



3803 Parkwood Blvd. Suite 800
Frisco, Texas 75034
(214) 618-4570
Fax (214) 739-0095

February 7, 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: **Marley Meadows – Preliminary Plat**
First Review

Dear Ms. Hammonds,

Halff Associates, Inc. was requested by the City of Sanger to provide a first review of the Preliminary Plat for the Marley Meadows. The property is located within the City of Sanger Extra-Territorial Jurisdiction (ETJ). The preliminary plat was prepared by Trinity Land Surveying LLC and is dated January 13, 2023.

The City of Sanger does not have an ordinance for “Minor Plat”. The nature of the proposed improvements will require this to be reviewed as a Preliminary Plat.

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

1. Sam Bass Road is on the County's Master Thoroughfare plan as a Minor Arterial 4 Lane Undivided / 3 Lane (80' to 100' ROW). Show 40' Right of Way dedication.
2. Provide the Legal description (metes and bounds) with total acreage.
3. Provide approval block as per Section 10.104.
4. Civil needs to show limits of water surface elevation relative to easements to show the proper width of easement provided is adequate. (Must include freeboard).

The Engineer/Owner shall revise the plans to address the above-stated comments. If you have any questions or need additional information, please do not hesitate to call me at (817) 764-7480.

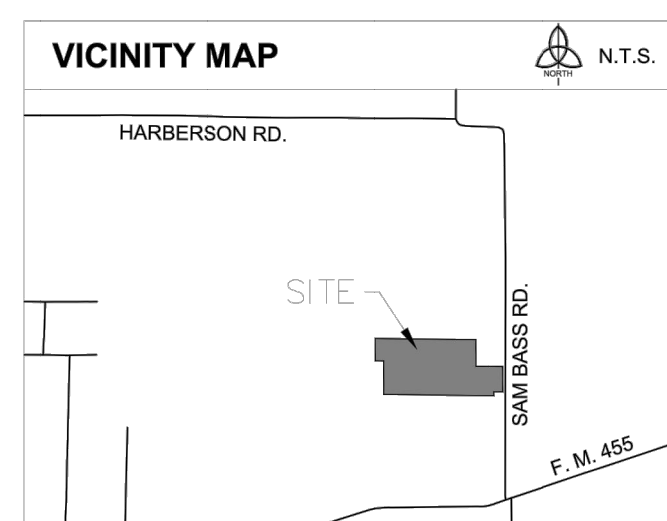
Sincerely,

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: markups

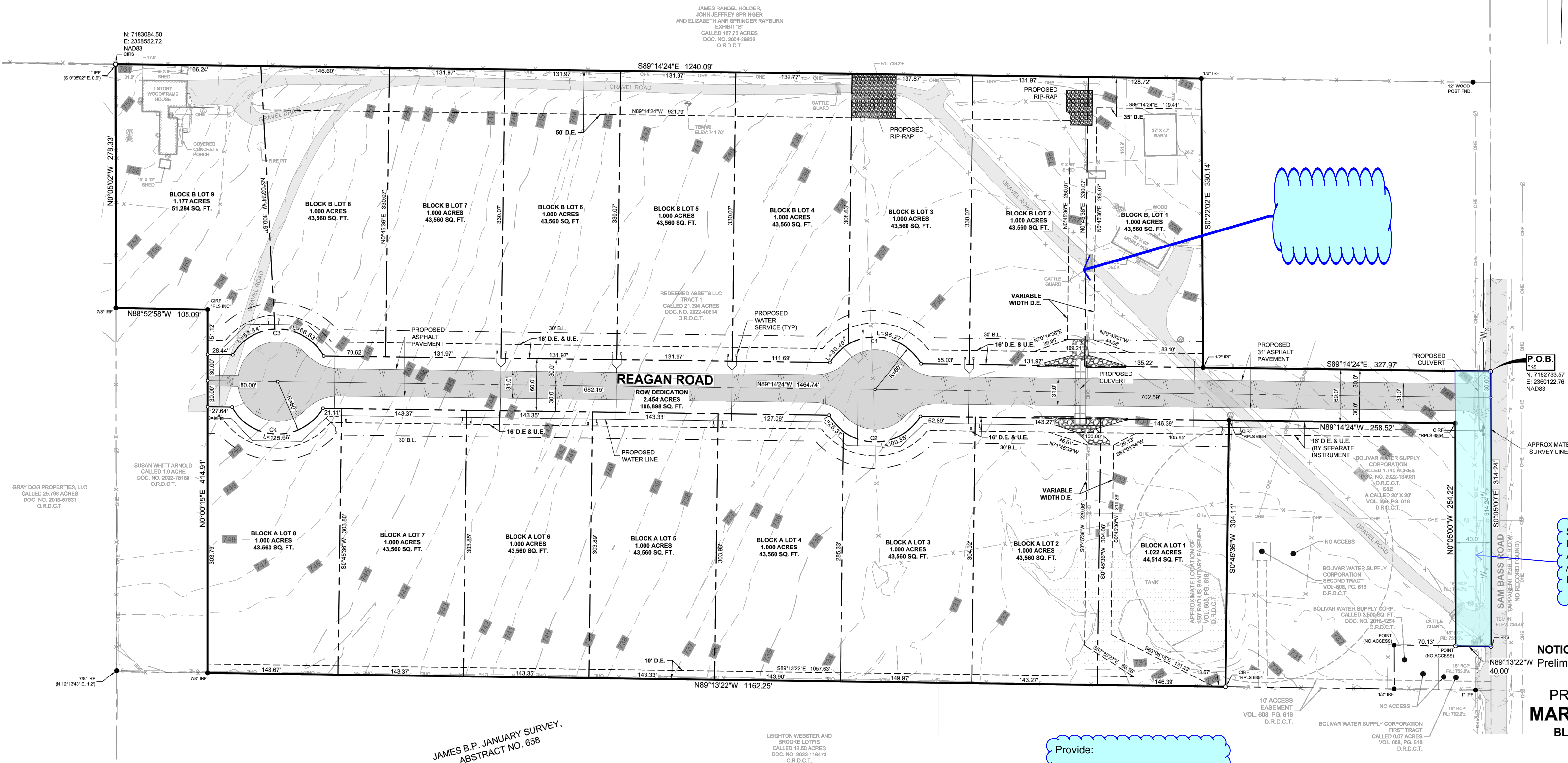


LEGEND

TV	CABLE TV BOX	TBM	TELEPHONE BENCHMARK
E	ELEVATION BENCHMARK	ELEV	ELEVATION
G	GAS METER	F	FLOOR LINE
GO	GAS TANK	RCP	REINFORCED CONCRETE PIPE
T	TELEPHONE BOX	CMP	CORROGATED METAL PIPE
1	TELEPHONE VALVE	MOV	MOVEMENT SURVEY
E	ELECTRIC BOX	O	MONUMENT SET
Y	GUY ANCHOR	CIRS	8" IRON ROD W/ 10804" CAP SET
E	ELECTRIC METER	PH	PH/INAIL SET
U	UTILITY POLE	RP	IRON PIPE FLOOR
AC	AC UNIT	RF	IRON ROD FOUNDATION
MAIL	MAIL BOX	P.O.B.	POST OFFICE BOX
Q	QUARTERMASTER	Q.D.C.T.	QUARTER DEPARTMENT COUNTY, TEXAS
S	SEWER SINK	D.D.C.T.	DEED RECORDS DEPARTMENT COUNTY, TEXAS
S	SEWER CLEANOUT		
F	FIRE HYDRANT		
W	WATER METER	VCOL	VOLUME
W	WATER VALVE	VL	VOLUME
W	WATER PUMP	PG	PAGE
W	WATER MAIN VALVE	U.S.E.	UTILITY EASEMENT
S	SIGN	D.E.	DRAINAGE EASEMENT

LINE TYPE LEGEND

	BOUNDARY LINE
	EASEMENT LINE
	BUILDING LINE
	STORM SEWER LINE
	OVERHEAD UTILITY LINE
	FENCE
	CONCRETE PAVEMENT
	ASPHALT PAVEMENT
	BUILDING / HOUSE
	COVERED AREA / OVERHANG



