



January 24, 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 Final Plat -Review #1**

Dear Ms. Hammonds,

Halff Associates, Inc. was requested by the City of Sanger to review the Final Plat for Marley Meadows. The submittal was prepared by Trinity Land Surveying LLC and was dated January 16, 2024

We have completed our review and offer the following comments:

Final Plat Comments

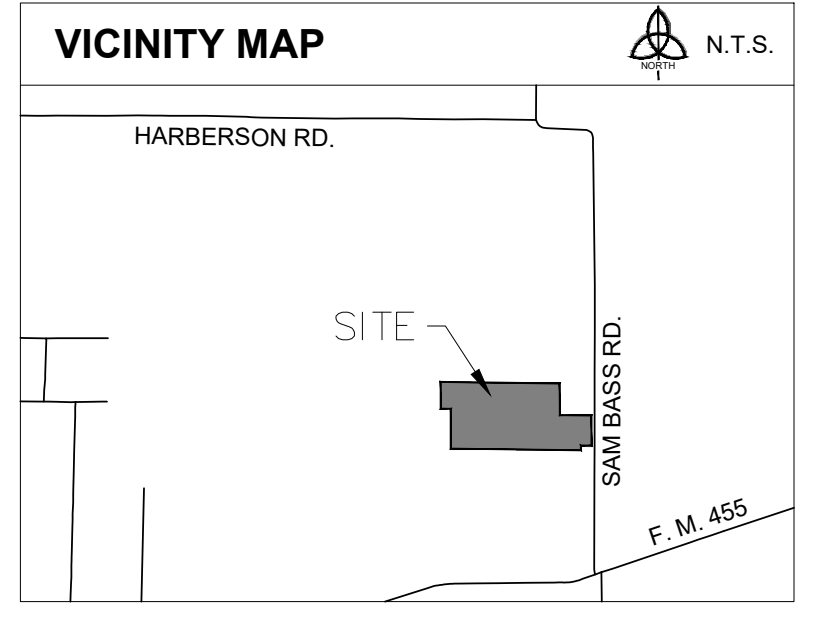
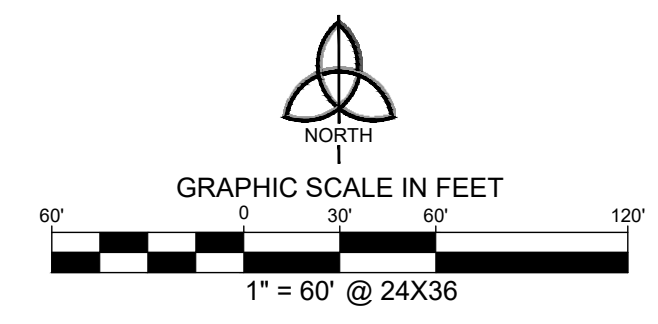
1. Please address comments on attached markups and provide annotated responses on markups. Please note, not all comments are written on letter since some comments are easier to show and explain on the markups. Please annotate markup with responses.
2. Provide language for easement by separate instrument.
3. Location of easement must be established, pins set and shown in the actual location. The exact layout must be known and recorded per ordinance 10.104(d)(10)(H)
4. Plat language shall match ordinance 10.104.

The Engineer shall revise the plans in accordance with the above comments and/or provide a written response that addresses each comment. If you have any questions or need additional information, please do not hesitate to call me at (214) 937-3928.

