

CITY COUNCIL

MEETING AGENDA

FEBRUARY 03, 2025, 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. Presentation and overview of the Annual Financial Report and related audit by BrooksWatson & Co. for the fiscal year ending September 30, 2024.

OVERVIEW OF ITEMS ON THE REGULAR AGENDA

ADJOURN THE WORK SESSION

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

CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM

INVOCATION AND PLEDGE

CITIZENS COMMENTS

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

SPECIAL PRESENTATIONS AND ANNOUNCEMENTS

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

2. Employee Recognition and Appreciation.

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.

- [3.](#) Consideration, acknowledgement, and acceptance of the annual financial report and related audit by BrooksWatson & Co. for the fiscal year ending September 30, 2024.
- [4.](#) Consideration and possible action on Resolution 2025-03, appointing Municipal Deputy Court Clerk.
- [5.](#) Consideration and possible action on the 2025 Facility Use Agreement between the City of Sanger and the Sanger Softball Association, and authorize the City Manager to execute said agreement.
- [6.](#) Consideration and possible action on the 2025 Facility Use Agreement between the City of Sanger and the Sanger Youth Sports Association, and authorize the City Manager to execute said agreement.
- [7.](#) Consideration and possible action on allowing the Police Department to surplus six (6) Taser X2 units and dispose of them via donation to the Valley View Police Department.
- [8.](#) Consideration and possible action to purchase two new Ford F150 Patrol Trucks from Silsbee Ford utilizing TIPS Purchasing Cooperative with the costs not to exceed \$149,000.00.
- [9.](#) Consideration and possible action on authorizing staff to issue a Request for Proposal (RFP) for pricing for Concrete and Asphalt Labor and Materials.
- [10.](#) Consideration and possible action on Ordinance 02-03-25, amending the budget for the 2024-2025 fiscal year and authorizing amended expenditures as provided; providing for the repeal of all ordinances in conflict; providing a cumulative clause; providing for a severability clause; and providing a savings clause; an establishing an effective date.
- [11.](#) Consideration and possible action on the minutes from the December 19, 2024, meeting.
- [12.](#) Consideration and possible action on the minutes from the January 6, 2025, meeting.
- [13.](#) Consideration and possible action on the minutes from the January 21, 2025, meeting.

PUBLIC HEARING ITEMS

14. Conduct a public hearing on a request for a rezoning from Agricultural (A) to Planned Development (PD) of approximately 133.2 acres of land, described as A0029A R. BEEBE, TR 66, TR 67 & 68(PT), within the City of Sanger, and generally located North of FM 455 and east of the Santa Fe Railroad.

ACTION ITEMS

15. Consideration and possible action on Ordinance 02-04-25 a zoning change from Agricultural (A) to Planned Development (PD) of approximately 133.2 acres of land, described as A0029A R. BEEBE, TR 67 & 68(PT), A0029A R. BEEBE, TR 66(PT), within the City of Sanger, and generally located North of FM 455 and east of the Santa Fe Railroad.
16. Consideration and possible action on a Final Plat of Blue Star Phase 2, being approximately 14.2225 acres of land described as A1066A J.M.A. RUIZ, TR 12 and 12A, within the City of Sanger, generally located east of I-35 and approximately 1746 feet south of Chisum Rd.
17. Consideration and possible action on the Final Plat of Clear Creek Intermediate School, being 13.356 acres, located in the City of Sanger, and generally located on the west side of South Stemmons Frwy approximately 667 feet south of the intersection of the Business I-35 ramp and South Stemmons Frwy.
18. Consideration and possible action on a Final Plat of Lane Ranch Phase 5, being approximately 26.105 acres of land described as REUBEN BEBEE SURVEY, ABST. NO. 29, within the City of Sanger, generally located north of McReynolds Road and approximately 1230 feet east of Lake Ridge Dr.
19. Consideration and possible action on the Final Plat of Sanger High School, being 55.886 acres, located in the City of Sanger, and generally located on the southeast corner of the intersection of FM 455 and Indian Lane.
20. Consideration and possible action on the Final Plat of Sanger Middle School, being 28.791 acres, located in the City of Sanger, and located at 105 Berry Street approximately 205 feet southwest of the intersection of Acker Street and Bolivar Street.
21. Consideration and possible action on approving the 90% construction plans and bid documents to repair leaks to the Porter Sports Park Pond provided by Halff Associates.
22. Consideration and possible action on Change Order No. 2 in the amount of \$236,664.00 with Ana Site Construction, LLC for the additional work on water lines and authorize the City Manager to execute said Change Order No. 2.

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.

[23.](#) Rider GCR - Rate Filing under Docket No. 10170 - January 28, 2025

[24.](#) Financial Statements for November 2024 and December 2024.

[25.](#) Disbursements Report December 2024.

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 551.071. CONSULTATION WITH ATTORNEY

For deliberations regarding legal (A) pending or contemplated litigation; or (B) a settlement offer; or (2) on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.

A. Allied Waste Systems, Inc. dba Republic Services of Lewisville

B. Housing Discrimination Complaint of Zach Ipour and Sanger Laguna Azure, LLC, v City of Sanger, Texas

Section 551.072. DELIBERATION REGARDING REAL PROPERTY

For deliberations regarding the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.

Property acquisition for future City offices

RECONVENE INTO REGULAR SESSION

Reconvene into Regular Session and take any action deemed necessary as a result of Executive Session.

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 January 29, 2025, 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: February 3, 2024

FROM: Clayton Gray, Chief Financial Officer

AGENDA ITEM: Consideration, acknowledgement, and acceptance of the annual financial report and related audit by BrooksWatson & Co. for the fiscal year ending September 30, 2024.

SUMMARY:

- The City is required under the Texas Local Government Code and the City Charter to have an audit of its financial statements each year. An independent Certified Public Accountant must conduct this audit.
- The audit was performed by BrooksWatson & Co. and was conducted following governmental accounting standards and fulfills the requirements set in state law.
- The audit resulted in an unmodified (“clean”) opinion indicating that the financial statements are presented fairly, in all material aspects, in accordance with generally accepted financial principles.
- The auditors presented the report and their findings in City Council Work Session.

FISCAL INFORMATION:

Budgeted: N/A

RECOMMENDED MOTION OR ACTION:

- Staff recommends that the City Council accept the annual audit for the fiscal year ending September 30, 2023.

ATTACHMENTS:

- The annual financial report for the year ended September 30, 2024.



CITY COUNCIL COMMUNICATION

DATE: February 3, 2025

FROM: Angelica Tobias, Director of Municipal Court

AGENDA ITEM: Consideration and possible action on Resolution 2025-03, appointing Municipal Deputy Court Clerk.

SUMMARY:

- Chapter 7, Section 7.106 of the City of Sanger Code of Ordinance provides for the appointment of a Municipal Deputy Court Clerk, who shall serve for terms of two years.
- Appoint Kylie Hackworth as Municipal Deputy Court Clerk.

FISCAL INFORMATION:

Budgeted: NO

Amount: \$0.00

GL Account:

RECOMMENDED MOTION OR ACTION:

Staff Approval

ATTACHMENTS:

Resolution No. 2025-03

CITY OF SANGER, TEXAS

RESOLUTION NO. 2025-03

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANGER, TEXAS, APPOINTING THE DEPUTY COURT CLERK OF THE SANGER MUNICIPAL COURT; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, Chapter 7, Section 7.106 of the City of Sanger Code of Ordinance provides for the appointment of a Municipal Deputy Court Clerk, who shall serve for terms of two years; and

WHEREAS, the City Council finds it to be in the public interest to appoint the Municipal Deputy Court Clerk for the Sanger Municipal Court for two-year terms commencing on February 3, 2025.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SANGER, TEXAS:

SECTION 1. That Kylie Hackworth is hereby appointed as Deputy Court Clerk for the Municipal Court of the City of Sanger, Texas, for a term of two years commencing on February 3, 2025.

SECTION 2. The City Manager is hereby authorized to oversee the daily operations and performance of the Deputy Court Clerk.

SECTION 3. This Resolution shall be effective immediately upon its approval.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF SANGER, TEXAS ON THE 3rd OF DAY FEBRUARY, 2025.

ATTEST:

APPROVED:

Kelly Edwards, City Secretary

Thomas E. Muir, Mayor



CITY COUNCIL COMMUNICATION

DATE: February 3, 2025

FROM: Ryan Nolting, Parks & Recreation Director

AGENDA ITEM: Consideration and possible action on the 2025 Facility Use Agreement between the City of Sanger and the Sanger Softball Association, and authorize the City Manager to execute said agreement.

SUMMARY:

- Before the season begins, the Sanger Softball Association enters into a Facility Use Agreement with the City of Sanger. This agreement outlines all items that the City of Sanger and the Sanger Softball Association are responsible for during the year.

FISCAL INFORMATION:

Budgeted: NO Amount: GL Account:

RECOMMENDED MOTION OR ACTION:

- Staff recommends approval.

ATTACHMENTS:

- City Council Communication
- S.S.A Facility Use Agreement

SANGER PARKS DEPARTMENT

**SANGER SOFTBALL ASSOCIATION
FACILITY USE AGREEMENT**

THIS AGREEMENT is made by and between the City of SANGER, Texas (the "City") and **SANGER SOFTBALL ASSOCIATION**, hereinafter referred to as "Youth Sports Association", acting as their authorized officers and representatives.

WHEREAS the Sanger Softball Association desires to enter into an agreement with the City for the use of City-owned, leased, and controlled facilities ("Facilities") for organized sporting activities beginning **February 15th, 2025**, and ending **JUNE 15, 2025**. The Fall schedule begins **August 15, 2025**, and ends **November 30, 2025**, at the assigned fields or facilities in the City of SANGER.

Now therefore in consideration of the foregoing and other valuable considerations the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. The City agrees to allow the Sanger Softball Association to use the assigned Facilities for organized sporting activities on the scheduled dates and allotted times according to the attached terms and conditions. The City will have full use of Porter Park (all three fields) on April 12, 2025.
2. The Sanger Softball Association agrees to comply with the attached terms and conditions.

EXECUTED in duplicate this 15th day of January, 2025.

City of SANGER, Texas

By: _____
John Noblitt
Sanger City Manager
502 Elm Street.
SANGER, Texas 76266

By: Kaitlin Mason
Sanger Softball Association

APPROVED AS TO FORM:
[Signature]
Hugh Coleman, City Attorney

TERMS AND CONDITIONS

Facility Use Agreement Approval Form	1
Section I Request for Facilities.....	3
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Section III Criminal Background Check.....	4
Section IV Specific Sports Season.....	4
Section V Fields Allocations.....	4
Section VI Facility Maintenance.....	5
Section VII Concessions.....	5
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Section XIII Miscellaneous.....	7

SANGER PARKS DEPARTMENT
SANGER SOFTBALL ASSOCIATION
FACILITY USE AGREEMENT

SECTION I: REQUEST FOR FACILITIES

To request fields or facilities, all groups or organizations must submit the following initial paperwork:

1. Signed copy of the Facility Use Agreement
2. Current copy of the organization's Articles of Incorporation or Bylaw's
3. A list of the organization's Board of Directors, addresses, and their phone number
4. Proof of public liability insurance
5. The final participation registration figures
6. Game and practice schedule, tournaments, clinics, workday, fundraising
7. The Criminal Background Checks are to be completed and written certification to that effect filed with the Parks Director at least ten (10) working days before the commencement of the using organization season. The written certification shall verify that every coach, assistant coach, manager, umpire, referee, or board member *is not disqualified as a volunteer*. The Criminal Background Check results will not be filed with the City. The league will be solely responsible for conducting and verifying background checks.
8. All concession areas must have a Health Inspection (required by the using organization) completed before the opening of each season.
9. ***The Board of Directors must verify with the Parks Director the final registration numbers, rosters, and the verification of the above items.

*****Failure to submit the initial paperwork will result in the denial of use of facilities*****

SECTION II: GENERAL

- A. City-related functions and sports associations will have priority use of SANGER parks and park facilities but not exclusive use of facilities.
- B. All persons who reserve or use the parks or park facilities will comply with all applicable rules, regulations, and ordinances of the City of SANGER, State of Texas.
- C. Persons and/or sports associations who reserve the fields or park facilities are responsible for cleaning the fields and facilities after use. They are also responsible for repairs or damage to the fields and facilities caused by their use.
- D. There must be at least one adult chaperone for every ten youths under the age of 18.
- E. No alcoholic beverages are permitted at any time in any City Park.

SECTION III: CRIMINAL BACKGROUND CHECKS

A. The Sanger Softball Association (SSA) that uses the City-owned, leased, or controlled fields and facilities ("City Facilities"), are required to conduct criminal background checks for all recognized SSA coaches, assistant coaches, managers, umpires, referees, board members, and any person eighteen (18) years of age or older acting in an official capacity of the SSA.

B. The criminal background checks will be performed prior to each season. Each SSA is required to adopt a procedure for Criminal Background Checks.

SECTION IV: SPECIFIC SPORT SEASON

A. All sports within any season will be given priority regarding fields and park facilities allocation and scheduling. Fields and park facilities will be allocated according to participation in the sport for that sports season. The largest participation is allocated to the most fields in declining order.

B. Other sports shall be considered as the need arises, subject to the following:

1. Field facility availability
2. Allocated maintenance funds
3. Determination by the Parks Department of field/facility capacity to withstand additional play.

SECTION V: FIELD ALLOCATIONS

A. The Parks Department will consider all requests for fields or facilities and allocate the available fields or facilities according to the best interests of the City.

Every effort will be made to allow the use of the facilities and fields only for their designed purposes.

1. Priority will be given to programs accommodated during the previous year. Every effort will be made to accommodate new programs according to facility availability.
2. The Parks Department will, in its sole discretion, allocate the fields and facilities to regular season and tournament play, and may assign more than one organization to a given facility.

B. Any organization that desires to organize a new athletic program or enlarge an existing program must meet with the Parks Director at least 90 days prior to the commencement of the season to coordinate the availability of fields or facilities.

C. Organizations requiring facilities for practice and/or league games only will submit in writing their final registration figures upon which all field allocations shall be based. In order to maximize the use of all fields and facilities, the allocation will be based on the total game units per week per available facilities.

SECTION VII: FACILITY MAINTENANCE:

A. In the event any individual, team, or group uses an available field or facility during a time period other than within the specific sports season, that field or facility will not receive special maintenance but will be subject to general park maintenance. Tournaments, however, are considered an exception and will receive special maintenance, with 30 days prior notice.

B. Any special maintenance request in relation to normal league play must be made in writing or e-mailed to the Parks Director. The Parks Director will need this information at least 48 hours in advance.

C. It will be the responsibility of the Parks Department to determine whether or not the fields or facilities are safe for use. Any individual, team, or group which uses or attempts to use a field or facility which the Parks Department has determined as unsafe, will be denied future use of any field or facility.

D. Maintenance of all facilities owned or controlled by the City will be performed by the Parks Department or contractors. No modifications, alterations, additions, or deletions temporary or otherwise, shall be made to any facility owned, leased, or otherwise controlled by the City unless written approval is first obtained from the Parks Director.

E. The User of the facility will be responsible for the control and removal of all trash, litter, or other refuse in or on the facility.

F. Cleaning of the concession stand and restrooms at the end of the day and the season is the responsibility of the User. The Health Inspector subjects these facilities to inspection.

SECTION IX: CONCESSIONS

A. First choice of operating the concession stand, during requested season play, will be given to each league using the facility, if the User does not want to operate a concession stand, another individual, team, or organization may be given the option with preference to non-profit service organizations, such as Lions Club, Chamber of Commerce, Boy Scouts, etc. **TOBACCO, or ALCOHOLIC** products of any kind will not be sold at the concession stands. Organizations that use a concession stand are responsible for all concession costs and damages.

B. Any vehicle, structure, or equipment used by the User in connection with the operation of the concession stand must comply with all applicable state and local laws and be approved by the Parks Director. All concession vehicles, structures, or other equipment will be removed from the facility each night unless approved by the Parks Director. The City will not be held responsible for damage, or theft to any vehicle or equipment left at the facility.

SECTION X: SCHEDULES

A. It is the responsibility of the Sanger Softball Association to furnish the Parks Department with a complete league schedule before the commencement of each sports season. The Parks Department will be notified in writing of any makeup games. If league schedules and/or written notification of makeup games are not provided to the Parks Department, then the field or facility will not receive special maintenance and will be subject to general park maintenance.

B. The City, at the discretion of the Parks Director, may allow other users of the assigned fields during the term of this contract except when league activity occurs and reserves the right to cancel an activity scheduled for use of the facility. The City will coordinate outside use of the field or facility with the User.

SECTION XI: ADMINISTRATION

The administration of this Agreement will be the responsibility of the Parks Department under the supervision of the Parks Director. The Parks Department is responsible for declaring all necessary rules and regulations concerning the use of fields and facilities for each sport as it pertains to maintenance, use, lights, schedules, etc.

SECTION XIII: VIOLATIONS

Any breach of the conditions of this agreement will be heard by the Parks Director after all viable options in each association's by-laws appeal process have been exhausted.

SECTION XIV: BOARD OF DIRECTORS

All groups or organizations utilizing recreation facilities owned or controlled by the City for competitive league play must be incorporated as a nonprofit organization by the Internal Revenue Service with an active Board of Directors, including a President or Chairperson, Vice President, Secretary, and Treasurer.

SECTION XV: INSURANCE REQUIREMENTS

The User agrees to provide and maintain in effect during the term of this Agreement the following insurance amounts:

Workers' Compensation Insurance (for paid employees) as required by law;

Employer's Liability Insurance in an aggregate amount of not less than:

\$100,000 – Each Accident

\$500,000 Disease – Policy Limit

\$100,000 Disease – Each Employee

Texas and/or All State's Endorsement attached.

Comprehensive General Liability Insurance with not less than the following limits:

\$2,000,000 – General Aggregate

\$1,000,000 – Products/Completed Operations Aggregate

\$500,000 – Personal and Advertising Injury Limit

\$500,000 – Each Occurrence Limit

\$50,000 – Fire Legal Liability

\$5,000 – Premises Medical Payments

Using organization agrees that concerning the required insurance, the City will:

1. Be named as additional insured under the General Liability policy.
2. Have a Waiver of Subrogation issued favoring the City on the General Liability.
3. Be provided with thirty- (30) days advance written notice of cancellation or material change.
4. Be provided with Certificates of Insurance evidencing the above insurance requirement, before the commencement of the Agreement and thereafter with certificates evidencing renewals or replacements of said policies of insurance at least fifteen (15) days before the expiration or cancellation of any such policies.

It is strongly recommended that each association have a supplemental accident policy for participants.

Notices and Certificates of Insurance will be provided to:

Parks Director
City of SANGER
P.O. Box 1729
SANGER, Texas 76266

SECTION XVI: MISCELLANEOUS

1. **Indemnification.** The Using organization agrees to indemnify and hold harmless the City, its officers, agents, and employees (City") from and against any claims, demands, actions, damages, losses, costs, liabilities, expenses, and judgments including death ("Claims"), recovered from or asserted against the City for personal injury, court costs, or damage to persons or property incident to, arising out of, or caused, directly or indirectly, in whole or in part, by an act, omission, negligence, or misconduct by the Using organization or any of its agents, servants, employees, contractors, patrons, guests, or invitees whether

based upon the alleged joint and/or concurrent negligence of the City and Using organization arising out of the incident to Using organization's use of the facilities covered by this Agreement.

2. **Force Majeure.** If Facilities or any portion thereof are destroyed or damaged by fire or another calamity to prevent the use of Facilities for the purposes intended and during periods specified by this Agreement, or if the use of the Facility by the Using Organization will be prevented by an act of God, strike, lockout, material or labor restrictions by any governmental authority, civil riot, flood, or any other cause beyond the control of the City, then this Agreement will terminate. The City will not be liable or responsible to the Using Organization for any damages caused thereby, and the Using Organization hereby waives any claim against the City for damages because of such termination.

3. **Governing Law.** The validity of this Agreement and any of its terms and provisions as well as the rights and duties of the parties shall be governed by the laws of the State of Texas; and the venue for any action concerning this Agreement shall be in the Court of Denton County, Texas

4. **Termination.** This agreement may be terminated by either party by providing the other Party with thirty (30) days' prior written notice of termination.

5. **Notice.** Any notice required or permitted to be delivered hereunder shall be deemed received when sent in the United States Mail, Postage Prepaid, Certified Mail, Return Receipt Requested, or by hand delivery or facsimile transmission addressed to the respective party at the address set forth opposite the signature of the party.

6. **Severability.** In the event any section, subsection paragraph, sentence, phrase, or word herein is held invalid, illegal, or unconstitutional, the balance of the Agreement shall stand, shall be enforceable, and shall be read as if the parties intended at all times to delete said invalid section, subsection, paragraph, sentence, phrase, or word.

7. **Assignment.** This Agreement may not be assigned by using organization without the Express written consent of the City.



CITY COUNCIL COMMUNICATION

DATE: February 3, 2025

FROM: Ryan Nolting, Parks & Recreation Director

AGENDA ITEM: Consideration and possible action on the 2025 Facility Use Agreement between the City of Sanger and the Sanger Youth Sports Association, and authorize the City Manager to execute said agreement.

SUMMARY:

- Before the season begins, the Sanger Youth Sports Association enters into a Facility Use Agreement with the City of Sanger. This agreement outlines all items that the City of Sanger and Sanger Youth Sports Association are responsible for during the year.

FISCAL INFORMATION:

Budgeted: NO Amount: GL Account:

RECOMMENDED MOTION OR ACTION:

- Staff recommends approval.

ATTACHMENTS:

- City Council Communication
- S.Y.S.A Facility Use Agreement

SANGER PARKS DEPARTMENT
YOUTH SPORTS ASSOCIATIONS
FACILITY USE AGREEMENT

THIS AGREEMENT is made by and between the City of SANGER, Texas (the "City") and **SANGER YOUTH SPORTS**, hereinafter referred to as "Youth Sports Association", acting as their authorized officers and representatives.

WHEREAS, the Sanger Youth Sports Association desires to enter into an agreement with the City for the use of City-owned, leased, and controlled facilities (**Railroad Ball-Park**) for organized sporting activities beginning **FEBRUARY 15, 2025** and ending **JUNE 30, 2025**. The Fall schedule begins **August 15, 2025**, and ends **November 30, 2025**, at the assigned fields or facilities in the City of SANGER.

Now therefore in consideration of the foregoing and other valuable considerations the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. The City agrees to allow the Sanger Youth Sports Association to use the assigned Facilities for organized sports activities on the scheduled dates and allotted times following the attached terms and conditions. The City will also have full use of Railroad Ball Fields on March 8th, and October 11th, 2025 with the week leading up to having roll-offs delivered.
2. The Sanger Youth Sports Association agrees to comply with the attached terms and conditions.

EXECUTED in duplicate this 21st day of January, 2025.

City of SANGER, Texas

By: _____

John Noblitt
Sanger City Manager
502 Elm Street.
SANGER, Texas 76266

By: _____

Sanger Youth Sports

APPROVED AS TO FORM:



Hugh Coleman, City Attorney

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SANGER PARKS DEPARTMENT
SANGER YOUTH SPORTS ASSOCIATION
FACILITY USE AGREEMENT

SECTION I: REQUEST FOR FACILITIES

To request fields or facilities, all groups or organizations must submit the following initial paperwork:

1. Signed copy of the Facility Use Agreement
2. Current copy of the organization's Articles of Incorporation or Bylaw's
3. A list of the organization's Board of Directors, addresses, and their phone number
4. Proof of public liability insurance
5. The final participation registration figures
6. Game and practice schedule, tournaments, clinics, workday, fundraising
7. The Criminal Background Checks are to be completed and written certification to that effect filed with the Parks Director at least ten (10) working days before the commencement of the using organization season. The written certification shall verify that every coach, assistant coach, manager, umpire, referee, or board member *is not disqualified as a volunteer*. The Criminal Background Check results will not be filed with the City. The league will be solely responsible for conducting and verifying background checks.
8. All concession areas must have a Health Inspection (required by the using organization) completed before the opening of each season.
9. ***The Board of Directors must set up a meeting with the Parks Director to discuss final registration numbers, rosters, and the verification of the above items will be discussed at this time.

*****Failure to submit the initial paperwork will result in the denial of use of facilities*****

SECTION II: GENERAL

- A. City-related functions and sports associations will have priority use of SANGER parks and park facilities but not exclusive use of facilities.
- B. All persons who reserve or use the parks or park facilities will comply with all applicable rules, regulations, and ordinances of the City of SANGER, State of Texas.
- C. Persons and/or sports associations who reserve the fields or park facilities are responsible for cleaning the fields and facilities after use. They are also responsible for repairs or damage to the fields and facilities caused by their use.
- D. There must be at least one adult chaperone for every ten youths under the age of 18.
- E. No alcoholic beverages are permitted at any time in any City Park.

SECTION III: CRIMINAL BACKGROUND CHECKS

A. The Youths Sports Associations (YSA) that use the City-owned, leased, or controlled fields and facilities (“City Facilities”), are required to conduct criminal background checks for all recognized YSA coaches, assistant coaches, managers, umpires, referees, board members, and any person eighteen (18) years of age or older acting in an official capacity of the YSA.

B. The criminal background checks will be performed before each season. Each YSA is required to adopt a procedure for Criminal Background Checks.

SECTION IV: SPECIFIC SPORT SEASON

A. All sports within any season will be given priority regarding fields and park facilities allocation and scheduling. Fields and park facilities will be allocated according to participation in the sport for that sports season. The largest participation is allocated to the most fields in declining order.

B. Other sports shall be considered as the need arises, subject to the following:

1. Field facility availability
2. Allocated maintenance funds
3. Determination by the Parks Department of field/facility capacity to withstand additional play.

SECTION V: FIELD ALLOCATIONS

A. The Parks Department will consider all requests for fields or facilities and allocate the available fields or facilities according to the best interests of the City.

Every effort will be made to allow the use of the facilities and fields only for their designed purposes.

1. Priority will be given to programs accommodated during the previous year. Every effort will be made to accommodate new programs according to facility availability.
2. The Parks Department will, in its sole discretion, allocate the fields and facilities to regular season and tournament play, and may assign more than one organization to a given facility.

B. Any organization that desires to organize a new athletic program or enlarge an existing program must meet with the Parks Director at least 90 days before the commencement of the season to coordinate the availability of fields or facilities.

C. Organizations requiring facilities for practice and/or league games only will submit in writing their final registration figures upon which all field allocations shall be based. To maximize the use of all fields and facilities, the allocation will be based on the total game units per week per available facilities.

SECTION VII: FACILITY MAINTENANCE:

A. In the event any individual, team, or group uses an available field or facility during a period other than within the specific sports season, that field or facility will not receive special maintenance but will be subject to general park maintenance. Tournaments, however, are considered an exception and will receive special maintenance, with 30 days prior notice.

B. Any special maintenance request about normal league play must be made in writing or e-mailed to the Parks Director. The Parks Director will need this information at least 48 hours in advance.

C. It will be the responsibility of the Parks Department to determine whether or not the fields or facilities are safe for use. Any individual, team, or group which uses or attempts to use a field or facility which the Parks Department has determined as unsafe, will be denied future use of any field or facility.

D. Maintenance of all facilities owned or controlled by the City will be performed by the Parks Department or contractors. No modifications, alterations, additions, or deletions temporary or otherwise, shall be made to any facility owned, leased, or otherwise controlled by the City unless written approval is first obtained from the Parks Director.

E. **The User of the facility will be responsible for the control and removal of all trash, litter, or other refuse in or on the facility.**

F. **Cleaning of the concession stand and restrooms at the end of the day and the season is the responsibility of the User. The Health Inspector subjects these facilities to inspection.**

SECTION IX: CONCESSIONS

A. First choice of operating the concession stand, **during requested season play**, will be given to each league using the facility, if the User does not want to operate a concession stand, another individual, team, or organization may be given the option with preference to non-profit service organizations, such as Lions Club, Chamber of Commerce, Boy Scouts, etc. **GUM, TOBACCO, or ALCOHOLIC** products of any kind will not be sold at the concession stands. Organizations that use a concession stand are responsible for all concession costs and damages.

B. Any vehicle, structure, or equipment used by the User in connection with the operation of the concession stand must comply with all applicable state and local laws and be approved by the Parks Director. All concession vehicles, structures, or other equipment will be removed from the facility each night unless approved by the Parks Director. The City will not be held responsible for damage, or theft to any vehicle or equipment left at the facility.

SECTION X: SCHEDULES

A. It is the responsibility of or youth league to furnish the Parks Department with a complete league schedule before the commencement of each sports season. The Parks Department will be notified in writing of any makeup games. If league schedules and/or written notification of makeup games are not provided to the Parks Department, then the field or facility will not receive special maintenance and will be subject to general park maintenance.

B. The City, at the discretion of the Parks Director, may allow other users of the assigned fields during the term of this contract except when league activity occurs and reserves the right to cancel an activity scheduled for use of the facility. The City will coordinate outside use of the field or facility with the User.

SECTION XI: ADMINISTRATION

The administration of this Agreement will be the responsibility of the Parks Department under the supervision of the Parks Director. The Parks Department is responsible for declaring all necessary rules and regulations concerning the use of fields and facilities for each sport as it pertains to maintenance, use, lights, schedules, etc.

SECTION XIII: VIOLATIONS

Any breach of the conditions of this agreement will be heard by the Parks Director after all viable options in each association's by-laws appeal process have been exhausted.

SECTION XIV: BOARD OF DIRECTORS

All groups or organizations utilizing recreation facilities owned or controlled by the City for competitive league play must be incorporated as a nonprofit organization by the Internal Revenue Service with an active Board of Directors, including a President or Chairperson, Vice President, Secretary, and Treasurer.

SECTION XV: INSURANCE REQUIREMENTS

The User agrees to provide and maintain in effect during the term of this Agreement the following insurance amounts:

Workers' Compensation Insurance (for paid employees) as required by law;

Employer's Liability Insurance in an aggregate amount of not less than:

\$100,000 – Each Accident

\$500,000 Disease – Policy Limit

\$100,000 Disease – Each Employee

Texas and/or All State's Endorsement attached.

Comprehensive General Liability Insurance with not less than the following limits:

\$2,000,000 – General Aggregate

\$1,000,000 – Products/Completed Operations Aggregate

\$500,000 – Personal and Advertising Injury Limit

\$500,000 – Each Occurrence Limit

\$50,000 – Fire Legal Liability

\$5,000 – Premises Medical Payments

Using organization agrees that with respect to the required insurance, the City will:

1. Be named as additional insured under the General Liability policy.
2. Have a Waiver of Subrogation issued favoring the City on the General Liability.
3. Be provided with thirty- (30) days advance written notice of cancellation or material change.
4. Be provided with Certificates of Insurance evidencing the above insurance requirement, prior to the commencement of the Agreement and thereafter with certificates evidencing renewals or replacements of said policies of insurance at least fifteen (15) days prior to the expiration or cancellation of any such policies.

It is strongly recommended that each association have a supplemental accident policy for participants.

Notices and Certificates of Insurance will be provided to:

Parks Director
City of SANGER
P.O. Box 1729
SANGER, Texas 76266

SECTION XVI: MISCELLANEOUS

1. **Indemnification.** The Using organization agrees to indemnify and hold harmless the City, its officers, agents, and employees (City") from and against any and all claims, demands, actions, damages, losses, costs, liabilities, expenses, and judgments including death ("Claims"), recovered from or asserted against the City for personal injury, court costs, or damage to persons or property incident to, arising out of, or

caused, directly or indirectly, in whole or in part, by an act, omission, negligence, or misconduct by the Using organization or any of its agents, servants, employees, contractors, patrons, guests, or invitees whether based upon the alleged joint and/or concurrent negligence of the City and Using organization arising out of the incident to Using organization's use of the facilities covered by this Agreement.

2. **Force Majeure.** If Facilities or any portion thereof are destroyed or damaged by fire or another calamity so as to prevent the use of Facilities for the purposes intended and during periods specified by this Agreement, or if the use of the Facility by the Using Organization will be prevented by an act of God, strike, lockout, material or labor restrictions by any governmental authority, civil riot, flood, or any other cause beyond the control of the City, then this Agreement will terminate. The City will not be liable or responsible to the Using Organization for any damages caused thereby, and the Using Organization hereby waives any claim against the City for damages because of such termination.

3. **Governing Law.** The validity of this Agreement and any of its terms and provisions as well as the rights and duties of the parties shall be governed by the laws of the State of Texas; and the venue for any action concerning this Agreement shall be in the Court of Denton County, Texas

4. **Termination.** This agreement may be terminated by either party by providing the other Party with thirty (30) days' prior written notice of termination.

5. **Notice.** Any notice required or permitted to be delivered hereunder shall be deemed received when sent in the United States Mail, Postage Prepaid, Certified Mail, Return Receipt Requested, or by hand delivery or facsimile transmission addressed to the respective party at the address set forth opposite the signature of the party.

6. **Severability.** In the event any section, subsection paragraph, sentence, phrase, or word herein is held invalid, illegal, or unconstitutional, the balance of the Agreement shall stand, shall be enforceable, and shall be read as if the parties intended at all times to delete said invalid section, subsection, paragraph, sentence, phrase, or word.

7. **Assignment.** This Agreement may not be assigned by using organization without the Express written consent of the City.



CITY COUNCIL COMMUNICATION

DATE: February 3, 2025

FROM: Tyson Cheek, Chief of Police

AGENDA ITEM: Consideration and possible action on allowing the Police Department to surplus six (6) Taser X2 units and dispose of them via donation to the Valley View Police Department.

SUMMARY:

- The Sanger Police Department upgraded the Taser X2 models to the Taser 7 model in December of 2023. We have 10 working Taser X2 models in our storage.
- It has come to our attention that the Valley View Police Department is in need of an upgraded version of the Taser since what they currently have is older than what we have in storage.
- We would like to surplus out 6 of the Taser X2 units and the holsters that go with them, and donate them to the Valley View PD for use by their officers. All have been spark tested and are in good working order. Once received by Valley View PD, all further maintenance, repair or replacement is the responsibility of the Valley View Police Department.
- The serial numbers for the units to be donated are listed below:
 - X2900E3WN
 - X2900E3P2
 - X2900E3PD
 - X2900C57X
 - X2900E400
 - X2900C56V

FISCAL INFORMATION:

Budgeted: No Amount: GL Account:

RECOMMENDED MOTION OR ACTION:

Staff recommends approval.

ATTACHMENTS:



CITY COUNCIL COMMUNICATION

DATE: February 3, 2025

FROM: Tyson Cheek, Chief of Police

AGENDA ITEM: Consideration and possible action to purchase two new Ford F150 Patrol Trucks from Silsbee Ford utilizing TIPS Purchasing Cooperative with the costs not to exceed \$149,000.00.

SUMMARY:

- City Council approved the purchase of two new F-150s and two Chevy Tahoe police vehicles for FY 2024-2025. The original intent was to buy two (2) of each. The quotes we received when the original budget was completed was for 2024 Tahoes. No place we can locate has 24's available and the total cost on 2025 Tahoes including upfit has gone up over \$6000.00.
- Silsbee Ford has additional 2024 F150s police trucks available and the total cost for these trucks is still the same as the others we are purchasing including the upfit.
- The cost on the quote attached includes the full conversion (lights and sirens etc) into a police ready vehicle by Defender Supply.

FISCAL INFORMATION:

Budgeted: YES

Amount: \$149,000.00

GL Account: 001-20-6106

RECOMMENDED MOTION OR ACTION:

Staff recommends approval.

ATTACHMENTS:

Quotes from Silsbee Ford.



PRODUCT PRICING SUMMARY
TIPS USA 210907 Automobiles
VENDOR- Silsbee Ford, 1211 Hwy 96 N., Silsbee TX 77656

End User: CITY OF SANGER
 Contact: _____
 Email: _____
 Product Description: FORD F150 RESPONDER

Prepared by: SETH GAMBLIN
 Phone: 512.436.1313
 Email: SGAMBLIN.SILSBEEFLEET@GMAIL.COM
 Date: January 14, 2025

A. Bid Item: _____ A. Base Price: \$ 50,875.00

B. Factory Options

Code	Description	Bid Price	Code	Description	Bid Price
W1P	FORD 2024 RESPONDER 4X4 SHORT BED				
998	3.5L V6 ECOBOOST	\$ -			
44G	10 SPEED TRANS AUTO				
18B	BLACK PLATFORM RUNNING BOARDS	\$ 250.00			
53A	TRAILER TOW PACKAGE	\$ 1,325.00			
67P	REMOTE KEYLESS ENTRY KEY FOBS	\$ 340.00			

Total of B. Published Options: \$ 1,915.00

Published Option Discount (5%) \$ (95.75)

C. Unpublished Options \$= 37.6 %

Description	Bid Price	Options	Bid Price
		EXTERIOR-WHITE	
DEFENDER INSTALL 38148	\$ 19,863.00	INTERIOR- PG MEDIUM EARTH GRAY	
		"NO CONSOLE"	
		150A- EQUIPMENT GROUP	
		UNITS ON ORDER **	

Total of C. Unpublished Options: \$ 19,863.00

D.	Floor Plan Interest (for in-stock and/or equipped vehicles):		\$ 250.00
E.	Lot Insurance (for in-stock and/or equipped vehicles):		\$ -
F.	Contract Price Adjustment:	_____	
G.	Additional Delivery Charge:	<u>250</u>	\$ 437.50
H.	Subtotal:		\$ 73,244.75
I.	Quantity Ordered	<u>2</u> x H =	\$ 146,489.50
J.	Trade in:	_____	\$ -
K.			
L.	Total Purchase Price		\$ 146,489.50



INVITATION TO BID

Bid Number:	Bid Name: Concrete/Asphalt Labor & Materials
Bid Close Date:	Bid Close Time:
502 Elm Street Sanger, Texas 76266	Contact: Jim Bolz Public Works Department 201 Bolivar Street Sanger, Texas 76266
FOR THIS BID	Email: jbolz@sangertexas.org
Insurance Required: Yes	Phone: 940-458-2571
Bid Bond Required: No	

Contract

**THE STATE OF TEXAS)
THE COUNTY OF DENTON)**

Know all men by these presents:

If this document is accepted by the City of Sanger, the undersigned "vendor authorized agent" below agrees:

1. To perform all work in the City of Sanger as per bid specifications attached hereto and made a part of for all purposes.
2. To be paid consideration by The City of Sanger as set forth in the Instructions to Bidders, Bid Specification, Bid Tabulations, Insurance, and Miscellaneous Forms.
3. That any disputes will be resolved by a Court of Competent Jurisdiction in Denton County, Texas.
4. To abide by all terms and conditions set forth in Bid Specification
5. To hold harmless the City from all costs or damages as to any claim that may be asserted against the City by any person or entity abiding from the work to be performed by vendor, including reimbursement to the City of any reasonable and necessary attorney fees.



Acceptance of this bid by signature of the City Manager and the Authorized Agent Signature below will make this document a legally binding and fully executable contract between the City of Sanger and the vendor below. In witness thereof, the parties to this contract and agreement have duly executed same as evidenced by their signatures affixed.

City Manager Signature

Date

Vendor Authorized Agent Signature

Date

Company Name:	Company's Authorized Agent:
	Name & Title (Typed or Printed)
Phone:	Email



READ ALL PAGES OF THIS SPECIFICATION BEFORE SUBMITTING

ACKNOWLEDGEMENT OF BID REQUIREMENTS

Bidders, before you submit this bid, endure you have:	
1.	Read all instruction contained in the specifications. If you have questions, please contact the Public Works Director: Jim Bolz
2.	Enclosed three (3) signed copies of the bid tabulations, one (1) original, and two (2) copies.
3.	Signed the cover page of the Invitation to Bid in the "Vendor Authorized Agent Signature" block
Failure to sign the cover page under "Contract" will render your bid non-compliant.	
<p>ALL PAGES OF THIS SEALED BID, in triplicate, subject to the Terms and Conditions of this INVITATION TO BID and any contract provisions, will be received at the City of Sanger City Hall Office, <u>502 Elm Street, Texas 76266</u> by deliver or to <u>PO Box 1729, Sanger, Texas, 76266</u> if by US Mail, before the closing time and date shown on the cover page. Bids must be returned in a sealed envelope, addressed to the Public Works Director, City of Sanger and have the bid number, closing date, and Company name clearly marked on the outside of envelope. Late bids will be retained unopened by the City and not be considered in the evaluation of the bid. Bids may be withdrawn at any time prior to the official opening. Bids may not be altered, amended or withdrawn after the official opening without the recommendation and approval of the Purchasing Agent. The period for acceptance of this proposal shall be 90 calendar days.</p>	
<i>"I HAVE READ AND UNDERSTAND ALL BID REQUIREMENTS FOR THIS BID LISTED ABOVE."</i>	
_____	_____
Signature and title of authorized official	Date



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Instructions to Bidder

The instructions contained herein are meant to cover the entire gamut of bid request that may be requested from the City of Sanger. Not all of the instructions in this package will pertain to each bid released. These Instructions to Bidders are meant to be an all-inclusive set of instructions that will provide basic requirements/instructions for bidders for most purchasing requirements. Specific questions can be answered by calling the Public Works Director 940-458-2571

BID DELIVERY

Bids must be received at City Hall prior to the due date/time. It is the sole responsibility of the Bidder to ensure timely delivery of the bid. The City will not be responsible for failure of service of the part of the U.S. Postal Office, courier companies, or any other form of delivery service chosen by the bidder.

Vendors are reminded that the U.S. Postal Service deliveries may be delayed. Vendors are responsible for on-time deliveries of bid documents to the City of Sanger, and are strongly encouraged to use alternate means, such as overnight/hand delivery carriers, or allow ample time for USPS deliveries to be received in time. Additional, local courier firms and copy shops may accept fax copies, seal them and deliver to the City, for fees, for which the vendor bears full responsibility of payment or associated fees.

BID DOCUMENTS

Location of Documents: Bid packages are issued by the Public Works Department. The location and phone number for the Public Works Department is specified in the advertisement and on the cover page of this document. Bids can be requested via email by contacting the Public Works Office at the email address proved on the cover of this package, or they can be picked up at the Public Works Office.

Review of Documents: Bidders are expected to examine all documents that make up the bid. Bidders shall promptly notify the City of any omission, ambiguity, inconsistency or error that they may discover upon examination of the bid. Bidders must use a complete bid for submission, meaning ALL



pages originally accompanying this package must be returned to be considered for award. The City assumes no responsibility for any errors or misrepresentation that results from the use of incomplete bids.

EXPLANATION OR CLARIFICATIONS

Any explanation, clarification, or interpretation desired by a bidder regarding any part of the bid must be requested in writing from the Public Works Office with sufficient time, not less than 72 hours before bid closing, allowing for a written addendum to reach each bidder before the submission of the bid. Interpretations, corrections, or changes to the bid made in any other manner are not binding upon the City, and bidders shall not rely upon such interpretations, corrections or changes. Requests for explanations or instructions may be emailed to the Public Works Office at publicworks@sangertexas.org. The email must clearly identify the bidder's name and bid number. Any written information given to one bidder concerning a bid will be furnished as an addendum to all bidders who have been issued a bid package.

PREPARATION OF BID

Each bidder must furnish the information required by the bid on the documents provided. Bids submitted on forms on other than those included in the bid package will be considered non-responsive. Any attempt to alter the wording in the bids is ineffective and will result in rejection of the bid.

Taxes: Purchases of Goods or Services by the City are usually exempt from City, State, and most Federal Taxes. Bids should not include exempted taxed. The successful bidder should request a Tax Exemption Certificate from the Purchasing Office. Under no circumstances shall the City be liable to pay taxes for which the City has an exemption under any contract.

Brand Name or Equal: If the bid indicates brand name or "equal" products are acceptable. The bidder may bid an "equal" product but must be prepared to demonstrate those features that render it equal. Final determination of a product as an "Equal" solely remains with the City.



Delivery Time: Delivery time, if stated as a number of days, will be based on calendar days. Time is of the essence in any City purchase. If the indicated date cannot be met, or the date is not indicated, the bidder shall state its best delivery time.

Free on Board (FOB) Point: The bidder should quote its lowest and best price, with the goods delivered to the place specified, at the bidder's expense and risk, and their tender delivery to the City. Bids offering any other delivery proposal are not acceptable and maybe cause for rejection.

Prices: Bids shall be firm unless otherwise specified. Pricing shall be entered on the Quotation Form in ink. Totals shall be entered in the Total Price column. In the event of a discrepancy between unit price and extended price, the unit price shall govern.

Quantities: Quantities listed are derived from historical data and are used only for the purpose of the bid preparations. Actual quantities may or may not exceed those listed within this document. The City of Sanger reserves the right to add additional quantities at the pricing reflected in this document.

Signature: The bidder MUST sign the "original" copy of the bid specification. The bid must be signed on the cover sheet in the "Vendor Authorized Agent Signature" block. By signing there, this doesn't immediately constitute that a contract is in place. The contract is accepted by the City when the City Manager affixes his signature next to the "Vendor Authorized Agent Signature" block after all bids are reviewed and an award is made. When the vendor places his/her signature on the cover page of the bid specification, he/she is attesting to having read and understanding the contents of this bid specification.

Bid Security: When a bid security is required for submission the requirement will be in the form of a cashier's check or acceptable surety bond in the amount indicated and must be submitted at the time the bid is submitted. The bid is subject to forfeiture, in the event the successful bidder fails to execute the contract documents within Ten (10) calendar days after the contract has been awarded. To be an acceptable surety on the bond (1) the name of the surety shall be included on the current Department of the



Treasury's Listing of Approved Sureties (Department Circular 570), or (2) the surety must

have capital and surplus equal Ten (10) times the amount of the bond. The surety must be licensed to do business in the State of Texas.

BID BONDS SUBMISSION AND TYPES

Upon submission of Bids

\$25,000 - \$99,999

Bid bond for 5% of total submitted bid

Upon Bid Award

Payment bond for 5% of total submitted bid

Maintenance bond (Public Works) for 100% of total bid price is required

Over \$100,000

Performance bond for 5% of total bid

Alternate Bid: Bidders may offer an "equal" product as an alternate bid. Final "approved equal" determination remains with the City.

Proprietary Information: All material submitted to the City becomes public property and is subject to the Texas Open Records Act upon receipt. If a bidder does not desire proprietary information in the bid to be disclosed, each page must be identified and marked proprietary at time of submittal. The City will, to the extent allowed by law, endeavor to protect such information from disclosure. The final decision as to what information must be disclosed, however, lies with the Texas Attorney General. Failure to identify proprietary information will result in all unmarked sections being deemed non-proprietary and available upon public request.

Bid Preparations Costs: All costs associated with preparing a bid in response to a bid solicitation shall be borne by the bidder.

Payment: All payment terms shall be "Net 30 Days" unless specified in the bid document.



SUBMISSION OF BIDS

Bidders are required to submit three (3) signed copies, one (1) labeled "original" and two (2) labeled "copy." "Original" copy of the bid MUST have the original signature

Addendum: Receipt of an Addendum must be acknowledged by signing and returning the Addendum with the bid if requested or under separate cover prior to the due date. The Addendums containing bid pricing should be returned in a sealed envelope marked on the outside with the bidder's name, address, bid number, and the due date and time.

Late Bids: Bids must be received in the City Hall Office prior to the due date. All bids received after the due date are considered late and will be retained by the City and will not be opened nor considered in the evaluation of the bid. The clock at the reception desk in the City Hall office is the time of record. It is the sole responsibility of the bidder to ensure timely delivery of the bid. The City will not be responsible for failure of service on the part of the U.S. Postal Office, courier companies, or any other form of delivery service chosen by the bidder.

MODIFICATIONS OR WITHDRAWAL OF BIDS

Modification of Bids: Bids may be modified in writing at any time prior to the due date and time

Withdrawal of Bids: Bids may be withdrawn in writing or telegraphically at any time prior to the due date. A bid may also be withdrawn in person by a bidder, provided the withdrawal is made prior to the due date. A receipt of withdrawal must be signed by the bidder. No bids may be withdrawn after the due date without forfeiture of the bid guarantee (if required), unless there is a material error in the bid. Withdrawn bids may be resubmitted, with or without modifications, up to the due date. The City may require proof of agency from person withdrawing bid.

OPENING OF BIDS

The Public Works representative responsible for opening bids shall confirm the time and announce the bid opening. The representative shall then



personally, and publicly open all bids received on time and read each bid aloud.

EVALUATION FACTORS AND AWARD

Evaluation: Bidders may furnish pricing for all or any portion of the bid (unless otherwise specified). However, the City may evaluate and award the contract for any item or group of items shown on the bid, or any combination deemed most advantageous to the City. Bids that specify an “all or none” award may be considered if a single award is advantageous.

Award: The City of Sanger shall award the bid to the lowest responsible bidder or to the bidder providing goods or services at the best value for the City. In determining the “best value”, the following criteria will be considered as amended in section 252.043 of the Texas Local Government Code.

