



December 23, 2025
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: Bolivar Ranch Estates Replat - Review #1

Dear Ms. Hammonds,

Halff Associates, Inc. was requested by the City of Sanger to review the Replat for Bolivar Ranch Estates. The submittal was prepared by All American Surveying and was received on December 18, 2025.

We have completed our review, and we offer the following replat informational comments:

Replat Comments

1. Please show centerline of existing street. Dimensions from centerline to edges of existing and proposed right-of-way on both sides of the centerline per Ordinance § SO-6B.6.l.iv
2. Please verify the purpose of this plat as it appears that lots 5R-1 and 5R-2 are being combined into one lot of total acreage 13.331 acres

If you have any questions or need additional information, please do not hesitate to call me at (817) 764-7498.

Sincerely,

A handwritten signature in blue ink, appearing to read "Samson Lotigo", with a stylized flourish at the end.

Samson Lotigo, PE
HALFF ASSOCIATES, INC.
Firm No. 0312
Attachments: Plat markups

WHEREAS DAVID M. PIATT AND DONN M. PIATT ARE THE OWNERS OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE JAMES B.P. JANUARY SURVEY, ABSTRACT NUMBER 658, DENTON COUNTY, TEXAS AND BEING ALL OF LOT 5, BLOCK B OF BOLIVAR RANCH ESTATES AS SHOWN ON THE PLAT THEREOF RECORDED IN CABINET M, PAGE 313 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE WITH THE NORTH LINE OF SAID LOT 5 AND SOUTH LINE OF SAID LOT 4, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. SOUTH 65 DEGREES 02 MINUTES 30 SECONDS EAST A DISTANCE OF 384.38 FEET TO A CAPPED IRON ROD FOUND LABELED "1849" FOR CORNER;
2. SOUTH 89 DEGREES 24 MINUTES 19 SECONDS EAST A DISTANCE OF 953.87 FEET TO A 5/8-INCH IRON ROD FOUND FOR CORNER IN THE WEST LINE OF REDWING HEIGHTS SUBDIVISION, PHASE IV AS SHOWN ON THE PLAT THEREOF RECORDED IN CABINET E, PAGE 322 OF SAID PLAT RECORDS, AT THE NORTHEAST CORNER OF SAID LOT 5 AND AT THE SOUTHEAST CORNER OF SAID LOT 4;

1. SOUTH 01 DEGREES 33 MINUTES 57 SECONDS WEST A DISTANCE OF 73.12 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER;
2. SOUTH 01 DEGREES 58 MINUTES 45 SECONDS WEST A DISTANCE OF 326.58 FEET TO A CAPPED IRON ROD FOUND LABELED "1849" FOR CORNER, AT THE SOUTHEAST CORNER OF SAID LOT 5;

1. NORTH 89 DEGREES 24 MINUTES 00 SECONDS WEST A DISTANCE OF 1104.51 FEET TO A WHITE-CAPPED IRON ROD FOUND FOR CORNER;
2. NORTH 65 DEGREES 02 MINUTES 41 SECONDS WEST A DISTANCE OF 403.83 FEET TO A YELLOW-CAPPED IRON ROD FOUND FOR CORNER IN THE EAST RIGHT-OF-WAY LINE OF SAID CHISUM ROAD, AT THE SOUTHWEST CORNER OF SAID LOT 5;

THENCE NORTH 24 DEGREES 58 MINUTES 57 SECONDS EAST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID CHISUM ROAD AND WITH THE WEST LINE OF SAID LOT 5, A DISTANCE OF 429.85 FEET TO THE POINT OF BEGINNING AND ENCLOSING 13.331 ACRES OF LAND, MORE OR LESS.

THAT WE, DAVID M. PIATT AND DONN M. PIATT, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS A REPLAT OF LOT 5, BLOCK B, BOLIVAR RANCH ESTATES, AN ADDITION TO THE COUNTY OF DENTON, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER ALL STREETS AND EASEMENTS SHOWN HEREON.

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED DAVID PIATT, 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 PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY STATED.

NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED DONN M. PIATT, 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 PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY STATED.

NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS
COUNTY OF DENTON

REGISTERED PUBLIC LAND SURVEYOR TEXAS R.P.L.S. NO.4857

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.

