



3803 Parkwood Blvd. Suite 800  
Frisco, Texas 75034  
(214) 618-4570  
Fax (214) 739-0095

September 27, 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: Union Hill Road Addition**  
First Review

Dear Ms. Hammonds,

Halff Associates, Inc. was requested by the City of Sanger to provide a first review of the Minor Plat for the Union Hill Road Addition. This plat is to create two lots and rezone the smaller lot from Agriculture to Single Family. The property is located at the northeast intersection of Union Hill Road with Farm to Market 455 and is located within the City of Sanger extraterritorial jurisdiction (ETJ) and within Lake Ray Roberts jurisdiction. The "Minor" plat was prepared by All American Surveying and is dated September 9, 2022 in the title block.

We have completed a courtesy review of the plat and have the following comments:

1. Plat is receiving a courtesy review but cannot be approved until the zoning change has been approved by planning and zoning.
2. Change the title from "Minor Plat" to "Final Plat". The City will treat this as a short from submission.
3. Dedication will be required along FM 455 since FM 455 is on the master thoroughfare plan with 120' to 140 ROW.
4. Request for Zoning Change will need to be submitted to Lake Ray Roberts Planning and Zoning.
5. Per interlocal agreement between Denton County, City of Sanger, and Lake Ray Roberts the most stringent of ordinances shall govern.
6. Modify Surveyor language as indicated on mark-up.
7. Add language above metes and bounds.
8. Lake Ray Roberts Ordinance requires Minimum Rear Yard -30 feet for residential.
9. Lake Ray Roberts Ordinance requires the following for Agricultural:
  - a. Minimum Side Yard -20 feet
  - b. Minimum side yard at corner – 35 feet
  - c. Minimum Rear Yard -35 feet
10. Note 9 is not necessary if lot is not with or adjacent to flood plain.

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11. Modify note 10 to match wording in ordinance "Notice - selling a portion of this addition by metes and bounds is a violation of state law and is subject to fines and withholding of utilities and building permits."
12. Per ordinance add and confirm: "This plat does not alter or remove existing deed restrictions, if any, on this property."
13. Update preparation date.

The Surveyor/Owner shall revise the plat to address the above-stated comments. If you have any questions or need additional information, please do not hesitate to call me at (817) 764-7467.

Sincerely,

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



Steven D. Templer, P.E.

Attachments: Mark-ups



WHEREAS RON ALLEN IS THE OWNER OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE R. BEEBE SURVEY, ABSTRACT NUMBER 29 DENTON COUNTY, TEXAS AND BEING A PART OF A CALLED 25.324 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO RON ALLEN AS RECORDED IN DOCUMENT NUMBER 1993-56703 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE TRACT BEING DESCRIBED HEREIN, AT A 2-INCH OPEN ENDED PIPE FOUND FOR CORNER AT THE SOUTHEAST CORNER OF SAID 25.324 ACRE TRACT AND THE SOUTHWEST CORNER OF A CALLED 10.365 ACRE TRACT OF LAND DESCRIBED IN THE TO J. YOUNG LAND & CATTLE LTD AS RECORDED IN DOCUMENT NUMBER 2013-1410 OF SAID REAL PROPERTY RECORDS AND IN THE NORTH RIGHT OF WAY LINE OF FARM TO MARKET 455;

THENCE SOUTH 65 DEGREES 55 MINUTES 48 SECONDS WEST WITH THE SOUTH LINE OF SAID 25.324 ACRE TRACT AND THE NORTH LINE OF SAID FARM TO MARKET 455 A DISTANCE OF 449.02 FEET TO A CAPPED IRON ROD SET FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT WITH AN ARC LENGTH OF 281.25 FEET, A RADIUS OF 671.16 FEET, AND WHOSE CHORD BEARS SOUTH 77 DEGREES 56 MINUTES 06 SECONDS WEST, WITH A CHORD LENGTH OF 279.19 FEET TO A PK NAIL SET FOR CORNER IN THE CENTER OF AN ASPHALT SURFACE ROAD UNDER APPARENT PUBLIC USE POSTED AS UNION HILL ROAD AT THE SOUTHEAST CORNER OF FALLMEADOW PHASE III, AN ADDITION TO DENTON COUNTY AS RECORDED IN CABINET V, SLIDE 577 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS;

