



April 03, 2026  
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 Circle Phase 7 Replat - Review #1**

Dear Ms. Hammonds,

Halff Associates, Inc. was requested by the City of Sanger to review the Replat for Sanger Circle Phase 7. The submittal was prepared by Middleton & Associates, LLC and was received on March 20, 2026.

**General 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. Please note additional comments may be provided in subsequent reviews once additional data/responses is received.

**Replat Comments**

1. Is what is shown the current center line of Marion Road? The City of Sanger Master Thoroughfare plan shows Marion Road a minor arterial classified as an M4U which requires an 80ft minimum ROW. Please confirm that 40ft of ROW is dedicated from the center line of existing Marion Road.
2. Show City Limits per Ordinance § SO-6B.6.s
3. Show centerline of existing street. Dimensions from centerline to edges of existing and proposed right-of-way on both sides of the centerline per Ordinance § SO-6B.6.1.iv
4. Acreage does not match closure report. Error of closure shall not exceed one (1) in fifty thousand (50,000) for the plat boundary per Ordinance § SO-6B.6.b. Provide closure report that matches plat acreage
5. Please verify and confirm that proposed/existing Sanger Phase 7 infrastructure, for example water, sewer and drainage will handle needs from the proposed additional lots.

If you have any questions or need additional information, please do not hesitate to call me at (817) 764-7498.



Sincerely,

A handwritten signature in blue ink, appearing to read "Samson Lotigo".

Samson Lotigo, PE  
**HALFF ASSOCIATES, INC.**  
Firm No. 0312  
Attachments: Plat markups



LEGAL DESCRIPTION

All that certain lot, tract, or parcel of land, being part of the Reuben Bebee Survey, Abstract No. 29, Denton County, Texas, and being all of Lot 4, Block O of the final plat of Sanger Circle, Phase 7, recorded in Document No. 2025-412 of the Official Records of Denton County, Texas (ORCCT) and a part of that certain called 9.297 acre tract described in a deed to Lou Henry Cooper, recorded in Volume 1005, Page 253 of the Deed Records of Denton County, Texas (DRDCT) and being more completely described as follows, to-wit:

BEGINNING at a 1/2" iron rod (sat) for the northeast corner of the Sanger Circle, Phase 7, the northwest corner of the Lou Henry Cooper tract;

THENCE South 89°46'44" East with the north line of the Sanger Circle, Phase 7, the northwest corner of the Lou Henry Cooper tract;

THENCE with the west line of the Henry Cooper tract as follows:

South 44°7'03" East a distance of 69.77 feet to a 1/2" iron rod (sat) for corner;

South 21°42'05" East a distance of 603.70 feet to a 1/2" iron rod (sat) for corner;

South 52°30'26" East a distance of 100.16 feet to a 1/2" iron rod (sat) for corner;

South 99°39'33" East a distance of 308.28 feet to a 1/2" iron rod (sat) for corner in the west right of way of Marion Road, a variable right of way;

THENCE South 123°45' West with the west right of way of Marion Road a distance of 171.14 feet to a 1/2" iron rod (sat) for the northeast corner of Lot 40, Block B;

THENCE North 99°39'33" West with the north line of Lot 40, Block B a distance of 107.23 feet to a 1/2" iron rod (sat) for corner;

THENCE North 84°34'34" West a distance of 26.75 feet to a 1/2" iron rod (sat) for corner in the north right of way of Thistle Drive, a 50 foot right of way;

THENCE with the north right of way of Thistle Drive and a curve to the left having a radius of 50.00 feet, a chord of South 80°33'23" West - 98.21 feet a distance of 138.15 feet to a 1/2" iron rod (sat) for corner;

THENCE North 89°35'48" West a distance of 190.00 feet to a 1/2" iron rod (sat) for corner;

THENCE North 55°08'57" West a distance of 16.69 feet to a 1/2" iron rod (sat) for the southwest corner of Lot 1, Block O;

THENCE North 68°7'55" East with the south line of Lot 1, Block O a distance of 120.00 feet to a 1/2" iron rod (sat) for the southeast corner of Lot 1, Block O;

THENCE North 21°42'05" West with the north line of Lots 1, 2, 3 Block O a distance of 151.51 feet to a 1/2" iron rod (sat) for the northeast corner of Lot 3, Block O;

THENCE South 68°7'55" West with the north line of Lot 3, Block O a distance of 120.00 feet to a 1/2" iron rod (sat) for the northwest corner of Lot 3, Block O;

THENCE South 68°7'55" West with the north line of Lot 3, Block O a distance of 120.00 feet to a 1/2" iron rod (sat) for the northwest corner of Lot 3, Block O in the east right of way of Thistle Drive;

THENCE North 21°42'05" West with the east right of way of Thistle Drive a distance of 537.12 feet to a 1/2" iron rod (sat) for the beginning of a curve to the left having a radius of 50.00 feet, a chord of North 08°42'34" West - 35.10 feet, a distance of 25.87 feet to a 1/2" iron rod (sat) for the southwest corner of Lot 10, Block M;

THENCE North 33°44'09" East with the south line of Lot 10, Block M a distance of 182.14 feet to the place of beginning, containing 2.475 acres or 107,808 square feet of land.

