

May 7, 2025 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: Sanger 91 Addition Final Plat - Review #1

Dear Ms. Hammonds,

Halff was requested by the City of Sanger to review the <u>Final Plat</u> for the Sanger 91 Addition. The submittal was prepared by KFM Engineering and was received on March 23, 2025.

We have completed our review and offer the following comments:

Please address comments on attached markups and provide annotated responses on markups. Please note, not all comments are written on letter since some comments are easier to show and explain on the markups. Please annotate markup with responses.

Grading Plat Comments

- 1. Confirm if 2 3"x3" recording blocks are needed for both Cooke and Denton County Public Record offices.
- 2. Per the Sangar's Subdivision Application checklist, add the following standard notes:
 - a. 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.
 - b. This plat does not alter or remove existing deed restrictions, if any, on this property.
- 3. Per § 10.104(d)(10)(B)1, provide one (1) copy of the traverse closure sheet matching acreage.
- 4. Per § 10.104(d)(10)(Q), show the city limits line if it traverses the subdivision.

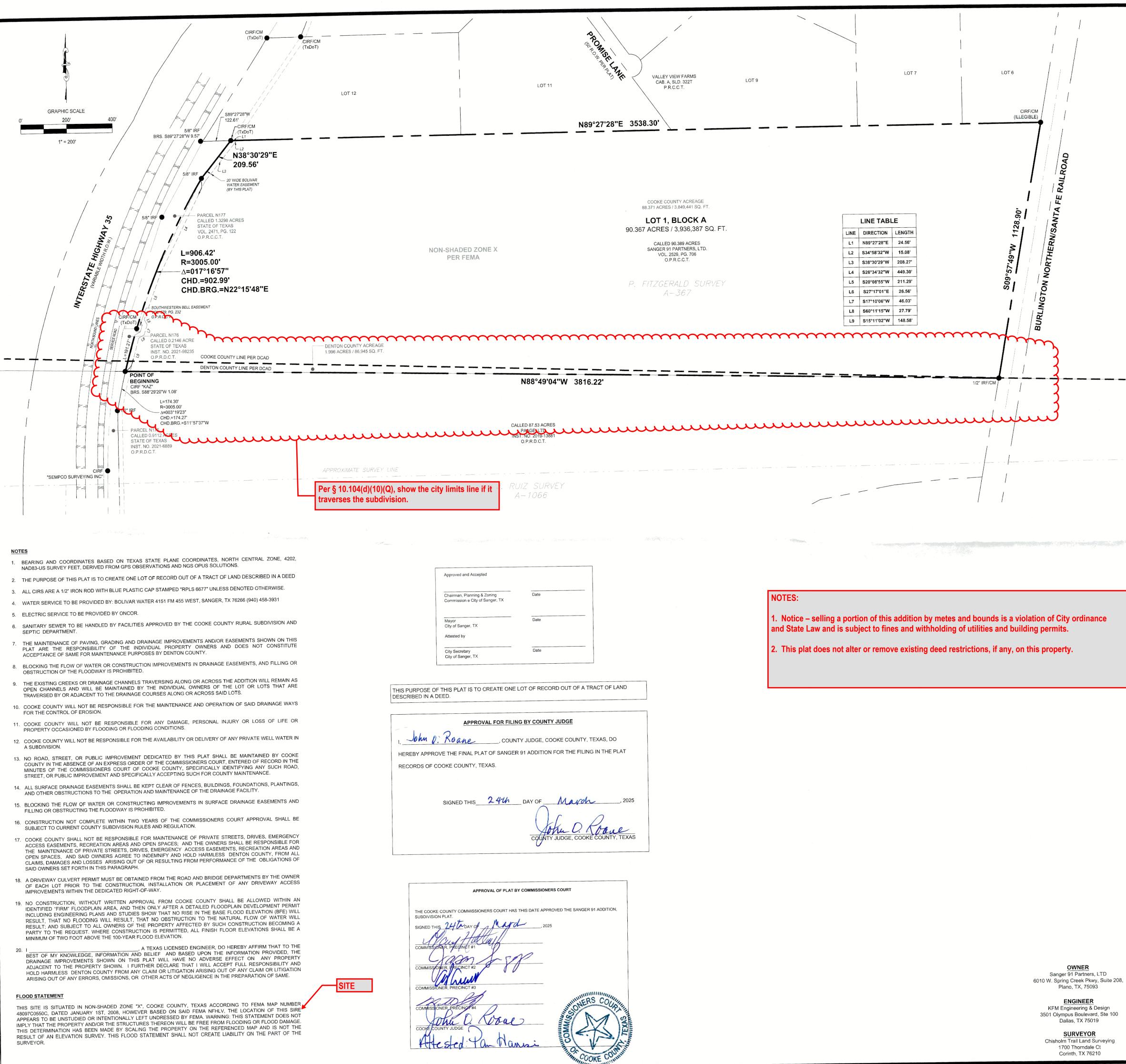
If you have any questions or need additional information, please do not hesitate to call me at (817) 764-7468.

