

PLANNING & ZONING COMMISSION

MEETING AGENDA

DECEMBER 08, 2025, 6:00 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.

CONSENT AGENDA

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

1. Consideration and possible action of the minutes from November 12, 2025 meeting.

PUBLIC HEARING ITEMS

2. Conduct a public hearing on a request for a Specific Use Permit (SUP) for a Temporary Concrete Batching Plant use for Lane Ranch Phase 5, being approximately 26.102 acres of land described as A0029A R. BEEBE, TR 56A and 56B(1) within the City of Sanger and generally located north of McReynolds Rd, approximately 1245 feet east of the intersection of McReynolds Rd and LakeRidge Dr.

ACTION ITEMS

3. Consideration and possible action on a request for a Specific Use Permit (SUP) for a Temporary Concrete Batching Plant use for Lane Ranch Phase 5, being approximately 26.102 acres of land described as A0029A R. BEEBE, TR 56A and 56B(1) within the City of Sanger and generally located north of McReynolds Rd, approximately 1245 feet east of the intersection of McReynolds Rd and LakeRidge Dr.

4. Consideration and possible action on a Minor Plat of Rangers Elite Field Addition being approximately 9.602 acres of land within the A0792A J. MORTON, TR 53B(PT), within the City of Sanger, generally located on the east side of Keith Dr, approximately 994 feet north of the intersection of Keith Dr and W Chapman.
5. Consideration and possible action on electing officers for the Planning and Zoning Board.

FUTURE AGENDA ITEMS

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

INFORMATIONAL ITEMS

6. Discuss platting process.

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 that is readily accessible to the general public at all times and was posted on the City of Sanger website on November 25, 2025, at 10:30 AM.

Shelley Warner, Secretary

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

PLANNING & ZONING COMMISSION

MEETING MINUTES

NOVEMBER 10, 2025, 6:00 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

There being a quorum Commissioner Miller called the Planning and Zoning meeting to order at 6:01 P.M

BOARD MEMBERS PRESENT:

Commissioner, Place 1	Charles Wood
Commissioner, Place 2	Jon Knabe
Commissioner, Place 3	Stephanie Holzer
Commissioner, Place 4	Timothy Skaggs
Commissioner, Place 5	Luke Leissner
Commissioner, Place 6	Jason Miller
Commissioner, Place 7	Randy Rippey

BOARD MEMBERS ABSENT:

Commissioner, Alternate Lisa Cabrera

STAFF MEMBERS PRESENT:

Director of Development Services Ramie Hammonds, and Secretary Shelley Warner

INVOCATION AND PLEDGE

Pledge was led by Commissioner Skaggs.

CITIZENS COMMENTS

No citizens came forward.

CONSENT AGENDA

All consent items were read together by Commissioner Miller at 6:12 p.m.

1. Consideration and possible action of the minutes from October 13, 2025 meeting.

Commissioner Miller makes a motion to approve the consent agenda. Commissioner Skaggs seconded the motion.

Voting Yea: Commissioner Leissner, Commissioner Knabe, Commissioner Wood, Commissioner Holzer and Commissioner Rippey.

The motion passes unanimously.

ACTION ITEMS

2. Consideration and possible action on a request for a replat of McCormick Addition Blk A Lot 1 and Lot 2, being approximately 9.605 and Kennington Addition Blk A Lot 3, being approximately 4.49 acres of land within the City of Sanger's ETJ, generally located on the north side of Lois Road East, approximately 735 feet east of the Santa Fe Railroad.

Commissioner Miller read the item.

Director Hammonds presented the item and noted all comments have been met. 11 notices were mailed. 1 response in-favor was received. Staff recommends approval.

Commissioner Leissner makes a motion to approve the item. Commissioner Knabe seconded the motion.

Voting Yea: Commissioner Miller, Commissioner Skaggs, Commissioner Wood, Commissioner Holzer, and Commissioner Rippey.

The motion passes unanimously.

3. Consideration and possible action on a Final Plat of Victory at Sanger Addition, being approximately 4.47 acres of land described as A1241A TIERWESTER, TR 61, within the City of Sanger, generally located on the southwest corner of the intersection of FM 455 and N. Tejas Dr.

Commissioner Miller read the item.

Director Hammonds presented the item and noted all comments have been met. Staff recommends approval.

Commissioner Miller makes a motion to approve the item. Commissioner Rippey seconded the motion.

Voting Yea: Commissioner Skaggs, Commissioner Wood, Commissioner Holzer, Commissioner Knabe, and Commissioner Leissner.

The motion passes unanimously.

4. Consideration and possible action on a Replat of Belz Road Retail Addition and Sanger Exchange West being approximately 8.205 acres of land described as Belz Road Retail Addition, Blk A, Lot 5, Blk B Lot 2, Sanger Exchange West Sec 1 Blk A, Lot 1 and 2 and within the City of Sanger, generally on the north side of FM 455 W, approximately 930 feet west of the intersection of FM 455 W and I-35.

Commissioner Miller read the item.

Director Hammonds presented the item and noted all comments have been met. 31 notices were mailed. No responses were received. Staff recommends approval.

Commissioner Leissner makes a motion to approve the item. Commissioner Skaggs seconded the motion.

