



April 15, 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: **Sanger Industrial -Preliminary Plat Review #1**

Dear Ms. Hammonds,

Halff Associates, Inc. was requested by the City of Sanger to review the Preliminary Plat for Sanger Industrial. The submittal was prepared by Westwood Professional Services, Inc. and was received May 13, 2024

We have completed our review and offer the following comments:

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.

#### **Preliminary Plat**

1. Establish the floodplain easement based on the drainage study.
2. The location of easements must be established, pins set and shown in the actual location.
3. Show the building setback lines per ordinance.
4. Water easements are missing based on the site plan.
5. Provide curve and line data for easements. Radii for access easements must be up to Denton County Fire Code standards.
6. Verify the distance described in the metes and bounds. See plan comment.
7. An accurate location of at least two (2) 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 per ordinance.
8. Drainage systems conveying water from offsite areas require drainage easement. Reconcile throughout.

#### **General Comments**

1. Please provide responses for the Civil Plan and Drainage Study comments provided 4/15/24.

If you have any questions or need additional information, please do not hesitate to call me at (214) 937-3928.

Ms. Ramie Hammonds

July 14, 2023

Page 2 of 2

Sincerely,

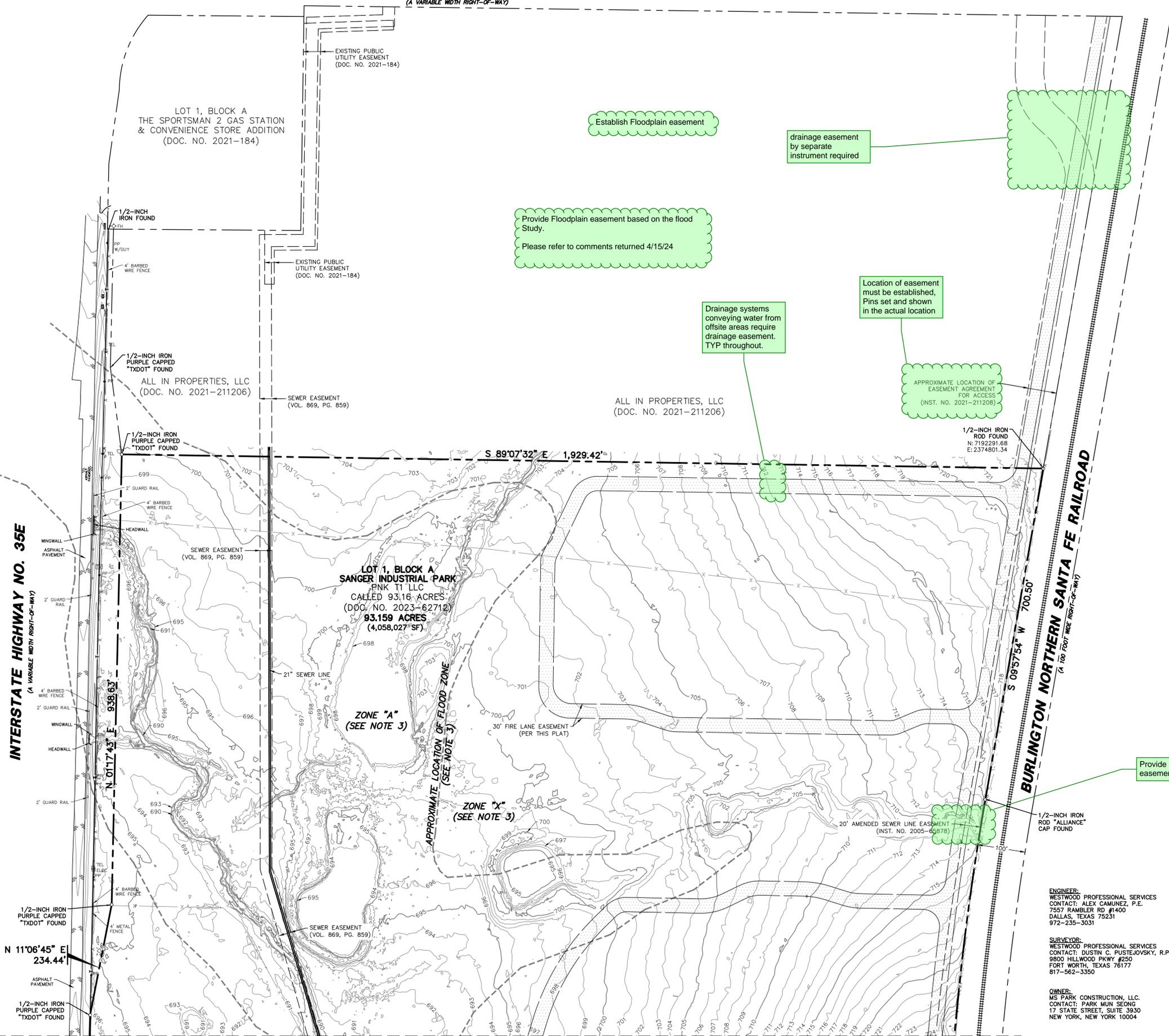
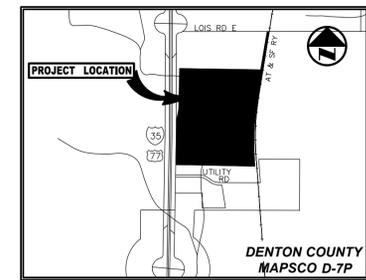
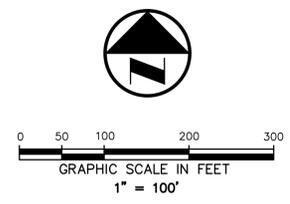
A handwritten signature in black ink, appearing to read "Jamie Akomer". The signature is fluid and cursive, with a prominent loop at the end.