THENCE NORTH 00 DEGREES 48 MINUTES 00 SECONDS EAST WITH THE WEST LINE OF SAID 25.324 ACRE TRACT AND THE EAST LINE OF SAID FALLMEADOW PHASE III, ALONG SAID UNION HILL ROAD, A DISTANCE OF 965.20 FEET TO A PK NAIL SET FOR CORNER AT THE SOUTHWEST CORNER OF A CALLED 2.500 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO PHILLIP G. AD SHIRLEY STRATTON AS RECORDED IN DOCUMENT NUMBER 2001-31045 OF SAID REAL PROPERTY RECORDS;

THENCE SOUTH 85 DEGREES 22 MINUTES 06 SECONDS EAST WITH THE SOUTH LINE OF SAID 2.500 ACRE TRACT A DISTANCE OF 685.85 FEET TO A CAPPED IRON ROD SET FOR CORNER;

THENCE SOUTH 01 DEGREES 12 MINUTES 30 SECONDS WEST WITH THE EAST LINE OF SAID 12.412 ACRE TRACT AND THE WEST LINE OF SAID 10.365 ACRE TRACT, ALONG OR NEAR A FENCE A DISTANCE OF 668.38 FEET TO THE PLACE OF BEGINNING AND CONTAINING 13.143 ACRES OF LAND, MORE OR LESS.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT RON ALLEN, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICER, DOES HEREBY ADOPT THIS PLAY DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS UNION HILL ROAD 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 LINES, DRIVEWAYS, 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 REGULATION 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 UTILITY ENTITIES SHALL HAVE THE RIGHT TO ACCESS AND MAINTAIN ALL RESPECTIVE EASEMENTS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING PERMISSION FROM ANYONE.

RON ALLEN \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF TEXAS \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RON ALLEN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE 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 \_\_\_\_\_, 2022.

NOTARY PUBLIC, TEXAS \_\_\_\_\_

Modify to the effect that: the plat represents a survey made by him or under his direct supervision and that all monuments shown thereon have been verified and exist, and that their location, size and material are correctly shown. Such surveyor's certificate may be prepared as follows:

"State of Texas

County of Denton

I 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.

State of Texas

County of Denton

I (we), the undersigned, owner(s) of the land shown on this plat within the area described by metes and bounds as follows:

Per interlocal agreement between Denton County, City of Sanger, and Lake Ray Roberts the most stringent ordinance shall govern.

DAL RILEY FAMILY PARTNERS, LTD.  
FALLMEADOW PH. II  
CAB. U. SLIDE 59-92  
P.R.D.C.T.

A CALLED 2.5 ACRES  
PHILLIP G. & SHIRLEY STRATTON  
DOC. NO. 2001-31045  
P.R.D.C.T.

KENNETH & KAREN CROUCH  
FALLMEADOW PH. II  
CAB. U. SLIDE 59-92  
P.R.D.C.T.

ADAM & SHELLE MELTON  
LOT 39  
FALLMEADOW PH. III  
CAB. V. SLIDE 577  
P.R.D.C.T.

JOHN & JUDY MELTON  
LOT 43  
FALLMEADOW PH. III  
CAB. V. SLIDE 577  
P.R.D.C.T.



I, J.E. THOMPSON II, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY ON THE GROUND AND THAT ALL CORNERS ARE SET WITH 1/2" CAPPED IRON RODS OR FOUND AS INDICATED.

J.E. THOMPSON II R.P.L.S.  
TEXAS REGISTRATION NO. 4857  
STATE OF TEXAS  
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED J.E. THOMPSON II, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE 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 \_\_\_\_\_, 2020.

