

CITY COUNCIL

MEETING AGENDA

SEPTEMBER 16, 2024, 6:00 PM

CITY COUNCIL REGULAR MEETING

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



CALL THE WORK SESSION TO ORDER AND ESTABLISH A QUORUM

DISCUSSION ITEMS

1. Discussion regarding the Farmer's Market.
- [2.](#) Sanger's designation as a Texas Music-Friendly City.

OVERVIEW OF ITEMS ON THE REGULAR AGENDA

ADJOURN THE WORK SESSION

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

CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM

INVOCATION AND PLEDGE

CITIZENS COMMENTS

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

SPECIAL PRESENTATIONS AND ANNOUNCEMENTS

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

- [3.](#) Proclamation recognizing National Night Out on October 1, 2024.

REPORTS

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

4. Presentation and update on Economic Development activities.

CONSENT AGENDA

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

- [5.](#) Consideration and possible action on the minutes from the August 21, 2024, meeting.
- [6.](#) Consideration and possible action on the minutes from the August 29, 2024, meeting.
- [7.](#) Consideration and possible action on the minutes from the August 30, 2024, meeting.
- [8.](#) Consideration and possible action on the minutes from the September 3, 2024, meeting.
- [9.](#) Consideration and possible action on the Preliminary Plat of Belz Road Retail Addition being 129.25 acres, described as A1241A TIERWESTER. TR 56, TR 57, and TR 40 and generally located along Chapman Drive and I-35 approximately 234 feet west of the intersection of I-35 and Chapman Drive.

ACTION ITEMS

- [10.](#) Consideration and possible action on Amendment No. 2 in the amount of \$40,000.00 with Kimley-Horn and Associates, Inc for the I-35 Utility Relocations for TxDot and authorize the City Manager to execute said Amendment No. 2.
- [11.](#) Consideration and possible action on the Final Plat of Duck Creek Ridge, being 1.010 acres on land described as H.TIERWESTER SURVEY, ABSTRACT NO. 1241, located in the City of Sanger, and generally located on the south side of Duck Creek Road at the intersection of Duck Creek Road and Mesa Drive.

FUTURE AGENDA ITEMS

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

INFORMATIONAL ITEMS

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

[12.](#) Rider GCR - Rate Filing under Docket No. 10170 - August 26, 2024

ADJOURN

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

CERTIFICATION

I certify that a copy of this meeting notice was posted on the bulletin board at City Hall that is readily accessible to the general public at all times and was posted on the City of Sanger website on September 11, 2024, at 3:00 PM.

/s/Kelly Edwards

Kelly Edwards, City Secretary

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



CITY COUNCIL COMMUNICATION

DATE: September 16th, 2024

FROM: Donna Green, Director of Marketing and Civic Engagement

AGENDA ITEM: Sanger's designation as a Texas Music-Friendly City

SUMMARY:

- Participation in the Texas Music Office's (TMO) **Music Friendly Texas Certified Community Program** provides Texas communities with a network for fostering music industry development and sends a clear message to industry professionals that certified communities are serious about attracting and developing music industry growth.
- To receive the designation from TMO, the City of Sanger will need to Establish a Music Office/Liaison that will provide monthly reports concerning the progress of local music industry programs.
- Participate in a Music Friendly Texas Certified Community Workshop.
- Create an advisory board made up of local music community industry stakeholders.
- The Old Bolivar Station Songwriter Festival is the perfect catalyst for acquiring the designation now.

FISCAL INFORMATION:

Budgeted: NA Amount: \$0.00 GL Account: NA

RECOMMENDED MOTION OR ACTION:

That the City of Sanger move forward to achieve the Texas Music Friendly Community designation from TMO.

ATTACHMENTS:

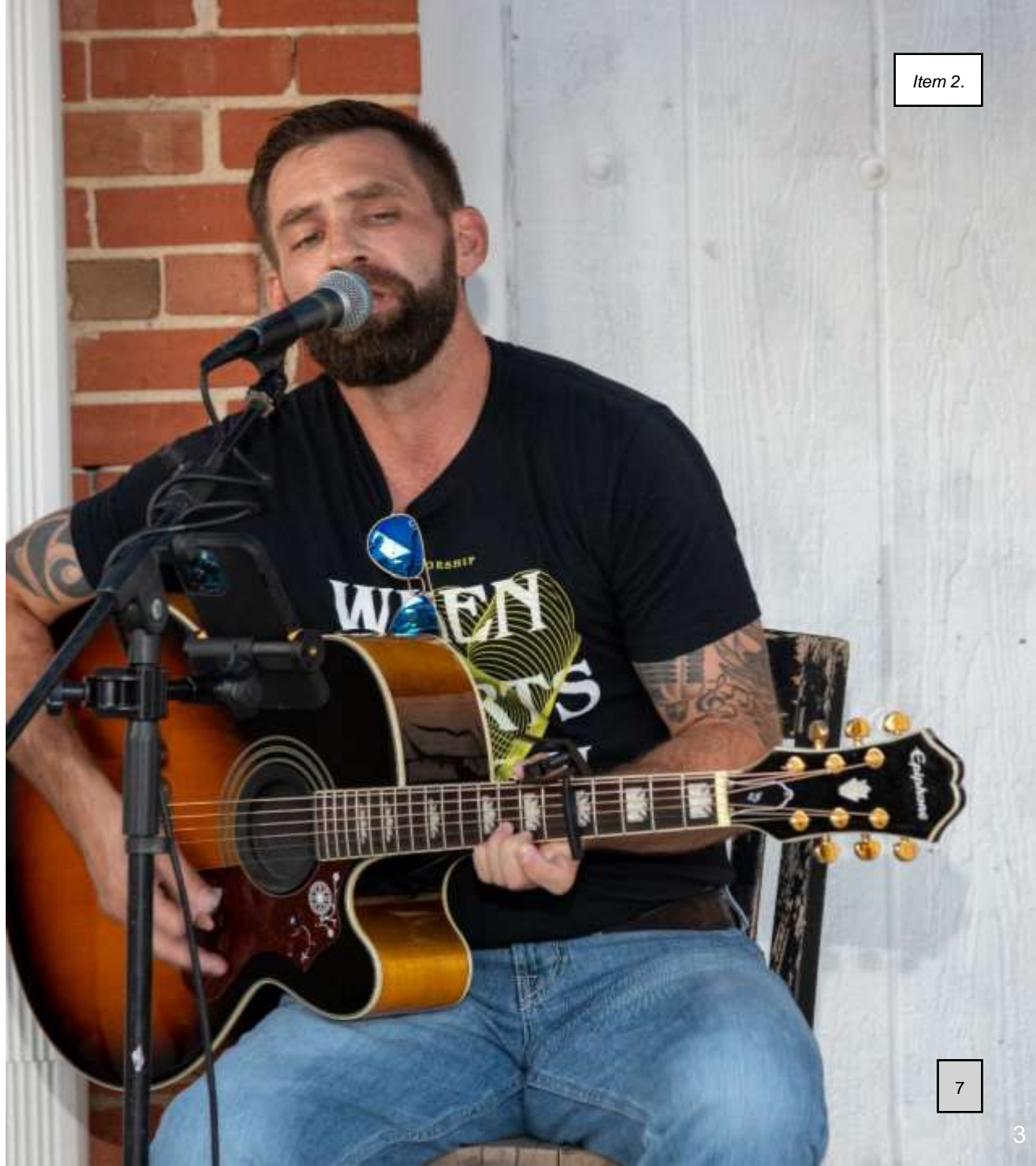
Texas Music Friendly Community Certification

Donna Green,
Director of Marketing & Civic Engagement

Participation in the TMO's Music Friendly Texas Certified Community Program provides Texas communities with a network for fostering music industry development and sends a clear message to industry professionals that certified communities are serious about attracting and developing music industry growth.

Benefits of Certification

- Access to resources
- Promotional support
- Networking Opportunities
- Certification can be leveraged to attract music-related businesses and tourism



Becoming a Certified Music Friendly Texas Community

- Complete the Music Friendly Texas Workshop petition form.
- Schedule and host a Texas Music Office (TMO) sponsored Music Friendly Texas workshop.
- Establish a Music Office/Liaison that will be responsible for monthly reports.
- Register with the TMO Directory
- Sign an MOU that creates a working arrangement for the sharing of Music Directory data.
- Create an advisory board of local music community industry stakeholders



Responsibilities and Duties of the Liaison

- Monthly reporting on the progress of local music industry development programs
- Participation in monthly virtual MFT Regional Office calls.
- Once yearly in-person MFT Regional Office Meeting
- Attendance at the annual Texas Sounds & Cities conference

Cities that have received the Music Friendly Designation

Fort Worth, Austin, San Antonio, Dallas, Houston, Denton, Lindale, Stephenville, Conroe, San Angelo, Nacogdoches, Abilene, McKinney, Waxahachie, Waco, Alpine, Bastrop, New Braunfels, Victoria, Arlington, Denison, Lubbock, Brenham, Dripping Springs, Round Rock, El Paso, Odessa, Vidor, Grand Prairie, Port Aransas, San Marcos, McAllen, Bryan, Wimberley, Salado, Harker Heights, Edinburg, Selma, Marshall, Granbury, Corsicana, Frisco, Linden, Corpus Christi, Lufkin, Dalhart, Weatherford, Sweetwater, Clear Lake Shores, Kerrville, College Station, Amarillo, South Padre Island, Belton, Tyler, Marble Falls, Mont Belvieu, Galveston, Corinth, Chandler, Alvin, Glen Rose, and Mineral Wells.

THANK YOU



PROCLAMATION

WHEREAS, the National Association of Town Watch (NATW) sponsors a national community-building campaign on Tuesday, August 6, 2024 (The state of Texas and select areas celebrate Tuesday, October 1, 2024) entitled “National Night Out”; and

WHEREAS, the National Night Out campaign provides an opportunity for neighbors in Sanger to join over 38 million neighbors across 18 thousand communities from all 50 states, U.S. territories and military bases worldwide; and

WHEREAS, National Night Out is an annual community-building campaign that promotes strong police-community partnerships and neighborhood camaraderie to make our neighborhoods safer, more caring places to live and work; and

WHEREAS, neighbors in Sanger assist the local law enforcement agency through joint community-building efforts and support National Night Out 2024; and

WHEREAS, it is essential that all neighbors of Sanger come together with police and work together to build a safer, more caring community; and

WHEREAS, we call upon our neighbors of Sanger to join the City of Sanger, the Sanger Police Department, and the National Association of Town Watch in support of National Night Out.

NOW, THEREFORE, I, Thomas E. Muir, Mayor of the City of Sanger, on behalf of the entire City Council, hereby declare Tuesday, October 1, 2024:

NATIONAL NIGHT OUT

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Official Seal of the City of Sanger to be affixed this 16th day of September 2024.

Thomas E. Muir, Mayor



CITY COUNCIL COMMUNICATION

DATE: September 19, 2024

FROM: Kelly Edwards, City Secretary

AGENDA ITEM: Consideration and possible action on the minutes from the August 21, 2024, meeting.

SUMMARY:

N/A

FISCAL INFORMATION:

Budgeted: N/A

Amount: \$0.00

GL Account: N/A

RECOMMENDED MOTION OR ACTION:

Approve the minutes from the meeting on August 21, 2024.

ATTACHMENTS:

City Council minutes

CITY COUNCIL

MEETING MINUTES

AUGUST 21, 2024, 6:00 PM



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

CALL THE SPECIAL MEETING TO ORDER AND ESTABLISH A QUORUM

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

COUNCILMEMBERS PRESENT

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

COUNCILMEMBERS ABSENT

None

STAFF MEMBERS PRESENT:

City Manager John Noblitt, and City Secretary Kelly Edwards.

Terry Welch, Attorney, Brown & Hofmeister, LLP.

EXECUTIVE SESSION

Pursuant to Sec. 551.071 of the Texas Government Code, "Consultation with Attorney," the City Council will convene into executive session to deliberate (1) legal issues associated with procedures relative to personnel/Human Resources practices, rules, policies and applicable law, and all matters incident and related thereto; and (2) deliberate any modifications or amendments to the scope of services to be provided by outside counsel, and all matters incident and related thereto.

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

RECONVENE INTO SPECIAL SESSION

The City Council will reconvene into open session to take action regarding any matter discussed in executive session that is related to the subject matter as stated.

Council reconvened into open session at _____ p.m.

Action or No action taken.

Motion to authorize the Mayor to execute an amended scope of services letter with Brown & Hofmeister, LLP, made by Councilmember Bilyeu, Seconded by Councilmember Chick.

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

Nays: None

Motion passed unanimously.

ADJOURN

There being no further business, Mayor Muir adjourned the meeting at 8:33 p.m.