Voting Yea: Commissioner Rippey, Commissioner Wood, Commissioner Holzer, Commissioner Knabe, and Commissioner Miller.

The motion passes unanimously.

5. Consideration and possible action on a replat of Lois Road Estates Subdivision Filing No. 1, being approximately 17.136 acres of land described as A0029A R. BEEBEE, TR 107, within the City of Sanger, generally located on the south side of Lois Rd approximately 1219 feet west of the intersection of Marion Rd and Lois Rd.

Commissioner Miller read the item.

Director Hammonds presented the item and noted all comments have been met. 66 notices were mailed. No responses were received. Staff recommends approval.

Commissioner Leissner asked questions. Director Hammonds and the applicant, Rick Norris, responded.

Commissioner Skaggs makes a motion to approve the item. Commissioner Wood seconded the motion.

Voting Yea: Commissioner Miller, Commissioner Leissner, Commissioner Holzer, Commissioner Knabe, and Commissioner Rippey.

The motion passes unanimously.

6. Consideration and possible action on a replat of Lois Road Estates Subdivision Filing No. 2, being approximately 11.287 acres of land described as A0029A R. BEEBEE, TR 107, within the City of Sanger, generally located on the south side of Lois Rd approximately 1219 feet west of the intersection of Marion Rd and Lois Rd.

Commissioner Miller read the item.

Director Hammonds presented the item and noted all comments have been met. 66 notices were mailed. No responses were received. Staff recommends approval.

Commissioner Miller makes a motion to approve the item. Commissioner Skaggs seconded the motion.

Voting Yea: Commissioner Wood, Commissioner Leissner, Commissioner Holzer, Commissioner Knabe, and Commissioner Rippey.

The motion passes unanimously.

7. Consideration and possible action on a request for a replat of Lois Road Estates Subdivision Filing No. 3, being approximately 10.075 acres of land described as A0029A R. BEEBEE, TR 107, within the City of Sanger, generally located on the south side of Lois Rd approximately 1219 feet west of the intersection of Marion Rd and Lois Rd.

Commissioner Miller read the item.

Director Hammonds presented the item and noted all comments have been met. 66 notices were mailed. No responses were received. Staff recommends approval.

Commissioner Holzer and Commissioner Leissner asked questions. Director Hammonds responded.

Commissioner Miller makes a motion to approve the item. Commissioner Knabe seconded the motion.

Voting Yea: Commissioner Wood, Commissioner Leissner, Commissioner Holzer, Commissioner Skaggs, and Commissioner Rippey.

The motion passes unanimously.

8. Consideration and possible action on a request for a replat of Lois Road Estates Subdivision Filing No. 4, being approximately 15.037 acres of land described as A0029A R. BEEBEE, TR 107, within the City of Sanger, generally located on the south side of Lois Rd approximately 1219 feet west of the intersection of Marion Rd and Lois Rd.

Commissioner Miller read the item.

Director Hammonds presented the item and noted all comments have been met. 66 notices were mailed. No responses were received. Staff recommends approval.

Commissioner Leissner makes a motion to approve the item. Commissioner Miller seconded the motion.

Voting Yea: Commissioner Knabe, Commissioner Wood, Commissioner Holzer, Commissioner Skaggs, and Commissioner Rippey.

The motion passes unanimously.

9. Consideration and possible action on a replat of Lois Road Estates Subdivision Filing No. 5, being approximately 13.493 acres of land described as A0029A R. BEEBEE, TR 107, within the City of Sanger, generally located on the south side of Lois Rd approximately 1219 feet west of the intersection of Marion Rd and Lois Rd.

Commissioner Miller read the item.

Director Hammonds presented the item and noted all comments have been met. 66 notices were mailed. No responses were received. Staff recommends approval.

Commissioner Leissner makes a motion to approve the item. Commissioner Miller seconded the motion.

Voting Yea: Commissioner Wood, Commissioner Knabe, Commissioner Holzer, Commissioner Skaggs, and Commissioner Rippey.

The motion passes unanimously.

10. Consideration and possible action on a replat of Lois Road Estates Subdivision Filing No. 6, being approximately 0.988 acres of land described as A0029A R. BEEBEE, TR 107, within the City of Sanger, generally located on the south side of Lois Rd approximately 1219 feet west of the intersection of Marion Rd and Lois Rd.

Commissioner Miller read the item.

Director Hammonds presented the item and noted all comments have been met. 66 notices were mailed. No responses were received. Staff recommends approval.

Commissioner Wood makes a motion to approve the item. Commissioner Rippey seconded the motion.

Voting Yea: Commissioner Leissner, Commissioner Knabe, Commissioner Holzer, Commissioner Skaggs, and Commissioner Miller.
The motion passes unanimously.

FUTURE AGENDA ITEMS

Director Hammonds asked the Board for any special request items. Commissioner Wood suggested adding an item to vote for new chairpersons for the January meeting.

INFORMATIONAL ITEMS

No items were discussed

ADJOURN

There being no further items Commissioner Miller adjourns the meeting at 6:19 P.M.