1. Purchase Price;
2. Reputation of the bidder and the bidder's goods/services;
3. Quality of the bidder's goods or services;
4. Extent to which the goods or services meet the municipality's needs;
5. Bidder's past relationship with the municipality;
6. Impact on the ability of the municipality to comply with laws and rules relating to contracting with historically underutilized businesses and non-profit organizations employing persons with disabilities.
7. Total long-term cost to the municipality to acquire the bidder's goods or services; and
8. Any relevant criteria specially listed in the request for bids or proposals.

Total long-term cost may include specification conformance, delivery requirements, the life expectancy, cost of maintenance and operation, operating efficiency, training requirements, disposal value, warranties and other factors contributing to the overall acquisition cost of the product/services.

Acceptance of Bid: Acceptance of a bid will be in the form of a Purchase Order. Acceptance of a bid for a supply or service agreement will be by



contract. Subsequent purchase releases may be issued as appropriate. The contents of the bid specification shall become a part of the contract. Under no circumstances will the City be responsible for goods or services provided without an acceptance signed by an Authorized City Representative.

Reservations: The City expressly reserves the right to:

1. Specify approximate quantities in the bid;
2. Extend the bid opening date and time;
3. Consider and accept alternate bids, if specified in the bid documents, when most advantageous to the City;
4. Waive as an informality, minor deviations from specifications provided they do not affect competition or result in functionally unacceptable goods or services;
5. Waive any minor informality in any bid or bid procedure (a minor informality that is one that does not affect the competitiveness of the bidder);
6. Add additional terms or modify existing terms in the bid;
7. Reject a bid because of unbalanced unit bid prices;
8. Reject or cancel any or all bids;
9. Reissue a bid; and/or
10. Procure any item by other means.
11. Determine if a product is an "approved equal".

POST BID DOCUMENTS REQUIRED FROM SUCCESSFUL BIDDER

Certificates of Insurance: When insurance is required, the bidder must provide certificates of insurance in the amounts and for the coverage required to the Public Works Office within 15 working days after notification of award, or as otherwise required by the bid specifications.

Payment, Performance, and Maintenance Bonds: When payment, performance, and/or maintenance bonds are required, the bidder must provide the bonds, in the amounts and on the conditions required, within fifteen (15) working days after notification of award, or as otherwise required by the



bid specifications. Bond requirements are listed under "Bid Security" in these instructions.

CONTRACT/ANNUAL AGREEMENT

This bid document, as amended by addendum/s if required, returned and awarded by Sanger City Council shall constitute the contract, unless a different set of documents are required by other statutes or charters.

CONTRACT TERM

The contract shall be for an initial term of one (1) year beginning upon City Council approval. Three (3), one-year renewal periods will be available if both parties agree to contract renewal. Contract rates can be adjusted upward or downward at the time of renewal at a percentage not to exceed the effective change in the Consumer price index (CPIU) for the previous twelve (12) months. At the City's discretion, the effective change rate shall be based on either the local or national index average rate for all items. If agreement cannot be reached, the contract is terminated at the end of the current contract period.

FUNDING OUT CLAUSE

Should funding not be approved by the City Council for any given budget year during the contract term, the contract will become null and void upon completion of the appropriated funding.

Bid Tabulations

Bid #####

Concrete/Asphalt Labor and Materials

It is the intent of this tabulations to obtain annual pricing agreement for the purchase of Concrete and Asphalt Labor and Materials for the City of Sanger Public Works Department



Estimated one-year quantities are given. Estimated usage shall not constitute an order, but only implies the probable quantity the City will use.

Proposal Fee Sheet

Concrete: (Limestone aggregate, no fly ash, complete in place from start to finish.) All the following must be completed per the specifications herein and applied over the correct base. All fees must be included in the cost.

ITEM	DESCRIPTIONS	QUANTITY	UNIT PRICE PER SQ. FT.
1	New 4-inch reinforced sidewalk, 3,000 psi concrete, #3 rebar on 24" centers	Less than 500 SF	\$ _____
		501 SF to 4,000 SF	\$ _____
		4,001 SF to 10,000 SF	\$ _____
	Remove & Replace 4-inch reinforced sidewalk, 3,000 psi concrete, #3 rebar on 24" centers	Less than 500 SF	\$ _____
		501 SF to 4,000 SF	\$ _____
		4,001 SF to 10,000 SF	\$ _____



ITEM	DESCRIPTIONS	QUANTITY	UNIT PRICE PER SQ. YD.	
2	New 6-inch reinforced 4,000 psi concrete street paving, #4 rebar on 18" centers	Less than 100 Sq.Yd. 101 Sq.Yd. to 400 Sq.Yd.	\$ _____ \$ _____	
	Remove & Replace 6-inch reinforced 4,000 psi concrete street paving, #4 rebar on 18" centers	Less than 100 Sq.Yd. 101 Sq.Yd. to 400 Sq.Yd.	\$ _____ \$ _____	
	3	New 6-inch reinforced 5,000 psi High Early Strength concrete street paving, #4 rebar on 18" centers	Less than 100 Sq.Yd. 101 Sq.Yd. to 400 Sq.Yd.	\$ _____ \$ _____
		Remove & Replace 6-inch reinforced 5,000 psi High Early Strength concrete street paving, #4 rebar on 18" centers	Less than 100 Sq.Yd. 101 Sq.Yd. to 400 Sq.Yd.	\$ _____ \$ _____



4	<p>New 8-inch reinforced 4,000 psi concrete street paving, #5 rebar on 18" centers</p> <p>Remove & Replace 8-inch reinforced 4,000 psi concrete street paving, #5 rebar on 18" centers</p>	<p>Less than 100 Sq.Yd. 101 Sq.Yd. to 400 Sq.Yd.</p> <p>Less than 100 Sq.Yd. 101 Sq.Yd. to 400 Sq.Yd.</p>	<p>\$ _____</p> <p>\$ _____</p> <p>\$ _____</p> <p>\$ _____</p>
5	Saw & remove concrete and asphalt and construct ADA approved handicapped ramp, #3 rebar on 24" centers	Each	\$ _____
ITEM	DESCRIPTIONS	QUANTITY	UNIT PRICE PER LINEAR FOOT
6	<p>Remove & Replace 6-inch standup curb 3,000 psi, #4 rebar</p> <p>Remove & Replace 6-inch laydown curb 3,000 psi, #4 rebar</p>	<p>Per Linear Foot</p> <p>Per Linear Foot</p>	<p>\$ _____</p> <p>\$ _____</p>



7	Remove & Replace 6-inch standup curb 4,000 psi, #4 rebar	Per Linear Foot	\$_____
	Remove & Replace 6-inch laydown curb 4,000 psi, #4 rebar	Per Linear Foot	\$_____



Asphalt: All the following must be completed per the specifications herein and applied over the correct base. All fees must be included in the cost.

ITEM	DESCRIPTIONS	QUANTITY	UNIT PRICE PER SQ. FT.
8	New 3-inch asphalt	Less than 500 SF	\$ _____
		501 SF to 4,000 SF	\$ _____
		4,001 SF to 10,000 SF	\$ _____
	Remove & Replace 3-inch asphalt	Less than 500 SF	\$ _____
		501 SF to 4,000 SF	\$ _____
		4,001 SF to 10,000 SF	\$ _____
9	New 4-inch asphalt	Less than 500 SF	\$ _____
		501 SF to 4,000 SF	\$ _____
		4,001 SF to 10,000 SF	\$ _____
	Remove & Replace 4-inch asphalt	Less than 500 SF	\$ _____
		501 SF to 4,000 SF	\$ _____
		4,001 SF to 10,000 SF	\$ _____
10	New 6-inch asphalt	Less than 500 SF	\$ _____
		501 SF to 4,000 SF	\$ _____
		4,001 SF to 10,000 SF	\$ _____



	Remove & Replace 6-inch asphalt	Less than 500 SF	\$ _____
		501 SF to 4,000 SF	\$ _____
		4,001 SF to 10,000 SF	\$ _____

Bond Fee:

Percentage of cost added for providing Performance and Payment Bonds on any single job in excess of \$50,000.00.

_____ %



INSURANCE

INSURANCE REQUIREMENTS (IN THE MINIMUM OF)

The successful bidder shall submit evidence of required insurance on an original Acord certificate not later than fifteen (15) working days following bid award notification. Failure to submit the required document(s) may result in rescinding the award. The bid may thereafter be awarded to the next lowest bidder.

1. A certificate of insurance is not required at the time of the bid. However, an insurance certificate is required to be on file prior to the start of any work.
2. **Commercial General Liability:** \$500,000.00 combined single limit per occurrence for bodily injury, personal injury and property damage. This policy shall have no coverages removed by exclusions.
3. **Automobile Liability:** \$500,000.00 combined single limit per accident for bodily injury and property damage. Coverage should be provided as a "Code 1," any auto.
4. **Workers' Compensation and Employers' Liability:** Statutory. Employers Liability policy Limits of \$100,000.00 for each accident, \$500,000.00 policy limit.

Other Insurance Provisions

1. The City shall be named as an additional insured on the Commercial General Liability and Automobile Liability Insurance policies. These insurance policies shall contain the appropriate additional insured endorsement signed by a person authorized by the insurer to bind coverages on its behalf.
2. Each insurance policy required by this clause shall be endorsed to state that coverage shall not be suspended, voided, canceled, reduced in coverage or in limits except after thirty (30) days prior written notice had been proved to the City. If the policy is canceled for non-payment of premium, only ten (10) days' notice is required



3. Insurance is to be placed with insurers with a Best rating of no less than AVII. The company must also be duly authorized to transact business in the State of Texas.
4. Workers' Compensation and Employers' Liability Coverage: The insurer shall agree to waive all rights of subrogation against the City, its officials, employees and volunteers for losses arising from the activities under the contract.
5. Certificates of Insurance and Endorsements effecting coverage required by this clause shall be forwarded to:

Public Works Department – Bid #####
City of Sanger
502 Elm Street
Sanger, Texas 76266

6. Workers' Compensation Insurance Coverage
 - a. **Certificate of coverage** ("Certificate") – A copy of ca certificate of insurance, a certificate of authority to self-insure issued by the commission, or coverage agreement (TWCC-81, TWCC-82, TWCC-83, or TWCC-84), showing statutory workers' compensation insurance coverage for the person's or entity's employee providing services on a project, for the duration of the project
 - b. **Duration of the project** – Includes the time from the beginning of the work on the project until the contractor's/person's work on the project has been completed and accepted by the governmental entity.
7. Persons providing services on the project ("subcontractor" in Section 406.096) – Includes all persons or entities performing all or part of the services the contractor has undertaken to perform on the project, regardless of whether that person has employees. This includes, without limitation, independent contractors, subcontractors, leasing companies, motor carriers, owner-operators, employee of any such entity, or employees of any providing, hauling, or delivering equipment or materials, or providing labor, transportation or other service related to a project. "Services" does not include activities unrelated to the project, such as food/beverage vendors, office supply deliveries and delivery of portable toilets.



8. The contractor shall provide coverage, based on proper reporting of classification codes and payroll amounts and filing of any coverage agreements, which meets the statutory requirements of Texas Labor Code, Section 401.011(44) for all employees of the contractor providing services on the project, for the duration of the project.
9. The contractor must provide a certificate of coverage to the governmental entity prior to being awarded the contract.
10. If the coverage period shown on the contractor's current certificate of coverage ends during the duration of the project, the contractor must, prior to the end of the coverage period, file a new certificate of coverage with the governmental entity showing that coverage has been extended
11. The contractor shall obtain from each person providing services on a project, and provide the governmental entity:
 - a. A certificate of coverage, prior to that person beginning work on the project, so the governmental entity will have on file certificates of coverage showing coverage for all person providing services on the project; and
 - b. No later than seven (7) days after receipt by the contractor, a new certificate of coverage showing extension of coverage, if the coverage period shown on the current certificate of coverage ends during the duration of the project.
 - c. The contractor shall retain all required certificate of coverage for the duration of the project and for one (1) year thereafter.
 - d. The contractor shall notify the governmental entity in writing by certified mail or personal delivery, within ten (10) days after the contractor knew or should have known, or any change that materially affects the provision of coverage of any person providing services on the project.
 - e. The contractor shall post on each project site a notice, in the text, form and manner prescribed by the Texas Workers' Compensation Commission, informing all person providing services on the project that they are required to be covered, and stating how a person may verify coverage and report lack of coverage.



- f. The contractor shall contractually require each person with whom it contracts to provide services on a project, to:
- i. Provide coverage, based on proper reporting of classification codes and payroll amounts and filing of any coverage agreements, which meets the statutory requirements of Texas Labor Code, Section 401.011(44) for all its employees providing services on the project, for the duration of the project;
 - ii. Provide to the contractor, prior to that persons beginning work on the project, a certificate of coverage showing that coverage *is* being provided for all employees of the person providing services on the project, for the duration of the project;
 - iii. Provide the contractor, prior to the end of the coverage period, a new certificate of
 - iv. Coverage showing extension of coverage, if the coverage period shown on the current certificate of coverage ends during the duration of the project;
 - v. Obtain from each other person with whom it contracts and provide to the contractor.
 - vi. A certificate of coverage, prior to the other person beginning work on the project; and a new certificate of coverage showing extension of coverage, prior to the end of the coverage period, if the coverage period shown on the current certificate of coverage ends during the duration of the project;
 - vii. Retain all required certificates of coverage on file for the duration of the project and for one (1) year thereafter;
 - viii. Notify the governmental entity in writing by certified mail or persona delivery, within ten (10) days after the person knew or should have known, of any change that materially affects the provision of coverage of any person providing services on the project; and
 - ix. To perform as required by paragraphs (1)-(7), with the certificates of coverage to be provided to the person for whom they are providing services



12. By signing this contract or providing or causing to be provided a certificate of coverage, the contractor is representing to the governmental entity that all employees of the contractor who will provide services on the project will be covered by workers' compensation coverage for the duration of the project, that the coverage will be based on proper reporting of classification codes and payroll amounts, and that all coverage agreements will be filed with the appropriate insurance carrier or, in the case of a self-insured, with the commission's Division of Self-Insurance Regulation. Providing false or misleading information may subject the contractor to administrative penalties, criminal penalties, civil penalties, or other civil actions.
13. The contractor's failure to comply with any of these provisions is a breach of contract by the contractor which entitles the governmental entity to declare the contract void if the contractor does not remedy the breach within ten (10) days after receipt of notice of breach from the governmental entity.



MISCELLANEOUS FORMS
NO BID
SHEET FOR
BID INVITATION NO. #####

City of Sanger

Public Works Department
 502 Elm Street
 Sanger, Texas 76266

Please check the items that apply

- Do not sell the item(s) required
- Cannot be competitive
- Cannot meet the Specifications highlighted in the attached bid
- Cannot provide insurance required
- Cannot provide bonding required for individual projects over \$50,000.00
- Cannot comply with indemnification requirements
- Job too large
- Job too small
- Do not wish to do business with the City
- Other reasons

Company Name: _____

Authorized Officer or

Agent Signature: _____

Telephone Number: _____

Email Address: _____



CITY OF SANGER
 COOPERATIVE PURCHASING FORM
 BID NUMBER #####

Should other Government Entities decide to participate in the contract, would you, the Vendor, agree that all terms, conditions, specifications, and pricing would apply?

Yes No

If you, the Vendor checked yes, the following will apply: Government Entities utilizing Inter-Governmental Contracts with the City of Sanger will be eligible, but not obligated, to purchase materials/services under this contract(s) awarded as a result of this bid. All purchases by Governmental Entities other than the City of Sanger will be billed directly to that Governmental Entity and paid by the Governmental Entity. The City of Sanger will not be responsible for another Governmental Entity's debts. Each Governmental Entity will purchase materials and services as need.

BY SIGNING BELOW, YOU UNDERSTAND THAT YOU HAVE READ THE ABOVE COOPERATIVE PURCHASING GUIDELINES AND AGREE TO THE ENCLOSED TERMS AND CODITIONS.

Company Name and Address	Company's Authorized Agent
	Signature
	Name and Title (typed or printed)
Federal ID Number (TIN) or SSN and Name	
Telephone Number	Date
Email Address	



NON-RESIDENT VENDOR FORM

The 1985 Session of the Texas Legislature passed House Bill 620 relative to the award of Contracts to non-resident bidders for out of state contractors whose corporate offices or principal place of business are located outside of the state of Texas. This law states that to be awarded a contract as low bidder a non-resident bidder's response for construction, improvement's or supplies and services in Texas will be bid in an amount lower than the lowest Texas resident bidder. By the same amount that the resident bidder would be required to underbid a non-resident bidder in order to obtain a comparable contract in the state in which the non-resident's principal place of business is located.

NON-RESIDENT BIDDERS

The appropriate blanks in Section A must be filled out by all out-of-state or non-resident bidders in order for your bid to meet specifications. The failure of out-of-state or non-resident contractors to do so will automatically disqualify that bidder.

SECTION A

Our principal place of business or corporate office is located in the State of Texas.

Yes No

Bidder:

_____ By: _____ Company
 (Please Print)

_____ Signature: _____

_____ Title: _____
 (Please print)

 City, State, Zip



**FOR MINORITY AND/OR WOMAN OWNED
BUSINESS ENTERPRISES**

(To be completed only if applicable)

Minority and/or Woman Owned Business Enterprises are encouraged to participate in the Sanger Procurement process. The Public Works Department will provide additional clarification of specifications, assistance with Bids Forms, and further explanation of procedures to those who request it. The City of Sanger recognizes the certifications of both the State of Texas Building and Procurement Commission Historical Underutilized Business (HUB) Program and the North Central Texas Regional Certification Agency. All companies seeking information concerning certification are urged to contract:

State of Texas HUB Program Texas Building and Procurement Commission PO Box 13047 Austin, TX 78711-3047 (512) 463-5872 http://www.tbpc.state.tx.us/hubbid	North Central Texas Regional Certification Agency 616 Six Flags Drive, #416-LB 24 Arlington, TX 76011 (817) 640-0606 http://www.nctrca.org
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In order to be identified as a Qualified Minority and/or Woman Owned Business Enterprise in the City of Sanger vendor database, this form, along with a copy of your certification, must be returned to the City of Sanger Public Works Department. You should return these documents with this response, or if you have already submitted this form and a copy of your certification to the Public Works Department, it is not necessary to re-send certification. If you meet the criteria and are not currently certified, you may contact one of the above agencies for instruction to be certified. Upon receipt of certification, you may then return this form and a copy of your certification to: City of Sanger, Public Works Department, 502 Elm Street, Sanger, Texas 76266.

COMPANY NAME:	
REPRESENTATIVE:	
ADDRESS:	
CITY, STATE, ZIP:	
EMAIL:	
TELEPHONE NUMBER:	

INDICATE ALL THAT APPLY

Minority Owned Business Enterprise

Woman Owned Business Enterprise



Reference 1

Name of company: _____

Phone number: _____ Point of contact _____

Scope of work complete _____

Duration of project _____

Reference 2

Name of company: _____

Phone number: _____ Point of contact _____

Scope of work complete _____

Duration of project _____

Reference 3

Name of company: _____

Phone number: _____ Point of contact _____

Scope of work complete _____

Duration of project _____

Reference 4

Name of company: _____

Phone number: _____ Point of contact _____

Scope of work complete _____

Duration of project _____

*Do not use the City of Sanger as a reference

**Duplicate this page as necessary



CITY COUNCIL COMMUNICATION

DATE: February 3, 2025

FROM: Jim Bolz, Director of Public Works

AGENDA ITEM: Consideration and possible action on authorizing staff to issue a Request for Proposal (RFP) for pricing for Concrete and Asphalt Labor and Materials.

SUMMARY:

- Staff is seeking approval for an RFP for pricing for concrete and asphalt labor and materials.
- Obtaining concrete and asphalt prices through an RFP ensures the city receives competitive pricing, which helps manage cost effectively and ensures good value for taxpayer dollars
- Allows for more flexibility in scheduling and the ability to respond quickly to urgent repairs or new projects as they arise.
- City’s ability to perform concrete and asphalt work in-house is restricted, making it necessary to seek external contractors for this specialized task.

FISCAL INFORMATION:

Budgeted: YES

Amount:

GL Account: 30-5360

RECOMMENDED MOTION OR ACTION:

Staff recommends approval to move forward with RFP

ATTACHMENTS:

- Request for Proposal for Concrete and Asphalt Labor and Material
- Invitation to Bid for Concrete and Asphalt Labor and Material



**CITY OF SANGER, TEXAS
REQUEST FOR PROPOSAL
RFP - #####**

**CONCRETE AND ASPHALT
LABOR AND MATERIAL**

PROPOSAL DUE DATE:

Time
Date

**ISSUED BY:
CITY OF SANGER
PUBLIC WORKS DEPARTMENT**



1. Introduction

The City of Sanger is requesting proposals from qualified contractors to provide labor and materials for concrete and asphalt work at various locations throughout the city. These projects fall outside the normal street maintenance schedule and will occur throughout the year as needed. The work includes, but is not limited to, the installation and repair of concrete streets, sidewalks, curbs, gutters, and asphalt resurfacing and patching. The City seeks a qualified contractor who can provide high-quality services, competitive pricing, and efficient project completion.

2. Project Overview

- **Scope of Work:**

The selected contractor will be responsible for providing both labor and materials for concrete and/or asphalt work as needed across multiple locations in the City of Sanger. Specific tasks include:

- Concrete repairs and installation (streets, sidewalks, curbs, gutters, etc.)
- Asphalt paving, resurfacing, and patching
- Removal and disposal of old concrete and asphalt materials
- Any necessary site preparation and grading
- Proper sealing and finishing of all concrete and asphalt work

- **Project Locations:**

The work will take place at multiple locations throughout the city, including residential areas, commercial districts, and municipal properties. The exact locations will be provided as specific projects are identified.

- **Timeline:**

The contract will span one (1) year with the option for a one (1) year extension based on performance and agreement. Work will be required to be completed within specific timelines as determined for each project. Flexibility and availability to handle urgent repairs or new projects as they arise are crucial.

3. Evaluation Criteria

Proposals will be evaluated based on the following criteria:



- **Experience and Qualifications:** Demonstrated experience in performing concrete and asphalt work, particularly in municipal settings.
- **Price:** Competitive pricing for materials and labor, with consideration for the overall value offered.
- **References:** Positive feedback from references on previous projects.

4. Submission Instructions

Proposals must be submitted by [insert deadline date]. All proposals should be addressed to:

City of Sanger – Public Works
502 Elm Street
Sanger, Texas, 76266
publicworks@sangertexas.org
940-458-2571

Proposals received after the deadline will not be considered.

5. Terms and Conditions

- The City reserves the right to accept or reject any proposal based on its evaluation and assessment of the bids.
- The selected contractor must adhere to all project specifications and requirements as set forth in the RFP.
- The contractor will be required to provide regular updates and reports to the City regarding the status of ongoing projects.
- The City will not be responsible for any costs incurred by proposers in preparing their submissions.

6. Questions and Clarifications

For any questions or requests for clarification regarding this RFP, please contact Jim Bolz, Director of Public Works, jbolz@sangertexas.org. All questions or request for clarification must be submitted in writing so they may be shared with all bidders or interested parties.



We look forward to receiving your proposal.

Sincerely,
Jim Bolz
Director of Public Works
City of Sanger, Texas
jbolz@sangertexas.org
940-458-2571



CITY COUNCIL COMMUNICATION

DATE: February 3, 2024

FROM: Clayton Gray, Chief Financial Officer

AGENDA ITEM: Consideration and possible action on Ordinance 02-03-25, amending the budget for the 2024-2025 fiscal year and authorizing amended expenditures as provided; providing for the repeal of all ordinances in conflict; providing a cumulative clause; providing for a severability clause; and providing a savings clause; an establishing an effective date.

SUMMARY:

- Grant Revenue and Expenditures
 - On January 6, 2025, the City Council authorized the purchase of body-worn cameras and in-car dash cameras.
 - The 2024-2025 budget includes both revenue and expense items in the amount of \$52,420 for Police Department grant revenue and department expenditures.
 - The Sanger Police Department has been awarded two grants to purchase body cameras and vehicle dash cameras.
 - The total grants the department will receive totals \$149,949.
 - The total expense for the City to purchase the equipment will total \$202,369.
 - This ordinance amends the budget to reflect the award of these grants and the associated expenditures.
- Children’s Advocacy Center for North Texas
 - In prior years, the Police Department has paid for the City’s share of the cost of the Children’s Advocacy Center for North Texas (CAC) from Professional Services.
 - In the current year, adequate funds are available and already budgeted in the separate Child Safety Fee Fund to cover this cost.
 - This amendment reallocates \$21,000 earmarked for CAC in the Police Department Budget toward the cost of the camera systems.
- The net effect of this budget amendment is to increase expenditures in the General Fund by \$31,420.

FISCAL INFORMATION:

Budgeted: NO	Amount: \$97,529	GL Account: 001-00-4059
Budgeted: NO	Amount: \$149,949	GL Account: 001-20-5610
Budgeted: YES	Amount: (\$21,000)	GL Account: 001-20-5430

RECOMMENDED MOTION OR ACTION:

- Staff recommends approval of Ordinance 02-03-25.

ATTACHMENTS:

- Ordinance 02-03-25.

CITY OF SANGER, TEXAS

ORDINANCE 02-03-25

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANGER, DENTON COUNTY, TEXAS, (BUDGET AMENDMENT 3) AMENDING ORDINANCE #08-12-24, WHICH WILL AMEND THE BUDGET FOR THE 2024-2025 FISCAL YEAR AND AUTHORIZING AMENDED EXPENDITURES AS PROVIDED; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A CUMULATIVE CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING A SAVINGS CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Sanger (the “City”) is a home rule municipality regulated by state law and Charter; and

WHEREAS, the City Council approved Ordinance 08-12-24 adopting the budget for the 2024-2025 Fiscal Year on August 19, 2024; and

WHEREAS, this amendment was prepared and presented to the City Council, and after consideration, it is the consensus of the City Council to amend the approved budget ordinance; and

WHEREAS, the City Council finds that the passage of this Ordinance is in the best interest of the citizens of Sanger.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SANGER, TEXAS:

SECTION 1. That the annual budget for the 2024-2025 Fiscal Year is hereby amended to increase revenues in the General Fund by \$97,529 and increase expenditures in the General Fund by \$128,949, as shown in **Exhibit “A”**.

SECTION 2. Expenditures during the 2024-2025 Fiscal Year shall be made in accordance with the amended budget approved herein, unless otherwise authorized by a duly enacted ordinance of the City, and said budget document shall be on file for public inspection in the office of the City Secretary.

SECTION 3. That all matters stated in the preamble are found to be true and correct and are incorporated herein as if copied in their entirety.

SECTION 4. It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, phrases and words of this Ordinance are severable and, if any word, phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining portions of this Ordinance, since the same

would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional word, phrase, clause, sentence, paragraph, or section.

SECTION 5. That this Ordinance shall be cumulative of all other City Ordinances and all other provisions of other Ordinances adopted by the City which are inconsistent with the terms or provisions of this Ordinance are hereby repealed.

SECTION 6. This ordinance will take effect immediately from and after its passage and the publication of the caption, as the law and Charter in such case provides.

PASSED AND APPROVED by the City Council of the City of Sanger, Texas, on this 3rd day of February 2025.

APPROVED:

Thomas E. Muir, Mayor

ATTEST:

Kelly Edwards, City Secretary

APPROVED TO FORM:

Hugh Coleman, City Attorney

EXHIBIT A
Ordinance 02-03-25

G/L Account	Account Type	Account Name	Original Budget	Revised Budget	Adjustment
001-00-4059	Revenue	Police Grant Funding	\$52,420	\$149,949	\$97,529
001-20-5610	Expenditure	Grant Expenses	\$52,420	\$202,369	\$149,949
001-20-5430	Expenditure	Professional Services	\$40,000	\$19,000	(\$21,000)
<i>To provide for the receipt of grant funds and expenditure for dash and body cams</i>					



CITY COUNCIL COMMUNICATION

DATE: February 3, 2025

FROM: Kelly Edwards, City Secretary

AGENDA ITEM: Consideration and possible action on the minutes from the December 19, 2024, meeting.

SUMMARY:

N/A

FISCAL INFORMATION:

Budgeted: N/A

Amount: \$0.00

GL Account: N/A

RECOMMENDED MOTION OR ACTION:

Approve the revised minutes from the meeting on December 19, 2024.

ATTACHMENTS:

City Council minutes

CITY COUNCIL MEETING MINUTES



DECEMBER 19, 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, City Secretary Kelly Edwards, City Attorney Hugh Coleman, Chief Financial Officer Clayton Gray, Director of Public Works Jim Bolz, Marketing and Civic Engagement Director Donna Green, Director of Human Resources and Special Projects Jeriana Staton-Hemb, Electric Director Ronnie Grace, Lt. Justin Lewis, and Police Chief Tyson Cheek.

Attorney, Brown & Hofmeister, Terry Welch

CITIZENS COMMENTS

Jim Bolz expressed his concerns that the items in executive session have been going on for a while and that it would be nice to have this matter behind us.

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:

Pursuant to Section 551.071 of the Texas Government Code, consultation with outside counsel to receive legal advice regarding review of complaints, and all matters incident and related thereto.

Pursuant to Sec. 551.074 of the Texas Government Code, deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; to hear a complaint or charge against an officer or employee.

- A. City Attorney
- B. City Manager

City Manager Noblitt requested that Item B be discussed in an open forum.

Council convened into executive session at 6:08 p.m.

RECONVENE INTO SPECIAL SESSION

Council reconvened into open session at 8:35 p.m.

Mayor Muir called for any action on Section 551.074, Item A.

Motion to close all investigations and complaints against the City Attorney with the recommendation from outside counsel that no sustainable violations of city policy made by Councilmember Chick, Seconded by Councilmember Dillon.

Ayes: Chick, Dillon, and Gann.

Nays: Barrett and Bilyeu

Motion passed 3-2-0.

Motion for a vote of no confidence, and we seek an immediate replacement for primary legal counsel for the City of Sanger, made by Councilmember Bilyeu, Seconded by Councilmember Barrett.

Ayes: Bilyeu and Barrett.

Nays: Chick, Dillon, and Gann

Motion failed 2-3-0.

Mayor Muir then moved to Section 551.074, Item B.

Motion to close this item with no action taken, made by Councilmember Bilyeu, Seconded by Councilmember Barrett.

Ayes: Barrett and Bilyeu

Nays: Chick, Dillon, and Gann

Motion failed 2-3-0.

A second motion to reconsider the first motion to close the item, taking no action by Councilmember Gann, Seconded by Councilmember Dillon.

Ayes: Barrett, Bilyeu, Dillon, and Gann.

Nays: Chick

Motion passed 3-2-0.

A third motion to close this item with no action taken, made by Councilmember Bilyeu, Seconded by Councilmember Barrett.

Ayes: Barrett, Bilyeu, Dillon, and Gann

Nays: Chick,

Motion failed 4-1-0.

ADJOURN

There being no further business, Mayor Muir adjourned the meeting at 11:26 p.m.

Thomas E. Muir, Mayor

Kelly Edwards, City Secretary



CITY COUNCIL COMMUNICATION

DATE: February 3, 2025

FROM: Kelly Edwards, City Secretary

AGENDA ITEM: Consideration and possible action on the minutes from the January 6, 2025, meeting.

SUMMARY:

N/A

FISCAL INFORMATION:

Budgeted: N/A

Amount: \$0.00

GL Account: N/A

RECOMMENDED MOTION OR ACTION:

Approve the revised minutes from the meeting on January 6, 2025.

ATTACHMENTS:

City Council minutes

CITY COUNCIL MEETING MINUTES



JANUARY 06, 2025, 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 6:04 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

COUNCILMEMBERS ABSENT

Councilmember, Place 5 Victor Gann

STAFF MEMBERS PRESENT:

City Manager John Noblitt, City Secretary Kelly Edwards, Police Lt. Justin Lewis, 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 551.071. CONSULTATION WITH ATTORNEY

For deliberations regarding legal (A) pending or contemplated litigation; or (B) a settlement offer; or (2) on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.

- North Central Denton County Municipal Utility District No. 1 (MUD 1)

Council convened into executive session at 6:05 p.m.

RECONVENE INTO WORK SESSION

Council reconvened into the Work Session 7:02 p.m.

DISCUSSION ITEMS

- 1. Discussion regarding the denial of the increase in rates proposed by Atmos Energy Corporation in its Mid-Tex division filed on about December 16, 2024, and the participation in the Atmos Texas Municipalities (ATM) coalition of cities.

No discussion. The Mayor moved to close the work session.

OVERVIEW OF ITEMS ON THE REGULAR AGENDA

No discussion.

ADJOURN THE WORK SESSION

There being no further business, Mayor Muir adjourned the work session at 7:02 p.m.

CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM

Mayor Muir called the regular meeting to order at 7:03 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

COUNCILMEMBERS ABSENT

Councilmember, Place 5 Victor Gann

STAFF MEMBERS PRESENT:

City Manager John Noblitt, City Secretary Kelly Edwards, Director of Development Services Ramie Hammonds, Parks & Recreation Director Ryan Nolting, Director of Economic Development Shani Bradshaw, Library Director Laura Klenke, Police Lt. Justin Lewis, and Police Chief Tyson Cheek.

INVOCATION AND PLEDGE

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

CITIZENS COMMENTS

Maria Fall, spoke regarding the water quality of the water running across her family property and the impact to the property.

SPECIAL PRESENTATIONS AND ANNOUNCEMENTS

2. Special Presentation by Alexa Reaves on behalf of Girl Scout Troop #7847.

Director Nolting introduced Miss Reaves, who provided a presentation and overview of the Switzer Park playground project.

Discussion ensued regarding the goal of funds raised by May, access points to the area, and the City's responsibility.

Miss Reaves said she would provide a project report to the Council in June.

CONSENT AGENDA

3. Consideration and possible action on Ordinance 01-01-25, Calling and Ordering a General Election to be held on May 3, 2025, for the purpose of electing three (3) City Councilmembers.
4. Consideration and possible action on the minutes from the November 20, 2024, meeting.
5. Consideration and possible action on the minutes from the December 16, 2024, meeting.
6. Consideration and possible action authorizing the City Manager to accept approved grant funding from the state for the purchase of In Car Dash Cameras.

7. Consideration and possible action authorizing the City Manager to accept approved grant funding from the state, for the purchase of Body Worn Cameras.
8. Consideration and possible action on the Minor Plat of Mejia Ranch, being approximately 5.143 acres of land described as A0801A WM MASON, TR 28, 5.0 ACRES, within the limits of City of Sanger, generally located North of Lois Road W, and approximately 720.55 feet west of Stemmons Frwy.
9. Consideration and possible action on Amendment No. 1 of the Interlocal Agreement for the construction of Marion Road with Denton County.
10. Consideration and possible action on Resolution 2025-01, Denying the increase in rates proposed by Atmos Energy Corporation in its Mid-Tex division filed on about December 16, 2024, proposing to increase in-city rates for its Mid-Tex division; authorizing participation in the Atmos Texas Municipalities (ATM) coalition of cities; authorizing intervention in proceedings related to Atmos Energy's statement of intent; requiring the reimbursement of municipal rate case expenses; authorizing representation of the City by special counsel.
11. Consideration and possible action authorizing the Police Department to purchase Axon Body Worn Camera systems under Buy Board Contract 648-21 for an amount not to exceed \$99,000.00, and authorize the City Manager to execute all necessary documents.
12. Consideration and possible action authorizing the Police Department to purchase Axon In Car Dash Camera systems using Buy Board contract 743-24 in an amount not to exceed \$215,000.00, and authorize the City Manager to execute all necessary document.
13. Consideration and possible action on a task order with Kimley-Horn and Associations, Inc regarding Marion Road Reconstruction, and authorize the City Manager to execute said task order.
14. Consideration and possible action on a task order with Kimley-Horn and Associations, Inc regarding Belz Road Reconstruction, and authorize the City Manager to execute said task order.
15. Consideration and possible action on adopting a revised library behavior policy.
16. Consideration and possible action on adopting the library's updated circulation policies.

Mayor Muir removed Item 10 regarding Atmos for additional discussion.

Councilmember Chick requested to remove Items 11-16 for additional discussion.

Motion to approve Items 3-9 made by Councilmember Chick, Seconded by Councilmember Bilyeu.

Ayes: Barrett, Bilyeu, Chick, and Dillon.

Nays: None

Motion passed unanimously.

City Manager Noblitt provided an overview of Item 10 regarding Atmos.

Motion to approve Item 10 made by Councilmember Barrett, Seconded by Councilmember Bilyeu.

Ayes: Barrett, Bilyeu, Chick, and Dillon.

Nays: None

Motion passed unanimously.

Chief Cheek provided an overview of Items 11 and 12 regarding the Axon camera systems.

Discussion ensued regarding the TAP program, cloud storage, maintenance, warranty costs, grant funding, and delivery time.

Motion to approve Items 11 and 12 made by Councilmember Chick, Seconded by Councilmember Bilyeu.

Ayes: Barrett, Bilyeu, Chick, and Dillon.

Nays: None

Motion passed unanimously.

City Manager Noblitt provided an overview of Items 13 and 14 regarding the task orders with Kimley-Horn.

Discussion ensued regarding the property acquisition services item, the breakdown of tasks, possible sidewalk construction, and the construction of Jennifer Circle.

Motion to approve Items 13 and 14 made by Councilmember Chic, Seconded by Councilmember Dillon.

Ayes: Barrett, Bilyeu, Chick, and Dillon.

Nays: None

Motion passed unanimously.

Library Director Laura Klenke provided an overview of Item 15 regarding the Behavior Policy.

Motion to approve Item 15 made by Councilmember Dillon, Seconded by Councilmember Barrett.

Ayes: Barrett, Bilyeu, Chick, and Dillon.

Nays: None

Motion passed unanimously.

Library Director Laura Klenke provided an overview of Item 16 regarding the Circulation policies.

Motion to approve Item 16 made by Councilmember Dillon, Seconded by Councilmember Barrett.

Ayes: Barrett, Bilyeu, Chick, and Dillon.

Nays: None

Motion passed unanimously.

PUBLIC HEARING ITEMS

17. Conduct a public hearing regarding a zoning change from A (Agricultural) to PD (Planned Development) for approximately 202.69 acres, land described A0029A R. BEEBE, TR 107, OLD DCAD SHT 3, TR 10, within the City of Sanger, and generally located South of Lois Road and approximately 1,19 feet west of Marion Road.

Mayor Muir opened the public hearing at 8:15 p.m.

Director Hammonds provided an overview of the item.

Mayor Muir closed the public hearing at 8:20 p.m

18. Conduct a public hearing on a request for a replat of lots 1A-8A, Blk. A of the Marion Point Acres, within the City of Sanger. Generally located on the east side of Marion Road, and approximately 1,161 feet north of FM 455 West.

Mayor Muir opened the public hearing at 8:21 p.m.

Director Hammonds provided an overview of the item.

Mayor Muir closed the public hearing at 8:24 p.m

ACTION ITEMS

19. Consideration and possible action on Ordinance 01-02-25 a zoning change from A (Agricultural) to PD (Planned Development) for approximately 202.69 acres, land described A0029A R. BEEBE, TR 107, OLD DCAD SHT 3, TR 10, within the City of Sanger, and generally located South of Lois Road and approximately 1,219 feet west of Marion Road.

Discussion ensued regarding connectivity to the Stephens Towne Crossing development and that the Home Owners Association (HOA) will maintain the parks.

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

Ayes: Barrett, Bilyeu, Chick, and Dillon.

Nays: Chick

Motion passed 3-1-0.

20. Consideration and possible action on a request for a replat of lots 1A-8A, Blk. A of the Marion Point Acres, within the City of Sanger. Generally located on the east side of Marion Road, and approximately 1,161 feet north of FM 455 West.

Director Hammonds recommends denial of the item due to comments not being satisfied.

Motion to deny made by Councilmember Barrett due to comments not being satisfied, Seconded by Councilmember Chick

Ayes: Barrett, Bilyeu, Chick, and Dillon.

Nays: None

Motion passed unanimously.

21. Consideration and possible action on the Preliminary Plat of Lake Ridge Estates Phase 4, being approximately 43.821 acres of land described as RUEBEN BEBEE SURVEY, ABST. NO. 29, within the City of Sanger, and generally located north of McReynolds Road and east of Indian Lane.

Director Hammonds recommends denial of the item due to comments not being satisfied.

Discussion ensued regarding a second point of access to the development.

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

Ayes: Barrett, Bilyeu, Chick, and Dillon.

Nays: None

Motion passed unanimously.

22. Consideration and possible action on the Preliminary Plat of Sanger Town Center, being approximately 24.13 acres of land described as A0029A R. BEEBE, TR 64B, within the City of Sanger, generally located south of FM 455 west and west of Indian Lane.

Director Director Hammonds provided an overview of the item and recommends denial of the item due to comments not being satisfied.

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

Ayes: Barrett, Bilyeu, Chick, and Dillon.

Nays: None

Motion passed unanimously.

23. Consideration and possible action on the Final Plat of Oasis at Sanger Addition, being approximately 4.135 acres of land described as A0029A R. BEEBE, OLD DCAD SHT 2, TR 5, within the City of Sanger, generally located north of McReynolds Road, and approximately 790 feet east of Lake Ridge Drive.

Director Director Hammonds provided an overview of the item and recommends denial of the item due to comments not being satisfied.

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

Ayes: Barrett, Bilyeu, Chick, and Dillon.

Nays: None

Motion passed unanimously.

24. Consideration and possible action on Resolution 2025-02, Appointing members to fill the vacant seats of the 4A Industrial Development Corporation, Zoning Board of Adjustment, the Planning and Zoning Commission, and the Capital Improvements Advisory Committee.

Mayor Muir provided an overview of the item.

Discussion ensued regarding how appointments are selected, an overview of the boards, and how the Planning and Zoning Commission currently serves as the Zoning Board of Adjustment and Capital Improvements Advisory Committee as adopted.

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

Ayes: Barrett, Bilyeu, Chick, and Dillon.

Nays: None

Motion passed unanimously.

FUTURE AGENDA ITEMS

Councilmember Bilyeu discussed the possibility of joint meetings with other boards.

INFORMATIONAL ITEMS

- 25. Rider GCR - Rate Filing under Docket No. 10170 - December 19, 2024
- 26. Atmos - Intent to Change Municipal Gas Utility Rates - December 16, 2024

ADJOURN

There being no further business, Mayor Muir adjourned the meeting at 8:54 p.m.

Thomas E. Muir, Mayor

Kelly Edwards, City Secretary



CITY COUNCIL COMMUNICATION

DATE: February 3, 2025

FROM: Kelly Edwards, City Secretary

AGENDA ITEM: Consideration and possible action on the minutes from the January 21, 2025, 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 January 21, 2025.

ATTACHMENTS:

City Council minutes

CITY COUNCIL MEETING MINUTES



JANUARY 21, 2025, 7:00 PM

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

CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM

Mayor Muir called the regular meeting to order at 7:07 p.m.

COUNCILMEMBERS PRESENT

Mayor	Thomas Muir
Mayor Pro Tem, Place 2	Gary Bilyeu
Councilmember, Place 3	Dennis Dillon
Councilmember, Place 4	Allen Chick

COUNCILMEMBERS ABSENT

Councilmember, Place 1	Marissa Barrett
Councilmember, Place 5	Victor Gann

STAFF MEMBERS PRESENT:

City Manager John Noblitt, City Secretary Kelly Edwards, City Attorney Hugh Coleman, Parks & Recreation Director Ryan Nolting, Assistant Fire Chief Casey Welborn, Police Lt. Lewis, and Police Chief Tyson Cheek.

INVOCATION AND PLEDGE

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

CITIZENS COMMENTS

No one addressed the Council.

SPECIAL PRESENTATIONS AND ANNOUNCEMENTS

1. American Legion Post 268 presentation honoring the Firefighter/Paramedic and Police Officer of the 2024 year.

Clint Smith announced that Jacob Lewis was named Firefighter/Paramedic of the 2024 year and read a statement.

Clint Smith announced that Tyler Pruett was named the Police Officer of the 2024 year.

REPORTS

2. Annual presentation and overview of Parks, Recreation & Facility Maintenance Department.

Director Nolting provided a presentation and overview of each department's accomplishments.

Discussion ensued regarding the location of parks, clean-up days, and the proposed update of playground equipment at Switzer Park.

CONSENT AGENDA

3. Consideration and possible action on the minutes from the December 19, 2024, meeting.
4. Consideration and possible action on the minutes from the January 6, 2025, meeting.
5. Consideration and possible action on the 2024-2025 Interlocal Cooperation Agreement Fire Protection and EMS Services between Denton County and the City of Sanger, Denton County, Texas and authorize the Mayor to execute the agreement.

Mayor Muir requested Items 3 and 4 be removed for minor revisions and reconsidered at the next meeting.

Motion to approve Item 5 made by Councilmember Bilyeu, Seconded by Councilmember Dillon.

Ayes: Bilyeu, Chick, and Dillon.

Nays: None

Motion passed unanimously.

FUTURE AGENDA ITEMS

No additional items were requested.

ADJOURN

There being no further business, Mayor Muir adjourned the meeting at 7:40 p.m.

Thomas E. Muir, Mayor

Kelly Edwards, City Secretary



CITY COUNCIL COMMUNICATION

DATE: February 3, 2025

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Conduct a public hearing on a request for a rezoning from Agricultural (A) to Planned Development (PD) of approximately 133.2 acres of land, described as A0029A R. BEEBE, TR 66, TR 67 & 68(PT), within the City of Sanger, and generally located North of FM 455 and east of the Santa Fe Railroad.

SUMMARY:

- The applicant is proposing to rezone approximately 133.2 acres from Agricultural (A) to Planned Development (PD).
- The planned development would consist of multi-family, commercial, and residential areas.
- The applicant is proposing approximately 74.5 acres of single-family with a mix of 239 40' and 50' lots. They would also provide approximately 7.37 acres of single-family attached townhomes to allow for 74 townhome units.
- The development has proposed 18 acres of multi-family area to accommodate 350 multi-family units.
- The development calls for 33 acres of commerce.
- The applicant proposes to extend Indian Lane and connect to the Sanger Circle Subdivision
- The 50' lots would have a minimum house size of 1600 square feet
- The 40' lots would have a minimum house size of 1400 square feet
- Townhomes would have a minimum 750 square feet
- The multi-family would offer efficiency units a minimum 450 square feet, one-bedroom units a minimum 600 square feet, two-bedroom units a minimum 750 square feet, and three-bedroom units a minimum 900 square feet.
- The current site plan does not lay out the specific park areas, trails, or amenities in these areas.
- The PD does not provide for an amenity center
- Staff mailed out 25 notices to properties within 200 feet. At the time of this report, we had received one response opposed.
- The Planning & Zoning unanimously recommended DENIAL on 1-13-25

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

GL Account: N/A

RECOMMENDED MOTION OR ACTION:

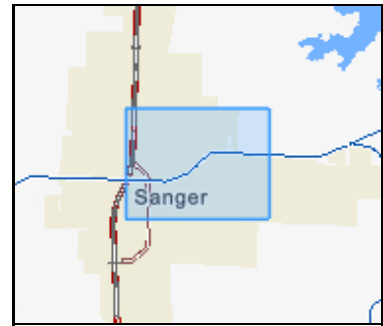
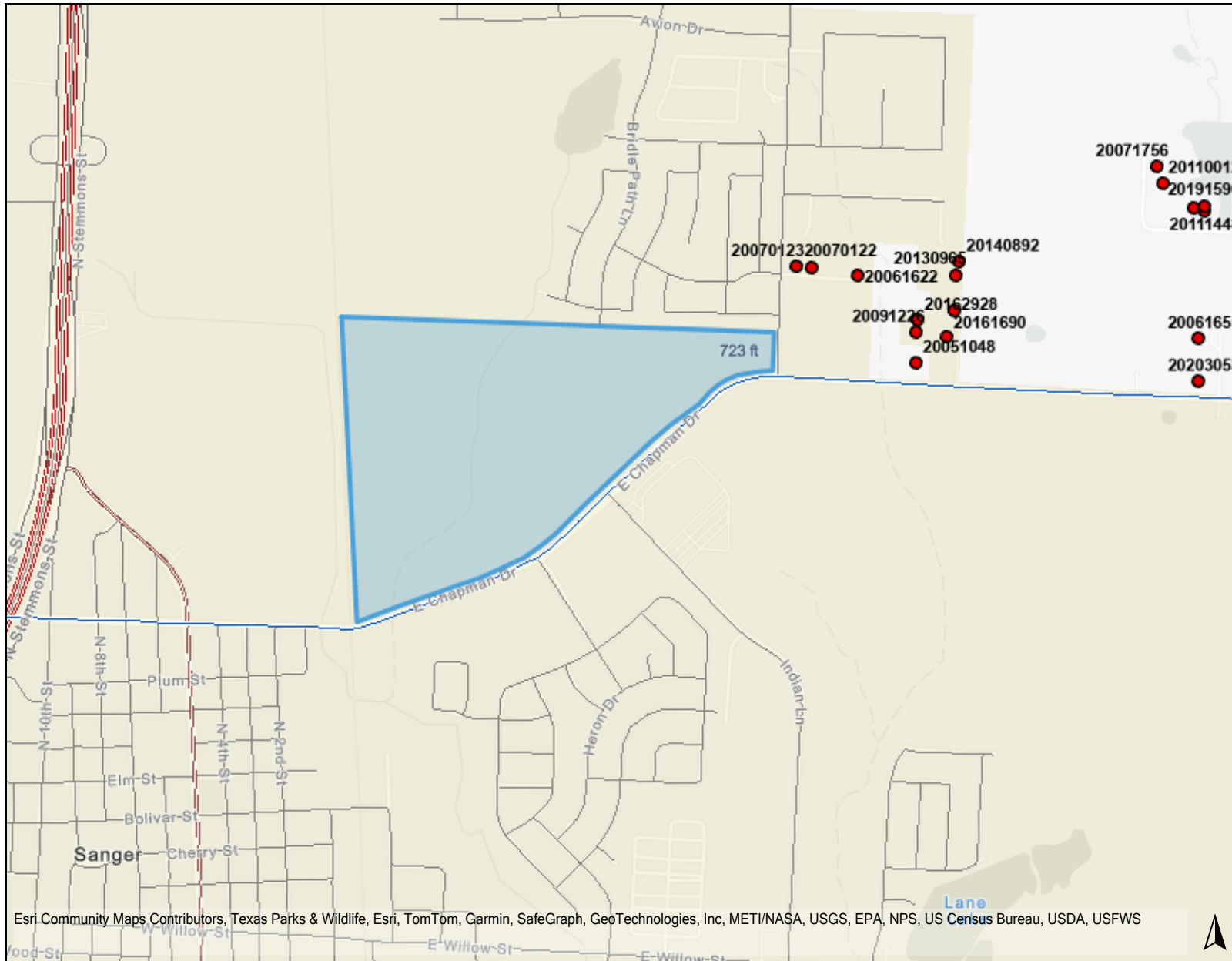
N/A

ATTACHMENTS:

Location Map

Denton County Landmark Map

Item 14.



