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Frisco, Texas 75034
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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.

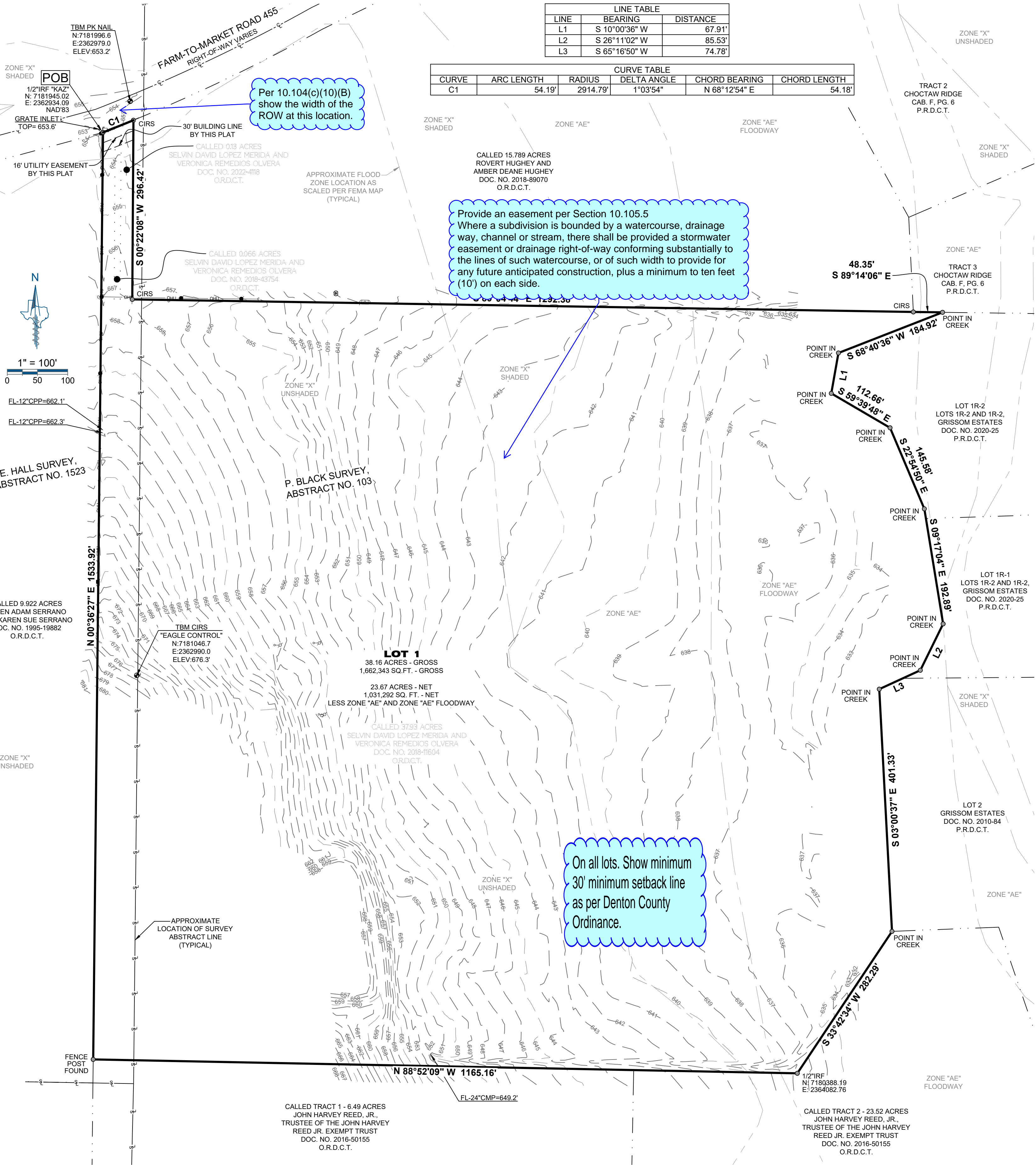
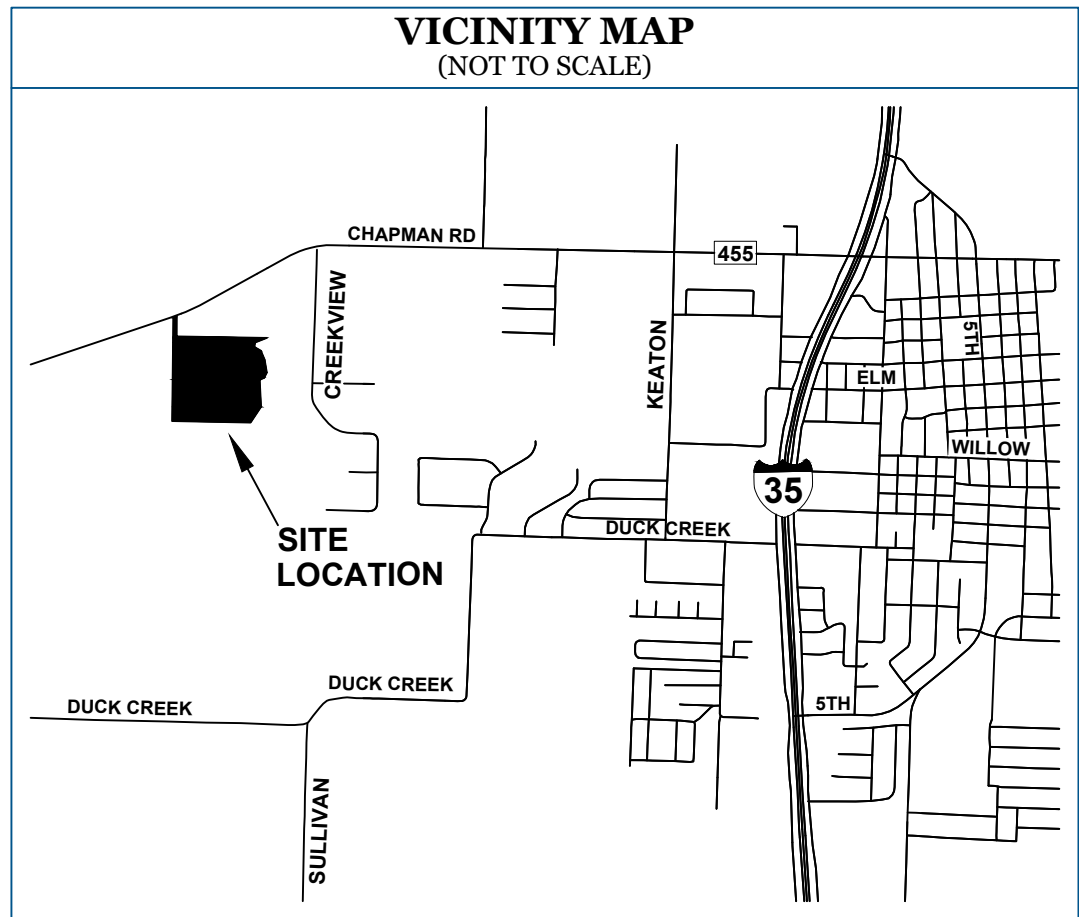
Sincerely,