Thomas E. Muir, Mayor

Kelly Edwards, City Secretary



CITY COUNCIL COMMUNICATION

DATE: September 19, 2024

FROM: Kelly Edwards, City Secretary

AGENDA ITEM: Consideration and possible action on the minutes from the August 29, 2024, meeting.

SUMMARY:

N/A

FISCAL INFORMATION:

Budgeted: N/A

Amount: \$0.00

GL Account: N/A

RECOMMENDED MOTION OR ACTION:

Approve the minutes from the meeting on August 29, 2024.

ATTACHMENTS:

City Council minutes

CITY COUNCIL MEETING MINUTES

AUGUST 29, 2024, 6:00 PM

CITY COUNCIL SPECIAL MEETING

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



CALL THE SPECIAL MEETING TO ORDER AND ESTABLISH A QUORUM

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

COUNCILMEMBERS PRESENT

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

COUNCILMEMBERS ABSENT

None

STAFF MEMBERS PRESENT:

City Manager John Noblitt, Deputy City Secretary Jeriana Hemb, Chief Financial Officer Clayton Gray, Director of Public Works Jim Bolz, Electric Director Ronnie Grace, and Police Chief Tyson Cheek.

EXECUTIVE SESSION

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

Section 551.074. PERSONNEL MATTERS

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

- City Manager

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

RECONVENE INTO SPECIAL SESSION

The City Council will reconvene into open session to take action regarding any matter discussed in executive session that is related to the subject matter as stated.

Council reconvened into open session at 12:12 a.m.

Motion to increase the City Manager's salary by 6%, contingent on executing a revised contract made by Councilmember Bilyeu, Seconded by Councilmember Barrett.

Ayes: Barrett and Bilyeu

Nays: Chick, Dillon, and Gann

Motion passed failed.

Motion to increase the salary by 5%, contingent on executing a revised contract made by Councilmember Barrett, Seconded by Councilmember Bilyeu.

Ayes: Barrett and Bilyeu

Nays: Chick, Dillon, and Gann

Motion passed failed.

City Manager Noblitt respectfully declined any increase at this point and also retracted his contract request.

Mayor Muir stated that the current contract remains in force as it stands.

ADJOURN

There being no further business, Mayor Muir adjourned the meeting at 12:17 a.m.

Thomas E. Muir, Mayor

Jeriana Staton-Hemb, Deputy City Secretary



CITY COUNCIL COMMUNICATION

DATE: September 19, 2024

FROM: Kelly Edwards, City Secretary

AGENDA ITEM: Consideration and possible action on the minutes from the August 30, 2024, meeting.

SUMMARY:

N/A

FISCAL INFORMATION:

Budgeted: N/A

Amount: \$0.00

GL Account: N/A

RECOMMENDED MOTION OR ACTION:

Approve the minutes from the meeting on August 30, 2024.

ATTACHMENTS:

City Council minutes

CITY COUNCIL

WORK SESSION MINUTES

AUGUST 30, 2024, 8:00 AM



CITY COUNCIL WORK SESSION

DEVELOPMENT SERVICES BUILDING - 201 BOLIVAR STREET, SANGER, TEXAS

CALL THE WORK SESSION TO ORDER AND ESTABLISH A QUORUM

Mayor Muir called the work session to order at 8:02 a.m.

COUNCILMEMBERS PRESENT

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

COUNCILMEMBERS ABSENT

None

STAFF MEMBERS PRESENT:

City Manager John Noblitt, Deputy City Secretary Jeriana Hemb, and City Attorney Hugh Coleman.

SGR Facilitator - Troy Riggs

DISCUSSION ITEMS

Presentation and discussion on the principles of board governance, roles of the City Council, how those roles work within the city's day-to-day operation, and the structure of the City Charter.

Topics of discussion:

- Mr. Riggs started with a Charter review.
- Mr. Riggs moved on to Article 4, going over in detail the duties of each position listed in Article 4.
- Conservation ensued over the review of the charter.

Follow-up items for additional discussion or action:

- None

ADJOURN THE WORK SESSION

There being no further business, Mayor Muir adjourned the work session at 11:31 a.m.

Thomas E. Muir, Mayor

Jeriana Staton-Hemb, Deputy City Secretary



CITY COUNCIL COMMUNICATION

DATE: September 19, 2024

FROM: Kelly Edwards, City Secretary

AGENDA ITEM: Consideration and possible action on the minutes from the September 3, 2024, meeting.

SUMMARY:

N/A

FISCAL INFORMATION:

Budgeted: N/A

Amount: \$0.00

GL Account: N/A

RECOMMENDED MOTION OR ACTION:

Approve the minutes from the meeting on September 3, 2024.

ATTACHMENTS:

City Council minutes

CITY COUNCIL

MEETING MINUTES

SEPTEMBER 03, 2024, 6:00 PM

CITY COUNCIL REGULAR MEETING

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



CALL THE WORK SESSION TO ORDER AND ESTABLISH A QUORUM

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

COUNCILMEMBERS PRESENT

Mayor	Thomas Muir
Mayor Pro Tem, Place 2	Gary Bilyeu
Councilmember, Place 1	Marissa Barrett – arrived at 6:24 p.m.
Councilmember, Place 3	Dennis Dillon
Councilmember, Place 4	Allen Chick
Councilmember, Place 5	Victor Gann

COUNCILMEMBERS ABSENT

None

STAFF MEMBERS PRESENT:

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

DISCUSSION ITEMS

1. Discussion regarding the Sullivan Senior Center.

Mayor Muir provided an overview of the item, stating he had communicated with Mike & Patty Walker regarding the building. He discussed removing the reversionary provision from the deed. The Mayor then read a draft proposal that included the understanding that if city funds were utilized to renovate the building for the Seniors, and should they outgrow it, the building would be repurposed for use by the City. This included three options: the building would retain the Sullivan name, move the name to a new facility for the Seniors, or use the Sullivan name for a future park.

Discussion ensued regarding the options, to strike option three and forwarding a copy of the proposal to the family for review.

OVERVIEW OF ITEMS ON THE REGULAR AGENDA

Discussion ensued regarding the plat action items.

Discussion ensued regarding Item 3, specifically regarding non-profit businesses.

ADJOURN THE WORK SESSION

There being no further business, Mayor Muir adjourned the work session at 6:41 p.m.

CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM

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

COUNCILMEMBERS PRESENT

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

COUNCILMEMBERS ABSENT

None

STAFF MEMBERS PRESENT:

City Manager John Noblitt, City Secretary Kelly Edwards, City Attorney Hugh Coleman, Chief Financial Officer Clayton Gray, Director of Development Services Ramie Hammonds, Director of Public Works Jim Bolz, Parks & Recreation Director Ryan Nolting, Director of Human Resources and Special Projects Jeriana Staton-Hemb, Electric Director Ronnie Grace, Police Chief Tyson Cheek, and Police Lt. Lewis.

INVOCATION AND PLEDGE

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

CITIZENS COMMENTS

No one spoke to the Council.

SPECIAL PRESENTATIONS AND ANNOUNCEMENTS

2. United Way Proclamation LIVE UNITED MONTH - September 2024

Mayor Muir introduced Laura Behrens, former UWDC board member Teddy Yan, UWDC Director of Financial Initiatives. Both thanked the City for its support and provided an overview of the services provided.

Mayor Muir read the proclamation and presented a copy to Laura and Teddy.

REPORTS

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

Director of Human Resources and Special Projects Jeriana Staton-Hemb presented the department's annual overview.

CONSENT AGENDA

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

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

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

Nays: None

Motion passed unanimously.

PUBLIC HEARING ITEMS

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

Mayor Muir opened the public hearing at 7:25 p.m.

No one spoke.

Mayor Muir closed the public hearing at 7:26 p.m.

ACTION ITEMS

9. Consideration and possible action on the Preliminary Plat of Stephen Town Crossing, being approximately 120.133 acres of land described as REUBEN BEBEE SURVEY, ABSTRACT NO. 29, located in the City of Sanger, and generally located on the west side of Sanger Circle Addition and west of Montecristo Lane and Bridle Path Lane.

Director Hammonds provided an overview of the item and stated that comments had not been satisfied.

Motion to deny, due to comments not being satisfied, made by Councilmember Bilyeu, Seconded by Councilmember Gann.

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

Nays: None

Motion passed unanimously.

10. Consideration and possible action on the Preliminary Plat of Sanger Business Addition, being approximately 2.07 acres of land described as JOSE MARIA RUIS SURVEY, ABSTRACT NO. 1066 RUEBEN BEBEE SURVEY, ABSTRACT NO. 29, within the City of Sanger, generally located on the south of FM 455 approximately 248 feet west Sable Creek Boulevard.

Director Hammonds provided an overview of the item and stated that comments had not been satisfied.

Motion to deny, due to comments not being satisfied, made by Councilmember Bilyeu, Seconded by Councilmember Dillon.

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

Nays: None

Motion passed unanimously.

11. Consideration and possible action on the Preliminary Plat of Duck Creek Ridge, being 1.010 acres, located in the City of Sanger, and generally located on the south side of Duck Creek Road at the intersection of Duck Creek Road and Mesa Drive.

Director Hammonds requested this item be pulled from the agenda.

Mayor Muir stated that the Council would take no action on this item.

12. Consideration and possible action on the Final Plat of the Belz Road Retail Addition Phase 1 – Multi-Family, being 17.33 acres described as HENRY TIERWESTER SURVEY, ABSTRACT NO. 1241, BLOCK A, LOT 3, located in the City of Sanger and generally located on the west side of North Stemmons Frwy at the intersection of West Chapman Dr and North Stemmons Frwy.

Director Hammonds provided an overview of the item and stated that comments had not been satisfied.

Motion to deny, due to the Preliminary Plat being complete and comments not being satisfied, made by Councilmember Bilyeu, Seconded by Councilmember Gann.

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

Nays: None

Motion passed unanimously.

13. Consideration and possible action on Ordinance 09-15-24 amending the fee schedule by removing the Fee Schedule, Appendix A, from the Code of Ordinances and adopting a new fee schedule by ordinance.

Director Gray provided an overview of the item.

Discussion ensued regarding any new fees or amendments and updating the schedule on an annual basis coinciding with the budget.

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

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

Nays: None

Motion passed unanimously.

14. Consideration and possible action on Change Order No. 1 in the amount of \$151,631.00 with Ana Site Construction, LLC for the relocation of a 4" sewage force main and authorize the City Manager to execute said Change Order No. 1.

Director Bolz provided an overview of the item stating the line that services the Blue Star development area need to be relocated and that the relocation is reimbursable by TxDOT.

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

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

Nays: None

Motion passed unanimously.

15. Consideration and possible action on approving consumption of alcohol on city property in conjunction with Ordinance #11-30-23, Chapter 15.609.

Director Nolting provided an overview of the Special Event Application submitted for the Songwriters Festival.

Discussion ensued regarding department meetings and alcoholic beverages within the established perimeter for the event.

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

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

Nays: None

Motion passed unanimously.

16. Consideration and possible action to vote for candidates on the ballot of the Texas Municipal League Intergovernmental Risk Pool Board of Trustee Election.

Motion to vote for each incumbent made by Councilmember Bilyeu, Seconded by Councilmember Dillon.

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

Nays: None

Motion passed unanimously.

17. Consideration and possible action to vote for the Region 8 Director of the Texas Municipal League.

Motion to vote for the incumbent made by Councilmember Bilyeu, Seconded by Councilmember Gann.

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

Nays: None

Motion passed unanimously.

City Attorney Coleman requested the Council discuss Item 18, in Executive Session.

Mayor Muir stated the Council would convene into Executive Session pursuant to Section 551.071(2) Consultation with the Attorney to discuss the North Central Denton County Municipal Utility District No. 1.

Council convened into Executive Session at 7:55 p.m.

Council reconvened into Regular Session at 8:23 p.m.

18. Consideration and possible action on an amended petition for the creation of the North Central Denton County Municipal Utility District No. 1.

The Mayor stated no action would be taken.

FUTURE AGENDA ITEMS

Councilmember Bilyeu stated he believes the Council is left with two courses of action moving forward. If we want to keep our current city manager, we need to provide him clear guidance with goals, objectives, and, most importantly, the standard at which he is going to be evaluated by every member on this council. Unfortunately, I think the message we sent with our actions was that we did not want to keep him, and if that is the wishes of the Council, then the course of action number two is that we discuss his termination without cause.

Councilmember Bilyeu then requested an Executive Session at the earliest possible convenience but no later than the next scheduled city council meeting, with the subject being personnel review of the City Manager, and we discuss one or both of those courses of action during that meeting. I think that his accomplishment has earned him that professional courtesy at a minimum, and I think we owe it to Staff to give clear direction on how the council will move forward.

