



DATE: 4/7/25

1st REVIEW COMMENTS – Final Plat – Blue Star Industrial Second Addition

The request is for a Final Plat of Blue Star Industrial Second Addition, being approximately 14.86 acres in the A0725A S.F. LYNCH, TR 14, prepared by Eagle Surveying, LLC, submitted on 3/19/25. 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 monument, pins, and control points and tie and reference the survey corners at **two** points to the Texas State Plane Coordinate System North Central Zone 1983-1999 datum. The Point of Beginning (POB) shall be clearly marked including State Plane Coordinates, NAD 83.
2. Exact layout including;
 - 1) Street and/or alley names.
 - 2) (Provided)
 - 3) All existing and proposed easements for right-of-way, public services, utilities or any other easements and any limitations of the easements.
 - 4) Show centerline of existing streets. Dimensions from centerline to edges of existing and proposed right-of-way on both sides of the centerline.
 - 5) (Provided)
3. The accurate location, material, and approximate size of all monuments.
4. A signed and notarized copy of private restriction (if any), that are filed for record in the office of the County Clerk shall be provided with the Final Plat.
5. Add -Title Block with the following information:
 - 1) Provided
 - 2) Provided
 - 3) Provided
 - 4) Provided
 - 5) Provided
 - 6) Right-of-Way acreage, if dedicated
 - 7) Provided



6. The name, address and phone number of all utilities providing service to the development is required. A signature from each provider or a will-serve letter, signifying their ability to provide service to the subdivision is required.
7. Remove Mayor from Planning & Zoning Signature

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, April 14, 2025, and the City Council meeting on Monday, May 5, 2025.