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

Esri Community Maps Contributors, Texas Parks & Wildlife, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS



<https://gis.dentoncounty.gov>
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Location Map
24SANZON-0047
Sanger Town Center North

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

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



CITY COUNCIL COMMUNICATION

DATE: February 3, 2025

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on Ordinance 02-04-25 a zoning change from Agricultural (A) to Planned Development (PD) of approximately 133.2 acres of land, described as A0029A R. BEEBE, TR 67 & 68(PT), A0029A R. BEEBE, TR 66(PT), within the City of Sanger, and generally located North of FM 455 and east of the Santa Fe Railroad.

SUMMARY:

- The applicant is proposing to rezone approximately 133.2 acres from Agricultural (A) to Planned Development (PD).
- The planned development would consist of multi-family, commercial, and residential areas.
- The applicant is proposing approximately 74.5 acres of single-family with a mix of 239 40' and 50' lots. They would also provide approximately 7.37 acres of single-family attached townhomes to allow for 74 townhome units.
- The development has proposed 18 acres of multi-family area to accommodate 350 multi-family units.
- The development calls for 33 acres of commerce.
- The applicant proposes to extend Indian Lane and connect to the Sanger Circle Subdivision
- The 50' lots would have a minimum house size of 1600 square feet
- The 40' lots would have a minimum house size of 1400 square feet
- Townhomes would have a minimum 750 square feet
- The multi-family would offer efficiency units a minimum 450 square feet, one-bedroom units a minimum 600 square feet, two-bedroom units a minimum 750 square feet, and three-bedroom units a minimum 900 square feet.
- The current site plan does not lay out the specific park areas, trails, or amenities in these areas.
- The PD does not provide for an amenity center
- Staff mailed out 25 notices to properties within 200 feet. At the time of this report, we had received two responses 1 In Favor and 1 Opposed.
- The Planning & Zoning unanimously recommended DENIAL on 1-13-25

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

GL Account: N/A

RECOMMENDED MOTION OR ACTION:

Staff recommends DENIAL. This development does not align with our current housing policy and has not satisfied outstanding comments.

ATTACHMENTS:

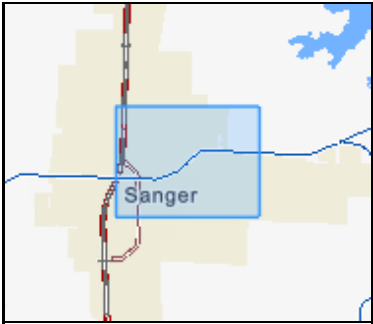
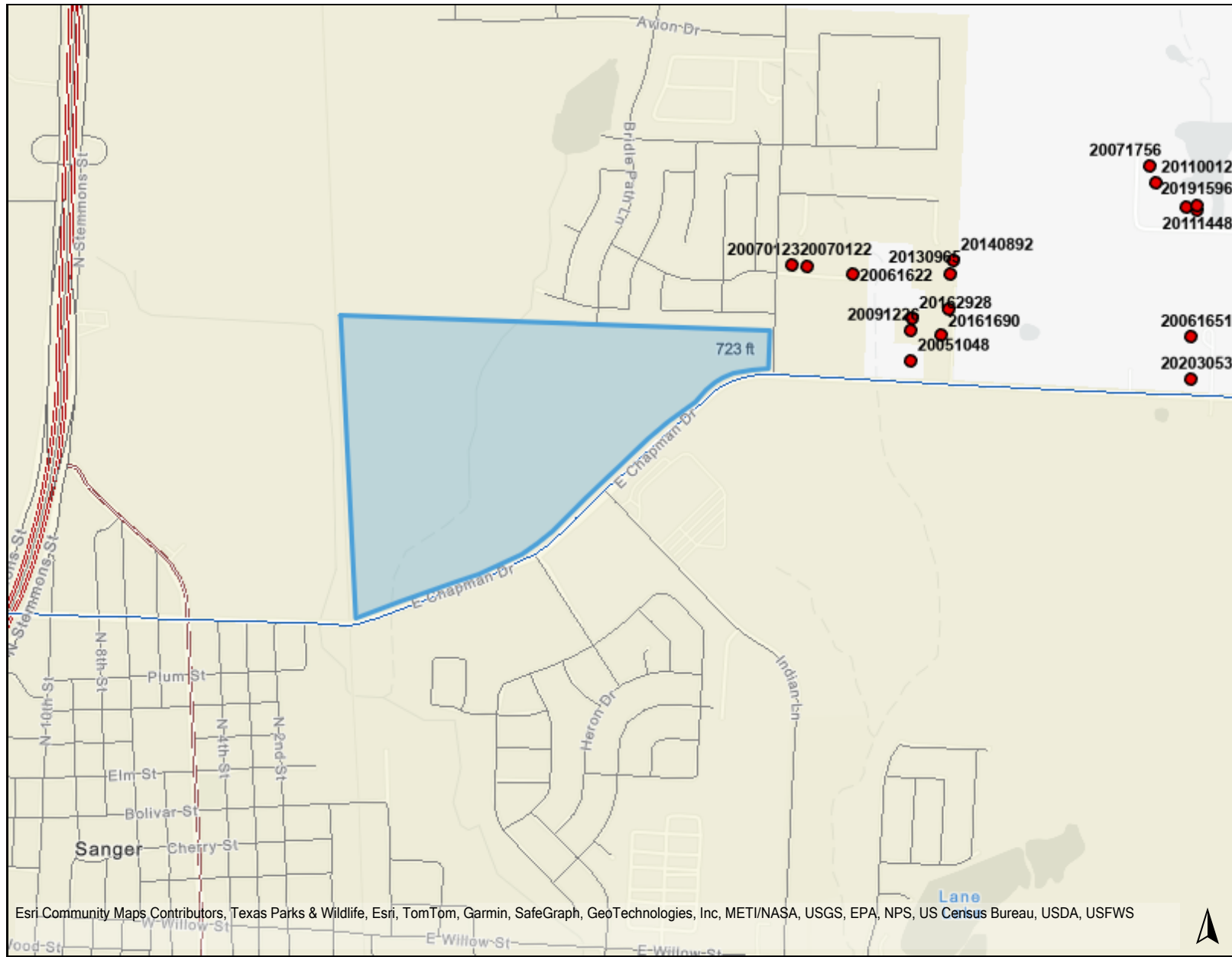
Location Map

Ordinance 02-04-25

Exhibit A – PD Document
Exhibit B – Site Plan
Exhibit C – Area Map
Exhibit D – Site Thoroughfare Plan
Application
Letter of Intent
Response Form – IN FAVOR
Response Form – OPPOSED
Planning Comments

Denton County Landmark Map

Item 15.

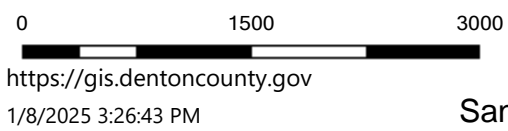


Legend

- 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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Location Map
24SANZON-0047
Sanger Town Center North

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CITY OF SANGER, TEXAS

ORDINANCE 02-04-25

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANGER, DENTON COUNTY, TEXAS, AMENDING THE ZONING MAP FOR APPROXIMATELY 133.2 ACRES OF LAND DESCRIBED AS A0029A R. BEEBE, TR 67 & 68(PT), A0029A R. BEEBE, TR 66(PT); FROM (A) AGRICULTURAL TO (PD 02-04-25) PLANNED DEVELOPMENT 02-04-25; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A CUMULATIVE CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE IN ACCORDANCE WITH SECTION 1.109 OF THE CODE OF ORDINANCE FOR VIOLATIONS; AND PROVIDING A SAVINGS CLAUSE; AUTHORIZING PUBLICATION; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Sanger (the “City”) is a home rule municipality regulated by state law and Charter; and

WHEREAS, the Planning and Zoning Commission on January 13, 2025, duly covered and conducted a public hearing for the purpose of assessing a request for amendment to the Zoning Map, recommending denial for the hereinafter described property; and

WHEREAS, all requests for amendment to the Zoning Map were duly filed with the City of Sanger, Texas, concerning the hereinafter described property; and

WHEREAS, the following provision of proper legal notice requirements, including written notice to owners within 200 feet of the subject property, were made in the time and manner prescribed by law; and

WHEREAS, the City Council finds that the passage of this Ordinance is in the best interest of the citizens of Sanger.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SANGER, TEXAS:

SECTION 1. That an amendment to the Zoning Map from (A) Agricultural to (PD 02-04-25) Planned Development 02-04-25 is hereby granted for the property generally located north of FM 455 and east of the Sante Fe Railroad, described in EXHIBIT A-D.

SECTION 2. That all matters stated in the preamble are found to be true and correct and are incorporated herein as if copied in their entirety.

SECTION 3. It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, phrases and words of this Ordinance are severable and, if any word, phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared

unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining portions of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional word, phrase, clause, sentence, paragraph, or section.

SECTION 5. Any person, firm or corporation who shall violate any of the provisions of this article shall be guilty of a misdemeanor and upon conviction shall be fined in accordance with the general penalty provision found in The Code of Ordinances, Section 1.109 General Penalty for Violations of Code.

SECTION 6. This ordinance will take effect immediately from and after its passage and the publication of the caption, as the law and Charter in such cases provide.

PASSED AND APPROVED by the City Council of the City of Sanger, Texas, on this 3rd day of February, 2025.

APPROVED:

Thomas E. Muir, Mayor

ATTEST:

Kelly Edwards, City Secretary

APPROVED TO FORM:

Hugh Coleman, City Attorney



ORIGINAL ZONING MEETING 05/09/2022

Planned Development District No. 2024-XX
(PD--2024-XX SANGER TOWN CENTER NORTH)

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Components of Development Regulations for PD

SANGER TOWN CENTER NORTH Sanger PD

Introduction

The use and development regulations set forth for Planned Development District No. -2024-XX (sometimes referred to hereafter as the “SANGER TOWN CENTER NORTH Sanger Planned Development District” or the “Sanger Town Center North”) are intended to provide for and encourage development that contains a compatible mix of RESIDENTIAL and COMMERCE uses in close proximity to one another. These regulations are further intended to provide for a balanced and sustainable mix of land uses and character of the improvements and structures that support increased interaction within the community. SANGER TOWN CENTER NORTH Sanger fosters economic growth and diverse neighborhoods having DETACHED SINGLE-FAMILY RESIDENTIAL, ATTACHED SINGLE-FAMILY RESIDENTIAL, MULTI-FAMILY RESIDENTIAL and vibrant COMMERCE Centers Furthermore, the area around Sanger Town Center North, will be developed in such a way that traffic relief will need to be accomplished to further the public safety of the area.

(Please see Exhibit I Regional Development Plan.) **A recent new preliminary plat was approved for 427 single family lots adjacent to Sanger Town North as well as current high school and elementary schools currently in the area. Once this subdivision is completed, traffic will need to be increased and to ensure public safety through the area, Sanger Town Center North, will be extending Indian Lane and adding Bridle Path Street to relieve pressure on FM 455 and Marion Drive. (Please see Exhibit IV Thoroughfare Plan)**

The SANGER TOWN CENTER NORTH Sanger PD addresses the physical relationship between development and adjacent properties, public streets, and neighborhoods

- Ensuring buildings relate appropriately to surrounding developments and streets to create cohesive visual identity and attractive street scenes;
- Ensuring site design promotes efficient pedestrian and vehicle circulation patterns;
- Ensuring creation of high quality street and sidewalk environments that are supportive of pedestrian mobility and appropriate to roadway context; and,
- Ensuring large sites are developed in a manner scaled to the context of the community.
- **ENSURING TRAFFIC THROUGHFARES THAT RELIEVE THE TRAFFIC BACKUPS CAUSED BY THE LOCAL HIGH SCHOOL AND ELEMENTARIES SCHOOLS, AS WELL AS THE REGIONAL DEVELOPMENT THAT IS PLANNED. THIS WILL ENSURE PUBLIC SAFETY BY ALLOWING ALTERNATE THROUGHFARE ROUTES FOR EMERGENCY VEHICLES AND EVACUATION ROUTES FOR CITIZENS.**

Key Elements

The following constitutes a summary of the key elements of this Ordinance regarding the regulation of uses, building envelopes, public spaces, architecture, streetscape, and definitions of words and phrases used within this Ordinance.

Development Districts and Subareas

SANGER TOWN CENTER NORTH Sanger DEVELOPMENT DISTRICTS consist of the COMMERCE DISTRICT and the RESIDENTIAL DISTRICT, each of which are comprised of SUBAREAS that delineate different land uses and specific RESIDENTIAL development within the DISTRICTS. **(See Exhibit II –SANGER NORTH PRELIMINARY Site Plan ; Exhibit III – Development Subarea Map)**

COMMERCE DISTRICT

The 33 ± acres of land designated as RETAIL/COMMERCE DISTRICT is designated for the development of small, single lot, one story, single-purpose COMMERCE uses and Shopping Centers, MIXED USE BUILDINGS, and OFFICES, SUBAREAS include COMMERCE and MULTI-FAMILY RESIDENTIAL.

RESIDENTIAL DISTRICT

The 100.72 ± acres of land designated as RESIDENTIAL DISTRICT is designated for the development of a mix of DETACHED and Attached RESIDENTIAL. SUBAREAS include SINGLE-FAMILY DETACHED (SFD) RESIDENTIAL with 40 and 50 lot widths, and Single-family attached (SFA) residential TOWNHOMES.

Land Use

The LAND USE MAP is a depiction of the land uses authorized to be developed within the COMMERCE and RESIDENTIAL DISTRICTS showing a mix of COMMERCE, ATTACHED and MULTI-FAMILY RESIDENTIAL uses and designated PARK/OPEN SPACES. **(See Exhibit III – Development Subarea Map)**. The table below illustrates acreages by use and zoning districts.



Land Use and Development District Table

Land Uses	Acres	%	
Commerce	33	--	
Multi-Family (tract 1 NE of Indian Lane)	18	--	Not to exceed 350 units
Single Family Detached - North	13	--	60 lots
40-50 ft wide lots	13		Not to exceed 60 lots
Single Family B – (tract 2 SW of Indian Lane)	69	--	
Detached	61.51		179 lots
Attached	7.37		74 units
40-50 ft wide lots	61.51		Not to exceed 179 lots
Elementary School (potential site)	xx	--	
Parks / Open Space / Amenity Center	xx	--	
Street ROW and miscellaneous	xx	--	
TOTAL	133.00	100	

Development Districts	Acres	%
Commerce	33	25
Residential	100	75
TOTAL	133	100

I. General Development Standards

The GENERAL DEVELOPMENT STANDARDS section addresses standards that apply across DEVELOPMENT DISTRICTS, including STREET, block and, rules for defining BUILDING HEIGHT and STORIES, lot setbacks, and permitted yard encroachments. (Subject To City of Sanger Input)

II. Use and Building Envelope Standards

The USE and BUILDING ENVELOPE STANDARDS section establishes basic parameters for permitted and prohibited uses, building siting, lot widths, height, stories, overall densities and required PARK/OPEN SPACE. (Subject To City of Sanger Input)

III. Architectural Standards

The ARCHITECTURAL STANDARDS section governs both COMMERCE and RESIDENTIAL building architectural elements and appurtenances related to the FAÇADE materials, FENESTRATION, windows, ENTRYWAYS, roofing, solar, service areas and related standards. (Subject To City of Sanger Input)

IV. Lighting, Parking and Signage Standards

The LIGHTING, PARKING and SIGNAGE STANDARDS section establishes the standards for public/private space lighting, provision of adequate parking, and compatible signage. (Subject To City of Sanger Input)

V. Landscaping and Park/Open Space and Other Recreation Standards

The LANDSCAPING and PARK/OPEN SPACE and OTHER RECREATION STANDARDS section addresses required landscaping for COMMERCE and RESIDENTIAL uses and the planned PARK/OPEN SPACES, TRAILS and other recreation amenities. (Subject To City of Sanger Input)



VI. Street Standards

The STREET STANDARDS section summarizes the SANGER TOWN CENTER NORTH Sanger classification of STREETS and the planned STREET cross sections.

(Subject To City of Sanger Input)

VII. Administration

The ADMINISTRATION section addresses processes for CITY review and approvals for development within SANGER TOWN CENTER NORTH Sanger.

General Development Standards

Principles and Intent

- Provide an environment that allows for a healthy mix of COMMERCE, MULTI-FAMILY and SINGLE-FAMILY RESIDENTIAL uses.
- Create SINGLE-FAMILY RESIDENTIAL development that offers a mix of DETACHED AND ATTACHED RESIDENCIES.

Streets and Blocks

- *No STREET intersection shall occur within one hundred and twenty-five (125) feet of another STREET intersection.*
- *Curb cuts within the COMMERCE DISTRICT shall be determined during Preliminary Plat review.*
- *No building shall encroach upon required corner sight distances.*

Buildings

- *BUILDING HEIGHT for COMMERCE and MULTI-FAMILY uses shall be measured in STORIES.*
- *BUILDING HEIGHT for SINGLE-FAMILY RESIDENTIAL uses shall be measured in feet from the existing grade to the midpoint of a gabled roof line or the top of the parapet or mansard roof.*
- ATTIC STORIES shall be permitted on all sites and do not count against the maximum STORY limit.
- ATTIC STORIES having windows shall have only DORMER windows on the building FAÇADE.

Building Setbacks

- Buildings shall not occupy any portion of the required setback area.
- Single-Family Residential Corner lots shall have a 15' building setback on the Side
- Buildings located along the same STREET or PARK/OPEN SPACE frontage shall have the same front yard setback based upon whichever setback is the greater.
- No required side yard setback shall be required when building walls share a common side (abut one another).

Setback Encroachments/Building Projections

- No portion of a building or building appurtenance shall project into a right-of-way or across a property line of an adjacent property.
- Ordinary building projections and building appurtenance, including, but not limited to sills, belt courses, EAVES, gutters, pilasters, and cornices shall not project more than twelve (12) inches into any setback area, except as provided below:
- Front building EAVES on COMMERCE uses may project into the front yard setback by no more than three (3) feet if a vertical clear height of at least ten (10) feet is maintained.
- AWNINGS for COMMERCE uses may project fully into the front yard setback area if a vertical clear height of at least ten (10) feet is maintained.
- BALCONIES on COMMERCE uses may project into the front yard setback by four (4) feet if a vertical clear height of at least twelve (12) feet is maintained.
- COMMERCE signs may project into the front yard setback up to three (3) feet beyond the FAÇADE of a building occupied by a COMMERCE use if a vertical clear height of at least ten (10) feet is maintained.
- Stairs and STOOPS may not encroach into the front yard setback.

Utilities

- All utilities constructed or installed on the Property shall be underground and at Developers' cost.

Energy Efficiency



- It is the intent of this PD to encourage all building (COMMERCIAL and RESIDENTIAL) to utilize energy efficiency at the standards that are commonly used by the building industry employing such practices as the Home Energy Rating System (HERS) Index, the International Energy Conservation Code (IECC) and International Code Council's (ICC's) International Green Construction Code (IGCC). The exact standards to be employed will be determined at issuance of building permits.

Use and Building Envelope Standards

Principles and Intent

This USE AND BUILDING ENVELOPE STANDARDS section sets forth the uses and building envelopment standards that are permitted, permitted with approval of a SPECIFIC USE PERMIT, and prohibited for areas designated on the DEVELOPMENT DISTRICT MAP for the following DISTRICTS:

Land designated as COMMERCE DISTRICT is designated for the development of small, single lot, one story, single-purpose COMMERCE uses and shopping centers with areas for smaller scale RETAIL, MIXED USE BUILDINGS, OFFICES, and MULTI-FAMILY RESIDENTIAL, along with other uses permitted upon approval of a SPECIFIC USE PERMIT.

Land designated as RESIDENTIAL is designated for the development of a mix of DETACHED and ATTACHED RESIDENTIAL, along with other uses permitted upon approval of a SPECIFIC USE PERMIT.

Commerce District

Commerce – Uses

Permitted uses.

- COMMERCE uses including BUSINESS SERVICE, OFFICE, PERSONAL SERVICE, RETAIL SERVICE, RETAIL SPECIALTY, RETAIL TRADE, STUDIO USES, restaurants, coffee shops, except where requiring a SPECIFIC USE PERMIT or prohibited by this Ordinance or the CZO and also includes, but is not limited to the following:
- COMMERCIAL INDOOR AMUSEMENT
- Grocery Store with Food and Beverage Sales
- Alcoholic Beverage sales permitted throughout commercial tracts.
- *Alcoholic Beverages shall be limited to on/off premise consumption.*
- Veterinarian Clinic with indoor pens for animal boarding
- Veterinarian Hospital and/or Veterinary Boarding facility with outside Play areas permitted; no outside boarding of animals will be permitted.
- Children's Day Camp
- Tavern
- Inside Tool Rental
- Gas Station with 10,000 square foot building
- Cash Advance/Pay-Day Loan Office
- Loan Office
- Automotive repair, maintenance, and tire sales (must be in enclosed spaces).

Permitted ACCESSORY USES

- PARK/OPEN SPACE and accompanying non-commercial recreational facilities for use by residents and guests
- Outdoor seating associated with a restaurant subject to CITY approval
- Special events subject to review and approval by CITY
- Surface parking

Uses permitted upon review and approval of a SPECIFIC USE PERMIT

- AMENITY CENTER
- AMPHITHEATER
- CIVIC BUILDING
- LIMITED SERVICE OR EXTENDED STAY HOTEL
- Outside display
- SKILLED NURSING HOME FACILITY
- Telephonic, radio, television or microwave, communication antennas and tower
- Used goods or merchandise sales
- COMMERCE use within a RESIDENTIAL unit other than a HOME OCCUPATION
- Gas wells
- Industrial, manufacturing, and warehousing uses

- Outside storage
- Sexually oriented business
- Tattoo parlors

Commerce – Building Lot Dimensional Standards

Dimensional Table

	Min. Lot Width (ft)	Min. Lot Depth (ft)	Min. Front Yard Setback (ft)	Min. Rear Yard Setback (ft) Alley/No Alley	Min. Side Yard Setback (ft)	Min. Zero Side Yard Setback (ft)	Min./Max. Stories	Min. Int. Story Ht. Ground/Other (ft)	Max. Lot Coverage (%)
Commerce	N/A	N/A	10	5/10	10/10	N/A	1/4	10/9	90
Multi-Family Residential	N/A	N/A	10	5/10	10/10	10' – 15'	1/4	10/9	80

Additional Dimensional Standards

- The maximum permitted lot coverage for uses not listed in the Dimensional Table shall be determined upon approval of a SPECIFIC USE PERMIT.
- Architectural embellishments not intended for human occupancy that are integral to the architectural style of the buildings, including spires, belfries, towers, cupolas, domes, and roof forms whose area in plain view is no greater than twenty-five percent (25%) of the first floor footprint may exceed the height limits by up to twenty (20) feet.
- Mechanical equipment, including mechanical/elevator equipment penthouse enclosures, ventilation equipment, chimneys, exhaust stacks and flues, fire sprinkler tanks, and other similar constructions should be ground level and screened or if roof mounted screened from view.
- The equipment is set back from all exterior walls a distance at least equal to the vertical dimension that such item(s) extend(s) above the actual building height; or
- The exterior wall and roof surfaces of such items that are set back less than the vertical dimension above the actual building are constructed as architecturally integral parts of the building façade(s) or as architectural embellishments as described in item (2) of this subparagraph b.
- Lot coverage for Commerce will include the building, parking and landscaping.
- This plan will follow 48.5 for nonresidential landscaping.

Multi-Family Development Standards:

- Multi-family Sub-district. The purpose of this Multi-family Sub-district is to provide suitable areas for the development of Multi-family residential structures at densities not to exceed 20 units per gross acre.
- Maximum density: 20 dwellings units per gross acre within the entire Multi-family tract.
- Maximum Unit Count: 350 Units
- Minimum building setbacks from public right-of-way line: 25 feet along FM 455 for all structures. Roof, columns, balcony and porch overhangs, fireplaces and window boxes may extend into the building setback. A maximum encroachment of five (5) feet into the front setback shall be allowed.
- Minimum building setback from other property lines: 10 feet. This is to comply with MF-2 for apartments Regulation 19.3.
- Minimum interior building spacing: 20 feet between buildings or less as permitted by Building Code.
- Efficiency Units may not exceed 15% of the total units
- All Landscaping will follow ordinance 48.5 on minimum landscaping requirements.
- All equipment will be screened from public view.

Minimum floor area per unit type: Code of Ordinance MF-2 for Apartments

- Efficiency: 450 square feet
- One bedroom: 600 square feet
- Two bedroom: 750 square feet
- Three bedroom: 900 square feet

Maximum Structure Height:

3 stories or a maximum of 45 feet as measured to the midpoint of the pitched roof. Architectural projections above forty-five feet height (45') level may be allowed. However, these projections may not exceed fifty-five feet (55') in height.

Minimum parking requirements:

- Efficiency – One Parking Space per unit



- One Bedroom – One and one-half spaces per unit.
- Two Bedrooms – One and three-quarters 1 ¾ spaces per unit
- Three Bedrooms – Two spaces per unit.

Additional Parking Regulations:

- Parking requirements may be met by onsite parking space and garage spaces.
- Garage parking may be located attached to residential structures or in detached garages or carports or in structured parking garage. Carports or garages shall be architecturally compatible with the main structures in the project.
- Private garages shall be designed with a minimum garage parking space measuring 12 feet by 20 feet in size. A minimum door width of 9 feet shall be provided.
- Tandem parking spaces, exclusive of on-street parallel parking, meeting a minimum dimension of 9 feet x 18 feet can be counted towards the minimum parking requirement.

Residential District

Residential Permitted Uses

- SINGLE-FAMILY DETACHED RESIDENTIAL (SFD)
- SINGLE-FAMILY ATTACHED RESIDENTIAL (SFA)

Permitted ACCESSORY USES

- ACCESSORY BUILDING or STRUCTURE
- AFFILIATED RESIDENTIAL USES
- HOME OCCUPATIONS
- PARK/OPEN SPACE and accompanying recreational facilities for use by residents and guests

Uses permitted upon review and approval of a SPECIFIC USE PERMIT

- ACCESSORY UNIT
- AMENITY CENTER
- AMPHITHEATER
- CIVIC BUILDING
- SCHOOL, PRIMARY OR SECONDARY
- SENIOR/ASSISTED LIVING FACILITY and/or SKILLED NURSING HOME FACILITY and any STRUCTURED PARKING
- Special events subject to review and approval by CITY

Prohibited uses

Any use that is not expressly set forth as a permitted use in this Subsection C “RESIDENTIAL DISTRICT” or not considered incidental to the primary permitted use.

Residential – Building Lot Dimensional Standards

Dimensional Table

Lot Types	Min. Lot Width	Min. Lot Depth ¹	Minimum Building Setbacks				Max. Stories	Max. Height	Max. Lot Coverage
			Front Yard Front-Load	Rear Yard Set Back	Side Yard	Side Yard Zero Lot Line			
SFD-50	50'	105'	20'	15	5' / 5'	N/A	2.5	35'	65%
SFD-40	40'	105'	20'	15	5' / 5'	.5' / 9.5' ³	2.5	35'	70%



SFA	22'	100'	20'	15	n/a	10' – 15'	3.5	45"	75%
¹ For lots abutting a street or an alley connector, the lot line furthest from the street or alley connector shall be used to determine required lot depth. ² Front-load lots: 10' garage front setback for garages perpendicular to STREET (j-swing); 25' garage front setback for garages parallel to street. ³ Zero lot line side setback is specified as a 0.5 feet on one side to avoid encroachment of gutters or window sills into abutting lot. All equipment will be screened from public view									

Minimum SINGLE FAMILY RESIDENTIAL Square Footages

50-foot lot – 1,600 square feet

40-foot lot – 1,400 square feet

Minimum SINGLE FAMILY RESIDENTIAL Attached Square Footages Ordinance MF-1

750 Square Foot

Exterior Façade Design Criteria

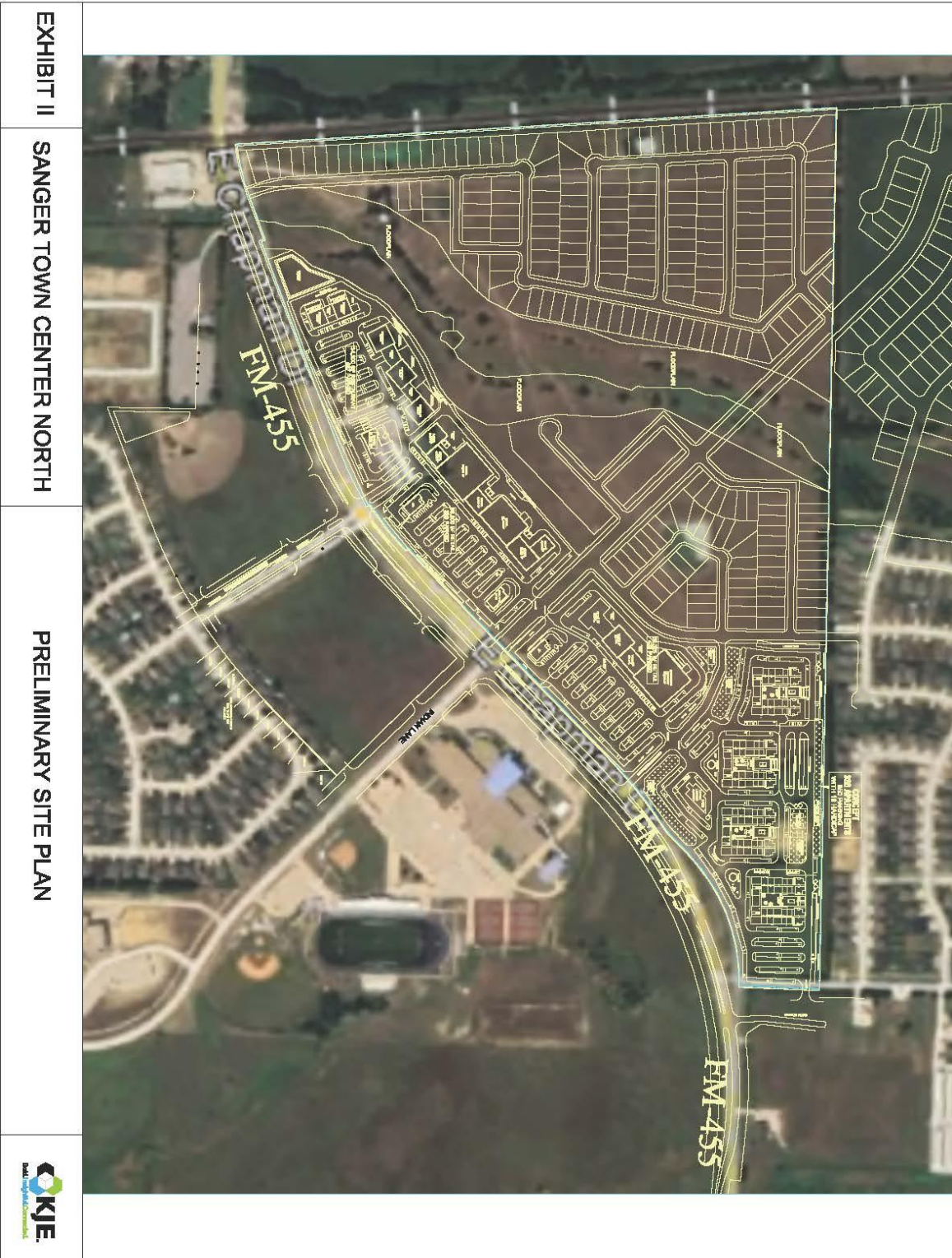
All exterior façade will follow the City of Sanger Exterior Façade Design Criteria Manual. This is located under Article 3.210.

Landscape Ordinances

All minimum landscaping requirements for City of Sanger will be followed. This includes code 48.3 for single family, code 48.4 for mult-family, and code 48.5 for non-residential areas.

Parks & Trails

Parks and Trails areas have been added to the plan. Please see Exhibit III. All Park equipment will be commercial grade and will be the first phase of development. The park equipment will be approved by the Director of Parks or his designee.



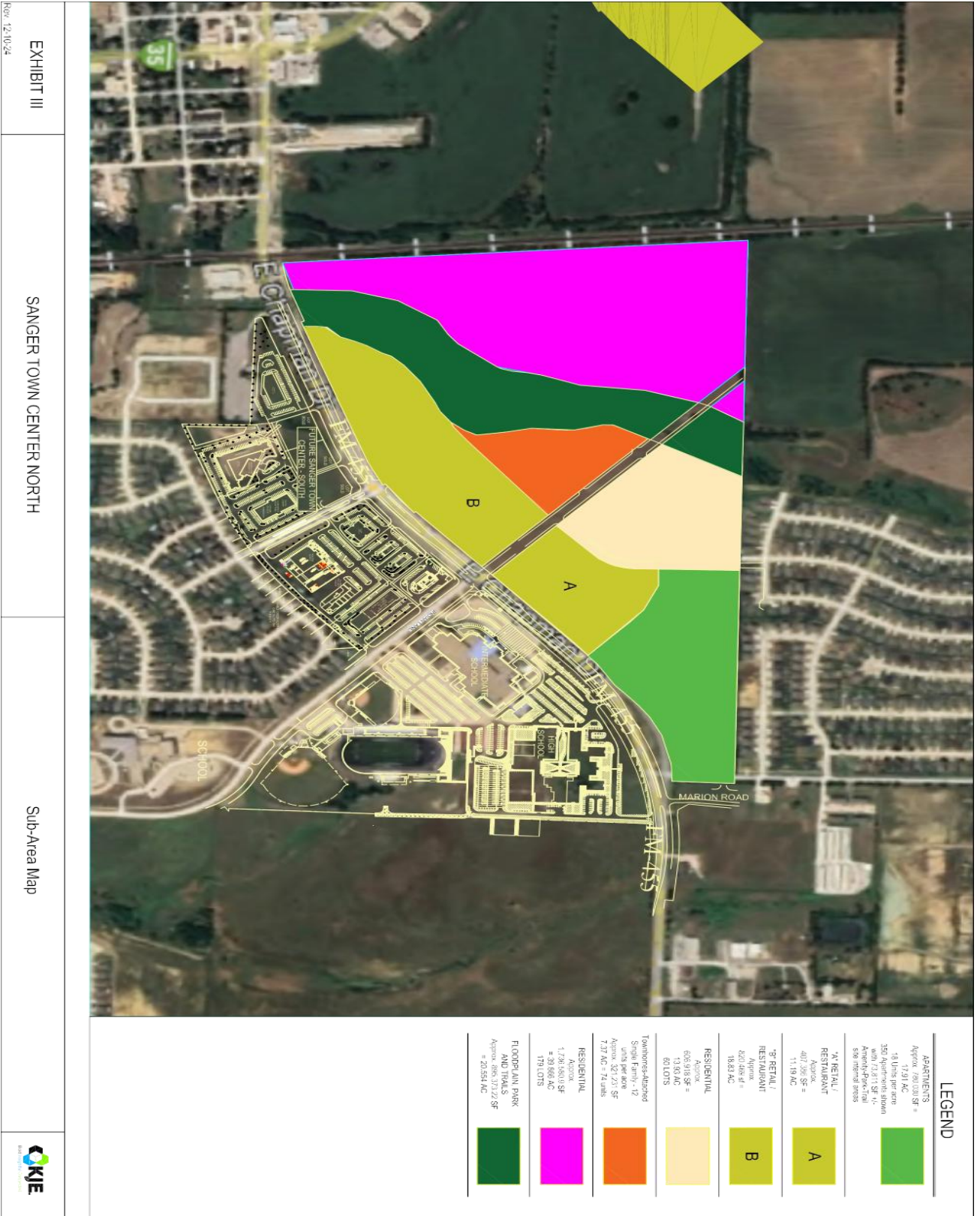


EXHIBIT III

SANGER TOWN CENTER NORTH

Sub-Area Map



LEGEND

- APARTMENTS
Approx. 17.01 AC
18 Units per acre
350 Apartments shown
with 7,241 SF +/-
Amended Park - full
500 sq ft per lot
- RETAIL/
RESTAURANT
Approx.
407,305 SF =
11.19 AC
- RETAIL/
RESTAURANT
Approx.
420,000 SF =
18.83 AC
- RESIDENTIAL
Approx.
600,000 SF =
13.00 AC
60 LOTS
- Townhome/Attached
Single Family - 12
units per acre
Approx. 32,121 SF
17.2 AC = 74 units
- RESIDENTIAL
Approx.
1,291,580.00 SF
= 29.66 AC
179 LOTS
- FLOODPLAIN PARK
AND TRAILS
Approx. 265,122 SF
= 6.05 AC





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

North

ZONING CHANGE/SUP APPLICATION

Zoning Change

Specific Use Permit

Applicant	Owner (if different from applicant)
Name: Michael Todd	Name: Ken Prater
Company: Granite Industries, LLC	Company: Georgian Bay Funding
Address: PO Box 549	Address: 4323 Gloster Rd
City, State, Zip: Prosper, Tx 75078	City, State, Zip: Dallas Tx 75220
Phone: 310 962 3931	Phone: 214 435 6251
Fax:	Fax:
Email: mike@justlanddevelopment.com	Email: kenprater@aol.co,

Submittal Checklist

<input type="checkbox"/>	Site Plan (for Specific Use Permits Only)
<input checked="" type="checkbox"/>	Letter of Intent
<input type="checkbox"/>	Application Fee (Check Payable to City of Sanger)

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

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

Approximately 130 Acres on the north side of FM 455 bounded by the BNSF Railroad on the west and Marlon Road on the East

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

To create a master plan for the property consistent with the Land Use Plan and the Thoroughfare Plan for the City of Sanger by applying PD Zone

Ken Prater
Owner Signature

11/11/2024
Date

M. J. J.
Applicant Signature

Manager

11/12/24
Date

Office Use

Fee	
Date	

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



Letter of Intention Planned Development Sanger Town Center North

Date: 12/17/2024
(Updated 12/01/2024)

Regarding: Sanger Town Center North Planned Development (PD)

Site Description: A0029A R. BEEBE, TR 66, 67 and 68(PT), within the City of Sanger. Generally located North side of FM 455 adjacent the BNSF Railway and continuing east to Marion Rd encompassing approximately 133.2 acres.\

Current Zoning – A (Agricultural)

Denton CAD Property ID - 60305

Dear City of Sanger,

The intention of this planned development is to allow for the development of single family detached, single family attached, and multi-family residences as well as commercial sites along Hwy 455. This development was originally approved by a PD in a zoning meeting on 5/09/2022. The original project was a much larger project, but this current project is being planned in a similar fashion. The original project was used as a guide for this PD application. This current PD application follows closely to the City of Sanger's Land Use Map. This development will be adding roads that are needed for the City of Sanger. Forestar Development recently received an approval for a preliminary plat that contains 427 residential lots adjacent NW to this property. This additional density, as well as the High school and Elementary School traffic, will be adding pressure to the current streets. If approved, Granite Industries will be extending Indian Lane and will be adding another street called Bridle Road. This will relieve pressure on FM 455 and Marion Road, allowing for public safety need and to include a way for emergency vehicles to access citizens, as well as emergency evacuation routes. Currently, if Hwy 455 is blocked it is very difficult to get to the area.

In addition to the aforementioned traffic benefits, the City of Sanger will also receive extended water lines and sanitary sewer lines that will provide cross-connections for the city water system. It is the intention of the developer to *not* seek a Public Infrastructure Development (PID) for this project, rather; the improvements will be solely paid for and constructed at the developer's expense. There's a significant amount of infrastructure that must be supported by intended uses in the plans without the benefit of any municipal funds.

In summary, this development will allow for additional streets free of charge to the City of Sanger, as well as provide needing housing for the City of Sanger citizens. The increased housing density (single family and mutli-family) is required to finance the additional infrastructure for the overall development. The Sanger city counsel recently approved a preliminary plat submitted by Forestar Development for 427 single family homes. Even though the Forestar Development is not in this PD, the impact of their development will be mitigated by the infrastructure improvements anticipated in our plan. Indeed, even the Forestar Preliminary Plat provides right-of-way for the continuation of the extension of Indian Lane, which will gie thoses 400+ homes a path to schools and services other than through the Sanger Circle Subdivision. That plat did not include any multifamily, and all of the single family homes approved in that plat will benefit from the major improvements that are part of this PD plan. Those residences are included in our analysis. The mutlifamily unit to single family unit ratio will be: approximately 1:2.2 for this development. Please see the proposed PD Plan document and exhibits for further information.

Lastely, we acknowledge that the multi-family units don't strictly align with the housing study. However, much of this plan does very closely align with the long-standing Land Use Map. The multi-family are appropriate use adjunct to the commercial core. These multi-family units will provide added support for the commercial businesses anticipated to locate there and density that will support the extraordinary level of infrastructure called for by the thorough fare plan.

IN SUMMARY

- 1. This plan closely follows the design and intent as previously approved by Sanger P&Z in March 2022, but is more feasible**
- 2. This plan puts in place major infrastructure as has been long planned in the Sanger Thoroughfare Plan, but without the need for municipal assistance such as a PID or TIRZ as previously requested.**
- 3. This plan fulfills the intent of Sanger's long-standing Land Use Plan**



4. **The extension of Indian Lane and Bridle Path Lane will provide additional outlet and traffic relief.**
5. **This plan significantly improves public safety for the existing and newly approved portion of Sanger Circle.**
6. **This plan offers direct access to FM 455 for the newly approved Forestar development.**
7. **This plan meaningfully takes pressure and congestion off of Marion Road..**

Response Form

24SANZON-0047

Sanger Town North – Rezoning PD

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

Development Services Department
Attn: Ramie Hammonds
P.O. Box 1729
Sanger, TX 76266

You may also email a copy to:

Email: rhammonds@sangertexas.org

Project No: 24SANZON-0047/ PD

Please circle one: In favor of request Opposed to request

Comments:

Thank you for the notice, we are excited for apartment development.

Signature

Melissa Gruenward

Printed Name

Melissa Gruenward

Mailing Address

10400 Freeman Rd

City, State, Zip

Sanger Tx 76266

Phone Number

214-600-5759

Email Address

fgruen1984@yahoo.com

Physical Address of Property within 200 feet

4933-5015 Villas Dr. Sanger Tx 76266
(10 duplexes)

Response Form

24SANZON-0047

Sanger Town North – Rezoning PD

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

Development Services Department
Attn: Ramie Hammonds
P.O. Box 1729
Sanger, TX 76266

You may also email a copy to:

Email: rhammonds@sangertexas.org

Project No: 24SANZON-0047/ PD

Please circle one: In favor of request

Opposed to request

Comments:

(Attached in email.)

Signature



Printed Name

PecOS Fulfer

Stacie Fulfer

Mailing Address

4711 Joshua Dr.

City, State, Zip

Sanger, TX, 76266

Phone Number

817-994-7669

Email Address

PecOS444@gmail.com

Physical Address of Property within 200 feet

4711 Joshua Dr, Sanger TX 76266

To: Members of the Sanger Town Council and Development Services Department
Subject: Opposition to the Proposed Zoning Change of 133 Acres from Agricultural to Planned Development

Dear Members of the Sanger Town Council and the Development Services Department,

I write to you as a deeply concerned citizen of Sanger, Texas, regarding the proposed zoning change of 133 acres of agricultural land located between our neighborhood and the local high school. This parcel is one of the last remaining natural landscapes in our community, featuring a flourishing greenbelt rich with trees and native wildlife. The development proposal to convert this area into a planned residential or multifamily housing community presents numerous legal, ethical, environmental, and logistical challenges. Below, I outline the primary issues that warrant your reconsideration of this proposal.

The parcel in question is a thriving greenbelt that serves as a habitat for native wildlife. Its destruction would:

- **Violate the Migratory Bird Treaty Act (MBTA):** This federal law prohibits the taking, killing, or disturbance of migratory birds or their nests. A thorough environmental impact assessment (EIA) must be conducted to determine whether any federally protected species are present on this land.
- **Trigger Environmental Protection Agency (EPA) Action:** If any part of the land includes federally protected wetlands or waterways, EPA permits under Section 404 of the Clean Water Act may be required. Failure to obtain these permits can result in significant fines or litigation.
- **Harm the Greenbelt Ecosystem:** The greenbelt provides critical ecosystem services, including carbon sequestration, water filtration, and erosion control. Its destruction may also violate state or local ordinances related to environmental preservation.
- **Exacerbate Flood Risks:** This area is a known flood zone that frequently experiences significant water accumulation. Building on this land would increase impervious surfaces, reducing natural water absorption and exacerbating flooding issues for nearby properties, including my own neighborhood.
- **Disrupt Adjacent Greenbelt Areas:** Development must not occur directly adjacent to the greenbelt on the other side of the property. Encroaching upon this area would have devastating consequences for wildlife, increasing habitat fragmentation and likely leading to population declines of various species. Additionally, encroachment raises legal risks

related to environmental protections, including habitat conservation requirements under state and federal law.

The proposed development would dramatically increase the population density in the immediate area, creating significant logistical and safety concerns:

- **Traffic Congestion:** With the land situated between a residential neighborhood and a high school, the influx of vehicles from new homes or multifamily units will exacerbate rush-hour traffic, creating hazardous conditions for students commuting to and from school.
- **Emergency Services:** Sanger will need to hire additional police officers and firefighters to manage the increased demand. This expansion of public services will incur ongoing costs for the town, including salaries, training, equipment, and facilities.
- **School Overcrowding:** New families in the area could overburden local schools, leading to larger class sizes and decreased educational quality.

The proximity of this development to the high school poses serious risks:

- **Pedestrian Safety:** Increased traffic heightens the likelihood of accidents involving students walking to and from school.
- **Criminal Activity:** Denser populations and multifamily housing can sometimes correlate with an uptick in crime, necessitating proactive planning by law enforcement.

Developing this land may initially increase tax revenues, but the long-term costs could outweigh these benefits:

- **Utility Infrastructure:** Extending water, sewer, and electrical services to the development will require significant investment and could lead to higher utility rates for current residents.
- **Property Value Impact:** The addition of multifamily housing may lower the property values of existing homes in nearby neighborhoods.
- Rezoning this land for planned development would irreparably harm Sanger's environment, overwhelm local infrastructure, and jeopardize the safety and quality of life for its residents. I urge the council to consider the legal and ethical challenges presented by this proposal and prioritize sustainable development that preserves the character and integrity of our town.

Thank you for your time and careful consideration.

Sincerely,
Pecos & Stacie Fulfer

4711 Joshua Dr.
Sanger, TX
Pecos444@gmail.com
(817) 994-7669



DATE:12/30/2024

2nd REVIEW – Sanger Town Center North - Zoning

The request is for a Planned Development (PD) being approximately 133.2 acres. Below are the comments that should be addressed before City Council approval. Resubmit PD with any changes.

