

PLANNING & ZONING COMMISSION

MEETING AGENDA

JANUARY 09, 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.

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.

PUBLIC HEARING ITEMS

1. Conduct a public hearing on a zoning change from (B-1) Business 1 to (SF-10) Single Family 10 for approximately 0.5877 acres of land, described as MARY H SHIRLEY LOT 7, generally located on the southwest corner of 2nd Street and Church Street.

ACTION ITEMS

2. Consideration and possible action on a zoning change from (B-1) Business 1 to (SF-10) Single Family 10 for approximately 0.5877 acres of land, described as MARY H SHIRLEY LOT 7, generally located on the southwest corner of 2nd Street and Church Street.
3. Consideration and possible action on the Minor Plat of the Mo Addition, being 38.16 acres, located in the City of Sanger's ETJ, and generally located on the south side of FM 455 approximately 1961 feet west of Creekview Road.

4. Consideration and possible action on the Final Plat of the Sanger Storage Addition, being 9.325 acres, located in the City of Sanger, and generally located on the west side of Stemmons Road approximately 192 feet south of Duck Creek Road.
5. Consideration and possible action on the Preliminary Plat of STC Phase 2, being 119.199 acres, located in the City of Sanger, and generally located on the west side of Sanger Circle Addition and west of Montecristo Lane and Bridle Path Lane.

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.

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 January 6, 2023, at 10:00 AM.

/s/ Stefani Dodson
Stefani Dodson, 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 COMMUNICATION

DATE: January 9, 2023

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Conduct a public hearing on a zoning change from (B-1) Business 1 to (SF-10) Single Family 10 for approximately 0.5877 acres of land, described as MARY H SHIRLEY LOT 7, generally located on the southwest corner of 2nd Street and Church Street.

SUMMARY:

- The applicant is proposing to rezone the subject property of approximately 0.5877 acres from (B-1) Business 1 to (SF-10) Single Family-10 zoning.
- The applicant has indicated that he would like to plat to create two residential lots.
- The site currently has one residential home and one accessory building.
- The property has a depth of approximately 156 feet and a width of approximately 209 feet. This would allow for a second lot and be in conformance with the SF-10 zoning regulations.
- The property is surrounded on the north, west, and south by SF-10 and on the east by (I-1) Industrial 1.
- 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 22 public hearing notices to owners of properties within 200 feet of the subject property and at the time of this report had received 1 response in favor.

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

GL Account: N/A

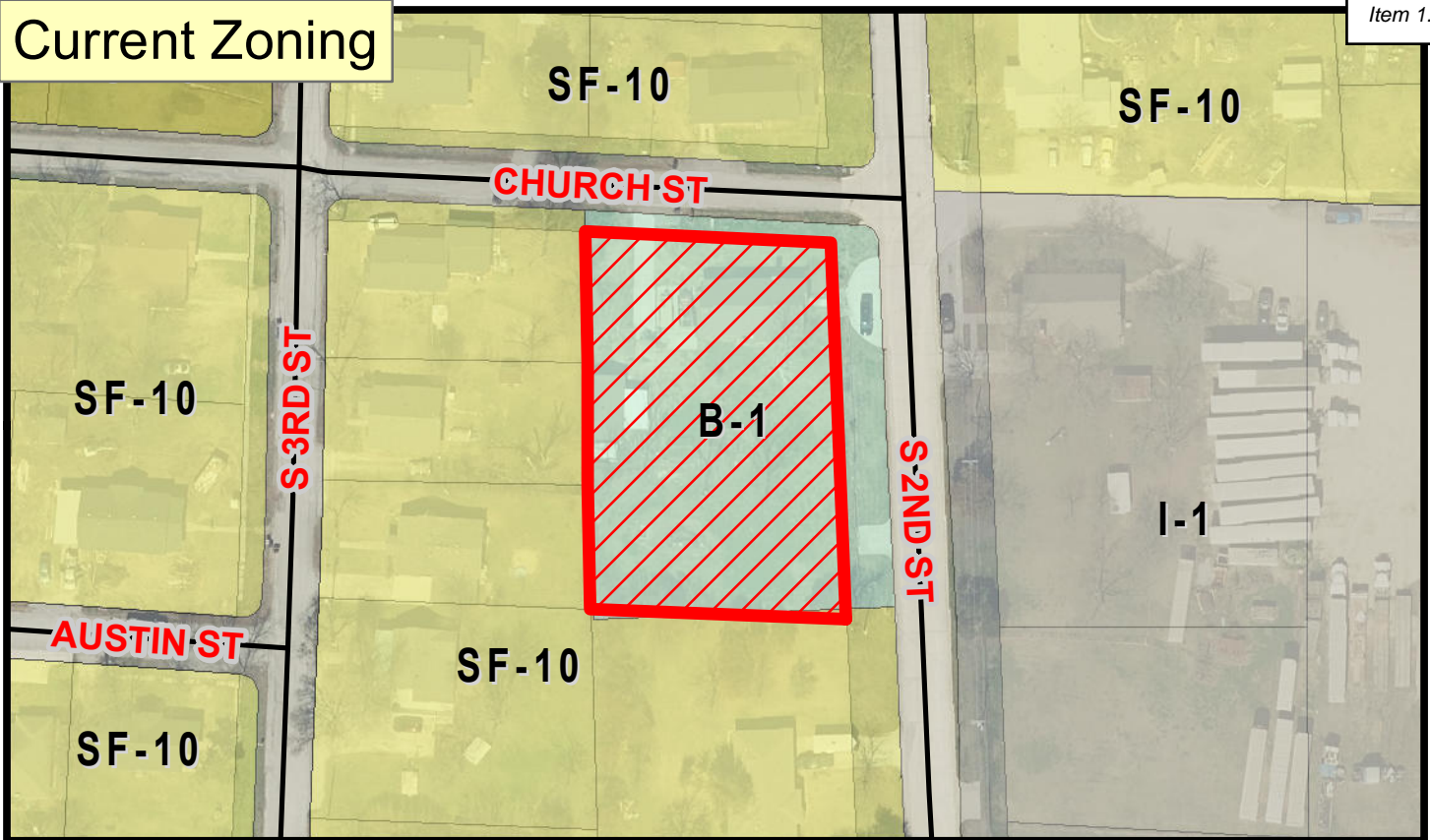
RECOMMENDED MOTION OR ACTION:

N/A

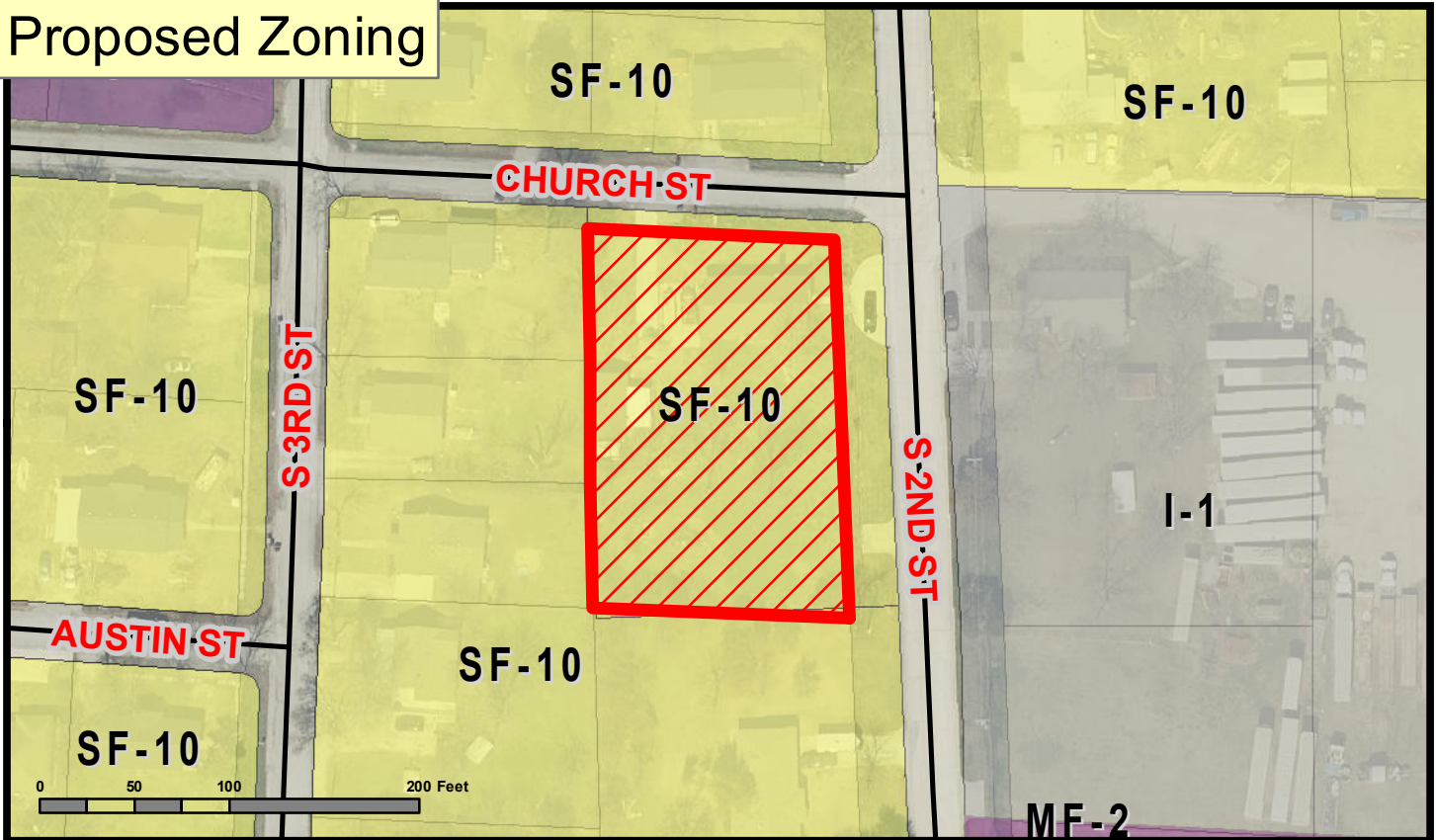
ATTACHMENTS:

Location Map

Current Zoning



Proposed Zoning



SANGER
TEXAS

Location: 503 S. 2nd St.
Zoning Change Request
Project: 22SANZON-0067

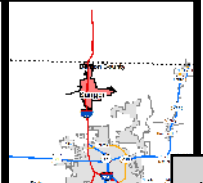


City Limits



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.





PLANNING & ZONING COMMISSION COMMUNICATION

DATE: January 9, 2023

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on a zoning change from (B-1) Business 1 to (SF-10) Single Family 10 for approximately 0.5877 acres of land, described as MARY H SHIRLEY LOT 7, generally located on the southwest corner of 2nd Street and Church Street.

SUMMARY:

- The applicant is proposing to rezone the subject property of approximately 0.5877 acres from (B-1) Business 1 to (SF-10) Single Family-10 zoning.
- The applicant has indicated that he would like to plat to create two residential lots.
- The site currently has one residential home and one accessory building.
- The property has a depth of approximately 138 feet and a width of approximately 200 feet. This would allow for a second lot that would be in conformance with the SF-10 zoning regulations.
- The property is surrounded on the north, west, and south by SF-10 and on the east by (I-1) Industrial 1.
- 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 22 public hearing notices to owners of properties within 200 feet of the subject property and at the time of this report had received 1 response in favor.

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

GL Account: N/A

RECOMMENDED MOTION OR ACTION:

Staff recommends APPROVAL.

ATTACHMENTS:

Location Map

Application

Letter of Intent

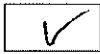
SF-10 Zoning Regulations

Response Form – In Favor

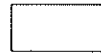


201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
940-458-2059 (office) www.sangertexas.org

ZONING CHANGE/SUP APPLICATION



Zoning Change



Specific Use Permit

Applicant	Owner (if different from applicant)
Name: <u>Michael Morris</u>	Name: <u>Sanger</u>
Company: <u>MTM Properties</u>	Company: <u></u>
Address: <u>2000 Lodgestone dr</u>	Address: <u></u>
City, State, Zip: <u>Corinth, TX, 76210</u>	City, State, Zip: <u></u>
Phone: <u>940-465-8387</u>	Phone: <u></u>
Fax: <u></u>	Fax: <u></u>
Email: <u>Mike_morris10@yahoo.com</u>	Email: <u></u>

Submittal Checklist

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

503 S 2nd St 26,279 sqft lot with a
1490 sqft home on the south east corner.

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

requesting re-zone from D-1 to SF-10

Rachel Thomas
Owner Signature

12-14-2022
Date

Rachel Thomas
Applicant Signature

12-14-2022
Date

Office Use

Fee
Date

MJM PROPERTIES

December 8, 2022

City of Sanger Planning & Zoning

Letter of Intent: 503 S 2nd St

To Whom It May Concern,

503 S 2nd St (otherwise known as MARY H SHIRLEY LOT 7) is a 26,279 square foot lot with a 1,470 square foot residential home located on southeast corner of the lot. There is also a detached garage and storm shelter on the north side of the property.

