



July 08, 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: Belz Road Retail Addition Replat - Review #1

Dear Ms. Hammonds,

Halff was requested by the City of Sanger to review the Replat for Belz Road Retail Addition. The submittal was prepared by Eagle Surveying, LLC. and was received on June 23, 2025.

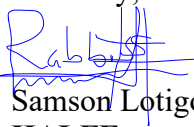
We have completed our review and offer the following comments:

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.

Replat Comments

1. 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)(iv)
2. Please show building setback lines on the plat
3. 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
4. Please provide a closure report that matches acreage per § 10.104(d)(10)(B)
5. Show dedicated ROW in title block per §10.104(d)(10)(O)(vi) if applicable

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

Sincerely,

Samson Lotigo, PE
HALFF
Firm No. 0312
Attachments: Plat markups