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: December 8, 2025

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Conduct a public hearing on a request for a Specific Use Permit (SUP) for a Temporary Concrete Batching Plant use for Lane Ranch Phase 5, being approximately 26.102 acres of land described as A0029A R. BEEBE, TR 56A and 56B(1) within the City of Sanger and generally located north of McReynolds Rd, approximately 1245 feet east of the intersection of McReynolds Rd and LakeRidge Dr.

SUMMARY:

- The applicant is proposing a Temporary Batch Plant.
- The batch plant will be used to pave the new roads located in Lane Ranch Phase 5.
- The applicant is requesting a term of 6 months for the SUP.
- The Temporary Batch Plant would be set up onsite.
- This will reduce the number of concrete trucks on the roadways.
- Staff mailed 8 notices and, at the time of this report, has not received any responses.

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

GL Account: N/A

RECOMMENDED MOTION OR ACTION:

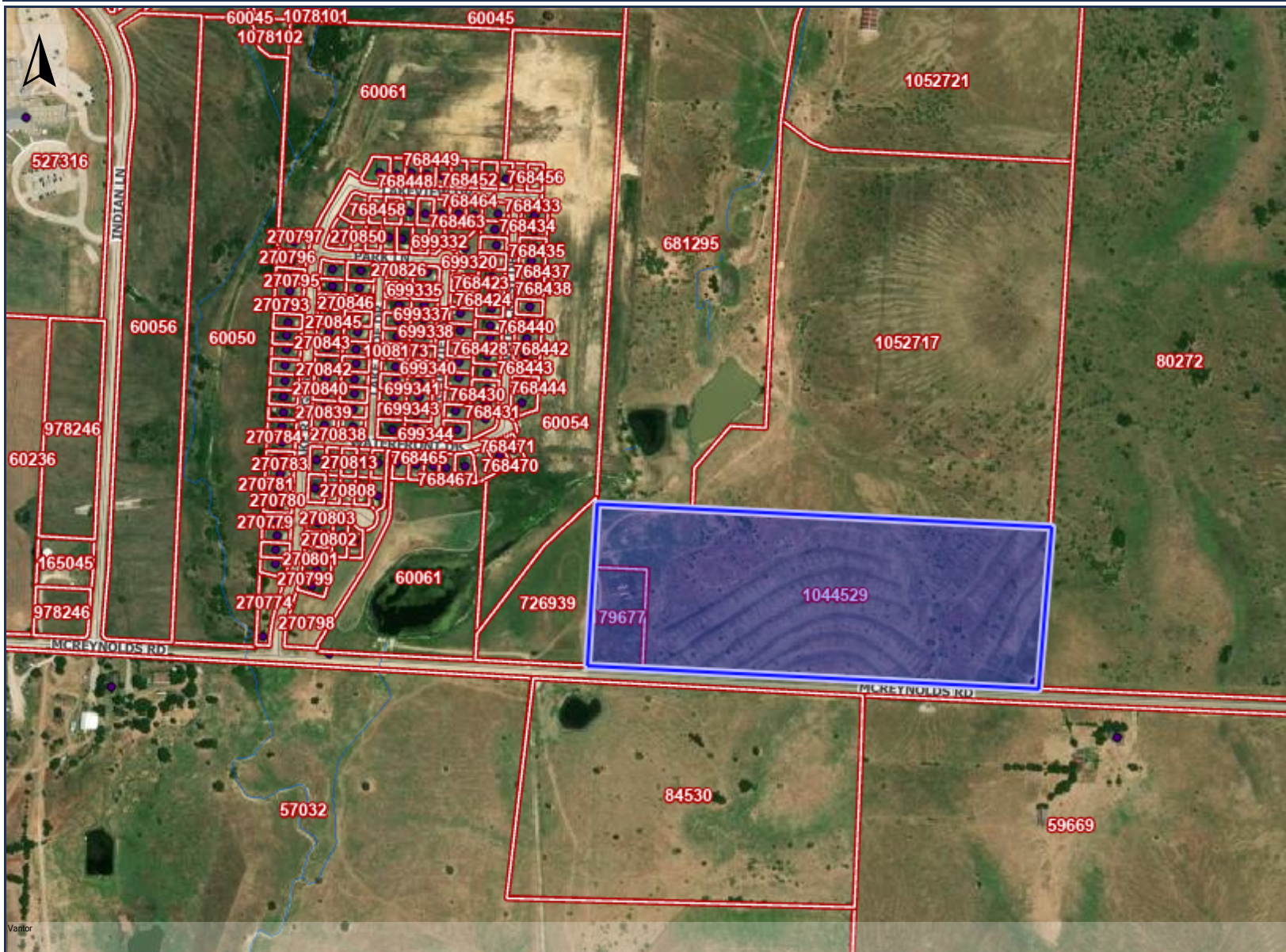
N/A

ATTACHMENTS:

Location Map

Denton County Landmark Map

Item 2.



