CITY COUNCIL

MEETING AGENDA

SEPTEMBER 03, 2024, 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. Discussion regarding the Sullivan Senior Center.

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.

SPECIAL PRESENTATIONS AND ANNOUNCEMENTS

Mayoral proclamations, presentations of awards and certificates, and other acknowledgments of significant accomplishments or service to the community.

2. United Way Proclamation LIVE UNITED MONTH - September 2024

REPORTS

Staff Reports are for discussion only. No action may be taken on items listed under this portion of the agenda.

3. Annual presentation and overview of the Human Resources Department.

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.

- 4. Consideration and possible action on the minutes from the August 12, 2024, meeting.
- 5. Consideration and possible action on the minutes from the August 19, 2024, meeting.
- 6. Consideration and possible action on purchasing a 2025 Chevrolet 3500 HD Crew Cab from Caldwell Country Chevrolet and a 9' body from General Truck Body and authorizing the City Manager to execute the agreements and all necessary documents.
- 7. Consideration and possible action on the Final Plat of lots 1-12 & LOT 13X, BLOCK 1; LOTS 1-4 & LOT 5X, BLOCK B; LOTS 1-78 & LOT 8X, BLOCK C of Lakeside Estates Addition, being 68.028 acres described as A0790A C. MANCHACA, TR 5A, 6A, and 7A located in the City of Sanger's ETJ, and generally located on the north side of McReynolds Road approximately 120 feet northeast of the intersection of McReynolds Road and FM 455.

PUBLIC HEARING ITEMS

8. Conduct a public hearing pursuant to the Local Government Code, Section 214.908, Reauthorization of Building Permit Fees, to consider an Ordinance amending the City's Fee Schedule.

ACTION ITEMS

- 9. Consideration and possible action on the Preliminary Plat of Stephen Town Crossing, being approximately 120.133 acres of land described as REUBEN BEBEE SURVEY, ABSTRACT NO. 29, located in the City of Sanger, and generally located on the west side of Sanger Circle Addition and west of Montecristo Lane and Bridle Path Lane.
- 10. Consideration and possible action on the Preliminary Plat of Sanger Business Addition, being approximately 2.07 acres of land described as JOSE MARIA RUIS SURVEY, ABSTRACT NO. 1066 RUEBEN BEBEE SURVEY, ABSTRACT NO. 29, within the City of Sanger, generally located on the south of FM 455 approximately 248 feet west Sable Creek Boulevard.
- 11. Consideration and possible action on the Preliminary Plat of Duck Creek Ridge, being 1.010 acres, located in the City of Sanger, and generally located on the south side of Duck Creek Road at the intersection of Duck Creek Road and Mesa Drive

- 12. Consideration and possible action on the Final Plat of the Belz Road Retail Addition Phase 1 – Multi-Family, being 17.33 acres described as HENRY TIERWESTER SURVEY, ABSTRACT NO. 1241, BLOCK A, LOT 3, located in the City of Sanger and generally located on the west side of North Stemmons Frwy at the intersection of West Chapman Dr and North Stemmons Frwy.
- 13. Consideration and possible action on Ordinance 09-15-24 amending the fee schedule by removing the Fee Schedule, Appendix A, from the Code of Ordinances and adopting a new fee schedule by ordinance.
- 14. Consideration and possible action on Change Order No. 1 in the amount of \$151,631.00 with Ana Site Construction, LLC for the relocation of a 4" sewage force main and authorize the City Manager to execute said Change Order No. 1.
- 15. Consideration and possible action on approving consumption of alcohol on city property in conjunction with Ordinance #11-30-23, Chapter 15.609.
- 16. Consideration and possible action to vote for candidates on the ballot of the Texas Municipal League Intergovernmental Risk Pool Board of Trustee Election.
- <u>17.</u> Consideration and possible action to vote for the Region 8 Director of the Texas Municipal League.
- 18. Consideration and possible action on an amended petition for the creation of the North Central Denton County Municipal Utility District No. 1.

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.

- 19. Change Order Memo August 2024
- 20. 2024 Atmos Annual Gas Cost Reconciliation Filing Cities

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 August 28, 2024, at 12:00 PM.

/s/Jeriana Hemb	
Jeriana Hemb, Deputy 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.



PROCLAMATION

United Way of Denton County

WHEREAS, United Way of Denton County mobilizes communities like (CITY/TOWN) to action so all can thrive; and

WHEREAS, by working together with donors, supporters, and collaborators across Denton County, United Way of Denton County creates opportunities to expand education, promote economic mobility, improve health & mental health, and provide basic needs for over 53,000 County residents annually; and

WHEREAS, United Way of Denton County leads the effort with a network of nonprofits, governments, businesses, and donors to respond to our neighbor's immediate needs and seek out better solutions for larger community-wide issues.

NOW, THEREFORE, I, Thomas E. Muir, Mayor of the City of Sanger, on behalf of the entire City Council, hereby declare the month of **September 2024 to:**

LIVE UNITED



and ask and proudly join United Way of Denton County in calling on all residents of Sanger to Give to One to Impact Many as we take action to LIVE UNITED for a better Denton County for all of us.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Official Seal of the City of Sanger to be affixed this 3rd day of September 2024.

Thomas E. Muir, Mayor

CITY COUNCIL

MEETING MINUTES

AUGUST 12, 2024, 6:00 PM

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



CALL THE SPECIAL MEETING TO ORDER AND ESTABLISH A QUORUM

Mayor Muir called the special meeting to order at 6:00 p.m.

COUNCILMEMBERS PRESENT

Mayor Thomas Muir
Mayor Pro Tem, Place 2 Gary Bilyeu
Councilmember, Place 1 Marissa Barrett
Councilmember, Place 5 Victor Gann

COUNCILMEMBERS ABSENT

Councilmember, Place 3 Dennis Dillon Councilmember, Place 4 Allen Chick

STAFF MEMBERS PRESENT:

City Manager John Noblitt, City Secretary Kelly Edwards, City Attorney Hugh Coleman, Chief Financial Officer Clayton Gray, and Police Chief Tyson Cheek.

INVOCATION AND PLEDGE

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

CITIZENS COMMENTS

No one spoke.

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PUBLIC	C HEARING ITEMS
1.	Conduct a public hearing for the City of Sanger's Annual Budget for the fiscal year 2024-2025.
	Mayor Muir opened the public hearing at 6:02 p.m.
	No one spoke.
	Mayor Muir closed the public hearing at 6:04 p.m.
2.	Conduct a public hearing for the City of Sanger's proposed property tax rate.
	Mayor Muir opened the public hearing at 6:04 p.m.
	No one spoke.
	Mayor Muir closed the public hearing at 6:05 p.m.
ADJOU	RN
There b	eing no further business, Mayor Muir adjourned the meeting at 6:05 p.m.
	Thomas E. Muir, Mayor
Kelly Ed	lwards, City Secretary



DATE: September 3, 2024

FROM: Kelly Edwards, City Secretary

AGENDA ITEM: Consideration and possible action on the minutes from the August 12, 2024,

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 August 12, 2024.

ATTACHMENTS:

City Council minutes

DATE: September 3, 2024

FROM: Kelly Edwards, City Secretary

AGENDA ITEM: Consideration and possible action on the minutes from the August 19, 2024,

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 August 19, 2024.

ATTACHMENTS:

City Council minutes

CITY COUNCIL

MEETING MINUTES

AUGUST 19, 2024, 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 6:00 p.m.

COUNCILMEMBERS PRESENT

Mayor Pro Tem, Place 2
Councilmember, Place 1
Councilmember, Place 3
Councilmember, Place 4
Councilmember, Place 4
Councilmember, Place 5

Thomas Muir
Gary Bilyeu
Marissa Barrett
Dennis Dillon
Allen Chick
Victor Gann

COUNCILMEMBERS ABSENT

None

STAFF MEMBERS PRESENT:

City Manager John Noblitt, City Secretary Kelly Edwards, Chief Financial Officer Clayton Gray, Director of Development Services Ramie Hammonds, Library Director Laura Klenke, and Police Lt. Justin Lewis.

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 551.087. DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS; This chapter does not require a governmental body to conduct an open meeting: (1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1).

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- Belz Road Retail Addition

Council convened into executive session at 6:01 p.m.

RECONVENE INTO WORK SESSION

Council reconvened into open session at 6:45 p.m.

OVERVIEW OF ITEMS ON THE REGULAR AGENDA

Discussion ensued regarding Item 9, enquiring if Denton Land, LP is Denton MUD 12.

Discussion ensued regarding Item 2, asking that the August 5, 2024, minutes be amended to show Mayor Muir recused himself from Section 551.071 of the executive session.

Discussion ensued regarding Item 3, with City Manager Noblitt stating this agreement allows for the City's consultants to begin compiling information.

ADJOURN THE WORK SESSION

There being no further business, Mayor Muir adjourned the work session at 6:47 p.m.

CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM

Mayor Muir called the regular meeting to order at 7:00 p.m.

COUNCILMEMBERS PRESENT

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

COUNCILMEMBERS ABSENT

None

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STAFF MEMBERS PRESENT:

City Manager John Noblitt, City Secretary Kelly Edwards, Chief Financial Officer Clayton Gray, Director of Development Services Ramie Hammonds, Library Director Laura Klenke, and Police Lt. Justin Lewis.

INVOCATION AND PLEDGE

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

CITIZENS COMMENTS

Fideucio Martinez, resident, provided information regarding his utility bills, stating it was too high and that he would like to understand why.

Garrett Spigner, resident, spoke in favor of a zoning change allowing the Farmer's Market to be held downtown.

Nancy McAlister, resident, spoke in favor of allowing the Farmer's Market to be held downtown, increasing business traffic.

Josh Burrus, resident, spoke in favor of moving the Farmers' Market to downtown, increasing visitors to downtown.

Will Leija, Denton resident, spoke in favor of allowing the Farmer's Market to be held downtown.

David Batchelor, Justin resident, spoke in favor of allowing the Farmer's Market to be held downtown, which is easier for people to navigate than on the ISD's gravel parking area.

Yesika Horton, Denton resident, stated she is a vendor at the Farmers Market and spoke in favor of moving it to downtown for the 2025 season.

REPORTS

1. Annual presentation and overview of the Human Resources Department.

City Manager Noblitt stated this item would be moved to the next meeting.

CONSENT AGENDA

- 2. Consideration and possible action on the minutes from the August 5, 2024, meeting.
- Consideration and possible action on authorizing the City Manager to execute a Professional Services Reimbursement Agreement with Meritage Homes of Texas, LLC

for reimbursement of expenses spent during consideration of a potential Public Improvement District.

4. Consideration and possible action on a contract between the City of Sanger and the Sanger Area Chamber of Commerce for Hotel Occupancy Tax Funds.

Mayor Muir asked that Item 2 be removed to amend the minutes.

Motion to approve Item 3-4 made by Councilmember Bilyeu, Seconded by Councilmember Gann.

Ayes: Barrett, Bilyeu, Chick, Dillon, and Gann.

Nays: None

Motion passed unanimously.

Motion to approve Item 2 as amended noting the Mayor recused himself from Executive Item Section 551.071 made by Councilmember Chick, Seconded by Councilmember Dillon.

Ayes: Barrett, Bilyeu, Chick, Dillon, and Gann.

Nays: None

Motion passed unanimously.

ACTION ITEMS

Consideration and possible action on Ordinance 08-11-24, Approving the Property Tax Roll.

Director Gray provided an overview of the item.

Motion to approve made by Councilmember Bilyeu, Seconded by Councilmember Gann.

Ayes: Barrett, Bilyeu, Chick, Dillon, and Gann.

Nays: None

Motion passed unanimously.

6. Consideration and possible action on Ordinance 08-12-24, adopting the budget providing for the appropriation of funds for operating and capital expenditures for the fiscal year beginning October 1, 2024, and ending September 30, 2025, providing for the intra- and inter-department and fund transfers, providing for unexpected revenues such as grants, donations, and insurance proceeds, providing for an effective date, and providing for approval of the investment policy.

Director Gray provided an overview of the item.

Motion to approve made by Councilmember Bilyue, Seconded by Councilmember Barrett.

Ayes: Barrett, Bilyeu, Chick, Dillon, and Gann.

Nays: None

Motion passed unanimously.

7. Consideration and possible action on Ordinance 08-13-24, setting the City's Ad Valorem tax rate at \$0.689747/\$100 of taxable assessed valuation for the Fiscal Year beginning October 1, 2024, and ending September 30, 2025.

Director Gray provided an overview of the item.

Motion that the property tax rate be increased by the adoption of a tax rate of \$0.689747per \$100, which is effectively a 3.78% percent increase in the tax rate made by Councilmember Bilyeu, Seconded by Councilmember Dillon.

Ayes: Barrett, Bilyeu, Chick, Dillon, and Gann.

Nays: None

Motion passed unanimously.

8. Consideration and possible action on Ordinance 08-14-24 ratifying the property tax increase reflected in the fiscal year 2024-2025 budget.

Director Gray provided an overview of the item.

Motion to approve made by Councilmember Chick, Seconded by Councilmember Dillon.

Ayes: Barrett, Bilyeu, Chick, Dillon, and Gann.

Nays: None

Motion passed unanimously.

 Consideration and possible action an Agreement for Certificate of Convenience and Necessity No. 20073 Release, Green Space Dedication, and Attorney Fees are executed by and among Denton 1000 Land, LP, a Texas limited partnership, the City of Sanger, Texas and the Denton County Soil and Water Conservation District No. 547.

City Manager Noblitt provided an overview of the item.

Motion to approve made by Councilmember Barrett, Seconded by Councilmember Gann.

Ayes: Barrett, Bilyeu, Chick, Dillon, and Gann.

Nays: None

Motion passed unanimously.

FUTURE ITEMS

Mayor Muir has spoken with the Sullivan family about the Senior Center and stated they would like the City to forward a copy of the deed and proposal. The Council agreed that this item should be included on a future agenda for discussion.

Councilmember Barrett requested a future work session item to discuss the Farmer's Market.

City Manager Noblitt reminded the Council of the Work Session scheduled for August 30th.

INFORMATIONAL ITEMS

- 10. Republic Services Report June 2024
- 11. Financial Reports May 2024 and June 2024
- 12. Disbursements Reports June 2024 and July 2024

ADJOURN	
There being no further business, Mayor Mu	uir adjourned the meeting at 7:42 p.m.
	Thomas E. Muir, Mayor
Kelly Edwards, City Secretary	



DATE: September 3, 2024

FROM: Ronnie Grace, Director of Electric

AGENDA ITEM: Consideration and possible action on purchasing a 2025 Chevrolet 3500 HD

Crew Cab from Caldwell Country Chevrolet and a 9' body from General Truck Body and authorizing the City Manager to execute the agreements and all

necessary documents.

SUMMARY:

• This vehicle will be replacing a 2005 Chevrolet 3500 HD.

• Purchases are being made via BuyBoard Bid 724-23.

• This is a budgeted Capital item.

• Current prices are \$59,618.00 (Caldwell Country Chevrolet) and \$34,814.00 (General Body).

FISCAL INFORMATION:

Budgeted: Yes Amount: \$ 94,432.00 GL Account: 008-58-6130

RECOMMENDED MOTION OR ACTION:

Staff recommends approval

ATTACHMENTS:

- City Council Communication
- Caldwell Country Chevrolet Quote
- General Body Quote

CALDWELL COUNTRY CHEVROLET

800 HWY. 21 E. CALDWELL, TEXAS 77836 BUYBOARD BID 724-23

End Use	r: CITY OF SANGER		Caldwell Rep: BEN LAUREANO QUOTE# 71124							
Contact:	MEGHANN PIERCY		Phone: 979-567-6155							
Phone/er	mail: MPIERCY@SANGERTEXAS.	<u>ORG</u>		Date: Thursday, July 11, 2024						
Product Description: CHEVROLET 3500HD CHASSIS CAB email: ben@caldwellcount										
A.	Bid Series: 18	A. Base Price:	\$	52,818.00						
B.	Published Options [Itemize each below]									
Code	Options	Bid Price	Code	Options	P	Bid Price				
CK31043	2025 CHEVROLET 3500HD CREW CAE	INCL		DUAL REAR WHEELS		INCL				
	4WD CC 177"WB/60" CA	INCL		CRUISE CONTROL		INCL				
AZ3	SEATS, FRONT 40/20/40	INCL		DEFOGGER, REAR WINDOW	Ь	INCL				
GT4	REAR AXLE, 3.73 RATIO	INCL		GLASS, DEEP TINTED	<u> </u>	INCL				
H2G	JET BLACK, VINYL SEAT TRIM	INCL		POWER WINDOW/LOCK	<u> </u>	INCL				
L8T	ENGINE 6.6L V8 GAS	INCL		FLOOR COVERING VINYL	<u> </u>	INCL				
MKM	TRANS 10-SPEED AUTOMATIC	INCL			<u> </u>					
PCV	WT CONVENIENCE PACKAGE	INCL								
9L3	SPARE TIRE DELETE	INCL								
5N5	REAR CAMERA KIT	INCL								
			ļ		<u> </u>					
				Total of B. Published Options:						
C.	Unpublished Options [Itemize each below	v, not to excee	d 25%]	\$= 0.0	%					
	Disclaimer			Options	E	Bid Price				
	S/QUOTES ARE VALID FOR			MMIT WHITE / 2025MY FACTORY		OR /				
	(30) DAYS DUE TO SUPPLY CHAIN RAINTS. RE-VERIFY PRICING		ORDER	Q4 2024	DEL	IVERY				
	E ISSUING A PURCHASE ORDER.									
	DDITY SURCHARGES MAY APPLY									
AFTER	A PURCHASE ORDER IS ISSUED**									
=			-	Total of C. Unpublished Options:	\$	-				
D.	Registration, Inspection, Paperwork, Pos	tage cost, Cou	ırthouse t	ime, & Runner time:	\$	-				
10	LIDEUTERED CONTROL OF ALL OF ALL	40			ф	24.014.00				
E.	UPFITTERS: GENERAL Q1475	48			\$	34,814.00				
F.	Manufacturer Destination/Delivery:									
G.	Floor Plan Interest (for in-stock and/or e	quipped vehic	les):		\$	6,400.00				
Н	Lot Insurance (for in-stock and/or equipped vehicles):									
I.	Contract Price Adjustment:				\$	-				
J.	Additional Delivery Charge:		miles		\$	-				
К.	Subtotal:				\$	94,032.00				
L.	Quantity Ordered 1	x K =			\$	94,032.00				
М.	Trade in:									
N.	BUYBOARD FEE PER PURCHASE OF	RDER			\$	400.00				
0.	TOTAL PURCHASE PRICE WITH BUYBOARD FEE									

94,432.00



7110 Jensen Dr Houston TX 77093

To:

Caldwell Country Chevrolet P.O. Box 27 C/O Averyt Knapp Caldwell TX 77836 USA Quotation Status: Quoted Quotation Valid Thru: 9/13/2024

VIN #:

Drop Ship: None

Attention:

Line	Facility / Part / Rev / Description /	Details	Quantity Quoted	Unit Price	Extended Price	
1	Default MJQ#147548 CITY OF SANGER (See Quote Line Comment Page For Details)	Rev	U/M EA	1.00	34,814.000	34,814.000

^{***}Note- Due To The Volatility In The Industry, The Pricing Is Subject To An Adjustment If The Vehicle Is Not Received within 30 Days From The Date Of Order

Total Items Price: US \$ 34,814.000

Orders cancelled for any reason will be subject to 100% of all labor cost incurred up to the time of cancellation, 25% restocking fee of all standard parts, 100% of all special order parts having to be returned to the vendor (including freight) or parts deemed as not able to be used on additional jobs, and 75% of selling price of all fabricated parts.

Thanks again for your interest in our company as one of your suppliers.

Prices do not include any Federal, State, or Local taxes unless otherwise indicated.



7110 Jensen Dr Houston TX 77093

Quote Line Comments

Line 1 Comment:

VIN#

CITY OF SANGER

TO FIT 2025 CREW CAB 60" CA

Reading Service body 9' standard open cargo area, standard height 40", dual rear wheel (4) floor tie downs, stainless steel rotary lock, reading white, Itach-matic (electric) locks, 2 shelves in Front vertica compts. e-track in cargo area, rock guards, FURNISH AND INSTALL (2) PIECES OF E-TRACK ON EACH SIDE OF REAR COMPARTMENTS, ROADSIDE AND CURBSIDE. -LOCATE TOP ROW TO BE APPROX., 7" DOWN FROM TOP OF COMPARTMENT TO CENTER OF ETRACK. -LOCATE MIDDLE ROW AT MID HEIGHT OF COMPARTMENT (APPROX.) INCORPORATE (4) TIE DOWN RINGS RECESSED IN FLÓOR AREA, TWO AT FRONT BULKHEAD AND TWO AT REAR. SPC HOT STICK BOX 108" L X 12" H X 18"W (STEEL) Finish Color Reading White - Powder Coat FURNISH SPECIAL 108" LG HOT STICK BOX APPROXIMATELY 108" LONG X 18" WIDE X 12" HIGH EQUIPPED WITH A REAR DROP DOWN HATCH TYPE DOOR, BOLT-ON VENTED CLEAN-OUT PLATE TOWARDS FRONT (NOT LINED), SPECIAL WB24 BUMPER (WHITE)

SPRAY LINE CARGO AREA

MECHANIC DRAWER UNIT IN 1ST VERTICAL COMPARTMENT DRIVER SIDE

LED LIGHTING IN ALL COMPARTMENTS

HEADACHE RACK

(2) WORK LIGHTS MOUNTED ON HEADACHE RACK

LIGHT BAR MOUNTED CENTER OF HEADACHE RACK

VISE BRACKET AND VISE

WEN, 9500W Generator, Remote Electric Start CO Sensor, Surge Watts 9500 Rated Watts 7500 Voltage 120/240 Model# GN9500X mounted on top of compartment on the curg side

Whelen WCX Liberty II amber hite 48" mk9sp stud mount, core c control point switch combo

seat covers mudflaps weight slip and certification

Houston TX 77093

READING TRUCK EQUIPMENT (DBA READING TRUCK) TERMS AND CONDITIONS

- Prices quoted herein will be in effect for thirty (30) days (unless specifically noted on the quotation). However, during this time, prices may be increased according to, but not to exceed, the producer's price index (PPI) change for steel and/or aluminum between the date of the quotation and the date of the shipment. Commodity data may be used in conjunction with industry data to determine the increase.
- Reading Truck Equipment ("RTE") ensures all completed vehicles conform to applicable U.S. Federal Motor Vehicle Safety Standards (FM VSS) in effect at time of manufacture. Customer/end-user is responsible for ensuring this vehicle, when operated, meets all applicable federal, state and local rules, regulations and statutes, including, but not limited to, those governing safety equipment, cargo securement, and accessories.
- RTE will not be held financially liable for delay in delivery resulting from supply constraints from the chass is and/or equipment manufacturer, labor strikes, carrier delays, or any delays in RTE's performance due to acts of public enemies, industrial, or civil disturbances, orders of any governmental or military entity, or natural disaster.
- RTE will invoice customer upon completion of work, regardless of delivery status.
- Delivery to and acceptance by Customer shall be F.O.B. RTE's final assembly location. Customer is responsible for any freight, shipping, insurance and handling charges for such Vehicle(s) unless otherwise specified in the RTE quotation. RTE shall have no liability whatsoever for damage, loss or deterioration of the Products after delivery of the units to a common carrier, regardless of whether RTE charges Customer for freight. Customer acknowledges that all claims for losses caused by the carrier, including those for inconvenience, delay or expense, shall only be made against the carrier. In no event shall Customer deduct any amount for damage in transit from the amount due hereunder.
- Any modifications to the order requested by the Customer must be provided in writing and received by RTE within 30 days of the Order Submission Date. Approved changes must be signed by the Customer using RTE Change Order form with the additional cost. In addition, approved changes may be billed on a separate invoice after the original order has been completed and invoiced in accordance with the process described above.
- Approved Changes to an Order will be subject to any charges related to the price of goods or additional labor required to implement the change. Additionally any delivery timing implications that occur for such change will be estimated by RTE at the time of the change. Customer may be subject to any costs or fees related to any product or material rendered unnecessary after the change.
- · Cancelled orders regardless of reason are subject to a charge for time and material incurred by RTE plus any costs or fees related to returning or disposing of product acquired for the order.
- In addition, Customer agrees to reimburse RTE's current lot lease expenses for every month past fourteen (14) calendar days of the date of the Release Notice that the Vehicle(s) remain on RTE's lot. Customer also agrees to pay RTE for all costs incurred after fourteen (14) calendar days of the date of the Release Notice, to maintain the Vehicles in satisfactory (road-worthy) working condition.
- See quote for payment terms. COD customers require a 25% deposit at time of order and balance due upon completion. Payment arrangements regarding the balance shall be: ACH, wire transfer, certified check, or money order. Balance must be paid in full prior to release of product to Customer. A 5% surcharge shall apply to any credit card payment.
- All balances over 30 days old are subject to a 11/2% monthly service charge (18% per annum) Remit Deposits to: Reading Truck Equipment, LLC (Please label envelope - Deposit) PO Box 21051 New York, NY 10087-1051 By signing and accepting this quotation, Customer agrees to accept Reading Truck Equipment terms and conditions as stated above and as stated on the website https://www.readingequipment.com /terms-andconditions/



DATE: September 3, 2024

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on the Final Plat of lots 1-12 & LOT 13X,

BLOCK 1; LOTS 1-4 & LOT 5X, BLOCK B; LOTS 1-78 & LOT 8X, BLOCK C of Lakeside Estates Addition, being 68.028 acres described as A0790A C. MANCHACA, TR 5A, 6A, and 7A located in the City of Sanger's ETJ, and

generally located on the north side of McReynolds Road approximately 120 feet

northeast of the intersection of McReynolds Road and FM 455.

SUMMARY:

The applicant is proposing to create 23 single-family lots and 3 open-space lots.

- The lots will range in size from 2.0 acres to 3.08 acres.
- The properties will be served with on-site septic and a well for water.
- There is one existing house currently located on the site.
- The property is located in the City of Sanger ETJ.
- Planning & Zoning recommended APPROVAL on 4-8-2024.

FISCAL INFORMATION:

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

RECOMMENDED MOTION OR ACTION:

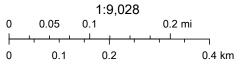
Staff recommends APPROVAL.

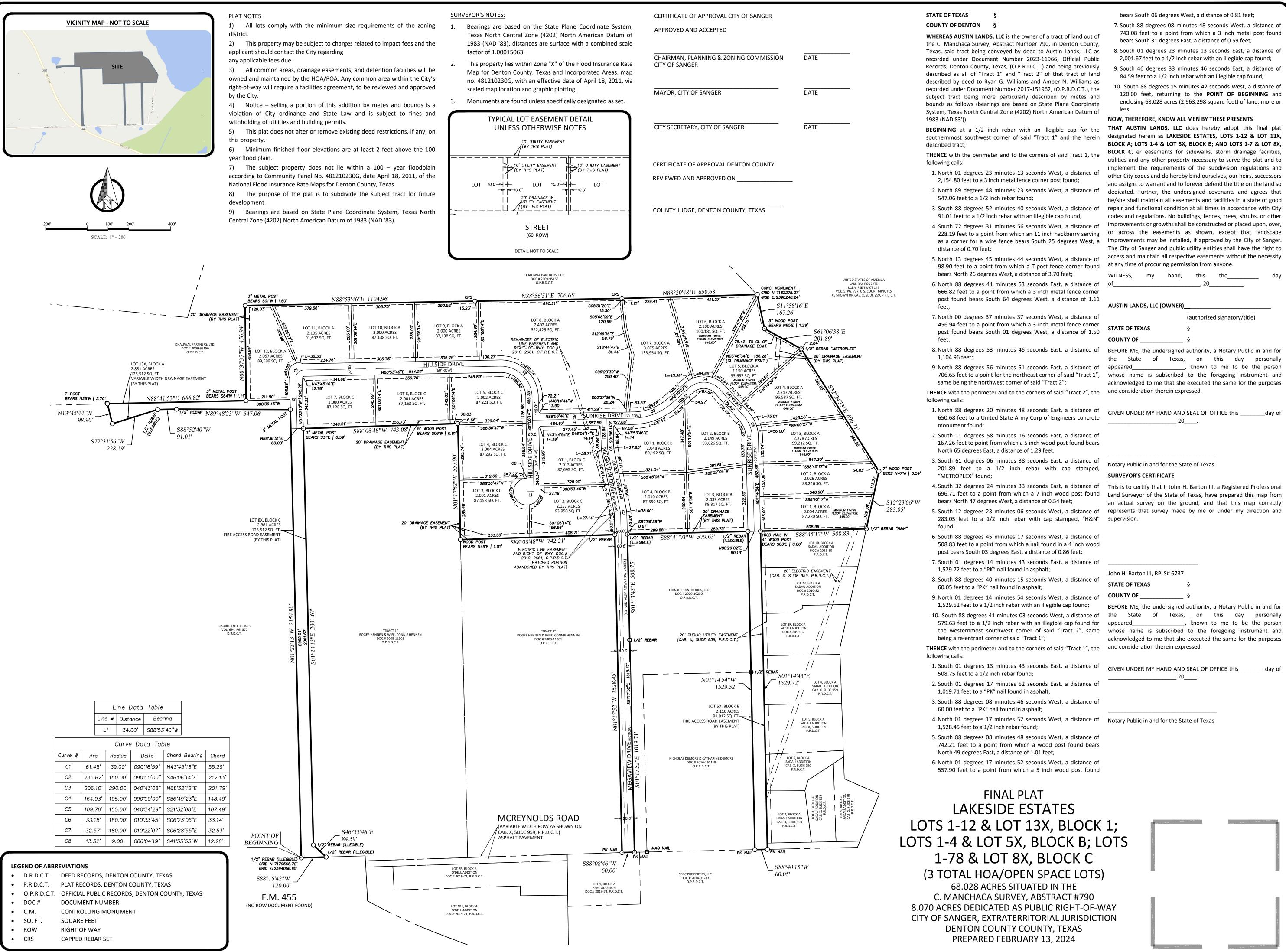
ATTACHMENTS:

Location Map Final Plat Application Letter of Intent









irkman

ENGINEER/PREPARER

5200 State Highway 121 Colleyville, TX 76034 Phone: 817-488-4960 Contact: Jeremy Nelson

SURVEYOR

BARTON CHAPA SURVEYING

5200 State Highway 121 Colleyville, TX 76034 Phone: 817-864-1957 info@bcsdfw.com TBPLS Firm #10194474

OWNER

AUSTIN LANDS, LLC 803 WEST SOUTHLAKE BOULEVARD, STE. 100 SOUTHLAKE, TX 76092 PH.:312.206.8673

DRAWN: BCS CHECKED: JHB TABLE OF REVISIONS **SUMMARY**

JOB NO. 2022.001.293

SANGER 68

DENTON COUNTY TEXAS

1 OF 1



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

SUBDIVISION APPLICATION

Preliminary Plat Minor Plat	Plat/l	Replat nded Plat	Vacating Plat Conveyance Plat
Applicant		Owner (if different from	n applicant)
Name: Jeremy B. Nelson,	PE	Name: Ramesh Raavi	
Company: Kirkman Engine	eering, LLC	Company: Austin Land	ls, LLC
Address: 5200 State Highw	vay 121	Address 803 W. Southla	ake Blvd. Suite 100
City, State, Zip: Colleyville,	TX 76034	City, State, Zip: Southla	ke, TX 76092
Phone 817-488-4960		Phone: 312-206-8673	
Fax: N/A		Fax: N/A	
Email: jeremy.nelson@trus	stke.com	Email: ramesh@sr3sys	tems.com
Supporting Materials (List if R Number(s):	Submittal (Department) Pre-Application Conference (Department) One (1) Paper Copy of Plat (24" Letter of Intent Non-Refundable Application Form (Signed by Compartment) Application Form (Signed by Compartment) Additional Required Document One (1) PDF Copy of all Document Emailed to development@san provided):	Date: 04 / 03 / 2023) 2x36", folded to 1/4 size) Fee (Check Payable to City Dwner) Inpleted) Ints/Traffic & Drainage Stud Inents Provided on a CD/DV Ingertexas.org	ies etc.
DocuSigned by	: 		03/13/2024
Owner's Signature A20B7692055A4			Date
Jeneny B. Nelson. PE			03/13/2024
Applicant's Signature	,		Date
Office Use: Reviewed by Dire	ector of Development Services/		

Effective Date: 02/11/2020



Kirkman Engineering 5200 State Highway 121 Colleyville, TX 76034 PH 817.488.4960

Ramie Hammonds
Director/Building Official
City of Sanger Development Services
201 Bolivar Street
Sanger, TX 76266

March 13, 2024

RE: Lakeside Estates Final Plat Letter of Intent

Dear Mr. Hammonds,

Please let this document serve as the letter of intent for the Lakeside Estates final plat submittal. The proposed development is located on a 68.028-acre tract of land near the intersection of F.M. 455 and McReynolds Road and comprises of 23 single family lots along with 3 open space lots. The tract of land is situated in the C. Manchaca Survey, Abstract #790 Denton County, Texas. The subdivider of this development is Austin Lands, LLC located at 803 W Southlake Boulevard, Suite 100, Southlake, Texas 76092. Kirkman Engineering will serve as the designated point of contact for future correspondence. We request that the final plat be reviewed and considered by the appropriate approval body.

Thank you,

Jeheny B. Nelson, P.E.

Jeremy Nelson, P.E. Jeremy.nelson@trustke.com (817)488-4960



DATE: September 3, 2024

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on the Preliminary Plat of Stephen Town

Crossing, being approximately 120.133 acres of land described as REUBEN BEBEE SURVEY, ABSTRACT NO. 29, located in the City of Sanger, and generally located on the west side of Sanger Circle Addition and west of Montecristo Lane

and Bridle Path Lane.

SUMMARY:

• The applicant is proposing to create 427 single-family lots and 5 open-space lots from 4 unplatted tracts.

- This site is located on the west side of the Sanger Circle Addition and west of Montecristo Lane and Bridle Path Lane.
- The lots have a minimum 60' width and 100' depth with a minimum sq footage of 6500 square feet.
- The subdivision will be accessed through Sanger Circle via Joshua Drive, Legend Drive, Lake Park Drive, and Avion Drive.
- This subdivision is zoned SF-10 and is compatible with Sanger Circle.
- The property is located in the City of Sanger.
- Planning & Zoning recommended approval with the condition all comments were satisfied prior to City Council approval.

FISCAL INFORMATION:

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

RECOMMENDED MOTION OR ACTION:

Staff recommends DENIAL based on the condition attached comments have not been satisfied.

ATTACHMENTS:

Location Map
Preliminary Plat
Application
Letter of Intent
Planning Comments
Engineering Comments
Drainage Comments

Denton CAD Web Map



8/5/2024, 4:38:52 PM

Parcels

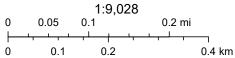
└── County



Project Name: Stephen Town Crossing

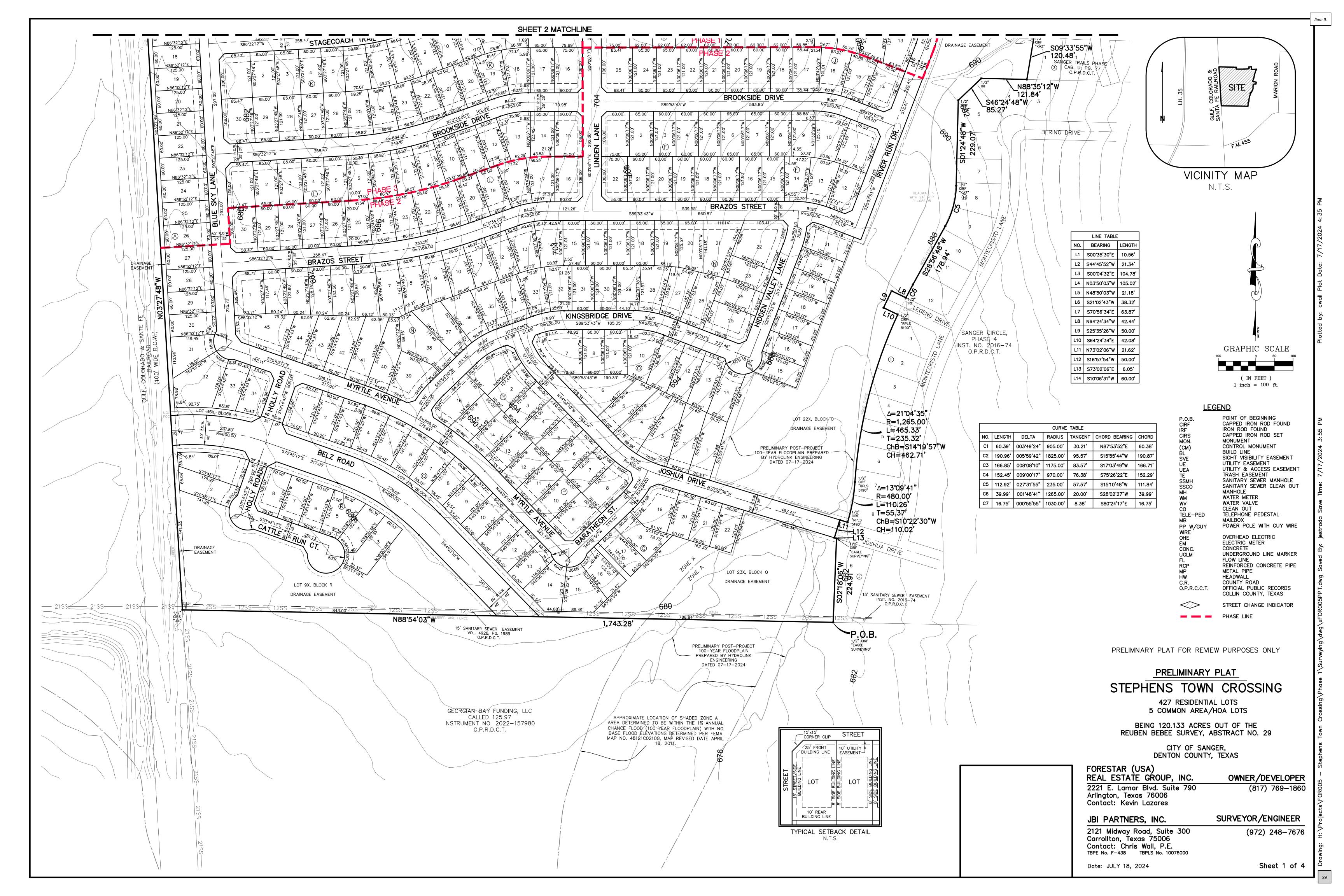
Project: 24SANZON-0026

Preliminary Plat



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Denton County Appraisal District, BIS Consulting - www.bisconsulting





Marcha M	LOI	ANLA IADLL		LO	I ANLA IADEL	_]	OT ANLA TABLE			ANLA IADLL		LO	ANLA TABLE			ANEX TABLE			I ANLA IADEL			ANEA TABLE			MINEN IMBLE	
Part 1989	BLOCK-LOT	SQUARE FEET	ACRES	BLOCK-LOT	SQUARE FEET	ACRES	BLOCK-LOT	SQUARE FEET	ACRES	BLOCK-LOT	SQUARE FEET	ACRES	BLOCK-LOT	SQUARE FEET	ACRES	BLOCK-LOT	SQUARE FEET	ACRES	BLOCK-LOT	SQUARE FEET	ACRES	BLOCK-LOT	SQUARE FEET	ACRES	BLOCK-LOT	SQUARE FEET	ACRES
Column C	A-1	9,300	0.214	B-14	7,560	0.174	D-14	10,067	0.231	G-4	11,114	0.255	I–17	8,541	0.196	K-14	7,865	0.181	M-14	7,206	0.165	N-32	8,669	0.199	P-1	10,247	0.235
Color Colo	A-2	7,500	0.172	B-15	7,560	0.174	D-15	7,531	0.173	G-5	8,868	0.204	I–18	8,467	0.194	K-15	9,555	0.219	M-15	7,208	0.165	N-33	12,206	0.280	P-2	7,992	0.183
1-1-1- 1-1-1- 1-1-1- 1-1-1- 1-1	A-3	7,500	0.172	B-16	7,560	0.174	D-16	7,531	0.173	G-6	8,984	0.206	I–19	7,502	0.172	K-16	8,962	0.206	M-16	7,210	0.166	N-34	14,400	0.331	P-3	7,260	0.167
A	A-4	7,500	0.172	B-17	7,560	0.174	D-17	7,531	0.173	G-7	10,037	0.230	I-20	7,502	0.172	K-17	7,865	0.181	M-17	7,813	0.179	N-35	7,800	0.179	P-4	7,260	0.167
A-7	A-5	7,500	0.172	B-18	7,560	0.174	D-18	7,693	0.177	G-8	14,590	0.335	I-21	7,502	0.172	K-18	8,122	0.186	M-18	7,214	0.166	N-36	7,800	0.179	P-5	7,260	0.167
A-6 7500 757 B-27 7500 278 B-28 7500 278 B-28 7500 278 B-28 7500 178 B-28 7500 179 B-29 270 B-29 270 B-29 B-	A-6	7,500	0.172	B-19	7,560	0.174	D-19	8,017	0.184	H-1	8,880	0.204	I-22	7,502	0.172	K-19	8,088	0.186	M-19	7,216	0.166	N-37	10,088	0.232	P-6	7,260	0.167
Fig.	A-7	7,500	0.172	B-20	7,560	0.174	D-20	8,341	0.191	H-2	7,260	0.167	I-23	7,865	0.181	K-20	7,260	0.167	M-20	7,819	0.179	N-38	9,475	0.218	P-7	7,286	0.167
A-right 7.500	A-8	7,500	0.172	B-21	7,560	0.174	D-21	8,666	0.199	H-3	7,260	0.167	I-24	7,865	0.181	K-21	7,260	0.167	M-21	7,821	0.180	N-39	9,046	0.208	P-8	9,419	0.216
A-11 7.500 6.17	A-9	7,500	0.172	B-22	7,560	0.174	D-22	8,990	0.206	H-4	7,260	0.167	I-25	9,932	0.228	K-22	7,575	0.174	M-22	7,823	0.180	N-40	8,533	0.196	P-9	9,572	0.220
February 1.500 1712 C-1	A-10	7,500	0.172	B-23	7,560	0.174	D-23	9,314	0.214	H-5	7,260	0.167	I-26X	2,191	0.050	K-23	7,676	0.176	M-23	9,396	0.216	N-41	7,512	0.172	P-10	7,865	0.181
A-14	A-11	7,500	0.172	B-24	9,807	0.225	D-24	9,055	0.208	H-6	7,260	0.167	J-1	8,963	0.206	K-24	7,676	0.176	M-24	9,365	0.215	N-42	7,260	0.167	P-11	7,260	0.167
A-14	A-12	7,500	0.172	C-1	10,255	0.235	D-25	9,282	0.213	H-7	7,260	0.167	J-2	7,502	0.172	K-25	7,749	0.178	M-25	7,800	0.179	N-43	7,260	0.167	P-12	7,260	0.167
A-16	A-13	7,500	0.172	C-2	7,500	0.172	D-26	15,292	0.351	H-8	7,260	0.167	J-3	7,502	0.172	K-26	7,260	0.167	M-26	7,800	0.179	N-44	7,935	0.182	P-13	7,264	0.167
	A-14	7,500	0.172	C-3	7,500	0.172	D-27	8,622	0.198	H-9	7,562	0.174	J-4	7,502	0.172	K-27	7,260	0.167	M-27	7,800	0.179	N-45	8,166	0.187	P-14	7,385	0.170
A-11	A-15	7,500	0.172	C-4	7,500	0.172	D-28	7,709	0.177	H-10	7,876	0.181	J-5	7,502	0.172	K-28	7,865	0.181	M-28	7,200	0.165	N-46	7,260	0.167	P-15	8,434	0.194
A-16	A-16	7,500	0.172	C-5	7,500	0.172	D-29	7,793	0.179	H-11	7,774	0.178	J-6	7,502	0.172	K-29	7,865	0.181	M-29	7,200	0.165	N-47	7,703	0.177	P-16	9,938	0.228
A-19	A-17	7,500	0.172	C-6	7,500	0.172	D-30	7,876	0.181	H-12	7,260	0.167	J-7	7,502	0.172	K-30	9,988	0.229	M-30	7,800	0.179	N-48	8,952	0.206	Q-1	8,848	0.203
A-92 7,500 0,172 C-9 0,125 0,177 C-10 0,177	A-18	7,500	0.172	C-7	7,500	0.172	D-31	7,960	0.183	H-13	7,260	0.167	J-8	7,502	0.172	L-1	8,778	0.202	M-31	7,790	0.179	N-49	10,367	0.238	Q-2	7,260	0.167
A-21 7.600 0.172 C-10 8.125 0.187 C-36 8.281 0.180 H-15 7.695 0.180 H-17 7.495 0.180 H-18 7.790 0.177 H-35 7.790 0.177 H-35 7.495 0.180 H-18 7.790 H-18 7.790 H-18 7.790 H-18 M-18 M-	A-19	7,500	0.172	C-8	8,125	0.187	D-32	8,043	0.185	H-14	8,502	0.195	J-9	7,502	0.172	L-2	7,865	0.181	M-32	10,152	0.233	N-50	12,446	0.286	Q-3	7,387	0.170
A-22 7,500 0,172 C-12 0,169 0,279 C-13 0,189 0,200 H-19 7,749 0,172 0,172 C-12 0,169 0,272 C-13 10,149 0,225 C-13 10,228 0,248 C-13 10,228 0,248 C-13 10,228 C-13 C	A-20	7,500	0.172	C-9	8,125	0.187	D-33	8,127	0.187	H-15	9,993	0.229	J-10	8,118	0.186	L-3	7,865	0.181	M-33	15,218	0.349	N-51	11,272	0.259	Q-4	7,720	0.177
A-22 7.500 0.772 0.713 0.714 0.715	A-21	7,500	0.172	C-10	8,125	0.187	D-34	8,211	0.188	H-16	7,865	0.181	J-11	8,507	0.195	L-4	7,260	0.167	M-34	8,826	0.203	N-52	10,588	0.243	Q-5	7,720	0.177
	A-22	7,500	0.172	C-11	8,125	0.187	D-35	8,989	0.206	H-17	7,415	0.170	J-12	8,416	0.193	L-5	7,260	0.167	M-35	7,450	0.171	N-53	11,068	0.254	Q-6	7,720	0.177
	A-23	7,500	0.172	C-12	9,869	0.227	D-36	10,528	0.242	H-18	8,010	0.184	J-13	11,039	0.253	L-6	7,709	0.177	M-36	7,440	0.171	N-54	9,925	0.228	Q-7	7,720	0.177
	A-24	7,500	0.172	C-13	10,148	0.233	F-1	8,963	0.206	H-19	7,719	0.177	J-14	9,325	0.214	L-7	7,586	0.174	M-37	7,482	0.172	N-55	8,781	0.202	Q-8	7,720	0.177
A-27 7.500 0.172 C-16 7.500 0.172 C-17 7.500 0.172 C-18 7.500 0.172 C-18 7.500 0.172 C-18 7.500 0.172 C-18 7.500 0.172 F-8 7.585 0.181 H-24 7.580 0.187 J-20 7.500 0.172 C-19 7.500 0.172 C-19 7.500 0.172 C-19 7.500 0.172 C-19 7.500 0.181 H-24 7.500 0.167 J-20 7.500 0.172 C-14 9.303 0.221 0.743 0.167 J-13 9.107 0.181 M-27 7.500 0.167 J-12 7.500 0.172 J-18 0.181 J-27 7.500 0.172 J-18 0.183 J-22 7.280 0.1672	A-25	7,500	0.172	C-14	7,500	0.172	F-2	7,865	0.181	H-20	7,865	0.181	J-15	8,066	0.185	L-8	7,586	0.174	M-38	7,686	0.176	N-56	7,638	0.175	Q-9	8,583	0.197
A-28 7,800 0.172 C-17 7,500 0.172 F-5 7,280 0.167 H-23 7,885 0.181 J=18 7,260 0.167 L-11 7,260 0.167 M-41 8,390 0.193 0-2 7,200 0.167 C-12 7,280 0.167 L-12 7,282 0.167 L-12 7,282 0.167 L-12 7,280 0.167 L-12 7,280 0.167 L-12 7,280 0.167 L-13 9,107 0.208 1.13 9,107 0.208 1.13 9,107 0.208 1.13 9,107 0.208 1.13 9,107 0.208 1.13 9,107 0.208 1.13 9,107 0.208 0.181 M-41 7,280 0.161 M-42 1,482 0.21 M-41 7,280 <td>A-26</td> <td>7,500</td> <td>0.172</td> <td>C-15</td> <td>7,500</td> <td>0.172</td> <td>F-3</td> <td>7,260</td> <td>0.167</td> <td>H-21</td> <td>7,260</td> <td>0.167</td> <td>J-16</td> <td>8,675</td> <td>0.199</td> <td>L-9</td> <td>7,586</td> <td>0.174</td> <td>M-39</td> <td>7,921</td> <td>0.182</td> <td>N-57</td> <td>13,096</td> <td>0.301</td> <td>Q-10</td> <td>7,260</td> <td>0.167</td>	A-26	7,500	0.172	C-15	7,500	0.172	F-3	7,260	0.167	H-21	7,260	0.167	J-16	8,675	0.199	L-9	7,586	0.174	M-39	7,921	0.182	N-57	13,096	0.301	Q-10	7,260	0.167
A-29 7,500 0,172 C-18 7,500 0,172 C-19 7,500 0,172 F-6 7,885 0,181 H-24 7,286 0,167 J-19 7,286 0,167 L-12 7,282 0,167 H-22 0,274 0,-3 7,280 0,167 C-13 7,311 0,168	A-27	7,500	0.172	C-16	7,500	0.172	F-4	7,260	0.167	H-22	7,260	0.167	J-17	8,828	0.203	L-10	7,487	0.172	M-40	8,155	0.187	0–1	13,291	0.305	Q-11	7,260	0.167
A-30 7,472 0.172 C-19 7,500 0.172 F-7 7,865 0.181 H−25 7,280 0.167 L−13 9,107 0.209 N−13 9,720 0.223 C−4 10,536 0.24 Q−14 9,839 0.228 A-31 9,233 0.212 C−20 7,500 0.172 F−8 7,280 0.167 L−14 7,800 0.161 N−14 7,200 0.165 D−22 7,280 0.167 L−14 7,800 0.161 N−14 7,200 0.167 D−14 9,237 0.101 0.162 N−15 7,529 0.173 0−10 10,275 0.203 0−16 7,872 0.172 P−10 9,390 0.216 P−1 9,880 0.204 P−12 N−18 P−27 0.165 N−14 P−18 0.162 0.208 N−15 N−18 N−18 N−18 N−18 N−18 N−18 N−18 N−18 N−19 N−18 N−18 N−18 N−18	A-28	7,500	0.172	C-17	7,500	0.172	F-5	7,260	0.167	H-23	7,865	0.181	J-18	7,260	0.167	L-11	7,260	0.167	M-41	8,390	0.193	0-2	7,260	0.167	Q-12	7,260	0.167
A-31 9,233 0,212 C-20 7,500 0,172 F-8 7,260 0,167 H-28 7,865 0,181 J-21 7,260 0,167 L-14 7,900 0,181 N-14 7,208 0,165 C-5 11,510 0,284 C-15 10,654 0,245 A-32 14,805 0,340 C-21 7,500 0,172 F-9 7,760 0,172 H-27 8,880 0,294 J-22 7,260 0,167 L-15 8,862 0,206 N-15 7,529 0,173 C-10 10,275 0,236 C-16 7,827 0,180 C-17 7,500 0,172 F-10 9,390 0,216 J-1 10,655 0,249 J-2 7,865 0,181 J-24 7,865 0,181 L-16 8,962 0,206 N-16 7,849 0,180 C-13 8,739 0,201 C-18 8,814 0,202 A-35X 28,482 0,664 C-24 9,338 0,214 F-12 8,566 0,197 J-1 10,655 0,249 J-2 7,865 0,181 J-25 9,990 0,229 L-18 8,290 0,190 N-18 8,921 0,205 C-13 8,898 0,207 C-19 10,528 0,245 D-1 8,403 0,193 F-13 8,209 0,188 J-4 7,502 0,172 K-1 9,598 0,122 J-25 N,865 0,181 J-26 N,865 0,181 J-26 N,865 0,181 J-26 N,865 0,181 J-28 N	A-29	7,500	0.172	C-18	7,500	0.172	F-6	7,865	0.181	H-24	7,260	0.167	J-19	7,260	0.167	L-12	7,282	0.167	M-42	11,942	0.274	0-3	7,260	0.167	Q-13	7,311	0.168
A-32 14,805 0.340 C-21 7,500 0.172 F-9 7,780 0.173 H-27 8,880 0.204 J-22 7,280 0.187 L-15 8,982 0.206 N-15 7,529 0.173 O-10 10,275 0.238 O-16 7,827 0.180	A-30	7,472	0.172	C-19	7,500	0.172	F-7	7,865	0.181	H-25	7,260	0.167	J-20	7,260	0.167	L-13	9,107	0.209	N-13	9,720	0.223	0-4	10,536	0.242	Q-14	9,939	0.228
A-33 8,588 0,192 C-22 7,500 0,172 F-10 9,390 0,216 I-1 9,392 0,228 J-23 7,865 0,181 L-16 8,962 0,206 N-16 7,849 0,180 C-11 8,447 0,194 C-17 7,500 0,172 A-34 8,640 0,198 C-23 7,500 0,172 F-11 10,855 0,249 I-2 7,865 0,181 J-24 7,865 0,181 L-17 8,340 0,191 N-17 8,170 0,188 C-12 8,739 0,201 C-18 8,814 0,202 A-385 0,245 C-24 9,338 0,214 F-12 8,566 0,197 I-3 7,865 0,181 J-25 9,980 0,229 L-18 8,200 0,167 N-19 9,561 0,219 C-14 8,044 0,185 C-20 7,200 0,165 B-2 7,560 0,174 C-2 7,977 0,183 F-13 8,209 0,188 I-4 7,502 0,172 K-2 7,865 0,181 L-27 7,865 0,181 L-20 7,415 0,170 N-20 8,866 0,204 C-15 6,966 0,160 C-21 7,200 0,165 B-3 7,560 0,174 C-3 8,107 0,189 F-16 7,260 0,167 I-6 7,502 0,172 K-3 7,865 0,181 L-21 7,615 0,175 N-22 7,833 0,180 C-17 7,200 0,165 C-22 7,200 0,165 B-3 7,560 0,174 C-4 8,237 0,189 F-16 7,260 0,167 I-7 7,502 0,172 K-3 7,865 0,181 L-21 7,615 0,175 N-22 7,833 0,180 C-17 7,200 0,165 C-22 7,200 0,165 B-3 7,560 0,174 C-4 8,237 0,189 F-16 7,260 0,167 I-9 8,483 0,195 F-18 7,260 0,167 I-9 8,483 0,195 F-18 7,260 0,167 I-9 8,483 0,195 F-18 7,260 0,167 I-9 8,483 0,195 F-19 7,260 0,167 I-9 8,483 0,195 F-19 7,260 0,167 I-9 8,483 0,195 F-20 7,260 0,167 I-10 7,262 0,180 K-7 7,700 0,177 L-25 7,739 0,178 N-24 7,260 0,167 N-26 8,428 0,133 0,-21 8,638 0,204 R-4 7,895 0,181 B-9 7,560 0,174 D-8 8,695 0,185 F-20 7,260 0,167 I-10 7,825 0,180 K-9 7,260 0,167 I-22 7,260 0,167 N-26 8,428 0,133 0,-21 8,689 0,204 R-4 7,895 0,181 B-9 7,560 0,174 D-9 8,179 0,188 F-21 7,260 0,167 I-10 7,885 0,181 K-9 7,260 0,167 I-28 7,260 0,167 N-28 7	A-31	9,233	0.212	C-20	7,500	0.172	F-8	7,260	0.167	H-26	7,865	0.181	J-21	7,260	0.167	L-14	7,900	0.181	N-14	7,208	0.165	0–5	11,510	0.264	Q-15	10,654	0.245
A-34 8,640 0.198 C-23 7,500 0.172 F-11 10,855 0.249 I-2 7,865 0.181 J-24 7,865 0.181 L-17 8,340 0.191 N-17 8,170 0.188 O-12 8,739 0.201 O-18 8,614 0.202 A-35X 28,482 0.694 C-24 9,338 0.214 F-12 8,566 0.197 I-3 7,865 0.181 J-25 9,980 0.229 L-18 8,200 0.190 N-18 8,921 0.205 O-13 8,996 0.207 O-19 10,528 0.242 D-1 10,652 0.246 D-1 8,403 0.193 F-13 8,209 0.188 I-4 7,502 0.172 K-1 9,988 0.229 L-19 7,260 0.167 N-19 9,561 0.219 O-14 8,044 0.185 O-20 7,200 0.165 D-2 7,200 0.165 D-2 7,500 0.174 D-2 8,760 0.174 D-3 8,107 0.183 F-14 7,811 0.179 I-5 7,502 0.172 K-3 7,865 0.181 L-21 7,815 0.175 N-21 8,224 0.189 O-16 7,200 0.165 O-22 7,200 0.165 D-2 7,200 0.165	A-32	14,805	0.340	C-21	7,500	0.172	F-9	7,760	0.178	H-27	8,880	0.204	J-22	7,260	0.167	L-15	8,962	0.206	N-15	7,529	0.173	0–10	10,275	0.236	Q-16	7,827	0.180
A-35X 28,482 0.654 C-24 9,338 0.214 F-12 8.566 0.197 I-3 7,865 0.181 J-25 9,980 0.229 L-18 8.290 0.190 N-18 8.921 0.205 013 8.996 0.207 019 10,528 0.242	A-33	8,358	0.192	C-22	7,500	0.172	F-10	9,390	0.216	I-1	9,932	0.228	J-23	7,865	0.181	L-16	8,962	0.206	N-16	7,849	0.180	0–11	8,447	0.194	Q-17	7,500	0.172
B-1 10,652 0.245 D-1 8,403 0.193 F-13 8,209 0.188 I-4 7,502 0.172 K-1 9,988 0.229 I-19 7,280 0.167 N-19 9,581 0.219 D-14 8,044 0.185 D-20 7,200 0.165	A-34	8,640	0.198	C-23	7,500	0.172	F-11	10,855	0.249	I-2	7,865	0.181	J-24	7,865	0.181	L-17	8,340	0.191	N-17	8,170	0.188	0–12	8,739	0.201	Q-18	8,814	0.202
B-2 7,560 0.174 D-2 7,977 0.183 F-14 7,811 0.79 I-5 7,502 0.172 K-2 7,865 0.181 L-20 7,415 0.170 N-20 8,866 0.204 0-15 6,966 0.160 0-21 7,200 0.165 B-3 7,560 0.174 D-3 8,107 0.186 F-15 7,260 0.167 I-6 7,502 0.172 K-3 7,865 0.181 L-21 7,615 0.175 N-21 8,224 0.189 0-16 7,200 0.165 Q-22 7,200 0.165 Q-23 7,500 0.175 N-21 8,224 0.189 0-16 7,200 0.165 Q-23 7,500 0.175 N-23 7,615 0.175 N-22 7,833 0.180 0-17 7,200 0.165 Q-23 7,200 0.165 Q-23 7,500 0.174 N-2 7,560 0.174 N-2 8,483 0.185 R-1 11,350 <t< td=""><td>A-35X</td><td>28,482</td><td>0.654</td><td>C-24</td><td>9,338</td><td>0.214</td><td>F-12</td><td>8,566</td><td>0.197</td><td>I-3</td><td>7,865</td><td>0.181</td><td>J-25</td><td>9,980</td><td>0.229</td><td>L-18</td><td>8,290</td><td>0.190</td><td>N-18</td><td>8,921</td><td>0.205</td><td>0–13</td><td>8,996</td><td>0.207</td><td>Q-19</td><td>10,528</td><td>0.242</td></t<>	A-35X	28,482	0.654	C-24	9,338	0.214	F-12	8,566	0.197	I-3	7,865	0.181	J-25	9,980	0.229	L-18	8,290	0.190	N-18	8,921	0.205	0–13	8,996	0.207	Q-19	10,528	0.242
B-3 7,560 0.174 D-3 8,107 0.186 F-15 7,260 0.167 I-6 7,502 0.172 K-3 7,865 0.181 L-21 7,615 0.175 N-21 8,224 0.189 O-16 7,200 0.165 O-22 7,200 0.165 D-2 7,500 0.174 D-4 8,237 0.189 F-16 7,260 0.167 I-7 7,502 0.172 K-4 7,260 0.167 L-22 7,615 0.175 N-22 7,833 0.180 O-17 7,200 0.165 O-23 150,136 3.447 D-5 7,560 0.174 D-6 8,487 0.195 F-18 7,260 0.167 I-9 8,483 0.195 K-6 7,786 0.179 L-24 7,615 0.175 N-24 7,260 0.167 O-19 7,200 0.165 R-2 9,536 0.219 D-7 8,616 0.198 F-19 7,260 0.167 I-10 7,822 0.180 K-7 7,700 0.177 L-25 7,739 0.178 N-25 8,474 0.195 O-20 7,201 0.165 R-3 10,294 0.236 D-18 P-2 7,560 0.174 D-9 8,179 0.188 F-20 7,260 0.167 I-12 7,885 0.181 K-9 7,260 0.167 L-27 7,260 0.167 N-28 7,260 0.167 N-29 7,260 0.167	B-1	10,652	0.245	D-1	8,403	0.193	F-13	8,209	0.188	I-4	7,502	0.172	K-1	9,988	0.229	L-19	7,260	0.167	N-19	9,561	0.219	0-14	8,044	0.185	Q-20	7,200	0.165
B-4 7,560 0.174 D-4 8,237 0.189 F-16 7,260 0.167 I-7 7,502 0.172 K-4 7,260 0.167 L-22 7,615 0.175 N-22 7,833 0.180 O-17 7,200 0.165 Q-23X 150,136 3,447 B-5 7,560 0.174 D-5 7,719 0.177 F-17 7,260 0.167 I-8 7,502 0.172 K-5 7,260 0.167 L-23 7,615 0.175 N-23 7,610 0.175 O-18 7,200 0.165 R-1 11,350 0.261 B-6 7,560 0.174 D-6 8,487 0.195 F-18 7,260 0.167 I-9 8,483 0.195 K-6 7,786 0.179 L-24 7,615 0.175 N-24 7,260 0.165 R-2 9,536 0.219 B-7 7,560 0.174 D-8 8,669 0.185 F-19 7,260 0.167 I-11 </td <td>B-2</td> <td>7,560</td> <td>0.174</td> <td>D-2</td> <td>7,977</td> <td>0.183</td> <td>F-14</td> <td>7,811</td> <td>0.179</td> <td>I-5</td> <td>7,502</td> <td>0.172</td> <td>K-2</td> <td>7,865</td> <td>0.181</td> <td>L-20</td> <td>7,415</td> <td>0.170</td> <td>N-20</td> <td>8,866</td> <td>0.204</td> <td>0–15</td> <td>6,966</td> <td>0.160</td> <td>Q-21</td> <td>7,200</td> <td>0.165</td>	B-2	7,560	0.174	D-2	7,977	0.183	F-14	7,811	0.179	I - 5	7,502	0.172	K-2	7,865	0.181	L-20	7,415	0.170	N-20	8,866	0.204	0–15	6,966	0.160	Q-21	7,200	0.165
B-5 7,560 0.174 D-5 7,719 0.177 F-17 7,260 0.167 I-8 7,502 0.172 K-5 7,260 0.167 L-23 7,615 0.175 N-23 7,610 0.175 O-18 7,200 0.165 R-1 11,350 0.261 B-6 7,560 0.174 D-6 8,487 0.195 F-18 7,260 0.167 I-9 8,483 0.195 K-6 7,786 0.179 L-24 7,615 0.175 N-24 7,260 0.165 R-2 9,536 0.219 B-7 7,560 0.174 D-7 8,616 0.198 F-19 7,260 0.167 I-10 7,822 0.180 K-7 7,700 0.177 L-25 7,739 0.178 N-25 8,474 0.195 0.165 R-3 10,294 0.236 B-8 7,560 0.174 D-8 8,069 0.185 F-20 7,260 0.167 I-11 7,865 0.181 <td>B-3</td> <td>7,560</td> <td>0.174</td> <td>D-3</td> <td>8,107</td> <td>0.186</td> <td>F-15</td> <td>7,260</td> <td>0.167</td> <td>I-6</td> <td>7,502</td> <td>0.172</td> <td>K-3</td> <td>7,865</td> <td>0.181</td> <td>L-21</td> <td>7,615</td> <td>0.175</td> <td>N-21</td> <td>8,224</td> <td>0.189</td> <td>0-16</td> <td>7,200</td> <td>0.165</td> <td>Q-22</td> <td>7,200</td> <td>0.165</td>	B-3	7,560	0.174	D-3	8,107	0.186	F-15	7,260	0.167	I-6	7,502	0.172	K-3	7,865	0.181	L-21	7,615	0.175	N-21	8,224	0.189	0-16	7,200	0.165	Q-22	7,200	0.165
B-6 7,560 0.174 D-6 8,487 0.195 F-18 7,260 0.167 I-9 8,483 0.195 K-6 7,786 0.179 L-24 7,615 0.175 N-24 7,260 0.167 O-19 7,200 0.165 R-2 9,536 0.219 B-7 7,560 0.174 D-7 8,616 0.198 F-19 7,260 0.167 I-10 7,822 0.180 K-7 7,700 0.177 L-25 7,739 0.178 N-24 7,260 0.165 R-2 9,536 0.219 B-8 7,560 0.174 D-8 8,069 0.185 F-20 7,260 0.167 I-11 7,865 0.181 K-8 7,700 0.177 L-26 7,260 0.167 N-24 7,260 0.167 N-24 7,260 0.165 R-3 10,294 0.236 B-8 7,560 0.174 D-8 8,069 0.185 F-20 7,260 0.167 I-26 <td>B-4</td> <td>7,560</td> <td>0.174</td> <td>D-4</td> <td>8,237</td> <td>0.189</td> <td>F-16</td> <td>7,260</td> <td>0.167</td> <td>I-7</td> <td>7,502</td> <td>0.172</td> <td>K-4</td> <td>7,260</td> <td>0.167</td> <td>L-22</td> <td>7,615</td> <td>0.175</td> <td>N-22</td> <td>7,833</td> <td>0.180</td> <td>0–17</td> <td>7,200</td> <td>0.165</td> <td>Q-23X</td> <td>150,136</td> <td>3.447</td>	B-4	7,560	0.174	D-4	8,237	0.189	F-16	7,260	0.167	I - 7	7,502	0.172	K-4	7,260	0.167	L-22	7,615	0.175	N-22	7,833	0.180	0–17	7,200	0.165	Q-23X	150,136	3.447
B-7 7,560 0.174 D-7 8,616 0.198 F-19 7,260 0.167 I-10 7,822 0.180 K-7 7,700 0.177 L-25 7,739 0.178 N-25 8,474 0.195 0-20 7,201 0.165 R-3 10,294 0.236 B-8 7,560 0.174 D-8 8,069 0.185 F-20 7,260 0.167 I-11 7,865 0.181 K-8 7,700 0.177 L-26 7,260 0.167 N-26 8,428 0.193 0-21 8,889 0.204 R-4 7,895 0.181 B-9 7,560 0.174 D-9 8,179 0.188 F-21 7,260 0.167 I-12 7,865 0.181 K-9 7,260 0.167 N-27 7,260 0.167 0-22X 306,345 7,033 R-5 8,697 0.202 B-10 7,560 0.174 D-10 8,215 0.189 F-22 8,357 0.192 I-	B-5	7,560	0.174	D-5	7,719	0.177	F-17	7,260	0.167	I-8	7,502	0.172	K-5	7,260	0.167	L-23	7,615	0.175	N-23	7,610	0.175	0–18	7,200	0.165	R-1	11,350	0.261
B-8 7,560 0.174 D-8 8,069 0.185 F-20 7,260 0.167 I-11 7,865 0.181 K-8 7,700 0.177 L-26 7,260 0.167 N-26 8,428 0.193 0-21 8,889 0.204 R-4 7,895 0.181 B-9 7,560 0.174 D-9 8,179 0.188 F-21 7,260 0.167 I-12 7,865 0.181 K-9 7,260 0.167 L-27 7,260 0.167 N-27 7,260 0.167 O-22X 306,345 7,033 R-5 8,697 0.200 B-10 7,560 0.174 D-10 8,215 0.189 F-22 8,357 0.192 I-13 8,571 0.197 K-10 7,260 0.167 L-28 7,260 0.167 N-28 7,260 0.167 0-39 10,067 0.231 R-6 7,260 0.167 B-12 9,671 0.222 D-12 7,806 0.169 <th< td=""><td>B-6</td><td>7,560</td><td>0.174</td><td>D-6</td><td>8,487</td><td>0.195</td><td>F-18</td><td>7,260</td><td>0.167</td><td>I-9</td><td>8,483</td><td>0.195</td><td>K-6</td><td>7,786</td><td>0.179</td><td>L-24</td><td>7,615</td><td>0.175</td><td>N-24</td><td>7,260</td><td>0.167</td><td>0–19</td><td>7,200</td><td>0.165</td><td>R-2</td><td>9,536</td><td>0.219</td></th<>	B-6	7,560	0.174	D-6	8,487	0.195	F-18	7,260	0.167	I-9	8,483	0.195	K-6	7,786	0.179	L-24	7,615	0.175	N-24	7,260	0.167	0–19	7,200	0.165	R-2	9,536	0.219
B-9 7,560 0.174 D-9 8,179 0.188 F-21 7,260 0.181 K-9 7,260 0.167 L-27 7,260 0.167 N-27 7,260 0.167 D-2X 306,345 7,033 R-5 8,697 0.200 B-10 7,560 0.174 D-10 8,215 0.189 F-22 8,357 0.192 I-13 8,571 0.197 K-10 7,260 0.167 D-2X 306,345 7,033 R-5 8,697 0.200 B-10 7,560 0.174 D-10 8,215 0.189 F-22 8,357 0.192 I-13 8,571 0.197 K-10 7,260 0.167 D-28 7,260 0.167 D-28 7,260 0.167 D-39 10,067 0.231 R-6 7,260 0.167 B-11 7,560 0.174 D-11 8,019 0.184 G-1 8,727 0.200 I-14 10,743 0.247 K-11 7,262 0.167	B-7	7,560	0.174	D-7	8,616	0.198	F-19	7,260	0.167	I-10	7,822	0.180	K-7	7,700	0.177	L-25	7,739	0.178	N-25	8,474	0.195	0-20	7,201	0.165	R-3	10,294	0.236
B-10 7,560 0.174 D-10 8,215 0.189 F-22 8,357 0.192 I-13 8,571 0.197 K-10 7,260 0.167 N-28 7,260 0.167 0-39 10,067 0.231 R-6 7,260 0.167 B-11 7,560 0.174 D-11 8,019 0.184 G-1 8,727 0.200 I-14 10,743 0.247 K-11 7,262 0.167 L-28 7,260 0.167 N-29 7,260 0.167 0-40 11,241 0.258 R-7 7,260 0.167 B-12 9,671 0.222 D-12 7,806 0.179 G-2 7,238 0.166 I-15 8,312 0.191 K-12 8,926 0.205 L-30 8,778 0.202 N-30 7,865 0.181 0-41 9,474 0.218 R-8 8,358 0.192	B-8	7,560	0.174	D-8	8,069	0.185	F-20	7,260	0.167	I-11	7,865	0.181	K-8	7,700	0.177	L-26	7,260	0.167	N-26	8,428	0.193	0-21	8,889	0.204	R-4	7,895	0.181
B-11 7,560 0.174 D-11 8,019 0.184 G-1 8,727 0.200 I-14 10,743 0.247 K-11 7,262 0.167 L-29 7,260 0.167 N-29 7,260 0.167 O-40 11,241 0.258 R-7 7,260 0.167 B-12 9,671 0.222 D-12 7,806 0.179 G-2 7,238 0.166 I-15 8,312 0.191 K-12 8,926 0.205 L-30 8,778 0.202 N-30 7,865 0.181 0-41 9,474 0.218 R-8 8,358 0.192	B-9	7,560	0.174	D-9	8,179	0.188	F-21	7,260	0.167	I-12	7,865	0.181	K-9	7,260	0.167	L-27	7,260	0.167	N-27	7,260	0.167	0-22X	306,345	7.033	R-5	8,697	0.200
B-12 9,671 0.222 D-12 7,806 0.179 G-2 7,238 0.166 I-15 8,312 0.191 K-12 8,926 0.205 L-30 8,778 0.202 N-30 7,865 0.181 0-41 9,474 0.218 R-8 8,358 0.192	B-10	7,560	0.174	D-10	8,215	0.189	F-22	8,357	0.192	I-13	8,571	0.197	K-10	7,260	0.167	L-28	7,260	0.167	N-28	7,260	0.167	0-39	10,067	0.231	R-6	7,260	0.167
	B-11	7,560	0.174	D-11	8,019	0.184	G-1	8,727	0.200	I-14	10,743	0.247	K-11	7,262	0.167	L-29	7,260	0.167	N-29	7,260	0.167	0-40	11,241	0.258	R-7	7,260	0.167
B-13 9,671 0.222 D-13 9,407 0.216 G-3 7,239 0.166 I-16 9,400 0.216 K-13 8,097 0.186 M-13 8,414 0.193 N-31 8,014 0.184 0-42 12,775 0.293 R-9 162,937 3.741	B-12	9,671	0.222	D-12	7,806	0.179	G-2	7,238	0.166	I-15	8,312	0.191	K-12	8,926	0.205	L-30	8,778	0.202	N-30	7,865	0.181	0-41	9,474	0.218	R-8	8,358	0.192
	B-13	9,671	0.222	D-13	9,407	0.216	G-3	7,239	0.166	I–16	9,400	0.216	K-13	8,097	0.186	M-13	8,414	0.193	N-31	8,014	0.184	0-42	12,775	0.293	R-9	162,937	3.741

LOT AREA TABLE

PRELIMNARY PLAT FOR REVIEW PURPOSES ONLY

PRELIMINARY PLAT STEPHENS TOWN CROSSING

427 RESIDENTIAL LOTS 5 COMMON AREA/HOA LOTS

BEING 120.133 ACRES OUT OF THE REUBEN BEBEE SURVEY, ABSTRACT NO. 29

CITY OF SANGER, DENTON COUNTY, TEXAS

FORESTAR (USA)
REAL ESTATE GROUP, INC.

2221 E. Lamar Blvd. Suite 790
Arlington, Texas 76006
Contact: Kevin Lazares

LOT AREA TABLE

LOT AREA TABLE

OWNER/DEVELOPER (817) 769-1860

JBI PARTNERS, INC.

2121 Midway Road, Suite 300
Carrollton, Texas 75006
Contact: Chris Wall, P.E.
TBPE No. F-438
TBPLS No. 10076000

(972) 248-7676

SURVEYOR/ENGINEER

Date: JULY 18, 2024

Sheet 3 of 4

LEGAL DESCRIPTION

BEING a parcel of land located in the City of Sanger, Denton County, Texas, a part of the Reuben Bebee Survey, Abstract Number 29, being all of that called 120.133 acre tract of land described in deed to FORESTAR GROUP, INC, as recorded in Instrument No. _____, Official Public Records of Denton County, Texas, and being further described as follows:

BEGINNING at a one—half inch iron rod with cap stamped "EAGLE SURVEYING" found at the southeast corner of said 120.133 acre tract, said point being the southwest corner of Sanger Circle, Phase 4, an addition to the City of Sanger as recorded in Instrument No. 2016—74, Official Public Records of Denton County. Texas, said point also being in the north line of that called 125.97 acre tract of land described in deed to Georgian Bay Funding, LLC as recorded in Instrument No. 2022—157980, Official Public Records of Denton County, Texas;

THENCE North 88 degrees 54 minutes 03 seconds West, 1,743.28 feet to a one-half inch iron rod with yellow cap stamped "JBI" set at the southwest corner of said 119.86 acre tract, said point being the northwest corner of said 125.97 acre tract, said point also being in the east right-of-way line of Gulf. Colorado and Sante Fe Railroad (a 100 foot wide railroad right-of-way):

THENCE North 03 degrees 27 minutes 48 seconds West, 2,551.21 feet to a one—half inch iron rod with yellow cap stamped "JBI" set at the northwest corner of said 120.133 acre tract, said point being the southwest corner of that called 25.35 acre tract of land described in deed to the City of Sanger as recorded in Volume 1125, Page 943, Official Public Records of Denton County, Texas, said point also being in the east right-of-way line of said Gulf, Colorado and Sante Fe Railroad;

THENCE South 88 degrees 46 minutes 26 seconds East, 959.51 feet along the north line of said 120.133 acre tract to a one-half inch iron rod with yellow cap stamped "JBI" set for corner, said point being the southeast corner of said 25.35 acre tract, said point also being in the west line of Sanger Circle, Phase 6B, an addition to the City of Sanger as recorded in Instrument No. 2022-196, Official Public Records of Denton County, Texas:

THENCE along the common lines of said 120.133 acre tract, and said Sanger Circle, Phase 6B as follows:

South 00 degrees 35 minutes 30 seconds East, 10.56 feet to a one-half inch iron rod with cap stamped "EAGLE SURVEYING" found for corner:

North 89 degrees 48 minutes 06 seconds East, 184.61 feet to an "X" found for corner;

South 44 degrees 45 minutes 52 seconds West, 21.34 feet to a one—half inch iron rod with cap stamped "STRAND" found for corner; South 00 degrees 04 minutes 32 seconds East, 104.78 feet to a one-half inch iron rod with cap stamped "EAGLE SURVEYING" found for

South 89 degrees 56 minutes 24 seconds East, 455.22 feet to a one-half inch iron rod with cap stamped "EAGLE SURVEYING" found for corner;

Northeasterly 60.39 feet along a curve to the left, having a central angle of 03 degrees 49 minutes 24 seconds, a radius of 905.00 feet, a tangent of 30.21 feet, and whose chord bears North 87 degrees 53 minutes 52 seconds East, 60.38 feet to a one-half inch iron rod with cap stamped "EAGLE SURVEYING" found for corner: North 86 degrees 09 minutes 57 seconds East, 322.04 feet to a 60D nail found for corner;

North 03 degrees 50 minutes 03 seconds West, 105.02 feet to a one—half inch iron rod with yellow cap stamped "JBI" set for corner; North 48 degrees 50 minutes 03 seconds West, 21.18 feet to a one-half inch iron rod with cap stamped "EAGLE SURVEYING" found for

North 86 degrees 09 minutes 57 seconds East, 185.61 feet to a one—half inch iron rod with cap stamped "EAGLE SURVEYING" found at the northerly most northeast corner of said 120.133 acre tract, said point also being the northwest corner of said Lot 1, Block A, Sanger Circle Amenity Center as recorded in Instrument No. 2022-343, Official Public Records of Denton County, Texas;

THENCE along the common lines of said 120.133 acre tract and said Lot 1, Block A as follows:

South 03 degrees 50 minutes 22 seconds East, 181.41 feet to a one—half inch iron rod with cap stamped "J. COWAN" found for corner; North 86 degrees 09 minutes 38 seconds East, 318.49 feet to a one—half inch iron rod with cap stamped "J. COWAN" found at the most easterly northeast corner of said 120.133 acre tract, said point being the southeast corner of said Lot 1, Block A, said point also being in the west line of that called 5.19 acre tract described in deed to Sanger Circle Homeowners Association, recorded as Instrument No. 2022-125390, Official Public Records of Denton County, Texas;

THENCE along the east line of said 120.133 acre tract as follows:

South 26 degrees 22 minutes 48 seconds West, 168.56 feet to a one—half inch iron rod with yellow cap stamped "JBI" set for corner; Southwesterly 190.96 feet along a curve to the left having a central angle of 05 degrees 59 minutes 42 seconds, a radius of 1,825.00 feet, a tangent of 95.57 feet, and whose chord bears South 15 degrees 55 minutes 44 seconds West, 190.87 feet to a one—half inch iron rod with yellow cap stamped "JBI" set for corner;

South 12 degrees 56 minutes 39 seconds West, 206.00 feet to a one-half inch iron rod with cap stamped 'EAGLE SURVEYING" found

Southwesterly 166.85 feet along a curve to the right having a central angle of 08 degrees 08 minutes 10 seconds, a radius of 1,175.00 feet. a tangent of 83.57 feet. and whose chord bears South 17 degrees 03 minutes 49 seconds West, 166.71 feet to a one-half inch iron rod with cap stamped "EAGLE SURVEYING" found for corner:

South 21 degrees 02 minutes 43 seconds West, 38.32 feet to a one—half inch iron rod with yellow cap stamped "JBI" set for corner; South 70 degrees 56 minutes 34 seconds East, 63.87 feet to a one-half inch iron rod with vellow cap stamped "JBI" set for corner: Southeasterly 152.45 feet along a curve to the left having a central angle of 09 degrees 00 minutes 17 seconds, a radius of 970.00 feet, a tangent of 76.38 feet, and whose chord bears South 75 degrees 26 minutes 22 seconds East, 152.29 feet to a one-half inch iron rod with cap stamped "JBI" set in the west line of Sanger Trails Phase 1. an addition to the City of Sanger as recorded in Cabinet U. Page

77. Official Public Records of Denton County. Texas. South 10 degrees 06 minutes 31 seconds West, 60.00 feet to a one—half inch iron rod with yellow cap stamped "JBI" set for corner; Southeasterly, 16.75 feet along a curve to the left, having a central angle of 00 degrees 55 minutes 55 seconds, a radius of 1,030.00

feet, a tangent of 8.38 feet, and whose chord bears South 80 degrees 24 minutes 17 seconds East, 16.75 feet to a one-half inch iron rod with vellow cap stamped "KAZ" found for corner: South 09 degrees 33 minutes 55 seconds West. 120.48 feet to a one-half inch iron rod with vellow cap stamped "JBI" set at the

THENCE along the common lines of said 120.133 acre tract, and said Sanger Circle, Phase 4 as follows:

southwest corner of said Sanger Trails Phase 1, said point being in the north line of said Sanger Circle. Phase 4:

North 88 degrees 35 minutes 12 seconds West, 121.84 feet to a one—half inch iron rod found for corner; South 46 degrees 24 minutes 48 seconds West, 85.27 feet to a one-half inch iron rod with cap stamped "KAZ" found for corner; South 01 degrees 24 minutes 48 seconds West, 229.07 feet to a one—half inch iron rod with cap stamped "KAZ" found for corner; Southwesterly 112.92 feet along a curve to the right having a central angle of 27 degrees 31 minutes 55 seconds, a radius of 235.00 feet, a tangent of 57.57 feet, and whose chord bears South 15 degrees 10 minutes 48 seconds West, 111.84 feet to a one-half inch iron

rod with vellow cap stamped "JBI" set for corner: South 28 degrees 56 minutes 48 seconds West, 178.94 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner; Southwesterly 39.99 feet along a curve to the left having a central angle of 01 degrees 48 minutes 41 seconds, a radius of 1.265.00 feet, a tangent of 20.00 feet, and whose chord bears South 28 degrees 02 minutes 27 seconds west. 39.99 feet to a one-half inch iron rod found for corner:

North 64 degrees 24 minutes 34 seconds West, 42.44 feet to a one—half inch iron rod with yellow cap stamped "JBI" set for corner; South 25 degrees 35 minutes 26 seconds West, 50.00 feet to a one—half inch iron rod with yellow cap stamped "JBI" set for corner; South 64 degrees 24 minutes 34 seconds East. 42.08 feet to a one-half inch iron rod with cap stamped 'RPLS 5190" found for corner; Southwesterly 465.33 feet along a curve to the left having a central angle of 21 degrees 04 minutes 35 seconds, a radius of 1,265.00 feet, a tangent of 235.32 feet, and whose chord bears South 14 degrees 19 minutes 57 seconds West, 462.71 feet to a one-half inch iron rod with cap stamped "RPLS 5190" found for corner:

Southwesterly 110.26 feet along a curve to the right having a central angle of 13 degrees 09 minutes 41 seconds, a radius of 480.00 feet, a tangent of 55.37 feet, and whose chord bears South 10 degrees 22 minutes 30 seconds west, 110.02 feet to a one-half inch iron rod with cap stamped "RPLS 5190" found for corner:

North 73 degrees 02 minutes 06 seconds West, 21.62 feet to a one—half inch iron rod with yellow cap stamped "JBI" set for corner; South 16 degrees 57 minutes 54 seconds West, 50.00 feet to a one—half inch iron rod with yellow cap stamped "JBI" set for corner; South 73 degrees 02 minutes 06 seconds East, 6.05 feet to a one-half inch iron rod with cap stamped "EAGLE SURVEYING" found for

South 02 degrees 18 minutes 06 seconds West, 224.91 feet to the POINT OF BEGINNING, and containing 5,233,001 square feet or 120.133 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.

DEDICATION STATEMENT §

NOW THEREFORE. KNOW ALL MEN BY THESE PRESENTS:

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS: THAT FORESTAR (USA) REAL ESTATE GROUP, INC. ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICER, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS STEPHENS TOWN CROSSING, 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 _____TH DAY OF ______, 2024

Vice President, FORESTAR (USA) REAL ESTATE GROUP, INC

STATE OF TEXAS §

COUNTY OF _____ §

Before me, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared Kevin Lazares, 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 and as the act and deed therein stated.

Given under my hand and seal of office, this ____th day of _____, 2024.

Notary Signature

- 1. "ALL LOTS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE ZONING DISTRICT."
- 2. "THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND THE APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES DUE."
- 3. "ALL COMMON AREAS. DRAINAGE EASEMENTS. AND DETENTION FACILITIES WILL BE OWNED AND MAINTAINED BY THE HOA/POA. ANY COMMON AREA WITHIN THE CITY'S RIGHT-OF-WAY WILL REQUIRE A FACILITIES AGREEMENT, TO BE REVIEWED AND APPROVED BY THE CITY."
- 4. "NOTICE SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS."
- 5. "THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS, IF ANY, ON THIS PROPERTY."
- 6. "MINIMUM FINISHED FLOOR ELEVATIONS ARE AT LEAST 2 FEET ABOVE THE 100 YEAR FLOOD PLAIN."
- 7. ABSTRACT LINES SHOWN HEREON ARE APPROXIMATE.
- 8. ALL CORNERS SET ARE 1/2 INCH IRON RODS WITH PLASTIC CAP STAMPED "JBI" UNLESS OTHERWISE NOTED.
- 9. 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.

10. ACCORDING TO FEMA MAP NO. 48121CO21OG, DATED APRIL 18, 2011, A PORTION OF THE SUBJECT TRACT LIES WITHIN SHADED ZONE A AREA DETERMINED TO BE WITHIN THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOODPLAIN) WITH NO BASE FLOOD ELEVATIONS DETERMINED.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

I, Mark W. Harp, Registered Professional Land Surveyor of the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision.

Dated this the ____th day of _____, 2024.

PELIMINARY FOR REVIEW PURPOSES ONLY Mark W. Harp, R.P.L.S. No. 6425

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Mark W. Harp, 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 consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____th day of _____, 2024.

Notary Public, State of Texas

APPROVED FOR PREPARATION OF FINAL PLAT

CITY OF SANGER, TX PLANNING & ZONING COMMISSION DATE

PRELIMNARY PLAT FOR REVIEW PURPOSES ONLY

PRELIMINARY PLAT STEPHENS TOWN CROSSING

427 RESIDENTIAL LOTS 5 COMMON AREA/HOA LOTS

BEING 120.133 ACRES OUT OF THE REUBEN BEBEE SURVEY, ABSTRACT NO. 29

> CITY OF SANGER. DENTON COUNTY, TEXAS

FORESTAR (USA) REAL ESTATE GROUP, INC. 2221 E. Lamar Blvd. Suite 790 Arlington, Texas 76006

Contact: Kevin Lazares

SURVEYOR/ENGINEER JBI PARTNERS, INC. 2121 Midway Road, Suite 300 (972) 248-7676 Carrollton, Texas 75006

Contact: Chris Wall. P.E. TBPE No. F-438 TBPLS No. 10076000

Date: JULY 18, 2024

OWNER/DEVELOPER

(817) 769-1860

Sheet 4 of 4



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

SUBDIVISION APPLICATION

X Preliminary Plat Minor Plat	Plat.	Vacating Plat (Replat Conveyance Plat Plat
Applicant	s.	Owner (if different from applicant)
Name: Chris Wall		Name: Jon Anderson
Company: JBI Partners, In	C.	Company: STC 2WG LLC; STC DH LLC
Address: 2121 Midway Roa	nd, Suite 300	Address 1401 Industrial Road
City, State, Zip: Carrollton,	Texas, 75006	City, State, Zip: Mount Pleasant, Texas, 75455
Phone 972-738-0212		Phone: 903-563-2122
Fax:		Fax
Email: cwall@jbipartners.c	om	Email: jon@presidentialland.com
CITY TO PRIMAGE C	One (1) PDF Copy of all Docum Emailed to <u>development ö</u> san	Date: 04 / 04 / 2024) Each (Check Payable to City of Dwner) Inpleted) Ints/Traffic & Drainage Studies etc. Inents Provided on a CD/DVD or
-		
R Number(s): 244842; 9629	ren Malusca	July 17, 2024
Owner's Signature	Join Ja	Date July 17, 2024
Applicant's Signature	ector of Development Services	Date



July 17, 2024

Ramie Hammonds
City of Sanger – Director of Development Services
201 Bolivar Street PO Box 1729
Sanger, Texas 76266

Letter of Intent - (Preliminary Plat Application for Stephens Town Crossing)

Ms. Hammonds,

The information for the Letter of Intent can be found below:

Subdividers Name and Address

Kevin Lazares Forestar (USA) Real Estate Group, Inc. 2221 E. Lamar Blvd, Suite 790 Arlington, Texas 76006

Email: KevinLazares@forestar.com

Phone: 817-769-1860

Contact for Applicant

Chris Wall
JBI Partners, Inc
2121 Midway Road, Suite 300
Carrollton, Texas 75006

Email: cwall@jbipartners.com

Phone: 903-285-4352

Designated Point of Contact For Future Correspondence

Chris Wall JBI Partners, Inc 2121 Midway Road, Suite 300 Carrollton, Texas 75006

Email: cwall@jbipartners.com

Phone: 903-285-4352

The intent of this application

The intent of this application is to obtain an approved preliminary plat for 427 SF homes with SF-8 Zoning to be constructed in 3 Phases as outlined on the preliminary plat.



Description of the Location, Land area, particulars as to the intended uses of the property and any intended future development on the property.

The project is located northwest of Chapman Drive and Marion Road intersection. It is west of the existing Sanger Circle development and the property can be accessed through Lake Park Drive and Joshua Drive on the east, and Avalon Drive on the north. The land area currently is undeveloped and is proposed to be single-family homes with SF-8 zoning to be constructed in 3 Phases.

Request that the plat be reviewed and considered by the appropriate approval body.

We would like to request that the preliminary plat be reviewed by the appropriate approval body.

If there are any additional questions, please reach out to me.

Email: cwall@jbipartners.com

Phone: 972-738-0212

Sincerely,

Chris Wall, PE



DATE: 07/29/24

1st REVIEW COMMENTS – Preliminary Plat – Stephens Town Crossing

The request is for a Preliminary Plat of Stephens Town Crossing, being approximately 120.133 acres in the RUEBEN BEBEE SURVEY, ABSTRACT NO. 29, prepared by JBI Partners INC., submitted on 07/17/24. Below are the comments that should be addressed before City Council approval. Resubmit the revised plat along with a response letter addressing all comments.

Planning

Provide the following;

- 1. Right of Way acreage
- 2. The owner information does not match Denton CAD
- 3. Existing sewer and water main location.
- 4. Location of Fire Hydrants.
- 5. USPS postmaster-approved mailboxes.
- 6. The proposed build lines are not per zoning. Front and Rear are 25', Side-yard are 8' and side lots are 20' side-yard setback.
- 7. Change the street names to existing streets not per the original plat.
- 8. No park areas called out.

Informational Comments

- 1. The property is within the City of Sanger.
- 2. The Preliminary Plat will be scheduled for Planning and Zoning (P&Z) Commission meeting on Monday, August 12, 2024, and the City Council meeting on Monday, September 3, 2024.



July 31, 2024 AVO 37449.004

Ms. Ramie Hammonds
Development Services Director/Building Official
City of Sanger
201 Bolivar Street
P.O. Box 1729
Sanger, Texas 76266

Re: Stephen Town Crossing Addition Preliminary Plat -Review #1

Dear Ms. Hammonds,

Halff was requested by the City of Sanger to review the <u>Preliminary Plat</u> for Stephen Town Crossing Addition. The submittal was prepared by JBI Partners, Inc. and was received July 18, 2024.

We have completed our review and offer the following comments:

Please address comments on attached markups and provide annotated responses on markups. Please note, not all comments are written on letter since some comments are easier to show and explain on the markups. Please annotate markup with responses. Please address all flood study comments provided in a separate letter.

Preliminary Plat Comments

- 1. Minimum easement width is 15' per ordinance 10.105(5).
- 2. Based on the preliminary engineering plans, additional easements are required throughout the plat. See plat comments.
- 3. Clearly define easement boundaries.
- 4. Verify that USPS has approved the location of the mailboxes per ordinance 10.104(c)(11)(I).