My intent is to re-zone from the current zoning of B-1 to single-family zoning SF-10. My reason for re-zoning is to improve the current lot by adding a garage for the current home. I also plan on applying for a re-plat with the intention of building a second custom home on the southwest corner of the lot.

If you have any questions, you can contact Mike Morris at 940-465-8387 or by email at mike_morris10@yahoo.com

Sincerely,



Michael Morris

SECTION 52

“SF-10” - SINGLE-FAMILY RESIDENTIAL DISTRICT - 10

General Purpose and Description - This district was previously the Old SF-3 Single-Family Residential District - 3. The Old SF-3 was renamed in May 2010 to SF-10 to prevent confusion with the SF-3 district described in [Section 11](#) of the Zoning Ordinance.

52.1 Permitted Uses:

- A. Uses permitted in the SF-2 through SF-10 districts are outlined in the chart in [Section 30](#).

52.2 Area Regulations:

A. Size of Yards:

1. Minimum Front Yard - Twenty-five feet (25')[.]
2. Minimum Side Yard - eight feet (8'); Twenty feet (20') on corner adjacent to side street. No side yard for allowable nonresidential uses shall be less than twenty-five feet (25').
3. Minimum Rear Yard - Twenty-five feet (25')[.]

B. Size of Lots:

1. Minimum Lot Area - Six thousand five hundred (6,500) square feet[.]
2. Minimum Lot Width - Sixty feet (60')[.]
3. Minimum Lot Depth - One hundred feet (100')[.]

C. Minimum Dwelling Size: One thousand two hundred (1,200) square feet[.]

D. Maximum Lot Coverage: Forty percent (40%) by the main building; Sixty percent (60%) by the main building, accessory buildings, driveways and parking; and any other concrete work, flat work, etc.

E. Parking Regulations: Not less than two (2) off-street parking spaces shall be provided behind the front yard line. Off-street parking spaces and Loading Requirements shall be provided in [Section 32](#).

F. Other Regulations:

1. Accessory Buildings:

- a. Minimum Front Yard - Sixty feet (60')[.]
- b. Minimum Side Yard - Ten feet (10')[.]
- c. Minimum Rear Yard - Ten feet (10')[.]

(Ordinance 05-10-10 adopted 5/3/10)

Response Form

Item 2.

22SANZON-0067

In order for your opinion to be counted, please complete and mail this form to:

Development Services Department

Attn: Ramie Hammonds

P.O. Box 1729

Sanger, TX 76266

You may also email or fax a copy to:

Email: rhammonds@sangertexas.org

Fax: (940) 458-4072

Project No: 22SANZON-0067/ Zoning Change from Business 1 to Single Family 10

Please circle one: ☒ In favor of request ☐ Opposed to request

Comments:

Signature

Brandie Kitchens

Printed Name

Brandie Kitchens

Mailing Address

511 N. 2nd St.

City, State, Zip

Sanger, TX 76266

Phone Number

Email Address

Physical Address of Property within 200 feet

511 N. 2nd St., Sanger



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: January 9, 2023

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on the Minor Plat of the Mo Addition, being 38.16 acres, located in the City of Sanger's ETJ, and generally located on the south side of FM 455 approximately 1961 feet west of Creekview Road.

SUMMARY:

- The applicant is proposing to create 3 residential lots from 6 unplatted tracts.
- This site is located on the south side of FM 455 approximately 1961 feet west of Creekview Road.
- Lot 1 is 7.15 acres, Lot 2 is 23.57 acres, and Lot 3 is 7.44 acres.
- The lots would have access from FM 455 through a 50-foot Fire, Access, and Utility easement.
- There is no access to Lot 2 and Lot 3 from a public way.
- The lots will be serviced by Bolivar Water Supply Corporation and have on-site sanitary sewer facilities.
- The property is located in the City of Sanger's ETJ.

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

Minor Plat

Application

Letter of Intent

Planning Comments

Denton County Comments

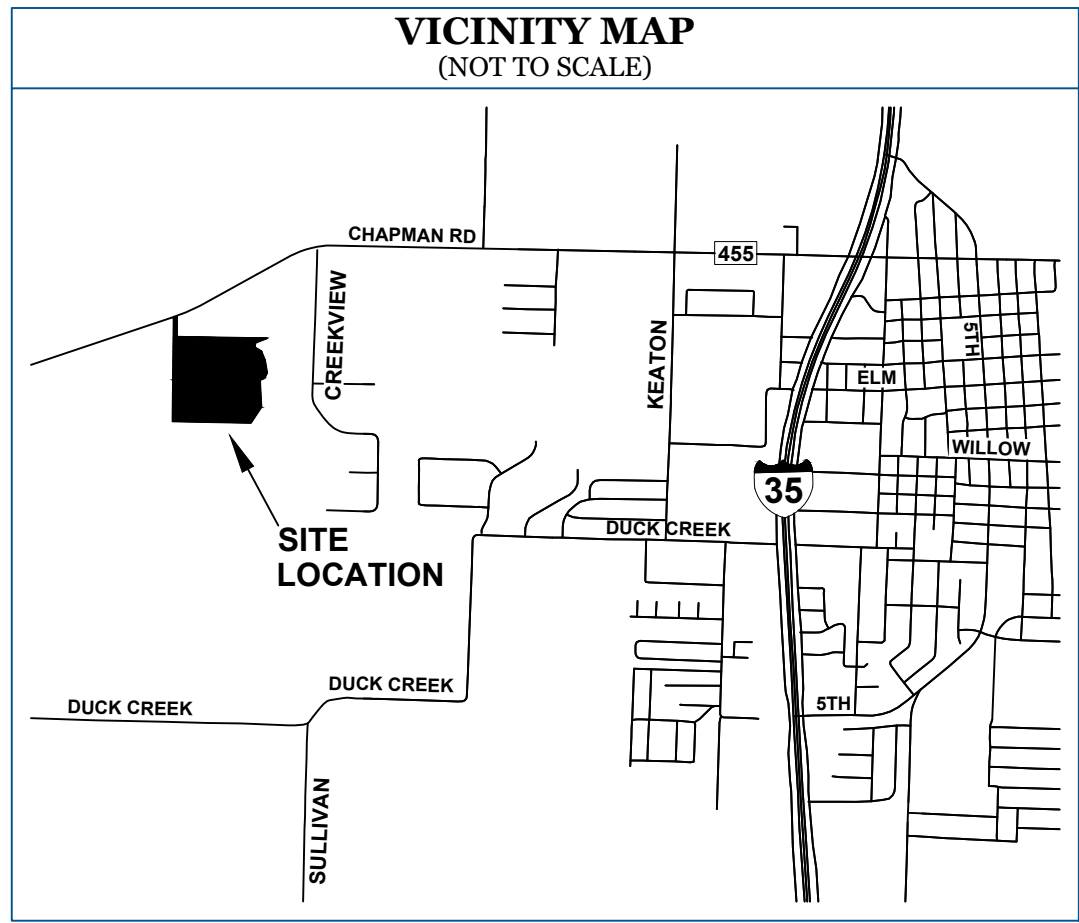


Project Name: MO Addition
Minor Plat
Project: 22SANZON-0066



DISCLAIMER:
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Date: 12/31/2022 3:13:09 PM
Doc Name: 22SANZON-0066_MO Addition Minor Plat





- GENERAL NOTES**
- The purpose of this plat is to create three (3) lots of record from three unplatted tracts of land.
 - This property is located in Zone "AE", Zone "AE" Floodway, Zone "X" Shaded, & Zone "X" Unshaded, as scaled from the F.E.M.A. Flood Insurance rate Map dated April 18, 2011 and is located in Community Number 480074 as shown on Map Number 48121C0205G. The location of the Flood Zone is approximate. For additional information regarding Flood Zone designation, please contact 1-(877) FEMA MAP.
 - The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network, NAD 83(2011) State Plane Coordinate System (Texas North Central Zone - 4202).
 - 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.
 - All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
 - The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network, NAD 83(2011) Datum.
 - Water and Sanitary Sewer, are provided by the City of Sanger, PO Box 1729, Sanger, TX 76286, 940-458-2571. Electric Service is provided by Sanger Electric Utilities, 202 Railroad Ave., Sanger, TX 76266, 940-458-2064.
 - 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 teh HOA/POA. Any common area with in the City's right-of-way will require a facilities agreement, to be reviewed and approved by the City.
 - 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 floodplain.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

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

PRELIMINARY

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

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

Date

STATE OF TEXAS §
COUNTY OF DENTON §

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

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this ____ day of _____, 2022.

Notary Public in and for the State of Texas

Project	2005.033-03
Date	11/18/2022
Drafter	EN



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

ENGINEER
Development Engineering Consultants, LLC
Contact: Shawn Rockenbaugh
5300 Town & Country Boulevard, Suite 150
Frisco, TX 75034
(469) 850-0060

OWNER
Selvin David Lopez Merida &
Veronica Remedios Olvera
2512 Craig Lane
Denton, TX 76209
(940) 458-1993

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

LEGEND

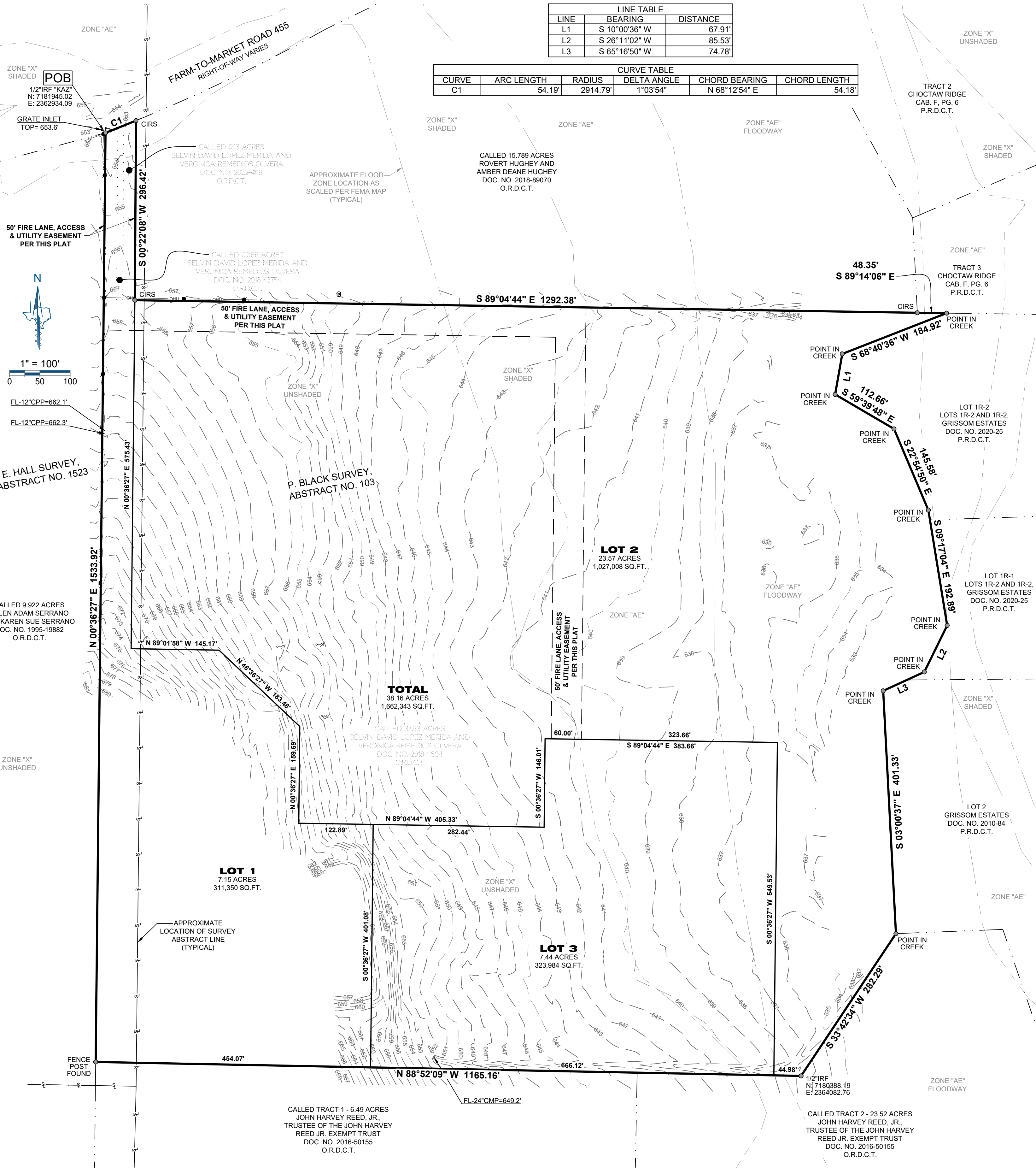
PG	= PAGE
CAB	= CABINET
POB	= POINT OF BEGINNING
IRF	= IRON ROD FOUND
CIRF	= CAPPED IRON ROD FOUND
CIRS	= CAPPED IRON ROD SET
P.R.D.C.T.	= PLAT RECORDS, DENTON COUNTY, TEXAS
O.R.D.C.T.	= OFFICIAL RECORDS, DENTON COUNTY, TEXAS
DOC. NO.	= DOCUMENT NUMBER
_____	= PLAT BOUNDARY
_____	= ADJOINER BOUNDARY
_____	= SURVEY LINE

PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY

Approved for Preparation of a Final Plat

Philip Surles
Chairman, Planning & Zoning Commission
City of Sanger, Texas

Date



OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, **SELVIN DAVID LOPEZ MERIDA** and **VERONICA REMEDIOS OLVERA** are the sole owners of a 38.16 acre tract of land out of the P. BLACK SURVEY, ABSTRACT NUMBER 103 and the E. HALL SURVEY, ABSTRACT NUMBER 1523, situated in the Extraterritorial Jurisdiction of the City of Sanger, Denton County, Texas, and being all of a called 37.93 acre tract of land conveyed to Selvin David Lopez Merida and Veronica Remedios Olvera by Special Warranty Deed with Vendor's Lien of record in Document Number 2018-11604 of the Official Records of Denton County, Texas, being all of a called 0.13 acre tract of land conveyed to Selvin David Lopez Merida and Veronica Remedios Olvera by Warranty Deed of record in Document Number 2022-4118 of the Official Records of Denton County, Texas, being all of a called 0.066 acre tract of land conveyed to Selvin David Lopez Merida and Veronica Remedios Olvera by Special Warranty Deed of record in Document Number 2018-43754 of the Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING, at a 1/2" iron rod with orange plastic cap stamped "KAZ" found in the south right-of-way line of Farm-to-Market Road 455 (variable width right-of-way), being the northeast corner of a called 9.922 acre tract of land conveyed to Allen Adam Serrano and Karen Sue Serrano by Warranty Deed of record in Document Number 1995-19882 of the Official Records of Denton County, Texas, being the northwest corner of said 37.93 acre tract, being the beginning of a non-tangent curve to the left;

THENCE, in a northeasterly direction, along said non-tangent curve to the left, along the south right-of-way line of Farm-to-Market Road 455, being the common north lines of said 37.93 acre tract, said 0.13 acre tract and said 0.066 acre tract, having a radius of 2914.79 feet, a chord bearing of N68°12'54"E, a chord length of 54.18 feet, a delta angle of 01°03'54", an arc length of 54.19 feet to 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the northwest corner of a called 15.789 acre tract of land conveyed to Robert Hughey and Amber Hughey by Warranty Deed with Vendor's Lien of record in Document Number 2018-89070 of the Official Records of Denton County, Texas, and the northeast corner of said 0.13 acre tract;

THENCE, S00°22'08"W, along the west line of said 15.789 acre tract, being the common east line of said 0.13 acre tract, a distance of 296.42 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the north line of said 37.93 acre tract, being the southwest corner of said 15.789 acre tract, and the southeast corner of said 0.13 acre tract;

THENCE, S89°04'44"E, along the north line of said 15.789 acre tract, being the common north line of said 37.93 acre tract, a distance of 1292.38 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the southeast corner of said 15.789 acre tract, being the southwest corner of Tract 3, Choctaw Ridge, an addition to the City of Sanger, according to the plat recorded in Cabinet F, Page 6 of the Plat Records of Denton County, Texas;

THENCE, S89°14'06"E, along the south line of said Tract 3, being the common north line of said 37.93 acre tract, a distance of 48.35 feet to a point in a creek;

THENCE, meandering along a creek, being the west lines of said Replat of Grissom Estates and Lot 2, Grissom Estates, an addition to the City of Sanger, according to the plat recorded in Document Number 2010-84 of the Plat Records of Denton County, Texas, being the common east line of said 37.93 acre tract, the following bearings and distances:

- S68°40'36"W, a distance of 184.92 feet to a point in a creek;
- S10°00'36"W, a distance of 67.91 feet to a point in a creek;
- S59°39'48"E, a distance of 112.66 feet to a point in a creek;
- S22°54'50"E, a distance of 145.58 feet to a point in a creek;
- S09°17'04"E, a distance of 192.89 feet to a point in a creek;
- S26°11'02"W, a distance of 85.53 feet to a point in a creek;
- S65°16'50"W, a distance of 74.78 feet to a point in a creek;
- THENCE, S03°00'37"E, a distance of 401.33 feet to a point in a creek at the southwest corner of said Lot 2 and the north corner of a called 23.52 acre tract of land described as Tract 2 conveyed John Harvey Reed, Jr. by General Warranty Deed of record in Document Number 2016-50155 of the Official Records of Denton County, Texas;

THENCE, S33°42'34"W, along the west line of said Tract 2, being the common east line of said 37.93 acre tract, a distance of 282.29 feet to a 1/2" iron rod found at a northerly corner of said Tract 2 and the southeast corner of said 37.93 acre tract ;

THENCE, N88°52'09"W, along the north line of said Tract 2 and a called 6.49 acre tract of land described as Tract 1 conveyed to John Harvey Reed, Jr. by General Warranty Deed of record in Document Number 2016-50155 of the Official Records of Denton County, Texas, being the common south line of said 39.73 acre tract, a distance of 1165.16 feet to a fence post found in the east line of said 9.922 acre tract, at the northwest corner of said Tract 1 and the southwest corner of said 39.73 acre tract;

THENCE, N00°36'27"E, along the east line of said 9.922 acre tract, being the common west line of said 39.73 acre tract, a distance of 1533.92 feet to the POINT OF BEGINNING, containing 38.16 acres or 1,662,343 square feet, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT **SELVIN DAVID LOPEZ MERIDA** and **VERONICA REMEDIOS OLVERA**, acting herein by and through its duly authorized officer does hereby adopt this plat designating the hereinabove described property as **MO 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 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 _____, 2022.

OWNERS: SELVIN DAVID LOPEZ MERIDA and VERONICA REMEDIOS OLVERA

BY: _____
SELVIN DAVID LOPEZ MERIDA Date

STATE OF TEXAS §
COUNTY OF DENTON §

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

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this ____ day of _____, 2022.

Notary Public in and for the State of Texas

BY: _____
VERONICA REMEDIOS OLVERA Date

STATE OF TEXAS §
COUNTY OF DENTON §

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

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this ____ day of _____, 2022.

Notary Public in and for the State of Texas

MINOR PLAT
MO ADDITION
LOTS 1, 2, & 3, BLOCK A
3 LOTS / 38.16 ACRES

BEING ALL OF A CALLED 37.93 ACRE TRACT, 0.13 ACRE TRACT & 0.066 ACRE TRACT RECORDED IN DOC. NO. 2018-11604, 2022-4118 & 2018-43754, OFFICIAL RECORDS, DENTON COUNTY, TEXAS, IN THE P. BLACK SURVEY, ABSTRACT No. 103, E. HALL SURVEY, ABSTRACT No. 1523 IN THE ETJ OF THE CITY OF SANGER, DENTON COUNTY, TEXAS

DATE OF PREPARATION: 11/18/2022



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: Shawn Rockenbaugh	Name: David Lopez
Company: DEC	Company: N/A
Address: 5300 Town & Country # 150	Address: 9826 Angel Bend
City, State, Zip: Frisco, TX 75034	City, State, Zip: Denton, TX 76208
Phone: 469-850-0060	Phone: 940-594-3930
Fax: N/A	Fax: N/A
Email: shawn@dec-en.com	Email: divad1564@hotmail.com

Submittal Checklist

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

Supporting Materials (List if provided): N/A

R Number(s): _____

Owner's Signature

Date

Shawn Rockenbaugh

11/03/22
11/2/2022

Applicant's Signature

Date

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

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

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

940-458-2059 (office)

940-458-4072 (fax)

www.sangertexas.org

Effective Date: 02/11/2020



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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
 - \$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 **\$400 + (38.16*\$15)=\$972.40**
- 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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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. 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.



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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.
- n/a ☐ Location map showing existing and proposed streets and thoroughfares covering an area at least one thousand feet (1000') outside the proposed subdivision.
- n/a ☐ One paper copy (24"x36") and one soft copy (pdf) of approved civil/construction plans, along with GIS/CAD files for all approved public improvements on a CD/DVD.
- n/a ☐ For Conveyance Plats Only: All conveyance plats must be titled "Conveyance Plat" and carry the following text:

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



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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"

- n/a ☐ 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

November 22, 2022

City of Sanger
Development Services
201 Bolivar Street
Sanger, TX, 76266

Re: Letter of Intent
Mo Addition Lots 1.2 & 3 Block A
Sanger ETJ
DEC 10363.

Dear: City of Sanger Development Services

As required by the City of Sanger Subdivision Application requirements, this letter is to serve as a Letter of Intent to subdivide the subject tract from one tract into three lots. The subject property is a 38.16-acre tract of land out of the P. Plack Survey, Abstract Number 103 and the E. Hall Survey, Abstract Number 1532, situated in the Extraterritorial Jurisdiction of the City of Sanger. The subject tract being all of a Special Warranty deeds Document Number 2018-11604 and 2022-4118 of the Official Records of Denton County, Texas.

The owner of the properties being Selvin David Lopez Merida and Veronica Remedios Olvera, wish to subdivide the property into three lots. The owner address being 9826 Angel Bend, Denton, TX 76208.

The point of contact for the application and platting process will be Shawn Rockenbaugh. Point of contact address is 5300 Town & Country Boulevard #150, Frisco TX 75034. Phone 469-850-0060 and email shawn@dec-en.com.

The intent to the application is to subdivide the current property into three tracts though the Minor Plat process. The purpose of subdivision is to allow possibility of future development of the property.

The property lies off of and has access FM 455 west of the City of Sanger and lies within the City of Sanger extraterritorial jurisdiction. The current property contains a single family residence. The owner would like to subdivide the lot to allow future development on the property.

The applicant an Owner request that the City of Sanger Planning Staff and required approval bodies review and act upon the Minor plat application for Mo Addition, Lots 1,2 & 3, Block A.

Sincerely,



Shawn Rockenbaugh
Sr. Project Manager
Development Engineering Consultants, LLC



DATE: 12/27/2022

1st REVIEW COMMENTS – Minor Plat (Mo Addition)

The request is for a Minor Plat of the Mo Addition platting Lot 1, 2, and 3, being approximately 38.16 acres, prepared by Eagle Surveying, LLC, submitted on 12/14/2022. Below are the comments that should be addressed prior to City Council approval. Resubmit the revised plat along with a response letter addressing all comments.

Planning

Provide the following

1. Show street and or ally names.
2. Show the centerline of existing streets. Dimensions from centerline to edges of existing and proposed right-of-way on both sides of the centerline.
3. Show the accurate location, material, and approximate size of all monuments.
4. Provide a signed notarized copy of private restrictions (if any), that are filed for record in the office of the County Clerk.
5. Show right-of-way acreage, if dedicated.
6. Correct note #7. The City of Sanger does not provide utilities at this location. Add the correct utility providers.
7. Correct the City signature block by removing the name Phillip Surles and leaving Chairman, Planning & Zoning Commission. Add signature line and date under Planning & Zoning Commission for Mayor, City of Sanger.
8. This will need to be a Final Plat. Minor plats do not involve public improvements. The subdivision will need a public street to access Lot 2 and Lot 3.
9. Show measurement for Lot 1 frontage along FM 455
10. No civil plans submitted.

Informational Comments

1. The property is within the City of Sanger's ETJ.
2. The Minor Plat will be scheduled for Planning & Zoning (P&Z) Commission meeting on Monday, January 9, 2022, and for the City Council meeting on Monday, February 6, 2023.



Denton County Development Services

3900 Morse Street, 2nd Floor – Denton, Texas 76208

940.349.2990 phone – 940.349.2991 fax

www.dentoncounty.gov



To: Ramie Hammonds – Director / Building Official (City of Sanger)
 From: Gary W. Cook, CFM – Senior Development Coordinator
 Re: Mo Addition – Minor Plat
 Date: January 3, 2023

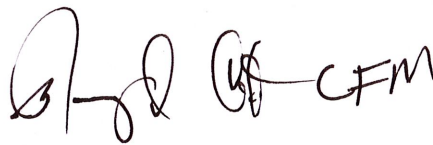
Denton County Development Services has the reviewed plat prepared by City of Sanger, for the Mo Addition – Minor Plat. The following comments should be addressed and the plat resubmitted for review:

- Each lot must have a minimum of 60' access to public ROW.
- Show floodplain boundary acreage of lot in and out of floodplain.
- Add one (1) benchmark note
- Add 30' build line note
- Add 16' utility note
- Add NAD'83 @ POB
- Add the following standard notes:
 - Sanitary sewer to be handled by facilities approved by the Denton County Public Health Department.
 - All utility providers' names, addresses and phone numbers or will serve letters.
 - All surface drainage easements shall be kept clear of fences, buildings, foundations, plantings, and other obstructions to the operation and maintenance of the drainage facility.
 - The maintenance of paving, grading and drainage improvements and/or easements show on this plat are the responsibility of the individual property owners and do not constitute acceptance of same for maintenance purposes by Denton County.
 - Construction not complete within two years of the Commissioners Court approval shall be subject to current County Subdivision Rules and Regulations.
 - A driveway culvert must be obtained from Development Services by the owner of each lot prior to the construction, installation or placement of any driveway access improvements within the dedicated right-of-way.