Legend

DCAD (Property Lines)

Parcels



Planning and Zoning

Planning and Zoning



WATER WELL



PERMITS

Aubrey Outer Boundary



Public Safety

Addresses 911



Lakes and Streams

Streams



0 500 1000
ft

<https://www.dentoncounty.gov/1147/Geographic-Information-Systems-GIS>

11/19/2025 4:25:28 PM

Notes:

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

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





PLANNING & ZONING COMMISSION COMMUNICATION

DATE: December 8, 2025

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on a request for a Specific Use Permit (SUP) for a Temporary Concrete Batching Plant use for Lane Ranch Phase 5, being approximately 26.102 acres of land described as A0029A R. BEEBE, TR 56A and 56B(1) within the City of Sanger and generally located north of McReynolds Rd, approximately 1245 feet east of the intersection of McReynolds Rd and LakeRidge Dr.

SUMMARY:

- The applicant is proposing a Temporary Batch Plant.
- The batch plant will be used to pave the new roads located in Lane Ranch Phase 5.
- The applicant is requesting a term of 6 months for the SUP.
- The Temporary Batch Plant would be set up onsite.
- This will reduce the number of concrete trucks on the roadways.
- Staff mailed 8 notices and, at the time of this report, has not received any responses.

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

GL Account: N/A

RECOMMENDED MOTION OR ACTION:

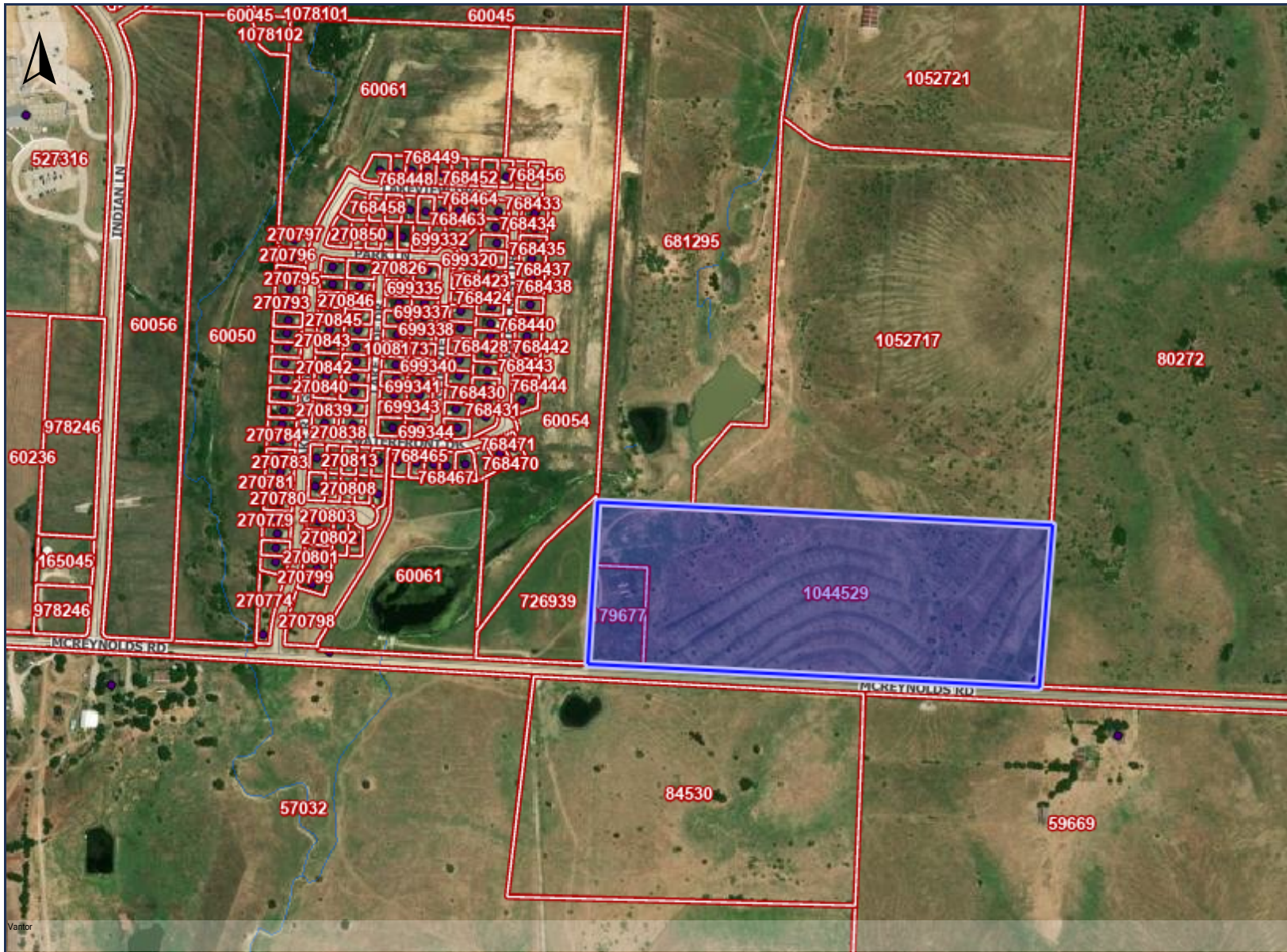
Staff recommends APPROVAL.

ATTACHMENTS:

Location Map
Site Plan
Application
Letter of Intent

Denton County Landmark Map

Item 3.