Planning

Comments and responses from 1st review. City response in **BLUE**.

1. Letter of Intent states development was approved on 5-9-22. Planning & Zoning is a recommending body only. They have no approval authority. This was also part of a much larger development that no longer exists and has proposed a different product.
 - a. The original project was a much larger project, but this current project is being planned in a similar fashion. The original project was used as a guide which we thought would benefit the community and to the City of Sanger. The current plan follows closely to the City of Sanger’s Land Plan map and Thorough Fare Plan.
 - b. Acknowledged

2. The letter states that the developer is not requesting a PID. A PID was already denied for the larger development that was proposed in 2022. This project does not meet the PID guidelines.
 - a. Understood. There’s a significant level of infrastructure that must be supported by the intended uses in the plans without the benefit of any municipal funds.
 - b. Acknowledged

3. The letter states that development will allow for additional streets free of charge to the City of Sanger. All streets within developments are provided for no additional charge to the City of Sanger.
 - a. Understood, but the streets are needed to reduce the congestion in the area, especially Marion Road, and most importantly, to improve public safety and access.
 - b. Acknowledged



4. The letter gives details of the Forestar development. That development is not part of this development and was considered and approved separate and apart from this proposed development.
 - a. Agree. However, the impact of the Forestar Development will be mitigated by the infrastructure improvements anticipated in our plan. Indeed, even the Forestar Preliminary Plat provides a right-of-way for the continuation of the extension of Indian Lane, which will give those 400+ homes a path to schools and services other than through the Sanger Circle subdivision.
 - b. This development stands independently from any other development and will be considered on it's own merit.

5. Refer to the City of Sanger's recently approved Housing Study. Multi-family units within the PD do not align with the Housing Study.
 - a. We acknowledge that the multi-family units don't strictly align with the housing study. However, much of this plan does very closely align with the long standing Land Use Map. The multi-family are appropriate use adjunct to the commercial core. These multi-f businesses anticipated to locate there and density that will support the extraordinary level of infrastructure called for by the thorough fare plan.
 - b. The approved housing study guides our future development and provides for what the projected needs of Sanger are. The Multi-family units exceed the recommendations in the housing study and for the City as a whole. Staff is not in support of a development that is not in line with the guidelines of the study as they serve as the direction from the City Council.

6. Where are the one and two-way alleys proposed to be located?
 - a. There are no alleyways. Removed from the PD.
 - b. Acknowledged

7. Building setbacks should be listed as minimums. Setbacks should be outlined in PD document and not be reliant on the Preliminary Plat and/or Plot Plan.
 - a. Agree. Corrected in the documentation.
 - b. Acknowledged



8. Buildings along an alley shall maintain a defined visibility triangle.
 - a. This PD does not have any alleys
 - b. Acknowledged

9. Clarify Stairs and Stoops front yard encroachment. This would not be allowed in residential areas.
 - a. Clarified. Please see page 7 in the PD.
 - b. Satisfied

10. Commerce uses, the following uses should not be permitted uses – Senior Living, Schools. If these uses are expected define areas where they will be located.
 - a. Senior Living and Schools have been removed as permitted uses. See page 8.
 - b. Satisfied

11. Food trucks need to be in a defined area.
 - a. Food Trucks will not be included in this PD. Removed from page 8.
 - b. Satisfied

12. Automotive repair, maintenance, and tire sales should be within enclosed areas.
 - a. Corrected in PD. Please see page 8
 - b. Satisfied

13. Merchandise sales located outside of retail establishments is discouraged in areas along main thoroughfares. Clarify the code referenced.
 - a. Removed from page 8
 - b. Satisfied



14. Under the SUP section what is intended by “prohibited uses”?
- a. Removed from page 8-9.
 - b. Satisfied
15. Under Lot coverage clarify Min Int Story Ht Ground/Other (ft).\
- a. Minimum interior height in the Commercial area will be 10 ft for the first story. Any second story interior height will be 9 ft.
 - b. Satisfied
16. Lot coverage for Commerce is at 90% what does this include?
- a. This will include the building, parking and landscaping. This will located to overall landscaping in the commercial to be 20% landscape coverage. Ordinance 48.5 Ordinance 23.3 Please see page 9 under additional dimensional standards.
 - b. Separate building lot coverage. It should not be greater than 40% for main buildings and accessory buildings. Parking and landscaping should be considered separately.
17. Lot coverage for MF needs to be lowered to allow for open space and amenities.
- a. Please see the exhibit III for areas for open space and amenities. Area is marked to allow for open space and amenities.
 - b. Acknowledged, refer to comments #16
18. Both MF and Commerce need to include room to meet landscape and buffer yards.
- a. This plan will follow ordinance 48.4 and 48.5 on minimum landscaping requirements for single families, multifamily and townhomes. Please see page 9 and 10.
 - b. Satisfied
19. Preliminary Plat should not govern lot coverage. The PD should establish all lot coverage.
- a. The PD will establish lot coverage.
 - b. Acknowledged



20. Equipment should be located at ground level and screened or roof mounted and screened from public view.
- a. All equipment will be screened from public view. Corrected page 9 and 10.
 - b. Satisfied
21. Under MF, setbacks along FM 455 should be a minimum of 25’.
- a. Multifamily along FM 455 will have a minimum of 25’ set back. Corrected on page 9.
 - b. Satisfied for FM 455. Setback for other multi-family should be 25’.
22. Minimum setback between buildings should be defined by this PD and be equal to or exceed building code and code of ordinance requirements.
- a. The PD will comply with the minimum setback of 10 feet side yard without windows and 15 feet between units with side windows for MF-1 (Townhomes). Regulation 18.3 See page 9 in PD and MF -2 (Apartments) Regulation 19.3.
 - b. Check the wording on this. The PD doesn’t read like above.
23. Minimum setbacks from property lines should be a minimum of 10’.
- a. The PD will comply with he minimum setback of 10 feet side yard without windows and 15 feet between units with side windows. Regulation 19.3 See page 9.
 - b. Satisfied
24. Minimum floor area should align with Code of Ordinance MF-1.
- a. Minimum floor area will align with MF -1 for town homes. Ordinance 18.3 #3. Minimum floor area will align with MF -2 for multifamily residential. MF-2 Ordinance 19.3 #3.
 - b. Townhomes should align with the Townhome District (TH-1). Townhomes are not considered multi-family. They carry a single-family designation. Refer to MF-1 for multi-family square footages.



25. Parking should be calculated 1 per efficiency, 1.5 per one bedroom, 1.75 per two-bedroom, and 2 per three-bedroom units.
- a. Parking updated to MF-2 Ordinance 19.4 Parking Regulations. Please see page 9 and 10.
 - b. Satisfied
26. Street parking does not count towards parking requirements.
- a. Street parking has been excluded. Please see page 10.
 - b. Satisfied
27. Residential front building setback should be a minimum 20'
- a. Updated in plans see page 10 table.
 - b. Satisfied
28. Rear yard setback should be a minimum of 15'
- a. Rear Yard Set Back in MF changed to 15'. Please see page 10.
 - b. Page 10 addressing single-family. Page nine is multi-family and the table contradicts the 15' rear yard setback.
29. No 40' or 50' lot should have a less than a minimum 5' side yard setback.
- a. Agreed. We have a 5' side yard setback, See table on page 16.
 - b. Page 16 is Exhibit III. Page 10 shows 5' sideyard setback. Add a min sideyard setback adjacent a street refer to SF-10. Eliminate zero lot line .
30. Specify if SFA is a townhome or 2-family dwelling.
- a. The SFA are townhomes Single Family attached townhomes. Front load only.
 - b. Acknowledged



31. Add a statement that all development will meet Exterior Façade Design Criteria.

- a. Statement added page 12. Article 3.210
- b. Satisfied

32. Add a statement that all development will meet Landscape Ordinance

- a. Statement added page 12. Codes 48.3, 48.4 and 48.5
- b. Satisfied

Parks

33. Provide park and trail areas.

- a. Please see exhibit for park and amenities.
- b. Provide exhibit showing developable park and trail locations including areas outside floodplain.

34. Add a statement that park equipment will be of commercial grade and approved by the Director of Parks or his designee.

- a. Please see page for language page 12.
- b. Satisfied

35. Phasing will be such that a park shall be included and developed with the first phase of development before the completion of the first residential unit.

- a. Language added regarding phasing page 12.
- b. I don't see park phasing information

Informational Comments

1. The property is within the City of Sanger.
2. The City reserves the right to make additional comments as necessary.



New Comments 12-30-24

1. Define the maximum number of lots for each 40' and 50' lots.
2. Separate Commerce and Multi-family districts. Multi-family should not be included in Commerce.
3. Minimum Townhome size should be between 1000 square feet and 1200 square feet.
4. If a school site is planned show location. If not remove from the table on page 6.
5. Show location of amenity center and add statement "Amenity center will be completed prior to first single- family or multi-family CO being issued."



CITY COUNCIL COMMUNICATION

DATE: February 3, 2025

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on a Final Plat of Blue Star Phase 2, being approximately 14.2225 acres of land described as A1066A J.M.A. RUIZ, TR 12 and 12A, within the City of Sanger, generally located east of I-35 and approximately 1746 feet south of Chisum Rd.

SUMMARY:

- The applicant proposes to plat one Industrial lot that will mirror the existing lot.
- The lot will be located to the north of the current lot.
- The applicant plans to build an industrial building of approximately 290,940 square feet.
- The property is served by City of Sanger Electric, Sanger Water and Wastewater.
- 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:

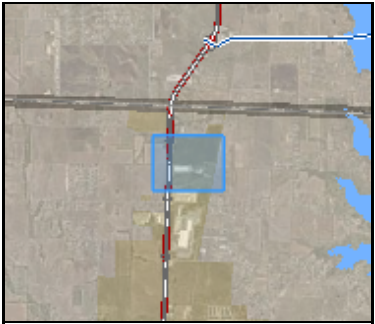
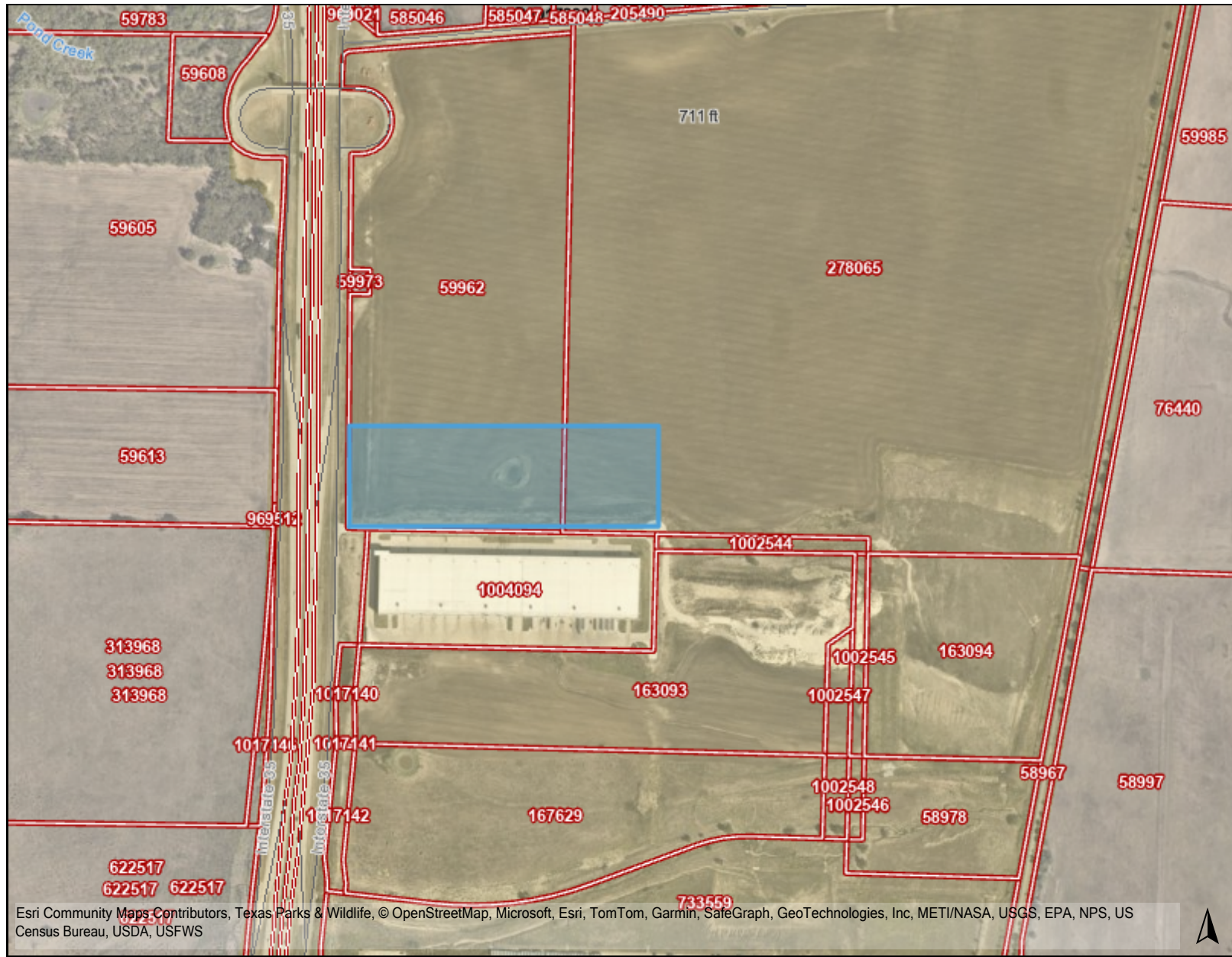
Staff recommends DENIAL on the condition all comments have not been satisfied.

ATTACHMENTS:

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

Denton County Landmark Map

Item 16.



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

Esri Community Maps Contributors, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

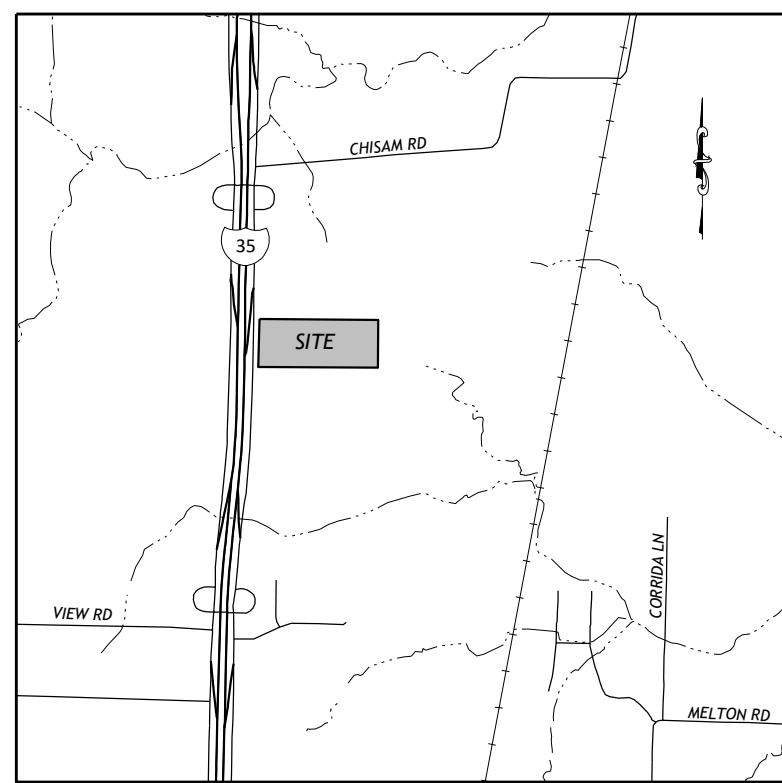


0 500 1000 ft
<https://gis.dentoncounty.gov>
 1/7/2025 7:05:07 PM

Location Map
24SANZON-0045
Blue Star Phase 2 Final Plat

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

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

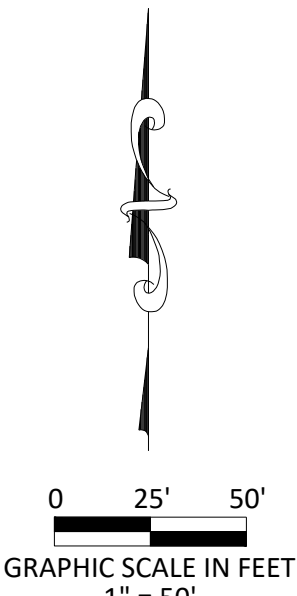


* VICINITY MAP * (NOT TO SCALE)

- LEGEND
CIRF IRON ROD FOUND WITH CAP
CIRS 5/8" IRON ROD WITH CAP STAMPED
SPOONER 5922" SET
MON. MONUMENT
INS. NO. INSTRUMENT NUMBER
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS
DENTON COUNTY, TEXAS
EX. EXISTING
P.F.C. POINT FOR CORNER
SSMH SANITARY SEWER MANHOLE

E1 EX. WATER ESMT.
INS. NO. 2022-122553, O.P.R.D.C.T.

E2 EX. DRAINAGE ESMT.
INS. NO. 2022-122553, O.P.R.D.C.T.

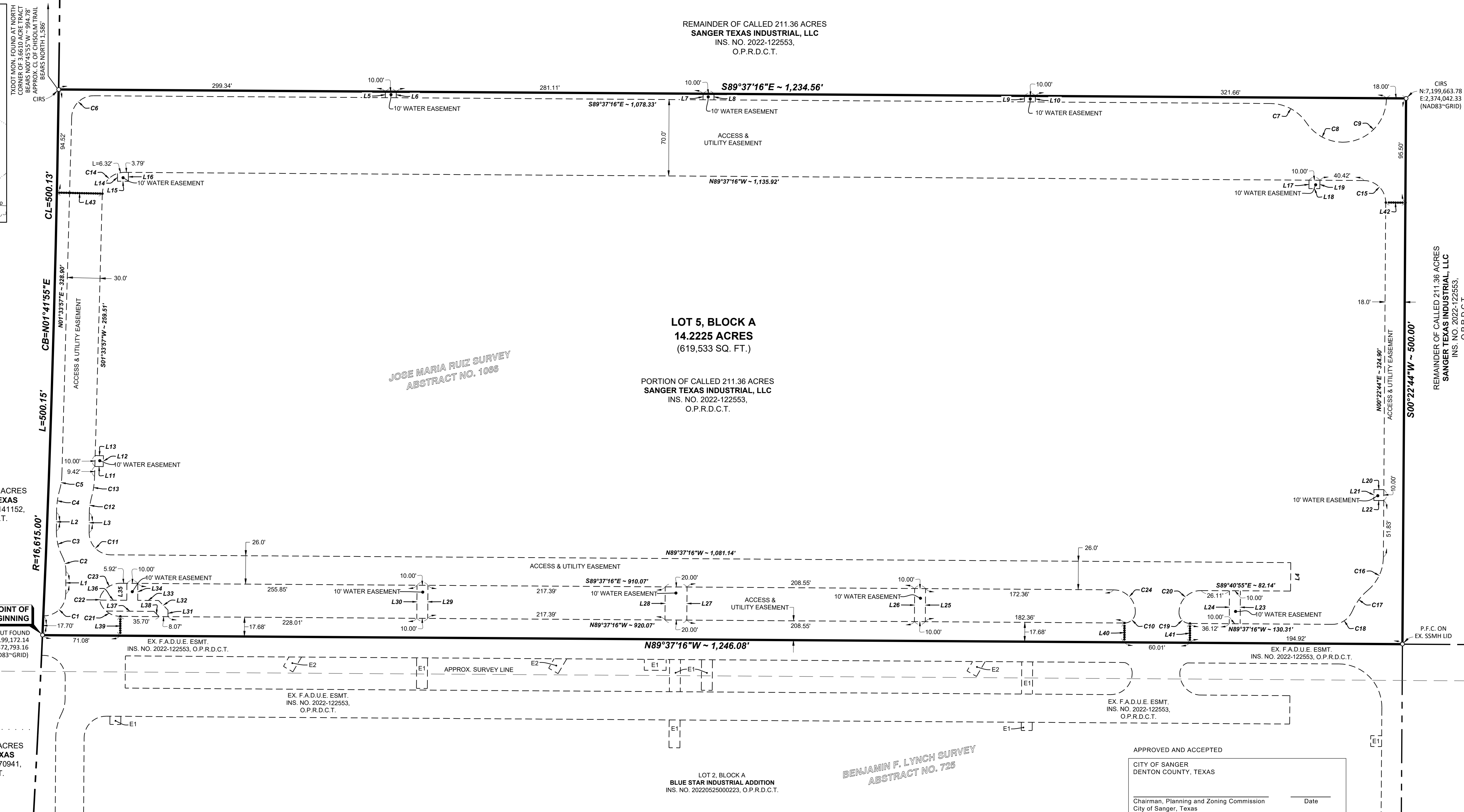


INTERSTATE HIGHWAY 35 (VARIABLE WIDTH PUBLIC R.O.W.)

CALLED 3.6610 ACRES STATE OF TEXAS
INS. NO. 2020-141152, O.P.R.D.C.T.

CALLED 1.6470 ACRES STATE OF TEXAS
INS. NO. 2022-170941, O.P.R.D.C.T.

POINT OF BEGINNING
"x" CUT FOUND
N: 7,199,172.14
E: 3,372,793.16
(NAD83-GRID)



LOT 5, BLOCK A
14.2225 ACRES
(619,533 SQ. FT.)

PORTION OF CALLED 211.36 ACRES
SANGER TEXAS INDUSTRIAL, LLC
INS. NO. 2022-122553, O.P.R.D.C.T.

LOT 2, BLOCK A
BLUE STAR INDUSTRIAL ADDITION
INS. NO. 20220525000223, O.P.R.D.C.T.

REMAINDER OF CALLED 211.36 ACRES
SANGER TEXAS INDUSTRIAL, LLC
INS. NO. 2022-122553, O.P.R.D.C.T.

P.F.C. ON EX. SSMH LID

LINE TABLE with columns: LINE, BEARING, DIST. Lists line numbers 1-24 with their respective bearings and distances.

CURVE TABLE with columns: CURVE, RADIUS, LENGTH, CH BEARING, CH LENGTH. Lists curve data for C1 through C24.

* OWNER'S CERTIFICATION *

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS SANGER TEXAS INDUSTRIAL, LLC, is the sole owners of a 14.2225 acre tract of land located in the Jose Maria Ruiz Survey, Abstract No. 1066, City of Sanger, Denton County, Texas, said 14.2225 acre tract of land being a portion of a called 211.36 acre tract of land conveyed to SANGER TEXAS INDUSTRIAL, LLC, by deed thereof filed for record in Denton County Clerk's Instrument Number (D.C.C.I.No.) 2022-122553, Official Public Records, Denton County, Texas (O.P.R.D.C.T.), said 14.2225 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at an X-cut in concrete found at the northwest lot corner of Lot 2, Block A, Blue Star Industrial Addition, being an addition to the said City and State, according to the plat thereof filed for record in D.C.C.I. No. 20220525000223, O.P.R.D.C.T., said beginning point being on the common property line of the said 211.36 acre tract and a called 3.6810 acre tract of land conveyed to the State of Texas, by deed thereof filed for record in D.C.C.I. No. 2020-141152, O.P.R.D.C.T., said common property line being the east right-of-way line of Interstate Highway 35 (a variable width public right-of-way with state controlled access), said beginning point also being at the beginning of a curve to the left having a radius of 16,615.00 feet;

THENCE along the west property line of the said 211.36 acre tract, along the said east right-of-way line of Interstate Highway 35, and along said curve to the left, an arc length of 500.15 feet, and across a chord which bears North 01°41'55" East, a chord length of 500.13 feet to a 5/8-inch iron rod with a cap stamped "SPOONER 5922" set (hereinafter referred to as an iron rod set), from which a 5/8 inch iron rod with a 2-inch pink plastic cap stamped "TEXAS DEPARTMENT OF TRANSPORTATION" found at the north property corner of the said 3.6610 acre tract, same being a northwest property corner of the said 211.36 acre tract, bears North 00°45'55" West, a distance of 994.78 feet;

THENCE over and across the said 211.36 acre tract the following courses and distances:
South 89°37'16" East, a distance of 1,234.56 feet to an iron rod set;
South 00°22'44" West, a distance of 500.00 feet to a point for corner on an existing sanitary sewer manhole lid found at the northeast lot corner of said Lot 2;

THENCE North 89°37'16" West, along the north lot line of said Lot 2, a distance of 1,246.08 feet to the POINT OF BEGINNING, containing 14.2225 acres (619,533 square feet) of land more or less.

NOW, THEREFORE KNOWN BY ALL MEN THESE PRESENTS:
THAT, I, _____, a duly authorized agent for SANGER TEXAS INDUSTRIAL, LLC hereby certify that SANGER TEXAS INDUSTRIAL, LLC is the owner of Blue Star Industrial Addition, and do accept this as its plan for subdividing into lots and blocks and do hereby dedicate to the public forever the streets and easement shown hereon.
SANGER TEXAS INDUSTRIAL, LLC
By: _____
Printed Name: _____ Date: _____
STATE OF TEXAS §
COUNTY OF DENTON §
BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this ____ day of _____, 2024.
Notary Public, State of Texas

* GENERAL NOTES *

- The bearings shown hereon are referenced to the Texas Coordinate System of 1983, Texas North Central Zone 4202, and are based on the North American Datum of 1983, 2011 Adjustment. All areas shown hereon are calculated based on surface measurements.
This survey was prepared without the benefit of a Title Commitment prepared by a title company. The easements shown hereon are the only easements known by Spooner & Associates and does not imply that any other easements, covenants, restrictions, or other matters of record do not affect the subject property. No other research was performed by Spooner & Associates, Inc.
According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency, Department of Homeland Security and by graphic plotting only, the subject property appears to be located in Zone "X" (areas determined to be outside the 0.2 % annual chance floodplain) as shown on Map No. 48121C0070G; map revised April 18, 2011, for Denton County and incorporated areas.
All lots comply with the minimum size requirements of the zoning district.
This property may be subject to change related to impact fees and the applicant should contact the City regarding any applicable fees due.
All common areas, drainage easements, and detention facilities will be owned and maintained by the HOA/POA. Any common area within the City's right-of-way will require a facilities agreement, to be reviewed and approved by the City.
Notice-selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law and is subject to fines and withholding of utilities and building permits.
This plat does not alter or remove existing deed restrictions, if any, on this property.
The purpose of this plat is to establish a new lot and easements for the development of the property.
Water and sanitary sewer provided by the City of Sanger, PO Box 1729, Sanger, Texas 76266, 940-458-2571.
Electric service provided by Sanger Electric Utilities, 202 Railroad Avenue, Sanger, Texas 76266 and CoServ Electric, 7701 S. Stemmons Freeway, Corinth, Texas 76210, 940-458-2064.
Telephone Services provided by Century Link, 902-B W. Central Texas Expressway, Suite 201, Killen TX 76541, 866-916-9805.
Minimum finished floor elevations are to be at least 2-feet above the 100-year floodplain, if any.

APPROVED AND ACCEPTED
CITY OF SANGER
DENTON COUNTY, TEXAS
Chairman, Planning and Zoning Commission
City of Sanger, Texas
Thomas Muir
Mayor, City of Sanger, Texas
ATTEST:
Kelly Edwards
City Secretary, City of Sanger, Texas

STATE OF TEXAS §
COUNTY OF DENTON §
THAT, I, Eric S. Spooner, a Registered Professional Land Surveyor, in the State of Texas, do hereby certify that this plat is true and correct and was prepared from an actual survey of the property made on the ground under my supervision.
Surveyed on the ground during the month of October, 2024.
THIS DOCUMENT IS PRELIMINARY FOR REVIEW PURPOSES ONLY
ERIC S. SPOONER, R.P.L.S.
December 15, 2022

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared ERIC S. SPOONER, 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, and in the capacity therein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this ____ day of _____, 2024.
Notary Public, State of Texas

OWNER: SANGER TEXAS INDUSTRIAL, LLC
C/O BLUE STAR LAND LP
1 COWBOYS WAY
FRISCO, TEXAS 75034
ENGINEER: ANIMAS CIVIL ENGINEERING
PO BOX 830974
RICHARDSON, TX 75083
(214) 803-0999
ATTN: MICHAEL DOGGETT, P.E.
SURVEYOR: SPOONER AND ASSOCIATES, INC.
309 BYERS STREET, #100
EULESS, TEXAS 76039
(817) 685-8448
ATTN: ERIC SPOONER, RPLS

CITY OF SANGER
PROJECT NO. _____
FINAL PLAT
LOT 5, BLOCK A
BLUE STAR
INDUSTRIAL ADDITION
BEING A FINAL PLAT OF A 14.2225 ACRE TRACT OF LAND LOCATED IN THE JOSE MARIA RUIZ SURVEY, ABSTRACT NO. 1066, CITY OF SANGER, DENTON COUNTY, TEXAS, SAID 14.2225 ACRE TRACT BEING A PORTION OF A CALLED 211.36 ACRE TRACT OF LAND CONVEYED TO SANGER TEXAS INDUSTRIAL, LLC, BY DEED THEREOF FILED FOR RECORD IN DENTON COUNTY CLERK'S INSTRUMENT NO. 2022-122553, O.P.R.D.C.T.
1 INDUSTRIAL LOT
14.2225 ACRES ~ ZONED I-1
12/17/2024
County Clerk's Recording Box
SHEET 1 OF 1



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

SUBDIVISION APPLICATION

Preliminary Plat
Minor Plat

Final Plat/Replat
Amended Plat

Vacating Plat
Conveyance Plat

Applicant

Owner (if different from applicant)

Name: Michael Doggett, P.E.	Name: Joe Hickman
Company: Animas Civil Engineering, LLC	Company: Sanger Texas Industrial LLC
Address: PO Box 830974	Address c/o Blue Star Land LP, 1 Cowboys Way
City, State, Zip: Richardson, TX 75083	City, State, Zip: Frisco, TX 75034
Phone: 214-803-1099	Phone: 214-437-3651
Fax:	Fax:
Email: michael@animascivil.com	Email: JoeHickman@dallascowboys.net

Submittal Checklist

<input checked="" type="checkbox"/>	Pre-Application Conference (Date: <u>11/12/24</u>)
<input checked="" type="checkbox"/>	Application Form (Signed by Owner and Applicant)
<input checked="" type="checkbox"/>	Letter of Intent
<input checked="" type="checkbox"/>	Non-Refundable Application Fee (Check Payable to City of Sanger)
<input checked="" type="checkbox"/>	Applicable Plat Checklist (Completed)
<input type="checkbox"/>	N/A Additional Required Documents/Traffic & Drainage Studies etc.

Supporting Materials (List if provided): _____

R Number(s): **A1066A-000-0012-0000, A1066A-000-0012-000A**

Joe Hickman
Owner's Signature

12-6-24
Date

Michael Doggett
Applicant's Signature

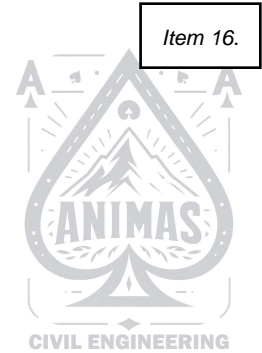
12/06/24
Date

ANIMAS CIVIL ENGINEERING

P.O. BOX 830974, RICHARDSON, TEXAS 75083
PH: 214-803-1099
TEXAS ENGINEERING FIRM REG. NO. F-26500

December 9, 2024

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



RE: Letter of Intent
Final Plat
Lot 5, Block A, Blue Star Industrial Addition

Dear Sir or Madam:

On behalf of the current owner, Sanger Texas Industrial, LLC c/o Blue Star Land, LP, enclosed is our Final Plat submittal. The subject property is known as Lot 5, Block A of Blue Star Industrial Addition and is generally located along the east side of I-35 South of Chisam Road. The proposed lot size is approximately 14.2225 acres. The property will be developed with a 290,940 SF industrial building.

We would respectfully request this Final Plat be considered for approval by the Planning & Zoning Commission and City Council at the next available meeting.

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

Sincerely,
Animas Civil Engineering, LLC

A handwritten signature in black ink, appearing to read "Michael Doggett".

Michael Doggett, P.E. (TX, MO, OK, AZ)
President



DATE: 12/18/24

1st REVIEW COMMENTS – Final Plat – Blue Star Industrial Addition Phase 2

The request is for a Final Plat of Blue Star Industrial Addition Phase 2, being approximately 14.2225 acres in the JOSE MARIA RUIZ SURVEY, ABSTRACT NO. 1066, prepared by Animas Civil Engineering, LLC., submitted on 12/18/24. 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. Plat says Preliminary
2. Name of the utilities providers
3. Missing some of the required signature area for City officials
4. Title Block needs to say the type of plat.
5. True bearings and distances to the nearest established street.
6. Typo on the general notes #5
7. Missing note starting with “Notice of selling...
8. Missing note starting with “ Minimum finish floor....
9. Need the full date of preparation not just month and year.
10. Need length of all arcs, radii
11. Plat says Tarrant County in two different places.

Informational Comments

1. The property is within the City of Sanger.
2. The Final Plat will be scheduled for Planning and Zoning (P&Z) Commission meeting on Monday, January, 13, 2025, and the City Council meeting on Monday, February 3, 2025.



DATE: 12/18/24

2nd REVIEW COMMENTS – Final Plat – Blue Star Industrial Addition Phase 2

The request is for a Final Plat of Blue Star Industrial Addition Phase 2, being approximately 14.2225 acres in the JOSE MARIA RUIZ SURVEY, ABSTRACT NO. 1066, prepared by Animas Civil Engineering, LLC., submitted on 12/18/24. 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. Title Block can remove City of Sanger project No.
2. True bearings and distances to the nearest established street.

Informational Comments

1. The property is within the City of Sanger.
2. The Final Plat will be scheduled for Planning and Zoning (P&Z) Commission meeting on Monday, January, 13, 2025, and the City Council meeting on Monday, February 3, 2025.



December 23, 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: **Blue Star Industrial Addition -Review #1**

Dear Ms. Hammonds,

Halff Associates, Inc. was requested by the City of Sanger to review the Final Plat and Civil Plans for Blue Star Industrial Addition Phase 2. The submittal was prepared by Animas Civil Engineering and was received December 10, 2024.

We have completed our review and offer the following comments:

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

Final Plat

1. This final plat is not in accordance with the preliminary plat, but generally, the drainage plan does conform to the accepted drainage study.
2. Callout/show drainage easement for proposed SD lines. drainage infrastructure cannot be lumped into a general utility easement
3. The name, address and phone number of all utilities providing service to the development is required. A signature from each provider or a will-serve letter, signifying their ability to provide service to the subdivision is required.
4. Include certificate for designated city official signatures on all final plats

Civil Plan Comments

Cover Sheet Comments

1. The final plat is not in accordance with the preliminary plat, but generally, the drainage plan does conform to the accepted drainage study.
2. Confirm detention facility is online and functioning as intended, else provide an interim drainage plan/study.
3. See comment on page number on the sheet, see markup.



Paving Plan and Dimension Control Comments

1. All steel reinforcing shall be deformed No. 4 bars on eighteen-inch (18") centers both ways per Ordinance § 10.106(b)(2)(B)(ii)
2. Collector streets and alleys shall, at a minimum, be designed and constructed with eight-inch (8") thickness of four thousand (4,000) p.s.i. reinforced concrete pavement on a compacted sub-base. All steel reinforcing shall be deformed No. 4 bars on eighteen-inch (18") centers both ways per Ordinance § 10.106(b)(2)(B)(ii)
3. Where the plasticity index of the soil is twelve (12) or greater, stabilization of the subbase with an eight-inch (8") thickness of six percent (6%) hydrated lime by weight will be required per Ordinance § 10.106(b)(2)(B)(iii)
4. Per Denton County Fire Code, fire lanes shall have a minimum interior turning radius of thirty (30) feet and exterior turning radius of fifty (50) feet. Please review and revise all turning radii to meet minimums
5. Driveway returns onto commercial and industrial property shall be a minimum of fifteen feet (15') and a maximum of twenty-five feet (25') except in special cases per § 10.106(b)(3)(C)(ii)

Grading Plan Comments

1. Is there an agreement for the offsite grading?
2. A previous plan review associated with the pond and Lot 2 called for rip rap at the confluence of these channels. Confirm rip rap has been installed and/or provide additional rip rap as needed for this project if existing rip rap is not adequate. ~100 cfs at 6fps or greater is expected to discharge here, please protect
3. Provide offsite flow arrows

Drainage Area Map Comments

1. Please provide 5, 10, 25, and 100 yr calcs
2. Intensity from 2020 iSWM hydrology manual? please note source. to be consistent with accepted drainage study, recommend using intensity data in from accepted study (2014 iSWM hydrology manual).
3. See comments related to surcharge for circled inlets (see markups)
4. There appear to be two sheets labelled C-6.01, the DAM should be C-4.01
5. The areas around Drainage areas A2 and A3 appears to be flowing offsite, please verify and revise drainage areas according

Storm Drain Plan Comments

1. Water out of the inlet per calcs. Confirm this surcharge does not overflow to adjacent lot. Else revise SD to remove surcharge. See markups.
2. Is the GV included in any lowering?



3. Recommend adding a junction/manhole for access at least every 500'
4. Show min 10' DE on all proposed SD and show on plat.
5. Minimum pipe size for 10-foot curb inlets is 21" per § 10.106(d)(5)(C). Please upsize laterals to 21"
6. For areas outside the platted boundary a DE by separate instrument must be recorded. DE should include any energy dissipation (rip rap) and extend min 25' beyond the rip rap.

Storm Drain Plan and Profile Comments

1. Show headwall and energy dissipation (rip rap)
2. Provide rip rap calcs to support apron length, width, and thickness
3. Note the source of the staging water surface elevation
4. Label separation distances between SD and SS/W - all crossings
5. Water out of the inlet? Confirm this surcharge does not overflow to adjacent lot. See markups.
6. The hydraulic grade line shall in no case be closer to the surface of the ground or street than one (1) foot per § 10.106(d)(6)(D)(ii). Please review and revise.
7. HGL for SD Lat B-4 not consistent with calcs. please review/revise. See markups.

Hydraulic Calculations Comments

1. The minimum velocities in conduit shall be 2.5 feet per second per § 10.106(d)(6)(B)(i)
2. The maximum velocity in the pipe shall not exceed 12 feet per second per § 10.106(d)(6)(B)(ii)

Utility Plan Comments

1. The manholes shall be placed at points of change in alignment, grade, size of sewer, the intersection of sewers; at the right-of-way lines of major and secondary thoroughfares, whether existing or proposed, and the end of all sanitary sewer mains subject to extension per § 10.106(f)(1)(A)(iii)
2. Ensure all TCEQ crossing requirements are met

Erosion Control Comments

1. Please add SF at the toe of all graded slopes to reduce sediment. See markups.
2. Please show or ensure SF is added behind the curb once curb is installed to minimize sediment on the street. See markups.
3. Consider installing a rock filter dam at the outflow for erosion control

Paving Details

1. Please provide pavement repair details



Drainage Details

1. Please provide bedding detail for SD.

Utility Details

1. Please provide water line embedment detail

Landscape Comments

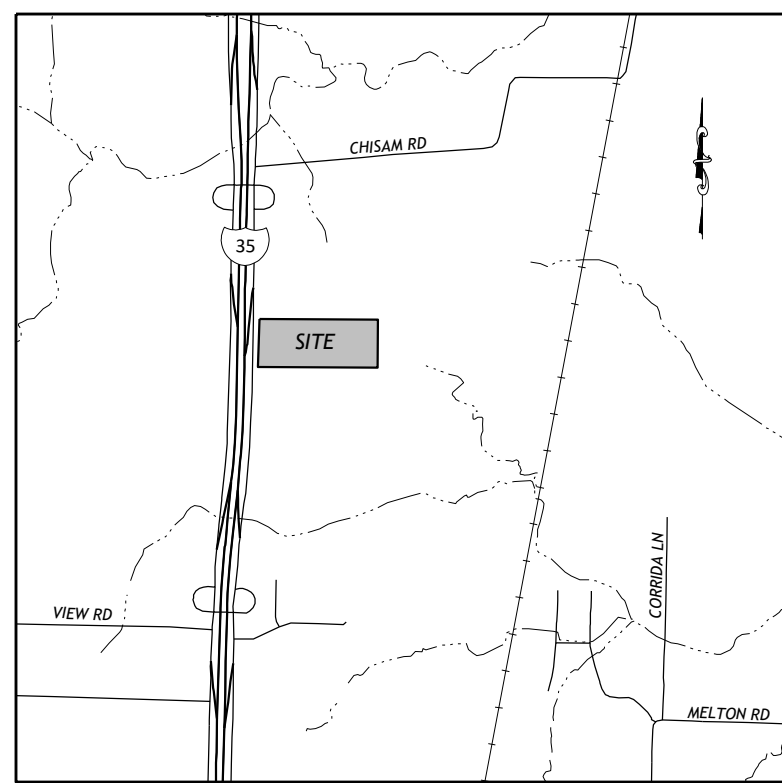
1. Please show that minimum landscaping requirements for non-residential uses per ordinance § 14A-48.5.2 I-1 and I-2 Industrial Districts have been met. Include narrative per ordinance on the plans to verify requirements have been met.

If you have any questions or need additional information, please do not hesitate to call me at (817) 764-7498.

Sincerely,

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

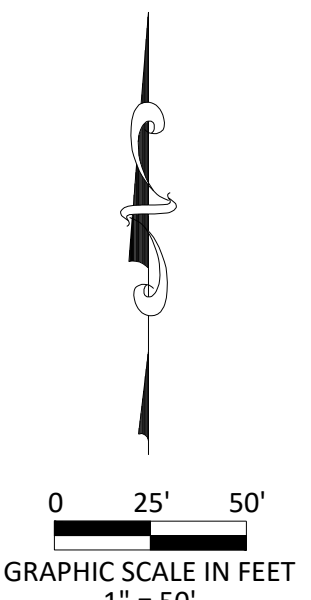
Samson Lotigo, PE
HALFF ASSOCIATES, INC.
Firm No. 0312
Attachments: Plans markups



* VICINITY MAP * (NOT TO SCALE)

- * LEGEND ***
- CIRF IRON ROD FOUND WITH CAP
 - CIRS 5/8" IRON ROD WITH CAP STAMPED "SPOONER 5922" SET
 - MON. MONUMENT
 - INS. NO. INSTRUMENT NUMBER
 - O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
 - EX. EXISTING
 - P.F.C. POINT FOR CORNER
 - SSMH SANITARY SEWER MANHOLE

- E1 EX. WATER ESMT. INS. NO. 2022-122553, O.P.R.D.C.T.
- E2 EX. DRAINAGE ESMT. INS. NO. 2022-122553, O.P.R.D.C.T.



INTERSTATE HIGHWAY 35
(VARIABLE WIDTH PUBLIC R.O.W.)

CALLED 3.6610 ACRES
STATE OF TEXAS
INS. NO. 2020-141152,
O.P.R.D.C.T.

CALLED 1.6470 ACRES
STATE OF TEXAS
INS. NO. 2022-170941,
O.P.R.D.C.T.

POINT OF BEGINNING
"X" CUT FOUND
N: 7,199,172.14
E: 2,372,793.16
(NAD83+GRID)

*** OWNER'S CERTIFICATION ***

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS SANGER TEXAS INDUSTRIAL, LLC, is the sole owners of a 14.2225 acre tract of land located in the Jose Maria Ruiz Survey, Abstract No. 1066, City of Sanger, Denton County, Texas, said 14.2225 acre tract of land being a portion of a called 211.36 acre tract of land conveyed to SANGER TEXAS INDUSTRIAL, LLC, by deed thereof filed for record in Denton County Clerk's Instrument Number (D.C.C.I.No.) 2022-122553, Official Public Records, Denton County, Texas (O.P.R.D.C.T.), said 14.2225 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at an X-cut in concrete found at the northwest lot corner of Lot 2, Block A, Blue Star Industrial Addition, being an addition to the said City and State, according to the plat thereof filed for record in D.C.C.I. No. 20220525000223, O.P.R.D.C.T., said beginning point being on the common property line of the said 211.36 acre tract and a called 3.6810 acre tract of land conveyed to the State of Texas, by deed thereof filed for record in D.C.C.I. No. 2020-141152, O.P.R.D.C.T., said common property line being the east right-of-way line of Interstate Highway 35 (a variable width public right-of-way with state controlled access), said beginning point also being at the beginning of a curve to the left having a radius of 16,615.00 feet;

THENCE along the west property line of the said 211.36 acre tract, along the said east right-of-way line of Interstate Highway 35, and along said curve to the left, an arc length of 500.15 feet, and across a chord which bears North 01°41'55" East, a chord length of 500.13 feet to a 5/8-inch iron rod with a cap stamped "SPOONER 5922" set (hereinafter referred to as an iron rod set), from which a 5/8 inch iron rod with a 2-inch pink plastic cap stamped "TEXAS DEPARTMENT OF TRANSPORTATION" found at the north property corner of the said 3.6610 acre tract, same being a northwest property corner of the said 211.36 acre tract, bears North 00°45'55" West, a distance of 994.78 feet;

THENCE over and across the said 211.36 acre tract the following courses and distances:

- South 89°37'16" East, a distance of 1,234.56 feet to an iron rod set;
- South 00°22'44" West, a distance of 500.00 feet to a point for corner on an existing sanitary sewer manhole lid found at the northeast lot corner of said Lot 2;

THENCE North 89°37'16" West, along the north lot line of said Lot 2, a distance of 1,246.08 feet to the **POINT OF BEGINNING**, containing 14.2225 acres (619,533 square feet) of land more or less.

1. This final plat is not in accordance with the preliminary plat, but generally, the drainage plan does conform to the accepted drainage study.
2. callout/show private drainage easements for proposed SD lines. drainage infrastructure cannot be lumped into a general utility easement.

1. The name, address and phone number of all utilities providing service to the development is required. A signature from each provider or a will-serve letter, signifying their ability to provide service to the subdivision is required.
2. Include certificate for designated city official signatures on all final plats

NOW, THEREFORE KNOWN BY ALL MEN THESE PRESENTS:

THAT, I, _____, a duly authorized agent for SANGER TEXAS INDUSTRIAL, LLC hereby certify that SANGER TEXAS INDUSTRIAL, LLC, is the owner of Blue Star Industrial Addition, and do accept this as its plan for subdividing into lots and blocks and do hereby dedicate to the public forever the streets and easement shown hereon.

SANGER TEXAS INDUSTRIAL, LLC
By: _____
Printed Name: _____ Date: _____

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

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

Notary Public, State of Texas

OWNER:
SANGER TEXAS INDUSTRIAL, LLC
C/O BLUE STAR LAND LP
1 COWBOYS WAY
FRISCO, TEXAS 75034

ENGINEER:
ANIMAS CIVIL ENGINEERING
PO BOX 828974
RICHARDSON, TX 75083
(214) 803-1099
ATTN: MICHAEL DOGGETT, P.E.

SURVEYOR:
SPOONER AND ASSOCIATES, INC.
309 BYERS STREET, #100
EULESS, TEXAS 76039
(817) 685-8448
ATTN: ERIC SPOONER, RPLS

*** GENERAL NOTES ***

- The bearings shown hereon are referenced to the Texas Coordinate System of 1983, Texas North Central Zone 4202, and are based on the North American Datum of 1983, 2011 Adjustment. All areas shown hereon are calculated based on surface measurements.
- This survey was prepared without the benefit of a Title Commitment prepared by a title company. The easements shown hereon are the only easements known by Spooner & Associates and does not imply that any other easements, covenants, restrictions, or other matters of record do not affect the subject property. No other research was performed by Spooner & Associates, Inc.
- According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency, Department of Homeland Security and by graphic plotting only, the subject property appears to be located in Zone "X" (areas determined to be outside the 0.2 % annual chance floodplain) as shown on Map No. 48121C0070G; map revised April 18, 2011, for Denton County and incorporated areas.
- All lots comply with the minimum size requirements of the zoning district.
- This property may be subject to change related to impact fees and the applicant should contact the City regarding any applicable fees due.
- All common areas, drainage easements, and detention facilities will be owned and maintained by the HOA/POA. Any common area within the City's right-of-way will require a facilities agreement, to be reviewed and approved by the City.
- Notice-selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law and is subject to fines and withholding of utilities and building permits.
- This plat does not alter or remove existing deed restrictions, if any, on this property.
- The purpose of this plat is to establish a new lot and easements for the development of the property.

Approved for Preparation of Final Plat
City of Sanger, TX Planning and Zoning Date

STATE OF TEXAS §
COUNTY OF TARRANT §

THAT, I, Eric S. Spooner, a Registered Professional Land Surveyor, in the State of Texas, do hereby certify that this plat is true and correct and was prepared from an actual survey of the property made on the ground under my supervision.

