CITY COUNCIL

MEETING AGENDA

AUGUST 04, 2025, 6:00 PM

CITY COUNCIL REGULAR MEETING
HISTORIC CHURCH BUILDING - 403 N 7TH STREET, SANGER, TEXAS

CALL THE WORK SESSION TO ORDER AND ESTABLISH A QUORUM

DISCUSSION ITEMS

1. Presentation of Utility Rate Study

OVERVIEW OF ITEMS ON THE REGULAR AGENDA

ADJOURN THE WORK SESSION

The Regular Meeting will begin following the Work Session but not earlier than 7:00 p.m.

CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM

INVOCATION AND PLEDGE

CITIZENS COMMENTS

This is an opportunity for citizens to address the Council on any matter. Comments related to public hearings will be heard when the specific hearing begins. Citizens are allowed 3 minutes to speak. Each speaker must complete the Speaker's Form and include the topic(s) to be presented. Citizens who wish to address the Council with regard to matters on the agenda will be received at the time the item is considered. The Council is not allowed to converse, deliberate or take action on any matter presented during citizen input.

CONSENT AGENDA

All items on the Consent Agenda will be acted upon by one vote without being discussed separately unless requested by a Councilmember to remove the item(s) for additional discussion. Any items removed from the Consent Agenda will be taken up for individual consideration.

2. Consideration and possible action on the minutes from the July 21, 2025, meeting.

3. Consideration and possible action on a Replat of Sanger South Subdivision being approximately 0.662 acres of land described as A0071A BURLESON, TR 8 and Sanger South, BLK 3, Lot 15 within the City of Sanger, generally on the west side of Cowling Road and across from the Cowling Road and Quail Crossing intersection.

4. Consideration and possible action on the Final Plat of Clear Creek Intermediate School, being 13.356 acres, located in the City of Sanger, and generally located on the west side of South Stemmons Frwy approximately 667 feet south of the intersection of the Business I-35 ramp and South Stemmons Frwy.

5. Consideration and possible action on the Final Plat of Sanger High School, being 55.886 acres, located in the City of Sanger, and generally located on the southeast corner of the intersection of FM 455 and Indian Lane.

6. Consideration and possible action on a Final Plat of Lois Road Estates Subdivision Filing No. 1, being approximately 38.769 acres of land described as A0029A R. BEEBEE, TR, within the City of Sanger, generally located on the south side of Lois Rd approximately 1219 feet west of the intersection of Marion Rd and Lois Rd.

7. Consideration and possible action on a Final Plat of Lois Road Estates Subdivision Filing No. 2, being approximately 29.228 acres of land described as A0029A R. BEEBEE, TR, within the City of Sanger, generally located on the south side of Lois Rd approximately 1219 feet west of the intersection of Marion Rd and Lois Rd.

8. Consideration and possible action to amend the Interlocal Cooperation Agreement between Denton County and the City of Sanger Police and Fire Departments for the use of the Denton County Radio Communications System for Fiscal Year 2024-2025 due to a change in radio/contract.

9. Consideration and possible action to amend the Interlocal Cooperation Agreement between Denton County and the City of Sanger Police and Fire Departments for the use of the Denton County Radio Communications System for Fiscal Year 2025-2026 due to a change in radio/contract.

10. Consideration and possible action on entering into an agreement with KSA Engineers, Inc to perform a groundwater resource evaluation, water storage and pumping site modeling, and preparation of conceptual design documents and authorize the City Manager to execute said agreement.

PUBLIC HEARING ITEMS

11. Conduct a public hearing on a request for a Specific Use Permit (SUP) for Office Use, on the south end 3.935 acres of land described as A0029AR BEEBE, TR 132 and known as 207 Chapman Dr, zoned as Industrial 1 (I-2) and generally located on the north side of Chapman Dr approximately 525 feet east of the intersection of Chapman Dr and 5th St.

12. Conduct a public hearing on a request for a zoning change from Agriculture A to Planned Development PD for approximately 130.907 acres of land, 60 acres described as A0029A R. BEEBEE, TR 67 & 68(PT) and A0029 R. BEEBE, TR 66(PT), within the City of Sanger, and generally located north of FM 455 and East of the Santa Fe Railroad.

ACTION ITEMS

13. Consideration and possible action on Ordinance No. 08-21-25 a request for a Specific Use Permit (SUP) for Office Use, on the south end .26 acres of land described as A0029AR BEEBE, TR 132 and known as 207 Chapman Dr, zoned as Industrial 1 (I-2) and generally located on the north side of Chapman Dr approximately 525 feet east of the intersection of Chapman Dr and 5th St.

14. Consideration and possible action on Ordinance No. 08-22-25 a request for a zoning change from Agriculture A to Planned Development PD for approximately 130.907 acres of land, 60 acres described as A0029A R. BEEBEE, TR 67 & 68(PT) and A0029 R. BEEBE, TR 66(PT), within the City of Sanger, and generally located north of FM 455 and East of the Santa Fe Railroad.

15. Consideration and possible action on Change Order No. 4 in the amount of $11,406.00 with Ana Site Construction, LLC for the additional work on water and sewer lines and authorize the City Manager to execute said Change Order No. 4.

16. Consideration and possible action on Resolution No. 2025-10 accepting the proposed property tax rate; establishing dates for public hearings on the proposed property tax rate and Fiscal Year 2025-2026 budget; providing for the dates for the City Council to approve the property tax rate and Fiscal Year 2025-2026 budget; and providing for publication of public hearing notices as provided by the Texas law.

17. Consideration and possible action on Resolution 2025-11, Appointing and Reappointing members to the 4A Industrial Development Corporation; 4B Development Corporation; Parks and Recreation / Keep Sanger Beautiful Board; Board of Adjustment; Library Board; Planning and Zoning Commission, Capital Improvements, and Sanger Cultural Education Facilities Finance Corporation.

FUTURE AGENDA ITEMS

The purpose of this item is to allow the Mayor and Councilmembers to bring forward items they wish to discuss at a future meeting, A Councilmember 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 Council or at the call of the Mayor.

INFORMATIONAL ITEMS

Information Items are for informational purposes only. No action may be taken on items listed under this portion of the agenda.

18. Republic Services Waste Report - June 2025

19. The Metropolitan Transportation Plan for North Central Texas - Mobility 2050

20. Atmos Energy Mid-Tex Division Rate Tariffs – Rate Schedule – August 2025

ADJOURN

NOTE: The City Council reserves the right to adjourn into Executive Session as authorized by Texas Government Code, Section 551.001, et seq. (The Texas Open Meetings Act) on any item on its open meeting agenda in accordance with the Texas Open Meetings Act, including, without limitation Sections 551.071-551.087 of the Texas Open Meetings Act.

CERTIFICATION

I certify that a copy of this meeting notice was posted on the bulletin board at City Hall that is readily accessible to the general public at all times and was posted on the City of Sanger website on July 31, 2025 at 12:10 PM.

/s/Kelly Edwards
Kelly Edwards, City Secretary

The Historical Church is wheelchair accessible. Request for additional accommodations or sign interpretation or other special assistance for disabled attendees must be requested 48 hours prior to the meeting by contacting the City Secretary's Office at 940.458.7930.

CITY COUNCIL COMMUNICATION

DATE: August 4, 2025

FROM: Clayton Gray, Chief Financial Officer

AGENDA ITEM: Presentation of Utility Rate Study

SUMMARY:

- The most recent utility rate study for the City was completed in 2023.
- Earlier this year, the City hired NewGen Strategies & Solutions to update that study.
- The updated rate study evaluated the revenue needs of the City's water, wastewater, and electric systems and determined user rates necessary to meet those needs.
- The five-year financial plan includes projected rates through the 2029–30 fiscal year.

FISCAL INFORMATION:

Budgeted: NO Amount: $0.00 GL Account: XXX.XX.XXXX

RECOMMENDED MOTION OR ACTION:

- N/A

ATTACHMENTS:

- Utility Rate Study

CITY COUNCIL COMMUNICATION

DATE: August 4, 2025

FROM: Kelly Edwards, City Secretary

AGENDA ITEM: Consideration and possible action on the minutes from the July 21, 2025, meeting.

SUMMARY:
N/A

FISCAL INFORMATION:
Budgeted: N/A Amount: $0.00 GL Account: N/A

RECOMMENDED MOTION OR ACTION:
Approve the minutes from the meeting on July 21, 2025.

ATTACHMENTS:
City Council minutes

CITY COUNCIL

MEETING MINUTES

JULY 21, 2025, 6:00 PM

CITY COUNCIL REGULAR MEETING
HISTORIC CHURCH BUILDING - 403 N 7TH STREET, SANGER, TEXAS

CALL THE WORK SESSION TO ORDER AND ESTABLISH A QUORUM

Mayor Muir called the work session to order at 6:01 p.m.

COUNCILMEMBERS PRESENT

Mayor	Thomas Muir
Mayor Pro Tem, Place 2	Gary Bilyeu
Councilmember, Place 1	Marissa Barrett
Councilmember, Place 3	Josh Burrus
Councilmember, Place 4	Allen Chick
Councilmember, Place 5	Victor Gann

COUNCILMEMBERS ABSENT

None

STAFF MEMBERS PRESENT:

City Manager John Noblitt, City Secretary Kelly Edwards, Chief Financial Officer Clayton Gray, Parks & Recreation Director Ryan Nolting, Director of Human Resources and Special Projects Jeriana Staton-Hemb, Police Chief Tyson Cheek, and Lt. Justin Lewis.

DISCUSSION ITEMS

1. Presentation and discussion regarding the City of Sanger's 2025-26 Annual Budget.

   Director Gray provided a presentation and overview of the 2025-2026 Annual Budget, including General Fund, Projected Revenues, Enterprise Fund, and Internal Service Funds.

OVERVIEW OF ITEMS ON THE REGULAR AGENDA

Discussion ensued regarding Item 7 and any remaining expenses.

ADJOURN THE WORK SESSION

There being no further business, Mayor Muir adjourned the work session at 6:55 p.m.

CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM

Mayor Muir called the regular meeting to order at 7:03 p.m.

COUNCILMEMBERS PRESENT

Mayor	Thomas Muir
Mayor Pro Tem, Place 2	Gary Bilyeu
Councilmember, Place 1	Marissa Barrett
Councilmember, Place 3	Josh Burrus
Councilmember, Place 4	Allen Chick
Councilmember, Place 5	Victor Gann

COUNCILMEMBERS ABSENT

None

STAFF MEMBERS PRESENT:

City Manager John Noblitt, City Secretary Kelly Edwards, Chief Financial Officer Clayton Gray, Parks & Recreation Director Ryan Nolting, Director of Human Resources and Special Projects Jeriana Staton-Hemb, Director of Economic Development Shani Bradshaw, Police Chief Tyson Cheek, and Lt. Justin Lewis.

INVOCATION AND PLEDGE

Councilmember Chick gave the Invocation. The Pledge of Allegiance was led by Councilmember Barrett.

CITIZENS COMMENTS

Vince Handler candidate for Justice of the Peace, Pct 5, gave an overview of his campaign and his experience.

REPORTS

2. Annual presentation and overview of the Parks, Recreation & Facility Maintenance Department.

   Director Nolting provided a presentation and introduced team members.

   Discussion ensued regarding the city auction, and cameras at the park, and increasing security.

CONSENT AGENDA

3. Consideration, acknowledgement, and acceptance of the Federal Single Audit Report from BrooksWatson & Co. for the fiscal year ending September 30, 2024.

4. Consideration and possible action on the minutes from the July 7, 2025, meeting.

5. Consideration and possible action on Resolution 2025-09, Adopting an Electronic Mail Records Retention and Destruction Policy.

6. Consideration and possible action authorizing staff to issue an RFQ for an Economic Development Strategic Plan.

7. Consideration and possible action on Ordinance 07-20-25, amending the budget for the 2024-2025 fiscal year and authorizing amended expenditures as provided; providing for the repeal of all ordinances in conflict; providing a cumulative clause; providing for a severability clause; and providing a savings clause; an establishing an effective date.

   Councilmember Chick removed Items 5-6 for additional discussion.

   Motion to approve Items 3,4,and 7 of the consent agenda as presented.

   Motion: Chick
   Second: Gann
   Ayes: Barrett, Bilyeu, Burrus, Chick, and Gann.
   Nays: None
   Motion passed unanimously.

   Motion to approve Item 5 of the consent agenda as presented.

   Motion: Chick
   Second: Gann
   Ayes: Barrett, Bilyeu, Burrus, Chick, and Gann.
   Nays: None
   Motion passed unanimously.

Motion to approve Item 6 of the consent agenda as presented.

Motion: Chick
Second: Burrus
Ayes: Barrett, Bilyeu, Burrus, Chick, and Gann.
Nays: None
Motion passed unanimously.

FUTURE AGENDA ITEMS

City Manager Noblitt stated there will be a special meeting on August 11, 2025 at 6:00 p.m. for the Fiscal Year 2025-2026 Budget to conduct a public hearing.

INFORMATIONAL ITEMS

8. Financial Statement May 31, 2025

9. Disbursements Reports May 2025 and June 2025

EXECUTIVE SESSION

Pursuant to the Open Meetings Act, Chapter 551, the City Council Will Meet in a Closed Executive Session in Accordance with the Texas Government Code:

Section 551.074. PERSONNEL MATTERS

For deliberations regarding the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee.

- City Manager

Council convened into executive session at 7:29 p.m.

RECONVENE INTO REGULAR SESSION

Council reconvened into open session at 9:22 p.m.

Motion to approve the City Manger's Employment Agreement under the terms discussed and authorize the Mayor to execute said agreement after legal review and release.

Motion: Bilyeu
Second: Barrett
Ayes: Barrett, Bilyeu, Burrus, Chick, and Gann.
Nays: None
Motion passed unanimously.

Motion to approve the City Manager's Severance Agreement under the terms discussed and authorize the Mayor to execute said agreement after legal review and release.

Motion: Bilyeu
Second: Burrus
Ayes: Barrett, Bilyeu, Burrus, Chick, and Gann.
Nays: None
Motion passed unanimously.

ADJOURN

There being no further business, Mayor Muir adjourned the meeting at 9:24 p.m.

_____
Thomas E. Muir, Mayor

_____
Kelly Edwards, City Secretary

CITY COUNCIL COMMUNICATION

DATE: August 4, 2025

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on a Replat of Sanger South Subdivision being approximately 0.662 acres of land described as A0071A BURLESON, TR 8 and Sanger South, BLK 3, Lot 15 within the City of Sanger, generally on the west side of Cowling Road and across from the Cowling Road and Quail Crossing intersection.

SUMMARY:

- This Development is made up of an unplatted lot and a portion of a platted lot.
- Once platted, the lot will be 0.662 acres.
- The site has a church located on the lot facing Cowling.
- The remaining portion of the platted lot still meets all zoning requirements.
- Planning & Zoning recommended approval on 5-12-25

FISCAL INFORMATION:

Budgeted: N/A Amount: N/A GL Account: N/A

RECOMMENDED MOTION OR ACTION:

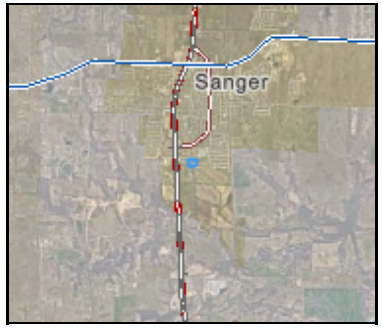
Staff recommends APPROVAL.

ATTACHMENTS:

Location Map
Final Plat
Application
Letter of Intent

Denton County Landmark Map





Legend

- 911 Addresses
- Development Permits
- Parcels

Floodplain

- Cross Section Location
- Base Flood Elevation
- FEMA Floodway
- Flood Grid
- FEMA 100yr Flood Zone A
- FEMA 100yr Flood Zone AE
- FEMA 500yr Flood Zone
- Levee Protected

Notes

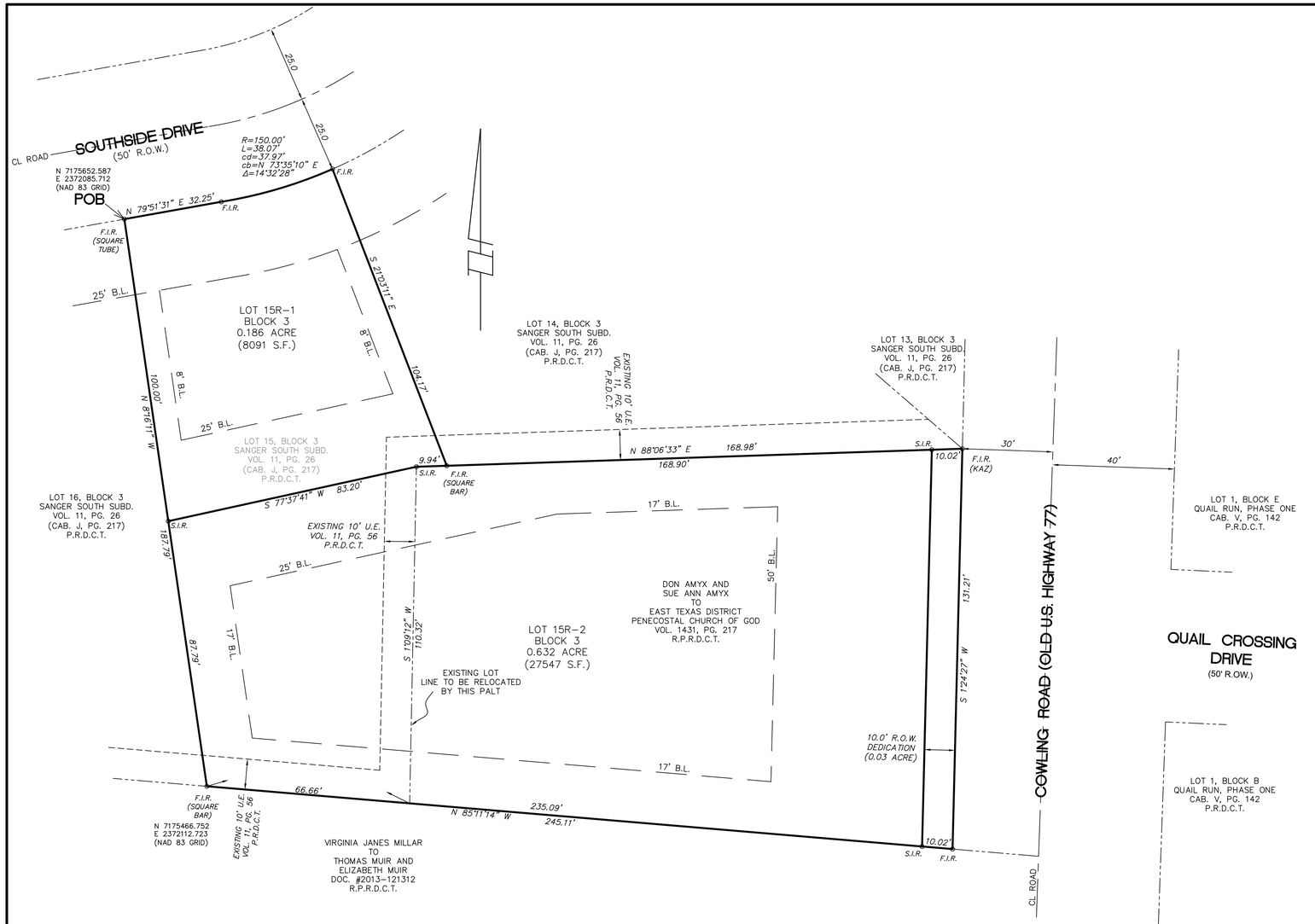
0 100 200 ft

https://gis.dentoncounty.gov

5/5/2025 8:13:45 PM

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Denton County does not guarantee the correctness or accuracy of any features on this product and assumes no responsibility in connection therewith. This product may be revised at any time without notification to any user.



OWNER'S CERTIFICATE AND DEDICATION

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 all that certain lot, tract, or parcel of land situated in the M. Burleson Survey Abstract Number 71 in the City of Sanger Denton County, Texas, being all that certain tract of land conveyed by deed from Don Amyx and Sue Ann Amyx to East Texas District Pentecostal Church of God recorded in Volume 1431, Page 217 Real Property Records, Denton County, Texas, and being all of Lot 15, Block 3 of Sanger South Subdivision, an addition to the City of Sanger, Denton County, Texas according to the plat thereof recorded in Volume 11, Page 26 (now held in Cabinet J, Page 217), Plat Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a square **bar** found for corner in south line of Southside Drive, a public roadway having a right-of-way of 50.0 feet, said point being the northeast corner of Lot 16 in said Block 3 of said Sanger South Subdivision;

THENCE N 79° 51' 31" E, 32.25 feet with said south line of said Southside Drive to an iron rod found for corner;

THENCE along the arc of a curve to the left having a central angle of 14° 32' 28", a radius of 150.00 feet, an arc length of 38.07 feet, whose chord bears N 73° 35' 10" E, 37.97 feet with said south line of said Southside Drive to an iron rod found for corner, said point being the northwest corner of Lot 14 in said Block 3 of said Sanger South Subdivision;

THENCE S 21° 03' 11" E, 104.17 feet with the west line of said Lot 14 to a square **bar** found for corner, said point being the southwest corner of said Lot 14;

THENCE N 88° 06' 33" E, 168.98 feet with the south line of said Lot 14 to a capped iron rod marked KAZ found for corner in the west line of Cowling Road, a public roadway having a right-of-way of 70.0 feet;

THENCE S 01° 24' 27" W, 131.21 feet with said west line of said Cowling Road to an iron rod found for corner, said point being the northeast corner of that certain tract of land conveyed by deed from Virginia Janes Millar to Thomas Muir and Elizabeth Muir recorded under Document Number 2013-121312, Real Property Records, Denton County, Texas;

THENCE N 85° 11' 14" W, 245.11 feet with the north line of said Muir tract to a square **bar** found for corner, said point being the southeast corner of said Lot 16 in said Block 3 of said Sanger South Subdivision;

THENCE N 08° 16' 11" W, 187.79 feet with the east line of said Lot 16 to the **PLACE OF BEGINNING** and containing 0.848 acre of land of which 0.03 acre is hereby dedicated as public right of way.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT WE, Jose Lopez and East Texas District Pentecostal Church of God, acting herein by and through its duly authorized officer does hereby adopt this plat designating the hereinabove described property as **LOTS 15R-1 and 15R-2, Block 3, SANGER SOUTH SUBDIVISION, being a replat of Lot 15 Block 3 of Sanger South Subdivision and 0.500 acre of previously unplatted land**, 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 always maintain all easements and facilities in a state of good repair and functional condition 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 _____, 2025.

_____
Jose Lopez

STATE OF TEXAS
COUNTY OF DENTON:
Before me, the undersigned authority, on this day personally appeared Jose Lopez, 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 office this _____ day of_____ 2025.

_____
NOTARY PUBLIC
STATE OF TEXAS

WITNESS MY HAND this _____ day of _____, 2025.

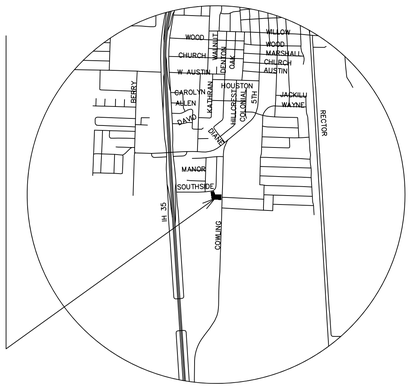
_____
Wes Ridge, authorized representative, East Texas District Pentecostal Church of God.

STATE OF TEXAS
COUNTY OF DENTON:
Before me, the undersigned authority, on this day personally appeared Wes Ridge, 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 office this _____ day of_____ 2025.

_____
NOTARY PUBLIC
STATE OF TEXAS

PROJECT LOCATION



VICINITY MAP
SCALE 1" = 2000'

NOTES:
1. The purpose of this plat is to replat a platted lot together with a previously unplatted tract of land by relocating the dividing line between the two tracts.
2. All lots comply with the minimum size requirements of the zoning district.
3. No portion of subject property lies within a special flood hazard area according to the FLOOD INSURANCE RATE MAP for Denton County and Incorporated Area, Map Number 48121C0205G, dated April 18, 2011. (Subject property lies in Zone X.)
4. Subject property lies within the City Limits of the City of Sanger.
5. This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.
6. 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.
7. This plat does not alter or remove existing deed restrictions, if any, on this property.
8. All common areas, drainage easements, and detention facilities will be owned and maintained by the HOA/property owner. Any common area within the city's right-of-way will require a facilities agreement, to be reviewed and approved by the city.
9. Blocking the flow of water or constructing improvements in surface drainage easements, and filling or obstructing the floodway is prohibited.
10. Water, Sewer, and Electric service is provided by the City of Sanger, 201 Bolivar Street, Sanger, Texas. TEL. 940-458-7930
11. Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983, as determined from GNSS observations.
12. Minimum finished floor elevations are at least 2 feet above the 100 year flood plain.

GRAPHIC SCALE 1"=20'

0 10 20 40 60 80 100

APPROVED AND ACCEPTED

_____
Chairman, Planning and Zoning Commission, City of Sanger, Texas Date

_____
Mayor, City of Sanger, Texas Date

ATTESTED BY

_____
City Secretary, City of Sanger, Texas Date

CERTIFICATE OF SURVEYOR

I, the undersigned, a registered professional land surveyor in the State of Texas, do 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.

_____
Jerald D. Yensan Date
Registered Professional Land Surveyor No. 4561

LEGEND
B.L. = BUILDING LINE
D.E. = DRAINAGE EASEMENT
F.I.R. = FOUND IRON ROD
S.I.R = SET CAPPED 1/2" RPLS 4561 IRON ROD
P.U.E. = PUBLIC UTILITY EASEMENT
R.P.R.D.C.T.= REAL PROPERTY RECORDS DENTON COUNTY TEXAS
P.R.D.C.T.= PLAT RECORDS DENTON COUNTY TEXAS
POB = PLACE OF BEGINNING
R.O.W. = RIGHT OF WAY
C.F. = CLERK'S FILE
R = RADIUS
L = LENGTH
CD = CHORD DISTANCE
CB = CHORD BEARING
Δ = DELTA
CL = CENTERLINE OF ROAD
_____ = PROPERTY LINE
_ _ _ _ = CENTER LINE OF ROAD
_ _ _ _ _ = EASEMENT LINE
_ _ . _ _ . = TRACT LINE

REVISED: 22 MAY, 2025

FINAL REPLAT

LOTS 15R-1 AND 15R-2, BLOCK 3 OF
SANGER SOUTH SUBDIVSION
BEING A REPLAT OF LOT 15, BLOCK 3 OF
SANGER SOUTH SUBDIVSION AND 0.500 ACRE
OF PREVIOUSLY UNPLATTED LAND
BEING 0.848 ACRE IN THE M. BURLESON SURVEY A-71
0.03 ACRE DEDICATED AS PUBLIC RIGHT OF WAY
CITY OF SANGER, DENTON COUNTY, TEXAS

LANDMARK SURVEYORS, LLC.
TX FIRM REGISTRATION NO. 10098600
4238 I-35 NORTH
DENTON, TEXAS 76207
(940) 382-4016
FAX (940) 387-9784

DRAWN BY: BTH SCALE: 1"=20' DATE: 03 APRIL, 2025 JOB NO: 257853

OWNER/DEVELOPER
EAST TEXAS DISTRICT
PENTECOSTAL CHURCH
OF GOD
WES RIDGE
1199 COWLING RD
SANGER, TX 76266

OWNER/DEVELOPER
JOSE LOPEZ
2505 BERNARD STREET
DENTON, TX 76205
(940) 300-8554

SURVEYOR
LANDMARK SURVEYORS
4238 I-35 N
DENTON, TEXAS 76207
(940) 382-4016

SANGER
DEVELOPMENT SERVICES
201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
940-458-2059(office) 940-458-4072(fax) www.sangertexas.org

SUBDIVISION APPLICATION

☐ Preliminary Plat Minor Plat	☒ Final Plat/Replat Amended Plat	☐ Vacating Plat Conveyance Plat

Applicant	Owner (if different from applicant)
Name: JERALD YENSAN	Name: WES RIDGE
Company: LANDMARK SURVEYORS	Company: EAST TEXAS DISTRICT PENTECOSTAL CHURCH OF GOD
Address: 4238 I35 NORTH	Address PO BOX 488
City, State, Zip: DENTON, TEXAS 76207	City, State, Zip: SANGER, TX 76266
Phone 940-382-4016	Phone: 940-305-8224
Fax: 940-387-9784	Fax:
Email: LANDMARK SURVEYORS	Email: PASTORWES@THEGATHERINGPCG.ORG

Submittal Checklist

	Pre-Application Conference (Date:_/____/_____)
☒	Application Form (Signed by Owner and Applicant)
☒	Letter of Intent
☒	Non-Refundable Application Fee (Check Payable to City of Sanger)
☒	Applicable Plat Checklist (Completed)
☒	Additional Required Documents/Traffic & Drainage Studies etc.

Supporting Materials (List if provided): _____

R Number(s): R58749 R59612

Owner's Signature _____ Date 4-7-2025

Applicant's Signature Jerald Yensan Date 4-4-2025

City of Sanger, Texas April 4, 2025
Ramie Hammonds
Director of Development Services

Ramie,

Please see attached application for a replat submittal.

We are moving the dividing line between a platted lot and an unplatted lot. The Pentecostal Church is purchasing a portion of the neighboring platted lot. We start out with two tracts and we end up with two lots but the result is that both lots become legally platted.

Sincerely,



Jerald Yensan
Landmark Surveyors LLC
4238 I-35 N.
Denton, Texas 76207
(940) 382-4016

CITY COUNCIL COMMUNICATION

DATE: August 4, 2025

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on the Final Plat of Clear Creek Intermediate School, being 13.356 acres, located in the City of Sanger, and generally located on the west side of South Stemmons Frwy approximately 667 feet south of the intersection of the Business I-35 ramp and South Stemmons Frwy.

SUMMARY:

- The applicant is proposing to create 1 lot from one unplatted tract in order to develop on this site.
- This site is located on the west side of South Stemmons Frwy.
- This is the site of the current Clear Creek Intermediate School.
- The school district is planning an addition to this building housing additional classrooms, saferoom, fire lanes, and additional parking.
- Planning & Zoning recommended approval on 1-13-25.

FISCAL INFORMATION:

Budgeted: N/A Amount: N/A GL Account: N/A

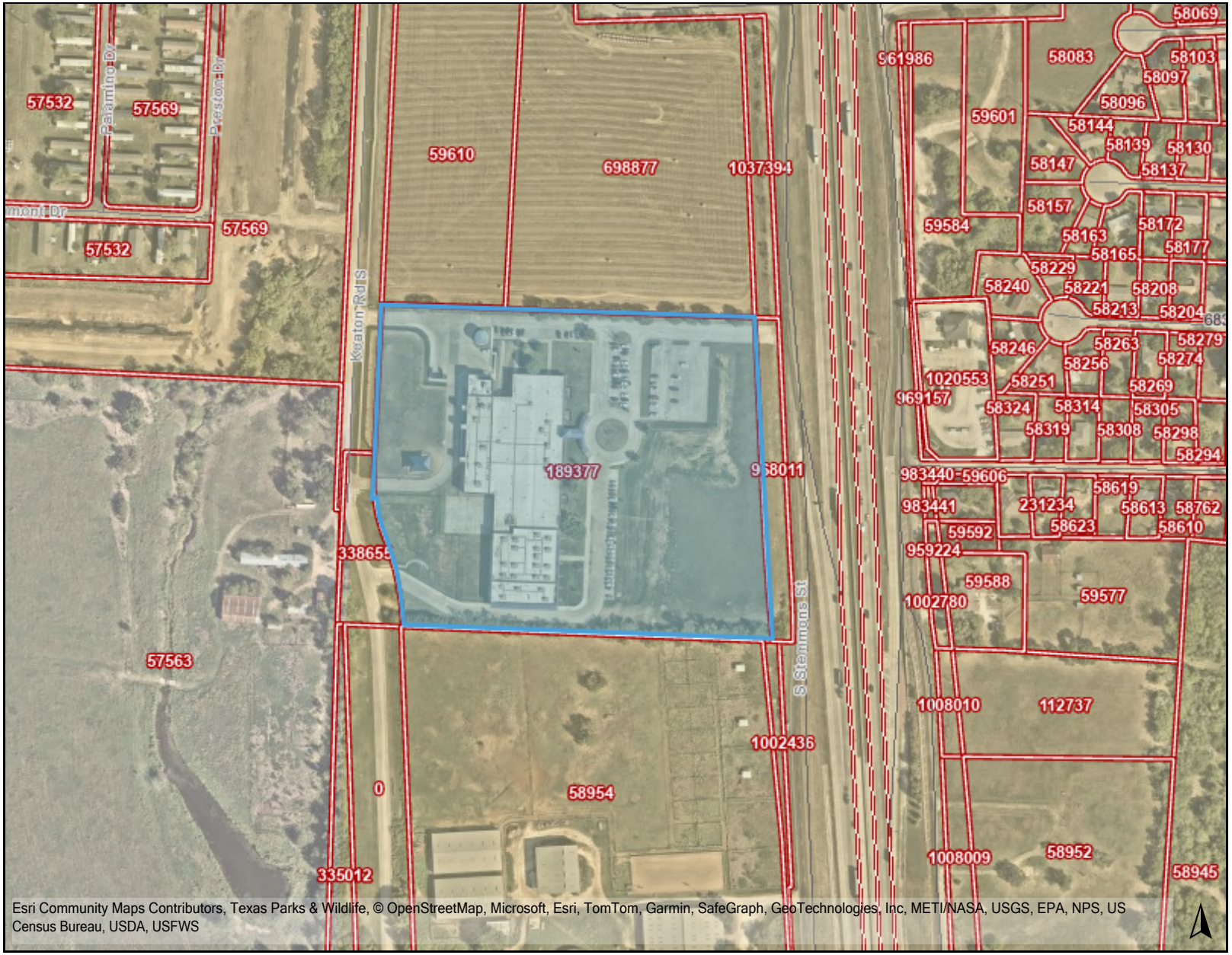
RECOMMENDED MOTION OR ACTION:

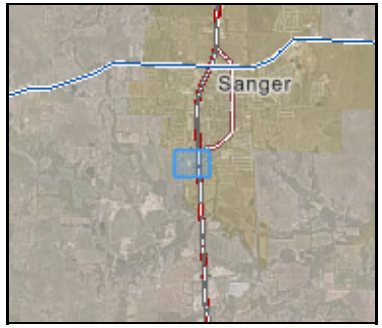
Staff recommends APPROVAL.

ATTACHMENTS:

Location Map
Final Plat
Application
Letter of Intent

Denton County Landmark Map





Legend

- 911 Addresses
- Development Permits
- Parcels

Floodplain

- Cross Section Location
- Base Flood Elevation
- FEMA Floodway
- Flood Grid
- FEMA 100yr Flood Zone A
- FEMA 100yr Flood Zone AE
- FEMA 500yr Flood Zone
- Levee Protected

Notes

0 450 900

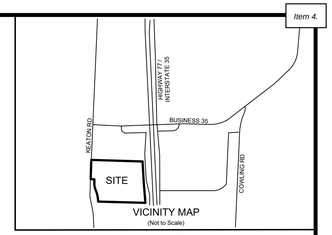
https://gis.dentoncounty.gov

1/8/2025 4:03:13 PM

Location Map
24SANZON-0049
Clear Creek Intermediate

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Denton County does not guarantee the correctness or accuracy of any features on this product and assumes no responsibility in connection therewith. This product may be revised at any time without notification to any user.



VICINITY MAP
(Not to Scale)

NOTES:

1. Bearings, coordinates and distances are based on the Texas State Plane Coordinate System, NAD83 (2011) North Central Zone (4202).
2. This survey was prepared without the benefit of a title commitment. There may be easements of record that are not shown.
3. All lots comply with the minimum size requirements of the zoning district.
4. This property may be subject to charges related to impact fees and the applicant should contact the city regarding any applicable fees due.
5. All common areas, drainage easements, and detention facilities will be owned and maintained by the HO/property owner. Any common area within the city's right-of-way will require a facilities agreement, to be reviewed and approved by the city.
6. NOTICE-selling a portion of this addition by metes and bounds is a violation of state law and is subject to fines and withholding of utilities and building permits.
7. This plat does not alter or remove existing deed restrictions, if any, on this property.
8. Minimum finished floor elevations (min FFE) are at least two (2) feet above the 100-year floodplain.
9. The subject property resides in Flood Zone "X", being areas determined to be outside the 0.2% annual chance floodplain, as determined of shown by the FIRM Community Panel No. 48121C0210G dated 04/18/2011.
10. The purpose of this plat is to make 1 lot out of 13.356 acres.
11. Subject Parcel is subject to a Possession and Use Agreement filed January 19, 2021, recorded in Instrument Number 21-9542.
12. Subject Parcel is subject to a Possession and Use Agreement filed January 20, 2021, recorded in Instrument Number 21-10259.
13. Subject property has a total of 120 existing parking spaces (116 regular and 4 handicap). There are 24 proposed regular parking spaces and 2 proposed handicapped parking spaces. City of Sanger Ordinances requires 113 parking spaces.
14. The City of Sanger is not responsible for the design, construction, operation, maintenance, or use of the stormwater detention area, private drainage ditches, or associated private drainage easements, herein referred to as "features" to be developed and constructed by the Owners or their successors. Owners and successors agree to indemnify and hold harmless the City of Sanger, its officers, employees, and agents from any direct or indirect loss, damage, liability, or expense and attorney's fees for any negligence or omissions whatsoever, arising out of the design, construction, operation, maintenance, condition or use of the "features" including any non-performance of the foregoing. All of the above shall be covenants running with the land.

APPROVED

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

_____ _____
Mayor, City of Sanger, Texas — Date

Attested by

_____ _____
City Secretary, City of Sanger, Texas — Date

UTILITY PROVIDERS

NAME	ADDRESS	PHONE
SANGER ELECTRIC	202 RAILROAD AVE. SANGER, TX 76266	940-458-6054
CITY OF SANGER UTILITIES	202 RAILROAD AVE.	940-458-7930

OWNER DEDICATION

State of TEXAS

County of DENTON

WHEREAS, SANGER INDEPENDENT SCHOOL DISTRICT, IS THE OWNER OF A TRACT OF LAND SITUATED IN THE M. R. BURLESON SURVEY, ABSTRACT NUMBER 71, AND IN THE W. JOHNSTON SURVEY, ABSTRACT NUMBER 682, LOCATED IN DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

All that certain 13.356 acre tract of land in the M.R. Burleson Survey, Abstract No. 71, and in the W. Johnston Survey, Abstract Number 682, located in Denton County, Texas, and being a remainder of a called 15.00 acre tract of land described in a Warranty Deed to Sanger Independent School District, recorded in Document Number 96-R0089957 of the Official Public Records of said county, and said 13.356 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rebar with a cap stamped "TXDOT" found for the northwest corner of Parcel 53, a right-of-way dedication to the State of Texas in the deed recorded in document 2021-9543 of said Official Public Records, in the south line of Lot 1, Block A of Sanger Travel Plaza, an addition to the City of Sanger recorded in Document Number 2017-8 of the Plat Records of said county and in the west right-of-way line of Interstate 35 (Stemmons Freeway), for the northeast corner herein described, from which, a 1/2 inch iron rebar with an illegible cap found for the southeast corner of said Lot 1, Block A bears South 88°24'36" East, a distance of 50.20 feet;

THENCE with the west line of said Parcel 53, the following courses and distances;

South 03°11'34" East, a distance of 379.95 feet to a 1/2 inch iron rebar with a cap stamped "RPLS 6484" set for the beginning of a curve to the left, with a radius of 6,505.00 feet and a chord which bears South 04°34'58" East, a distance of 315.59 feet;

Along said curve to the left, with a central angle of 02°46'48" and an arc distance of 315.62 feet to a 5/8 inch iron rebar with cap stamped "TXDOT" found for the southwest corner of said Parcel 53, and in the north line of a called 73.025 acre tract described in a Special Warranty Deed to Agle Farms Inc, recorded in Document Number 2000-82434 of said Official Public Records, for the southeast corner herein described;

THENCE North 88°24'59" West, with the south line of said 15.00 acre tract and the north line of said 73.025 acre tract, a distance of 790.62 feet to a 1/2 inch iron rebar with a cap stamped "RPLS 6484" set for the southeast corner of a called 0.832 acre tract of land described in a Special Warranty Deed to the City of Sanger recorded in Document Number 2010-47109 of said Official Public Records, for the southwest corner herein described;

THENCE with the east line of said 0.832 acre tract the following courses and distances;

North 02°41'15" West, a distance of 7.31 feet to a 1/2 inch iron rebar with a cap stamped "RPLS 6484" set for the beginning of a curve to the left, with a radius of 550.00 feet and a chord which bears North 12°21'23" West, a distance of 186.62 feet;

Along said curve to the left, with a central angle of 19°32'06", and an arc length of 187.52 feet to a 1/2 inch iron rebar with a cap stamped "RPLS 6484" set for the beginning of a reverse curve to the right, with a radius of 330.82 feet and a chord which bears North 10°08'26" West, a distance of 137.42 feet;

Along said curve to the right, with a central angle of 23°58'26" and an arc length of 138.42 feet to a 1/2 inch iron rebar with a cap stamped "RPLS 6484" set for corner;

North 01°50'47" East, a distance of 47.10 feet to a 1/2 inch iron rebar with a cap stamped "RPLS 6484" set for the northeast corner of said 0.832 acre tract;

THENCE North 88°07'53" West, with the north line of said 0.832 acre tract, a distance of 63.91 feet to a mag nail with a washer stamped "RPLS 6484" set for the northwest corner of said 0.832 acre tract and in the west line of said 15.00 acre tract;

THENCE North 02°14'42" East, with the west line of said 15.00 acre tract, a distance of 322.14 feet to a mag nail with a washer stamped "RPLS 6484" set for the northwest corner of said 15.00 acre tract, the southwest corner of a called 5.725 acre tract described in a Special Warranty Deed to Sanger Investment LLC, recorded in Document Number 2017-12388, of said Official Public Records, for the northwest corner herein described;

THENCE South 88°24'36" East, with the north line of said 15.00 acre tract and the south line of said 5.725 acre tract and said Lot 1, Block A, a distance of 858.48 feet to the **POINT OF BEGINNING** and containing 13.356 acres (581,802 square feet) of land.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT Sanger Independent School District, acting herein by and through its duly authorized officer does hereby adopt this plat designating the hereinabove described property as Lot 1, Block A, Clear Creek Intermediate, 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 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

_____, Authorized assignee for Sanger Independent School District
Kelly Teems

STATE OF TEXAS

COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED, KELLY TEEMS, APPEARS 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.

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

BY: _____
NOTARY PUBLIC IN AND FOR_____ COUNTY, TEXAS.

MY COMMISSION EXPIRES_____

SURVEYOR STATEMENT:

I, ANTHONY RAY CROWLEY, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF TEXAS, AFFIRM THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF SANGER AND DENTON COUNTY, TEXAS.

DATED, THIS THE ____ DAY OF _____ , 2025.

STATE OF TEXAS
REGISTERED
ANTHONY R. CROWLEY
6484
PROFESSIONAL
LAND SURVEYOR

_____
ANTHONY RAY CROWLEY

TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6484

STATE OF TEXAS

COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED, ANTHONY RAY CROWLEY, APPEARS 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____ , 2025.

BY: _____
NOTARY PUBLIC IN AND FOR DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES_____

RECORDING INFORMATION

FINAL PLAT
CLEAR CREEK INTERMEDIATE
LOT 1, BLOCK A
13.356 ACRES
0.222 ACRES OF DEDICATED R.O.W.
M.R. BURLESON SURVEY, ABSTRACT NO. 71
W. JOHNSTON SURVEY, ABSTRACT NO. 682
CITY OF SANGER, DENTON COUNTY, TEXAS

Date: 5/27/2025	Drawn: CDM	Checked: ARC	Scale: 1" = 40'	Sheet: 2 of 2

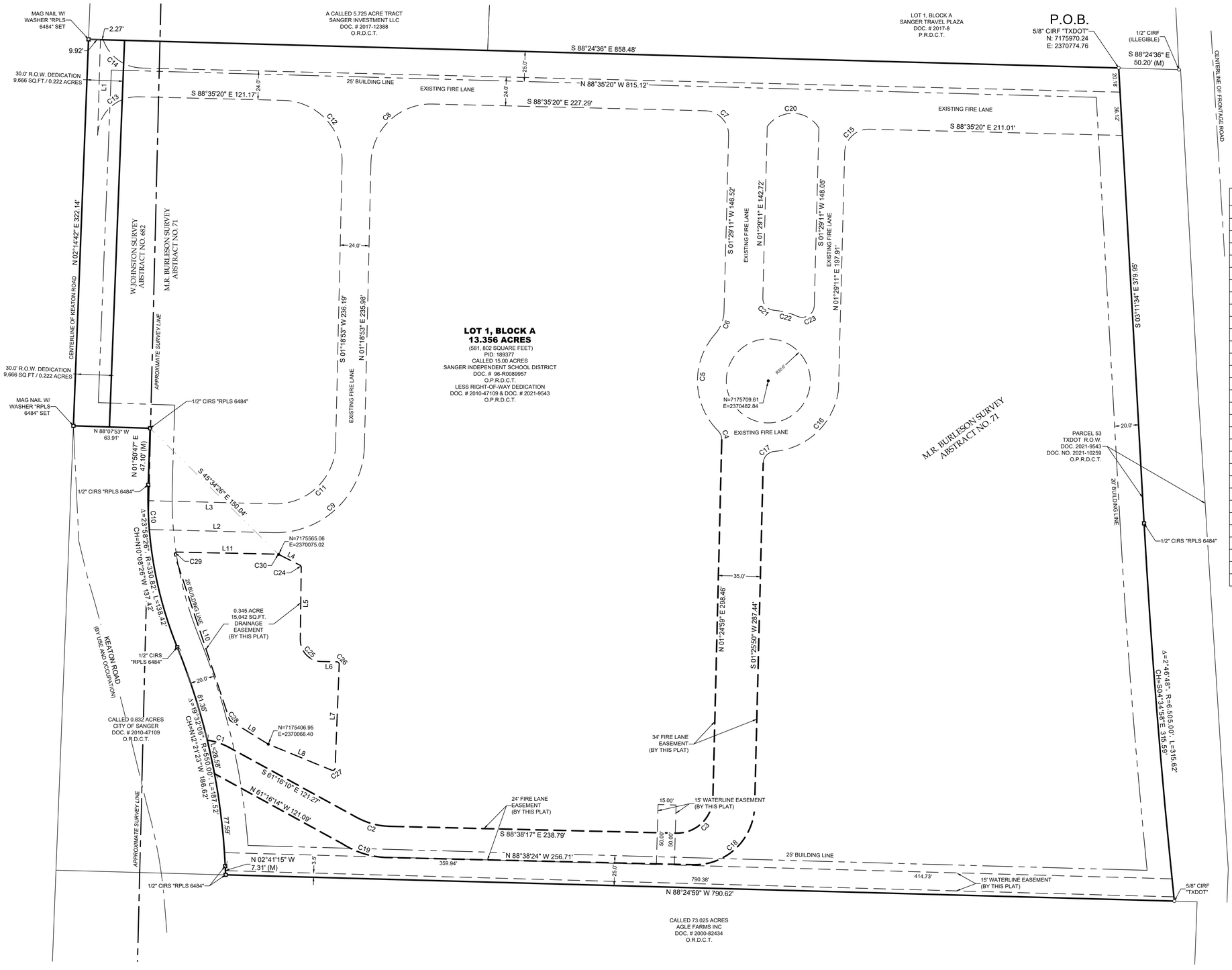
Revised: 5/27/2025
Revised: 3/21/2025
Revised: 2/12/2025
Revised: 1/08/2025

Owner / Developer:
Sanger Independent School District
601 Elm Street
Sanger TX 76266
1-940-458-7438
kteems66@gmail.com

Engineer:
EIKON Consulting Group
1405 W Champan Drive
Sanger, TX 76266
1-940-387-0805
mpaz@eikoncg.com

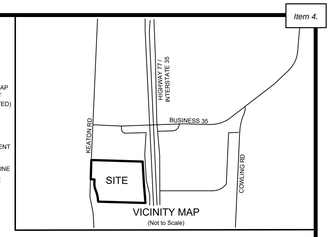
ANTHONY RAY CROWLEY
R.P.L.S. NO. 6484
CROWLEY SURVEYING
FRN:10046500
117 W. ARCHER STREET
JACKSBORO, TX 76458
(469) 850-CPLS(2757)
acrowley@crowleysurveying.com

CROWLEY SURVEYING



LEGEND

- FOUND MONUMENT (AS NOTED)
- = 1/2" IRON REBAR WITH CAP STAMPED "RPLS 6484" SET (UNLESS OTHERWISE NOTED)
- (M) = MEASURED CALL
- R.O.W. = RIGHT-OF-WAY
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- = CENTER LINE
- = ADJOINING PROPERTY LINE
- = BUILDING SETBACK LINE
- = EASEMENT LINE
- = PROPERTY LINE



VICINITY MAP
(Not to Scale)

NOTE:
Bearings, coordinates and distances are based on U.S. State Plane NAD 1983 Coordinates, Texas North Central Zone (4202).

This survey was prepared without the benefit of a title commitment. There may be easements of record that are not shown.

N

0 40 80
SCALE: 1" = 40'

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	19.43'	55.03'	20°13'39"	S71°23'21"E	19.33'
C2	28.42'	60.00'	27°08'13"	S74°50'16"E	28.15'
C3	47.06'	30.00'	89°52'07"	N46°21'02"E	42.38'
C4	8.11'	10.00'	46°28'46"	S21°49'25"E	7.89'
C5	88.97'	59.00'	86°24'12"	S01°51'42"E	80.78'
C6	20.87'	30.00'	39°51'13"	S21°24'48"W	20.45'
C7	31.44'	20.00'	90°04'31"	S43°33'04"E	28.30'
C8	78.62'	50.00'	90°05'47"	N46°21'46"E	70.77'
C9	116.43'	74.00'	90°09'02"	N46°23'24"E	104.79'
C10	24.06'	330.82'	4°10'03"	S02°31'06"E	24.06'
C11	78.67'	50.00'	90°09'02"	S46°23'24"W	70.80'
C12	78.46'	50.00'	89°54'13"	S43°38'14"E	70.65'
C13	51.68'	33.00'	89°43'40"	N46°32'50"E	46.56'
C14	42.47'	35.00'	69°31'12"	N53°49'44"W	39.91'
C15	31.39'	20.00'	89°55'29"	N46°26'56"E	28.27'
C16	80.01'	59.00'	77°41'50"	N46°20'25"E	74.02'
C17	14.62'	10.00'	83°45'30"	N43°18'35"E	13.35'
C18	76.86'	50.05'	87°59'17"	S47°16'00"W	69.53'
C19	38.29'	72.84'	30°07'02"	N72°09'59"W	37.85'
C20	51.01'	25.63'	114°00'48"	S88°35'20"E	43.00'
C21	15.17'	10.00'	86°56'45"	N41°59'12"W	13.76'
C22	20.28'	59.00'	19°41'23"	N75°36'53"W	20.18'
C23	19.68'	10.00'	112°44'38"	S57°51'30"W	16.65'
C24	2.23'	2.00'	63°54'20"	S31°11'32"E	2.12'
C25	28.14'	18.00'	89°34'16"	S44°01'30"E	25.36'
C26	3.18'	2.00'	91°05'00"	S43°16'08"E	2.86'
C27	3.84'	2.00'	109°59'32"	S57°16'08"W	3.28'
C28	1.39'	2.00'	39°46'30"	N38°17'35"W	1.36'
C29	2.88'	2.00'	82°24'41"	N49°57'59"E	2.64'
C30	0.90'	2.00'	25°40'58"	S75°59'11"E	0.89'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S01°41'00"W	79.61'
L2	S88°32'05"E	103.37'
L3	N88°32'05"W	105.04'
L4	S63°08'42"E	19.85'
L5	S00°45'38"W	60.23'
L6	S88°48'38"E	12.82'
L7	S02°16'22"W	86.47'
L8	N67°44'06"W	57.10'
L9	N58°10'50"W	37.20'
L10	N18°24'20"W	145.09'
L11	S88°49'40"E	84.02'

FINAL PLAT
CLEAR CREEK INTERMEDIATE
LOT 1, BLOCK A
13.356 ACRES
0.222 ACRES OF DEDICATED R.O.W.
M.R. BURLESON SURVEY, ABSTRACT NO. 71
W. JOHNSTON SURVEY, ABSTRACT NO. 682
CITY OF SANGER, DENTON COUNTY, TEXAS

Date: 12/18/2024	Drawn: CDM	Checked: ARC	Scale: 1" = 40'	Sheet: 2 of 2

Owner / Developer:
Sanger Independent School District
601 Elm Street
Sanger TX 76266
1-940-458-7438
kteems66@gmail.com

Engineer:
EIKON Consulting Group
1405 W Champan Drive
Sanger, TX 76266
1-940-387-0805
mpaz@eikoncg.com

ANTHONY RAY CROWLEY
R.P.L.S. NO. 6484
CROWLEY SURVEYING
FRN:10046500
117 W. ARCHER STREET
JACKSBORO, TX 76458
(469) 850-CPLS(2757)
acrowley@crowleysurveying.com

CROWLEY SURVEYING

Revised: 7/14/2025
Revised: 3/21/2025
Revised: 2/12/2025
Revised: 1/08/2025

EST · 1886
SANGER
DEVELOPMENT SERVICES
201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
940-458-2059(office) 940-458-4072(fax) www.sangertexas.org

SUBDIVISION APPLICATION

☐ Preliminary Plat Minor Plat	☑ Final Plat/Replat Amended Plat	☐ Vacating Plat Conveyance Plat

Applicant		Owner (if different from applicant)	
Name:	Anthony Crowley	Name:	Kelly Teems
Company:	Crowley Pipeline & Land Surveying	Company:	Sanger Independent School District
Address:	117 West Archer Street	Address	601 Elm Street
City, State, Zip:	Jacksboro, TX 76458	City, State, Zip:	Sanger, TX 76266
Phone	469-850-CPLS(2757)	Phone:	940-458-7438
Fax:		Fax:	
Email:	acrowley@crowleysurveying.com	Email:	kteems66@gmail.com

Submittal Checklist

	Pre-Application Conference (Date:_/____/_____)
	Application Form (Signed by Owner and Applicant)
	Letter of Intent
	Non-Refundable Application Fee (Check Payable to City of Sanger)
	Applicable Plat Checklist (Completed)
	Additional Required Documents/Traffic & Drainage Studies etc.

