 5.3	PH 2 - MH 5.2	702.77	702.24	19.5	61.6	0.009	30	0.013	0.002	3.97	38.05	706.62	706.48	706.86	706.72	0.08
P5.2	PH 2 - MH 5.2	PH 2 - MH 5.1	701.42	699.97	46.66	290	0.005	36	0.013	0.005	6.6	47.16	706.39	704.97	707.07	705.65	0.04
P5.3	PH 2 - MH 5.1	PH 2 - MH 3.5	699.97	698.52	46.66	290	0.005	42	0.013	0.002	4.85	71.14	704.94	704.32	705.3	704.68	0.56
RUN 6																	
P6.1	PH 2 - MH 6.1	PH 2 - MH 5.2	703.69	702.42	27.16	253.4	0.005	36	0.013	0.002	3.84	47.21	707.52	707.1	707.75	707.33	0.7
RUN 7																	
P7.1	PH 2 - MH 7.2	PH2 - MH 7.1	703.21	697.96	35.15	348.9	0.015	30	0.013	0.009	11.08	50.31	705.22	702.24	706.29	703.04	0.04
P7.2	PH2 - MH 7.1	PH 2 - MH 3.3	697.86	696.12	35.15	290	0.006	36	0.013	0.003	4.97	51.66	702.2	701.4	702.59	701.78	1.14

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell-group.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT: KALTER CAPITAL

LOIS ROAD ESTATES – FILING NO. 3
CITY OF SANGER, COUNTY OF DENTON,
STATE OF TEXAS

POND PLAN & DETAILS
HGL CALCS

DATE 4/7/2025

	REVISIONS
A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/12/2025 – KMB

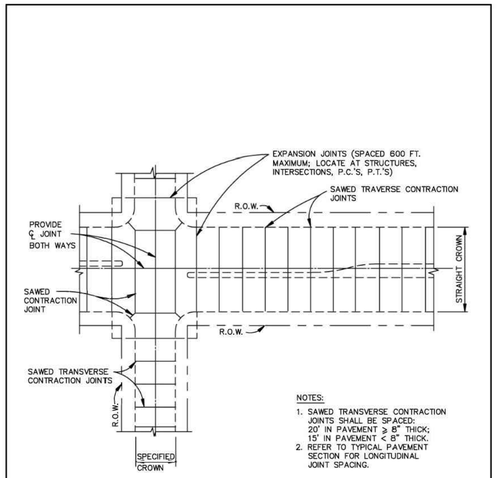
DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 64

FILE: 24007256-PH2-DRAINAGE CALC SHEETS.DWG

GENERAL NOTES:

1. REINFORCED CONCRETE PAVEMENT:
   - A. ALL CURBS SHALL BE PLACED INTEGRAL WITH PAVEMENT UNLESS OTHERWISE APPROVED BY THE OWNER.
   - B. CURBS SHALL MEET THE SAME COMPRESSIVE STRENGTH AS SPECIFIED FOR THE PAVEMENT.
   - C. BAR LAPS SHALL BE 30 DIAMETERS.
   - D. REINFORCING BARS SHALL BE SUPPORTED BY CHAIRS OR OTHER DEVICES APPROVED BY THE OWNER.
2. SUBGRADE: (UNLESS OTHERWISE SPECIFIED BY OWNER)
   - A. SUBGRADE UNDER ALL PAVEMENTS SHALL BE STABILIZED TO A MINIMUM DEPTH OF 6" WITH HYDRATED LIME OR CEMENT WHEN THE P.I. OF THE INPLACE MATERIAL IS GREATER THAN 15. LABORATORY TESTS MUST BE PERFORMED TO DETERMINE THE AMOUNT OF LIME OR CEMENT REQUIRED TO LOWER THE P.I. TO 15 OR BELOW. SATURATION P.I. (PH ≥ 12.4) WILL BE THE LIMIT WHEN A SOIL'S P.I. CANNOT BE BROUGHT TO 15 OR LOWER.
   - B. WHERE THE INPLACE MATERIAL HAS A P.I. OF LESS THAN 15, THE SUBGRADE SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 6" AND RECOMPACTED.
3. IF THE ROADWAY IS A DESIGNATED BIKE ROUTE OR BIKE USAGE IS ANTICIPATED, REFER TO NCTCOG'S REGIONAL BICYCLE AND PEDESTRIAN FACILITIES DESIGN MANUAL FOR DESIGN GUIDANCE.

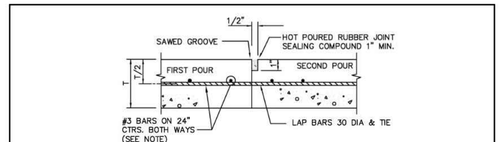
PAVEMENT SYSTEMS	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE: 302,303
GENERAL NOTES		DATE: OCT. '04 / STANDARD DRAWING NO.: 2190



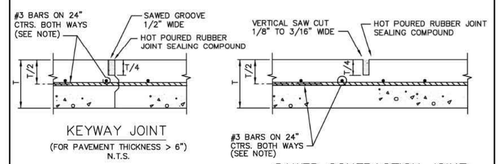
NOTES:
1. SAWED TRANSVERSE CONTRACTION JOINTS SHALL BE SPACED: 20' IN PAVEMENT ≥ 8" THICK; 15' IN PAVEMENT < 8" THICK.
2. REFER TO TYPICAL PAVEMENT SECTION FOR LONGITUDINAL JOINT SPACING.

SPACING DIAGRAM FOR TRANSVERSE JOINTS
N.T.S.

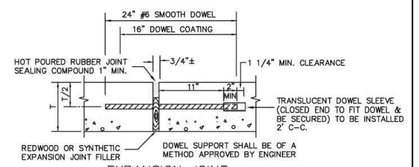
REINFORCED CONCRETE PAVEMENT	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE: 303.5.4.
TRANSVERSE JOINT SPACING		DATE: OCT. '04 / STANDARD DRAWING NO.: 2060



CONSTRUCTION JOINT
N.T.S.

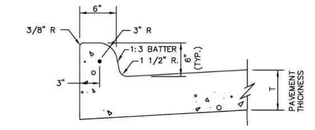


NOTE:
ALTERNATE REINFORCEMENT #4 BARS ON 30" CTRS. BOTH WAYS.

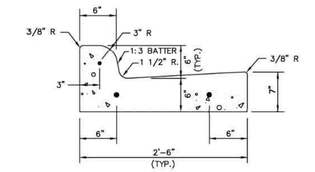


EXPANSION JOINT
(SPACED 600 FT. MAXIMUM; LOCATE AT STRUCTURES AND AT INTERSECTION P.C.'S & P.T.'S)
N.T.S.

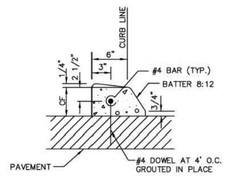
REINFORCED CONCRETE PAVEMENT	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE: 303.5.4.
JOINTS		DATE: OCT. '04 / STANDARD DRAWING NO.: 2050



INTEGRAL CURB & GUTTER
N.T.S.



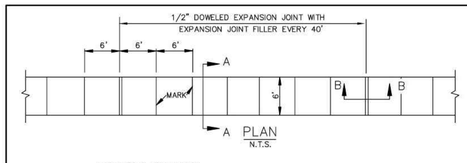
SEPARATE CURB & GUTTER
N.T.S.

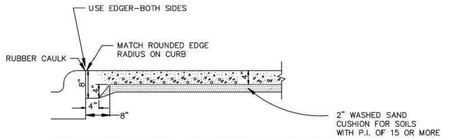


DOWELED CURB
N.T.S.

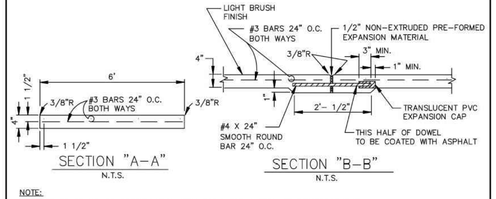
NOTES:
1. REINFORCEMENT SHALL BE NO. 4 BARS, UNLESS OTHERWISE SPECIFIED.
2. CONCRETE SHALL BE CLASS "C" OR "PC".
3. "CF" IS 6" UNLESS OTHERWISE SPECIFIED.
4. ALL CURBS ARE CONSTRUCTED OF PORTLAND CEMENT CONCRETE UNLESS OTHERWISE SHOWN.
5. GRADE SHALL BE MEASURED AT BACK OF CURB.

CONCRETE CURB & GUTTER	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE: 305.1
INTEGRAL, SEPARATE, & DOWELED		DATE: OCT. '04 / STANDARD DRAWING NO.: 2120



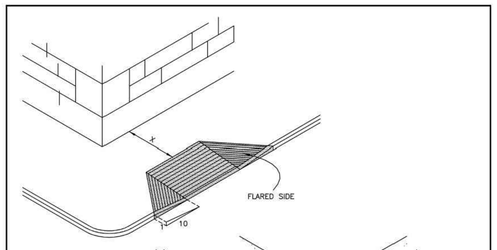


JOINT LUG DETAIL FOR MEDIAN PAVEMENT OR SIDEWALK ADJACENT TO CURB
N.T.S.



NOTE:
1. REFER TO STANDARD SPECIFICATION ITEM 305.2 FOR ALTERNATE REINFORCEMENT.
2. CROSS SLOPE OF SIDEWALK SHALL BE ± 1/4" PER FT. MIN. TO ± 3/8" PER FT. MAX.
3. OTHER THAN 6'-0" SIDEWALK WIDTH MAY BE SPECIFIED BY OWNER.
4. SIDEWALK SHALL BE CLASS "A" CONCRETE UNLESS OTHERWISE SPECIFIED BY OWNER.
5. ALL HONEYCOMB IN BACK OF CURB TO BE TROWEL-PLASTERED BEFORE POURING SIDEWALK.
6. LUG MAY BE FORMED BY SHAPING SUBGRADE TO APPROXIMATE DIMENSIONS SHOWN.

REINFORCED CONCRETE SIDEWALKS	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE: 305.2
JOINTS AND SPACING		DATE: OCT. '04 / STANDARD DRAWING NO.: 2170



(A)
FLARED SIDES

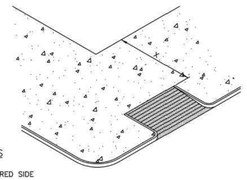


FIGURE 1
PARKWAY CURB RAMPS
IF "X" IS LESS THAN 48" THEN THE SLOPE OF THE FLARED SIDE SHALL NOT EXCEED 1:12.

(B)
RETURNED CURB

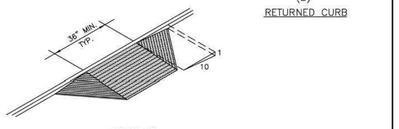


FIGURE 2
BUILT-UP CURB RAMP

CURB RAMPS	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE
		DATE: OCT. '04 / STANDARD DRAWING NO.: 2125A

CURB RAMPS NOTES:

GENERAL REQUIREMENTS
CURB RAMPS SHALL BE CONSTRUCTED AS PER THE REQUIREMENTS AND SPECIFICATIONS OF THE TEXAS ACCESSIBILITY STANDARDS AND THE ADA & ABA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES. (FEDERAL REGISTER/ VOL. 69, NO. 141, FRIDAY, JULY 23, 2004)

LOCATION:
CURB RAMPS UNDER THESE PROVISIONS, SHALL BE WHEREVER AN ACCESSIBLE ROUTE CROSSES A CURB.

SLOPE:
SLOPES ON CURB RAMPS SHALL BE MEASURED AS FOLLOWS: (Y:X = VERTICAL:HORIZONTAL)
A) TRANSITIONS FROM RAMPS TO WALKS, GUTTERS, OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES.
B) MAXIMUM SLOPES OF ADJOINING GUTTERS, ROAD SURFACE IMMEDIATELY ADJACENT TO THE CURB OR ACCESSIBLE ROUTE SHALL NOT EXCEED 1:20.
C) THE LEAST POSSIBLE SLOPE SHALL BE USED FOR ANY RAMP. THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION SHALL BE 1:12. THE MAXIMUM RISE FOR ANY RUN SHALL BE 30" (760 MM). CURB RAMPS AND RAMPS TO BE CONSTRUCTED ON EXISTING SITES OR IN EXISTING BUILDINGS OR FACILITIES MAY HAVE SLOPES AND RISES IF SPACE LIMITATIONS PROHIBIT THE USE OF A 1:12 SLOPE OR LESS, AS FOLLOWS:
   1. A SLOPE BETWEEN 1:10 AND 1:12 IS ALLOWED FOR A MAXIMUM RISE OF 6".
   2. A SLOPE BETWEEN 1:8 AND 1:10 IS ALLOWED FOR A MAXIMUM OF 3" A SLOPE STEEPER THAN 1:8 IS NOT ALLOWED.

RAMP WIDTH:
THE MINIMUM WIDTH OF A CURB RAMP SHALL BE 36" EXCLUSIVE OF FLARED SIDES.

SURFACE:
SURFACES OF CURB RAMPS, SHALL BE STABLE FIRM, AND SLIP RESISTANT. SURFACE TEXTURES SHALL CONSIST OF EXPOSED CRUSHED STONE AGGREGATE, ROUGHENED CONCRETE, RUBBER, RAISED ABRASIVE STRIPS, OR GROOVES. EXTENDING THE FULL WIDTH AND DEPTH OF THE CURB RAMP. SURFACES THAT ARE RAISED, ETCHED, OR GROOVED IN A WAY THAT WOULD ALLOW WATER TO ACCUMULATE ARE PROHIBITED. FOR PURPOSES OF WARNING, THE FULL WIDTH AND DEPTH OF CURB RAMPS SHALL HAVE A LIGHT REFLECTIVE VALUE AND TEXTURE THAT SIGNIFICANTLY CONTRASTS WITH THAT OF ADJOINING PEDESTRIAN ROUTES.

SIDES OF CURB RAMPS:
IF A CURB RAMP IS LOCATED WHERE PEDESTRIANS MUST WALK ACROSS THE RAMP, OR WHERE IT IS NOT PROTECTED BY HANDRAILS OR GUARDRAILS, IT SHALL HAVE FLARED SIDES. THE MAXIMUM SLOPE OF THE FLARE SHALL BE 1:10 (SEE FIG. 1 (A)) CURB RAMPS WITH RETURNED CURBS MAY BE USED WHERE PEDESTRIANS WOULD NOT WALK ACROSS THE RAMP. (SEE FIG. 1 (B))

BUILT-UP RAMPS:
BUILT-UP CURB RAMPS SHALL BE LOCATED SO THEY DO NOT PROJECT INTO VEHICULAR TRAFFIC LANES (SEE FIG. 2)

OBSTRUCTIONS:
CURB RAMPS SHALL BE LOCATED OR PROTECTED TO PREVENT THEIR OBSTRUCTION BY PARKED VEHICLES.

LOCATION AT MARKED CROSSINGS:
CURB RAMPS AT MARKED CROSSINGS SHALL BE WHOLLY CONTAINED WITHIN THE MARKINGS, EXCLUDING ANY FLARED SIDES.

DIAGONAL CURB RAMPS:
IF DIAGONAL (OR CORNER TYPE) CURB RAMPS HAVE RETURNED CURBS OR OTHER WELL DEFINED EDGES, SUCH EDGES SHALL BE PARALLEL TO THE DIRECTION OF PEDESTRIAN FLOW. THE BOTTOM OF DIAGONAL CURB RAMPS SHALL HAVE 48" (1220 MM) MINIMUM. IF DIAGONAL CURB RAMPS ARE PROVIDED AT MARKED CROSSINGS, THE 48" (1220 MM) CLEAR SPACE SHALL BE WITHIN THE MARKINGS. IF DIAGONAL CURB RAMPS HAVE FLARED SIDES, THEY SHALL ALSO HAVE AT LEAST A 24" (610 MM) LONG SEGMENT OF STRAIGHT CURB LOCATED ON EACH SIDE OF THE CURB RAMP AND WITHIN THE MARKED CROSSING. ANY RAISED ISLANDS IN CROSSINGS SHALL BE CUT THROUGH LEVEL WITH THE STREET OR HAVE CURB RAMPS AT BOTH SIDES AND A LEVEL AREA AT LEAST 48" (1220 MM) LONG BETWEEN THE CURB RAMPS IN THE PART OF THE ISLAND INTERSECTED BY THE CROSSINGS.