Legend

DCAD (Property Lines)

Parcels

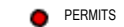


Planning and Zoning

Planning and Zoning



WATER WELL



PERMITS

Aubrey Outer Boundary



Public Safety

Addresses 911



Lakes and Streams

Streams



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

ZONING CHANGE/SUP APPLICATION

☐

Zoning Change

☒

Specific Use Permit

Applicant		Owner (if different from applicant)	
Name:	Thomas Mansfield	Name:	Jonathan Wang
Company:	L.H. Lacy, LTD.	Company:	Benison Home, LLC
Address:	1880 Crown Dr, Ste 1200	Address:	101 Forest Bend Dr
City, State, Zip	Dallas, TX 75234	City, State, Zip	Coppell, TX 75019
Phone:	(214) 357-0146	Phone:	(214) 316-2256
Fax:	-	Fax:	-
Email:		Email:	

Submittal Checklist

<input type="checkbox"/>	Site Plan (for Specific Use Permits Only)
<input type="checkbox"/>	Letter of Intent
<input type="checkbox"/>	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.):

North side of McReynolds Road, just east of Lake Ridge Drive
26.105 acres (124 Residential lots, 9 HOA lots)

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

Temporary Concrete Batch Plant

Owner Signature

Jonathan Wang

Date

10/29/2025

Applicant Signature

Tom Mansfield

Date

10/29/2025



CIVIL CONSTRUCTION AS PLANNED

Item 3.

November 3rd, 2025

RE: Letter of Intent – [REDACTED]

The purpose of this letter is to state L.H. Lacy Company's intention to utilize a Temporary Concrete Batch Plant during Paving Operations for the new subdivision development Lane Ranch Phase 5 located on the north side of McReynolds Road, just east of Lake Ridge Drive. L.H. Lacy Company intends to have the Temporary Concrete Batch Plant onsite for approximately two weeks in late December 2025/early January 2026. Please note that timelines in construction are fluid, and at the time of this letter being drafted, it is extremely difficult to provide specific dates for those two weeks. Many factors, such as weather & scheduling of other unrelated projects, can affect this timeline.

Please call me at the number listed below if you have any questions or concerns regarding this application.

Sincerely,

Thomas Mansfield
Office Manager

[REDACTED]
[REDACTED]






SITE MAP

TEMPORARY CONC. BATCH PLANT

L.H. LACY COMPANY

LANE RANCH PH 5



	Construction Entrance/Exit
	Port-a-Johns
	Batch Plant
	Stockpiles
	



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: December 8, 2025

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on a Minor Plat of Rangers Elite Field Addition being approximately 9.602 acres of land within the A0792A J. MORTON, TR 53B(PT), within the City of Sanger, generally located on the east side of Keith Dr, approximately 994 feet north of the intersection of Keith Dr and W Chapman.

SUMMARY:

- The site is zoned AG.
- The purpose is to create a lot of record.
- It will have access from Union Hill Road.
- The plan is to develop a sports field on this lot.
- The site will be served by Bolivar Water and Coserv Electric. It will on-site sewer.

