



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: **Rising Star Corner Addition - Review #1**

Dear Ms. Hammonds,

Halff was requested by the City of Sanger to review the Minor Plat for Rising Star Corner Addition. The submittal was prepared by Data Point Surveying and Mapping and was received February 12, 2025.

We have completed our review and offer the following comments:

Please address comments on attached markups and provide annotated responses on markups. Please note, not all comments are written on letter since some comments are easier to show and explain on the markups. Please annotate markup with responses.

Minor Plat Comments

1. Provide Closure Report that matches acreage
2. Clearly show name and addresses of the owner, subdivider, engineer, and surveyor on the plat per § 10.104(d)(10)(L)
3. Show centerline of existing streets. Dimensions from centerline to edges of existing and proposed right-of-way on both sides of the centerline per § 10.104(d)(10)(H)(iv)
4. Show the City limit lines per ordinance 10.104(c)(10).
5. Provide lot/block/subdivision of property per § 10.104(d)(10)(W)
6. Please review and revise the sanitary sewer alignment on southeast portion of property.
7. Download BLE data (housed on the usgs website I noted) for existing BFEs.
8. Analyzing proposed fill does not cause negative impact to existing BFEs. We need this ensure no negative impacts for City since they will have to sign FEMA forms as well.

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



Sincerely,

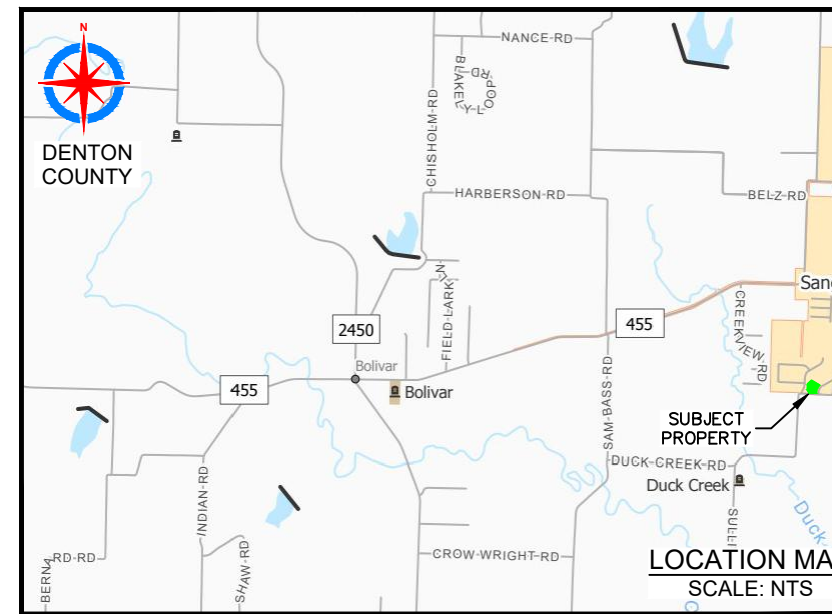
A handwritten signature in blue ink, appearing to read "Samson Lotigo", with a horizontal line drawn across the bottom of the signature.

Samson Lotigo, PE

HALFF

Firm No. 0312

Attachments: Plat markups



LEGAL DESCRIPTION

BEING 1.466 acres of land, situated in the Henry Tierwester Survey, Abstract No. 1241, City of Sanger, Denton County, Texas, being all of a called 1.465 acre tract described in a deed to Deborah K. Scoggins as recorded in Document No. 2024-21624, Official Records, Denton County, Texas, (O.R.D.C.T.) said 1.4650 acre tract more fully described by Metes and Bounds as follows;

BEGINNING at a 1/2" yellow capped iron rod stamped (5190) found for the southeast corner of said 1.465 acre tract at the intersection of the west right-of-way line of Rising Star Lane (60' R.O.W. - Plat Cabinet B, Slide 37, P.R.D.C.T.) and the north right of way line of Duck Creek Road (no dedication documents found); from which a 1/2" red capped iron rod found for the southwest corner of Lot 6, Block A, Indian Springs Estates Phase One, an addition to the City of Sanger, Denton County, Texas as recorded in Plat Cab. B, Slide 37, Plat Records, Denton County, Texas bears S 87°37'51" E, a distance of 60.35 feet for reference;

N 87°37'51" W, along the south line of said 1.465 acre tract and said north right-of-way line, passing at a distance of 135.04 feet a 1/2" yellow capped iron rod stamped (DATAPOINT #10194585) set for reference, continuing along said course for a total distance of 175.04 feet to a 1/2" yellow capped iron rod stamped (DATAPOINT #10194585) set for the southwest corner of said 1.465 acre tract, for the southeast corner of a called 3.998 acre tract described as Ina Grace Holt Park, part of the Indian Springs Estates Phase Two as recorded in Plat Cabinet F, Slide 192, P.R.D.C.T., and in a creek;

