



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 Final Plat 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 Sanger'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,

A handwritten signature in black ink that reads "Keith L. Freeman".

Keith Freeman, PE  
**HALFF**  
Firm No. 0312

Attachments: Final Plat markups





**Confirm if 2 - 3"x3"**  
**recording blocks are**  
**needed for both Cooke**  
**& Denton County**  
**Public Record offices.**

- THIS SITE IS SITUATED IN NON-SHADED ZONE "X", COOKE COUNTY, TEXAS ACCORDING TO FEMA MAP NUMBER 4809705056C, DATED JANUARY 1ST, 2008, HOWEVER BASED ON SAID FEMA NFHLV, THE LOCATION OF THIS SITE APPEARS TO BE UNSTUDIED OR INTENTIONALLY LEFT UNDERESSED BY FEMA. WARNING: THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS DETERMINATION HAS BEEN MADE BY SCALING THE PROPERTY ON THE REFERENCED MAP AND IS NOT THE RESULT OF AN ELEVATION SURVEY. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.