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

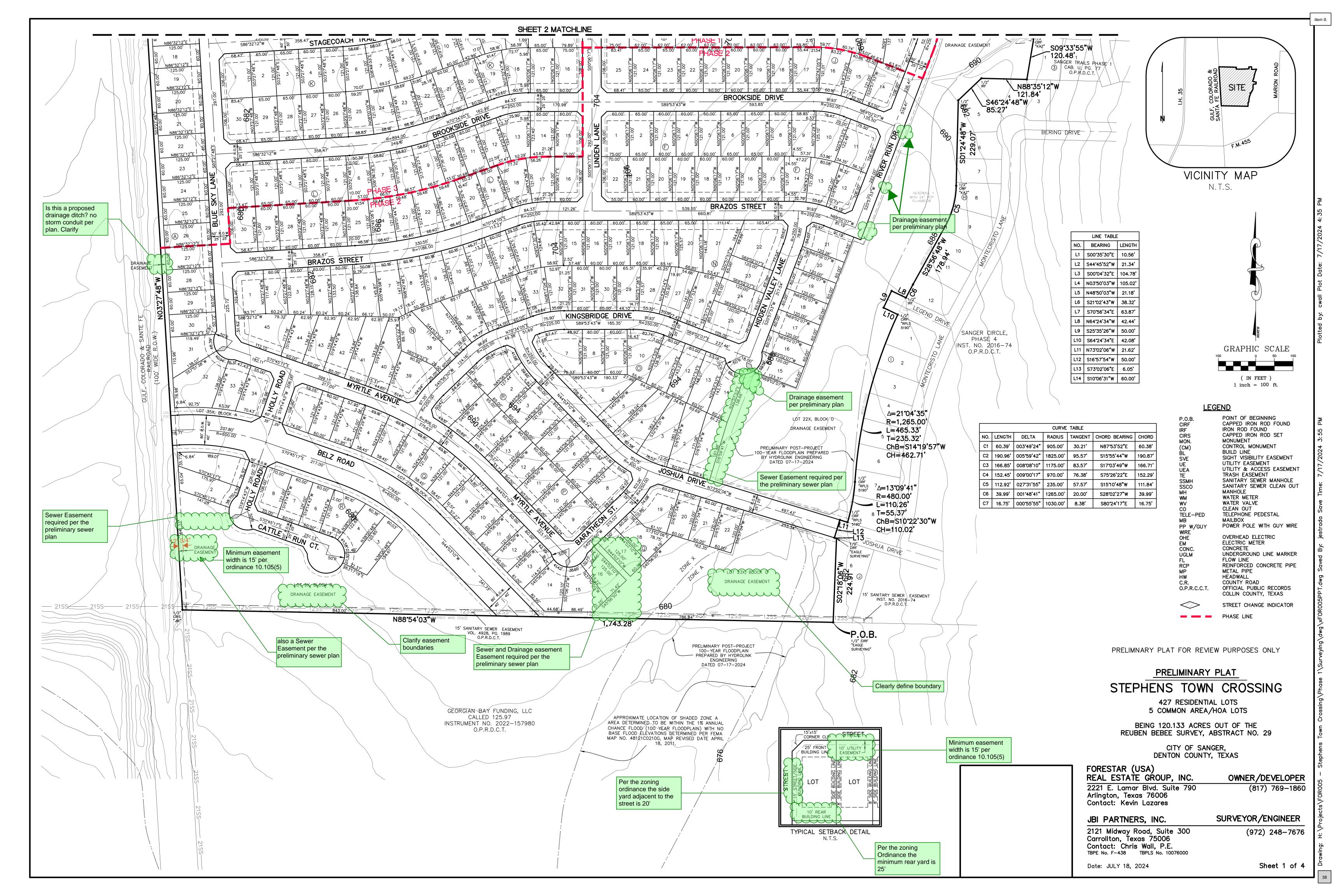
Sincerely,

Jamie Akomer, PE, PMP

HALFF

Firm No. 0312

Attachments: Plat markups





1	BLOCK-LOT	SQUARE FEET	ACRES	BLOCK-LOT	SQUARE FEET	ACRES	BLOCK-LOT	SQUARE FEET	ACRES	BLOCK-LOT	SQUARE FEET	ACRES	BLOCK-LOT	SQUARE FEET	ACRES	BLOCK-LOT	SQUARE FEET	ACRES	BLOCK-LOT	SQUARE FEET	ACRES	BLOCK-LOT	SQUARE FEET	ACRES	BLOCK-LOT	SQUARE FEET	ACRES
	A-1	9,300	0.214	B-14	7,560	0.174	D-14	10,067	0.231	G-4	11,114	0.255	I–17	8,541	0.196	K-14	7,865	0.181	M-14	7,206	0.165	N-32	8,669	0.199	P-1	10,247	0.235
	A-2	7,500	0.172	B-15	7,560	0.174	D-15	7,531	0.173	G-5	8,868	0.204	I–18	8,467	0.194	K-15	9,555	0.219	M-15	7,208	0.165	N-33	12,206	0.280	P-2	7,992	0.183
	A-3	7,500	0.172	B-16	7,560	0.174	D-16	7,531	0.173	G-6	8,984	0.206	I–19	7,502	0.172	K-16	8,962	0.206	M-16	7,210	0.166	N-34	14,400	0.331	P-3	7,260	0.167
A-1 A-2	A-4	7,500	0.172	B-17	7,560	0.174	D-17	7,531	0.173	G-7	10,037	0.230	I-20	7,502	0.172	K-17	7,865	0.181	M-17	7,813	0.179	N-35	7,800	0.179	P-4	7,260	0.167
Fig. 1.50	A-5	7,500	0.172	B-18	7,560	0.174	D-18	7,693	0.177	G-8	14,590	0.335	I-21	7,502	0.172	K-18	8,122	0.186	M-18	7,214	0.166	N-36	7,800	0.179	P-5	7,260	0.167
1-4-1- 1-4-	A-6	7,500	0.172	B-19	7,560	0.174	D-19	8,017	0.184	H-1	8,880	0.204	I-22	7,502	0.172	K-19	8,088	0.186	M-19	7,216	0.166	N-37	10,088	0.232	P-6	7,260	0.167
Fig. 1.750	A-7	7,500	0.172	B-20	7,560	0.174	D-20	8,341	0.191	H-2	7,260	0.167	I-23	7,865	0.181	K-20	7,260	0.167	M-20	7,819	0.179	N-38	9,475	0.218	P-7	7,286	0.167
	A-8	7,500	0.172	B-21	7,560	0.174	D-21	8,666	0.199	H-3	7,260	0.167	I-24	7,865	0.181	K-21	7,260	0.167	M-21	7,821	0.180	N-39	9,046	0.208	P-8	9,419	0.216
A-11	A-9	7,500	0.172	B-22	7,560	0.174	D-22	8,990	0.206	H-4	7,260	0.167	I-25	9,932	0.228	K-22	7,575	0.174	M-22	7,823	0.180	N-40	8,533	0.196	P-9	9,572	0.220
1-1-1	A-10	7,500	0.172	B-23	7,560	0.174	D-23	9,314	0.214	H-5	7,260	0.167	I-26X	2,191	0.050	K-23	7,676	0.176	M-23	9,396	0.216	N-41	7,512	0.172	P-10	7,865	0.181
1-14 1-15	A-11	7,500	0.172	B-24	9,807	0.225	D-24	9,055	0.208	H-6	7,260	0.167	J-1	8,963	0.206	K-24	7,676	0.176	M-24	9,365	0.215	N-42	7,260	0.167	P-11	7,260	0.167
A	A-12	7,500	0.172	C-1	10,255	0.235	D-25	9,282	0.213	H-7	7,260	0.167	J-2	7,502	0.172	K-25	7,749	0.178	M-25	7,800	0.179	N-43	7,260	0.167	P-12	7,260	0.167
A-16	A-13	7,500	0.172	C-2	7,500	0.172	D-26	15,292	0.351	H-8	7,260	0.167	J-3	7,502	0.172	K-26	7,260	0.167	M-26	7,800	0.179	N-44	7,935	0.182	P-13	7,264	0.167
	A-14	7,500	0.172	C-3	7,500	0.172	D-27	8,622	0.198	H-9	7,562	0.174	J-4	7,502	0.172	K-27	7,260	0.167	M-27	7,800	0.179	N-45	8,166	0.187	P-14	7,385	0.170
A-19	A-15	7,500	0.172	C-4	7,500	0.172	D-28	7,709	0.177	H-10	7,876	0.181	J-5	7,502	0.172	K-28	7,865	0.181	M-28	7,200	0.165	N-46	7,260	0.167	P-15	8,434	0.194
A-18	A-16	7,500	0.172	C-5	7,500	0.172	D-29	7,793	0.179	H-11	7,774	0.178	J-6	7,502	0.172	K-29	7,865	0.181	M-29	7,200	0.165	N-47	7,703	0.177	P-16	9,938	0.228
A-90	A-17	7,500	0.172	C-6	7,500	0.172	D-30	7,876	0.181	H-12	7,260	0.167	J-7	7,502	0.172	K-30	9,988	0.229	M-30	7,800	0.179	N-48	8,952	0.206	Q-1	8,848	0.203
A-20	A-18	7,500	0.172	C-7	7,500	0.172	D-31	7,960	0.183	H-13	7,260	0.167	J-8	7,502	0.172	L-1	8,778	0.202	M-31	7,790	0.179	N-49	10,367	0.238	Q-2	7,260	0.167
A-22 7.500	A-19	7,500	0.172	C-8	8,125	0.187	D-32	8,043	0.185	H-14	8,502	0.195	J-9	7,502	0.172	L-2	7,865	0.181	M-32	10,152	0.233	N-50	12,446	0.286	Q-3	7,387	0.170
	A-20	7,500	0.172	C-9	8,125	0.187	D-33	8,127	0.187	H-15	9,993	0.229	J-10	8,118	0.186	L-3	7,865	0.181	M-33	15,218	0.349	N-51	11,272	0.259	Q-4	7,720	0.177
A-24 7,500 0,172 0-12 8,899 0,27 0-28 10,528 0,241 N-19 10,528 0,241 N-19 0,779 0,777 0,174 N-29 0,779 N-24 0,779 0,777 N-24 0,779 0,777 N-24 0,779 0,777 N-24 0,779 N-24 0,779 N-24 0,779 0,777 N-24 0,779 0,777 N-24 N-24 0,779 N-24 N-24 0,779 N-24 N-24 0,779 N-24	A-21	7,500	0.172	C-10	8,125	0.187	D-34	8,211	0.188	H-16	7,865	0.181	J-11	8,507	0.195	L-4	7,260	0.167	M-34	8,826	0.203	N-52	10,588	0.243	Q-5	7,720	0.177
A-24 7,600 6,172 C-35 10,148 0,223 F-1 6,865 0,209 H-19 7,790 0,172 L-14 8,325 0,214 L-7 7,566 0,174 M-38 7,670 0,172 M-50 0,172 T-3 7,680 0,175 T-3 7,685 0,181 L-20 7,885 0,181 L-15 0,086 0,165 L-8 7,586 0,174 M-38 7,681 0,102 M-50 7,685 0,181 L-20 7,885 L-20 1,885 L-20 1,	A-22	7,500	0.172	C-11	8,125	0.187	D-35	8,989	0.206	H-17	7,415	0.170	J-12	8,416	0.193	L-5	7,260	0.167	M-35	7,450	0.171	N-53	11,068	0.254	Q-6	7,720	0.177
	A-23	7,500	0.172	C-12	9,869	0.227	D-36	10,528	0.242	H-18	8,010	0.184	J-13	11,039	0.253	L-6	7,709	0.177	M-36	7,440	0.171	N-54	9,925	0.228	Q-7	7,720	0.177
A-28 7,500 0.172 C-15 7,500 0.172 F-3 7,280 0.167 H-21 7,280 0.167 H-21 7,280 0.167 H-21 7,280 0.167 H-21 7,280 0.167 H-22 7,280 0.167 H-22 7,280 0.167 H-22 7,280 0.167 H-20 0.167 H-22 7,280 0.167 H-20 0.172 H-21 7,280 0.167 H-20 0.172 H-21 7,280 0.167 H-20 0.172 H-21 7,280 0.167 H-21 0.182 H-21 7,280 0.167 H-12 0.182 H-21 7,280 0.167 H-12 0.182 H-13 1,280 0.167 H-12 0.182 H-13 1,280 0.187 H-12 7,280 0.167 H-12 1,280 0.167 H-12 1,280 <td>A-24</td> <td>7,500</td> <td>0.172</td> <td>C-13</td> <td>10,148</td> <td>0.233</td> <td>F-1</td> <td>8,963</td> <td>0.206</td> <td>H-19</td> <td>7,719</td> <td>0.177</td> <td>J-14</td> <td>9,325</td> <td>0.214</td> <td>L-7</td> <td>7,586</td> <td>0.174</td> <td>M-37</td> <td>7,482</td> <td>0.172</td> <td>N-55</td> <td>8,781</td> <td>0.202</td> <td>Q-8</td> <td>7,720</td> <td>0.177</td>	A-24	7,500	0.172	C-13	10,148	0.233	F-1	8,963	0.206	H-19	7,719	0.177	J-14	9,325	0.214	L-7	7,586	0.174	M-37	7,482	0.172	N-55	8,781	0.202	Q-8	7,720	0.177
	A-25	7,500	0.172	C-14	7,500	0.172	F-2	7,865	0.181	H-20	7,865	0.181	J-15	8,066	0.185	L-8	7,586	0.174	M-38	7,686	0.176	N-56	7,638	0.175	Q-9	8,583	0.197
$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	A-26	7,500	0.172	C-15	7,500	0.172	F-3	7,260	0.167	H-21	7,260	0.167	J-16	8,675	0.199	L-9	7,586	0.174	M-39	7,921	0.182	N-57	13,096	0.301	Q-10	7,260	0.167
A-29 7,500 0,172 C-18 7,500 0,172 C-19 7,500 0,172 F-6 7,865 0,181 H-24 7,280 0,167 J-20 7,280 0,167	A-27	7,500	0.172	C-16	7,500	0.172	F-4	7,260	0.167	H-22	7,260	0.167	J-17	8,828	0.203	L-10	7,487	0.172	M-40	8,155	0.187	0-1	13,291	0.305	Q-11	7,260	0.167
	A-28	7,500	0.172	C-17	7,500	0.172	F-5	7,260	0.167	H-23	7,865	0.181	J-18	7,260	0.167	L-11	7,260	0.167	M-41	8,390	0.193	0-2	7,260	0.167	Q-12	7,260	0.167
A-51 9,233 0.212 C-20 7,500 0.172 F-8 7,280 0.181 J-21 7,280 0.167 L-14 7,000 0.181 N-14 7,280 0.185 O-5 11,510 0.264 Q-15 10,854 0.248 A-32 1,4,005 0.340 C-21 7,500 0.172 F-9 7,780 0.788 0.204 J-22 7,260 0.167 L-15 8,962 0.206 N-15 7,292 0.173 0.206 C-10 7,287 0.180 A-34 8,640 0.198 C-23 7,500 0.172 F-10 10,855 0.248 I-2 7,885 0.181 L-17 8,340 0.191 N-16 7,885 0.181 L-24 7,885 0.181 L-17 8,340 0.191 N-16 7,897 0.180 0.228 L-18 8,982 0.201 0.181 0.228 L-18 8,980 0.201 0.181 0.228 0.181 L-21 7,885 <td>A-29</td> <td>7,500</td> <td>0.172</td> <td>C-18</td> <td>7,500</td> <td>0.172</td> <td>F-6</td> <td>7,865</td> <td>0.181</td> <td>H-24</td> <td>7,260</td> <td>0.167</td> <td>J-19</td> <td>7,260</td> <td>0.167</td> <td>L-12</td> <td>7,282</td> <td>0.167</td> <td>M-42</td> <td>11,942</td> <td>0.274</td> <td>0-3</td> <td>7,260</td> <td>0.167</td> <td>Q-13</td> <td>7,311</td> <td>0.168</td>	A-29	7,500	0.172	C-18	7,500	0.172	F-6	7,865	0.181	H-24	7,260	0.167	J-19	7,260	0.167	L-12	7,282	0.167	M-42	11,942	0.274	0-3	7,260	0.167	Q-13	7,311	0.168
A-32 14.805 0.340 C-21 7.500 0.172 F-9 7.760 0.178 H-27 8.880 0.204 J-22 7.280 0.167 L-15 8.982 0.208 N-15 7.529 0.173 0-10 10,275 0.238 Q-16 7.827 0.180 A-33 8,586 0.198 C-22 7.500 0.172 F-10 9,330 0.216 I-1 9,932 0.228 J-24 7.885 0.181 L-16 8,962 0.206 N-15 7.849 0.180 0-11 8,447 0.194 0-17 7.500 0.172 F-11 10,855 0.249 I-2 7.885 0.181 I-27 8,885 0.281 I-24 7.885 0.181 I-16 8,940 0.191 N-17 8,170 0.186 0-11 8,447 0.194 0-18 8,237 0.181 I-27 8,885 0.181 I-25 9,895 0.229 I-18 8,240 0.185 0.219 0-14 <td>A-30</td> <td>7,472</td> <td>0.172</td> <td>C-19</td> <td>7,500</td> <td>0.172</td> <td>F-7</td> <td>7,865</td> <td>0.181</td> <td>H-25</td> <td>7,260</td> <td>0.167</td> <td>J-20</td> <td>7,260</td> <td>0.167</td> <td>L-13</td> <td>9,107</td> <td>0.209</td> <td>N-13</td> <td>9,720</td> <td>0.223</td> <td>0-4</td> <td>10,536</td> <td>0.242</td> <td>Q-14</td> <td>9,939</td> <td>0.228</td>	A-30	7,472	0.172	C-19	7,500	0.172	F-7	7,865	0.181	H-25	7,260	0.167	J-20	7,260	0.167	L-13	9,107	0.209	N-13	9,720	0.223	0-4	10,536	0.242	Q-14	9,939	0.228
A-33 8,368 0,192 C-22 7,500 0,172 F-10 9,390 0,216 I-1 9,932 0,228 J-23 7,865 0,181 L-16 8,962 0,206 N-16 7,849 0,180 0-11 8,447 0,194 0-17 7,500 0,172 A-34 8,640 0,198 C-23 7,500 0,172 F-11 10,855 0,249 I-2 7,885 0,181 J-24 7,885 0,181 L-17 8,340 0,191 N-17 8,170 0,188 C-12 8,739 0,201 0-18 8,814 0,202 A-35X 28,482 0,654 C-24 9,338 0,214 F-12 8,586 0,197 I-3 7,885 0,181 J-25 9,980 0,229 L-18 8,290 0,190 N-18 8,291 0,205 C-13 8,986 0,207 0-19 10,528 0,249 I-2 7,885 0,181 D-25 9,980 0,229 L-19 7,260 0,167 N-19 9,951 0,219 C-13 8,986 0,207 0-19 10,528 0,249 I-2 7,875 0,185 I-4 7,811 0,179 I-5 7,502 0,172 N-19 0,185 I-14 7,811 0,179 I-5 7,502 0,172 N-2 7,885 0,181 L-20 7,415 0,170 N-20 8,866 0,204 0-15 6,986 0,160 0-21 7,200 0,165 I-5 7,502 0,172 N-2 N-2 N-2 N-2 N-2 N-2 N-2 N-2 N-2 N-	A-31	9,233	0.212	C-20	7,500	0.172	F-8	7,260	0.167	H-26	7,865	0.181	J-21	7,260	0.167	L-14	7,900	0.181	N-14	7,208	0.165	0-5	11,510	0.264	Q-15	10,654	0.245
A-34 8.640 0.198 C-23 7,500 0.172 F-11 10,855 0.249 I-2 7,865 0.181 J-24 7,865 0.181 J-25 9,880 0.229 I-18 8,290 0.190 N-18 8,021 0.205 0-13 8,998 0.207 0-19 10,528 0.242 N-185 0.181 J-25 9,880 0.229 I-18 8,290 0.190 N-18 8,021 0.205 0.15 8,998 0.207 0-19 10,528 0.242 N-185 0.181 N	A-32	14,805	0.340	C-21	7,500	0.172	F-9	7,760	0.178	H-27	8,880	0.204	J-22	7,260	0.167	L-15	8,962	0.206	N-15	7,529	0.173	0-10	10,275	0.236	Q-16	7,827	0.180
A-35X 28,482 0.654 C-24 9,338 0.214 F-12 8,566 0.197 I-3 7,865 0.181 J-25 9,980 0.29 L-18 8,290 0.190 N-18 8,921 0.205 0-13 8,996 0.207 Q-19 10,528 0.242 D-1 10,652 0.245 D-1 8,403 0.193 F-13 8,209 0.188 I-4 7,502 0.172 K-1 9,988 0.229 L-19 7,280 0.167 N-19 9,561 0.219 D-14 8,044 0.185 Q-20 7,200 0.165 B-2 7,560 0.174 D-2 7,977 0.183 F-14 7,811 0.179 I-5 7,502 0.172 K-2 7,865 0.181 L-2 7,865 0.181 L-2 7,865 0.181 L-2 R-2 R-2 R-2 R-2 R-2 R-2 R-2 R-2 R-2 R	A-33	8,358	0.192	C-22	7,500	0.172	F-10	9,390	0.216	I-1	9,932	0.228	J-23	7,865	0.181	L-16	8,962	0.206	N-16	7,849	0.180	0-11	8,447	0.194	Q-17	7,500	0.172
B-1 10.652 0.245 D-1 8.403 0.193 F-13 8.209 0.188 I-4 7.502 0.172 K-1 9.988 0.229 L-19 7.260 0.167 N-19 9.561 0.219 0-14 8.044 0.185 G-20 7.200 0.165 B-2 7.560 0.174 D-2 7.977 0.183 F-14 7.811 0.179 I-5 7.502 0.172 K-2 7.865 0.181 L-20 7.415 0.170 N-20 8.866 0.204 0-15 6,966 0.160 Q-21 7.200 0.165 B-3 7.560 0.174 D-3 8.107 0.186 F-15 7.260 0.167 I-6 7.502 0.172 K-3 7.865 0.181 L-21 7.615 0.175 N-21 8.224 0.188 0-16 7.200 0.165 B-4 7.560 0.174 D-5 7.779 0.177 7.260 0.167 I-7 7.500 <td>A-34</td> <td>8,640</td> <td>0.198</td> <td>C-23</td> <td>7,500</td> <td>0.172</td> <td>F-11</td> <td>10,855</td> <td>0.249</td> <td>I-2</td> <td>7,865</td> <td>0.181</td> <td>J-24</td> <td>7,865</td> <td>0.181</td> <td>L-17</td> <td>8,340</td> <td>0.191</td> <td>N-17</td> <td>8,170</td> <td>0.188</td> <td>0-12</td> <td>8,739</td> <td>0.201</td> <td>Q-18</td> <td>8,814</td> <td>0.202</td>	A-34	8,640	0.198	C-23	7,500	0.172	F-11	10,855	0.249	I-2	7,865	0.181	J-24	7,865	0.181	L-17	8,340	0.191	N-17	8,170	0.188	0-12	8,739	0.201	Q-18	8,814	0.202
B-2 7.560 0.174 D-2 7.977 0.183 F-14 7.811 0.179 I-5 7.502 0.172 K-2 7.885 0.181 L-20 7.415 0.170 N-20 8.866 0.204 0-15 6.966 0.160 Q-21 7.200 0.165 B-3 7.560 0.174 D-3 8.107 0.186 F-15 7.260 0.167 I-6 7.502 0.172 K-3 7.885 0.181 L-21 7.615 0.175 N-21 8.224 0.189 0-16 7.200 0.165 Q-22 7.200 0.165 B-4 7.560 0.174 D-4 8.237 0.189 F-16 7.260 0.167 I-7 7.502 0.172 K-4 7.260 0.167 L-23 7.615 0.175 N-21 8.224 0.189 0-16 7.200 0.165 Q-23 150.136 3.447 B-5 7.560 0.174 D-5 7.799 0.177 F-17 7.260 0.167 I-8 7.502 0.172 K-5 7.260 0.167 L-23 7.615 0.175 N-23 7.610 0.175 D-18 7.200 0.165 Q-23 150.136 3.447 B-6 7.560 0.174 D-6 8.487 0.195 F-18 7.260 0.167 I-9 8.483 0.195 K-6 7.786 0.179 L-24 7.615 0.175 N-24 7.260 0.167 N-24 7.260 0.167 N-25 8.474 0.195 D-20 7.201 0.165 R-2 9.536 0.219 B-9 7.560 0.174 D-8 8.069 0.185 F-20 7.260 0.167 I-11 7.865 0.181 K-8 7.700 0.177 L-25 7.739 0.178 N-25 8.474 0.195 D-20 7.201 0.165 R-2 9.536 0.219 B-9 7.560 0.174 D-9 8.179 0.188 F-21 7.260 0.167 I-12 7.865 0.181 K-8 7.700 0.177 L-26 7.260 0.167 N-26 8.428 0.195 D-20 7.201 0.165 R-2 9.536 0.219 B-10 7.560 0.174 D-9 8.179 0.188 F-21 7.260 0.167 I-12 7.865 0.181 K-8 7.700 0.177 L-26 7.260 0.167 N-26 8.428 0.195 D-20 7.201 0.165 R-2 9.536 0.167 D-20 7.201 0.165 R-2 9.536 0.181 K-8 7.700 0.177 L-26 7.260 0.167 N-26 8.428 0.195 D-20 7.201 0.165 R-2 9.536 0.167 D-20 7.201 0.165 R-2 9.536 0.181 N-2 0.101 N-26 8.428 0.195 D-20 7.201 0.165 R-2 0.167 N-26 0.1	A-35X	28,482	0.654	C-24	9,338	0.214	F-12	8,566	0.197	I-3	7,865	0.181	J-25	9,980	0.229	L-18	8,290	0.190	N-18	8,921	0.205	0-13	8,996	0.207	Q-19	10,528	0.242
B-2 7,560 0.174 D-2 7,977 0.183 F-14 7,811 0.179 I-5 7,502 0.172 K-2 7,865 0.181 L-20 7,415 0.170 N-20 8,866 0.204 0-15 6,966 0.160 Q-21 7,200 0.165 B-3 7,560 0.174 D-3 8,107 0.186 F-15 7,260 0.167 I-6 7,502 0.172 K-3 7,885 0.181 L-21 7,615 0.175 N-21 8,224 0.189 0-16 7,200 0.165 Q-22 7,200 0.165 Q-2 7,500 0.175 N-2 7,865 0.181 L-21 7,615 0.175 N-21 8,224 0.189 0-16 7,200 0.165 Q-20 7,720 0.165 Q-20 7,500 0.174 N-2 7,865 0.175 N-2 7,833 0.180 0-16 7,200 0.165 R-2 7,560 0.167 L-23 7,615	B-1	10,652			8,403		F-13	8,209	 	I-4	7,502	+			+			-	N-19	9,561		0-14	8,044	\vdash	Q-20		_
B-3 7,560 0.174 D-3 8,107 0.186 F-15 7,260 0.167 I-6 7,502 0.172 K-3 7,865 0.181 L-21 7,615 0.175 N-21 8,224 0.189 D-16 7,200 0.165 Q-22 7,200 0.185 B-4 7,560 0.174 D-5 7,719 0.177 F-17 7,260 0.167 I-8 7,502 0.172 K-4 7,260 0.167 L-22 7,615 0.175 N-22 7,833 0.180 D-17 7,200 0.165 Q-23X 150,136 3,447 D-18 8,24 N-18 N-25 N-25 N-25 N-25 N-25 N-25 N-25 N-25	B-2	7,560	\vdash	D-2	7,977	\vdash	F-14	7,811	0.179	I-5	7,502	0.172	K-2	7,865	+		7,415	0.170	N-20	8,866	0.204	0-15	6,966	0.160	Q-21	7,200	0.165
B-4 7.560 0.174 D-4 8.237 0.189 F-16 7.260 0.167 I-7 7.502 0.172 K-4 7.260 0.167 L-22 7.615 0.175 N-22 7.833 0.180 D-17 7.200 0.165 Q-23X 150,136 3.447 B-5 7.560 0.174 D-5 7.719 0.177 F-17 7.260 0.167 I-8 7.502 0.172 K-5 7.260 0.167 L-23 7.615 0.175 N-23 7.610 0.175 D-18 7.200 0.165 R-1 11,350 0.261 B-6 7.560 0.174 D-6 8.487 0.195 F-18 7.260 0.167 I-10 7.822 0.180 K-7 7.700 0.177 L-25 7.739 0.178 N-25 8.474 0.195 D-20 7.200 0.165 R-2 9.536 0.219 B-7 7.560 0.174 D-8 8.069 0.185 F-20 7.280 0.167 I-11 7.865 0.181 K-8 7.700 0.177 L-26 7.260 0.167 N-26 8.428 0.193 D-21 8.889 0.204 R-4 7.895 0.181 B-9 7.560 0.174 D-9 8.179 0.188 F-21 7.260 0.167 I-12 7.865 0.181 K-9 7.260 0.167 L-27 7.260 0.167 N-28 7.260 0.167 N-28 7.260 0.167 D-39 10.067 0.231 R-6 7.260 0.167 B-10 7.560 0.174 D-10 8.215 0.189 F-22 8.357 0.192 I-13 8.571 0.197 K-10 7.262 0.167 L-28 7.260 0.167 N-29 7.260 0.167 D-39 10.067 0.231 R-6 7.260 0.167 B-11 7.560 0.174 D-11 8.019 0.184 G-1 8.727 0.200 I-14 10.743 0.247 K-11 7.262 0.167 L-29 7.260 0.167 N-29 7.260 0.167 D-40 11.241 0.258 R-7 7.260 0.167 B-12 9.671 0.222 D-12 7.806 0.179 G-2 7.238 0.166 I-15 8.312 0.191 K-12 8.926 0.205 L-30 8.778 0.202 N-30 7.865 0.181 D-41 9.474 0.218 R-8 8.358 0.192	B-3	7,560	\vdash	D-3	8,107	 	F-15	7,260	 	I-6	7,502	+	K-3	7,865	1		7,615	-	N-21	8,224		0-16	7,200	\vdash	Q-22	7,200	0.165
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LOT AREA TABLE

PRELIMNARY PLAT FOR REVIEW PURPOSES ONLY

PRELIMINARY PLAT STEPHENS TOWN CROSSING

427 RESIDENTIAL LOTS 5 COMMON AREA/HOA LOTS

BEING 120.133 ACRES OUT OF THE REUBEN BEBEE SURVEY, ABSTRACT NO. 29

CITY OF SANGER, DENTON COUNTY, TEXAS

FORESTAR (USA) REAL ESTATE GROUP, INC. 2221 E. Lamar Blvd. Suite 790 Arlington, Texas 76006 Contact: Kevin Lazares

OWNER/DEVELOPER (817) 769-1860

JBI PARTNERS, INC. 2121 Midway Road, Suite 300 Carrollton, Texas 75006 Contact: Chris Wall, P.E. TBPE No. F-438 TBPLS No. 10076000

Date: JULY 18, 2024

(972) 248-7676

SURVEYOR/ENGINEER

Sheet 3 of 4

LEGAL DESCRIPTION

BEING a parcel of land located in the City of Sanger, Denton County, Texas, a part of the Reuben Bebee Survey, Abstract Number 29, being all of that called 120.133 acre tract of land described in deed to FORESTAR GROUP, INC, as recorded in Instrument No. _____, Official Public Records of Denton County, Texas, and being further described as follows:

BEGINNING at a one—half inch iron rod with cap stamped "EAGLE SURVEYING" found at the southeast corner of said 120.133 acre tract, said point being the southwest corner of Sanger Circle, Phase 4, an addition to the City of Sanger as recorded in Instrument No. 2016—74, Official Public Records of Denton County. Texas, said point also being in the north line of that called 125.97 acre tract of land described in deed to Georgian Bay Funding, LLC as recorded in Instrument No. 2022—157980, Official Public Records of Denton County, Texas;

THENCE North 88 degrees 54 minutes 03 seconds West, 1,743.28 feet to a one-half inch iron rod with yellow cap stamped "JBI" set at the southwest corner of said 119.86 acre tract, said point being the northwest corner of said 125.97 acre tract, said point also being in the east right-of-way line of Gulf. Colorado and Sante Fe Railroad (a 100 foot wide railroad right-of-way):

THENCE North 03 degrees 27 minutes 48 seconds West, 2,551.21 feet to a one—half inch iron rod with yellow cap stamped "JBI" set at the northwest corner of said 120.133 acre tract, said point being the southwest corner of that called 25.35 acre tract of land described in deed to the City of Sanger as recorded in Volume 1125, Page 943, Official Public Records of Denton County, Texas, said point also being in the east right-of-way line of said Gulf, Colorado and Sante Fe Railroad;

THENCE South 88 degrees 46 minutes 26 seconds East, 959.51 feet along the north line of said 120.133 acre tract to a one-half inch iron rod with yellow cap stamped "JBI" set for corner, said point being the southeast corner of said 25.35 acre tract, said point also being in the west line of Sanger Circle, Phase 6B, an addition to the City of Sanger as recorded in Instrument No. 2022-196, Official Public Records of Denton County, Texas:

THENCE along the common lines of said 120.133 acre tract, and said Sanger Circle, Phase 6B as follows:

South 00 degrees 35 minutes 30 seconds East, 10.56 feet to a one-half inch iron rod with cap stamped "EAGLE SURVEYING" found for corner:

North 89 degrees 48 minutes 06 seconds East, 184.61 feet to an "X" found for corner;

South 44 degrees 45 minutes 52 seconds West, 21.34 feet to a one—half inch iron rod with cap stamped "STRAND" found for corner; South 00 degrees 04 minutes 32 seconds East, 104.78 feet to a one-half inch iron rod with cap stamped "EAGLE SURVEYING" found for

South 89 degrees 56 minutes 24 seconds East, 455.22 feet to a one-half inch iron rod with cap stamped "EAGLE SURVEYING" found for corner;

Northeasterly 60.39 feet along a curve to the left, having a central angle of 03 degrees 49 minutes 24 seconds, a radius of 905.00 feet, a tangent of 30.21 feet, and whose chord bears North 87 degrees 53 minutes 52 seconds East, 60.38 feet to a one-half inch iron rod with cap stamped "EAGLE SURVEYING" found for corner: North 86 degrees 09 minutes 57 seconds East, 322.04 feet to a 60D nail found for corner;

North 03 degrees 50 minutes 03 seconds West, 105.02 feet to a one—half inch iron rod with yellow cap stamped "JBI" set for corner; North 48 degrees 50 minutes 03 seconds West, 21.18 feet to a one-half inch iron rod with cap stamped "EAGLE SURVEYING" found for

North 86 degrees 09 minutes 57 seconds East, 185.61 feet to a one—half inch iron rod with cap stamped "EAGLE SURVEYING" found at the northerly most northeast corner of said 120.133 acre tract, said point also being the northwest corner of said Lot 1, Block A, Sanger Circle Amenity Center as recorded in Instrument No. 2022-343, Official Public Records of Denton County, Texas;

THENCE along the common lines of said 120.133 acre tract and said Lot 1, Block A as follows:

South 03 degrees 50 minutes 22 seconds East, 181.41 feet to a one—half inch iron rod with cap stamped "J. COWAN" found for corner; North 86 degrees 09 minutes 38 seconds East, 318.49 feet to a one—half inch iron rod with cap stamped "J. COWAN" found at the most easterly northeast corner of said 120.133 acre tract, said point being the southeast corner of said Lot 1, Block A, said point also being in the west line of that called 5.19 acre tract described in deed to Sanger Circle Homeowners Association, recorded as Instrument No. 2022-125390, Official Public Records of Denton County, Texas;

THENCE along the east line of said 120.133 acre tract as follows:

South 26 degrees 22 minutes 48 seconds West, 168.56 feet to a one—half inch iron rod with yellow cap stamped "JBI" set for corner; Southwesterly 190.96 feet along a curve to the left having a central angle of 05 degrees 59 minutes 42 seconds, a radius of 1,825.00 feet, a tangent of 95.57 feet, and whose chord bears South 15 degrees 55 minutes 44 seconds West, 190.87 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

South 12 degrees 56 minutes 39 seconds West, 206.00 feet to a one-half inch iron rod with cap stamped 'EAGLE SURVEYING" found

Southwesterly 166.85 feet along a curve to the right having a central angle of 08 degrees 08 minutes 10 seconds, a radius of 1,175.00 feet. a tangent of 83.57 feet. and whose chord bears South 17 degrees 03 minutes 49 seconds West, 166.71 feet to a one-half inch iron rod with cap stamped "EAGLE SURVEYING" found for corner:

South 21 degrees 02 minutes 43 seconds West, 38.32 feet to a one-half inch iron rod with vellow cap stamped "JBI" set for corner: South 70 degrees 56 minutes 34 seconds East, 63.87 feet to a one-half inch iron rod with vellow cap stamped "JBI" set for corner: Southeasterly 152.45 feet along a curve to the left having a central angle of 09 degrees 00 minutes 17 seconds, a radius of 970.00 feet, a tangent of 76.38 feet, and whose chord bears South 75 degrees 26 minutes 22 seconds East, 152.29 feet to a one-half inch iron rod with cap stamped "JBI" set in the west line of Sanger Trails Phase 1. an addition to the City of Sanger as recorded in Cabinet U. Page

77. Official Public Records of Denton County. Texas. South 10 degrees 06 minutes 31 seconds West, 60.00 feet to a one—half inch iron rod with yellow cap stamped "JBI" set for corner; Southeasterly, 16.75 feet along a curve to the left, having a central angle of 00 degrees 55 minutes 55 seconds, a radius of 1,030.00

feet, a tangent of 8.38 feet, and whose chord bears South 80 degrees 24 minutes 17 seconds East, 16.75 feet to a one-half inch iron rod with vellow cap stamped "KAZ" found for corner: South 09 degrees 33 minutes 55 seconds West, 120,48 feet to a one-half inch iron rod with vellow cap stamped "JBI" set at the

southwest corner of said Sanger Trails Phase 1, said point being in the north line of said Sanger Circle. Phase 4:

THENCE along the common lines of said 120.133 acre tract, and said Sanger Circle, Phase 4 as follows:

North 88 degrees 35 minutes 12 seconds West, 121.84 feet to a one—half inch iron rod found for corner;

South 46 degrees 24 minutes 48 seconds West, 85.27 feet to a one-half inch iron rod with cap stamped "KAZ" found for corner; South 01 degrees 24 minutes 48 seconds West, 229.07 feet to a one—half inch iron rod with cap stamped "KAZ" found for corner; Southwesterly 112.92 feet along a curve to the right having a central angle of 27 degrees 31 minutes 55 seconds, a radius of 235.00 feet, a tangent of 57.57 feet, and whose chord bears South 15 degrees 10 minutes 48 seconds West, 111.84 feet to a one-half inch iron rod with vellow cap stamped "JBI" set for corner:

South 28 degrees 56 minutes 48 seconds West, 178.94 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner; Southwesterly 39.99 feet along a curve to the left having a central angle of 01 degrees 48 minutes 41 seconds, a radius of 1.265.00 feet, a tangent of 20.00 feet, and whose chord bears South 28 degrees 02 minutes 27 seconds west, 39.99 feet to a one-half inch iron rod found for corner:

North 64 degrees 24 minutes 34 seconds West, 42.44 feet to a one—half inch iron rod with yellow cap stamped "JBI" set for corner; South 25 degrees 35 minutes 26 seconds West, 50.00 feet to a one—half inch iron rod with yellow cap stamped "JBI" set for corner; South 64 degrees 24 minutes 34 seconds East. 42.08 feet to a one-half inch iron rod with cap stamped 'RPLS 5190" found for corner; Southwesterly 465.33 feet along a curve to the left having a central angle of 21 degrees 04 minutes 35 seconds, a radius of 1,265.00 feet, a tangent of 235.32 feet, and whose chord bears South 14 degrees 19 minutes 57 seconds West, 462.71 feet to a one-half inch iron rod with cap stamped "RPLS 5190" found for corner:

Southwesterly 110.26 feet along a curve to the right having a central angle of 13 degrees 09 minutes 41 seconds, a radius of 480.00 feet, a tangent of 55.37 feet, and whose chord bears South 10 degrees 22 minutes 30 seconds west, 110.02 feet to a one-half inch iron rod with cap stamped "RPLS 5190" found for corner:

North 73 degrees 02 minutes 06 seconds West, 21.62 feet to a one—half inch iron rod with yellow cap stamped "JBI" set for corner; South 16 degrees 57 minutes 54 seconds West, 50.00 feet to a one—half inch iron rod with yellow cap stamped "JBI" set for corner; South 73 degrees 02 minutes 06 seconds East, 6.05 feet to a one-half inch iron rod with cap stamped "EAGLE SURVEYING" found for

South 02 degrees 18 minutes 06 seconds West, 224.91 feet to the POINT OF BEGINNING, and containing 5,233,001 square feet or 120.133 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.

DEDICATION STATEMENT §

NOW THEREFORE. KNOW ALL MEN BY THESE PRESENTS:

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS: THAT FORESTAR (USA) REAL ESTATE GROUP, INC. ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICER, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS STEPHENS TOWN CROSSING, 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 _____TH DAY OF ______, 2024

Kevin Lazares. Vice President, FORESTAR (USA) REAL ESTATE GROUP, INC

STATE OF TEXAS §

COUNTY OF _____ §

Before me, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared Kevin Lazares, 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 and as the act and deed therein stated.

Given under my hand and seal of office, this ____th day of _____, 2024.

Notary Signature

use all applicable standard notation per ordinance 10.104(d)(10)(P)

1. "ALL LOTS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE ZONING DISTRICT."

2. "THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND THE APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES DUE."

3. "ALL COMMON AREAS. DRAINAGE EASEMENTS. AND DETENTION FACILITIES WILL BE OWNED AND MAINTAINED BY THE HOA/POA. ANY COMMON AREA WITHIN THE CITY'S RIGHT-OF-WAY WILL REQUIRE A FACILITIES AGREEMENT, TO BE REVIEWED AND APPROVED BY THE CITY."

4. "NOTICE - SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS."

5. "THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS, IF ANY, ON THIS PROPERTY."

6. "MINIMUM FINISHED FLOOR ELEVATIONS ARE AT LEAST 2 FEET ABOVE THE 100 YEAR FLOOD PLAIN."

7. ABSTRACT LINES SHOWN HEREON ARE APPROXIMATE.

8. ALL CORNERS SET ARE 1/2 INCH IRON RODS WITH PLASTIC CAP STAMPED "JBI" UNLESS OTHERWISE NOTED.

9. 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.

10. ACCORDING TO FEMA MAP NO. 48121CO21OG, DATED APRIL 18, 2011, A PORTION OF THE SUBJECT TRACT LIES WITHIN SHADED ZONE A AREA DETERMINED TO BE WITHIN THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOODPLAIN) WITH NO BASE FLOOD ELEVATIONS DETERMINED.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

I, Mark W. Harp, Registered Professional Land Surveyor of the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision.

Dated this the ____th day of _____, 2024.

APPROVED FOR PREPARATION OF FINAL PLAT

CITY OF SANGER, TX

PLANNING & ZONING COMMISSION

PELIMINARY FOR REVIEW PURPOSES ONLY Mark W. Harp. R.P.L.S. No. 6425

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Mark W. Harp, 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 consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____th day of _____, 2024.

Notary Public, State of Texas

PRELIMNARY PLAT FOR REVIEW PURPOSES ONLY

DATE

PRELIMINARY PLAT STEPHENS TOWN CROSSING

> 427 RESIDENTIAL LOTS 5 COMMON AREA/HOA LOTS

BEING 120.133 ACRES OUT OF THE REUBEN BEBEE SURVEY, ABSTRACT NO. 29

> CITY OF SANGER. DENTON COUNTY, TEXAS

FORESTAR (USA) REAL ESTATE GROUP, INC. 2221 E. Lamar Blvd. Suite 790 Arlington, Texas 76006 Contact: Kevin Lazares

SURVEYOR/ENGINEER JBI PARTNERS, INC.

2121 Midway Road, Suite 300 Carrollton, Texas 75006 Contact: Chris Wall. P.E. TBPE No. F-438 TBPLS No. 10076000

(972) 248-7676

OWNER/DEVELOPER

(817) 769-1860

Date: JULY 18, 2024 Sheet 4 of 4

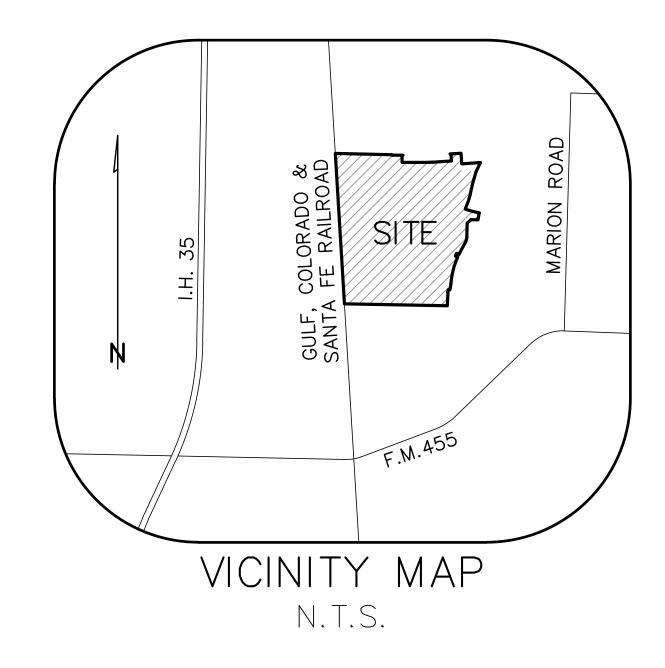
JBI PROJECT # FOR005

STEPHEN TOWN CROSS

PRELIMINARY ENGINEERING FOR

STEPHENS TOWN CROSSING

CITY OF SANGER DENTON COUNTY, TEXAS JULY 2024



PRELIMINARY

FOR REVIEW ONLY
NOT FOR CONSTRUCTION OR PERMIT PURPOSES

ENGINEER: Chris Wall, P.E.

P.E. No. 123372 Date: July 17, 2024

INDEX

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PRELIMINARY PLAT

STEPHENS TOWN CROSSING

427 RESIDENTIAL LOTS 5 COMMON AREA/HOA LOTS

BEING 120.133 ACRES OUT OF THE REUBEN BEBEE SURVEY, ABSTRACT NO. 29

CITY OF SANGER, DENTON COUNTY, TEXAS

FORESTAR (USA) REAL ESTATE GROUP, INC.	OWNER/DEVELOPER
2221 E. Lamar Blvd. Suite 790 Arlington, Texas 76006 Contact: Kevin Lazares	(817) 769–1860

JBI PARTNERS, INC.

SURVEYOR/ENGINEER

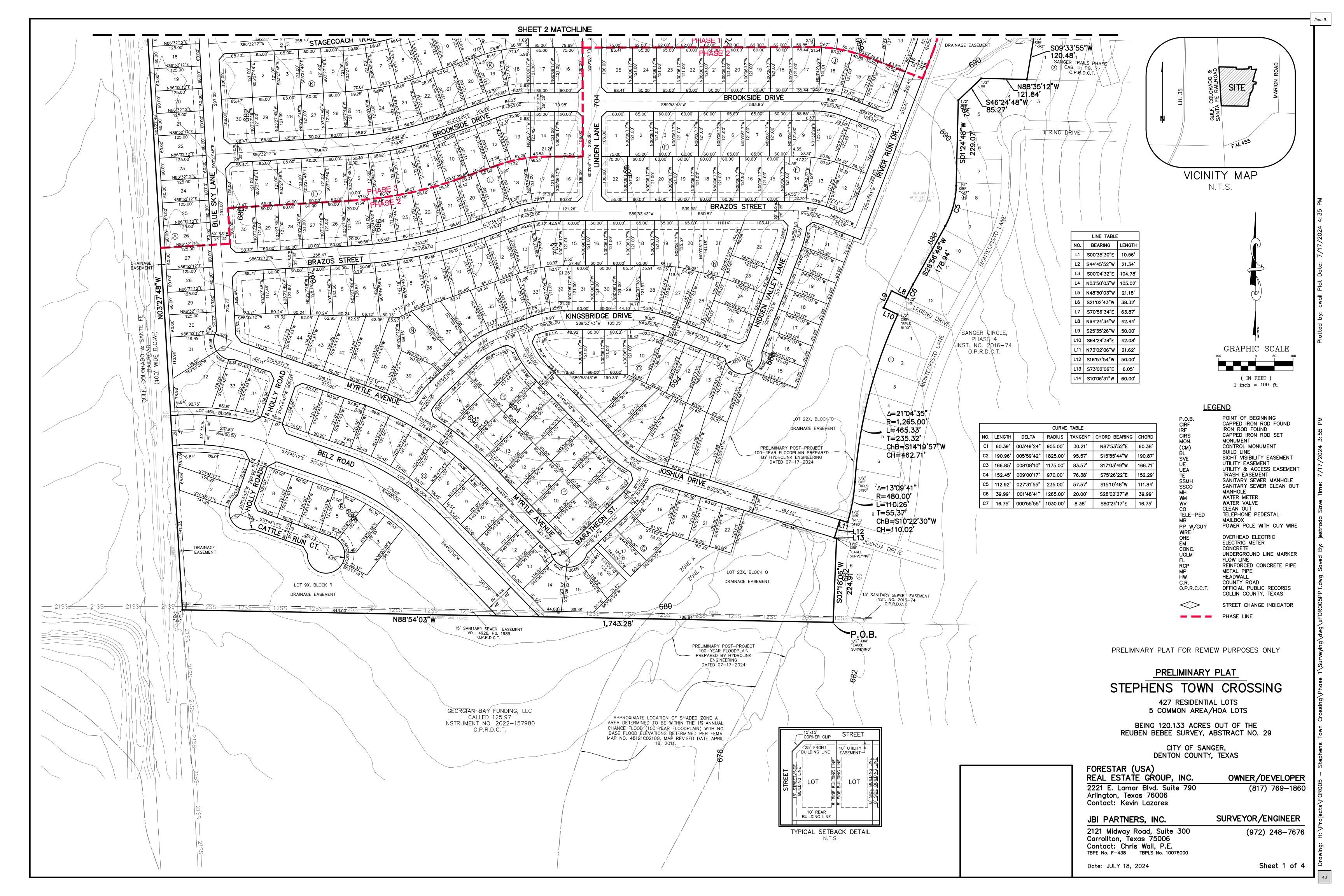
2121 Midway Road, Suite 300
Carrollton, Texas 75006

(972) 248-7676

Date: JULY 17, 2024

Contact: Chris Wall, P.E.
TBPE No. F-438 TBPLS No. 10076000

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BLOCK-LOT	SQUARE FEET	Γ ACRES	BLOCK-LOT	SQUARE FEE	T ACRES	BLOCK-LOT	SQUARE FEET	ACRES	BLOCK-LOT	SQUARE FEET	ACRES	BLOCK-LOT	SQUARE FEET	ACRES	BLOCK-LOT	SQUARE FEET	ACRES	BLOCK-LOT	SQUARE FEET	ACRES	BLOCK-LOT	SQUARE FEET	ACRES	BLOCK-LOT	SQUARE FEET	ACRES
A-1	9,300	0.214	B-14	7,560	0.174	D-14	10,067	0.231	G-4	11,114	0.255	I – 17	8,541	0.196	K-14	7,865	0.181	M-14	7,206	0.165	N-32	8,669	0.199	P-1	10,247	0.235
A-2	7,500	0.172	B-15	7,560	0.174	D-15	7,531	0.173	G-5	8,868	0.204	I–18	8,467	0.194	K-15	9,555	0.219	M-15	7,208	0.165	N-33	12,206	0.280	P-2	7,992	0.183
A-3	7,500	0.172	B-16	7,560	0.174	D-16	7,531	0.173	G-6	8,984	0.206	I – 19	7,502	0.172	K-16	8,962	0.206	M-16	7,210	0.166	N-34	14,400	0.331	P-3	7,260	0.167
A-4	7,500	0.172	B-17	7,560	0.174	D-17	7,531	0.173	G-7	10,037	0.230	I-20	7,502	0.172	K-17	7,865	0.181	M-17	7,813	0.179	N-35	7,800	0.179	P-4	7,260	0.167
A-5	7,500	0.172	B-18	7,560	0.174	D-18	7,693	0.177	G-8	14,590	0.335	I-21	7,502	0.172	K-18	8,122	0.186	M-18	7,214	0.166	N-36	7,800	0.179	P-5	7,260	0.167
A-6	7,500	0.172	B-19	7,560	0.174	D-19	8,017	0.184	H-1	8,880	0.204	I-22	7,502	0.172	K-19	8,088	0.186	M-19	7,216	0.166	N-37	10,088	0.232	P-6	7,260	0.167
A-7	7,500	0.172	B-20	7,560	0.174	D-20	8,341	0.191	H-2	7,260	0.167	I-23	7,865	0.181	K-20	7,260	0.167	M-20	7,819	0.179	N-38	9,475	0.218	P-7	7,286	0.167
A-8	7,500	0.172	B-21	7,560	0.174	D-21	8,666	0.199	H-3	7,260	0.167	I-24	7,865	0.181	K-21	7,260	0.167	M-21	7,821	0.180	N-39	9,046	0.208	P-8	9,419	0.216
A-9	7,500	0.172	B-22	7,560	0.174	D-22	8,990	0.206	H-4	7,260	0.167	I-25	9,932	0.228	K-22	7,575	0.174	M-22	7,823	0.180	N-40	8,533	0.196	P-9	9,572	0.220
A-10	7,500	0.172	B-23	7,560	0.174	D-23	9,314	0.214	H-5	7,260	0.167	I-26X	2,191	0.050	K-23	7,676	0.176	M-23	9,396	0.216	N-41	7,512	0.172	P-10	7,865	0.181
A-11	7,500	0.172	B-24	9,807	0.225	D-24	9,055	0.208	H-6	7,260	0.167	J-1	8,963	0.206	K-24	7,676	0.176	M-24	9,365	0.215	N-42	7,260	0.167	P-11	7,260	0.167
A-12	7,500	0.172	C-1	10,255	0.235	D-25	9,282	0.213	H-7	7,260	0.167	J-2	7,502	0.172	K-25	7,749	0.178	M-25	7,800	0.179	N-43	7,260	0.167	P-12	7,260	0.167
A-13	7,500	0.172	C-2	7,500	0.172	D-26	15,292	0.351	H-8	7,260	0.167	J-3	7,502	0.172	K-26	7,260	0.167	M-26	7,800	0.179	N-44	7,935	0.182	P-13	7,264	0.167
A-14	7,500	0.172	C-3	7,500	0.172	D-27	8,622	0.198	H-9	7,562	0.174	J-4	7,502	0.172	K-27	7,260	0.167	M-27	7,800	0.179	N-45	8,166	0.187	P-14	7,385	0.170
A-15	7,500	0.172	C-4	7,500	0.172	D-28	7,709	0.177	H-10	7,876	0.181	J-5	7,502	0.172	K-28	7,865	0.181	M-28	7,200	0.165	N-46	7,260	0.167	P-15	8,434	0.194
A-16	7,500	0.172	C-5	7,500	0.172	D-29	7,793	0.179	H-11	7,774	0.178	J-6	7,502	0.172	K-29	7,865	0.181	M-29	7,200	0.165	N-47	7,703	0.177	P-16	9,938	0.228
A-17	7,500	0.172	C-6	7,500	0.172	D-30	7,876	0.181	H-12	7,260	0.167	J-7	7,502	0.172	K-30	9,988	0.229	M-30	7,800	0.179	N-48	8,952	0.206	Q-1	8,848	0.203
A-18	7,500	0.172	C-7	7,500	0.172	D-31	7,960	0.183	H-13	7,260	0.167	J-8	7,502	0.172	L-1	8,778	0.202	M-31	7,790	0.179	N-49	10,367	0.238	Q-2	7,260	0.167
A-19	7,500	0.172	C-8	8,125	0.187	D-32	8,043	0.185	H-14	8,502	0.195	J-9	7,502	0.172	L-2	7,865	0.181	M-32	10,152	0.233	N-50	12,446	0.286	Q-3	7,387	0.170
A-20	7,500	0.172	C-9	8,125	0.187	D-33	8,127	0.187	H-15	9,993	0.229	J-10	8,118	0.186	L-3	7,865	0.181	M-33	15,218	0.349	N-51	11,272	0.259	Q-4	7,720	0.177
A-21	7,500	0.172	C-10	8,125	0.187	D-34	8,211	0.188	H-16	7,865	0.181	J-11	8,507	0.195	L-4	7,260	0.167	M-34	8,826	0.203	N-52	10,588	0.243	Q-5	7,720	0.177
A-22	7,500	0.172	C-11	8,125	0.187	D-35	8,989	0.206	H-17	7,415	0.170	J-12	8,416	0.193	L-5	7,260	0.167	M-35	7,450	0.171	N-53	11,068	0.254	Q-6	7,720	0.177
A-23	7,500	0.172	C-12	9,869	0.187	D-36	10,528	0.242	H-18	8,010	0.170	J-13	11,039	0.193	L-6	7,709	0.107	M-36	7,440	0.171	N-54	9,925	0.234	Q-7	7,720	0.177
A-24	7,500	0.172	C-12	10,148	0.227	F-1	8,963	0.242	H-19	7,719	0.104		9,325			7,709	0.174	M-37	7,440	0.171	N-55	8,781	0.228	Q-8	7,720	0.177
A-24 A-25	7,500	+	ł	7,500	_	 	7,865	+	-	7,719	+	J-14	8,066	0.214	L-7	7,586	0.174	M-38	7,482	0.172	N-56	7,638	0.202	Q-9	8,583	0.177
	7,500	0.172	C-14	7,500	0.172	F-2	7,863	0.181	H-20	7,865	0.181	J-15	·	0.185	L-8		+	-	•	+	N-57	13,096	+		7,260	_
A-26		0.172	C-15	·	0.172	F-3	<u> </u>	0.167	H-21	·	0.167	J-16	8,675	0.199	L-9	7,586	0.174	M-39	7,921	0.182		·	0.301	Q-10	<u> </u>	0.167
A-27	7,500	0.172	C-16	7,500	0.172	F-4	7,260	0.167	H-22	7,260	0.167	J-17	8,828	0.203	L-10	7,487	0.172	M-40	8,155	0.187	0-1	13,291	0.305	Q-11	7,260	0.167
A-28	7,500	0.172	C-17	7,500	0.172	F-5	7,260	0.167	H-23	7,865	0.181	J-18	7,260	0.167	L-11	7,260	0.167	M-41	8,390	0.193	0-2	7,260	0.167	Q-12	7,260	0.167
A-29	7,500	0.172	C-18	7,500	0.172	F-6	7,865	0.181	H-24	7,260	0.167	J-19	7,260	0.167	L-12	7,282	0.167	M-42	11,942	0.274	0-3	7,260	0.167	Q-13	7,311	0.168
A-30	7,472	0.172	C-19	7,500	0.172	F-7	7,865	0.181	H-25	7,260	0.167	J-20	7,260	0.167	L-13	9,107	0.209	N-13	9,720	0.223	0-4	10,536	0.242	Q-14	9,939	0.228
A-31	9,233	0.212	C-20	7,500	0.172	F-8	7,260	0.167	H-26	7,865	0.181	J-21	7,260	0.167	L-14	7,900	0.181	N-14	7,208	0.165	0-5	11,510	0.264	Q-15	10,654	0.245
A-32	14,805	0.340	C-21	7,500	0.172	F-9	7,760	0.178	H-27	8,880	0.204	J-22	7,260	0.167	L-15	8,962	0.206	N-15	7,529	0.173	0-10	10,275	0.236	Q-16	7,827	0.180
A-33	8,358	0.192	C-22	7,500	0.172	F-10	9,390	0.216	I-1	9,932	0.228	J-23	7,865	0.181	L-16	8,962	0.206	N-16	7,849	0.180	0-11	8,447	0.194	Q-17	7,500	0.172
A-34	8,640	0.198	C-23	7,500	0.172	F-11	10,855	0.249	I-2	7,865	0.181	J-24	7,865	0.181	L-17	8,340	0.191	N-17	8,170	0.188	0-12	8,739	0.201	Q-18	8,814	0.202
A-35X	28,482	0.654	C-24	9,338	0.214	F-12	8,566	0.197	I-3	7,865	0.181	J-25	9,980	0.229	L-18	8,290	0.190	N-18	8,921	0.205	0-13	8,996	0.207	Q-19	10,528	0.242
B-1	10,652	0.245	D-1	8,403	0.193	F-13	8,209	0.188	1-4	7,502	0.172	K-1	9,988	0.229	L-19	7,260	0.167	N-19	9,561	0.219	0-14	8,044	0.185	Q-20	7,200	0.165
B-2	7,560	0.174	D-2	7,977	0.183	F-14	7,811	0.179	I-5	7,502	0.172	K-2	7,865	0.181	L-20	7,415	0.170	N-20	8,866	0.204	0-15	6,966	0.160	Q-21	7,200	0.165
B-3	7,560	0.174	D-3	8,107	0.186	F-15	7,260	0.167	I-6	7,502	0.172	K-3	7,865	0.181	L-21	7,615	0.175	N-21	8,224	0.189	0-16	7,200	0.165	Q-22	7,200	0.165
B-4	7,560	0.174	D-4	8,237	0.189	F-16	7,260	0.167	I-7	7,502	0.172	K-4	7,260	0.167	L-22	7,615	0.175	N-22	7,833	0.180	0-17	7,200	0.165	Q-23X	150,136	3.447
B-5	7,560	0.174	D-5	7,719	0.177	F-17	7,260	0.167	I-8	7,502	0.172	K-5	7,260	0.167	L-23	7,615	0.175	N-23	7,610	0.175	0-18	7,200	0.165	R-1	11,350	0.261
B-6	7,560	0.174	D-6	8,487	0.195	F-18	7,260	0.167	I-9	8,483	0.195	K-6	7,786	0.179	L-24	7,615	0.175	N-24	7,260	0.167	0–19	7,200	0.165	R-2	9,536	0.219
B-7	7,560	0.174	D-7	8,616	0.198	F-19	7,260	0.167	I-10	7,822	0.180	K-7	7,700	0.177	L-25	7,739	0.178	N-25	8,474	0.195	0-20	7,201	0.165	R-3	10,294	0.236
B-8	7,560	0.174	D-8	8,069	0.185	F-20	7,260	0.167	I-11	7,865	0.181	K-8	7,700	0.177	L-26	7,260	0.167	N-26	8,428	0.193	0-21	8,889	0.204	R-4	7,895	0.181
B-9	7,560	0.174	D-9	8,179	0.188	F-21	7,260	0.167	I-12	7,865	0.181	K-9	7,260	0.167	L-27	7,260	0.167	N-27	7,260	0.167	0-22X	306,345	7.033	R-5	8,697	0.200
B-10	7,560	0.174	D-10	8,215	0.189	F-22	8,357	0.192	I-13	8,571	0.197	K-10	7,260	0.167	L-28	7,260	0.167	N-28	7,260	0.167	0-39	10,067	0.231	R-6	7,260	0.167
B-11	7,560	0.174	D-11	8,019	0.184	G-1	8,727	0.200	I-14	10,743	0.247	K-11	7,262	0.167	L-29	7,260	0.167	N-29	7,260	0.167	0-40	11,241	0.258	R-7	7,260	0.167
B-12	9,671	0.222	D-12	7,806	0.179	G-2	7,238	0.166	I-15	8,312	0.191	K-12	8,926	0.205	L-30	8,778	0.202	N-30	7,865	0.181	0-41	9,474	0.218	R-8	8,358	0.192
B-13	9,671	0.222	D-13	9,407	0.216	G-3	7,239	0.166	I–16	9,400	0.216	K-13	8,097	0.186	M-13	8,414	0.193	N-31	8,014	0.184	0-42	12,775	0.293	R-9	162,937	3.741

LOT AREA TABLE

PRELIMNARY PLAT FOR REVIEW PURPOSES ONLY

PRELIMINARY PLAT STEPHENS TOWN CROSSING

427 RESIDENTIAL LOTS 5 COMMON AREA/HOA LOTS

BEING 120.133 ACRES OUT OF THE REUBEN BEBEE SURVEY, ABSTRACT NO. 29

CITY OF SANGER, DENTON COUNTY, TEXAS

FORESTAR (USA) REAL ESTATE GROUP, INC. 2221 E. Lamar Blvd. Suite 790 Arlington, Texas 76006 Contact: Kevin Lazares

OWNER/DEVELOPER (817) 769-1860

SURVEYOR/ENGINEER JBI PARTNERS, INC. 2121 Midway Road, Suite 300 Carrollton, Texas 75006 Contact: Chris Wall, P.E. TBPE No. F-438 TBPLS No. 10076000 (972) 248-7676

Date: JULY 18, 2024

Sheet 3 of 4

LEGAL DESCRIPTION

BEING a parcel of land located in the City of Sanger, Denton County, Texas, a part of the Reuben Bebee Survey, Abstract Number 29, being all of that called 120.133 acre tract of land described in deed to FORESTAR GROUP, INC, as recorded in Instrument No. _____, Official Public Records of Denton County, Texas, and being further described as follows:

BEGINNING at a one—half inch iron rod with cap stamped "EAGLE SURVEYING" found at the southeast corner of said 120.133 acre tract, said point being the southwest corner of Sanger Circle, Phase 4, an addition to the City of Sanger as recorded in Instrument No. 2016—74, Official Public Records of Denton County. Texas, said point also being in the north line of that called 125.97 acre tract of land described in deed to Georgian Bay Funding, LLC as recorded in Instrument No. 2022—157980, Official Public Records of Denton County, Texas;

THENCE North 88 degrees 54 minutes 03 seconds West, 1,743.28 feet to a one-half inch iron rod with yellow cap stamped "JBI" set at the southwest corner of said 119.86 acre tract, said point being the northwest corner of said 125.97 acre tract, said point also being in the east right-of-way line of Gulf. Colorado and Sante Fe Railroad (a 100 foot wide railroad right-of-way):

THENCE North 03 degrees 27 minutes 48 seconds West, 2,551.21 feet to a one—half inch iron rod with yellow cap stamped "JBI" set at the northwest corner of said 120.133 acre tract, said point being the southwest corner of that called 25.35 acre tract of land described in deed to the City of Sanger as recorded in Volume 1125, Page 943, Official Public Records of Denton County, Texas, said point also being in the east right-of-way line of said Gulf, Colorado and Sante Fe Railroad;

THENCE South 88 degrees 46 minutes 26 seconds East, 959.51 feet along the north line of said 120.133 acre tract to a one-half inch iron rod with yellow cap stamped "JBI" set for corner, said point being the southeast corner of said 25.35 acre tract, said point also being in the west line of Sanger Circle, Phase 6B, an addition to the City of Sanger as recorded in Instrument No. 2022-196, Official Public Records of Denton County, Texas:

THENCE along the common lines of said 120.133 acre tract, and said Sanger Circle, Phase 6B as follows:

South 00 degrees 35 minutes 30 seconds East, 10.56 feet to a one-half inch iron rod with cap stamped "EAGLE SURVEYING" found for corner:

North 89 degrees 48 minutes 06 seconds East, 184.61 feet to an "X" found for corner;

South 44 degrees 45 minutes 52 seconds West, 21.34 feet to a one—half inch iron rod with cap stamped "STRAND" found for corner; South 00 degrees 04 minutes 32 seconds East, 104.78 feet to a one-half inch iron rod with cap stamped "EAGLE SURVEYING" found for

South 89 degrees 56 minutes 24 seconds East, 455.22 feet to a one-half inch iron rod with cap stamped "EAGLE SURVEYING" found for corner;

Northeasterly 60.39 feet along a curve to the left, having a central angle of 03 degrees 49 minutes 24 seconds, a radius of 905.00 feet, a tangent of 30.21 feet, and whose chord bears North 87 degrees 53 minutes 52 seconds East, 60.38 feet to a one-half inch iron rod with cap stamped "EAGLE SURVEYING" found for corner: North 86 degrees 09 minutes 57 seconds East, 322.04 feet to a 60D nail found for corner;

North 03 degrees 50 minutes 03 seconds West, 105.02 feet to a one—half inch iron rod with yellow cap stamped "JBI" set for corner; North 48 degrees 50 minutes 03 seconds West, 21.18 feet to a one-half inch iron rod with cap stamped "EAGLE SURVEYING" found for

North 86 degrees 09 minutes 57 seconds East, 185.61 feet to a one—half inch iron rod with cap stamped "EAGLE SURVEYING" found at the northerly most northeast corner of said 120.133 acre tract, said point also being the northwest corner of said Lot 1, Block A, Sanger Circle Amenity Center as recorded in Instrument No. 2022-343, Official Public Records of Denton County, Texas;

THENCE along the common lines of said 120.133 acre tract and said Lot 1, Block A as follows:

South 03 degrees 50 minutes 22 seconds East, 181.41 feet to a one—half inch iron rod with cap stamped "J. COWAN" found for corner; North 86 degrees 09 minutes 38 seconds East, 318.49 feet to a one—half inch iron rod with cap stamped "J. COWAN" found at the most easterly northeast corner of said 120.133 acre tract, said point being the southeast corner of said Lot 1, Block A, said point also being in the west line of that called 5.19 acre tract described in deed to Sanger Circle Homeowners Association, recorded as Instrument No. 2022-125390, Official Public Records of Denton County, Texas;

THENCE along the east line of said 120.133 acre tract as follows:

South 26 degrees 22 minutes 48 seconds West, 168.56 feet to a one—half inch iron rod with yellow cap stamped "JBI" set for corner; Southwesterly 190.96 feet along a curve to the left having a central angle of 05 degrees 59 minutes 42 seconds, a radius of 1,825.00 feet, a tangent of 95.57 feet, and whose chord bears South 15 degrees 55 minutes 44 seconds West, 190.87 feet to a one—half inch iron rod with yellow cap stamped "JBI" set for corner;

South 12 degrees 56 minutes 39 seconds West, 206.00 feet to a one-half inch iron rod with cap stamped 'EAGLE SURVEYING" found

Southwesterly 166.85 feet along a curve to the right having a central angle of 08 degrees 08 minutes 10 seconds, a radius of 1,175.00 feet. a tangent of 83.57 feet. and whose chord bears South 17 degrees 03 minutes 49 seconds West, 166.71 feet to a one-half inch iron rod with cap stamped "EAGLE SURVEYING" found for corner:

South 21 degrees 02 minutes 43 seconds West, 38.32 feet to a one—half inch iron rod with yellow cap stamped "JBI" set for corner; South 70 degrees 56 minutes 34 seconds East, 63.87 feet to a one-half inch iron rod with vellow cap stamped "JBI" set for corner: Southeasterly 152.45 feet along a curve to the left having a central angle of 09 degrees 00 minutes 17 seconds, a radius of 970.00 feet, a tangent of 76.38 feet, and whose chord bears South 75 degrees 26 minutes 22 seconds East, 152.29 feet to a one-half inch iron rod with cap stamped "JBI" set in the west line of Sanger Trails Phase 1. an addition to the City of Sanger as recorded in Cabinet U. Page

77. Official Public Records of Denton County. Texas. South 10 degrees 06 minutes 31 seconds West, 60.00 feet to a one—half inch iron rod with yellow cap stamped "JBI" set for corner; Southeasterly, 16.75 feet along a curve to the left, having a central angle of 00 degrees 55 minutes 55 seconds, a radius of 1,030.00

feet, a tangent of 8.38 feet, and whose chord bears South 80 degrees 24 minutes 17 seconds East, 16.75 feet to a one-half inch iron rod with vellow cap stamped "KAZ" found for corner: South 09 degrees 33 minutes 55 seconds West, 120,48 feet to a one-half inch iron rod with vellow cap stamped "JBI" set at the

southwest corner of said Sanger Trails Phase 1, said point being in the north line of said Sanger Circle. Phase 4:

THENCE along the common lines of said 120.133 acre tract, and said Sanger Circle, Phase 4 as follows: North 88 degrees 35 minutes 12 seconds West, 121.84 feet to a one—half inch iron rod found for corner;

South 46 degrees 24 minutes 48 seconds West, 85.27 feet to a one-half inch iron rod with cap stamped "KAZ" found for corner; South 01 degrees 24 minutes 48 seconds West, 229.07 feet to a one—half inch iron rod with cap stamped "KAZ" found for corner; Southwesterly 112.92 feet along a curve to the right having a central angle of 27 degrees 31 minutes 55 seconds, a radius of 235.00 feet, a tangent of 57.57 feet, and whose chord bears South 15 degrees 10 minutes 48 seconds West, 111.84 feet to a one-half inch iron rod with vellow cap stamped "JBI" set for corner:

South 28 degrees 56 minutes 48 seconds West, 178.94 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner; Southwesterly 39.99 feet along a curve to the left having a central angle of 01 degrees 48 minutes 41 seconds, a radius of 1.265.00 feet, a tangent of 20.00 feet, and whose chord bears South 28 degrees 02 minutes 27 seconds west, 39.99 feet to a one-half inch iron rod found for corner:

North 64 degrees 24 minutes 34 seconds West, 42.44 feet to a one—half inch iron rod with yellow cap stamped "JBI" set for corner; South 25 degrees 35 minutes 26 seconds West, 50.00 feet to a one—half inch iron rod with yellow cap stamped "JBI" set for corner; South 64 degrees 24 minutes 34 seconds East. 42.08 feet to a one-half inch iron rod with cap stamped 'RPLS 5190" found for corner; Southwesterly 465.33 feet along a curve to the left having a central angle of 21 degrees 04 minutes 35 seconds, a radius of 1,265.00 feet, a tangent of 235.32 feet, and whose chord bears South 14 degrees 19 minutes 57 seconds West, 462.71 feet to a one-half inch iron rod with cap stamped "RPLS 5190" found for corner:

Southwesterly 110.26 feet along a curve to the right having a central angle of 13 degrees 09 minutes 41 seconds, a radius of 480.00 feet, a tangent of 55.37 feet, and whose chord bears South 10 degrees 22 minutes 30 seconds west, 110.02 feet to a one-half inch iron rod with cap stamped "RPLS 5190" found for corner:

North 73 degrees 02 minutes 06 seconds West, 21.62 feet to a one—half inch iron rod with yellow cap stamped "JBI" set for corner; South 16 degrees 57 minutes 54 seconds West, 50.00 feet to a one—half inch iron rod with yellow cap stamped "JBI" set for corner; South 73 degrees 02 minutes 06 seconds East, 6.05 feet to a one-half inch iron rod with cap stamped "EAGLE SURVEYING" found for

South 02 degrees 18 minutes 06 seconds West, 224.91 feet to the POINT OF BEGINNING, and containing 5,233,001 square feet or 120.133 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.

DEDICATION STATEMENT §

NOW THEREFORE. KNOW ALL MEN BY THESE PRESENTS:

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS: THAT FORESTAR (USA) REAL ESTATE GROUP, INC. ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICER, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS STEPHENS TOWN CROSSING, 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 _____TH DAY OF ______, 2024

Vice President, FORESTAR (USA) REAL ESTATE GROUP, INC

STATE OF TEXAS §

COUNTY OF _____ §

Before me, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared Kevin Lazares, 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 and as the act and deed therein stated.

Given under my hand and seal of office, this ____th day of _____, 2024.

Notary Signature

- 1. "ALL LOTS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE ZONING DISTRICT."
- 2. "THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND THE APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES DUE."
- 3. "ALL COMMON AREAS. DRAINAGE EASEMENTS. AND DETENTION FACILITIES WILL BE OWNED AND MAINTAINED BY THE HOA/POA. ANY COMMON AREA WITHIN THE CITY'S RIGHT-OF-WAY WILL REQUIRE A FACILITIES AGREEMENT, TO BE REVIEWED AND APPROVED BY THE CITY."
- 4. "NOTICE SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS."
- 5. "THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS, IF ANY, ON THIS PROPERTY."
- 6. "MINIMUM FINISHED FLOOR ELEVATIONS ARE AT LEAST 2 FEET ABOVE THE 100 YEAR FLOOD PLAIN."
- 7. ABSTRACT LINES SHOWN HEREON ARE APPROXIMATE.
- 8. ALL CORNERS SET ARE 1/2 INCH IRON RODS WITH PLASTIC CAP STAMPED "JBI" UNLESS OTHERWISE NOTED.
- 9. 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.

10. ACCORDING TO FEMA MAP NO. 48121CO21OG, DATED APRIL 18, 2011, A PORTION OF THE SUBJECT TRACT LIES WITHIN SHADED ZONE A AREA DETERMINED TO BE WITHIN THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOODPLAIN) WITH NO BASE FLOOD ELEVATIONS DETERMINED.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

I, Mark W. Harp, Registered Professional Land Surveyor of the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision.

Dated this the ____th day of _____, 2024.

PELIMINARY FOR REVIEW PURPOSES ONLY Mark W. Harp, R.P.L.S. No. 6425

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Mark W. Harp, 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 consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____th day of _____, 2024.

Notary Public, State of Texas

DATE CITY OF SANGER, TX PLANNING & ZONING COMMISSION

APPROVED FOR PREPARATION OF FINAL PLAT

PRELIMNARY PLAT FOR REVIEW PURPOSES ONLY

PRELIMINARY PLAT STEPHENS TOWN CROSSING

427 RESIDENTIAL LOTS 5 COMMON AREA/HOA LOTS

BEING 120.133 ACRES OUT OF THE REUBEN BEBEE SURVEY, ABSTRACT NO. 29

> CITY OF SANGER. DENTON COUNTY, TEXAS

FORESTAR (USA) REAL ESTATE GROUP, INC. OWNER/DEVELOPER 2221 E. Lamar Blvd. Suite 790 Arlington, Texas 76006 Contact: Kevin Lazares

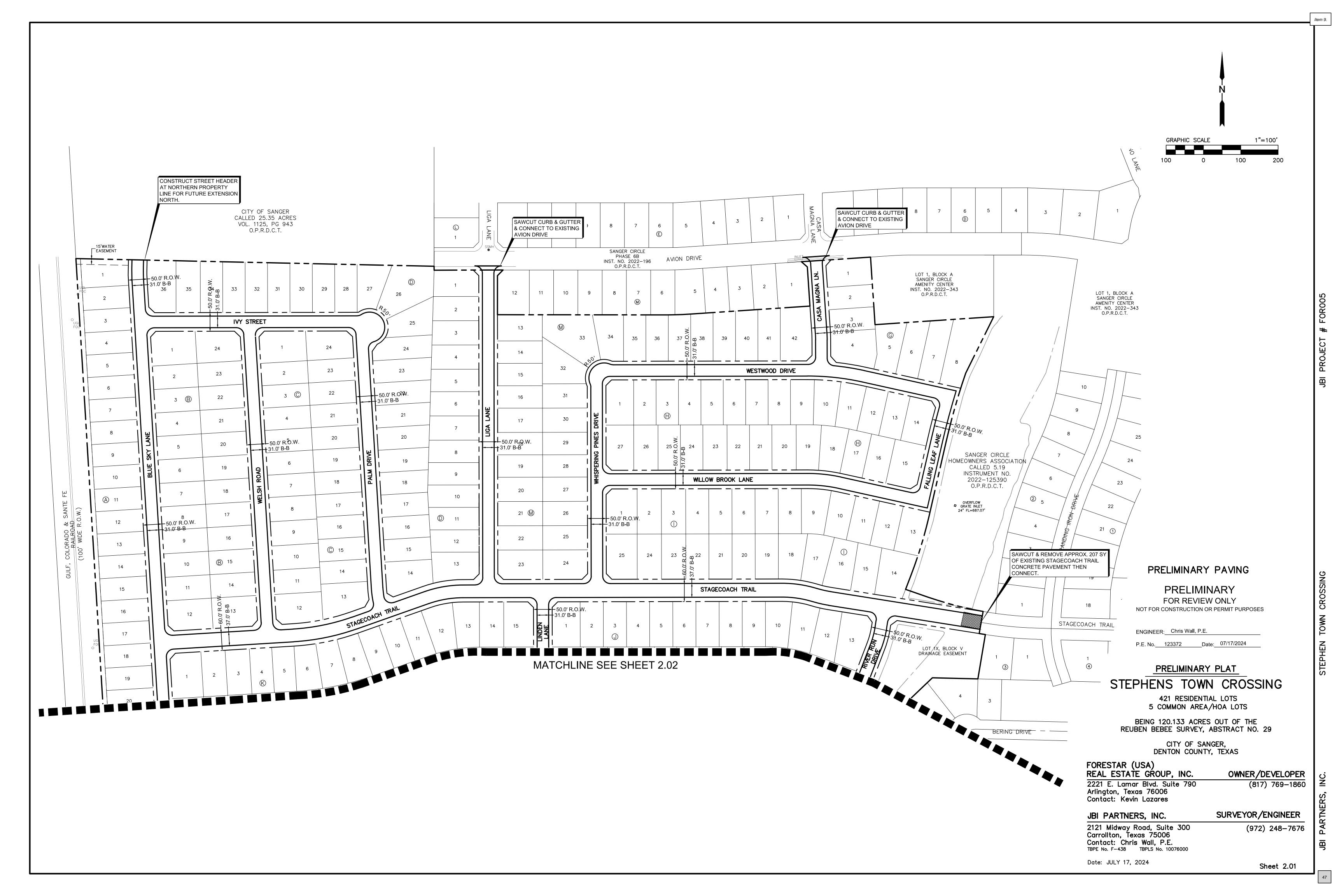
SURVEYOR/ENGINEER JBI PARTNERS, INC.

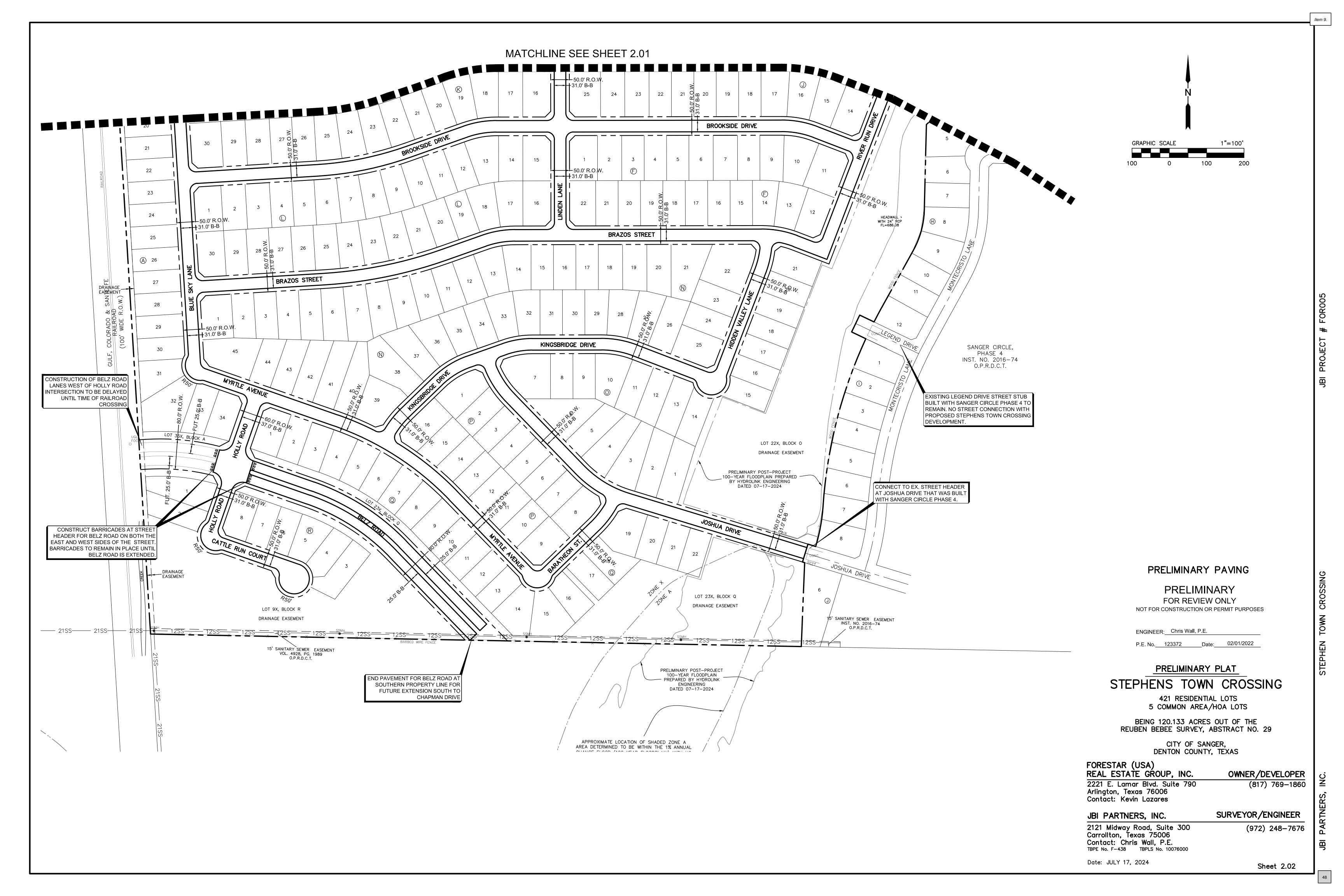
2121 Midway Road, Suite 300 Carrollton, Texas 75006 Contact: Chris Wall. P.E. TBPE No. F-438 TBPLS No. 10076000

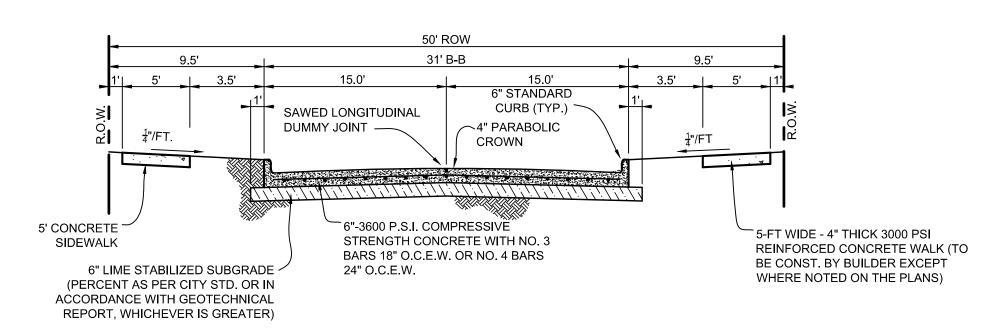
(972) 248-7676

(817) 769-1860

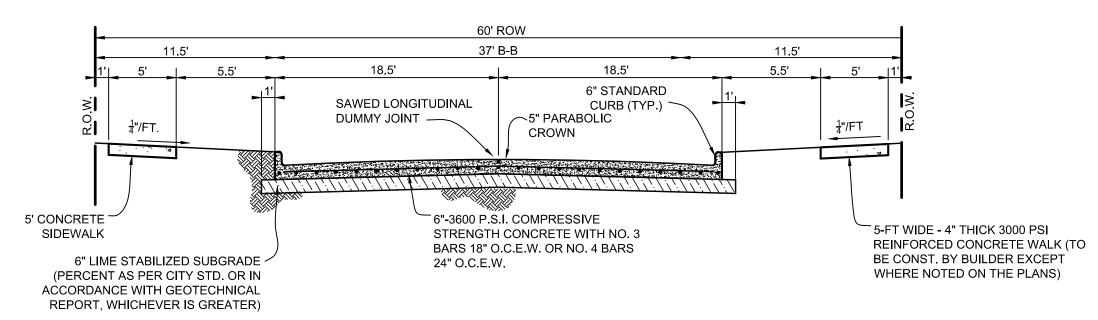
Date: JULY 18, 2024 Sheet 4 of 4





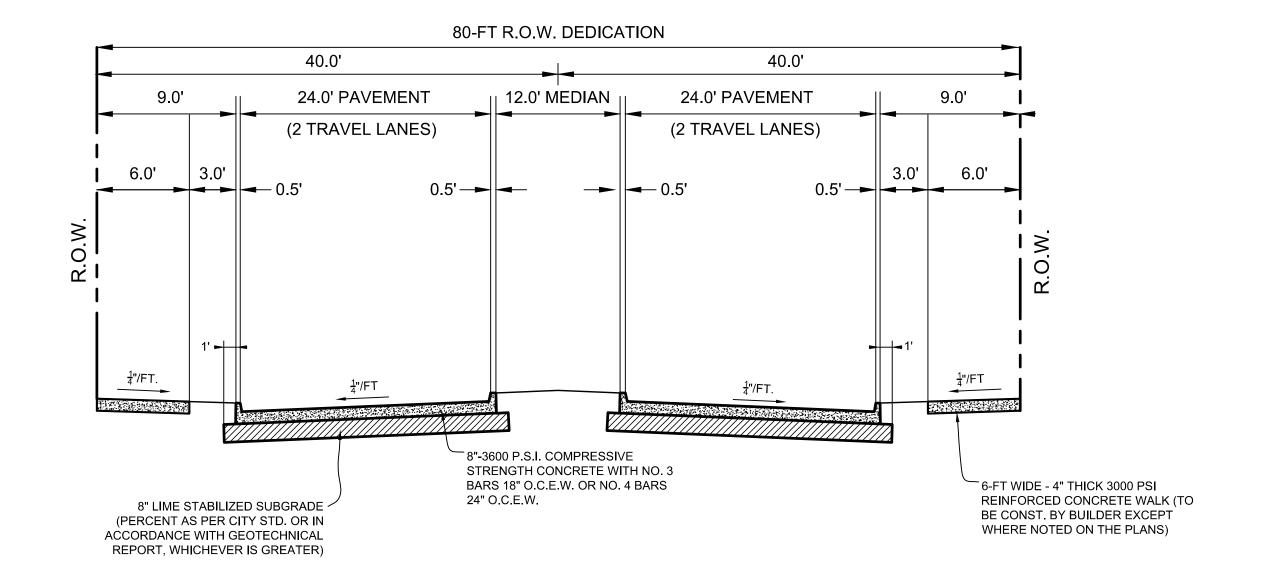


50' ROW - 31' B-B TYPICAL PAVEMENT SECTION



60' ROW - 37' B-B
TYPICAL PAVEMENT SECTION

N.T.S.



80' ROW - 2-25' B-B
TYPICAL PAVEMENT SECTION
N.T.S.

PRELIMINARY PAVING

PRELIMINARY

FOR REVIEW ONLY
NOT FOR CONSTRUCTION OR PERMIT PURPOSES

ENGINEER: Chris Wall, P.E.

P.E. No. 123372 Date: 07/17/2024

PRELIMINARY PLAT

STEPHENS TOWN CROSSING

421 RESIDENTIAL LOTS 5 COMMON AREA/HOA LOTS

BEING 120.133 ACRES OUT OF THE REUBEN BEBEE SURVEY, ABSTRACT NO. 29

CITY OF SANGER, DENTON COUNTY, TEXAS

FORESTAR (USA)
REAL ESTATE GROUP, INC.

2221 E. Lamar Blvd. Suite 790
Arlington, Texas 76006
Contact: Kevin Lazares

OWNER/DEVELOPER (817) 769-1860

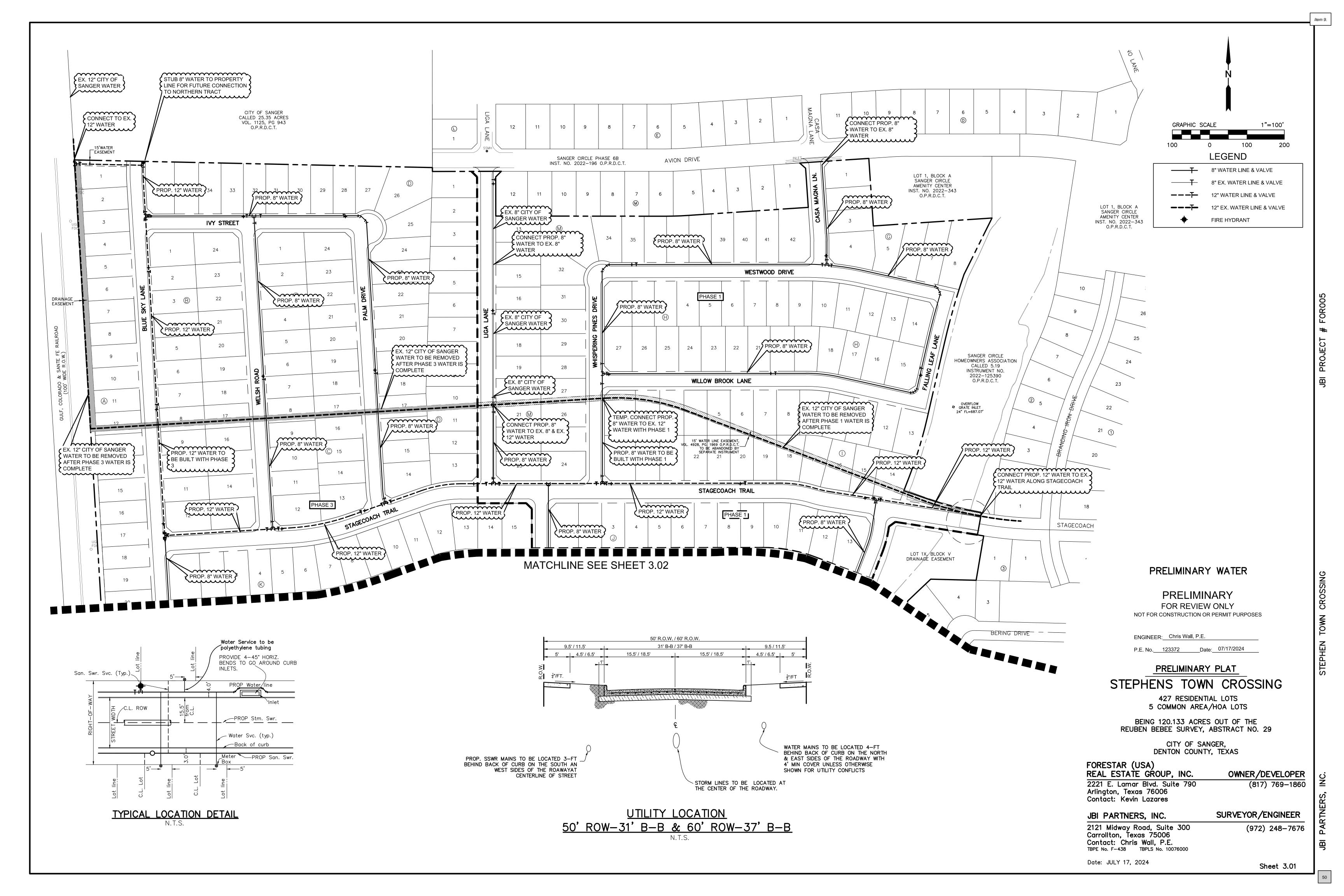
JBI PARTNERS, INC.

