



March 21, 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: Sanger Middle School – Plat
Second 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 Sanger Middle School located at 105 North Berry Street. The property is located within the City of Sanger limits. The preliminary plat was prepared by Crowley Surveying and is dated March 15, 2023.

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

1. Previous comments have been addressed with exception to the below:
 - a. 25' ROW dedication was provided along North Berry Street from the existing property line. Please note the 25' dedication is to be measured from the centerline of the existing road and what is shown may be reduced.
2. The previous plat was reviewed under the premise it was just a plat of the current site. We were not aware of proposed improvements that may impact the platting procedure. The recently submitted plat shows a 16,007 square foot addition. Before the plat can be approved Civil drawings will need to be submitted that includes Site Plan, Grading Plan, Existing and Proposed Drainage conditions, Drainage Plans, and Paving Plans.

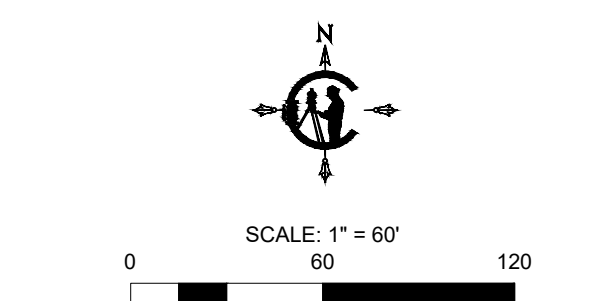
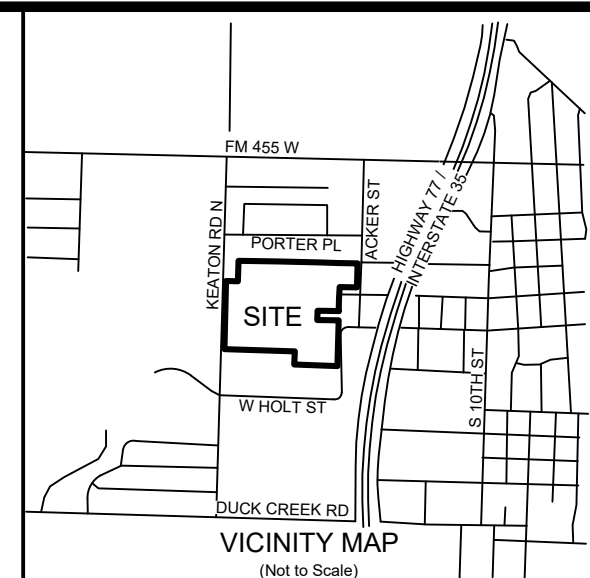
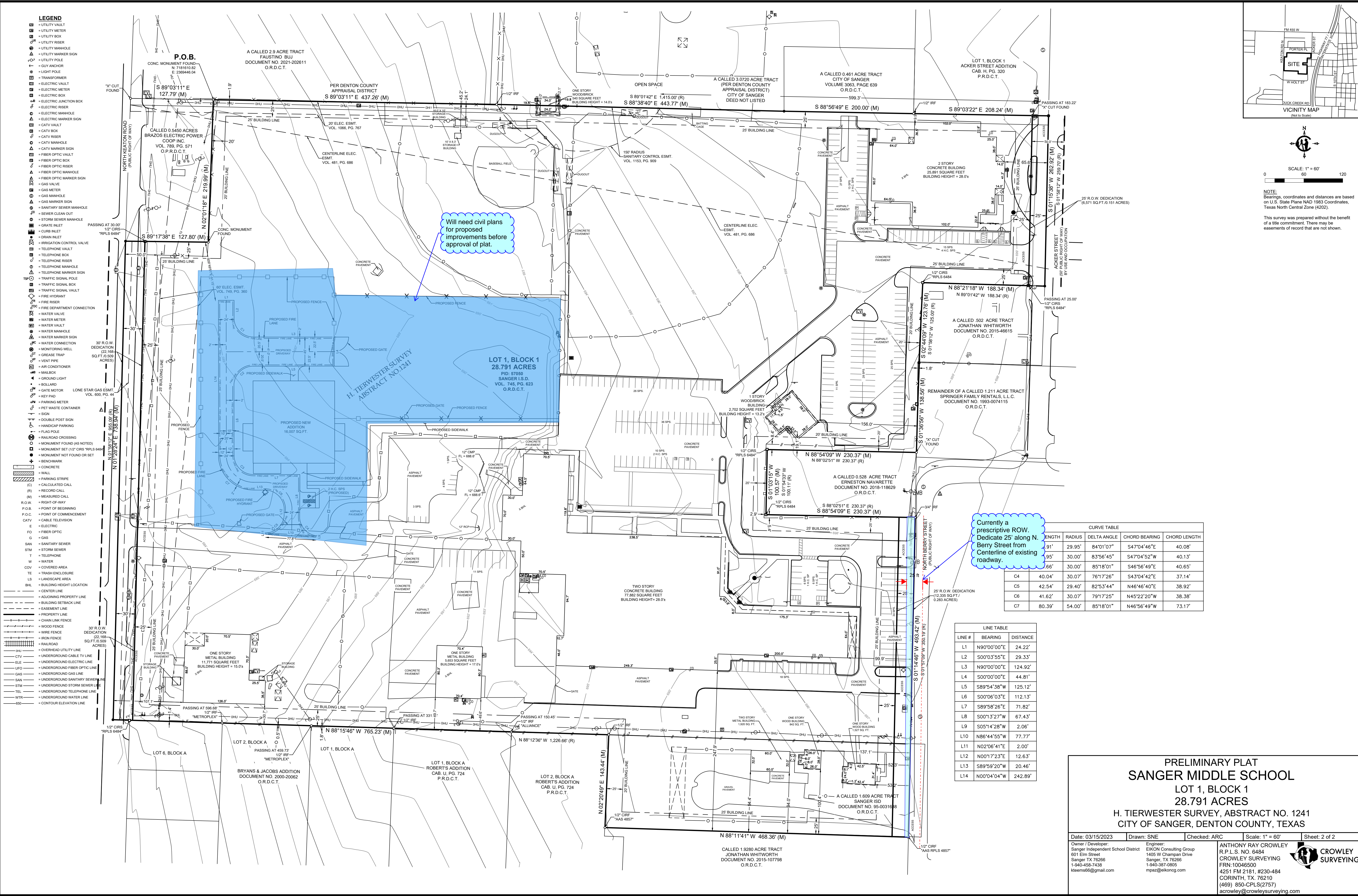
It is our recommendation that the plat does not move forward until the above documents are received, reviewed, and approved.