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

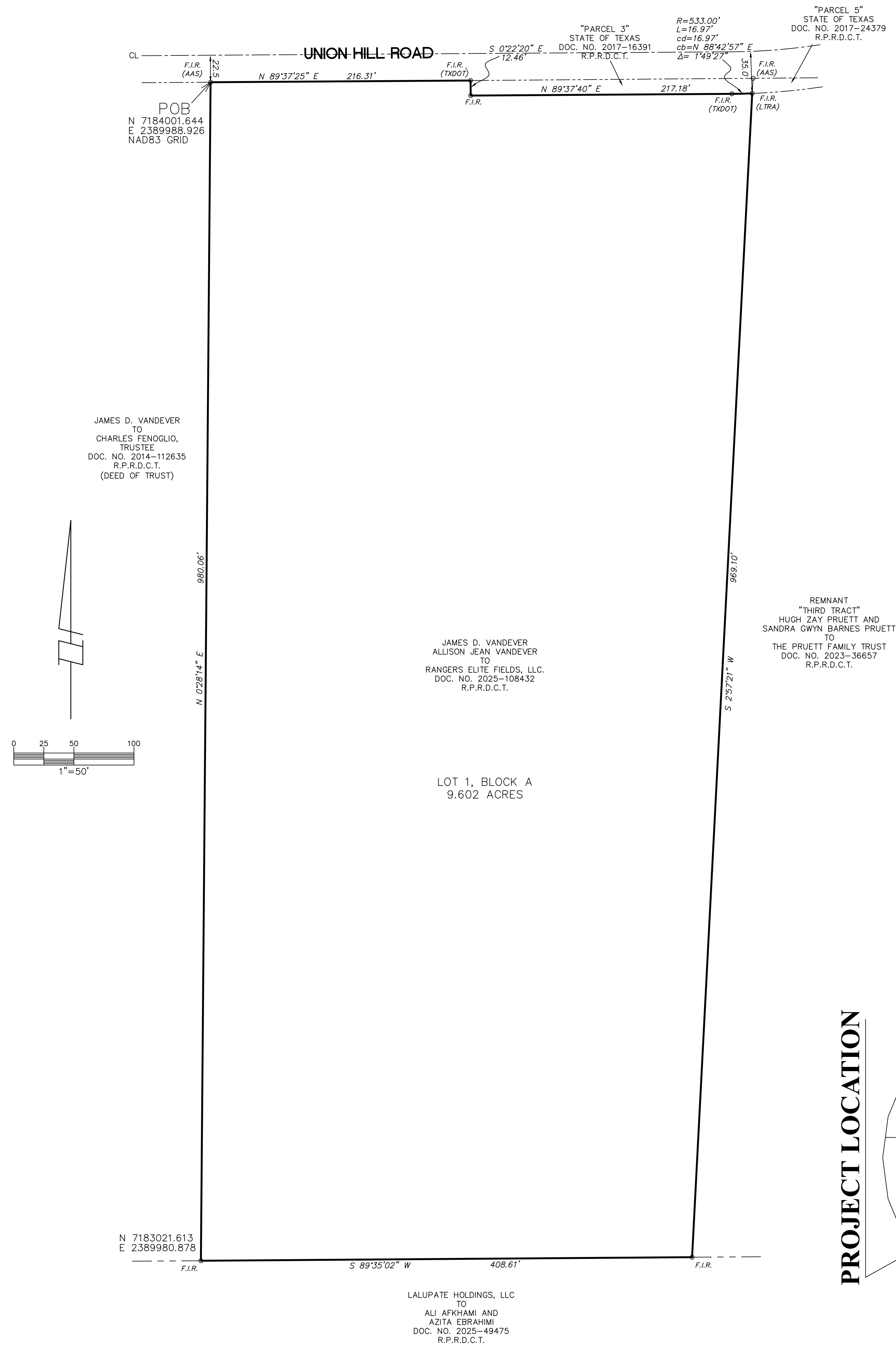
GL Account: N/A

RECOMMENDED MOTION OR ACTION:

Staff recommends DENIAL on the condition that not all comments have been satisfied.

ATTACHMENTS:

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



OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS
COUNTY OF DENTON

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

BEING all that certain lot, tract, or parcel of land situated in the J. Morton Survey Abstract Number 792 in the City of Sanger, Denton County, Texas, being all that certain tract of land described in a deed of trust from James D. Vandever to Charles Fenoglio, Trustee recorded under Document Number 2014-112635, Real Property Records, Denton County, Texas and being more particularly described as follows:

BEGINNING at a capped iron rod marked AAS found for corner in the south line of Union Hill Road, a public roadway, said point being the northeast corner of that certain tract of land described in a deed of trust from James D. Vandever to Charles Fenoglio, Trustee recorded under Document Number 2014-112635, Real Property Records, Denton County, Texas;

THENCE N 89° 37' 25" E, 216.31 feet with said south line of Union Hill Road to a capped iron rod marked TXDOT found for corner, said point being the northwest corner of that to the certain "Parcel 3" conveyed State of Texas, recorded under Document Number 2017-16391, Real Property Records, Denton County, Texas;

THENCE S 00° 22' 20" E, 12.46 feet with said south line of Union Hill Road and with the west line of said "Parcel 3" conveyed State of Texas to an iron rod found for corner;

THENCE N 89° 37' 40" E, 217.18 feet with said south line of Union Hill Road and with the south line of said "Parcel 3" conveyed State of Texas to a capped iron rod marked TXDOT found for corner;

THENCE along the arc of a curve to the left having a central angle of 01° 49' 27", a radius of 533.00 feet, an arc length of 16.97 feet, whose chord bears N 88° 42' 57" E, 16.97 feet with said south line of Union Hill Road and with the said south line of said "Parcel 3" conveyed State of Texas to a capped iron rod marked LTRA found for corner, said point the southwest corner of that to the certain "Parcel 5" conveyed State of Texas, recorded under Document Number 2017-24379, Real Property Records, Denton County, Texas said point also being the northwest corner of the remnant of that certain tract of land conveyed by deed from Hugh Zay Pruett and Sandra Gwyn Barnes Pruett to the Pruitt Family Trust recorded under Document Number 2023-36657, Real Property Records, Denton County, Texas;

THENCE S 02° 57' 21" W, 969.10 feet with said west line of said Pruett Family Trust tract to an iron rod found for corner in the north line of that certain tract of land conveyed by deed from Lalupate Holdings, LLC to Ali Afkhami and Azita Ebrahimi recorded under Document Number 2025-49475, Real Property Records, Denton County, Texas;

THENCE S 89° 35' 02" W, 408.61 feet with said north line of said Afkhami and Ebrahimi tract to an iron rod found for corner, said point being the southeast corner of said Fenoglio tract;

THENCE N 00° 28' 14" E, 980.06 feet with the east line of said Fenoglio tract to the **PLACE OF BEGINNING** and containing 9.602 acres of land.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT WE, Rangers Elite Fields LLC, acting herein by and through its duly authorized officer does hereby adopt this plat designating the hereinabove described property as **LOT 1, BLOCK A, RANGERS ELITE FIELDS 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 always maintain all easements and facilities in a state of good repair and functional condition in accordance with City codes and regulations. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be installed, if approved by the City of Sanger. The City of Sanger and public entities shall have the right to access and maintain all respective easements without the necessity at any time of procuring permission from anyone.