INFORMATIONAL ITEMS

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

ADJOURN

There being no further business, Mayor Muir adjourned the meeting at 8:29 p.m.

Thomas E. Muir, Mayor

Kelly Edwards, City Secretary



CITY COUNCIL COMMUNICATION

DATE: September 16, 2024

FROM: Ramie Hammonds, Development Service Director

AGENDA ITEM: Consideration and possible action on the Preliminary Plat of Belz Road Retail Addition being 129.25 acres, described as A1241A TIERWESTER. TR 56, TR 57, and TR 40 and generally located along Chapman Drive and I-35 approximately 234 feet west of the intersection of I-35 and Chapman Drive.

SUMMARY:

- The development will consist of approximately 29.90 acres of single-family residential, 29.29 acres of build-to-rent, 33.04 acres of multi-family, 3.07 acres of self-storage, and 25.03 acres of commercial.
- The commercial will front along North Stemmons and Chapman Drive.
- There will be 582 multi-family units, 18 townhome units, and 12 duplex units.
- Single family will have 140 lots for sale, and 156 lots build to rent.
- The multi-family will have 24 private garages and 40 reserved carport spaces.
- The multi-family development will have a swimming pool, patio area, and other amenities.
- There will be a 3.07-acre self-storage area with some climate-controlled storage.
- Planning & Zoning recommended APPROVAL on 4-10-2023.

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

GL Account: N/A

RECOMMENDED MOTION OR ACTION:

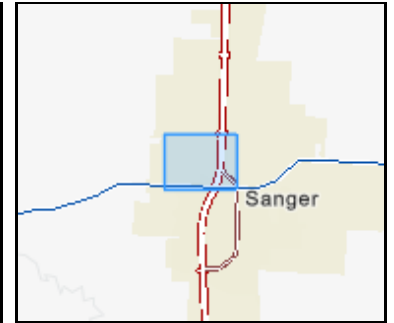
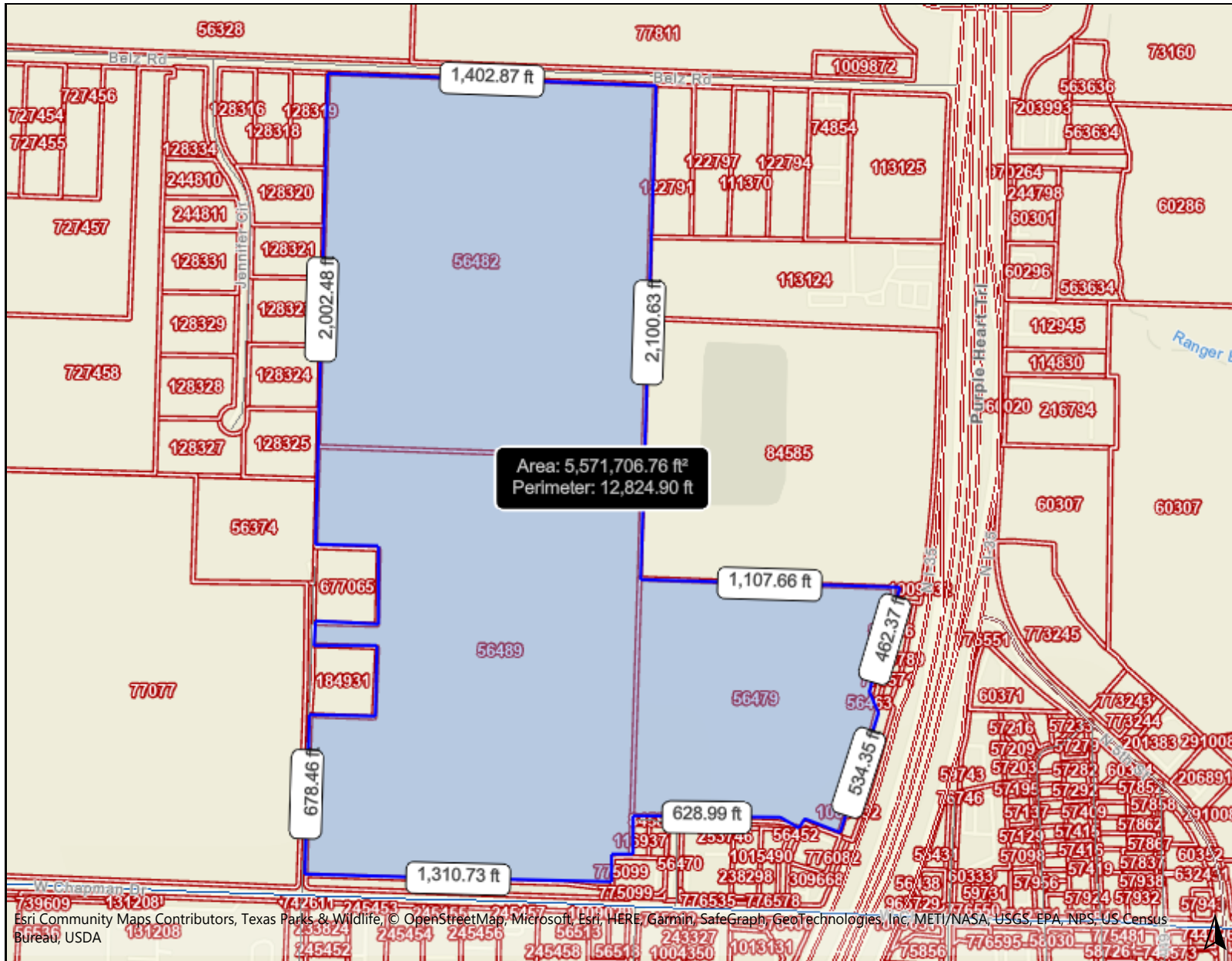
Staff recommends APPROVAL.

ATTACHMENTS:

Location Map
Preliminary Plat
Application
Letter of Intent

Denton County Landmark Map

Item 9.



Legend

- 911 Addresses
- Development Permits
- ▭ Parcels
- Floodplain**
 - Cross Section Location
 - Base Flood Elevation
 - ▭ FEMA Floodway
 - ▭ Flood Grid
 - ▭ FEMA 100yr Flood Zone A
 - ▭ FEMA 100yr Flood Zone AE
 - ▭ FEMA 500yr Flood Zone
 - Levee Protected

Notes

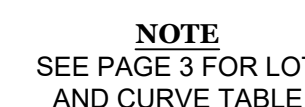
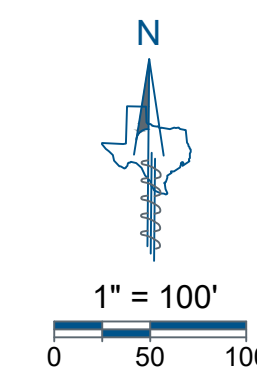
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LEGEND

PG.	=	PAGE
VOL.	=	VOLUME
CAB.	=	CABINET
POB	=	POINT OF BEGINNING
IRF	=	IRON ROD FOUND
CIRF	=	CAPPED IRON ROD FOUND
	=	1/2" IRON ROD SET W/GREEN
CIRS	=	PLASTIC CAP STAMPED "EAGLE SURVEYING" SET
DOC. NO.	=	DOCUMENT NUMBER
P.R.D.C.T.	=	PLAT RECORDS, DENTON COUNTY, TEXAS
O.R.D.C.T.	=	OFFICIAL RECORDS, DENTON COUNTY, TEXAS
FLMAUDE	=	FIRE LANE, MUTUAL ACCESS DRAINAGE & UTILITY EASEMENT
WE	=	WATER EASEMENT
DE	=	DRAINAGE EASEMENT
(BTP)	=	BY THIS PLAT

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

Project 2108.092-04		EAGLE SURVEYING, LLC
Date 08/22/2024		222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009
Drafter EN		TX Firm #10194177

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	58.33'	5310.00'	0°37'46"	S 08°15'52" W	58.33'
C2	487.92'	5310.00'	5°15'53"	S 16°06'35" W	487.75'
C4	20.95'	1548.00'	0°46'32"	N 88°30'47" W	20.95'
C5	73.69'	982.00'	4°17'59"	N 80°53'47" W	73.68'
C6	195.59'	1108.00'	10°06'52"	N 83°48'12" W	195.34'
C7	414.91'	532.81'	44°37'00"	N 22°09'39" W	404.50'
C8	1032.23'	1382.70'	42°46'24"	N 25°00'26" W	1008.43'
C9	986.68'	1322.70'	42°44'26"	N 25°02'52" W	963.97'
C10	462.88'	592.81'	44°44'14"	N 22°08'40" W	451.21'
C11	268.88'	922.95'	16°41'32"	S 79°47'50" W	267.93'
C12	120.72'	608.75'	11°21'45"	S 85°21'24" W	120.52'
C13	92.81'	7327.89'	0°43'33"	N 18°39'05" E	92.81'
C14	158.11'	7327.89'	1°14'10"	N 17°40'14" E	158.10'
C15	247.68'	7336.13'	1°56'04"	N 15°50'53" E	247.67'
C16	16.14'	29.50'	31°21'06"	N 72°53'46" W	15.94'
C17	62.22'	230.50'	15°27'54"	N 80°51'02" W	62.03'
C18	53.85'	199.50'	15°27'57"	N 80°51'03" W	53.69'
C19	47.12'	30.00'	90°00'00"	N 43°37'28" W	42.43'
C20	32.27'	56.00'	33°01'00"	N 15°07'58" W	31.83'
C21	18.76'	30.00'	35°50'16"	N 19°17'40" E	18.46'
C22	29.58'	56.00'	30°15'40"	N 52°20'37" E	29.23'
C23	44.74'	30.00'	85°26'52"	S 69°48'07" E	40.71'
C24	109.93'	1220.10'	5°09'43"	S 24°29'49" E	109.89'
C25	45.80'	30.00'	87°28'10"	S 21°49'07" W	41.48'
C26	50.37'	30.00'	96°12'09"	S 66°17'52" E	44.66'
C27	182.14'	1220.10'	8°33'11"	S 13°55'12" E	181.97'
C28	52.89'	30.00'	101°01'08"	S 40°51'58" W	46.30'
C29	41.12'	30.00'	78°31'30"	N 73°15'48" W	37.97'
C30	18.52'	30.00'	35°22'35"	N 16°18'46" W	18.23'
C31	24.32'	30.00'	46°26'44"	N 24°35'54" E	23.66'
C32	44.41'	30.00'	84°49'01"	S 89°46'13" E	40.46'
C33	344.01'	1226.02'	16°04'36"	S 39°19'25" E	342.89'
C34	51.71'	30.00'	98°45'33"	S 18°05'40" W	45.54'
C35	17.29'	30.00'	33°01'00"	N 15°07'58" W	17.05'
C36	17.29'	30.00'	33°01'00"	N 15°07'58" W	17.05'
C37	32.27'	56.00'	33°01'00"	N 15°07'58" W	31.83'
C38	35.03'	56.00'	35°50'16"	N 19°17'40" E	34.46'
C39	37.29'	30.00'	71°12'51"	N 01°36'22" E	34.93'
C40	34.58'	56.00'	35°22'35"	N 16°18'46" W	34.03'
C41	21.51'	30.00'	41°04'49"	S 21°54'57" W	21.05'
C42	69.93'	30.00'	133°33'16"	S 65°24'06" E	55.14'
C43	605.29'	1246.10'	27°49'52"	S 35°50'40" E	599.35'
C44	47.44'	30.00'	90°35'49"	S 67°13'39" E	42.65'
C45	45.27'	30.00'	86°27'51"	S 24°14'31" W	41.10'
C46	259.30'	1124.81'	13°12'30"	S 12°23'10" E	258.73'
C47	48.47'	30.00'	92°34'48"	N 10°11'56" E	43.37'
C48	104.57'	50.00'	119°49'36"	N 16°21'56" E	86.53'
C49	6.63'	50.00'	7°35'52"	N 80°04'40" E	6.63'
C50	6.54'	50.00'	7°29'56"	N 87°37'34" E	6.54'
C51	78.54'	50.00'	90°00'00"	S 43°37'28" E	70.71'
C52	47.12'	30.00'	90°00'00"	S 43°37'28" E	42.43'
C53	4.70'	26.00'	10°21'26"	S 83°26'45" E	4.69'
C54	45.85'	30.00'	87°33'59"	N 57°56'58" E	41.52'
C55	371.37'	7421.33'	2°52'02"	N 12°43'58" E	371.33'
C56	408.41'	7428.53'	3°09'00"	S 12°50'22" W	408.36'
C57	211.64'	7408.64'	1°38'12"	S 18°06'44" W	211.63'
C58	15.26'	50.00'	17°29'27"	S 10°11'07" W	15.20'
C59	22.31'	20.00'	63°54'40"	S 30°30'57" E	21.17'