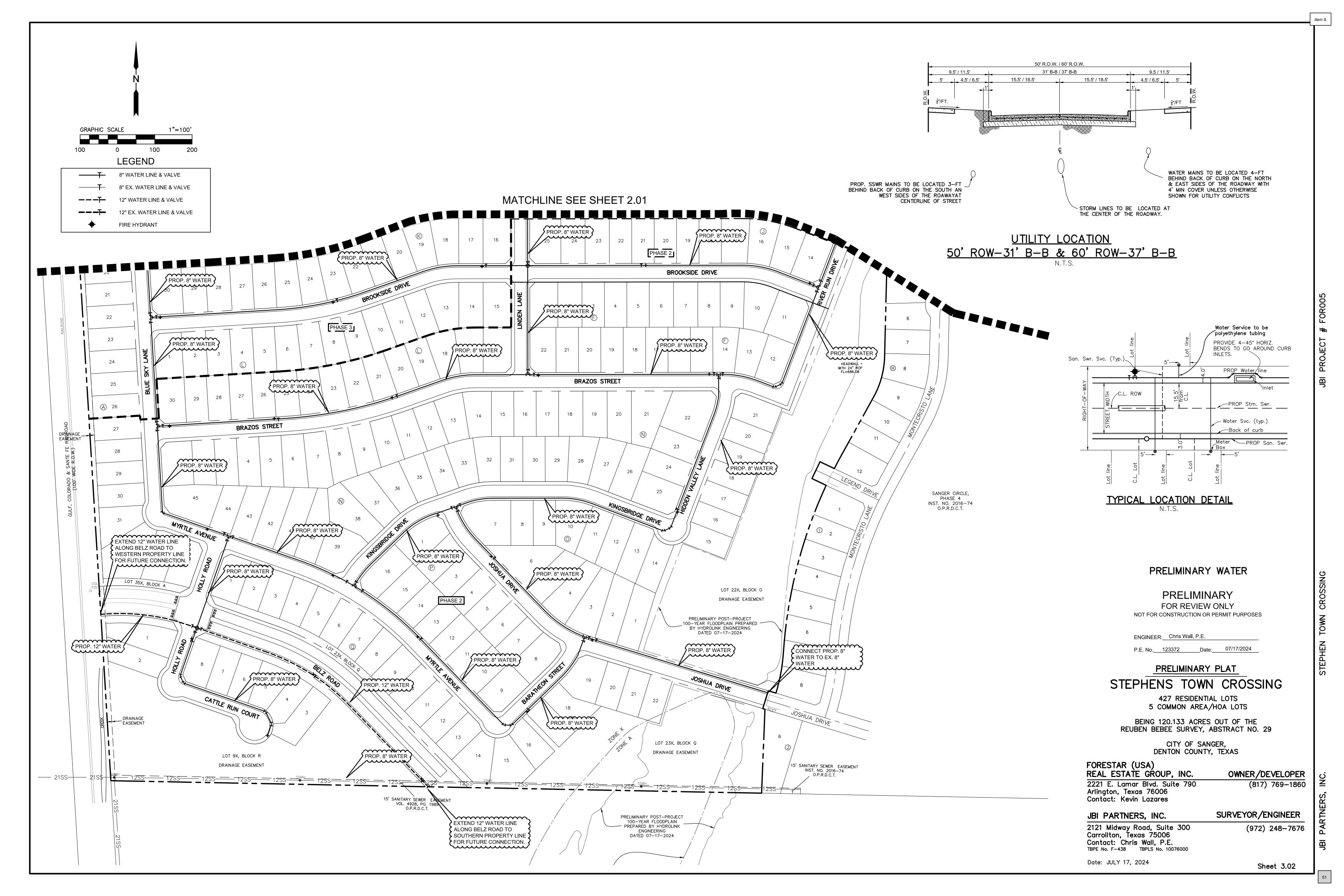
S, INC. SURVEYOR/ENGINEER

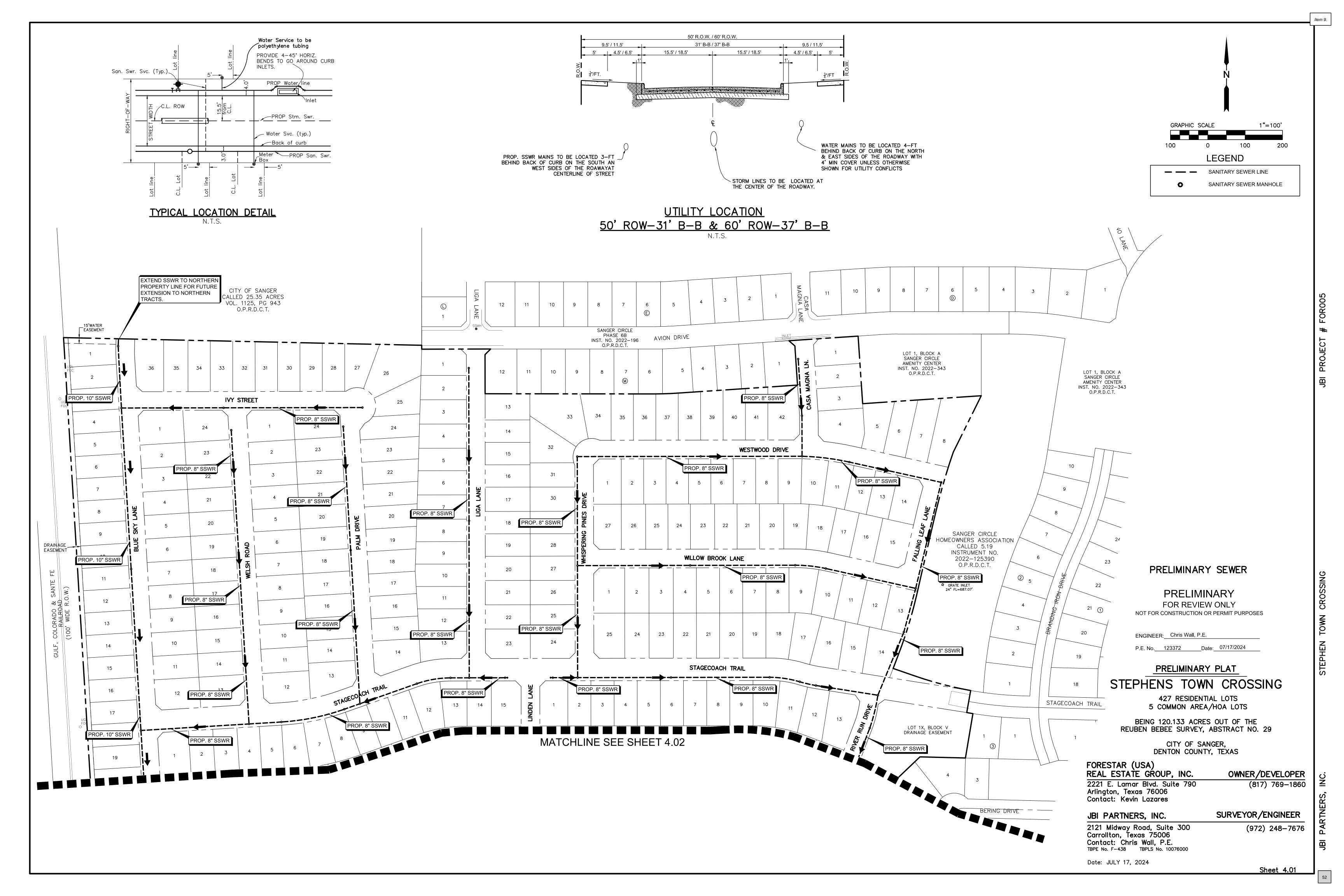
oad, Suite 300 (972) 248-7676

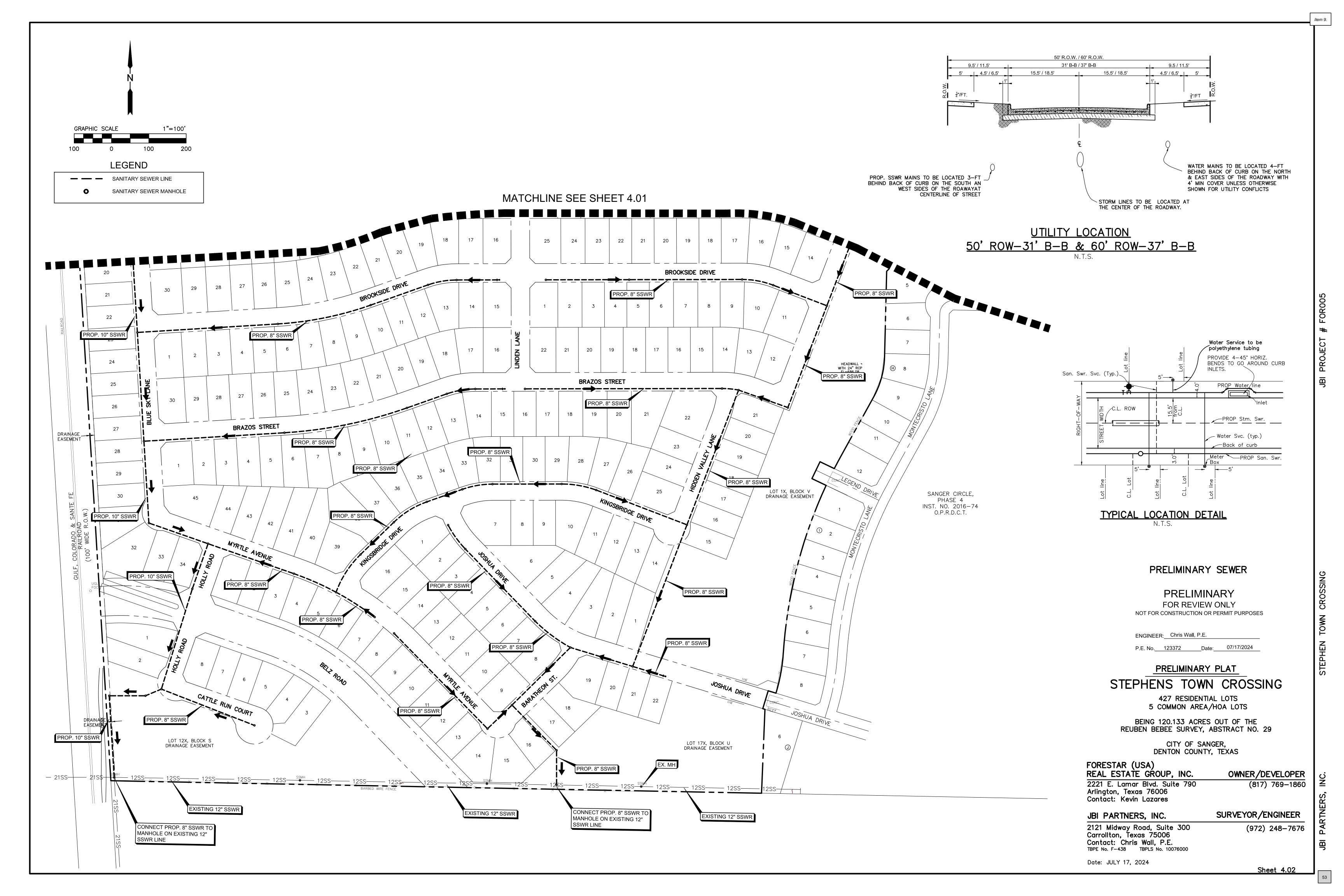
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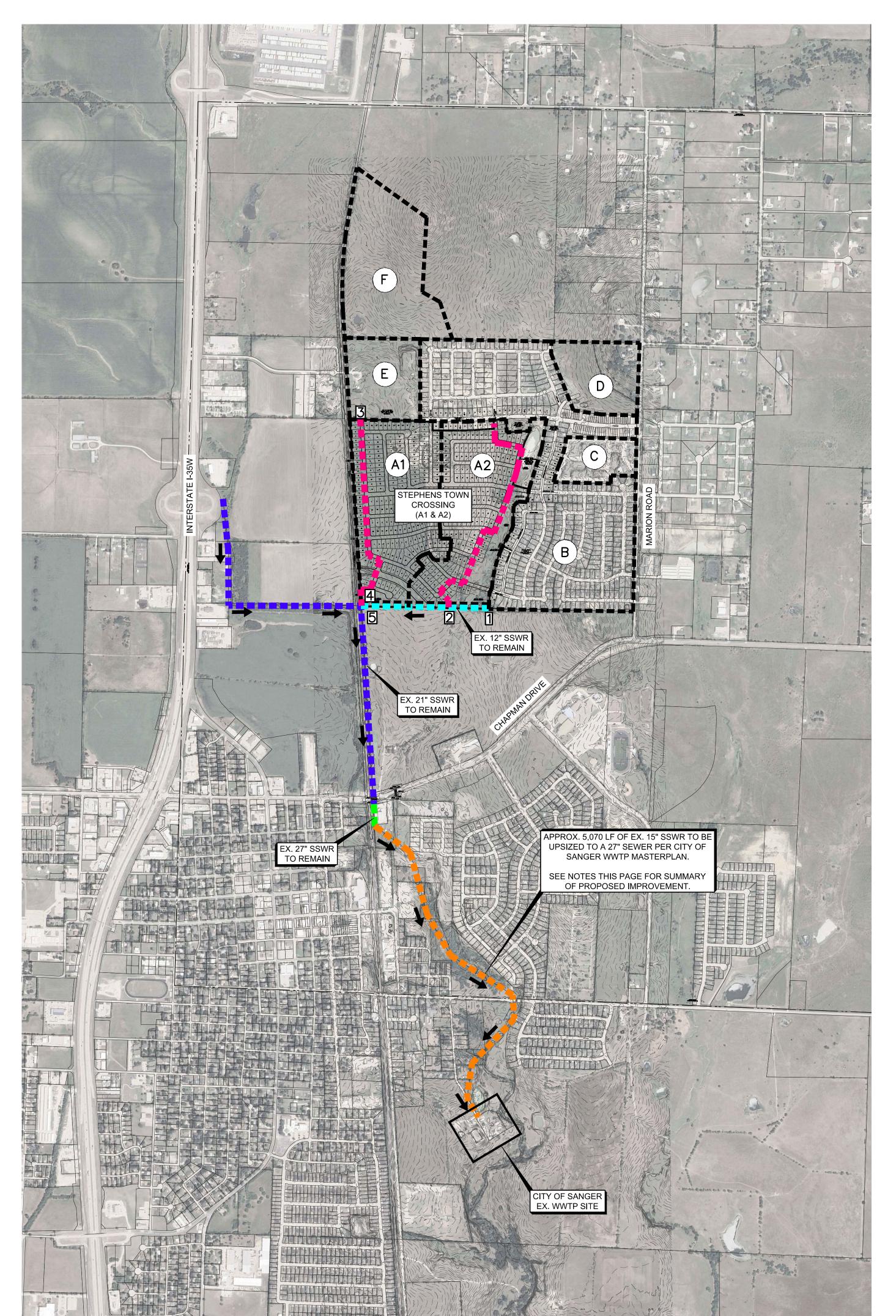
Date: JULY 17, 2024 Sheet 2.03

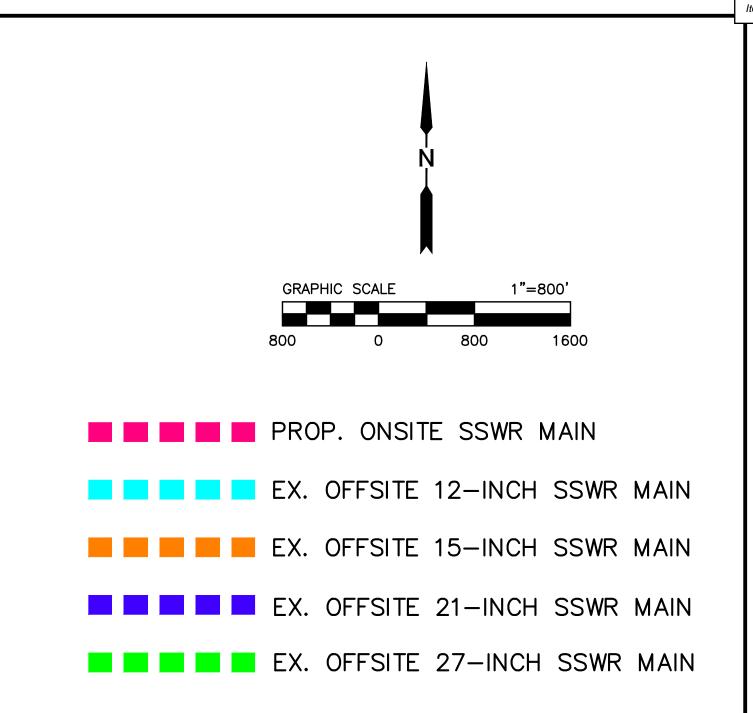












	Flow Calculations												
	Domestic Single Family Flow												
Area No.	Area Description	Area Acres	Lot Count	Person/Unit	Gal/Acre	Living Unit Equivalent (3.5 persons per unit)	Unit Flowrate GPD	Average Service Flow MGD	Peak Factor	Peak Flowrate MGD	Infiltration (650 GPD/Ac.) MGD	Total Flowrate MGD	Area No.
A1	STC PROPOSED SINGLE FAMILY	55.36	241	3.5		844	100	0.084	3.0	0.253	0.036	0.289	A1
A2	STC PROPOSED SINGLE FAMILY	64.77	186	3.5		651	100	0.065	3.0	0.195	0.042	0.237	A2
В	EXISTING SINGLE FAMILY	133.65	455	3.5		1593	100	0.159	3.0	0.478	0.087	0.565	В
С	EXISTING MULTI-FAMILY	13.69	274	3.0		822	100	0.082	3.0	0.247	0.009	0.255	С
D	FUTURE SINGLE-FAMILY	23.60	83	3.5		291	100	0.029	3.0	0.087	0.015	0.102	D
E	FUTURE SINGLE-FAMILY	25.20	89	3.5		312	100	0.031	3.0	0.093	0.016	0.110	E
F	FUTURE INDUSTRIAL	53.61		-	3150.0	-	-	0.169	3.0	0.507	0.035	0.541	F
TOTAL				-		4511				1.860		2.100	

Capacity Calculations for Ultimate Buildout								
esign Point	Contributing Area No.	Total Cumulative Flowrate MGD	Pipe Size inches	Pipe Slope ft/ft	Capacity MGD	Percent Full %		
1	B, C, D	0.9226	12	0.0020	1.029	90%		
2	B, C, D, A2	1.1600	12	0.0300	1.260	92%		
3	E, F	0.6513	10	0.0500	1.000	65%		
4	E, F, A1	0.9403	10	0.0500	1.000	94%		
5	A1, A2, B, C, D, E, F	2.1003	21	0.0100	10.2300	21%		

Sewer Calculations

LAND USE ASSUMPTIONS

Multifamily Person/Unit: 3.0

Gal/Acre: 3,150

Unit Flowrate: 100 gal/person/day

Single Family Residence Person/Unit: 3.0

Unit Flowrate: 100 gal/person/day Industrial

PEAKING FACTOR

Harmans Equation

PF = 1 + (14 / (1 + Population/1000)) PF = 1 + (14 / (1 + 4,511/1000))PF = 2.6 > 3

INFILTRATION

Q_i = (Unit Flowrate)*A/1000000 $Q_i \sim Flow in m.g.d.$

Unit Flowrate = 650 gal/acre/day A ~ Area (Ac.)

NOTES:

1. Assumptions of future land use for all undeveloped areas that gravity sewer to the existing system were based upon the City of Sanger Future Land Use Map.

UPGRADE OF EXISTING 15-INCH SEWER LINE to 27-INCH

OPTION 1
Construct the up-sized 27-inch sewer line parallel to the existing15-inch sewer line and within the existing easement.

OPTION 2

Replace the existing 15-inch sewer line with the 27-inch line in the same location by constructing the 27-inch line in segments while pumping existing flows around each segment of upsizing until complete.

PRELIMINARY SEWER

PRELIMINARY

FOR REVIEW ONLY NOT FOR CONSTRUCTION OR PERMIT PURPOSES

ENGINEER: Chris Wall, P.E. P.E. No. 123372 Date: 07/17/2024

PRELIMINARY PLAT

STEPHENS TOWN CROSSING

427 RESIDENTIAL LOTS 5 COMMON AREA/HOA LOTS

BEING 120.133 ACRES OUT OF THE REUBEN BEBEE SURVEY, ABSTRACT NO. 29

CITY OF SANGER, DENTON COUNTY, TEXAS

FORESTAR (USA) REAL ESTATE GROUP, INC.

OWNER/DEVELOPER (817) 769–1860

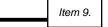
2221 E. Lamar Blvd. Suite 790 Arlington, Texas 76006 Contact: Kevin Lazares

SURVEYOR/ENGINEER JBI PARTNERS, INC. (972) 248-7676

2121 Midway Road, Suite 300 Carrollton, Texas 75006 Contact: Chris Wall, P.E. TBPE No. F-438 TBPLS No. 10076000

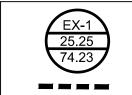
Date: JULY 17, 2024

Sheet 4.03





LEGEND



DRAINAGE AREA NUMBER DRAINAGE AREA (ACRES) DRAINAGE 100 YR RUNOFF (CFS) PROPOSED DRAINAGE DIVIDE

EXISTING 5' CONTOURS EXISTING 1' CONTOURS

DIRECTION OF FLOW

Drainage Design Theory for Proposed Conditions

Rational Method

- Q = C*I*A
- Q ~ Flow in c.f.s.(10-year Frequency)
- I ~ 10 yr. Intensity for Tc = 15 min (6.60 in./hr)
- Q ~ Flow in c.f.s.(100-year Frequency) I ~ 100 yr. Intensity for
- Tc = 15 min (9.60 in./hr)
- A ~ Area (Ac.)
- C ~ Coefficients of runoff :
 (0.55 Single Family Residential)
 (0.30 Existing Open Space)

PRELIMINARY DRAINAGE EXISTING DRAINAGE AREA MAP

PRELIMINARY

FOR REVIEW ONLY NOT FOR CONSTRUCTION OR PERMIT PURPOSES

ENGINEER: Chris Wall, P.E. P.E. No. 123372 Date: 07/17/2024

PRELIMINARY PLAT

STEPHENS TOWN CROSSING

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OWNER/DEVELOPER (817) 769–1860 Arlington, Texas 76006
Contact: Kevin Lazares

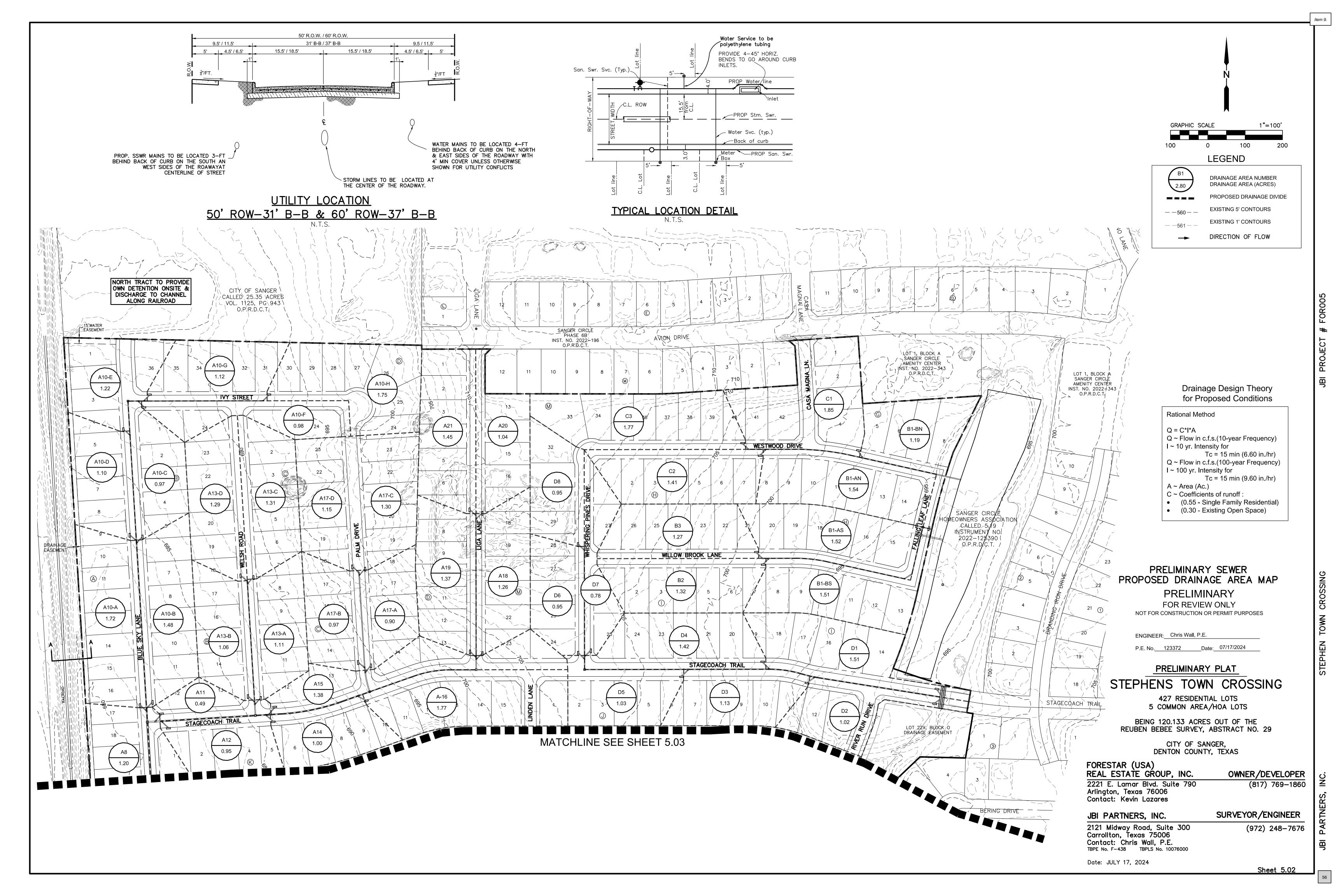
JBI PARTNERS, INC.

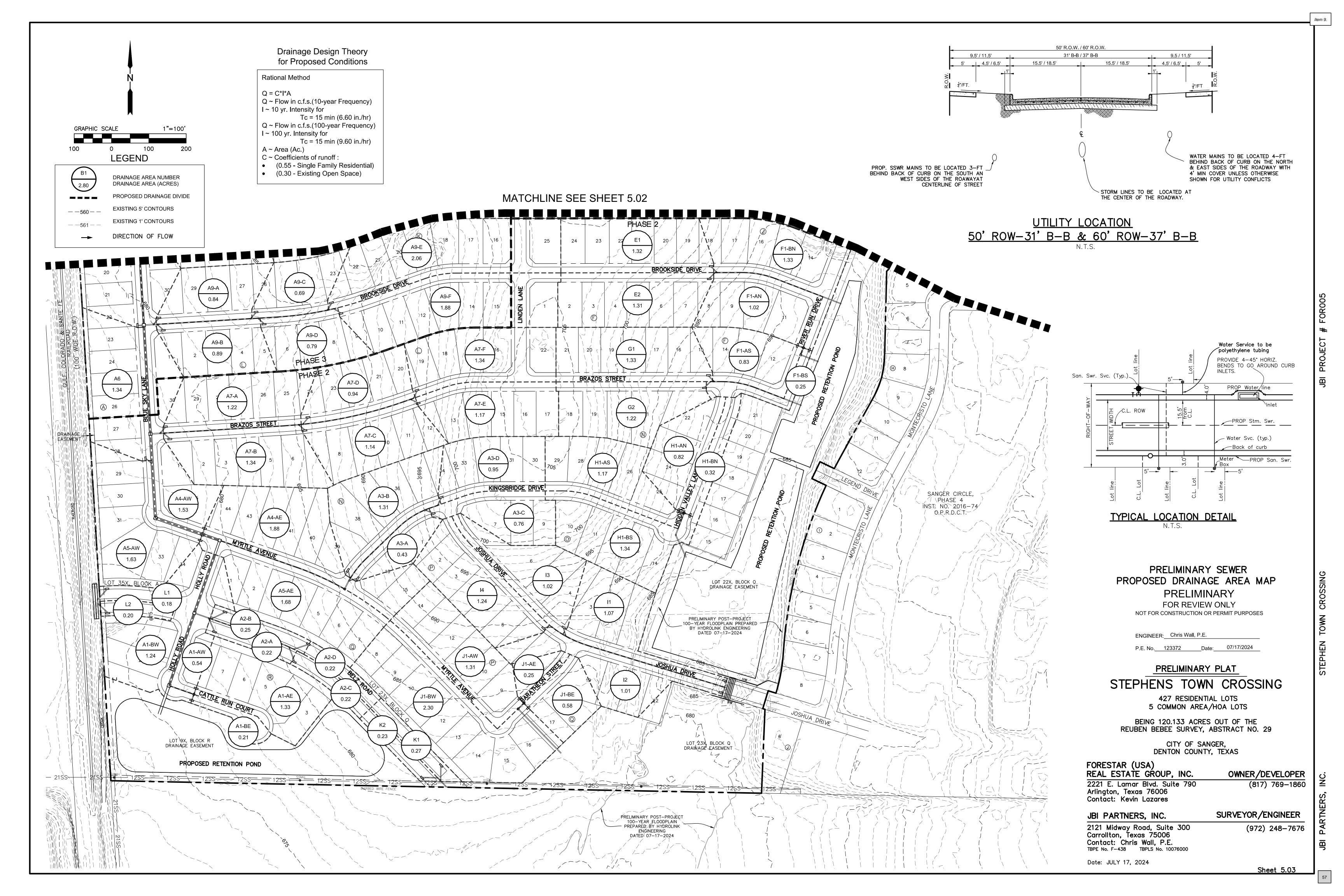
SURVEYOR/ENGINEER (972) 248-7676

2121 Midway Road, Suite 300 Carrollton, Texas 75006 Contact: Chris Wall, P.E. TBPE No. F-438 TBPLS No. 10076000 Date: JULY 17, 2024

Sheet 5.01

EXISTING RUNOFF CALCULATIONS Drainage Area ID 209.92 Existing Open Space
136.05 Existing Open Space
212.83 Offsite Existing Open Space EX-A OS-1 73.90 146.32 TOTAL 194.0 384.18 558.81





Basin ID	Area	Runoff Coefficient	Time of Concentration	10-Year Intensity	10-Year Runoff	100-Year Intensity	100-Year Runoff	Comment
	A (acres)	C	Tc (min)	l (in/hr)	Q (cfs)	 (in/hr)2	Q (cfs)2	•
A1-AE	1.33	0.55	15	6.60	4.83	9.60	7.02	Single Family
A1-AW	0.54	0.55	15	6.60	1.96	9.60	2.85	Single Family
A1-BE	0.34	0.55	15	6.60	0.76	9.60	1.11	Single Family
A1-BW	1.24	0.55	15	6.60	4.50	9.60	6.55	Single Family
A2-A	0.22	0.55	15	6.60	0.80	9.60	1.16	Belz Road
A2-B	0.25	0.55	15	6.60	0.91	9.60	1.32	Belz Road
A2-C	0.22	0.55	15	6.60	0.80	9.60	1.16	Belz Road
A2-D	0.22	0.55	15	6.60	0.80	9.60	1.16	Belz Road
A3-A	0.43	0.55	15	6.60	1.56	9.60	2.27	Single Family
А3-В	1.31	0.55	15	6.60	4.76	9.60	6.92	Single Family
A3-C	0.76	0.55	15	6.60	2.76	9.60	4.01	Single Family
A3-D	0.95	0.55	15	6.60	3.45	9.60	5.02	Single Family
A4-AE	1.88	0.55	15	6.60	6.82	9.60	9.93	Single Family
A4-AW	1.53	0.55	15	6.60	5.55	9.60	8.08	Single Family
A5-AE	1.68	0.55	15	6.60	6.10	9.60	8.87	Single Family
S5-AW	1.63	0.55	15	6.60	5.92	9.60	8.61	Single Family
A6	1.34	0.55	15	6.60	4.86	9.60	7.08	Single Family
A7-A	1.22	0.55	15	6.60	4.43	9.60	6.44	Single Family
А7-В	1.34	0.55	15	6.60	4.86	9.60	7.08	Single Family
A7-C	1.14	0.55	15	6.60	4.14	9.60	6.02	Single Family
A7-D	0.94	0.55	15	6.60	3.41	9.60	4.96	Single Family
A7-E	1.17	0.55	15	6.60	4.25	9.60	6.18	Single Family
A7-F	1.34	0.55	15	6.60	4.86	9.60	7.08	Single Family
A8	1.20	0.55	15	6.60	4.36	9.60	6.34	Single Family
A9-A	0.84	0.55	15	6.60	3.05	9.60	4.44	Single Family
A9-B	0.89	0.55	15	6.60	3.23	9.60	4.70	Single Family
A9-C	0.69	0.55	15	6.60	2.50	9.60	3.64	Single Family
A9-D	0.79	0.55	15	6.60	2.87	9.60	4.17	Single Family
A9-E	2.06	0.55	15	6.60	7.48	9.60	10.88	Single Family
A9-F	1.88	0.55	15	6.60	6.82	9.60	9.93	Single Family
A10-A	1.72	0.55	15	6.60	6.24	9.60	9.08	Single Family
A10-B	1.48	0.55	15	6.60	5.37	9.60	7.81	Single Family
A10-C	0.97	0.55	15	6.60	3.52	9.60	5.12	Single Family
A10-D	1.10	0.55	15	6.60	3.99	9.60	5.81	Single Family
A10-E	1.22	0.55	15	6.60	4.43	9.60	6.44	Single Family
A10-F	0.98	0.55	15	6.60	3.56	9.60	5.17	Single Family
A10-G	1.12	0.55	15	6.60	4.07	9.60	5.91	Single Family
A10-H	1.75	0.55	15	6.60	6.35	9.60	9.24	Single Family
A11	0.49	0.55	15	6.60	1.78	9.60	2.59	Single Family
A12	0.95	0.55	15	6.60	3.45	9.60	5.02	Single Family
A13-A	1.11	0.55	15	6.60	4.03	9.60	5.86	Single Family
A13-B	1.06	0.55	15	6.60	3.85	9.60	5.60	Single Family
A13-C	1.31	0.55	15	6.60	4.76	9.60	6.92	Single Family
A13-D	1.29	0.55	15	6.60	4.68	9.60	6.81	Single Family
A14	1.00	0.55	15	6.60	3.63	9.60	5.28	Single Family
A15	1.38	0.55	15 15	6.60	5.01	9.60	7.29	Single Family
A16 A17-A	1.77	0.55 0.55	15 15	6.60 6.60	6.43 3.27	9.60 9.60	9.35 4.75	Single Family Single Family
A17-A A17-B	0.90	0.55	15	6.60	3.52	9.60	5.12	Single Family Single Family
A17-B A17-C	0.97	0.55	15	6.60	4.72	9.60	6.86	Single Family Single Family
A17-C	1.30	0.55	15	6.60	4.12	9.60	6.07	Single Family Single Family
	1.15	0.55	15	6.60	4.17	9.60	6.65	Single Family Single Family
A18	1.26	0.55	15	6.60	4.97	9.60	7.23	Single Family Single Family
A19 A20	1.37	0.55	15	6.60	3.78	9.60	5.49	Single Family Single Family
	1.04	0.55	15	6.60	5.26	9.60	7.66	Single Family Single Family
A21	1.45	0.00	13	0.00		3.00		Offigie Fairlity
Basin A Total	61.38				222.81		324.09	

PRELIMINARY DRAINAGE DRAINAGE CALCULATIONS

PRELIMINARY

FOR REVIEW ONLY
NOT FOR CONSTRUCTION OR PERMIT PURPOSES

ENGINEER: Chris Wall, P.E.

P.E. No. 123372 Date: 07/17/2024

PRELIMINARY PLAT

STEPHENS TOWN CROSSING

427 RESIDENTIAL LOTS 5 COMMON AREA/HOA LOTS

BEING 120.133 ACRES OUT OF THE REUBEN BEBEE SURVEY, ABSTRACT NO. 29

CITY OF SANGER, DENTON COUNTY, TEXAS

FORESTAR (USA)
REAL ESTATE GROUP, INC.

OWNER/DEVELOPER (817) 769-1860

2221 E. Lamar Blvd. Suite 790 Arlington, Texas 76006 Contact: Kevin Lazares

JBI PARTNERS, INC.

SURVEYOR/ENGINEER

2121 Midway Road, Suite 300 Carrollton, Texas 75006 Contact: Chris Wall, P.E. TBPE No. F-438 TBPLS No. 10076000

(972) 248-7676

Date: JULY 17, 2024

Sheet 5.04

Basin ID	Area	Runoff Coefficient	Time of Concentration	10-Year Intensity	10-Year Runoff	100-Year Intensity	100-Year Runoff	Comment
	A (acres)	C -	Tc (min)	l (in/hr)	Q (cfs)	l (in/hr)2	Q (cfs)2	`
B1-AN	1.54	0.55	15	6.60	5.59	9.60	8.13	Single Family
B1-AS	1.52	0.55	15	6.60	5.52	9.60	8.03	Single Family
B1-BN	1.19	0.55	15	6.60	4.32	9.60	6.28	Single Family
B1-BS	1.51	0.55	15	6.60	5.48	9.60	7.97	Single Family
B2	1.32	0.55	15	6.60	4.79	9.60	6.97	Single Family
B3	1.27	0.55	15	6.60	4.61	9.60	6.71	Single Family
Basin B Total	8.35				30.31		44.09	
C1	1.85	0.55	15	6.60	6.72	9.60	9.77	Single Family
C2	1.41	0.55	15	6.60	5.12	9.60	7.44	Single Family
C3	1.77	0.55	15	6.60	6.43	9.60	9.35	Single Family
Basin C Total	5.03				18.26		26.56	
D1	1.51	0.55	15	6.60	5.48	9.60	7.97	Single Family
D2	1.02	0.55	15	6.60	3.70	9.60	5.39	Single Family
D3	1.13	0.55	15	6.60	4.10	9.60	5.97	Single Family
D4	1.42	0.55	15	6.60	5.15	9.60	7.50	Single Family
D5	1.03	0.55	15	6.60	3.74	9.60	5.44	Single Family
D6	0.95	0.55	15	6.60	3.45	9.60	5.02	Single Family
D7	0.78	0.55	15	6.60	2.83	9.60	4.12	Single Family
D8	0.95	0.55	15	6.60	3.45	9.60	5.02	Single Family
Basin D Total	8.79				31.91		46.41	
E1	1.32	0.55	15	6.60	4.79	9.60	6.97	Single Family
E2	1.31	0.55	15	6.60	4.76	9.60	6.92	Single Family
Basin E Total	2.63				9.55		13.89	
F1-AN	1.02	0.55	15	6.60	3.70	9.60	5.39	Single Family
F1-AS	0.83	0.55	15	6.60	3.01	9.60	4.38	Single Family
F1-BN	1.33	0.55	15	6.60	4.83	9.60	7.02	Single Family
F1-BS	0.25	0.55	15	6.60	0.91	9.60	1.32	Single Family
Basin F Total	3.43		200		12.45		18.11	
G1	1.33	0.55	15	6.60	4.83	9.60	7.02	Single Family
G2	1.22	0.55	15	6.60	4.43	9.60	6.44	Single Family
Basin G Total	2.55				9.26		13.46	
H1-AN	0.82	0.55	15	6.60	2.98	9.60	4.33	Single Family
H1-AS	1.17	0.55	15	6.60	4.25	9.60	6.18	Single Family
H1-BN	0.32	0.55	15	6.60	1.16	9.60	1.69	Single Family
H1-BS	1.34	0.55	15	6.60	4.86	9.60	7.08	Single Family
Basin H Total	3.65	0.55	45	0.00	13.25	0.00	19.27	0: 1 5 "
I1	1.07	0.55	15	6.60	3.88	9.60	5.65	Single Family
12	1.01	0.55	15	6.60	3.67	9.60	5.33	Single Family
13	1.02	0.55	15	6.60	3.70	9.60	5.39	Single Family
14	1.24	0.55	15	6.60	4.50	9.60	6.55	Single Family
Basin I Total	4.34	0.55	A.E.	0.00	15.75	0.00	22.92	Oinale Familie
J1-AE	0.25	0.55	15	6.60	0.91	9.60	1.32	Single Family
J1-AW	1.31	0.55	15	6.60	4.76	9.60	6.92	Single Family
J1-BE	0.58	0.55	15	6.60	2.11	9.60	3.06	Single Family
J1-BW	2.30	0.55	15	6.60	8.35	9.60	12.14	Single Family
Basin J Total	4.44	0.55	45	6.60	16.12	0.60	23.44	Dol- Dood
K1	0.27	0.55	15	6.60	0.98	9.60	1.43	Belz Road
K2	0.23	0.55	15	6.60	0.83	9.60	1.21	Belz Raod
Basin K Total	0.50	0.55	4E	0.00	1.82	0.00	2.64	C.+ Dala Darad
L1	0.18	0.55	15 15	6.60	0.65	9.60	0.95	Fut. Belz Road
L2	0.20	0.55	15	6.60	0.73	9.60	1.06	Fut. Belz Road
Basin L Total	0.38				1.38		2.01	
Total	105.47				382.86		556.88	

PRELIMINARY DRAINAGE PROPOSED DRAINAGE AREA MAP

PRELIMINARY

FOR REVIEW ONLY
NOT FOR CONSTRUCTION OR PERMIT PURPOSES

ENGINEER: Chris Wall, P.E.

P.E. No. 123372 Date: 07/17/2024

PRELIMINARY PLAT

STEPHENS TOWN CROSSING

427 RESIDENTIAL LOTS 5 COMMON AREA/HOA LOTS

BEING 120.133 ACRES OUT OF THE REUBEN BEBEE SURVEY, ABSTRACT NO. 29

CITY OF SANGER, DENTON COUNTY, TEXAS

FORESTAR (USA)
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2221 E. Lamar Blvd. Suite 790
Arlington, Texas 76006
Contact: Kevin Lazares

OWNER/DEVELOPER (817) 769–1860

JBI PARTNERS, INC.

SURVEYOR/ENGINEER (972) 248-7676

2121 Midway Road, Suite 300 Carrollton, Texas 75006 Contact: Chris Wall, P.E. TBPE No. F-438 TBPLS No. 10076000

Date: JULY 17, 2024

Sheet 5.05





July 30, 2024 AVO 37449.004

Ms. Ramie Hammonds
Development Services Director/Building Official
City of Sanger
201 Bolivar Street
P.O. Box 1729
Sanger, Texas 76266

Re: Stephens Town Crossing Drainage Study -Review #1

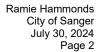
Dear Ms. Hammonds,

Halff Associates, Inc. (Halff) was requested by the City of Sanger to review the drainage study in support of the preliminary plat and engineering plans for the Stephen Town Crossing development located near the intersection of I.H. 35 and FM 455. The subject tract is located within the City of Sanger limits. The drainage study submittal was prepared by Hydrolink Engineering and dated July 2024.

We have completed our review and offer the following comments. Please address comments on attached markups and in the Drianage Study and provide annotated responses on markups. Please note, not all comments are written on letter since some comments are easier to show and explain on the markups. Please annotate markup with responses. Please note, an accepted drainage study is required prior to plans acceptance. Additional comments may be added when more data is submitted for review.

Drainage Study

- 1. Please include summary of modeling and methodology for hydrologic and hydraulic analyses.
- Please include calculations for existing and proposed drainage areas.
- 3. Please include supporting hydrologic and hydraulic models to support this analysis and results.
- Please increase extent of drainage area maps.
- 5. Please note detention/retention ponds must be designed in accordance with City if Sanger ordinance 10.106.d.10.
- 6. Please provide additional detail for the proposed ponds:
 - a. Pond Layout details
 - b. Pond must have 1-ft of freeboard for the 100-year storm event and 2-ft sediment storage
 - c. Outfall design and proposed discharge
 - d. Elevation vs Storage table
- 7. Increase in water surface elevations and/or floodplain width will not be allowed.



Item 9.



If you have any questions or need additional information, please do not hesitate to call me at (214) 937-3953.

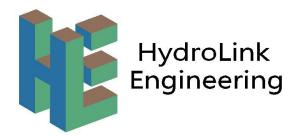
Sincerely, HALFF TBPELS Firm No. 312

Parker C. Moore, P.E., CFM

Pall C. An

Attachments:

Plans markups



2121 Midway Item 9.
Suite 310
Carrollton, Texas 75006
TBPE No. F-16629
T.972.738.6111

July 17, 2024

Christopher Wall JBI Partners, Inc.

RE: Technical Memo

Stephens Town Crossing HLE Job No. JBIFOR005

Dear Mr. Wall:

HydroLink Engineering, LLC. (HLE) has been retained by JBI Partners, Inc. to provide this technical memo for the proposed Stephens Town Crossing development in the City of Sanger. This letter is intended to document the modeling of the floodplain and detention analysis for the proposed development draining to Ranger Branch Tributary 4.

Two separate hydrologic scenarios were prepared for this study. The first model represents the onsite pre-project condition. An additional model represents the onsite post-project condition. Both scenarios consider the offsite land use in the existing condition. These two scenarios are intended to analyze the influence that the proposed development will have on peak discharges in Ranger Branch Tributary 4.

Runoff from the project site discharges onto the downstream property owner at two locations: junction J-B in the southwest corner of the site, and junction J-H in the southeast corner of the site. See the attached Detention Workmap for the location of both flow comparison locations.

In order to ensure that the peak flows at junction J-B are decreasing from pre- to post-project, two ponds with an equalizer pipe between them are proposed at the southwest corner of the site. Both ponds are proposed to have a normal pool elevation of 672.0, and they are to outfall into an existing ditch through 1 - 12'x4' RCB or similar.

In order to detain the peak flows at junction J-H, three wet ponds and two road crossings are proposed along Ranger Branch Tributary 4. The existing wet pond upstream of the site was built as part of the Sanger Circle Phase 6 development in June 2019. This pond is proposed to be improved by extending the normal pool further south to the Stagecoach Trail road crossing. The Stagecoach Trail road crossing is proposed to have 3-7'x3' RCB's. Downstream of the crossing is a 5' tall drop structure which ties the channel in to the second wet pond. This pond is proposed to have a normal pool elevation of 684.0'. Downstream of this pond is a second 4' tall drop structure which ties the second wet pond into the third wet pond. The third wet pond has a normal pool elevation of 680.0' and discharges into the culverts under Joshua Drive. Construction on the Joshua Drive crossing began with the Sanger Circle development but was

not completed. The crossing currently has 3-5'x3' RCB's, but an additional 7'x3' RCB is proposed as part of this development.

The hydrologic modeling shows that by developing the site as detailed above, the 100-year peak flows decrease from pre- to post-project at junctions J-B and J-H. See the attached Detention Workmap for flow comparison tables as well as the location and details on each of the improvements.

Also attached is a Floodplain Workmap which shows the pre- and post-project floodplain delineations along Ranger Branch Tributary 4.

If you have any questions or comments, please contact me using the information provided below.

Sincerely,

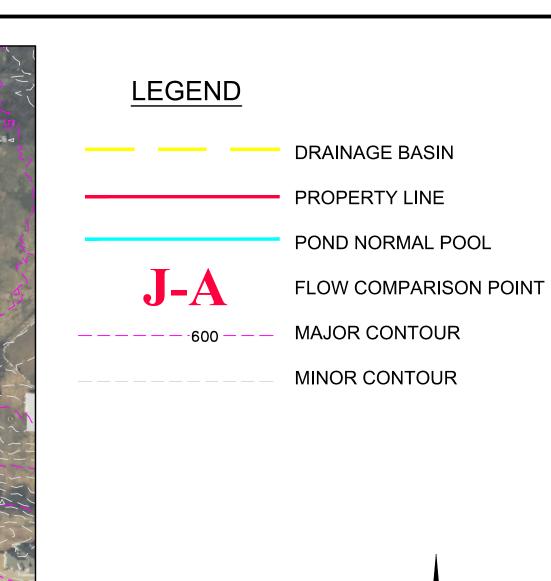
HydroLink Engineering, LLC.

Nicholas R. Sieco

Nicholas R. Grieco, PE, CFM 972-738-0255 Direct ngrieco@hydrolinkengineering.com

Attachments:

- 1. Preliminary Detention Workmap
- 2. Preliminary 100-Year Floodplain Workmap
- Please include summary of modeling methodology and calculations for hydrologic and hydraulic (method, software (if used), calculations, etc) analyses
- Please include calculations table for existing and proposed drainage areas. Be sure to include all necessary input parameters (Tc, C, etc.) and supporting documentation.
- Please include supporting hydrologic and hydraulic models to support this analysis and results.



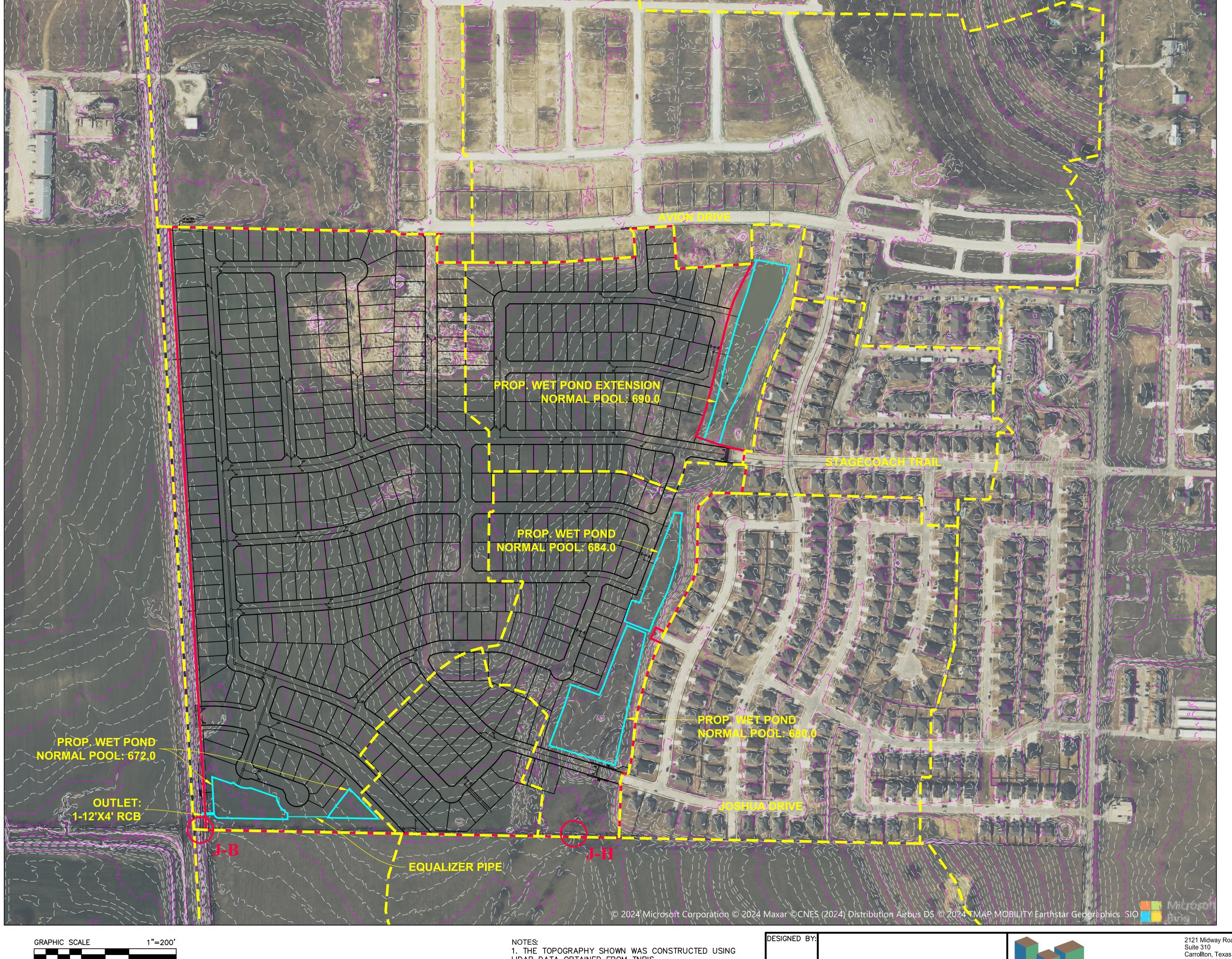
- Please include existing drainage area map and calculations to support results table

Please include proposed drainage area map runoff calculations.Please increase extent of drainage area map to include all drainage areas.

- Please include supporting information for proposed retention ponds (required storage, elevation-volume curves, outfall configuration, etc)

- Please note detention/retention ponds must be designed using the criteria outlined in City of Sanger ordinance 10.106.d.10. Provide supporting documentation to prove criteria is being met.

Junction	Pre-Project (cfs)	Post-Project (cfs)	Delta (cfs)
J-B	704.7	695.1	-9.6
J-H	705.3	689.2	-16.1

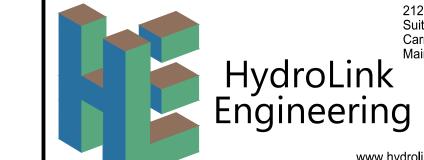


NOTES: 1. THE TOPOGRAPHY SHOWN WAS CONSTRUCTED USING LIDAR DATA OBTAINED FROM TNRIS.

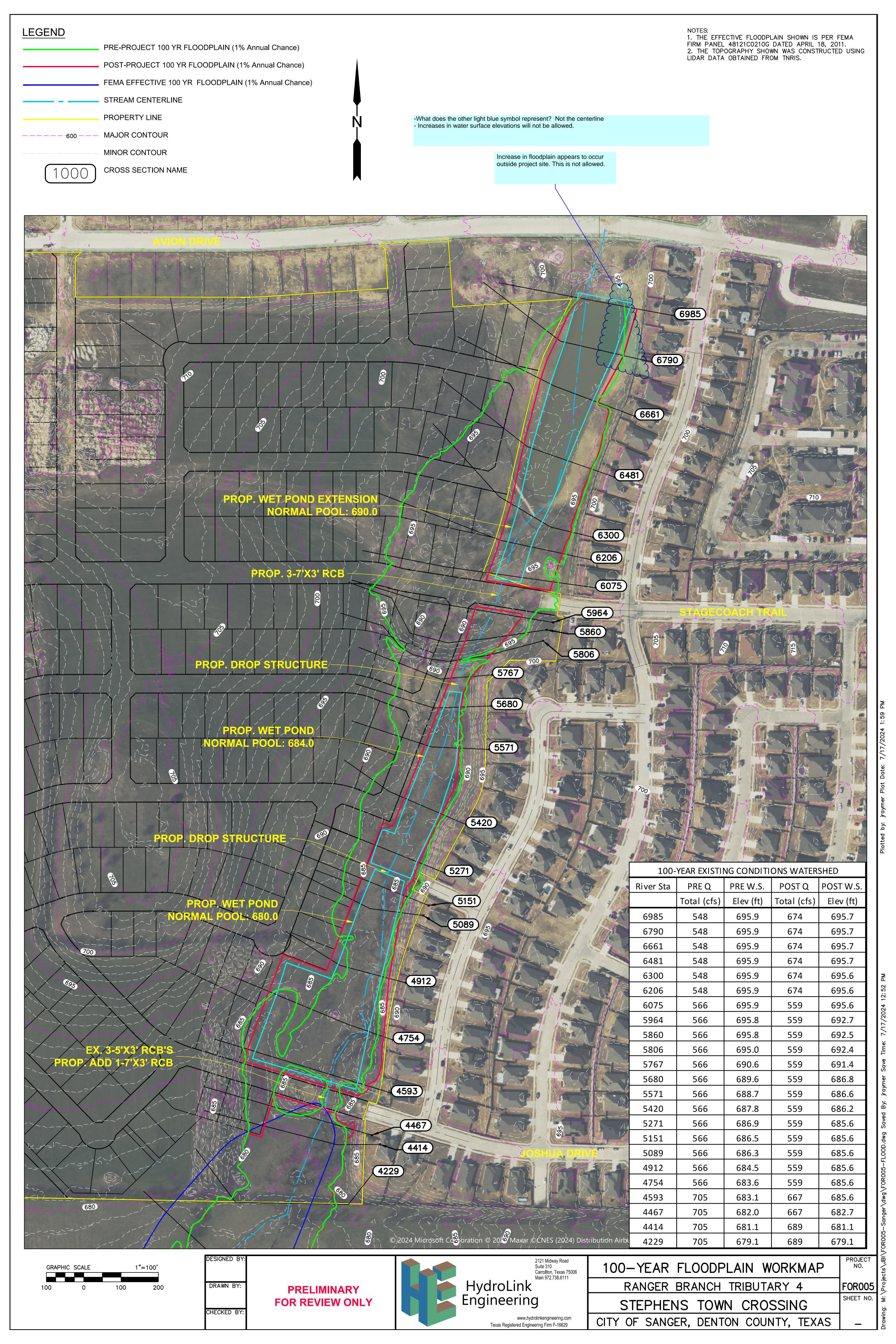
DRAWN BY:

CHECKED BY:

PRELIMINARY FOR REVIEW ONLY



2121 Midway Road Suite 310 Carrollton, Texas 75006 Main 972.738.6111 www.hydrolinkengineering.com Texas Registered Engineering Firm F-16629





DATE: September 3, 2024

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on the Preliminary Plat of Sanger Business

Addition, being approximately 2.07 acres of land described as JOSE MARIA RUIS SURVEY, ABSTRACT NO. 1066 RUEBEN BEBEE SURVEY, ABSTRACT NO. 29,

within the City of Sanger, generally located on the south of FM 455

approximately 248 feet west Sable Creek Boulevard.

SUMMARY:

• The applicant is proposing to create 2 Commercial Lots from 2 unplatted tracts.

- Lot 1 is 1.01 acres and Lot 2 is 1.06 acres
- The property is zoned B-2.
- The development will have access from FM 455 west.
- The property will be served by City of Sanger Water, Sewer, and Electric.
- Planning & Zoning recommended approval with the condition all comments were satisfied prior to City Council approval.

FISCAL INFORMATION:

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

RECOMMENDED MOTION OR ACTION:

Staff recommends DENIAL based on the condition attached comments have not been satisfied.

ATTACHMENTS:

Location Map
Preliminary Plat
Application
Letter of Intent
Planning Comments
Engineering Comments



8/5/2024, 5:18:26 PM

Parcels

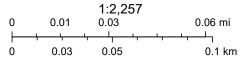
└── County



Project Name: Sanger Business Addition

Project: 24SANZON-0023

Preliminary Plat



© OpenStreetMap (and) contributors, CC-BY-SA, Texas Department Transportation

Denton County Appraisal District, BIS Consulting - www.bisconsulting

WHEREAS, CHUP CORPORATION, INC., KUMAR MAINALI, RAMESH SAPKOTA and RF & SONS PROPERTIES, LLC, are the owners of a 2.07 acre tract of situated

in the Reuben Bebee Survey, Abstract Number 29, in the City of Sanger, Denton County, Texas, being all of a called 1.06 acre tract of land conveyed to Chup Corporation,

Inc., Kumar Mainali, and Ramesh Sapkota by deed of record in Document Number 2023-45774 of the Official Records of Denton County, Texas, and being all of a called

right-of-way line of Farm to Market Road Number 455 (variable width right-of-way) and the Southwest right-of-way line of Sable Creek Boulevard (80-foot right-of-way), at

Document Number 2023-10065 of said Official Records, also being a southerly corner of a called 1.0854 acre tract (Parcel 124) conveyed to the State of Texas by deed of

THENCE, along the Southeast right-of-way line of Farm to Market Road Number 455, said 1.0854 acre tract, being the common Northwest line of said 1.10 acre tract, along

said non-tangent curve to the right having a radius of 1,565.00 feet, a chord bearing of S60°58'33"w, a chord length of 173.15 feet, a delta angle of 06°20'33", an arc length

THENCE, S20°48'30"E, leaving the Southeast right-of-way of said Farm to Market Road Number 455, along the Southwest line of said 1.10 acre tract, being the common

THENCE, in a southwesterly direction, along the Southeast line of said 1.01 acre tract, along a non-tangent curve to the right, having a radius of 1787.35 feet, a chord

THENCE, S69°11'30"W, along the Southeast line of said 1.01 acre tract, in part, a distance of 257.12 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE

THENCE N20°48'30"W, a distance of 222.35 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the Southeast right-of-way line of said

Farm to Market Road Number 455, said 1.0854 acre tract, being the Northwest corner of said 1.06 acre tract, from which a 1/2 inch iron rod with orange plastic cap stamped

THENCE, N69°11'30"E, along the Southeast right-of-way line of said Farm to Market Road Number 455, said 1.0854 acre tract, being the common Northwest line of said

THENCE, continuing along the Southeast right-of-way line of said Farm to Market Road Number 455, said 1.0854 acre tract, being the common Northwest line of said 1.01

1.06 acre tract, in part, a distance of 257.19 feet to a 1/2 inch iron rod with orange plastic cap stamped "TxDOT" found in the Southeast right-of-way line of said Farm to

Market Road Number 455, said 1.0854 acre tract, being the common Northwest line of said 1.01 acre tract, at the beginning of a tangent curve to the left;

Northeast line of said 1.01 acre tract a distance of 222.35 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at at the Southwest corner of

bearing of S66°40'14"W, a chord length of 157.38 feet, a delta angle of 05°02'47", an arc length of 157.43 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE"

the beginning of a non-tangent curve to the right being the North corner of a called 1.10 acre tract of land conveyed to RF & Sons Properties, LLC by deed of record in

COMMENCING, at a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the West end of a corner clip at the intersection of the Southeast

record in Document Number 2018-131599, from which a 1/2 inch iron rod with orange plastic cap stamped "TxDOT" found at the East end of said corner clip bears

of 173.24 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the end of said curve and the **POINT OF BEGINNING**;

1.01 acre tract of land conveyed to RF & Sons Properties, LLC by warranty deed with vendor's lien of record in Document Number 2024-34930 of said Official Records, and

GENERAL NOTES

- The purpose of this plat is to create two lots of record from unplatted land.
- 2. This property is located in **Non-shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated April 18, 2011 and is located in Community Number 480786 as shown on Map Number 48121C0210G. The location of the Flood Zone is approximate, no vertical datum was collected at the time of the survey. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.
- The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011).
- 4. 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/or withholding of utilities and building permits.
- 5. All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- 6. The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTK Network. North American Datum of 1983 (Adjustment Realization 2011).
- Building setbacks will be _____ from all lot lines.
- 8. Water and Sanitary Sewer are provided by the City of Sanger, PO Box 1729, Sanger, TX 76266, 940-458-2571.
- 9. Electric Service is provided by Sanger Electric Utilities, 202 Railroad Ave., Sanger, TX 76266, 940-458-2064; and Coserv Electric, 7701 S Stemmons Freeway, Corinth, TX 76210, 940-321-7800.
- 10. Telephone service is provided by Century Link, 902-B W Central Texas Expwy, Ste 201, Killeen, TX 76541, 866-916-9805.
- 11. All lots comply with the minimum size requirements of the zoning district.
- 12. This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.
- 13. All common areas, drainage easements, and detention facilities, if any, will be owned and maintained by the HOA/POA. Any common area with in the City's right-of-way will require a facilities agreement to be reviewed and approved by the City.
- 14. This plat does not alter or remove existing deed restrictions, if any, on this property.
- 15. Minimum finished floor elevations are at least 2 feet above the 100 year floodplain, if any.
- 16. This property is zoned Business-2 (B-2).
- 17. This plat was performed without the benefit of an Abstract of Title or Title Commitment. Research of record documents done by Eagle Surveying was performed for the purpose of determining the boundary of this property and adjoining parcels. Additional record documents may exist and encumber this property.
- 18. Elevations shown on this plat are based on GPS observations utilizing the AllTerra RTK Network. North American Vertical Datum of 1988 (Geoid 12B).
- 19. Approximate locations of the Underground Utilities, if shown on this plat, were derived from above ground observations, Utility markings, and/or record documents. No excavation was performed on this site at the time of this survey. For the exact location of the Underground Utilities call 1-800-545-6005. Eagle Surveying, LLC accepts no liability as to the accuracy of the Underground Utilities.

APPROVED AND ACCEPTED APPROVED FOR THE PREPARATION OF FINAL PLAT CITY OF SANGER, TX

SURVEYOR Eagle Surveying, LLC Contact: Brad Eubanks 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009

JOB NUMBER

1802.021-11 DATE

04/24/2024

REVISION

DRAWN BY

Chup Corporation, Inc., Kumar Mainali, and Ramesh Sapkota 4007 Stonehaven Drive Colleyville, Texas 76034

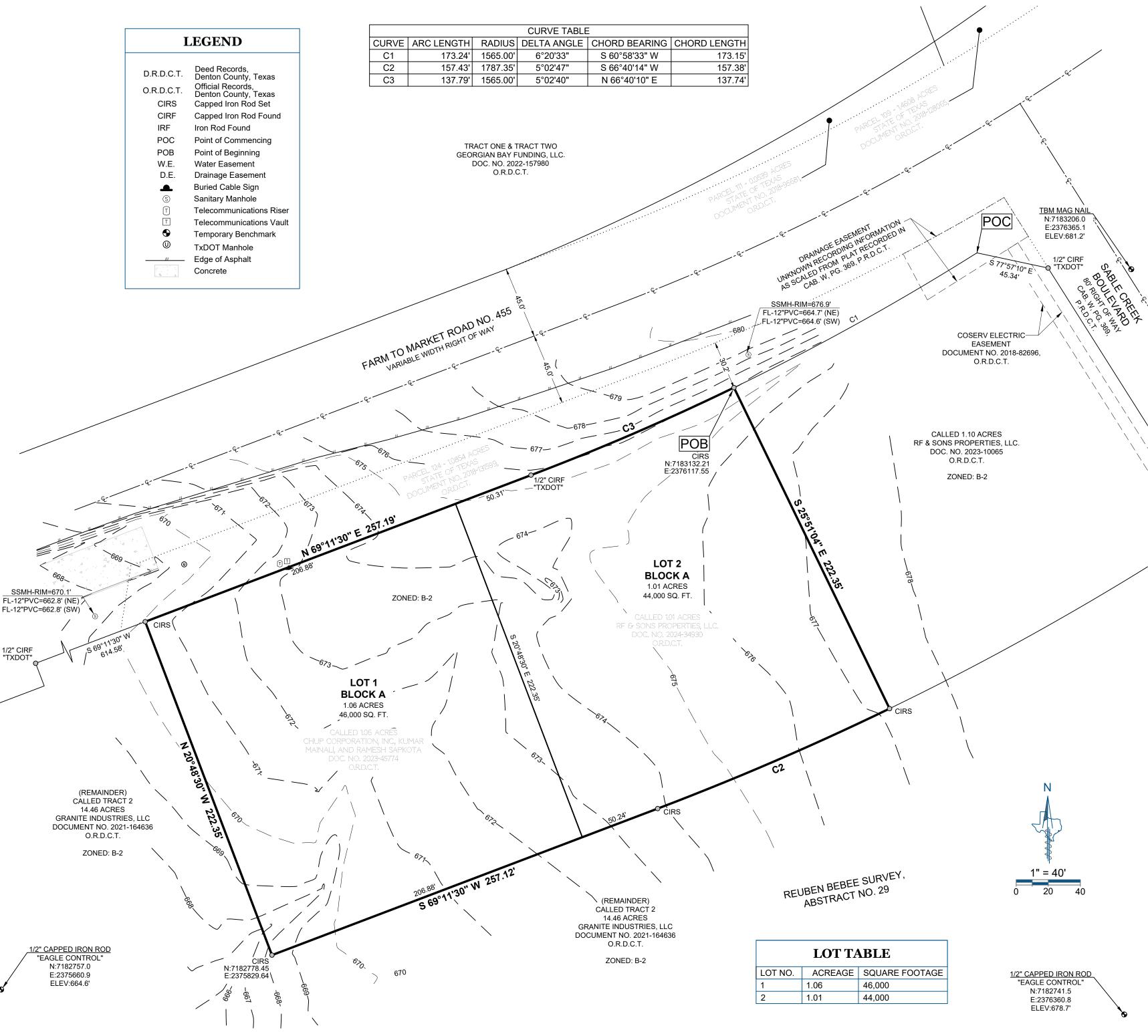
PLANNING & ZONING COMMISSION

OWNER RF & Sons Properties, LLC. 533 Coyote Road Southlake, TX 76092 (913) 237-4600

Suite: 200 940.222.3009

Eagle Surveying, LLC 222 South Elm Street Denton, TX 76201 www.eaglesurveying.com TX Firm # 10194177

Notary Public in and for the State of Texas



	CERTIFICATE OF SURVEYOR
STATE OF TEXAS COUNTY OF DENTON	§ 8
COUNTY OF DENTON	8
that the monuments shown	stered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction ce with the current provisions of the Texas Administrative Code and the Ordinances of the City of Sanger, Denton County, Texas.
PRELIMIN	ARY
this document shall not be purpose and shall not be u relied upon as a final su	ised or viewed or
Matthew Raabe, R.P.L.S. #	6402
D-4-	
Date	
STATE OF TEXAS COUNTY OF DENTON	§ §
	ned authority, on this day personally appeared MATTHEW RAABE , known to me to be the person whose name is subscribed to the cknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein

OWNER: RF & SONS PROPERTIES, LLC.

STATE OF _____ COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of ___

Notary Public in and for the State of

acre tract, along said tangent curve to the left, having a radius of 1565.00 feet, a chord bearing of N66°40'10"E, a chord length of 137.74 feet, a delta angle of 05°02'40", an arc length of 137.79 feet to the **POINT OF BEGINNING**, and containing 2.07 acres (90,000 square feet) of land, more or less. NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT, CHUP CORPORATION, INC., KUMAR MAINALI, RAMESH SAPKOTA and RF & SONS PROPERTIES, LLC, do hereby adopt this plat, designating herein

said 1.10 acre tract and the Southeast corner of said 1.01 acre tract, at the beginning of a non-tangent curve to the right;

STATE OF TEXAS **COUNTY OF DENTON**

S77°57'10"E, a distance of 45.34 feet;

SURVEYING" set at the end of said curve;

OWNER: CHUP CORPORATION, INC.

Notary Public in and for the State of Texas

Notary Public in and for the State of _

being more particularly described by metes and bounds, as follows:

SURVEYING" set at the Southwest corner of said 1.06 acre tract;

"TxDOT" found bears S69°11'30"W, a distance of 407.71 feet;

described property as SANGER BUSINESS ADDITION, LOTS 1 & 2, BLOCK A, an addition to the City of Sanger, Denton County, Texas, and does hereby dedicate to public use forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the drainage and utility easements as shown. Said drainage and utility easements being hereby reserved for the mutual use and accommodation of all public utilities desiring to use same. All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the drainage and utility easement and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said drainage and utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone.

	Date

FORE ME, the undersigned authority, on this day personally appears foregoing instrument, and acknowledged to me that he executed to	ared, known to me to be the person whose name is subscribed to the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of ____

OWNER:	KUMAR MAINALI		
BY:			
	Kumar Mainali	-	Date

STATE OF ______ § COUNTY OF _____

instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

BEFORE ME, the undersigned authority, on this day personally appeared KUMAR MAINALI, known to me to be the person whose name is subscribed to the foregoing

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of ______, 2024.

OWNER: RAMESH SAPKOTA

Ramesh Sapkota

COUNTY OF _____ BEFORE ME, the undersigned authority, on this day personally appeared RAMESH SAPKOTA, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of ______, 2024.

Notary Public in and for the State of _

PRELIMINARY PLAT SANGER BUSINESS **ADDITION**

LOTS 1 & 2, BLOCK A **2.07 ACRES**

JOSE MARIA RUIZ SURVEY, ABSTRACT NO. 1066 REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29 CITY OF SANGER, DENTON COUNTY, TEXAS

PAGE 1 OF 1



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

SUBDIVISION APPLICATION

Applicant		Owner (if different from applicant)			
Name: Brad Eubanks Company: Eagle Surveying, LLC. Address: 222 S. Elm St. Suite: 200 City, State, Zip: Denton, TX 76201 Phone 940-222-3009		Name: Chup Corporation, Kumar Mainali, Ramesh Sapkota & RF & Sons Properties, LLC. Company: Chup Corporation, Inc. Address 4007 Stonehaven Drive City, State, Zip: Colleyville, TX 76034 Phone: 913-237-4600			
			Fax:		Fax:
			Email: brad@eaglesurveying.com		Email: mainali@hotmail.com
					S. As.
				The state of the second	nittal Checklist
	Pre-Application Conferen ✓ One (1) Paper Copy of Pla	nce (Date:)) at (24"x36", folded to 1/4 size)			
	Letter of Intent	31 (24 X30 ; Tolded to 1/4 3/20)			
		ition Fee (Check Payable to City of			
	Sanger)	the state of the second section of the section of the second section of the section of the second section of the second section of the			
	✓ Application Form (Signer	d by Owner)			
	✓ Applicable Plat Checklist	t (Completed)			
	✓ Additional Required Doc	cuments/Traffic & Drainage Studies etc.			
		ocuments Provided on a CD/DVD or			
	Emailed to development	t@sangertexas.org			
Supporting Materia	ls (List if provided):				
R Number(s):	1019326, 1017128				
1		The state of the s			
de	\frac{1}{2}	07/16/2024			
Owner's Signature		Date			
Brad Cub	auba	07/17/2024			
Applicant's Signature		Date			

City of Sanger 201 Bolivar / P.O'Box 1729 Sanger, TX 76266

940-458-2059 (office)

www.sangertexas.org

Effective Date: 02/11/2020

Item 10.



Project Narrative

Date: May 24, 2024
Plat Type: Preliminary Plat

Project Name: Sanger Business Addition

Location: FM 455, Sanger, TX 76266 (Tax Parcel ID# 1019326 & 1017128

Acreage: 2.07 Acres

Zoning: B-2

Distribution: City of Sanger

Preliminary Plat - Lots 1 & 2, Block A, Sanger Business Addition

To whom it may concern,

Eagle Surveying, LLC has been requested to prepare and submit a Preliminary Plat of the property under Property ID numbers 1019326 and 1017128, located roughly 175 feet West of the intersection of FM 455 (Chapman Drive) and Sable Creek Boulevard fronting FM 455. The purpose of this plat is to create two (2) lots of record from two (2) existing tracts of land for commercial purposes.

If there are any questions or concerns, please don't hesitate to contact me.

Thank you,

Brad Eubanks, SIT Platting Manager Eagle Surveying, LLC 940-222-3009 brad@eaglesurveying.com

Texas Firm # 10194177



DATE: 07/29/24

1st REVIEW COMMENTS - Preliminary Plat - Sanger Business Add.

The request is for a Preliminary Plat of Sanger Business Addition, being approximately 2.07 acres in the JOSE MARIA RUIZ SURVEY, ABSTRACT NO. 1066, and RUEBEN BEBEE SURVEY, ABSTRACT NO. 29, prepared by Eagle Surveying, submitted on 07/17/24. Below are the comments that should be addressed before City Council approval. Resubmit the revised plat along with a response letter addressing all comments.

Planning

Provide the following;

- 1. Signature bar for P&Z says Final Plat.
- 2. Show existing sewer, and water mains.
- 3. Show location of fire hydrants.
- 4. Layout of lot, showing setbacks.
- 5. Show utility easements.
- 6. Signed applications from all owners

Informational Comments

- 1. The property is within the City of Sanger.
- 2. The Preliminary Plat will be scheduled for Planning and Zoning (P&Z) Commission meeting on Monday, August 12, 2024, and the City Council meeting on Monday, September 3, 2024.



July 29, 2024 AVO 37449.004

Ms. Ramie Hammonds
Development Services Director/Building Official
City of Sanger
201 Bolivar Street
P.O. Box 1729
Sanger, Texas 76266

Re: Sanger Business Addition Preliminary Plat -Review #1

Dear Ms. Hammonds,

Halff was requested by the City of Sanger to review the <u>Preliminary Plat</u> for Sanger Business Addition. The submittal was prepared by Eagle Surveying and was received July 18, 2024.

We have completed our review and offer the following comments:

Please address comments on attached markups and provide annotated responses on markups. Please note, not all comments are written on letter since some comments are easier to show and explain on the markups. Please annotate markup with responses. Please address all flood study comments provided in a separate letter.

Preliminary Plat Comments

- 1. Reconcile discrepancies between the plat map and metes and bound description.
- 2. Revise the preliminary plat approval block to match formatting outline in ordinance 10.104(c)(16).
- 3. Show building setbacks per ordinance 10.104(c)(11)(G).
- 4. Per ordinance dimension the ROW and show width from the Centerline.
- 5. Per ordinance 10.104(c)(14) Submittals for preliminary plats shall include plans, documents, and information adequate for the review of the provision of public improvements to the properties involved. This includes but is not limited to streets, water service, wastewater service, If you have any questions or need additional information, please do not hesitate to call me at (214) 937-3928.

Sincerely,

Jamie Akomer, PE, PMP

HALFF Firm No. 0312

Attachments: Plat markups

GENERAL NOTES

- The purpose of this plat is to create two lots of record from unplatted land.
- This property is located in Non-shaded Zone "X" as scaled from the F.E.M.A. Flood Insurance Rate Map dated April 18, 2011 and is located in Community Number 480786 as shown on Map Number 48121C0210G. The location of the Flood Zone is approximate, no vertical datum was collected at the time of the survey. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.
- The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTK Network. North American Datum of 1983 (Adjustment Realization 2011).
- 4. 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/or withholding of utilities and building permits.
- 5. All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- 6. The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTK Network. North American Datum of 1983 (Adjustment Realization 2011).
- Building setbacks will be _____ from all lot lines.
- 8. Water and Sanitary Sewer are provided by the City of Sanger, PO Box 1729, Sanger, TX 76266, 940-458-2571.
- 9. Electric Service is provided by Sanger Electric Utilities, 202 Railroad Ave., Sanger, TX 76266, 940-458-2064; and Coserv Electric, 7701 S Stemmons Freeway, Corinth, TX 76210, 940-321-7800.
- 10. Telephone service is provided by Century Link, 902-B W Central Texas Expwy, Ste 201, Killeen, TX 76541, 866-916-9805.
- 11. All lots comply with the minimum size requirements of the zoning district.
- 12. This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.
- 13. All common areas, drainage easements, and detention facilities, if any, will be owned and maintained by the HOA/POA. Any common area with in the City's right-of-way will require a facilities agreement to be reviewed and approved by the City.
- 14. This plat does not alter or remove existing deed restrictions, if any, on this property.
- 15. Minimum finished floor elevations are at least 2 feet above the 100 year floodplain, if any.
- 16. This property is zoned Business-2 (B-2).
- 17. This plat was performed without the benefit of an Abstract of Title or Title Commitment. Research of record documents done by Eagle Surveying was performed for the purpose of determining the boundary of this property and adjoining parcels. Additional record documents may exist and encumber this property.
- 18. Elevations shown on this plat are based on GPS observations utilizing the AllTerra RTK Network. North American Vertical Datum of 1988 (Geoid 12B).
- 19. Approximate locations of the Underground Utilities, if shown on this plat, were derived from above ground observations, Utility markings, and/or record documents. No excavation was performed on this site at the time of this survey. For the exact location of the Underground Utilities call 1-800-545-6005. Eagle Surveying, LLC accepts no liability as to the accuracy of the Underground Utilities.

MANAMANA TO THE TOTAL TOTAL TO THE TOTAL TOTAL TO THE TOTAL TOTA

APPROVED AND ACCEPTED

APPROVED FOR THE PREPARATION OF FINAL PLAT

Chup Corporation, Inc.,

Kumar Mainali, and Ramesh Sapkota

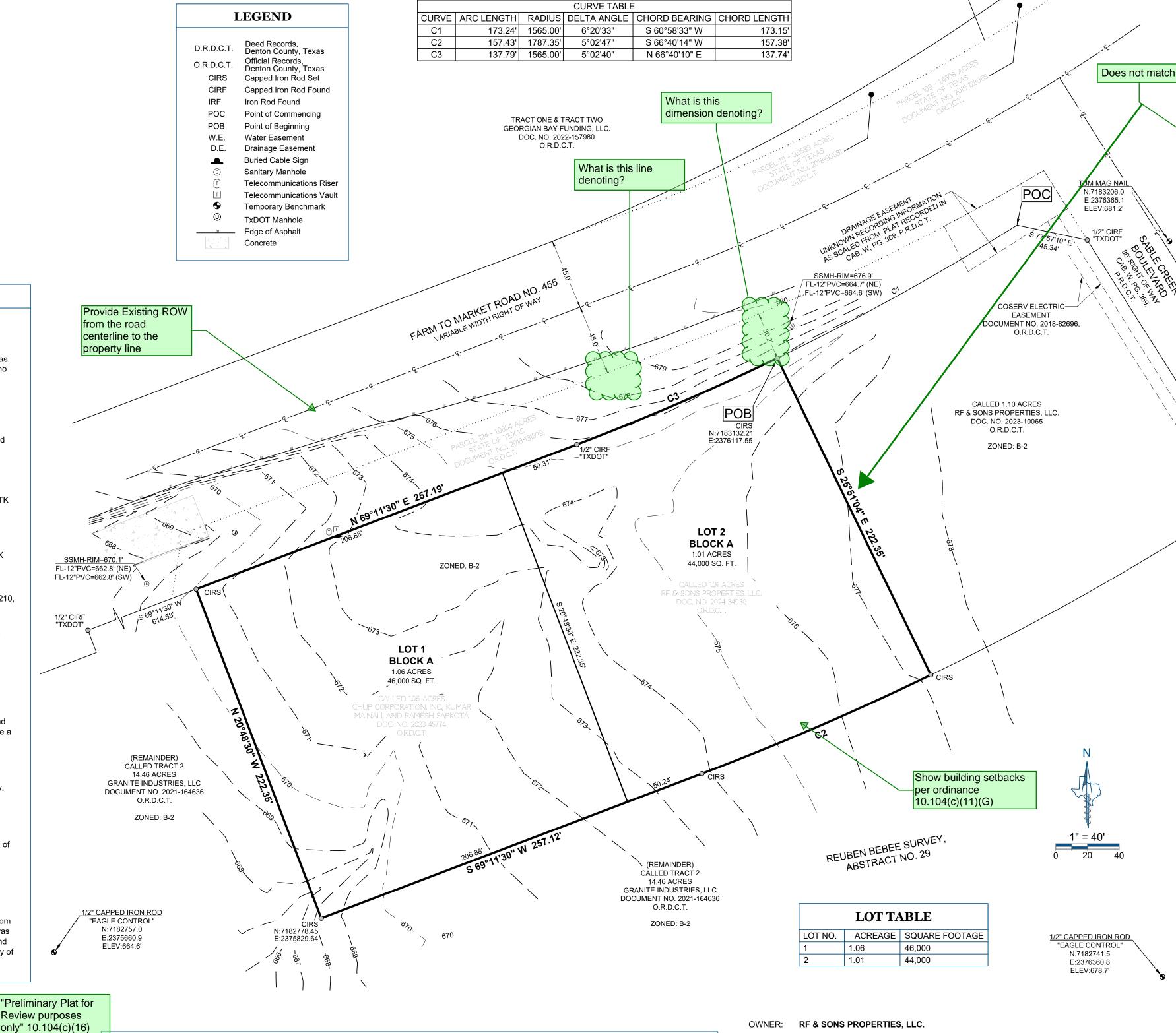
4007 Stonehaven Drive

Colleyville, Texas 76034

(913) 237-4600

CITY OF SANGER, TX

PLANNING & ZONING COMMISSION



only" 10.104(c)(16) **CERTIFICATE OF SURVEYOR** STATE OF TEXAS COUNTY OF DENTON I, MATTHEW RAABE, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Sanger, Denton County, Texas. **PRELIMINARY** this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document Matthew Raabe, R.P.L.S. # 6402 RF & Sons Properties, LLC. 533 Coyote Road STATE OF TEXAS Southlake, TX 76092 COUNTY OF DENTON BEFORE ME, the undersigned authority, on this day personally appeared MATTHEW RAABE, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of ______, 2024.

Notary Public in and for the State of Texas

STATE OF _____ COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of ____

Notary Public in and for the State of

WHEREAS, CHUP CORPORATION, INC., KUMAR MAINALI, RAMESH SAPKOTA and RF & SONS PROPERTIES, LLC, are the owners of a 2.07 acre tract of situated in the Reuben Bebee Survey, Abstract Number 29, in the City of Sanger, Denton County, Texas, being all of a called 1.06 acre tract of land conveyed to Chup Corporation, Inc., Kumar Mainali, and Ramesh Sapkota by deed of record in Document Number 2023-45774 of the Official Records of Denton County, Texas, and being all of a called 1.01 acre tract of land conveyed to RF & Sons Properties, LLC by warranty deed with vendor's lien of record in Document Number 2024-34930 of said Official Records, and being more particularly described by metes and bounds, as follows:

COMMENCING, at a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the West end of a corner clip at the intersection of the Southeast right-of-way line of Farm to Market Road Number 455 (variable width right-of-way) and the Southwest right-of-way line of Sable Creek Boulevard (80-foot right-of-way), at the beginning of a non-tangent curve to the right being the North corner of a called 1.10 acre tract of land conveyed to RF & Sons Properties, LLC by deed of record in Document Number 2023-10065 of said Official Records, also being a southerly corner of a called 1.0854 acre tract (Parcel 124) conveyed to the State of Texas by deed of record in Document Number 2018-131599, from which a 1/2 inch iron rod with orange plastic cap stamped "TxDOT" found at the East end of said corner clip bears S77°57'10"E, a distance of 45.34 feet;

THENCE, along the Southeast right-of-way line of Farm to Market Road Number 455, said 1.0854 acre tract, being the common Northwest line of said 1.10 acre tract, along said non-tangent curve to the right having a radius of 1,565.00 feet, a chord bearing of S60°58'33"w, a chord length of 173.15 feet, a delta angle of 06°20'33", an arc length of 173,24 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the end of said curve and the **POINT OF BEGINNING**;

THENCE, \$20°48'30"E, keaving the Southeast right-of-way of said Farm to Market Road Number 455, along the Southwest line of said 1.10 acre tract, being the common Northeast Line of Said Lot acre tract a distance of 222.35 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at at the Southwest corner of said 1.10 acre tract and the Southeast corner of said 1.01 acre tract, at the beginning of a non-tangent curve to the right;

THENCE, in a southwesterly direction, along the Southeast line of said 1.01 acre tract, along a non-tangent curve to the right, having a radius of 1787.35 feet, a chord bearing of S66°40'14"W, a chord length of 157.38 feet, a delta angle of 05°02'47", an arc length of 157.43 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE" SURVEYING" set at the end of said curve;

THENCE, S69°11'30"W, along the Southeast line of said 1.01 acre tract, in part, a distance of 257.12 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE" SURVEYING" set at the Southwest corner of said 1.06 acre tract:

THENCE N20°48'30"W, a distance of 222.35 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the Southeast right-of-way line of said Farm to Market Road Number 455, said 1.0854 acretract, weing the Northwest corner of said 1.06 acre tract, from which a 1/2 inch iron rod with orange plastic cap stamped "TxDOT" found bears S69°11'30"W, a distance of 407.71 feet; Does not match plan view

THENCE, N69°11'30"E, along the Southeast right-of-way line of said Farm to Market Road Number 455, said 1.0854 acre tract, being the common Northwest line of said 1.06 acre tract, in part, a distance of 257.19 feet to a 1/2 inch iron rod with orange plastic cap stamped "TxDOT" found in the Southeast right-of-way line of said Farm to Market Road Number 455, said 1.0854 acre tract, being the common Northwest line of said 1.01 acre tract, at the beginning of a tangent curve to the left;

THENCE, continuing along the Southeast right-of-way line of said Farm to Market Road Number 455, said 1.0854 acre tract, being the common Northwest line of said 1.01 acre tract, along said tangent curve to the left, having a radius of 1565.00 feet, a chord bearing of N66°40'10"E, a chord length of 137.74 feet, a delta angle of 05°02'40", an arc length of 137.79 feet to the **POINT OF BEGINNING**, and containing 2.07 acres (90,000 square feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, CHUP CORPORATION, INC., KUMAR MAINALI, RAMESH SAPKOTA and RF & SONS PROPERTIES, LLC, do hereby adopt this plat, designating herein described property as SANGER BUSINESS ADDITION, LOTS 1 & 2, BLOCK A, an addition to the City of Sanger, Denton County, Texas, and does hereby dedicate to public use forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the drainage and utility easements as shown. Said drainage and utility easements being hereby reserved for the mutual use and accommodation of all public utilities desiring to use same. All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the drainage and utility easement and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said drainage and utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone.

OWNER: CHUP CORPORATION, INC. Final Plat formatting is outlined in ordinance 10.104(d)(10)(W)

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 executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of ____

Notary Public in and for the State of Texas

OWNER: KUMAR MAINALI

Kumar Mainali

STATE OF _____ § COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared KUMAR MAINALI, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of ______, 2024.

Notary Public in and for the State of _

OWNER: RAMESH SAPKOTA

COUNTY OF _____

Ramesh Sapkota

BEFORE ME, the undersigned authority, on this day personally appeared RAMESH SAPKOTA, known to me to be the person whose name is subscribed to the foregoing

instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

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

Notary Public in and for the State of ___

PRELIMINARY PLAT SANGER BUSINESS

documents, and information adequate for the review of the provision of public improvements to the properties involved. This includes but is not limited to streets, water service, wastewater service, franchise utilities, street lighting, and stormwater detention _

Per ordinance 10.104(c)(14) Submittals for

preliminary plats shall include plans,

JOB NUMBER 1802.021-11 DATE 04/24/2024 **REVISION**

SURVEYOR

Eagle Surveying, LLC

Contact: Brad Eubanks

222 S. Elm Street, Suite: 200

Denton, TX 76201

(940) 222-3009

DRAWN BY

Suite: 200 Denton, TX 76201 940.222.3009 www.eaglesurveying.com

Eagle Surveying, LLC 222 South Elm Street

TX Firm # 10194177

OWNER

ADDITION LOTS 1 & 2, BLOCK A **2.07 ACRES**

JOSE MARIA RUIZ SURVEY, ABSTRACT NO. 1066 REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29 CITY OF SANGER, DENTON COUNTY, TEXAS



DATE: February 5, 2024

FROM: Ramie Hammonds, Director of Development Services

AGENDA ITEM: Consideration and possible action on the Preliminary Plat of Duck Creek Ridge,

being 1.010 acres, located in the City of Sanger, and generally located on the south side of Duck Creek Road at the intersection of Duck Creek Road and Mesa

Drive

SUMMARY:

• The applicant is proposing to create 4 single-family lots from 1 unplatted tract.

- This site is located on the south side of Duck Creek Road.
- The applicant was granted a variance of 6 inches to the east side-yard setback from the Zoning Board of Adjustments for the existing house facing Duck Creek Road.
- The preliminary Plat contains an exception to the required 50-foot right-of-way along Mesa Drive and requested a 40-foot right-of-way to match the remainder of Mesa Drive.
- The property is zoned SF-10 and with the variance and exception requested meets all of the zoning requirements.
- There are two existing houses on the site.
- This development is located in the City of Sanger
- The property will be served by City of Sanger Water, Sewer and CoServ Electric.
- Planning & Zoning recommended approval of the plat as submitted with the condition all comments were satisfied prior to City Council approval.

FISCAL INFORMATION:

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

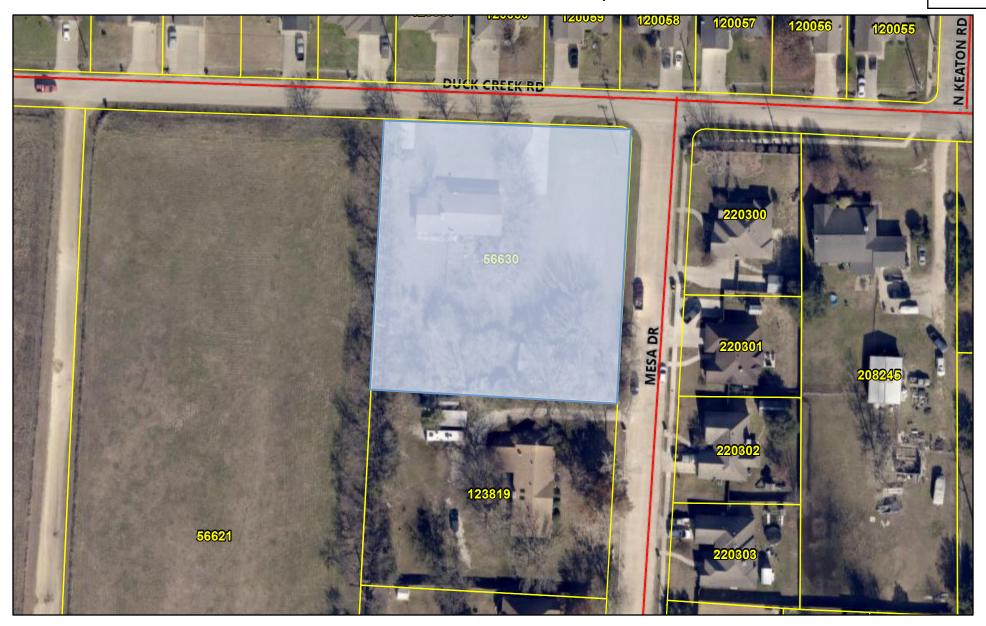
RECOMMENDED MOTION OR ACTION:

Staff recommends DENIAL based on the condition attached comments have not been satisfied.

ATTACHMENTS:

Location Map
Application
Letter of Intent
Preliminary Plat
Planning Comments
Engineering Comments

Denton CAD Web Map



12/1/2023, 9:59:43 AM

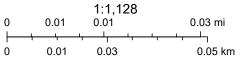


Roads



Project Name: Duck Creek Ridge Project: 24SANZON-0022

Final



Ph: (936) 494-9311 Email: storm.permits@gmail.com Contact: Mark Burdick, PE

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS Ball & Ball Enterprises LLC, is the owner of the land shown on this plat within the area described by metes and bounds as follows:

BEING a tract of land situated in the H. Tierwester Survey, Abstract No. 1241, in the City of Sanger, Denton County, Texas and being all of a called 1.01 acre tract described in a General Warranty Deed to Ball & Ball Enterprises LLC, as recorded in Document No. 2023-60169 of the Official Records of said county, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found on the east line of a called 12.70 acre tract described in a General Warranty Deed to Dostdar Ali, as recorded in Document No. 2005-9742 of said Official Public Records, for the northwest corner of a called 0.808 acre tract described in a General Warranty Deed to Scott Adrian Porter and wife, Ann Choate Porter, as recorded in Document No. 2006-81509 of the Official Public Records of said county, and for the southwest corner of said 1.01 acre tract, from which a 1/2 inch iron rod found bears South 51°54' East, a distance of 0.8 feet;

THENCE North 02°07'34" East, along the east line of said 12.70 acre tract and the west line of said 1.01 acre tract, a distance of 220.00 feet to a 1/2 inch iron rod with a yellow cap, stamped "Trinity 6854", set on the south right-of-way line of Duck Creek Road, a variable width right-of-way, for the northwest corner of said 1.01 acre tract;

THENCE South 87°52'26" East, along the south right-of-way line of said Duck Creek Road and the north line of said 1.01 acre tract, a distance of 200.00 feet to an "X" cut in a concrete curb set at the intersection of the south right-of-way line of Duck Creek Road, a variable width right-of-way, with the west right-of-way line of Mesa Drive, a 40 feet-wide right-of-way, for the northeast corner of said

THENCE South 02°07'34" West, along the west right-of-way line of said Mesa Drive and the east line of said 1.01 acre tract, a distance of 220.00 feet to a 1/2 inch iron rod with a yellow cap, stamped "Trinity 6854", set on the north line of the aforementioned 0.808 acre tract, for the southeast corner of said 1.01 acre tract;

THENCE North 87°52'26" West, leaving said west right-of-way line and along the north line of said 0.808 acre tract and the south line of said 1.01 acre tract, a distance of 200.00 feet to the POINT OF BEGINNING and containing 44,000 square Feet or 1.010 acres of land, more or less.

OWNER'S DEDICATION

STATE OF TEXAS §

COUNTY OF DENTON §

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT, Ball & Ball Enterprises LLC, acting herein by and through its duly authorized officer, does hereby adopt this plat designating the herein above described property as DUCK CREEK RIDGE, 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 ____ BY: Tim Ball Signature Title: Owner STATE OF TEXAS § COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared Tim Ball, 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 purpose and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the day of

Notary Public, State of Texas

Printed Name

My Commission Expires

SURVEYOR'S CERTIFICATION

STATE OF TEXAS §

COUNTY OF DENTON §

KNOW ALL MEN BY THESE PRESENTS:

That I, Michael L. Black, 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.

Michael L. Black

Registered Professional Land Surveyor Texas R.P.L.S. No. 6854

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR

VIEWED OR RELIED

UPON AS A FINAL

SURVEY DOCUMENT

STATE OF TEXAS §

COUNTY OF DENTON §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Michael L. Black, known to me to be the person and officer 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 the ______ day of _______, 2024.

Notary Public, State of Texas

FINAL PLAT

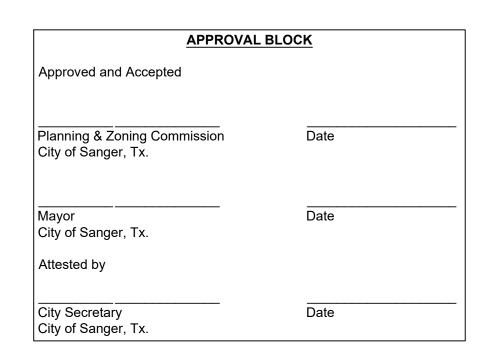
DUCK CREEK RIDGE LOTS 1-4, BLOCK A

4 RESIDENTIAL LOTS 0.059 OF AN ACRE RIGHT-OF-WAY DEDICATION

1.010 ACRES

OUT OF THE

H. TIERWESTER SURVEY, ABSTRACT NO. 1241, CITY OF SANGER, DENTON COUNTY, TEXAS JUNE 2024



	₹		SURVE		
4401 N. Interst	tate 35, Suite 202	Denton, Texas 7	6207 FIRM # 101	194687 Tel. No. (94	40) 293-3180
<u>Scale</u>	<u>Drawn by</u>	Checked by	<u>Date</u>	Project No.	Sheet No.
1" = 20'	MLB	TLS	06/13/2024	2023-040	2 OF 2
Ba	OWNER / APPLICAN all & Ball Etnerprises L 2300 Wing Point Lan Plano, Texas 75093 Ph. 214-690-9010 ail: tim@networthdfw. Contact: Tim Ball	LC e			
SURVEYOR: Trinity Land Surveying, LLC 4401 N. Interstate 35, Suite 202 Denton, Texas 76207 Ph: (940) 293-3180 Email: mblack@trinity-surveying.com Contact: Michael Black, RPLS					
	ENGINEER:				

941 Pintail Lane Prosper, Tx. 75078 Ph: (936) 494-9311 Email: storm.permits@gmail.com



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

SUBDIVISION APPLICATION

Plat Minor Plat / Plat			
Applicant Owner (if different from applicant)			
Name: Michael Black Name: Tim Ball			
Company: TRINITY LAND SURVEYING LLC Company:			
Address: 4401 N. Interstate 35, Suite 202 Address 2300 Wing Point Lane			
City, State, Zip: Denton, Texas 76207 City, State, Zip: Plano, Texas 75093			
Phone: 940-293-3180 Phone: 214-690-9010			
Fax:			
Email: mblack@trinity-surveying.com			
Submittal Checklist X Pre-Application Conference (Date: 07 / 13 / 2023) One (1) Paper Copy of Plat (24"x36", folded to 1/4 size) X Letter of Intent X Non-Refundable Application Fee (Check Payable to City of Sanger) X Application Form (Signed by Owner) X Applicable Plat Checklist (Completed) Additional Required Documents/Traffic & Drainage Studies etc. X One (1) PDF Copy of all Documents Provided on a CD/DVD or Emailed to development@sangertexas.org			
Supporting Materials (List if provided):			
R Number(s): 56630			
Owner's Signature Applicant's Signature Office Use: Reviewed by Director of Development Services_/_/			

City of Sanger 201 Bolivar / P.O Box 1729 Sanger, TX 76266

Effective Date: 02/11/2020



August 6, 2024

Ms. Ramie Hammonds Development Services Director/Building Official City of Sanger 201 Bolivar St. P.O. Box 1729 Sanger, Tx. 76266

Re: Duck Creek Ridge Final Plat

Property Location: Southwest Corner of Duck Creek Road and Mesa Drive

Address: 2010 Duck Creek Road, Sanger, Texas

Letter of Intent

Ms. Hammonds,

On behalf of my client, Tim Ball, we respectfully submit this letter of intent for the attached Final Plat for Duck Creek Ridge, a proposed 1.010 acre subdivision within the City of Sanger. The intent of this Final Plat is to create 4 platted residential lots from a 1.010 acre un-platted tract of land.

We appreciate your review of my client's variance request and any comments or input you may have. If you have any questions or require additional information, please contact me at (940) 293-3180 or by email at mblack@trinity-surveying.com.

Thank you,
Michael L. Black, RPLS #6854 (Tx) PLS #1982 (Ok)
Trinity Land Surveying LLC

Email: mblack@trinity-surveying.com

Phone: 940-293-3180



DATE: 07/24/24

1st REVIEW COMMENTS - Final Plat - Duck Creek Ridge

The request is for a Final Plat of Duck Creek Ridge, being approximately 1.01 acres in the H TIERWESTER SURVEY, ABSTRACT NO. 1241, prepared by Trinity Land Survey, submitted on 07/17/24. Below are the comments that should be addressed before City Council approval. Resubmit the revised plat along with a response letter addressing all comments.

Planning

Provide the following;

- 1. Standard notation "The subject property doesn't not lie within a 100-year..."
- 2. Utility easements on lots
- 3. 2nd page of plat states it is a preliminary plat.

Informational Comments

- 1. The property is within the City of Sanger.
- 2. The Final Plat will be scheduled for Planning and Zoning (P&Z) Commission meeting on Monday, August 12, 2024, and the City Council meeting on Monday, September 3, 2024.



July 18, 2024 AVO 37449.004

Ms. Ramie Hammonds Development Services Director/Building Official City of Sanger 201 Bolivar Street P.O. Box 1729 Sanger, Texas 76266

Re: Duck Creek Ridge Final Plat -Review #1

Dear Ms. Hammonds,

Halff was requested by the City of Sanger to review the Final Plat for Duck Creek Ridge. The submittal was prepared by Trinity Land Surveying, LLC and was dated June 13, 2024.

We have completed our review and offer the following comments:

Final Plat Comments

- 1. A variance must be requested and approved by the City for the side setback of 7.8'.
- 2. Per previous comments further analysis of proposed swales are required to prove no adverse impacts to the ROW.

The surveyor shall revise the plat in accordance with the above comments and/or provide a written response that addresses each comment. If you have any questions or need additional information, please do not hesitate to call me at (214) 937-3928.

Sincerely,

Jamie Akomer, PE, PMP

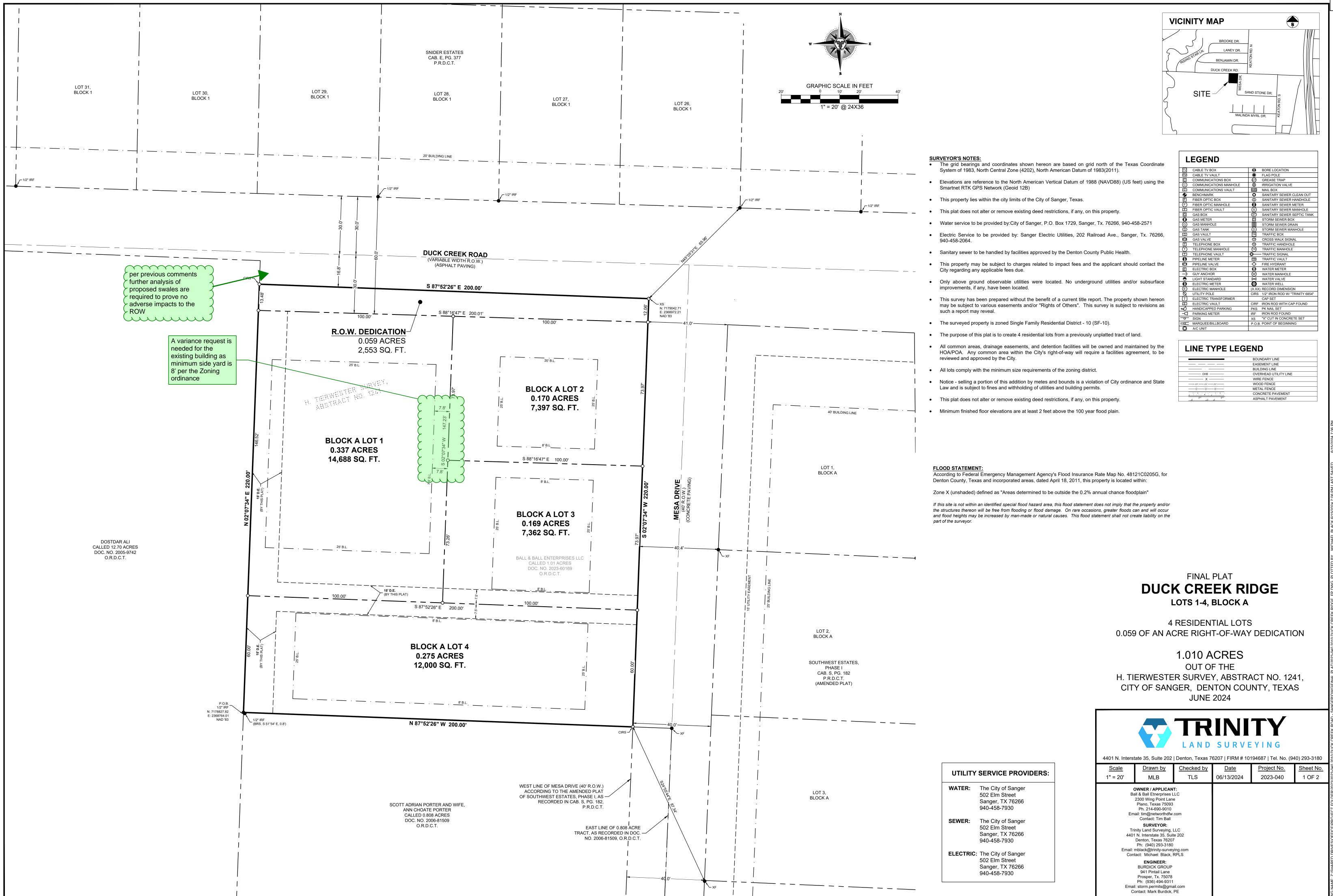
HALFF ASSOCIATES, INC.

