



July 07, 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: Major Moore Cell Tower Minor Plat - Review #1

Dear Ms. Hammonds,

Halff was requested by the City of Sanger to review the Minor Plat for Major Moore Cell Tower. The submittal was prepared by Eagle Surveying, LLC. and was received on June 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.

Minor Plat Comments

1. Please show building setback lines on the plat
2. Keith Drive is classified as a collector road (C2U) according to the City of Sanger Master Thoroughfare Plan which requires a minimum of 60ft ROW. Please dedicate 30ft of ROW
3. Please provide a closure report that matches acreage per § 10.104(d)(10)(B)

If you have any questions or need additional information, please do not hesitate to call me at (817) 764-7498.

Sincerely,

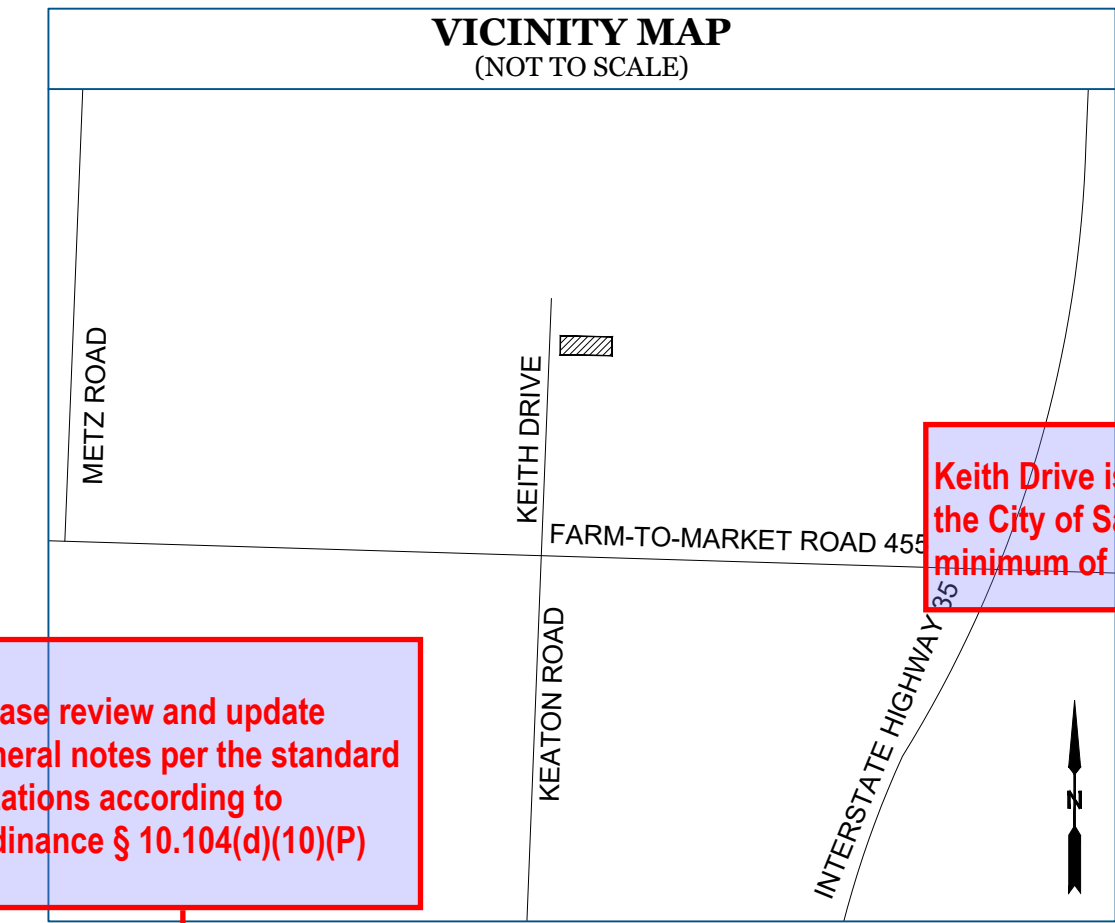
A handwritten signature in blue ink, appearing to read "Samson Lotigo", written over a horizontal line.