CONSTRUCTION
(A.) THE CONTRACTOR SHALL SAWCUT, REMOVE AND DISPOSE OFF-SITE THE REQUIRED EXISTING CONCRETE SIDEWALK, CURB AND GUTTER, TO CONSTRUCT THE PROPOSED RAMPS.
(B.) CONCRETE SIDEWALKS AND RAMPS SHALL BE MINIMUM 4" THICK, 4000 PSI, 5 SACK CONCRETE, REINFORCED WITH #3 BARS AT 14" CENTERS BOTH WAYS, PLACED OVER A 2" THICK SAND CUSHION EMBEDMENT.
(C.) THE CONTRACTOR SHALL USE 1" PREMOLDED EXPANSION JOINT MATERIAL BETWEEN THE PROPOSED SIDEWALKS AND RAMPS AT THE BACK OF CURBS, AND AT JOINTS AT NO EXTRA PAY.
(D.) DUMMY JOINT REQUIRED EVERY 4' IN 4' WIDE SIDEWALKS AND EVERY 5' IN 6' WIDE SIDEWALK.

CURB RAMPS	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE
		DATE: OCT. '04 / STANDARD DRAWING NO.: 2125B

Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell-group.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

CLIENT
KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

KALTER CAPITAL
LOIS ROAD ESTATES – FILING NO. 3
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS
CONSTRUCTION DETAILS
STREET DETAILS

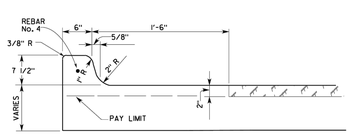
DATE 4/7/2025

A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/14/2025 – KMB

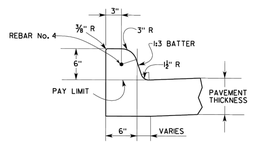
REVISIONS

DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 65

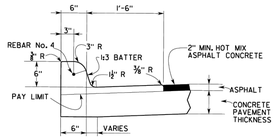
FILE: 24007256-PH2-DTLS.DWG



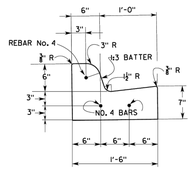
SPECIAL CURB & GUTTER



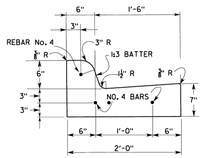
INTEGRAL CURB



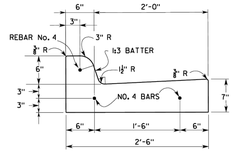
INTEGRAL CURB & GUTTER



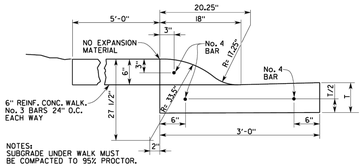
1'-6" SEPARATE CURB AND GUTTER



2'-0" SEPARATE CURB AND GUTTER



2'-6" SEPARATE CURB AND GUTTER



NOTES:
SUBGRADE UNDER WALK MUST BE COMPACTED TO 95% PROCTOR.

MOUNTABLE CURB AND GUTTER DETAILS
REINF. CONC. WALK DETAILS

NOTES:

1. ALL REINFORCEMENT STEEL SHALL BE MINIMUM No. 4 BARS. EXCEPT FOR CBD AS SHOWN ON SHEET No. 1008A.
2. SEPARATE CURB WITH 12" OR 18" GUTTER SHALL BE USED ONLY AS REPLACEMENT TO MATCH EXISTING CONDITIONS.
3. FOR CONNECTING SEPARATE CURB AND GUTTER TO AN EXISTING CONCRETE STREET, No.4 BARS MUST BE PLACED EVERY 24" WITH NO SEPARATE PAY ITEM.

*SEE GENERAL NOTES ON SHEET No. 1007A FOR FURTHER INFORMATION.

Consider crossing out details / sections not used on this project. (Typical)

PAVING DETAILS	
CURB AND GUTTER DETAILS	
DEPARTMENT OF PUBLIC WORKS CITY OF DALLAS, TEXAS	
DRAWINGS NOT TO SCALE REVISED: DECEMBER 2021	SHEET No. 1007B

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell-group.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL

LOIS ROAD ESTATES – FILING NO. 3
CITY OF SANGER, COUNTY OF DENTON,
STATE OF TEXAS

CONSTRUCTION DETAILS
STREET DETAILS

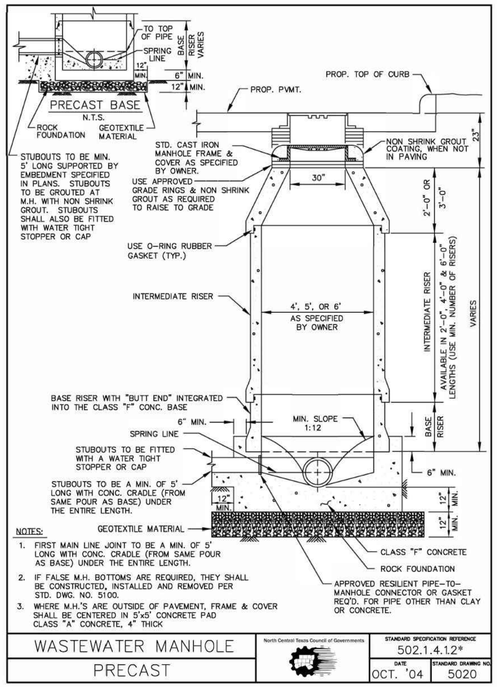
DATE 4/7/2025

A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/14/2025 – KMB

REVISIONS

DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 66

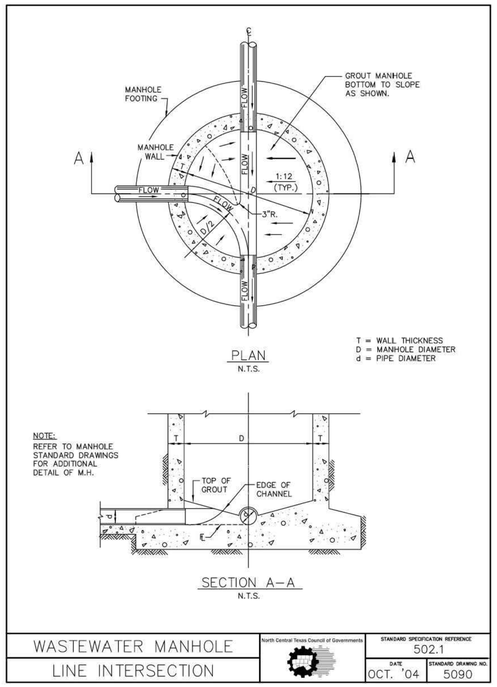
FILE: 24007256-PH2-DTLS.DWG



NOTES:
1. FIRST MAIN LINE JOINT TO BE A MIN. OF 5' LONG WITH CONC. CRADLE (FROM SAME POUR AS BASE) UNDER THE ENTIRE LENGTH.
2. IF FALSE M.H. BOTTOMS ARE REQUIRED, THEY SHALL BE CONSTRUCTED, INSTALLED AND REMOVED PER STD. DWG. NO. 5100.
3. WHERE M.H.'S ARE OUTSIDE OF PAVEMENT, FRAME & COVER SHALL BE CENTERED IN 5'x5' CONCRETE PAD CLASS "A" CONCRETE, 4" THICK

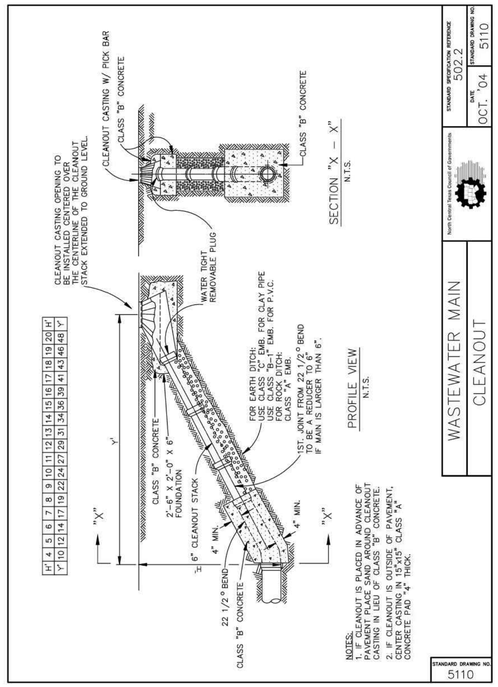
WASTEWATER MANHOLE	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 502.1.4.1.2*	
PRECAST		DATE OCT. '04	STANDARD DRAWING NO. 5020

*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. *Public Works Construction Standards North Central Texas, Fifth Edition.*



NOTE:
REFER TO MANHOLE STANDARD DRAWINGS FOR ADDITIONAL DETAIL OF M.H.

WASTEWATER MANHOLE	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 502.1	
LINE INTERSECTION		DATE OCT. '04	STANDARD DRAWING NO. 5090

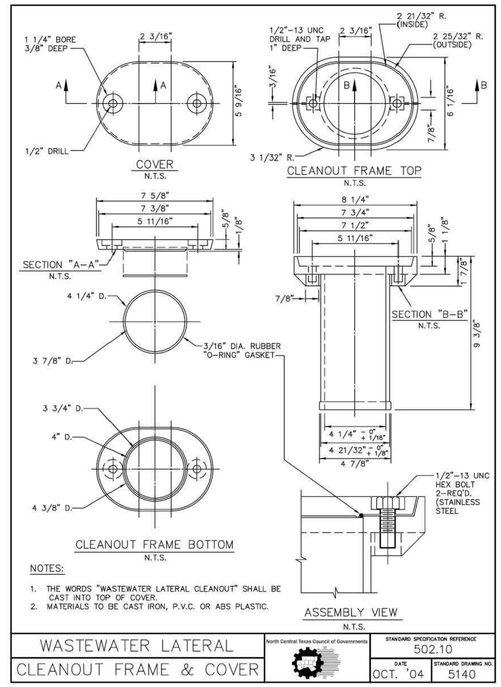


NOTES:
1. IF CLEANOUT IS PLACED IN ADVANCE OF PAVEMENT PLACE SAND AROUND CLEANOUT CASTING IN LIEU OF CLASS "B" CONCRETE.
2. IF CLEANOUT IS OUTSIDE OF PAVEMENT, CENTER CASTING IN 15"x15" CLASS "A" CONCRETE PAD "4" THICK.

STANDARD SPECIFICATION REFERENCE 502.2
STANDARD DRAWING NO. 5110
North Central Texas Council of Governments
DATE OCT. '04

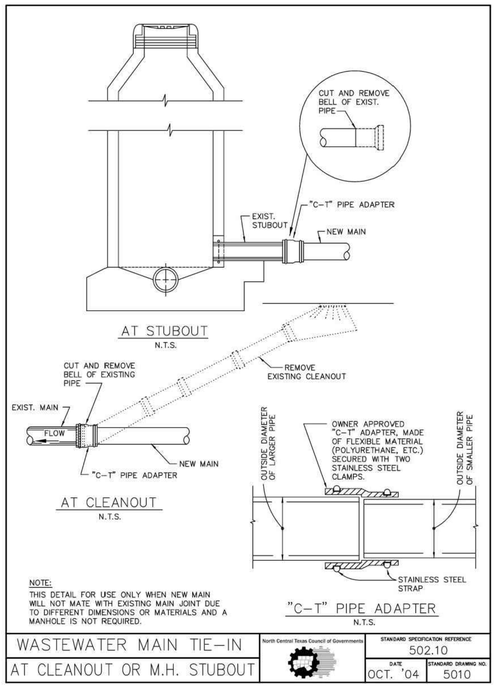
WASTEWATER MAIN
CLEANOUT

STANDARD DRAWING NO. 5110



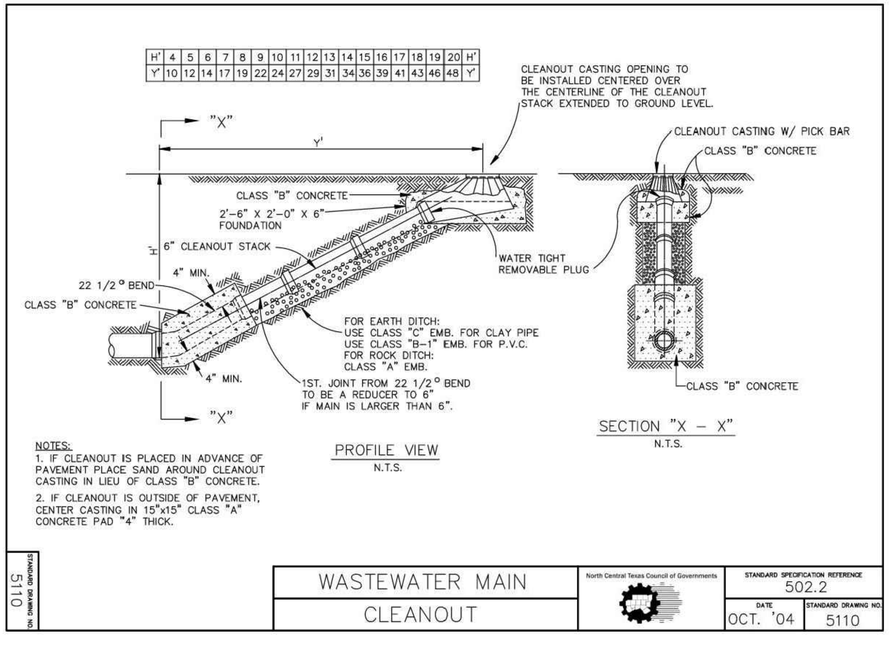
NOTES:
1. THE WORDS "WASTEWATER LATERAL CLEANOUT" SHALL BE CAST INTO TOP OF COVER.
2. MATERIALS TO BE CAST IRON, P.V.C. OR ABS PLASTIC.

WASTEWATER LATERAL	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 502.10	
CLEANOUT FRAME & COVER		DATE OCT. '04	STANDARD DRAWING NO. 5140



NOTE:
THIS DETAIL FOR USE ONLY WHEN NEW MAIN WILL NOT MATE WITH EXISTING MAIN JOINT DUE TO DIFFERENT DIMENSIONS OR MATERIALS AND A MANHOLE IS NOT REQUIRED.

WASTEWATER MAIN TIE-IN	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 502.10	
AT CLEANOUT OR M.H. STUBOUT		DATE OCT. '04	STANDARD DRAWING NO. 5010



NOTES:
1. IF CLEANOUT IS PLACED IN ADVANCE OF PAVEMENT PLACE SAND AROUND CLEANOUT CASTING IN LIEU OF CLASS "B" CONCRETE.
2. IF CLEANOUT IS OUTSIDE OF PAVEMENT, CENTER CASTING IN 15"x15" CLASS "A" CONCRETE PAD "4" THICK.

STANDARD DRAWING NO. 5110

WASTEWATER MAIN	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 502.2	
CLEANOUT		DATE OCT. '04	STANDARD DRAWING NO. 5110

Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell-group.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT: KALTER CAPITAL

LOIS ROAD ESTATES – FILING NO. 3
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS

CONSTRUCTION DETAILS
SANITARY DETAILS

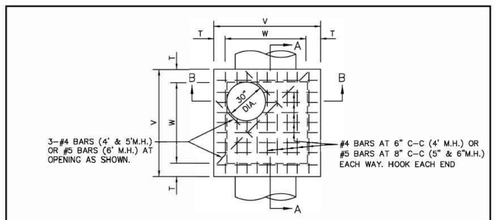
DATE 4/7/2025

A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/14/2025 – KMB

REVISIONS

DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 67

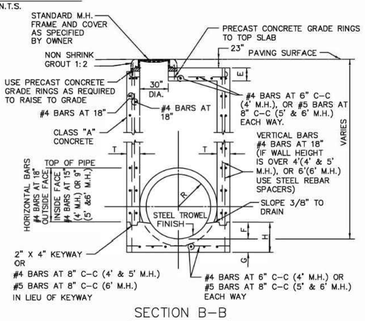
FILE: 24007256-PH2-DTLS.DWG



PLAN
N.T.S.

