



3803 Parkwood Blvd. Suite 800
Frisco, Texas 75034
(214) 618-4570
Fax (214) 739-0095

December 6, 2022
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: **Stephens Towne Crossing Phase 2 – Preliminary Plat**
First Review

Dear Ms. Hammonds,

Halff Associates, Inc. was requested by the City of Sanger to provide a first review of the Stephens Towne Crossing Phase 2 Preliminary Plat. This subdivision is located west of Sanger Trails Phase 1 and is within the City of Sanger City limits. The preliminary plat was prepared by BGE, Inc. and is dated November 7, 2022. A preliminary review of the document was performed, and the following comments apply:

General Comments:

1. Final Plat cannot be approved until civil drawings and revised TIA have been accepted.

Preliminary Plat:

Sheet 1 of 2

1. Incorrect Floodplain statement and incorrect Map number.
2. Provide Table with Lot numbers, square footage per Section 10.104.C(12)
3. Provide minimum side yard (B.L.) of 8' adjacent to other properties. Section 52.2.A.2
4. Show the limits of Phase 2 within the vicinity map.
5. Provide curve number and place in Curve Table.
6. Label limits of Zone A.
7. Currently showing an 80' Right of Way Reservation. The City's Master Thoroughfare plan shows this as a 4-lane undivided Principal Arterial with 100' Right of Way.

Sheet 2 of 2

1. What are 30X, 31X, and 32X?
2. Provide minimum side yard (B.L.) of 8' adjacent to other properties. Section 52.2.A.2.

The Surveyor/Engineer/Owner shall revise the plans to address the above-stated comments. If you have any questions or need additional information, please do not hesitate to call me at (817) 764-7480.