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C60	24.78'	20.00'	70°59'13"	N 36°55'59" E	23.22'
C61	111.97'	5981.88'	1°04'21"	N 18°41'21" E	111.97'
C62	211.23'	7382.64'	1°38'22"	N 18°18'14" E	211.22'
C63	54.76'	30.00'	104°34'53"	S 36°16'53" E	47.47'
C64	62.08'	230.00'	15°27'54"	S 80°51'02" E	61.89'
C65	53.99'	200.00'	15°27'57"	N 80°51'04" W	53.82'
C66	38.82'	30.00'	74°08'02"	S 54°21'39" W	36.16'
C67	55.53'	30.00'	106°02'43"	N 35°32'18" W	47.93'
C68	47.12'	30.00'	89°59'58"	S 46°26'22" W	42.43'
C69	47.36'	29.47'	92°05'37"	N 43°33'37" E	42.43'
C70	84.76'	54.00'	89°56'12"	S 43°35'31" E	76.33'
C71	84.88'	54.00'	90°03'48"	S 46°24'29" W	76.41'
C72	78.54'	50.00'	89°59'53"	N 46°26'27" E	70.71'
C73	12.71'	50.00'	14°34'10"	N 81°16'32" E	12.68'
C74	7.63'	30.00'	14°34'03"	S 81°16'28" E	7.61'
C75	47.71'	30.00'	91°07'29"	N 60°26'49" E	42.84'
C76	48.75'	30.00'	93°06'04"	N 31°43'00" W	43.56'
C77	3.62'	20.00'	10°21'26"	N 83°26'45" W	3.61'
C78	47.15'	30.00'	90°02'29"	S 46°21'18" W	42.44'
C79	78.67'	50.00'	90°08'55"	S 46°24'31" W	70.80'
C80	60.92'	50.00'	69°48'19"	N 53°36'53" W	57.22'
C81	281.89'	1220.10'	13°14'16"	N 25°19'52" W	281.27'
C82	47.94'	30.00'	91°33'41"	N 77°43'50" W	43.00'
C83	158.79'	1220.10'	7°27'24"	N 39°49'10" W	158.68'
C84	169.67'	1252.92'	7°45'33"	N 39°10'23" W	169.54'
C85	3.98'	30.00'	7°35'52"	N 80°04'40" E	3.98'
C86	3.93'	30.00'	7°29'56"	N 87°37'34" E	3.92'
C87	47.12'	30.00'	90°00'01"	S 43°37'27" E	42.43'
C88	47.12'	30.00'	89°59'59"	S 46°22'33" W	42.43'
C89	78.54'	50.00'	90°00'01"	S 46°22'32" W	70.71'
C90	47.03'	30.00'	89°49'46"	S 46°17'25" W	42.36'
C91	36.59'	30.00'	69°52'46"	N 53°51'19" W	34.36'
C92	269.76'	1257.71'	12°17'21"	N 25°03'37" W	269.25'
C93	53.71'	30.00'	102°34'49"	N 20°05'07" E	46.82'
C94	38.40'	30.00'	73°19'51"	N 71°57'33" W	35.83'
C95	47.09'	30.00'	89°56'12"	N 43°35'31" W	42.40'
C96	50.16'	30.21'	95°07'21"	N 43°42'37" E	44.60'
C97	31.78'	19.23'	94°41'35"	S 43°33'36" E	28.28'
C98	39.35'	25.18'	89°32'09"	S 51°00'49" W	35.47'
C99	47.12'	30.00'	90°00'02"	S 43°33'38" E	42.43'
C100	28.25'	54.01'	29°58'00"	N 13°32'45" W	27.93'
C101	31.37'	30.03'	59°50'52"	S 01°25'37" W	29.96'
C102	41.55'	80.00'	29°45'36"	N 16°30'18" E	41.09'
C103	47.03'	30.00'	89°48'59"	S 46°32'00" W	42.36'
C106	48.58'	29.97'	92°52'13"	N 27°40'32" W	43.44'
C107	39.50'	30.00'	75°25'48"	N 53°43'27" E	36.70'
C108	12.56'	8.00'	89°58'10"	N 43°32'42" W	11.31'
C109	12.57'	8.00'	90°01'50"	S 46°27'18" W	11.32'
C110	12.56'	7.99'	90°03'27"	S 43°32'42" E	11.31'
C111	12.57'	7.99'	90°06'51"	N 46°27'18" E	11.32'
C112	6.15'	30.00'	11°44'16"	S 82°38'06" E	6.14'
C113	18.48'	60.00'	17°39'03"	N 79°40'43" W	18.41'
C114	9.24'	30.00'	17°39'03"	N 79°40'43" W	9.21'
C115	24.92'	20.00'	71°23'06"	S 55°48'13" W	23.34'
C116	8.55'	30.00'	16°19'15"	N 11°55'36" E	8.52'
C117	28.46'	9.97'	163°31'00"	N 80°11'18" W	19.74'
C118	324.29'	7421.33'	2°30'13"	N 12°54'52" E	324.27'
C119	62.48'	30.00'	119°19'54"	N 16°36'47" E	51.79'
C120	5.93'	30.00'	11°19'15"	S 04°13'14" E	5.92'
C121	13.53'	30.00'	25°49'52"	N 14°21'19" E	13.41'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 89°38'41" W	23.94'
L2	S 81°33'29" E	41.31'
L3	S 17°29'05" W	96.51'
L4	S 56°51'35" W	146.89'
L5	N 43°39'57" W	15.60'
L6	N 88°27'24" W	30.16'
L7	N 01°32'53" E	138.77'
L8	N 20°02'29" E	154.91'
L9	N 69°54'47" W	55.48'
L10	N 01°13'52" E	9.80'
L11	N 88°48'42" W	77.60'
L12	N 11°15'13" E	10.00'
L13	N 00°53'10" E	98.31'
L14	S 45°55'38" W	105.49'
L15	N 88°44'41" W	282.10'
L16	N 64°19'30" W	23.62'
L17	N 38°40'01" E	46.89'
L18	N 01°26'23" E	393.72'
L19	N 43°36'43" W	91.59'
L20	N 01°23'17" E	94.48'
L21	N 01°23'17" E	160.03'
L22	N 33°19'18" E	28.02'
L23	N 88°33'39" W	10.18'
L24	N 01°22'31" E	125.42'
L25	N 88°37'27" W	29.99'
L26	N 01°26'23" E	151.02'
L27	S 88°33'37" E	85.72'
L28	S 71°42'29" E	56.23'
L29	S 70°40'38" E	77.27'
L30	N 70°40'52" W	196.80'
L31	S 20°05'13" W	30.70'
L32	N 88°34'20" W	76.40'
L33	N 73°07'05" W	121.21'
L34	N 73°06'31" W	121.46'
L35	N 88°34'22" W	101.53'
L36	N 44°41'00" E	36.47'
L37	S 88°33'08" E	734.12'
L38	S 44°55'45" E	21.74'
L39	S 89°01'13" E	34.25'
L40	N 34°00'03" W	13.98'
L41	N 01°22'32" E	44.37'
L42	N 88°33'37" W	31.50'
L43	N 34°00'03" W	18.39'
L44	S 88°38'12" E	38.83'
L45	N 01°22'32" E	321.27'
L46	N 44°55'45" W	9.49'
L47	N 88°33'08" W	708.85'
L48	N 88°37'28" W	578.35'
L49	N 01°22'32" E	120.31'
L50	N 31°38'28" W	7.55'
L51	N 01°22'32" E	31.56'
L52	N 37°12'47" E	41.89'
L53	N 34°00'03" W	86.39'
L54	N 01°22'32" E	650.15'
L55	S 42°27'21" E	44.60'
L56	S 42°27'21" W	22.61'
L57	S 01°22'32" W	296.18'
L58	N 47°49'16" E	125.29'
L59	N 67°28'27" E	83.26'
L60	S 67°28'27" W	85.67'
L61	N 88°37'28" W	457.92'
L62	N 01°22'32" E	64.31'
L63	N 31°38'28" W	7.55'
L64	N 01°22'32" E	31.56'
L65	N 37°12'47" E	71.71'
L66	N 67°28'27" E	326.28'
L67	S 65°33'12" W	28.22'
L68	S 22°31'33" E	25.99'
L69	N 65°36'04" E	22.50'
L70	S 67°28'27" W	316.85'
L71	N 34°00'03" W	72.94'
L72	N 01°22'32" E	214.32'
L73	N 47°49'16" E	157.01'
L74	N 56°29'20" E	93.79'
L75	N 76°16'44" E	99.36'
L76	N 83°52'36" E	121.83'
L77	S 88°37'28" E	759.89'
L78	S 01°22'32" W	260.87'
L79	S 88°37'28" E	63.98'
L80	S 78°16'02" E	125.61'
L81	S 14°41'02" W	155.27'
L82	S 16°00'33" W	123.09'
L83	S 88°34'20" E	76.40'
L84	S 73°07'05" E	121.21'
L85	N 73°07'05" W	121.46'

LINE TABLE		
LINE	BEARING	DISTANCE
L86	N 88°34'20" W	102.54'
L87	S 01°26'23" W	18.53'
L88	N 01°26'23" E	16.76'
L89	N 88°33'39" W	372.14'
L90	S 01°26'23" W	181.03'
L91	S 09°52'52" E	36.80'
L92	S 01°26'23" W	16.57'
L93	S 27°16'16" W	54.63'
L94	N 01°26'23" E	177.12'
L95	N 88°33'37" W	96.64'

OWNER'S CERTIFICAT & DEDICATION, continued

STATE OF TEXAS §
COUNTY OF DENTON §

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

OWNER: **JOHN PORTER AUTO SALES, INC.**

BY: _____ Date _____

STATE OF TEXAS §
COUNTY OF _____ §

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

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

Notary Public in and for the State of Texas _____

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

OWNER: **PAC GROUP, LTD**

BY: _____ Date _____

STATE OF TEXAS §
COUNTY OF _____ §

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

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

Notary Public in and for the State of Texas _____

APPROVED AND ACCEPTED	
Approved for preparation of Final Plat	
City of Sanger, TX Planning and Zoning Commission	_____ Date _____

PRELIMINARY PLAT
BELZ ROAD RETAIL
ADDITION
LOTS 1-15, BLOCK A
LOTS 1X AND 1-2, BLOCK B
129.86 ACRES
6.56 ACRES - RIGHT-OF-WAY DEDICATION

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

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, **JOHN PORTER AUTO SALES, INC., SANGER CROSSTING LTD, PAC GROUP, LTD.**, are the owners of a 129.86 acre tract or parcel of land situated in the Henry Tierwester Survey, Abstract Number 1241 in Denton County, Texas and being all of a called 26.385 acre tract of land conveyed to John Porter Auto Sales, Inc. by Warranty Deed of record in Volume 1330, Page 277 of the Official Records of Denton County, Texas, and all of a called 50 acre tract conveyed to Pac Group, Ltd. by Warranty Deed of record in Volume 4880, Page 2632 of the Official Records of Denton County, Texas, and a portion of a called 61.598 acre tract of land conveyed to Pac Group LTD by Warranty Deed of record in Volume 4759, Page 632 of the Official Records of Denton County, Texas, being all of Lot 1, Block A, Foodmaker Addition, an addition to the City of Sanger, Denton County, Texas, according to the plat recorded in Cabinet P, Page 105 of the Plat Records of Denton County, Texas, and being all of a tract of land conveyed to Sanger Crossing, Ltd by deed of record in Document Number 2023-134278, of said Official Records, and being more particularly described by metes and bounds as follows:

BEGINNING, at a MAG nail found at or near the centerline of Belz Road (variable width right-of-way), being in the south line of a called 2.000 acre tract of land conveyed to David D. Garcia by Deed of Trust of record in Volume 2020, Page 78 of the Official Records of Denton County, Texas, being the northwest corner of a called 2.501 acre tract of land conveyed to Daniel Raymond Wolfe and Brianna Lynne Wolfe by Warranty Deed with Vendor's Lien of record in Document Number 2021-21494 of the Official Records of Denton County, Texas and the northeast corner of said 50 acre tract;

THENCE, S01°00'05"W, along the west lines of said 2.501 acre tract, a called 10.42 acre tract of land conveyed M&G Sanger Real Estate LLC by Special Warranty Deed of record in Document Number 2019-27076 of the Official Records of Denton County, Texas, a called 30.96 acre tract of land conveyed to Holt Texas LTD by Warranty Deed of record in Document Number 2013-71958 of the Official Records of Denton County, Texas, being the common east line of said 50 acre tract and said _____, passing at a distance of 20.20' a 1/2" iron rod found, passing at a distance of 655.80 feet a 3/8" iron rod found, being the southwest corner of said 2.501 acre tract, continuing a total distance of 1561.92 feet to a 1/2" iron rod found, being the southeast corner of said 50 acre tract the southwest corner of said 30.96 acre tract and the northwest corner of said 26.385 acre tract;