Firm No. 0312

Attachments: Plat markups

TEL (817) 847-1422

FAX (817) 232-9784



Final Plat - 1 OF #

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS Ball & Ball Enterprises LLC, is the owner of the land shown on this plat within the area described by metes and bounds as follows:

BEING a tract of land situated in the H. Tierwester Survey, Abstract No. 1241, in the City of Sanger, Denton County, Texas and being all of a called 1.01 acre tract described in a General Warranty Deed to Ball & Ball Enterprises LLC, as recorded in Document No. 2023-60169 of the Official Records of said county, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found on the east line of a called 12.70 acre tract described in a General Warranty Deed to Dostdar Ali, as recorded in Document No. 2005-9742 of said Official Public Records, for the northwest corner of a called 0.808 acre tract described in a General Warranty Deed to Scott Adrian Porter and wife, Ann Choate Porter, as recorded in Document No. 2006-81509 of the Official Public Records of said county, and for the southwest corner of said 1.01 acre tract, from which a 1/2 inch iron rod found bears South 51°54' East, a distance of 0.8 feet;

THENCE North 02°07'34" East, along the east line of said 12.70 acre tract and the west line of said 1.01 acre tract, a distance of 220.00 feet to a 1/2 inch iron rod with a yellow cap, stamped "Trinity 6854", set on the south right-of-way line of Duck Creek Road, a variable width right-of-way, for the northwest corner of said 1.01 acre tract;

THENCE South 87°52'26" East, along the south right-of-way line of said Duck Creek Road and the north line of said 1.01 acre tract, a distance of 200.00 feet to an "X" cut in a concrete curb set at the intersection of the south right-of-way line of Duck Creek Road, a variable width right-of-way, with the west right-of-way line of Mesa Drive, a 40 feet-wide right-of-way, for the northeast corner of said

THENCE South 02°07'34" West, along the west right-of-way line of said Mesa Drive and the east line of said 1.01 acre tract, a distance of 220.00 feet to a 1/2 inch iron rod with a yellow cap, stamped "Trinity 6854", set on the north line of the aforementioned 0.808 acre tract, for the southeast corner of said 1.01 acre tract;

THENCE North 87°52'26" West, leaving said west right-of-way line and along the north line of said 0.808 acre tract and the south line of said 1.01 acre tract, a distance of 200.00 feet to the POINT OF BEGINNING and containing 44,000 square Feet or 1.010 acres of land, more or less.

OWNER'S DEDICATION

STATE OF TEXAS

COUNTY OF DENTON §

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT, Ball & Ball Enterprises LLC, acting herein by and through its duly authorized officer, does hereby adopt this plat designating the herein above described property as DUCK CREEK RIDGE, 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 _____

BY: Tim Ball Signature Title: Owner

STATE OF TEXAS §

COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared Tim Ball, 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 purpose and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the day of

Notary Public, State of Texas

Printed Name

My Commission Expires

SURVEYOR'S CERTIFICATION

STATE OF TEXAS §

COUNTY OF DENTON §

KNOW ALL MEN BY THESE PRESENTS:

That I, Michael L. Black, 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.

Michael L. Black

Registered Professional Land Surveyor Texas R.P.L.S. No. 6854

THIS DOCUMENT SHALL NOT BE RECORDED FOR

ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

STATE OF TEXAS §

COUNTY OF DENTON §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Michael L. Black, known to me to be the person and officer 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 the ______ day of _______, 2024.

Notary Public, State of Texas

FINAL PLAT

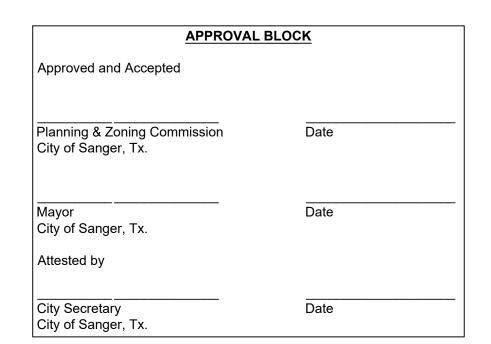
DUCK CREEK RIDGE LOTS 1-4, BLOCK A

4 RESIDENTIAL LOTS 0.059 OF AN ACRE RIGHT-OF-WAY DEDICATION

1.010 ACRES

OUT OF THE

H. TIERWESTER SURVEY, ABSTRACT NO. 1241, CITY OF SANGER, DENTON COUNTY, TEXAS JUNE 2024



4401 N. Interstate 35, Suite 202 | Denton, Texas 76207 | FIRM # 10194687 | Tel. No. (940) 293-3180 <u>Date</u> MLB TLS 06/13/2024 2023-040 2 OF 2 1" = 20' OWNER / APPLICANT: Ball & Ball Etnerprises LLC 2300 Wing Point Lane Plano, Texas 75093 Ph. 214-690-9010 Email: tim@networthdfw.com Contact: Tim Ball Trinity Land Surveying, LLC 4401 N. Interstate 35, Suite 202 Denton, Texas 76207 Ph: (940) 293-3180 Email: mblack@trinity-surveying.com

Contact: Michael Black, RPLS

BURDICK GROUP 941 Pintail Lane Prosper, Tx. 75078 Ph: (936) 494-9311 Email: storm.permits@gmail.com Contact: Mark Burdick, PE



DATE: September 3, 2024

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on the Final Plat of the Belz Road Retail

Addition Phase 1 – Multi-Family, being 17.33 acres described as HENRY TIERWESTER SURVEY, ABSTRACT NO. 1241, BLOCK A, LOT 3, located in the City of Sanger and generally located on the west side of North Stemmons Frwy

at the intersection of West Chapman Dr and North Stemmons Frwy.

SUMMARY:

The applicant is developing the multi-family portion of Belz Road Retail Phase 1.

- This phase will consist of 600 dwelling units and 12 duplex units.
- Applicant is platting Lot 3, Block A.
- The lot is 17.33 acres and will dedicate 0.86 acres of Right-of-Way.
- This lot will have frontage along a newly constructed road that will extend from FM 455 to Belz Rd.
- Planning & Zoning recommended approval with the condition all comments were satisfied prior to City Council approval.

FISCAL INFORMATION:

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

RECOMMENDED MOTION OR ACTION:

Staff recommends DENIAL on the condition the Preliminary Plat has not been approved and the attached comments have not been satisfied.

ATTACHMENTS:

Location Map
Final Plat
Application
Letter of Intent
Planning Comments
Engineering Comments



8/5/2024, 3:06:47 PM

Parcels

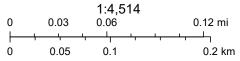
County



Project Name: Belz Road Retail- Phase 1-

Multi-Family Project: 24SANZON-0025

Final Plat



© OpenStreetMap (and) contributors, CC-BY-SA, Texas Department Transportation

Denton County Appraisal District, BIS Consulting - www.bisconsulting

VICINITY MAP NOT TO SCALE

LINE TABLE		LINE TABLE		LINE			
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARIN
L1	S 69°22'12" W	60.00'	L33	S 59°16'54" E	29.87'	L65	N 28°23'0
L2	N 45°19'00" W	19.43'	L34	S 88°30'31" E	17.12'	L66	N 65°07'0
L3	S 64°19'30" E	23.62'	L35	N 56°27'04" E	25.62'	L67	N 38°51'1
L4	N 45°19'00" W	17.56'	L36	S 88°37'24" E	233.66'	L68	N 42°40'2
L5	N 56°29'20" E	93.79'	L37	S 42°31'14" E	19.94'	L69	N 44°41'0
L6	N 76°16'44" E	99.36'	L38	S 88°30'31" E	16.27'	L70	N 76°16'4
L7	N 83°52'36" E	121.83'	L39	N 55°51'30" E	24.79'	L71	N 83°52'3
L8	S 88°37'28" E	759.89'	L40	S 88°37'24" E	246.26'	L72	S 88°37'2
L9	S 01°22'32" W	260.87'	L41	S 51°50'00" E	24.61'	L73	S 59°16'5
L10	S 88°37'28" E	63.98'	L42	S 88°30'31" E	23.33'	L74	S 88°30'3
L11	S 78°16'02" E	125.61'	L43	S 01°19'59" W	258.63'	L75	N 56°27'0
L12	N 78°16'02" W	119.64'	L44	S 87°49'39" E	76.76'	L76	S 88°37'2
L13	N 88°37'28" W	649.70'	L45	S 02°10'21" W	10.00'	L77	S 42°31'1
L14	S 01°20'03" W	155.70'	L46	N 87°49'39" W	80.29'	L78	S 88°30'3
L15	N 88°31'02" W	95.65'	L47	S 56°52'52" W	27.38'	L79	N 55°51'3
L16	S 56°29'20" W	94.53'	L48	N 88°37'24" W	229.23'	L80	S 88°37'2
L17	N 76°16'44" E	88.62'	L49	N 32°15'01" W	17.34'	L81	S 51°50'0
L18	N 83°52'36" E	121.04'	L50	N 89°17'08" W	12.72'	L82	S 88°30'3
L19	S 88°37'28" E	753.50'	L51	S 55°13'28" W	24.22'	L83	S 01°19'5
L20	S 01°22'33" W	254.87'	L52	N 88°37'24" W	161.27'	L84	S 56°52'5
L21	N 88°37'27" W	507.54'	L53	S 64°55'18" W	42.48'	L85	N 88°37'2
L22	S 01°22'32" W	155.58'	L54	S 01°22'32" W	19.04'	L86	N 32°15'0
L23	N 88°47'42" W	85.25'	L55	N 88°37'28" W	24.41'	L87	N 89°17'0
L24	N 71°22'32" E	7.16'	L56	N 55°26'11" W	103.18'	L88	S 55°13'2
L25	N 18°37'28" W	26.00'	L57	S 67°10'28" W	78.28'	L89	N 88°37'2
L26	S 71°22'32" W	29.81'	L58	S 29°20'45" E	6.97'	L90	S 64°55'1
L27	N 38°51'11" W	99.23'	L59	S 25°09'41" W	76.28'	L91	S 01°22'3
L28	N 42°40'29" W	109.16'	L60	S 22°30'27" E	179.93'	L92	N 88°37'2
L29	N 44°41'06" E	18.60'	L61	S 67°29'33" W	10.00'	L93	N 55°26'1
L30	N 76°16'48" E	158.58'	L62	N 22°30'27" W	184.35'	L94	S 67°10'2

	LINE TABLE	
LINE	BEARING	DISTANCE
L97	N 71°06'36" E	97.10'
L98	N 08°37'47" E	46.40'
L99	N 08°37'47" E	22.32'
L100	N 20°55'49" W	31.72'
L101	I N 20°55'49" W	21.91'
L102	2 N 71°06'36" E	58.53'
L103	S 88°37'28" E	56.42'
L104	1 S 75°37'53" E	93.64'
L105	5 N 12°25'30" E	76.52'
L106	6 N 78°15'29" W	62.50'
L107	7 N 01°22'32" E	306.56'
L108	S 88°37'28" E	293.13'
L109	N 54°51'19" E	22.00'
L110	S 88°37'28" E	12.60'
L111	I S 54°51'19" W	25.21'
L112	2 S 88°37'28" E	51.42'
L113	3 N 41°31'28" W	27.66'
L114	1 N 17°01'19" E	16.41'
L115	5 N 22°07'49" W	48.38'
L116	N 11°49'45" E	28.07'
L117	7 N 78°15'29" W	138.22'
L118	N 12°25'30" E	71.66'
L119	N 88°37'28" W	43.20'
L120	S 61°12'08" W	45.87'
L12′	I N 37°52'14" W	93.93'
L122	2 N 37°52'14" W	92.74'
L123	3 N 88°37'28" W	271.91'
L124	1 S 61°12'08" W	32.73'
L125	5 S 01°22'32" W	36.60'

			CURVE TABLE	Ξ	
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	595.33'	1322.70'	25°47'17"	N 33°31'27" W	590.32'
C2	268.88'	922.95'	16°41'32"	N 79°47'50" E	267.93'
C3	120.72'	608.75'	11°21'45"	N 85°21'24" E	120.52'
C4	621.75'	1382.70'	25°45'50"	N 33°30'43" W	616.53'
C5	48.47'	30.00'	92°34'48"	N 10°11'56" E	43.37'
C6	158.79'	1220.10'	7°27'24"	N 39°49'10" W	158.68'
C7	104.57'	50.00'	119°49'36"	N 16°21'56" E	86.53'
C8	6.63'	50.00'	7°35'52"	N 80°04'40" E	6.63'
C9	6.54'	50.00'	7°29'56"	N 87°37'34" E	6.54'
C10	78.54'	50.00'	90°00'00"	S 43°37'28" E	70.71'
C11	47.12'	30.00'	90°00'00"	S 43°37'28" E	42.43'
C12	4.70'	26.00'	10°21'26"	S 83°26'45" E	4.69'
C13	45.85'	30.00'	87°33'59"	N 57°56'58" E	41.52'
C14	371.37'	7421.33'	2°52'02"	N 12°43'58" E	371.33'
C15	408.41'	7428.53'	3°09'00"	S 12°50'22" W	408.36'
C16	4.62'	7421.30'	0°02'08"	N 14°51'06" E	4.62'
C17	48.75'	30.00'	93°06'04"	N 31°43'00" W	43.56'
C18	3.62'	20.00'	10°21'26"	N 83°26'45" W	3.61'
C19	47.15'	30.00'	90°02'29"	S 46°21'18" W	42.44'
C20	78.67'	50.00'	90°08'55"	S 46°24'31" W	70.80'
C21	60.92'	50.00'	69°48'19"	N 53°36'53" W	57.22'
C22	281.89'	1220.10'	13°14'16"	N 25°19'52" W	281.27'
C23	47.94'	30.00'	91°33'41"	N 77°43'50" W	43.00'
C24	62.48'	30.00'	119°19'54"	N 16°36'47" E	51.79'
C25	3.98'	30.00'	7°35'52"	N 80°04'40" E	3.98'
C26	3.93'	30.00'	7°29'56"	N 87°37'34" E	3.92'
C27	47.12'	30.00'	90°00'01"	S 43°37'27" E	42.43'
C28	47.12'	30.00'	89°59'59"	S 46°22'33" W	42.43'
C29	78.54'	50.00'	90°00'01"	S 46°22'32" W	70.71'
C30	47.03'	30.00'	89°49'46"	S 46°17'25" W	42.36'
C31	36.59'	30.00'	69°52'46"	N 53°51'19" W	34.36'
C32	269.76'	1257.71'	12°17'21"	N 25°03'37" W	269.25'
C33	53.71'	30.00'	102°34'49"	N 20°05'07" E	46.82'
C34	38.40'	30.00'	73°19'51"	N 71°57'33" W	35.83'
C35	169.67'	1252.92'	7°45'33"	N 39°10'23" W	169.54'

GENERAL NOTES

The purpose of this plat is to create one lot of record.

- This property is located in **Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated April 18, 2011 and is located in Community Number 480786 as shown on Map Number 48121C0210G. The location of the Flood Zone is approximate, no vertical datum was collected at the time of the survey. For the exact Flood Zone designation, please contact 1-(877)
- The bearings and grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTK Network. North American Datum of 1983 (Adjustment Realization 2011) Texas North Central Zone 4202.
- 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/or withholding of utilities and building permits. Building setbacks will be 20' from all lot lines.
- 5. Lot to lot drainage shall not be allowed.
- 6. All lots comply with the minimum size requirements of the zoning district.
- This property may be subject to charges related to impact fees and the applicant should contact the city regarding any applicable fees due.
- 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. This plat does not alter or remove existing deed restriction, if any, on this property.

LEGEND

PG. = PAGE VOL. = VOLUME

CAB. = CABINET

POB = POINT OF BEGINNING IRF = IRON ROD FOUND

CIRF = CAPPED IRON ROD FOUND

1/2" IRON ROD SET W/GREEN CIRS = PLASTIC CAP STAMPED "EAGLE SURVEYING" SET

DOC. NO. = DOCUMENT NUMBER

P.R.D.C.T. = PLAT RECORDS, DENTON COUNTY, TEXAS

= OFFICIAL RECORDS, DENTON COUNTY, TEXAS

FIRE LANE, MUTUAL ACCESS

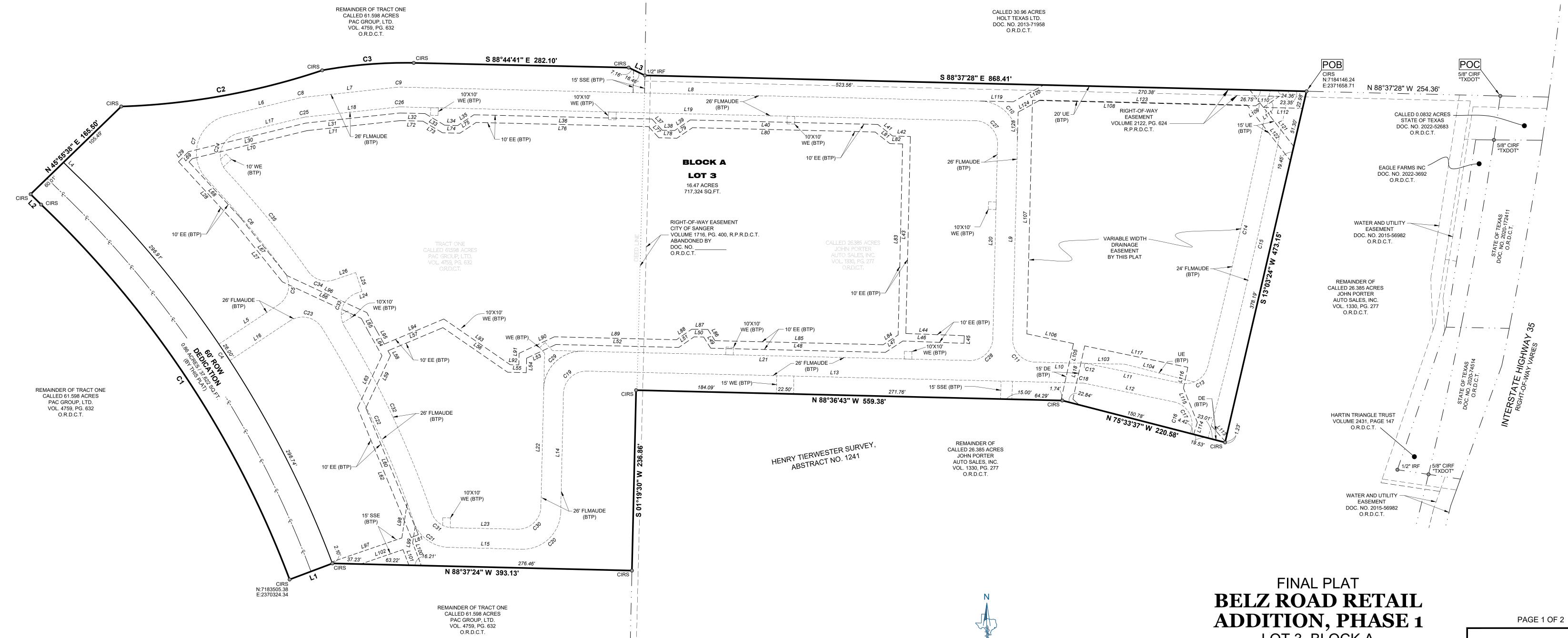
DRAINAGE & UTILITY EASEMENT = WATER EASEMENT

= DRAINAGE EASEMENT

= UTILITY EASEMENT

= ELECTRIC EASEMENT

(BTP) = BY THIS PLAT



2108.092-XX 07/15/2024 Drafter

BE

TX Firm #10194177

EAGLE SURVEYING, LLC 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009

Eagle Surveying, LLC 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009

Claymoore Engineering, Inc. 1903 Central Drive, Suite: 406 Bedford, TX 76021

OWNER

John Porter Autos Sales, Inc. PO Box 178 Sanger, TX 76266

OWNER Pac Group, Ltd. PO Box 877 Sanger, TX 76266

LOT 3, BLOCK A

17.33 ACRES 0.86 ACRES - RIGHT-OF-WAY DEDICATION

HENRY TIERWESTER SURVEY, ABSTRACT No. 1241 CITY OF SANGER, DENTON COUNTY, TEXAS

Item	12

	CERTIFICATE OF SU	RVEYOR
STATE OF TEXAS COUNTY OF DENTON	§ §	
was prepared from an actua with 1/2-inch iron rods with g	survey made on the ground and that the reen plastic caps stamped "EAGLE SUR	ereby certify that this plat is true and correct and monuments shown hereon were found or plative VEYING" under my direction and supervision ode and the Ordinances of the City of Sanger,
this document shall not be rec for any purpose and shall no used or viewed or relied upor final survey document	t be	
Matthew Raabe, R.P.L.S. #	3402	
Date		
STATE OF TEXAS COUNTY OF TARRANT	§ §	
person whose name is subs		ared MATTHEW RAABE , known to me to be to knowledged to me that he executed the same ty therein stated.
GIVEN UNDER MY HAND A	ND SEAL OF THE OFFICE this	day of, 202
Notary Public in and for the	 State of Texas	

Project		
2108.092-XX		EAGLE SURVEYING, LLC
 Date		222 S. Elm Street, Suite: 200
07/15/2024		Denton, TX 76201
	EAGLE	(940) 222-3009
Drafter BE	SURVEYING	TX Firm #10194177

SURVEYOR Eagle Surveying, LLC 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009

ENGINEER
Claymoore Engineering, Inc.
1903 Central Drive, Suite: 406
Bedford, TX 76021

OWNER
John Porter Autos Sales, Inc.
PO Box 178
Sanger, TX 76266

OWNER
Pac Group, Ltd.
PO Box 877
Sanger, TX 76266

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS § COUNTY OF DENTON §

WHEREAS, **JOHN PORTER AUTO SALES, INC.** and **PAC GROUP, LTD.**, are the owners of a 17.33 acre tract or parcel of land situated in the Henry Tierwester Survey, Abstract Number 1241 in Denton County, Texas and being all of a called 26.385 acre tract of land conveyed to John Porter Auto Sales, Inc. by Warranty Deed of record in Volume 1330, Page 277 of the Official Records of Denton County, Texas, and all of a called 61.598 acre tract of land conveyed to Pac Group LTD by Warranty Deed of record in Volume 4759, Page 632 of the Official Records of Denton County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8" iron rod with plastic cap satmped "TXDOT" found in the West right-of-way line of Interstate 35E (right-of-way width varies) and the South line of a called 30.96 acre tract of land conveyed to Holt Texas LTD by Warranty Deed of record in Document Number 2013-71958 of the Official Records of Denton County, Texas, being the Northeast corner of a called 0.0832 acre tract conveyed to the State of Texas by Judgement of Court in Absence of Objection of record in Document Number 2022-52683 of the Official Records of Denton County, Texas;

THENCE, N88°37'28"W, along the South line of said 30.96 acre tract, being the common North line of said 26.385 acre tract, a distance of 254.36 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the **POINT OF BEGINNING**;

- **THENCE**, over and across said 26.385 acre tract and said 61.598 acre tract, the following thirteen (13) courses and distances:

 1. S 13°03'24" W a distance of 473.15' to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- 2. N 75°33'37" W a distance of 220.58' to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- 3. N 88°36'43" W a distance of 559.38' to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- 4. S 01°19'30" W a distance of 236.86' to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- 5. N 88°37'24" W a distance of 393.13' to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- 6. S 69°22'12" W a distance of 60.00' to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- 7. With a curve turning to the left with an arc length of 595.33', with a radius of 1322.70', with a chord bearing of N 33°31'27" W, with a chord length of 590.32',thence with a curve to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- chord length of 590.32',thence with a curve to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;

 8. N 45°19'00" W a distance of 19.43' to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- 9. N 45°55'38" E a distance of 165.50' to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- 10. With a curve turning to the left with an arc length of 268.88', with a radius of 922.95', with a chord bearing of N 79°47'50" E, with a chord
- length of 267.93',thence with a curve to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- 11. With a reverse curve turning to the right with an arc length of 120.72', with a radius of 608.75', with a chord bearing of N 85°21'24" E, with a chord length of 120.52',thence with a reverse curve to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- 12. S 88°44'41" E a distance of 282.10' to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- 13. S 64°19'30" E a distance of 23.62' to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Southwest corner of said 30.96 acre tract;

THENCE, S 88°37'28" E, along the South line of said 30.96 acre tract, being the common North line of said 26.385 acre tract, a distance of 868.41' to the point of beginning, and containing 17.33 acres or 754,946 square feet, more or less.

SATE OF TEXAS
COUNTY OF DENTON

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, JOHN PORTER AUTO SALES, INC., and PAC GROUP, LTD. acting herein by and through it duly authorized office, does hereby adopt this plat designating the hereinabove described property as BELZ ROAD RETAIL ADDITION, PHASE 1, LOT 3, BLOCK A, 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.

OWNER:	JOHN PORTER AUTO SALES,	IN

BY:		
		Date

STATE OF TEXAS § COUNTY OF _____ §

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 executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2024.

Notary Public in and for the State of Texas

OWNER: PAC GROUP, LTD

BY:	

STATE OF TEXAS § COUNTY OF _____ §

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 executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of ______, 2024.

Notary Public in and for the State of Texas

Date
Date

Cheryl Price, City Secretary

City of Sanger, Tx

FINAL PLAT
BELZ ROAD RETAIL
ADDITION, PHASE 1
LOT 3, BLOCK A

PAGE 2 OF 2

17.33 ACRES 0.86 ACRES - RIGHT-OF-WAY DEDICATION

HENRY TIERWESTER SURVEY, ABSTRACT No. 1241 CITY OF SANGER, DENTON COUNTY, TEXAS

Item 12.



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

SUBDIVISION APPLICATION

X Preliminary Plat Minor Plat		Vacating Plat /Replat conveyance Plat
Applicant		Owner (if different from applicant)
Name: DREW DONOSKY		Name:
Company: CLAYMOORE ENGINEERI	NG	Company: PAC GROUP LTD
Address: 1903 CENTRAL DRIVE, SUI	TE 406	Address 1809 HINKLE DR STE 100
City, State, Zip: BEDFORD, TX 76021		City, State, Zip: DENTON, TX 76201-17
Phone 817-281-0572		Phone:
Fax:		Fax:
Email: DREW@CLAYMOOREENG.C	OM	Email:
X One (1) Paper (1) X Letter of Intent X Non-Refundabt Sanger) X Application Fo X Applicable Plat X Additional Rec One (1) PDF Co X Emailed to dev	t ble Application F orm (Signed by C t Checklist (Com quired Documer	Date:/) "x36", folded to 1/4 size) Fee (Check Payable to City of Owner) mpleted) nts/Traffic & Drainage Studies etc. nents Provided on a CD/DVD or
Supporting Materials (List if provided):	. 2	N S S
R Number(s); 56482		
Owner's Signature Applicant's Signature		3/8/2023 Date
Office Use: Reviewed by Director of Developm	nent Services /	

City of Sanger 201 Bolivar / P.O Box 1729 Sunger, TX 76266



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

SUBDIVISION APPLICATION

X Prelimina Plat Mino Plat	_		Replat Conveyance Plat
Applicant			Owner (if different from applicant)
Name: DREW DONOS	SK'	Y	Name: Steve Gregory
Company: CLAYMOOF	RE	ENGINEERING	Company: Sanger Crossing LTD
Address: 1903 CENTR	AL	DRIVE, SUITE 406	Address 4143 Maple Ave. Ste. 325
City, State, Zip: BEDFO			City, State, Zip: Dallas, TX 75219-3291
Phone 817.281.0572			Phone: 214.770.2888
Fax:			Fax:
Email: DREW@CLAY	MC	OREENG.COM	Email: SG@Maloufinterests.com
	X X X X X X	One (1) PDF Copy of all Docum Emailed to development@san	ee (Check Payable to City of Dwner) npleted) nts/Traffic & Drainage Studies etc. nents Provided on a CD/DVD or
R Number (s) 55479		ovided).	
Owner's Signature		V/2400A00	8-7-24 Date
Deur D	A A	4	8/7/2024
Applicant's Signature	34	<i>y</i> -	Date
Office Use: Reviewed by D	irec	tor of Development Services/	

Edge-H Subspec 2n - Edges of F. O. Spy. (724) 3n - 1384 - Fri (1226)



July 17, 2024

Ms. Ramie Hammonds Development Services City of Sanger PO Box 1729 Sanger, TX 76226

Re: Final Plat & Civil Plans

Greystar Multi-Family

Letter of Intent

Dear Ms. Hammonds,

Please let this letter serve as the Letter of Intent for the final plat and civil plan submittal associated with the proposed multi-family project located at IH 35 and Chapman Road. The property is currently zoned PD. The buildings will be built in single phase.

Should you have any questions, please feel free to contact me.

Sincerely,

Claymoore Engineering, Inc. 1903 Central Drive Ste. 406 Bedford, TX 76021 817-281-0572

Drew Donosky, P.E.



DATE: 07/29/24

1st REVIEW COMMENTS -Final Plat - Belz Rd Retail Addition, Phase 1

The request is for a Final Plat of Belz Rd. Addition Phase 1, being approximately 17.33 acres in the H TIERWESTER SURVEY, ABSTRACT NO.1241, prepared by Eagle Surveying LLC, submitted on 07/17/24. Below are the comments that should be addressed before City Council approval. Resubmit the revised plat along with a response letter addressing all comments.

Planning

Provide the following;

- 1. John Porter Auto Sales is not an owner according to DCAD and this will need to be updated to the current owners.
- 2. Preliminary Plat is stamped on the plat.
- 3. Signature box is outdated and will need to be changed to the current. (Please refer to the checklist provided)
- 4. Missing two statements from the checklist provided. (#6, #7)
- 5. Name, address, and phone number of all utility providers.
- 6. Must show access easement.
- 7. Need Road Construction Agreement.

Informational Comments

- 1. The property is within the City of Sanger.
- 2. The Final Plat will be scheduled for Planning and Zoning (P&Z) Commission meeting on Monday, August 12, 2024, and the City Council meeting on Monday, September 3, 2024.



August 1, 2024 AVO 37449.004

Ms. Ramie Hammonds Development Services Director/Building Official City of Sanger 201 Bolivar Street P.O. Box 1729 Sanger, Texas 76266

Re: Greystar Multifamily -Review #1

Dear Ms. Hammonds,

Halff was requested by the City of Sanger to review the <u>Final Plat and Civil drawings</u> for the Greystar Muti-family Development. The submittal was prepared by Clay Moore Engineering and was received on July 18, 2024.

We have completed our review and offer the following comments:

General Comments

- 1. Please address comments on attached markups and provide annotated responses on markups. Please note, not all comments are written on letter since some comments are easier to show and explain on the markups. Please annotate markup with responses.
- 2. Please address drainage comments provided 4/3/24 and provide an updated flood study with the next construction plan submittal.

Beltz Road Retail Phase 1 Final Plat

- 1. Final Plat approval is contingent upon approval of the preliminary plat.
- 2. Call out all setbacks.
- 3. Verify water easement locations based on per the civil plans.
- 4. Per ordinance, easements shall be a minimum of 15' wide.
- 5. The Plat title has already been used in a previous phase. Reconcile.
- 6. Final plat approval is contingent upon approval of the drainage study. Comments were provided in April.
- 7. A separate closure report is required for final acceptance of the plat

Collector Road Plan and Profile

- 1. Clearly denote points of curvature and tangent on the roadway plan view.
- 2. Provide curve data.
- 3. The maximum slope is 2% within 100' of an intersection.

Ms. Ramie Hammonds Page 2 of 4

Paving, Striping and Signage Plans

- 1. Provide striping information for the roadway.
- 2. Provide the geotechnical report.
- 3. The preliminary plat references PD 12-32-22. Clarify in the notes section.
- 4. Show how parking was calculated and provide enough information to verify that it matches the approved PD.

Fencing Plan

1. Provide gate details. The gates must conform to ordinance 10.105(3).

Grading Plan

- 1. A minimum slope of 0.50% towards the outlet structure is required for all detention facilities. 10.106(d)(10)(C)
- 2. The maximum allowable slope is exceed in near the center of the property. Reconcile.
- 3. Provide poind cross sections.

Drainage Area Map

- 1. Provide a pond maintenance agreement.
- 2. Profile and provide HGL/hydraulic data for the proposed ditch. The design must meet requirements outlined in ordinance 10.106(d)(9)(B).
- 3. A revised flood study (comments returned April 3) is needed for a thorough drainage review. Pond calculations and WSEL are needed to cross check closed conduit calculations.
- 4. Verify the intensity for the predeveloped condition.
- 5. Provide more information from the previous phase so there is more information to backcheck in this plan set.
- 6. C-1 and D-1 only contain street pavement. Per the DCSRR c=0.95.

Storm Drainage Plan

- 1. Some angles look too large for deflections without a fitting or manhole. Verify and revise.
- 2. For constructability, it is suggested to remove the 3' section of 24" pipe and up-size straight to 27" RCP. See line B comments.
- 3. Show water and sewer crossings on the storm profiles.
- 4. A minimum slope of 0.50% towards the outlet structure is required for all detention facilities.
- 5. It is unclear what is to be constructed in Phase 1 vs Phase 2 plats. Clarify.
- 6. Storm design is not consistent between phases 1 and 2.

Storm Drainage Profiles

- 1. Provide vertical scale.
- 2. Show Hydraulic data at the storm outfalls. Recalculate throughout.
- 3. Show HGL in partial flow. it will equal normal depth. Reconcile throughout.
- 4. How does line C's flowline outfall tie into the proposed ground?

Ms. Ramie Hammonds

Page 3 of 4

- 5. A 2' minimum of cover is desired for storm lines. Provide deload calcs specifications or provide an alternate class of RCP.
- 6. The minimum pipe diameter for 10' curb inlets is 21" per ordinance.

Storm Drainage Calculations

- 1. Update calculations for RCP pipe.
- 2. Provide inlet calculations.
- 3. Dedicated detention/retention basins shall also include an additional one (1) foot of freeboard and two (2) feet of sediment storage. 10.106(d)(10)
- 4. Resolve area discrepancy on line B-2.

Water Plan

- 1. Label all fittings.
- 2. Lable deflection on line B.
- 3. Provide PC's, PT,s and curve data where applicable. Typical.
- 4. Provide the exiting water line sizes at tie ins.
- 5. Show the storm lines in the plan view.

Water Profiles

- 1. Show all storm and sewer crossings. Typical.
- 2. Call out deflections on the line A profile.
- 3. Provide Vertical Scale.

Sanitary Sewer Profiles

- 1. Provide vertical scale.
- 2. Grid elevations are missing on line A.
- 3. Show how water crossings will be TCEQ compliant..

Utility Plan

- 4. Verify if the water line to the north is existing or proposed.
- 5. Show all water and storm crossings in the sewer profiles.

Sanitary Sewer Profiles

1. Show water crossings and how they will comply with TCEQ standards.

Standard Details

1. Provide Storm outfall details.

Landscape Plans

1. Show the landscape buffer adjacent to the proposed street.

Ms. Ramie Hammonds Page 4 of 4

- 2. The parking area requires 9,720 SF of landscaping per the paving plan. Please also see the parking comment and adjust landscaping as needed.
- 3. Provide a buffer yard adjacent to the residential area per section 48.4 of the zoning ordinance.
- 4. Add a note specifying that the owner is responsible for landscape maintenance.

The Engineer shall revise the plans in accordance with the above comments and/or provide a written response that addresses each comment. If you have any questions or need additional information, please do not hesitate to call me at (214) 937-3928.

Sincerely,

Jamie Akomer, PE, PMP

HALFF Firm No. 0312

Attachments: Plans markups

Drawing Comments

SANGER MULTI-FAMIL

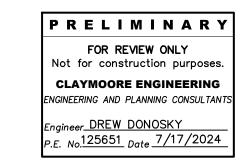
CIVIL CONSTRUCTION PLANS

PREPARED FOR GREYSTAR

SANGER MULTI-FAMILY
DENTON COUNTY
SANGER, TEXAS



JULY 2024



Provide Pavement plan and profile for public street.

	FINAL PLAT 1	7/17/2024
	FINAL PLAT 2	7/17/2024
C-1	GENERAL NOTES	7/17/2024
C-2.0	OVERALL EROSION CONTROL PLAN	7/17/2024
C-2.1	EROSION CONTROL PLAN	7/17/2024
C-2.2	EROSION CONTROL PLAN	7/17/2024
C-2.3	EROSION CONTROL PLAN	7/17/2024
C-2.4	EROSION CONTROL PLAN	7/17/2024
C-2.5	EROSION CONTROL DETAILS	7/17/2024
C-3.0	OVERALL DIMENSION CONTROL PLAN	7/17/2024
C-3.1	DIMENSION CONTROL PLAN	7/17/2024
C-3.2	DIMENSION CONTROL PLAN	7/17/2024
C-3.3	COLLECTOR ROAD PLAN AND PROFILE	7/17/2024
C-4.0	OVERALL PAVING, STRIPING AND SIGNAGE PLAN	7/17/2024
C-4.1	PAVING, STRIPING AND SIGNAGE PLAN	7/17/2024
C-4.2	PAVING, STRIPING AND SIGNAGE PLAN	7/17/2024
C-4.3	FENCE PLAN	7/17/2024
C-5.0	OVERALL GRADING PLAN	7/17/2024
C-5.1	GRADING PLAN	7/17/2024
C-5.2	GRADING PLAN	7/17/2024
C-5.3	GRADING PLAN	7/17/2024
C-5.4	GRADING PLAN	7/17/2024
C-5.5	GRADING PLAN	7/17/2024
C-5.6	GRADING PLAN	7/17/2024
C-6.0	EXISTING DRAINAGE AREAS	7/17/2024
C-6.1	PROPOSED DRAINAGE AREAS	7/17/2024
C-6.1	STORM DRAINAGE PLAN	7/17/2024
C-6.3	STORM DRAINAGE PLAN	7/17/2024
C-6.4	STORM DRAINAGE PROFILES	7/17/2024
C-6.5	STORM DRAINAGE PROFILES	7/17/2024
C-6.6	STORM DRAINAGE CALCULATIONS	7/17/2024
C-0.0	WATER PLAN	7/17/2024
C-7.1		
	WATER PLAN	7/17/2024
C-7.3	WATER PROFILES	7/17/2024
C-7.4	WATER PROFILES	7/17/2024
C-7.5	SANITARY SEWER PLAN	7/17/2024
C-7.6	SANITARY SEWER PLAN	7/17/2024
C-7.7	OFFSITE SANITARY SEWER PLAN	7/17/2024
C-7.8	SANITARY SEWER PROFILES	7/17/2024
C-7.9	SANITARY SEWER PROFILES	7/17/2024
C-7.10	DRY UTILITY COORDINATION PLAN	7/17/2024
C-7.11	DRY UTILITY COORDINATION PLAN	7/17/2024
C-8.1	CONSTRUCTION DETAILS 1	7/17/2024
C-8.2	CONSTRUCTION DETAILS 2	7/17/2024
C-8.3	CONSTRUCTION DETAILS 3	7/17/2024
C-8.4	CONSTRUCTION DETAILS 4	7/17/2024
LP-1	LANDSCAPE PLANTING	7/17/2024
LP-2	LANDSCAPE PLANTING	7/17/2024
LP-3	LANDSCAPE DETAILS & SPECIFICATIONS	7/17/2024
AP-1	CONCEPTUAL AMENITY PLAN	7/17/2024
AP-2	CONCEPTUAL AMENITY PLAN	7/17/2024
L-1	CONCEPTUAL LIGHTING PLAN	7/17/2024
L-2	CONCEPTUAL LIGHTING PLAN	7/17/2024

ENGINEER



TEXAS REGISTRATION #14199
1903 CENTRAL DRIVE
SUITE #406
BEDFORD, TX 76092
PH. 817.281.0572
FAX 817.281.0574
CONTACT: MATT MOORE, PE
EMAIL: MATT@CLAYMOOREENG.COM

STOP!
CALL BEFORE YOU DIG



811 1-800-344-8377

VICINITY MAP NOT TO SCALE Belz Rd

	LINE TABLE		Γ	LINE TABLE LINE TABLE					LINE TABLI	E			
LINE	BEARING	DISTANCE	Ī	LINE	BEARING	DISTANCE	LI	NE	BEARING	DISTANCE	LINE	BEARING	DIS
L1	S 69°22'12" W	60.00'		L33	S 59°16'54" E	29.87'		.65	N 28°23'02" W	21.94'	L97	N 71°06'36" E	
L2	N 45°19'00" W	19.43'	Ī	L34	S 88°30'31" E	17.12'		.66	N 65°07'05" W	114.33'	L98	N 08°37'47" E	
L3	S 64°19'30" E	23.62'		L35	N 56°27'04" E	25.62'		.67	N 38°51'11" W	97.23'	L99	N 08°37'47" E	
L4	N 45°19'00" W	17.56'		L36	S 88°37'24" E	233.66'	L	.68	N 42°40'29" W	99.95'	L100	N 20°55'49" W	
L5	N 56°29'20" E	93.79'		L37	S 42°31'14" E	19.94'	L	.69	N 44°41'06" E	6.23'	L101	N 20°55'49" W	
L6	N 76°16'44" E	99.36'		L38	S 88°30'31" E	16.27'		.70	N 76°16'48" E	155.08'	L102	N 71°06'36" E	
L7	N 83°52'36" E	121.83'		L39	N 55°51'30" E	24.79'	L	.71	N 83°52'36" E	122.96'	L103	S 88°37'28" E	
L8	S 88°37'28" E	759.89'		L40	S 88°37'24" E	246.26'	L	.72	S 88°37'24" E	29.60'	L104	S 75°37'53" E	
L9	S 01°22'32" W	260.87'		L41	S 51°50'00" E	24.61'	L	.73	S 59°16'54" E	29.86'	L105	N 12°25'30" E	
L10	S 88°37'28" E	63.98'		L42	S 88°30'31" E	23.33'	L	.74	S 88°30'31" E	22.88'	L106	N 78°15'29" W	
L11	S 78°16'02" E	125.61'		L43	S 01°19'59" W	258.63'	L	.75	N 56°27'04" E	25.64'	L107	N 01°22'32" E	
L12	N 78°16'02" W	119.64'		L44	S 87°49'39" E	76.76'	L	.76	S 88°37'24" E	226.25'	L108	S 88°37'28" E	
L13	N 88°37'28" W	649.70'		L45	S 02°10'21" W	10.00'	L	.77	S 42°31'14" E	19.93'	L109	N 54°51'19" E	
L14	S 01°20'03" W	155.70'		L46	N 87°49'39" W	80.29'	L	.78	S 88°30'31" E	23.73'	L110	S 88°37'28" E	
L15	N 88°31'02" W	95.65'		L47	S 56°52'52" W	27.38'	L	.79	N 55°51'30" E	24.80'	L111	S 54°51'19" W	
L16	S 56°29'20" W	94.53'		L48	N 88°37'24" W	229.23'	L	.80	S 88°37'24" E	239.74'	L112	S 88°37'28" E	
L17	N 76°16'44" E	88.62'		L49	N 32°15'01" W	17.34'	L	.81	S 51°50'00" E	24.60'	L113	N 41°31'28" W	
L18	N 83°52'36" E	121.04'		L50	N 89°17'08" W	12.72'	L	.82	S 88°30'31" E	16.67'	L114	N 17°01'19" E	
L19	S 88°37'28" E	753.50'		L51	S 55°13'28" W	24.22'	L	.83	S 01°19'59" W	250.81'	L115	N 22°07'49" W	
L20	S 01°22'33" W	254.87'		L52	N 88°37'24" W	161.27'	L	.84	S 56°52'52" W	23.47'	L116	N 11°49'45" E	
L21	N 88°37'27" W	507.54'		L53	S 64°55'18" W	42.48'	L	.85	N 88°37'24" W	220.77'	L117	N 78°15'29" W	
L22	S 01°22'32" W	155.58'		L54	S 01°22'32" W	19.04'	L	.86	N 32°15'01" W	17.41'	L118	N 12°25'30" E	
L23	N 88°47'42" W	85.25'		L55	N 88°37'28" W	24.41'	L	.87	N 89°17'08" W	21.35'	L119	N 88°37'28" W	
L24	N 71°22'32" E	7.16'		L56	N 55°26'11" W	103.18'	L	.88	S 55°13'28" W	24.16'	L120	S 61°12'08" W	
L25	N 18°37'28" W	26.00'		L57	S 67°10'28" W	78.28'	L	.89	N 88°37'24" W	160.35'	L121	N 37°52'14" W	
L26	S 71°22'32" W	29.81'		L58	S 29°20'45" E	6.97'	L	.90	S 64°55'18" W	51.02'	L122	N 37°52'14" W	
L27	N 38°51'11" W	99.23'		L59	S 25°09'41" W	76.28'	L	.91	S 01°22'32" W	15.23'	L123		
L28	N 42°40'29" W	109.16'		L60	S 22°30'27" E	179.93'	L	.92	N 88°37'28" W	11.43'	L124	S 61°12'08" W	
L29	N 44°41'06" E	18.60'	ſ	L61	S 67°29'33" W	10.00'	L	.93	N 55°26'11" W	105.67'	L125	S 01°22'32" W	
L30	N 76°16'48" E	158.58'	Γ	L62	N 22°30'27" W	184.35'	L	.94	S 67°10'28" W	84.90'			

L95 N 29°20'45" W

L63 N 25°09'41" E

Denton, TX 76201

(940) 222-3009

TX Firm #10194177

Eagle Surveying, LLC

222 S. Elm Street, Suite: 200

Denton, TX 76201

(940) 222-3009

07/15/2024

BE

Drafter

	CURVE TABLE					
1	CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LEN
NOTANOE	C1	595.33'	1322.70'	25°47'17"	N 33°31'27" W	590
ISTANCE	C2	268.88'	922.95'	16°41'32"	N 79°47'50" E	26
97.10'	C3	120.72'	608.75'	11°21'45"	N 85°21'24" E	120
46.40'	C4	621.75'	1382.70'	25°45'50"	N 33°30'43" W	610
22.32'	C5	48.47'	30.00'	92°34'48"	N 10°11'56" E	4:
31.72'	C6	158.79'	1220.10'	7°27'24"	N 39°49'10" W	158
21.91'	C7	104.57'	50.00'	119°49'36"	N 16°21'56" E	80
58.53'	C8	6.63'	50.00'	7°35'52"	N 80°04'40" E	
56.42'	C9	6.54'	50.00'	7°29'56"	N 87°37'34" E	(
93.64'	C10	78.54'	50.00'	90°00'00"	S 43°37'28" E	7(
76.52'	C11	47.12'	30.00'	90°00'00"	S 43°37'28" E	4:
62.50'	C12	4.70'	26.00'	10°21'26"	S 83°26'45" E	4
306.56'	C13	45.85'	30.00'	87°33'59"	N 57°56'58" E	4
293.13'	C14	371.37'	7421.33'	2°52'02"	N 12°43'58" E	37
22.00'	C15	408.41'	7428.53'	3°09'00"	S 12°50'22" W	408
12.60'	C16	4.62'	7421.30'	0°02'08"	N 14°51'06" E	4
25.21'	C17	48.75'	30.00'	93°06'04"	N 31°43'00" W	4:
51.42'	C18	3.62'	20.00'	10°21'26"	N 83°26'45" W	;
27.66'	C19	47.15'	30.00'	90°02'29"	S 46°21'18" W	4:
16.41'	C20	78.67'	50.00'	90°08'55"	S 46°24'31" W	7(
48.38'	C21	60.92'	50.00'	69°48'19"	N 53°36'53" W	5
28.07'	C22	281.89'	1220.10'	13°14'16"	N 25°19'52" W	28
138.22'	C23	47.94'	30.00'	91°33'41"	N 77°43'50" W	4:
71.66'	C24	62.48'	30.00'	119°19'54"	N 16°36'47" E	5
43.20' 45.87'	C25	3.98'	30.00'	7°35'52"	N 80°04'40" E	;
93.93'	C26	3.93'	30.00'	7°29'56"	N 87°37'34" E	;
93.93	C27	47.12'	30.00'	90°00'01"	S 43°37'27" E	4:
271.91'	C28	47.12'	30.00'	89°59'59"	S 46°22'33" W	4:
32.73'	C29	78.54'	50.00'	90°00'01"	S 46°22'32" W	7(
36.60'	C30	47.03'	30.00'	89°49'46"	S 46°17'25" W	4:
30.00	C31	36.59'	30.00'	69°52'46"	N 53°51'19" W	34
	C32	269.76'	1257.71'	12°17'21"	N 25°03'37" W	269
	C33	53.71'	30.00'	102°34'49"	N 20°05'07" E	40
	C34	38.40'	30.00'	73°19'51"	N 71°57'33" W	3:
	C35	169.67'	1252.92'	7°45'33"	N 39°10'23" W	169

GENERAL NOTES

The purpose of this plat is to create one lot of record.

- This property is located in **Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated April 18, 2011 and is located in Community Number 480786 as shown on Map Number 48121C0210G. The location of the Flood Zone is approximate, no vertical datum was collected at the time of the survey. For the exact Flood Zone designation, please contact 1-(877)
- The bearings and grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTK Network. North American Datum of 1983 (Adjustment Realization 2011) Texas North Central Zone 4202.
- 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/or withholding of utilities and building permits. Building setbacks will be 20' from all lot lines.
- 5. Lot to lot drainage shall not be allowed.
- 6. All lots comply with the minimum size requirements of the zoning district.
- This property may be subject to charges related to impact fees and the applicant should contact the city regarding any applicable fees due.
- 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. This plat does not alter or remove existing deed restriction, if any, on this property.

LEGEND

PG. = PAGE VOL. = VOLUME

CAB. = CABINET

POB = POINT OF BEGINNING IRF = IRON ROD FOUND

CIRF = CAPPED IRON ROD FOUND

1/2" IRON ROD SET W/GREEN CIRS = PLASTIC CAP STAMPED "EAGLE SURVEYING" SET

DOC. NO. = DOCUMENT NUMBER

= PLAT RECORDS, DENTON COUNTY, TEXAS P.R.D.C.T.

= OFFICIAL RECORDS, DENTON COUNTY, TEXAS

FIRE LANE, MUTUAL ACCESS **FLMAUDE** DRAINAGE & UTILITY EASEMENT

= WATER EASEMENT = DRAINAGE EASEMENT

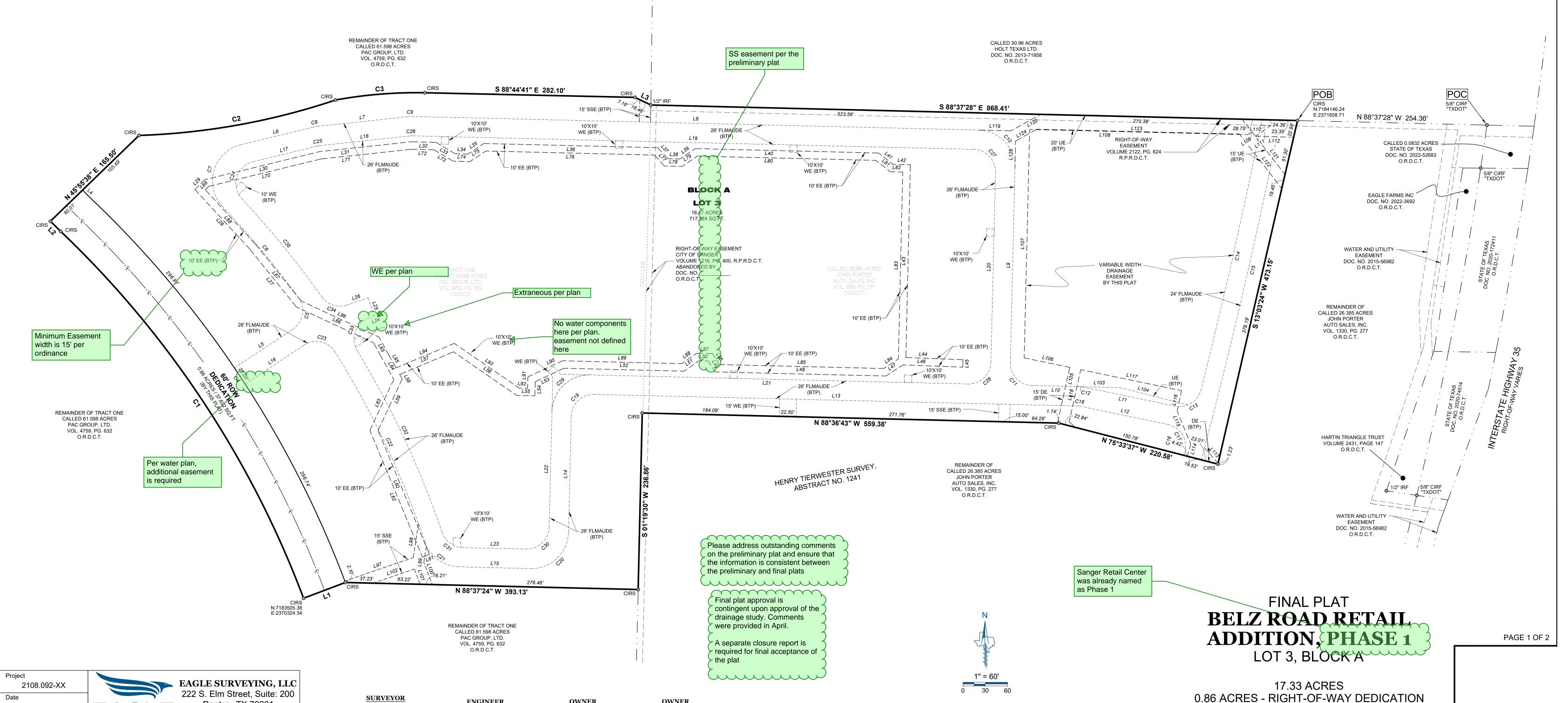
= UTILITY EASEMENT

= ELECTRIC EASEMENT

= BY THIS PLAT

HENRY TIERWESTER SURVEY, ABSTRACT No. 1241

CITY OF SANGER, DENTON COUNTY, TEXAS



OWNER Pac Group, Ltd.

PO Box 877

Sanger, TX 76266

John Porter Autos Sales, Inc

PO Box 178

Sanger, TX 76266

Claymoore Engineering, Inc.

1903 Central Drive, Suite: 406

Bedford, TX 76021

	CERTI	FICATE OF	SURVEYOR	
STATE OF TEXAS COUNTY OF DENTON	§ §			
I, MATTHEW RAABE , Reg was prepared from an actua with 1/2-inch iron rods with accordance with the current Denton County, Texas.	al survey made on green plastic caps	the ground and th stamped "EAGLE	at the monuments shown he SURVEYING" under my di	ereon were found or placed rection and supervision in
PRELIMINARY this document shall not be re for any purpose and shall n used or viewed or relied upo final survey document	corded oot be on as a			
Matthew Raabe, R.P.L.S. #	6402			
Date				
STATE OF TEXAS COUNTY OF TARRANT	§ §			
BEFORE ME, the undersign person whose name is subs the purposes and considera	scribed to the foreg	joing instrument, a	and acknowledged to me that	
GIVEN UNDER MY HAND	AND SEAL OF TH	E OFFICE this	day of	, 2024.
	State of Texas			

	EAGLE SURVEYING, LLC 222 S. Elm Street, Suite: 200
	222 S. Elm Street, Suite: 200
	Denton, TX 76201
EAGLE	(940) 222-3009
SURVEYING	TX Firm #10194177
	EAGLE SURVEYING

Eagle Surveying, LLC 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009

Claymoore Engineering, Inc. 1903 Central Drive, Suite: 406 Bedford, TX 76021

John Porter Autos Sales, Inc PO Box 178 Sanger, TX 76266

Pac Group, Ltd. PO Box 877 Sanger, TX 76266

NIEDIO	OPD/THE OA	DEDIC	
NERS	CERTIFICA	DEDIC	MIN

STATE OF TEXAS COUNTY OF DENTON

WHEREAS, JOHN PORTER AUTO SALES, INC. and PAC GROUP, LTD., are the owners of a 17.33 acre tract or parcel of land situated in the Henry Tierwester Survey, Abstract Number 1241 in Denton County, Texas and being all of a called 26.385 acre tract of land conveyed to John Porter Auto Sales, Inc. by Warranty Deed of record in Volume 1330, Page 277 of the Official Records of Denton County, Texas, and all of a called 61.598 acre tract of land conveyed to Pac Group LTD by Warranty Deed of record in Volume 4759, Page 632 of the Official Records of Denton County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8" iron rod with plastic cap satmped "TXDOT" found in the West right-of-way line of Interstate 35E (right-of-way width varies) and the South line of a called 30.96 acre tract of land conveyed to Holt Texas LTD by Warranty Deed of record in Document Number 2013-71958 of the Official Records of Denton County, Texas, being the Northeast corner of a called 0.0832 acre tract conveyed to the State of Texas by Judgement of Court in Absence of Objection of record in Document Number 2022-52683 of the Official Records of Denton County, Texas;

THENCE, N88°37'28"W, along the South line of said 30.96 acre tract, being the common North line of said 26.385 acre tract, a distance of 254.36 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the **POINT OF BEGINNING**;

- **THENCE**, over and across said 26.385 acre tract and said 61.598 acre tract, the following thirteen (13) courses and distances: 1. S 13°03'24" W a distance of 473.15' to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
 - 2. N 75°33'37" W a distance of 220.58' to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- 3. N 88°36'43" W a distance of 559.38' to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- 4. S 01°19'30" W a distance of 236.86' to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- 5. N 88°37'24" W a distance of 393.13' to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- 6. S 69°22'12" W a distance of 60.00' to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- 7. With a curve turning to the left with an arc length of 595.33', with a radius of 1322.70', with a chord bearing of N 33°31'27" W, with a chord length of 590.32', thence with a curve to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- 8. N 45°19'00" W a distance of 19.43' to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- 9. N 45°55'38" E a distance of 165.50' to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- 10. With a curve turning to the left with an arc length of 268.88', with a radius of 922.95', with a chord bearing of N 79°47'50" E, with a chord
- length of 267.93', thence with a curve to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- 11. With a reverse curve turning to the right with an arc length of 120.72', with a radius of 608.75', with a chord bearing of N 85°21'24" E, with a chord length of 120.52', thence with a reverse curve to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING"
- 12. S 88°44'41" E a distance of 282.10' to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- 13. S 64°19'30" E a distance of 23.62' to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Southwest corner of said 30.96 acre tract;

THENCE, S 88°37'28" E, along the South line of said 30.96 acre tract, being the common North line of said 26.385 acre tract, a distance of 868.41' to the point of beginning, and containing 17.33 acres or 754,946 square feet, more or less.

SATE OF TEXAS
COUNTY OF DENTON

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, JOHN PORTER AUTO SALES, INC., and PAC GROUP, LTD. acting herein by and through it duly authorized office, does hereby adopt this plat designating the hereinabove described property as BELZ ROAD RETAIL ADDITION, PHASE 1, LOT 3, BLOCK A, 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.

OWNER:	JOHN PORTER AUTO SALES,	, IN

BY:	
	 Date

STATE OF TEXAS COUNTY OF _

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 executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of ______, 2024.

Notary Public in and for the State of Texas

OWNER: PAC GROUP, LTD

STATE OF TEXAS COUNTY OF ____

BEFORE ME, the undersigned authority, on this day personally appeared ____ name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2024.

Notary Public in and for the State of Texas

Thomas Muir Mayor, City of Sanger, Texas ATTEST: Cheryl Price, City Secretary City of Sanger, Tx

APPROVED AND ACCEPTED

CITY OF SANGER

DENTON COUNTY, TEXAS

FINAL PLAT **BELZ ROAD RETAIL ADDITION, PHASE 1** LOT 3, BLOCK A

PAGE 2 OF 2

17.33 ACRES 0.86 ACRES - RIGHT-OF-WAY DEDICATION

HENRY TIERWESTER SURVEY, ABSTRACT No. 1241 CITY OF SANGER, DENTON COUNTY, TEXAS

GOVERNMENTS STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION" 2. THE CONTRACTOR SHALL BE RESPONSIBLE TO FURNISH ALL MATERIALS AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING

AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. ALL WORK REQUIRED BY THESE PLANS SHALL BE CONDUCTED IN

- CONFORMANCE WITH CURRENT SAFETY CODES AND STANDARDS WITH JURISDICTION OVER THIS PROJECT. 3. THE CONTRACTOR SHALL CONTACT ALL FRANCHISE UTILITY COMPANIES TO HAVE THEM LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE THE EXACT LOCATION AND DEPTH OF ALL FRANCHISE UTILITY SERVICES AND ANY REQUIRED RELOCATION AND/OR EXTENSIONS. SERVICES SHOWN ON THE
- 4. THE CONTRACTOR SHALL PROTECT ALL PUBLIC AND PRIVATE UTILITIES IN THE CONSTRUCTION OF THIS PROJECT. ALL MANHOLES, CLEANOUTS, VALVE BOXES, POWER POLES, SIGNS, FIRE HYDRANTS, ETC., MUST BE ADJUSTED TO PROPER GRADE BY THE CONTRACTOR PRIOR TO AND AFTER PLACING OF PERMANENT PAVING. UTILITIES MUST BE MAINTAINED TO PROPER LINE AND GRADE DURING CONSTRUCTION OF THE PAVING FOR THIS PROJECT.
- 5. BRACING OF UTILITY POLES MAY BE REQUIRED BY UTILITY COMPANIES WHEN TRENCHING OR EXCAVATION IS IN CLOSE PROXIMITY TO THE POLES. THE COST OF BRACING POLES WILL BE BORNE BY THE CONTRACTOR. THERE IS NO SEPARATE PAY ITEM FOR THIS WORK. THE COST IS INCIDENTAL TO THE VARIOUS PAY ITEMS FOR INSTALLATION OF
- 6. THE LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES SHOWN ON THE PLANS WERE OBTAINED FROM AVAILABLE RECORDS AND ARE CONSIDERED APPROXIMATE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATIONS, ELEVATIONS, AND DIMENSIONS OF ADJACENT AND/OR CONFLICTING UTILITIES SUFFICIENTLY IN ADVANCE OF CONSTRUCTION IN ORDER THAT ADJUSTMENTS CAN BE MADE TO PROVIDE ADEQUATE CLEARANCES. THE CONTRACTOR SHALL PRESERVE AND PROTECT PUBLIC UTILITIES AT ALL TIMES DURING CONSTRUCTION. ANY DAMAGE TO UTILITIES RESULTING FROM CONTRACTOR'S OPERATIONS SHALL BE RESTORED AT THE CONTRACTOR'S EXPENSE. THE ENGINEER SHALL BE NOTIFIED WHEN PROPOSED FACILITY GRADES CONFLICT WITH EXISTING UTILITY
- 7. THE CONTRACTOR SHALL IMMEDIATELY REPAIR OR REPLACE ANY PHYSICAL DAMAGE TO PRIVATE PROPERTY. INCLUDING, BUT NOT LIMITED TO FENCES, WALLS, PAVEMENT, GRASS, TREES, AND LAWN SPRINKLER AND IRRIGATION SYSTEMS AT NO COST TO THE OWNER. THIS WORK SHALL BE SUBSIDIARY TO THE CONTRACT (UNLESS OTHERWISE NOTED) AND IS NOT A SEPARATE PAY ITEM
- 8. THE CONTRACTOR SHALL REMOVE SURPLUS MATERIAL FROM THE PROJECT AREA. THIS WORK SHALL BE SUBSIDIARY TO THE CONTRACT AND IS NOT A SEPARATE PAY ITEM.
- 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
- 10. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES A COPY OF THE CONTRACT DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, AND SPECIAL CONDITIONS, COPIES OF ANY REQUIRED CONSTRUCTION PERMITS, EROSION CONTROL PLANS, SWPPP AND INSPECTION REPORTS.
- 11. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER. NO CONSIDERATION WILL BE GIVEN TO CHANGE ORDERS FOR WHICH THE OWNER AND ENGINEER WERE NOT CONTACTED PRIOR TO CONSTRUCTION OF THE AFFECTED ITEM.
- 12. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS SHALL BE SENT TO THE ARCHITECT, CIVIL ENGINEER, CONTRACTOR AND OWNER DIRECTLY FROM THE TESTING AGENCY.
- 13. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES, JURISDICTIONAL AGENCIES AND/OR UTILITY SERVICE COMPANIES SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO BUILDING POSSESSION AND THE
- FINAL CONNECTION OF SERVICES. 14. CONTRACTOR SHALL VERIFY BENCHMARKS AND DATUM PRIOR TO COMMENCING CONSTRUCTION OR STAKING OF
- 15. CONTRACTOR SHALL THOROUGHLY CHECK COORDINATION OF CIVIL, LANDSCAPE, MEP, ARCHITECTURAL, AND OTHER
- PLANS PRIOR TO COMMENCING CONSTRUCTION. OWNER AND ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY PRIOR TO COMMENCING WITH CONSTRUCTION.
- 16. ALL HORIZONTAL DIMENSIONS GIVEN ARE TO FACE OF CURB AND TO PIPE CENTERLINES UNLESS OTHERWISE NOTED
- 17. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING RELOCATION AND INSTALLATION OF FRANCHISE UTILITIES NECESSARY FOR ON AND OFF SITE CONSTRUCTION. PAYMENT FOR RELOCATION AND INSTALLATION WILL BE NEGOTIATED ONCE IDENTIFIED.
- 18. ALL CUT OR FILL SLOPES SHALL BE 4:1 OR FLATTER UNLESS OTHERWISE SHOWN.
- 19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL
- 20.UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE THE CIVIL ENGINEER A COPY OF RECORD DRAWINGS IDENTIFYING ALL DEVIATIONS OR VARIATIONS FROM THE ORIGINAL PLANS.
- 21.CONTRACTOR SHALL GIVE NOTICE TO ALL AFFECTED PARTIES AND ALL AUTHORIZED INSPECTORS
- SUPERINTENDENTS, OR PERSONS IN CHARGE OF PRIVATE AND PUBLIC UTILITIES OR RAILROADS AFFECTED BY HIS OPERATIONS, AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF WORK.
- 22.ALL "RECORD" DIMENSIONS SHALL CONFORM TO THE DESIGN DIMENSIONS PLUS OR MINUS 0.02 FEET. ALL "RECORD" SLOPES SHALL CONFORM TO THE DESIGNED SLOPES PLUS OR MINUS 0.005 FOOT/FOOT.
- 23.CONTRACTOR SHALL CONTACT CITY BUILDING OFFICIAL TO LEARN OF ANY UNUSUAL CONSTRUCTION SEQUENCING REQUIREMENTS THAT THE CITY MAY REQUIRE. THE CONTRACTOR IS CAUTIONED THAT THIS AND PERHAPS OTHER SUCH REQUIREMENTS MAY EXIST AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO INVESTIGATE AND COMPLY WITH THFM

PAVING AND STRIPING NOTES

- THE REINFORCED PORTLAND CEMENT CONCRETE SHOULD HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3.600 PSI AND A MINIMUM REINFORCING THAT SHOULD BE IN ACCORDANCE WITH ACCEPTED CODES AND SHALL STRICTLY ADHERE TO DETAILS INCLUDED IN THIS SET. A BASE SUB-GRADE PER THE GEOTECHNICAL REPORT IS REQUIRED BENEATH ALL PAVING.
- 2. TESTING OF MATERIALS REQUIRED FOR THE CONSTRUCTION OF THE PAVING IMPROVEMENTS SHALL BE PERFORMED BY AN AGENCY, APPROVED BY THE OWNER, FOR TESTING MATERIALS. PROCUREMENT OF THE TESTING LABORATORY AND THE PAYMENT OF SUCH TESTING SERVICES SHALL BE MADE BY THE OWNER. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE, BY THE STANDARD TESTING PROCEDURES, THAT THE WORK CONSTRUCTED MEETS THE REQUIREMENTS OF THE CITY AND PROJECT SPECIFICATIONS.
- 3. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
- 4. THE CONTRACTOR SHALL REVIEW LOCATION OF ALL TRAFFIC CONTROL DEVICES WITH THE OWNER PRIOR TO
- INSTALLATION. 5. SEE M.E.P. PLANS FOR LOCATION OF PROPOSED SLEEVING AND CONDUITS.
- 6. ALL HANDICAP RAMPING, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO THE MOST RECENT VERSION OF THE AMERICANS WITH DISABILITIES ACT OF 1994 AND THE TEXAS ARCHITECTURAL BARRIERS ACT OF 1994, AND ALL ADDENDUMS OR UPDATES.
- 7. CONTRACTOR SHALL SUBMIT A PAVEMENT JOINTING PLAN TO THE ENGINEER AND OWNER PRIOR TO THE BEGINNING OF ANY CONCRETE PAVING WORK.
- 8. ANY EXISTING CONCRETE OR ASPHALT SHOWN TO BE REMOVED SHALL BE PROPERLY DISPOSED OF BY THE CONTRACTOR OFF SITE. THIS WORK SHALL BE SUBSIDIARY TO THE CONTRACT AND IS NOT A SEPARATE PAY ITEM.
- 9. CONSTRUCTION JOINTS SHALL BE REQUIRED AT INTERRUPTIONS OF PAVING OPERATIONS SUCH AS THOSE OCCURRING AT THE END OF THE DAY OR DUE TO WEATHER OR EQUIPMENT BREAKDOWN. PLACE AT LONGITUDINAL CONSTRUCTION OR ISOLATION JOINT LOCATIONS.
- 10. CONTRACTOR TO INSTALL CONSTRUCTION JOINTS IN CONCRETE PAVEMENT AT ALL PC'S AND AS CONVENIENT TO PHASING OF POURS. CONCRETE PAVEMENT TO BE CONSTRUCTED WITH ISOLATION JOINTS AROUND THE PERIMETER OF ANY BLOCK OUT IN PAVEMENT AND SAWED DUMMY JOINTS EVERY 12' IN BOTH DIRECTIONS.
- 11. ALL JOINTS ARE TO CONTINUE THROUGH THE CURB.
- 12. RADIAL JOINTS SHALL BE NO SHORTER THAN 24".
- 13. ALL CONSTRUCTION JOINTS SHALL BE SAWED, CLEANED OF DEBRIS, BLOWN DRY AND IMMEDIATELY SEALED WITH HOT POURED RUBBER JOINT SEALING COMPOUND.

STORM SEWER NOTES

- 1. CONTRACTOR SHALL FIELD VERIFY THE VERTICAL AND HORIZONTAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND CONSTRUCTION MANAGER IMMEDIATELY IF A CONFLICT IS DISCOVERED.
- 2. CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS SHOWN, INCLUDING THE HORIZONTAL AND VERTICAL LOCATION OF CURB INLETS, GRATE INLETS, AND ALL UTILITIES CROSSING THE STORM SEWER. FLOW LINES AND RIMS OF PROPOSED INLETS SHALL BE VERIFIED WITH THE PROPOSED GRADE PRIOR TO CONSTRUCTION.
- 3. THE END OF ALL STORM SEWER LATERALS THAT CONNECT TO WORK BY PLUMBER SHALL BE TIGHTLY PLUGGED OR CAPPED AND MARKED 5.0 FEET OUTSIDE THE BUILDING UNTIL FINAL CONNECTIONS ARE MADE BY PLUMBING
- 4. THE SITE UTILITY CONTRACTOR SHALL PROVIDE ALL MATERIALS AND APPURTENANCES NECESSARY FOR COMPLETE INSTALLATION OF THE STORM SEWER.
- 5. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL CONSTRUCTION PERMITS.
- 6. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE COMMENCEMENT OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
- 7. EXISTING MANHOLE TOPS AND ALL OTHER DRAINAGE FACILITIES SHALL BE ADJUSTED AS REQUIRED TO MATCH FINAL GRADES AS SHOWN ON GRADING PLAN. NO SEPARATE PAY ITEM.
- 8. ALL RCP SHALL BE CLASS 3 OR APPROVED EQUAL.

STORM SEWER DISCHARGE AUTHORIZATION

- 1. IF THE TOTAL DISTURBED AREA EXCEEDS ONE (1) ACRE A NOTICE OF INTENT (N.O.I.) SHALL BE SUBMITTED BY THE CONTRACTOR TO THE TCEQ NO LESS THAN 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
- 2. ALL CONTRACTORS AND SUBCONTRACTORS PROVIDING SERVICES RELATED TO THE SWPPP SHALL SIGN A
- CONTRACTOR CERTIFICATION STATEMENT ACKNOWLEDGING THEIR RESPONSIBILITIES AS SPECIFIED IN THE SWPPP. 3. A COPY OF THE SWPPP, INCLUDING CONTRACTOR CERTIFICATIONS AND ANY REVISIONS, SHALL BE SUBMITTED TO THE
- CITY AND FILED WITH THE CONSTRUCTION PLANS, AND SHALL BE RETAINED ON-SITE DURING CONSTRUCTION. 4. A NOTICE OF TERMINATION (N.O.T.) SHALL BE SUBMITTED TO THE TCEQ BY THE CONTRACTOR WHEN THE SITE HAS 100% OF THE DISTURBED AREAS STABILIZED AND THE SITE NO LONGER HAS STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITIES (CONSTRUCTION), OR THE N.O.T. PERMITTEE OR CO-PERMITTEE NO LONGER HOLDS OPERATIONAL CONTROL OF THE CONSTRUCTION.

- 1. EXISTING UTILITY DATA IS PROVIDED FOR INFORMATION ONLY. ALTHOUGH THIS DATA IS SHOWN AS ACCURATELY AS POSSIBLE, THE CONTRACTOR IS CAUTIONED THAT THE DEVELOPER AND THE ENGINEER NEITHER ASSUMES NOR IMPLIES ANY RESPONSIBILITY FOR THE ACCURACY OF THIS DATA.
- 2. THE CONTRACTOR IS TO VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION
- 3. HORIZONTAL AND VERTICAL BLOCKING FOR WATER LINES HAS BEEN OMITTED FOR CLARITY. HOWEVER, BLOCKING SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY STANDARDS AND SPECIFICATIONS.
- 4. TRENCHES WHICH LAY OUTSIDE EXISTING OR FUTURE PAVEMENTS SHALL BE BACK FILLED ABOVE THE TOP OF THE EMBEDMENT WITH TYPE 'C' BACKFILL MATERIALS. WHEN TYPE 'C' BACKFILL MATERIAL IS NOT SUITABLE AND AT THE DIRECTION OF THE ENGINEER TYPE 'B' MATERIAL SHALL BE USED. ALL BACKFILL MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 90% PROCTOR DENSITY BY MEANS OF TAMPING ONLY. TRENCHES WHICH CROSS UNDER EXISTING OR FUTURE PAVEMENT SHALL BE BACK FILLED PER FIGURE 'A' WITH 95% PROCTOR STANDARD DENSITY OF -2, +4 OF OPTIMUM MOISTURE CONTENT.
- 5. TOP OF WATER LINES SHALL BE A MINIMUM OF 42" BELOW TOP OF CURB EXCEPT WHERE SHOWN OTHERWISE IN THESE PLANS.
- 6. FIRE HYDRANTS SHALL BE A MINIMUM 3' BEHIND THE FACE OF THE CURB UNLESS OTHERWISE DIRECTED BY THE CITY. FIRE HYDRANTS AND VALVES AS SHOWN ON THESE PLANS ARE SYMBOLIC ONLY.
- 7. CORPORATION STOPS SHALL BE TESTED FOR FULL FLOW WHEN THE SYSTEM IS PRESSURE TESTED.
- 8. ALL NEW WATER MAINS SHALL BE FULLY PURGED.
- 9. ALL 6", 8", 10" & 12" WATER MAINS SHALL BE PVC AWWA C900, DR-14. ALL WATER MAINS USING POLY-WRAPPED
- DUCTILE IRON PIPE SHALL BE CLASS 51. 10. FITTINGS SHALL BE DUCTILE IRON AND MECHANICAL JOINT TYPE, WITH "COR-BLUE" BOLTS AND SHALL BE CLASS 250.

- 1. EXISTING UTILITY DATA IS PROVIDED FOR INFORMATION ONLY. ALTHOUGH THIS DATA IS SHOWN AS ACCURATELY AS POSSIBLE, THE CONTRACTOR IS CAUTIONED THAT THE DEVELOPER AND THE ENGINEER NEITHER ASSUMES NOR IMPLIES ANY RESPONSIBILITY FOR THE ACCURACY OF THIS DATA.
- THE CONTRACTOR IS TO VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- 3. TRENCHES WHICH LIE OUTSIDE EXISTING PAVEMENTS SHALL BE BACKFILLED ABOVE THE TOP OF THE EMBEDMENT WITH TYPE "C" BACKFILL MATERIAL. WHEN TYPE "C" BACKFILL MATERIAL IS NOT SUITABLE AND AT THE DIRECTION OF THE ENGINEER. TYPE "B" MATERIAL SHALL BE USED. ALL BACKFILL MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 90% OF THE MAXIMUM DRY DENSITY BY MEANS OF TAMPING ONLY. TRENCHES THAT CROSS UNDER EXISTING OR FUTURE PAVEMENT SHALL BE BACKFILLED AND COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY WITH MOISTURE CONTENT-2 AND +4% OF OPTIMUM MOISTURE CONTENT.
- 4. TYPICAL LOCATION OF SANITARY SEWER PIPE SHALL BE A MINIMUM OF 4'-0" BELOW TOP OF CURB EXCEPT WHERE SHOWN OTHERWISE IN THESE PLANS.
- 5. ALL DUCTILE IRON SANITARY SEWER MAINS SHALL BE TESTED WITH STANDARD 5% DEFLECTION MANDREL.
- 6. ALL SANITARY SEWER LINES SHALL BE CAPPED WITH AN APPROPRIATE CAP AT THE END OF EACH WORKDAY
- 7. WHEN EXISTING GRADES ARE LOWER THAN PROPOSED MAINS. THE FILL AREA OVER THE PIPE SHALL BE FILLED AND COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY TO THE PROPOSED FINISHED GRADE PRIOR TO INSTALLING ANY MAIN.
- 8. ALL SEWER SERVICES SHALL BE CONSTRUCTED OF SDR-35 PIPE.

TRAFFIC CONTROL NOTES

- 1. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL PLANS TO THE OWNER, AT LEAST 48 HOURS PRIOR TO
- CONSTRUCTION ACTIVITY.
- 2. ALL TRAFFIC CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD), LATEST VERSION.
- 3. THE CONTRACTOR SHALL COVER EXISTING SIGNS AND OBLITERATE EXISTING PAVEMENT MARKINGS THAT CONFLICT
- WITH THE INTENT OF THESE TRAFFIC CONTROL PLANS TO AVOID CONFUSION TO THE TRAVELING PUBLIC.
- 4. THE CONTRACTOR SHALL UNCOVER EXISTING SIGNS AND REPLACE PAVEMENT MARKINGS IN-KIND AS ORIGINALLY CONFIGURED AT THE END OF CONSTRUCTION OPERATIONS AND PRIOR TO FINAL ACCEPTANCE BY THE OWNER.
- 5. ALL TEMPORARY SIGNS. BARRICADES, WARNING LIGHTS AND OTHER MISCELLANEOUS TRAFFIC CONTROL MEASURES SHALL BE REMOVED AND ORIGINAL TRAFFIC CONTROL MEASURES REPLACED AT THE END OF THE CONTRACTOR'S
- 6. ACCESS TO THE ADJACENT SHOPPING AREA AND BUSINESS SHALL BE MAINTAINED AT ALL TIMES. ANY CLOSURE OF ACCESS LANES SHALL BE COORDINATED WITH THE OWNER OF THE SHOPPING AREA, TARRANT VISTA PARTNERS, LLC.

EROSION CONTROL NOTES

- 1. THE CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL EROSION, CONSERVATION, AND SILTATION ORDINANCES. THE CONTRACTOR SHALL USE SEDIMENT FILTERS OR OTHER MEASURES APPROVED BY THE ENGINEER AND CONSTRUCTION MANAGER TO PREVENT SILT AND CONSTRUCTION DEBRIS FROM CLOGGING STORM SEWER PIPES OR PROPOSED OR EXISTING INLETS, OR FROM BEING TRANSPORTED TO ADJACENT PROPERTIES AND STREET RIGHT-OF-WAYS. ALL EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO SITE DISTURBANCE AND SHALL REMAIN IN PLACE UNTIL FINAL GRADING AND PAVING IS COMPLETE AND PERMANENT SOIL STABILIZATION IS ACHIEVED.
- 2. CONSTRUCTION OPERATIONS SHALL BE MANAGED SO THAT AS MUCH OF THE SITE AS POSSIBLE IS LEFT COVERED WITH EXISTING TOPSOIL AND VEGETATION.
- 3. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH. THE AREAS SHALL THEN BE SEEDED (OR SODDED), IRRIGATED, AND MAINTAINED UNTIL PERMANENT STAND OF GRASS IS ACHIEVED WITH A MINIMUM OF 70% COVERAGE. UNLESS OTHERWISE NOTED, PRIVATE LAWN AREAS AND PARKWAYS IN FRONT OF PRIVATE LAWN AREAS DISTURBED BY CONSTRUCTION SHALL BE REPLACED WITH BLOCK SOD SIMILAR TO THAT
- 4. CONTRACTOR SHALL CONSTRUCT A STABILIZED CONSTRUCTION ENTRANCE AT ALL PRIMARY POINTS OF ACCESS. CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION TRAFFIC UTILIZES THE STABILIZED ENTRANCE AT ALL TIMES FOR INGRESS/EGRESS TO THE SITE.

5. CONSTRUCTION ENTRANCE:

- MINIMUM SIZE STONE: 5-INCHES DIAMETER
- THICKNESS: NOT LESS THAN 8-INCHES
- LENGTH: AS SHOWN ON PLAN
- WIDTH: NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS AND EGRESS
- MAINTENANCE REQUIREMENTS: AS NECESSARY TO PREVENT TRACKING OR FLOWING MUD INTO PUBLIC RIGHT-OF-WAY OR PARKING AREAS.
- 6. SITE ENTRY AND EXIT LOCATIONS SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ON A PUBLIC ROADWAY SHALL BE REMOVED IMMEDIATELY. WHEN WASHING IS REQUIRED TO REMOVE SEDIMENT PRIOR TO ENTRANCE TO A PUBLIC ROADWAY, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN. ALL FINES IMPOSED FOR TRACKING ONTO PUBLIC ROADS SHALL BE PAID BY THE
- 7. CONTRACTOR IS RESPONSIBLE FOR PROPER MAINTENANCE OF THE REQUIRED EROSION CONTROL DEVICES THROUGHOUT THE ENTIRE CONSTRUCTION PROCESS. EROSION CONTROLS SHALL BE REPAIRED OR REPLACED AS INSPECTION DEEMS NECESSARY, OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. ACCUMULATED SILT IN ANY EROSION CONTROL DEVICE SHALL BE REMOVED AND SHALL BE DISTRIBUTED ON SITE IN A MANNER NOT CONTRIBUTING TO ADDITIONAL SILTATION. THE CONTRACTOR IS RESPONSIBLE FOR RE-ESTABLISHING ANY EROSION CONTROL DEVICE WHICH IS DISTURBED.
- 8. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL USE FILTER BARRIER (OR OTHER METHOD APPROVED BY THE ENGINEER AND CITY) AS REQUIRED TO PREVENT ADVERSE OFF SITE IMPACTS OR STORM WATER QUALITY FROM SILT AND CONSTRUCTION DEBRIS FLOWING ONTO ADJACENT PROPERTIES AS REQUIRED BY THE CITY.
- 9. BEFORE ANY EARTHWORK IS DONE, THE CONTRACTOR SHALL STAKE OUT AND MARK THE LIMITS OF CONSTRUCTION AND OTHER ITEMS ESTABLISHED BY THE PLANS. THE CONTRACTOR SHALL PROTECT AND PRESERVE CONTROL POINTS AT ALL TIMES DURING THE COURSE OF THE PROJECT. THE GRADING CONTRACTOR SHALL PROVIDE ALL NECESSARY ENGINEERING AND SURVEYING FOR LINE AND GRADE CONTROL POINTS RELATED TO EARTHWORK.
- 10. CONTRACTOR STAGING AREA TO BE AGREED UPON BY OWNER PRIOR TO BEGINNING CONSTRUCTION.
- 11. THE CONTRACTOR MUST REVIEW AND MAINTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN WITH ALL CONDITIONS, ATTACHMENTS, EXHIBITS, AND PERMIT MODIFICATIONS IN GOOD CONDITION AT THE CONSTRUCTION SITE. THE COMPLETE PERMIT MUST BE AVAILABLE FOR REVIEW UPON REQUEST BY THE T.C.E.Q. OR THE GOVERNING

GRADING NOTES

- 1. IF A GRADING PERMIT IS REQUIRED FROM THE CITY PRIOR TO STARTING CONSTRUCTION, CONTRACTOR IS RESPONSIBLE FOR OBTAINING PERMIT AND PAYING ALL ASSOCIATED FEES.
- 2. CONTRACTOR SHALL FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN) WITHIN SCOPE OF CONSTRUCTION. IF ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL REPLACE THEM AT HIS OWN EXPENSE.
- 3. ALL SPOT ELEVATIONS SHOWN ARE TO TOP OF PAVING SURFACE OR FINISHED EARTH GRADE UNLESS NOTED OTHERWISE.
- 4. CONTRACTOR TO ENSURE POSITIVE DRAINAGE FROM THE EXISTING AND PROPOSED BUILDINGS AND NO PONDING IN PAVED AREAS. CONTRACTOR ADJUSTMENTS TO SPOT GRADES TO MAINTAIN POSITIVE DRAINAGE IS ALLOWED WITH THE PRIOR APPROVAL OF THE ENGINEER. CONTRACTOR SHALL CONTACT THE ENGINEER PRIOR TO PAVING IF ANY AREAS OF POOR DRAINAGE ARE ENCOUNTERED.
- 5. THE CONTRACTOR SHALL PROTECT ALL MANHOLE COVERS, VALVE COVERS, VAULT LIDS, FIRE HYDRANTS, POWER POLES, GUY WIRES, AND TELEPHONE BOXES WHICH ARE TO REMAIN IN PLACE AND UNDISTURBED DURING CONSTRUCTION.
- 6. ALL EXISTING CONCRETE PAVING, CHANNEL IMPROVEMENTS, SIDEWALK, STRUCTURES AND CURB DEMOLITION SHALL BE REMOVED IN THEIR ENTIRETY AND DISPOSED OF BY THE CONTRACTOR, OFFSITE UNLESS OTHERWISE DIRECTED
- 7. ALL CLEARING, GRADING, COMPACTION AND SUBGRADE PREPARATION SHALL BE IN ACCORDANCE TO THE GEOTECHNICAL REPORT.
- 8. GRADING CONTRACTOR TO COORDINATE WITH THE FRANCHISE UTILITY COMPANIES FOR ANY REQUIRED UTILITY ADJUSTMENTS AND/OR RELOCATIONS.
- 9. THE CONTRACTOR SHALL CALCULATE HIS OWN EARTHWORK QUANTITIES AND USE TO DETERMINE HIS BID 10.BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE HANDICAPPED ROUTES (PER A.D.A. & T.A.S)
- EXIST TO AND FROM EVERY DOOR. IN NO CASE SHALL HANDICAP RAMP SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2.0 PERCENT. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 5.0 PERCENT. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR A.D.A. AND T.A.S. COMPLIANCE ISSUES.

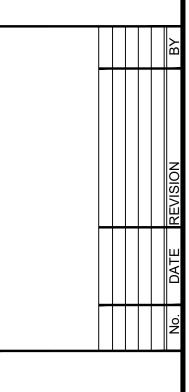
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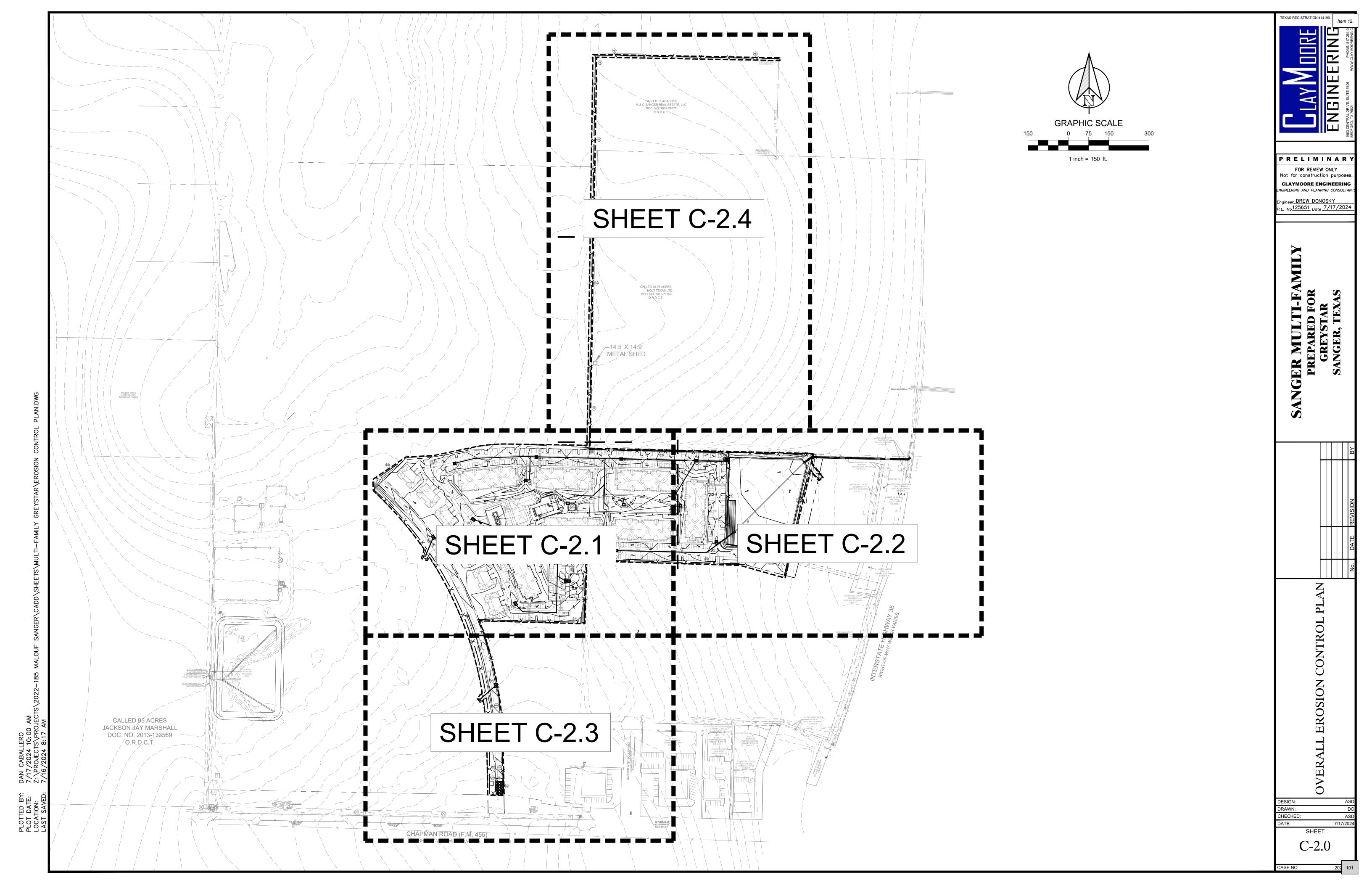
CLAYMOORE ENGINEERING

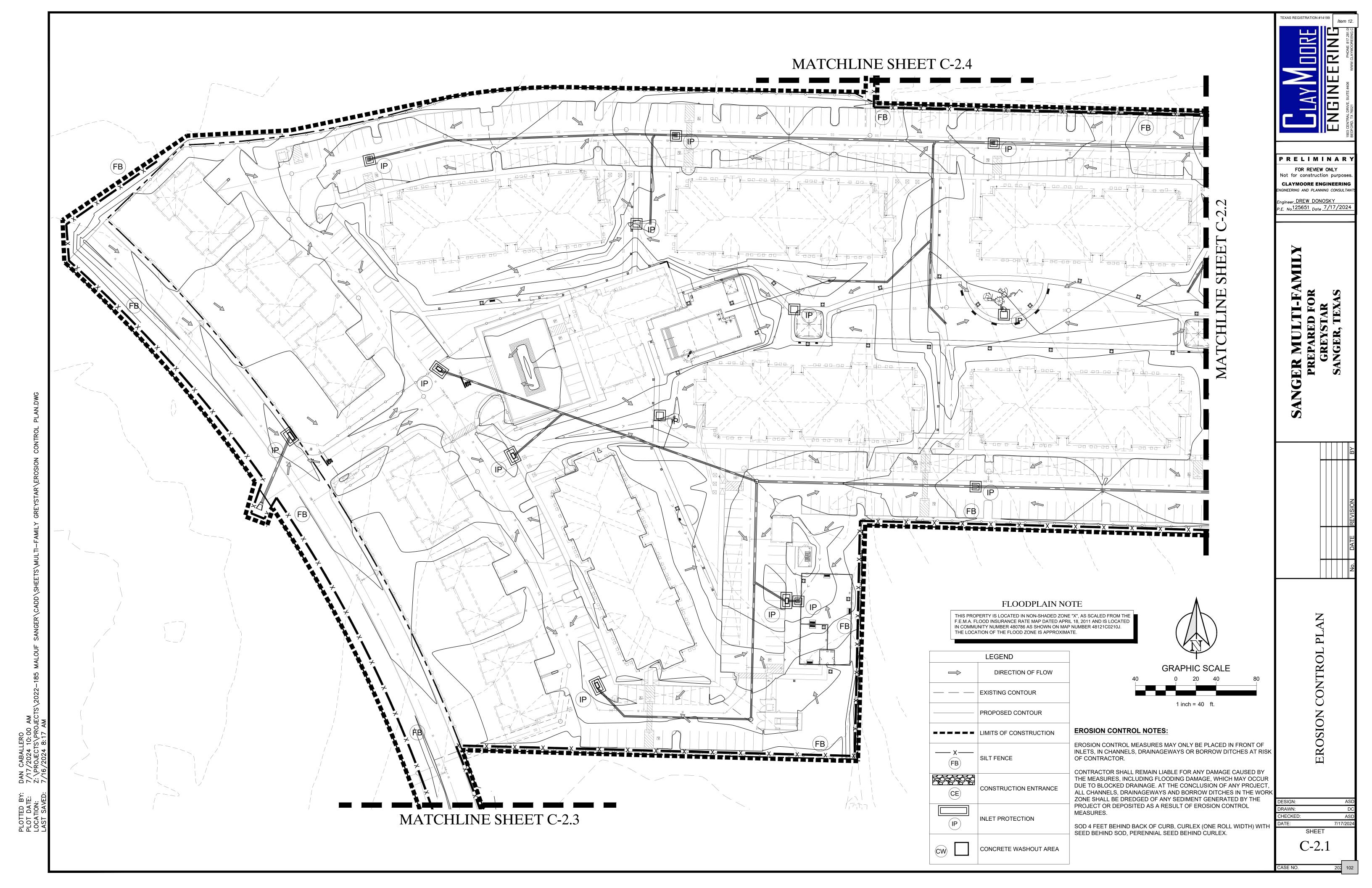
ENGINEERING AND PLANNING CONSULTAI

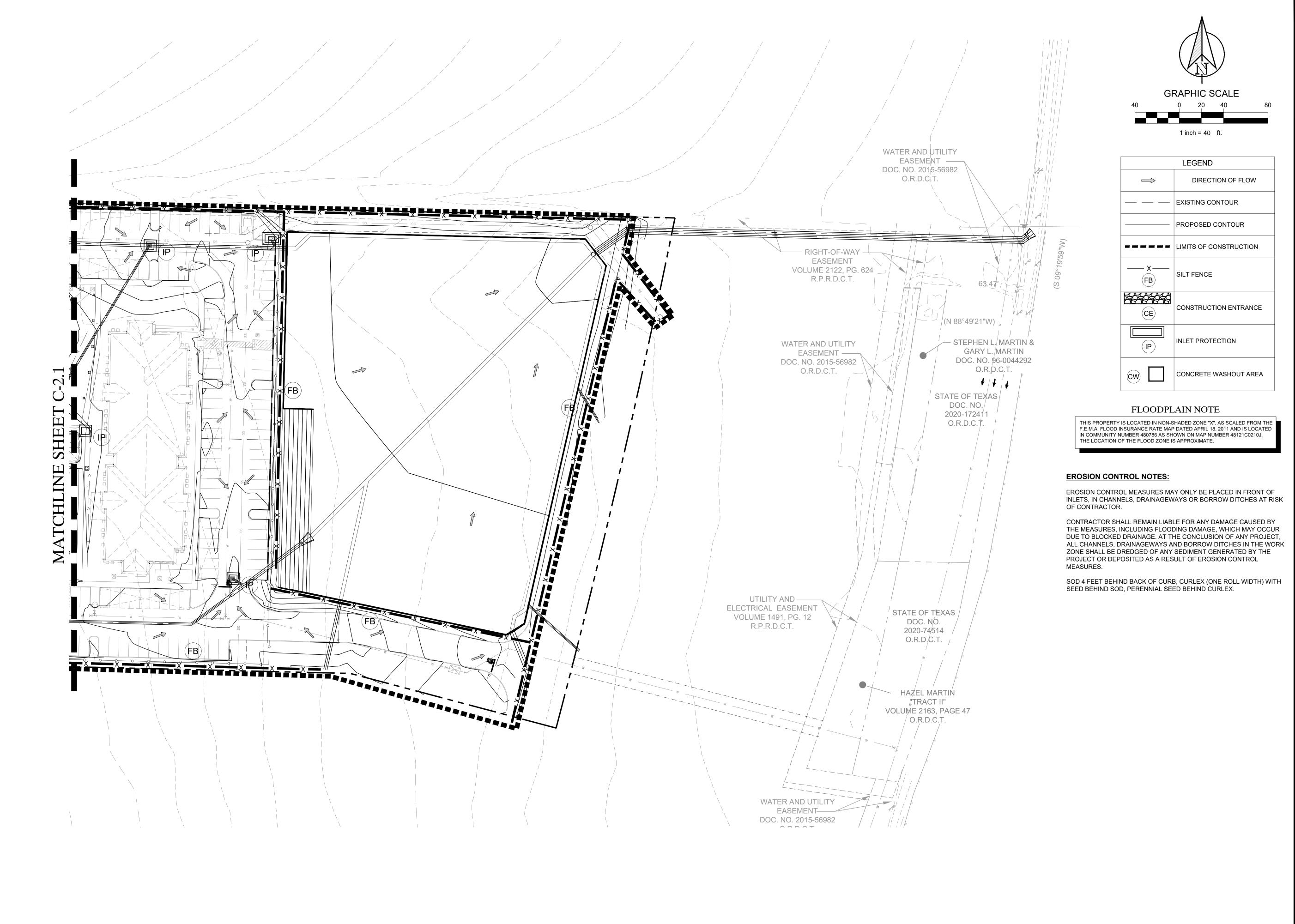
Engineer DREW DONOSKY _{P.E. No.}125651 _{Date} 7/17/2024



CHECKED SHEET







ENGINE #406 PHONE: 817.281.06 PHONE: 817.281.06

TEXAS REGISTRATION #14199

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CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING CONSULTAN

Engineer_DREW_DONOSKY
P.E. No.125651 Date 7/17/2024

ER MULTI-FAMI PREPARED FOR GREYSTAR SANGER, TEXAS

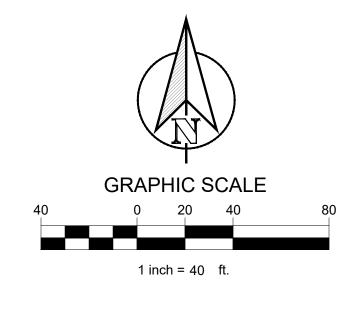
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OSION CONTROL PLAN

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CASE NO



LEGEND		
\Longrightarrow	DIRECTION OF FLOW	
	EXISTING CONTOUR	
	PROPOSED CONTOUR	
	LIMITS OF CONSTRUCTION	
— X—— (FB)	SILT FENCE	
CE CE	CONSTRUCTION ENTRANCE	
(IP)	INLET PROTECTION	
cw 🗌	CONCRETE WASHOUT AREA	

FLOODPLAIN NOTE

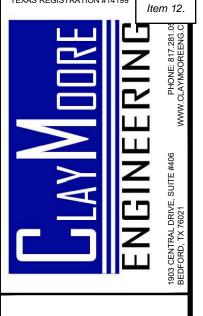
THIS PROPERTY IS LOCATED IN NON-SHADED ZONE "X", AS SCALED FROM THE F.E.M.A. FLOOD INSURANCE RATE MAP DATED APRIL 18, 2011 AND IS LOCATED IN COMMUNITY NUMBER 480786 AS SHOWN ON MAP NUMBER 48121C0210J. THE LOCATION OF THE FLOOD ZONE IS APPROXIMATE.