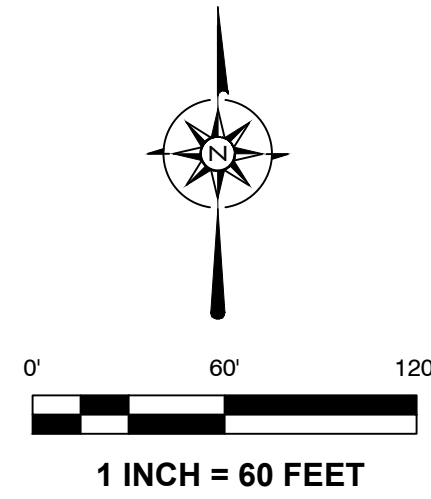
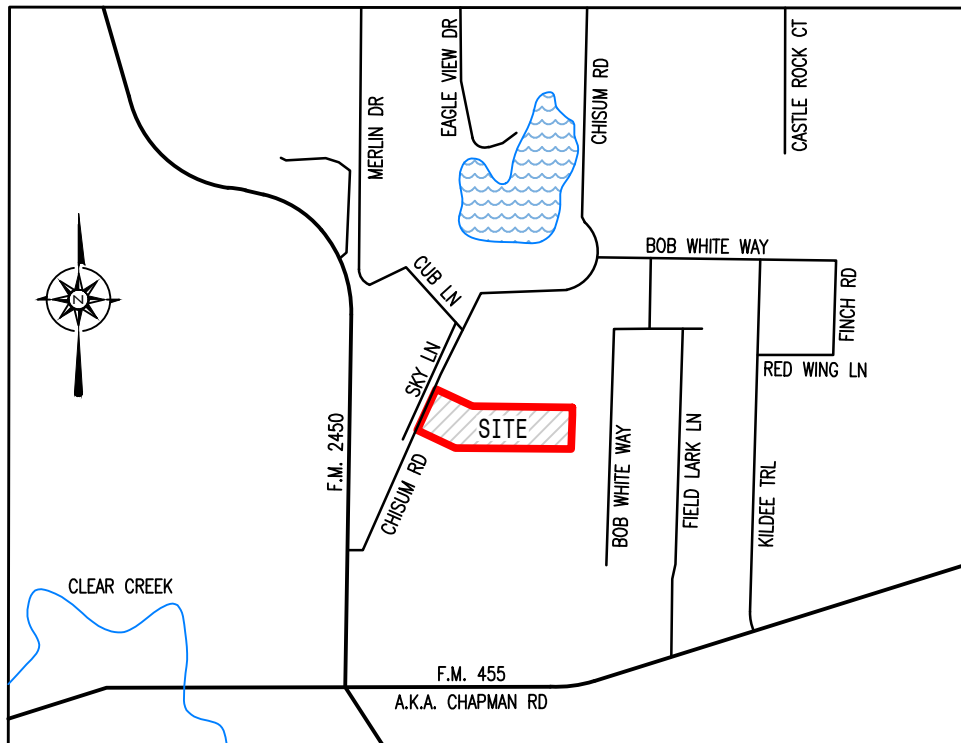
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 20____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

