



September 28, 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: Lotus Addition Minor Plat -Review #1

Dear Ms. Hammonds,

Halff Associates, Inc. was requested by the City of Sanger to review the Minor Plat for the Lotus Addition. The submittal was prepared by Eagle Surveying, LLC and was dated September 13, 2023.

We have completed our review and offer the following comments:

Minor Plat Comments

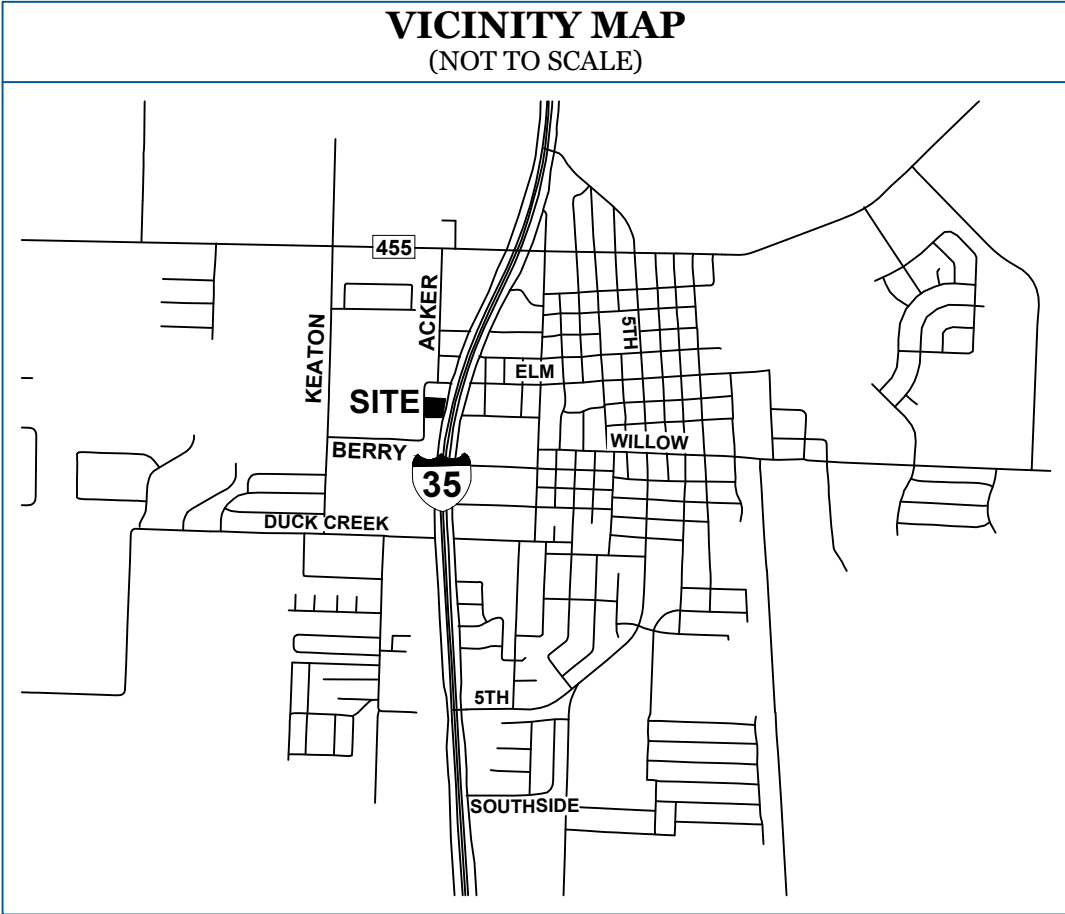
1. Please address comments on attached markups and provide annotated responses on markups. Please note, not all comments are written on letter since some comments are easier to show and explain on the markups. Please annotate markup with responses.
2. Dedicate ROW for Berry Street. It is classified as a residential street requiring 50' Minimum ROW per ordinance 10.105(1)(H).
3. Show building setback lines per ordinance 23.31.
4. Provide easement for future utilities. Easements shall be provided for water mains which parallel any state numbered highway per ordinance 10.106(e)(2)(B). Minimum easement width shall be 15'.
5. Revise Title block, City approval certificate and owner certificate per plat checklist.
6. Provide closure report to verify subdivision boundary error of closure is within acceptable limits per ordinance 10.104(d)(10)(B).

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,

A handwritten signature in black ink, appearing to read "Jamie Akomer", is written over a light blue horizontal line.