WITNESS MY HAND this ____ day of _____, 2025.

Vishnu Takkallapelli, authorized representative.

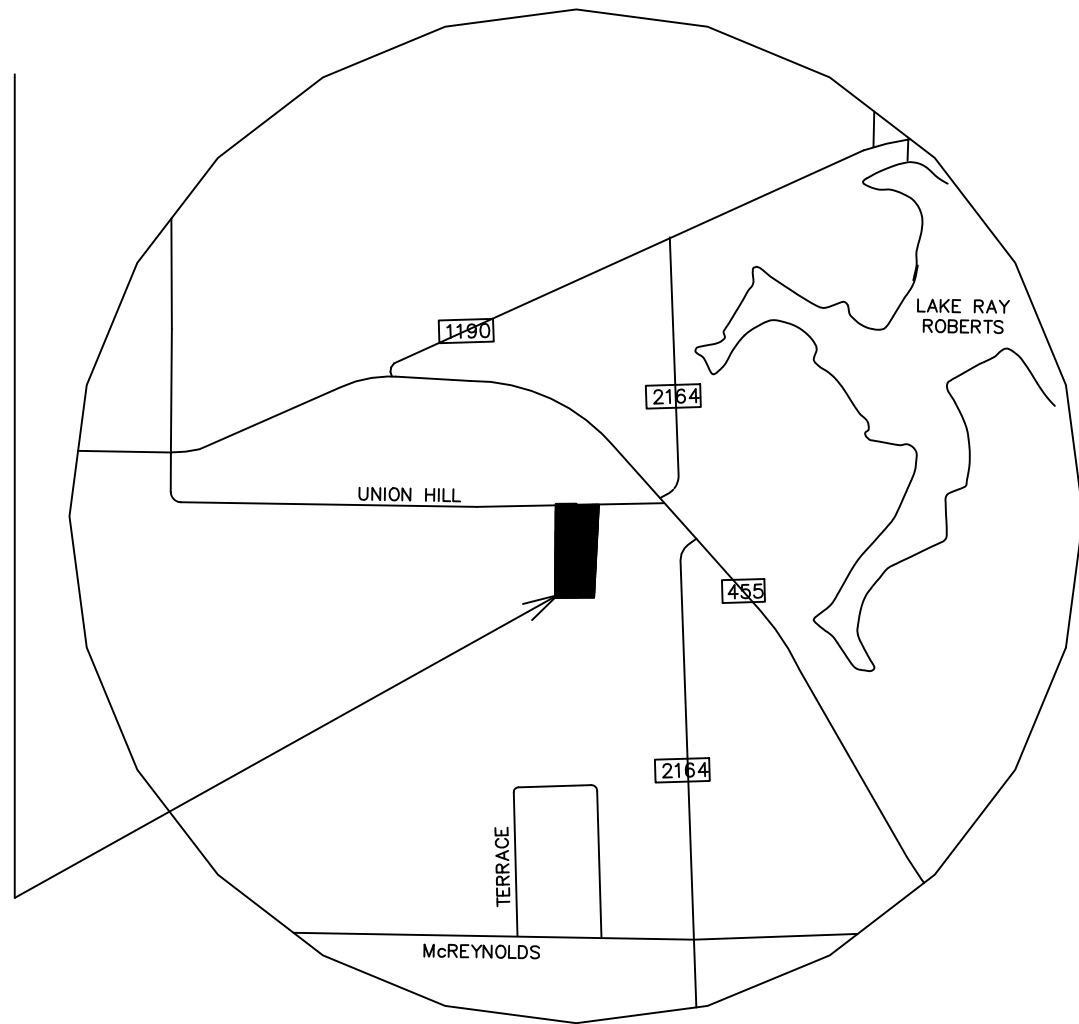
STATE OF TEXAS
COUNTY OF DENTON:

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

Given under my hand and seal of office this ____ day of _____, 2025.

NOTARY PUBLIC
STATE OF TEXAS

PROJECT LOCATION

VICINITY MAP
SCALE 1" = 2000'

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

APPROVED AND ACCEPTED

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

Mayor, City of Sanger, Texas Date

ATTESTED BY

City Secretary, City of Sanger, Texas

CERTIFICATE OF SURVEYOR

I, the undersigned, a registered professional land surveyor in the State of Texas, do hereby certify that this plat is true and correct and was prepared from an actual survey of the property made on the ground under my supervision.

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

NOTES:

- All lots comply with the minimum size requirements of the zoning district.
- This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.
- All common areas, drainage easements, and detention facilities will be owned and maintained by the HOA/property owner. Any common area within the city's right-of-way will require a facilities agreement, to be reviewed and approved by the city.
- 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.
- No portion of subject property lies within a special flood hazard area according to the FLOOD INSURANCE RATE MAP for Denton County and Incorporated Area, Map Number 48121C0230G, dated April 18, 2011. (Subject property lies in Zone X.)
- The purpose of this plat is to legally plat a single lot in order to permit development.
- Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983, as determined from GPS observations.
- Subject property lies within the City Limits of the City of Sanger.
- Water service is provided by Bolivar Water Supply Corporation, 4151 FM 455 W, Sanger, Texas, 76266. TEL. 940-458-3931.
- Electric service is provided by Coserv Electric, 7701 S. Stemmons Fwy, Corinth, Texas, 76210, TEL. 940-321-7800.
- Wastewater utility service will be provided by an onsite sanitary sewer facility permitted through the Denton County Health Department.