Supporting Materials (List if provided): _____

_____

R Number(s): PID 189377

_____

_____ _____

Owner's Signature Date

Anthony Crowley December 18, 2024

Applicant's Signature Date

CLEAR CREEK INTERMEDIATE SCHOOL – LETTER OF INTENT

SUBDIVIDER'S NAME AND ADDRESS

Sanger Independent School District

601 Elm Street

Sanger, TX 76266

CONTACT INFORMATION OF PERSON(S) PREPARING THE SUBMITTED DOCUMENTS

Anthony Crowley

1-940-229-1172

acrowley@crowleysurveying.com

DESIGNATED POINT OF CONTACT FOR FUTURE CORRESPNDENCE

Kelly Teems

1-940-458-7438

kteems66@gmail.com

INTENT OF THE PLAT APPLICATION

The purpose of the subdivision plat is to make a lot out of an unplatted property and dedicate easements and right-of-way.

BREIF DESCRIPTION OF THE LOACTION, LAND AREA, PARTICULARS AS TO THE INTEDED USE(S) OF THE PROPERTY, AND ANY INTENDED FUTURE DEVELOPMENT ON THE PROPERTY

13.356 acres in the M. R. Burleson Survey, Abstract No. 71 and the W. Johnston Survey, Abstract No. 682, City of Sanger, Denton County, Texas. Intended easements are for utility purposes and the site itself is educational.

A REQUEST THAT THE PLAT BE REVIEWED AND CONSIDERED BY THE APPROPIATE APPROVAL BODY

CITY COUNCIL COMMUNICATION

DATE: August 4, 2025

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on the Final Plat of Sanger High School, being 55.886 acres, located in the City of Sanger, and generally located on the southeast corner of the intersection of FM 455 and Indian Lane.

SUMMARY:

- The applicant proposes to create 1 lot from 4 unplatted tracts to develop on this site.
- This site is located on the southeast corner of FM 455 and Indian Lane.
- This is the site of the current Sanger High School.
- This site currently has the existing Sanger High School, Indian Stadium football field and track, softball field, baseball field, and tennis courts.
- The school district is planning to build a new high school on the open land. The current high school will become the middle school.
- They will add new parking, locker rooms and concession stand, and move the existing tennis courts.
- Planning & Zoning recommended approval on 1-13-25.

FISCAL INFORMATION:

Budgeted: N/A Amount: N/A GL Account: N/A

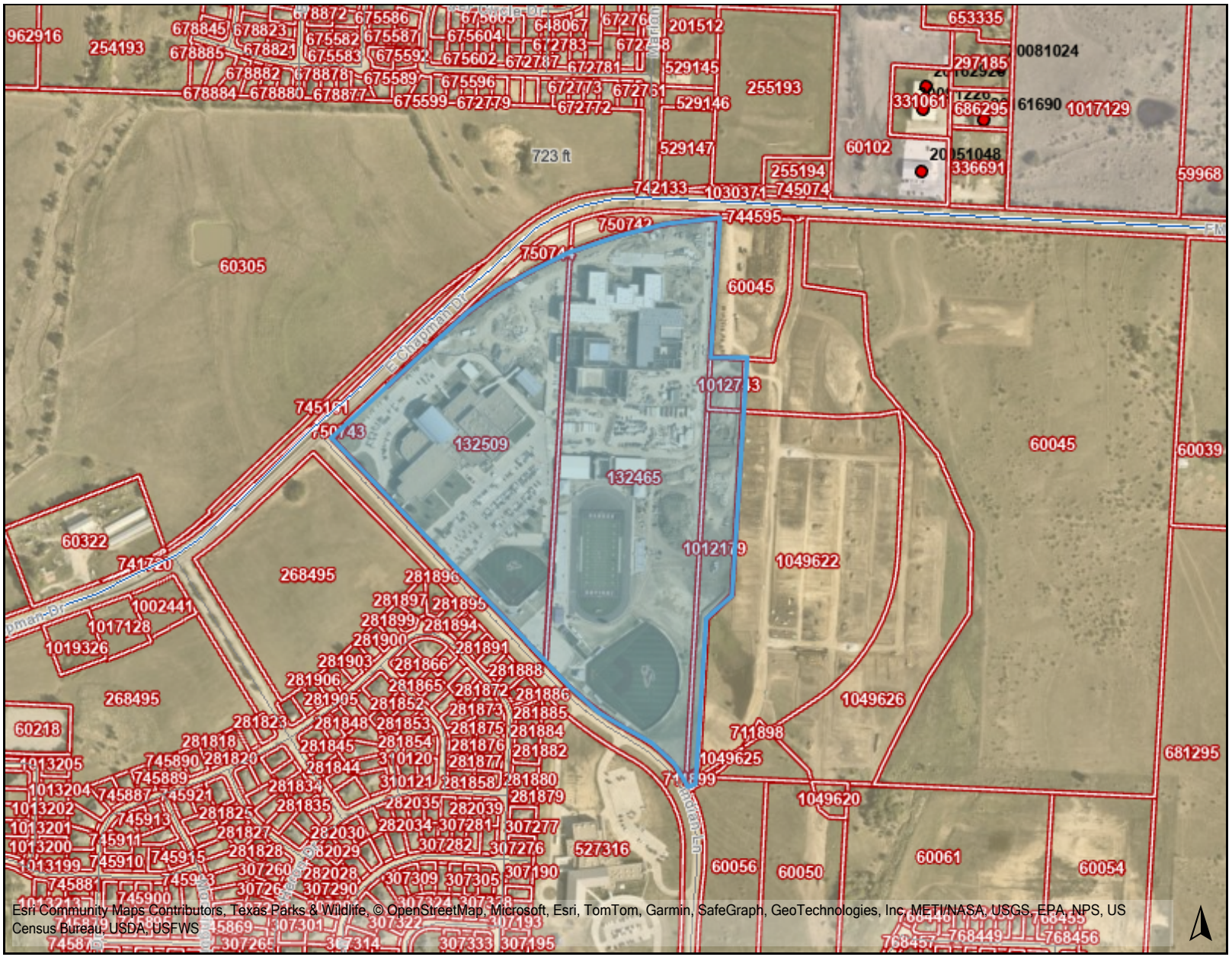
RECOMMENDED MOTION OR ACTION:

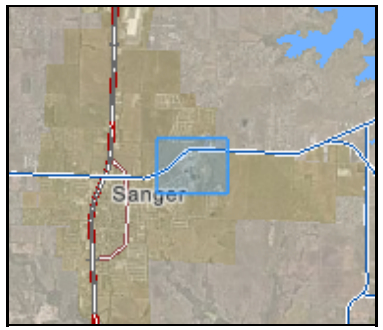
Staff recommends APPROVAL.

ATTACHMENTS:

Location Map
Final Plat
Application
Letter of Intent

Denton County Landmark Map





Legend

- 911 Addresses
- Development Permits
- Parcels

Floodplain

- Cross Section Location
- Base Flood Elevation
- FEMA Floodway
- Flood Grid
- FEMA 100yr Flood Zone A
- FEMA 100yr Flood Zone AE
- FEMA 500yr Flood Zone
- Levee Protected

Notes

0 500 1000 ft

https://gis.dentoncounty.gov

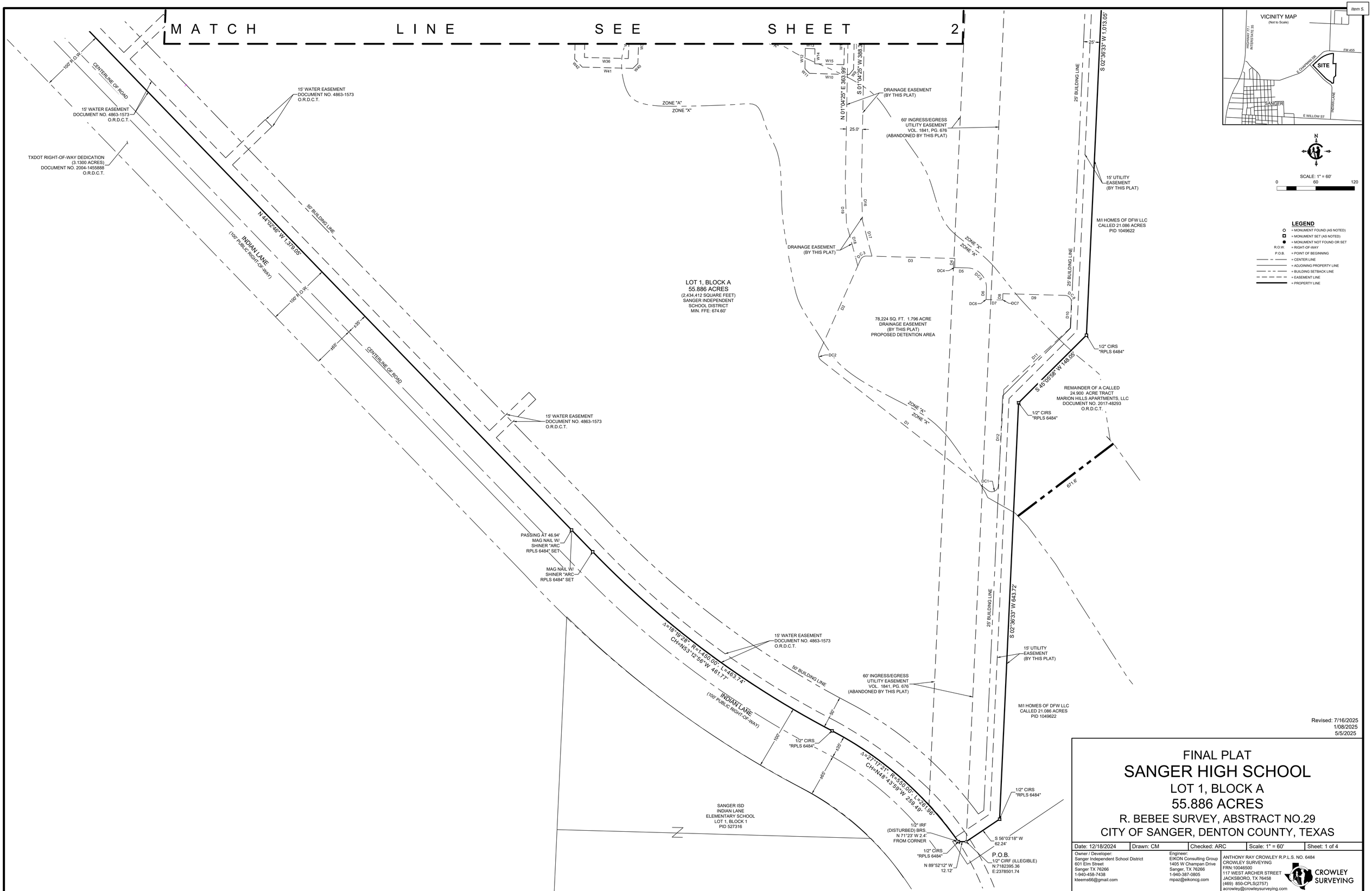
1/8/2025 4:37:02 PM

Location Map
24SANZON-0050
Sanger High School Final Plat

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Denton County does not guarantee the correctness or accuracy of any features on this product and assumes no responsibility in connection therewith. This product may be revised at any time without notification to any user.

MATCH LINE SEE SHEET 2



LEGEND

- ○ = MONUMENT FOUND (AS NOTED)
- □ = MONUMENT SET (AS NOTED)
- ● = MONUMENT NOT FOUND OR SET
- R.O.W. = RIGHT-OF-WAY
- P.O.B. = POINT OF BEGINNING
- = CENTER LINE
- = ADJOINING PROPERTY LINE
- = BUILDING SETBACK LINE
- = EASEMENT LINE
- = PROPERTY LINE

Revised: 7/16/2025
1/08/2025
5/5/2025

FINAL PLAT
SANGER HIGH SCHOOL
LOT 1, BLOCK A
55.886 ACRES
R. BEBEE SURVEY, ABSTRACT NO.29
CITY OF SANGER, DENTON COUNTY, TEXAS

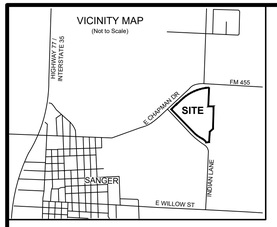
Date: 12/18/2024	Drawn: CM	Checked: ARC	Scale: 1" = 60'	Sheet: 1 of 4

Owner / Developer:
Sanger Independent School District
601 Elm Street
Sanger TX 76266
1-940-458-7438
kteems66@gmail.com

Engineer:
EIKON Consulting Group
1405 W Champan Drive
Sanger, TX 76266
1-940-387-0805
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ANTHONY RAY CROWLEY R.P.L.S. NO. 6484
CROWLEY SURVEYING
FRN:10046500
117 WEST ARCHER STREET
JACKSBORO, TX 76458
(469) 850-CPLS(2757)
acrowley@crowleysurveying.com
CROWLEY SURVEYING

VICINITY MAP
(Not to Scale)



LEGEND

- = MONUMENT FOUND (AS NOTED)
- = MONUMENT SET (AS NOTED)
- = MONUMENT NOT FOUND OR SET
- R.O.W. = RIGHT-OF-WAY
- P.O.B. = POINT OF BEGINNING
- = CENTER LINE
- = ADJOINING PROPERTY LINE
- = BUILDING SETBACK LINE
- = EASEMENT LINE
- = PROPERTY LINE

N

SCALE: 1" = 60'
0 60 120

FM 455 W.
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

N 45°57'00" E 291.56'

5/8" CIRF "TXDOT"

PASSING AT 231.51'; 5/8" CIRF "TXDOT"

S 43°49'38" E 10.75'

455'
445'
50'
25.0'
24.36'
25.0'

CENTERLINE OF ROAD

N 45°57'14" E 290.02'

50' BUILDING LINE

5/8" CIRF "TXDOT"

N 44°02'46" W 12.74'

N 45°57'03" E 18.42'

MAG NAIL SET IN ROCK

535'
485'

INDIAN LANE
(100' PUBLIC RIGHT-OF-WAY)

100' R.O.W.

CENTERLINE OF ROAD

TXDOT RIGHT-OF-WAY DEDICATION
(0.0200 ACRES)
DOCUMENT NO. 2019-14545
O.R.D.C.T.

15' WATER EASEMENT
DOCUMENT NO. 4863-1573
O.R.D.C.T.

15' WATER EASEMENT
DOCUMENT NO. 4863-1573
O.R.D.C.T.

DRAINAGE EASEMENT
DOCUMENT NO. 2019-14546

DRAINAGE EASEMENT
(BY THIS PLAT)

UTILITY EASEMENT
DOCUMENT NO. 2018-32665
O.R.D.C.T.

WATERLINE EASEMENT
DOCUMENT NO. 2006-120223
O.R.D.C.T.

50' BUILDING LINE

TXDOT RIGHT-OF-WAY DEDICATION
(0.9948 ACRES)
DOCUMENT NO. 2019-14545
O.R.D.C.T.

Δ=40°17'06" ; R=1,930.00' ; L=1356.99'
CH=N66°05'10"E 1329.21'

TXDOT RIGHT-OF-WAY DEDICATION
(1.1476 ACRES)
DOCUMENT NO. 2019-14514
O.R.D.C.T.

WATERLINE EASEMENT
DOCUMENT NO. 2006-120223
O.R.D.C.T.

N 02°38'50" E 19.72'

1/2" IRF

1/2" CIRF "TXDOT"

TXDOT RIGHT-OF-WAY DEDICATION
(0.0886 ACRES)
DOCUMENT NO. 2018-113529
O.R.D.C.T.

60' INGRESS/EGRESS UTILITY EASEMENT
VOL. 1841, PG. 676
(ABANDONED BY THIS PLAT)

24' FIRELANE EASEMENT
(BY THIS PLAT)

15' WATER EASEMENT
(BY THIS PLAT)

UTILITY EASEMENT
DOCUMENT NO. 1841-676
O.R.D.C.T.

15' UTILITY EASEMENT
(BY THIS PLAT)

25' BUILDING LINE

S 02°36'33" W 595.77'

LOT 1, BLOCK A
55.886 ACRES
(2,434,412 SQUARE FEET)
SANGER INDEPENDENT SCHOOL DISTRICT
MIN. FFE: 674.60'

REMAINDER OF A CALLED 84.5014 ACRE TRACT
SANGER TOWN CENTER LLC
DOCUMENT NO. 2017-48301
O.R.D.C.T.

1/2" CIRF "OCJ COWAN & ASSOC"

1/2" CIRS "RPLS 6484"

S 87°23'27" E 150.00'

N 88°47'45" E 433.66'

N 88°47'45" W 433.95'

S 44°59'19" E 98.68'

N 44°59'19" W 73.07'

S 00°47'29" W 223.90'

N 00°47'29" E 223.90'

N 88°52'48" W 411.95'

S 01°04'25" E 383.39'

N 01°04'25" E 386.33'

ZONE "A"

ZONE "X"

15' WATER EASEMENT
(BY THIS PLAT)

24' FIRELANE EASEMENT
(BY THIS PLAT)

FIRELANE EASEMENT
(BY THIS PLAT)

15'x15' COSERV EASEMENT
DOC. #2024-108397
O.P.R.D.C.T.

10' COSERV EASEMENT
DOC. #2024-108397
O.P.R.D.C.T.

REMAINDER OF A CALLED
24.900 ACRE TRACT
MARION HILLS APARTMENTS, LLC
DOCUMENT NO. 2017-48293
O.R.D.C.T.

Revised: 7/16/2025
1/08/2025
5/5/2025

MATCH LINE SEE SHEET 1

FINAL PLAT
SANGER HIGH SCHOOL
LOT 1, BLOCK A
55.886 ACRES
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CITY OF SANGER, DENTON COUNTY, TEXAS

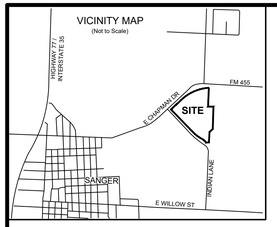
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CROWLEY SURVEYING



LINE TABLE WATER EASEMENT		
LINE #	BEARING	DISTANCE
W1	S02°22'02"W	15.00'
W2	N87°37'58"W	15.32'
W3	S02°48'26"W	395.31'
W4	S48°50'32"W	12.54'
W5	N88°29'02"W	200.16'
W6	S01°44'41"W	113.43'
W7	S44°36'24"E	13.50'
W8	S01°25'07"W	72.15'
W9	S39°18'58"W	10.44'
W10	N88°16'11"W	61.39'
W11	N44°36'24"W	10.00'
W12	N00°47'42"E	31.35'
W13	S88°10'14"E	15.00'
W14	S00°47'42"W	23.23'
W15	S88°16'11"E	45.09'
W16	N01°25'07"E	57.35'
W17	N88°19'16"W	54.58'
W18	S00°51'05"W	0.73'
W19	N89°08'55"W	15.00'
W20	N00°51'05"E	10.72'
W21	N50°33'33"E	7.94'
W22	S88°19'16"E	53.93'
W23	N01°44'41"E	115.78'
W24	N88°29'02"W	13.31'
W25	S01°32'23"W	17.33'
W26	N88°27'37"W	15.00'
W27	N01°32'23"E	17.32'
W28	N88°29'02"W	306.71'
W29	S01°32'23"W	18.46'
W30	N88°27'37"W	9.74'
W31	S01°32'23"W	8.07'
W32	N88°27'37"W	15.00'
W33	N01°32'23"E	26.52'
W34	N88°30'27"W	32.50'
W35	S01°20'00"W	187.60'
W36	S88°33'00"E	67.85'
W37	N02°12'43"E	48.20'
W38	S87°47'17"E	15.00'
W39	S02°12'43"W	55.14'
W40	S45°23'25"W	10.92'
W41	N88°33'35"W	78.03'
W42	N43°51'09"W	17.09'
W43	N01°20'00"E	190.61'
W44	N88°23'39"W	8.55'
W45	N44°20'30"W	12.89'
W46	N01°32'16"E	76.59'
W47	N53°08'10"E	8.72'
W48	N00°00'00"E	6.59'
W49	N41°05'16"W	9.74'
W50	N01°29'55"E	192.59'

LINE TABLE WATER EASEMENT		
LINE #	BEARING	DISTANCE
W51	N43°51'04"W	26.76'
W52	N01°35'52"E	148.17'
W53	N46°25'15"E	26.62'
W54	N01°30'03"E	327.98'
W55	N26°17'49"W	0.81'
W59	N64°40'29"E	17.26'
W60	S88°24'35"E	637.77'
W61	N02°48'32"E	165.38'
W62	N47°23'33"W	5.45'
W63	S81°28'03"W	244.87'
W64	N62°19'35"W	20.11'
W65	N15°06'31"W	7.51'
W66	N77°06'13"E	15.01'
W67	S15°06'31"E	0.38'
W68	S62°19'35"E	8.65'
W69	N81°28'03"E	247.14'
W70	S47°23'33"E	19.66'
W71	S02°48'26"W	572.30'
W72	S87°37'58"E	15.21'
W73	S02°48'20"W	175.02'
W74	N87°25'37"W	16.73'
W75	S02°34'23"W	15.00'
W76	S87°25'37"E	16.67'
W77	S02°48'26"W	151.67'
W78	N88°30'14"W	64.97'
W79	S01°29'46"W	15.00'
W80	S88°30'14"E	64.63'
W81	S02°48'26"W	256.13'
W82	N88°27'39"W	111.23'
W83	N01°15'53"E	29.47'
W84	N88°44'07"W	15.00'
W85	S01°15'53"W	29.40'
W86	N88°27'39"W	135.56'
W87	N01°15'53"E	29.65'
W88	N88°44'07"W	15.00'
W89	S01°15'53"W	29.57'
W90	N88°27'39"W	135.08'
W91	N01°15'53"E	32.58'
W92	N88°44'07"W	15.00'
W93	S01°15'53"W	32.50'
W94	N88°27'39"W	196.62'
W95	N01°29'55"E	112.24'
W96	N43°51'04"W	26.75'
W97	N01°35'52"E	23.82'
W98	S88°13'56"E	18.40'
W99	N01°46'04"E	15.00'
W100	N88°13'56"W	18.44'
W101	N01°35'52"E	96.88'
W102	N46°25'15"E	26.63'
W103	N01°30'03"E	3.37'

LINE TABLE WATER EASEMENT		
LINE #	BEARING	DISTANCE
W104	S88°29'36"E	13.20'
W105	N01°30'24"E	3.59'
W106	S88°24'09"E	240.94'
W107	N01°35'51"E	70.86'
W108	N88°24'09"W	15.00'
W109	S01°35'51"W	55.86'
W110	N88°24'09"W	239.16'
W111	N01°30'03"E	121.56'
W112	S88°24'09"E	12.56'
W113	N01°35'51"E	15.00'
W114	N88°24'09"W	12.59'
W115	N01°34'29"E	169.11'
W116	S88°24'32"E	146.39'
W117	S01°35'44"W	9.19'
W118	S88°33'05"E	15.05'
W119	N01°18'27"E	9.16'
W120	S88°24'35"E	275.14'
W121	S01°35'25"W	9.08'
W122	S88°59'19"E	15.00'
W123	N01°28'04"E	8.93'
W124	S88°24'35"E	185.72'
W125	S02°48'26"W	160.95'
W126	S48°50'32"W	0.30'
W127	N88°29'02"W	619.36'
W128	N01°32'16"E	63.31'
W129	N53°08'10"E	8.97'
W130	N00°00'00"E	19.71'
W131	N41°05'16"W	9.51'
W132	N01°29'55"E	65.77'
W133	S88°27'39"E	623.14'

LINE TABLE DRAINAGE EASEMENT		
LINE #	BEARING	DISTANCE
D1	S52°03'05"E	326.64'
D2	S23°59'23"W	156.87'
D3	N88°24'09"W	136.54'
D4	N01°35'51"E	13.00'
D5	N88°24'09"W	19.00'
D6	N01°35'51"E	17.00'
D7	N88°24'09"W	23.68'
D8	S01°35'51"W	8.74'
D9	N88°24'09"W	96.16'
D10	N02°36'33"E	40.07'
D11	N47°14'18"E	139.76'
D12	N03°18'09"E	148.81'
D13	S43°49'55"E	11.44'
D14	S45°00'00"E	73.49'
D15	S88°52'48"E	411.95'
D16	S01°52'50"E	53.03'
D17	S14°57'17"E	56.31'
D18	N14°57'17"W	67.93'
D19	N01°52'50"W	56.54'
D20	N45°00'00"W	73.42'
D21	N43°49'55"W	21.71'

CURVE TABLE DRAINAGE EASEMENT					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
DC1	21.75'	10.00'	124°38'46"	N65°37'32"E	17.71'
DC2	13.27'	10.00'	76°02'28"	S14°01'51"E	12.32'
DC3	11.80'	10.00'	67°36'28"	S57°47'37"W	11.13'
DC4	1.57'	1.00'	90°00'00"	N43°24'09"W	1.41'
DC5	47.12'	30.00'	90°00'00"	N43°24'09"W	42.43'
DC6	1.57'	1.00'	90°00'00"	N43°24'09"W	1.41'
DC7	1.57'	1.00'	90°00'00"	S46°35'51"W	1.41'
DC8	15.88'	10.00'	91°00'43"	N42°53'48"W	14.27'

CURVE TABLE FIRE LANE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
FC1	83.81'	54.00'	88°55'28"	S47°03'48"W	75.65'
FC2	47.42'	30.00'	90°33'25"	S46°19'08"W	42.63'
FC3	48.08'	30.00'	91°49'09"	S44°51'43"E	43.09'
FC4	39.32'	30.00'	75°05'14"	N53°58'55"E	36.56'
FC5	54.90'	30.00'	104°50'31"	N35°58'58"W	47.55'
FC6	47.12'	30.00'	89°59'56"	S46°35'48"W	42.43'
FC7	23.94'	30.04'	45°38'55"	S21°13'18"E	23.31'
FC8	70.21'	30.00'	134°05'27"	N68°38'56"E	55.25'
FC9	42.68'	30.00'	81°30'29"	N39°09'02"W	39.17'
FC10	47.44'	56.00'	48°32'05"	N55°38'14"W	46.03'
FC11	24.00'	1930.00'	0°42'45"	N59°00'06"E	24.00'
FC12	49.12'	32.00'	87°56'35"	S75°20'29"E	44.44'
FC13	66.47'	154.00'	24°43'52"	N79°13'55"E	65.96'
FC14	46.60'	30.00'	88°59'47"	N47°05'57"E	42.05'
FC15	24.21'	1930.00'	0°43'07"	N85°07'48"E	24.21'
FC16	46.60'	30.00'	88°59'47"	S47°05'57"W	42.05'
FC17	47.65'	30.00'	91°00'13"	S42°54'03"E	42.80'
FC18	46.56'	30.00'	88°55'28"	S47°03'48"W	42.03'
FC19	54.93'	30.00'	104°54'46"	N36°01'05"W	47.57'
FC20	98.47'	52.92'	106°37'02"	N36°36'40"W	84.86'
FC21	47.13'	30.00'	90°00'27"	N43°24'00"W	42.43'
FC22	42.42'	54.00'	45°00'22"	N20°53'58"W	41.34'
FC23	55.57'	30.00'	106°07'50"	N09°39'46"E	47.96'
FC24	59.36'	30.00'	113°22'36"	S55°05'27"E	50.14'
FC25	34.29'	30.00'	65°29'51"	N34°20'46"E	32.46'
FC26	55.59'	130.00'	24°30'09"	N79°20'46"E	55.17'
FC27	47.65'	30.00'	91°00'13"	S42°54'03"E	42.80'

LINE TABLE FIRE LANE		
LINE #	BEARING	DISTANCE
F1	S02°36'04"W	965.97'
F2	N88°28'28"W	534.80'
F3	N89°13'22"W	2.00'
F4	N00°44'28"E	83.97'
F5	S89°13'22"E	2.00'
F6	S88°28'55"E	112.83'
F7	N16°26'18"E	104.34'
F8	N88°24'14"W	166.45'
F9	S01°35'51"W	40.61'
F10	S45°26'36"W	2.00'
F11	N43°42'19"W	160.15'
F12	N45°41'40"E	2.00'
F13	S44°18'20"E	41.74'
F14	N01°36'13"E	417.40'
F15	N79°54'17"W	68.58'
F16	N31°22'12"W	47.51'
F17	S31°22'12"E	16.48'
F18	N60°41'13"E	75.24'
F19	N62°43'41"E	42.34'
F20	N68°13'15"E	52.85'
F21	N64°16'51"E	83.31'
F22	S88°24'09"E	426.76'
F23	N02°36'04"E	145.87'
F24	S02°36'04"W	22.71'
F25	N88°24'09"W	110.73'
F26	S01°35'51"W	24.00'
F27	S88°24'09"E	109.26'
F28	S02°36'04"W	626.22'
F29	N88°28'28"W	335.02'
F30	N16°26'18"E	83.16'
F31	N88°24'14"W	166.40'
F32	N01°36'13"E	377.78'
F33	N43°24'09"W	34.29'
F34	N62°43'41"E	41.19'
F35	N68°13'15"E	42.50'
F36	S01°35'51"W	72.70'
F37	S88°24'09"E	24.00'
F38	N01°35'51"E	115.27'
F39	S88°24'09"E	425.29'

Revised: 7/16/2025
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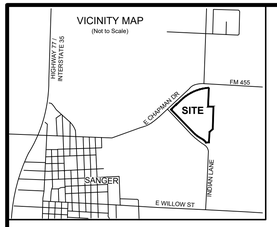
FINAL PLAT
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UTILITY PROVIDERS		
NAME	ADDRESS	PHONE
SANGER ELECTRIC	202 RAILROAD AVE. SANGER, TX 76266	940-458-6054
CITY OF SANGER UTILITIES	202 RAILROAD AVE.	940-458-7930

NOTES:

1. Bearings, coordinates and distances are based on the Texas State Plane Coordinate System, NAD83 (2011) North Central Zone (4202).
2. This survey was prepared without the benefit of a title commitment. There may be easements of record that are not shown.
3. All lots comply with the minimum size requirements of the zoning district.
4. This property may be subject to charges related to impact fees and the applicant should contact the city regarding any applicable fees due.
5. All common areas, drainage easements, and detention facilities will be owned and maintained by the HO/property owner. Any common area within the city's right-of-way will require a facilities agreement, to be reviewed and approved by the city.
6. NOTICE-selling a portion of this addition by metes and bounds is a violation of state law and is subject to fines and withholding of utilities and building permits.
7. This plat does not alter or remove existing deed restrictions, if any, on this property.
8. Minimum finished floor elevations (min FFE) are at least two (2) feet above the 100-year floodplain.
9. The subject property resides in Flood Zone "X", being areas determined to be outside the 0.2% annual chance floodplain, and resides in Flood Zone "A", being a special flood hazard area subject to inundation by the 1% annual chance flood and does nor have a determined base flood elevation, as determined of shown by the FIRM Community Panel No. 48121C0210G dated 04/18/2011.
10. The purpose of this plat is to make 1 lot out of 55.886 acres.
11. The subject property has a total of 503 existing parking spaces (488 regular and 15 handicap). There are 813 more proposed parking spaces (791 regular and 22 handicap). City of Sanger Ordinances requires 1 parking space for each 4 seats in the auditorium or main assembly room and 1 space for each classroom.
12. The City of Saner is not responsible for the design, construction, operation, maintenance, or use of the storm water detention area, and their associated private drainage easements, herein referred to as "features' to be developed and constructed by the Owners or their successors. Owner or successors agree to indemnify and hold harmless the City of Sanger, it's officers, employees, and agents from any direct or indirect loss, damage, liability, or expense and attorney's fees for any negligence or omissions whatsoever, arising out of the design, construction, operation, maintenance, condition or use of the "features" including any non-performance of the foregoing owners and successors accept full responsibility and liability for the "features". All of the above shall be covenants running with the land.

APPROVED & ACCEPTED

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

_____ _____
Mayor, City of Sanger, Texas — Date

Attested by

_____ _____
City Secretary, City of Sanger, Texas — Date

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS, SANGER INDEPENDENT SCHOOL DISTRICT, IS THE OWNER OF A TRACT OF LAND SITUATED IN THE R. BEBEE SURVEY, ABSTRACT NUMBER 29, DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

All that certain 55.886 acre tract of land in the R. Bebee Survey, Abstract No. 29, Denton County, Texas and being the remainder of a called 35.000 acre tract of land described in a Warranty Deed to Sanger Independent School District, recorded in Volume 1841, Page 662 of the Deed Records of said county, being the remainder of a called 23.440 acre tract of land described in a Warranty Deed to Sanger Independent School District, recorded in Volume 1841, Page 722 of said Deed Records, being all of a called 3.728 acre tract of land described in a Special Warranty Deed to Sanger Independent School District, recorded in Document Number 2022-160016 of the Official Public Records of said county, and being all of a called 0.772 acre tract of land described in a Special Warranty Deed to Sanger Independent School District, recorded in Document Number 2022-160016 of said Official Public Records and said 55.886 acre tract of land being more particularly described as follows:

BEGINNING at a 1/2 inch iron rebar with a plastic cap found for the southeast corner of said 35.000 acre tract, the southwest corner of said 3.728 acre tract and in the west line of a called 24.900 acre tract of land described in a Warranty Deed to Marion Hills Apartments, LLC, recorded in Document No. 2017-48293 of the Official Public Records of said county;

THENCE North 89°52'12" West, with the south line of said 35.000 acre tract, a distance of 12.12 feet to a 1/2 inch iron rebar with a cap stamped "RPLS 6484" set in the northeast right-of-way line of Indian Lane, a 100 foot wide public right-of-way, and the beginning of a non-tangent curve to the left, with a radius of 550.00 feet and a chord which bears North 48°43'59" West, a distance of 259.49 feet, from which a 1/2 inch iron rebar (disturbed) bears North 71°23' West, a distance of 2.4 feet from said corner;

THENCE with the northeast right-of-way line of said Indian Lane, the following courses and distances;

Along said curve to the left, with a central angle of 27°17'21" and an arc length of 261.96 feet to a 1/2 inch iron rebar with a cap stamped "RPLS 6484" set for the beginning of a reverse curve to the right, with a radius of 1,450.00 feet and a chord which bears North 53°12'56" West, a distance of 461.77 feet;

Along said curve to the right, with a central angle of 18°19'28" and an arc length of 463.74 feet to a mag nail with a shiner stamped "ARC RPLS 6484" set for corner;

North 44°02'46" West, passing at a distance of 46.94 feet, a mag nail with a shiner stamped "ARC RPLS 6484" set for the common corner of said 35.000 acre tract and said 23.440 acre tract, in all, a total distance of 1,379.05 feet to a mag nail set in a rock at the intersection of said northeast right-of-way line of said Indian Lane and the southeast right-of-way line of Farm to Market 455 West (FM 455 W), a variable width public right-of-way;

THENCE with the southeast right-of-way of said FM 455 W, the following courses and distances;

North 45°57'03" East, a distance of 18.42 feet to a 5/8 inch iron rebar with a cap stamped "TXDOT" found for corner;

North 44°02'46" West, a distance of 12.74 feet to a 5/8 inch iron rebar with a cap stamped "TXDOT" found for corner;

North 45°57'14" East, a distance of 290.02 feet to a 5/8 inch iron rebar with a cap stamped "TXDOT" found for corner;

South 43°49'38" East, a distance of 10.75 feet to a 5/8 inch iron rebar with a cap stamped "TXDOT" found corner;

North 45°57'03" East, passing at a distance of 231.51 feet, to a 5/8 inch iron rebar with a cap stamped "TXDOT" found, in all, a total distance of 291.56 feet to a 5/8 inch iron rebar with a cap stamped "TXDOT" found for the beginning of a curve to the right, with a radius of 1,930.00 feet and a chord which bears North 66°05'03" East, a distance of 1,329.21 feet;

Along said curve to the right, with a central angle of 40°17'06" and an arc length of 1,356.99 feet to a 5/8 inch iron rebar with a cap stamped "TXDOT" found for corner in the west line of a called 84.5014 acre tract of land described in a Warranty Deed to Sanger Town Center LLC, recorded in Document No. 2017-48301 of said Official Public Records, from which a 1/2 inch iron rebar found bears North 02°41'47" East, a distance of 19.72 feet;

THENCE South 02°36'33" West, with the common line of said 35.000 acre tract and said 85.5014 acre tract, a distance of 595.77 feet to a 1/2 inch iron rebar with a cap stamped "OCJ Cowan & Assoc" found for the northwest corner of said 0.772 acre tract;

THENCE South 87°23'27" East, with the north line of said 0.772 acre tract, a distance of 150.00 feet to a 1/2 inch iron rebar with a cap stamped "RPLS 6484" set for corner;

THENCE South 02°36'33" West, with the east line of said 0.772 acre tract and the east line of said 3.728 acre tract, a distance of 1,013.05 feet to a 1/2 inch iron rebar with a cap stamped "RPLS 6484" set for corner;

THENCE South 45°05'58" West, continuing with said east line of the 3.728 acre tract, a distance of 148.05 feet to a 1/2 inch iron rebar with a cap stamped "RPLS 6484" set for corner;

THENCE South 02°36'33" West, continuing with said east line of the 3.728 acre tract, a distance of 643.72 feet to a 1/2 inch iron rebar with a cap stamped "RPLS 6484" set for the southeast corner of said 3.728 acre tract;

THENCE South 56°03'18" West, with the southeast line of said 3.728 acre tract, a distance of 62.24 feet to the **POINT OF BEGINNING** and containing 55.886 acres (2,434,412 square feet) of land.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT Sanger Independent School District, acting herein by and through its duly authorized officer does hereby adopt this plat designating the hereinabove described property as Lot 1, Block A, Sanger High School, 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 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

_____ _____,
Kelly Teems, Authorized Representative of Sanger Independent School District

State of Texas

County of Denton

Before me, the undersigned authority, on this day personally appeared, known tome 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 _____

TITLE INFORMATION:

PERMANENT 15' WATERLINE EASEMENT
VOLUME 4863, PAGE 01573
CITY OF SANGER
PLOTTABLE, AS SHOWN

UTILITY EASEMENT
DOCUMENT #2018-32665
NORTEX COMMUNICATIONS COMPANY
PLOTTABLE, AS SHOWN

PERPETUAL WATER LINE EASEMENT
DOCUMENT #2006-120223
THE CITY OF SANGER
PLOTTABLE, AS SHOWN

EASEMENT
VOLUME 339, PAGE 131
DENTON COUNTY ELECTRIC CO-OPERATIVE, INC.
EASEMENT FOREVER TO ENTER UPON THE PROPERTY, WITHIN A RIGHT OF WAY NOT EXCEEDING 2 FEET IN WIDTH, TO CONSTRUCT, OPERATE, MAINTAIN, PATROL, INSPECT, SERVICE, REPAIR, REMOVE, RELOCATE AND RECONSTRUCT, UPON, ALONG, ACROSS, OVER AND UNDER PROPERTY, A LINE OR LINES FOR THE TRANSMISSION OR DISTRIBUTION OF ELECTRIC ENERGY.
BLANKET

EASEMENT
VOLUME 339, PAGE 132
DENTON COUNTY ELECTRIC CO-OPERATIVE, INC.
EASEMENT TO PLACE, CONSTRUCT, OPERATE, REPAIR, MAINTAIN, RELOCATE AND REPLACE THEREON AND IN OR UPON ALL STREETS, ROADS OR HIGHWAYS ABUTTING SAID LAND, AN ELECTRIC TRANSMISSION OR DISTRIBUTION LINE OR SYSTEM, INCLUDING THE RIGHT TO CUT AND TRIM TREES TO THE EXTENT NECESSARY TO KEEP THEM CLEAR OF SAID ELECTRIC LINE OR SYSTEM AND TO CUT DOWN FROM TIME TO TIME ALL DEAD, WEAK, LEANING OR DANGEROUS TRESS THAT ARE TALL ENOUGH TO STRIKE THE WIRES IN FALLING.
BLANKET

SURVEYOR STATEMENT:

I, ANTHONY RAY CROWLEY, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF TEXAS, AFFIRM THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED UNDER MY DIRECT SUPERVISION, FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF SANGER AND DENTON COUNTY, TEXAS.

DATED, THIS THE _____ DAY OF _____ , 20____ .

_____
ANTHONY RAY CROWLEY
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6484

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED, ANTHONY RAY CROWLEY, APPEARS 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.

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

BY: _____
NOTARY PUBLIC IN AND FOR_____ COUNTY, TEXAS.

MY COMMISSION EXPIRES _____

RECORDING INFORMATION

FINAL PLAT
SANGER HIGH SCHOOL
LOT 1, BLOCK A
55.886 ACRES
R. BEBEE SURVEY, ABSTRACT NO.29
CITY OF SANGER, DENTON COUNTY, TEXAS

Date: 12/18/2024	Drawn: CM	Checked: ARC	Scale: 1" = 60'	Sheet: 4 of 4

Revised: 7/16/2025
1/08/2025
5/5/2025

Owner / Developer:
Sanger Independent School District
601 Elm Street
Sanger TX 76266
1-940-458-7438
kteems66@gmail.com

Engineer:
EIKON Consulting Group
1405 W Champan Drive
Sanger, TX 76266
1-940-387-0805
mpaz@eikoncg.com

ANTHONY RAY CROWLEY R.P.L.S. NO. 6484
CROWLEY SURVEYING
FRN:10046500
117 WEST ARCHER STREET
JACKSBORO, TX 76458
(469) 850-CPLS(2757)
acrowley@crowleysurveying.com
CROWLEY SURVEYING

EST · 1886
SANGER
DEVELOPMENT SERVICES
201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
940-458-2059(office) 940-458-4072(fax) www.sangertexas.org

SUBDIVISION APPLICATION

☐ Preliminary Plat Minor Plat	☑ Final Plat/Replat Amended Plat	☐ Vacating Plat Conveyance Plat

Applicant	Owner (if different from applicant)
Name: Anthony Crowley	Name: Kelly Teems
Company: Crowley Pipeline & Land Surveying	Company: Sanger Independent School District
Address: 117 West Archer Street	Address 601 Elm Street
City, State, Zip: Jacksboro, TX 76458	City, State, Zip: Sanger, TX 76266
Phone 469-850-CPLS(2757)	Phone: 940-458-7438
Fax:	Fax:
Email: acrowley@crowleysurveying.com	Email: kteems66@gmail.com

Submittal Checklist

	Pre-Application Conference (Date:_/____/_____)
	Application Form (Signed by Owner and Applicant)
	Letter of Intent
	Non-Refundable Application Fee (Check Payable to City of Sanger)
	Applicable Plat Checklist (Completed)
	Additional Required Documents/Traffic & Drainage Studies etc.

Supporting Materials (List if provided): _____

_____

R Number(s): PID 132465, 132509, 1012743, 1012179

_____

_____ _____

Owner's Signature Date

Anthony Crowley December 18, 2024

Applicant's Signature Date

SANGER HIGH SCHOOL – LETTER OF INTENT

SUBDIVIDER'S NAME AND ADDRESS

Sanger Independent School District

601 Elm Street

Sanger, TX 76266

CONTACT INFORMATION OF PERSON(S) PREPARING THE SUBMITTED DOCUMENTS

Anthony Crowley

1-940-229-1172

acrowley@crowleysurveying.com

DESIGNATED POINT OF CONTACT FOR FUTURE CORRESPNDENCE

Kelly Teems

1-940-458-7438

kteems66@gmail.com

INTENT OF THE PLAT APPLICATION

The purpose of the subdivision plat is to make a lot out of an unplatted property and dedicate easements and right-of-way.

BREIF DESCRIPTION OF THE LOACTION, LAND AREA, PARTICULARS AS TO THE INTEDED USE(S) OF THE PROPERTY, AND ANY INTENDED FUTURE DEVELOPMENT ON THE PROPERTY

55.886 acres in the R. Bebee Survey, Abstract No. 29, City of Sanger, Denton County, Texas. Intended easements are for utility purposes and the site itself is educational.

A REQUEST THAT THE PLAT BE REVIEWED AND CONSIDERED BY THE APPROPIATE APPROVAL BODY

CITY COUNCIL COMMUNICATION

DATE: August 4, 2025

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on a Final Plat of Lois Road Estates Subdivision Filing No. 1, being approximately 38.769 acres of land described as A0029A R. BEEBEE, TR, within the City of Sanger, generally located on the south side of Lois Rd approximately 1219 feet west of the intersection of Marion Rd and Lois Rd.

SUMMARY:

- This is phase 1 of 3.
- This plat will create 155 residential lots and 6 HOA lots
- The lots are part of the Lois Road Estates PD.
- This phase will have 2 points of entry from Lois Road.
- All lots comply with the PD.
- Planning & Zoning recommended approval on 6-9-25.

FISCAL INFORMATION:

Budgeted: N/A Amount: N/A GL Account: N/A

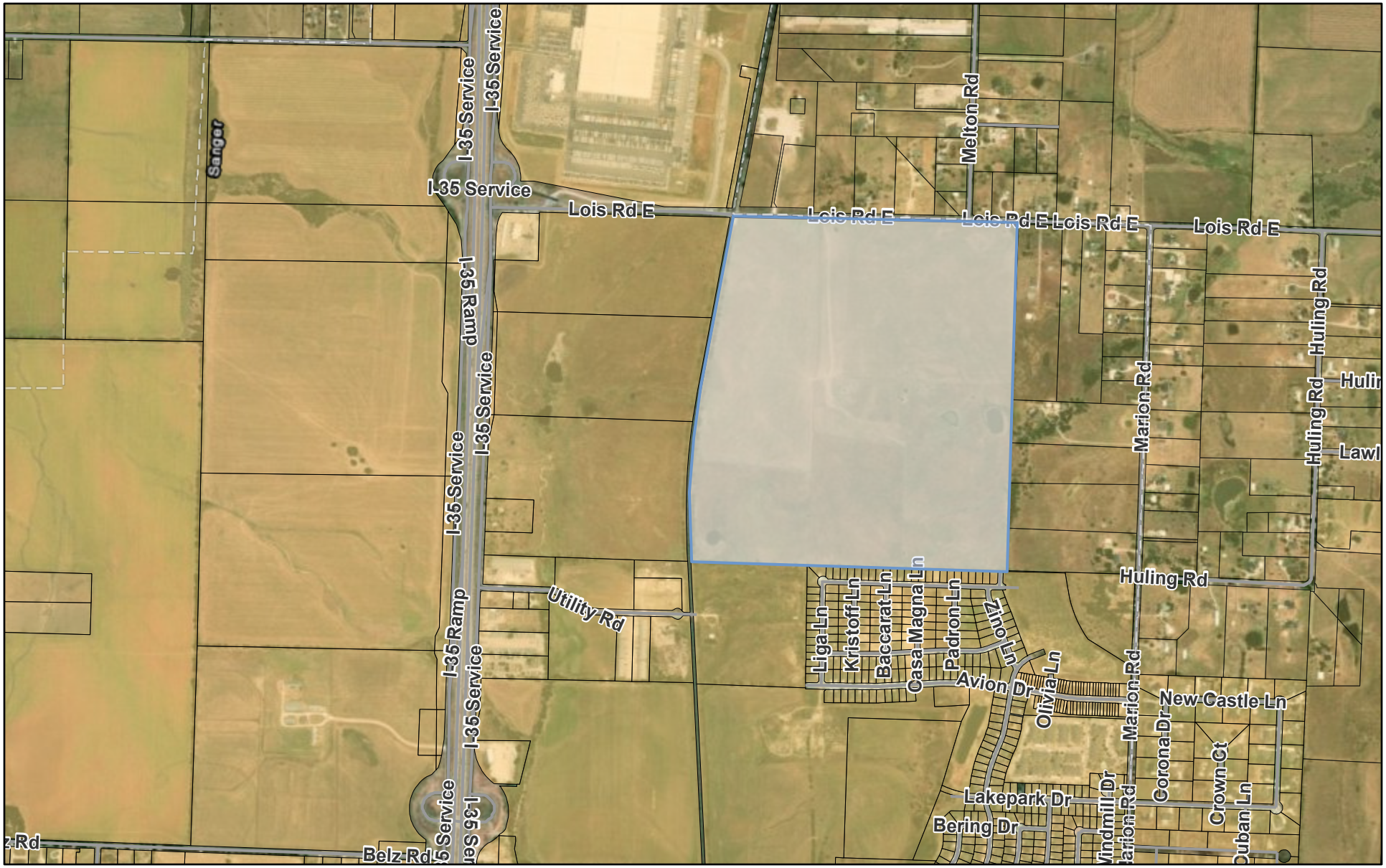
RECOMMENDED MOTION OR ACTION:

Staff recommends APPROVAL.