Samson Lotigo, PE

HALFF

Firm No. 0312

Attachments: Plat markups



Keith Drive is classified as a collector road (C2U) according to the City of Sanger Master Thoroughfare Plan which requires a minimum of 60ft ROW. Please dedicate 30ft of ROW

Please review and update general notes per the standard notations according to Ordinance § 10.104(d)(10)(P)

- GENERAL NOTES**
- The purpose of this plat is to create one lot of record.
 - The subject property does not lie within a 100-year floodplain according to Community Panel No. 48121C0210G, dated April 18, 2011, of the National Flood Insurance Rate Maps for Denton County, Texas.
 - The bearings and grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network, NAD 83(2011) State Plane Coordinate System (Texas North Central Zone - 4202).
 - 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.
 - All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
 - This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.
 - This plat does not alter or remove existing deed restrictions, if any, on this property.
 - This property is currently zoned A (Agricultural)

Keith Drive

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey of the property made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Sanger, Denton County, Texas.

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

Matthew Raabe, R.P.L.S. # 6402 _____ Date _____

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **MATTHEW RAABE**, 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 THE OFFICE this ____ day of _____, 2025.

Notary Public in and for the State of Texas

SURVEYOR
Eagle Surveying, LLC
Contact: David Jett
222 S. Elm Street, Suite: 200
Denton, TX 76201
(940) 222-3009

OWNER
Pac Group, LTD
Contact: Brain Andrus
4143 Maple Avenue
Suite 325
Dallas, TX 75219

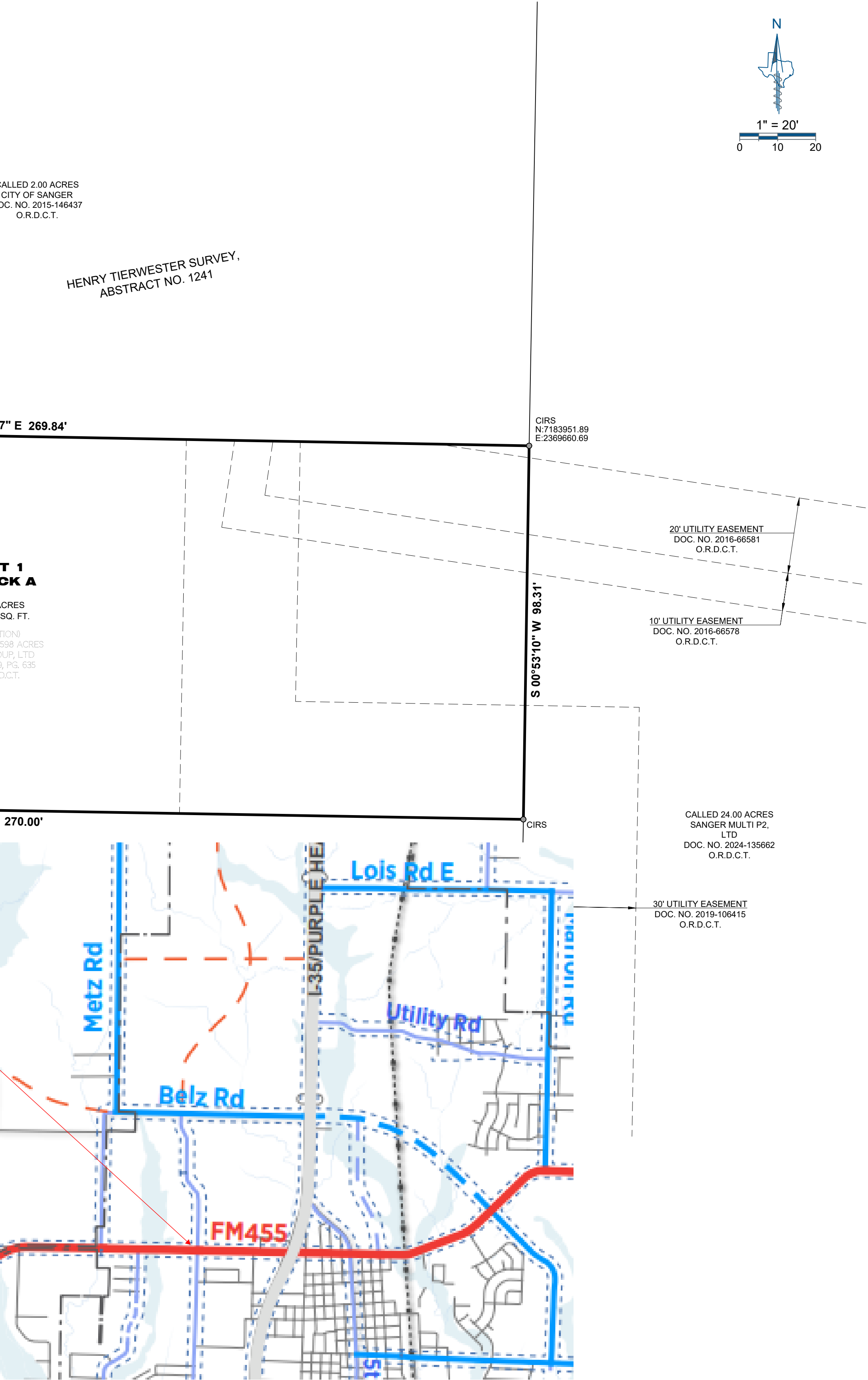
EAGLE SURVEYING, LLC
222 S. Elm Street, Suite: 200
Denton, TX 76201
(940) 222-3009
TX Firm #10194177