Sincerely,

Reith L. Freeman

Keith Freeman, PE HALFF Firm No. 0312

Attachments: Final Plat markups



LEGEND / ABB O.P.R.C.C.T. O.P.R.D.C.T. P.R.D.C.T. IRF CIRF	REVIATIONS DEED/TRACT LINE BOUNDARY LINE ABSTRACT LINE EASEMENT MONUMENT FOUND OFFICIAL PUBLIC RECORDS, COOKE COUNTY, TEXAS OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS PLAT RECORDS, COOKE COUNTY, TEXAS IRON ROD FOUND CAPPED IRON ROD FOUND	CR 256 CR 256 CR 256 CR 256 CR 256 CODKE COUNTY DENTON COUNTY DENTON COUNTY CR 256 CR
		(NOT TO SCALE)
OWNER'S	CERTIFICATE	
	F DENTON §	
Donton Co	inty and Cooke County Texas, and being all	ul owner of that certain tract of land situated in the P. Fitzgerald Survey, Abstract No. 367 of called 90.367 acre tract of land described in the deed to Sanger 91 Partners, LTD, record oke County, Texas, and being more particularly described a follows:
BEGINNIN line of Inter Instrument described curve to th	G at the southwest corner of said 90.367 acrestate Highway 35, at the northeast corner of a No. 2021-6889, Official Public Records of E n the deed to Paage, LTD, recorded in Instrueright;	e tract, from which a 1/2-inch capped iron rod stamped "KAZ" found in the easterly right-of-v a called 0.9112 acre tract described as Parcel N175, in deed to the State of Texas, recorder Denton County, Texas, common to the northwest corner of a called 87.53 acre tract of la ment No. 2019-13881, Official Public Records of Denton County, Texas, at the beginning o
With said o 906.42 fee	urve to the right and the west line of said 90.3 ;, a chord that bears North 22° 15' 48" East, a	67 acre tract, having a radius of 3005.00 feet, a central angle of 17° 16' 57", an arc length o distance of 902.99 feet to a 5/8-inch iron rod found at the end of said curve;
"TxDot" fo Slide 322T	und at the northwest corner of said 90.367 a , Plat Records of Cooke County, Texas;	est line of said 90.367 acre tract, a distance of 209.56 feet to an iron rod with a cap stam, cre tract and the southwest corner of Valley View Farms Subdivision, recorded in Cabine
3538.30 fe the west ri	et to capped iron rod found at the northeast or ght-of-way line of Burlington Northern Santa F	
distance c tract;	f 1128.90 feet to a 1/2-inch iron rod found at	aid 90.367 acre tract and the west right-of-way line of Burlington Northern Santa Fe Railroa the southeast corner of said 90.367 acre tract and at the northeast corner of said 87.53
THENCE the POINT	North 88° 49' 04" West, with the south line of OF BEGINNING and enclosing 90.367 acres	said 90.367 acre tract and the north line of said 87.53 acre tract, a distance of 3816.22 fee (3,936,387 square feet) of land, more or less.
OWNER	DEDICATION	
	REFORE, KNOW ALL BY THESE PRESEN	
SANGER DEDICAT	91 ADDITION LOT 1 BLOCK A AN ADDIT	OPT THIS FINAL PLAT, DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY ION TO THE EXTRATERRITORIAL JURISDICTION OF SANGER, TEXAS, AND DO HER IEETS, ALLEYS, PARKS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR ISSED.
SANGER	91 PARTNERS Mail Parts AUTHORIZED SIGNATURE	
DATE:	2/25/2025	
STATE C	FTEXAS § OF COLUN §	
GAL INSTRUM EXECUT	ENT AND ACKNOWLEDGED TO ME TH	AND FORCOUNTY, TEXAS, ON THIS DAY PERSONALLY APPEA THE PERSON AND OR OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGO HAT HE/SHE IS AN AUCHA TO SUMPLY AND THAT HE/SHE IS AUTHORIZED THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACI
	NDER MY HAND AND SEAL OF OFFICE TH	IS DAY OF FEBRUARY, 2025.
	PUBLIC FOR AND IN THE STATE OF TEXA	DANIEL MARTINEZ

CERTIFICATE OF REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS COUNTY OF Dullas

I, MICHAEL R. KERSTEN, A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND IN ACCORDANCE WITH THE ORDINANCES OF THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF SANGER, DENTON COUNTY, TEXAS, AND THE EXTRATERRITORIAL JURISDICTION OF COOKE COUNTY, TEXAS.

TT OF TELL

Notary ID 132018546

MICHAEL R. KERSTEN

6677

DATE OF PLAT: AUGUST 21ST, 2024. Maller MICHAEL R. KERSTEN

REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 6677

STATE OF TEXAS COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR DALLAS COUNTY, TEXAS, ON THIS DAY PERSONALLY APPEARED EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

SINEERING & DESIG

3501 OLYMPUS BLVD, SUITE 100

DALLAS, TEXAS 75019

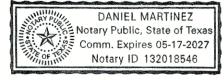
PHONE: (469) 899-0536

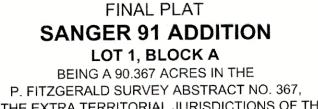
WWW.KFM-LLC.COM TBPE #: F-20821

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF FEBWARY , 2025.

NOTARY PUBLIC FOR AND IN THE STATE OF TEXAS

MY COMMISSION EXPIRES:





IN THE EXTRA TERRITORIAL JURISDICTIONS OF THE CITY OF SANGER, DENTON COUNTY, TEXAS AND COOKE COUNTY, TEXAS



onfirm if 2 - 3"x3" ecording blocks are eded for both Cooke & Denton County Public Record offices.