

January 27, 2023 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: Mo Addition – Final Plat

Second Review

Dear Ms. Hammonds.

Halff Associates, Inc. was requested by the City of Sanger to provide a second review of the Final Plat for the Mo Addition located on FM 455. The property is located outside the City of Sanger limits but within its Extra-Territorial Jurisdiction. The final plat was prepared by Eagle Surveying, LLC and is dated January 17, 2023.

A preliminary review of the document was performed and the following comments apply:

- 1. Per 10.104(c)(10)(B) show the width of the ROW at this location.
- 2. Provide a drainage easement per Section 10.105.5 "Where a subdivision is bounded by a watercourse, drainage way, channel or stream, there shall be provided a stormwater easement or drainage right-of-way conforming substantially to the lines of such watercourse, or of such width to provide for any future anticipated construction, plus a minimum to ten feet (10') on each side."
- 3. Denton County requires a 30' setback line.
- 4. Correct Note 1 in the General Notes. This plat establishes one lot.
- 5. Does this property currently have service from a water provider or is it from a well? If currently being served by public water provider then Add note: Water service currently provided by (name of company). If property is currently utilizing a well then state: Water service currently provided by well. This area is serviced by Boliver Water Supply Corporation.
- 6. Any existing wells will need to be shown on the plat.
- 7. Provide utility Easement per City Ordinance Section 10.105(5)

If you have any questions or need additional information, please do not hesitate to call me at (817) 764-7480.

