

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 <u>Replat</u> 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

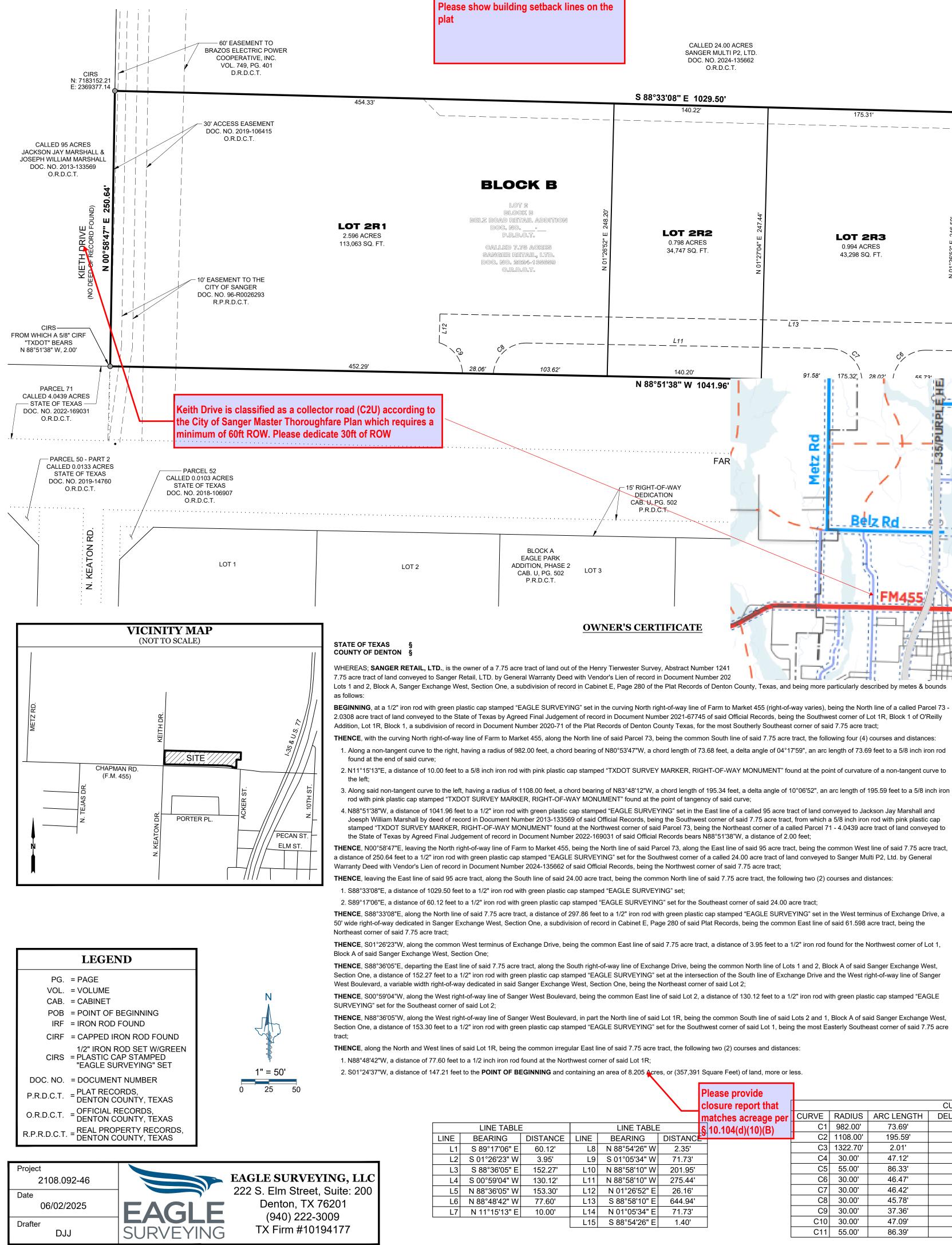
- 1. Show centerline of existing street. Dimensions from centerline to edges of existing and proposed right-of-way on both sides of the centerline per 10.104(d)(10)(H)(iv)
- 2. Please show building setback lines on the plat
- 3. Keith Drive is classified as a collector road (C2U) according to the City 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

Firm No. 0312 Attachments: Plat markups



Show centerline of existing street. Dimensio from centerline to edges of existing and posed right-of-way on both sides of the HENRY HERWESTER SURVEY, CALLED 24.00 ACRES SANGER MULTI P2, LTD DOC. NO. 2024-135662 ABSTRACT NO. 124 O.R.D.C.T. S 88°33'08" E 1029.50' 140.22 L1 259.64 _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ . 15' SANITARY SEWER & DRAINAGE EASEMENT DOC. NO. P.R.D.C.T. CA/ 18 **LOT 2R2 LOT 2R3 LOT 2R4** 0.798 ACRES 0.994 ACRES 34,747 SQ. FT. 1.496 ACRES 43,298 SQ. FT 65,169 SQ. FT. _____ 140.20' 175 32' 3.58' 26 45' N 88°51'38" W 1041.96' 5/8" CIRF "TXDOT" FAR seiz Rd LOT 6 LOT 7 **DWNER'S DEDICATION** Y THESE PRESENTS THAT, SANGER RETAIL, LTD., does hereby adopt this plat, designating herein described property as BELZ ROAD RETAIL ADDITION, BLOCK A, LOTS 1R & 5R AND BLOCK B, LOTS 2R-1 THRU 2R-5, an addition to the City of Sanger, Denton County, Texas, and does hereby dedicate to public use forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon over or across the drainage and utility easements as shown. Said drainage and utility easements being hereby reserved for the mutual use and accommodation of all public utilities desiring to use same. All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the drainage and utility easement and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said drainage and utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. OWNER: SANGER RETAIL, LTD. Date STATE OF TEXAS COUNTY OF ____ BEFORE ME, the undersigned authority, on this day personally appeared _ , 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

		r lease provide						
		closure report that	CURVE TABLE					
		matches acreage per	CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
BLE		§ 10.104(d)(10)(B)	C1	982.00'	73.69'	4°17'59"	N 80°53'47" W	73.68'
	DISTANC		C2	1108.00'	195.59'	10°06'52"	N 83°48'12" W	195.34'
W	2.35'		C3	1322.70'	2.01'	0°05'13"	N 03°43'16" W	2.01'
W	71.73'		C4	30.00'	47.12'	90°00'00"	S 46°05'34" W	42.43'
W	201.95'		C5	55.00'	86.33'	89°56'15"	S 46°03'42" W	77.74'
W	275.44'		C6	30.00'	46.47'	88°45'37"	S 46°39'01" W	41.96'
Е	26.16'		C7	30.00'	46.42'	88°39'30"	N 44°38'25" W	41.93'
Е	644.94'		C8	30.00'	45.78'	87°26'24"	S 47°18'38" W	41.47'
Е	71.73'		C9	30.00'	37.36'	71°21'30"	N 37°18'39" W	34.99'
Е	1.40'		C10	30.00'	47.09'	89°56'15"	N 46°03'42" E	42.40'
			C11	55.00'	86.39'	90°00'00"	N 46°05'34" E	77.78'

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

Approved:

Chairman, Planning & Zoning Commission City of Sanger, Texas

City of Sanger, Texas

Attested by

City Secretary City of Sanger, Texas