ATTACHMENTS:

Location Map
Final Plat
Application
Letter of Intent

ArcGIS Web Map



6/3/2025, 10:09:58 AM

Roads Parcels ETJ Parcels

1:18,056

0 0.13 0.25 0.5 mi

0 0.2 0.4 0.8 km

Esri, HERE, Garmin, iPC, Maxar

ArcGIS Web AppBu
Earthstar Geographics | Esri, HERE, Garmin |

LOIS ROAD ESTATES SUBDIVISION FINAL PLAT FILING NO. 1

BEING A PORTION OF A CALLED 202.49 ACRE TRACT OF LAND
JST HOLDINGS 04 BUISINESS LLC, DOCUMENT NO. 2024-74411, O.R.D.C.T.
48.189 ACRES OF LAND (2,099,130 SQUARE FEET)
OUT OF THE REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29
IN THE CITY OF SANGER, DENTON COUNTY, TEXAS

CERTIFICATION OF OWNERSHIP:

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:

LEGAL DESCRIPTION:

BEING A 48.189 ACRE TRACT OF LAND (2,099,130 SQUARE FEET), SITUATED IN THE REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29, SITUATED IN THE CITY OF SANGER, DENTON COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 202.49 ACRE TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED CONVEYED TO JST HOLDINGS 04 BUSINESS, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY, RECORDED IN DOCUMENT NUMBER 2024-74411 OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS; SAID 48.189 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A MAG NAIL FOUND, BEING THE NORTHWESTERN CORNER OF SAID JST HOLDINGS 202.49 ACRE TRACT, BEING ON OR NEAR THE CENTERLINE OF LOIS ROAD EAST AND ON THE EASTERN RIGHT-OF-WAY LINE OF THE GULF COAST AND SANTA FE RAILROAD, (100' RIGHT-OF-WAY WIDTH), FOR THE NORTHWESTERN CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE NORTHERN LINE OF SAID JST HOLDINGS 202.49 ACRE TRACT, DEPARTING THE EASTERN RIGHT-OF-WAY LINE OF SAID GULF COAST AND SANTA FE RAILROAD, AND ALONG OR NEAR THE CENTERLINE OF SAID LOIS ROAD EAST, S89°32'19"E, A DISTANCE OF 689.60 FEET TO A MAG NAIL SET, FOR A NORTHERN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING ALONG SAID NORTHERN LINE OF JST HOLDINGS 202.49 ACRE TRACT AND ALONG OR NEAR SAID CENTERLINE OF LOIS ROAD EAST, S89°22'38"E, A DISTANCE OF 1420.42 FEET TO MAG NAIL SET, BEING THE SOUTHEASTERN CORNER OF A CALLED 1.798 ACRE TRACT DESCRIBED IN A DEED CONVEYED TO JODY ROBERT, RECORDED IN DOCUMENT NUMBER 2006-17710 OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS, AND ALSO BEING IN THE WESTERN RIGHT-OF-WAY LINE OF MELTON ROAD (30' RIGHT-OF-WAY WIDTH);

THENCE, CONTINUING ALONG SAID NORTHERN LINE OF JST HOLDINGS 202.49 ACRE TRACT AND ALONG OR NEAR SAID CENTERLINE OF LOIS ROAD, S89°07'42"E, A DISTANCE OF 453.34 FEET TO A MAG NAIL SET, BEING THE NORTHEASTERN CORNER OF SAID JST HOLDINGS 202.49 ACRE TRACT, AND ALSO BEING THE NORTHWESTERN CORNER OF A CALLED 15.00 ACRE TRACT DESCRIBED IN A DEED CONVEYED TO MILDRED E. HUNT, RECORDED IN DOCUMENT NUMBER 2019-5766 OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS,FOR THE NORTHEASTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE EASTERN LINE OF SAID JST HOLDINGS 202.49 ACRE TRACT, AND ALSO BEING THE WESTERN LINE OF SAID HUNT 15.00 ACRE TRACT, S01°11'12"W, A DISTANCE OF 40.00 FEET TO A CALCULATED POINT, FOR A NORTHERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE SOUTHERN RIGHT-OF-WAY LINE OF SAID LOIS ROAD, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

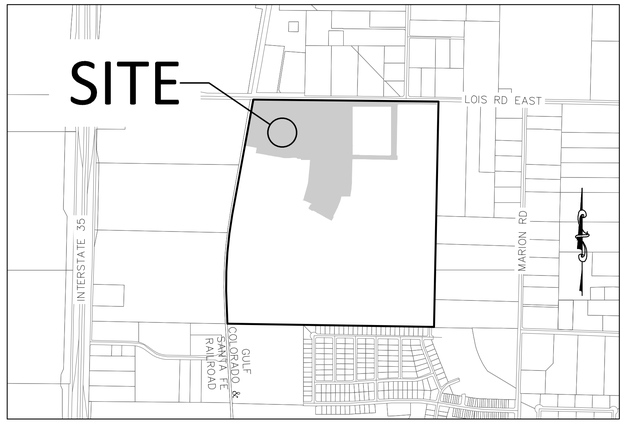
1. N89°07'42"W, A DISTANCE OF 453.04 FEET TO A CALCULATED POINT;
2. N89°22'38"W, A DISTANCE OF 81.66 FEET TO A CALCULATED POINT;

THENCE, CROSSING THROUGH SAID JST HOLDINGS 202.49 ACRE TRACT, THE FOLLOWING THIRTY-FIVE (33) COURSES AND DISTANCES:

1. S45°54'17"W, A DISTANCE OF 20.33 FEET TO A CALCULATED POINT;
2. S01°11'12"W, A DISTANCE OF 701.61 FEET TO A CALCULATED POINT;
3. S43°48'48"E, A DISTANCE OF 18.38 FEET TO A CALCULATED POINT;
4. S01°11'12"W, A DISTANCE OF 50.00 FEET TO A CALCULATED POINT;
5. N88°48'48"W, A DISTANCE OF 736.00 FEET TO A CALCULATED POINT;
6. S46°11'12"W, A DISTANCE OF 18.38 FEET TO A CALCULATED POINT;
7. S01°11'12"W, A DISTANCE OF 12.00 FEET TO A CALCULATED POINT;
8. S88°48'48"E, A DISTANCE OF 120.00 FEET TO A CALCULATED POINT;
9. S01°11'12"W, A DISTANCE OF 302.71 FEET TO A CALCULATED POINT, AT A POINT OF CURVATURE TO THE RIGHT;
10. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1045.00 FEET, AN ARC LENGTH OF 198.49 FEET, A CENTRAL ANGLE OF 10°52'58", A CHORD BEARING AND DISTANCE OF S06°37'41"W, 198.19 FEET TO A CALCULATED POINT;
11. N88°48'48"W, A DISTANCE OF 122.49 FEET TO A CALCULATED POINT, AT A POINT OF CURVATURE TO THE RIGHT;
12. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 925.00 FEET, AN ARC LENGTH OF 252.99 FEET, A CENTRAL ANGLE OF 15°40'15", A CHORD BEARING AND DISTANCE OF S21°20'15"W, 252.21 FEET TO A CALCULATED POINT;
13. S29°10'22"W, A DISTANCE OF 51.40 FEET TO A CALCULATED POINT;
14. S15°49'38"E, A DISTANCE OF 18.38 FEET TO A CALCULATED POINT;
15. S29°10'22"W, A DISTANCE OF 50.00 FEET TO A CALCULATED POINT, FOR THE SOUTHERNMOST CORNER OF THE HEREIN DESCRIBED TRACT;
16. N60°49'38"W, A DISTANCE OF 290.00 FEET TO A CALCULATED POINT;
17. S74°10'22"W, A DISTANCE OF 18.38 FEET TO A CALCULATED POINT;
18. N61°04'15"W, A DISTANCE OF 50.00 FEET TO A CALCULATED POINT;
19. N16°30'14"W, A DISTANCE OF 18.60 FEET TO A CALCULATED POINT;
20. N29°50'40"E, A DISTANCE OF 50.03 FEET TO A CALCULATED POINT;
21. N73°33'27"E, A DISTANCE OF 18.17 FEET TO A CALCULATED POINT;
22. N29°19'49", A DISTANCE OF 4.26 FEET TO A CALCULATED POINT, AT A POINT OF CURVATURE TO THE LEFT;
23. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 775.00 FEET, AN ARC LENGTH OF 2.93 FEET, A CENTRAL ANGLE OF 00°12'59", A CHORD BEARING AND DISTANCE OF N29°03'52"E, 2.93 FEET TO A CALCULATED POINT;
24. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 845.00 FEET, AN ARC LENGTH OF 130.34 FEET, A CENTRAL ANGLE OF 08°50'16", A CHORD BEARING AND DISTANCE OF N65°35'08"W, 130.21 FEET TO A CALCULATED POINT;
25. N15°32'17"E, A DISTANCE OF 241.45 FEET TO A CALCULATED POINT;
26. N05°43'32"E, A DISTANCE OF 281.10 FEET TO A CALCULATED POINT;
27. N00°40'28"E, A DISTANCE OF 50.96 FEET TO A CALCULATED POINT;
28. N88°48'48"W, A DISTANCE OF 127.72 FEET TO A CALCULATED POINT;
29. N01°11'12"E, A DISTANCE OF 12.00 FEET TO A CALCULATED POINT;
30. N88°48'48"W, A DISTANCE OF 50.00 FEET TO A CALCULATED POINT;
31. N43°48'48"W, A DISTANCE OF 18.38 FEET TO A CALCULATED POINT;
32. N88°48'48"W, A DISTANCE OF 34.56 FEET TO A CALCULATED POINT, AT A POINT OF CURVATURE TO THE LEFT;
33. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 125.00 FEET, AN ARC LENGTH OF 9.78 FEET, A CENTRAL ANGLE OF 04°29'03", A CHORD BEARING AND DISTANCE OF S88°56'41"W, 9.78 FEET TO A CALCULATED POINT;
34. S86°42'09"W, A DISTANCE OF 94.19 FEET TO A CALCULATED POINT, AT A POINT OF CURVATURE TO THE RIGHT;
35. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 175.00 FEET, AN ARC LENGTH OF 40.66 FEET, A CENTRAL ANGLE OF 13°18'42", A CHORD BEARING AND DISTANCE OF N86°38'30"W, 40.57 FEET TO A CALCULATED POINT;
36. N79°59'09"W, A DISTANCE OF 394.52 FEET TO A CALCULATED POINT;
37. N10°00'51"E, A DISTANCE OF 75.00 FEET TO A CALCULATED POINT;
38. N79°59'09"W, A DISTANCE OF 165.00 FEET TO A CALCULATED POINT, BEING IN THE WESTERN LINE OF SAID JST HOLDINGS 202.49 ACRE TRACT, AND ALSO BEING IN THE EASTERN LINE OF SAID SANTA FE RAILROAD;

THENCE, ALONG SAID EASTERN LINE OF JST HOLDINGS 202.49 ACRE TRACT AND ALONG SAID EASTERN LINE OF SANTA FE RAILROAD, N10°00'51"E, A DISTANCE OF 651.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 48.189 ACRES (2,099,130 SQUARE FEET), MORE OR LESS.



VICINITY MAP
NTS

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS: THAT JST HOLDINGS 04 BUSINESS LLC, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICER, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOIS ROAD ESTATES 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_____.

_____, JST HOLDINGS 04 BUSINESS LLC

_____, TITLE AND COMPANY

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_____.

BENCHMARKS AND CONTROLS:

NO. 1 – AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

NO. 2 – AN MAG NAIL IN ASPHALT LOCATED IN THE NORTHWEST INTERSECTION OF LOIS ROAD EAST AND MELTON ROAD, HAVING AN ELEVATION OF 693.8 FEET, A NORTHING COORDINATE VALUE OF 7,192,151.4, AND AN EASTING COORDINATE VALUE OF 2,376,790.5.

BASIS OF BEARING:

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
01	COVER SHEET
02	OVERALL SHEET
03	FINAL PLAT
04	FINAL PLAT
05	FINAL PLAT

PROJECT TEAM

OWNER/DEVELOPER/APPLICANT:
JST HOLDINGS 04 BUSINESS LLC
10268 W, CENTENNIAL RD., UNIT 200 F
LITTLETON, CO 80127
CONTACT: LEE EISENHEIM
PH: 303.324.1771
LEE.EISENHEIM@KALTERCAPITAL.COM

ENGINEERING & SURVEY:
ATWELL, LLC
143 UNION BOULEVARD SUITE 700
LAKEWOOD, CO 80228
CONTACT: KEVIN BLUMHARDT
PH: 303.842.9191
KBLUMHARDT@ATWELL.COM

RESIDENTIAL LOT INFORMAITON	
LOT SIZE	NUMBER OF LOTS
50'	36
60'	119
TOTAL	155

AREA TABLE			
TRACT NAME	AREA (SF)	AREA (AC)	LAND USE
TRACT A	39525	0.91	OPEN SPACE, UTILITIES
TRACT B	34962	0.80	OPEN SPACE
TRACT C	7189	0.17	OPEN SPACE, DRAINAGE, UTILITIES
TRACT D	5831	0.13	OPEN SPACE
TRACT E	6206	0.14	OPEN SPACE
TRACT F	5831	0.13	OPEN SPACE
TRACT G	4631	0.11	OPEN SPACE
TRACT H	16789	0.39	OPEN SPACE
TOTAL	120,904	2.77	

OWNER/MAINTENANCE
OWNER/HOA
OWNER/HOA
OWNER/HOA
OWNER/HOA
OWNER/HOA
OWNER/HOA
OWNER/HOA
OWNER/HOA

OWNER: JST HOLDINS 04 BUSINESS LLC
HOA: LOIS ROAD ESTATES

GENERAL NOTES

1. ALL LOTS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE PLANNED DEVELOPMENT.
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 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. 48121C0070G, DATED APRIL 18, 2011, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR DENTON COUNTY, TEXAS.
8. THE PURPOSE OF THIS PLAT IS TO CREATE NEW FOR SALE SINGLE-FAMILY LOTS.
9. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (NAD '83)
10. UTILITIES SERVICE PROVIDED BY
    CITY OF SANGER – WATER & SANITARY SEWER
    ADDRESS: P.O. BOX 1729, SANGER, TEXAS 76266
    CONTACT: JIM BOLZ
    PHONE NUMBER: (940) 458-2571

    COSERV – ELECTRIC AND GAS
    ADDRESS: 202 RAILROAD AVE, SANGER, TEXAS 76266
    PHONE NUMBER: (800) 274-4014

SURVEYOR CERTIFICATE

I, RANDALL R. HAGER, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS FINAL PLAT REPRESENTS THE RESULT OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND COMPLETED ACCORDING TO APPLICABLE STATE OF TEXAS REQUIREMENTS.

_____
RANDALL R. HAGER, RPLS NO. 6471
FOR AND ON BEHALF OF ATWELL, LLC

APPROVED AND ACCEPTED

_____ _____
CHAIRMAN, PLANNING & ZONING COMMISSION — DATE
CITY OF SANGER, TX

_____ _____
MAYOR — DATE
CITY OF SANGER, TX

ATTESTED BY

_____ _____
CITY SECRETARY — DATE
CITY OF SANGER, TX

RECORDING BOX

ATWELL
866.850.4200 www.atwell.com

OWNER/DEVELOPER/APPLICANT
KALTER CAPITAL
10268 W. CENTENNIAL RD. UNIT 200 F
LITTLETON, CO
303-324-1771
LEE EISENHEIM

FINAL PLAT FILING NO. 1
LOIS ROAD ESTATES SUBDIVISION
155 RESIDENTIAL LOTS (36-50' & 119-60')
6 HOA LOTS, 12.0 ACRES ROW
REUBEN BEBEE SURVEY, ABST. NO. 29
48.189 ACRES - 2,099,130 SQUARE FEET
CITY OF SANGER, DENTON COUNTY TEXAS

DATE 02/28/2025

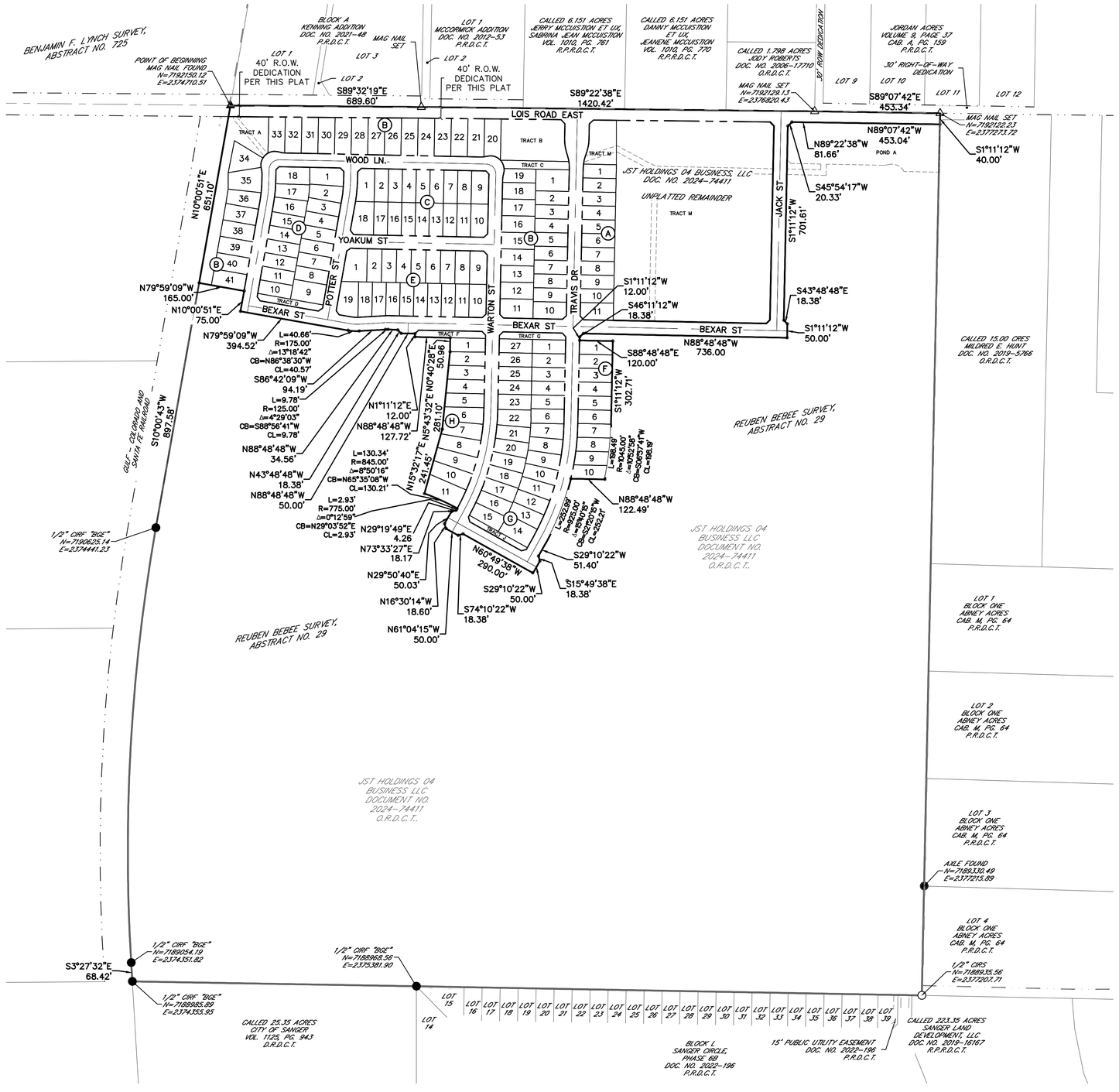
REVISIONS
A 1ST SUBMITTAL TO CITY OF SANGER 02/28/2025 – KB
B 2ND SUBMITTAL TO CITY OF SANGER 06/13/2025 – KB

DR. TN | CH. AS
P.M. RG
JOB 24007256

SHEET 01 OF 5

LOIS ROAD ESTATES SUBDIVISION FINAL PLAT FILING NO. 1

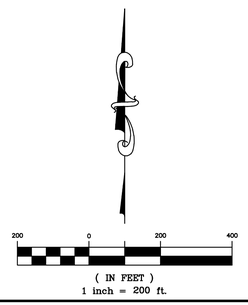
BEING A PORTION OF A CALLED 202.49 ACRE TRACT OF LAND
JST HOLDINGS 04 BUISINESS LLC, DOCUMENT NO. 2024-74411, O.R.D.C.T.
48.189 ACRES OF LAND (2,099,130 SQUARE FEET)
OUT OF THE REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29
IN THE CITY OF SANGER, DENTON COUNTY, TEXAS



LINE TABLE		
LINE	LENGTH	BEARING
L1	20.60'	S43°48'48"E
L2	20.41'	N46°11'12"E
L3	15.56'	S43°48'48"E
L4	18.38'	N46°11'12"E
L5	18.38'	N43°48'48"W
L6	15.56'	S46°11'12"W
L7	18.73'	N36°04'30"W
L8	18.23'	S54°31'30"W
L9	18.38'	S46°11'12"W
L10	18.38'	N43°48'48"W
L11	18.33'	N43°48'48"W
L12	18.38'	S46°11'12"W
L13	18.38'	S43°48'48"E
L14	18.38'	S46°11'12"W
L15	18.38'	N43°48'48"W
L16	18.38'	N46°11'12"E
L17	18.44'	N43°48'48"W
L18	18.38'	N46°11'12"E
L19	18.38'	S46°11'12"W
L20	18.38'	N43°48'48"W

LINE TABLE		
LINE	LENGTH	BEARING
L21	18.38'	S34°59'09"E
L22	18.38'	N55°00'51"E
L23	18.38'	S34°59'09"E
L24	12.00'	S01°11'12"W
L25	18.38'	S15°49'38"E
L26	50.00'	S29°10'22"W
L27	18.38'	S74°10'22"W
L28	18.60'	N16°30'14"W
L29	18.38'	S74°10'22"W
L30	18.38'	N15°49'38"W
L31	12.00'	N01°11'12"E
L32	18.38'	S43°48'48"E
L33	20.33'	S45°54'17"W
L34	9.79'	N00°40'28"E
L35	15.00'	S89°32'19"E
L36	4.31'	S00°40'28"W
L37	35.64'	S79°59'09"E

Curve Table					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	22.26'	80.00'	15°56'33"	S9°09'29"W	22.19'
C2	10.81'	80.00'	7°44'22"	N79°06'51"E	10.80'
C3	21.47'	80.00'	15°22'30"	S80°33'30"E	21.40'
C4	22.26'	80.00'	15°56'33"	N6°47'04"W	22.19'
C5	34.85'	150.00'	13°18'42"	S86°38'30"E	34.77'
C6	15.41'	100.00'	8°49'39"	S84°23'58"E	15.39'
C7	7.19'	775.00'	0°31'54"	N29°13'20"E	7.19'
C8	23.75'	150.89'	9°01'05"	N14°54'51"E	23.73'
C9	15.06'	50.00'	17°15'21"	S49°18'24"W	15.00'
C11	18.02'	800.00'	1°17'25"	N61°28'20"W	18.02'
C12	11.74'	150.00'	4°29'03"	S88°56'41"W	11.74'



RECORDING BOX

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LITTLETON, CO
303-324-1771
LEE EISENHEIM

FINAL PLAT FILING NO. 1
LOIS ROAD ESTATES SUBDIVISION
155 RESIDENTIAL LOTS (36-50' & 119-60')
6 HOA LOTS, 12.0 ACRES ROW
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REVISIONS

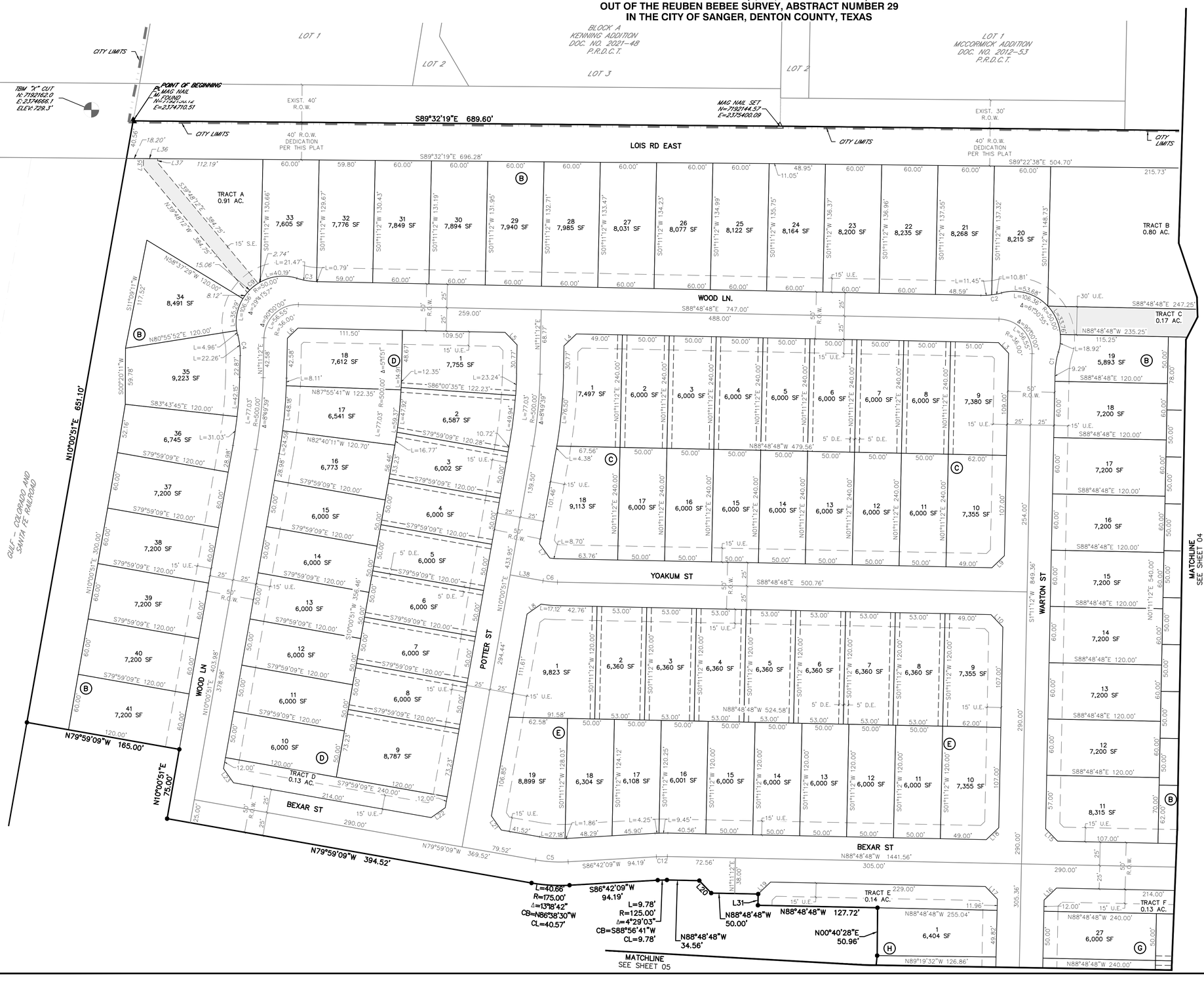
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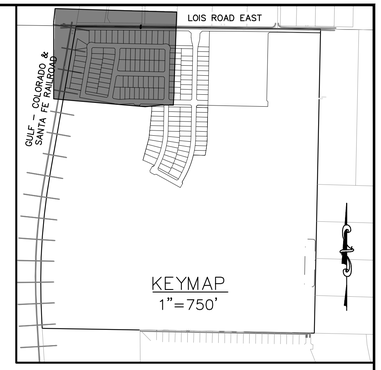
SHEET 02 OF 5

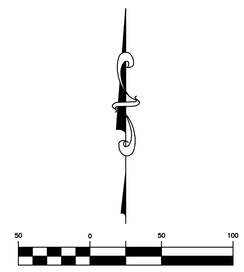
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LOIS ROAD ESTATES SUBDIVISION FINAL PLAT FILING NO. 1

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JST HOLDINGS 04 BUISINESS LLC, DOCUMENT NO. 2024-74411, O.R.D.C.T.
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IN THE CITY OF SANGER, DENTON COUNTY, TEXAS







LEGEND

- FOUND MONUMENT, AS NOTED
- SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "ATWELL LLC"
- MAG NAIL FOUND
- MAG NAIL SET
- SECTION CORNER, AS NOTED
- 1 LOT NUMBER
- (A) BLOCK LETTER
- TMB TEMPORARY BENCH MARK
- D.E. DRAINAGE EASEMENT
- U.E. UTILITY EASEMENT
- W.E. WATERLINE EASEMENT
- SUBJECT PARCEL BOUNDARY LINE
- SECTION LINE
- SUBDIVISION LOT LINE
- LOT SETBACK
- ADJACENT PROPERTY LINE
- EASEMENT LINE, AS NOTED
- RIGHT-OF-WAY LINE
- OFFSET / TIE LINE

RECORDING BOX

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LEE EISENHEIM

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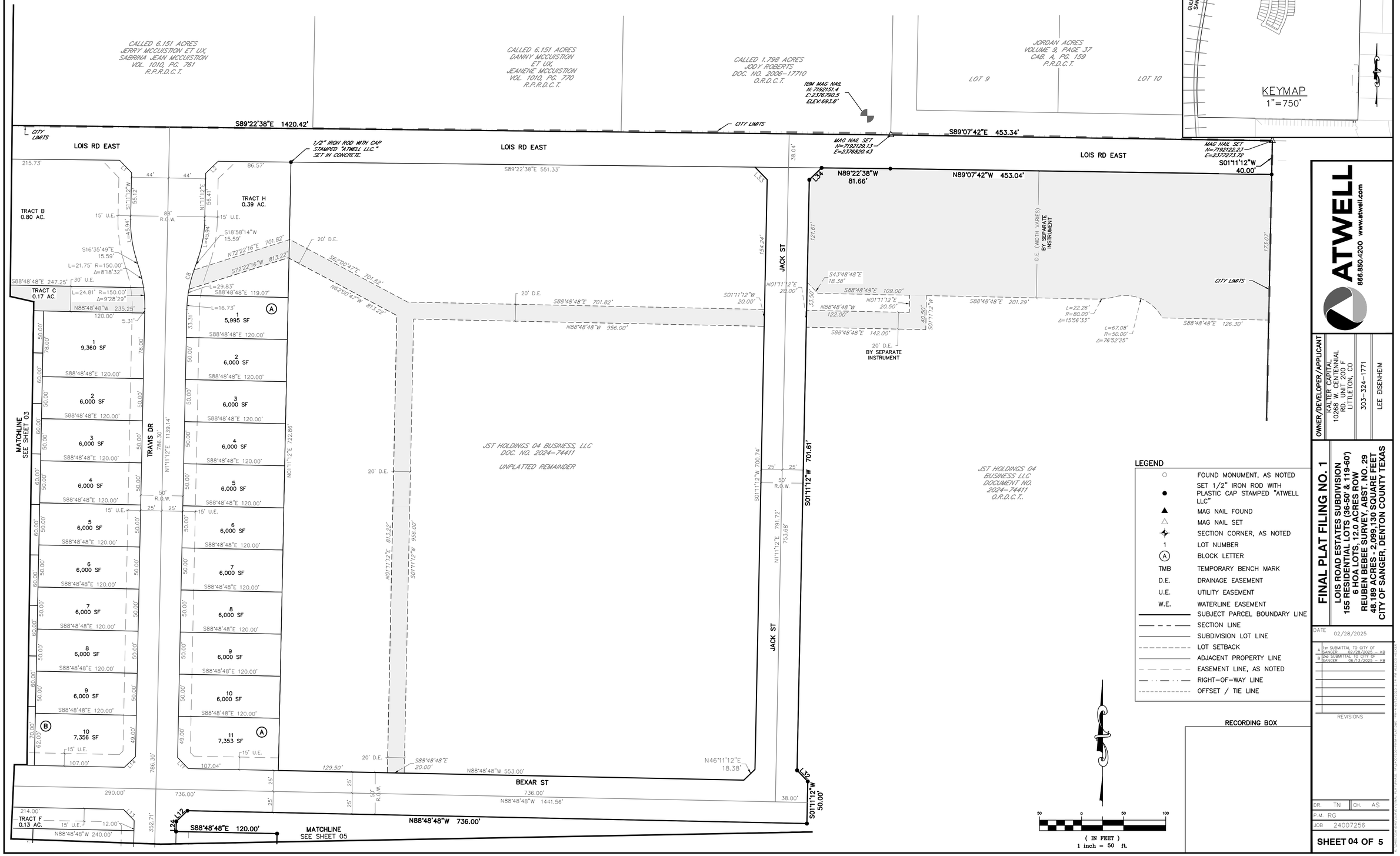
REVISIONS

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SHEET 03 OF 5

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△	MAG NAIL SET
✦	SECTION CORNER, AS NOTED
1	LOT NUMBER
Ⓐ	BLOCK LETTER
TMB	TEMPORARY BENCH MARK
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATERLINE EASEMENT
———	SUBJECT PARCEL BOUNDARY LINE
— — —	SECTION LINE
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- - - - -	LOT SETBACK
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— — —	EASEMENT LINE, AS NOTED
— · — · —	RIGHT-OF-WAY LINE
- - - - -	OFFSET / TIE LINE

RECORDING BOX

50 0 50 100
(IN FEET)
1 inch = 50 ft.

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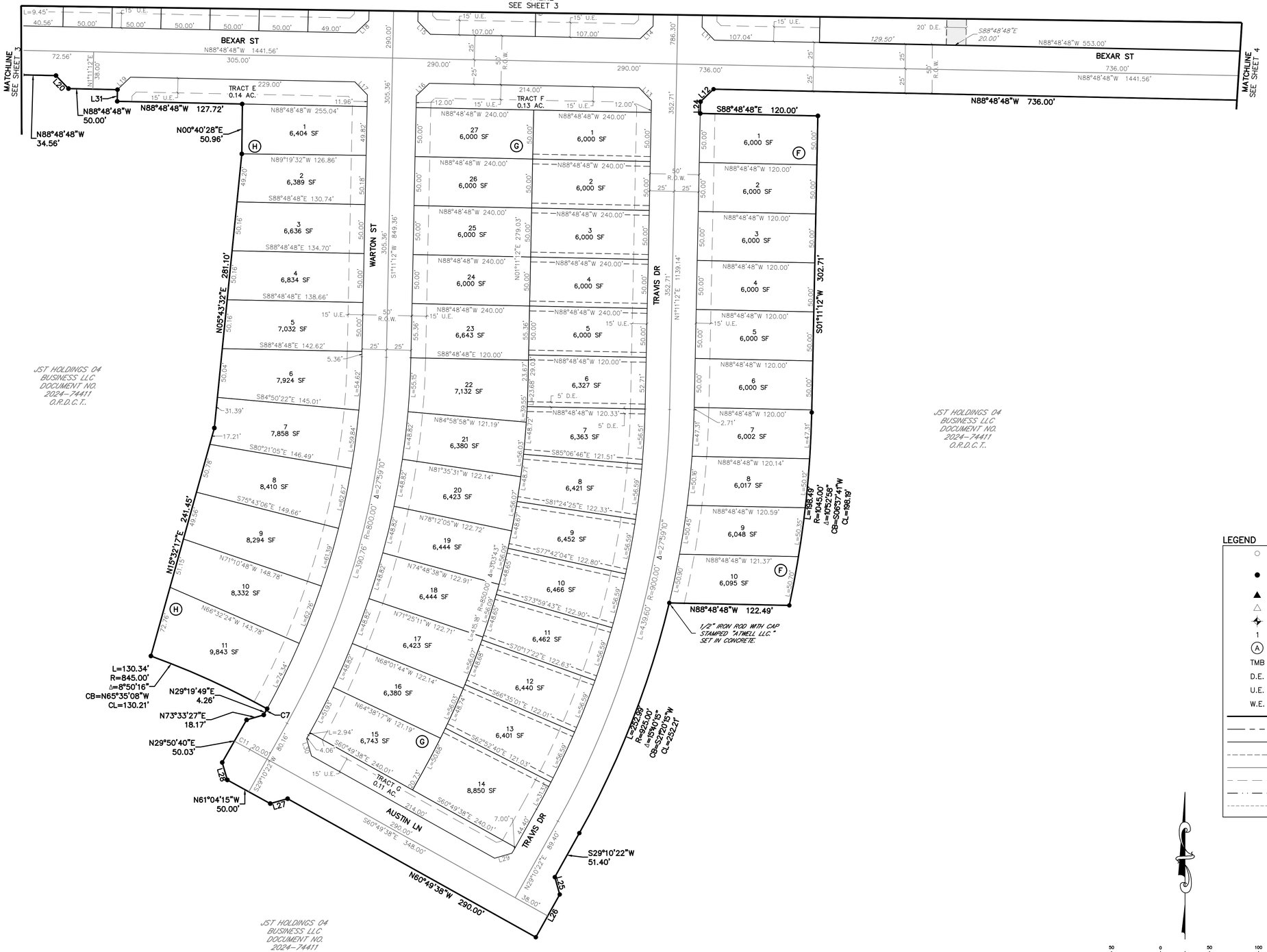
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SHEET 04 OF 5

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LOIS ROAD ESTATES SUBDIVISION FINAL PLAT FILING NO. 1

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SHEET 05 OF 5

LEGEND

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———	OFFSET / TIE LINE

RECORDING BOX

50 0 50 100
(IN FEET)
1 inch = 50 ft.

EST · 1886
SANGER
DEVELOPMENT SERVICES
201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
940-458-2059(office) 940-458-4072(fax) www.sangertexas.org

SUBDIVISION APPLICATION

☐ Preliminary Plat Minor Plat	☒ Final Plat/Replat Amended Plat	☐ Vacating Plat Conveyance Plat

Applicant	Owner (if different from applicant)
Name: LEE EISENHEIM	Name:
Company: KALTER CAPITAL	Company:
Address: 5690 DTC BLVD. STE. 290W	Address
City, State, Zip: GREENWOOD VILLAGE, CO 80111	City, State, Zip:
Phone (303) 324-1771	Phone:
Fax:	Fax:
Email: Lee.Eisenheim@kaltercapital.com	Email:

Submittal Checklist

☐	Pre-Application Conference (Date:_/____/_____)
☐	Application Form (Signed by Owner and Applicant)
☐	Letter of Intent
☐	Non-Refundable Application Fee (Check Payable to City of Sanger)
☐	Applicable Plat Checklist (Completed)
☐	Additional Required Documents/Traffic & Drainage Studies etc.

Supporting Materials (List if provided): Final Plat, Final Engineering Plans

R Number(s):

Owner's Signature — Date: 05/12/2025

Applicant's Signature — Date

KALTERCAPITAL

5960 DTC BLVD, STE 290W
Greenwood Village, CO 80111
www.kaltercapital.com

Lois Rd Estates
May 13, 2025
Letter of Intent

Dear Ms. Hammonds,

In compliance with the City of Sanger's Development Services requirements, Kalter Capital is pleased to submit the Lois Rd Estates Filing No. 1 Final Plat and Final Construction Drawings Application. Included here is the Letter of Intent, which describes the Final Plat Submittal details. In addition to this Letter of Intent, the following documents are included in the Final Plat Submittal.

- Application Form, signed by Kalter Capital
- Filing No. 1 Final Plat
- Filing No. 1 Construction Plans

Site Description and Location

The subject property (The Site) is 38.769 acres in size and is located in the City of Sanger, Denton County, State of Texas. The Site is bound by Lois Road to the north, future phases of Lois Rd Estates development to the east, and future phases of Lois Rd Estates development to the south. The site is comprised of a single parcel identified as Property ID: 59829 in Denton County. A legal description is included with this letter, for reference.

The existing condition of The Site consists of native vegetation and a dirt road. There is only one vehicular access to The Site along Lois Road. There is no significant development or existing structures on the Site, as its historical use has been for agricultural purposes. There are multiple lengths of fence surrounding and within The Sites boundary, with three natural ponds that collect stormwater runoff. The Site's existing topography consists of a high point near the center of the property, with slopes ranging from 1 percent to 5 percent to the east and west.

Submittal Overview

The applicant is requesting approval on the Filing No. 3 Final Plat and Final Construction Drawings, subject to the Approved "PD"- Planned Development District that was approved on 1/14/2025, along with the Overall Preliminary Plat that was approved on 4/7/2025. The Final Plat and Construction Documents serve to establish the lot dimensions, right-of-way dedication, setbacks and Public Infrastructure design necessary to serve the site. The Final Plat is consistent with the design standards, lot dimensions (mix of 50' wide and 60' wide lots) and lot count

approved with the Planned Development Zoning as well as the Design Standards established by the City of Sanger. This submittal also stays consistent with the setbacks recently submitted with the PD Amendment, proposing a 5’ side setback and 20’ rear setback for the 50’ wide and 60’ Lots. The Final Construction Plans include all design details as required by the City of Sanger, including the General Notes and Plans, Overall Utility Plans, Over Lot Grading Plans, Street Plans and Profiles, Sanitary Sewer Plan and Profiles, Storm Sewer Plan and Profiles, Pond Plans and Details, and Construction Details.

Legal Description

BEING A 48.189 ACRE TRACT OF LAND (2,099,130 SQUARE FEET), SITUATED IN THE REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29, SITUATED IN THE CITY OF SANGER, DENTON COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 202.49 ACRE TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED CONVEYED TO JST HOLDINGS 04 BUSINESS, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY, RECORDED IN DOCUMENT NUMBER 2024-74411 OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS; SAID 48.189 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A MAG NAIL FOUND, BEING THE NORTHWESTERN CORNER OF SAID JST HOLDINGS 202.49 ACRE TRACT, BEING ON OR NEAR THE CENTERLINE OF LOIS ROAD EAST AND ON THE EASTERN RIGHT-OF-WAY LINE OF THE GULF COAST AND SANTA FE RAILROAD, (100' RIGHT-OF-WAY WIDTH), FOR THE NORTHWESTERN CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE NORTHERN LINE OF SAID JST HOLDINGS 202.49 ACRE TRACT, DEPARTING THE EASTERN RIGHT-OF-WAY LINE OF SAID GULF COAST AND SANTA FE RAILROAD, AND ALONG OR NEAR THE CENTERLINE OF SAID LOIS ROAD EAST, S89°32'19”E, A DISTANCE OF 689.60 FEET TO A MAG NAIL SET, FOR A NORTHERN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING ALONG SAID NORTHERN LINE OF JST HOLDINGS 202.49 ACRE TRACT AND ALONG OR NEAR SAID CENTERLINE OF LOIS ROAD EAST, S89°22'38”E, A DISTANCE OF 1420.42 FEET TO MAG NAIL SET, BEING THE SOUTHWESTERN CORNER OF A CALLED 1.798 ACRE TRACT DESCRIBED IN A DEED CONVEYED TO JODY ROBERT, RECORDED IN DOCUMENT NUMBER 2006-17710 OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS, AND ALSO BEING IN THE WESTERN RIGHT-OF-WAY LINE OF MELTON ROAD (30' RIGHT-OF-WAY WIDTH);

THENCE, CONTINUING ALONG SAID NORTHERN LINE OF JST HOLDINGS 202.49 ACRE TRACT AND ALONG OR NEAR SAID CENTERLINE OF LOIS ROAD, S89°07'42”E, A DISTANCE OF 453.34 FEET TO A MAG NAIL SET, BEING THE NORTHEASTERN CORNER OF SAID JST HOLDINGS 202.49 ACRE TRACT, AND ALSO BEING THE NORTHWESTERN CORNER OF A CALLED 15.00 ACRE TRACT DESCRIBED IN A DEED CONVEYED TO MILDRED E. HUNT, RECORDED IN DOCUMENT NUMBER 2019-5766 OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS,FOR THE NORTHEASTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE EASTERN LINE OF SAID JST HOLDINGS 202.49 ACRE TRACT, AND ALSO BEING THE WESTERN LINE OF SAID HUNT 15.00 ACRE TRACT, S01°11'12”W, A DISTANCE OF 40.00 FEET TO A CALCULATED POINT, FOR A NORTHEASTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE SOUTHERN RIGHT-OF-WAY LINE OF SAID LOIS ROAD, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. N89°07'42”W, A DISTANCE OF 453.04 FEET TO A CALCULATED POINT;
2. N89°22'38”W, A DISTANCE OF 81.66 FEET TO A CALCULATED POINT;

THENCE, CROSSING THROUGH SAID JST HOLDINGS 202.49 ACRE TRACT, THE FOLLOWING THIRTY-FIVE (33) COURSES AND DISTANCES:

1. S45°54'17”W, A DISTANCE OF 20.33 FEET TO A CALCULATED POINT;
2. S01°11'12”W, A DISTANCE OF 701.61 FEET TO A CALCULATED POINT;
3. S43°48'48”E, A DISTANCE OF 18.38 FEET TO A CALCULATED POINT;
4. S01°11'12”W, A DISTANCE OF 50.00 FEET TO A CALCULATED POINT;
5. N88°48'48”W, A DISTANCE OF 736.00 FEET TO A CALCULATED POINT;
6. S46°11'12”W, A DISTANCE OF 18.38 FEET TO A CALCULATED POINT;
7. S01°11'12”W, A DISTANCE OF 12.00 FEET TO A CALCULATED POINT;
8. S88°48'48”E, A DISTANCE OF 120.00 FEET TO A CALCULATED POINT;
9. S01°11'12”W, A DISTANCE OF 302.71 FEET TO A CALCULATED POINT, AT A POINT OF CURVATURE TO THE RIGHT;
10. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1045.00 FEET, AN ARC LENGTH OF 198.49 FEET, A CENTRAL ANGLE OF 10°52'58”, A CHORD BEARING AND DISTANCE OF S06°37'41”W, 198.19 FEET TO A CALCULATED POINT;
11. N88°48'48”W, A DISTANCE OF 122.49 FEET TO A CALCULATED POINT, AT A POINT OF CURVATURE TO THE RIGHT;
12. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 925.00 FEET, AN ARC LENGTH OF 252.99 FEET, A CENTRAL ANGLE OF 15°40'15”, A CHORD BEARING AND DISTANCE OF S21°20'15”W, 252.21 FEET TO A CALCULATED POINT;
13. S29°10'22”W, A DISTANCE OF 51.40 FEET TO A CALCULATED POINT;
14. S15°49'38”E, A DISTANCE OF 18.38 FEET TO A CALCULATED POINT;
15. S29°10'22”W, A DISTANCE OF 50.00 FEET TO A CALCULATED POINT, FOR THE SOUTHERNMOST CORNER OF THE HEREIN DESCRIBED TRACT;
16. N60°49'38”W, A DISTANCE OF 290.00 FEET TO A CALCULATED POINT;
17. S74°10'22”W, A DISTANCE OF 18.38 FEET TO A CALCULATED POINT;
18. N61°04'15”W, A DISTANCE OF 50.00 FEET TO A CALCULATED POINT;
19. N16°30'14”W, A DISTANCE OF 18.60 FEET TO A CALCULATED POINT;
20. N29°50'40”E, A DISTANCE OF 50.03 FEET TO A CALCULATED POINT;
21. N73°33’27”E, A DISTANCE OF 18.17 FEET TO A CALCULATED POINT;
22. N29°19’49”, A DISATNCE OF 4.26 FEET TO A CALCULATED POINT, AT A POINT OF CURVATURE

TO THE LEFT;

23. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 775.00 FEET, AN ARC LENGTH OF 2.93 FEET, A CENTRAL ANGLE OF 00°12'59”, A CHORD BEARING AND DISTANCE OF N29°03'52”E, 2.93 FEET TO A CALCULATED POINT,
24. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 845.00 FEET, AN ARC LENGTH OF 130.34 FEET, A CENTRAL ANGLE OF 08°50'16”, A CHORD BEARING AND DISTANCE OF N65°35'08”W, 130.21 FEET TO A CALCULATED POINT;
25. N15°32'17”E, A DISTANCE OF 241.45 FEET TO A CALCULATED POINT;
26. N05°43'32”E, A DISTANCE OF 281.10 FEET TO A CALCULATED POINT;
27. N00°40'28”E, A DISTANCE OF 50.96 FEET TO A CALCULATED POINT;
28. N88°48'48”W, A DISTANCE OF 127.72 FEET TO A CALCULATED POINT;
29. N01°11'12”E, A DISTANCE OF 12.00 FEET TO A CALCULATED POINT;
30. N88°48'48”W, A DISTANCE OF 50.00 FEET TO A CALCULATED POINT;
31. N43°48'48”W, A DISTANCE OF 18.38 FEET TO A CALCULATED POINT;
32. N88°48'48”W, A DISTANCE OF 34.56 FEET TO A CALCULATED POINT, AT A POINT OF CURVATURE TO THE LEFT;
33. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 125.00 FEET, AN ARC LENGTH OF 9.78 FEET, A CENTRAL ANGLE OF 04°29'03”, A CHORD BEARING AND DISTANCE OF S88°56'41”W, 9.78 FEET TO A CALCULATED POINT;
34. S86°42'09”W, A DISTANCE OF 94.19 FEET TO A CALCULATED POINT, AT A POINT OF CURVATURE TO THE RIGHT;
35. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 175.00 FEET, AN ARC LENGTH OF 40.66 FEET, A CENTRAL ANGLE OF 13°18'42”, A CHORD BEARING AND DISTANCE OF N86°38'30”W, 40.57 FEET TO A CALCULATED POINT;
36. N79°59'09”W, A DISTANCE OF 394.52 FEET TO A CALCULATED POINT;
37. N10°00'51”E, A DISTANCE OF 75.00 FEET TO A CALCULATED POINT;
38. N79°59'09”W, A DISTANCE OF 165.00 FEET TO A CALCULATED POINT, BEING IN THE WESTERN LINE OF SAID JST HOLDINGS 202.49 ACRE TRACT, AND ALSO BEING IN THE EASTERN LINE OF SAID SANTA FE RAILROAD;

THENCE, ALONG SAID EASTERN LINE OF JST HOLDINGS 202.49 ACRE TRACT AND ALONG SAID EASTERN LINE OF SANTA FE RAILROAD, N10°00'51”E, A DISTANCE OF 651.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 48.189 ACRES (2,099,130 SQUARE FEET), MORE OR LESS.

SAVE & EXCEPT:

BEING A 9.42 ACRE TRACT (410,335 SQUARE FEET) OF LAND, SITUATED IN THE REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29, SITUATED IN THE CITY OF SANGER, DENTON COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 202.49 ACRE TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED CONVEYED TO JST HOLDINGS 04 BUSINESS, LLC, A NEW MEXICO LIMITED

LIABILITY COMPANY, RECORDED IN DOCUMENT NUMBER 2024-74411 OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS; SAID 48.189 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH CAP STAMPED “ATWELL LLC” SET IN CONCRETE, BEING IN THE NORTHERN LINE OF SAID 202.49 ACRE TRACT AND ALSO BEING IN THE SOUTHERN RIGHT-OF-WAY LINE OF LOIS ROAD EAST, FOR THE NORTHWESTERN CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING ALONG SAID NORTHERN LINE OF 202.49 ACRE TRACT AND SAID SOUTHERN RIGHT-OF-WAY LINE OF LOIS ROAD EAST, S89°22'38'E, A DISTANCE OF 551.33 FEET TO A CALCULATED POINT, FOR THE NORTHEASTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CROSSING THROUGH SAID 202.49 ACRE TRACT, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

1. S44°05'43”E, A DISTANCE OF 20.68 FEET TO A CALCULATED POINT;
2. S01°11'12”W, A DISTANCE OF 700.74 FEET TO A CALCULATED POINT;
3. S46°11'12”E, A DISTANCE OF 18.38 FEET TO A CALCULATED POINT;
4. N88°48'48”W, A DISTANCE OF 553.00 FEET TO A CALCULATED POINT;
5. N01°11'12”E, A DISTANCE OF 722.86 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.42 ACRES (410,335 SQUARE FEET), MORE OR LESS.

SUBJECT PARCEL NET ACREAGE: 38.769 ACRES (1,688,778 SQUARE FEET), MORE OR LESS.

CITY COUNCIL COMMUNICATION

DATE: August 4, 2025

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on a Final Plat of Lois Road Estates Subdivision Filing No. 2, being approximately 29.228 acres of land described as A0029A R. BEEBEE, TR, within the City of Sanger, generally located on the south side of Lois Rd approximately 1219 feet west of the intersection of Marion Rd and Lois Rd.

SUMMARY:

- This is phase 2 of 3.
- This plat will create 116 residential lots and 7 HOA lots
- The lots are part of the Lois Road Estates PD.
- This phase will have 2 points of entry from Lois Road.
- All lots comply with the PD.
- Planning & Zoning recommended approval on 6-9-25.

FISCAL INFORMATION:

Budgeted: N/A Amount: N/A GL Account: N/A

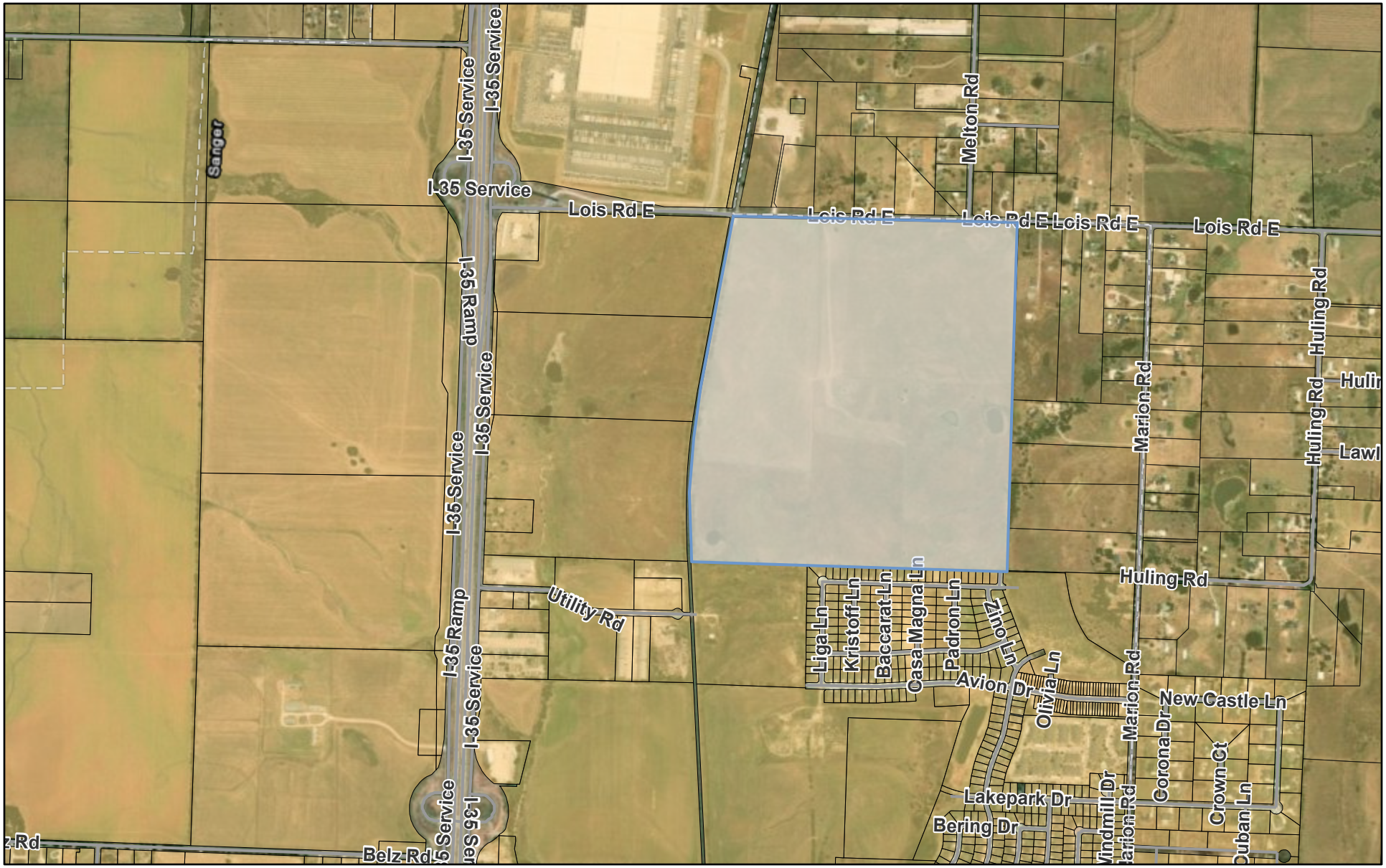
RECOMMENDED MOTION OR ACTION:

Staff recommends APPROVAL.