Project
2205.059-05

Date
04/01/2025

Drafter
MMF

LEGEND	
PG	= PAGE
VOL	= VOLUME
POB	= POINT OF BEGINNING
IRF	= IRON ROD FOUND
CIRF	= CAPPED IRON ROD FOUND
CIRS	= 1/2-INCH IRON ROD WITH GREEN PLASTIC CAP STAMPED "EAGLE SURVEYING" SET
D.R.D.C.T.	= DEED RECORDS, DENTON COUNTY, TEXAS
O.R.D.C.T.	= OFFICIAL RECORDS, DENTON COUNTY, TEXAS
DOC. NO.	= DOCUMENT NUMBER
————	= PLAT BOUNDARY
————	= ADJOINER BOUNDARY
- - - - -	= EASEMENT LINE



APPROVED AND ACCEPTED

CITY OF SANGER
DENTON COUNTY, TEXAS

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

Mayor _____ Date _____
City of Sanger, Texas

ATTEST:

City Secretary _____ Date _____
City of Sanger, Texas

MINOR PLAT
MAJOR MOORE CELL TOWER
0.61 ACRES

BEING PORTION OF A CALLED 61.598 ACRE TRACT OF LAND CONVEYED TO
PAC GROUP, LTD,
RECORDED IN VOLUME 4759, PAGE 632, R.P.R.D.C.T.
SITUATED IN THE HENRY TIERWESTER SURVEY, ABSTRACT No. 1241,
CITY OF SANGER, DENTON COUNTY, TEXAS

DATE OF PREPARATION: 04/01/2025

OWNER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, **PAC GROUP, LTD** is the owner of a 0.61 acre tract of land out of the Henry Tierwester Survey, Abstract Number 1241, situated in the City of Sanger, Denton County, Texas and being a portion of a called 61.598 acre tract of land conveyed to PAC GROUP, LTD, by deed of record in Volume 4759, Page 632 of the Real Property Records of Denton County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING, at a 100D Nail found in the East line of a called 95 acre tract of land conveyed to Jackson Jay Marshall by deed of record in Document Number 2013-133569 of the Official Records of Denton County, Texas, being the Northwest corner of a called 1.86 acre tract of land conveyed to Brazos Electric Cooperative, Inc. by deed of record in Document Number 96-R0026292 of said Real Property Records, also being in the common West line of said 61.598 acre tract, for the Southwest corner hereof;

THENCE, N00°58'47"E, along the East line of said 95 acre tract, being the common West line of said 61.598 acre tract, a distance of 98.65 feet to a 1/2 inch iron rod with orange plastic cap stamped "KAZ" found at the Southwest corner of a called 2.00 acre tract of land conveyed to the City of Sanger by deed of record in Document Number 2015-146437 of the Official Records of Denton County, Texas, for the Northwest corner hereof;

THENCE, S88°56'57"E, leaving the East line of said 95 acre tract, along the South line of said 2.00 acre tract, a distance of 269.84 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the West line of a called 24.00 acre tract of land conveyed to Sanger Multi P2, LTD by General Warranty Deed with Vendor's Lien of Record in Document Number 2024-135662 of said Official Records, at the Southeast corner of said 2.00 acre tract, for the Northeast corner hereof;

THENCE, S00°53'10"W, along the West line of said 24.00 acre tact, a distance of 98.31 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Northeast corner of said 1.86 acre tract, for the Southeast corner hereof;

THENCE, N89°01'13"W, departing the West line of said 24.00 acres tract, along the North line of said 1.86 acre tract, a distance of 270.00 feet to the **POINT OF BEGINNING** and containing an area of 0.61 Acres, or (26,581 Square Feet) of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL PERSONS BY THESE PRESENTS:

THAT **PAC GROUP, LTD**, do hereby adopt this plat designating the hereinabove described property as **MAJOR MOORE CELL TOWER**, 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 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.

PAC GROUP, LTD

BY: _____ Date _____
Signature _____ Date _____

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared **BRIAN ANDRUS**, 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 THE OFFICE this ____ day of _____, 2025.

Notary Public in and for the State of Texas