



November 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: **Mallard Estates Minor Plat -Review #1**

Dear Ms. Hammonds,

Halff Associates, Inc. was requested by the City of Sanger to review the Minor Plat for Mallard Estates. The submittal was prepared by Landmark Surveyors, LLC and was dated October 26, 2023.

We have completed our review and offer the following comments:

Minor Plat 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. Denote subdivision boundary with heavy weighted line per ordinance 10.104.
3. Show centerline of Duck Creek Road. Dimensions from centerline to edges of existing and proposed right-of-way on both sides of the centerline per ordinance 10.104(d)(10)(H).
4. Use standard notation outlined in ordinance 10.104(d)(10)(P).
5. Use standard language for certificate of ownership and dedication outlined in ordinance 10.104(d)(10)(W).
6. Provide closure report to verify subdivision boundary error of closure is within acceptable limits per ordinance 10.104(d)(10).

The surveyor shall revise the plat in accordance with the above comments and/or provide a written response that addresses each comment. If you have any questions or need additional information, please do not hesitate to call me at (214) 937-3928.

Sincerely,

HALFF ASSOCIATES, INC.

4000 FOSSIL CREEK BOULEVARD
FORT WORTH, TX 76137-2720

TEL (817) 847-1422
FAX (817) 232-9784

WWW.HALFF.COM

Ms. Ramie Hammonds

July 14, 2023

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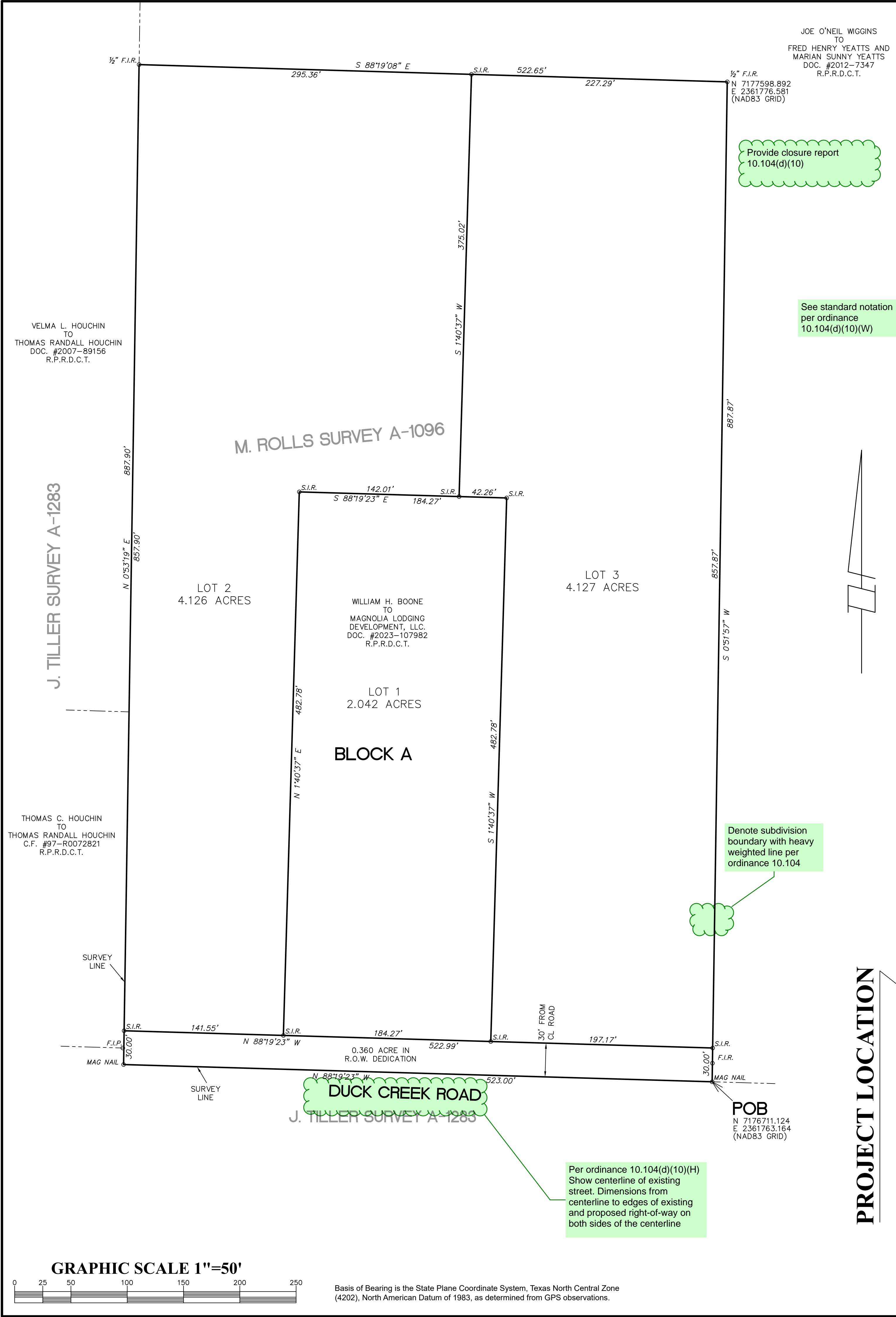
A handwritten signature in black ink, appearing to read "Jamie Akomer".