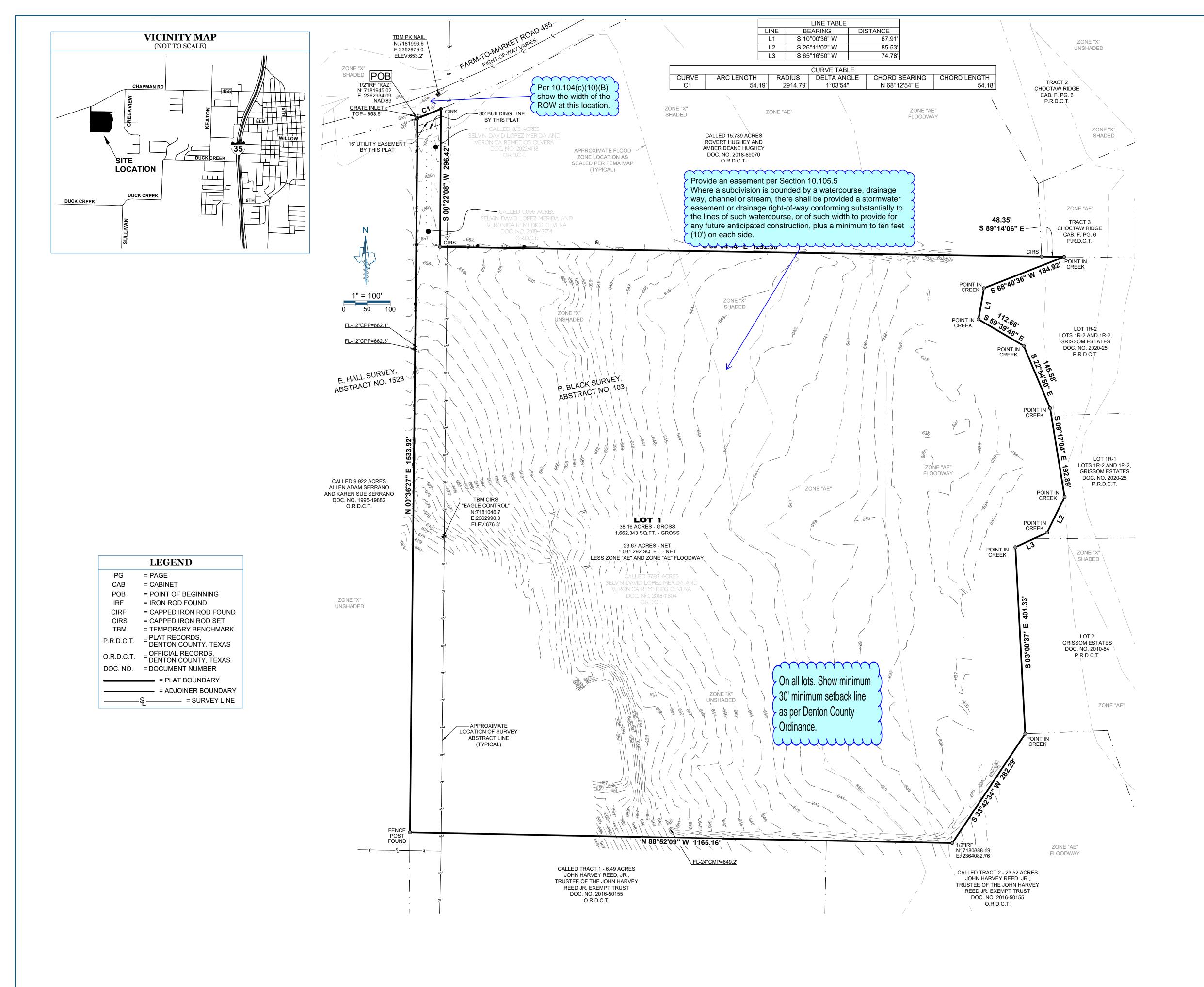
Sincerely,

HALFF ASSOCIATES, INC.

TBPELS Firm No. 312

Steven D. Templer, P.E.

Attachments: N/A



GENERAL NOTES

- 1. The purpose of this plat is to create three (3) lots of record from three unplatted
- This property is located in Zone "AE", Zone "AE" Floodway, Zone "X" Shaded & Zone "X" Unshaded, as scaled from the F.E.M.A. Flood Insurance rate Map dated April 18, 2011 and is located in Community Number 480074 as shown on Map Number 48121C0205G. The location of the Flood Zone is approximate. For additional information regarding Flood Zone designation, please contact 1-(877) FEMA MAP.
- The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011) State Plane Coordinate System (Texas North Central Zone - 4202).
- 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.
- All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- 6. The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011) Datum.
- 7. All lots comply with the minimum size requirements of the zoning district.
- 8. This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.
- 9. All common areas, drainage easements, and detention facilities will be owned and maintained by teh HOA/POA. Any common area with in the City's right-of-way will require a facilities agreement, to be reviewed and approved by
- 10. This plat does not alter or remove existing deed restrictions, if any, on this
- 11. Minimum finished floor elevations are at least 2 feet above the 100 year floodplain.
- 12. Sanitary sewer to be handled by facilities approved by the Denton County Public Health Department.
- 13. All surface drainage easements shall be kept clear of fences, buildings, foundations, plantings, and other obstructions to the operation and maintenance of the drainage easement.
- 14. 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.
- 15. Construction not complete within two years of the Commissioners Court approval shall be subject to current County Subdivision Rules and Regulations.
- 16. A driveway culvert must be obtained from Development Services by the owner of each lot prior to the construction, installation or placements of any driveway access improvements within the dedicated right-of-way.
- 17. The City of Denton does not approve plat for property located in their Division 2 ETJ based on ICA with Denton County regarding platting in the ETJ.
- 18. 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 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 part to the request. Where construction is permitted, all finished flood elevations shall be a minimum of two-foot above the 100-year flood elevation.
- 19. Blocking the flow of water or construction improvements in surface drainage easements, and filling or obstruction the floodway is prohibited.
- 20. Denton County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
- 21. 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.
- 22. Denton County shall not be responsible for maintenance of private streets, drives, emergency access easements, recreation areas and open spaces; and the owners shall be responsible for the maintenance of private streets, drives, emergency access easements, recreation areas and open spaces, and said owners agree to indemnify and hold harmless Denton County, from all claims, damages and losses arising our of the resulting from performance of the obligations of said owners set forth in this paragraph.

 $\sim\sim\sim$ The revised plat provided establishes one lot.

www

Does this property currently have service from a water provider or is it from a well? If currently being served by public water provider then Add note: Water service currently provided by (name of company).

If property is currently utilizing a well then state: Water service currently provided by well. This area is serviced by Boliver Water Supply Corporation.

minimum particular de la company de la compa

If serviced by well then provide location on plat since it will have setback requirements.

minum

FINAL PLAT **MO ADDITION**

LOT 1, BLOCK A

BEING ALL OF A CALLED 37.93 ACRE TRACT, 0.13 ACRE TRACT & 0.066 ACRE TRACT RECORDED IN DOC. NO. 2018-11604, 2022-4118 & 2018-43754, OFFICIAL RECORDS, DENTON COUNTY, TEXAS, IN THE P. BLACK SURVEY, ABSTRACT No. 103, E. HALL SURVEY, ABSTRACT No. 1523

IN THE ETJ OF THE CITY OF SANGER, DENTON COUNTY, TEXAS

DATE OF PREPARATION: 1/17/2023

1 LOT / 38.16 ACRES

EAGLE SURVEYING, LLC 2005.033-03 222 S. Elm Street, Suite: 200 Denton, TX 76201 01/17/2023 (940) 222-3009 Drafter TX Firm #10194177 ΕN