Jamie Akomer, PE, PMP  
**HALFF ASSOCIATES, INC.**

Firm No. 0312

Attachments: Plat markups

**LOIS ROAD E**  
(A VARIABLE WIDTH RIGHT-OF-WAY)



Establish Floodplain easement

drainage easement by separate instrument required

Provide Floodplain easement based on the flood Study.  
Please refer to comments returned 4/15/24

Location of easement must be established. Pins set and shown in the actual location

Drainage systems conveying water from offsite areas require drainage easement. TYP throughout.

APPROXIMATE LOCATION OF EASEMENT AGREEMENT FOR ACCESS (INST. NO. 2021-211208)

**LEGEND**

○ UG CABLE MARKER	IRS 1/2-INCH IRON ROD
□ ELECTRIC BOX	W/PACHECO KOCH™ CAP SET
⊕ FIRE HYDRANT	(C.M.) CONTROLLING MONUMENT
⊕ FLAG POLE	PROPERTY LINE
PP POWER POLE	EASEMENT LINE
PP W/ GUY ANCHOR	LIMITS OF FLOOD ZONE
TEL TELEPHONE BOX	FENCE
⊕ TELEPHONE VAULT	OVERHEAD UTILITY LINE
WV WATER VALVE	GUARD RAIL
	UNDERGROUND TELEPHONE LINE

**NOTES**

- Bearing system for this survey is based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone 4202, based on observations made on August 31, 2023 with a combined scale factor of 1.000150630.
- Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Denton County, Texas and Incorporated Areas, Map No. 48121C00706, Community-Panel No. 480786 0070 G, Revised Date: April 18, 2011. The location of the said floodzones is based on said map, is approximate and is not located on the ground. Relevant zones are defined on said map as follows:  
Zone "X" - Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.  
Zone "A" - Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood: No base flood elevations determined.
- The distances shown hereon for adjoining and adjacent properties have been compiled from recorded plats and deeds, and do not necessarily represent field verified or monumented distances.
- The survey abstract lines shown hereon are approximate and are not located on the ground.

