

# **CITY COUNCIL MEETING AGENDA**

**MAY 05, 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**

### **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

### **RECONVENE INTO WORK SESSION**

Reconvene into the Work Session. Any action deemed necessary as a result of Executive Session will be taken during the Regular Session.

### **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.*

- [1.](#) Consideration and possible action on the minutes from the April 11, 2025, meeting.
- [2.](#) Consideration and possible action on the minutes from the April 21, 2025, meeting.
- [3.](#) Consideration and possible action on the Resolution 2025-05, Relating to Texas House Bill 19 pending in the 89th regular session of the Texas State Legislature.
4. Consideration and possible action authorizing the filming of City Council meetings under the current agreement with Duran Photography.

## **ACTION ITEMS**

- [5.](#) 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.

## **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.*

- [6.](#) ATMOS Rider GCR - Rate Filing under Docket No. 10170 - April 24, 2025
- [7.](#) Financial Statement March 31, 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

## **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 April 30, 2025, at 3:45 PM.

**/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:** May 5, 2025

**FROM:** Kelly Edwards, City Secretary

**AGENDA ITEM:** Consideration and possible action on the minutes from the April 11, 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 April 11, 2025.

**ATTACHMENTS:**

City Council minutes



# CITY COUNCIL

## JOINT WORK SESSION MINUTES

APRIL 11, 2025, 8:00 AM



### CITY COUNCIL JOINT WORK SESSION

DEVELOPMENT SERVICES BUILDING, 201 BOLIVAR STREET, SANGER, TEXAS

### CALL THE WORK SESSION TO ORDER AND ESTABLISH A QUORUM

Mayor Muir called City Council to order at 8:03 a.m.

Commissioner Skaggs called the Planning & Zoning Commission to order at 8:04 a.m.

### COUNCILMEMBERS PRESENT

Mayor	Thomas Muir
Mayor Pro Tem, Place 2	Gary Bilyeu
Councilmember, Place 1	Marissa Barrett
Councilmember, Place 3	Dennis Dillon
Councilmember, Place 4	Allen Chick
Councilmember, Place 5	Victor Gann

### COUNCILMEMBERS ABSENT

None

### COMMISSIONERS PRESENT

Commissioner, Place 2	Jon Knabe
Commissioner, Place 3	Jacki Turner
Commissioner, Place 4	Timothy Skaggs
Commissioner, Place 5	Luke Leissiner
Commissioner, Place 7	Vacant
Commissioner, Alternate	Charles Wood

### COMMISSIONERS ABSENT

Commissioner, Place 1	Shane Stone
Commissioner, Place 6	Jason Miller

## **STAFF MEMBERS PRESENT:**

City Manager John Noblitt, City Secretary Kelly Edwards, Director of Development Services Ramie Hammonds, Development Administrative Assistant Shelley Warner, Director of Public Works Jim Bolz, Parks & Recreation Director Ryan Nolting, and Electric Director Ronnie Grace.

## **DISCUSSION ITEMS**

1. Discuss the Development Codes.

Antero Sean Norton and Michael Schmitz provided a presentation and overview of the proposed amendments and key updates to the Subdivision, Signage, and Zoning ordinances.

Chapter 3, Chapter 10, and Chapter 14

Discussion ensued regarding each section, including murals (new), mechanisms to address disrepair, variances and appeals process to the Board of Adjustment (BOA), sign overlay districts, exceptions to murals (such as it is aligned with the area and historical), the location of signage along I-35 area and where on FM455 changing to monument signage, platting approvals or denials, communicate property being platted to the Council, improvements added to the ordinance, revised language in the Zoning ordinance, the elimination of contradictory language, points of contact, numbering structure, cross-references, fees referred to Fee Schedule, integrated legislative, updated non-conforming use requirements, and improved landscaping regulations.

## **ADJOURN THE WORK SESSION FOR THE PLANNING AND ZONING COMMISSION**

Commissioner Skaggs adjourned the Planning & Zoning Commission at 10:00 a.m.

## **DISCUSSION ITEMS CONTINUED**

2. Discuss the Street and Utility Maintenance Program (SUMP).

Colton Hermes with Kimley-Horn provided a presentation and overview of the proposed Street Utility Maintenance Program (SUMP), how the data will be used, removing the streets within the mobile home park and Chapman Road, Duck Creek and 5<sup>th</sup> Street/Keaton from the % prior to sharing the data, total cost to repair all city streets (not county or TxDOT roads) would be \$60M, prioritizing the construction/reconstruction, providing the data from the DRIVE project planning sheet on the website, and how to package the projects.

Council broke for lunch from 11:47 a.m. to 12:54 p.m.

Mayor Muir moved to Item 4 of the agenda.

3. Discuss Electric Service improvements.

City Manager Noblitt provided an overview of the cost for the expansion of the electric substation, increasing efficiencies, purchasing power from CoServ as necessary for capacity, new capacity for the distribution, and reallocating a portion of emergency funding to expedite the maintenance of the system to reduce the risk of any future storm damage.

Mayor Muir moved to Item 7 of the agenda.

4. Discuss the Riley Ranch property.

KSA Engineers Mannivannan Shriram and Bob Fisher provided a presentation and overview of the locations for a second Waste Water Treatment plant.

Discussion ensued regarding the locations presented, the project study, how the debt was issued for the property, surveying the property, and keeping the far North corner of the property for a future water site.

Mayor Muir moved back to Item 3 of the agenda.

5. Discuss the future of recording video of Council meetings.

City Manager Noblitt provided an overview of the item. Swag-it will manage the process of recording and engrossing it to the agenda, transparency, politicize topics,

The Council directed staff to acquire a system.

6. Discuss the 5-year Capital Plan.

City Manager Noblitt provided an overview of House Bill 19 and its implications for small cities in the middle of growth.

Discussion ensued regarding debt issuances by taking a municipality's ability to fund public projects, requesting that it carve out smaller cities under 25,000, the current general fund balance, the percentage of minimum fund balance, and any additional funds that could be used for the approved Capital Plan items.

7. Discuss the Sullivan Senior Center.

Mayor Muir provided an overview of Item 7 and a timeline of events and stated that the Sullivans would be taking back the building, options including a new location, and facilities for the Seniors in a temporary facility.

The Council then moved to Item 5 of the agenda.

**ADJOURN THE WORK SESSION**

There being no further business, Mayor Muir adjourned the work session at 4:35 p.m.

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Thomas E. Muir, Mayor

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Kelly Edwards, City Secretary



## CITY COUNCIL COMMUNICATION

**DATE:** May 5, 2025

**FROM:** Kelly Edwards, City Secretary

**AGENDA ITEM:** Consideration and possible action on the minutes from the April 21, 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 April 21, 2025.

**ATTACHMENTS:**

City Council minutes

# CITY COUNCIL

## MEETING MINUTES

**APRIL 21, 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 6:01 p.m.

### **COUNCILMEMBERS PRESENT**

Mayor	Thomas Muir
Mayor Pro Tem, Place 2	Gary Bilyeu
Councilmember, Place 3	Dennis Dillon
Councilmember, Place 5	Victor Gann

### **COUNCILMEMBERS ABSENT**

Councilmember, Place 1	Marissa Barrett
Councilmember, Place 4	Allen Chick

### **STAFF MEMBERS PRESENT:**

City Manager John Noblitt, City Secretary Kelly Edwards, City Attorney Hugh Coleman, Parks & Recreation Director Ryan Nolting, and Police Chief Tyson Cheek.

### **DISCUSSION ITEMS**

1. Discussion of the Porter Park East.

Director Nolting provided an overview of the item.

Layne Olivo with Halff provided a presentation of the Final Concept Plan for Porter Park East.

Discussion ensued regarding the final concept, connectivity, phasing of the project, a west access point along the service road, the fundraising process, and the old Duck Creek bridge for pedestrian traffic.

## **OVERVIEW OF ITEMS ON THE REGULAR AGENDA**

Discussion ensued regarding Item 7, reimbursement from TXDOT.

Discussion ensued regarding Item 10, reports total numbers being incorrect.

## **ADJOURN THE WORK SESSION**

There being no further business, Mayor Muir adjourned the work session at 6:55 p.m.

## **CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM**

Mayor Muir called the regular meeting to order at 7:04 p.m.

## **COUNCILMEMBERS PRESENT**

Mayor	Thomas Muir
Mayor Pro Tem, Place 2	Gary Bilyeu
Councilmember, Place 3	Dennis Dillon
Councilmember, Place 5	Victor Gann

## **COUNCILMEMBERS ABSENT**

Councilmember, Place 1	Marissa Barrett
Councilmember, Place 4	Allen Chick

## **STAFF MEMBERS PRESENT:**

City Manager John Noblitt, City Secretary Kelly Edwards, City Attorney Hugh Coleman, Director of Development Services Ramie Hammonds, Director of Public Works Jim BolzParks & Recreation Director Ryan Nolting, Electric Director Ronnie Grace, and Police Chief Tyson Cheek.

## **INVOCATION AND PLEDGE**

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

## **CITIZENS COMMENTS**

No one addressed the Council.

## REPORTS

### 2. Annual Presentation for Development Services

Director Hammonds provided a presentation and overview of the Development Services Department's accomplishments.

Discussion ensued regarding development connectivity, SeeClickFix app use, and the utilization of the housing study.

## CONSENT AGENDA

3. Consideration and possible action on the minutes from the April 7, 2025, meeting.
4. Consideration and possible action authorizing the Sanger Police Department to accept a donation of multiple rounds and types of ammunition from Tom Kokotan.
5. Consideration and possible action to award contract bids to Martinez Brothers Concrete and Landscaping, LLC for providing concrete labor and materials, and to Cardwell Paving, LLC for providing asphalt labor and materials for various locations throughout the city and authorizing the City Manager to execute said contracts.
6. Consideration and possible action on Change Order No. 3 in the amount of \$87,373.00 with Ana Site Construction, LLC for the additional work on water and sewer lines and authorize the City Manager to execute said Change Order No. 3.
7. Consideration and possible action on Amendment No. 4 in the amount of \$25,000.00 with Kimley-Horn and Associates, Inc for the I-35 Utility Relocations for TXDOT and authorize the City Manager to execute said Amendment No. 4.

Motion to approve made by Councilmember Gary Bilyeu, Seconded by Councilmember Victor Gann.

Ayes: Bilyeu, Dillon, and Gann.

Nays: None

Motion passed unanimously.



## **ACTION ITEMS**

8. Consideration and possible action on authorizing the City Manager to execute a contract with Mayim Municipal Builders, LLC for the additional blower at the Sanger Wastewater Treatment Plant.

Director Bolz provided an overview of the item.

Discussion ensued regarding a timeframe for the project, budgeting, and references.

Motion to approve made by Councilmember Bilyeu, Seconded by Councilmember Dillon.

Ayes: Bilyeu, Dillon, and Gann.

Nays: None

Motion passed unanimously.

9. Consideration and possible action to award the bid for the tree trimming to ABC Professional Tree Services, Inc. and authorizing the City Manager to execute the agreement and all necessary documents.

City Manager Noblitt provided an overview of the item.

Discussion ensued regarding the area assessment process.

Motion to approve made by Councilmember Dillon, Seconded by Councilmember Gann.

Ayes: Bilyeu, Dillon, and Gann.

Nays: None

Motion passed unanimously.

## **FUTURE AGENDA ITEMS**

Councilmember Bilyeu requested that Republic Services Waste present to Council.

Councilmember Dillon asked when the Code updates would be presented.

City Manager Noblitt stated he would meet with the Seniors regarding the temporary building and location.

City Manager Noblitt stated that Kimley-Horn is in the process of configuring construction project packages utilizing the Streets, Utilities Maintenance Program (SUMP) data.

## **INFORMATIONAL ITEMS**

10. Republic Services Waste Report March 2025

## **ADJOURN**

There being no further business, Mayor Muir adjourned the meeting at 7:43 p.m.

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Thomas E. Muir, Mayor

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Kelly Edwards, City Secretary



## CITY COUNCIL COMMUNICATION

**DATE:** May 5, 2025

**FROM:** John Noblitt, City Manager

**AGENDA ITEM:** Consideration and possible action on the Resolution 2025-05, Relating to Texas House Bill 19 pending in the 89th regular session of the Texas State Legislature.

### **SUMMARY:**

- As previously discussed during the April 11, 2025, a resolution has been prepared in opposition of HB 19 with a recommendation to exclude cities under 25,000.
- For the most part these limitations remain in the committee substitute, though there have been some modifications. Some of the more significant provisions in the committee substitute are summarized below:
  - H.B. 19 generally provides that a city may issue a CO for the following projects: (1) transportation infrastructure; (2) landfills; (3) water and wastewater infrastructure; (4) flood control and drainage projects; and (5) certain public safety facilities, including police stations and fire stations. The bill would expressly prohibit the use of a CO for many projects that are currently allowed, including: (1) parking structures; (2) airports; (3) judicial facilities; (4) administrative office buildings for a city; (5) animal shelters; (6) libraries; (7) parks; and (8) stadiums, arenas, convention centers, and civic centers.
  - However, even though COs could technically be used to finance certain infrastructure and public safety facilities under the bill, a separate provision of the bill would prohibit a city from financing those improvements through the debt service component of its property tax rate. Section 12 of the bill modifies the definition of "debt" for purposes of the debt service property tax rate calculation to provide that non-voter approved debt may not be paid for out of the debt service tax rate. The deletion of the references in Section 12 to debt issued for designated infrastructure, debt issued for renovating buildings, and debt issued for vehicles or equipment would mean that non-voter approved debt, such as COs and tax anticipation notes, would have to be financed from a city's maintenance and operations property tax rate instead of the debt service tax rate. Given the statutory limitations placed on cities' maintenance and operations tax rates, this change would effectively prevent a city from issuing COs and tax anticipation notes for most authorized purposes.
  - H.B. 19 would require an election to authorize general obligation bonds or approve an increase in the property tax rate to be held on the November uniform election date. Stated differently, a city could not hold an election for general obligation bonds or a property tax increase on the May uniform election date.
  - H.B. 19 would prohibit a city from authorizing additional debt if the resulting annual debt service in any fiscal year on debt payable from property taxes issued on or after September 1, 2025 exceeds 20 percent of the amount equal to the average of the amount of property

tax collections for the three preceding fiscal years. The language here is difficult to parse but it would appear to exclude any property tax supported debt issued before September 1, 2025, from the 20 percent cap. Should H.B. 19 pass, cities would need to account for debt issued after September 1 separately from the currently outstanding debt for purposes of this section.

- H.B. 19 would prohibit a city from authorizing a tax anticipation note to pay a contractual obligation if: (1) a bond proposition to authorize the issuance of bonds for the same purpose was rejected by the voters at an election during the preceding five years; or (2) the amount of the tax anticipation note is greater than five percent of the city's total outstanding bonded indebtedness as of the date of the issuance. The bill would expressly allow a city to issue an otherwise prohibited tax anticipation note in certain emergency situations or when necessary to preserve or protect the public health of residents.
- H.B. 19 would make several other changes relating to the issuance of COs. Among them would be lowering the petition threshold to protest the issuance of a CO from five percent of the registered voters of a city to two percent of the registered voters of a city.
- H.B. 19 would provide that a city council may adopt a debt service tax rate that exceeds the minimum dollar amount required to be expended for debt service only if the higher debt service rate is approved by a specific motion that describes the purpose for which the excess revenue will be used and at least 60 percent of the members of the city council vote in favor of the motion.

**FISCAL INFORMATION:**

Budgeted: N/A

Amount: \$0.00

GL Account: N/A

**RECOMMENDED MOTION OR ACTION:**

Approve Resolution No. 2025-05.

**ATTACHMENTS:**

Resolution No. 2025-05

**CITY OF SANGER, TEXAS****RESOLUTION NO. 2025-05****A RESOLUTION BY THE CITY OF SANGER TEXAS RELATING TO TEXAS HOUSE BILL 19 PENDING IN THE 89<sup>th</sup> REGULAR SESSION OF THE TEXAS STATE LEGISLATURE.**

**WHEREAS**, HB 19 would significantly restrict the issuance of certificates of obligation by municipalities and severely limit the ability of fast-growing North Texas municipalities to provide services and infrastructure to its Citizens and those moving into these growing communities; and

**WHEREAS**, HB 19 would limit local government debt by prescribing that the maximum annual debt service in any fiscal year on debt payable from property taxes may not exceed 20% of an amount equal to the average of the amount of property tax collections for the three preceding fiscal years; and

**WHEREAS**, HB 19 the bill would amend the definition of “Public work” to no longer include judicial facilities; administrative office buildings; animal shelters; libraries; parks or recreational facilities; and

**WHEREAS**, with certain restrictions, HB 19 would prohibit an issuer from issuing an anticipation note if a bond proposition for the same purpose has failed during the preceding five years and would only allow the issuance of certificates of obligations for the purposes to (1) comply with a state or federal law or rule for which the municipality or has been notified of noncompliance; or (2) mitigate the impact of a public health emergency; or (3) finance the cleanup, mitigation, or remediation of a declared natural disaster; or (4) comply with a court order; or (5) pay for professional services necessary for a public work; and

**WHEREAS**, HB 19 would further limit when certificates of obligation could be authorized by requiring that a public work construction contract to be entered within 180 days of the municipality’s authorization of the issuance of the certificates; and

**WHEREAS**, HB 19 would likewise reduce the maximum maturity of certificates from 40 years to 30 years, and, with certain exceptions, increase the blackout period for issuance of certificates after a failed bond election from three years to five years; and

**WHEREAS**, HB 19 would decrease the protest petition threshold from 5% of qualified voters to 2% of the registered voters; and

**WHEREAS**, HB 19 would prohibit an increase in a taxing unit’s maintenance and operations tax revenue derived from an election under the Texas Tax Code to be used or transferred to repay debt in installment payments.

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

That the members of the City Council for the City of Sanger oppose the passage of HB 19 in its present form.

That the proposed restrictions on the issuance of certificates of obligation by Cities would severely limit the ability of fast-growing North Texas municipalities, such as the City of Sanger, to provide services and infrastructure to its Citizens and those moving into the community; and

That the City Council for the City of Sanger would request that HB 19 be amended, to exclude municipalities under a population of 25,000.

**PASSED AND APPROVED THIS THE 5th DAY OF MAY, 2025.**

APPROVED:

ATTEST:

\_\_\_\_\_  
Thomas E. Muir, Mayor

\_\_\_\_\_  
Kelly Edwards, City Secretary

APPROVED AS TO FORM

\_\_\_\_\_  
Hugh Coleman, City Attorney



## CITY COUNCIL COMMUNICATION

**DATE:** May 05, 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 than 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.
- The Planning & Zoning Commission recommended approval with the condition 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 all comments have not been satisfied and Zoning has not been established.

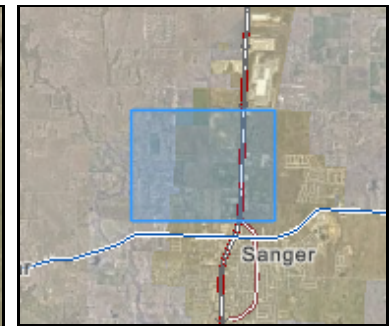
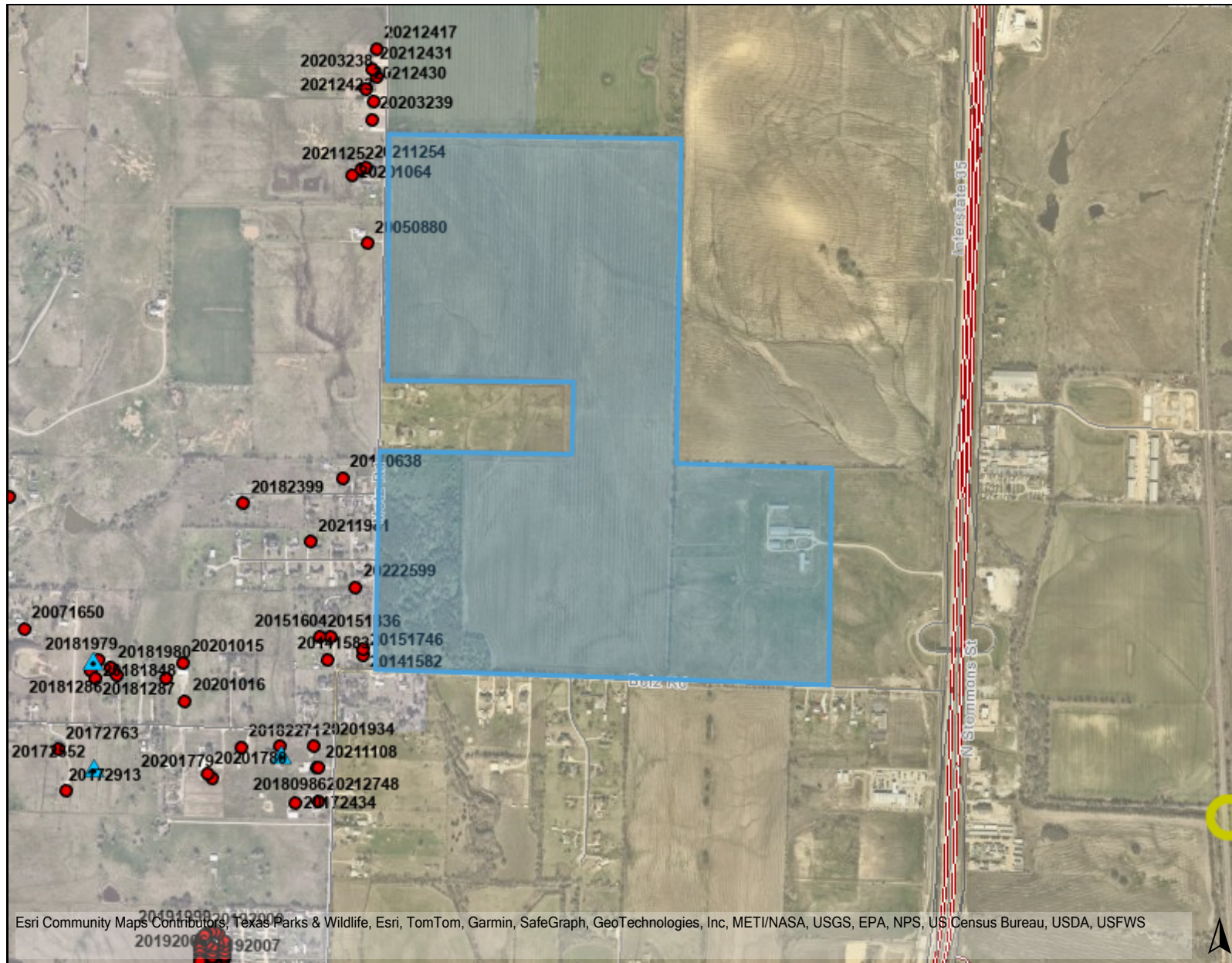
### **ATTACHMENTS:**

Location Map  
 Preliminary Plat  
 Application  
 Letter of Intent  
 Planning Comments  
 Engineering Comments



# Denton County Landmark Map

Item 5.



## 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.



CERTIFICATE OF APPROVAL:

APPROVED FOR PREPARATION OF FINAL PLAT.

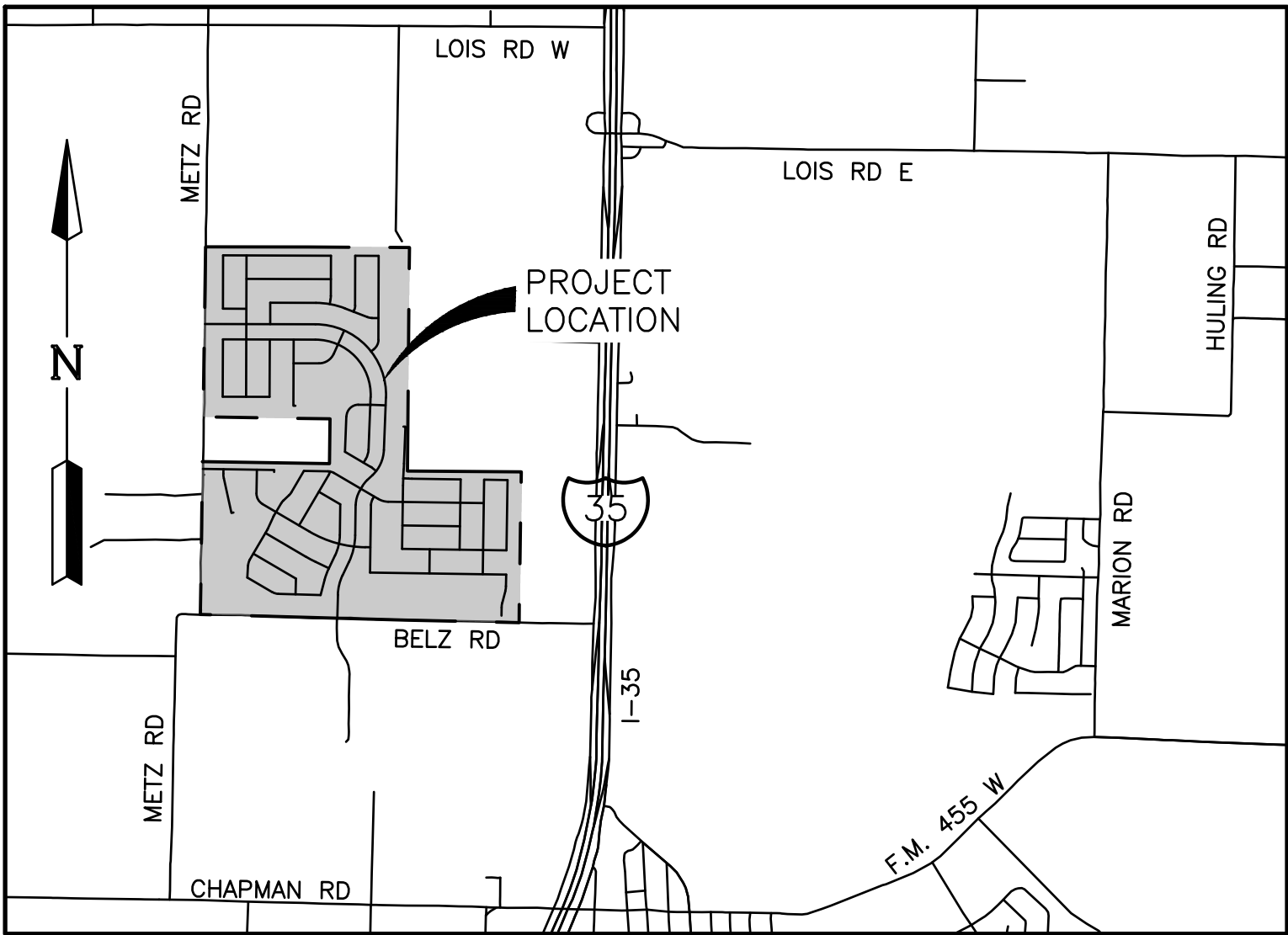
CITY OF SANGER, TX  
PLANNING & ZONING COMMISSION

DATE

PRELIMINARY PLAT  
FOR  
ELADA

CITY OF SANGER  
DENTON COUNTY, TX

FEBRUARY 2025



VICINITY MAP  
1" = 2000'

SHEET INDEX

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2. PRELIMINARY PLAT
3. PRELIMINARY PLAT
4. PRELIMINARY PLAT
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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

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

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

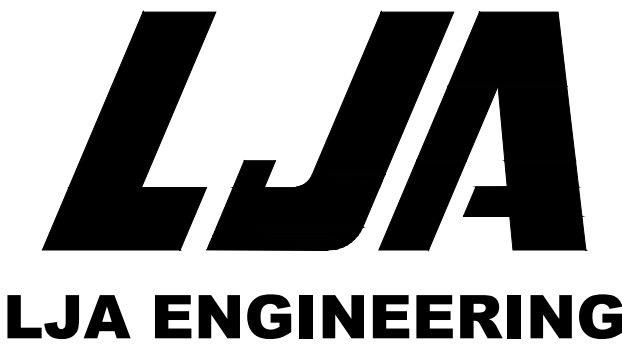
SERVICE PROVIDERS

ELECTRIC SERVICE: ONCOR

WATER SOURCE: CITY OF SANGER CCN

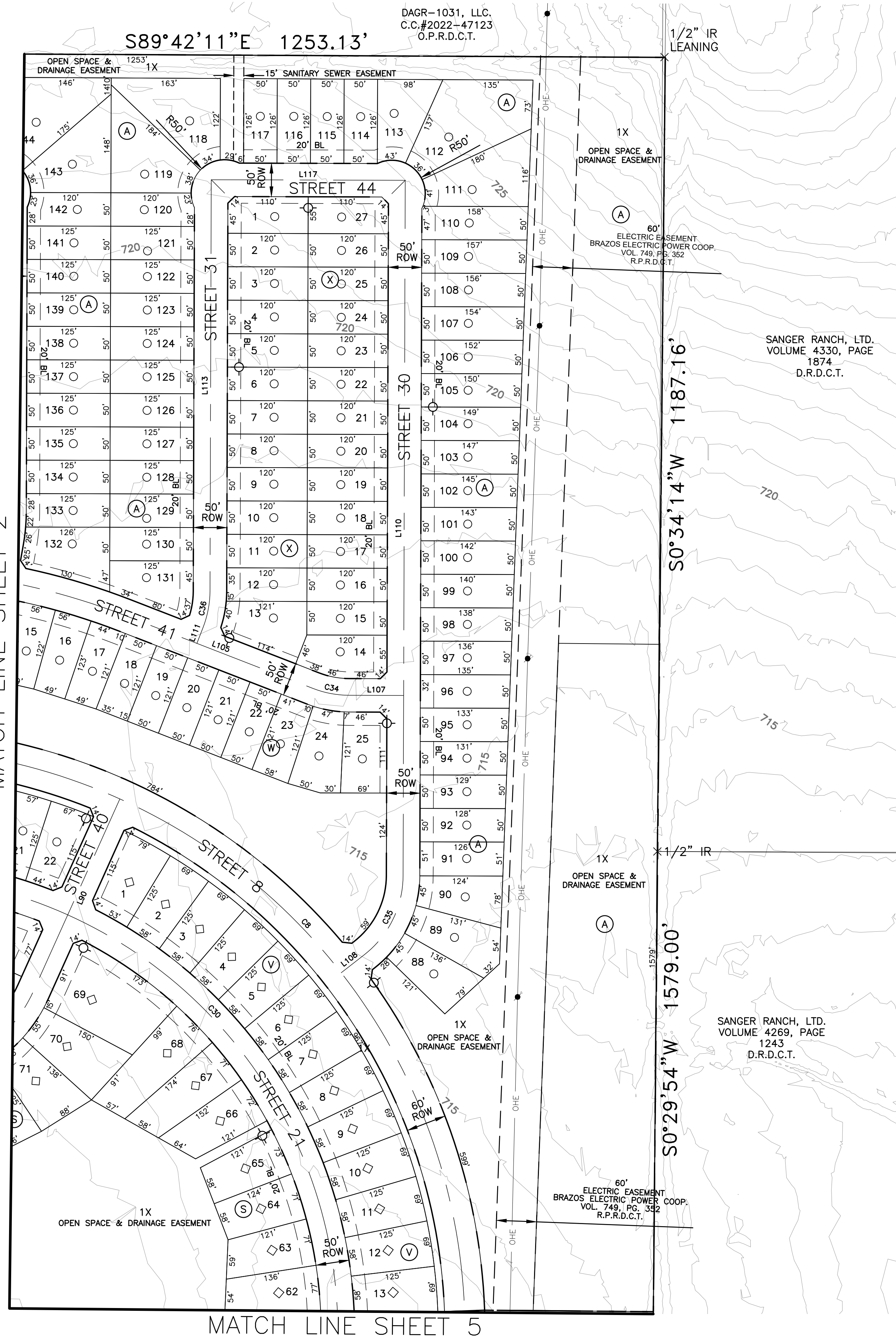
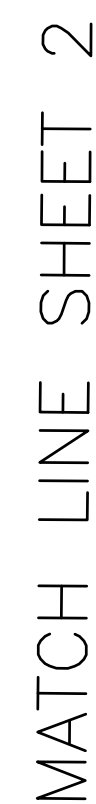
SEWER SOURCE: CITY OF SANGER CCN

SCHOOL DISTRICT: SANGER I.S.D.









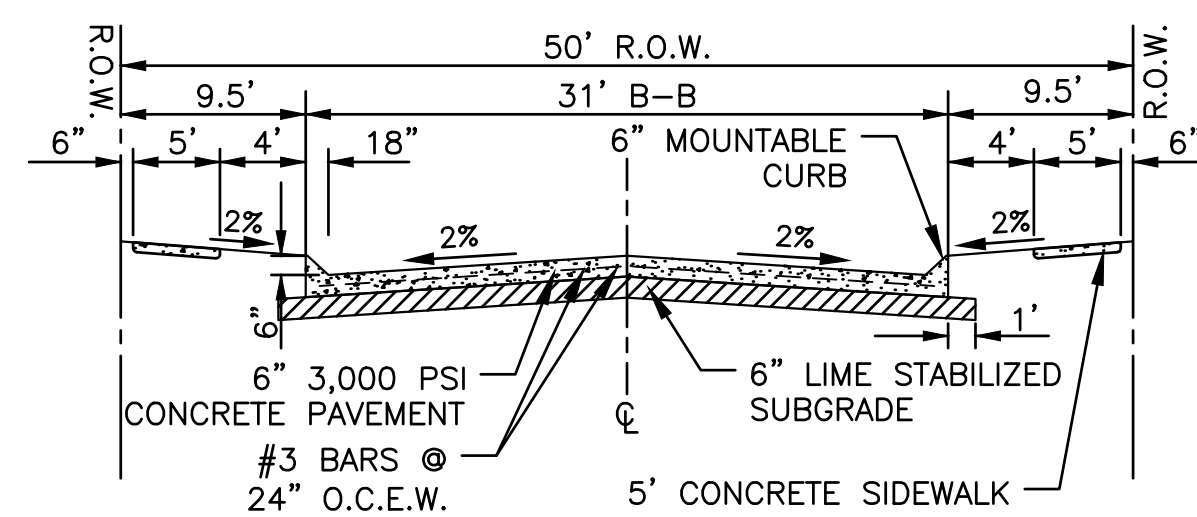
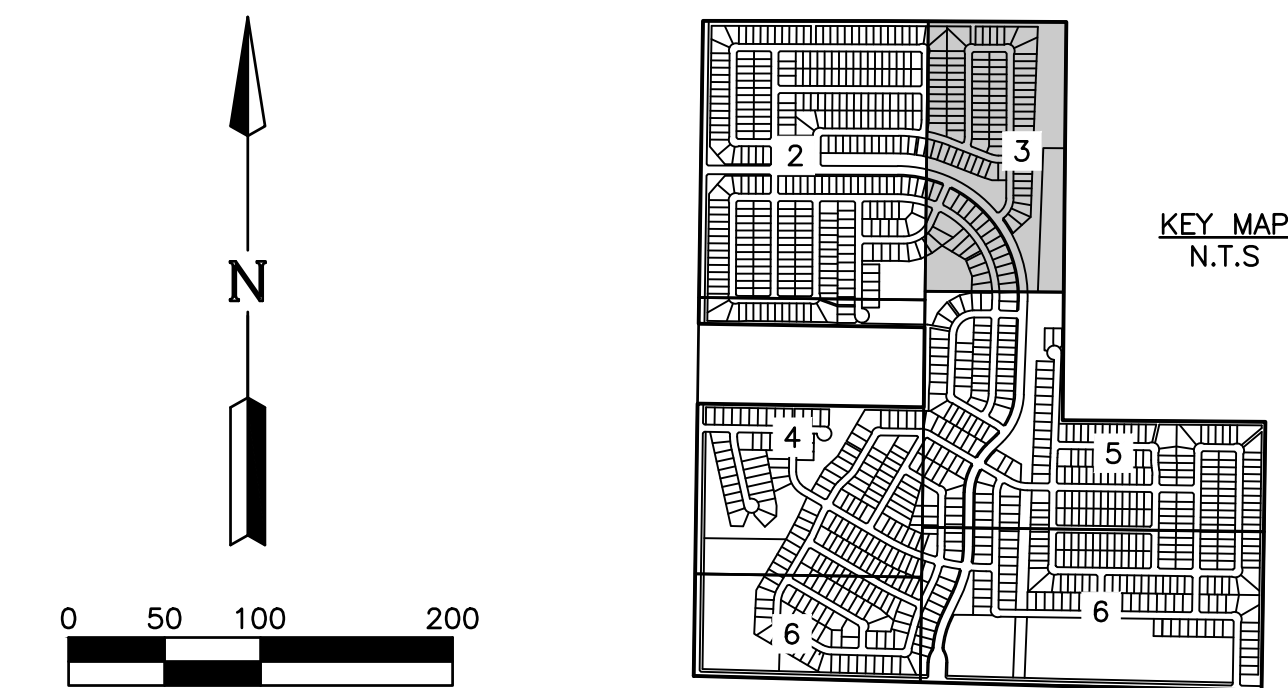
MATCH LINE SHEET 5

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



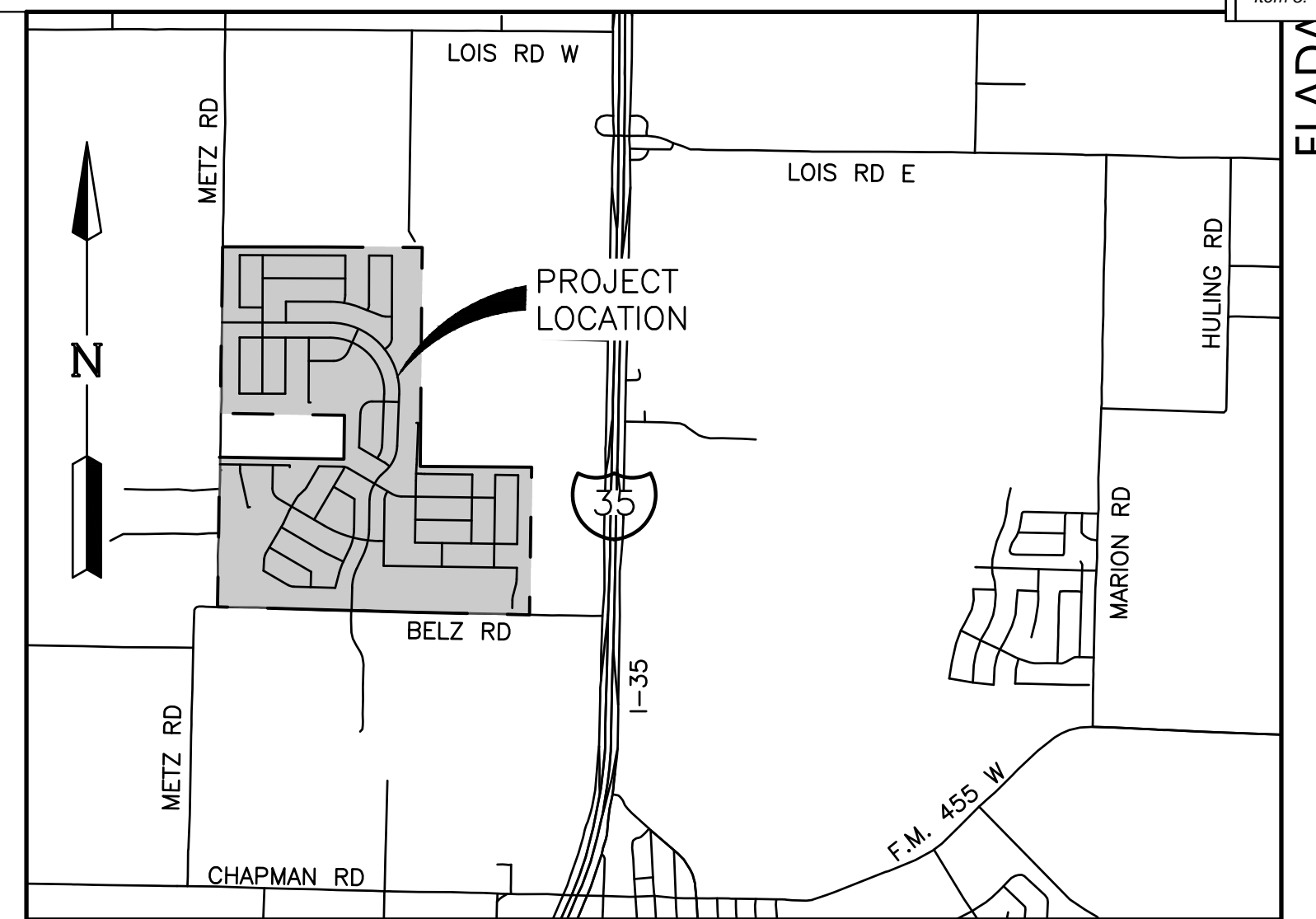
50' RIGHT-OF-WAY  
STANDARD STREET SECTION  
N.T.S.

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
<b>TOTAL</b>	<b>303</b>	<b>307</b>	<b>447</b>	<b>1057</b>

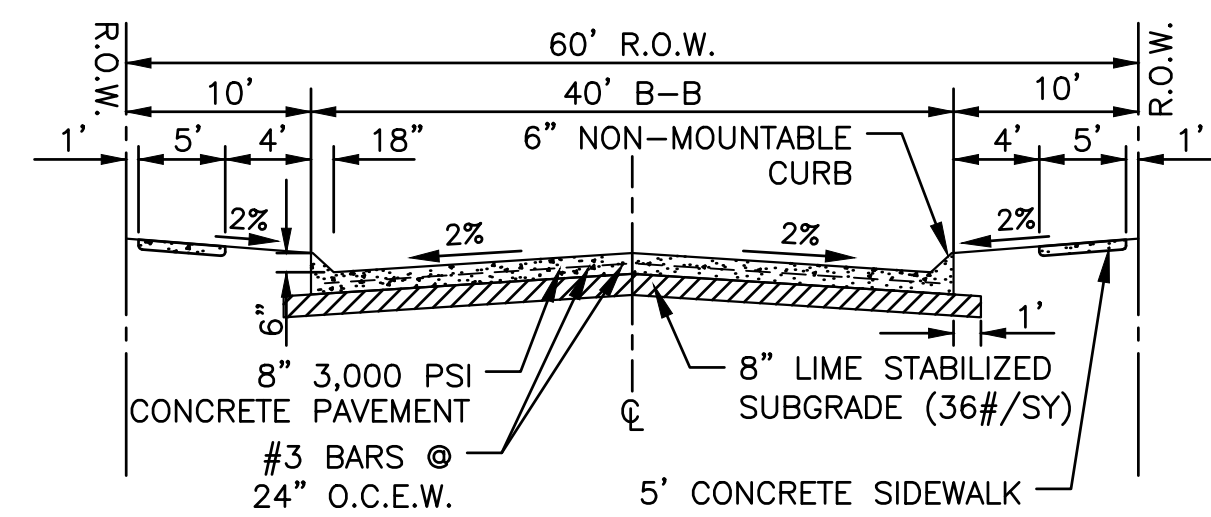
SITE DATA SUMMARY TABLE	
GENERAL SITE DATA	
CURRENT ZONING	PLANNED DEVELOPMENT (PD)
CURRENT LAND USE	AGRICULTURAL USE
GROSS SITE AREA	306.356 ACRES

NOTES:

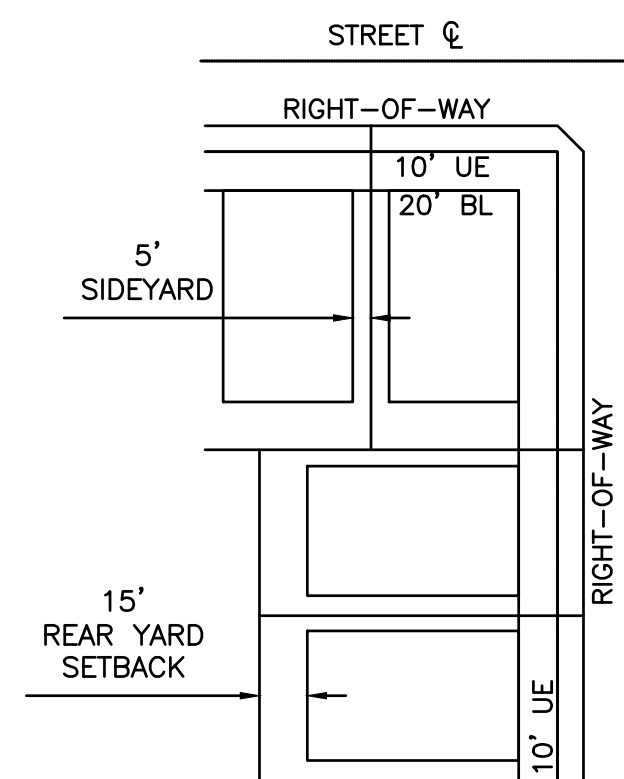
1. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
2. REFINED CLIP - A TRIANGULAR RIGHT-OF-WAY DEDICATION MEASURING 10' 0" MEASURED AT THE PROPERTY LINE IS INCORPORATED AT THE INTERSECTION OF TWO RESIDENTIAL STREETS. THIS PROPERTY IS LOCATED IN THE CITY OF SANGER.
3. 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.



