

# PLANNING & ZONING COMMISSION

## MEETING AGENDA

SEPTEMBER 11, 2023, 7:00 PM



PLANNING & ZONING COMMISSION REGULAR MEETING

HISTORIC CHURCH BUILDING - 403 N 7TH STREET, SANGER, TEXAS

### CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM

### INVOCATION AND PLEDGE

### CITIZENS COMMENTS

*This is an opportunity for citizens to address the Commission 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 Commission with regard to matters on the agenda will be received at the time the item is considered. The Commission is not allowed to converse, deliberate or take action on any matter presented during citizen input.*

### PUBLIC HEARING ITEMS

1. Conduct a public hearing on a rezoning from "A" Agricultural to "I-1" Industrial 1 of approximately 3 acres of land, described as A0029A R BEEBE, 112, within the City of Sanger, and generally located on the east side of the I -35 Frontage Road, approximately 512 feet north of the intersection of the I-35 Frontage Road and Utility Road.
2. Conduct a Public Hearing on a rezoning from "A" Agricultural to "SF-10" Single-Family 10 of approximately 1.01 acres of land, described as A1241A TIERWESTER, 206, within the City of Sanger, and generally located on the southwest corner of Duck Creek Road and Mesa Drive.

### ACTION ITEMS

3. Consideration and possible action on a rezoning from "A" Agricultural to "I-1" Industrial 1 of approximately 3 acres of land, described as A0029A R BEEBE, 112, within the City of Sanger, and generally located on the east side of the I -35 Frontage Road, approximately 512 feet north of the intersection of the I-35 Frontage Road and Utility Road.
4. Consideration and possible action on a rezoning from "A" Agricultural to "SF-10" Single-Family 10 of approximately 1.01 acres of land, described as A1241A

TIERWESTER, 206, within the City of Sanger, and generally located on the southwest corner of Duck Creek Road and Mesa Drive.

5. Consideration and possible action on the Preliminary Plat of the Church Street Addition, being 1.01 acres, located in the City of Sanger, and generally located on the east side of South Stemmons Frwy at the intersection of I-35 Frontage Road and Church Street.
6. Consideration and possible action on the Final Plat of Clear Creek Intermediate School, Block A, Lot 1, being 13.356 acres, located in the City of Sanger, and generally located on the west side of South Stemmons Frwy approximately 667 feet south of the intersection of the Business I-35 ramp and South Stemmons Frwy.
7. Consideration and possible action on the Final Plat of Sanger High School, Block A, Lot 1 being 55.886 acres of land, located in the City of Sanger, and generally located on the southeast corner of the intersection of FM 455 and Indian Lane.
8. Consideration and possible action on the Final Plat of Sanger Middle School, Block A, Lot 1, being 28.791 acres, located in the City of Sanger, and located at 105 Berry Street approximately 205 feet southwest of the intersection of Acker Street and Bolivar Street.

## **ADJOURN**

**NOTE:** The Commission 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 is readily accessible to the general public at all times and posted on the City of Sanger website on September 8, 2023, at 11:30 AM.

/s/Ramie Hammonds  
Ramie Hammonds, Development Service Director

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.



## PLANNING & ZONING COMMISSION COMMUNICATION

**DATE:** September 11, 2023

**FROM:** Ramie Hammonds, Development Service Director

**AGENDA ITEM:** Conduct a public hearing on a rezoning from "A" Agricultural to "I-1" Industrial 1 of approximately 3 acres of land, described as A0029A R BEEBE, 112, within the City of Sanger, and generally located on the east side of the I -35 Frontage Road, approximately 512 feet north of the intersection of the I-35 Frontage Road and Utility Road.

**SUMMARY:**

- The applicant is proposing to rezone the approximate 3-acre subject property from "A" to "I-1".
- The applicant will be platting this property with the adjacent property currently zoned "I-2" to create one large industrial development.
- The site currently has an abandoned house and barns.
- The property is surrounded on the north, south, and east by "I-1", and on the west across I-35 by "A".
- The requested zoning conforms with the Sanger 2040 Comprehensive Plan.
- The rezoning of this property provides better consistency of the zoning in that area.
- Staff mailed out 1 public hearing notice to owners of properties within 200 feet of the subject property and at the time of this report had not received any responses.

**FISCAL INFORMATION:**

Budgeted: N/A

Amount: N/A

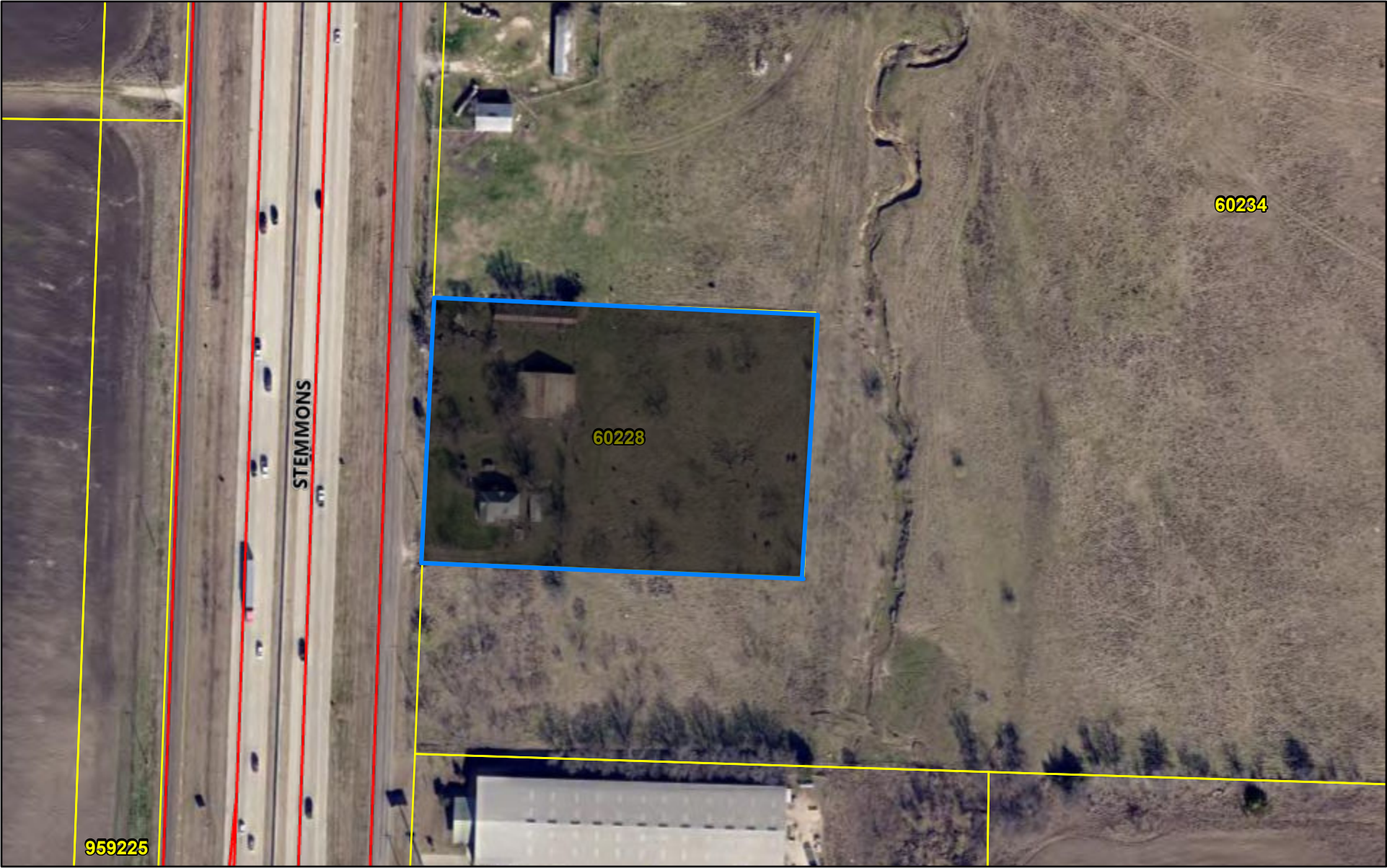
GL Account: N/A

**RECOMMENDED MOTION OR ACTION:**

N/A

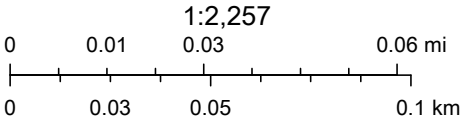
**ATTACHMENTS:**

Location Map



8/24/2023, 3:25:32 PM

-  Parcels
-  Roads







## PLANNING & ZONING COMMISSION COMMUNICATION

**DATE:** September 11, 2023

**FROM:** Ramie Hammonds, Development Service Director

**AGENDA ITEM:** Conduct a Public Hearing on a rezoning from "A" Agricultural to "SF-10" Single-Family 10 of approximately 1.01 acres of land, described as A1241A TIERWESTER, 206, within the City of Sanger, and generally located on the southwest corner of Duck Creek Road and Mesa Drive.

### **SUMMARY:**

- The applicant is proposing to rezone the approximate 1.01-acre property from "A" to "SF-10".
- The site currently has two houses located on it.
- The applicant would like to plat and create additional lots for development under the SF-10 zoning.
- The property is surrounded on the north by SF-8, south, and east by "SF-10", and on the west by "A".
- The requested zoning matches the surrounding zoning and conforms with the Sanger 2040 Comprehensive Plan.
- The rezoning of this property provides better consistency of the zoning in that area.
- Staff mailed out 30 public hearing notices to owners of properties within 200 feet of the subject property and at the time of this report had not received any responses.

### **FISCAL INFORMATION:**

Budgeted: N/A

Amount: N/A

GL Account: N/A

### **RECOMMENDED MOTION OR ACTION:**

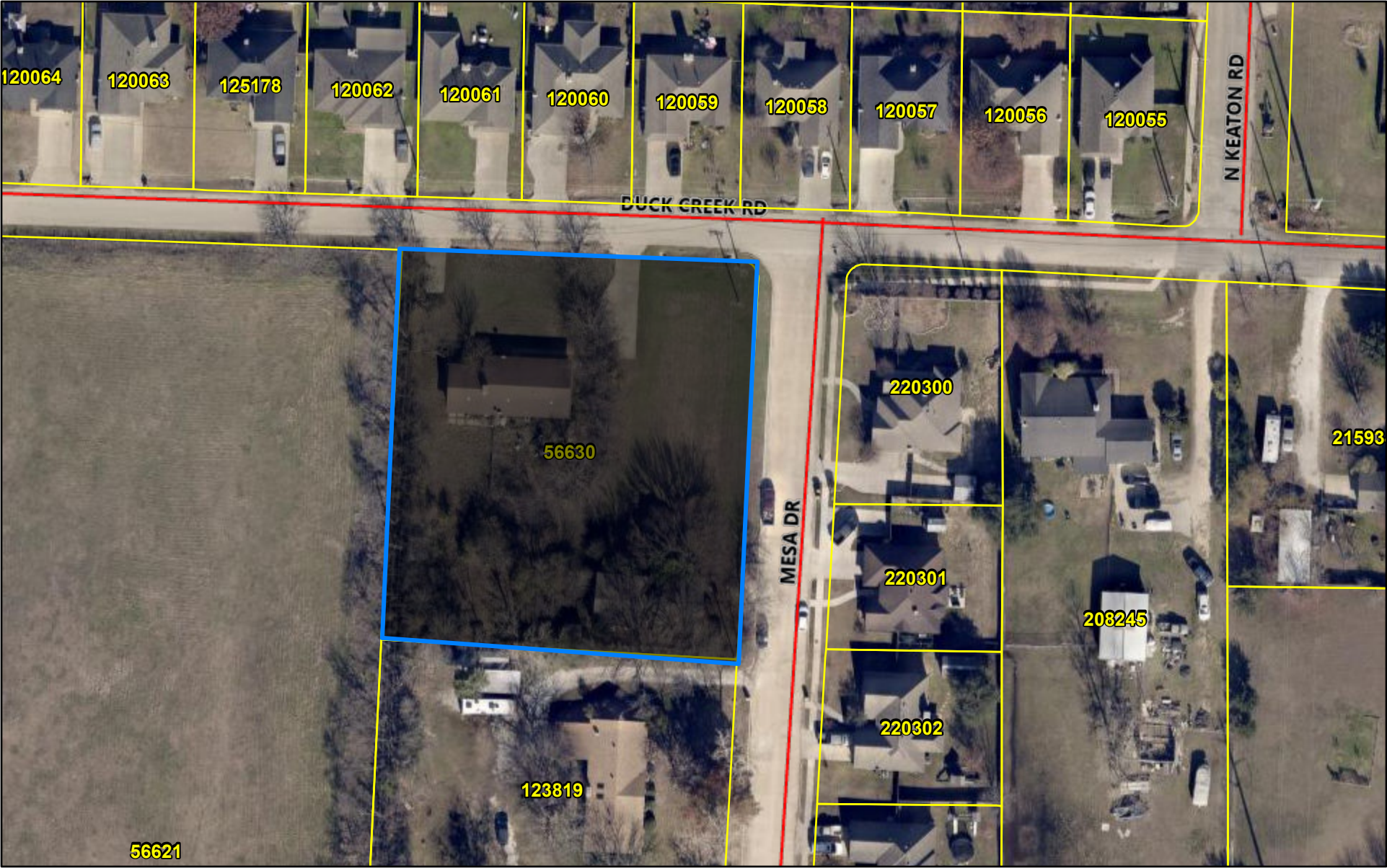
N/A

### **ATTACHMENTS:**



Location Map

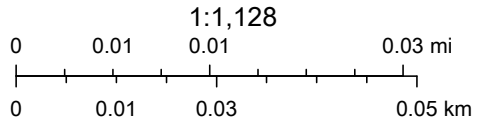
# Denton CAD Web Map

Item 2.



8/24/2023, 3:27:02 PM

-  Parcels
-  Roads





## PLANNING & ZONING COMMISSION COMMUNICATION

**DATE:** September 11, 2023

**FROM:** Ramie Hammonds, Development Service Director

**AGENDA ITEM:** Consideration and possible action on a rezoning from "A" Agricultural to "I-1" Industrial 1 of approximately 3 acres of land, described as A0029A R BEEBE, 112, within the City of Sanger, and generally located on the east side of the I - 35 Frontage Road, approximately 512 feet north of the intersection of the I-35 Frontage Road and Utility Road.

### **SUMMARY:**

- The applicant is proposing to rezone the approximate 3-acre subject property from "A" to "I-1".
- The applicant will be platting this property with the adjacent property currently zoned "I-2" to create one large industrial development.
- The site currently has an abandoned house and barns.
- The property is surrounded on the north, south, and east by "I-1", and on the west across I-35 by "A".
- The requested zoning conforms with the Sanger 2040 Comprehensive Plan.
- The rezoning of this property provides better consistency of the zoning in that area.
- Staff mailed out 1 public hearing notice to owners of properties within 200 feet of the subject property and at the time of this report had not received any responses.

### **FISCAL INFORMATION:**

Budgeted: N/A

Amount: N/A

GL Account: N/A

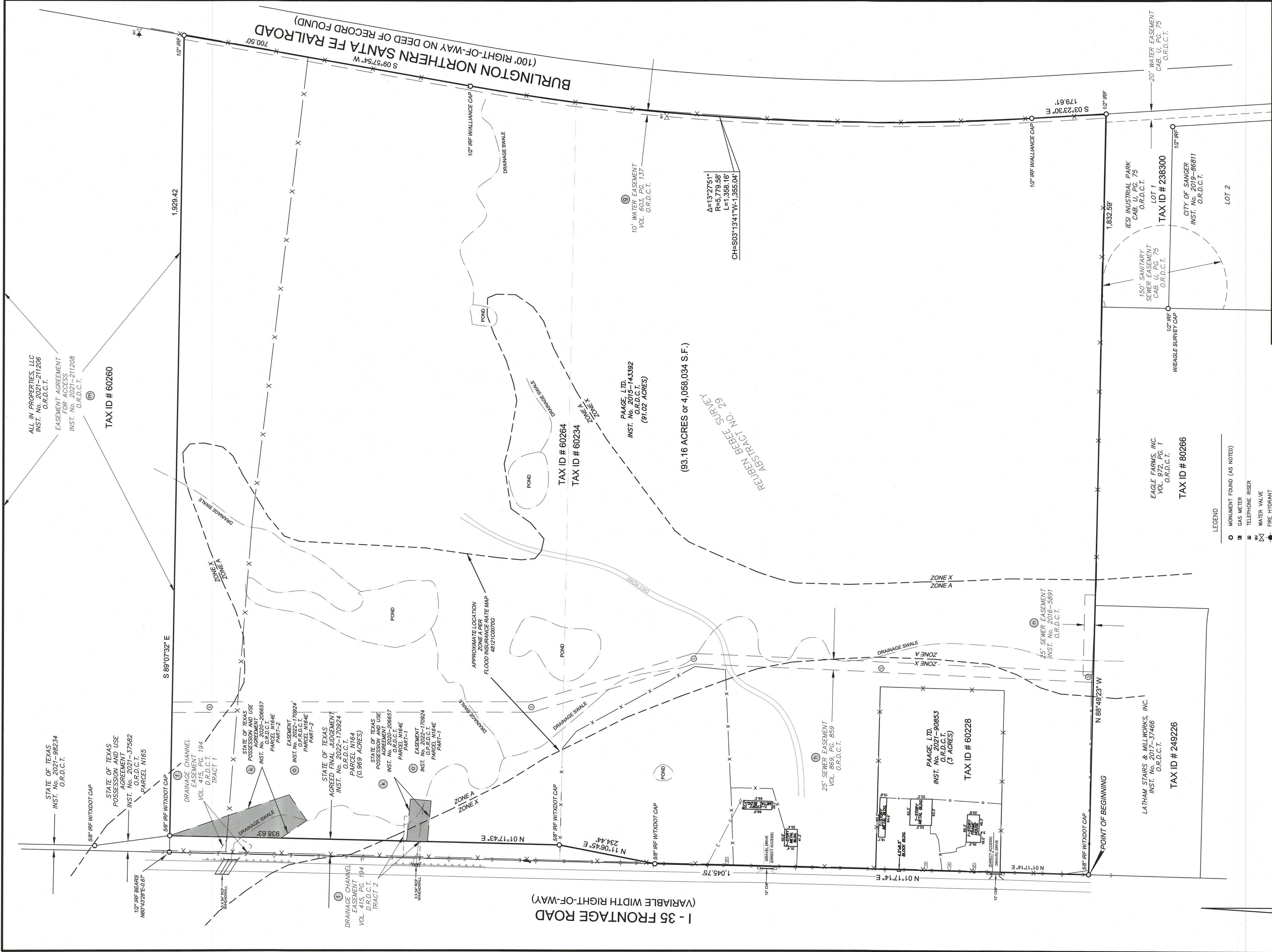
### **RECOMMENDED MOTION OR ACTION:**

Staff recommends APPROVAL.

### **ATTACHMENTS:**

Location Map  
Survey  
Application  
Letter of Intent





ALTANSPS LAND TITLE SURVEY  
93.16 ACRES  
OUT OF THE RUEBEN BEBEE SURVEY, ABST. NO. 29  
CITY OF SANGER, DENTON COUNTY, TEXAS

PREPARED FOR  
RESEARCH, LLC  
10000 W. STREET  
WILMINGTON, DE 19801

AUGUST 2022  
Sheet No.  
1 OF 2  
Project No.  
R315610.01

HUITT-ZOLIARS

5430 Lyndon B. Johnson Fwy., Suite 1500  
Dallas, Texas 75240  
Phone (214) 871-3311 Fax (214) 871-0757

BASIS OF BEARINGS:  
Bearings are based on the Texas State Plane  
Coordinate System, North Central Zone (4202)  
North American Datum 1983 (2011).

SCALE: 1" = 100'

0 100 200 300



LAND DESCRIPTION

BEING a tract of land situated in the Reuben Bebee Survey, Abstract No. 29, City of Sanger, Denton County, Texas and being a portion of a 91.02 acre tract of land described in Special Warranty Deed to PAAGE, Ltd. as recorded in Instrument No. 2015-143392 and all of a 3 acre tract of land described in General Warranty Deed to PAAGE, Ltd. as recorded Instrument No. 2021-90853 of the Official Public Records, Denton County, Texas (O.P.R.D.C.T.) and being more particularly described as follows;

BEGINNING at a 5/8 inch iron rod found with pink plastic cap stamped "TXDOT Survey Marker Right of Way Monument" at the southwest corner of said PAAGE, Ltd. tract (2015-143392), said point being on the easterly right-of-way line of 1-55 (a variable width right-of-way);

THENCE, along the easterly right-of-way line of said 1-55, North 01 degrees 17 minutes 14 seconds East a distance of 1,045.75 feet to a 5/8 inch iron rod found with pink plastic cap stamped "TXDOT Survey Marker Right of Way Monument" at the southerly corner of a tract of land described in Agreed Final Judgement to the State of Texas as recorded in Instrument No. 2022-170924 (O.P.R.D.C.T.);

THENCE, along the easterly line of said State of Texas tract the following:

North 11 degrees 06 minutes 45 seconds East a distance of 234.44 feet to a 5/8 inch iron rod found with pink plastic cap stamped "TXDOT Survey Marker Right of Way Monument";

North 01 degrees 17 minutes 43 seconds East a distance of 938.63 feet to a 5/8 inch iron rod found with pink plastic cap stamped "TXDOT Survey Marker Right of Way Monument" on the north line of said PAAGE, Ltd. tract (2015-143392);

THENCE, along the north line of said PAAGE, Ltd. tract (2015-143392), South 89 degrees 07 minutes 32 seconds East a distance of 1,929.42 feet to a 1/2 inch iron rod found at the northeast corner of said PAAGE, Ltd. tract (2015-143392), said point being on the westerly right-of-way line of the Burlington Northern Santa Fe Railroad (a 100' right-of-way no deed of record found;

THENCE, along the westerly right-of-way line of said Burlington Northern Santa Fe Railroad the following;

South 09 degrees 57 minutes 54 seconds West a distance of 700.50 feet to a 1/2 inch iron rod found with plastic cap stamped "Alliance" at the beginning of a curve to the left having a central angle of 13 degrees 27 minutes 51 seconds, a radius of 5,779.58 feet, and subtended by a 1,355.04 foot chord which bears South 03 degrees 13 minutes 41 seconds West;

Along said curve to the left an arc distance of 1,358.16 feet to a 1/2 inch iron rod found with plastic cap stamped "Alliance";

South 03 degrees 23 minutes 30 seconds East a distance of 179.61 feet to a 1/2 inch iron rod found at the southeast corner of said PAAGE, Ltd. tract (2015-143392);

THENCE, along the south line of said PAAGE, Ltd. tract (2015-143392), North 88 degrees 49 minutes 23 seconds West a distance of 1,832.59 feet to the POINT OF BEGINNING, and containing 4,058,034 Square Feet or 93.16 Acres of land, more or less.

Title Commitment Notes

This survey relies on the Commitment for Title Insurance, GF No. DF231015 issued March 17, 2023, effective March 12, 2023, as furnished by Westcor Land Title Insurance Company for all easements, rights-of-way and other matters of record affecting title to the subject property. The following affect the subject tract as noted;

10. The following matters and all terms of the documents creating or offering evidence of the matters:

f. Right-of-Way Easement in favor of State of Texas, recorded in Volume 415, Page 194, Denton County, Texas. (affects, as shown on survey)

g. Right of Way Easement in favor of Bolivar Water Supply Corporation, recorded in Volume 603, Page 137, Denton County, Texas. (affects, as shown on survey)

h. Sewer Easement in favor of City of Sanger, Texas, recorded in Volume 869, Page 859, Denton County, Texas. (affects, as shown on survey)

i. Right of Way Easement in favor of Boliver WSC, recorded in Clerk's File No. 2013-30467, Denton County, Texas. (affects 3-acre parcel shown, blanket in nature)

j. Intentionally deleted.

k. Possession and Use Agreement in favor of State of Texas, recorded in Clerk's File No. 2020-206657, Denton County, Texas. (affects, as shown on survey)

l. Intentionally deleted.

m. Easement Agreement for Access by All in Properties, LLC to Paage, Ltd., recorded in Clerk's File No. 2021-211208, Denton County, Texas. (affects, as shown on survey)

n. Utility Easement by Hollyhill Ranch County Inc., Trustee Ranch Property Trust to the City of Sanger, recorded in Clerk's File No. 2016-5891, Official Public Records, Denton County, Texas. (affects, as shown on survey)

o. Easement in Agreed Final Judgement under No. PR-2021-01527, in the Probate Court of Denton County, Texas, recorded in Clerk's File No. 2022-170924, Official Public Records, Denton County, Texas. (affects, as shown on survey)

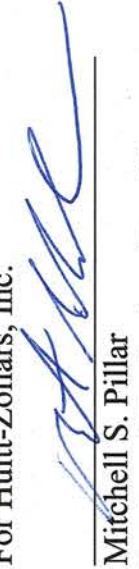
p. Mineral and/or royalty interest in all of the oil, gas, and other minerals and/or other substances in and under the subject property, including royalties, bonuses, rentals, ingress/egress and all other rights set out in Volume 1583, Page 816, Volume 1586, Page 142, Denton County, Texas. (affects, blanket in nature)

q. Mineral conveyance as shown in deed from Hollyhill Ranch County, Inc. to Carrie County Minerals, Inc., a Nevada Corporation, as Trustees of the Carrie County Mineral Trust, dated May 20, 2005 and recorded in Clerk's File No. 2005-121161, Official Public Records of Denton County, Texas. (affects, blanket in nature)

SURVEYOR'S CERTIFICATE

To: PNK Holdings, LLC and Westcor Land Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 8, 16, 17, 18 and 19 of Table A thereof. The field work was completed on August 15, 2022.