Sincerely,

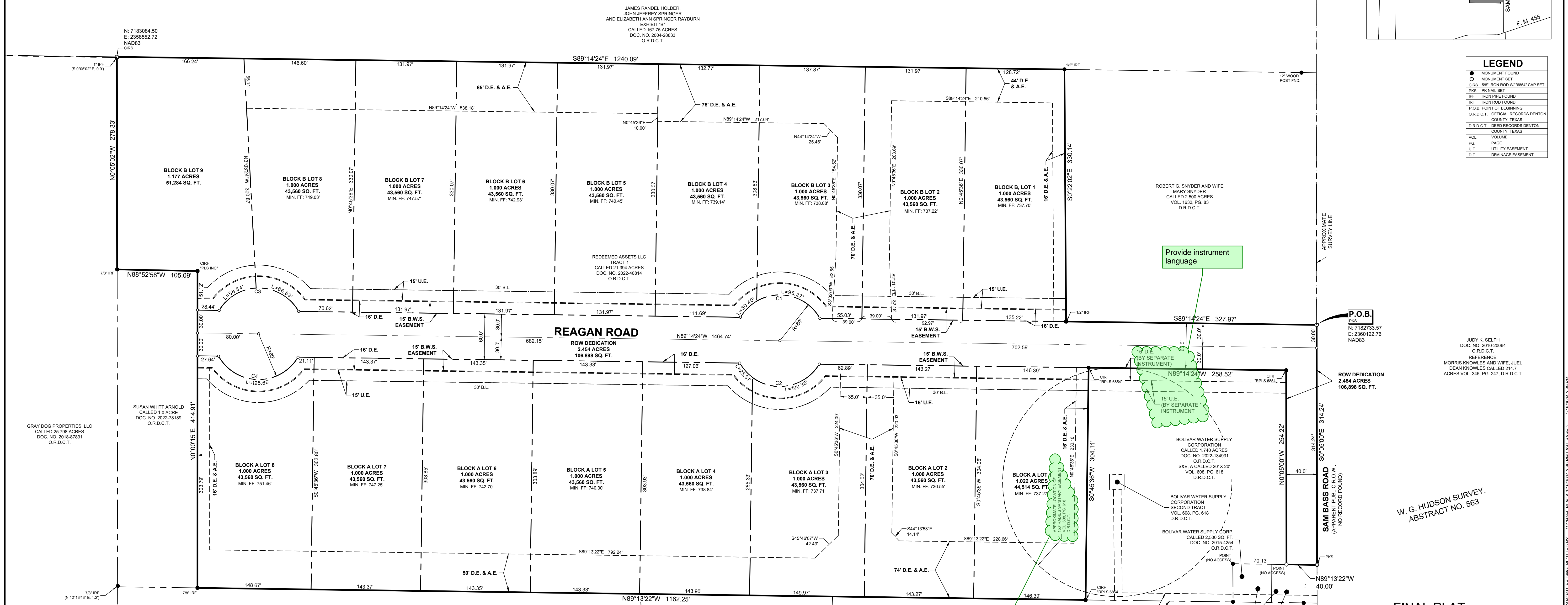
A handwritten signature in black ink, appearing to read "Jamie Akomer".

Jamie Akomer, PE, PMP
HALFF ASSOCIATES, INC.
Firm No. 0312
Attachments: Plat markups



LEGEND

- MONUMENT FOUND
- MONUMENT SET
- CRS 5/8" IRON ROD W/ "6854" CAP SET
- PKS PK NAIL SET
- IRF IRON PIPE FOUND
- IRF IRON ROD FOUND
- P.O.B. POINT OF BEGINNING
- O.R.D.C.T. OFFICIAL RECORDS DENTON COUNTY, TEXAS
- D.R.D.C.T. DEED RECORDS DENTON COUNTY, TEXAS
- VOL VOLUME
- PG PAGE
- U.E UTILITY EASEMENT
- D.E DRAINAGE EASEMENT



P.O.B.
PKS
N: 7182733.57
E: 2360122.76
NAD83

ROW DEDICATION
2.454 ACRES
106,898 SQ. FT.

W. G. HUDSON SURVEY,
ABSTRACT NO. 563

FINAL PLAT
MARLEY MEADOWS
BLOCK A, LOTS 1-8 AND
BLOCK B, LOTS 1-9
17 RESIDENTIAL LOTS
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

121 W. Hickory St., Ste. 106 Denton, Texas 76201 FIRM # 10194687 Tel. No. (940) 293-3180

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	MLB	TLS	01/16/2024	2022-014	1 OF 2

OWNER / APPLICANT:
Redeemed Assets LLC
2701 Wind River Ln.
Denton, Texas 76201
Ph: (940) 293-3180
Email: ben.burnside@yahoo.com
Contact: Ben Burnside

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

ENGINEER:
Civil Engineering
1001 W. Euless Blvd., Ste. 412h
Euless, TX 76040
Ph: (972) 523-5463
Email: omgc@civileng.com
Contact: Om Gharty Chhetri, P.E.