Jamie Akomer, PE, PMP

HALFF ASSOCIATES, INC.

Firm No. 0312

Attachments: Plat markups



OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS
COUNTY OF DENTON: WHEREAS WE, Magnolia Lodging Development, LLC are the owners of that certain lot, tract, or parcel of land situated in the M. Rolls Survey Abstract Number 1096 in Denton County, Texas, being all that certain tract of land conveyed by deed from William H. Boone to Magnolia Lodging Development, LLC, recorded under Document Number 2023-107982, Real Property Records, Denton County, Texas, and being more particularly described as follows:
BEGINNING at a mag nail set for corner in Duck Creek Road, a public roadway, said point being the most southerly southwest corner of that certain tract of land conveyed by deed from Joe O'Neil Wiggins to Fred Henry Yeatts and Marian Sunny Yeatts recorded under Document Number 2012-7347, Real Property Records, Denton County, Texas;
THENCE N 88° 19' 23" W, 523.00 feet with said Duck Creek Road to a mag nail set for corner;
THENCE N 00° 53' 19" E, pass at 30.00 feet a capped iron rod marked RPLS 4561 set for north line of said Duck Creek Road, a total distance of 887.90 feet with the east line of that certain tract of land conveyed by deed from Thomas C. Houchin to Thomas Randall Houchin recorded under Clerk's File Number 97-R0072821, Real Property Records, Denton County, Texas and with the east line of that certain tract of land conveyed by deed from Velma L. Houchin to Thomas Randall Houchin recorded under Document Number 2007-89156, Real Property Records, Denton County, Texas, to an iron rod found for corner, said point being the most westerly southwest corner of said Yeatts tract;
THENCE S 88° 19' 08" E, 522.65 feet with a south line of said Yeatts tract to an iron rod found for corner in an inner ell of said Yeatts tract;
THENCE S 00° 51' 57" W, pass at 857.87 feet a capped iron rod marked RPLS 4561 set for north line of said Duck Creek Road, a total distance of 887.87 feet with a west line of said Yeatts tract to the **PLACE OF BEGINNING** and containing 10.656 acres of land, of which 0.360 acre is hereby dedicated for public roadway.
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT WE, the aforesaid owners of land shown on this plat and whose name is subscribed hereto, and in person or through a duly authorized agent do hereby adopt this plat designating the herein above tract as **LOTS 1, 2 and 3, Block A, MALLARD ESTATES**, an addition to Denton County, Texas, and do hereby dedicate to the public use forever all streets, alleys, parks, watercourses, drains, utility easements, drainage easements, and public places as shown thereon for the purposes and consideration therein expressed. All and any public utilities shall have the full right to remove and keep removed all growths which may endanger or interfere with the construction, maintenance, or efficiency of its respective system on the utility easement for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.
WITNESS MY HAND this ____ day of ____, 2023.

John Reiersen, Vice President, Magnolia Lodging Development, LLC

STATE OF TEXAS
COUNTY OF DENTON:
Before me, the undersigned authority, on this day personally appeared John Reiersen, 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 office this ____ day of ____, 2023.

