



June 30, 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: 23SANZON-0030 – RF& Sons Addition Preliminary Plat  
First Review

Dear Ms. Hammonds,

Halff Associates, Inc. was requested by the City of Sanger to review the Preliminary Plat for the RF & Sons Addition located at the southwest corner of Sable Creek Boulevard and E. Chapman Drive. The preliminary plat was prepared by Geonav Surveying and is dated May 2023. We are providing the following comments:

#### **General Comments**

1. Per City Ordinance 10.104 plans for proposed improvements must be provided. A basic site layout was included with the submission, but it lacked required data. Applicant must at minimum provide preliminary plans addressing paving, drainage, grading, and utilities. City ordinance 10.106 addresses requirements for design of improvements.
2. Preliminary plat must show all required easements for access, drainage, and utilities. 10.104(c)(11)(a), 10.104(c)(14)
3. Please note that contours appear to show existing site runoff being conveyed onto the adjacent property to the west. Per Texas Water Law, no adverse impacts (including runoff increases, velocity increases, erosive conditions, or depth of water increases) will be allowable on neighboring properties. Engineer must provide a drainage plan that addresses increases in runoff due to development in accordance with State Law.
4. Utility plans must show and label all fire hydrant locations. 10.104(c)(11)(h)
5. Parking calculations must be included with the site plan. 10.104(c)(12)(c)
6. Include landscape requirements per zoning and provide a landscape plan that shows adherence to those requirements. 10.104(c)(12)(c)
7. Specify zoning on the plat and show and label required building setback lines. 10.104(c)(11)(g)
8. Provide FEMA FIRM panel ID and revision date on the flood statement for verification.
9. Show locations and sizes for all existing utilities. 10.104(c)(10)(c)
10. City Ordinance requires a 15-foot utility easement along numbered highways (Chapman Drive).

10.106(e)(2)(B)(ii)

11. Update the Legend to include symbols used on the plat in addition to abbreviations. 10.104(c)(6)
12. Note: driveway connection to Chapman Drive will require a TxDOT driveway permit. Coordination with TxDOT regarding permit requirements, submissions, and approval will be the responsibility of the developer.

If you have any questions or need additional information, please do not hesitate to call me at (817) 764- 7467.

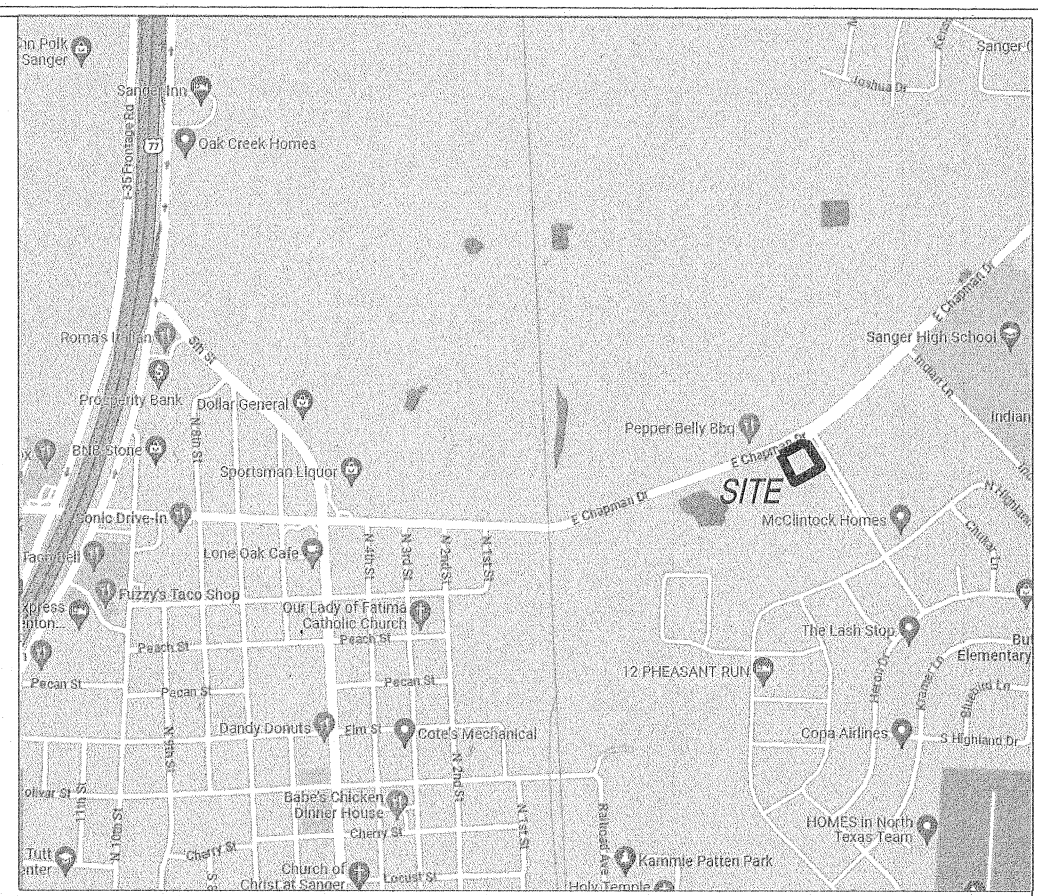
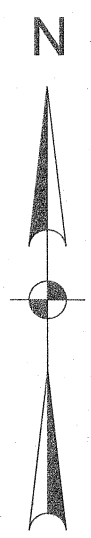
Sincerely,  
Halff  
TBPELS Firm No. 312