LOT TABLE

LOT NO.	ACRES	SQ. FT.
BLOCK A LOT 1	1.022	44,514
BLOCK A LOT 2	1.000	43,560
BLOCK A LOT 3	1.000	43,560
BLOCK A LOT 4	1.000	43,560
BLOCK A LOT 5	1.000	43,560
BLOCK A LOT 6	1.000	43,560
BLOCK A LOT 7	1.000	43,560
BLOCK A LOT 8	1.000	43,560
BLOCK B LOT 1	1.000	43,560
BLOCK B LOT 2	1.000	43,560
BLOCK B LOT 3	1.000	43,560
BLOCK B LOT 4	1.000	43,560
BLOCK B LOT 5	1.000	43,560
BLOCK B LOT 6	1.000	43,560
BLOCK B LOT 7	1.000	43,560
BLOCK B LOT 8	1.000	43,560
BLOCK B LOT 9	1.177	51,284
BOUNDARY	19.653	856,096
ROW DEDICATION	2.454	106,898

Location of easement must be established, pins set and shown in the actual location. The exact layout must be known and recorded per ordinance 10.104(d)(10)(H)

SANITARY EASEMENT QUOTE, AS RECORDED IN VOLUME 608, PAGE 618, DEED RECORDS, DENTON COUNTY, TEXAS:

"Further, as part of the consideration herein, Grantor, Lois N. Wolters, agrees not to build or maintain any septic tank or open-jointed drain field therefrom, cess pool, privy, stock pen, dump ground, or any other facility which might create a danger of pollution of the water of any well which might be drilled upon Tract Two above described for a distance of 150 feet from the well as drilled and developed. This sanitary easement shall constitute a covenant running with the land and shall bind the undersigned, his successors and assigns, and this grant of Sanitary Easement is made to the said BOLIVAR WATER SUPPLY CORPORATION, its successors and assigns."

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.

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	120°00'00"	60.00'	125.66'	S89°14'24"W	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'

N: 7183084.50
E: 2358562.72
NAD83
CRS

GRAY DOG PROPERTIES, LLC
CALLED 25.786 ACRES
DOC. NO. 2018-87831
O.R.D.C.T.

SUSAN WHITT ARNOLD
CALLED 1.0 ACRE
DOC. NO. 2022-78189
O.R.D.C.T.

LORNE WEBSTER
REMAINDER OF
CALLED 12.50 ACRES
DOC. NO. 2022-73400
O.R.D.C.T.

JAMES B.P. JANUARY SURVEY,
ABSTRACT NO. 658

DANIELLE VICTORIA ROSELLI
AND CHAD DAVID WEBSTER
CALLED 2.00 ACRES
DOC. NO. 2022-116473
O.R.D.C.T.

LORNE WEBSTER
REMAINDER OF
CALLED 12.50 ACRES
DOC. NO. 2022-73400
O.R.D.C.T.

LEIGHTON WEBSTER AND
BROOKE LOTTIS
CALLED 4.50 ACRES
DOC. NO. 2023-4782
O.R.D.C.T.

JUDY K. SELPH
DOC. NO. 2010-20064
O.R.D.C.T.
REFERENCE:
MORRIS KNOWLES AND WIFE, JUEL
DEAN KNOWLES CALLED 214.7
ACRES VOL. 345, PG. 247, D.R.D.C.T.

DWG NAME: Z:\SHARED DRIVES\OFFICE\PROJECT FOLDER\2022\2014 8949 SAM BASS ROAD - F.P.L\DWG PLOTTED BY: MICHAEL BLACK 1/16/2024 2:39 PM

General Notes :