- The City of Denton does not approve plats for property located in their Division 2 ETJ based on an ICA with Denton County regarding platting in the ETJ.
- No construction, without written approval from Denton County shall be allowed within an identified "FIRM" floodplain area, and then only after a detailed floodplain development permit including engineering plans and studies show that no rise in the Base Flood Elevation (BFE) will result, that no flooding will result, that no obstruction to the natural flow of water will result; and subject to all owners of the property affected by such construction becoming a party to the request. Where construction is permitted, all finished floor elevations shall be a minimum of two-foot above the 100-year flood elevation.
- Blocking the flow of water or construction improvements in surface drainage easements, and filling or obstructing the floodway is prohibited.
- Denton County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
- The existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual property owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across the lots.
- Denton County shall not be responsible for maintenance of private streets, drives, emergency access easements, recreation areas and open spaces; and the owners shall be responsible for the maintenance of private streets, drives, emergency access easements, recreation areas and open spaces, and said owners agree to indemnify and hold harmless Denton County, from all claims, damages and losses arising out of or resulting from performance of the obligations of said owners set forth in this paragraph.

Should you have any questions, please give us a call at 940-349-2990.

Regards,

A handwritten signature in black ink, appearing to read 'G. W. Cook CFM', with a stylized flourish at the end.

Gary W. Cook, CFM
Senior Development Coordinator
Denton County Development Services
gary.cook@dentoncounty.gov



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: January 9, 2023

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on the Final Plat of the Sanger Storage Addition, being 9.325 acres, located in the City of Sanger, and generally located on the west side of Stemmons Road approximately 192 feet south of Duck Creek Road.

SUMMARY:

- The applicant is proposing to create 1 industrial lot from one unplatted tract.
- This site is located on the west side of Stemmons Road approximately 192 feet south of Duck Creek Road.
- The property is zoned Industrial 1 (I-1).
- Storage is an allowed use in the I-1 zoning district.
- TxDOT has taken the front part of the site, and the applicant will need to relocate the office building.
- The property is serviced by Sanger Water, Sewer, and Electric.
- The property is located in the City of Sanger.
- The plat conforms to the City of Sanger subdivision ordinance.

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

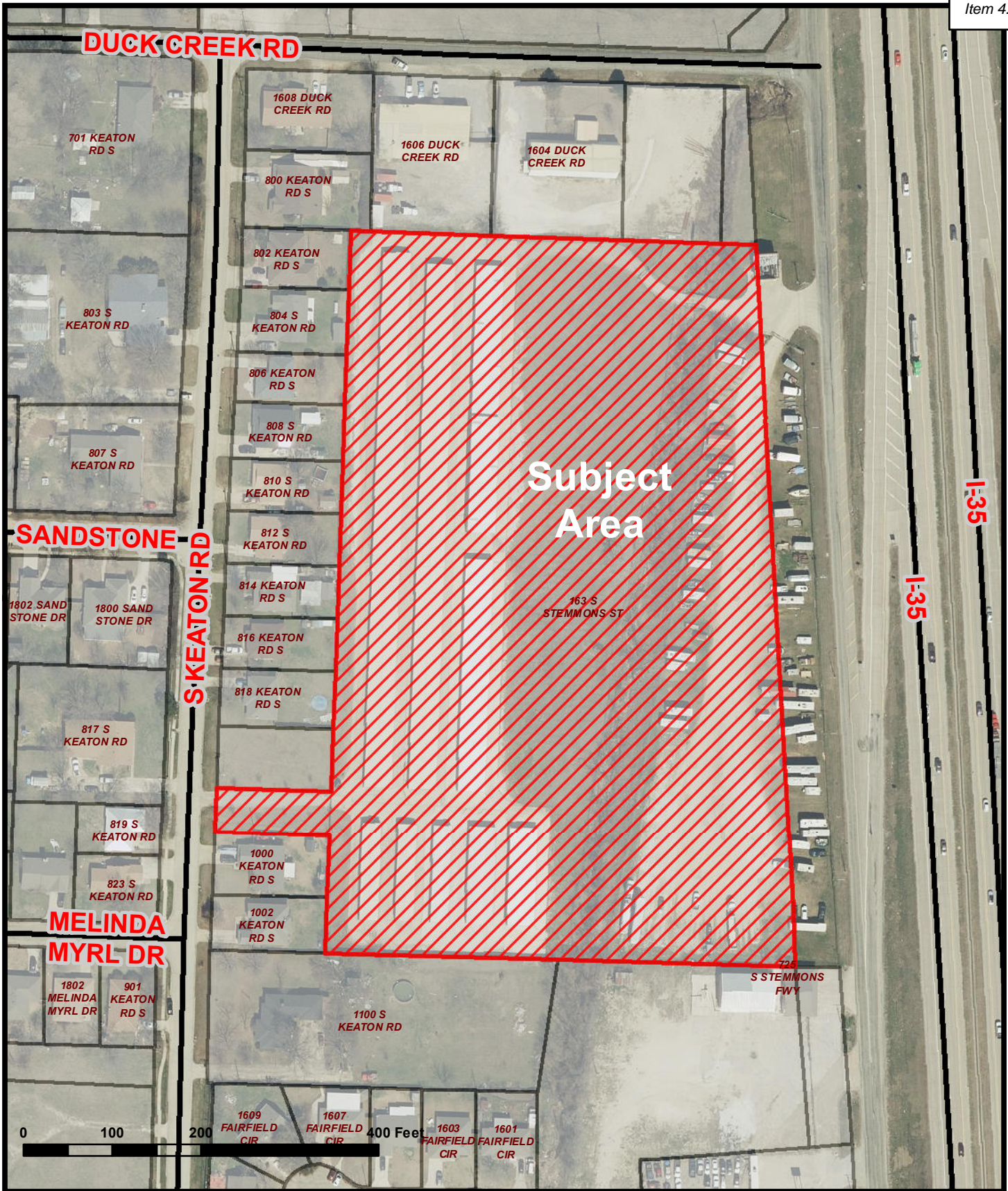
GL Account: N/A

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 Storage Addn
Final Plat
Project: 22SANZON-0065

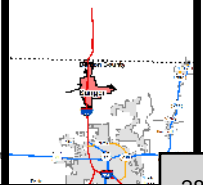


City Limits



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: 12/31/2022 3:20:39 PM
Doc Name: 22SANZON-0065_Sanger Storage Final Plat





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

**SUBDIVISION APPLICATION**☒Preliminary Plat
Minor Plat☐Final Plat/Replat
Amended Plat☐Vacating Plat
Conveyance Plat

Applicant

Owner (if different from applicant)

Name: JERALD YENSAN	Name: FAISAL REZA
Company: LANDMARK SURVEYORS	Company: SANGER STORAGE INC.
Address: 4238 I-35 NORTH	Address: 3604 BARRYS DALE DRIVE
City, State, Zip: DENTON, TX 76207	City, State, Zip: DENTON, TX 76208
Phone: 940-382-4016	Phone: 940-300-7610
Fax: 940-387-9784	Fax:
Email: LANDMARKSV@AOL.COM	Email: FAISALREZA@HOTMAIL.COM

Submittal Checklist

<input type="checkbox"/>	Pre-Application Conference (Date: __/__/__)
<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)
<input type="checkbox"/>	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 development@sangertexas.org

Supporting Materials (List if provided): _____

R Number(s): R56837 _____

Owner's Signature

Date

Applicant's Signature

Date

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

<input type="checkbox"/>	Complete (Check # _____)
<input type="checkbox"/>	Incomplete (Returned to Applicant __/__/__)

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

940-458-2059 (office)

940-458-4072 (fax)

www.sangertexas.org

Effective Date: 9/3/2019

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

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

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

- ☒ North point, written and graphic scale, and date.
- ☒ 3"x3" recording box at the lower right hand corner.
- ☒ A Title Block with the following information shall be provided on each page:
 - 1) Plat Type (ex: "Final Plat", "Preliminary Plat", etc.)
 - 2) Name of the proposed development/addition/subdivision
 - 3) Total number of lots and HOA/Open Space lots
 - 4) Survey name and abstract number
 - 5) Gross acreage
 - 6) Right-of-Way acreage, if dedicated
 - 7) Date of preparation and subsequent revisions
- ☒ Standard Notation to be added on the plat:
 - 1) "All lots comply with the minimum size requirements of the zoning district."
 - 2) "This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due."
 - 3) "All common areas, drainage easements, and detention facilities will be owned and maintained by the HOA/POA. Any common area within the City's right-of-way will require a facilities agreement, to be reviewed and approved by the City."
 - 4) "Notice – selling a portion of this addition by metes and bounds is a violation of City ordinance and State Law and is subject to fines and withholding of utilities and building permits."
 - 5) "This plat does not alter or remove existing deed restrictions, if any, on this property."
 - 6) "Minimum finished floor elevations are at least 2 feet above the 100 year flood plain."
 - 7) "The subject property does not lie within a 100 – year floodplain according to Community Panel No. _____, dated _____, of the National Flood Insurance Rate Maps for Denton County, Texas."
 - 8) "The purpose of this plat is _____ [state the purpose] _____"
 - 9) "Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD '83)"
- ☒ The name, address and phone number of all utilities providing service to the development is required. A signature from each provider or a will-serve letter, signifying their ability to provide service to the subdivision is required.
- ☒ Location map showing existing and proposed streets and thoroughfares covering an area at least one thousand feet (1000') outside the proposed subdivision.
- ☒ One paper copy (24"x36") and one soft copy (pdf) of approved civil/construction plans, along with GIS/CAD files for all approved public improvements on a CD/DVD.

☐ For Conveyance Plats Only: All conveyance plats must be titled "Conveyance Plat" and carry the following text:

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

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

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

*"State of Texas
County of Denton*

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

(Engineer or Surveyor's Seal)

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

Date"

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

*"State of Texas
County of Denton*

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

(Metes and Bounds Description of Boundary)

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

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

WITNESS MY HAND this _____ day of _____, 20_____.

_____, Owner

_____, Title and Company (if applicable)"



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

*"State of Texas
County of Denton*

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

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

Notary Public in and for the State of Texas

Type or Print Notary's Name

My Commission Expires _____."

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

"Approved and Accepted

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

Date

*Mayor
City of Sanger, TX*

Date

Attested by

*City Secretary
City of Sanger, TX"*

Date

City of Sanger, Texas
Ramie Hammonds
Director of Development Services

November 8, 2022

Ramie,

Please see attached application for a minor plat submittal.

Sanger Storage presently is not platted, and we are platting it as a single lot to facilitate a future building permit.

Sincerely,

A handwritten signature in black ink, consisting of a stylized 'J' followed by a horizontal line.

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



DATE: 12/27/2022

1st REVIEW COMMENTS – Final Plat (Sanger Storage Addition)

The request is for a Final Plat of the Sanger Storage Addition platting Lot 1, being approximately 9.325 acres, prepared by Landmark Surveyors, LLC, submitted on 12/14/2022. Below are the comments that should be addressed prior to City Council approval. Resubmit the revised plat along with a response letter addressing all comments.

Planning

Provide the following

1. Describe and locate all permanent survey monuments, pins, and control points and tie and reference the survey corners at two points to the Texas State Plan Coordinate System North Central Zone 1983-1999 datum. The Point of Beginning (POB) shall be clearly marked including State Plan Coordinates.
2. Provide information showing that Faisal Reza is the owner or acting manager of Sanger Storage Inc. Denton County records show the property owner to be Sanger Storage Inc.
3. Show the centerline of existing streets. Dimensions from centerline to edges of existing and proposed right-of-way on both sides of the centerline.
4. Provide a signed notarized copy of private restrictions (if any), that are filed for records in the office of the County Clerk.
5. Correct signature block to reflect Chairman, Planning & Zoning Commission, and remove Director of Development Services. Correct City Manager to reflect Mayor, City of Sanger, and remove City Mayor.

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, January 9, 2023, and for the City Council meeting on Monday, February 6, 2023.



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: January 9, 2023

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on the Preliminary Plat of STC Phase 2, being 119.199 acres, located in the City of Sanger, and generally located on the west side of Sanger Circle Addition and west of Montecristo Lane and Bridle Path Lane.

SUMMARY:

- The applicant is proposing to create 407 single-family lots and 9 open-space lots from 4 unplatted tracts.
- This site is located on the west side of the Sanger Circle Addition and west of Montecristo Lane and Bridle Path Lane.
- The lots have a minimum 60' width and 100' depth with a minimum sq footage of 6500 square feet.
- The subdivision will be accessed through Sanger Circle via Joshua Drive, Legend Drive, and Avion Drive.
- This subdivision is zoned SF-10 and is compatible with Sanger Circle.
- The property is located in the City of Sanger.

