



DATE: 11/22/2023

1st REVIEW COMMENTS – Minor Plat (Mallard Estates)

The request is for a Minor Plat of Mallard Estates containing 3 lots, being approximately 10.656 acres in the M. ROLLINS SURVEY, ABSTRACT A-1096, prepared by Landmark Surveyors, LLC. submitted on 11/15/2023. Below are the comments that should be addressed before City Council approval. Resubmit the revised plat along with a response letter addressing all comments.

Planning

Provide the following

1. Provide accurate location, material, and **approximate size** of all monuments
2. Provide a signed and notarized copy of private restrictions (if any), that are filed for record in the office of the County Clerk.
3. Provide Right-of-Way dedication (if any).

Informational Comments

1. The property is within the City of Sanger's ETJ.
2. The Minor Plat will be scheduled for the Planning and Zoning (P&Z) Commission meeting on Monday, December 11, 2023, and the City Council meeting on Tuesday, January 2, 2024.