

November 28, 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: Kwik Kar – RePlat First Review

Dear Ms. Hammonds,

Halff Associates, Inc. was requested by the City of Sanger to provide a first review of the Kwik Kar Replat located at 1401 W. Chapman Drive and is within the City of Sanger City limits. The replat was prepared by Spry Surveyors, LLC and is dated November 14, 2022.

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

- 1. The existing Plat for Lot 1R (Cab U Page: 76) shows a 20' Building Line from the 30' access easement to the south. This existing Building line does not appear to be necessary since Building lines are from the property line and the 30' access & Utility easement will prevent a building from being constructed in this area.
- 2. The existing Plat for Lot 1R (Cab U Page: 76) shows a 25' Building Line from the eastern 30' driveway, Utility and Signage Easement. This Building line as shown on the existing plat is required for a parcel with a side yard adjacent to roadway right of way. This is not the case. Building Setback to be shown as 10' from the property line.
- 3. Provide 10' Building line along the western property line.
- 4. It appears the 24' Access Easement is not being used. Existing curbs and grading will not allow for connection. Abandon the 24' Access Easement on this plat.

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.

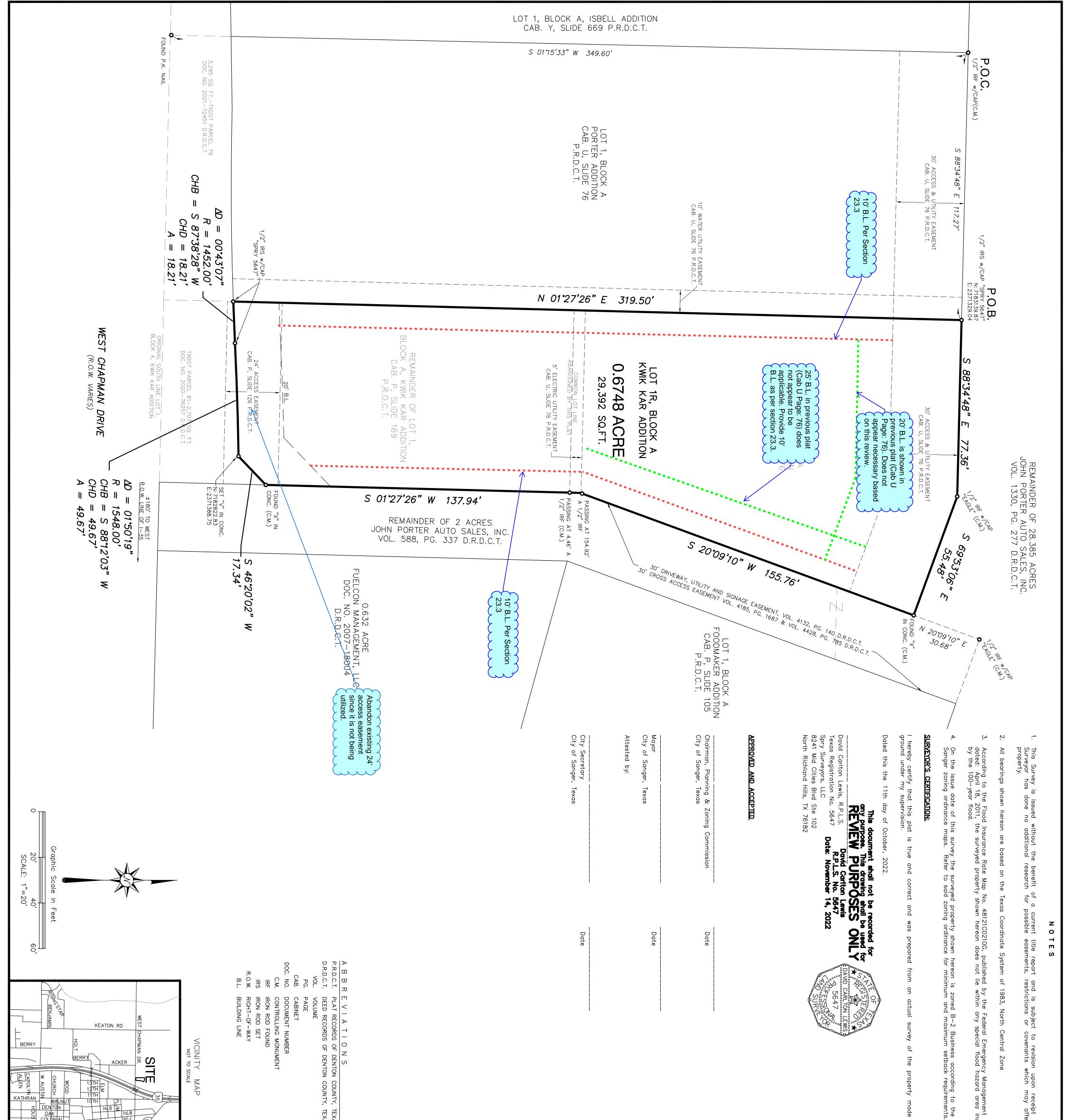
Sincerely,

HALFF ASSOCIATES, INC. TBPELS Firm No. 312

Steven D. Templer, P.E.

Attachments: markups

Nov 14, 2022 — 4:16pm C:\Users\david\Spry Surveyors, LLC\Spry Surveyors — Documents\projects\121 Pharaohs CS\121—005 W 1401 Chapman Dr — Sanger\30—Plat\ spry—1401 W Chapman\_plat.dwg