VICINITY MAP  
1" = 2000'



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



TYPICAL LOT DIAGRAM  
NOT TO SCALE

## 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:			

REFERENCE NO:

NT680-0386

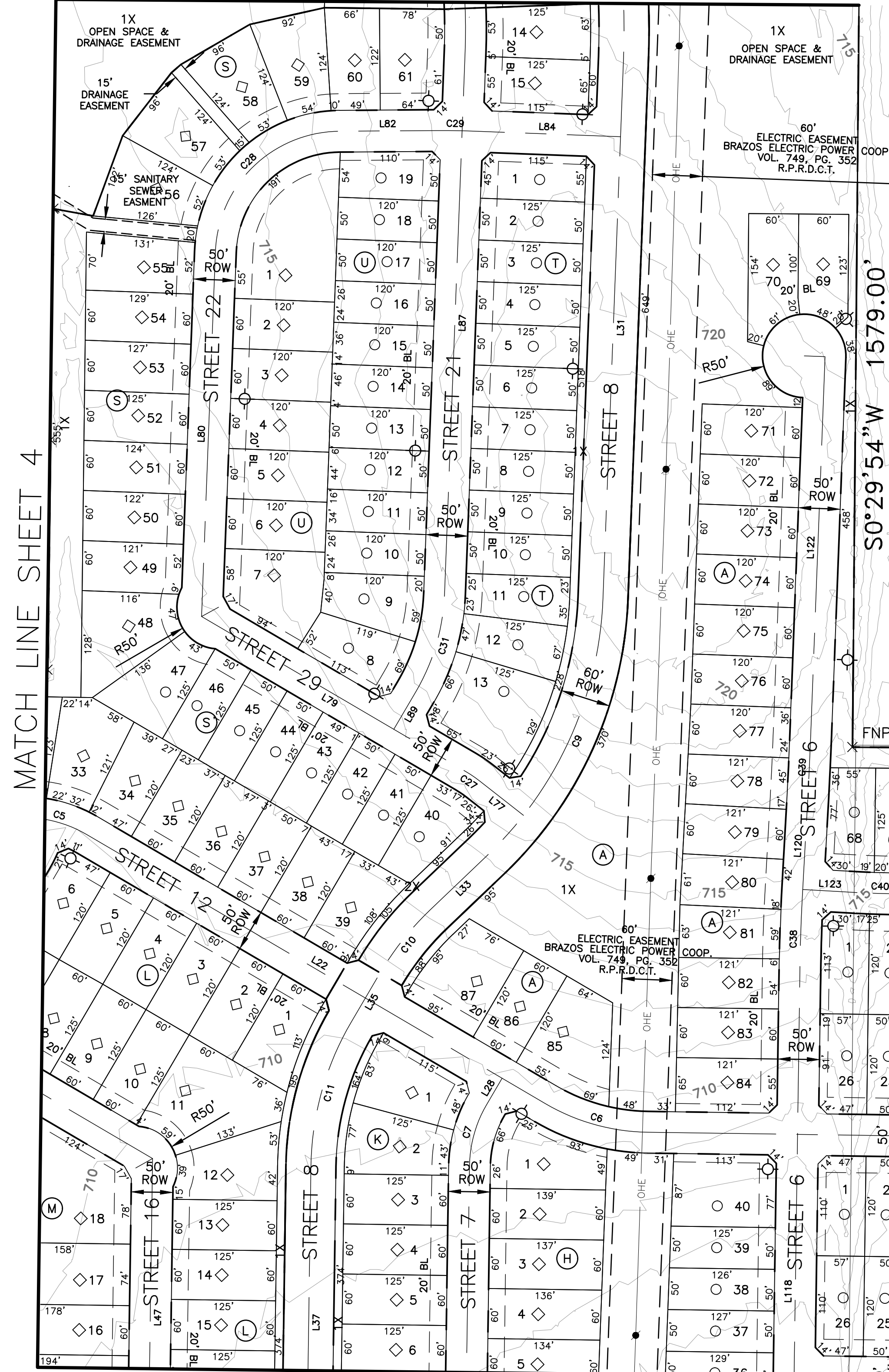
HEET 3 OF 14



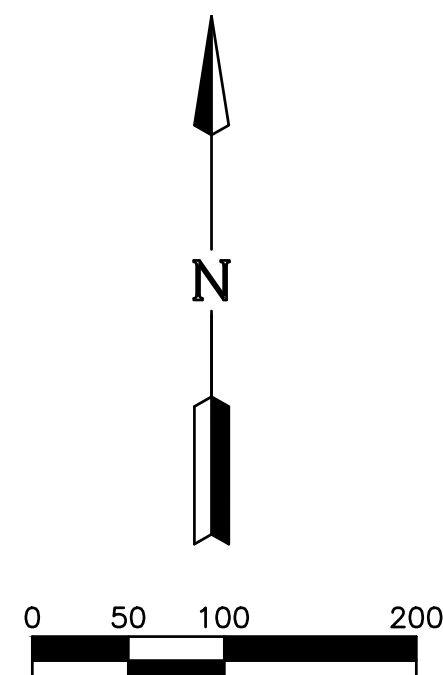




MATCH LINE SHEET 3

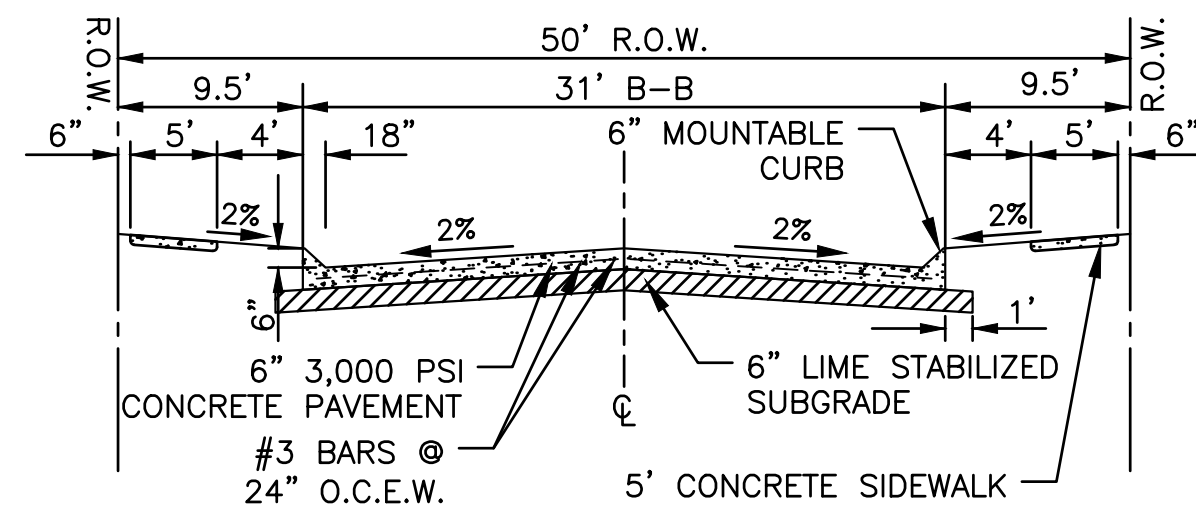
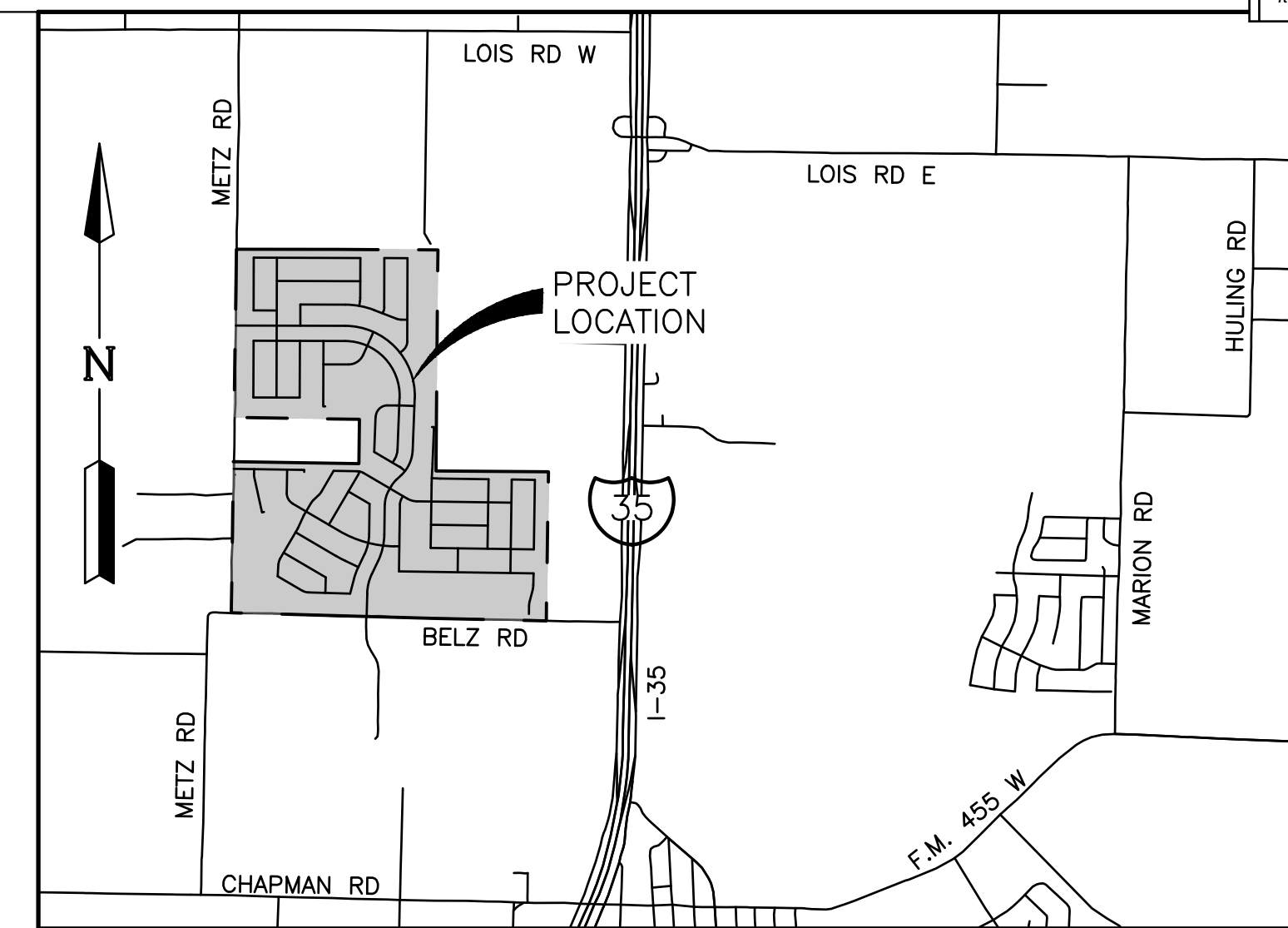
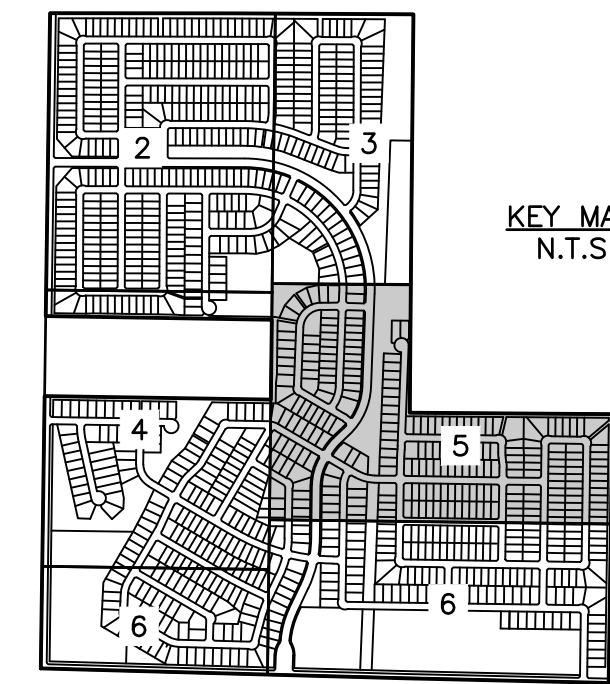


MATCH LINE SHEET 6

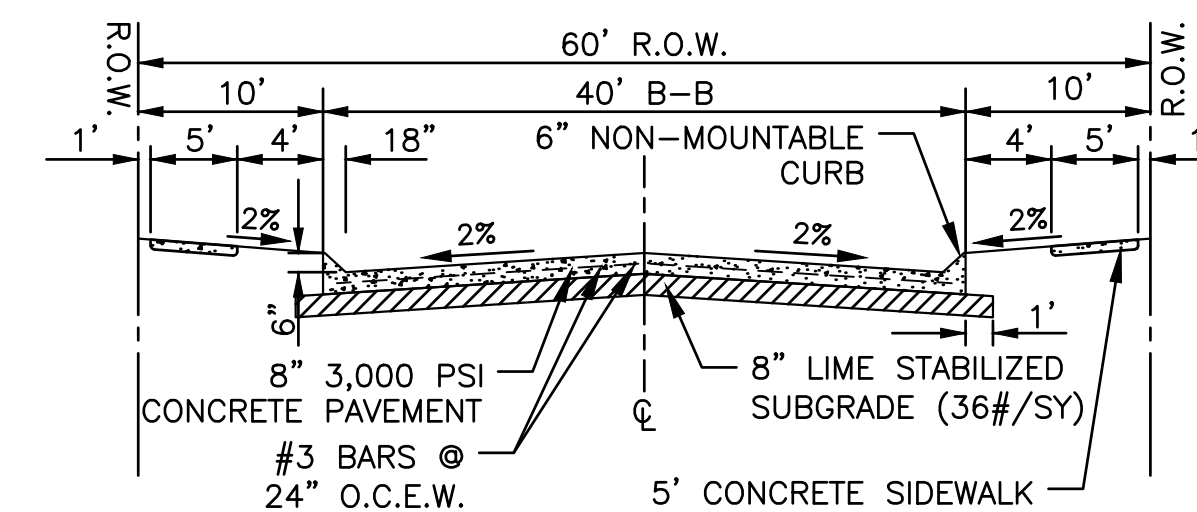


LOT COUNT SUMMARY				
TYPICAL LOT SIZE	PHASE 1	PHASE 2	PHASE 3	TOTAL
○ 50' X 120'	216	129	392	737
◇ 60' X 120'	87	178	55	320
<b>TOTAL</b>	<b>303</b>	<b>307</b>	<b>447</b>	<b>1057</b>

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

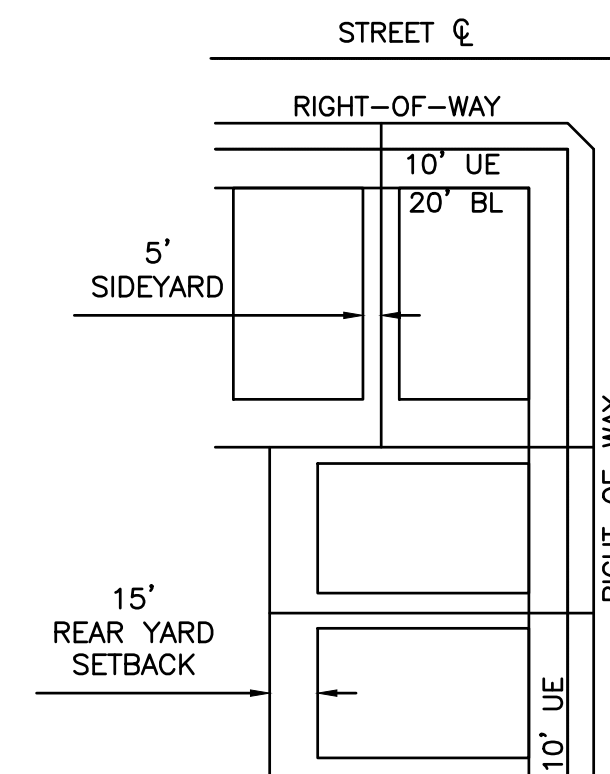


50' RIGHT-OF-WAY  
STANDARD STREET SECTION  
N.T.S.



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

- NOTES:
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  3. PRIVATE OPEN SPACES (P.O.S.) TO BE DEDICATED TO AND MAINTAINED BY H.O.A.
  4. NO 100-YEAR FLOODPLAIN EXISTS ON THE SITE.
  5. USPS CLUSTER MAILBOX LOCATION TO BE FINALIZED/PROPOSED DURING CONSTRUCTION PLANS.



TYPICAL LOT DIAGRAM  
NOT TO SCALE

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

## 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:

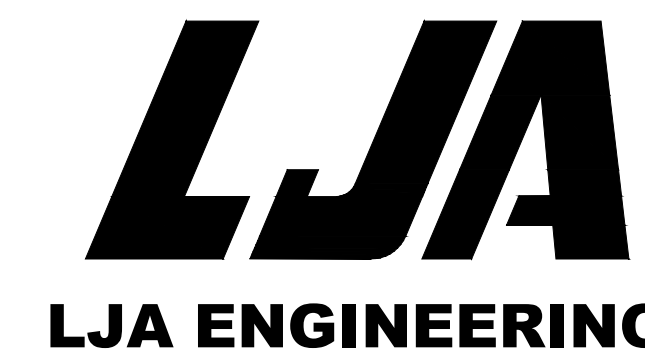
LJA ENGINEERING, INC.  
6060 NORTH CENTRAL EXPRESSWAY  
SUITE 400  
DALLAS, TEXAS 75206  
PHONE: (469) 621-0710  
TEXAS REGISTRATION F-1386

## DEVELOPER/OWNER:

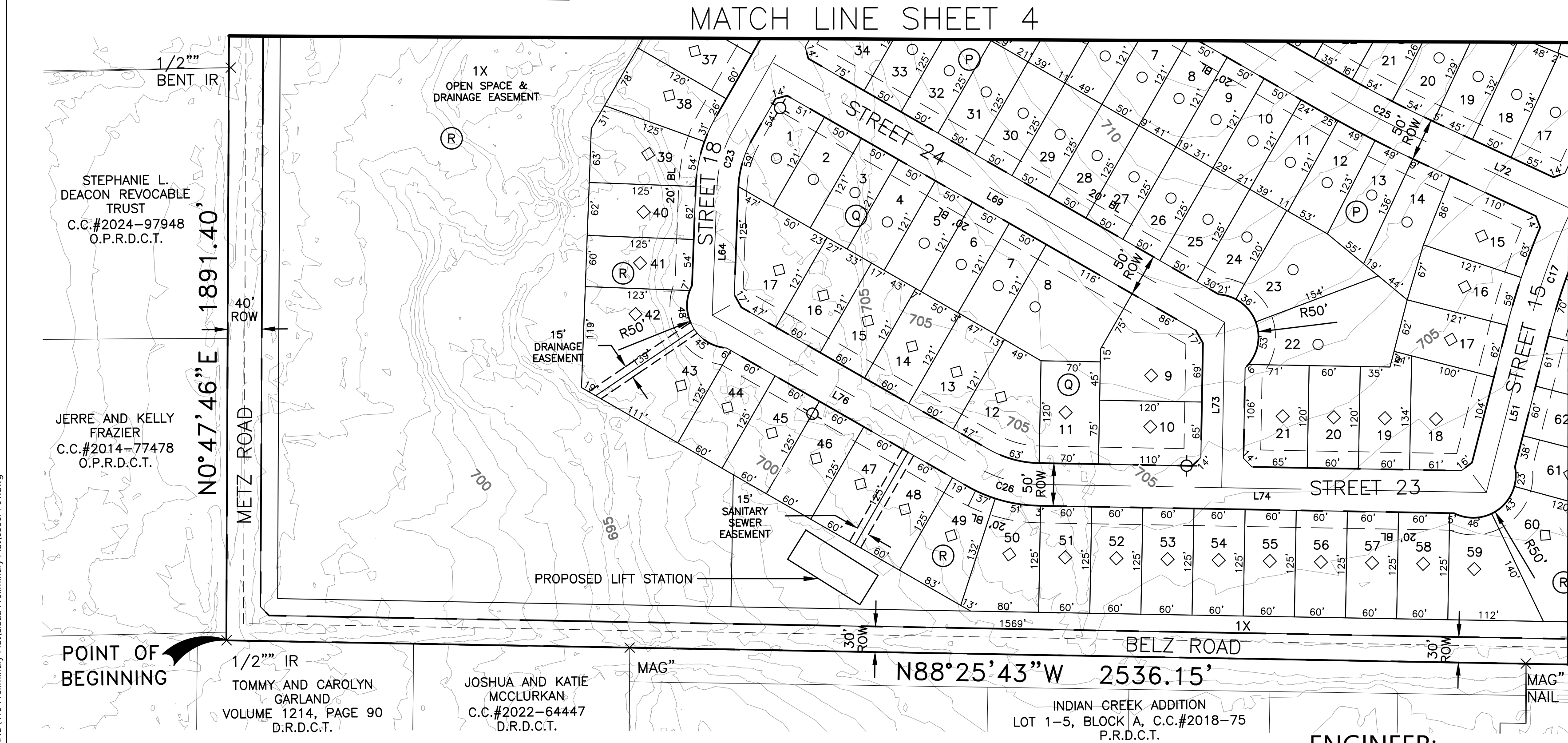
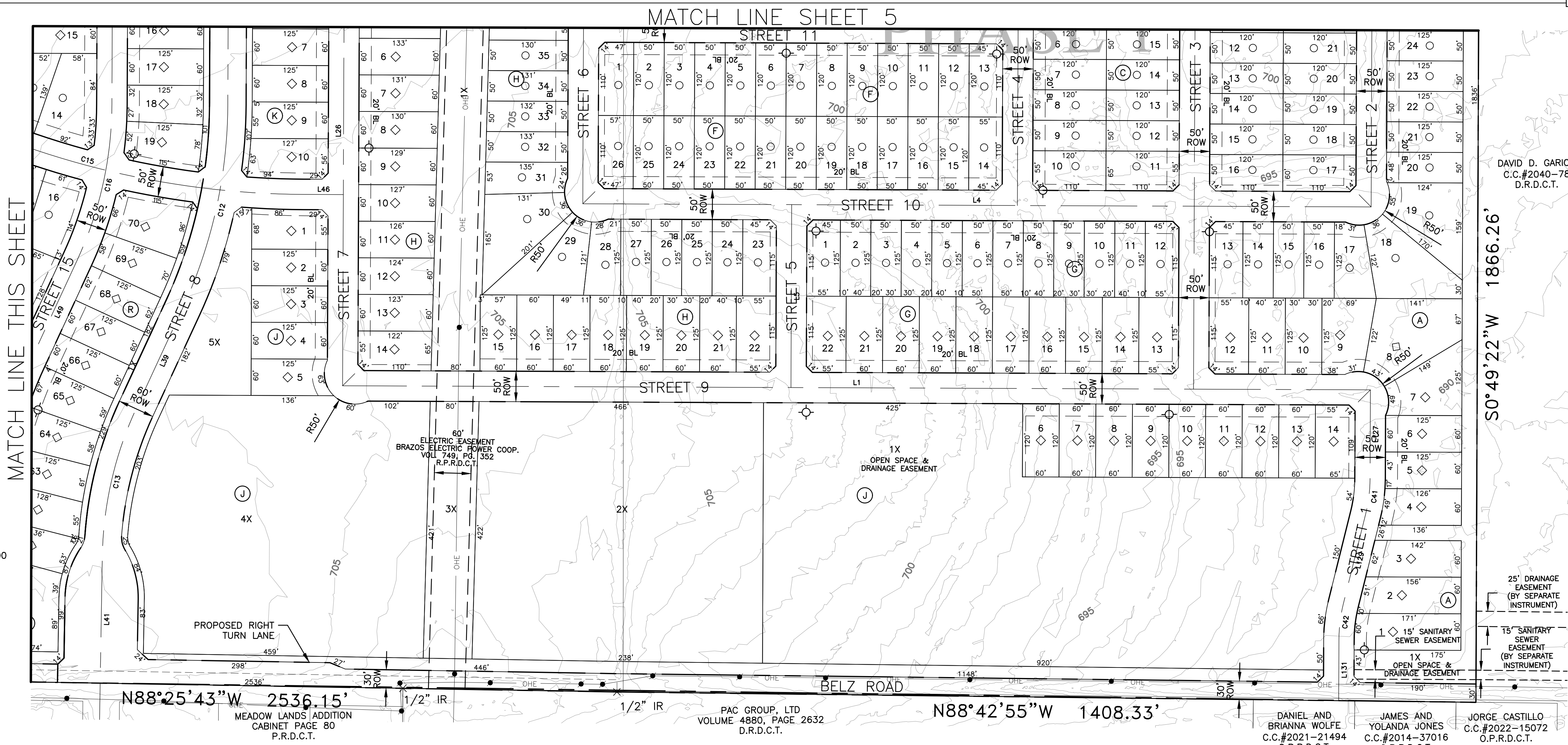
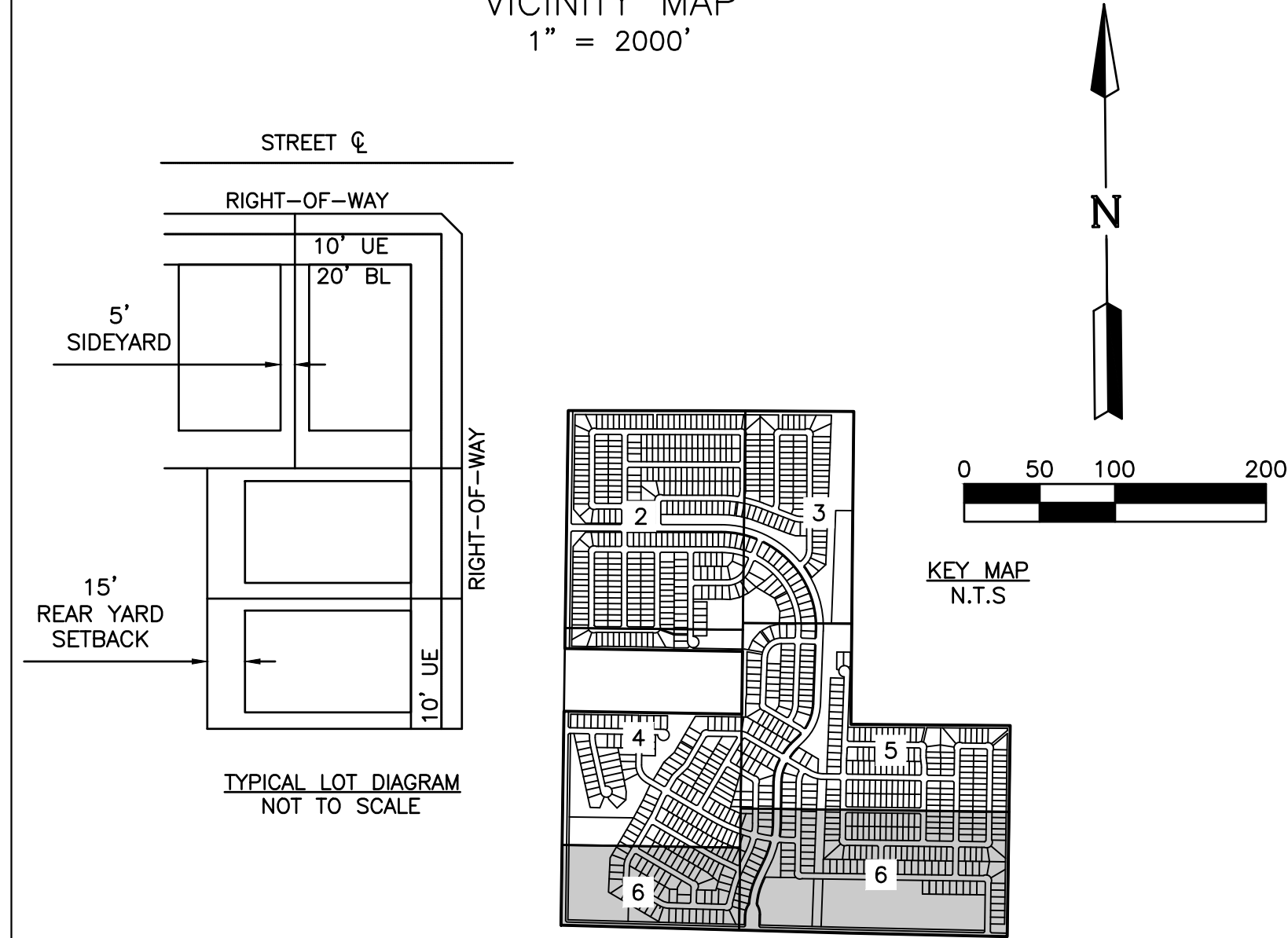
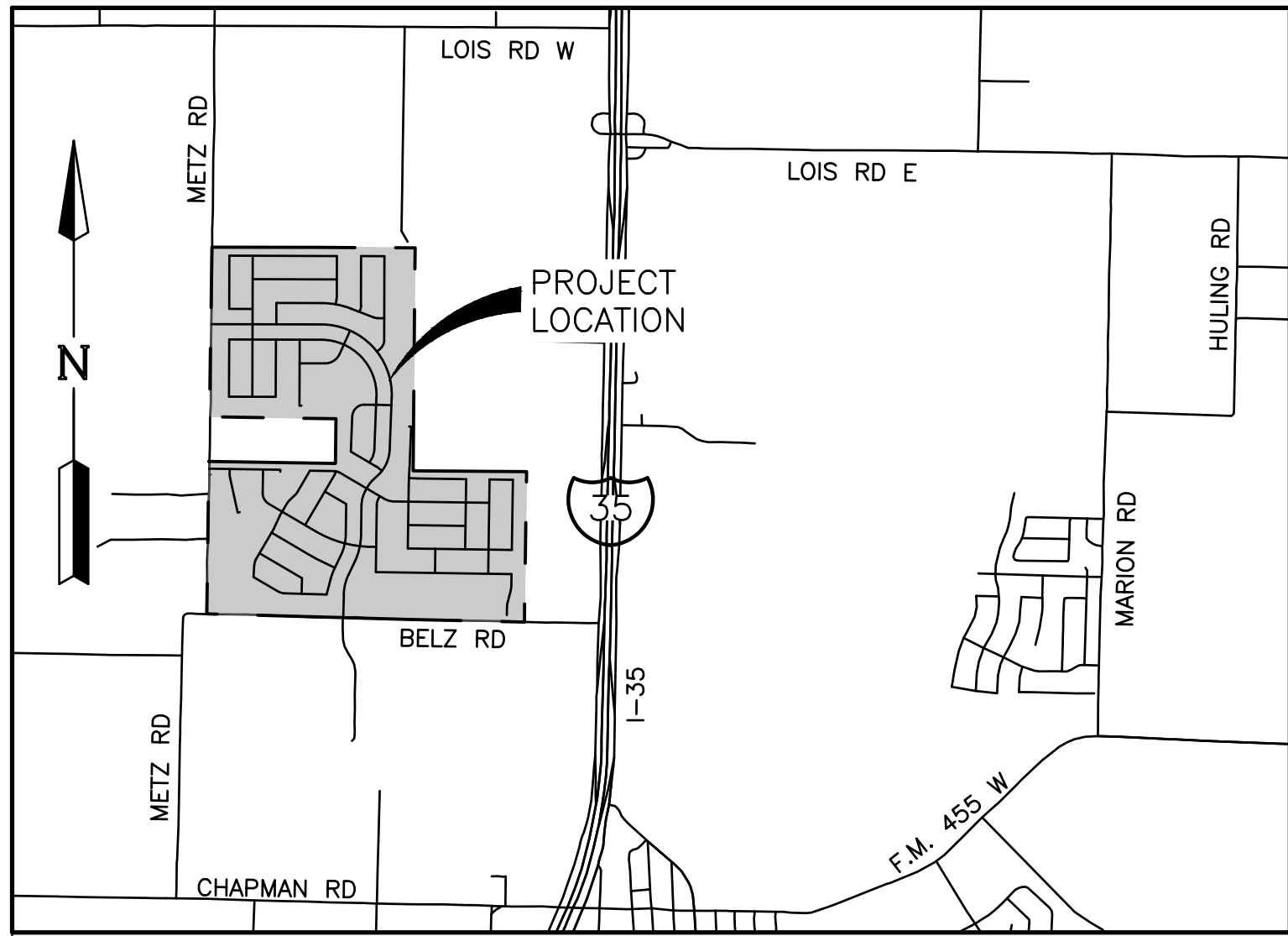
MERITAGE HOMES OF TEXAS, LLC  
8840 CYPRESS WATERS BOULEVARD  
SUITE 100  
DALLAS, TX 75019  
PHONE: (972)-580-6300

## SERVICE PROVIDERS

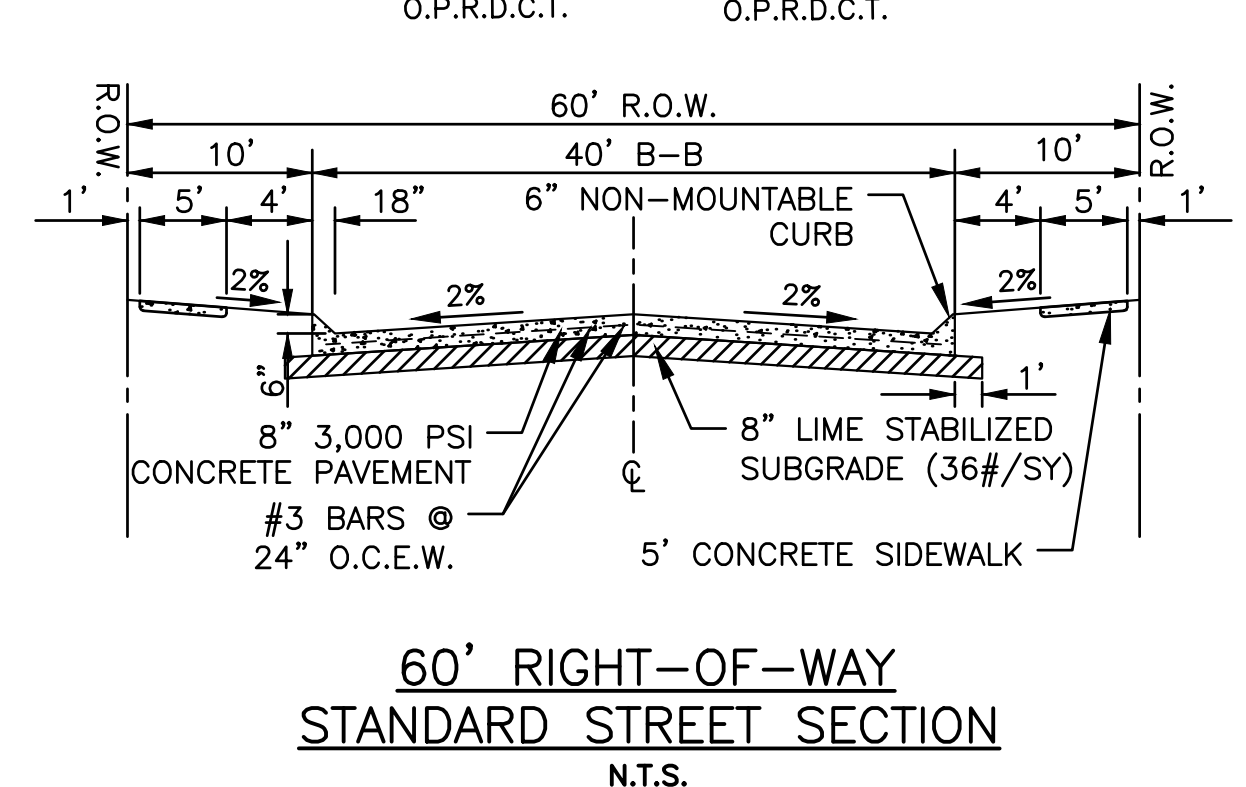
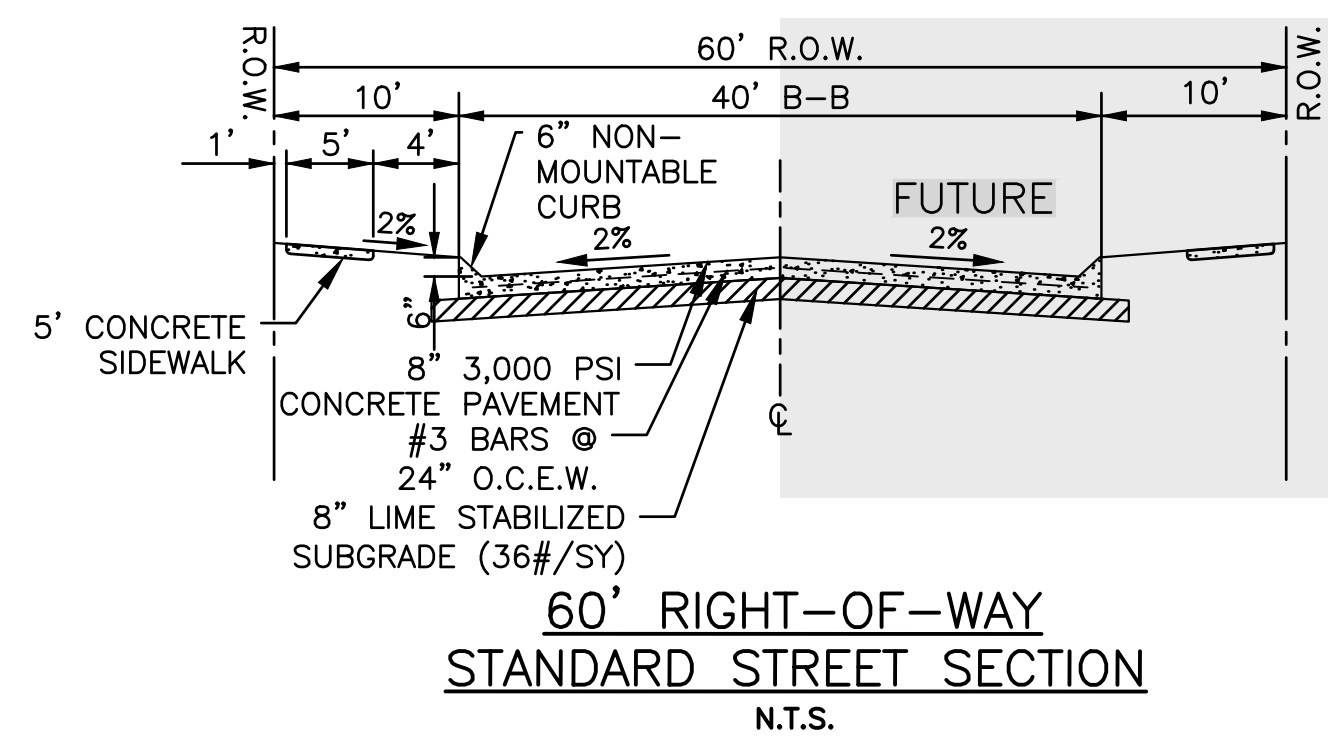
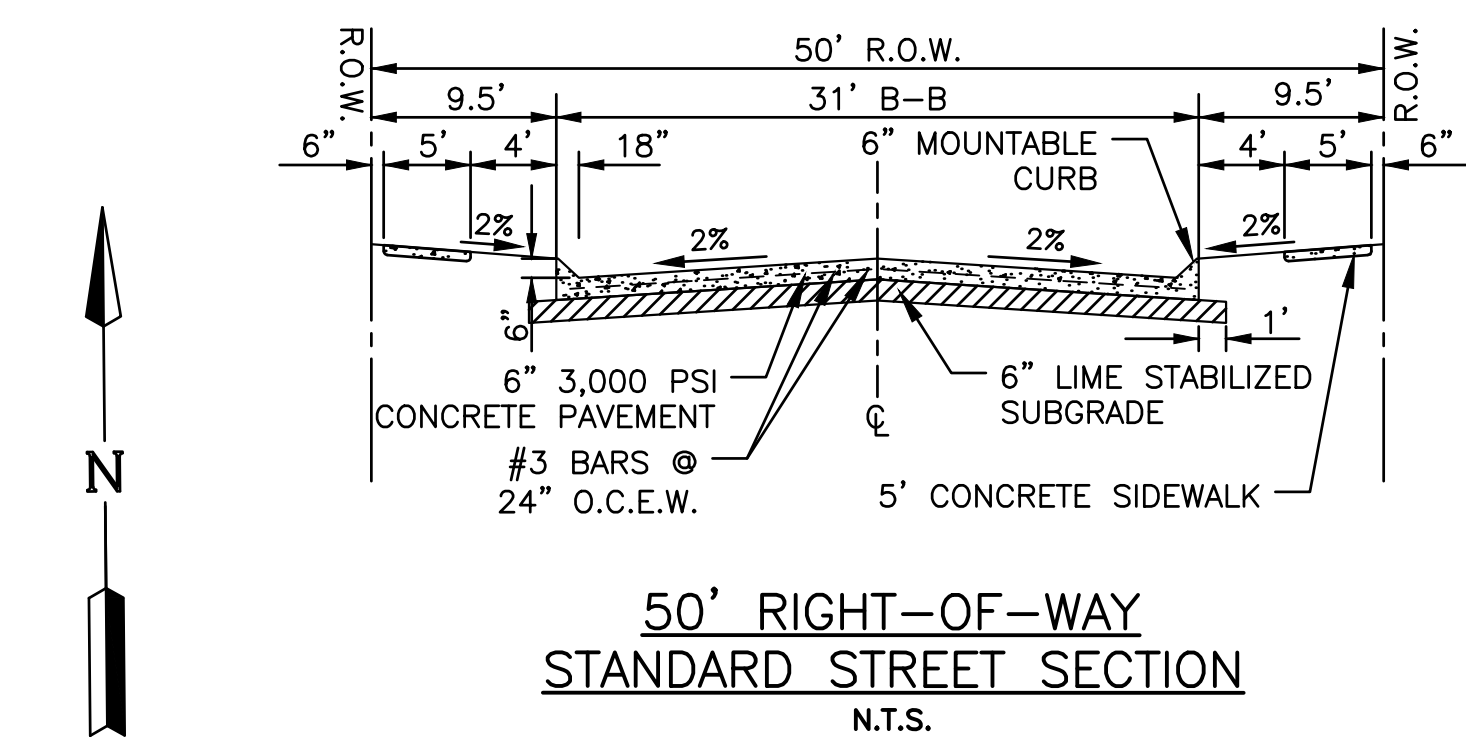
ELECTRIC SERVICE:	ONCOR
WATER SOURCE:	CITY OF SANGER CCN
SEWER SOURCE:	CITY OF SANGER CCN
SCHOOL DISTRICT:	SANGER I.S.D.