Surveyed on the ground during the month of October, 2024.

Eric S. Spooner, R.P.L.S.
Texas Registration No. 5922

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared ERIC S. SPOONER, 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, and in the capacity therein stated.

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

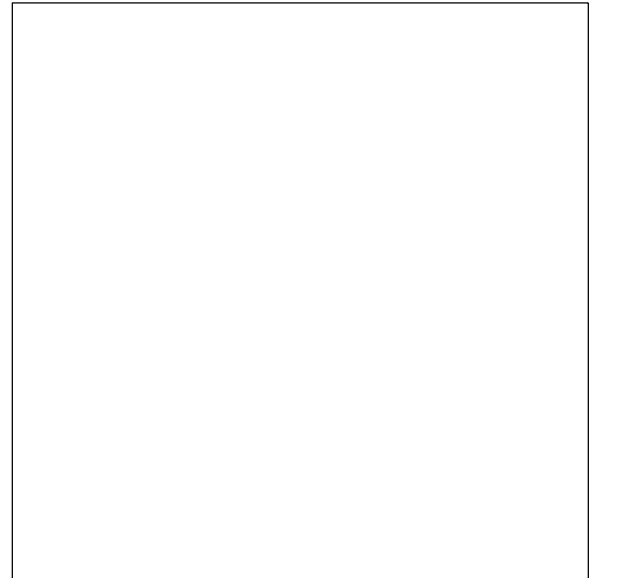
Notary Public, State of Texas

THIS DOCUMENT IS
PRELIMINARY
FOR REVIEW PURPOSES ONLY
ERIC S. SPOONER, R.P.L.S.
December 15, 2022

CITY OF SANGER
PROJECT NO. _____
FINAL PLAT
LOT 5, BLOCK A
BLUE STAR
INDUSTRIAL ADDITION

BEING A PLAT OF A 14.2225 ACRE TRACT OF LAND LOCATED IN THE JOSE MARIA RUIZ SURVEY, ABSTRACT NO. 1066, CITY OF SANGER, DENTON COUNTY, TEXAS, SAID 14.2225 ACRE TRACT BEING A PORTION OF A CALLED 211.36 ACRE TRACT OF LAND CONVEYED TO SANGER TEXAS INDUSTRIAL, LLC, BY DEED THEREOF FILED FOR RECORD IN DENTON COUNTY CLERK'S INSTRUMENT NO. 2022-122553, O.P.R.D.C.T.

1 INDUSTRIAL LOT
14.2225 ACRES ~ ZONED I-1
December 2024

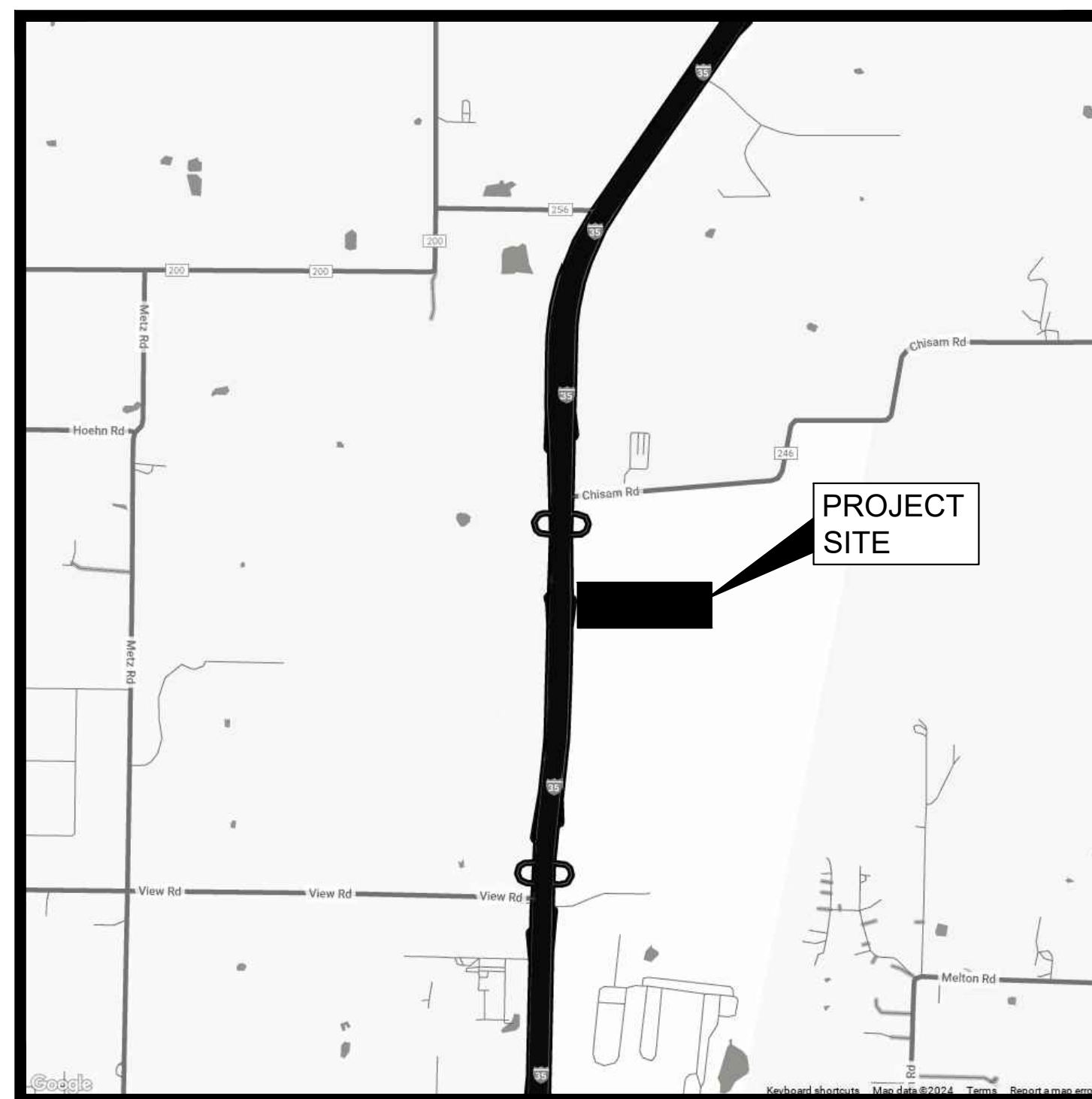


CONSTRUCTION PLANS FOR BLUE STAR INDUSTRIAL BLDG. L LOT 5R, BLOCK A, BLUE STAR ADDITION

INTERSTATE HIGHWAY 35
THE TOWN OF SANGER
DENTON COUNTY, TEXAS

Stormwater Comments
12/20/2024
Erin Storey
estorey@half.com

1. The final plat is not in accordance with the preliminary plat, but generally, the drainage plan does conform to the accepted drainage study.
2. confirm detention facility is online and functioning as intended, else provide an interim drainage plan/study



VICINITY MAP
N.T.S.

see comment on page number on the sheet

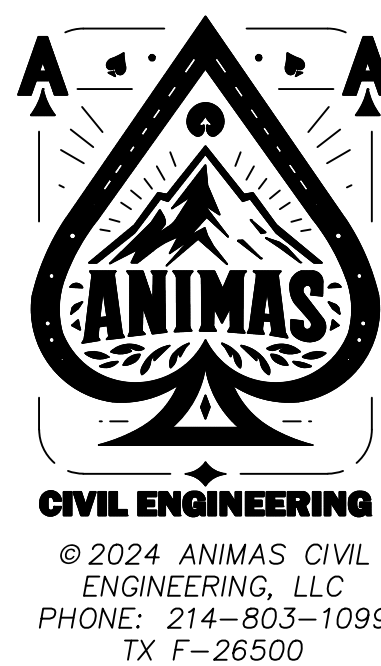
Sheet List Table	
Sheet Number	Sheet Title
C-1.00	COVER SHEET
C-1.01	KEYMAP
C-1.02	FINAL PLAT
C-2.01	PAVING AND DIMENSION CONTROL PLAN
C-2.02	PAVING AND DIMENSION CONTROL PLAN
C-3.01	GRADING PLAN
C-3.02	GRADING PLAN
C-4.01	DRAINAGE AREA MAP
C-5.01	STORM PLAN
C-5.02	STORM PLAN
C-5.03	STORM PROFILES
C-5.04	STORM PROFILES
C-5.05	STORM PROFILES
C-5.06	DRAINAGE CALCULATIONS
C-6.01	UTILITY PLAN
C-6.02	UTILITY PLAN
C-7.01	EROSION CONTROL PLAN
C-8.01	EROSION CONTROL DETAILS
C-8.02	PAVING DETAILS
C-8.03	DRAINAGE DETAILS
C-8.04	DRAINAGE DETAILS
C-8.05	UTILITY DETAILS
C-8.06	UTILITY DETAILS
L-1	LANDSCAPE PLAN
L-2	LANDSCAPE PLAN
L-3	LANDSCAPE PLAN
L-4	PLANTING DETAILS
L-5	PLANTING SPECS
L-6	TURF SPECS

DECEMBER 2024

ARCHITECT:
COLT MALLOY, ASSOC. AIA,
PROJECT MANAGER
CORE ARCHITECTS
(479) 903-7417
CDMALLOY@CORE-ARCH.COM

DEVELOPER:
JOE HICKMAN
SANGER TEXAS INDUSTRIAL, LLC
c/o BLUE STAR LAND, LP
1 COWBOYS WAY
FRISCO, TX 75034
(214) 437-3651
JOEHICKMAN@DALLASCOWBOYS.NET

ENGINEER:
ANIMAS CIVIL ENGINEERING, LLC.
MICHAEL DOGGETT, P.E.
P.O. BOX 830974
RICHARDSON, TEXAS 75083
(214) 803-1099
Michael@AnimasCivil.com



	BY
	DATE
REVISIONS	
NO.	
© 2024 ANIMAS CIVIL ENGINEERING, LLC PHONE: 214-803-1099 TX F-26500	
PROJECT NAME: BLUE STAR INDUSTRIAL BLDG. L SANGER, TEXAS	
SHEET TITLE: COVER SHEET	
ACE PROJECT: 01101	
DATE DECEMBER 2024	
SCALE AS SHOWN	
DRAWN BY: MD	
SHEET NUMBER C-1.00	

INTERSTATE HIGHWAY 35
(VARIABLE WIDTH PUBLIC R.O.W.)

CALLED 3.6610 ACRES
STATE OF TEXAS
INS. NO. 2020-141152,
O.P.R.D.C.T.

CALLED 1.6470 ACRES
STATE OF TEXAS
INS. NO. 2022-170941,
O.P.R.D.C.T.

CALLLED 111.36 ACRES
SANGER TEXAS INDUSTRIAL, LLC
INS. NO. 2022-122553,
O.P.R.D.C.T.

LOT 5
14.22 ACRES

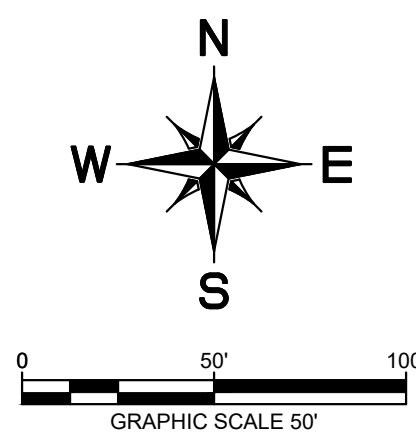
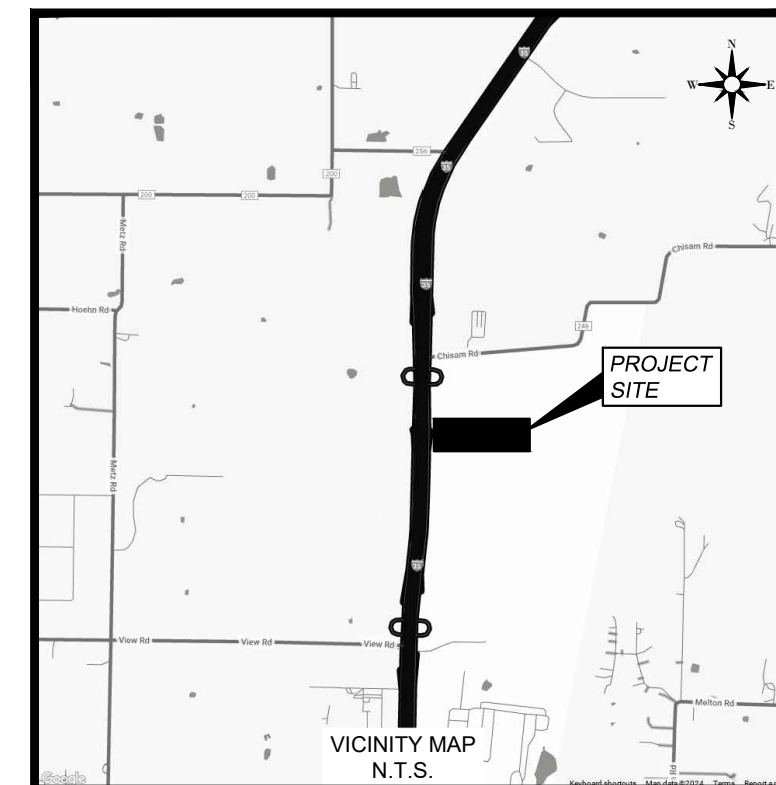
BUILDING 'L'
290,940 S.F.
135 CAR SPACES
62 TRUCK SPACES

LOT 2, BLOCK A
BLUE STAR INDUSTRIAL ADDITION
INS. NO. 20220525000223, O.P.R.D.C.T.

INDUSTRIAL BUILDING
F.F.E. = 715.4'

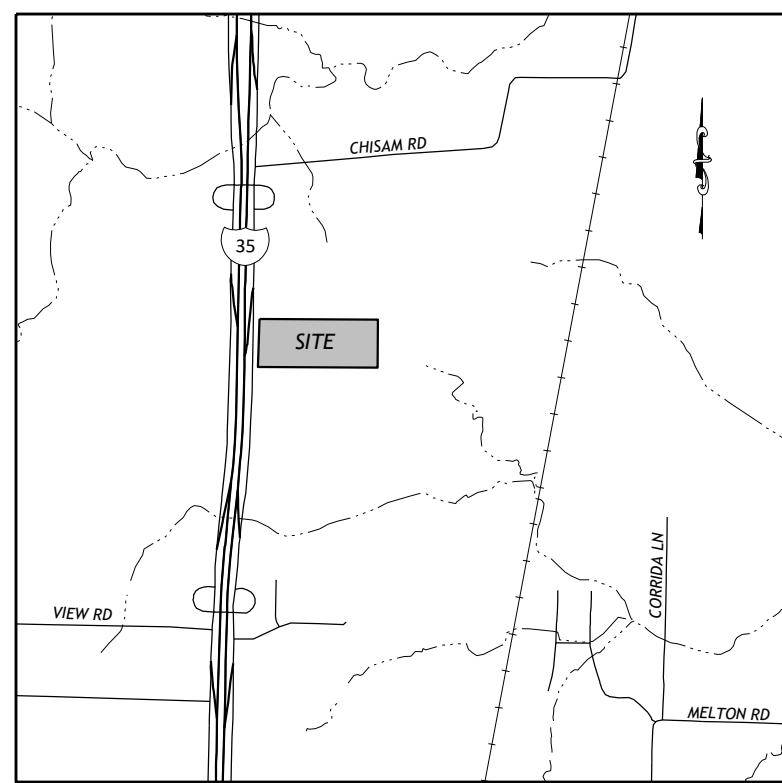
FIRE PUMP
TEST HEADER

FIRE DEPT. CONN.



MATCH LINE A-A

NO.	REVISIONS	DATE	BY
© 2024 ANIMAS CIVIL ENGINEERING, LLC PHONE: 214-803-1099 TX F-26500			
PROJECT NAME: BLUE STAR INDUSTRIAL BLDG. L SANGER, TEXAS			
SHEET TITLE: KEYMAP			
ACE PROJECT: 01101			
DATE DECEMBER 2024			
SCALE AS SHOWN			
DRAWN BY: MD			
SHEET NUMBER C-1.01			

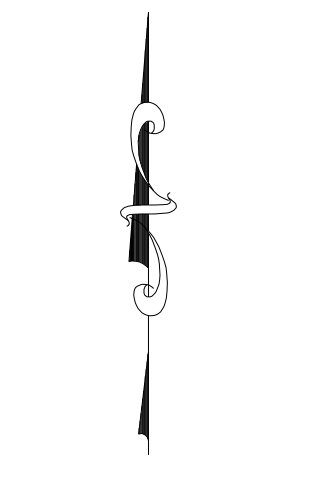


* VICINITY MAP * (NOT TO SCALE)

- * LEGEND *
CIRF IRON ROD FOUND WITH CAP
CIRS 5/8" IRON ROD WITH CAP STAMPED "SPOONER 5922" SET
MON. MONUMENT
INS. NO. INSTRUMENT NUMBER
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
EX. EXISTING
P.F.C. POINT FOR CORNER
SSMH SANITARY SEWER MANHOLE

E1 EX. WATER ESMT.
INS. NO. 2022-122553, O.P.R.D.C.T.

E2 EX. DRAINAGE ESMT.
INS. NO. 2022-122553, O.P.R.D.C.T.



GRAPHIC SCALE IN FEET 1" = 50'

INTERSTATE HIGHWAY 35 (VARIABLE WIDTH PUBLIC R.O.W.)

CALLED 3.6610 ACRES STATE OF TEXAS
INS. NO. 2020-141152, O.P.R.D.C.T.

POINT OF BEGINNING
"x" CUT FOUND
N: 7,199,172.14
E: 2,372,793.16
(NAD83-GRID)

CALLED 1.6470 ACRES STATE OF TEXAS
INS. NO. 2022-170941, O.P.R.D.C.T.

* OWNER'S CERTIFICATION *

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS SANGER TEXAS INDUSTRIAL, LLC, is the sole owners of a 14.2225 acre tract of land located in the Jose Maria Ruiz Survey, Abstract No. 1066, City of Sanger, Denton County, Texas, said 14.2225 acre tract of land being a portion of a called 211.36 acre tract of land conveyed to SANGER TEXAS INDUSTRIAL, LLC, by deed thereof filed for record in Denton County Clerk's Instrument Number (D.C.C.I.No.) 2022-122553, Official Public Records, Denton County, Texas (O.P.R.D.C.T.), said 14.2225 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at an X-cut in concrete found at the northwest lot corner of Lot 2, Block A, Blue Star Industrial Addition, being an addition to the said City and State, according to the plat thereof filed for record in D.C.C.I. No. 20220525000223, O.P.R.D.C.T., said beginning point being on the common property line of the said 211.36 acre tract and a called 3.6810 acre tract of land conveyed to the State of Texas, by deed thereof filed for record in D.C.C.I. No. 2020-141152, O.P.R.D.C.T., said common property line being the east right-of-way line of Interstate Highway 35 (a variable width public right-of-way with state controlled access), said beginning point also being at the beginning of a curve to the left having a radius of 16,615.00 feet;

THENCE along the west property line of the said 211.36 acre tract, along the said east right-of-way line of Interstate Highway 35, and along said curve to the left, an arc length of 500.15 feet, and across a chord which bears North 01°41'55" East, a chord length of 500.13 feet to a 5/8-inch iron rod with a cap stamped "SPOONER 5922" set (hereinafter referred to as an iron rod set), from which a 5/8 inch iron rod with a 2-inch pink plastic cap stamped "TEXAS DEPARTMENT OF TRANSPORTATION" found at the north property corner of the said 3.6610 acre tract, same being a northwest property corner of the said 211.36 acre tract, bears North 00°45'55" West, a distance of 994.78 feet;

THENCE over and across the said 211.36 acre tract the following courses and distances:

- South 89°37'16" East, a distance of 1,234.56 feet to an iron rod set;
South 00°22'44" West, a distance of 500.00 feet to a point for corner on an existing sanitary sewer manhole lid found at the northeast lot corner of said Lot 2;

THENCE North 89°37'16" West, along the north lot line of said Lot 2, a distance of 1,246.08 feet to the POINT OF BEGINNING, containing 14.2225 acres (619,533 square feet) of land more or less.

1. This final plat is not in accordance with the preliminary plat, but generally, the drainage plan does conform to the accepted drainage study.
2. callout/show private drainage easements for proposed SD lines. drainage infrastructure cannot be lumped into a general utility easement.

1. The name, address and phone number of all utilities providing service to the development is required. A signature from each provider or a will-serve letter, signifying their ability to provide service to the subdivision is required.
2. Include certificate for designated city official signatures on all final plats

REMAINDER OF CALLED 211.36 ACRES
SANGER TEXAS INDUSTRIAL, LLC
INS. NO. 2022-122553, O.P.R.D.C.T.

S89°37'16"E ~ 1,234.56'

LOT 5, BLOCK A
14.2225 ACRES
(619,533 SQ. FT.)

PORTION OF CALLED 211.36 ACRES
SANGER TEXAS INDUSTRIAL, LLC
INS. NO. 2022-122553, O.P.R.D.C.T.

N89°37'16"W ~ 1,246.08'

LOT 2, BLOCK A
BLUE STAR INDUSTRIAL ADDITION
INS. NO. 20220525000223, O.P.R.D.C.T.

* GENERAL NOTES *

- The bearings shown hereon are referenced to the Texas Coordinate System of 1983, Texas North Central Zone 4202, and are based on the North American Datum of 1983, 2011 Adjustment. All areas shown hereon are calculated based on surface measurements.
This survey was prepared without the benefit of a Title Commitment prepared by a title company. The easements shown hereon are the only easements known by Spooner & Associates and does not imply that any other easements, covenants, restrictions, or other matters of record do not affect the subject property. No other research was performed by Spooner & Associates, Inc.
According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency, Department of Homeland Security and by graphic plotting only, the subject property appears to be located in Zone "X" (areas determined to be outside the 0.2 % annual chance floodplain) as shown on Map No. 48121C0070G; map revised April 18, 2011, for Denton County and incorporated areas.
All lots comply with the minimum size requirements of the zoning district.
This property may be subject to change related to impact fees and the applicant should contact the City regarding any applicable fees due.
All common areas, drainage easements, and detention facilities will be owned and maintained by the HOA/POA. Any common area within the City's right-of-way will require a facilities agreement, to be reviewed and approved by the City.
Notice-selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law and is subject to fines and withholding of utilities and building permits.
This plat does not alter or remove existing deed restrictions, if any, on this property.
The purpose of this plat is to establish a new lot and easements for the development of the property.

OWNER: SANGER TEXAS INDUSTRIAL, LLC
ENGINEER: ANIMAS CIVIL ENGINEERING
SURVEYOR: SPOONER AND ASSOCIATES, INC.

Approved for Preparation of Final Plat
City of Sanger, TX Planning and Zoning
Date

STATE OF TEXAS §
COUNTY OF TARRANT §

THAT, I, Eric S. Spooner, a Registered Professional Land Surveyor, in the State of Texas, do hereby certify that this plat is true and correct and was prepared from an actual survey of the property made on the ground under my supervision.

Surveyed on the ground during the month of October, 2024.

Eric S. Spooner, R.P.L.S.
Texas Registration No. 5922

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared ERIC S. SPOONER, 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, and in the capacity therein stated.

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

Notary Public, State of Texas

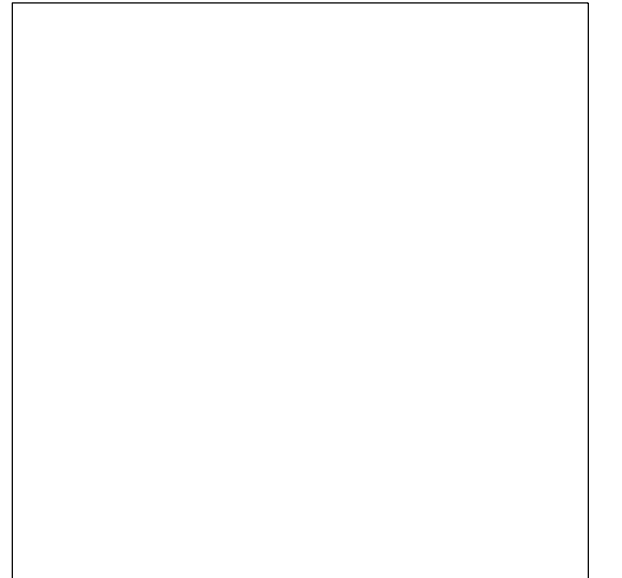
CITY OF SANGER
PROJECT NO.
FINAL PLAT

LOT 5, BLOCK A
BLUE STAR INDUSTRIAL ADDITION

BEING A PLAT OF A 14.2225 ACRE TRACT OF LAND LOCATED IN THE JOSE MARIA RUIZ SURVEY, ABSTRACT NO. 1066, CITY OF SANGER, DENTON COUNTY, TEXAS, SAID 14.2225 ACRE TRACT BEING A PORTION OF A CALLED 211.36 ACRE TRACT OF LAND CONVEYED TO SANGER TEXAS INDUSTRIAL, LLC, BY DEED THEREOF FILED FOR RECORD IN DENTON COUNTY CLERK'S INSTRUMENT NO. 2022-122553, O.P.R.D.C.T.

1 INDUSTRIAL LOT
14.2225 ACRES ~ ZONED I-1
December 2024

THIS DOCUMENT IS
PRELIMINARY
FOR REVIEW PURPOSES ONLY
ERIC S. SPOONER, R.P.L.S.
December 15, 2022



County Clerk's Recording Box

C:\Users\mdoggo\OneDrive\Documents\Projects\01101-Blue Star Industrial Sanger\CAD\Plan Sheets\Paving and Dimension Plan.dwg

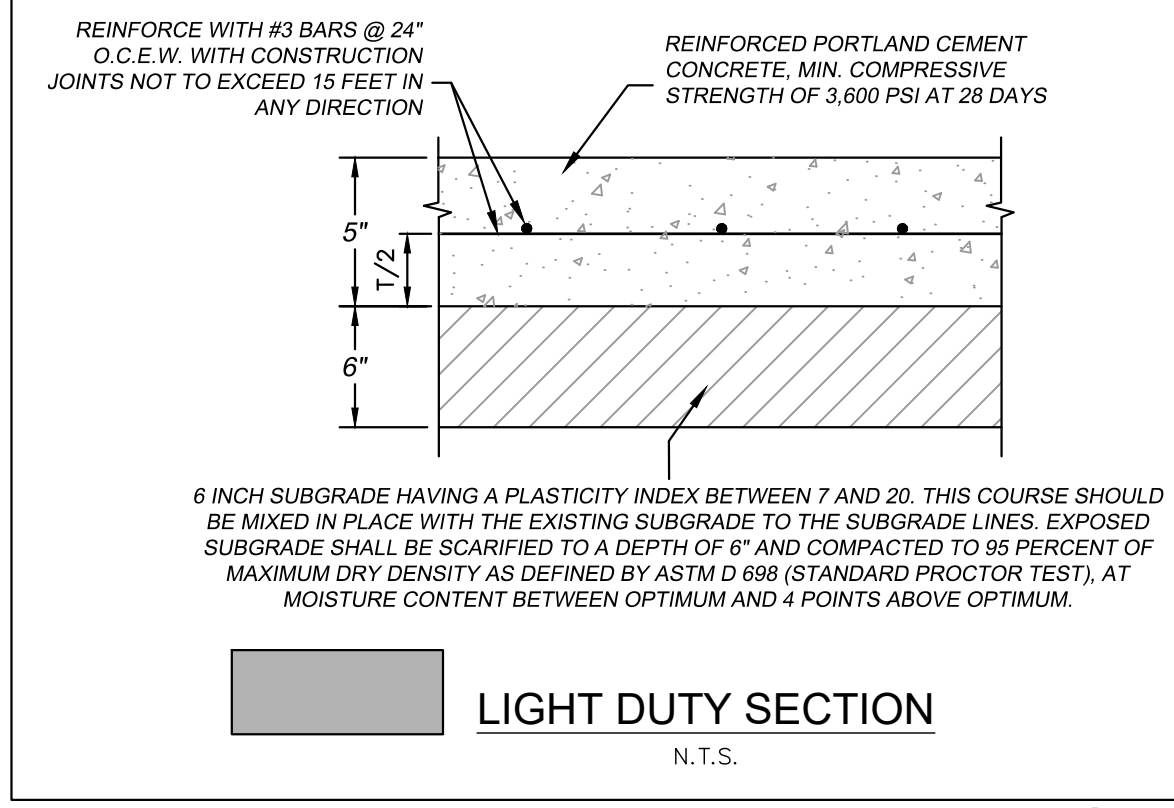
INTERSTATE HIGHWAY 35
(VARIABLE WIDTH PUBLIC R.O.W.)

Saturday, December 7, 2024 2:48:23 PM

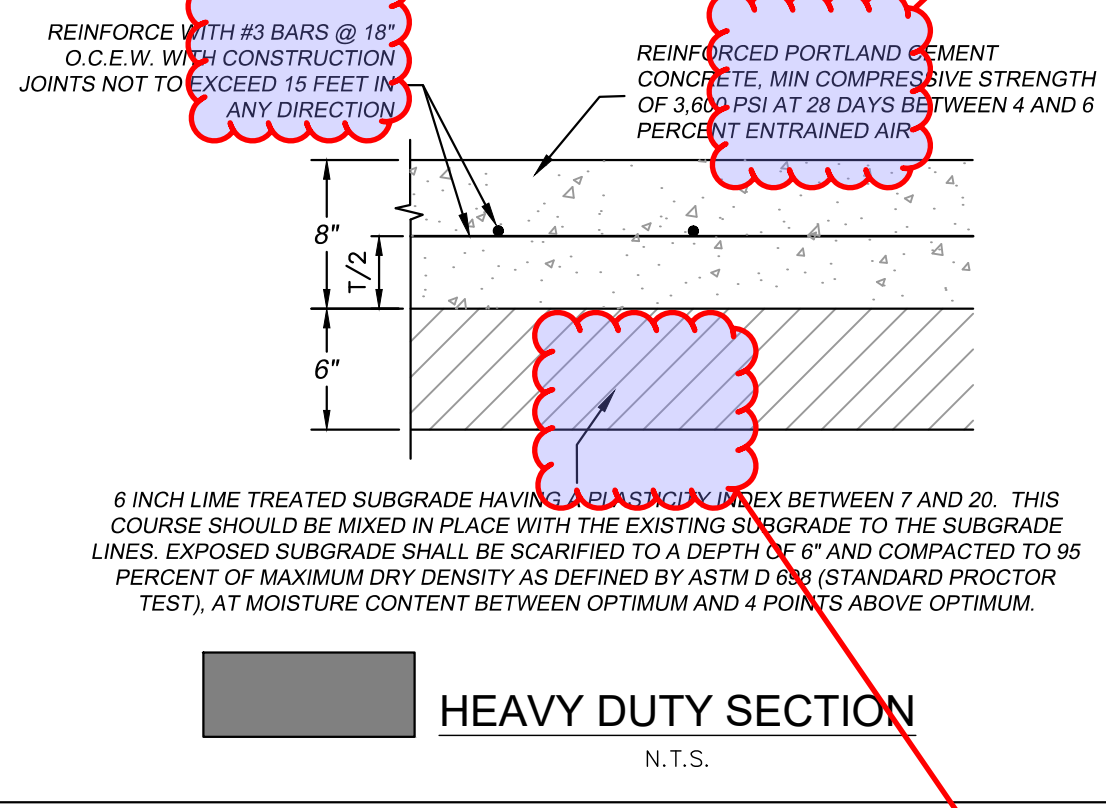


Know what's below.
Call before you dig.

*THESE SECTIONS BELOW ARE SHOWN FOR REFERENCE ONLY. PAVEMENT DESIGN AND SOIL PREPARATION RECOMMENDATIONS BY RONE ENGINEERS (REPORT NO. 22-26269 DATED APRIL 2022) SHALL BE ADHERED TO FOR BOTH MATERIALS AND PRACTICE OF INSTALLATION

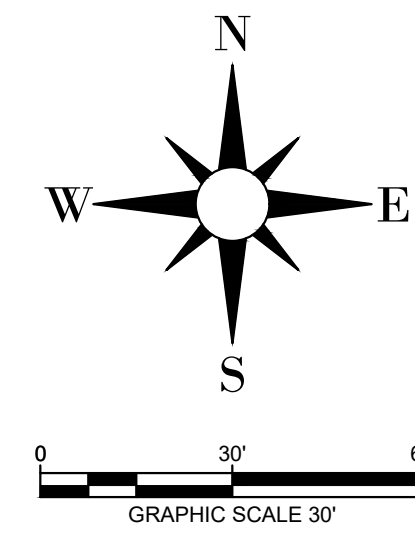
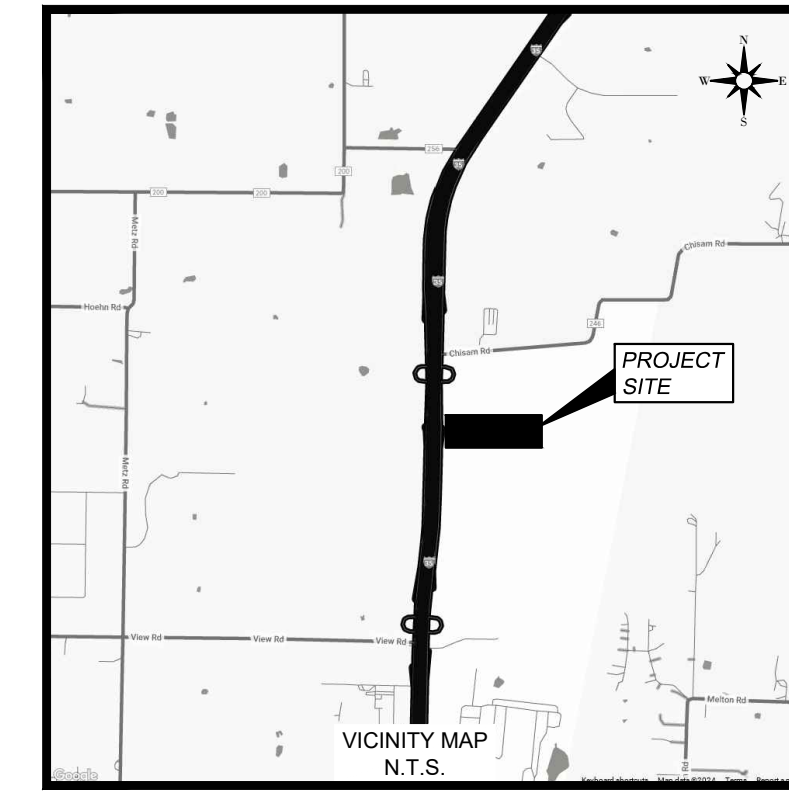


LIGHT DUTY SECTION
N.T.S.



HEAVY DUTY SECTION
N.T.S.

LEGEND table with symbols for PROPERTY LINE, SIDEWALK PAVEMENT, ACCESSIBLE PARKING SYMBOL, etc.

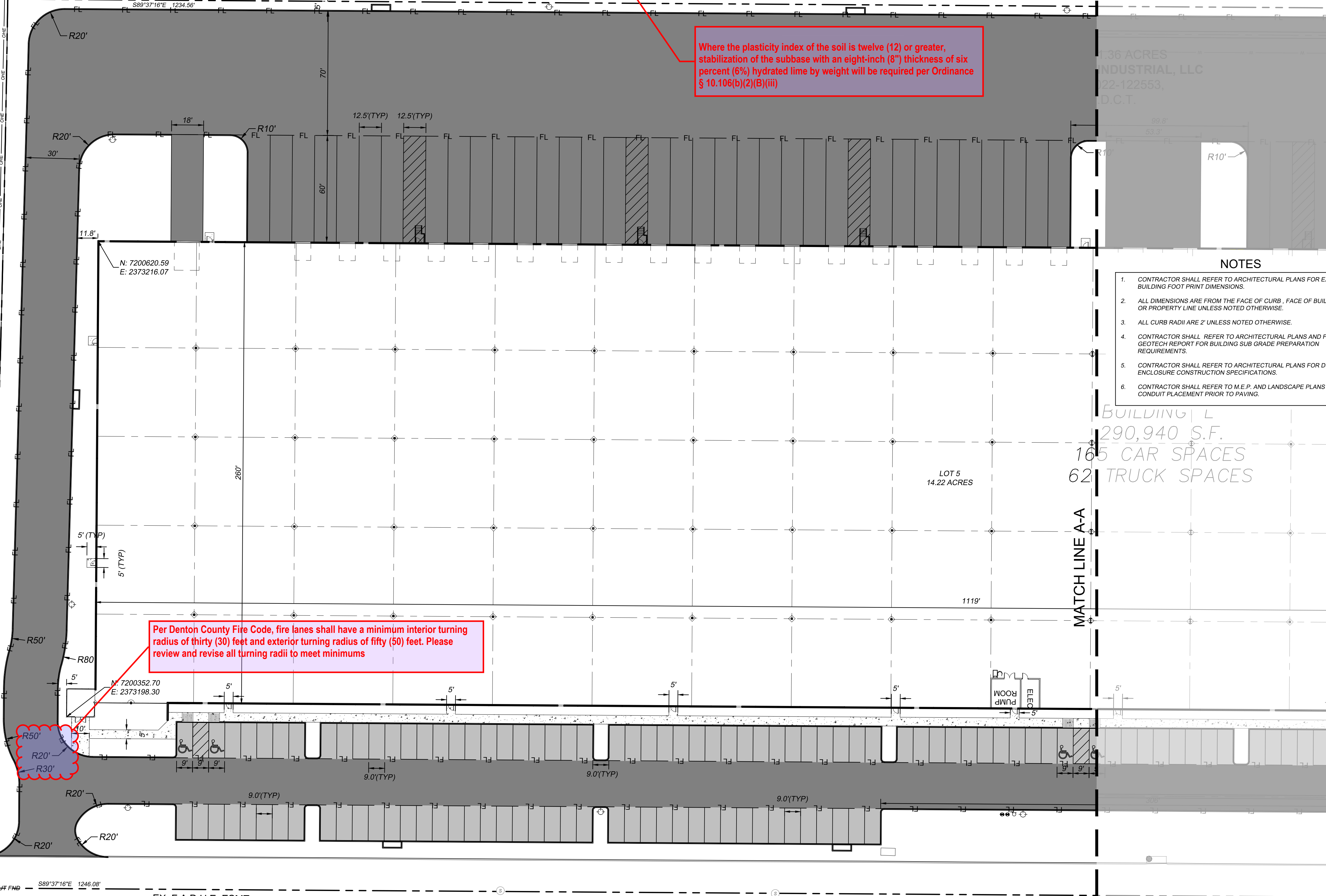


All steel reinforcing shall be deformed No. 4 bars on eighteen-inch (18") centers both ways per Ordinance § 10.106(b)(2)(B)(ii)

Collector streets and alleys shall, at a minimum, be designed and constructed with eight-inch (8") thickness of four thousand (4,000) p.s.i. reinforced concrete pavement on a compacted sub-base. All steel reinforcing shall be deformed No. 4 bars on eighteen-inch (18") centers both ways per Ordinance § 10.106(b)(2)(B)(ii)

Where the plasticity index of the soil is twelve (12) or greater, stabilization of the subbase with an eight-inch (8") thickness of six percent (6%) hydrated lime by weight will be required per Ordinance § 10.106(b)(2)(B)(iii)

Per Denton County Fire Code, fire lanes shall have a minimum interior turning radius of thirty (30) feet and exterior turning radius of fifty (50) feet. Please review and revise all turning radii to meet minimums



A=1°43'29"
R=16615.00'
L=500.15'
CB=N1°41'55"E
C=500.13'

EX. F.A.D.U.E. ESMT.
INS. NO. 2022-122553, O.P.R.D.C.T.

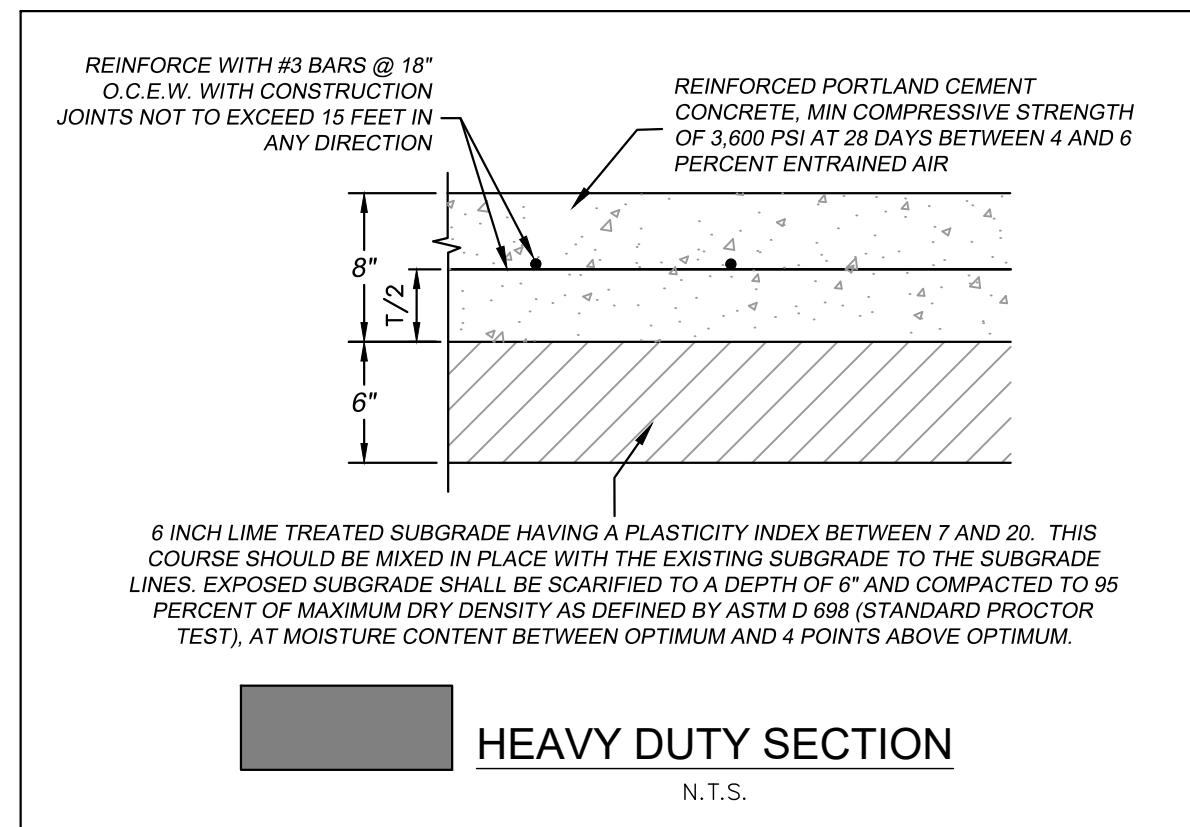
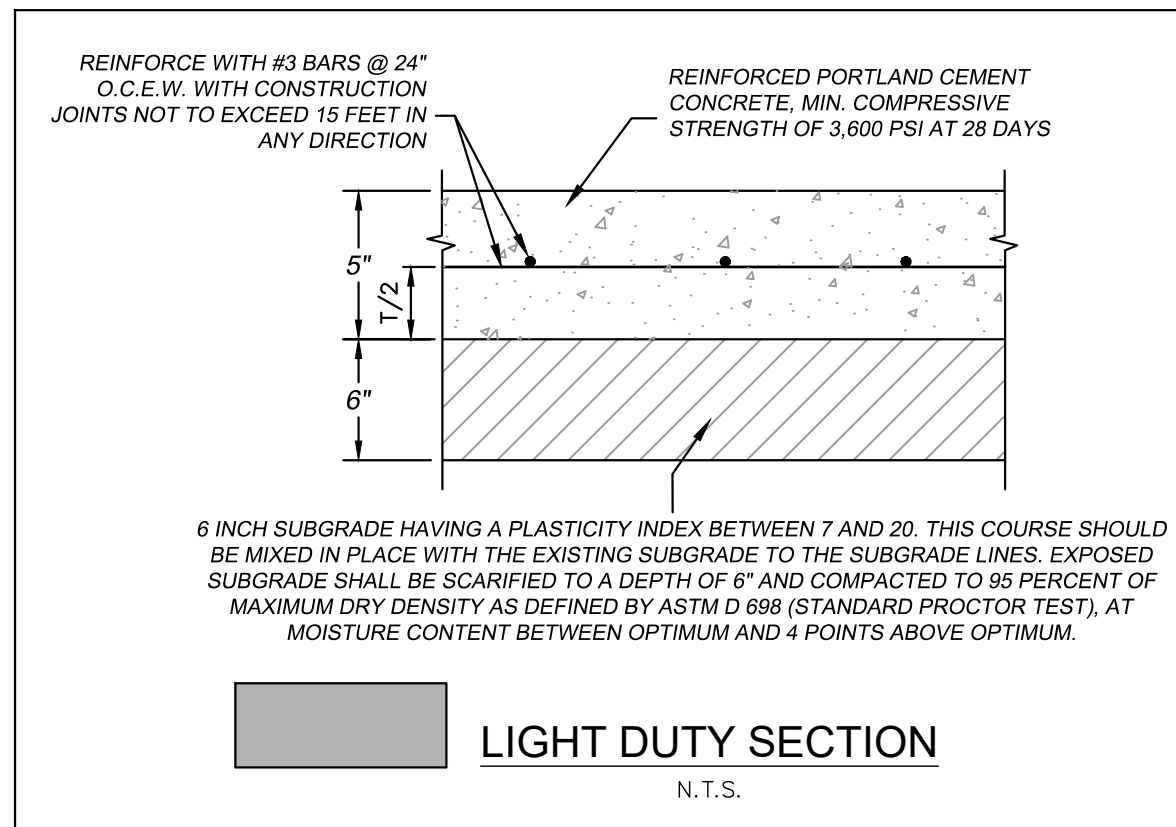
- NOTES
1. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING FOOT PRINT DIMENSIONS.
2. ALL DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, OR PROPERTY LINE UNLESS NOTED OTHERWISE.
3. ALL CURB RADII ARE 2' UNLESS NOTED OTHERWISE.
4. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND FINAL GEOTECH REPORT FOR BUILDING SUB GRADE PREPARATION REQUIREMENTS.
5. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR DUMPSTER ENCLOSURE CONSTRUCTION SPECIFICATIONS.
6. CONTRACTOR SHALL REFER TO M.E.P. AND LANDSCAPE PLANS FOR CONDUIT PLACEMENT PRIOR TO PAVING.

BUILDING L
290,940 S.F.
165 CAR SPACES
62 TRUCK SPACES

Project information table including PROJECT NAME (BLUE STAR INDUSTRIAL BLDG. L), SHEET TITLE (PAVING AND DIMENSION CONTROL PLAN), ACE PROJECT (01101), DATE (DECEMBER 2024), SCALE (AS SHOWN), DRAWN BY (MD), SHEET NUMBER (C-2.01), and professional engineer seal for MICHAEL T. DOGGETT.