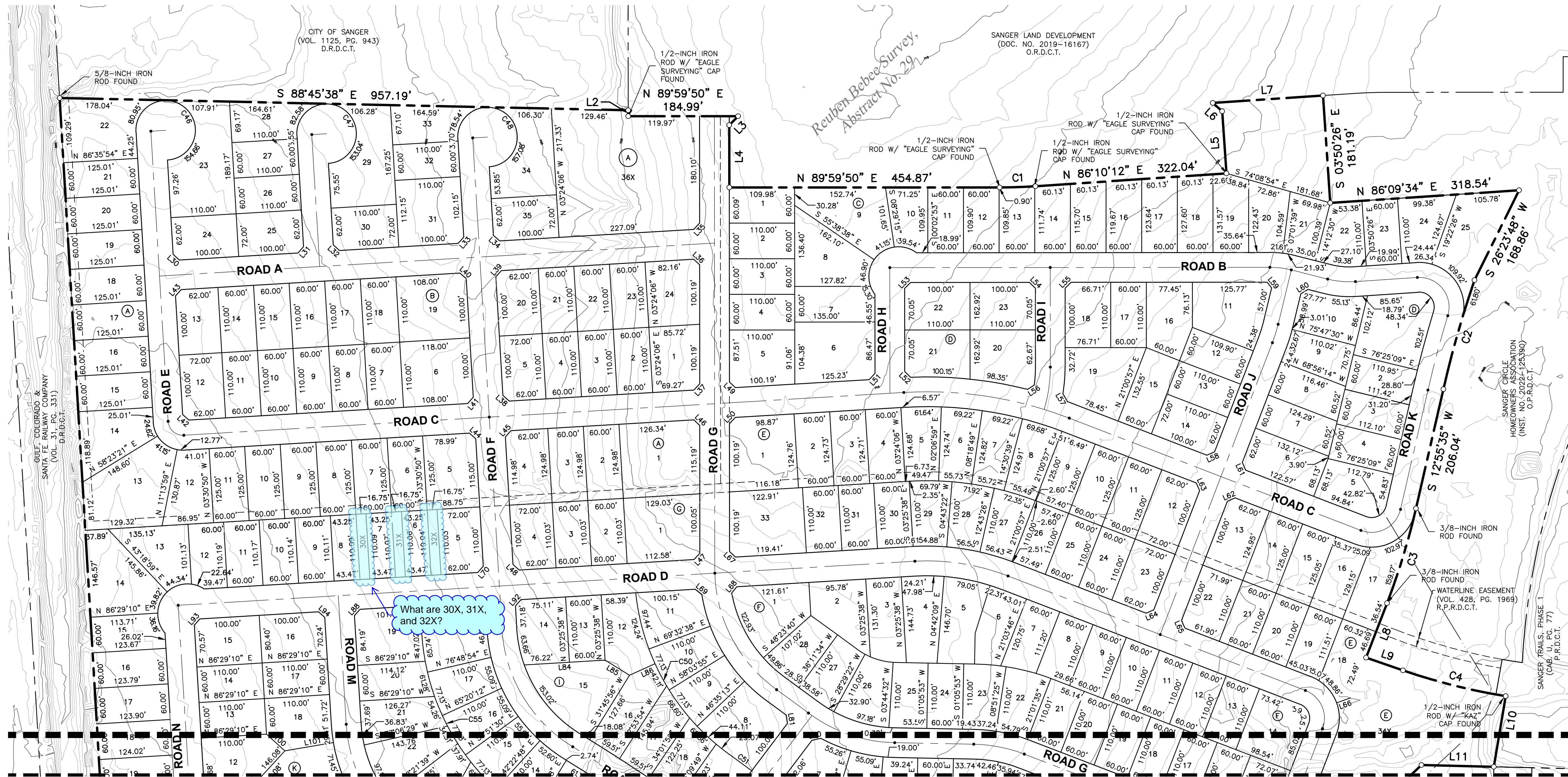
Sincerely,

HALFF ASSOCIATES, INC.
TBPELS Firm No. 312

A handwritten signature in blue ink, appearing to read "SDT", is written over a horizontal line.

Steven D. Templer, P.E.
Attachments: markups

G:\TXN\Projects\Sanger_Development_LL069288-00\Steps\Phase_1\SV04_CAD\9288-00_PLOT_SOUTH.dwg 2022-11-07 13:32 rslvas



SEE SHEET 1

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 02°17'58" E	15.00'
L2	S 00°02'50" E	9.99'
L3	S 44°58'30" W	21.19'
L4	S 00°02'35" E	105.01'
L5	N 03°49'48" W	105.02'
L6	N 48°49'48" W	21.18'
L7	N 86°10'12" E	86.01'
L8	S 21°03'47" W	98.23'
L9	S 70°57'10" E	65.78'
L10	S 09°31'15" W	120.59'
L11	N 88°35'38" W	121.83'
L12	S 46°24'40" W	85.27'
L13	N 64°24'42" W	82.44'
L14	S 25°35'18" W	50.00'
L15	S 64°24'42" E	82.08'
L16	N 73°02'14" W	21.62'
L17	S 16°57'46" W	50.00'
L18	S 73°02'14" E	6.05'
L19	N 68°58'25" W	36.17'
L20	N 68°58'25" W	8.45'
L21	S 03°30'50" E	25.00'
L22	N 58°10'21" E	42.48'
L23	N 06°50'29" E	20.55'
L24	S 57°33'01" W	20.29'
L25	S 86°35'54" W	25.00'
L26	S 86°35'54" W	25.00'
L27	S 86°35'54" W	25.00'
L28	N 86°09'34" E	104.43'
L29	S 75°47'30" E	82.10'
L30	N 48°24'06" W	14.14'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L31	S 41°35'54" W	14.14'
L32	N 48°24'06" W	14.14'
L33	S 41°35'54" W	14.14'
L34	N 48°24'06" W	14.14'
L35	S 43°16'30" W	14.55'
L36	S 46°43'30" E	13.72'
L37	S 43°16'30" W	14.55'
L38	N 48°24'06" W	14.14'
L39	N 41°35'54" E	14.14'
L40	S 48°24'06" E	14.14'
L41	S 41°35'54" W	14.14'
L42	N 48°24'06" W	14.14'
L43	N 41°35'54" E	14.14'
L44	S 48°24'06" E	14.14'
L45	S 41°35'54" W	14.14'
L46	N 46°43'30" W	13.72'
L47	S 43°15'44" W	14.55'
L48	N 48°24'52" W	14.14'
L49	N 46°43'30" W	13.72'
L50	N 43°16'30" W	14.55'
L51	S 43°16'30" W	14.55'
L52	N 46°23'35" W	13.81'
L53	N 44°57'07" E	14.14'
L54	S 45°02'53" E	14.14'
L55	N 44°57'07" E	14.14'
L56	N 56°45'38" E	13.43'
L57	N 30°00'16" W	15.23'
L58	S 66°02'21" W	14.14'
L59	S 38°14°01" E	12.36'
L60	S 58°53'41" W	14.06'