A handwritten signature in black ink, appearing to read "Leigh A. Hollis".

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



0' 10' 20' 40'  
1" = 20'



VICINITY MAP  
NOT TO SCALE

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 metes and bounds as follows:

WHEREAS R.F. & Sons Properties, LLC are the owners of a 1.102 acre tract of land located in the REUBEN BEBEE SURVEY, ABSTRACT NO. 29, City of Sanger, Denton County, Texas, and being part of the same tract of land described in deed to R.F. & Sons Properties, LLC, recorded in Instrument No. 10065, Official Public Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a point at the west end of a corner clip at the intersection of the southeast right-of-way line of F.M. 455 (120' wide right-of-way) and the southwest right-of-way line of Sable Creek Boulevard (80' right-of-way), for a corner;

THENCE South 77 degrees 57 minutes 10 seconds East, along the south line of said corner clip and on the north line of said R.F. & Sons Properties, LLC tract, a distance of 45.34 feet to a 1/2-inch iron rod found with cap stamped (TXDOT) at the southeast corner of said corner clip, for a corner;

THENCE South 32 degrees 18 minutes 47 seconds East, along the east line of said R.F. & Sons Properties, LLC tract, and the southwest right-of-way line of said Sable Creek Boulevard (80' wide right-of-way) a distance of 190.42 feet to a 1/2-inch iron rod found with cap stamped "Eagle" at the east corner of said R.F. & Sons Properties, LLC tract and on the northeast corner of a tract of land described in a deed to Granite Industries, LLC as recorded in Instrument No. 164636, (O.P.R.D.C.T.) and being the beginning of a curve to the right having a radius of 1787.35 feet and a chord bearing and distance of South 60 degrees 26 minutes 56 seconds East, a distance of 230.58 feet;

THENCE along the south line of said R.F. & Sons Properties, LLC tract and the north line of said Granite Industries, LLC tract and along said curve to the right having a delta of 07 degrees 23 minutes 48 seconds and an arc length of 230.74 feet, to a point for corner;

THENCE North 25 degrees 51 minutes 04 seconds West, along the southwest line of said R.F. & Sons Properties, LLC tract and the north line of said Granite Industries, LLC tract, a distance of 222.35 feet to a 1/2-inch iron rod found with cap stamped "Eagle" at the west corner of said R.F. & Sons Properties, LLC tract and on the southeast right-of-way line of said F.M. 455, and being in a curve to the left having a radius of 1565.00 feet and a chord bearing and distance of North 60 degrees 58 minutes 27 seconds East, a distance of 173.15 feet;

THENCE along the north line of said R.F. & Sons Properties, LLC tract and on the southeast right-of-way line of said F.M. 455 and along said curve to the left having a delta of 06 degrees 20 minutes 33 seconds and an arc length of 173.24 feet to the POINT OF BEGINNING AND CONTAINING 48,002 square feet, 1.102 acres of land, more or less.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT Mr. Jaswinder Randhawa acting herein by and through as the duly authorized officer for RF & Sons Properties, LLC, does hereby adopt this plat designating the hereinabove described property as the RF & Sons Addition, Lot 1, Block A, 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 \_\_\_\_\_, 20\_\_\_\_.

