



DATE: 5/1/25

1st REVIEW COMMENTS – Final Plat – Sanger 91 Addition

The request is for a Final Plat of Sanger 91 Addition, being approximately 90.367 acres in the A0367C F FITZGERALD, TR 2(TR DRAWN IN A 1066), prepared by Chisholm Trail Land Surveying, submitted on 4/16/25. Below are the comments that should be addressed before City Council approval. Resubmit the revised plat along with a response letter addressing all comments.

Planning

Provide the following;

1. An accurate location of at least two (2) corners of the subdivision with reference to original corners of the original survey of which the subdivision is a part or an existing to an approved and recorded plat or permanent markers established by and approved by the City Engineer.
2. The accurate location of the subdivision in reference to the deed records of the county which shall include the volume and page of the deed of the property to be subdivided.
3. Standard notations to be added to the plat:
 - a. “All lots comply with the minimum size requirements of the zoning district.”
 - b. “This property may be subject to charges related to impact fees and the applicant should contact the City regrading any applicable fees.”
 - c. “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.”
 - d. “Notice – selling a portion of the addition by metes and bound is a violation of City ordinance and State Law and is subject to fines and withholding of utilities and building permits.”
 - e. “This plat does not alter or remove existing deed restrictions, if any, on this property.”
 - f. Minimum finished floor elevations are at least 2 feet above the 100 year flood plain.”
 - g. The subject property does not lie within a 100 – year floodplain according to Community Panel No. _____, dated _____, of the National Flood Insurance Rate Maps for Denton County, Texas.”
 - h. The purpose of this plat is _____[state the purpose]_____.”



- i. Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD '83')
4. The name, address and phone number of all utilities providing service to the development is required. A signature from each provider or a will-serve letter, signifying their ability to provide service to the subdivision is required.

Informational Comments

1. The property is within the City of Sanger's ETJ.
2. The Final Plat will be scheduled for Planning and Zoning (P&Z) Commission meeting on Monday, May 12, 2025, and the City Council meeting on Monday, June 2, 2025.