ATTACHMENTS:

Location Map
Final Plat
Application
Letter of Intent

ArcGIS Web Map



6/3/2025, 10:09:58 AM

Roads Parcels ETJ Parcels

1:18,056

0 0.13 0.25 0.5 mi

0 0.2 0.4 0.8 km

Esri, HERE, Garmin, iPC, Maxar

ArcGIS Web AppBu
Earthstar Geographics | Esri, HERE, Garmin |

LOIS ROAD ESTATES SUBDIVISION FINAL PLAT FILING NO. 2

BEING A PORTION OF A CALLED 202.49 ACRE TRACT OF LAND
JST HOLDINGS 04 BUISINESS LLC, DOCUMENT NO. 2024-74411, O.R.D.C.T.
29.225 ACRES OF LAND (1,273,156 SQUARE FEET)
OUT OF THE REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29
IN THE CITY OF SANGER, DENTON COUNTY, TEXAS

CERTIFICATION OF OWNERSHIP:

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:

LEGAL DESCRIPTION:

BEING A 29.228 ACRE TRACT OF LAND (1,273,156 SQUARE FEET), SITUATED IN THE REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29, SITUATED IN THE CITY OF SANGER, DENTON COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 202.49 ACRE TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED CONVEYED TO JST HOLDINGS 04 BUSINESS, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY, RECORDED IN DOCUMENT NUMBER 2024-74411 OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS; SAID 29.228 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A MAG NAIL FOUND, BEING THE NORTHWESTERN CORNER OF SAID JST HOLDINGS 202.49 ACRE TRACT, BEING ON OR NEAR THE CENTERLINE OF LOIS ROAD EAST AND ON THE EASTERN RIGHT-OF-WAY LINE OF THE GULF COAST AND SANTA FE RAILROAD, (100' RIGHT-OF-WAY WIDTH);

THENCE, ALONG THE WESTERN LINE OF SAID JST HOLDINGS 202.49 ACRE TRACT AND ALONG THE EASTERN LINE OF SANTA FE RAILROAD, S10°00'55"W, A DISTANCE OF 651.07 FEET TO A CALCULATED POINT, FOR THE NORTHERNMOST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, CROSSING THROUGH SAID JST HOLDINGS 202.49 ACRE TRACT, THE FOLLOWING THIRTY-NINE (39) COURSES AND DISTANCES:

1. S79°59'09"E, A DISTANCE OF 164.98 FEET TO A CALCULATED POINT;
2. S10°00'51"W, A DISTANCE OF 75.00 FEET TO A CALCULATED POINT;
3. S79°59'09"E, A DISTANCE OF 394.52 FEET TO A CALCULATED POINT, AT A POINT OF CURVATURE TO THE RIGHT;
4. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 175.00 FEET, AN ARC LENGTH OF 40.66 FEET, A CENTRAL ANGLE OF 13°18'42", A CHORD BEARING AND DISTANCE OF S86°38'30"E, 40.57 FEET TO A CALCULATED POINT;
5. N86°42'09"E, A DISTANCE OF 94.19 FEET TO A CALCULATED POINT, AT A POINT OF CURVATURE TO THE LEFT;
6. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 125.00 FEET, AN ARC LENGTH OF 9.78 FEET, A CENTRAL ANGLE OF 04°29'03", A CHORD BEARING AND DISTANCE OF N88°56'41"E, 9.78 FEET TO A CALCULATED POINT;
7. S88°48'48"E, A DISTANCE OF 34.56 FEET TO A CALCULATED POINT;
8. S43°48'48"E, A DISTANCE OF 18.38 FEET TO A CALCULATED POINT;
9. S88°48'48"E, A DISTANCE OF 50.00 FEET TO A CALCULATED POINT;
10. S01°11'12"W, A DISTANCE OF 12.00 FEET TO A CALCULATED POINT;
11. S88°48'48"E, A DISTANCE OF 127.72 FEET TO A CALCULATED POINT;
12. S00°40'28"W, A DISTANCE OF 50.96 FEET TO A CALCULATED POINT;
13. S05°43'32"W, A DISTANCE OF 281.10 FEET TO A CALCULATED POINT;
14. S15°32'17"W, A DISTANCE OF 241.45 FEET TO A CALCULATED POINT, AT A POINT OF CURVATURE TO THE RIGHT;
15. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 845.00 FEET, AN ARC LENGTH OF 130.34 FEET, A CENTRAL ANGLE OF 08°50'16", A CHORD BEARING AND DISTANCE OF S65°35'08"E, 130.21 FEET TO A CALCULATED POINT, AT A POINT OF CURVATURE TO THE RIGHT;
16. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 775.00 FEET, AN ARC LENGTH OF 2.93 FEET, A CENTRAL ANGLE OF 00°12'59", A CHORD BEARING AND DISTANCE OF N29°03'52"E, 2.93 FEET TO A CALCULATED POINT;
17. S29°19'49"W, A DISTANCE OF 4.26 FEET TO A CALCULATED POINT;
18. S73°33'27"W, A DISTANCE OF 18.19 FEET TO A CALCULATED POINT;
19. S29°50'40"W, A DISTANCE OF 50.03 FEET TO A CALCULATED POINT;
20. S16°30'14"E, A DISTANCE OF 18.60 FEET TO A CALCULATED POINT;
21. S61°04'15"E, A DISTANCE OF 50.00 FEET TO A CALCULATED POINT;
22. N74°10'22"E, A DISTANCE OF 18.38 FEET TO A CALCULATED POINT;
23. S60°49'38"E, A DISTANCE OF 290.00 FEET TO A CALCULATED POINT,;
24. N29°10'22"E, A DISTANCE OF 50.00 FEET TO A CALCULATED POINT;
25. S60°49'38"E, A DISTANCE OF 230.01 FEET TO A CALCULATED POINT, FOR THE EASTERNMOST CORNER OF THE HEREIN DESCRIBED TRACT;
26. S29°11'06"W, A DISTANCE OF 50.00 FEET TO A CALCULATED POINT;
27. S74°10'22"W, A DISTANCE OF 18.38 FEET TO A CALCULATED POINT;
28. S29°10'22"W, A DISTANCE OF 214.00 FEET TO A CALCULATED POINT;
29. S15°49'38"E, A DISTANCE OF 18.38 FEET TO A CALCULATED POINT;
30. S29°10'22"W, A DISTANCE OF 50.00 FEET TO A CALCULATED POINT;
31. S74°10'22"W, A DISTANCE OF 18.38 FEET TO A CALCULATED POINT;
32. S29°10'22"W, A DISTANCE OF 107.00 FEET TO A CALCULATED POINT, FOR THE SOUTHERNMOST CORNER OF THE HEREIN DESCRIBED TRACT;
33. N60°49'38"W, A DISTANCE OF 542.22 FEET TO A CALCULATED POINT, AT A POINT OF CURVATURE TO THE LEFT;
34. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 500.00 FEET, AN ARC LENGTH OF 167.19 FEET, A CENTRAL ANGLE OF 19°09'31", A CHORD BEARING AND DISTANCE OF N70°24'23"W, 166.41 FEET TO A CALCULATED POINT;
35. N79°59'09"W, A DISTANCE OF 471.33 FEET TO A CALCULATED POINT;
36. S10°00'51"W, A DISTANCE OF 120.00 FEET TO A CALCULATED POINT;
37. N79°59'09"W, A DISTANCE OF 49.00 FEET TO A CALCULATED POINT, AT A POINT OF CURVATURE TO THE LEFT;
38. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 70.00 FEET, AN ARC LENGTH OF 20.28 FEET, A CENTRAL ANGLE OF 16°35'52", A CHORD BEARING AND DISTANCE OF N71°41'13"W, 20.21 FEET TO A CALCULATED POINT, AT A POINT OF CURVATURE TO THE RIGHT;
39. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 104.90 FEET, A CENTRAL ANGLE OF 120°12'14", A CHORD BEARING AND DISTANCE OF S56°30'37"W, 86.69 FEET TO A CALCULATED POINT;
40. N77°38'37"W, A DISTANCE OF 151.94 FEET TO A CALCULATED POINT, AT A POINT OF CURVATURE TO THE RIGHT, RETURNING TO THE WESTERN LINE OF SAID JST HOLDINGS 202.49 ACRE TRACT, AND ALSO BEING THE EASTERN LINE OF SANTA FE RAILROAD, FOR THE WESTERNMOST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG SAID WESTERN LINE OF JST HOLDINGS 202.49 ACRE TRACT AND SAID EASTERN LINE OF SANTA FE RAILROAD, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 6737.93 FEET, AN ARC LENGTH OF 348.24 FEET, A CENTRAL ANGLE OF 02°57'40", A CHORD BEARING AND DISTANCE OF N08°28'56"E, 348.20 FEET TO A 1/2 INCH CAPPED IRON ROD FOUND WITH PLASTIC CAP STAMPED "BGE";
2. N10°00'55"E, A DISTANCE OF 897.48 FEET TO THE POINT OF BEGINNING.

CONTAINING 29.228 ACRES (1,273,156 SQUARE FEET), MORE OR LESS.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS: THAT JST HOLDINGS 04 BUSINESS LLC, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICER, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOIS ROAD ESTATES 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_____.

_____, JST HOLDINGS 04 BUSINESS LLC

_____, TITLE AND COMPANY

"STATE OF TEXAS
COUNTY OF DENTON

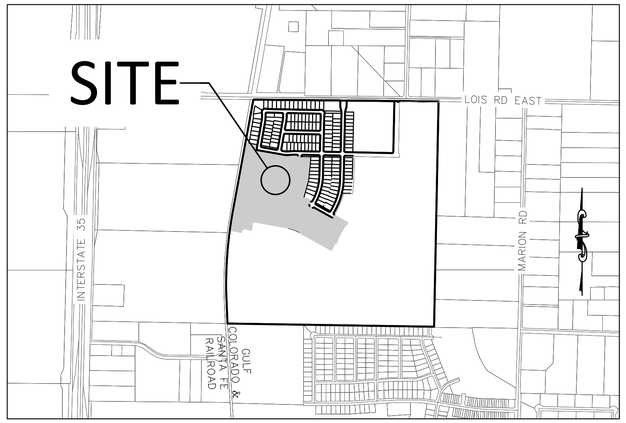
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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_____,



VICINITY MAP
NTS

BENCHMARKS AND CONTROLS:

NO. 1 – AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

NO. 2 – AN MAG NAIL IN ASPHALT LOCATED IN THE NORTHWEST INTERSECTION OF LOIS ROAD EAST AND MELTON ROAD, HAVING AN ELEVATION OF 693.8 FEET, A NORTHING COORDINATE VALUE OF 7,192,151.4, AND AN EASTING COORDINATE VALUE OF 2,376,790.5.

BASIS OF BEARING:

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

GENERAL NOTES

1. ALL LOTS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE PLANNED DEVELOPMENT.
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 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. 48121C0070G, DATED APRIL 18, 2011, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR DENTON COUNTY, TEXAS.
8. THE PURPOSE OF THIS PLAT IS TO CREATE NEW FOR SALE SINGLE-FAMILY LOTS.
9. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (NAD '83)
10. UTILITIES SERVICE PROVIDED BY
    CITY OF SANGER – WATER & SANITARY SEWER
    ADDRESS: P.O. BOX 1729, SANGER, TEXAS 76266
    CONTACT: JIM BOLZ
    PHONE NUMBER: (940) 458-2571

    COSERV – ELECTRIC AND GAS
    ADDRESS: 202 RAILROAD AVE, SANGER, TEXAS 76266
    PHONE NUMBER: (800) 274-4014

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
01	COVER
02	OVERALL SHEET
03	FINAL PLAT
04	FINAL PLAT
05	FINAL PLAT

PROJECT TEAM

OWNER/DEVELOPER/APPLICANT:
JST HOLDINGS 04 BUSINESS LLC
10268 W, CENTENNIAL RD., UNIT 200 F
LITTLETON, CO 80127
CONTACT: LEE EISENHEIM
PH: 303.324.1771
LEE.EISENHEIM@KALTERCAPITAL.COM

ENGINEERING & SURVEY:
ATWELL, LLC
143 UNION BOULEVARD SUITE 700
LAKEWOOD, CO 80228
CONTACT: KEVIN BLUMHARDT
PH: 303.842.9191
KBLUMHARDT@ATWELL.COM

RESIDENTIAL LOT INFORMAITON	
LOT SIZE	NUMBER OF LOTS
50'	74
60'	42
TOTAL	116

AREA TABLE				
TRACT NAME	AREA (SF)	AREA (AC)	LAND USE	OWNER/MAINTENANCE
TRACT A	126782	2.91	OPEN SPACE, UTILITIES	OWNER/HOA
TRACT B	60631	1.39	OPEN SPACE	OWNER/HOA
TRACT C	7031	0.16	OPEN SPACE	OWNER/HOA
TRACT D	4926	0.11	OPEN SPACE	OWNER/HOA
TRACT E	6317	0.15	OPEN SPACE	OWNER/HOA
TRACT F	8334	0.19	OPEN SPACE	OWNER/HOA
TRACT G	5831	0.13	OPEN SPACE	OWNER/HOA
TRACT H	2915	0.07	OPEN SPACE	OWNER/HOA
TOTAL	**800,037**	**23.77**	OWNER: JST HOLDINS 04 BUSINESS LLC HOA: LOIS ROAD ESTATES	

SURVEYOR CERTIFICATE

I, RANDALL R. HAGER, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS FINAL PLAT REPRESENTS THE RESULT OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND COMPLETED ACCORDING TO APPLICABLE STATE OF TEXAS REQUIREMENTS.

_____
RANDALL R. HAGER, RPLS NO. 6471
FOR AND ON BEHALF OF ATWELL, LLC

APPROVED AND ACCEPTED

_____ _____
CHAIRMAN, PLANNING & ZONING COMMISSION — DATE
CITY OF SANGER, TX

_____ _____
MAYOR — DATE
CITY OF SANGER, TX

ATTESTED BY

_____ _____
CITY SECRETARY — DATE
CITY OF SANGER, TX

RECORDING BOX

ATWELL
866.850.4200 www.atwell.com

OWNER/DEVELOPER/APPLICANT
KALTER CAPITAL
10268 W. CENTENNIAL RD. UNIT 200 F
LITTLETON, CO
303-324-1771
LEE EISENHEIM

FINAL PLAT FILING NO. 2
LOIS ROAD ESTATES SUBDIVISION
116 RESIDENTIAL LOTS (74-50' & 42-60')
7 HOA LOTS, 5.85 ACRES ROW
REUBEN BEBEE SURVEY, ABST. NO. 29
29.228 ACRES - 1,273,156 SQUARE FEET
CITY OF SANGER, DENTON COUNTY TEXAS

DATE 05/13/2025

REVISIONS
A 1ST SUBMITTAL TO CITY OF SANGER 05/14/2025 – KB
B 2ND SUBMITTAL TO CITY OF SANGER 06/13/2025 – KB

DR. TN | CH. AS
P.M. RG
JOB 24007256

SHEET 01 OF 05

LOIS ROAD ESTATES SUBDIVISION FINAL PLAT FILING NO. 2

BEING A PORTION OF A CALLED 202.49 ACRE TRACT OF LAND
JST HOLDINGS 04 BUISINESS LLC, DOCUMENT NO. 2024-74411, O.R.D.C.T.
29.225 ACRES OF LAND (1,273,156 SQUARE FEET)
OUT OF THE REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29
IN THE CITY OF SANGER, DENTON COUNTY, TEXAS



LINE TABLE		
LINE	LENGTH	BEARING
L1	18.38'	S55°00'51"W
L2	18.38'	N55°00'51"E
L3	18.38'	S34°59'09"E
L4	18.38'	N55°00'51"E
L5	18.38'	S34°59'09"E
L6	18.38'	S55°00'51"W
L7	18.38'	N34°59'09"W
L8	18.38'	S55°00'51"W
L9	17.90'	N72°40'55"E
L10	15.56'	S34°59'08"E
L11	18.38'	N15°49'38"W
L12	18.38'	N74°10'22"E
L13	18.38'	S15°49'38"E
L14	18.38'	S15°49'38"E
L15	18.38'	N55°00'51"E
L16	18.38'	S34°59'09"E
L17	23.97'	N01°11'12"E
L18	18.02'	S33°51'40"E

Curve Table					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	22.26'	80.00'	15°56'30"	N17°59'09"E	22.19'
C2	22.26'	80.00'	15°56'33"	N87°57'25"W	22.19'
C3	106.36'	50.00'	121°53'05"	N34°59'09"W	87.41'

LEGEND

- FOUND MONUMENT, AS NOTED
- SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "ATWELL LLC"
- MAG NAIL FOUND
- MAG NAIL SET
- SECTION CORNER, AS NOTED
- BOUNDARY LINE
- SECTION LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE, AS NOTED
- RIGHT-OF-WAY LINE
- OFFSET / TIE LINE
- PHASE LINE

RECORDING BOX

200 0 200 400
(IN FEET)
1 inch = 200 ft.

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OWNER/DEVELOPER/APPLICANT
KALTER CAPITAL
10260 W. CENTENNIAL RD. UNIT 200 F
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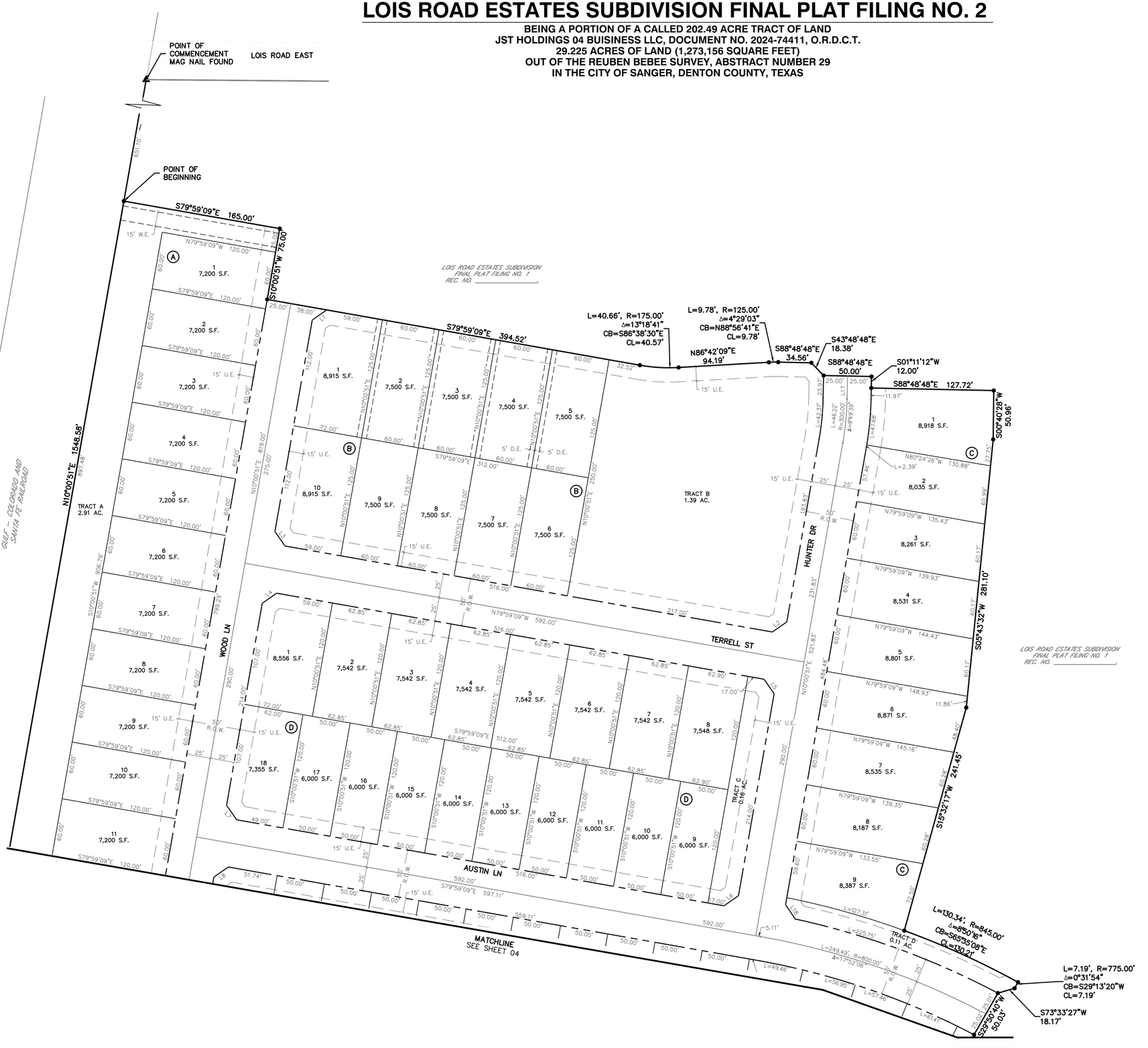
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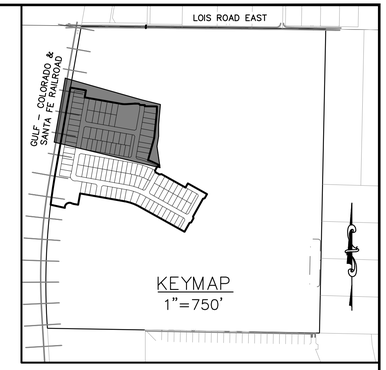
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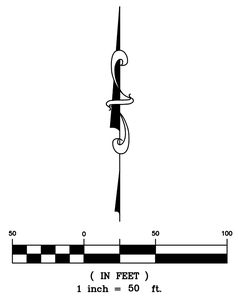
SHEET 02 OF 05

LOIS ROAD ESTATES SUBDIVISION FINAL PLAT FILING NO. 2

BEING A PORTION OF A CALLED 202.49 ACRE TRACT OF LAND
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△	MAG NAIL SET
✦	SECTION CORNER, AS NOTED
1	LOT NUMBER
Ⓐ	BLOCK LETTER
TMB	TEMPORARY BENCH MARK
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATERLINE EASEMENT
———	SUBJECT PARCEL BOUNDARY LINE
— — —	SECTION LINE
———	SUBDIVISION LOT LINE
- - - - -	LOT SETBACK
———	ADJACENT PROPERTY LINE
— — —	EASEMENT LINE, AS NOTED
— · — · —	RIGHT–OF–WAY LINE
- - - - -	OFFSET / TIE LINE

RECORDING BOX

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OWNER/DEVELOPER/APPLICANT
7 KALTER CAPITAL
10265 W. CENTENNIAL RD. UNIT 200 F
LITTLETON, CO
303-324-1771
LEE EISENHEIM

FINAL PLAT FILING NO. 2
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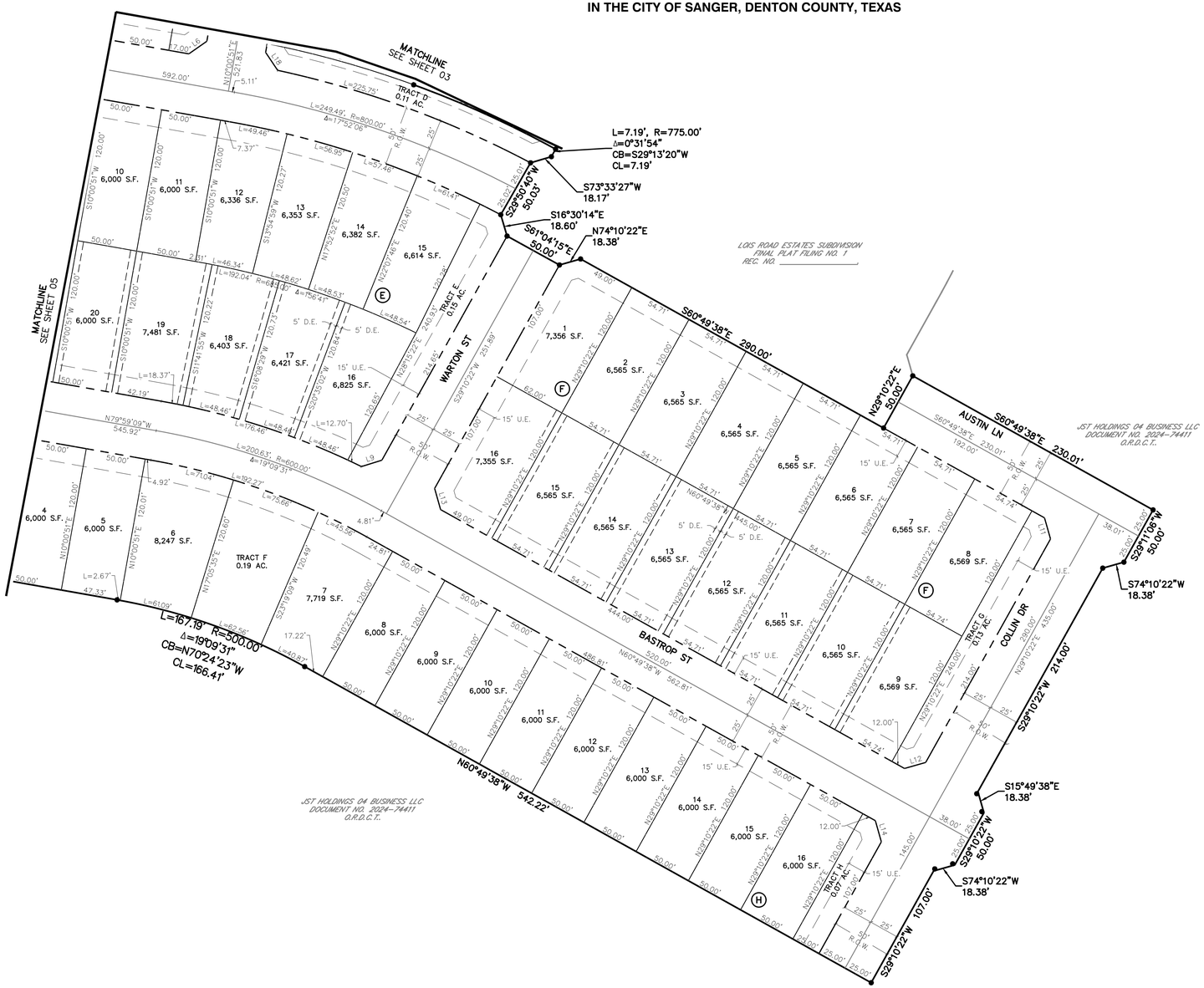
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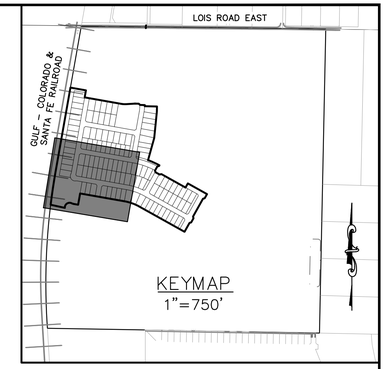
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SHEET 03 OF 05

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———	ADJACENT PROPERTY LINE
— — — —	EASEMENT LINE, AS NOTED
— · — · —	RIGHT–OF–WAY LINE
----------	OFFSET / TIE LINE

RECORDING BOX

50 0 50 100
(IN FEET)
1 inch = 50 ft.

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OWNER/DEVELOPER/APPLICANT
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10265 W. CROWNHILL BLVD.
RD. UNIT 200 F
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LEE EISENHEIM

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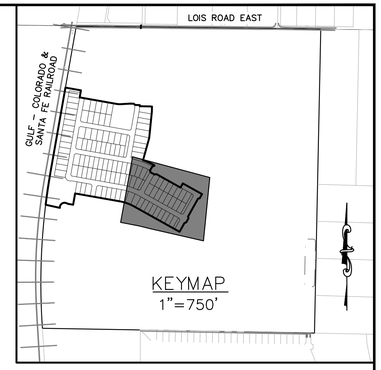
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REVISIONS

DR. TN | CH. AS
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JOB 24007256

SHEET 05 OF 05

K:\24007256\SURVEY\FINAL PLAT\FPLAT_01\24007256-FPHB-PLAT.DWG 40=1 5/13/2025 1:08 PM ABBEY CLC

EST · 1886
SANGER
DEVELOPMENT SERVICES
201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
940-458-2059(office) 940-458-4072(fax) www.sangertexas.org

SUBDIVISION APPLICATION

[ ] Preliminary Plat Minor Plat	[X] Final Plat/Replat Amended Plat	[ ] Vacating Plat Conveyance Plat

Applicant	Owner (if different from applicant)
Name: LEE EISENHEIM	Name:
Company: KALTER CAPITAL	Company:
Address: 5690 DTC BLVD. STE. 290W	Address
City, State, Zip: GREENWOOD VILLAGE, CO 80111	City, State, Zip:
Phone (303) 324-1771	Phone:
Fax:	Fax:
Email: Lee.Eisenheim@kaltercapital.com	Email:

Submittal Checklist

	Pre-Application Conference (Date:_/____/_____)
	Application Form (Signed by Owner and Applicant)
	Letter of Intent
	Non-Refundable Application Fee (Check Payable to City of Sanger)
	Applicable Plat Checklist (Completed)
	Additional Required Documents/Traffic & Drainage Studies etc.

Supporting Materials (List if provided): Final Plat, Final Engineering Plans

R Number(s):_____

_____ 05/12/2025
Owner's Signature Date

_____ _____
Applicant's Signature Date

KALTERCAPITAL

5960 DTC BLVD, STE 290W
Greenwood Village, CO 80111
www.kaltercapital.com

Lois Rd Estates
May 13, 2025
Letter of Intent

Dear Ms. Hammonds,

In compliance with the City of Sanger's Development Services requirements, Kalter Capital is pleased to submit the Lois Rd Estates Filing No. 2 Final Plat and Final Construction Drawings Application. Included here is the Letter of Intent, which describes the Final Plat Submittal details. In addition to this Letter of Intent, the following documents are included in the Final Plat Submittal.

- Application Form, signed by Kalter Capital
- Filing No. 2 Final Plat
- Filing No. 2 Construction Plans

Site Description and Location

The subject property (The Site) is 29.228 acres in size and is located in the City of Sanger, Denton County, State of Texas. The Site is bound by Lois Road Estates Filing No. 1 to the north, future phases of Lois Rd Estates development to the east, and future phases of Lois Rd Estates development to the south. The site is comprised of a single parcel identified as Property ID: 59829 in Denton County. A legal description is included with this letter, for reference.

The existing condition of The Site consists of native vegetation and a dirt road. There is only one vehicular access to The Site along Lois Road. There is no significant development or existing structures on the Site, as its historical use has been for agricultural purposes. There are multiple lengths of fence surrounding and within The Sites boundary, with three natural ponds that collect stormwater runoff. The Site's existing topography consists of a high point near the center of the property, with slopes ranging from 1 percent to 5 percent to the east and west.

Submittal Overview

The applicant is requesting approval on the Filing No. 3 Final Plat and Final Construction Drawings, subject to the Approved "PD"- Planned Development District that was approved on 1/14/2025, along with the Overall Preliminary Plat that was approved on 4/7/2025. The Final Plat and Construction Documents serve to establish the lot dimensions, right-of-way dedication, setbacks and Public Infrastructure design necessary to serve the site. The Final Plat is consistent with the design standards, lot dimensions (mix of 50' wide and 60' wide lots) and lot count

approved with the Planned Development Zoning as well as the Design Standards established by the City of Sanger. This submittal also stays consistent with the setbacks recently submitted with the PD Amendment, proposing a 5’ side setback and 20’ rear setback for the 50’ wide and 60’ Lots. The Final Construction Plans include all design details as required by the City of Sanger, including the General Notes and Plans, Overall Utility Plans, Over Lot Grading Plans, Street Plans and Profiles, Sanitary Sewer Plan and Profiles, Storm Sewer Plan and Profiles, Pond Plans and Details, and Construction Details.

Legal Description

BEING A 29.228 ACRE TRACT OF LAND (1,273,156 SQUARE FEET), SITUATED IN THE REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29, SITUATED IN THE CITY OF SANGER, DENTON COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 202.49 ACRE TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED CONVEYED TO JST HOLDINGS 04 BUSINESS, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY, RECORDED IN DOCUMENT NUMBER 2024-74411 OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS; SAID 29.228 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A MAG NAIL FOUND, BEING THE NORTHWESTERN CORNER OF SAID JST HOLDINGS 202.49 ACRE TRACT, BEING ON OR NEAR THE CENTERLINE OF LOIS ROAD EAST AND ON THE EASTERN RIGHT-OF-WAY LINE OF THE GULF COAST AND SANTA FE RAILROAD, (100' RIGHT-OF-WAY WIDTH);

THENCE, ALONG THE WESTERN LINE OF SAID JST HOLDINGS 202.49 ACRE TRACT AND ALONG THE EASTERN LINE OF SANTA FE RAILROAD, S10°00'55”W, A DISTANCE OF 651.07 FEET TO A CALCULATED POINT, FOR THE NORTHERNMOST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, CROSSING THROUGH SAID JST HOLDINGS 202.49 ACRE TRACT, THE FOLLOWING THIRTY-NINE (39) COURSES AND DISTANCES:

1. S79°59'09”E, A DISTANCE OF 164.98 FEET TO A CALCULATED POINT;
2. S10°00'51”W, A DISTANCE OF 75.00 FEET TO A CALCULATED POINT;
3. S79°59'09”E, A DISTANCE OF 394.52 FEET TO A CALCULATED POINT, AT A POINT OF CURVATURE TO THE RIGHT;
4. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 175.00 FEET, AN ARC LENGTH OF 40.66 FEET, A CENTRAL ANGLE OF 13°18'42”, A CHORD BEARING AND DISTANCE OF S86°38'30”E, 40.57 FEET TO A CALCULATED POINT;
5. N86°42'09”E, A DISTANCE OF 94.19 FEET TO A CALCULATED POINT, AT A POINT OF CURVATURE TO THE LEFT;
6. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 125.00 FEET, AN ARC LENGTH OF 9.78 FEET, A CENTRAL ANGLE OF 04°29'03”, A CHORD BEARING AND DISTANCE OF N88°56'41”E, 9.78 FEET TO A CALCULATED POINT;

7. S88°48'48”E, A DISTANCE OF 34.56 FEET TO A CALCULATED POINT;
8. S43°48'48”E, A DISTANCE OF 18.38 FEET TO A CALCULATED POINT;
9. S88°48'48”E, A DISTANCE OF 50.00 FEET TO A CALCULATED POINT;
10. S01°11'12”W, A DISTANCE OF 12.00 FEET TO A CALCULATED POINT;
11. S88°48'48”E, A DISTANCE OF 127.72 FEET TO A CALCULATED POINT;
12. S00°40'28”W, A DISTANCE OF 50.96 FEET TO A CALCULATED POINT;
13. S05°43'32”W, A DISTANCE OF 281.10 FEET TO A CALCULATED POINT;
14. S15°32'17”W, A DISTANCE OF 241.45 FEET TO A CALCULATED POINT, AT A POINT OF CURVATURE TO THE RIGHT;
15. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 845.00 FEET, AN ARC LENGTH OF 130.34 FEET, A CENTRAL ANGLE OF 08°50'16”, A CHORD BEARING AND DISTANCE OF S65°35'08”E, 130.21 FEET TO A CALCULATED POINT, AT A POINT OF CURVATURE TO THE RIGHT;
16. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 775.00 FEET, AN ARC LENGTH OF 2.93 FEET, A CENTRAL ANGLE OF 00°12'59”, A CHORD BEARING AND DISTANCE OF N29°03'52”E, 2.93 FEET TO A CALCULATED POINT;
17. S29°19’49”W, A DISTANCE OF 4.26 FEET TO A CALCULATED POINT;
18. S73°33'27”W, A DISTANCE OF 18.19 FEET TO A CALCULATED POINT;
19. S29°50'40”W, A DISTANCE OF 50.03 FEET TO A CALCULATED POINT;
20. S16°30'14”E, A DISTANCE OF 18.60 FEET TO A CALCULATED POINT;
21. S61°04'15”E, A DISTANCE OF 50.00 FEET TO A CALCULATED POINT;
22. N74°10'22”E, A DISTANCE OF 18.38 FEET TO A CALCULATED POINT;
23. S60°49'38”E, A DISTANCE OF 290.00 FEET TO A CALCULATED POINT,;
24. N29°10'22”E, A DISTANCE OF 50.00 FEET TO A CALCULATED POINT;
25. S60°49'38”E, A DISTANCE OF 230.01 FEET TO A CALCULATED POINT, FOR THE EASTERNMOST CORNER OF THE HEREIN DESCRIBED TRACT;
26. S29°11'06”W, A DISTANCE OF 50.00 FEET TO A CALCULATED POINT;
27. S74°10'22”W, A DISTANCE OF 18.38 FEET TO A CALCULATED POINT;
28. S29°10'22”W, A DISTANCE OF 214.00 FEET TO A CALCULATED POINT;
29. S15°49'38”E, A DISTANCE OF 18.38 FEET TO A CALCULATED POINT;
30. S29°10'22”W, A DISTANCE OF 50.00 FEET TO A CALCULATED POINT;
31. S74°10'22”W, A DISTANCE OF 18.38 FEET TO A CALCULATED POINT;
32. S29°10'22”W, A DISTANCE OF 107.00 FEET TO A CALCULATED POINT, FOR THE SOUTHERNMOST CORNER OF THE HEREIN DESCRIBED TRACT;
33. N60°49'38”W, A DISTANCE OF 542.22 FEET TO A CALCULATED POINT, AT A POINT OF CURVATURE TO THE RIGHT;
34. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET, AN ARC LENGTH OF 167.19 FEET, A CENTRAL ANGLE OF 19°09'31”, A CHORD BEARING AND DISTANCE OF N70°24'23”W, 166.41 FEET TO A CALCULATED POINT;
35. N79°59'09”W, A DISTANCE OF 471.33 FEET TO A CALCULATED POINT;
36. S10°00'51”W, A DISTANCE OF 120.00 FEET TO A CALCULATED POINT;
37. N79°59'09”W, A DISTANCE OF 49.00 FEET TO A CALCULATED POINT, AT A POINT OF CURVATURE TO THE LEFT;
38. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 70.00 FEET, AN ARC LENGTH OF

20.28 FEET, A CENTRAL ANGLE OF 16°35'52”, A CHORD BEARING AND DISTANCE OF N71°41'13”W, 20.21 FEET TO A CALCULATED POINT, AT A POINT OF CURVATURE TO THE RIGHT;
39. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 104.90 FEET, A CENTRAL ANGLE OF 120°12'14”, A CHORD BEARING AND DISTANCE OF S56°30'37”W, 86.69 FEET TO A CALCULATED POINT;
40. N77°38'37”W, A DISTANCE OF 151.94 FEET TO A CALCULATED POINT, AT A POINT OF CURVATURE TO THE RIGHT, RETURNING TO THE WESTERN LINE OF SAID JST HOLDINGS 202.49 ACRE TRACT, AND ALSO BEING THE EASTERN LINE OF SANTA FE RAILROAD, FOR THE WESTERNMOST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG SAID WESTERN LINE OF JST HOLDINGS 202.49 ACRE TRACT AND SAID EASTERN LINE OF SANTA FE RAILROAD, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 6737.93 FEET, AN ARC LENGTH OF 348.24 FEET, A CENTRAL ANGLE OF 02°57'40”, A CHORD BEARING AND DISTANCE OF N08°28'56”E, 348.20 FEET TO A 1/2 INCH CAPPED IRON ROD FOUND WITH PLASTIC CAP STAMPED “BGE”;
2. N10°00'55”E, A DISTANCE OF 897.48 FEET TO THE POINT OF BEGINNING.

CONTAINING 29.228 ACRES (1,273,156 SQUARE FEET), MORE OR LESS.

CITY COUNCIL COMMUNICATION

DATE: August 4, 2025

FROM: Tyson Cheek, Chief of Police

AGENDA ITEM: Consideration and possible action to amend the Interlocal Cooperation Agreement between Denton County and the City of Sanger Police and Fire Departments for the use of the Denton County Radio Communications System for Fiscal Year 2024-2025 due to a change in radio/contract.

SUMMARY:

- On July 30, 2024, an Inter-Local Cooperation Agreement Between Denton County and the City of Sanger Police and Fire Departments for the Use of the Denton County Radio Communications System to cover radio usage for the FY24-25 year was executed.
- There has been a long-standing need to upgrade the radios used by Sanger Police Department in both quality and interoperability that has not been addressed due to the extreme cost associated with replacing the department's entire inventory of handheld and vehicle-mounted radios.
- The department was presented an opportunity to upgrade the entire inventory of handheld radios of various brands/models to Motorola APX6000 radios by purchasing surplus radios at an extremely discounted price from Lewisville Police Department when they did an entire department upgrade.
- The Motorola APX6000 handheld radios represent a considerable upgrade in both quality and interoperability from the present department inventory and had previously been maintained and programmed by the Denton County Sheriff Office radio shop through an interlocal agreement with Lewisville PD. Sanger PD entered into an agreement to purchase the handheld radios from Lewisville PD and obtained the radios in early July 2025.
- The new radios fall under a different category in the previously executed inter-local agreement (July 30, 2024), and as such, that agreement needs to be amended to reflect the new service category and slight increase in cost.
- The police department portion of the agreement cost goes from $1,920.00 to $2,092.00. This represents an increase of $172.00, for the months of August and September 2025.

FISCAL INFORMATION:

Budgeted: Yes Amount: $1,920 (original)/$2,092.00 (amended) GL Account: 20-5460

Total Cost of Change: $172.00

RECOMMENDED MOTION OR ACTION:

Staff recommends approval of the amendment.

ATTACHMENTS:

Original Agreement
Amended Agreement

DENTON COUNTY
COMMISSIONERS COURT

07/30/2024

Month Day Year

24-0616

Court Order Number

12. A.

THE ORDER:

Approval of the 2024-2025 Interlocal Agreements for the use of the Denton County Radio Communications System for the Bartonville Police Department, Cross Roads Police Department, Double Oak Police and Volunteer Fire Departments, Elm Ridge Police Department, ESD 1 Fire Department, Oak Point Department of Public Safety, Ponder Police Department, and Sanger Police and Fire Departments, and any appropriate action.

Motion by Edmondson **Seconded by** Williams

County Judge Andy Eads	Yes	X
	Abstain	
	No	
	Absent	
Commissioner Pct No 1 Ryan Williams	Yes	X
	Abstain	
	No	
	Absent	
Commissioner Pct No 2 Kevin Falconer	Yes	X
	Abstain	
	No	
	Absent	
Commissioner Pct No 3 Bobbie J. Mitchell	Yes	X
	Abstain	
	No	
	Absent	
Commissioner Pct No 4 Dianne Edmondson	Yes	X
	Abstain	
	No	
	Absent	

Motion Carried 5-0-0

Other Action: **Pulled from Consent** ___ **No Action** ___ **Postponed** ___

BY ORDER OF THE COMMISSIONERS COURT:

Andy Eads

Presiding Officer

APPROVED AS TO FORM:

Assistant District Attorney

ATTEST:

Juli Luke , County Clerk and Ex-Officio Clerk of the Commissioners Court of Denton County, Texas

BY: Nanda

Deputy County Clerk

INTER-LOCAL COOPERATION AGREEMENT BETWEEN DENTON COUNTY AND THE CITY OF SANGER POLICE AND FIRE DEPARTMENTS FOR THE USE OF THE DENTON COUNTY RADIO COMMUNICATIONS SYSTEM

This Inter-Local Agreement ("Agreement") is entered into by and between the County of Denton, Texas ("the County") and the City of Sanger, Texas, both entities being located in Denton County, Texas (collectively, the "Parties" or separately as a "Party") The Parties execute this agreement as hereinafter provided, pursuant to the Texas Governmental Code, Chapter 791, known as the Inter-Local Cooperation Act

WHEREAS, Denton County is a political subdivision within the State of Texas, each of which engages in the provision of governmental services for the benefit of its citizens, and

WHEREAS, the Agencies are duly organized and operating under the laws of the State of Texas engaged in the provision of municipal government and/or related services for the benefit of the citizens of Agencies, and

WHEREAS, the Inter-Local Cooperation Act, Texas Government Code, Chapter 791, as amended "the Act" provides authority for local governments of the State of Texas to enter into Inter-local agreements with each other for the purpose of performing governmental functions and services as set forth in the Act, and

WHEREAS, the County owns, operates, and maintains the radio-communications system, exclusive of the radios owned individually by each User city ("System") for the purpose of providing radio communications in support of its governmental operations, and

WHEREAS, Sanger wishes to use certain portions of the System for its governmental operations, and

WHEREAS, the use of the System in the provision of governmental services benefits the public health and welfare, promotes efficiency and effectiveness of local governments, and is of mutual concern to the contracting Parties, and

WHEREAS, Sanger and the County have current funds available to satisfy any fees and costs required pursuant to this Agreement,

NOW, THEREFORE, in consideration of the mutual covenants and agreement herein contained, the sufficiency of which are hereby acknowledged, and upon and subject to the terms and conditions hereinafter set forth, the Parties agree as follows

I

DEFINITIONS

"Assignee" means the City employee assigned to a specific Subscriber Unit

"Communications System" or *"System"* means a wide area, multi-agency digital trunked radio system compliant with P-25 interoperability standards to be used jointly by the City of Lewisville, the City of Denton, Denton County, and other Infrastructure Members, if any, primarily for providing public safety dispatch and communications for fire, emergency medical and police services and such other governmental services as may be agreed from time to time by the Parties

"Coordinating Committee" means the committee that is responsible for making recommendations to the Infrastructure Management Committee on the administration and operation of the Communications System

"Infrastructure Management Committee" means the committee that is responsible for the administration and operation of the Communications System

"Subscriber Units" means mobile radios, portable radios or any similar devices used for communicating over the Communications System

"Talk Group" means a specific group of Subscriber Units allowed to communicate privately within that group over shared infrastructure resources

"Technical Committee" means the committee that advises the Coordinating Committee on technical issues related to the operation of the Communications System

"*User*" means any entity with which the City of Denton, the City of Lewisville, Denton County, or other Infrastructure Member has entered into a contractual agreement for the provision of radio communication services through the Consolidated Communications System

II

TERM

2 1 This Agreement is for a period of a one (1) year term, beginning on the 1st day of October, 2024, and ending on the 30th day of September, 2025 unless terminated earlier pursuant to Section 7 1

2 2 It is the intention of the Parties for this to be a long term enterprise which will be renewed with a new ILA each year subject to approval by each Party's governing body

III

OBLIGATIONS OF CITY OF SANGER

3 1 Sanger shall use the System in accordance with this Agreement to provide integration of communications by Sanger between its Users on the System for governmental operations

3 2 When using the System, Sanger shall abide by all applicable Federal and State laws and regulations, including any regulations of the Denton County Radio System When Sanger uses the System for interoperability with Talk Groups (hereinafter defined) other than those provided by this Agreement, Sanger will also abide by the User rules of those Talk Groups

3 3 Sanger must provide a written request to the Denton County Radio System Manager ("System Manager") or his designee, to activate radios ("Subscriber Units") on the System Such request must include the model and serial number of the Subscriber Unit, the name of the Assignee, and identifying Talk Groups required in the Subscriber Unit

3 4 Sanger is responsible for furnishing its own Subscriber Units, which must be compatible with the APCO P-25 Phase 2 TDMA Digital System, and for maintenance of the Subscriber Units Sanger is responsible for all programming of City-owned Subscriber Units

3 5 Sanger shall be solely responsible for obtaining a technical services support contract and a maintenance contract for all City-owned dispatch infrastructure equipment, either from the manufacturer of the equipment or from a manufacturer-authorized service provider The County shall not be responsible for maintenance of any City-owned equipment

3 6 Depending on the equipment that will be purchased and installed by Sanger, the City shall be solely responsible for entering into such Software Update Agreements and/or Software Maintenance Agreements from the manufacturer as necessary to ensure that the equipment owned by the City will be maintained and upgraded to meet the requirements of the System when the County performs System upgrades

3 7 Sanger shall be solely responsible for having periodic maintenance (PM) performed on its Subscriber Units at least every two years which shall include tuning and alignment of the Subscriber Units and updating the Subscriber Units with the latest firmware available

3 8 The County shall not be liable to the City for the lack of interoperability between the Subscriber Units and the System if the City fails to perform the required PM and/or obtain the software and/or firmware upgrades recommended by the County and/or the manufacturer of the Subscriber Units necessary to communicate through the System as set forth in Sections 3 5, 3 6, and 3 7 above

IV

OBLIGATIONS OF THE COUNTY

4 1 The County will allow Sanger to use County provided Talk Groups, which are a primary level of communication for Users on the System ("Talk Group"), comparable to a channel on a conventional radio system, for the exclusive use of Sanger Talk Groups will be established for the City by the County

4 2 The System Manager will not activate radios on the Sanger Talk Groups nor make changes to the Sanger radios without first receiving authorization from the designated representative of the City, unless, in the opinion of the County, such action is necessary to eliminate harmful interference

4 3 The County is solely responsible for

(1) Coordinating Talk Groups among System Users,

(2) Grouping of Talk Groups to allow transmitting and receiving on all associated Talk Groups as required by the City, and

(3) The operation, maintenance, and control of the System

V

FEES

5 1 The fees payable for the term of this Agreement are set out in **Exhibit A** and **Exhibit B**, which are attached and incorporated for all purposes

5 2 The County may increase the fees each October 1st, the beginning of each County fiscal year, by an amount not to exceed five percent (5%) of the previous year's fees The County will provide ninety (90) days' notice to Sanger before increasing the fees

5 3 Based on the fees described above, the County will calculate the annual fee due based upon the total number of Subscriber Units and submit an invoice to the City on or before October 1st of each year This amount is subject to change when the City adds or deletes the number of Subscriber Units in service The City must notify the System Manager in writing of any addition or deletion of Subscriber Units

5 4 Fees for Additions - The amount owed for annual fees for additions of Subscriber Units will be prorated for the year added, invoiced immediately, and amounts will be due within thirty (30) days of receipt of the invoice for the addition(s)

5 5 Deletions - No refunds for deletions will be made for the City's deletion of Subscriber Units during the period of the Agreement The fees for the upcoming fiscal year will

be calculated based on the number of Subscriber Units in service on the radio system as of May 1st of the current contract year

5 6 In the event a new Inter-Local Agreement is not executed prior to the expiration of this Agreement, and the Sheriff's Office continues to provide access to the Radio Communications System, the City shall reimburse and compensate the County for access to the Denton County Radio Communications System at the rate set by the Denton County Sheriff and approved by the Denton County Commissioners Court for the next fiscal year

VI

PAYMENT DUE

6 1 The City agrees to pay the County the annual fees specified under Article V within thirty (30) days of the receipt of the invoice Should the City add Subscriber Units or Talk Groups to the Service within a Term, the City agrees to pay the additional fee(s) due within thirty (30) days of invoice All payments for expenses incurred as a result of the performance of the Agreement shall be made only from current revenues legally available to each respective Party

VII

TERMINATION

7 1 Either Party may terminate this Agreement at any time by giving ninety (90) days advance written notice The City shall pay for all fees incurred through the effective date of termination If the County permanently discontinues the operation of its System, this Agreement shall terminate on the date of discontinuance without further notice, and the County will reimburse the City the pro-rated amount of the fees previously paid by the City for the use of the System for the then current fiscal year

VIII
RELEASE AND HOLD HARMLESS

TO THE EXTENT PERMITTED BY LAW, EACH PARTY AGREES TO WAIVE ALL CLAIMS AGAINST, TO RELEASE, AND TO HOLD HARMLESS THE OTHER PARTY AND ITS RESPECTIVE OFFICIALS, OFFICERS, AGENTS, EMPLOYEES, IN BOTH THEIR PUBLIC AND PRIVATE CAPACITIES, FROM ANY AND ALL LIABILITY, CLAIMS, SUITS, DEMANDS, LOSSES, DAMAGES, ATTORNEYS, FEES, INCLUDING ALL EXPENSES OF LITIGATION OR SETTLEMENT, OR CAUSES OF ACTION WHICH MAY ARISE BY REASON OR INJURY TO OR DEATH OF ANY PERSON OR FOR LOSS OF, DAMAGE TO, OR LOSS OF USE OF ANY PROPERTY ARISING OUT OF OR IN CONNECTION WITH THIS AGREEMENT. IN THE EVENT THAT A CLAIM IS FILED, EACH PARTY SHALL BE RESPONSIBLEFOR ITS PROPORTIONATE SHARE OF LIABILITY

IX

IMMUNITY

In the execution of this Agreement, neither of the Parties waives, nor shall be deemed hereby to have waived any immunity or any legal or equitable defense otherwise available against claims arising in the exercise of governmental powers and functions By entering into this Agreement, the Parties do not create any obligations, express or implied, other than those set forth herein, and this Agreement does not create any rights in parties who are not signatories to this Agreement

X

ASSIGNMENT

The City agrees to retain control and to give full attention to the fulfillment of this Agreement The City cannot assign or sublet this Agreement without the prior written consent of the County Further, the City cannot sublet any part or feature of the work to anyone objectionable to Denton County Sanger also agrees that the subletting of any portion or feature of the work, or materials required in the performance of this Agreement, does not relieve the City from its full obligations to the County as provided by this Agreement

XI

ENTIRE AGREEMENT

This Agreement represents the entire and integrated agreement between Denton County and Sanger and supersedes all prior negotiations, representations and/or agreements, either written or oral, between Denton County and Sanger This Agreement may be amended only by written instrument signed by Denton County and Sanger

XII.

NOTICES

Unless notified otherwise in writing, all notices are required to be given to either Party in writing and delivered in person or sent via certified mail to the other Party at the following respective addresses:

County:	1	Denton County Judge Denton County Commissioners Court 1 Courthouse Drive, Ste 3100 Denton, Texas 76201
	2	Denton County Sheriff Denton County Sheriff's Office 127 N. Woodrow Lane Denton, Texas 76205
	3	Assistant District Attorney Counsel to the Sheriff 127 N. Woodrow Lane Denton, Texas 76205

Name of Agency:	City of Sanger Fire and Police Departments
Contact Person	Finance Department
Address	P. O. Box 1729
City, State, Zip	Sanger, TX 76266
Telephone	940-458-7930
Email	finance@sangertexas.org

XIII.

AUTHORITY TO SIGN

The undersigned officers and/or agents of the Parties hereto are the properly authorized officials or representatives and have the necessary authority to execute this Agreement on behalf of the Parties.

XIV.

SEVERABILITY

The provisions of this Agreement are severable. If any paragraph, section, subdivision, sentence, clause, or phrase of this Agreement is for any reason held to be contrary to the law or contrary to any rule or regulation having the force and effect of the law, such decisions shall not affect the remaining portions of the Agreement. However, upon the occurrence of such event, either Party may terminate this Agreement by giving the other Party thirty (30) days written notice.