- The grid bearings and coordinates shown hereon are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983(2011).
- All corners are 5/8" iron rods set with a plastic cap stamped "RPLS 6854" unless otherwise noted.
- Minimum Finished Floor Elevations on lots were provided by iCivil Engineering, (972) 523-5493.
- The purpose of this plat is to create 17 residential lots from a previously unplatted tract of land.
- No 100-year floodplain exists on the site.
- This property lies within the ETJ of the City of Sanger, Texas.
- 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.
- Water service to be provided by Bolivar Water Supply, 4161 FM 455 West, Sanger, Texas (940) 458-3931
- Sanitary sewer to be handled by facilities approved by the Denton County Public Health.
- Electric Service to be provided by: CoServ Energy, 7701 I-35E Frontage Road, Corinth, Texas 76210, (940) 321-7800
- The maintenance of paving, grading and drainage improvements and/or easements shown on this plat are the responsibility of the individual property owner and **DOES NOT** constitute acceptance of same for maintenance purposes by Denton County.
- All surface drainage easements shall be kept clear of fences, buildings, foundation, plantings and other obstructions to the operation and maintenance of the drainage facility.
- Blocking the flow of water or constructing improvements in surface drainage easements, and filling or obstructing 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.
- Construction not complete within two years of the Commissioners Court approval shall be subject to current County Subdivision Rules and Regulations.
- A driveway culvert permit must be obtained from the Road and Bridge Department by the owner of each lot prior to the construction, installation or placement of any driveway access improvements within the dedicated right-of-way.
- 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 the 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 party to the request. Where construction is permitted, all finished floor elevations shall be a minimum of two feet above the 100-year flood elevation.
- 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 out of or resulting from performance of the obligations of said owners set forth in this paragraph.

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS Redeemed Assets LLC, is the owner of the land shown on this plat within the area described by metes and bounds as follows:

BEING a tract of land situated in the James B. P. January Survey, Abstract No. 658, City of Sanger E.T.J., Denton County, Texas and being part of a called 21.394 acre tract described in a Warranty Deed to Redeemed Assets LLC, as recorded in Document No. 2022-40814 of the Official Records of said county, and being more particularly described by metes and bounds as follows:

BEGINNING at a PK nail set in Sam Bass Road (an apparent public right-of-way, no record found), same being the most easterly northeast corner of said 21.394 acre tract and the southeast corner of a called 2.500 acre tract described in a Deed to Robert G. Snyder and wife, Mary Snyder, as recorded in Volume 1632, Page 83 of the Deed Records of said county; (NOTE: BEARINGS AND DISTANCES ARE BASED ON U. S. STATE PLANE NAD 1983 COORDINATES, TEXAS CENTRAL ZONE - 4203);

THENCE South 00°05'00" East, along said Sam Bass Road and the most easterly east line of said 21.394 acre tract, a distance of 314.24 feet to a pk nail set for the northeast corner of a called 0.07 acre tract described in a General Warranty Deed, Access Easement and Sanitary Easement to Bolivar Water Supply Corporation, as recorded in Volume 608, Page 618 of said Deed Records;

THENCE North 89°13'22" West, leaving said Sam Bass Road and along the north line of said 0.07 acre tract, a distance of 40.00 feet to a point for the most easterly southeast corner of a called 1.740 acre tract described in a General Warranty Deed to Bolivar Water Supply Corporation, as recorded in Document No. 2022-134931 of said Official Records;

THENCE North 00°05'00" West, along the east line of said 1.740 acre tract, being 40 feet from and parallel with the east line of said 21.394 acre tract, a distance of 254.22 feet to a 5/8 inch iron rod with a yellow cap, stamped "RPLS 6854", found for the northeast corner of said 1.740 acre tract;

THENCE North 89°14'24" West, along the north line of said 1.740 acre tract, a distance of 258.52 feet to a 5/8 inch iron rod with a yellow cap, stamped "RPLS 6854", found for the northwest corner of said 1.740 acre tract;

THENCE South 00°45'36" West, along the west line of said 1.740 acre tract, a distance of 304.11 feet to a 5/8 inch iron rod with a yellow cap, stamped "RPLS 6854", found on the north line of a called 12.50 acre tract described in a General Warranty Deed to Lorne Webster, as recorded in Document No. 2022-73400 of said Official Records and the south line of said 21.394 acre tract, for the southwest corner of said 1.740 acre tract;

THENCE North 89°13'22" West, along the south line of said 21.394 acre tract, a distance of 1,162.25 feet to a 7/8 inch iron rod found for the southeast corner of a called 1.0 acre tract described in a Quit Claim Deed to Susan Whitt Arnold, as recorded in Document No. 2022-78189 of said Official Records and the most southerly southwest corner of said 21.394 acre tract;

