



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 South Final Replat - Review #1

Dear Ms. Hammonds,

Halff was requested by the City of Sanger to review the Final Replat for the Sanger South Subdivision. The submittal was prepared by Landmark Surveyors and was received on April 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. Clarify if this replat changes the previously zoned properties SF-10 (Single Family) and A (Agricultural) designations to either property. If so, clarify if the zoning changes are consistent with the City of Sanger Zoning ordinances.
2. Clarify if the previous unplatted lot is going to be part of the Sanger South Subdivision with this replat.
3. Clarify if the medium residential designation in Future Land Use map is consistent with this replat.
4. Show centerline of existing street. Dimensions from centerline to edges of existing and proposed right-of-way on both sides of the centerline per § 10.104(d)(10)(H).
5. Cowling Rd is a minor arterial M4U per the City of Sanger MTP that requires 80ft minimum ROW. Please dictate extra 10ft of ROW per § 10.105(1)(H).
6. Show the appropriate minimum building / setback lines per ordinance.
7. Add “_____ Date” alongside City Secretary signature line.

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

Sincerely,

Keith L. Freeman



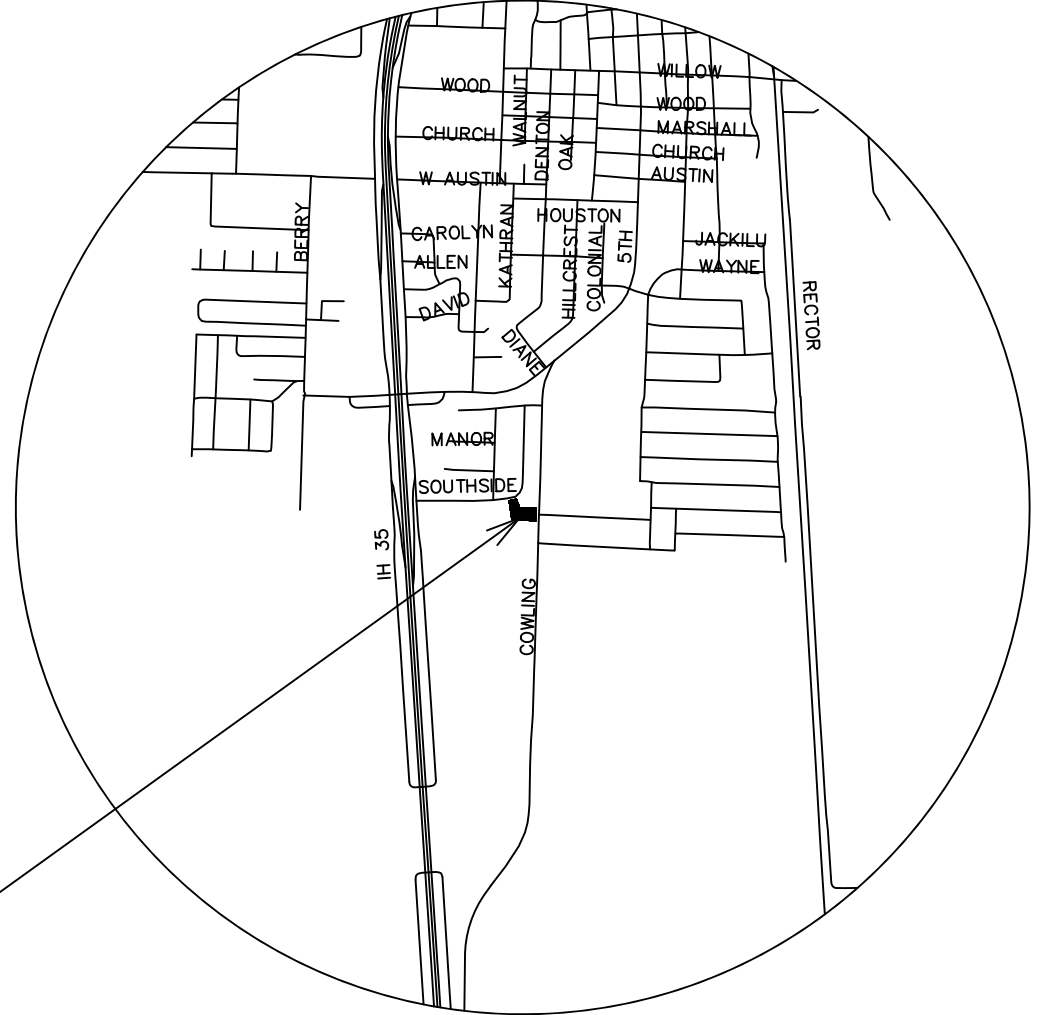
Keith Freeman, PE

HALFF

Firm No. 0312

Attachments: Final Replat markups

PROJECT LOCATION



VICINITY MAP
SCALE 1" = 2000'



NOTES:

- The purpose of this plat is to replat a platted lot together with a previously unplatted tract of land by relocating the dividing line between the two tracts.
- All lots comply with the minimum size requirements of the zoning district.
- No portion of subject property lies within a special flood hazard area according to the FLOOD INSURANCE RATE MAP for Denton County and Incorporated Area, Map Number 48121C0205G, dated April 18, 2011. (Subject property lies in Zone X.)
- Subject property lies within the City Limits of the City of Sanger.
- This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.
- 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.
- All common areas, drainage easements, and detention facilities will be owned and maintained by the HOA/property owner. Any common area within the city's right-of-way will require a facilities agreement, to be reviewed and approved by the city.
- Blocking the flow of water or constructing improvements in surface drainage easements, and filling or obstructing the roadway is prohibited.