M.H. SIZE(W)	V	T	E	F	G	H
4'	5'-4"	8"	6"	9"	6"	1'-3"
5'	6'-4"	8"	6"	12"	8"	1'-8"
6'	7'-6"	9"	9"	16"	10"	2'-2"

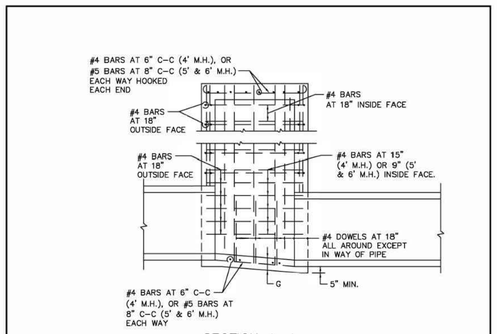
TABLE OF DIMENSIONS
N.T.S.



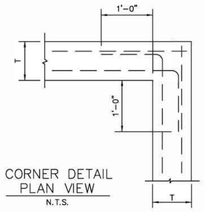
SECTION B-B
N.T.S.

STORM WATER MANHOLE	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 502.1.4.1*	
4', 5', OR 6' SQUARE		DATE OCT. '04	STANDARD DRAWING NO. 6010A

*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. *Public Works Construction Standards North Central Texas, Fifth Edition.*



SECTION A-A
N.T.S.

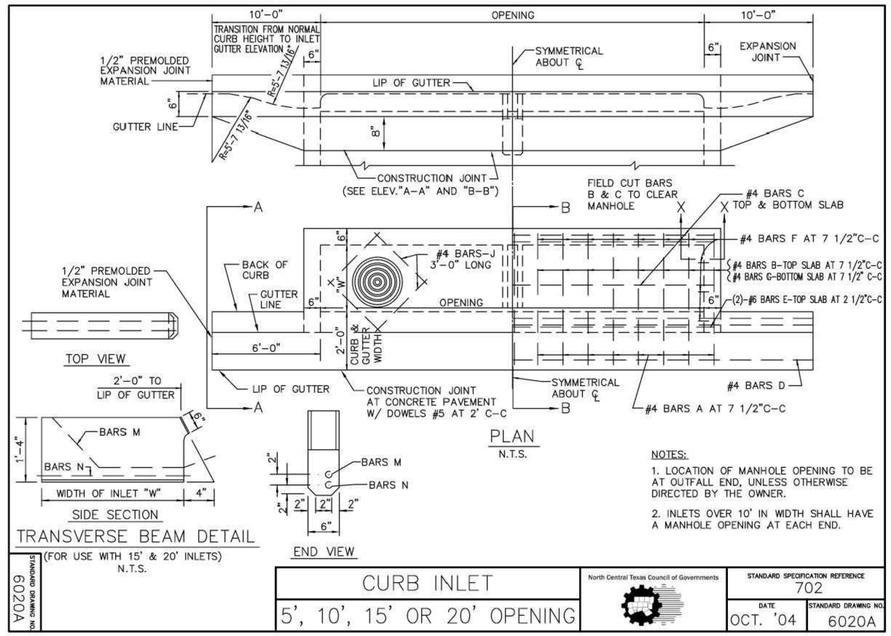


CORNER DETAIL
PLAN VIEW
N.T.S.

NOTES:
1. SLOPE INVERT OF MANHOLE AS INDICATED ON PLAN-PROFILE SHEET.
2. LAYERS OF REINFORCING STEEL NEAREST THE INTERIOR AND EXTERIOR SURFACE SHALL HAVE A COVER OF 2" TO THE CENTER OF BARS, UNLESS OTHERWISE NOTED.
3. CONCRETE SHALL BE CLASS "A".

STORM WATER MANHOLE	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 502.1.4.1*	
4', 5', OR 6' SQUARE		DATE OCT. '04	STANDARD DRAWING NO. 6010B

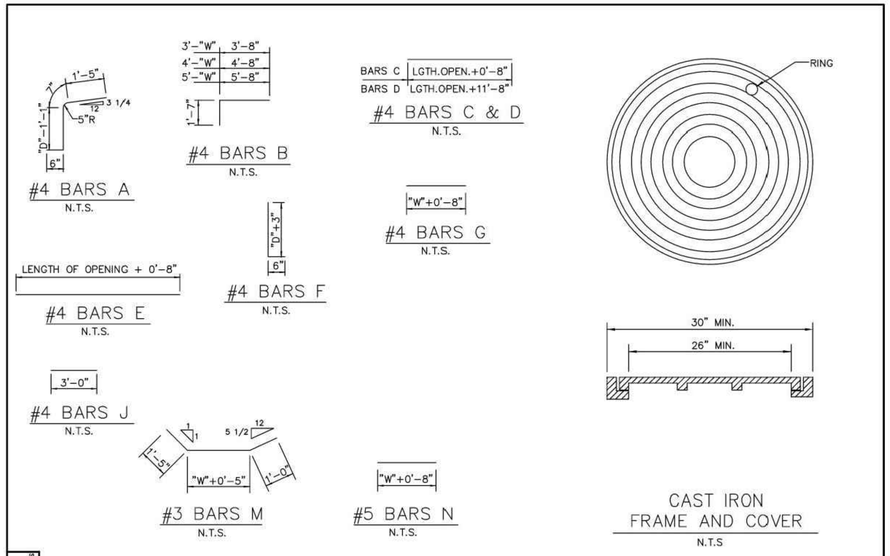
*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. *Public Works Construction Standards North Central Texas, Fifth Edition.*



TRANSVERSE BEAM DETAIL
(FOR USE WITH 15' & 20' INLETS)
N.T.S.

NOTES:
1. LOCATION OF MANHOLE OPENING TO BE AT OUTFALL END, UNLESS OTHERWISE DIRECTED BY THE OWNER.
2. INLETS OVER 10' IN WIDTH SHALL HAVE A MANHOLE OPENING AT EACH END.

6020A ON CURB/VEG GUIDANDS	CURB INLET 5', 10', 15' OR 20' OPENING	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 702	
			DATE OCT. '04	STANDARD DRAWING NO. 6020A



N.T.S.

6020C STANDARD DRAWING NO.	CURB INLET REBAR & M.H. FRAME & COVER	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 702	
			DATE OCT. '04	STANDARD DRAWING NO. 6020C

BILL OF REINFORCING STEEL

DEPTH "D"	ALL AND	WIDTHS LENGTHS			OPENING LENGTH "L" = 5ft Widths "W" 3ft						OPENING LENGTH "L" = 10ft Widths "W" 3ft						OPENING LENGTH "L" = 15 ft Widths "W" 3ft						OPENING LENGTH "L" = 20 ft Widths "W" 3ft							
	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS
	C	D	E	J	F	F	F	A	B	G	F	F	F	A	B	G	F	F	F	A	B	G	M	N	F	F	F	A	B	G	M	N
3'-6"	17	3	2	4	20	24	28	10	10	20	28	32	36	18	18	28	36	40	44	26	26	36	2	2	44	48	52	34	34	44	2	2
3'-9"	18	"	"	"	"	"	"	"	"	20	"	"	"	"	"	28	"	"	"	"	"	36	"	"	"	"	"	"	"	"	44	"	"
4'-0"	19	"	"	"	"	"	"	"	"	24	"	"	"	"	"	32	"	"	"	"	"	40	"	"	"	"	"	"	48	"	"	"	"
4'-3"	19	"	"	"	"	"	"	"	"	24	"	"	"	"	"	32	"	"	"	"	"	40	"	"	"	"	"	"	48	"	"	"	"
4'-6"	21	"	"	"	"	"	"	"	"	26	"	"	"	"	"	34	"	"	"	"	"	42	"	"	"	"	"	"	50	"	"	"	"
4'-9"	21	"	"	"	"	"	"	"	"	26	"	"	"	"	"	34	"	"	"	"	"	42	"	"	"	"	"	"	50	"	"	"	"
5'-0"	21	"	"	"	"	"	"	"	"	26	"	"	"	"	"	34	"	"	"	"	"	42	"	"	"	"	"	"	50	"	"	"	"
5'-3"	23	"	"	"	"	"	"	"	"	28	"	"	"	"	"	36	"	"	"	"	"	44	"	"	"	"	"	"	52	"	"	"	"
5'-6"	23	"	"	"	"	"	"	"	"	28	"	"	"	"	"	36	"	"	"	"	"	44	"	"	"	"	"	"	52	"	"	"	"
5'-9"	25	"	"	"	"	"	"	"	"	30	"	"	"	"	"	38	"	"	"	"	"	46	"	"	"	"	"	"	54	"	"	"	"
6'-0"	25	"	"	"	"	"	"	"	"	30	"	"	"	"	"	38	"	"	"	"	"	46	"	"	"	"	"	"	54	"	"	"	"
6'-3"	26	"	"	"	"	"	"	"	"	30	"	"	"	"	"	38	"	"	"	"	"	46	"	"	"	"	"	"	54	"	"	"	"
6'-6"	27	"	"	"	"	"	"	"	"	32	"	"	"	"	"	40	"	"	"	"	"	48	"	"	"	"	"	"	56	"	"	"	"
6'-9"	27	"	"	"	"	"	"	"	"	32	"	"	"	"	"	40	"	"	"	"	"	48	"	"	"	"	"	"	56	"	"	"	"
7'-0"	29	"	"	"	"	"	"	"	"	34	"	"	"	"	"	42	"	"	"	"	"	50	"	"	"	"	"	"	58	"	"	"	"
7'-3"	29	"	"	"	"	"	"	"	"	34	"	"	"	"	"	42	"	"	"	"	"	50	"	"	"	"	"	"	58	"	"	"	"
7'-6"	30	"	"	"	"	"	"	"	"	34	"	"	"	"	"	42	"	"	"	"	"	50	"	"	"	"	"	"	58	"	"	"	"
7'-9"	31	"	"	"	"	"	"	"	"	36	"	"	"	"	"	44	"	"	"	"	"	52	"	"	"	"	"	"	60	"	"	"	"
8'-0"	31	"	"	"	"	"	"	"	"	36	"	"	"	"	"	44	"	"	"	"	"	52	"	"	"	"	"	"	60	"	"	"	"
8'-3"	32	"	"	"	"	"	"	"	"	36	"	"	"	"	"	44	"	"	"	"	"	52	"	"	"	"	"	"	60	"	"	"	"
8'-6"	33	"	"	"	"	"	"	"	"	38	"	"	"	"	"	46	"	"	"	"	"	54	"	"	"	"	"	"	62	"	"	"	"
8'-9"	34	"	"	"	"	"	"	"	"	38	"	"	"	"	"	46	"	"	"	"	"	54	"	"	"	"	"	"	62	"	"	"	"
9'-0"	35	"	"	"	"	"	"	"	"	40	"	"	"	"	"	48	"	"	"	"	"	56	"	"	"	"	"	"	64	"	"	"	"
9'-3"	36	"	"	"	"	"	"	"	"	40	"	"	"	"	"	48	"	"	"	"	"	56	"	"	"	"	"	"	64	"	"	"	"
9'-6"	37	"	"	"	"	"	"	"	"	42	"	"	"	"	"	50	"	"	"	"	"	58	"	"	"	"	"	"	66	"	"	"	"
10'-0"	38	"	"	"	"	"	"	"	"	42	"	"	"	"	"	50	"	"	"	"	"	58	"	"	"	"	"	"	66	"	"	"	"

NOTE:
FOR CONVENIENCE, DEPTHS OF INLETS SHOWN IN ABOVE TABLES ARE IN INCREMENTS OF 3 INCHES BUT ANY DEPTHS OTHER THAN THOSE SHOWN ABOVE MAY BE USED WHEREVER DEEMED NECESSARY. QUANTITIES FOR OTHER DEPTHS FALLING WITHIN THE LIMITS OF THE TABLE MAY BE FOUND BY INTERPOLATION.

6020D STANDARD DRAWING NO.	CURB INLET BILL OF REINFORCING STEEL	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 702	
			DATE OCT. '04	STANDARD DRAWING NO. 6020D

Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell-group.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT:
KALTER CAPITAL
LOIS ROAD ESTATES – FILING NO. 3
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS
CONSTRUCTION DETAILS
STORM DETAILS

DATE 4/7/2025

	REVISIONS
A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/14/2025 – KMB

DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 68

FILE: 24007256-PH2-DTLS.DWG

SUMMARY OF QUANTITIES FOR CURB INLETS

DEPTH "D"	5'–0" OPENING						10'–0" OPENING						15'–0" OPENING						20'–0" OPENING					
	WIDTH 3'–0"		WIDTH 4'–0"		WIDTH 5'–0"		WIDTH 3'–0"		WIDTH 4'–0"		WIDTH 5'–0"		WIDTH 3'–0"		WIDTH 4'–0"		WIDTH 5'–0"		WIDTH 3'–0"		WIDTH 4'–0"		WIDTH 5'–0"	
	CONC C.Y.	STEEL LBS.	CONC C.Y.	STEEL LBS.	CONC C.Y.	STEEL LBS.	CONC C.Y.	STEEL LBS.	CONC C.Y.	STEEL LBS.	CONC C.Y.	STEEL LBS.	CONC C.Y.	STEEL LBS.	CONC C.Y.	STEEL LBS.	CONC C.Y.	STEEL LBS.	CONC C.Y.	STEEL LBS.	CONC C.Y.	STEEL LBS.	CONC C.Y.	STEEL LBS.
3'–6"	2.62	306	2.95	332	3.28	373	4.12	479	4.64	521	5.20	564	5.69	667	6.40	721	7.10	775	7.20	846	8.11	909	9.03	976
3'–9"	2.70	309	3.04	341	3.39	373	4.25	494	4.78	536	5.34	579	5.87	687	6.58	741	7.30	796	7.42	874	8.34	937	9.27	1010
4'–0"	2.78	328	3.14	364	3.49	399	4.38	518	4.92	565	5.49	610	6.05	718	6.77	776	7.49	835	7.64	909	8.58	976	9.51	1046
4'–3"	2.87	334	3.23	370	3.59	406	4.51	526	5.06	573	5.64	619	6.22	729	6.95	787	7.69	847	7.87	922	8.81	990	9.75	1061
4'–6"	2.95	356	3.32	394	3.69	431	4.64	558	5.20	607	5.79	656	6.40	770	7.14	830	7.88	891	8.09	973	9.04	1043	9.99	1115
4'–9"	3.03	361	3.41	410	3.79	438	4.77	566	5.34	616	5.94	665	6.57	780	7.32	841	8.07	903	8.31	986	9.27	1056	10.23	1129
5'–0"	3.12	367	3.51	416	3.90	445	4.90	574	5.47	624	6.09	674	6.75	791	7.51	853	8.27	915	8.53	999	9.50	1070	10.47	1144
5'–3"	3.20	383	3.60	424	4.00	465	5.03	600	5.61	652	6.23	704	6.93	827	7.69	890	8.46	955	8.76	1044	9.73	1118	10.71	1194
5'–6"	3.28	389	3.69	430	4.10	472	5.16	608	5.75	661	6.38	713	7.11	837	7.88	901	8.66	967	8.98	1057	9.97	1131	10.95	1208
5'–9"	3.37	405	3.78	451	4.20	495	5.29	635	5.89	690	6.53	744	7.28	874	8.07	940	8.85	1007	9.20	1102	10.20	1178	11.19	1258
6'–0"	3.45	415	3.88	460	4.30	504	5.42	646	6.03	702	6.68	757	7.45	888	8.25	954	9.05	1022	9.42	1119	10.43	1196	11.43	1276
6'–3"	3.53	425	3.97	470	4.41	515	5.55	661	6.17	718	6.83	773	7.63	908	8.44	975	9.24	1044	9.64	1147	10.66	1223	11.67	1305
6'–6"	3.62	437	4.06	486	4.51	532	5.68	681	6.31	739	6.97	797	7.81	935	8.62	1005	9.43	1057	9.87	1178	10.89	1258	11.92	1340
6'–9"	3.70	441	4.15	490	4.61	537	5.81	688	6.45	747	7.12	806	7.98	945	8.81	1015	9.63	1066	10.09	1191	11.12	1272	12.15	1355
7'–0"	3.78	460	4.25	510	4.71	560	5.94	716	6.59	777	7.27	837	8.16	981	8.99	1053	9.82	1126	10.31	1237	11.35	1319	12.40	1404
7'–3"	3.86	465	4.34	516	4.81	567	6.07	724	6.72	785	7.42	846	8.33	992	9.18	1065	10.02	1138	10.53	1249	11.59	1333	12.64	1418
7'–6"	3.95	477	4.43	529	4.91	570	6.20	742	6.86	804	7.57	866	8.51	1016	9.36	1089	10.21	1163	10.75	1290	11.82	1365	12.88	1451
7'–9"	4.03	491	4.53	544	5.02	597	6.33	762	7.00	826	7.71	890	8.67	1040	9.55	1116	10.41	1193	10.98	1313	12.05	1399	13.12	1498
8'–0"	4.12	496	4.62	550	5.12	604	6.46	770	7.14	834	7.86	899	8.86	1051	9.73	1129	10.60	1205	11.20	1325	12.28	1412	13.36	1510
8'–3"	4.20	504	4.71	559	5.22	613	6.59	784	7.28	849	8.01	915	9.04	1069	9.92	1149	10.80	1228	11.42	1353	12.51	1440	13.60	1529
8'–6"	4.28	519	4.80	576	5.32	632	6.71	804	7.42	871	8.16	938	9.21	1107	10.10	1176	10.99	1257	11.64	1385	12.74	1474	13.84	1565
8'–9"	4.37	528	4.90	586	5.42	643	6.84	819	7.56	886	8.31	954	9.39	1119	10.29	1199	11.18	1280	11.87	1410	12.97	1500	14.08	1592
9'–0"	4.45	545	4.99	605	5.53	664	6.97	842	7.70	912	8.46	982	9.56	1148	10.47	1231	11.38	1313	12.09	1447	13.21	1539	14.32	1631
9'–3"	4.53	554	5.08	614	5.63	674	7.10	858	7.84	929	8.60	999	9.74	1169	10.66	1252	11.57	1335	12.31	1474	13.44	1563	14.56	1660
9'–6"	4.62	568	5.17	630	5.73	692	7.23	878	7.97	950	8.75	1022	9.92	1195	10.84	1280	11.77	1365	12.53	1505	13.67	1600	14.80	1696
10'–0"	4.78	582	5.36	645	5.93	708	7.49	900	8.11	974	9.05	1048	10.27	1227	11.21	1312	12.16	1399	12.98	1546	14.13	1642	15.29	1739

