



**DATE: 09/24/26**

**1<sup>st</sup> REVIEW COMMENTS – Replat – Jackie’s Addition**

The request is for a Replat of Jackie’s Addition, being approximately 3.762 acres of the Jackie’s Addition, Lot 1, Block A of Jackie’s Addition prepared by Landmark Surveyors, LLC., submitted on 08/24/26. Below are the comments that should be addressed before Planning & Zoning approval. Resubmit the revised plat along with a response letter addressing all comments.

**Planning**

Provide the following;

1. The Plat shall be drawn to a scale of not more than two hundred feet to the inch (1” = 200’)
2. An accurate location of at least two (2) corners of the subdivision with reference to original corners of the original survey of which the subdivision is a part or an existing permanent monument to an approved and recorded plat or permanent markers established by and approved by the City Engineer.
3. An accurate location of the subdivision in reference to the deed records of the county which shall include the volume and page of the deed of the property to be subdivided.
4. A signed and notarized copy of private restriction (if any), that are filed for record in the office of the County Clerk shall be provided with the Final Plat. (You guys may not have this but just in case we like to make note).
5. We need this added “All common areas, drainage easements, and detention facilities will be owned and maintained by the HOA/POA. Any common area within the City’s right-of way will require a facilities agreement, to be reviewed and approved by the City.”
6. The name, address and phone number of all utilities providing service to the development is required. A signature from each provider or a will-serve letter, signifying their ability to provide service to the subdivision is required.
- 7.

**Informational Comments**

1. The property is within the City of Sanger ETJ.
2. The Final Plat will be scheduled for Planning and Zoning (P&Z) Commission meeting on Monday, October 12, 2026.