



3803 Parkwood Blvd. Suite 800
Frisco, Texas 75034
(214) 618-4570
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February 2, 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: **Utility Road – Re-plat**
First Review

Dear Ms. Hammonds,

Halff Associates, Inc. was requested by the City of Sanger to provide a first review of the Re-plat for the IESE industrial Park located at Utility Road and Burlington Northern Santa FE Railroad. The property is located within the City of Sanger limits. The plat was prepared by Barton Chapa Surveying and is dated December 2022.

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

1. Easements for detention ponds need to be shown and labeled.
2. Show private drainage easement for all channels
3. Show any additional DE for roadside ditches
4. Show Min FFE
5. Determine the 100-yr fully developed floodplain for ditch along the RR and verify if it reaches site (ie overflow across access road, etc) If it reaches site, provide a floodplain easement (floodplain +10' buffer).
6. Verify size of drainage easements along perimeter, it does not appear to contain flow. DE must extend beyond top of bank.
7. City will need to verify easement provided matches what is needed in the plans. Previous plans showed grading outside the property.
8. Show and label offsite DE by separate instrument for proposed swale.
9. Show appropriate setbacks.

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

SURVEYOR'S NOTES:

- Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.00015063.
- This property lies within Zone "X" of the Flood Insurance Rate Map for Denton County, Texas and Incorporated Areas, map no. 48121C0070G, with an effective date of April 18, 2011, via scaled map location and graphic plotting.
- Monuments are found unless specifically designated as set.
- Elevations (if shown) are North American Vertical Datum of 1988 (NAVD '88).

PLAT NOTES:

- 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 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 withholding of utilities and building permits.
- 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 flood plain.
- The purpose of this replat is to dedicate easements within existing Lot 2.

STATE OF TEXAS

COUNTY OF DENTON

WHEREAS PENTHOUSE SPEEDWAY CONDO, LLC is the owner of that tract of land out of the R. Bebee Survey, Abstract Number 29, in the City of Sanger, Denton County, Texas, and being all of Lot 2 of IESI Industrial Park, an addition in the City of Sanger, Denton County, Texas, according to the plat recorded under Cabinet U, Slide 75, Plat Records, Denton County, Texas, (P.R.D.C.T.), said Lot 2 being conveyed by deed to Penthouse Speedway Condo, LLC as recorded under Document Number 2020-190468, Official Public Records, Denton County, Texas, (O.P.R.D.C.T.), the subject tract being more particularly described by metes and bounds as follows (bearings are based on State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83)):

BEGINNING at a 1/2 inch rebar with cap stamped, "EAGLE SURVEYING" found for the northwest corner of said Lot 2 and the herein described tract;

THENCE with the perimeter and to the corners of said Lot 2, the following calls:

- South 88 degrees 38 minutes 21 seconds East, a distance of 437.83 feet to a 1/2 inch rebar with cap stamped, "EAGLE SURVEYING" found;
- South 03 degrees 22 minutes 27 seconds East, a distance of 290.68 feet to a 1/2 inch rebar with cap stamped, "HAT-2901" found;
- North 88 degrees 42 minutes 08 seconds West, a distance of 461.51 feet to a 1/2 inch rebar found;
- North 01 degrees 17 minutes 52 seconds East, a distance of 290.20 feet, returning to the **POINT OF BEGINNING** and enclosing 2.993 acres (130,328 square feet) of land, more or less.

STATE OF TEXAS

COUNTY OF

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT, PENTHOUSE SPEEDWAY CONDO, LLC, acting herein by and through its duly authorized officer, does hereby adopt this plat designating the hereinabove described property as (lot/block/subdivision), 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 utility 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 the _____ day of _____ 20 _____

PENTHOUSE SPEEDWAY CONDO, LLC, Owner (Authorized Agent)

STATE OF TEXAS

COUNTY OF

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, 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 executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

Notary Public in and for

the State of Texas

SURVEYOR'S CERTIFICATE

STATE OF TEXAS

COUNTY OF TARRANT

I, John H. Barton III, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that the map shown hereon accurately represents the described property as determined by a survey made on the ground under my direction and supervision.

