



May 21, 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: **Hampton Addition - Replat Review #1**

Dear Ms. Hammonds,

Halff Associates, Inc. was requested by the City of Sanger to review the Replat for Hampton's Addition. The submittal was prepared by All American Surveying and was received May 16, 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.

**Replat Plat**

1. Remove the closure report from the plat. This will be accepted as the closure report; however it does not need to be shown on the filed plat.
2. Provide missing property lines per Denton CAD.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Jamie Akomer", is written over a light blue horizontal line.

Jamie Akomer, PE, PMP  
**HALFF ASSOCIATES, INC.**  
Firm No. 0312  
Attachments: Plat markups

STATE OF TEXAS  
COUNTY OF DENTON

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT WITHIN THE AREA DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

FIELD NOTES TO ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE H. TIERWESTER SURVEY, ABSTRACT NUMBER 1241, IN THE CITY OF SANGER, DENTON COUNTY, TEXAS, AND BEING A PART OF LOT 32, BLOCK 18, OF HAMPTON'S ADDITION, AN ADDITION TO THE CITY OF SANGER, AS RECORDED IN VOLUME 75, PAGE 84, OF THE DEED RECORDS OF DENTON COUNTY, TEXAS, AND ALL OF A TRACT OF LAND DESCRIBED IN THE DEED TO SPRINGER FAMILY RENTALS, LTD. AS RECORDED IN DOCUMENT NUMBER 2021-216962 OF THE OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN "X" FOUND FOR CORNER AT THE NORTHEAST CORNER OF THE TRACT BEING DESCRIBED HEREIN, AT THE NORTHEAST CORNER OF SAID LOT 32, IN THE SOUTH LINE OF MARSHALL STREET A CALLED 50 FOOT WIDE RIGHT OF WAY AND IN THE WEST LINE OF 5TH STREET A CALLED 60 FOOT WIDE RIGHT OF WAY;

THENCE SOUTH 02 DEGREES 06 MINUTES 04 SECONDS WEST, WITH THE EAST LINE OF SAID LOT 32 AND WITH THE WEST RIGHT OF WAY LINE OF SAID 5TH STREET A DISTANCE OF 101.06 FEET TO AN "X" FOUND FOR CORNER (LABELED 4857; TYPICAL) FOR CORNER IN THE WEST RIGHT OF WAY LINE OF 5TH STREET, AT THE SOUTHEAST CORNER OF SAID LOT 32, AND AT THE NORTHEAST CORNER OF SAID LOT 31A, BLOCK 18 OF A REPLAT OF HAMPTON'S ADDITION, AN ADDITION IN THE CITY OF SANGER ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET G, PAGE 89 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS;

THENCE NORTH 87 DEGREES 13 MINUTES 37 SECONDS WEST WITH THE SOUTH LINE OF SAID LOT 32 A DISTANCE OF 140.15 FEET TO A CAPPED IRON ROD SET FOR CORNER (LABELED 4857; TYPICAL);

THENCE NORTH 02 DEGREES 03 MINUTES 58 SECONDS EAST A DISTANCE OF 101.05 FEET TO A CAPPED IRON ROD SET FOR CORNER IN THE NORTH LINE OF SAID LOT 32 AND IN THE SOUTH RIGHT OF WAY LINE OF SAID MARSHALL STREET;

THENCE SOUTH 87 DEGREES 13 MINUTES 53 SECONDS EAST WITH THE NORTH LINE OF SAID LOT 32 A DISTANCE OF 140.22 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.325 OF AN ACRE OF LAND, MORE OR LESS.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
THAT JOHN SPRINGER,

ACTING HEREIN BY AND THROUGH ITS DULY  
SPRINGER FAMILY RENTALS, LTD., THROUGH ITS DULY SWORN REPRESENTATIVE,

ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICER, DOES HEREBY ADOPT THIS REPLAT DESIGNATING THE HEREINAbove DESCRIBED PROPERTY AS LOT 32R-1 AND LOT 32R-2 BLOCK 18 OF HAMPTON'S ADDITION (LOT/BLOCK/SUBDIVISION), 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 LANES, DRIVE AISLES, 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 REGULATIONS 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.