NOTE:
FOR CONVENIENCE, DEPTHS OF INLETS SHOWN IN ABOVE TABLES ARE IN INCREMENTS OF 3 INCHES BUT ANY DEPTHS OTHER THAN THOSE SHOWN ABOVE MAY BE USED WHEREVER DEEMED NECESSARY. QUANTITIES FOR OTHER DEPTHS FALLING WITHIN THE LIMITS OF THE TABLE MAY BE FOUND BY INTERPOLATION.

STANDARD DRAWING NO. 6020E

CURB INLET
SUMMARY OF QUANTITIES

North Central Texas Council of Governments

STANDARD SPECIFICATION REFERENCE 702

DATE OCT. '04

STANDARD DRAWING NO. 6020E

Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell-group.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL

LOIS ROAD ESTATES – FILING NO. 3
CITY OF SANGER, COUNTY OF DENTON,
STATE OF TEXAS

CONSTRUCTION DETAILS
STORM DETAILS

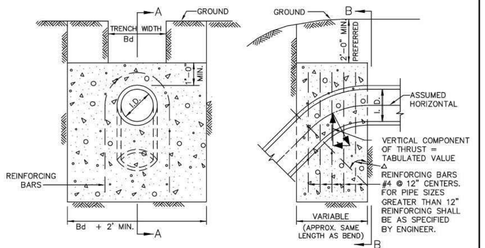
DATE 4/7/2025

A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/14/2025 – KMB

REVISIONS

DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 69

FILE: 24007256-PH2-DTLS.DWG



ELEVATION "B–B"
N.T.S.

SECTION "A–A"
N.T.S.

REFER TO
STD. DWG. No. 4040
FOR GENERAL NOTES.

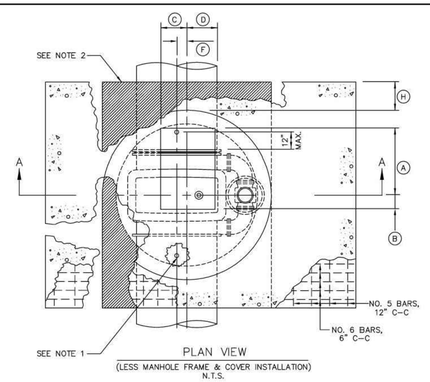
Δ	11.25°		22.50°		30°		45°		67.50°		90°		Δ
I.D. (IN.)	THRUST (TONS)	VOL. (C.Y.)	THRUST (TONS)	VOL. (C.Y.)	THRUST (TONS)	VOL. (C.Y.)	THRUST (TONS)	VOL. (C.Y.)	THRUST (TONS)	VOL. (C.Y.)	THRUST (TONS)	VOL. (C.Y.)	I.D. (IN.)
4,6,8	1.0	0.5	2.0	1.0	2.5	1.3	3.6	1.8	4.6	2.3	5.0	2.5	4,6,8
10,12	2.2	1.1	4.3	2.2	5.7	2.8	8.0	4.0	10.5	5.2	11.3	5.7	10,12
16,18	5.0	2.5	9.7	4.9	12.7	6.4	18.0	9.0	23.5	11.8	25.5	12.7	16,18
20	6.1	3.1	12.0	6.0	15.7	7.9	22.2	11.1	29.2	14.5	31.4	15.7	20
24	8.2	4.4	17.3	8.7	22.6	11.3	32.0	16.0	41.8	20.9	45.2	22.6	24
30	10.5	5.2	20.3	10.1	26.5	13.3	37.5	18.8	49.0	24.5	53.1	26.5	30
36	14.9	7.5	29.2	14.6	38.2	19.1	54.0	27.0	70.5	35.3	76.4	38.2	36
42	20.3	10.1	39.8	19.9	52.0	26.0	73.5	36.7	96.0	48.0	104.0	52.0	42
48	26.5	13.2	51.9	26.0	67.9	33.9	96.0	48.0	126.0	62.7	136.0	67.9	48
54	33.5	16.8	65.7	32.9	85.9	42.9	122.0	60.7	159.0	79.4	172.0	85.9	54
60	41.4	20.7	81.2	40.6	106.0	53.0	150.0	75.0	196.0	98.0	212.0	106.0	60
66	50.1	25.0	98.2	49.1	128.0	64.2	182.0	90.7	237.0	119.0	257.0	128.0	66
72	59.6	29.8	117.0	58.4	153.0	76.3	216.0	108.0	282.0	141.0	305.0	153.0	72
78	69.9	35.0	137.0	68.6	179.0	90.0	254.0	127.0	331.0	166.0	358.0	179.0	78
84	81.1	40.5	159.0	79.5	208.0	104.0	294.0	147.0	384.0	192.0	416.0	208.0	84
90	93.1	46.5	183.0	91.3	239.0	119.0	337.0	169.0	441.0	221.0	477.0	239.0	90
96	106.0	53.0	208.0	104.0	272.0	136.0	384.0	192.0	502.0	251.0	543.0	272.0	96

VERTICAL THRUST BLOCK	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 502.4	
AT PIPE BEND		DATE OCT. '04	STANDARD DRAWING NO. 4030

GENERAL NOTES FOR ALL THRUST BLOCKS:

1. CONCRETE FOR BLOCKING SHALL BE CLASS "B".
2. ALL CALCULATIONS ARE BASED ON INTERNAL PRESSURE OF 200 PSI FOR DUCTILE IRON, P.V.C., AND 150 PSI FOR CONCRETE PIPE.
3. VOLUMES OF THRUST BLOCKS ARE NET VOLUMES OF CONCRETE TO BE FURNISHED. THE CORRESPONDING WEIGHT OF THE CONCRETE (CLASS "B") IS EQUAL TO OR GREATER THAN THE VERTICAL COMPONENT OF THE THRUST ON THE VERTICAL BEND.
4. WALL THICKNESS (T) ASSUMED HERE FOR ESTIMATING PURPOSES ONLY.
5. POUR CONCRETE FOR BLOCK AGAINST UNDISTURBED EARTH.
6. DIMENSIONS MAY BE VARIED AS REQUIRED BY FIELD CONDITIONS WHERE AND AS DIRECTED BY THE ENGINEER. THE VOLUME OF CONCRETE BLOCKING SHALL NOT BE LESS THAN SHOWN HERE.
7. THE SOIL BEARING PRESSURES ARE BASED ON 1000 LBS./S.F. IN SOIL AND 2000 LBS./S.F. IN ROCK.
8. USE POLYETHYLENE WRAP OR EQUAL BETWEEN CONCRETE AND BEND, TEE, OR PLUG TO PREVENT THE CONCRETE FROM STICKING TO IT.
9. CONCRETE SHALL NOT EXTEND BEYOND JOINTS.

THRUST BLOCK	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 502.4	
GENERAL NOTES		DATE OCT. '04	STANDARD DRAWING NO. 4040



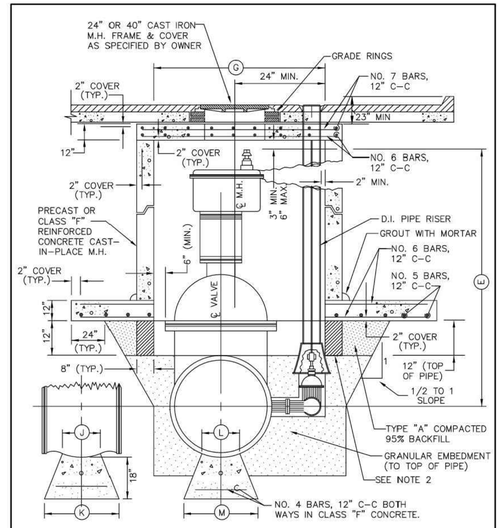
PLAN VIEW
(LESS MANHOLE FRAME & COVER INSTALLATION)
N.T.S.

GATE VALVE SIZE	DIMENSION TABLE										
	A	B	C	D	E	F	G	H	J	K	L	M
16"	20"	20"	12"	12"	44 1/2"	1"	48"	12"	10"	24"	12"	16"
18"	20"	20"	12"	12"	51 3/8"	2"	48"	12"	12"	24"	12"	18"
20"	22"	18"	12"	12"	56 5/8"	1"	54"	12"	12"	24"	16"	20"
24"	26"	14"	12"	12"	64 3/8"	1"	60"	18"	14"	30"	18"	24"
30"	28"	12"	12"	12"	80 5/8"	3"	66"	18"	18"	30"	20"	30"
36"	32"	8"	12"	12"	90 1/16"	4"	72"	18"	18"	36"	24"	36"
42"	34"	6"	15"	9"	107 3/4"	5"	78"	24"	20"	36"	30"	42"
48"	36"	4"	14"	10"	121 5/8"	4"	90"	24"	26"	42"	36"	48"
54"	36"	4"	9"	15"	142 1/2"	3"	102"	24"	32"	46"	40"	54"

NOTES:
1. PROVIDE CORPORATION AND CURB STOPS A MAXIMUM OF 12" FROM EACH END OF GATE VALVE, AS SHOWN. CORPORATION AND CURB STOP SIZES SHALL BE 1" FOR 16", 20", AND 24" NOMINAL PIPE DIAMETERS, 2" FOR 30" AND LARGER DIAMETERS. 2" TAPS SHALL BE MADE AS A 2" FLANGED OUTLET WITH INSULATED ADAPTOR KIT. COPPER RISERS SHALL BE PROVIDED BETWEEN THE CORPORATION AND CURB STOPS. CURB STOPS SHALL BE INSTALLED AT AN ELEVATION 12" ABOVE THE TOP SURFACE OF VAULT BOTTOM SLAB.
2. POLYURETHANE CUSHION PAD.

VAULT CONSTRUCTION	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 702.5 *	
VERTICAL GATE VALVE ≥ 16"		DATE OCT. '04	STANDARD DRAWING NO. 4070A

*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. *Public Works Construction Standards North Central Texas, Fifth Edition.*

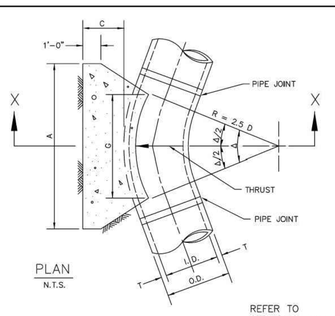


SECTION "A–A"

REFER TO STD. DWG. 4070A FOR DIMENSION TABLE AND GENERAL NOTES.

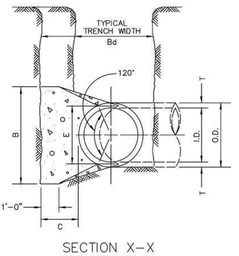
VAULT CONSTRUCTION	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 702.5 *	
VERTICAL GATE VALVE ≥ 16"		DATE OCT. '04	STANDARD DRAWING NO. 4070B

*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. *Public Works Construction Standards North Central Texas, Fifth Edition.*



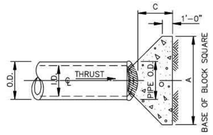
PLAN
N.T.S.

REFER TO
STD. DWG. No. 4040
FOR GENERAL NOTES.



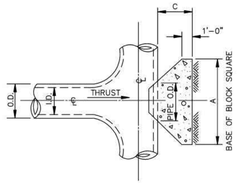
SECTION X–X
N.T.S.

HORIZONTAL THRUST BLOCK	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 502.4	
AT PIPE BEND		DATE OCT. '04	STANDARD DRAWING NO. 4010A



PLAN OF PLUG THRUST BLOCK
N.T.S.

REFER TO
STD. DWG. No. 4040
FOR GENERAL NOTES.



PLAN OF TEE THRUST BLOCK
N.T.S.