An accurate location of at least two (2) 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.

"Preliminary Plat for Review Purposes Only"  
The following certificates shall be placed on the preliminary plat by the subdivider: Approved for Preparation of Final Plat

City of Sanger, TX Planning & Zoning Commission Date

Provide Drainage easement

**ENGINEER:**  
WESTWOOD PROFESSIONAL SERVICES  
CONTACT: ALEX CAMINEZ, P.E.  
7557 RAMBLER RD #1400  
DALLAS, TEXAS 75231  
972-235-3031

**SURVEYOR:**  
WESTWOOD PROFESSIONAL SERVICES  
CONTACT: DUSTIN C. PUSTEJOVSKY, R.P.L.S.  
9800 HILLWOOD PKWY #250  
FORT WORTH, TEXAS 76177  
817-562-3350

**OWNER:**  
MS PARK CONSTRUCTION, LLC  
CONTACT: PARK MUN SEONG  
17 STATE STREET, SUITE 3930  
NEW YORK, NEW YORK 10004

(SHEET 1 OF 2)  
**PRELIMINARY PLAT**  
**LOT 1, BLOCK A,**  
**SANGER INDUSTRIAL PARK**  
A 93.159 ACRE TRACE OF LAND  
LOCATED IN THE CITY OF SANGER  
AND BEING OUT OF THE  
REUBEN BEBEE SURVEY, ABSTRACT NO. 29,  
DENTON COUNTY, TEXAS

**Westwood** 9800 HILLWOOD PARKWAY  
SUITE 250  
FORT WORTH, TX 76177  
817.562.3350

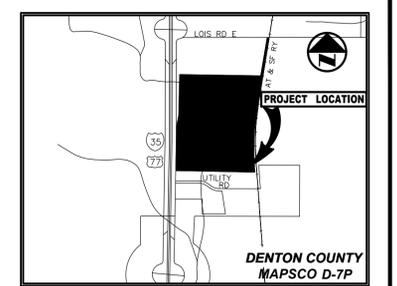
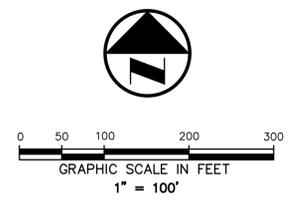
DRAWN BY JNR	CHECKED BY DCP	SCALE 1"=100'	DATE APRIL 2024	JOB NUMBER R0040553.00
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TX REG. ENGINEERING FIRM F-11756  
TX REG. SURVEYING FIRM LS-10074301

