



November 27, 2023
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: Duck Creek Ridge Preliminary Plat -Review #1

Dear Ms. Hammonds,

Halff Associates, Inc. was requested by the City of Sanger to review the Preliminary Plat for Duck Creek Ridge. The submittal was prepared by Trinity Land Surveying, LLC and was dated November 10, 2023.

We have completed our review and offer the following comments:

Preliminary Plat Comments

1. 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.
2. Provide a preliminary grading plan. Grading does not have to be highly detailed. However, it does need to demonstrate that proper drainage is feasible upon lot development with no adverse impacts to proposed lots or adjacent properties.
3. The point of beginning appears to originate at a set X cut into the concrete and not from a found monument. Verify and revise.
4. An accurate location of at least two (2) 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. per ordinance 10.104(c)(3)
5. Acreage does not match Denton County records.
6. It appears that the owner must apply to rezone the property to a single residential district. Lot sizes do not meet the minimum 30,000 square foot area for an agricultural district per ordinance 8.32.
7. Surveyors note do not accurately describe zoning or number of lots.
8. Existing sewer mains, water mains, drainage culverts or other underground structures within the tract and immediately adjacent thereto with pipe sizes, grades, locations, and dimensions indicated. Per Ordinance 10.104(c)(10)(C).
9. Follow Surveyor's Certification format outlined in ordinance 10.104(d)(10)(V).

Ms. Ramie Hammonds

July 14, 2023

Page 2 of 2

10. Provide closure report to verify subdivision boundary error of closure is within acceptable limits per ordinance 10.104(d)(10).

The surveyor shall revise the plat 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,