I.D. (IN.)	THRUST (TONS)	C (FT.)	EARTH A (FT.)	EARTH VOL. (C.Y.)	ROCK A (FT.)	ROCK VOL. (C.Y.)
4,6,8	5.1	1.5	2.5	0.3	2.0	0.2
10,12	11.3	1.5	3.5	0.6	2.5	0.3
16,18	25.5	2.0	5.5	1.6	4.0	0.9
20	31.5	2.0	6.0	1.9	4.0	0.9
24	45.2	2.5	7.0	3.1	5.0	1.7
30	53.0	3.0	7.5	4.1	5.5	2.4
36	76.3	4.0	9.0	7.3	6.5	4.2
42	104.0	4.5	10.5	11.0	7.5	6.2
48	136.0	5.0	12.0	15.6	8.5	8.7
54	172.0	5.5	13.5	21.4	9.5	11.9
60	212.0	6.0	15.0	28.4	10.5	15.7
66	257.0	6.5	16.5	36.8	11.5	20.5
72	305.0	7.5	17.5	47.2	12.5	27.2
78	358.0	8.0	19.0	58.9	13.5	33.7
84	416.0	8.5	20.5	72.3	14.5	41.2
90	477.0	9.0	22.0	87.7	15.5	49.7
96	543.0	9.5	23.5	104.8	16.5	61.0

HORIZONTAL THRUST BLOCK	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 502.4	
AT TEES AND PLUGS		DATE OCT. '04	STANDARD DRAWING NO. 4020

I.D. (IN.)	T (IN.)	Δ = 11.25° C (FT.)	Δ ► 22.50° C (FT.)	E (FT.)
4,6,8	0.4	1.5	1.5	0.9
10,12	0.5	1.5	1.5	1.2
16,18	0.6	1.5	1.5	1.6
20	0.7	1.5	1.5	1.8
24	0.9	1.5	1.5	2.1
30	2.9	1.5	1.9	2.6
36	4.5	1.5	2.3	3.3
42	5.0	1.8	2.6	3.8
48	5.5	2.0	3.0	4.3
54	6.0	2.3	3.4	4.8
60	6.5	2.5	3.8	5.3
66	6.8	2.8	4.1	5.7
72	7.5	3.0	4.5	6.3
78	7.5	3.3	4.9	6.7
84	8.0	3.5	5.3	7.2
90	8.5	3.8	5.6	7.7
96	9.0	4.0	6.0	8.2

	Δ = 11.25°						Δ = 22.50°					
			EARTH		ROCK				EARTH		ROCK	
I.D. (IN.)	G (FT.)	THRUST (TONS)	A (FT.)	VOL. (C.Y.)	A (FT.)	VOL. (C.Y.)	I.D. (IN.)	G (FT.)	THRUST (TONS)	A (FT.)	VOL. (C.Y.)	A (FT.)	VOL. (C.Y.)
4,6,8	0.4	1.0	1.0	0.1	1.0	0.1	4,6,8	0.8	2.0	1.5	0.1	1.0	0.1
10,12	0.6	2.2	1.5	0.1	1.0	0.1	10,12	1.1	4.4	2.0	0.3	1.5	0.1
16,18	0.8	5.0	2.0	0.3	1.5	0.2	16,18	1.6	9.9	3.0	0.6	2.0	0.2
20	0.9	6.2	2.0	0.4	1.5	0.3	20	1.8	12.3	3.5	0.7	2.0	0.3
24	1.1	8.9	3.0	0.5	1.5	0.3	24	2.2	17.7	4.0	0.9	2.5	0.3
30	1.4	10.4	3.0	0.6	2.0	0.4	30	2.7	20.7	5.0	1.0	3.0	0.4
36	1.7	15.0	3.5	0.9	2.0	0.5	36	3.3	29.8	5.5	1.3	4.0	0.5
42	1.9	20.4	4.5	1.0	2.5	0.8	42	3.8	40.5	6.0	1.4	4.5	0.6
48	2.2	26.6	4.5	1.1	3.0	0.8	48	4.4	52.9	7.0	1.7	5.0	0.8
54	2.5	33.7	5.0	1.2	3.5	0.9	54	4.9	67.0	8.0	2.0	5.5	0.9
60	2.7	41.6	5.5	1.4	4.0	1.0	60	5.5	82.7	8.5	2.1	6.0	1.0
66	3.0	50.3	6.0	1.5	4.0	1.1	66	6.0	100.1	9.0	2.3	6.5	1.1
72	3.3	59.9	6.5	1.7	4.5	1.2	72	6.6	119.1	9.5	2.4	7.0	1.2
78	3.6	70.2	7.0	1.8	5.0	1.3	78	7.1	139.8	10.0	2.6	7.5	1.3
84	3.8	81.5	7.5	2.0	5.0	1.4	84	7.6	162.1	10.5	2.7	8.0	1.4
90	4.1	93.5	8.0	2.1	5.5	1.5	90	8.2	186.1	11.0	2.9	8.5	1.5
96	4.4	106.4	8.5	2.2	6.0	1.6	96	8.7	211.7	11.5	3.0	9.0	1.6

TABLES OF DIMENSIONS AND QUANTITIES

HORIZONTAL THRUST BLOCK	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 502.4	
AT PIPE BEND		DATE OCT. '04	STANDARD DRAWING NO. 4010B

	Δ = 30°							Δ = 45°						
			EARTH			ROCK				EARTH			ROCK	
I.D. (IN.)	G (FT.)	THRUST (TONS)	A (FT.)	B (FT.)	VOL. (C.Y.)	A (FT.)	B (FT.)	VOL. (C.Y.)	I.D. (IN.)	G (FT.)	THRUST (TONS)	A (FT.)	B (FT.)	VOL. (C.Y.)	A (FT.)	B (FT.)	VOL. (C.Y.)
4,6,8	1.0	2.6	2.0	1.5	0.2	1.0	1.5	0.1	4,6,8	1.5	3.9	2.0	2.0	0.2	1.5	1.5	0.1
10,12	1.5	5.9	2.5	2.5	0.3	2.0	1.5	0.2	10,12	2.2	8.7	3.5	2.5	0.5	2.0	2.5	0.3
16,18	2.2	13.2	3.5	4.0	0.8	2.5	3.0	0.4	16,18	3.2	19.5	4.5	4.5	1.2	3.0	3.5	0.6
20	2.4	16.3	4.5	4.0	1.0	3.0	3.0	0.5	20	3.6	24.1	5.5	4.5	1.5	3.5	3.5	0.7
24	2.9	23.4	6.0	4.0	1.4	3.5	3.5	0.7	24	4.3	34.6	8.0	4.5	2.3	4.5	4.0	1.1
30	3.6	27.5	6.5	5.0	1.9	3.5	4.0	0.9	30	5.4	40.6	8.5	5.0	3.2	5.5	4.0	1.6
36	4.4	39.5	7.0	6.0	3.4	4.5	4.5	1.6	36	6.5	58.5	10.0	6.0	5.3	6.5	4.5	2.6
42	5.1	53.8	8.0	7.0	5.1	5.5	5.0	2.5	42	7.5	79.6	11.5	7.0	8.1	8.0	5.0	4.2
48	5.8	70.3	9.0	8.0	7.4	6.0	6.0	3.7	48	8.6	104.0	13.0	8.0	11.9	9.0	6.0	6.3
54	6.5	89.0	10.0	9.0	10.3	7.0	6.5	5.3	54	9.7	131.5	15.0	9.0	17.1	10.5	6.5	8.9
60	7.3	110.0	11.0	10.0	13.9	7.5	7.5	7.3	60	10.7	162.4	16.5	10.0	23.1	11.0	7.5	12.0
66	8.0	132.9	12.5	11.0	18.9	8.5	8.0	9.6	66	11.8	196.5	18.0	11.0	30.1	12.0	8.5	16.2
72	8.7	158.2	13.5	12.0	24.0	9.0	9.0	12.3	72	12.9	233.9	19.5	12.0	38.6	14.0	8.5	20.7
78	9.4	185.6	14.5	13.0	30.0	10.0	9.5	15.6	78	13.9	274.5	21.5	13.0	49.8	14.5	9.5	25.9
84	10.1	215.3	15.5	14.0	37.1	10.5	10.5	19.5	84	15.0	318.4	23.0	14.0	61.2	15.5	10.5	32.6
90	10.9	247.1	16.5	15.0	45.0	11.5	11.0	23.9	90	16.1	365.5	24.5	15.0	74.5	17.5	10.5	39.6
96	11.6	281.2	18.0	16.0	55.5	12.5	11.5	28.9	96	17.1	415.6	26.0	16.0	89.5	18.5	11.5	48.5

	Δ = 67.50°							Δ = 90°						
			EARTH			ROCK				EARTH			ROCK	
I.D. (IN.)	G (FT.)	THRUST (TONS)	A (FT.)	B (FT.)	VOL. (C.Y.)	A (FT.)	B (FT.)	VOL. (C.Y.)	I.D. (IN.)	G (FT.)	THRUST (TONS)	A (FT.)	B (FT.)	VOL. (C.Y.)	A (FT.)	B (FT.)	VOL. (C.Y.)
4,6,8	2.1	5.6	3.0	2.0	0.3	2.0	1.5	0.2	4,6,8	2.7	7.1	5.0	1.5	0.4	2.0	2.0	0.2
10,12	3.1	12.6	5.5	2.5	0.8	3.5	2.0	0.4	10,12	4.0	16.0	6.5	2.5	1.0	3.5	2.5	0.5
16,18	4.7	28.3	7.5	4.0	1.9	5.5	3.0	0.9	16,18	6.0	36.0	9.0	4.0	2.4	4.5	4.0	1.0
20	5.2	34.9	9.0	4.0	2.3	5.5	3.5	1.2	20	6.6	44.4	10.0	4.5	3.1	6.0	4.0	1.5
24	6.2	50.3	11.5	4.5	3.5	6.5	4.0	1.6	24	7.9	64.0	14.5	4.5	5.0	8.0	4.0	2.1
30	7.8	58.9	12.0	5.0	4.8	7.5	4.0	2.2	30	9.9	75.0	15.0	5.0	6.7	10.0	4.0	3.3
36	9.4	84.9	14.5	6.0	8.2	9.5	4.5	3.8	36	11.9	108.0	18.0	6.0	11.4	12.0	4.5	5.3
42	10.9	115.5	17.0	7.0	12.8	11.0	5.5	6.3	42	13.9	147.0	21.0	7.0	17.8	14.0	5.5	8.7
48	12.5	150.9	19.0	8.0	18.4	13.0	6.0	9.2	48	15.9	192.0	24.0	8.0	26.2	16.0	6.0	12.4
54	14.0	191.0	21.5	9.0	26.0	15.0	6.5	12.9	54	17.9	243.0	27.0	9.0	36.9	18.0	7.0	18.1
60	15.6	235.8	24.0	10.0	35.6	16.0	7.5	17.6	60	19.9	299.8	30.0	10.0	50.3	20.0	7.5	24.0
66	17.1	285.3	26.0	11.0	46.0	18.0	8.0	23.0	66	21.8	362.8	33.0	11.0	66.2	22.0	8.5	32.5
72	18.7	339.5	28.5	12.0	57.8	19.0	9.0	28.4	72	23.8	431.8	36.0	12.0	85.6	24.0	9.0	41.0
78	20.2	398.5	31.0	13.0	75.7	21.0	9.5	37.4	78	25.7	506.7	39.0	13.0	108.2	26.0	10.0	53.2
84	21.8	462.1	33.5	14.0	94.7	22.0	10.5	46.5	84	27.7	587.7	42.0	14.0	134.4	28.0	10.5	64.8
90	23.3	530.5	35.5	15.0	114.4	24.5	11.0	58.2	90	29.0	674.6	45.0	15.0	164.9	30.0	11.5	81.2
96	24.9	603.6	38.0	16.0	138.9	25.5	12.0	70.0	96	31.6	767.5	48.0	16.0	199.0	32.0	12.0	95.1

TABLES OF DIMENSIONS AND QUANTITIES

HORIZONTAL THRUST BLOCK	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 502.4	
AT PIPE BEND		DATE OCT. '04	STANDARD DRAWING NO. 4010C

Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell-group.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL
LOIS ROAD ESTATES – FILING NO. 3
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS
CONSTRUCTION DETAILS
WATER DETAILS

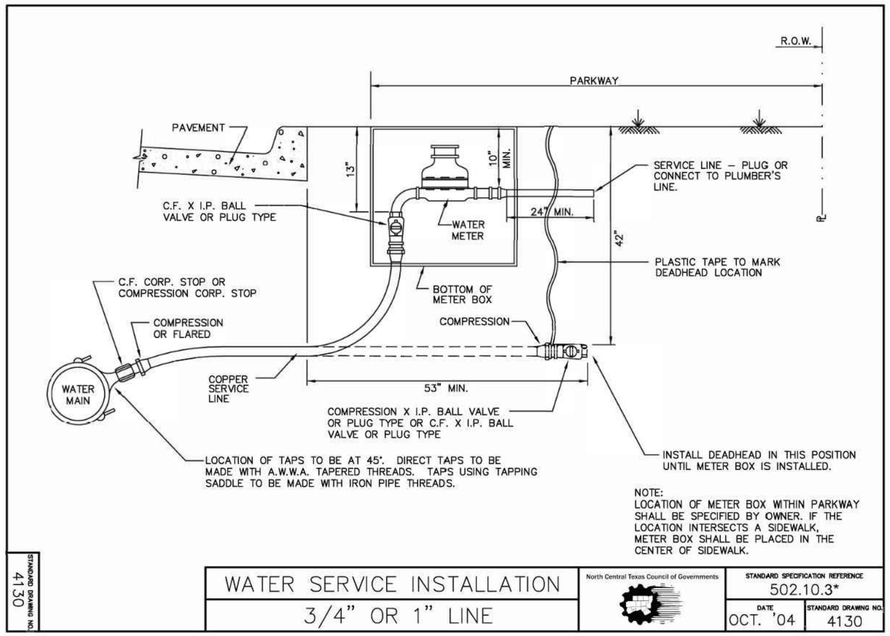
DATE 4/7/2025

A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/14/2025 – KMB

REVISIONS

DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 70

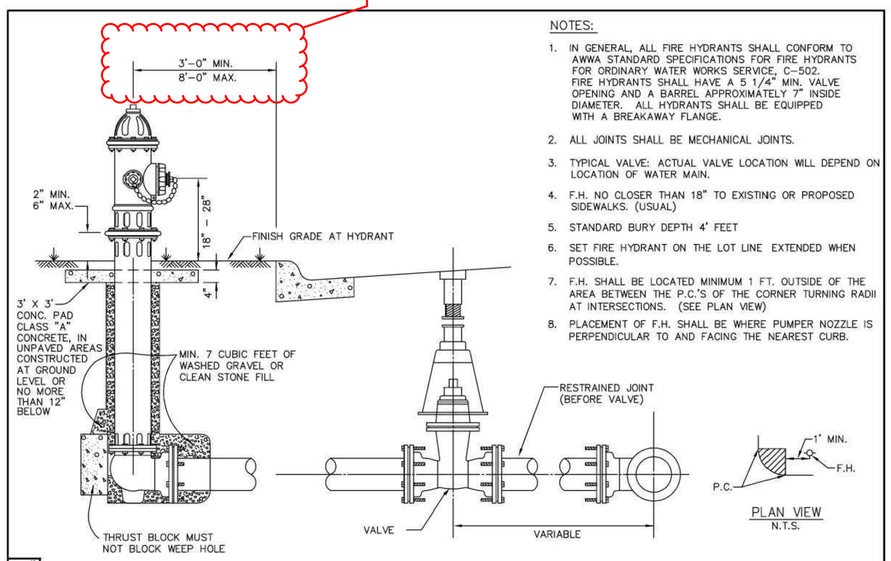
FILE: 24007256-PH2-DTLS.DWG



STANDARD DRAWING NO. 4130

WATER SERVICE INSTALLATION 3/4" OR 1" LINE	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 502.10.3*	
		DATE OCT. '04	STANDARD DRAWING NO. 4130

Confirm min. placement with typical section note



NOTES:

1. IN GENERAL, ALL FIRE HYDRANTS SHALL CONFORM TO AWWA STANDARD SPECIFICATIONS FOR FIRE HYDRANTS FOR ORDINARY WATER WORKS SERVICE, C–502. FIRE HYDRANTS SHALL HAVE A 5 1/4" MIN. VALVE OPENING AND A BARREL APPROXIMATELY 7" INSIDE DIAMETER. ALL HYDRANTS SHALL BE EQUIPPED WITH A BREAKAWAY FLANGE.
2. ALL JOINTS SHALL BE MECHANICAL JOINTS.
3. TYPICAL VALVE: ACTUAL VALVE LOCATION WILL DEPEND ON LOCATION OF WATER MAIN.
4. F.H. NO CLOSER THAN 18" TO EXISTING OR PROPOSED SIDEWALKS. (USUAL)
5. STANDARD BURY DEPTH 4' FEET
6. SET FIRE HYDRANT ON THE LOT LINE EXTENDED WHEN POSSIBLE.
7. F.H. SHALL BE LOCATED MINIMUM 1 FT. OUTSIDE OF THE AREA BETWEEN THE P.C.'S OF THE CORNER TURNING RADII AT INTERSECTIONS. (SEE PLAN VIEW)
8. PLACEMENT OF F.H. SHALL BE WHERE PUMPER NOZZLE IS PERPENDICULAR TO AND FACING THE NEAREST CURB.