Jamie Akomer, PE, PMP
HALFF ASSOCIATES, INC.
Firm No. 0312
Attachments: Plat markups



Dedicate additional ROW. Berry is a residential street requiring 50' Minimum ROW per ordinance. 10.105(1)(H)

provide closure report

GENERAL NOTES

- The purpose of this plat is to create one lot of record.
- The subject property does not lie within a 100-year floodplain according to Community Panel No. 48121C0210G, dated April 18, 2011, of the National Flood Insurance Rate Maps for Denton County, Texas.
- The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011) State Plane Coordinate System (Texas North Central Zone - 4202).
- 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.
- All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD 83).
- Water and Sanitary Sewer, are provided by the City of Sanger, PO Box 1729, Sanger, TX 76266, 940-458-2571. Electric Service is provided by Sanger Electric Utilities, 202 Railroad Ave., Sanger, TX 76266, 940-458-2064.
- All lots comply with the minimum size requirements of the zoning district.
- This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.
- All common areas, drainage easements, and detention facilities will be owned and maintained by the HOA/POA. Any common area with in the City's right-of-way will require a facilities agreement, to be reviewed and approved by the City.
- This plat does not alter or remove existing deed restrictions, if any, on this property.
- Minimum finished floor elevations are at least 2 feet above the 100 year floodplain.
- This property is zoned B-2.

LEGEND

PG = PAGE
CAB = CABINET
POB = POINT OF BEGINNING
IRF = IRON ROD FOUND
CIRF = CAPPED IRON ROD FOUND
CIRS = CAPPED IRON ROD SET
P.R.D.C.T. = PLAT RECORDS, DENTON COUNTY, TEXAS
O.R.D.C.T. = OFFICIAL RECORDS, DENTON COUNTY, TEXAS
DOC. NO. = DOCUMENT NUMBER
= PLAT BOUNDARY
= ADJOINER BOUNDARY

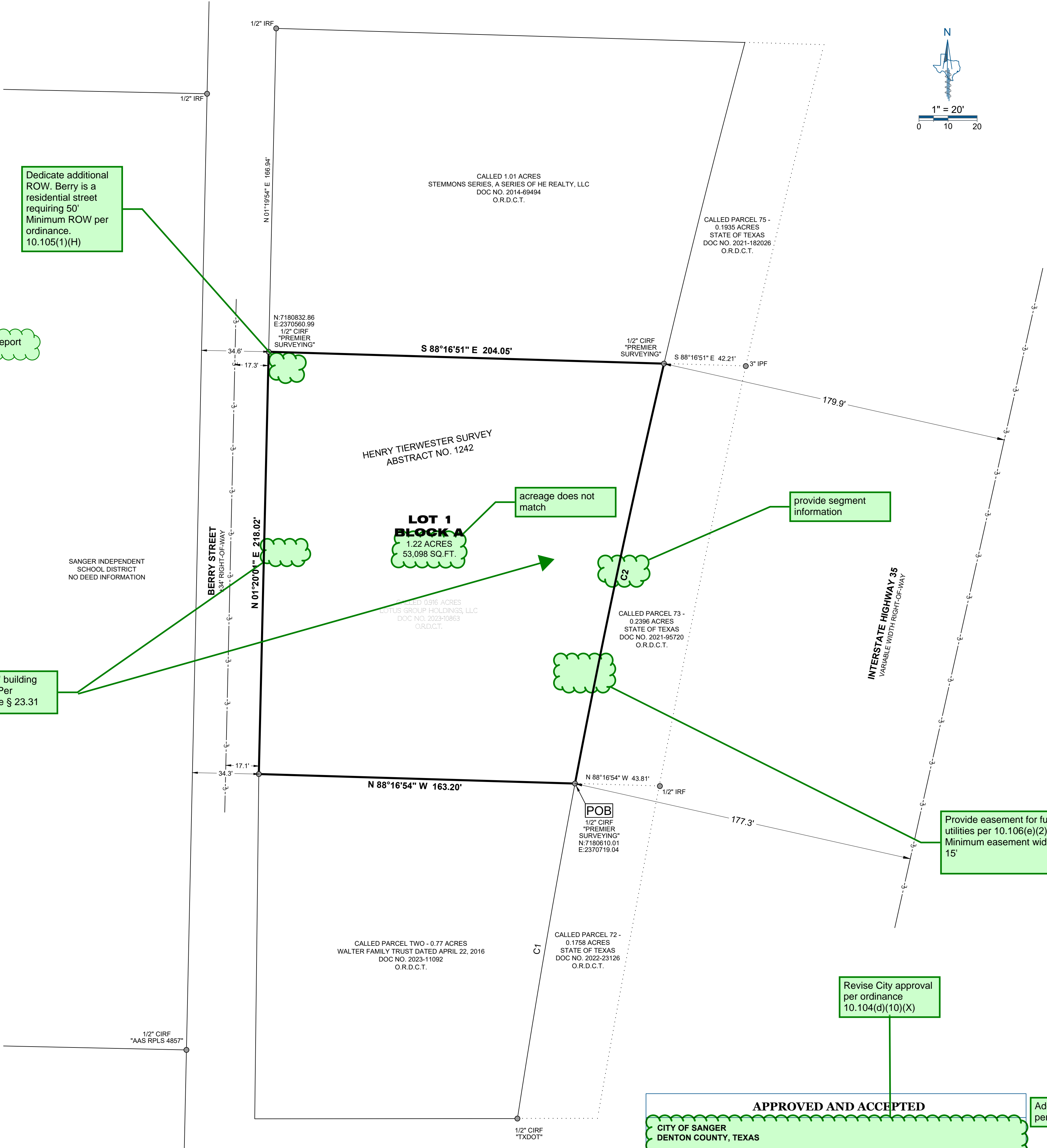
SURVEYOR
Eagle Surveying, LLC
Contact: Brad Eubanks
222 S. Elm Street, Suite: 200
Denton, TX 76201
(940) 222-3009