Mr. Jaswinder Randhawa, Owner

RF & Sons Properties, LLC

State of Texas §  
County of Denton §

Before me, the undersigned authority, on this day personally appeared Jaswinder Randhawa, 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 purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas  
Type or Print Notary's Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

SURVEYOR'S NOTES:

- Bearing system for this survey based on the Texas Coordinate System of 1983, North Central Zone (4202).
- This survey was prepared without the benefit of a Title Commitment
- Based upon graphical plotting the subject property is located within Zone "X" (unshaded), being defined as those areas determined to be outside the 0.2% annual chance floodplain, as delineated on Flood Insurance Rate Map, Number 48121C0210G, dated April 16, 2011.
- No 100-year floodplain exists on the site.
- The purpose of this plat is to create a single lot for commercial development.

Surveyor's Certificate:

State of Texas §  
County of Denton §

I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made on the ground under my supervision.

Joel C. Howard  
Registered Public Land Surveyor Texas R.P.L.S. No. 6267

State of Texas §  
County of Denton §

Before me, the undersigned authority, on this day personally appeared Joel C. Howard, 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 purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas  
Type or Print Notary's Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

Provide plans for development including:

Paving, Grading, Drainage, and Utility. Include on the plat all required easements 10.104(c)(11)(a), 10.104(c)(14) - See 10.106 of the City's Ordinance for design requirements

Please note that contours appear to show existing drainage patterns directing flow to the adjacent property to the west. Per Texas Water Law, no adverse impacts (including runoff increases, velocity increases, or depth of water increases) will be allowable on neighboring properties. A drainage plan will need to be provided showing how site increases will be handled.

Include locations for all proposed and existing fire hydrants 10.104(c)(11)(H)

Include parking calculations 10.104(c)(12)(C)

Include required and provided landscape plans 10.104(c)(12)(d)  
Landscaping must meet all requirements for the zoning

"Preliminary Plat for Review Purposes Only"

Approved for Preparation of Final Plat

City of Sanger, TX  
Planning & Zoning Commission

Date \_\_\_\_\_

OWNER:

RF & SONS PROPERTIES LLC  
MR. JASWINDER RANDHAWA  
1111 W MOCKINGBIRD LN  
DALLAS, TX 75247-5007

DATED: MAY 25, 2023 DRAWN BY: LEO

**GEONAV**  
SURVEYING • MAPPING • SCANNING

3410 MIDCOURT RD, SUITE 110 CARROLLTON, TEXAS 75006  
SCALE 1"=20' (972) 243-2409 PROJECT NUMBER: 3062  
TBPLS FIRM NO. 10194205  
EMAIL: CHRIS.HOWARD@GEO-NAV.COM

**PRELIMINARY PLAT**  
**LOT 1, BLOCK A**  
**RF & SONS ADDITION**  
**1.102 ACRES**  
**(48,002 SQ.FT.)**  
IN  
**REUBEN BEBEE SURVEY,**  
**ABSTRACT NO. 29**  
**CITY OF SANGER,**  
**DENTON COUNTY, TEXAS**  
**(1 LOT)**

show locations and sizes for all utilities per 10.104(c)(10)(c)

Driveway connection to Chapman Drive will require a TxDOT driveway permit. Coordination with TxDOT regarding permit requirements, submissions, and approval will be the responsibility of the developer.

City FIRM panel ID and effective date - 48121C0210G - 4/18/2011

15' utility easement is required along FM 455 per City Ordinance 10.106(e)(2)(B)(ii)

D=06°20'33"(LT)  
R=1565.00'  
L=173.24'  
CL=173.15'  
CB=N60°58'27"E

SSMH  
RIM ELEV = 676.94  
FL (IN) 10-INCH PVC (NE) = 664.70  
FL (OUT) 10-INCH PVC (SW) = 664.63

specify zoning and show all required building setbacks on the plat 10.104(c)(11)(G)

Legend must include symbols used in addition to abbreviations 10.104(c)(6)

LEGEND  
M.R.D.C.T.  
O.P.R.D.C.T.  
SQ.FT.  
VOL.  
PG.  
INST.  
NO.  
FIR  
SIR  
WV  
SSMH  
PP  
MAP RECORDS OF DENTON COUNTY, TEXAS  
OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS  
VOLUME  
PAGE  
INSTRUMENT  
NUMBER  
IRON ROD FOUND  
SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "GEONAV"  
WATER VALVE  
SANITARY SEWER MANHOLE  
POWER POLE