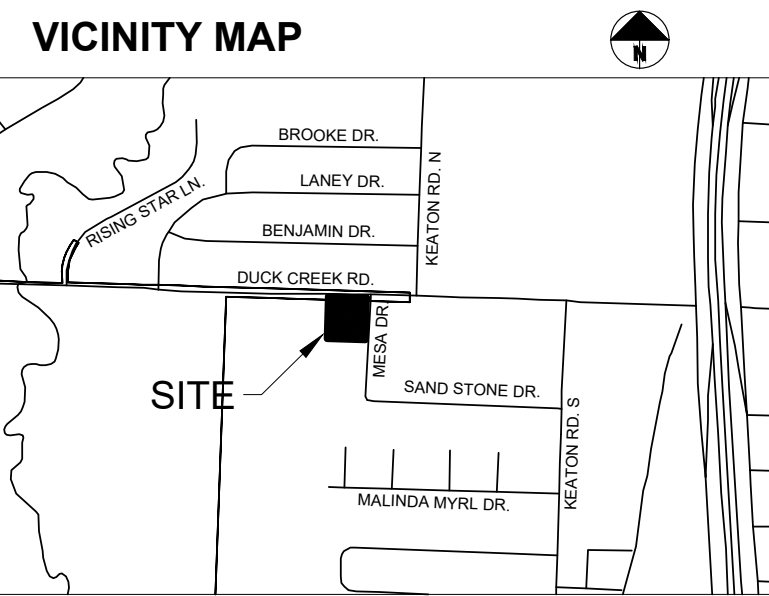
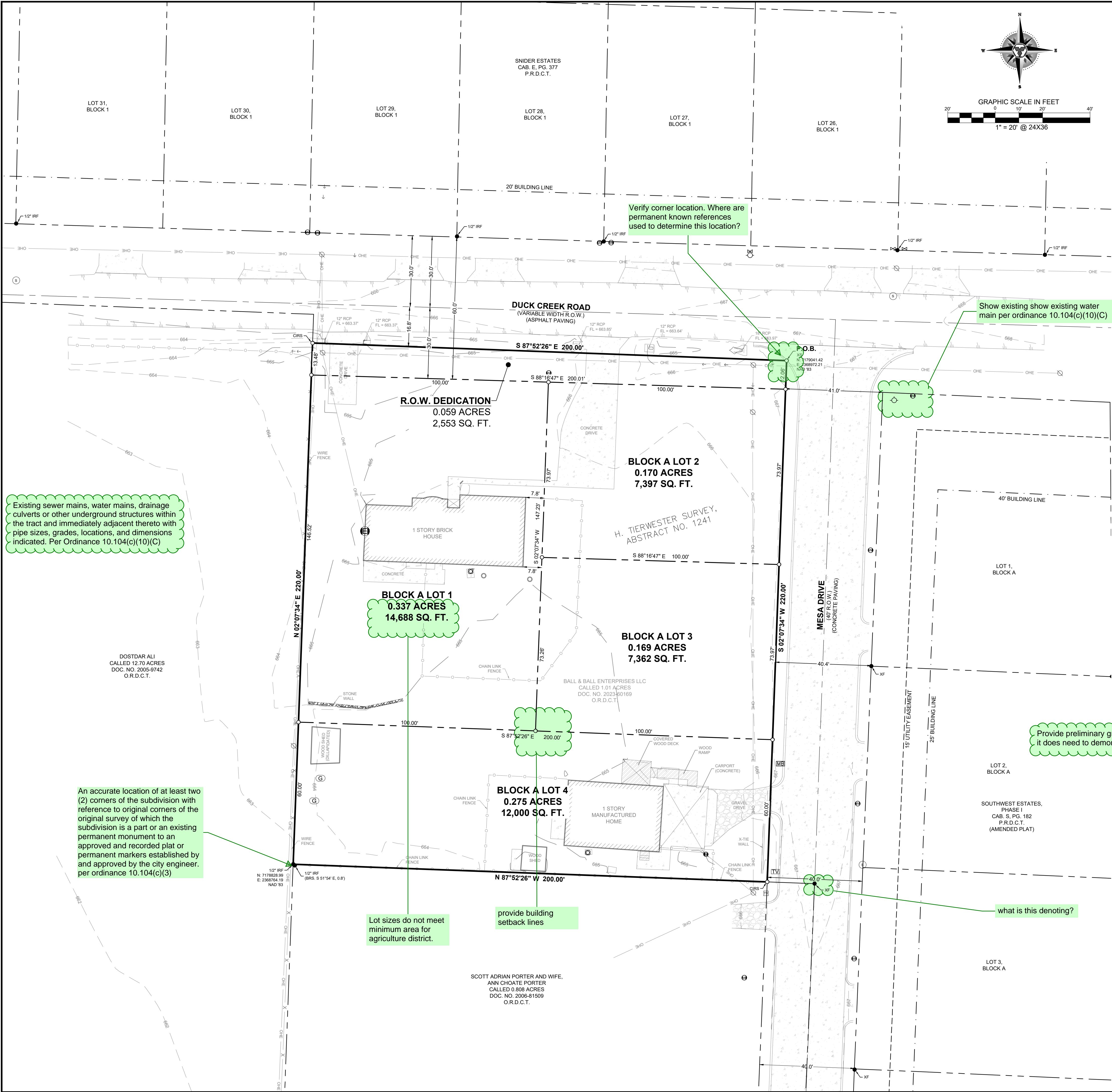
A handwritten signature in black ink, appearing to read "Jamie Akomer".

Jamie Akomer, PE, PMP

HALFF ASSOCIATES, INC.