EROSION CONTROL NOTES:

EROSION CONTROL MEASURES MAY ONLY BE PLACED IN FRONT OF INLETS, IN CHANNELS, DRAINAGEWAYS OR BORROW DITCHES AT RISK OF CONTRACTOR.

CONTRACTOR SHALL REMAIN LIABLE FOR ANY DAMAGE CAUSED BY THE MEASURES, INCLUDING FLOODING DAMAGE, WHICH MAY OCCUR DUE TO BLOCKED DRAINAGE. AT THE CONCLUSION OF ANY PROJECT, ALL CHANNELS, DRAINAGEWAYS AND BORROW DITCHES IN THE WORK ZONE SHALL BE DREDGED OF ANY SEDIMENT GENERATED BY THE PROJECT OR DEPOSITED AS A RESULT OF EROSION CONTROL MEASURES.

SOD 4 FEET BEHIND BACK OF CURB, CURLEX (ONE ROLL WIDTH) WITH SEED BEHIND SOD, PERENNIAL SEED BEHIND CURLEX.



FOR REVIEW ONLY
Not for construction purposes.

CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING CONSULTAN

Engineer DREW DONOSKY P.E. No.125651 Date 7/17/2024

> ER MULTI-FAMII PREPARED FOR GREYSTAR SANGER, TEXAS

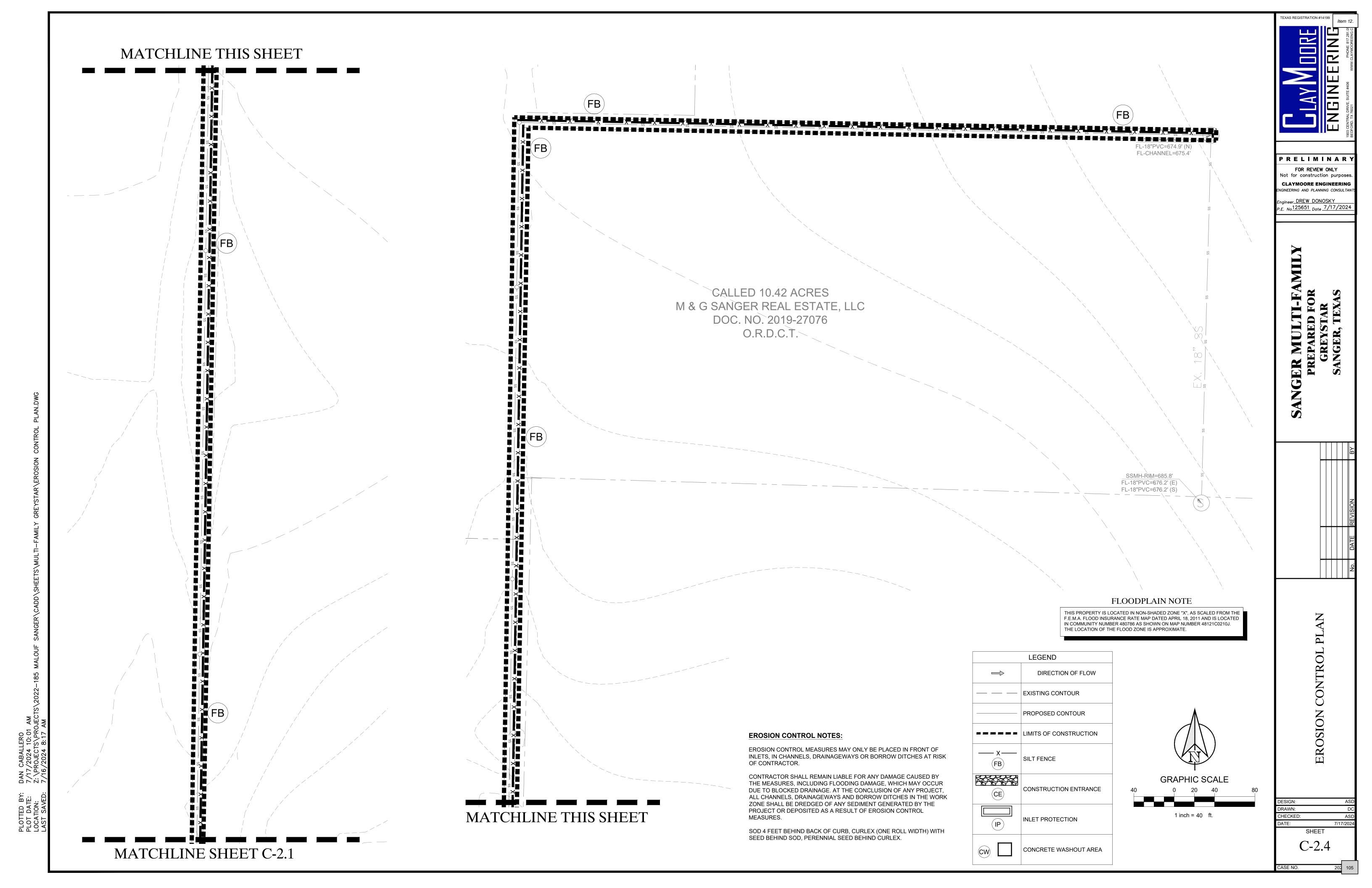
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C-2.3

PLOTTED B PLOT DATE LOCATION:



- 2. ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS FOR THE PROJECT. CHANGES ARE TO BE APPROVED BEFORE CONSTRUCTION BY THE DESIGN ENGINEER AND THE CITY OF SANGER.
- 3. IF THE EROSION CONTROL PLAN AS APPROVED CANNOT CONTROL EROSION AND OFF-SITE SEDIMENTATION FROM THE PROJECT THE EROSION CONTROL PLAN WILL BE REQUIRED TO BE REVISED AND/OR ADDITIONAL EROSION CONTROL DEVICES WILL BE REQUIRED ON SITE.
- 4. IF OFF-SITE BORROW OR SPOILS SITES ARE USED IN CONJUNCTION WITH THIS PROJECT, THIS INFORMATION SHALL BE DISCLOSED AND SHOWN ON THE EROSION CONTROL PLAN. OFF-SITE BORROW AND SPOILS AREAS ARE CONSIDERED PART OF EROSION CONTROL REQUIREMENTS. THESE AREAS SHALL BE STABILIZED WITH GROUND COVER PRIOR TO FINAL APPROVAL OF THE PROJECT.
- 5. INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS TO INSURE THAT THE DEVICES ARE FUNCTIONING PROPERLY. WHEN SEDIMENT OR MUD HAS CLOGGED THE VOID SPACES BETWEEN STONES OR MUD IS BEING TRACKED ONTO A PUBLIC ROADWAY THE AGGREGATE PAD MUST BE WASHED DOWN OR REPLACED. RUNOFF FROM THE WASH DOWN OPERATION HALL SHALL NOT BE ALLOWED TO DRAIN DIRECTLY OFF SITE WITHOUT FIRST FLOWING THROUGH ANOTHER BMP TO CONTROL OFF SITE SEDIMENTATION. PERIODIC RE-GRADING OR THE ADDITION OF NEW STONE MAY BE REQUIRED TO MAINTAIN THE EFFICIENCY OF THE INSTALLATION.
- 6. CONTRACTOR SHALL HAVE A COPY THE SWPPP ON SITE AT ALL TIMES.
- 7. CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTAL OF N.O.I., N.O.T. AND ANY ADDITIONAL INFORMATION REQUIRED BY THE E.P.A. CONTRACTOR SHALL COMPLY WITH ALL E.P.A. STORM WATER POLLUTION PREVENTION REQUIREMENTS.

EROSION CONTROL SCHEDULE AND PHASING

THE PROJECT SHALL GENERALLY CONFORM TO THE FOLLOWING:

PHASE 1 - DEMOLITION/GRADING

A. CONSTRUCT TEMPORARY CONSTRUCTION ENTRANCE, SILT FENCE, AND TREE PROTECTION FENCE ACCORDING TO THE APPROXIMATE LOCATION SHOWN ON GRADING AND EROSION CONTROL PLAN, NOTES, AND DETAIL SHEETS. B. BEGIN CLEARING AND GRADING OF SITE.

C. SEED AND REVEGETATE SLOPES WHERE SHOWN.

A. KEEP ALL STORM WATER POLLUTION PREVENTION MEASURES IN PLACE. B. INSTALL STORM DRAINS AS SPECIFIED ON PLAN SHEETS.

C. INSTALL INLET PROTECTION.

PHASE 3 - PAVING A. KEEP ALL STORM WATER POLLUTION PREVENTION MEASURES IN PLACE.

REMOVE AS NEEDED TO PAVE.

B. STABILIZE SUBGRADE.

C. PAVE PARKING LOT AND SIDEWALKS AS SPECIFIED ON PLAN SHEETS.

D. REMOVE TEMPORARY CONSTRUCTION ENTRANCE.

E. MAINTAIN INLET PROTECTION.

PHASE 4 - LANDSCAPING AND SOIL STABILIZATION

A. REVEGETATE LOT AND PARKWAYS

B. LANDSCAPE CONTRACTOR SHALL REVEGETATE ALL AREAS RESERVED FOR LANDSCAPE VEGETATIVE COVERS.

C. REMOVE EROSION CONTROL DEVICES WHEN GROUND COVER ESTABLISHED.

B.M.P. MAINTENANCE SCHEDULE TEMPORARY STONE CONSTRUCTION ENTRANCE/EXIT:

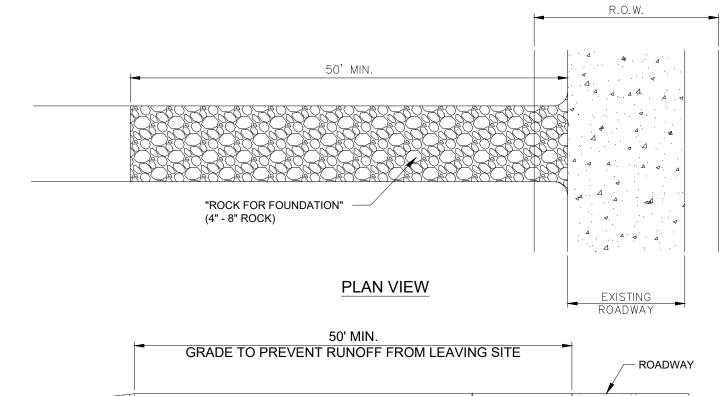
INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS TO ENSURE THAT THE FACILITY IS FUNCTIONING PROPERLY. AGGREGATE PAD SHALL BE WASHED DOWN OR REPLACED WHEN SEDIMENT OR MUD HAS CLOGGED THE VOID SPACES BETWEEN THE SONES OR MUD IS BEING TRACKED ONTO THE PUBLIC ROADWAY. RUNOFF FROM WASH DOWN OPERATION SHALL BE FILTERED THROUGH ANOTHER B.M.P. PRIOR TO DRAINING OFF-SITE.

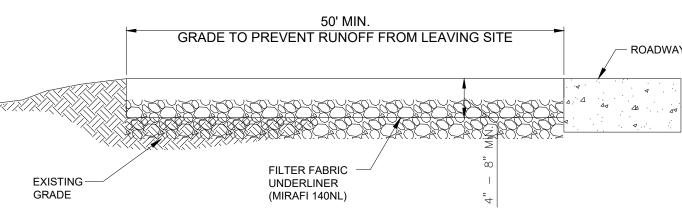
SILT FENCE:

INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS. SEDIMENT SHALL BE REMOVED FROM BEHIND THE FENCE WHEN THE DEPTH OF SEDIMENT HAS BUILT UP TO ONE-THIRD THE HEIGHT OF THE FENCE ABOVE GRADE. FENCE SHALL BE INSPECTED FOR GAPS AT BASE. INSPECT SUPPORTING POSTS AND FILTER FABRIC. REPLACE IF REQUIRED.

INLET PROTECTION:

INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS TO ENSURE THAT THE DEVICE IS FUNCTIONING PROPERLY. SEDIMENT SHALL BE REMOVED FROM THE STORAGE AREA WHEN SEDIMENT DEPTH HAS BUILT UP TO ONE-HALF THE DESIGN DEPTH. IF DE-WATERING OF THE STORAGE VOLUME IS NOT OCCURRING, CLEAN OR REPLACE THE FILTER STONE SURROUNDING THE INLET. CLEAN THE STONE SURFACE THE FIRST FEW TIMES BY RAKING. REPEATED SEDIMENT BUILD-UP WILL REQUIRE FILTER STONE REPLACEMENT.



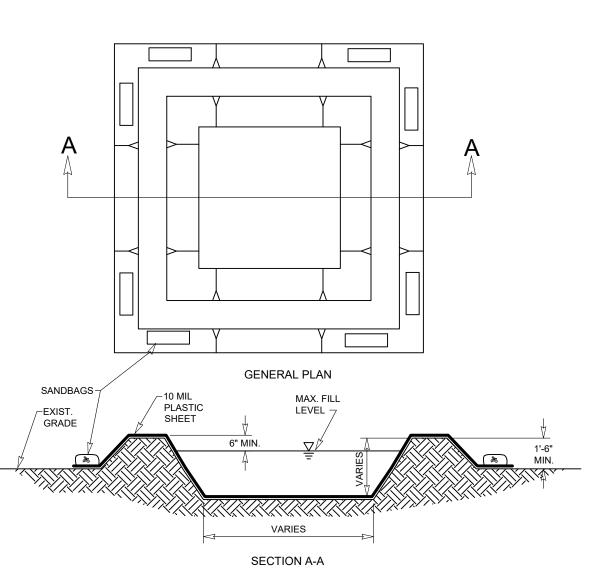


CONSTRUCTION ENTRANCE NOTES:

- 1. STONE SIZE 4" TO 8" INCHES (MIN) ROCK.
- 2. LENGTH AS EFFECTIVE, BUT NOT LESS THAN 50 FEET.
- 3. THICKNESS NOT LESS THAN 4 INCHES.
- 4. WIDTH NOT LESS THAN 25 FEET OF ALL POINTS OF INGRESS OR EGRESS.
- 5. WASHING WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.
- MAINTENANCE THE ENTRANCE SHALL BE MAINTAINED IN CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADWAY, MUST BE REMOVED IMMEDIATELY.
- 7. DRAINAGE ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.
- 8. CONTRACTOR TO COORDINATE EXACT LOCATION OF THIS DETAIL.

CONSTRUCTION ENTRANCE





1. SET LENGTH AND WIDTH AS NECESSARY TO PROVIDE ADEQUATE

SPACE FOR WASHOUT ACTIVITIES. 2. IF RESTRICTED BY DEPTH DUE TO BELOW GRADE APPURTENANCES,

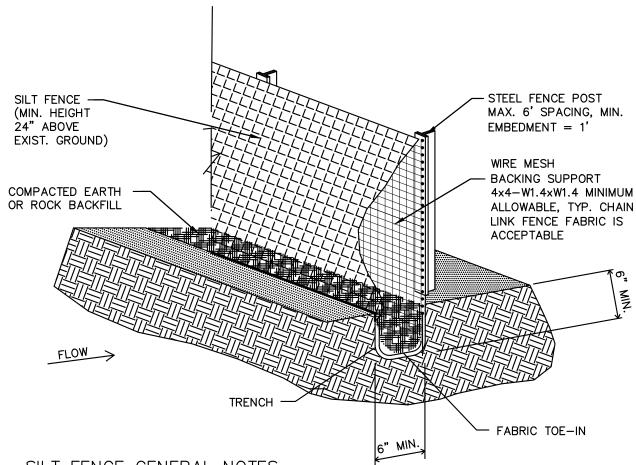
PLACE EARTHEN BERMS AT SIDE. 3. USE EXCAVATED MATERIAL TO CREATE EARTHEN BERMS SURROUNDING THE AREA TO BE DESIGNATED AS CONCRETE WASHOUT.

4. PLACE 10MIL OR GREATER PLASTIC SHEETING. 5. SECURE SHEETING ON OUTSIDE OF BERM AREA USING SAND BAGS OR

ROCK EQUIVALENT. 6. DISPOSE OF CONTENTS APPROPRIATELY.

CONCRETE WASHOUT DETAIL



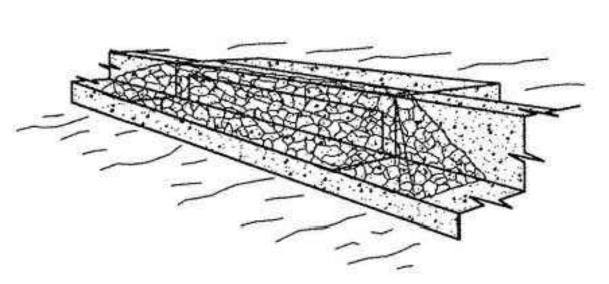


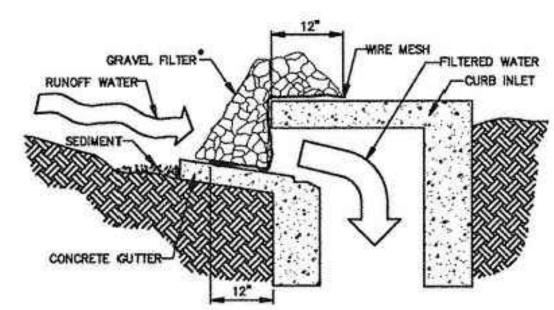
SILT FENCE GENERAL NOTES

- 1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
- 2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWN SLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (e.g. PAVEMENT), WEIGHT FABRIC FLAP WITH ROCK ON UPHILL SIDE TO PREVENT FLOW FROM SEÉPING UNDER FENCE.
- 3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH
- 4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE. WHICH IN TURN IS ATTACHED TO THE STEEL FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
- 5. INSPECTION SHALL BE MADE EVERY WEEK AND AFTER EACH 1/2" RAINFALL. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
- 6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
- 7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF ONE-THIRD THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.
- 8. NO STEEL POSTS SHALL BE SET WITHIN THE RIGHT-OF-WAY.

CONSTRUCTION OF A FILTER BARRIER







SPECIFIC APPLICATION

THIS METHOD OF INLET PROTECTION IS APPLICABLE AT CURB INLETS WHERE PONDING IN FRONT OF THE STRUCTURE IS NOT LIKELY TO CAUSE INCONVENIENCE OR DAMAGE TO ADJACENT STRUCTURES AND UNPROTECTED

. GRAVEL SHALL BE 2"-3" STONE

TEMPORARY GRAVEL CURB INLET SEDIMENT FILTER



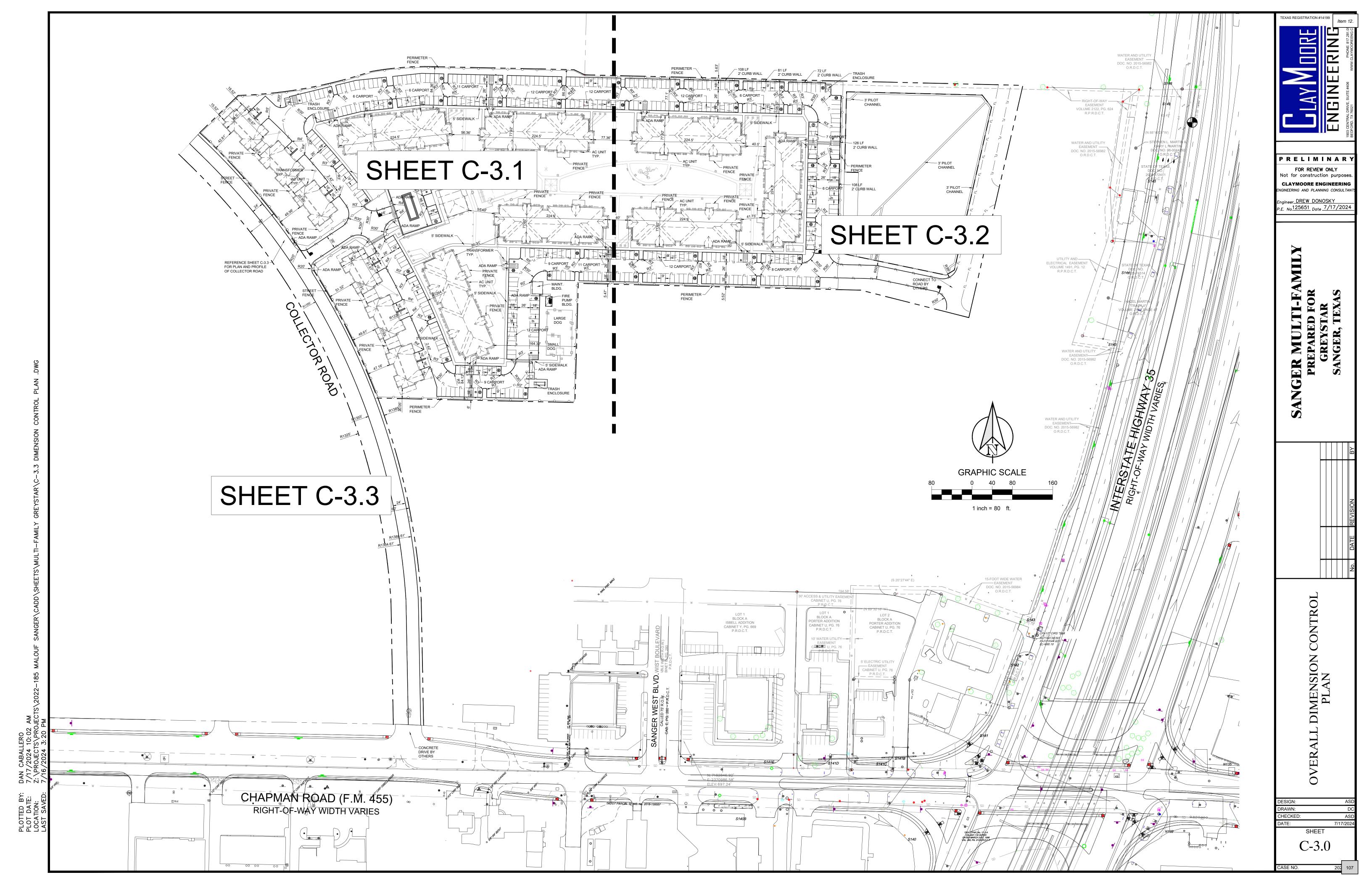
TEXAS REGISTRATION #14199 \triangleleft

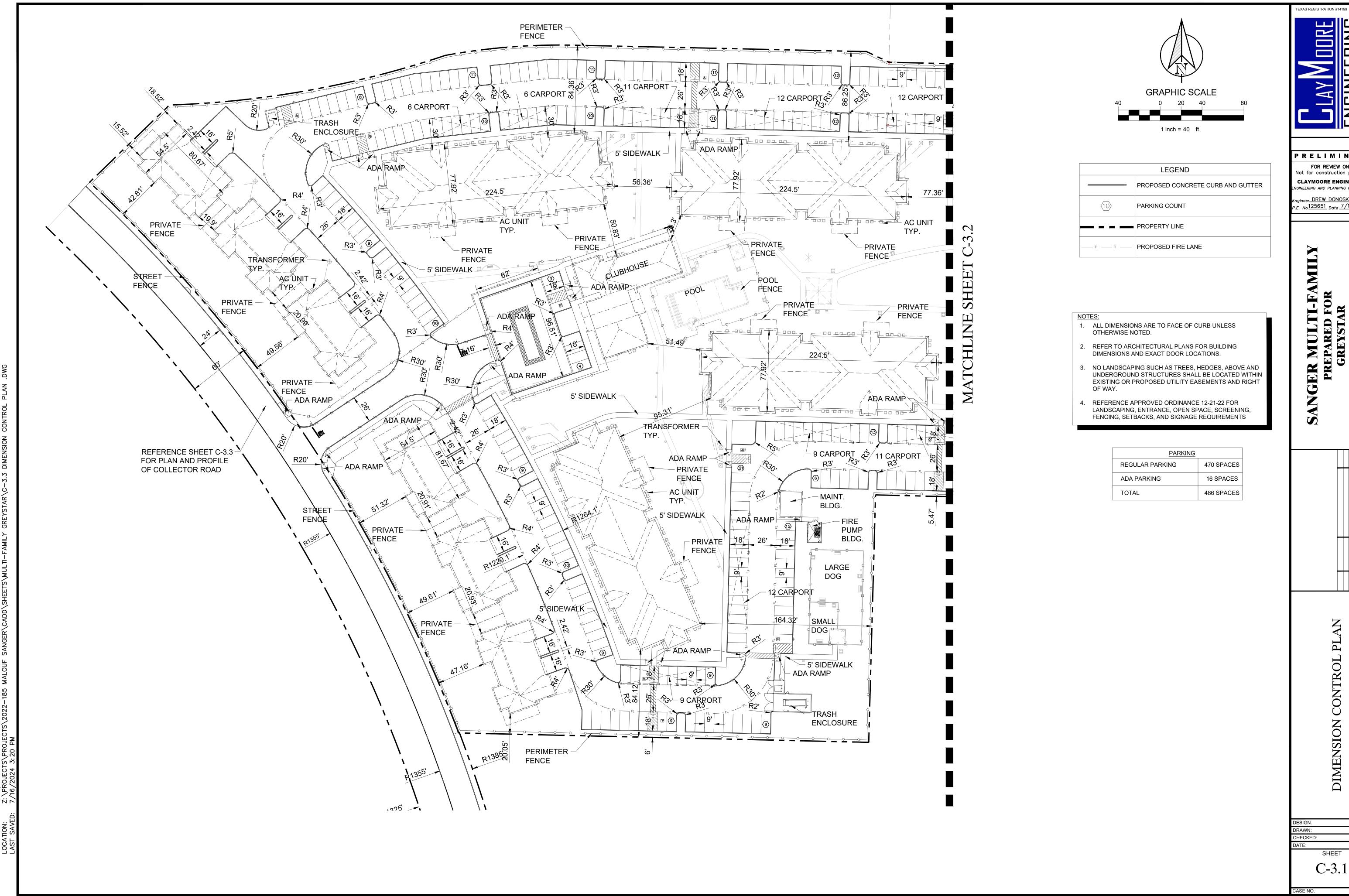
PRELIMINARY FOR REVIEW ONLY Not for construction purpose **CLAYMOORE ENGINEERING** NGINEERING AND PLANNING CONSULTA

Ingineer DREW DONOSKY _{-. No.}125651 _{Date} 7/17/202

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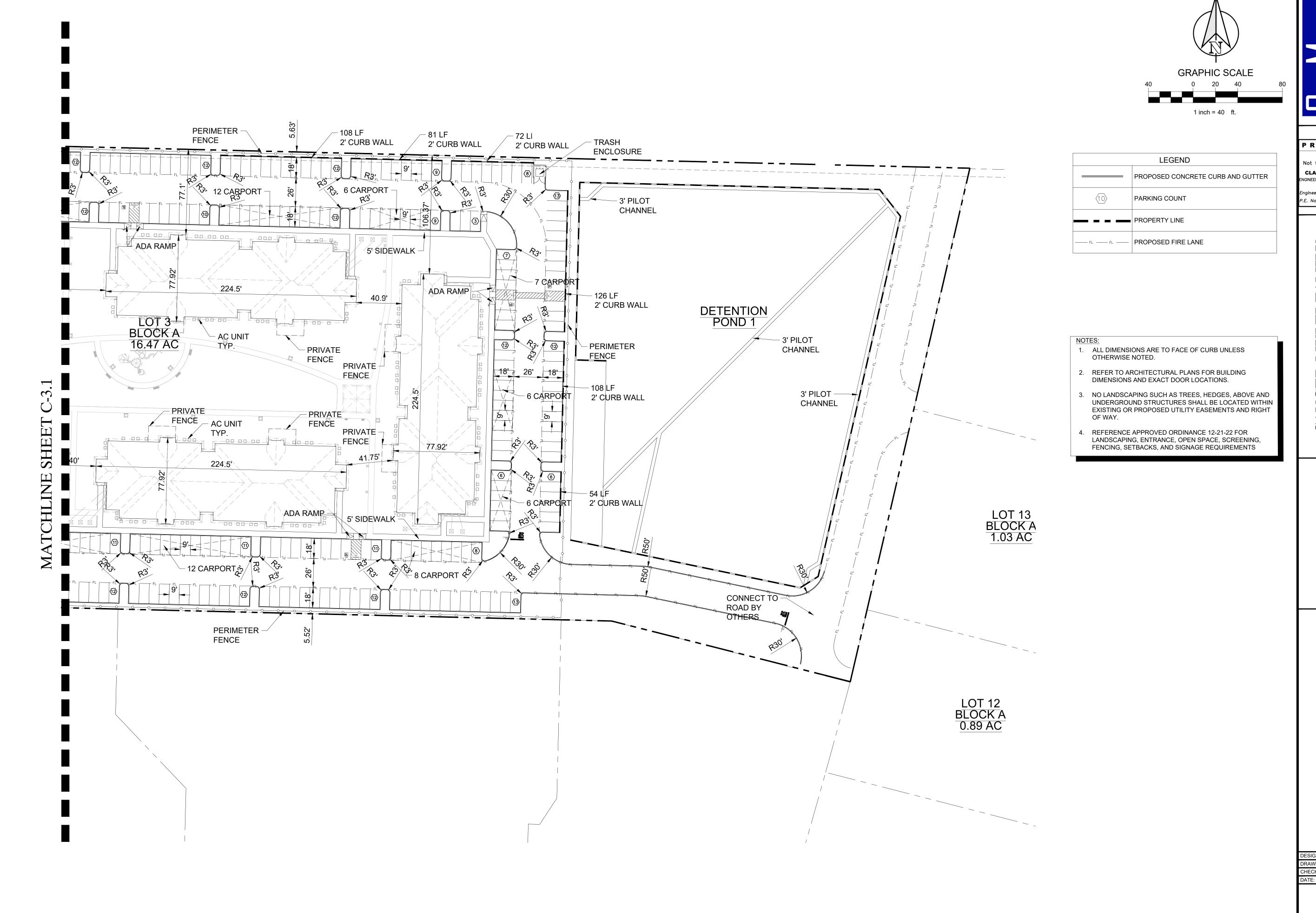


PRELIMINARY FOR REVIEW ONLY lot for construction purpose **CLAYMOORE ENGINEERING** Engineer DREW DONOSKY P.E. No.125651 Date 7/17/2024

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TEXAS REGISTRATION #14199

PRELIMINARY FOR REVIEW ONLY Not for construction purpose **CLAYMOORE ENGINEERING**

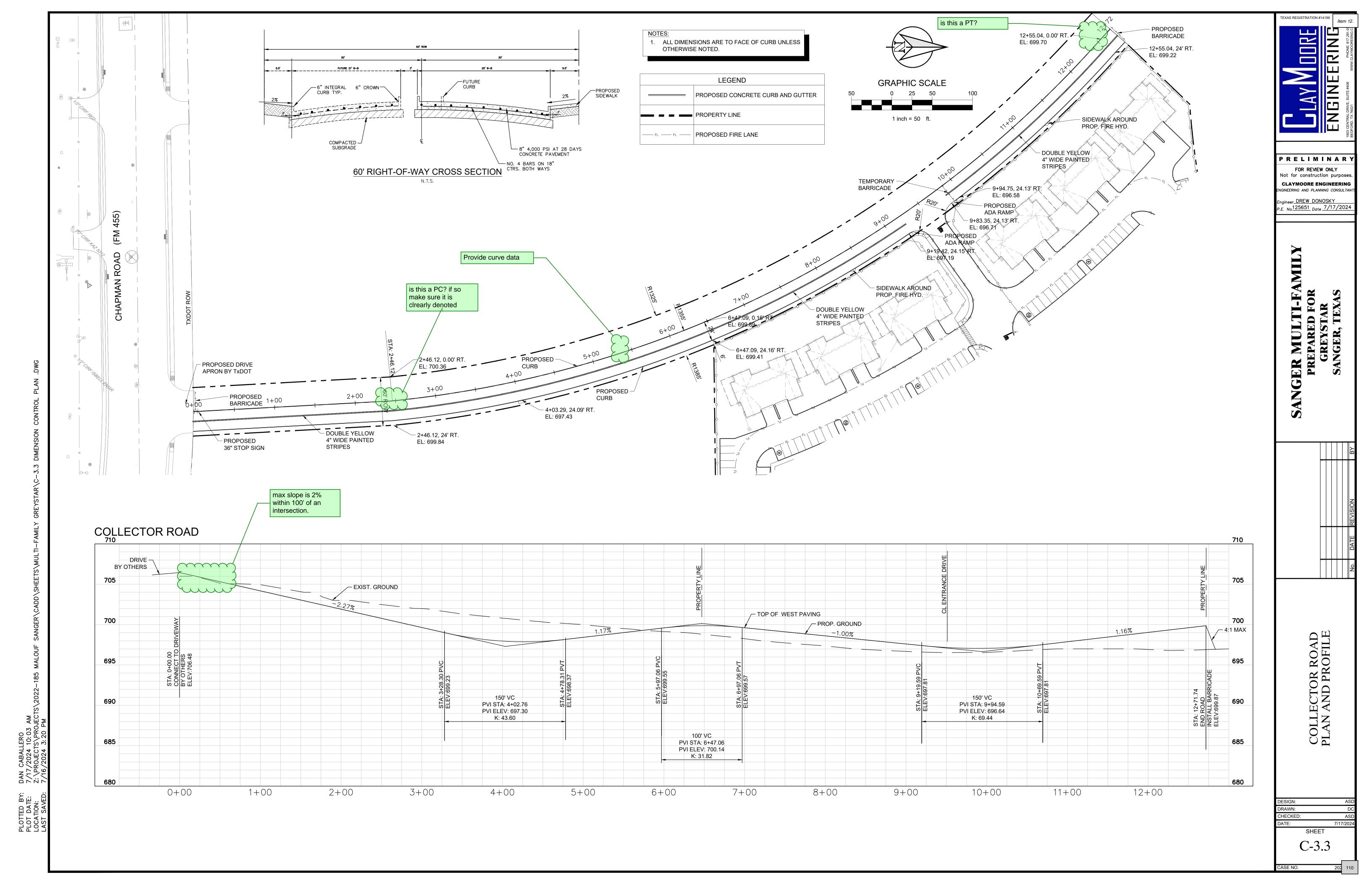
Engineer_DREW_DONOSKY P.E. No.125651 Date 7/17/2024

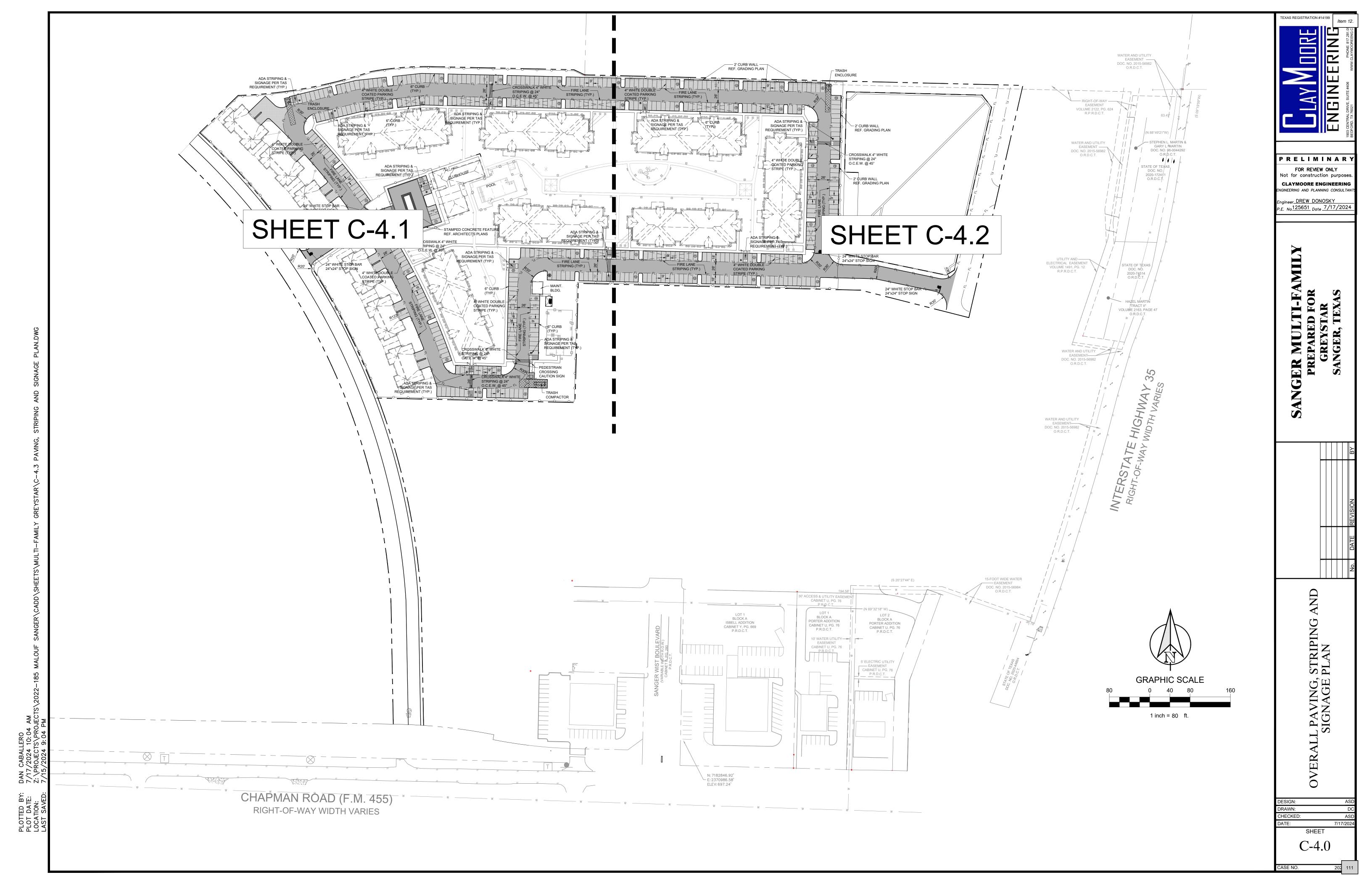
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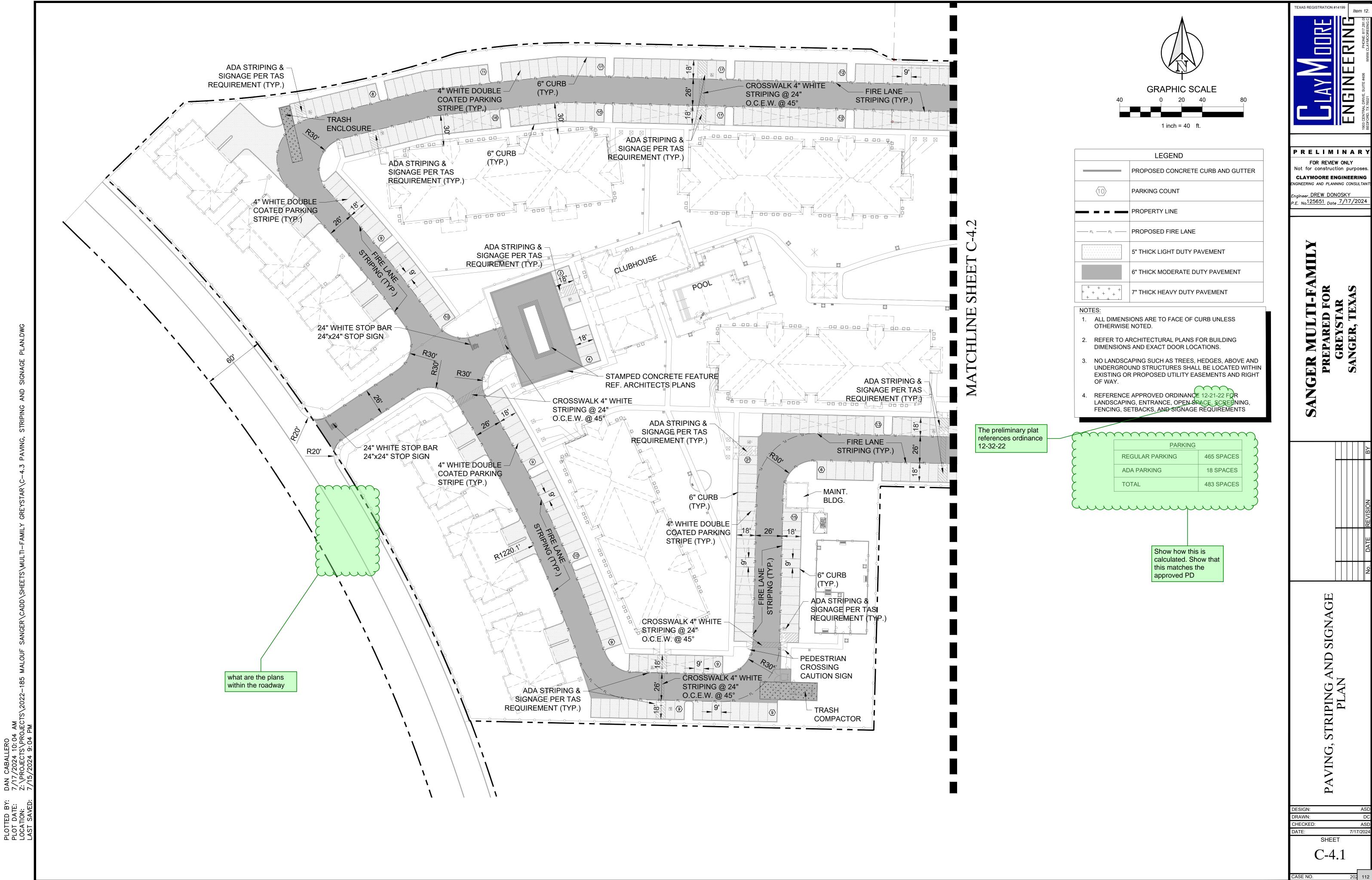
DIMENSION

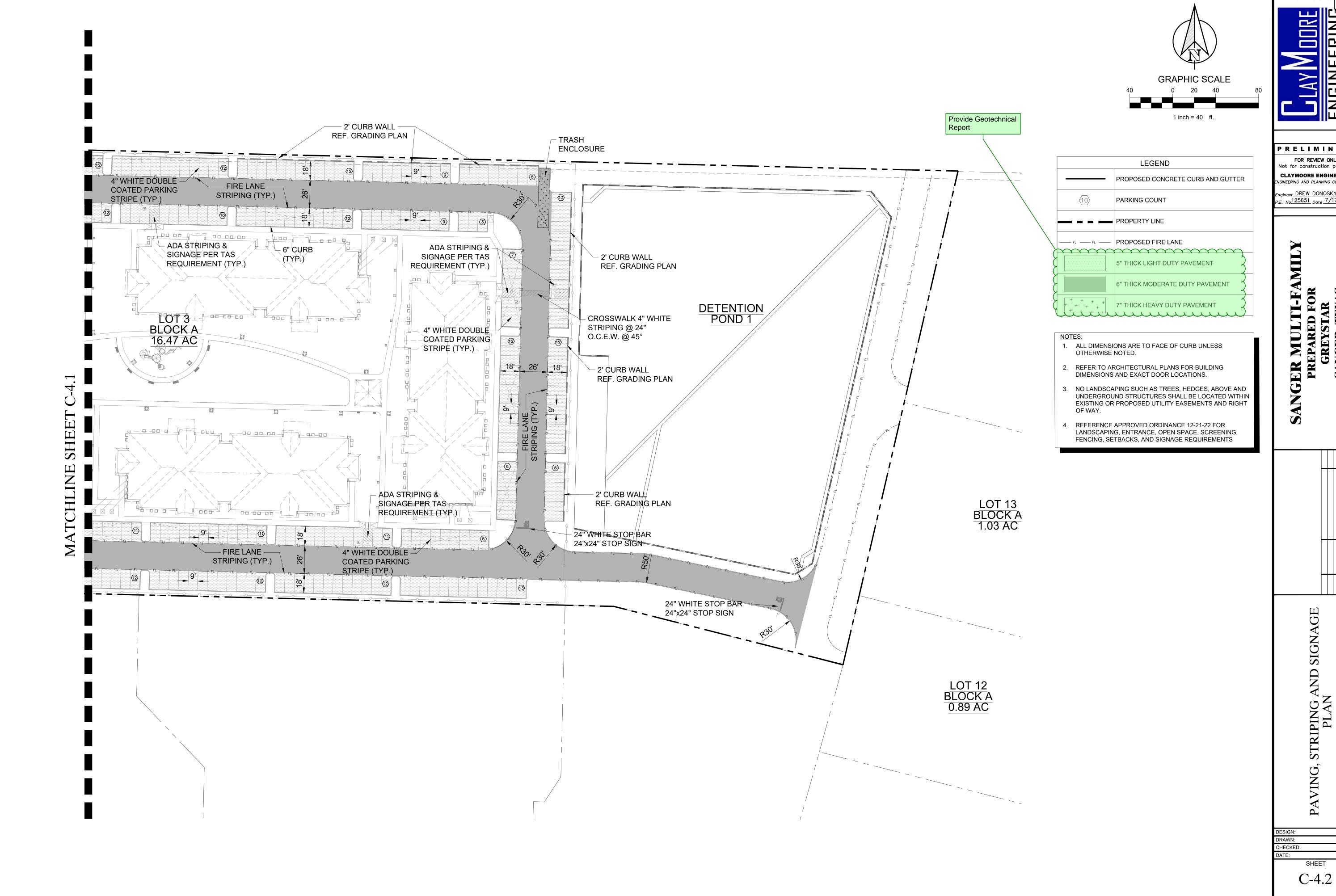
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C-3.2









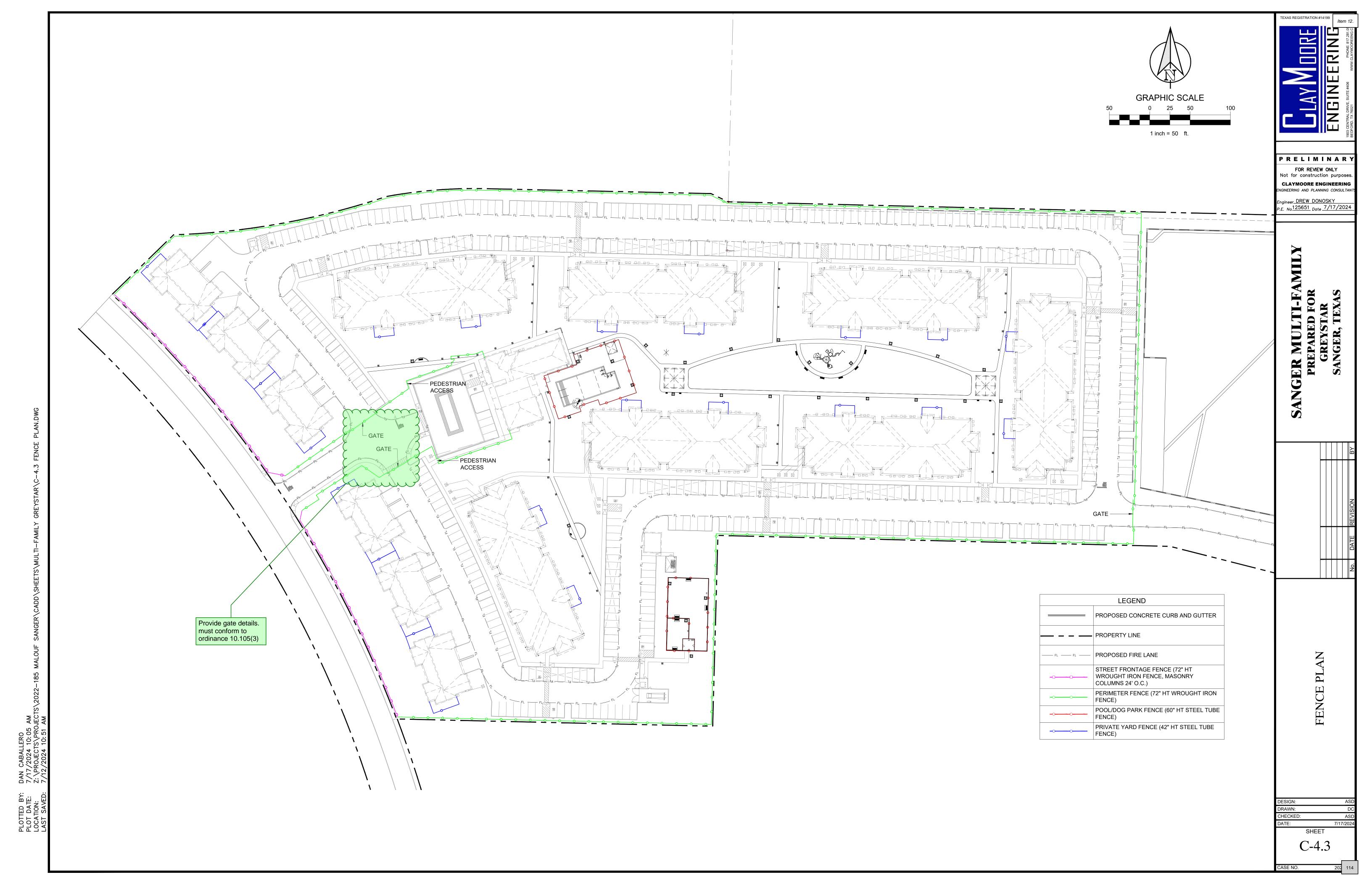
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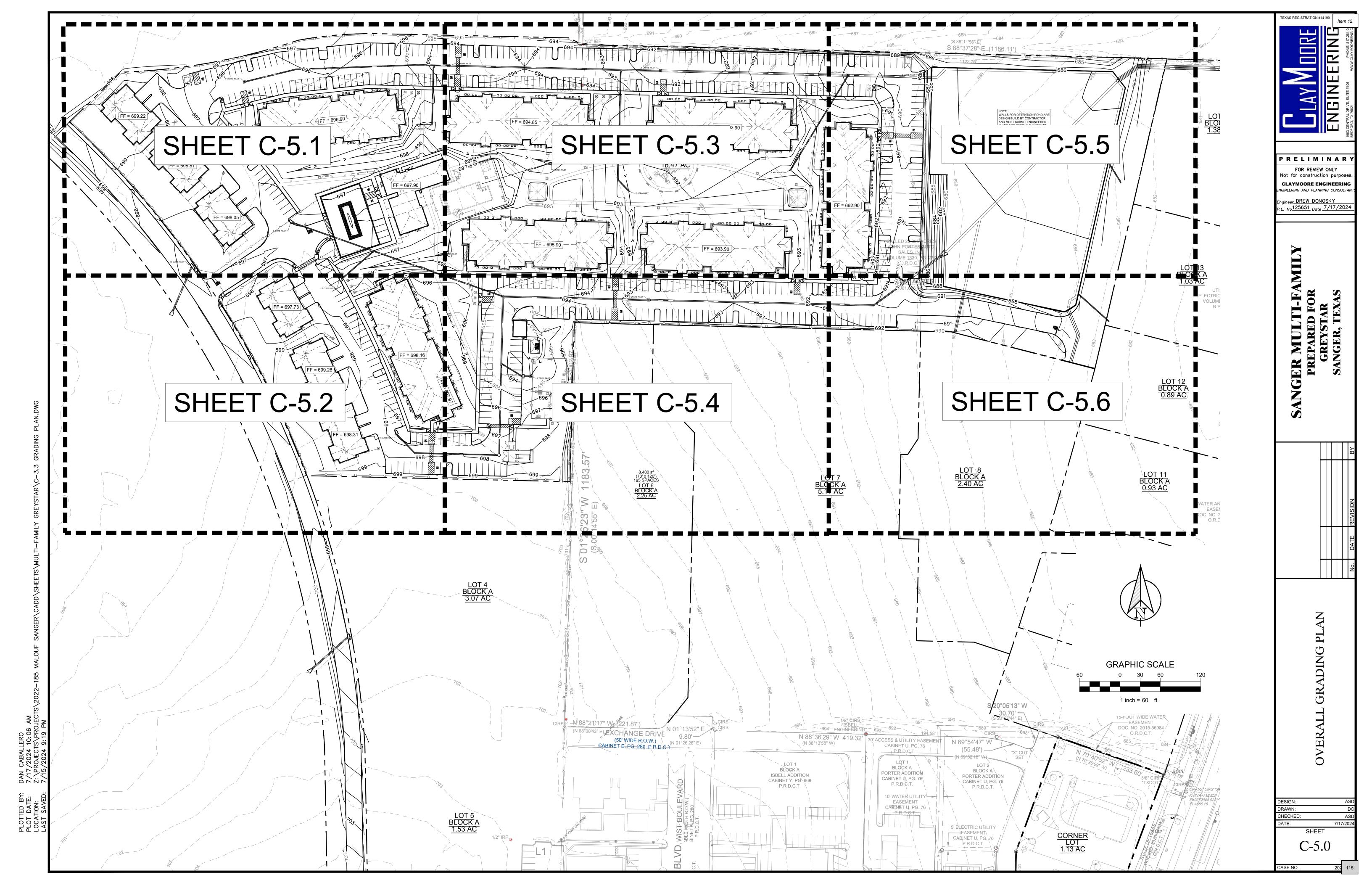
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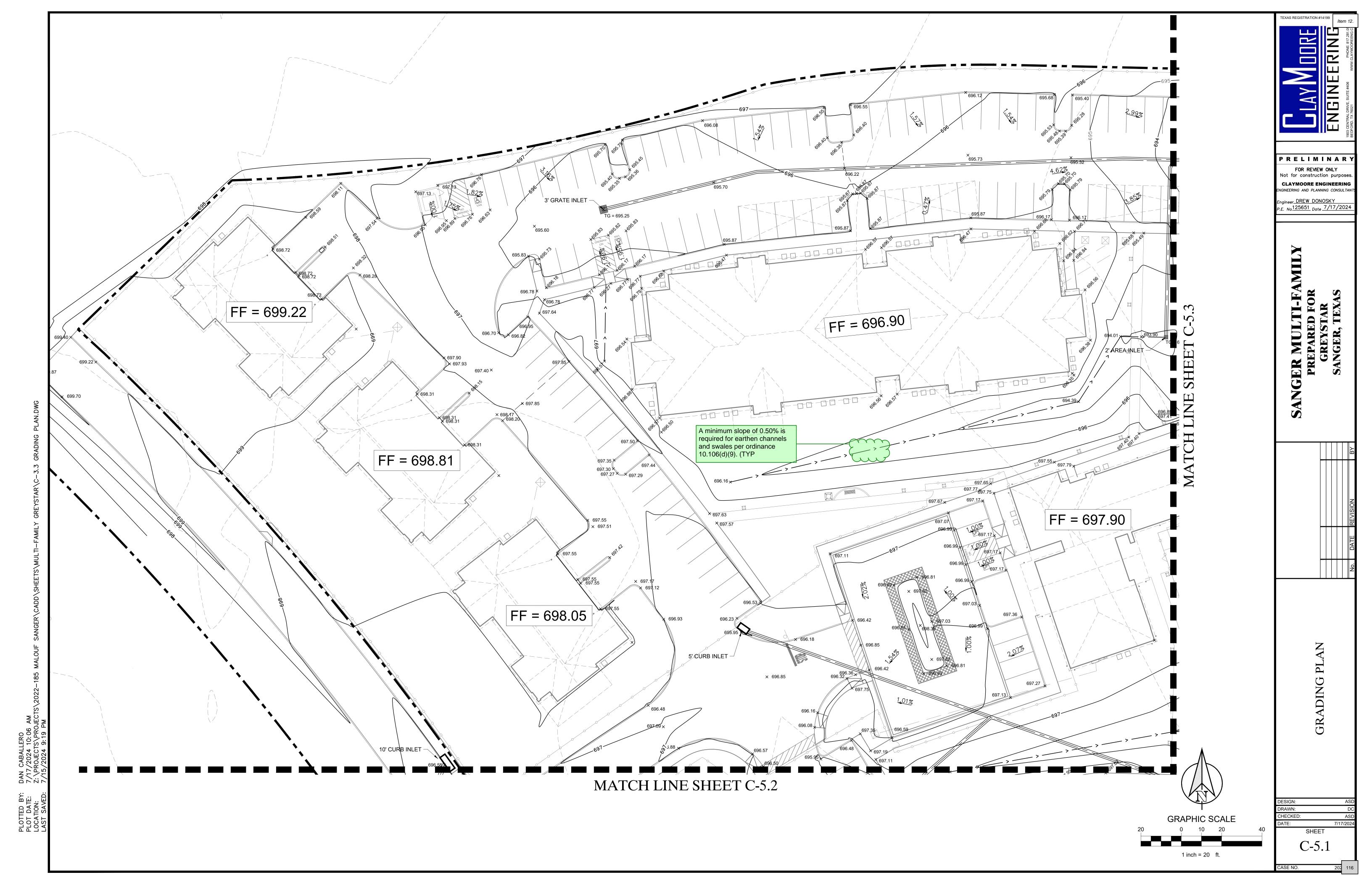
PRELIMINARY FOR REVIEW ONLY Not for construction purpose **CLAYMOORE ENGINEERING** Engineer DREW DONOSKY

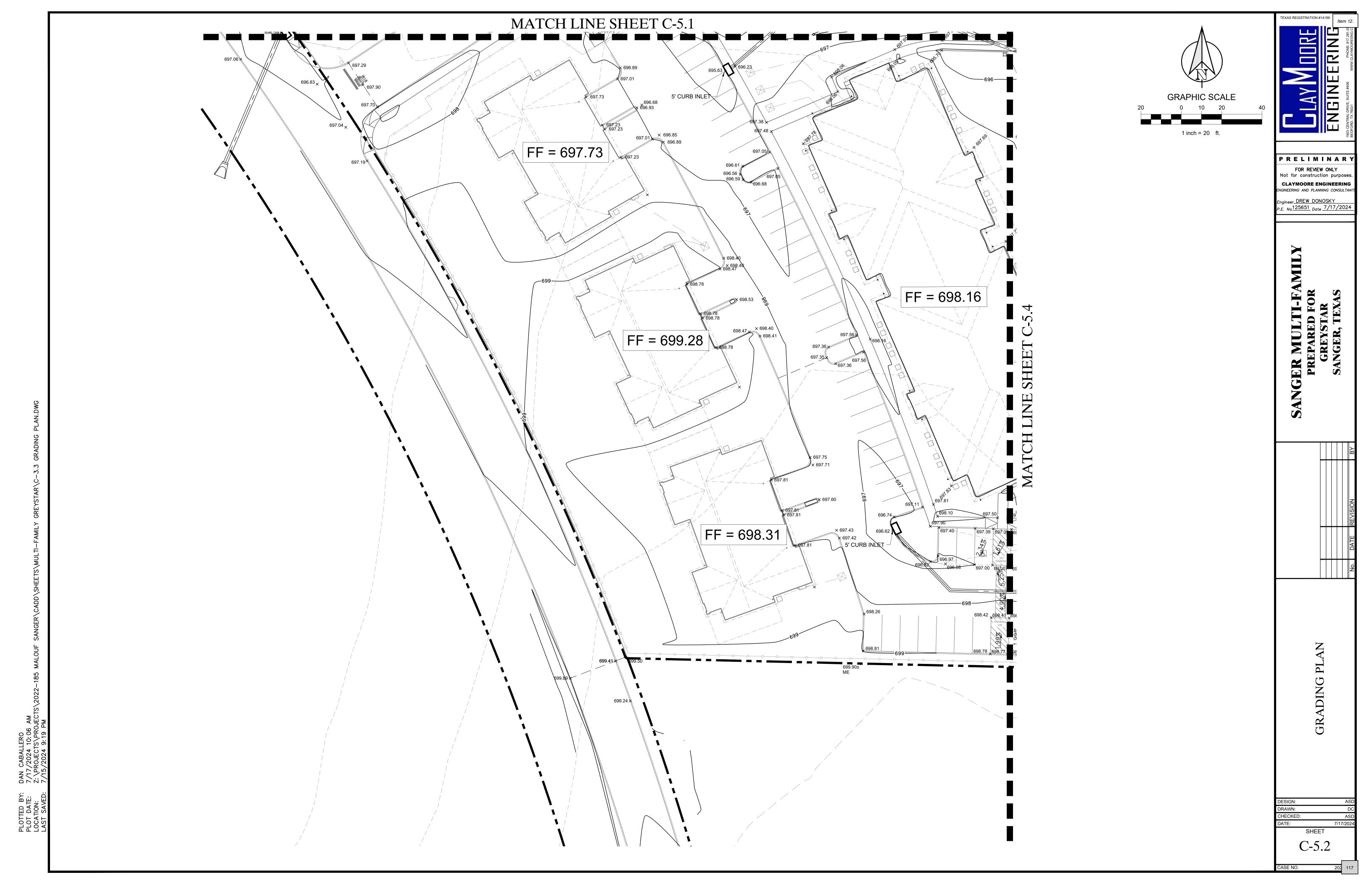
_{P.E. No.}125651 _{Date} 7/17/2024

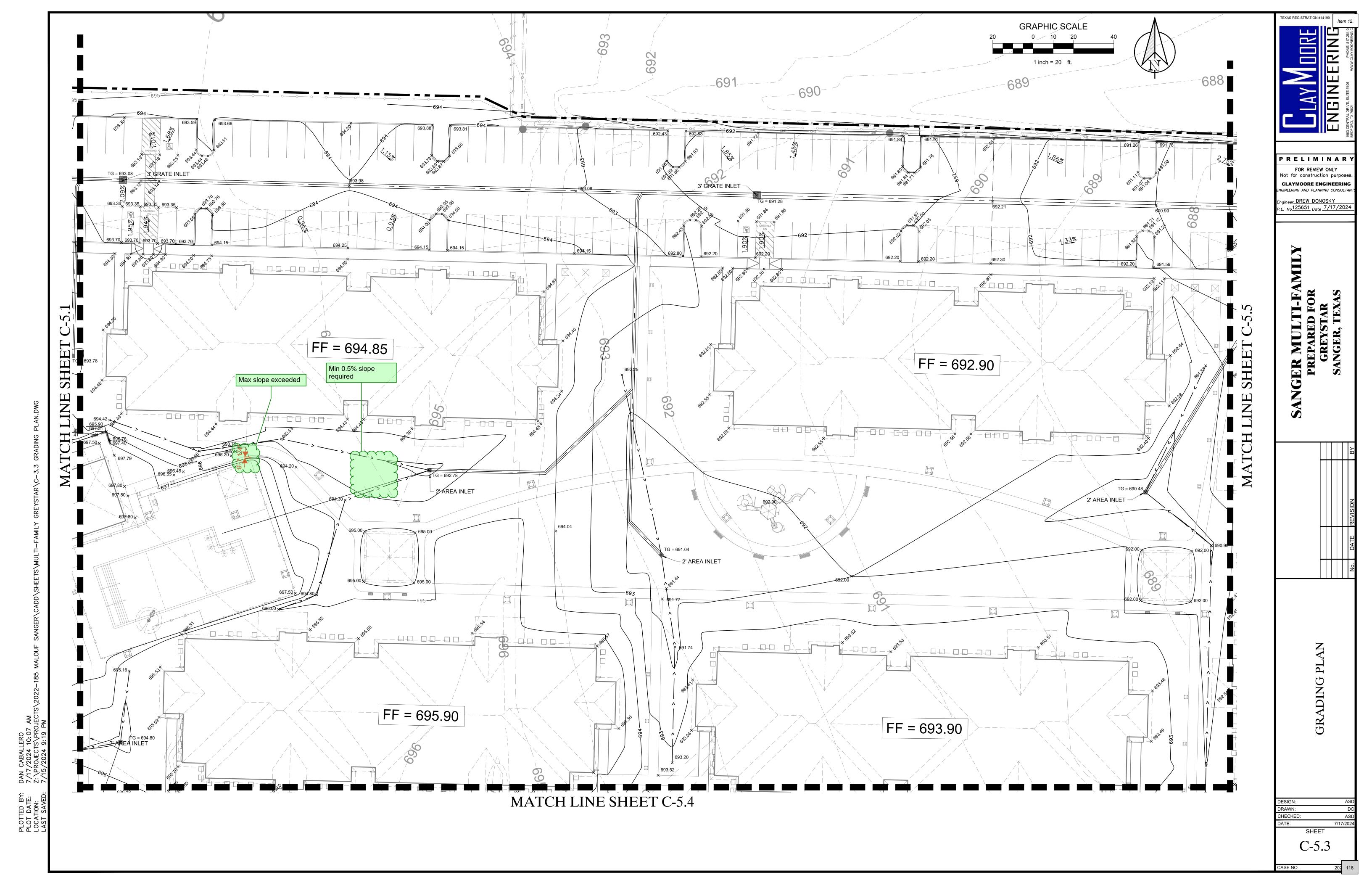
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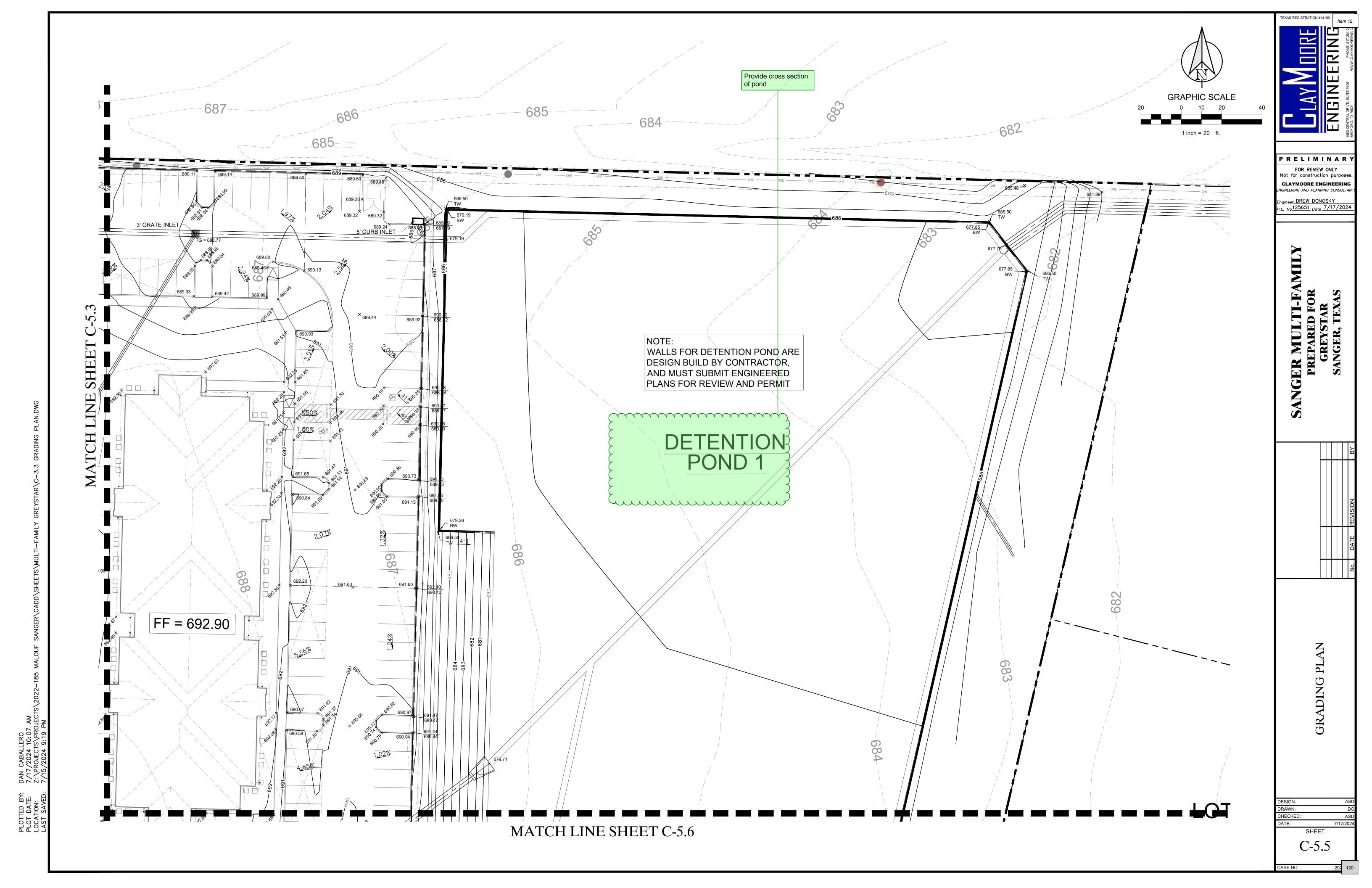


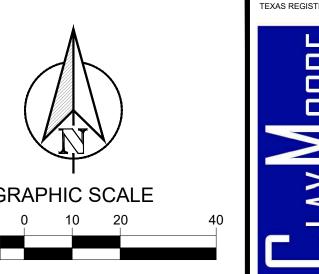












PRELIMINARY

FOR REVIEW ONLY

Not for construction purposes

CLAYMOORE ENGINEERING

ENGINEERING AND PLANNING CONSULTAN

Engineer_DREW_DONOSKY P.E. No.125651 Date_7/17/2024

GER MULTI-FAMIL
PREPARED FOR
GREYSTAR

NO DATE DEVISION

RADING PLAN

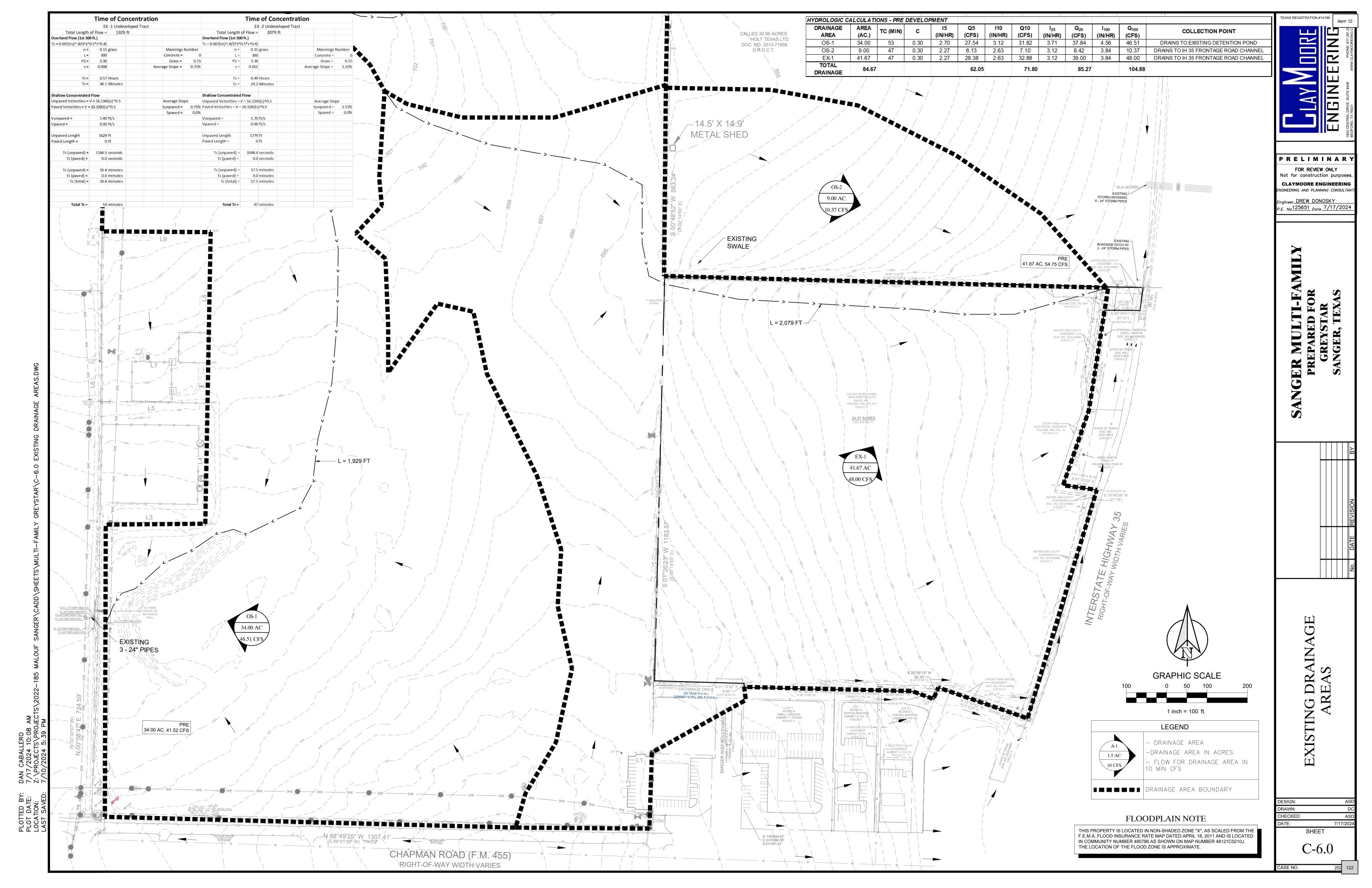
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DATE: 7/17/2024

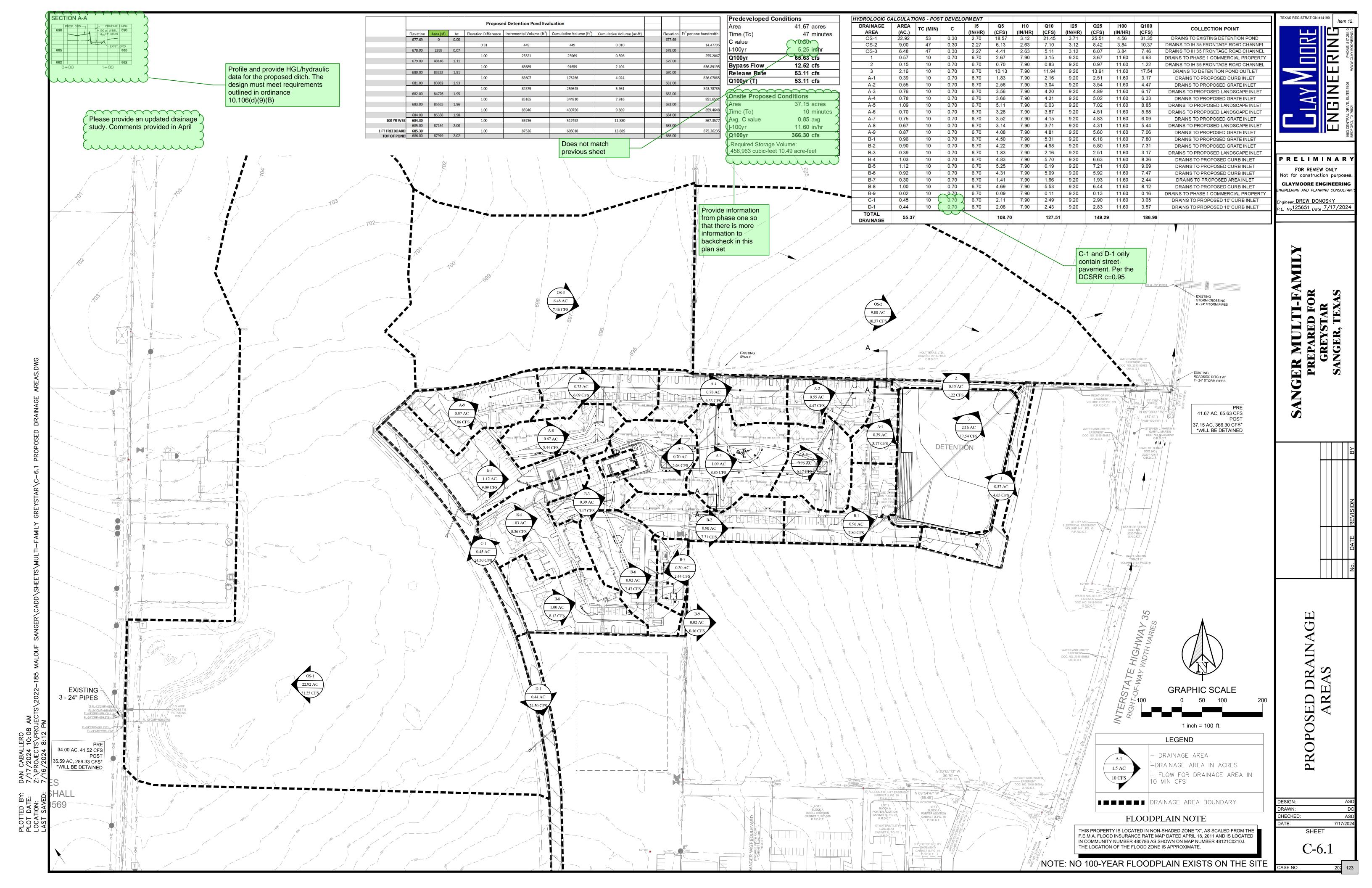
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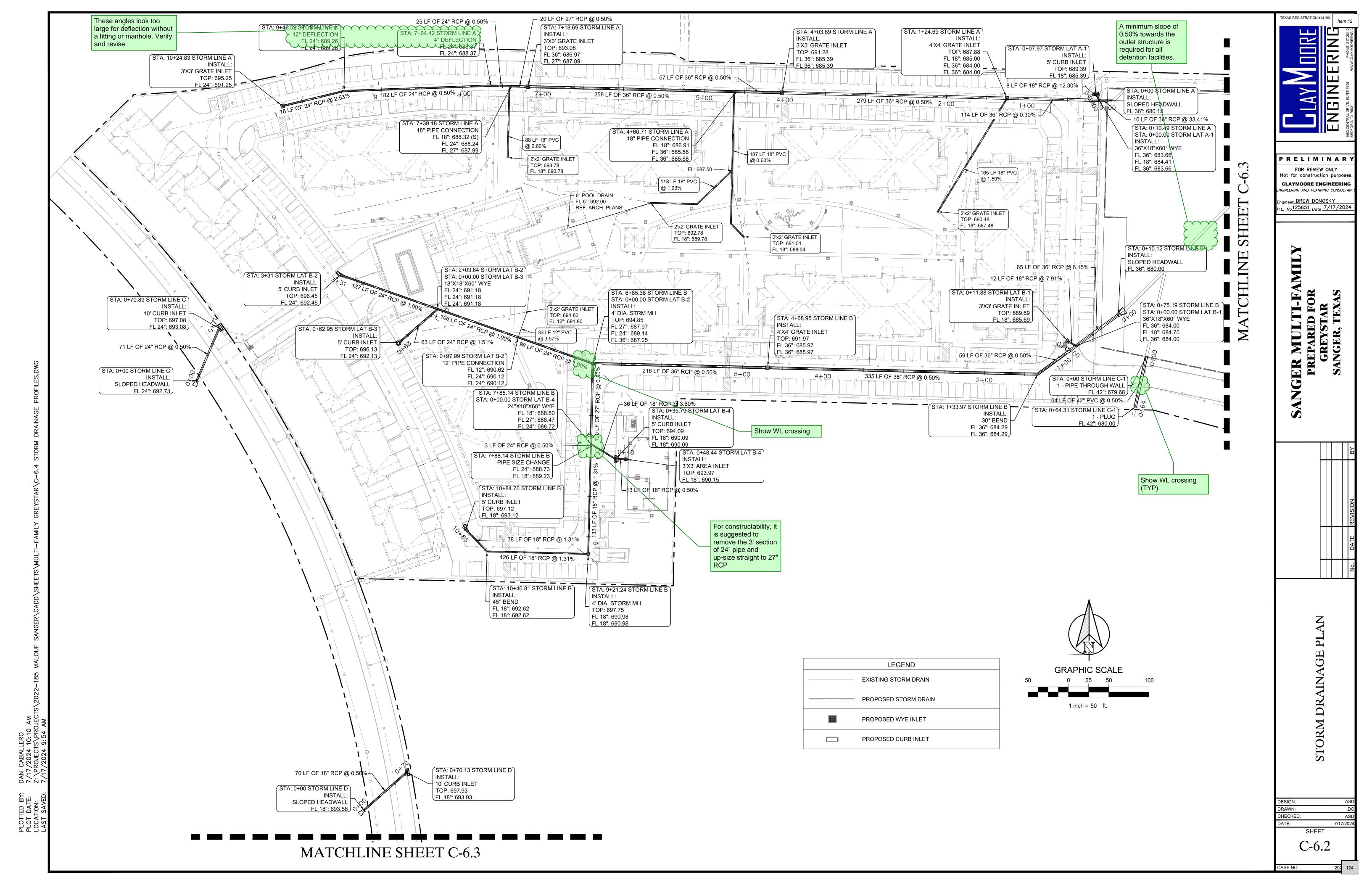
C-5.6

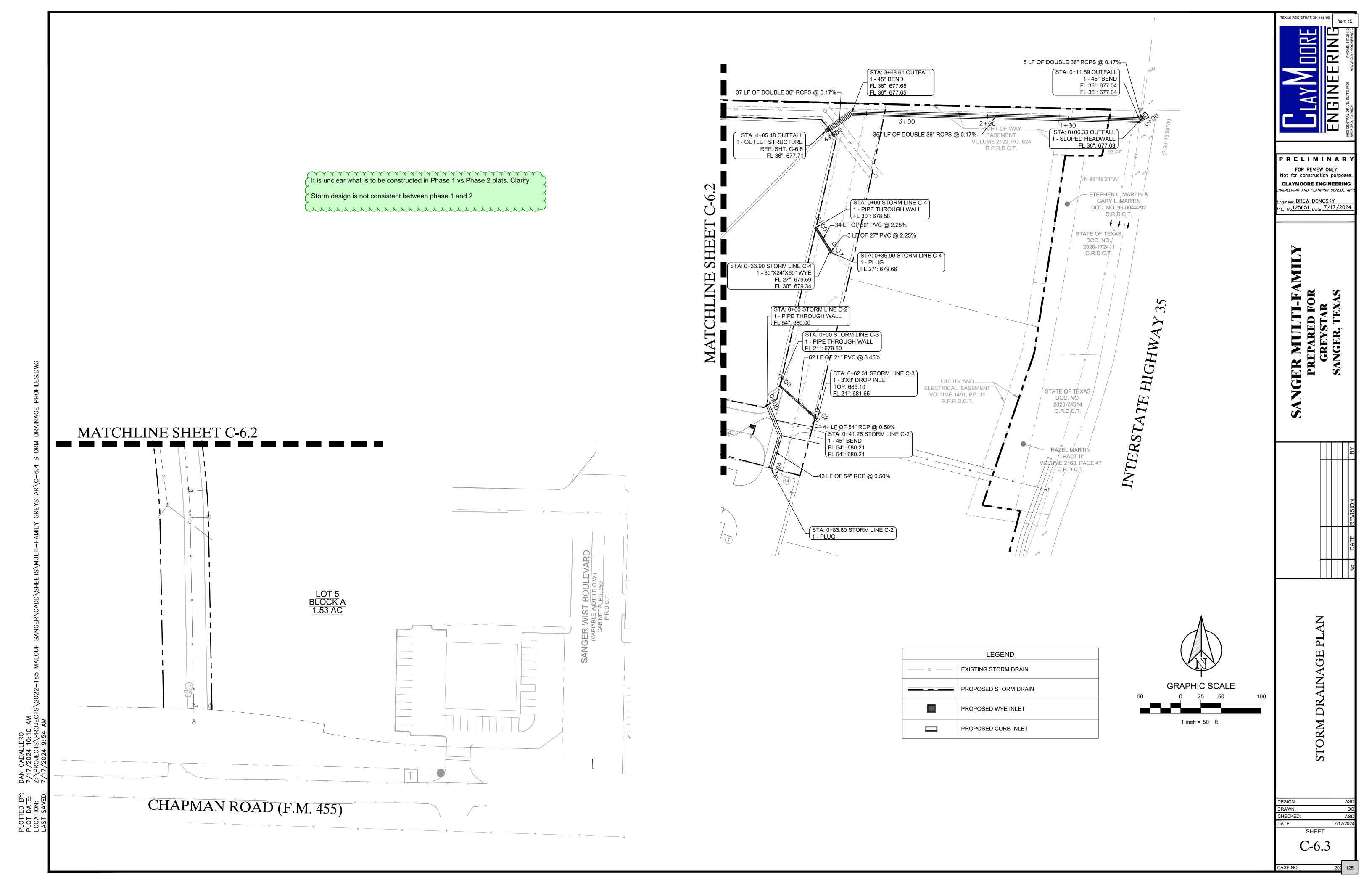
Y: DAN CABALLERO
7/17/2024 10:07 AM
Z:\PROJECTS\PROJECTS\2022-185 MALOUF

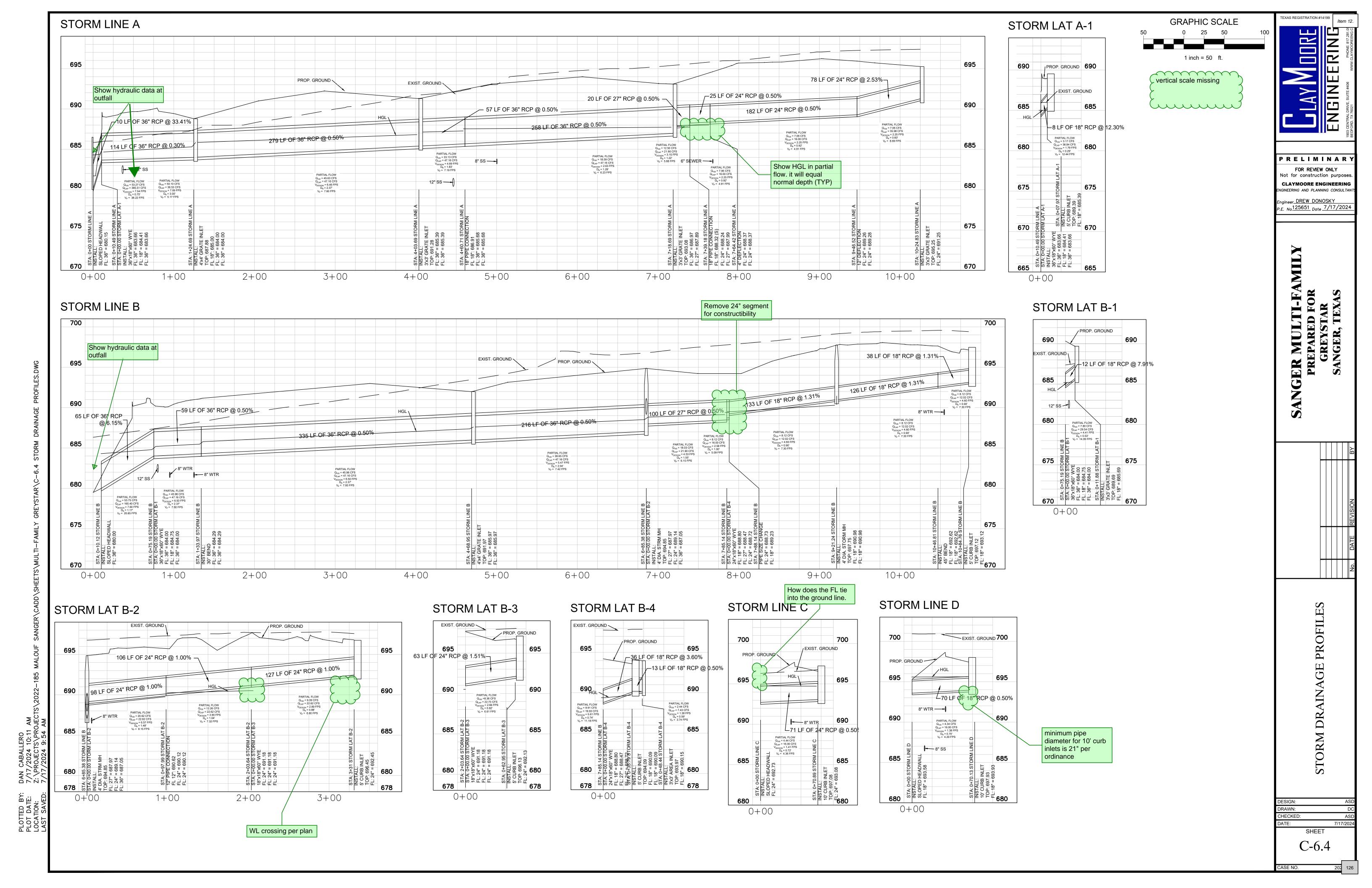
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LOCATION: Z
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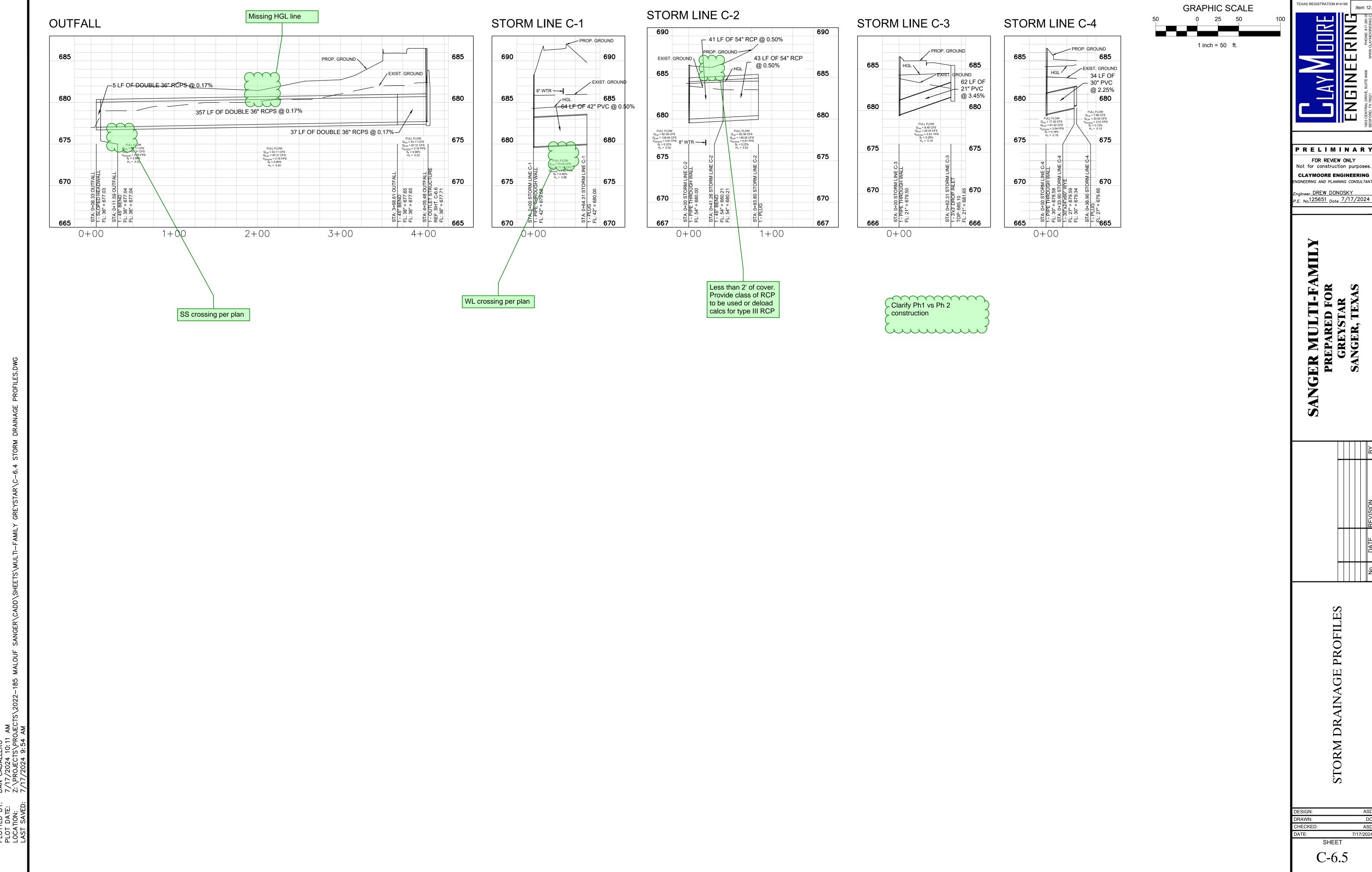












PLOTTED BY: PLOT DATE: LOCATION: LAST SAVED:

Proposed Detention Pond Evaluation		Drainage / Detention Calculation Modified Rational Method	15	Runoff per Storm Event - Developed	Inflow per Storm Event	Max Allowable Outflow per Storm Event
Elevation Area (sf) Ac Elevation Difference Incremental Volume (ft³) Cumulative Volume (ft³) Cumulative Volume (ac-ft) 677.69 0 0.00 0.31 449 449 0.010	Elevation Ft ³ per one hundred 677.69	dth Required Storage Volume	456,963 cubic-feet 10.490 acre-feet	Time (min.) I-100yr C value Area (ac	, , ,	Inflow (ft^3) Storm Time Release (ff 219,779 10 20 53.11 3
678.00 2895 0.07 1.00 25521 25969 0.596	678.00 255.20		10.490 acre-leet	10 11.60 0.85 37.15 15 9.60 0.85 37.15 20 8.59 0.85 37.15	5 303.14 5 303.14	272,830 15 25 53.11 3 325,501 20 30 53.11 4
679.00 48146 1.11 1.00 65689 91659 2.104 680.00 83232 1.91	679.00 656.893 680.00	Area 41.67 acres Time (Tc) 47 minutes		30 6.98 0.85 37.15 35 6.40 0.85 37.15	30 220.41	396,740 424,402 35 30 40 53.11 6 53.11 7
1.00 83607 175266 4.024 681.00 83982 1.93 1.00 84379 259645 5.961	836.070 681.00 843.78:	1-100yr 5.25 in/hr		40 5.25 0.85 37.15 50 5.19 0.85 37.15	40 165.78 40 163.78	397,877 40 50 53.11 7 491,662 50 60 53.11 9
682.00 84776 1.95 1.00 85165 344810 7.916	682.00 851.65	Bypass Flow 12.52 cfs Release Rate 53.11 cfs	Drainage Areas ROW and Bypass Allowable Release from Pond	60 4.20 0.85 37.15 70 4.00 0.85 37.15	60 132.63	477,452 60 70 53.11 11 530,502 70 80 53.11 12
683.00 85555 1.96 1.00 85946 430756 9.889 584.00 86338 1.98	683.00 859.46 684.00		Rate of Release by Outfall Structure	80 3.75 0.85 37.15 90 3.45 0.85 37.15	5 118.42 80 118.42	568,395 80 90 53.11 14 588,289 90 100 53.11 15
100 YR WSE 684.30 1.00 86736 517492 11.880 685.00 87134 2.00 1.00 87526 605018 13.889	867.35 685.00 875.26	Time (Tc) 10 minutes		100 3.32 0.85 37.15 110 3.11 0.85 37.15	5 104.84 110 104.84	629,024 100 110 53.11 17 648,160 110 120 53.11 19
TOP OF POND 586.00 87919 2.02	686.00	I-100yr 11.60 in/hr	Developed Runoff	120 2.60 0.85 37.15	100 00 10	591,131 120 130 53.11 20 - 130 140 53.11 22
140 0.00 - 140 150 53.11 2						
of sediment storage required						
LINE. STA. INCREMENTAL CUMULATIVE RUNOFF INCREMENTAL AREA AREA COEFFICIENT CA	UMULATIVE INLET TIME FLO	OW TIME TIME OF INTENSITY N PIPE CONCENTRATION	DIST TOTAL FLOW	ROUGH- PIPE PIPE NESS SLOPE CAPACITY	FIOW SLOPE	HGL INCOMING OUTGOING K _i H _i PIPE PIPE
ACRES ACRES	9.5	MIN IN/HR	Q100 DIA. SPAN RISE NUMBER A FT CFS IN FT FT Sq FT	R n So Q _{cap} V _{design} V _{full} Q/Q:	V/Vfull d/D Depth Vpartial Sf Hv FT FPS FT/FT Vdesign^2/2	(MIN 0.1)
STORM LINE A 0+00.00 HEADWALL 6.56	4.59	0.00	10.49 53.27 36 3 7.07	0.750 0.013 33.41% 385.51 7.54 54.54 0.13	88 0.70 0.25 0.75 38.22 0.63% 0.88	684.30
0+10.49 LAT A-1 0.39 0.70 0.27 6.17	10.00	12.73 11.60 0.37			71 1.00 1.00 3.00 5.17 0.56% 0.78	0.75 0.30 684.66 684.37
1+24.69 GRATE INLET 1.31 0.70 0.92 4.86 4+03.69 GRATE INLET 0.78 0.70 0.55	3.40 10.00 10.00	12.36 11.60 0.62 11.74 11.60	279.00 39.46 36 3 7.07	0.750 0.013 0.50% 47.16 5.58 6.67 0.83	37 1.12 0.69 2.07 7.45 0.35% 0.48	0.50 0.54 685.84 685.30 0.50 0.31 687.13 686.81
4+60.71 LANDSCAPE DRAINS 1.79 0.70 1.25				0.750 0.013 0.50% 47.16 4.69 6.67 0.70		0.75 0.26 687.53 687.27
7+18.69 GRATE INLET 0.75 0.70 0.53	1.60	10.92 11.60		0.750 0.013 0.50% 47.16 2.63 6.67 0.39		0.50 0.10 687.83 687.73 STAINLI HARDWARE
7+39.18 LANDSCAPE DRAINS 0.67 0.70 0.47	10.00	10.86 11.60		0.563 0.013 0.50% 21.90 3.15 5.51 0.57 0.500 0.013 0.50% 16.00 2.25 5.09 0.44		0.75 0.10 687.96 687.86
7+64.42 DEFLECTION 0.00 0.70 0.00	10.00	10.77 11.60 0.62		0.500 0.013 0.50% 16.00 2.25 5.09 0.44		0.25 0.10 688.09 687.99
9+46.52 DEFLECTION 0.00 0.70 0.00 10+24.83 GRATE INLET 0.87 0.70 0.61	0.61 10.00	0.15 11.60 11.60 11.60 11.60	78.31 7.06 24 2 3.14	0.500 0.013 2.53% 35.98 2.25 11.45 0.19	06 0.78 0.30 0.60 8.89 0.10% 0.08	0.25 0.10 688.36 688.26 1.50 0.12 688.56 688.44
LAT A-1 0+00.00 LINE A	10.00	10.00				684.66
0.39 0+07.97 CURB INLET 0.39 0.70 0.27	0.27	0.01 10.00 11.60	7.97 3.17 18 1.5 1.77	0.375 0.013 12.30% 36.84 1.79 20.85 0.08	86 0.60 0.19 0.29 12.44 0.09% 0.05	1.50 0.10 684.77 684.67
STORM LINE B 0+00.00 HEADWALL 6.62	4.63	0.06	75.19 53.75 36 3 7.07	0.750 0.013 6.15% 165.40 7.60 23.40 0.32	25 0.89 0.39 1.17 20.85 0.65% 0.90	684.30
0+75.19 LAT B-1 0.96 0.70 0.67 5.66	10.00	12.31 11.60 0.13		0.750 0.013 0.50% 47.16 6.50 6.67 0.97		0.75 0.41 685.19 684.79
1+33.97	3.96 10.00	12.18 11.60 0.73 11.45 11.60	334.98 45.96 36 3 7.07	0.750 0.013 0.50% 47.16 6.50 6.67 0.97	75 1.14 0.79 2.37 7.60 0.47% 0.66	0.35 0.31 685.78 685.47 0.50 0.42 687.79 687.37
4+68.93 GRATE INLET 0.90 0.70 0.63 4.76 6+85.38 MANHOLE, LAT B-2 2.54 0.70 1.78			216.43 38.65 36 3 7.07	0.750 0.013 0.50% 47.16 5.47 6.67 0.82	20 1.11 0.68 2.04 7.42 0.33% 0.46	0.50 0.42 687.79 687.37
7+85.14 LAT B-4 1.22 0.70 0.85	10.00	10.69 11.60		0.563 0.013 0.50% 21.90 4.53 5.51 0.82		0.75 0.24 689.40 689.15
7+88.14 PIPE SIZE CHANGE 0.00 0.70 0.00 1.00	10.00	10.68 11.60		0.500 0.013 0.50% 16.00 2.58 5.09 0.50 0.375 0.013 1.31% 12.02 4.60 6.80 0.67		0.25 0.10 689.50 689.40
Stations do not 9+21.24 MANHOLE 0.00 0.70 0.00 match the plan view 1.00	0.70	10.38 11.60 0.29		0.375 0.013 1.31% 12.02 4.60 6.80 0.67		0.50 0.10 690.39 690.29
10+46.81 45° BEND 0.00 0.70 0.00	0.70 10.00 10.00	10.09 11.60 0.09 10.00 11.60	37.95 8.12 18 1.5 1.77	0.375 0.013 1.31% 12.02 4.60 6.80 0.67	75 1.07 0.60 0.90 7.30 0.59% 0.33	0.35 0.11 691.25 691.14 1.50 0.49 691.97 691.48
LAT B-1 0+00.00 LINE B	10.00	10.02				685.19
0.96 0.70 0.67 0.414.46 CURB INLET 0.96 0.70 0.67	0.67	0.02 10.00 11.60	14.46 7.80 18 1.5 1.77	0.375 0.013 7.91% 29.54 4.41 16.72 0.26	64 0.84 0.35 0.53 14.09 0.55% 0.30	1.50 0.10 685.37 685.27
LAT B4 0+00.00 LINE B 1.22	0.85	0.05	35.79 9.91 18 1.5 1.77	0.375 0.013 3.60% 19.93 5.61 11.28 0.49	07 0.99 0.49 0.74 11.18 0.88% 0.49	689.40
0+35.79 CURB INLET 0.92 0.70 0.64 0.30		100000000000000000000000000000000000000	12.65 2.44 18 1.5 1.77	0.375	28 0.89 0.39 0.59 3.74 0.05% 0.03	0.50 0.47 690.19 689.71
0+48.44 GRATE INLET 0.30 0.70 0.21	10.00	10.00 11.60				1.50 0.73 690.92 690.19 688.82
LAT B-2 0+00.00 LINE B 2.54 1.03 0.70 0.72	1.78		112.86 20.62 24 2 3.14	0.500 0.013 1.00% 22.62 6.57 7.20 0.91	2 1.13 0.74 1.48 8.15 0.83% 0.67	0.75 0.49 690.24 689.75
2+03.64 LANDSCAPE DRAIN 0.39 1.51 0.70 0.27	10.00	10.32 11.60		0.500 0.013 1.00% 22.62 3.90 7.20 0.54		0.75 0.14 690.65 690.51
1.12 3+32.26 CURB INLET 1.12 0.70 0.78	0.78	0.32 10.00 11.60	128.62 9.09 24 2 3.14	0.500 0.013 1.00% 22.62 2.89 7.20 0.40	02 0.94 0.44 0.88 6.80 0.16% 0.13	1.50 0.35 691.21 690.85
LAT B-3 0+00.00 LINE R 1.03	100000		62.95 8.36 24 2 3.14	0.500 0.013 1.01% 22.73 2.66 7.24 0.36	68 0.91 0.41 0.82 6.61 0.14% 0.11	690.24
0+62.95 CURB INLET 1.03 0.70 0.72 STORM LINE C 0+00.00 HEADWALL	10.00	10.00 11.60				1.50 0.10 690.43 690.33 694.73
0.45 0.70.89 CURB INLET 0.45 0.85 0.38	0.38		69.49 4.44 24 2 3.14	0.500 0.013 0.50% 16.00 1.41 5.09 0.27	77 0.86 0.36 0.72 4.36 0.04% 0.03	1.50 0.10 694.86 694.76
STORM LINE D 0+00.00 HEADWALL	0.07	10.27			74 2 2 4 2 2 5 2 7 2 4 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	695.58
0.44 0+70.13 CURB INLET 0.44 0.85 0.37	0.37	0.27 10.00 11.60	69.49 4.34 24 2 3.14	0.500 0.013 0.50% 16.00 1.38 5.09 0.27	71 0.84 0.35 0.70 4.29 0.04% 0.03	1.50 0.10 695.71 695.61
STORM LINE C-1 0+00.00 HEADWALL 7.66			69.49 75.53 42 3.5 9.62	0.875 0.013 0.50% 71.14 7.85 7.39 1.06	62 1.13 0.89 3.50 8.34 0.56% 0.96	684.30
0+64.31 FUTURE STUB 7.66 0.85 6.51	10.00	10.00 11.60				1.50 0.10 684.79 684.69
STORM LINE C-2 0+00.00 HEADWALL 9.37 0+41.26 45° BEND 0.00 0.85 0.00	7.96	0.20 10.03 11.60	69.49 92.39 54 4.5 15.90	1.125 0.013 0.50% 139.05 5.81 8.74 0.66	64 1.07 0.59 4.50 9.32 0.22% 0.52	0.35 0.10 684.55 684.45
9.37 9.35 0.85 7.96			10.08 92.39 54 4.5 15.90	1.125 0.013 0.50% 139.05 5.81 8.74 0.66	84 1.07 0.59 4.50 9.32 0.22% 0.52	1.50 0.79 685.36 684.57
STORM LINE C-3 0+00.00 HEADWALL 0.86	0.73	0.33	69.49 8.48 21 1.75 2.41	0.438	88 0.86 0.36 1.75 10.47 0.28% 0.19	684.30
0+62.31 DROP INLET 0.86 0.85 0.73	10.00	10.00 11.60	2.41	20.70 0.00 12.24 0.20	0.19	1.50 0.10 684.60 684.50
STORM LINE C-4 0+00.00 HEADWALL 1.76			69.49 17.35 30 2.5 4.91	0.625 0.013 2.25% 61.52 3.54 12.53 0.28	32 0.86 0.36 2.50 10.72 0.18% 0.19	0.75 0.12 684.54 684.42
0+33.90 WYE STUB 0.96 0.85 0.82 0.80 0+36.90 FUTURE STUB 0.80 0.85 0.68	10.00 0.68 10.00		3.00 7.89 24 2 3.14	0.500 0.013 2.25% 33.93 2.51 10.80 0.23	32 0.80 0.32 2.00 8.68 0.12% 0.10	0.75 0.12 684.54 684.42 1.50 0.29 684.84 684.55
OUTFALL PIPE 0+00.00 TXDOT ROW		11.13				680.03
0+11.59 45° BEND 0.00 0.70 0.00 0.00 1.00	10.00	11.08 11.60	11.59 53.11 36 3 2 14.14 357.02 53.11 36 3 2 14.14		08 1.05 0.56 3.00 6.46 0.06% 0.22 08 1.05 0.56 1.68 6.46 0.06% 0.22	0.35 0.10 680.14 680.04
3+68.61 45° BEND 0.00 0.70 0.00	10.00	10.16 11.60 0.16			08 1.05 0.56 1.68 6.46 0.06% 0.22 08 1.05 0.56 3.00 6.46 0.06% 0.22	0.35 0.10 680.46 680.36
4+05.48 POND 1.00 0.85 0.85	10.00	10.00 11.60				1.50 0.33 680.81 680.48

 140
 238,996
 (238,996)
 -5.487

 100 YR

 Elevation Interpolation

 Needed Volume
 456963

 Delta Volume
 -60529

 Delta Elevation
 -0.70

 Interpolated Water Surf Elev
 684.30

 DETENTION POND SURFACE ELEVATION

 100 YR WSE
 684.30

Inflow Outflow

325,501

219,779 31,866 187,913

272,830 39,833 232,997

396,740 63,732 333,007

424,402 71,699 352,703

397,877 79,665 318,211

491,662 95,598 396,063

477,452 111,532 365,920

530,502 127,465 403,037

588,289 159,331 428,958

629,024 175,264 453,760

648,160 191,197 456,963

591,131 207,130 384,001

47,799 277,702

568,395 143,398 424,997 9.757

- 223,063 (223,063) -5.121

Detention Volume Required

110

120

130

Outflow

 $(£^{t}]$

31,866

39,833

47,799

63,732

71,699

79,665

95,598

111,532

127,465

143,398

159,331

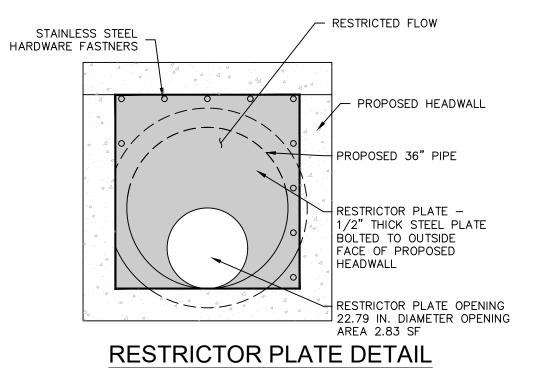
175,264

191,197

207,130

223,063

238,996



POND 1
NOT TO SCALE

100 YEAR ORIFICE CALCULATION

Q = C*A(2gh)^{0.5}

RESTRICTOR PLATE

C = 0.85

Dia Orifice = 22.79 in

Open Area 2.83 ft²

g = 32.2 ft/s²

FL 36" = 677.69

WSE = 684.30

h= 7.56 Q= 53.11 cfs EN GINE #100 PHONE: 817.281.06

Storage Storage

(ft^3) (acre-ft)

4.314

5.349

6.375

7.645

8.097

7.305

9.092

8.400

9.252

9.848

10.417

10.490

8.815

FOR REVIEW ONLY
Not for construction purposes.

CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING CONSULTANT
Engineer_DREW_DONOSKY
P.E. No.125651 Date 7/17/2024

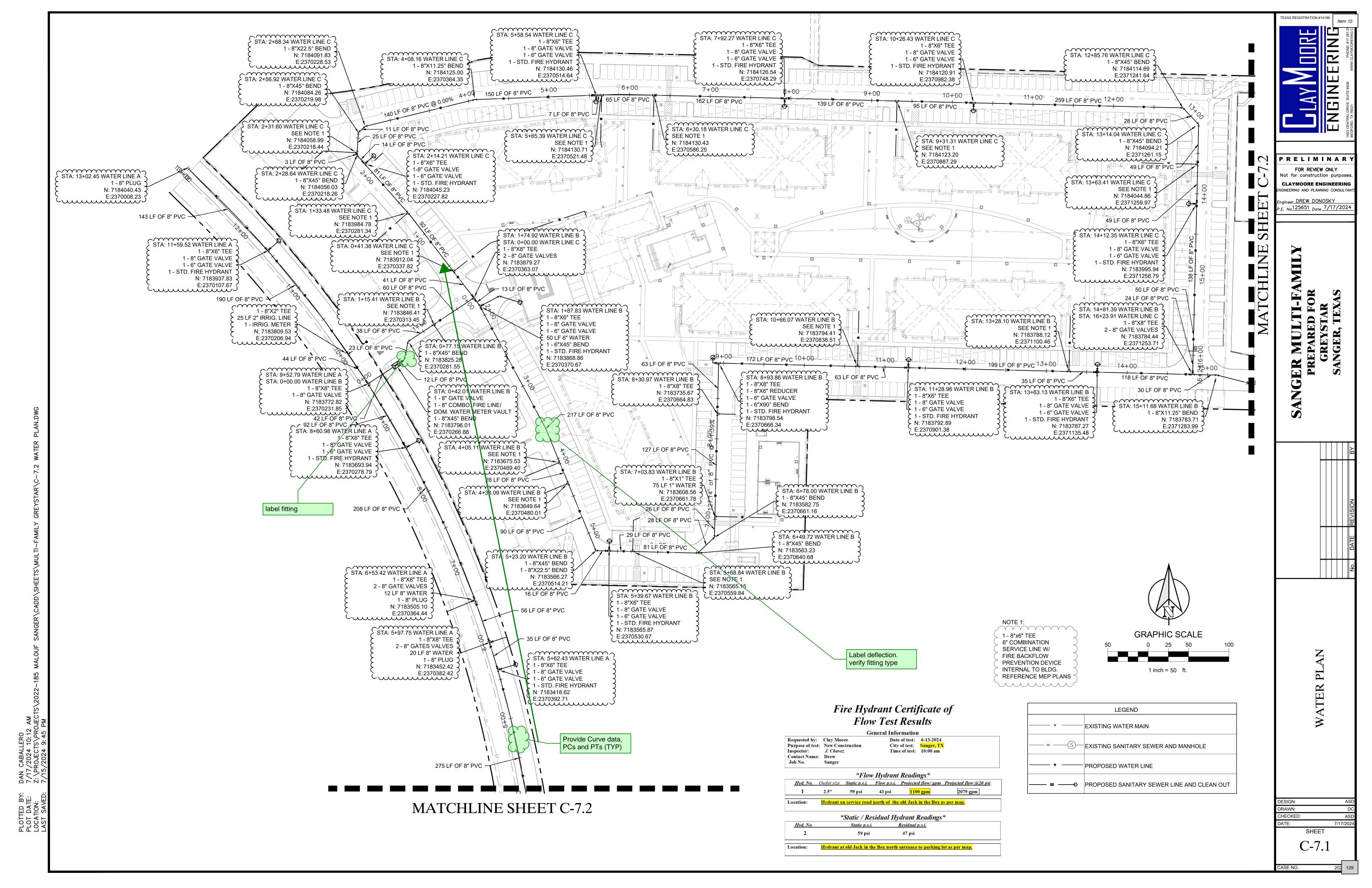
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PREPARED FOR
GREYSTAR
SANGER, TEXAS

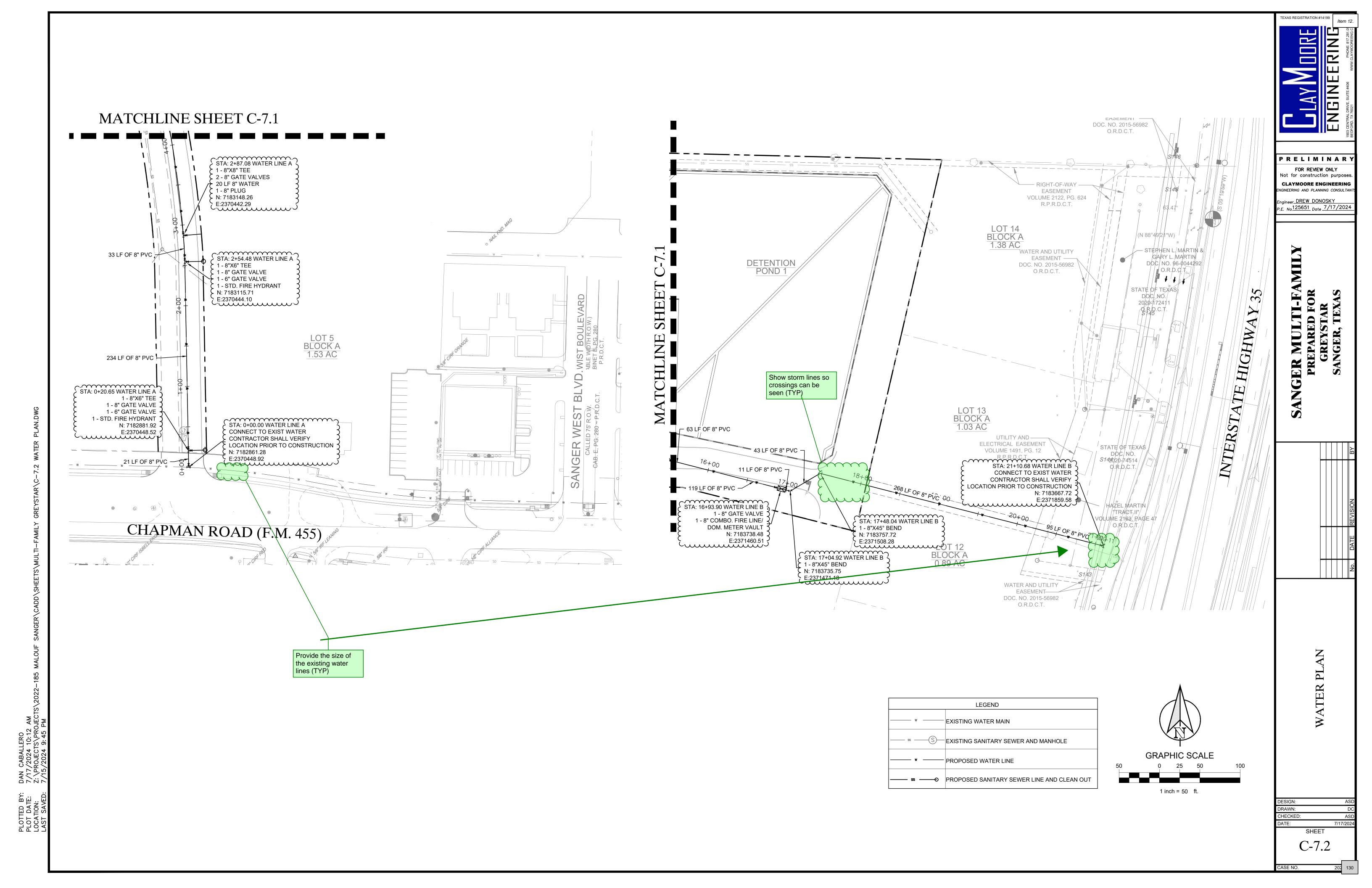
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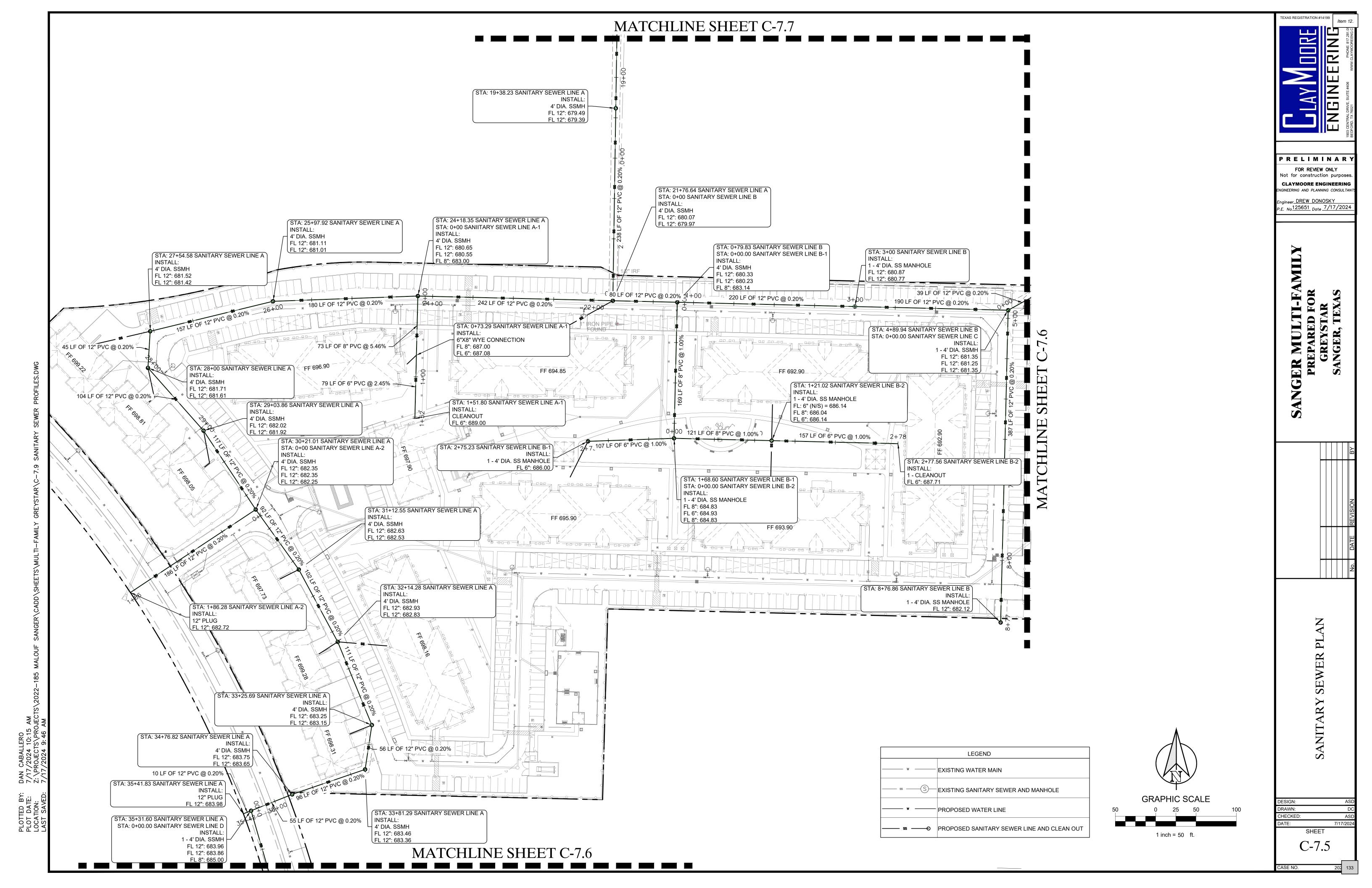
ESIGN: ASD
RAWN: DC
HECKED: ASD
ATE: 7/17/2024
SHEET

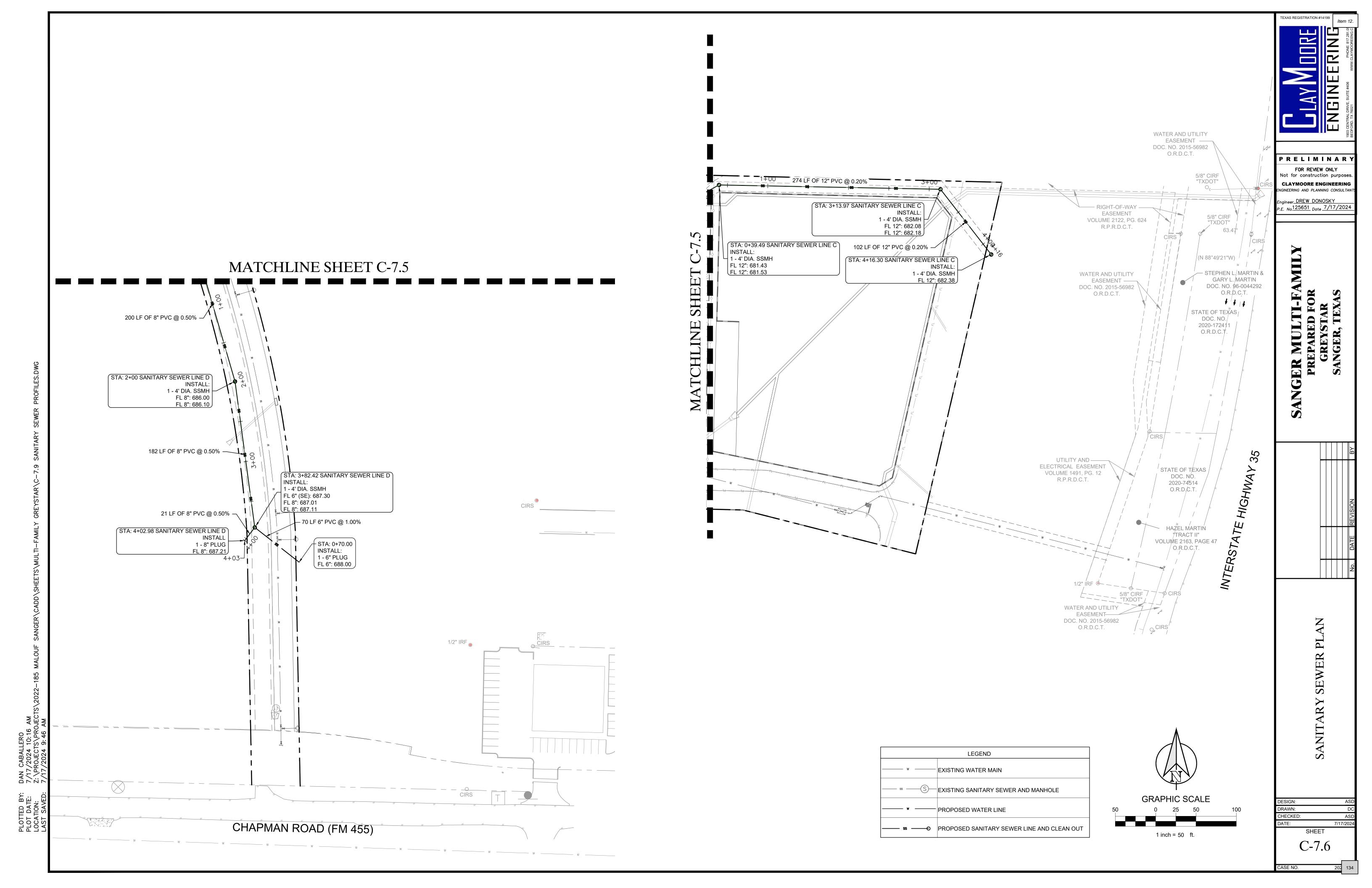
C-6.6

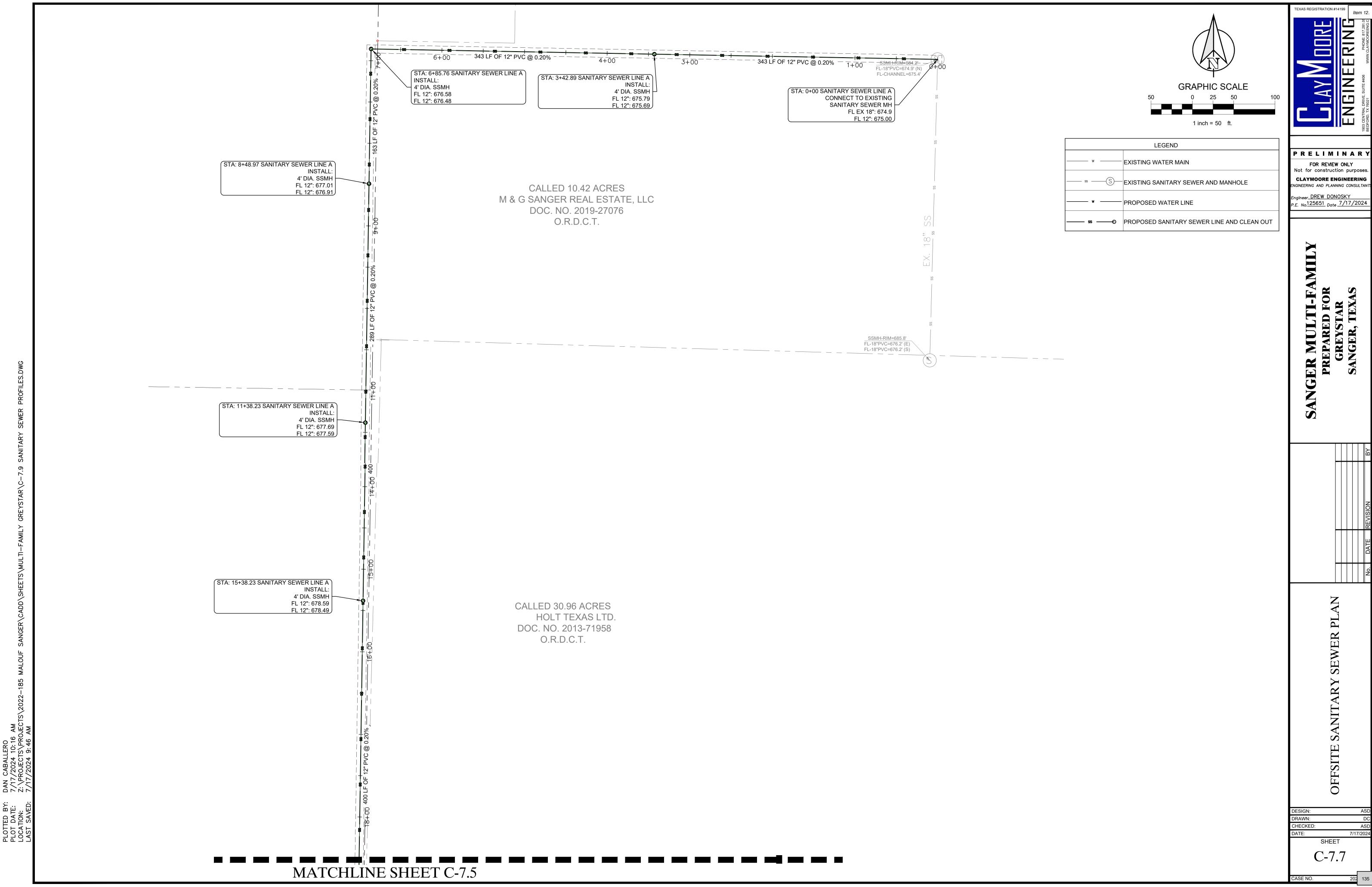
CASE NO.

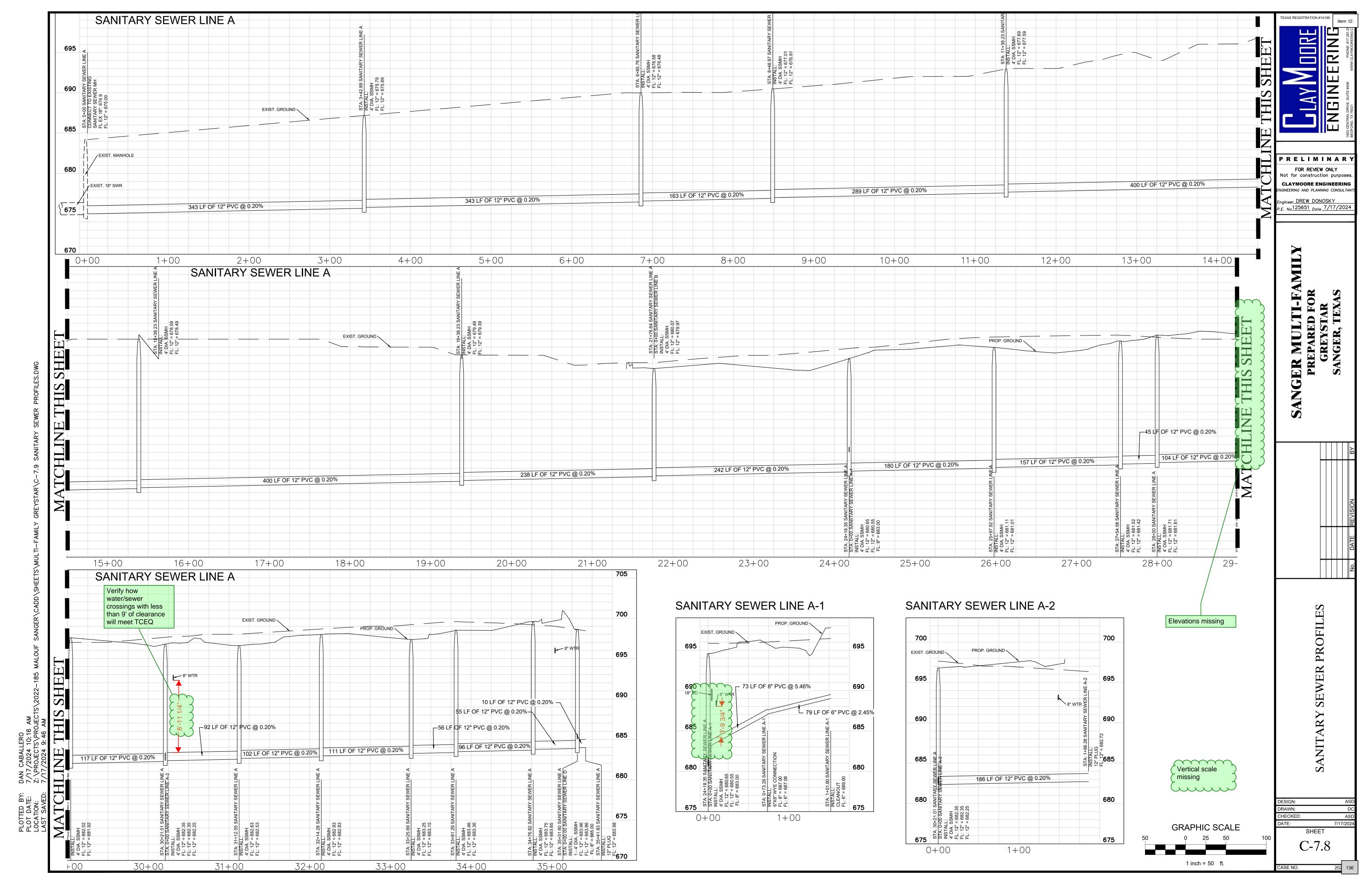


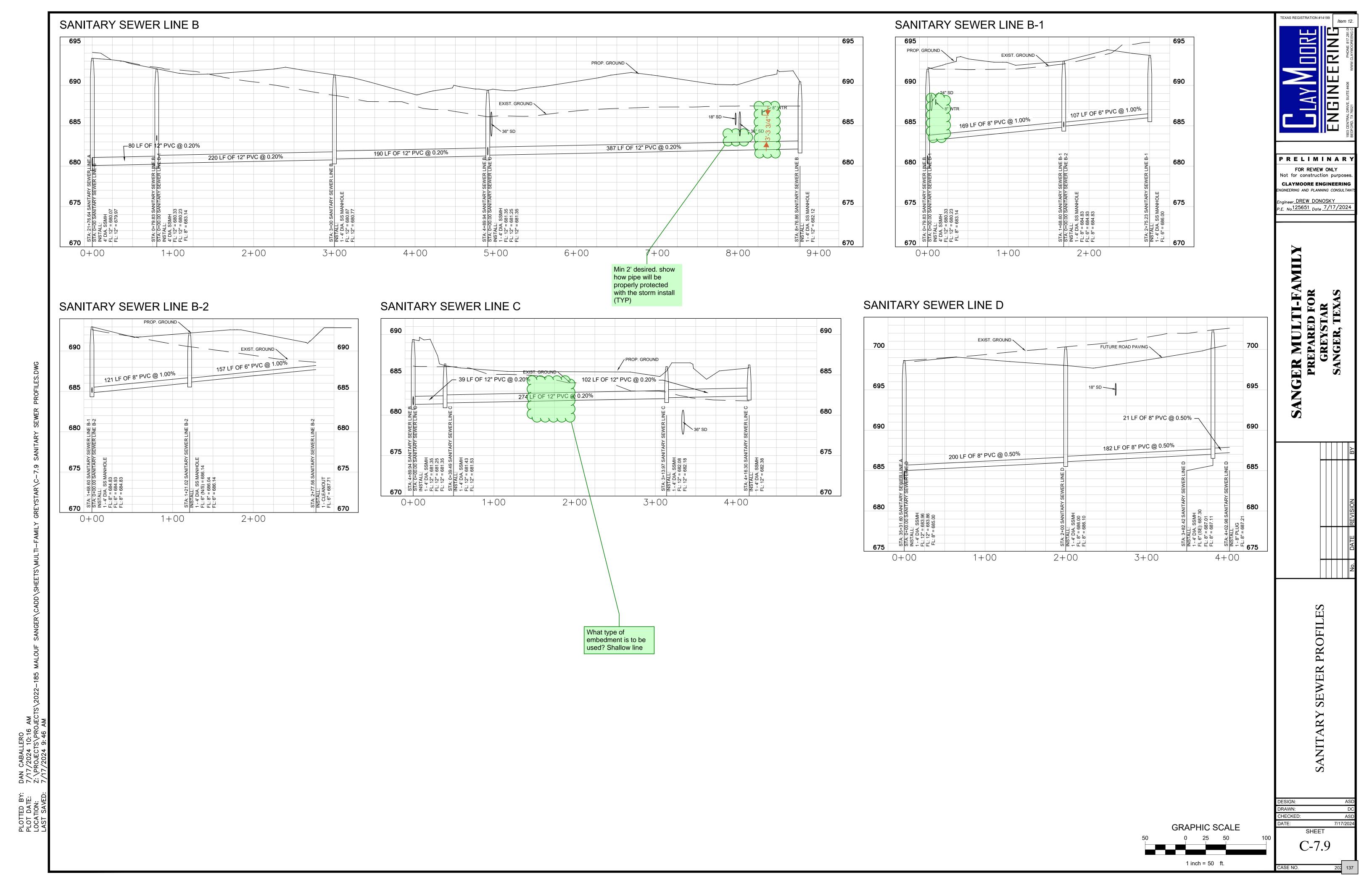


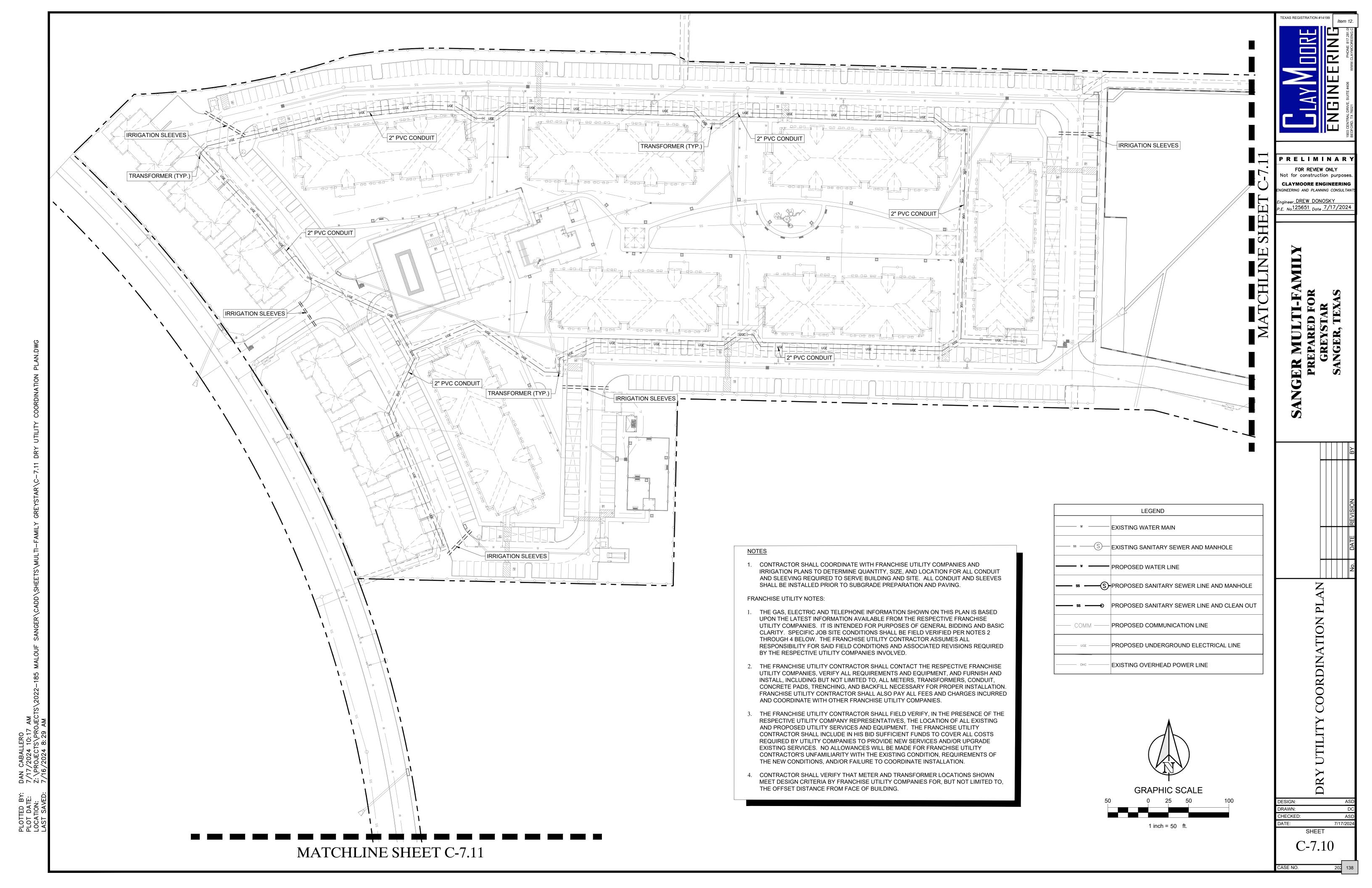


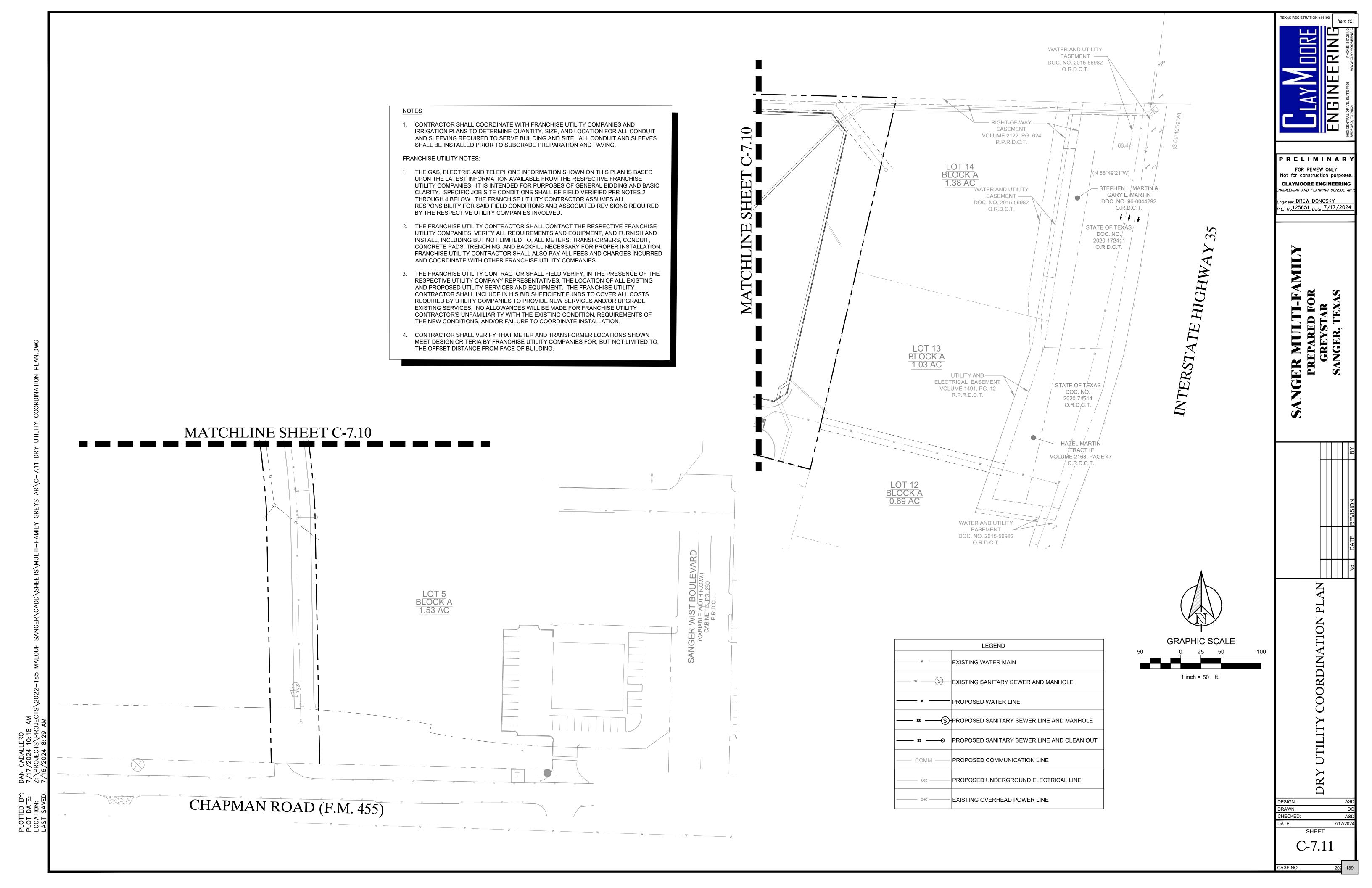


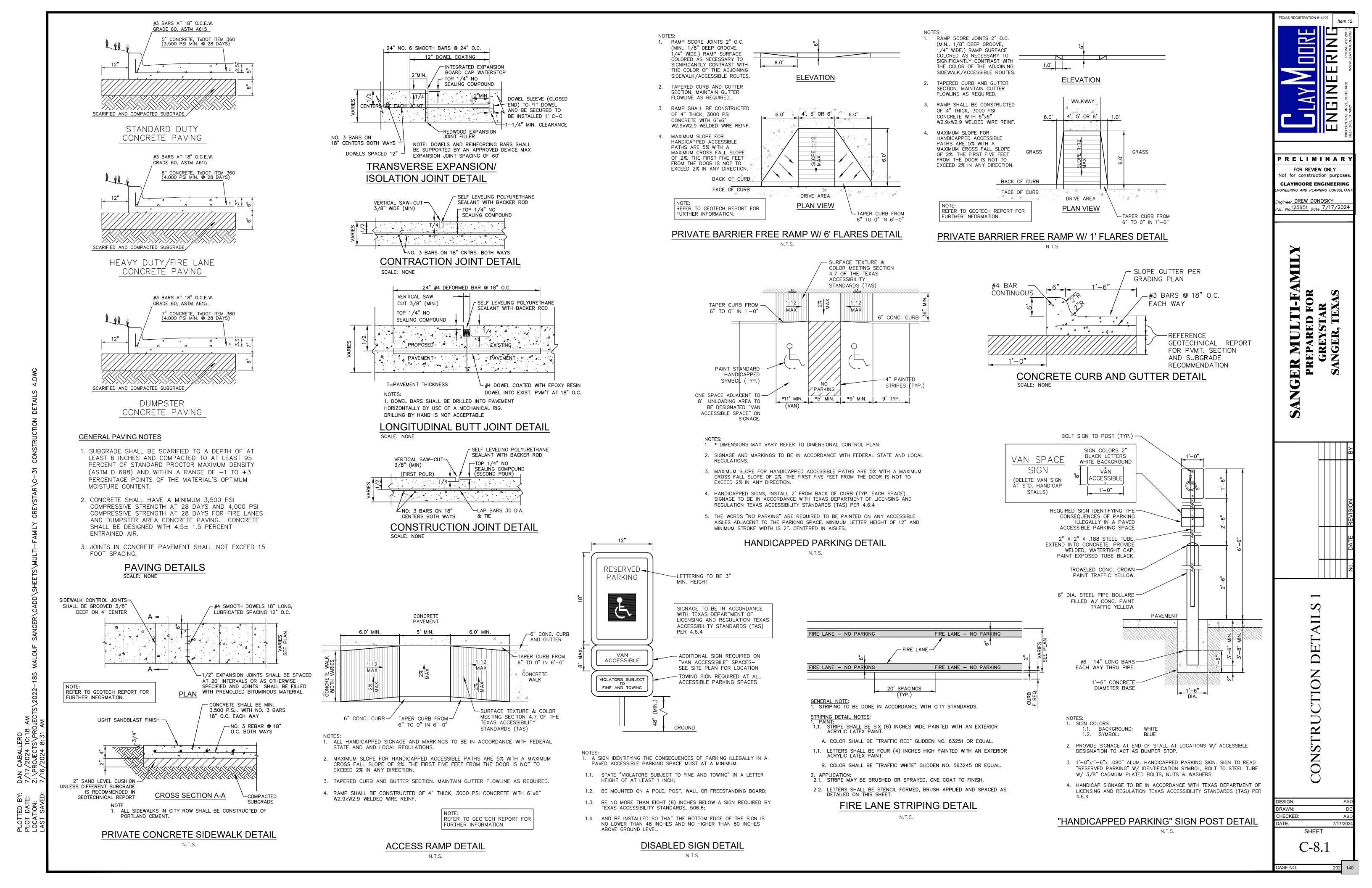


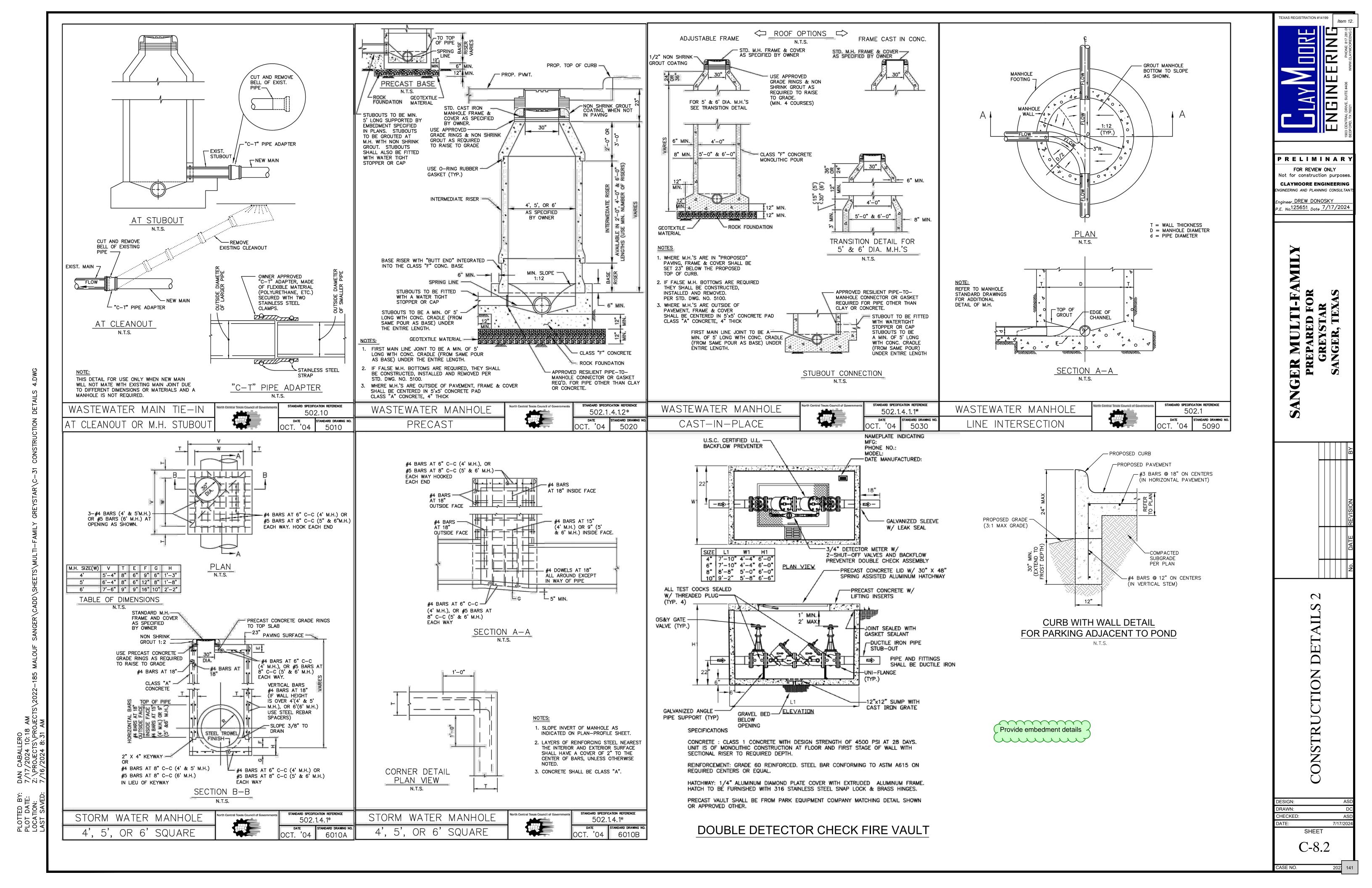


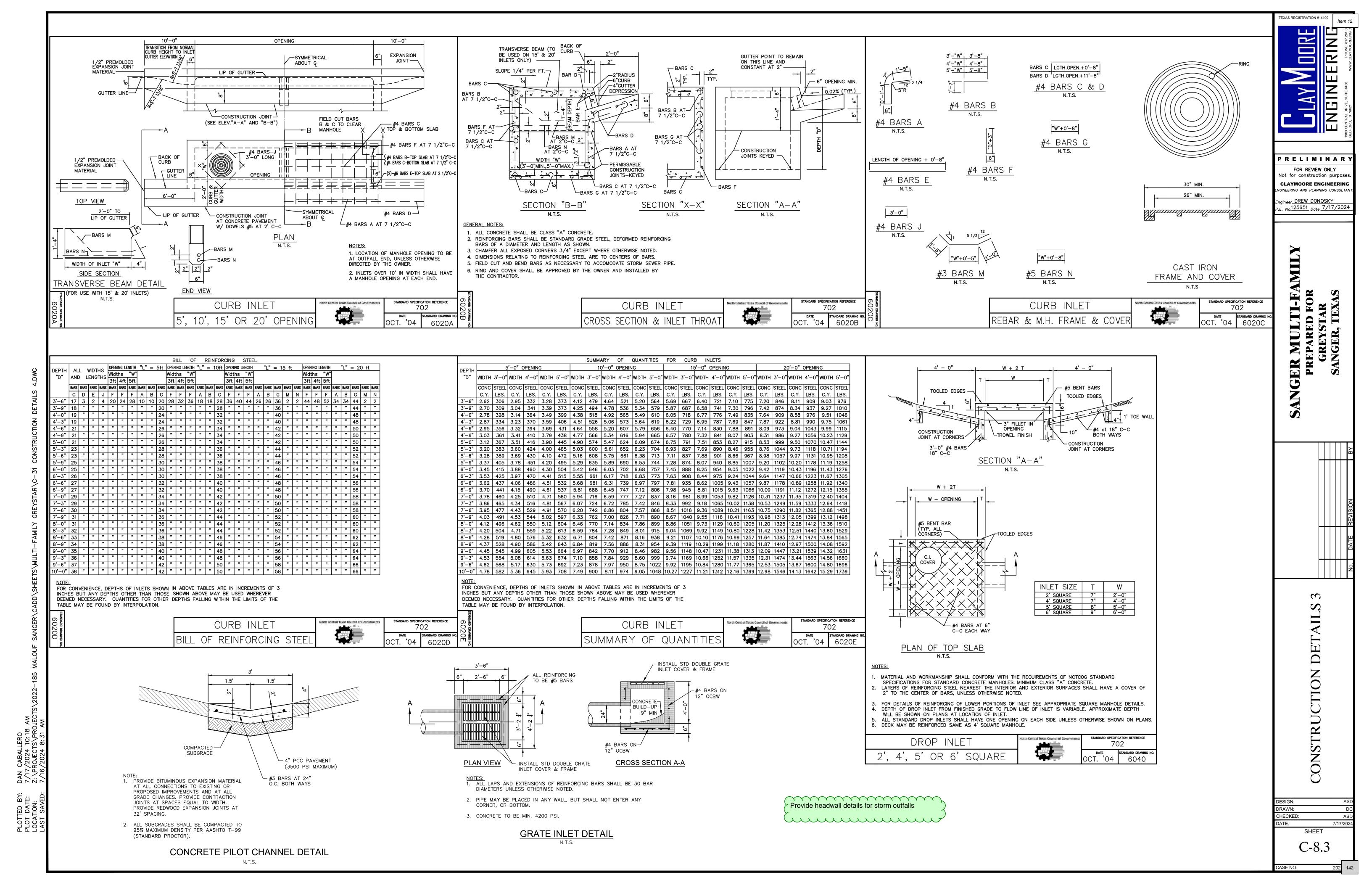


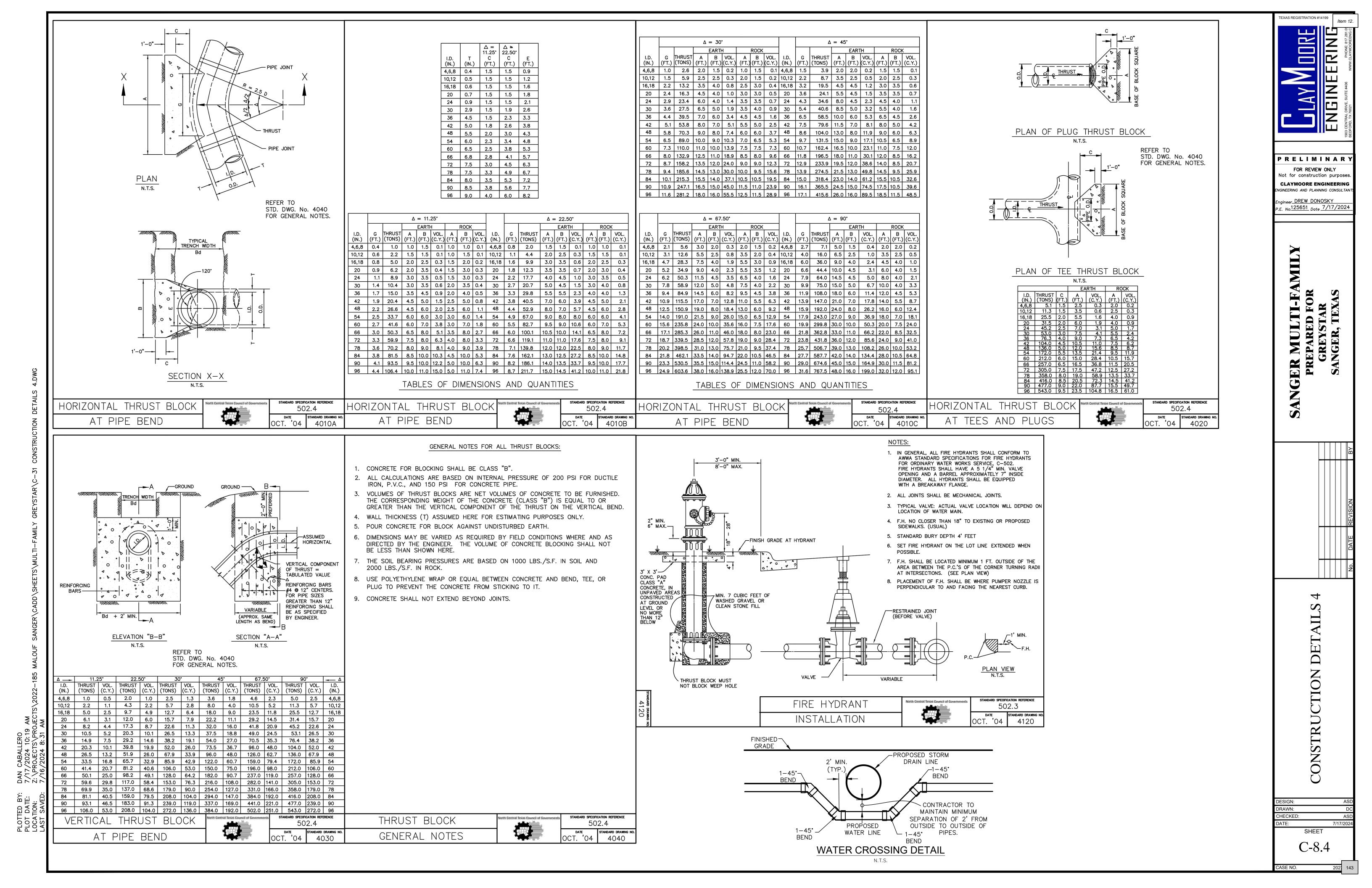


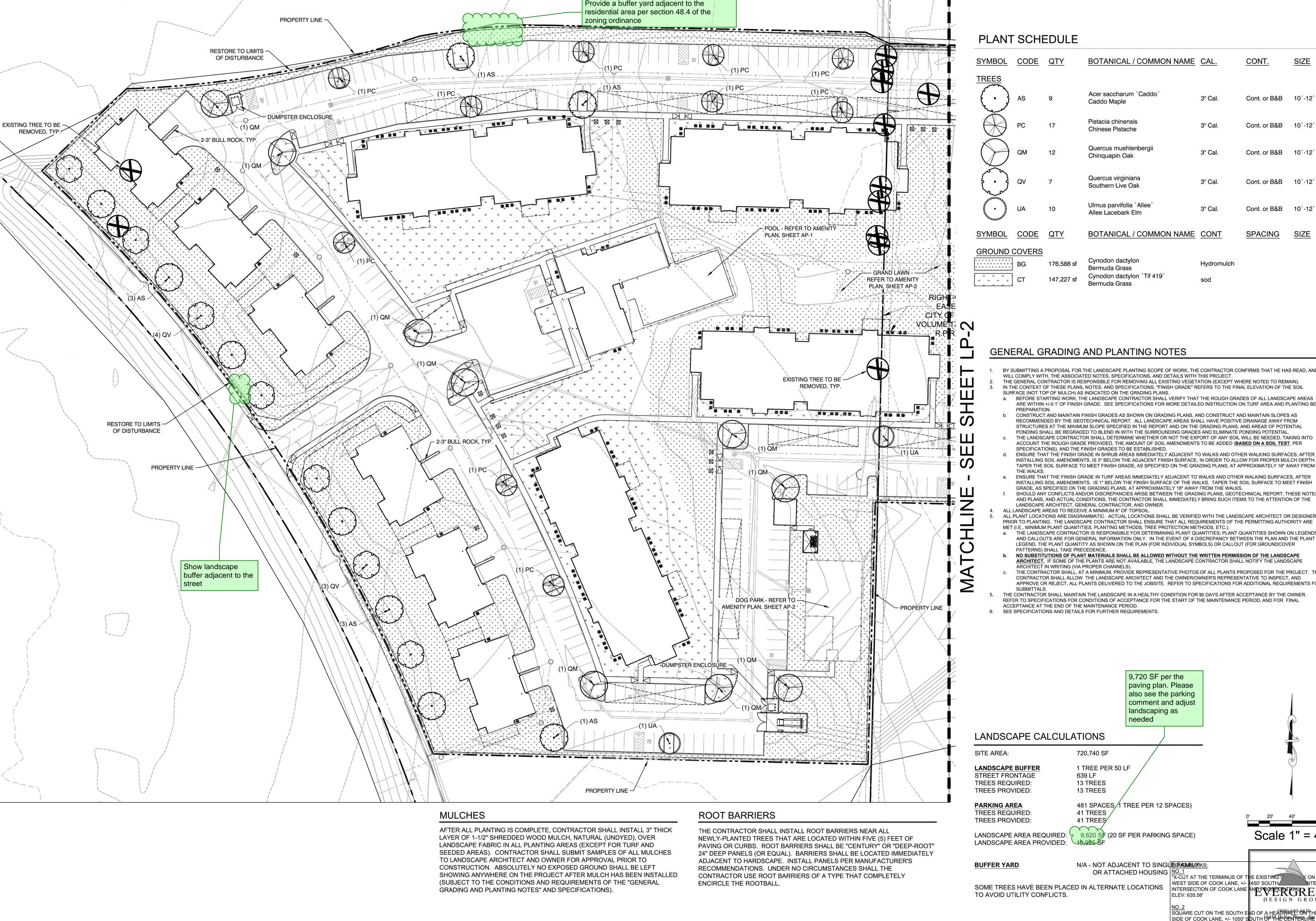












BOTANICAL / COMMON NAME CAL Cont. or B&B 10`-12` SPACING BOTANICAL / COMMON NAME CONT

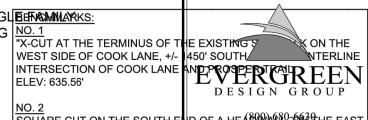
- BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN). IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL
- a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED
- CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS. AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
- ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH.
- ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH
- GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS. THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE
- MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.). a. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEE LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER
- NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE
- THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR
- THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL

9,720 SF per the paving plan. Please also see the parking comment and adjust

ELEV: 636.18'

N/A - NOT ADJACENT TO SINGLE BETWOMMLAYKS

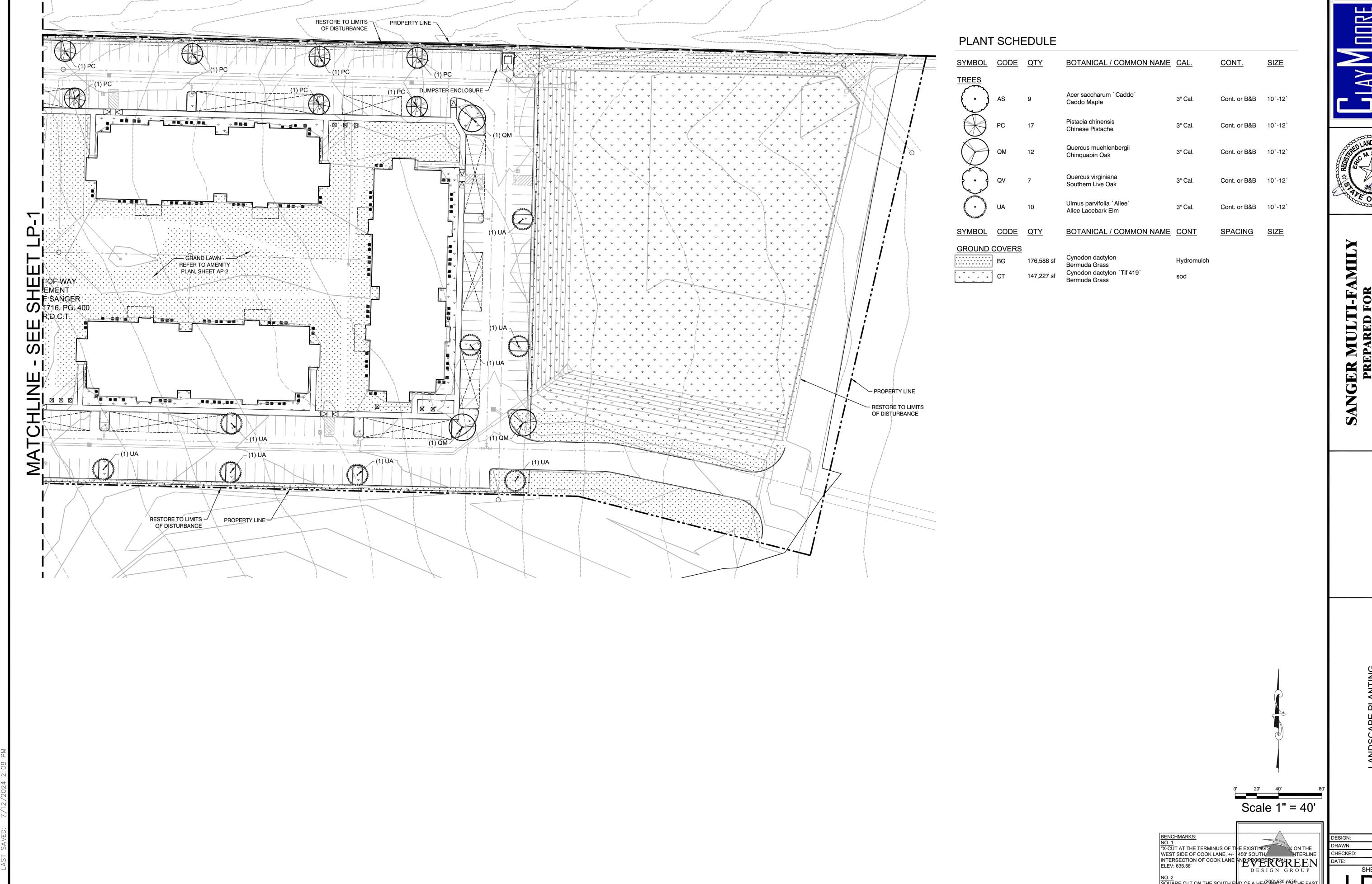
ELEV: 635.56'



CHECKED: NO. 2
SQUARE CUT ON THE SOUTH END OF A HEABY APROCESS THE EAST SIDE OF COOK LANE, +/- 1050' SOUTH OF A HEABY APROCESS TO THE TOTAL T INTERSECTION OF COOK LANE AND PROSPERS OF AIX 75001

TEXAS REGISTRATION #1419

07/15/2024





NO. 2 SQUARE CUT ON THE SOUTH END OF A HEASWALL ON THE EAST SIDE OF COOK LANE, +/- 1050' SOUTH 545 种型性外槽积小能 600 INTERSECTION OF COOK LANE AND PROSPERS PRAIX 75001 ELEV: 636.18' www.EvergreenDesignGroup.com

- A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN
- 2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
- THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID NURSERY AND FLORAL CERTIFICATE ISSUED BY THE TEXAS DEPARTMENT OF AGRICULTURE, AS WELL AS OPERATE UNDER A COMMERCIAL PESTICIDE APPLICATOR LICENSE ISSUED BY EITHER THE TEXAS DEPARTMENT OF AGRICULTURE OR THE TEXAS STRUCTURAL PEST CONTROL BOARD. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID CONTRACTOR'S LICENSE ISSUED BY THE APPROPRIATE LOCAL

INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS,

- WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION,
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF
- THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

- ALL MANUFACTURED PRODUCTS SHALL BE NEW.
- CONTAINER AND BALLED-AND-BURLAPPED PLANTS
- FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT, ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMACTIC CONDITIONS
- ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND. FREE FROM
- ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS). TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (B&B), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE.
- ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTBLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL
- ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
- CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT
- FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL. WHERE CALIPER MEASUREMENTS ARE USED, THE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE CALIPER OF THE THREE LARGEST TRUNKS.
- ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE
- TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD. SEED: PROVIDE BLEND OF SPECIES AND VARIETIES AS NOTED ON THE PLANS, WITH MAXIMUM PERCENTAGES OF PURITY,
- GERMINATION, AND MINIMUM PERCENTAGE OF WEED SEED AS INDICATED ON PLANS. EACH BAG OF SEED SHALL BE ACCOMPANIED BY A TAG FROM THE SUPPLIER INDICATING THE COMPOSITION OF THE SEED.
- TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN ½ INCH, FOREIGN MATTER, PLANTS, ROOTS, COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT
- 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISIEMENS/M: NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
- PLANTING MIX FOR POTS: AN EQUAL PART MIXTURE OF TOPSOIL, SAND AND COMPOST. INCORPORATE "GELSCAPE". AS MADE BY AMEREQ, INC., (800) 832-8788, AT THE RATE OF 3 LB. PER CUBIC YARD OF PLANTING MIX.
- FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS. POTASSIUM. AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING
- PALM MAINTENANCE ŚPIKES: AS MANUFACTURED BY THE LUTZ CORP, (800) 203-7740, OR APPROVED EQUAL. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
- TREE STAKING AND GUYING
- STAKES: 6' LONG GREEN METAL T-POSTS.
- GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
- STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.
- PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER

- BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
- a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. FACH SAMPLE SUBMITTED TO THE LAB SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL, TAKEN FROM BETWEEN THE SOIL SURFACE AND 6" DEPTH. IF NO SAMPLE LOCATIONS ARE INDICATED ON THE PLANS. THE CONTRACTOR SHALL
- TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING. THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT.
- THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE
- THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): SEPARATE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERIC PLANTS, TURF, AND NATIVE SEED, AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
- THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
- FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING: TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
- NITROGEN STABILIZED ORGANIC AMENDMENT 4 CU. YDS. PER 1,000 S.F. PREPLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) - 15 LBS PER 1,000 S.F. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
- TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING: NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
- 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) 10 LBS. PER CU. YD. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE IRON SULPHATE - 2 LBS. PER CU. YD.
- IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
- CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS. AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL
- NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING

THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE

- SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS. AT APPROXIMATELY 18" AWAY FROM THE WALKS. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER
- THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL
- REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

- THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES.
- SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE, PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR TREE/SHRUB, TURF, AND SEED AREAS AS MAY BE APPROPRIATE)
- 3. SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY).
- WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING
- GENERAL PLANTING REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
 - EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
- CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1' FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
- ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
- ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE
- CANOPY DRIP LINES WITHIN 24 HOURS. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.
- TREE PLANTING TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL,
- AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
- FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES
- JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL
- OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL. TREES SHALL NOT BE STAKED UNLESS LOCAL CONDITIONS (SUCH AS HEAVY WINDS OR SLOPES) REQUIRE STAKES
- TO KEEP TREES UPRIGHT. SHOULD STAKING BE REQUIRED, THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN. THE LANDŚCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES: TWO STAKES PER TREE
- 2-1/2"-4" TREES THREE STAKES PER TREE
- TREES OVER 4" CALIPER GUY AS NEEDED MULTI-TRUNK TREES THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO
- STABILIZE THE TREE #15 CONT. - 24" BOX TREES TWO STAKES PER TREE
- THREE STAKES PER TREE 36"-48" BOX TREES
- OVER 48" BOX TREES GUY AS NEEDED
- THREE STAKES PER TREE MINIMUM. QUANTITY AND POSITIONS AS NEEDED TO MULTI-TRUNK TREES STABILIZE THE TREE
- 7. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH THE WEED BARRIER CLOTH AND TOPDRESS WITH MULCH (TYPE AND DEPTH
- SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT
- IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS. INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAPLES TO KEEP THE WEED BARRIER CLOTH IN PLACE.
- WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.
- SODDING SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
- LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN. LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO
- NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES. ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
- WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.
- 1. TURF HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
 - WINTER MIX (OCTOBER 1 MARCH 31)
 - 50# CELLULOSE FIBER MULCH 2# UNHULLED BERMUDA SEED
 - 2# ANNUAL RYE SEED 15# 15-15-15 WATER SOLUBLE FERTILIZER SUMMER MIX (APRIL 1 - SEPTEMBER 30)
 - 50# CELLULÒSE FIBER MULCH
 - 2# HULLED BERMUDA SEED 15# 15-15-15 WATER SOLUBLE FERTILIZER
- 2. SEED HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS: 50# CELLULOSE FIBER MULCH

15# 15-15-15 WATER SOLUBLE FERTILIZER

- SEED RATE PER LEGEND DRILL SEEDING
 - 1. ALL SEED SHALL BE DRILL SEEDED AT THE RATES SHOWN ON THE PLANS, WITH A HYDROMULCH MIX APPLIED AFTER SEEDING
- 2. THE HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS: 50# CELLULOSE FIBER MULCH
- 15# 15-15-15 WATER SOLUBLE FERTILIZER 4# ORGANIC BINDER
- INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND TREE RINGS. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE AND WITHIN 24" OF HABITABLE STRUCTURES, EXCEPT AS MAY BE NOTED ON THESE PLANS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
- 1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT. ORDERLY CONDITION.
- DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.

ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.

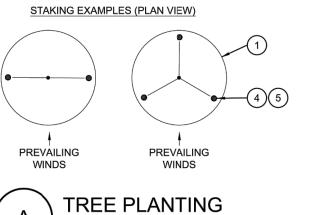
- J. INSPECTION AND ACCEPTANCE UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
- 2. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS. THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24
- 3. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.
- K. LANDSCAPE MAINTENANCE THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS. WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING
- SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF PLANTS AT NO ADDITIONAL COST TO THE OWNER.
- 3. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL
- DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES

SEEDED/HYDROMULCHED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE

- BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS 1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD,
- OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY. 2. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR
- SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.

 Add not to specify that the owner is responsible for · landscape maintenance

CONIFEROUS NON-CONIFEROUS 3X ROOTBALL DIA



SCALE: NOT TO SCALE

OPEN LANDSCAPE

1) TREE CANOPY.

(2) CINCH-TIES (24" BOX/2" CAL. TREES AND SMALLER) OR 12 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (36" BOX/2.5" CAL. TREES AND LARGER). SECURE TIES OR STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.

(3) 24" X 3/4" P.V.C. MARKERS OVER WIRES.

(4) GREEN STEEL T-POSTS. EXTEND POSTS 12" MIN. INTO UNDISTURBED SOIL

(5) PRESSURE-TREATED WOOD DEADMAN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.

6 TRUNK FLARE.

7) MULCH, TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 6" OF TRUNK.

(8) FINISH GRADE.

(9) ROOT BALL.

IN WIND

10) BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.

(11) UNDISTURBED NATIVE SOIL. (12) 4" HIGH EARTHEN WATERING BASIN.

(13) FINISH GRADE.

SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 2"-4" ABOVE FINISH GRADE.

TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE AS MUCH BURLAP FROM AROUND ROOTBALL AS IS PRACTICAL. REMOVE ALL NURSERY STAKES AFTER PLANTING. FOR TREES 36" BOX/2.5" CAL. AND LARGER, USE THREE STAKES OR

DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE. STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM BENDING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT

FOR B&B TREES, CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE

BASKET AFTER TREE IS SET IN HOLE, REMOVE ALL NYLON TIES,

PLACING TREE IN HOLE, CUT OFF AND REMOVE REMAINDER OF

PARKWAY OR ISLAND 1) TYPICAL WALKWAY OR PAVING TREE TRUNK LINEAR ROOT BARRIER MATERIAL. SEE

PLANTING NOTES FOR TYPE AND MANUFACTURER. INSTALL PER

MANUFACTURER'S SPECIFICATIONS.

(4) TREE CANOPY (5) TYPICAL PLANTING AREA

NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. 2) BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

ROOT BARRIER - PLAN VIEW

TEXAS REGISTRATION #14199

07/15/2024

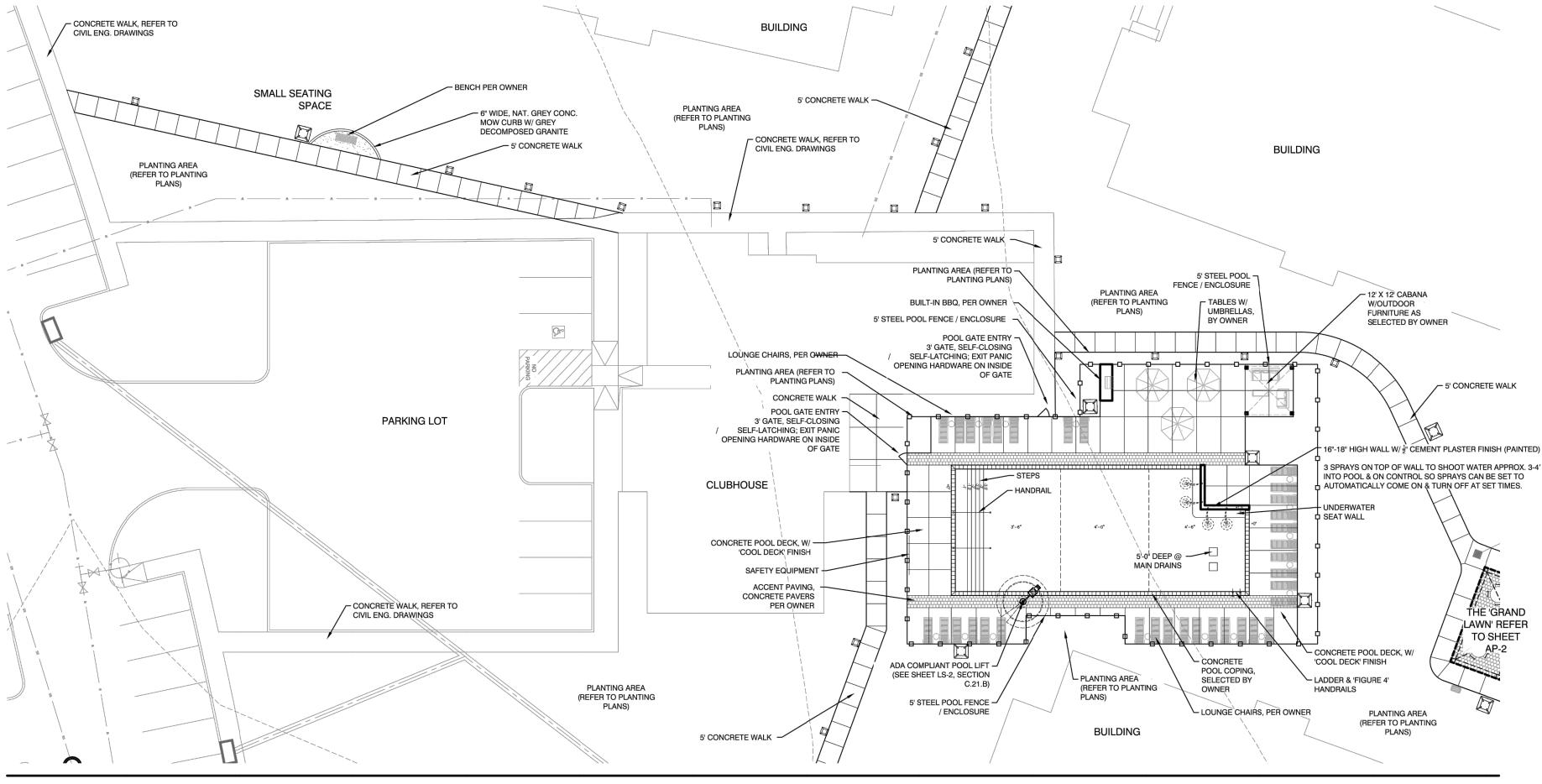
(6) TYPICAL CURB AND GUTTER 1) INSTALL ROOT BARRIERS NEAR ALL

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POOL DECK & SMALL SEATING SPACE

AMENITY SPACE

GENERAL NOTES

- CONTRACTOR SHALL VERIFY WITH OWNER'S REPRESENTATIVE THAT PLANS ARE CURRENT AND APPROVED.
- 2. WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL JURISDICTIONS.
- 3. THESE PLANS ARE BASED ON IMPROVEMENT PLANS BY CLAYMOORE ENGINEERING.
- 4. THE GEOTECHNICAL SOILS ENGINEERING REPORT IS A PART OF THESE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL COMPLY WITH THE REPORT'S RECOMMENDATIONS AS THEY RELATE TO HIS WORK.
- 5. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY AND/OR REQUIRED PERMITS AND PAY ALL RELATED FEES AND/OR TAXES REQUIRED TO INSTALL THE WORK ON THESE PLANS.
- 6. THE CONTRACTOR SHALL BE APPROPRIATELY LICENSED AS REQUIRED BY THE STATE IN WHICH THE WORK TAKES PLACE.
- 7. A SEPARATE PLUMBING PERMIT AND INSPECTION WILL BE REQUIRED FROM THE BUILDING INSPECTION DEPARTMENT FOR THE INSTALLATION OF IRRIGATION SYSTEMS SHOWN ON THIS DRAWING.
- 8. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING THE WORK AND SHALL BE RESPONSIBLE FOR COORDINATING WITH THE OWNER, LANDSCAPE ARCHITECT, GOVERNING AGENCIES AND OTHER TRADES.
- 9. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY OF ANY ERRORS, OMISSIONS OR DISCREPANCIES IN EXISTING CONDITIONS OR WITHIN THE PLANS PRIOR TO BEGINNING THE WORK.
- 10. UNIT PRICES FOR ALL IMPROVEMENTS SHALL BE ESTABLISHED AS A PART OF THE CONTRACT WITH THE PROJECT OWNER AND PRIOR TO BEGINNING WORK, TO ACCOMMODATE ADDITIONS AND/OR DELETIONS OF MATERIAL AND/OR LABOR.
- 11. DETERMINATION OF "EQUAL" SUBSTITUTIONS SHALL BE MADE ONLY BY THE LANDSCAPE ARCHITECT.
- 12. LANDSCAPE ARCHITECT SHALL BE NOTIFIED NO LESS THAN 48 HOURS IN ADVANCE OF ANY SITE OBSERVATIONS OR MEETINGS.
- 13. SITE OBSERVATIONS AND MEETINGS SHALL INCLUDE:
- A. PRE-CONSTRUCTION CONFERENCE
- B. SELECTION AND TAGGING OF SPECIMEN TREES AT NURSERIES C. LANDSCAPE GRADING PRIOR TO PLANTING
- D. LAYOUT AND INSTALLATION OF HARDSCAPE AND LANDSCAPE STRUCTURES IN RELATION TO DESIGN INTENT
- E. PLANT MATERIAL QUALITY AND INSTALLATION AT THE PROJECT SITE
- F. OBSERVATION TO ESTABLISH 90-DAY MAINTENANCE PERIOD (PRE-MAINTENANCE)
- G. FINAL OBSERVATION AT THE END OF THE 90-DAY MAINTENANCE PERIOD (FINAL) NOTE: "LANDSCAPE" SHALL REFER TO ALL IMPROVEMENTS WITHIN THIS SET OF DOCUMENTS THAT HAVE BEEN DESIGNED BY THIS
- 14. SITE OBSERVATIONS BY THE LANDSCAPE ARCHITECT DURING ANY PHASE OF THIS PROJECT DOES NOT RELIEVE THE CONTRACTOR OF HIS PRIMARY RESPONSIBILITY TO PERFORM ALL WORK IN ACCORDANCE WITH THE PLANS, SPECIFICATIONS AND GOVERNING CODES.
- 15. CONTRACTOR SHALL BE BACKCHARGED FOR LANDSCAPE ARCHITECT'S TIME WHEN OBSERVATIONS ARE CALLED FOR AND IT IS FOUND THAT THE WORK IS NOT SIGNIFICANTLY READY UPON OBSERVATION OR THE APPOINTMENT IS NOT KEPT. TIME WILL BE CHARGED ON AN HOURLY BASIS, PLUS TRANSPORTATION, FOOD AND LODGING COSTS, IF ANY, AT THE THEN EXISTING HOURLY RATE FOR THE PERSONNEL PROVIDING THE OBSERVATIONS.
- 16. THIS FIRM DOES NOT PRACTICE OR CONSULT IN THE FIELD OF SAFETY ENGINEERING. THIS FIRM DOES NOT DIRECT THE CONTRACTOR'S OPERATIONS, AND IS NOT RESPONSIBLE FOR THE SAFETY OF PERSONNEL OTHER THAN OUR OWN ON THE SITE; THE SAFETY OF OTHERS IS THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHOULD NOTIFY THE OWNER IF HE CONSIDERS ANY OF THE RECOMMENDED ACTIONS PRESENTED HEREIN TO BE UNSAFE.

THIS LAYOUT PLAN AND ASSOCIATED SPECIFICATIONS ARE PROVIDED TO SHOW DESIGN INTENT ONLY. POOL CONTRACTOR IS RESPONSIBLE TO PROVIDE ENGINEERED AQUATIC DRAWINGS IN COMPLIANCE WITH ALL APPLICABLE JURISDICTIONAL CODES.

NOTES

ALL PLANTERS AROUND THE POOL STRUCTURE SHALL BE FULLY ENCLOSED TO PREVENT WATER FROM ENTERING THE SUBGRADE BELOW/AROUND THE POOL, PLANTERS SHALL BE CONSTRUCTED TO HAVE A 36" MINIMUM DEPTH OF SOIL FOR HEALTHY PLANT GROWTH PLUS GRAVEL BOTTOM WITH 'FRENCH DRAIN' TO REMOVE EXCESS WATER 'FRENCH-DRAINS' SHALL BE CONNECTED TO A PIPE TO GRAVITY FIOW WATER TO A SUITABLE OUTFLOW LOCATION

POOL SHELL, DECKING, ENCLOSED PLANTERS, ETC. DESIGNED BY STRUCTURAL ENGINEER AND COMPLYING TO GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT AND AS PARTIALLY REPRODUCED ON THIS SHEET.

DECKING SCORING AND EXPANSION JOINT PATTERNS SHOWN ARE INTENDED AS GUIDELINES ONLY. DUE TO THE REQUIREMENTS OF THE GEOTECHNLCAL REPORT, THE POOL CONTRACTOR AND THEIR STRUCTURAL ENGINEER SHALL REVIEW THIS LAYOUT AND REVISE AS APPROPRIATE WITH OWNER APPROVAL. SPECIAL PAVINGS SHOWN SHALL ALSO BE REVIEWED AND REVISED AS NECESSARY TO COMPLY TO CONSTRAINTS OF THE REPORT AND THE DESIRES OF THE OWNER.

HOSE BIBS SHALL BE PROVIDED AROUND THE PERIMETER OF THE DECK AREA AT INTERVALS SUCH THAT ALL PARTS OF THE DECK CAN BE REACHED WITH A 100-FOOT HOSE.

) SEE CIVIL ENGINEERING PLANS FOR FINISH GRADING ON DECK AND AROUND POOL 2) TYPICAL SLOPE AWAY FROM POOL EDGE ACROSS POOL DECK SHOULD NOT EXCEED 2.0% IN ANY DIRECTION, REPORT ANY

1) GATE MUST HAVE A SELF-CLOSING AND SELF-LATCHING DEVICE.

- PADLOCK OR A BUILT-IN LOCK OPERATED BY KEY, CARD, OR COMBINATION.
- GATE LATCH MUST BE INSTALLED AT LEAST 60 INCHES ABOVE THE GROUND.
- GATE ONLY AND IS AT LEAST THREE INCHES BELOW THE TOP OF THE GATE. AND THE GATE OR ENCLOSURE HAS NO OPENING GREATER THAN ONE-HALF INCH IN ANY DIRECTION WITHIN 18 INCHES FROM THE LATCH. INCLUDING THE SPACE BETWEEN
- BY KEY, CARD, OR COMBINATION ON BOTH SIDES OF THE GATE.

GEOTECHNICAL REPORT RECOMMENDATIONS (FOR REFERENCE)

ADDITIONAL INFORMATION AND TO ENSURE THE RECOMMENDATIONS ARE CURRENT

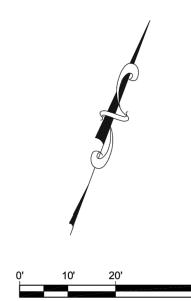
VICINITY OF BORING B-1. ROCK (LIMESTONE) WAS ENCOUNTERED AT A DEPTH AS SHALLOW AS 2 FT BELOW THE EXISTING GROUND SURFACE IN THIS BORING. THE SWIMMING POOL/POOL DECK AREA COULD BE SUBJECTED TO POTENTIAL SEASONAL MOVEMENT UP TO ABOUT 11/2 INCHES BASED ON THE SOIL CONDITIONS ENCOUNTERED IN THIS AREA. SUBGRADE IMPROVEMENT IN THE SWIMMING POOL AND POOL DECK AREAS SHOULD CONFORM TO THE RECOMMENDATIONS DISCUSSED IN SECTION 6.2 (USING ON-SITE SOIL (MAX PI OF 25) AND/OR SELECT FILL

THE PROPOSED SWIMMING POOL WALLS WILL BE SUBJECT TO LATERAL EARTH PRESSURES INDUCED BY THE SOIL RETAINED BY THOSE WALLS. IF THE POOL IS CONSTRUCTED USING "GUNITE" TECHNIQUES, THEN THE RETAINED SOIL WILL BE THE ON-SITE CLAYEY SOILS ENCOUNTERED IN THE BORINGS. AS SUCH, THE EQUIVALENT FLUID DENSITY WILL BE DICTATED BY THAT NATURAL SOIL. LATERAL PRESSURES EXERTED BY COMPETENT LIMESTONE ROCK WILL

IF THE SOILS ARE MASS-EXCAVATED AND THE SWIMMING POOL IS FORMED AND PLACED, THEN THE BACKFILL CAN CONSIST OF FREE DRAINING GRANULAR SOILS SUCH AS CLEAN, FREE-DRAINING SAND OR GRAVEL, WHICH WILL ALLOW BY CLEAN SAND OR GRAVEL THAT IS COMPLETELY WRAPPED IN FILTER FABRIC SHOULD BE CONSIDERED FOR BEHINDWALL

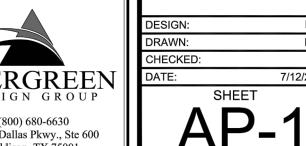
THE EQUIVALENT FLUID PRESSURES PROVIDED IN TABLE C MAY BE USED FOR THE DESIGN OF THE SWIMMING

WE RECOMMEND THAT THE WALLS OF THE POOL BE DESIGNED ASSUMING NO PRESSURE FROM THE WATER IN THE OVER THE GRANULAR BACKFILL AND WILL SERVE AS A PROTECTIVE COVER TO REDUCE SURFACE WATER FROM INFILTRATING INTO THE BACKFILL MATERIALS. THE RECOMMENDATIONS PRESENTED IN THIS SECTION ARE TO BE



Scale 1" = 20'





TEXAS REGISTRATION #14199

07/12/2024



VARIANCE TO THIS TO ENGINEER AND OWNER FOR CORRECTION. **GATE LATCH NOTES:** 2) GATE MUST HAVE HARDWARE ENABLING IT TO BE LOCKED, AT THE OPTION OF WHOEVER CONTROLS THE GATE, BY A GATE MUST OPEN OUTWARD AWAY FROM THE POOL YARD. GATE LATCH MAY BE INSTALLED LOWER THAN 60 INCHES IF THE LATCH IS INSTALLED ON THE POOL YARD SIDE OF THE THE GATE AND THE GATE POST TO WHICH THE GATE LATCHES. 6) A GATE LATCH MAY BE LOCATED 42 INCHES OR HIGHER ABOVE THE GROUND IF THE GATE CANNOT BE OPENED EXCEPT

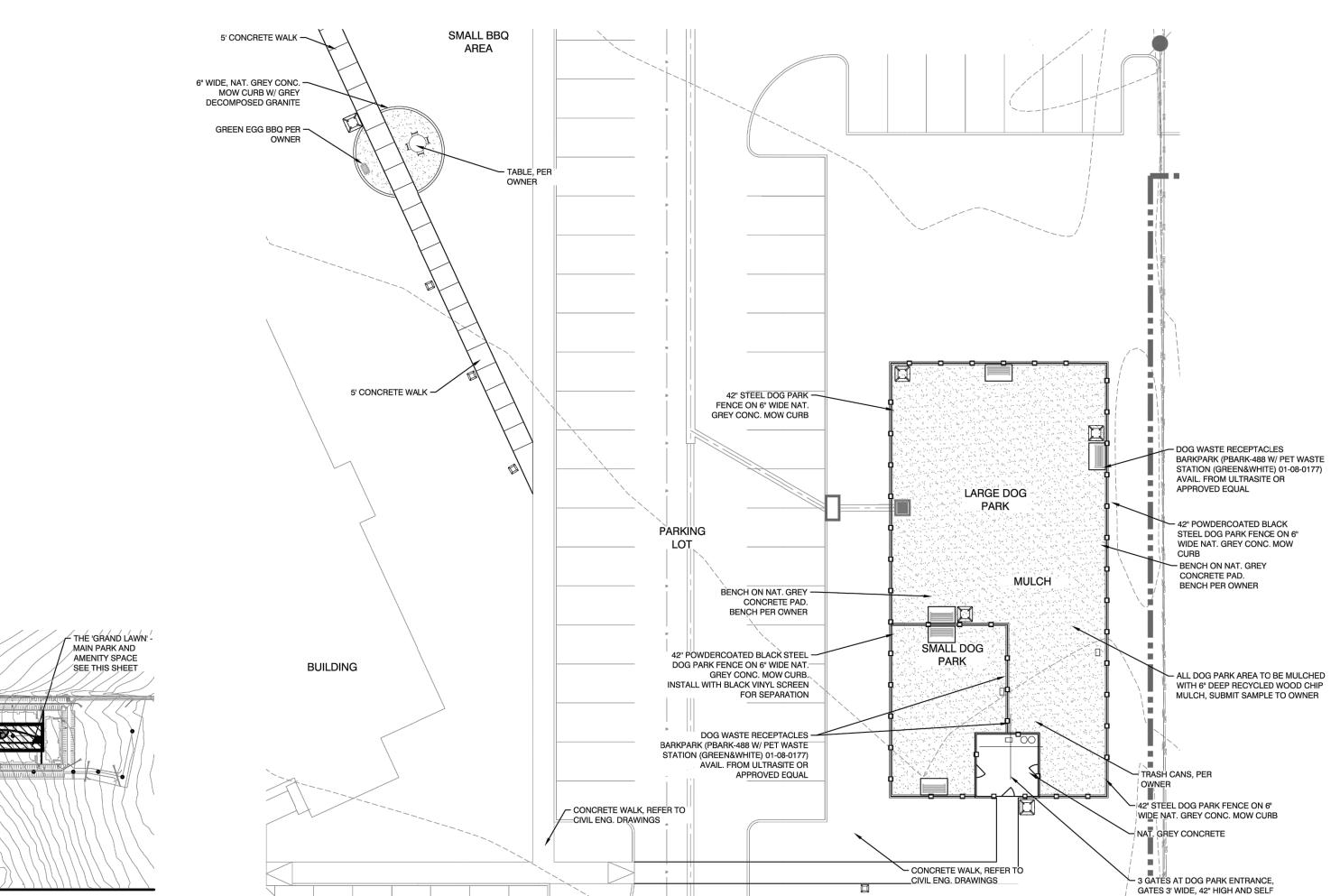
THE FOLLOWING IS PROVIDE SECTION OF THE GEOTECHNICAL REPORT PREPARED BY ALPHA TESTING DATED 10/27/22. THE BELOW IS FOR REFERENCE ONLY, PLEASE REFER TO SECTION 6.6 OF THE MOST CURRENT GEOTECHINCAL REPORT FOR

BASED ON THE INFORMATION PROVIDED TO US, WE ANTICIPATE THE SWIMMING POOL WILL BE LOCATED IN THE

THE EQUIVALENT FLUID DENSITY EXERTED ON THE POOL WALLS TO BE CONTROLLED TO SOME EXTENT. IF THE POOL WALLS ARE BACKFILLED, THEN A DRAINAGE SYSTEM COMPRISED OF SLOTTED OR PERFORATED PVC PIPE ENCASED CONSTRUCTION TO FURTHER CONTROL THE EQUIVALENT FLUID DENSITY. VERTICAL FACE DRAINS ARE COMMONLY USED TO PROVIDE SOME DRAINAGE AND REDUCE HYDROSTATIC FORCES BEHIND EARTH-FORMED RETAINING STRUCTURES, HOWEVER, WITHOUT A FREE-DRAINING MATERIAL PLACED WITHIN THE ENTIRE ACTIVE ZONE BEHIND THE WALL, HYDROSTATIC FORCES CAN STILL DEVELOP. THE "ACTIVE ZONE" CONSISTS OF THE AREA BEHIND THE WALL WITHIN A BOUNDARY CREATED BY A 45-DEGREE ANGLE DRAWN FROM THE HEEL OF THE WALL AND EXTENDING UPWARD TO THE GROUND SURFACE

POOL WALLS AT THIS SITE DEPENDING UPON THE DESIGN RESTRAINT CONDITION AND UPON WHETHER OR NOT SUBSURFACE WATER CAN BE EFFECTIVELY DRAINED FROM BEHIND THE WALL. THE FLUID PRESSURES DO NOT ACCOUNT FOR ANY SURCHARGE LOADS. THE "ACTIVE" RESTRAINT CONDITION ASSUMES THE TOP OF WALL WILL rotate.CONVERSELY. THE "AT-REST" RESTRAINT CONDITION ASSUMES THE TOP OF THE WALL WILL NOT MOVE. THE "AT-REST" CONDITION MAY BE MORE APPROPRIATE FOR SWIMMING POOL WALLS.

