



November 27, 2024
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: Oasis at Sanger Addition Final Plat -Review #1

Dear Ms. Hammonds,

Halff Associates, Inc. was requested by the City of Sanger to review the Final Plat for the Oasis at Sanger. The submittal was prepared by Middleton and Associates, LLC and was received on November 13, 2024.

We have completed our review and offer the following comments:

Final Plat Comments

1. Please ensure square footage matches closure report

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", is written over a horizontal line.

Samson Lotigo, PE

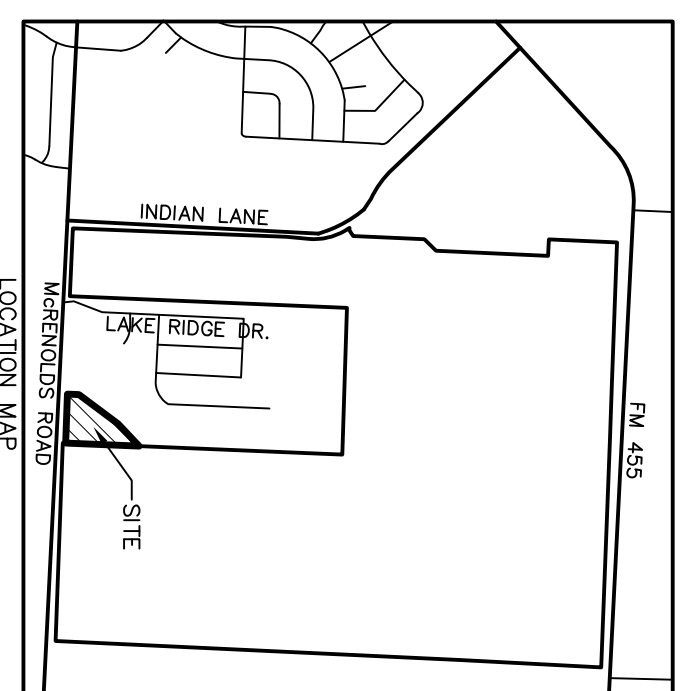
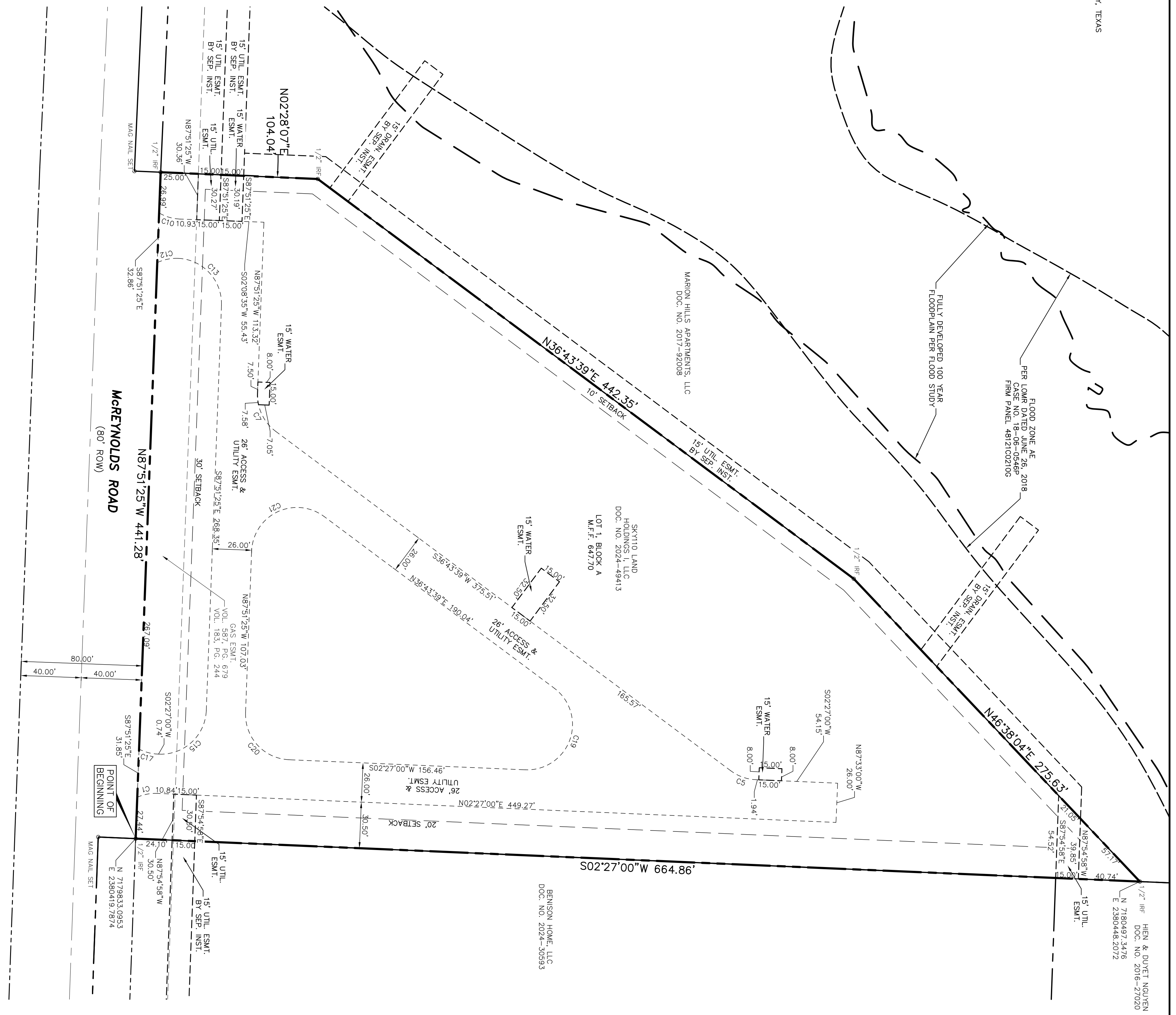
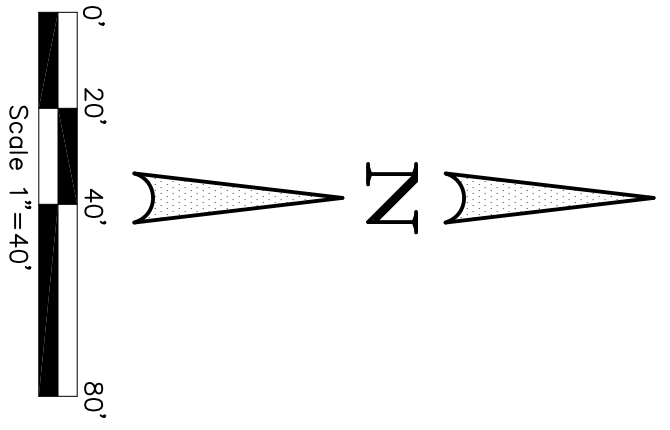
HALFF