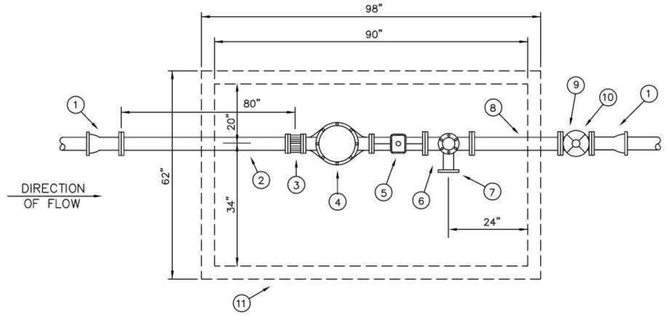
STANDARD DRAWING NO. 4120

FIRE HYDRANT INSTALLATION	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 502.3	
		DATE OCT. '04	STANDARD DRAWING NO. 4120

*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. *Public Works Construction Standards North Central Texas, Fifth Edition.*

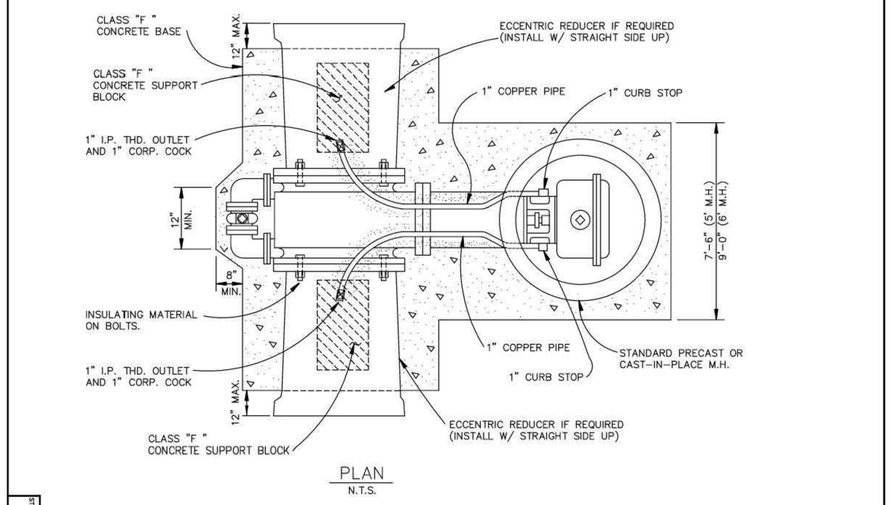
MATERIALS LIST		
PART NO.	QUANTITY	DESCRIPTION
①	2 EA.	8" X 12" D.I. NIPPLE M.J. X F.
②	1 EA.	8" X 36" D.I. NIPPLE F. X SLEEVE
③	1 EA.	8" FLANGED COUPLING ADAPTER
④	1 EA.	8" U.L. APPROVED (FOR TURBINE)
⑤	1 EA.	8" TURBINE METER
⑥	1 EA.	8" X 4" D.I. TEE F. X F. (TEST PT)
⑦	1 EA.	8" BLIND FLG F. X F.

MATERIALS LIST		
PART NO.	QUANTITY	DESCRIPTION
⑧	1 EA.	8" X 24" D.I. NIPPLE F X F.
⑨	1 EA.	8" GATE VALVE F. X F.
⑩	1 EA.	VALVE STACK RISER COVER & LID
⑪	1 EA.	PRECAST METER VAULT
	1 EA.	VAULT FLOOR (NOT SHOWN)
	1 EA.	ACCESS HATCH (NOT SHOWN)



STANDARD DRAWING NO. 4170

8" FIRE LINE STANDPIPE SERVICE WITH 8" METER	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 502.10	
		DATE OCT. '04	STANDARD DRAWING NO. 4170



STANDARD DRAWING NO. 4060A

VAULT CONSTRUCTION HORIZONTAL GATE VALVE ≧ 16"	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 702.5.8.8*	
		DATE OCT. '04	STANDARD DRAWING NO. 4060A

*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. *Public Works Construction Standards North Central Texas, Fifth Edition.*

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell-group.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

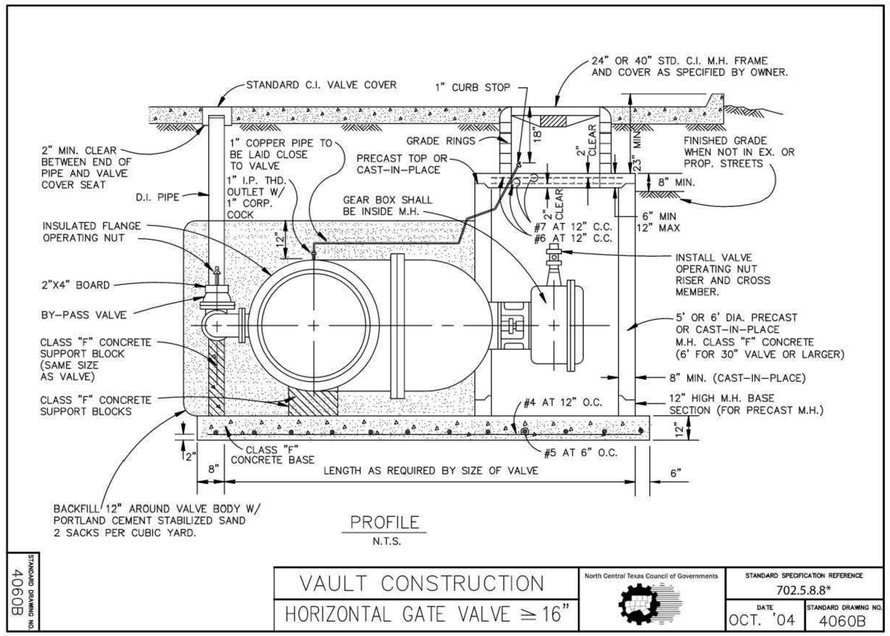
CLIENT
KALTER CAPITAL
LOIS ROAD ESTATES – FILING NO. 3
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS
CONSTRUCTION DETAILS
WATER DETAILS

DATE 4/7/2025

	REVISIONS
A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/14/2025 – KMB

DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 71

FILE: 24007256-PH2-DTLS.DWG



PROFILE
N.T.S.

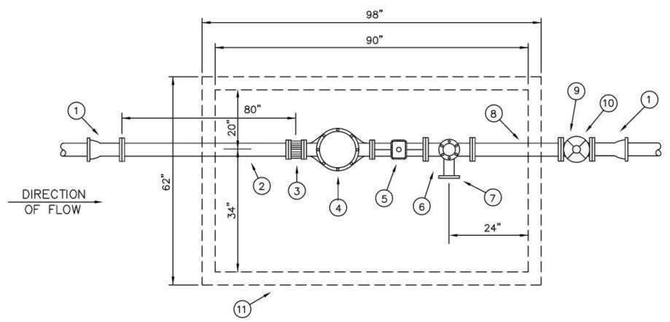
STANDARD DRAWING NO. 4060B

VAULT CONSTRUCTION	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 702.5.8.8*	
HORIZONTAL GATE VALVE ≥ 16"		DATE OCT. '04	STANDARD DRAWING NO. 4060B

*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. *Public Works Construction Standards North Central Texas, Fifth Edition.*

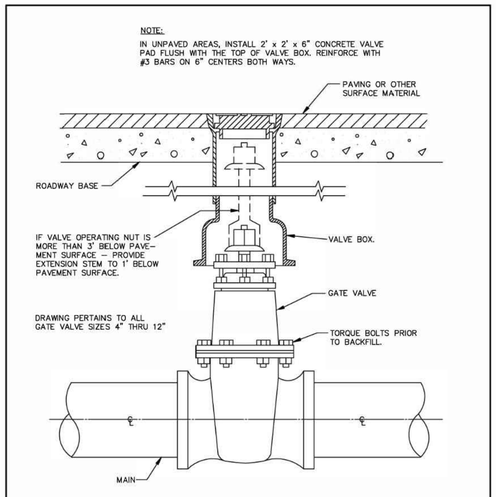
MATERIALS LIST		
PART NO.	QUANTITY	DESCRIPTION
①	2 EA.	8" X 12" D.I. NIPPLE M.J. X F.
②	1 EA.	8" X 36" D.I. NIPPLE F. X SLEEVE
③	1 EA.	8" FLANGED COUPLING ADAPTER
④	1 EA.	8" U.L. APPROVED (FOR TURBINE)
⑤	1 EA.	8" TURBINE METER
⑥	1 EA.	8" X 4" D.I. TEE F. X F. (TEST PT)
⑦	1 EA.	8" BLIND FLG F. X F.

MATERIALS LIST		
PART NO.	QUANTITY	DESCRIPTION
⑧	1 EA.	8" X 24" D.I. NIPPLE F X F.
⑨	1 EA.	8" GATE VALVE F. X F.
⑩	1 EA.	VALVE STACK RISER COVER & LID
⑪	1 EA.	PRECAST METER VAULT
	1 EA.	VAULT FLOOR (NOT SHOWN)
	1 EA.	ACCESS HATCH (NOT SHOWN)



STANDARD DRAWING NO. 4170

8" FIRE LINE STANDPIPE	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 502.10	
SERVICE WITH 8" METER		DATE OCT. '04	STANDARD DRAWING NO. 4170



GATE VALVE BOX AND EXTENSION STEM
N.T.S.

GATE VALVE 4" TO 12" BOX & EXTENSION STEM	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 502.6.6*	
		DATE OCT. '04	STANDARD DRAWING NO. 4050

*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. *Public Works Construction Standards North Central Texas, Fifth Edition.*

Provide embedment details for water, sewer, and storm pipes

Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell-group.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

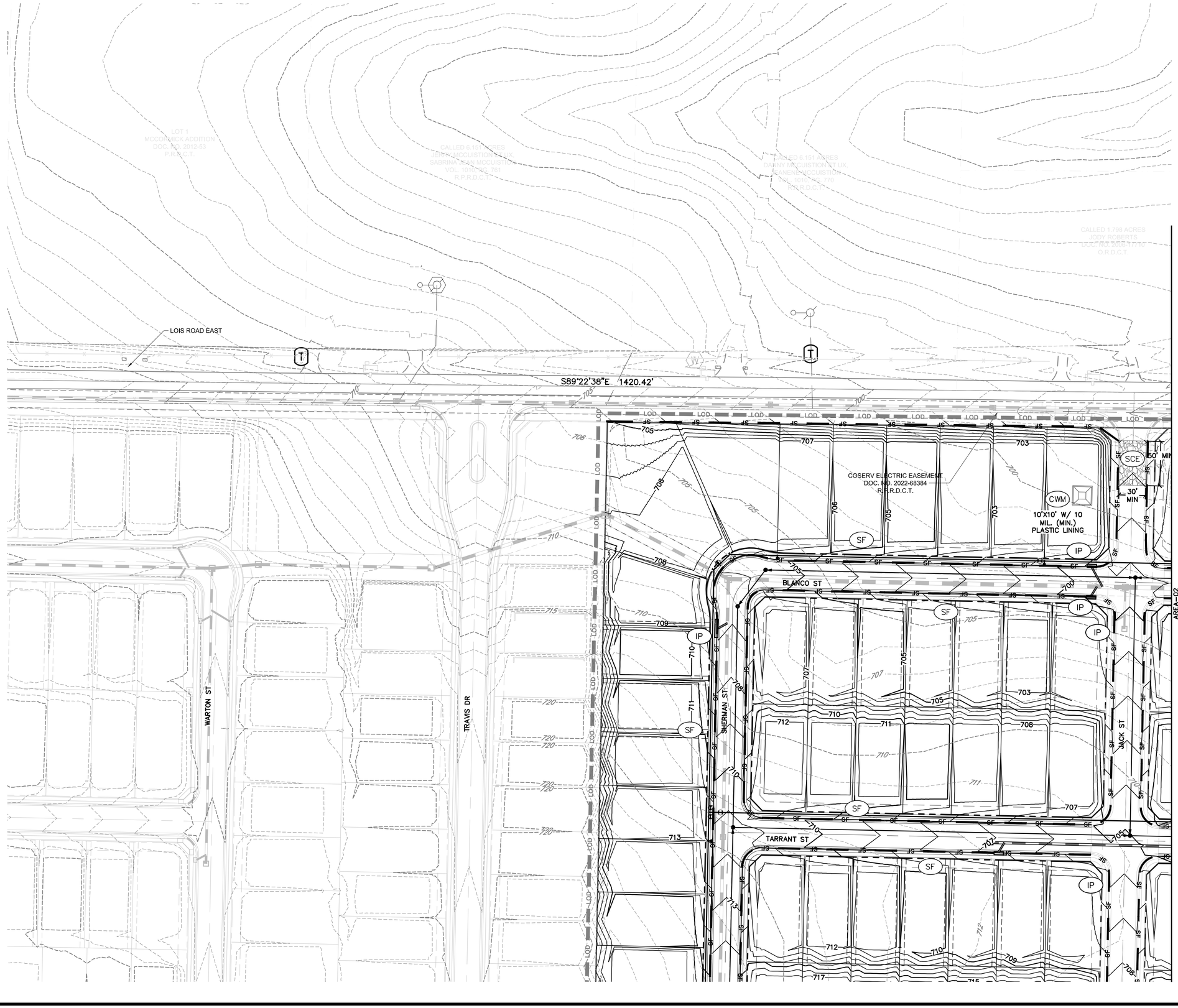
CLIENT
KALTER CAPITAL
LOIS ROAD ESTATES – FILING NO. 3
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS
CONSTRUCTION DETAILS
WATER DETAILS

DATE 4/7/2025

	REVISIONS
A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/14/2025 – KMB

DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 72

FILE: 24007256-PH2-DTLS.DWG





KEYMAP
1"=750'

LEGEND

	PROPERTY BOUNDARY
	PROPOSED RIGHT-OF-WAY
	EXISTING RIGHT-OF-WAY
	EXISTING SECTION LINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED CONTOURS
	EXISTING CONTOURS
LOC	LOD LIMITS OF DISTURBANCE
SF	SF SILT FENCE
	DD DIVERSION DITCH
	SP STOCK PILE
	SB SEDIMENT BASIN
	CWM CONCRETE WASTE MANAGEMENT
	SCE STABILIZED CONSTRUCTION EXIT
	ST SEDIMENT TRAP
	IP INLET PROTECTION

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT ©2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell-group.com
143 UNION BOULEVARD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL
LOIS ROAD ESTATES – FILING NO. 3
CITY OF SANGER, COUNTY OF DENTON,
STATE OF TEXAS
STORM WATER POLLUTION PREVENTION PLAN
SWPPP-1

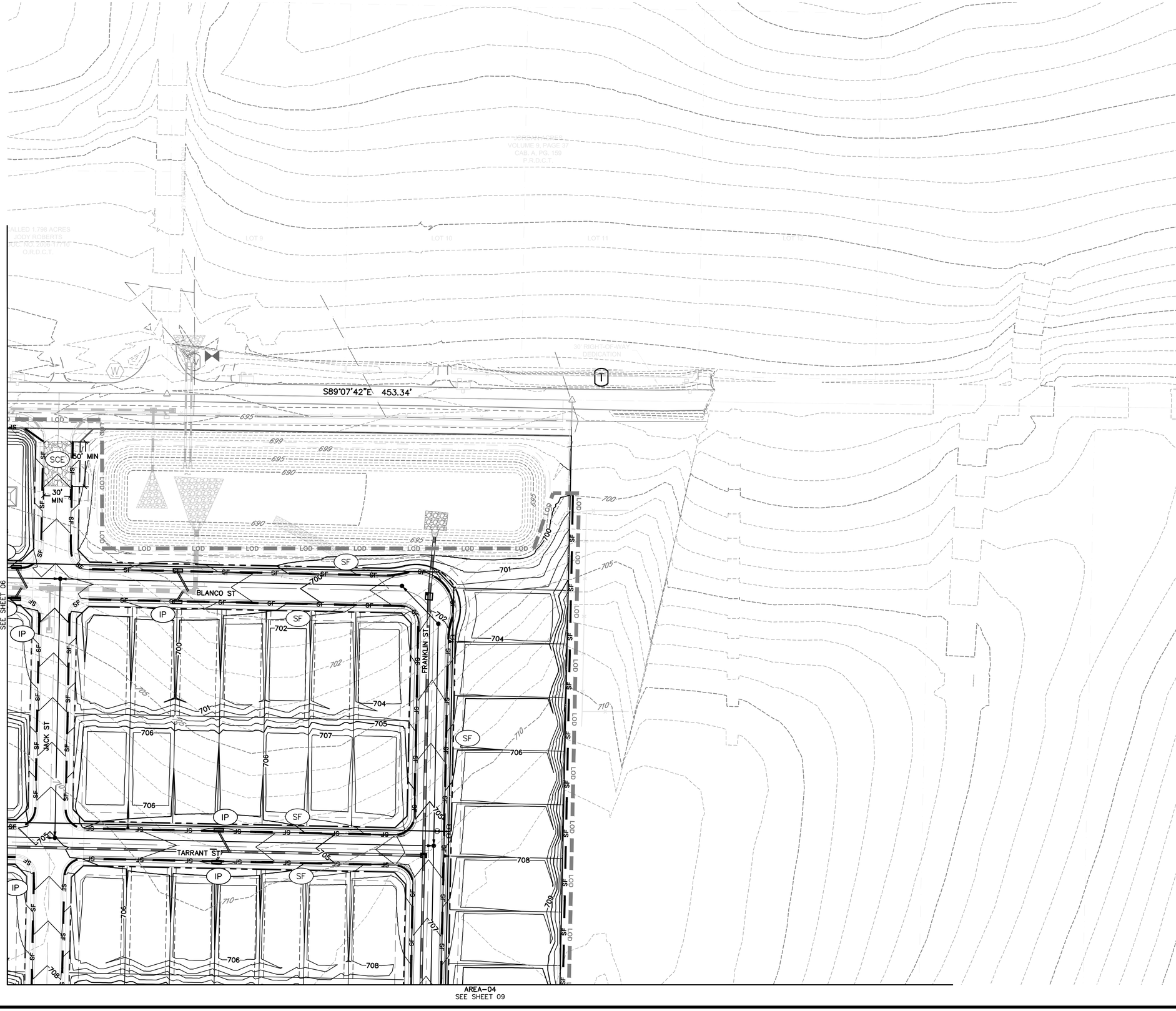
DATE 4/7/2025

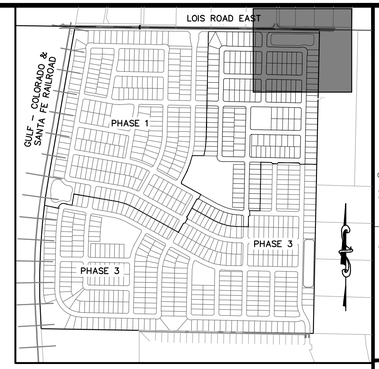
A	1ST SUBMITTAL TO JURISDICTION 4/7/2025 – KMR
B	2ND SUBMITTAL TO JURISDICTION 5/14/2025 – KMR

