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Frisco, Texas 75034  
(214) 618-4570  
Fax (214) 739-0095

December 6, 2022  
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: **Metz View Addition – Final plat**  
First Review

Dear Ms. Hammonds,

Halff Associates, Inc. was requested by the City of Sanger to provide a first review of the Metz View Addition Final Plat. The Civil Plans are called Ridgeview Addition. The property is located at the northeast corner of Metz Road and View Road and is within the City of Sanger City E.T.J. The Final Plat was prepared by KAZ Surveying, Inc. and is dated November 11, 2022.

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

**General Comments:**

1. This replat is in the City of Sanger ETJ. The City of Sanger has an interlocal agreement with Denton County regarding platting, review of construction plans and construction inspection. All City of Sanger and well as Denton County standards, codes, and requirements shall apply with the more restrictive standard governing. See City Code and DCSRR Section IV, Paragraph 11.
2. Final Plat will not be approved until Civil Plans have been accepted.

**Metz View Addition Final Plat:**

1. Metz Road is shown as a 4 lane Minor Arterial on the Denton County Thoroughfare Plane which requires 80 to 100' ROW. Coordinate with Denton County and provide written documentation if they are requiring 80' or 100' ROW.
2. View Road is shown as a 2 lane Minor Arterial on the Denton County Thoroughfare Plane which requires 70' ROW (35' dedication).

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3. Provide Building set backs of 30' per Denton County Subdivision Rules and Regulations.
4. Note: Drainage easements adjacent to roadways may not be fenced and must be left so that access can be obtained for maintenance purposes.

Please note there is a separate review and letter for the Hydrology and Hydraulics of the project. The Surveyor/Owner shall revise the plans to address the above-stated comments. If you have any questions or need additional information, please do not hesitate to call me at (817) 764-7480.

Sincerely,

**HALFF ASSOCIATES, INC.**  
TBPELS Firm No. 312



Steven D. Templer, P.E.

Attachments: markups







OWNER'S CERTIFICATION

STATE OF TEXAS  
COUNTY OF DENTON

WHEREAS, EDWARD F. WOLSKI, the undersigned owner of the land shown on this plat within all that certain tract of land situated in the William Mason Survey, Abstract Number 801, Denton County, Texas, and being a part of a tract of land described in the deed to Edward F. Wolski, recorded in Document Number 2017-154955, Real Property Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch from rod found for the Southwest corner of the herein described tract, same being near the intersection of the centerline of Metz Road and the centerline of View Road; THENCE North 00 degrees 13 minutes 10 seconds East, along said centerline of Metz Road, a distance of 2,754.51 feet to a mag nail found at the Northwest corner of said herein described tract, same being the Southwest corner of the remainder of Wolski tract of land;

THENCE South 89 degrees 48 minutes 18 seconds East, departing said centerline of Metz Road, a distance of 947.44 feet to a 1/2 inch from rod found for the Northeast corner of said herein described tract, same being the Northwest corner of a tract of land described in a deed to Calvin K. Millerborg and Joan D. Millerborg, recorded in Volume 538, Page 159, Deed Records, Denton County, Texas;

THENCE South 00 degrees 09 minutes 13 seconds West, along the common line of said herein described tract and said Millerborg tract, a distance of 2,750.96 feet to a mag nail set stamped "K&Z SURVEYING" for the southeast corner of said herein described tract, same being near the centerline of said View Road;

THENCE South 89 degrees 58 minutes 51 seconds West, departing said common line and along said centerline of View Road, a distance of 950.61 feet to the POINT OF BEGINNING and containing 2,612.407 square feet or 59.97 acres of land, more or less.

OWNER'S DEDICATION

STATE OF TEXAS  
COUNTY OF DENTON

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, Edward F. Wolski, acting herein by and through its duly authorized officer, does hereby adopt this plat designating the hereinabove described property as Lots 1-23 & Lot 1X, Block A and Lots 1-24, Block B of Metz/View Addition, an addition to the City of Sanger, Texas, and does hereby dedicate to the public use forever by the simple title, use and deed of all liens and encumbrances, all streets, thoroughfares, alleys, the 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 grounds 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.

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
EDWARD F. WOLSKI, OWNER

STATE OF TEXAS  
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED EDWARD F. WOLSKI, 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.