MATCH LINE THIS SHEET



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

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

ENGINEER:

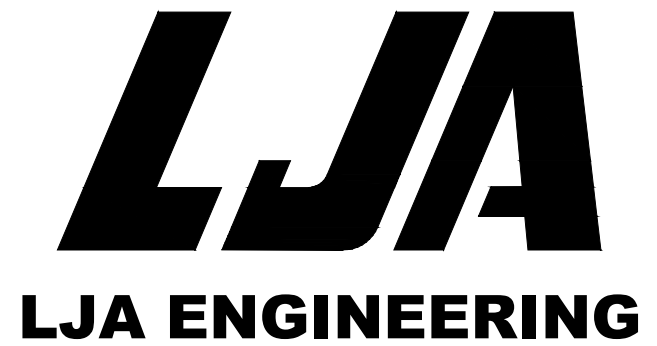
LJA ENGINEERING, INC.  
6060 NORTH CENTRAL EXPRESSWAY  
SUITE 400  
DALLAS, TEXAS 75206  
PHONE: (469) 621-0710  
TEXAS REGISTRATION F-1386

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.



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:		

NT680-0386



SINGLE FAMILY	
BLOCK & LOT NUMBERS	AREA
BLOCK A LOT 1	10,458 SF
BLOCK A LOT 2	9,824 SF
BLOCK A LOT 3	9,831 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	10,242 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	6,625 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	6,633 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 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 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 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 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	6,000 SF
BLOCK D LOT 27	6,000 SF
BLOCK D LOT 28	6,000 SF
BLOCK D LOT 29	6,000 SF
BLOCK D LOT 30	6,000 SF
BLOCK D LOT 31	6,000 SF
BLOCK D 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 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	8,825 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

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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	

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

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	250,376 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

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, OF THE MEADOW GREEN FARM ADDITION, AN ADDITION TO THE CITY OF SANGER, 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 7709" 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.



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

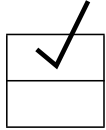
ELECTRIC SERVICE: ONCOR

WATER SOURCE: CITY OF SANGER CCN





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: <b>Drew Windus</b>	Name: <b>Ron Williamson</b>
Company: <b>Meritage Homes of Texas, LLC</b>	Company: <b>Mito Commander U.S.A., Inc.</b>
Address: <b>8840 Cypress Waters Blvd, Suite 100</b>	Address <b>2761 Medallist Lane</b>
City, State, Zip: <b>Coppell, Texas 75019</b>	City, State, Zip: <b>Naples, FL 34109</b>
Phone <b>817-733-6581</b>	Phone: <b>540-293-8970</b>
Fax:	Fax:
Email: <b>drew.windus@meritagehomes.com</b>	Email: <b>rwtiburon@gmail.com</b>

## Submittal Checklist

<input checked="" type="checkbox"/>	Pre-Application Conference (Date: <u>03 / 28 / 2024</u> )
<input checked="" type="checkbox"/>	One (1) Paper Copy of Plat (24"x36", folded to 1/4 size)
<input checked="" type="checkbox"/>	Letter of Intent
<input checked="" type="checkbox"/>	Non-Refundable Application Fee (Check Payable to City of Sanger)
<input checked="" type="checkbox"/>	Application Form (Signed by Owner)
<input checked="" type="checkbox"/>	Applicable Plat Checklist (Completed)
<input checked="" type="checkbox"/>	Additional Required Documents/Traffic & Drainage Studies etc.
<input checked="" type="checkbox"/>	One (1) PDF Copy of all Documents Provided on a CD/DVD or Emailed to <a href="mailto:development@sangertexas.org">development@sangertexas.org</a>

Supporting Materials (List if provided): N/AR Number(s): N/A

Signed by:

Ron Williamson  
87DB4F52830B49C...

Owner's Signature

10/10/2024

Date

Drew Windus  
4184218A140E4B1...

Applicant's Signature

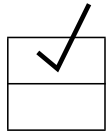
10/10/2024

Date

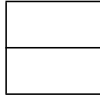
Office Use: Reviewed by Director of Development Services     /     /



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: <b>Drew Windus</b>	Name: <b>Ann Andrus</b>
Company: <b>Meritage Homes of Texas, LLC</b>	Company: <b>PAC Capital Holdings, Ltd.</b>
Address: <b>8840 Cypress Waters Blvd, Suite 100</b>	Address <b>1809 Hinkle Drive, Suite 100</b>
City, State, Zip: <b>Coppell, Texas 75019</b>	City, State, Zip: <b>Denton, TX 76201</b>
Phone <b>817-733-6581</b>	Phone: <b>940-367-4749</b>
Fax:	Fax:
Email: <b>drew.windus@meritagehomes.com</b>	Email: <b>andrusbal@aol.com</b>

## Submittal Checklist

<input checked="" type="checkbox"/>	Pre-Application Conference (Date: <u>03 / 28 / 2024</u> )
<input checked="" type="checkbox"/>	One (1) Paper Copy of Plat (24"x36", folded to 1/4 size)
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<input checked="" type="checkbox"/>	One (1) PDF Copy of all Documents Provided on a CD/DVD or Emailed to <a href="mailto:development@sangertexas.org">development@sangertexas.org</a>

Supporting Materials (List if provided): N/AR Number(s): N/A

DocuSigned by:

Ann Andrus  
Owner's Signature

10/10/2024

Date

Drew Windus  
Applicant's Signature

10/10/2024

Date

Office Use: Reviewed by Director of Development Services    /    /

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



**DATE: 2/27/25**

**1<sup>st</sup> REVIEW COMMENTS – Replat – Elada**

The request is for a Preliminary Plat of Elada, being approximately 306.356 acres in the TIERWESTER SURVEY, ABSTRACT NO. A1241A, prepared by LJA Engineering, submitted on 2/12/25. 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. The layout, names and widths of the proposed streets.
2. Location of proposed Fire hydrants.
3. Distance to nearest established street line.
4. Location of proposed USPS Postmaster location.
5. Missing the “Approval Block”
6. As of today, there is no zoning so the setbacks are contingent on approval.
7. Show centerline of existing streets. Dimensions from centerline to edges of existing and proposed right-of-way on both sides of the centerline.

**Informational Comments**

1. The property is within the City of Sanger.
2. The Preliminary Plat will be scheduled for Planning and Zoning (P&Z) Commission meeting on Monday, March 10, 2025, and the City Council meeting on Monday, April 7, 2025.



February 20, 2025  
AVO 37449.004

Ramie Hammonds  
Director of Development Services / Building Official  
City of Sanger  
201 Bolivar Street  
P.O. Box 1729  
Sanger, TX 76266

Re: Elada Residential Development Traffic Impact Analysis 2<sup>nd</sup> Review

Dear Ms. Hammonds,

Halff Associates, Inc. was requested to review the TIA for the Elada Residential Development, submitted by LJA Engineering, and dated February 5, 2025. The initial TIA submittal was dated September 18, 2024, with Halff's review comments presented in a letter to you dated October 30, 2024. An updated TIA and comment response letter were submitted to the city, dated February 5, 2025, and February 7, 2025, respectively, that is the subject of this letter.

The scope of this review was to determine if there were any changes to the report dated September 18, 2024, and the report dated February 5, 2025, and that the report follows standard transportation engineering practices while also adhering to the minimum technical requirements for approval. Halff referred to the TxDOT Access Management Manual while conducting the review.

Halff has reviewed the updated February 5, 2025, TIA report and comment response letter provided by LJA. Based on our review, Halff offers no further objections to the findings and recommendations provided in the report. Please note, this does not necessarily mean that the entire report, including the supporting data and calculations, has been completely checked, and verified. The report is signed, dated, and sealed by a Professional Engineer licensed to practice in the State of Texas, which therefore conveys the licensed engineer's responsibility and accountability.

We appreciate the opportunity to work with your team on behalf of City of Sanger. Please direct any questions or comments with this review to me at [aragland@halff.com](mailto:aragland@halff.com) or by phone at 214-217-6542.

Sincerely,

A handwritten signature in blue ink, appearing to read "Anthony X. Ragland", is written over a light blue circular stamp.

Anthony X. Ragland, PE  
Transportation Project Manager

cc: Leigh Hollis, P.E.



February 25, 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: **Elada Preliminary Flood Study -Review #2**

Dear Ms. Hammonds,

Halff Associates, Inc. was requested by the City of Sanger to review the flood study in support of the preliminary plat for the Elada development along Duck Creek Tributary 2. The 2<sup>nd</sup> submittal was prepared by LJA Engineering and was received on February 14, 2025.

We have completed our review and offer the following comments. Please refer to City of Sanger Subdivision Regulations, article 10.106.

#### **General Comments**

1. 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.  
**1<sup>st</sup> Response:** Noted. Responses to markups are attached to this letter.  
**2<sup>nd</sup> Review Comment:** Responses to markups are attached to this letter.
2. Please note additional comments may be provided in subsequent reviews once additional data/responses are received.  
**1<sup>st</sup> Response:** Noted.  
**2<sup>nd</sup> Review Comment:** Additional comments may be provided in subsequent reviews once additional data/responses are received.

#### **Hydrology and Hydraulics**

1. Please provide all supporting digital data (HH models, GIS shapefiles, etc) in support for the preliminary flood study.  
**1<sup>st</sup> Response:** Please see the GIS shapefiles provided in Appendix A, the HEC-HMS model in Appendix B, and the HEC-RAS model in Appendix C.  
**2<sup>nd</sup> Review Comment:** Partially addressed. Storage-outfall and cross section functions missing in HMS, so model does not run. Please resubmit HMS model to confirm discharges in report.
2. Runoff computations shall be based on fully developed watershed conditions (10.106.d.2.C).  
**Response:** All runoff computations have been revised to be based on fully developed watershed conditions.  
**2<sup>nd</sup> Review Comment:** Addressed.

Ms. Ramie Hammonds  
February 25, 2025  
Page 2 of 2

3. Detention ponds must be designed in accordance with 10.106.d.10. For preliminary plat, proposed detention must meet discharge and freeboard requirements (1-ft freeboard and 2-ft sediment storage). Please provide supporting calculations.

Response: All ponds are designed with the 1-ft freeboard requirements. All ponds will be designed to have a minimum 2-ft sediment storage in final design.

2<sup>nd</sup> Review Comment: Noted. Please note, if design changes impact drainage easement for ponds, plans will be reverted to the preliminary plat stage.

4. Analyses should be extended downstream for Tributary 6, 7, and Ranger Branch to determine impacts for proposed ponds RBT7-11 and RB-42 through the Zone of Influence.

Response: Ponds RBT7-11 and RB-42 are analyzed at the property boundary to ensure the rate of runoff leaving the property does not exceed existing. Drainage areas RBT7-11 and RB-42 are less than 200 acres in size and located at the top of smaller tributaries to Ranger Branch; therefore, no adverse impacts to the timings of the watershed should occur based on their size and positions. It is our best engineering judgement that both ponds are not at risk of increasing the peak discharges in the main channel.

2<sup>nd</sup> Review Comment: Addressed.

5. Precipitation data should use 10.106 Appendix A in ordinance.

Response: The precipitation data for Denton County from the NCTCOG iSWM Technical Manual is used in the HEC-HMS model in accordance with FEMA's requirement for Atlas 14 data to be used in NFIP studies. With the City of Sanger participating in the NFIP, Atlas 14 should be used as the rainfall for this study.

2<sup>nd</sup> Review Comment: Addressed.

If you have any questions or need additional information, please do not hesitate to call me at (214) 937-3953.

Sincerely,  
HALFF  
TBPELS Firm No. 312



Parker C. Moore, P.E., CFM



February 26, 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: ELADA Preliminary Plat - Review #2**

Dear Ms. Hammonds,

Halff was requested by the City of Sanger to review the Preliminary Plat for ELADA. The submittal was prepared by LJA Engineering. and was received February 12, 2025.

We have completed our review and offer the following comments that can be addressed at the final plat and construction plans stage:

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.

### **Preliminary Plat Comments**

1. Provide PD agreement so that lot sizes and setbacks can be verified.  
Response: Acknowledged. PD will be provided with this resubmittal.  
**2<sup>nd</sup> Review: Addressed**
2. Please provide a title block that has all the required information, per ordinance 10.104(c)(8), in one location.  
Response: Comment addressed. Title block has been moved to one location and includes all required information per ordinance 10.104(c)(8).  
**2<sup>nd</sup> Review: Addressed**
3. Provide existing contours per ordinance 10.104(c)(10).  
Response: Comment addressed. Existing contours have been added and labeled.  
**2<sup>nd</sup> Review: Addressed**
4. Show the City limit lines per ordinance 10.104(c)(10).  
Response: Comment addressed. City Limit line added and labeled along northwestern property line.  
**2<sup>nd</sup> Review: Please show City limits accurately. It appears City limits end of the eastern side of Metz Road and southern end of Belz Road per the City of Sanger GIS Map. Please confirm and update accordingly**





5. Several areas need additional labeling to indicate drainage easements for clarity. Reconcile throughout.  
Response: Comment addressed. Easement labels have been updated/added throughout.  
**2<sup>nd</sup> Review: Addressed**
6. The Master thoroughfare plan shows two proposed roads going through the development and continuing onto adjacent properties. Coordinate with the City to determine the classification and exact location of these roadways and provide the infrastructure and layout needed to build.  
Response: Comment acknowledged. Discussions with the city will occur to determine if additional roadway or a different roadway layout is needed. An overlay exhibit has been provided.  
**2<sup>nd</sup> Review: Overlay exhibit received and acknowledged**
7. Provide radii for cul-de-sacs.  
Response: Comment addressed. Radii labels have been added for cul-de-sacs and knuckles.  
**2<sup>nd</sup> Review: Addressed**
8. A sewer easement is missing per the utility plans.  
Response: Comment addressed. Sewer easement has been added and labeled.  
**2<sup>nd</sup> Review: Addressed**
9. Specify easements to be dedicated by separate instrument.  
Response: Comment addressed. All easements outside the boundary have been labeled as separate instrument.  
**2<sup>nd</sup> Review: Addressed**
10. Belz Road is a minor arterial requiring a minimum of 80' of ROW per the master thoroughfare plan. Dedicate an additional 10' of ROW.  
Response: Comment acknowledged. In a prior meeting with the city, a 60' ROW was originally discussed. The existing ROW is also 60'. We will discuss with the city further on Belz Road ROW dedication.  
**2<sup>nd</sup> Review: Acknowledged**
11. Verify the adjacent property owner that does not match Denton CAD.  
Response: Comment acknowledged. Our boundary falls directly north of the property line of the property owned by Jorge Castillo. See Denton CAD image below  
**2<sup>nd</sup> Review: Addressed**
12. Show USPS Postmaster approved location of mailboxes if cluster mailboxes will be installed per ordinance 10.104(c)(11)(I). If applicable, showing coordination efforts with USPS are sufficient and the final location can be shown in the construction plans.  
Response: Comment acknowledged. Coordination with USPS is ongoing and final location will be placed in the construction plans. Note #6 added to plat.  
**2<sup>nd</sup> Review: Addressed**



### Preliminary Drainage Plan Comments

1. The storm lines are very difficult to see. For Clarity and ease of review it is suggested to edit the storm line style so that it is easier to see. A smaller scale, street names, and/or removing the area delineations (since there are no calculations provided) would also be helpful to verify all necessary easements are dedicated on the plat.

Response: Comment addressed. Storm line weight has been increased and the drainage divides line weight has been decreased for clarity.

2<sup>nd</sup> Review: Addressed

2. 2<sup>nd</sup> Review: Please show layout, grading, sizing and stage storage curves for all ponds to demonstrate that proposed capacity will be sufficient for the development needs
3. 2<sup>nd</sup> Review: Please update intensity to 9.6 in/hr for 100-year storm and 15 minutes time of concentration per Appendix A of the City of Sanger Ordinances

### Preliminary Utility Plan Comments

1. There appears to be stubs for the water and sewer on the south side of the property. What are these representing? Services? Future connections that would require more easements?

Response: Comment acknowledged. Those lines are water and sewer services for the amenity center that is located there (South side of the property).

2<sup>nd</sup> Review: Addressed

2. 2<sup>nd</sup> Review: Please indicate sizes of all proposed utility lines
3. 2<sup>nd</sup> review: What is the future plan for the dead-end mains? Please note that to ensure reliability of service, dead-end mains of adequate capacity shall not exceed three thousand feet (3,000') in length per Ordinance § 10.106(e)(2)(B)(iii)
4. 2<sup>nd</sup> Review: Please note that based on proximity to residential lots, an odor analysis will be required for lift station due to presence of hydrogen sulfide in influent

### Preliminary Streetlight Plan Comments

1. In no instance shall the spacing between streetlights exceed four hundred feet (400') per ordinance 10.106(h).

Response: Comment addressed. Streetlights have been added to ensure they all meet the 400' max spacing.

2<sup>nd</sup> Review: Addressed

### Preliminary Pavement Sections Comments

1. 2<sup>nd</sup> Review: Collector Street paving shall be a minimum of forty feet (40') in width, measured between the faces of the curbs per § 10.106(b)(3)(A)(iii).
2. 2<sup>nd</sup> Review: six-inch (6") thickness of three thousand six hundred (3,600) p.s.i. reinforced concrete pavement on a compacted sub-base shall be required for Residential Streets. All



steel reinforcing shall be deformed No. 3 bars on eighteen-inch (18") center both ways or No. 4 bars on twenty-four-inch (24") centers both ways per § 10.106(b)(2)(A)(ii). Please update or provide Geotechnical Report to support pavement thickness and reinforcement

3. 2<sup>nd</sup> Review: Where the plasticity index of the soil is twelve (12) or greater, stabilization of the subgrade, eight inches (8") thick with six percent (6%) hydrated lime by weight, shall be required for Residential Streets per § 10.106(b)(2)(A)(iii). Please update or provide Geotechnical Report to support subgrade thickness
4. 2<sup>nd</sup> Review: Provide proposed reinforcing for standard street pavement section
5. 2<sup>nd</sup> Review: Where the plasticity index of the soil is twelve (12) or greater, stabilization of the subgrade, ten inches (10") thick with six percent (6%) hydrated lime by weight, shall be required for standard street section per § 10.106(b)(2)(C)(iv) for major or secondary thoroughfares
6. 2<sup>nd</sup> Review: Collector streets and alleys shall, at a minimum, be designed and constructed with eight-inch (8") thickness of four thousand (4,000) p.s.i. reinforced concrete pavement on a compacted sub-base. All steel reinforcing shall be deformed No. 4 bars on eighteen-inch (18") centers both ways per § 10.106(b)(2)(B)(ii)

If you have any questions or need additional information, please do not hesitate to call me at (817) 764-7498.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Samson Lotigo', with a horizontal line drawn through the middle of the signature.

Samson Lotigo, PE

**HALFF**

Firm No. 0312

Attachments: Plat markups

PRELIMINARY PLAT  
FOR  
ELADA

CITY OF SANGER  
DENTON COUNTY, TX

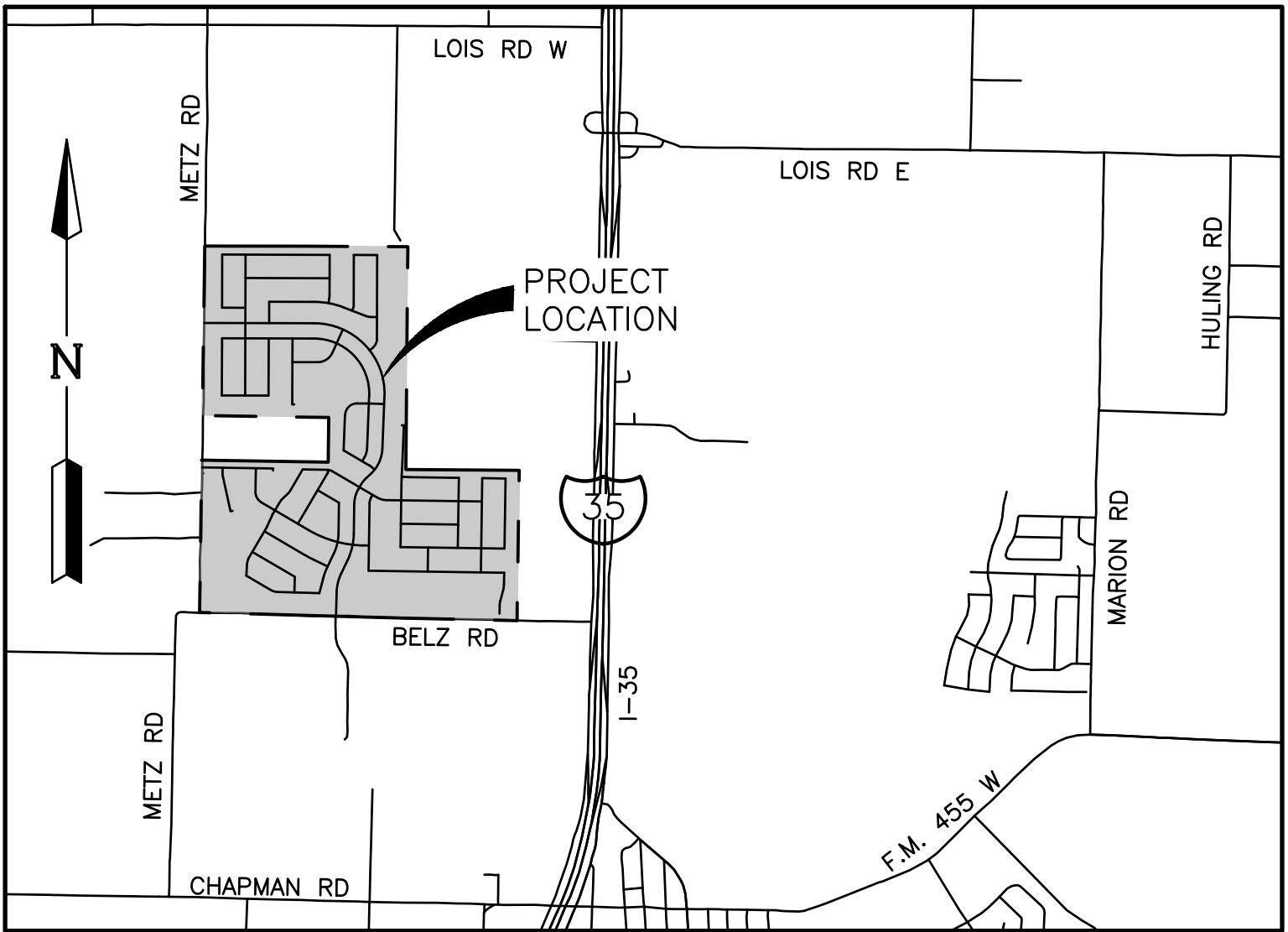
FEBRUARY 2025

CERTIFICATE OF APPROVAL:

APPROVED FOR PREPARATION OF FINAL PLAT.

CITY OF SANGER, TX  
PLANNING & ZONING COMMISSION

DATE



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

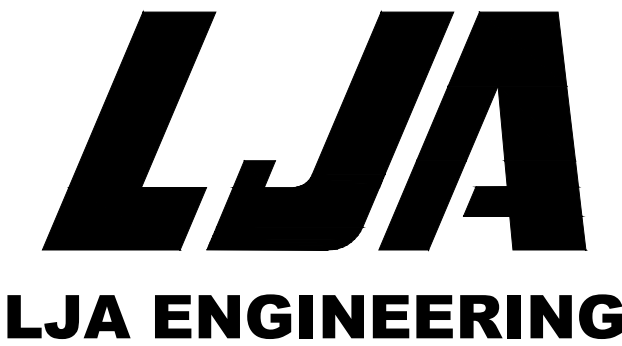
ENGINEER:

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.



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

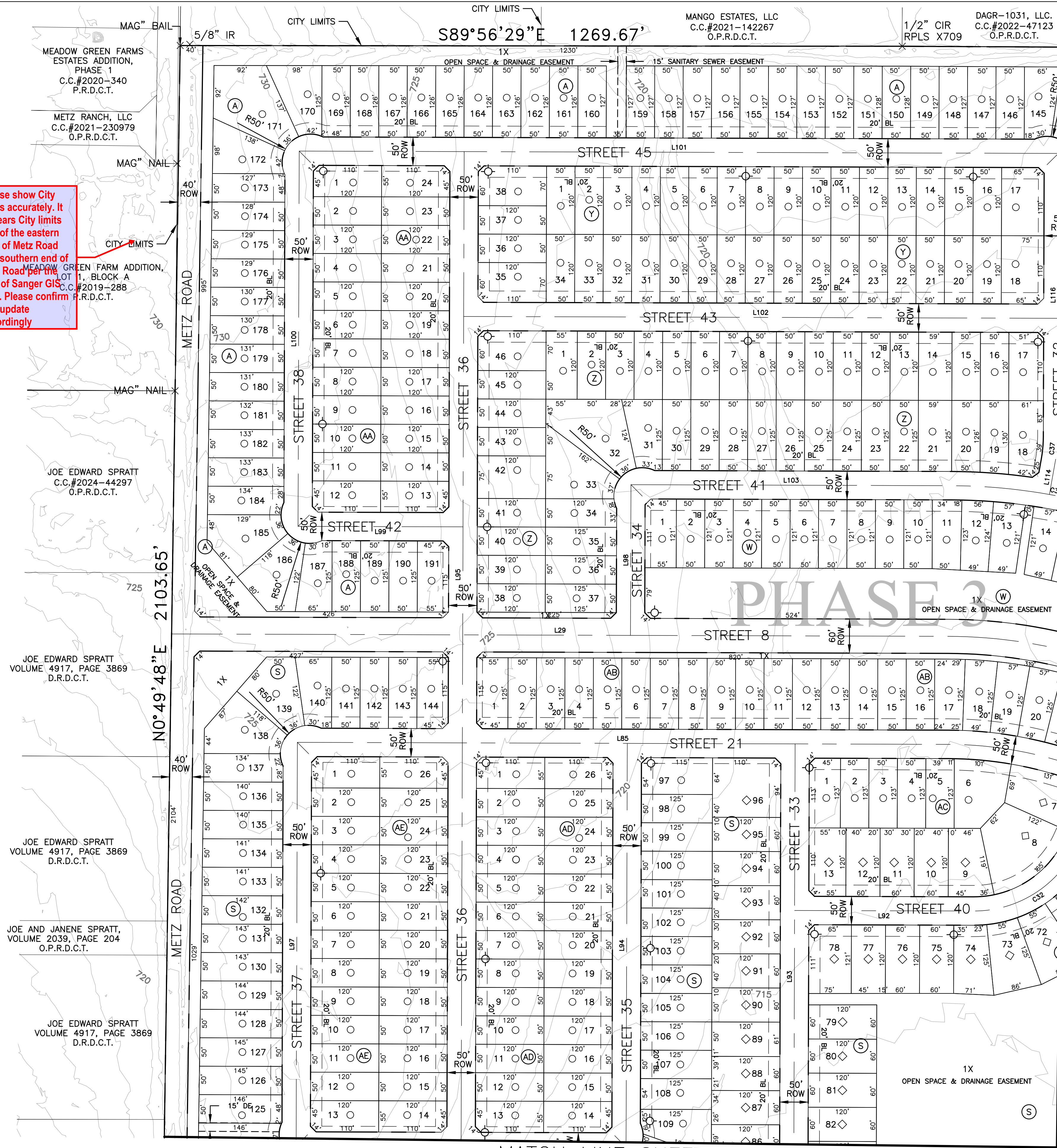
CITY OF SANGER,  
DENTON COUNTY, TEXAS

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

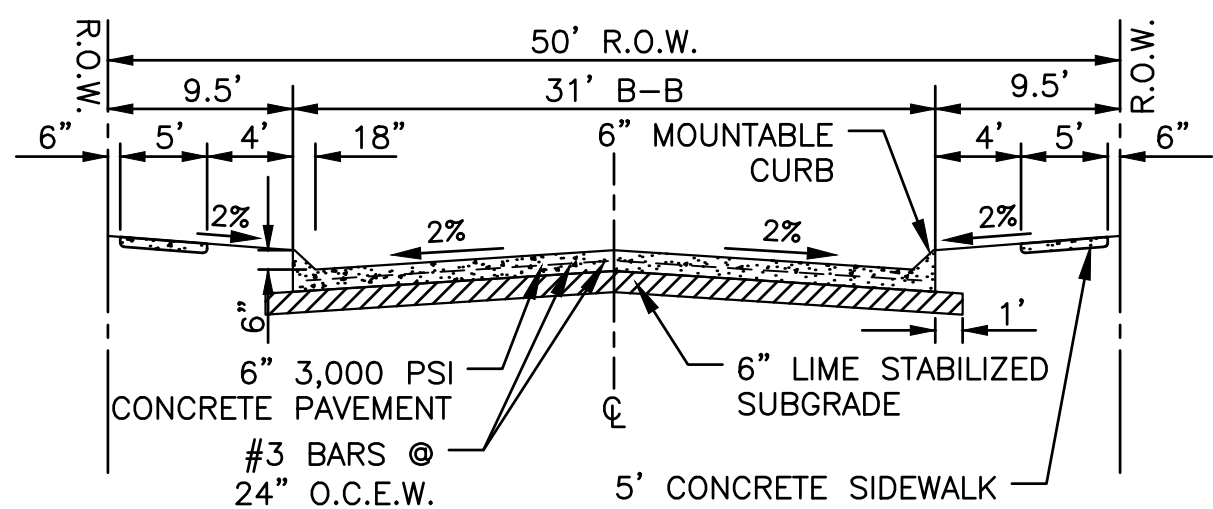
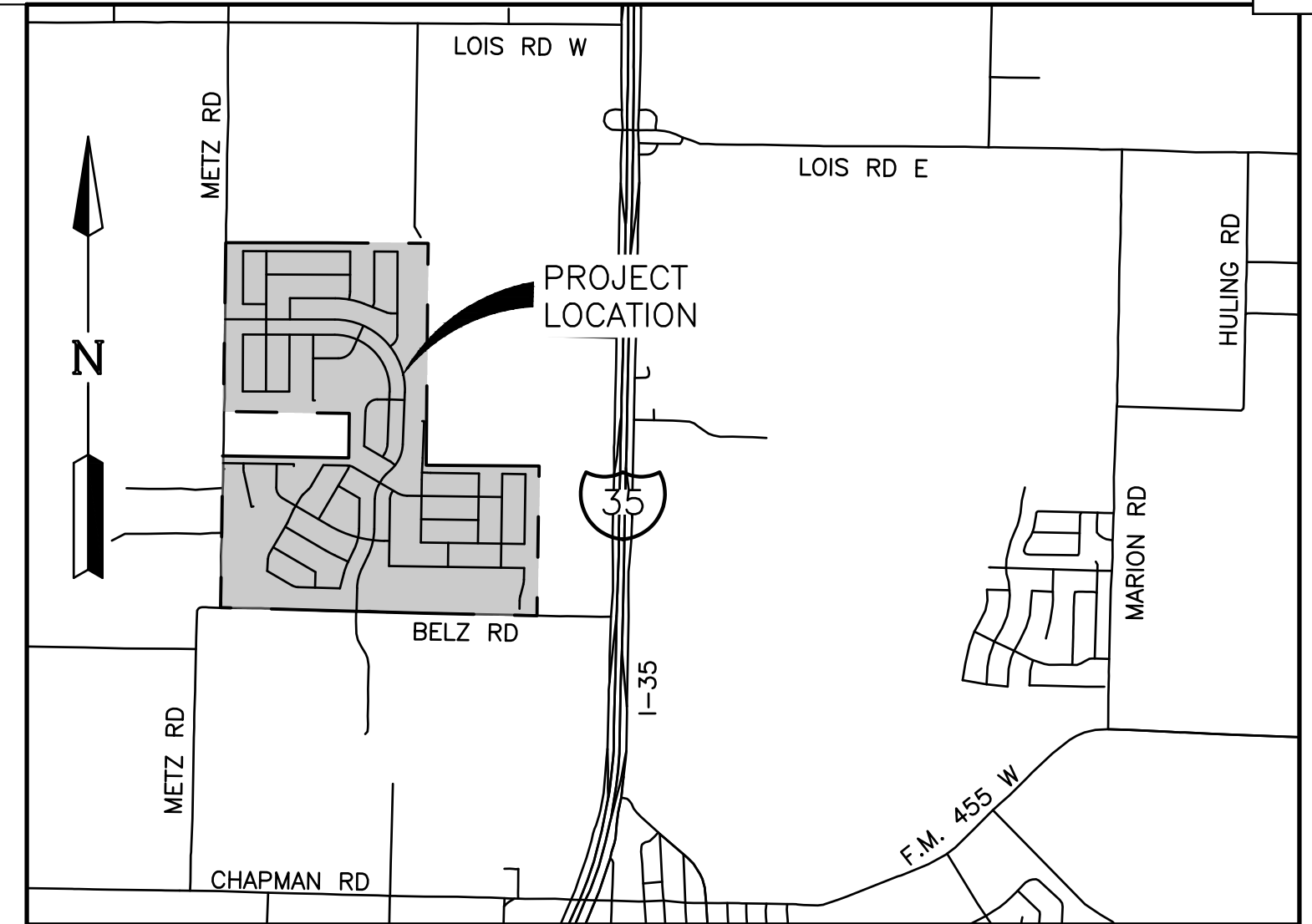
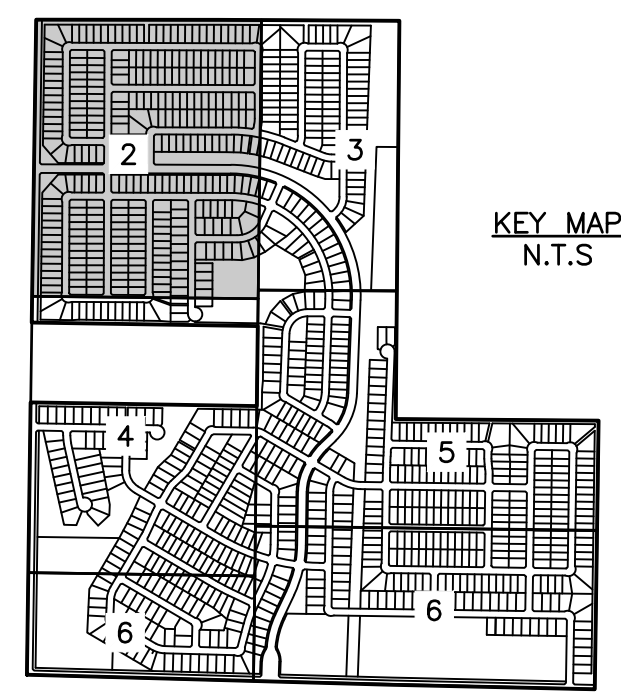
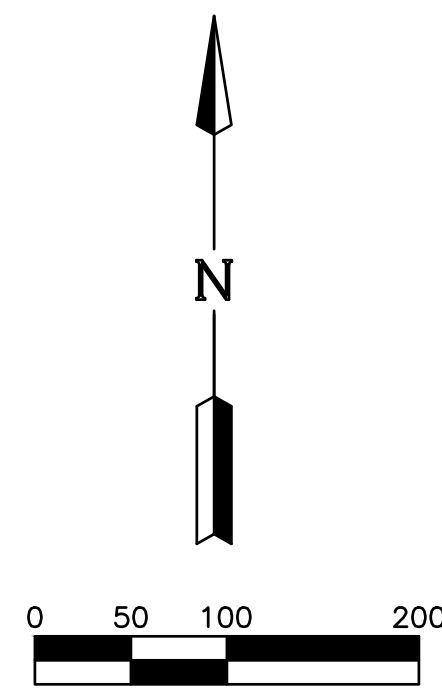


Please show City limits accurately. It appears City limits end of the eastern side of Metz Road and southern end of Belz Road for the City of Sanger GIS Map. Please confirm and update accordingly

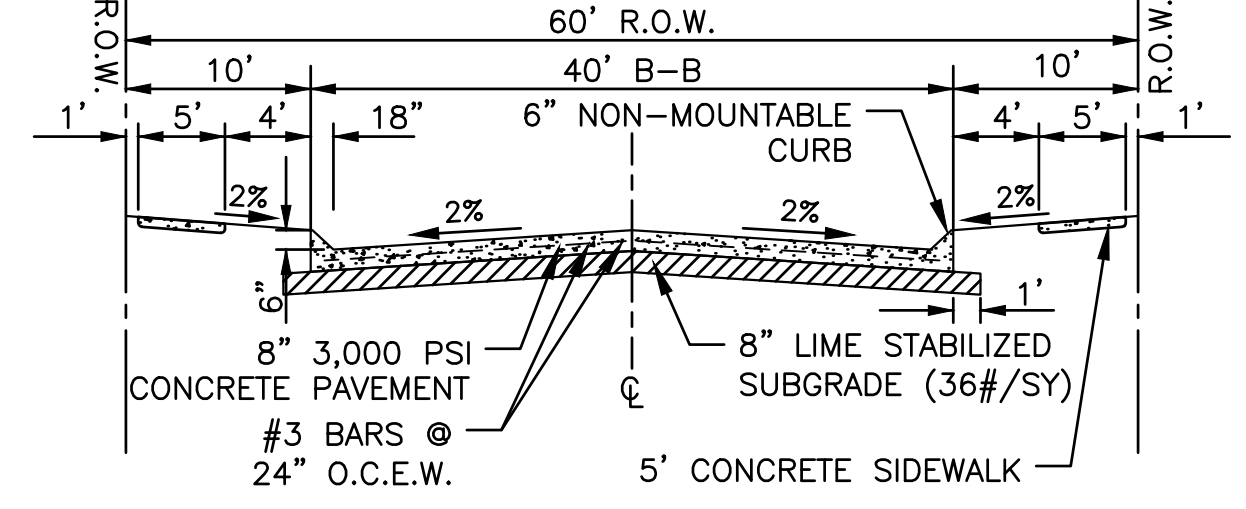


MATCH LINE SHEET 3

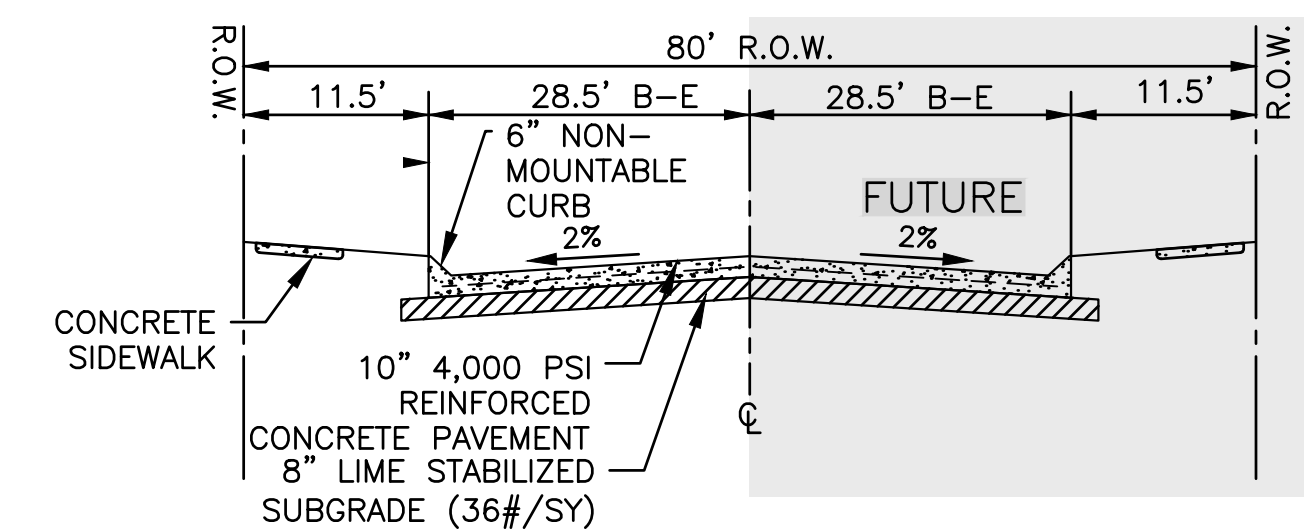
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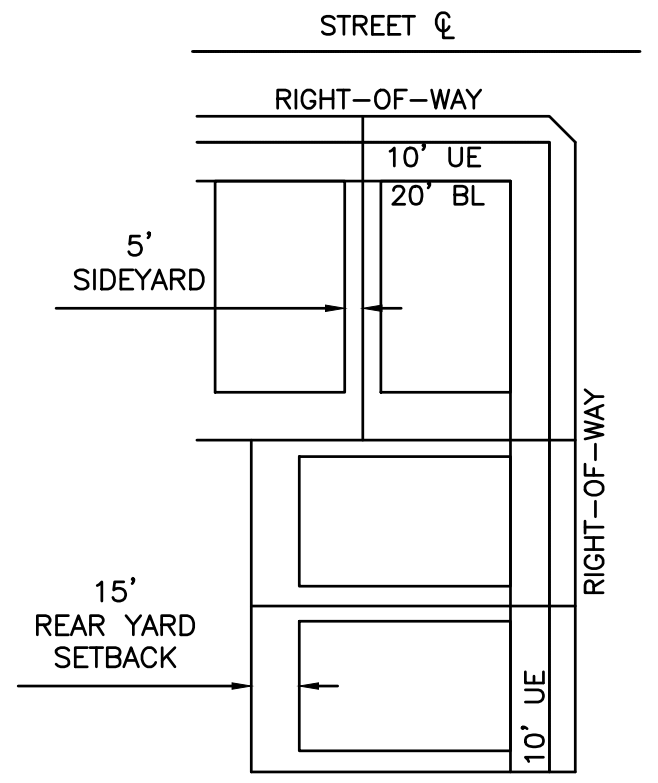
50' RIGHT-OF-WAY  
STANDARD STREET SECTION  
N.T.S.