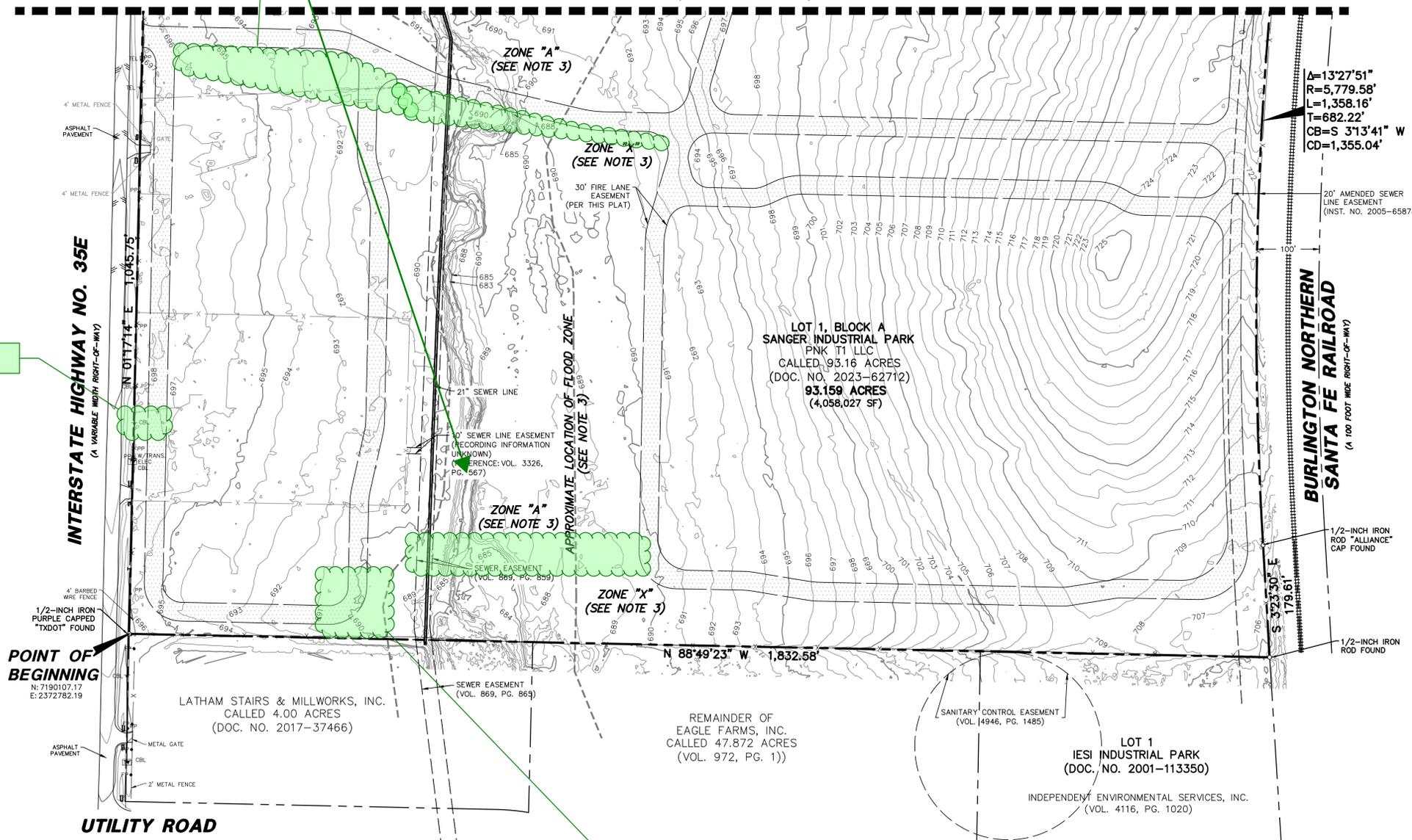
MATCH LINE (SEE SHEET 2)

D:\P\2024\10074301\10074301.DWG CAD\DWG\SURVEY\_CAD\10074301.DWG  
D:\P\2024\10074301\10074301.DWG CAD\DWG\SURVEY\_CAD\10074301.DWG  
D:\P\2024\10074301\10074301.DWG CAD\DWG\SURVEY\_CAD\10074301.DWG

PRELIMINARY PLAT - LOT 1, BLOCK 1A, SANGER INDUSTRIAL PARK



MATCH LINE (SEE SHEET 1)



Per the Utility Plans. Water line easement show all of the proposed water line easements. Typ throughout Plat

Show building setbacks (TYP)

Provide curve and line data for easements. Radii for access easements must be up to Denton County Fire code standards

$\Delta=13^{\circ}27'51''$   
 $R=5,779.58'$   
 $L=1,358.16'$   
 $T=682.22'$   
 $CB=S\ 313'41''\ W$   
 $CD=1,355.04'$

