



DATE: 12/23/24

1st REVIEW COMMENTS – Final Plat – Chapman Crossing

The request is for a Final Plat of Chapman Crossing, being approximately 68.209 acres in the H TIERWESTER SURVEY, ABSTRACT NO. 1241, prepared by MMA, INC., submitted on 1/15/25. 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. Provide the accurate location of the subdivision in reference to the deed records of the county which shall include volume and page of deed of the property to be divided.
2. Property owner information does not match Denton Central Appraisal District record. Provide information related to the purchase.
3. Plat states 11 HOA/Open space lots. I only find 8.
4. Title Block needs date of preparation.

Informational Comments

1. The property is within the City of Sanger.
2. The Final Plat will be scheduled for Planning and Zoning (P&Z) Commission meeting on Monday, February 10, 2025, and the City Council meeting on Monday, March 3, 2025.