



August 8, 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: Powell Addition – Replat
First Review

Dear Ms. Hammonds,

Halff Associates, Inc. was requested by the City of Sanger to provide a first review of the Replat for Lot 1, Block A of the Powell Addition located on Duck Creek Road east of Keaton Drive. The property is located inside the City of Sanger limits. The plat intends to adjust the eastern property line to account for the existing building placement. No improvements are expected at this time. The Replat was prepared by All American Surveying and is dated June 20, 2023. Ordinance citations are provided on the attached markup. Our comments are as follows

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 a closure report for the tract.
3. Update surveyor's certification to match City ordinance.
4. There is a gap between legal boundaries for the subject tract and the adjacent property to the west. There is a note that states that ownership of the gap is unknown per previous survey. Please cite the survey referenced. Additionally, were any corners on the adjacent lot located to establish the accuracy of the boundary resolution?
5. Show and label Keaton Drive ROW going south.
6. Establish whether a 15-foot access easement will encompass the existing access drive. Aerial imagery appears to show a 25-foot-wide street. Update if necessary.
7. Establish if any easements on the property are existing and clarify if "per plat" means per this plat or per cited plat.
8. Show location of previous eastern boundary line that is being relocated on the plat.
9. Eliminate Note 29 from the General Notes. This is only needed when the property is located in or adjacent to the floodplain.
10. Update signature blocks to City standards. See markup.



Ramie Hammonds
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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, reading "Leigh A. Hollis". The signature is fluid and cursive, with the first name "Leigh" being more prominent.

Leigh A. Hollis, P.E.

Attachments: markups

OWNERS DEDICATION:

WHEREAS HALLIBURTON FAMILY ENTERPIRSES LLC. IS THE OWNER OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE H. TIERWESTER SURVEY, ABSTRACT NUMBER 1241, IN THE CITY OF SANGER, DENTON COUNTY, TEXAS, AND BEING ALL OF LOT 1, BLOCK 1, OF THE POWELL ADDITION, AN ADDITION TO THE CITY OF SANGER, AS RECORDED IN CABINET D, PAGE 376, OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS, AND A PART OF A CALLED 6.4995 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO HALIBURTON FAMILY ENTERPRISES, LLC. AS RECORDED IN DOCUMENT NUMBER 2019-142329 OF THE OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CAPPED IRON ROD FOUND FOR CORNER AT THE NORTHWEST CORNER OF THE TRACT BEING DESCRIBED HEREIN, AT THE NORTHWEST CORNER OF SAID LOT 1, IN THE SOUTH LINE OF A CALLED 2.161 ACRES TRACT OF LAND DESCRIBED IN THE DEED TO RYAN A. HOLDER AND ALI T. WOMACK, AS RECORDED IN DOCUMENT NUMBER 2019-71575 OF SAID OFFICIAL PUBLIC RECORDS AND AT THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN THE DEED TO MORGAN TOLLE AND JACQUELYN L. TOLLE AS RECORDED IN DOCUMENT NUMBER 2012-39989 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE SOUTH 88 DEGREES 00 MINUTES 03 SECONDS EAST, WITH THE NORTH LINE OF SAID LOT 1 AND SAID SOUTH LINE, PASSING EN ROUTE A ¼ INCH IRON ROD FOUND AT A DISTANCE OF 71.35 FEET, A CAPPED IRON ROD FOUND (LABELED 4857) AT A DISTANCE OF 144.36 FEET AND CONTINUING ON SAID COURSE A TOTAL DISTANCE OF 154.86 FEET TO A CAPPED IRON ROD SET (LABELED 4857, TYPICAL) FOR CORNER IN THE SOUTH LINE LOT 1, BLOCK A OF HEATHS HOLLOW ADDITION, AN ADDITION IN THE CITY OF SANGER ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NUMBER 2020-140 OF SAID PLAT RECORDS, FROM WHICH A CAPPED IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 1 BEARS SOUTH 88 DEGREES 00 MINUTES 03 SECONDS EAST, A DISTANCE OF 455.33 FEET;