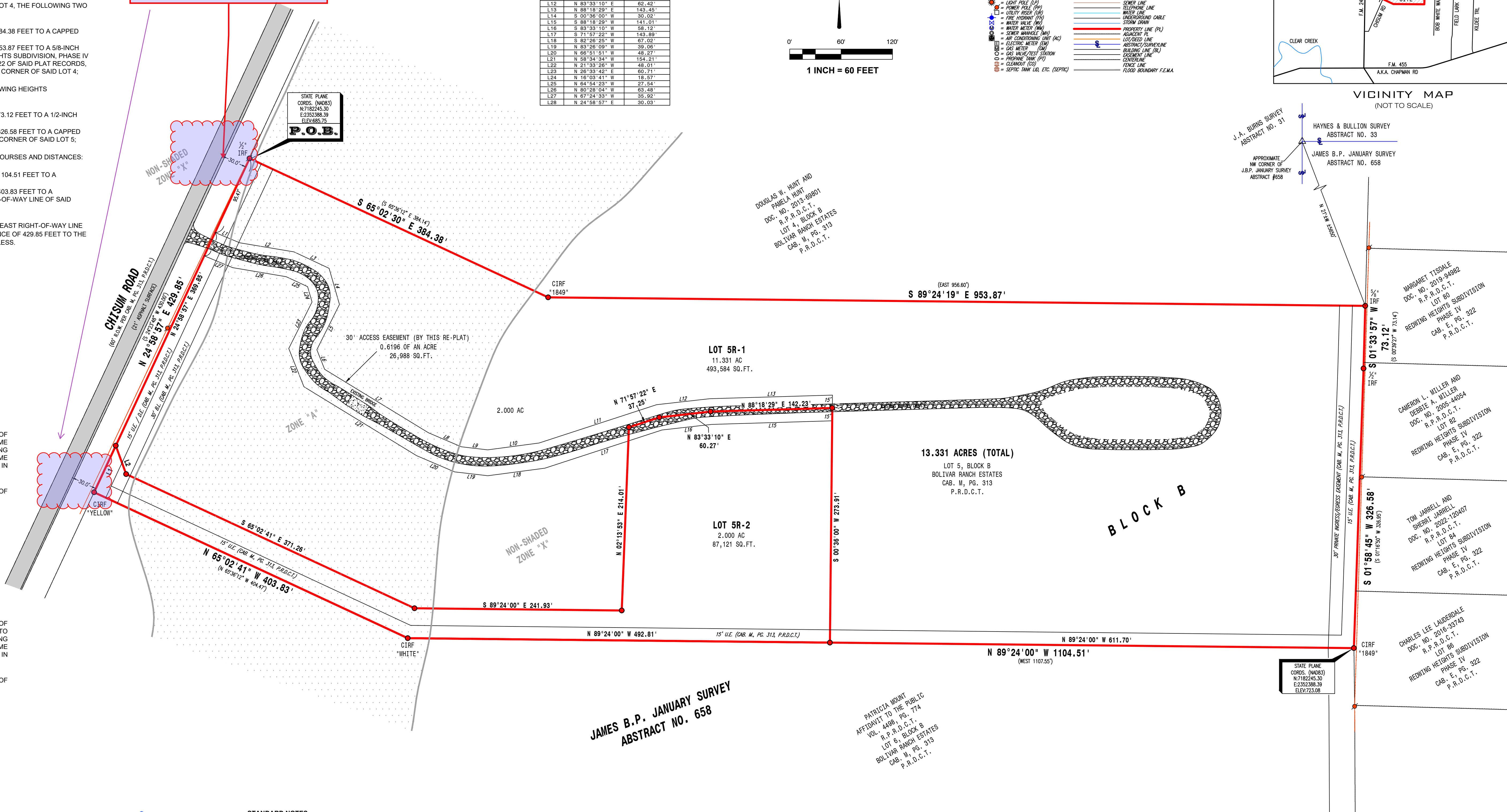
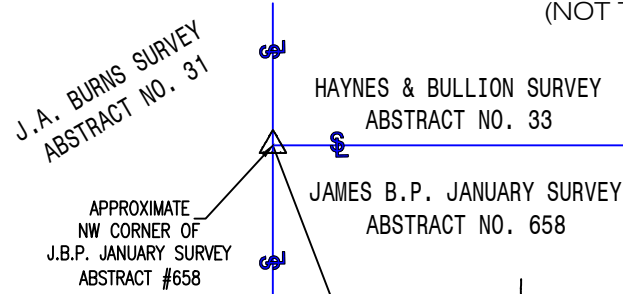
MY COMMISSION EXPIRES _____

LINE	BEARING	DISTANCE
L1	N 24°58'57" E	60.00'
L2	S 20°01'52" E	35.35'

30° ACCESS EASEMENT		
Course	Bearing	Distance
L1	S 67°24'33"E	31.24'
L2	S 80°28'04"E	64.15'
L3	S 67°24'33"E	31.24'
L4	S 16°03'41"E	43.89'
L5	S 26°33'42"W	69.02'
L6	S 67°24'33"E	31.24'
L7	S 58°34'34"E	41.17'
L8	S 67°24'33"E	41.17'
L9	S 67°24'33"E	31.24'
L10	N 86°26'25"E	60.25'
L11	S 67°24'33"E	31.24'
L12	N 63°33'10"E	62.42'
L13	N 88°18'29"E	143.45'
L14	S 67°24'33"E	31.24'
L15	S 88°18'29"W	143.01'
L16	S 83°33'10"W	58.12'
L17	S 67°24'33"E	31.24'
L18	S 82°26'25"W	67.02'
L19	S 67°24'33"E	31.24'
L20	N 65°51'51"W	48.27'
L21	S 58°34'34"W	154.21'
L22	S 67°24'33"E	41.17'
L23	N 26°33'42"E	60.71'
L24	N 16°03'41"E	18.57'
L25	S 67°24'33"E	41.17'
L26	N 80°28'04"E	33.48'
L27	S 26°33'42"W	35.58'
L28	S 67°24'33"E	31.24'

