



August 9, 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: Sims Street Addition – Minor Plat
First Review

Dear Ms. Hammonds,

Halff Associates, Inc. was requested by the City of Sanger to provide a first review of the minor plat for Lot 1, Block A of the Sims Street Addition located on Sims Street north of Kirkland Street. The property is located inside the City of Sanger limits. The Minor Plat was prepared by KAZ Surveying and is dated July 7, 2023. Ordinance citations are provided on the attached markup. Our comments are as follows

1. Show required building setbacks per zoning.
2. Provide an updated letter of intent with additional information as required by Ordinance 10.104(d)(3). See markup for more information.

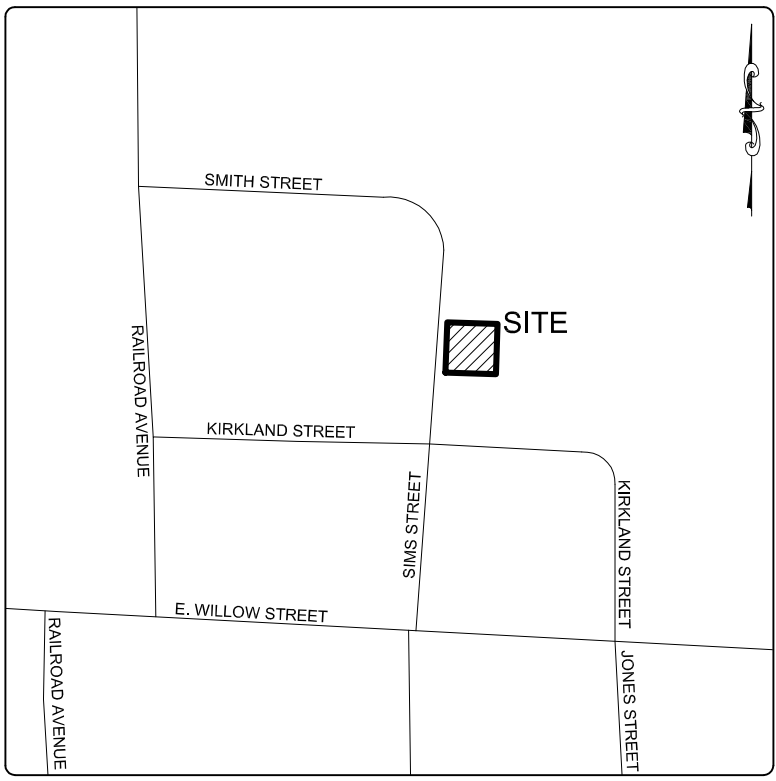
If you have any questions or need additional information, please do not hesitate to call me at (817) 764 7467.

Sincerely,
HALFF

A handwritten signature in black ink that reads "Leigh A. Hollis".

Leigh A. Hollis, P.E.

Attachments: markups



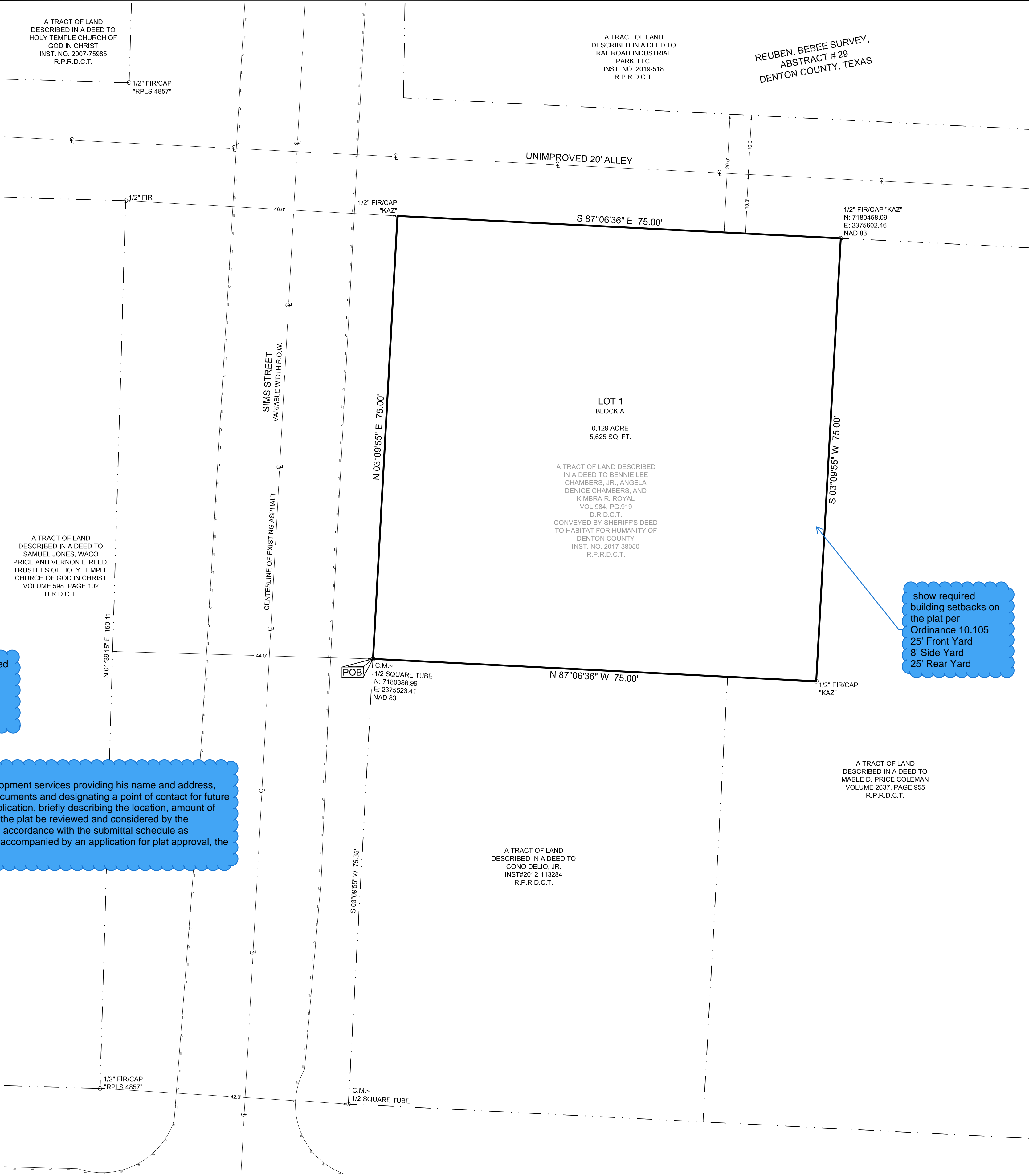
VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