THENCE SOUTH 01 DEGREES 57 MINUTES 11 SECONDS WEST SEVERING SAID 6.4995 ACRE TRACT A DISTANCE OF 290.70 FEET TO A CAPPED IRON ROD SET FOR CORNER, FROM WHICH A CAPPED IRON ROD FOUND FOR REFERENCE BEARS SOUTH 02 DEGREES 15 MINUTES 24 SECONDS WEST, A DISTANCE OF 25.00 FEET;

THENCE NORTH 87 DEGREES 44 MINUTES 51 SECONDS WEST, SEVERING SAID 6.4995 ACRE TRACT PART OF THE WAY, PASSING EN ROUTE A CAPPED IRON ROD FOUND AT A DISTANCE OF 18.40 FEET AND CONTINUING ON SAID COURSE A TOTAL DISTANCE OF 156.30 FEET TO A CAPPED IRON ROD FOUND FOR CORNER AT THE SOUTHWEST CORNER OF SAID LOT 1 (POWELL ADDITION);

THENCE NORTH 02 DEGREES 14 MINUTES 11 SECONDS EAST, WITH THE WEST LINE OF SAID LOT 1 (POWELL ADDITION), A DISTANCE OF 290.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.04 ACRES OF LAND, MORE OR LESS.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT HALLIBURTON FAMILY ENTERPRISES LLC, THROUGH ITS SOLELY SWORN REPRESENTATIVE, RAY HALLIBURTON, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS THE REPLAT OF POWELL ADDITION, AN ADDITION TO THE CITY OF SANGER, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER BY FREE, 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.

RAY HALLIBURTON
REPRESENTATIVE OF R. HALLIBURTON RANCH LLC.

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RAY HALLIBURTON, 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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2022.

NOTARY PUBLIC, TEXAS

I, J.E. THOMPSON II, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY ON THE GROUND AND THAT ALL CORNERS ARE SET WITH 1/2" CAPPED IRON RODS OR FOUND AS INDICATED.

J.E. THOMPSON II R.P.L.S.
TEXAS REGISTRATION NO. 4857

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED J.E. THOMPSON II, 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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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