For Huitt-Zollars, Inc.  
  
Mitchell S. Pillar  
Registered Professional Land Surveyor  
Texas Registration No. 5491  
Huitt-Zollars, Inc.  
5430 LBJ Freeway  
Suite 1500  
Dallas, Texas 75240  
Ph. (214) 871-5311



Date of Certification: August 16, 2022

Revised date: March 17, 2023 (kitchens kelley gains comments, title notes)

Revised date: April 18, 2023 (kitchens kelley gains comments, title notes)

Except as shown no part of the subject property lies within a "Special Flood Hazard Area" as described on Community Panel Number 48121C0070G of the Flood Insurance Rate Map, Denton County, Texas, dated April 18, 2011. Per this map, the subject property is located within Zone X ("areas determined to be outside the 0.2% annual chance floodplain") and Zone A ("No Base Flood Elevations determined").

NOTES:

1) There are no observable, above ground encroachments (a) by the improvements on the subject Property upon adjoining properties, streets, alleys, easements, or rights of way, or (b) by the improvements on any adjoining properties, streets, or alleys upon the subject Property.

2) The parcels contained in the legal description are contiguous without any gaps, gores or overlaps.

ALTA/NSPS LAND TITLE SURVEY  
93.16 ACRES  
OUT OF THE RUEBEN BEBEE SURVEY, ABST. NO. 29  
CITY OF SANGER, DENTON COUNTY, TEXAS

PREPARED FOR  
RESEARCH, LLC  
1000 WILMINGTON STREET  
WILMINGTON, DE 19801

AUGUST 2022  
Sheet No.  
2 OF 2  
Project No.  
R315610.01

HUITT-ZOLLARS  
Huitt-Zollars, Inc. Dallas  
5430 Lyndon B. Johnson Fwy., Suite 1500  
Dallas, Texas 75240  
Phone (214) 871-3311 Fax (214) 871-0757





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

## ZONING CHANGE/SUP APPLICATION



Zoning Change



Specific Use Permit

**Applicant****Owner (if different from applicant)**

Name: <b>Mark Stiles</b>	Name: <b>c/o Joe Hoffman</b>
Company: <b>PNK T1, LLC</b>	Company: <b>PNK T1, LLC</b>
Address: <b>17 State Street, Suite 3930</b>	Address: <b>5555 Glenridge Connector Building One, Suite 800</b>
City, State, Zip <b>New York, NY 10004</b>	City, State, Zip <b>Atlanta, Georgia 30342</b>
Phone: <b>404.457.8473</b>	Phone: <b>404.467.2288</b>
Fax:	Fax:
Email: <b>ms@pnk.group</b>	Email: <b>jhoffman@kkgpc.com</b>

**Submittal Checklist**

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



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

Describe the subject property (address, location, size, etc.):

Existing property is zoned Agricultural. The property fronts the I-35 service road and the property ID is 60228  
The property is around 3+ acres and is surrounded by existing industrial property.

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

The proposed zoning change is from (A) Agricultural to (I-1) Industrial.

 / Park Mun Seong  
**Owner Signature**  
  
**Applicant Signature**

Aug-10,2023  
**Date**  
**10 August 2023**  
**Date**

**Office Use**

	Fee
	Date

Sanger Development Services  
210 Bolivar Street; PO Box 1723  
Sanger, TX 76266  
(940) 458-2059  
[www.sangertexas.org](http://www.sangertexas.org)

**PNK Sanger Project**  
Rezoning Letter of Intent

To whom it may concern,

PNK Group requests rezoning of the subject property located along the I-35 Service road with property ID 60228. The property is approximately 3 acres and currently zoned (A) Agricultural. The property is surrounded by industrial zoning on all three sides. An image of the zoning map has been attached to this letter as reference. PNK Group requests a zoning change from (A) Agricultural to (I-1) Industrial.

The property has been previously built with an old house, barn, and shed on the property. All buildings appear to have been abandoned for a significant period of time. There are few trees and most of the land is grassed.

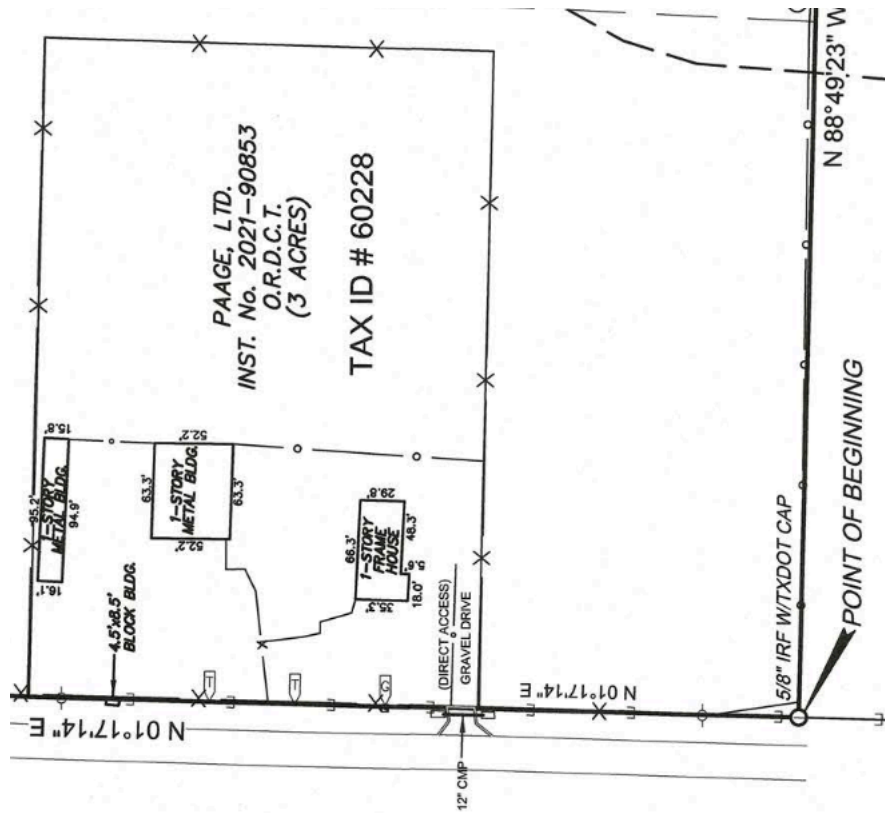
PNK Group wishes to rezone in order to expand the proposed industrial development surrounding the subject property. The existing structures on the property will be demolished and the land will be included with the larger development.

For questions regarding this application contact me directly.

Sincerely,



Mark Stiles  
Partner USA  
+1 404 457-8473  
[ms@pnk.group](mailto:ms@pnk.group)







## PLANNING & ZONING COMMISSION COMMUNICATION

**DATE:** September 11, 2023

**FROM:** Ramie Hammonds, Development Service Director

**AGENDA ITEM:** Consideration and possible action on a rezoning from "A" Agricultural to "SF-10" Single-Family 10 of approximately 1.01 acres of land, described as A1241A TIERWESTER, 206, within the City of Sanger, and generally located on the southwest corner of Duck Creek Road and Mesa Drive.

### **SUMMARY:**

- The applicant is proposing to rezone the approximate 1.01-acre property from "A" to "SF-10".
- The site currently has two houses located on it.
- The applicant would like to plat and create additional lots for development under the SF-10 zoning.
- The property is surrounded on the north by SF-8, south, and east by "SF-10", and on the west by "A".
- The requested zoning matches the surrounding zoning and conforms with the Sanger 2040 Comprehensive Plan.
- The rezoning of this property provides better consistency of the zoning in that area.
- Staff mailed out 30 public hearing notices to owners of properties within 200 feet of the subject property and at the time of this report had not received any responses.

### **FISCAL INFORMATION:**

Budgeted: N/A

Amount: N/A

GL Account: N/A

### **RECOMMENDED MOTION OR ACTION:**

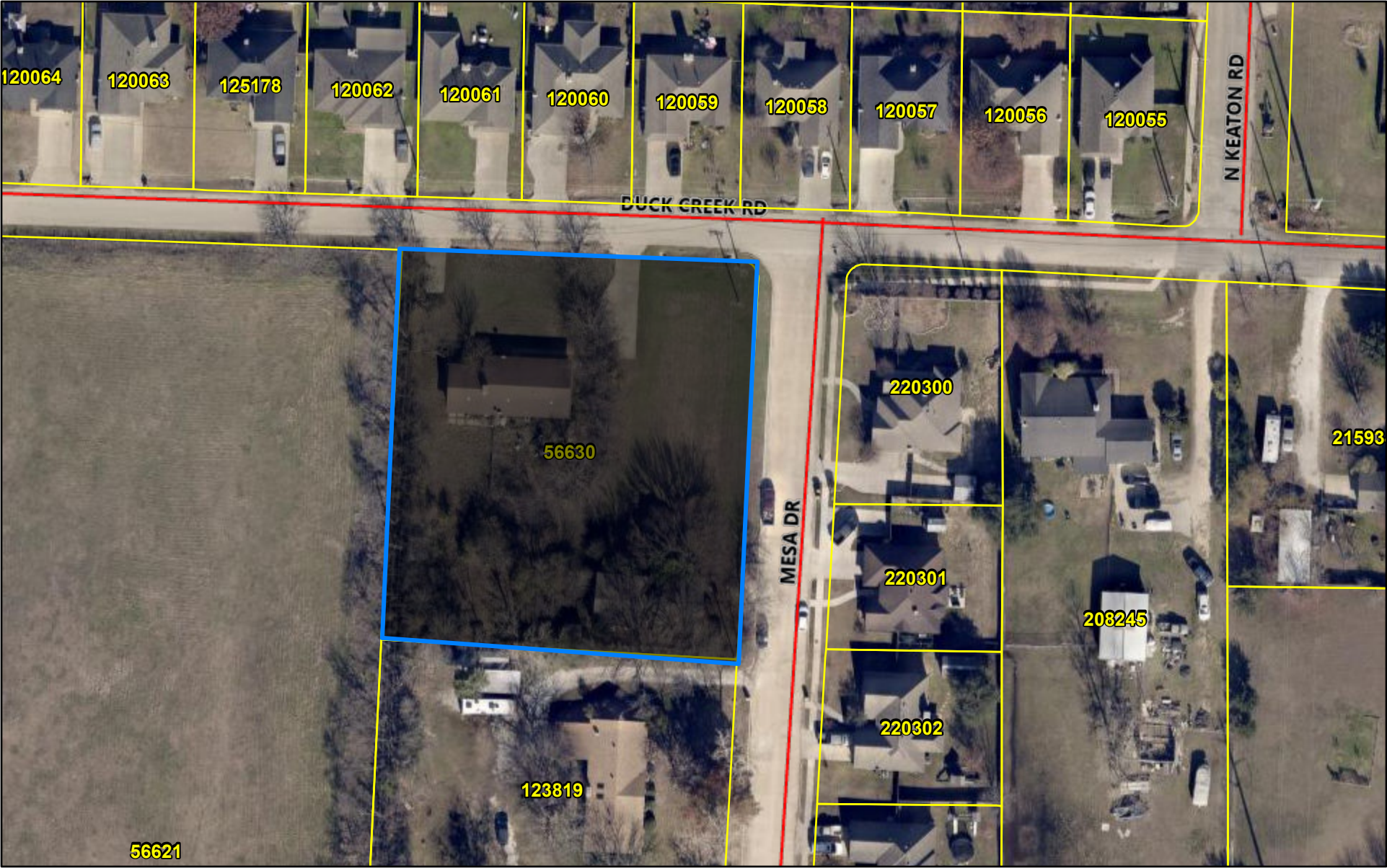
Staff recommends APPROVAL.

### **ATTACHMENTS:**

Location Map  
Survey  
Application  
Letter of Intent

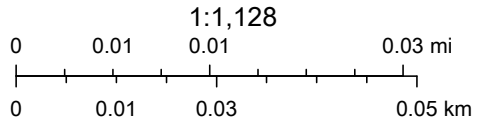
# Denton CAD Web Map

Item 4.

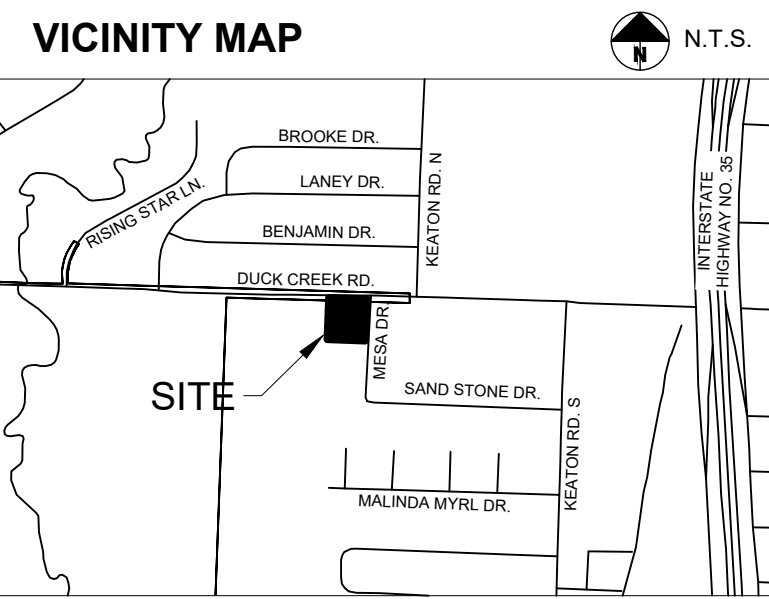
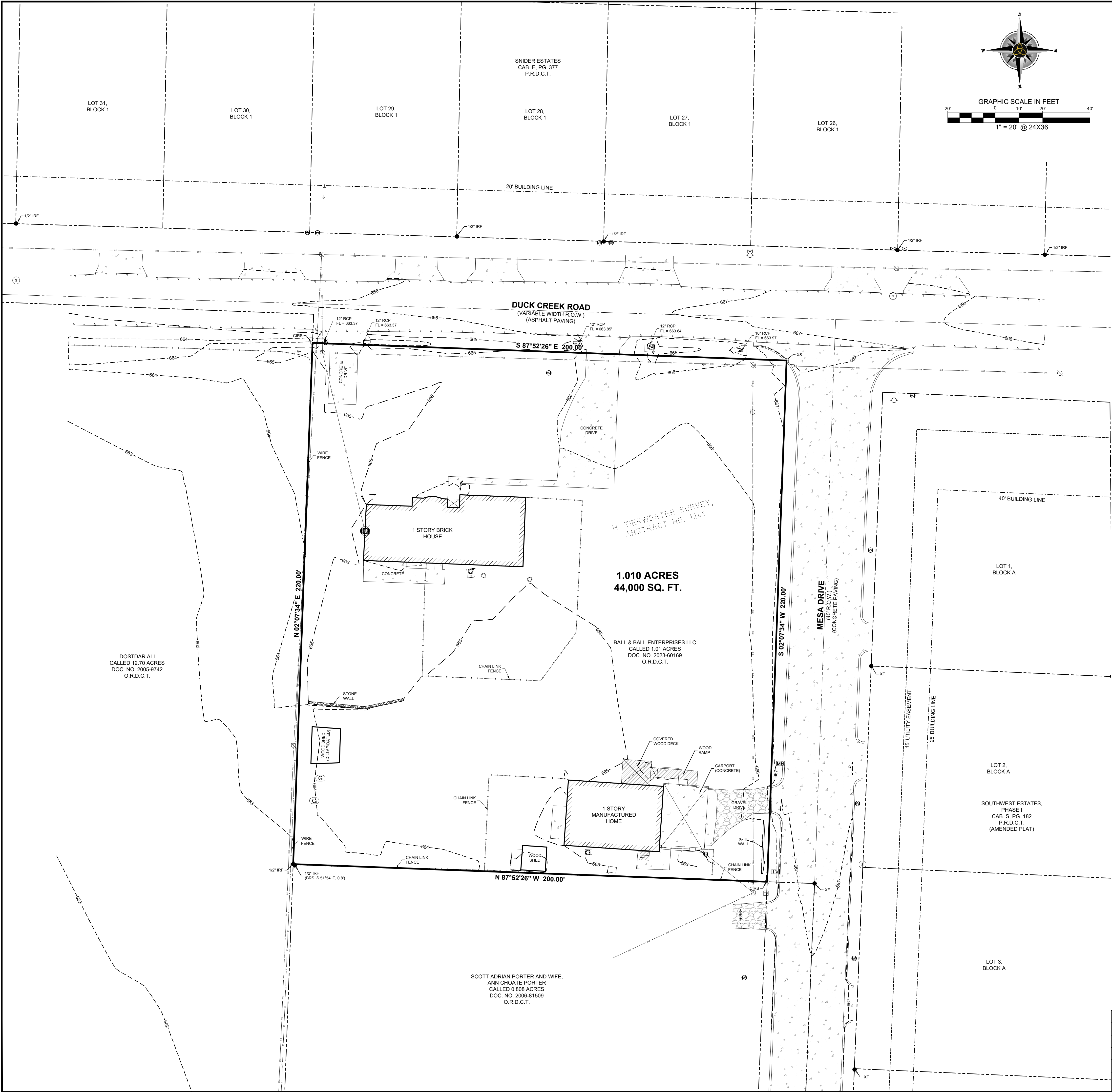


8/24/2023, 3:27:02 PM

- Parcels
- Roads







**DESCRIPTION:**  
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 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 1.01 acre tract;

**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 for the northeast 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;

**THENCE** North 87°52'26" West, leaving the 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 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 said 0.808 acre tract and 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 the aforementioned Duck Creek Road, for the northeast 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 the **POINT OF BEGINNING** and containing 44,000 square Feet or 1.010 acres of land, more or less.

**FLOOD STATEMENT:**  
According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48121C0205G, for Denton County, Texas and incorporated areas, dated April 18, 2011, this property is located within:

Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

**SURVEYOR'S NOTES:**  
Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

Elevations are reference to the North American Vertical Datum of 1988 (NAVD88) (US feet) using the Smartnet RTK GPS Network (Geoid 12B)

Only above ground observable utilities were located. No underground utilities and/or subsurface improvements, if any, have been located.

The purpose of this survey is to reflect boundary and topographic information on the surveyed property.

No investigation has been made by this firm into current zoning requirements

This survey has been prepared without the benefit of a current title report. The property shown hereon may be subject to various easements and/or "Rights of Others". This survey is subject to revisions as such a report may reveal.

**SURVEYORS CERTIFICATION:**  
This is to certify that this map or plat and the survey on which it is based represents an on the ground survey conducted in June of 2023, and is true and correct to the best of my knowledge.

Michael L. Black  
Registered Professional Land Surveyor No. 6854  
Trinity Land Surveying LLC



LEGEND	
ROOF DRAIN	MAIL BOX
CABLE TV BOX	NEWS STAND
CABLE TV HANDHOLE	PHONE BOOTH
CABLE TV MANHOLE	SECURITY CAMERA
CABLE TV MARKER FLAG	TRASH BIN
CABLE TV MARKER SIGN	SANITARY SEWER BOX
CABLE TV VAULT	SANITARY SEWER CLEAN OUT
COMMUNICATIONS BOX	SANITARY SEWER HANDHOLE
COMMUNICATIONS HANDHOLE	SANITARY SEWER LIFT STATION
COMMUNICATIONS MARKER FLAG	SANITARY SEWER METER
COMMUNICATIONS MARKER SIGN	SANITARY SEWER MANHOLE
COMMUNICATIONS VAULT	SANITARY SEWER MARKER SIGN
ELEVATION BENCHMARK	SANITARY SEWER MARKER SIGN
FLOW DIRECTION	SANITARY SEWER SEPTIC TANK
FIBER OPTIC BOX	SANITARY SEWER VAULT
FIBER OPTIC HANDHOLE	STORM SEWER BOX
FIBER OPTIC MANHOLE	STORM SEWER CLEAN OUT
FIBER OPTIC MARKER FLAG	STORM SEWER MARKER SIGN
FIBER OPTIC MARKER SIGN	STORM SEWER VAULT
FIBER OPTIC VAULT	STORM SEWER METER
FIBER OPTIC VAULT	STORM SEWER MARKER SIGN
FUEL TANK	STORM SEWER VAULT
GAS BOX	TRAFFIC BARRIER
GAS HANDHOLE	TRAFFIC BOX
GAS METER	TRAFFIC COLLAR
GAS MANHOLE	CROSS WALK SIGNAL
GAS MARKER FLAG	TRAFFIC HANDHOLE
GAS SIGN	TRAFFIC MANHOLE
GAS TANK	TRAFFIC MARKER SIGN
GAS VAULT	TRAFFIC CAMERA
GAS VALVE	TRAFFIC SENSOR
GAS WELL	TRAFFIC SIGNAL
TELEPHONE BOX	TRAFFIC VAULT
TELEPHONE HANDHOLE	UNIDENTIFIED BOX
TELEPHONE MANHOLE	UNIDENTIFIED HANDHOLE
TELEPHONE MARKER FLAG	UNIDENTIFIED METER
TELEPHONE MARKER SIGN	UNIDENTIFIED MANHOLE
TELEPHONE VAULT	UNIDENTIFIED MARKER FLAG
PIPELINE BOX	UNIDENTIFIED MARKER SIGN
PIPELINE HANDHOLE	UNIDENTIFIED POLE
PIPELINE METER	UNIDENTIFIED TANK
PIPELINE MANHOLE	UNIDENTIFIED VAULT
PIPELINE MARKER FLAG	UNIDENTIFIED VALVE
PIPELINE MARKER SIGN	TIE
PIPELINE VAULT	WATER BOX
PIPELINE VALVE	FIRE DEPT. CONNECTION
ELECTRIC BOX	WATER HAND HOLE
FLOOD LIGHT	FIRE HYDRANT
GUY ANCHOR	WATER METER
GUY ANCHOR POLE	WATER MANHOLE
ELECTRIC MANHOLE	WATER MARKER FLAG
LIGHT STANDARD	WATER MARKER SIGN
ELECTRIC METER	WATER TANK
ELECTRIC MANHOLE	WATER VAULT
ELECTRIC MARKER FLAG	WATER VALVE
ELECTRIC MARKER SIGN	AIR RELEASE VALVE
UTILITY POLE	WATER WELL
ELECTRIC SWITCH	1/2" IRON ROD W/ "TRINITY 6854"
ELECTRIC TRANSFORMER	CAP SET
ELECTRIC VAULT	CIRF IRON ROD WITH CAP FOUND
HANDICAPPED PARKING	PKS PK NAIL SET
PARKING METER	PKF PK NAIL FOUND
RAILROAD BOX	IRF IRON ROD FOUND
RAILROAD HANDHOLE	XS "X" CUT IN CONCRETE SET
RAILROAD SIGNAL	XF "X" CUT IN CONCRETE FOUND
RAILROAD SIGN	P.O.B. POINT OF BEGINNING
RAILROAD VAULT	P.O.C. POINT OF COMMENCING
SIGN	
MARQUEE/BILLBOARD	
A/C UNIT	
BASKET BALL GOAL	
BORE LOCATION	
FLAG POLE	
GOAL POST	
GREASE TRAP	
IRRIGATION VALVE	

LINE TYPE LEGEND	
BOUNDARY LINE	
EASEMENT LINE	
BUILDING LINE	
WATER LINE	
W	SANITARY SEWER LINE
SS	STORM SEWER LINE
GAS	UNDERGROUND GAS LINE
OE	OVERHEAD UTILITY LINE
UGE	UNDERGROUND ELECTRIC LINE
UGT	UNDERGROUND TELEPHONE LINE
FENCE	
CONCRETE PAVEMENT	
ASPHALT PAVEMENT	

## BOUNDARY AND TOPOGRAPHIC SURVEY

1.010 ACRES  
2010 DUCK CREEK ROAD  
H. TIERWESTER SURVEY,  
ABSTRACT NO. 1241  
CITY OF SANGER,  
DENTON COUNTY, TEXAS



**TRINITY**  
LAND SURVEYING LLC

121 W. Hickory St. Ste. 106 Denton, Texas 76201 FIRM # 10194687 Tel. (940) 293-3180

No.	DATE	REVISION DESCRIPTION
1	7/28/23	UPDATED OWNERSHIP INFORMATION

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 20'	MLB	TLS	06/22/2023	2023-040	1 OF 1



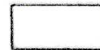


201 Bolivar Street/PO Box 1729 \* Sanger, TX 76266  
940-458-2059 (office) www.sangertexas.org

## ZONING CHANGE/SUP APPLICATION



Zoning Change



Specific Use Permit

Applicant	Owner (if different from applicant)
Name: Michael Black	Name: Tim Ball
Company: TRINITY LAND SURVEYING LLC	Company:
Address: 121 W Hickory ST. Ste 106	Address: 5014 McKinney Ave.
City, State, Zip: Denton, Texas 76201	City, State, Zip: Dallas, Texas 75205
Phone: 940-293-3180	Phone: 214-690-9010
Fax:	Fax:
Email: mblack@trinity-surveying.com	Email: tim@networthdfw.com

### Submittal Checklist

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

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

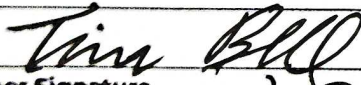

Describe the subject property (address, location, size, etc.):

Denton County Appraisal District Property ID: 56630

Address: 2010 Duck Creek Road, Sanger, Texas. Property is a 1.01 acre tract at the southwest corner of the intersection of Mesa Drive and Duck Creek Road.