	The exist Port Port	FEXAS	Title STATE OF COUNTY OF BEFORE ME, th known to me t that he execut GIVEN UNDER N	Signature	WITNESS MY H	NOW THEREFOR That SCF RC F the herein abo County, Texas, encumbrances, forvever easem to implement successors and covenants and condition at c improvements landscape impr shall have the permission for	g said cur t of Rever d bearing g said cur hwest corr hwest corr of said Lo of said Lo UCE North	right—of E along 46°20' which is g and di	outh f 15 nce outh	THENCE South THENCE South tract, in the w which a 1/2" i Easement bear	Commencing common to t 88° 34' 48" northwest cou on the Porter Additic	nt Agency, inundated he City of hts.	owner's dedic state of text affect this We, the unders
SURVEYOR: Spry Surveyors, LLC 8241 Mid-Cities Blvd., Ste.102 North Richland Hills, TX 76182 Phone: 817–776–4049 Contact: David Lewis Firm Reg. No. 10112000 Project No. 034–282–30 OWNER: SCF RC Funding IV LLC	PURPOSE OF REPLAT FINAL   Purpose of this replat is to combine two LOT 1R,   Lot 1, Block A, LOT 1R,   er Addition and all of Lot 2, Block A, 1 TOT   er Addition, into a single commercial lot. 29,362 SG   I TOT 1 TOT   A REPLAT OF THE P A REPLAT OF THE P   LOT 2, BLOCK A, KWIK KAR LOT 2, BLOCK A,   IN THE HENRY THE OT SANGER, DE OCTOBINE	te: Signed NOTARY PUBLIC IN AND FOR STATE OF	the undersigned authority, a notary public for the State of, on this day appeared to be the person and officer whose name is subscribed to the foregoing instrument, and uted the same for the purposes and considerations therein expressed and in the capacity t MY HAND AND SEAL OF OFFICE on day of, 202	Printed Name	HAND this day or, 20 Funding IV LLC, a Delaware limited liability company	DRE, KNOW ALL PERSONS BY THESE PRESENTS: Funding IV LLC, acting herien by and through it duly authorized office, does hereby adopt this plat designating bove described property as <b>LOTS 1R, BLOCK A, KWK KAR ADDITION,</b> an addition to the City of Sanger, Denton is, and does hereby dedicate to the public use forever by fee simple title, free and clear of all liens and s, all streets, thoroughfares, alleys, fire lanes, drive aisles, parks and watercourses, and to the public use aments for sidewalks, storm drainage facilities, utilities and any other property necessary to serve the plat and t the requirements of the subdivision regulations and other City does and do hereby bind ourselves, our heirs, and agrees that they shall maintain all easements and facilities in a state of good repair and functional all times in accordance with City codes and regulations. No buildings, fences, trees, shrubs, or other s or growths shall be constructed or place upon, over, or across the easements as shown, except that provements may be installed, if approved by the City of Sanger. The City of Sanger and public utility entities he right to access and maintain all respective easements without the necessity at any time of procuring or anyone.	