NOTARY PUBLIC
STATE OF TEXAS

see standard notation per ordinance 10.104(d)(10)(P)(iii)

APPROVED AND ACCEPTED

Chairman, Planning and Zoning Commission
City of Sanger, Texas

Mayor, City of Sanger, Texas

ATTESTED BY

City Secretary, City of Sanger, Texas

CERTIFICATE OF SURVEYOR

I, the undersigned, a registered professional land surveyor in the State of Texas, do 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.

Jerald D. Yensan
Registered Professional Land Surveyor No. 4561

- NOTES:
- The purpose of this plat is to create three platted lots from a previously unplatted tract of land.
 - No portion of subject property lies within a special flood hazard area according to the FLOOD INSURANCE RATE MAP for Denton County and Incorporated Area, Map Number 48121C0205G, dated April 18, 2011. (Subject property lies in Zone X)
 - Subject property lies within the ETJ of the City of Sanger.
 - This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.
 - 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.
 - This plat does not alter or remove existing deed restrictions, if any, on this property.
 - Denton County shall not be responsible for maintenance of private roads, drives, emergency access easements, recreation areas and open spaces; and the owners shall be responsible for the maintenance of private streets, drives, emergency access easements, recreation areas and open spaces, and said owners agree to indemnify and hold harmless Denton County from all claims, damages and losses arising out of or resulting from performance of the obligations of said owner set forth in this paragraph.
 - The maintenance of paving, grading, and drainage improvements and/or easements shown on this plat are the responsibility of the individual property owners and do not constitute acceptance of same for maintenance purposes by Denton County.
 - All surface drainage easements shall be kept clear of fences, buildings, foundations, plantings, and other obstructions to the operation and maintenance of the drainage facility.
 - Blocking the flow of water or constructing improvements in surface drainage easements, and filling or obstructing the floodway is prohibited.
 - Denton County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
 - 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.
 - Construction not complete within two years of the City of Sanger approval shall be subject to current County Subdivision Rules and Regulations.
 - A driveway culvert must be obtained from Road and Bridge Departments by the owner of each lot prior to the construction, installation or placement of any driveway access improvements within the dedicated right-of-way.
 - No construction, without written approval from Denton County shall be allowed within an identified "FIRM" floodplain area, and then only after a detailed floodplain development permit including engineering plans and studies show that no rise in the Base Flood Elevation (BFE) will result, that no flooding will result, that no obstruction to the natural flow of water will result; and subject to all owners of the property affected by such construction becoming a party to the request. Where construction is permitted, all finished floor elevations shall be a minimum of two feet above the 100-year flood elevation.
 - Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983, as determined from GPS observations.
 - Sanitary Sewer to be handled by facilities approved by the Denton County Health Department.

Water service to be provided by:
Bolivar Water Supply Corp.
4151 FM 455 West
Sanger, Texas 76266
940-458-3931

Electric service to be provided by:
Coserv Electric
7701 South Stemmons Fwy
Corinth, TX 76210
940-321-4800