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

Propose to change the zoning from (A) Agricultural, to SF-10 to match zoning in the area and build single family homes.

  
 Owner Signature  
  
 Applicant Signature

8/3/23  
 Date  
 8/3/2023  
 Date

Office Use

Fee	
Date	

City of Sanger  
201 Bolivar / P.O. Box 1729  
Sanger, TX 76266  
940-458-2059 (office) www.sangertexas.org





July 28, 2023

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

**Re: Zoning Request - SF-10**

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, I am requesting a Zoning Change for a proposed 4 lot subdivision development at address 2010 Duck Creek Road. The property is currently zoned A, Agricultural and we request a change to SF-10, single family, to match the zoning in proximity to the property.

We appreciate your review of my client's request and of this zoning change 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](mailto:mblack@trinity-surveying.com).

Thank you,  
**Michael L. Black, RPLS #6854 (Tx) PLS #1982 (Ok)**  
**Trinity Land Surveying LLC**  
Email: [mblack@trinity-surveying.com](mailto:mblack@trinity-surveying.com)  
Phone: 940-293-3180

A handwritten signature in black ink, appearing to read 'M. Black', written over a horizontal line.

7/28/2023



## PLANNING & ZONING COMMISSION COMMUNICATION

**DATE:** September 11, 2023

**FROM:** Ramie Hammonds, Development Services Director

**AGENDA ITEM:** Consideration and possible action on the Preliminary Plat of the Church Street Addition, being 1.01 acres, located in the City of Sanger, and generally located on the east side of South Stemmons Frwy at the intersection of I-35 Frontage Road and Church Street.

**SUMMARY:**

- The applicant is proposing to create 1 lot from one unplatted tract in order to develop on this site.
- This site is located on the east side of South Stemmons Frwy.
- The applicant is proposing to build a 3000-square-foot medical office building with room for a second building as a phase 2 at a later date.
- The site has access from both I-35 Frontage Road and Church.

**FISCAL INFORMATION:**

Budgeted: N/A

Amount: N/A

GL Account: N/A

**RECOMMENDED MOTION OR ACTION:**

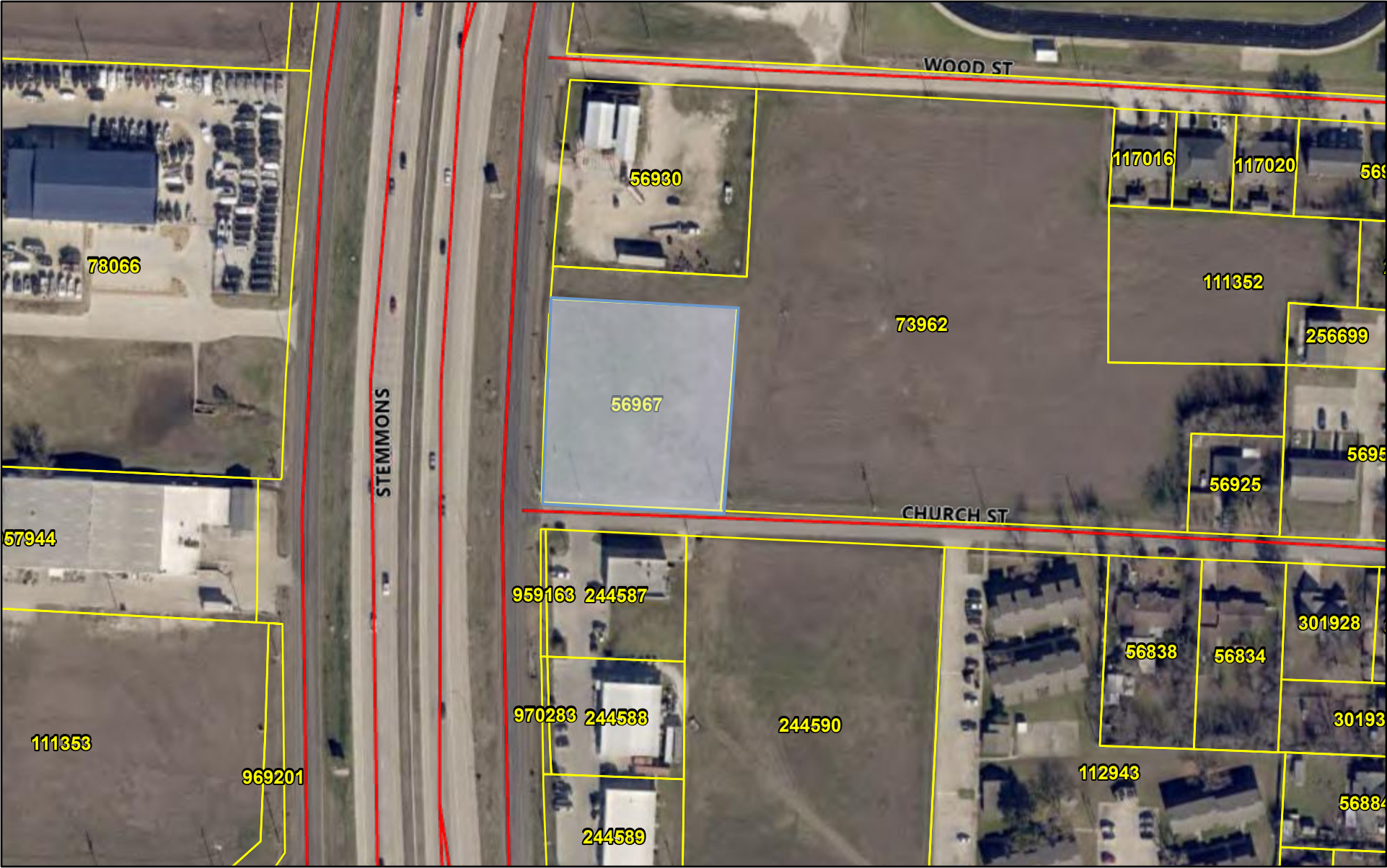
Staff recommends APPROVAL with the condition all comments are satisfied prior to City Council approval.

**ATTACHMENTS:**

Location Map  
Preliminary Plat  
Application  
Letter of Intent  
Planning Comments

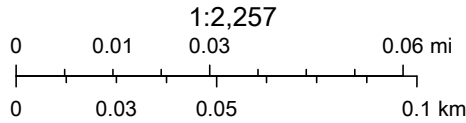
# Denton CAD Web Map

Item 5.



9/7/2023, 2:57:01 PM

- Parcels
- Roads





OWNERS DEDICATION

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

All of that tract of land as described in deed to Jim Hoffpauer and L. Marie Hoffpauer in Volume 4564, Page 2133, Official Public Records of Denton County, Texas and being a portion of that tract described in deed to Carrier Source, Inc. in Volume 4219, Page 1408, Real Property Records of Denton County, Texas, also being in the H. Tierwester Survey Abstract Number 1241, City of Sanger Texas, Denton County, and being more particularly described as follows:

BEGINNING at a found 1/2" iron pin at the Southeast corner of said Carrier Source tract and being the Southwest corner of a tract of land described in deed to John D. Springer in Volume 1405, Page 794, from which a found 1/2" iron pin bears South 87°55'39" East (reference bearing), on the North right of way line of Church Street, a distance of 528.74 feet;

THENCE North 87°55'39" West (record – West), along the North right of way line of said Church Street, a distance of 202.66 feet (record – 203.53 feet) to a found 1/2" iron rod with "4003" cap (controlling monument) at an intersection with a non–tangent curve and the East right of way line of Interstate 35 Service Road (aka Stemmons Service Road);

THENCE 217.11 feet (record – 216.97 feet) along said East right of way line and non–tangent to the right having a radius of 5579.51 feet (subtended by a chord of North 01°33'28" East, 217.10 feet record – North 00°16'00" West, 216.96 feet) to a found 1/2" iron pin on a South line of said Springer tract;

THENCE South 87°48'08" East (record – South 89°52'29" East), along said South line, a distance of 204.78 feet (record – 204.54 feet) to a found 1/2" iron pin at an ell corner of said Springer tract;

THENCE South 02°07'08" West (record – South) a distance of 216.64 feet (record – 216.51 feet) to the POINT OF BEGINNING.

Said tract of land contains an area of 44,333 square feet or 1.0177 acres, more or less.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT \_\_\_\_\_ acting herein by and through its duly authorized officer, does hereby adopt this plat designating the hereinabove described property as Lot 1, Block 1, CHURCH STREET ADDITION, an addition to the City of Sanger, Texas, and does hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, fire lanes, drive aisles, parks, and watercourses, and to the public use forever easements for sidewalks, storm drainage facilities, utilities and any other property necessary to serve the plat and to implement the requirements of the subdivision regulations and other City codes and do hereby bind ourselves, our heirs, successors and assigns to warrant and to forever defend the title on the land so dedicated. Further, the undersigned covenants and agrees that he/she shall maintain all easements and facilities in a state of good repair and functional condition at all times in accordance with City codes and regulations. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be installed, if approved by the City of Sanger. The City of Sanger and public utility entities shall have the right to access and maintain all respective easements without the necessity at any time of procuring permission from anyone.

WITNESS MY HAND this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_.

\_\_\_\_\_, Owner

\_\_\_\_\_, Title and Company (if applicable)

State of \_\_\_\_\_ }  
County of \_\_\_\_\_ }SS

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

Given under my hand and seal of office this day of \_\_\_\_\_, 20 \_\_\_\_\_.

Notary Public in and for the State of \_\_\_\_\_

Notary's Name \_\_\_\_\_

My Commission Expires \_\_\_\_\_

Approved and Accepted \_\_\_\_\_

Chairman, Planning & Zoning Commission \_\_\_\_\_ Date \_\_\_\_\_

City of Sanger, TX \_\_\_\_\_ Date \_\_\_\_\_

Mayor, City of Sanger, TX \_\_\_\_\_ Date \_\_\_\_\_

Attested by \_\_\_\_\_

City Secretary, City of Sanger, TX \_\_\_\_\_ Date \_\_\_\_\_

SURVEYOR'S CERTIFICATE

I, Shaun Christopher Axton, do hereby certify that I am a Registered Professional Land Surveyor, in the State of Texas and the annexed plat of CHURCH STREET ADDITION, an addition to The City of Sanger, Denton County, Texas, consisting of one (1) sheet, represents a survey made under my supervision on the 6th day of July, 2023.

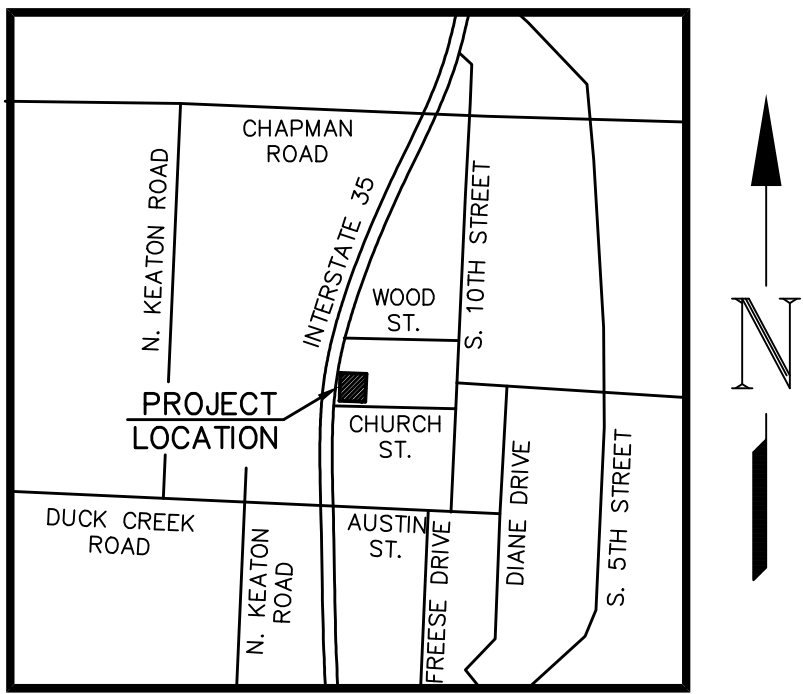
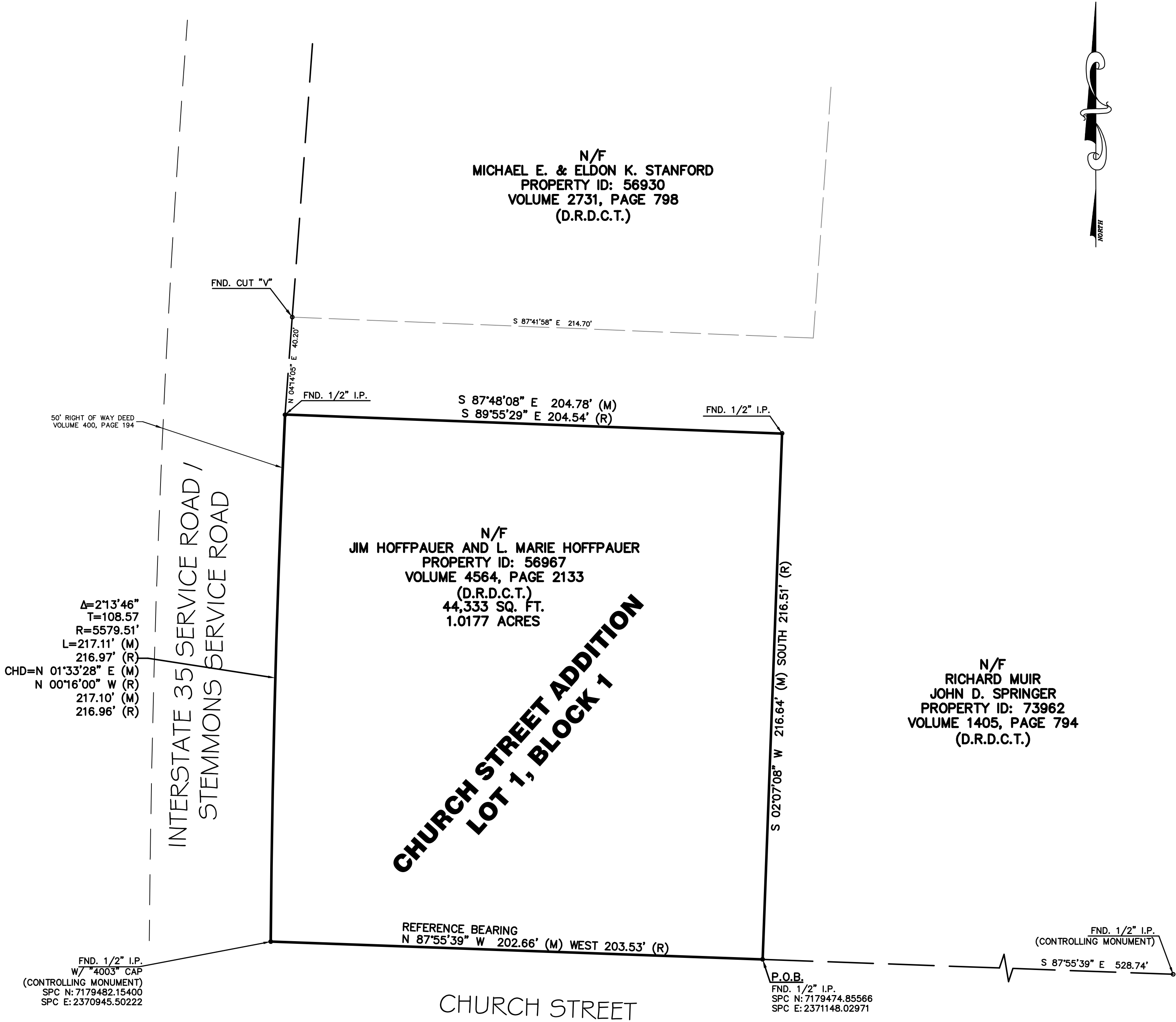
I further certify that said annexed plat complies with Requirements of Senate Bill 377, Section 518 as amended and that this plat of survey meets the Texas Minimum Standards for the Practice of Land Surveying as adopted by the Texas Board of Professional Engineers and Land Surveyors.

PRELIMINARY,  
THIS DOCUMENT SHALL NOT BE  
RECORDED FOR ANY PURPOSE.  
Shaun Christopher Axton  
Registered Professional Land Surveyor  
Texas Registration No. 6008

PRELIMINARY RELEASE DATE:  
8–3–23

Notes:

- The bearing of North 87°55'39" West as shown on the North right of way line of Church Street was used as the basis of bearing for this survey. The bearings shown hereon are based upon Texas State Plane North Central Zone, which was used as the basis of bearing for this survey.
- 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/POA. Any common area within the City's right-of-way will require a facilities agreement, to be reviewed and approved by the City.
- 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.
- This plat does not alter or remove existing deed restrictions, if any, on this property.
- Minimum finished floor elevations are at least 2 feet above the 100 year flood plain.
- The subject property does not lie within a 100 –year floodplain according to the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 48121C02106, with a date of identification of April 8, 2011, for Community No. 480786, in Denton County, State of Texas, which is the current Flood Insurance Rate Map for the community in which said premises is situated.



LOCATION MAP

NOT TO SCALE

LEGEND

FND. – FOUND  
I.P. – IRON PIN  
P.O.B. – POINT OF BEGINNING

OWNER:

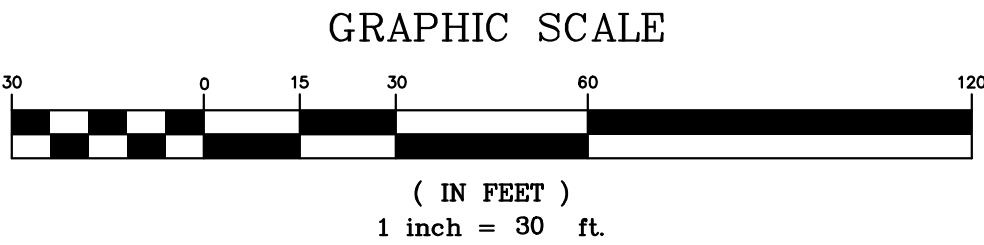
NAME:  
Attn:  
ADDRESS:  
PHONE:  
EMAIL:

ENGINEER:

BENCHMARK DESIGN GROUP, LLC  
ADDRESS: 2026 Republic Drive, Suite B  
Tyler, Texas 75701  
PHONE: (903) 534–5353  
EMAIL: (903) 534–5353

SURVEYOR:

MARK DEAL ASSOCIATES, P.C.  
P.O. Box 6578  
Norman, OK 73070  
Phone: 405.681.3325  
Email: shaun@plis.net



PRELIMINARY MINOR PLAT  
LOT 1, BLOCK 1  
CHURCH STREET ADDITION  
BEING 1.0177 ACRES SITUATED IN THE H.  
TIERWESTER SURVEY ABSTRACT NUMBER 1241  
CITY OF SANGER, DENTON COUNTY, TEXAS  
PLAT PREPARED AUGUST 3, 2023





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

### SUBDIVISION APPLICATION

<input checked="" type="checkbox"/>	Preliminary Plat Minor Plat
<input checked="" type="checkbox"/>	

<input type="checkbox"/>	Final Plat/Replat Amended Plat
<input type="checkbox"/>	

<input type="checkbox"/>	Vacating Plat Conveyance Plat
<input type="checkbox"/>	

#### Applicant

#### Owner (if different from applicant)

Name: Winston Parks	Name: Jim Hoffpauer
Company: Palm Development Partners	Company:
Address: Palm Development Partners	Address 1090 Timber Ridge Trail
City, State, Zip: 23134 Hwy 22 N., Yuma, TN 38390	City, State, Zip: Aubrey, TX 76227-4966
Phone (615) 674-2130	Phone: 940-390-9192
Fax:	Fax:
Email: wparks@winstonwarren.com	Email: Steve@commercialandservices.com

#### Submittal Checklist

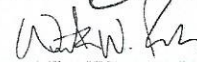
<input checked="" type="checkbox"/>	Pre-Application Conference (Date: 08 / 01 / 2023 )
<input checked="" type="checkbox"/>	One (1) Paper Copy of Plat (24"x36", folded to 1/4 size)
<input checked="" type="checkbox"/>	Letter of Intent
<input checked="" type="checkbox"/>	Non-Refundable Application Fee (Check Payable to City of Sanger)
<input checked="" type="checkbox"/>	Application Form (Signed by Owner)
<input checked="" type="checkbox"/>	Applicable Plat Checklist (Completed)
	Additional Required Documents/Traffic & Drainage Studies etc.
<input checked="" type="checkbox"/>	One (1) PDF Copy of all Documents Provided on a CD/DVD or Emailed to <a href="mailto:development@sangertexas.org">development@sangertexas.org</a>

Supporting Materials (List if provided): preliminary site plan included

R Number(s): Tax ID 56967

Owner's Signature 

Date 8-9-23

Applicant's Signature 

Date 08-07-2023

Office Use: Reviewed by Director of Development Services \_\_\_/\_\_\_/\_\_\_

July 28th, 2023

### **Subdivision Application**

City of Fort  
201 Bolivar Street  
Sanger, Texas 767266

RE: Preliminary Plat of Tax ID 56967, located at corner of Church Street and South Stemmons, Sanger, Denton County, Texas 76266.

Dear Planning and Zoning Commission,

On behalf of Palm Development Partners, the developer for the proposed Church St. development, we cordially request your review of our application of a preliminary plat for the above referenced parcel.

Our objective is to develop a 3,003 square foot medical office building on the site. The site may allow for a second building which would be developed in a phase 2 portion of the project at an undetermined later date. As per our meeting with the city on August 1, 2023, we will extend utilities to the proposed project with an added grinder pump.

#### **Stakeholders**

Winston Parks - Developer Representative, [wparks@winstonwarren.com](mailto:wparks@winstonwarren.com), 615-674-2130

Shaun Axton - Surveyor, [shaun@rpls.net](mailto:shaun@rpls.net), 405-822-3327

Steve Stone - Seller Representative, [Steve@commercialandservices.com](mailto:Steve@commercialandservices.com), 940-390-9192

Should you have any questions regarding the plat, please contact Shaun Axton, Surveyor, at the above contact information.

Regards,

Winston W. Parks, Representative for Palm Development Partners



(p) 615-674-2130

(e) [wparks@winstonwarren.com](mailto:wparks@winstonwarren.com)





**DATE: 09/05/2023**

### **1<sup>st</sup> REVIEW COMMENTS – Preliminary Plat (Church Street Addition)**

The request is for a Preliminary Plat of Church Street Addition, being approximately 1.01 acres in the H TIERWESTER SURVEY, ABSTRACT NO. 1241, prepared by Mark Deal Associates, P.C., submitted on 08/16/2023. 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. Block with owner's name.
2. Show existing sewer main, water mains, drainage culverts, or other underground structures with the tract and immediately adjacent thereto with pipe sizes, grades, locations, and dimensions indicated
3. Contours with intervals of two feet (2') or less, referred to mean sea level datum. In areas where terrain is relatively flat, supplementary contours shall be shown so that the average horizontal distance between said lines does not exceed two hundred feet (200').
4. Show location of existing fire hydrants and fire lanes.
5. Show the layout, numbers, set-back lines, and approximate dimensions of proposed lots, blocks, parks, etc.
6. Show location of proposed fire hydrants and fire lanes.
7. Show proposed building lines with square footage and proposed use.
8. Show proposed parking layout.
9. In table show square footage of total building footprint and of each land use (if known).
10. In table show number of required and provided parking spaces.
11. In table show the required and provided total landscaped area and front yard landscaped area.

### **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, September 11, 2023, and the City Council meeting on Monday, October 2, 2023.



