



**AGENDA
PLANNING AND ZONING COMMISSION
MONDAY, FEBRUARY 14, 2022
7:00 PM
HISTORIC CHURCH BUILDING - 403 NORTH 7TH STREET
SANGER, TEXAS**

1. Call Meeting to Order, Establish a Quorum (Roll Call), Invocation.

2. CITIZEN INPUT:

(Citizens are allowed 3 minutes to speak. The Planning and Zoning Commission is unable to respond or discuss any issues brought up during this section.)

3. CONSENT AGENDA:

a. Approval of Minutes

b. MINUTES FROM 12-13-21

4. Consider Any Items Removed from Consent Agenda.

REGULAR AGENDA

5. SANGER LODGING - REPLAT

Conduct a public hearing on a Replat of Block 1 Lot 1R-1 and Lot 1R-2, of the Sanger Lodging Addition, within the City of Sanger, being approximately 2.637 and generally located on the east side of I-35 and approximately 769 feet south of the intersection of FM 455 and I-35 frontage road.

6. VINSON ACRES ADDITION - MINOR PLAT

Consider a Minor Plat of Lot 1, Block A of Vinson Acres Addition, being 9.728 acres, in the City of Sanger's ETJ, and generally located on Sam Bass Rd, 1804 feet south of FM 455.

7. INFORMATION ITEMS:

8. FUTURE AGENDA ITEMS:

(The purpose of this item is to allow the Mayor and members of Board to bring forward items they wish to discuss at a future meeting, A Board Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting. Items may be placed on a future meeting agenda with a consensus of the Board or at the call of the Mayor).

9. ADJOURN.

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the City Website, and on the bulletin board, at the City Hall of the City of Sanger, Texas, a place convenient and readily accessible to the general public at all times. Said notice was posted on the following date and time, and remained posted continuously for at least 72 hours prior to the scheduled time of said meeting and shall remain posted until meeting is adjourned.



Kelly Edwards, City Secretary
City of Sanger, Texas



Date/Time Posted

This facility is wheelchair accessible and accessible parking spaces are available. Requests for additional accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at (940) 458-7930 for further information.



PLANNING AND ZONING COMMISSION AGENDA MEMO

AGENDA ITEM NO.

AGENDA MEETING DATE: February 14, 2022

TO: John Noblitt, City Manager

FROM:

ITEM/CAPTION:

MINUTES FROM 12-13-21

AGENDA TYPE:

ACTION REQUESTED:

BACKGROUND:

LEGAL/BOARD COMMISSION RECOMMENDATIONS/CITIZEN NOTICE FEEDBACK:

FINANCIAL SUMMARY - FUNDING/FISCAL IMPACT:

FUNDS:

STAFF RECOMMENDATION/ACTION DESIRED:

ATTACHMENTS:

Description	Upload Date	Type
MINUTES FROM 12-13-21	2/11/2022	Cover Memo



**MINUTES
PLANNING AND ZONING COMMISSION
MONDAY, DECEMBER 13, 2021
7:00 PM
HISTORIC CHURCH BUILDING - 403 NORTH 7TH STREET
SANGER, TEXAS**

BOARD MEMBERS PRESENT:

Sally Amendola, Jackie Turner, Phillip Surles, Matt Fuller, Allen McAlister, Shane Stone

BOARD MEMBERS ABSENT:

Jason Miller

STAFF MEMBERS PRESENT:

Director of Development Services Ramie Hammonds, Stefani Dodson

1. Call Meeting to Order, Establish a Quorum (Roll Call), Invocation.

As there was a quorum Phillip Surles called the meeting to order at 7:00 p.m..

2. CITIZEN INPUT:

No citizens came forward to speak.

3. CONSENT AGENDA:

Sally Amendola made a motion to approve the Consent Agenda as it was presented. Matt Fuller seconded the motion. Motion passes unanimously with a 6-0 vote.

a. Approval of Minutes

1. MINUTES FROM OCTOBER 11, 2021

4. Consider Any Items Removed from Consent Agenda.

No items were removed.

REGULAR AGENDA

5. BULL BARE ADDITION - MINOR PLAT

Consider a Minor Plat of Lot 1, Block A of the Bull Bare Addition, being 7.013 acres in the City of Sanger's ETJ, and generally located on the south side of FM 455 and approximately 226 feet east of Creekview Rd.

Director of Development Services Ramie Hammonds briefly went over the project. She explained the applicant is wanting to build and that is the reason for the plat at this time. Director of Development Services Ramie Hammonds explained there is no zoning as the project is in our ETJ.

Phillip Surles made a motion to approve with the condition all comments are made before City Council. Shane Stone seconded the motion. Motion passes unanimously with a 6-0 vote.

6. METZ/VIEW ADDITION - PRELIMINARY PLAT

Consider a Preliminary Plat of Lots 1-23, Block A and Lots 1-24, Block B of Metz/View Addition, being 59.97 acres of the William Mason Survey, Abstract Number 801, Denton County, Texas, located within the City of Sanger and it's ETJ, and generally located on the north east corner of Metz Rd and View Rd. (Hammonds)

At the time of the meeting the applicant decided to withdraw the project.

7. INFORMATION ITEMS:

No items.

8. FUTURE AGENDA ITEMS:

No items were discussed.

9. ADJOURN.

As there were no remaining items Phillip Surles called the meeting to order at 7:17 p.m..

AGENDA MEETING DATE: February 14, 2022

TO: John Noblitt, City Manager

FROM: Ramie Hammonds, Development Service Director

ITEM/CAPTION:

SANGER LODGING - REPLAT

Conduct a public hearing on a Replat of Block 1 Lot 1R-1 and Lot 1R-2, of the Sanger Lodging Addition, within the City of Sanger, being approximately 2.637 and generally located on the east side of I-35 and approximately 769 feet south of the intersection of FM 455 and I-35 frontage road.

AGENDA TYPE: Regular

ACTION REQUESTED: Approval

BACKGROUND:

The applicant is proposing to replat Block 1 Lot 1R-1, Lot 1R-2 2, of the Sanger Lodging Addition, within the City of Sanger, in order to create an additional commercial lot. The site is currently the Holiday Inn Express location. By replatting the lot, it will allow for an additional commercial lot along the I-35 Frontage Rd. The site is zoned B-2. Staff mailed 29 public hearing notices to the owners within 200 feet of the subject property. No responses were received at the time of this report.