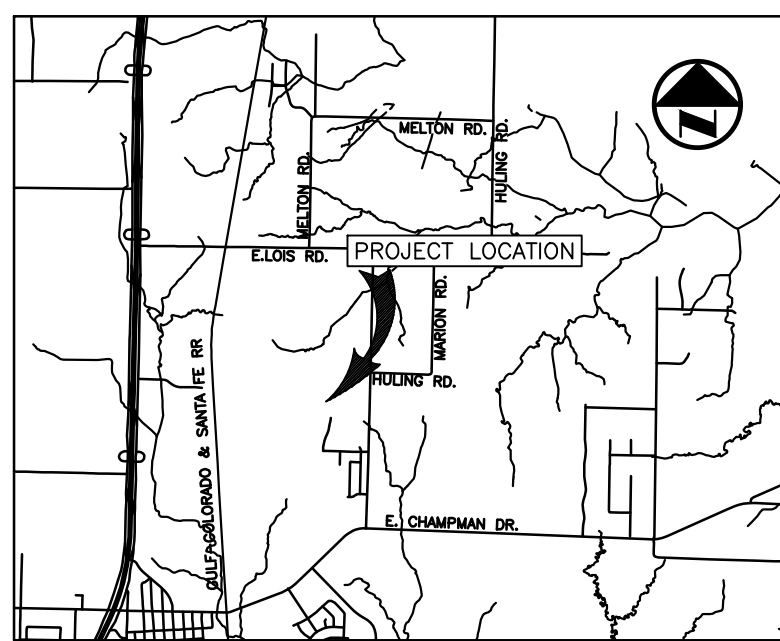
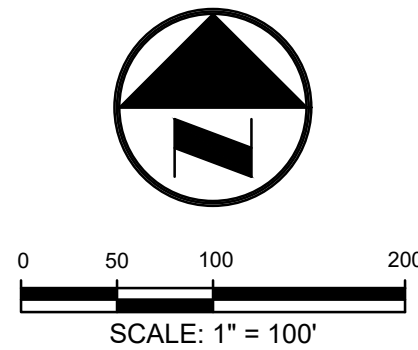
LINE TABLE		
NUMBER	BEARING	DISTANCE
L61	S 23°57'39" E	14.15'
L62	N 66°02'21" E	14.14'
L63	S 23°57'39" E	14.15'
L64	S 48°28'14" E	14.15'
L65	N 23°57'39" W	14.15'
L66	N 69°54'00" E	25.00'
L67	N 46°44'16" W	13.72'
L68	N 38°46'19" E	13.43'
L69	S 50°43'06" E	14.70'
L70	N 41°35'08" E	14.15'
L71	S 66°02'40" W	14.14'
L72	S 23°57'20" E	14.15'
L73	S 66°01'35" W	14.14'
L74	N 23°58'25" W	14.14'
L75	S 66°01'35" W	14.14'
L76	S 23°57'20" E	14.15'
L77	S 66°02'40" W	14.14'
L78	S 23°57'20" E	14.15'
L79	N 66°02'40" E	14.14'
L80	N 78°02'32" E	15.08'
L81	S 08°26'25" E	14.03'
L82	S 81°50'10" W	14.24'
L83	N 07°32'21" W	14.26'
L84	S 86°34'22" W	136.22'
L85	S 58°14'04" E	48.55'
L86	N 65°33'21" E	47.08'
L87	S 48°24'06" E	14.14'
L88	N 41°31'00" E	14.13'
L89	N 07°22'17" W	14.30'
L90	N 82°27'47" E	14.03'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L91	S 08°17'42" E	14.07'
L92	N 41°35'08" E	14.15'
L93	N 41°31'46" E	14.13'
L94	S 48°28'14" E	14.15'
L95	S 16°18'04" W	14.89'
L96	N 78°43'45" W	10.32'
L97	N 02°29'08" E	15.66'
L98	S 79°57'23" E	14.89'
L99	S 86°29'10" W	34.25'
L100	S 47°39'54" E	41.72'
L101	N 80°21'31" E	82.99'
L102	S 58°10'21" W	8.62'
L103	S 61°40'54" W	14.22'
L104	S 31°06'48" W	15.21'
L105	S 82°52'33" W	15.20'
L106	N 04°42'24" W	13.63'
L107	N 76°25'58" E	14.06'
L108	S 08°19'27" E	14.06'
L109	N 80°46'51" W	13.91'
L110	N 12°13'53" E	14.80'
L111	N 82°18'53" E	14.06'
L112	S 30°59'46" E	15.18'
L113	N 77°20'25" W	13.19'
L114	S 36°59'43" W	64.89'
L115	N 53°04'59" E	14.69'
L116	N 46°36'51" W	25.00'
L117	N 05°11'50" E	13.19'
L118	N 88°59'28" W	14.14'
L119	S 63°46'47" W	14.69'
L120	S 23°58'25" E	14.14'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L121	S 26°43'12" E	13.45'
L122	S 66°01'35" W	14.14'
L123	N 01°00'32" E	14.14'
L124	S 14°12'23" E	14.06'
L125	N 31°06'48" E	50.33'
L126	N 66°01'35" E	14.14'
L127	S 23°58'25" E	14.14'
L128	S 66°01'35" W	14.14'
L129	N 23°58'25" W	14.14'
L130	N 66°01'35" E	14.14'
L131	N 74°35'31" E	8.79'
L132	S 01°00'32" W	14.14'
L133	S 88°59'28" E	14.14'
L134	S 23°58'25" E	14.14'
L135	N 43°47'31" E	13.56'
L136	N 46°12'28" W	14.70'
L137	N 46°00'32" E	39.05'
L138	N 41°29'10" E	14.14'
L139	N 48°30'50" W	14.14'
L140	S 00°41'34" E	18.00'