THENCE along the common boundary line of said 1.465 acre tract and said 3.998 acre tract, generally along said creek the following three (3) courses and distances:

- 1.) **N 21°36'29" W**, a distance of **113.12 feet** to a 1/2" iron rod found;
- 2.) **N 12°24'49" E**, a distance of **149.09 feet** to a 1/2" yellow capped iron rod stamped (DATAPOINT #10194585) set, from which a 1/2" iron rod found bears N 56°09'53" W, a distance of 0.91 feet for reference;
- 3.) **N 42°56'48" E**, a distance of **96.80 feet** to a 1/2" yellow capped iron rod stamped (DATAPOINT #10194585) set for the north corner of said 1.465 acre tract, and for the west corner of a called 0.723 acre tract described in a deed to Jacky G. Richardson as recorded in Document No. 1995-49896, O.R.D.C.T., and in said creek;

THENCE S 61°28'15" E, along the northeast line of said 1.465 acre tract and the southwest line of said 0.723 acre tract, passing at a distance of 10.00 feet a 1/2" yellow capped iron rod stamped (5190) found for reference, continuing along said course for a total distance of **225.72 feet** to a 1/2" iron rod found for the northeast corner of said 1.465 acre tract, for the southeast corner of said 0.723 acre tract, and in said west right-of-way line of Rising Star Lane at the beginning of a non-tangent curve to the left;

THENCE southwesterly along said non-tangent curve to the left and said west right of way line of Rising Star Lane, having a radius of **259.98 feet**, a delta angle of **43°38'14"**, a chord bearing and distance of **S 23°51'11" W, 193.26 feet**, through an arc distance of **198.01 feet** to a 1/2" yellow capped iron rod stamped (DATAPOINT #10194585) set;

THENCE S 02°02'11" W, along the east line of said 1.465 acre tract and said west right-of-way line, a distance of **44.34 feet** to the **POINT OF BEGINNING**, containing **63,815 Square Feet** and/or 1.466 acres of land, more or less.

SURVEY NOTES:

- 1. ALL LOTS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE ZONING DISTRICT.
- 2. THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND THE APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES DUE.
- 3. ALL COMMON AREAS, DRAINAGE EASEMENTS, AND DETENTION FACILITIES WILL BE CONSTRUCTED AND MAINTAINED BY THE HOA/PLA. ANY COMMON AREA WITHIN THE CITY'S RIGHT-OF-WAY WILL REQUIRE A FACILITIES AGREEMENT, TO BE REVIEWED AND APPROVED BY THE CITY.
- 4. NOTICE - SELLING A PORTION OF THIS BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- 5. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS, IF ANY, ON THIS PROPERTY.
- 6. MINIMUM FINISHED FLOOR ELEVATIONS ARE AT LEAST 2 FEET ABOVE THE 100 YEAR FLOOD PLAN.
- 7. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP NO. 48122C02G, EFFECTIVE DATE APRIL 18, 2011, A PORTION OF THIS PROPERTY APPEARS TO LIE IN ZONE "A" AND IS LOCATED WITHIN A 100-YEAR FLOODPLAIN, THE REMAINING PORTION OF THIS PROPERTY APPEARS TO LIE IN ZONE "X" AND IS NOT LOCATED WITHIN A 100-YEAR FLOODPLAIN.
- 8. THE PURPOSE OF THIS PLAT IS FOR RESIDENTIAL DEVELOPMENT.
- 9. ALL COORDINATES AND BEARINGS CONTAINED HEREIN ARE GRID (U.S. SURVEY FEET), BASED UPON THE TEXAS STATE PLANE COORDINATES SYSTEM, NORTH AMERICAN DATUM 83, NORTH CENTRAL ZONE (4202), NAVD 88.
- 10. ALL DIMENSIONS SHOWN HEREIN ARE GRID BASED UPON AN ON THE GROUND SURVEY PERFORMED OCTOBER 29, 2024.
- 11. ELEVATIONS WERE DERIVED FROM NORTH AMERICAN VERTICAL DATUM 88 (NAVD 88) G.N.S.S. OBSERVATION AND DERIVED FROM SAID ON-THE-GROUND SURVEY.