LEGAL/BOARD COMMISSION RECOMMENDATIONS/CITIZEN NOTICE FEEDBACK:

N/A

FINANCIAL SUMMARY - FUNDING/FISCAL IMPACT:

N/A

FUNDS:

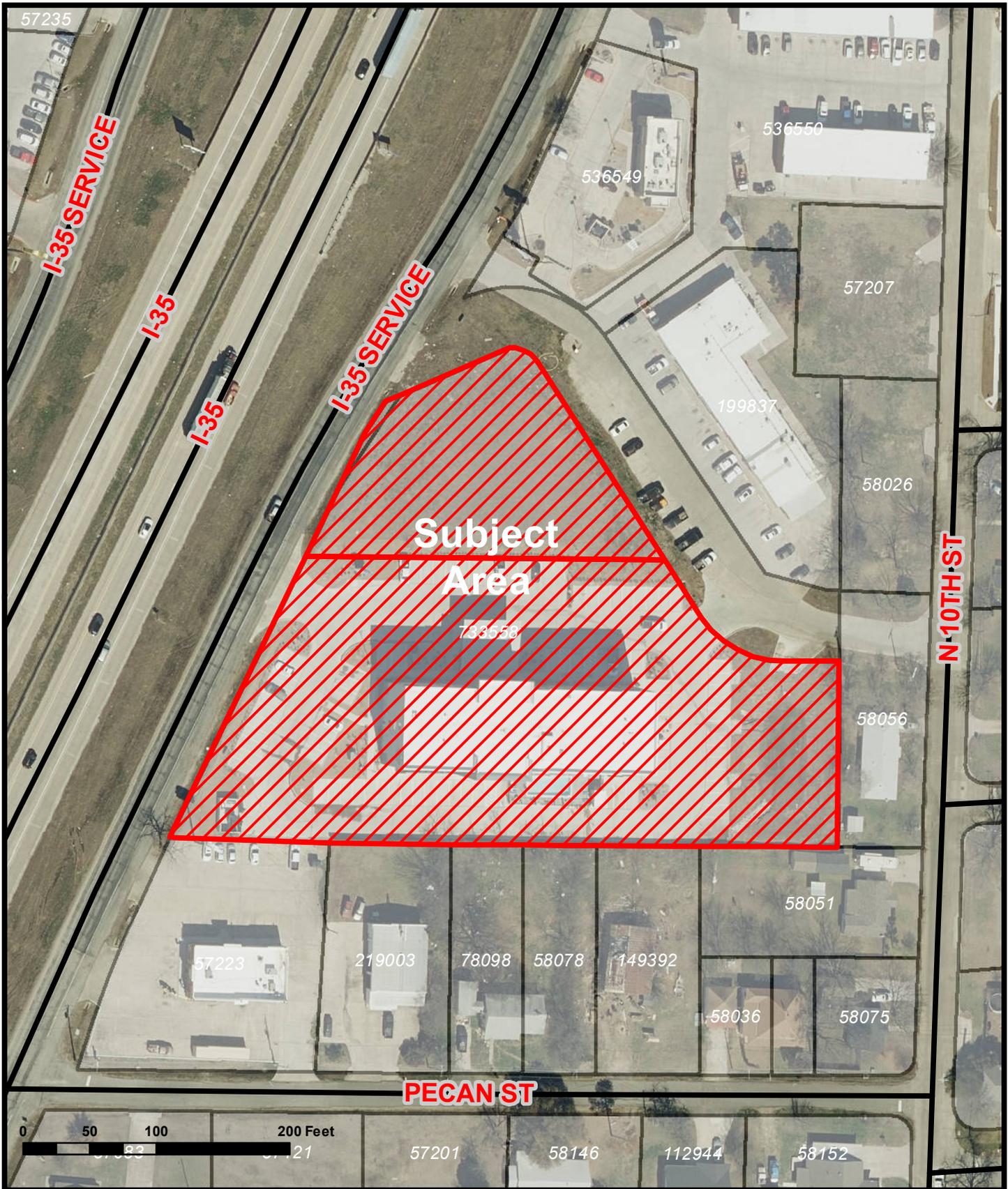
N/A

STAFF RECOMMENDATION/ACTION DESIRED:

Staff recommend **APPROVAL** with the condition all comments are addressed prior to City Council approval

ATTACHMENTS:

Description	Upload Date	Type
Location Map	2/10/2022	Cover Memo
Application	2/10/2022	Cover Memo
Letter of Intent	2/10/2022	Cover Memo
Replat	2/10/2022	Cover Memo
Planning Comments	2/10/2022	Cover Memo
Engineering Comments	2/10/2022	Cover Memo



Project Name: Sanger Lodging Replat
 600 N Stemmons
 Project: 22SANZON-0002

 City Limits  Exhibits

DISCLAIMER:
 This map was generated by GIS data provided by the Sanger GIS Department. The City of Sanger does not guarantee the correctness or accuracy of any features on this map. These map products are for illustration purposes only and are not suitable for site-specific decision making. GIS data is subject to constant changes, and may not be complete, accurate or current.
 Date: 1/29/2022 4:59:25 PM
 Doc Name: 22SANZON-0002_SangerLodgingReplat



SANGER

★ TEXAS

SUBDIVISION APPLICATION

Preliminary Plat
Minor Plat

Final Plat/Replat
Amended Plat

Vacating Plat
Conveyance Plat

Applicant

Owner (if different from applicant)

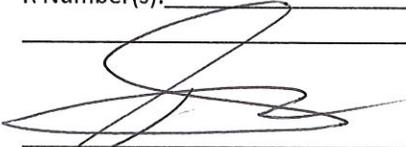
Name: <u>DEV SURIAI</u>	Name:
Company: <u>SANGER LODGING LLC</u>	Company:
Address: <u>600 N. STEMMONS ST</u>	Address:
City, State, Zip: <u>SANGER, TX 76264</u>	City, State, Zip:
Phone: <u>940-206-2001</u>	Phone:
Fax:	Fax:
Email: <u>DEV@NTXHOTELS.COM</u>	Email:

Submittal Checklist

	Pre-Application Conference (Date: ___/___/___)
	One (1) Paper Copy of Plat (24"x36", folded to 1/4 size)
	Letter of Intent
	Non-Refundable Application Fee (Check Payable to City of Sanger)
	Application Form (Signed by Owner)
	Applicable Plat Checklist (Completed)
	Additional Required Documents/Traffic & Drainage Studies etc.
	One (1) PDF Copy of all Documents Provided on a CD/DVD or Emailed to development@sangertexas.org

Supporting Materials (List if provided): _____

R Number(s): _____



Owner's Signature

1/18/21

Date

Applicant's Signature

Date

Office Use: Reviewed by Director of Development Services ___/___/___

Complete (Check # <u>1495</u>) <u>639.00</u>	
Incomplete (Returned to Applicant ___/___/___)	

City of Sanger

201 Bolivar / P.O Box 1729

Sanger, TX 76266

940-458-2059 (office)

940-458-4072 (fax)

www.sangertexas.org

notification



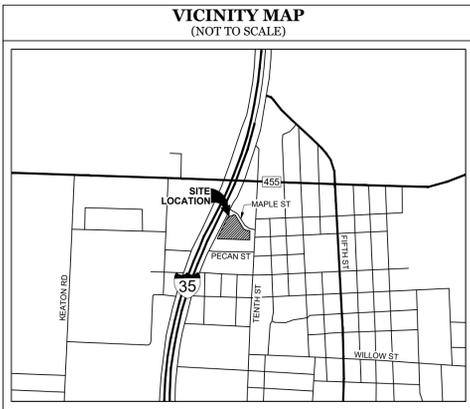
Letter of Intent

Date:	January 18, 2022
Plat Type:	Replat
Project Name:	Sanger Lodging Addition
Location:	600 N Stemmons Fwy, Sanger, TX
Acreage:	2.64 Acres
Zoning:	B-2 Business
Distribution:	City of Sanger Planning Department

Replat – Sanger Lodging

The purpose of this plat is to create two lots of record from the existing Lot 1, Block 1 of the Sanger Lodging Addition.