Firm No. 0312

Attachments: Plat markups



LEGEND

1. CABLE TV BOX	11. BORE LOCATION
2. CABLE TV VAULT	12. FLAG POLE
3. COMMUNICATIONS BOX	13. GREASE TRAP
4. COMMUNICATIONS MANHOLE	14. IRRIGATION VALVE
5. COMMUNICATIONS VAULT	15. MAIL BOX
6. BENCH MARK	16. SANITARY SEWER CLEAN OUT
7. FIBER OPTIC BOX	17. SANITARY SEWER HANDHOLE
8. FIBER OPTIC MANHOLE	18. SANITARY SEWER METER
9. FIBER OPTIC VAULT	19. SANITARY SEWER MANHOLE
10. GAS BOX	20. SANITARY SEWER SEPTIC TANK
11. GAS METER	21. STORM SEWER BOX
12. GAS MANHOLE	22. STORM SEWER DRAIN
13. GAS TANK	23. STORM SEWER MANHOLE
14. GAS VAULT	24. TRAFFIC BOX
15. GAS VALVE	25. CROSS WALK SIGNAL
16. TELEPHONE BOX	26. TRAFFIC HANDHOLE
17. TELEPHONE MANHOLE	27. TRAFFIC MANHOLE
18. TELEPHONE VAULT	28. TRAFFIC SIGNAL
19. PIPELINE METER	29. TRAFFIC VAULT
20. PIPELINE VALVE	30. FIRE HYDRANT
21. ELECTRIC BOX	31. WATER METER
22. GUY ANCHOR	32. WATER MANHOLE
23. LIGHT STANDARD	33. WATER VALVE
24. ELECTRIC METER	34. WATER WELL
25. ELECTRIC MANHOLE	35. (X) RECORD DIMENSION
26. UTILITY POLE	36. 1/2" IRON ROD W/ "TRINITY 6854"
27. ELECTRIC TRANSFORMER	37. CAP SET
28. ELECTRIC VAULT	38. CRIP. IRON ROD WITH CAP FOUND
29. HANDICAPPED PARKING	39. PK. NAIL SET
30. PARKING METER	40. IRON ROD FOUND
31. SIGN	41. "X" CUT IN CONCRETE SET
32. MARQUEE/BILLBOARD	42. P.O.B. POINT OF BEGINNING
33. A/C UNIT	

LINE TYPE LEGEND

BOUNDARY LINE	BOUNDARY LINE
EASEMENT LINE	EASEMENT LINE
BUILDING LINE	BUILDING LINE
OVERHEAD UTILITY LINE	OVERHEAD UTILITY LINE
WIRE FENCE	WIRE FENCE
WOOD FENCE	WOOD FENCE
METAL FENCE	METAL FENCE
CONCRETE PAVEMENT	CONCRETE PAVEMENT
ASPHALT PAVEMENT	ASPHALT PAVEMENT

SURVEYOR'S NOTES:

- The grid bearings and coordinates shown hereon are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983(2011).
- Elevations are reference to the North American Vertical Datum of 1988 (NAVD88) (US feet) using the Smartnet RTK GPS Network (Geoid 12B).
- This property lies within the city limits of the City of Sanger, Texas.
- This plat does not alter or remove existing deed restrictions, if any, on this property.
- Water service to be provided by City of Sanger, P.O. Box 1729, Sanger, Tx. 76266, 940-458-2571
- Electric Service to be provided by: Sanger Electric Utilities, 202 Railroad Ave., Sanger, Tx. 76266, 940-458-2064.
- Sanitary sewer to be handled by facilities approved by the Denton County Public Health.
- This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.
- Only above ground observable utilities were located. No underground utilities and/or subsurface improvements, if any, have been located.
- This survey has been prepared without the benefit of a current title report. The property shown hereon may be subject to various easements and/or "Rights of Others". This survey is subject to revisions as such a report may reveal.
- The surveyed property is zoned Single Family Residential District - 10 (SF-10).
- The purpose of this plat is to create 17 residential lots from a previously unplatted tract of land.

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48121C0205G, for Denton County, Texas and incorporated areas, dated April 18, 2011, this property is located within:

Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the 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.

NOTICE:

Preliminary Plat for Review Purposes Only.

PRELIMINARY PLAT
DUCK CREEK RIDGE
LOTS 1-4, BLOCK A

4 RESIDENTIAL LOTS
0.059 OF AN ACRE RIGHT-OF-WAY DEDICATION

1.010 ACRES
OUT OF THE
H. TIERWESTER SURVEY, ABSTRACT NO. 1241,
CITY OF SANGER, DENTON COUNTY, TEXAS
NOVEMBER 2023



121 W. Hickory St., Ste. 106 Denton, Texas 76201 FIRM # 10194687 Tel. No. (940) 293-3180

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 20'	MLB	TLS	11/10/2023	2023-040	1 OF 2

OWNER / APPLICANT:
Ball & Ball Enterprises LLC
2300 Wing Point Lane
Piano, Texas 75093
Ph: 214-690-9010
Email: tim@networthdw.com
Contact: Tim Ball

SURVEYOR:
Trinity Land Surveying, LLC
1222 Greenbriar St.
Denton, TX 76201
Ph: (940) 293-3180
Email: mblao@trinity-surveying.com
Contact: Michael Black, RPLS