Date of Plat/Map: December 15, 2022

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED, VIEWED, OR RELIED UPON AS A FINAL SURVEY DOCUMENT December 15, 2022

John H. Barton III, RPLS# 6737

Date

STATE OF TEXAS

COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, 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 as for the purpose and consideration therein expressed, and in the capacity therein stated.

Notary Public in and for

the State of Texas

FINAL PLAT
LOT 2-R, IESI INDUSTRIAL PARK
BEING A REPLAT OF LOT 2, IESI INDUSTRIAL PARK
AN ADDITION IN THE CITY OF SANGER ACCORDING
TO THE PLAT RECORDED UNDER
CABINET U, SLIDE 75, P.R.D.C.T.
1 LOT | 2.993 ACRES OUT OF THE R. BEBEE SURVEY,
ABSTRACT #29
CITY OF SANGER, DENTON COUNTY, TEXAS
PREPARED DECEMBER, 2022

ENGINEER



5200 State Highway 121
Colleyville, TX 76034
Phone: 817-488-4960

SURVEYOR

BARTON CHAPA SURVEYING
5200 State Highway 121
Colleyville, TX 76034
Phone: 817-864-1957
info@bcsdflw.com
TBPLS Firm #10194474

OWNER

PENTHOUSE SPEEDWAY CONDO, LLC
1920 E. S.H. 114
SOUTHLAKE, TX 76092

JOB NO. 2020.001.167

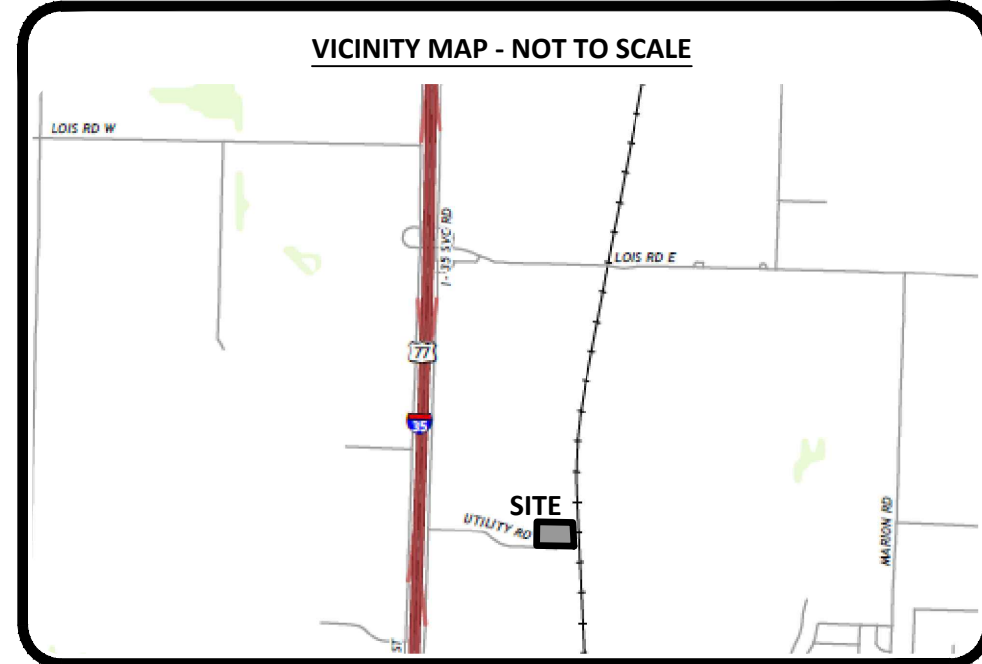
DRAWN: BCS

CHECKED: JHB

TABLE OF REVISIONS

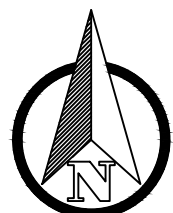
DATE SUMMARY

SHEET:

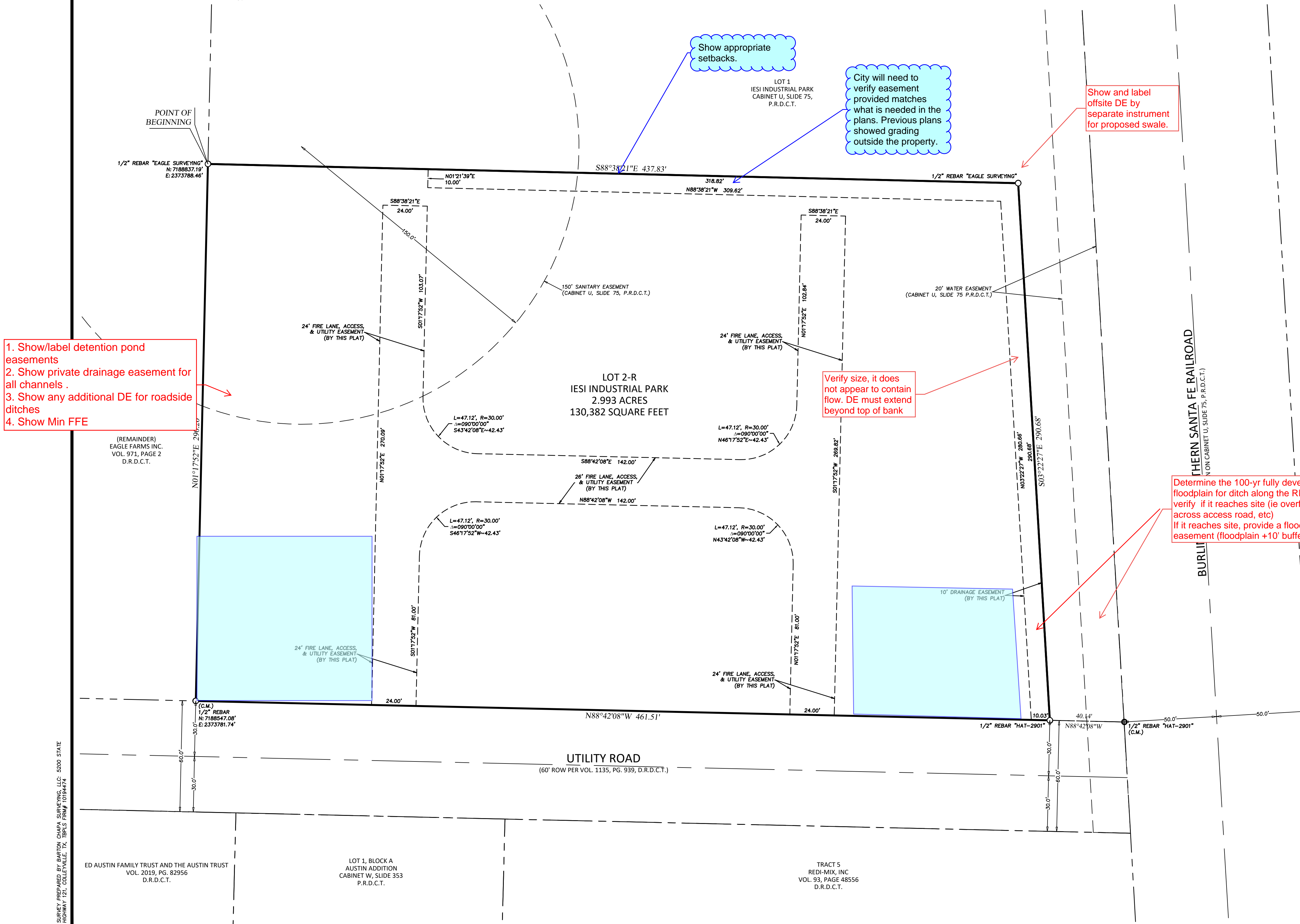


LEGEND OF ABBREVIATIONS

- D.R.D.C.T. DEED RECORDS, DENTON COUNTY, TEXAS
- P.R.D.C.T. PLAT RECORDS, DENTON COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
- DOC.# DOCUMENT NUMBER
- C.M. CONTROLLING MONUMENT
- SQ. FT. SQUARE FEET
- ROW RIGHT OF WAY
- CRS CAPPED REBAR SET



SCALE: 1" = 30'



- Show/label detention pond easements
- Show private drainage easement for all channels .
- Show any additional DE for roadside ditches
- Show Min FFE

Verify size, it does not appear to contain flow. DE must extend beyond top of bank

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