REVISIONS

DR. TN CH. KB
P.M. JF
JOB 24007256
SHEET NO. 73

FILE: 24007256-PH2-SWPPP-PLANS.DWG





KEYMAP
1"=750'

LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- EXISTING SECTION LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED CONTOURS
- EXISTING CONTOURS
- LOD — LIMITS OF DISTURBANCE
- SF — SILT FENCE
- DD — DIVERSION DITCH
- SP — STOCK PILE
- SB — SEDIMENT BASIN
- CWM — CONCRETE WASTE MANAGEMENT
- SCE — STABILIZED CONSTRUCTION EXIT
- ST — SEDIMENT TRAP
- IP — INLET PROTECTION

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell-group.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

CLIENT
KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

LOIS ROAD ESTATES – FILING NO. 3
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS
STORM WATER POLLUTION PREVENTION PLAN
SWPPP-2

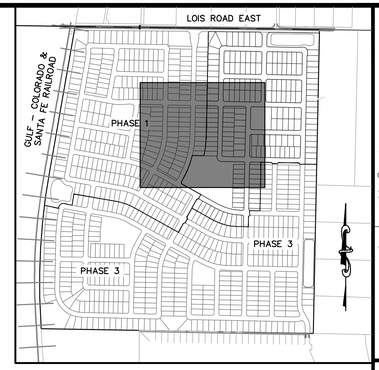
DATE 4/7/2025

REVISIONS
A 1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B 2nd SUBMITTAL TO JURISDICTION 5/14/2025 – KMB

DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 74

C:\USERS\JOSHUA.STEVENS\DESKTOP\LOIS ROAD\SWPPP\2-PHASE 2\SWPPP-2 PLANS.DWG 5/14/2025 3:13 PM JOSHUA STEVENS





KEYMAP
1"=750'

LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT–OF–WAY
- EXISTING RIGHT–OF–WAY
- EXISTING SECTION LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED CONTOURS
- EXISTING CONTOURS
- LOD — LIMITS OF DISTURBANCE
- SF — SILT FENCE
- DD — DIVERSION DITCH
- SP — STOCK PILE
- SB — SEDIMENT BASIN
- CWM — CONCRETE WASTE MANAGEMENT
- SCE — STABILIZED CONSTRUCTION EXIT
- ST — SEDIMENT TRAP
- IP — INLET PROTECTION

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS–OF–WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell-group.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL
LOIS ROAD ESTATES – FILING NO. 3
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS
STORM WATER POLLUTION PREVENTION PLAN
SWPPP–3

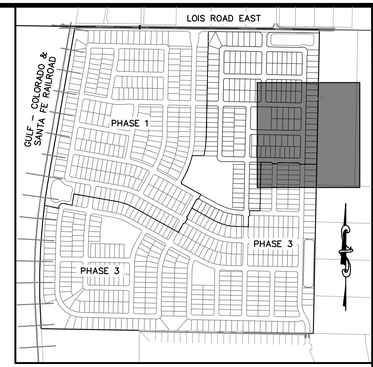
DATE 4/7/2025

REVISIONS
A 1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B 2nd SUBMITTAL TO JURISDICTION 5/14/2025 – KMB

DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 75

FILE: 24007256–PH2–SWPPP–PLANS.DWG





KEYMAP
1"=750'

LEGEND

		PROPERTY BOUNDARY
		PROPOSED RIGHT-OF-WAY
		EXISTING RIGHT-OF-WAY
		EXISTING SECTION LINE
		PROPOSED EASEMENT
		EXISTING EASEMENT
		PROPOSED CONTOURS
		EXISTING CONTOURS
LOC	LOD	LIMITS OF DISTURBANCE
SF	SF	SILT FENCE
	DD	DIVERSION DITCH
	SP	STOCK PILE
	SB	SEDIMENT BASIN
	CWM	CONCRETE WASTE MANAGEMENT
	SCE	STABILIZED CONSTRUCTION EXIT
	ST	SEDIMENT TRAP
	IP	INLET PROTECTION

50 0 50 100
(IN FEET)
1 inch = 50 ft.

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT ©2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell-group.com
143 UNION BOULEVARD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL
LOIS ROAD ESTATES – FILING NO. 3
CITY OF SANGER, COUNTY OF DENTON,
STATE OF TEXAS
STORM WATER POLLUTION PREVENTION PLAN
SWPPP-4

DATE 4/7/2025

A	1ST SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2ND SUBMITTAL TO JURISDICTION 5/14/2025 – KMB

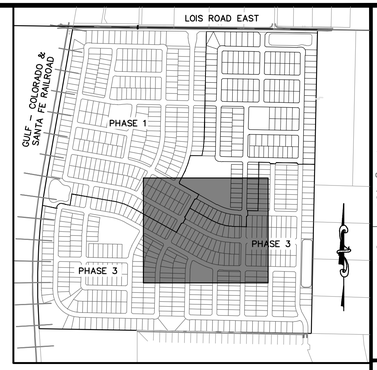
REVISIONS

DR. TN CH. KB
P.M. JF
JOB 24007256
SHEET NO. 76

FILE: 24007256-PH2-SWPPP-PLANS.DWG

AREA–03
SEE SHEET 08





KEYMAP
1"=750'

LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT–OF–WAY
- EXISTING RIGHT–OF–WAY
- EXISTING SECTION LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED CONTOURS
- EXISTING CONTOURS
- LOD — LIMITS OF DISTURBANCE
- SF — SILT FENCE
- DD — DIVERSION DITCH
- SP — STOCK PILE
- SB — SEDIMENT BASIN
- CWM — CONCRETE WASTE MANAGEMENT
- SCE — STABILIZED CONSTRUCTION EXIT
- ST — SEDIMENT TRAP
- IP — INLET PROTECTION

BENCHMARK:
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS–OF–WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell-group.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL

LOIS ROAD ESTATES – FILING NO. 3
CITY OF SANGER, COUNTY OF DENTON,
STATE OF TEXAS

STORM WATER POLLUTION PREVENTION PLAN
SWPPP–5

DATE 4/7/2025

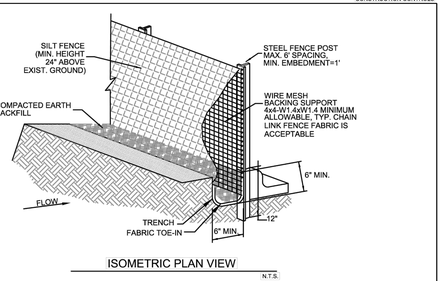
A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 9/14/2025 – KMB

REVISIONS

DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 77

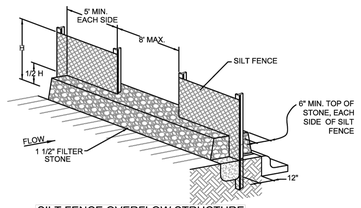
FILE: 24007256-PH2-SWPPP-PLANS.DWG

REVISED IN 2018



ISOMETRIC PLAN VIEW

N.T.S.



SILT FENCE OVERFLOW STRUCTURE

N.T.S.

FIGURE 3.28 STANDARD CONSTRUCTION DETAIL - FOR SILT FENCE (1 OF 2)

SILT FENCE REVISED

REVISED IN 2018

SILT FENCE GENERAL NOTES:

1. DESIGN SHALL SHOW ON THE DRAWINGS THE LOCATIONS WHERE OVERFLOW STRUCTURES SHALL BE INSTALLED. OVERFLOW STRUCTURES ARE REQUIRED AT ALL LOW POINTS AND AT A SPACING OF APPROXIMATELY 300 FEET WHERE NO LOW POINT IS APPARENT.

2. DESIGNER SHALL SHOW ON THE DRAWINGS THE LOCATIONS WHERE SILT FENCE IS TO BE TURNED UPSLOPE AT THE ENDS. UPSLOPE LENGTHS SHALL BE A MINIMUM OF 10 FEET.

3. POST WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.

4. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW.

5. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.

6. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH SUPPORT POST OR TO WIRE BACKING, WHICH IN TURN IS ATTACHED TO THE FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.

7. INSPECTION SHALL BE AS SPECIFIED IN THE SWPPP. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.

8. SILT FENCE SHALL BE REMOVED WHEN FINAL STABILIZATION IS ACHIEVED OR ANOTHER EROSION OR SEDIMENT CONTROL DEVICE IS EMPLOYED.

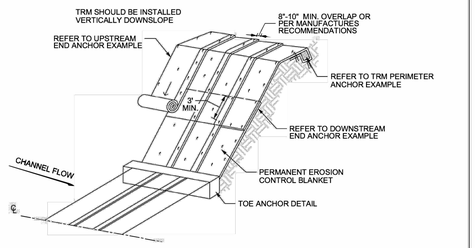
9. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

10. SEE NCTCOG STANDARD SPECIFICATIONS (2017), SECTION 202.5

FIGURE 3.28 NOTES FOR SILT FENCE (2 OF 2)

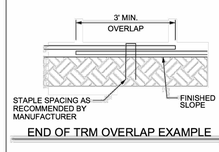
SILT FENCE REVISED

REVISED IN 2019



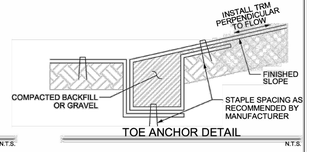
TRM HALF ISOMETRIC PLAN VIEW

N.T.S.



END OF TRM OVERLAP EXAMPLE

N.T.S.



TOE ANCHOR DETAIL

N.T.S.

TURF REINFORCEMENT MATS NOTES:

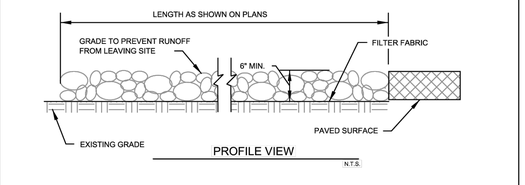
1. TURF REINFORCEMENT MATS SHALL BE INSTALLED VERTICALLY DOWN SLOPE AS SHOWN.

2. PRIOR TO THE INSTALLATION: ALL ROCKS, DIRT CLODS, STUMPS, ROOTS, TRASH AND ANY OTHER OBSTRUCTIONS THAT WOULD PREVENT THE MAT FROM DIRECT CONTACT WITH THE FINISHED SLOPE, SHALL BE REMOVED.

FIGURE 2.11 SCHEMATICS OF PERMANENT TURF REINFORCEMENT MATS (1 OF 3)

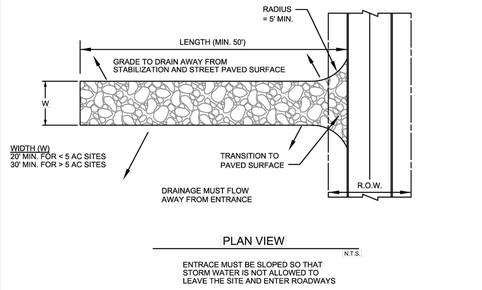
TURF REINFORCEMENT MATS REVISED

REVISED IN 2018



PROFILE VIEW

N.T.S.



PLAN VIEW

N.T.S.

ENTRACE MUST BE SLOPED SO THAT STORM WATER IS NOT ALLOWED TO LEAVE THE SITE AND ENTER ROADWAYS

FIGURE 3.29 STANDARD CONSTRUCTION DETAIL - STABILIZED CONSTRUCTION EXIT (1 OF 2)

STABILIZED CONSTRUCTION EXIT REVISED

REVISED IN 2018

STABILIZED CONSTRUCTION ENTRANCE GENERAL NOTES:

1. SEE NCTCOG STANDARD SPECIFICATIONS (2017), SECTION 202.11

2. THE THICKNESS SHALL NOT BE LESS THAN 6 INCHES.

3. STONE SHALL BE 3 TO 5 INCH DIAMETER COURSE AGGREGATE, NO CRUSHED PORTLAND CEMENT CONCRETE ALLOWED.

4. LENGTH SHALL BE SHOWN ON PLANS, WITH A MINIMUM LENGTH OF 50 FEET.

5. THE WIDTH SHALL BE NO LESS THAN 20' FOR SITES LESS THAN 5 AC, AND 30' FOR SITES GREATER THAN 5 AC, AT ALL POINTS OF INGRESS OR EGRESS.

6. WHEN NECESSARY, VEHICLES SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WITH DRAINAGE FLOWING AWAY FROM BOTH THE STREET AND THE STABILIZED ENTRANCE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.

7. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PAVED SURFACES. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PAVED SURFACES MUST BE REMOVED IMMEDIATELY.

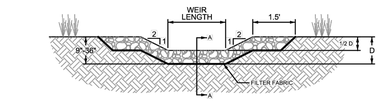
8. THE ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

9. INSPECTION SHALL BE SPECIFIED IN THE SWPPP.

FIGURE 3.29 NOTES FOR STABILIZED CONSTRUCTION EXIT (2 OF 2)

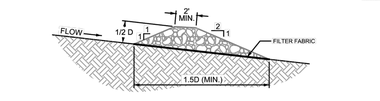
STABILIZED CONSTRUCTION EXIT REVISED

REVISED IN 2018



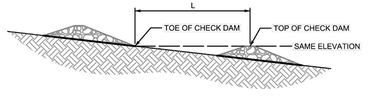
ROCK CHECK DAM VIEW LOOKING UPSTREAM

N.T.S.



CROSS SECTION A-A

N.T.S.



SPACE BETWEEN ROCK CHECK DAMS

N.T.S.

NOTES:
ACTUAL DIMENSIONS OF THE CHECK DAMS SHALL BE DESIGNED BASED ON FLOW CONDITIONS IN THE DRAINAGE SWALE OR DITCH. PROVIDE CALCULATIONS THAT DOCUMENT THE FOLLOWING PARAMETERS USED TO DESIGN THE CHECK DAM.

-HEIGHT OF CHECK DAMS (D) BASED ON SWALE OR DITCH DIMENSIONS AND FLOW CONDITIONS

-SPACING OF CHECK DAMS BASED ON GRADE OF THE SWALE OR DITCH, TOP OF DOWNSTREAM DAM SHALL BE AT THE SAME ELEVATION AS TOE OF UPSTREAM DAM

FIGURE 2.1 STANDARD CONSTRUCTION DETAIL - ROCK CHECK DAMS (1 OF 2)

CHECK DAM REVISED

REVISED IN 2018

ROCK CHECK DAM GENERAL NOTES:

1. SEE NCTCOG STANDARD SPECIFICATIONS (2017), SECTION 202.9 CHECK DAM (ROCK).

2. STONE SHALL BE WELL GRADED WITH SIZE RANGE FROM 1 1/2 TO 3 1/2 INCHES IN DIAMETER DEPENDING ON EXPECTED FLOWS.

3. THE CHECK DAM SHALL BE INSPECTED AS SPECIFIED IN THE SWPPP AND SHALL BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED DUE TO SILT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.

