



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: Glenn Polk Addition - Minor Plat

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 Glenn Polk Addition located at 1405 N. Stemmons Street. The property is located within the City of Sanger limits. The letter of intent states this is a submittal of a minor plat and building plans will follow as soon as pratical. The minor plat was prepared by All American Surveying and is dated September 6, 2022.

The City of Sanger does not have an ordinance for "Minor Plat". The nature of the proposed improvements will require this to be reviewed as a Preliminary Plat.

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

- 1. Change Plat from "Minor Plat" to "Preliminary Plat".
- 2. Coordinate with TxDOT proposed improvements. (CSJ:0195-02-074)
- 3. General requirements of Section 10.104 (c) Preliminary Plat shall be followed.
- 4. Ordinance requires ""Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD'83)"
- 5. Provide 25' Building Line along I-35.
- 6. Provide preliminary plans providing the following information at a minimum:
 - a. Preliminary Plat
 - b. Demolition Plan
 - c. Grading Plan
 - d. Existing and Proposed Drainage Area Map
 - e. Existing and Proposed drainage calculations
 - f. Downstream assessment
 - g. Existing utilities
 - h. Proposed Utility improvements

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- i. Fire protection and fire lanes
- j. Site Layout with geometrics and parking shown.
- k. Erosion control
- 1. Landscaping Plan

