



**DATE: 5/28/25**

**1<sup>st</sup> REVIEW COMMENTS – Minor Plat – Dhakal Karki Addition**

The request is for a Minor Plat of Dhakal Karki Addition, being approximately 1.375 acres of the A1241A TIERWESTER TR 239 and 291, prepared by Metroplex Surveying, Inc., submitted on 5/14/25. 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. Describe and locate all permanent survey monuments, pins, and control points and tie and reference the survey corners at two points to the Texas State Plan Coordinate System North Central Zone 1983-1999 datum. The Point of Beginning shall be clearly marked including the State Plan Coordinates, NAD 83.
2. An accurate location of at least two corners of the subdivision with reference to original corners of the original survey of which the subdivision is a part or an existing permanent monument to an approved and recorded plat or permanent markers established by and approved by the City Engineer.
3. Show centerline of existing streets. Dimensions from centerline to edges of existing and proposed right-of-way.
4. In Title Block show right-of-way acreage being dedicated.
5. Add all standard notations from checklist to plat.

**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, June 9, 2025, and the City Council meeting on Monday, July 7, 2025.