City of Sanger Planning Department



- GENERAL NOTES**
- 1.) The purpose of this replat is to split the existing lot into two separate lots.
 - 2.) This property is located in "Non-shaded Zone X" according to the F.E.M.A. Flood Insurance Rate Map dated April 18, 2011 as shown on Map Number 48121C0210G.
 - 3.) The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011) State Plane Coordinate System (Texas North Central Zone - 4202).
 - 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.) All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
 - 6.) The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011) Datum.
 - 7.) Water, Sanitary Sewer, and Electric service are provided by the City of Sanger.
 - 8.) All lots comply with the minimum size requirements of the zoning district.
 - 9.) This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.
 - 10.) All common areas, drainage easements, and detention facilities will be owned and maintained by the HOA/POA. Any common area with in the City's right-of-way will require a facilities agreement, to be reviewed and approved by the City.
 - 11.) This plat does not alter or remove existing deed restrictions, if any, on this property.
 - 12.) Minimum finished floor elevations are at least 2 feet above the 100 year floodplain.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
 COUNTY OF DENTON §

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Sanger, Denton County, Texas.

PRELIMINARY
 this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

Matthew Raabe, R.P.L.S. # 6402

Date _____

STATE OF TEXAS §
 COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **MATTHEW RAABE**, 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2021.

Notary Public in and for the State of Texas

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	33.82'	24.76'	78°15'23"	S 73°26'46" E	31.25'
C2	74.09'	76.57'	55°26'14"	S 62°14'36" E	71.23'

Project: 2003.042-01
 Date: 04/28/2020
 Drafter: TR

EAGLE SURVEYING, LLC
 210 S. Elm Street, Suite: 104
 Denton, TX 76201
 (940) 222-3009
 TX Firm #10194177

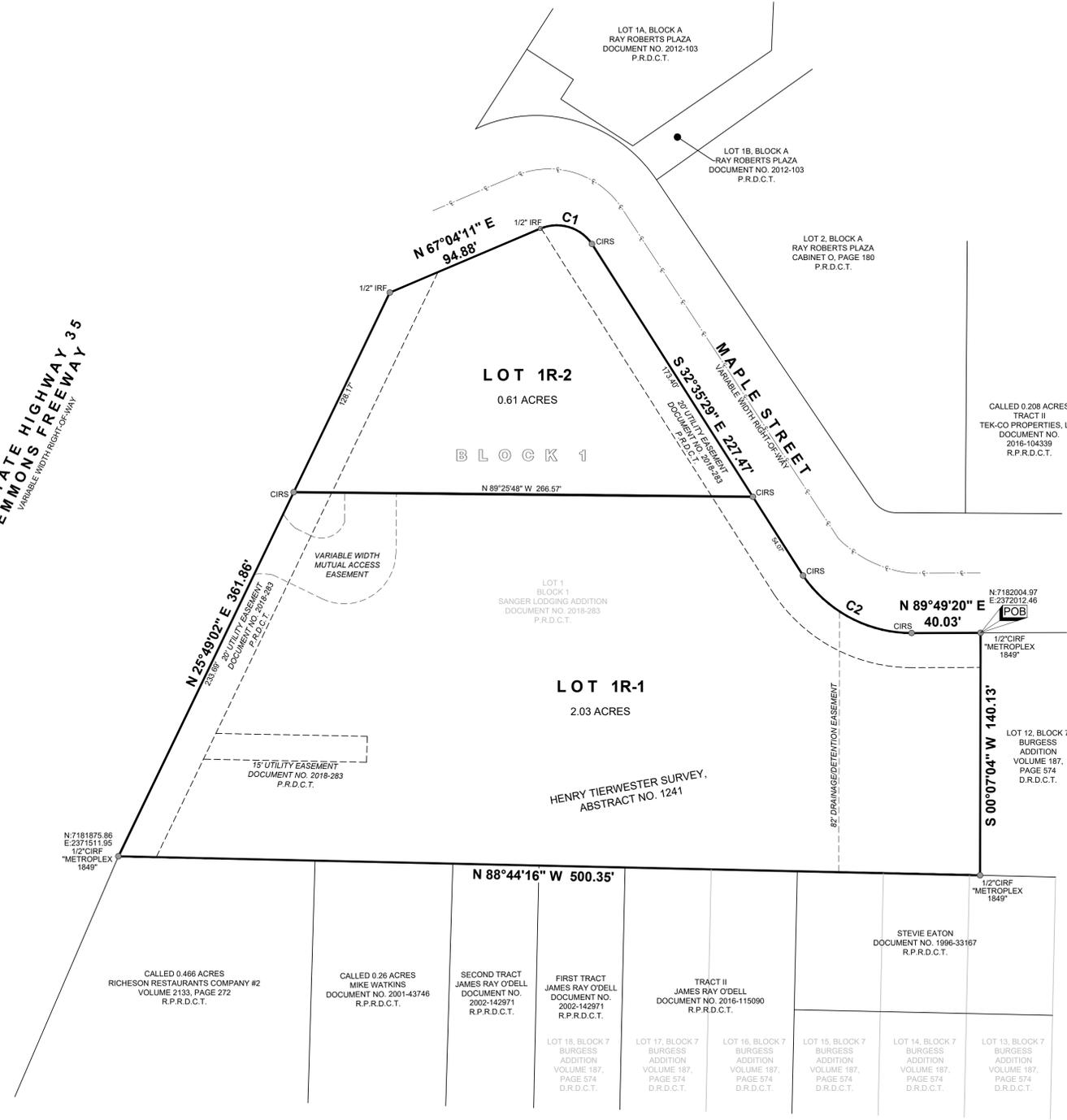
SURVEYOR
 Eagle Surveying, LLC
 Contact: John Cox
 210 S. Elm Street, Suite: 104
 Denton, TX 76201
 (940) 222-3009

OWNER
 Sanger Lodging, LLC
 Contact: Dev Surati
 1400 N Stemmons Freeway
 Sanger, TX 76266
 (940) 206-2001

LEGEND

POB = POINT OF BEGINNING
 CIRTS = CAPPED IRON ROD SET
 CIRF = CAPPED IRON ROD FOUND
 D.R.D.C.T. = DEED RECORDS DENTON COUNTY, TEXAS
 R.P.R.D.C.T. = REAL PROPERTY RECORDS DENTON COUNTY, TEXAS
 P.R.D.C.T. = PLAT RECORDS DENTON COUNTY, TEXAS

**INTERSTATE HIGHWAY 35
 STEMMONS FREEWAY**
 VARIABLE WIDTH RIGHT-OF-WAY



OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
 COUNTY OF DENTON §

WHEREAS, **SANGER LODGING, LLC**, is the owner of a 2.64 acre tract of land situated in the Tierwester Survey, Abstract Number 1241, Denton County, Texas and being all of Lot 1, Block 1 of Sanger Lodging Addition, recorded in Document Number 2018-283 of the Plat Records of Denton County, Texas and also being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod with cap stamped "METROPLEX 1849" found at the Northeast corner of said Sanger Lodging Addition and the common Northwest corner of Lot 12, Block 7 of the Burgess Addition, recorded in Volume 187, Page 574 of the Plat Records of Denton County, Texas and also being in the South Right-of-Way (R.O.W.) line of Maple Street (a variable width R.O.W.);

THENCE S 00°07'04" W, with the East line of said Sanger Lodging Addition and the common West line of said Lot 12, Block 7, a distance of 140.13 feet to a 1/2" iron rod with cap stamped "METROPLEX 1849" found at the Southeast corner of said Sanger Lodging Addition and the common Southwest corner of said Lot 12, Block 7 and also being in the North line of a tract of land described in deed to Stevie Eaton recorded in Document Number 1996-33167 of the Real Property Records of Denton County, Texas;