The Engineer/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

OWNERS DEDICATION: WHEREAS M & G SANGER REAL ESTATE LLC IS THE OWNER OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUTATED IN THE HENRY TIERWESTER SURVEY, ABSTRACT NUMBER 1241, DENTON COUNTY, TEXAS AND BEING ALL OF A CALLED 10.42 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO M & G SANGER REAL ESTATE LLC AS RECORDED IN DOCUMENT NUMBER 2019-27076 OF THE REAL BELZ ROAD PROPERTY RECORDS OF DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE TRACT BEING DESCRIBED HEREIN, AT A CAPPED IRON ROD SET FOR CORNER AT THE NORTHEAST CORNER OF SAID 10.42 ACRE TRACT. THE SOUTHEAST CORNER OF A CALLED 5.507 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO DORWIN LEE SARGENT JR. AS RECORDED IN VOLUME 1412, PAGE 383 OF THE OFFICIAL PUBLIC RECORDS OF DENTON COUNTY TEXAS AND IN THE WEST RIGHT OF WAY LINE OF INTERSTATE HIGHWAY THENCE SOUTH 01 DEGREES 19 MINUTES 34 SECONDS WEST WITH SAID (1 INCH = 60 FEET) WEST RIGHT OF WAY LINE, A DISTANCE OF 374.50 FEET TO A CAPPED IRON ROD SET FOR CORNER AT THE SOUTHEAST CORNER OF SAID 10.42 ACRE TRACT AND THE NORTHEAST CORNER OF A CALLED 30.96 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO HOLT TEXAS LTD. AS W. CHAPMAN ROAD (F.M. 455) RECORDED IN DOCUMENT NUMBER 2013-71958 OF SAID REAL PROPERTY RECORDS: THENCE NORTH 88 DEGREES 19 MINUTES 03 SECONDS WEST WITH THE SOUTH LINE OF SAID 10.42 ACRE TRACT AND THE NORTH LINE OF SAID VICINITY MAP 30.96 ACRE TRACT A DISTANCE OF 1232.54 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER AT THE NORTHWEST CORNER OF SAID 30.96 (NOT TO SCALE) ACRE TRACT AND IN THE EAST LINE OF A CALLED 50 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO PAC GROUP LTD. AS RECORDED IN GENERAL NOTES DOCUMENT NUMBER 2001-071869 OF SAID REAL PROPERTY RECORDS; 1. FLOOD STATEMENT: I HAVE EXAMINED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR DENTON COUNTY, TEXAS, THENCE NORTH 01 DEGREES 03 MINUTES 36 SECONDS EAST WITH THE COMMUNITY NUMBER 48121. EFFECTIVE DATE 04/18/11 AND THAT MAP INDICATES THAT THIS PROPERTY IS WITHIN $\sim\sim\sim$ "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN" AS EAST LINE OF SAID 50 ACRE TRACT A DISTANCE OF 361.40 FEET TO A 1/2 SHOWN IN PANEL 0210 G OF SAID MAP. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR "Bearings are based INCH IRON ROD FOUND FOR CORNER AT THE NORTHEAST CORNER OF STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS. GREATER FLOODS SAID 50 ACRE TRACT AND THE SOUTHWEST CORNER OF A 2.501 ACRE on the State Plane CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD TRACT OF LAND DESCRIBED IN THE DEED TO DANIEL R. WOLFE AND Coordinate System, STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR. BRIANNA L. WOLFE AS RECORDED IN DOCUMENT NUMBER 2021-21494 2. BEARING BASIS DERIVED FROM GPS OBSERVATIONS MADE ON THE GROUND. TEXAS NORTH CENTRAL NAD 83 (GRID). Texas North Central IAMES F. JONES & YOLANDA M. JUNES & YOLANDA M. JUNE OF SAID REAL PROPERTY RECORDS; THIS PROPERTY IS WITHIN THE CITY OF SANGER. Zone (4202), North COORDINATES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM NAD 83 NORTH CENTRAL TEXAS ZONE AND THENCE SOUTH 88 DEGREES 55 MINUTES 36 SECONDS EAST A G.P.S. OBSERVATIONS (GRID) American Datum of 5. THIS PROPERTY IS NOT LOCATED IN THE LAKE RAY ROBERTS PLANNING AND ZONING JURISDICTION. DISTANCE OF 1234.21 FEET TO THE PLACE OF BEGINNING AND 1983 (NAD'83)" 6. ALL SURFACE DRAINAGE EASEMENTS SHALL BE KEPT FREE OF FENCES, BUILDINGS, FOUNDATION, PLANTINGS AND CONTAINING 10.418 ACRES OF LAND, MORE OR LESS. my OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY. 7. BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN SURFACE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTING THE FLOODWAY IS PROHIBITED. 8. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE PROPERTY WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS THE LOTS. STATE PLAIN 9. ELEVATION OF BENCHMARK IS BASED ON N.A.V.D. 88 VERTICAL DATUM. NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS: CORDS. (NAD83) 10. THIS PROPERTY MAY BE SUBJECT TO CHANGES RELATED TO IMPACT FEES AND THE APPLICANT SHOULD CONTACT N:7185612.79 THAT M & G SANGER REAL ESTATE LLC., THROUGH ITS DUALLY THE CITY REGARDING ANY APPLICABLE FEES DUE. E:2372048.49 SWORN REPRESENTATIVE, GLENN POLK, DOES HEREBY ADOPT 11. NOTICE - SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND THIS MINOR PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS. P.O.B. 1/2" IRF 12. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS, IF ANY, ON THIS PROPERTY. PROPERTY AS SANGER GLENN POLK ADDITION, AN ADDITION TO S 88°55'36" E 1234.21 13. A DRIVEWAY CULVERT PERMIT MUST BE OBTAINED FROM DENTON COUNTY ROAD AND BRIDGE DEPARTMENT BY THE CITY OF SANGER, TEXAS, AND DOES HEREBY DEDICATE TO THE OWNER OF EACH LOT PRIOR TO THE CONSTRUCTION, INSTALLATION, OR PLACEMENT OF ANY DRIVEWAY ACCESS PUBLIC USE FOREVER BY FEE SIMPLE TITLE, FREE AND CLEAR IMPROVEMENTS WITHIN THE DEDICATED RIGHT-OF-WAY. OF ALL LIENS AND ENCUMBRANCES, ALL STREETS, 14. NO CONSTRUCTION, WITHOUT WRITTEN APPROVAL FROM DENTON COUNTY SHALL BE ALLOWED WITHIN AN IDENTIFIED THOROUGHFARES, ALLEYS, FIRE LANES, DRIVE AISLES, PARKS, "FIRM" FLOODPLAIN AREA, AND THEN ONLY AFTER A DETAILED FLOODPLAIN DEVELOPMENT PERMIT INCLUDING AND WATERCOURSES, AND TO THE PUBLIC USE FOREVER PAC GROUP, LTD. CALLED 50 ACRES ENGINEERING PLANS AND STUDIES SHOW THAT NO RISE IN THE BASE FLOOD FLEVATION (BEE) WILL RESULT. THAT NO **A** EASEMENTS FOR SIDEWALKS, STORM DRAINAGE FACILITIES, FLOODING WILL RESULT, THAT NO OBSTRUCTION TO THE NATURAL FLOW OF WATER WILL RESULT; AND SUBJECT TO UTILITIES AND ANY OTHER PROPERTY NECESSARY TO SERVE ALL OWNERS OF THE PROPERTY AFFECTED BY SUCH CONSTRUCTION BECOMING A PARTY TO THE REQUEST. WHERE NO. 2001-071869 CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO FEET ABOVE THE THE PLAT AND TO IMPLEMENT THE REQUIREMENTS OF THE 100-YEAR FLOOD ELEVATION. SUBDIVISION REGULATIONS AND OTHER CITY CODES AND DO 15. ALL PUBLIC IMPROVEMENTS AND DEDICATIONS SHALL BE FREE AND CLEAR OF ALL DEBT, LIENS, AND /OR HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ENCUMBRANCES ASSIGNS TO WARRANT AND TO FOREVER DEFEND THE TITLE ON 16. ALL LOT CORNER SET WITH 1/2 INCH REBAR WITH PLASTIC CAP LABELED RPLS #4857. THE LAND SO DEDICATED, FURTHER, THE UNDERSIGNED 17. CONSTRUCTION NOT COMPLETE WITHIN TWO YEARS OF THE COMMISSIONERS COURT APPROVAL SHALL BE SUBJECT COVENANTS AND AGREE THAT HE/SHE SHALL MAINTAIN ALL TO TO CURRENT COUNTY SUBDIVISION RULES AND REGULATIONS. EASEMENTS AD FACILITIES IN A STATE OF GOOD REPAIR AND 18. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN ARE DEDICATED FOR THE PUBLIC USE FOREVER FOR THE FUNCTIONAL AT ALL TIMES IN ACCORDANCE WITH CITY CODES PURPOSES INDICATED ON THE PLAT. 19. NO BUILDING, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTH SHALL BE CONSTRUCTED OR 10.418 Acres 453813.1 Sq. Feet AND REGULATIONS. NO BUILDING, FENCES, TREES SHRUBS, OR PLACED UPON. OVER OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE OTHER IMPROVEMENTS MAY BE INSTALLED. IF APPROVED BY PLACED IN LANDSCAPE EASEMENTS EASEMENTS APPROVED BY THE CITY OF SANGER. THE CITY OF SANGER. THE CITY OF SANGER AND PUBLIC 20. THE CITY OF SANGER IS NOT RESPONSIBLE FOR REPLACING ANY IMPROVEMENTS IN, UNDER, OR OVER ANY UTILITIES SHALL HAVE THE RIGHT TO ACCESS AND MAINTAIN EASEMENTS CAUSED BY MAINTENANCE OR REPAIR. M & G SANGER REAL ALL RESPECTIVE EASEMENTS WITHOUT THE NECESSITY AT ANY 21. UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES TIME OF PROCURING PERMISSION FROM ANYONE. ESTATE, LLC, DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENTS LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE CALLED 10.42 ACRES BY THE PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLICS AND THE CITY OF SANGER'S USE THEREOF. 22. THE CITY OF SANGER AND THE PUBLIC UTILITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR DOC. NO. 2019-27076 PART OF ANY BUILDING. FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAS WITNESS MY HAND THIS ~~PPPFT~ ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN THE EASEMENTS. 25' Building line 1 23. THE CITY OF SANGER AND PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING READING METERS AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE. M & G SANGER REAL ESTATE LLC. 24. ALL MODIFICATIONS TO THIS DOCUMENT SHALL BE BY MEANS OF THE PLAT AND APPROVED BY THE CITY OF SANGER. 