HALFF ASSOCIATES, INC.
TBPELS Firm No. 312

A handwritten signature in blue ink, appearing to read "SDT", is written over a horizontal line.

Steven D. Templer, P.E.

Attachments: N/A



- GENERAL NOTES**
- The purpose of this plat is to create three (3) lots of record from three unplatted tracts of land.
 - 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 scaled from the 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.
 - The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011) Datum.
 - All lots comply with the minimum size requirements of the zoning district.
 - This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.
 - 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 the City.
 - This plat does not alter or remove existing deed restrictions, if any, on this property.
 - Minimum finished floor elevations are at least 2 feet above the 100 year floodplain.
 - Sanitary sewer to be handled by facilities approved by the Denton County Public Health Department.
 - 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.
 - 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.
 - Construction not complete within two years of the Commissioners Court approval shall be subject to current County Subdivision Rules and Regulations.
 - 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.
 - 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.
 - 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.
 - Blocking the flow of water or construction improvements in surface drainage easements, and filling or obstruction 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.
 - 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.

The revised plat provided establishes one lot.

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.

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

FINAL PLAT
MO ADDITION
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

Project
2005.033-03

Date
01/17/2023

Drafter
EN

EAGLE SURVEYING, LLC
222 S. Elm Street, Suite: 200
Denton, TX 76201
(940) 222-3009
TX Firm #10194177

SURVEYOR
Eagle Surveying, LLC
Contact: Brad Eubanks
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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