Acreeage does not match closure report. error of closure shall not exceed one (1) in fifty thousand (50,000) for the plat boundary per Ordinance § SO-6B.6.b

STATE OF TEXAS  
COUNTY OF DENTON  
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.



REGISTERED PUBLIC LAND SURVEYOR TEXAS REG. NO. 5515 DATE

State of Texas  
County of Denton

Before me, the undersigned authority, on this day personally appeared Philip W. Cornett, 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 hereinafter stated.

Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 2026.

Notary Public in and for the State of Texas

Print Notary's Name

My Commission Expires

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT, Jonathan Wang acting herein by and through its duly authorized officer, does hereby adopt this plat designating the hereinabove described property as REPLAT OF LOT 4, BLOCK O OF SANGER CIRCLE, PHASE 7, an addition to the City of Sanger, Texas, and does hereby dedicate to the public use forever all streets, thoroughfares, alleys, fire lanes, drive aisles, parks, and watercourses, and to the public use storm drainage facilities, utilities and any other property necessary to serve the plat and to implement the same, 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 conditions of use, and shall be responsible for the cost of any repairs or improvements that may be required 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 of any time of procuring permission from anyone.

WITNESS MY HAND this \_\_\_\_ day of \_\_\_\_\_, 2026.

Owner  
Title and Company

State of Texas  
County of Denton

Before me, the undersigned authority, 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 for the purposes and considerations therein expressed and in the capacity herein stated.

Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 2026.

Notary Public in and for the State of Texas

Print Notary's Name

My Commission Expires

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT, Lou Cooper, does hereby adopt this plat designating the hereinabove described property as REPLAT OF LOT 4, BLOCK O SANGER CIRCLE, PHASE 7, an addition to the City of Sanger, Texas, and does hereby dedicate to the public use forever all streets, thoroughfares, alleys, fire lanes, drive aisles, parks, and watercourses, and to the public use storm drainage facilities, utilities and any other property necessary to serve the plat and to implement the requirements of the subdivision regulations that he/she shall maintain all easements and facilities in a state of good repair and functional condition in accordance with City codes and conditions of use, and shall be responsible for the cost of any repairs or improvements that may be required 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 of any time of procuring permission from anyone.

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State of Texas  
County of Denton

Before me, the undersigned authority, 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 for the purposes and considerations therein expressed and in the capacity herein stated.

Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 2026.

Notary Public in and for the State of Texas

Print Notary's Name

My Commission Expires

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT, Page Cooper, does hereby adopt this plat designating the hereinabove described property as REPLAT OF LOT 4, BLOCK O SANGER CIRCLE, PHASE 7, an addition to the City of Sanger, Texas, and does hereby dedicate to the public use forever all streets, thoroughfares, alleys, fire lanes, drive aisles, parks, and watercourses, and to the public use storm drainage facilities, utilities and any other property necessary to serve the plat and to implement the requirements of the subdivision regulations that he/she shall maintain all easements and facilities in a state of good repair and functional condition in accordance with City codes and conditions of use, and shall be responsible for the cost of any repairs or improvements that may be required 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 of any time of procuring permission from anyone.

WITNESS MY HAND this \_\_\_\_ day of \_\_\_\_\_, 2026.

Owner  
Title and Company

State of Texas  
County of Denton

Before me, the undersigned authority, 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 for the purposes and considerations therein expressed and in the capacity herein stated.

Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 2026.

Notary Public in and for the State of Texas

Print Notary's Name

My Commission Expires

Table with 2 columns: Title, Date. Rows for Chairman, Planning & Zoning Commission; Mayor; City of Sanger, TX; City Secretary; City of Sanger, TX.

Table with 4 columns: No., DATE, REVISION, APPROV.

Middleton & Assoc., LLC

CONSULTING CIVIL ENGINEERS & LAND PLANNERS  
TBPE #F-10900 © Copyright 2026  
2785 ROCKBROOK DRIVE, SUITE 105  
LEWISVILLE, TEXAS 75067 (972) 393-9800

SURVEYOR

JOHN COWAN & ASSOCIATES, INC.

10147 CR 135 FLINT, TEXAS 75762 PH: (903) 581-2238  
FIRM REGISTRATION CERTIFICATION NO. 10025500

REPLAT OF LOT 4, BLOCK O OF SANGER CIRCLE, PHASE 7

2.475 AC. 10 RES. LOTS - 1 HOA LOTS  
REUBEN BEBEE SURVEY, ABST. NO. 29  
CITY OF SANGER, DENTON, COUNTY, TEXAS

Date: 3-10-26  
Dwg Scale: Hor. 1"=40'  
Vert.  
Dwg File: 0118002RPT.DWG  
Project No. 0118002 - T25-076

RPP12