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Saturday, December 7, 2024 2:48:34 PM



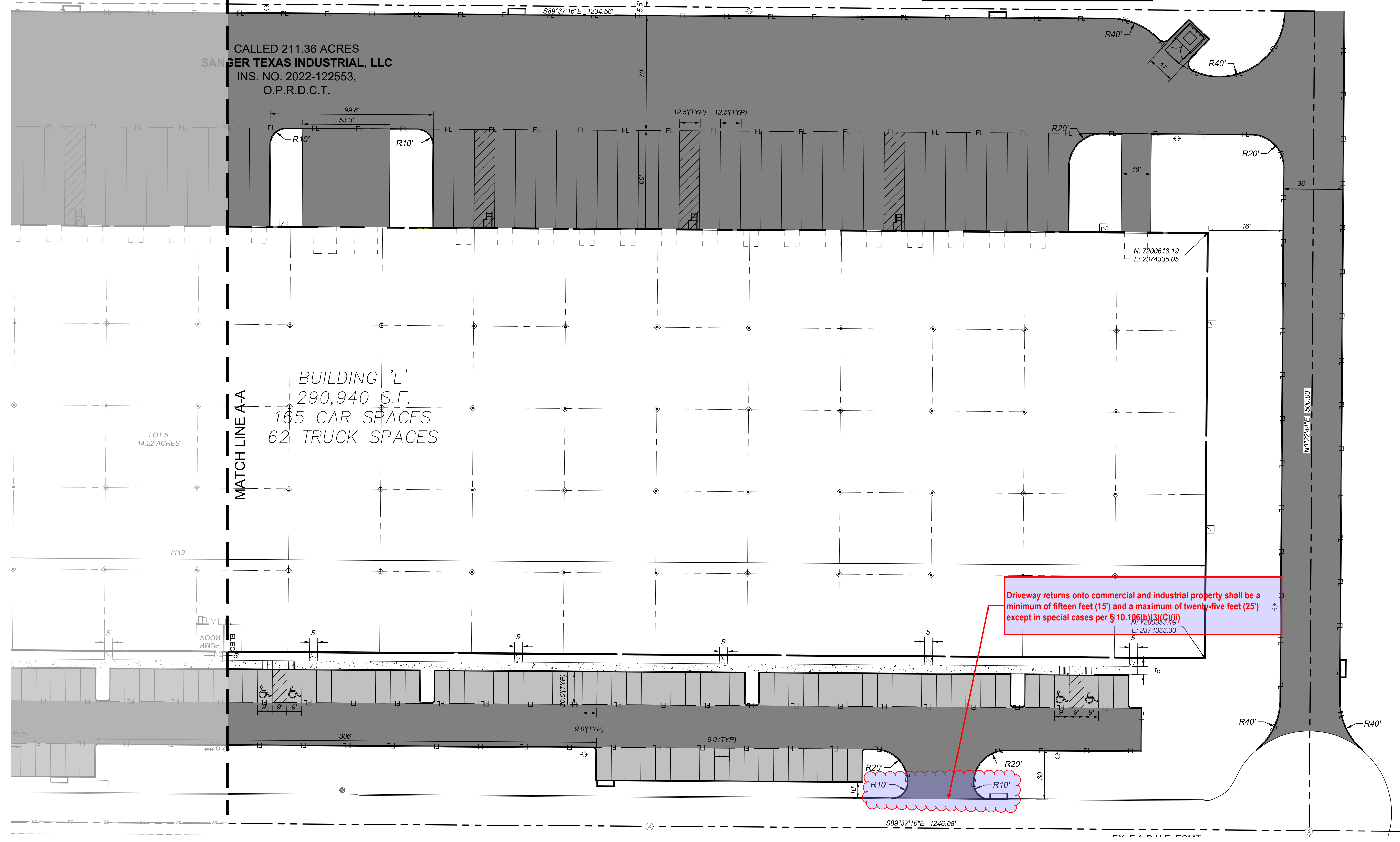
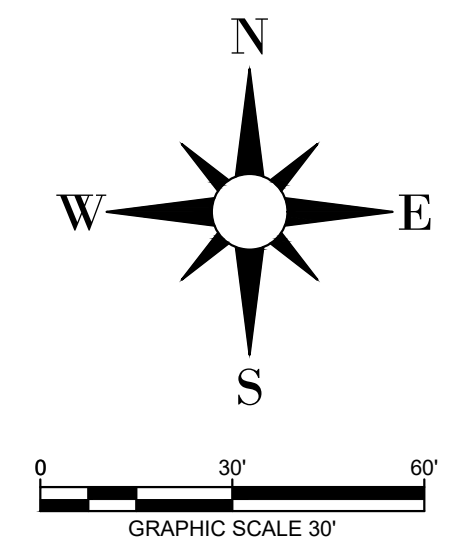
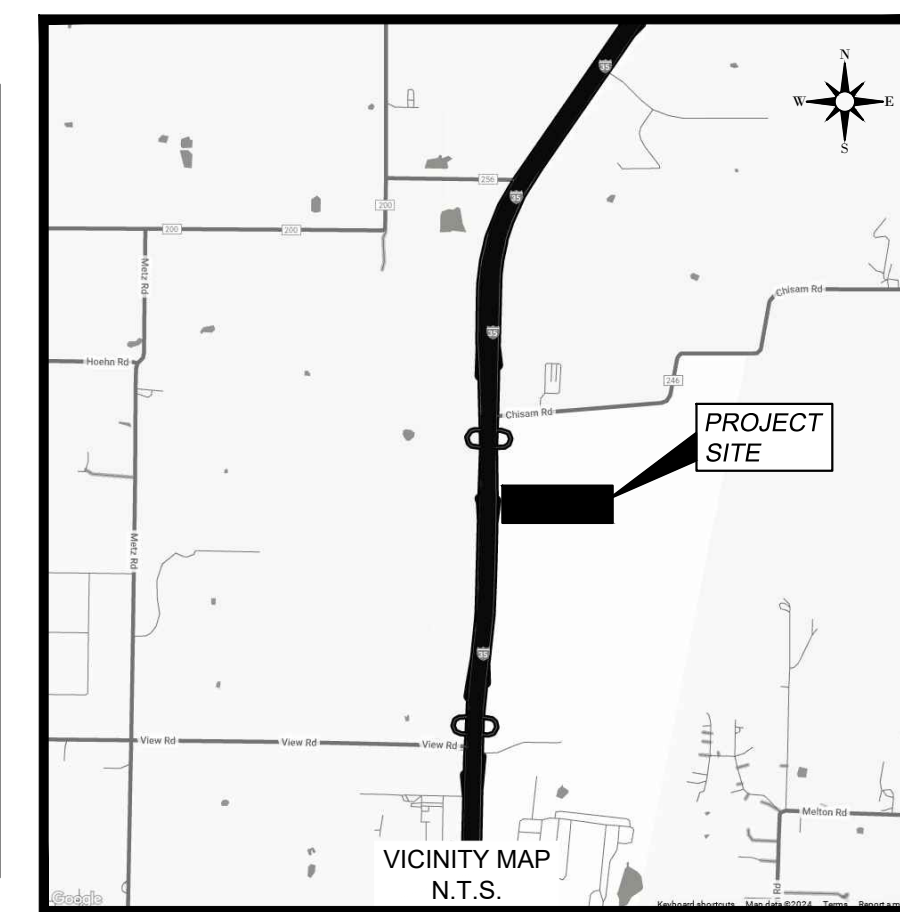
*THESE SECTIONS BELOW ARE SHOWN FOR REFERENCE ONLY. PAVEMENT DESIGN AND SOIL PREPARATION RECOMMENDATIONS BY RONE ENGINEERS (REPORT NO. 22-26269 DATED APRIL 2022) SHALL BE ADHERED TO FOR BOTH MATERIALS AND PRACTICE OF INSTALLATION

NOTES

- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING FOOT PRINT DIMENSIONS.
- ALL DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, OR PROPERTY LINE UNLESS NOTED OTHERWISE.
- ALL CURB RADII ARE 2' UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND FINAL GEOTECH REPORT FOR BUILDING SUB GRADE PREPARATION REQUIREMENTS.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR DUMPSTER ENCLOSURE CONSTRUCTION SPECIFICATIONS.
- CONTRACTOR SHALL REFER TO M.E.P. AND LANDSCAPE PLANS FOR CONDUIT PLACEMENT PRIOR TO PAVING.

LEGEND

- PROPERTY LINE
- ▨ SIDEWALK PAVEMENT
- Ⓟ ACCESSIBLE PARKING SYMBOL
- ▨ ACCESSIBLE ROUTE
- Ⓧ PROPOSED TRANSFORMER LOCATION
- Ⓧ NUMBER OF PARKING SPACES PER ROW
- ⊙ EXISTING LIGHT POLE
- ⊙ EXISTING FIRE HYDRANT
- ⊙ EXISTING SAN. SWR. MANHOLE
- ⊙ WATER METER
- ⊙ FH FIRE HYDRANT
- ⊙ FDC FIRE DEPARTMENT CONNECTION
- ⊙ SANITARY SEWER MANHOLE
- ⊙ EXISTING SIGN
- ⊙ TYP. TYPICAL



Driveway returns onto commercial and industrial property shall be a minimum of fifteen feet (15') and a maximum of twenty-five feet (25') except in special cases per § 10.106(b)(3)(C)(ii)

NO.	BY	DATE	REVISIONS
<p>© 2024 ANIMAS CIVIL ENGINEERING, LLC PHONE: 214-803-1099 TX F-26500</p>			
<p>PROJECT NAME: BLUE STAR INDUSTRIAL BLDG. L SANGER, TEXAS</p>			
<p>SHEET TITLE: PAVING AND DIMENSION CONTROL PLAN</p>			
<p>ACE PROJECT: 01101</p>			
<p>DATE: DECEMBER 2024</p>			
<p>SCALE: AS SHOWN</p>			
<p>DRAWN BY: MD</p>			
<p>SHEET NUMBER: C-2.02</p>			

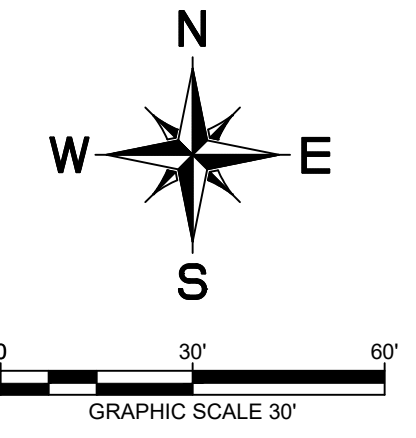
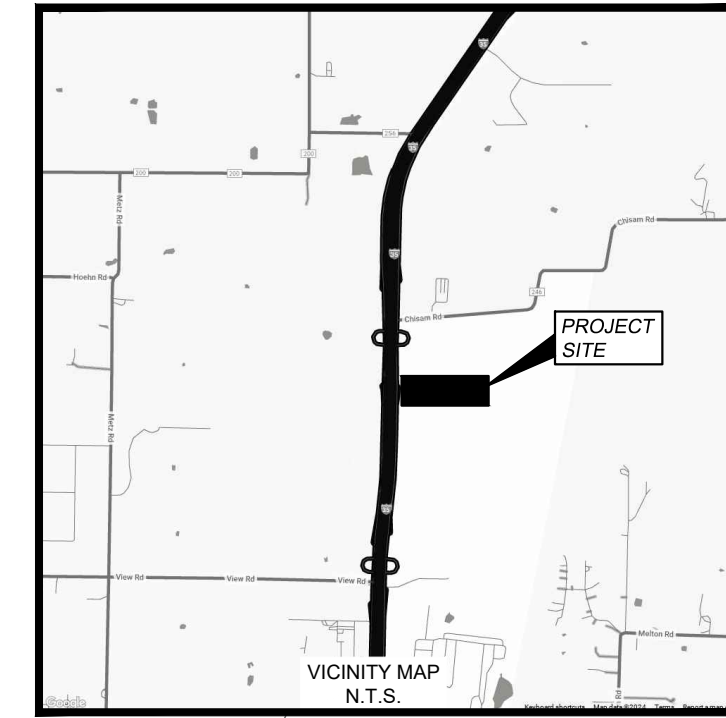
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Saturday, December 7, 2024 2:48:54 PM

GRADING NOTES

1. SPOT ELEVATIONS ARE TO TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
2. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR SUBGRADE PREPARATIONS SPECIFICATIONS FOR ALL PROPOSED BUILDINGS.
3. ALL FILL MATERIAL SHALL BE COMPACTED PER GEOTECH RECOMMENDATION. REFER TO PAVING SECTION DETAILS FOR SUBGRADE PREPARATION REQUIREMENTS UNDER ALL PAVED AREAS. (REFER TO GEOTECH REPORT)
4. CONTRACTOR SHALL VERIFY ALL SIDEWALKS HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5% AND A MAXIMUM CROSS SLOPE OF 2%. IF THE CONTRACTOR IDENTIFIES SLOPES GREATER, CONTRACTOR SHALL NOTIFY ENGINEER PRIOR TO CONSTRUCTION.
5. SPOT ELEVATIONS IDENTIFIED AS "MATCH EXISTING" SHALL BE FIELD VERIFIED. CONTRACTOR SHALL NOTIFY CIVIL ENGINEERING CONSULTANT (CEC) OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH GRADING ACTIVITIES.

LEGEND

	PROPERTY LINE
	PROPOSED CONTOUR
	EXISTING CONTOUR
	PROPOSED TOP OF CURB ELEVATION
	PROPOSED TOP OF PAVEMENT ELEVATION
	MATCH EXISTING



1. Provide offsite flow arrows

Is there an agreement for the offsite grading?



0 ACRES
TEXAS
0-141152,
C.T.

CALLED 211.36 ACRES
SANGER, TEXAS INDUSTRIAL, LLC
INS. NO. 2022-122553,
O.P.R.D.C.T.

BUILDING 'L'
290,940 S.F.
165 CAR SPACES
62 TRUCK SPACES

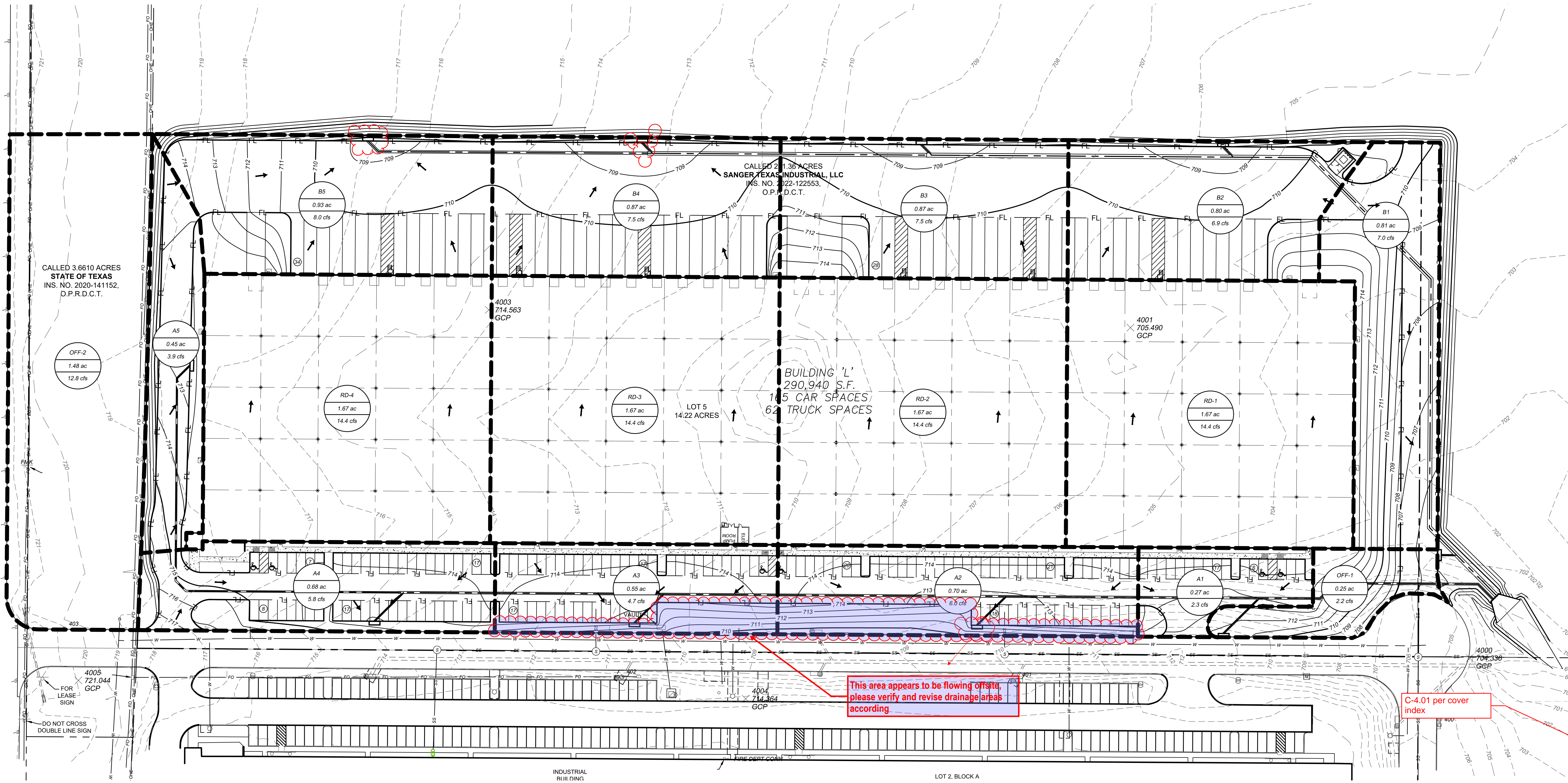
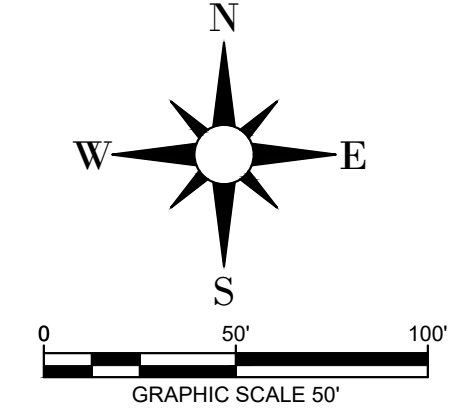
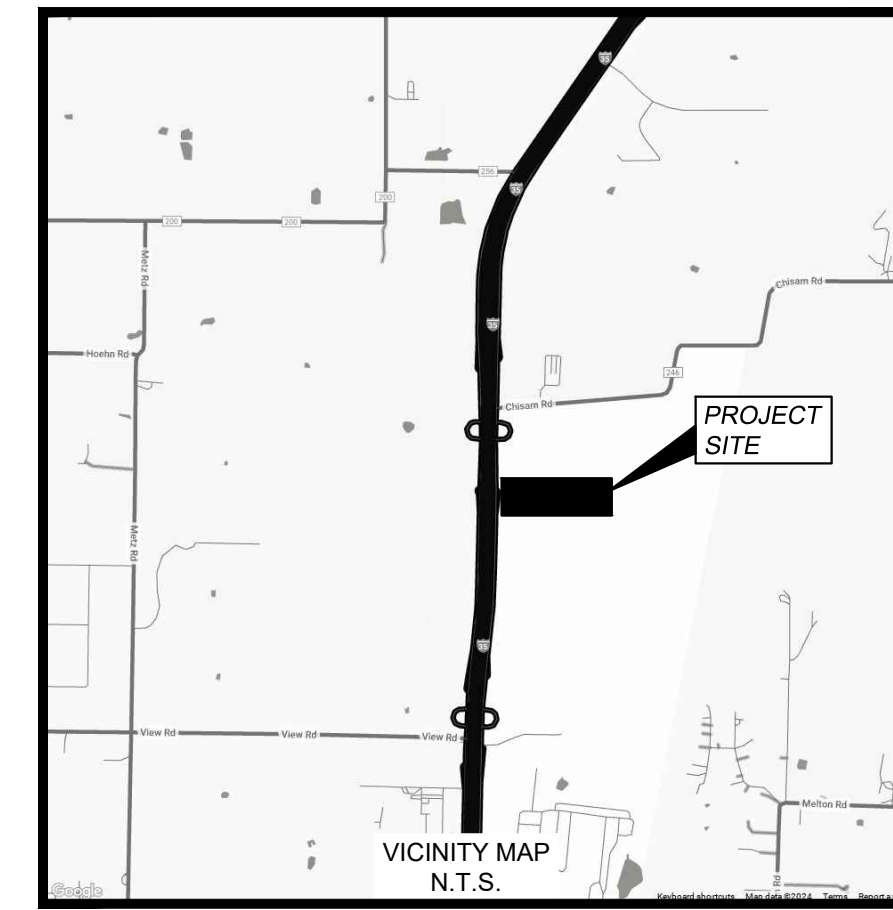
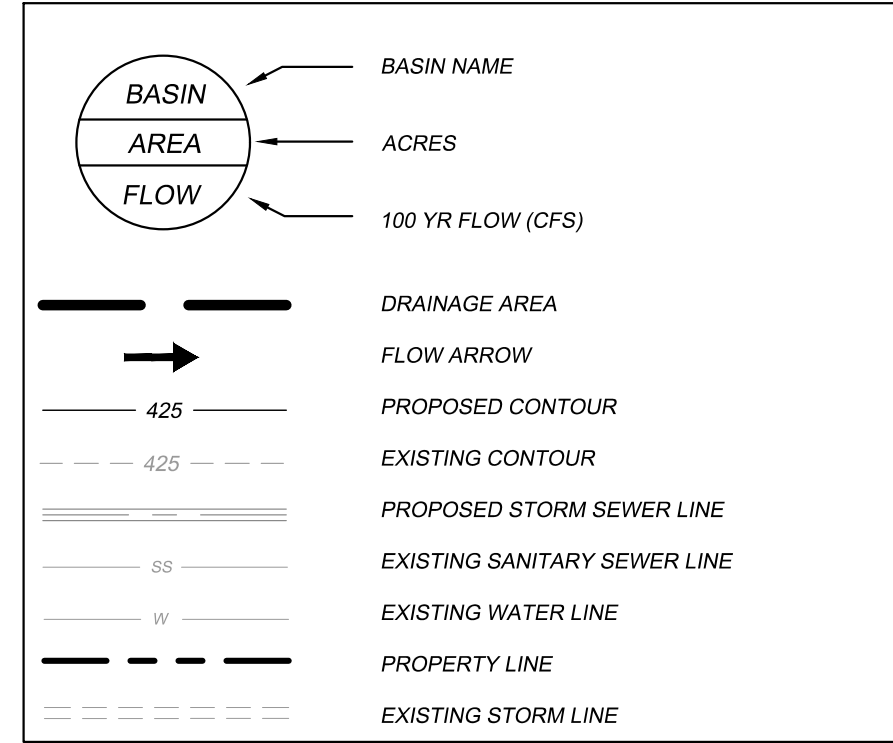
MATCH LINE A-A

NO.	REVISIONS	DATE	BY
© 2024 ANIMAS CIVIL ENGINEERING, LLC PHONE: 214-803-1099 TX F-26500			
PROJECT NAME:			
BLUE STAR INDUSTRIAL BLDG. L SANGER, TEXAS			
SHEET TITLE:			
GRADING PLAN			
ACE PROJECT:			
01101			
DATE			
DECEMBER 2024			
SCALE			
AS SHOWN			
DRAWN BY:			
MD			
SHEET NUMBER			
C-3.01			

EX. F.A.D.U.E. ESMT.
INS. NO. 2022-122553, O.P.R.D.C.T.

1. please provide 5, 10, 25, and 100 yr calcs
2. intensity from 2020 ISWM hydrology manual? please note source. to be consistent with accepted drainage study, use intensity data in from accepted study (2014 ISWM hydrology manual).
3. see comments related to surcharge for circled inlets

DRAINAGE AREA TABLE						
DRAINAGE AREA NO.	AREA (ac)	RUNOFF COEFFICIENT "C"	RAINFALL INTENSITY "I" ¹⁰⁰ (in/hr)	TIME OF CONCENTRATION (minutes)	TOTAL FLOW Q ₁₀₀ (cfs)	COLLECTION POINT
A1	0.27	0.90	9.58	10.0	2.3	CURB INLET
A2	0.70	0.90	9.58	10.0	6.0	CURB INLET
A3	0.55	0.90	9.58	10.0	4.7	CURB INLET
A4	0.68	0.90	9.58	10.0	5.8	CURB INLET
A5	0.45	0.90	9.58	10.0	3.9	CURB INLET
B1	0.81	0.90	9.58	10.0	7.0	CURB INLET
B2	0.80	0.90	9.58	10.0	6.9	CURB INLET
B3	0.87	0.90	9.58	10.0	7.5	CURB INLET
B4	0.87	0.90	9.58	10.0	7.5	CURB INLET
B5	0.93	0.90	9.58	10.0	8.0	CURB INLET
OFF-1	0.25	0.90	9.58	10.0	2.2	EX. SWALE
OFF-2	1.48	0.90	9.58	10.0	12.8	AREA B5
RD-1	1.67	0.90	9.58	10.0	14.4	ROOF DRAIN
RD-2	1.67	0.90	9.58	10.0	14.4	ROOF DRAIN
RD-3	1.67	0.90	9.58	10.0	14.4	ROOF DRAIN
RD-4	1.67	0.90	9.58	10.0	14.4	ROOF DRAIN



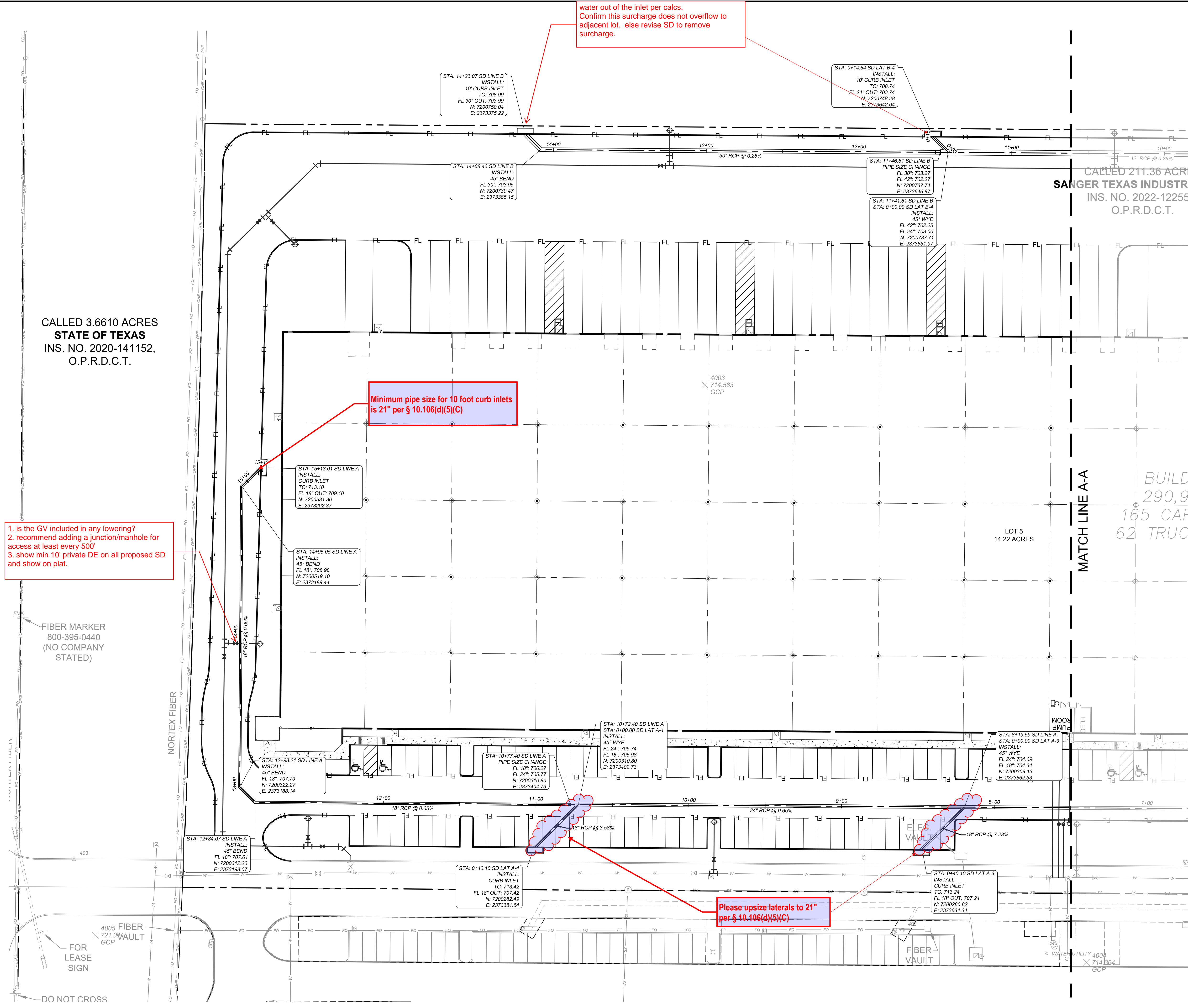
This area appears to be flowing offsite, please verify and revise drainage areas according.

C-4.01 per cover index

NO.	REVISIONS	DATE	BY
 CIVIL ENGINEERING © 2024 ANIMAS CIVIL ENGINEERING, LLC PHONE: 214-803-1099 TX F-26500			
 PROJECT NAME: BLUE STAR INDUSTRIAL BLDG. L SANGER, TEXAS			
SHEET TITLE: DRAINAGE AREA MAP			
ACE PROJECT: 01101 DATE: DECEMBER 2024 SCALE: AS SHOWN DRAWN BY: MD			
SHEET NUMBER C-6.01			

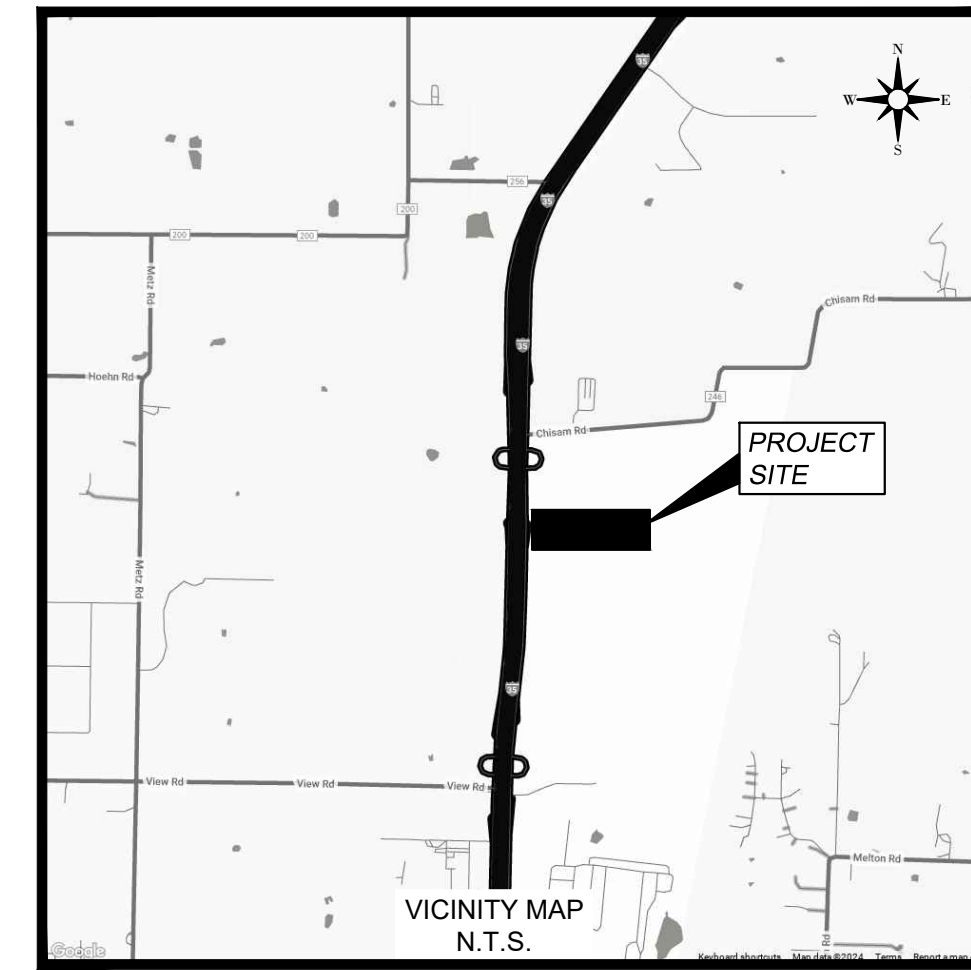
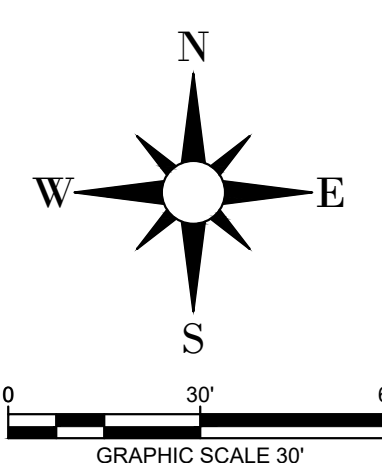
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Saturday, December 7, 2024 2:49:46 PM



CALLLED 3.6610 ACRES
 STATE OF TEXAS
 INS. NO. 2020-141152,
 O.P.R.D.C.T.

1. is the GV included in any lowering?
2. recommend adding a junction/manhole for access at least every 500'
3. show min 10' private DE on all proposed SD and show on plat.



CALLLED 211.36 ACRE
 SANGER TEXAS INDUSTRI
 INS. NO. 2022-12255,
 O.P.R.D.C.T.

LEGEND

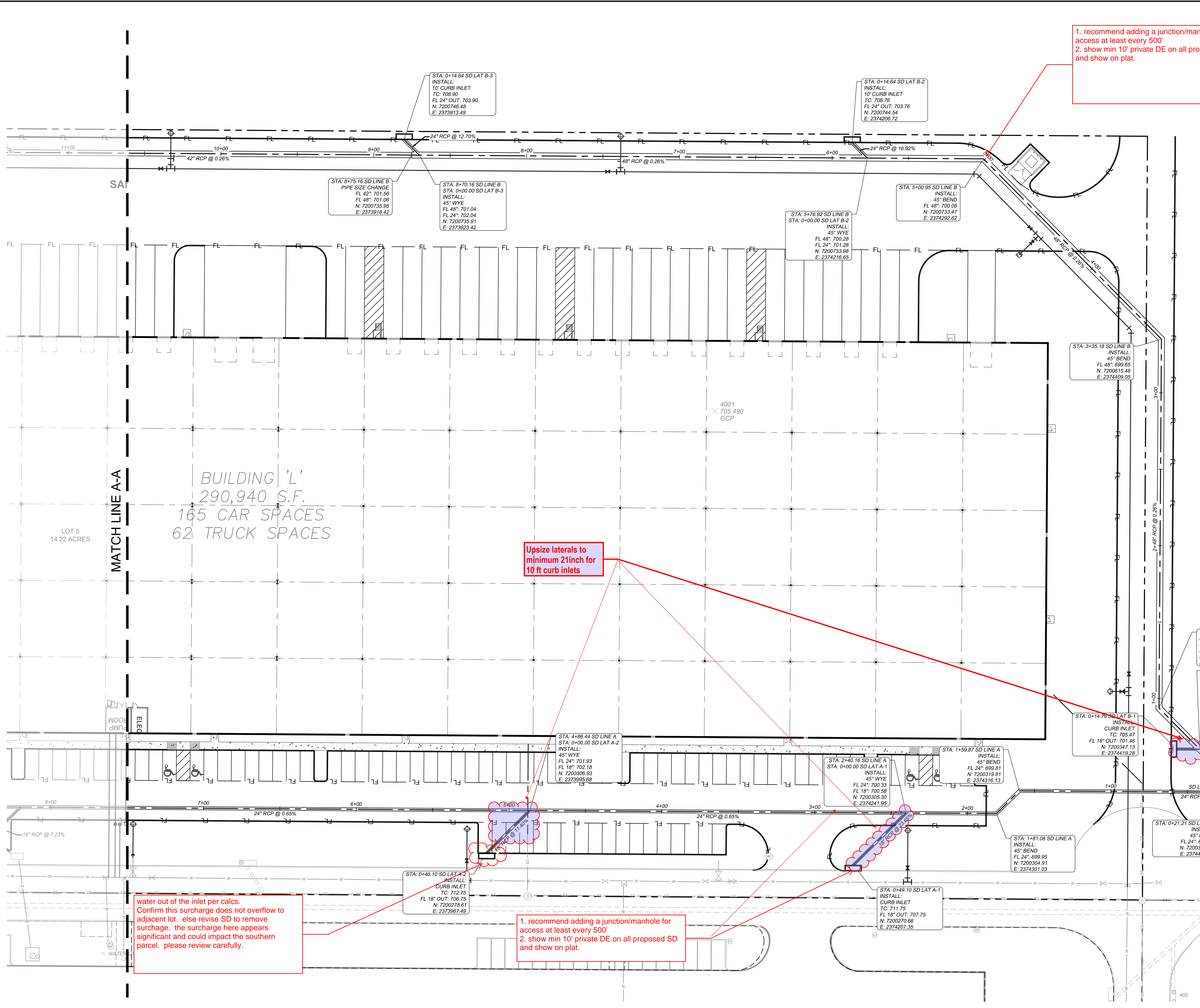
	PROPERTY LINE
	PROPOSED STORM LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED WATER LINE
	EXISTING STORM LINE
	EXISTING OVERHEAD ELECTRIC
	EXISTING WATER LINE
	EXISTING SEWER LINE
	PROPOSED SANITARY SEWER MANHOLE (SS MH)
	PROPOSED FIRE HYDRANT (FH)
	PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
	EXISTING FIRE HYDRANT
	EXISTING STORM MANHOLE
	EXISTING SAN. SWR. MANHOLE


- STORM DRAINAGE NOTES:**
1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
 2. CONTRACTOR SHALL FIELD VERIFY THE EXACT HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES IN FIELD PRIOR TO COMMENCING CONSTRUCTION. NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
 3. STORM PIPE SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED:
 A) RCP - ASTM C76 CLASS III - REQUIRED IN PUBLIC RIGHT OF WAY AND AT CONNECTION POINTS TO PUBLIC STORM SEWER.
 B) HDPE - AASHTO M252 TYPE S, M294 TYPE S R ASTM F 2306 SMOOTH WALL
 4. ALL EXISTING AND PROPOSED PIPES AND STRUCTURES ARE TO BE CLEANED OUT AT THE COMPLETION OF CONSTRUCTION TO REMOVE ALL SILT AND DEBRIS.
 5. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUDED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
 6. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".
 7. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.

<p>PROJECT NAME: BLUE STAR INDUSTRIAL BLDG. L SANGER, TEXAS</p>	<p>SHEET TITLE: STORM PLAN</p>
<p>ACE PROJECT: 01101</p>	<p>DATE DECEMBER 2024</p>
<p>SCALE AS SHOWN</p>	<p>DRAWN BY: MD</p>
<p>SHEET NUMBER C-5.01</p>	<p>REVISIONS DATE BY</p>

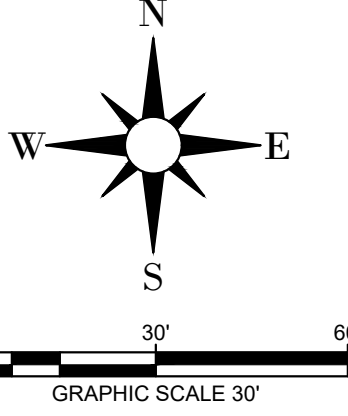
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Saturday, December 7, 2024 2:49:51 PM






**Know what's below.
Call before you dig.**



GRAPHIC SCALE 30'




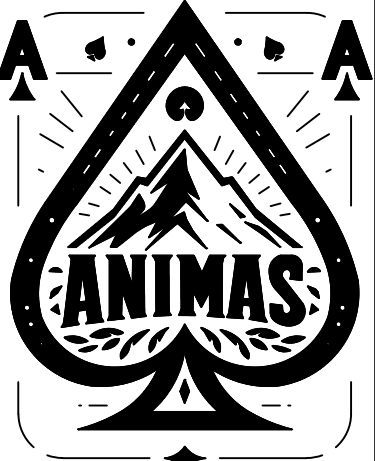
VICINITY MAP
N.T.S.

LEGEND

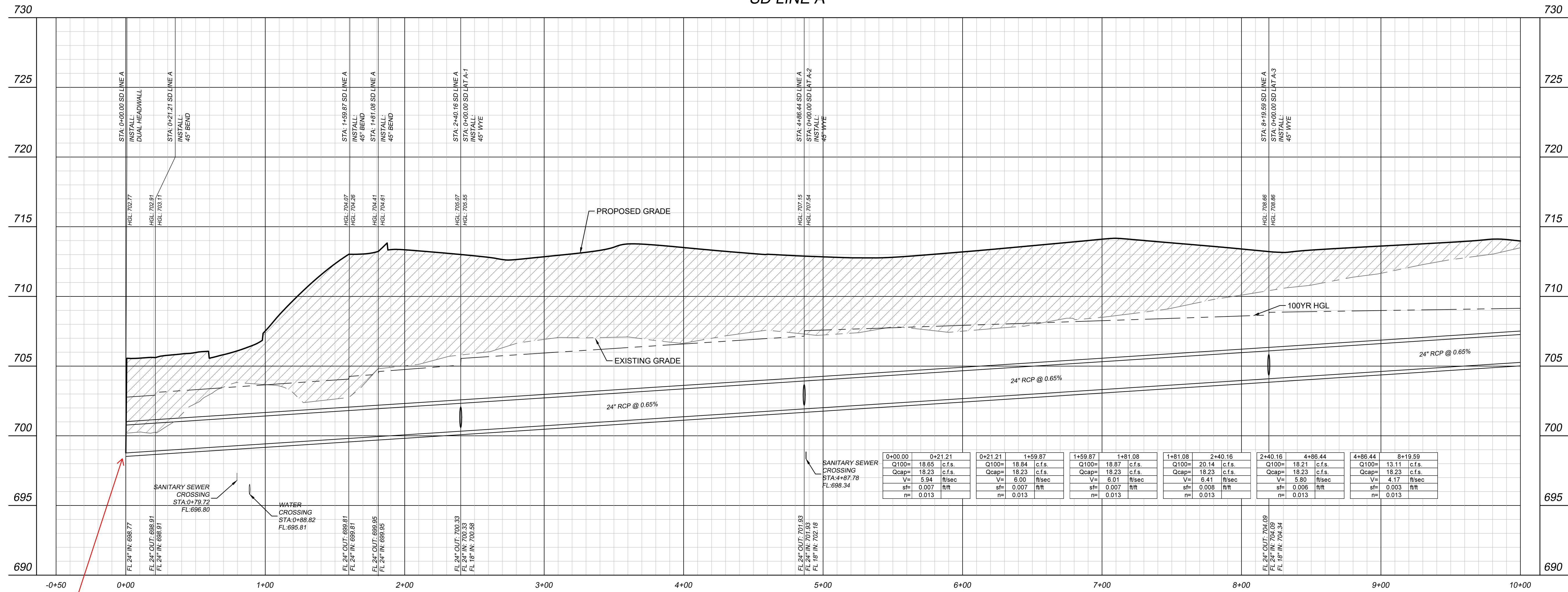
	PROPERTY LINE
	PROPOSED STORM LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED WATER LINE
	EXISTING STORM LINE
	EXISTING OVERHEAD ELECTRIC
	EXISTING WATER LINE
	EXISTING SEWER LINE
	PROPOSED SANITARY SEWER MANHOLE (SS MH)
	PROPOSED FIRE HYDRANT (FH)
	PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
	EXISTING FIRE HYDRANT
	EXISTING STORM MANHOLE
	EXISTING SAN. SWR. MANHOLE

STORM DRAINAGE NOTES:

- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
- CONTRACTOR SHALL FIELD VERIFY THE EXACT HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES IN FIELD PRIOR TO COMMENCING CONSTRUCTION. NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
- STORM PIPE SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED:
 - A) RCP - ASTM C78 CLASS III - REQUIRED IN PUBLIC RIGHT OF WAY AND AT CONNECTION POINTS TO PUBLIC STORM SEWER.
 - B) HDPE - AASHTO M252 TYPE S, M294 TYPE S ASTM F 2306 SMOOTH WALL
- ALL EXISTING AND PROPOSED PIPES AND STRUCTURES ARE TO BE RECORDED BY THE CONTRACTOR FOR AREAS OUTSIDE THE PLATTED BOUNDARY A PRIVATE DE BY SEPARATE INSTRUMENT MUST BE RECORDED. DE SHOULD INCLUDE ANY ENERGY DISSIPATION (RIP RAP) AND EXTEND MIN 25' BEYOND THE RIP RAP.
- ALL EXISTING AND PROPOSED PIPES AND STRUCTURES ARE TO BE RECORDED BY THE CONTRACTOR FOR AREAS OUTSIDE THE PLATTED BOUNDARY A PRIVATE DE BY SEPARATE INSTRUMENT MUST BE RECORDED. DE SHOULD INCLUDE ANY ENERGY DISSIPATION (RIP RAP) AND EXTEND MIN 25' BEYOND THE RIP RAP.
- ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.