OWNER/DEVELOPER
RANGERS ELITE FIELDS, LLC
VISHNU TAKKALLAPELLI
1201 HORSETAIL DR.
LITTLE ELM, TX 75068-4685
814-431-5083

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

FINAL PLAT
LOT 1, BLOCK A OF
RANGERS ELITE FIELDS ADDITION
BEING 9.602 ACRES IN THE
J. MORTON SURVEY A-792
CITY OF SANGER
DENTON COUNTY, TEXAS

LANDMARK
SURVEYORS, L.L.C.
TX FIRM REGISTRATION NO. 10098600

4238 I-35 NORTH
DENTON, TEXAS 76207
(940) 382-4016
FAX (940) 387-9784

DRAWN BY: BTH SCALE: 1"=50' DATE: 29 OCTOBER, 2025 JOB NO: 258187



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

SUBDIVISION APPLICATION☒

Preliminary Plat
Minor Plat

☐

Final Plat/Replat
Amended Plat

☐

Vacating Plat
Conveyance Plat

Applicant

Owner (if different from applicant)

Name: Brad Hamilton	Name: VISHNU TAKKALLAPELLI
Company: LANDMARK SURVEYORS	Company: RANGERS ELITE FIELDS, LLC
Address: 4238 I35 NORTH	Address 1201 HORSETAIL DR.
City, State, Zip: DENTON, TEXAS 76207	City, State, Zip: LITTLE ELM, TX 75068-4685
Phone 940-382-4016	Phone: 814-431-5083
Fax: 940-387-9784	Fax:
Email	Ema

Submittal Checklist

<input type="checkbox"/>	Pre-Application Conference (Date: / /)
<input checked="" type="checkbox"/>	Application Form (Signed by Owner and Applicant)
<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"/>	Applicable Plat Checklist (Completed)
<input checked="" type="checkbox"/>	Additional Required Documents/Traffic & Drainage Studies etc.

Supporting Materials (List if provided):

R Number(s): **537584**

vishnuteja takkallapelli
Owner's Signature

10-31-2025

Date

BRAD HAMILTON
Applicant's Signature

10-29-2025

Date



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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
 - \$600.00 + \$10.00 lot or \$15.00 acre for lot sizes of one acre or more
- Commercial Preliminary or Final Plat / Replat
 - \$700.00 + \$15.00 per acre
- Minor Plat - \$400.00 + \$10.00 per lot, or \$15.00 per acre for lots larger than 1 acre
- Amended Plat - \$400.00 + \$10.00 per lot
- Conveyance Plat - \$400.00 + \$10.00 per lot
- Vacating Plat - \$400.00

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. \$150.00 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 will submit all items requested on the checklist on to Community Core.

APPLICATION FORM: The application form must be completed and signed by the applicant and 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 online portal Community Core 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 through Community Core.



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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
- ☐ 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



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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

☐ 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

☐ 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



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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 and Zoning

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 mete 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.



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- 5) All lot number and lines, with accurate dimensions in feet and hundredths, with bearings and angles to street and alley lines to the nearest second
- ☒ The accurate location, material, and approximate size of all monuments.
 - ☒ The accurate outline description of all property which is offered for dedication for public use, such as parks, etc., with the purpose indicated thereon, and all property that may be reserved by deed covenant for the common use of the property owners in the subdivision.
 - ☒ A signed and notarized copy of private restriction (if any), that are filed for record in the office of the County Clerk shall be provided with the Final Plat.
 - ☒ Name and addresses of the owner, subdivider, engineer, and surveyor.
 - ☒ 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 _____"



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of the National Flood Insurance Rate Maps for Denton County, Texas.”

- 8) “The purpose of this plat is _____ [state the purpose] _____”
9) “Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD ‘83)”

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

- ☒ 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 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”*

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Effective Date: 02/11/2020



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- ☒ 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 always maintain all easements and facilities in a state of good repair and functional condition in accordance with City codes and regulations. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be installed, if approved by the City of Sanger. The City of Sanger and public 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 Texas

County of

Denton



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(cont.)

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

Dat

*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 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

City of Sanger, Texas
Ramie Hammonds
Director of Development Services

October 30, 2025

Ramie,

This is a letter of intent for Rangers Elite Fields LLC Plat:

The developer is Rangers Elite Fields, LLC, Vishnu Takkallapelli as contact for the project, 1201 Horseshoe Drive Little Elm, Texas 75068, Telephone (814) 431-5083

At this time, the intended use of the property is for recreational open space, with no vertical or structural development proposed as part of this plat application. The purpose of this plat is solely to formalize the tract for legal and planning compliance.

There are no additional development plans being submitted or considered at this time.

Please put this under review for a minor plat

A handwritten signature in black ink that reads "JERALD YENSAN". The signature is written in a cursive, flowing style with capital letters.

Sincerely,

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