



July 7, 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: Preliminary Plat for Lakeside Estates
First Review

Dear Ms. Hammonds,

Halff Associates, Inc. was requested by the City of Sanger to review the documents submitted in support of the Preliminary Plat for Lakeside Estates located near the intersection of McReynolds Road and FM 455 E. The subject tract is located within the City of Sanger's ETJ. The plat and plans were prepared by Kirkman Engineering and are dated June 5, 2023.

This preliminary plat is in the City of Sanger ETJ. The City of Sanger has an interlocal agreement with Denton County regarding platting, review of construction plans and construction inspection. All City of Sanger and well as Denton County standards, codes, and requirements shall apply with the more restrictive standard governing. See City Code and DCSRR Section IV, Paragraph 11.

Please note that the submission was largely incomplete. Additional comments may be forthcoming after receipt of requested documents. Ordinance citations have been provided on the markups. Our preliminary comments are as follows:

Preliminary Plat

1. Specify ROW acreage on the Title Block.
2. The plat states that no 100-year floodplain exists on the site, however, provided topographic information does not support this statement. The 100-year floodplain elevation is 646, which is shown to encroach on the subject tract. Update the statement and show the location of the 100-year floodplain boundary as required.
3. Show surveyed locations for fence lines along FM 455 and McReynolds Road.
4. Clearly denote limits of the ROW for McReynolds Road on the plat.
5. Label bearings and distances on the plat along Lot 13X.
6. Please note that both Streets B and C exceed the maximum distance for dead-end streets per City ordinance, which is 600 feet. Additional access points will be required to serve the development in its current configuration.
7. Provide sufficient drainage and grading plans to confirm easements (location and width) throughout the plat.

8. Provide 2-foot contours on the plat document.
9. Clearly label ROW dedications where applicable on the plat.
10. Establish minimum finished floor elevations for all lots adjacent to the 100-year floodplain.
11. Recordation data for Tracts 1 and 2 shown on the plat doesn't match the data provided in the Legal Description.
12. Verify the called distance along the eastern line of Street A. The length doesn't appear to be correct.
13. State and illustrate conformance with all Lake Ray Roberts Zoning District requirements.
14. Verify shown end location for the existing OHE easement.
15. The signature blocks are duplicated on Sheet 2.
16. Update signature blocks to Preliminary Plat approval blocks.
17. Owner's Acknowledgement refers to the City of Hillsboro.
18. Two bearings/distance call outs in the Legal Descriptions don't match the plat document. Reconcile and provide a closure report.
19. State the basis of bearing on the plat.

Preliminary Engineering

1. Please note that drainage comments are provided with a separate letter and markups. Preliminary Plat approval is contingent on approval of the preliminary downstream assessment.
2. Provide preliminary paving and grading plans as required by ordinance. Plans should be sufficient to support drainage study and confirm roadside ditch sizes and easement locations.
3. Provide cross-sections of all proposed streets.
4. Provide water model illustrating that the proposed well and tank will support fire flow conditions for the subdivision. Water model needs to confirm proposed water line sizes, size of tank, and pumps.
5. Please note that water tank and well must remain private. A maintenance agreement will be required.
6. Show and label all existing waterlines. There are shown water appurtenances on the documents, but it is unclear how they are being served.



Ramie Hammonds
City of Sanger
July 7, 2023
Page 3

The Engineer 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 (817) 764-7467.

Sincerely,
HALFF
TBPELS Firm No. 312

A handwritten signature in black ink, reading "Leigh A. Hollis". The signature is fluid and cursive, with the first name "Leigh" being more prominent.

Leigh A. Hollis, P.E.
Vice President
Operations Manager, Frisco

FULL PATH: K:\Jobs\5232002_Sanger\03_Production\PRELIMINARY SET\PP1.D PRELIMINARY PLAT_5232002.dwg
 PLOTNAME: pp1.D PRELIMINARY PLAT_5232002.dwg
 PLOTTED BY: Jeremy Nelson
 PLOTTED DATE: 6/2/2023

LEGAL DESCRIPTION
(68.028 ACRES)

BEING a tract of land out of the C. Manchaca Survey, Abstract Number 790, in Denton County, Texas, and being all of "Tract 1" and "Tract 2" of that tract of land described by deed to Ryan G. Williams and Amber N. Williams as recorded under Document Number 2017-151962, Official Public Records, Denton County, Texas, (O.P.R.D.C.T.), the subject tract being more particularly described by metes and bounds as follows (bearings are based on State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD 83')):

BEGINNING at a 1/2 inch rebar with an illegible cap for the southernmost southwest corner of said "Tract 1" and the herein described tract;

THENCE with the perimeter and to the corners of said Tract 1, the following calls:

- North 01 degrees 23 minutes 13 seconds West, a distance of 2,154.80 feet to a 3 inch metal fence corner post found;
- North 89 degrees 48 minutes 23 seconds West, a distance of 547.06 feet to a 1/2 inch rebar found;
- South 88 degrees 52 minutes 40 seconds West, a distance of 91.01 feet to a 1/2 inch rebar with an illegible cap found;
- South 72 degrees 31 minutes 56 seconds West, a distance of 228.19 feet to a point from which an 11 inch hackberry serving as a corner for a wire fence bears South 25 degrees West, a distance of 0.70 feet;
- North 13 degrees 45 minutes 44 seconds West, a distance of 98.90 feet to a point from which a T-post fence corner found bears North 26 degrees West, a distance of 3.70 feet;
- North 88 degrees 41 minutes 53 seconds East, a distance of 666.82 feet to a point from which a 3 inch metal fence corner post found bears South 64 degrees West, a distance of 1.11 feet;
- North 00 degrees 37 minutes 37 seconds West, a distance of 456.94 feet to a point from which a 3 inch metal fence corner post found bears South 01 degrees West, a distance of 1.50 feet;
- North 88 degrees 53 minutes 46 seconds East, a distance of 1,104.96 feet;
- North 88 degrees 56 minutes 51 seconds East, a distance of 706.65 feet to a point for the northeast corner of said "Tract 1", same being the northwest corner of said "Tract 2";

THENCE with the perimeter and to the corners of said "Tract 2", the following calls:

- North 88 degrees 20 minutes 48 seconds East, a distance of 650.68 feet to a United State Army Corp of Engineers concrete monument found;
- South 11 degrees 58 minutes 16 seconds East, a distance of 167.26 feet to point from which a 5 inch wood post found bears North 65 degrees East, a distance of 1.29 feet;
- South 61 degrees 06 minutes 38 seconds East, a distance of 201.89 feet to a 1/2 inch rebar with cap stamped, "METROPLEX" found;
- South 32 degrees 24 minutes 33 seconds East, a distance of 696.71 feet to a point from which a 7 inch wood post found bears North 47 degrees West, a distance of 0.54 feet;
- South 12 degrees 23 minutes 06 seconds West, a distance of 283.05 feet to a 1/2 inch rebar with cap stamped, "H&N" found;
- South 88 degrees 45 minutes 17 seconds West, a distance of 508.83 feet to a point from which a nail found in a 4 inch wood post bears South 03 degrees East, a distance of 0.86 feet;
- South 01 degrees 14 minutes 43 seconds East, a distance of 1,529.72 feet to a "PK" nail found in asphalt;
- South 88 degrees 40 minutes 15 seconds West, a distance of 60.05 feet to a "PK" nail found in asphalt;
- North 01 degrees 14 minutes 54 seconds West, a distance of 1,529.52 feet to a 1/2 inch rebar with an illegible cap found;
- South 88 degrees 41 minutes 03 seconds West, a distance of 579.63 feet to a 1/2 inch rebar with an illegible cap found for the westernmost southwest corner of said "Tract 2", same being a re-entrant corner of said "Tract 1";

THENCE with the perimeter and to the corners of said "Tract 1", the following calls:

- South 01 degrees 13 minutes 43 seconds East, a distance of 508.75 feet to a 1/2 inch rebar found;
- South 01 degrees 17 minutes 52 seconds East, a distance of 1,019.71 feet to a "PK" nail found in asphalt;
- South 88 degrees 08 minutes 46 seconds West, a distance of 60.00 feet to a "PK" nail found in asphalt;
- North 01 degrees 17 minutes 52 seconds West, a distance of 1,528.45 feet to a 1/2 inch rebar found;
- South 88 degrees 08 minutes 48 seconds West, a distance of 742.21 feet to a point from which a wood post found bears North 49 degrees East, a distance of 1.01 feet;
- North 01 degrees 17 minutes 52 seconds West, a distance of 557.90 feet to a point from which a 5 inch wood post found bears South 06 degrees West, a distance of 0.81 feet;
- South 88 degrees 08 minutes 48 seconds West, a distance of 743.08 feet to a point from which a 3 inch metal post found bears South 31 degrees East, a distance of 0.59 feet;
- South 01 degrees 23 minutes 13 seconds East, a distance of 2,001.67 feet to a 1/2 inch rebar with an illegible cap found;
- South 46 degrees 33 minutes 46 seconds East, a distance of 84.59 feet to a 1/2 inch rebar with an illegible cap found;
- South 88 degrees 15 minutes 42 seconds West, a distance of 120.00 feet, returning to the **POINT OF BEGINNING** and enclosing 68.028 acres (2,963,298 square feet) of land, more or less.