NOTARY PUBLIC, TEXAS \_\_\_\_\_

SURVEYOR  
J.E. THOMPSON II  
ALL AMERICAN SURVEYING  
111 N. DIXON ST.  
GAINESVILLE, TX 76240  
PH. 940-665-9105  
JT@ALLAMERICANSURVEYING.COM

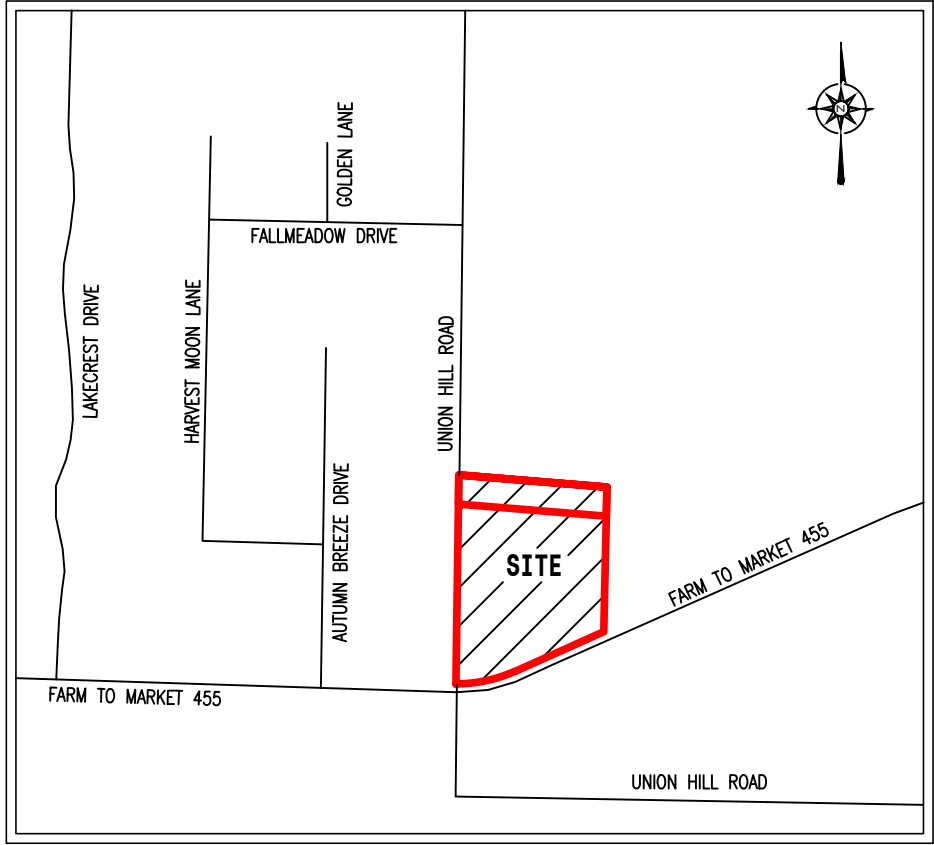
OWNER  
RON ALLEN  
2122 UNION HILL ROAD  
SANGER, TX 76266  
PH. 940-368-0072

UTILITY PROVIDERS:  
ELECTRIC:  
COSERV  
7701 S STEMMONS FWY  
CORINTH, TX 76210  
(940) 321-7800  
WATER:  
BOLIVAR WATER SUPPLY CORPORATION  
4151 F.M. 455  
SANGER, TX, 76266  
(940) 458-7050

LEGEND	
● = PROPERTY CORNER	CIRF = CAPPED IRON ROD FOUND
⊕ = BENCHMARK	IRF = IRON ROD FOUND
(T) = TELEPHONE/UTILITY RISER (TRUR)	CIRS = CAPPED IRON ROD SET
(B) = BURIED CABLE MARKER (BCM)	MFCP = METAL FENCE CORNER POST
(M) = TELEPHONE MANHOLE (TMH)	WFCP = WOOD FENCE CORNER POST
(P) = POWER/UTILITY POLE (PUP)	(C) = PLATED CALLS
(L) = LIGHT POLE (LP)	POB = POINT OF BEGINNING
(G) = GUY WIRE (GUW)	R.O.W. = RIGHT-OF-WAY
(E) = ELECTRIC VAULT (EVT)	(C) = CONCRETE SURFACE
(T) = ELECTRIC TRANSFORMER (TRAN)	(A) = ASPHALT SURFACE
(M) = WATER METER (WM)	(G) = GRAVEL SURFACE
(V) = WATER VALVE (WV)	

