



June 26, 2024  
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: Elmore Addition Minor Plat -Review #1**

Dear Ms. Hammonds,

Halff was requested by the City of Sanger to review the Minor plat for the Belz Road Retail Addition development. The submittal was prepared by Eagle Surveying, LLC and is dated June 6, 2024. Plans to support the preliminary plat were prepared by Clay Moore Engineering and were received on June 17, 2024.

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**

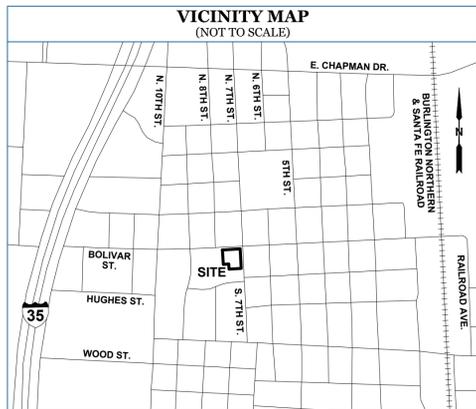
1. All lots are assigned the same number. Reconcile.
2. Provide building setback lines per section 52 of the Zoning Ordinance.
3. Match the approval block format per ordinance 10.104(d)(10)(X).
4. Remove note 12 as it is not applicable to this plat.

The Surveyor shall revise the plans in accordance with the above comments and/or provide a written response that addresses each comment. If you have any questions or need additional information, please do not hesitate to call me at (214) 937-3928.

Sincerely,

A handwritten signature in black ink, appearing to read "Jamie Akomer".

Jamie Akomer, PE, PMP  
**HALFF ASSOCIATES, INC.**  
Firm No. 0312  
Attachments: Plat markups



**GENERAL NOTES**

- The purpose of this plat is to create three lots of record.
- The subject property does not lie within a 100-year floodplain according to Community Panel No. 48121C0210G, dated April 18, 2011, of the National Flood Insurance Rate Maps for Denton County, Texas.
- The bearings and grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network, NAD 83(2011) State Plane Coordinate System (Texas North Central Zone - 4202).
- 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.
- All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- Water and Sanitary Sewer, are provided by the City of Sanger, PO Box 1729, Sanger, TX 76266, 940-458-2571. Electric Service is provided by Sanger Electric Utilities, 202 Railroad Ave., Sanger, TX 76266, 940-458-2064.
- All lots comply with the minimum size requirements of the zoning district.
- This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.
- This plat does not alter or remove existing deed restrictions, if any, on this property.
- Minimum finished floor elevations are at least 2 feet above the 100 year floodplain.
- This property is zoned SF-10.

**CERTIFICATE OF SURVEYOR**

STATE OF TEXAS §  
 COUNTY OF DENTON §

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey of the property made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Sanger, Denton County, Texas.

**PRELIMINARY**  
 this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

Matthew Raabe, R.P.L.S. # 6402 \_\_\_\_\_ Date

STATE OF TEXAS §  
 COUNTY OF DENTON §

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

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
 Notary Public in and for the State of Texas

**SURVEYOR**  
 Eagle Surveying, LLC  
 Contact: Brad Eubanks  
 222 S. Elm Street, Suite: 200  
 Denton, TX 76201  
 (940) 222-3009

**OWNER**  
 Isaac James Elmore &  
 Lauren Addington-Elmore  
 217 N. 7th Street  
 Sanger, TX 76266

Project: 2403.004  
 Date: 06/03/2024  
 Drafter: DJJ

**EAGLE SURVEYING**  
**EAGLE SURVEYING, LLC**  
 222 S. Elm Street, Suite: 200  
 Denton, TX 76201  
 (940) 222-3009  
 TX Firm #10194177

**LEGEND**

PG	= PAGE
VOL	= VOLUME
POB	= POINT OF BEGINNING
IRF	= IRON ROD FOUND
CIRF	= CAPPED IRON ROD FOUND
CIRS	= CAPPED IRON ROD SET
D.R.D.C.T.	= DEED RECORDS, DENTON COUNTY, TEXAS
O.R.D.C.T.	= OFFICIAL RECORDS, DENTON COUNTY, TEXAS
DOC. NO.	= DOCUMENT NUMBER
—	= PLAT BOUNDARY
- - - - -	= ADJOINER BOUNDARY



Remove. Not applicable Per note 2

All lots are assigned the same number

Provide building setback lines per section 52 of the Zoning Ordinance

Match the approval block format per ordinance 10.104(d)(10)(X)

**APPROVED AND ACCEPTED**

CITY OF SANGER  
 DENTON COUNTY, TEXAS

John Noblitt, City Manager \_\_\_\_\_ Date \_\_\_\_\_  
 City of Sanger, Texas

Ramie Hammonds \_\_\_\_\_ Date \_\_\_\_\_  
 Director of Development Services,  
 City of Sanger, Texas

**ATTEST:**

Kelly Edwards, City Secretary \_\_\_\_\_ Date \_\_\_\_\_  
 City of Sanger, Texas