BLOCK TABLE			
LOT	BLOCK	AREA (sf)	AREA (ac.)
1	BLOCK A	87279.40	2.00
2	BLOCK A	88245.74	2.03
3	BLOCK A	99212.26	2.28
4	BLOCK A	87650.76	2.01
5	BLOCK A	87846.06	2.02
6	BLOCK A	114929.82	2.64
7	BLOCK A	133954.27	3.08
8	BLOCK A	322552.87	7.40
9	BLOCK A	87138.65	2.00
10	BLOCK A	87138.75	2.00
11	BLOCK A	91693.01	2.10
12	BLOCK A	89597.44	2.06
13X	BLOCK A	40412.58	0.93

BLOCK TABLE			
LOT	BLOCK	AREA (sf)	AREA (ac.)
1	BLOCK B	89209.84	2.05
2	BLOCK B	88974.26	2.04
3	BLOCK B	93435.92	2.14
4	BLOCK B	87573.69	2.01
5X	BLOCK B	91992.04	2.11

BLOCK TABLE			
LOT	BLOCK	AREA (sf)	AREA (ac.)
1	BLOCK C	87452.58	2.01
2	BLOCK C	94256.16	2.16
3	BLOCK C	87221.29	2.00
4	BLOCK C	87168.81	2.00
5	BLOCK C	87123.71	2.00
6	BLOCK C	87162.76	2.00
7	BLOCK C	87127.64	2.00
8X	BLOCK C	125508.74	2.88

BLOCK TABLE			
LOT	BLOCK	AREA (sf)	AREA (ac.)
ROW DEDICATION	ROW DEDICATION	351516.62	8.07

THE PLANNING AND ZONING COMMISSION
OF SANGER, TEXAS ON _____, 2023
VOTED AFFIRMATIVELY TO ADOPT
THIS PLAT AND APPROVE IT FOR FILING OF RECORD.

BY: _____
Chairman

ATTEST: _____
Secretary

STATE OF TEXAS)
COUNTY OF _____)

(Engineer or
Surveyor's Seal)

CERTIFICATE OF SURVEYOR OR ENGINEER
WHO PREPARED PLAT

I, the undersigned, a (registered professional engineer/public surveyor) in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

THE CITY COUNCIL
OF SANGER, TEXAS ON _____, 2023
VOTED AFFIRMATIVELY TO ADOPT
THIS PLAT AND APPROVE IT FOR FILING OF RECORD.

BY: _____
Mayor

ATTEST: _____
City Secretary

Registered Professional Engineer or
Registered Public Surveyor

STATE OF TEXAS)
COUNTY OF _____)

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

I (we) the undersigned, owner(s) of the land shown on this plat within the area described by metes and bounds as follows:

(Metes and Bounds Description of Boundary)

and designated herein as the _____ subdivision to the City of Hillsboro, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements, right-of-way and public places thereon shown for the purpose and consideration therein expressed.

Owner _____

STATE OF TEXAS)
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 stated.

Given under my hand and seal of office this _____ day of _____.

Notary Public _____ County, Texas

state basis of bearing on the plat - 10.104(c)(2)

CITY SIGNATURE BLOCK

THE PLANNING AND ZONING COMMISSION OF THE CITY OF SANGER ON (DATE _____), VOTED AFFIRMATIVELY TO RECOMMEND CONDITIONAL APPROVAL OF THIS PLAT, SUBJECT TO CONDITIONS ENUMERATED IN THE MINUTES OF THIS DATE.

BY: _____
Chairman

ATTEST: _____
Secretary

THE CITY COUNCIL OF SANGER ON (DATE _____), VOTED AFFIRMATIVELY TO RECOMMEND CONDITIONAL APPROVAL OF THIS PLAT, SUBJECT TO THE CONDITIONS ENUMERATED IN THE MINUTES OF THIS DATE.