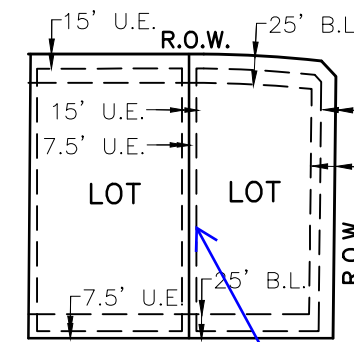
CURVE TABLE				
NUMBER	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	3°49'38"	905.00'	N 88°05'00" E	60.44'
C2	5°59'54"	1825.00'	S 15°55'32" W	190.97'
C3	8°08'11"	1175.00'	S 16°59'41" W	166.72'
C4	9°55'27"	1030.00'	S 75°54'22" E	178.18'
C5	27°32'01"	235.00'	S 15°10'39" W	111.85'
C6	21°04'34"	1265.00'	S 14°19'49" W	462.71'
C7	13°09'41"	480.00'	S 10°22'22" W	110.02'
C8	4°03'40"	250.00'	S 71°00'15" E	17.72'
C9	2°03'13"	250.00'	S 22°03'12" W	8.96'
C10	24°58'57"	250.00'	S 56°28'57" E	108.15'
C11	15°54'38"	250.00'	S 36°02'09" E	69.20'
C12	36°36'19"	690.00'	N 46°23'00" W	433.37'
C13	61°10'19"	250.00'	S 34°06'00" E	254.42'
C14	24°06'16"	380.00'	N 80°59'22" W	158.69'
C15	89°57'49"	50.00'	N 23°57'20" W	70.69'
C16	65°01'03"	250.00'	S 78°31'03" W	268.71'
C17	45°05'21"	250.00'	N 68°33'12" E	191.70'
C18	45°50'56"	150.00'	S 19°24'38" W	116.86'
C19	15°50'15"	150.00'	S 50°15'13" W	41.33'
C20	57°46'20"	250.00'	S 32°24'01" E	241.54'
C21	11°23'41"	2715.00'	N 55°35'20" W	539.06'
C22	39°00'38"	250.00'	S 69°23'49" E	166.95'
C23	19°55'42"	250.00'	N 78°56'16" W	86.52'
C24	39°10'03"	150.00'	N 26°25'30" E	100.56'
C25	75°45'11"	250.00'	N 49°57'58" E	34.50'
C26	11°32'29"	150.00'	N 51°46'46" E	30.16'
C27	9°00'49"	250.00'	N 41°30'07" E	39.29'
C28	11°13'18"	250.00'	N 36°43'27" E	48.89'
C29	55°10'37"	250.00'	S 30°59'25" E	231.56'
C30	6°57'39"	2985.00'	N 55°05'54" W	362.42'
C31	37°17'03"	250.00'	S 70°15'36" E	159.83'