**OWNER'S CERTIFICATE & DEDICATION**

STATE OF TEXAS §  
 COUNTY OF DENTON §

WE, **ISAAC JAMES ELMORE** and **LAUREN ADDINGTON-ELMORE**, the undersigned, are the owners of the land shown on this plat within the area described by metes and bounds, as follows:

**BEING** a 0.648 acre tract of land situated in the Reuben Bebee Survey, Abstract Number 29, City of Sanger, Denton County, Texas, and being all of a called 0.648 of an acre tract of land conveyed to Isaac James Elmore and wife, Lauren Addington-Elmore, by warranty deed with vendor's lien of record in Document Number 2023-23004 of the Official Records of Denton County, Texas, and being more particularly described by metes & bounds as follows:

**BEGINNING** at a 1/2-inch iron rod found in the South right-of-way line of Bolivar Street, being the Northwest corner of said Elmore tract, also being the Northeast corner of a tract of land conveyed to Tyce Simmons by warranty deed with vendor's lien of record in Volume 1542, Page 823 of the Real Property Records of Denton County, Texas, from which a 1/2-inch iron rod found in said South right-of-way line, being the Northwest corner of said Simmons tract, also being the Northeast corner of a called 0.50 acre tract of land conveyed to Uriel Ramirez Garcia and Rosa Mercedes Peres Rios by warranty deed of record in Document Number 2019-159563 of said Official Records bears S86°20'41"W, 79.00 feet;

**THENCE**, N86°20'41"E, along the South right-of-way line of Bolivar Street, being the common North line of said Elmore tract, a distance of 168.06 feet to a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" set at the Southwest intersection of Bolivar Street and N. 7<sup>th</sup> Street, being the Northeast corner of said Elmore tract;

**THENCE**, S02°55'41"E, along the West right-of-way line of N. 7<sup>th</sup> Street, being the common East line of said Elmore tract, a distance of 184.06 feet to a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" set in said West right-of-way line, being the Southeast corner of said Elmore tract, also being the Easterly Northeast corner of a called 0.367 acre tract of land conveyed to Kevin Willis and Cala Willis by general warranty deed with vendor's lien of record in Document Number 2022-106417 of said Official Records, from which a 1/2-inch iron rod found at the Northwest intersection of N. 7<sup>th</sup> Street and Cherry Street, being the Southeast corner of said Willis tract bears S02°55'41"E, a distance of 99.90 feet;

**THENCE**, S86°18'58"W, along the South line of said Elmore tract, being the common North line of said Willis tract, a distance of 114.86 feet to a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" set at a re-entrant corner of said Willis tract, being the common Southerly Southwest corner of said Elmore tract;

**THENCE**, N02°44'07"W, along the West line of said Elmore tract, being the common East line of said Willis tract, a distance of 48.72 feet to a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" set at a re-entrant corner of said Elmore tract, being the Northerly Northeast corner of said Willis tract;

**THENCE**, S85°40'09"W, along the South line of said Elmore tract, being the common North line of said Willis tract and a called 0.37 acre tract of land conveyed to Seth A. Singleton and Brandy M. Singleton by warranty deed with vendor's lien of record in Document Number 2023-135860 of said Official Records, a distance of 51.64 feet to a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" set in the North line of said Singleton tract, being the Westerly Southwest corner of said Elmore tract, also being the Southeast corner of said Simmons tract, from which a bent 1/2-inch iron rod found for reference bears S60°40'43"W, a distance of 1.19 feet;

**THENCE**, N03°39'19"W, along the West line of said Elmore tract, being the common East line of said Simmons tract, a distance of 136.00 feet to the **POINT OF BEGINNING**, and containing an area of 0.648 acres, or 28,240 square feet of land, more or less.

**NOW THEREFORE KNOW ALL PERSONS BY THESE PRESENTS:**

THAT **ISAAC JAMES ELMORE** and **LAUREN ADDINGTON-ELMORE**, does hereby adopt this plat designating the hereinabove described property as **ELMORE ADDITION** 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 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 \_\_\_\_\_, 2024.

**ISAAC JAMES ELMORE**  
 BY: \_\_\_\_\_ Date \_\_\_\_\_  
 Signature \_\_\_\_\_

STATE OF TEXAS §  
 COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority, on this day personally appeared **ISAAC JAMES ELMORE**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
 Notary Public in and for the State of Texas

**LAUREN ADDINGTON-ELMORE**  
 BY: \_\_\_\_\_ Date \_\_\_\_\_  
 Signature \_\_\_\_\_

STATE OF TEXAS §  
 COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority, on this day personally appeared **LAUREN ADDINGTON-ELMORE**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
 Notary Public in and for the State of Texas

**MINOR PLAT  
 ELMORE ADDITION  
 LOT 1, BLOCK A  
 0.648 ACRES  
 3 LOT**

BEING ALL OF A CALLED 0.648 ACRE TRACT OF LAND CONVEYED TO ISAAC JAMES ELMORE AND WIFE, LAUREN ADDINGTON-ELMORE, RECORDED IN DOCUMENT NUMBER 2023-23004, O.R.D.C.T. SITUATED IN THE REUBEN BEBEE SURVEY, ABSTRACT No. 29, CITY OF SANGER, DENTON COUNTY, TEXAS

DATE OF PREPARATION: 06/03/2024