



July 29, 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: Sanger Business Addition Preliminary Plat -Review #1

Dear Ms. Hammonds,

Halff was requested by the City of Sanger to review the Preliminary Plat for Sanger Business Addition. The submittal was prepared by Eagle Surveying and was received July 18, 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. Please address all flood study comments provided in a separate letter.

Preliminary Plat Comments

1. Reconcile discrepancies between the plat map and metes and bound description.
2. Revise the preliminary plat approval block to match formatting outline in ordinance 10.104(c)(16).
3. Show building setbacks per ordinance 10.104(c)(11)(G).
4. Per ordinance dimension the ROW and show width from the Centerline.
5. Per ordinance 10.104(c)(14) Submittals for preliminary plats shall include plans, documents, and information adequate for the review of the provision of public improvements to the properties involved. This includes but is not limited to streets, water service, wastewater service, 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", written in a cursive style.

Jamie Akomer, PE, PMP

HALFF

Firm No. 0312

Attachments: Plat markups

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, CHUP CORPORATION, INC., KUMAR MAINALI, RAMESH SAPKOTA and RF & SONS PROPERTIES, LLC, are the owners of a 2.07 acre tract situated in the Reuben Beebe Survey, Abstract Number 29, in the City of Sanger, Denton County, Texas, being all of a called 1.06 acre tract of land conveyed to Chup Corporation, Inc., Kumar Mainali, and Ramesh Sapkota by deed of record in Document Number 2023-45774 of the Official Records of Denton County, Texas, and being all of a called 1.01 acre tract of land conveyed to RF & Sons Properties, LLC by warranty deed with vendor's lien of record in Document Number 2024-34930 of said Official Records, and being more particularly described by metes and bounds, as follows:

COMMENCING, at a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the West end of a corner clip at the intersection of the Southeast right-of-way line of Farm to Market Road Number 455 (variable width right-of-way) and the Southwest right-of-way line of Sable Creek Boulevard (80-foot right-of-way), at the beginning of a non-tangent curve to the right being the North corner of a called 1.10 acre tract of land conveyed to RF & Sons Properties, LLC by deed of record in Document Number 2023-10065 of said Official Records, also being a southerly corner of a called 1.0854 acre tract (Parcel 124) conveyed to the State of Texas by deed of record in Document Number 2018-131599, from which a 1/2 inch iron rod with orange plastic cap stamped "TXDOT" found at the East end of said corner clip bears S77°57'10"E, a distance of 45.34 feet;

THENCE, along the Southeast right-of-way line of Farm to Market Road Number 455, said 1.0854 acre tract, being the common Northwest line of said 1.10 acre tract, along said non-tangent curve to the right having a radius of 1,565.00 feet, a chord bearing of S60°58'33"W, a chord length of 173.15 feet, a delta angle of 06°20'33", an arc length of 173.24 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the end of said curve and the **POINT OF BEGINNING**;

THENCE, S20°48'30"E, having the Southeast right-of-way line of said Farm to Market Road Number 455, along the Southwest line of said 1.10 acre tract, being the common Northeast line of said 1.01 acre tract a distance of 222.35 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Southwest corner of said 1.10 acre tract and the Southeast corner of said 1.01 acre tract, at the beginning of a non-tangent curve to the right;

THENCE, in a southwesterly direction, along the Southeast line of said 1.01 acre tract, along a non-tangent curve to the right, having a radius of 1787.35 feet, a chord bearing of S66°40'14"W, a chord length of 157.38 feet, a delta angle of 05°02'47", an arc length of 157.43 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the end of said curve;

THENCE, S69°11'30"W, along the Southeast line of said 1.01 acre tract, in part, a distance of 257.12 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Southwest corner of said 1.06 acre tract;

THENCE N20°48'30"W, a distance of 222.35 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the Southeast right-of-way line of said Farm to Market Road Number 455, said 1.0854 acre tract, being the Northwest corner of said 1.06 acre tract, from which a 1/2 inch iron rod with orange plastic cap stamped "TXDOT" found bears S69°11'30"W, a distance of 407.71 feet;