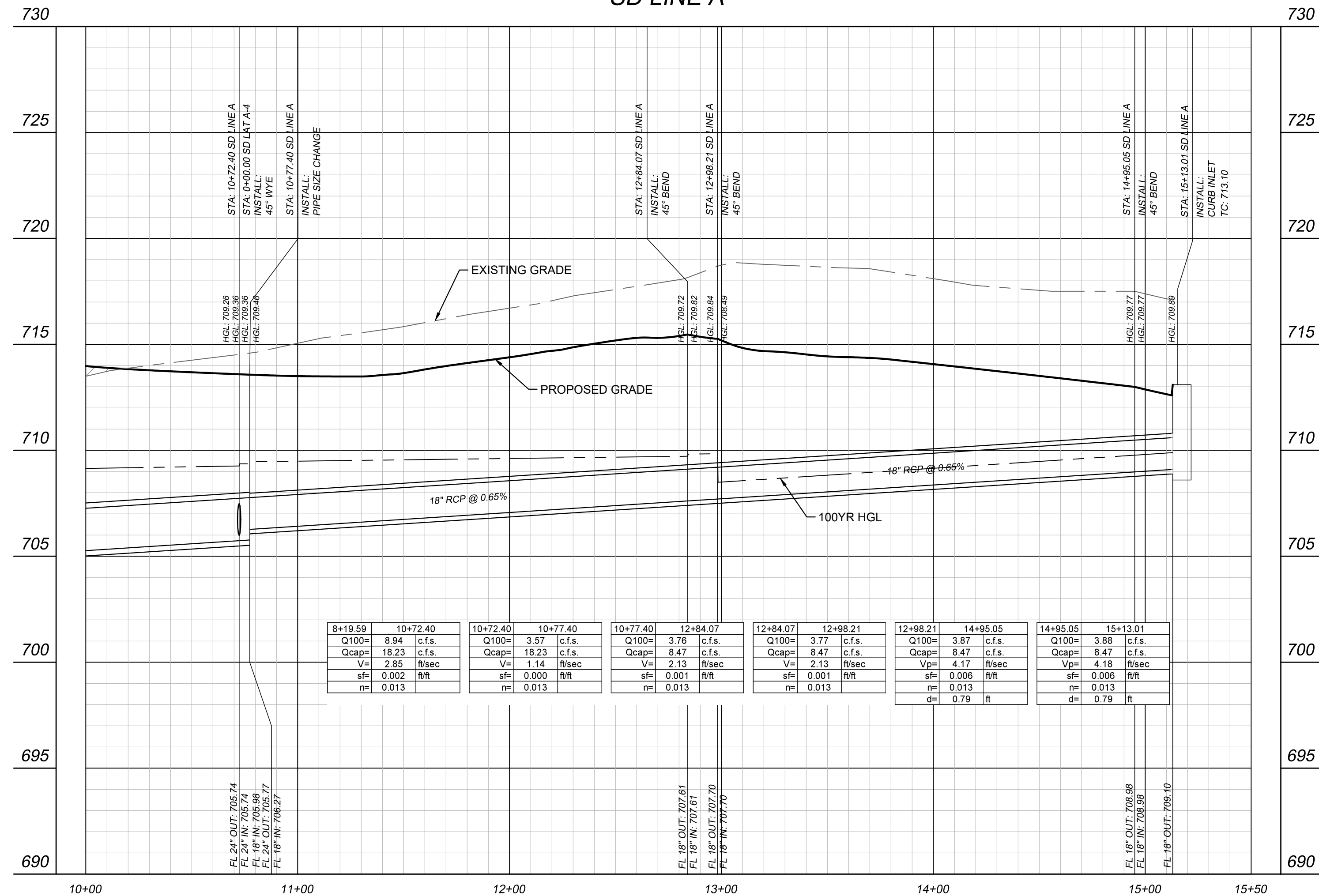
 <p>MICHAEL T. DOGGETT 98628 LICENSED PROFESSIONAL ENGINEER 12/17/2024</p>	 <p>ANIMAS CIVIL ENGINEERING</p>
<p>PROJECT NAME: BLUE STAR INDUSTRIAL BLDG. L SANGER, TEXAS</p>	
<p>SHEET TITLE: STORM PLAN</p>	
<p>ACE PROJECT: 01101</p>	
<p>DATE DECEMBER 2024</p>	
<p>SCALE AS SHOWN</p>	
<p>DRAWN BY: MD</p>	
<p>SHEET NUMBER C-5.02</p>	

SD LINE A



1. show headwall and energy dissipation (rip rap)
2. provide rip rap calcs to support apron length, width, and thickness
3. note the source of the stating water surface elevation
4. label separation distances between SD and SS/W - all crossings

SD LINE A



PROFILE SCALE
 1"=40' HORIZONTAL
 1" = 4' VERTICAL

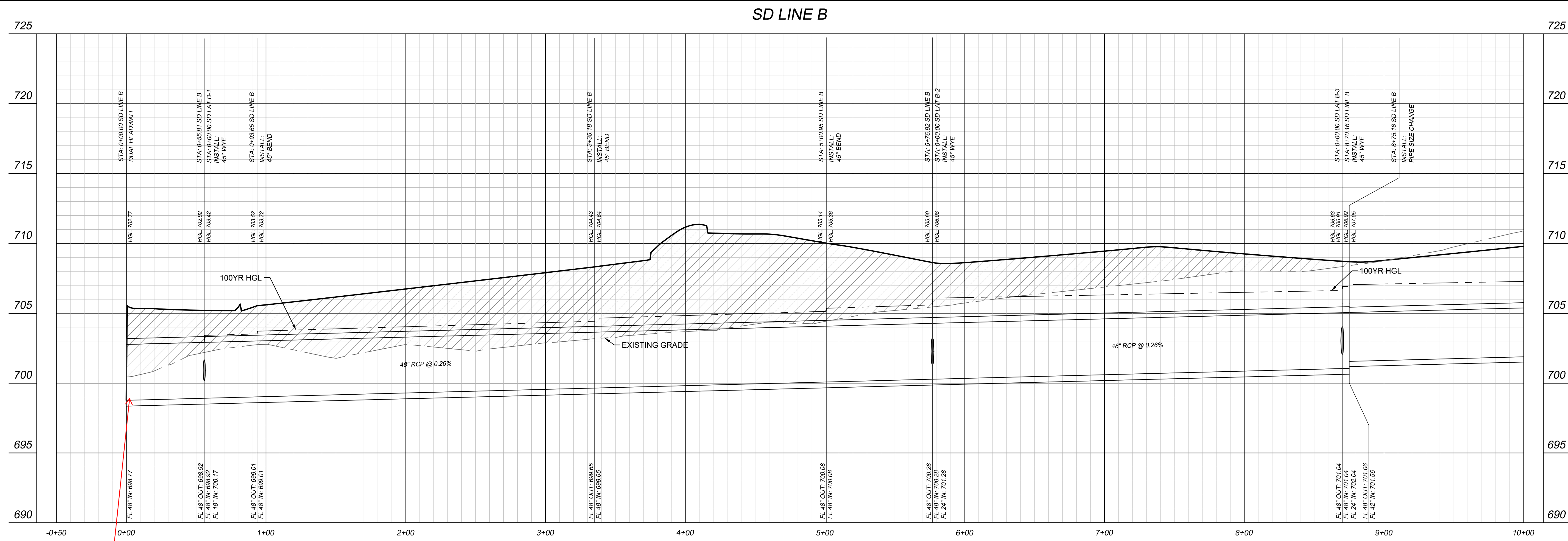
NO.	REVISIONS	DATE	BY

© 2024 ANIMAS CIVIL ENGINEERING, LLC
 PHONE: 214-803-1099
 TX F-26500

PROJECT NAME:
BLUE STAR INDUSTRIAL BLDG. L SANGER, TEXAS

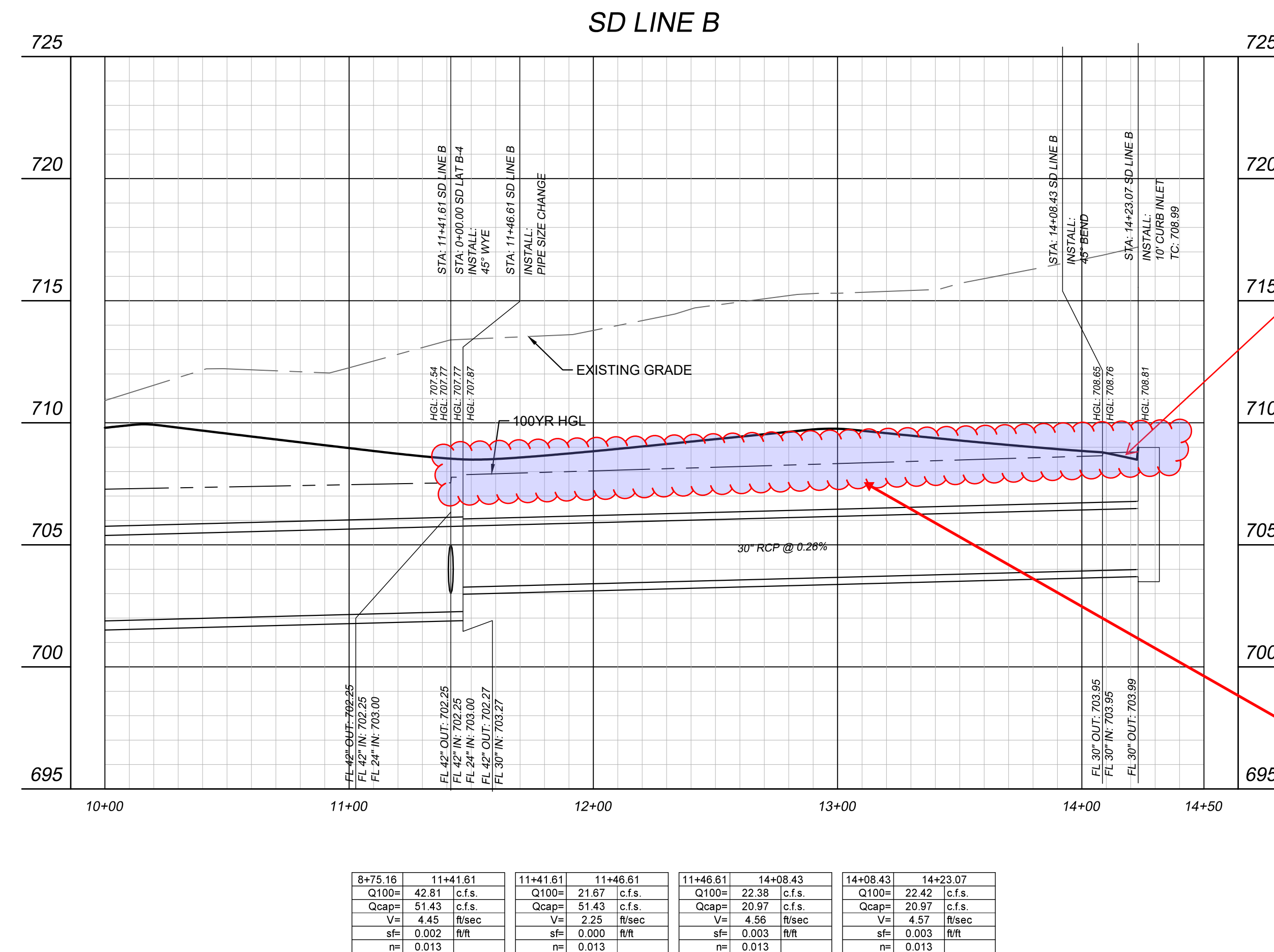
SHEET TITLE:
STORM PROFILES

ACE PROJECT:
 01101
 DATE
 DECEMBER 2024
 SCALE
 AS SHOWN
 DRAWN BY:
 MD
 SHEET NUMBER
C-5.03



0+00.00	0+55.81	0+93.65	3+35.18	5+00.95	5+00.95	5+76.92	8+70.16	8+75.16
Q100= 82.42 c.f.s.	Q100= 76.35 c.f.s.	Q100= 77.80 c.f.s.	Q100= 78.93 c.f.s.	Q100= 73.42 c.f.s.	Q100= 73.42 c.f.s.	Q100= 81.19 c.f.s.	Q100= 61.89 c.f.s.	Q100= 41.43 c.f.s.
Qcap= 73.42 c.f.s.	Qcap= 73.42 c.f.s.	Qcap= 73.42 c.f.s.	Qcap= 73.42 c.f.s.	Qcap= 73.42 c.f.s.	Qcap= 73.42 c.f.s.	Qcap= 73.42 c.f.s.	Qcap= 73.42 c.f.s.	Qcap= 73.42 c.f.s.
V= 6.56 ft/sec	V= 6.08 ft/sec	V= 6.19 ft/sec	V= 6.27 ft/sec	V= 5.46 ft/sec	V= 4.93 ft/sec	V= 4.93 ft/sec	V= 3.30 ft/sec	V= 3.30 ft/sec
sf= 0.003 ft/ft	sf= 0.003 ft/ft	sf= 0.003 ft/ft	sf= 0.003 ft/ft	sf= 0.003 ft/ft	sf= 0.002 ft/ft	sf= 0.002 ft/ft	sf= 0.001 ft/ft	sf= 0.001 ft/ft
n= 0.013	n= 0.013	n= 0.013	n= 0.013	n= 0.013	n= 0.013	n= 0.013	n= 0.013	n= 0.013
d= 4.50 ft	d= 4.50 ft	d= 4.50 ft	d= 4.50 ft	d= 4.50 ft	d= 4.50 ft	d= 4.50 ft	d= 4.50 ft	d= 4.50 ft

- show headwall and energy dissipation (rip rap)
- provide rip rap calcs to support apron length, width, and thickness
- note the source of the stating water surface elevation
- label separation distances between SD and SS/W - all crossings



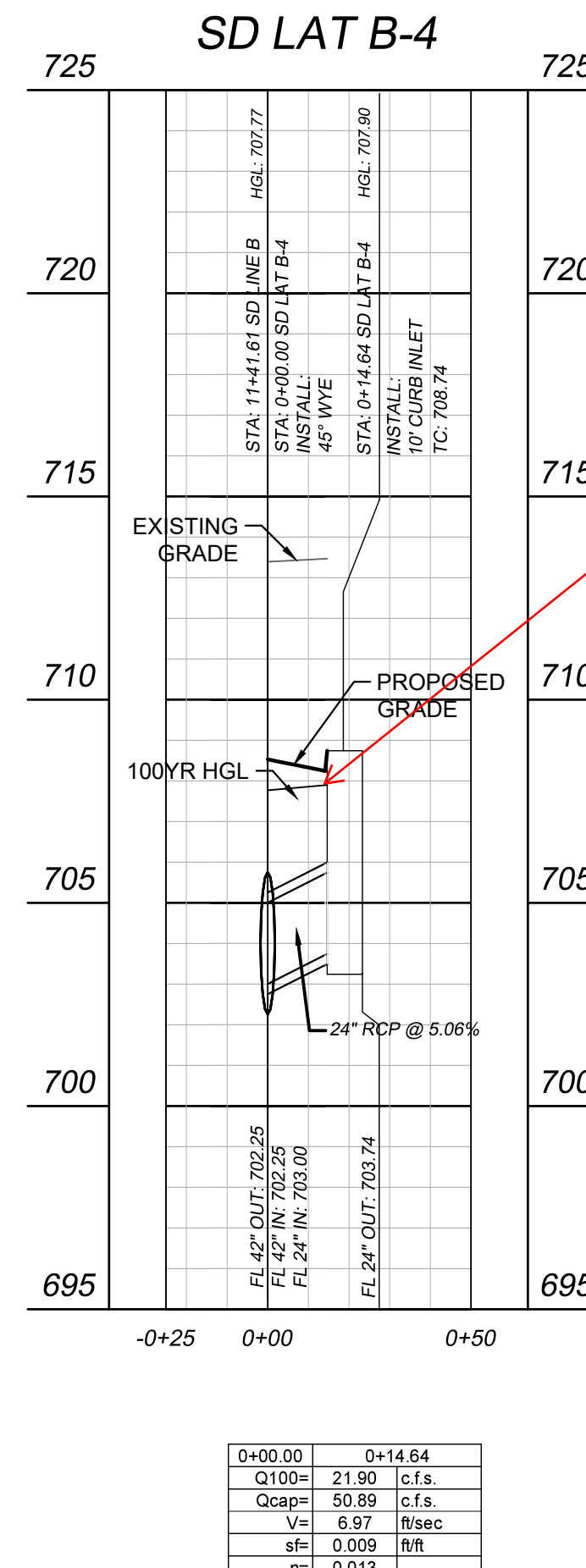
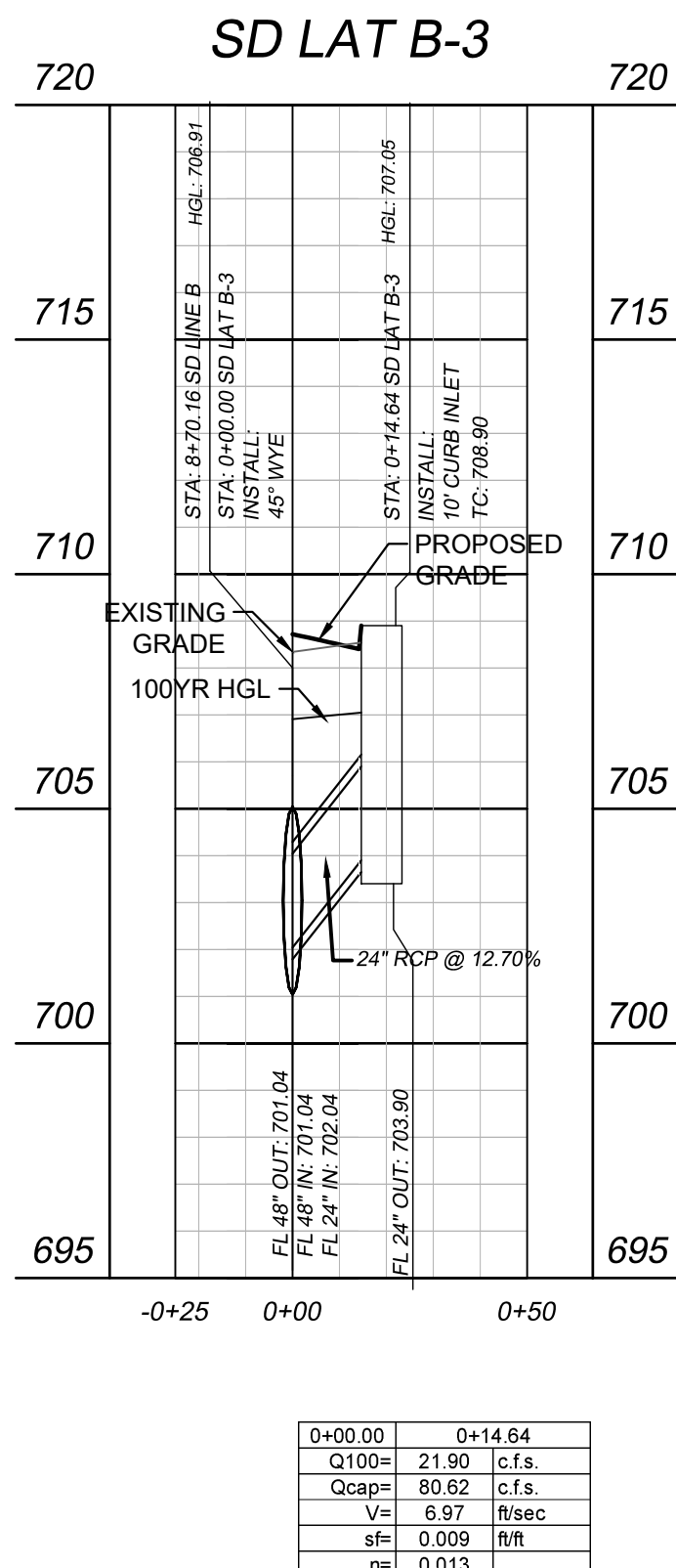
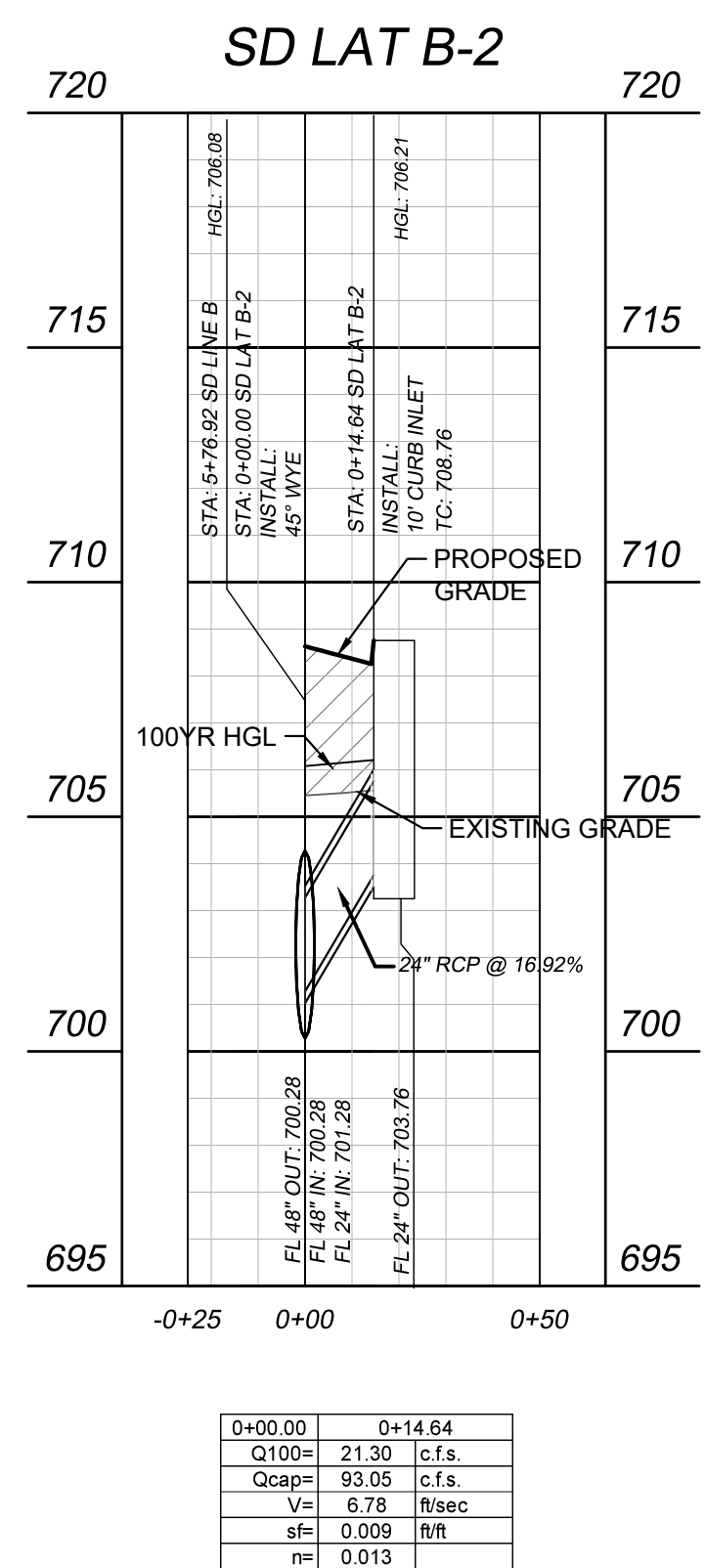
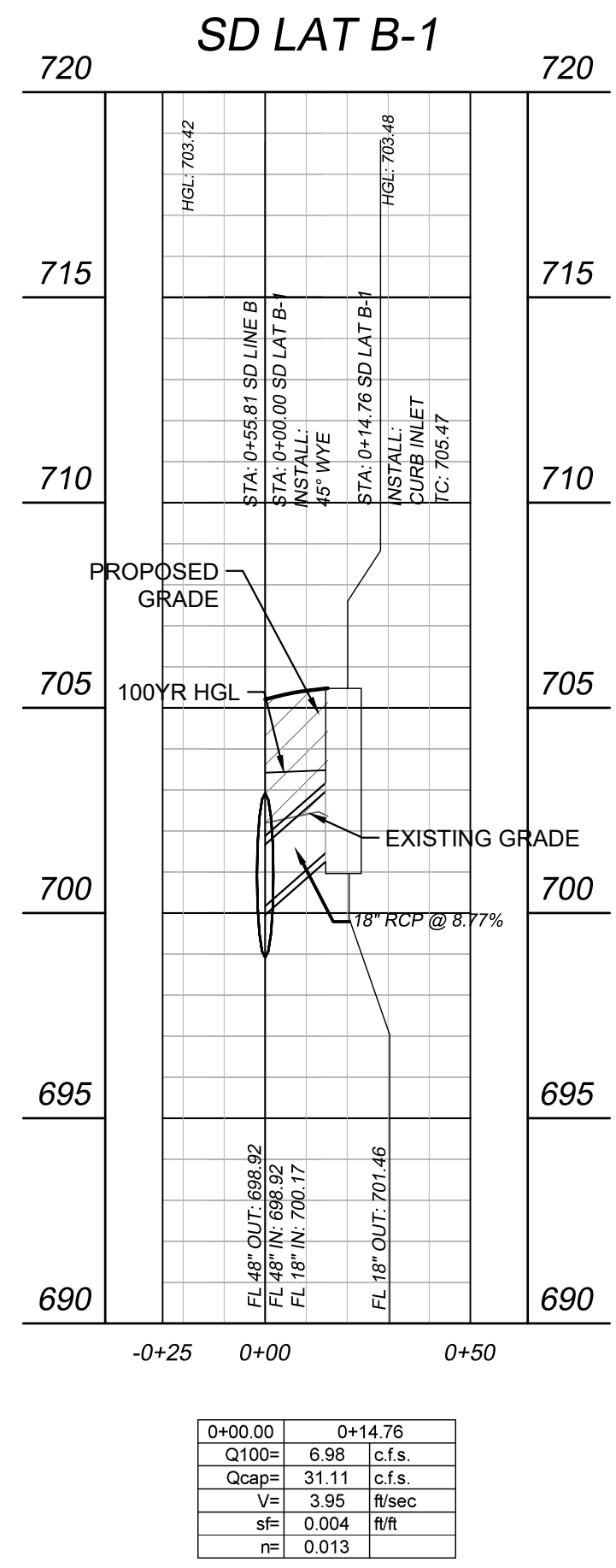
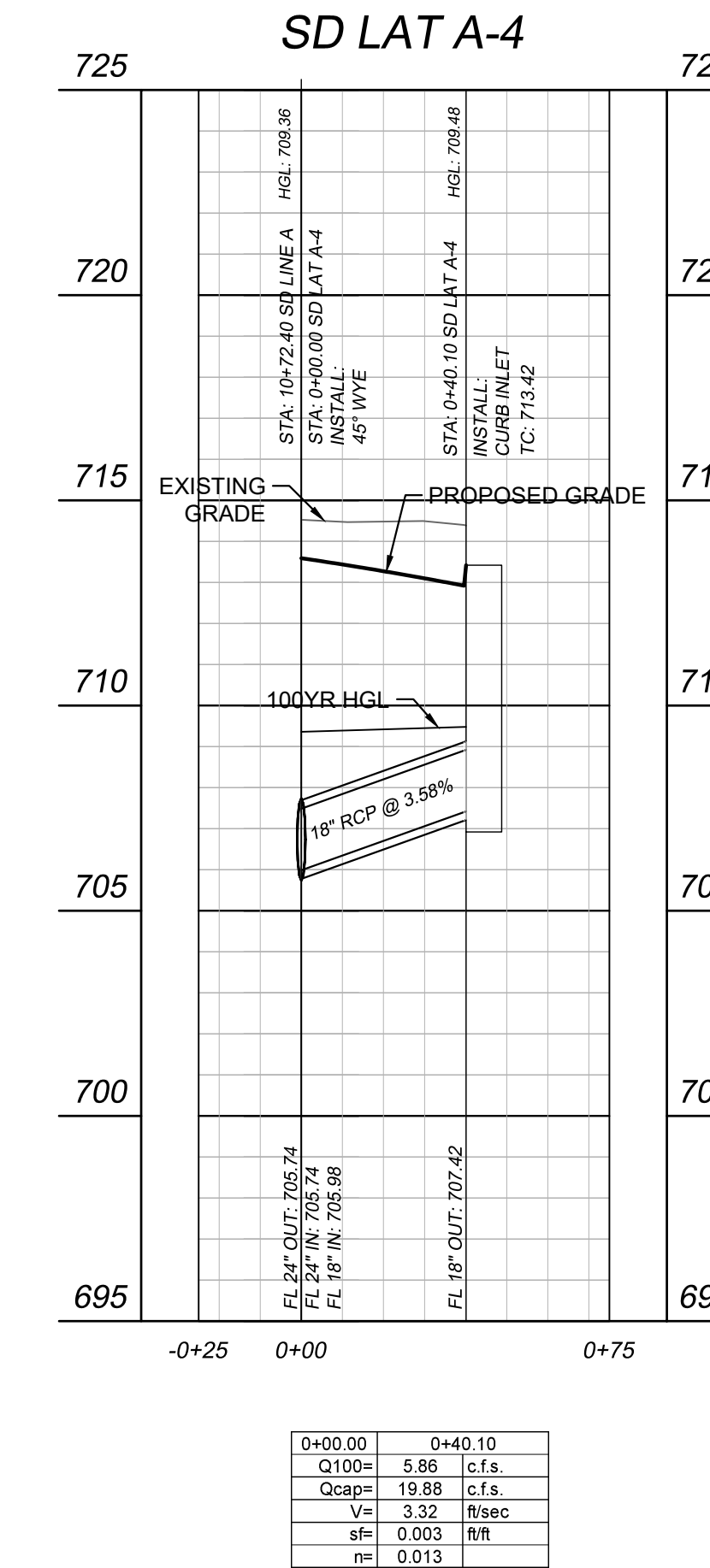
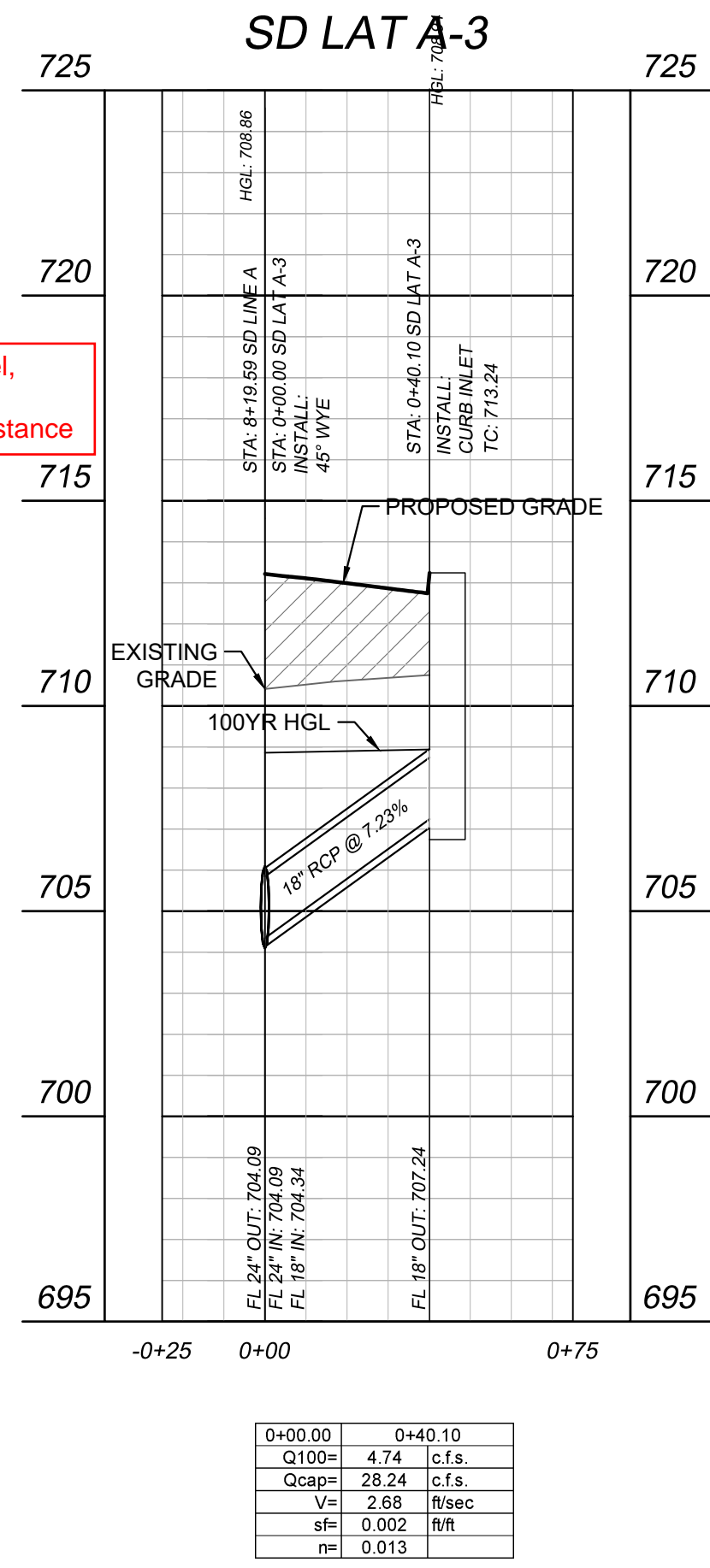
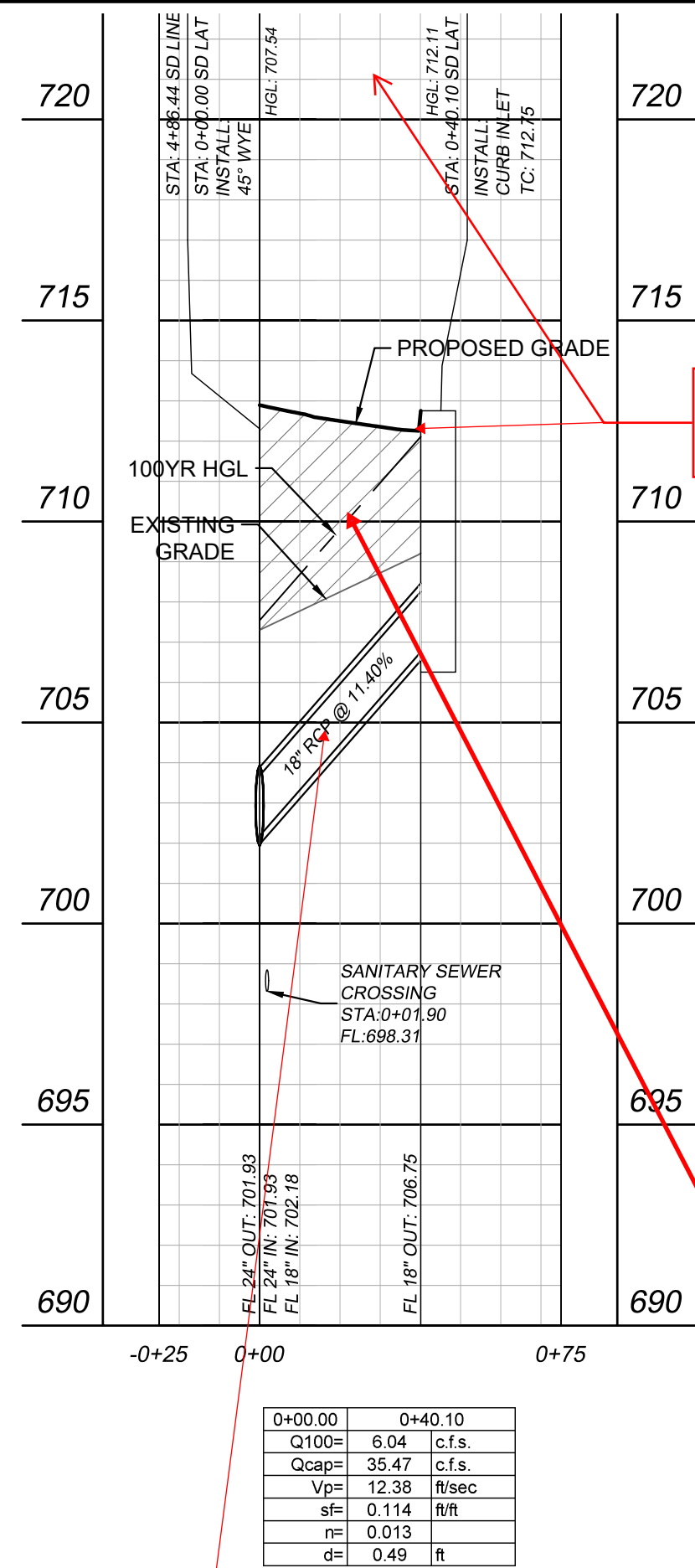
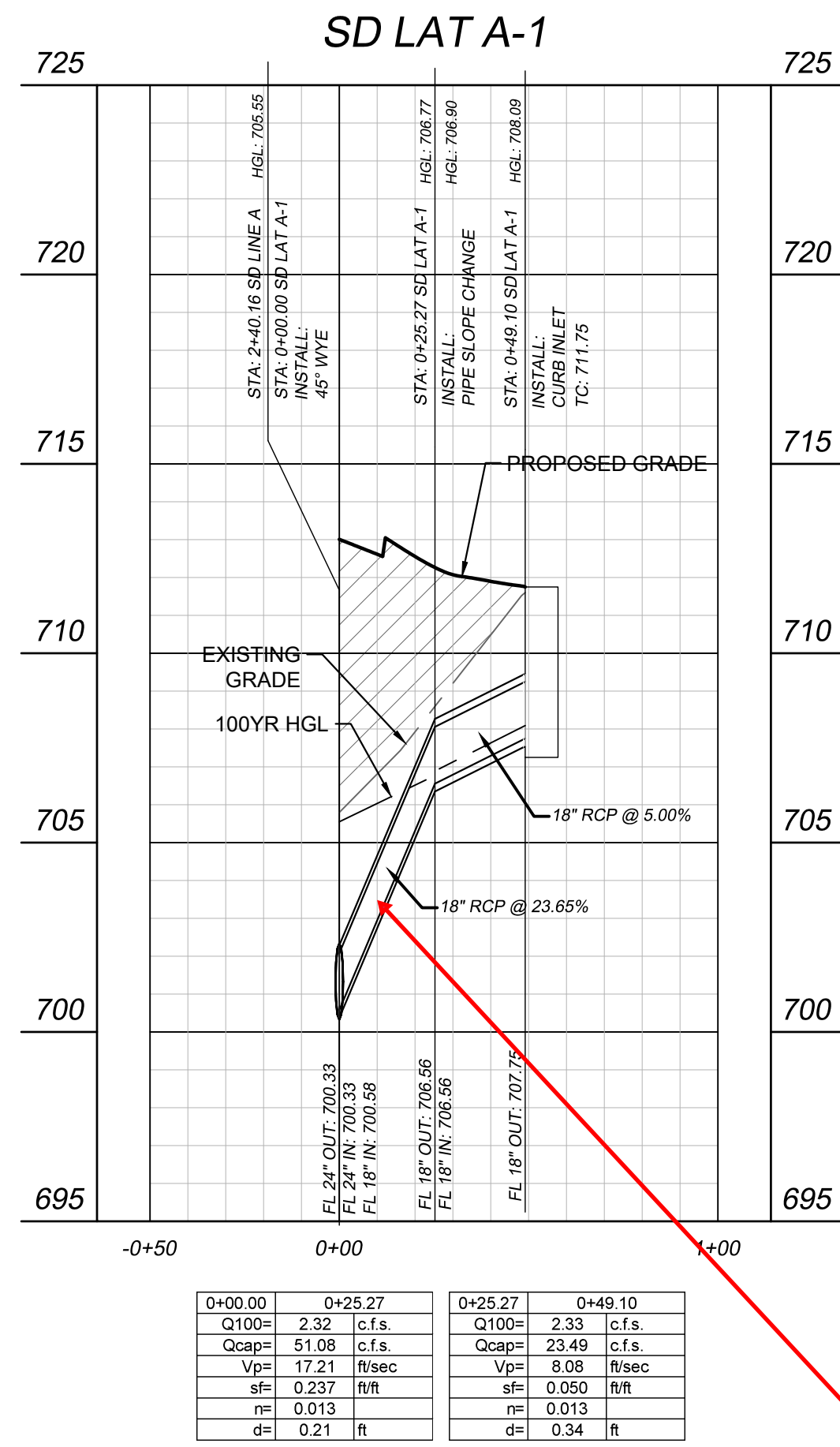
8+75.16	11+41.61	11+41.61	11+46.61	11+46.61	14+08.43	14+08.43	14+23.07
Q100= 42.81 c.f.s.	Q100= 21.67 c.f.s.	Q100= 22.38 c.f.s.	Q100= 22.38 c.f.s.	Q100= 22.42 c.f.s.	Q100= 20.97 c.f.s.	Q100= 20.97 c.f.s.	Q100= 22.42 c.f.s.
Qcap= 51.43 c.f.s.	Qcap= 51.43 c.f.s.	Qcap= 51.43 c.f.s.	Qcap= 51.43 c.f.s.	Qcap= 51.43 c.f.s.	Qcap= 20.97 c.f.s.	Qcap= 20.97 c.f.s.	Qcap= 20.97 c.f.s.
V= 4.45 ft/sec	V= 2.25 ft/sec	V= 2.25 ft/sec	V= 2.25 ft/sec	V= 4.56 ft/sec	V= 4.57 ft/sec	V= 4.57 ft/sec	V= 4.57 ft/sec
sf= 0.002 ft/ft	sf= 0.000 ft/ft	sf= 0.000 ft/ft	sf= 0.000 ft/ft	sf= 0.003 ft/ft	sf= 0.003 ft/ft	sf= 0.003 ft/ft	sf= 0.003 ft/ft
n= 0.013	n= 0.013	n= 0.013	n= 0.013	n= 0.013	n= 0.013	n= 0.013	n= 0.013

water out of the inlet?
Confirm this surcharge does not overflow to adjacent lot

The hydraulic grade line shall in no case be closer to the surface of the ground or street than one (1) foot per § 10.106(d)(6)(D)(ii). Please review and revise.

PROFILE SCALE
1"=40' HORIZONTAL
1" = 4' VERTICAL

NO.	REVISIONS	DATE	BY
© 2024 ANIMAS CIVIL ENGINEERING, LLC PHONE: 214-803-1099 TX F-26500			
PROJECT NAME: BLUE STAR INDUSTRIAL BLDG. L SANGER, TEXAS			
SHEET TITLE: STORM PROFILES			
ACE PROJECT: 01101			
DATE: DECEMBER 2024			
SCALE: AS SHOWN			
DRAWN BY: MD			
SHEET NUMBER: C-5.04			



Recommend deepening inlet slightly to reduce slopes and velocity to under 12fps

The hydraulic grade line shall in no case be closer to the surface of the ground or street than one (1) foot per § 10.106(d)(6)(D)(ii). Please review and revise.

hgl not consistent with calcs. please review/revise.

PROFILE SCALE
1"=40' HORIZONTAL
1" = 4' VERTICAL

PROJECT NAME:
BLUE STAR INDUSTRIAL BLDG. L SANGER, TEXAS

SHEET TITLE:
STORM PROFILES

ACE PROJECT:
01101

DATE
DECEMBER 2024

SCALE
AS SHOWN

DRAWN BY:
MD

SHEET NUMBER
C-5.05

REVISIONS

DATE

BY

NO

MICHAEL T. DOGGETT
98628
LICENSED PROFESSIONAL ENGINEER
12/17/2024

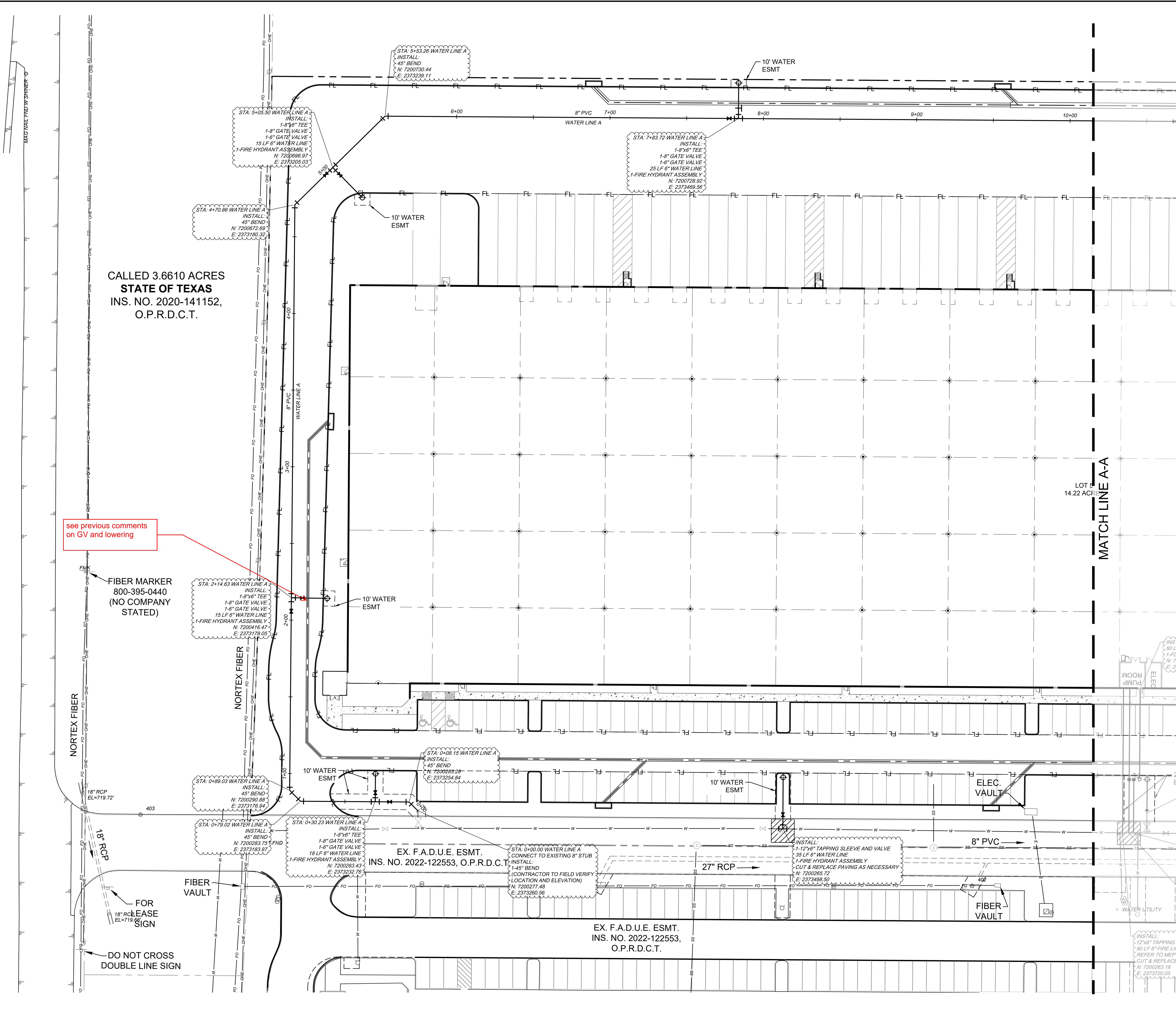
ANIMAS
CIVIL ENGINEERING
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PHONE: 214-803-1099
TX F-26500

C:\Users\mdogg\OneDrive\Documents\Projects\01101-Blue Star Industrial Sanger\CAD\Plan Sheets\Storm Profiles.dwg

STORM DRAIN HYDRAULIC CALCULATIONS TABLE

FROM	TO	PIPE LENGTH feet	DRAINAGE AREA			RUNOFF COEFF. "C"	INCR- MENTAL "CA"	TOTAL "CA"	TIME OF CONCENTRATION			5-YEAR INTENSITY (IN/HR)	100-YEAR INTENSITY (IN/HR)	Q5 RUNOFF (CFS)	Q100 RUNOFF (CFS)	INLET BYPASS (CFS)	Q PIPE (CFS)	PIPE SIZE (IN)	n	Sf (FT/FT)	HGL										DESIGN HGL Elev.	INVERT ELEV.			T/C ELEV. (FT)	COMMENTS
			INCREMENTAL NO.	AREA	TOTAL AREA				INLET (MIN.)	TRAVEL (MIN.)	TOTAL (MIN.)										D/S Elev.	U/S Elev.	V1(IN) ft/sec	V2(OUT) ft/sec	V1*2/2g (FT)	V2*2/2g (FT)	Kj	KjV1*2/2G (FT)	Hk (FT)	FROM (FT)		TO (FT)	ELEV. (FT)			
																																		1		
LINE A																																				
14+95.05	15+13.01	17.96	A5	0.450	0.450	0.90	0.405	0.405	10.00	0.00	10.00	5.71	9.58	2.31	3.88	0.00	3.88	18	0.013	0.0065	709.77	709.89	0.00	4.18	0.00	0.27	1.25	0.00	0.34	710.23	708.98	709.10	713.10	CURB INLET		
12+98.21	14+95.05	196.84			0.450	0.90	0.405	0.405	10.00	0.07	10.07	5.69	9.56	-	-	0.00	3.87	18	0.013	0.0065	708.49	709.77	4.18	4.17	0.27	0.27	0.35	0.09	0.10	709.77	707.70	708.98	712.99	45° BEND		
12+84.07	12+98.21	14.14			0.450	0.90	0.405	0.405	10.00	0.86	10.86	5.53	9.31	-	-	0.00	3.77	18	0.013	0.0013	709.82	709.84	4.17	2.13	0.27	0.07	0.35	0.09	0.10	708.49	707.61	707.70	715.26	45° BEND		
10+77.40	12+84.07	206.67			0.450	0.90	0.405	0.405	10.00	0.97	10.97	5.51	9.27	-	-	0.00	3.76	18	0.013	0.0013	709.46	709.72	2.13	2.13	0.07	0.07	0.35	0.02	0.10	709.82	706.27	707.61	715.47	45° BEND		
10+72.40	10+77.40	5.00			0.450	0.90	0.405	0.405	10.00	2.59	12.59	5.21	8.81	-	-	0.00	3.57	24	0.013	0.0002	709.36	709.36	2.13	1.14	0.07	0.02	0.10	0.01	0.10	709.46	705.74	705.77	713.67	PIPE SIZE CHANGE		
8+19.59	10+72.40	252.81	A4	0.680	1.130	0.90	0.612	1.017	10.00	2.66	12.66	5.20	8.79	3.18	5.38	0.00	8.94	24	0.013	0.0016	708.86	709.26	1.14	2.85	0.02	0.13	0.75	0.02	0.10	709.36	704.09	705.74	713.59	45° WYE, LAT A4		
4+86.44	8+19.59	333.15	A3	0.550	1.680	0.90	0.495	1.512	10.00	4.14	14.14	4.95	8.41	2.45	4.16	0.00	13.11	24	0.013	0.0034	707.54	708.66	2.85	4.17	0.13	0.27	0.75	0.09	0.20	708.86	701.93	704.09	713.22	45° WYE, LAT A3		
2+40.16	4+86.44	246.28	A2	0.700	2.380	0.90	0.630	2.142	10.00	5.47	15.47	4.76	8.10	3.00	5.10	0.00	18.21	24	0.013	0.0065	705.55	707.15	4.17	5.80	0.27	0.52	0.75	0.20	0.39	707.54	700.33	701.93	712.89	45° WYE, LAT A2		
1+81.08	2+40.16	59.08	A1	0.270	2.650	0.90	0.243	2.385	10.00	6.18	16.18	4.66	7.94	1.13	1.93	0.00	20.14	24	0.013	0.0079	704.61	705.07	5.80	6.41	0.52	0.64	0.75	0.39	0.48	705.55	699.95	700.33	713.01	45° WYE, LAT A1		
1+59.87	1+81.08	21.21			2.650	0.90	2.385	2.385	10.00	6.34	16.34	4.64	7.91	-	-	0.00	18.87	24	0.013	0.0070	704.26	704.41	6.41	6.01	0.64	0.56	0.35	0.22	0.20	704.61	699.95	699.95	713.23	45° BEND		
0+21.21	1+59.87	138.66			2.650	0.90	2.385	2.385	10.00	6.40	16.40	4.63	7.90	-	-	0.00	18.84	24	0.013	0.0069	703.11	704.07	6.01	6.00	0.56	0.56	0.35	0.20	0.20	704.26	698.91	699.95	713.02	45° BEND		
0+00.00	0+21.21	21.21			2.650	0.90	2.385	2.385	10.00	6.78	16.78	4.58	7.82	-	-	0.00	18.65	24	0.013	0.0068	702.77	702.91	6.00	5.94	0.56	0.55	0.35	0.20	0.19	703.11	698.77	698.91	705.74	45° BEND		
LINE B																																				
14+08.43	14+23.07	14.64	B5, RD-4	2.600	2.600	0.90	2.340	2.340	10.00	0.00	10.00	5.71	9.58	13.36	22.42	0.00	22.42	30	0.013	0.0030	708.76	708.81	0.00	4.57	0.00	0.32	1.25	0.00	0.41	709.21	703.95	703.99	708.99	CURB INLET		
11+46.61	14+08.43	261.82			2.600	0.90	2.340	2.340	10.00	0.05	10.05	5.70	9.56	-	-	0.00	22.38	30	0.013	0.0030	707.87	708.65	4.57	4.56	0.32	0.32	0.35	0.11	0.11	708.76	703.27	703.95	708.79	45° BEND		
11+41.61	11+46.61	5.00			2.600	0.90	2.340	2.340	10.00	1.01	11.01	5.50	9.26	-	-	0.00	21.67	42	0.013	0.0005	707.77	707.77	4.56	2.25	0.32	0.08	0.10	0.03	0.10	707.87	702.25	702.27	708.50	PIPE SIZE CHANGE		
8+75.16	11+41.61	266.45	B4, RD-3	2.540	5.140	0.90	2.286	4.626	10.00	1.05	11.05	5.49	9.25	12.56	21.14	0.00	42.81	42	0.013	0.0018	707.05	707.54	2.25	4.45	0.08	0.31	0.75	0.06	0.23	707.77	701.56	702.25	708.53	45° WYE, LAT B-4		
8+70.16	8+75.16	5.00			5.140	0.90	4.626	4.626	10.00	2.05	12.05	5.31	8.96	-	-	0.00	41.43	48	0.013	0.0008	706.91	706.92	4.45	3.30	0.31	0.17	0.10	0.03	0.14	707.05	701.04	701.06	708.69	PIPE SIZE CHANGE		
5+76.92	8+70.16	293.24	B3, RD-2	2.540	7.680	0.90	2.286	6.912	10.00	2.07	12.07	5.30	8.95	12.12	20.46	0.00	61.89	48	0.013	0.0019	706.08	706.63	3.30	4.93	0.17	0.38	0.75	0.13	0.28	706.91	700.28	701.04	708.72	45° WYE, LAT B-3		
5+00.95	5+76.92	75.97	B2, RD-1	2.470	10.150	0.90	2.223	9.135	10.00	3.06	13.06	5.13	8.68	11.40	19.30	0.00	81.19	48	0.013	0.0032	705.36	705.60	4.93	6.46	0.38	0.65	0.75	0.28	0.49	706.08	700.08	700.28	708.63	45° WYE, LAT B-2		
3+35.18	5+00.95	165.77			10.150	0.90	9.135	9.135	10.00	3.26	13.26	5.10	8.63	-	-	0.00	78.83	48	0.013	0.0030	704.64	705.14	6.46	6.27	0.65	0.61	0.35	0.23	0.21	705.36	699.65	700.08	710.01	45° BEND		
0+93.65	3+35.18	241.53			10.150	0.90	9.135	9.135	10.00	3.70	13.70	5.02	8.52	-	-	0.00	77.80	48	0.013	0.0029	703.72	704.43	6.27	6.19	0.61	0.60	0.35	0.21	0.21	704.64	699.01	699.65	708.68	45° BEND		
0+55.81	0+93.65	37.84			10.150	0.90	9.135	9.135	10.00	4.35	14.35	4.92	8.36	-	-	0.00	76.35	48	0.013	0.0028	703.42	703.52	6.19	6.08	0.60	0.57	0.35	0.21	0.20	703.72	698.92	699.01	706.55	45° BEND		
0+00.00	0+55.81	55.81	B1	0.810	10.960	0.90	0.729	9.864	10.00	4.45	14.45	4.91	8.33	3.58	6.07	0.00	82.42	48	0.013	0.0026	702.77	702.92	6.08	6.56	0.57	0.67	0.75	0.43	0.50	703.42	698.77	698.92	706.31	45° WYE, LAT B-1		
LAT A1																																				
0+25.27	0+49.10	23.83	A1	0.270	0.270	0.90	0.243	0.243	10.00	0.00	10.00	5.71	9.58	1.39	2.33	0.00	2.33	18	0.013	0.0500	706.90	708.09	0.00	8.08	0.00	1.01	1.25	0.00	1.27	709.36	706.56	707.75	711.75	CURB INLET		
0+00.00	0+25.27	25.27			0.270	0.90	0.243	0.243	10.00	0.05	10.05	5.70	9.56	-	-	0.00	2.32	18	0.013	0.2365	705.55	706.77	8.08	17.21	1.01	4.61	0.10	0.10	0.46	706.90	700.58	706.56	712.26	PIPE SLOPE CHANGE		
LAT A2																																				
0+00.00	0+40.10	40.10	A2	0.700	0.700	0.90	0.630	0.630	10.00	0.00	10.00	5.71	9.58	3.60	6.04	0.00	6.04	18	0.013	0.1140	707.54	712.11	0.00	12.38	0.00	2.38	1.25	0.00	2.98	715.09	702.18	706.75	712.75	CURB INLET		
LAT A3																																				
0+00.00	0+40.10	40.10	A3	0.550	0.550	0.90	0.495	0.495	10.00	0.00	10.00	5.71	9.58	2.83	4.74	0.00	4.74	18	0.013	0.0020	708.86	708.94	0.00	2.68	0.00	0.11	1.25	0.00	0.14	709.08	704.34	707.24	713.24	CURB INLET		
LAT A4																																				
0+00.00	0+40.10	40.10	A4	0.680	0.680	0.90	0.612	0.612	10.00	0.00	10.00	5.71	9.58	3.49	5.86	0.00	5.86	18	0.013	0.0031	709.36	709.48	0.00	3.32	0.00	0.17	1.25	0.00	0.21	709.69	705.98	707.42	713.42	CURB INLET		
LAT B1																																				
0+00.00	0+14.76	14.76	B1	0.810	0.810	0.90	0.729	0.729	10.00	0.00	10.00	5.71	9.58	4.16	6.98	0.00	6.98	18	0.013	0.0044	703.42	703.48	0.00	3.95	0.00	0.24	1.25	0.00	0.30	703.79	700.17	701.46	705.46	CURB INLET		
LAT B2																																				
0+00.00	0+14.64	14.64	B2, RD-1	2.470	2.470	0.90	2.223	2.223	10.00	0.00	10.00	5.71	9.58	12.69</																						

INTERSTATE HIGHWAY 35 (VARIABLE WIDTH PUBLIC R.O.W.)