## PLANNING & ZONING COMMISSION COMMUNICATION

**DATE:** September 11, 2023

**FROM:** Ramie Hammonds, Development Services Director

**AGENDA ITEM:** Consideration and possible action on the Final Plat of Clear Creek Intermediate School, Block A, Lot 1, being 13.356 acres, located in the City of Sanger, and generally located on the west side of South Stemmons Frwy approximately 667 feet south of the intersection of the Business I-35 ramp and South Stemmons Frwy.

**SUMMARY:**

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

**FISCAL INFORMATION:**

Budgeted: N/A

Amount: N/A

GL Account: N/A

**RECOMMENDED MOTION OR ACTION:**

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

**ATTACHMENTS:**

Location Map

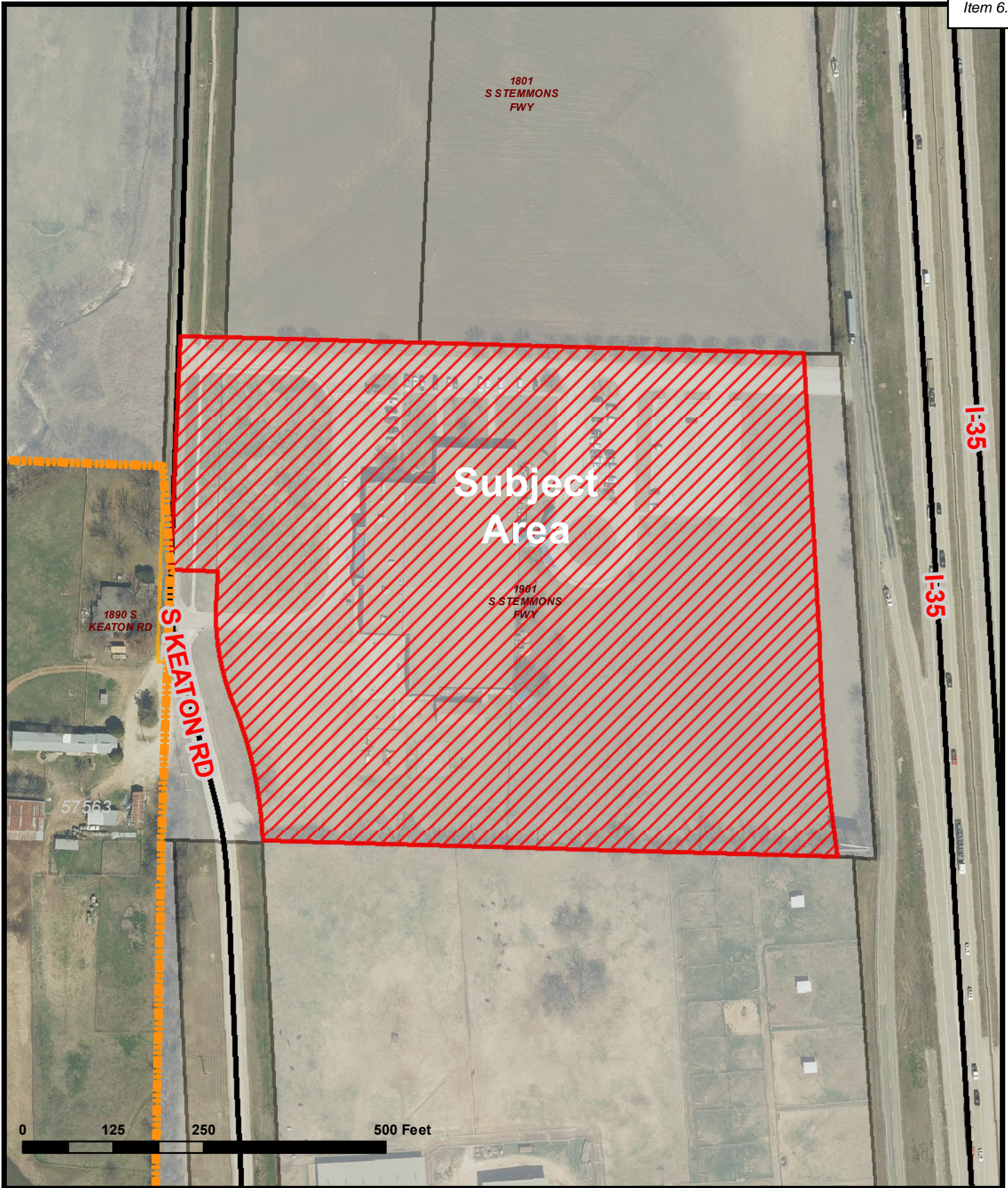
Final Plat

Application

Letter of Intent

Planning Comments





**SANGER**  
TEXAS

Project Name: Clear Creek Intermediate

Project: 23SANZON-0042



City Limits



Exhibits

DISCLAIMER:  
This map was generated by GIS data provided  
by the Sanger GIS Department. The City of  
Sanger does not guarantee the correctness or  
accuracy of any features on this map. These map  
products are for illustration purposes only and  
are not suitable for site-specific decision making.  
GIS data is subject to constant changes, and  
may not be complete, accurate or current.  
Date: 1/22/2023 4:16:08 PM  
Doc Name: 23SANZON-0005\_Clear Creek Elementary





NOTES:

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

APPROVED	
_____	_____
Chairman, Planning & Zoning Commission City of Sanger, Texas	Date
_____	_____
Mayor, City of Sanger, Texas	Date
Attested by	
_____	_____
City Secretary, City of Sanger, Texas	Date

All ad valorem taxes, liens and fees have been paid for the subject property	
_____	_____
City Tax Collector/Proper Official of other taxing agencies	Date

APPROVED FOR PREPARATION OF FINAL PLAT	
_____	_____
City of Sanger, TX Planning & Zoning Commission	Date

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS  
COUNTY OF DENTON

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT Sanger Independent School District, acting herein by and through its duly authorized officer does hereby adopt this plat designating the hereinabove described property as Lot 1, Block A, Clear Creek Intermediate, an addition to the City of Sanger, Texas, and does hereby dedicate to the public use forever by fee simple title free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, fire lanes, drive aisles, parks, and watercourses, and to the public use forever easements for sidewalks, storm drainage facilities, utilities, and any other property necessary to serve the plat and to implement the requirements of the subdivision regulations and other City codes and do hereby bind ourselves, our heirs, successors and assigns to warrant and to forever defend the title on the land so dedicated. Further, the undersigned covenants and agrees that he/she shall maintain all easements and facilities in a state of good repair and functional condition at all times in accordance with City codes and regulations. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be installed, if approved by the City of Sanger. The City of Sanger and public entities shall have the right to access and maintain all respective easements without the necessity at any time of procuring permission from anyone.

WITNESS MY HAND this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_, owner

\_\_\_\_\_, Title and Company (if applicable)

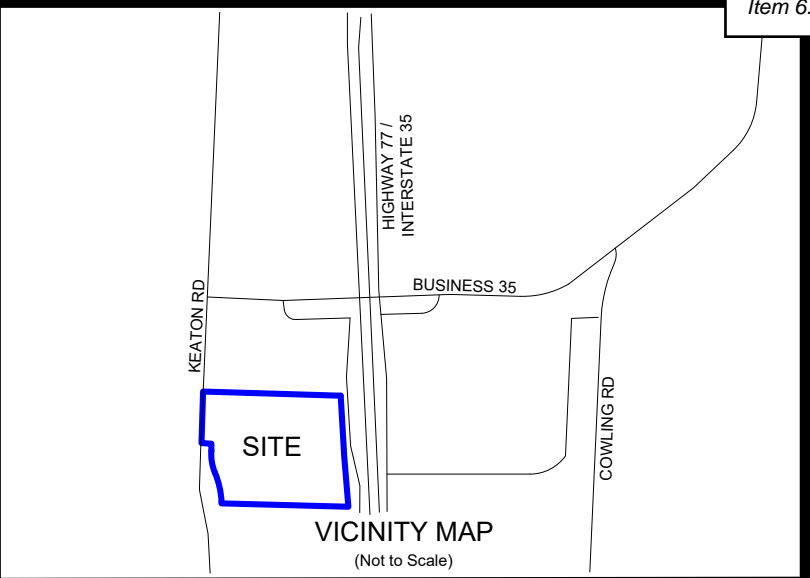
State of Texas

County of Denton

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

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Notary Public in and for the State of Texas



SURVEYOR STATEMENT:

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

DATED, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
ANTHONY RAY CROWLEY  
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6484



STATE OF TEXAS  
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED, ANTHONY RAY CROWLEY, APPEARS KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

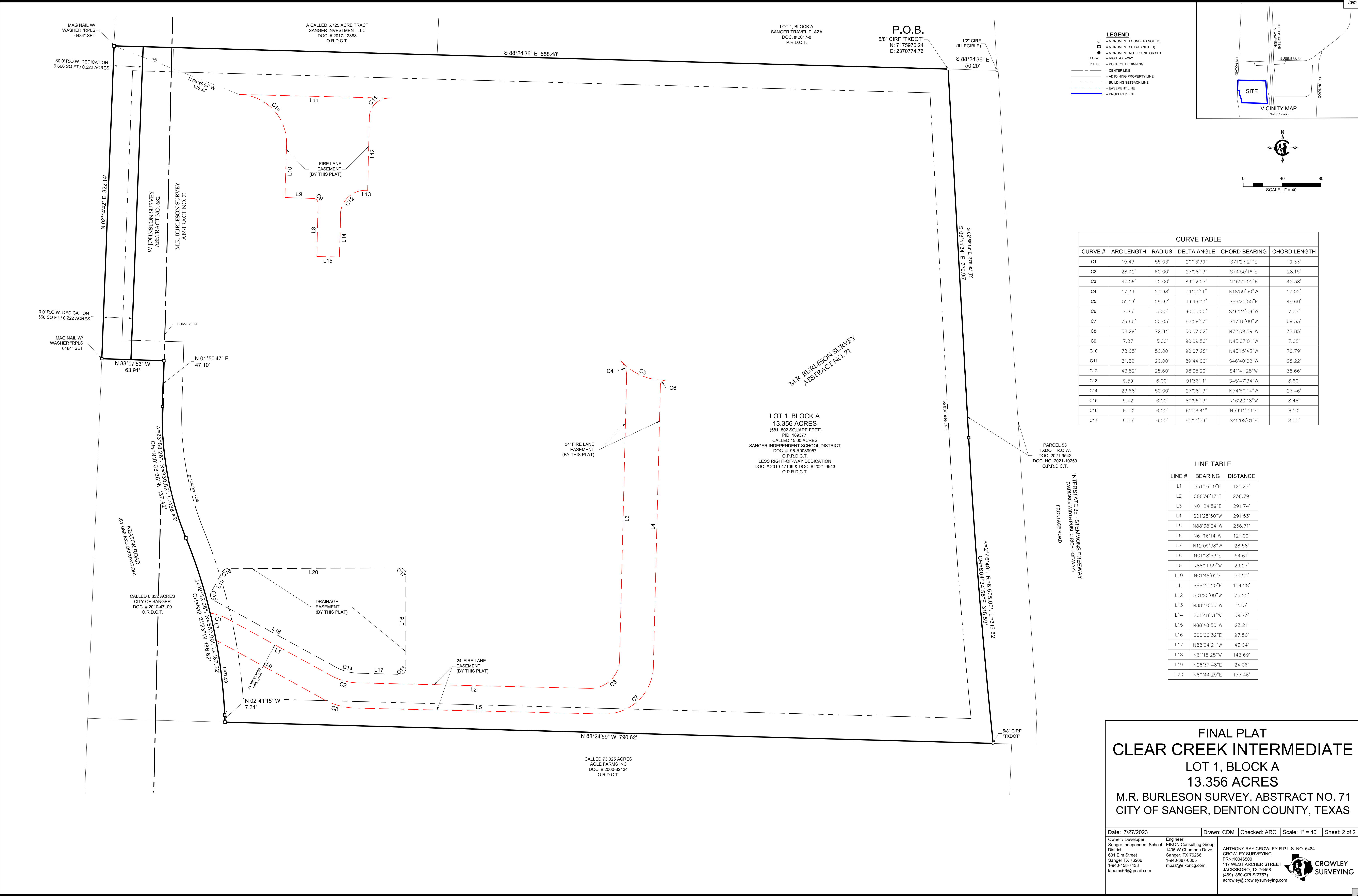
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

BY: \_\_\_\_\_  
NOTARY PUBLIC IN AND FOR \_\_\_\_\_ COUNTY, TEXAS.

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

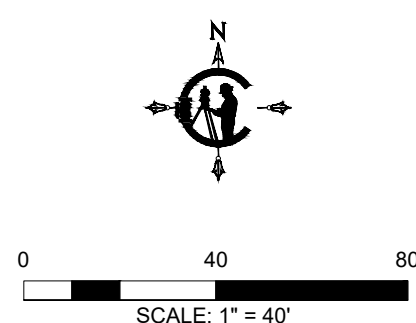
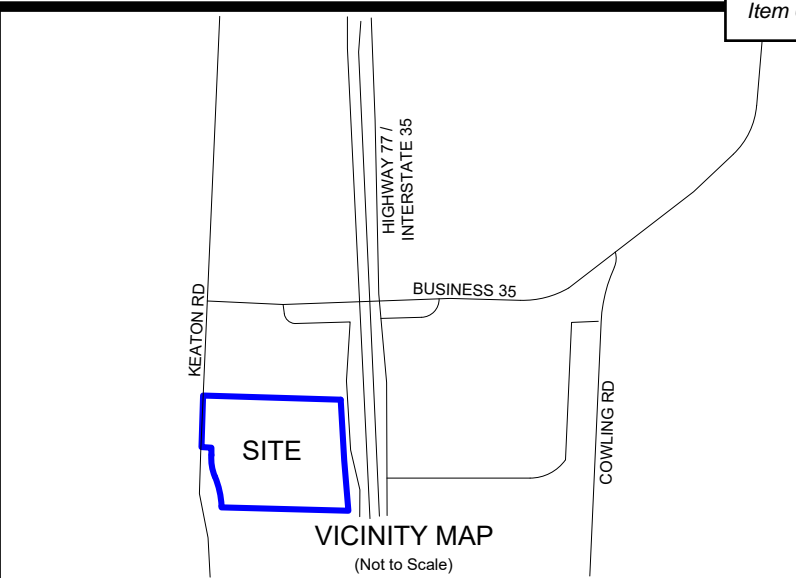
Date:	7/27/2023	Drawn:	CDM	Checked:	ARC	Scale:	1" = 40'	Sheet:	2 of 2
Owner / Developer:	Sanger Independent School District, 601 Elm Street, Sanger TX 76266, 1-940-458-7438, kteems66@gmail.com	Engineer:	EIKON Consulting Group, 1405 W Champaign Drive, Sanger, TX 76266, 1-940-387-0805, mpaz@eikoncg.com	ANTHONY RAY CROWLEY R.P.L.S. NO. 6484 CROWLEY SURVEYING FRN:10046500 117 WEST ARCHER STREET JACKSBORO, TX 76438 (469) 850-CPLS(82757) acrowley@crowleysurveying.com					





**LEGEND**

- = MONUMENT FOUND (AS NOTED)
- = MONUMENT SET (AS NOTED)
- = MONUMENT NOT FOUND OR SET
- = RIGHT-OF-WAY
- = POINT-OF-BEGINNING
- = CENTER LINE
- = ADJOINING PROPERTY LINE
- = BUILDING SETBACK LINE
- = EASEMENT LINE
- = PROPERTY LINE

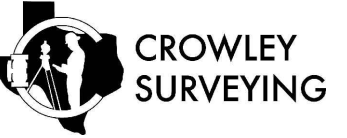


CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	19.43'	55.03'	20°13'39"	S71°23'21"E	19.33'
C2	28.42'	60.00'	27°08'13"	S74°50'16"E	28.15'
C3	47.06'	30.00'	89°52'07"	N46°21'02"E	42.38'
C4	17.39'	23.98'	41°33'11"	N18°59'50"W	17.02'
C5	51.19'	58.92'	49°46'33"	S66°25'55"E	49.60'
C6	7.85'	5.00'	90°00'00"	S46°24'59"W	7.07'
C7	76.86'	50.05'	87°59'17"	S47°16'00"W	69.53'
C8	38.29'	72.84'	30°07'02"	N72°09'59"W	37.85'
C9	7.87'	5.00'	90°09'56"	N43°07'01"W	7.08'
C10	78.65'	50.00'	90°07'28"	N43°15'43"W	70.79'
C11	31.32'	20.00'	89°44'00"	S46°40'02"W	28.22'
C12	43.82'	25.60'	98°05'29"	S41°41'28"W	38.66'
C13	9.59'	6.00'	91°36'11"	S45°47'34"W	8.60'
C14	23.68'	50.00'	27°08'13"	N74°50'14"W	23.46'
C15	9.42'	6.00'	89°56'13"	N16°20'18"W	8.48'
C16	6.40'	6.00'	61°06'41"	N59°11'09"E	6.10'
C17	9.45'	6.00'	90°14'59"	S45°08'01"E	8.50'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S61°16'10"E	121.27'
L2	S88°38'17"E	238.79'
L3	N01°24'59"E	291.74'
L4	S01°25'50"W	291.53'
L5	N88°38'24"W	256.71'
L6	N61°16'14"W	121.09'
L7	N12°09'38"W	28.58'
L8	N01°18'53"E	54.61'
L9	N88°11'59"W	29.27'
L10	N01°48'01"E	54.53'
L11	S88°35'20"E	154.28'
L12	S01°20'00"W	75.55'
L13	N88°40'00"W	2.13'
L14	S01°48'01"W	39.73'
L15	N88°48'56"W	23.21'
L16	S00°00'32"E	97.50'
L17	N88°24'21"W	43.04'
L18	N61°18'25"W	143.69'
L19	N28°37'48"E	24.06'
L20	N89°44'29"E	177.46'

**FINAL PLAT**  
**CLEAR CREEK INTERMEDIATE**  
**LOT 1, BLOCK A**  
**13.356 ACRES**  
**M.R. BURLESON SURVEY, ABSTRACT NO. 71**  
**CITY OF SANGER, DENTON COUNTY, TEXAS**

<b>Date:</b> 7/27/2023	<b>Drawn:</b> CDM	<b>Checked:</b> ARC	<b>Scale:</b> 1" = 40'	<b>Sheet:</b> 2 of 2
<b>Owner / Developer:</b> Sanger Independent School District 601 Elm Street Sanger TX 76266 kteems66@gmail.com	<b>Engineer:</b> EIKON Consulting Group 1405 W. Chapman Drive Sanger, TX 76266 1-940-387-0805 mpaz@eikoncg.com	<b>ANTHONY RAY CROWLEY R.P.L.S. NO. 6484</b> CROWLEY SURVEYING FRN:10046500 117 WEST ARCHER STREET JACKSBORO, TX 76458 (469) 850-CPLS(2757) acrowley@crowleysurveying.com		





## DEVELOPMENT SERVICES

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

## SUBDIVISION APPLICATION

<input type="checkbox"/>	Preliminary
<input type="checkbox"/>	Plat Minor
<input type="checkbox"/>	Plat

<input checked="" type="checkbox"/>	Final
<input type="checkbox"/>	Plat/Replat
<input type="checkbox"/>	Amended Plat

<input type="checkbox"/>	Vacating Plat
<input type="checkbox"/>	Conveyance
<input type="checkbox"/>	Plat

Applicant	Owner (if different from applicant)
Name: Brian Paletz	Name: SANGER INDEPENDENT SCHOOL DISTRICT
Company: VLK Architects, Inc.	Company:
Address: 1320 Hemphill St, #400	Address: 601 Elm St
City, State, Zip: Fort Worth, TX 76104	City, State, Zip: Sanger, TX 76266
Phone: 817-633-1600	Phone: 940-458-7438
Fax:	Fax:
Email: bpaletz@vlkarchitects.com	Email: kteems66@gmail.com

## Submittal Checklist

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

Supporting Materials (List if provided): \_\_\_\_\_

R Number(s): \_\_\_\_\_

Owner's Signature: \_\_\_\_\_

Date: 7-31-23

Applicant's Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Office Use: Reviewed by Director of Development Services: \_\_\_/\_\_\_/\_\_\_

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

940-458-2059 (office)

www.sangertexas.org

Effective Date: 02/11/2020





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940-458-2059(office) www.sangertexas.org

## SUBDIVISION PACKET

A Plat subdividing land within the city limits of Sanger or within Sanger Extraterritorial Jurisdiction (ETJ) requires the approval of the City of Sanger. The platting process involves the preparation of one or more plats by the landowner, a review by staff, and consideration by the Planning & Zoning Commission and City Council.

**PLAT TYPES:** There are seven different types of plats, each with their own function.

- Preliminary Plat – A preliminary plat is required for most subdivisions, particularly those providing for dedication of public right-of-way and construction of public improvements. It is used to determine the layout of the proposed development.
- Final Plat – A final plat will follow a preliminary plat to specify in detail the arrangement of lots, the dedication of public right-of-way, and the provision of public improvements and services.
- Replat – A replat revises an existing plat and is controlling over the preceding plat. A public hearing is required for replat.
- Minor Plat – A minor plat is one creating three lots or fewer, and not requiring the dedication of right-of-way or construction of improvements. Minor plats can be approved with the preparation of a preliminary plat.
- Amended Plat – An amended plat revises a previously platted lot to correct an error or add or modify a feature. Amending plats cannot increase the number of lots.
- Conveyance Plat – A conveyance plat may be used to convey the property or interests therein. It may also be used in lieu of a final plat to record a subdivision or property. A conveyance plat is an interim step in the subdivision of land and shall contain a notation that indicates that no development is intended.
- Vacating Plat – A vacating plat removes/vacates the plat covering a tract of land before any lot in the plat is sold. The plat is vacated when a signed, acknowledged instrument declaring the plat vacated is approved and recorded in the manner prescribed for the original plat.

**SUBMISSION REQUIREMENTS:** The submittal requirements for each kind of plat are included in this packet.

**SUBMISSION SCHEDULE:** Plats must be submitted during regular business hours before the submittal cut-off date for each Planning and Zoning (P&Z) Commission meeting. Before the application is filed, a mandatory completeness check is required. Application are encouraged to be submitted at least 9 days prior to the submittal cut-off date for completeness check. Plat will be scheduled for P&Z Commission and for City Council according to The Schedule for Planning Applications on the City's website. Staff will provide review comments within 2 weeks of application filing. All corrections must be made prior to the P&Z Commission meeting. If more time is needed for revisions/corrections, the applicant and owner must submit a request in the form of a signed letter a week before the P&Z meeting date. Staff may extend the application review time for up to 25 days upon receipt of the signed letter.



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**APPLICATION FEES:** The non-refundable application fee covers part of the cost for the city to review and act on the plat application.

- Residential Preliminary or Final Plat / Replat
  - \$400.00 + \$6.00 per lot < 10
  - \$500.00 + \$10.00 per lot > 10
  - \$500.00 + \$15.00/acre for plats with lot sizes of one acre or more
- Commercial Preliminary or Final Plat / Replat
  - Less than five (5) acres - \$500.00 + \$15.00 per acre
  - Five (5) acres to less than 25 acres - \$600.00 + \$15.00 per acre
  - 25 acres to less than 100 acres - \$950.00
  - 100 acres or more - \$950.00 + \$5.00 per acre
- Minor Plat - \$400.00 + \$3.00 per lot, or \$15.00 per acre for lots larger than 1 acre
- Amended Plat - \$200.00 + \$3.00 per lot
- Conveyance Plat - \$200.00 + \$3.00 per lot
- Vacating Plat - \$200.00

### SUBDIVISION PROCEDURE

The process for subdividing land involved the following steps:

1. Pre-Application Conference: Prior to filing of a plat, the owner must consult with the Director of Development Services, and other City staff concerning compliance with all applicable ordinances and regulations, and the provision of adequate infrastructure and public services. Also, the applicable application review and approval procedure for the plat will be identified.
2. Completeness Check: The applicant will provide all required documents and fees along with the signed application and applicable checklist for a completeness check 9 days prior to the submittal cut-off date. Staff will review the documents for completeness of items listed on the checklists and provide feedback about any additional information or documents required from the applicant. Applications deemed to be incomplete at the time of submittal cut-off date will be returned to the applicant without the application being filed.
3. Submission: Upon determination of application completeness, the application will be considered filed with the Development Services Department. The application submittal cut-off date will be considered as the application filing date and as the first day of review of application.
4. Review: City Staff will review the plat for compliance with the Subdivision Ordinance and other city requirements, and provide comments within 2 weeks of application submittal. The applicant may need to make changes and revisions to the plat or supporting materials. The applicant must provide additional copies of the plat if requested by staff prior to the P&Z Commission and City Council meetings.





