

April 30, 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: Church Street Addition – Final plat 1st Review

Dear Ms. Hammonds,

Halff Associates, Inc. was requested by the City of Sanger to provide a second review of the Final plat for Lot 1, Block A of the Church Street Addition located on Church Street east of the Interstate 35 Frontage Road. The property is located inside the City of Sanger limits.

## **Final Plat**

- 1. Provide a closure report per ordinance 10.104(d)(10)(B).
- 2. The name, address and phone number of all utilities providing service to the development is required per the checklist.
- 3. Per the Checklist provide centerline of existing streets. Dimensions from centerline to edges of existing and proposed right-of-way on both sides of the centerline.
- 4. Remove Preliminary plat approval block.
- 5. Add all standard notation per ordinance 10.104(d)(10)(P). Specifically notes 9 and 10 are missing.
- 6. Fill in any information that can be completed before approval.
- 7. Revise the approval certificate to match the formatting per ordinance 10.104(d)(10)(X).
- 8. Include language that indicates the survey is "true and correct" in the surveyor's certificate.

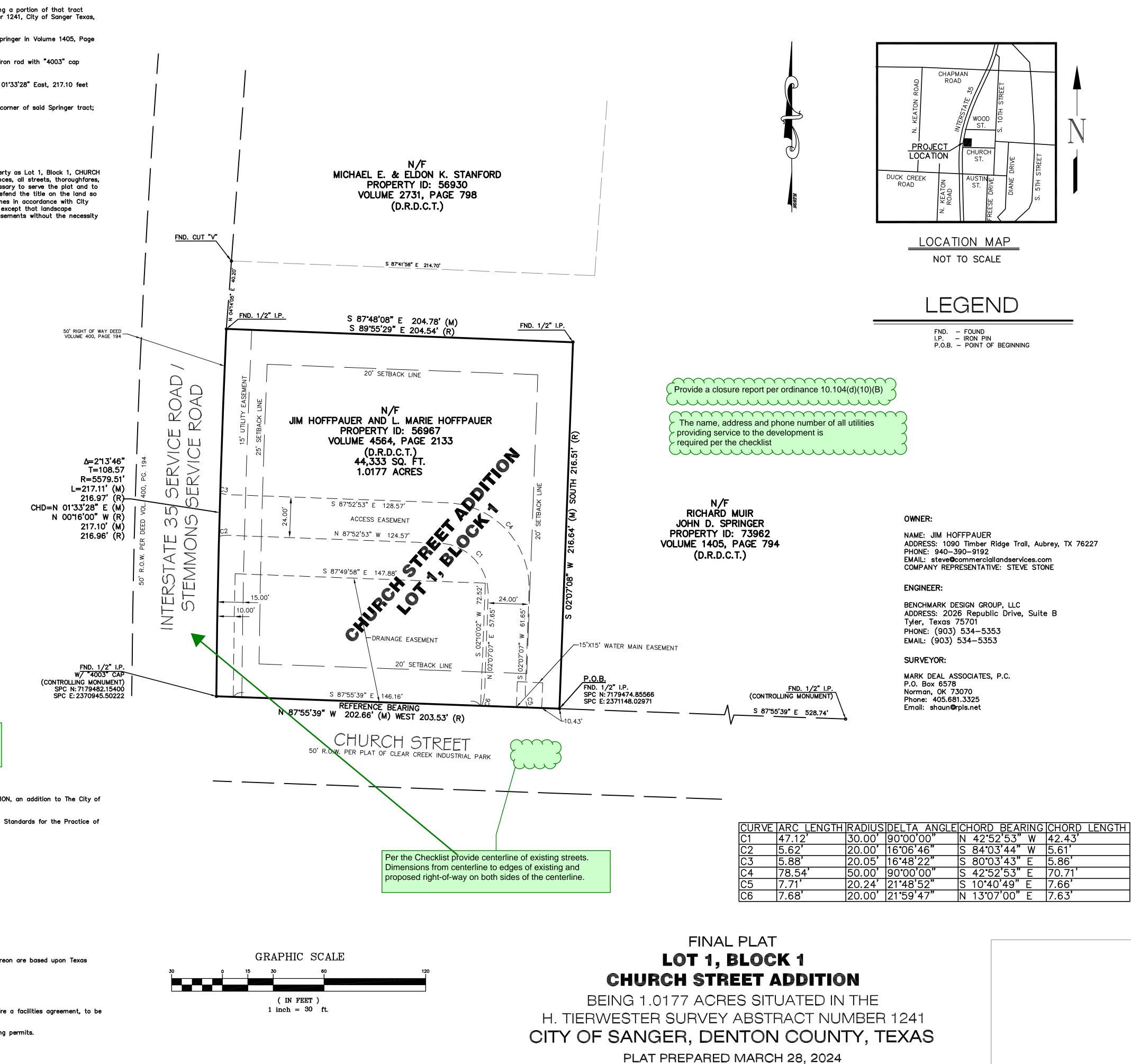
If you have any questions or need additional information, please do not hesitate to call me at (214) 937 3928.

