



September 30, 2026
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: 26SANZON-0018 Jackie's Addition- Review #1

Dear Ms. Hammonds,

Halff Associates, Inc. was requested by the City of Sanger to review the Final Plat for 26SANZON-0018 Jackie's Addition. This submittal was prepared by Landmark Solutions, LLC and was received on September 24, 2026.

General Comments

1. 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.
2. Please note additional comments may be provided in subsequent reviews once additional data/responses is received.

Final Plat Comments

1. Please include all missing City of Sanger standard notation information per Ordinance § SO-6B.6.r
2. Please show proposed building setback lines on plat
3. One (1) copy of the traverse closure sheet shall be enclosed per Ordinance § SO-6B.6.b. Please provide closure report that matches acreage.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Samson Lotigo", is written over a blue rectangular stamp.

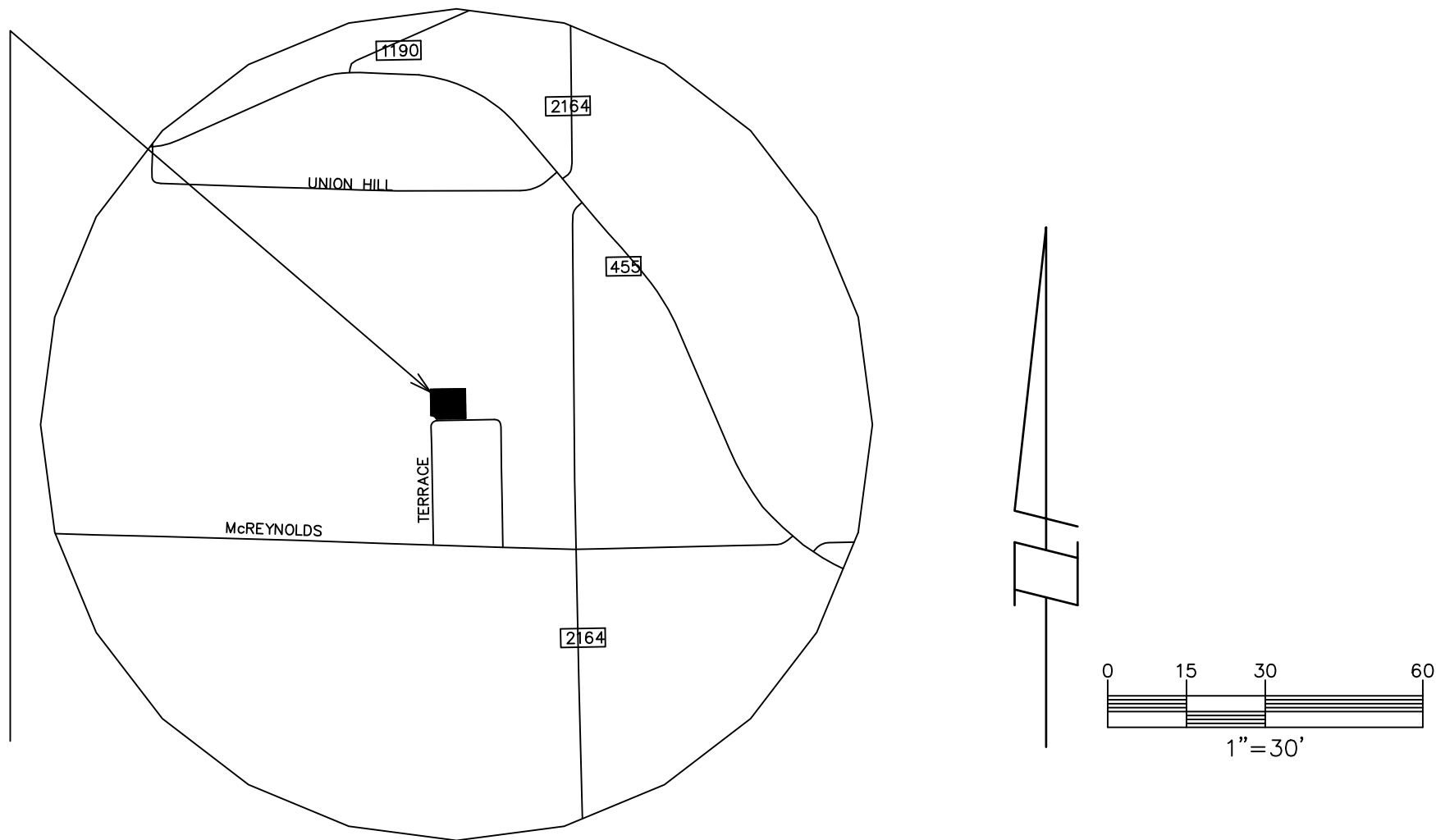
Samson Lotigo, PE

HALFF

Firm No. 0312

Attachments: Markups

PROJECT LOCATION



VICINITY MAP
SCALE 1" = 2000'

NOTES:

- This plat creates one legally platted lot from two tracts out of an unrecorded subdivision.
- 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 48121C0230G, dated April 18, 2011. (Subject property lies in Zone X.)
- Subject property lies within the ETJ of the City of Sanger.
- 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.
- Sanitary Sewer to be handled by facilities approved by the Denton County Health Department.
- Construction not complete within two years of the City of Sanger approval shall be subject to current County Subdivision Rules and Regulations.
- A driveway culvert must be obtained from Road and Bridge Departments by the owner of each lot prior to the construction, installation or placement of any driveway access improvements within the dedicated right-of-way.
- No construction, without written approval from Denton County shall be allowed within an identified "FIRM" floodplain area, and then only after a detailed floodplain development permit including engineering plans and studies show that no rise in the Base Flood Elevation (BFE) will result, that no flooding will result, that no obstruction to the natural flow of water will result; and subject to all owners of the property affected by such construction becoming a party to the request. Where construction is permitted, all finished floor elevations shall be a minimum of two feet above the 100-year flood elevation.
- All surface drainage easements shall be kept clear of fences, buildings, foundations, plantings, and other obstructions to the operation and maintenance of the drainage facility.
- The maintenance of paving, grading, and drainage improvements and/or easements shown on this plat are the responsibility of the individual property owners and do not constitute acceptance of same for maintenance purposes by Denton County.
- Blocking the flow of water or constructing improvements in surface drainage easements, and filling or obstructing the floodway is prohibited.
- Denton County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
- The existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual property owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across the lots.
- Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983, as determined from GPS observations.
- Sanitary Sewer to be handled by facilities approved by the Denton County Health Department.