THENCE N 88°44'16" W, with the South line of said Sanger Lodging Addition, a distance of 500.35 feet to a 1/2" iron rod with cap stamped "METROPLEX 1849" found at the Southwest corner of said Sanger Lodging Addition and the common Northwest corner of a tract of land described in deed to Richeson Restaurants Company #2 and also being in the East R.O.W. line of Interstate Highway 35/Stemmons Freeway (a variable width R.O.W.);

THENCE N 25°49'02" E, with the West line of said Sanger Lodging Addition and the common East R.O.W. line of said Interstate Highway 35/Stemmons Freeway, a distance of 361.86 feet to a 1/2" iron rod found at the Northwest corner of said Sanger Lodging Addition, at the intersection of the East R.O.W. line of said Interstate Highway 35/Stemmons Freeway and the South R.O.W. line of said Maple Street;

THENCE with the North line of said Sanger Lodging Addition and the South R.O.W. line of said Maple Street the following courses and distances;

N 67°04'11" E, a distance of 94.88 feet to a 1/2" iron rod found;

With a non-tangent curve to the right having a radius of 24.76 feet, a delta angle of 78°15'23", a chord bearing of S 73°26'46" E, a chord length of 31.25 feet, and an arc length of 33.82 feet to a 1/2" iron rod found;

S 32°35'29" E, a distance of 227.47 feet to a 1/2" iron rod with cap stamped "EAGLE SURVEYING" set;

With a non-tangent curve to the left having a radius of 76.57 feet, a delta angle of 55°26'14", a chord bearing of S 62°14'36" E, a chord length of 71.23 feet, and an arc length of 74.09 feet to a 1/2" iron rod with cap stamped "EAGLE SURVEYING" set;

N 89°49'20" E, a distance of 40.03 feet to the **POINT OF BEGINNING** and containing 2.64 acres of land more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **SANGER LODGING, LLC**, does hereby adopt this plat, designating herein described property as **SANGER LODGING ADDITION**, an addition to the City of Sanger, Denton County, Texas, and does hereby dedicate to public use forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the drainage and utility easements as shown. Said drainage and utility easements being hereby reserved for the mutual use and accommodation of all public utilities desiring to use same. All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the drainage and utility easement and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said drainage and utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone.

OWNER: **SANGER LODGING, LLC**, a Texas limited liability company

BY: _____ Date _____
 Dev Surati

STATE OF TEXAS §
 COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared **DEV SURATI**, Managing Member of **SANGER LODGING, LLC**, 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2021.

Notary Public in and for the State of Texas

APPROVED AND ACCEPTED

**CITY OF SANGER
 DENTON COUNTY, TEXAS**

Chairman, Planning & Zoning Commission _____ Date _____
 Mayor, City of Sanger, Texas

Thomas Muir _____ Date _____
 Mayor, City of Sanger, Texas

ATTEST:

Cheryl Price, City Secretary _____ Date _____
 City of Sanger, Tx

REPLAT
**SANGER LODGING
 ADDITION**
 LOTS 1R-1 & 1R-2, BLOCK 1
 2.64 ACRES

REPLAT OF LOT 1, BLOCK 1 OF SANGER LODGING ADDITION,
 RECORDED IN DOCUMENT NO. 2018-283 P.R.D.C.T.,
 HENRY TIERWESTER SURVEY, ABSTRACT No. 1241,
 CITY OF SANGER, DENTON COUNTY, TEXAS

DATE: 02/03/2022

1st REVIEW COMMENTS – Replat (Sanger Lodging Addition)

Request is for a Replat of Sanger Lodging Addition platting Lot 1R-1 and Lot 1R-2, Block 1 being approximately 2.64 acres, prepared by Eagle Surveying submitted on 01/19/2022. Below are the comments that should be addressed prior to recommendation to City Council for approval. Resubmit the revised plat along with a response letter addressing all comments.

Planning

Provide the following

1. Add total number of lots in title block
2. Provide on Plat the name, address, and phone number of all utilities providing service to the development and include will serve letters.
3. Update City Secretary name to Kelly Edwards

Informational Comments

1. The property is within the City of Sanger.
2. The Replat will be scheduled for Planning and Zoning (P&Z) Commission meeting on Monday, February 14, 2022, and for City Council meeting on Monday March 7, 2022.

Engineering Comments and Markups are Provided in Separate Documents



3803 Parkwood Blvd. Suite 800
Frisco, Texas 75034
(214) 618-4570
Fax (214) 739-0095

February 3, 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: **Replat for Sanger Lodging Addition**
First Review

Dear Ms. Hammonds,

Half Associates, Inc. was requested by the City of Sanger to provide a first review of the Replat for Lots 1R-1 and 1R-2, Block 1, Sanger Lodging Addition. The purpose of the replat is to subdivide the existing tract into two separate lots. The proposed addition is located within the City of Sanger limits south of the intersection of Maple Street and Stemmons Freeway. The replat was prepared by Eagle Surveying, LLC and is dated April 28, 2020.

We have completed our review of the plans and have the following comments:

General Comments:

1. Verify the date on the plat. The current date has the preparation as April of 2020.
2. Provide a closure report per 10.104(d)(10)(b) in the Sanger Code of Ordinances.
3. Show required setbacks (front, rear, and side) for all proposed lots on the plat per zoning ordinance. Chapter 4 in the Code of Ordinances.
4. Specify zoning on the plat per Chapter 4, Code of Ordinances.
5. Include a drainage easement for the existing storm drain line that will convey drainage across lot lines to the detention pond once the lot is subdivided.
6. Provide bearings and distances for the proposed mutual access easement per 10.104(d)(10)(J) in the Code of Ordinances.
7. Update the Owner's dedication statement to match the language indicated in 10.104(d)(10)(W) in the Code of Ordinances.

Ms. Ramie Hammonds
February 3, 2022
Page 2 of 2

The Engineer/Owner shall revise the replat to address the above-stated comments. If you have any questions or need additional information, please do not hesitate to call me at (817) 764-7467.

Sincerely,

HALFF ASSOCIATES, INC.
TBPELS Firm No. 312

A handwritten signature in black ink, appearing to read "Leigh A. Hollis". The signature is written in a cursive, flowing style.

Leigh A. Hollis, P.E.

Attachments: Markups

AGENDA MEETING DATE: February 14, 2022

TO: John Noblitt, City Manager

FROM: Ramie Hammonds, Development Service Director

ITEM/CAPTION:

VINSON ACRES ADDITION - MINOR PLAT

Consider a Minor Plat of Lot 1, Block A of Vinson Acres Addition, being 9.728 acres, in the City of Sanger's ETJ, and generally located on Sam Bass Rd, 1804 feet south of FM 455.

AGENDA TYPE: Regular

ACTION REQUESTED: Approval

BACKGROUND:

The applicant is proposing to create 1 lot of 9.728 acres, from 1 unplatted tract. The lot currently has access from Sam Bass Rd and will have approximately 260 feet of frontage on the public ROW. The applicant is dedicating 0.269 acres of right-of-way along Sam Bass Rd. The property is located in the City of Sanger ETJ and therefore no zoning regulations apply. The property meets City of Sanger Subdivision Regulations.