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

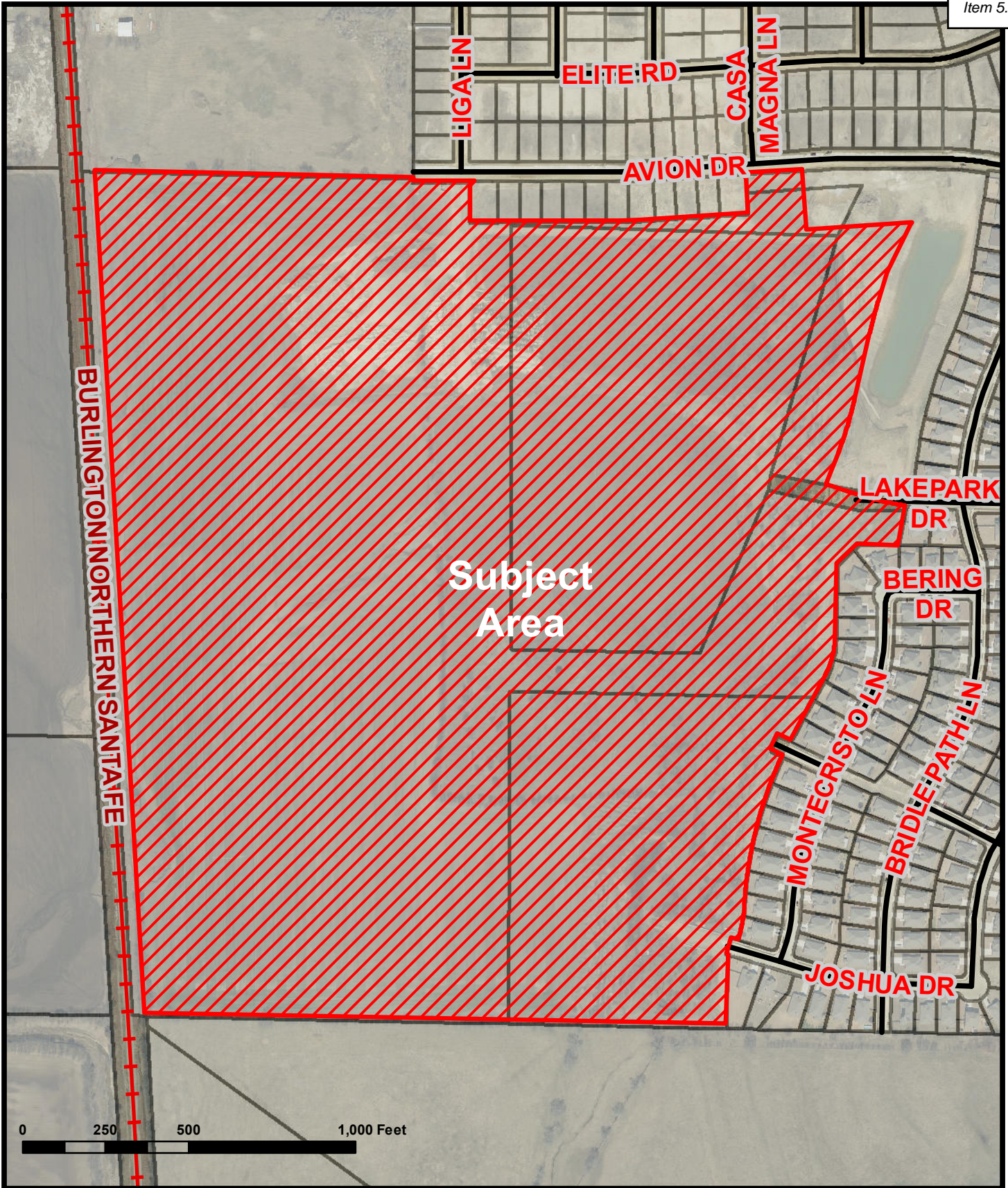
GL Account: N/A

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
Engineering Comments



Project Name: Stephens Town
Crossing Ph 2 - Preliminary Plat
Project: 22SANZON-0061

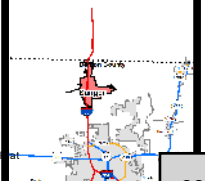


City Limits



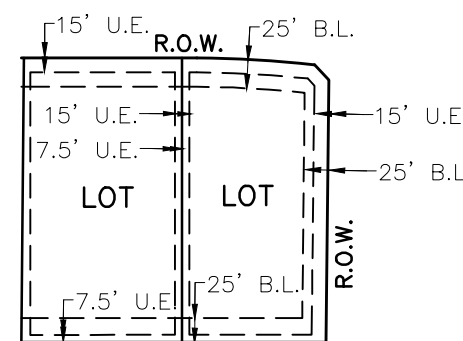
Exhibits

DISCLAIMER:
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Date: 11/20/2022 3:49:43 PM
Doc Name: 22SANZON-0061_STC Phase2 Preliminary



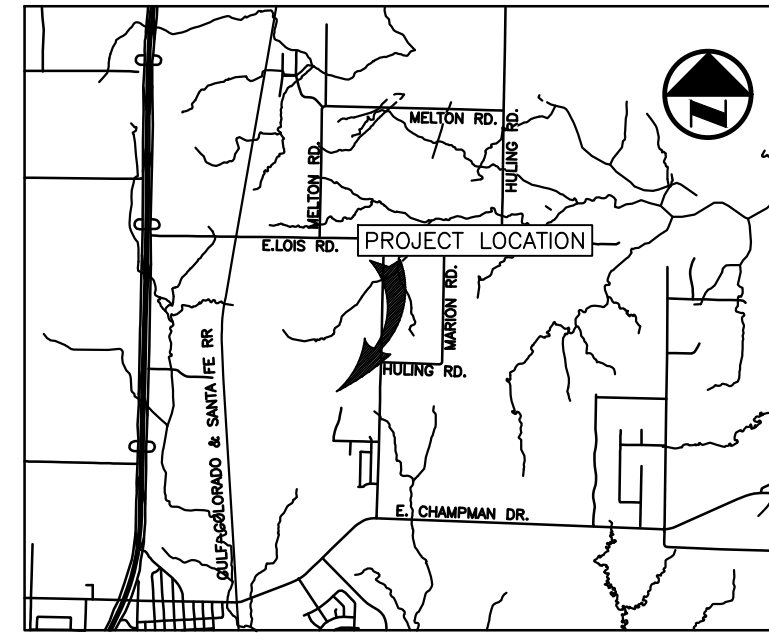
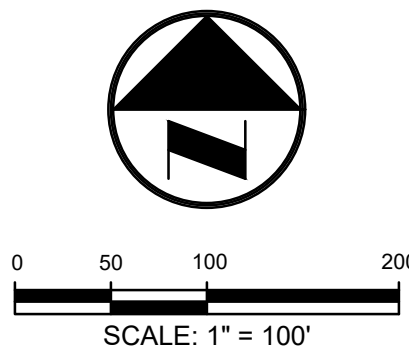
GENERAL NOTES:

1. Basing system for this survey is based on the North American Datum of 1983, NAD2011 (Epoch 2010.00), Texas State Plane Coordinate System, North Central Zone (4202) with an applied combined scale factor of 1.00015063. Distances and areas shown are surface values in U.S. Survey Feet.
2. The floodplain boundaries shown hereon are approximate and are not depicted as a result of an on-the-ground survey. The subject tract lies within Zone X as delineated on Flood Insurance Rate Map for Denton County, Texas and Incorporated Areas, Map Number 48121C0070G with Map Revised April 18, 2011.
Zone X - Areas determined to be outside the 0.2% annual chance floodplain
3. The square footage value shown hereon is a mathematical value calculated from the boundary data shown hereon. This value in no way represents the precision of closure of this survey or the accuracy of corner monuments found or placed.

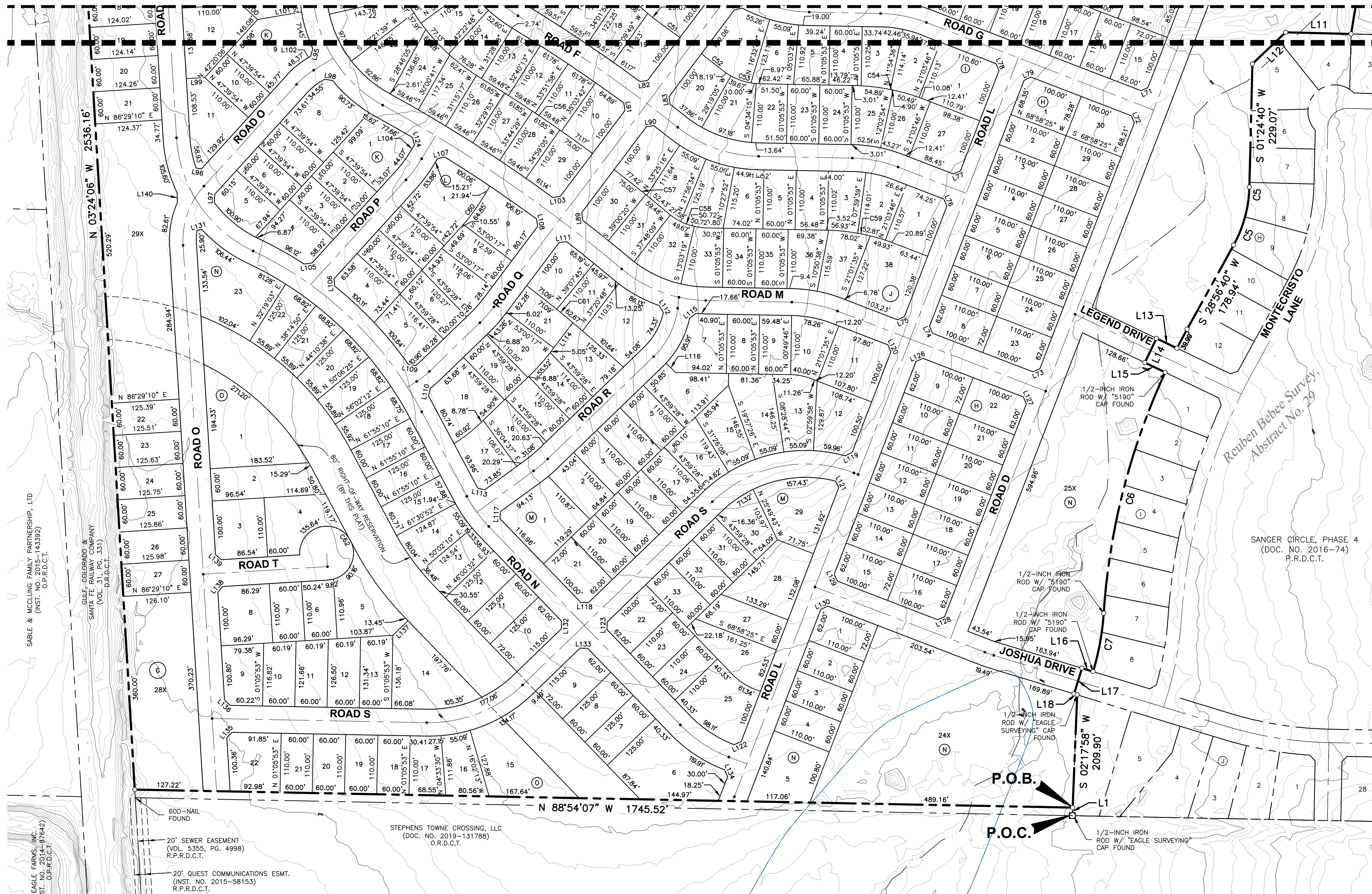


TYPICAL LOT DETAIL

LEGEND	
M.R.D.	MONUMENT OF RECORD DIGNITY
CIRS	5/8-INCH IRON ROD W/ "BGE" CAP SET
INST. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS OF DENTON COUNTY, TEXAS
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
	PROPERTY LINE

VICINITY MAP
(NOT TO SCALE)

SEE SHEET 2



LEGAL DESCRIPTION

BEING, all of that 119.199 acre (5,192.320 square foot) tract of land situated in the Reuben Bebee Survey, Abstract No. 29, in the City of Sanger, Denton County, Texas; being all of that tract of land described in Warranty Deed with Vendor's Lien to STC ZWG, LLC as recorded in Document No. 2020-189627 of the Official Records of Denton County, Texas; being part of that tract called 5.034 acres tract of land as described in General Warranty Deed to Stephen Town Crossing, LLC as recorded in Document No. 2020-6351 of the Official Records of Denton County, Texas; and being all of that tract of land described in Special Warranty Deed with Vendor's Lien to STC DH, LLC as recorded in Document No. 2021-6530 of the Official Records of Denton County, Texas; said 119.199 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING, at a 1/2-inch iron rod with "EAGLE SURVEYING" cap found at the southeast corner of said STC ZWG, LLC tract; said point being in the north line of said Stephens Town Crossing tract; said point being the southwest corner of Sanger Circle, Phase 4, an addition to the City of Sanger as recorded in Document No. 2016-74 of the Plat Records of Denton County, Texas;