THENCE, N69°11'30"E, along the Southeast right-of-way line of said Farm to Market Road Number 455, said 1.0854 acre tract, being the common Northwest line of said 1.06 acre tract, in part, a distance of 257.19 feet to a 1/2 inch iron rod with orange plastic cap stamped "TXDOT" found in the Southeast right-of-way line of said Farm to Market Road Number 455, said 1.0854 acre tract, being the common Northwest line of said 1.01 acre tract, at the beginning of a tangent curve to the left;

THENCE, continuing along the Southeast right-of-way line of said Farm to Market Road Number 455, said 1.0854 acre tract, being the common Northwest line of said 1.01 acre tract, along said tangent curve to the left, having a radius of 1565.00 feet, a chord bearing of N66°40'10"E, a chord length of 137.74 feet, a delta angle of 05°02'40", an arc length of 137.79 feet to the **POINT OF BEGINNING**, and containing 2.07 acres (90,000 square feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, CHUP CORPORATION, INC., KUMAR MAINALI, RAMESH SAPKOTA and RF & SONS PROPERTIES, LLC, do hereby adopt this plat, designating herein described property as **SANGER BUSINESS ADDITION, LOTS 1 & 2, BLOCK A**, an addition to the City of Sanger, Denton County, Texas, and does hereby dedicate to public use forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the drainage and utility easements as shown. Said drainage and utility easements being hereby reserved for the mutual use and accommodation of all public utilities desiring to use same. All and any public utility shall have the right to remove all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the drainage and utility easement and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said drainage and utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone.

OWNER: CHUP CORPORATION, INC.

BY: _____ Date _____

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, 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

OWNER: KUMAR MAINALI

BY: _____ Date _____

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared KUMAR MAINALI, 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 _____

OWNER: RAMESH SAPKOTA

BY: _____ Date _____

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared RAMESH SAPKOTA, 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.

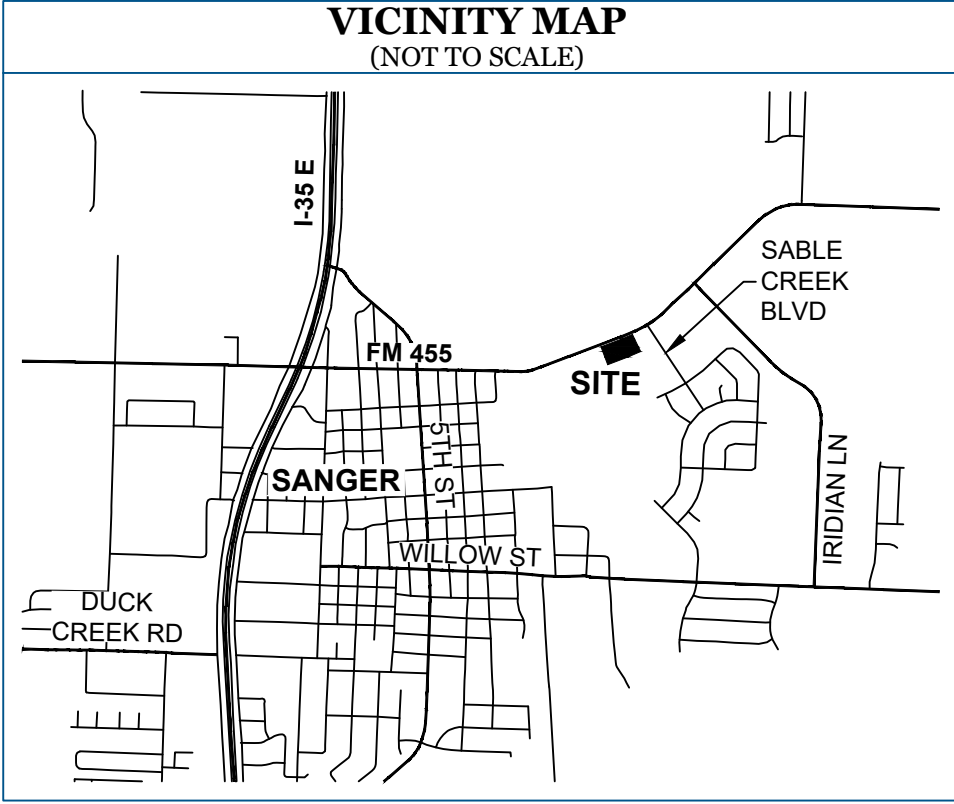
GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2024.