THENCE, S00°48'52"W, continuing along the west line of said 30.96 acre tract, being the common east line of said 61.598 acre tract,passing at a distance of 563.24 feet to a 1/2" iron rod found being the southwest corner of said 30.68 acre tract and the northwest corner of said 26.385 acre tract;

THENCE, S88°37'28"E, along the south line of said 30.96 acre tract, being the common north line of said 26.385 acre tract, a distance of 1122.76 feet to a 5/8" iron rod with pink plastic cap stamped "TXDOT" found in the west right-of-way line of Interstate Highway 35 (variable width right-of-way) and being the beginning of a non-tangent curve to the right, being the northwest corner of a called 0.0832 acre tract conveyed to the State of Texas by Judgement of Court in Absence of Objection of record in Document Number 2022-52683 of the Official Records of Denton County, Texas;

THENCE, in a southwesterly direction, along said non-tangent curve to the right and the west right-of-way line of Interstate Highway 35, having a radius of 5310.00 feet, a chord bearing of S08°15'52"W, a chord length of 58.33 feet, a delta angle of 00°37'46", an arc length of 58.33 feet to a 5/8" iron rod with pink plastic cap stamped "TXDOT" found at the end of said non-tangent curve to the right, being the southwest corner of said 0.0832 acre tract and the northeast corner of a tract of land conveyed to Eagle Farms Inc by General Warranty Deed of record in Document Number 2022-3692 of the Official Records of Denton County, Texas;

THENCE, along the common lines between said Eagle Farms tract and said 26.385 acre tract, the following two (2) courses and distances:

- N89°38'41"W, a distance of 23.94 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set, being the northwest corner of said Eagle Farms tract;
- S08°57'38"W, a distance of 247.92 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set, being the southwest corner of said Eagle Farms tract and the northwest corner of a tract of land conveyed to HartinTriangle Trust by Warranty Deed of record in Volume 2431, Page 17 of the Official Records of Denton County, Texas;

THENCE, S18°48'25"W, along the west line of said Hartin Triangle Trust tract, being the common east line of said 26.385 acre tract, a distance of 198.82 feet to a 1/2" iron rod found, being the southwest corner of said Hartin Triangle Trust tract and an interior clor corner of said 26.385 acre tract;

THENCE, S81°33'29"E, along the south line of said Hartin Triangle Trust tract and a called 0.0135 acre tract of land conveyed to the State of Texas by Deed of record in Document Number 2020-74514 of the Official Records of Denton County, Texas, being the common east line of said 26.385 acre tract, a distance of 41.31' feet a 5/8" iron rod with pink plastic cap stamped "TXDOT" found in the west right-of-way line of Interstate Highway 35 and the beginning of a non-tangent curve to the right, being the southwest corner of said State of Texas tract and the northwest corner of a called 0.5258 acre tract of land conveyed to the State of Texas by Deed of record in Document Number 2022-52683 of the Official Records of Denton County;

THENCE, along the west right-of-way line of said Interstate Highway 35 and the west line of said 0.5258 acre tract, being the common east line of said 26.385 acre tract, the following two (2) courses and distances:

- In a southwesterly direction and along said non-tangent curve to the right, having a radius of 5310.00 feet, a chord bearing of S16°06'35"W, a chord length of 487.75 feet, a delta angle of 05°15'53", an arc length of 487.92 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the end of said non-tangent curve to the left;
- S17°29'05"W, a distance of 96.51 feet to a 5/8" iron rod with pink plastic cap stamped "TXDOT" found, being the southwest corner of said 0.5258 acre tract, the northwest corner of a called 0.1483 acre tract of land conveyed to the State of Texas by Deed of record in Document Number 2020-44894 of the Official Records of Denton County, Texas and the northeast corner of said Lot 1, Block A, Foodmaker Addition, at the beginning of a non-tangent curve to the right;

THENCE, along the west right-of-way line of said Interstate Highway 35, being the common east line of said Lot 1, Block A, Foodmaker Addition, in part, along said non-tangent curve to the right, having a radius of 5313.00 feet, a chord bearing of S20°43'47"W, a chord length of 192.80 feet, a delta angle of 02°04'45", an arc length of 192.81 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the end of said non-tangent curve to the right;

THENCE, along the west and south right-of-way lines of said Interstate Highway 35, the following four (4) courses and distances:

- S56°51'35"W, a distance of 146.89 feet to a Mag Nail found at the beginning of a non-tangent curve to the right;
 - In a southwesterly direction, along said non-tangent curve to the right, having a radius of 1548.00 feet, a chord bearing of N88°30'47"W, a chord length of 20.95 feet, a delta angle of 0°46'32", an arc length of 20.95 feet to a Mag Nail set at the end of said non-tangent curve to the left;
 - N43°39'57"W, a distance of 15.60 feet to a Mag Nail found;
 - N88°27'24"W, a distance of 30.16 feet to a Mag Nail found in the east line of Lot 1, Block 1, Kwik Kar Addition, an addition to the City of Sanger, Denton County, Texas, according to the plat recorded in Cabinet P, Page 169 of the Plat Records of Denton County, Texas and west line of an Access Driveway, Utility & Signage Easement recorded in Document Number 98-R0061221 of the Official Records of Denton County, Texas;
- THENCE**, N01°32'53"E, along the east line of said Lot 1, Block A of said Kwik Kar Addition, being the common west line of said Access Driveway, Utility & Signage Easement a distance of 138.77feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at an angle point in said Access Driveway, Utility & Signage Easement and Lot 2, Block A, Porter Addition, an addition to the City of Sanger, Denton County, Texas, according to the plat recorded in Cabinet U, Page 76 of the Plat Records of Denton County, Texas;

THENCE, N20°02'29"E, along the east line of said Lot 2, Block A, Porter Addition, being the common west line of said Access Driveway, Utility & Signage Easement a distance of 154.91 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the northeast corner of said Lot 2, Block A, Porter Addition;

THENCE, along the north line of said Block A, Porter Addition, being the common south line if said 26.385 acre tract, the following two (2) courses and distances:

- N69°54'47"W, a distance of 55.48 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set, being the northwest corner of said Lot 2 and the northeast corner of Lot 1, Block A of said Porter Addition;
- N88°36'29"W, a distance of 419.32 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the east right-of-way line of Sanger West Boulevard (50' right-of-way), being the northwest corner of said Lot 1;

THENCE, N01°13'52"E, along the east right-of-way line of said Sanger West Boulevard, being the common south line of said 26.385 acre tract, a distance of 9.80 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the intersection of the east right-of-way line of said Sanger West Boulevard and the north right-of-way line of Exchange Drive (50' right-of-way);

THENCE, N88°21'17"W, along the north right-of-way line of Exchange Drive, being the common south line of said 26.385 acre tract, a distance of 221.87 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the east line of said 61.598 acre tract, being the northwest terminus of said Exchange drive, being the southwest corner of said 26.385 acre tract;

THENCE, S01°26'23"W, along the west terminus of said Exchange Drive, the west line of Lot 1, Block A, Sanger Exchange West, Section One, an addition to the City of Sanger, Denton County, Texas, according to the plat recorded in Cabient E, Page 280 of the Plat Records of Denton County, Texas, being the common east line of said 61.598 acre tract, a distance of 180.60 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the north line of Lot 1R, Block 1, an addition to the City of Sanger, Denton County, Texas, according to the plat recorded in Document Number 2020-71 of the Plat Records of Denton County, Texas, being the southwest corner of said Lot 1;

THENCE, N88°48'42"W, along the north line of said Lot 1R, being the common south east line of said 61.598 acre tract, a distance of 77.60 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set, being the northwest corner of said Lot 8;

THENCE, S01°24'37"W, along the west line of said Lot 1R, a distance of 147.21 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the north right-of-way line of F.M. Highway 455 (variable width right-of-way) and the beginning of a non-tangent curve to the right, being the southwest corner of said Lot 1R and the northwest corner of a called 2.0308 acre tract of land conveyed to the State of Texas by Judgement of record in Document Number 2021-67745 of the Official Records of Denton County, Texas;

THENCE, along the north right-of-way line of said F.M. Road 455, the following four (4) courses and distances:

- In a northwesterly direction and along said non-tangent curve to the right, having a radius of 982.00 feet, a chord bearing of N80°53'47"W, a chord length of 73.68 feet, a delta angle of 04°17'59", an arc length of 73.69 feet to a 5/8" iron rod found at the end of said non-tangent curve to the right;
- N11°15'13"E, a distance of 10.00 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the beginning of a non-tangent curve to the left;
- In a northwesterly direction and along said non-tangent curve to the left, having a radius of 1108.00 feet, a chord bearing of N83°48'12"W, a chord length of 195.34 feet, a delta angle of 10°06'52", an arc length of 195.59 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the end of said non-tangent curve to the left;
- N88°51'38"W, a distance of 1041.96 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the east line of a called 95 acre tract of land described as Tract 2, conveyed to Jackson Jay Marshall and Joseph William Marshall by Deed or record in Document Number 2013-133569 of the Official Records of Denton County, Texas;

THENCE, N00°58'47"E, along the east line of said 95 acre tract, being the common west line of said 61.598 acre tract, a distance of 656.74 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set, being the southwest corner of a called 1.86 acre tract of land conveyed to John W. Porter by Warranty Deed of record in Document Number 96R0026290 of the Official Records of Denton County, Texas;

THENCE, along the common lines between said 1.86 acre tract and said 61.598 acre tract, the following two (2) courses and distances:

- S89°01'13"E, a distance of 270.00 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set, being the southeast corner of said 1.86 acre tract;
- N00°58'47"E, a distance of 300.00 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set, being the northeast corner of said 1.86 acre tract;

THENCE, N00°53'10"E, over and across said 61.598 acre tract, a distance of 98.31 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set, being the southeast corner of said 2.00 acre tract; **THENCE**, along the common lines between said 61.598 acre tract and said 2.00 acre tract, the following two (2) courses and distances:

- N01°03'03"E, a distance of 322.56 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set, being the northeast corner of said 2.00 acre tract;
- N88°56'57"W, a distance of 270.24 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the east line of a called 5 acre tract conveyed to Albert W. Kieth per will (no record found, being the northwest corner of said 2.00 acre tract;

THENCE, N00°58'47"E, along the east lines of said 5 acre tract (no record found) and Meadow Lands Addition, an addition to the City of Sanger, Denton County, Texas according to the plat recorded in Cabinet F, Page 80 of the Plat Records of Denton County, Texas, being the common west lines of said 61.598 acre tract and said 50 acre tract, a distance of 2048.28 feet to a 1/2" iron rod found in or around the centerline of said Belz Road and the south line of a tract of land conveyed to PAC Group, Ltd. by Warranty Deed of record in Document Number 2004-150424 of the Official Records of Denton County, Texas, being the northwest corner of said 50 acre tract;

THENCE, S88°32'48"E, along the apparent centerline of said Belz Road, the south lines of said PAC Group tract and said 2.000 acre tract, being the common north line of said 50 acre tract, a distance of 1394.87 feet to the **POINT OF BEGINNING**, containing 129.86 acre or 5,656,763 square feet, more or less.