THENCE, North 02 degrees 17 minutes 58 seconds East, along the east line of said STC ZWG, LLC tract and the west line of said Sanger Circle, Phase 4, a distance of 15.00 feet to the POINT OF BEGINNING;

THENCE, North 88 degrees 54 minutes 07 seconds West, departing the east line of said STC ZWG, LLC tract and the west line of said Sanger Circle, Phase 4, a distance of 1,745.52 feet to a point for corner in the west line of said STC ZWG, LLC tract; said point being in the east line of that tract of land described in Deed to the Gulf Colorado & Santa Fe Railway Company as recorded in Volume 31, Page 331 of the Deed Records of Denton County, Texas;

THENCE, North 03 degrees 24 minutes 06 seconds West, along the east line of said Gulf Colorado & Santa Fe Railway tract, a distance of 2,536.16 feet to a 5/8-inch iron rod found at the northwest corner of said STC ZWG, LLC tract; said point being the southwest corner of that tract of land described in Warranty Deed to the City of Sanger as recorded in Volume 11215, Page 943 of the Deed Records of Denton County, Texas;

THENCE, departing the east line of said Gulf Colorado & Santa Fe Railway tract, and with the north line of said STC ZWG, LLC tract, the following thirteen (13) courses and distances:

South 88 degrees 45 minutes 38 seconds East, a distance of 957.19 feet to a point at the southeast corner of said City of Sanger tract; said point being in a west line of that tract of land described in Warranty Deed with Vendor's Lien to Sanger Land Development, LLC as recorded in Document No. 2019-16167 of the Official Records of Denton County, Texas;

South 00 degrees 02 minutes 50 seconds East, a distance of 9.99 feet to a point for corner;

North 89 degrees 59 minutes 50 seconds East, a distance of 184.99 feet to a point for corner;

South 44 degrees 58 minutes 30 seconds West, a distance of 21.19 feet to a point for corner;

South 00 degrees 02 minutes 35 seconds East, a distance of 105.01 feet to a point for corner;

North 89 degrees 59 minutes 50 seconds East, a distance of 454.87 feet to a point for corner at the beginning of a curve to the left;

In a northeasterly direction, along said curve to the left, an arc length of 60.45 feet, having a radius of 905.00 feet, a central angle of 03 degrees 49 minutes 38 seconds, and a chord which bears North 88 degrees 05 minutes 00 seconds East, 60.44 feet to a point for corner;

North 86 degrees 10 minutes 12 seconds East, a distance of 322.04 feet to a point for corner;

North 03 degrees 49 minutes 48 seconds West, a distance of 105.02 feet to a point for corner;

North 48 degrees 49 minutes 48 seconds West, a distance of 21.18 feet to a point for corner;

North 86 degrees 10 minutes 12 seconds East, a distance of 186.01 feet to a point for corner;

South 03 degrees 50 minutes 26 seconds East, a distance of 181.19 feet to a point for corner;

North 86 degrees 09 minutes 34 seconds East, a distance of 318.54 feet to a point at the most northerly northeast corner of said STC ZWG, LLC tract;

THENCE, South 26 degrees 23 minutes 48 seconds West, a distance of 168.86 feet to a point at the northeast corner of said STC DH, LLC tract; said point being the beginning of a curve to the left;

THENCE, with the east line of said STC DH, LLC tract, the following four (4) courses and distances:

In a southwesterly direction, along said curve to the left, an arc length of 191.06 feet, having a radius of 1,825.00 feet, a central angle of 05 degrees 59 minutes 54 seconds, and a chord which bears South 15 degrees 55 minutes 32 seconds West, 190.97 feet to a point for corner;

South 12 degrees 55 minutes 35 seconds West, a distance of 206.04 feet to a point for corner at the beginning of a curve to the right;

In a southwesterly direction, along said curve to the right, an arc length of 166.86 feet, having a radius of 1,175.00 feet, a central angle of 08 degrees 08 minutes 11 seconds, and a chord which bears South 16 degrees 59 minutes 41 seconds West, 166.72 feet to a point for corner;

South 21 degrees 03 minutes 47 seconds West, a distance of 98.23 feet to a point for corner; said point being in a north line of said STC ZWG, LLC tract;

THENCE, South 70 degrees 57 minutes 10 seconds East, departing the east line of said STC DH, LLC tract, and along the north line of said STC ZWG, LLC tract, a distance of 65.78 feet to a point for corner at the beginning of a curve to the left;

THENCE, in a southeasterly direction, continuing along the north line of said STC ZWG, LLC tract and said curve to the left, an arc length of 178.41 feet, having a radius of 1,030.00 feet, a central angle of 09 degrees 55 minutes 27 seconds, and a chord which bears South 75 degrees 54 minutes 22 seconds East, 178.18 feet to a 1/2-inch iron rod with "KAZ" cap found for corner; said point being in the west line of Sanger Trails, Phase 1 an addition to the City of Sanger as recorded in Cabinet U, Page 77 of the Plat Records of Denton County, Texas;

THENCE, South 09 degrees 31 minutes 15 seconds West, along the east line of said STC ZWG, LLC tract, a distance of 120.59 feet to a point for corner; said point being the southwest corner of said Sanger Trails, Phase 1; said point being in the north line of said Sanger Circle, Phase 4;

THENCE, along the east line of said STC ZWG, LLC tract and the west line of said Sanger Circle, Phase 4, the following fifteen (15) courses and distances:

North 88 degrees 35 minutes 38 seconds West, a distance of 121.83 feet to a point for corner;

South 46 degrees 24 minutes 40 seconds West, a distance of 85.27 feet to a point for corner;

South 01 degrees 24 minutes 40 seconds West, a distance of 229.07 feet to a point for corner at the beginning of a curve to the right;

In a southwesterly direction, along said curve to the right, an arc length of 112.93 feet, having a radius of 235.00 feet, a central angle of 27 degrees 32 minutes 01 seconds, and a chord which bears South 15 degrees 10 minutes 39 seconds West, 111.85 feet to a point for corner;

South 28 degrees 56 minutes 40 seconds West, a distance of 178.94 feet to a point for corner at the beginning of a curve to the left;

In a southwesterly direction, along said curve to the left, an arc length of 39.99 feet, having a radius of 1,265.00 feet, a central angle of 01 degrees 48 minutes 41 seconds, and a chord which bears South 28 degrees 02 minutes 19 seconds West, 39.99 feet to a point for corner;

North 64 degrees 24 minutes 42 seconds West, a distance of 42.44 feet to a point for corner;

South 25 degrees 35 minutes 18 seconds West, a distance of 50.00 feet to a point for corner;

South 64 degrees 24 minutes 42 seconds East, a distance of 42.08 feet to a point for corner at the beginning of a non-tangent curve to the left;

In a southwesterly direction, along said curve to the left, an arc length of 465.33 feet, having a radius of 1,265.00 feet, a central angle of 21 degrees 04 minutes 34 seconds, and a chord which bears South 14 degrees 15 minutes 49 seconds West, 462.71 feet to a 1/2-inch iron rod with "5190" cap found for corner at the beginning of a reverse curve to the right;

With said reverse curve, along said curve to the right, an arc length of 110.26 feet, having a radius of 480.00 feet, a central angle of 13 degrees 09 minutes 41 seconds, and a chord which bears South 10 degrees 22 minutes 22 seconds West, 110.02 feet to a 1/2-inch iron rod with "5190" cap found for corner;

North 73 degrees 02 minutes 14 seconds West, a distance of 21.62 feet to a point for corner;

South 16 degrees 57 minutes 46 seconds West, a distance of 50.00 feet to a point for corner;

South 73 degrees 02 minutes 14 seconds East, a distance of 6.05 feet to a point for corner;

South 02 degrees 17 minutes 58 seconds West, a distance of 209.90 feet to the POINT OF BEGINNING and containing an area of 119.199 acres or 5,192.320 square feet of land, more or less.

"PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY"

Approved for Preparation of Final Plat

City of Sanger, TX
Planning & Zoning Commission

Date

PRELIMINARY PLAT
STC PHASE 2407 SINGLE FAMILY LOTS &
9 OPEN SPACE LOTSBEING 119.199 ACRES SITUATED IN THE
REUBEN BEBEE SURVEY, ABSTRACT NO. 29
CITY OF SANGER, DENTON COUNTY, TEXAS
NOVEMBER 2022
SHEET 1 OF 2

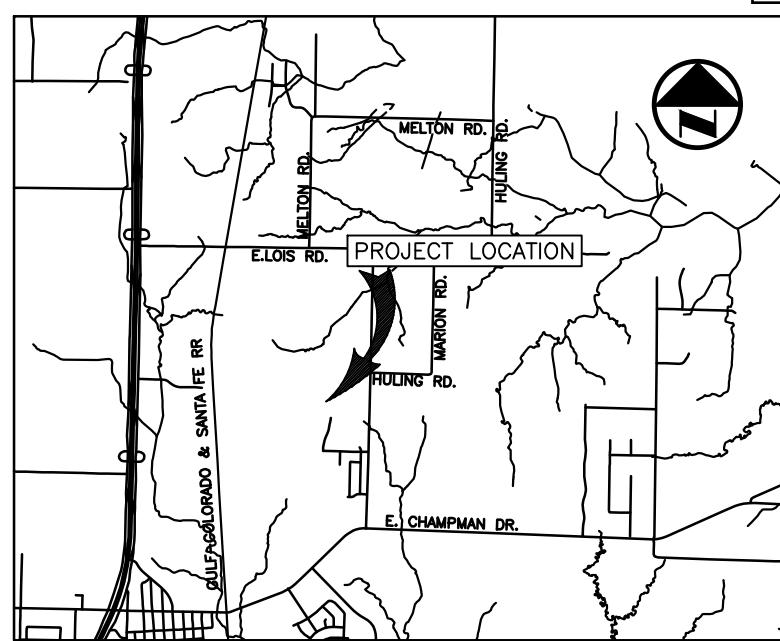
OWNER

STC ZWG, LLC
103 East Virginia Street,
McKinney, Texas 75069

SURVEYOR

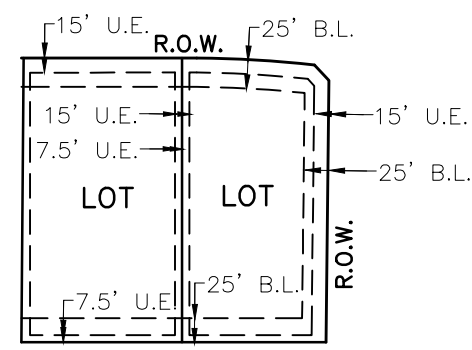
BGE, Inc.
777 Main Street, Suite 1900, Fort Worth, TX 76102
Tel: 817-887-6130 • www.bgeinc.com
TBPELS Registration No. 10194416Contact: René Salvas, R.P.L.S.
Telephone: 817-752-4183 • Email: rsalvas@bgeinc.com

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VICINITY MAP

LEGEND	
Q M.R.D.	MONUMENT OF RECORD DIGNITY
CIRS	5/8-INCH IRON ROD W/ "BG" CAP SET
INST. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS OF DENTON COUNTY, TEXAS
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
	PROPERTY LINE



TYPICAL LOT DETAIL

SEE SHEET 1

CURVE TABLE						
NUMBER	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE	ARC LENGTH	
C32	19°57'53"	250.00'	N 78°55'11" W	86.67'	87.11'	
C33	19°57'53"	250.00'	N 78°55'11" W	86.67'	87.11'	
C34	35°46'07"	250.00'	S 71°01'04" E	153.55'	156.07'	
C35	1°10'11"	3255.00'	N 53°43'06" W	66.45'	66.43'	
C36	54°15'18"	250.00'	S 27°10'32" E	227.99'	236.27'	
C37	90°00'00"	25.00'	S 48°24'06" E	35.36'	39.73'	
C38	24°27'52"	665.00'	N 81°10'10" W	281.79'	283.95'	
C39	98°08'11"	50.00'	S 61°59'40" W	75.55'	85.64'	
C40	4°00'45"	1850.00'	S 14°55'57" W	129.53'	129.56'	
C41	11°04'46"	50.00'	S 38°27'03" E	82.30'	96.67'	
C42	18°02'56"	150.00'	S 48°48'58" E	47.06'	47.25'	
C43	14°15'23"	150.00'	N 82°55'11" W	37.23'	37.32'	
C44	72°8'06"	250.00'	N 17°17'54" E	32.42'	32.44'	
C45	16°34'10"	250.00'	N 08°14'12" E	72.05'	72.30'	
C46	27°00'00"	50.00'	N 48°24'06" W	70.71'	235.62'	
C47	27°00'00"	50.00'	N 48°24'07" W	70.71'	235.62'	
C48	27°00'00"	50.00'	N 48°24'06" W	70.71'	235.62'	
C49	16°34'42.3"	50.00'	S 44°57'06" W	98.99'	142.89'	
C50	48°20'53"	385.00'	S 30°07'45" E	315.32'	324.88'	
C51	0°50'21"	3120.00'	S 53°30'31" E	45.70'	45.70'	
C52	0°55'40"	3120.00'	N 52°04'54" W	50.52'	50.52'	
C53	37°17'03"	115.00'	S 70°15'36" E	73.52'	74.83'	
C54	19°57'53"	385.00'	N 78°55'11" W	133.48'	134.15'	
C55	55°10'37"	385.00'	S 30°59'25" E	356.60'	370.76'	
C56	5°04'12"	2850.66'	S 56°02'35" E	252.17'	252.25'	
C57	2°36'38"	2850.00'	N 51°11'49" W	129.84'	129.85'	
C58	39°00'38"	115.00'	N 69°23'49" W	76.80'	78.30'	
C59	19°57'53"	385.00'	N 78°55'11" W	133.48'	134.15'	
C60	11°13'18"	385.00'	N 36°43'27" E	75.28'	75.40'	
C61	5°13'40"	2580.00'	N 49°50'08" W	235.32'	235.40'	
C62	15°52'58"	50.00'	S 74°12'09" W	97.71'	135.64'	