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



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



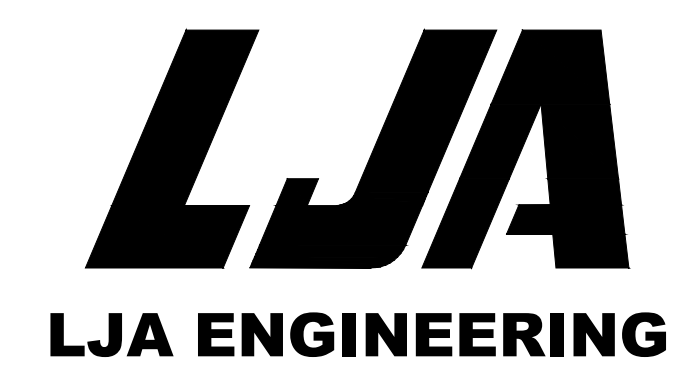
TYPICAL LOT DIAGRAM  
NOT TO SCALE

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
<b>TOTAL</b>	<b>303</b>	<b>307</b>	<b>447</b>	<b>1057</b>

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

- NOTES:
- 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.
  - 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.
  - THIS PROPERTY IS LOCATED IN THE CITY OF SANGER.
  - PRIVATE OPEN SPACES (P.O.S.) TO BE DEDICATED TO AND MAINTAINED BY H.O.A.
  - NO 100-YEAR FLOODPLAIN EXISTS ON THE SITE.
  - USPS CLUSTER MAILBOX LOCATION TO BE FINALIZED/PROPOSED DURING CONSTRUCTION PLANS.

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

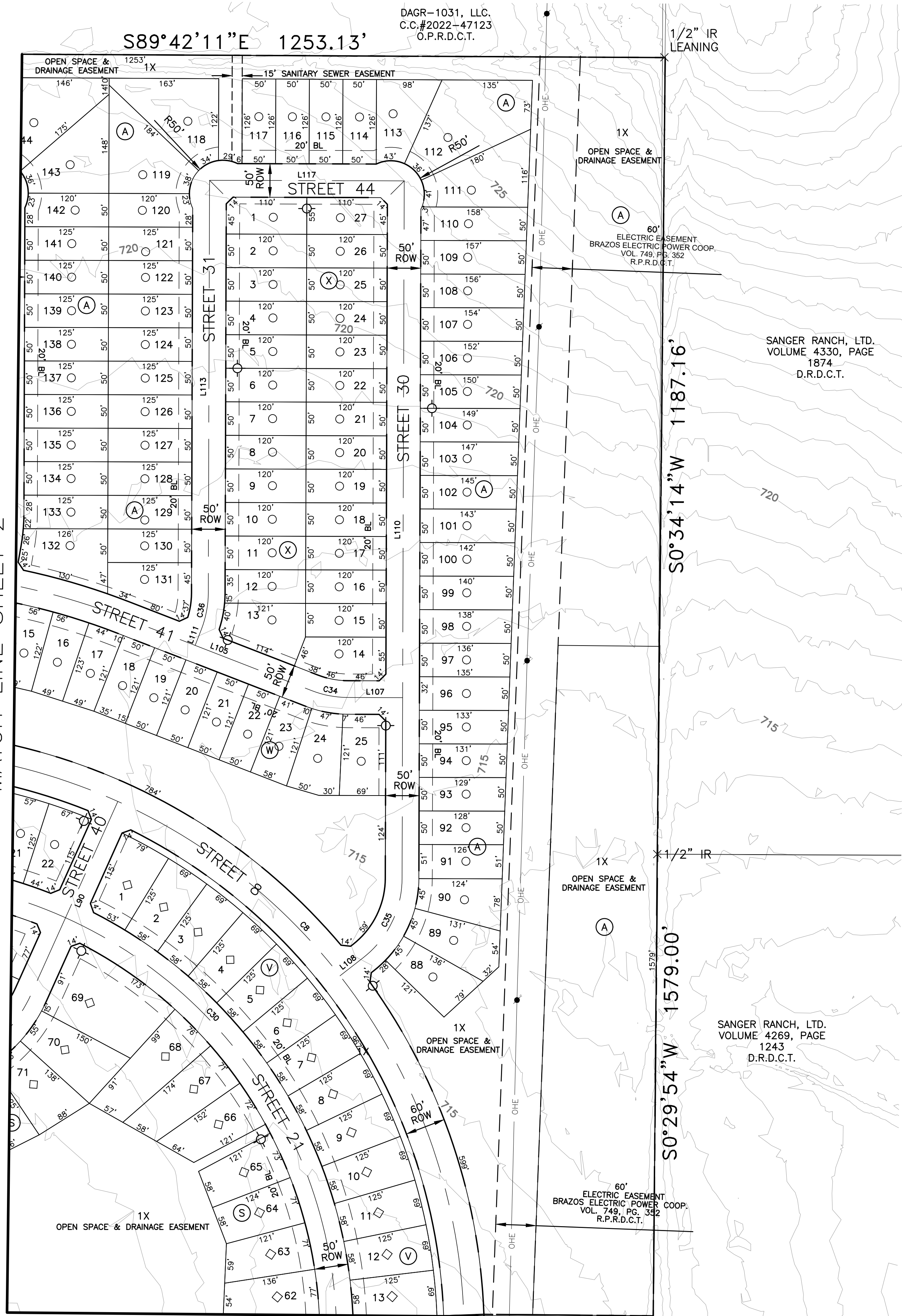


PRELIMINARY PLAT FOR ELADA		
306.356 ACRES OUT OF THE TIERWESTER SURVEY, ABSTRACT NO. A1241A		
1,057 RESIDENTIAL LOTS 18 OPEN SPACE/HOA LOTS 59.95 ACRES DEDICATED RIGHT-OF-WAY		
CITY OF SANGER, DENTON COUNTY, TEXAS		
SUBMITTAL DATE	DESCRIPTION	APPROVAL DATE
1 10/16/24	FIRST SUBMITTAL	--
2 02/07/25	SECOND SUBMITTAL	--
SCALE: 1" = 100'		MAPSCO: N/A
REFERENCE NO:		

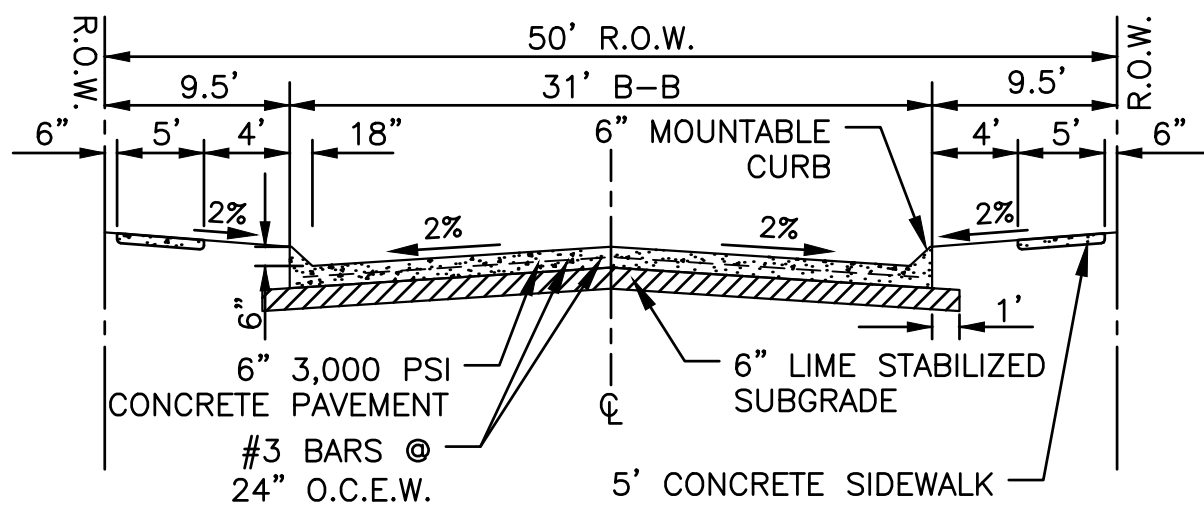
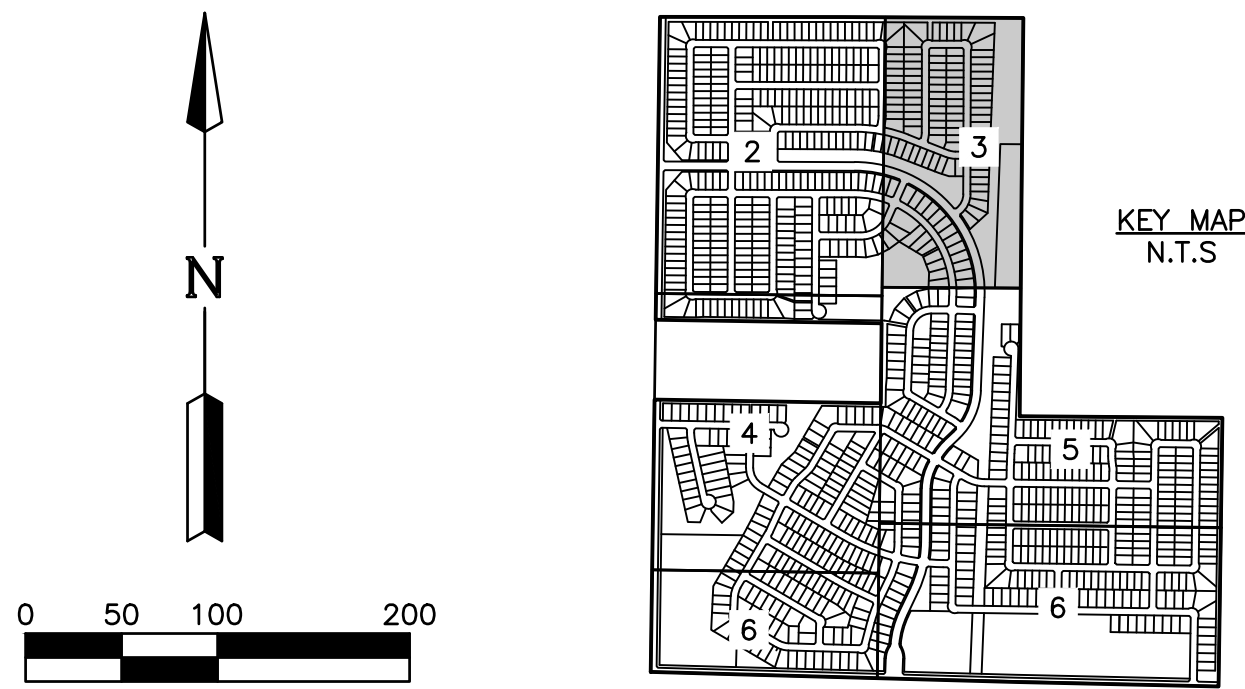
ENGINEER:	DEVELOPER/OWNER:
LJA ENGINEERING, INC. 6060 NORTH CENTRAL EXPRESSWAY SUITE 400 DALLAS, TEXAS 75206 PHONE: (469) 621-0710 TEXAS REGISTRATION F-1386	MERITAGE HOMES OF TEXAS, LLC 8840 CYPRESS WATERS BOULEVARD SUITE 100 DALLAS, TX 75019 PHONE: (972)-580-6300



MATCH LINE SHEET 2



MATCH LINE SHEET 5

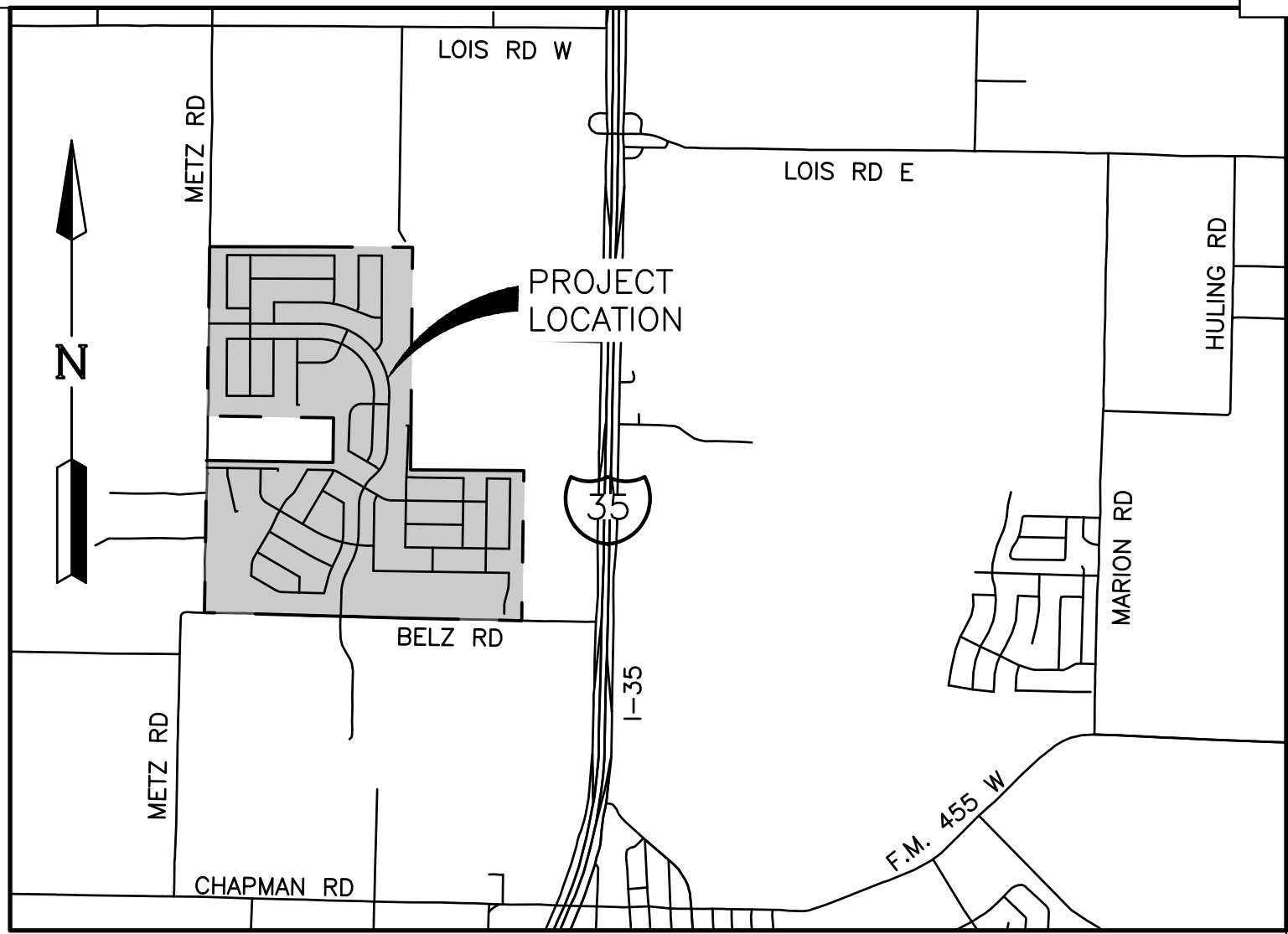


50' RIGHT-OF-WAY  
STANDARD STREET SECTION  
N.T.S.

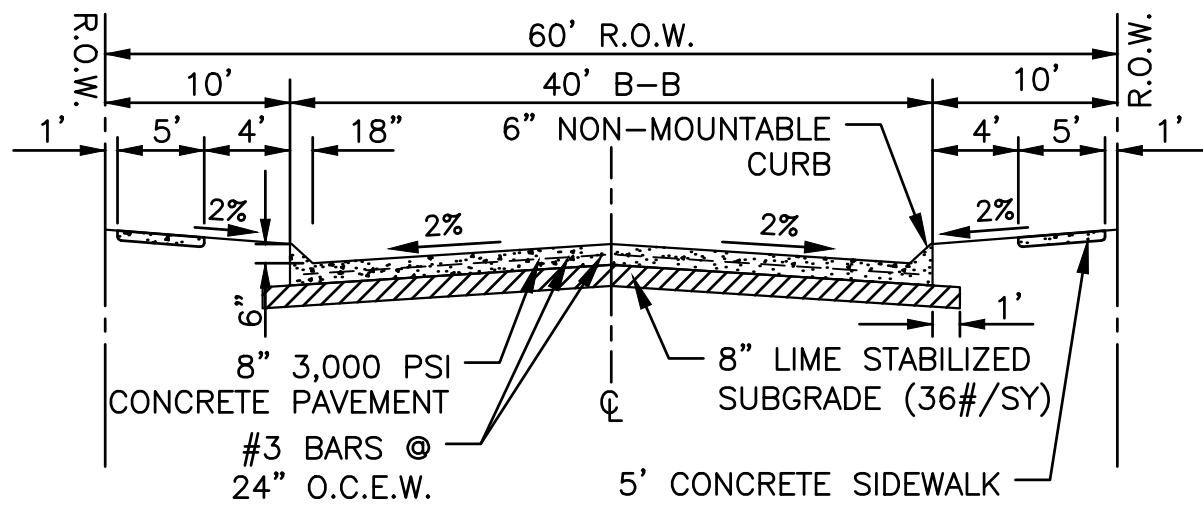
LOT COUNT SUMMARY				
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SITE DATA SUMMARY TABLE	
GENERAL SITE DATA	
CURRENT ZONING	PLANNED DEVELOPMENT (PD)
CURRENT LAND USE	AGRICULTURAL USE
GROSS SITE AREA	306.356 ACRES

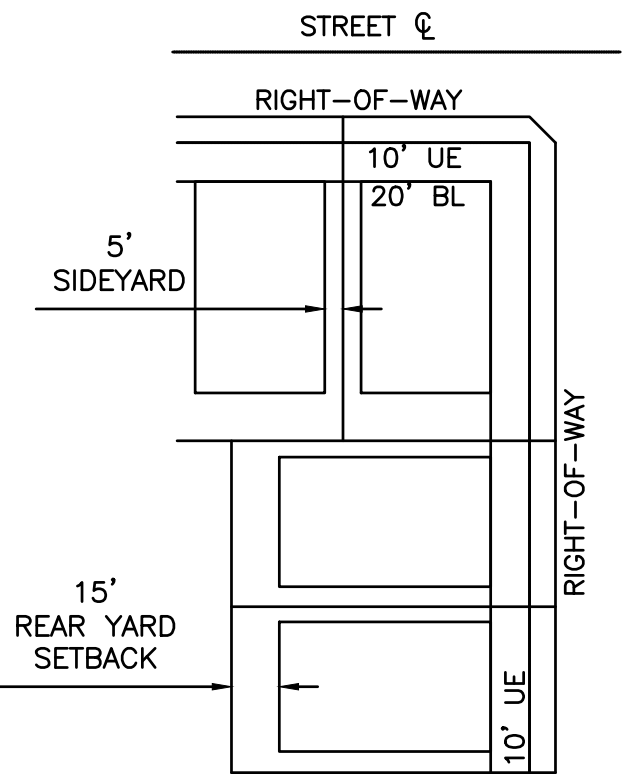
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VICINITY MAP  
1" = 2000'



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



TYPICAL LOT DIAGRAM  
NOT TO SCALE

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:		

**LJA**  
**LJA ENGINEERING**

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

ENGINEER:

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

DEVELOPER/OWNER:

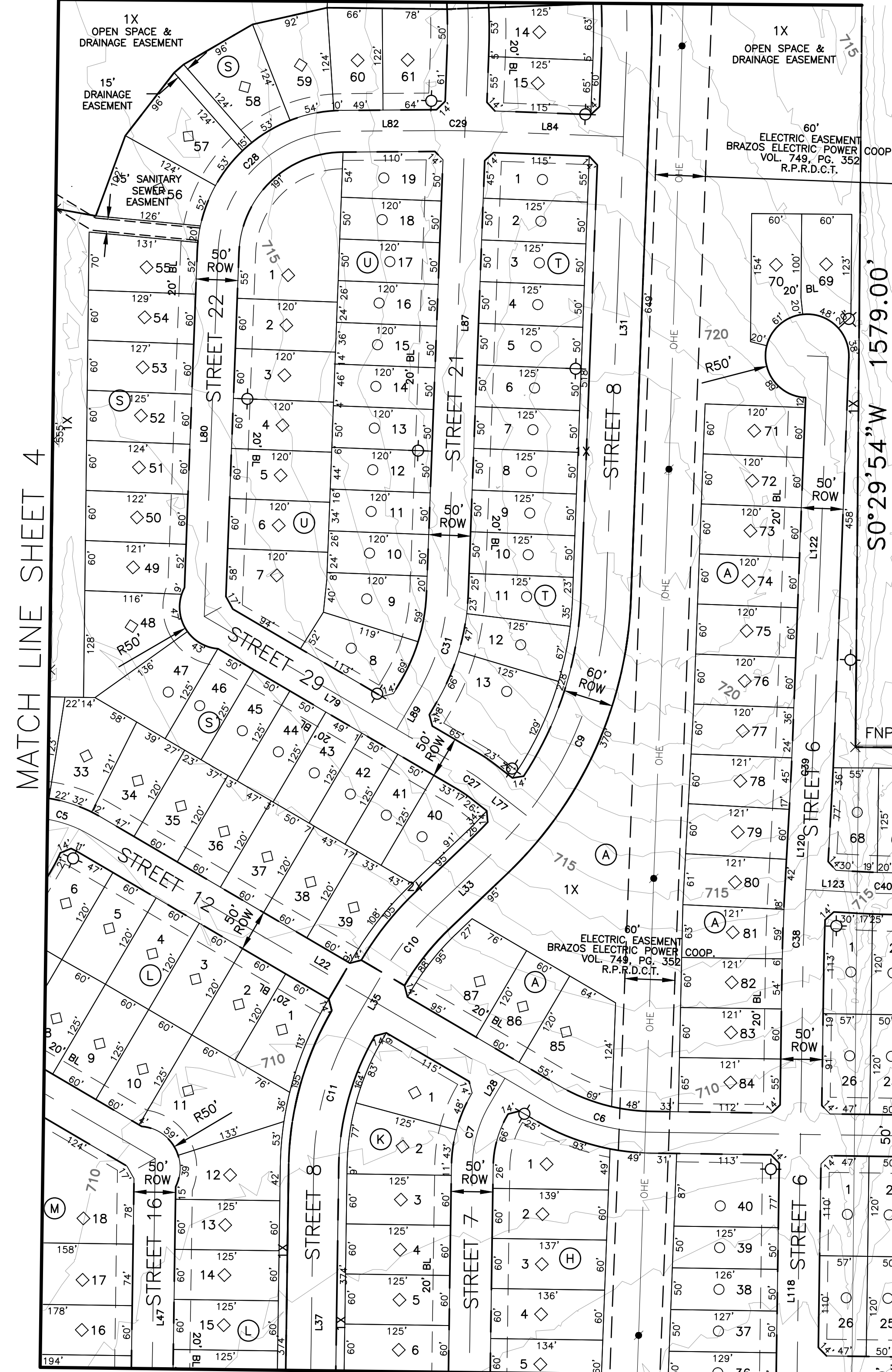
MERITAGE HOMES OF TEXAS, LLC  
8840 CYPRESS WATERS BOULEVARD  
SUITE 100  
DALLAS, TX 75019  
PHONE: (972)-580-6300



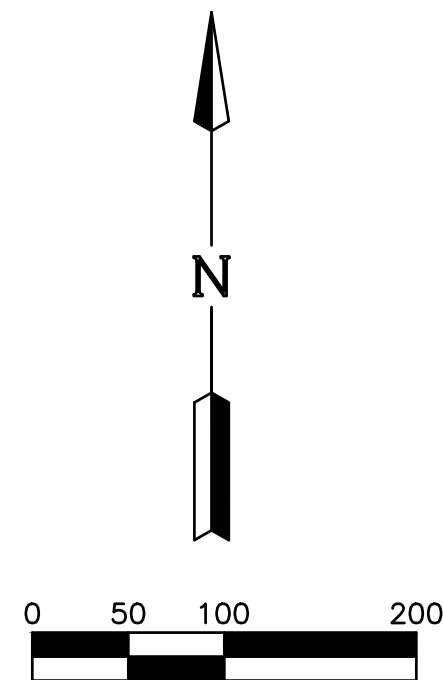




MATCH LINE SHEET 3

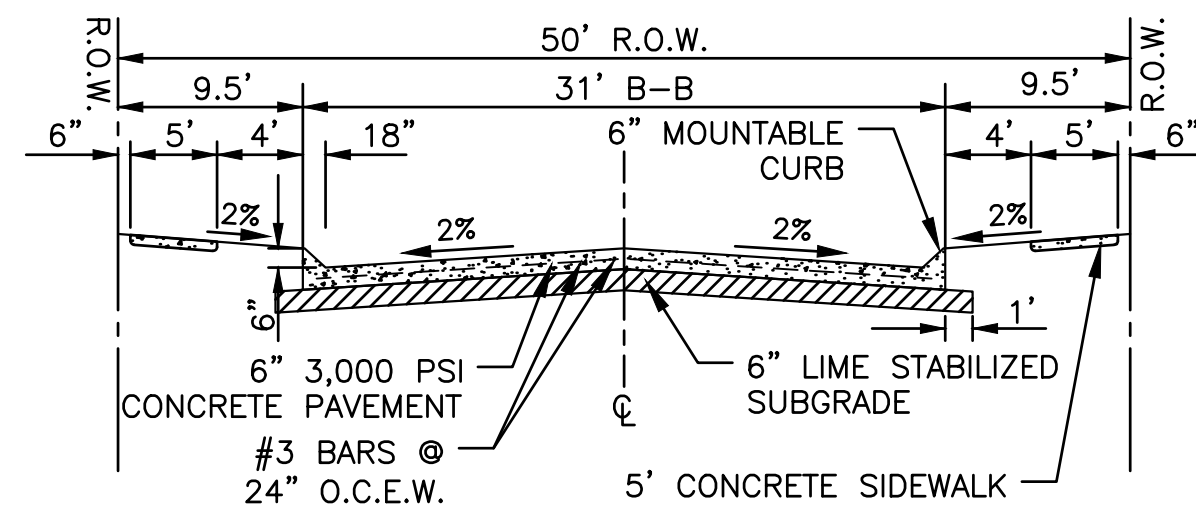
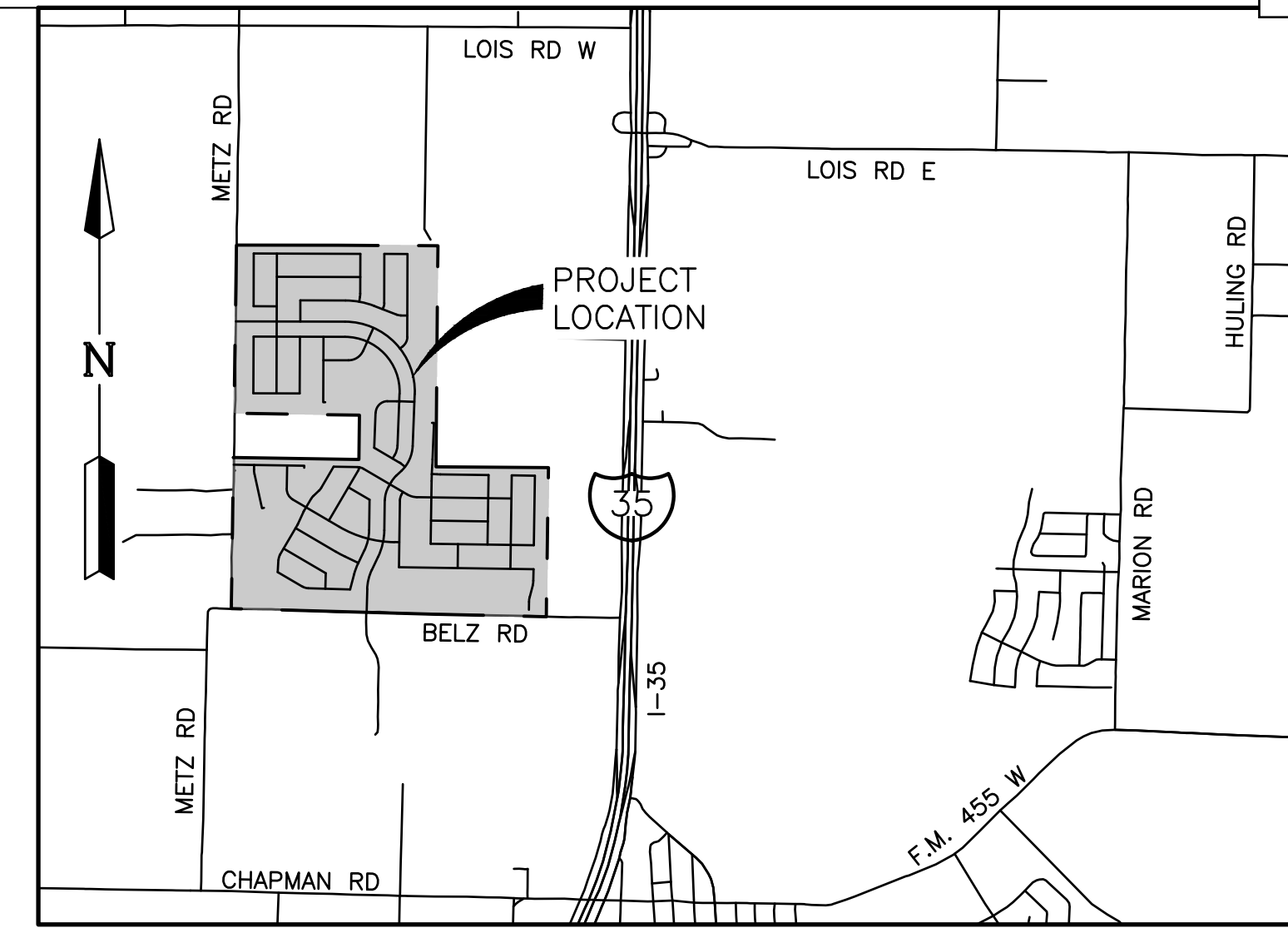
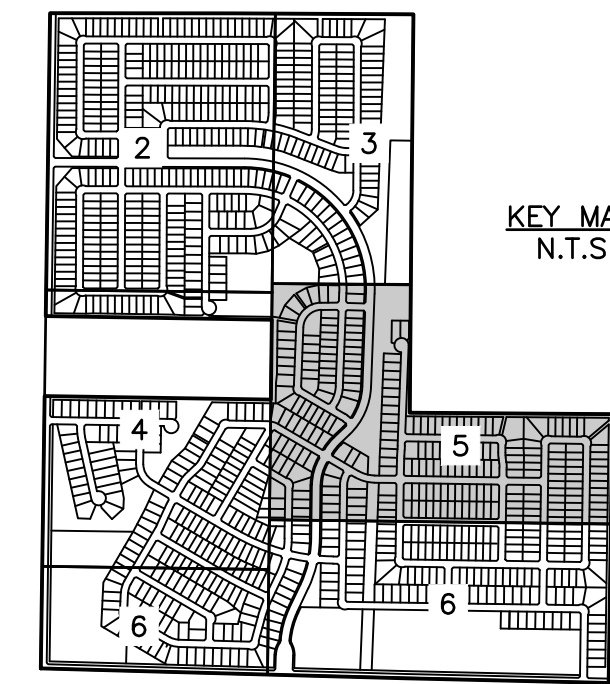


MATCH LINE SHEET 6

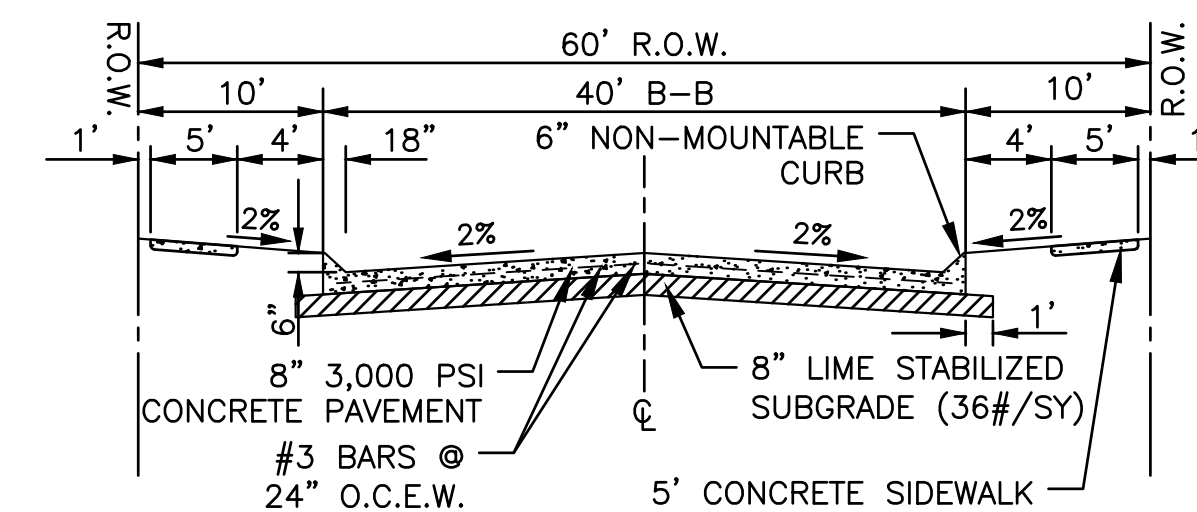


LOT COUNT SUMMARY				
TYPICAL LOT SIZE	PHASE 1	PHASE 2	PHASE 3	TOTAL
○ 50' X 120'	216	129	392	737
◇ 60' X 120'	87	178	55	320
<b>TOTAL</b>	<b>303</b>	<b>307</b>	<b>447</b>	<b>1057</b>

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CURRENT LAND USE	AGRICULTURAL USE
GROSS SITE AREA	306.356 ACRES

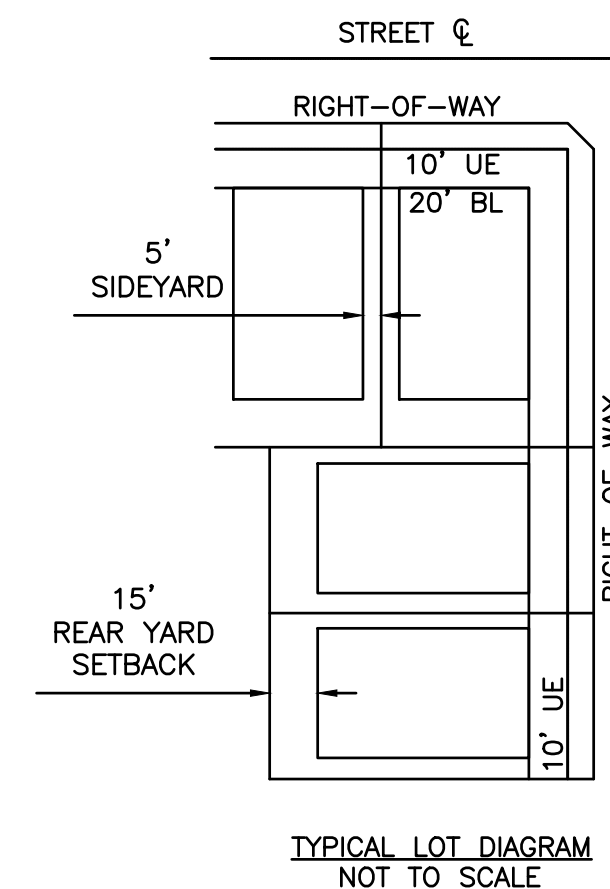


50' RIGHT-OF-WAY  
STANDARD STREET SECTION  
N.T.S.



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

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

## 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:

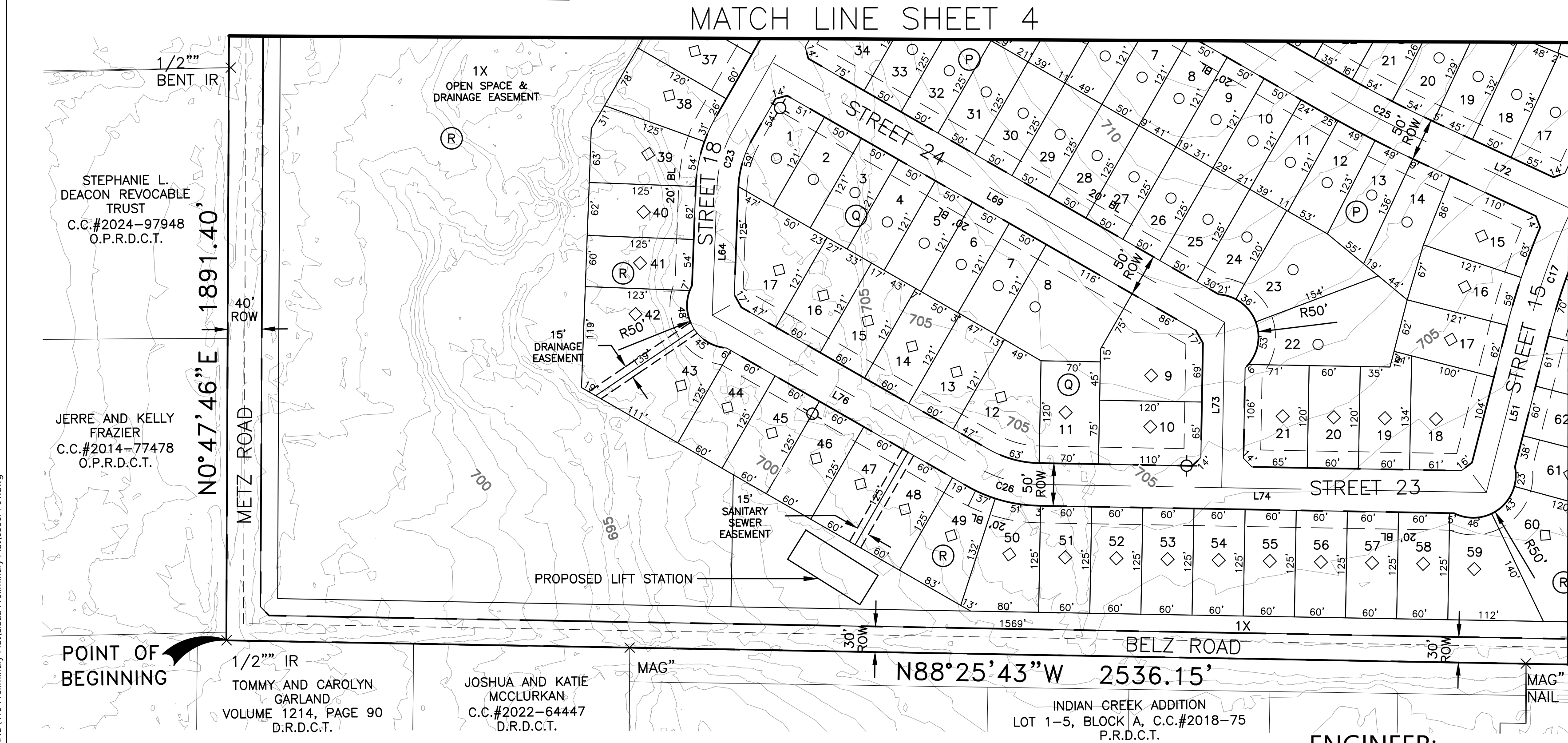
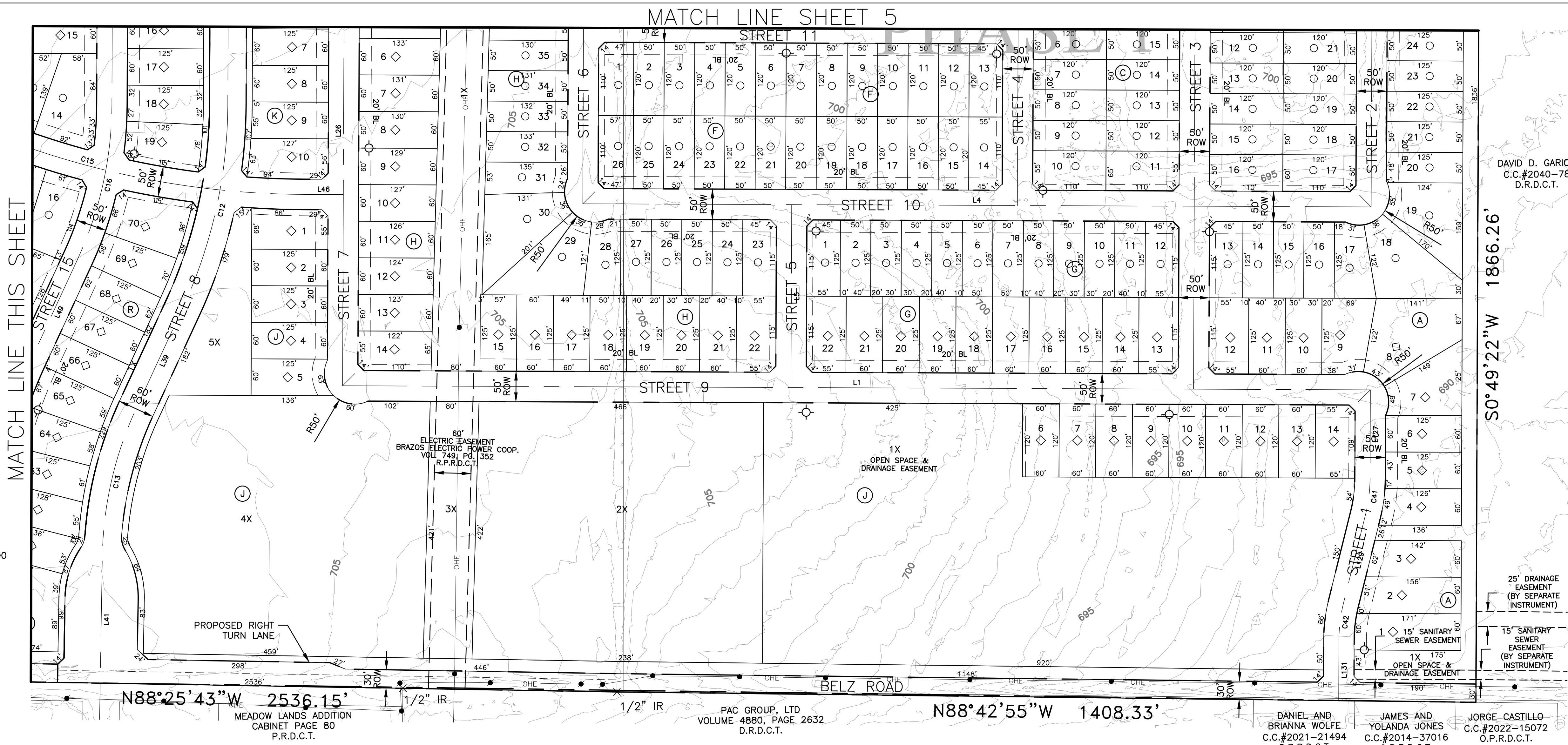
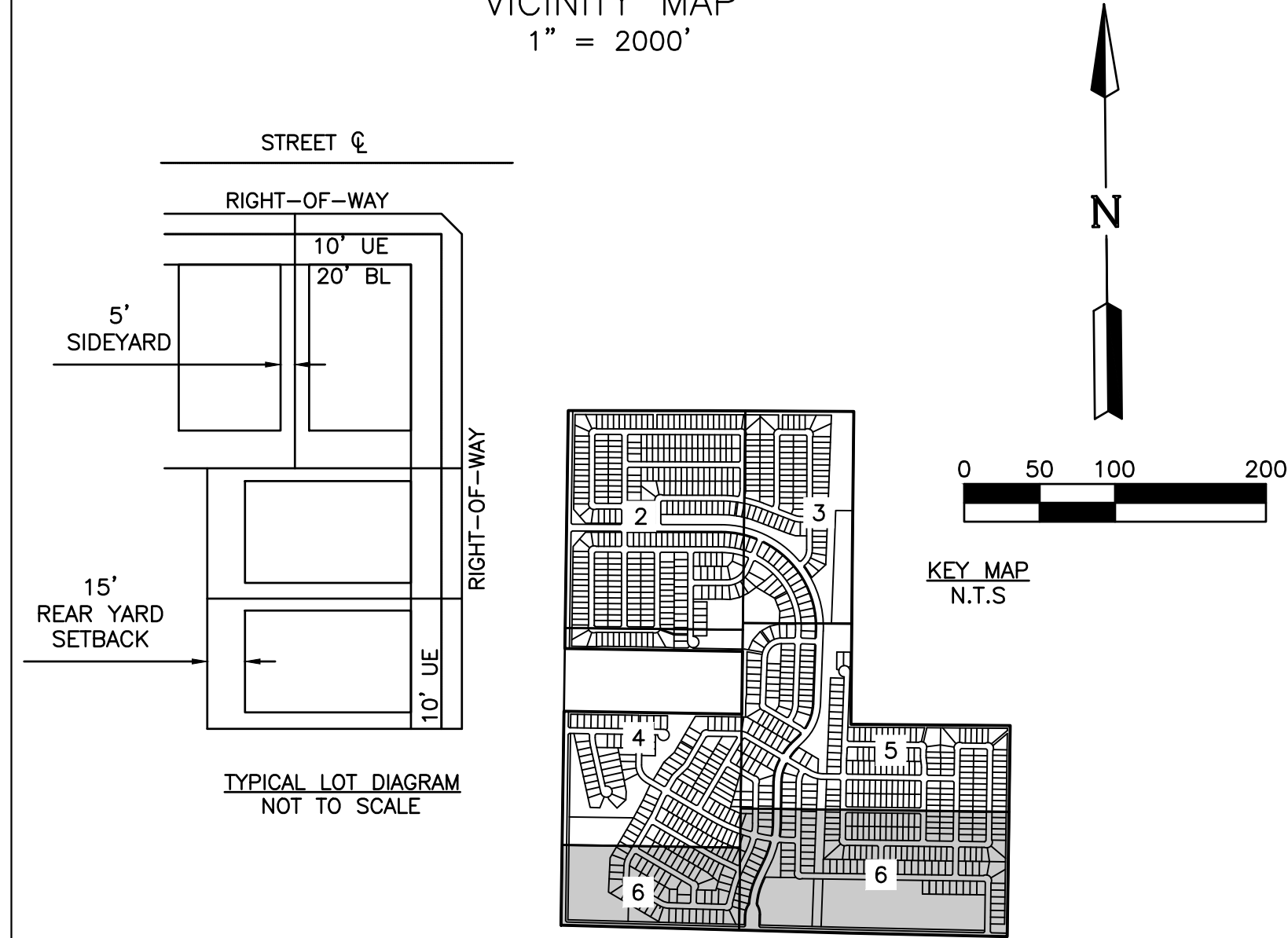
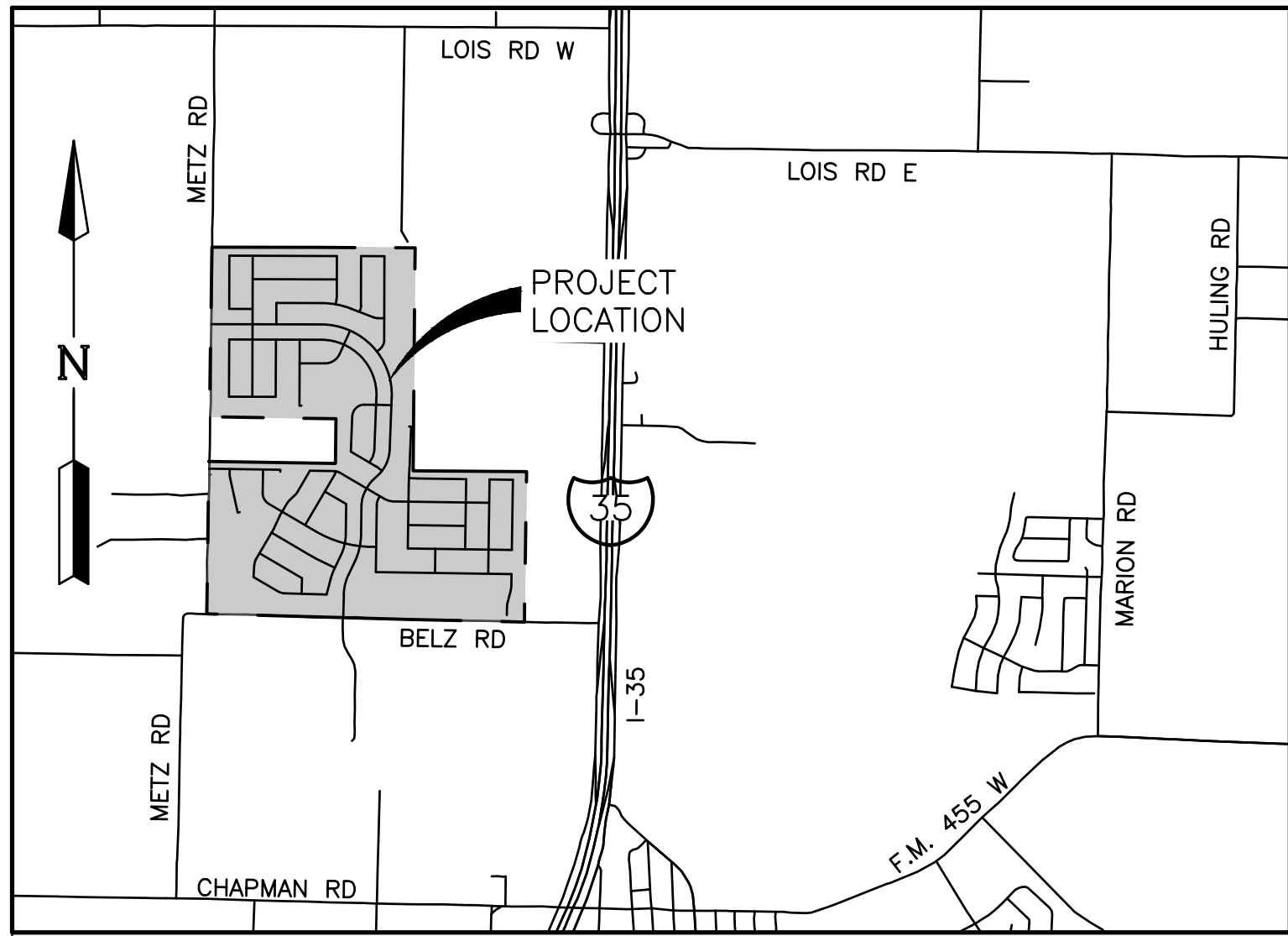
MERITAGE HOMES OF TEXAS, LLC  
8840 CYPRESS WATERS BOULEVARD  
SUITE 100  
DALLAS, TX 75019  
PHONE: (972)-580-6300