Sincerely, HALFF

Jan alkan

Jamie Akomer, P.E., PMP

	OWNERS DEDICATION STATE OF TEXAS COUNTY OF DENTON						
	I (we), the undersigned, owner(s) of the land shown on this plat within the area described by mete	es and bounds as follows:					
	All of that tract of land as described in deed to Jim Hoffpauer and L. Marie Hoffpauer in Volume 4564, Page 2133, Official Public Records of Denton County, Texas and being described in deed to Carrier Source, Inc. in Volume 4219, Page 1408, Real Property Records of Denton County, Texas, also being in the H. Tierwester Survey Abstract Number Denton County, and being more particularly described as follows:						
	BEGINNING at a found 1/2" iron pin at the Southeast corner of said Carrier Source tract and being the Southwest corner of a tract of land described in deed to John D. Sp 794, from which a found 1/2" iron pin bears South 87*55'39" East (reference bearing), on the North right of way line of Church Street, a distance of 528.74 feet;						
	THENCE North 87°55'39" West (record — West), along the North right of way line of said Church St (controlling monument) at an intersection with a non—tangent curve and the East right of way line						
	THENCE 217.11 feet (record — 216.97 feet) along said East right of way line and non-tangent to the	the right having a radius of 5579.51 feet (subtende	•				
	record — North 00°16'00" West, 216.96 feet) to a found 1/2" iron pin on a South line of said Sprir THENCE South 87°48'08" East (record — South 89°52'29" East), along said South line, a distance o	•	/2" iron pin at an ell c				
	THENCE South 02°07'08" West (record - South) a distance of 216.64 feet (record - 216.51 feet) t		, <b>,</b>				
	Said tract of land contains an area of 44,333 square feet or 1.0177 acres, more or less.	Fill in any information that can be					
	NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:	completed before approval					
	THAT, acting herein by and through its duly authorized officer STREET ADDINON, an addition to the city of Sanger, Texas, and does hereby dedicate to the public alleys, fire lanes, drive aisles, parks, and watercourses, and to the public use forever easements for implement the requirements of the subdivision regulations and other City codes and do hereby bind dedicated. Further, the undersigned covenants and agrees that he/she shall maintain all easements codes and regulations. No buildings, fences, trees, shrubs, or other improvements or growths shall b improvements may be installed, if approved by the City of Sanger. The City of Sanger and public ut at any time of procuring permission from anyone.	c use forever by fee simple title, free and clear of r sidewalks, storm drainage facilities, utilities and a lourselves, our heirs, successors and assigns to wo and facilities in a state of good repair and function be constructed or placed upon, over, or across the	all liens and encumbrance ny other property necess arrant and to forever def onal condition at all time easements as shown, e				
	WITNESS MY HAND thisday of, 20,						
	, Owner, Owner, Owner						
	, Title and Company (if applicable)						
$\widehat{}$	State of						
ۍ بر	State of)ss           County of)						
L	Before the, the undersigned abthority, on this day personally appeared, known to me to be the personal and acknowledged to me that he/she executed the same for the purposes and considerations there		trument,				
	Given under my hand and seal of office this day of, 20						
	Notary Public in and for the State of						
	Notary's Name						
	My Commission Expires						
	Approved and Accepted						
	Chairman, Planning & Zoning Commission Date	<ul> <li>Move up and remove signature line. See</li> </ul>					
		Checklist formatting					
Ē		<del>,</del>					
$\bigcirc$			Terwester Survey Abstract Number Ind described in deed to John D. Spi distance of 528.74 feet; - 203.53 feet) to a found 1/2" in mmons Service Road); t (subtended by a chord of North O a a found 1/2" iron pin at an ell co a found inclorate found to foreer def a due. a due. a due. a due. a due. a due. a due. b the City's right-of-way will require a due. a due. b the City's right-of-way will require a due. b the City's right of utilities and building b the city's right of utilities and building b the city of the found of the construction of the con				
	Mayor, City of Sanger, TX Date	_					
	Attested by						
		Remove	]				
$\frown$	City Secretary, City of Sanger, TX Date		1				
7	APPROVED FOR PREPARATION OF FINAL PLAT						
	3	Pla	ase include				
	3	lar	nguage that				
6	City of Sanger, TX Date		-				
Ľ	SURVEYOR'S CERTIFICATE						
	I, Shaun Christopher Axton, do hereby certify that I am a Registered Professional Land Survey		CHURCH STREET ADDITIO				
	Sanger, Denton County, Texas, consisting of one (1) sheet, represents a survey made under my sup I further certify that said annexed plat complies with Requirements of Senate Bill 377, Section		ets the Texas Minimum				
	Land Surveying as adopted by the Texas Board of Professional Engineers and Land Surveyors.						
		Add all standard					
	Shaun Christopher Axton Date Registered Professional Land Surveyor	ordinance					
$\gamma$	Texas Registration No. 6008	10.104(d)(10)(P) Specifically notes 9 and 10 are missing					
	Notes: 1. The bearing of North 87°55'39" West as shown on the North right of way line of Church Street	Ŭ	The bearings shown here				
	State Plane North Central Zone, which was used as the basis of bearing for this survey.						
	<ul><li>2. All lots comply with the minimum size requirements of the zoning district.</li><li>3. This property may be subject to charges related to impact fees and the applicant should contact</li></ul>	ct the City regarding any applicable fees due.					
	4. All common areas, drainage easements, and detention facilities will be owned and maintained by		right—of—way will require				
	reviewed and approved by the City. 5. Notice selling a portion of this addition by metes and bounds is a violation of City ordinance an	nd State Law and is subject to fines and withholding	g of utilities and building				
	6. This plat does not alter or remove existing deed restrictions, if any, on this property.						
	7. Minimum finished floor elevations are at least 2 feet above the 100 year flood plain.						
	8. The subject property does not lie within a 100 —year floodplain according to the Federal Emerge identification of April 8, 2011, for Community No. 480786, in Denton County, State of Texas, which						



0210G, with a date of premises is situated.

C1	[47.12]	30.00			42.43
C2	5.62'	20.00'		S 84°03'44" W	5.61'
C3	5.88'	20.05'		S 80°03'43" E	5.86'
C2 C3 C4 C5 C6	78.54	50.00'	90'00'00"	S 42'52'53" E	70.71'
C5	7.71'	20.24'	21°48'52"	S 10°40'49" E	7.66'
C6	7.68'	20.00'	21°59'47"	N 13°07'00" E	7.63'