PRELIMINARY PLAT

STC PHASE 2

407 SINGLE FAMILY LOTS &
9 OPEN SPACE LOTS
BEING 119.199 ACRES SITUATED IN THE
REUBEN BEBEE SURVEY, ABSTRACT NO. 29
CITY OF SANGER, DENTON COUNTY, TEXAS
NOVEMBER 2022
SHEET 2 OF 2

OWNER

STC 2WC, LLC
103 East Virginia Street,
McKinney, Texas 75069

SURVEYOR

BGE, Inc.
777 Main Street, Suite 1900, Fort Worth, TX 76102
Tel: 817-887-6130 • www.bgeinc.com
TBPELS Registration No. 10194416

Contact: René Silvas, R.P.L.S.
Telephone: 817-752-4183 • Email: rsilvas@bgeinc.com



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: <u>Jason Frey</u>	Name: <u>Jon Anderson</u>
Company: <u>BGE, Inc.</u>	Company: <u>STC 2WC, LLC</u>
Address: <u>2595 Dallas Pkwy # 101</u>	Address: <u>103 E Virginia Street</u>
City, State, Zip: <u>Frisco, TX 75034</u>	City, State, Zip: <u>McKinney TX 75069</u>
Phone: <u>972-464-4821</u>	Phone: <u>903-563-2122</u>
Fax:	Fax:
Email: <u>Jfrey@BGEINC.COM</u>	Email: <u>Jon@presidentisl/land.com</u>

Submittal Checklist

<input checked="" type="checkbox"/>	Pre-Application Conference (Date: <u>5/9/22</u>)
<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)
<input checked="" type="checkbox"/>	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 <u>development@sangertexas.org</u>

Supporting Materials (List if provided): Conceptual Engineering Plans

R Number(s): _____

Jon Anderson
Owner's Signature

11-3-22
Date

Ja Frey
Applicant's Signature

11-7-22
Date

Office Use: Reviewed by Director of Development Services / /

<input type="checkbox"/>	Complete (Check # <u>/</u>)
<input type="checkbox"/>	Incomplete (Returned to Applicant <u>/ /</u>)

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

940-458-2059 (office) 940-458-4072 (fax) www.sangertexas.org

Effective Date: 02/11/2020



November 7, 2022

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

RE: Preliminary Plat Letter of Intent – Stephen’s Towne Crossing Phase 2

Ms. Hammonds,

On behalf of our client, STC 2WC, LLC, we respectfully submit this Letter of Intent for the attached Preliminary Plat for the Stephen’s Towne Crossing Phase 2 project.

Stephens Town Crossing Phase 2 is a 119-acre detached single-family residential project within the City of Sanger. More specifically, the project is located south of Lois Road, east of the G.C. & S.F. Railroad and north of FM 455.

The existing zoning is SF-10. We are not proposing any zoning changes.

We appreciate your review and consideration of our request. If you have questions or require additional information, please contact me at (972) 464-4821 or by email at jfrey@bgeinc.com

Sincerely,

A handwritten signature in blue ink, appearing to read "J Frey", is written over a horizontal line.

Jason Frey, PE
Senior Project Manager

/file

Attachments



DATE: 11/30/2022

1st REVIEW COMMENTS – Preliminary Plat (STC Phase 2)

The request is for a Preliminary Plat of STC Phase 2 containing 407 single-family lots and 9 open space lots, being approximately 119.199 acres in the REUBEN BEBEE SURVE, ABSTRACT NO 29, prepared by BGE, Inc., submitted on 11/16/2022. 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. Describe and locate all permanent survey monuments, 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 Plan Coordinates, NAD 83.
2. Provide an accurate location of at least two (2) corners of the subdivision with reference to 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.
3. Provide on the location map the outlined or highlighted area of this development.
4. Provide the complete date of preparation and subsequent revisions. and Show the centerline of existing streets.
5. Provide 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.
6. Provide 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.
7. Provide 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').
8. Provide the layout, names, and widths (from centerline to edges as well as from edge to edge) of the proposed streets, fire lanes, drives, alleys, and easements.
9. 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.
10. The layout, numbers, set-back lines, and approximate dimensions of proposed lots, blocks, parks, etc.
11. Provide the location of proposed fire hydrants and fire lanes.



12. Provide USPS Postmaster approved location of cluster mailboxes.
13. Provide proposed building lines with square footage.
14. Provide a table with the following information:
 - Listing of the lots with square footage, and the associated lot widths at the front building line.
 - Square footage of the total building footprint and each land use (if known)
 - Number of required and provided parking spaces
 - Required and provided total landscaped area and front yard landscaped area.
15. Existing and proposed FEMA 100-year floodplain boundaries and elevation. Include minimum finished floor elevations (minimum 2 feet about the 100-year elevation) of all lots adjacent to the floodplain. If the site does not contain floodplain, not that “No 100-year floodplain exists on the site” A floodplain reclamation study will be required with Final Plat if necessary.

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, December 12, 2022, and the City Council meeting on Tuesday, January 3, 2023.



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

December 6, 2022
AVO 37449.004

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

Re: **Stephens Towne Crossing Phase 2 – Preliminary Plat**
First Review

Dear Ms. Hammonds,

Halff Associates, Inc. was requested by the City of Sanger to provide a first review of the Stephens Towne Crossing Phase 2 Preliminary Plat. This subdivision is located west of Sanger Trails Phase 1 and is within the City of Sanger City limits. The preliminary plat was prepared by BGE, Inc. and is dated November 7, 2022. A preliminary review of the document was performed, and the following comments apply:

General Comments:

1. Final Plat cannot be approved until civil drawings and revised TIA have been accepted.

Preliminary Plat:

Sheet 1 of 2

1. Incorrect Floodplain statement and incorrect Map number.
2. Provide Table with Lot numbers, square footage per Section 10.104.C(12)
3. Provide minimum side yard (B.L.) of 8' adjacent to other properties. Section 52.2.A.2
4. Show the limits of Phase 2 within the vicinity map.
5. Provide curve number and place in Curve Table.
6. Label limits of Zone A.
7. Currently showing an 80' Right of Way Reservation. The City's Master Thoroughfare plan shows this as a 4-lane undivided Principal Arterial with 100' Right of Way.

Sheet 2 of 2

1. What are 30X, 31X, and 32X?
2. Provide minimum side yard (B.L.) of 8' adjacent to other properties. Section 52.2.A.2.

The Surveyor/Engineer/Owner shall revise the plans to address the above-stated comments. If you have any questions or need additional information, please do not hesitate to call me at (817) 764-7480.

Sincerely,

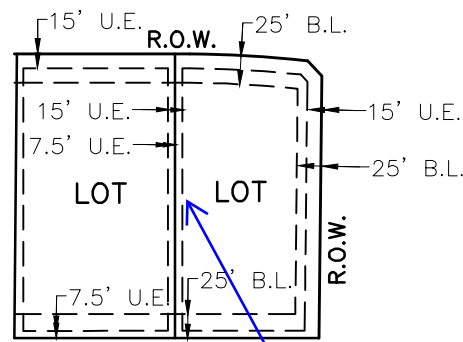
HALFF ASSOCIATES, INC.
TBPELS Firm No. 312

A handwritten signature in blue ink, appearing to read "SDT", is written over a faint, larger blue signature.

Steven D. Templer, P.E.
Attachments: markups

GENERAL NOTES:

1. Basing system for this survey is based on the North American Datum of 1983, NAD2011 (Epoch 2010.00), Texas State Plane Coordinate System, North Central Zone (4002) with an applied combined scale factor of 1.00015063. Distances and areas shown are surface values in U.S. Survey Feet.
2. The floodplain boundaries shown hereon are approximate and are not depicted as a result of an on-the-ground survey. The subject tract lies with Zone X as delineated on Flood Insurance Rate Map for Denton County, Texas and Incorporated Areas, Map Number 4812C0070G with Map Revised April 18, 2011.
- Zone X - Areas determined to be outside the 0.2% annual chance floodplain
3. The square footage value shown hereon is a mathematical value calculated from the boundary data shown hereon. This value in no way represents the precision of closure of this survey or the accuracy of corner monuments found or placed.

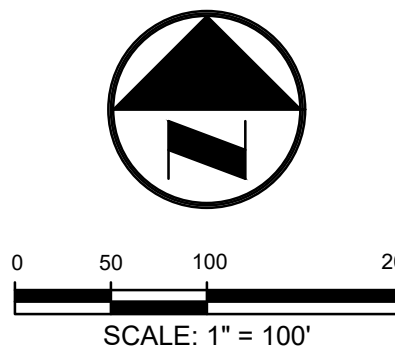


TYPICAL LOT DETAIL

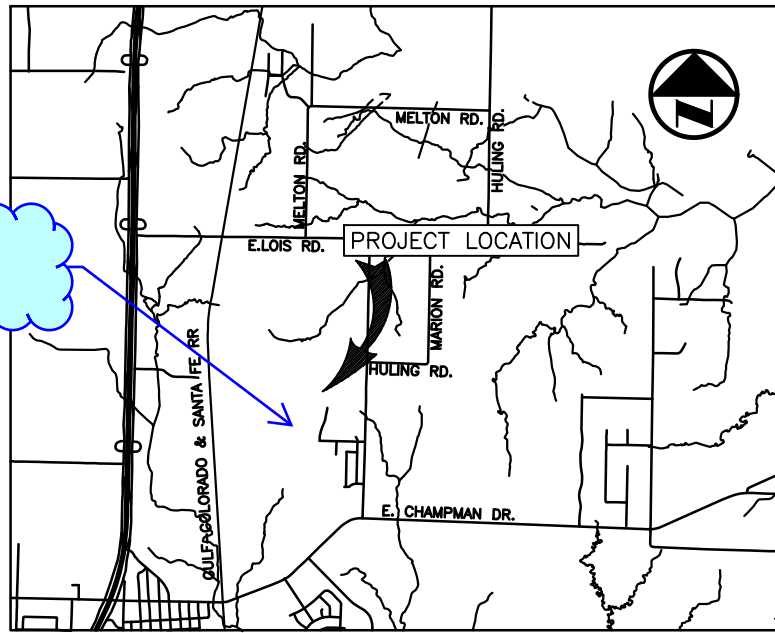
Provide minimum side yard (B.L.) of 8' adjacent to other properties. Section 52.2.A.2

LEGEND

- M.R.D. MONUMENT OF RECORD DIGNITY
- C.I.R.S. 5/8-INCH IRON ROD W/ "BGE" CAP SET
- INST. NO. INSTRUMENT NUMBER
- VOL. VOLUME
- P.G. PAGE
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS
- D.R.D.C.T. DEED RECORDS OF DENTON COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- PROPERTY LINE