SURVEYOR

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

ENGINEER

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

OWNER

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

OWNER

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

Project 2108.092-04		EAGLE SURVEYING, LLC 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009 TX Firm #10194177
Date 08/22/2024		
Drafter EN		



201 Bolivar Street/PO Box 1729 • Sanger, TX 76266
940-458-2059 (office) 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: DREW DONOSKY	Name:
Company: CLAYMOORE ENGINEERING	Company: PAC GROUP LTD
Address: 1903 CENTRAL DRIVE, SUITE 406	Address: 1809 HINKLE DR STE 100
City, State, Zip: BEDFORD, TX 76021	City, State, Zip: DENTON, TX 76201-17
Phone: 817-281-0572	Phone:
Fax:	Fax:
Email: DREW@CLAYMOOREENG.COM	Email:

Submittal Checklist

<input checked="" 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 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 development@sangertexas.org

Supporting Materials (List if provided): _____

R Number(s): 56482

Ann P. Andrews
Owner's Signature

3/8/2023
Date

Drew Donosky
Applicant's Signature

2/27/2023
Date

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



201 Bolivar Street/PO Box 1729 • Sanger, TX 76266
940-458-2059 (office) 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: DREW DONOSKY	Name:
Company: CLAYMOORE ENGINEERING	Company: JOHN PORTER AUTO SALES INC
Address: 1903 CENTRAL DRIVE, SUITE 406	Address 1809 HINKLE DR # 100
City, State, Zip: BEDFORD, TX 76021	City, State, Zip: DENTON, TX 76201-1768
Phone 817.281.0572	Phone:
Fax:	Fax:
Email: DREW@CLAYMOOREENG.COM	Email:

Submittal Checklist

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

Supporting Materials (List if provided): _____

R Number(s): 56479

Ann P. Andrews
Owner's Signature

3/8/2023
Date

Drew Donosky
Applicant's Signature

2/27/23
Date

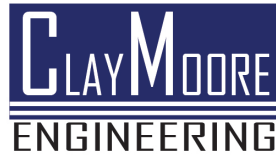
Office Use: Reviewed by Director of Development Services / /

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

940-458-2059 (office)

www.sangertexas.org

Effective Date: 02/11/2020



March 6, 2023

Ms. Ramie Hammonds
Development Services
City of Sanger
PO Box 1729
Sanger, TX 76266

Re: Preliminary Plat Submittal
Malouf Sanger
Letter of Intent

Dear Ms. Hammonds,

Please let this letter serve as the Letter of Intent for the preliminary plat submittal associated with the proposed office condo located at the corner of Chapman Road and I-35. The Preliminary Plat is associated with a multi-phase project that will include single family, single family for rent, multi-family and commercial developments.

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

Sincerely,

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

A handwritten signature in blue ink that reads "Drew Donosky". The signature is written in a cursive, flowing style.

Drew Donosky, P.E.



CITY COUNCIL COMMUNICATION

DATE: September 16, 2024

FROM: Jim Bolz, Director of Public Works

AGENDA ITEM: Consideration and possible action on Amendment No. 2 in the amount of \$40,000.00 with Kimley-Horn and Associates, Inc for the I-35 Utility Relocations for TxDot and authorize the City Manager to execute said Amendment No. 2.

SUMMARY:

- The purpose of this amendment is to finalize the TxDOT reimbursement process by drafting and executing the supplemental utility agreement, which includes changes requested by TxDOT to facilitate reimbursement.
- The amendment will also cover continued construction phase services for new issues that have been discovered in the field, such as the design of the sewer force main conflict related to the Bluestar project and the negotiation of the Bolivar water crossing agreement.
- This value includes costs for easement acquisition services and adjustments from the first amendment.

FISCAL INFORMATION:

Budgeted: NO

Amount: \$40,000.00

GL Account: 840-50-6529.1 & 840-54-6529.1

- This contract amendment is reimbursable by TxDOT and is structured as an hourly, not-to-exceed contract.
 - Any unspent funds will not be billed to the City.
 - Currently, we do not anticipate any additional amendments

RECOMMENDED MOTION OR ACTION:

Staff recommends approval

ATTACHMENTS:

- Amendment No. 2

Individual Project Order Number 2022 I-35 Utility Relocations for TxDOT CSJ 0195-02-074

AMENDMENT NO. 2 TO PROFESSIONAL SERVICES AGREEMENT ADDITIONAL SERVICES

Professional Services Agreement: 2022 SANGER I-35 - UTILITY-RELOCATIONS Amendment Scope of Services

This is Amendment Number 02 to the Professional Service Agreement between Kimley-Horn and Associates, Inc. (ENGINEER) and the City of Sanger (City) executed on February 09, 2022.

Identification of Project: 061322300-02 Sanger 2022 I-35 Utility Relocations for TxDOT CSJ 0195-02-074

Project Understanding: The CITY has requested that the ENGINEER perform the following additional services due to ongoing construction and in order to aid the City in the reimbursement process.

Specific scope of basic Services: See Below

Task 3 - Construction Contract Administration

Consultant will provide additional professional construction phase services to the Client during construction of this project. The estimated construction period of the project is twelve (12) months for the basis of establishing the Consultant's Fee. The construction phase services are as follows:

- A. Visits to Site and Construction Observation – the Consultant will provide on-site construction observation services during the construction phase. Consultant will make visits at intervals as directed by Client in order to observe the progress of the Work. Such visits and observations by Consultant are not intended to be exhaustive or to extend to every aspect of Contractor's work in progress. Observations are to be limited to spot checking, selective measurement, and similar methods of general observation of the Work based on Consultant's exercise of professional judgment. Based on information obtained during such visits and such observations, Consultant will evaluate whether Contractor's work is generally proceeding in accordance with the Contract Documents, and Consultant will keep Client informed of the general progress of the Work.
- B. Clarifications and Interpretations – the Consultant will respond to reasonable and appropriate Contractor requests for information and issue necessary clarifications and interpretations of the Contract Documents to Client as appropriate to the orderly completion of Contractor's work. Any orders authorizing variations from the Contract Documents will be made by Client.
- C. Inspections and Tests – the Consultant may require special inspections or tests of Contractor's work as Consultant deems appropriate, and may receive and review certificates of inspections within Consultant's area of responsibility or of tests and approvals required by laws and regulations or the Contract Documents. Consultant's review of such certificates will be for the purpose of determining that the results certified indicate compliance with the Contract Documents and will not constitute an independent evaluation that the content or procedures of such inspections, tests, or approvals comply with the requirements of the Contract Documents. Consultant shall be entitled to rely on the results of such tests and the facts being certified.

Individual Project Order Number 2022 I-35 Utility Relocations for TxDOT CSJ 0195-02-074

- D. Disagreements between Client and Contractor – the Consultant will, if requested by Client, render written decision on all claims of Client and Contractor relating to the acceptability of Contractor's work or the interpretation of the requirements of the Contract Documents pertaining to the progress of Contractor's work. In rendering such decisions, Consultant shall be fair and not show partiality to Client or Contractor and shall not be liable in connection with any decision rendered in good faith in such capacity.
- E. Applications for Payment – Based on its observations and on review of applications for payment and accompanying supporting documentation, Consultant will determine the amounts that Consultant recommends Contractor be paid. Such recommendations of payment will be in writing and will constitute Consultant's representation to Client, based on such observations and review, that, to the best of Consultant's knowledge, information and belief, Contractor's work has progressed to the point indicated and that such work-in-progress is generally in accordance with the Contract Documents subject to any qualifications stated in the recommendation. In the case of unit price work, Consultant's recommendations of payment will include determinations of quantities and classifications of Contractor's work, based on observations and measurements of quantities provided with pay requests.
- F. By recommending any payment, Consultant shall not thereby be deemed to have represented that its observations to check Contractor's work have been exhaustive, extended to every aspect of Contractor's work in progress, or involved detailed inspections of the Work beyond the responsibilities specifically assigned to Consultant in this Agreement. It will also not impose responsibility on Consultant to make any examination to ascertain how or for what purposes Contractor has used the moneys paid on account of the Contract Price, nor to determine that title to any portion of the work in progress, materials, or equipment has passed to Client free and clear of any liens, claims, security interests, or encumbrances, nor that there may not be other matters at issue between Client and Contractor that might affect the amount that should be paid.
- G. Substantial Completion – the Consultant will, promptly after notice from Contractor that it considers the entire Work ready for its intended use, in company with Client and Contractor, conduct a site visit to determine if the Work is substantially complete. Work will be considered substantially complete following satisfactory completion of all items with the exception of those identified on a final punch list. If after considering any objections of Client, Consultant considers the Work substantially complete, Consultant will notify Client and Contractor.
- H. Final Notice of Acceptability of the Work – the Consultant will conduct a final site visit to determine if the completed Work of Contractor is generally in accordance with the Contract Documents and the final punch list so that Consultant may recommend, in writing, final payment to Contractor. Accompanying the recommendation for final payment, Consultant shall also provide a notice that the Work is generally in accordance with the Contract Documents to the best of Consultant's knowledge, information, and belief based on the extent of its services and based upon information provided to Consultant upon which it is entitled to rely.
- I. Limitation of Responsibilities – the Consultant shall not be responsible for the acts or omissions of any Contractor, or of any of their subcontractors, suppliers, or of any other individual or entity performing or furnishing the Work. Consultant shall not have the authority or responsibility to stop the work of any Contractor.
- J. Record Drawings – Prepare project "Record Drawings" based on information provided by the Contractor and/or Client as to the actual field placement of the work including any changes or

Individual Project Order Number 2022 I-35 Utility Relocations for TxDOT CSJ 0195-02-074

deletions. Consultant is not responsible for the accuracy of the information provided by the Contractor and/or the Client. Consultant will provide the following deliverables:

- a) One (1) set of reproducible (22" x 34") Record Drawings.
- b) One (1) set of .pdf file Record Drawings (each sheet will be a separate .pdf file)

K. Additional coordination time with TxDOT to aid in the reimbursement agreement. This includes creating a Supplemental Agreement with TxDOT and aiding the City with reimbursable invoice preparation.

Deliverables:

- a. Shop Drawing Reviews – as described above.
- b. Contractor's Estimates – as described above.

Services/Deliverables provided by the Client:

- a. Provide input on progress of work.
- b. Payment of the Contractor.

Method of compensation: Kimley-Horn will perform the Services on a labor fee plus expense basis. Labor fee will be billed on an hourly basis according to our then-current rates. See below for Task budget breakdowns.

The additional services described above will be accommodated by increasing the contract amount by \$40,000. The following table summarizes the revised contract amount:

Task	Original Contract	Amd No. 1	Amd No. 2	Revised Contract
Task 1 – Water and Sewer Design	\$408,600	\$0	\$0	\$408,600
Task 2 – Bidding	\$16,000	\$0	\$0	\$16,000
Task 3 – Construction Contract Administration	\$75,000	\$35,000	\$40,000	\$150,000
Total Estimated Fee	\$499,600	\$35,000	\$40,000	\$574,600

This amendment and including the IPO 061322300- 02 for easement acquisition services, brings the new total contract amount to **\$617,015**.

All permitting, application, and similar project fees will be paid directly by the Client. Fees and expenses will be invoiced monthly based, as applicable, upon the percentage of services performed or actual services performed, and expenses incurred as of the invoice date. Payment will be due within 25 days of your receipt of the invoice.

Individual Project Order Number 2022 I-35 Utility Relocations for TxDOT CSJ 0195-02-074

Other special terms of Individual Project Order: None.

ACCEPTED:

CITY OF SANGER, TEXAS

KIMLEY-HORN AND ASSOCIATES, INC.

BY: _____
John NoblittBY:  P.E.
John R. Atkins, P.E.TITLE: City ManagerTITLE: Senior Vice President

DATE: _____

DATE: 08/23/2024



CITY COUNCIL COMMUNICATION

DATE: September 16, 2024

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on the Final Plat of Duck Creek Ridge, being 1.010 acres on land described as H.TIERWESTER SURVEY, ABSTRACT NO. 1241, located in the City of Sanger, and generally located on the south side of Duck Creek Road at the intersection of Duck Creek Road and Mesa Drive

SUMMARY:

- The applicant is proposing to create 4 single-family lots from 1 unplatted tract.
- This site is located on the south side of Duck Creek Road.
- The property is zoned SF-10.
- The Zoning Board of Adjustment approved a variance to the required yard setback of 8' and allowed a setback of 7.5' for lot 1 with the existing house facing Duck Creek Rd.
- There is a second existing house on Lot 4.
- This development is located in the City of Sanger
- The property will be served by City of Sanger Water, Sewer and CoServ Electric.
- Planning & Zoning recommended approval with the condition all comments were satisfied prior to City Council Approval.

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

GL Account: N/A

RECOMMENDED MOTION OR ACTION:

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

ATTACHMENTS:



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

Denton CAD Web Map

Item 11.