LEGAL/BOARD COMMISSION RECOMMENDATIONS/CITIZEN NOTICE FEEDBACK:

N/A

FINANCIAL SUMMARY - FUNDING/FISCAL IMPACT:

N/A

FUNDS:

N/A

STAFF RECOMMENDATION/ACTION DESIRED:

Staff recommends APPROVAL with the condition all staff comments are satisfied prior to City Council Approval.

ATTACHMENTS:

Description	Upload Date	Type
Location Map	2/10/2022	Cover Memo
Application	2/10/2022	Cover Memo
Letter of Intent	2/10/2022	Cover Memo
Minor Plat	2/10/2022	Cover Memo
Planning Comments	2/10/2022	Cover Memo
Engineering Comments	2/10/2022	Cover Memo



Project Name: Vinson Acres Addn
 Minor Plat
 Project: 22SANZON-0004

City Limits Exhibits

DISCLAIMER:
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 Date: 1/29/2022 5:06:13 PM
 Doc Name: 22SANZON-0004_VinsonAcresAddn_MinorPlat



SUBDIVISION APPLICATION

X

Preliminary Plat
Minor Plat

Final Plat/Replat
Amended Plat

Vacating Plat
Conveyance Plat

Applicant

Owner (if different from applicant)

Name: <u>CLINTON J. VINSON</u>	Name:
Company:	Company:
Address: <u>8802 BERNARD RD</u>	Address:
City, State, Zip: <u>SANGER, TX 76266</u>	City, State, Zip:
Phone: <u>(214) 998-9454</u>	Phone:
Fax: <u>—</u>	Fax:
Email: <u>cvinson@meritprofessional.com</u>	Email:

Submittal Checklist

—	Pre-Application Conference (Date: ___/___/___)
X	One (1) Paper Copy of Plat (24"x36", folded to 1/4 size)
X	Letter of Intent
X	Non-Refundable Application Fee (Check Payable to City of Sanger)
X	Application Form (Signed by Owner)
X	Applicable Plat Checklist (Completed)
X	Additional Required Documents/Traffic & Drainage Studies etc.
X	One (1) PDF Copy of all Documents Provided on a CD/DVD or Emailed to development@sangertexas.org

Supporting Materials (List if provided): _____

R Number(s): 155317 + 155318



Owner's Signature

1/20/2022

Date

Applicant's Signature

Date

Office Use: Reviewed by Director of Development Services ___/___/___

	Complete (Check # _____)
	Incomplete (Returned to Applicant ___/___/___)

FINAL, REPLAT, MINOR, AMENDED, AND CONVEYANCE PLAT CHECKLIST

- The Plat shall be drawn to a scale of not more than two hundred feet to the inch (1" = 200').
- The boundary marked with heavy weighted lines with accurate distances and bearings, a metes and bounds description of the boundary (error of closure shall not exceed one (a) in fifty thousand (50,000) for the plat boundary), exact acreage to hundredths, and the exact location and width of all existing or recorded rights-of-way intersecting the boundary of or bordering on the tract. One (1) copy of the traverse closure sheet shall be enclosed.
- True bearings and distances to the nearest established street lines, official monuments or subdivision corner, which shall be accurately described on the plat. Municipal, township, county or abstract survey lines shall be accurately tied to the lines of the subdivision by the distances and bearings, where applicable.
- Describe and locate all permanent survey monument, pins, and control points and tie and reference the survey corners at two points to the Texas State Plane Coordinate System North Central Zone 1983-1999 datum. The Point of Beginning (POB) shall be clearly marked including State Plane Coordinates, NAD 83.
- 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.
- Subdivision name of adjacent properties (P.R.D.C.T) or ownership information for adjacent unplatted properties (D.R.D.C.T.) with recording information.
- An accurate location of the subdivision in reference to the deed records of the county which shall include the volume and page of the deed of the property to be subdivided.
- If the property owner information does not match the Denton Central Appraisal District record, then information related to the purchase must be provided.
- The exact layout, including:
 - 1) Street and/or alley names
 - 2) The length of all arcs, radii, internal angles and points of curvature, length and bearing of the tangents
 - 3) All existing and proposed easements for right-of-way, public services, utilities or any other easements and any limitations of the easements
 - 4) Show centerline of existing streets. Dimensions from centerline to edges of existing and proposed right-of-way on both sides of the centerline.
 - 5) All lot number and lines, with accurate dimensions in feet and hundredths and with bearings and angles to street and alley lines to the nearest second
- The accurate location, material, and approximate size of all monuments.
- The accurate outline description of all property which is offered for dedication for public use, such as parks, etc., with the purpose indicated thereon, and all property that may be reserved by deed covenant for the common use of the property owners in the subdivision.
- A signed and notarized copy of private restriction (if any), that are filed for record in the office of the County Clerk shall be provided with the Final Plat.
- Name and addresses of the owner, subdivider, engineer, and surveyor.

FINAL, REPLAT, MINOR, AMENDED, AND CONVEYANCE PLAT CHECKLIST (cont.)

- North point, written and graphic scale, and date.
- 3"x3" recording box at the lower right hand corner.
- A Title Block with the following information shall be provided on each page:
 - 1) Plat Type (ex: "Final Plat", "Preliminary Plat", etc.)
 - 2) Name of the proposed development/addition/subdivision
 - 3) Total number of lots and HOA/Open Space lots
 - 4) Survey name and abstract number
 - 5) Gross acreage
 - 6) Right-of-Way acreage, if dedicated
 - 7) Date of preparation and subsequent revisions
- Standard Notation to be added on the plat:
 - 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. _____, dated _____, of the National Flood Insurance Rate Maps for Denton County, Texas."
 - 8) "The purpose of this plat is _____ [state the purpose] _____"
 - 9) "Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD '83)"
- The name, address and phone number of all utilities providing service to the development is required. A signature from each provider or a will-serve letter, signifying their ability to provide service to the subdivision is required.
- Location map showing existing and proposed streets and thoroughfares covering an area at least one thousand feet (1000') outside the proposed subdivision.
- One paper copy (24"x36") and one soft copy (pdf) of approved civil/construction plans, along with GIS/CAD files for all approved public improvements on a CD/DVD.
- N/A For Conveyance Plats Only: All conveyance plats must be titled "Conveyance Plat" and carry the following text:

"A conveyance plat is a record of property approved by the City of Sanger for the purpose of sale or conveyance in its entirety or interests thereon defined. No building permit may be issued, nor development begin, nor permanent public utility service provided until a final plat is approved, filed of record and public improvements are accepted in accordance with the City of Sanger Code of Ordinances. Selling a portion of this property by metes and bounds, except as shown on an approved, filed and accepted conveyance plat, final plat or replat is a violation of the state law."

FINAL, REPLAT, MINOR, AMENDED, AND CONVEYANCE PLAT CHECKLIST (cont.)

- Certification by a registered public surveyor or licensed state land surveyor, registered in the State of Texas to the effect that the plat represents a survey made by him or under his direct supervision and that all monuments shown thereon have been verified and actually exist, and that their location, size, and material are correctly shown. Such surveyor's certificate may be prepared as follows:

"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.

(Engineer or Surveyor's Seal)

Licensed Professional Engineer OR
Registered Public Land Surveyor Texas R.P.L.S. No.

Date"

- A certificate of ownership and dedication of all streets, alleys, parks, and playgrounds to public use forever, signed and acknowledged before a notary public, by the owner or authorized representative and lien holder of the land, and a complete and accurate description of the land subdivided and the streets dedicated. Such owner's certificate may be prepared as follows:

"State of Texas
County of Denton

I (we), the undersigned, owner(s) of the land shown on this plat within the area described by metes and bounds as follows:

(Metes and Bounds Description of Boundary)

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT _____, acting herein by and through its duly authorized officer, does hereby adopt this plat designating the hereinabove described property as _____ (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_____.

