



July 18, 2024
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 Final Plat -Review #1

Dear Ms. Hammonds,

Halff was requested by the City of Sanger to review the Final Plat for Duck Creek Ridge. The submittal was prepared by Trinity Land Surveying, LLC and was dated June 13, 2024.

We have completed our review and offer the following comments:

Final Plat Comments

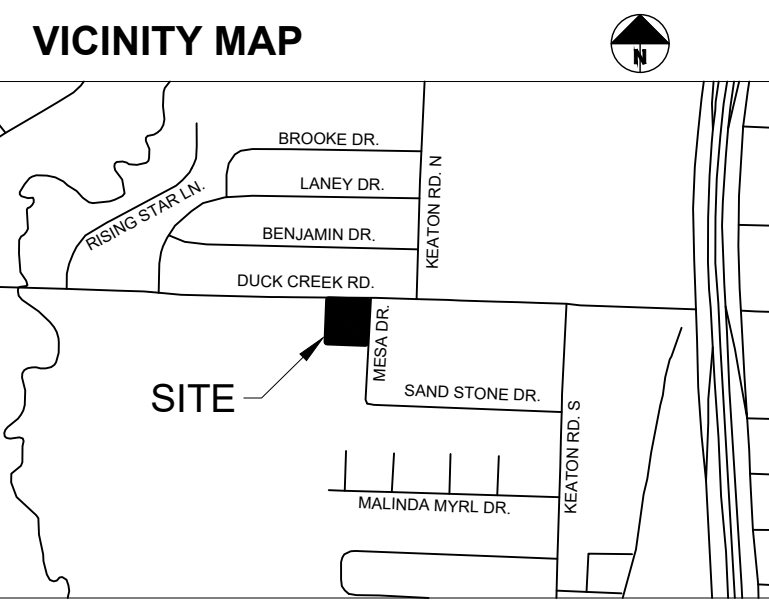
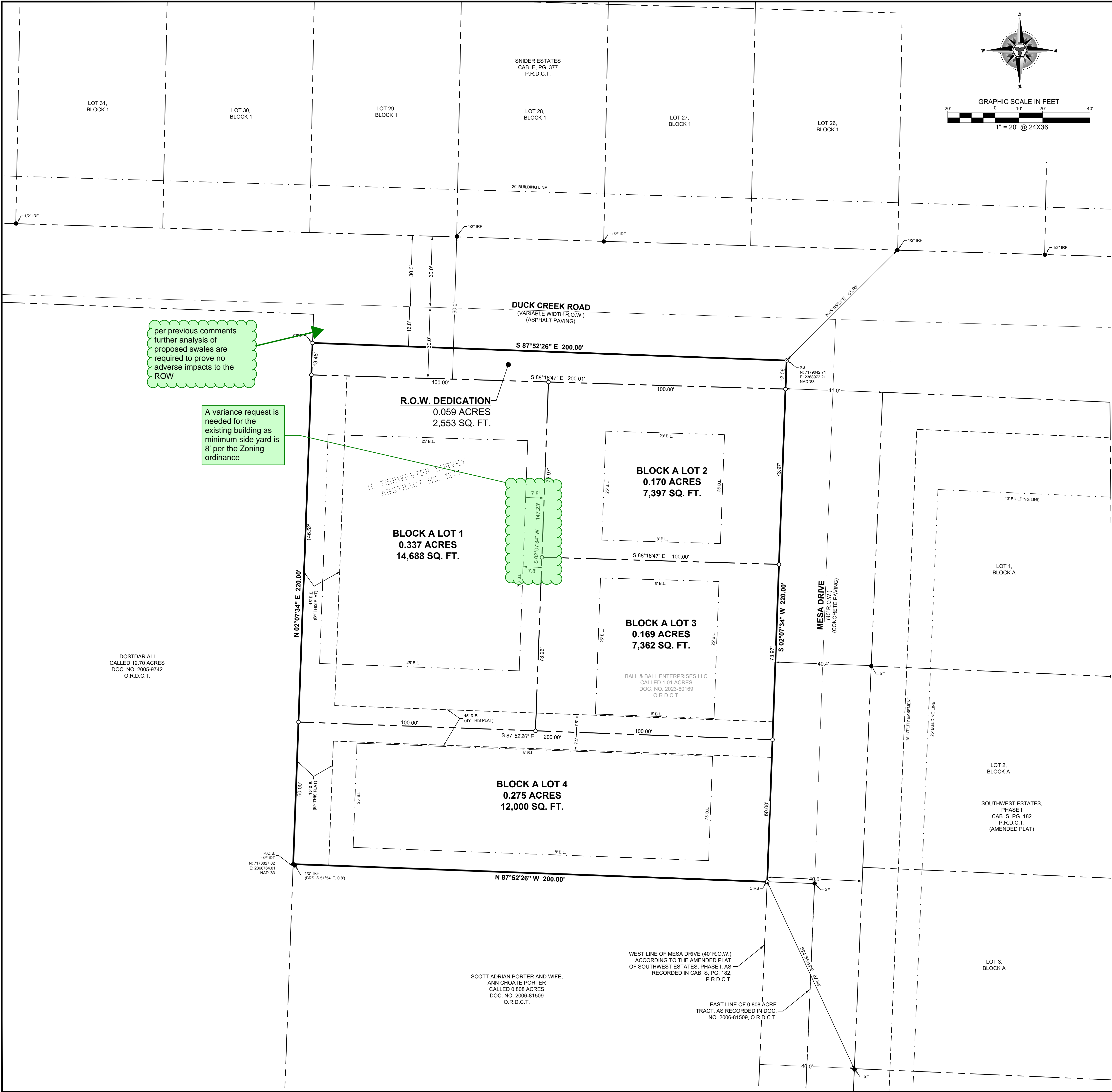
1. A variance must be requested and approved by the City for the side setback of 7.8'.
2. Per previous comments further analysis of proposed swales are required to prove no adverse impacts to the ROW.