POOL (THAT IS, AN EMPTY POOL). WE ANTICIPATE THAT FLATWORK OR A 2-FT THICK CLAY CAP WILL BE CONSTRUCTED USED FOR EQUIVALENT FLUID PRESSURES TO AID IN DESIGNING THE POOL. A SPECIAL POOL DESIGNER AND 1) ENGINEER SHOULD BE CONSULTED.



- JURISDICTIONS.
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- 11. DETERMINATION OF "EQUAL" SUBSTITUTIONS SHALL BE MADE ONLY BY THE LANDSCAPE ARCHITECT.
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- SITE OBSERVATIONS AND MEETINGS SHALL INCLUDE: A. PRE-CONSTRUCTION CONFERENCE B. SELECTION AND TAGGING OF SPECIMEN TREES AT NURSERIES C. LANDSCAPE GRADING PRIOR TO PLANTING D. LAYOUT AND INSTALLATION OF HARDSCAPE AND LANDSCAPE STRUCTURES IN RELATION TO DESIGN INTENT E. PLANT MATERIAL QUALITY AND INSTALLATION AT THE PROJECT SITE F. OBSERVATION TO ESTABLISH 90-DAY MAINTENANCE PERIOD (PRE-MAINTENANCE)

G. FINAL OBSERVATION AT THE END OF THE 90-DAY MAINTENANCE PERIOD (FINAL)

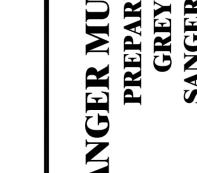
NOTE: "LANDSCAPE" SHALL REFER TO ALL IMPROVEMENTS WITHIN THIS SET OF

14. SITE OBSERVATIONS BY THE LANDSCAPE ARCHITECT DURING ANY PHASE OF THIS PROJECT DOES NOT RELIEVE THE CONTRACTOR OF HIS PRIMARY RESPONSIBILITY TO PERFORM ALL WORK IN ACCORDANCE WITH THE PLANS, SPECIFICATIONS AND GOVERNING CODES.

DOCUMENTS THAT HAVE BEEN DESIGNED BY THIS OFFICE.

CLOSING TO MATCH ADJACENT STEEL

- 15. CONTRACTOR SHALL BE BACKCHARGED FOR LANDSCAPE ARCHITECT'S TIME WHEN OBSERVATIONS ARE CALLED FOR AND IT IS FOUND THAT THE WORK IS NOT SIGNIFICANTLY READY UPON OBSERVATION OR THE APPOINTMENT IS NOT KEPT. TIME WILL BE CHARGED ON AN HOURLY BASIS, PLUS TRANSPORTATION, FOOD AND LODGING COSTS, IF ANY, AT THE THEN EXISTING HOURLY RATE FOR THE PERSONNEL PROVIDING THE OBSERVATIONS.
- 16. THIS FIRM DOES NOT PRACTICE OR CONSULT IN THE FIELD OF SAFETY ENGINEERING. THIS FIRM DOES NOT DIRECT THE CONTRACTOR'S OPERATIONS, AND IS NOT RESPONSIBLE FOR THE SAFETY OF PERSONNEL OTHER THAN OUR OWN ON THE SITE; THE SAFETY OF OTHERS IS THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHOULD NOTIFY THE OWNER IF HE CONSIDERS ANY OF THE RECOMMENDED ACTIONS PRESENTED HEREIN TO BE UNSAFE.



TEXAS REGISTRATION #1419

EVERGREEN (800) 680-6630 15455 Dallas Pkwy., Ste 600

Scale 1'' = 20'

CHECKED: Addison, TX 75001 www.EvergreenDesignGroup.com

POOL DECK & SMALL

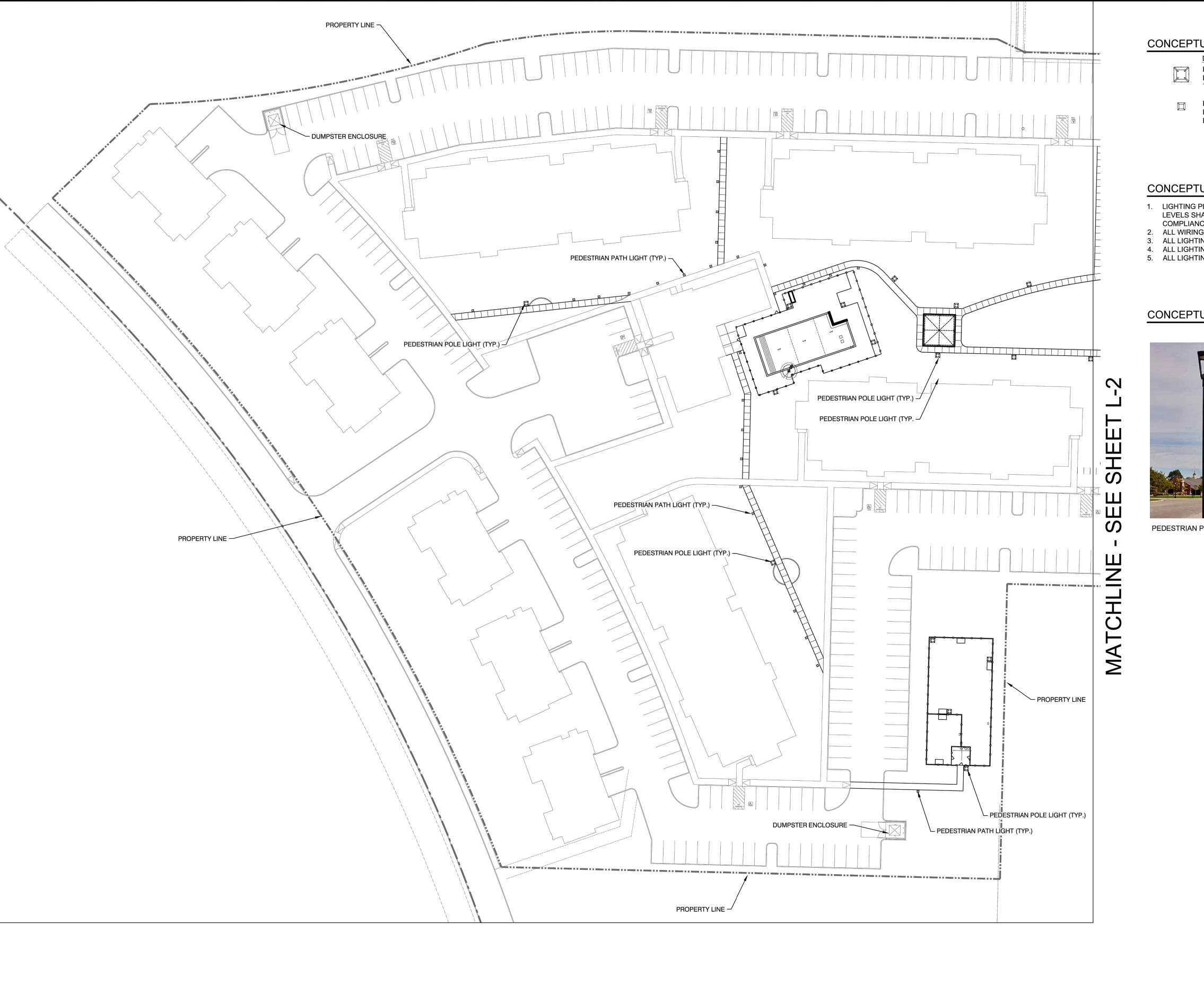
SEATING SPACE

BBQ AREA

SEĘ THỊS SHEĘT

KEY MAP

DOG PARK AND SMALL BBQ AREA



CONCEPTUAL LIGHTING LEGEND

DESCRIPTION PEDESTRIAN POLE LIGHT - ASHBERY POLE LIGHT AVAILABLE FROM LANDSCAPE FORMS, OR APPROVED EQUAL. 12' POLE HEIGHT, USE BOTH TYPE 3 AND TYPE 5 LIGHT DISTRIBUTION, COLOR TBS

PEDESTRIAN PATH LIGHT - ASHBERY PATH LIGHT AVAILABLE FROM LANDSCAPE FORMS, OR APPROVED EQUAL. 3' POLE HEIGHT, USE TYPE 5 LIGHT DISTRIBUTION, COLOR TBS

CONCEPTUAL LIGHTING NOTES

- LIGHTING PLAN IS FOR CONCEPTUAL USE ONLY. ALL LIGHTING PLACEMENT AND LIGHT LEVELS SHALL BE CONFIRM BY ELECTRICAL ENGINEER OR LIGHTING DESIGNER TO ENSURE
- COMPLIANCE WITH LIGHT REQUIREMENTS.

 2. ALL WIRING, TRANSFORMERS, AND ELECTRICAL CONNECTIONS ARE BY OTHERS.

 3. ALL LIGHTING SHALL BE DIRECTED AWAY FROM ADJACENT RESIDENTIAL BUILDINGS.

- ALL LIGHTING SHALL BE LED LIGHTING WITH 3000K (WARM WHITE) BULBS
 ALL LIGHTING SHALL BE UL LISTED AND INTERNATIONAL DARK-SKY APPROVED.

CONCEPTUAL LIGHTING IMAGES



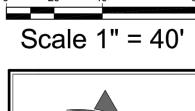




QTY

PEDESTRIAN PATH LIGHT





EVERGREEN DESIGN GROUP (800) 680-6630 15455 Dallas Pkwy., Ste 600 Addison, TX 75001 www.EvergreenDesignGroup.com

CHECKED: SHEET

07/12/2024

CONCEPTUAL LIGHTING LEGEND

DESCRIPTION PEDESTRIAN POLE LIGHT - ASHBERY POLE LIGHT AVAILABLE FROM LANDSCAPE FORMS, OR APPROVED EQUAL. 12' POLE HEIGHT, USE BOTH TYPE 3 AND TYPE 5 LIGHT DISTRIBUTION, COLOR TBS

CONCEPTUAL LIGHTING NOTES

- LIGHTING PLAN IS FOR CONCEPTUAL USE ONLY. ALL LIGHTING PLACEMENT AND LIGHT LEVELS SHALL BE CONFIRM BY ELECTRICAL ENGINEER OR LIGHTING DESIGNER TO ENSURE COMPLIANCE WITH LIGHT REQUIREMENTS.
- ALL WIRING, TRANSFORMERS, AND ELECTRICAL CONNECTIONS ARE BY OTHERS.
 ALL LIGHTING SHALL BE DIRECTED AWAY FROM ADJACENT RESIDENTIAL BUILDINGS.
- 4. ALL LIGHTING SHALL BE LED LIGHTING WITH 3000K (WARM WHITE) BULBS 5. ALL LIGHTING SHALL BE UL LISTED AND INTERNATIONAL DARK-SKY APPROVED.

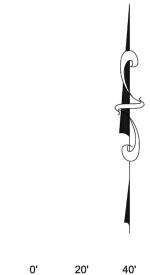
CONCEPTUAL LIGHTING IMAGES







PEDESTRIAN PATH LIGHT



Scale 1" = 40'



PEDESTRIAN PATH LIGHT - ASHBERY PATH LIGHT AVAILABLE FROM LANDSCAPE FORMS, OR APPROVED EQUAL. 3' POLE HEIGHT, USE TYPE 5 LIGHT DISTRIBUTION, COLOR TBS

QTY

07/12/2024



DATE: September 3, 2024

FROM: Clayton Gray, Chief Financial Officer

AGENDA ITEM: Consideration and possible action on Ordinance 09-15-24 amending the fee

schedule by removing the Fee Schedule, Appendix A, from the Code of

Ordinances and adopting a new fee schedule by ordinance.

SUMMARY:

• In the past, the City has only updated the fee schedule one item at a time as needed.

- It is common practice for cities to review and amend their fee schedule annually in conjunction with adopting the annual budget.
- Over the past year, staff has evaluated the City's fee schedule and recommended updating the schedule. This is the first full-scale review of the fee schedule as a whole.
- Ordinance 09-15-24 includes a new updated schedule for all fees. The updates to the schedule include:
 - Simplifying and combining some sports fees for the Parks Department
 - Updating some development fees for Development Services to ensure the fees cover the associated costs.
 - Adopting the water and electric service fees included in the 2023 utility rate study from NewGen Strategies and Solutions.
- House Bill (HB) 1922:
 - Approved in 2023 legislative session and signed into law on May 24, 2023
 - Effective on January 1, 2024
 - Any building permit fee is abolished on the 10th anniversary after the date the fee is adopted or most recently reauthorized unless the governing body that adopted or reauthorized the fee:
 - Holds a public hearing on the reauthorization of the fee; and
 - Reauthorizes the fee by vote of the governing body
- The ordinance also allows the City Council to pass all future adoptions of the fee schedule by resolution.

FISCAL INFORMATION:

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

RECOMMENDED MOTION OR ACTION:

• Staff recommends approval of Ordinance 09-15-24.

ATTACHMENTS:

- Ordinance 09-15-24
- Attachment A, Fee Schedule
- Detailed list of fee schedule updates

CITY OF SANGER, TEXAS

ORDINANCE 09-15-24

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANGER, DENTON COUNTY, TEXAS, AMENDING THE FEE SCHEDULE, APPENDIX A, BY REMOVING THE FEE SCHEDULE, APPENDIX A FROM THE CODE OF ORDINANCES AND ADOPTING A NEW FEE SCHEDULE BY ORDINANCE; PROVIDING A PENALTY; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A CUMULATIVE CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; 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 is required to provide a budget that establishes the need for revenue sources necessary to finance City programs; and

WHEREAS, the Texas Legislature passed House Bill 1922 in 2023, which provides that any building permit fee charged by a municipality is automatically abolished on the 10th anniversary after the date of its adoption, or the 10th anniversary after it was most recently reauthorized under Section 214.908 of the Texas Local Government Code, unless the governing body of the municipality holds a public hearing on the reauthorization of the fee and takes a vote to reauthorize such fee; and

WHEREAS, the City is required to charge fees for City services in order to finance city operations as outlined in the annual budget properly; and

WHEREAS, the City of Sanger wishes to consolidate fees charged into one document to provide better customer service citizens; 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 AMENDS:

<u>SECTION 1.</u> The City of Sanger, Denton County, Texas, amends the Fee Schedule, Appendix A, by removing the Fee Schedule, Appendix A from the Code Of Ordinances and adopting a new Fee Schedule.

SECTION 2. Each year the Finance Director will submit an updated fee schedule. The City Council will pass all future amendments and adoptions of the Fee Schedule in the form of a resolution.

- **SECTION 3.** That the City Manager may waive fees or provide promotional pricing for facility fees, park programs, filming production fees, or special events.
- **SECTION 4.** That the City of Council of the City of Sanger, Texas does hereby adopt Ordinance 09-15-24 as attached to as *Exhibit A*.
- **SECTION 5.** 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 6.** 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 or any such unconstitutional word, phrase, clause, sentence, paragraph, or section.
- **SECTION 7.** 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 8.** 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 9.** 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 3rd day of September 2024.

	APPROVED:
ATTEST:	Thomas E. Muir, Mayor
Kelly Edwards, City Secretary	APPROVED TO FORM:
	Hugh Coleman, City Attorney



CITY OF SANGER, TEXAS MASTER FEE SCHEDULE

Approved September 3, 2024 Effective October 1, 2024

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Animal Control Fees			
Registration of dangerous dogs	\$200.00		
Animal registration	\$5.00		
Adoption fee	\$125.00		
Animal impound fees			
Class A (dogs, cats, fowl)			
First impoundment	\$20.00		
Second impoundment	\$40.00		
Third impoundment	\$60.00		
Fourth impoundment	\$80.00		
Class B (goats, sheep, lambs, pigs, cattle	Class B (goats, sheep, lambs, pigs, cattle, horses and animals of the same approximate size and		
weight)			
First impoundment	\$30.00		
Second impoundment	\$40.00		
Third impoundment	\$75.00		
Fourth impoundment	\$113.00		
Daily Handling Fees			
First day or part of day	\$15.00		
Each subsequent day	\$5.00		

Building and Construction Fees	
Building Permits and Inspections	
Residential permit fees	
New residential	\$75.00 Plan review fee + \$1.00 per square foot
Residential additions/remodels	\$200.00 + \$0.45 per square foot of living space and \$0.15 per square foot of unheated space
Windows and doors (only)	\$75.00
Reroof	\$100.00
Accessory buildings	
Under 120 sq. ft	No permit required
Over 120 sq. ft	\$175.00
Commercial permit fees	
Commercial, new or additions and multifamily dwellings	
Plan review fee	50% of permit fee (minimum \$200.00)
Permit	\$200.00 application fee + \$8.00 per \$1000.00 value based on ICC valuation table published each year in February
For the 3rd party review and/or inspections	Actual cost plus an administrative fee of 10% of the total cost of the 3rd party review and/or inspections (minimum fee \$150.00).
Commercial, remodels or finish-outs	
Plan review fee	50% of permit fee (minimum \$200.00)
Permit	\$200.00 application fee + \$8.00 per \$1000.00 value based on ICC valuation table published each year in February
For the 3rd party review and/or inspections	Actual cost plus an administrative fee of 10% of the total cost of the 3rd party review and/or inspections (min. fee \$150.00).
Amended plan review	\$100.00
Certificate of occupancy (*temp power not included	\$100.00
Courtesy CO walk-thru (limited to one hour)	\$100.00
Other inspections and fees	
After hours inspection (2 hour minimum)	\$100.00 per hour
Reinspection	
Initial reinspection	\$75.00
Second reinspection	\$100.00
Third reinspection	\$125.00
Subsequent reinspection	\$150.00
Work without a permit	Double permit fee
Temporary pole service	\$100.00
Temporary power (CO)	\$50.00

Fence permit	
Residential	\$50.00
Commercial	\$75.00
Renewable energy permit	\$0.00
Replacement of water lines, sewer lines or driveways	\$75.00
on existing structures	******
Flatwork	
Residential	\$75.00
Commercial	\$100.00
Swimming pool/spa	
Aboveground	\$100.00
In ground	\$300.00
Annual Swimming Pool Fee (to include 1 inspection)	\$300.00
Demolition permit	
Residential	\$75.00
Commercial	\$100.00
Mobile home move-in	\$250.00
Modular home	\$500.00
Zoning Verification Letter	\$100.00
Early grading	\$400.00
Foundation repair	\$75.00
Miscellaneous inspections	\$75.00
Single Trade Permit Fees	
Residential	
Plumbing permit	\$75.00
Mechanical permit	\$75.00
Electric permit	\$75.00
Commercial	
Plumbing permit	\$150.00
Mechanical permit	\$150.00
Electric permit	\$150.00
Irrigation permit	
Residential	\$100.00
Commercial	\$200.00
Sprinkler system permit	\$200.00
Fire alarm permit	\$200.00
For the 3rd party fire review and/or inspections	Actual cost plus an administrative fee of 5% of the
	total cost of the 3rd party review and/or
	inspections.
Community Enhancement Fees	
Nuisance Violation Abatement	Actual Cost + \$150.00 administrative fee

<u> </u>
\$600.00 + \$10.00 lot or \$15.00 acre for lot sizes of
one acre or more
\$600.00 + \$10.00 lot or \$15.00 acre for lot sizes of
one acre or more
\$600.00 + \$10.00 lot or \$15.00 acre for lot sizes of
one acre or more
\$400.00 + \$10.00 each lot, or \$15.00 per acre for
lots sizes of one acre or more
\$400.00 + \$10.00 per lot
\$400.00 + \$10.00 per lot
\$400.00
\$700.00 + \$15.00 per acre
\$700.00 + \$15.00 per acre
\$700.00 + \$15.00 per acre
\$400.00 + \$10.00 per lot
\$500.00 + \$10.00 per lot, or \$15.00 per acre for
lots sizes of one acre or more
\$100.00
PD - \$1000.00 + \$10.00 per acre
\$600.00 + \$10.00 per acre
•
\$350.00
\$500.00
Actual cost + 10% administrative fee
3% of the total public improvement construction
cost
Actual cost + 10% administrative fee
\$100.00
\$150.00

Effective October 1, 2024

Business Related Fees	
Occasional sales permit	\$10.00
Recreational vehicle park license	\$1000.00 + \$10.00 for each recreational vehicle
	hook up
Permit fee for moving houses, buildings and other	\$150.00
structures	
Curb, Gutter, Driveway, and Culvert Installations	\$60.00
Street cut excavation and repair	\$60.00
Sign Permits	\$75.00 + \$50.00 electrical if applicable
License Fee for Amusement Establishments	\$50.00
Solicitor or peddler permit fee	\$250.00
Permit fee for each agent or employee of a solicitor or	\$25.00
peddler	
City health permit if the sale of food is involved	\$125.00
Fees for Sexually Oriented Businesses	\$500.00
Fees for Food Service Establishments	
Application fee (one time)	\$200.00
Annual permit fee	Restaurant \$400.00, Convenience Store \$400.00,
	Grocery Store \$500.00
Daycare facilities	\$400.00
Reinspection or inspections in addition to the two	\$150.00
yearly inspections	
Health Plan Review	Actual cost + 10% administrative fee
Mobile Food Vendor Annual Permit (two inspections	
annually)	\$400.00
Health Final and CO Inspection	\$150.00 per hour minimum 1 hour
Alachalia Davaraga	

Alcoholic Beverages

The alcoholic beverage permit fee shall be equal to one-half of the most recently adopted state fee required by the state alcoholic beverage commission of every person that may be issued any state permit or license for the manufacture, distilling, brewing, importing, transporting, storing, distributing or sale of any beer, wine or mixed beverage unless a different fee is allowed or required by state law. No alcoholic beverage permit shall be issued unless the permit fee is received.

Filming Production Fees	
Application fee	\$25.00
Total or disruptive use (regular operating hours) of a	\$500.00 per Calendar Day
public building, park, right-of-way, or public area	
Partial nondisruptive use of a public building, park,	\$250.00 per Calendar Day
right-of-way, or public area	
Total closure or obstruction of public street or right-of-	\$50.00 per Calendar Day
way, including parking lots and on-street parking (for	
filming purposes)	
Partial closure or obstruction of public street or right-of-	\$25.00 per Calendar Day
way, including parking lots and on-street parking (for	
filming purposes)	

Use of city parking lots, parking areas, and city streets	\$50.00 per Calendar Day
(for the purpose of parking film trailers, buses,	
catering trucks, and other large vehicles)	

Utility Related Fees	
General Utility Fees	
Service Fee for customers whose service bill has not	
been paid by the twenty-seventh day following the	
billing date	
Water service fee	\$30.00
Electric service fee	\$30.00
Tampering fee	\$200.00
Additional trip fee	\$20.00 per trip
After hours utility service fee for connection or	\$50.00
disconnection after regular business hours or less	
than one hour before the close of business	
Solid Waste Service Fees	
Solid Waste monthly collection fee for all solid waste	Actual cost plus \$3.00 administrative fee
customers	•
Water Service Connections	
Charge for meter, box, and connections	Actual cost + \$500.00 refundable deposit against
	damage during construction.
Additional meter for sprinkler system	\$350.00
Charge for water connect fees (user fee)	\$30.00
Charge for service interruption supervision	\$35.00
Relocation of water meter	
3/4 inch meter	\$285.00 relocation of 10 feet or less; additional
	\$100 for each additional 10 feet or portion thereof
1 inch meter	\$285.00 relocation of 10 feet or less; additional
	\$100 for each additional 10 feet or portion thereof
1 1/2 inch meter	\$340.00 relocation of 10 feet or less; additional
	\$200 for each additional 10 feet or portion thereof
2 inch meter	\$390.00 relocation of 10 feet or less; additional
	\$200 for each additional 10 feet or portion thereof
Water and Sewer Deposits	
Residential deposit	\$100.00
Multi-property residential deposit, available where the	\$100.00
individual or company must not have been late on any	
payments for any properties within the last twelve (12)	
months	
Large volume user deposit (including but not limited to	\$200.00
restaurants, hair salons, pet groomers, etc.)	
,	\$100.00
Commercial deposit	\$1,000.00
Mobile water meter deposit	φ ι,υυυ.υυ

Water Service Rates	
Residential	
0–1,000 gallons	\$29.97 minimum per unit served
1,001–4,999 gallons	\$5.33 per thousand gallons
5,000–14,999 gallons	\$5.85 per thousand gallons
15,000–29,999 gallons	\$7.30 per thousand gallons
30,000+ gallons	\$10.58 per thousand gallons
Commercial	
0–1,000 gallons	\$39.03 minimum per unit served
0–1,000 gallons	\$22.61 multiunit base/unit
1,001–4,999 gallons	\$6.18 per thousand gallons
5,000–14,999 gallons	\$6.70 per thousand gallons
15,000–29,999 gallons	\$7.58 per thousand gallons
30,000+ gallons	\$9.35 per thousand gallons
Multi-unit Commercial	
Minimum monthly charge	\$25.10 minimum per unit served
Where existing commercial tenants are served	
by a single water meter, the total water usage	
will be divided by the number of tenants, the bill	
calculated from the per tenant usage derived	
therefore shall be multiplied by the number of	
tenants to determine the amount due. No new	
multiunit connections will be allowed.	
Sewer Service Rates	
Sewer Service Rates Residential	
Residential 0–1,000 gallons	\$37.41 minimum per unit served
Residential 0–1,000 gallons 1,001–9,999 gallons	\$5.31 per thousand gallons
Residential 0-1,000 gallons 1,001-9,999 gallons 10,000+ gallons	\$5.31 per thousand gallons \$5.89 per thousand gallons
Residential 0–1,000 gallons 1,001–9,999 gallons 10,000+ gallons Maximum monthly charge	\$5.31 per thousand gallons
Residential 0–1,000 gallons 1,001–9,999 gallons 10,000+ gallons Maximum monthly charge Commercial	\$5.31 per thousand gallons \$5.89 per thousand gallons
Residential 0–1,000 gallons 1,001–9,999 gallons 10,000+ gallons Maximum monthly charge	\$5.31 per thousand gallons \$5.89 per thousand gallons
Residential 0–1,000 gallons 1,001–9,999 gallons 10,000+ gallons Maximum monthly charge Commercial 3/4" water meter 0–1,000 gallons	\$5.31 per thousand gallons \$5.89 per thousand gallons \$97.00 \$55.06 minimum per unit served
Residential 0–1,000 gallons 1,001–9,999 gallons 10,000+ gallons Maximum monthly charge Commercial 3/4" water meter	\$5.31 per thousand gallons \$5.89 per thousand gallons \$97.00
Residential 0–1,000 gallons 1,001–9,999 gallons 10,000+ gallons Maximum monthly charge Commercial 3/4" water meter 0–1,000 gallons 1,001–9,999 gallons 10,000+ gallons	\$5.31 per thousand gallons \$5.89 per thousand gallons \$97.00 \$55.06 minimum per unit served
Residential 0–1,000 gallons 1,001–9,999 gallons 10,000+ gallons Maximum monthly charge Commercial 3/4" water meter 0–1,000 gallons 1,001–9,999 gallons 10,000+ gallons 1" water meter	\$5.31 per thousand gallons \$5.89 per thousand gallons \$97.00 \$55.06 minimum per unit served \$5.31 per thousand gallons \$5.89 per thousand gallons
Residential 0–1,000 gallons 1,001–9,999 gallons 10,000+ gallons Maximum monthly charge Commercial 3/4" water meter 0–1,000 gallons 1,001–9,999 gallons 10,000+ gallons 1" water meter 0–1,000 gallons	\$5.31 per thousand gallons \$5.89 per thousand gallons \$97.00 \$55.06 minimum per unit served \$5.31 per thousand gallons \$5.89 per thousand gallons \$60.25 minimum per unit served
Residential 0–1,000 gallons 1,001–9,999 gallons 10,000+ gallons Maximum monthly charge Commercial 3/4" water meter 0–1,000 gallons 1,001–9,999 gallons 10,000+ gallons 1" water meter	\$5.31 per thousand gallons \$5.89 per thousand gallons \$97.00 \$55.06 minimum per unit served \$5.31 per thousand gallons \$5.89 per thousand gallons \$60.25 minimum per unit served \$5.31 per thousand gallons
Residential 0–1,000 gallons 1,001–9,999 gallons 10,000+ gallons Maximum monthly charge Commercial 3/4" water meter	\$5.31 per thousand gallons \$5.89 per thousand gallons \$97.00 \$55.06 minimum per unit served \$5.31 per thousand gallons \$5.89 per thousand gallons \$60.25 minimum per unit served
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Residential 0–1,000 gallons 1,001–9,999 gallons 10,000+ gallons Maximum monthly charge Commercial 3/4" water meter 0–1,000 gallons 1,001–9,999 gallons 10,000+ gallons 1" water meter 0–1,000 gallons 1,001–9,999 gallons 1,001–9,999 gallons 1,000+ gallons 1-1/2" water meter 0–1,000 gallons	\$5.31 per thousand gallons \$5.89 per thousand gallons \$97.00 \$55.06 minimum per unit served \$5.31 per thousand gallons \$5.89 per thousand gallons \$60.25 minimum per unit served \$5.31 per thousand gallons \$68.55 minimum per unit served
Residential 0–1,000 gallons 1,001–9,999 gallons 10,000+ gallons Maximum monthly charge Commercial 3/4" water meter 0–1,000 gallons 1,001–9,999 gallons 10,000+ gallons 1" water meter 0–1,000 gallons 1,001–9,999 gallons 1,001–9,999 gallons 1,001–9,999 gallons 1,000+ gallons 10,000+ gallons	\$5.31 per thousand gallons \$5.89 per thousand gallons \$97.00 \$55.06 minimum per unit served \$5.31 per thousand gallons \$5.89 per thousand gallons \$60.25 minimum per unit served \$5.31 per thousand gallons \$5.89 per thousand gallons \$5.89 per thousand gallons
Residential 0–1,000 gallons 1,001–9,999 gallons 10,000+ gallons Maximum monthly charge Commercial 3/4" water meter 0–1,000 gallons 1,001–9,999 gallons 10,000+ gallons 1" water meter 0–1,000 gallons 1,001–9,999 gallons 1,001–9,999 gallons 10,000+ gallons 1-1/2" water meter 0–1,000 gallons 1,001–9,999 gallons 1,001–9,999 gallons 1,001–9,999 gallons 10,000+ gallons	\$5.31 per thousand gallons \$5.89 per thousand gallons \$97.00 \$55.06 minimum per unit served \$5.31 per thousand gallons \$5.89 per thousand gallons \$60.25 minimum per unit served \$5.31 per thousand gallons \$68.55 minimum per unit served
Residential 0–1,000 gallons 1,001–9,999 gallons 10,000+ gallons Maximum monthly charge Commercial 3/4" water meter	\$5.31 per thousand gallons \$5.89 per thousand gallons \$97.00 \$55.06 minimum per unit served \$5.31 per thousand gallons \$5.89 per thousand gallons \$60.25 minimum per unit served \$5.31 per thousand gallons \$5.89 per thousand gallons \$5.89 per thousand gallons \$68.55 minimum per unit served \$5.31 per thousand gallons \$68.55 minimum per unit served \$5.31 per thousand gallons
Residential 0–1,000 gallons 1,001–9,999 gallons 10,000+ gallons Maximum monthly charge Commercial 3/4" water meter	\$5.31 per thousand gallons \$5.89 per thousand gallons \$97.00 \$55.06 minimum per unit served \$5.31 per thousand gallons \$5.89 per thousand gallons \$60.25 minimum per unit served \$5.31 per thousand gallons \$5.89 per thousand gallons \$5.89 per thousand gallons \$5.89 per thousand gallons \$5.31 per thousand gallons
Residential 0–1,000 gallons 1,001–9,999 gallons 10,000+ gallons Maximum monthly charge Commercial 3/4" water meter	\$5.31 per thousand gallons \$5.89 per thousand gallons \$97.00 \$55.06 minimum per unit served \$5.31 per thousand gallons \$5.89 per thousand gallons \$60.25 minimum per unit served \$5.31 per thousand gallons \$5.89 per thousand gallons \$5.89 per thousand gallons \$68.55 minimum per unit served \$5.31 per thousand gallons \$68.55 minimum per unit served \$5.31 per thousand gallons

3" water meter	
0–1,000 gallons	\$102.83 minimum per unit served
1,001–9,999 gallons	\$5.31 per thousand gallons
10,000+ gallons	\$5.89 per thousand gallons
4" water meter	
0–1,000 gallons	\$190.84 minimum per unit served
1,001–9,999 gallons	\$5.31 per thousand gallons
10,000+ gallons	\$5.89 per thousand gallons
6" water meter	
0–1,000 gallons	\$253.66 minimum per unit served
1,001–9,999 gallons	\$5.31 per thousand gallons
10,000+ gallons	\$5.89 per thousand gallons
8" water meter	· · · · · · · · · · · · · · · · · · ·
0–1,000 gallons	\$334.78 minimum per unit served
1,001–9,999 gallons	\$5.31 per thousand gallons
10,000+ gallons	\$5.89 per thousand gallons
Customers without City water service	\$70.38 per month if consumption is not provided
	by the entity providing water
Electric Deposits	,
Residential deposit	\$200.00
An acceptable letter of credit from a recognized	
utility company for the current previous twelve	
(12) months shall be accepted in lieu of a	
deposit. Such letter must state that the customer	
has an acceptable payment record. Temporary	
service for cleanup or a remodel will be subject	
to a thirty-day maximum and will not require a	
deposit.	
Multi-property residential deposit, available where the	\$200.00
individual or company must not have been late on any	Ψ200.00
payments for any properties within the last twelve (12)	
months	
	000000
Small commercial deposit	\$200.00
Large commercial deposit	\$500.00
Electric Service Connections	***
Service fee for all new customers and any customer	\$30.00
moving within the system	
Temporary Service Fee (good for 30 days)	\$30.00
Service fee for a customer who is disconnected for	\$30.00
nonpayment or who has not paid by the end of	
business on the 27th and reconnected, or customer	
requesting disconnect and reconnect for remodeling	
or upgrading electrical wiring	
Three phase service fee	\$90.00
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Electric Service Rates	
Residential	
Facilities charge	\$12.41
Energy charge	\$0.1377 per kwh
Minimum monthly charge	\$12.41
Commercial	
Facilities charge	\$19.44
Energy charge	\$0.1406 per kwh
Minimum monthly charge	\$19.44
Industrial	
Facilities charge	\$41.70
Energy charge	\$0.1230 per kwh
Minimum monthly charge	\$41.70
Security/Guard Light Monthly Charges	
150W H.P.S	\$17.58
400W H.P.S. directional floodlight	\$41.02
1,000W metal halide floodlight	\$82.03
ERCOT Mandated Charges	\$4.00
Various charges imposed by the Energy	
Reliance Council of Texas (ERCOT) and	
adjusted periodically shall be added or deducted	
from the above rates at the actual cost to the city	
Electric Service Switchover	
Disconnect charge	\$100.00
Installation	\$100.00, but if special metering facilities are to be removed, the charge is increased to cover this additional cost.

Municipal Court Fees	
Warrant Fee	\$50.00
Technology Fee	\$4.00
Building Security Fee	\$3.00

Miscellaneous Fees		
Returned checks	\$30.00	

Parks and Recreation Fees Installation/relocation of pitcher's mound \$150.00 Installation/relocation of pitching rubber \$30.00	
Installation/relocation of pitching rubber \$30.00	
	_
Installation/relocation of base anchors/bases \$50.00 per field	\dashv
Concession stand rental \$125.00	\dashv
Concession stand cleaning \$200.00	\exists
Park and recreation staff (hourly per employee) \$25.00	\exists
Repair of damaged facility Actual cost of labor and materials	\neg
Baseball, Softball, Soccer and Football	
League play	\neg
Player Fee per player \$10.00	
Tournament play	
Deposit per field \$200.00	
Per field per day \$400.00	
Lights per 90 minutes \$25.00	
Penalty for lights let on \$25.00	
Practice Play	\neg
Lights per hour \$20.00	
Field rental per 90 minutes \$25.00	
Adult softball	\neg
Team fee Cost Recovery Plus 10%	
Sign advertising on all ball field scoreboards \$2,000.00 annually	\neg
Community Center Rental	
Facility Rental \$200.00	\neg
Cleaning deposit \$200.00	
Vendors	
Vendors utilizing city property, not related to a city- \$100.00	П
sponsored special event	
Special Event Vendors	
Special Event Permit \$100.00	
Vendors utilizing city property for a city-sponsored special event	
10x10 food booth \$65.00	
10x20 food booth \$85.00	
10x30 food booth \$135.00	
10x10 merchandise booth space \$50.00	
10x20 merchandise booth space \$65.00	
10x10 booth space for non-food items that \$25.00	
require no exchange of money	
Pavilion Rental	
Small pavilion 4-hour rental \$25.00	
Large pavilion 4-hour rental \$50.00	
Presbyterian Church Rental Fees	
Friday, Saturday, or Sunday \$400.00	
Monday - Thursday \$300.00	
Monday-Thursday 8:00 a.m. to 2:00 p.m. \$300.00 per day	
Monday-Thursday 6.00 a.m. to 2.00 p.m. \$\qquad \qquad \qquad \qquad \qquad \qquad \qquad \qquad \qquad \qqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqq	

\$300.00
3 acres with one being developable per 100 units
3 acres with one being developable per 100 units
Less than 100 units pays fee in lieu of land
\$274.00 per unit
\$274.00 per unit

Impact Fees	
Single-family residential	
Water	\$2,250.00
Wastewater	\$3,000.00
Multifamily residential	
Water	\$2,250.00 per dwelling unit
Wastewater	\$3,000.00 per dwelling unit
Small commercial (up to and including 2" water meter	
or 6" wastewater service line)	
Water	\$3,800.00
Wastewater	\$7,000.00
Large commercial (greater than 2" water meter or 8"	
or greater wastewater service line)	
Water	\$15,000.00
Wastewater	\$32,500.00
Public schools	
Water	\$10,000.00
Wastewater	\$20,000.00

Library Fees	
Overdue Fines - Hotspots	\$1.00 per day
Overdue Fines - Launchpads Tablets	\$1.00 per day
Overdue Fines - Library of Things	\$1.00 per day
Lost/damaged items/materials	Replacement cost of the item + \$5.00 processing
If lost/damaged item is replaced with	fee
identical item purchased by patron, the	
processing fee is waived.	
Library of Things - Cleaning/Processing Fee	\$5.00
Library of Things - Things returned via book drop	\$10.00
Library Meeting Room (during library hours)	Driver's License or \$75 deposit
Copies/Prints	
Black and White	\$0.20 per page, \$0.40 for double sided
Color	\$0.50 cents per page, \$1.00 for double sided
Legal Black and White	\$0.40 cents per page, \$0.80 for double sided
Legal Color	\$1.00 cents per page, \$2.00 for double sided
Faxes	\$1.00 for first page, \$0.50 additional page

Fire Fees	
Certificate of occupancy	\$50.00
Open burning commercial > 25 acres	\$200.00
Third Party Review and Inspection	Actual cost plus an administrative fee of 5% of the
	total cost of the third party review and/or
	inspections (min. fee \$150.00).
Construction Fees	
Building plan review and inspection (Plan review and	\$100.00 per 1,000 sq. ft. of structure
initial inspection fees are included. A second or	
additional inspection of any failed item will result in a	
reinspection fee.)	
Site plans (survey and area developed)	20% of building plan fee
Construction site offices:	\$100.00 per building
Temporary structures and uses	\$100.00 (one time service)
Vending and trade	\$100.00 per building
Temporary membrane structures, tents and canopies	\$75.00 per unit
Automatic fire-extinguishing systems	
1–20 heads	\$100.00
21–250 heads	\$175.00
251–499 heads	\$250.00
500+ heads	\$350.00 + \$0.50 per head over 500
Automatic fire-extinguishing systems commercial	\$50.00 fixed system
cooking	
Fire alarm/detection related equipment	
1–10 devices	\$100.00
11–25 devices	\$175.00
26–150 devices	\$250.00
151–499 devices	\$350.00
500+ devices	\$350.00 + \$0.50 per device over 500
Fire pumps and related equipment	\$100.00
Standpipe systems	\$50.00
Private fire hydrants	\$50.00
Flammable and combustible liquid storage/dispensing	\$100.00
Oil/gas well drilling	\$1,000.00
Oil/gas well workover/recompletions	\$500.00
Hazardous material storage	\$100.00
LP-gas storage	\$100.00
Spraying or dipping building/booths	\$100.00

Annual Inspections	
Commercial/public	
1–5,000 sq. ft.	\$50.00
5,001–12,000 sq. ft.	\$75.00
12,001–25,000 sq. ft.	\$100.00
25,001–50,000 sq. ft.	\$125.00
50,001–100,000 sq. ft.	\$150.00
100,001–250,000 sq. ft.	\$175.00
Over 250,001 sq. ft.	\$175.00 + \$25.00 each 10,000 sq. ft.
Multifamily residences	\$50.00 per building
Reinspection Fees	
Reinspection (after 2nd reinspection) existing	\$100.00
building	
Reinspection (after 2nd reinspection) new	\$100.00
buildings	

Right-of-Way Fees	
Permit Application Fee	A nonrecurring fee of \$500.00 for up to five network nodes addressed in the same application, \$100.00 for each additional node in the same application; and a nonrecurring fee of \$1,000.00 for each node support pole
Annual Rate for Public Right-of-Way Use	\$250.00 annually per node in the city public right-ofway.
Service Pole Attachment Fee	The rate to collocate a network node on a service pole in the public right-of-way shall be \$20.00 per pole per year.
Network Nodes on Transport Facilities	Any network node on transport facilities located within the public right-of-way shall pay municipal fees for occupying the public right-of-way in an amount not less than \$28.00 per node per month.

sing Information	Removed from Fee Sched	ملي
sing milorination	Removed from Lee Sched	
New Fee	Move to Fee Schedule from Co	Item 13.

Description	Curre	nt Fee Proposed	d Fee % +/-	\$ +/- Adjı	ustment Justification
	Animal Control Fees				
Registration of dangerous dogs	\$200.00	\$200.00	0%	\$0.00 No change	
Animal registration	\$5.00	\$5.00	0%	\$0.00 No change	
Adoption fee	\$125.00	\$125.00	0%	\$0.00 No change	
	Animal impound fees				
	Class A (dogs, cats, fowl)				
First impoundment	\$20.00	\$20.00	0%	\$0.00 No change	
Second impoundment	\$40.00	\$40.00	0%	\$0.00 No change	
Third impoundment	\$60.00	\$60.00	0%	\$0.00 No change	
Fourth impoundment	\$80.00	\$80.00	0%	\$0.00 No change	
Class B (goats, sheep, lambs, pi	gs, cattle, horses and animals of the same ap	pproximate size and			
	weight)				
First impoundment	\$30.00	\$30.00	0%	\$0.00 No change	
Second impoundment	\$40.00	\$40.00	0%	\$0.00 No change	
Third impoundment	\$75.00	\$75.00	0%	\$0.00 No change	
Fourth impoundment	\$113.00	\$113.00	0%	\$0.00 No change	
	Daily Handling Fees				
First day or part of day	\$15.00	\$15.00	0%	\$0.00 No change	
Each subsequent day	\$5.00	\$5.00	0%	\$0.00 No change	

ssing Information	Removed from Fee Sched	ملي
New Fee	Move to Fee Schedule from Co	Item

Description	Current Fee	Proposed Fee	% +/-	\$ +/-	Adjustment Justification
Building and Cons	truction Fees				
Building Permits an	nd Inspections				
Residential pe					
New residential	\$700.00 + \$0.45 per square foot of living space	\$75.00 Plan review fee + \$1.00 per square foot	-	-	Fees are low based on the number of
	and \$0.15 per square foot of unheated space				inspections and plan review time
Residential additions/remodels	\$200.00 + \$0.45 per square foot of living space	\$200.00 + \$0.45 per square foot of living space	0%	\$0.00	No change
	and \$0.15 per square foot of unheated space	and \$0.15 per square foot of unheated space			
Windows and doors (only)	\$50.00	\$75.00	50%	\$25.00	The cost of inspection and paperwork
					required
Reroof	\$75.00	\$100.00	50%	\$25.00	To cover the cost of inspection
Accessory buildings		L	00/	+0.00	
Under 120 sq. ft	No permit required	No permit required	0%	\$0.00	No change
Over 120 sq. ft	\$60.00 plus \$0.10 per square foot.	\$175.00	-	-	To better cover review and inspection time
Commercial pe	ermit tees				
Commercial, new or additions and multifamily dwellings	¢1 000 00	EOO/ of normit for (minimum #200.00)			To bottom account for time count on
Plan review fee	\$1,000.00	50% of permit fee (minimum \$200.00)	-	-	To better account for time spent on commercial review
Permit	¢0.30 per square feet	\$200.00 application fee + \$8.00 per \$1000.00	_	_	To better cover the cost of time spent on
Permit	\$0.20 per square foot			-	•
		value based on ICC valuation table published each vear in February			inspections
For the 3rd party review and/or inspections	Actual cost plus an administrative fee of 5% of	Actual cost plus an administrative fee of 10% of	5%	_	To cover building official's time spent
I of the 3rd party review and/or inspections	the total cost of the 3rd party review and/or	the total cost of the 3rd party review and/or	370	_	processing plans and overseeing plans and
	inspections (min. fee \$150.00).	inspections (min. fee \$150.00).			inspections
Commercial, remodels or finish-outs	HISDECTIONS THIII. TEE \$150.001.	Inspections (film, fee \$150.00).			IIISDECTIONS
Plan review fee	\$500.00	50% of permit fee (minimum \$200.00)	_	_	To better account for time spent on
TIGHT CVICW TCC	4300.00	50 % of permit ree (minimum \$200.00)			commercial review
Permit	\$0.20 per square foot	\$200.00 application fee + \$8.00 per \$1000.00	-	_	To better cover the cost of time spent on
	Transport advance record	value based on ICC valuation table published each			inspections
		year in February			
For the 3rd party review and/or inspections	Actual cost plus an administrative fee of 5% of	Actual cost plus an administrative fee of 10% of	5%	_	To better cover staff time
	the total cost of the 3rd party review and/or	the total cost of the 3rd party review and/or			
	inspections (min. fee \$150.00).	inspections (min. fee \$150.00).			
Amended plan review	\$75.00	\$100.00	50%	\$25.00	To better cover staff time
Certificate of occupancy (*temp power not included	\$75.00	\$100.00	50%	\$25.00	To cover time and gas
Courtesy CO walk-thru (limited to one hour)	\$75.00	\$100.00	50%	\$25.00	To cover time and gas
Other inspection					
After hours inspection (2 hour minimum)	\$50.00 per hour	\$100.00 per hour	100%	\$50.00	In order to cover overtime and gas
Reinspection					
Initial reinspection	\$50.00	\$75.00	100%	\$50.00	To cover inspections and to deter builders
					from scheduling inspections they are not
					ready for
Second reinspection	\$75.00	\$100.00	100%	\$50.00	To cover inspections and to deter builders
					from scheduling inspections they are not
		İ			ready for
					176

issing Information	Removed from Fee Sched	ملا
New Fee	Move to Fee Schedule from Co	Item 1

Description	Current Fee	Proposed Fee	% +/-	\$ +/-	Adjustment Justification
Third reinspection	\$100.00	\$125.00	100%	\$50.00	To cover inspections and to deter builders from scheduling inspections they are not
Subsequent reinspection	\$125.00	\$150.00	100%	\$50.00	readv for To cover inspections and to deter builders from scheduling inspections they are not
Work without a permit	Double permit fee	Double permit fee	0%	¢በ በበ	ready for No adjustment
Temporary pole service	\$60.00	\$100.00	67%		To cover the cost of inspection
Temporary power (CO)	\$50.00 \$50.00	\$50.00	0%		No adjustment
Fence permit	\$50.00	\$50.00	0 70	φ0.00	No adjustifient
Residential	\$50.00	\$50.00	0%	¢በ በስ	No adjustment
Commercial	\$50.00 \$50.00	\$50.00	50%		To cover time for review and inspection
Renewable energy permit	\$100.00 \$100.00	\$100.00	0%		No adjustment
Replacement of water lines, sewer lines or driveways on	\$75.00	\$75.00	0%		No adjustment
existing structures	\$73.00	\$75.00	0 70	φ0.00	No adjustment
Flatwork					
Residential	\$75.00	\$75.00	0%	\$0.00	No adjustment
Commercial	\$75.00	\$100.00	33%		Commercial Flatwork is more involved than
33	4, 5,55	Ψ-55.05	33.70	Ψ=0.00	residential
Swimming pool/spa					
Aboveground	\$75.00	\$100.00	33%	\$25.00	The requirements for swimming pool and
					safety items continue to grow
In ground	\$150.00	\$300.00	100%	\$150.00	The requirements for swimming pool and
		1000.00		1000.00	safety items continue to grow
Annual Swimming Pool Fee (to include 1 inspection)	Currently no fee	\$300.00	-	\$300.00	To cover cost of third party
Demolition permit	±75.00	L-75 00	22/	+0.00	
Residential	\$75.00	\$75.00	0%		No adjustment
Commercial	\$75.00	\$100.00	33%	\$25.00	Commercial Demo's require more attention
M 1 2 1	+3F 00	1250.00	22201	±475.00	than residential
Mobile home move-in	\$75.00	\$250.00	233%	\$1/5.00	To accommodate the multiple inspections
Madulau kana	4F00.00	4F00 00	00/	40.00	required
Modular home	\$500.00	\$500.00	0%		No adjustment
Zoning Verification Letter	N/A	\$100.00	-	\$100.00	To cover the time of research and drafting letters
Early grading	N/A	\$400.00	<u>-</u>	\$400.00	We don't currently have this permit, but it
Larry grading	TY/A	¥ 100.00		φ 100.00	is one we may want to add
Foundation repair	\$75.00	\$75.00	0%	\$0.00	
Miscellaneous inspections	\$75.00	\$75.00	0%	\$0.00	No adjustment
Contractor Reg					
Plumbing contractor	\$75.00	\$0.00	-100%	(\$75.00) The trades have lobbied and cities are not
					allowed to charge registration fee for
					certain trades. For less confusion we do
					not charge anyone fees

lissing Information	Removed from Fee Sched	ملي
New Fee	Move to Fee Schedule from Cod	Item 1

Description	Current Fee	Proposed Fee	% +/-	\$ +/-	Adjustment Justification
Mechanical contractor	\$75.00	\$0.00	-100%	(\$75.00)	The trades have lobbied and cities are not
					allowed to charge registration fee for
					certain trades. For less confusion we do
					not charge anyone fees
Electrical contractor	\$75.00	\$0.00	-100%	(\$75.00)	The trades have lobbied and cities are not
					allowed to charge registration fee for
					certain trades. For less confusion we do
- · · ·	175.00	140.00	1000/	(±=== 0.0)	not charge anvone fees
Irrigation contractor	\$75.00	\$0.00	-100%	(\$/5.00)	The trades have lobbied and cities are not
					allowed to charge registration fee for
					certain trades. For less confusion we do
F: 1 / : 11 1 1	+7F 00	h0.00	1000/	(+7F 00)	not charge anyone fees
Fire alarm/sprinkler contractor	\$75.00	\$0.00	-100%	(\$75.00)	The trades have lobbied and cities are not
					allowed to charge registration fee for
					certain trades. For less confusion we do
Single Trac	de Permit Fees				not charge anyone fees
	idential				
Plumbing permit	\$75.00	\$75.00	0%	\$0.00	No adjustment
Mechanical permit	\$75.00	\$75.00	0%		No adjustment
Electric permit	\$75.00	\$75.00	0%		No adjustment
Com	nmercial				
Plumbing permit	\$75.00	\$150.00	100%	\$75.00	Account for larger more complicated
					commercial projects
Mechanical permit	\$75.00	\$150.00	100%	\$75.00	Account for larger more complicated
					commercial projects
Electric permit	\$75.00	\$150.00	100%	\$75.00	Account for larger more complicated
					commercial projects
Irrigation permit					
Residential	\$75.00	\$100.00	33%		To cover cost of time
Commercial	\$125.00	\$200.00	60%		To cover cost of time
Sprinkler system permit	\$200.00	\$200.00	0%		No adjustment
Fire alarm permit	\$200.00	\$200.00	0%		No adjustment
For the 3rd party fire review and/or inspections	Actual cost plus an administrative fee of 5% of	Actual cost plus an administrative fee of 5% of	0%	\$0.00	No adjustment
	the total cost of the 3rd party review and/or	the total cost of the 3rd party review and/or			
Community	inspections.	linspections.			
Nuisance Violation Abatement	nhancement Fees Actual cost	Actual Cost + \$150.00 administrative fee	_		This would cover the cost of letters, time,
Nuisance violation Abatement	Actual Cost	Actual Cost + \$150.00 autililistrative fee	_	_	court attendance, etc.
Planr	ning Fees				court attenuance, etc.
Residential Tract Preliminary Plat	\$400.00 + \$6.00 lot <10, \$500.00 + \$10.00 lot	\$600.00 + \$10.00 lot or \$15.00 acre for lot sizes			To better cover staff's time
	>10, \$500.00 + \$15.00 acre for lot sizes of one	of one acre or more			
	acre or more				
	acic or more				

ssing Information	Removed from Fee Sched	صلب
New Fee	Move to Fee Schedule from Co	

Description **Current Fee Proposed Fee** \$ +/-Adjustment Justification Residential Tract Final Plat \$400.00 + \$6.00 lot <10, \$500.00 + \$10.00 lot \$600.00 + \$10.00 lot or \$15.00 acre for lot sizes To better cover staff's time >10, \$500.00 + \$15.00 acre for lot sizes of one of one acre or more acre or more Residential Replat \$400.00 + \$6.00 lot <10, \$500.00 + \$10.00 lot \$600.00 + \$10.00 lot or \$15.00 acre for lot sizes To better cover staff's time >10, \$500.00 + \$15.00 acre for lot sizes of one of one acre or more acre or more \$400.00 + \$3.00 each lot, or \$15.00 per acre for \$400.00 + \$10.00 each lot, or \$15.00 per acre for Minor Plat Residential To better cover staff's time lots sizes of one acre or more lots sizes of one acre or more Amended Plat Residential \$200.00 + \$3.00 per lot \$400.00 + \$10.00 per lot To better cover staff's time Conveyance Plat \$200.00 + \$3.00 per lot \$400.00 + \$10.00 per lot To be consistent with lot charges Vacating Plat To better cover staff's time \$200.00 \$400.00 HUD-Code Manufactured Home Park Preliminary Plat \$500.00 + \$6.00 each lot I don't believe we have this designation any HUD-Code Manufactured Home Park Final Plat \$500.00 + \$6.00 each lot I don't believe we have this designation any \$500.00 + \$15.00 per acre 1-4.99 acres, \$600.00 \$700.00 + \$15.00 per acre Commercial Tract Preliminary Plat To better cover staff's time + \$15.00 per acre 5-24.999 acres, \$950.00 each plat + \$15.00 per acre 25-99.999, \$950.00 each plat + \$5.00 per acre Commercial Tract Preliminary Final Plat \$500.00 + \$15.00 per acre 1-4.99 acres, \$600.00 \$700.00 + \$15.00 per acre To better cover staff's time + \$15.00 per acre 5-24.999 acres, \$950.00 each plat + \$15.00 per acre 25-99.999, \$950.00 each plat + \$5.00 per acre \$500.00 + \$15.00 per acre 1-4.99 acres, \$600.00 \$700.00 + \$15.00 per acre Commercial Tract Preliminary Replat To better cover staff's time + \$15.00 per acre 5-24.999 acres, \$950.00 each plat + \$15.00 per acre 25-99.999, \$950.00 each plat + \$5.00 per acre Amended Plat Commercial \$200.00 + \$3.00 per lot \$400.00 + \$10.00 per lot To better cover staff's time \$400.00 + \$3.00 each lot, or \$15.00 per acre for \$500.00 + \$10.00 per lot, or \$15.00 per acre for Minor Plat Commercial To better cover staff's time lots sizes of one acre or more lots sizes of one acre or more Zoning Verification Letter Currently no fee \$100.00 To cover the time of research and drafting letters up to 5 acres \$250.00, 5+ to 25 acres \$400.00, PD - \$1000.00 + \$10.00 per acre To cover the time spent on research and Zoning Change Planned Development 25+ to 50 acres \$600.00, 50+ acres \$800.00 creating PD and creating public notice up to 5 acres \$250.00, 5+ to 25 acres \$400.00, \$600.00 + \$10.00 per acre To cover the time spent on research and Zoning Change Anything Other Than Planned Development 25+ to 50 acres \$600.00, 50+ acres \$800.00 creating PD and creating public notice \$200.00 \$350.00 To cover the time spent on research and Variance creating public notice \$250.00 \$500.00 To cover the time spent on research and Specific Use Permit creating public notice Third Party Engineering Plan Review Actual cost + 5% administrative fee (min Actual cost + 10% administrative fee To cover staff time \$150.00) to include a \$3000.00 initial deposit 3% of the total public improvement construction Public Improvement Construction Inspection 3% of the total public improvement construction No Adjustment cost cost

ing Information	Removed from Fee Sched	ملا
New Fee	Move to Fee Schedule from Cod	Item 13.

Description	Current Fee	Proposed Fee	% +/-	\$ +/-	Adjustment Justification
Third Party Engineering Inspection	Actual cost + 5% administrative fee (min \$150.00) to include 3% of the total public improvement construction cost as initial deposit	Actual cost + 10% administrative fee			To cover staff time
Plat Filing Fee	\$100.00	\$100.00			No Adjustment
Notification Fee	\$100.00	\$150.00			To better cover the cost of creating and mailing notice

Missing Information	Removed from Fee Sched	ملي
New Fee	Move to Fee Schedule from Cod	Item

Description **Current Fee Proposed Fee** \$ +/-**Adjustment Justification Business Related Fees** Occasional sales permit \$10.00 \$10.00 0% \$0.00 No Adjustment Recreational vehicle park license \$250.00 plus \$5.00 for each recreational vehicle \$1000.00 + \$10.00 for each recreational vehicle This fee has been on the books but has not been enforced. It will need to cover hook-up hook up the cost of inspection Permit fee for moving houses, buildings and other structures 200% \$100.00 To cover the cost of paperwork and \$50.00 \$150.00 establishing route Curb, Gutter, Driveway, and Culvert Installations \$60.00 \$60.00 \$0.00 No adjustment 0% \$60.00 \$0.00 No adjustment Street cut excavation and repair \$60.00 \$25.00 This fee would include a sign with electric \$75.00 + \$50.00 electrical if applicable Sian Permits \$75.00 33% License Fee for Amusement Establishments \$0.00 No Adjustment \$50.00 \$50.00 Solicitor or peddler permit fee \$250.00 \$250.00 \$0.00 No Adjustment Permit fee for each agent or employee of a solicitor or peddler \$25.00 \$0.00 No Adjustment \$25.00 City health permit if the sale of food is involved 400% \$100.00 To cover staff time and third party for 1 \$25.00 \$125.00 inspections annually Fees for Sexually Oriented Businesses \$500.00 \$0.00 No Adjustment \$500.00 **Fees for Food Service Establishments** Application fee (one time) \$200.00 \$200.00 0% \$0.00 No Adjustment Restaurant \$400.00, Convenience Store \$400.00, To cover cost of third party inspections Annual permit fee \$150.00 Grocery Store \$500.00 and to prepare for new third party vendor as well as cost of invoicing scheduling and following up for payments. Davcare facilities \$50.00 base plus \$1.00 per child licensed. \$400.00 To cover cost of third party inspections. \$50.00 To cover cost of third party inspections. Reinspection or inspections in addition to the two yearly \$100.00 \$150.00 inspections To cover cost of third party inspections. Health Plan Review Actual cost Actual cost + 10% administrative fee 10% Mobile Food Vendor Annual Permit (two inspection annually) \$400.00 To help offset the cost of invoicing and Currently no fee \$400.00 administrative activities \$150.00 To cover cost of third party Health Final and CO Inspection Currently no fee \$150.00 per hour min 1 hour Alcoholic Beverages The alcoholic beverage permit fee shall be equal to one-half of the most recently adopted state fee required by The alcoholic beverage permit fee shall be equal to one-half of the No Adjustment the state alcoholic beverage commission of every person that may be issued any state permit or license for the most recently adopted state fee required by the state alcoholic manufacture, distilling, brewing, importing, transporting, storing, distributing or sale of any beer, wine or mixed beverage commission of every person that may be issued any state beverage unless a different fee is allowed or required by state law. No alcoholic beverage permit shall be issued permit or license for the manufacture, distilling, brewing, importing, unless the permit fee is received. transporting, storing, distributing or sale of any beer, wine or mixed beverage unless a different fee is allowed or required by state law. No alcoholic beverage permit shall be issued unless the permit fee is received. **Filming Production Fees** Application fee \$25.00 \$25.00 0% \$0.00 No change recommended

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New Fee	Move to Fee Schedule from Cod	Item 13

Description	Current Fee	Proposed Fee	% +/-	\$ +/-	Adjustment Justification
Total or disruptive use (regular operating hours) of a public building, park, right-of-way, or public area	\$500.00 per Calendar Day	\$500.00 per Calendar Day	0%	\$0.00	No change recommended
Partial nondisruptive use of a public building, park, right-of- way, or public area	\$250.00 per Calendar Day	\$250.00 per Calendar Day	0%	\$0.00	No change recommended
Total closure or obstruction of public street or right-of-way, including parking lots and on-street parking (for filming	\$50.00 per Calendar Day	\$50.00 per Calendar Day	0%	\$0.00	No change recommended
Partial closure or obstruction of public street or right-of-way, including parking lots and on-street parking (for filming	\$25.00 per Calendar Day	\$25.00 per Calendar Day	0%	\$0.00	No change recommended
Use of city parking lots, parking areas, and city streets (for the purpose of parking film trailers, buses, catering trucks, and	e \$50.00 per Calendar Day	\$50.00 per Calendar Day	0%	\$0.00	No change recommended

Missing Information Removed from Fee Schedule

New Fee Move to Fee Schedule from Coo Item 13.

Description **Current Fee Proposed Fee** % +/- \$ +/-**Adjustment Justification Utility Related Fees General Utility Fees** Service Fee for customers whose service bill has not been paid by the twenty-seventy day following the billing date \$30.00 \$0.00 No change recommended Water service fee \$30.00 Electric service fee \$30.00 \$30.00 \$0.00 No change recommended \$200.00 \$200,00 \$0.00 No change recommended Tampering fee Additional trip fee \$20.00 per trip \$20.00 per trip \$0.00 No change recommended After hours utility service fee for connection or disconnection \$0.00 No change recommended \$50.00 \$50.00 after regular business hours or less than one hour before the close of business **Solid Waste Service Fees** Solid Waste monthly collection fee for all solid waste customers Actual cost plus \$2.00 administrative fee Actual cost plus \$3.00 administrative fee \$1.00 To cover the cost of managing the solid 50% waste program and customers Solid Waste fee for removal of illegally dumped refuse on Merge/consider this a part of Nuisance Actual cost plus \$25.00 \$0.00 Abatement under Dev Svc fees private property **Water Service Connections** Charge for meter, box, and connections Actual cost + \$500.00 refundable deposit against Actual cost + \$500.00 refundable deposit against No change recommended damage during construction. damage during construction. Additional meter for sprinkler system \$350.00 No change recommended \$350.00 Charge for water connect fees (user fee) No change recommended \$30.00 \$30.00 Charge for service interruption supervision \$35.00 \$35.00 No change recommended Relocation of water meter \$285.00 relocation of 10 feet or less; additional \$0.00 To cover the cost of moving meters 3/4 inch meter \$100 for each additional 10 feet or portion thereof 1 inch meter \$0.00 \$285.00 relocation of 10 feet or less; additional To cover the cost of moving meters \$100 for each additional 10 feet or portion thereof 1 1/2 inch meter \$0.00 \$340.00 relocation of 10 feet or less; additional To cover the cost of moving meters \$200 for each additional 10 feet or portion thereof \$0.00 \$390.00 relocation of 10 feet or less; additional To cover the cost of moving meters 2 inch meter \$200 for each additional 10 feet or portion thereof **Water and Sewer Deposits** Residential deposit \$100.00 \$100.00 \$0.00 No change recommended 0% Mult property residential deposit, available where the individual \$100.00 \$100.00 \$0.00 No change recommended or company must not have been late on any payments for any properties within the last twelve (12) months Large volume user deposit (including but not limited to \$200.00 \$200.00 \$0.00 No change recommended 0% restaurants, hair salons, pet groomers, etc.) Commercial deposit \$100.00 \$100.00 0% \$0.00 No change recommended

ssing Information	Removed from Fee Sched	حلب
New Fee	Move to Fee Schedule from Cod	Item

Description **Current Fee Proposed Fee** \$ +/-Adjustment Justification \$0.00 No adjustment \$1,000.00 \$1,000.00 0% Mobile water meter deposit **Water Service Rates** Residential \$27.00 minimum per unit served \$29.97 minimum per unit served \$2.97 NewGen 2023 Rate Study 0-1,000 gallons 11% 1.001-4.999 gallons \$4.80 per thousand gallons \$5.33 per thousand gallons \$0.53 NewGen 2023 Rate Study 11% \$0.58 NewGen 2023 Rate Study 5,000-14,999 gallons \$5.27 per thousand gallons \$5.85 per thousand gallons 11% 15,000-29,999 gallons \$6.58 per thousand gallons \$7.30 per thousand gallons 11% \$0.72 NewGen 2023 Rate Study 30,000+ gallons \$9.53 per thousand gallons \$10.58 per thousand gallons 11% \$1.05 NewGen 2023 Rate Study Commercial 0-1,000 gallons \$35.16 minimum per unit served \$39.03 minimum per unit served \$3.87 NewGen 2023 Rate Study 11% 0-1,000 gallons \$22.61 multiunit base/unit \$22.61 multiunit base/unit \$0.61 NewGen 2023 Rate Study 11% 1,001-4,999 gallons \$0.66 NewGen 2023 Rate Study \$5.57 per thousand gallons \$6.18 per thousand gallons 11% 5,000-14,999 gallons \$6.04 per thousand gallons \$6.70 per thousand gallons 11% \$0.75 NewGen 2023 Rate Study 15,000-29,999 gallons \$6.83 per thousand gallons \$7.58 per thousand gallons \$0.75 NewGen 2023 Rate Study 11% 30,000+ gallons \$8.42 per thousand gallons \$9.35 per thousand gallons 11% \$0.93 NewGen 2023 Rate Study **Multi-unit Commercial** \$22.61 minimum per unit served Minimum monthly charge \$25.10 minimum per unit served 11% \$2.49 NewGen 2023 Rate Study Where existing commercial tenants are served by a single water meter, the total water usage will be divided by the member of tenants, the bill calculated from the per tenant usage derived therefore shall be multiplied by the **Sewer Service Rates** Residential \$37.41 minimum per unit served \$37,41 minimum per unit served 0-1,000 gallons \$0.00 NewGen 2023 Rate Study \$0.00 NewGen 2023 Rate Study 1,001-9,999 gallons \$5.31 per thousand gallons \$5.31 per thousand gallons 0% \$0.00 NewGen 2023 Rate Study 10,000+ gallons \$5.89 per thousand gallons \$5.89 per thousand gallons Maximum monthly charge \$0.00 NewGen 2023 Rate Study \$97.00 \$97.00 Commercial 3/4" water meter 0-1,000 gallons \$55.06 minimum per unit served \$55.06 minimum per unit served 0% \$0.00 NewGen 2023 Rate Study 1.001-9.999 gallons \$5.31 per thousand gallons \$5.31 per thousand gallons 0% \$0.00 NewGen 2023 Rate Study \$5.89 per thousand gallons 10,000+ gallons \$5.89 per thousand gallons \$0.00 NewGen 2023 Rate Study 1" water meter \$60.25 minimum per unit served 0% 0-1,000 gallons \$60.25 minimum per unit served \$0.00 NewGen 2023 Rate Study \$5.31 per thousand gallons 0% \$0.00 NewGen 2023 Rate Study 1,001-9,999 gallons \$5.31 per thousand gallons \$5.89 per thousand gallons \$5.89 per thousand gallons \$0.00 NewGen 2023 Rate Study 10,000+ gallons 1-1/2" water meter 0-1,000 gallons \$68.55 minimum per unit served \$68.55 minimum per unit served 0% \$0.00 NewGen 2023 Rate Study 1,001-9,999 gallons \$5.31 per thousand gallons \$5.31 per thousand gallons \$0.00 NewGen 2023 Rate Study 10,000+ gallons \$5.89 per thousand gallons \$5.89 per thousand gallons \$0.00 NewGen 2023 Rate Study 2" water meter 0-1,000 gallons \$83.39 minimum per unit served \$83,39 minimum per unit served 0% \$0.00 NewGen 2023 Rate Study \$5.31 per thousand gallons 1.001-9.999 gallons \$5.31 per thousand gallons 0% \$0.00 NewGen 2023 Rate Study 10,000+ gallons \$5.89 per thousand gallons \$5.89 per thousand gallons \$0.00 NewGen 2023 Rate Study

ssing Information	Removed from Fee Sched	حلب
New Fee	Move to Fee Schedule from Co	Item

Description **Current Fee Proposed Fee** \$ +/-Adjustment Justification 3" water meter \$102.83 minimum per unit served 0-1,000 gallons \$102.83 minimum per unit served 0% \$0.00 NewGen 2023 Rate Study 1.001-9.999 gallons \$5.31 per thousand gallons \$5.31 per thousand gallons \$0.00 NewGen 2023 Rate Study 0% \$5.89 per thousand gallons 10,000+ gallons \$5.89 per thousand gallons \$0.00 NewGen 2023 Rate Study 4" water meter 0-1,000 gallons \$190.84 minimum per unit served \$190.84 minimum per unit served 0% \$0.00 NewGen 2023 Rate Study 1,001-9,999 gallons \$5.31 per thousand gallons \$5.31 per thousand gallons 0% \$0.00 NewGen 2023 Rate Study 10,000+ gallons \$5.89 per thousand gallons \$5.89 per thousand gallons \$0.00 NewGen 2023 Rate Study 6" water meter 0-1.000 gallons \$253.66 minimum per unit served \$253.66 minimum per unit served \$0.00 NewGen 2023 Rate Study 0% \$5.31 per thousand gallons \$0.00 NewGen 2023 Rate Study 1,001-9,999 gallons \$5.31 per thousand gallons 0% 10.000+ gallons \$5.89 per thousand gallons \$5.89 per thousand gallons \$0.00 NewGen 2023 Rate Study 8" water meter \$0.00 NewGen 2023 Rate Study 0-1,000 gallons \$334.78 minimum per unit served \$334.78 minimum per unit served 0% \$0.00 NewGen 2023 Rate Study 1,001–9,999 gallons \$5.31 per thousand gallons \$5.31 per thousand gallons \$0.00 NewGen 2023 Rate Study 0% 10,000+ gallons \$5.89 per thousand gallons \$5.89 per thousand gallons \$0.00 NewGen 2023 Rate Study Customers without City water service \$70.38 per month if consumption is not provided \$70.38 per month if consumption is not provided \$0.00 NewGen 2023 Rate Study by the entity providing water by the entity providing water **Electric Deposits** Residential deposit \$200.00 \$200.00 \$0.00 No change recommended An acceptable letter of credit from a recognized utility company for the current previous twelve (12) months shall be accepted in lieu of a deposit. Such letter must state that the customer has an acceptable payment record. Temporary service for cleanup or a remodel will be subject to a thirty-day maximum and will not require a deposit. Mult property residential deposit, available where the individual \$200.00 \$200.00 \$0.00 No change recommended or company must not have been late on any payments for any properties within the last twelve (12) months Small commercial deposit \$200.00 \$200.00 \$0.00 No change recommended 0% Large commercial deposit \$500.00 \$500.00 \$0.00 No change recommended **Electric Service Connections** Service fee for all new customers and any customer moving witl \$30.00 \$30.00 \$0.00 No change recommended 0% Temporary Service Fee (good for thirty (30) days \$30.00 \$0.00 No change recommended \$30.00 0% Service fee for a customer who is disconnected for \$30.00 \$0.00 No change recommended \$30.00 nonpayment or who has not paid by the end of business on the 27th and reconnected, or customer requesting disconnect and reconnect for remodeling or upgrading electrical wiring \$90.00 Three phase service fee \$90.00 \$0.00 No change recommended **Electric Service Rates** Residential Facilities charge \$11.16 \$12.41 11% \$1.25 Energy charge \$0.1272 per kwh \$0.1377 per kwh 8% \$0.0105 Minimum monthly charge \$11.16 \$12.41 11% \$1.25

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g Information	Removed from Fee Schedule	
New Fee	Move to Fee Schedule from Cod	em 13.

Description	Current Fee	Proposed Fee	% +/-	\$ +/- Adjustment Justification
Commercial		7		, . ,
	¢17.65	¢10.44	00/	¢1.70
Facilities charge	\$17.65	\$19.44	9%	•
Energy charge	\$0.1299 per kwh	\$0.1406 per kwh		\$0.0107
Minimum monthly charge	\$17.65	\$19.44	9%	\$1.79
Industrial				
Facilities charge	\$38.22	\$41.70	9%	\$3.48
Energy charge	\$0.1137 per kwh	\$0.1230 per kwh	8%	\$0.0093
Minimum monthly charge	\$38.22	\$41.70		
Security/Guard Light Monthly Charges				
150W H.P.S	\$16.24	\$17.58	8%	\$1.34
400W H.P.S. directional floodlight	\$37.89	\$41.02	8%	\$3.13
1,000W metal halide floodlight	\$75.78	\$82.03	8%	\$6.25
ERCOT Mandated Charges	\$4.00	\$4.00	0%	\$0.00 No adjustment
Various charges imposed by the Energy Relian	nce Council of Texas (ERCOT) and adjusted periodically shall be			
added or deducted from the above rates at th	ne actual cost to the city			
Electric Service Switchover	•			
Disconnect charge	\$100.00	\$100.00	0%	\$0.00 No adjustment
Installation	•	\$100.00, but if special metering facilities are to be	0%	
	removed, the charge is increased to cover this	removed, the charge is increased to cover this		•
	additional cost.	additional cost.		

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New Fee	Move to Fee Schedule from Co	Item 13.

	Description	Current Fee	Proposed Fee	% +/-	\$ +/-	Adjustment Justification
	Municipal Court Fees					
Warrant Fee	\$50.00	\$50.0	00	0%	\$0.00 No ad	ljustment
Technology Fee	\$4.00	\$4.00		0%	\$0.00 No ad	ljustment
Building Security Fee	\$3.00	\$3.00		0%	\$0.00 No ad	justment

ng Information	Removed from Fee Sched	مليا
New Fee	Move to Fee Schedule from Co	Item 13.

	Description	Current Fee	Proposed Fee	% +/-	\$ +/-	Adjustment Justification
	Miscellaneous Fees					
Returned checks	\$35.00	\$30.00		-14%	• • •	num fee per Local Govt Code Sec.
					118.1	41

ssing Information	Removed from Fee Sched	ملب
New Fee	Move to Fee Schedule from Cod	Item :

Description	Current Fee	Proposed Fee	% +/- \$ +/- Adjustment Justification
Parks and Recreat	ion Fees		
Installation/relocation of pitcher's mound	\$150.00	\$150.00	0% \$0.00
Installation/relocation of pitching rubber	\$30.00	\$30.00	0% \$0.00
Installation/relocation of base anchors/bases	\$10.00	\$50.00 per field	 - Adjust to cover staff time
Concession stand rental	\$90.00	\$125.00	39% \$35.00 When with higher fee
Concession stand cleaning	\$200.00	\$200.00	0% \$0.00 Make it a deposit
Soccer/football field layout and marking and set up (per field)	\$100.00	\$0.00	0% (\$100.00) Eliminate/Part of game fee
Park and recreation staff(hourly per employee)	\$25.00	\$25.00	0% \$0.00
Repair of damaged facility	Actual cost of labor and materials	Actual cost of labor and materials	0% \$0.00
Dry chalking machine	\$50.00 per league	\$0.00	0% (\$50.00) Eliminate/Part of game fee
Score board controllers	\$450.00 deposit	\$0.00	0% (\$450.00) Eliminate/Part of game fee
Dry field chalk	\$500.00 per season	\$0.00	0% (\$500.00) Eliminate/Part of game fee
Baseball and So	oftball		
League play	410.00	+0.00	Constant and the standard standards from all and the
Player Fee per player	\$10.00	\$0.00	Create a new single schedule for all sports
Field rental per 90 minutes - youth	\$30.00 \$65.00	\$0.00 \$0.00	Create a new single schedule for all sports
Field rental per 90 minutes - adult Concession stand	\$90.00	\$0.00	Create a new single schedule for all sports Eliminate
Electricity	Actual or estimated cost of electricity during the	\$0.00	Eliminate
Electricity	season	\$0.00	Cilililide
Tournament play	Season		
Deposit per field	\$100.00	\$0.00	Create a new single schedule for all sports
Per field per day	\$200.00	\$0.00	Create a new single schedule for all sports
Lights (Porter Sports Complex)	Actual cost of electricity	\$0.00	Eliminate
Lights (other fields)	\$20.00 per hour and \$10.00 for each half hour	\$0.00	Eliminate
	thereafter	,	
Lights left on after the game	\$20.00 per hour	\$0.00	Eliminate
Practice Play			
Field rental per 90 minutes - youth	\$25.00	\$0.00	Create a new single schedule for all sports
Field rental per 90 minutes - adult	\$35.00	\$0.00	Create a new single schedule for all sports
Concession stand	\$60.00	\$0.00	Create a new single schedule for all sports
Lights (Porter Sports Complex)	Actual cost of electricity	\$0.00	Eliminate
Lights (other fields)	\$20.00 per hour and \$10.00 for each half hour	\$0.00	Eliminate
	thereafter		
Lights left on after the game	\$20.00 per hour	\$0.00	Eliminate
Adult softball			
Team fee	\$350.00	\$0.00	Create a new single schedule for all sports
Concession stand	\$60.00	\$0.00	Eliminate
Late registration fee within three days past the deadline	\$25.00	\$0.00	Create a new single schedule for all sports
Sign advertising on all ball field scoreboards (2' tall x 8' wide)	\$2,000.00	\$0.00	Create a new single schedule for all sports
per vear			
Soccer and Foo	otball		
League play			

ssing Information	Removed from Fee Sched	ملب
New Fee	Move to Fee Schedule from Co	Item

Description **Current Fee Proposed Fee** \$ +/-**Adjustment Justification** \$10.00 \$0.00 Create a new single schedule for all sports Player Fee per player \$0.00 Field rental per 90 minutes - youth \$25.00 Create a new single schedule for all sports \$120.00 \$0.00 Field rental per 90 minutes - adult Create a new single schedule for all sports \$0.00 Concession stand \$90.00 Eliminate Electricity Actual or estimated cost of electricity during the \$0.00 Eliminate season Tournament play \$0.00 Deposit per field \$100.00 Create a new single schedule for all sports \$0.00 \$200.00 Per field per day Create a new single schedule for all sports Concession stand \$0.00 \$95.00 Eliminate \$20.00 per hour and \$10.00 for each half hour \$0.00 Eliminate Lights (other fields) thereafter Lights left on after the game \$20.00 per hour \$0.00 Eliminate Practice Play \$0.00 Field rental per 90 minutes - vouth \$25.00 Create a new single schedule for all sports \$0.00 Field rental per 90 minutes - adult \$35.00 Create a new single schedule for all sports Concession stand \$0.00 \$60.00 Eliminate \$20.00 per hour and \$10.00 for each half hour \$0.00 Lights (other fields) Eliminate thereafter Lights left on after the game \$20.00 per hour \$0.00 Eliminate Baseball, Softball, Soccer and Football League play Player Fee per player \$10.00 \$10.00 \$0.00 0% Tournament play Deposit per field \$100.00 \$200.00 100% \$100.00 Match Rental Per field per day \$200.00 \$400.00 100% \$200.00 Adjustment to cover field expenses Lights per 90 minutes \$20.00 \$25.00 \$5.00 Match practice time Penalty for lights let on \$20.00 \$25.00 25% \$5.00 Match light fee Practice Play Lights per hour \$20.00 \$20.00 0% \$0.00 \$25.00 Field rental per 90 minutes \$25.00 0% \$0.00 Adult softball Team fee \$350.00 Cost Recovery Plus 10% Program fees Sign advertising on all ball field scoreboards \$2,000.00 annually \$2,000.00 annually 0% \$0.00 **Community Center Rental** Facility Rental \$200.00 New Fee for all rentals to cover staff time Before 5:00 p.m. Monday—Thursday \$50.00 for the first two hours and \$25.00 for each additional hour Eliminate / Replace with flat \$200 fee After 5:00 p.m. Monday-Thursday and anytime Friday, Saturday \$100.00 for the first three hours and \$35.00 for each additional hour Eliminate / Replace with flat \$200 fee On any city recognized holiday \$200,00 for the first three hours and \$35,00 for each additional hour. Eliminate / Replace with flat \$200 fee Cleaning deposit \$100.00 \$200.00 100% \$100.00 Match new day rate **Vendors** Vendors utilizing city property, not related to a city-sponsored s₁\$100.00 fee \$100.00 fee \$0.00 No adjustment **Special Event Vendors** Special Event Permit \$100.00 \$100.00 \$0.00 No adjustment

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New Fee	Move to Fee Schedule from Co	Item 13.

Description	Current Fee	Proposed Fee	% +/-	\$ +/- Adjustment Justification
Vendors utilizing city property for a city-sponsored specia	ll event			
10x10 food booth	\$65.00	\$65.00		No adjustment
10x20 food booth	\$85.00	\$85.00	0%	\$0.00 No adjustment
10x30 food booth	\$135.00	\$135.00	0%	\$0.00 No adjustment
10x10 merchandise booth space	\$50.00	\$50.00	0%	\$0.00 No adjustment
10x20 merchandise booth space	\$65.00	\$65.00	0%	\$0.00 No adjustment
10x10 booth space for non-food items that require		\$25.00	0%	\$0.00 No adjustment
	e Permit	· ·		
Any for-profit business using a city park for delivery of a	prograi \$100.00 fee and \$10.00 per participant			Eliminate
	n Rental			
Half day	\$25.00	\$0.00	-100%	(\$25.00) Replace with Small/Large fee
Full day	\$50.00	\$0.00	-100%	(\$50.00) Replace with Small/Large fee
Small pavilion 4-hour rental	\$0.00	\$25.00	-	\$25.00 No adjustment
Large pavilion 4-hour rental	\$0.00	\$50.00	-	\$50.00 No adjustment
Adve	rtising			
Ballfield advertising banners	\$500.00 per season	\$0.00		Eliminate
	urch Rental Fees			
Friday, Saturday, Sunday or after 5:00 p.m. Monday-Thui			-	 Change to day rate only
Friday, Saturday, or Sunday	\$0.00	\$400.00		- Change to day rate only
Monday - Thursday	\$0.00	\$300.00	-	- Change to day rate only
Monday-Thursday 8:00 a.m. to 2:00 p.m.	\$200.00 for 3 hours	\$300.00 per day	50%	\$100.00 Change to day rate only
Anytime on a city-recognized holiday	\$550.00 for 3 hours			Eliminate
Extra hour except rehearsals	\$50.00 per hour			Eliminate
Rehearsal (1 hour)	\$35.00			Eliminate
Weekend (Friday 12 noon to Sunday 8 pm)	N/A	\$750.00		New Fee
Required deposit	\$250.00	\$300.00	20%	\$50.00 Same as weekday rental rate
	dication Fees			
Land Dedication				
Single-Family	One (1) acre per 50 dwelling units	3 acres with one being developable per 100 units	-	- Developable acres needed
Multifamily	One (1) acre per 21 bedrooms	3 acres with one being developable per 100 units	-	- Developable acres needed
Developments less than 100 units	N/A	Less than 100 units pays fee in lieu of land	-	- Developable acres needed
Fee in Lieu of Land Dedication				
Single-Family	\$274.00 per dwelling unit	\$274.00 per unit	-	- Developable acres needed
Multifamily	\$115.00 per bedroom	\$274.00 per unit	-	- Fund new park amenities

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New Fee	Move to Fee Schedule from Co	Item 13.

Description	Current Fee	Proposed Fee	% +/-	\$ +/- Adjustment Justification	n
	Impact Fees				
Single-family residential					
Water	\$2,250.00	\$2,250.00	0%	\$0.00 No adjustment	
Wastewater	\$3,000.00	\$3,000.00	0%	\$0.00 No adjustment	
Multifamily residential					
Water	\$2,250.00 per dwelling unit	\$2,250.00 per dwelling unit	0%	\$0.00 No adjustment	
Wastewater	\$3,000.00 per dwelling unit	\$3,000.00 per dwelling unit	0%	\$0.00 No adjustment	
Small commercial (up to and including 2" wa		#DIV/0!	\$0.00 -	•	
wastewater service line)					
Water	\$3,800.00	\$3,800.00	0%	\$0.00 No adjustment	
Wastewater	\$7,000.00	\$7,000.00	0%	\$0.00 No adjustment	
Large commercial (greater than 2" water me	eter or 8" or			•	
greater wastewater service line)					
Water	\$15,000.00	\$15,000.00	0%	\$0.00 No adjustment	
Wastewater	\$32,500.00	\$32,500.00	0%	\$0.00 No adjustment	
Public schools					
Water	\$10,000.00	\$10,000.00	0%	\$0.00 No adjustment	
Wastewater	\$20,000.00	\$20,000.00	0%	\$0.00 No adjustment	

sing Information	Removed from Fee Schedule		
New Fee	Move to Fee Schedule from Cod	Item 13.	

Description	Current Fee	Proposed Fee	% +/-	\$ +/-	Adjustment Justification
Library	Fees				
Overdue Fines - Hotspots	N/A	\$1.00 per day		New	fee
Overdue Fines - Launchpads Tablets	N/A	\$1.00 per day		New	fee
Overdue Fines - Library of Things *Pending policy amendm	ent. N/A	\$1.00 per day		New	fee
Lost/damaged items/materials	N/A	Replacement cost of the item + \$5.00 processing fee	2	New	fee
If lost/damaged item is replaced with identical	item purchased by patron, the processing fee is waived				
Library of Things - Cleaning/Processing Fee	N/A	\$5.00		New	fee
Library of Things - Things returned via book drop	N/A	\$10.00		New	fee
Library Meeting Room (during library hours)	N/A	Driver's License or \$75 deposit		New	fee
Copies/Prints					
Black and White	\$0.15 per page, \$0.30 for double sided	\$0.20 per page, \$0.40 for double sided	33%	\$0.05 New	fee
Color	\$0.50 cents per page, \$1.00 for double sided	\$0.50 cents per page, \$1.00 for double sided	0%	\$0.00 New	fee
Legal Black and White	\$0.30 cents per page, \$0.60 for double sided	\$0.40 cents per page, \$0.80 for double sided	33%	\$0.10 New	fee
Legal Color	\$1.00 cents per page, \$2.00 for double sided	\$1.00 cents per page, \$2.00 for double sided	0%	\$0.00 New	fee
Faxes	\$1.00 for first page, \$0.50 additional page	\$1.00 for first page, \$0.50 additional page	0%	\$0.00 New	fee

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New Fee	Move to Fee Schedule from Cod	Item :

Description	Current Fee	Proposed Fee	% +/-	\$ +/- Adjustment Justificatio	on
Fire Fee					
Certificate of occupancy	\$50.00	\$50.00	0%	\$0.00 No change	
Open burning commercial > 25 acres	\$200.00	\$200.00	0%	\$0.00 No change	
Third Party Review and Inspection	Actual cost plus an administrative fee of 5% of	Actual cost plus an administrative fee of 5% of	0%	\$0.00 No change	
	the total cost of the third party review and/or	the total cost of the third party review and/or			
	inspections (min. fee \$150.00).	inspections (min. fee \$150.00).			
Construction					
Building plan review and inspection (Plan review and initial	\$100.00 per 1,000 sq. ft. of structure	\$100.00 per 1,000 sq. ft. of structure	0%	\$0.00 No change	
inspection fees are included. A second or additional inspection	1				
of any failed item will result in a reinspection fee.)					
Site plans (survey and area developed)	20% of building plan fee	20% of building plan fee	0%	\$0.00 No change	
Construction site offices:	\$100.00 per building	\$100.00 per building	0%	\$0.00 No change	
Temporary structures and uses	\$100.00 (one time service)	\$100.00 (one time service)	0%	\$0.00 No change	
Vending and trade	\$100.00 per building	\$100.00 per building	0%	\$0.00 No change	
Temporary membrane structures, tents and canopies	\$75.00 per unit	\$75.00 per unit	0%	\$0.00 No change	
Automatic fire-extinguishing systems				_	
1–20 heads	\$100.00	\$100.00	0%	\$0.00 No change	
21–250 heads	\$175.00	\$175.00	0%	\$0.00 No change	
251–499 heads	\$250.00	\$250.00	0%	\$0.00 No change	
500+ heads	\$350.00 + \$0.50 per head over 500	\$350.00 + \$0.50 per head over 500	0%	\$0.00 No change	
Automatic fire-extinguishing systems commercial cooking	\$50.00 fixed system	\$50.00 fixed system	0%	\$0.00 No change	
Fire alarm/detection related equipment					
1–10 devices	\$100.00	\$100.00	0%	\$0.00 No change	
11–25 devices	\$175.00	\$175.00	0%	\$0.00 No change	
26–150 devices	\$250.00	\$250.00	0%	\$0.00 No change	
151–499 devices	\$350.00	\$350.00	0%	\$0.00 No change	
500+ devices	\$350.00 + \$0.50 per device over 500	\$350.00 + \$0.50 per device over 500	0%	\$0.00 No change	
Fire pumps and related equipment	\$100.00	\$100.00	0%	\$0.00 No change	
Standpipe systems	\$50.00	\$50.00	0%	\$0.00 No change	
Private fire hydrants	\$50.00	\$50.00	0%	\$0.00 No change	
Flammable and combustible liquid storage/dispensing	\$100.00	\$100.00	0%	\$0.00 No change	
Oil/gas well drilling	\$1,000.00	\$1,000.00	0%	\$0.00 No change	
Oil/gas well workover/recompletions	\$500.00	\$500.00	0%	\$0.00 No change	
Hazardous material storage	\$100.00	\$100.00	0%	\$0.00 No change	
LP-gas storage	\$100.00	\$100.00	0%	\$0.00 No change	
Spraying or dipping building/booths	\$100.00	\$100.00	0%	\$0.00 No change	
Annual Inspe	ctions				
Commercial/public					
1–5,000 sq. ft.	\$50.00	\$50.00	0%	\$0.00 No change	
5,001–12,000 sq. ft.	\$75.00	\$75.00	0%	\$0.00 No change	
12,001–25,000 sq. ft.	\$100.00	\$100.00	0%	\$0.00 No change	
25,001–50,000 sq. ft.	\$125.00	\$125.00	0%	\$0.00 No change	
50,001–100,000 sq. ft.	\$150.00	\$150.00	0%	\$0.00 No change	
100,001–250,000 sq. ft.	\$175.00	\$175.00	0%	\$0.00 No change	

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New Fee	Move to Fee Schedule from Cod	Item 13.

Description	Current Fee	Proposed Fee	% +/-	\$ +/- Adjustment Justification
Over 250,001 sq. ft.	\$175.00 + \$25.00 each 10,000 sq. ft.	\$175.00 + \$25.00 each 10,000 sq. ft.	0%	\$0.00 No change
Multifamily residences	\$50.00 per building	\$50.00 per building	0%	\$0.00 No change
Reinspection Fees				
Reinspection (after 2nd reinspection) existing building	\$100.00	\$100.00	0%	\$0.00 No change
Reinspection (after 2nd reinspection) new buildings	\$100.00	\$100.00	0%	\$0.00 No change

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New Fee	Move to Fee Schedule from Co	Item 13.

Description	Current Fee	Proposed Fee	% +/-	\$ +/-	Adjustment Justification
Rig	pht-of-Way Fees				
Permit Application Fee	A nonrecurring fee of \$500.00 for up to five network nodes addressed in the same application, \$100.00 for each additional node in the same application; and a nonrecurring fee of \$1,000.00 for each node support pole.	A nonrecurring fee of \$500.00 for up to five network nodes addressed in the same application, \$100.00 for each additional node in the same application; and a nonrecurring fee of \$1,000.00 for each node support note	0%	\$0.00 No ch	ange
Annual Rate for Public Right-of-Way Use		\$250.00 annually per node in the city public right-of-way.	0%	\$0.00 No ch	ange
Service Pole Attachment Fee		The rate to collocate a network node on a service pole in the public right-of-way shall be \$20.00 per pole per year.	0%	\$0.00 No ch	ange
Network Nodes on Transport Facilities	Any network node on transport facilities located within the public right-of-way shall pay municipal fees for occupying the public right-of-way in an	Any network node on transport facilities located within the public right-of-way shall pay municipal fees for occupying the public right-of-way in an amount not less than \$28.00 per node per month.	0%	\$0.00 No ch	ange



DATE: September 03, 2024

FROM: Jim Bolz, Director of Public Works

AGENDA ITEM: Consideration and possible action on Change Order No. 1 in the amount of

\$151,631.00 with Ana Site Construction, LLC for the relocation of a 4" sewage force main and authorize the City Manager to execute said Change Order No. 1.

SUMMARY:

• 4" force main that was missed during the Utility Conflict Analysis along the North Bound Freeway and View Road near TxDOT Sta 2747+00

- This line was installed after SUE and when survey was conducted in area
- Existing 4" force main conflicts with the future View Road Pavement plan
- The cost of relocating this line is 100% reimbursable by TXDOT

FISCAL INFORMATION:

Budgeted: NO Amount: \$151,631.00 GL Account: 840-50-6529.2/840-

54-6529.2

RECOMMENDED MOTION OR ACTION:

Staff recommends approval

ATTACHMENTS:

- Change Order No. 1
- Proposed 4" force main plans
- Correspondence between Kimley-Horn and TXDOT

KIMLEY-HORN AND ASSOCIATES, INC.