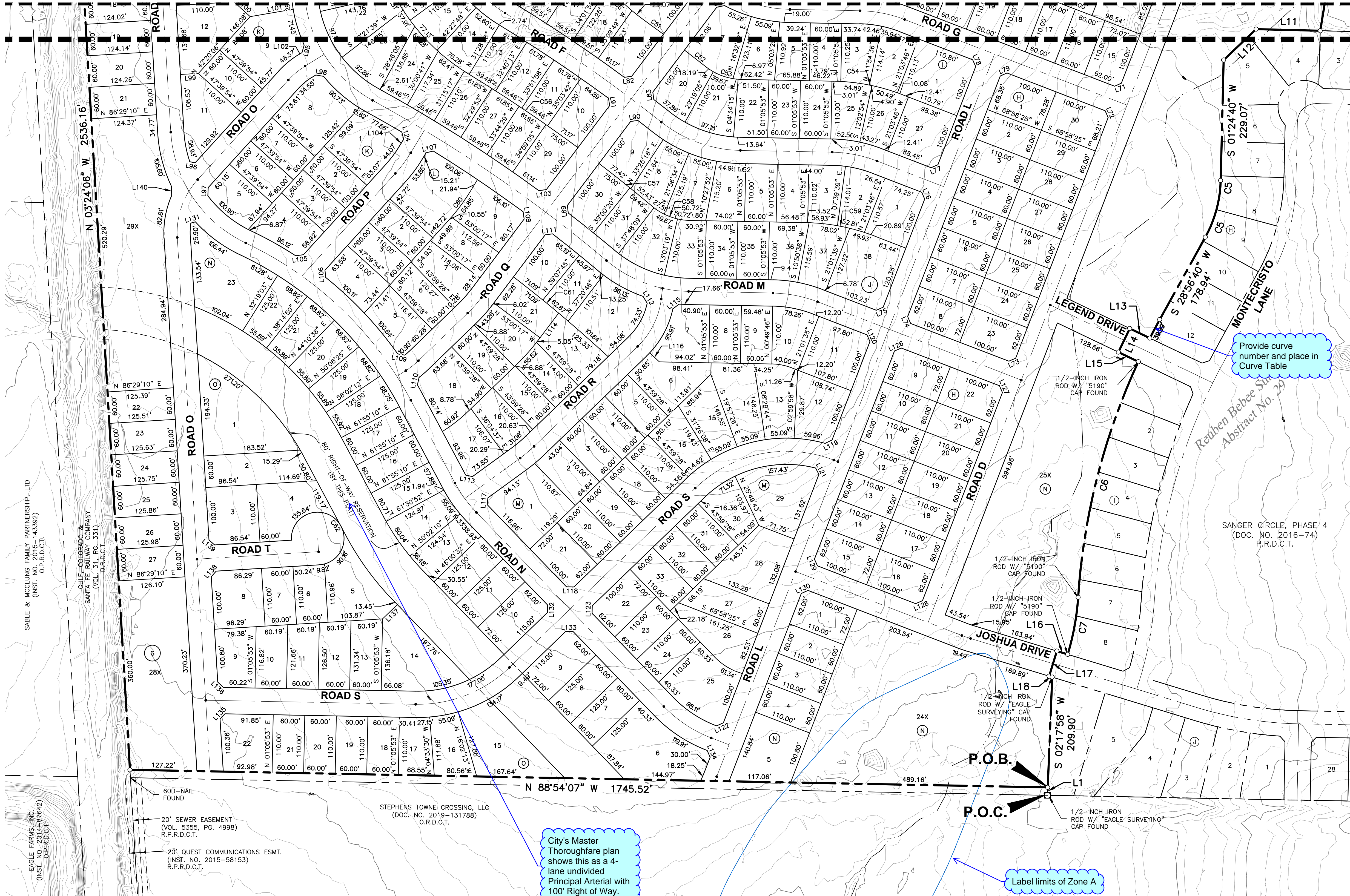


Show the limits of Phase 2.



VICINITY MAP
(NOT TO SCALE)

SEE SHEET 2



City's Master Thoroughfare plan shows this as a 4-lane undivided Principal Arterial with 100' Right of Way.

Provide curve number and place in Curve Table

Label limits of Zone A

LEGAL DESCRIPTION

BEING, all of that 119.199 acre (5,192.320 square foot) tract of land situated in the Reuben Bebee Survey, Abstract No. 29, in the City of Sanger, Denton County, Texas; being all of that tract of land described in Warranty Deed with Vendor's Lien to STC ZWG, LLC as recorded in Document No. 2020-189627 of the Official Records of Denton County, Texas; being part of that tract called 5.034 acres tract of land as described in General Warranty Deed to Stephen Town Crossing, LLC as recorded in Document No. 2020-6351 of the Official Records of Denton County, Texas; and being all of that tract of land described in Special Warranty Deed with Vendor's Lien to STC DH, LLC as recorded in Document No. 2021-6530 of the Official Records of Denton County, Texas; said 119.199 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING, at a 1/2-inch iron rod with "EAGLE SURVEYING" cap found at the southeast corner of said STC ZWG, LLC tract; said point being in the north line of said Stephens Town Crossing tract; said point being the southwest corner of Sanger Circle, Phase 4, an addition to the City of Sanger as recorded in Document No. 2016-74 of the Plat Records of Denton County, Texas;

THENCE, North 02 degrees 17 minutes 58 seconds East, along the east line of said STC ZWG, LLC tract and the west line of said Sanger Circle, Phase 4, a distance of 15.00 feet to the POINT OF BEGINNING;

THENCE, North 88 degrees 54 minutes 07 seconds West, departing the east line of said STC ZWG, LLC tract and the west line of said Sanger Circle, Phase 4, a distance of 1,745.52 feet to a point for corner in the west line of said STC ZWG, LLC tract; said point being in the east line of that tract of land described in Deed to the Gulf Colorado & Santa Fe Railway Company as recorded in Volume 31, Page 331 of the Deed Records of Denton County, Texas;

THENCE, North 03 degrees 24 minutes 06 seconds West, along the east line of said Gulf Colorado & Santa Fe Railway tract, a distance of 2,536.16 feet to a 5/8-inch iron rod found at the northwest corner of said STC ZWG, LLC tract; said point being the southwest corner of that tract of land described in Warranty Deed to the City of Sanger as recorded in Volume 11215, Page 943 of the Deed Records of Denton County, Texas;

THENCE, departing the east line of said Gulf Colorado & Santa Fe Railway tract, and with the north line of said STC ZWG, LLC tract, the following thirteen (13) courses and distances:

South 88 degrees 45 minutes 38 seconds East, a distance of 957.19 feet to a point at the southeast corner of said City of Sanger tract; said point being in a west line of that tract of land described in Warranty Deed with Vendor's Lien to Sanger Land Development, LLC as recorded in Document No. 2019-16167 of the Official Records of Denton County, Texas;

South 00 degrees 02 minutes 50 seconds East, a distance of 9.99 feet to a point for corner;

North 89 degrees 59 minutes 50 seconds East, a distance of 184.99 feet to a point for corner;

South 44 degrees 58 minutes 30 seconds West, a distance of 21.19 feet to a point for corner;

South 00 degrees 02 minutes 35 seconds East, a distance of 105.01 feet to a point for corner;

North 89 degrees 59 minutes 50 seconds East, a distance of 454.87 feet to a point for corner at the beginning of a curve to the left;

In a northeasterly direction, along said curve to the left, an arc length of 60.45 feet, having a radius of 905.00 feet, a central angle of 03 degrees 49 minutes 38 seconds, and a chord which bears North 88 degrees 05 minutes 00 seconds East, 60.44 feet to a point for corner;

North 86 degrees 10 minutes 12 seconds East, a distance of 322.04 feet to a point for corner;

North 03 degrees 49 minutes 48 seconds West, a distance of 105.02 feet to a point for corner;

North 48 degrees 49 minutes 48 seconds West, a distance of 21.18 feet to a point for corner;

North 86 degrees 10 minutes 12 seconds East, a distance of 186.01 feet to a point for corner;

South 03 degrees 50 minutes 26 seconds East, a distance of 181.19 feet to a point for corner;

North 86 degrees 09 minutes 34 seconds East, a distance of 318.54 feet to a point at the most northerly northeast corner of said STC ZWG, LLC tract;

THENCE, South 26 degrees 23 minutes 48 seconds West, a distance of 168.86 feet to a point at the northeast corner of said STC DH, LLC tract; said point being the beginning of a curve to the left;

THENCE, with the east line of said STC DH, LLC tract, the following four (4) courses and distances:

In a southwesterly direction, along said curve to the left, an arc length of 191.06 feet, having a radius of 1,825.00 feet, a central angle of 05 degrees 59 minutes 54 seconds, and a chord which bears South 15 degrees 55 minutes 32 seconds West, 190.97 feet to a point for corner;

South 12 degrees 55 minutes 35 seconds West, a distance of 206.04 feet to a point for corner at the beginning of a curve to the right;

In a southwesterly direction, along said curve to the right, an arc length of 166.86 feet, having a radius of 1,175.00 feet, a central angle of 08 degrees 08 minutes 11 seconds, and a chord which bears South 16 degrees 59 minutes 41 seconds West, 166.72 feet to a point for corner;

South 21 degrees 03 minutes 47 seconds West, a distance of 98.23 feet to a point for corner; said point being in a north line of said STC ZWG, LLC tract;

THENCE, South 70 degrees 57 minutes 10 seconds East, departing the east line of said STC DH, LLC tract, and along the north line of said STC ZWG, LLC tract, a distance of 65.78 feet to a point for corner at the beginning of a curve to the left;

THENCE, in a southwesterly direction, continuing along the north line of said STC ZWG, LLC tract and said curve to the left, an arc length of 178.41 feet, having a radius of 1,030.00 feet, a central angle of 09 degrees 55 minutes 27 seconds, and a chord which bears South 75 degrees 54 minutes 22 seconds East, 178.18 feet to a 1/2-inch iron rod with "KAZ" cap found for corner; said point being in the west line of Sanger Trails, Phase 1 an addition to the City of Sanger as recorded in Cabinet U, Page 77 of the Plat Records of Denton County, Texas;

THENCE, South 09 degrees 31 minutes 15 seconds West, along the east line of said STC ZWG, LLC tract, a distance of 120.59 feet to a point for corner; said point being the southwest corner of said Sanger Trails, Phase 1; said point being in the north line of said Sanger Circle, Phase 4;

THENCE, along the east line of said STC ZWG, LLC tract and the west line of said Sanger Circle, Phase 4, the following fifteen (15) courses and distances:

North 88 degrees 35 minutes 38 seconds West, a distance of 121.83 feet to a point for corner;

South 46 degrees 24 minutes 40 seconds West, a distance of 85.27 feet to a point for corner;

South 01 degrees 24 minutes 40 seconds West, a distance of 229.07 feet to a point for corner at the beginning of a curve to the right;

In a southwesterly direction, along said curve to the right, an arc length of 112.93 feet, having a radius of 235.00 feet, a central angle of 27 degrees 32 minutes 01 seconds, and a chord which bears South 15 degrees 10 minutes 39 seconds West, 111.85 feet to a point for corner;

South 28 degrees 56 minutes 40 seconds West, a distance of 178.94 feet to a point for corner at the beginning of a curve to the left;

In a southwesterly direction, along said curve to the left, an arc length of 39.99 feet, having a radius of 1,265.00 feet, a central angle of 01 degrees 48 minutes 41 seconds, and a chord which bears South 28 degrees 02 minutes 19 seconds West, 39.99 feet to a point for corner;

North 64 degrees 24 minutes 42 seconds West, a distance of 42.44 feet to a point for corner;

South 25 degrees 35 minutes 18 seconds West, a distance of 50.00 feet to a point for corner;

South 64 degrees 24 minutes 42 seconds East, a distance of 42.08 feet to a point for corner at the beginning of a non-tangent curve to the left;

In a southwesterly direction, along said curve to the left, an arc length of 465.33 feet, having a radius of 1,265.00 feet, a central angle of 21 degrees 04 minutes 34 seconds, and a chord which bears South 14 degrees 15 minutes 49 seconds West, 462.71 feet to a 1/2-inch iron rod with "5190" cap found for corner at the beginning of a reverse curve to the right;

With said reverse curve, along said curve to the right, an arc length of 110.26 feet, having a radius of 480.00 feet, a central angle of 13 degrees 09 minutes 41 seconds, and a chord which bears South 10 degrees 22 minutes 22 seconds West, 110.02 feet to a 1/2-inch iron rod with "5190" cap found for corner;

North 73 degrees 02 minutes 14 seconds West, a distance of 21.62 feet to a point for corner;

South 16 degrees 57 minutes 46 seconds West, a distance of 50.00 feet to a point for corner;

South 73 degrees 02 minutes 14 seconds East, a distance of 6.05 feet to a point for corner;

South 02 degrees 17 minutes 58 seconds West, a distance of 209.90 feet to the POINT OF BEGINNING and containing an area of 119.199 acres or 5,192.320 square feet of land, more or less.

"PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY"

Approved for Preparation of Final Plat

City of Sanger, TX
Planning & Zoning Commission

Date

PRELIMINARY PLAT
STC PHASE 2

407 SINGLE FAMILY LOTS &
9 OPEN SPACE LOTS

BEING 119.199 ACRES SITUATED IN THE
REUBEN BEBEE SURVEY, ABSTRACT NO. 29
CITY OF SANGER, DENTON COUNTY, TEXAS
NOVEMBER 2022
SHEET 1 OF 2

OWNER

STC ZWG, LLC
103 East Virginia Street,
McKinney, Texas 75069

SURVEYOR

BGE, Inc.
777 Main Street, Suite 1900, Fort Worth, TX 76102
Tel: 817-887-6130 • www.bgeinc.com
TBPELS Registration No. 10194416

Contact: René Sillas, R.P.L.S.
Telephone: 817-752-4183 • Email: rsillas@bgeinc.com