LINETYPE LEGEND	
PROPERTY LINE =	-----
EASEMENT LINES =	-----
DEADEND LINES =	-----
ADJOINER LINES =	-----
OVERHEAD UTILITY =	-----
ASPHALT ROAD =	-----

PREPARATION DATE: 05/18/2022



VICINITY MAP  
(NOT TO SCALE)

GENERAL NOTES:

- FLOOD STATEMENT:** I HAVE EXAMINED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR OF DENTON COUNTY, TEXAS, COMMUNITY NUMBER 48121, EFFECTIVE DATE 4-18-2011 AND THAT MAP INDICATES THAT THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN", A PORTION OF THIS PROPERTY IS IN "SHADED ZONE X" DEFINED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, AND A PORTION OF THIS PROPERTY IS IN "ZONE AE" DEFINED AS "SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WITH A BASE ELEVATION DETERMINED" AS SHOWN IN PANEL 0245 G OF SAID MAP. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- WATER SERVICE TO BE SUPPLIED BY BOLIVAR WATER SUPPLY CORPORATION, 4151 F.M. 455, SANGER, TX, 76266.
- ELECTRIC SERVICE TO BE PROVIDED BY COSERV, 701 S STEMMONS FWY, CORINTH, TX 76210
- SANITARY SEWER TO BE PROVIDED BY PRIVATE FACILITIES AS APPROVED BY THE DENTON COUNTY PUBLIC HEALTH DEPARTMENT.
- BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM NAD 83 NORTH CENTRAL TEXAS ZONE AND G.P.S. OBSERVATIONS COORDINATES SHOWN ON GRID.
- THIS PROPERTY IS LOCATED IN THE LAKE RAY ROBERTS PLANNING AND ZONING JURISDICTION.
- THIS PROPERTY IS LOCATED WITHIN THE ETJ OF THE CITY OF SANGER, DENTON COUNTY, TEXAS.
- THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE 13.143 ACRES INTO TWO (2) LOTS
- MINIMUM FINISH FLOOR ELEVATIONS ARE AT LEAST 2 FEET ABOVE THE 100-YEAR FLOOD PLAIN.
- 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 COMMON AREAS, DRAINAGE EASEMENTS, AND DETENTION FACILITIES WILL BE OWNED AND MAINTAINED BY THE HOA/POA. ANY COMMON AREA WITHIN THE CITY'S RIGHT-OF-WAY WILL REQUIRE A FACILITIES AGREEMENT, TO BE REVIEW AND APPROVED BY THE CITY
- THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND THE APPLICANT SHOULD CONTACT THE CITY REGARDING.
- ALL LOTS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE ZONING DISTRICT.

APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF SANGER, TEXAS

ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

CHAIRPERSON, PLANNING & ZONING COMMISSION \_\_\_\_\_

CITY SECRETARY \_\_\_\_\_

APPROVED AND ACCEPTED \_\_\_\_\_

MAYOR, CITY OF SANGER \_\_\_\_\_ DATE \_\_\_\_\_

ATTESTED BY: \_\_\_\_\_

CITY SECRETARY, CITY OF SANGER \_\_\_\_\_ DATE \_\_\_\_\_

**MINOR PLAT**  
**UNION HILL ROAD ADDITION**  
**LOTS 1 AND 2**  
**BEING 13.143 ACRES**  
**IN THE R. BEEBE SURVEY,**  
**ABSTRACT NO. 29**  
**ETJ CITY OF SANGER**  
**DENTON COUNTY, TEXAS**



DRAWN BY: T.E.P. DATE: 09/07/2022 JOB NO. 22015 SCALE: 1" = 60' PAGE: 1 OF 1

111 N. DIXON ST.  
GAINESVILLE, TX 76240  
PH. 940-665-9105  
TBPLS FIRM NO. 10049000