_____, Owner

_____, Title and Company (if applicable)"

FINAL, REPLAT, MINOR, AMENDED, AND CONVEYANCE PLAT CHECKLIST (cont.)

*"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 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

Type or Print Notary's Name

My Commission Expires _____."

- The following certificate shall be included on the plat in a manner that will allow the signatures of the designated officials and the affixing of the City Seal.

"Approved and Accepted

*Chairman, Planning & Zoning Commission
City of Sanger, TX*

Date

*Mayor
City of Sanger, TX*

Date

Attested by

*City Secretary
City of Sanger, TX"*

Date



PLAT SUBMITTALS ONLY ACCEPTED ON MONDAYS

Final Plat/Replat Completed Plat Application Checklist

1. Bar scale, scale, north arrow,
2. Point of Beginning (POB) showing State Plane Coordinates (NAD '83)
3. Benchmarks are required – minimum of 2 locations per subdivision and an additional benchmark for every additional 20 acres.
4. Plat title block, plat name, plat preparation date (title block shall be 2" x 3" in lower right corner)
5. Subdivision/Owner name and address
6. Surveyors/Engineers Certification, sealed
7. Owner certification / Plat dedication
8. County Judges signature block – lower right above the title block
9. Vicinity map (labeled "NTS", oriented and showing at least two nearby major thoroughfares)
10. Adjacent property information (owners name, recording volume and page, recorded lots.
11. Project boundary in bold weight
12. Lot lines, easement lines, right-of-way lines clearly shown on plat
13. 16' utility easement along the right-of-way clearly shown on plat
14. Each lot shall have a minimum of 60' frontage
15. Each lot shall have a 30' set back line
16. Sequential lot and block numbering
17. Identify items used for Block and Boundary Corners/Monuments
18. Overall, centerline and radii measurements of all ROW
19. City limits and/or ETJ boundaries
20. Identification of open spaces or HOA lots
21. Identification of flood plain
22. Identification of any remaining portions of lots
23. Lot areas and widths in conformance to Denton County Subdivision Rules and Regulations
24. Recording information for easements
25. For Replat or Amending Plats – indicate the reason
26. Add - Standard Notes

<input checked="" type="checkbox"/> Utilities	<input checked="" type="checkbox"/> Easements	<input checked="" type="checkbox"/> Engineering
<input checked="" type="checkbox"/> General	<input checked="" type="checkbox"/> Maintenance	
<input checked="" type="checkbox"/> Floodplain	<input checked="" type="checkbox"/> Drainage	
<input checked="" type="checkbox"/> Lake Ray Roberts	<input checked="" type="checkbox"/> Private Streets	

N/A

REFERENCE: Denton County Subdivision Rules & Regulations can be found online at: <https://www.dentoncounty.gov/DocumentCenter/View/1567/Subdivision-Rules-and-Regulations-PDF>.



Standard Plat Notes

UTILITIES

- Sanitary sewer to be handled by facilities approved by the Denton County Public Health Department.
- All utility providers' names, addresses and phone numbers or will serve letters.

EASEMENTS

- All surface drainage easements shall be kept clear of fences, buildings, foundations, plantings, and other obstructions to the operation and maintenance of the drainage facility.

GENERAL

- Construction not complete within two years of the Commissioners Court approval shall be subject to current County Subdivision Rules and Regulations.
- A driveway culvert must be obtained from Development Services by the owner of each lot prior to the construction, installation or placement of any driveway access improvements within the dedicated right-of-way.
- The City of Denton does not approve plats for property located in their Division 2 ETJ based on an ICA with Denton County regarding platting in the ETJ.

MAINTENANCE

- The maintenance of paving, grading and drainage improvements and/or easements show on this plat are the responsibility of the individual property owners and do not constitute acceptance of same for maintenance purposes by Denton County.

FLOODPLAIN

- No construction, without written approval from Denton County shall be allowed within an identified "FIRM" floodplain area, and then only after a detailed floodplain development permit including engineering plans and studies show that no rise in the Base Flood Elevation (BFE) will result, that no flooding will result, that no obstruction to the natural flow of water will result; and subject to all owners of the property affected by such construction becoming a party to the request. Where construction is permitted, all finished floor elevations shall be a minimum of two-foot above the 100-year flood

DRAINAGE

- Blocking the flow of water or construction improvements in surface drainage easements, and filling or obstructing the floodway is prohibited.
- Denton County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
- The existing creeks or drainage channels traversing along or across the addition 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.

LAKE RAY ROBERTS

- For those properties located within the Lake Ray Roberts Planning and Zoning Jurisdiction, the following note must be added: "These properties are located within the Lake Ray Roberts Land Use Ordinance jurisdiction and are subject to the ordinance. This property is zoned ____." All setback lines must be shown on the plat.

PRIVATE STREETS

- Denton County shall not be responsible for maintenance of private streets, drives, emergency access easements, recreation areas and open spaces; and the owners shall be responsible for the maintenance of private streets, drives, emergency access easements, recreation areas and open spaces, and said owners agree to indemnify and hold harmless Denton County, from all claims, damages and losses arising out of or resulting from performance of the obligations of said owners set forth in this paragraph.

ENGINEERING

- When engineering plans are provided, the engineer shall execute on the face of the plat the following statement:
"I _____, a Texas Licensed Engineer, do hereby affirm that to the best of my knowledge, information and belief and based upon the information provided, the drainage improvements shown on this plat will have no adverse effect on any property adjacent to the property shown. I further declare that I will accept full responsibility and hold harmless Denton County from any claim or litigation arising out of any claim or litigation arising out of any errors, omissions or other acts of negligence in the preparation of same."

Letter of Intent

Project Name: Vinson Acres Addition

Project Type: Minor Plat

Owner Information:

Clinton Joseph Vinson & Chelsea Anne Vinson

8802 Bernard Rd

Sanger, TX 76266

(214) 998-9454

cvinson@meritprofessional.com

Plat Prepared By:

Daniel Hogg

PLS, Inc.

1200 S. Woodrow Ln, Ste. 200

Denton, TX 76205

(940) 808-1191

d.hogg@plswf.com

To whom it may concern,

The owners of a called 10.00 acre tract of land located on Sam Bass Road, within the Extra-Territorial Jurisdiction of the City of Sanger, TX, wish to plat said property into a single residential lot for the purpose of building a home. The property is located approximately 4 miles West of the City of Sanger

This letter is to server as request for the aforementioned Minor Plat to be reviewed and considered by the appropriate approval body of the City of Sanger, TX.

