



DATE: 09/27/2022

1st REVIEW COMMENTS – Final Plat (Lonesome Dove Addition)

Request is for a Final Plat of the Lonesome Dove Addition, being approximately 55.50 acres, prepared by Westfall Engineering, submitted on 09/14/2022. Below are the comments that should be addressed prior to City Council approval. Resubmit the revised plat along with a response letter addressing all comments.

Planning

Provide the following

1. Describe and locate all permanent survey monuments, pins, and control points and tie and reference the survey corners at two points to the Texas State Plan Coordinate System North Central Zone 1983-1999 datum.
2. Provide an accurate location of at least two corners of the subdivision with reference to original corners of the original survey of which the subdivision is a part or an existing permanent monument to an approved and recorded plat or permanent markers established by and approved by the City Engineer.
3. Provide an accurate location of the subdivision in reference to the deed records of the county which shall include volume and page of the deed of the property.
4. Show the accurate location, material, and approximate size of all monuments.
5. Provide total number of lots in title block.
6. Provide a signed and notarized copy of private restrictions (if any), that are filed for record in the office of the County Clerk.

Informational Comments

1. The property is within the City of Sanger's ETJ.
2. The Final Plat will be scheduled for Planning and Zoning (P&Z) Commission meeting on Monday October 10, 2022, and for City Council meeting on Monday November 7, 2022.