THENCE North 00°00'15" East, leaving the north line of said 12.50 acre tract and along the east line of said 1.0 acre tract and the most southerly west line of said 21.394 acre tract, a distance of 414.91 feet to a iron rod with a cap, stamped "PLS INC", found for the northeast corner of said 1.0 acre tract and an inner "L" corner of said 21.394 acre tract;

THENCE North 88°52'58" West, along the north line of said 1.0 acre tract and the most westerly south line of said 21.394 acre tract, a distance of 105.09 feet to a 7/8 inch iron rod found on the east line of a called 25.798 acre tract described in a General Warranty Deed to Gray Dog Properties, LLC, as recorded in Document No. 2018-87831 of said Official Records, for the northwest corner of said 1.0 acre tract and the most westerly southwest corner of said 21.394 acre tract;

THENCE North 00°05'02" West, along the east line of said 25.798 acre tract and the most northerly west line of said 21.394 acre tract, a distance of 278.33 feet to a 5/8 inch iron rod with a yellow cap, stamped "RPLS 6854", set on the south line of Exhibit "B", a called 167.75 acre tract, for the northeast corner of said 25.798 acre tract and the northwest corner of said 21.394 acre tract;

THENCE South 89°14'24" East, along the south line of said 167.75 acre tract and the most northerly north line of said 21.394 acre tract, a distance of 1,240.09 feet to a 1/2 inch iron rod found for the northwest corner of the aforementioned 2.500 acre tract and the most northerly northeast corner of said 21.394 acre tract;

THENCE South 00°22'02" East, along the west line of said 2.500 acre tract and the most northerly east line of said 21.394 acre tract, a distance of 330.14 feet to a 1/2 inch iron rod found for the southwest corner of said 2.500 acre tract and an inner "L" corner of said 21.394 acre tract;

THENCE South 89°14'24" East, along the south line of said 2.500 acre tract and the most easterly north line of said 21.394 acre tract, a distance of 327.97 feet to the POINT OF BEGINNING and containing 856,096 square feet or 19.653 acres of land, more or less.

OWNER'S DEDICATION

STATE OF TEXAS §

COUNTY OF DENTON §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Redeemed Assets LLC, acting herein by and through its duly authorized officer, does hereby adopt this plat designating the herein above described property as MARLEY MEADOWS, 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 _____ day of _____, 2024.

BY: Ben Burnside

By: _____ Signature Title: Owner

STATE OF TEXAS §

COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared Ben Burnside, 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 purpose and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2024.

Notary Public, State of Texas

Printed Name My Commission Expires

persons

KNOW ALL MEN BY THESE PRESENTS:

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Michael L. Black, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the Extra Territorial Jurisdiction of the City of Sanger, Texas.

Michael L. Black Registered Professional Land Surveyor No. 6854

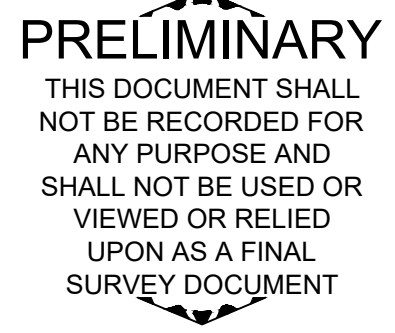
STATE OF TEXAS §

COUNTY OF DENTON §

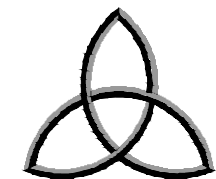
BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Michael L. Black, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2024.

Notary Public, State of Texas



FINAL PLAT
MARLEY MEADOWS
BLOCK A, LOTS 1-8 AND
BLOCK B, LOTS 1-9
17 RESIDENTIAL LOTS
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

121 W. Hickory St., Ste. 106 Denton, Texas 76201 FIRM # 10194687 Tel. No. (940) 293-3180

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
	MLB	TLS	01/16/2024	2022-014	2 OF 2

OWNER / APPLICANT:
Redeemed Assets LLC
2701 Wind River Ln
Denton, Texas 76201
Ph: (940) 368-0963
Email: ben.burnside@yahoo.com
Contact: Ben Burnside

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

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

APPROVAL BLOCK	
Approved:	
Chairman, Planning & Zoning Commission City of Sanger, TX	Date
Mayor City of Sanger, TX	Date
Attested by:	
City Secretary, City of Sanger, TX	Date