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5. Planning & Zoning Commission: The Planning & Zoning Commission will consider the plat at a regular meeting. The meeting date will be determined at the time of application filing. Staff will recommend approval of the project only if all of staff's comments have been addressed prior to P&Z meeting. If the plat is approved, it will be forwarded to the City Council. If the plat is denied, applicant may resubmit a response addressing all of staff's comments prior to City Council meeting date.
6. City Council: The City Council will consider the plat at a regular meeting. The meeting date will be determined at the time of application filing. Staff will recommend approval of the project only if all of staff's comments have been addressed prior to City Council meeting. City Council's action will be final. If the plat is denied, staff will provide written statement with specific reasons for disapproval. The applicant may resubmit a response satisfying all reasons for disapproval. Upon resubmittal of the applicant's response, City will have 15 days to either approve or deny the plat. If plat is denied again, the applicant will be required to start a new application. If approved, applicant may schedule a pre-construction meeting with City staff.
7. Filing for Recordation: Following approval by the City Council, and construction and acceptance of any required public improvements, the plat will be signed by the P&Z Chairman, Mayor, sealed by the City Secretary, and filed for record with Denton County. A Plat Execution Package containing the following must be provided to the Development Services to file the plat for record with Denton County:
  - a. three (3) full-sized (24"x36") notarized copies of the plat with all signatures (except P&Z Chairman, Mayor and City Secretary), seals, stamps or other validation/certifications of work as applicable in accordance with State law and local requirements, folded to 8.5"x11" with the title block facing outwards;
  - b. recent original certified & sealed tax certificates showing \$0.00 amount due;
  - c. \$100.00 plat filing fee;

Note: Preliminary Plats are not filed for record

Consult the Schedule of Planning Application for submittal dates and corresponding meeting dates of the Planning & Zoning Commission and City Council.



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940-458-2059 (office) [www.sangertexas.org](http://www.sangertexas.org)

## SUBMITTAL REQUIREMENTS & PROCESS

All plat submittals must include the correct copies of the plat, the completed and signed application form, plat checklist, the application fee, and a Letter of Intent. Some plats may also require additional copies of the plat and/or other supplementary materials. The Pre-Application Conference with city staff will determine the specific submittal requirements for each applicant.

**PLAT:** The applicant must provide one (1) copy of the plat, printed on a 24"x36" paper, folded to one quarter that size, along a pdf copy of the plat provided on a CD/DVD or emailed to [development@sangertexas.org](mailto:development@sangertexas.org). Additional copies of the plat may be required for staff, depending on the nature of the plat. Additional copies may be required prior to the Planning & Zoning Commission and City Council meetings.

**APPLICATION FORM:** The application form must be completed and signed by the owner(s).

**PLAT CHECKLIST:** Each item on the applicable plat checklist must be check marked as completed and submitted along with the application form.

**APPLICATION FEE:** The required application fee must be provided by check made payable to the City of Sanger. If the submittal is complete, the payment will be accepted. If the submittal is incomplete, the check will be returned with the other materials.

**LETTER OF INTENT:** Each plat submittal must include a Letter of Intent which provides the following:

- The subdivider's name and address
- The contact information of the person(s) preparing the submitted documents
- The designated point of contact for future correspondence
- The intent of the plat application
- A brief description of the location, land area, particulars as to the intended use(s) of the property, and any intended future development on the property
- A request that the plat be reviewed and considered by the appropriate approval body

**SUBMITTAL PROCESS:** The applicant shall submit the plat application to the Department of Development Services as indicated by the Schedule of Planning Application. A plat application submittal is accepted by the City when the Director of Development Services has certified to the applicant that a complete submittal providing adequate information for a comprehensive review has been received. No plat application will be considered submitted with the city until and unless the prescribed application fees have been paid. All original plat application documents must be submitted to the Department of Development Services, as well as emailed to [development@sangertexas.org](mailto:development@sangertexas.org).





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### PRELIMINARY PLAT CHECKLIST

The plat shall be drawn to a scale of not more than two hundred feet to the inch (1" = 200'). The information to be included and the procedure for submittal are as follows:

- ☐ Legal Description (Metes and Bounds) with total acreage
- ☐ Describe and locate all permanent survey monument, pins, and control points and tie and reference the survey corners at two points to the Texas State Plane Coordinate System North Central Zone 1983-1999 datum. The Point of Beginning (POB) shall be clearly marked including State Plane Coordinates, NAD 83.
- ☐ An accurate location of at least two (2) corners of the subdivision with reference to original corners of the original survey of which the subdivision is a part or an existing permanent monument to an approved and recorded plat or permanent markers established by and approved by the City Engineer.
- ☐ North Arrow
- ☐ Scale (both graphic and written) appropriate for the level of detail and not more than two hundred feet to the inch (1"=200)
- ☐ Legend for any symbols used
- ☐ Location/Vicinity Map showing the location of the subject property, existing and proposed streets and thoroughfares covering an area at least one thousand feet (1,000') outside the proposed subdivision.
- ☐ Title Block with the following information:
  - 1) Plat Type (ex: "Final Plat", "Preliminary Plat", etc.)
  - 2) Name of the proposed development/addition
  - 3) Total number of lots and HOA/Open Space lots
  - 4) Survey name and abstract number
  - 5) Gross acreage
  - 6) Right-of-Way acreage, if dedicated
  - 7) Date of preparation and subsequent revisions
- ☐ Block with name(s), address, phone number, and email of preparer, owner, developer, engineer, and/or surveyor



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☐ Existing Features:

- 1) Location and dimension of all boundary lines (accurate in scale) with dimensions and bearings including lot lines, building lines, and City Limits lines (if any).
- 2) The location, widths, and names of all existing or platted streets or other public areas, parks, existing permanent structures, land dedicated within or contiguous to the subject property, railroads, rights-of-way, easements, and other important features, such as abstract lines, political subdivision or corporation lines, and school district boundaries.
- 3) Existing sewer mains, water mains, drainage culverts or other underground structures within the tract and immediately adjacent thereto with pipe sizes, grades, locations and dimensions indicated.
- 4) Contours with intervals of two feet (2') or less, referred to mean sea level datum. In areas where the terrain is relatively flat, supplementary contours shall be shown so that the average horizontal distance between said lines does not exceed two hundred feet (200').
- 5) Subdivision name of adjacent properties (P.R.D.C.T) or ownership information for adjacent un-platted properties (D.R.D.C.T.) with recording information.
- 6) Location of existing fire hydrants and fire lanes

**PRELIMINARY PLAT CHECKLIST (cont.)**

☐ New Features:

- 1) The layout, names, and widths (from centerline to edge as well as from edge to edge) of the proposed streets, fire lanes, drives, alleys and easements.
- 2) Length and radii of all street segments
- 3) Curve table for all streets, drives, and alleys
- 4) Acreage or square footage of right-of-way dedicated should be shown, including corner clips and deceleration/turn lanes on the plat
- 5) Lot and block numbers (lot number are numbers; and block numbers are letters), square footage, and other description according to the real estate records of the city or county auditor and recorder; also, designation of the proposed uses of land within the subdivision.
- 6) All parcels of land intended to be dedicated for public use or reserved in the deeds for the use of all property owner(s) in the proposed subdivision, together with the purpose or limitations of such reservations.
- 7) The layout, numbers, set-back lines, and approximate dimensions of proposed lots, blocks, parks, etc.
- 8) Location of proposed fire hydrants and fire lanes
- 9) USPS Postmaster approved location of mailboxes (if cluster mailboxes)
- 10) Proposed building lines with square footage and proposed use
- 11) Proposed Parking layout

☐ Table showing the following information:

- 1) Listing of the lots with square footage, and the associated lot widths at the front building line
- 2) Square footage of total building footprint and of each land use (if known)
- 3) Number of required and provided parking spaces
- 4) Required and provided total landscaped area and front yard landscaped area





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- ☐ Existing and proposed FEMA 100-year floodplain boundaries and elevation. Include minimum finished floor elevations (minimum 2 feet above the 100-year elevation) of all lots adjacent to floodplain. If the site does not contain a floodplain, note that: "No 100-year floodplain exists on the site." A Floodplain reclamation study will be required with Final Plat if necessary.
- ☐ 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 services, wastewater services, franchise utilities, street lighting, and stormwater detention (ex: preliminary drainage plans, preliminary utility plans, floodplain study, traffic impact study etc.).
- ☐ Two (2) copies of the typical cross-sections of proposed streets showing the width of pavement, type of pavement, and location and widths of sidewalks when not in conformance with standard details.
- ☐ Approval Block:

The following notice shall be placed on the face of each preliminary plat by the subdivider:

**"Preliminary Plat for Review Purposes Only"**

**The following certificates shall be placed on the preliminary plat by the**

**subdivider:** Approved for Preparation of Final Plat

\_\_\_\_\_  
City of Sanger, TX  
Planning & Zoning Commission

\_\_\_\_\_  
Date



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

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





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Item 6.

- ☒ The accurate outline description of all property which is offered for dedication for public use, such as parks, etc., with the purpose indicated thereon, and all property that may be reserved by deed covenant for the common use of the property owners in the subdivision.
- ☐ A signed and notarized copy of private restriction (if any), that are filed for record in the office of the County Clerk shall be provided with the Final Plat.
- ☒ Name and addresses of the owner, subdivider, engineer, and surveyor.

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

- ☒ North point, written and graphic scale, and date.
- ☒ 3"x3" recording box at the lower right hand corner.
- ☒ A Title Block with the following information shall be provided on each page:
  - 1) Plat Type (ex: "Final Plat", "Preliminary Plat", etc.)
  - 2) Name of the proposed development/addition/subdivision
  - 3) Total number of lots and HOA/Open Space lots
  - 4) Survey name and abstract number
  - 5) Gross acreage
  - 6) Right-of-Way acreage, if dedicated
  - 7) Date of preparation and subsequent revisions
- ☒ Standard Notation to be added on the plat:
  - 1) "All lots comply with the minimum size requirements of the zoning district."
  - 2) "This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due."
  - 3) "All common areas, drainage easements, and detention facilities will be owned and maintained by the HOA/POA. Any common area within the City's right-of-way will require a facilities agreement, to be reviewed and approved by the City."
  - 4) "Notice – selling a portion of this addition by metes and bounds is a violation of City ordinance and State Law and is subject to fines and withholding of utilities and building permits."
  - 5) "This plat does not alter or remove existing deed restrictions, if any, on this property."
  - 6) "Minimum finished floor elevations are at least 2 feet above the 100 year flood plain."
  - 7) "The subject property does not lie within a 100 – year floodplain according to Community Panel No. \_\_\_\_\_, dated \_\_\_\_\_, of the National Flood Insurance Rate Maps for Denton County, Texas."
  - 8) "The purpose of this plat is \_\_\_\_\_ [state the purpose] \_\_\_\_\_"
  - 9) "Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD '83)"



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- ☐ The name, address and phone number of all utilities providing service to the development is required. A signature from each provider or a will-serve letter, signifying their ability to provide service to the subdivision is required.
- ☒ Location map showing existing and proposed streets and thoroughfares covering an area at least one thousand feet (1000') outside the proposed subdivision.
- ☐ One paper copy (24"x36") and one soft copy (pdf) of approved civil/construction plans, along with GIS/CAD files for all approved public improvements on a CD/DVD.
- ☐ For Conveyance Plats Only: All conveyance plats must be titled "Conveyance Plat" and carry the following text:

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



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



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

**"State of Texas  
County of Denton**

*I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made on the ground under my supervision.*

(Engineer or Surveyor's Seal)

\_\_\_\_\_  
Licensed Professional Engineer OR

Registered Public Land Surveyor Texas R.P.L.S. No.

\_\_\_\_\_  
Date"



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

**"State of Texas  
County of Denton**

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

(Metes and Bounds Description of Boundary)

**NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:**

*THAT \_\_\_\_\_, acting herein by and through its duly authorized officer, does hereby adopt this plat designating the hereinabove described property as \_\_\_\_\_ (lot/block/subdivision), an addition to the City of Sanger, Texas, and does hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, fire lanes, drive aisles, parks, and watercourses, and to the public use forever easements for sidewalks, storm drainage facilities, utilities and any other property necessary to serve the plat and to implement the requirements of the subdivision regulations and other City codes and do hereby bind ourselves, our heirs, successors and assigns to warrant and to forever defend the title on the land so dedicated. Further, the undersigned covenants and agrees that he/she shall maintain all easements and facilities in a state of good repair and functional condition at all times in accordance with City codes and regulations. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be installed, if approved by the City of Sanger. The City of Sanger and public utility entities shall have the right to access and maintain all respective easements without the necessity at any time of procuring permission from anyone.*

WITNESS MY HAND this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_, Owner

\_\_\_\_\_, Title and Company (if applicable)"





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

"State of Texas  
County of Denton

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

Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public in and for the State of Texas

\_\_\_\_\_  
Type or Print Notary's Name

My Commission Expires \_\_\_\_\_."



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

"Approved and Accepted

\_\_\_\_\_  
Chairman, Planning & Zoning Commission

\_\_\_\_\_  
e City of Sanger, TX

\_\_\_\_\_  
Date

\_\_\_\_\_  
Mayor  
City of Sanger, TX

\_\_\_\_\_  
Date

Attested by

\_\_\_\_\_  
City Secretary  
City of Sanger, TX"

\_\_\_\_\_  
Date



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### VACATING PLAT CHECKLIST

- ☐ A letter signed by the property owner(s) indicating their consent. If the property owner information does not match the Denton Central Appraisal District record, then information related to the purchase must be provided.
- ☐ Current tax certificate(s) indicating all taxes for the subject property have been paid to the current year (available from Denton Central Appraisal District). Tax statements printed from the DCAD website (pdf) are acceptable in lieu of the original certificate(s). Original tax certificates shall be required for recording the plat at the County.
- ☐ Letter of Intent that should include
  - 1) Existing legal description (subdivision name, lot(s), block(s));
  - 2) Original legal description that will be resumed upon plat vacation;
  - 3) Explain the location of all structures on the property.
  - 4) The contact information of the person(s) preparing the submitted documents
  - 5) The designated point of contact for future correspondence
  - 6) The intent of the plat application
  - 7) A request that the plat be reviewed and considered by the appropriate approval body
- ☐ A signed and notarized affidavit filled out completely and accurately by the land owner for the type of plat that is proposed to be vacated must be included.
- ☐ A map(s) showing the location, size, use and arrangement of all buildings/structures showing height in stories and feet, total floor area, total square feet of ground area coverage of existing buildings which will remain, if any, and the location, designation and total area of all usable open space.
- ☐ Vicinity Map

To whom it may concern,

I am writing to express my intent to prepare a subdivision plat for the property located at 1901 South Stemmons Street (Sanger ISD - Clear Creek Intermediate School). The proposed subdivision will create ONE new lot from unplatted acreage and will comply with all local zoning and land use regulations.

I would like to request that the plat be reviewed by your organization as soon as possible, and I am available to answer any questions or provide additional information as needed. I look forward to working with you to bring this project to fruition.

Sincerely,

Anthony Crowley

Crowley Surveying

RPLS #6484

Contact information:

Surveyor:

Anthony Crowley

Crowley Surveying

4251 FM2181 #230-484

Corinth, TX 76210

469-850-2757

Owner:

Sanger ISD

601 Elm St

Sanger, TX 76266

940-458-7438





**DATE: 09/05/2023**

**1<sup>st</sup> REVIEW COMMENTS – Final Plat (Clear Creek Intermediate)**

The request is for a Final Plat of Clear Creek Intermediate containing 1 lot, being approximately 13.356 acres in the M.R. BURLESON SURVEY, ABSTRACT NO 71, prepared by Crowley Surveying, submitted on 08/16/2023. 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. Show centerline of existing streets. Dimensions from centerline to edges of existing and proposed right-of-way on both sides of centerline.
2. In title block show right-of-way acreage if dedicated.
3. List the name address and phone numbers of all utilities providing service to the development.
4. Add certificate of ownership.
5. Correct approval block to match checklist.

**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, September 11, 2023, and the City Council meeting on Monday, October 2, 2023.



## PLANNING & ZONING COMMISSION COMMUNICATION

**DATE:** September 11, 2023

**FROM:** Ramie Hammonds, Development Services Director

**AGENDA ITEM:** Consideration and possible action on the Final Plat of Sanger High School, Block A, Lot 1 being 55.886 acres of land, located in the City of Sanger, and generally located on the southeast corner of the intersection of FM 455 and Indian Lane.

### **SUMMARY:**

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

### **FISCAL INFORMATION:**

Budgeted: N/A

Amount: N/A

GL Account: N/A

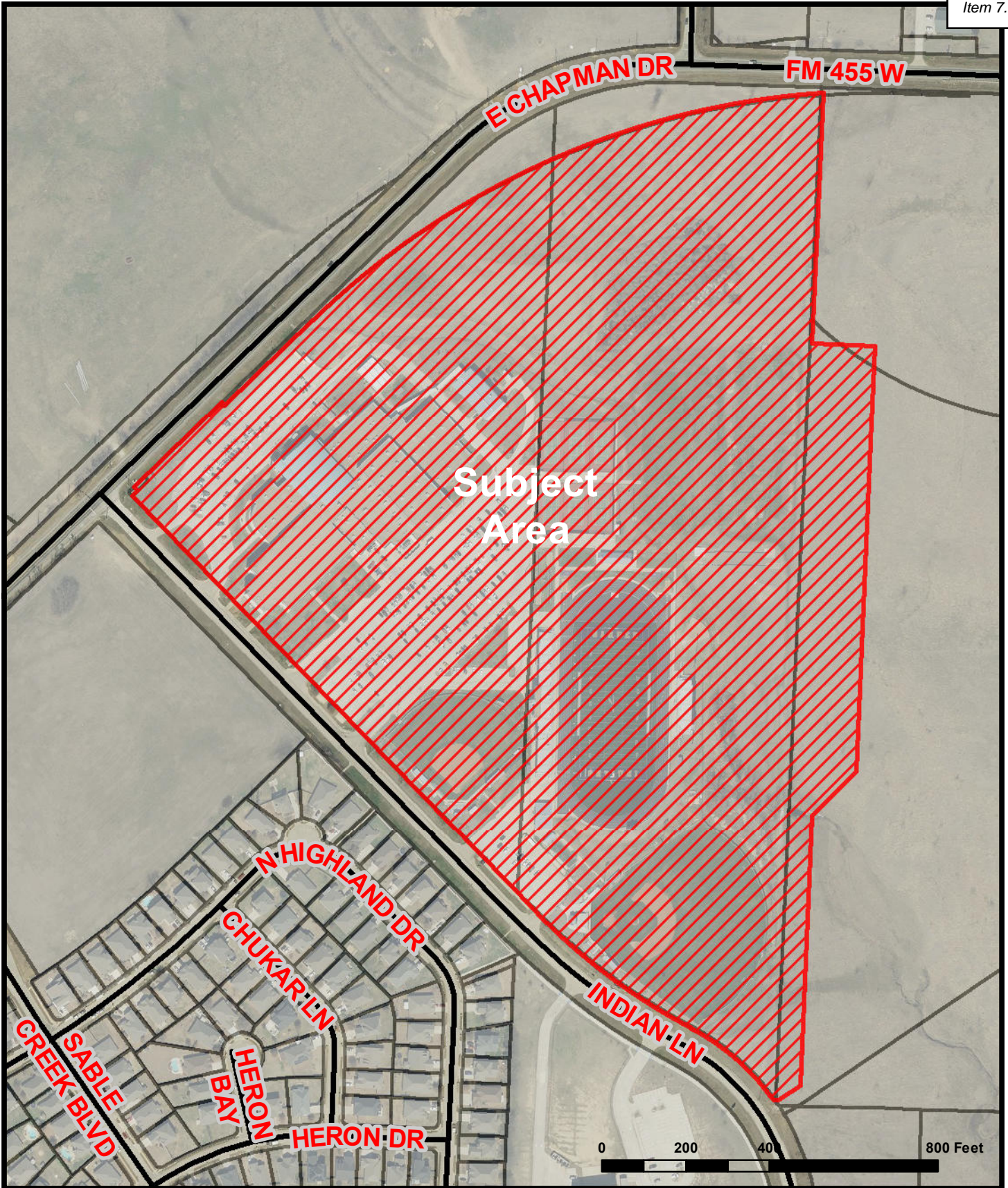
### **RECOMMENDED MOTION OR ACTION:**

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

### **ATTACHMENTS:**

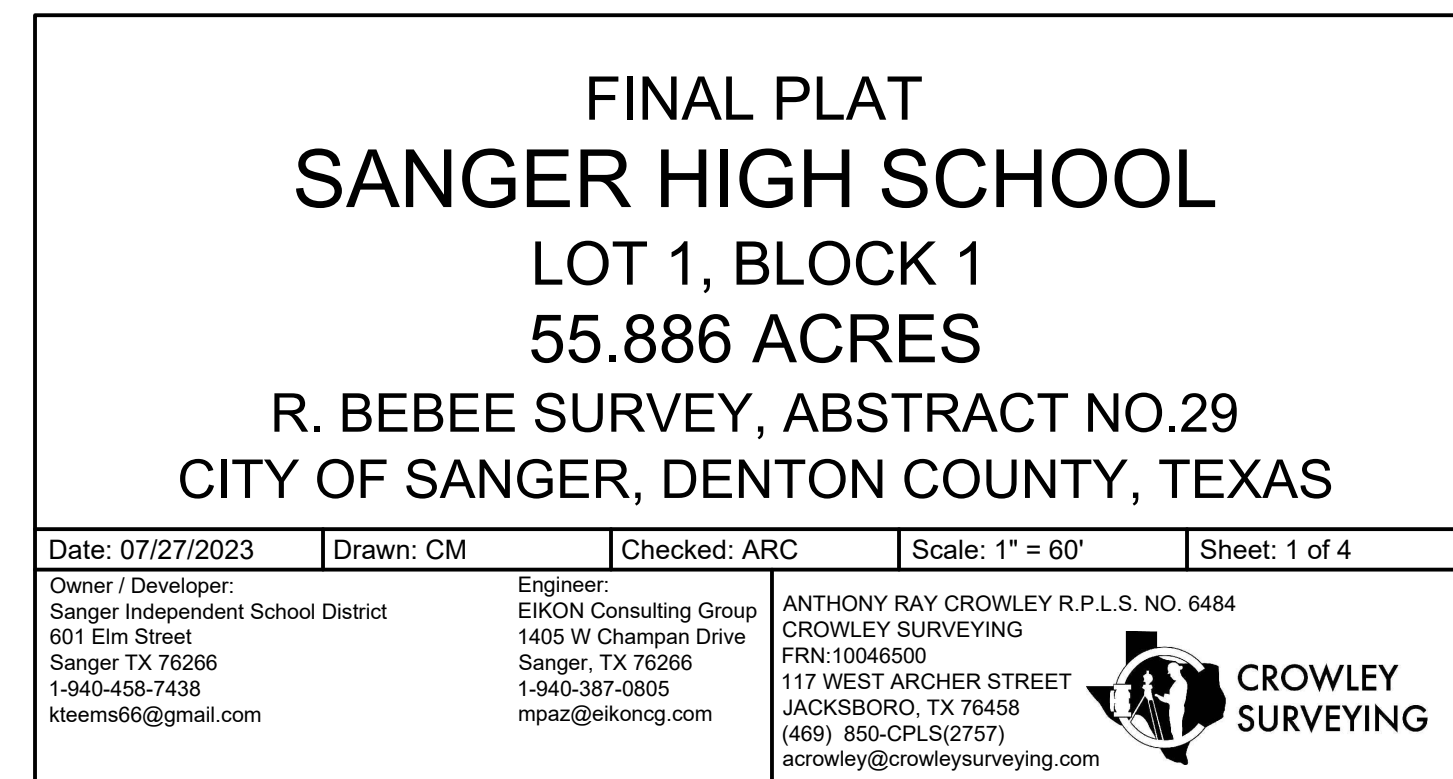
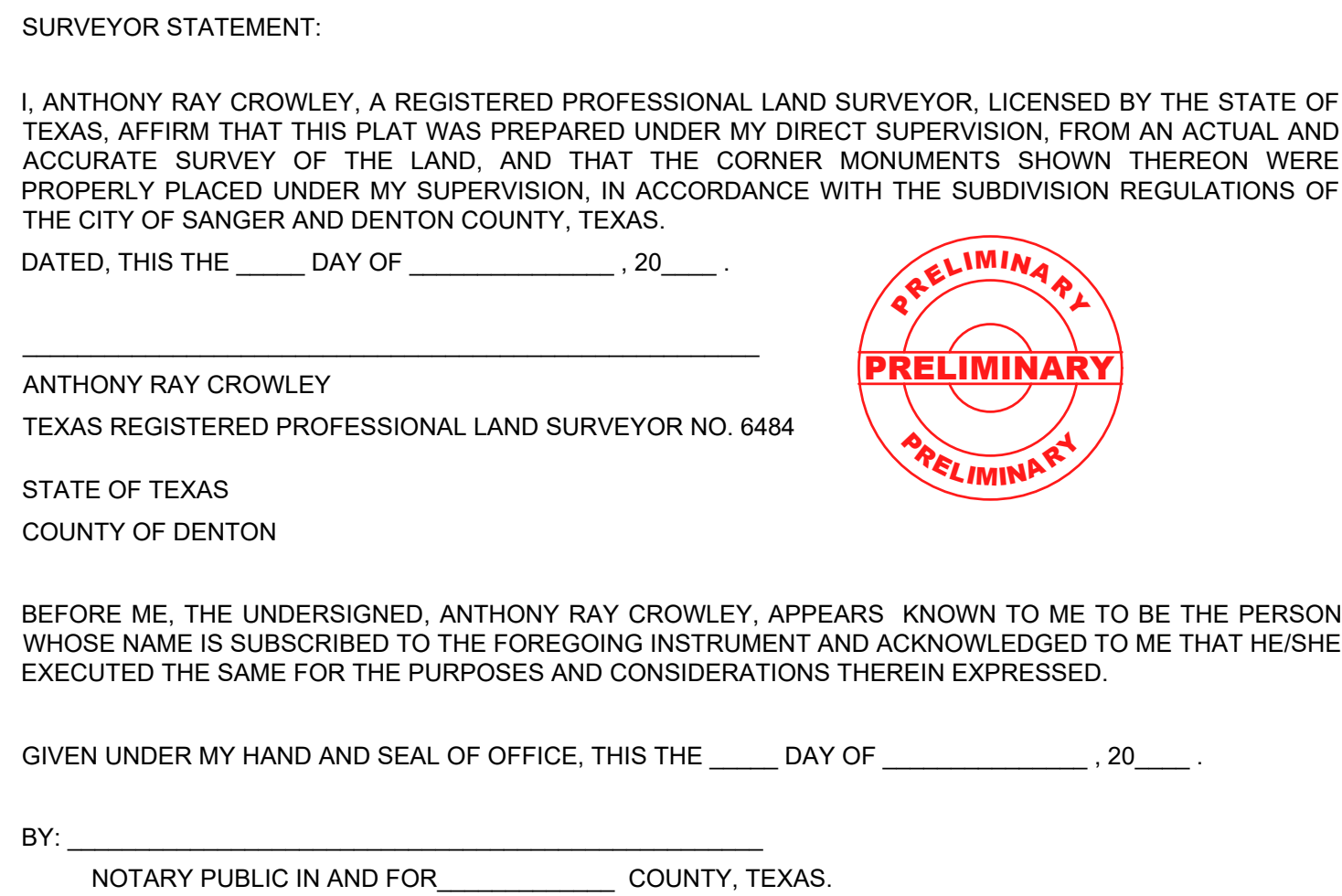
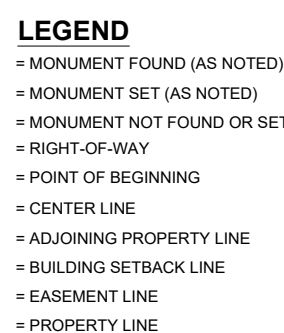
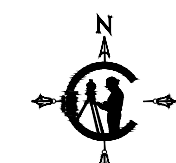
Location Map  
Final Plat  
Application  
Letter of Intent  
Planning Comments