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", is written over a light blue horizontal line.

Jamie Akomer, PE, PMP
HALFF ASSOCIATES, INC.
Firm No. 0312
Attachments: Plat markups



LEGEND

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

LINE TYPE LEGEND

---	BOUNDARY LINE
---	EASEMENT LINE
---	BUILDING LINE
---	OVERHEAD UTILITY LINE
---	WIRE FENCE
---	WOOD FENCE
---	METAL FENCE
---	CONCRETE 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 4 residential lots from a previously unplatted tract of land.
- All common areas, drainage easements, and detention facilities will be owned and maintained by the HOA/POA. Any common area within the City's right-of-way will require a facilities agreement, to be reviewed and approved by the City.
- All lots comply with the minimum size requirements of the zoning district.
- Notice - selling a portion of this addition by metes and bounds is a violation of City ordinance and State Law and is subject to fines and withholding of utilities and building permits.
- This plat does not alter or remove existing deed restrictions, if any, on this property.
- Minimum finished floor elevations are at least 2 feet above the 100 year flood plain.

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.

FINAL 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
JUNE 2024



4401 N. Interstate 35, Suite 202 | Denton, Texas 76207 | FIRM # 10194687 | Tel. No. (940) 293-3180

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 20'	MLB	TLS	06/13/2024	2023-040	1 OF 2

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

SURVEYOR:
Trinity Land Surveying, LLC
4401 N. Interstate 35, Suite 202
Denton, Texas 76207
Ph: (940) 293-3180
Email: mblack@trinity-surveying.com
Contact: Michael Black, RPLS

ENGINEER:
BURDICK GROUP
941 Pintail Lane
Prosper, Tx. 75078
Ph: (936) 494-9311
Email: storm.permit@gmail.com
Contact: Mark Burdick, PE

UTILITY SERVICE PROVIDERS:

WATER: The City of Sanger
502 Elm Street
Sanger, TX 76266
940-458-7930

SEWER: The City of Sanger
502 Elm Street
Sanger, TX 76266
940-458-7930

ELECTRIC: The City of Sanger
502 Elm Street
Sanger, TX 76266
940-458-7930

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 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 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, and for 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 Duck Creek Road, a variable width right-of-way, 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 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 on the north line of the aforementioned 0.808 acre tract, for the southeast corner of said 1.01 acre tract;

THENCE North 87°52'26" West, leaving said 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 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 PERSONS 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 _____, 2024.

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 _____, 2024.

Notary Public, State of Texas

Printed Name _____ My Commission Expires _____

SURVEYOR'S CERTIFICATION

STATE OF TEXAS §

COUNTY OF DENTON §

KNOW ALL MEN BY THESE PRESENTS:

That I, Michael L. Black, do 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.

Michael L. Black
Registered Professional Land Surveyor
Texas R.P.L.S. No. 6854

Date

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

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 _____, 2024.


Notary Public, State of Texas

FINAL 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
JUNE 2024

APPROVAL BLOCK	
Approved and Accepted	
Planning & Zoning Commission City of Sanger, Tx.	Date _____
Mayor City of Sanger, Tx.	Date _____
Attested by	
City Secretary City of Sanger, Tx.	Date _____



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Ph: (940) 293-3180
Email: mblack@trinity-surveying.com
Contact: Michael Black, RPLS

ENGINEER:
BURDICK GROUP
941 Pintail Lane
Prosper, Tx. 75078
Ph: (936) 494-9311
Email: storm.permits@gmail.com
Contact: Mark Burdick, PE