Water service to be provided by:
Bolivar Water Supply Corp.
4151 FM 455 West
Sanger, Texas 76266
940-458-3931

Electric service to be provided by:
Coserv Electric
7701 South Stemmons Fwy
Corinth, TX 76210
940-321-4800

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
P.O.B. = 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

LANDMARK
SURVEYORS, L.L.C.
TX FIRM REGISTRATION NO. 10098600
DRAWN BY: BTH SCALE: 1"=30' DATE: 24 AUGUST, 2026 JOB NO: 268648

OWNER/DEVELOPER
ROBERT J. SMITH
JACQUELYN E. WILSON
CHARLIE WAYNE WILSON, JR.
10346 TERRACE ROAD
SANGER, TX 76266
(940) 453-2969

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

FINAL PLAT
LOT 1, BLOCK A OF JACKIE'S ADDITION
BEING 3.762 ACRES IN THE
J. MORTON SURVEY A-792
ETJ CITY OF SANGER
DENTON COUNTY, TEXAS

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 J. Morton Survey Abstract Number 792 in the Extraterritorial Jurisdiction of the City of Sanger, Denton County, Texas; being all that certain tract of land conveyed by deed from Robert J. Smith to Robert J. Smith, Jacquelyn E. Wilson and Charlie Wayne Wilson, Jr. recorded under Document Number 2025-111173, Real Property Records, Denton County, Texas, and being all of "Tract 11" and "Tract 12" of an unrecorded Plat of Terraced Acres as surveyed on the ground on February, 1972, by Linwood L. Arthur and being more particularly described as follows:

BEGINNING at an 1/2" iron rod found for corner in the north line of Terrace Road, a public roadway having a right of way of 60.0 feet, said point being the southwest corner of that certain tract of land conveyed by deed from Charles David Sons and Deborah Kae Sons to Randale L. Davis recorded in Volume 4330, Page 2375, Real Property Records, Denton County, Texas said point also being the southwest corner of "Tract 13" of said Terraced Acres;

THENCE S 89° 02' 11" W, 371.36 feet with said north line of Terrace Road to a capped iron rod marked "4561" set for corner;

THENCE along the arc of a curve to the left having a central angle of 66° 34' 28", a radius of 75.00 feet, an arc length of 82.33 feet with said north line of Terrace Road to a capped iron rod marked "4561" set for corner, said point being the southeast corner of that certain tract of land conveyed by deed from Lloyd David Lines and Mary Lisa Lines-Gregory to Nanci Lublin-Good and Nathaniel Lublin-Good recorded under Document Number 2016-75864, Real Property Records, Denton County, Texas said point also being the southeast corner of "Tract 10" of said Terraced Acres;

THENCE N 00° 57' 06" W, 331.38 feet with the east line of said Good tract and with the east line of said "Tract 10" of said Terraced Acres to an 1/2" iron rod found for corner in the south line of that certain tract of land conveyed by deed from Lalupate Holdings, Llc to Ali Afkhami Rohani and Azita Ebrahimi recorded under Document Number 2025-49475, Real Property Records, Denton County, Texas;

THENCE N 89° 04' 22" E, 440.91 feet with said south line of said Ali Afkhami Rohani and Azita Ebrahimi tract to an 1/2" iron rod found for corner, said point being the northwest corner of said Davis tract, said point also being the northwest corner of said "Tract 13" of said Terraced Acres;

THENCE S 00° 50' 22" E, 376.89 feet with the west line of said Davis tract and with the west line of said "Tract 13" of said Terraced Acres to the PLACE OF BEGINNING and containing 3.762 acres of land.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT WE, the undersigned, owners of the land shown on this plat do hereby adopt this plat designating the hereinabove described property as LOT 1, BLOCK A, JACKIE'S ADDITION, an addition to the extraterritorial jurisdiction of 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 _____, 2026.

Robert J. Smith

STATE OF TEXAS
COUNTY OF DENTON:

Before me, the undersigned authority, on this day personally appeared Robert J. Smith, 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 _____, 2026.

NOTARY PUBLIC
STATE OF TEXAS

POB
N 7181134.067
E 2389716.421
(NAD83 GRID)

Please show
proposed building
setback lines on plat

Please include all missing City of Sanger
standard notation information per Ordinance §
SO-6B.6.r

WITNESS MY HAND this ____ day of _____, 2026.

Jacquelyn E. Wilson

STATE OF TEXAS
COUNTY OF DENTON:

Before me, the undersigned authority, on this day personally appeared Jacquelyn E. Wilson, 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 _____, 2026.

NOTARY PUBLIC
STATE OF TEXAS

WITNESS MY HAND this ____ day of _____, 2026.

Charlie Wayne Wilson, Jr.

STATE OF TEXAS
COUNTY OF DENTON:

Before me, the undersigned authority, on this day personally appeared Charlie Wayne Wilson, Jr., 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 _____, 2026.

NOTARY PUBLIC
STATE OF TEXAS

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

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