XV

VENUE

This Agreement and any of its terms or provisions, as well as the rights and duties of the Parties hereto, shall be governed by the laws of the State of Texas The Parties agree that this Agreement shall be enforceable in Denton County, Texas, and if legal and necessary, exclusive venue shall lie in Denton County, Texas

XVI

INTERPRETATION OF AGREEMENT

Although this Agreement is drafted by the County, this is a negotiated document Should any part of this Agreement be in dispute, the Parties agree that the Agreement shall not be construed more favorably for either Party

XVII

REMEDIES

No right or remedy granted herein or reserved to the Parties is exclusive of any right or remedy granted by law or equity, but each shall be cumulative of every right or remedy given hereunder No covenant or condition of this Agreement may be waived without the express written consent of the Parties It is further agreed that one (1) or more instances of forbearance by either Party in the exercise of its respective rights under this Agreement shall in no way constitute a waiver thereof

XVIII

SUCCESSORS AND ASSIGNS

The Parties each bind themselves, their respective successors, executors, administrators, and assigns to the other Party to this contract Neither Party will assign, sublet, subcontract or transfer any interest in this Agreement without the prior written consent of the other Party No assignment, delegation of duties or subcontract under this Agreement will be effective without the written consent of all Parties

EXECUTED duplicate originals on the dates indicated below

SIGNED AND AGREED BY THE CITY OF SANGER, TEXAS:

BY:

Thomas E. Muir Date: 7/15/2024

Thomas E. Muir, Mayor
City of Sanger
P. O. Box 1729
Sanger, TX 76266
940-458-7930

Approved as to content:

David Pennington, Fire Chief

7/9/24

Tyson Cheek, Chief of Police

Approved as to form:

Attorney for Agency

APPROVED BY THE DENTON COUNTY COMMISSIONERS COURT OF DENTON COUNTY, TEXAS

BY _____ Date 7/30/24

Andy Eads, County Judge
Denton County Commissioners Court
1 Courthouse Drive, Ste 3100
Denton, Texas 76201
(940)349-2820

Approved as to content

_____
Denton County Sheriff's Office

Approved as to form

_____
Assistant District Attorney
Counsel to the Sheriff

Exhibit A
Denton County Sheriff's Office
Consolidated Radio Communications System Agreement
FY24-25 Agency Payment Worksheet/Invoice

Agency:	**City of Sanger Fire Department**
Payment Contact Person:	John Noblitt, City Manager and/or Kelly Edwards, City Secretary
Phone Number:	940-458-7930
Email(s):	jnoblitt@sangertexas.org and/or kedwards@sangertexas.org
Address:	502 Elm Street / PO Box 1729
City, State, Zip	Sanger, Texas 76266
Agency Should Include this Worksheet with Each Payment Sent to Denton County.	
Make checks payable to:	**Denton County**
Mail payments to:	**Consolidated Radio Communications Systems Agreement Payments** **Denton County Sheriff's Office** **Attn: Sherry Cochran** **127 N. Woodrow Lane** **Denton, Texas 76205**
Tier 3	
Includes Tier 1 User + add on of Subscriber Services (program once per year and PM radios every two years) - $6 each per month	
40 FD Radio Subscribers	
Total Amt Per Year = $2,880.00	
BILLED ANNUALLY	

Please sign and date below.

	City Manager	7-16-24
Signature of Agency Representative	**Title**	**Date**

Exhibit B
Denton County Sheriff's Office
Consolidated Radio Communications System Agreement
FY24-25 Agency Payment Worksheet/Invoice

Agency:	**City of Sanger Police Department**
Payment Contact Person:	John Noblitt, City Manager and/or Kelly Edwards, City Secretary
Phone Number:	940-458-7930
Email(s):	jnoblitt@sangertexas.org **and/or** kedwards@sangertexas.org
Address:	502 Elm Street / PO Box 1729
City, State, Zip	Sanger, Texas 76266

Agency Should Include this Worksheet with Each Payment Sent to Denton County.

Make checks payable to:	**Denton County**
Mail payments to:	**Consolidated Radio Communications Systems Agreement Payments** **Denton County Sheriff's Office** **Attn: Sherry Cochran** **127 N. Woodrow Lane** **Denton, Texas 76205**

Tier 1

Radio User Only - $4.00 each per month

40 PD Radio Subscribers

Total Amt Per Year = $1,920.00

BILLED ANNUALLY

Please sign and date below.

City Attorney 7-16-24

Signature of Agency Representative **Title** **Date**

AMENDMENT TO THE INTER-LOCAL COOPERATION AGREEMENT BETWEEN DENTON COUNTY AND THE CITY OF SANGER POLICE AND FIRE DEPARTMENTS FOR THE USE OF THE DENTON COUNTY RADIO COMMUNICATIONS SYSTEM

This Amendment will go into effect on August 1, 2025 and run through the remainder the remainder of the 24-25FY, until September 30, 2025. The Inter-Local Agreement ("Agreement") is entered into by and between the County of Denton, Texas ("the County") and the City of Sanger, Texas, both entities being located in Denton County, Texas (collectively, the "Parties" or separately as a "Party"). The Parties execute this agreement as hereinafter provided, pursuant to the Texas Governmental Code, Chapter 791, known as the Inter-Local Cooperation Act:

WHEREAS, the City of Sanger Police and Fire Departments and Denton County executed the Interlocal Cooperation Agreement for use of the Denton County Radio Communications System on July 30, 2024 via Court Order #24-0616; and

WHEREAS, the City of Sanger notified the Denton County Sheriff's Office in writing on June 24, 2025 the Police Department was in the process of purchasing thirty-five (35) Motorola handheld (only) radios which would require the terms of the remaining months within the current FY24-25 agreement to be amended; and

WHEREAS, the City of Sanger notified the Denton County Sheriff's Office in writing on July 21, 2025 confirming the purchase of the Motorola handheld radios and providing the number of said radios that will be utilized and to be included within the contract, which in turn would require the terms of the remaining months within the current FY24-25 agreement be amended; and

WHEREAS, the City of Sanger and Denton County desire to Amend Exhibit B of the 24-25FY Interlocal Cooperation Agreement for the Use of the Denton County Radio Communications System with this Amendment.

NOW, THEREFORE, the County and the Agency agree to the Amendment pursuant to the terms and conditions outlined below:

1. The attached Amended Exhibit B is hereby added to the Interlocal Cooperation Agreement for the Use of the Denton County Radio Communications System and is to replace the current Exhibit B, 2024-25 Agency Payment Worksheet/Invoice for the City of Sanger Police Department.
    a. Upon the request of the City of Sanger, the FY24-25 Radio Communications Contract, is being adjusted to reflect 25 Motorola Handheld radios at Tier 3 and 24 Non-Motorola In-Car radios at Tier 1 level for the remaining term of August 1, 2025 through September 30, 2025.
2. All other terms and conditions of the Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this as of the Amendment Effective Date.

DENTON COUNTY, TEXAS	**AGENCY**
_____	_____
Andy Eads, County Judge Denton County Commissioners Court 1 Courthouse Drive, Ste 3100 Denton, Texas 76208 (940)349-2820	Thomas E. Muir, Mayor City of Sanger P.O. Box 1729 Sanger, TX 76266 940-458-7930
Date:_____	Date:_____
Approved as to content:	Approved as to content:
_____	_____
Denton County Sheriff's Office	Tyson Cheek, Police Chief
Approved as to form:	Approved as to form:
_____	_____
Assistant District Attorney Counsel to the Sheriff	Attorney for Agency

Exhibit B
Denton County Sheriff's Office
Consolidated Radio Communications System Agreement
AMENDED FY24-25 Agency Payment Worksheet/Invoice

Agency:	**City of Sanger Police Department**
Payment Contact Person:	John Noblitt, City Manager and/or Kelly Edwards, City Secretary
Phone Number:	940-458-7930
Email(s):	jnoblitt@sangertexas.org and/or kedwards@sangertexas.org
Address:	502 Elm Street / PO Box 1729
City, State, Zip	Sanger, Texas 76266

Agency Should Include this Worksheet with Each Payment Sent to Denton County.

Make checks payable to:		**Denton County**
Mail payments to:		**Consolidated Radio Communications Systems Payments** **Denton County Sheriff's Office** **Attn: Sherry Cochran** **127 N. Woodrow Lane** **Denton, Texas 76205** **Account #: 1001-CC_60100-31000-RC_31008 should be referenced somewhere on your payment and/or a copy of this invoice enclosed.**

Tier 1

Radio User Only - $4.00 each per month x 24 Non-Motorola In-Car Radio Subscribers

Total for remaining 2 months of FY24-25 = $192.00

Tier 3

Includes Tier 1 User + add on of Subscriber Services (program once per year and PM radios every two years) - $6 each per month x 25 Motorola Handheld Radio Subscribers

Total for remaining 2months of FY24-25 = $300.00

40 Radios x $4.00 x 10 months = $1600.00 + $192.00 (24 Tier 1 In-car) + $300.00 (25 Tier 3 Handheld) =

AMENDED **Total Amt Due for FY24-25 Year = $2,092.00**

Please sign and date below.

Signature of Agency Representative **Title** **Date**

SANGER CITY COUNCIL COMMUNICATION

DATE: August 4, 2025

FROM: Tyson Cheek, Chief of Police

AGENDA ITEM: Consideration and possible action to amend the Interlocal Cooperation Agreement between Denton County and the City of Sanger Police and Fire Departments for the use of the Denton County Radio Communications System for Fiscal Year 2025-2026 due to a change in radio/contract.

SUMMARY:

- On May 19, 2025, City Council approved an Inter-Local Cooperation Agreement Between Denton County and the City of Sanger Police and Fire Departments for the Use of the Denton County Radio Communications System to cover radio usage for the FY25-26 year.
- There has been a long-standing need to upgrade the radios used by Sanger Police Department in both quality and interoperability that has not been addressed due to the extreme cost associated with replacing the department's entire inventory of handheld and vehicle-mounted radios.
- The department was presented an opportunity to upgrade the entire inventory of handheld radios of various brands/models to Motorola APX6000 radios by purchasing surplus radios at an extremely discounted price from Lewisville Police Department when they did an entire department upgrade.
- The Motorola APX6000 handheld radios represent a considerable upgrade in both quality and interoperability from the present department inventory and had previously been maintained and programmed by the Denton County Sheriff Office radio shop through an interlocal agreement with Lewisville PD. Sanger PD entered into an agreement to purchase the handheld radios from Lewisville PD and obtained the radios in early July 2025.
- The new radios fall under a different category in the previously executed inter-local agreement (May 19, 2025), and as such, that agreement needs to be amended to reflect the new service category and slight increase in cost.
- Police portion of the agreement cost goes from $2,208.00 to $2,952.00. This represents an increase of $744.00, annually.

FISCAL INFORMATION:

Budgeted: Yes Amount: $4,944 (original)/$5,688.00 (amended) GL Account: 20-5460 / 24-5460

Fire Department Annual Cost:	$2,736.00
Police Department Annual Cost:	$2,952.00
Total Cost:	**$5,688.00**

RECOMMENDED MOTION OR ACTION:

Staff recommends approval of the amendment.

ATTACHMENTS:

Original Agreement
Amended Agreement

Exhibit B

Denton County Sheriff's Office
Consolidated Radio Communications System Agreement
AMENDED FY25-26 Agency Payment Invoice

Agency:	**Sanger Police Department**
Payment Contact Person(s):	Clayton Cray, Chief
Phone Number:	940-458-7930
Email(s):	finance@sangertexas.org
Address:	502 Elm Street
Mailing Address:	P.O. Box 1729
City, State, Zip:	Sanger, TX 76266

Agency should include a copy of this invoice with payment

Make checks payable to:	Denton County

Mail Payments to:	Consolidated Radio Communications Systems Denton County Sheriff's Office Attn: Sherry Cochran 127 N. Woodrow Lane Denton, Texas 76205 **Account #: 1001-CC_60100-3100-RC_31008**

Please take note of the new account reference # to be notated on your payment.

Tier 1

Radio User ***ONLY*** - $4.00 each per month

Non-Motorola In-Car Radios	24	$	1,152.00

Tier 3

Includes Tier 1 User + add on of Subscriber Services (program once per year and PM radios every two years) - $6 each per month

Motorola Handheld Radios	25	$	1,800.00

AMENDED Total Amt Due for FY25-26	**$**	**2,952.00**

Signature of Agency Representative **Title** **Date**

INTER-LOCAL COOPERATION AGREEMENT BETWEEN DENTON COUNTY AND THE CITY OF SANGER POLICE AND FIRE DEPARTMENTS FOR THE USE OF THE DENTON COUNTY RADIO COMMUNICATIONS SYSTEM

This Inter-Local Agreement ("Agreement") is entered into by and between the County of Denton, Texas ("the County") and the City of Sanger, Texas, a home-rule municipality, both entities being located in Denton County, Texas (collectively, the "Parties" or separately as a "Party") The Parties execute this agreement as hereinafter provided, pursuant to the Texas Governmental Code, Chapter 791, known as the Inter-Local Cooperation Act

WHEREAS, Denton County is a political subdivision within the State of Texas, each of which engages in the provision of governmental services for the benefit of its citizens, and

WHEREAS, the Agencies are duly organized and operating under the laws of the State of Texas engaged in the provision of municipal government and/or related services for the benefit of the citizens of Agencies, and

WHEREAS, the Inter-Local Cooperation Act, Texas Government Code, Chapter 791, as amended "the Act" provides authority for local governments of the State of Texas to enter into Inter-local agreements with each other for the purpose of performing governmental functions and services as set forth in the Act, and

WHEREAS, the County owns, operates, and maintains the radio-communications system, exclusive of the radios owned individually by each User city ("System") for the purpose of providing radio communications in support of its governmental operations, and

WHEREAS, Sanger wishes to use certain portions of the System for its governmental operations, and

WHEREAS, the use of the System in the provision of governmental services benefits the public health and welfare, promotes efficiency and effectiveness of local governments, and is of mutual concern to the contracting Parties, and

WHEREAS, Sanger and the County have current funds available to satisfy any fees and costs required pursuant to this Agreement,

NOW, THEREFORE, in consideration of the mutual covenants and agreement herein contained, the sufficiency of which are hereby acknowledged, and upon and subject to the terms and conditions hereinafter set forth, the Parties agree as follows

I

DEFINITIONS

"Assignee" means the City employee assigned to a specific Subscriber Unit

"Communications System" or "*System"* means a wide area, multi-agency digital trunked radio system compliant with P-25 interoperability standards to be used jointly by the City of Lewisville, the City of Denton, Denton County, and other Infrastructure Members, if any, primarily for providing public safety dispatch and communications for fire, emergency medical and police services and such other governmental services as may be agreed from time to time by the Parties

"Coordinating Committee" means the committee that is responsible for making recommendations to the Infrastructure Management Committee on the administration and operation of the Communications System

"Infrastructure Management Committee" means the committee that is responsible for the administration and operation of the Communications System

"Subscriber Units" means mobile radios, portable radios or any similar devices used for communicating over the Communications System

"Talk Group" means a specific group of Subscriber Units allowed to communicate privately within that group over shared infrastructure resources

"Technical Committee" means the committee that advises the Coordinating Committee on technical issues related to the operation of the Communications System

"*User*" means any entity with which the City of Denton, the City of Lewisville, Denton County, or other Infrastructure Member has entered into a contractual agreement for the provision of radio communication services through the Consolidated Communications System

II

TERM

2 1 This Agreement is for a period of a one (1) year term, beginning on the 1st day of October, 2025, and ending on the 30th day of September, 2026 unless terminated earlier pursuant to Section 7 1

2 2 It is the intention of the Parties for this to be a long term enterprise which will be renewed with a new ILA each year subject to approval by each Party's governing body

III

OBLIGATIONS OF CITY OF SANGER

3 1 Sanger shall use the System in accordance with this Agreement to provide integration of communications by Sanger between its Users on the System for governmental operations

3 2 When using the System, Sanger shall abide by all applicable Federal and State laws and regulations, including any regulations of the Denton County Radio System When Sanger uses the System for interoperability with Talk Groups (hereinafter defined) other than those provided by this Agreement, Sanger will also abide by the User rules of those Talk Groups

3 3 Sanger must provide a written request to the Denton County Radio System Manager ("System Manager") or his designee, to activate radios ("Subscriber Units") on the System Such request must include the model and serial number of the Subscriber Unit, the name of the Assignee, and identifying Talk Groups required in the Subscriber Unit

3 4 Sanger is responsible for furnishing its own Subscriber Units, which must be compatible with the APCO P-25 Phase 2 TDMA Digital System, and for maintenance of the Subscriber Units Sanger is responsible for all programming of City-owned Subscriber Units

3 5 Sanger shall be solely responsible for obtaining a technical services support contract and a maintenance contract for all City-owned dispatch infrastructure equipment, either from the manufacturer of the equipment or from a manufacturer-authorized service provider The County shall not be responsible for maintenance of any City-owned equipment

3 6 Depending on the equipment that will be purchased and installed by Sanger, the City shall be solely responsible for entering into such Software Update Agreements and/or Software Maintenance Agreements from the manufacturer as necessary to ensure that the equipment owned by the City will be maintained and upgraded to meet the requirements of the System when the County performs System upgrades

3 7 Sanger shall be solely responsible for having periodic maintenance (PM) performed on its Subscriber Units at least every two years which shall include tuning and alignment of the Subscriber Units and updating the Subscriber Units with the latest firmware available

3 8 The County shall not be liable to the City for the lack of interoperability between the Subscriber Units and the System if the City fails to perform the required PM and/or obtain the software and/or firmware upgrades recommended by the County and/or the manufacturer of the Subscriber Units necessary to communicate through the System as set forth in Sections 3 5, 3 6, and 3 7 above

IV

OBLIGATIONS OF THE COUNTY

4 1 The County will allow Sanger to use County provided Talk Groups, which are a primary level of communication for Users on the System ("Talk Group"), comparable to a channel on a conventional radio system, for the exclusive use of Sanger Talk Groups will be established for the City by the County

4 2 The System Manager will not activate radios on the Sanger Talk Groups nor make changes to the Sanger radios without first receiving authorization from the designated representative of the City, unless, in the opinion of the County, such action is necessary to eliminate harmful interference

4 3 The County is solely responsible for

(1) Coordinating Talk Groups among System Users,

(2) Grouping of Talk Groups to allow transmitting and receiving on all associated Talk Groups as required by the City, and

(3) The operation, maintenance, and control of the System

V

FEES

5 1 The fees payable for the term of this Agreement are set out in **Exhibit A** and **Exhibit B**, which are attached and incorporated for all purposes

5 2 The County may increase the fees each October 1st, the beginning of each County fiscal year, by an amount not to exceed five percent (5%) of the previous year's fees The County will provide ninety (90) days' notice to Sanger before increasing the fees

5 3 Based on the fees described above, the County will calculate the annual fee due based upon the total number of Subscriber Units and submit an invoice to the City on or before October 1st of each year This amount is subject to change when the City adds or deletes the number of Subscriber Units in service The City must notify the System Manager in writing of any addition or deletion of Subscriber Units

5 4 Fees for Additions - The amount owed for annual fees for additions of Subscriber Units will be prorated for the year added, invoiced immediately, and amounts will be due within thirty (30) days of receipt of the invoice for the addition(s)

5 5 Deletions - No refunds for deletions will be made for the City's deletion of Subscriber Units during the period of the Agreement The fees for the upcoming fiscal year will

be calculated based on the number of Subscriber Units in service on the radio system as of May 1st of the current contract year

5 6 In the event a new Inter-Local Agreement is not executed prior to the expiration of this Agreement, and the Sheriff's Office continues to provide access to the Radio Communications System, the City shall reimburse and compensate the County for access to the Denton County Radio Communications System at the rate set by the Denton County Sheriff and approved by the Denton County Commissioners Court for the next fiscal year

VI

PAYMENT DUE

6 1 The City agrees to pay the County the annual fees specified under Article V within thirty (30) days of the receipt of the invoice Should the City add Subscriber Units or Talk Groups to the Service within a Term, the City agrees to pay the additional fee(s) due within thirty (30) days of invoice All payments for expenses incurred as a result of the performance of the Agreement shall be made only from current revenues legally available to each respective Party

VII

TERMINATION

7 1 Either Party may terminate this Agreement at any time by giving ninety (90) days advance written notice The City shall pay for all fees incurred through the effective date of termination If the County permanently discontinues the operation of its System, this Agreement shall terminate on the date of discontinuance without further notice, and the County will reimburse the City the pro-rated amount of the fees previously paid by the City for the use of the System for the then current fiscal year

VIII
RELEASE AND HOLD HARMLESS

TO THE EXTENT PERMITTED BY LAW, EACH PARTY AGREES TO WAIVE ALL CLAIMS AGAINST, TO RELEASE, AND TO HOLD HARMLESS THE OTHER PARTY AND ITS RESPECTIVE OFFICIALS, OFFICERS, AGENTS, EMPLOYEES, IN BOTH THEIR PUBLIC AND PRIVATE CAPACITIES, FROM ANY AND ALL LIABILITY, CLAIMS, SUITS, DEMANDS, LOSSES, DAMAGES, ATTORNEYS, FEES, INCLUDING ALL EXPENSES OF LITIGATION OR SETTLEMENT, OR CAUSES OF ACTION WHICH MAY ARISE BY REASON OR INJURY TO OR DEATH OF ANY PERSON OR FOR LOSS OF, DAMAGE TO, OR LOSS OF USE OF ANY PROPERTY ARISING OUT OF OR IN CONNECTION WITH THIS AGREEMENT IN THE EVENT THAT A CLAIM IS FILED, EACH PARTY SHALL BE RESPONSIBLEFOR ITS PROPORTIONATE SHARE OF LIABILITY

IX

IMMUNITY

In the execution of this Agreement, neither of the Parties waives, nor shall be deemed hereby to have waived any immunity or any legal or equitable defense otherwise available against claims arising in the exercise of governmental powers and functions By entering into this Agreement, the Parties do not create any obligations, express or implied, other than those set forth herein, and this Agreement does not create any rights in parties who are not signatories to this Agreement

X

ASSIGNMENT

The City agrees to retain control and to give full attention to the fulfillment of this Agreement The City cannot assign or sublet this Agreement without the prior written consent of the County Further, the City cannot sublet any part or feature of the work to anyone objectionable to Denton County Sanger also agrees that the subletting of any portion or feature of the work, or materials required in the performance of this Agreement, does not relieve the City from its full obligations to the County as provided by this Agreement

XI

ENTIRE AGREEMENT

This Agreement represents the entire and integrated agreement between Denton County and Sanger and supersedes all prior negotiations, representations and/or agreements, either written or oral, between Denton County and Sanger This Agreement may be amended only by written instrument signed by Denton County and Sanger

XII.

NOTICES

Unless notified otherwise in writing, all notices are required to be given to either Party in writing and delivered in person or sent via certified mail to the other Party at the following respective addresses:

County:	1	Denton County Judge Denton County Commissioners Court 1 Courthouse Drive, Ste 3100 Denton, Texas 76201
	2	Denton County Sheriff Denton County Sheriff's Office 127 N. Woodrow Lane Denton, Texas 76205
	3	Assistant District Attorney Counsel to the Sheriff 127 N. Woodrow Lane Denton, Texas 76205

Name of Agency:	City of Sanger Fire and Police Departments
Contact Person:	Clayton Cray, Chief Financial Officer
Address:	502 Elm Street
Mailing Address:	P. O. Box 1729
City, State, Zip:	Sanger, TX 76266
Telephone:	940-458-7930
Email:	finance@sangertexas.org

XIII.

AUTHORITY TO SIGN

The undersigned officers and/or agents of the Parties hereto are the properly authorized officials or representatives and have the necessary authority to execute this Agreement on behalf of the Parties.

XIV.

SEVERABILITY

The provisions of this Agreement are severable. If any paragraph, section, subdivision, sentence, clause, or phrase of this Agreement is for any reason held to be contrary to the law or contrary to any rule or regulation having the force and effect of the law, such decisions shall not affect the remaining portions of the Agreement. However, upon the occurrence of such event, either Party may terminate this Agreement by giving the other Party thirty (30) days written notice.

XV

VENUE

This Agreement and any of its terms or provisions, as well as the rights and duties of the Parties hereto, shall be governed by the laws of the State of Texas The Parties agree that this Agreement shall be enforceable in Denton County, Texas, and if legal and necessary, exclusive venue shall lie in Denton County, Texas

XVI

INTERPRETATION OF AGREEMENT

Although this Agreement is drafted by the County, this is a negotiated document Should any part of this Agreement be in dispute, the Parties agree that the Agreement shall not be construed more favorably for either Party

XVII

REMEDIES

No right or remedy granted herein or reserved to the Parties is exclusive of any right or remedy granted by law or equity, but each shall be cumulative of every right or remedy given hereunder No covenant or condition of this Agreement may be waived without the express written consent of the Parties It is further agreed that one (1) or more instances of forbearance by either Party in the exercise of its respective rights under this Agreement shall in no way constitute a waiver thereof

XVIII

SUCCESSORS AND ASSIGNS

The Parties each bind themselves, their respective successors, executors, administrators, and assigns to the other Party to this contract Neither Party will assign, sublet, subcontract or transfer any interest in this Agreement without the prior written consent of the other Party No assignment, delegation of duties or subcontract under this Agreement will be effective without the written consent of all Parties

EXECUTED duplicate originals on the dates indicated below

SIGNED AND AGREED BY THE CITY OF SANGER, TEXAS:

BY:

Thomas E. Muir Date: 5/19/2025

Thomas E. Muir, Mayor
City of Sanger
P. O. Box 1729
Sanger, TX 76266
940-458-7930

Approved as to content:

David Pennington, Fire Chief

Tyson Cheek, Chief of Police

Approved as to form:

Attorney for Agency

APPROVED BY THE DENTON COUNTY COMMISSIONERS COURT OF DENTON COUNTY, TEXAS

BY _____ Date 6/17/25

Andy Eads, County Judge
Denton County Commissioners Court
1 Courthouse Drive, Ste 3100
Denton, Texas 76201
(940)349-2820

Approved as to content

_____
Denton County Sheriff's Office

Approved as to form

_____
Assistant District Attorney
Counsel to the Sheriff

Exhibit A

Denton County Sheriff's Office
Consolidated Radio Communications System Agreement
FY25-26 Agency Payment Invoice

Agency:	**Sanger Fire Department**
Payment Contact Person(s):	Clayton Cray, Chief Financial Officer
Phone Number:	940-458-7930
Email(s):	finance@sangertexas.org
Address:	502 Elm Street
Mailing Address:	P.O. Box 1729
City, State, Zip:	Sanger, TX 76266

Agency should include a copy of this invoice with payment

Make checks payable to:	Denton County

Mail Payments to:	Consolidated Radio Communications Systems Denton County Sheriff's Office Attn: Sherry Cochran 127 N. Woodrow Lane Denton, Texas 76205

Tier 3

Includes Tier 1 User + add on of Subscriber Services (program once per year and PM radios every two years) - $6 each per month

Department / Radio Number / Cost

Fire	38	$	2,736.00
Total Amount Due for FY25-26 =		**$**	**2,736.00**

Please sign and date below.

T Lemmons	Fire Chief	6.3.2025
Signature of Agency Representative	**Title**	**Date**

Exhibit B

Denton County Sheriff's Office
Consolidated Radio Communications System Agreement
FY25-26 Agency Payment Invoice

Agency:	**Sanger Police Department**
Payment Contact Person(s):	Clayton Cray, Chief Financial Officer
Phone Number:	940-458-7930
Email(s):	finance@sangertexas.org
Address:	502 Elm Street
Mailing Address:	P.O. Box 1729
City, State, Zip:	Sanger, TX 76266

Agency should include a copy of this invoice with payment

Make checks payable to:	Denton County

Mail Payments to:	Consolidated Radio Communications Systems Denton County Sheriff's Office Attn: Sherry Cochran 127 N. Woodrow Lane Denton, Texas 76205

Tier 1

Radio User ***ONLY*** - $4.00 each per month

Department / Radio Number / Cost

Police	46	$	2,208.00
Total Amount Due for FY25-26 =		**$**	**2,208.00**

Please sign and date below.

[signature]	Chief of Police	6/3/25
Signature of Agency Representative	**Title**	**Date**

SANGER CITY COUNCIL COMMUNICATION

DATE: August 8, 2025

FROM: Jim Bolz, Director of Public Works

AGENDA ITEM: Consideration and possible action on entering into an agreement with KSA Engineers, Inc to perform a groundwater resource evaluation, water storage and pumping site modeling, and preparation of conceptual design documents and authorize the City Manager to execute said agreement.

SUMMARY:

- Future water infrastructure planning for the rapidly growing southeast portion of Sanger
- Ground water evaluation, hydraulic modeling, and conceptual design for a central water servicing site
- Proposed improvements include:
  - 2-4 groundwater wells
  - 400,000 gallons of ground storage
  - 350,000-gallon elevated storage
  - Pump station (up to 2,500gpm)
  - Chemical treatment systems and generator backup
- Final report and conceptual design to be submitted within 120 days of Notice to Proceed

FISCAL INFORMATION:

Budgeted: YES Amount: $112,150.00 GL Account: 840-99-6500

RECOMMENDED MOTION OR ACTION:

- Staff Recommends Approval

ATTACHMENTS:

- Task Order No 104241

TASK ORDER FORM

This is Task Order No. 104241,
consisting of 3 pages,
dated _____.

KSA Project Number: 104241
Owner Project (or Purchase Order) Number:

Project Name: City of Sanger - Water site studies

In accordance with paragraph 1.01 of the Standard Form of Agreement Between Owner and Engineer for Professional Services – Task Order Edition, dated September 8, 2020 ("Agreement"), Owner and Engineer agree as follows:

1. **Specific Project Data**

   A. Owner: City of Sanger, Texas

   B. Title: City of Sanger - Water site studies

   C. Description: Groundwater resource evaluation, water storage and pumping site modeling, preparation of conceptual design documents.

2. **Services of Engineer:**
   Engineer shall provide, or cause to be provided, the following services:

   Groundwater resource evaluation, water storage and pumping site modeling, preparation of conceptual design documents as detailed in Attachment A.

3. **Owner's Responsibilities**
   Owner shall have those responsibilities set forth in Article 2 and in Exhibit B, except as modified by this Task Order.

4. **Times for Rendering Services**

   Engineer shall complete its services in accordance with the following schedule:

   Final report and conceptual design to be submitted within 120 days of Notice to Proceed from the city. A detailed schedule is provided in the attached scope of work.

5. **Payments to Engineer**

   Owner shall pay Engineer for services rendered as follows:

   $112,150 Lump Sum. A detailed breakdown of the task fees is included in Attachment A.

6. **Hourly Rates and Reimbursable Expenses Schedule**

Rates for hourly work and reimbursable expenses effective on the date of this Agreement are:

Principal	$370.00/hour
Senior Aviation Planner	$260.00/hour
Aviation Planner	$185.00/hour
Electrical Engineer	$225.00/hour
Electrical Design Engineer	$160.00/hour
Senior Project Manager	$310.00/hour
Project Manager	$235.00/hour
Senior Project Engineer	$200.00/hour
Project Engineer	$180.00/hour
Senior Design Engineer	$160.00/hour
Design Engineer	$140.00/hour
Senior Project Architect	$285.00/hour
Project Architect	$145.00/hour
Design Architect	$110.00/hour
Senior Engineering Technician	$230.00/hour
Engineering Technician	$125.00/hour
Senior Design Technician	$160.00/hour
Design Technician	$100.00/hour
Safety Manager	$145.00/hour
Safety Specialist	$105.00/hour
Regulation Compliance Specialist	$135.00/hour
Project Assistant	$100.00/hour
Senior CAD Technician	$115.00/hour
CAD Technician	$ 90.00/hour
Senior Project Representative	$130.00/hour
Project Representative	$110.00/hour
Graphic Designer	$ 85.00/hour
Administrative Assistant	$100.00/hour
Secretary	$ 60.00/hour
Three-Man Survey Crew	$235.00/hour
Two-Man Survey Crew	$190.00/hour
Senior Registered Surveyor	$215.00/hour
Registered Surveyor	$175.00/hour
Senior Survey Technician	$125.00/hour
Survey Technician	$110.00/hour
Mileage	$ 0.70/mile
ATV (4-Wheeler)	$100.00/day
GPS	$100.00/day

Reimbursable Expenses (Travel, Lodging, Copies, Printing)	Actual Cost
Outside Consultants	Cost + 15%

NOTE: The Standard Hourly Rates and Reimbursable Expenses Schedule shall be adjusted annually as of January to reflect equitable changes in the compensation payable to Engineer.

7. Terms and Conditions: Execution of this Task Order by Owner and Engineer shall make it subject to the terms and conditions of the Agreement (as modified above), which Agreement is incorporated by this reference. Engineer is authorized to begin performance upon its receipt of a copy of this Task Order signed by Owner.

The Effective Date of this Task Order is _____.

OWNER: City of Sanger, Texas	ENGINEER: KSA Engineers, Inc.
By: _____	By: _____
Name: John Noblitt	Name: John Reidy, P.E.
Title: City Manager	Title: Managing Principal, Water Resources
Date Signed: _____	Date Signed: 7/1/2025
	Engineer License or Firm's Certificate No. F-1356
	State of: Texas

DESIGNATED REPRESENTATIVE FOR TASK ORDER:	DESIGNATED REPRESENTATIVE FOR TASK ORDER:
Name: Jim Bolz	Name: Shriram Manivannan, P.E.
Title: Public Works Director	Title: Municipal Team Leader
Address: 502 Elm Street Sanger, TX 76266	Address: 140 E. Tyler Street Suite 600 Longview, TX 75601
E-Mail Address: jbolz@sangertexas.org	E-Mail Address: smanivannan@ksaeng.com
Phone: 940.458.7930	Phone: 972.542.2995
Fax: _____	Fax: 888.224.9418

Scope of work – Proposed South-East Water Wells

INTRODUCTION & BACKGROUND

The City of Sanger is anticipating significant residential growth in large parcels of land in the southeastern portion of the city, where recent development proposals indicate construction of approximately 3,500 single-family homes. This area, located south of McReynolds Drive and east of Rector Road, currently lacks the water infrastructure necessary to support such development.

In late 2024 the city engaged KSA Engineers to evaluate water servicing strategies and infrastructure requirements. The scope of this effort included updating the City's 2020 WaterCAD model, identifying strategic locations for water supply and treatment facilities, and determining the pumping and storage capacities needed to meet TCEQ requirements.

The proposed water system will include groundwater wells, a pump station, treatment systems, and both ground and elevated storage tanks.

- Two (2) to Four (4) potential wells spread across south-east portion of city to deliver water to a central water storage and pumping site
- Two (2) Ground storage tanks with total capacity of 400,000 gallons
- One (1) Elevated storage tank with total capacity of 350,000 gallons
- Pump station with a pumping capacity of up to 2,500 gpm
- Chlorine and potentially polyphosphate treatment
- Pump station building housing pump and chemical treatment equipment
- Standby Generator for the Storage and pump station facility

This scope of work outlines the conceptual phase engineering services (Part A) required to implement the groundwater supply and distribution system for the development in southeast Sanger.

KSA proposes to complete the project in two parts.

Part A scope of work includes:

1) Groundwater resource evaluation and prepare summary report.
2) Water distribution modeling & Conceptual design

Part B scope of work includes: (not included in current scope of work)

1) Preliminary Engineering Design
2) Final Engineering Design
3) Bid Phase Services
4) Construction Phase Services

Part A - Scope of work

1. Groundwater resource evaluation and prepare summary report

1.1 Data Gathering – Review and analyze the information obtained from subsurface data in the immediate vicinity of the designated area. This will include any documentation on water well construction, geophysical logs, aquifer tests, and other water quality data. The information gathered will be used to detail the hydrogeologic characteristics of the available aquifers.

1.2 Perform an analysis of the hydrogeologic properties of the area including reviewing previous reports and literature on the area, the Desired Future Conditions (DFC) and the Texas Water Development Board's (TWDB) determination of the Modeled Groundwater Availability (MAG) values. Groundwater Conservation District (GCD) rules and regulations will be reviewed against

project specific water supply requirements. The information gathered will provide an overview of the regulatory issues, in addition to discussing the recharge and long-term sustainability of production wells.

1.3 Determine the target aquifer or formation within an aquifer and provide an estimated well yield and water quality and the best location(s) to target future well drilling activities to meet project specific water supply needs. Well spacing and preliminary construction design/costs for the well(s) will be provided. Note: GCD Permits/approvals are excluded from the scope of work and would be sought under the future Part B scope of services.

1.4 Prepare a Report to summarize the findings and provide a calculation of the maximum sustainable production capacity for wells within the target area. The electronic report will be signed and sealed by a licensed Geoscientist.

2. **Water distribution modeling & conceptual design to determine pumping and storage requirements for new water servicing site**

2.1 Prepare Water System Model: KSA will prepare WaterCAD models for the phased development based on available planning (preliminary development plans in the south-east) and survey information.

2.2 Develop and Integrate development plans with existing city water infrastructure: KSA will utilize TCEQ requirements and water usage from similar developments to determine per capita water usage, commercial usage and peaking factors. KSA will estimate demands for various operating conditions including average day, maximum day, and peak flow conditions and integrate it into the existing Sanger water model and run for the 5-, 10- and 20-year city baseline developmental plans.

2.3 Distribute estimated water demands for Phased development scenarios: KSA will allocate estimated water demand data to the hydraulic model and conduct model calibration by adjusting peaking values and demand allocation distribution.

2.4 Capacity Analysis - KSA will perform a cursory analysis of the water system capacities and identify required line sizes, pumping and storage requirements for the proposed new water servicing site and the development.

2.5 Conceptual design of the central water servicing site to include –

- Identifying preliminary permitting, zoning, land use and phasing considerations
- Defining design criteria for water demand, storage volume (number, size, type), pumping capacity (pump definition)
- Identifying space needs for pumps, controls, electrical, HVAC, chemical treatment and prepare a conceptual layout and orientation on site.

2.6 Prepare a draft and final report to summarize the pumping and storage site requirements and prepare Class 5 cost (Preliminary Opinion of Probable Construction Cost) estimates for Phased development plans. A review period of 2 weeks is assumed between the draft and final report submission, with comments received from the city within a week of draft report submission.

PROJECT SCHEDULE

Milestone/Deliverable	Calendar days from NTP
Part A SOW	
Background review	10
Groundwater resource evaluation and prepare summary report	45
Water distribution system modelling	45
Conceptual design site plans	90
Part A Summary Draft Report	110
Part A Summary Final Report	124

PROJECT COST

	Cost
Part A SOW	
Groundwater resource evaluation and prepare summary report	$34,250
Water distribution system modelling	$37,400
Conceptual design	$31,500
Part A – Summary Report	$9,000
Part A SOW Total	**$112,150**

SANGER CITY COUNCIL COMMUNICATION

DATE: August 4, 2025

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Conduct a public hearing on a request for a Specific Use Permit (SUP) for Office Use, on the south end 3.935 acres of land described as A0029AR BEEBE, TR 132 and known as 207 Chapman Dr, zoned as Industrial 1 (I-2) and generally located on the north side of Chapman Dr approximately 525 feet east of the intersection of Chapman Dr and 5th St.

SUMMARY:

- The applicant is proposing an office use in the existing house located at 207 Chapman Dr.
- The single-family home was non-conforming in the Industrial 1 zoning district.
- This site is adjacent to our newly defined Downtown District.
- The site is zoned Industrial 1 (I-1) which allows for office use with a SUP.
- This would be general office space for lease.
- Staff mailed 22 notices and at the time of this report has not received any responses.
- Planning and Zoning recommended approval on 7-14-25.

FISCAL INFORMATION:

Budgeted: N/A Amount: N/A GL Account: N/A

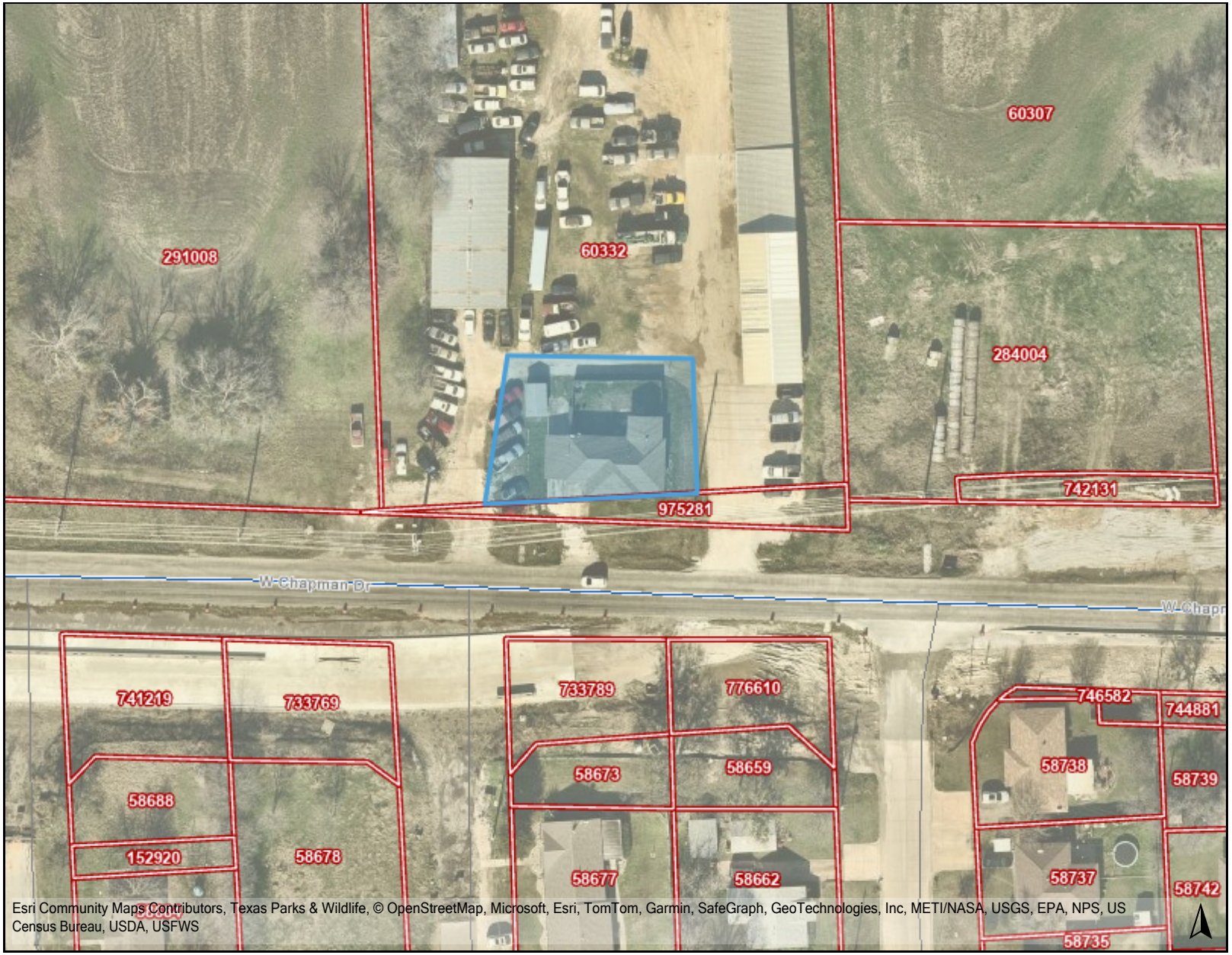
RECOMMENDED MOTION OR ACTION:

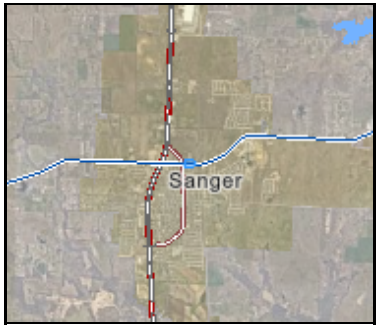
N/A

ATTACHMENTS:

Location Map

Denton County Landmark Map





Legend

- 911 Addresses
- Development Permits
- Parcels

Floodplain

- Cross Section Location
- Base Flood Elevation
- FEMA Floodway
- Flood Grid
- FEMA 100yr Flood Zone A
- FEMA 100yr Flood Zone AE
- FEMA 500yr Flood Zone
- Levee Protected

Notes

0 100 200 ft

https://gis.dentoncounty.gov

6/24/2025 8:12:05 PM

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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CITY COUNCIL COMMUNICATION

DATE: August 4, 2025

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Conduct a public hearing on a request for a zoning change from Agriculture A to Planned Development PD for approximately 130.907 acres of land, 60 acres described as A0029A R. BEEBEE, TR 67 & 68(PT) and A0029 R. BEEBE, TR 66(PT), within the City of Sanger, and generally located north of FM 455 and East of the Santa Fe Railroad.

SUMMARY:

- The development will be a planned development.
- The development will consist of approximately 130.907 acres which will consist of 374 single-family lots and 17.48 acres of commercial.
- It will consist of 296 50' Type 1 lots and 78 60' Type 2 lots.
- Lots will consist of 25% homes a min 1200-1499 square feet, 60% 1500-1999 square feet, and 15% 2000 square feet or greater.
- Setbacks shall be 20' front yard, 15' rear yard, and 5' side yard except at a corner side yard shall be 15' and at corner garage face shall be 20'.
- It will have 26.6 acres for open space, detention or retention areas, with .02 acres developed as park.
- Staff mailed out 123 public hearing notices to owners of properties within 200 feet of the subject property and has received 1 response In Favor and 1 response Neutral.
- Planning & Zoning recommended approval on 7-14-25.

FISCAL INFORMATION:

Budgeted: N/A Amount: N/A GL Account: N/A

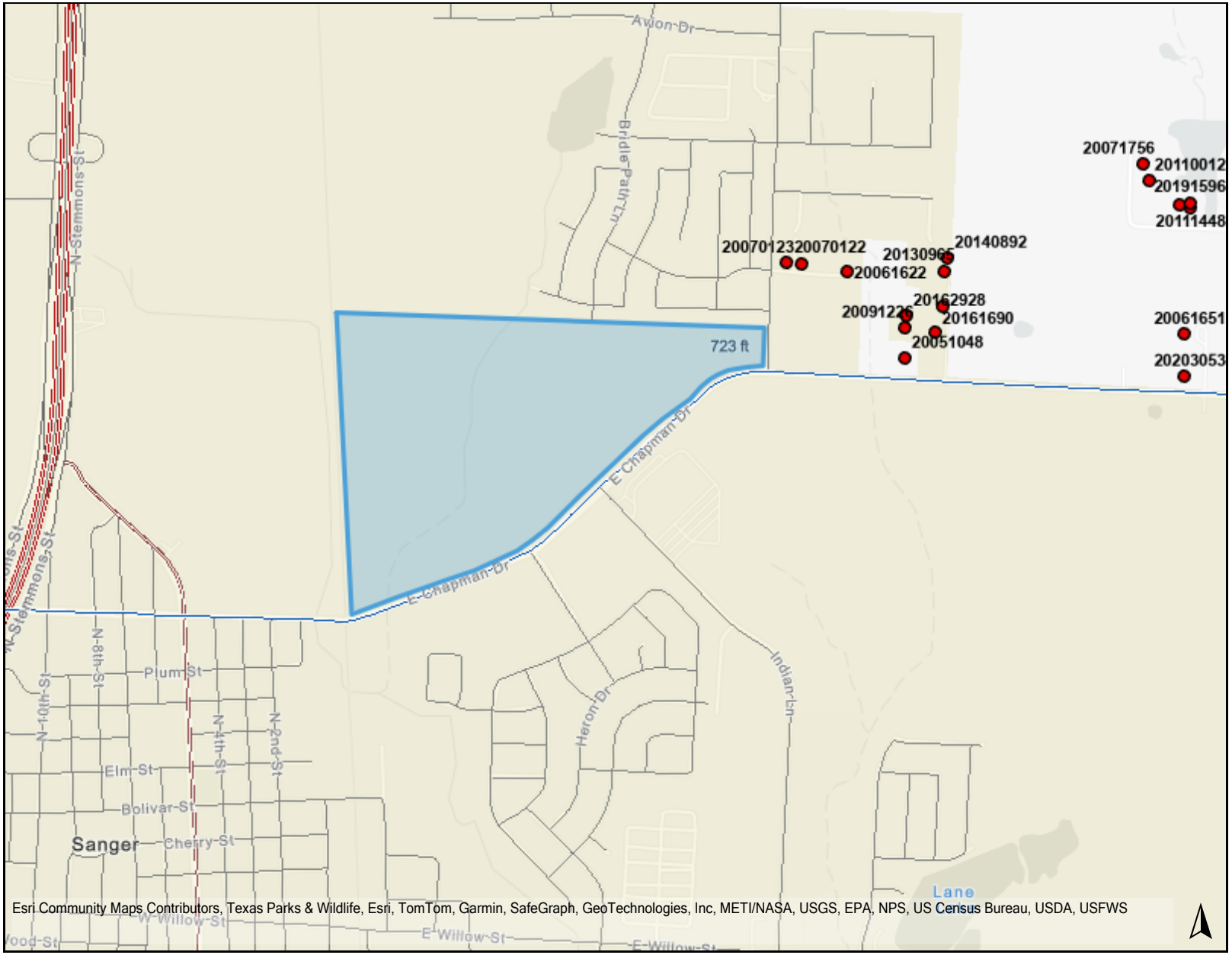
RECOMMENDED MOTION OR ACTION:

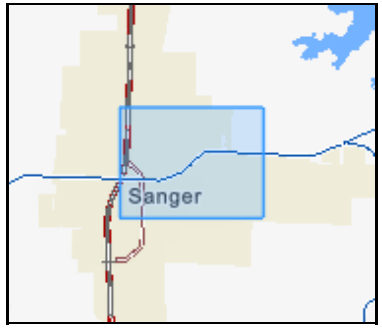
N/A

ATTACHMENTS:

Location Map

Denton County Landmark Map





Legend

- 911 Addresses
- Development Permits
- Parcels

Floodplain

- Cross Section Location
- Base Flood Elevation
- FEMA Floodway
- Flood Grid
- FEMA 100yr Flood Zone A
- FEMA 100yr Flood Zone AE
- FEMA 500yr Flood Zone
- Levee Protected

Notes

0 1500 3000

https://gis.dentoncounty.gov

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Location Map
25SANZON-0031
High Pointe

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CITY COUNCIL COMMUNICATION

DATE: August 4, 2025

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on Ordinance No. 08-21-25 a request for a Specific Use Permit (SUP) for Office Use, on the south end .26 acres of land described as A0029AR BEEBE, TR 132 and known as 207 Chapman Dr, zoned as Industrial 1 (I-2) and generally located on the north side of Chapman Dr approximately 525 feet east of the intersection of Chapman Dr and 5th St.

SUMMARY:

- The applicant is proposing an office use in the existing house located at 207 Chapman Dr.
- The single-family home was non-conforming in the Industrial 1 zoning district.
- This site is adjacent to our newly defined Downtown District.
- The site is zoned Industrial 1 (I-1) which allows for office use with a SUP.
- This would be general office space for lease.
- Staff mailed 22 notices and at the time of this report has not received any responses.
- Planning & Zoning recommended approval on 7-14-25.

FISCAL INFORMATION:

Budgeted: N/A Amount: N/A GL Account: N/A

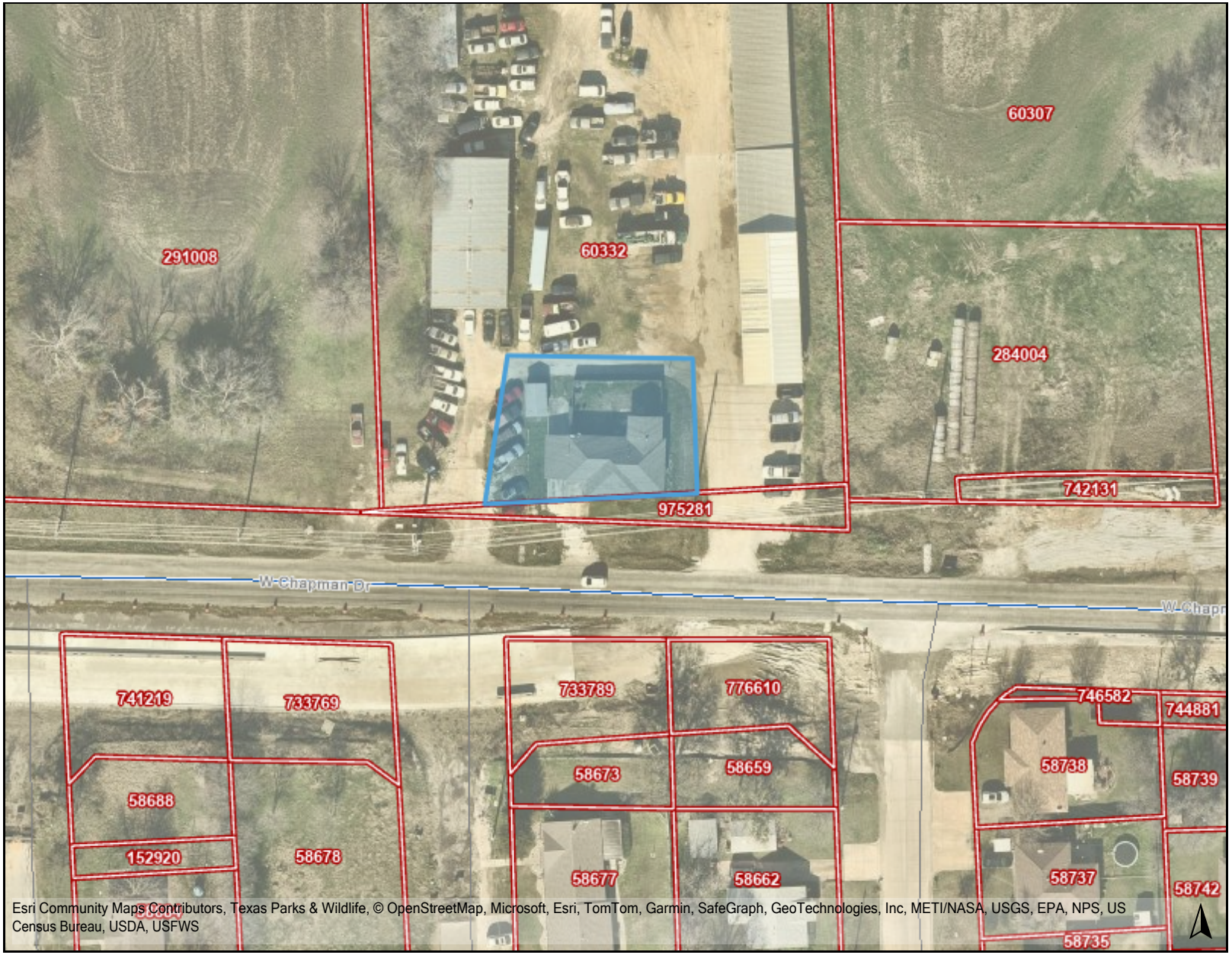
RECOMMENDED MOTION OR ACTION:

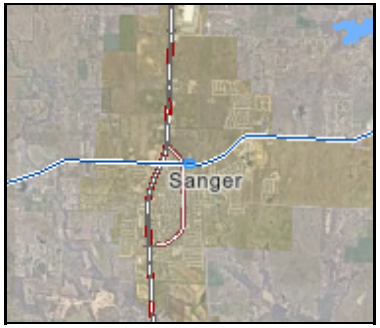
Staff recommends APPROVAL.