Firm No. 0312

Attachments: Plat markups

LEGEND

IRS IRON ROD SET
 U.I.E. UTILITY EASEMENT
 D.E. DRAINAGE EASEMENT
 F.E. FRANCHISE EASEMENT
 O.P.R.C.T. OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
 D.O.C. NO. DOCUMENT NUMBER
 M.F.F. MARSHED FLOOD



Curve Table

No.	Delta	Radius	Length	Ch. Dist.	Bearing
C1	26°07'51"	30.00'	13.68'	13.56'	N10°36'55"W
C3	34°16'39"	30.00'	17.95'	17.68'	S19°35'20"W
C7	55°24'56"	30.00'	29.02'	27.90'	S64°26'07"W
C10	27°58'33"	30.00'	14.65'	14.50'	S16°07'51"W
C12	27°04'43"	30.00'	14.18'	14.05'	N11°39'54"W
C13	89°43'52"	30.00'	46.98'	42.33'	N47°16'39"E
C15	90°18'24"	30.00'	47.28'	42.54'	S42°42'13"E
C17	24°51'17"	30.00'	13.01'	12.91'	S14°52'39"W
C19	145°43'21"	30.00'	76.30'	57.34'	S70°24'40"E
C20	89°41'35"	30.00'	46.96'	42.31'	S47°17'48"W
C21	124°35'04"	30.00'	65.23'	53.12'	N25°33'53"W

PLAT NOTES

- All lots comply with the minimum size requirements of MF-2 multi-family residential.
- 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.
- 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 penalties.
- This plat does not alter or remove existing deed restrictions, if any, on this property.
- 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 Program for Denton County, Texas.
- Horizontal coordinates are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD 83).
- Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD 83).

OWNER-DEVELOPER:
 OASIS EQUITY GROUP
 (FORMERLY SKYRIO LAND HOLDINGS 1, LLC)
 2220 COLANDREA BLVD, SUITE 5
 IGBAL, MURABANA
 617-417-1014
 ke@oasis9g.com

SANGER ELECTRIC UTILITIES
 202 RAILROAD STREET
 SANGER, TEXAS 76206
 940-458-2064
 rgrace@sangerutilities.org

NORTEX COMMUNICATIONS
 205 N. WALNUT ST.
 MUMFORS, TEXAS 76252
 940-758-2251
 sevans@nortex.com

No.	DATE	REVISION	APPROV.