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS Ball & Ball Enterprises LLC, is the owner of the land shown on this plat within the area described by metes and bounds as follows:

BEING a tract of land situated in the H. Tierwester Survey, Abstract No. 1241, in the City of Sanger, Denton County, Texas and being all of a called 1.01 acre tract described in a General Warranty Deed to Ball & Ball Enterprises LLC, as recorded in Document No. 2023-60169 of the Official Records of said county, and being more particularly described by metes and bounds as follows:

BEGINNING at an "X" cut in a concrete curb set at the intersection of the south right-of-way line of Duck Creek Road, a variable width right-of-way, with the west right-of-way line of Mesa Drive, a 40 feet-wide right-of-way, for the northeast corner of said 1.01 acre tract;

THENCE South 02°07'34" West, along the west right-of-way line of said Mesa Drive and the east line of said 1.01 acre tract, a distance of 220.00 feet to a 1/2 inch iron rod with a yellow cap, stamped "Trinity 6854", set for the northeast corner of a called 0.808 acre tract described in a General Warranty Deed to Scott Adrian Porter and wife, Ann Choate Porter, as recorded in Document No. 2006-81509 of the Official Public Records of said county;

THENCE North 87°52'26" West, leaving the west right-of-way line and along the north line of said 0.808 acre tract and the south line of said 1.01 acre tract, a distance of 200.00 feet to a 1/2 inch iron rod found on the east line of a called 12.70 acre tract described in a General Warranty Deed to Dostdar Ali, as recorded in Document No. 2005-9742 of said Official Public Records, for the northwest corner of said 0.808 acre tract and the southwest corner of said 1.01 acre tract, from which a 1/2 inch iron rod found bears South 51°54' East, a distance of 0.8 feet;

THENCE North 02°07'34" East, along the east line of said 12.70 acre tract and the west line of said 1.01 acre tract, a distance of 220.00 feet to a 1/2 inch iron rod with a yellow cap, stamped "TRINITY 6854", set on the south right-of-way line of the aforementioned Duck Creek Road, for the northwest corner of said 1.01 acre tract;

THENCE South 87°52'26" East, along the south right-of-way line of said Duck Creek Road and the north line of said 1.01 acre tract, a distance of 200.00 feet to the POINT OF BEGINNING and containing 44,000 square Feet or 1.010 acres of land, more or less.

OWNER'S DEDICATION

STATE OF TEXAS §

COUNTY OF DENTON §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Ball & Ball Enterprises LLC, acting herein by and through its duly authorized officer, does hereby adopt this plat designating the herein above described property as DUCK CREEK RIDGE, 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 utility 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 _____, 2023.

BY: Tim Ball

By: _____ Signature _____ Title: Owner

STATE OF TEXAS §

COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared Tim Ball, 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 purpose and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2023.

Notary Public, State of Texas

Printed Name _____ My Commission Expires _____

Follow format outlined in ordinance 10.104(d)(10)(V)

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Michael L. Black, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the Extra Territorial Jurisdiction of the City of Sanger, Texas.

Michael L. Black
Registered Professional Land Surveyor No. 6854

STATE OF TEXAS §

COUNTY OF DENTON §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Michael L. Black, known to me to be the person and officer 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 OFFICE this the _____ day of _____, 2023.

Notary Public, State of 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

APPROVAL BLOCK

Approved for Preparation of Final Plat

City of Sanger, TX
Planning & Zoning Commission

Date

NOTICE:

Preliminary Plat for Review Purposes Only.

PRELIMINARY PLAT
DUCK CREEK RIDGE
LOTS 1-4, BLOCK A

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OWNER / APPLICANT:
Ball & Ball Enterprises LLC
2300 Wing Point Lane
Piano, Texas 75093
Ph: 214-690-9010
Email: tim@newworthdfw.com
Contact: Tim Ball

SURVEYOR:
Trinity Land Surveying, LLC
1222 Greenbriar St.
Denton, TX 76201
Ph: (940) 293-3180
Email: mlblack@trinity-surveying.com
Contact: Michael Black, RPLS