NOTARY PUBLIC, TEXAS



OWNER:
R. HALIBURTON RANCH LLC.
780 CR. 276
GAINESVILLE, TX 76240
(940) 442-3451

SURVEYOR:
JOHN THOMPSON
111 N. DIXON ST
GAINESVILLE, TX 76240
(940) 665-9105
JT@ALLAMERICANSURVEYING.COM

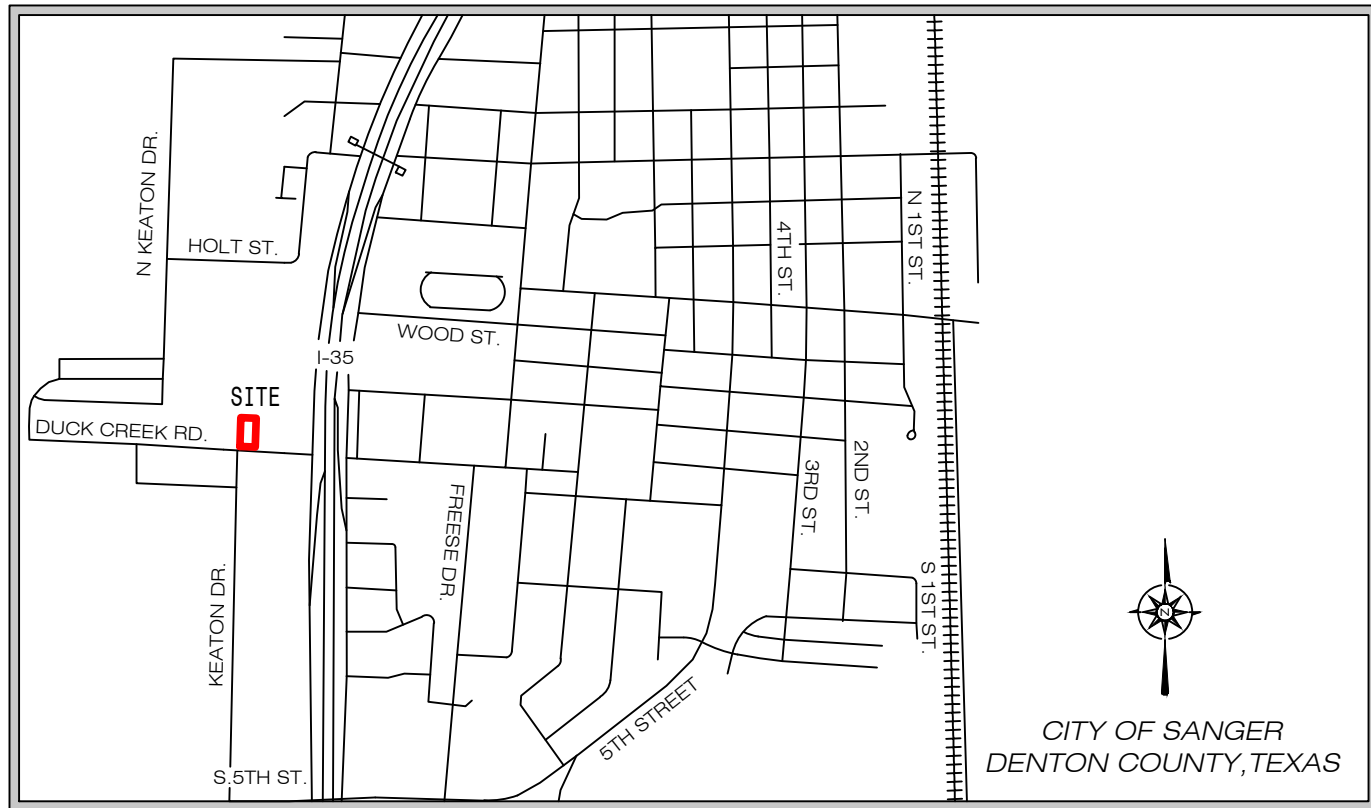
LEGEND			
● = PROPERTY CORNER	CIRF = CAPPED IRON ROD FOUND	IRF = IRON ROD FOUND	
⬮ = BENCHMARK	IRF = IRON ROD FOUND		
⬮ = TELEPHONE/UTILITY RISER (TR/UR)	CIRS = CAPPED IRON ROD SET		
⬮ = BURIED CABLE MARKER (BCM)	MFCP = METAL FENCE CORNER POST		
⬮ = TELEPHONE MANHOLE (TMH)	WFPC = METAL FENCE CORNER POST		
⬮ = POWER/UTILITY POLE (PP/UP)	[] = PLAT/DEED CALLS		
⬮ = LIGHT POLE	PCB = POINT OF BEGINNING		
⬮ = GUY WIRE (GW)	R.O.W. = RIGHT-OF-WAY		
⬮ = ELECTRIC VAULT (VLT)	CONCRETE SURFACE		
⬮ = ELECTRIC TRANSFORMER (TRAN)	ASPHALT SURFACE		
⬮ = WATER METER (WM)	GRAVEL SURFACE		
⬮ = WATER VALVE (WV)			

LINE	BEARING	DISTANCE
L1	N 87°44'36" W	18.96'
L2	N 02°14'11" E	25.00'
L3	S 87°44'51" E	18.84'
L4	S 01°57'11" W	25.00'

LINETYPE LEGEND	
PROPERTY LINE =	---
EASEMENT LINES =	---
DEED/LOT LINES =	---
ADJOINER LINES =	---
OVERHEAD UTILITY =	---
ASPHALT ROAD =	---
GRAVEL ROAD =	---
FENCE LINES =	---

0' 0' 0'
1 INCH = 30 FEET

DRAWN BY: T.E.P. DATE: 06/20/2023 JOB NO.: 22066-3 SCALE: 1" = 30' PAGE: 1 OF 1



VICINITY MAP
(NOT TO SCALE)