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

A REPRESENTATIVE OF SPRINGER FAMILY RENTALS, LTD.

STATE OF TEXAS  
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS DESCRIBED 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 \_\_\_\_\_

CLOSURE RUN  
\* PREPARED BY: ALL AMERICAN SURVEYING  
\* ROUTINE: REDUCE MAP CHECK FILE COORD FILE: 23227.CRD 1/16/24 14:27:10  
\* INPUT SCALE FACTOR: 1.000000000 OUTPUT SCALE FACTOR: 1.000000000

CORRECT ENDING COORDINATES, NORTH: 7179483.53800 EAST: 2373419.33100  
ENDING COORDINATES, NORTH: 7179483.53773 EAST: 2373419.33939  
ERROR, N: -0.00027 E: 0.00839 TOTAL: 0.00839 BRG: N 88°08'50"W  
DISTANCE TRAVELED: 482.48000 CLOSURE: 57476

NO ADJUSTMENT	BEARING	DISTANCE	NORTHING	EASTING	POINT ID
	S 02°06'04"W	101.06000	7179483.53800	2373419.33100	400
	N 87°13'37"W	140.15000	7179382.54594	2373415.62583	401
	N 02°03'58"E	101.05000	7179389.32641	2373275.63904	402
	S 87°13'53"E	140.22000	7179490.31072	2373279.28306	403
			7179483.53773	2373419.33939	404

APPROX: SQ. FEET: 14164.96077 ACRES: 0.32518

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.

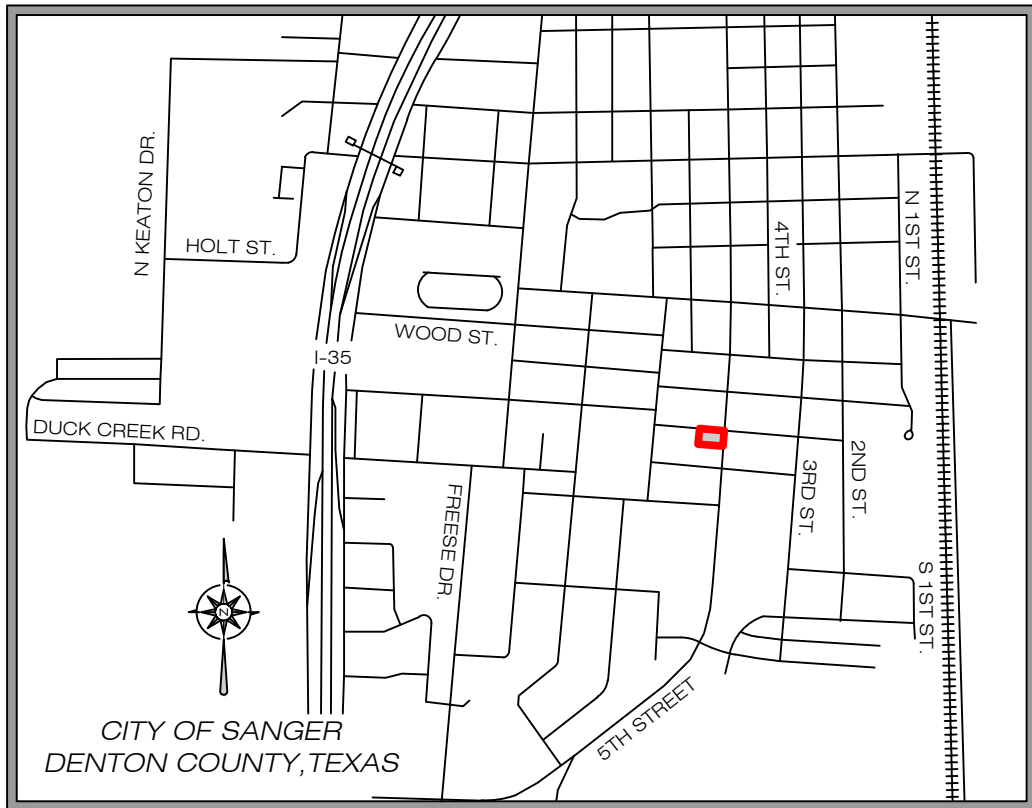
REGISTERED PUBLIC LAND SURVEYOR TEXAS R.P.L.S. NO.4857 \_\_\_\_\_ DATE \_\_\_\_\_