Notary Public in and for the State of _____

Per ordinance 10.104(c)(14) Submittals for preliminary plats shall include plans, documents, and information adequate for the review of the provision of public improvements to the properties involved. This includes but is not limited to streets, water service, wastewater service, franchise utilities, street lighting, and stormwater detention

PRELIMINARY PLAT
SANGER BUSINESS
ADDITION
LOTS 1 & 2, BLOCK A
2.07 ACRES

JOSE MARIA RUIZ SURVEY, ABSTRACT NO. 1066
REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29
CITY OF SANGER, DENTON COUNTY, TEXAS

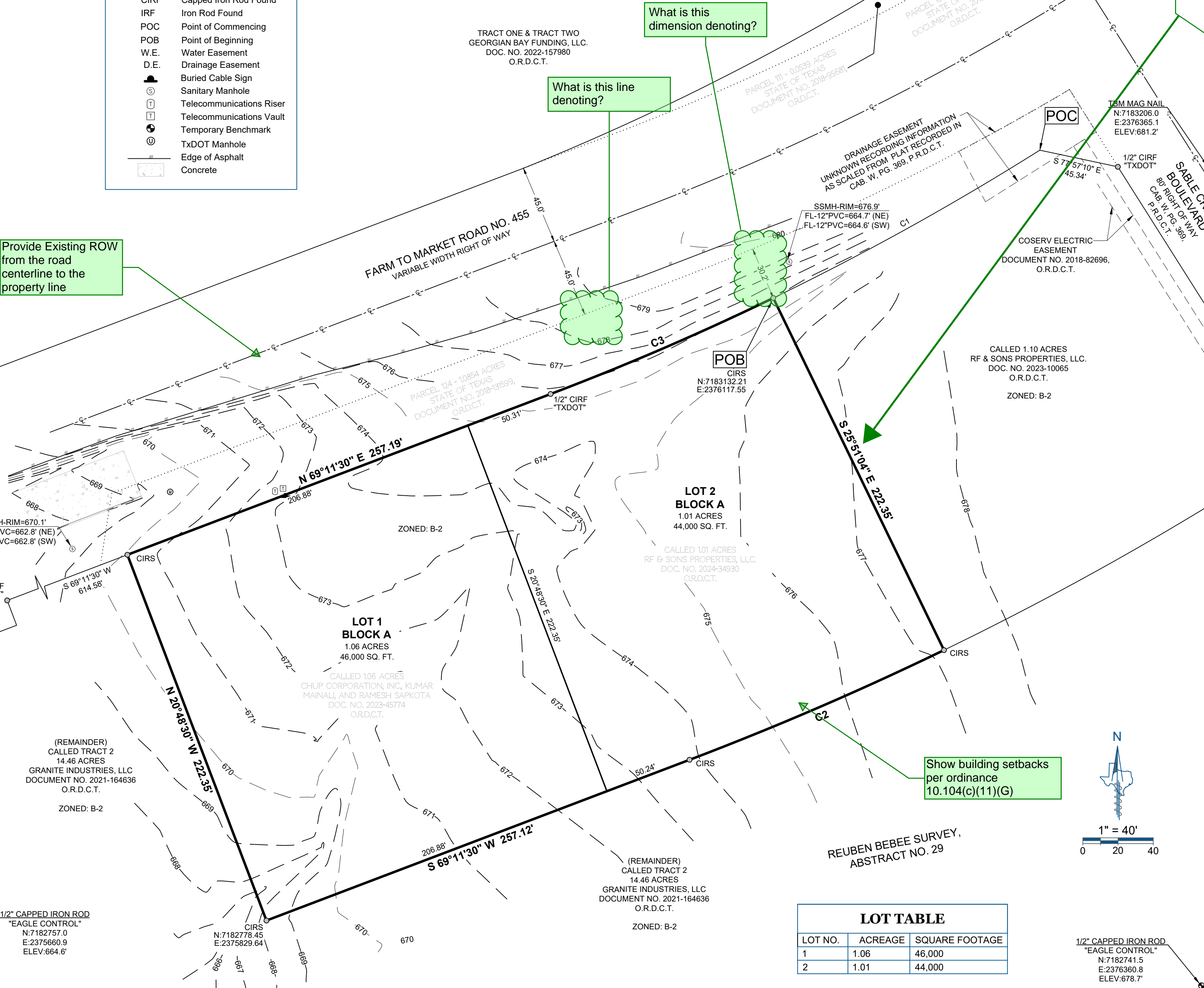


LEGEND

D.R.D.C.T.	Deed Records, Denton County, Texas
O.R.D.C.T.	Official Records, Denton County, Texas
CIRS	Capped Iron Rod Set
CIRF	Capped Iron Rod Found
IRF	Iron Rod Found
POC	Point of Commencing
POB	Point of Beginning
W.E.	Water Easement
D.E.	Drainage Easement
⚡	Buried Cable Sign
Ⓢ	Telecommunications Riser
Ⓜ	Telecommunications Vault
Ⓢ	Temporary Benchmark
Ⓢ	TXDOT Manhole
—	Edge of Asphalt
—	Concrete

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	173.24'	1565.00'	6°20'33"	S 60°58'33" W	173.15'
C2	157.43'	1787.35'	5°02'47"	S 66°40'14" W	157.38'
C3	137.79'	1565.00'	5°02'40"	N 66°40'10" E	137.74'



LOT TABLE

LOT NO.	ACREAGE	SQUARE FOOTAGE
1	1.06	46,000
2	1.01	44,000

- GENERAL NOTES
- The purpose of this plat is to create two lots of record from unplatted land.
 - This property is located in **Non-shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated April 18, 2011 and is located in Community Number 480786 as shown on Map Number 48121C0210G. The location of the Flood Zone is approximate, no vertical datum was collected at the time of the survey. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.
 - The grid coordinates shown on this plat are based on GPS observations utilizing the AITerra RTK Network. North American Datum of 1983 (Adjustment Realization 2011).
 - 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/or 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.
 - The bearings shown on this plat are based on GPS observations utilizing the AITerra RTK Network. North American Datum of 1983 (Adjustment Realization 2011).