Polyline Report

Wed Jan 19 14:39:18 2022

Northing	Easting	Bearing	Distance
7178780.04	2360159.14	S 88°43'57" W	883.50
7178760.50	2359275.86	N 00°19'32" E	491.15
7179251.64	2359278.65	N 88°43'28" E	890.29
7179271.46	2360168.72	S 01°07'00" W	491.52
7178780.04	2360159.14		

Closure Error Distance> 0.0000

Total Distance> 2756.46

Polyline Area: 435488 sq ft, 9.997 acres

Letter of Intent

Project Name: Vinson Acres Addition

Project Type: Minor Plat

Owner Information:

Clinton Joseph Vinson & Chelsea Anne Vinson

8802 Bernard Rd

Sanger, TX 76266

(214) 998-9454

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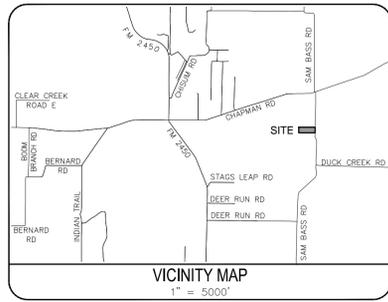
d.hogg@plswf.com

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This letter is to server as request for the aforementioned Minor Plat to be reviewed and considered by the appropriate approval body of the City of Sanger, TX.

DENTON COUNTY, TEXAS



NOTES:

1. THE PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN A DESIGNATED ZONE X AND DOES NOT APPEAR TO BE LOCATED IN A 100 OR 500 YEAR FLOOD AREA AS PLOTTED ON COMMUNITY PANEL # 480774 0205 G OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE OR FLOOD HAZARD BOUNDARY MAP BEARING A REVISED EFFECTIVE DATE OF APRIL 18, 2011.
2. THE PURPOSE OF THIS PLAT IS TO CREATE A SINGLE RESIDENTIAL LOT FROM A PREVIOUSLY UNPLATTED TRACT OF LAND.
3. ALL BEARINGS CONTAINED HEREIN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS NORTH CENTRAL ZONE (4202).
4. WATER SERVICE PROVIDED BY: BOLIVAR WATER SUPPLY CORPORATION
4151 FM 485
SANGER, TX 76266
(940) 458-3931
5. SANITARY SEWER TO BE HANDLED BY FACILITIES APPROVED BY DENTON COUNTY PUBLIC HEALTH DEPARTMENT.
6. ELECTRIC SERVICE PROVIDED BY: COSERV ENERGY
7701 I-35E FRONTAGE RD.
CORINTH, TX 76210
(940) 321-7800
7. ALL LOTS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE ZONING DISTRICT.
8. THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND THE APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES DUE.
9. 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.
10. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS, IF ANY, ON THIS PROPERTY.
11. MINIMUM FINISHED FLOOR ELEVATIONS ARE AT LEAST 2 FEET ABOVE THE 100 YEAR FLOOD PLAIN.
12. ALL CORNERS ARE 5/8" IRON RODS SET WITH PLASTIC CAP STAMPED "PLS INC" UNLESS OTHERWISE NOTED.
13. 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.
14. THE MAINTENANCE OF PAVING, GRADING AND DRAINAGE IMPROVEMENTS AND/OR EASEMENTS SHOWN ON THIS PLAT ARE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNERS AND DOES NOT CONSTITUTE ACCEPTANCE OF SAME FOR MAINTENANCE PURPOSE BY DENTON COUNTY.
15. ALL SURFACE DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
16. BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN SURFACE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTING THE FLOODWAY IS PROHIBITED.
17. DENTON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.
18. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE ADDITION 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.
19. CONSTRUCTION NOT COMPLETE WITHIN TWO YEARS OF THE COMMISSIONERS COURT APPROVAL SHALL BE SUBJECT TO CURRENT COUNTY SUBDIVISION RULES AND REGULATIONS.
20. A DRIVEWAY CULVERT PERMIT MUST BE OBTAINED FROM ROAD AND BRIDGE DEPARTMENTS BY THE OWNER OF EACH LOT PRIOR TO THE CONSTRUCTION, INSTALLATION OR PLACEMENT OF ANY DRIVEWAY ACCESS IMPROVEMENTS WITHIN THE DEDICATED RIGHT-OF-WAY.
21. NO CONSTRUCTION WITHOUT WRITTEN APPROVAL FROM DENTON COUNTY SHALL BE ALLOWED WITHIN AN IDENTIFIED "FIRM" FLOODPLAIN AREA, AND THEN ONLY AFTER A DETAILED FLOODPLAIN DEVELOPMENT PERMIT INCLUDING ENGINEERING PLANS AND STUDIES SHOW THAT NO RISE IN THE BASE FLOOD ELEVATION (BFE) WILL RESULT, THAT NO FLOODING WILL RESULT, THAT NO OBSTRUCTION TO THE NATURAL FLOW OF WATER WILL RESULT; AND SUBJECT TO ALL OWNERS OF THE PROPERTY AFFECTED BY SUCH CONSTRUCTION BECOMING A PARTY TO THE REQUEST, WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF 2 FOOT ABOVE THE 100-YEAR FLOOD ELEVATION.
22. DENTON COUNTY WILL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES; AND THE OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES, AND SAID OWNERS AGREE TO INDEMNIFY AND HOLD HARMLESS DENTON COUNTY, FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.

**STATE OF TEXAS
COUNTY OF DENTON**

We, the undersigned, owners of the land shown on this plat within the area described by metes and bounds as follows:

Being a tract of land situated in the J. West Survey, Abstract No. 1428 and the M. Rolls Survey, Abstract No. 1096, Denton County, Texas and being all of a called 10.00 acre tract of land described in Deed to Clinton Joseph Vinson and Chelsea Anne Vinson as recorded in Instrument No. 2021-16100 of the Official Records of Denton County, Texas, and being more particularly described herein as follows:

BEGINNING at a "MAG" spike found in Sam Bass Road (a public road) for the Southeast corner of said Vinson tract and the Northeast corner of a called 5,000 acres tract of land described in Deed to Jedediah Higgins as recorded in Document Number 2021-181338 of said Official Records, and being in the West line of a tract of land described in Deed to James C. Ready and Leona J. Ready as recorded in Document Number 1997-80637;

THENCE South 88 degrees 43 minutes 57 seconds West, with the South line of said Vinson tract and the North line of said Larussa tract, a distance of 883.50 feet to a 10 inch wood fence corner post found in the East line of a called 241.039 acres tract of land described in Deed to Medieval Castle, Inc. as recorded in Volume 3068, Page 694 of the Real Property Records of Denton County, Texas for the Southwest corner of said Vinson tract and the Northwest corner of said Munson tract;

THENCE North 00 degrees 19 minutes 32 seconds East, with the West line of said Vinson tract and the East line of said Medieval Castle, Inc. tract, a distance of 491.15 feet to a 2 inch steel fence corner post found for the Northwest corner of said Vinson tract and the Southwest corner of a called 5.00 acre tract of land described in Deed to Thomas K. Larussa as recorded in Instrument Number 2011-29259 of said Official Records;

THENCE North 88 degrees 43 minutes 28 seconds East, with the North line of said Vinson tract and the South line of said Larussa tract, a distance of 890.29 feet to a "MAG" spike found in said Sam Bass Road for the Northeast corner of said Vinson tract and the Southeast corner of said Larussa tract;

THENCE South 01 degrees 07 minutes 00 seconds West, along Sam Bass Road and with the East line of said tract 2, passing the Northwest corner of said Ready tract, and continuing for a total distance of 491.52 feet to the **POINT OF BEGINNING** and containing, within the metes and bounds herein recited, 9.997 acres of land, or 435,488 square feet, more or less.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT CLINTON JOSEPH VINSON AND CHELSEA ANNE VINSON, acting herein by and through its duly authorized officer do hereby adopt this plat designating the hereinabove described property as LOT 1, BLOCK A of the VINSON ACRES ADDITION, an addition to the City of Sanger, Texas, and do 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 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____.