25. ALL LOTS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF ZONING DISTRICT. STATE OF TEXAS 26. THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND APPLICANT SHOULD CONTACT THE COUNTY OF DENTON § CITY REGARDING ANY APPLICABLE FEES DUE. 27. THE PURPOSE OF THIS PLAT IS TO CREATE ONE COMMERCIAL LOT. BEFORE ME, THE UNDERSIGNED NOTARY IN AND FOR THE STATE OF TEXAS. ON THIS DAY PERSONALLY APPEARED A REPRESENTATIVE OF M & G REAL ESTATE, KNOWN TO ME TO BE TxDOT has an approved schematic for I-35 THE PERSON. WHOSE NAME IS SUBSCRIBED TO THE FORGOING improvements. Coordinate with them regarding INSTRUMENT AND ACKNOWLEDGE TO ME THAT HE EXECUTED 1/2" IRF ROW location. THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN CONING COMMISSION EXPRESSED AND IN THE CAPACITY THEREIN STATED. STATE PLAIN CORDS. (NAD83) N 88°19'03" W GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS N:7185274.57 1232.54 __ DAY OF _____ E:2370807.81 / CHAIRPERSON, PLANNING & ZONING COMMISSION NOTARY PUBLIC IN THE STATE OF TEXAS. MY COMMISSION EXPIRES **CITY SECRETARY** Show Proposed improvements **くくくくくくく** GLENN POLK (REPRESENTATIVE) APPROVED AND ACCEPTED STATE OF TEXAS COUNTY OF DENTON § BEFORE ME, THE UNDERSIGNED NOTARY IN AND FOR THE MAYOR, CITY OF SANGER DATE I, J.E. THOMPSON II, A REGISTERED PROFESSIONAL LAND SURVEYOR IN LEGEND STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED GLENN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS POLK, KNOWN TO ME TO BE THE PERSON, WHOSE NAME IS * = BEARING BASIS = TELEPHONE/UTILITY RISER (TR/UR) FF = FINISHED FIGURE PREPARED FROM AN ACTUAL SURVEY ON THE GROUND AND THAT ALL = BENCHMARK SUBSCRIBED TO THE FORGOING INSTRUMENT AND CORNERS ARE SET WITH 1/2" CAPPED IRON RODS OR FOUND AS ATTESTED BY: ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE = BURIED CABLE MARKER (BCM) MFCP = METAL FENCE CORNER POS INDICATED. PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN = TELEPHONE MANHOLE (TMH) WFCP = WOOD FENCE CORNER POS = POWER/UTILITY POLE (PP/UP) () = PLAT/DEED CALLS = LIGHT POLE (LP) POB = POINT OF BEGINNING THE CAPACITY THEREIN STATED. J.E. THOMPSON II R.P.L.S. C- = GUY WIRE (GUY) R.O.W. = RIGHT-OF-WAY WULT = ELECTRIC VAULT (VLT) D.E. = DRAINAGE EASEMENT TRAIN = ELECTRIC TRANSFORMER (TRAN) E.E. = ELECTRIC EASEMENT **TEXAS REGISTRATION NO. 4857** J.E. THOMPSON II LINETYPE LEGEND CITY SECRETARY, CITY OF SANGER DATE GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS ALL AMERICAN SURVEYING PROPERTY LINE = __ DAY OF ______ 2020. STATE OF TEXAS (WM) U.E. = UTILITY EASEMENT 111 N. DIXON ST. EASEMENT LINES = ∅ = WATER METER **COUNTY OF DENTON** DEED/LOT LINES = (WV) W.E. = WATER EASEMENT (FH) P.U.E. = PUBLIC UTILITY EASEMENT GAINESVILLE, TX 76240 ADJOINER LINES = ---------Preliminary Plat WATER MANHOLE (WMH) B.L. = BUILDING/SETBACK LINE BURIED PIPELINE MARKER (BPM) A.E. = ACCESS EASEMENT GM) F.L.E. = FIRELANE EASEMENT PH. 940-665-9105 WATER LINE = WI ----MINOR PLAT BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY SEWER LINE = ------ SS ------- SS -----APPEARED J.E. THOMPSON II, KNOWN TO ME TO BE THE PERSON WHOSE GAS LINE = GAS GAS GAS NOTARY PUBLIC IN THE STATE OF TEXAS. J.E. THOMPSON **GLENN POLK ADDITION** MMUNICATIONS LINE = ____ UC ___ UC ___ NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND 4857 × Q = GAS VALVE/TEST STATION (GV/TS) | S.W.E. = SIDEWALK EASEMENT ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE 10.418 ACRES ELECTRIC LINE = ——E——E—— (WH) S.S.E. = SANITARY SEWER EASEMEN (PT) IRF = IRON ROD FOUND = GAS WELL HEAD PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE ASPHALT ROAD = -IN THE H. TIERWESTER SURVEY, CAPACITY THEREIN STATED. M & G SANGER REAL ESTATE □ = SEPTIC CLEANOUT (C/O) CIRF = CAPPED IRON ROD FOUND □ = SEPTIC LID (SEPT) CIRS = CAPPED IRON ROD SET □ = SANITARY SEWER MANHOLE (SSMH) PKF = PK NAIL FOUND FENCE LINES = ——— x ———— x — ABSTRACT NO. 1241 4320 N INTERSTATE 35 GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ___ DAY OF GAINESVILLE. TX 76240 CITY OF SANGER, _____, 2020. = STORM DRAIN MANHOLE (SDMH) PKS = PK NAIL SET (972) 338-0344 **DENTON COUNTY, TEXAS** = CONCRETE SURFACE 111 N. DIXON ST. = ASPHALT SURFACE GAINESVILLE. TX 76240 NOTARY PUBLIC, TEXAS PH. 940-665-9105

TBPLS FIRM NO. 10048000

DATE: JOB NO. | SCALE: | PAGE