ATTACHMENTS:

Location Map
Ordinance No. 08-21-25
Exhibit A Site Plan
Application
Letter of Intent

Denton County Landmark Map





Legend

- 911 Addresses
- Development Permits
- Parcels

Floodplain

- Cross Section Location
- Base Flood Elevation
- FEMA Floodway
- Flood Grid
- FEMA 100yr Flood Zone A
- FEMA 100yr Flood Zone AE
- FEMA 500yr Flood Zone
- Levee Protected

Notes

0 100 200 ft

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CITY OF SANGER, TEXAS

ORDINANCE No. 08-21-25

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANGER, DENTON COUNTY, TEXAS, REGARDING A SPECIFIC USE PERMIT TO ALLOW AN OFFICE USE AT CHAPMAN DR. ON APPROXIMATELY 0.26 ACRES OF LAND DESCRIBED AS A0029AR BEEBE, TR 132 AND KNOWN AS 207 CHAPMAN DR; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A CUMULATIVE CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE IN ACCORDANCE WITH SECTION 1.109 OF THE CODE OF ORDINANCE FOR VIOLATIONS; AND PROVIDING A SAVINGS CLAUSE; AUTHORIZING PUBLICATION; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Sanger (the "City") is a home rule municipality regulated by state law and Charter; and

WHEREAS, the City Council finds it necessary for the public health, safety and welfare that development occur in a controlled and orderly manner; and

WHEREAS, all requests for a Specific Use Permit (SUP) were duly filed with the City of Sanger, Texas, concerning the hereinafter described property; and

WHEREAS, following provision of proper legal notice requirements, which were made in the time and manner prescribed by law, including written notice to owners within 200 feet of the subject property; and

WHEREAS, the Planning and Zoning Commission on July 14, 2025, duly covered and conducted public hearing for the purpose of assessing a request for a Specific Use Permit (SUP), recommending approval for the hereinafter described property; and

WHEREAS, the City Council finds that the passage of this Ordinance is in the best interest of the citizens of Sanger.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SANGER, TEXAS:

SECTION 1. That a Specific Use Permit (SUP) to allow an Office use is hereby granted for a period of one (3) years starting from the date of approval of the SUP by City Council. This is an approximately 0.26-acre site, described as A0029AR BEEBEE, TR 132 and shown in **Exhibit A**, located at Chapman Dr., approximately 525 feet east of the intersection of Chapman Dr and 5th Street.

1. The SUP will expire 3 years after going into effect
2. The SUP will expire upon abandonment of the office use for a period of ninety (180) days.
3. The site must fully mitigate the effects of traffic and parking on the site, maintaining the site in day one condition throughout the life of the SUP.

SECTION 2. That all matters stated in the preamble are found to be true and correct and are incorporated herein as if copied in their entirety.

SECTION 3. It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, phrases and words of this Ordinance are severable and, if any word, phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining portions of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional word, phrase, clause, sentence, paragraph, or section.

SECTION 4. That this Ordinance shall be cumulative of all other City Ordinances and all other provisions of other Ordinances adopted by the City which are inconsistent with the terms or provisions of this Ordinance are hereby repealed.

SECTION 5. Any person, firm or corporation who shall violate any of the provisions of this article shall be guilty of a misdemeanor and upon conviction shall be fined in accordance with the general penalty provision found in The Code of Ordinances, Section 1.109 General Penalty for Violations of Code.

SECTION 5. This ordinance will take effect immediately from and after its passage and the publication of the caption, as the law and Charter in such case provides.

PASSED AND APPROVED by the City Council of the City of Sanger, Texas, on this 4th day of August 2025.

APPROVED:

_____

Thomas E. Muir, Mayor

ATTEST:

_____

Kelly Edwards, City Secretary

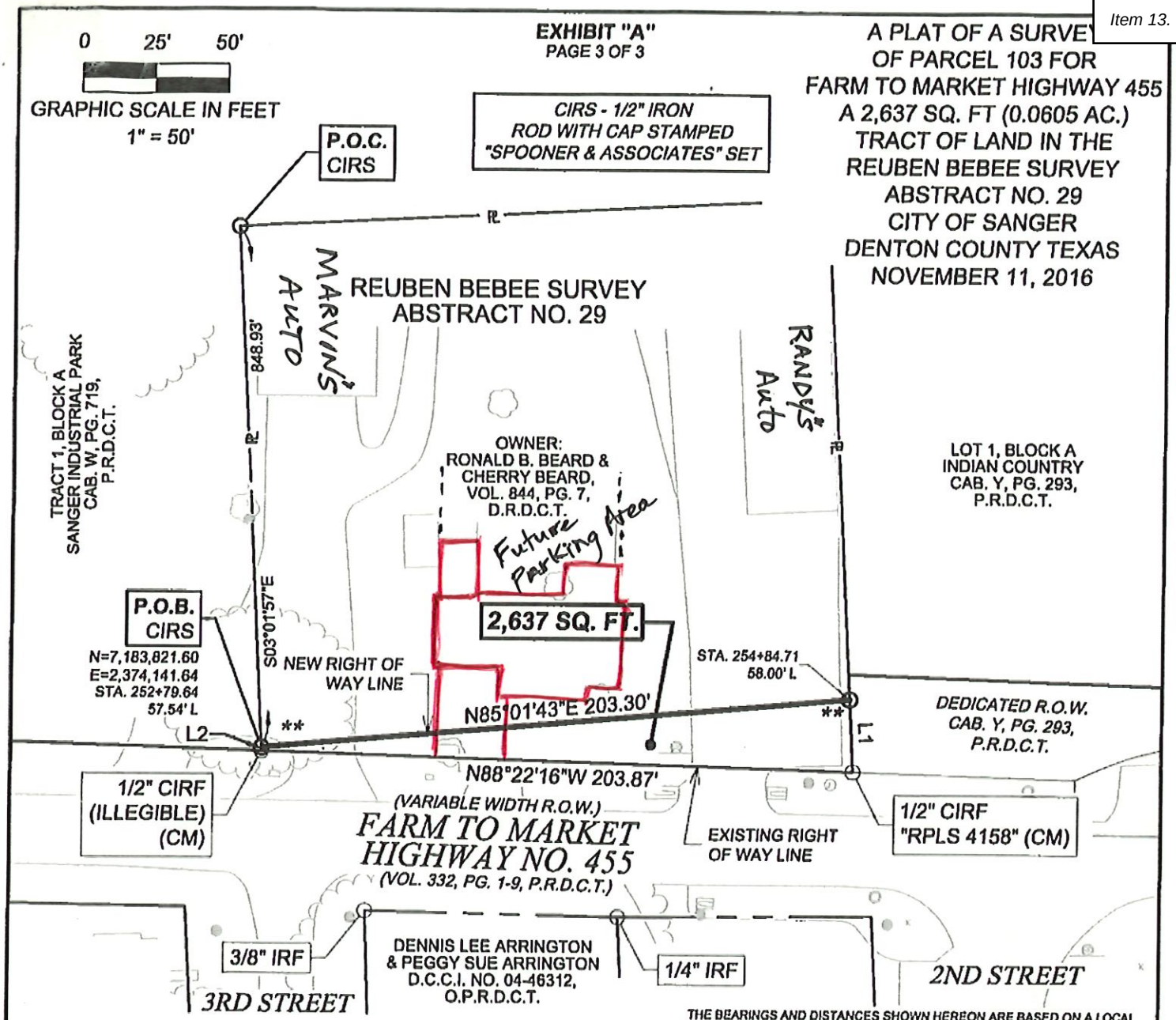
APPROVED TO FORM:

_____

Hugh Coleman, City Attorney

EXHIBIT "A"
PAGE 3 OF 3

A PLAT OF A SURVEY OF PARCEL 103 FOR FARM TO MARKET HIGHWAY 455 A 2,637 SQ. FT (0.0605 AC.) TRACT OF LAND IN THE REUBEN BEBEE SURVEY ABSTRACT NO. 29 CITY OF SANGER DENTON COUNTY TEXAS NOVEMBER 11, 2016



EXISTING ROADWAY INTERNAL BOUNDARY LINE
EXISTING R.O.W. LINE
NEW R.O.W. LINE
EXISTING EASEMENT LINE
NEW EASEMENT LINE
PROPERTY LINE
SURVEY LINE

LINE TABLE		
NO.	DIRECTION	DIST.
L1	S03°03'29"E	24.70'
L2	N03°01'57"W	1.25'

○ = 5/8 INCH IRON ROD SET WITH A PINK PLASTIC CAP STAMPED "TXDOT SURVEY MARKER, RIGHT OF WAY MONUMENT"
(CM) = CONTROLLING MONUMENT
BD = TxDOT 4 INCH BRONZE DISK SET IN CONCRETE; TXDOT TYPE II RIGHT OF WAY MARKER
P.O.R. = POINT OF REFERENCE
P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING

** THE MONUMENT DESCRIBED IN THIS CALL, IF DESTROYED OR DAMAGED DURING CONSTRUCTION, MAY BE REPLACED WITH A TxDOT TYPE II RIGHT-OF-WAY MARKER UPON THE COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR EITHER EMPLOYED OR RETAINED BY TxDOT.

THE BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON A LOCAL COORDINATE SYSTEM BASED ON NAD83(2011), TEXAS NORTH CENTRAL ZONE 4202, SCALED FROM GRID TO SURFACE AT 0.0, USING A COMBINED SCALE FACTOR OF 1.0001506300, DERIVED FROM GPS RTK OBSERVATIONS USING THE TEXAS DEPARTMENT OF TRANSPORTATION VRS NETWORK.

THIS MAP IS AN INTERNAL TXDOT DOCUMENT. ITS CONTENTS SHALL NOT BE USED FOR ANY OTHER PURPOSE

THE STATION AND OFFSET INFORMATION REFERS TO THE BASELINE DESCRIBED IN THE CONTROL SHEET, DATED DECEMBER 2016, OF THE TxDOT RIGHT OF WAY MAPPING PROJECT CONTROL SECTION-JOB: 0816-02-081.

STATE OF TEXAS
REGISTERED
ERIC S. SPOONER
5922
PROFESSIONAL
LAND SURVEYOR

11-11-16
DATE

ERIC S. SPOONER, R.P.L.S. No. 5922
SPOONER & ASSOCIATES, INC.
TBPLS FIRM NO. 10054900

SANGER
DEVELOPMENT SERVICES

201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
940-458-2059(office) 940-458-4072(fax) www.sangertexas.org

ZONING CHANGE/SUP APPLICATION

☐ Zoning Change ☑ Specific Use Permit

Applicant	Owner (if different from applicant)
Name: Jody Roberts	Name: Ronny + "Pie" Beard Cherry
Company: Jody Roberts Construction, Inc.	Company:
Address: 1883 Huling Rd.	Address: PO Box 762
City, State, Zip Sanger, TX 76266	City, State, Zip Sanger, TX 76266
Phone: 940-390-9190	Phone: 940-391-3300 Pie
Fax:	Fax:
Email:	

Submittal Checklist

✓	Site Plan (for Specific Use Permits Only)
✓	Letter of Intent
✓	Application Fee (Check Payable to City of Sanger)

I certify that I am the legal owner of the above referenced property and that to the best of my knowledge this is a true description of the property upon which I have requested the above checked action. I designate the applicant listed as my representative.

Describe the subject property (address, location, size, etc.): 207 Chapman Dr., Sanger, TX 76266

Describe the proposed zoning change or Specific Use Permit (SUP): commercial office spaces

Ronny Beard "Pie" Cherry Beard

Owner Signature — Date

Applicant Signature — Date 5/27/25

Letter of Intent – 207 Chapman Dr.

June 1, 2025

Dear City of Sanger,

We are requesting a special use permit for the front center of the property located at 207 Chapman Drive in Sanger, TX. The entire property, owned by Ronny & Cherry ("Pie") Beard's legal description is written below:

"It is a certain tract or parcel of land in the town of Sanger, in Denton County, Texas, out of the Reuben Bebee survey, Abstract No. 29, known as the beginning at the Southeast corner of a 10 are tract of land out of the said Reuben Bebee survey sold to R.H. Stephen by Elizabeth Huling, and adjoining the town of Sanger;

Thence East 205 1/3 feet to a stake in the north side of the Bolivar and Pilot Point Road;

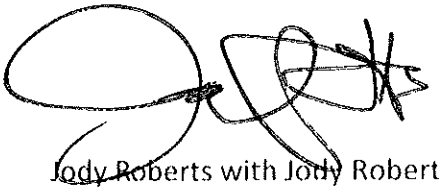
Thence North 850 1/3 feet to a stake;

Thence West 205 1/3 feet to the Northeast corner of said Stephens 10-acre tract;

Thence South with said Stephens East line 850 feet to the place of beginning containing four acres of land, and being the same land described in the deed from M.L. Legear and wife to H.L. Lynch, recorded in Volume 293, page 385 of the Deed Records of Denton County, Texas."

The four acres is the current location of Beard's Boat Storages, Randy's Auto, & Marvin's Auto. In the center front of the property there is a small, red brick, single-family dwelling. This dwelling and the land directly behind it in the existing fence and to the driveway on the east and the parking lot on the west is the area we are requesting the permit for. The home was formerly a rent house but has since been empty. Although the exterior of the house is in good condition, the interior of the home has been demolished because of the former renter leaving it in an uninhabitable condition. As a result, we would like to transform this single-family dwelling into a commercial lease space. As a commercial building, it would fit in better with the other buildings and long-existing businesses on the remainder of the property. With the expansion of FM 455 and the growth the town is experiencing, we would like to make the property visually appealing for the City of Sanger and its future tenant.

Thank you for your time and consideration,



Jody Roberts with Jody Roberts Construction, Inc. – representative; contractor
Ronny & Pie Beard -- owners

SANGER CITY COUNCIL COMMUNICATION

DATE: August 4, 2025

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on Ordinance No. 08-22-25 a request for a zoning change from Agriculture A to Planned Development PD for approximately 130.907 acres of land, 60 acres described as A0029A R. BEEBEE, TR 67 & 68(PT) and A0029 R. BEEBE, TR 66(PT), within the City of Sanger, and generally located north of FM 455 and East of the Santa Fe Railroad.

SUMMARY:

- The development will be a planned development.
- The development will consist of approximately 130.907 acres which will consist of 374 single-family lots and 17.48 acres of commercial.
- It will consist of 296 50' Type 1 lots and 78 60' Type 2 lots.
- Lots will consist of 25% homes a min 1200-1499 square feet, 60% 1500-1999 square feet, and 15% 2000 square feet or greater.
- Setbacks shall be 20' front yard, 15' rear yard, and 5' side yard except at a corner side yard shall be 15' and at corner garage face shall be 20'.
- It will have 26.6 acres for open space, detention or retention areas, with .02 acres developed as park.
- Staff mailed out 123 public hearing notices to owners of properties within 200 feet of the subject property and has received 1 response In Favor and 1 response Neutral.
- Planning & Zoning recommended approval on 7-14-25.

FISCAL INFORMATION:

Budgeted: N/A Amount: N/A GL Account: N/A

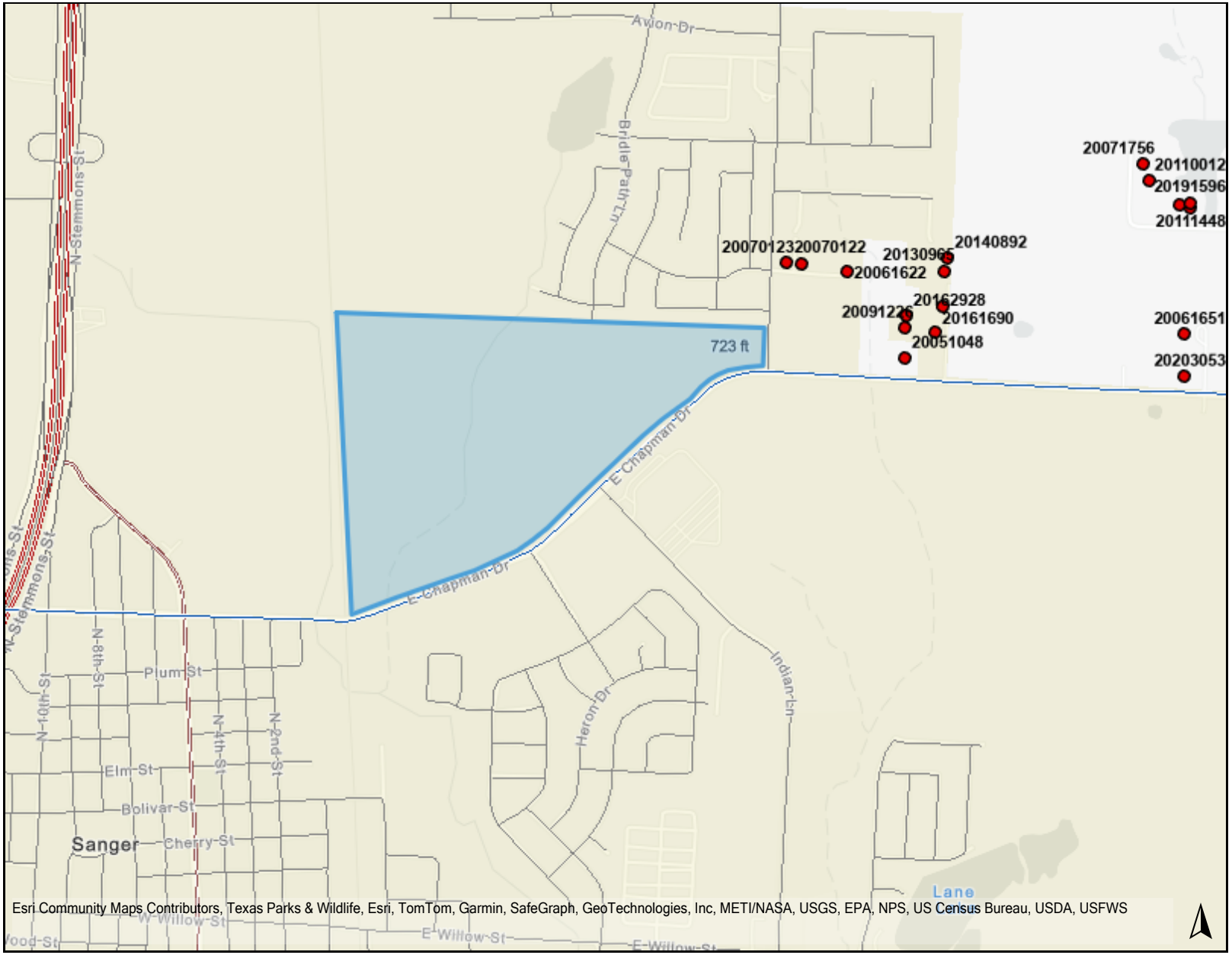
RECOMMENDED MOTION OR ACTION:

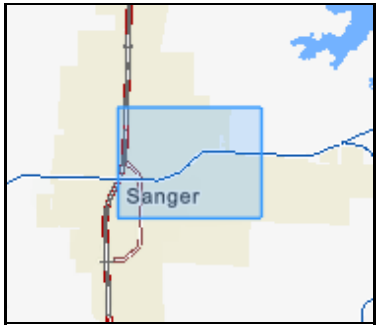
Staff recommends APPROVAL.

ATTACHMENTS:

Location Map
Ordinance No. 08-22-25
Exhibit A – PD
Exhibit B – Concept Plan
Exhibit C – Conceptual
Exhibit D – Zoning Concept
Application
Letter of Intent

Denton County Landmark Map





Legend

- 911 Addresses
- Development Permits
- Parcels

Floodplain

- Cross Section Location
- Base Flood Elevation
- FEMA Floodway
- Flood Grid
- FEMA 100yr Flood Zone A
- FEMA 100yr Flood Zone AE
- FEMA 500yr Flood Zone
- Levee Protected

Notes

0 1500 3000

https://gis.dentoncounty.gov

1/8/2025 3:26:43 PM

Location Map
25SANZON-0031
High Pointe

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CITY OF SANGER, TEXAS

ORDINANCE 08-22-25

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANGER, DENTON COUNTY, TEXAS, AMENDING THE ZONING MAP FOR APPROXIMATELY 130.907 ACRES OF LAND DESCRIBED AS A0029A R. BEEBE, TR 66(PT), 67 AND 68(PT); FROM (A) AGRICULTURAL AND INDUSTRIAL (I-1) TO (PD 08-22-25) PLANNED DEVELOPMENT 08-22-25; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A CUMULATIVE CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE IN ACCORDANCE WITH SECTION 1.109 OF THE CODE OF ORDINANCE FOR VIOLATIONS; AND PROVIDING A SAVINGS CLAUSE; AUTHORIZING PUBLICATION; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Sanger (the "City") is a home rule municipality regulated by state law and Charter; and

WHEREAS, the Planning and Zoning Commission on July 14, 2025, duly covered and conducted a public hearing for the purpose of assessing a request for amendment to the Zoning Map, recommending approval for the hereinafter described property; and

WHEREAS, all requests for amendment to the Zoning Map were duly filed with the City of Sanger, Texas, concerning the hereinafter described property; and

WHEREAS, the following provision of proper legal notice requirements, including written notice to owners within 200 feet of the subject property, were made in the time and manner prescribed by law; and

WHEREAS, the City Council finds that the passage of this Ordinance is in the best interest of the citizens of Sanger.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SANGER, TEXAS:

SECTION 1. That an amendment to the Zoning Map from (A) Agricultural to (PD XX-XX-25) Planned Development 08-22-25 is hereby granted for the property generally located north of FM 455 and east of Santa Fe Railroad, described in the hereto attached Exhibit A High Pointe PD pages 1-4 including exhibits B-D.

SECTION 2. That all matters stated in the preamble are found to be true and correct and are incorporated herein as if copied in their entirety.

SECTION 3. It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, phrases and words of this Ordinance are severable and, if any

word, phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining portions of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional word, phrase, clause, sentence, paragraph, or section.

SECTION 5. Any person, firm or corporation who shall violate any of the provisions of this article shall be guilty of a misdemeanor and upon conviction shall be fined in accordance with the general penalty provision found in The Code of Ordinances, Section 1.109 General Penalty for Violations of Code.

SECTION 6. This ordinance will take effect immediately from and after its passage and the publication of the caption, as the law and Charter in such cases provide.

PASSED AND APPROVED by the City Council of the City of Sanger, Texas, on this 4th day of August, 2025.

APPROVED:

_____

Thomas E. Muir, Mayor

ATTEST:

_____

Kelly Edwards, City Secretary

APPROVED TO FORM:

_____

City Attorney

EXHIBIT A
HIGH POINTE
DEVELOPMENT STANDARDS

GENERAL STANDARDS

1. Development and use of the property, including, without limitation, the construction, installation, maintenance, repair, and replacement of all buildings and all other improvements and facilities of any kind whatsoever on and within the property, shall follow all City regulations, except when in conflict with the provisions in these standards.
2. The design of the High Pointe development (residential and commercial) shall take place in general accordance with the attached Concept Plan (Exhibit __). Open spaces shown on the plan shall be developed with a combination of passive and active uses such as a playground, dog park, trails, and seating areas. The open space lots and amenities located on them shall be owned and maintained by the mandatory Homeowners Association.
3. Unless otherwise specified in these standards, development within the High Pointe development is governed by the Sanger Zoning Ordinance, as amended. In the event of any conflict or inconsistency between these standards and the applicable City regulations, the terms and provisions of these standards shall apply.
4. In the event of a conflict between the written text and the illustrations provided in these standards, the written text contained herein shall control.
5. A mandatory Homeowners Association (HOA) will be responsible for the maintenance of lots owned by the HOA on Tract 1.

TRACT 1

USE REGULATIONS

1. Permitted uses shall be all principal and accessory uses which are allowed in the (SF-8) Single-Family-Residential District, in accordance with Section 30 of the Sanger Zoning Ordinance, as amended or as otherwise identified below.
   A. Temporary Asphalt or Concrete Batch Plant shall be allowed if located at least 150’ from the Tract 1 boundary or within Tract 2. The temporary batch plant shall be removed if no construction activity takes place over a 6-month period. The plant shall subsequently be allowed by right for subsequent phases of the development as long as it is located at least 150’ from the Tract 1 boundary or within Tract 2.
2. A Specific Use Permit shall be required for all uses otherwise requiring a Specific Use Permit in the (SF-8) Single Family-Residential District, in accordance with Section 30 of the Sanger Zoning Ordinance, as amended.

NEIGHBORHOOD DEVELOPMENT STANDARDS

1. The maximum number of lots in the High Pointe neighborhood shall be 380. Of those, a maximum of 300 shall be Type 1 lots, and minimum of 74 shall be Type 2 lots. The number of Type 1 lots in any phase shall not be more than 80% of the lots of that phase.

2. The open spaces identified on the Concept Plan shall be deemed as meeting the parkland dedication requirements for the neighborhood. The open spaces shall be owned and maintained by the mandatory Homeowners Association.
3. High Pointe Uniform Screening: A uniform masonry screening wall shall be provided along Marion Road, Belz Road, and FM 455. The wall shall be located on a lot owned by the HOA.
4. Perimeter and neighborhood entry landscape treatments shall generally be in accordance with Exhibits __ and __. More specifically, the following shall be incorporated into the design of the neighborhood entry and perimeter treatment.
   A. A minimum 10' wide landscape buffer shall be provided adjacent to Marion Road. The buffer shall be located on a lot owned by the HOA.
   B. A minimum 20' wide landscape buffer shall be provided adjacent to Belz Road and FM 455. The buffer shall be located on a lot owned by the HOA.
   C. Trees, a minimum 3" caliper in size at the time of planting, shall be provided at a ratio equal to 1 tree per 50 linear feet of frontage along said streets. The trees may be placed in an informal layout.
   D. A specific landscape plan, screening plan, and amenities plan for each shall be provided in conjunction with the submittal of construction plans for each specific phase of the neighborhood where the aforementioned items are located. Said designs shall reflect the schematic designs shown on Exhibits ___.
   E. All landscaping and screening wall maintenance shall be the responsibility of the mandatory Homeowners Association

LOT DEVELOPMENT STANDARDS

Lot Type	TYPE 1	TYPE 2
Minimum Lot Width	50'	60'
Minimum Lot Area (SQ FT)	6,000	7,200
Minimum Lot Depth	110'	110'
Minimum Front Yard Setback	20'	20'
Minimum Rear Yard Setback	15'	15'
Minimum Side Yard Setback	5'	5'
Exterior at Corner	15'	15'
Exterior at Corner - Garage Face	20'	20'
Minimum Dwelling Area (SQ FT)	See Note	See Note
Maximum Lot Coverage	65%	65%
Maximum Height	35'	35'

Note: Lots on a cul-de-sac bulb or elbow may be up to 10' narrower as long as the lot area exceeds the minimum area square footage.

Note: Outdoor living areas shall have a minimum rear setback of 5' whether or not the area is covered by a roof which is integrated into the house. For purposes of this section, "outdoor living" shall mean any patio, deck, grill, sitting area, dining area, or other outdoor space or amenity which is designed and/or used for outdoor living and entertaining.

Note: The minimum front yard setback may be reduced to 17' for homes with J-swing garages.

Note: 25% - 1,200 SF - 1,499 SF
60% - 1,500 SF - 1,999 SF
15% - 2,000 SF +

RESIDENTIAL ARCHITECTURAL STANDARDS

1. 100% of the facades of the homes, exclusive of doors and windows, shall be constructed with the following materials: brick, stone, man-made stone, 3 coat masonry stucco or cementitious siding. In no instance, however, shall cementitious siding represent greater than 25% of the material used on the total façade of the home.
2. Balconies, covered front porches, stoops, and other similar elements, if utilized, shall have a minimum free and clear depth of at least 4’.
3. Metal roofing may be used on roofs overhanging doors and/or windows and any accent/dormer roofs.
4. Roof pitches: Single family homes shall have minimum roof pitches of 6:12 on main gables and hips. Dormer roofs and roofs over front porches or entry doors and accent roofs may have a lesser pitch.

TRACT 2

USE REGULATIONS

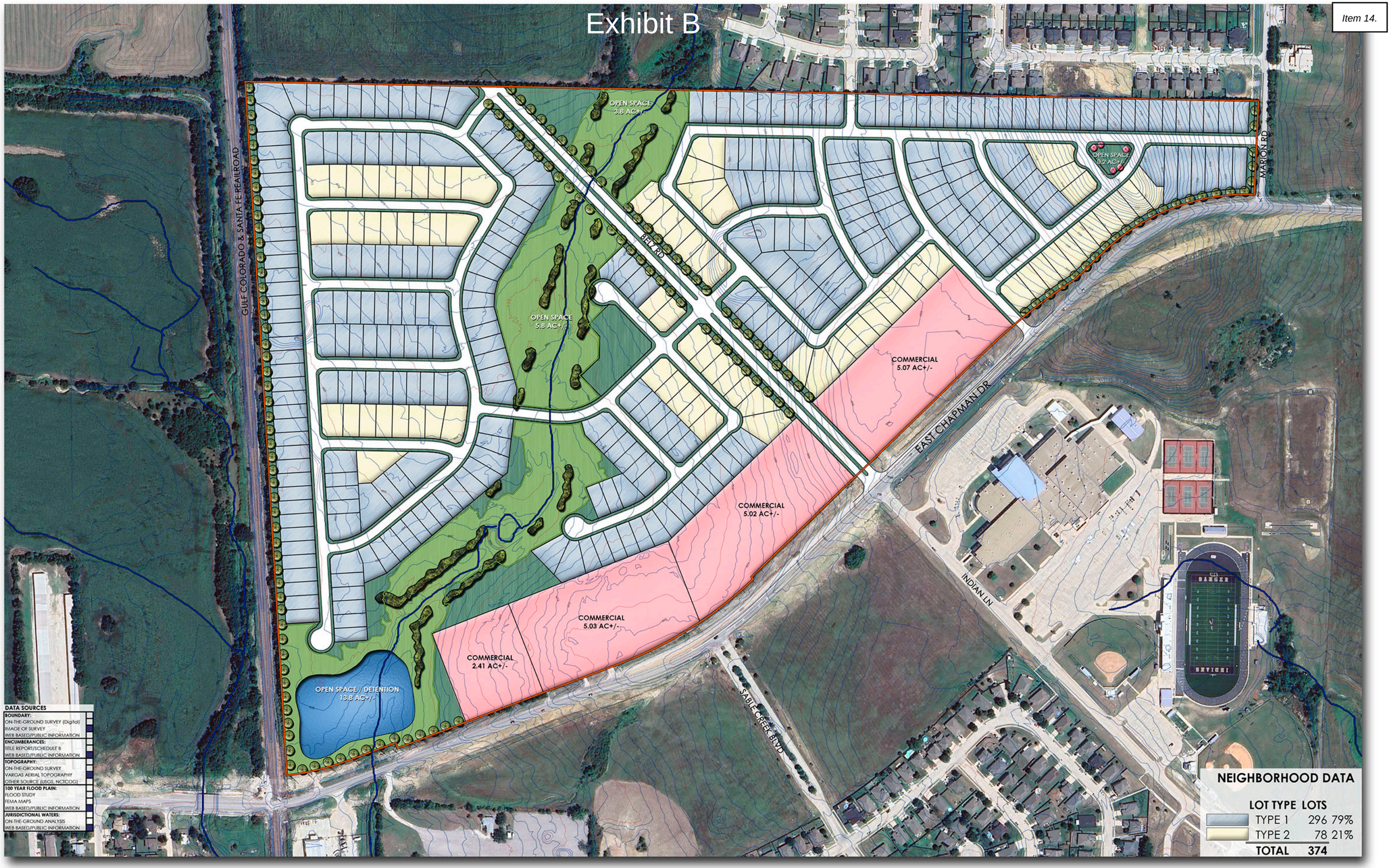
1. Permitted uses shall be all principal and accessory uses which are allowed in the (B-2) Business District, in accordance with Section 30 of the Sanger Zoning Ordinance, as amended.
   A. Temporary Asphalt or Concrete Batch Plant shall be allowed if located at least 150' from the Tract 1 boundary or within Tract 2. The temporary batch plant shall be removed if no construction activity takes place over a 6-month period. The plant shall subsequently be allowed by right for subsequent phases of the development as long as it is located at least 150' from the Tract 1 boundary or within Tract 2.
2. A Specific Use Permit shall be required for all uses otherwise requiring a Specific Use Permit in the (B-2) Business District, in accordance with Section 30 of the Sanger Zoning Ordinance, as amended.

DEVELOPMENT STANDARDS

Development shall take place in accordance with the standards established in the (B-2) Business District of the Sanger Zoning Ordinance.

1. Special Side or Rear Yard Requirement: When a non-residentially zoned lot or tract abuts upon a zoning district boundary line dividing the lot or tract from a residentially zoned lot or tract, a minimum side yard of twenty (20) feet shall be provided for on the nonresidential property. A solid masonry wall having a minimum height of six (6) feet above the average grade of the residential property shall be constructed adjacent to the common side and/or rear property line.

Exhibit B



0 75 150 300
1"=150'

N

JUNE 9, 2025
VTC002

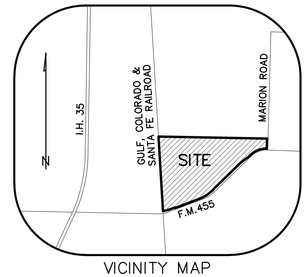
HIGH POINTE

ILLUSTRATIVE PLAN
SANGER, TEXAS

PARTNERS

Exhibit C





VICINITY MAP
N.T.S.

DEVELOPMENT STANDARDS

Lot Type	TYPE 1	TYPE 2
Minimum Lot Width	50'	60'
Minimum Lot Area (SQ FT)	6,000	7,200
Minimum Lot Depth	110'	110'
Minimum Front Yard Setback	20'	20'
Minimum Rear Yard Setback	15'	15'
Minimum Side Yard Setback	5'	5'
Exterior at Corner	15'	15'
Exterior at Corner - Garage Face	20'	20'
Minimum Dwelling Area (SQ FT)	See Note	See Note
Maximum Lot Coverage	65%	65%
Maximum Height	35'	35'

NEIGHBORHOOD DATA

LOT TYPE	LOTS	
TYPE 1	296	79%
TYPE 2	78	21%
TOTAL	**374**	

EXISTING ZONING: A (AGRICULTURAL DISTRICT) AND
I-1 (INDUSTRIAL DISTRICT
PROPOSED ZONING: B-2 (BUSINESS DISTRICT) AND
SF-8 (SINGLE FAMILY RESIDENTIAL DISTRICT

200 100 0 200 400
1" = 200' - 0"

EXHIBIT A
CONCEPTUAL PLAN

HIGH POINTE

5,702,307 SQUARE FEET OR 130.907 ACRES
OUT OF THE RUEBEN BEBEE SURVEY, ABSTRACT NO. 299,

CITY OF SANGER, DENTON COUNTY, TEXAS

VERITAS COMMUNITIES — APPLICANT
6060 North Central Exp. Suite 400
Dallas, Texas 75206
Contact: Kevin Lazares
(408)348-2944

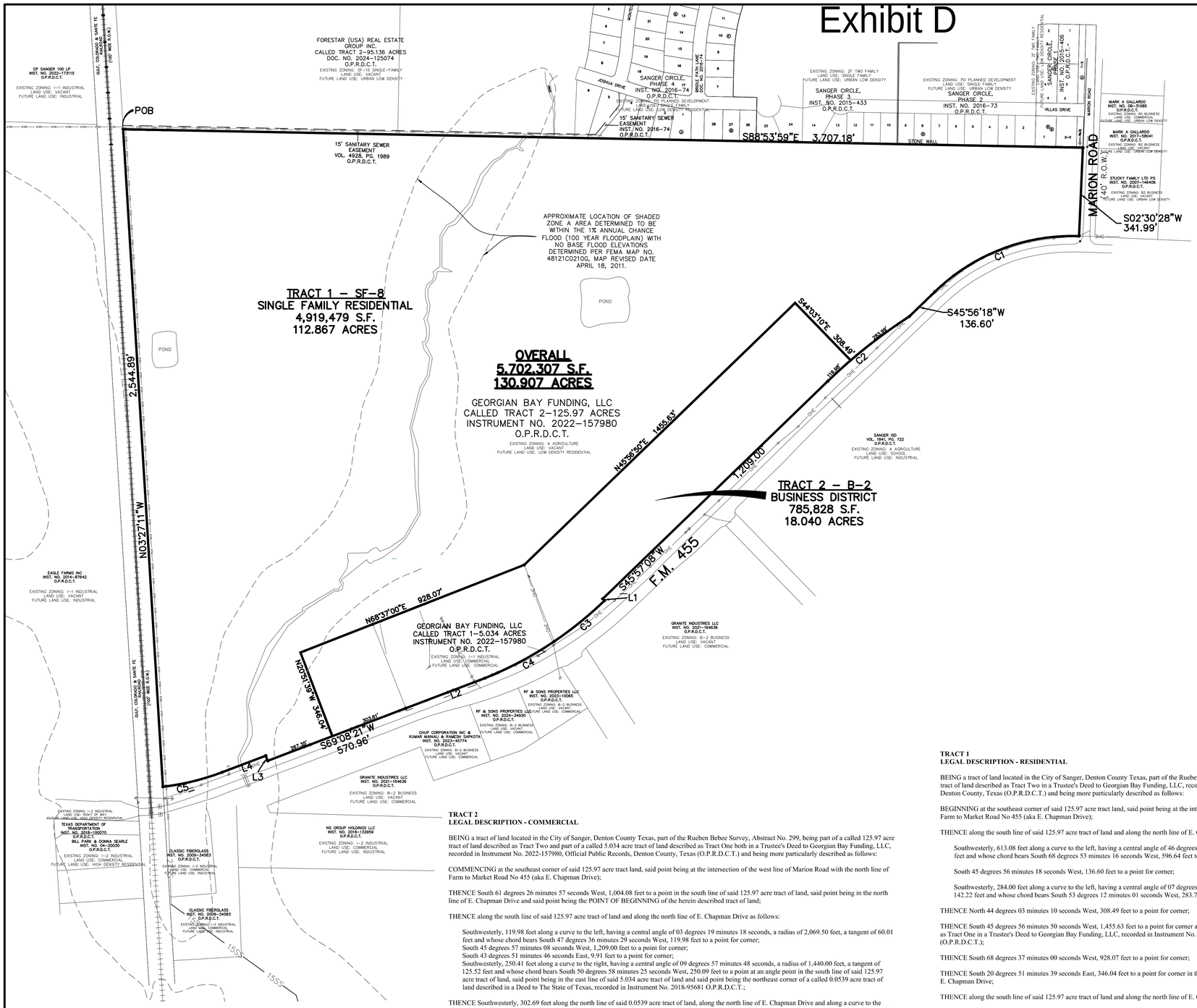
GEORGIAN BAY FUNDING LLC — OWNER
4323 Gloster Road
Dallas, Texas 75220
Contact:
(xxx)xxx-xxxx

JBI PARTNERS, INC. — PLANNER/SURVEYOR/ENGINEER
2121 Midway Road, Suite 300
Carrollton, Texas 75006
Contact: Jerry Syto
jsyto@jbipartners.com
TBPE No. F-438 TBPLS No. 10076000
(972)248-7676

Submitted: June 9, 2025

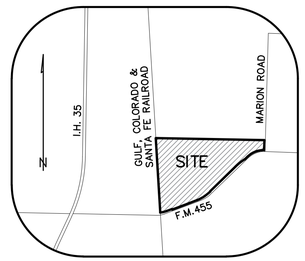
Plotted by: kpugh Plot Date: 6/9/2025 1:48 PM
Drawing: H:\Projects\VTC002 - Prater Tract\Phase 1\Planning\dwg\VTC002-Zoning Exhibit.dwg Saved By: kpugh Save Time: 6/9/2025 1:48 PM

Exhibit D



LINE TABLE		
NO.	BEARING	LENGTH
L1	S43°51'46"E	9.91'
L2	S69°10'48"W	327.40'
L3	N20°34'28"W	21.25'
L4	S69°12'05"W	180.79'

CURVE TABLE						
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	613.08'	046°08'47"	761.20'	324.26'	S68°53'16"W	596.64'
C2	403.97'	011°11'04"	2069.50'	202.63'	S51°32'22"W	403.33'
C3	250.41'	009°57'48"	1440.00'	125.52'	S50°58'25"W	250.09'
C4	302.69'	012°02'37"	1440.00'	151.90'	S62°03'01"W	302.13'
C5	235.69'	014°05'45"	958.00'	118.44'	S76°14'57"W	235.09'



VICINITY MAP
N.T.S.

OVERALL
LEGAL DESCRIPTION

BEING a tract of land located in the City of Sanger, Denton County Texas, part of the Rueben Bebee Survey, Abstract No. 299, being all of that called 5.034 acre tract of land described as Tract One in a Trustee's Deed to Georgian Bay Funding, LLC, recorded in Instrument No. 2022-157980, Deed Records, Denton County, Texas (O.P.R.D.C.T.) and being all of that called 125.97 acre tract of land described as Tract Two in a Trustee's Deed to Georgian Bay Funding, LLC, recorded in Instrument No. 2022-157980, Deed Records, Denton County, Texas (O.P.R.D.C.T.) and being more particularly described as follows:

BEGINNING at a one-half inch iron rod with yellow cap stamped "JBI" found at the northwest corner of said 125.97 acre tract, being the southwest corner of a called 95.136 acre tract of land described as Tract 2 in a Special Warranty Deed to Forestar (USA) Real Estate Group, Inc, recorded in Instrument No. 2022-157980, (O.P.R.D.C.T.) and being in the east line right-of-way line of Gulf Colorado & Santa Fe Railroad(a 100 foot railroad right-of-way);

THENCE South 88 degrees 53 minutes 59 seconds East, 3,707.18 feet along the north line of said 125.97 acre tract of land to the northeast corner of said 125.97 acre tract of land to a one-half inch iron rod with yellow cap stamped "JBI" set for corner in the west line of Marion Road (a variable width right-of-way);

THENCE South 02 degrees 30 minutes 28 seconds West, 341.99 feet along the east line of said 125.97 acre tract of land and along the west line of Marion Road to the southeast corner of said 125.97 acre tract of land, Wooden Monument Found for corner, said point being at the intersection of the west line of Marion Road with the north line of Farm to Market Road No 455 (aka E. Chapman Drive);

THENCE along the south line of said 125.97 acre tract and along the north line of Chapman Drive as follows:
Southwesterly, 613.08 feet along a curve to the left, having a central angle of 46 degrees 08 minutes 47 seconds, a radius of 761.20 feet, a tangent of 324.26 feet and whose chord bears South 68 degrees 53 minutes 16 seconds West, 596.64 feet to a one-half inch iron rod with cap stamped "Eagle Surveying" found for corner;
South 45 degrees 56 minutes 18 seconds West, 136.60 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;
Southwesterly, 403.97 feet along a curve to the left, having a central angle of 11 degrees 11 minutes 04 seconds, a radius of 2,069.50 feet, a tangent of 202.63 feet and whose chord bears South 51 degrees 32 minutes 22 seconds West, 403.33 feet to a five-eighths inch iron rod found for corner;
South 45 degrees 57 minutes 08 seconds West, 1,209.00 feet to a one-half inch iron rod with cap stamped "TxDOT" found for corner;
South 43 degrees 51 minutes 46 seconds East, 9.91 feet to a one-half inch iron rod with cap stamped "TxDOT" found for corner;
Southwesterly, 250.41 feet along a curve to the right, having a central angle of 09 degrees 57 minutes 48 seconds, a radius of 1,440.00 feet, a tangent of 125.52 feet and whose chord bears South 50 degrees 58 minutes 25 seconds West, 250.09 feet to a one-half inch iron rod with cap stamped "TxDot" found for corner, said point being the southeast corner of said 5.034 acre tract;

THENCE along the south line of said 5.034 acre tract and continuing along the north line of Chapman Drive as follows:
Southwesterly, 302.69 feet along a curve to the right, having a central angle of 12 degrees 02 minutes 37 seconds, a radius of 1,440.00 feet, a tangent of 151.90 feet and whose chord bears South 62 degrees 03 minutes 01 seconds West, 302.13 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;
South 69 degrees 10 minutes 48 seconds West, 327.40 feet to a Metal Fence Corner Post found for corner at the southwest corner of said 5.034 acre tract, said point also being in the south line of said 125.97 acre tract;

THENCE along the south line of said 125.97 acre tract and along the north line of Chapman Drive as follows:
South 69 degrees 08 minutes 21 seconds West, 570.96 feet to a one-half inch iron rod with yellow cap stamped "Eagle Surveying" found for corner;
North 20 degrees 34 minutes 28 seconds West, 21.25 feet to a one-half inch iron rod with cap stamped "TxDOT" found for corner;
South 69 degrees 12 minutes 05 seconds West, 180.79 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;
Southwesterly, 235.69 feet along a curve to the right, having a central angle of 14 degrees 05 minutes 45 seconds, a radius of 958.00 feet, a tangent of 118.44 feet and whose chord bears South 76 degrees 14 minutes 57 seconds West, 235.09 feet to a one-half inch iron rod with cap stamped "Eagle Surveying" found for corner, said point being the southwest corner of said 125.97 acre tract, said point also being in the east right-of-way line of said Gulf Colorado & Santa Fe Railroad;

THENCE North 03 degrees 27 minutes 11 seconds West, 2,544.89 feet along the west line of said 125.97 acre tract and along the east right-of-way line of said Gulf Colorado & Santa Fe Railroad to the POINT OF BEGINNING and containing 5,702,307 square feet or 130.907 acres of land.

BASIS OF BEARING:
The basis of bearing is derived from GPS observations using the City of Van Alstyne geodetic monuments. (Coordinate System: North Central Zone 4202 State Plane Coordinates, NAD83)

TRACT 2
LEGAL DESCRIPTION - COMMERCIAL

BEING a tract of land located in the City of Sanger, Denton County Texas, part of the Rueben Bebee Survey, Abstract No. 299, being part of a called 125.97 acre tract of land described as Tract Two and part of a called 5.034 acre tract of land described as Tract One both in a Trustee's Deed to Georgian Bay Funding, LLC, recorded in Instrument No. 2022-157980, Official Public Records, Denton County, Texas (O.P.R.D.C.T.) and being more particularly described as follows:

COMMENCING at the southeast corner of said 125.97 acre tract land, said point being at the intersection of the west line of Marion Road with the north line of Farm to Market Road No 455 (aka E. Chapman Drive);

THENCE South 61 degrees 26 minutes 57 seconds West, 1,004.08 feet to a point in the south line of said 125.97 acre tract of land, said point being in the north line of E. Chapman Drive and said point being the POINT OF BEGINNING of the herein described tract of land;

THENCE along the south line of said 125.97 acre tract of land and along the north line of E. Chapman Drive as follows:

Southwesterly, 119.98 feet along a curve to the left, having a central angle of 03 degrees 19 minutes 18 seconds, a radius of 2,069.50 feet, a tangent of 60.01 feet and whose chord bears South 47 degrees 36 minutes 29 seconds West, 119.98 feet to a point for corner;
South 45 degrees 57 minutes 08 seconds West, 1,209.00 feet to a point for corner;
South 43 degrees 51 minutes 46 seconds East, 9.91 feet to a point for corner;
Southwesterly, 250.41 feet along a curve to the right, having a central angle of 09 degrees 57 minutes 48 seconds, a radius of 1,440.00 feet, a tangent of 125.52 feet and whose chord bears South 50 degrees 58 minutes 25 seconds West, 250.09 feet to a point at an angle point in the south line of said 125.97 acre tract of land, said point being in the east line of said 5.034 acre tract of land and said point being the northeast corner of a called 0.0539 acre tract of land described in a Deed to The State of Texas, recorded in Instrument No. 2018-95681 O.P.R.D.C.T.;

THENCE Southwesterly, 302.69 feet along the north line of said 0.0539 acre tract of land, along the north line of E. Chapman Drive and along a curve to the right, having a central angle of 12 degrees 02 minutes 37 seconds, a radius of 1,440.00 feet, a tangent of 151.90 feet and whose chord bears South 62 degrees 03 minutes 01 seconds West, 302.13 feet to a point in the south line of said 5.034 acre tract of land;

THENCE South 69 degrees 10 minutes 48 seconds West, 327.40 feet along the south line of said 5.034 acre tract of land and along the north line of E Chapman Drive to a point at an angle point in the south line of said 125.97 acre tract of land, said point being the southwest corner of said 5.034 acre tract of land;

THENCE South 69 degrees 08 minutes 21 seconds West, 303.61 feet along the south line of said 125.97 acre tract of land and along the north line of E. Chapman Drive to a point for corner;

THENCE North 20 degrees 51 minutes 39 seconds West, 346.04 feet to a point for corner;

THENCE North 68 degrees 37 minutes 00 seconds East, 928.07 feet to a point for corner at the northeast corner of said 5.034 acre tract of land, said point being in the south line of said 125.97 acre tract of land;

THENCE North 45 degrees 56 minutes 50 seconds East, 1,455.63 feet to a point for corner;

THENCE South 44 degrees 03 minutes 10 seconds East, 308.49 feet to the POINT OF BEGINNING and containing 785,828 square feet or 18.040 acres of land.

BASIS OF BEARING: The basis of bearing is based on the coordinate system (North Central Zone 4202 state plane coordinates, NAD83), distances shown hereon are grid distance values.

TRACT 1
LEGAL DESCRIPTION - RESIDENTIAL

BEING a tract of land located in the City of Sanger, Denton County Texas, part of the Rueben Bebee Survey, Abstract No. 299, being part of a called 125.97 acre tract of land described as Tract Two in a Trustee's Deed to Georgian Bay Funding, LLC, recorded in Instrument No. 2022-157980, Official Public Records, Denton County, Texas (O.P.R.D.C.T.) and being more particularly described as follows:

BEGINNING at the southeast corner of said 125.97 acre tract land, said point being at the intersection of the west line of Marion Road with the north line of Farm to Market Road No 455 (aka E. Chapman Drive);

THENCE along the south line of said 125.97 acre tract of land and along the north line of E. Chapman Drive as follows:

Southwesterly, 613.08 feet along a curve to the left, having a central angle of 46 degrees 08 minutes 47 seconds, a radius of 761.20 feet, a tangent of 324.26 feet and whose chord bears South 68 degrees 53 minutes 16 seconds West, 596.64 feet to a point for corner;

South 45 degrees 56 minutes 18 seconds West, 136.60 feet to a point for corner;

Southwesterly, 284.00 feet along a curve to the left, having a central angle of 07 degrees 51 minutes 46 seconds, a radius of 2,069.50 feet, a tangent of 142.22 feet and whose chord bears South 53 degrees 12 minutes 01 seconds West, 283.77 feet to a point for corner;

THENCE North 44 degrees 03 minutes 10 seconds West, 308.49 feet to a point for corner;

THENCE South 45 degrees 56 minutes 50 seconds West, 1,455.63 feet to a point for corner at the northeast corner of a called 5.034 acre tract of land described as Tract One in a Trustee's Deed to Georgian Bay Funding, LLC, recorded in Instrument No. 2022-157980, Official Public Records, Denton County, Texas (O.P.R.D.C.T.);

THENCE South 68 degrees 37 minutes 00 seconds West, 928.07 feet to a point for corner;

THENCE South 20 degrees 51 minutes 39 seconds East, 346.04 feet to a point for corner in the south line of said 125.97 acre tract of land and in the north line of E. Chapman Drive;

THENCE along the south line of said 125.97 acre tract of land and along the north line of E. Chapman Drive as follows:

South 69 degrees 08 minutes 21 seconds West, 267.35 feet to a point for corner;

North 20 degrees 34 minutes 28 seconds West, 21.25 feet to a point for corner;

South 69 degrees 12 minutes 05 seconds West, 180.79 feet to a point for corner;

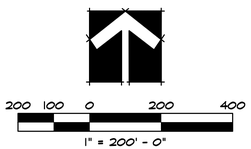
Southwesterly, 235.69 feet along a curve to the right, having a central angle of 14 degrees 05 minutes 45 seconds, a radius of 958.00 feet, a tangent of 118.44 feet and whose chord bears South 76 degrees 14 minutes 57 seconds West, 235.09 feet to a point for corner at the southwest corner of said 125.97 acre tract of land, said point being in the east line of the Gulf Colorado & Santa Fe Railroad (100' wide right-of-way);

THENCE North 03 degrees 27 minutes 11 seconds West, 2,544.89 feet along the west line of said 125.97 acre tract of land and along the east line of said Gulf Colorado & Santa Fe Railroad to a point for corner at the northwest corner of said 125.97 acre tract of land, said point being at the southwest corner of a called 95.136 acre tract of land described in a Special Warranty Deed to Forestar (USA) Real Estate Group, Inc., recorded in Instrument No. 2024-125074, (O.P.R.D.C.T.);

THENCE South 88 degrees 53 minutes 59 seconds East, 3,707.18 feet along the north line of said 125.97 acre tract of land to a point for corner at the northeast corner of said 125.97 acre tract of land, said point being in the west line of Marion Road (40' wide right-of-way);

THENCE South 02 degrees 30 minutes 28 seconds West, 341.99 feet to the POINT OF BEGINNING and containing 4,916,479 square feet or 112.867 acres of land.