4. WHEN SILT REACHES A DEPTH EQUAL TO ONE-THIRD OF THE HEIGHT OF THE CHECK DAM OR ONE FOOT, WHICHEVER IS LESS, THE SILT SHALL BE REMOVED AND DISPOSED OF PROPERLY.

5. WHEN THE SITE HAS ACHIEVED FINAL STABILIZATION OR ANOTHER EROSION OR SEDIMENT CONTROL DEVICE IS EMPLOYED, THE CHECK DAM AND ACCUMULATED SILT SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER.

FIGURE 2.1 NOTES ON ROCK CHECK DAM (2 OF 2)

CHECK DAM REVISED

Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell-group.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT: KALTER CAPITAL

LOIS ROAD ESTATES – FILING NO. 3
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS

STORM WATER POLLUTION PREVENTION PLAN
SWPPP DETAILS

DATE 4/7/2025

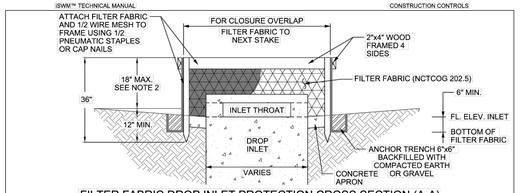
A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/14/2025 – KMB

REVISIONS

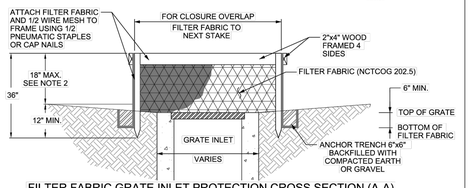
DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 78

FILE: 24007256-PP2-SWPPP-DET.DWG

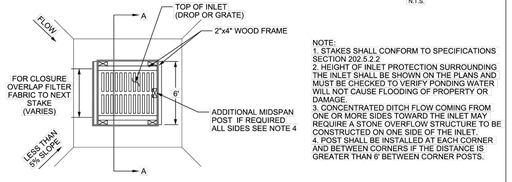
REVISED IN 2019



FILTER FABRIC DROP INLET PROTECTION CROSS SECTION (A-A)
N.T.S.



FILTER FABRIC GRATE INLET PROTECTION CROSS SECTION (A-A)
N.T.S.



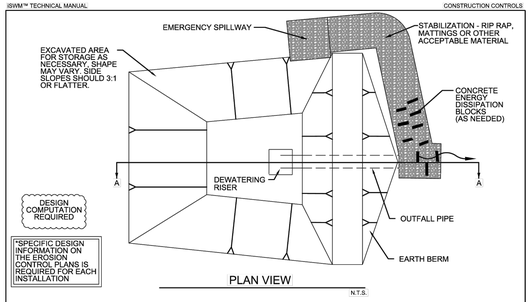
NOTE:
1. STAKES SHALL CONFORM TO SPECIFICATIONS SECTION 202.5.2.2
2. HEIGHT OF INLET PROTECTION SURROUNDING THE INLET SHALL BE SHOWN ON THE PLANS AND MUST BE CHECKED TO VERIFY PONDING WATER WILL NOT CAUSE FLOODING OF PROPERTY OR DAMAGE.
3. CONCENTRATED DITCH FLOW COMING FROM ONE OR MORE SIDES TOWARD THE INLET MAY REQUIRE A STONE OVERFLOW STRUCTURE TO BE CONSTRUCTED ON ONE SIDE OF THE INLET.
4. POST SHALL BE INSTALLED AT EACH CORNER AND BETWEEN CORNERS IF THE DISTANCE IS GREATER THAN 6' BETWEEN CORNER POSTS.

AREA INLET PROTECTION FILTER BARRIER PLAN VIEW
N.T.S.

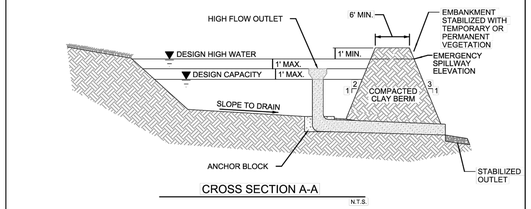
FIGURE 3.10 SCHEMATICS OF FILTER FABRIC AREA INLET PROTECTION

INLET PROTECTION
REVISED

REVISED IN 2018



PLAN VIEW
N.T.S.



CROSS SECTION A-A
N.T.S.

REFERENCE: NCTCOG iSWM CRITERIA MANUAL FOR SITE DEVELOPMENT AND CONSTRUCTION, SECTION 3.9 SEDIMENT BASIN.

FIGURE 3.20 STANDARD CONSTRUCTION DETAIL - SEDIMENT BASIN WITH OVERFLOW RISER

SEDIMENT BASIN
REVISED

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell-group.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

KALTER CAPITAL
9788 SOUTH JOHNSON WAY
LITTLETON, COLORADO 80127
303.801.7333
MICHAEL PRYOR

CLIENT
KALTER CAPITAL
LOIS ROAD ESTATES – FILING NO. 3
CITY OF SANGER, COUNTY OF DENTON,
STATE OF TEXAS
STORM WATER POLLUTION PREVENTION PLAN
SWPPP DETAILS

DATE 4/7/2025

A	1st SUBMITTAL TO JURISDICTION 4/7/2025 – KMB
B	2nd SUBMITTAL TO JURISDICTION 5/14/2025 – KMB

REVISIONS

DR. TN | CH. KB
P.M. JF
JOB 24007256
SHEET NO. 79

FILE: 24007256-PH2-SWPPP-DET.DWG

C:\USERS\MICHAEL.KEITH\ONEDRIVE - ATWELL\DOCUMENTS\PROJECTS\24007256 LOIS SWPPP\SETS\SWPPP_DETAILS.DWG [5/14/2025 2:37:16 PM] MICHAEL.KEITH

June 25, 2025

To The Honorable Mayor and City Council

Re: Update to Atmos Energy Corporation’s Conservation and Energy Efficiency Tariff

Dear Mayor and City Council,

Please find enclosed updated copies of the company's residential and commercial tariffs. These tariffs include a conservation and energy efficiency component. This tariff is effective July 1, 2025 and provides opportunities for your citizens to participate in various energy efficiency programs and appliance rebates. This filing is for informational purposes only and no action is required on your part.

If you have any questions, please feel free to contact me.

Sincerely,



Chris Felan
Vice President, Rates & Regulatory Affairs
Atmos Energy, Mid-Tex Division

Enclosures:
Residential tariffs
Commercial tariffs

Atmos Energy Corporation
P.O. Box 223705
Dallas, TX 75222-3705
P 214-206-2568 I F 214-206-2126 I christopher.felan@atmosenergy.com

RATE SCHEDULE:	**R – RESIDENTIAL SALES**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION IN THE ATMOS TEXAS MUNICIPALITIES COALITION ("ATM")**	
EFFECTIVE DATE:	**Bills Rendered on or after 07/01/2025**	**PAGE 31**

Application
Applicable to Residential Customers for all natural gas provided at one Point of Delivery and measured through one meter.

Type of Service
Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate
Customer's monthly bill will be calculated by adding the following Customer and Ccf charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Bill	$ 18.85 per month
Rider CEE Surcharge	$ 0.03 per month[1]
Interim Rate Adjustment ("IRA")	$ 29.06 per month[2]
Total Customer Charge	$ 47.94 per month
Commodity Charge – All Ccf	$0.14846 per Ccf

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Weather Normalization Adjustment: Plus or Minus an amount for weather normalization calculated in accordance with Rider WNA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Agreement
An Agreement for Gas Service may be required.

Notice
Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

[1] Reference Rider CEE - Conservation and Energy Efficiency as approved in GUD 10170. Surcharge billing effective July 1, 2025.
[2] 2018 IRA - $2.84, 2019 IRA - $4.71, 2020 IRA - $4.54, 2021 IRA - $5.15, 2022 IRA - $5.09, 2023 IRA - $6.73.

RATE SCHEDULE:	**R – RESIDENTIAL SALES**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION IN THE ATMOS TEXAS MUNICIPALITIES COALITION ("ATM")**	
EFFECTIVE DATE:	**Bills Rendered on or after 07/01/2024**	**PAGE 32**

Exhibit A

Cities in the Atmos Texas Municipalities Coalition:

AUSTIN
BALCH SPRINGS
BANDERA
BLOOMING GROVE
BURNET
CAMERON
CEDAR PARK
CLIFTON
COMMERCE
COPPERAS COVE
CORSICANA
ELECTRA
FREDERICKSBURG
GATESVILLE
GOLDTHWAITE
GRANBURY
GREENVILLE
GROESBECK
HAMILTON
HEATH
HENRIETTA
HICKORY CREEK
HICO
HILLSBORO
LAMPASAS
LEANDER
LONGVIEW
MARBLE FALLS
MART
MEXIA
OLNEY
PFLUGERVILLE
POINT
PRINCETON
RANGER
RICE
RIESEL
ROCKDALE
ROGERS
ROUND ROCK
SAN ANGELO
SANGER
SOMERVILLE
STAR HARBOR
TRINIDAD
WHITNEY

RATE SCHEDULE:	**C – COMMERCIAL SALES**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION IN THE ATMOS TEXAS MUNICIPALITIES COALITION ("ATM")**	
EFFECTIVE DATE:	**Bills Rendered on or after 07/01/2025**	**PAGE 33**

Application
Applicable to Commercial Customers for all natural gas provided at one Point of Delivery and measured through one meter and to Industrial Customers with an average annual usage of less than 30,000 Ccf.

Type of Service
Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate
Customer's monthly bill will be calculated by adding the following Customer and Ccf charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Bill	$ 43.50 per month
Rider CEE Surcharge	$ 0.01 per month[1]
Interim Rate Adjustment ("IRA")	$ 93.18 per month[2]
Total Customer Charge	$ 136.69 per month
Commodity Charge – All Ccf	$ 0.09165 per Ccf

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Weather Normalization Adjustment: Plus or Minus an amount for weather normalization calculated in accordance with Rider WNA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Agreement
An Agreement for Gas Service may be required.

Notice
Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

Presumption of Plant Protection Level
For service under this Rate Schedule, plant protection volumes are presumed to be 10% of normal, regular, historical usage as reasonably calculated by the Company in its sole discretion. If a customer believes it needs to be modeled at an alternative plant protection volume, it should contact the company at mdtx-div-plantprotection@atmosenergy.com.

[1] Reference Rider CEE - Conservation and Energy Efficiency as approved in GUD 10170. Surcharge billing effective July 1, 2025.
[2] 2018 IRA - $8.74, 2019 IRA - $14.54, 2020 IRA - $14.48, 2021 IRA - $16.47, 2022 IRA - $16.63, 2023 IRA - $22.32.

RATE SCHEDULE:	**C – COMMERCIAL SALES**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION IN THE ATMOS TEXAS MUNICIPALITIES COALITION ("ATM")**	
EFFECTIVE DATE:	**Bills Rendered on or after 07/01/2024**	**PAGE 34**

Exhibit A

Cities in the Atmos Texas Municipalities Coalition:

AUSTIN
BALCH SPRINGS
BANDERA
BLOOMING GROVE
BURNET
CAMERON
CEDAR PARK
CLIFTON
COMMERCE
COPPERAS COVE
CORSICANA
ELECTRA
FREDERICKSBURG
GATESVILLE
GOLDTHWAITE
GRANBURY
GREENVILLE
GROESBECK
HAMILTON
HEATH
HENRIETTA
HICKORY CREEK
HICO
HILLSBORO
LAMPASAS
LEANDER
LONGVIEW
MARBLE FALLS
MART
MEXIA
OLNEY
PFLUGERVILLE
POINT
PRINCETON
RANGER
RICE
RIESEL
ROCKDALE
ROGERS
ROUND ROCK
SAN ANGELO
SANGER
SOMERVILLE
STAR HARBOR
TRINIDAD
WHITNEY

Chris Felan
Vice President
Rates & Regulatory Affairs

June 25, 2025

City Official

Re: Rider GCR - Rate Filing under Docket No. 10170

Enclosed is Atmos Energy Corp., Mid-Tex Division's Statement of Rider GCR applicable for the July 2025 billing periods. This Statement details the gas cost component of the residential, commercial, and industrial sales rates for customers within your city. This filing is for informative purposes only and no action is required on your city's part.

Should you have any questions, please let me know.

Sincerely,



Chris Felan
Vice President, Rates and Regulatory Affairs
Atmos Energy, Mid-Tex Division

Attachment

Atmos Energy Corporation
5420 LBJ Freeway, Suite 1800
Dallas, TX 75240
P 214-206-2568 F 214-206-2126 Christopher.Felan@atmosenergy.com

ATMOS ENERGY CORPORATION
MID-TEX DIVISION
STATEMENT OF RIDER GCR
July, 2025
PREPARED IN ACCORDANCE WITH
GAS UTILITIES DOCKET NO. 10170

Part (a) - Mid-Tex Commodity Costs

Line	(a)	(b)		Btu Factor	Per MMBtu
1	Estimated Gas Cost per Unit:	$0.26087			
2	Estimated City Gate Deliveries:	52,436,690			
3	Estimated Gas Cost:	$13,679,159			
4	Lost and Unaccounted For Gas %	2.5932%			
5	Estimated Lost and Unaccounted for Gas	$354,728			
6	Total Estimated City Gate Gas Cost:	$14,033,887			
7	Estimated Sales Volume:	51,032,740			
8	Estimated Gas Cost Factor - (EGCF)	0.27500			
9	Reconciliation Factor - (RF):	0.00000			
10	Taxes (TXS):	0.00000			
11	Adjustment - (ADJ):	0.00000			
12	Gas Cost Recovery Factor - (GCRF) (Taxable)	0.27500	per Ccf	0.1002	$2.7445
13	Customer Rate Relief - (CRR) (Non-Taxable)	0.11800	per Ccf	0.1002	$1.1776

Part (b) - Pipeline Services Costs

Line	(a)	(b)	(c) Rate R - Residential	(d) Rate C - Commercial	(e) Rate I - Industrial Service Rate T - Transportation [1]
	Fixed Costs				
14	Fixed Costs Allocation Factors [Set by GUD 10170]	100.0000%	64.3027%	30.5476%	5.1497%
15	**a.** Current Month Fixed Costs of Pipeline Services	$63,899,298	41,088,974	19,519,702	3,290,622
16	**b.** Plus: Second Prior Month Recovery Adjustment	$0	$0	$0	$0
17	Net Fixed Costs	$63,899,298	$41,088,974	$19,519,702	$3,290,622
	Commodity Costs				
18	**a.** Estimated Commodity Cost of Pipeline Services	$5,414,335	3,376,320	1,648,636	389,379
19	**b.** Plus: Second Prior Month Recovery Adjustment	$0	$0	$0	$0
20	Net Commodity Cost of Pipeline Services	$5,414,335	$3,376,320	$1,648,636	$389,379
21	**Total Estimated Pipeline Costs (Line 16 + Line 19)**	$69,313,633	$44,465,294	$21,168,338	$3,680,001
22	Estimated Billed Volumes		66,026,850 Ccf	47,039,390 Ccf	4,728,984 MMBtu
23	Pipeline Cost Factor (PCF) [Line 20 / Line 21] (Taxable)		0.67340 Ccf	0.45000 Ccf	$0.7782 MMBtu
24	Gas Cost Recovery Factor - (GCRF) [Line 12] (Taxable)		0.27500 Ccf	0.27500 Ccf	$2.7445 MMBtu
25	Customer Rate Relief - (CRR) (Non-Taxable)		0.11800 Ccf	0.11800 Ccf	$1.1776 MMBtu
26	**Rider GCR**		1.06640 Ccf	0.84300 Ccf	Rate I - $4.7003 MMBtu
27					Rate T - $0.7782 MMBtu

[1] Industrial Service and Transportation are reported in MMBtu. An MMBtu conversion factor of .1002 is used to convert from Ccf.