[illegible]

VICINITY MAP
(NOT TO SCALE)



- 1) **FLOOD STATEMENT:** HAVE EXAMINED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR OF DENTON COUNTY, TEXAS, COMMUNITY NUMBER 480774, EFFECTIVE DATE 4-18-2011 AND THAT MAP INDICATES THAT THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS OF SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WITH A BASE ELEVATION DETERMINED" AS SHOWN IN PLAN 0205 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 OTHER CLIMATE CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- 2) THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND THE APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES DUE.
- 3) WATER SERVICE TO BE BY PRIVATE WELLS.
- 4) ELECTRIC SERVICE TO BE PROVIDED BY COSERV, 701 S STEMMOMMS FVWY, CORINTH, TX 76210.
- 5) SANITARY WASTEWATER TO BE PROVIDED BY PRIVATE FACILITIES AS APPROVED BY THE DENTON COUNTY PUBLIC HEALTH DEPARTMENT.
- 6) ALL COMMON AREAS, DRAINAGE EASEMENTS, AND DETENTION FACILITIES WILL BE OWNED AND MAINTAINED BY THE HOA/P.A. ANY COMMON AREA WITHIN THE CITY'S RIGHT-OF-WAY WILL REQUIRE A FACILITIES AGREEMENT, TO BE REVIEWED AND APPROVED BY THE CITY.
- 7) NOTICE - SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS ILLEGAL.
- 8) THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS, IF ANY, ON THIS PROPERTY.
- 9) MINIMUM FINISHED FLOOR ELEVATIONS ARE AT LEAST 2 FEET ABOVE THE 100 YEAR FLOOD PLAIN.
- 10) THE PURPOSE OF THIS PLAT IS TO REPLAT LOT 6, BLOCK B OF BOLIVAR RANCH ESTATES INTO TWO (2) LOTS.
- 11) THE PLAT COORDINATES AND THE 2013 STATE PLAT COORDINATE SYSTEM NAD 83, 1989 DATUM (GRID) NORTH CENTRAL TEXAS ZONE AND G.P.S. OBSERVATIONS. COORDINATES SHOWN ARE GRID.
- 12) THIS PROPERTY IS LOCATED WITHIN THE ETJ (EXTRA-TERRITORIAL JURISDICTION) OF THE CITY OF SANGER, DENTON COUNTY, TEXAS.
- 13) ALL LOTS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE ZONING DISTRICT.
- 14) RECORDS OF THIS ADDITION FILED FOR PUBLIC INSPECTION AT THE PUBLIC RECORDS DEPARTMENT OF DENTON COUNTY, TEXAS. STATES THERE IS A 30' BUILDING LINE ALONG ALL INTERIOR LOT LINES OF ORIGINAL LOT.
- 15) THE PROPERTY SHOWN HEREON IS NOT WITHIN THE LIMITS OF LAKE RAY ROBERTS ZONING.

Please verify the purpose of this plat as it appears that lots 5R-1 and 5R-2 are being combined into one lot of total acreage 13.331 acres

OWNERS
DAVID M. PIATT & DONN M. PIATT
809 GREENWOOD
DENTON, TX 76201
PH. (214) 727-2469
JAYTAY@GMAIL.COM

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

UTILITIES:
ELECTRIC
COSERV ELECTRIC
7701 S. STEMMONS FWY
CORINTH, TX 76210
PH. 940-321-7800

APPROVED AND ACCEPTED

CHAIRMAN, PLANNING & ZONING COMMISSION
CITY OF SANGER, TX

MAYOR
CITY OF SANGER, TX

ATTESTED BY:

CITY SECRETARY
CITY OF SANGER, TX

REPLAT
OF LOT 5, BLOCK B
BOLIVAR RANCH ESTATES
BEING 13.331 ACRES
THE JAMES B.P. JANUARY SURVEY,
ABSTRACT NO. 658
ETJ OF THE CITY OF SANGER
DENTON COUNTY, TEXAS

**FOR PRELIMINARY
REVIEW ONLY**



111 N. DIXON ST.
GAINESVILLE, TX 76240
PH. 940-665-9105
TBPLS FIRM NO. 10048000

DRAWN BY:	DATE:	JOB NO.	SCALE:	PAGE
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