Sam Bass Road is on the County's Master Thoroughfare plan as a Minor Arterial 4 Lane Undivided / 3 Lane (80' to 100' ROW). Show 40' Right of Way dedication.

NOTICE:
W Preliminary Plat for Review Purposes Only.

PRELIMINARY PLAT
MARLEY MEADOWS
BLOCK A, LOTS 1-8 AND
BLOCK B, LOTS 1-9

2.454 ACRES RIGHT-OF-WAY DEDICATION
BEING 19.653 ACRES OUT OF THE
JAMES B.P. JANUARY SURVEY, ABSTRACT NO. 658,
CITY OF SANGER E.T.J, DENTON COUNTY, TEXAS



TRINITY
LAND SURVEYING LLC

1222 Greenbriar St. Denton, Texas 76201 FIRM # 10194687 Tel. No. (940) 293-3180

<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>
1" = 60'	MLB	TLS	01/09/2023	2022-014	1 OF 2

OWNER / APPLICANT:
Redeemed Assets LLC
2701 Wind River Ln.
Denton, Texas 76210
Ph. 940-368-0963
Email: ben.burnside@yahoo.com

SURVEYOR:
Trinity Land Surveying, LLC
1222 Greenbriar St.
Denton, TX 76201
Ph: (940) 293-3180
Email: mblack@trinity-surveying.com

ENGINEER:
iCivil Engineering
1001 W. Euless Blvd., Ste. 412h
Euless, TX 76040
Ph: (972) 523-5493
Email: omgc@icivileng.com
Contact: Om Gharty Chhertri, P.E.

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	120°00'00"	60.00'	125.66'	S89°14'24"E	103.92'
C2	120°00'00"	60.00'	125.66'	N89°14'24"W	103.92'
C3	120°00'00"	60.00'	125.66'	N89°14'24"W	103.92'
C4	120°00'00"	60.00'	125.66'	N89°14'24"W	103.92'

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48121C0205G, for Denton County, Texas and incorporated areas, dated April 18, 2011, this property is located within:

Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

BENCH MARK LIST

TBM #1 "☒" SET ON A 15" RCP HEADWALL
8'± NORTH OF THE MOST EASTERLY SOUTH
PROPERTY LINE AND 18'± WEST OF THE
CENTERLINE OF SAM BASS ROAD.
ELEV: 735.46'

TBM #2 5/8" IRON ROD SET ON THE SOUTH SIDE OF A GRAVEL ROAD, 37'± SOUTH OF THE NORTH PROPERTY LINE AND 654'± EAST OF THE WEST PROPERTY LINE.
ELEV: 741.70'

Provide:

Legal description (metes and bounds) with total acreage.

Approval block as per Section 10.104

iCIVIL ENGINEERING
1001 W EULESS BLVD,
STE 412H
EULESS, TX 76040
PH: (972) 523-5493
TBPE: F-19293

no.	revision	by	date

scale
horiz
vert
date
JAN 2023

PRELIMINARY PLAN
For Review Only

This document is released for the purpose of interim review and markup under the authority of OM GHARTY CHHETRI, P.E. Licence No: 106562 on 1/13/23. This document is not to be used for construction, bidding or permit purposes.

SANGER, TEXAS

SURVEY & PLAT

1

MARLEY MEADOWS

PROJECT NO.

sheet
3
of
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