**LEGAL DESCRIPTION**

DESCRIPTION OF A 93.159 ACRE TRACT OF LAND SITUATED IN THE REUBEN BEBEE SURVEY, ABSTRACT NO. 29, CITY OF SANGER, DENTON COUNTY, TEXAS; SAID TRACT BEING ALL OF THAT TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED TO PNK T1 LLC RECORDED IN DOCUMENT NO. 2023-62712 OF THE OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS; SAID 93.159 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A 1/2-INCH IRON ROD WITH 'XDOT' CAP FOUND FOR THE SOUTHWEST CORNER OF SAID PNK T1 LLC TRACT; SAID POINT BEING THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN TO LATHAM STAIRS & MILLWORKS, INC. RECORDED IN DOCUMENT NO. 2017-37466 OF SAID OFFICIAL PUBLIC RECORDS AND BEING IN THE EAST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 35E;

THENCE, ALONG THE WEST LINE OF SAID PNK T1 LLC TRACT AND SAID EAST LINE OF INTERSTATE HIGHWAY NO. 35E THE FOLLOWING THREE (3) CALLS:

NORTH 01 DEGREES, 17 MINUTES, 14 SECONDS EAST, A DISTANCE OF 1,045.75 FEET TO A 1/2-INCH IRON ROD WITH 'XDOT' CAP FOUND FOR CORNER;

NORTH 11 DEGREES, 06 MINUTES, 45 SECONDS EAST, A DISTANCE OF 234.44 FEET TO A 1/2-INCH IRON ROD WITH 'XDOT' CAP FOUND FOR CORNER;

NORTH 01 DEGREES, 17 MINUTES, 43 SECONDS EAST, A DISTANCE OF 938.63 FEET TO A 1/2-INCH IRON ROD WITH 'XDOT' CAP FOUND FOR CORNER;

THENCE, SOUTH 89 DEGREES, 07 MINUTES, 32 SECONDS EAST, DEPARTING SAID EAST LINE OF STATE HIGHWAY NO. 35E AND ALONG THE NORTH LINE OF SAID PNK T1 LLC TRACT, A DISTANCE OF 1,929.42 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID PNK T1 LLC TRACT; SAID POINT BEING IN THE WEST RIGHT-OF-WAY LINE OF BURLINGTON NORTHERN SANTA FE RAILROAD (A 100-FOOT WIDE RIGHT-OF-WAY);

THENCE, ALONG THE EAST LINE OF SAID PNK T1 LLC TRACT AND SAID WEST LINE OF BURLINGTON NORTHERN SANTA FE RAILROAD THE FOLLOWING THREE (3) CALLS:

SOUTH 09 DEGREES, 57 MINUTES, 54 SECONDS WEST, A DISTANCE OF 700.50 FEET TO A 1/2-INCH IRON ROD WITH 'ALLIANCE' CAP FOUND FOR CORNER AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

IN A SOUTHERLY DIRECTION ALONG SAID CURVE, HAVING A CENTRAL ANGLE OF 13 DEGREES, 27 MINUTES, 51 SECONDS, A RADIUS OF 5,779.58 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 03 DEGREES, 13 MINUTES, 41 SECONDS WEST, 1,355.04 FEET, AN ARC DISTANCE OF 1,358.16 FEET TO A 1/2-INCH IRON ROD WITH 'ALLIANCE' CAP FOUND AT THE END OF SAID CURVE;

SOUTH 03 DEGREES, 23 MINUTES, 30 SECONDS EAST, A DISTANCE OF 179.61 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID PNK T1 LLC TRACT; SAID POINT BEING IN THE NORTHEAST CORNER OF LOT 1, IESI INDUSTRIAL PARK, AN ADDITION TO THE CITY OF SANGER ACCORDING TO THE PLAT RECORDED IN 2011-113350 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE, NORTH 88 DEGREES, 49 MINUTES, 23 SECONDS WEST, DEPARTING SAID WEST LINE OF BURLINGTON NORTHERN SANTA FE RAILROAD AND ALONG THE SOUTH LINE OF SAID PNK T1 LLC TRACT AT A DISTANCE OF 464.88 FEET PASSING THE NORTHWEST CORNER OF SAID LOT 1; AT A DISTANCE OF 1,184.06 FEET PASSING THE NORTHEAST CORNER OF SAID LATHAM STAIRS & MILLWORKS, INC., CONTINUING IN ALL DIRECTIONS A TOTAL DISTANCE OF 1,832.58 FEET TO THE POINT OF BEGINNING;

CONTAINING: 4,058,027 SQUARE FEET OR 93.159 ACRES OF LAND, MORE OR LESS.