### SERVICE PROVIDERS

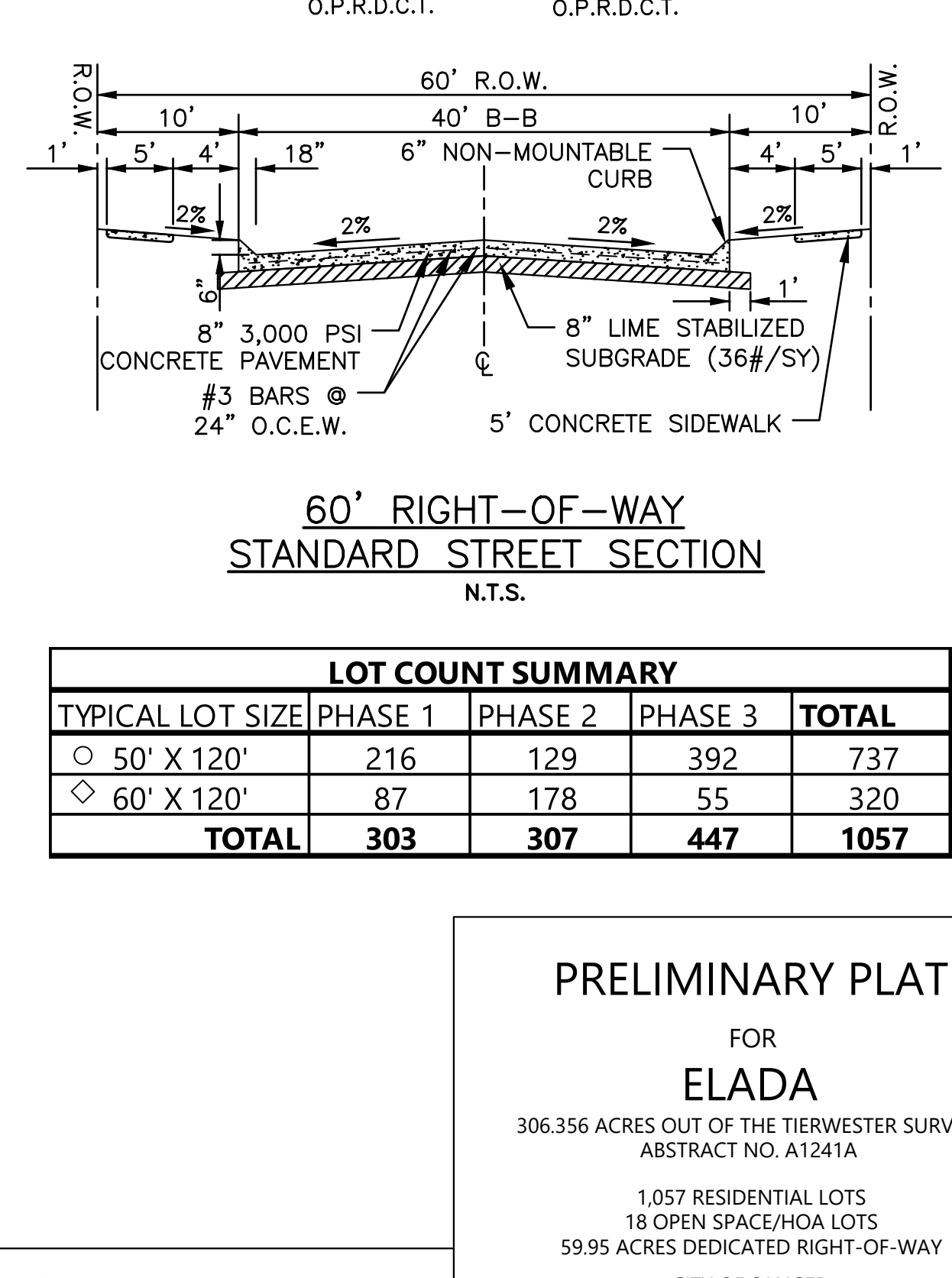
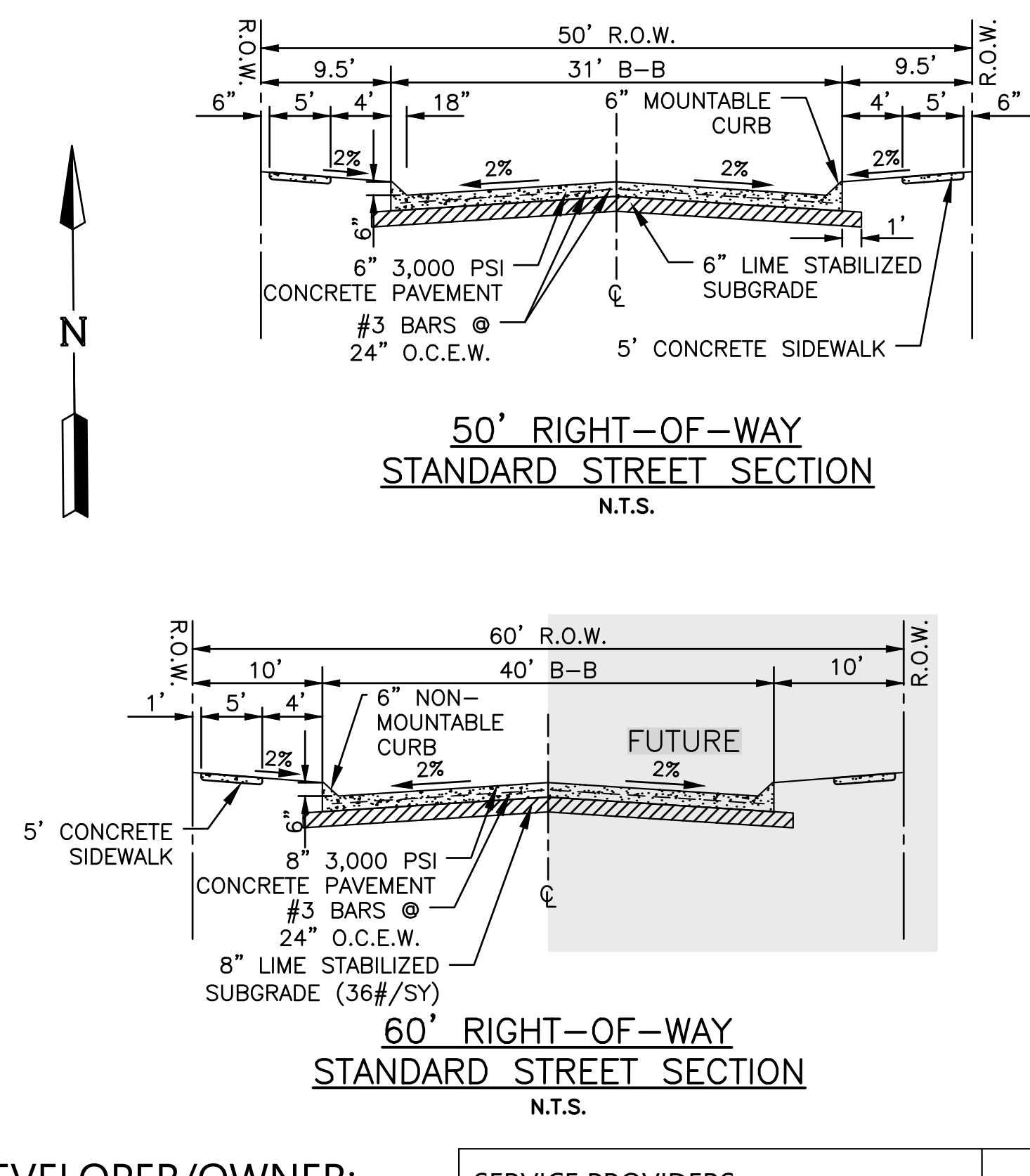
ELECTRIC SERVICE:	ONCOR
WATER SOURCE:	CITY OF SANGER CCN
SEWER SOURCE:	CITY OF SANGER CCN
SCHOOL DISTRICT:	SANGER I.S.D.







MATCH LINE THIS SHEET



LOT COUNT SUMMARY				
TYPICAL LOT SIZE	PHASE 1	PHASE 2	PHASE 3	TOTAL
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SITE DATA SUMMARY TABLE	
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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:  
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8840 CYPRESS WATERS BOULEVARD  
SUITE 100  
DALLAS, TX 75019  
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SERVICE PROVIDERS	
ELECTRIC SERVICE:	ONCOR
WATER SOURCE:	CITY OF SANGER CCN
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SCHOOL DISTRICT:	SANGER I.S.D.



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:		



SINGLE FAMILY	
BLOCK & LOT NUMBERS	AREA
BLOCK A LOT 1	10,458 SF
BLOCK A LOT 2	9,824 SF
BLOCK A LOT 3	9,831 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	10,242 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	6,625 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	6,633 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 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	6,000 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 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	8,825 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	13,996 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

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Part\Name - S:\NT\LAND\0386-440\LAND\415 Preliminary Plan\Elada Preliminary Plan\0386PP01.dwg

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	

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

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	250,376 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

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, OF 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 7709" 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.



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

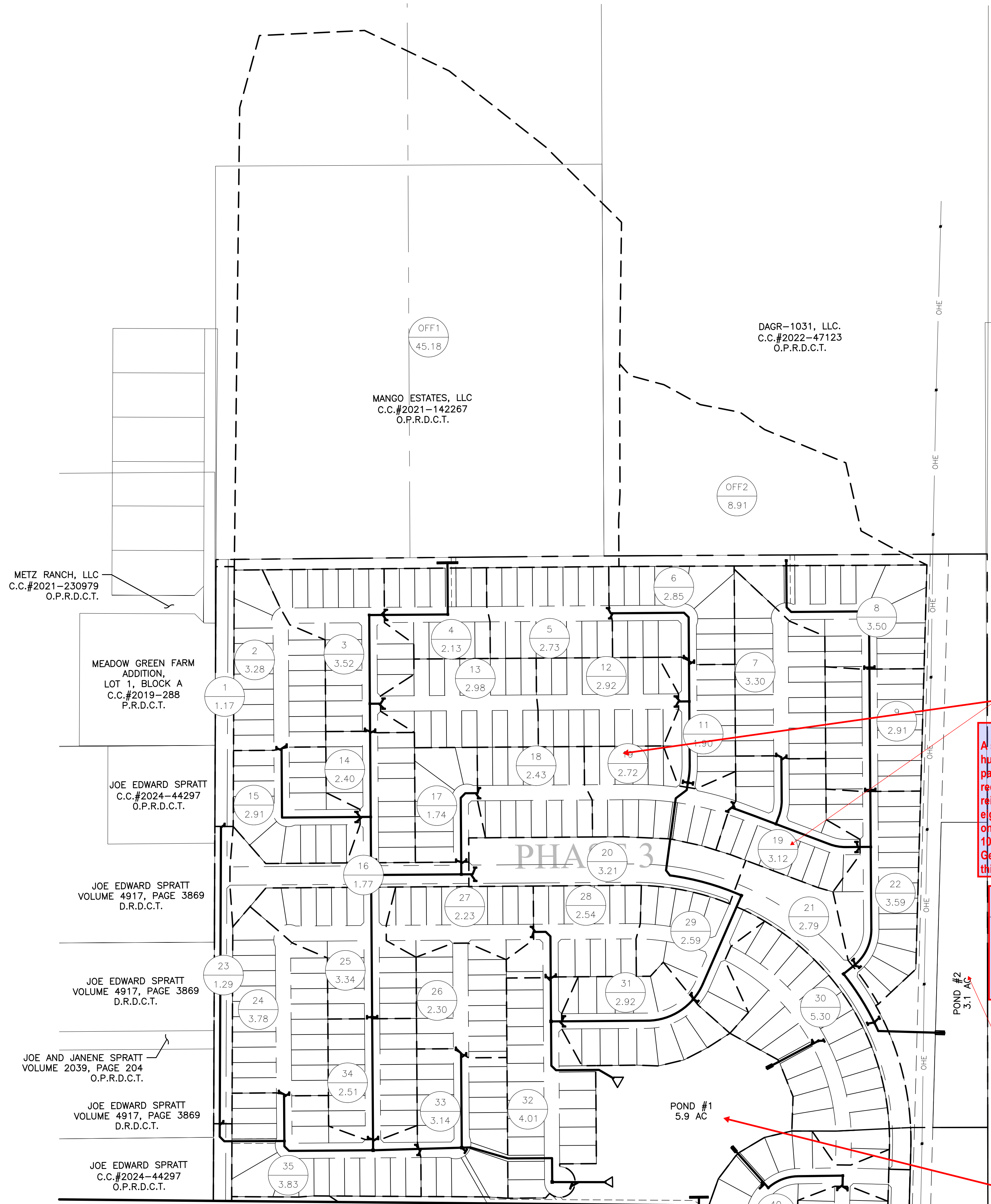
SERVICE PROVIDERS

ELECTRIC SERVICE: ONCOR

WATER SOURCE: CITY OF SANGER CCN



Drawn: T. 06/04/2025 - 09:55am  
PartName: S:\NTX\LAND\0386\440\LAND\415 Preliminary Plan\0386P01.dwg

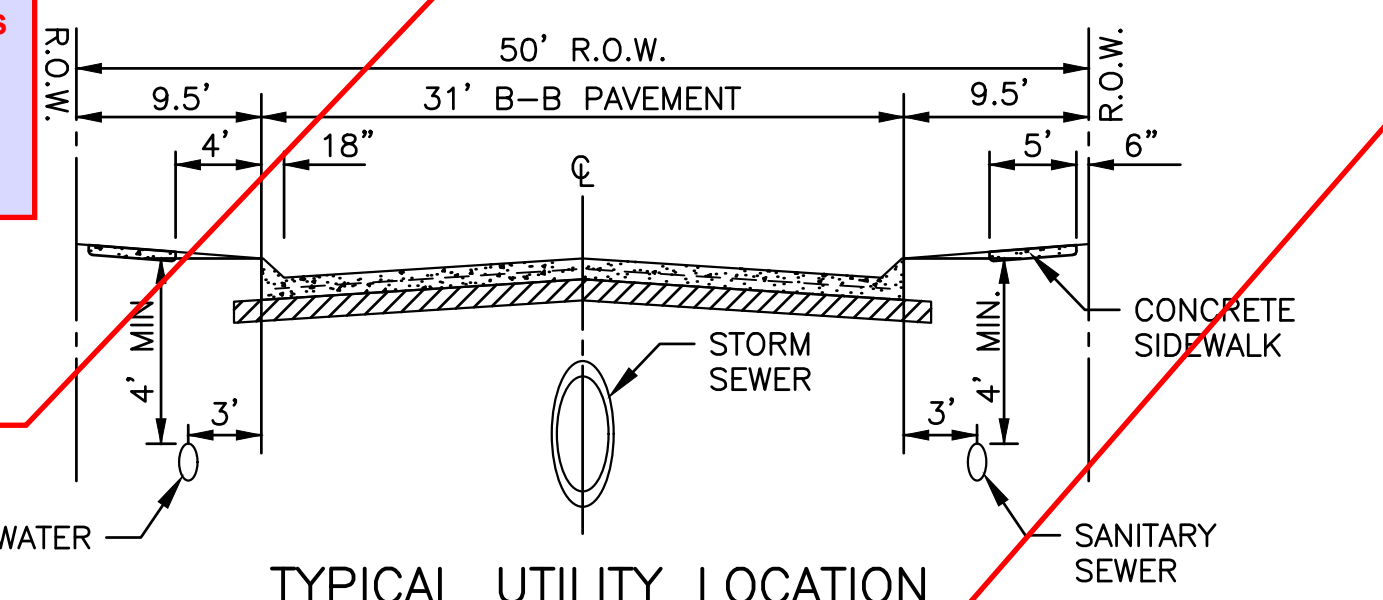
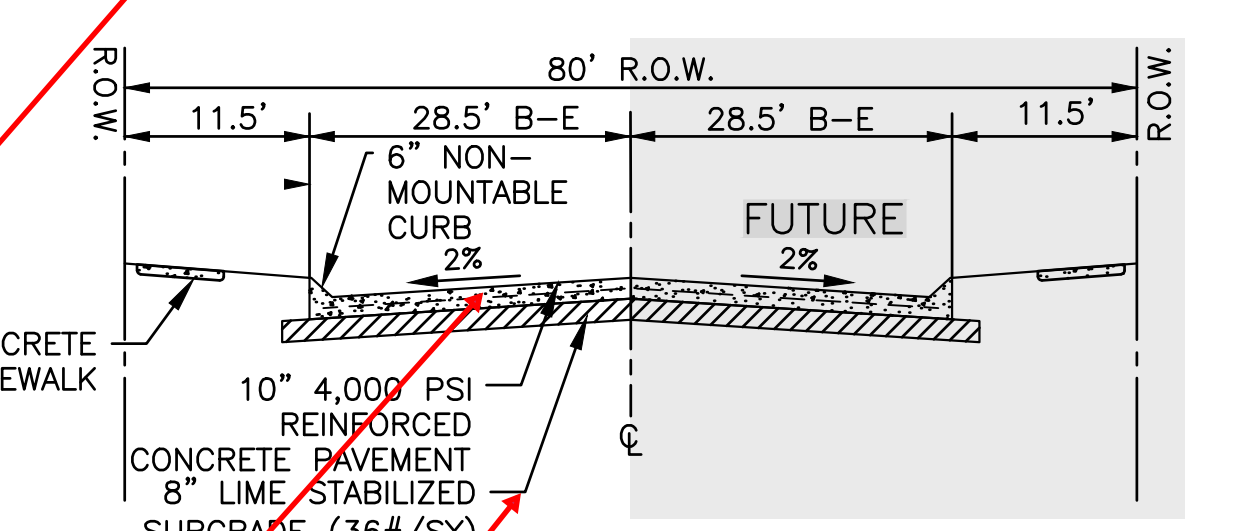
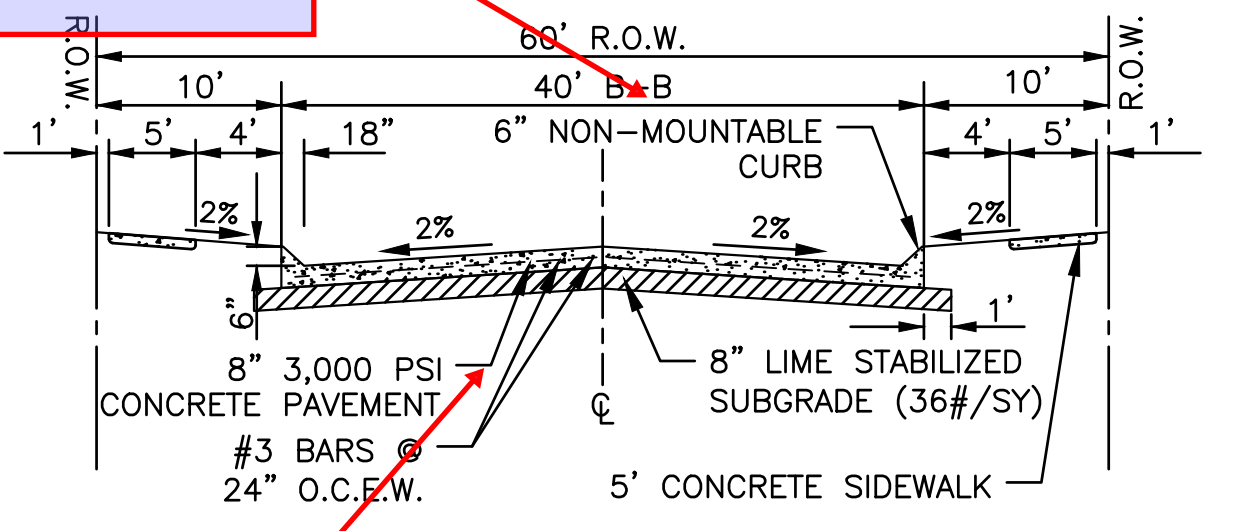
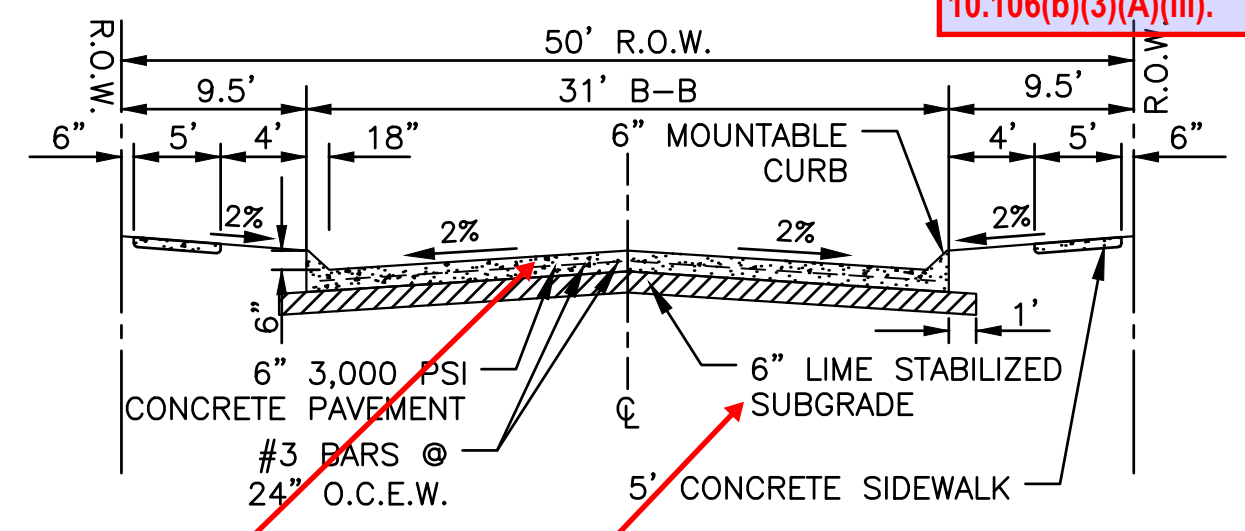
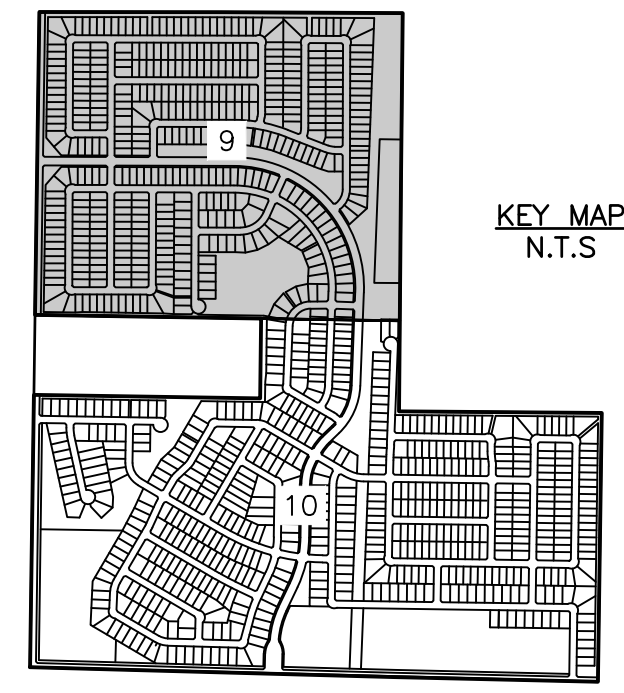


LEGEND

- DRAINAGE DIVIDE
- PROPOSED STORM DRAIN SYSTEM
- EXISTING STORM DRAIN SYSTEM
- DESIGNATION 19A
- ACREAGE 8.88
- DRAINAGE AREA

NOTES:  
1. RATIONAL METHOD OF DESIGN  
2. DESIGN FREQUENCY  
CLOSED SYSTEM - 100 YR  
OPEN CHANNEL - 100 YR  
COEFFICIENTS:  
0.55 (RESIDENTIAL)  
RAINFALL INTENSITY FROM CITY OF SANGER  
100 YEAR -  $T_c = 5$  MINUTES - INTENSITY = 7.87 IN/HR

STORMWATER NOTES:  
1. THE STORM DRAINAGE LAYOUT SHOWN IS PRELIMINARY IN NATURE AND IS SUBJECT TO CHANGE AT THE TIME OF FINAL PLAT AND FINAL DESIGN.  
2. ALL INLETS & PIPE WILL BE SIZED TO SANGER & DENTON COUNTY STANDARDS.  
3. Collector street paving shall be a minimum of forty feet (40') in width, measured between the faces of the curbs per § 10.106(b)(3)(A)(iii).



Duplicate drainage areas

A six-inch (6") thickness of three thousand six hundred (3,600) p.s.i. reinforced concrete pavement on a compacted sub-base shall be required for Residential Streets. All steel reinforcing shall be deformed No. 3 bars on eighteen-inch (18") center both ways or No. 4 bars on twenty-four-inch (24") centers both ways per § 10.106(b)(2)(A)(ii). Please update or provide Geotechnical Report to support pavement thickness and reinforcement

Where the plasticity index of the soil is twelve (12) or greater, stabilization of the subgrade, eight inches (8") thick with six percent (6%) hydrated lime by weight, shall be required per § 10.106(b)(2)(A)(iii). Please update or provide Geotechnical Report to support subgrade thickness

Provide proposed reinforcing for pavement section

Collector streets and alleys shall, at a minimum, be designed and constructed with eight-inch (8") thickness of four thousand (4,000) p.s.i. reinforced concrete pavement on a compacted sub-base. All steel reinforcing shall be deformed No. 4 bars on eighteen-inch (18") centers both ways per § 10.106(b)(2)(B)(ii)

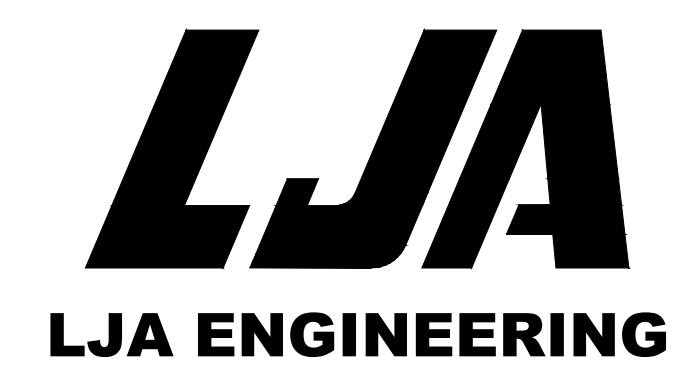
Where the plasticity index of the soil is twelve (12) or greater, stabilization of the subgrade, ten inches (10") thick with six percent (6%) hydrated lime by weight, shall be required per § 10.106(b)(2)(C)(iv) for major or secondary thoroughfares

Please show layout, grading, sizing and stage storage curves of all ponds to demonstrate that proposed capacity will be sufficient for the development needs

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

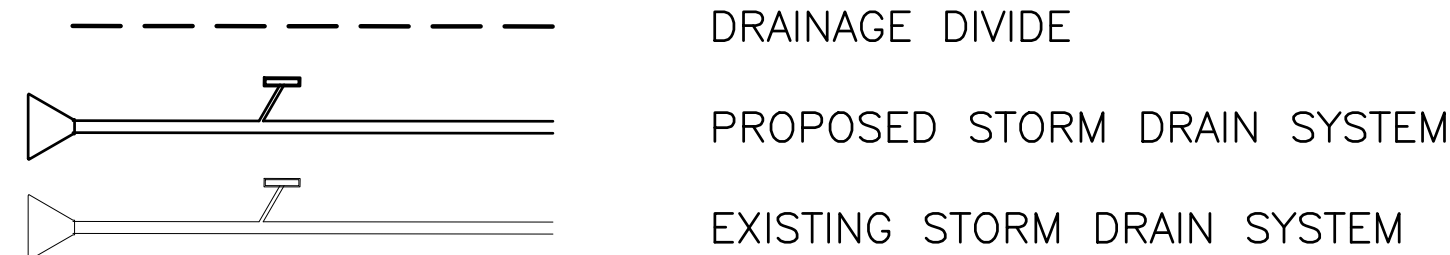
SERVICE PROVIDERS	
ELECTRIC SERVICE:	ONCOR
WATER SOURCE:	CITY OF SANGER CCN
SEWER SOURCE:	CITY OF SANGER CCN
SCHOOL DISTRICT:	SANGER I.S.D.



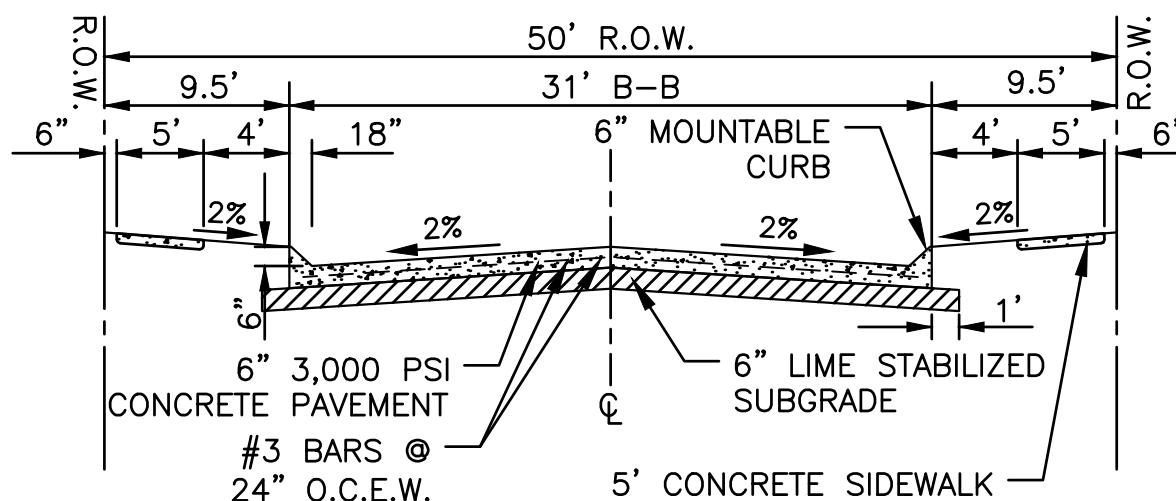
PRELIMINARY DRAINAGE PLAN FOR ELADA		
306.356 ACRES OUT OF THE TIERWESTER SURVEY, ABSTRACT NO. A1241A		
1,057 RESIDENTIAL LOTS 18 OPEN SPACE/HOA LOTS 59.95 ACRES DEDICATED RIGHT-OF-WAY		
CITY OF SANGER, DENTON COUNTY, TEXAS		
SUBMITTAL DATE	DESCRIPTION	APPROVAL DATE
1 10/16/24	FIRST SUBMITTAL	--
2 02/07/25	SECOND SUBMITTAL	--
SCALE: 1" = 200'		MAPSCO: N/A
REFERENCE NO:		



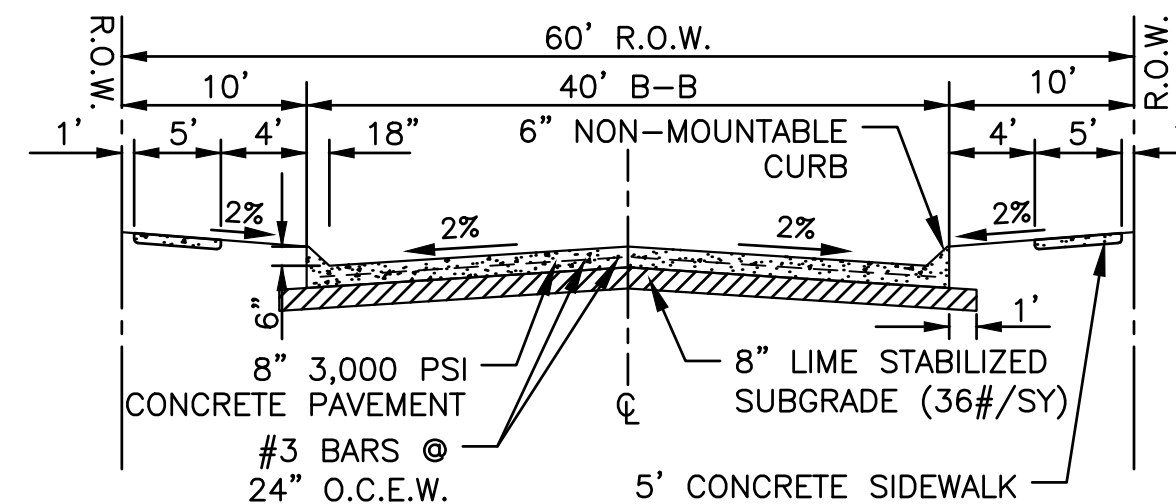
LEGEND



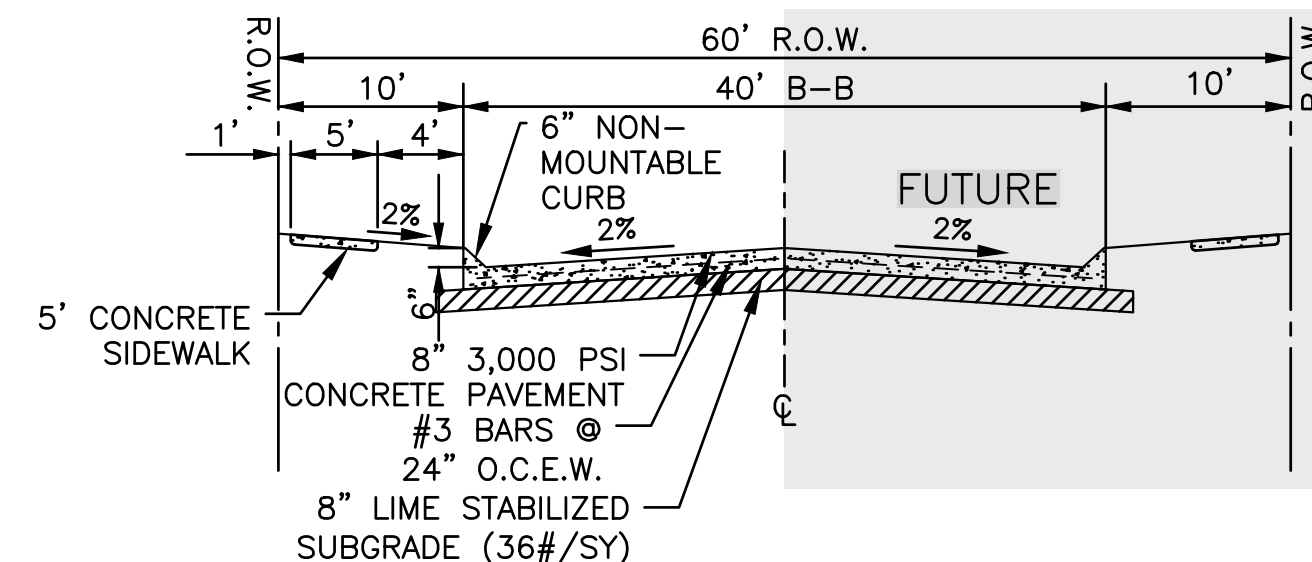
19A DESIGNATION  
8.88 ACREAGE DRAINAGE AREA



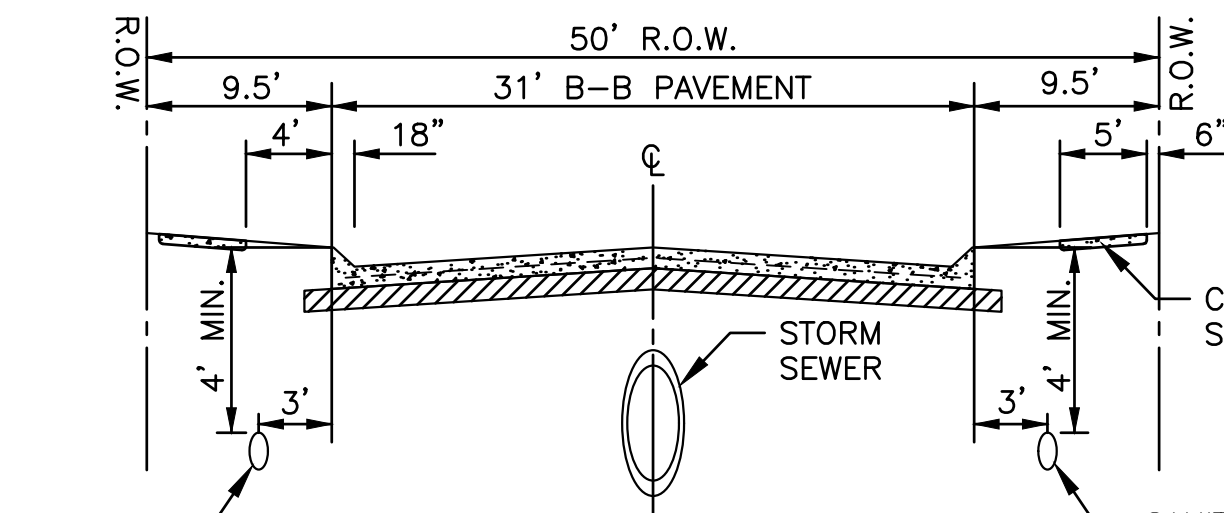
50' RIGHT-OF-WAY  
STANDARD STREET SECTION  
N.T.S.