GENERAL NOTES

- 1.) **FLOOD STATEMENT:** I HAVE EXAMINED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE CITY OF SANGER, DENTON COUNTY, TEXAS, COMMUNITY NUMBER 48121, EFFECTIVE DATE 4-18-11 AND THAT MAP INDICATES THAT THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN" AS SHOWN IN PANEL 0210 G OF SAID MAP. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR 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.
- 2.) BEARING BASIS DERIVED FROM GPS OBSERVATIONS MADE ON THE GROUND. TEXAS NORTH CENTRAL ZONE 4202 NAD 83 (GRID).
- 3.) THIS PROPERTY IS WITHIN THE CITY LIMITS OF SANGER.
- 4.) WATER SERVICE TO BE SUPPLIED BY CITY OF SANGER - 940.458.7930 - 502 ELM ST. P.O. BOX 1729, SANGER, TX 76266.
- 5.) ELECTRIC SERVICE TO BE PROVIDED BY CITY OF SANGER - 940.458.2064 - 202 RAILROAD AVE. P.O. BOX 1729, SANGER, TX 76266.
- 6.) SANITARY SEWER SERVICE TO BE PROVIDED BY THE CITY OF SANGER - 940.458.2571 - P.O. BOX 1729, SANGER, TX 76266.
- 7.) THIS PROPERTY IS NOT LOCATED IN THE LAKE RAY ROBERTS PLANNING AND ZONING JURISDICTION.
- 8.) ALL SURFACE DRAINAGE EASEMENTS SHALL BE KEPT FREE OF FENCES, BUILDINGS, FOUNDATION, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY.
- 9.) BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN SURFACE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTING THE FLOODWAY IS PROHIBITED.
- 10.) 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.
- 12.) ALL LOTS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF ZONING DISTRICT.
- 13.) THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND THE APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES DUE.
- 14.) ALL COMMON AREAS, DRAINAGE EASEMENTS, AND DETENTION FACILITIES WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS. ANY COMMON AREA WITHIN THE CITY'S RIGHT-OF-WAY WILL REQUIRE A FACILITIES AGREEMENT, TO BE REVIEWED AND APPROVED BY THE CITY.
- 15.) 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.
- 16.) THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS, IF ANY, ON THIS PROPERTY.
- 17.) THE PURPOSE OF THIS PLAT IS TO REPLAT LOT 1, BLOCK A, POWELL ADDITION.
- 18.) ALL PUBLIC IMPROVEMENTS AND DEDICATIONS SHALL BE FREE AND CLEAR OF ALL DEBT, LIENS, AND /OR ENCUMBRANCES.
- 19.) ALL LOT CORNER SET WITH 1/2 INCH REBAR WITH PLASTIC CAP LABELED RPLS #4857.
- 20.) THE STREET IS DEDICATED FOR STREET PURPOSES.
- 21.) THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN ARE DEDICATED FOR THE PUBLIC USE FOREVER FOR THE PURPOSES INDICATED ON THE PLAT.
- 22.) NO BUILDING, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTH SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS EASEMENTS APPROVED BY THE CITY OF SANGER.
- 23.) THE CITY OF SANGER IS NOT RESPONSIBLE FOR REPLACING ANY IMPROVEMENTS IN, UNDER, OR OVER ANY EASEMENTS CAUSED BY MAINTENANCE OR REPAIR.
- 24.) UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENTS LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY THE PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLICS AND THE CITY OF SANGER'S USE THEREOF.
- 25.) THE CITY OF SANGER AND THE PUBLIC UTILITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN THE EASEMENTS.
- 26.) THE CITY OF SANGER AND PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING READING METERS AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.
- 27.) ALL MODIFICATIONS TO THIS DOCUMENT SHALL BE BY MEANS OF THE PLAT AND APPROVED BY THE CITY OF SANGER.
- 28.) THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES DUE.
- 29.) MINIMUM FINISHED FLOOR ELEVATIONS ARE AT LEAST 2 FEET ABOVE 100 YEAR FLOOD PLANE.

APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF SANGER, TEXAS
ON THIS THE ____ DAY OF _____, 20__

CHAIRPERSON, PLANNING & ZONING COMMISSION

CITY SECRETARY

APPROVED AND ACCEPTED

MAYOR, CITY OF SANGER

ATTESTED BY:

CITY SECRETARY, CITY OF SANGER

"Approved:

Chairman, Planning & Zoning Commission
City of Sanger, Texas

Mayor
City of Sanger, Texas
Attested by

City Secretary, City of Sanger, Texas

Date

Date

Date"