1. ALL CORNERS ARE MARKED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNLESS OTHERWISE NOTED.
2. FLOOD STATEMENT: I HAVE REVIEWED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE CITY OF SANGER, COMMUNITY NUMBER 480786, EFFECTIVE DATE 4-18-2011, AND THAT MAP INDICATES AS SCALED, THAT THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD (500-YEAR)", AS SHOWN ON PANEL 90 G OF SAID MAP.
3. THE PURPOSE OF THIS PLAT IS TO CREATE 1 (ONE) LOT OF RECORD.
4. BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.
5. THE SUBJECT TRACT SHOWN HEREON IS ZONED "SF-10".
6. THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES IF THE APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES DUE.
7. NOTICE - SELLING A PORTION OF THIS ADDITION BY METES & BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
8. THIS PLAT DOES NOT ALTER OR REMOVE ANY EXISTING DEED RESTRICTIONS, IF ANY, ON THIS PROPERTY.
9. WATER, WASTEWATER AND ELECTRICITY SERVICES WILL BE PROVIDED BY THE CITY OF SANGER.

Provide updated letter of intent to include all information required by Ordinance 10.104(d)(3) - see below

The subdivider shall submit a letter of intent to the director of development services providing his name and address, the contact information of the person(s) preparing the submitted documents and designating a point of contact for future correspondence. The letter shall also state the intent of the plat application, briefly describing the location, amount of land, and o the intended use(s) of the property and requesting that the plat be reviewed and considered by the appropriate approval body. Such letter of intent shall be received in accordance with the submittal schedule as published by the department of development services and shall be accompanied by an application for plat approval, the appropriate fee and drawings of the plat, as indicated herein



STATE OF TEXAS
COUNTY OF DENTON

WHEREAS: Habitat for Humanity of Denton County, is the owner of all that certain tract of land lying and being situated in the Reuben Beebe Survey, Abstract Number 29, Denton County, Texas, being all that certain tract of land described in a deed to Bennie Lee Chambers, Jr., Angela Denise Chambers, and Kimbra R. Royal, as recorded in Volume 984, Page 919, Deed Records, Denton County, Texas (D.R.D.C.T.), and conveyed by sheriff's deed to Habitat for Humanity of Denton County, under Instrument Number 2017-38050, Real Property Records, Denton County, Texas (R.P.R.D.C.T.), and being more particularly described by metes & bounds as follows:

BEGINNING at a 1/2-inch square tube found for corner in the West Right-of-Way line of Sims Street, being the Southwest corner of this herein described subject tract:

THENCE North 03 degrees 09 minutes 55 seconds East, along said West Right-of-Way line, a distance of 75.00 feet to a capped 1/2-inch iron rod stamped "KAZ" found for corner at the Southeast intersection of Sims Street and an unimproved 20-foot-wide alley, being the Northwest corner of this herein described subject tract:

THENCE South 87 degrees 06 minutes 36 seconds East, along the South line of said unimproved alley, a distance of 75.00 feet to a capped 1/2-inch iron rod stamped "KAZ" found for corner in same, being the Northeast corner of this herein described subject tract:

THENCE South 03 degrees 09 minutes 55 seconds West, a distance of 75.00 feet to a capped 1/2-inch iron rod stamped "KAZ" found for corner, being the Southeast corner of this herein described subject tract:
THENCE North 87 degrees 06 minutes 36 seconds West, a distance of 75.00 feet to the POINT OF BEGINNING, containing 0.129 of an acre, or 5,625 square feet of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, Habitat for Humanity of Denton County, acting herein by and through its duly authorized officer, does hereby adopt this plat designating the hereinabove described property as Lot 1 in Block A of **Sims Street Addition**, an addition to the City of Sanger, Denton County, 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 _____, 2023

_____, OWNER

_____, TITLE AND COMPANY

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, 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 FOR THE PURPOSES AND CONSIDERATIONS THEREIN AND IN THE CAPACITY THEREIN STATED.

GIVEN MY MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF _____
_____ COUNTY

MY COMMISSION EXPIRES ON _____

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF DENTON

I, KENNETH A. ZOLLINGER, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AND ACTUAL SURVEY MADE ON THE GROUND AND THAT THE MONUMENTS SHOWN HEREON WERE FOUND OR PLACED WITH 1/2" IRON RODS CAPPED "KAZ" UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF SANGER, DENTON COUNTY, TEXAS.

KENNETH A. ZOLLINGER
STATE LICENSE # 5312
DATE _____
FOR REVIEW ONLY

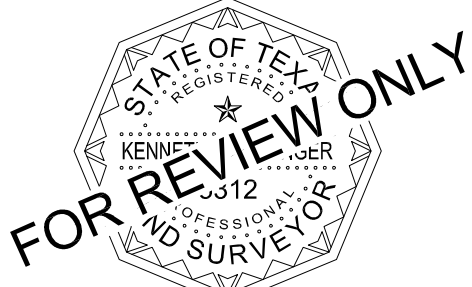
STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KENNETH A. ZOLLINGER, KNOWN TO ME TO BE THE PERSON 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 THE OFFICE THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES _____



APPROVED AND ACCEPTED

CHAIRMAN,
PLANNING AND ZONING COMMISSION
CITY OF SANGER, TX

DATE _____

MAYOR
CITY OF SANGER, TX

DATE _____

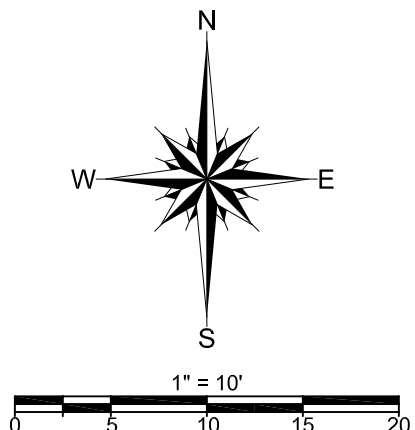
ATTESTED BY:

CITY SECRETARY
CITY OF SANGER, TX

DATE _____

LEGEND

- R.O.W. = RIGHT-OF-WAY
POB = POINT OF BEGINNING
FIR = IRON ROD FOUND
FIR/CAP = CAPPED IRON ROD FOUND
SIR = CAPPED IRON ROD SET
C.M.- = CONTROLLING MONUMENT
R.P.R.D.C.T. = REAL PROPERTY RECORDS DENTON COUNTY TEXAS
D.R.D.C.T. = DEED RECORDS DENTON COUNTY TEXAS
N = NORTHING
E = EASTING
NAD 83 = NORTH AMERICAN DATUM OF 1983
_____ = CENTERLINE OF ROAD
_____ = EXISTING ASPHALT



SURVEYOR:
KAZ SURVEYING, INC.
1720 WESTMINSTER STREET
DENTON, TEXAS 76205
PHONE: 940-382-3446
TBPLS FIRM# 10002100

OWNER:
HABITAT FOR HUMANITY OF DENTON COUNTY
1805 CORNELL LANE
DENTON, TX 76201
PHONE: 940-484-5006
CONTACT: LORA BLAKESLEE ATKINSON



1720 WESTMINSTER
DENTON, TX 76205
(940)382-3446
JOB NUMBER: 181620
DRAWN BY: DJJ
DATE: 07-07-2023
R.P.L.S.
KENNETH A. ZOLLINGER

MINOR PLAT
LOT 1, BLOCK A
SIMS STREET ADDITION
BEING 0.129 OF AN ACRE IN THE REUBEN BEBEE
SURVEY, ABSTRACT NUMBER 29, CITY OF SANGER,
DENTON COUNTY, TEXAS