UTILITY PROVIDERS

- TELEPHONE - INTERNET - CATV**
OPTIMUM (WWW.OPTIMUM.COM) (1-888-757-2974)
TELEPHONE - INTERNET
BRIGHTSPEED (WWW.BRIGHTSPEEDPLANS.COM) (1-833-682-2786)
TELEPHONE - INTERNET - CATV
NORTEX COMMUNICATIONS (WWW.NORTEX.COM) 205 N. WALNUT ST MUEENSTER, TX 76252 (940-799-2251)
ELECTRIC
COSERV ELECTRIC (WWW.COSERV.COM) 7701 S. STEMMONS CORINTH, TX 76210 (940-270-6801)
WATER - SANITARY SEWER
CITY OF LAREDO PUBLIC WORKS 902 ELM ST. SANGER, TX 76266 (WWW.SANGERTXAS.ORG) (940-458-7930)
NATURAL GAS
ATMOS ENERGY MIDTEX 106 N. BRADSHAW ST. DENTON, TX. 76205 (WWW.ATMOSENERGY.COM) (940-458-7702)

ABBREVIATIONS

- IRF IRON ROD FOUND
- CIRS CAPPED IRON ROD SET
- N.C.B. NEW CITY BLOCK
- O.P.R. OFFICIAL PUBLIC RECORDS
- D.P.R. DEED AND PLAT RECORDS
- D.C.T. DENTON COUNTY TEXAS
- DOC. DOCUMENT NUMBER
- VOL VOLUME
- PG PAGE
- R.O.W. RIGHT-OF-WAY
- GAS (G) GAS
- ELEC (E) ELECTRIC
- TELE (T) TELEPHONE
- CATV (TV) CABLE TELEVISION
- ESMT EASEMENT

FLOOD ZONE LEGEND

- ZONE A NO BASE FLOOD ELEVATIONS DETERMINED.
- ZONE AE BASE FLOOD ELEVATIONS DETERMINED.
- ZONE X AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL (SHADED) CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
- ZONE X AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- FLOODWAY THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS.

STATE OF TEXAS COUNTY OF

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

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

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

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

_____, Owner

_____, Title and Company (if applicable)

STATE OF TEXAS COUNTY OF

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

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

Notary Public in and for the State of Texas

Type or Print Notary's Name

My Commission Expires _____

Approved and Accepted

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

Mayor City of Sanger, TX Date

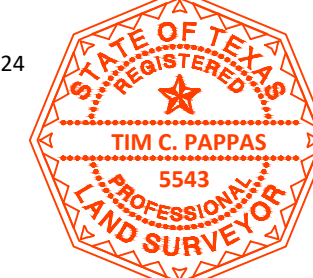
Attested by
City Secretary City of Sanger, TX Date

Approved for Preparation of Final Plat
City of Sanger, TX Planning & Zoning Commission Date

STATE OF TEXAS COUNTY OF DENTON

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

_____, NOVEMBER 13, 2024
TIM C. PAPPAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543



MINOR PLAT LOT 1, BLOCK 1 RISING STAR CORNER ADDITION

BEING 1.466 ACRES OF LAND, SITUATED IN THE HENRY TIERWESTER SURVEY, ABSTRACT NO. 1241, CITY OF SANGER, DENTON COUNTY, TEXAS, BEING ALL OF A CALLED 1.465 ACRE TRACT DESCRIBED IN A DEED TO DEBORAH K. SCOGGINS AS RECORDED IN DOCUMENT NO. 2024-21624, OFFICIAL RECORDS, DENTON COUNTY, TEXAS.

PLAT PREPARED: NOVEMBER 13, 2024



12450 Network Blvd. • Suite 155 San Antonio, TX 78249 Phone: 727-774-4240 Fm No. 10194585

DRAWN BY: NW DATE: 11/13/2024 REV: 0
CHECKED BY: ZMPT DATE: 11/13/2024
PROJECT #: 24-10-4910 SHEET 1 OF 1

DEBORAH K. SCOGGINS 501 RISING STAR LANE SANGER, TX. 76266



Base Flood Elevations (BFEs) will need to be determined in order to:
1) Support FF the existing BFE. USGS BFE Viewer (https://webapps.usgs.gov/nfrm/estbfe/) can be utilized. Data may need to be downloaded.
2) Analyzing proposed fill does not cause a negative impact to existing BFEs. Please submit hydraulic model analyzing existing and proposed conditions. Please note this is for City ordinance review.

Provide lot/block/subdivision of property

1. Provide Closure Report that matches acreage
2. Clearly show name and addresses of the owner, subdivision, engineer, and surveyor on the plat.

8. Show the City limit lines per ordinance 10.104(c)(10).

Show centerline of existing streets. Dimensions from centerline to edges of existing and proposed right-of-way on both sides of the centerline.

label this property if easement

label this property if easement

does this sanitary sewer connect to the line through Duck Creek Road?