ENGINEER Contact: Shawn Rockenbaugh Frisco, TX 75034

Selvin David Lopez Merida & Veronica Remedios Olvera 2512 Craig Lane Denton, TX 76209

SURVEYOR Eagle Surveying, LLC Contact: Brad Eubanks 222 S. Elm Street, Suite: 200 Denton, TX 76201

(940) 222-3009

Development Engineering Consultants, LLC 5300 Town & Country Boulevard, Suite 150 (469) 850-0060

(940) 458-1993

PAGE 1 OF 2

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, **SELVIN DAVID LOPEZ MERIDA** and **VERONICA REMEDIOS OLVERA** are the sole owners of a 38.16 acre tract of land out of the P. BLACK SURVEY, ABSTRACT NUMBER 103 and the E. HALL SURVEY, ABSTRACT NUMBER 1523, situated in the Extraterritorial Jurisdiction of the City of Sanger, Denton County, Texas, and being all of a called 37.93 acre tract of land conveyed to Selvin David Lopez Merida and Veronica Remedios Olvera by Special Warranty Deed with Vendor's Lien of record in Document Number 2018-11604 of the Official Records of Denton County, Texas, being all of a called 0.13 acre tract of land conveyed to Selvin David Lopez Merida and Veronica Remedios Olvera by Warranty Deed of record in Document Number 2022-4118 of the Official Records of Denton County, Texas, being all of a called 0.066 acre tract of land conveyed to Selvin David Lopez Merida and Veronica Remedios Olvera by Special Warranty Deed of record in Document Number 2018-43754 of the Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING, at a 1/2" iron rod with orange plastic cap stamped "KAZ" found in the south right-of-way line of Farm-to-Market Road 455 (variable width right-of-way), being the northeast corner of a called 9.922 acre tract of land conveyed to Allen Adam Serrano and Karen Sue Serrano by Warranty Deed of record in Document Number 1995-19882 of the Official Records of Denton County, Texas, being the northwest corner of said 37.93 acre tract, being the beginning of a non-tangent curve to the left;

THENCE, In a northeasterly direction, along said non-tangent curve to the left, along the south right-of-way line of Farm-to-Market Road 455, being the common north lines of said 37.93 acre tract, said 0.13 acre tract and said 0.066 acre tract, having a radius of 2914.79 feet, a chord bearing of N68°12'54"E, a chord length of 54.18 feet, a delta angle of 01°03'54", an arc length of 54.19 feet to 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the northwest corner of a called 15.789 acre tract of land conveyed to Robert Hughey and Amber Hughey by Warranty Deed with Vendor's Lien of record in Document Number 2018-89070 of the Official Records of Denton County, Texas, and the northeast corner of said 0.13 acre tract:

THENCE, S00°22'08"W, along the west line of said 15.789 acre tract, being the common east line of said 0.13 acre tract, a distance of 296.42 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the north line of said 37.93 acre tract, being the southwest corner of said 15.789 acre tract, and the southeast corner of said 0.13 acre tract;

THENCE, S89°04'44"E, along the south line of said 15.789 acre tract, being the common north line of said 37.93 acre tract, a distance of 1292.38 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the southeast corner of said 15.789 acre tract, being the southwest corner of Tract 3, Choctaw Ridge, an addition to the City of Sanger, according to the plat recorded in Cabinet F, Page 6 of the Plat Records of Denton County, Texas;

THENCE, S89°14'06"E, along the south line of said Tract 3, being the common north line of said 37.93 acre tract, a distance of 48.35 feet to a point in a creek;

THENCE, meandering along a creek, being the west lines of said Replat of Grissom Estates and Lot 2, Grissom Estates, an addition to the City of Sanger, according to the plat recorded in Document Number 2010-84 of the Plat Records of Denton County, Texas, being the common east line of said 37.93 acre tract, the following bearings and distances:

- 1. S68°40'36"W, a distance of 184.92 feet to a point in a creek;
- 2. S10°00'36"W, a distance of 67.91 feet to a point in a creek;
- 3. S59°39'48"E, a distance of 112.66 feet to a point in a creek;4. S22°54'50"E, a distance of 145.58 feet to a point in a creek;
- 5. S09°17'04"E, a distance of 192.89 feet to a point in a creek;
- 6. S26°11'02"W, a distance of 85.53 feet to a point in a creek;
- 5. S26 11 02 W, a distance of 85.53 feet to a point in a creek;7. S65°16'50"W, a distance of 74.78 feet to a point in a creek;
- 8. THENCE, S03°00'37"E, a distance of 401.33 feet to a point in a creek at the southwest corner of said Lot 2 and the north corner of a called 23.52 acre tract of land described as Tract 2 conveyed John Harvey Reed, Jr. by General Warranty Deed of record in Document Number 2016-50155 of the Official Records of Denton County, Texas;