Verify distance

"Preliminary Plat for Review Purposes Only"  
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City of Sanger, TX Planning & Zoning Commission Date

**LEGEND**

- CBL UG CABLE MARKER
- ELEC ELECTRIC BOX
- FH FIRE HYDRANT
- FP FLAG POLE
- PP POWER POLE
- PP W/ GUY ANCHOR
- TEL TELEPHONE BOX
- TEL TELEPHONE VAULT
- WV WATER VALVE
- IRS 1/2-INCH IRON ROD WITH 'PACHECO KOCH' CAP SET
- (C.M.) CONTROLLING MONUMENT
- PROPERTY LINE
- EASEMENT LINE
- LIMITS OF FLOOD ZONE
- FENCE
- OVERHEAD UTILITY LINE
- GUARD RAIL
- UNDERGROUND TELEPHONE LINE

BUILDING A		BUILDING B		INDUSTRIAL BUILDINGS	
PARKING TABLE		PARKING TABLE		BUILDING TABLE	
REGULAR	252 SPACES	REGULAR	183 SPACES	BUILDING A	305,760 SF
DISABLED	8 SPACES	DISABLED	6 SPACES	BUILDING B	190,960 SF
TRUCK	96 SPACES	TRUCK	30 SPACES	BUILDING C	262,080 SF
<b>TOTAL</b>	<b>356 SPACES</b>	<b>TOTAL</b>	<b>219 SPACES</b>	BUILDING D	141,120 SF
				<b>TOTAL</b>	<b>899,920 SF</b>

BUILDING C		BUILDING D	
PARKING TABLE		PARKING TABLE	
REGULAR	133 SPACES	REGULAR	124 SPACES
DISABLED	7 SPACES	DISABLED	5 SPACES
TRUCK	55 SPACES	TRUCK	52 SPACES
<b>TOTAL</b>	<b>195 SPACES</b>	<b>TOTAL</b>	<b>181 SPACES</b>

**TOTALS**

PARKING TABLE	
REGULAR	692 SPACES
DISABLED	26 SPACES
TRUCK	233 SPACES
<b>TOTAL</b>	<b>951 SPACES</b>

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**ENGINEER:**  
 WESTWOOD PROFESSIONAL SERVICES  
 CONTACT: ALEX CAMINEZ, P.E.  
 7557 RAMBLER RD #1400  
 DALLAS, TEXAS 75231  
 972-235-3031

**SURVEYOR:**  
 WESTWOOD PROFESSIONAL SERVICES  
 CONTACT: DUSTIN C. PUSTEJOVSKY, R.P.L.S.  
 9800 HILLWOOD PKWY #250  
 FORT WORTH, TEXAS 76177  
 817-562-3350

**OWNER:**  
 MS PARK CONSTRUCTION, LLC  
 CONTACT: PARK MUN SEONG  
 17 STATE STREET, SUITE 3930  
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(SHEET 2 OF 2)  
**PRELIMINARY PLAT**  
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 A 93.159 ACRE TRACE OF LAND  
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 DENTON COUNTY, TEXAS

**Westwood** 9800 HILLWOOD PARKWAY SUITE 250 FORT WORTH, TX 76177 817.562.3350

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JNR	DCP	1"=100'	APRIL 2024	RO040553.00

TX REG. ENGINEERING FIRM F-11756  
 TX REG. SURVEYING FIRM LS-10074301

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PRELIMINARY PLAT - LOT 1, BLOCK A, SANGER INDUSTRIAL PARK