- Water, Sewer, and Electric service is provided by the City of Sanger, 201 Bolivar Street, Sanger, Texas. TEL. 940-458-7930
- Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983, as determined from GPS observations.

APPROVED AND ACCEPTED

Chairman, Planning and Zoning Commission, City of Sanger, Texas Date

Mayor, City of Sanger, Texas Date

ATTESTED BY

City Secretary, City of Sanger, Texas Date

CERTIFICATE OF SURVEYOR

I, the undersigned, a registered professional land surveyor in the State of Texas, 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.

Jerald D. Yensan Date
Registered Professional Land Surveyor No. 4561

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS
COUNTY OF DENTON

WE, the undersigned owners, of the land shown on this plat within the area described by metes and bounds as follows:

BEING all that certain lot, tract, or parcel of land situated in the M. Burleson Survey Abstract Number 71 in the City of Sanger Denton County, Texas, being all that certain tract of land conveyed by deed from Don Amyx and Sue Ann Amyx to East Texas District Pentecostal Church of God recorded in Volume 1431, Page 217 Real Property Records, Denton County, Texas, and being all of Lot 15, Block 3 of Sanger South Subdivision, an addition to the City of Sanger, Denton County, Texas according to the plat thereof recorded in Volume 11, Page 26 (now held in Cabinet J, Page 217), Plat Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a square tube found for corner in south line of Southside Drive, a public roadway having a right-of-way of 50.0 feet, said point being the northeast corner of Lot 16 in said Block 3 of said Sanger South Subdivision;

THENCE N 79° 51' 31" E, 32.25 feet with said south line of said Southside Drive to an iron rod found for corner;

THENCE along the arc of a curve to the left having a central angle of 14° 32' 28", a radius of 150.00 feet, an arc length of 38.07 feet, whose chord bears N 73° 35' 10" E, 37.97 feet with said south line of said Southside Drive to an iron rod found for corner, said point being the northwest corner of Lot 14 in said Block 3 of said Sanger South Subdivision;

THENCE S 21° 03' 11" E, 104.17 feet with the west line of said Lot 14 to a square tube found for corner, said point being the southwest corner of said Lot 14;

THENCE N 88° 06' 33" E, 168.98 feet with the south line of said Lot 14 to a capped iron rod marked KAZ found for corner in the west line of Cowling Road, a public roadway having a right-of-way of 70.0 feet;