		<p>Project Name: Sanger High School Project: 23SANZON-0041</p> <p>City Limits  Exhibits </p>	<p>DISCLAIMER: This map was generated by GIS data provided by the Sanger GIS Department. The City of Sanger does not guarantee the correctness or accuracy of any features on this map. These map products are for illustration purposes only and are not suitable for site-specific decision making. GIS data is subject to constant changes, and may not be complete, accurate or current. Date: 1/22/2023 4:19:15 PM Doc Name: 23SANZON-0006_Sanger High School Plat</p>	
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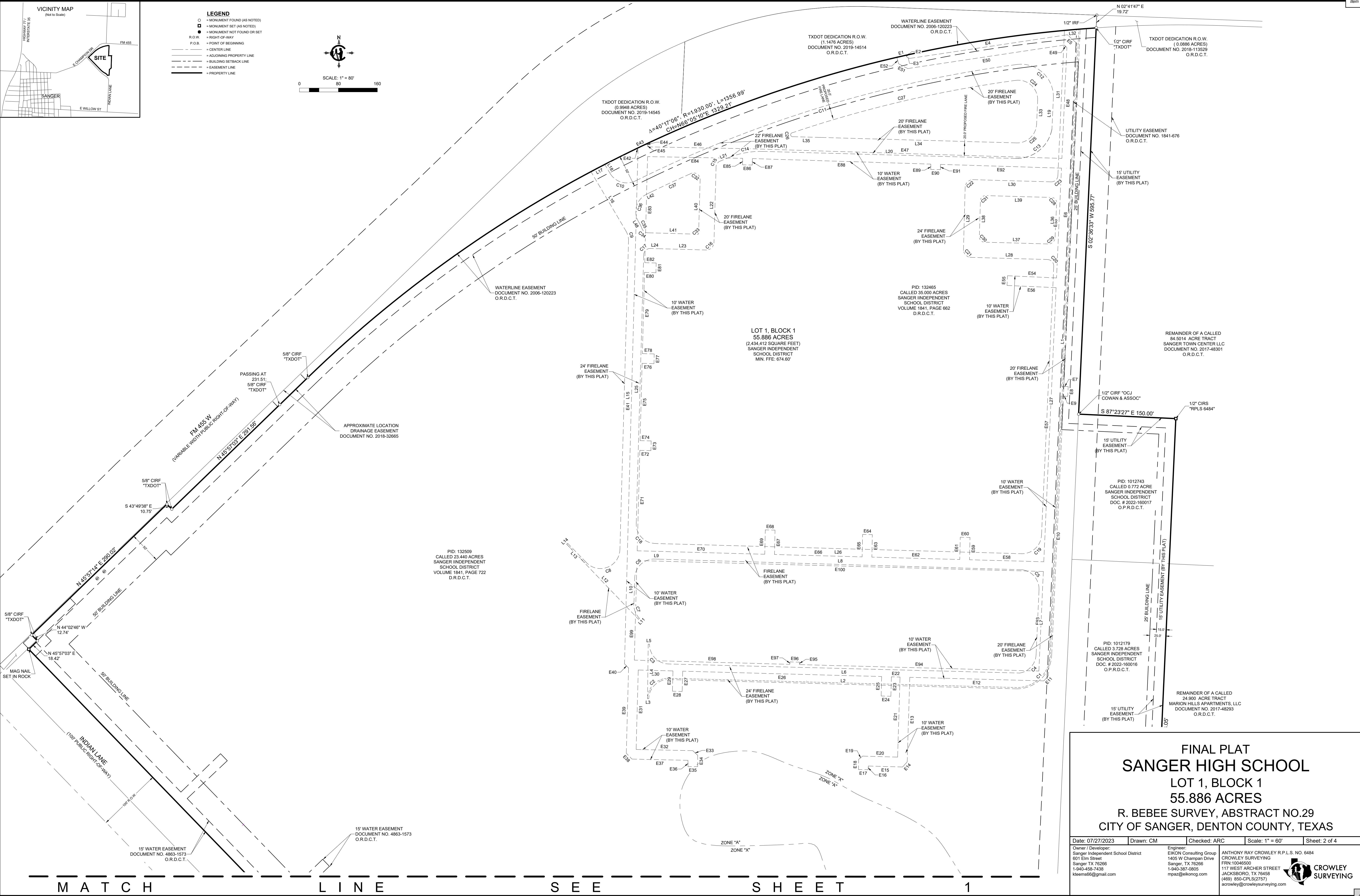
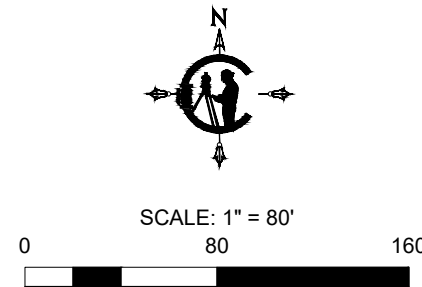








- LEGEND**
- = MONUMENT FOUND (AS NOTED)
  - = MONUMENT SET (AS NOTED)
  - = MONUMENT NOT FOUND OR SET
  - R.O.W. = RIGHT-OF-WAY
  - P.O.B. = POINT OF BEGINNING
  - = CENTER LINE
  - - - = ADJOINING PROPERTY LINE
  - - - = BUILDING SETBACK LINE
  - - - = EASEMENT LINE
  - = PROPERTY LINE





EASEMENT CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
E1	15.01'	1930.00'	0°26'44"	N77°13'20"E	15.01'
E43	16.27'	1930.00'	0°28'59"	N64°36'39"E	16.27'

EASEMENT LINE TABLE		
LINE #	BEARING	DISTANCE
E2	S15°06'31"E	3.12'
E3	S62°09'32"E	4.50'
E4	N81°28'03"E	246.19'
E5	S47°23'33"E	19.66'
E6	S02°34'23"W	528.85'
E7	S87°25'37"E	10.43'
E8	S02°34'23"W	15.00'
E9	N87°25'37"W	10.43'
E10	S02°34'23"W	431.59'
E11	S42°21'08"W	10.59'
E12	N88°27'37"W	206.57'
E13	S01°44'41"W	130.40'
E14	S42°21'08"W	10.66'
E15	N88°19'16"W	52.82'
E16	S00°51'05"W	5.73'
E17	N89°08'55"W	15.00'
E18	N00°51'05"E	15.72'
E19	N50°33'33"E	7.94'
E20	S88°19'16"E	53.93'
E21	N01°44'41"E	123.45'
E22	N88°27'37"W	13.34'
E23	S01°32'23"W	30.00'
E24	N88°27'37"W	15.00'
E25	N01°32'23"E	30.00'
E26	N88°27'37"W	306.71'
E27	S01°32'23"W	31.26'
E28	N88°27'37"W	15.00'
E29	N01°32'23"E	31.26'
E30	N88°27'37"W	53.56'
E31	S01°32'23"W	122.47'
E32	S88°44'37"E	87.31'
E33	S47°28'43"E	10.29'
E34	S00°11'16"E	17.59'
E35	S89°48'44"W	15.00'
E36	N00°11'16"W	9.75'
E37	N88°44'37"W	86.25'
E38	N44°20'30"W	12.64'
E39	N01°32'23"E	131.38'
E40	N44°20'30"W	8.98'
E41	N01°30'24"E	792.75'
E42	N48°12'54"W	2.44'
E44	S48°12'54"E	3.08'
E45	S01°30'24"W	2.50'
E46	S88°57'24"E	154.10'
E47	S88°13'46"E	484.31'
E48	N02°34'23"E	171.07'
E49	N47°23'33"W	5.49'
E50	S81°28'03"W	243.94'
E51	N62°09'32"W	15.96'
E52	N15°06'31"W	10.26'

EASEMENT LINE TABLE		
LINE #	BEARING	DISTANCE
E53	N02°34'23"E	169.36'
E54	S87°25'37"E	75.67'
E55	N02°34'23"E	15.00'
E56	N87°25'37"W	75.67'
E57	N02°34'23"E	422.74'
E58	S88°27'39"E	114.50'
E59	S01°15'53"W	34.47'
E60	S88°44'07"E	15.00'
E61	N01°15'53"E	34.40'
E62	S88°27'39"E	135.56'
E63	S01°15'53"W	34.65'
E64	S88°44'07"E	15.00'
E65	N01°15'53"E	34.57'
E66	S88°27'39"E	135.08'
E67	S01°15'53"W	37.58'
E68	S88°44'07"E	15.00'
E69	N01°15'53"E	37.50'
E70	S88°27'39"E	196.68'
E71	S01°30'24"W	154.81'
E72	N88°29'36"W	17.09'
E73	S01°30'24"W	15.00'
E74	S88°29'36"E	17.09'
E75	S01°30'24"W	119.16'
E76	N88°29'36"W	18.23'
E77	S01°30'24"W	15.00'
E78	S88°29'36"E	18.23'
E79	S01°30'24"W	125.15'
E80	N88°29'36"W	17.59'
E81	S01°30'24"W	15.00'
E82	S88°29'36"E	17.59'
E83	S01°30'24"W	163.50'
E84	N88°57'24"W	146.64'
E85	N01°20'22"E	10.00'
E86	N88°39'38"W	15.00'
E87	S01°20'22"W	9.98'
E88	N88°13'46"W	275.09'
E89	N01°15'05"E	8.19'
E90	N88°44'55"W	15.00'
E91	S01°15'05"W	8.05'
E92	N88°13'46"W	186.40'
E93	N02°34'23"E	153.56'
E94	S88°27'37"E	368.99'
E95	S01°32'23"W	3.75'
E96	S88°27'37"E	15.00'
E97	N01°32'23"E	3.75'
E98	S88°27'37"E	239.69'
E99	S01°30'24"W	153.53'
E100	N88°27'39"W	626.54'

CURVE TABLE FIRE LANE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	82.43'	54.00'	87°27'41"	N45°19'41"E	74.66'
C2	47.41'	30.00'	90°32'18"	N46°19'42"E	42.63'
C3	46.80'	30.00'	89°22'27"	N43°42'56"W	42.19'
C4	41.57'	30.00'	79°23'34"	S41°17'38"W	38.32'
C5	44.02'	30.00'	84°03'54"	S39°25'32"E	40.17'
C6	47.12'	30.00'	90°00'00"	N46°35'51"E	42.43'
C7	29.06'	31.68'	52°34'42"	N17°09'58"W	28.05'
C8	71.74'	30.00'	137°00'59"	S70°06'20"W	55.83'
C9	15.69'	28.00'	32°06'21"	S14°27'20"E	15.49'
C10	44.94'	30.00'	85°50'16"	N73°25'38"W	40.86'
C11	616.99'	1886.00'	18°44'38"	S73°01'32"W	614.24'
C12	87.45'	50.00'	100°12'34"	N47°29'52"W	76.72'
C13	78.47'	55.50'	81°00'43"	N51°05'29"E	72.10'
C14	53.23'	130.00'	23°27'35"	N79°52'03"E	52.86'
C15	13.45'	10.43'	73°53'17"	N29°53'32"E	12.54'
C16	18.85'	12.00'	90°00'00"	N46°35'52"E	16.97'
C17	15.71'	10.00'	90°00'00"	N46°35'51"E	14.14'
C18	47.12'	30.00'	90°00'00"	N43°24'09"W	42.43'
C19	46.60'	30.00'	88°59'26"	S47°06'08"W	42.05'

CURVE TABLE FIRE LANE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C20	15.88'	10.00'	91°00'34"	S42°53'52"E	14.27'
C21	18.85'	12.00'	90°00'00"	S43°24'09"E	16.97'
C22	18.85'	12.00'	90°00'00"	S46°35'51"W	16.97'
C23	15.81'	10.01'	90°32'09"	S47°53'21"W	14.22'
C24	52.55'	30.00'	100°21'32"	S47°34'21"E	46.08'
C25	46.11'	30.00'	88°04'04"	S46°38'27"W	41.70'
C26	8.36'	3.00'	159°44'28"	N08°31'55"W	5.91'
C27	354.53'	1862.00'	10°54'34"	N76°47'35"E	354.00'
C28	12.71'	8.00'	91°00'34"	N42°53'52"W	11.41'
C29	15.53'	10.00'	88°59'26"	N47°06'08"E	14.02'
C30	12.57'	8.00'	90°00'00"	S43°24'09"E	11.31'
C31	12.57'	8.00'	90°00'00"	S46°35'51"W	11.31'
C32	20.15'	10.00'	115°25'22"	N56°06'50"W	16.91'
C33	1.57'	1.00'	90°00'00"	N46°35'51"E	1.41'
C34	11.87'	10.00'	68°00'03"	S64°24'08"E	11.18'
C35	9.17'	52.00'	10°06'24"	S25°27'18"E	9.16'
C36	49.41'	30.00'	94°21'29"	S16°40'14"W	44.01'
C37	67.39'	1860.00'	2°04'33"	S65°08'12"W	67.38'

LINE TABLE FIRE LANE		
LINE #	BEARING	DISTANCE
L1	N02°36'15"E	965.24'
L2	S88°28'08"E	537.18'
L3	S89°13'22"E	2.00'
L4	S00°46'38"W	83.96'
L5	N89°13'22"W	2.00'
L6	N88°31'01"W	541.51'
L7	S02°34'40"W	99.42'
L8	S88°19'45"E	561.83'
L9	S88°24'09"E	5.18'
L10	N01°35'51"E	35.50'
L11	N45°26'36"E	2.00'
L12	S43°43'26"E	160.15'
L13	N44°18'20"W	40.17'
L14	S47°41'30"W	2.00'
L15	S01°35'51"W	475.98'
L16	S30°30'30"E	106.38'
L17	S62°22'28"W	24.03'
L18	N30°30'30"W	15.97'
L19	N02°36'25"E	47.68'
L20	S88°24'09"E	389.52'
L21	N67°54'21"E	15.04'
L22	N01°35'51"E	114.47'

LINE TABLE FIRE LANE		
LINE #	BEARING	DISTANCE
L23	S88°24'09"E	72.00'
L24	S88°24'09"E	13.70'
L25	N01°35'51"E	414.20'
L26	N88°24'09"W	564.87'
L27	S02°36'25"W	414.64'
L28	S88°24'09"E	117.84'
L29	S01°35'51"W	95.78'
L30	N88°24'09"W	120.03'
L31	S02°35'36"W	224.23'
L32	S85°20'23"W	24.25'
L33	S02°36'25"W	36.67'
L34	N88°24'12"W	302.87'
L35	N88°24'09"W	43.05'
L36	N02°36'25"E	53.82'
L37	S88°24'09"E	98.62'
L38	S01°35'51"W	55.78'
L39	N88°24'09"W	101.57'
L40	N01°35'51"E	83.16'
L41	S88°24'09"E	77.21'
L42	S63°58'27"W	8.08'
L48	S30°30'30"E	2.96'

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

Date: 7/27/2023

Drawn: CM

Checked: ARC


Scale: 1" = 60'

Sheet: 3 of 4

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

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

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

CROWLEY  
SURVEYING

48





NOTES:

- Bearings, coordinates and distances are based on the Texas State Plane Coordinate System, NAD83 North Central Zone (4202) as per GPS observations.
- This survey was prepared without the benefit of a title commitment. There may be easements of record that are not shown.
- 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 HO/property owner. Any common area within the city's right-of-way will require a facilities agreement, to be reviewed and approved by the city.
- NOTICE-selling a portion of this addition by metes and bounds is a violation of state law and is subject to fines and withholding of utilities and building permits.
- This plat does not alter or remove existing deed restrictions, if any, on this property.
- Minimum finished floor elevations (min FFE) are at least two (2) feet above the 100-year floodplain.
- The subject property resides in Flood Zone "X", being areas determined to be outside the 0.2% annual chance floodplain, and resides in Flood Zone "A", being a special flood hazard area subject to inundation by the 1% annual chance flood and does nor have a determined base flood elevation, as determined of shown by the FIRM Community Panel No. 48121C0210G dated 04/18/2011.
- The purpose of this plat is to make 1 lot out of 55.764 acres.
- The subject property has a total of 503 existing parking spaces (488 regular and 15 handicap). There are 813 more proposed parking spaces (791 regular and 22 handicap). City of Sanger Ordinances requires 1 parking space for each 4 seats in the auditorium or main assembly room and 1 space for each classroom.

APPROVED	
Chairman, Planning & Zoning Commission City of Sanger, Texas	Date
Mayor, City of Sanger, Texas	Date
Attested by	
City Secretary, City of Sanger, Texas	Date

All ad valorem taxes, liens and fees have been paid for the subject property	
City Tax Collector/Proper Official of other taxing agencies	Date

APPROVED FOR PREPARATION OF FINAL PLAT	
City of Sanger, TX Planning & Zoning Commission	Date

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS  
COUNTY OF DENTON

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

All that certain 55.886 acre tract of land in the R. Bebee Survey, Abstract No. 29, Denton County, Texas and being the remainder of a called 35,000 acre tract of land described in a Warranty Deed to Sanger Independent School District, recorded in Volume 1841, Page 662 of the Deed Records of said county, being the remainder of a called 23.440 acre tract of land described in a Warranty Deed to Sanger Independent School District, recorded in Volume 1841, Page 722 of said Deed Records, being all of a called 3.728 acre tract of land described in a Special Warranty Deed to Sanger Independent School District, recorded in Document Number 2022-160016 of the Official Public Records of said county, and being all of a called 0.772 acre tract of land described in a Special Warranty Deed to Sanger Independent School District, recorded in Document Number 2022-160016 of said Official Public Records and said 55.886 acre tract of land being more particularly described as follows:

**BEGINNING** at a 1/2 inch iron rebar with a cap stamped "Trope" found for the southeast corner of said 35,000 acre tract, the southwest corner of said 3.728 acre tract and in the west line of a called 24.900 acre tract of land described in a Warranty Deed to Marion Hills Apartments, LLC, recorded in Document No. 2017-48293 of the Official Public Records of said county;

**THENCE** North 89°52'12" West, with the south line of said 35.000 acre tract, a distance of 12.09 feet to a 1/2 inch iron rebar with a cap stamped "RPLS 6484" set in the northeast right-of-way line of Indian Lane, a 100 foot wide public right-of-way, and the beginning of a non-tangent curve to the left, with a radius of 550.00 feet and a chord which bears North 48°43'59" West, a distance of 259.49 feet, from which a 1/2 inch iron rebar (disturbed) bears North 71°23' West, a distance of 2.4 feet from said corner;

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

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

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

North 44°02'46" West, passing at a distance of 46.94 feet, a mag nail with a shiner stamped "ARC RPLS 6484" set for the common corner of said 35,000 acre tract and said 23.440 acre tract, in all, a total distance of 1,379.05 feet to a mag nail set in a rock at the intersection of said northeast right-of-way line of said Indian Lane and the southeast right-of-way line of Farm to Market 455 West (FM 455 W), a variable width public right-of-way;

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

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

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

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

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

North 45°57'03" East, passing at a distance of 231.51 feet, to a 5/8 inch iron rebar with a cap stamped "TXDOT" found, in all, a total distance of 291.56 feet to a 5/8 inch iron rebar with a cap stamped "TXDOT" found for the beginning of a curve to the right, with a radius of 1,930.00 feet and a chord which bears North 66°05'03" East, a distance of 1,329.09 feet;

Along said curve to the right, with a central angle of 40°16'52" and an arc length of 1,356.86 feet to a 5/8 inch iron rebar with a cap stamped "TXDOT" found for corner in the west line of a called 84.5014 acre tract of land described in a Warranty Deed to Sanger Town Center LLC, recorded in Document No. 2017-48301 of said Official Public Records, from which a 1/2 inch iron rebar found bears North 02°41'47" East, a distance of 19.71 feet;

**THENCE** South 02°36'33" West, with the common line of said 35,000 acre tract and said 85.5014 acre tract, a distance of 595.78 feet to a 1/2 inch iron rebar with a cap stamped "OCJ Cowan & Assoc" found for the northwest corner of said 0.772 acre tract;

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

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

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

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

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

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT Sanger Independent School District, acting herein by and through its duly authorized officer does hereby adopt this plat designating the hereinabove described property as Lot 1, Block A, Sanger High School, an addition to the City of Sanger, Texas, and does hereby dedicate to the public use forever by fee simple title free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, fire lanes, drive aisles, parks, and watercourses, and to the public use forever easements for sidewalks, storm drainage facilities, utilities, and any other property necessary to serve the plat and to implement the requirements of the subdivision regulations and other City codes and do hereby bind ourselves, our heirs, successors and assigns to warrant and to forever defend the title on the land so dedicated. Further, the undersigned covenants and agrees that he/she shall maintain all easements and facilities in a state of good repair and functional condition at all times in accordance with City codes and regulations. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be installed, if approved by the City of Sanger. The City of Sanger and public entities shall have the right to access and maintain all respective easements without the necessity at any time of procuring permission from anyone.

WITNESS MY HAND this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_, owner

\_\_\_\_\_, Title and Company (if applicable)

State of Texas

County of Denton

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

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public in and for the State of Texas

TITLE INFORMATION:

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

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

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

EASEMENT  
VOLUME 339, PAGE 131  
DENTON COUNTY ELECTRIC CO-OPERATIVE, INC.

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

EASEMENT  
VOLUME 339, PAGE 132  
DENTON COUNTY ELECTRIC CO-OPERATIVE, INC.

