



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 2nd 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 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.