



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: **Corrida Estates Minor Replat - Review #1**

Dear Ms. Hammonds,

Halff was requested by the City of Sanger to review the Minor Replat for Corrida Estates. 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. 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)

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", written over a horizontal line.

Samson Lotigo, PE

**HALFF**

Firm No. 0312

Attachments: Plat markups

OWNERS DEDICATION:

WHEREAS DERRYL W. MILBURN AND JUDY R. MILBURN ARE THE OWNERS OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE B.F. LYNCH, ABSTRACT NUMBER 725, DENTON COUNTY, TEXAS AND BEING ALL OF LOT 13, BLOCK 1 OF CORRIDA ESTATES AS SHOWN ON THE PLAT THEREOF RECORDED IN CABINET G, PAGE 192 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE TRACT BEING DESCRIBED HEREIN, AT A 1/2" IRON ROD FOUND FOR CORNER IN THE EAST RIGHT-OF-WAY LINE OF CORRIDA LANE, AND AT THE NORTHWEST CORNER OF SAID LOT 13;

THENCE SOUTH 89 DEGREES 29 MINUTES 02 SECONDS EAST, WITH THE NORTH LINE OF SAID LOT 13, A DISTANCE OF 356.68 FEET TO A CAPPED IRON ROD SET (LABELED 4857 TYPICAL) FOR NORTHEAST CORNER OF SAID LOT 13;

THENCE SOUTH 00 DEGREES 43 MINUTES 19 SECONDS WEST, WITH THE EAST LINE OF SAID LOT 13, A DISTANCE OF 729.84 FEET TO A CAPPED IRON ROD SET FOR SOUTHEAST CORNER OF SAID LOT 13;

THENCE NORTH 89 DEGREES 24 MINUTES 53 SECONDS WEST, WITH THE SOUTH LINE OF SAID LOT 13, A DISTANCE OF 385.76 FEET TO A CAPPED IRON ROD SET FOR CORNER IN THE SAID EAST RIGHT-OF-WAY LINE AND AT THE SOUTHWEST CORNER OF SAID LOT 13;

THENCE WITH THE WEST LINE OF SAID LOT 13 AND SAID EAST RIGHT-OF-WAY LINE, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1. NORTH 00 DEGREES 37 MINUTES 46 SECONDS EAST A DISTANCE OF 677.32 FEET TO A CAPPED IRON ROD SET FOR CORNER;
2. A CURVE TO THE LEFT AN ARC LENGTH OF 63.13 FEET, A RADIUS OF 60.00 FEET, AND WHOSE CHORD BEARS NORTH 30 DEGREES 46 MINUTES 18 SECONDS EAST, WITH A CHORD LENGTH OF 60.26 FEET TO THE PLACE OF BEGINNING AND CONTAINING 6.445 ACRES OF LAND, MORE OR LESS.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WE, DERRYL W. MILBURN AND JUDY R. MILBURN, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS THE REPLAT OF LOT 13, BLOCK 1 OF CORRIDA ESTATES; AN ADDITION TO THE COUNTY OF DENTON, 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.

DERRYL W. MILBURN DATE

STATE OF TEXAS COUNTY OF

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DERRYL W. MILBURN, 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 2025.

NOTARY PUBLIC, TEXAS

JUDY R. MILBURN DATE

STATE OF TEXAS COUNTY OF

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JUDY R. MILBURN, 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 2025.

NOTARY PUBLIC, TEXAS

STANDARD NOTES:

- 1) FLOOD STATEMENT: I HAVE EXAMINED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR DENTON COUNTY, TEXAS, COMMUNITY NUMBER 480774, EFFECTIVE DATE 4-18-11 AND THAT MAP INDICATES THAT THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOOD PLAIN" AS SHOWN IN PANEL 0070 G OF SAID MAP. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
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) WATER SERVICE TO BE SUPPLIED BY "BOLIVAR WATER SUPPLY CORPORATION" CONTACT: (940) 458-3831; 4151 FM 455 W, SANGER, TX 76266.
4) ELECTRIC SERVICE TO BE PROVIDED BY COSEV, 701 S STEMMONS FWY, CORINTH, TX 76210.
5) SANITARY SEWER TO BE PROVIDED BY PRIVATE FACILITIES AS APPROVED BY THE DENTON COUNTY PUBLIC HEALTH DEPARTMENT.
6) ALL COMMON AREAS, DRAINAGE EASEMENTS, AND DETENTION FACILITIES WILL BE OWNED AND MAINTAINED BY THE HOA/POA. ANY COMMON AREA WITHIN THE CITY'S RIGHT-OF-WAY WILL REQUIRE A FACILITIES AGREEMENT, TO BE REVIEWED AND APPROVED BY THE CITY.
7) 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.
8) THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS, IF ANY, ON THIS PROPERTY.
9) MINIMUM FINISHED FLOOR ELEVATIONS ARE TO BE AT LEAST 2 FEET ABOVE THE 100 YEAR FLOOD PLAIN IF APPLICABLE.
10) THE PURPOSE OF THIS PLAT IS TO REPLAT LOT 13, BLOCK 1 OF CORRIDA ESTATES INTO TWO (2) LOTS.
11) BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM NAD 83 (GRID) NORTH CENTRAL TEXAS ZONE AND G.P.S. OBSERVATIONS. COORDINATES SHOWN ARE GRID.
12) THIS PROPERTY IS LOCATED WITHIN THE ETJ (EXTRA-TERRITORIAL JURISDICTION) OF THE CITY OF SANGER, DENTON COUNTY, TEXAS.

LEGEND

- PROPERTY CORNER MONUMENT
SURVEY CORNER
CONCRETE MONUMENT
BEARING BARS
CAPPED IRON ROD FOUND
CIRS = CAPPED 1/2" IRON ROD SET
PLATE CORNER POST
FENCE CORNER POST
WOOD FENCE
WOOD POST
WOOD PICKET
FRAY OR RED OAK
POINT OF BEGINNING
POINT OF BEGINNING
POINT OF BEGINNING
ROAD-OR-LINE
LIGHT POLE (LP)
CONTACT (CON)
UTILITY RISER (UR)
FIRE HYDRANT (FH)
WATER VALVE (WV)
WATER METER (WM)
SEWER MANHOLE (SM)
G.P. ANCHOR (GA)
ELECTRIC METER (EM)
GAS METER (GM)
GAS VALVE/REGULATOR
PRESSURE TANK (PT)
CLEANOUT (CO)
SEPTIC TANK LID, ETC. (SEPTIC)

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.

REGISTERED PUBLIC LAND SURVEYOR TEXAS R.P.L.S. NO.4857 DATE

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED J.E. THOMPSON II, 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