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



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



TYPICAL UTILITY LOCATION  
N.T.S.

PRELIMINARY  
DRAINAGE PLAN  
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

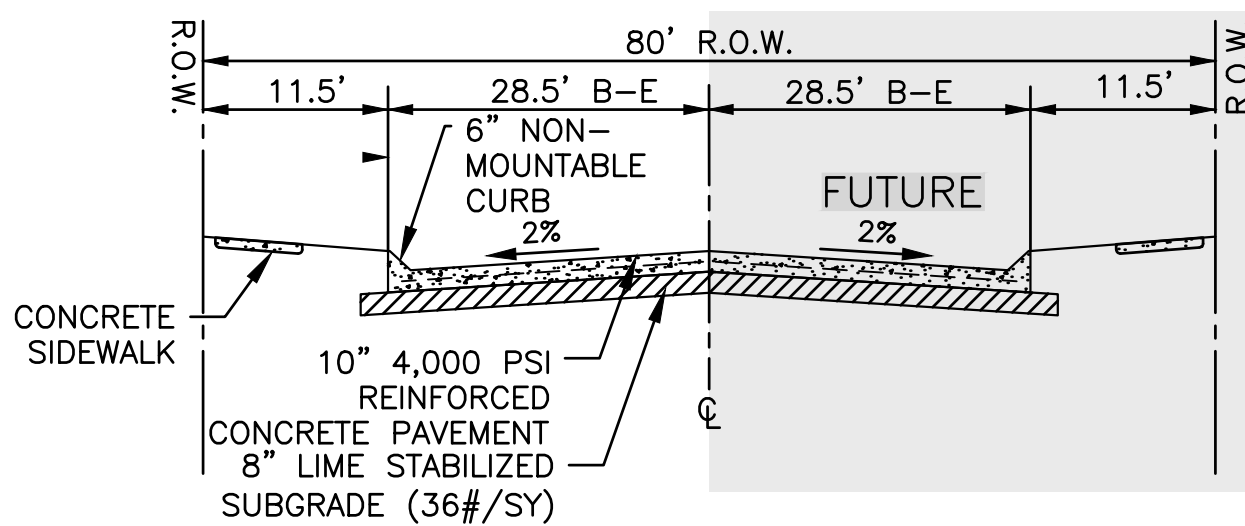
SUBMITTAL DATE	DESCRIPTION	APPROVAL DATE
1 10/16/24	FIRST SUBMITTAL	--
2 02/07/25	SECOND SUBMITTAL	--
SCALE: 1" = 200'		MAPSCO: N/A
REFERENCE NO:		



SERVICE PROVIDERS

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

- NOTES:
1. RATIONAL METHOD OF DESIGN
  2. DESIGN FREQUENCY  
CLOSED SYSTEM - 100 YR  
OPEN CHANNEL - 100 YR
- COEFFICIENTS:  
0.55 (RESIDENTIAL)  
RAINFALL INTENSITY FROM CITY OF SANGER  
100 YEAR -  $T_c = 15$  MINUTES - INTENSITY = 7.87 IN/HR



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

STORMWATER NOTES:

1. THE STORM DRAINAGE LAYOUT SHOWN IS PRELIMINARY IN NATURE AND IS SUBJECT TO CHANGE AT THE TIME OF FINAL PLAT AND FINAL DESIGN.
2. ALL INLETS & PIPE WILL BE SIZED TO SANGER & DENTON COUNTY STANDARDS.

Avoid clipping  
drainage area  
designations by  
match lines

Not clear as to where  
areas 42 and 46  
drainage is captured.

JOE EDWARD SPRATT  
C.C.#2024-44297  
O.P.R.D.C.T.

DANIEL JOHNSON  
C.C.#2019-95739  
O.P.R.D.C.T.

SANGER RANCH, LTD.  
VOLUME 4269, PAGE 1243  
D.R.D.C.T.

JOE EDWARD SPRATT  
C.C.#2024-44297  
O.P.R.D.C.T.

GEROMINO AND  
ROSEMARIE POLANCO  
C.C.#2015-127213  
O.P.R.D.C.T.

ANTHONY AND  
GLORIA BOWLAND  
VOLUME 841,  
PAGE 340  
O.P.R.D.C.T.

KIMMEY KEY  
C.C.#2012-146856  
O.P.R.D.C.T.

ELIZABETH G. ROGUE  
C.C.#2016-25647  
O.P.R.D.C.T.

STEVEN AND JANNIE  
RICHTER  
C.C.#2008-41763  
O.P.R.D.C.T.

DUCK CREEK FARMS ADDITION  
CABINET G, SLIDE 22  
P.R.D.C.T.

EXISTING CULVERT

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

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

POND #3  
7.2 AC

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

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

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

EXISTING CULVERT

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

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

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

JAMES JONES 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.

EXISTING CULVERT

ENGINEER:

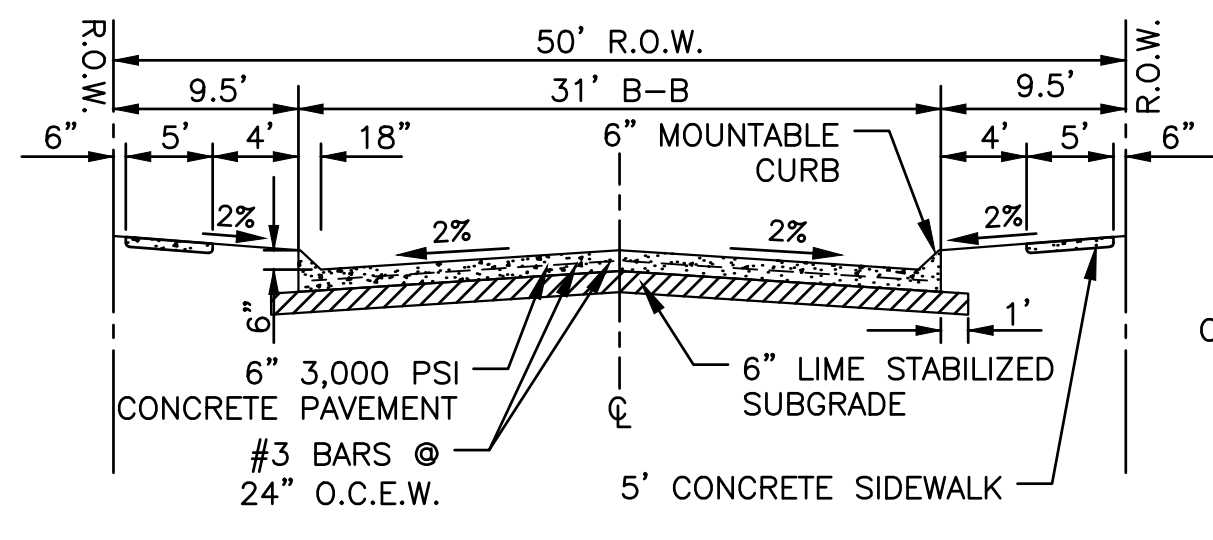
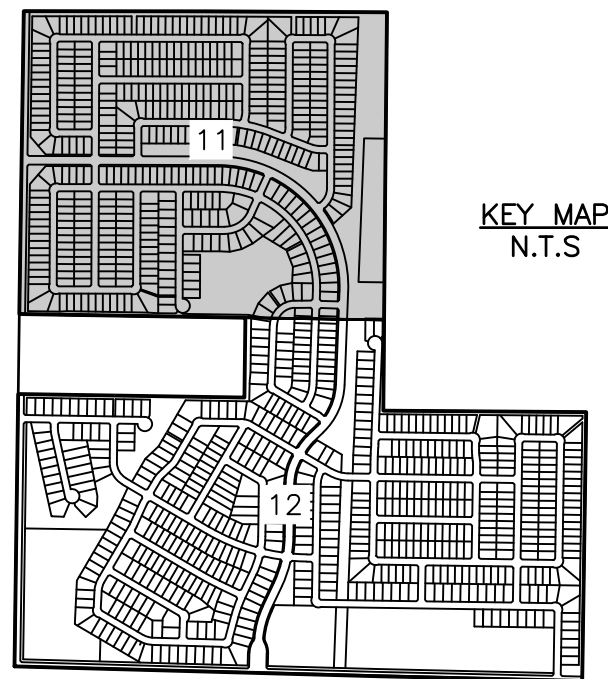
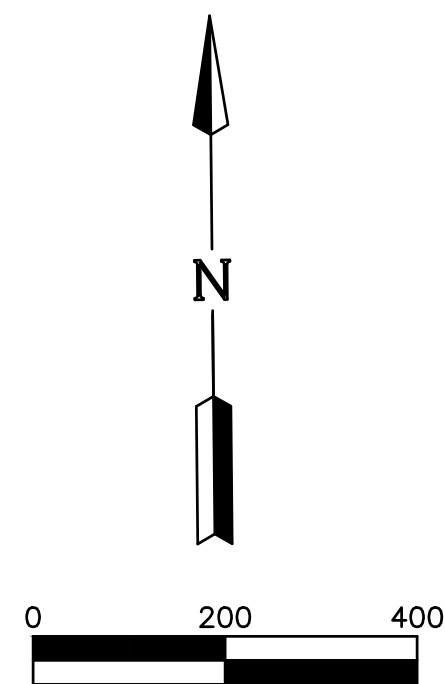
LJA ENGINEERING, INC.  
6060 NORTH CENTRAL EXPRESSWAY  
SUITE 400  
DALLAS, TEXAS 75206  
PHONE: (469) 621-0710  
TEXAS REGISTRATION F-1386

DEVELOPER/OWNER:

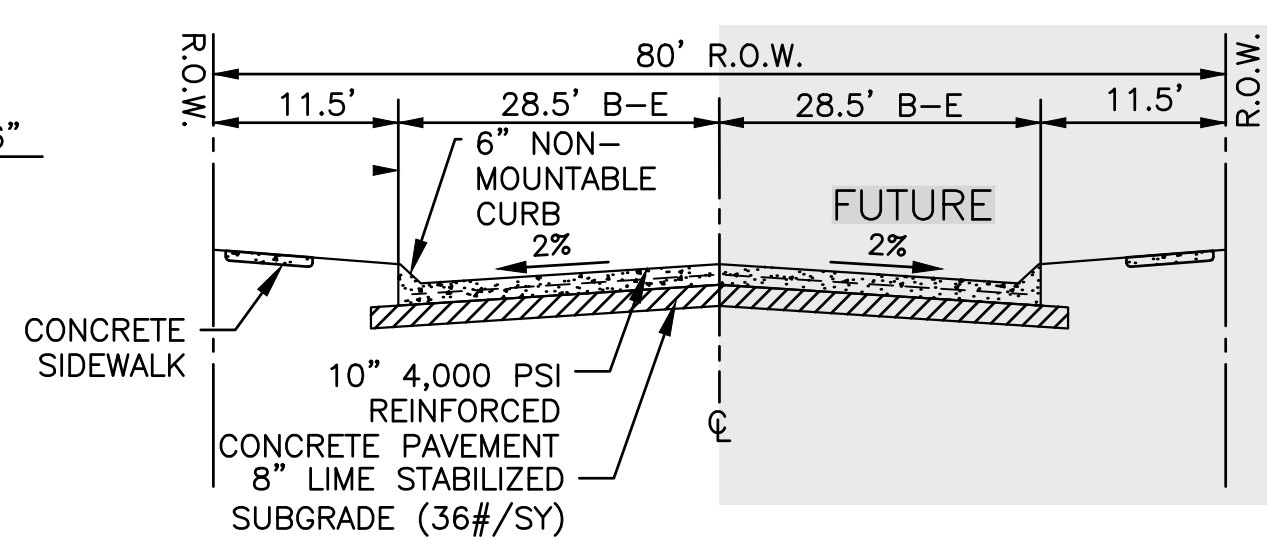
MERITAGE HOMES OF TEXAS, LLC  
8840 CYPRESS WATERS BOULEVARD  
SUITE 100  
DALLAS, TX 75019  
PHONE: (972)-580-6300

Please show layout, grading, sizing and stage  
storage curves of all ponds to demonstrate that  
proposed capacity will be sufficient for the  
development needs

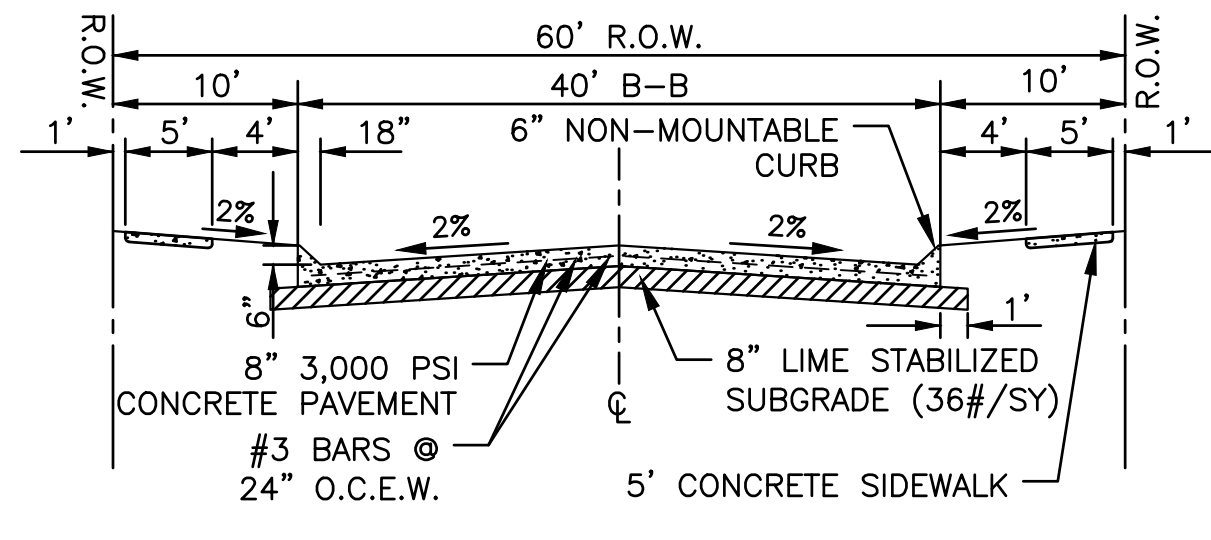




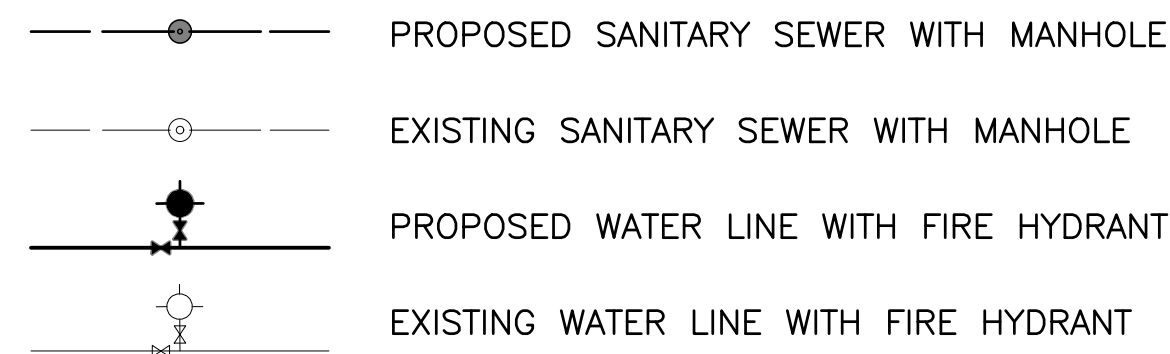
50' RIGHT-OF-WAY  
STANDARD STREET SECTION  
N.T.S.



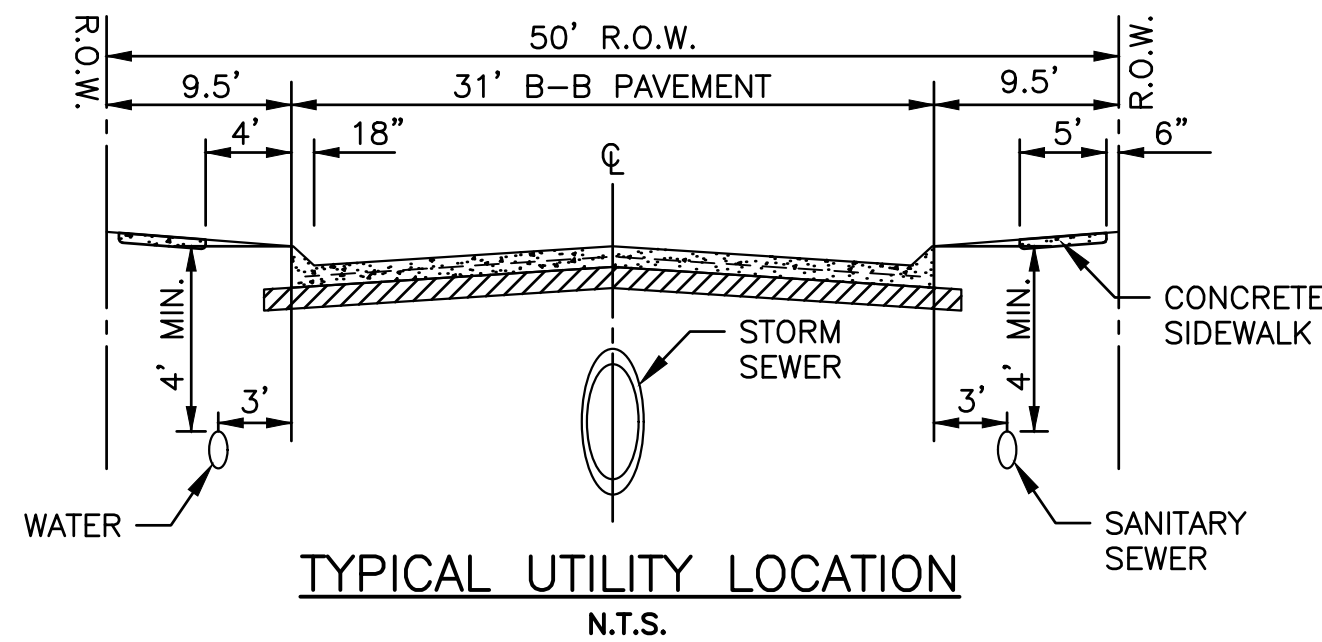
80' RIGHT-OF-WAY  
STANDARD STREET SECTION  
N.T.S.



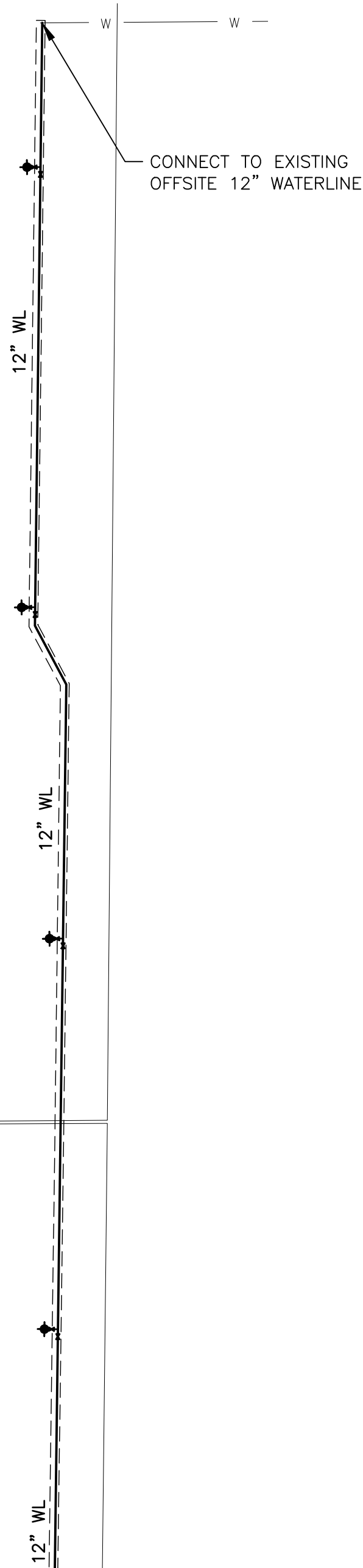
60' RIGHT-OF-WAY  
STANDARD STREET SECTION  
N.T.S.



- NOTES:
1. ALL WATER AND SEWER LINES ARE 8" UNLESS OTHERWISE NOTED.
  2. WATER AND SEWER TO BE DESIGNED TO AVOID STORM DRAIN INLETS.



TYPICAL UTILITY LOCATION  
N.T.S.



MANGO ESTATES, LLC  
C.C.#2021-142267  
O.P.R.D.C.T.

DAGR-1031, LLC  
C.C.#2022-47123  
O.P.R.D.C.T.

METZ RANCH, LLC  
C.C.#2021-230979  
O.P.R.D.C.T.

MEADOW GREEN FARM  
ADDITION  
LOT 1, BLOCK A  
C.C.#2019-288  
P.R.D.C.T.

JOE EDWARD SPRATT  
C.C.#2024-44297  
O.P.R.D.C.T.

JOE EDWARD SPRATT  
VOLUME 4917, PAGE 3869  
D.R.D.C.T.

JOE EDWARD SPRATT  
VOLUME 4917, PAGE 3869  
D.R.D.C.T.

JOE AND JANENE SPRATT  
VOLUME 2039, PAGE 204  
O.P.R.D.C.T.

JOE EDWARD SPRATT  
VOLUME 4917, PAGE 3869  
D.R.D.C.T.

JOE EDWARD SPRATT  
C.C.#2024-44297  
O.P.R.D.C.T.

Please indicate sizes  
of all proposed utility  
lines

What is the future  
plan for the dead-end  
mains? Please note  
that to insure  
reliability of service,  
dead-end mains of  
adequate capacity  
shall not exceed  
three thousand feet  
(3,000') in length per  
Ordinance §  
10.1D6(e)(2)(B)(iii)

Please verify sewer  
alignment here

SANGER RANCH, LTD.  
VOLUME 4330, PAGE 1874  
D.R.D.C.T.

SANGER RANCH, LTD.  
VOLUME 4269, PAGE 1243  
D.R.D.C.T.

MATCH LINE SHEET 12

ENGINEER:

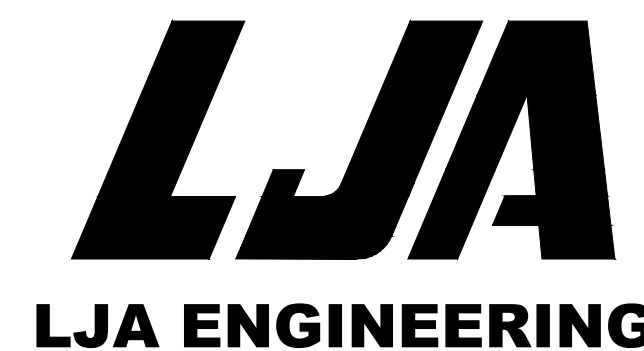
LJA ENGINEERING, INC.  
6060 NORTH CENTRAL EXPRESSWAY  
SUITE 400  
DALLAS, TEXAS 75206  
PHONE: (469) 621-0710  
TEXAS REGISTRATION F-1386

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.



PRELIMINARY  
UTILITY PLAN  
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" = 200'		MAPSCO: N/A
REFERENCE NO:		

NT680-0386

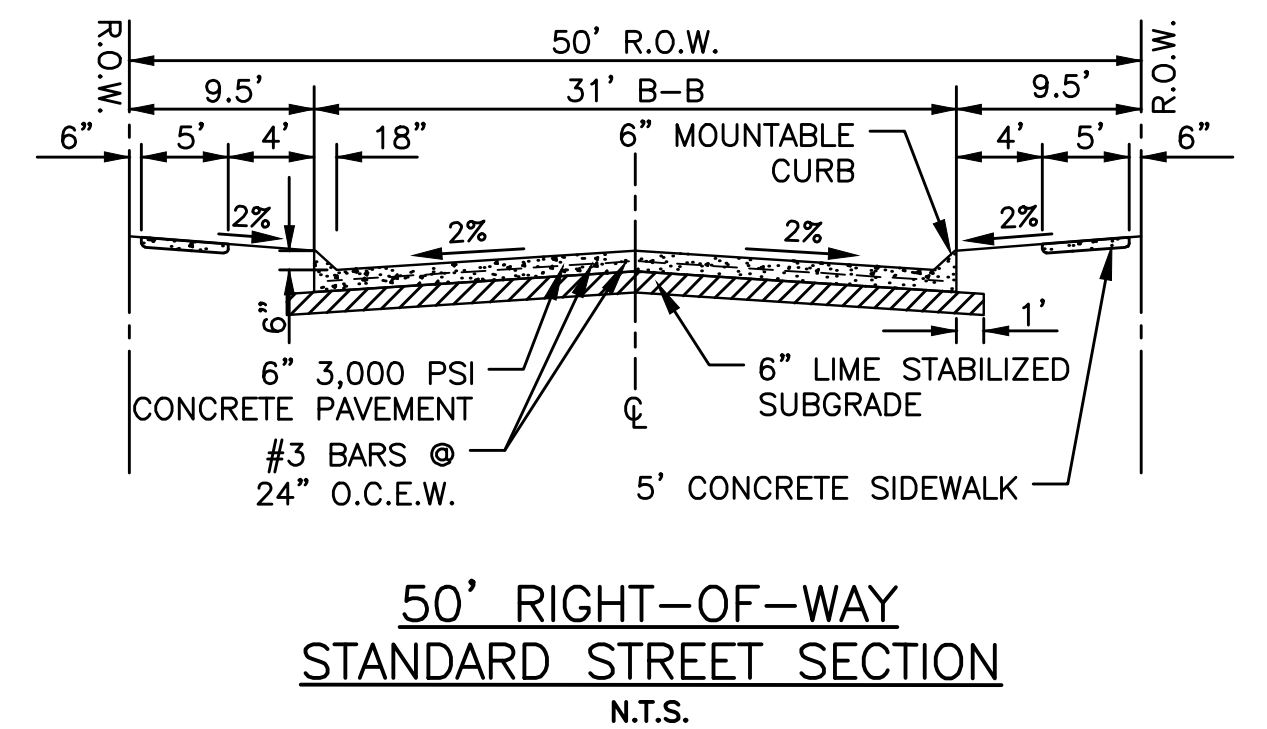
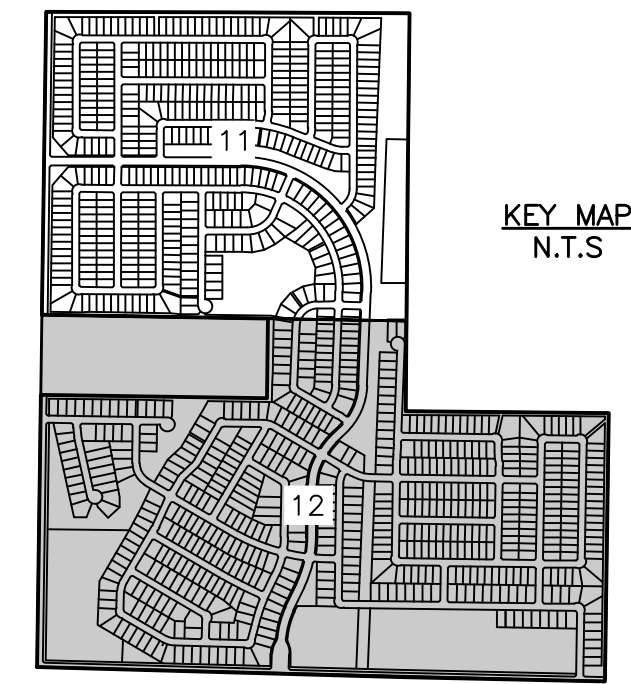
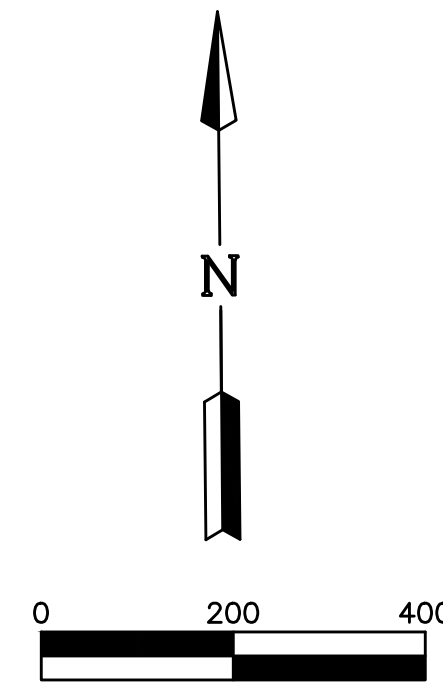


LEGEND

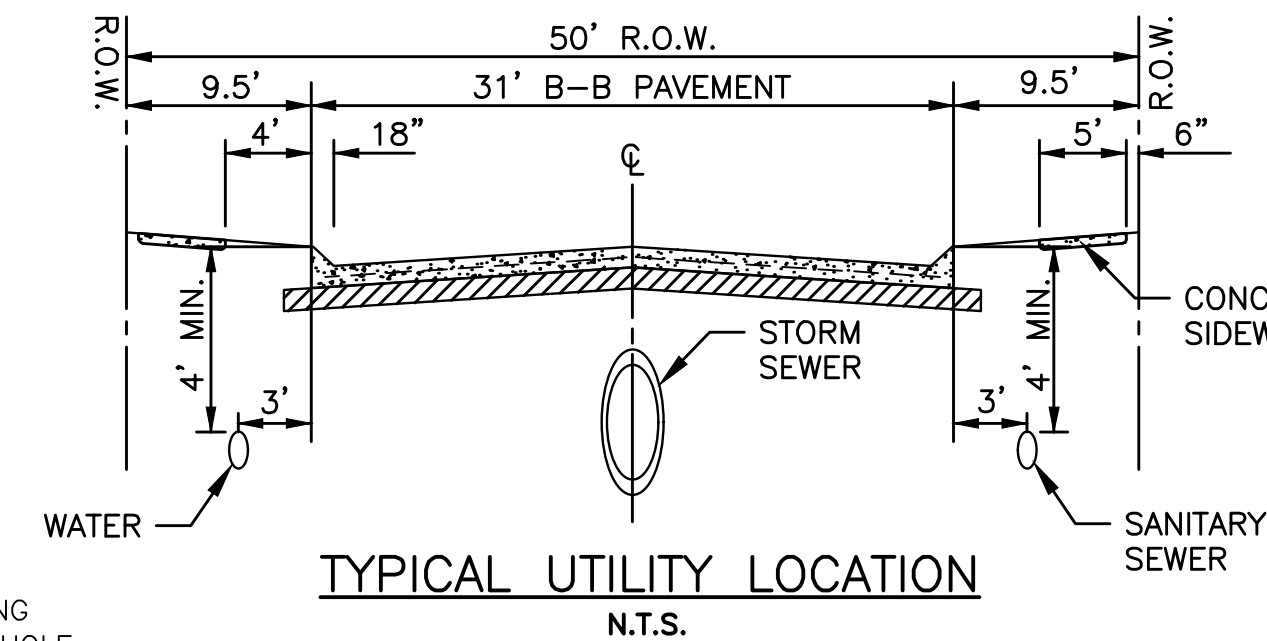
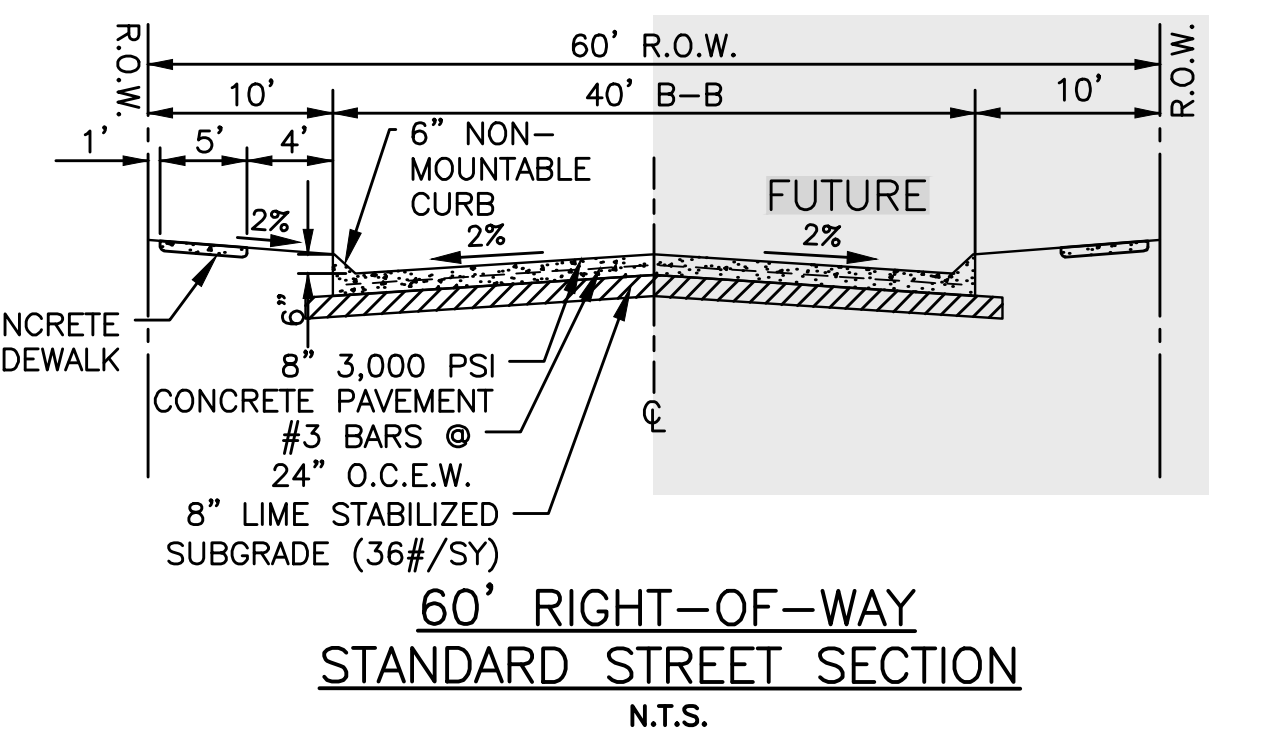
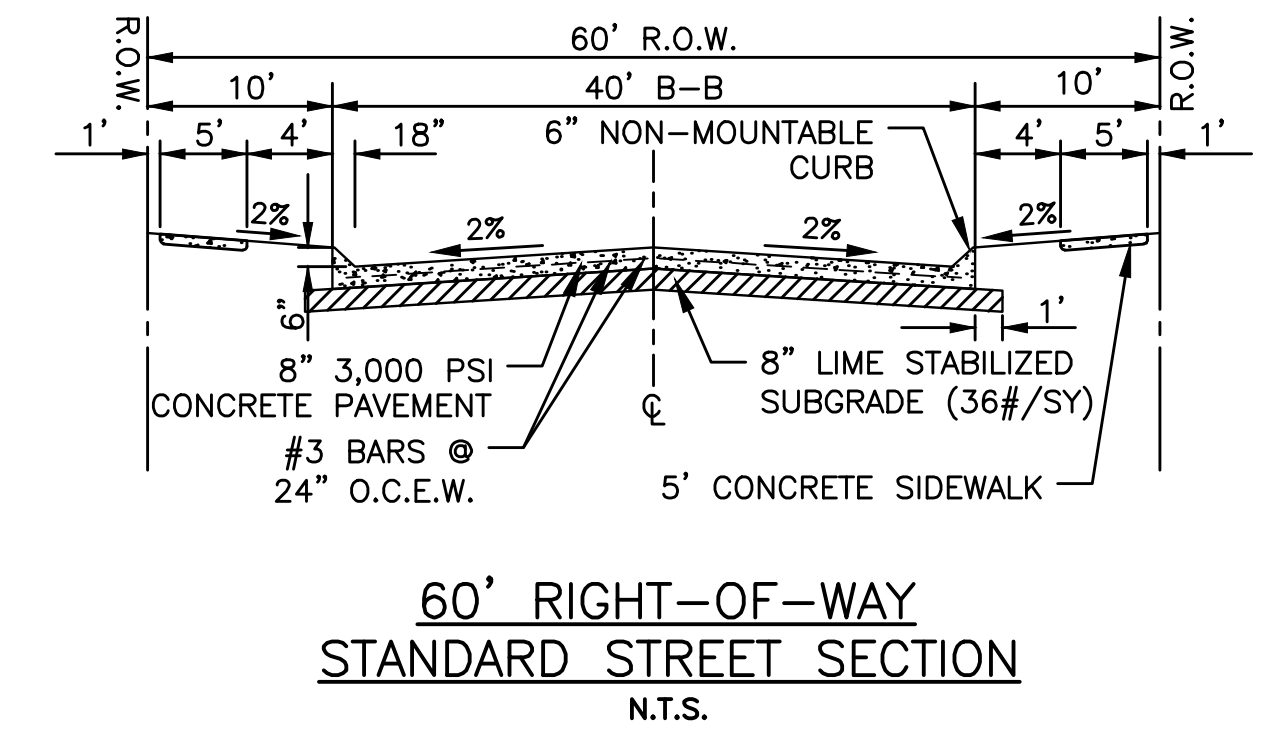
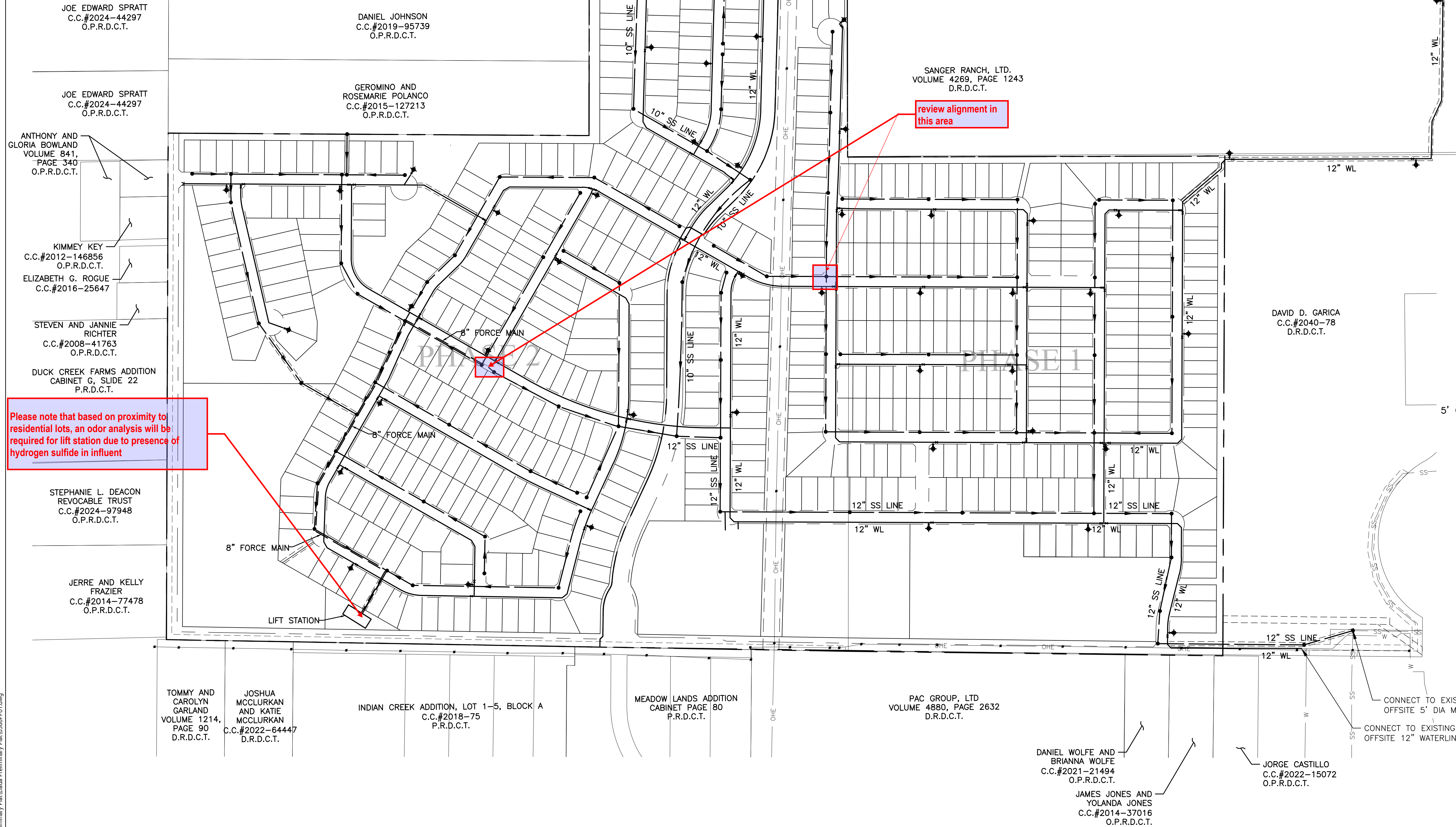
- PROPOSED SANITARY SEWER WITH MANHOLE
- EXISTING SANITARY SEWER WITH MANHOLE
- PROPOSED WATER LINE WITH FIRE HYDRANT
- EXISTING WATER LINE WITH FIRE HYDRANT

NOTES:

- ALL WATER AND SEWER LINES ARE 8" UNLESS OTHERWISE NOTED.
- WATER AND SEWER TO BE DESIGNED TO AVOID STORM DRAIN INLETS.



MATCH LINE SHEET 11



Please note that based on proximity to residential lots, an odor analysis will be required for lift station due to presence of hydrogen sulfide in influent

review alignment in this area

PRELIMINARY UTILITY PLAN 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

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SCALE: 1" = 200'		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.