If you have any questions or need additional information, please do not hesitate to call me at (817) 764 7480.

Sincerely,
HALFF

A handwritten signature in blue ink, appearing to read "SDT", is written over a blue horizontal line.

Steven D. Templer, P.E.
Senior Project Manager



NOTE:
Bearings, coordinates and distances are based on U.S. State Plane NAD 1983 Coordinates, Texas North Central Zone (4202).

This survey was prepared without the benefit of a title commitment. There may be easements of record that are not shown.

25' along N. street from the existing

CURVE TABLE					
	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
	91'	29.95'	84°01'07"	S47°04'46"E	40.08'
	95'	30.00'	83°56'45"	S47°04'52"W	40.13'
	66'	30.00'	85°18'01"	S46°56'49"E	40.65'
C4	40.04'	30.07'	76°17'26"	S43°04'42"E	37.14'
C5	42.54'	29.40'	82°53'44"	N46°46'40"E	38.92'
C6	41.62'	30.07'	79°17'25"	N45°22'20"W	38.38'
C7	80.39'	54.00'	85°18'01"	N46°56'49"W	73.17'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N90°00'00"E	24.22'
L2	S00°03'55"E	29.33'
L3	N90°00'00"E	124.92'
L4	S00°00'00"E	44.81'
L5	S89°54'38"W	125.12'
L6	S00°06'03"E	112.13'
L7	S89°58'26"E	71.82'
L8	S00°13'27"W	67.43'
L9	S05°14'28"W	2.06'
L10	N86°44'55"W	77.77'
L11	N02°06'41"E	2.00'
L12	N00°17'23"E	12.63'
L13	S89°59'20"W	20.46'
L14	N00°04'04"W	242.89'

PRELIMINARY PLAT
SANGER MIDDLE SCHOOL
LOT 1, BLOCK 1
28.791 ACRES
H. TIERWESTER SURVEY, ABSTRACT NO. 1241
CITY OF SANGER, DENTON COUNTY, TEXAS

Date: 03/15/2023 | Drawn: SNE | Checked: ARC | Scale: 1" = 60' | Sheet: 2 of 2

Owner / Developer:
Sanger Independent School District
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kteems56@gmail.com

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