BY: _____
Mayor

ATTEST: _____
City Secretary

LOT CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	2.27'	69.00'	1°52'56"	S0°26'45"E	2.27'
C2	91.68'	50.00'	105°03'37"	S25°15'01"W	79.37'
C3	32.30'	50.00'	37°00'30"	N83°42'55"W	31.74'
C4	2.27'	69.00'	1°52'56"	S87°57'18"W	2.27'
C5	281.85'	180.00'	89°43'01"	N46°14'44"W	253.93'
C6	187.90'	120.00'	89°43'01"	S46°14'44"E	169.29'
C7	227.42'	320.00'	40°43'08"	N68°32'12"E	222.66'
C8	184.78'	260.00'	40°43'08"	S68°32'12"W	180.91'
C9	43.26'	135.00'	18°21'43"	S57°21'29"W	43.08'
C10	94.85'	135.00'	40°15'27"	S86°40'04"W	92.92'
C11	73.94'	135.00'	31°22'50"	N57°30'47"W	73.02'
C12	117.81'	75.00'	90°00'00"	S86°49'23"E	106.07'
C14	75.01'	185.00'	23°13'57"	N30°12'24"W	74.50'
C15	56.00'	185.00'	17°20'32"	N9°55'10"W	55.78'
C16	96.60'	64.00'	86°28'41"	N40°39'03"E	87.69'
C17	11.63'	9.00'	74°03'06"	S35°38'20"W	10.84'
C18	1.89'	9.00'	12°00'35"	S78°40'11"W	1.88'
C19	201.94'	64.00'	180°47'05"	S5°43'04"E	128.00'
C20	27.65'	150.00'	10°33'45"	N6°23'06"W	27.61'
C21	38.00'	210.00'	10°22'07"	N6°28'55"W	37.95'
C22	27.14'	150.00'	10°22'07"	S6°28'55"E	27.11'
C23	38.71'	210.00'	10°33'45"	S6°23'06"E	38.66'
C31	88.52'	125.00'	40°34'29"	S21°32'08"E	86.68'

ROAD CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C24	61.45'	39.00'	90°16'59"	S43°45'16"W	55.29'
C25	234.88'	150.00'	89°43'01"	N46°14'44"W	211.61'
C26	32.57'	180.00'	10°22'07"	S6°28'55"E	32.53'
C27	33.18'	180.00'	10°33'45"	S6°23'06"E	33.14'
C28	206.10'	290.00'	40°43'08"	N68°32'12"E	201.79'
C29	164.93'	105.00'	90°00'00"	N86°49'23"W	148.49'
C30	109.76'	155.00'	40°34'29"	N21°32'08"W	107.49'

ROAD LINE DATA		
LINE NUMBER	LINE BEARING	LINE LENGTH
L1	N88°36'47"E	33.99

update for
Preliminary Plat 10.
104 (c)

duplicate

Sanger

doesn't match plat

clarify locations on
the plat

P R E L I M I N A R Y
F O R R E V I E W O N L Y
T H E S E D O C U M E N T S A R E F O R
D E S I G N R E V I E W O N L Y A N D
N O T I N T E N D E D F O R T H E
P U R P O S E S O F C O N S T R U C T I O N ,
B I D D I N G O R P E R M I T . T H E Y
W E R E P R E P A R E D B Y , O R
U N D E R T H E S U P E R V I S I O N O F :
J E R E M Y B . N E L S O N
P . E . # 1 3 8 7 4 0
D A T E : 6 / 0 5 / 2 0 2 3

AUSTIN LANDS,
LLC

803 W SOUTHLAKE BLVD, SUITE 100
SOUTHLAKE, TX 76092
312-206-8673

LAKESIDE ESTATES

TRACTS 1 & 2
(68.0 AC.)
C. MANCHACA SURVEY
ABS. NO. 790
CITY OF SANGER ETJ
DENTON COUNTY, TEXAS

REV. DATE. DESCRIPTION:

KE
kirkman
ENGINEERING

KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
TEXAS FIRM NO. 15874

JOB NUMBER: SR322002

ISSUE DATE: 6/05/2023

PRELIMINARY
PLAT

SHEET:


SHEET 2 OF 2

PRELIMINARY PLAT
LAKESIDE ESTATES
LOTS 1-12, BLOCK A, LOTS 1-4, BLOCK B, LOTS 1-7, BLOCK C,
OPEN SPACE LOTS 5X, 8X, 13X
23 SINGLE FAMILY LOTS BEING TRACT OF LAND
IN THE C. MANCHACA SURVEY, ABSTRACT NO. 790, IN DENTON COUNTY, TEXAS
AUSTIN LANDS, LLC
OFFICIAL PUBLIC RECORDS DENTON COUNTY, TEXAS
AN ADDITION TO DENTON COUNTY, TEXAS
BEING 68.028 ACRES
GROSS 68.028 ACRES
NET 59.958 ACRES
DATE OF PREPARATION: 06/05/2023

LAKEVIEW ESTATES
TRACTS 1 & 2
(68.0 AC.)
C. MANCHACA SURVEY
ABS. NO. 790
CITY OF SANGER ETJ
DENTON COUNTY, TEXAS

[illegible]

GRAPHIC SCALE



0 150 300 FEET

SCALE: 1" = 150'

what water line serves this ICV?

FILENAME: R:\P1.0 PRELIMINARY UTILITY PLAN_S8322002.dwg
 PLOTTED BY: Jeremy Nelson
 PLOTTED DATE: 6/17/02