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

FINAL PLAT SANGER HIGH SCHOOL LOT 1, BLOCK 1 55.886 ACRES R. BEBEE SURVEY, ABSTRACT NO.29 CITY OF SANGER, DENTON COUNTY, TEXAS				
Date: 7/27/2023	Drawn: CM	Checked: ARC	Scale: 1" = 60'	Sheet: 4 of 4
Owner / Developer: Sanger Independent School District 601 Elm Street Sanger, TX 76266 1-940-456-7438 kteems66@gmail.com		Engineer: EIKON Consulting Group 1405 W Champan Drive Sanger, TX 76266 1-940-387-0805 mpaz@eikoncg.com		ANTHONY RAY CROWLEY R.P.L.S. NO. 6484 CROWLEY SURVEYING FRN:10046500 117 WEST ARCHER STREET JACKSBORO, TX 76458 (469) 850-CPLS(2757) acrowley@crowleysurveying.com
				CROWLEY SURVEYING



## DEVELOPMENT SERVICES

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

## SUBDIVISION APPLICATION

<input type="checkbox"/>	Preliminary
<input type="checkbox"/>	Plat Minor
<input type="checkbox"/>	Plat

<input checked="" type="checkbox"/>	Final
<input type="checkbox"/>	Plat/Replat
<input type="checkbox"/>	Amended Plat

<input type="checkbox"/>	Vacating Plat
<input type="checkbox"/>	Conveyance
<input type="checkbox"/>	Plat

Applicant	Owner (if different from applicant)
Name: Joshua Wilson	Name: SANGER INDEPENDENT SCHOOL DISTRICT
Company: VLK Architects, Inc.	Company:
Address: 1320 Hemphill St, #400	Address: 601 Elm St
City, State, Zip: Fort Worth, TX 76104	City, State, Zip: Sanger, TX 76266
Phone: 817-633-1600	Phone: 940-458-7438
Fax:	Fax:
Email: jwilson@vlkarchitects.com	Email: kteems66@gmail.com

## Submittal Checklist

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

Supporting Materials (List if provided): \_\_\_\_\_

R Number(s): \_\_\_\_\_

Owner's Signature

Date

Applicant's Signature

Date

Office Use: Reviewed by Director of Development Services         

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

940-458-2059 (office)

www.sangertexas.org

Effective Date: 02/11/2020

To whom it may concern,

I am writing to express my intent to prepare a subdivision plat for the property located at 100 Indian Lane (Sanger ISD – Sanger High School). The proposed subdivision will create ONE new lot from unplatted acreage and will comply with all local zoning and land use regulations.

I would like to request that the plat be reviewed by your organization as soon as possible, and I am available to answer any questions or provide additional information as needed. I look forward to working with you to bring this project to fruition.

Sincerely,

Anthony Crowley

Crowley Surveying

RPLS #6484

Contact information:

Surveyor:

Anthony Crowley

Crowley Surveying

4251 FM2181 #230-484

Corinth, TX 76210

469-850-2757

Owner:

Sanger ISD

601 Elm St

Sanger, TX 76266

940-458-7438





**DATE: 09/05/2023**

**1<sup>st</sup> REVIEW COMMENTS – Final Plat (Sanger High School)**

The request is for a Final Plat of Sanger High School containing 1 lot, being approximately 55.886 acres in the R BEBEE SURVEY, ABSTRACT NO 29, prepared by Crowley Surveying, submitted on 08/16/2023. 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. Show centerline of existing streets. Dimensions from centerline to edges of existing and proposed right-of-way on both sides of centerline.
2. In title block show right-of-way acreage if dedicated.
3. List the name address and phone numbers of all utilities providing service to the development.
4. Add certificate of ownership.
5. Correct approval block to match checklist.
6. Block needs to be a letter (A) not a number.

**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, September 11, 2023, and the City Council meeting on Monday, October 2, 2023.



## PLANNING & ZONING COMMISSION COMMUNICATION

**DATE:** September 11, 2023

**FROM:** Ramie Hammonds, Development Services Director

**AGENDA ITEM:** Consideration and possible action on the Final Plat of Sanger Middle School, Block A, Lot 1, being 28.791 acres, located in the City of Sanger, and located at 105 Berry Street approximately 205 feet southwest of the intersection of Acker Street and Bolivar Street.

### **SUMMARY:**

- The applicant proposes to create 1 lot from 2 unplatted tracts to develop on this site.
- This site is located at 105 Berry Street.
- This is the site of the current Sanger Middle School and the existing agriculture barn.
- The school district is planning to construct a new agriculture barn on the northwest corner of the property on a vacant portion of the lot.
- The existing ag barn will remain and be utilized the same way it functions today.
- They will add ADA parking and a walkway to the new barn.

### **FISCAL INFORMATION:**

Budgeted: N/A

Amount: N/A

GL Account: N/A

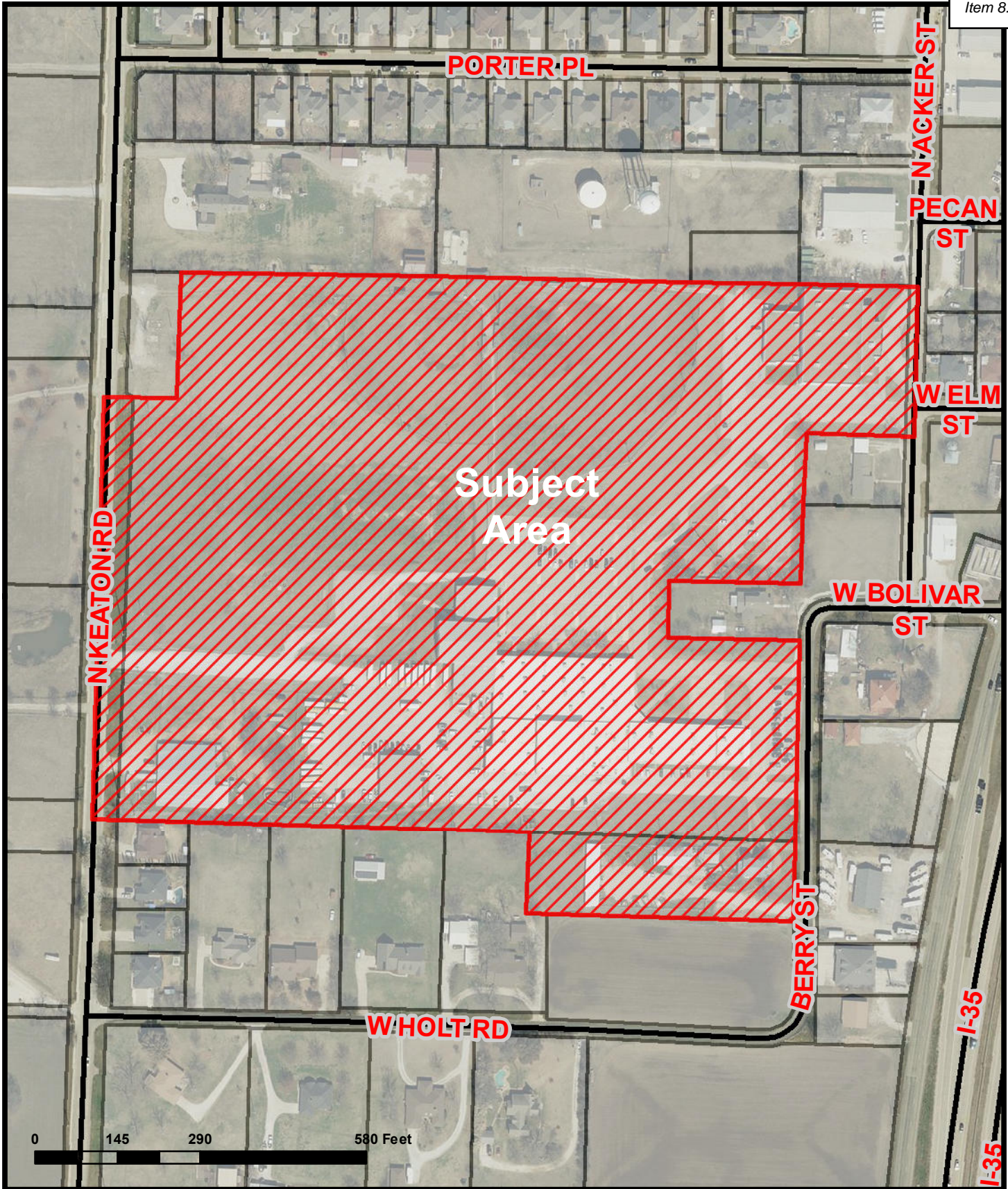
### **RECOMMENDED MOTION OR ACTION:**

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

### **ATTACHMENTS:**

Location Map  
Final Plat  
Application  
Letter of Intent  
Planning Comments





**SANGER**  
TEXAS

Project Name: Sanger Middle School  
Project: 23SANZON-0040



City Limits

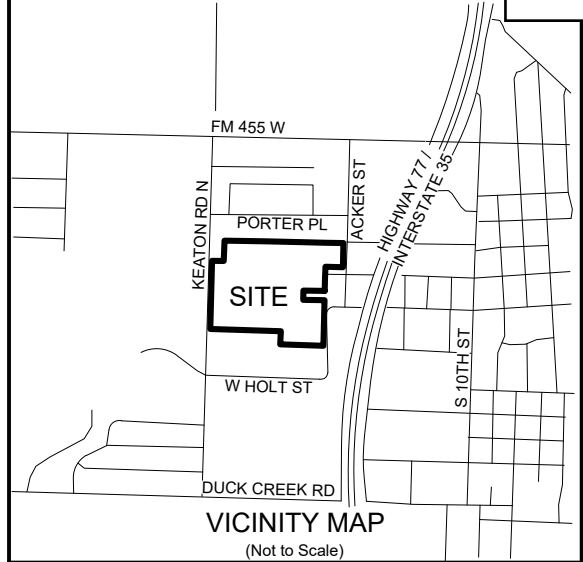


Exhibits

DISCLAIMER:  
This map was generated by GIS data provided by the Sanger GIS Department. The City of Sanger does not guarantee the correctness or accuracy of any features on this map. These map products are for illustration purposes only and are not suitable for site-specific decision making. GIS data is subject to constant changes, and may not be complete, accurate or current.  
Date: 1/22/2023 4:22:00 PM  
Doc Name: 23SANZON-0007\_Sanger Middle School Pl







NOTES:

- Bearings, coordinates and distances are based on the Texas State Plane Coordinate System, NAD83 North Central Zone (4202) as per GPS observations.
- This survey was prepared without the benefit of a title commitment. There may be easements of record that are not shown.
- 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 HO/property owner. Any common area within the city's right-of-way will require a facilities agreement, to be reviewed and approved by the city.
- NOTICE-selling a portion of this addition by metes and bounds is a violation of state law and is subject to fines and withholding of utilities and building permits.
- This plat does not alter or remove existing deed restrictions, if any, on this property.
- Minimum finished floor elevations (min FFE) are at least two (2) feet above the 100-year floodplain.
- The subject property resides in Flood Zone "X", being areas determined to be outside the 0.2% annual chance floodplain, as determined of shown by the FIRM Community Panel No. 48121C0210G dated 04/18/2011.
- The purpose of this plat is to create one lot out of 28.791 acres.
- The subject property has a total of 284 existing parking spaces (274 regular and 10 handicap). There are 2 more proposed handicapped spaces. City of Sanger Ordinances requires 1 parking space for each 4 seats in the auditorium or main assembly room and 1 space for each classroom.

APPROVED	
Chairman, Planning & Zoning Commission City of Sanger, Texas	Date
Mayor, City of Sanger, Texas	Date
Attested by	
City Secretary, City of Sanger, Texas	Date

All ad valorem taxes, liens and fees have been paid for the subject property	
City Tax Collector/Proper Official of other taxing agencies	Date

APPROVED FOR PREPARATION OF FINAL PLAT	
City of Sanger, TX Planning & Zoning Commission	Date

PRELIMINARY PLAT  
FOR REVIEW PURPOSES ONLY

LEGAL DESCRIPTION

All that certain 28.791 acre tract in the H. Tierwester Survey, Abstract No. 1241, Denton County, Texas and being part of of a called 27.734 acre tract of land described in a deed to Sanger Independent School District, recorded in Volume 745, Page 623 of the Deed Records of Denton County, Texas, and a part of a called 1.609 acre tract of land described in a Warranty Deed to Sanger Independent School District, recorded in Document Number 1995-003316 of the Official Public Records of said county, and said 28.791 acre tract of land being more particularly described by metes and bounds as follows:

**BEGINNING** at concrete monument found for the northeast corner of a CALLED 0.545 acre tract of land to Brazos Electric Power Coop Inc. and in the south line of a called 2.9 acre tract described in a Quit Claim Deed to Faustino Buj, recorded in Document Number 2021-202611 of the Official Public Records of said county, for the northwest corner herein described;

**THENCE** South 89°03'11" East, with the common line of said 28.791 acre tract and said 2.9 acre tract, and the south line of a 3.0720 acre tract of land to City of Sanger, a distance of 437.26 feet to a 1/2 inch iron rebar found for corner in the south line of said 3.072 acre tract;

**THENCE** South 88°38'40" East, continuing with the common line of said 28.791 acre tract and said 3.0720 acre tract, a distance of 443.77 feet to the southeast corner of said 3.0720 acre tract and the southwest corner of a called 0.461 acre tract described in a Warranty Deed to the City of Sanger, recorded in Volume 3063, Page 639 of said Deed Records;

**THENCE** South 88°56'49" East, with the common line of said 28.791 acre tract and said 0.461 acre tract, a distance of 200.00 feet to a 1/2 inch iron rebar found for the southeast corner of said 0.461 acre tract and the southwest corner of Lot 1, Block 1 of Acker Street Addition, an addition to the City of Sanger, recorded in Cabinet H, Page 320 of the Plat Records of said county;

**THENCE** South 89°03'22" East, with the common line of said 28.791 acre tract and said Lot 1, passing at a distance of 183.22 feet, an "X" cut in concrete found for the southeast corner of said Lot 1, being in the west line of Acker Street, a 50 foot wide public right-of-way, in all, a total distance of 208.24 feet to the northeast corner herein described, being in said Acker Street;

**THENCE** South 01°15'38" West, with the east line of said 28.791 acre tract and in said Acker Street, a distance of 292.92 feet to the northeast corner of a called 0.502 acre tract of land described in a General Warranty Deed to Jonathan Whitworth, recorded in Document Number 2015-46615 of said Official Public Records;

**THENCE** North 88°21'18" West, with the common line of said 28.791 acre tract and said 0.502 acre tract, passing at a distance of 25.00 feet, a 1/2 inch iron rebar with a cap stamped "RPLS 6484" set, in all, a total distance of 188.34 feet to a 1/2 inch iron rebar with a cap stamped "RPLS 6484" set for the northwest corner of said 0.502 acre tract;

**THENCE** South 02°14'09" West, with the common line of said 28.791 acre tract, and said 0.502 acre tract, a distance of 123.76 feet to the southwest corner of said 0.502 acre tract and being the northwest corner of the remainder of a called 1.211 acre tract of land described in a Special Warranty Deed to Springer Family Rentals, L.L.C., recorded in Document Number 1993-0074115 of said Official Public Records;

**THENCE** South 01°36'56" West, with the common line of said 28.791 acre tract and said remainder of a called 1.211 acre tract, a distance of 138.56 feet to an "X" cut found for the northeast corner of a called 0.528 acre tract described in a Warranty Deed to Erneston Navarette, recorded in Document Number 2018-118629 of said Official Public Records;

**THENCE** North 88°54'09" West, with the common line of said 28.791 acre tract and said 0.528 acre tract, a distance of 230.37 feet to a 1/2 inch iron rebar with a cap stamped "RPLS 6484" set for the northwest corner of said 0.528 acre tract;

**THENCE** South 01°03'15" West, continuing with the common line of said 28.791 acre tract and said 0.528 acre tract, a distance of 100.57 feet to a 1/2 inch iron rebar with a cap stamped "RPLS 6484" set for the southwest corner of said 0.528 acre tract;

**THENCE** South 88°54'09" East, continuing with the common line of said 28.791 acre tract and said 0.528 acre tract, a distance of 230.37 feet to a 3/4 inch iron rebar found for the southeast corner of said 0.528 acre tract and in the west right-of-way line of North Berry Street, a 50 foot wide public right-of-way;

**THENCE** South 01°14'46" West, with the east line of said 28.791 acre tract and said west right-of-way line, a distance of 493.42 feet to a 1/2 inch iron rebar with a cap stamped "AAS RPLS 4867" found set for the southeast corner of said 1.609 acre tract and the northeast corner of a called 2.027 acre tract of land described in a General Warranty Deed to Jonathan L. Witworth, recorded in Document Number 2015-00107798 of said Official Public Records, for the southeast corner of said 28.791 acre tract;

**THENCE** North 88°11'41" West, with the south line of said 1.609 acre tract, the north line of said 2.027 acre tract, a distance of 468.36 feet to a 1/2 inch iron rebar with a cap stamped "AAS 4857" found for the southwest corner of said Lot 1, Block A of Bryan & Jacob's Addition and the northeast corner of Lot 2, Block A of Bryan & Jacob's Addition, an addition to the City of Sanger, recorded in Cabinet U, Page 724 of said Plat Records, from which a 1/2 inch iron rebar with a cap stamped "AAS 4857" found for a west corner of said 2.027 acre tract and an east corner of said Lot 2, Block A of Robert's Addition bears South 02°20'49" West, a distance of 13.03 feet;

**THENCE** North 02°20'49" East, with the west line of said 1.609 acre tract and said east line of Lot 2, Block A of Robert's Addition, a distance of 143.44 feet to a 1/2 inch iron rebar found for the northwest corner of said 1.609 acre tract and the northeast corner of said Lot 2, Block A of Robert's Addition;

**THENCE** North 88°15'46" West, with the south line of said 27.734 acre tract and the north line of said Lot 2, Block A of Robert's Addition, passing at a distance of 150.45 feet, a 1/2 inch iron rebar with a cap stamped "Alliance" found for the northwest corner of said Lot 2, Block A and the northeast corner of Lot 1, Block A of said Robert's Addition, continuing with said south line and the north line of said Lot 1, Block A of Robert's Addition, passing at a distance of 331.88 feet, a 1/2 inch iron rebar found for the northwest corner of said Lot 1, Block A of Robert's Addition and the northeast corner of Lot 1, Block A of Bryan & Jacob's Addition, an addition to the City of Sanger, recorded in Cabinet U, Page 252 of said Plat Records, continuing with said south line and the north line of Lot 1, Block A of Bryan & Jacob's Addition, passing at a distance of 459.73 feet, a 1/2 inch iron rebar with a cap stamped "Metroplex" found for the northwest corner of said Lot 1, Block A of Bryan & Jacob's Addition and the northeast corner of Lot 2, Block A of Bryan & Jacob's Addition, continuing with said south line and the north line of said Lot 2, Block A of Bryan & Jacob's Addition, passing at a distance of 596.68 feet, a 1/2 inch iron rebar with a cap stamped "Metroplex" found for the northwest corner of said Lot 2, Block A of Bryan & Jacob's Addition and the northeast corner of Lot 6, Block A of Bryan & Jacob's Addition, continuing with said south line and the north line of said Lot 6, Block A of Bryan & Jacob's Addition, passing at a distance of 739.73 feet, a 1/2 inch iron rebar with a cap stamped "RPLS 6484" set for the northwest corner of said Lot 6, Block A of Bryan & Jacob's Addition and in the east right-of-way line of Keaton Road, a 50 foot wide public right-of-way, continuing with said south line, in all, a total distance of 765.23 feet to the southwest corner of said 28.791 acre tract, being in said right-of-way of Keaton Road;

**THENCE** North 01°28'24" East, with the west line of said 28.791 acre tract and in said right-of-way of Keaton Road, a distance of 738.94 feet to the southwest corner of said 0.545 acre tract;

**THENCE** South 89°17'38" East, with the south line of said 0.545 acre tract, passing at a distance of 30.00 feet, a 1/2 inch iron rebar with a cap stamped "RPLS 6484" set in said east right-of-way line of Keaton Road, in all, a total distance of 127.80 feet to a concrete monument found for the southeast corner of said 0.545 acre tract;

**THENCE** North 02°01'18" East, with the east line of said 0.545 acre tract, a distance of 219.99 feet to the **POINT OF BEGINNING** and containing 28.791 acres (1,234,150 square feet) of land.

Said land subject to restrictions, easements and right-of-way of record (if any).

SURVEYOR STATEMENT:

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

DATED, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

ANTHONY RAY CROWLEY  
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6484

STATE OF TEXAS  
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED, ANTHONY RAY CROWLEY, APPEARS KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

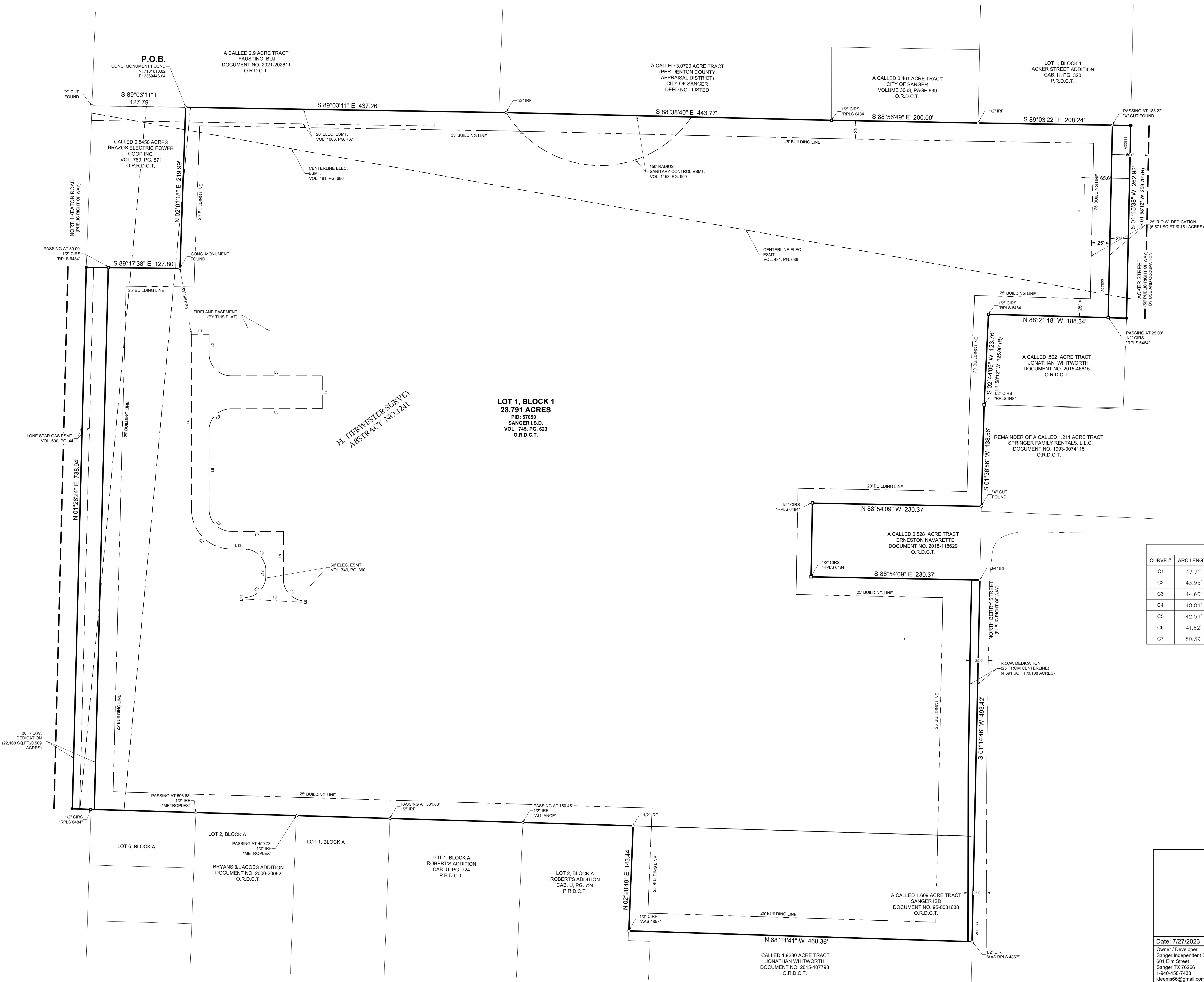
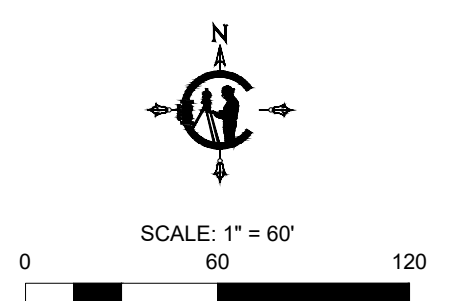
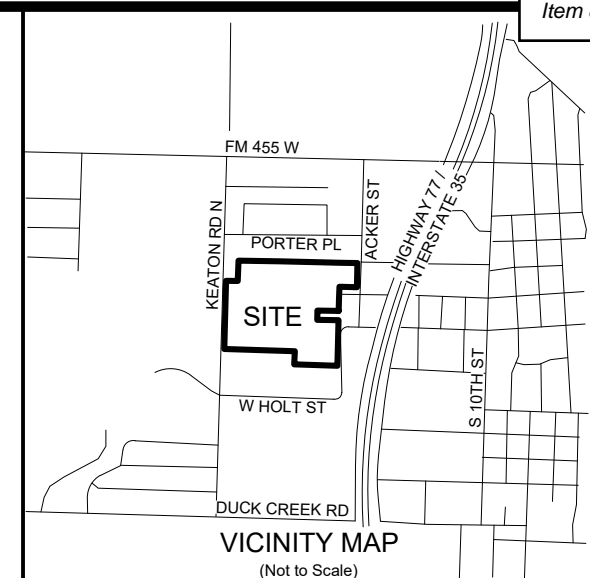
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_  
NOTARY PUBLIC IN AND FOR \_\_\_\_\_ COUNTY, TEXAS.