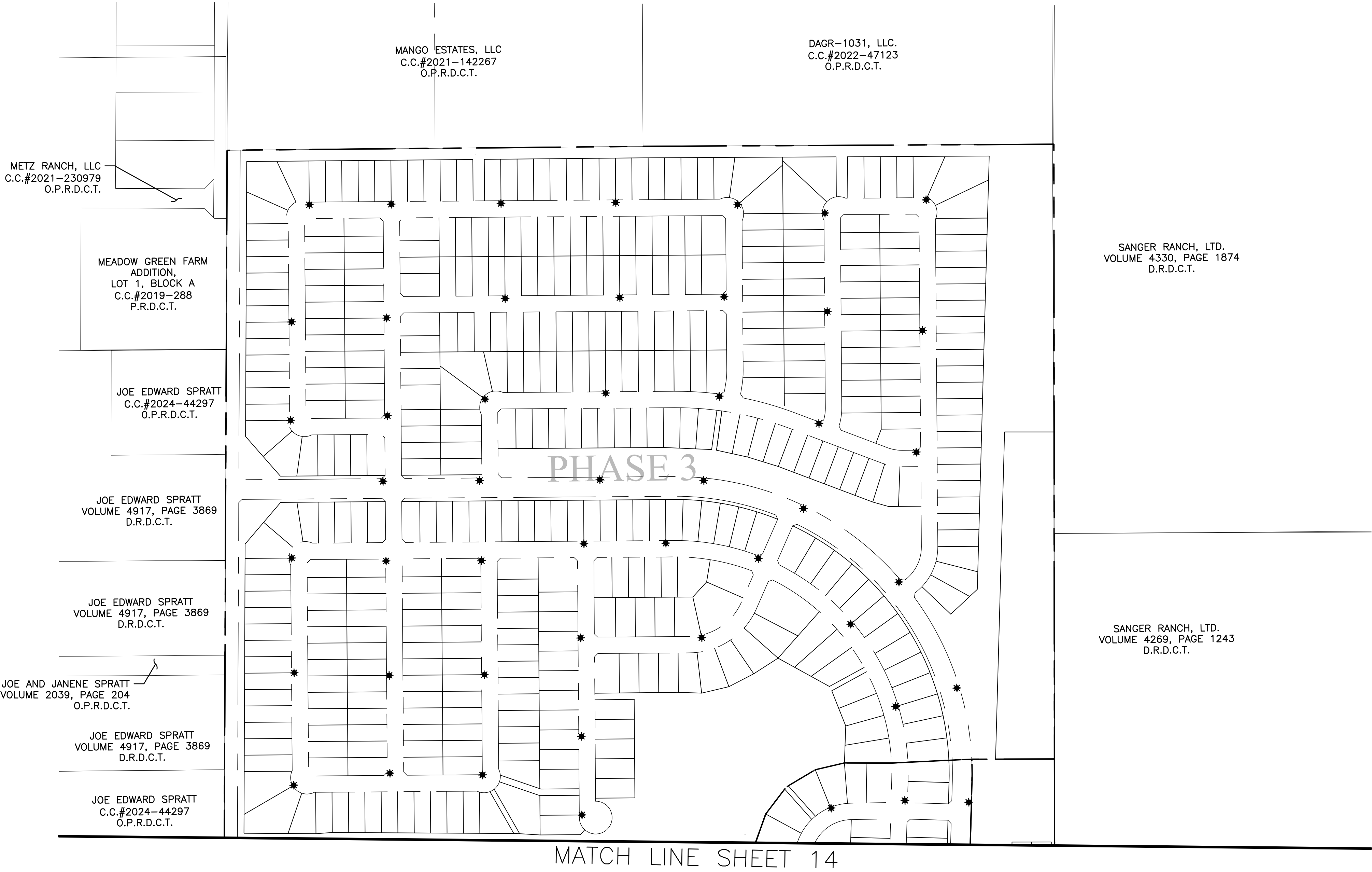
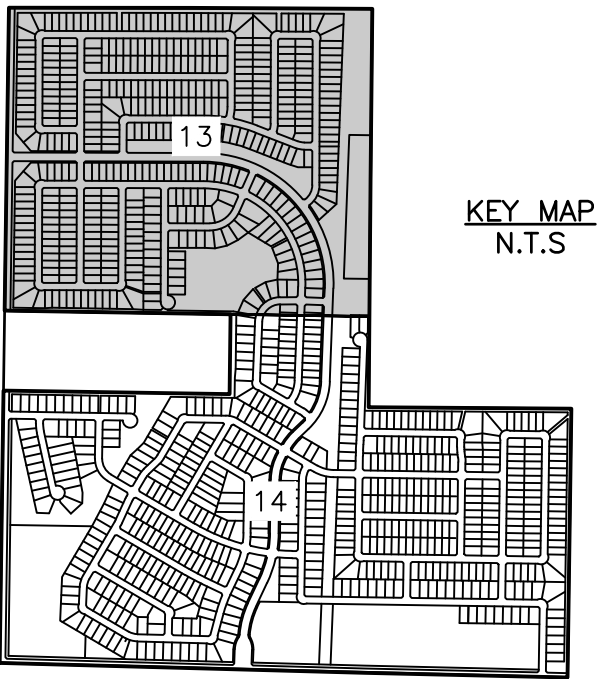
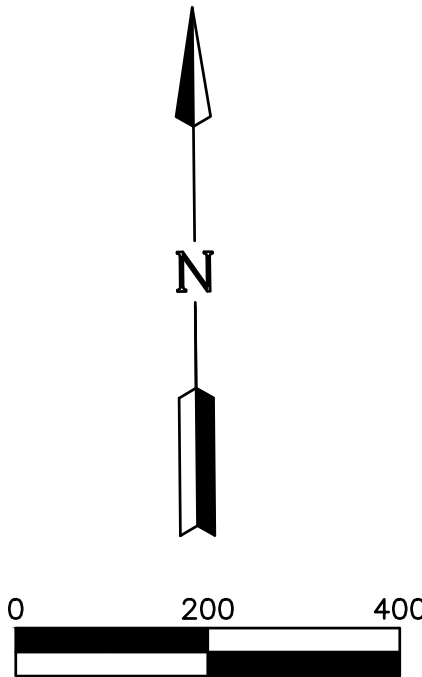


LEGEND

- R.O.W.
- EXISTING STREET LIGHT LOCATION
- PROPOSED STREET LIGHT LOCATION

- NOTES:
1. STREET LIGHTS ARE LOCATED AT ALL INTERSECTIONS AND CUL-DE-SACS LONGER THAN 300'. WHEN A BLOCK IS 300' OR LONGER, A STREET LIGHT IS PLACED EVERY 400' OR MID-BLOCK.

2. ALL STREET LIGHTS WILL BE POST-STYLE.



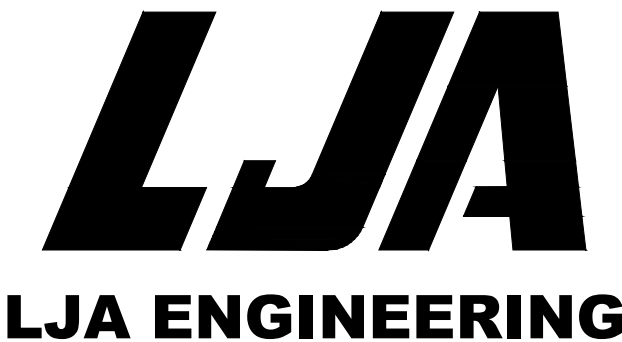
ENGINEER:

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DALLAS, TEXAS 75206  
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SERVICE PROVIDERS	
ELECTRIC SERVICE:	ONCOR
WATER SOURCE:	CITY OF SANGER CCN
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SCHOOL DISTRICT:	SANGER I.S.D.



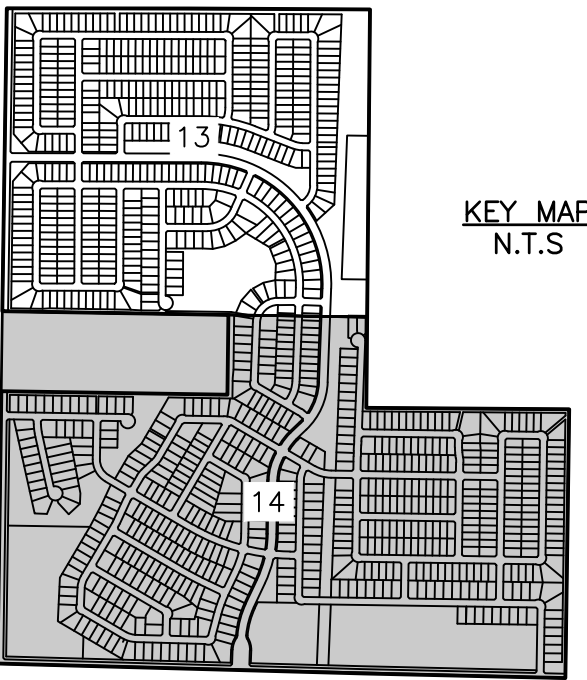
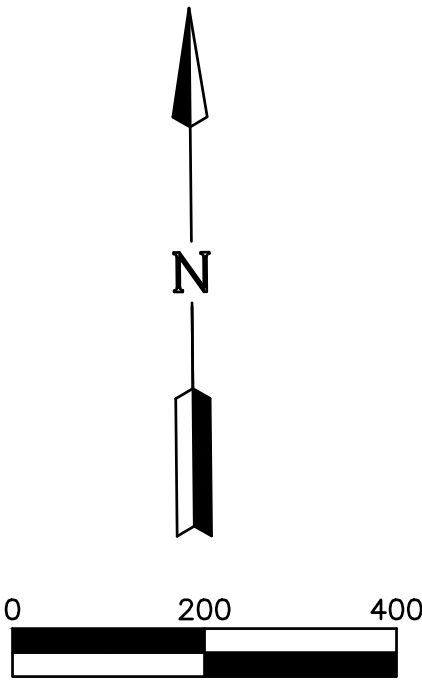
PRELIMINARY STREETLIGHT PLAN FOR ELADA		
306.356 ACRES OUT OF THE TIERWESTER SURVEY, ABSTRACT NO. A1241A		
1,057 RESIDENTIAL LOTS 18 OPEN SPACE/HOA LOTS 59.95 ACRES DEDICATED RIGHT-OF-WAY		
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2. ALL STREET LIGHTS WILL BE POST-STYLE.



MATCH LINE SHEET 13



ENGINEER:

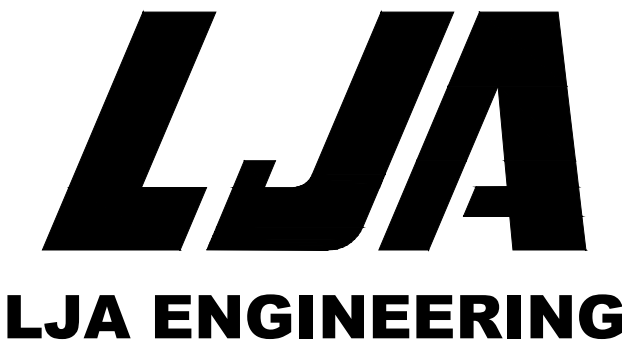
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SERVICE PROVIDERS

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



PRELIMINARY STREETLIGHT PLAN  
FOR  
ELADA

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

1,057 RESIDENTIAL LOTS  
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SCALE: 1" = 200'		MAPSCO: N/A
REFERENCE NO:		



Chris Felan  
Vice President  
Rates & Regulatory Affairs

April 24, 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 May 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,

A handwritten signature in black ink that reads "Chris Felan".

Chris Felan  
Vice President, Rates and Regulatory Affairs  
Atmos Energy, Mid-Tex Division

Attachment

ATMOS ENERGY CORPORATION  
MID-TEX DIVISION  
STATEMENT OF RIDER GCR  
**May, 2025**  
PREPARED IN ACCORDANCE WITH  
GAS UTILITIES DOCKET NO. 10170

Item 6.

**Part (a) - Mid-Tex Commodity Costs**

Line	(a)	(b)			
1	Estimated Gas Cost per Unit:	\$0.21709			
2	Estimated City Gate Deliveries:	70,066,190			
3	Estimated Gas Cost:	\$15,210,669			
4	Lost and Unaccounted For Gas %	2.5932%			
5	Estimated Lost and Unaccounted for Gas	\$394,443			
6	Total Estimated City Gate Gas Cost:	\$15,605,112			
7	Estimated Sales Volume:	69,356,400			
8	Estimated Gas Cost Factor - (EGCF)	0.22500			
9	Reconciliation Factor - (RF):	0.00000			
10	Taxes (TXS):	0.00000			
11	Adjustment - (ADJ):	0.00000			
12	Gas Cost Recovery Factor - (GCRF) (Taxable)	0.22500	per Ccf	Btu Factor 0.1002	Per MMBtu \$2.2455
13	Customer Rate Relief - (CRR) (Non-Taxable)	0.11800	per Ccf	0.1002	\$1.1776

**Part (b) - Pipeline Services Costs**

Line	(a)	(b)	(c)	(d)	(e)
			Rate R - Residential	Rate C - Commercial	Rate I - Industrial Service Rate T - Transportation <sup>1</sup>
	<u>Fixed Costs</u>				
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
	<u>Commodity Costs</u>				
18	a. Estimated Commodity Cost of Pipeline Services	\$5,416,841	3,376,791	1,647,938	392,112
19	b. Plus: Second Prior Month Recovery Adjustment	\$0	\$0	\$0	\$0
20	Net Commodity Cost of Pipeline Services	\$5,416,841	\$3,376,791	\$1,647,938	\$392,112
21	<b>Total Estimated Pipeline Costs (Line 16 + Line 19)</b>	\$69,316,139	\$44,465,765	\$21,167,640	\$3,682,734
22	Estimated Billed Volumes		66,146,500 Ccf	46,793,170 Ccf	4,821,712 MMBtu
23	Pipeline Cost Factor (PCF) [Line 20 / Line 21] (Taxable)		0.67220 Ccf	0.45240 Ccf	\$0.7638 MMBtu
24	Gas Cost Recovery Factor - (GCRF) [Line 12] (Taxable)		0.22500 Ccf	0.22500 Ccf	\$2.2455 MMBtu
25	Customer Rate Relief - (CRR) (Non-Taxable)		0.11800 Ccf	0.11800 Ccf	\$1.1776 MMBtu
26	<b>Rider GCR</b>		1.01520 Ccf	0.79540 Ccf	Rate I - \$4.1869 MMBtu
27					Rate T - \$0.7638 MMBtu

<sup>1</sup> Industrial Service and Transportation are reported in MMBtu. An MMBtu conversion factor of .1002 is used to convert from Ccf.



**CITY OF SANGER, TEXAS**  
**MONTHLY FINANCIAL AND INVESTMENT REPORT**  
FOR THE MONTH ENDING MARCH 31, 2025

PREPARED BY THE FINANCE DEPARTMENT

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# INTRODUCTION

## COMMENTS

This is the financial report for the period ending March 31, 2025. Revenues and expenditures reflect activity from October 1, 2024, through March 31, 2025 (50% of the fiscal year).

## GENERAL FUND

- The General Fund has collected 83% of projected operating revenues.
- All revenue categories are performing within projections.
- Operating expenditures & encumbrances are 49% of the annual budget
- All expenditure categories are within projections.

## ENTERPRISE FUND

- The Enterprise Fund has collected 49% of projected operating revenues.
- All revenue categories are performing within projections.
- Operating expenditures & encumbrances are 46% of the annual budget.
- All expenditure categories are within projections.

## INTERNAL SERVICE FUND

- The Internal Service Fund has collected 51% of projected transfers from the General and Enterprise Funds.
- All revenue categories are performing within projections.
- Operating expenditures & encumbrances are 54% of the annual budget.
- All expenditure categories are within projections.

This unaudited report is designed for internal use and does not include all the funds and accounts in the City of Sanger's operations. For a complete report, refer to the City of Sanger Annual Financial Report, available at <https://www.sangertexas.org/177/Financial-Transparency>

# GENERAL FUND

## CITY OF SANGER, TEXAS General Fund Revenue & Expense Report (Unaudited) March 31, 2025

	Annual Budget	Year to Date Actual	% of Budget	Budget Balance
<b>Revenues</b>				
Property Taxes	\$ 7,715,872	\$ 7,363,654	95.4%	\$ 352,218
Sales & Beverage Taxes	1,943,000	909,230	46.8%	1,033,770
Franchise Fees	1,150,239	541,204	47.1%	609,035
Solid Waste	1,366,000	616,707	45.1%	749,293
Licenses & Permits	481,750	1,333,849	276.9%	(852,099)
Fines & Forfeitures	187,926	68,452	36.4%	119,474
Department Revenues	1,180,246	848,807	71.9%	331,439
Interest	365,000	252,568	69.2%	112,432
Miscellaneous	149,400	110,333	73.9%	39,067
Transfers	395,000	347,500	88.0%	47,500
<b>Total Revenues</b>	<b>\$ 14,934,433</b>	<b>\$ 12,392,304</b>	<b>83.0%</b>	<b>\$ 2,542,129</b>
<b>Expenditures</b>				
Police	\$ 3,879,638	\$ 2,043,596	52.7%	\$ 1,836,042
Fire	3,657,301	1,615,786	44.2%	2,041,515
Municipal Court	289,619	111,998	38.7%	177,621
Development Services	1,042,858	463,122	44.4%	579,736
Streets	948,312	496,424	52.3%	451,888
Parks & Recreation	950,890	497,702	52.3%	453,188
Library	594,357	261,254	44.0%	333,103
Solid Waste	1,200,000	569,938	47.5%	630,062
Transfers	2,402,878	1,235,920	51.4%	1,166,958
<b>Total Expenditures</b>	<b>\$ 14,965,853</b>	<b>\$ 7,295,740</b>	<b>48.7%</b>	<b>\$ 7,670,113</b>
<b>Revenues Over(Under) Expenditures</b>	<b>\$ (31,420)</b>	<b>\$ 5,096,564</b>		<b>\$ (5,127,984)</b>

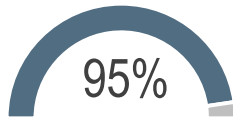
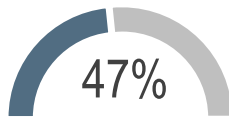
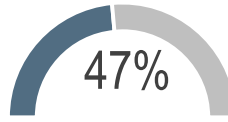
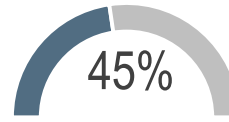
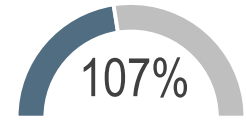
## YTD REVENUES

\$12,392,304

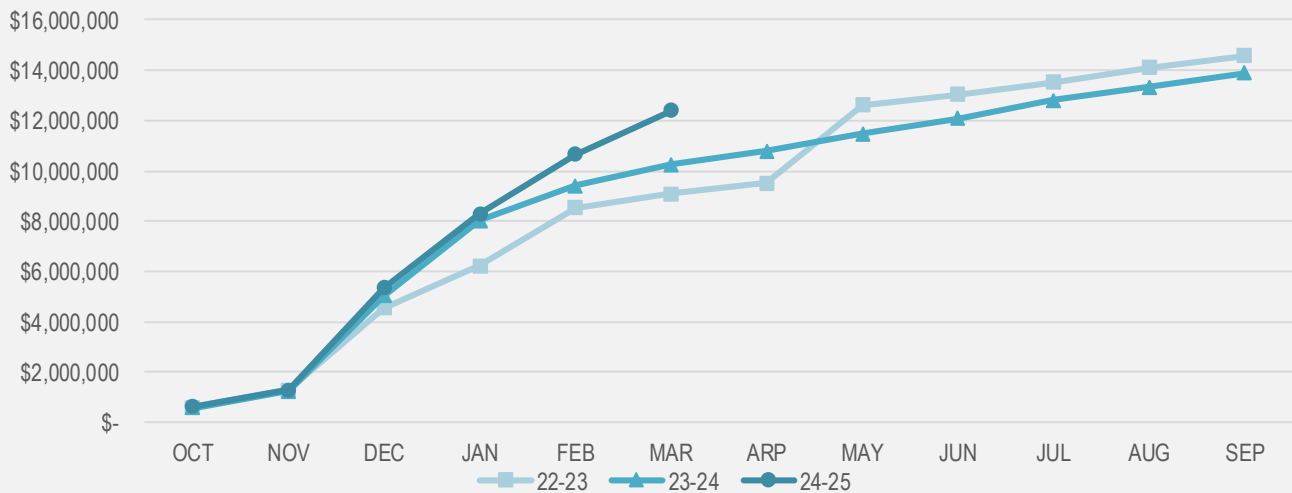
83%  
OF ANNUAL  
BUDGET

## YTD EXPENDITURES

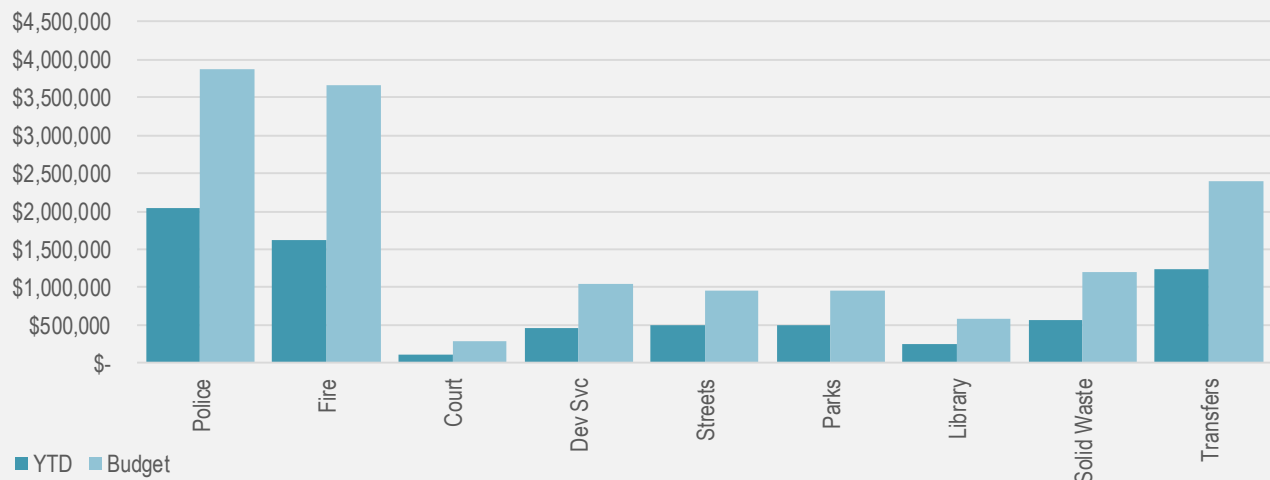
\$ 7,295,740

49%  
OF ANNUAL  
BUDGETPROPERTY  
TAX  
REVENUESALES TAX  
REVENUEFRANCHISE  
FEE  
REVENUESOLID  
WASTE  
REVENUEOTHER  
REVENUES

## 3-YEAR GENERAL FUND REVENUE TRENDS



## EXPENDITURES BY DEPARTMENT: BUDGET &amp; ACTUAL

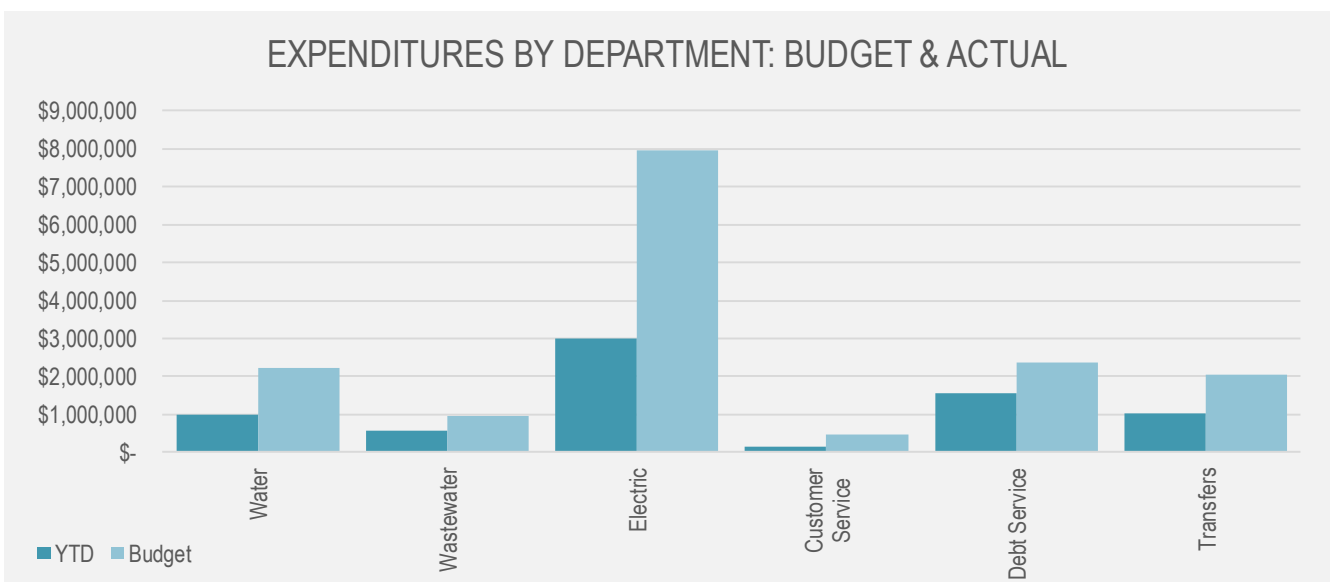
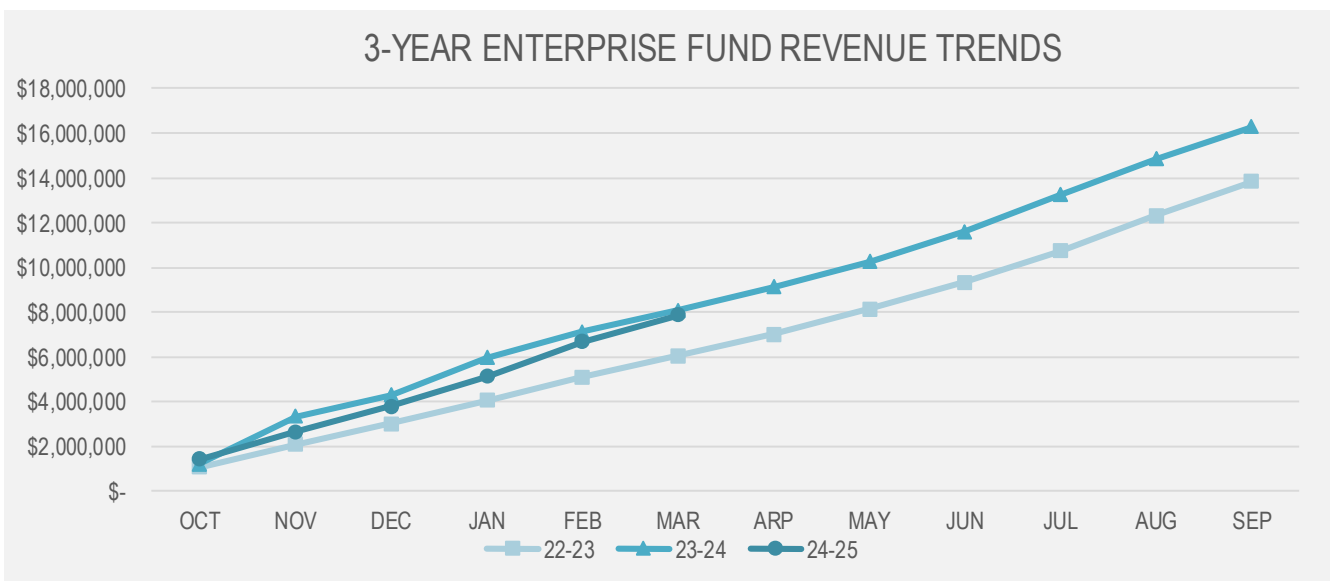
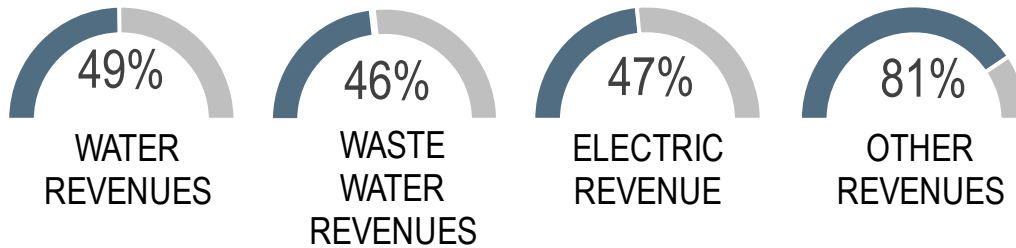
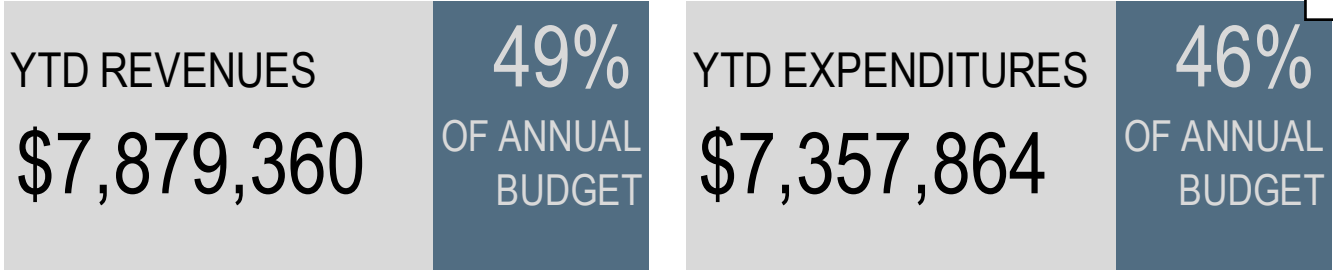




# ENTERPRISE FUND

**CITY OF SANGER, TEXAS**  
**Enterprise Fund**  
**Revenue & Expense Report (Unaudited)**  
**March 31, 2025**

	Annual Budget	Year to Date Actual	% of Budget	Budget Balance
<b>Revenues</b>				
Water	\$ 2,952,439	\$ 1,459,754	49.4%	\$ 1,492,685
Wastewater	3,044,402	1,415,050	46.5%	1,629,352
Electric	9,259,319	4,352,071	47.0%	4,907,248
Penalties & Fees	231,500	108,360	46.8%	123,140
Interest	122,500	107,075	87.4%	15,425
Miscellaneous	149,020	137,050	92.0%	11,970
Transfers	300,000	300,000	0.0%	-
<b>Total Revenues</b>	<b>\$ 16,059,180</b>	<b>7,879,360</b>	<b>49.1%</b>	<b>\$ 8,179,820</b>
<b>Expenditures</b>				
Water	\$ 2,229,483	981,222	44.0%	1,248,261
Wastewater	977,837	578,405	59.2%	399,432
Electric	7,961,520	3,014,948	37.9%	4,946,572
Customer Service	472,058	171,011	36.2%	301,047
Debt Service	2,377,599	1,575,724	66.3%	801,875
Transfers	2,040,683	1,036,554	50.8%	1,004,129
<b>Total Expenditures</b>	<b>16,059,180</b>	<b>7,357,864</b>	<b>45.8%</b>	<b>8,701,316</b>
<b>Revenues Over(Under) Expenditures</b>	<b>\$ -</b>	<b>\$ 521,496</b>		<b>\$ (521,496)</b>



# INTERNAL SERVICE FUND

**CITY OF SANGER, TEXAS**  
**Internal Service Fund**  
**Revenue & Expense Report (Unaudited)**  
**March 31, 2025**

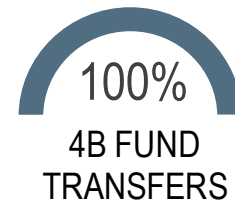
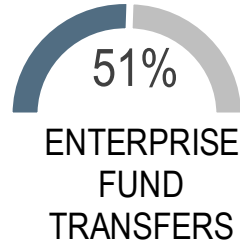
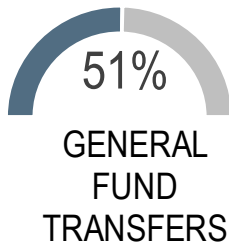
	Annual Budget	Year to Date Actual	% of Budget	Budget Balance
<b>Revenues</b>				
Transfer from Enterprise Fund	\$ 1,945,684	\$ 989,054	50.8%	\$ 956,630
Transfer from General Fund	1,945,683	989,054	50.8%	\$ 956,629
Transfer from 4A	15,000	15,000	100.0%	\$ -
Transfer from 4B	15,000	15,000	100.0%	-
<b>Total Revenues</b>	<b>3,921,367</b>	<b>2,008,108</b>	<b>51.2%</b>	<b>1,913,259</b>
<b>Operating Expenditures</b>				
City Council	\$ 70,300	32,918	46.8%	\$ 37,382
Administration	397,863	167,358	42.1%	230,505
City Secretary	212,898	100,752	47.3%	112,146
Legal	392,737	222,903	56.8%	169,834
Public Works	499,428	133,283	26.7%	366,145
Finance	575,370	291,209	50.6%	284,161
Human Resources	380,845	195,388	51.3%	185,457
Marketing	635,844	392,944	61.8%	242,900
Facilities	375,742	227,391	60.5%	148,351
Non-Departmental	490,340	402,803	82.1%	87,537
<b>Total Expenditures</b>	<b>4,031,367</b>	<b>2,166,949</b>	<b>53.8%</b>	<b>1,864,418</b>
<b>Revenues Over(Under) Expenditures</b>	<b>\$ (110,000)</b>	<b>\$ (158,841)</b>		<b>\$ 48,841</b>

YTD REVENUES  
\$2,008,108

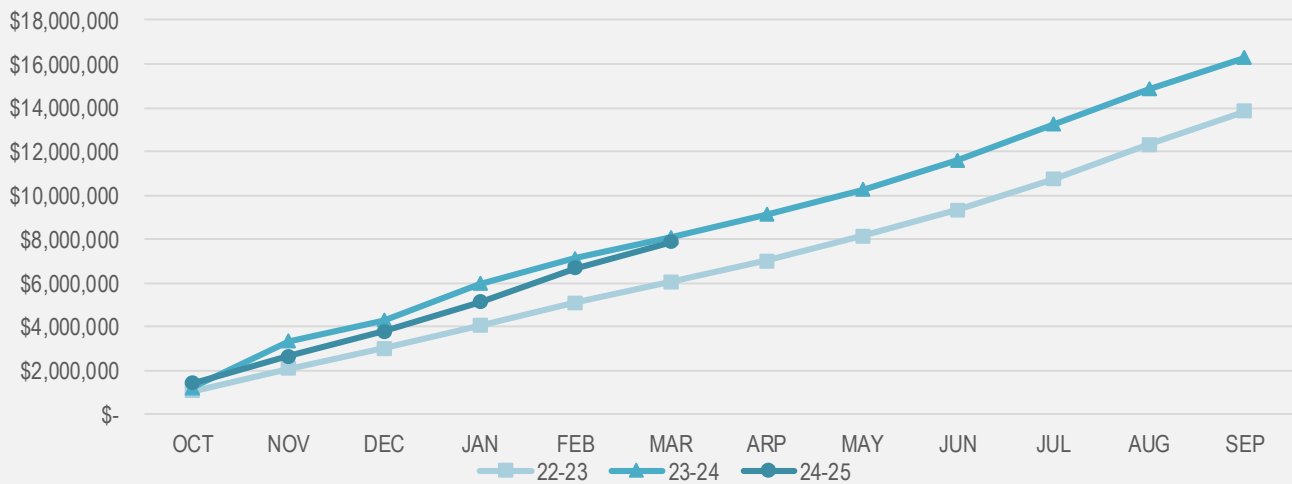
51%  
OF ANNUAL  
BUDGET

YTD EXPENDITURES  
\$2,166,949

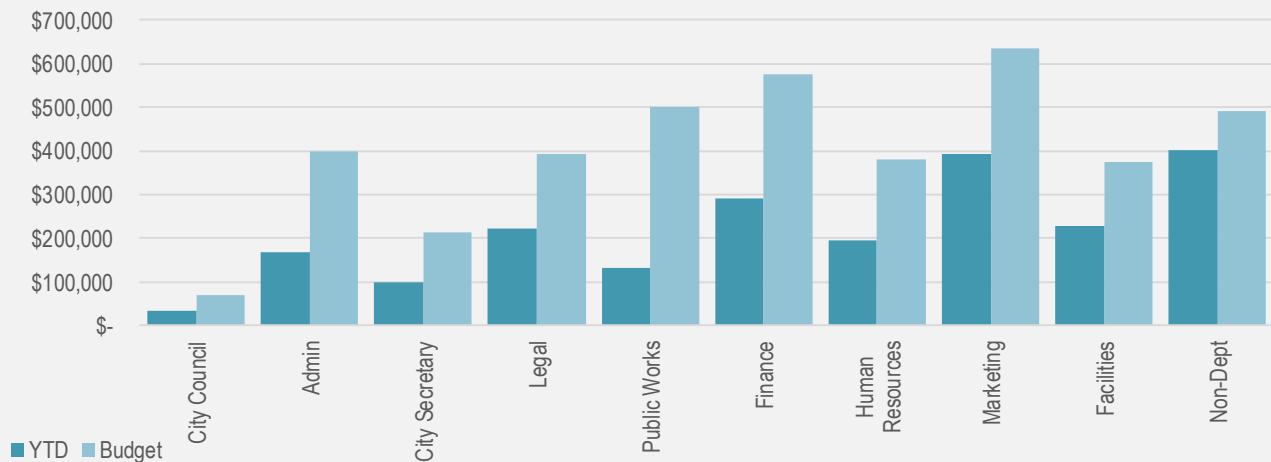
54%  
OF ANNUAL  
BUDGET



### 3-YEAR INTERNAL SERVICE FUND REVENUE TRENDS



### EXPENDITURES BY DEPARTMENT: BUDGET & ACTUAL



# DEBT SERVICE FUND

**CITY OF SANGER, TEXAS**  
**Debt Service Fund**  
**Revenue & Expense Report (Unaudited)**  
**March 31, 2025**

	Annual Budget	Year to Date Expenditures & Encumbrances	% of Budget	Budget Balance
<b>Revenues</b>				
Property Taxes	\$ 1,659,557	1,583,084	95.4%	\$ 76,473
Interest	12,000	7,730	64.4%	4,270
Transfers	180,000	\$ 180,000	100.0%	-
<b>Total Revenues</b>	<b>\$ 1,851,557</b>	<b>1,770,814</b>	<b>95.6%</b>	<b>\$ 80,743</b>
<b>Operating Expenditures</b>				
Debt Service	1,849,252	1,035,348	56.0%	813,904
<b>Total Expenditures</b>	<b>1,849,252</b>	<b>1,035,348</b>	<b>56.0%</b>	<b>813,904</b>
<b>Revenues Over(Under) Expenditures</b>	<b>\$ 2,305</b>	<b>\$ 735,466</b>		<b>\$ (733,161)</b>

## YTD REVENUES

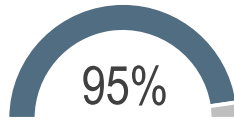
**\$1,770,814**

**96%**  
OF ANNUAL  
BUDGET

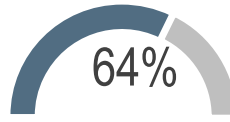
## YTD EXPENDITURES

**\$1,035,348**

**56%**  
OF ANNUAL  
BUDGET



PROPERTY  
TAX  
REVENUE

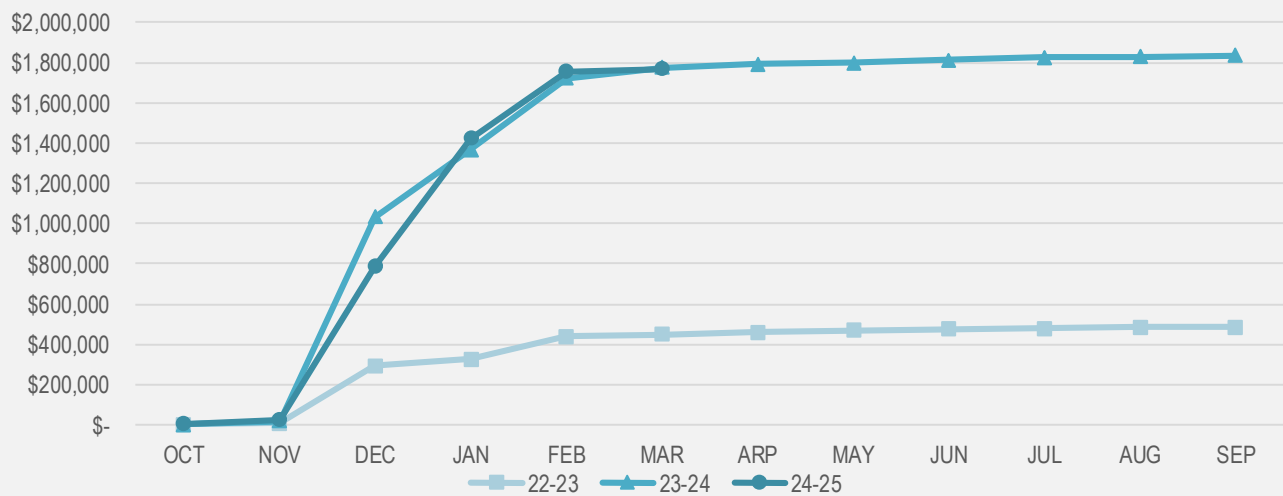


INTEREST  
INCOME

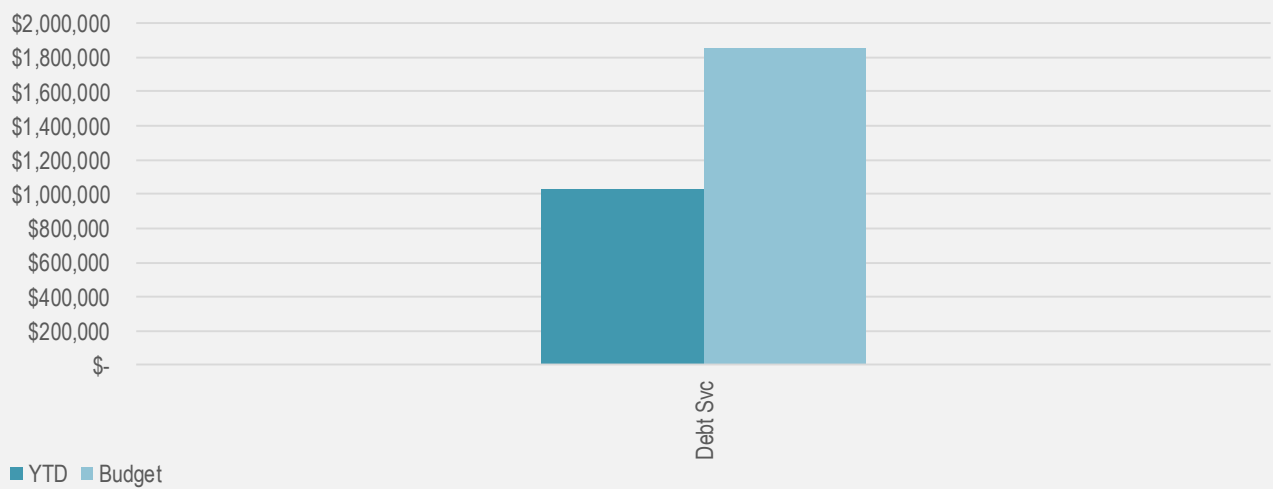


TRANSFERS

### 3-YEAR DEBT SERVICE FUND REVENUE TRENDS



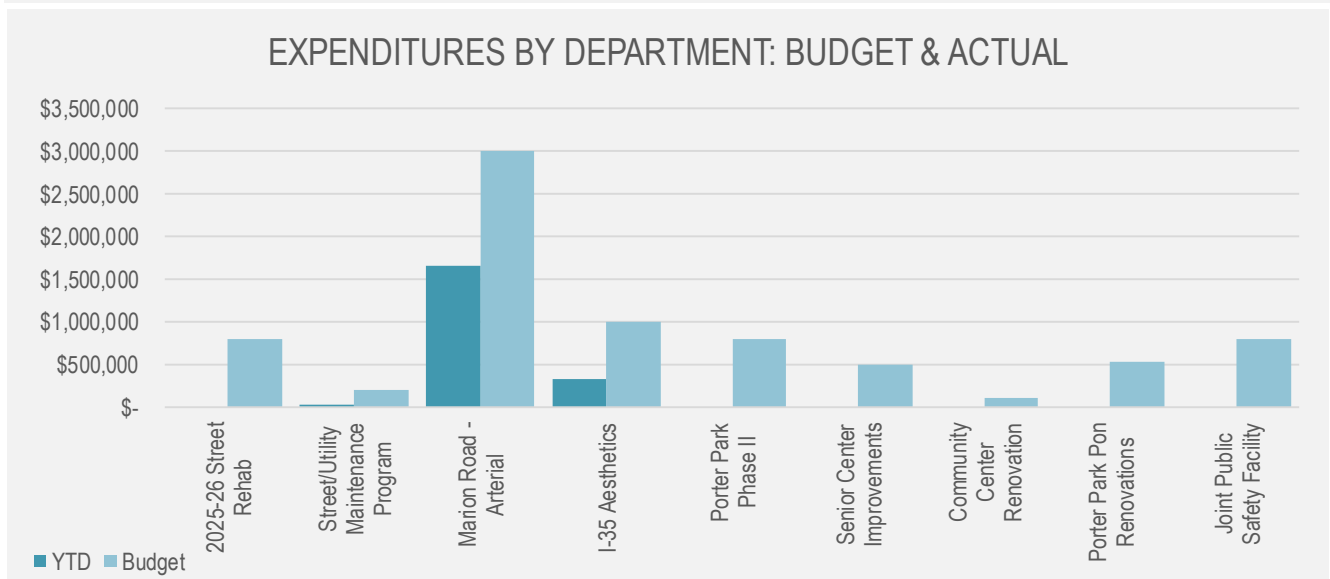
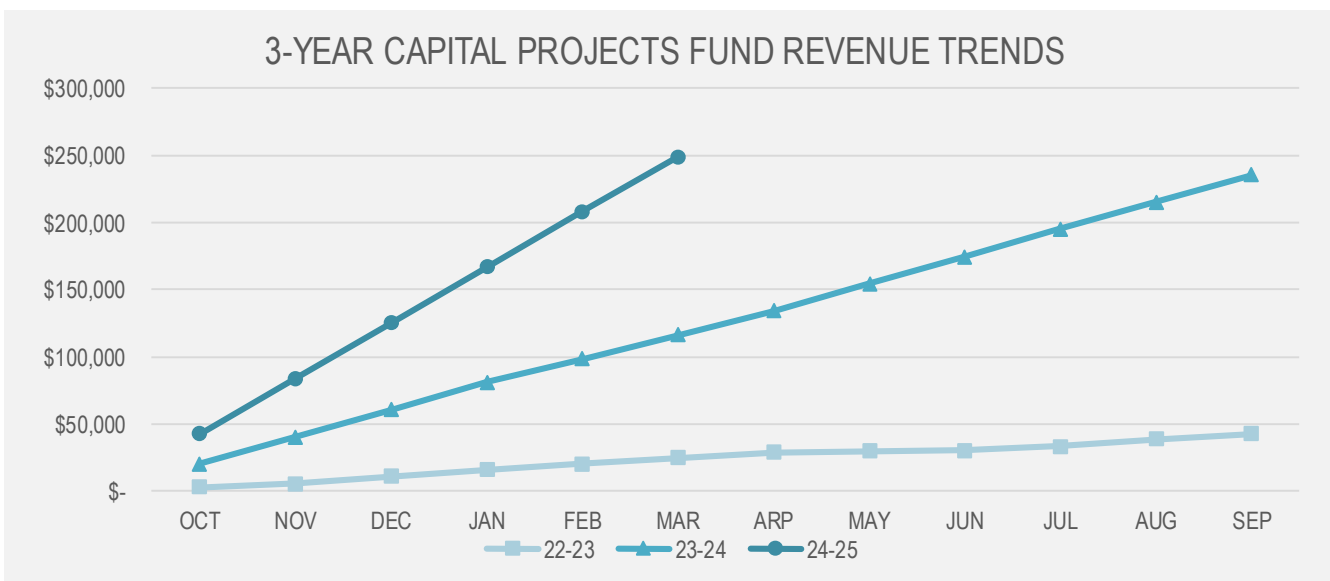
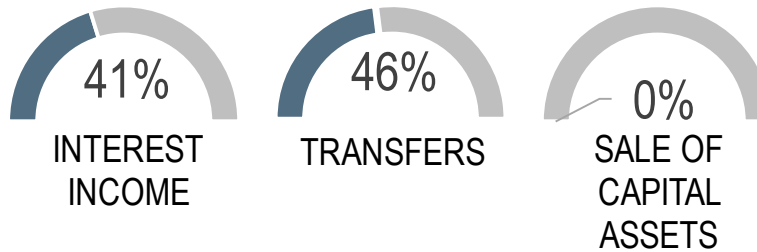
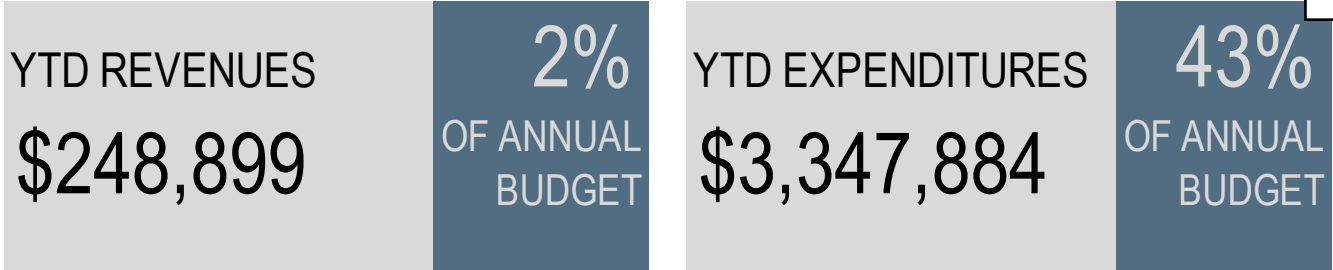
### EXPENDITURES BY DEPARTMENT: BUDGET & ACTUAL