EXISTING ZONING: A (AGRICULTURAL DISTRICT) AND
I-1 (INDUSTRIAL DISTRICT
PROPOSED ZONING: B-2 (BUSINESS DISTRICT) AND
SF-8 (SINGLE FAMILY RESIDENTIAL DISTRICT



ZONING EXHIBIT

HIGH POINTE

5,702,307 SQUARE FEET OR 130.907 ACRES
OUT OF THE RUEBEN BEBEE SURVEY, ABSTRACT NO. 299,

CITY OF SANGER, DENTON COUNTY, TEXAS

VERITAS COMMUNITIES — **APPLICANT**
6060 North Central Exp. Suite 400
Dallas, Texas 75206
Contact: Kevin Lazares
(408)348-2944

GEORGIAN BAY FUNDING LLC — **OWNER**
4323 Gloster Road
Dallas, Texas 75220
Contact:
(xxx)xxx-xxxx

JBI PARTNERS, INC. — **PLANNER/SURVEYOR/ENGINEER**
2121 Midway Road, Suite 300
Carrollton, Texas 75006
Contact: Jerry Sylo
jsylo@jbipartners.com
TBPE No. F-438 TBPLS No. 10076000
(972)248-7676

Submitted: June 9, 2025

Drawing: H:\Projects\VTC002 - Prater Tract\Phase 1\Planning\dwg\VXTC002-Zoning Exhibit.dwg Saved By: kpugh Save Time: 6/9/2025 7:34 AM
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Docusign Envelope ID: B62056DD-C772-40DD-A3E1-07861B9EC24F

EST. 1886
SANGER
DEVELOPMENT SERVICES

201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
940-458-2059(office) 940-458-4072(fax) www.sangertexas.org

ZONING CHANGE/SUP APPLICATION

[X] Zoning Change [ ] Specific Use Permit

Applicant	Owner (if different from applicant)
Name: Kevin Lazares	Name: Kevin Prater
Company: Veritas Communities	Company: Georgian Bay Funding, LLC
Address: 6060 North Central Exp., Suite 400	Address: 4323 Gloster Rd
City, State, Zip Dallas, Texas 75206	City, State, Zip Dallas, TX 75220
Phone: 408.348.2944	Phone: 214-435-6251
Fax:	Fax:
Email:	Email

Submittal Checklist

[ ]	Site Plan (for Specific Use Permits Only)
[ ]	Letter of Intent
[ ]	Application Fee (Check Payable to City of Sanger)

I certify that I am the legal owner of the above referenced property and that to the best of my knowledge this is a true description of the property upon which I have requested the above checked action. I designate the applicant listed as my representative.

Describe the subject property (address, location, size, etc.):
The 136 AC +/- property is located on the north side of FM 455 W, between Marion Rd and the Gulf Colorado & Santa Fe Railroad

Describe the proposed zoning change or Specific Use Permit (SUP):
This a request to change the zoning of the property from Agriculture and Industrial (I-1) to a Planned Development for a Single-Family neighborhood using the "SF-8" Single-Family Residential District standards and for Commercial development using the "B-2" Business District standards.

Kevin Prater MA manager — 6/09/2025
Owner Signature — Date

Signed by: Kevin Lazares 8B9DD1558497AA2... — 6/9/2025
Applicant Signature — Date

HIGH POINTE-LETTER OF INTENT

High Pointe will be a mixed-use development with a focus on establishing a single-family community offering residents a quality development in which they can live, raise their families, send children to nearby schools and shop at future retail locations.

The community is proposed to have approximately 374 homes situated on both 60' wide and 50' wide lots. As can be seen on the Illustrative Plan, the community will be located on the north side of FM 455 across from Sanger High School. The extension of Belz Road will run through the property and create a 4-way intersection with FM 455 and Indian Lane. As Belz Road is extended in the future, residents of the neighborhood will not only have easy access to FM 455, but also to IH 35.

To take advantage of its location, the Shops of High Pointe will be adjacent to FM 455. These businesses will provide access to goods and services for all Sanger residents, not just those of High Pointe.

To implement this vision, a request is being made to rezone the approximate 131 acres which will encompass High Pointe. At present, approximately 126 acres of the property is zoned to the "A", Agriculture district. The remaining 5 acres is zoned to the "I-1" Industrial district. If the request is approved, approximately 18 AC will be developed in accordance with the standards in the "B-2" Business District, and the remaining 113 AC will be developed with a base zoning district of "SF-8" Single-Family Residential.

High Pointe will be a community where the natural and man-made environments are blended to provide a place where residents have an opportunity to interact with their neighbors and friends daily.

The design of High Pointe incorporates an approximate 23 acre (20% of the single-family area) natural area which runs through the property. This central open space is envisioned to be a natural pathway connecting friends throughout the community. A dog park will anchor the north end of the greenway, while an approximate 1-acre neighborhood playground will be located mid-way on the greenway. A trail system is proposed to run the length of the space.

A second community focal point is the "top of the hill" in the northeast corner of the property. At present, the vision is for this space is to be more of a passive space with outdoor seating, providing additional opportunities for friends and neighbors to meet and interact on a daily basis.

In hopes of creating as diverse a community as possible, a variety of homes are proposed for High Pointe. The overriding intent of the development is to provide a variety of homes at varying price points that will generally be attainable for most people looking for a home in Sanger.

The community's design will encourage interaction between neighbors and provide opportunities for young friends to not only explore natural areas, but to be able to play in a more structured "park" all within walking distance of their homes. The mix of homes provided in the High Pointe community creates an environment where multiple generations can interact on a daily basis. All of this leads to opportunities for neighbors to have that unscripted moment where a "hi and a wave" leaves a spark in your day.

CITY COUNCIL COMMUNICATION

DATE: August 4, 2025

FROM: Jim Bolz, Director of Public Works

AGENDA ITEM: Consideration and possible action on Change Order No. 4 in the amount of $11,406.00 with Ana Site Construction, LLC for the additional work on water and sewer lines and authorize the City Manager to execute said Change Order No. 4.

SUMMARY:

- This change order for ANA Construction is to reconcile all the quantities for both CSJ 081 and CSJ 074
- These final quantities are already reflected in the executed supplemental agreement with TxDOT

FISCAL INFORMATION:

Budgeted: NO Amount: $11,406.00 GL Account: 840-50-6529.1 & 840-50-6529.1

RECOMMENDED MOTION OR ACTION:

- Staff recommends approval

ATTACHMENTS:

- Change Order No. 4

KIMLEY-HORN AND ASSOCIATES, INC.
801 Cherry Street, Suite 1300
Fort Worth, TX 76102

Date: _____

PROJECT DESCRIPTION:	2024 I35 UTILITY RELOCATION
KHA Project No.:	61322300
OWNER:	CITY OF SANGER
CONTRACTOR:	ANA SITE CONSTRUCTION LLC
ORIGINAL CONTRACT AMOUNT:	$ 6,971,123.00
REVISED CONTRACT AMOUNT PER CHANGE ORDER No. 1:	$ 7,122,754.00
REVISED CONTRACT AMOUNT PER CHANGE ORDER No. 2:	$ 7,359,418.00
REVISED CONTRACT AMOUNT PER CHANGE ORDER No. 3:	$ 7,446,791.00
REVISED CONTRACT AMOUNT PER CHANGE ORDER No. 4:	

CSJ 074 and CSJ 081 Reconciliation

Item #	Item Description	Quantity	Unit	Unit Price	Item Cost
2	Grout Fill 8" Water Line	703	LF	$ 15.00	$ 10,545.00
26	Seeding Surface Repair	-1,077	SY	$ 2.00	$ (2,154.00)
68	C-900 DR-18 PVC Water Line (8") (Open Cut)	70	LF	$ 81.00	$ 5,670.00
79	1" Water Meter	-1	EA	$ 2,865.00	$ (2,865.00)
81	Trench Excavation Protection	70	LF	$ 3.00	$ 210.00
			Subtotal		**$ 11,406.00**

*All materials shall use domestically manufactured products that are composed predominately of steel and/or iron to incorporate into the permanent installation of the utility facility – in compliance with the Buy America provisions of 23 CFR 635.410 as amended

Total Increase in Contract Amount:	$ 11,406.00
Original Contract Amount:	$ 6,971,123.00
Revised Contract Amount:	$ 7,458,197.00
Net Increase/(Decrease) in Contract Time of Completion:	
Revised Contract Time of Completion:	

Recommended by Kimley-Horn and Associates, Inc.

By Chris Ego P.E.

Approved by Owners:
City of Sanger

By _____

Accepted by Contractor

By Adam Darrach

Distribution
1-Owner, 1 – Contractor, 1 - KHA Office

SANGER CITY COUNCIL COMMUNICATION

DATE: August 4, 2025

FROM: Clayton Gray, Finance Director

AGENDA ITEM: Consideration and possible action on Resolution No. 2025-10 accepting the proposed property tax rate; establishing dates for public hearings on the proposed property tax rate and Fiscal Year 2025-2026 budget; providing for the dates for the City Council to approve the property tax rate and Fiscal Year 2025-2026 budget; and providing for publication of public hearing notices as provided by the Texas law.

SUMMARY:

- The City's proposed 2025-2026 budget has been prepared with a tax rate of $0.689747, keeping the same rate as the current year.
- The Denton County Tax Assessor / Collector's office has prepared tax rate calculations
    - The no-new-revenue rate ($0.669556/$100) evaluates the relationship between current year taxes and proposed taxes for next year if applied to the same properties in both years.
    - The voter-approval tax rate ($0.691010/$100) provides the same amount of tax revenue as last year plus a 3.5% increase for maintenance and operations.
    - The de minimis tax rate ($0.706515/$100) allows some relief to entities with a population less than 30,000 from the 3.5% voter-approval rate. It adds an amount that would equal $500,000 in tax revenue to the voter-approval rate.
- Public hearings on the 2025-2026 budget and property tax rate will be scheduled for August 18, 2025, at 7:00 pm.
- Adoption of the 2025-2026 budget and property tax rate will be scheduled for September 2, 2025, at 7:00 pm.

FISCAL INFORMATION:

Budgeted: N/A Amount: N/A GL Account: N/A

RECOMMENDED MOTION OR ACTION:

- Staff recommends approval of Resolution 2025-10, setting a proposed tax rate and scheduling public hearings on the proposed tax rate and 2025-2026 budget.
- A record vote of the Council is required for this item.

ATTACHMENTS:

- Resolution 2025-10 Proposed Tax Rate and Public Hearing
- Tax Rate Calculation 2025

RESOLUTION #2025-10

A RESOLUTION OF THE CITY OF SANGER TEXAS, TO TAKE A RECORD VOTE ADOPTING THE PROPOSED PROPERTY TAX RATE CONTAINED IN THE CITY'S PROPOSED 2025-26 MUNICIPAL BUDGET AS THE CITY'S PROPOSED TAX RATE TO BE CONSIDERED FOR ADOPTION AT A PUBLIC HEARING HELD FOR THAT PURPOSE; ESTABLISHING THE DATE, TIME AND PLACE FOR THE PUBLIC HEARINGS ON THE PROPOSED FISCAL YEAR 2025-26 BUDGET AND TAX RATE; AND PROVIDING FOR THE PUBLICATION AS PROVIDED BY THE TEXAS PROPERTY TAX CODE.

WHEREAS, the City of Sanger has proposed a 2025-26 Budget; and

WHEREAS, the proposed tax rate of $0.689747/$100 exceeds the no-new-revenue rate of $0.669556/$100 and does not exceed voter-approval tax rate of $0.691010/$100 and the de minimis rate of $0.706515/$100; and

WHEREAS, the proposed 2025-26 Budget contains a proposed tax rate to support the proposed budget; and

WHEREAS, a public hearing on the proposed budget and tax rate prior to its adoption is required by Section 102.065 of the Texas Local Government Code and Section 9.04 of the City of Sanger Charter; and

WHEREAS, any taxpayer of the City of Sanger may attend and participate in all such hearings; and

WHEREAS, the City Council is of the opinion that the proposed tax rate contained in the proposed 2025-26 Budget is the appropriate tax rate to be considered for adoption at a public hearing to be held for that purpose, pursuant to Section 26.05 of the Texas Tax Code; and;

WHEREAS, the City Council finds that the passage of this Resolution is in the best interest of the citizens of Sanger.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SANGER, TEXAS THAT:

SECTION 1. The facts and recitals set forth in the preamble of this resolution are hereby found to be true and correct.

SECTION 2. That a Public Hearing on the proposed Property Tax Rate is hereby set to be held on Monday, August 18, 2025 at 7:00 P.M. in the historic church building located at 403 N 7th Street, Sanger, Texas 76266.

SECTION 3. That a Public Hearing on the Proposed Budget for FY 2025-2026 is hereby set to be held on Monday, August 18, 2025 at 7:00 P.M. in the historic church building located at 403 N 7th Street, Sanger, Texas 76266.

SECTION 4. That the City Secretary is directed to post and publish notice of the public hearing on the budget as required by law.

SECTION 5. That the meeting at which this resolution was passed, was in compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

SECTION 6. That this resolution shall become effective from and after its date of passage.

SECTION 7. The City Council of the City of Sanger, Texas met in a public meeting on August 4, 2025, and adopted this ordinance with a majority vote as follows:

Council Member Marissa Barrett	AYE ___	NAY ___	ABSTAIN ___	ABSENT ___
Council Member Gary Bilyeu	AYE ___	NAY ___	ABSTAIN ___	ABSENT ___
Council Member Josh Burrus	AYE ___	NAY ___	ABSTAIN ___	ABSENT ___
Council Member Allen Chick	AYE ___	NAY ___	ABSTAIN ___	ABSENT ___
Council Member Victor Gann	AYE ___	NAY ___	ABSTAIN ___	ABSENT ___

DULY PASSED, APPROVED AND ADOPTED by the City Council of the City of Sanger, Texas, on this 4th day of August, 2025.

APPROVED:

_____

Thomas E. Muir, Mayor

ATTEST:

_____

Kelly Edwards, City Secretary

2025 Tax Rate Calculation Worksheet
Taxing Units Other Than School Districts or Water Districts

Form 50 | Item 16.

CITY OF SANGER

Taxing Unit Name | Phone *(area code and number)*

Taxing Unit's Address, City, State, ZIP Code | Taxing Unit's Website Address

GENERAL INFORMATION: Tax Code Section 26.04(c) requires an officer or employee designated by the governing body to calculate the no-new-revenue (NNR) tax rate and voter-approval tax rate for the taxing unit. These tax rates are expressed in dollars per $100 of taxable value calculated. The calculation process starts after the chief appraiser delivers to the taxing unit the certified appraisal roll and the estimated values of properties under protest. The designated officer or employee shall certify that the officer or employee has accurately calculated the tax rates and used values shown for the certified appraisal roll or certified estimate. The officer or employee submits the rates to the governing body by Aug. 7 or as soon thereafter as practicable.

School districts do not use this form, but instead use Comptroller Form 50-859 *Tax Rate Calculation Worksheet, School District without Chapter 313 Agreements* or Comptroller Form 50-884 *Tax Rate Calculation Worksheet, School District with Chapter 313 Agreements.*

Water districts as defined under Water Code Section 49.001(1) do not use this form, but instead use Comptroller Form 50-858 *Water District Voter-Approval Tax Rate Worksheet for Low Tax Rate and Developing Districts* or Comptroller Form 50-860 *Developed Water District Voter-Approval Tax Rate Worksheet.*

The Comptroller's office provides this worksheet to assist taxing units in determining tax rates. The information provided in this worksheet is offered as technical assistance and not legal advice. Taxing units should consult legal counsel for interpretations of law regarding tax rate preparation and adoption.

SECTION 1: No-New-Revenue Tax Rate

The NNR tax rate enables the public to evaluate the relationship between taxes for the prior year and for the current year based on a tax rate that would produce the same amount of taxes (no new taxes) if applied to the same properties that are taxed in both years. When appraisal values increase, the NNR tax rate should decrease.

The NNR tax rate for a county is the sum of the NNR tax rates calculated for each type of tax the county levies.

While uncommon, it is possible for a taxing unit to provide an exemption for only maintenance and operations taxes. In this case, the taxing unit will need to calculate the NNR tax rate separately for the maintenance and operations tax and the debt tax, then add the two components together.

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
1.	**Prior year total taxable value.** Enter the amount of the prior year taxable value on the prior year tax roll today. Include any adjustments since last year's certification; exclude Tax Code Section 25.25(d) one-fourth and one-third over-appraisal corrections from these adjustments. Exclude any property value subject to an appeal under Chapter 42 as of July 25 (will add undisputed value in Line 6). This total includes the taxable value of homesteads with tax ceilings (will deduct in Line 2) and the captured value for tax increment financing (adjustment is made by deducting TIF taxes, as reflected in Line 17).[1]	$ 1,319,870,413
2.	**Prior year tax ceilings.** Counties, cities and junior college districts. Enter the prior year total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision last year or a prior year for homeowners age 65 or older or disabled, use this step.[2]	$ 0
3.	**Preliminary prior year adjusted taxable value.** Subtract Line 2 from Line 1.	$ 1,319,870,413
4.	**Prior year total adopted tax rate.**	$ 0.689747 /$100
5.	**Prior year taxable value lost because court appeals of ARB decisions reduced the prior year's appraised value.** **A. Original prior year ARB values:** ..... $ 69,029,131 **B. Prior year values resulting from final court decisions:** ..... - $ 61,910,000 **C. Prior year value loss.** Subtract B from A.[3]	$ 7,119,131
6.	**Prior year taxable value subject to an appeal under Chapter 42, as of July 25.** **A. Prior year ARB certified value:** ..... $ 30,180,503 **B. Prior year disputed value:** ..... - $ 6,036,101 **C. Prior year undisputed value.** Subtract B from A.[4]	$ 24,144,402
7.	**Prior year Chapter 42 related adjusted values.** Add Line 5C and Line 6C.	$ 31,263,533

[1] Tex. Tax Code §26.012(14)
[2] Tex. Tax Code §26.012(14)
[3] Tex. Tax Code §26.012(13)
[4] Tex. Tax Code §26.012(13)

Line	No-New-Revenue Tax Rate Worksheet	Amount
8.	**Prior year taxable value, adjusted for actual and potential court-ordered adjustments.** Add Line 3 and Line 7.	$ 1,351,133,946
9.	**Prior year taxable value of property in territory the taxing unit deannexed after Jan. 1, 2024.** Enter the prior year value of property in deannexed territory. [5]	$ 0
10.	**Prior year taxable value lost because property first qualified for an exemption in the current year.** If the taxing unit increased an original exemption, use the difference between the original exempted amount and the increased exempted amount. Do not include value lost due to freeport, goods-in-transit, temporary disaster exemptions. Note that lowering the amount or percentage of an existing exemption in the current year does not create a new exemption or reduce taxable value. **A. Absolute exemptions.** Use prior year market value: $ 0 **B. Partial exemptions.** Current year exemption amount or current year percentage exemption times prior year value: + $ 1,620,821 **C. Value loss.** Add A and B. [6]	$ 1,620,821
11.	**Prior year taxable value lost because property first qualified for agricultural appraisal (1-d or 1-d-1), timber appraisal, recreational/ scenic appraisal or public access airport special appraisal in the current year.** Use only properties that qualified for the first time in the current year; do not use properties that qualified in the prior year. **A. Prior year market value:** $ 5,876,111 **B. Current year productivity or special appraised value:** - $ 8,093 **C. Value loss.** Subtract B from A. [7]	$ 5,868,018
12.	**Total adjustments for lost value.** Add Lines 9, 10C and 11C.	$ 7,488,839
13.	**Prior year captured value of property in a TIF.** Enter the total value of the prior year captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the prior year taxes were deposited into the tax increment fund. [8] If the taxing unit has no captured appraised value in line 18D, enter 0.	$ 0
14.	**Prior year total value.** Subtract Line 12 and Line 13 from Line 8.	$ 1,343,645,107
15.	**Adjusted prior year total levy.** Multiply Line 4 by Line 14 and divide by $100.	$ 9,267,751
16.	**Taxes refunded for years preceding the prior tax year.** Enter the amount of taxes refunded by the taxing unit for tax years preceding the prior tax year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for the prior tax year. This line applies only to tax years preceding the prior tax year. [9]	$ 52,428
17.	**Adjusted prior year levy with refunds and TIF adjustment.** Add Lines 15 and 16. [10]	$ 9,320,179
18.	**Total current year taxable value on the current year certified appraisal roll today.** This value includes only certified values or certified estimate of values and includes the total taxable value of homesteads with tax ceilings (will deduct in Line 20). These homesteads include homeowners age 65 or older or disabled. [11] **A. Certified values:** $ 1,430,451,420 **B. Counties:** Include railroad rolling stock values certified by the Comptroller's office: + $ **C. Pollution control and energy storage system exemption:** Deduct the value of property exempted for the current tax year for the first time as pollution control or energy storage system property: - $ 0 **D. Tax increment financing:** Deduct the current year captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the current year taxes will be deposited into the tax increment fund. Do not include any new property value that will be included in Line 24 below. [12] - $ 0 **E. Total current year value.** Add A and B, then subtract C and D.	$ 1,430,451,420

[5] Tex. Tax Code §26.012(15)
[6] Tex. Tax Code §26.012(15)
[7] Tex. Tax Code §26.012(15)
[8] Tex. Tax Code §26.03(c)
[9] Tex. Tax Code §26.012(13)
[10] Tex. Tax Code §26.012(13)
[11] Tex. Tax Code §26.012, 26.04(c-2)
[12] Tex. Tax Code §26.03(c)

Line	No-New-Revenue Tax Rate Worksheet	Amount
19.	**Total value of properties under protest or not included on certified appraisal roll.** [13] **A. Current year taxable value of properties under protest.** The chief appraiser certifies a list of properties still under ARB protest. The list shows the appraisal district's value and the taxpayer's claimed value, if any, or an estimate of the value if the taxpayer wins. For each of the properties under protest, use the lowest of these values. Enter the total value under protest. [14] ..... $ 548,879 **B. Current year value of properties not under protest or included on certified appraisal roll.** The chief appraiser gives taxing units a list of those taxable properties that the chief appraiser knows about but are not included in the appraisal roll certification. These properties also are not on the list of properties that are still under protest. On this list of properties, the chief appraiser includes the market value, appraised value and exemptions for the preceding year and a reasonable estimate of the market value, appraised value and exemptions for the current year. Use the lower market, appraised or taxable value (as appropriate). Enter the total value of property not on the certified roll. [15] ..... + $ 0 **C. Total value under protest or not certified.** Add A and B.	$ 548,879
20.	**Current year tax ceilings.** Counties, cities and junior colleges enter current year total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision in the prior year or a previous year for homeowners age 65 or older or disabled, use this step.[16]	$ 0
21.	**Anticipated contested value.** Affected taxing units enter the contested taxable value for all property that is subject to anticipated substantial litigation. [17] An affected taxing unit is wholly or partly located in a county that has a population of less than 500,000 and is located on the Gulf of Mexico.[18] If completing this section, the taxing unit must include supporting documentation in Section 9.[19] Taxing units that are not affected, enter 0.	$
22.	**Current year total taxable value.** Add Lines 18E and 19C, then subtract Lines 20 and 21.[20]	$ 1,431,000,299
23.	**Total current year taxable value of properties in territory annexed after Jan. 1, of the prior year.** Include both real and personal property. Enter the current year value of property in territory annexed. [21]	$ 0
24.	**Total current year taxable value of new improvements and new personal property located in new improvements.** New means the item was not on the appraisal roll in the prior year. An improvement is a building, structure, fixture or fence erected on or affixed to land. New additions to existing improvements may be included if the appraised value can be determined. New personal property in a new improvement must have been brought into the taxing unit after Jan. 1, of the prior year and be located in a new improvement. New improvements **do** include property on which a tax abatement agreement has expired for the current year. [22]	$ 39,008,016
25.	**Total adjustments to the current year taxable value.** Add Lines 23 and 24.	$ 39,008,016
26.	**Adjusted current year taxable value.** Subtract Line 25 from Line 22.	$ 1,391,992,283
27.	**Current year NNR tax rate.** Divide Line 17 by Line 26 and multiply by $100. [23]	$ 0.669556 /$100
28.	**COUNTIES ONLY.** Add together the NNR tax rates for each type of tax the county levies. The total is the current year county NNR tax rate. [24]	$ /$100

SECTION 2: Voter Approval Tax Rate

The voter-approval tax rate is the highest tax rate that a taxing unit may adopt without holding an election to seek voter approval of the rate. The voter-approval tax rate is split into two separate rates:

1. **Maintenance and Operations (M&O) Tax Rate:** The M&O portion is the tax rate that is needed to raise the same amount of taxes that the taxing unit levied in the prior year plus the applicable percentage allowed by law. This rate accounts for such things as salaries, utilities and day-to-day operations.
2. **Debt Rate:** The debt rate includes the debt service necessary to pay the taxing unit's debt payments in the coming year. This rate accounts for principal and interest on bonds and other debt secured by property tax revenue.

The voter-approval tax rate for a county is the sum of the voter-approval tax rates calculated for each type of tax the county levies. In most cases the voter-approval tax rate exceeds the no-new-revenue tax rate, but occasionally decreases in a taxing unit's debt service will cause the NNR tax rate to be higher than the voter-approval tax rate.

[13] Tex. Tax Code §26.01(c) and (d)
[14] Tex. Tax Code §26.01(c)
[15] Tex. Tax Code §26.01(d)
[16] Tex. Tax Code §26.012(6)(B)
[17] Tex. Tax Code §§26.012(6)(C) and 26.012(1-b)
[18] Tex. Tax Code §26.012(1-a)
[19] Tex. Tax Code §26.04(d-3)
[20] Tex. Tax Code §26.012(6)
[21] Tex. Tax Code §26.012(17)
[22] Tex. Tax Code §26.012(17)
[23] Tex. Tax Code §26.04(c)
[24] Tex. Tax Code §26.04(d)

Line	Voter-Approval Tax Rate Worksheet	Amount
29.	**Prior year M&O tax rate.** Enter the prior year M&O tax rate.	$ 0.568912 /$100
30.	**Prior year taxable value, adjusted for actual and potential court-ordered adjustments.** Enter the amount in Line 8 of the *No-New-Revenue Tax Rate Worksheet.*	$ 1,351,133,946
31.	**Total prior year M&O levy.** Multiply Line 29 by Line 30 and divide by $100.	$ 7,686,763
32.	**Adjusted prior year levy for calculating NNR M&O rate.** **A.** **M&O taxes refunded for years preceding the prior tax year.** Enter the amount of M&O taxes refunded in the preceding year for taxes before that year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2024. This line applies only to tax years preceding the prior tax year. + $ 43,161 **B.** **Prior year taxes in TIF.** Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the taxing unit has no current year captured appraised value in Line 18D, enter 0. – $ 0 **C.** **Prior year transferred function.** If discontinuing all of a department, function or activity and transferring it to another taxing unit by written contract, enter the amount spent by the taxing unit discontinuing the function in the 12 months preceding the month of this calculation. If the taxing unit did not operate this function for this 12-month period, use the amount spent in the last full fiscal year in which the taxing unit operated the function. The taxing unit discontinuing the function will subtract this amount in D below. The taxing unit receiving the function will add this amount in D below. Other taxing units enter 0. +/- $ 0 **D.** **Prior year M&O levy adjustments.** Subtract B from A. For taxing unit with C, subtract if discontinuing function and add if receiving function. $ 43,161 **E.** Add Line 31 to 32D.	$ 7,729,924
33.	**Adjusted current year taxable value.** Enter the amount in Line 26 of the *No-New-Revenue Tax Rate Worksheet.*	$ 1,391,992,283
34.	**Current year NNR M&O rate (unadjusted).** Divide Line 32E by Line 33 and multiply by $100.	$ 0.555313 /$100
35.	**Rate adjustment for state criminal justice mandate.** [26] **A.** **Current year state criminal justice mandate.** Enter the amount spent by a county in the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. $ 0 **B.** **Prior year state criminal justice mandate.** Enter the amount spent by a county in the 12 months prior to the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. Enter zero if this is the first time the mandate applies. – $ 0 **C.** Subtract B from A and divide by Line 33 and multiply by $100. $ 0.000000 /$100 **D.** Enter the rate calculated in C. If not applicable, enter 0.	$ 0.000000 /$100
36.	**Rate adjustment for indigent health care expenditures.** [27] **A.** **Current year indigent health care expenditures.** Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, of the prior tax year and ending on June 30, of the current tax year, less any state assistance received for the same purpose. $ 0 **B.** **Prior year indigent health care expenditures.** Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, 2023 and ending on June 30, 2024, less any state assistance received for the same purpose. – $ 0 **C.** Subtract B from A and divide by Line 33 and multiply by $100. $ 0.000000 /$100 **D.** Enter the rate calculated in C. If not applicable, enter 0.	$ 0.000000 /$100

[25] [Reserved for expansion]
[26] Tex. Tax Code §26.044
[27] Tex. Tax Code §26.0441

Line	Voter-Approval Tax Rate Worksheet	Amount
37.	**Rate adjustment for county indigent defense compensation.** [28]	
	A. **Current year indigent defense compensation expenditures.** Enter the amount paid by a county to provide appointed counsel for indigent individuals and fund the operations of a public defender's office under Article 26.044, Code of Criminal Procedure for the period beginning on July 1, of the prior tax year and ending on June 30,of the current tax year, less any state grants received by the county for the same purpose. $ 0	
	B. **Prior year indigent defense compensation expenditures.** Enter the amount paid by a county to provide appointed counsel for indigent individuals and fund the operations of a public defender's office under Article 26.044, Code of Criminal Procedure for the period beginning on July 1, 2023 and ending on June 30, 2024, less any state grants received by the county for the same purpose. $ 0	
	C. Subtract B from A and divide by Line 33 and multiply by $100. $ 0.000000 /$100	
	D. Multiply B by 0.05 and divide by Line 33 and multiply by $100. $ 0.000000 /$100	
	E. Enter the lesser of C and D. If not applicable, enter 0.	$ 0.000000 /$100
38.	**Rate adjustment for county hospital expenditures.** [29]	
	A. **Current year eligible county hospital expenditures.** Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, of the prior tax year and ending on June 30, of the current tax year. $ 0	
	B. **Prior year eligible county hospital expenditures.** Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, 2023 and ending on June 30, 2024. $ 0	
	C. Subtract B from A and divide by Line 33 and multiply by $100. $ 0.000000 /$100	
	D. Multiply B by 0.08 and divide by Line 33 and multiply by $100. $ 0.000000 /$100	
	E. Enter the lesser of C and D, if applicable. If not applicable, enter 0.	$ 0.000000 /$100
39.	**Rate adjustment for defunding municipality.** This adjustment only applies to a municipality that is considered to be a defunding municipality for the current tax year under Chapter 109, Local Government Code. Chapter 109, Local Government Code only applies to municipalities with a population of more than 250,000 and includes a written determination by the Office of the Governor. See Tax Code Section 26.0444 for more information.	
	A. **Amount appropriated for public safety in the prior year.** Enter the amount of money appropriated for public safety in the budget adopted by the municipality for the preceding fiscal year. $ 0	
	B. **Expenditures for public safety in the prior year.** Enter the amount of money spent by the municipality for public safety during the preceding fiscal year $ 0	
	C. Subtract B from A and divide by Line 33 and multiply by $100 $ 0.000000 /$100	
	D. Enter the rate calculated in C. If not applicable, enter 0.	$ 0.000000 /$100
40.	**Adjusted current year NNR M&O rate.** Add Lines 34, 35D, 36D, 37E, and 38E. Subtract Line 39D.	$ 0.555313 /$100
41.	**Adjustment for prior year sales tax specifically to reduce property taxes.** Cities, counties and hospital districts that collected and spent additional sales tax on M&O expenses in the prior year should complete this line. These entities will deduct the sales tax gain rate for the current year in Section 3. Other taxing units, enter zero.	
	A. Enter the amount of additional sales tax collected and spent on M&O expenses in the prior year, if any. Counties must exclude any amount that was spent for economic development grants from the amount of sales tax spent $ 0	
	B. Divide Line 41A by Line 33 and multiply by $100 $ 0.000000 /$100	
	C. Add Line 41B to Line 40.	$ 0.555313 /$100
42.	**Current year voter-approval M&O rate.** Enter the rate as calculated by the appropriate scenario below. **Special Taxing Unit.** If the taxing unit qualifies as a special taxing unit, multiply Line 41C by 1.08. **- or -** **Other Taxing Unit.** If the taxing unit does not qualify as a special taxing unit, multiply Line 41C by 1.035.	$ 0.574748 /$100

[28] Tex. Tax Code §26.0442
[29] Tex. Tax Code §26.0443

Line	Voter-Approval Tax Rate Worksheet	Amount
D42.	***Disaster Line 42 (D42):* Current year voter-approval M&O rate for taxing unit affected by disaster declaration.** If the taxing unit is located in an area declared a disaster area and at least one person is granted an exemption under Tax Code Section 11.35 for property located in the taxing unit, the governing body may direct the person calculating the voter-approval tax rate to calculate in the manner provided for a special taxing unit. The taxing unit shall continue to calculate the voter-approval tax rate in this manner until the earlier of: 1) the first year in which total taxable value on the certified appraisal roll exceeds the total taxable value of the tax year in which the disaster occurred; or 2) the third tax year after the tax year in which the disaster occurred. If the taxing unit qualifies under this scenario, multiply Line 41C by 1.08. [30] If the taxing unit does not qualify, do not complete Disaster Line 42 (Line D42).	$ 0.000000 /$100
43.	**Total current year debt to be paid with property taxes and additional sales tax revenue.** Debt means the interest and principal that will be paid on debts that: **(1)** are paid by property taxes; **(2)** are secured by property taxes; **(3)** are scheduled for payment over a period longer than one year; and **(4)** are not classified in the taxing unit's budget as M&O expenses. **A. Debt** also includes contractual payments to other taxing units that have incurred debts on behalf of this taxing unit, if those debts meet the four conditions above. Include only amounts that will be paid from property tax revenue. Do not include appraisal district budget payments. If the governing body of a taxing unit authorized or agreed to authorize a bond, warrant, certificate of obligation, or other evidence of indebtedness on or after Sept. 1, 2021, verify if it meets the amended definition of debt before including it here. [31] Enter debt amount ..... $ 1,853,721 **B.** Subtract **unencumbered fund amount** used to reduce total debt. ..... – $ 10,000 **C.** Subtract **certified amount spent from sales tax to reduce debt** (enter zero if none) ..... – $ 0 **D.** Subtract **amount paid** from other resources ..... – $ 180,000 **E. Adjusted debt.** Subtract B, C and D from A.	$ 1,663,721
44.	**Certified prior year excess debt collections.** Enter the amount certified by the collector. [32]	$ 0
45.	**Adjusted current year debt.** Subtract Line 44 from Line 43E.	$ 1,663,721
46.	**Current year anticipated collection rate.** **A.** Enter the current year anticipated collection rate certified by the collector. [33] ..... 100.00 % **B.** Enter the prior year actual collection rate. ..... 98.80 % **C.** Enter the 2023 actual collection rate. ..... 100.55 % **D.** Enter the 2022 actual collection rate. ..... 99.03 % **E.** If the anticipated collection rate in A is lower than actual collection rates in B, C and D, enter the lowest collection rate from B, C and D. If the anticipated rate in A is higher than at least one of the rates in the prior three years, enter the rate from A. Note that the rate can be greater than 100%. [34]	100.00 %
47.	**Current year debt adjusted for collections.** Divide Line 45 by Line 46E.	$ 1,663,721
48.	**Current year total taxable value.** Enter the amount on Line 22 of the *No-New-Revenue Tax Rate Worksheet.*	$ 1,431,000,299
49.	**Current year debt rate.** Divide Line 47 by Line 48 and multiply by $100.	$ 0.116262 /$100
50.	**Current year voter-approval M&O rate plus current year debt rate.** Add Lines 42 and 49.	$ 0.691010 /$100
D50.	***Disaster Line 50 (D50):* Current year voter-approval tax rate for taxing unit affected by disaster declaration.** Complete this line if the taxing unit calculated the voter-approval tax rate in the manner provided for a special taxing unit on Line D42. Add Line D42 and 49.	$ 0.000000 /$100

[30] Tex. Tax Code §26.042(a)
[31] Tex. Tax Code §26.012(7)
[32] Tex. Tax Code §26.012(10) and 26.04(b)
[33] Tex. Tax Code §26.04(b)
[34] Tex. Tax Code §§26.04(h), (h-1) and (h-2)

Line	Voter-Approval Tax Rate Worksheet	Amount
51.	**COUNTIES ONLY.** Add together the voter-approval tax rates for each type of tax the county levies. The total is the current year county voter-approval tax rate.	$ 0.000000 /$100

SECTION 3: NNR Tax Rate and Voter Approval Tax Rate Adjustments for Additional Sales Tax to Reduce Property Taxes

Cities, counties and hospital districts may levy a sales tax specifically to reduce property taxes. Local voters by election must approve imposing or abolishing the additional sales tax. If approved, the taxing unit must reduce its NNR and voter-approval tax rates to offset the expected sales tax revenue.

This section should only be completed by a county, city or hospital district that is required to adjust its NNR tax rate and/or voter-approval tax rate because it adopted the additional sales tax.

Line	Additional Sales and Use Tax Worksheet	Amount/Rate
52.	**Taxable Sales.** For taxing units that adopted the sales tax in November of the prior tax year or May of the current tax year, enter the Comptroller's estimate of taxable sales for the previous four quarters. [35] Estimates of taxable sales may be obtained through the Comptroller's Allocation Historical Summary webpage. Taxing units that adopted the sales tax before November of the prior year, enter 0.	$ 0
53.	**Estimated sales tax revenue.** Counties exclude any amount that is or will be spent for economic development grants from the amount of estimated sales tax revenue. [36] **Taxing units that adopted the sales tax in November of the prior tax year or in May of the current tax year.** Multiply the amount on Line 52 by the sales tax rate (.01, .005 or .0025, as applicable) and multiply the result by .95. [37] **- or -** **Taxing units that adopted the sales tax before November of the prior year.** Enter the sales tax revenue for the previous four quarters. Do not multiply by .95.	$ 0
54.	**Current year total taxable value.** Enter the amount from Line 22 of the *No-New-Revenue Tax Rate Worksheet*.	$ 1,431,000,299
55.	**Sales tax adjustment rate.** Divide Line 53 by Line 54 and multiply by $100.	$ 0.000000 /$100
56.	**Current year NNR tax rate, unadjusted for sales tax.**[38] Enter the rate from Line 27 or 28, as applicable, on the *No-New-Revenue Tax Rate Worksheet*.	$ 0.669556 /$100
57.	**Current year NNR tax rate, adjusted for sales tax.** **Taxing units that adopted the sales tax in November the prior tax year or in May of the current tax year.** Subtract Line 55 from Line 56. Skip to Line 58 if you adopted the additional sales tax before November of the prior tax year.	$ 0.669556 /$100
58.	**Current year voter-approval tax rate, unadjusted for sales tax.**[39] Enter the rate from Line 50, Line D50 (disaster) or Line 51 (counties) as applicable, of the *Voter-Approval Tax Rate Worksheet*.	$ 0.691010 /$100
59.	**Current year voter-approval tax rate, adjusted for sales tax.** Subtract Line 55 from Line 58.	$ 0.691010 /$100

SECTION 4: Voter Approval Tax Rate Adjustment for Pollution Control

A taxing unit may raise its rate for M&O funds used to pay for a facility, device or method for the control of air, water or land pollution. This includes any land, structure, building, installation, excavation, machinery, equipment or device that is used, constructed, acquired or installed wholly or partly to meet or exceed pollution control requirements. The taxing unit's expenses are those necessary to meet the requirements of a permit issued by the Texas Commission on Environmental Quality (TCEQ). The taxing unit must provide the tax assessor with a copy of the TCEQ letter of determination that states the portion of the cost of the installation for pollution control.

This section should only be completed by a taxing unit that uses M&O funds to pay for a facility, device or method for the control of air, water or land pollution.

Line	Voter-Approval Rate Adjustment for Pollution Control Requirements Worksheet	Amount/Rate
60.	**Certified expenses from the Texas Commission on Environmental Quality (TCEQ).** Enter the amount certified in the determination letter from TCEQ. [40] The taxing unit shall provide its tax assessor-collector with a copy of the letter. [41]	$ 0
61.	**Current year total taxable value.** Enter the amount from Line 22 of the *No-New-Revenue Tax Rate Worksheet*.	$ 1,431,000,299
62.	**Additional rate for pollution control.** Divide Line 60 by Line 61 and multiply by $100.	$ 0.000000 /$100

[35] Tex. Tax Code §26.041(d)
[36] Tex. Tax Code §26.041(i)
[37] Tex. Tax Code §26.041(d)
[38] Tex. Tax Code §26.04(c)
[39] Tex. Tax Code §26.04(c)
[40] Tex. Tax Code §26.045(d)
[41] Tex. Tax Code §26.045(i)

Line	Voter-Approval Rate Adjustment for Pollution Control Requirements Worksheet	Amount
63.	**Current year voter-approval tax rate, adjusted for pollution control.** Add Line 62 to one of the following lines (as applicable): Line 50, Line D50 (disaster), Line 51 (counties) or Line 59 (taxing units with the additional sales tax).	$ 0.691010 /$100

SECTION 5: Voter Approval Tax Rate Adjustment for Unused Increment Rate

The unused increment rate is the rate equal to the sum of the prior 3 years Foregone Revenue Amounts divided by the current taxable value. [42] The Foregone Revenue Amount for each year is equal to that year's adopted tax rate subtracted from that year's voter-approval tax rate adjusted to remove the unused increment rate multiplied by that year's current total value. [43]

The difference between the adopted tax rate and adjusted voter-approval tax rate is considered zero in the following scenarios:

- a tax year in which a taxing unit affected by a disaster declaration calculates the tax rate under Tax Code Section 26.042; [44]
- a tax year in which the municipality is a defunding municipality, as defined by Tax Code Section 26.0501(a); [45] or
- after Jan. 1, 2022, a tax year in which the comptroller determines that the county implemented a budget reduction or reallocation described by Local Government Code Section 120.002(a) without the required voter approval. [46]

This section should only be completed by a taxing unit that does not meet the definition of a special taxing unit. [47]

Line	Unused Increment Rate Worksheet	Amount/Rate
64.	**Year 3 Foregone Revenue Amount. Subtract the 2024 unused increment rate and 2024 actual tax rate from the 2024 voter-approval tax rate. Multiply the result by the 2024 current total value**	
	A. Voter-approval tax rate (Line 68)	$ 0.681570 /$100
	B. Unused increment rate (Line 67)	$ 0.000000 /$100
	C. Subtract B from A	$ 0.681570 /$100
	D. Adopted Tax Rate	$ 0.689747 /$100
	E. Subtract D from C	$ -0.008177 /$100
	F. 2024 Total Taxable Value (Line 60)	$ 1,373,144,623
	G. Multiply E by F and divide the results by $100. If the number is less than zero, enter zero.	$ 0
65.	**Year 2 Foregone Revenue Amount. Subtract the 2023 unused increment rate and 2023 actual tax rate from the 2023 voter-approval tax rate. Multiply the result by the 2023 current total value**	
	A. Voter-approval tax rate (Line 67)	$ 0.669136 /$100
	B. Unused increment rate (Line 66)	$ 0.000000 /$100
	C. Subtract B from A	$ 0.669136 /$100
	D. Adopted Tax Rate	$ 0.689747 /$100
	E. Subtract D from C	$ -0.020611 /$100
	F. 2023 Total Taxable Value (Line 60)	$ 1,285,880,641
	G. Multiply E by F and divide the results by $100. If the number is less than zero, enter zero.	$ 0
66.	**Year 1 Foregone Revenue Amount. Subtract the 2022 unused increment rate and 2022 actual tax rate from the 2022 voter-approval tax rate. Multiply the result by the 2022 current total value**	
	A. Voter-approval tax rate (Line 67)	$ 0.561763 /$100
	B. Unused increment rate (Line 66)	$ 0.000000 /$100
	C. Subtract B from A	$ 0.561763 /$100
	D. Adopted Tax Rate	$ 0.589497 /$100
	E. Subtract D from C	$ -0.027734 /$100
	F. 2022 Total Taxable Value (Line 60)	$ 1,081,144,829
	G. Multiply E by F and divide the results by $100. If the number is less than zero, enter zero.	$ 0
67.	**Total Foregone Revenue Amount.** Add Lines 64G, 65G and 66G	$ 0 /$100
68.	**2025 Unused Increment Rate.** Divide Line 67 by Line 22 of the *No-New-Revenue Rate Worksheet*. Multiply the result by 100	$ 0.000000 /$100
69.	**Total 2025 voter-approval tax rate, including the unused increment rate.** Add Line 68 to one of the following lines (as applicable): Line 50, Line 51 (counties), Line 59 (taxing units with additional sales tax) or Line 63 (taxing units with pollution)	$ 0.691010 /$100

[42] Tex. Tax Code §26.013(b)
[43] Tex. Tax Code §§26.013(a)(1-a), (1-b), and (2)
[44] Tex. Tax Code §§26.04(c)(2)(A) and 26.042(a)
[45] Tex. Tax Code §§26.0501(a) and (c)
[46] Tex. Local Gov't Code §120.007(d)
[47] Tex. Local Gov't Code §26.04(c)(2)(B)

SECTION 6: De Minimis Rate

The de minimis rate is the rate equal to the sum of the no-new-revenue maintenance and operations rate, the rate that will raise $500,000, and the current debt rate for a taxing unit. [48]

This section should only be completed by a taxing unit that is a municipality of less than 30,000 or a taxing unit that does not meet the definition of a special taxing unit. [49]

Line	De Minimis Rate Worksheet	Amount/Rate
70.	**Adjusted current year NNR M&O tax rate.** Enter the rate from Line 40 of the *Voter-Approval Tax Rate Worksheet.*	$ 0.555313 /$100
71.	**Current year total taxable value.** Enter the amount on Line 22 of the *No-New-Revenue Tax Rate Worksheet.*	$ 1,431,000,299
72.	**Rate necessary to impose $500,000 in taxes.** Divide $500,000 by Line 71 and multiply by $100.	$ 0.034940 /$100
73.	**Current year debt rate.** Enter the rate from Line 49 of the *Voter-Approval Tax Rate Worksheet.*	$ 0.116262 /$100
74.	**De minimis rate.** Add Lines 70, 72 and 73.	$ 0.706515 /$100

SECTION 7: Voter Approval Tax Rate Adjustment for Emergency Revenue Rate

In the tax year after the end of the disaster calculation time period detailed in Tax Code Section 26.042(a), a taxing unit that calculated its voter-approval tax rate in the manner provided for a special taxing unit due to a disaster must calculate its emergency revenue rate and reduce its voter-approval tax rate for that year.[50]

Similarly, if a taxing unit adopted a tax rate that exceeded its voter-approval tax rate, calculated normally, without holding an election to respond to a disaster, as allowed by Tax Code Section 26.042(d), in the prior year, it must also reduce its voter-approval tax rate for the current tax year. [51]

This section will apply to a taxing unit other than a special taxing unit that:

- directed the designated officer or employee to calculate the voter-approval tax rate of the taxing unit in the manner provided for a special taxing unit in the prior year; and
- the current year is the first tax year in which the total taxable value of property taxable by the taxing unit as shown on the appraisal roll for the taxing unit submitted by the assessor for the taxing unit to the governing body exceeds the total taxable value of property taxable by the taxing unit on January 1 of the tax year in which the disaster occurred or the disaster occurred four years ago.This section will apply to a taxing unit in a disaster area that adopted a tax rate greater than its voter-approval tax rate without holding an election in the prior year.

Note: This section does not apply if a taxing unit is continuing to calculate its voter-approval tax rate in the manner provided for a special taxing unit because it is still within the disaster calculation time period detailed in Tax Code Section 26.042(a) because it has not met the conditions in Tax Code Section 26.042(a)(1) or (2).

Line	Emergency Revenue Rate Worksheet	Amount/Rate
75.	**2024 adopted tax rate.** Enter the rate in Line 4 of the *No-New-Revenue Tax Rate Worksheet.*	$ 0.689747 /$100
76.	**Adjusted 2024 voter-approval tax rate.** Use the taxing unit's Tax Rate Calculation Worksheets from the prior year(s) to complete this line. [52] If a disaster occurred in 2024 and the taxing unit calculated its 2024 voter-approval tax rate using a multiplier of 1.08 on Disaster Line 41 (D41) of the 2024 worksheet due to a disaster, complete the applicable sections or lines of *Form 50-856-a, Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet.* **- or -** If a disaster occurred prior to 2024 for which the taxing unit continued to calculate its voter-approval tax rate using a multiplier of 1.08 on Disaster Line 41 (D41) in 2024, complete form 50-856-a, *Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet* to recalculate the voter-approval tax rate the taxing unit would have calculated in 2024 if it had generated revenue based on an adopted tax rate using a multiplier of 1.035 in the years following the disaster. [53] Enter the final adjusted 2024 voter-approval tax rate from the worksheet. **- or -** If the taxing unit adopted a tax rate above the 2024 voter-approval tax rate without calculating a disaster tax rate or holding an election due to a disaster, no recalculation is necessary. Enter the voter-approval tax rate from the prior year's worksheet.	$ 0.000000 /$100
77.	**Increase in 2024 tax rate due to disaster.** Subtract Line 76 from Line 75.	$ 0.000000 /$100
78.	**Adjusted 2024 taxable value.** Enter the amount in Line 14 of the *No-New-Revenue Tax Rate Worksheet.*	$ 1,343,645,107
79.	**Emergency revenue.** Multiply Line 77 by Line 78 and divide by $100.	$ 0
80.	**Adjusted 2024 taxable value.** Enter the amount in Line 26 of the *No-New-Revenue Tax Rate Worksheet.*	$ 1,391,992,283
81.	**Emergency revenue rate.** Divide Line 79 by Line 80 and multiply by $100. [53]	$ 0.000000 /$100

[48] Tex. Tax Code §26.012(8-a)
[49] Tex. Tax Code §26.063(a)(1)
[50] Tex. Tax Code §26.042(b)
[51] Tex. Tax Code §26.042(f)
[52] Tex. Tax Code §26.042(c)
[53] Tex. Tax Code §26.042(b)

Line	Emergency Revenue Rate Worksheet	Amount
82.	**Current year voter-approval tax rate, adjusted for emergency revenue.** Subtract Line 81 from one of the following lines (as applicable): Line 50, Line D50 (disaster), Line 51 (counties), Line 59 (taxing units with the additional sales tax), Line 63 (taxing units with pollution control) or Line 69 (taxing units with the unused increment rate).	$ 0.691010 /$100

SECTION 8: Total Tax Rate

Indicate the applicable total tax rates as calculated above.

No-new-revenue tax rate. ..... $ 0.669556 /$100
As applicable, enter the current year NNR tax rate from: Line 27, Line 28 (counties), or Line 57 (adjusted for sales tax).
Indicate the line number used: 26

Voter-approval tax rate ..... $ 0.691010 /$100
As applicable, enter the current year voter-approval tax rate from: Line 50, Line D50 (disaster), Line 51 (counties), Line 59 (adjusted for sales tax), Line 63 (adjusted for pollution control), Line 69 (adjusted for unused increment), or Line 82 (adjusted for emergency revenue).
Indicate the line number used: 49

De minimis rate. ..... $ 0.706515 /$100
If applicable, enter the current year de minimis rate from Line 74.

SECTION 9: Addendum

An affected taxing unit that enters an amount described by Tax Code Section 26.012(6)(C) in line 21 must include the following as an addendum:

1. Documentation that supports the exclusion of value under Tax Code Section 26.012(6)(C); and
2. Each statement submitted to the designated officer or employee by the property owner or entity as required by Tax Code Section 41.48(c)(2) for that tax year.

Insert hyperlinks to supporting documentation:

SECTION 10: Taxing Unit Representative Name and Signature

Enter the name of the person preparing the tax rate as authorized by the governing body of the taxing unit. By signing below, you certify that you are the designated officer or employee of the taxing unit and have accurately calculated the tax rates using values that are the same as the values shown in the taxing unit's certified appraisal roll or certified estimate of taxable value, in accordance with requirements in the Tax Code. [54]

print here

Printed Name of Taxing Unit Representative

sign here

Taxing Unit Representative Date

[54] Tex. Tax Code §§26.04(c-2) and (d-2)

Notice About 2025 Tax Rates

Property tax rates in CITY OF SANGER.

This notice concerns the 2025 property tax rates for CITY OF SANGER. This notice provides information about two tax rates used in adopting the current tax year's tax rate. The no-new-revenue tax rate would Impose the same amount of taxes as last year if you compare properties taxed in both years. In most cases, the voter-approval tax rate is the highest tax rate a taxing unit can adopt without holding an election. In each case, these rates are calculated by dividing the total amount of taxes by the current taxable value with adjustments as required by state law. The rates are given per $100 of property value.