 - Building setbacks will be _____ from all lot lines.
 - 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; and Coserv Electric, 7701 S Stemmons Freeway, Corinth, TX 76210, 940-321-7800.
 - Telephone service is provided by Century Link, 902-B W Central Texas Expwy, Ste 201, Killeen, TX 76541, 866-916-9805.
 - 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.
 - All common areas, drainage easements, and detention facilities, if any, will be owned and maintained by the HOA/POA. Any common area with in the City's right-of-way will require a facilities agreement to be reviewed and approved by the City.
 - 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, if any.
 - This property is zoned Business-2 (B-2).
 - This plat was performed without the benefit of an Abstract of Title or Title Commitment. Research of record documents done by Eagle Surveying was performed for the purpose of determining the boundary of this property and adjoining parcels. Additional record documents may exist and encumber this property.
 - Elevations shown on this plat are based on GPS observations utilizing the AITerra RTK Network. North American Vertical Datum of 1988 (Geoid 12B).
 - Approximate locations of the Underground Utilities, if shown on this plat, were derived from above ground observations, Utility markings, and/or record documents. No excavation was performed on this site at the time of this survey. For the exact location of the Underground Utilities call 1-800-545-6005. Eagle Surveying, LLC accepts no liability as to the accuracy of the Underground Utilities.

APPROVED AND ACCEPTED

APPROVED FOR THE PREPARATION OF FINAL PLAT

CITY OF SANGER, TX
PLANNING & ZONING COMMISSION

DATE

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

OWNER
Chup Corporation, Inc.,
Kumar Mainali, and Ramesh Sapkota
4007 Stonehaven Drive
Colleyville, Texas 76034
(913) 237-4600

OWNER
RF & Sons Properties, LLC.
533 Coyote Road
Southlake, TX 76092

Eagle Surveying, LLC
222 South Elm Street
Suite: 200
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177



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 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