MY COMMISSION EXPIRES

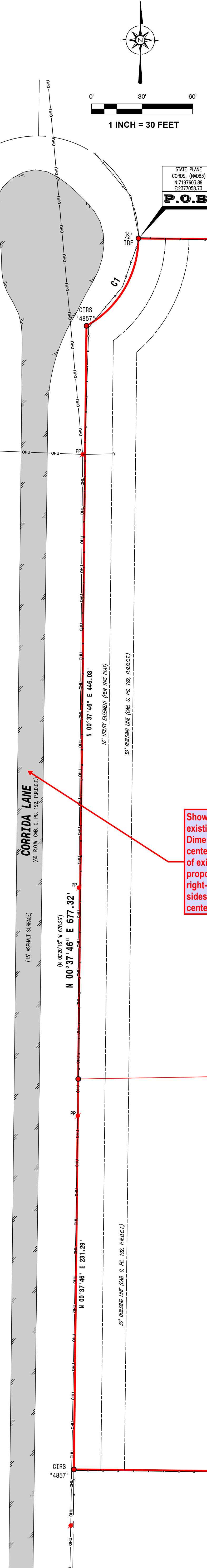
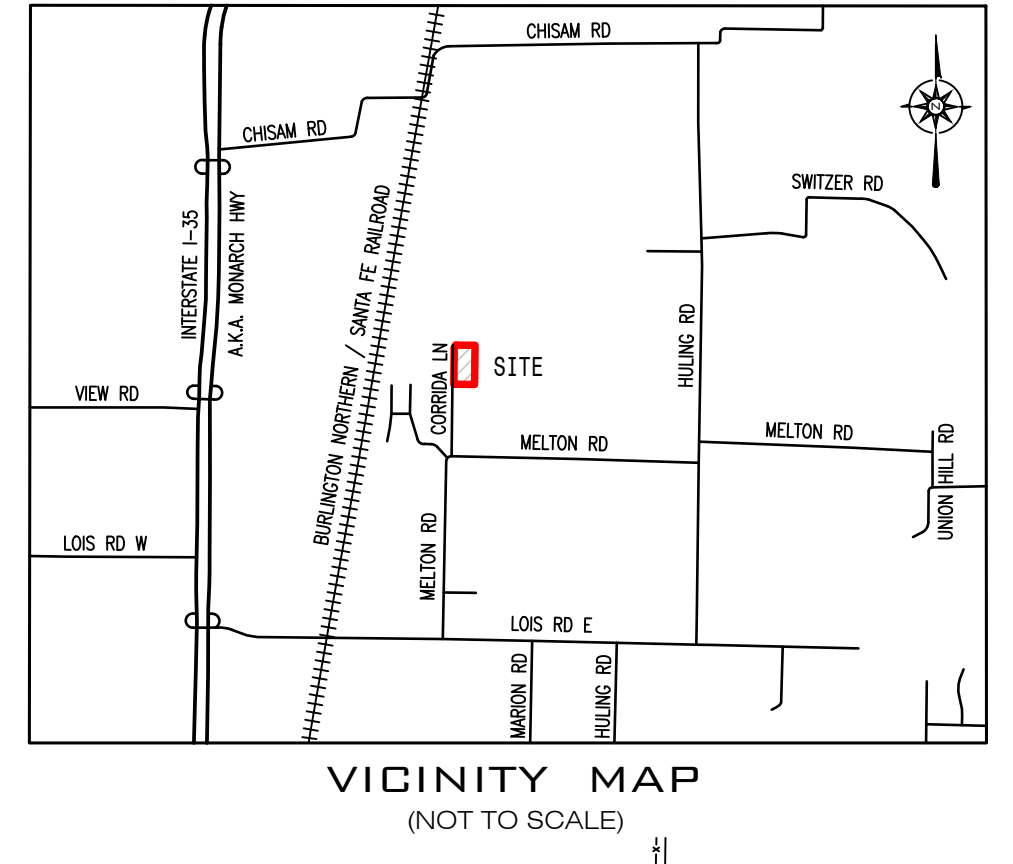


Table with columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING, DELTA ANGLE. Row 1: C1, 60.00', 63.13', 60.26', N 30°46'18" E, 60°17'01"

1. Provide closure report



DIONA DENARD STEPHENSON AND TRAMEN HOWE STEPHENSON R.P.D.C.T. DOC. NO. 2019-873 LOT 13, BLOCK 55B CROSS BAY RAMDA, PHASE 3 DOC. NO. 2018-2236-3 P.R.D.C.T.

(N 89°37'39" E 356.68') S 89°29'02" E 356.68'

LOT 13R-1 4.350 AC 189,490 SQ. FT.

6.445 ACRES (TOTAL)

LOT 13, BLOCK 1 CORRIDA ESTATES CAB. G, PG. 192 P.R.D.C.T.

LOT 13R-2 2.095 AC 91,274 SQ. FT.

(N 89°24'53" W 385.76') (S 89°34'06" W 386.31')

JOSE ESCOBILLA & ESTERITA MALDONADO ESTERITA ESCOBILLA R.P.D.C.T. DOC. NO. 2022-50221 LOT 14, BLOCK 1 CORRIDA ESTATES CAB. G, PG. 192 P.R.D.C.T.

UTILITY PROVIDERS:

- ELECTRIC: COSEV 7701 S STEMMONS FWY CORINTH, TX 76210 (940) 321-7800
WATER: BOLIVAR WATER SUPPLY CORPORATION 4151 F.M. 455 SANGER, TX, 76266 (940) 458-7050
SEWER: CITY OF SANGER (940) 458-2571 P.O. BOX 1729, SANGER, TX 76266

APPROVED AND ACCEPTED
CHAIRMAN, PLANNING & ZONING COMMISSION CITY OF SANGER
MAYOR CITY OF SANGER, TX
CITY SECRETARY CITY OF SANGER

MINOR REPLAT LOT 13, BLOCK 1 CORRIDA ESTATES BEING 6.445 ACRES IN THE B.F. LYNCH SURVEY, ABSTRACT NO. 725 ETJ OF THE CITY OF SANGER DENTON COUNTY, TEXAS

Table with columns: DRAWN BY, DATE, JOB NO, SCALE, PAGE: 1 OF 1

FOR PRELIMINARY REVIEW ONLY