# CAPITAL PROJECTS FUND

**CITY OF SANGER, TEXAS**  
**Capital Projects Fund**  
**Revenue & Expense Report (Unaudited)**  
**March 31, 2025**

	Annual Budget	Year to Date Actual	% of Budget	Budget Balance
<b>Revenues</b>				
Interest	\$ 50,000	\$ 20,302	40.6%	29,698
Transfers	500,000	228,597	45.7%	271,403
Sale of Capital Assets	12,000,000	-	0.0%	12,000,000
<b>Total Revenues</b>	<b>12,550,000</b>	<b>248,899</b>	<b>2.0%</b>	<b>12,301,101</b>
<b>Operating Expenditures</b>				
2025-26 Street Rehab	791,594	-	0.0%	791,594
Street/Utility Maintenance Program	200,000	34,650	17.3%	165,350
Marion Road - Arterial	3,000,000	1,650,700	55.0%	1,349,300
Belz Road Reconstruction	-	1,335,000	0.0%	(1,335,000)
I-35 Aesthetics	1,000,000	327,534	32.8%	672,466
<i>Total Streets Projects</i>	<i>4,991,594</i>	<i>3,347,884</i>	<i>67.1%</i>	<i>1,643,710</i>
Porter Park Phase II	800,000	-	0.0%	800,000
Senior Center Improvements	500,000	-	0.0%	500,000
Community Center Renovation	100,000	-	0.0%	100,000
Porter Park Pon Renovations	530,000	-	0.0%	530,000
<i>Total Parks Projects</i>	<i>1,930,000</i>	<i>-</i>	<i>0.0%</i>	<i>1,930,000</i>
Joint Public Safety Facility	800,000	-	0.0%	800,000
<i>Total Nondepartmental Projects</i>	<i>800,000</i>	<i>-</i>	<i>0.0%</i>	<i>800,000</i>
<b>Total Expenditures</b>	<b>7,721,594</b>	<b>3,347,884</b>	<b>43.4%</b>	<b>4,373,710</b>
<b>Revenues Over(Under) Expenditures</b>	<b>\$ 4,828,406</b>	<b>\$ (3,098,985)</b>		<b>\$ 7,927,391</b>

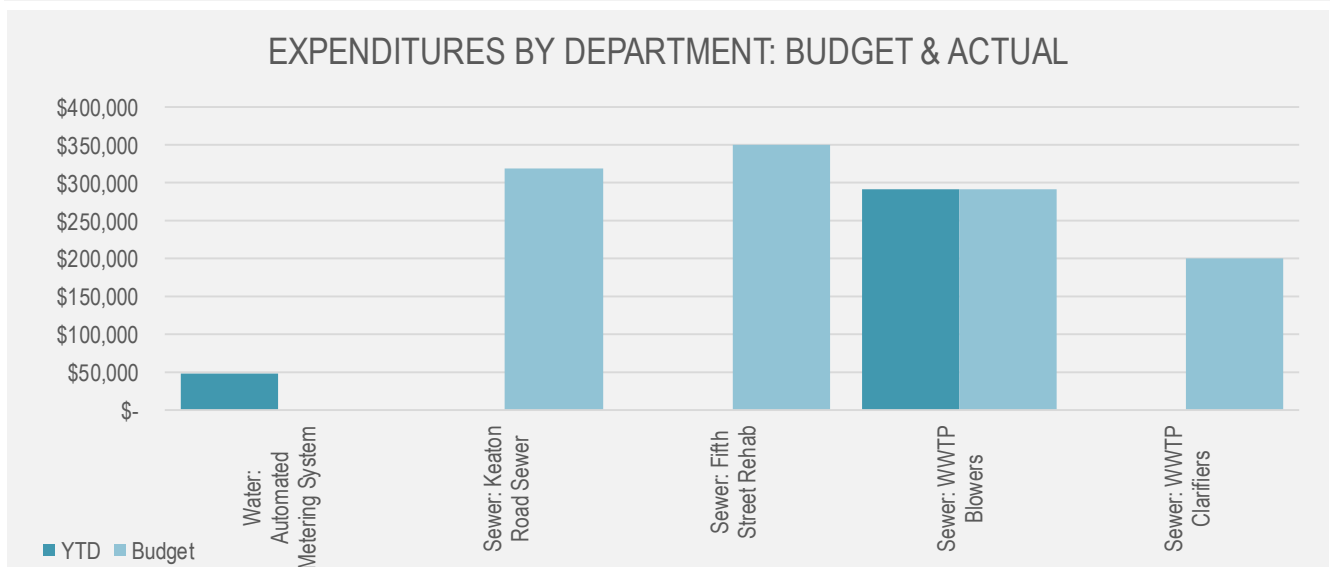
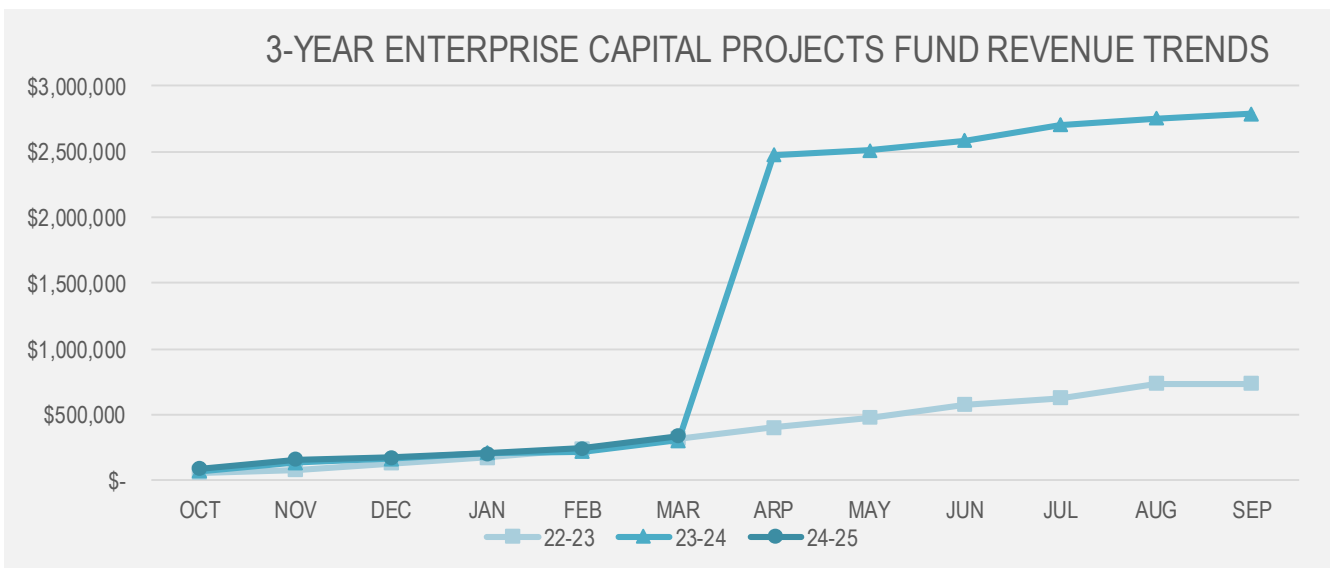
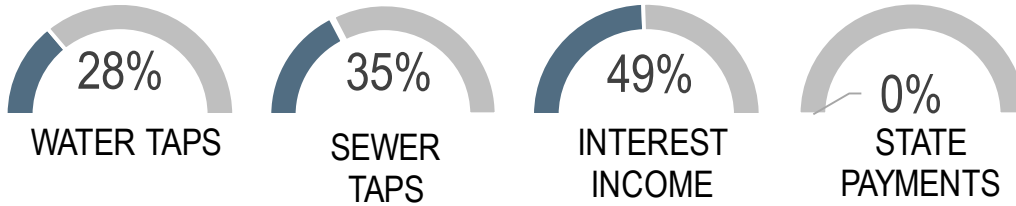
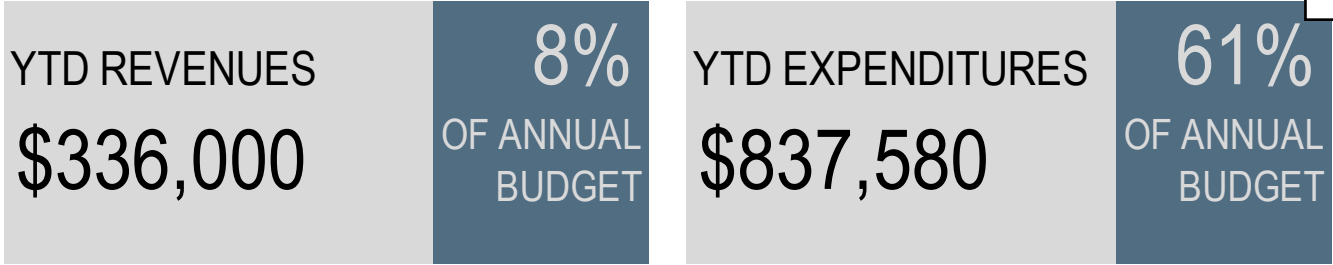




# ENTERPRISE CAPITAL PROJECTS FUND

**CITY OF SANGER, TEXAS**  
**Enterprise Capital Projects Fund**  
**Revenue & Expense Report (Unaudited)**  
**March 31, 2025**

	Annual Budget	Year to Date Actual	% of Budget	Budget Balance
<b>Revenues</b>				
Water Taps	\$ 350,000	\$ 98,500	28.1%	\$ 251,500
Sewer Taps	400,000	139,250	34.8%	260,750
Interest	200,000	98,250	49.1%	101,750
State Reimbursements	3,500,000	-	0.0%	3,500,000
<b>Total Revenues</b>	<b>\$ 4,450,000</b>	<b>336,000</b>	<b>7.6%</b>	<b>\$ 4,114,000</b>
<b>Operating Expenditures</b>				
Water: Automated Metering System	-	48,116	0.0%	(48,116)
Water: I-35 Utility Relocation	-	261,135	0.0%	(261,135)
<i>Total Water Projects</i>	-	309,251	0.0%	(309,251)
Sewer: I-35 Utility Relocation	-	236,647	0.0%	(236,647)
Sewer: Railroad Lift Station	208,319	-	0.0%	208,319
Sewer: Keaton Road Sewer	320,000	-	0.0%	320,000
Sewer: Fifth Street Rehab	350,000	-	0.0%	350,000
Sewer: WWTP Blowers	291,681	291,682	0.0%	(1)
Sewer: WWTP Clarifiers	200,000	-	0.0%	200,000
<i>Total Sewer Projects</i>	<i>1,370,000</i>	<i>528,329</i>	<i>38.6%</i>	<i>841,671</i>
<b>Total Expenditures</b>	<b>1,370,000</b>	<b>837,580</b>	<b>61.1%</b>	<b>532,420</b>
<b>Revenues Over(Under) Expenditures</b>	<b>\$ 3,080,000</b>	<b>\$ (501,580)</b>		<b>\$ 3,581,580</b>



# 4A FUND

## CITY OF SANGER, TEXAS 4A Fund Revenue & Expense Report (Unaudited) March 31, 2025

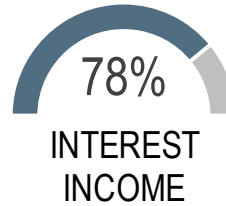
	Annual Budget	Year to Date Actual	% of Budget	Budget Balance
<b>Revenues</b>				
Sales Tax	\$ 962,500	\$ 449,858	46.7%	\$ 512,642
Interest	95,000	\$ 74,276	78.2%	20,724
<b>Total Revenues</b>	<b>\$ 1,057,500</b>	<b>524,134</b>	<b>49.6%</b>	<b>\$ 533,366</b>
<b>Operating Expenditures</b>				
Economic Development	\$ 561,747	\$ 63,000	11.2%	\$ 498,747
Transfers	15,000	15,000	100.0%	-
<b>Total Expenditures</b>	<b>576,747</b>	<b>78,000</b>	<b>13.5%</b>	<b>498,747</b>
<b>Revenues Over(Under) Expenditures</b>	<b>\$ 480,753</b>	<b>\$ 446,134</b>		<b>\$ 34,619</b>

YTD REVENUES  
**\$524,134**

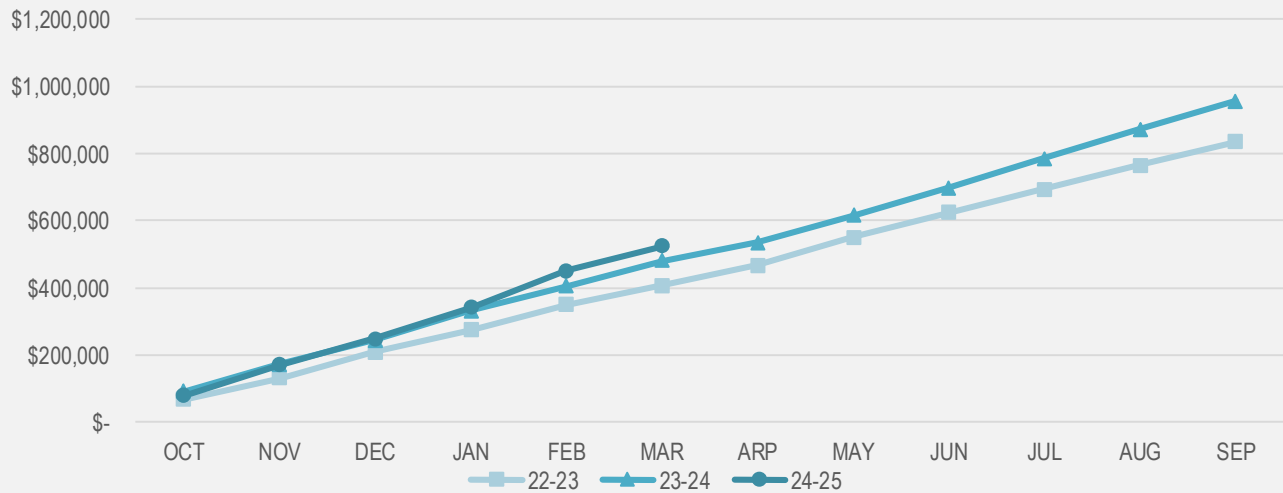
**50%**  
OF ANNUAL  
BUDGET

YTD EXPENDITURES  
**\$78,000**

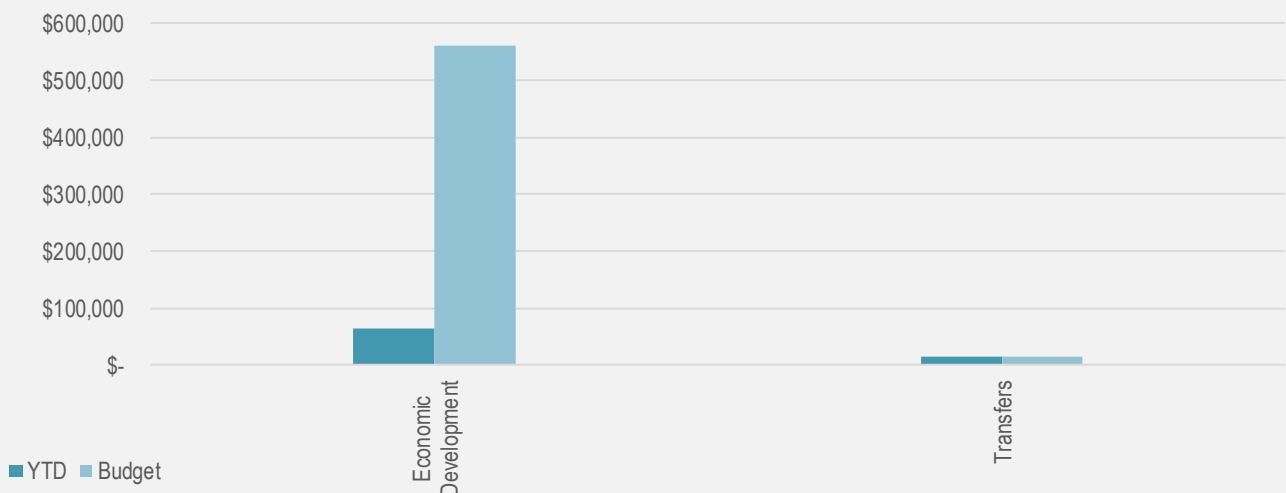
**14%**  
OF ANNUAL  
BUDGET



3-YEAR 4A FUND REVENUE TRENDS



EXPENDITURES BY DEPARTMENT: BUDGET & ACTUAL



# 4B FUND

## CITY OF SANGER, TEXAS 4B Fund Revenue & Expense Report (Unaudited) March 31, 2025

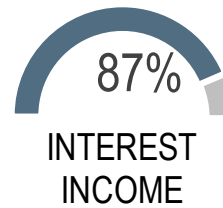
	Annual Budget	Year to Date Actual	% of Budget	Budget Balance
<b>Revenues</b>				
Sales Tax	\$ 962,500	\$ 449,858	46.7%	\$ 512,642
Interest	44,000	\$ 38,416	87.3%	5,584
<b>Total Revenues</b>	<b>\$ 1,006,500</b>	<b>488,274</b>	<b>48.5%</b>	<b>\$ 518,226</b>
<b>Operating Expenditures</b>				
Economic Development	\$ 291,746	\$ 62,605	21.5%	\$ 229,141
Transfers	195,000	195,000	100.0%	-
<b>Total Expenditures</b>	<b>486,746</b>	<b>257,605</b>	<b>52.9%</b>	<b>229,141</b>
<b>Revenues Over(Under) Expenditures</b>	<b>\$ 519,754</b>	<b>\$ 230,669</b>		<b>\$ 289,085</b>

YTD REVENUES  
**\$488,274**

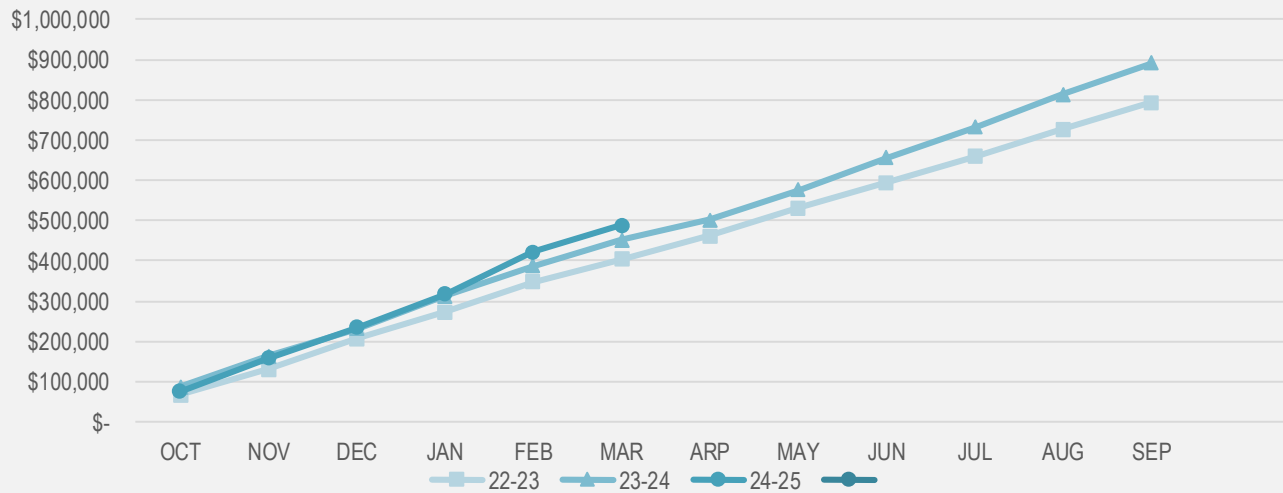
**49%**  
OF ANNUAL  
BUDGET

YTD EXPENDITURES  
**\$257,605**

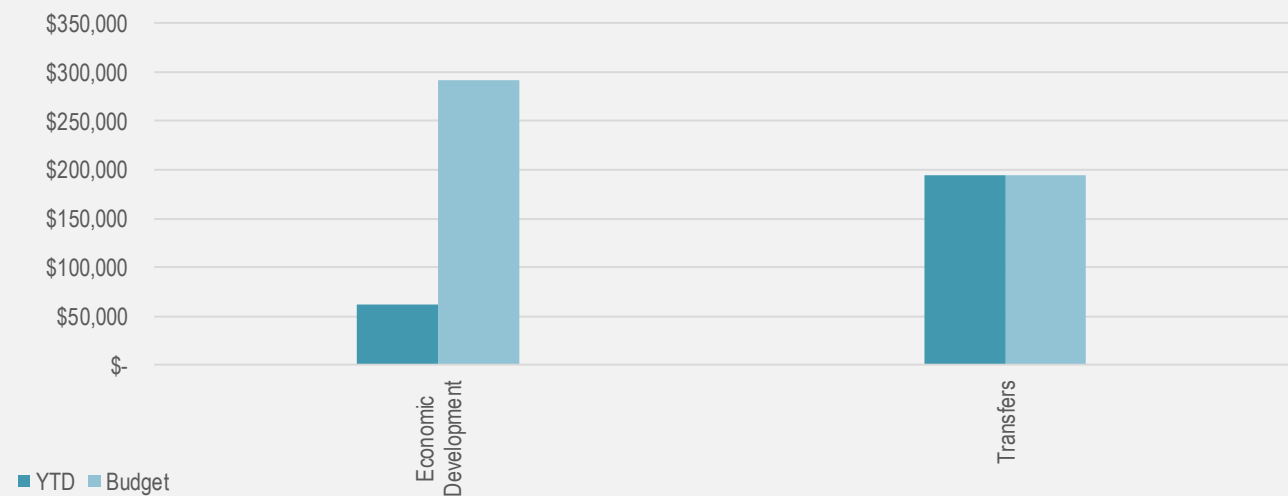
**53%**  
OF ANNUAL  
BUDGET



### 3-YEAR 4A FUND REVENUE TRENDS



### EXPENDITURES BY DEPARTMENT: BUDGET & ACTUAL



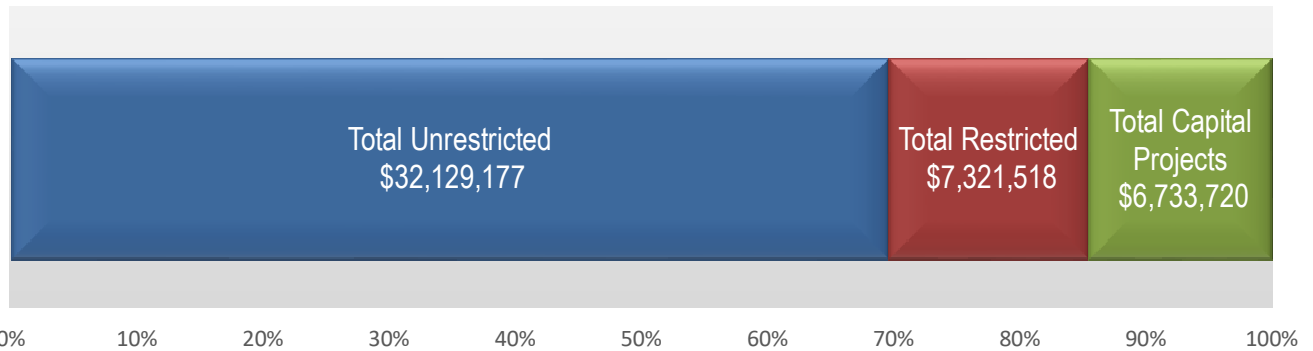
# CASH AND INVESTMENTS REPORT

## CITY OF SANGER, TEXAS TOTAL CASH AND INVESTMENTS March 31, 2025

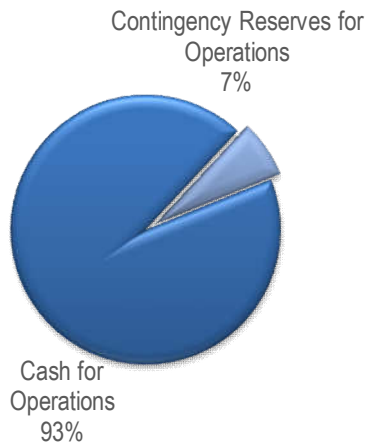
Name	General	Enterprise	Debt Service	Capital Projects	Total
<b>UNRESTRICTED</b>					
Cash for Operations	\$ 21,886,215	\$ 8,011,000	\$ -	\$ -	\$ 29,897,215
Contingency Reserves for Operations	1,118,958	1,113,004	-	-	2,231,962
<b>TOTAL UNRESTRICTED</b>	<b>\$ 23,005,173</b>	<b>\$ 9,124,004</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 32,129,177</b>
<b>RESTRICTED</b>					
Debt Service	\$ -	\$ 350,421	\$ 1,056,609	\$ -	\$ 1,407,030
Water Deposits	-	493,781	-	-	493,781
Equipment Replacement	1,015,373	159,190	-	-	1,174,563
Electric Storm Recovery	-	987,571	-	-	987,571
Hotel Occupancy Tax	332,385	-	-	-	332,385
Grant Funds	167,847	-	-	-	167,847
Keep Sanger Beautiful (KSB)	5,756	-	-	-	5,756
Library	103,539	-	-	-	103,539
Parkland Dedication	108,783	-	-	-	108,783
Roadway Impact	2,348,313	-	-	-	2,348,313
Court Security	21,417	-	-	-	21,417
Court Technology	3,240	-	-	-	3,240
Youth Diversion Fund	18,725	-	-	-	18,725
Child Safety Fee	98,407	-	-	-	98,407
Forfeited Property	3,654	-	-	-	3,654
Donations	46,507	-	-	-	46,507
<b>TOTAL RESTRICTED</b>	<b>\$ 4,273,946</b>	<b>\$ 1,990,963</b>	<b>\$ 1,056,609</b>	<b>\$ -</b>	<b>\$ 7,321,518</b>
<b>CAPITAL PROJECTS</b>					
General Capital Projects	\$ -	\$ -	\$ -	\$ 1,446,655	\$ 1,446,655
Enterprise Capital Projects	-	-	-	5,287,065	5,287,065
<b>TOTAL CAPITAL PROJECTS</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 6,733,720</b>	<b>\$ 6,733,720</b>
<b>TOTAL CASH AND INVESTMENTS</b>	<b>\$ 27,279,119</b>	<b>\$ 11,114,967</b>	<b>\$ 1,056,609</b>	<b>\$ 6,733,720</b>	<b>\$ 46,184,415</b>

These totals do not include the 4A Corporation and 4B Corporation, which are presented on page 25.

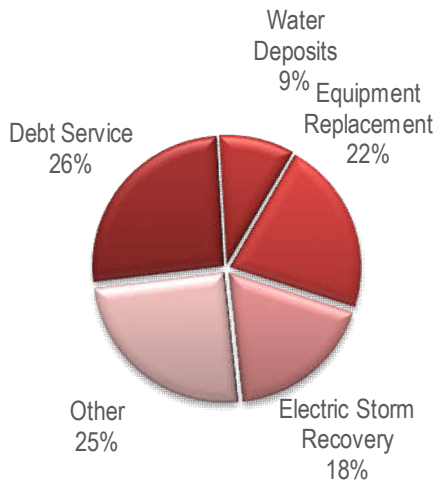
## TOTAL CASH & INVESTMENTS



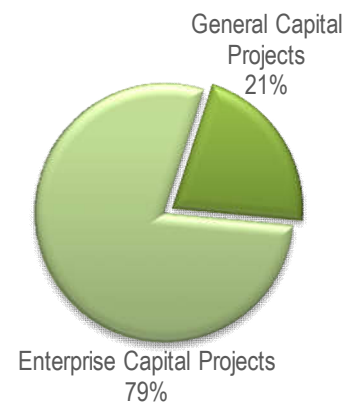
### Unrestricted



### Restricted



### Capital Projects





**GENERAL FUND**  
**CASH AND INVESTMENTS**  
**March 31, 2025**

Name	Acct. #	Maturity	Yield	Prior Period	Current Balance
Pooled Cash	001-00-1000		0.05%	\$ 21,490,109	\$ 21,435,237
Employee Benefits Cash	110-00-1000		0.20%	5,261	5,261
Employee Benefits MM	110-00-1010		0.20%	151,712	149,850
Internal Service Fund	180-00-1000		0.05%	287,411	295,867
<b>OPERATING ACCOUNTS</b>				<b>\$ 21,934,493</b>	<b>\$ 21,886,215</b>
GF Contingency Reserve MM 2487969	001-00-1031		0.20%	\$ 658,011	\$ 658,961
GF Contingency Reserve CD Prosperity	001-00-1039	4/26/2025	0.55%	230,570	230,570
GF Contingency Reserve CD 674907	001-00-1043	7/13/2025	0.45%	228,738	229,427
<b>CONTINGENCY RESERVE</b>				<b>\$ 1,117,319</b>	<b>\$ 1,118,958</b>
* GF Equipment Replacement MM 2376237	001-00-1032		0.20%	\$ 205,354	\$ 206,171
* GF Equipment Replacement CD 719706	001-00-1033	7/6/2025	0.45%	\$ 68,739	\$ 68,946
* General Storm Recovery Pooled Cash	201-00-1000		0.05%	738,879	740,256
<b>EQUIPMENT REPLACEMENT RESERVES</b>				<b>\$ 1,012,972</b>	<b>\$ 1,015,373</b>
* Hotel Occupancy Tax	050-00-1000			336,757	332,385
* Police Grant Fund	320-00-1000			4,970	4,780
* Fire Grant Fund	324-00-1000			161,634	161,935
* Library Grant Fund	342-00-1000			1,500	1,132
* Beautification Board - KSB	432-00-1000			5,745	5,756
* Library Restricted for Building Expansion	442-00-1000			48,041	48,130
* Library Building Expansion CD 702994	442-00-1035	1/22/2026	0.45%	55,242	55,409
* Parkland Dedication Fund	450-00-1000			108,581	108,783
* Roadway Impact Fee Fund	451-00-1000			1,848,736	2,348,313
* Court Security Restricted Fund	470-00-1000			21,078	21,417
* Court Technology Restricted Fund	471-00-1000			2,974	3,240
* Youth Diversion Fund	472-00-1000			18,300	18,725
* Child Safety Fee Fund	475-00-1000			98,234	98,407
* Forfeited Property Fund	480-00-1000			3,647	3,654
* Police Donations	620-00-1000			288	288
* Fire Donations	624-00-1000			21,952	21,993
* Banner Account for Parks	632-00-1000			16,377	16,407
* Library Donations	642-00-1000			7,805	7,819
<b>OTHER</b>				<b>\$ 2,761,861</b>	<b>\$ 3,258,573</b>
<b>TOTAL CASH AND INVESTMENTS</b>				<b>\$ 26,826,645</b>	<b>\$ 27,279,119</b>
<b>TOTAL UNRESTRICTED</b>				<b>\$ 23,051,812</b>	<b>\$ 23,005,173</b>

\*Restricted Funds

**ENTERPRISE FUND  
CASH AND INVESTMENTS  
March 31, 2025**

Name	Acct. #	Maturity	Yield	Prior Period	Current Balance
Pooled Cash	008-00-1000		0.05%	\$ 6,552,034	\$ 8,011,000
<b>OPERATING ACCOUNTS</b>				<b>\$ 6,552,034</b>	<b>\$ 8,011,000</b>
* Pooled Cash	008-00-1000		0.05%	\$ 183,635	\$ 192,815
* Water Deposit CD 2375850	008-00-1041	1/3/2026	0.45%	300,966	300,966
<b>WATER DEPOSIT REFUND ACCOUNTS</b>				<b>\$ 484,601</b>	<b>\$ 493,781</b>
* Combined EF Debt Service MM 2376113	008-00-1039		0.20%	349,753	350,421
<b>BOND FUNDS</b>				<b>\$ 349,753</b>	<b>\$ 350,421</b>
EF Contingency Reserve MM 2809753	008-00-1012		0.20%	\$ 656,385	\$ 657,333
EF Contingency Reserve CD 787860	008-00-1014	2/14/2026	0.45%	340,322	341,284
EF Reserve CD 642541	008-00-1040	9/25/2025	0.45%	114,007	114,387
<b>CONTINGENCY RESERVES</b>				<b>\$ 1,110,714</b>	<b>\$ 1,113,004</b>
* EF Storm Recovery MM	208-00-1033		0.20%	\$ 986,147	\$ 987,571
* EF Equipment Replacement MM 2376202	008-00-1034		0.20%	158,530	159,190
<b>OTHER</b>				<b>\$ 1,144,677</b>	<b>\$ 1,146,761</b>
<b>TOTAL CASH AND INVESTMENTS</b>				<b>\$ 9,641,779</b>	<b>\$ 11,114,967</b>
<b>TOTAL UNRESTRICTED</b>				<b>\$ 7,662,748</b>	<b>\$ 9,124,004</b>

\*Restricted Funds

**DEBT SERVICE & CAPITAL PROJECTS  
CASH AND INVESTMENTS  
March 31, 2025**

Item 7.

**DEBT SERVICE FUND**

Name	Acct. #	Maturity	Yield	Prior Period	Current Balance
* Pooled Cash	003-00-1000		0.05%	\$ 1,061,811	\$ 992,849
* DSF Money Market 2376105	003-00-1010		0.20%	63,392	63,760
<b>TOTAL RESTRICTED</b>				<b>\$ 1,125,203</b>	<b>\$ 1,056,609</b>

**GENERAL CAPITAL PROJECTS FUND**

Name	Acct. #	Maturity	Yield	Prior Period	Current
* Pooled Cash	004-00-1000		0.05%	\$ 1,281,157	\$ 1,321,644
* 2023C Tax Bond Proceeds	004-00-1014		0.05%	124,773	125,011
<b>TOTAL RESTRICTED</b>				<b>\$ 1,405,930</b>	<b>\$ 1,446,655</b>

**ENTERPRISE CAPITAL PROJECTS FUND**

Name	Acct. #	Maturity	Yield	Prior Period	Current Balance
* Pooled Cash	840-00-1000		0.05%	\$ 55,204	\$ 178,934
* 2023B Bond Proceeds	840-00-1014		0.20%	1,486,123	1,488,963
* Sewer Capital Improvements MM-10% Rev	840-00-1020		0.20%	1,694,101	1,696,547
* Water Capital Reserve MM 2376156 Tap Fees	840-00-1037		0.20%	1,123,990	493,873
* Sewer Capital Reserve MM 2380226 Tap Fees	840-00-1038		0.20%	1,966,909	1,428,748
<b>TOTAL RESTRICTED</b>				<b>\$ 6,326,327</b>	<b>\$ 5,287,065</b>

*\*Restricted Funds*

**4A & 4B FUNDS**  
**CASH AND INVESTMENTS**  
**March 31, 2025**

**General**

Name	Acct. #	Maturity	Yield	Prior Period	Current Balance
* Pooled Cash	41-00-1000		0.05%	\$ 3,600,213	\$ 3,659,729
* Cash NOW 900020693 Prosperity	41-00-1010		0.05%	333,275	333,317
* 4A MM 902551273 Prosperity	41-00-1012		0.20%	2,096,696	2,101,521
* Sanger TX Ind Corp CD 486639	41-00-1013	11/2/2025	0.25%	100,967	101,200
<b>TOTAL CASH AND INVESTMENTS</b>				<b>\$ 6,131,151</b>	<b>\$ 6,195,767</b>

**4B FUND**

Name	Acct. #	Maturity	Yield	Prior Period	Current Balance
* Pooled Cash	42-00-1000		0.05%	\$ 2,499,668	\$ 2,506,990
* Cash MM 2379694	42-00-1010		0.05%	211,523	211,927
* 4B CD 653500	42-00-1013	4/3/2025	0.45%	23,500	23,571
* 4B CD 659924	42-00-1014	11/12/2025	0.45%	23,313	23,383
* 4B CD 664243	42-00-1015	6/5/2025	0.45%	23,340	23,410
* 4B CD 673277	42-00-1016	7/9/2025	0.45%	23,409	23,479
* 4B CD 686115	42-00-1017	8/4/2025	0.45%	23,412	23,483
* 4B CD 689521	42-00-1018	9/11/2025	0.45%	23,392	23,463
* 4B CD 694371	42-00-1019	11/14/2025	0.45%	23,410	23,481
* 4B CD 697230	42-00-1020	11/17/2025	0.45%	23,469	23,540
* 4B CD 699934	42-00-1021	12/18/2025	0.45%	23,315	23,385
* 4B CD 702285	42-00-1022	1/31/2026	0.45%	23,041	23,110
* 4B CD 706078	42-00-1023	2/19/2026	0.45%	23,121	23,186
* 4B CD 720097	42-00-1024	2/9/2026	0.45%	22,999	23,064
* 4B CD 720119	42-00-1025	11/9/2025	0.45%	22,957	23,026
<b>TOTAL CASH AND INVESTMENTS</b>				<b>\$ 3,013,869</b>	<b>\$ 3,022,498</b>

*\*Restricted Funds*

**CITY OF SANGER, TEXAS**  
**CASH AND INVESTMENTS**  
**March 31, 2025**

The Monthly Investment Report is in full compliance with the objectives, restrictions, and strategies as set forth in the City of Sanger's Investment Policy and Texas Government Code 2256.023, the Public Funds Investment Act (PFIA).

The City only invests in Money Market accounts and Certificates of Deposit. Interest is paid monthly on all accounts. Therefore, book value and market value are the same and the City does not have accrued interest on its investments.

**Ethics Disclosure and Conflicts of Interest**

In accordance with the PFIA, investment officers are required to file a disclosure statement with the Texas Ethics Commission and the governing body if:

- a. the officer has a business relationship with a business organization offering to engage in an investment transaction with the City (as defined in 2256.005 (i) (1-3); or
- b. the officer is related within the second degree by affinity or consanguinity, as determined under Chapter 573 of the Texas Government Code, to an individual seeking to transact investment business with the entity. PFIA 2256.005 (i).



**Clayton Gray**  
Finance Director



**John Noblitt**  
City Manager