

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: Guay Addition Minor Plat - Review #1

Dear Ms. Hammonds,

Halff was requested by the City of Sanger to review the <u>Minor Plat</u> for Guay Addition. The submittal was prepared by All American Surveying and was received on 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 Replat Comments

- 1. Provide Closure Report that matches acreage
- 2. Marion Road is a minor arterial requiring a minimum of 80' of ROW per the master thoroughfare plan. Dedicate an additional 10' of ROW.

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

Sincerely,

Samson Lotigo, PE HALFF Firm No. 0312 Attachments: Plat markups



WHEREAS MARIO R. GUAY IS THE OWNER OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE REUBEN BEBEE. ABSTRACT NUMBER 29, DENTON COUNTY, TEXAS AND BEING ALL OF A CALLED 2.85 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO MARIO R. GUAY AS RECORDED IN DOCUMENT NUMBER 2002-120333 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR CORNER IN THE EAST LINE OF A CALLED 4.975 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO KEVIN M. KELLY AND ANITA S. KELLY AS RECORDED IN DOCUMENT NUMBER 2005-63773 OF SAID REAL PROPERTY RECORDS, AT THE NORTHWEST CORNER OF SAID 2.85 ACRE TRACT, COMMON TO THE SOUTHWEST CORNER OF A CALLED 2.14 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO PERLA LOPEZ AS RECORDED IN DOCUMENT NUMBER 2022-92237 OF SAID REAL PROPERTY RECORDS;

THENCE SOUTH 88 DEGREES 34 MINUTES 41 SECONDS EAST, WITH THE NORTH LINE OF SAID 2.85 ACRE TRACT AND SOUTH LINE OF SAID 2.14 ACRE TRACT, A DISTANCE OF 401.69 FEET TO A PK NAIL FOUND FOR CORNER IN OR NEAR THE CENTER OF A ROAD UNDER APPARENT PUBLIC USE POSTED AS MARION ROAD, AT THE NORTHEAST CORNER OF SAID 2.85 ACRE TRACT COMMON TO THE SOUTHEAST CORNER OF SAID 2.14 ACRE TRACT;

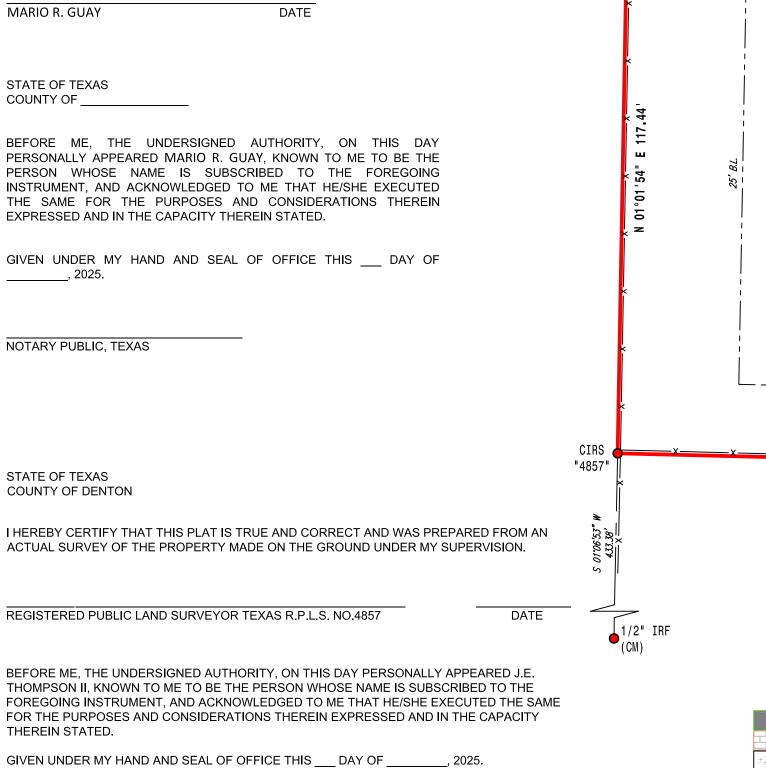
THENCE SOUTH 01 DEGREES 12 MINUTES 10 SECONDS WEST, ALONG THE CENTER OF SAID MARION ROAD AND WITH THE EAST LINE OF SAID 2.85 ACRE TRACT, A DISTANCE OF 310.00 FEET TO A PK NAIL SET FOR CORNER, AT THE SOUTHEAST CORNER OF SAID 2.85 ACRE TRACT;

THENCE NORTH 88 DEGREES 34 MINUTES 41 SECONDS WEST, WITH THE SOUTH LINE OF SAID 2.85 ACRE TRACT, A DISTANCE OF 400.76 FEET TO A CAPPED IRON ROD SET (LABELED 4857 TYPICAL) FOR CORNER IN THE EAST LINE OF SAID 4.975 ACRE TRACT AND AT THE SOUTHWEST CORNER OF SAID 2.85 ACRE TRACT;

THENCE NORTH 01 DEGREES 01 MINUTES 54 SECONDS EAST, WITH THE WEST LINE OF SAID 2.85 ACRE TRACT AND THE EAST LINE OF SAID 4.975 ACRE TRACT, A DISTANCE OF 310.01 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.855 ACRES OF LAND, MORE OR LESS.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, MARIO R. GUAY, DOES HEREBY ADOPT THIS PLAY DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS GUAY ADDITION, AN ADDITION IN THE ETJ OF THE CITY OF SANGER, DENTON COUNTY, 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.



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