FINAL PLAT - OASIS AT SANGER ADDITION

4.135 ACRES 1 MULTI-FAMILY LOT
 REUBEN BEBEE SURVEY, ABST. NO. 29
 CITY OF SANGER, DENTON, COUNTY, TEXAS

SURVEYOR
JOHN COWAN & ASSOCIATES, INC.
 10147 CR 135 FLINT, TEXAS 75762 PH: (903) 581-2238
 WWW.TXSURVEYS.COM
 FIRM REGISTRATION CERTIFICATION NO. 10025500

Middleton & Assoc., LLC
 CONSULTING CIVIL ENGINEERS & LAND PLANNERS
 TBPE #E-10900 © Copyright 2024
 2785 ROCKBROOK DRIVE, SUITE 105
 LEWISVILLE, TEXAS 75067 (972) 393-9800

Date: 11-6-24
 Dwg Scale: 1"=40'
 Dwg File: 0123001FPT.DWG
 Project No. 0123001

FPTI

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:

All that certain lot, tract, or parcel of land, being part of the Ruben Bebee Survey, Abstract No. 29, Denton County, Texas, and being a part of that certain called 4.31 acre tract of land described in a deed to Sky110 Land Holdings I, LLC, recorded in Document No. 2024-49413 of the Real Property Records of Denton, County, Texas (RP/RDCT) being more completely described as follows, to-wit:

BEGINNING at a 1/2" iron rod (found) for the southeast corner of the Sky110 Land Holdings I, LLC tract, the west line of that certain called 151.67 acre tract of land described in a deed to Hien T. Nguyen and Duyet Nguyen recorded in Document No. 2016-27020 (RP/RDCT) and the north right of way line of McReynolds Road (an 80' right of way);

THENCE North 87°51'25" West with the north right of way line of McReynolds Road a distance of 441.28 feet to a 1/2" iron rod (found) for the southwest corner of the Sky110 Land Holdings I, LLC tract;

THENCE North 02°28'07" East a distance of 104.04 feet to a 1/2" iron rod (found) for corner;

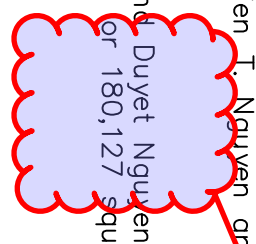
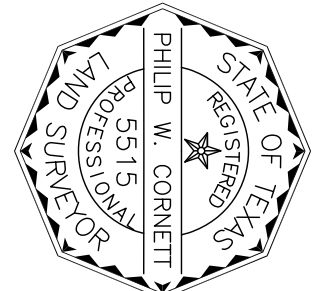
THENCE North 36°43'39" East a distance of 442.35 feet to a 1/2" iron rod (found) for corner;

THENCE North 46°38'04" East a distance of 275.63 feet to a 1/2" iron rod (found) for the north corner of the Sky110 Land Holdings I, LLC tract in the west line of the Hien T. Nguyen and Duyet Nguyen tract;

THENCE South 02°27'00" West with the west line of the Hien T. Nguyen and Duyet Nguyen tract a distance of 664.86 feet to the place of beginning, containing 4.135 acres, or 180,127 square feet of land.

STATE OF TEXAS
COUNTY OF DENTON
I 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.

REGISTERED PUBLIC LAND SURVEYOR TEXAS R.P.L.S. NO. 5515 _____ DATE _____



square footage does not match closure report

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT, _____ acting herein by and through its duly authorized officer, does hereby adopt this plat designating the hereinabove described property as OASIS AT SANGER ADDITION, 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 drains, utility lines, and any other property, easements, and other improvements that may be required for the public use of the addition 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 utility entities shall have the right, access and maintain the easements and other facilities without the necessity of any time of procuring permission from anyone.

WITNESS MY HAND this _____ day of _____, 2024.

_____ Owner

_____ Title and Company

State of Texas
County of Denton

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/she 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 _____, 2024.

Notary Public in and for the State of Texas

Print Notary's Name _____
My Commission Expires _____

Approved and Accepted	Date
Chairman, Planning & Zoning Commission	Date
City of Sanger, TX	Date
Mayor	Date
City of Sanger, TX	Date
Attested by	Date
City Secretary	Date
City of Sanger, TX	Date

No.	DATE	REVISION	APPROV.

Middleton & Assoc., LLC
CONSULTING CIVIL ENGINEERS & LAND PLANNERS
TBPE #E-10900
2785 ROCKBROOK DRIVE, SUITE 105
LEWISVILLE, TEXAS 75067 (972) 393-9800

SURVEYOR
JOHN COWAN & ASSOCIATES, INC.
10147 CR 135 FLINT, TEXAS 75762 PH: (903) 581-2238
WWW.TXSURVEYS.COM
FIRM REGISTRATION CERTIFICATION NO. 10025500

FINAL PLAT - OASIS AT SANGER ADDITION
*4.135 ACRES 1 MULTI-FAMILY LOT
REUBEN BEBEE SURVEY, ABST. NO. 29
CITY OF SANGER, DENTON, COUNTY, TEXAS*

Date: 11-6-24
Dwg Scale: 1"=40'
Dwg File: 0123001FPT.DWG
Project No. 0123001

FPT12