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 \_\_\_\_\_



VICINITY MAP  
(NOT TO SCALE)

STANDARD NOTES:

- 1) "ALL LOTS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE ZONING DISTRICT."
- 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) "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 REVIEWED AND APPROVED BY THE CITY."
- 4) "NOTICE - 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."
- 5) "THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS, IF ANY, ON THIS PROPERTY."
- 6) "MINIMUM FINISHED FLOOR ELEVATIONS ARE AT LEAST 2 FEET ABOVE THE 100 YEAR FLOOD PLAIN."
- 7) "THE SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 - YEAR FLOODPLAIN ACCORDING TO COMMUNITY PANEL NO. 4812102100, DATED 4-18-11, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR DENTON COUNTY, TEXAS."
- 8) "THE PURPOSE OF THIS PLAT IS TO REPLAT LOT 32, LOCK 18 OF HAMPTON'S ADDITION INTO TWO (2) LOTS."
- 9) "BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (NAD '83)'

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

CHAIRMAN, PLANNING & ZONING COMMISSION  
CITY OF SANGER

DATE \_\_\_\_\_

MAYOR  
CITY OF SANGER, TX

DATE \_\_\_\_\_

CITY SECRETARY  
CITY OF SANGER

DATE \_\_\_\_\_

REPLAT OF A PART  
LOT 32, BLOCK 18,  
HAMPTON'S ADDITION  
0.325 OF AN ACRE  
(LOT 32R-1 0.162 ACRES)  
(LOT 32R-2 0.163 ACRES)  
IN THE H. TIERWESTER SURVEY,  
ABSTRACT NO. 1241  
CITY OF SANGER,  
DENTON COUNTY, TEXAS



DRAWN BY: JAW/JET III DATE: 05/14/2024 JOB NO: 23227 SCALE: 1" = 10' PAGE: 1 OF 1

111 N. DIXON ST.  
GAINESVILLE, TX 76240  
PH: 940-665-9105  
FAX: 940-665-9106  
TBPLS FIRM NO. 10048000

UTILITIES:

WATER:  
CITY OF SANGER  
(940) 458-7930  
502 ELM ST.  
P.O. BOX 1729, SANGER, TX 76266

ELECTRIC:  
CITY OF SANGER  
(940) 458-2064  
202 RAILROAD AVE.  
P.O. BOX 1729, SANGER, TX 76266

SEWER:  
CITY OF SANGER  
(940) 458-2571  
P.O. BOX 1729, SANGER, TX 76266

LEGEND	
● = PROPERTY CORNER	CIRF = CAPPED IRON ROD FOUND
⬮ = BENCHMARK	IRF = IRON ROD FOUND
⬮ = TELEPHONE/UTILITY RISER (TR/UR)	CIRS = CAPPED IRON ROD SET
⬮ = BURIED CABLE MARKER (BCM)	MFCP = METAL FENCE CORNER POST
⬮ = TELEPHONE MANHOLE (TMH)	WFPC = METAL FENCE CORNER POST
⬮ = POWER/UTILITY POLE (PP/UP)	( ) = PLAT/DEED CALLS
⬮ = LIGHT POLE (LP)	POB = POINT OF BEGINNING
⬮ = GUY WIRE (GUY)	R.O.W. = RIGHT-OF-WAY
⬮ = ELECTRIC VAULT (VLT)	CONC = CONCRETE SURFACE
⬮ = ELECTRIC TRANSFORMER (TRAN)	ASPH = ASPHALT SURFACE
⬮ = WATER METER (WM)	GRAVEL = GRAVEL SURFACE
⬮ = WATER VALVE (WV)	

LINETYPE LEGEND	
PROPERTY LINE =	-----
EASEMENT LINE =	-----
DEED/LOT LINE =	-----
ADJOINER LINE =	-----
OVERHEAD UTILITY =	-----
ASPHALT ROAD =	-----
GRAVEL ROAD =	-----
FENCE LINES =	-----