THENCE, S33°42'34"W, along the west line of said Tract 2, being the common east line of said 37.93 acre tract, a distance of 282.29 feet to a 1/2" iron rod found at a northerly corner of said Tract 2 and the southeast corner of said 37.93 acre tract;

THENCE, N88°52'09"W, along the north line of said Tract 2 and a called 6.49 acre tract of land described as Tract 1 conveyed to John Harvey Reed, Jr. by General Warranty Deed of record in Document Number 2016-50155 of the Official Records of Denton County, Texas, being the common south line of said 39.73 acre tract, a distance of 1165.16 feet to a fence post found in the east line of said 9.922 acre tract, at the northwest corner of said Tract 1 and the southwest corner of said 39.73 acre tract;

THENCE, N00°36'27"E, along the east line of said 9.922 acre tract, being the common west line of said 39.73 acre tract, a distance of 1533.92 feet to the POINT OF BEGINNING, containing 38.16 acres or 1,662,343 square feet, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT **SELVIN DAVID LOPEZ MERIDA** and **VERONICA REMEDIOS OLVERA**, acting herein by and through its duly authorized officer does hereby adopt this plat designating the hereinabove described property as **MO 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 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 _____, 2023.

OWNERS: SELVIN DAVID LOPEZ MERIDA and VERONICA REMEDIOS OLVERA

BY:			
SELVIN DAVID LOPE	EZ MERIDA	Date	
STATE OF TEXAS COUNTY OF DENTON	§ §		
		peared SELVIN DAVID LOPEZ MERIDA , known to me to be the person the purposes and considerations therein expressed and in the capa	
GIVEN UNDER MY HAND AND	D SEAL OF THE OFFICE this	day of, 2023.	
Notary Public in and for the Sta	ite of Texas		
BY: VERONICA REMEDIO	OS OLVERA	 Date	
STATE OF TEXAS COUNTY OF DENTON	§ §		
		peared VERONICA REMEDIOS OLVERA , known to me to be the per the purposes and considerations therein expressed and in the capa	
GIVEN UNDER MY HAND AND	D SEAL OF THE OFFICE this	day of, 2023.	

Project		
2005.033-03		EAGLE SURVEYING, L
Date		222 S. Elm Street, Suite: 2
01/17/2023	EAGLE	Denton, TX 76201
Duetten	EAGLE	(940) 222-3009
Drafter EN	SURVEYING	TX Firm #10194177

Notary Public in and for the State of Texas

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

ENGINEER

Development Engineering Consultants, LLC
Contact: Shawn Rockenbaugh
5300 Town & Country Boulevard, Suite 150
Frisco, TX 75034
(469) 850-0060

OWNER
Selvin David Lopez Merida &
Veronica Remedios Olvera
2512 Craig Lane
Denton, TX 76209
(940) 458-1993

STATE OF TEXAS	§	
COUNTY OF DENTON	§	
was prepared from an activere found or placed v SURVEYING" under my di	ual survey made on the gwith 1/2-inch iron rods irection and supervision it and the Ordinances of the recorded for any the used or viewed or	and Surveyor, do hereby certify that this plat ground and that the monuments shown hereon with green plastic caps stamped "EAGLE n accordance with the current provisions of the he City of Sanger, Denton County, Texas.
Matthew Raabe, R.P.L.S.		 Date
		Date
Matthew Raabe, R.P.L.S. a STATE OF TEXAS COUNTY OF DENTON BEFORE ME, the undersig known to me to be the person	\$ \$ gned authority, on this dayson whose name is subsone executed the same for	Date y personally appeared MATTHEW RAABE, cribed to the foregoing instrument, and the purposes and considerations therein

PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY				
Approved for Preparation of a Final Plat				
Chairman, Planning & Zoning Commission City of Sanger, Texas	Date			
Mayor, City of Sanger	Date			

FINAL PLAT
MOADDITION

LOT 1, BLOCK A 1 LOT / 38.16 ACRES

BEING ALL OF A CALLED 37.93 ACRE TRACT, 0.13 ACRE TRACT & 0.066
ACRE TRACT RECORDED IN DOC. NO. 2018-11604, 2022-4118 & 2018-43754,
OFFICIAL RECORDS, DENTON COUNTY, TEXAS,
IN THE P. BLACK SURVEY, ABSTRACT No. 103,
E. HALL SURVEY, ABSTRACT No. 1523

IN THE ETJ OF THE CITY OF SANGER, DENTON COUNTY, TEXAS

DATE OF PREPARATION: 1/17/2023

PAGE 2 OF 2