This year's no-new-revenue tax rate	$0.669556/$100
This year's voter-approval tax rate	$0.691010/$100

To see the full calculations, please visit 1505 E. McKinney Street
Denton, TX 76209 for a copy of the Tax Rate Calculation Worksheet.

Unencumbered Fund Balance

The following estimated balances will be left in the taxing unit's accounts at the end of the fiscal year. These balances are not encumbered by corresponding debt obligation.

Type of Fund	Balance
GENERAL FUND	19,275,369
DEBT SERVICE FUND	335,225

Current Year Debt Service

The following amounts are for long-term debts that are secured by property taxes. These amounts will be paid from upcoming property tax revenues *(or additional sales tax revenues, if applicable).*

Description of Debt	Principal or Contract Payment to be Paid from Property Taxes	Interest to be Paid from Property Taxes	Other Amounts to be Paid	Total Payment
CERTIFICATES OF OBLIGATION, SERIES 2007	42,500	3,814	0	46,314
GENERAL OBLIGATION REFUNDING BONDS, SERIES 2019	245,000	4,900	0	249,900
GENERAL OBLIGATION REFUNDING BONDS SERIES 2021B	31,200	4,690	0	35,890
LIMITED TAX NOTES, SERIES 2023	695,000	125,856	0	820,856
CERTIFICATES OF OBLIGATION, SERIES 2023C	165,000	534,511	0	699,511
BOND AMINISTRATION FEES	0	0	1,250	1,250

Total required for 2025 debt service	$1,853,721
- Amount (if any) paid from funds listed in unencumbered funds	$10,000
- Amount (if any) paid from other resources	$180,000
- Excess collections last year	$0
= Total to be paid from taxes in 2025	$1,663,721
+ Amount added in anticipation that the unit will collect only 100.00% of its taxes in 2025	$0
= Total debt levy	$1,663,721

This notice contains a summary of actual no-new-revenue and voter-approval calculations as certified by Michelle French, Denton County Tax Assessor/Collector on 07/29/2025 .

Visit Texas.gov/PropertyTaxes to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information about proposed tax rates and scheduled public hearings of each entity that taxes your property.

The 86th Texas Legislature modified the manner in which the voter-approval tax rate is calculated to

limit the rate of growth of property taxes in the state.

SANGER CITY COUNCIL COMMUNICATION

DATE: August 4, 2025

FROM: Kelly Edwards, City Secretary

AGENDA ITEM: Consideration and possible action on Resolution 2025-11, Appointing and Reappointing members to the 4A Industrial Development Corporation; 4B Development Corporation; Parks and Recreation / Keep Sanger Beautiful Board; Board of Adjustment; Library Board; Planning and Zoning Commission, Capital Improvements, and Sanger Cultural Education Facilities Finance Corporation.

SUMMARY:

- In the Charter, Article X. Boards, Commission, and Committees establishes the City Council's authority to create and establish boards and commissions.
- In April and May, Staff advertised that the city was accepting applications for all boards. The notice was published in the Sanger News newspaper, the city's website, and on social media.
- In Charter, Article III, The City Council, Section 3.01, C.4., the Mayor shall recommend appointments to boards & commissions.

FISCAL INFORMATION:

Budgeted: N/A Amount: $0.00 GL Account: N/A

RECOMMENDED MOTION OR ACTION:

Mayor Muir recommends the following appointments or reappointments:

4A INDUSTRIAL DEVELOPMENT CORPORATION
Reappointing – Jofree Fincher and Shannon Gann
Appointing –

4B DEVELOPMENT CORPORATION
Reappointing – Lee Allison, and Carrie Bilyeu
Appointing – Dennis Dillon and Greg Taylor

LIBRARY BOARD
Reappointing – Alexandra Hamilton, and Sherri Wood
Appointing – Denise Bowles

PARKS AND RECREATION / KEEP SANGER BEAUTIFUL BOARD
Reappointing – Janie McLeod, Robin Hill, and Deborah Roeder
Appointing – Maddison Gramling

PLANNING AND ZONING COMMISSION; BOARD OF ADJUSTMENT; and CAPITAL IMPROVEMENTS
Reappointing – Luke Leissner and moving Charles Wood from Alternate to Place 1
Appointing – Stephanie Holzer, and Lisa Cabrea

Cultural Facilities Finance Corporation
Appointing – Bob Stover, Dennis Dillon, and Vickie Jenkins

ATTACHMENTS:
Applications
Resolution

Mr. Greg Andrew Taylor

Sanger TX | Generated 7/31/2025 @ 11:04 am by OnBoardGOV - Powered by ClerkBase

Status

Name	Mr. Greg Andrew Taylor
Application Date	7/31/2025
Expiration Date	7/31/2027
Board Member	**Greg Andrew Taylor**
Status	Validated

Board	Vacancies	Status
4A Industrial Economic Development Corporation	3	Pending

Basic Information

Name
Mr. Greg Andrew Taylor

Contact Information

Address
10442 Stagecoach Pass
Pilot Point, TX 76258

Yes, I am a resident
No

Email
[redacted]

Phone
[redacted]

Occupation

Profession (Retired or Former Profession)
Business Consulting

County of Residency
Denton

Are you a qualified voter?
Yes

Are you registered in the City of Sanger?
No

Prior Service on a City Board/Commission (if so, list board(s))
No prior city boards/commissions

List any education or other qualifications that may be relevant or helpful considering your application for this position.
BBA from Texas A&M University, graduate of Sanger High School, two children attend Sanger High School and have been in Sanger schools since kindergarten.

Please share any previous experience serving on a Board, Commission, or Committee, and describe the accomplishments achieved during your term.
Currently serve as Chairman of the Board, North Texas Metro West FCA Board - team has doubled in size over last two years and expanded our reach to 17 counties across North Texas; evolv Consulting Board of Directors - Have expanded evolv into a technology consulting firm delivering 25x growth over prior 4 years and recognized by Dallas Business Journal as the 3 fastest growing company in DFW over the past 3 years.

Additionally, tell us about your past and current involvement with community programs, civic organizations, volunteer work, or other non-profit entities.
Lifetime member at First Baptist Church Sanger serving as a deacon, deacon chair, teacher and various committees and am currently a Trustee; previously mentioned FCA involvement; member of Lake Ray Roberts Ducks Unlimited Chapter; coached various teams within Sanger Youth Sports League

Attendance and Active Support is Required if Appointed.
Agree

Are you or a family member involved in any business transaction with the City of Sanger?
No

Generated 7/31/2025 @ 11:04 am

Dennis Dillon

Sanger TX | Generated 7/31/2025 @ 11:05 am by OnBoardGOV - Powered by ClerkBase

Status

Name	Dennis Dillon
Application Date	5/29/2025
Expiration Date	5/29/2027
Board Member	**Dennis Dillon**
Status	Validated

Board	Vacancies	Status
4B The Sanger Development Corporation	3	Pending

Basic Information

Name
Dennis Dillon

Contact Information

Address
1008 Porter Place
Sanger, TX 76266

Yes, I am a resident
Yes

Email
[redacted]

Phone
[redacted]

Occupation

Profession (Retired or Former Profession)
Self Employed Accountant

County of Residency
Denton

How long have you lived in the City of Sanger?
20 years

Are you a qualified voter?
Yes

Are you registered in the City of Sanger?
Yes

Voter Registration Number
[redacted]

Prior Service on a City Board/Commission (if so, list board(s))
Sanger City Council, Sanger Planning & Zoning

List any education or other qualifications that may be relevant or helpful considering your application for this position.
Batchelor's degree in Accounting Arkansas State University 1970

Please share any previous experience serving on a Board, Commission, or Committee, and describe the accomplishments achieved during your term.
Sanger City Council 2019-2025 Sanger Planning & Zoning Commission 2014, 2019

Additionally, tell us about your past and current involvement with community programs, civic organizations, volunteer work, or other non-profit entities.
VP/Treasurer Sanger Education Foundation

Attendance and Active Support is Required if Appointed.
Agree

Are you or a family member involved in any business transaction with the City of Sanger?
No

Generated 7/31/2025 @ 11:05 am

Denise Adele Bowles

Sanger TX | Generated 7/31/2025 @ 11:03 am by OnBoardGOV - Powered by ClerkBase

Status

Name	Denise Adele Bowles
Application Date	7/30/2025
Expiration Date	7/30/2027
Board Member	**Denise Adele Bowles**
Status	Validated

Board	Vacancies	Status
Library Board	3	Pending

Basic Information

Name
Denise Adele Bowles

Contact Information

Address
700 chaparral rd
Sanger, TX 76266

Yes, I am a resident
Yes

Email
[redacted]

Phone
[redacted]

Occupation

Profession (Retired or Former Profession)
Preschool director

County of Residency
Denton

How long have you lived in the City of Sanger?
9yrs

Are you a qualified voter?
Yes

Are you registered in the City of Sanger?
No

Voter Registration Number
[redacted]

Prior Service on a City Board/Commission (if so, list board(s))
No

List any education or other qualifications that may be relevant or helpful considering your application for this position.
I have been a preschool director for the last 9years . Knowledge of current and past children's education.

Please share any previous experience serving on a Board, Commission, or Committee, and describe the accomplishments achieved during your term.
Na

Additionally, tell us about your past and current involvement with community programs, civic organizations, volunteer work, or other non-profit entities.
I am member of FBC Sanger and am a preschool teacher there . I have volunteered for first refuge in their Dental Clinic.

Attendance and Active Support is Required if Appointed.
Agree

Are you or a family member involved in any business transaction with the City of Sanger?
No

Generated 7/31/2025 @ 11:03 am

Stephanie Holzer

Sanger TX | Generated 7/31/2025 @ 11:07 am by OnBoardGOV - Powered by ClerkBase

Status

Name	Stephanie Holzer
Application Date	6/1/2025
Expiration Date	6/1/2027
Board Member	**Stephanie Holzer**
Status	Validated

Board	Vacancies	Status
Planning & Zoning Commission	4	Pending

Basic Information

Name
Stephanie Holzer

Contact Information

Address
54 N. Highland Drive
Sanger, TX 76266

Yes, I am a resident
Yes

Email
[redacted]

Phone
[redacted]

Occupation

Profession (Retired or Former Profession)
PROJECT COORDINATOR

County of Residency
DENTON

How long have you lived in the City of Sanger?
10.5 YEARS

Are you a qualified voter?
Yes

Are you registered in the City of Sanger?
Yes

Voter Registration Number
[redacted]

Prior Service on a City Board/Commission (if so, list board(s))
N/A

List any education or other qualifications that may be relevant or helpful considering your application for this position.
I have been a project coordinator for a private land developer/home builder in the city of Denton for over 10 years. My current primary responsibilities include permitting for single family /new construction within a master planned community. I have also worked within the land construction team on permitting, inspections and coordination/construction of subdivision units. Coordinating with development, engineering, architects, HOA staff, contractors as well as city staff to move projects forward on both the land and construction fronts have been my primary focus. Contract coordination and scope of work review are additional job duties.

Are you qualified in one (1) or more of the following fields: representative of the real estate, development, or building industry
Yes

Please share any previous experience serving on a Board, Commission, or Committee, and describe the accomplishments achieved during your term.
City of Denton Parks & Recreation steering committee 2022. Collaborated with others in the development/real estate business arena to review and revise fee structures and park development criteria for future developments & neighborhoods.

Additionally, tell us about your past and current involvement with community programs, civic organizations, volunteer work, or other non-profit entities.
2022 -2008 paid staff member for the Girl Scouts Cross Timbers Council (Now Girl Scouts of North Texas) responsible for direction of the product sale program; 2006 -2013 Ginnings Elementary School PTA Officer - served as treasurer 4 terms and president for 2; Volunteer with The Community Foodbank Denton; Booster club member Sanger High school, football & baseball; Habitat for Humanity - 2 home builds (landscaping work)

Attendance and Active Support is Required if Appointed.
Agree

Are you or a family member involved in any business transaction with the City of Sanger?
No

Randy Dale Rippey

Sanger TX | Generated 7/31/2025 @ 11:08 am by OnBoardGOV - Powered by ClerkBase

Status

Name	Randy Dale Rippey
Application Date	5/18/2025
Expiration Date	5/18/2027
Board Member	**Randy Dale Rippey**
Status	Validated

Board	Vacancies	Status
Planning & Zoning Commission	4	Pending

Basic Information

Name
Randy Dale Rippey

Contact Information

Address
1129 Serendipity Circle
Sanger, TX 76266-4008

Yes, I am a resident
Yes

Email
[redacted]

Phone
[redacted]

Occupation

Profession (Retired or Former Profession)
Sonographer

County of Residency
Denton

How long have you lived in the City of Sanger?
2 years

Are you a qualified voter?
Yes

Are you registered in the City of Sanger?
Yes

Voter Registration Number
[redacted]

Prior Service on a City Board/Commission (if so, list board(s))
No

List any education or other qualifications that may be relevant or helpful considering your application for this position.
Bachelor's Degree

Are you qualified in one (1) or more of the following fields: representative of the real estate, development, or building industry
No

Please share any previous experience serving on a Board, Commission, or Committee, and describe the accomplishments achieved during your term.
None

Additionally, tell us about your past and current involvement with community programs, civic organizations, volunteer work, or other non-profit entities.
Denton CERT

Attendance and Active Support is Required if Appointed.
Agree

Are you or a family member involved in any business transaction with the City of Sanger?
No

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Mr. Bob Stover

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Status

Name	Mr. Bob Stover
Application Date	7/24/2025
Expiration Date	7/24/2027
Board Member	**Bob Stover**
Status	Validated

Board	Vacancies	Status
Sanger Cultural Education Facilities Finance Corporation	3	Pending

Basic Information

Name
Mr. Bob Stover

Contact Information

Address
PO Box 354
Sanger, TX 76266

Yes, I am a resident
Yes

Email
[redacted]

Phone
[redacted]

Occupation

Profession (Retired or Former Profession)
Retired

County of Residency
Denton

How long have you lived in the City of Sanger?
60 years

Are you a qualified voter?
Yes

Are you registered in the City of Sanger?
Yes

Voter Registration Number
[redacted]

Prior Service on a City Board/Commission (if so, list board(s))
No

List any education or other qualifications that may be relevant or helpful considering your application for this position.
Senior Vice President of a major manufacturing - sales and profits

Please share any previous experience serving on a Board, Commission, or Committee, and describe the accomplishments achieved during your term.
Sanger Cemetery Board; Sanger Education Association Finance Committee; Deacon of First Baptist Church Sanger.

Additionally, tell us about your past and current involvement with community programs, civic organizations, volunteer work, or other non-profit entities.
Sanger Cemetery Board; Sanger Education Association Finance Committee; Deacon of First Baptist Church Sanger

Attendance and Active Support is Required if Appointed.
Agree

Are you or a family member involved in any business transaction with the City of Sanger?
No

Generated 7/31/2025 @ 11:09 am

Ms. Lisa Dawn Cabrera

Sanger TX | Generated 7/31/2025 @ 11:07 am by OnBoardGOV - Powered by ClerkBase

Status

Name	Ms. Lisa Dawn Cabrera
Application Date	6/10/2025
Expiration Date	6/10/2027
Board Member	**Lisa Dawn Cabrera**
Status	Validated

Board	Vacancies	Status
Planning & Zoning Commission	4	Pending

Basic Information

Name
Ms. Lisa Dawn Cabrera

Contact Information

Address
925 S 1st Street
Sanger, TX 76266

Yes, I am a resident
Yes

Email
[redacted]

Phone
[redacted]

Occupation

Profession (Retired or Former Profession)
City Secretary

County of Residency
Denton

How long have you lived in the City of Sanger?
10 months

Are you a qualified voter?
Yes

Are you registered in the City of Sanger?
Yes

Voter Registration Number
[redacted]

Prior Service on a City Board/Commission (if so, list board(s))
Planning & Zoning Commission, New Fairview, TX

List any education or other qualifications that may be relevant or helpful considering your application for this position.
City Planner - 15 years

Are you qualified in one (1) or more of the following fields: representative of the real estate, development, or building industry
No

Please share any previous experience serving on a Board, Commission, or Committee, and describe the accomplishments achieved during your term.
Served on the P&Z for 2 years in New Fairview, Texas

Additionally, tell us about your past and current involvement with community programs, civic organizations, volunteer work, or other non-profit entities.
I am currently the City Secretary for the City of Krum.

Attendance and Active Support is Required if Appointed.
Agree

Are you or a family member involved in any business transaction with the City of Sanger?
No

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Dennis Dillon

Sanger TX | Generated 7/31/2025 @ 11:05 am by OnBoardGOV - Powered by ClerkBase

Status

Name	Dennis Dillon
Application Date	7/28/2025
Expiration Date	7/28/2027
Board Member	**Dennis Dillon**
Status	Validated

Board	Vacancies	Status
Sanger Cultural Education Facilities Finance Corporation	3	Pending

Basic Information

Name
Dennis Dillon

Contact Information

Address
1008 Porter Place
Sanger, TX 76266

Yes, I am a resident
Yes

Email
[redacted]

Occupation

Profession (Retired or Former Profession)
Accountant

County of Residency
Denton

How long have you lived in the City of Sanger?
20 years

Are you a qualified voter?
Yes

Are you registered in the City of Sanger?
Yes

Voter Registration Number
[redacted]

Prior Service on a City Board/Commission (if so, list board(s))
Sanger City Council; Sanger Planning & Zoning Commission; Sanger Economic Development 4B

List any education or other qualifications that may be relevant or helpful considering your application for this position.
BS degree in Accounting; 50+ years in the workplace as an Accountant

Please share any previous experience serving on a Board, Commission, or Committee, and describe the accomplishments achieved during your term.
12 years on Sanger Education Foundation, 6 of those years as Vice-Pres Treasurer

Additionally, tell us about your past and current involvement with community programs, civic organizations, volunteer work, or other non-profit entities.
Various volunteer roles at Sanger First Baptist Church

Attendance and Active Support is Required if Appointed.
Agree

Are you or a family member involved in any business transaction with the City of Sanger?
No

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Vickie Cole Jenkins

Sanger TX | Generated 7/31/2025 @ 11:08 am by OnBoardGOV - Powered by ClerkBase

Status

Name	Vickie Cole Jenkins
Application Date	7/29/2025
Expiration Date	7/29/2027
Board Member	**Vickie Cole Jenkins**
Status	Validated

Board	Vacancies	Status
Sanger Cultural Education Facilities Finance Corporation	3	Pending

Basic Information

Name
Vickie Cole Jenkins

Contact Information

Address
2507 Chippewa Trl
Sanger, TX 76266

Yes, I am a resident
Yes

Email
[redacted]

Phone
[redacted]

Occupation

Profession (Retired or Former Profession)
retired/banking

County of Residency
Denton

How long have you lived in the City of Sanger?
78 years

Are you a qualified voter?
Yes

Are you registered in the City of Sanger?
Yes

Voter Registration Number
[redacted]

Prior Service on a City Board/Commission (if so, list board(s))
4A Economic Development

List any education or other qualifications that may be relevant or helpful considering your application for this position.
Banking and Finance

Please share any previous experience serving on a Board, Commission, or Committee, and describe the accomplishments achieved during your term.
Served on 4A board when Walmart Distribution brought to Sanger

Additionally, tell us about your past and current involvement with community programs, civic organizations, volunteer work, or other non-profit entities.
Sanger Chamber of Commerce past president, Sanger ISD Education Foundation founding board member

Attendance and Active Support is Required if Appointed.
Agree

Are you or a family member involved in any business transaction with the City of Sanger?
No

Generated 7/31/2025 @ 11:08 am

CITY OF SANGER, TEXAS

RESOLUTION NO. 2025-11

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANGER, TEXAS, APPOINTING AND REAPPOINTING MEMBERS TO THE 4A INDUSTRIAL DEVELOPMENT CORPORATION; 4B DEVELOPMENT CORPORATION; LIBRARY BOARD; PARKS AND RECREATION / KEEP SANGER BEAUTIFUL BOARD; BOARD OF ADJUSTMENT; THE PLANNING AND ZONING COMMISSION; CAPITAL IMPROVEMENTS ADVISORY COMMITTEE AND THE SANGER CULTURAL EDUCATION FACILITIES FINANCE CORPORATION AUTHORIZING ITS EXECUTION, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Sanger Charter, Article X. Boards, Commission and Committees establishes the City Council's authority to create and establish boards and commissions; and

WHEREAS, the Council shall annually publish, during the months of April or May, the opportunity for the citizens of Sanger to serve on boards or commissions; and

WHEREAS, the City of Sanger Charter, Article X. Boards, Commission and Committees, section 10.02 provides Board and Commission Member qualifications; and

WHEREAS, the City of Sanger Charter, Article III, The City Council, Section 3.01, C.4., the Mayor shall recommend appointments to boards & commissions; and

WHEREAS, the City Council finds that the passage of this Resolution is in the best interest of the citizens of Sanger.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SANGER, TEXAS:

SECTION 1. The facts and recitals set forth in the preamble of this resolution are hereby found to be true and correct.

SECTION 2. That the City Council of Sanger, Texas, hereby appointed or reappointed to the 4A Industrial Development Corporation:

Place 1	Jofree Fincher	2023-2025
Place 2	Susan Allison	2024-2026
Place 3	Shannon Gann	2023-2025
Place 4	Nancy McAllister	2024-2026
Place 5	Greg Taylor	2023-2025

SECTION 3. That the City Council of Sanger, Texas, hereby appointed or reappointed to the 4B Development Corporation:

Place 1	Lee Allison	2023-2025
Place 2	John Payne	2024-2026
Place 3	Matt Fuller	2023-2025
Place 4	Beverly Howard	2024-2026
Place 5	Dennis Dillon	2025-2027
Place 6	Eddie Piercy	2024-2026
Place 7	Carrie Bilyeu	2023-2025

SECTION 4. That the City Council of Sanger, Texas, hereby appointed or reappointed to the Library Board:

Place 1	Alexandra Hamilton	2023-2025
Place 2	Sally Amendola	2024-2026
Place 3	Sherri Wood	2023-2025
Place 4	Libby Dorn	2024-2026
Place 5	Denise Bowles	2025-2027

SECTION 5. That the City Council of Sanger, Texas, hereby appointed or reappointed to the Parks and Recreation / Keep Sanger Beautiful Board:

Place 1	Janie McLeod	2023-2025
Place 2	Tyler Sievent	2024-2026
Place 3	Robin Hill	2023-2025
Place 4	Jofree Fincher	2024-2026
Place 5	Deborah Roeder	2023-2025
Alternate	Madison Gramling	2024-2026

SECTION 6. That the City Council of Sanger, Texas, hereby appointed or reappointed to the Planning & Zoning Commission:

Place 1	Charles Wood	2025-2027
Place 2	Jon Knabe	2024-2026
Place 3	Stephanie Holzer	2025-2027
Place 4	Timothy Skaggs	2024-2026
Place 5	Luke Leissner	2023-2025
Place 6	Jason Miller	2024-2026
Place 7	Randy Rippey	2023-2025
Alternate	Lisa Cabrea	2025-2027

SECTION 7. That the City Council of Sanger, Texas, hereby appointed or reappointed to the Board of Adjustment:

Place 1	Charles Wood	2025-2027
Place 2	Jon Knabe	2024-2026
Place 3	Stephanie Holzer	2025-2027
Place 4	Timothy Skaggs	2024-2026
Place 5	Luke Leissner	2023-2025
Place 6	Jason Miller	2024-2026
Place 7	Randy Rippey	2023-2025
Alternate	Lisa Cabrea	2025-2027

SECTION 8. That the City Council of Sanger, Texas, hereby appointed or reappointed to the Capital Improvements Advisory Committee:

Place 1	Charles Wood	2025-2027
Place 2	Jon Knabe	2024-2026
Place 3	Stephanie Holzer	2025-2027
Place 4	Timothy Skaggs	2024-2026
Place 5	Luke Leissner	2023-2025
Place 6	Jason Miller	2024-2026
Place 7	Randy Rippey	2023-2025
Alternate	Lisa Cabrea	2025-2027

SECTION 9. That the City Council of Sanger, Texas, hereby appointed or reappointed to the Sanger Cultural Education Facilities Finance Corporation:

Place 1	Bob Stover	2025-2027
Place 2	Dennis Dillon	2025-2027
Place 3	Vickie Jenkins	2025-2027

SECTION 10. That this resolution shall become effective from and after its date of passage.

PASSED AND APPROVED THIS THE 4th DAY OF AUGUST 2025.

APPROVED:

_____
Thomas E. Muir, Mayor

ATTEST:

_____
Kelly Edwards, City Secretary

CITY OF SANGER
JUNE 2025 REPORT

JERI HARWELL – MUNICIPAL SERVICES MANAGER

RESIDENTIAL COLLECTION TONNAGE

SANGER - RESI TRASH COLLECTED 2025 (TONS)														
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	AVG
Residential Trash	248.7	221.04	235.25	260.24	280.04	258.58							1,503.85	250.64
Brush/Bulk	49.1	98.41	135.7	186.73	143.51	173.03							786.48	131.08
Total	297.8	319.45	370.95	446.97	423.55	431.61							2,290.33	381.72
SANGER - RESI RECYCLE COLLECTED 2025 (TONS)														
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	AVG
Residential SSR	83.94	51.85	47.37	71.59	63.15	70.84							388.74	64.79
SANGER - TOTAL MATERIAL COLLECTED 2025 (TONS)														
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	AVG
Total All Services	381.74	371.3	418.32	518.56	486.7	502.45							2,679.07	446.51
SANGER - DIVERSION RATE 2025														
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	AVG
Residential SSR	25.23%	19.00%	16.76%	21.57%	18.40%	21.50%							20.54%	20.41%



INDUSTRIAL AND COMMERCIAL COLLECTION TONNAGE

SANGER - INDUSTRIAL & COMMERCIAL TRASH COLLECTED 2025 (TONS)														
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	AVG
Industrial Trash	197.64	197.03	216.58	182.23	201.71	214.76							1,209.95	201.66
Commercial Trash	249.06	196.71	199.35	282.24	311.24	282.51							1,521.11	253.52
Total	446.7	393.74	415.93	464.47	512.95	497.27							2,731.06	455.18
SANGER - INDUSTRIAL RECYCLING COLLECTED 2025 (TONS)														
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	AVG
Comm & Industrial Recycle	0	0	0	0	0	0							0.00	0.00
SANGER - TOTAL MATERIAL COLLECTED 2025 (TONS)														
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	AVG
Total All Services	446.7	393.74	415.93	464.47	512.95	497.27							2,731.06	455.18
SANGER -INDUSTRIAL DIVERSION RATE 2025														
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	AVG
Comm & Industrial	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%							0.00%	0.00%

THINK CHOOSE SAFETY LIVE ®
It's the Right Thing!

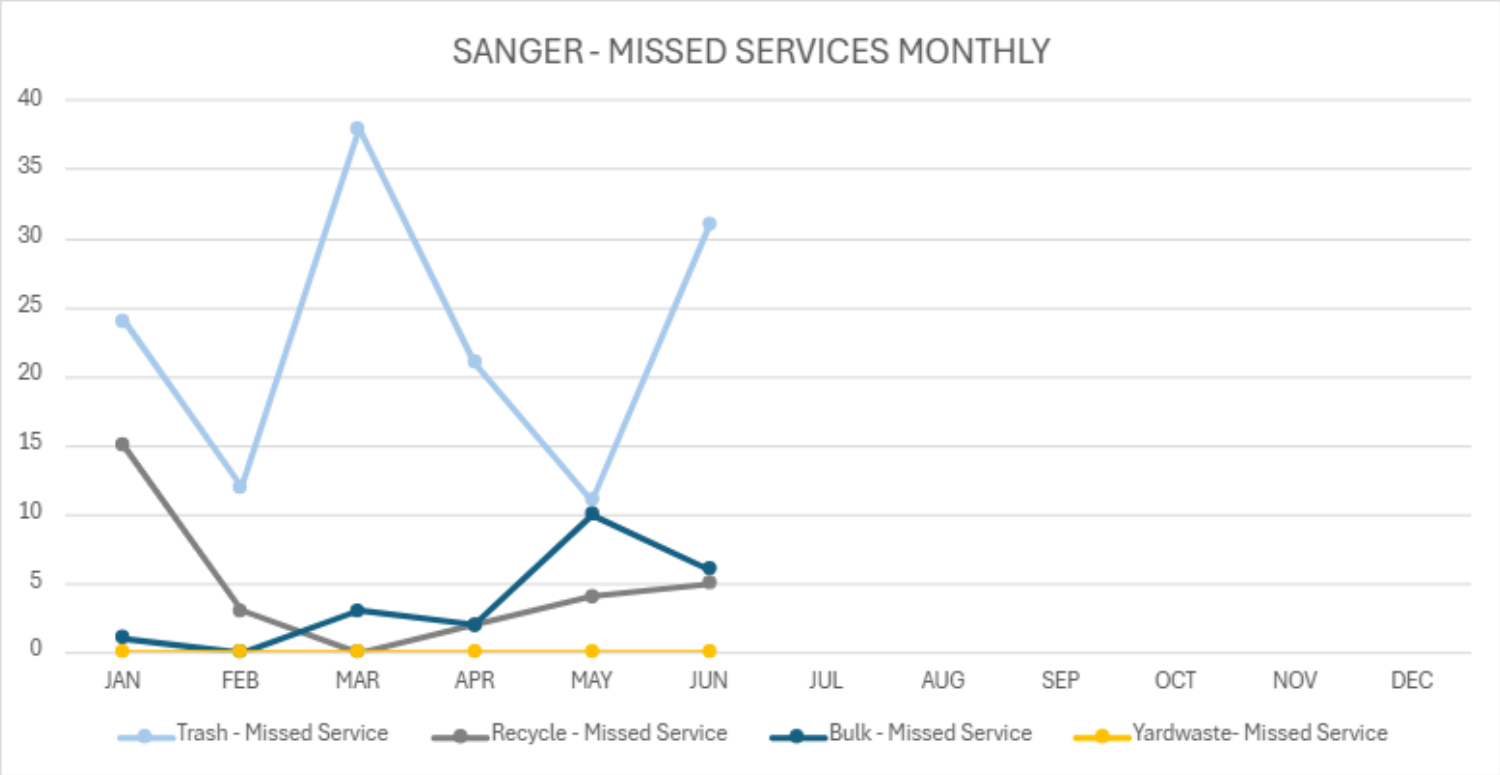
PARTICIPATION SERVICES

SANGER - RESIDENTIAL RECYCLE PARTICIPATION RATES 2025													
Participation	**JAN**	**FEB**	**MAR**	**APR**	**MAY**	**JUN**	**JUL**	**AUG**	**SEP**	**OCT**	**NOV**	**DEC**	**AVG**
# Households	3,317	3,322	3,329	3,343	3,346	3,355							**3,335**
Serviceable Households	16,585	13,288	13,316	16,715	13,384	13,420							**3,335**
SSR Participation	50.61%	39.02%	35.57%	42.83%	47.18%	52.79%							**44.67%**
SSR Set Outs	8,394	5,185	4,737	7,159	6,315	7,084							**6,369**
SANGER - OTHER INFORMATION 2025													
CONTAINERS	**JAN**	**FEB**	**MAR**	**APR**	**MAY**	**JUN**	**JUL**	**AUG**	**SEP**	**OCT**	**NOV**	**DEC**	**TOTAL**
Container Deliveries	13	18	22	7	16	13							**89**
Repair	0	0	0	0	0	0							**0**
Remove Container	0	0	0	4	2	1							**7**
Exchange Container	0	0	0	1	0	1							**2**
SERVICES	**JAN**	**FEB**	**MAR**	**APR**	**MAY**	**JUN**	**JUL**	**AUG**	**SEP**	**OCT**	**NOV**	**DEC**	**TOTAL**
Code Red	0	0	0	0	0	0							**0**
Routes Incomplete	0	0	0	0	0	0							**0**
Special Bulk Pickup	0	0	0	0	0	0							**0**
Illegal Dumps	0	0	0	0	0	0							**0**
TOTAL	0	0	0	0	0	0							**0**



RELIABLE SERVICES

SANGER - MISSED SERVICES 2025														
Service Activity	**JAN**	**FEB**	**MAR**	**APR**	**MAY**	**JUN**	**JUL**	**AUG**	**SEP**	**OCT**	**NOV**	**DEC**	**TOTAL**	**AVG**
Trash - Missed Service	24	12	38	21	11	31							**137**	**22.83**
Recycle - Missed Service	15	3	0	2	4	5							**29**	**4.83**
Bulk - Missed Service	1	0	3	2	10	6							**22**	**3.67**
Yardwaste- Missed Service	0	0	0	0	0	0							**0**	**0.00**
Service Activity Total	40	15	41	25	25	42							**188**	**31.33**



It is the policy of Republic Services that if a customer perceives that we missed a collection component, we return for collection and do not question the missed service.

SAFETY - OUR # 1 GOAL

SANGER - SAFETY RECORD 2025													
Service Activity	**JAN**	**FEB**	**MAR**	**APR**	**MAY**	**JUN**	**JUL**	**AUG**	**SEP**	**OCT**	**NOV**	**DEC**	**TOTAL**
Property Damage	0	0	0	1	0	0							**1**
Motor Vehicle Accidents	0	0	0	0	0	0							**0**
Moving Violations	0	0	0	0	0	0							**0**
Personal Injury Claims	0	0	0	0	0	0							**0**
TOTAL	**0**	**0**	**0**	**1**	**0**	**0**							**1**

Nothing is more important than safety, and no job is so urgent that we cannot take the time to do it safely. The very nature of what we do requires us to be uncompromising on safety, beginning with our employees and extending to our customers and into the communities we serve. Simply, a sustainable planet is only possible if everyone works and lives together… safely.

MATERIALS DIVERTED

SANGER - RESOURCES DIVERTED FROM LANDFILL 2025 (TONS)														
MATERIAL	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	AVG
OCC	57	37	32	42	37	41							**246**	**41**
MIXED PAPER	11	7	6	17	15	17							**73**	**12**
PLASTIC	10	5	5	7	6	7							**40**	**7**
METAL	5	3	2	4	3	4							**21**	**3**
OTHER	2	1	1	2	1	2							**9**	**1**
TOTAL	84	52	47	71	63	70							**387**	**65**

Regional Transportation Council

The Transportation Policy Body for the North Central Texas Council of Governments
(Metropolitan Planning Organization for the Dallas-Fort Worth Region)

TO: Federal Highway Administration
Federal Transit Administration
Environmental Protection Agency
Texas Department of Transportation
Texas Commission on Environmental Quality
Dallas Area Rapid Transit
Fort Worth Transportation Authority (Trinity Metro)
Denton County Transportation Authority
North Texas Tollway Authority
Collin County Toll Road Authority
Dallas Fort Worth International Airport
Impacted Local Governments

DATE: July 15, 2025

FROM: Michael Morris, P.E., Director of Transportation

SUBJECT: Resolution Adopting *Mobility 2050: The Metropolitan Transportation Plan for North Central Texas*

On June 12, 2025, the Regional Transportation Council (RTC) of the North Central Texas Council of Governments (NCTCOG) approved *Mobility 2050: The Metropolitan Transportation Plan for North Central Texas*. RTC Resolution R25-02 is enclosed for your information. The NCTCOG Executive Board also endorsed the plan on June 26, 2025. A copy of the Executive Board Resolution is also enclosed.

Section 8 of RTC Resolution R25-02 requires that it be provided to all impacted parties.

Mobility 2050 was developed in cooperation with local governments, the Texas Department of Transportation, the North Texas Tollway Authority, Dallas Area Rapid Transit, the Fort Worth Transportation Authority, Denton County Transportation Authority, and other transportation agencies.

If you have any questions regarding Mobility 2050 or the enclosed resolutions, please contact Brendon Wheeler at bwheeler@nctcog.org or 682.433.0478.

Michael Morris

Michael Morris, P.E.
Director of Transportation

AJ:cmg
Enclosure(s)

RESOLUTION ADOPTING
MOBILITY 2050: THE METROPOLITAN TRANSPORTATION PLAN FOR NORTH CENTRAL TEXAS
AND THE *2025 TRANSPORTATION CONFORMITY* DETERMINATION FOR THE DALLAS-FORT WORTH NONATTAINMENT AREA
(R25-02)

WHEREAS, the North Central Texas Council of Governments (NCTCOG) is designated as the Metropolitan Planning Organization (MPO) for the Dallas-Fort Worth Metropolitan Area by the Governor of Texas in accordance with federal law; and,

WHEREAS, the Regional Transportation Council (RTC) serves as the MPO policy committee, comprised primarily of local elected officials, and is the regional transportation policy body associated with NCTCOG, and has been and continues to be the regional forum for cooperative decisions on transportation; and,

WHEREAS, under 23 United States Code (USC) 134, the MPO is responsible for carrying out the metropolitan transportation planning process, in cooperation with the State and operators of publicly owned transit services; and,

WHEREAS, under 23 USC 134, the MPO is responsible for developing and maintaining the Metropolitan Transportation Plan (MTP) and metropolitan Transportation Improvement Program (TIP) and their periodic updates; and,

WHEREAS, under 23 USC 134, the Metropolitan Transportation Plan and metropolitan Transportation Improvement Program are required to include a financial plan to demonstrate how the MTP and TIP can be implemented; and,

WHEREAS, the Dallas-Fort Worth area is a federally designated nonattainment area for the pollutant ozone, and air quality conformity of the MTP and TIP shall be determined by the MPO as required by the Environmental Protection Agency's (EPA) Transportation Conformity Regulations found in 40 Code of Federal Regulation (CFR) 93; and,

WHEREAS, the EPA has designated the 10-county area of Collin, Dallas, Denton, Ellis, Johnson, Kaufman, Parker, Rockwall, Tarrant, and Wise counties as severe nonattainment under the 2008 8-Hour Ozone National Ambient Air Quality Standard (NAAQS) effective November 7, 2022; and designated the nine-county area of Collin, Dallas, Denton, Ellis, Johnson, Kaufman, Parker, Tarrant, and Wise counties as serious nonattainment under the 2015 8-Hour Ozone NAAQS effective July 22, 2024; and,

WHEREAS, all regionally significant ground transportation improvements, regardless of funding source, within the Dallas-Fort Worth ozone nonattainment area must be inventoried and included in the MTP, TIP, and Statewide Transportation Improvement Program (STIP) for the conformity analysis requirements of the Clean Air Act Amendments of 1990; and,

WHEREAS, *Mobility 2050: The Metropolitan Transportation Plan for North Central Texas* was developed in cooperation with local governments, the Texas Department of Transportation, Dallas Area Rapid Transit, Fort Worth Transportation Authority (Trinity Metro), Denton County Transportation Authority, North Texas Tollway Authority, Collin County Toll Road Authority, and other transportation agencies; and,

WHEREAS, *Mobility 2050: The Metropolitan Transportation Plan for North Central Texas* and the *2025 Transportation Conformity* were developed in a manner consistent with the federal regulations found in 23 CFR 450 and 49 CFR 613, and 40 CFR 93; and,

WHEREAS, the planning process used in development of *Mobility 2050: The Metropolitan Transportation Plan for North Central Texas* and the *2025 Transportation Conformity* was conducted in accordance with NCTCOG's approved public involvement procedures required under 23 USC 134, and Transportation Conformity Regulations, including presentations at public meetings and the allowance of a 60-day comment period prior to Regional Transportation Council approval of the MTP and a 30-day comment period prior to Transportation Conformity approval; and,

WHEREAS, the air quality conformity review has indicated that *Mobility 2050: The Metropolitan Transportation Plan for North Central Texas* meets the transportation conformity-related requirements of the State Implementation Plan, the Clean Air Act as amended on November 15, 1990, and the Transportation Conformity Regulations; and,

WHEREAS, the Civil Rights Act of 1964 mandates that no person shall on the grounds of race, color, or national origin be excluded from participation in, be denied benefits of, or otherwise be subjected to discrimination in programs and activities receiving federal financial assistance; and,

WHEREAS, the RTC's policy is to evaluate the benefits and burdens of transportation policies, programs, and plans to prevent disparate treatment and improve the decision-making process; and,

WHEREAS, NCTCOG's Surface Transportation Technical Committee has recommended Regional Transportation Council approval of *Mobility 2050: The Metropolitan Transportation Plan for North Central Texas* and the *2025 Transportation Conformity*.

NOW, THEREFORE, BE IT HEREBY RESOLVED THAT:

Section 1. The Regional Transportation Council adopts *Mobility 2050: The Metropolitan Transportation Plan for North Central Texas*.

Section 2. The Regional Transportation Council approves the results of the *2025 Transportation Conformity*, which demonstrate that implementation of *Mobility 2050: The Metropolitan Transportation Plan for North Central Texas* and the *2023-2026 Transportation Improvement Program* will not cause any new violations of the 2008 and 2015 8-Hour Ozone NAAQS, increase the frequency or severity of violations of the standards, or delay timely attainment of the standards. This analysis uses the latest available information and the latest EPA-approved emissions estimation model. In addition, these results meet the requirement of current and previous motor vehicle emissions budget tests and demonstrate Transportation Control Measures in approved State Implementation Plans are implemented in a timely fashion.

Section 3. The development of *Mobility 2050: The Metropolitan Transportation Plan for North Central Texas* utilized the most recent regional demographic projections as adopted by the NCTCOG Executive Board on November 21, 2024, and the *2025 Transportation Conformity* utilized the latest planning assumptions.

Section 4. The recommendations included in *Mobility 2050: The Metropolitan Transportation Plan for North Central Texas* meet financial constraint requirements and Title VI nondiscrimination requirements and have no disparate impacts on protected populations.

Section 5. The Regional Transportation Council directs staff to appropriately amend other planning documents such as the Transportation Improvement Program and Unified Planning Work Program as needed to implement the policies, programs,

and projects contained in *Mobility 2050: The Metropolitan Transportation Plan for North Central Texas*.

Section 6. The development of *Mobility 2050: The Metropolitan Transportation Plan for North Central Texas* and the *2025 Transportation Conformity* was conducted in accordance with NCTCOG's approved Public Participation Plan, including presentation of draft recommendations and analysis results to the public for comment prior to Regional Transportation Council adoption.

Section 7. The latest public involvement information for the *2025 Transportation Conformity*, including *Mobility 2050: The Metropolitan Transportation Plan for North Central Texas*, will be transmitted to the Federal Highway Administration, Federal Transit Administration, Environmental Protection Agency, Texas Department of Transportation, and the Texas Commission on Environmental Quality, as well as posted on the NCTCOG website.

Section 8. This resolution will be transmitted to the Federal Highway Administration, Federal Transit Administration, Environmental Protection Agency, Texas Department of Transportation, Texas Commission on Environmental Quality, Dallas Area Rapid Transit, Fort Worth Transportation Authority, Denton County Transportation Authority, North Texas Tollway Authority, Collin County Toll Road Authority, and all impacted local governments, as well as posted on the NCTCOG website.

Section 9. This resolution shall be in effect immediately upon its adoption.

Clay Lewis Jenkins, Chair
Regional Transportation Council
County Judge, Dallas County

I hereby certify that this resolution was adopted by the Regional Transportation Council of the North Central Texas Council of Governments for the Dallas-Fort Worth Metropolitan Area on June 12, 2025.

Rick Bailey, Vice Chair
Regional Transportation Council
Commissioner, Johnson County

Exhibit: 2025-06-09-TR

RESOLUTION ENDORSING *MOBILITY 2050: THE METROPOLITAN TRANSPORTATION PLAN FOR NORTH CENTRAL TEXAS* AND ASSOCIATED *2025 TRANSPORTATION CONFORMITY*

WHEREAS, the North Central Texas Council of Governments (NCTCOG) is a Texas political subdivision and nonprofit corporation organized and operating under Texas Local Government Code Chapter 391 as the regional planning commission for the 16-county North Central Texas region; and,

WHEREAS, NCTCOG is a voluntary association of, by and for local governments established to assist in planning for common needs, cooperating for mutual benefit, and coordinating for sound regional development; and,

WHEREAS, NCTCOG has been designated as the Metropolitan Planning Organization (MPO) for the Dallas-Fort Worth Metropolitan Area by the Governor of Texas in accordance with federal law; and,

WHEREAS, the Regional Transportation Council (RTC) serves as the MPO Policy Committee, comprised primarily of local elected officials, and is the regional transportation policy body associated with NCTCOG, and has been and continues to be the regional forum for cooperative decisions on transportation; and,

WHEREAS, under 23 United States Code (USC) 134, the MPO is responsible for carrying out the metropolitan transportation planning process, in cooperation with the State and operators of publicly owned transit services; and,

WHEREAS, under 23 USC 134, the MPO is responsible for developing and maintaining the Metropolitan Transportation Plan (MTP) and metropolitan Transportation Improvement Program (TIP) and their periodic updates; and,

WHEREAS, under 23 USC 134, the Metropolitan Transportation Plan and metropolitan Transportation Improvement Program are required to include a financial plan to demonstrate how the MTP and TIP can be implemented; and,

WHEREAS, the Dallas-Fort Worth area is a federally designated nonattainment area for the pollutant ozone, and air quality conformity of the MTP and TIP shall be determined by the MPO as required by the Environmental Protection Agency's (EPA) Transportation Conformity Regulations found in 40 Code of Federal Register (CFR) 93; and,

WHEREAS, the EPA has designated the 10-county area of Collin, Dallas, Denton, Ellis, Johnson, Kaufman, Parker, Rockwall, Tarrant, and Wise counties as severe nonattainment under the 2008 8-Hour Ozone National Ambient Air Quality Standard (NAAQS) effective November 7, 2022; and designated the nine-county area of Collin, Dallas, Denton, Ellis, Johnson, Kaufman, Parker, Tarrant, and Wise counties as serious nonattainment under the 2015 8-Hour Ozone NAAQS effective July 22, 2024; and,

WHEREAS, all regionally significant ground transportation improvements, regardless of funding source, within the Dallas-Fort Worth ozone nonattainment area must be inventoried and included in the MTP and TIP and Statewide Transportation Improvement Program (STIP) for the conformity analysis requirements of the Clean Air Act Amendments of 1990; and,

WHEREAS, *Mobility 2050: The Metropolitan Transportation Plan for North Central Texas* was developed in cooperation with local governments, the Texas Department of Transportation, Dallas Area Rapid Transit, Fort Worth Transportation Authority (Trinity Metro), Denton County Transportation Authority, North Texas Tollway Authority, and other transportation agencies; and,

WHEREAS, *Mobility 2050: The Metropolitan Transportation Plan for North Central Texas* and the *2025 Transportation Conformity* were developed in a manner consistent with the federal regulations found in 23 CFR 450 and 49 CFR 613, and 40 CFR 93; and,

WHEREAS, the planning process used in development of *Mobility 2050: The Metropolitan Transportation Plan for North Central Texas* and the *2025 Transportation Conformity* was conducted in accordance with NCTCOG's approved public involvement procedures required under 23 USC 134, and Transportation Conformity regulations, including presentation at public meetings and the allowance of a 60-day comment period prior to Regional Transportation Council approval of the MTP and a 30-day comment period prior to Transportation Conformity approval; and,

WHEREAS, the air quality conformity review has indicated that *Mobility 2050: The Metropolitan Transportation Plan for North Central Texas* meets the transportation conformity-related requirements of the State Implementation Plan, the Clean Air Act as amended on November 15, 1990, and the Transportation Conformity regulations; and,

WHEREAS, the Civil Rights Act of 1964 mandates that no person shall on the grounds of race, color, or national origin be excluded from participation in, be denied benefits of, or otherwise be subjected to discrimination in programs and activities receiving federal financial assistance; and,

WHEREAS, the RTC's policy is to evaluate the benefits and burdens of transportation policies, programs, and plans to prevent disparate treatment and improve the decision-making process; and,

WHEREAS, *Mobility 2050: The Metropolitan Transportation Plan for North Central Texas* and the findings of the *2025 Transportation Conformity* were adopted by the Regional Transportation Council on June 12, 2025 under Resolution R25-02.

NOW, THEREFORE, BE IT HEREBY RESOLVED THAT:

Section 1. The North Central Texas Council of Governments Executive Board endorses the RTC's *Mobility 2050: The Metropolitan Transportation Plan for North Central Texas*.

Section 2. The North Central Texas Council of Governments Executive Board endorses the RTC's findings of the *2025 Transportation Conformity*, which demonstrate that implementation of *Mobility 2050: The Metropolitan Transportation Plan for North Central Texas* and the 2025-2028 Transportation Improvement Program will not cause any new violations of the 2008 and 2015 8-Hour Ozone NAAQS, increase the frequency or severity of violations of the standards, or delay timely attainment of the standards. This analysis uses the latest available information and the latest EPA-approved emissions estimation model. In

addition, these results meet the requirement of current and previous motor vehicle emissions budget tests and demonstrate Transportation Control Measures in approved State Implementation Plans are implemented in a timely fashion.

Section 3. The North Central Texas Council of Governments Executive Board endorses the RTC's findings of the nondiscrimination review which indicate that *Mobility 2050: The Metropolitan Transportation Plan for North Central Texas* has no disparate impacts on protected populations.

Section 4. This resolution will be included in the final documentation of *Mobility 2050: The Metropolitan Transportation Plan for North Central Texas* and *2025 Transportation Conformity*.

Section 5. This resolution shall be in effect immediately upon its adoption.

Victoria Johnson, President
North Central Texas Council of Governments
Councilmember, City of Burleson

I hereby certify that this resolution was adopted by the Executive Board of the North Central Texas Council of Governments on June 26, 2025.

Brandon Huckabee, Secretary-Treasurer
North Central Texas Council of Governments
County Judge, Erath County

Chris Felan
Vice President
Rates & Regulatory Affairs

July 23, 2025

City Official

Re: Rider GCR - Rate Filing under Docket No. OS-24-00019196

Enclosed is Atmos Energy Corp., Mid-Tex Division's Statement of Rider GCR applicable for the August 2025 billing periods. This Statement details the gas cost component of the residential, commercial, and industrial sales rates for customers within your city. This filing is for informative purposes only and no action is required on your city's part.

Should you have any questions, please let me know.

Sincerely,



Chris Felan
Vice President, Rates and Regulatory Affairs
Atmos Energy, Mid-Tex Division

Attachment

Atmos Energy Corporation
5420 LBJ Freeway, Suite 1800
Dallas, TX 75240
P 214-206-2568 F 214-206-2126 Christopher.Felan@atmosenergy.com

ATMOS ENERGY CORPORATION
MID-TEX DIVISION
STATEMENT OF RIDER GCR
August, 2025
PREPARED IN ACCORDANCE WITH
GAS UTILITIES DOCKET NO. OS-24-00019196

Part (a) - Mid-Tex Commodity Costs

Line	(a)	(b)		Btu Factor	Per MMBtu
1	Estimated Gas Cost per Unit:	$0.26834			
2	Estimated City Gate Deliveries:	48,033,140			
3	Estimated Gas Cost:	$12,889,213			
4	Lost and Unaccounted For Gas %	2.5932%			
5	Estimated Lost and Unaccounted for Gas	$334,243			
6	Total Estimated City Gate Gas Cost:	$13,223,456			
7	Estimated Sales Volume:	48,085,700			
8	Estimated Gas Cost Factor - (EGCF)	0.27500			
9	Reconciliation Factor - (RF):	0.00000			
10	Taxes (TXS):	0.00000			
11	Adjustment - (ADJ):	0.00000			
12	Gas Cost Recovery Factor - (GCRF) (Taxable)	0.27500	per Ccf	0.1002	$2.7445
13	Customer Rate Relief - (CRR) (Non-Taxable)	0.11800	per Ccf	0.1002	$1.1776

Part (b) - Pipeline Services Costs

Line	(a)	(b)	(c)	(d)	(e)	
			Rate R - Residential	Rate C - Commercial	Rate I - Industrial Service Rate T - Transportation [1]	
	Fixed Costs					
14	Fixed Costs Allocation Factors [Set by GUD OS-24-00019196]	100.0000%	62.9568%	31.7550%	5.2881%	
15	**a.** Current Month Fixed Costs of Pipeline Services	$63,899,297	40,937,730	19,655,389	3,306,178	
16	**b.** Plus: Second Prior Month Recovery Adjustment	$0	$0	$0	$0	
17	Net Fixed Costs	$63,899,297	$40,937,730	$19,655,389	$3,306,178	
	Commodity Costs					
18	**a.** Estimated Commodity Cost of Pipeline Services	$5,413,926	3,376,260	1,649,279	388,387	
19	**b.** Plus: Second Prior Month Recovery Adjustment	$0	$0	$0	$0	
20	Net Commodity Cost of Pipeline Services	$5,413,926	$3,376,260	$1,649,279	$388,387	
21	**Total Estimated Pipeline Costs (Line 16 + Line 19)**	$69,313,223	$44,313,990	$21,304,668	$3,694,565	
22	Estimated Billed Volumes		66,006,940 Ccf	47,267,280 Ccf	4,697,045 MMBtu	
23	Pipeline Cost Factor (PCF) [Line 20 / Line 21] (Taxable)		0.67140 Ccf	0.45070 Ccf	$0.7866 MMBtu	
24	Gas Cost Recovery Factor - (GCRF) [Line 12] (Taxable)		0.27500 Ccf	0.27500 Ccf	$2.7445 MMBtu	
25	Customer Rate Relief - (CRR) (Non-Taxable)		0.11800 Ccf	0.11800 Ccf	$1.1776 MMBtu	
26	**Rider GCR**		1.06440 Ccf	0.84370 Ccf	Rate I - $4.7087 MMBtu	
27					Rate T - $0.7866 MMBtu	

[1] Industrial Service and Transportation are reported in MMBtu. An MMBtu conversion factor of .1002 is used to convert from Ccf.