PRELIMINARY PLAT  
SANGER MIDDLE SCHOOL  
LOT 1, BLOCK 1  
28.791 ACRES  
H. TIERWESTER SURVEY, ABSTRACT NO. 1241  
CITY OF SANGER, DENTON COUNTY, TEXAS

Date: 7/27/2023	Drawn: SNE	Checked: ARC	Scale: 1" = N/A	Sheet: 1 of 2
Owner / Developer: Sanger Independent School District 601 Elm Street Sanger TX 76266 1-940-458-7438 kteems56@gmail.com	Engineer: EIKON Consulting Group 1405 W Champan Drive Sanger, TX 76266 1-940-387-0805 mpasz@eikonog.com	ANTHONY RAY CROWLEY R.P.L.S. NO. 6484 CROWLEY SURVEYING FRN-10046500 117 WEST ARCHER STREET JACKSBORO, TX 75458 (469) 850-CPLS(2757) acrowley@crowleysurveying.com		





CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	43.91'	29.95'	84°01'07"	S47°04'46"E	40.08'
C2	43.95'	30.00'	83°56'45"	S47°04'52"W	40.13'
C3	44.66'	30.00'	85°18'01"	S46°56'49"E	40.65'
C4	40.04'	30.07'	76°17'26"	S43°04'42"E	37.14'
C5	42.54'	29.40'	82°53'44"	N46°46'40"E	38.92'
C6	41.62'	30.07'	79°17'25"	N45°22'20"W	38.38'
C7	80.39'	54.00'	85°18'01"	N46°56'49"W	73.17'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N90°00'00"E	24.22'
L2	S00°03'55"E	29.33'
L3	N90°00'00"E	124.92'
L4	S00°00'00"E	44.81'
L5	S89°54'38"W	125.12'
L6	S00°06'03"E	112.13'
L7	S89°58'26"E	71.82'
L8	S00°13'27"W	67.43'
L9	S05°14'28"W	2.06'
L10	N86°44'55"W	77.77'
L11	N02°06'41"E	2.00'
L12	N00°17'23"E	12.63'
L13	S89°59'20"W	20.46'
L14	N00°04'04"W	242.89'

FINAL PLAT

SANGER MIDDLE SCHOOL

LOT 1, BLOCK 1

28.791 ACRES

H. TIERWESTER SURVEY, ABSTRACT NO. 1241

CITY OF SANGER, DENTON COUNTY, TEXAS

Date: 7/27/2023

Owner / Developer:  
Sanger Independent School District  
601 Elm Street  
Sanger TX 76266  
1-940-458-7438  
kteems56@gmail.com

Drawn: SNE

Engineer:  
EIKON Consulting Group  
1405 W Champian Drive  
Sanger, TX 76266  
1-940-387-0805  
mpaz2@eikonog.com

Checked: ARC

Anthony Ray Crowley R.P.L.S. NO. 6484  
CROWLEY SURVEYING  
FRN 10046500  
117 WEST ARCHER STREET  
JACKSBORO, TX 76458  
(469) 850-CP/LS(2757)  
acrowley@crowleysurveying.com

Scale: 1" = 60'

Sheet: 2 of 2



## DEVELOPMENT SERVICES

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

## SUBDIVISION APPLICATION

<input type="checkbox"/>	Preliminary
<input type="checkbox"/>	Plat Minor
<input type="checkbox"/>	Plat

<input checked="" type="checkbox"/>	Final
<input type="checkbox"/>	Plat/Replat
<input type="checkbox"/>	Amended Plat

<input type="checkbox"/>	Vacating Plat
<input type="checkbox"/>	Conveyance
<input type="checkbox"/>	Plat

Applicant	Owner (if different from applicant)
Name: Joshua Wilson	Name: SANGER INDEPENDENT SCHOOL DISTRICT
Company: VLK Architects, Inc.	Company:
Address: 1320 Hemphill St, #400	Address: 601 Elm St
City, State, Zip: Fort Worth, TX 76104	City, State, Zip: Sanger, TX 76266
Phone: 817-633-1600	Phone: 940-458-7438
Fax:	Fax:
Email: jwilson@vlkarchitects.com	Email: kteems66@gmail.com

## Submittal Checklist

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

Supporting Materials (List if provided): \_\_\_\_\_

R Number(s): \_\_\_\_\_

 Owner's Signature:  Date: 7-31-23

Applicant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Office Use: Reviewed by Director of Development Services         

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

940-458-2059 (office)

www.sangertexas.org

Effective Date: 02/11/2020





### SUBDIVISION PACKET

A Plat subdividing land within the city limits of Sanger or within Sanger Extraterritorial Jurisdiction (ETJ) requires the approval of the City of Sanger. The platting process involves the preparation of one or more plats by the landowner, a review by staff, and consideration by the Planning & Zoning Commission and City Council.

**PLAT TYPES:** There are seven different types of plats, each with their own function.

- Preliminary Plat – A preliminary plat is required for most subdivisions, particularly those providing for dedication of public right-of-way and construction of public improvements. It is used to determine the layout of the proposed development.
- Final Plat – A final plat will follow a preliminary plat to specify in detail the arrangement of lots, the dedication of public right-of-way, and the provision of public improvements and services.
- Replat – A replat revises an existing plat and is controlling over the preceding plat. A public hearing is required for replat.
- Minor Plat – A minor plat is one creating three lots or fewer, and not requiring the dedication of right-of-way or construction of improvements. Minor plats can be approved with the preparation of a preliminary plat.
- Amended Plat – An amended plat revises a previously platted lot to correct an error or add or modify a feature. Amending plats cannot increase the number of lots.
- Conveyance Plat – A conveyance plat may be used to convey the property or interests therein. It may also be used in lieu of a final plat to record a subdivision or property. A conveyance plat is an interim step in the subdivision of land and shall contain a notation that indicates that no development is intended.
- Vacating Plat – A vacating plat removes/vacates the plat covering a tract of land before any lot in the plat is sold. The plat is vacated when a signed, acknowledged instrument declaring the plat vacated is approved and recorded in the manner prescribed for the original plat.

**SUBMISSION REQUIREMENTS:** The submittal requirements for each kind of plat are included in this packet.

**SUBMISSION SCHEDULE:** Plats must be submitted during regular business hours before the submittal cut-off date for each Planning and Zoning (P&Z) Commission meeting. Before the application is filed, a mandatory completeness check is required. Application are encouraged to be submitted at least 9 days prior to the submittal cut-off date for completeness check. Plat will be scheduled for P&Z Commission and for City Council according to The Schedule for Planning Applications on the City's website. Staff will provide review comments within 2 weeks of application filing. All corrections must be made prior to the P&Z Commission meeting. If more time is needed for revisions/corrections, the applicant and owner must submit a request in the form of a signed letter a week before the P&Z meeting date. Staff may extend the application review time for up to 25 days upon receipt of the signed letter.



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**APPLICATION FEES:** The non-refundable application fee covers part of the cost for the city to review and act on the plat application.

- Residential Preliminary or Final Plat / Replat
  - \$400.00 + \$6.00 per lot < 10
  - \$500.00 + \$10.00 per lot > 10
  - \$500.00 + \$15.00/acre for plats with lot sizes of one acre or more
- Commercial Preliminary or Final Plat / Replat
  - Less than five (5) acres - \$500.00 + \$15.00 per acre
  - Five (5) acres to less than 25 acres - \$600.00 + \$15.00 per acre
  - 25 acres to less than 100 acres - \$950.00
  - 100 acres or more - \$950.00 + \$5.00 per acre
- Minor Plat - \$400.00 + \$3.00 per lot, or \$15.00 per acre for lots larger than 1 acre
- Amended Plat - \$200.00 + \$3.00 per lot
- Conveyance Plat - \$200.00 + \$3.00 per lot
- Vacating Plat - \$200.00

#### SUBDIVISION PROCEDURE

The process for subdividing land involved the following steps:

1. **Pre-Application Conference:** Prior to filing of a plat, the owner must consult with the Director of Development Services, and other City staff concerning compliance with all applicable ordinances and regulations, and the provision of adequate infrastructure and public services. Also, the applicable application review and approval procedure for the plat will be identified.
2. **Completeness Check:** The applicant will provide all required documents and fees along with the signed application and applicable checklist for a completeness check 9 days prior to the submittal cut-off date. Staff will review the documents for completeness of items listed on the checklists and provide feedback about any additional information or documents required from the applicant. Applications deemed to be incomplete at the time of submittal cut-off date will be returned to the applicant without the application being filed.
3. **Submission:** Upon determination of application completeness, the application will be considered filed with the Development Services Department. The application submittal cut-off date will be considered as the application filing date and as the first day of review of application.
4. **Review:** City Staff will review the plat for compliance with the Subdivision Ordinance and other city requirements, and provide comments within 2 weeks of application submittal. The applicant may need to make changes and revisions to the plat or supporting materials. The applicant must provide additional copies of the plat if requested by staff prior to the P&Z Commission and City Council meetings.



5. Planning & Zoning Commission: The Planning & Zoning Commission will consider the plat at a regular meeting. The meeting date will be determined at the time of application filing. Staff will recommend approval of the project only if all of staff's comments have been addressed prior to P&Z meeting. If the plat is approved, it will be forwarded to the City Council. If the plat is denied, applicant may resubmit a response addressing all of staff's comments prior to City Council meeting date.
  
6. City Council: The City Council will consider the plat at a regular meeting. The meeting date will be determined at the time of application filing. Staff will recommend approval of the project only if all of staff's comments have been addressed prior to City Council meeting. City Council's action will be final. If the plat is denied, staff will provide written statement with specific reasons for disapproval. The applicant may resubmit a response satisfying all reasons for disapproval. Upon resubmittal of the applicant's response, City will have 15 days to either approve or deny the plat. If plat is denied again, the applicant will be required to start a new application. If approved, applicant may schedule a pre-construction meeting with City staff.
  
7. Filing for Recordation: Following approval by the City Council, and construction and acceptance of any required public improvements, the plat will be signed by the P&Z Chairman, Mayor, sealed by the City Secretary, and filed for record with Denton County. A Plat Execution Package containing the following must be provided to the Development Services to file the plat for record with Denton County:
  - a. three (3) full-sized (24"x36") notarized copies of the plat with all signatures (except P&Z Chairman, Mayor and City Secretary), seals, stamps or other validation/certifications of work as applicable in accordance with State law and local requirements, folded to 8.5"x11" with the title block facing outwards;
  - b. recent original certified & sealed tax certificates showing \$0.00 amount due;
  - c. \$100.00 plat filing fee;

Note: Preliminary Plats are not filed for record

Consult the Schedule of Planning Application for submittal dates and corresponding meeting dates of the Planning & Zoning Commission and City Council.





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### SUBMITTAL REQUIREMENTS & PROCESS

All plat submittals must include the correct copies of the plat, the completed and signed application form, plat checklist, the application fee, and a Letter of Intent. Some plats may also require additional copies of the plat and/or other supplementary materials. The Pre-Application Conference with city staff will determine the specific submittal requirements for each applicant.

**PLAT:** The applicant must provide one (1) copy of the plat, printed on a 24"x36" paper, folded to one quarter that size, along a pdf copy of the plat provided on a CD/DVD or emailed to [development@sangertexas.org](mailto:development@sangertexas.org). Additional copies of the plat may be required for staff, depending on the nature of the plat. Additional copies may be required prior to the Planning & Zoning Commission and City Council meetings.

**APPLICATION FORM:** The application form must be completed and signed by the owner(s).

**PLAT CHECKLIST:** Each item on the applicable plat checklist must be check marked as completed and submitted along with the application form.

**APPLICATION FEE:** The required application fee must be provided by check made payable to the City of Sanger. If the submittal is complete, the payment will be accepted. If the submittal is incomplete, the check will be returned with the other materials.

**LETTER OF INTENT:** Each plat submittal must include a Letter of Intent which provides the following:

- The subdivider's name and address
- The contact information of the person(s) preparing the submitted documents
- The designated point of contact for future correspondence
- The intent of the plat application
- A brief description of the location, land area, particulars as to the intended use(s) of the property, and any intended future development on the property
- A request that the plat be reviewed and considered by the appropriate approval body

**SUBMITTAL PROCESS:** The applicant shall submit the plat application to the Department of Development Services as indicated by the Schedule of Planning Application. A plat application submittal is accepted by the City when the Director of Development Services has certified to the applicant that a complete submittal providing adequate information for a comprehensive review has been received. No plat application will be considered submitted with the city until and unless the prescribed application fees have been paid. All original plat application documents must be submitted to the Department of Development Services, as well as emailed to [development@sangertexas.org](mailto:development@sangertexas.org).



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### PRELIMINARY PLAT CHECKLIST

The plat shall be drawn to a scale of not more than two hundred feet to the inch (1" = 200'). The information to be included and the procedure for submittal are as follows:

- ☐ Legal Description (Metes and Bounds) with total acreage
- ☐ Describe and locate all permanent survey monument, pins, and control points and tie and reference the survey corners at two points to the Texas State Plane Coordinate System North Central Zone 1983-1999 datum. The Point of Beginning (POB) shall be clearly marked including State Plane Coordinates, NAD 83.
- ☐ An accurate location of at least two (2) corners of the subdivision with reference to original corners of the original survey of which the subdivision is a part or an existing permanent monument to an approved and recorded plat or permanent markers established by and approved by the City Engineer.
- ☐ North Arrow
- ☐ Scale (both graphic and written) appropriate for the level of detail and not more than two hundred feet to the inch (1"=200)
- ☐ Legend for any symbols used
- ☐ Location/Vicinity Map showing the location of the subject property, existing and proposed streets and thoroughfares covering an area at least one thousand feet (1,000') outside the proposed subdivision.
- ☐ Title Block with the following information:
  - 1) Plat Type (ex: "Final Plat", "Preliminary Plat", etc.)
  - 2) Name of the proposed development/addition
  - 3) Total number of lots and HOA/Open Space lots
  - 4) Survey name and abstract number
  - 5) Gross acreage
  - 6) Right-of-Way acreage, if dedicated
  - 7) Date of preparation and subsequent revisions
- ☐ Block with name(s), address, phone number, and email of preparer, owner, developer, engineer, and/or surveyor



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☐ Existing Features:

- 1) Location and dimension of all boundary lines (accurate in scale) with dimensions and bearings including lot lines, building lines, and City Limits lines (if any).
- 2) The location, widths, and names of all existing or platted streets or other public areas, parks, existing permanent structures, land dedicated within or contiguous to the subject property, railroads, rights-of-way, easements, and other important features, such as abstract lines, political subdivision or corporation lines, and school district boundaries.
- 3) Existing sewer mains, water mains, drainage culverts or other underground structures within the tract and immediately adjacent thereto with pipe sizes, grades, locations and dimensions indicated.
- 4) Contours with intervals of two feet (2') or less, referred to mean sea level datum. In areas where the terrain is relatively flat, supplementary contours shall be shown so that the average horizontal distance between said lines does not exceed two hundred feet (200').
- 5) Subdivision name of adjacent properties (P.R.D.C.T.) or ownership information for adjacent un-platted properties (D.R.D.C.T.) with recording information.
- 6) Location of existing fire hydrants and fire lanes

**PRELIMINARY PLAT CHECKLIST (cont.)**

☐ New Features:

- 1) The layout, names, and widths (from centerline to edge as well as from edge to edge) of the proposed streets, fire lanes, drives, alleys and easements.
- 2) Length and radii of all street segments
- 3) Curve table for all streets, drives, and alleys
- 4) Acreage or square footage of right-of-way dedicated should be shown, including corner clips and deceleration/turn lanes on the plat
- 5) Lot and block numbers (lot number are numbers; and block numbers are letters), square footage, and other description according to the real estate records of the city or county auditor and recorder; also, designation of the proposed uses of land within the subdivision.
- 6) All parcels of land intended to be dedicated for public use or reserved in the deeds for the use of all property owner(s) in the proposed subdivision, together with the purpose or limitations of such reservations.
- 7) The layout, numbers, set-back lines, and approximate dimensions of proposed lots, blocks, parks, etc.
- 8) Location of proposed fire hydrants and fire lanes
- 9) USPS Postmaster approved location of mailboxes (if cluster mailboxes)
- 10) Proposed building lines with square footage and proposed use
- 11) Proposed Parking layout

☐ Table showing the following information:

- 1) Listing of the lots with square footage, and the associated lot widths at the front building line
- 2) Square footage of total building footprint and of each land use (if known)
- 3) Number of required and provided parking spaces
- 4) Required and provided total landscaped area and front yard landscaped area





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- ☐ Existing and proposed FEMA 100-year floodplain boundaries and elevation. Include minimum finished floor elevations (minimum 2 feet above the 100-year elevation) of all lots adjacent to floodplain. If the site does not contain a floodplain, note that: "No 100-year floodplain exists on the site." A Floodplain reclamation study will be required with Final Plat if necessary.
- ☐ 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 services, wastewater services, franchise utilities, street lighting, and stormwater detention (ex: preliminary drainage plans, preliminary utility plans, floodplain study, traffic impact study etc.).
- ☐ Two (2) copies of the typical cross-sections of proposed streets showing the width of pavement, type of pavement, and location and widths of sidewalks when not in conformance with standard details.
- ☐ Approval Block:

The following notice shall be placed on the face of each preliminary plat by the subdivider:

**"Preliminary Plat for Review Purposes Only"**

**The following certificates shall be placed on the preliminary plat by the**

**subdivider:** Approved for Preparation of Final Plat

\_\_\_\_\_  
City of Sanger, TX  
Planning & Zoning Commission

\_\_\_\_\_  
Date



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

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



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- ☒ The accurate outline description of all property which is offered for dedication for public use, such as parks, etc., with the purpose indicated thereon, and all property that may be reserved by deed covenant for the common use of the property owners in the subdivision.
- ☐ A signed and notarized copy of private restriction (if any), that are filed for record in the office of the County Clerk shall be provided with the Final Plat.
- ☒ Name and addresses of the owner, subdivider, engineer, and surveyor.

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

- ☒ North point, written and graphic scale, and date.
- ☒ 3"x3" recording box at the lower right hand corner.
- ☒ A Title Block with the following information shall be provided on each page:
  - 1) Plat Type (ex: "Final Plat", "Preliminary Plat", etc.)
  - 2) Name of the proposed development/addition/subdivision
  - 3) Total number of lots and HOA/Open Space lots
  - 4) Survey name and abstract number
  - 5) Gross acreage
  - 6) Right-of-Way acreage, if dedicated
  - 7) Date of preparation and subsequent revisions
- ☒ Standard Notation to be added on the plat:
  - 1) "All lots comply with the minimum size requirements of the zoning district."
  - 2) "This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due."
  - 3) "All common areas, drainage easements, and detention facilities will be owned and maintained by the HOA/POA. Any common area within the City's right-of-way will require a facilities agreement, to be reviewed and approved by the City."
  - 4) "Notice – selling a portion of this addition by metes and bounds is a violation of City ordinance and State Law and is subject to fines and withholding of utilities and building permits."
  - 5) "This plat does not alter or remove existing deed restrictions, if any, on this property."
  - 6) "Minimum finished floor elevations are at least 2 feet above the 100 year flood plain."
  - 7) "The subject property does not lie within a 100 – year floodplain according to Community Panel No. \_\_\_\_\_, dated \_\_\_\_\_, of the National Flood Insurance Rate Maps for Denton County, Texas."
  - 8) "The purpose of this plat is \_\_\_\_\_ [state the purpose] \_\_\_\_\_"
  - 9) "Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD '83)"





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- ☐ The name, address and phone number of all utilities providing service to the development is required. A signature from each provider or a will-serve letter, signifying their ability to provide service to the subdivision is required.
- ☒ Location map showing existing and proposed streets and thoroughfares covering an area at least one thousand feet (1000') outside the proposed subdivision.
- ☐ One paper copy (24"x36") and one soft copy (pdf) of approved civil/construction plans, along with GIS/CAD files for all approved public improvements on a CD/DVD.
- ☐ For Conveyance Plats Only: All conveyance plats must be titled "Conveyance Plat" and carry the following text:

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



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

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

**"State of Texas  
County of Denton**

*I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made on the ground under my supervision.*

(Engineer or Surveyor's Seal)

\_\_\_\_\_  
Licensed Professional Engineer OR  
Registered Public Land Surveyor Texas R.P.L.S. No. \_\_\_\_\_ Date"

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

**"State of Texas  
County of Denton**

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

(Metes and Bounds Description of Boundary)

**NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:**

*THAT \_\_\_\_\_, acting herein by and through its duly authorized officer, does hereby adopt this plat designating the hereinabove described property as \_\_\_\_\_ (lot/block/subdivision), an addition to the City of Sanger, Texas, and does hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, fire lanes, drive aisles, parks, and watercourses, and to the public use forever easements for sidewalks, storm drainage facilities, utilities and any other property necessary to serve the plat and to implement the requirements of the subdivision regulations and other City codes and do hereby bind ourselves, our heirs, successors and assigns to warrant and to forever defend the title on the land so dedicated. Further, the undersigned covenants and agrees that he/she shall maintain all easements and facilities in a state of good repair and functional condition at all times in accordance with City codes and regulations. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be installed, if approved by the City of Sanger. The City of Sanger and public utility entities shall have the right to access and maintain all respective easements without the necessity at any time of procuring permission from anyone.*

WITNESS MY HAND this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Owner  
\_\_\_\_\_  
Title and Company (if applicable)"

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

"State of Texas  
County of Denton

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

Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public in and for the State of Texas

\_\_\_\_\_  
Type or Print Notary's Name

My Commission Expires \_\_\_\_\_."

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

"Approved and Accepted

\_\_\_\_\_  
Chairman, Planning & Zoning Commission

\_\_\_\_\_  
e City of Sanger, TX

\_\_\_\_\_  
Date

\_\_\_\_\_  
Mayor  
City of Sanger, TX

\_\_\_\_\_  
Date

Attested by

\_\_\_\_\_  
City Secretary  
City of Sanger, TX"

\_\_\_\_\_  
Date

City of Sanger  
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#### VACATING PLAT CHECKLIST

- ☐ A letter signed by the property owner(s) indicating their consent. If the property owner information does not match the Denton Central Appraisal District record, then information related to the purchase must be provided.
- ☐ Current tax certificate(s) indicating all taxes for the subject property have been paid to the current year (available from Denton Central Appraisal District). Tax statements printed from the DCAD website (pdf) are acceptable in lieu of the original certificate(s). Original tax certificates shall be required for recording the plat at the County.
- ☐ Letter of Intent that should include
  - 1) Existing legal description (subdivision name, lot(s), block(s));
  - 2) Original legal description that will be resumed upon plat vacation;
  - 3) Explain the location of all structures on the property.
  - 4) The contact information of the person(s) preparing the submitted documents
  - 5) The designated point of contact for future correspondence
  - 6) The intent of the plat application
  - 7) A request that the plat be reviewed and considered by the appropriate approval body
- ☐ A signed and notarized affidavit filled out completely and accurately by the land owner for the type pf plat that is proposed to be vacated must be included.
- ☐ A map(s) showing the location, size, use and arrangement of all buildings/structures showing height in stories and feet, total floor area, total square feet of ground area coverage of existing buildings which will remain, if any, and the location, designation and total area of all usable open space.
- ☐ Vicinity Map

To whom it may concern,

I am writing to express my intent to prepare a subdivision plat for the property located at 105 North Berry Street (Sanger ISD – Sanger Middle School). The proposed subdivision will create ONE new lot from unplatted acreage and will comply with all local zoning and land use regulations.

I would like to request that the plat be reviewed by your organization as soon as possible, and I am available to answer any questions or provide additional information as needed. I look forward to working with you to bring this project to fruition.

Sincerely,

Anthony Crowley

Crowley Surveying

RPLS #6484

Contact information:

Surveyor:

Anthony Crowley

Crowley Surveying

4251 FM2181 #230-484

Corinth, TX 76210

469-850-2757

Owner:

Sanger ISD

601 Elm St

Sanger, TX 76266

940-458-7438



**DATE: 09/05/2023**

**1<sup>st</sup> REVIEW COMMENTS – Final Plat (Sanger Middle School)**

The request is for a Final Plat of Sanger Middle School containing 1 lot, being approximately 28.791 acres in the H. TIERWESTER SURVEY, ABSTRACT NO 1241, prepared by Crowley Surveying, submitted on 08/16/2023. 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. Show centerline of existing streets. Dimensions from centerline to edges of existing and proposed right-of-way on both sides of centerline.
2. In title block show right-of-way acreage if dedicated.
3. List the name address and phone numbers of all utilities providing service to the development.
4. Add certificate of ownership.
5. Correct approval block to match checklist.
6. Block needs to be a letter (A) not a number.

**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, September 11, 2023, and the City Council meeting on Monday, October 2, 2023.