THENCE S 01° 24' 27" W, 131.21 feet with said west line of said Cowling Road to an iron rod found for corner, said point being the northeast corner of that certain tract of land conveyed by deed from Virginia Janes Millar to Thomas Muir and Elizabeth Muir recorded under Document Number 2013-121312, Real Property Records, Denton County, Texas;

THENCE N 85° 11' 14" W, 245.11 feet with the north line of said Muir tract to a square tube found for corner, said point being the southeast corner of said Lot 16 in said Block 3 of said Sanger South Subdivision;

THENCE N 08° 16' 11" W, 187.79 feet with the east line of said Lot 16 to the **PLACE OF BEGINNING** and containing 0.848 acre of land.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT WE, Jose Lopez and East Texas District Pentecostal Church of God, acting herein by and through its duly authorized officer does hereby adopt this plat designating the hereinabove described property as **LOTS 15R-1 and 15R-2, Block 3, SANGER SOUTH SUBDIVISION, being a replat of Lot 15 Block 3 of Sanger South Subdivision and 0.500 acre of previously unplatted land**, 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 always maintain all easements and facilities in a state of good repair and functional condition 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 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 ____, 2025.

Jose Lopez

STATE OF TEXAS
COUNTY OF DENTON:

Before me, the undersigned authority, on this day personally appeared Jose Lopez, known to me to be the person 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 ____ day of ____, 2025.

NOTARY PUBLIC
STATE OF TEXAS

WITNESS MY HAND this ____ day of ____, 2025.

Wes Ridge, authorized representative, East Texas District Pentecostal Church of God.

STATE OF TEXAS
COUNTY OF DENTON:

Before me, the undersigned authority, on this day personally appeared Wes Ridge, known to me to be the person 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 ____ day of ____, 2025.

NOTARY PUBLIC
STATE OF TEXAS

LEGEND
B.L. = BUILDING LINE
D.E. = DRAINAGE EASEMENT
F.I.R. = FOUND IRON ROD
S.I.R. = SET CAPPED 1/2" RPLS 4561 IRON ROD
P.U.E. = PUBLIC UTILITY EASEMENT
R.P.R.D.C.T. = REAL PROPERTY RECORDS DENTON COUNTY TEXAS
P.R.D.C.T. = PLAT RECORDS DENTON COUNTY TEXAS
POB = PLACE OF BEGINNING
R.O.W. = RIGHT OF WAY
C.F. = CLERK'S FILE
R = RADIUS
L = LENGTH
CD = CHORD DISTANCE
CB = CHORD BEARING
Δ = DELTA
CL = CENTERLINE OF ROAD
____ = PROPERTY LINE
____ = CENTER LINE OF ROAD
____ = EASEMENT LINE
____ = TRACT LINE

FINAL REPLAT
LOTS 15R-1 AND 15R-2, BLOCK 3 OF
SANGER SOUTH SUBDIVISION
BEING A REPLAT OF LOT 15, BLOCK 3 OF
SANGER SOUTH SUBDIVISION AND 0.500 ACRE
OF PREVIOUSLY UNPLATTED LAND
BEING 0.848 ACRE IN THE M. BURLESON SURVEY A-71
CITY OF SANGER, DENTON COUNTY, TEXAS

LANDMARK
SURVEYORS, L.L.C.
TX FIRM REGISTRATION NO. 10098600
4238 I-35 NORTH
DENTON, TEXAS 76207
(940) 382-4016
FAX (940) 387-9784
DRAWN BY: BTH SCALE: 1"=20' DATE: 03 APRIL, 2025 JOB NO: 257853

OWNER/DEVELOPER
EAST TEXAS DISTRICT
PENTECOSTAL CHURCH
OF GOD
WES RIDGE
1199 COWLING RD
SANGER, TX 76266

OWNER/DEVELOPER
JOSE LOPEZ
2505 BERNARD STREET
DENTON, TX 76205
(940) 300-8554

SURVEYOR
LANDMARK SURVEYORS
4238 I-35 N
DENTON, TEXAS 76207
(940) 382-4016