OWNER
Lotus Group Holdings, LLC
5312 Brazos Lane
Argyle, TX 76226
(713) 806-9844

Eagle Surveying, LLC
222 South Elm Street
Suite: 200
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177



JOB NUMBER
2308.071
DATE
09/13/2023
REVISION
-
DRAWN BY
TAR



OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, **LOTUS GROUP HOLDINGS, LLC** is the owner of 0.91 acres out of the Henry Tierwester Survey, Abstract Number 1242, situated in the City of Sanger, Denton County, Texas, being all of a called 0.916 acre tract of land conveyed to Lotus Group Holdings, LLC by General Warranty Deed with Vendor's Lien of record in Document Number 2023-10863 of the Official Records of Denton County, Texas, and being more particularly described by metes and bounds, as follows:

BEGINNING, at a 1/2" iron rod with cap stamped "PREMIER SURVEYING" found in the West right-of-way line of Interstate Highway 35 (I-35) at the Southwest corner of a called 0.2396 acre tract described as Parcel 73 conveyed to State of Texas by deed of record in Document Number 2021-95720 of said Official Records, the Northwest corner of a called 0.1758 acre tract described as Parcel 72 conveyed to State of Texas by deed of record in Document Number 2022-23126 of said Official Records, the Northeast corner of a called 0.77 acre tract described as Parcel Two conveyed to Walter Family Trust Dated April 22, 2016 by deed of record in Document Number 2023-11092 of said Official Records, also being the Southeast corner of said 0.916 acre tract;

THENCE, N88°16'54"W, along the North line of said 0.77 acre tract, being the common South line of said 0.916 acre tract, a distance of 163.20 feet to a 1/2" iron rod found in the East right-of-way line of Berry Street at the Northwest corner of said 0.77 acre tract, also being the Southwest corner of said 0.916 acre tract;

THENCE, N01°20'01"E, along the East right-of-way line of Berry Street, being the common West line of said 0.916 acre tract, a distance of 218.02 feet to a 1/2" iron rod with cap stamped "PREMIER SURVEYING" found at the Southwest corner of a called 1.01 acre tract conveyed to Stemmons Series, a Series of HE Realty, LLC by deed of record in Document Number 2014-69494 of said Official Records, also being the Northwest corner of said 0.916 acre tract;

THENCE, S88°16'51"E, along the South line of said 1.01 acre tract, being the common North line of said 0.916 acre tract, a distance of 204.05 feet to a 1/2" iron rod with cap stamped "PREMIER SURVEYING" found in the West right-of-way line of I-35 at the Southwest corner of a called 0.1935 acre tract described as Parcel 75 conveyed to State of Texas by deed of record in Document Number 2021-182026 of said Official Records, the Northwest corner of said Parcel 73, the Northeast corner of said 0.916 acre tract, also being the beginning of a non-tangent curve to the left;

THENCE, Along the West right-of-way line of I-35, being the common West line of said Parcel 73, also being the common East line of said 0.916 acre tract, along said non-tangent curve to the left, having a radius of 5151.00 feet, a chord bearing of S11°57'33"W, a chord length of 221.54 feet, a delta angle of 02°27'52", an arc length of 221.56 feet to the **POINT OF BEGINNING** and containing an area of 0.91 Acres, or (39,855 Square Feet) of land, more or less.

NOW THEREFORE KNOW ALL PERSONS BY THESE PRESENTS:

THAT **LOTUS GROUP HOLDINGS, LLC**, acting herein by and through its duly authorized officer does hereby adopt this plat designating the hereinabove described property as **LOTUS ADDITION** an addition to the City of Sanger, Texas, and does hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, fire 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 growths 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 entities shall have the right to access and maintain all respective easements without the necessity at any time of procuring permission from anyone.

WITNESS MY HAND THIS ____ DAY OF ____, 2023.

LOTUS GROUP HOLDINGS, LLC

BY: _____
Signature of Authorized Agent Date

BY: _____
Printed Name and Title

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 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 ____, 2023.

Notary Public in and for the State of Texas

"My Commission expires ____"
Per plat checklist

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, 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 and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Sanger, Denton County, Texas.

PRELIMINARY
this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

Matthew Raabe, R.P.L.S. # 6402 Date

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **MATTHEW RAABE**, 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 ____, 2023.

Notary Public in and for the State of Texas

APPROVED AND ACCEPTED

CITY OF SANGER
DENTON COUNTY, TEXAS

John Noblitt, City Manager
City of Sanger, Texas Date

Ramie Hammonds
Director of Development Services,
City of Sanger, Texas Date

Add ROW dedication
per Plat Checklist

MINOR PLAT
LOTUS ADDITION
LOT 1, BLOCK A
0.91 ACRES
1 LOT
IN THE HENRY TIERWESTER SURVEY
ABSTRACT No. 1242
CITY OF SANGER, DENTON COUNTY, TEXAS