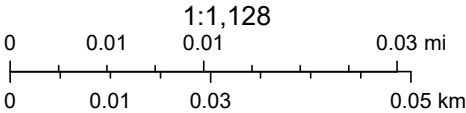


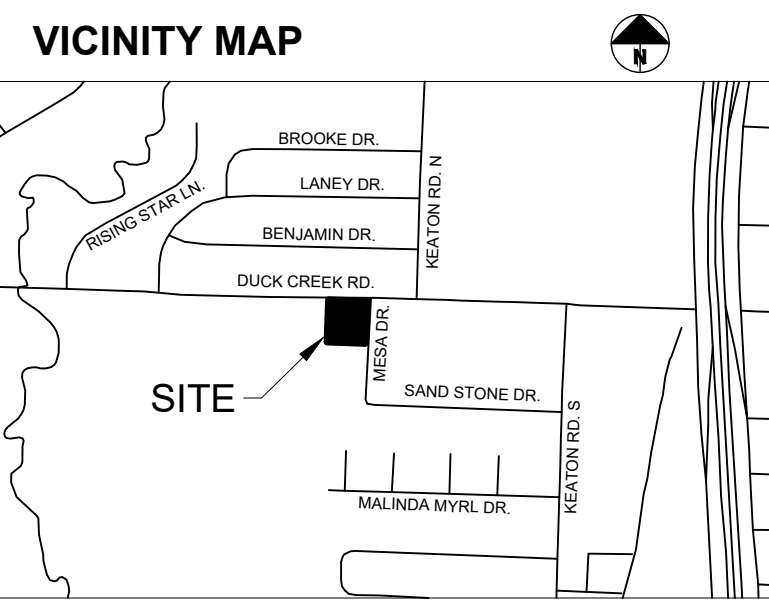
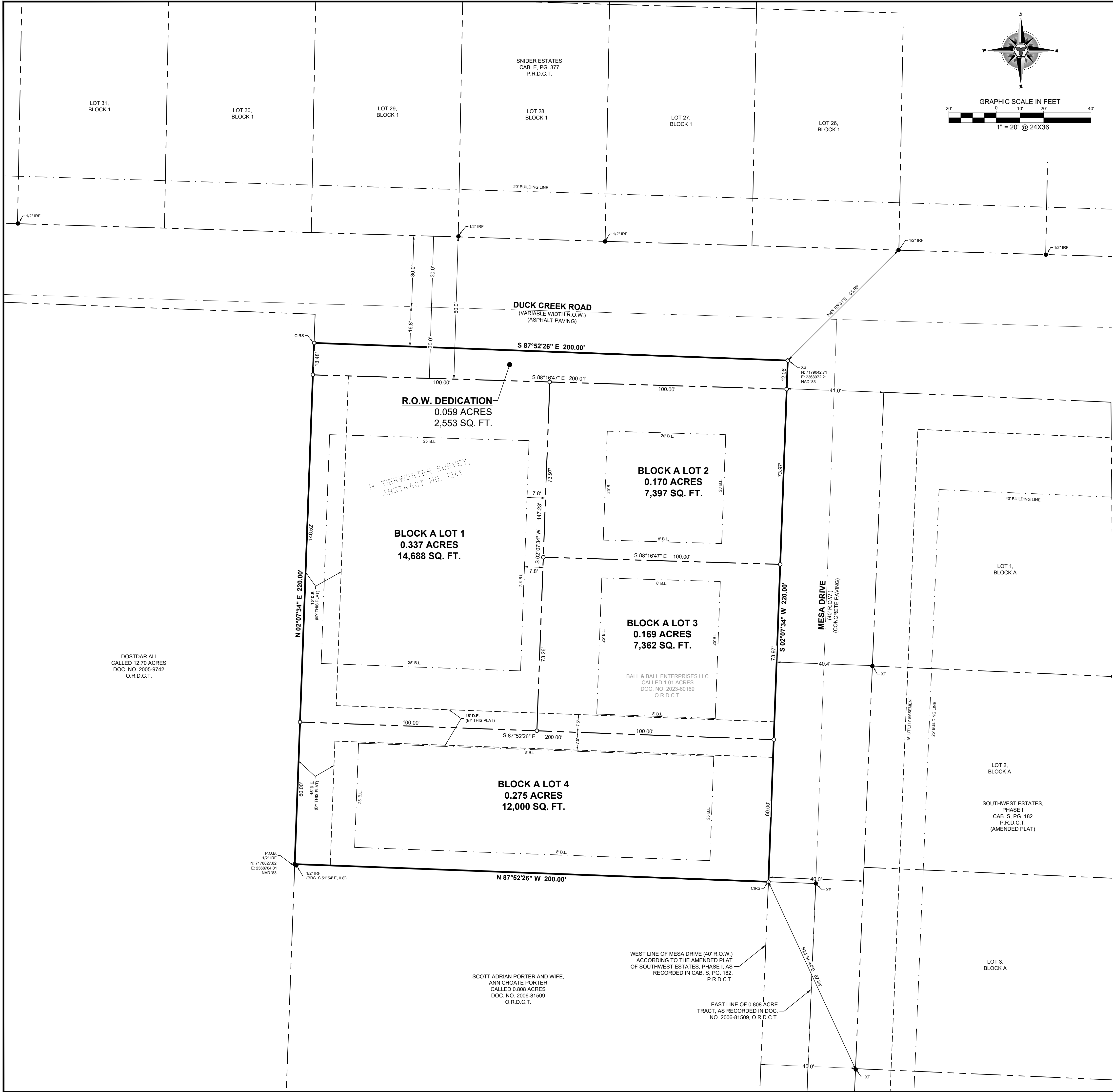
12/1/2023, 9:59:43 AM

-  Parcels
-  Roads



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





- SURVEYOR'S NOTES:**
- The grid bearings and coordinates shown hereon are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983(2011).
 - Elevations are reference to the North American Vertical Datum of 1988 (NAVD88) (US feet) using the Smartnet RTK GPS Network (Geoid 12B)
 - This property lies within the city limits of the City of Sanger, Texas.
 - This plat does not alter or remove existing deed restrictions, if any, on this property.
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 - Electric Service to be provided by: Sanger Electric Utilities, 202 Railroad Ave., Sanger, Tx. 76266, 940-458-2064.
 - Sanitary sewer to be handled by facilities approved by the Denton County Public Health.
 - This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.
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 - This survey has been prepared without the benefit of a current title report. The property shown hereon may be subject to various easements and/or "Rights of Others". This survey is subject to revisions as such a report may reveal.
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 - The purpose of this plat is to create 4 residential lots from a previously unplatted tract of land.
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 - Notice - selling a portion of this addition by metes and bounds is a violation of City ordinance and State Law and is subject to fines and withholding of utilities and building permits.
 - This plat does not alter or remove existing deed restrictions, if any, on this property.
 - Minimum finished floor elevations are at least 2 feet above the 100 year flood plain.

LEGEND	
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[2] CABLE TV VAULT	[11] FLAG POLE
[3] COMMUNICATIONS BOX	[12] GREASE TRAP
[4] COMMUNICATIONS MANHOLE	[13] IRRIGATION VALVE
[5] COMMUNICATIONS VAULT	[14] MAIL BOX
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[29] HANDICAPPED PARKING	[38] PK NAIL SET
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[32] MARQUEE/BILLBOARD	[41] P.O.B. POINT OF BEGINNING
[33] A/C UNIT	

LINE TYPE LEGEND	
[Solid Line]	BOUNDARY LINE
[Dashed Line]	EASEMENT LINE
[Dotted Line]	BUILDING LINE
[Dash-dot Line]	OVERHEAD UTILITY LINE
[Line with X]	WIRE FENCE
[Line with A]	WOOD FENCE
[Line with O]	METAL FENCE
[Line with S]	CONCRETE PAVEMENT
[Line with H]	ASPHALT PAVEMENT

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

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

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

FINAL PLAT
DUCK CREEK RIDGE
LOTS 1-4, BLOCK A

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

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



4401 N. Interstate 35, Suite 202 | Denton, Texas 76207 | FIRM # 10194687 | Tel. No. (940) 293-3180

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 20'	MLB	TLS	06/13/2024	2023-040	1 OF 2

OWNER / APPLICANT:
Ball & Ball Enterprises LLC
2300 Wing Point Lane
Piano, Texas 75093
Ph: 214-690-9010
Email: tim@networthdlw.com
Contact: Tim Ball

SURVEYOR:
Trinity Land Surveying, LLC
4401 N. Interstate 35, Suite 202
Denton, Texas 76207
Ph: (940) 293-3180
Email: mblack@trinity-surveying.com
Contact: Michael Black, RPLS

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

UTILITY SERVICE PROVIDERS:

WATER: The City of Sanger
502 Elm Street
Sanger, TX 76266
940-458-7930

SEWER: The City of Sanger
502 Elm Street
Sanger, TX 76266
940-458-7930

ELECTRIC: The City of Sanger
502 Elm Street
Sanger, TX 76266
940-458-7930

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DENTON §

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

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

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

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

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

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

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

OWNER'S DEDICATION

STATE OF TEXAS §

COUNTY OF DENTON §

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

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

WITNESS MY HAND, this _____ day of _____, 2024.

BY: Tim Ball

By: _____ Signature _____ Title: Owner

STATE OF TEXAS §

COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared Tim Ball, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2024.

Notary Public, State of Texas

Printed Name _____ My Commission Expires _____

SURVEYOR'S CERTIFICATION

STATE OF TEXAS §

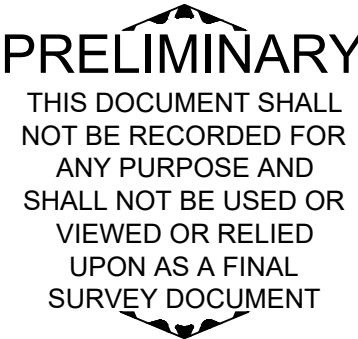
COUNTY OF DENTON §

KNOW ALL MEN BY THESE PRESENTS:

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

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

Date _____



STATE OF TEXAS §

COUNTY OF DENTON §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Michael L. Black, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

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

Notary Public, State of Texas

FINAL PLAT
DUCK CREEK RIDGE
LOTS 1-4, BLOCK A

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

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

APPROVAL BLOCK	
Approved and Accepted	
Planning & Zoning Commission City of Sanger, Tx.	Date _____
Mayor City of Sanger, Tx.	Date _____
Attested by	
City Secretary City of Sanger, Tx.	Date _____

TRINITY
LAND SURVEYING

4401 N. Interstate 35, Suite 202 | Denton, Texas 76207 | FIRM # 10194687 | Tel. No. (940) 293-3180

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 20'	MLB	TLS	06/13/2024	2023-040	2 OF 2

OWNER / APPLICANT:
Ball & Ball Enterprises LLC
2300 Wing Point Lane
Piano, Texas 75093
Ph: 214-690-9010
Email: tim@networthdlw.com
Contact: Tim Ball

SURVEYOR:
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4401 N. Interstate 35, Suite 202
Denton, Texas 76207
Ph: (940) 293-3180
Email: mblack@trinity-surveying.com
Contact: Michael Black, RPLS

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



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

SUBDIVISION APPLICATION

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

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

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

Applicant

Owner (if different from applicant)

Name: Michael Black	Name: Tim Ball
Company: TRINITY LAND SURVEYING LLC	Company:
Address: 4401 N. Interstate 35, Suite 202	Address 2300 Wing Point Lane
City, State, Zip: Denton, Texas 76207	City, State, Zip: Plano, Texas 75093
Phone 940-293-3180	Phone: 214-690-9010
Fax:	Fax:
Email: mblack@trinity-surveying.com	Email: tim@networthdfw.com

Submittal Checklist

<input checked="" type="checkbox"/>	Pre-Application Conference (Date: 07 / 13 / 2023)
	One (1) Paper Copy of Plat (24"x36", folded to 1/4 size)
<input checked="" type="checkbox"/>	Letter of Intent
<input checked="" type="checkbox"/>	Non-Refundable Application Fee (Check Payable to City of Sanger)
<input checked="" type="checkbox"/>	Application Form (Signed by Owner)
<input checked="" type="checkbox"/>	Applicable Plat Checklist (Completed)
	Additional Required Documents/Traffic & Drainage Studies etc.
<input checked="" type="checkbox"/>	One (1) PDF Copy of all Documents Provided on a CD/DVD or Emailed to development@sangertexas.org

Supporting Materials (List if provided): _____

R Number(s): **56630**

Tim Ball
Owner's Signature

7/8/2024
Date

[Signature]
Applicant's Signature

7/8/2024
Date

Office Use: Reviewed by Director of Development Services / /

August 6, 2024

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

Re: Duck Creek Ridge Final Plat

Property Location: Southwest Corner of Duck Creek Road and Mesa Drive
Address: 2010 Duck Creek Road, Sanger, Texas

Letter of Intent

Ms. Hammonds,

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

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

Thank you,

Michael L. Black, RPLS #6854 (Tx) PLS #1982 (Ok)

Trinity Land Surveying LLC

Email: mblack@trinity-surveying.com

Phone: 940-293-3180



DATE: 07/24/24

1st REVIEW COMMENTS – Final Plat – Duck Creek Ridge

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

Planning

Provide the following;

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

Informational Comments

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



July 18, 2024
AVO 37449.004

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

Re: **Duck Creek Ridge Final Plat -Review #1**

Dear Ms. Hammonds,

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

We have completed our review and offer the following comments:

Final Plat Comments

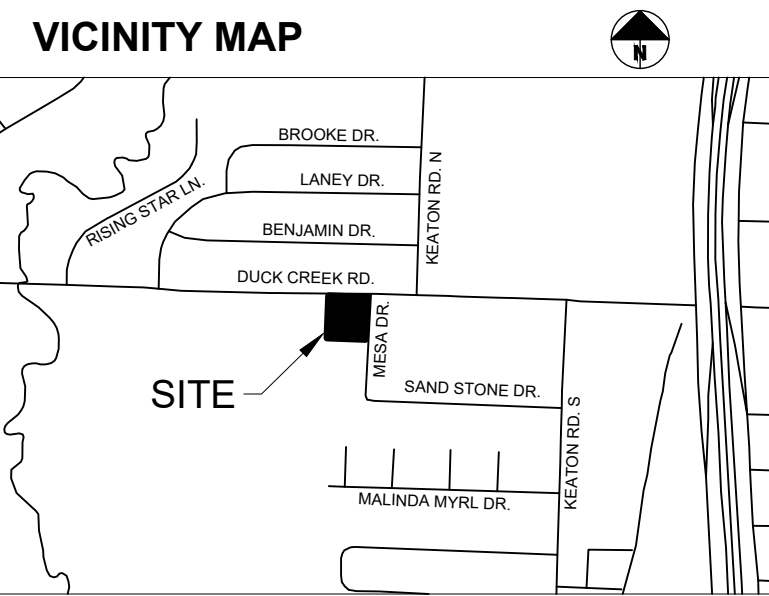
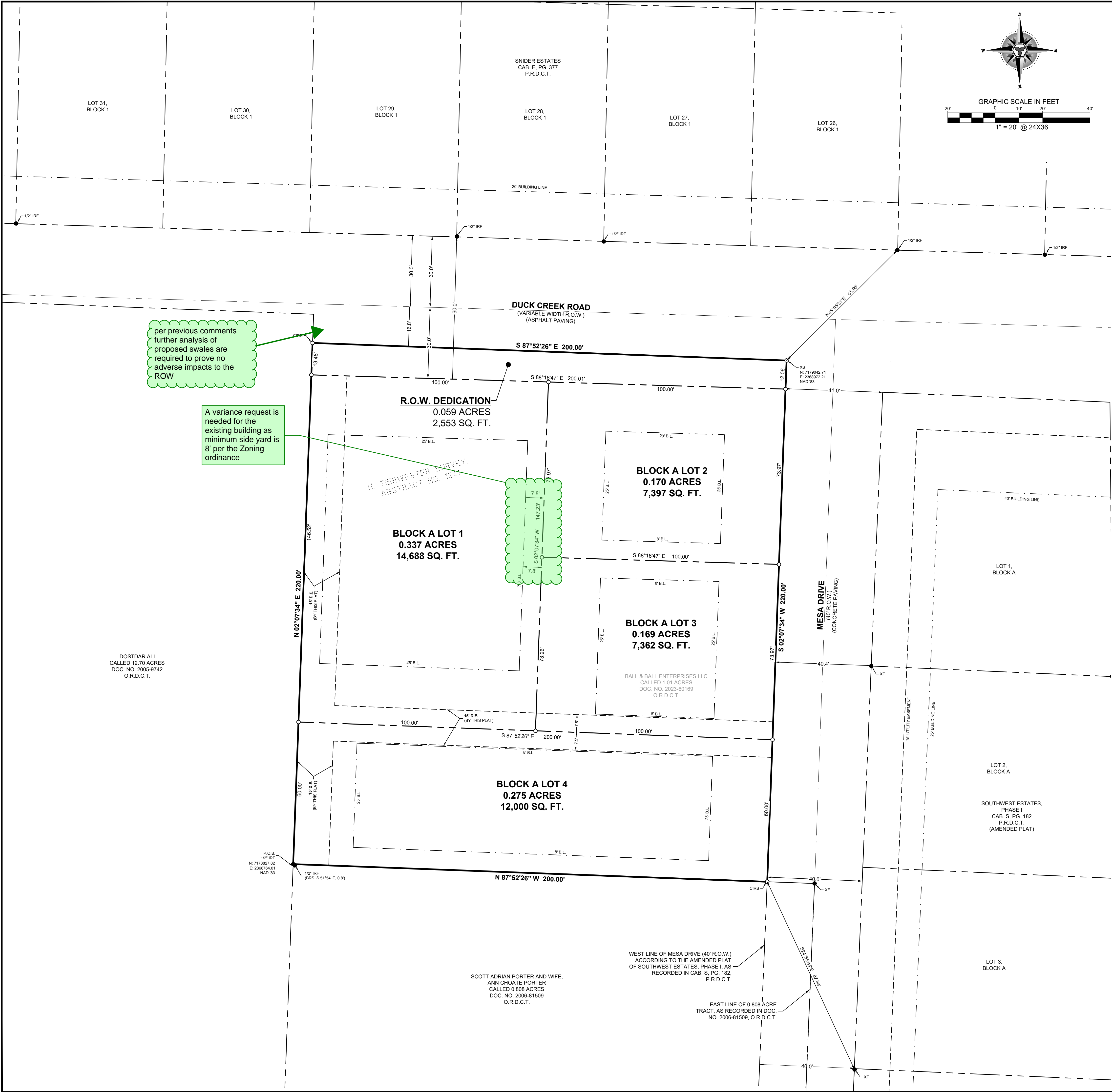
1. A variance must be requested and approved by the City for the side setback of 7.8'.
2. Per previous comments further analysis of proposed swales are required to prove no adverse impacts to the ROW.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Jamie Akomer", is written above the typed name.

Jamie Akomer, PE, PMP
HALFF ASSOCIATES, INC.
Firm No. 0312
Attachments: Plat markups



LEGEND

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[2] CABLE TV VAULT	[11] FLAG POLE
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[33] A/C UNIT	

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---	EASEMENT LINE
---	BUILDING LINE
---	OVERHEAD UTILITY LINE
---	WIRE FENCE
---	WOOD FENCE
---	METAL FENCE
---	CONCRETE PAVEMENT
---	ASPHALT PAVEMENT

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- This property lies within the city limits of the City of Sanger, Texas.
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CITY OF SANGER, DENTON COUNTY, TEXAS
JUNE 2024



4401 N. Interstate 35, Suite 202 | Denton, Texas 76207 | FIRM # 10194687 | Tel. No. (940) 293-3180

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 20'	MLB	TLS	06/13/2024	2023-040	1 OF 2

OWNER / APPLICANT:
Ball & Ball Enterprises LLC
2300 Wing Point Lane
Piano, Texas 75093
Ph: 214-690-9010
Email: tim@networthdlw.com
Contact: Tim Ball

SURVEYOR:
Trinity Land Surveying, LLC
4401 N. Interstate 35, Suite 202
Denton, Texas 76207
Ph: (940) 293-3180
Email: mblack@trinity-surveying.com
Contact: Michael Black, RPLS

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

UTILITY SERVICE PROVIDERS:	
WATER:	The City of Sanger 502 Elm Street Sanger, TX 76266 940-458-7930
SEWER:	The City of Sanger 502 Elm Street Sanger, TX 76266 940-458-7930
ELECTRIC:	The City of Sanger 502 Elm Street Sanger, TX 76266 940-458-7930

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DENTON §

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

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

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

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

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

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

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

OWNER'S DEDICATION

STATE OF TEXAS §

COUNTY OF DENTON §

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

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

WITNESS MY HAND, this _____ day of _____, 2024.

BY: Tim Ball

By: _____ Signature Title: Owner

STATE OF TEXAS §

COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared Tim Ball, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2024.

Notary Public, State of Texas

Printed Name My Commission Expires

SURVEYOR'S CERTIFICATION

STATE OF TEXAS §

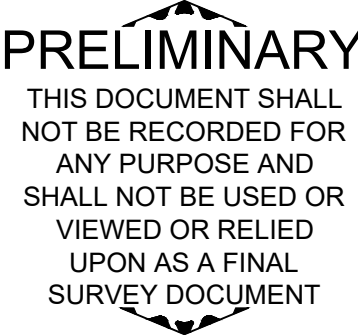
COUNTY OF DENTON §

KNOW ALL MEN BY THESE PRESENTS:

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

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

Date



STATE OF TEXAS §

COUNTY OF DENTON §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Michael L. Black, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

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

Notary Public, State of Texas

FINAL PLAT
DUCK CREEK RIDGE
LOTS 1-4, BLOCK A

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

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

APPROVAL BLOCK	
Approved and Accepted	
Planning & Zoning Commission City of Sanger, Tx.	Date
Mayor City of Sanger, Tx.	Date
Attested by	
City Secretary City of Sanger, Tx.	Date

TRINITY
LAND SURVEYING

4401 N. Interstate 35, Suite 202 | Denton, Texas 76207 | FIRM # 10194687 | Tel. No. (940) 293-3180

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Contact: Mark Burdick, PE



Chris Felan
Vice President
Rates & Regulatory Affairs

August 26, 2024

City Official

Re: Rider GCR - Rate Filing under Docket No. 10170

Enclosed is Atmos Energy Corp., Mid-Tex Division's Statement of Rider GCR applicable for the September 2024 billing periods. This Statement details the gas cost component of the residential, commercial, and industrial sales rates for customers within your city. This filing is for informative purposes only and no action is required on your city's part.

Should you have any questions, please let me know.

Sincerely,

A handwritten signature in black ink that reads "Chris Felan". The signature is written in a cursive, flowing style.

Chris Felan
Vice President, Rates and Regulatory Affairs
Atmos Energy, Mid-Tex Division

Attachment

ATMOS ENERGY CORPORATION
MID-TEX DIVISION
STATEMENT OF RIDER GCR
September, 2024
PREPARED IN ACCORDANCE WITH
GAS UTILITIES DOCKET NO. 10170

Part (a) - Mid-Tex Commodity Costs

Line	(a)	(b)
1	Estimated Gas Cost per Unit:	\$0.16614
2	Estimated City Gate Deliveries:	48,438,140
3	Estimated Gas Cost:	\$8,047,513
4	Lost and Unaccounted For Gas %	2.5932%
5	Estimated Lost and Unaccounted for Gas	\$208,688
6	Total Estimated City Gate Gas Cost:	\$8,256,201
7	Estimated Sales Volume:	50,037,700
8	Estimated Gas Cost Factor - (EGCF)	0.16500
9	Reconciliation Factor - (RF):	0.00000
10	Taxes (TXS):	0.00000
11	Adjustment - (ADJ):	0.00000
12	Gas Cost Recovery Factor - (GCRF) (Taxable)	0.16500 per Ccf
13	Customer Rate Relief - (CRR) (Non-Taxable)	0.11000 per Ccf

Btu Factor	Per MMBtu
0.1005	\$1.6418
0.1005	\$1.0945

Part (b) - Pipeline Services Costs

Line	(a)	(b)	(c)	(d)	(e)
			Rate R - Residential	Rate C - Commercial	Rate I - Industrial Service Rate T - Transportation ¹
	<u>Fixed Costs</u>				
14	Fixed Costs Allocation Factors [Set by GUD 10170]	100.0000%	64.3027%	30.5476%	5.1497%
15	a. Current Month Fixed Costs of Pipeline Services	\$55,787,295	35,872,737	17,041,680	2,872,878
16	b. Plus: Second Prior Month Recovery Adjustment	\$0	\$0	\$0	\$0
17	Net Fixed Costs	\$55,787,295	\$35,872,737	\$17,041,680	\$2,872,878
	<u>Commodity Costs</u>				
18	a. Estimated Commodity Cost of Pipeline Services	\$3,385,758	2,074,544	1,028,674	282,540
19	b. Plus: Second Prior Month Recovery Adjustment	\$0	\$0	\$0	\$0
20	Net Commodity Cost of Pipeline Services	\$3,385,758	\$2,074,544	\$1,028,674	\$282,540
21	Total Estimated Pipeline Costs (Line 16 + Line 19)	\$59,173,053	\$37,947,281	\$18,070,354	\$3,155,418
22	Estimated Billed Volumes		65,529,030 Ccf	46,279,840 Ccf	4,680,461 MMBtu
23	Pipeline Cost Factor (PCF) [Line 20 / Line 21] (Taxable)		0.57910 Ccf	0.39050 Ccf	\$0.6742 MMBtu
24	Gas Cost Recovery Factor - (GCRF) [Line 12] (Taxable)		0.16500 Ccf	0.16500 Ccf	\$1.6418 MMBtu
25	Customer Rate Relief - (CRR) (Non-Taxable)		0.11000 Ccf	0.11000 Ccf	\$1.0945 MMBtu
26	Rider GCR		<u>0.85410 Ccf</u>	<u>0.66550 Ccf</u>	<u>Rate I - \$3.4105 MMBtu</u>
27					<u>Rate T - \$0.6742 MMBtu</u>

¹ Industrial Service and Transportation are reported in MMBtu. An MMBtu conversion factor of .1005 is used to convert from Ccf.