CURVE TABLE				
NUMBER	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE
C32	19°57'53"	250.00'	N 78°55'11" W	86.67'
C33	19°57'53"	250.00'	N 78°55'11" W	86.67'
C34	35°46'07"	250.00'	S 71°01'04" E	153.55'
C35	1°10'11"	3255.00'	N 53°43'06" W	66.45'
C36	54°15'18"	250.00'	S 27°10'32" E	227.99'
C37	90°00'00"	25.00'	S 48°24'06" E	35.36'
C38	24°27'52"	665.00'	N 81°10'10" W	281.79'
C39	98°08'11"	50.00'	S 61°59'40" W	75.55'
C40	4°00'45"	1850.00'	S 14°55'57" W	129.53'
C41	110°46'46"	50.00'	S 38°27'03" E	82.30'
C42	18°02'56"	150.00'	S 84°48'58" E	47.06'
C43	14°15'23"	150.00'	N 82°55'11" W	37.23'
C44	7°26'06"	250.00'	N 17°17'54" E	32.42'
C45	16°34'10"	250.00'	N 08°14'12" E	72.05'
C46	270°00'00"	50.00'	N 48°24'06" W	70.71'
C47	270°00'01"	50.00'	N 48°24'07" W	70.71'
C48	270°00'00"	50.00'	N 48°24'06" W	70.71'
C49	163°44'23"	50.00'	S 44°57'07" W	98.99'
C50	48°20'53"	385.00'	S 30°07'45" E	315.32'
C51	0°50'21"	3120.00'	S 53°53'01" E	45.70'
C52	0°55'40"	3120.00'	N 52°04'54" W	50.52'
C53	37°17'03"	115.00'	S 70°15'36" E	73.52'
C54	19°57'53"	385.00'	N 78°55'11" W	133.48'
C55	55°10'37"	385.00'	S 30°59'25" E	356.60'
C56	5°04'12"	2850.66'	S 56°02'35" E	252.17'
C57	2°36'38"	2850.00'	N 51°11'49" W	129.84'
C58	39°00'38"	115.00'	N 69°23'49" W	76.80'
C59	19°57'53"	385.00'	N 78°55'11" W	133.48'
C60	11°13'18"	385.00'	N 36°43'27" E	75.28'
C61	5°13'40"	2580.00'	N 49°50'08" W	235.32'
C62	155°25'58"	50.00'	S 74°12'09" W	97.71'



VICINITY MAP
(NOT TO SCALE)

- LEGEND
- M.R.D. MONUMENT OF RECORD DIGNITY
 - C.I.R.S. 5/8-INCH IRON ROD W/ "BGE" CAP SET
 - INST. NO. INSTRUMENT NUMBER
 - VOL. VOLUME
 - P.G. PAGE
 - O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS
 - D.R.D.C.T. DEED RECORDS OF DENTON COUNTY, TEXAS
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCING PROPERTY LINE



TYPICAL LOT DETAIL

Provide minimum side yard (B.L.) of 8' adjacent to other properties. Section 52.2.A.2

PRELIMINARY PLAT
STC PHASE 2

407 SINGLE FAMILY LOTS &
9 OPEN SPACE LOTS

BEING 119.199 ACRES SITUATED IN THE
REUBEN BEBEE SURVEY, ABSTRACT NO. 29
CITY OF SANGER, DENTON COUNTY, TEXAS
NOVEMBER 2022
SHEET 2 OF 2

OWNER

STC 2WC, LLC
103 East Virginia Street,
McKinney, Texas 75069

SURVEYOR

BGE, Inc.
777 Main Street, Suite 1900, Fort Worth, TX 76102
Tel: 817-887-6130 • www.bgeinc.com
TBPELS Registration No. 10194416



Contact: René Salvas, R.P.L.S.
Telephone: 817-752-4183 • Email: rslvas@bgeinc.com

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