ve to the left, an arc distance of 49.67' to a 1/2" iron rod with a cap stamped se Curvature of a curve to the right, having a central angle of 00° 43' 07", a and distance of South 87° 38' 28" West — 18.21'; ve to the right, an arc distance of 18.21' to a 1/2" iron rod with a cap stamped er of the herein described tract, common to the northwest corner of said TXDOT t 1, Block A, Porter Addition; 01° 27' 26" East — 319.50' to the POINT OF BEGINNING and containing 0.6748	(TXDOT) Parcel 81, 2,707 square feet, recorded in Da way line of West Chapman Drive (R.O.W. Varies); the north right-of-way line the following courses and di 02" West - 17.34' to a "V" in concrete set for the ma s a point on a curve to the left, having a central ang istance of South 88" 12' 03" West - 49.67';	20°09'10" West, along the west line of said 30' Drainage, Utility and Signag 4.92' a found 1/2" iron rod, continuing for a title distance of 155.76' to a point 01°27'26" West, continuing along the west line of said 30' Drainage, Utility and of 4.46' a 1/2" iron rod found for the common east corner of said Lot 2, Block <i>J</i> A, Porter Addition, continuing for a total distance of 137.94' to an "X" found east corner of the herein described tract, common to the northeast corner	88° 34' 48" East - 77. 69° 53' 06" East - 5 vest line of the 30' Driv iron rod with a cap star s North 20° 09' 10" Eas	at a 1/2" iron rod with cap found for the northwest he northeast corner of Lot 1, Block A, Isbell Addition, rec East — 117.27' to a 1/2" iron rod with a cap stamped mer of the herein described tract, common to the comm n;	RC Funding IV LLC is owner of all that certain 0.6748 c mber 2021–177569 in the Deed Records of Denton Count on, recorded in Cabinet U, Slide 76 in the Plat Records of ck A, Kwik Kar Addition, recorded in Cabinet P, Slide 169 er, Denton County, Texas and more particularly described I ased on the Texas Coordinate System of 1983, North Cen	<b>SN</b> N rd, owners of the land shown on this plat within the
	FINAL PLAT MIK CAR ADDITION OT 1R, BLOCK A 0.6478 ACRE 29,362 SQUARE FEET 1 TOTAL LOT T OF THE REMAINDER OF LOT 1, KWIK KAR ADDITION AND ALL OF , BLOCK A, PORTER ADDITION HENRY TIERWESTER, A – 1241 SANGER, DENTON COUNTY, TEXAS OCTOBER 2022		eared and acknowledged to me city therein stated.			idopt this plat designating ne City of Sanger, Denton nd clear of all liens and s, and to the publc use ary to serve the plat and bind ourselves, our heirs, Further, the undersigned yod repair and functional trees, shrubs, or other trees, shrubs, or other and public utility entities and public utility entities it any time of procuring	d "SPRY 5647" set for the radius of 1452.00', and a d "SPRY 5647" set for the Parcel 81, and in the east of an acre (29,392 square	2020–76257 D.R.D.C.T., and in the east corner of the herein described a radius of 1548.00' and a chord	e Easement, passing at a for corner; Signage Easement, passing A, Porter Addition, and said in concrete for the most of Texas Department of	a point for corner; r of the herein described Page 140 D.R.T.C.T, from veway, Utility and Signage	Block A, Porter Addition, 69 P.R.D.C.T.; Then South POINT OF BEGINNING and ot 1 and Lot 2, Block A,	e of the deed recorded in is all of Lot 2, Block A, D.C.T), and the remainder Terwester Survey, A-1241, Ilows: (All bearings shown	nd bounds as follows:

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