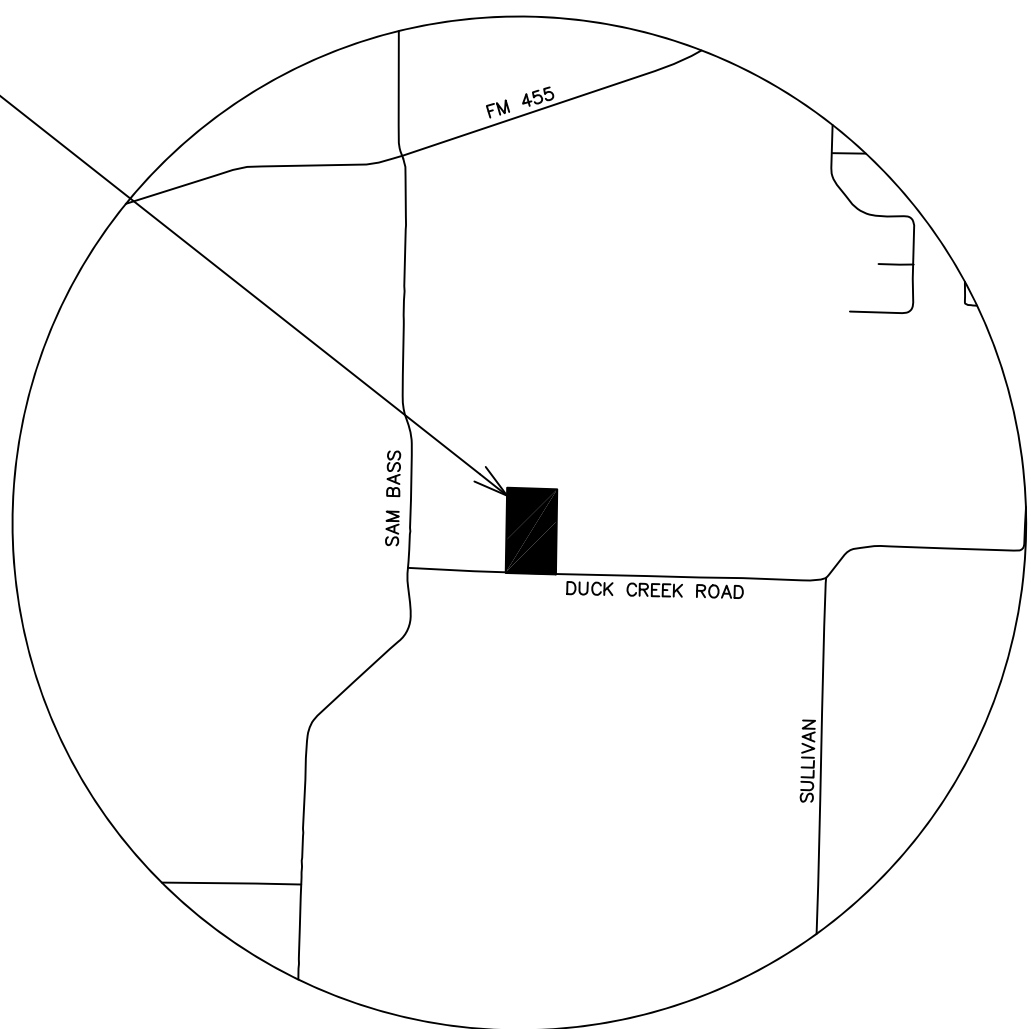
OWNER/DEVELOPER
MAGNOLIA LODGING
DEVELOPMENT, LLC.
417 OAKBEND DRIVE STE 170
LEWISVILLE, TX 75067
214-488-5211

SURVEYOR
LANDMARK SURVEYORS
4238 I-35 N
DENTON, TEXAS 76207
(940) 382-4016

FINAL PLAT
LOTS 1-3, BLOCK A OF
MALLARD ESTATES
BEING 10.656 ACRES IN THE
M. ROLLS SURVEY A-1096
ETJ CITY OF SANGER
DENTON COUNTY, TEXAS

LANDMARK
SURVEYORS, L.L.C.
TX FIRM REGISTRATION NO. 10098600
4238 I-35 NORTH
DENTON, TEXAS 76207
(940) 382-4016
FAX (940) 387-9784
DRAWN BY: BTH SCALE: 1"=50' DATE: 26 OCTOBER, 2023 JOB NO: 237117

PROJECT LOCATION



VICINITY MAP
SCALE 1" = 2000'

LEGEND
B.L. = BUILDING LINE
D.E. = DRAINAGE EASEMENT
F.I.R. = FOUND IRON ROD
S.I.R. = SET CAPPED 1/2" RPLS 4561 IRON ROD
P.U.E. = PUBLIC UTILITY EASEMENT
R.P.R.D.C.T. = REAL PROPERTY RECORDS DENTON COUNTY TEXAS
P.R.D.C.T. = PLAT RECORDS DENTON COUNTY TEXAS
POB = PLACE OF BEGINNING
R.O.W. = RIGHT OF WAY
C.F. = CLERK'S FILE
R = RADIUS
L = LENGTH
CD = CHORD DISTANCE
CB = CHORD BEARING
Δ = DELTA
CL = CENTERLINE OF ROAD
--- = PROPERTY LINE
--- = CENTER LINE OF ROAD
--- = EASEMENT LINE
--- = TRACT LINE

Add ROW dedication to the title block per ordinance 10.104(d)(10)(O)