WITNESS MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

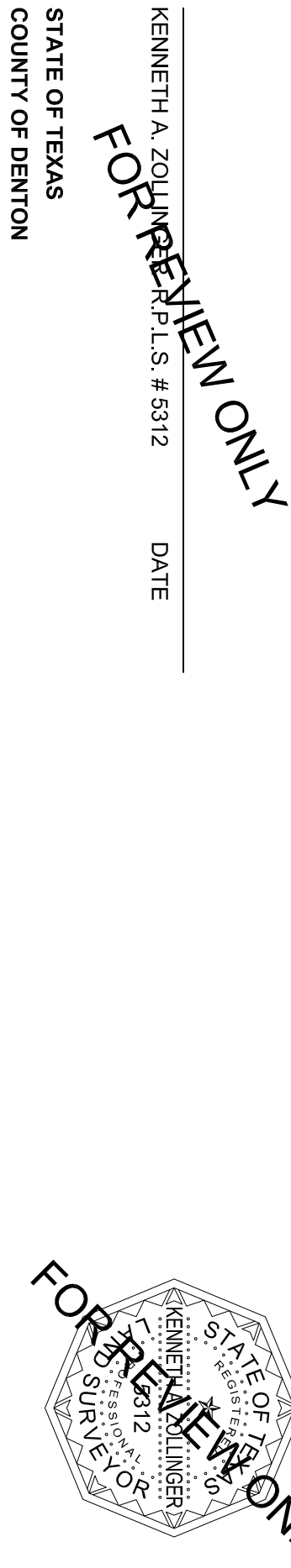
NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_  
COUNTY

MY COMMISSION EXPIRES ON \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF DENTON  
CERTIFICATE OF SURVEYOR

I, KENNETH A. ZOLLINGER, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AND ACTUAL SURVEY MADE ON THE GROUND AND THAT THE MONUMENTS SHOWN HEREON WERE FOUND OR PLACED WITH 1/2" IRON RODS CAPPED "K&Z" UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF SANGER, DENTON COUNTY, TEXAS.

KENNETH A. ZOLLINGER P.L.S. # 5312 DATE \_\_\_\_\_



STATE OF TEXAS  
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KENNETH A. ZOLLINGER, 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 THE OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

NOTARY PUBLIC, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES \_\_\_\_\_.

I, \_\_\_\_\_, A TEXAS LICENSED ENGINEER, DO HEREBY AFFIRM THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF AND BASED UPON THE INFORMATION PROVIDED, THE DRAINAGE IMPROVEMENTS SHOWN ON THIS PLAT WILL HAVE NO ADVERSE EFFECT ON ANY PROPERTY ADJACENT TO THE PROPERTY SHOWN. I FURTHER DECLARE THAT I WILL ACCEPT FULL RESPONSIBILITY FOR THE DRAINAGE DESIGN AND WILL DEFEND AND HOLD HARMLESS DENTON COUNTY FROM ANY CLAIM OR LITIGATION ARISING OUT OF ANY ERRORS, OMISSIONS OR OTHER ACTS OF NEGLIGENCE IN THE PREPARATION OF SAME.

APPROVED AND ACCEPTED

CHAIRMAN, PLANNING & ZONING COMMISSION  
CITY OF SANGER, TEXAS

DATE

MAYOR  
CITY OF SANGER, TEXAS

DATE

ATTESTED BY:

CITY SECRETARY  
CITY OF SANGER, TEXAS

DATE

SURVEYOR:

K&Z SURVEYING, INC.  
1720 WESTMINSTER STREET  
DENTON, TEXAS 76205  
PHONE: (940) 382-3446  
TBP.LS.FIRM # 10002100

OWNER:

EDWARD F. WOLSKI  
13424 CASHS MILL RD  
SANGER, TEXAS 76266  
PHONE: (940) 300-0002

ENGINEER:

ALLISON ENGINEERING GROUP  
2415 N. ELM STREET  
DENTON, TEXAS 76201  
PHONE: (940) 380-9453  
TBP.LS.FIRM # 7-7898

FINAL PLAT

TOTAL LOTS: 47 RESIDENTIAL  
LOTS 1-23 & LOT 1X, BLOCK A,  
LOTS 1-24, BLOCK B

METZ/VIEW ADDITION

BEING 59.97 ACRES, 3.17 ACRES R.O.W. DEDICATION, IN THE  
WILLIAM MASON SURVEY, ABSTRACT NUMBER 801, DENTON  
COUNTY, TEXAS, IN THE EXTRAEXTRITORIAL JURISDICTION  
OF THE CITY OF SANGER, DENTON COUNTY, TEXAS