801 Cherry Street, Suite 1300

Fort Worth, TX 76102 Date: August 7, 2024

2024 I35 UTILITY RELOCATION PROJECT DESCRIPTION:

61322300 KHA Project No.:

CITY OF SANGER OWNER:

ANA SITE CONSTRUCTION LLC CONTRACTOR:

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:

REVISED CONTRACT AMOUNT PER

CHANGE ORDER No. 3:

	CSJ 081 Conflict Force Main B Change Order #1					
Item#	Item Description	Quantity	Unit		Unit Price	Item Cost
117	Remove 4" Force Main	242	LF	\$	19.00	\$ 4,598.00
4	Remove 8" Water Line	238	LF	\$	11.00	\$ 2,618.00
118	PVC Force Main (4") (Open Cut)	260	LF	\$	160.00	\$ 41,600.00
119	PVC Force Main (4") (Carrier Pipe)	174	LF	\$	118.00	\$ 20,532.00
14	Steel Casing (18") (Open Cut)*	117	LF	\$	265.00	\$ 31,005.00
15	Steel Casing (18") (Bore)*	57	LF	\$	523.00	\$ 29,811.00
77	Ductile Iron Fittings	0.4	TN	\$	20,000.00	\$ 8,000.00
113	Seeding Surface Repair	837	SY	\$	2.00	\$ 1,674.00
115	Connect Existing Sewer Line	2	EA	\$	4,200.00	\$ 8,400.00
116	Trench Excavation Protection	377	LF	\$	9.00	\$ 3,393.00
			Subtota			\$ 151,631.00

Total Increase in Contract Amount: 151,631.00 **Original Contract Amount:** \$ 6,971,123.00 **Revised Contract Amount:** \$ 7,122,754.00 Net Increase/(Decrease) in Contract Time of Completion: **Revised Contract Time of Completion:**

Recommended by Kimley-Horn and Associates, Inc. Approved by Owners:

City of Sanger

Ву

Chris Igo

Accepted by Contractor

Adam Darrach Ву

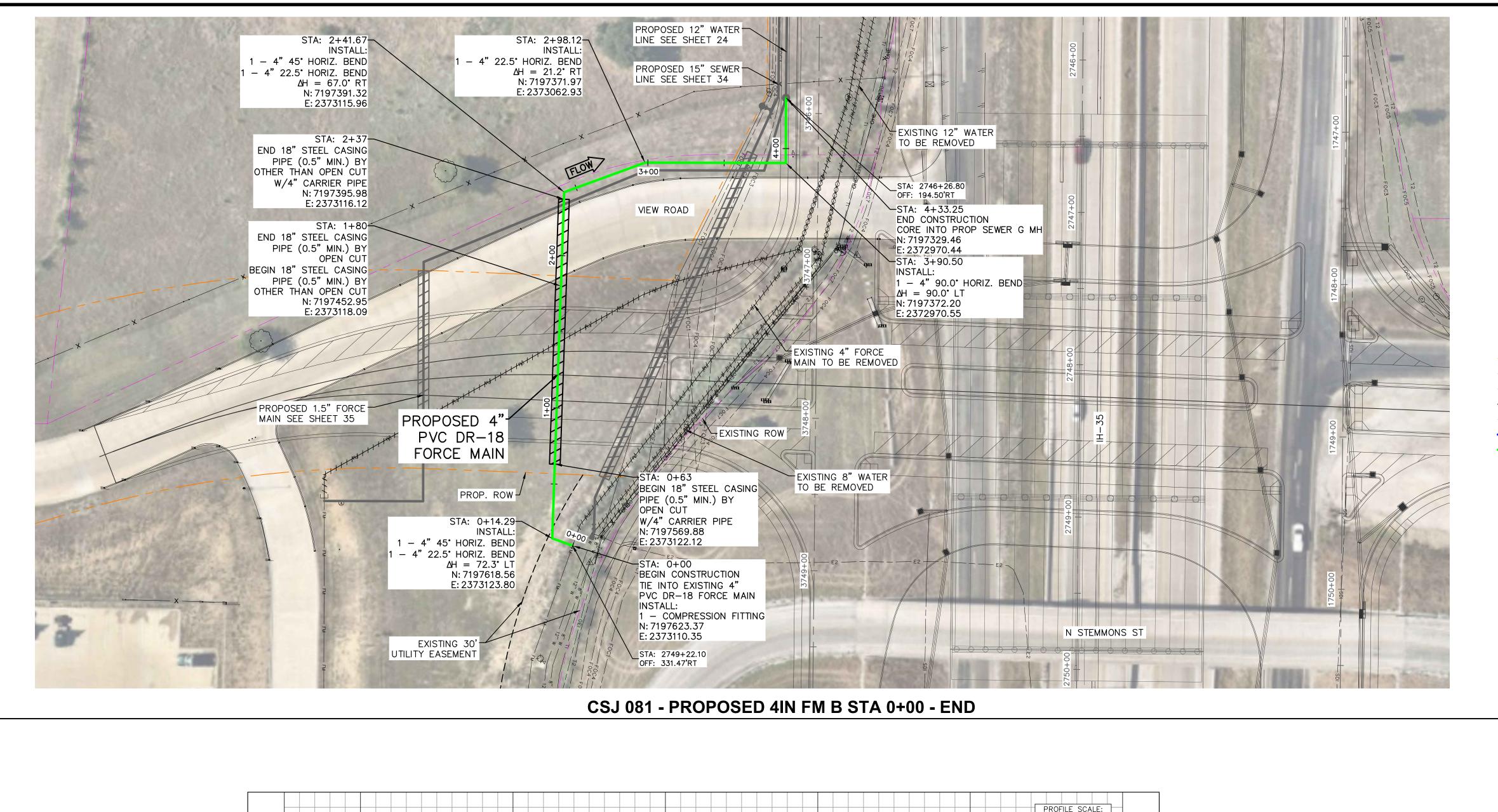
Distribution

Ву

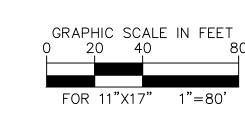
Adam Darrach

Chris elgo P.E.

1-Owner, 1 - Contractor, 1 - KHA Office







SHEET NOTES:

1. CONTRACTOR SHALL KEEP EXISTING SEWER SERVICE ACTIVE UNTIL ALL OF SEWER LINE G AND THIS PROPOSED FORCE MAIN HAS BEEN TESTED AND ACCEPTED.

EXISTING ROW ---- PROPOSED ROW ----x" ss---- EXISTING SEWER LINE //x"/w/s/- PROPOSED PIPE REMOVAL -<>>> PROPOSED GROUT FILL PROPOSED WATER LINE

PROPOSED SEWER LINE

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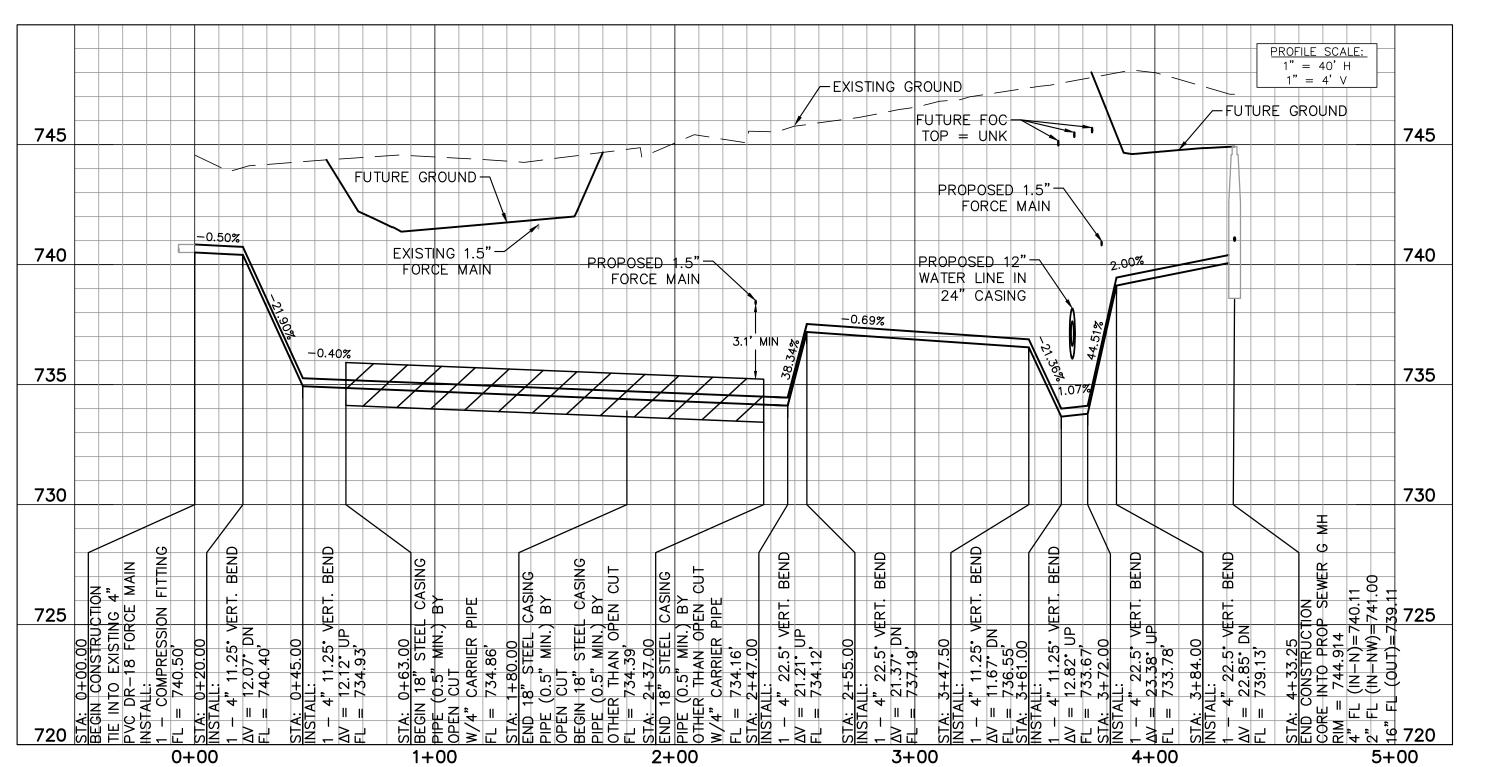
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SANGEI RELOCATIONS

- PROPOSED 4IN STA 0+00 - END 081 S

SHEET



REQUEST FOR INFORMATION

RFI#

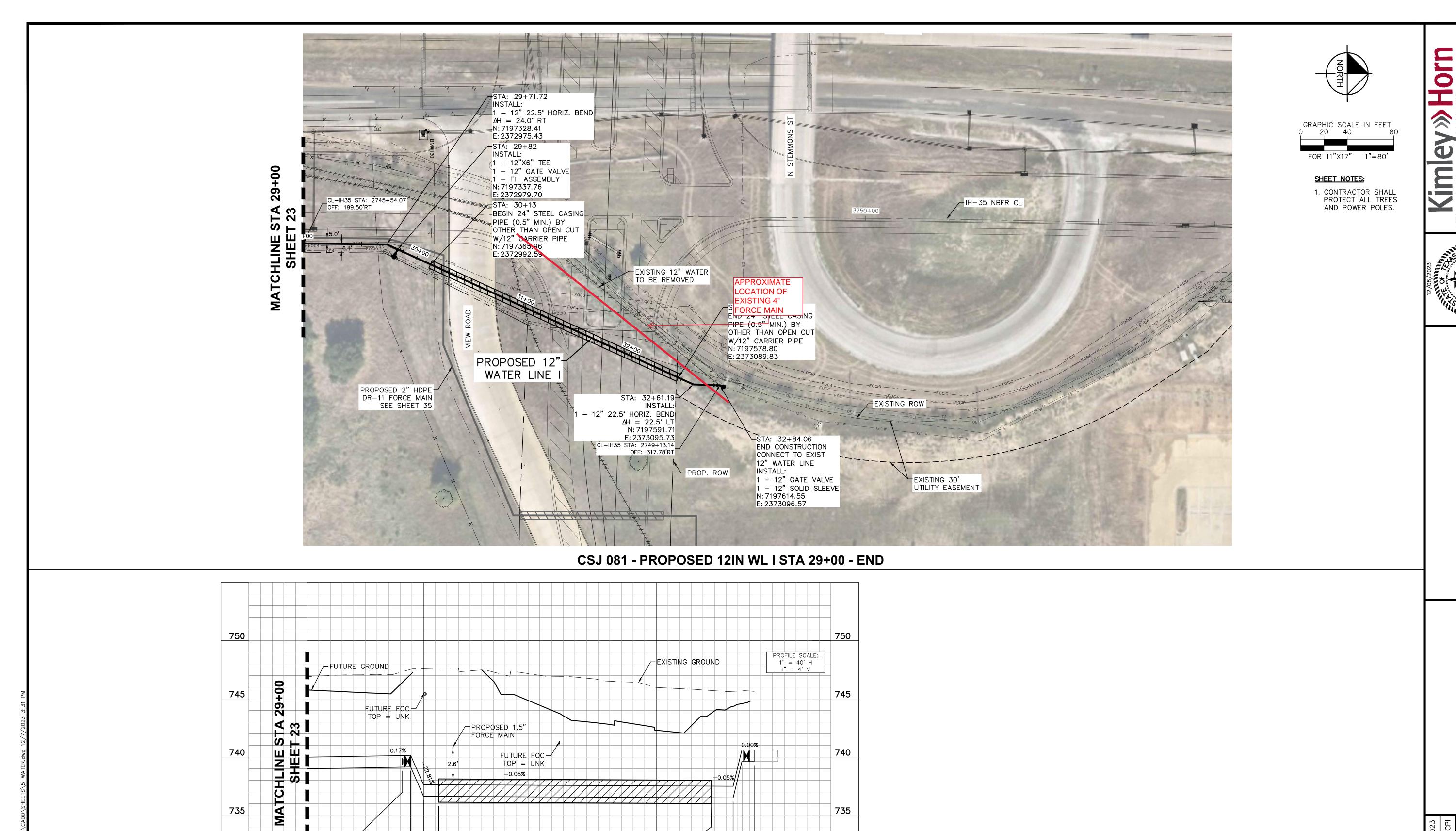


To: Nathon Harmon DATE 7/17/2024 7/31/2024 DATE NEEDED BY PROJECT NAME **IH-35 UT Relocations**

5

PROJECT# 8004

	RFI Description			
CSJ 081 - SSG an existign 4" force main has been discovered. Please advise if Force Main needs to be relocated,				
and how to tie-in to S		riease advise in Force Main fleeds to be relocated,		
and now to the in to s.	od mannoic.			
ATTACHMENTS:	Sheet 24			
SUBMITTED BY:	Adam Darrach			
	ANA Site Construction			
	RESPONSE TO) RFI		
RESPONSE BY:		DATE:		
RESPUNSE DT:		DATE.		
ATTACHMENTS				



33+00

32+00

31+00

725

29+00

STA: 29+88.99 INSTALL: 1 - 12" 11.25" ΔV = 12.95" DN FL = 739.14

30+00

1 - PROPOSED 12IN STA 29+00 - END 081

SANGE

OF

SHEET

Jim Bolz

From:

Leonard Chapman < Leonard. Chapman@txdot.gov>

Sent:

Friday, July 12, 2024 6:57 AM

To:

Harmon, Nathan

Cc:

Igo, Chris; Jim Bolz

Subject:

{External} RE: Sanger IH35 Utility Relocations U00019892 - New Force Main Conflict

We can have the contractor perform the additional scope of work due to this being unidentified in the original design. It may trigger a supplemental agreement that shouldn't be an issue. The district will need an updated cost est. as well as plans.

Will this have any buy America material installed with it? Steel casing, valves, ect? These would need to be compliant with an 1818 form.

From: Harmon, Nathan < Nathan. Harmon@kimley-horn.com>

Sent: Thursday, July 11, 2024 6:09 PM

To: Leonard Chapman < Leonard. Chapman@txdot.gov>

Cc: Igo, Chris <chris.igo@kimley-horn.com>; jbolz@sangertexas.org

Subject: Sanger IH35 Utility Relocations U00019892 - New Force Main Conflict

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hey Len,

There is a 4" Force Main that we believe was missed during the Utility Conflict Analysis along the NBFR and View Rd. near TxDOT Sta 2747+00. We believe this line was installed after SUE and when we conducted survey in this area. I am attaching the Record drawing titled "Sanger Blue Star Industrial Phase" which shows at the Blue Star Property a Lift Station and Force Main tying into the Sanitary Sewer Manhole that we are abandoning (in conflict with future View Rd). This existing 4" Force Main conflicts with the future View Road Pavement plan. What would be your preferred process for installing this line? Would you be okay if we add this scope to the contractor (ANA Site), have them perform the work, and track the additional expense? I have attached a PDF exhibit highlighting the changes that would need to be made.

Thanks,

Nathan Harmon, P.E.

Kimley-Horn | 801 Cherry Street, Suite 1300, Unit 11, Fort Worth, TX 76102

Direct: 817 962 2105 | Mobile: 817 893 7709 | www.kimley-horn.com





DATE: September 3, 2024

Ryan Nolting, Parks & Recreation Director

Donna Green, Marketing & Special Events Director

AGENDA ITEM: Consideration and possible action on approving consumption of alcohol on city

property in conjunction with Ordinance #11-30-23, Chapter 15.609.

SUMMARY:

• The Special Event ordinance that was adopted on Nov. 6, 2024, expands on the regulations and guidelines for special event permits. The ordinance provides for the sale, distribution, and consumption of alcoholic beverages on City-owned property with City Council approval.

- Per ordinance #11-30-23, this permit is being provided to the City Council due to the request for the consumption of alcohol on public property.
- The approval of alcohol is by case-by-case only.
- This is our 1st Special Event where alcohol is requested.
- Alcohol will be sold by our downtown merchants, not outside vendors.
- Approving will allow for consumption on blocked city streets in the downtown area.
- Sanger Police Department has approved the attached Special Events Application.

FISCAL INFORMATION:

Budgeted: NA Amount: NA GL Account: NA

RECOMMENDED MOTION OR ACTION:

Staff Recommends approval.

ATTACHMENTS:

- City Council Communication
- Sanger Song Writers Festival Special Event Application
- Sanger Song Writers Festival Temporary Street Closer Permit



CITY OF SANGER

SPECIAL EVENTS APPLICATION

Parks & Recreation Department 201 Bolivar St Sanger, Texas 76266 940.458.2718

This application will either be approved, approved with conditions, denied, or more information will be requested within twenty (20) business days of submission to the Parks and Recreation Department. Due to the nature of some events, additional information may be requested. Application must be submitted no less than thirty (30) days prior to the event. In the event of a street closure, applications must be submitted no less than forty-five (45) days in advance.

	APPLICANT INFORMATION
Date: 6-13-24	
Contact Name: Blake Surker	Contact Address:
Mailing Address: 201 Bolivar	St. Songer.
Phone # 940-458-2718	Fax #
Cell#	E-mail Bjunker@Sangertexas.org
	Phone #
SPONSOF	RING ORGANIZATION INFORMATION
Name:	Address:
	Phone #
EVEN'	T LOCATION AND DESCRIPTION
Name of Event: Song Writers	s Festival
Frequency of Event: 🛱 Annual	
Event Location: Down town Park	Site Plan Required: Yes / No
Name of Property Owner:	Site Plan Required: Yes / No Address: 401 Bollvov St.
Hours of Operation: From: $\underline{\mathcal{U}}_{-}$ A	M / (PM) To: 10 AM (PM)
Start Date: 10 / 1/24 End Date:	W15 124 From: 4 AM (PN) To: 10 AM / PM)

APPLICANT RESPONSIBILITIES

- A. The applicant will clean the grounds, remove equipment, and restore the permitted site by 12:00 p.m. of the day after the event. The sale of goods, food, beverages, or other such items on City property can be authorized only in the absence of a concessionaire in the permitted site or his inability to supply the needs of the proposed activity.
- B. Adequate security for crowd control must be provided by the applicant.
- C. The applicant will not nail, staple, or otherwise attach any event-connected signs to any guard post, signpost, utility pole, or tree.
- D. Applicant will furnish a map showing the area where the special event is to be conducted. Events that require street closures will need a map/site plan submitted with the application. The applicant must submit a site plan to indicate the number of vehicles, animals, participants, route, etc., for consideration, if applicable to the event.
- E. Alcoholic beverages are prohibited on public property unless approved by the Sanger City Council in accordance with the City's Special Event Ordinance.
- F. An applicant for a special event permit shall execute a written release of liability and agreement to indemnify the city and its officers and employees against all claims of injury or damage to persons or property, whether public or private, arising out of the special event, as contained in the application form.
- G. The event organizer, with an expected street closure, shall notify all residences and businesses within the street closure area.

Other conditions in connection with this event are as follows:

Additional items, agreements, and/or permits needed for the event (varied by event)

- ☐ Amusement Ride Certification of Inspection
- ☐ Certificate of Insurance with the City of Sanger as an Additional Insured
- Map of Streets and Pedestrian Ways

Applicant Signature:

Date: 6-13-24

Item 15.

CITY OF SANGER PARKS & RECREATION DEPARTMENT

SPECIAL EVENT DETAIL

	ADDITIONAL QUESTIONS (VARIED BY EVENT)
1.	Will food and/or beverages be served? Yes ☒ No ☐
	If yes, booths will need to be inspected.
2.	Will electricity be requested on site? Yes
	If provided by generators, please list quantity and sizes:
	How will they be screened?
3.	Will water be needed for this event? Yes ♥ No □
4.	Will tents/canopies be used in conjunction with event? Yes ☐ No ☐
	If yes, how many? Will the tents(s) have sides? Yes D No D
	If yes, how many sides will be closed? On public roadway? Yes ☐ No ☐
5.	Will animals be used in conjunction with the event? Yes \(\sum \) No
	If yes, how many?
6.	Proposed parking locations and number of parking spaces provided:
7.	Will signage be used in conjunction with the event? Yes ৄX No ☐
	If yes, the size and location(s) of the signage must be indicated on the Site Plan.
8.	Will loudspeakers be used in conjunction with the event? Yes ☒️ No ☐
	If yes, what are the hours of use of the loudspeakers?AM PM toAM PM
	Location(s) and the positioning of the loudspeakers must be indicated on Site Plan.
9.	If applicant is requesting to sale, distribution or consume alcoholic beverages on city property, all Texas Alcohol and Beverage Commission (TABC) permits will be required before City Council

approval.

In the event the City determines, upon review of this application, that this special event requires the special attention and involvement of the City personnel or facilities, the City shall so notify the applicant. In such an event, the City of Sanger incurs direct costs associated with the event; the applicant will be responsible for payment in advance to cover these expenses.

Due to the nature of some events, the following additional information or plans may be required where applicable to the event type:

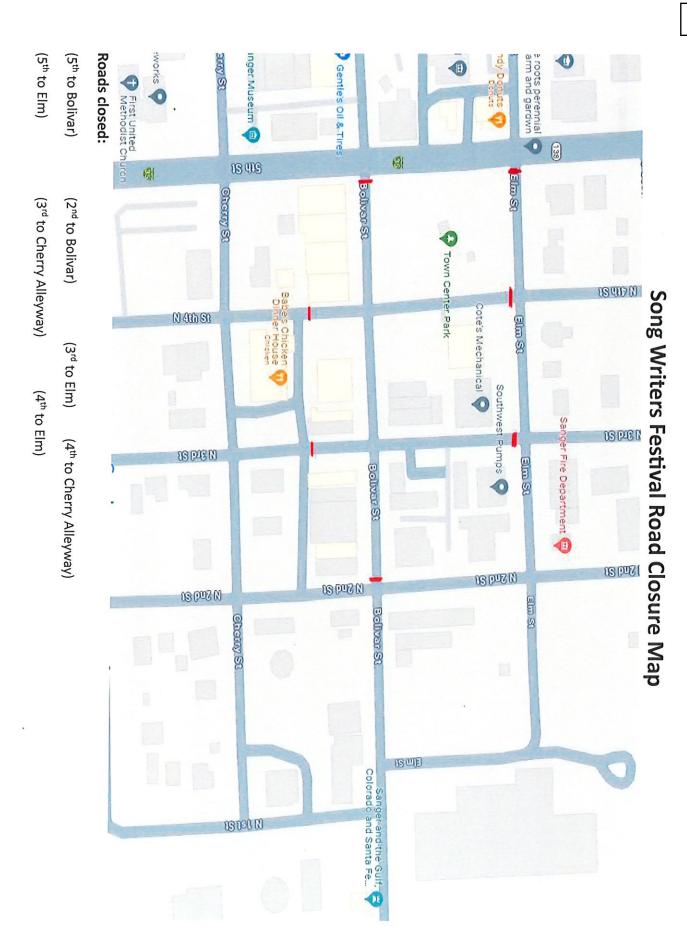
- (1) <u>Facilities</u>. A set of plans and specifications relating to all temporary facilities to be constructed or utilized for the special event.
- (2) <u>Fire protection</u>. A plan for prevention of fires and for adequate protection of persons and property in the event of a fire, including, without limitation, adequate exits, fire extinguishers, and adequate access for fire trucks and emergency vehicles.
- (3) <u>Concession service</u>. A plan to provide food and beverages.
- (4) <u>Emergency medical service</u>. A plan to provide adequate emergency medical services at the special event.
- (5) Parking. A plan to provide adequate parking for the proposed special event, including written permission in the form provided by the city executed by all of the owners of the land to be used for the special event.
- (6) Event security. A plan providing for adequate safety, security, traffic, and crowd control in connection with the special event. The City of Sanger Police Department will determine if and how many police officers will be required at your event. When security officers are deemed necessary, the applicant must use licensed TCOLE officers. The City Police Department must approve the security event plan before the event application will be approved. Expenses for event security will be paid by the event organizer.
- (7) <u>Promotional plan</u>. If applicable, a plan to promote, market, and advertise the special event.
- (8) <u>Sanitation plan</u>. A plan to ensure that the highest standards of cleanliness and sanitation are maintained at the special event, including adequate restroom facilities, and a plan to empty refuse containers frequently to prevent overflow.



Request for Temporary Street Closings For Special Events

Requests for temporary street closings must be made at least thirty (30) days prior to the event. Chapman Road aka FM 455 and Business I-35 aka 5th Street are State Highways and cannot be closed for Special Events. Requests may or may not be approved for various reasons. A denied request may be appealed to the City Council if time permits. For that reason you are encouraged to apply as far in advance as possible. Police officers will not be provided at the blocked intersections.

Event: Song Writers Festival
Sponsoring Person and Party:
Contact Name (Work, Home, Cell): Blake Junker 940-458-2718
E-mail: Bunker & Sunker 110, 478 8-278 Event Date(s): 10/5/24 Time Range (From-To) 4pm-10pm Streets requesting to be closed: Block off Boliver +5th/5th+81m/2nd+Bollver/3rd +Cherry/3rd + Time of Closing: 12 pm Time of Reopening: 10 pm
Event Date(s): 10/5/24 Time Range (From-To) 4pm - 10pm
Streets requesting to be closed: Block off Boliver 45th /5th 481m/2nd 4 Boliver/3nd 4 Charr/3nd 4
Time of Closing: 12 pm Time of Reopening: 10 pm 4th + 61m/4th
By signing this request you are agreeing to the following: You are responsible for setting up the barricades at the designated time of closing and taking them down at the designated time of reopening. Barricades must be arranged as shown on the attached drawing. If you fail to take down the barricades you will be charged a minimum \$100 charge for take down of the barricades by City employees. You are responsible for removal of any and all trash generated by the event. You must provide homeowners in the closed area access to their driveways and houses during the closure, and provide emergency vehicles access during the closure. Closed streets must be immediately reopened upon demand from an authorized City employee. Date of Request: 7-15-24
Office Use Only
The above application has been reviewed and is recommended/not recommended for approval (If approval is not recommended, state the reasons and attach a separate memo):
Fire Dept: Carry Wellory Recommended Not Recommended Date: 7-18-124
Police Dept: Recommended Not Recommended Date: 7-18-24 Recommended Not Recommended Date: 7/15/24
Street Dept: Recommended/Not Recommended Date: 2-15-28
PW Director: Recommended Not Recommended Date: 7/5-24
City Manager: Approved/NoP Approved Date: 7-18-24



OFFICIAL BALLOT

Texas Municipal League Intergovernmental Risk Pool Board of Trustees Election

This is the official ballot for the election of Places 11-14 of the Board of Trustees for the Texas Municipal League Intergovernmental Risk Pool. Each Member of the Pool is entitled to vote for Board of Trustee members. Please record your organization's choices by placing an "X" in the square beside the candidate's name or writing in the name of an eligible person in the space provided. You can only vote for one candidate for each place.

The officials listed on this ballot have been nominated to serve a six-year term on the TML Intergovernmental Risk Pool (Workers' Compensation, Property and Liability) Board of Trustees. The names of the candidates for each Place on the Board of Trustees are listed in alphabetical order on this ballot.

Ballots must reach the office of David Reagan, Secretary of the Board, no later than September 30, 2024. Ballots received after September 30, 2024, cannot be counted. The ballot must be properly signed, and all pages of the ballot must be mailed to: Trustee Election, David Reagan, Secretary of the Board, P.O. Box 149194, Austin, Texas 78714-9194. If the ballot is not signed, it will not be counted.

Randy Criswell. (Incumbent) Randy Criswell is currently the City Manager of Wolfforth (Region 3), a position he's held since 2022. He has served on the TML Risk Pool Board of Trustees since 2015 and as Chair of the Board from 2020 to 2022. He has been in public service since 1994, having served the City of Canyon in three administrative roles including City Manager, the City of Mineral Wells as City Manager, and his current position. Mr. Criswell has a Bachelor of Science Degree from Texas Tech University in Engineering Technology and is a Certified Public Manager. He is a member of TCMA and a past member of the TCMA Board of Directors. He and his wife Janie have three grown children, and he enjoys golf, his Harley Davidson motorcycle, and spending time with Janie.
Robert S. Davis. Robert Davis serves as the City Attorney for the City of Bullard (Region 15). He is a Senior Partner at Flowers Davis PLLC in Tyler and oversees the Business and Commercial Litigation, Insurance Defense, Defense of Governmental Entities, Employment Law, and Medical Liability Sections of the law firm. Mr. Davis has extensive experience in representing governmental entities and government officials in all types of litigation. He also has extensive experience in litigation for major insurance carriers and drafting coverage opinions for insurance carriers. Through the years, he has written many papers for and made numerous presentations to Texas Sheriff's Association, Texas Association of Counties, Texas Jail Association, and Texas Chief Deputies' Association.

WRITE IN CANDIDATE:

Cedric Davis, Sr. Cedric Davis is the City Manager of the City of Mathis (Region 11). He joined the city's administration team on January3, 2024, and has more than three decades of experience as a public servant. He served as the City Manager of Mathis for over four years, and is a former Chief of Police and Public Educator. He is a graduate of Law Enforcement Management Institute of Texas and the Advanced Military Academy of Texas. He has a Bachelor of Science degree in Criminal Justice Administration from Sam Houston State University. He is a licensed Master Peace Officer, Police Instructor, Investigator, and holds certifications in Public Management, Smart City Practitioner, and Public Finance Investment Officer. In 2008 he served as Mayor of Balch Springs.
Rocky Hawkins. Rocky Hawkins is a Councilmember for the City of Gladewater (Region 15), and served as such for four years. He has also served on the Gladewater Lake Board for 10 years, as a Chamber of Commerce Volunteer, as a member of the "Friends of the Library" at the Lee-Bardwell Public Library in Gladewater, and on various boards and committees at First Baptist Church for 30 years. Mr. Hawkins began his career with a brief stint as a Parole Officer for Gregg County; later spent almost 15 years in the Hospitality/Restaurant Business; and finished his career with 30 years at Eastman Chemical Co. He holds an associate's degree in business management from Kilgore College and a B.S. degree in Criminal Justice from Sam Houston State University.
Allison Heyward. (Incumbent) Allison Heyward has served as Councilmember for the City of Schertz (Region 7) since 2018. She also serves on the TML Board of Directors and is currently the TML President Elect. She previously served in 2022 on the TMLIRP Board as the TML Board representative. In January 2023, she was appointed to Place 12 on the TMLIRP Board to fill a vacancy. She holds a Bachelor's Degree in Accounting from Texas Southern University, and is a 2020 graduate of the Chamber Leadership Core Program. Mrs. Heyward is also a TML Leadership Fellow and a Certified Municipal Officer (CMO), having received the TMLI CMO (Certified Municipal Official Designation) Award of Excellence for maintaining the designation for 5 continuous years. She has also been recognized with the President's Award for being one of the top 2 highest earners of Continuing Education Units.
Rudy Zepeda. Rudy Zepeda has served as the Finance Director for the City of Santa Fe (Region 14) since 2021. Before joining Santa Fe, Mr. Zepeda served eight years in Dayton, Texas, as Assistant City Manager and Finance Director. He holds a degree in Classics from the University of Arizona and certification in Certified Public Management from Stephen F. Austin University. While Finance Director in Santa Fe, the city earned the Government Finance Officers Association (GFOA) Budget Presentation Award and the Excellence in Financial Reporting award. This year, the city was recognized by the State Comptroller's Office with its Traditional Finances Star Award. Mr. Zepeda's career spans 30 years, with significant experience in both public and private sectors, including 14 years in local government.

WRITE IN CANDIDATE:

	Harlan Jefferson. (Incumbent) Deputy City Manager for the City of Burleson (Region 13). Mr. Jefferson has been in public service for 41 years, serving as a Risk Manager for the City of Denton early in his career and serving as Town Manager for Flower Mound and Prosper, Texas. Mr. Jefferson is an active member of the Texas City Management Association (TCMA), having served on its Board of Directors and is a Past President of the North Texas City Manager Association. He holds a Bachelor of Arts in Political Science and a Master of Public Administration from the University of North Texas. Additionally, he is an Adjunct Faculty member in the Master of Public Administration Program at the University of North Texas.
	James Quin. City Administrator for the City of Hutchins (Region 13) since March 2022. He served as City Administrator of Haslet for 8 years and City Manager for Richland Hills for 16 years. Mr. Quin earned a Bachelor of Science Education degree and a Master of Public Administration degree from Missouri State University. He is a member of the International City/County Management Association (ICMA) and maintains the ICMA Credentialed Manager (CM) designation. In April 2022, he was awarded the High Performance Leadership Academy Certificate issued by ICMA Professional Development Academy. Also, he is a full member of TCMA, and previously served on the HCA Medical City Alliance Hospital Board for 6 years.
WRI	TE IN CANDIDATE:

Mike Land (Incumbent) City Manager for the City of Coppell (Region 13) since 2017, and Deputy City Manager from 2012-2017. Previously, he was Town Manager for Prosper, City Manager for Gainesville, and Executive Director for the Southwestern Diabetic Foundation. Mr. Land serves on the International City/County Management (ICMA) Board of Directors and is the 2024-25 ICMA President-Elect. Additionally, he serves on the Texas Women's Leadership Institute Advisory Board, the Texas A&M University's Development Industry Advisory Council, and the LITA MPA Advisory Board. He has also served, as School Board.
Advisory Council, and the UTA MPA Advisory Board. He has also served as School Board Trustee for Gainesville Independent School District and as President of TCMA.

WRITE IN CANDIDATE:	

Certificate

Witness my hand, this	day of	, 2024.	
Signature of Authorized Off	icial	Title	
Printed Name of Authorized	Official		



OFFICIAL BALLOT

Texas Municipal League (TML) Region 8 Director Election

This is the official ballot for the election of the Region 8 director of the TML Board of Directors. You received this ballot because you are the city's primary contact person with TML. Each TML member city is entitled to one vote, which vote must be cast by a majority vote of the city's governing body. Please record your city's choice by placing an "X" in the square beside the candidate's name or writing in the name of an eligible person in the space provided. You can only vote for one candidate.

The officials listed on this ballot have been nominated to serve a two-year term on the TML Board of Directors. A brief biography for each candidate is included after the ballot.

Ballots must reach the TML office by 5:00 p.m. Central Time on October 3, 2024. Ballots received after this date cannot be counted. The ballot must be properly signed and mailed to: Rachael Pitts, Texas Municipal League, 1821 Rutherford Lane, Suite 400, Austin, TX 78754, or scanned and emailed to rpitts@tml.org. If the ballot is not signed, it will not be counted.

Region 8 Director (select one)
Troy Dunn, Councilmember, Haltom City
Kim Greaves, Mayor, Westlake
Jon McKenzie, Councilmember, Hurst (Incumbent)
Mary Sarver, Mayor Pro Tem, Grandview
Certificate I certify that the vote cast above has been cast in accordance with the will of the majority of the governing body of the city named below.
Witness my hand, this day of, 2024.
Signature of Authorized Official Title
Printed Name of Authorized Official Printed Name of City

Region 8 Director Candidate Biographies (printed on both sides of the page)



Troy Dunn, Councilmember, Haltom City

Troy Dunn and his wife own Troy Dunn Insurance Agency, which is very active in the community. Dunn is a member of the Birdville Education Foundation Board of Directors, served on the 2022 Birdville ISD Bond Committee, and has been offering a Troy Dunn Insurance Scholarship for Haltom High seniors for six years. He is very active in his community and is the Northeast Tarrant Chamber incoming chair and a Haltom City Council councilmember. He previously served on the Haltom City Economic Development Corporation for three years, the Zoning Board of Adjustments for three years, and the Parks Board for five years. Dunn is a community partner with Haltom Senior Center Bingo each month and has been a luncheon sponsor at the Center for the past four years. He is also on the North Richland Lions Club Board of Directors. Dunn is a community partner first

and foremost in his personal and business life.



Kim Greaves, Mayor, Westlake

Kim Greaves was a financial services executive with a breadth of success across numerous organizations from start-ups to enhancing mature organizations. As a collaborative leader, he has demonstrated successes by directing cross-functional teams to plan effectively, develop strategically, and execute tactically to exceed business, delivery, and financial expectations. Over the course of his career, Kim managed over 7,000 employees and managed billions in mortgage servicing portfolios. Kim developed a reputation for improving every organization he managed while successfully driving unprecedented growth for companies such as JPMorgan Chase, Citibank, Nationstar Mortgage, and Citizens Bank. Kim retired in 2021 and has dedicated his time to serving his community. After getting involved with Westlake Academy athletics, Kim started attending town council/schoolboard

meetings and was frustrated with issues and unanswered questions. He decided to run for the Westlake Town Council/School Board and was elected in 2022. After serving his first term as a councilmember, Kim decided to run for mayor and bring respect and ethics back to the mayor's office. He was elected with 82% of the vote. (Note: The Town of Westlake runs a municipality and a charter school, nationally ranked Westlake Academy. Town councilmembers are also school board members.) Kim attended high school at New Mexico Military Institute, holds a BBA in Finance from the University of North Texas and an MBA from the University of Notre Dame. In addition to town responsibilities, Kim currently serves as the vice chairman of the New Mexico Military Institute Foundation and is active in the Metroport Chamber of Commerce.

Region 8 Director Candidate Biographies (printed on both sides of the page)



Jon McKenzie, Councilmember, Hurst (Incumbent)

Jon McKenzie is an engaged community leader and dedicated family man. He and his wife, Brianne, have been childhood sweethearts, and together they raise their two daughters, Avery (16) and Claire (12), in his hometown of Hurst. Jon has a strong record of public service. He has been an elected member of the Hurst City Council since 2018. He also serves on several local boards and committees, including the United Way Northeast Steering Committee (as chair), the United Way of Tarrant County Board of Directors, the NCTCOG Regional Transportation Committee (as alternate), the 6 Stones Advisory Board, and the HEBISD Education Foundation. Professionally, Jon has worked as a minister at Bridgewood Church of Christ since 2003. In this role, his responsibilities include preparing and delivering sermons, teaching classes, creating online content, congregational communication, and community outreach. Before entering ministry, he worked as a Radio

Frequency Technician at Atlantic Western Communication from 2000-2003. He holds a Master of Business Administration with a focus on Strategic Leadership from the University of Dallas. He received a bachelor's degree in communications and business administration from Texas Wesleyan University. Jon currently serves as the TML Region 8 board director. His involvement with the Texas Municipal League has been a great way for him to learn and connect within the region and state, and he would appreciate the opportunity to continue serving as the Region 8 board director. His main priorities would continue to be making beneficial connections and sharing information and resources with cities throughout Region 8.



Mary Sarver, Mayor Pro Tem, Grandview

Mayor Pro Tem Mary Sarver has demonstrated a strong commitment to public service through her tenure on various boards and as a member of the Grandview City Council. She has served on the Grandview City Council since June 2022. She is a member of the Economic Development Type A Board, vice chair of the National League of Cities' Small Cities Board, a member of the National League of Cities Economic Development Federal Advocacy Committee, and a member of the North Central Texas Council of Government Economic Development District Board. Along with her responsibilities with the NLC, Mayor Pro Tem Sarver consistently engages in Texas Municipal League (TML) training and conferences. Her dedication to public service is evident in her efforts to collaborate with neighboring cities and county officials to advance the interests of TML Region 8. She actively participates in meetings with local, state, and

national municipal leaders to further these goals. Since her election, Mayor Pro Tem Sarver has actively engaged in a wide array of trainings and conferences hosted by the Texas Municipal League (TML), demonstrating a strong commitment to her professional development and the advancement of municipal governance. Her participation in these events underscores her dedication to staying informed about best practices, emerging trends, and legislative changes affecting local governments. In addition to her personal involvement, Mayor Pro Tem Sarver takes a proactive approach in promoting the benefits of TML to her colleagues and elected officials in neighboring cities. She encourages her peers to leverage the extensive resources and networking opportunities provided by TML, recognizing the value these resources bring to effective municipal management and collaboration. Her efforts not only enhance her own capabilities but also foster a broader culture of informed and collaborative leadership across the region.



DATE: September 3, 2024

FROM: Hugh Coleman, City Attorney

AGENDA ITEM: Consideration and possible action on an amended petition for the creation of the

North Central Denton County Municipal Utility District No. 1.

SUMMARY:

• The amended petition reduced the acreage of land included in the district.

FISCAL INFORMATION:

Budgeted: N/A Amount: \$0.00 GL Account: N/A

RECOMMENDED MOTION OR ACTION:

Approve, deny, or take no action.

ATTACHMENTS:

Amended petition

PETITION FOR CONSENT TO THE CREATION OF NORTH CENTRAL DENTON COUNTY MUNICIPAL UTILITY DISTRICT NO 1

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF SANGER, TEXAS

The undersigned (collectively, "Petitioners"), appearing through their duly authorized agent(s) and representative(s), acting pursuant to the applicable provisions of Chapter 54, Texas Water Code, and Texas Local Government Code 42 042, as amended, respectfully petition the City Council of the City of Sanger, Texas, a home-rule municipality (the "City"), for its written consent to the creation of a municipal utility district and would show the following

Ī

The name of the proposed District is "North Central Denton County Municipal Utility District No 1" (the "District")

II

The District shall be created and organized under the authority of Article XVI, Section 59, and Article III, Sections 52, of the Texas Constitution, and Chapters 49 and 54, Texas Water Code, together with all amendments and additions thereto

Ш

The District contains an area of approximately 560 67 acres of land (the "Property"), situated in Denton County, Texas (the "County") The Property is described by metes and bounds in Exhibit "A" attached hereto and incorporated herein for all purposes. The Property is located partially within the extraterritorial jurisdiction ("ETJ") of the City, partially outside the corporate boundaries and extraterritorial jurisdiction of any municipality, and partially within the extraterritorial jurisdiction of the City of Denton

IV

The undersigned constitute a majority in value of the holders of title to the lands in the proposed District, as shown by the county tax rolls and conveyances of record since the date of preparation of said county tax rolls

V

The proposed District shall be organized for the following purposes

- (1) provide a water supply for the District for municipal uses, domestic uses, and commercial purposes,
- (2) collect, transport, process, dispose of, and control all domestic, industrial, or communal wastes whether in fluid, solid, or composite state,

- (3) gather, conduct, divert, and control local storm water or other local harmful excesses of water in the District,
- (4) design, acquire, construct, finance, improve, operate, and maintain macadamized, graveled, or paved roads, or improvements in aid of those roads, and
- (5) such other construction, installation, maintenance, purchase, and operation of such additional facilities, systems, plants and enterprises as shall be consistent with the purposes for which the District is organized

The aforementioned purposes may be accomplished by any mechanical and chemical means and processes incident, necessary, or helpful to such purposes, to the extent authorized by law and the creation of the District, to the end that public health and welfare may be conserved and prompted and the purity and sanitary condition of the State's waters protected, effected, and restored

VI

The general nature of the work to be done by and within the District at the present time is (i) the construction of a water distribution system for domestic and commercial purposes, (ii) the construction of a sanitary sewer system, (iii) the control, abatement, and amendment of the harmful excess of waters and the reclamation and drainage of overflowed lands within the District, (iv) the construction of macadamized, graveled, or paved roads, or improvements in aid of those roads, and (v) such other construction, installation, maintenance, purchase, and operation of such additional facilities, systems, plants, and enterprises, all to the extent authorized by law from time to time

VII

There is a necessity for the improvements above described because the District is located within an area which will experience a substantial and sustained residential growth within the foreseeable future, is urban in nature and is not supplied with adequate water, sanitary sewer, drainage facilities and services, and roads. The health and welfare of the future inhabitants of the District require the provision of adequate water, storm and sanitary sewer facilities and services, and roads.

The provision of such water, storm and sanitary sewer facilities and services, and roads will conserve and preserve the natural resources of this State by promoting and protecting the purity and sanitary condition of the State's waters, and will promote and protect the public health and welfare of the community, therefore, a public necessity exists for the organization of said District

The Property cannot be developed without the creation of the District to finance the water, sanitary sewer, drainage facilities and services, and roads, therefore a public necessity exists

VIII

The proposed improvements are practicable and feasible, in that the terrain of the territory to be included in the proposed District is of such a nature that water, storm and sanitary sewer facilities and services, and roads can be constructed or provided at a reasonable cost, and said territory will be rapidly developed primarily for residential purposes with some commercial and retail use

IX

A preliminary investigation has been made to determine the total cost of the District's projects, and it is now estimated by the Petitioner, from such information as it has at this time, that such cost will be approximately \$108,000,000

WHEREFORE, the Petitioner prays that this petition be heard and that the City Council duly pass and approve an ordinance or resolution granting the consent to the creation of the District and authorizing the inclusion of the Property within the District

[EXECUTION PAGE FOLLOWS]

RESPECTFULLY SUBMITTED, this II day of Jone, 2024.

PF	TI	TI	VF	D	C

JAMES N. HORN, individually

Executed on June 4, 2024

STATE OF TEXAS

8

COUNTY OF Denter \$

This instrument was acknowledged before me on this the day of the day of by James N. Horn, an individual.

BRITTANY LYTLE
Notary Public, State of Texas
Comm. Expires 09-10-2026
Notary ID 131716035

Notary Public in and for the State of Texas

JAMES NATHAN HORN, TRUSTEE OF THE JIM AND MARY HORN FAMILY TRUST DATED **OCTOBER 26, 2006**

a Texas trust

Name:

James Nathan Horn

Title:

Trustee

Executed on

STATE OF TEXAS

COUNTY OF Denton §

BEFORE ME, the undersigned authority, on this day personally appeared James Nathan Horn, trustee of the Jim and Mary Horn Family Trust dated October 24, 2006, a Texas trust, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said trust.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this Hay of fine,

2024.

(NOTARY SEAL)



HWHH

Executed on June 3, 2024

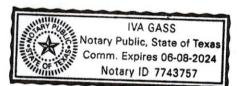
STATE OF TEXAS

§

§

COUNTY OF KEAR

This instrument was acknowledged before me on this 3 day of June, 2024 by Curtis J. Wheatcraft.



Notary Public in and for the State of Texas

Jua gass

	CHRISTINA WHEATCRAFT, individually
	Chris Wheatera
	Executed on <u>June</u> 3, 2024
STATE OF TEXAS	§
COUNTY OF Kerr	§ §
This instrument was ac by Christina Wheatcraft.	knowledged before me on this 3 day of June, 2024
IVA GASS Notary Public, State of Tex Comm. Expires 06-08-20	Notary Public in and for the State of Texas

Notary ID 7743757

EXHIBIT A THE "PROPERTY"

TRACT 1

FIELD NOTES to all that certain tract of land situated in the F Jamie Survey, Abstract Number 664, J Morton Survey, Abstract Number 792 and the W Norment Survey, Abstract Number 965, Denton County, Texas and being all of the called 308 17 acre tract described in the Deed from Jeffrey A Gutknecht and Desiree' Gutnecht to Kenneth W Murphy recorded in Instrument Number 2005-16658 of the Real Property Records of Denton County, Texas as recognized and occupied on the ground, the subject tract being more particularly described as follows,

BEGINNING for the most Northerly Northwest corner of the tract being described here in at a wood fence corner post for the most Northerly Northwest corner of said 308 17 acre tract in the apparent West line of said Morton Survey and East line of said Jamie Survey in the apparent East line of that certain called 209 893 acre tract described in the deed to Porter Farm & Ranch, Ltd., recorded in Volume 5104, Page 289, Real Property Records,

THENCE North 88 degrees 41 minutes 47 seconds East with the North line of said 308 17 acres along and near a fence a distance of 1743 85 feet to a capped iron rod found stamped "KAZ" for the most Northerly Northeast corner of said 308 17 acre tract,

THENCE South 01 degrees 29 minutes 56 seconds East with the East line of said 308 17 acres a distance of 499 99 feet to a capped iron rod found stamped "KAZ" for a corner in the North line of said 308 17 acres, THENCE North 88 degrees 42 minutes 34 seconds East continuing with said North line a distance of 1742 29 feet to a capped iron rod found stamped "KAZ" for the most Easterly Northeast corner of said 308 17 acre tract on the West line of FM Road 216,

THENCE South 01 degree 32 minutes 17 seconds East along said Road a distance of 452 45 feet to a capped iron rod found stamped Kem" for the beginning of a curve to the right having a radius of 1101 30 feet and a chord which bears South 27 degrees 52 minutes 56 seconds West a distance of 1085 83 feet, THENCE along the arc of said curve along said Road an arc distance of 1135 45 feet to a wood right of way post found for the monumented end of said curve,

THENCE South 57 degrees 40 minutes 32 seconds West continuing along said Road a distance of 409 29 feet to a wood right of way post found for the monumented end of said curve to a curve to the left having a radius of 1191 30 feet and a chord which bears South 47 degrees 53 minutes 27 seconds West a distance of 399 35 feet,

THENCE along the arc of said curve along said Road an arc distance of 401 25 feet to capped iron rod found stamped "KAZ" for the monumented end of said curve,

THENCE South 89 degrees 02 minutes 42 seconds West with the South line of said 308 17 acre tract a distance of 2058 50 feet to a to a capped iron rod found stamped "KAZ" for a corner,

THENCE South 00 degrees 37 minutes 25 seconds East now with the most Easterly West line of said 308 17 acres a distance of 1159 60 feet to a capped iron rod found stamped "KAZ" for the most Southerly Southeast corner of said 308 17 acres in the North line of the called 51 204 acre tract described in the deed to Rodney A Williams, Trustee, recorded in Volume 3403 Page 69 Real Property Records,

THENCE South 89 degrees 09 minutes 02 seconds West with said North line along and near a fence a distance of 898 96 feet to a metal fence corner post for the occupied Northwest corner of said 51 204 acres,

THENCE South 00 degrees 59 minutes 17 seconds East with the occupied West line thereof along and near a fence a distance of 222 40 feet to a metal fence corner post for the most Southeasterly Southeast corner of said 308 17 acres,

THENCE South 89 degrees 22 minutes 52 seconds West with the South line thereof along and near a fence a distance of 2070 06 feet to a metal fence corner post for the Southwest corner of said 308 17 acres in the occupied East line of the called 209 893 acre tract described in the Deed to Rainbow Valley Agricultural Cooperative recorded in Volume 2771 Page 416, Real Property Records,

THENCE in a general Northerly direction with the West line of said 308 17 acres and occupied East line of said 209 893 acres along and near a fence on the Eastern top of bluff the following 12 courses and distances to metal fence corner posts at each corner,

- 1 North 54 degrees 22 minutes 01 seconds East a distance of 376 18 feet,
- 2 North 87 degrees 29 minutes 14 seconds East a distance of 64 41 feel,
- 3 North 41 degrees 18 minutes 34 seconds West a distance of 257 96 feet,
- 4 North 00 degrees 10 minutes 01 seconds East a distance of 127 88 feet,
- 5 North 33 degrees 30 minutes 33 seconds East a distance of 164 51 feet,
- 6 North 47 degrees 20 minutes 32 seconds East a distance of 308 35 feet,
- 7 North 63 degrees 33 minutes 05 seconds East a distance of 125 58 feet,
- 8 North 23 degrees 51 minutes 48 seconds East a distance of 187 32 feet,
- 9 North 17 degrees 37 minutes 27 seconds East a distance of 257 13 feet,
- 10 North 08 degrees 36 minutes 26 seconds West a distance of 221 20 feet,
- 11 North 15 degrees 05 minutes 53 seconds West a distance of 173 44 feet.
- 12 North 73 degrees 37 minutes 10 seconds West a distance of 540 69 feet,

THENCE North 15 degrees 59 minutes 12 seconds East continuing with said fence leaving said bluff a distance of 119 16 feet to a metal fence corner post of the most Westerly Northwest corner of said 308 17 acres,

THENCE South 85 degrees 47 minutes 28 seconds East continuing with said line along a near a fence a distance of 913 29 feet to a metal fence corner post for the occupied most Easterly Southeast corner of said 209 893 acres,

THENCE North 00 degrees 15 minutes 37 East with the East line thereof and most Northerly West line of said 308 17 acres along and near a fence a distance of 1378 91 feet to a wood fence corner post for the occupied Northeast corner of said 209 893 acres in the occupied South line of the above mentioned Porter tract,

THENCE South 89 degrees 36 minutes 07 seconds East with the South line thereof and North line of said 308 17 acres along and near a fence a distance of 1513 50 feet to a metal fence corner post for the occupied Southeast corner of said Porter tract in the apparent West line of said Morton Survey and East line of said Jamie Survey,

THENCE North 00 degrees 01 minutes 11 seconds West with said line along and near a fence a distance of 454 89 feet to the PLACE OF BEGINNING and enclosing 308 15 acres of land more or less

TRACT 2

BEING a tract of land situated in the FELIPE JAINE SURVEY, Abstract No 664, DENTON County, Texas, and being a part of a certain (called) 573 74 acre tract described in a deed from Henry C Amos to John W Porter on October 31, 1977, recorded in Volume 862, Page 6, Deed Records of DENTON County, Texas, and being more particularly described by metes and bounds as follows

COMMENCING at the Northeast corner of said FELIPE JAINE SURVEY, which is the Southeast corner of the R BEBEE SURVEY, Abstract No 29, at a steel pin in the middle of McReynolds Road,

THENCE South 87° 31' West with the North line of said FELIPE JAINE SURVEY in McReynolds Road 3031 72 feet to the PLACE OF BEGINNING,

232

THENCE South 02° 59' East 2074 36 feet to a steel pin,

THENCE South 87° 31' West 280 0 feet to a steel pin,

THENCE North 02° 59' West 2074 36 feet to a steel pin in the middle of McReynolds Road,

THENCE North 87° 31' East with the North line of the FELIPE JAINE SURVEY in McReynolds Road 280 0 feet to the PLACE OF BEGINNING and CONTAINING 13 3333 acres of land, more or less

TRACT 3

ALL that certain tract or parcel of land situated in the FELIPE JAINE SURVEY, Abstract No 664, DENTON County, Texas, being part of a tract described in a deed from Henry C Amos, Jr to Eleanor Eastland Amos on March 26, 1975, recorded in Volume 739, Page 615, Deed Records of said County and being more particularly described as follows

BEGINNING at a corner in Pilot Point-Sanger Road on North Boundary Line of said F JAINE SURVEY, at a point South 87 degrees 31 minutes West 2261 7 feet from the Northeast corner of said survey,

THENCE South 02 degrees 59 minutes East 2074 36 feet to a steel pin,

THENCE South 87 degrees 31 minutes West 210 00 feet to a steel pin,

THENCE North 02 degrees 59 minutes 00 seconds West 2074 36 feet to a steel pin,

THENCE North 87 degrees 31 minutes East 210 0 feet to the PLACE OF BEGINNING, CONTAINING in all 10 000 acres of land

TRACT 4

ALL that certain tract or parcel of land situated in the FELIPE JAINE SURVEY, A-664, DENTON County, Texas, and being a part of a (called) 573 74 acre tract described in a deed from Henry C Amos to John W Porter on October 31, 1977, recorded m Volume 862, Page 6, Deed Records of said County, and being more particularly described as follows

COMMENCING at the Northeast corner of the FELIPE JANIE SURVEY which is the Southeast corner of the R BEBEE SURVEY, A-29, at a steel pm in the middle of McReynolds' Road,

THENCE South 87° 31' West with the North boundary line of the JAINE SURVEY in McReynolds Road a distance of 2471 70 feet to a steel pin for the PLACE OF BEGINNING,

THENCE South 02° 31' West a distance of 2074 36 feet to a steel pin,

THENCE South 87° 31' West a distance of 560 0 feet to a steel pin,

THENCE North 02° 59' West a distance of 2074 36 feet to a steel pin in the middle of McReynolds Road,

THENCE North 87° 31' East with the North boundary line of the JAINE SURVEY in McReynolds Road a distance of 560 0 feet to the PLACE OF BEGINNING and CONTAINING in all 26 667 acres of land

TRACT 5

All of that certain tract or parcel of land situated in the Felipe Jaime Survey, Abstract Number 664, and the J Chesson Survey, Abstract Number 259, Denton County, Texas, and being a part of a called 573 74 acre tract of land described in the Deed as Exhibit A to Porter Farm & Ranch, Ltd , as recorded in Document Number 2002-72580, Real Property Records of Denton County, Texas, and being a part of a called 186 352 acre tract of land described in the Deed to John Porter Farms, Inc , as recorded in Volume 925, Page 127, Deed Records, Denton County, Texas, and being more particularly described as follows

Beginning at the most Northern Northwest corner of the herein described tract of land in or near the center line of McReynolds Road at a pk nail set for corner at the Northeast corner of a called 2 724 acre tract of land described in the Deed as Tract III to Rainbow Valley Agricultural Cooperative as recorded in Volume 2771, Page 416, said Deed Records.

Thence South 88 degrees 12 minutes 38 seconds East, with said McReynolds Road and in the North line of said 573 74 acre tract, a distance of 338 20 feet to a pk nail set for corner in the North line of said 186 352 acre tract at the Northwest corner of a called 20 00 acre tract of land described in the Deed to Ryan Baker and Billie Baker as recorded in Document Number 2005-154761, said Real Property Records, from which a pk nail found for witness in said McReynolds Road bears North 01 degrees 15 minutes 47 seconds East, a distance of 1 33 feet,

Thence South 01 degrees 15 minutes 47 seconds West, severing said 186 352 acre tract and with the West line of said 20 00 acre tract and along or near a fence a part of the way, a distance of 2074 37 feet to a 1/2" capped iron rod set for corner in the South line of said 186 352 acre tract at the Southwest corner of said 20 00 acre tract,

Thence South 88 degrees 12 minutes 38 seconds East, along or near a fence and with the South line of said 186 352 acre tract, a distance of 3732 67 feet to a 1/2" capped iron rod set for corner at the Southeast corner of said 186 352 acre tract and the Southeast corner of a called 16 352 acre tract of land described in the Deed as Tract Two to John Bryson Rasco, Jr, in Trust, Jacquelynn Lucille Rasco, Trustee, as recorded in Document Number 95-0003400, said Real Property Records,

Thence North 00 degrees 28 minutes 46 seconds West, with the East line of said 186 352 acre tract and the East line of said 16 352 acre tract, passing en route at a distance of 2047 18 feet, a 3/8" iron rod found for witness and continuing on said course a total distance of 2075 91 feet to a pk nail set for corner in or near the said centerline of said McReynolds Road and in the North line of said 573 74 acre tract at the Northeast corner of said 186 352 acre tract,

Thence South 88 degrees 12 minutes 38 seconds East, with the said centerline of said McReynolds road and the said North line of said 573 74 acre tract, a distance of 60 00 feet to a pk nail set for corner at the Northeast corner of said 573 74 acre tract and the Northwest corner of a called 159 059 acre tract of land described in the Deed to Spratt Family Partnership, as recorded in Document Number 2008-66689, said Real Property Records,

Thence South 00 degrees 28 minutes 46 seconds East, along or near a fence a part of the way and with the East line of said 573 74 acre tract and the West line of said 159 059 acre tract, a distance of 3463 74 feet to a wood fence corner post found for corner in the East line of said 573 74 acre tract and at the Southwest corner of said 159 059 acre tract and the Northwest corner of a called 308 17 acre tract of land described in the Deed to Janies N Horn, et ux Mary O Horn, as recorded in Document Number 2012-84667, said Real Property Records,

Thence South 00 degrees 02 minutes 20 seconds East, along or near a fence and with the East line of said 573 74 acre tract and a West line of said 308 17 acre tract, a distance of 454 75 feet to a metal fence corner post found for corner at the Southeast corner of said 573 74 acre tract and a re-entrant corner in a West line of said 308 17 acre tract,

Thence North 89 degrees 36 minutes 14 seconds West, along or near a fence and with the South line of said 573 74 acre tract and a North line of said 308 17 acre tract, a distance of 1513 80 feet to a wood fence corner post found for corner in the South line of said 573 74 acre tract and at the most Western Northwest corner of said 308 17 acre tract and the Northeast corner of a called 209 893 acre tract of land described in the Deed as Tract I to Rainbow Valley Agricultural Cooperative as recorded in Volume 2771, Page 416, Deed Records of said Denton County, Texas,

Thence North 88 degrees 17 minutes 06 seconds West, with a North line of said 209 893 acre tract and a South line of said 573 74 acre tract, a distance of 2645 31 feet to a 1/2" capped iron rod set for corner set for corner at the Southeast corner of said 2 724 acre tract, from which a 1/2" iron rod found for witness at the Northwest corner of said 209 893 acre tract and the Southwest corner of said 2 724 acre tract bears North 87 degrees 06 minutes 14 seconds West, a distance of 30 03 feet,

Thence along or near a fence and with the East line of said 2 724 acre tract, the following 6 bearings and distances

- 1) Thence North 00 degrees 03 minutes 28 seconds East, a distance of 125 02 feet to a 1/2" capped iron rod set for corner,
- 2) Thence North 00 degrees 12 minutes 17 seconds East, a distance of 1024 08 feet to a 1/2" capped iron rod set for corner,
- 3) Thence North 00 degrees 24 minutes 28 seconds East, a distance of 425 31 feet to a 1/2" capped iron rod set for corner,
- 4) Thence North 01 degrees 13 minutes 28 seconds East, a distance of 725 19 feet to a 1/2" capped iron rod set for corner,
- 5) Thence North 01 degrees 27 minutes 36 seconds East, a distance of 764 49 feet to a 1/2" capped iron rod set for corner,
- 6) Thence North 01 degrees 21 minutes 08 seconds East, a distance of 892 34 feet to The Place of Beginning and enclosing 197 512 acres of land more or less

TRACT 6

All that certain tract or parcel of land situated in the Felipe Jaime Survey, Abstract Number 664, Denton County, Texas, being a part of a called 186 352 acre tract of land described in the Deed to John Porter Farms, Inc. as recorded in Volume 925, Page 127, Deed Records, Denton County, Texas, and being more particularly described as follows

Beginning at the Northwest corner of the herein described tract of land in or near the center line of McReynolds Road at a pk nail set for corner in the North line of said 186 352 acre tract and the Northeast corner of a called 10 00 acre tract of land described in the Deed to Keith R. Wilde, et ux Wanetta L. Bass-Wilde as recorded in Document Number 2002-67137, said Real Property Records, from which a pk nail set for corner at the Northeast corner of said 186 352 acre tract bears South 88 degrees 12 minutes 38 seconds East, a distance of 1572 36 feet,

Thence South 88 degrees 12 minutes 38 seconds East, with said centerline of said McReynolds Road and the North line of said 186 352 acre tract, a distance of 211 18 feet to a pk nail set for corner at the most Northern Northwest corner of a called 15 00 acre tract of land described in the Deed to Jesus Gutierrez, et ux Patricia Gutierrez as recorded in Document Number 2007-145908, said Real Property Records,

Thence South 01 degrees 13 minutes 40 seconds West, with a West line of said 15 00 acre tract of land, passing en route at a distance of 27 23 feet, a 2" iron pipe found for witness and continuing on said course, along or near a fence, a total distance of 1037 20 feet to a 1/2" iron rod found for corner at a re-entrant corner in the West line of said 15 00 acre tract,

Thence North 88 degrees 23 minutes 22 seconds West, along or near a fence and with a North line of said 15 00 acre tract of land, a distance of 210 82 feet to a 1/2" iron rod found for corner at a salient corner in the West line of said 15 00 acre tract and being in the East line of said 10 00 acre tract of land,

Thence North 01 degrees 12 minutes 31 seconds East, along or near a fence a part of the way and with the East line of said 10 00 acre tract, passing en route at a distance of 1037 29 feet, a pk nail found for witness and continuing on said course a total distance of 1037 86 feet to the Place of Beginning and enclosing 5 010 acre of land more or less

CERTIFICATE OF RECEIPT OF PETITION FOR CONSENT TO CREATION OF NORTH CENTRAL DENTON COUNTY MUNICIPAL UTILITY DISTRICT NO. 1

THE STATE OF TEXAS	<u> </u>
COUNTY OF DENTON	§
CITY OF SANGER	\xi
attached and foregoing is a true and correct of	the City of Sanger, Texas, do hereby certify that the copy of the Petition for Consent to Creation of North strict No. 1, dated June 11, 2024 which was received, 2024.
WITNESS my hand and the Seal of s	aid City this 8 day of July, 2024.
S. C	Kelly Edwards City Secretary City of Sanger, Texas

COATS ROSE

A PROFESSIONAL CORPORATION

EMILY FORSWALL ASSOCIATE EFORSWALL@COATSROSE.COM DIRECT: (713) 653-5712 FAX: (713) 651-0220

June 11, 2024

Ms. Kelly Edwards City Secretary City of Sanger 502 Elm Street Sanger, Texas 76266 VIA FEDERAL EXPRESS

Re:

Proposed North Central Denton County Municipal Utility District No. 1

Dear Ms. Edwards

Pursuant to Texas Water Code Section 54.016, enclosed please find a Petition for Consent to Creation of the above-referenced District. Also enclosed are five (5) copies of a certificate of receipt of the petition. I would appreciate it if you would sign these certificates and return them to me in the enclosed overnight envelope.

If you have any questions regarding the petition or need any additional information, please contact me at (713) 653-5712 or Timothy Green at (713) 653-7360.

Very truly yours,

Emily Forswall

EF:

1. Petition

2. Certificates of Receipt

9 Greenway Plaza, Ste 1000, Houston, Texas 77046 Phone: (713) 651-0111 Fax: (713) 651-0220 coatsrose.com

Kelly Edwards

From Kelly Edwards

Sent Tuesday, July 2, 2024 8 39 AM

To Hugh Coleman (hcoleman@sangertexas org)
Cc John Noblitt (JNoblitt@sangertexas org)

Subject MUD 1 Amended petition

Follow Up Flag Follow up

Due By Monday, July 8, 2024 9 30 AM

Flag Status Completed

Hugh,

John mentioned that there was an amendment to MUD1 I will need a copy of the document to place it in Laserfiche

Thank you,

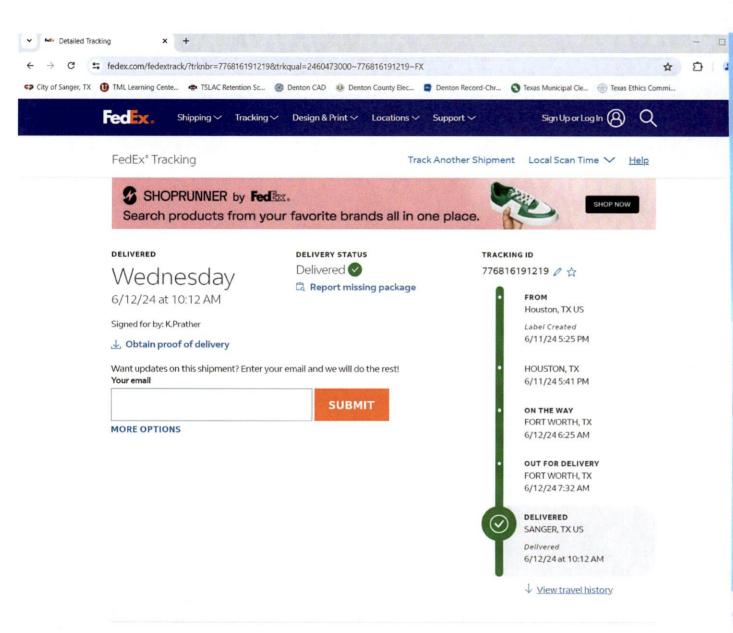
Kelly Edwards, TRMC, MMC City Secretary

City of Sanger 502 Elm Street PO Box 1729 Sanger, Texas 76266

940 458 7930 - Main 940 777 8001 - Direct







Shipment facts



Shipment overview

TRACKING NUMBER

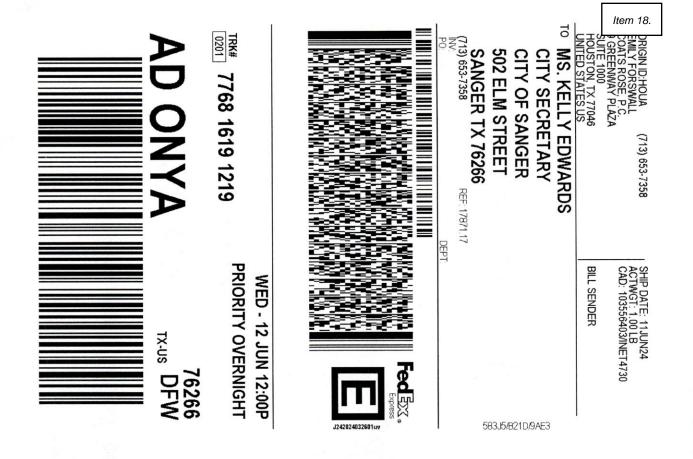
776816191219

DELIVERED TO

Shipping/Receiving







After printing this label:

1. Use the 'Print' button on this page to print your label to your laser or inkjet printer.

2. Fold the printed page along the horizontal line.

3. Place label in shipping pouch and affix it to your shipment so that the barcode portion of the label can be read and scanned.

Warning: Use only the printed original label for shipping. Using a photocopy of this label for shipping purposes is fraudulent and could result in additional billing charges, along with the cancellation of your FedEx account number.

Use of this system constitutes your agreement to the service conditions in the current FedEx Service Guide, available on fedex.com.FedEx will not be responsible for any claim in excess of \$100 per package, whether the result of loss, damage, delay, non-delivery, misdelivery, or misinformation, unless you declare a higher value, pay an additional charge, document your actual loss and file a timely claim.Limitations found in the current FedEx Service Guide apply. Your right to recover from FedEx for any loss, including intrinsic value of the package, loss of sales, income interest, profit, attorney's fees, costs, and other forms of damage whether direct, incidental, consequential, or special is limited to the greater of \$100 or the authorized declared value. Recovery cannot exceed actual documented loss.Maximum for items of extraordinary value is \$1,000, e.g. jewelry, precious metals, negotiable instruments and other items listed in our ServiceGuide. Written claims must be filed within strict time limits, see current FedEx Service Guide.

City of Sanger Texas

Memo

To: City Council

From: John Noblitt, City Manager

cc: N/A

Date: 08/26/24

Re: Change Order

My office executed the following change orders:

- Kimley-Horn Professional Services 2022-I-35 Utility Relocation
 - o Executed July 8, 2024
 - o Ongoing Construction Contract Administration
 - Original Priced Term was 12 Months
 - Net contract increases by \$35,000.00.
 - Original contract amount \$499,600.00.
 - New contract amount, reflecting Amendment Number 1 \$534,600.00.



Chris Felan Vice President Rates & Regulatory Affairs

August 13, 2024

TO THE GOVERNING BODY OF ALL MUNICIPALITIES SERVED BY ATMOS ENERGY CORP., MID-TEX DIVISION

On August 13, 2024, Atmos Energy Corp., Mid-Tex Division (the "Company"), filed its Annual Gas Cost Reconciliation Filing for the twelve-month period ended June 30, 2024. This report has been prepared in accordance with the Order of the Railroad Commission of Texas under Gas Utilities Docket No. 9400. This report reconciles the Company's expenditures for gas with the billing of those costs to residential, commercial, and industrial customers for the period noted above. This filing is for informative purposes only and no action is required on your city's part.

Enclosed is a copy of the schedules filed with the Commission.

Should you have any questions, please contact me at 214-206-2568.

Sincerely,

Chris Felan

Vice President, Rates and Regulatory Affairs

Atmos Energy, Mid-Tex Division



Chris Felan Vice President Rates & Regulatory Affairs

August 13, 2024

Ms. Kari French
Assistant Executive Director and Division Director – Oversight and Safety
Railroad Commission of Texas
1701 North Congress Avenue
P. O. Box 12967
Austin, Texas 78711-2967

Re: Docket Compliance, GUD No. 9400, Atmos Energy Corp., Mid-Tex Division Annual Gas Cost Reconciliation Filing

Dear Ms. French:

Attached is Atmos Energy Corp., Mid-Tex Division's (the "Company") Gas Cost Reconciliation filing for the twelve-month period ended June 30, 2024. This report has been prepared in accordance with the order of the Railroad Commission of Texas under Gas Utilities Docket ("GUD") No. 9400.

In response to the Railroad Commission of Texas Audit No. 06-037, Auditor's Recommendation, the Company has included an additional schedule (Schedule 10) in the filing to reflect the percentage of Lost and Unaccounted for Gas for the reconciliation period. The Company has not included the cost of odorant in gas cost as directed by the Commission; however, the Company again reiterates that it does not agree with this position. Finally, the gas cost portion of bad debts written off has been included in accordance with the system-wide application of the Rider GCR (Gas Cost Recovery) provisions.

The Company is requesting an exception to the Final Order issued in GUD 9400, Finding of Fact 121, which directs the Reconciliation Factor to be determined for the "succeeding October through June billing months." In this filing, the Company is requesting the Reconciliation Factor be determined using the months of November through March. The Company has included the standard calculation of the Reconciliation Factor over the nine (9) month period designated in GUD 9400 of (\$0.0161) and an alternative calculation of the Reconciliation Factor over a five (5) month period of (\$0.0206). The Company will refund the over collection over a five (5) month period.

Atmos Energy Page 2

Included in this filing is my certification, a Table of Contents that provides a listing and description of each document, and all of the reconciliation schedules and workpapers listed on the Table of Contents. Copies of this filing are being provided to all incorporated municipalities served by Atmos Energy Corp., Mid-Tex Division.

Should there be any questions related to this filing, please call me on 214-206-2568.

Sincerely,

Chris Felan

Vice President, Rates and Regulatory Affairs

Atmos Energy, Mid-Tex Division

Attachments:

CC:

Mr. Mark Evarts, Railroad Commission of Texas

Ms. Sarah Montoya-Foglesong, Railroad Commission of Texas

Ms. Yvonne Jackson, Railroad Commission of Texas

Mr. Alexander Schoch, Railroad Commission of Texas

ATMOS ENERGY CORP., MID-TEX DIVISION ANNUAL GAS COST RECONCILIATION FILING FOR THE PERIOD ENDED JUNE 30, 2024 PREPARED IN ACCORDANCE WITH THE ORDER OF THE RAILROAD COMMISSION OF TEXAS UNDER GAS UTILITIES DOCKET NO. 9400

The attached Annual Gas Cost Reconciliation Filing for the period ended June 30, 2024, was prepared by me or under my direct supervision. I hereby certify that the information contained therein is true and correct and that the Filing was prepared in accordance with the order of the Railroad Commission of Texas in Gas Utilities Docket No. 9400.

Chris Felan Vice President

Rates & Regulatory Affairs

Filed: August 13, 2024

TABLE OF CONTENTS

Document Title	Document Description
Schedule 1	Calculation of Reconciliation Factor
Schedule 2	Summary of (Over)/Under Recovery
Schedule 3	Gas Cost Incurred
Schedule 4	Gas Cost Incurred - By Month
Schedule 5	Gas Cost Billed
Schedule 6	Summary of Net Gas Cost Written Off
Schedule 7	Interest Calculation
Schedule 8	Estimated Volume Calculation for (Refund)/Surcharge
Schedule 9	Summary of (Over)/Under Recovery from Previous Filing
Schedule 10	Lost And Unaccounted For Gas ("LUG") Calculation
WD/DW 10 0	
WP/Billed Gas Cost	Gas Cost Billed - By Month
WP/LUG-Related Mcf	LUG-Related Volumes/Quantities - By Month

Item 20.

ATMOS ENERGY CORP., MID-TEX DIVISION ANNUAL GAS COST RECONCILIATION FILING FOR THE PERIOD ENDED JUNE 30, 2024

CALCULATION OF RECONCILIATION FACTOR

Line No.	Description	Am	nount	Reference
	(a)		(b)	(c)
9-MONTH	I REFUND PER GUD 9400 (Oct - June)			
1	Total Amount to (Refund)/Surcharge	\$ (2	2,129,945) Sched	dule 2, Col. (b), Line 13
2				
3	Total Estimated Rate R, Rate C and Rate I Mcf	133	2,437,794 Sched	dule 8, Col. (b), Line 11
4				
5	Reconciliation Factor (Mcf)	\$	(0.0161) Line 1	divided by Line 3
5-MONTH	I REFUND PER GUD 9400 (Nov - March)			
1	Total Amount to (Refund)/Surcharge	\$ (2	2,124,129) Sched	dule 2, Col. (c), Line 13
2				
3	Total Estimated Rate R, Rate C and Rate I Mcf	103	2,891,801 Sched	dule 8, Col. (c), Line 6
4				
5	Reconciliation Factor (Mcf)	\$	(0.0206) Line 1	divided by Line 3

SUMMARY OF (OVER)/UNDER RECOVERY

Line No.	Description (a)	9-Mor	hth Per GUD 9400 Amount (b)	5-Month Alternative Proposal Amount (c)	Reference (d)
1 2	Gas Cost Incurred	\$	371,503,555		Schedule 3, Col. (c), Line 17
3 4 5 6	Gas Cost Billed Total Gas Cost (Over)/Under Recovered	\$	381,329,255 (9,825,700) S	381,329,255 (9,825,700)	Schedule 5, Col. (e), Line 14 Line 1 minus Line 3
7 8 9 10	Amount Remaining from Previous Filing Net Gas Cost Written Off		(790,008) 7,746,091	(790,008) 7,746,091	Schedule 9, Col. (b), Line 7 Schedule 6, Col. (h), Line 13
11 12 13	Interest Total Amount to (Refund)/Surcharge	\$	739,672 (2,129,945)	745,488 (2,124,129)	Schedule 7, Col. (f), (i), Line 27 Line 5 plus Line 7 plus Line 9 plus Line 11

GAS COST INCURRED

Line	FERC				
No.	Account	Description	Amount		
	(a)	(b)		(c)	
			Sch	edule 4, Col. (n)	
1	800	Natural Gas Well Head Purchases	\$	-	
2	801	Natural Gas Field Line Purchases		-	
3	802	Natural Gas Gasoline Plant Outlet Purchases		-	
4	803	Natural Gas Transmission Line Purchases		327,512,768	
5	805	Other Gas Purchases		(355,165)	
6	806	Exchange Gas		537,511	
7	808.1	Gas Withdrawn From Storage - Debit		57,101,021	
8	808.2	Gas Delivered To Storage - Credit		(29,144,280)	
9	812	Gas Used for Other Utility Operations - Credit		(150,017)	
10	858	Transmission and Compression of Gas by Others		21,986,235	
11					
12					
13		Total Gas Cost Incurred	\$	377,488,074	
14					
15	805	Less: Total Imbalance Fees (1)	\$	5,984,519	
16					
17		Total Gas Cost Less Imbalance Fees	\$	371,503,555	

Note:

^{1.} Reference Schedule 4, Line 19.

GAS COST INCURRED - BY MONTH

Line	FERC						
No.	Account	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23
	(a)	(b)	(c)	(d)	(e)	(f)	(g)
4	200 Netural Cos Wall Head Durchases						
1	800 - Natural Gas Well Head Purchases						
2	801 - Natural Gas Field Line Purchases						
3	802 - Natural Gas Gasoline Plant Outlet Purchases						
4	803 - Natural Gas Transmission Line Purchases	16,716,634.50	15,448,236	11,402,653	14,342,144	29,601,817	49,764,586
5	805 - Other Gas Purchases-Curtailment Overpull						
6	805 - Other Gas Purchases-CNG Charges						
7	805 - Other Gas Purchases-Other Gas Costs						
8	805 - Other Gas Purchases-Recovery of Gas Loss	(11,468	3) (7,643)	(75,771)	(37,683)	(26,780)	(19,639)
9	806 - Exchange Gas	(17,681	91,204	(149,533)	(54,715)	(49,120)	(97,620)
10	808.1 - Gas Withdrawn From Storage - Debit	-	-	-	3,905,948	3,010,061	10,282,300
11	808.2 - Gas Delivered To Storage - Credit	(6,321,110	(6,012,930)	(2,966,451)	(3,847,193)	(2,049,781)	(1,627,576)
12	812 - Gas Used for Other Utility Operations - Credit	(6,564	(9,166)	(2,330)	(21,800)	(13,147)	(9,135)
13	858 - Transmission and Compression of Gas-Demand Storage	597,500	, , ,	597,500	597,500	597,500	597,500
14	858 - Transmission and Compression of Gas by Others	10,028		9,684	227,563	2,986,258	3,323,266
15		-,-		-,	,	, ,	-,,
16		-					
17	Total Gas Cost Incurred	\$ 10,967,341	10,117,284	\$ 8,815,752	15,111,764 \$	34,056,808 \$	62,213,680
18							
19	Total Imbalance Fees	(213,178	(69,204)	(55,830)	(60,961)	(155,906)	(134,658)
20		(=:=,::=	(,	(,)	(00,001)	(100,000)	(101,000)
21							
22	Total Gas Cost Less Imbalance Fees	\$ 10,754,163	3 \$ 10,048,080	\$ 8,759,922	15,050,803 \$	33,900,902 \$	62,079,022

Item 20.

ATMOS ENERGY CORP., MID-TEX DIVISION ANNUAL GAS COST RECONCILIATION FILING FOR THE PERIOD ENDED JUNE 30, 2024

GAS COST INCURRED - BY MONTH

Line	FERC							Total
No.	Account	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Amount
	(a)	(h)	(i)	(j)	(k)	(I)	(m)	(n)
1	800 - Natural Gas Well Head Purchases							-
2	801 - Natural Gas Field Line Purchases							-
3	802 - Natural Gas Gasoline Plant Outlet Purchases							-
4	803 - Natural Gas Transmission Line Purchases	134,469,323	39,500,892	17,327,613	(1,046,493)	(3,086,003)	3,071,366	327,512,768
5	805 - Other Gas Purchases-Curtailment Overpull							-
6	805 - Other Gas Purchases-CNG Charges							-
7	805 - Other Gas Purchases-Other Gas Costs							-
8	805 - Other Gas Purchases-Recovery of Gas Loss	(10,912)	(28,823)	(55,519)	(32,111)	(37,277)	(11,539)	(355,165)
9	806 - Exchange Gas	804,168	(8,140)	(238,568)	(215,604)	434,408	38,712	537,511
10	808.1 - Gas Withdrawn From Storage - Debit	25,043,527	10,044,153	4,815,033	0	0	0	57,101,021
11	808.2 - Gas Delivered To Storage - Credit	(2,384,639)	(3,462,428)	(57,106)	156,601	630,784	(1,202,450)	(29,144,280)
12	812 - Gas Used for Other Utility Operations - Credit	(5,028)	(36,297)	(19,238)	(11,884)	(8,446)	(6,982)	(150,017)
13	858 - Transmission and Compression of Gas-Demand Storage	597,500	597,500	597,500	420,000	825,000	825,000	7,447,500
14	858 - Transmission and Compression of Gas by Others	2,745,461	2,422,599	2,570,004	211,384	10,205	12,199	14,538,735
15								
16								
17	Total Gas Cost Incurred	\$ 161,259,400 \$	49,029,457 \$	24,939,720 \$	(518,108) \$	(1,231,330) \$	2,726,306	377,488,074
18								
19	Total Imbalance Fees	(185,027)	(2,989,048)	(909,476)	(163,770)	74,148	(1,121,609)	(5,984,519)
20		,	,	, ,	,		, ,	,
21								
22	Total Gas Cost Less Imbalance Fees	\$ 161,074,373 \$	46,040,409 \$	24,030,244 \$	(681,878) \$	(1,157,182) \$	1,604,697	371,503,555

GAS COST BILLED

Billed Volumes/Quantities

		D0					
Line No.	Month-Yr	Rate R (Mcf)	Rate C (Mcf)	Rate I (MMBtu)	Total Gas Cost Recovered (1)		
	(a)	(b)	(c)	(d)	(e)		
1	July-23	2,119,520	2,739,194	175,543	\$ 11,553,784		
2	August-23	1,849,985	2,414,550	239,823	13,465,520		
3	September-23	1,808,516	2,613,104	(1,416)	13,804,792		
4	October-23	2,155,458	2,803,650	221,723	13,248,585		
5	November-23	5,475,294	3,951,703	273,981	25,903,471		
6	December-23	9,883,815	5,326,550	570,241	50,054,319		
7	January-24	19,546,972	9,349,252	382,049	88,079,662		
8	February-24	17,139,974	9,347,804	542,485	86,604,620		
9	March-24	7,617,730	5,765,584	327,797	40,096,990		
10	April-24	5,049,840	4,394,622	351,571	17,759,107		
11	May-24	3,075,926	3,473,433	290,015	11,244,986		
12	June-24	2,487,813	3,025,611	254,556	9,513,419		
13				·			
14	Total	78,210,843	55,205,058	3,628,368	\$ 381,329,255		

Note:

^{1.} Reference Workpaper WP/Billed Gas Cost, column (i).

SUMMARY OF NET GAS COST WRITTEN OFF All Areas For The Period of July, 2023 - June, 2024

Line		Gas Cost Written		Tax and Other		Gas Cost			
No.	Month-Yr	Off	Margin Written Off	Written Off	Total Written Off	Collected	Margin Collected	Net	Cumulative Net
	(a)	(b)	(c)	(d)	(e)=(b)+(c)+(d)	(f)	(g)	(h)=(b)+(f)	(i)
1	July-23	722,168	1,007,756	31,178	1,761,103	(21,338)	(34,309)	700,831	700,831
2	August-23	1,083,345	1,503,767	59,019	2,646,131	(28,984)	(44,065)	1,054,360	1,755,191
3	September-23	886,962	1,271,160	56,324	2,214,447	(80,018)	(182,302)	806,944	2,562,135
4	October-23	1,149,296	1,928,467	76,489	3,154,252	(80,769)	(128,119)	1,068,527	3,630,662
5	November-23	1,146,403	2,134,576	92,927	3,373,906	(91,858)	(92,107)	1,054,545	4,685,207
6	December-23	632,535	1,409,378	44,320	2,086,233	(81,134)	(59,731)	551,401	5,236,608
7	January-24	362,700	970,577	23,111	1,356,388	(97,217)	(76,112)	265,483	5,502,091
8	February-24	625,287	1,234,026	54,040	1,913,353	(41,470)	(41,066)	583,817	6,085,908
9	March-24	604,681	1,787,374	63,915	2,455,970	(40,772)	(47,681)	563,909	6,649,817
10	April-24	296,747	901,556	41,550	1,239,852	(44,570)	(56,312)	252,177	6,901,994
11	May-24	337,890	828,166	53,531	1,219,586	(28,245)	(45,056)	309,645	7,211,639
12	June-24	561,513	971,572	100,554	1,633,639	(27,061)	(40,731)	534,452	7,746,091
13	Total	\$ 8,409,526	\$ 15,948,377			\$ (663,435)			-

INTEREST CALCULATION

						9-Month Pe	er GU	D 9400	5-Month Alternative Proposal				
						Amount of					Amount of		
Line			onthly (Over)/	Cumulative (Over)/	Interest	(Refund)/		Monthly		ulative (Over)/	(Refund)/		Monthly
No.	Year	Und	er Recovery (1)	Under Recovery	Rate (2)	Surcharge (3)	In	terest (4)	Un	der Recovery	Surcharge (5)	Ir	nterest (4)
	(a)		(b)	(c)	(d)	(e)		(f)		(g)	(h)		(i)
1	July-23	\$	(98,790)	\$ (98,790)	1.190%		\$	(100)	\$	(98,790)		\$	(100)
2	August-23		(2,363,080)	(2,461,870)	1.190%			(2,488)	\$	(2,461,870)		\$	(2,488)
3	September-23		(4,237,926)	(6,699,796)	1.190%			(6,553)	\$	(6,699,796)		\$	(6,553)
4	October-23		2,870,745	(3,829,051)	1.190%			(3,870)	\$	(3,829,051)		\$	(3,870)
5	November-23		9,051,976	5,222,925	1.190%			5,108		5,222,925		\$	5,108
6	December-23		12,576,104	17,799,029	1.190%			17,989		17,799,029		\$	17,989
7	January-24		73,260,194	91,059,223	4.900%			378,956		91,059,223		\$	378,956
8	February-24		(39,980,394)	51,078,829	4.900%			198,858		51,078,829		\$	198,858
9	March-24		(15,502,837)	35,575,992	4.900%			148,055		35,575,992		\$	148,055
10	April-24		(18,188,808)	17,387,184	4.900%			70,025		17,387,184		\$	70,025
11	May-24		(12,092,523)	5,294,661	4.900%			22,034		5,294,661		\$	22,034
12	June-24		(7,374,270)	(2,079,609)	4.900%			(8,375)	\$	(2,079,609)		\$	(8,375)
13	Beg. Balance Prior Filing (6)		(790,008)	(2,869,617)	4.900%			-	\$	(2,869,617)			, ,
14	July-24			(2,869,617)	4.900%			(11,942)	\$	(2,869,617)		\$	(11,942)
15	August-24			(2,869,617)	4.900%			(11,942)	\$	(2,869,617)		\$	(11,942)
16	September-24			(2,869,617)	4.900%			(11,557)	\$	(2,869,617)		\$	(11,557)
17	October-24			(2,755,405)	4.900%	(114,212)		(11,467)	\$	(2,869,617)		\$	(11,942)
18	November-24			(2,551,395)	4.900%	(204,011)		(10,275)		(2,607,023)	(262,594)	\$	(10,500)
19	December-24			(2,171,247)	4.900%	(380,148)		(9,036)		(2,117,714)	(489,310)	\$	(8,813)
20	January-25			(1,522,818)	4.900%	(648,428)		(6,337)		(1,283,085)	(834,629)	\$	(5,340)
21	February-25			(963,044)	4.900%	(559,774)		(3,620)		(562,568)	(720,517)		(2,115)
22	March-25			(525,981)	4.900%	(437,063)		(2,189)		-	(562,568)		-
23	April-25			(268,807)	4.900%	(257,174)		(1,083)			, ,		-
24	May-25			(124,514)	4.900%	(144,293)		(518)					-
25	June-25			, o	4.900%	(124,514)) O					
26													
27	Total	\$	(2,869,617)			\$ (2,869,617)	\$	739,672			\$ (2,869,617)	\$	745,488

Notes

- 1. Reference Schedule 4 (Gas Cost Incurred), Line 22 (by month) minus Schedule 5 (Gas Cost Billed), column (e) by month plus Schedule 6 (Net Gas Cost Written Off), column (h) by month.
- 2. Interest rate is based on the PUCT/RRC rate for over and under billings.
- 3. Reference Schedule 8, column (b) by month divided by Schedule 8, line 11, column (b) multiplied by Schedule 7 line 27, column (b).
- 4. For column (f), the monthly interest amount is calculated by taking column (c) x column (d), divided by 365 days in the year x the total number of days in each month. For column (i), the monthly interest amount is calculated by taking column (g) x column (d), divided by 365 days in the year x the total number of days in each month.
- 5. Reference Schedule 8, column (b) by month divided by Schedule 8, line 6, column (c) multiplied by Schedule 7 line 27, column (b).
- 6. Reference Schedule 9, Line 7(b).

ESTIMATED VOLUME CALCULATION FOR (REFUND)/SURCHARGE

Line No.	Month-Yr	Total Estimated Volume (1)	Volume Sub- Totals	Time Periods
	(a)	(b)	(c)	(d)
1	October-24	5,271,064		
2	November-24	9,415,453		
3	December-24	17,544,479		
4	January-25	29,926,097		
5	February-25	25,834,556		
6	March-25	20,171,216	102,891,801	5-month Sub-Total (Nov - Mar)
7	April-25	11,869,016		,
8	May-25	6,659,392		
9	June-25	5,746,521		
10			•	
11	Total for 9 months	132,437,794	-	

Note:

1. Source - Mid-Tex FY2025 Forecasted Volumes from Mid-Tex Finance

SUMMARY OF (OVER)/UNDER RECOVERY FROM PREVIOUS FILING

Line No.	Description	Amount		Reference
-	(a)		(b)	(c)
1	Prior (Over)/Under Gas Cost Recovery	\$	(9,773,306)	Prior Year Gas Cost Reconciliation Sch 2, Line 13(c) - Line 11(c)
2				
3	Amount (Refunded) /Surcharged to Customers		(9,104,205)	For the Periods November 2023 through March 2024
4				
5	Interest		(120,907)	
6			,	
7	Total Amount to (Refund)/Surcharge from Previous Filing	\$	(790,008)	Line 1 minus Line 3 plus Line 5

LOST AND UNACCOUNTED FOR GAS ("LUG") CALCULATION

Line No.	Description	Mcf or Percent	Reference
	(a)	(b)	(c)
1	Net Purchase Volume	140,435,301	WP/LUG-Related Mcf Col (b), Ln 13
2	Less: Total Sales Volume	137,062,547	WP/LUG-Related Mcf Col (f), Ln 13
3	Less: Company Use Volume	57,691	WP/LUG-Related Mcf Col (g), Ln 13
4	LUG Volume	3,315,062	Line 1 minus Lines 2 and 3
5	LUG Percent	2.36%	Line 4 divided by Line 1

WORKPAPERS

GAS COST BILLED - BY MONTH

		Rate	R	Rate C			e I	Total Billed	
Line No.	Month-Yr	Volume	Amount	Volume	Amount	Volume	Amount	Volume	Amount
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)
1	Jul-23	2,119,520	4,887,026	2,739,194	6,231,533	175,543	435,224	5,034,257 \$	11,553,783.93
2	Aug-23	1,849,985	5,595,162	2,414,550	7,173,151	239,823	697,207	4,504,358	13,465,520.15
3	Sep-23	1,808,516	5,412,610	2,613,104	7,742,521	(1,416)	649,661	4,420,204	13,804,792.29
4	Oct-23	2,155,458	5,411,767	2,803,650	7,168,499	221,723	668,318	5,180,831	13,248,584.90
5	Nov-23	5,475,294	15,040,772	3,951,703	10,861,025	273,981	1,674	9,700,978	25,903,471.33
6	Dec-23	9,883,815	32,067,214	5,326,550	17,094,671	570,241	892,434	15,780,606	50,054,318.54
7	Jan-24	19,546,972	58,640,592	9,349,252	28,226,513	382,049	1,212,558	29,278,274	88,079,662.32
8	Feb-24	17,139,974	54,750,787	9,347,804	29,585,971	542,485	2,267,862	27,030,263	86,604,620.14
9	Mar-24	7,617,730	22,062,025	5,765,584	16,991,233	327,797	1,043,732	13,711,111	40,096,989.76
10	Apr-24	5,049,840	8,744,437	4,394,622	7,989,854	351,571	1,024,816	9,796,033	17,759,106.80
11	May-24	3,075,926	5,018,590	3,473,433	5,721,561	290,015	504,835	6,839,374	11,244,986.13
12	Jun-24	2,487,813	4,083,506	3,025,611	5,011,983	254,556	417,930	5,767,980	9,513,418.52
13	Grand Total	78,210,843.23	221,714,488.77	55,205,057.89	149,798,516.30	3,628,368.00	9,816,249.74	137,044,269.12 \$	381,329,254.81

LUG-RELATED VOLUMES/QUANTITIES - BY MONTH

Billed Volumes/Quantities

Line No.	Month-Yr	Net Purchase Mcf	Rate R (Mcf)	Rate C (Mcf)	Industrial (Mcf)	Total (Mcf)	Company Use (Mcf)
	(a)	(b)	(c)	(d)	(e)	(f)=(c)+(d)+(e)	(g)
1	July-23	4,505,713	2,119,520	2,739,194	197,890	5,056,604	(3,656)
2	August-23	4,364,010	1,849,985	2,414,550	237,001	4,501,536	(3,925)
3	September-23	4,389,391	1,808,516	2,613,104	414	4,422,034	(775)
4	October-23	7,623,330	2,155,458	2,803,650	220,817	5,179,925	(7,279)
5	November-23	13,346,371	5,475,294	3,951,703	273,071	9,700,068	(5,233)
6	December-23	20,619,893	9,883,815	5,326,550	568,909	15,779,274	(3,408)
7	January-24	38,960,041	19,546,972	9,349,252	382,403	29,278,628	(1,338)
8	February-24	16,562,037	17,139,974	9,347,804	542,617	27,030,395	(12,496)
9	March-24	11,263,400	7,617,730	5,765,584	328,256	13,711,570	(6,191)
10	April-24	7,545,082	5,049,840	4,394,622	351,462	9,795,924	(4,269)
11	May-24	6,071,234	3,075,926	3,473,433	289,260	6,838,619	(4,891)
12	June-24	5,184,801	2,487,813	3,025,611	254,546	5,767,970	(4,232)
13	Total	140,435,301	78,210,843	55,205,058	3,646,646	137,062,547	(57,691)