CLINTON JOSEPH VINSON - OWNER

CHELSEA ANNE VINSON - OWNER

**STATE OF TEXAS
DENTON COUNTY**

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED CLINTON JOSEPH VINSON, 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 PURPOSES AND CONSIDERATIONS THEREIN.

WITNESS MY HAND AND SEAL OF THE OFFICE THIS THE ____ DAY OF _____, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF _____ COUNTY.

MY COMMISSION EXPIRES ON _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

**STATE OF TEXAS
DENTON COUNTY**

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED CHELSEA ANNE VINSON, 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 PURPOSES AND CONSIDERATIONS THEREIN.

WITNESS MY HAND AND SEAL OF THE OFFICE THIS THE ____ DAY OF _____, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF _____ COUNTY.

MY COMMISSION EXPIRES ON _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THOMAS K. LARUSSA
CALLED 5,000 ACRES
INST. NO. 2011-29259
O.R.D.C.T.

LOT 1, BLOCK A
9.997 ACRES
423,759 SQ. FT.

CLINTON JOSEPH VINSON AND
CHELSEA ANNE VINSON
CALLED 10.00 ACRES
INST. NO. 2021-16100
O.R.D.C.T.

JEDEDIAH HIGGINS
CALLED 5,000 ACRES
DOC. NO. 2021-181338
O.R.D.C.T.

N7179271.46
E:2360168.72

IAN SPEARS
CALLED 10.65 ACRES
INST. NO. 2017-104043
O.R.D.C.T.

IAN SPEARS
CALLED 3,554 ACRES
INST. NO. 2018-56835
O.R.D.C.T.

JAMES C. READY AND LEONA J. READY
TRUSTEES OF THE
JAMES C. READY AND LEONA J. READY
REVOCABLE LIVING TRUST
DOC. NO. 1997-80637
O.R.D.C.T.

POB
N:7178780.04
E:2360159.14

J. WEST SURVEY,
ABSTRACT NO. 1428

M. ROLLS SURVEY,
ABSTRACT NO. 1096

SURVEYOR'S CERTIFICATE

**STATE OF TEXAS
DENTON COUNTY**

THAT I, Joe C. Vaughn, Jr., do hereby certify that I prepared this plat from an actual and accurate survey of land and that the corner monuments shown thereon were properly placed under my supervision. This plat was prepared in accordance with the subdivision rules and regulations of the City of Cross Roads, Denton County, Texas.

PRELIMINARY

THIS DOCUMENT IS ISSUED FOR REVIEW PURPOSES ONLY. IT SHALL NOT BE RECORDED FOR ANY PURPOSE, AND SHALL NOT BE USED, VIEWED, OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

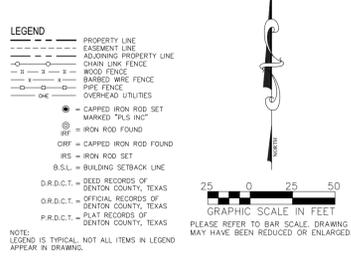
JOE C. VAUGHN, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5926
JANUARY 19, 2022
FIRM REGISTRATION NO. 10129300

APPROVED:	
CHAIRMAN, PLANNING & ZONING COMMISSION CITY OF SANGER, TEXAS	DATE
MAYOR OF SANGER, TEXAS	DATE
ATTESTED BY:	
CITY SECRETARY CITY OF SANGER, TEXAS	DATE

MINOR PLAT

**LOT 1, BLOCK A
VINSON ACRES ADDITION**
9.997 ACRES GROSS (435,488 SQ. FT.)
9.728 ACRES (423,759 SQ. FT.) IN A RESIDENTIAL LOT
0.269 OF AN ACRE (11,729 SQ. FT.) R.O.W. DEDICATION

J. WEST SURVEY, ABSTRACT NO. 1428
M. ROLLS SURVEY, ABSTRACT NO. 1096
CITY OF SANGER, TEXAS
DATE OF PREPARATION: JANUARY 18, 2022



DATE: 02/03/2022

1st REVIEW COMMENTS – Minor Plat (Vinson Acres Addition)

Request is for a Minor Plat of Vinson Acres Addition platting Lot 1, Block A being approximately 9.728 acres, prepared by Pipeline Land Service, Inc submitted on 01/20/2022. Below are the comments that should be addressed prior to recommendation to City Council for approval. Resubmit the revised plat along with a response letter addressing all comments.

Planning

Provide the following

1. Provide a sign notarized copy of private restrictions (if any), that are filed for record in the office of the County Clerk.
2. Provide on Plat the name, address, and phone number of all utilities providing service to the development and include will serve letters.
3. Add Accepted to the signature block “Approved and Accepted”

Informational Comments

1. The property is within the City of Sanger’s Extraterritorial Jurisdiction.
2. The Minor Plat will be scheduled for Planning and Zoning (P&Z) Commission meeting on Monday, February 14, 2022, and for City Council meeting on Monday March 7, 2022.

Engineering Comments and Markups are Provided in Separate Documents



3803 Parkwood Blvd. Suite 800
Frisco, Texas 75034
(214) 618-4570
Fax (214) 739-0095

January 31, 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: **Minor Plat for Ridgecrest North, Phase III**
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 Lot 1, Block A, Vinson Acres Addition. The purpose of the minor plat is to plat a single residential lot from an unplatted tract. The proposed addition is located within the ETJ of the City of Sanger north of the intersection of Sam Bass Road and Duck Creek Road. The minor plat was prepared by Pipeline Land Services, Inc. and is dated January 19, 2022.

This replat is in the City of Sanger ETJ. The City of Sanger has an interlocal agreement with Denton County regarding platting, review of construction plans and construction inspection. All City of Sanger and well as Denton County standards, codes, and requirements shall apply with the more restrictive standard governing. See City Code and DCSRR Section IV, Paragraph 11.

We have completed our review of the plans and have the following comments:

General Comments:

1. Update Surveyor's Certificate to reference the City of Sanger instead of Cross Roads.
2. There is a conflicting document number for the recordation of the called Ready tract. Verify and update accordingly.
3. The legal description references a called Munson tract, where it appears to be referencing a called Higgins tract. Verify and update accordingly.
4. Provide a closure report per 10.104(d)(10)(b) in the Sanger Code of Ordinances.
5. Irons must be set for all property corners per Section VI, Subsection 9 in the Denton County Subdivision Rules and Regulations (DCSRR).
6. Show required setbacks (front, rear, and side) for all proposed lots on the plat per zoning ordinance. Section VI, Subsection 12 (DCSRR) and Chapter 4 in the Code of Ordinances.

Ms. Ramie Hammonds
January 31, 2022
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7. Specify zoning on the plat per Chapter 4, Code of Ordinances.
8. The FEMA community panel ID is 48121CO205G. Update on Note 1.
9. Provide will-serve letters from all relevant utility companies. Show the location of existing water and sewer lines, or state intent to use on-site facilities. Section VI, Subsection 9 (DCSRR).
10. Per the City of Sanger Master Thoroughfare Plan, Sam Bass is a future M4U roadway. This requires a ROW width of 80 feet. Increase ROW dedication to 40-feet as measured from the centerline of the road.

The Engineer/Owner shall revise the replat and provide construction 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) 764-7467.

Sincerely,

HALFF ASSOCIATES, INC.
TBPELS Firm No. 312



Leigh A. Hollis, P.E.

Attachments: Markups