CALLED 3.6610 ACRES
STATE OF TEXAS
INS. NO. 2020-141152,
O.P.R.D.C.T.

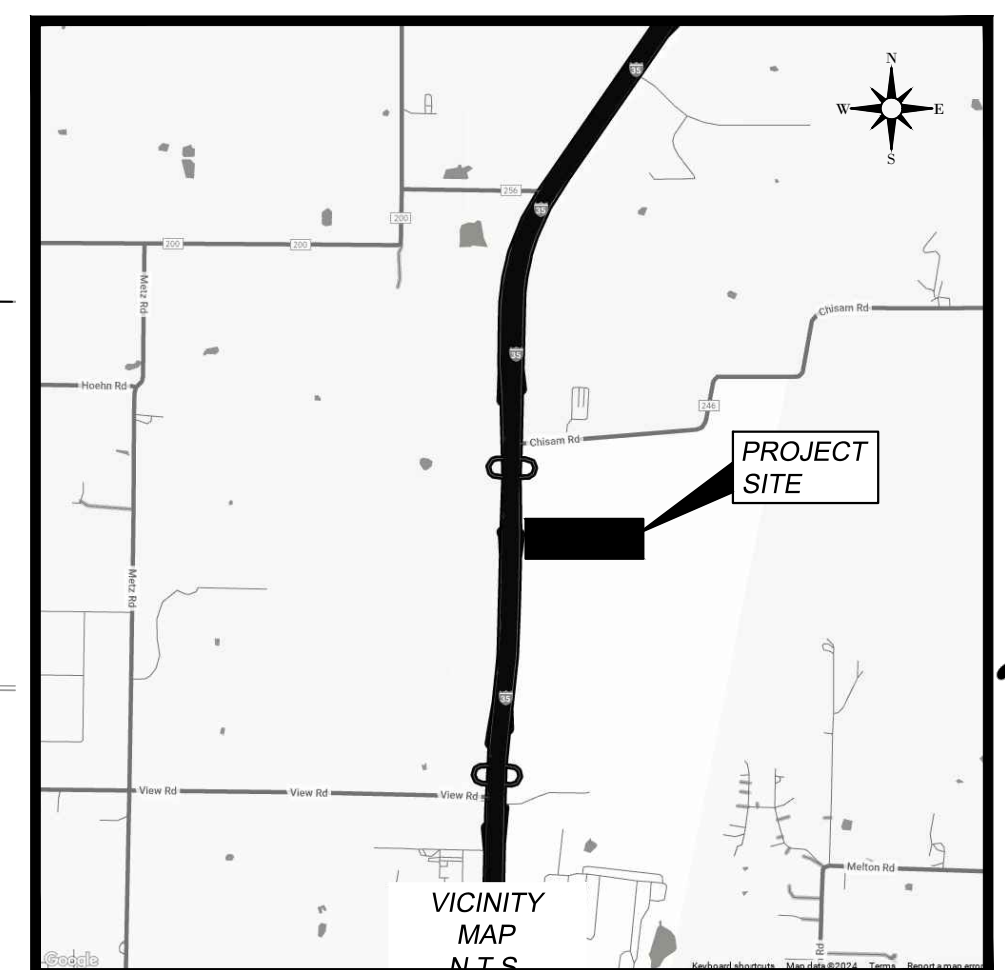
see previous comments
on GV and lowering

FIBER MARKER
800-395-0440
(NO COMPANY
STATED)

FOR
18" RCP
EASE
SIGN

DO NOT CROSS
DOUBLE LINE SIGN

811
Know what's below.
Call before you dig.



LEGEND

- PROPERTY LINE
- SETBACK LINE
- PROPOSED EASEMENT
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE
- PROPOSED STORM SEWER LINE
- PROPOSED FIRE LANE
- EXISTING OVERHEAD POWER LINE
- EXISTING CABLE LINE
- EXISTING GAS LINE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED FIRE HYDRANT (FH)
- PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
- PROPOSED WATER METER
- PROPOSED WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING STORM MANHOLE
- EXISTING SAN. SWR. MANHOLE
- EXISTING SIGN

- ### UTILITY NOTES
- SEE MEP PLANS FOR ALL UTILITY CONNECTIONS INTO BUILDING.
 - WATER AND SEWER LINES SHALL STUB 5 FEET FROM BUILDING FOR SERVICE CONNECTIONS UNLESS OTHERWISE NOTED.
 - REFER TO DETAILS FOR WATER METER, METER BOX, VALVES, VALVE BOXES AND SERVICE INSTALLATION.
 - REFER TO DETAILS FOR TRENCHING, BEDDING, BACK FILL, AND TRENCH COMPACTION REQUIREMENTS.
 - WATER AND SANITARY SEWER PIPE SHALL BE CONSTRUCTED OF SLIP-ON OR MECHANICAL JOINT CAST OR DUCTILE IRON PIPE, ASBESTOS-CEMENT PRESSURE PIPE, PRETREATED CONCRETE PIPE, OR PVC PIPE.

CAUTION!
THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION AND SHALL NOTIFY THE CONSTRUCTION MANAGER AND ENGINEER OF ANY CONFLICTS DISCOVERED. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN) WITHIN SCOPE OF CONSTRUCTION. IF ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL REPLACE THEM AT HIS OWN EXPENSE. CALL 811 AT LEAST 72 HOURS PRIOR TO COMMENCING CONSTRUCTION IN VICINITY.

BY	DATE	REVISIONS
<p>© 2024 ANIMAS CIVIL ENGINEERING, LLC PHONE: 214-803-1099 TX F-26500</p>		
<p>PROJECT NAME: BLUE STAR INDUSTRIAL BLDG. L SANGER, TEXAS</p>		
<p>SHEET TITLE: UTILITY PLAN</p>		
<p>ACE PROJECT: 01101</p>		
<p>DATE DECEMBER 2024</p>		
<p>SCALE AS SHOWN</p>		
<p>DRAWN BY: MD</p>		
<p>SHEET NUMBER C-6.01</p>		

BMP MAINTENANCE SCHEDULE

TEMPORARY STONE CONSTRUCTION ENTRANCE/EXIT:

INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS TO ENSURE THAT THE FACILITY IS FUNCTIONING PROPERLY. AGGREGATE PAD SHALL BE WASHED DOWN OR REPLACED WHEN SEDIMENT OR MUD HAS CLOGGED THE VOID SPACES BETWEEN THE STONES OR MUD IS BEING TRACKED ONTO THE PUBLIC ROADWAY. RUNOFF FROM WASHDOWN OPERATION SHALL BE FILTERED THROUGH ANOTHER B.M.P. PRIOR TO DRAINING OFF-SITE. CONSTRUCTION ENTRANCE LOCATIONS SHOWN ARE RECOMMENDED LOCATIONS AND MAY BE RELOCATED AT THE CONTRACTOR'S DISCRETION.

SILT FENCE:

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

CURB INLET/GRATE INLET/WYE INLET:

INSPECTIONS SHALL BE MADE WEEKLY AND AFTER ALL RAIN EVENTS TO ENSURE THAT THE DEVICE IS FUNCTIONING PROPERLY. REMOVE SEDIMENT FROM THE STORAGE AREA SURROUNDING THE INLET/GRATE WHEN THE DEPTH OF SEDIMENT HAS BUILT UP TO ONE-HALF OF THE PROTECTION HEIGHT. DEVICE SHALL BE INSPECTED FOR GAPS AT BASE, AND SHALL BE REPLACED AS NEEDED.

EROSION CONTROL SCHEDULE AND PHASING

THE PROJECT SHALL GENERALLY CONFORM TO THE FOLLOWING:

PHASE A - GRADING

1. CONSTRUCT TEMPORARY CONSTRUCTION ENTRANCE, SILT FENCE, DIKE, AND TREE PROTECTION FENCE
2. BEGIN CLEARING AND GRADING OF SITE.
3. SEED AND REVEGETATE SLOPES WHERE SHOWN.

PHASE B - UTILITIES

1. KEEP ALL STORM WATER POLLUTION PREVENTION MEASURES IN PLACE.
2. INSTALL STORM DRAINS, SANITARY SEWER, AND WATER AS SPECIFIED ON PLAN SHEETS.

PHASE C - PAVING

1. KEEP ALL STORM WATER POLLUTION PREVENTION MEASURES IN PLACE. REMOVE AS NEEDED TO PAVE.
2. STABILIZE SUBGRADE.
3. PAVE STREETS AND SIDEWALKS AS SPECIFIED ON PLAN SHEETS.
4. RE-INSTALL ANY STORM WATER POLLUTION PREVENTION MEASURES REMOVED FOR PAVING OPERATIONS.

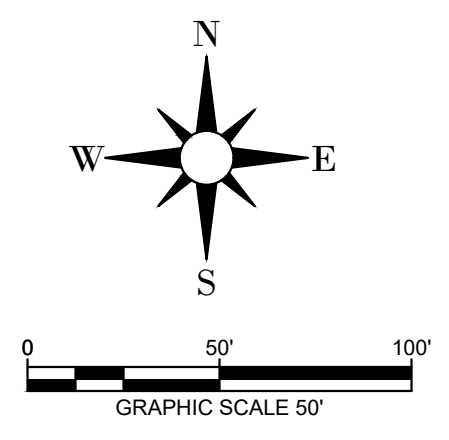
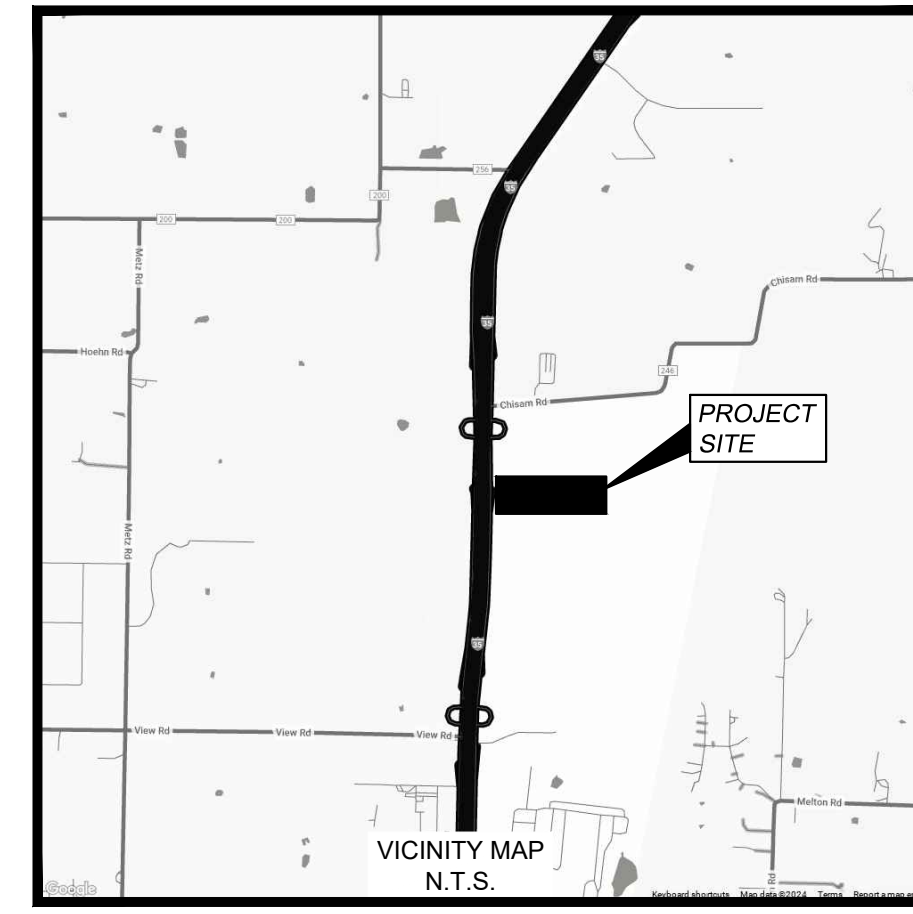
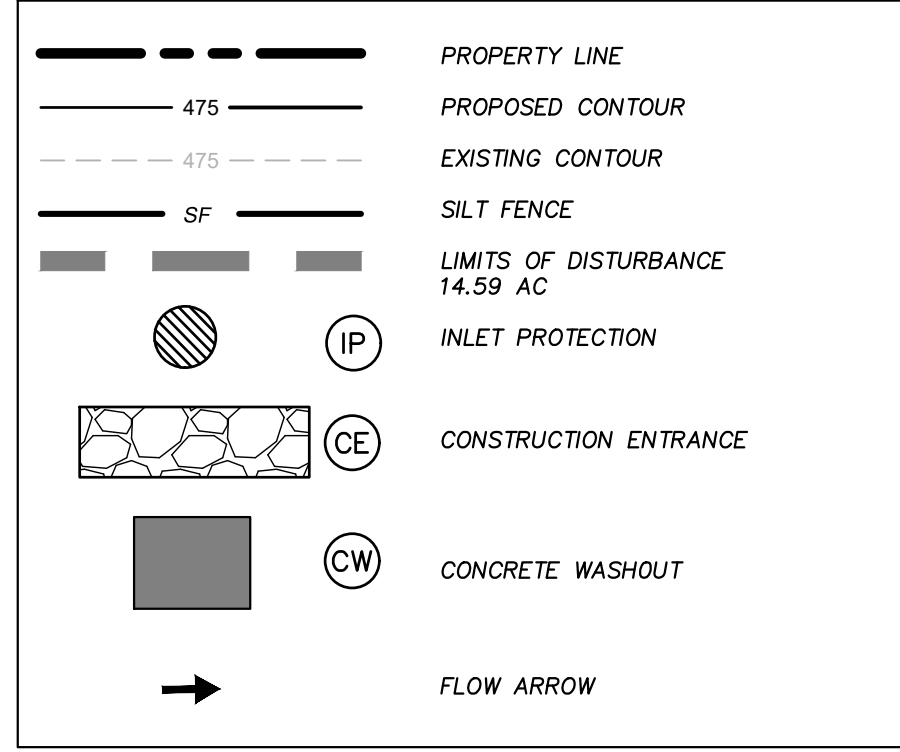
PHASE D - LANDSCAPING AND SOIL STABILIZATION

1. REVEGETATE LOT AND PARKWAYS
2. LANDSCAPE CONTRACTOR SHALL REVEGETATE ALL AREAS RESERVED FOR LANDSCAPE VEGETATIVE COVERS.
3. REMOVE EROSION CONTROL DEVICES WHEN MINIMUM 70% GROUND COVER IS ESTABLISHED.
4. VEGETATION MUST BE ESTABLISHED BEFORE STRUCTURAL CONTROLS REMOVED.

SITE MAP GENERAL NOTES

1. CONTRACTOR IS SOLELY RESPONSIBLE FOR SELECTION, IMPLEMENTATION, MAINTENANCE, AND EFFECTIVENESS OF ALL SWPPP CONTROLS. CONTROLS SHOWN ON THIS SITE MAP ARE SUGGESTED CONTROLS ONLY.
2. CONTRACTOR SHALL RECORD INSTALLATION, MAINTENANCE OR MODIFICATION, AND REMOVAL DATES FOR EACH BMP EMPLOYED (WHETHER CALLED OUT ON ORIGINAL SWPPP OR NOT) DIRECTLY ON THE SITE MAP.
3. DRAINAGE PATTERNS ARE SHOWN ON THIS PLAN BY PROPOSED AND EXISTING CONTOURS, FLOW ARROWS AND/OR SLOPES.
4. TEMPORARY AND PERMANENT STABILIZATION PRACTICES AND BMP'S SHALL BE INSTALLED AT THE EARLIEST POSSIBLE TIME DURING THE CONSTRUCTION SEQUENCE. AS AN EXAMPLE, PERIMETER SILT FENCE SHALL BE INSTALLED BEFORE COMMENCEMENT OF ANY GRADING ACTIVITIES. OTHER BMP'S SHALL BE INSTALLED AS SOON AS PRACTICABLE AND SHALL BE MAINTAINED UNTIL FINAL SITE STABILIZATION IS ATTAINED. CONTRACTOR SHALL ALSO REFERENCE CIVIL AND LANDSCAPE PLANS SINCE PERMANENT STABILIZATION IS PROVIDED BY LANDSCAPING, THE BUILDING(S), AND SITE PAVING.
5. BMP'S HAVE BEEN LOCATED AS INDICATED ON THIS PLAN IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES IN ORDER TO MINIMIZE SEDIMENT TRANSFER. FOR EXAMPLE, SILT FENCES LOCATED AT TOE OF SLOPE AND INLET PROTECTION FOR INLETS RECEIVING SEDIMENT FROM SITE RUN-OFF.
6. SANITARY SEWER EFFLUENT IS DISPOSED OF VIA AN ONSITE SEWER SYSTEM CONNECTED TO A MUNICIPAL SEWER SYSTEM.

LEGEND



INTERSTATE HIGHWAY 35
(VARIABLE WIDTH PUBLIC R.O.W.)

CALLLED 3.6810 ACRES
STATE OF TEXAS
INS. NO. 2020-141152,
O.P.R.D.C.T.

CALLLED 211.38 ACRES
SANGER TEXAS INDUSTRIAL, LLC
INS. NO. 2022-122553,
O.P.R.D.C.T.

BUILDING 'L'
290,940 S.F.
165 CAR SPACES
62 TRUCK SPACES

4003
714.563
GCP

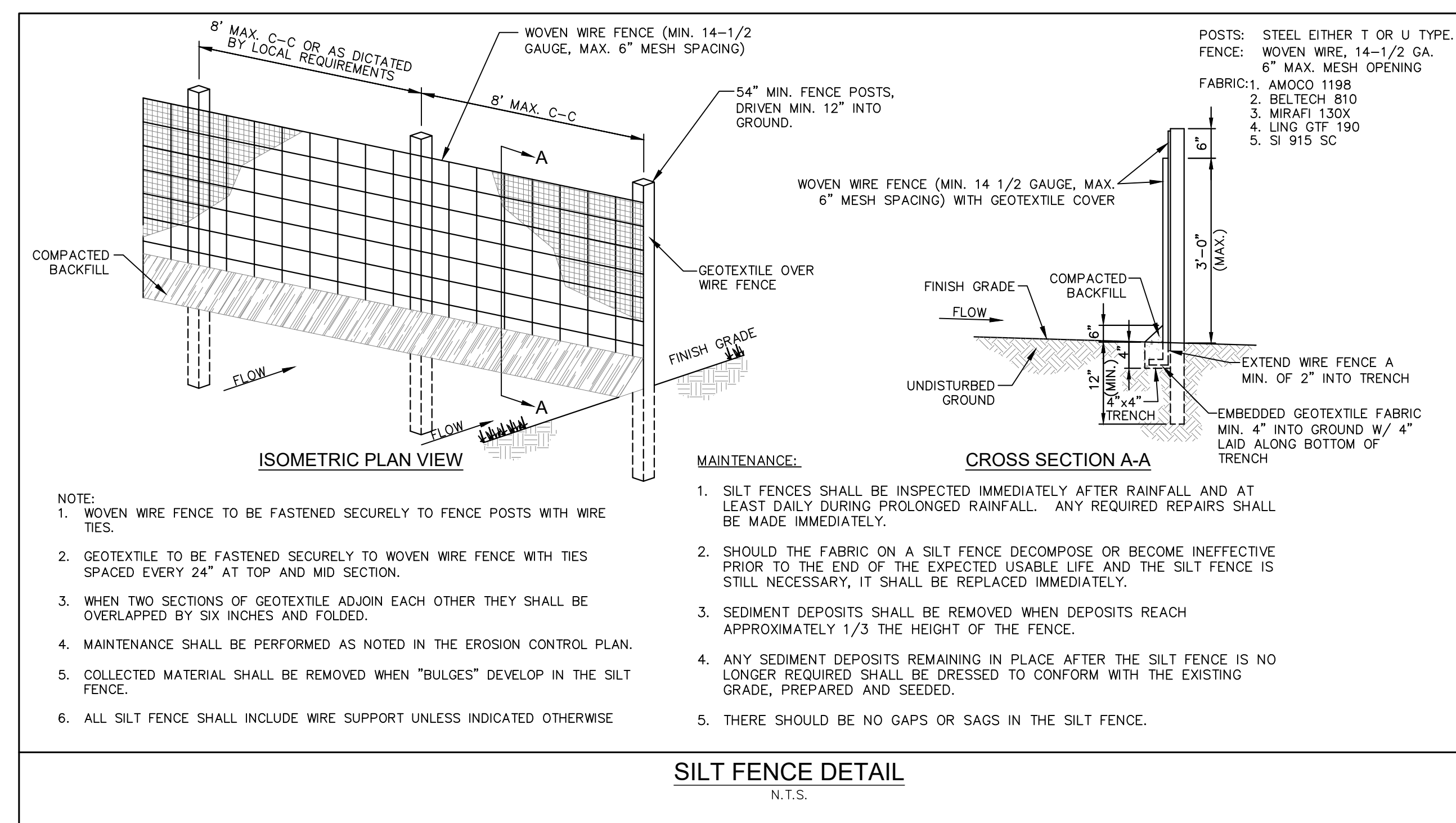
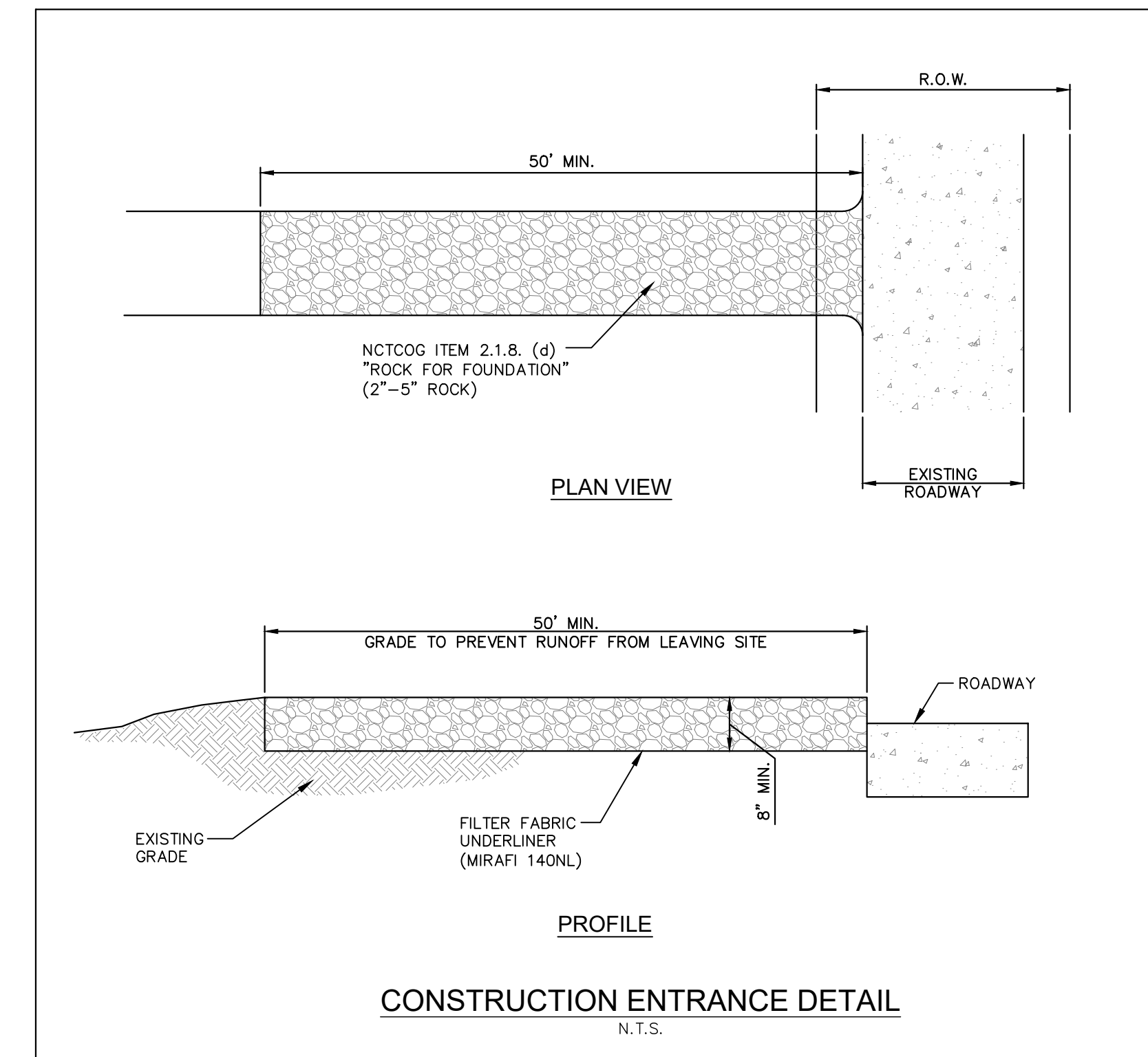
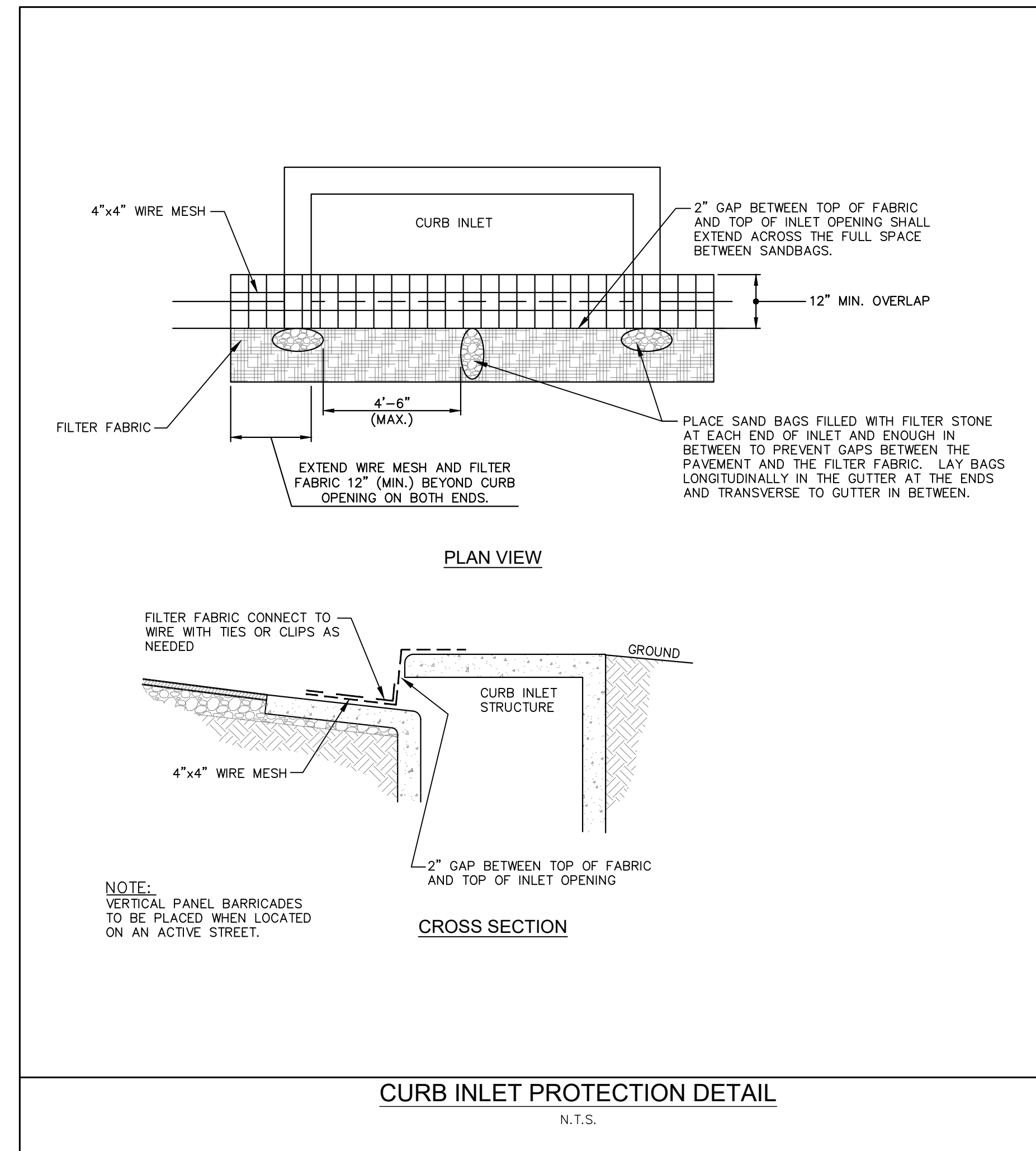
please show or ensure
SF is added behind the
curb once curb is
installed to minimize
sediment on the street

please add SF at the toe
of all graded slopes to
reduce sediment

Consider installing a
rock filter dam at the
outflow for erosion
control

NO.	REVISIONS	DATE	BY

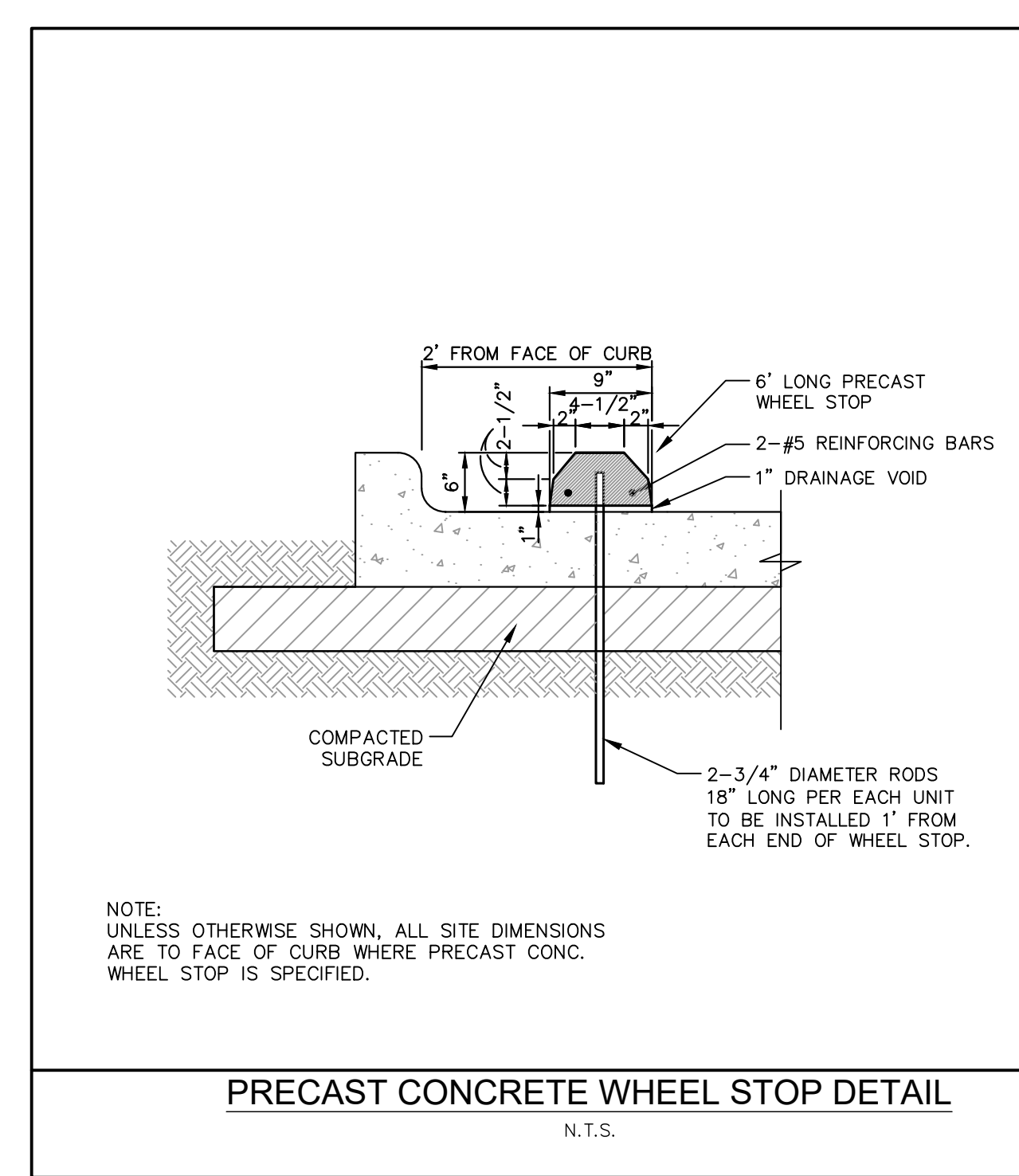
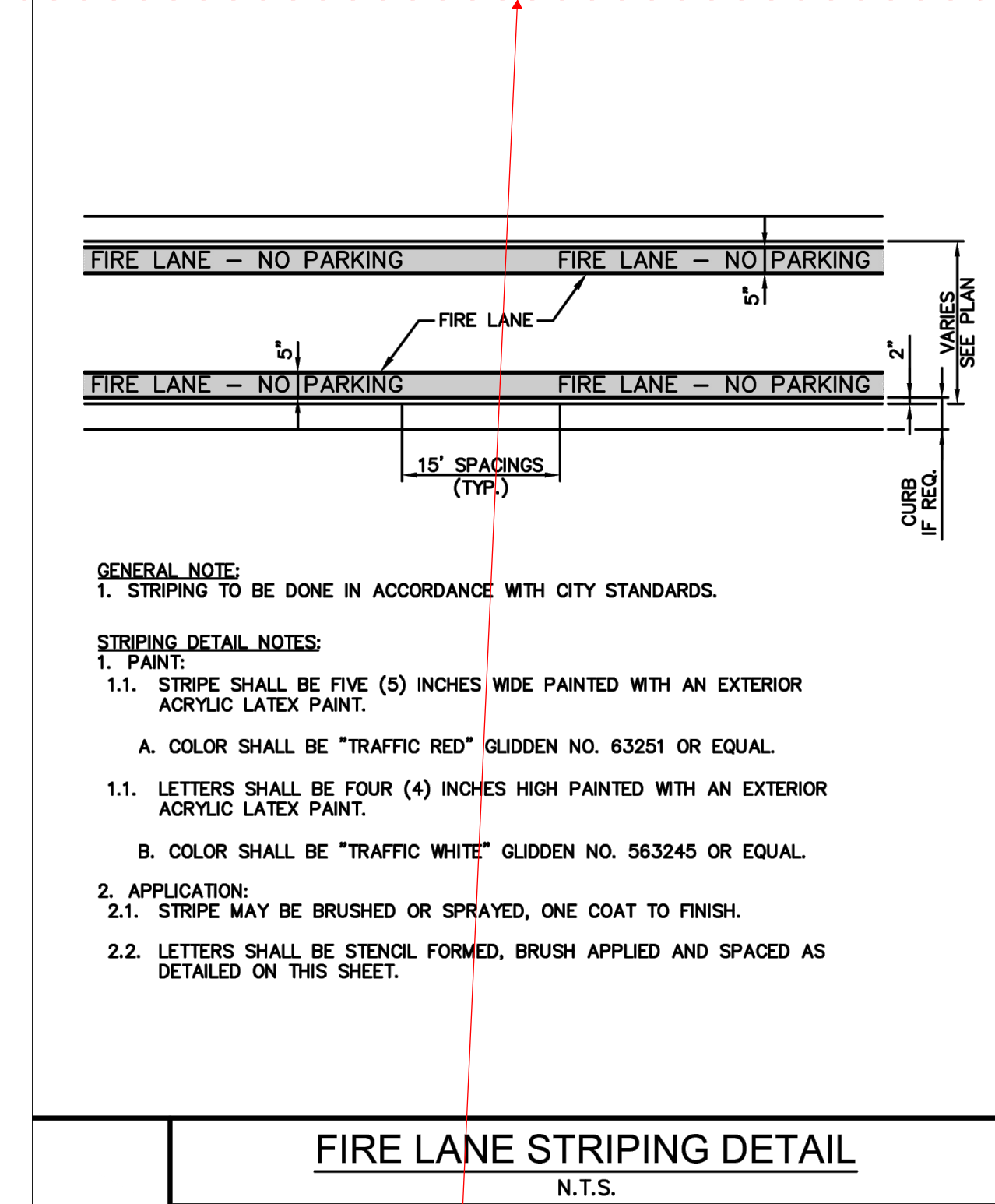
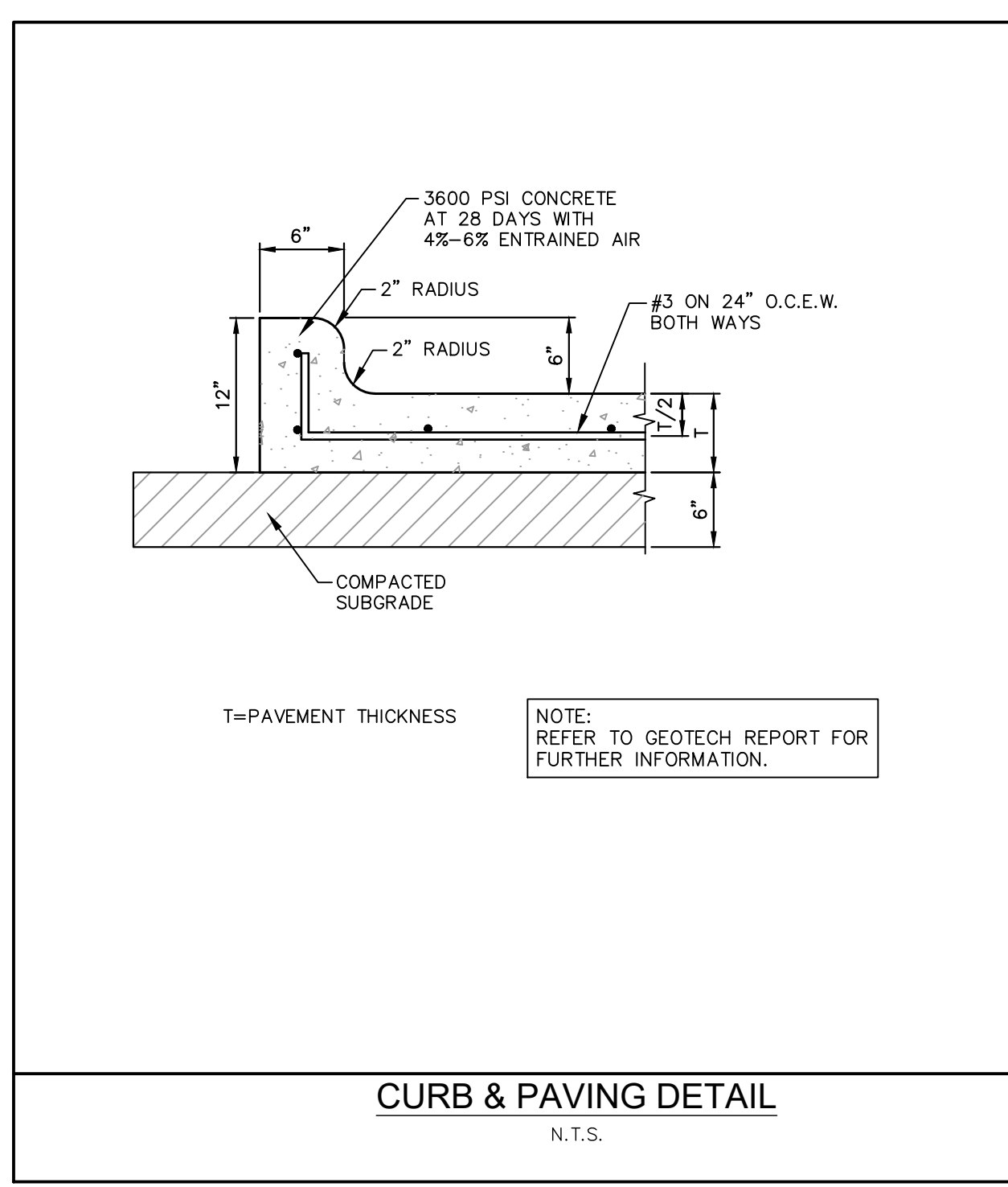
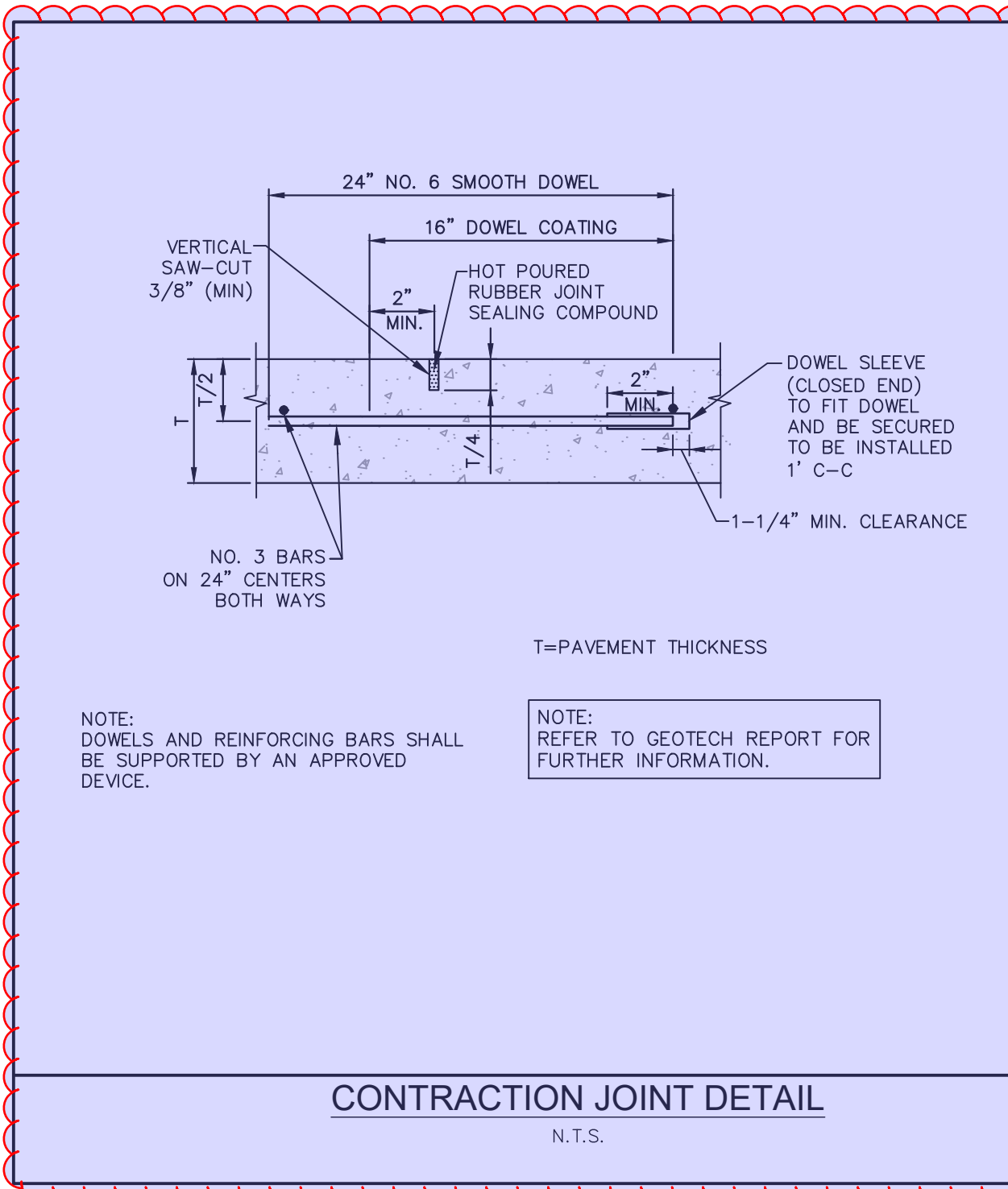
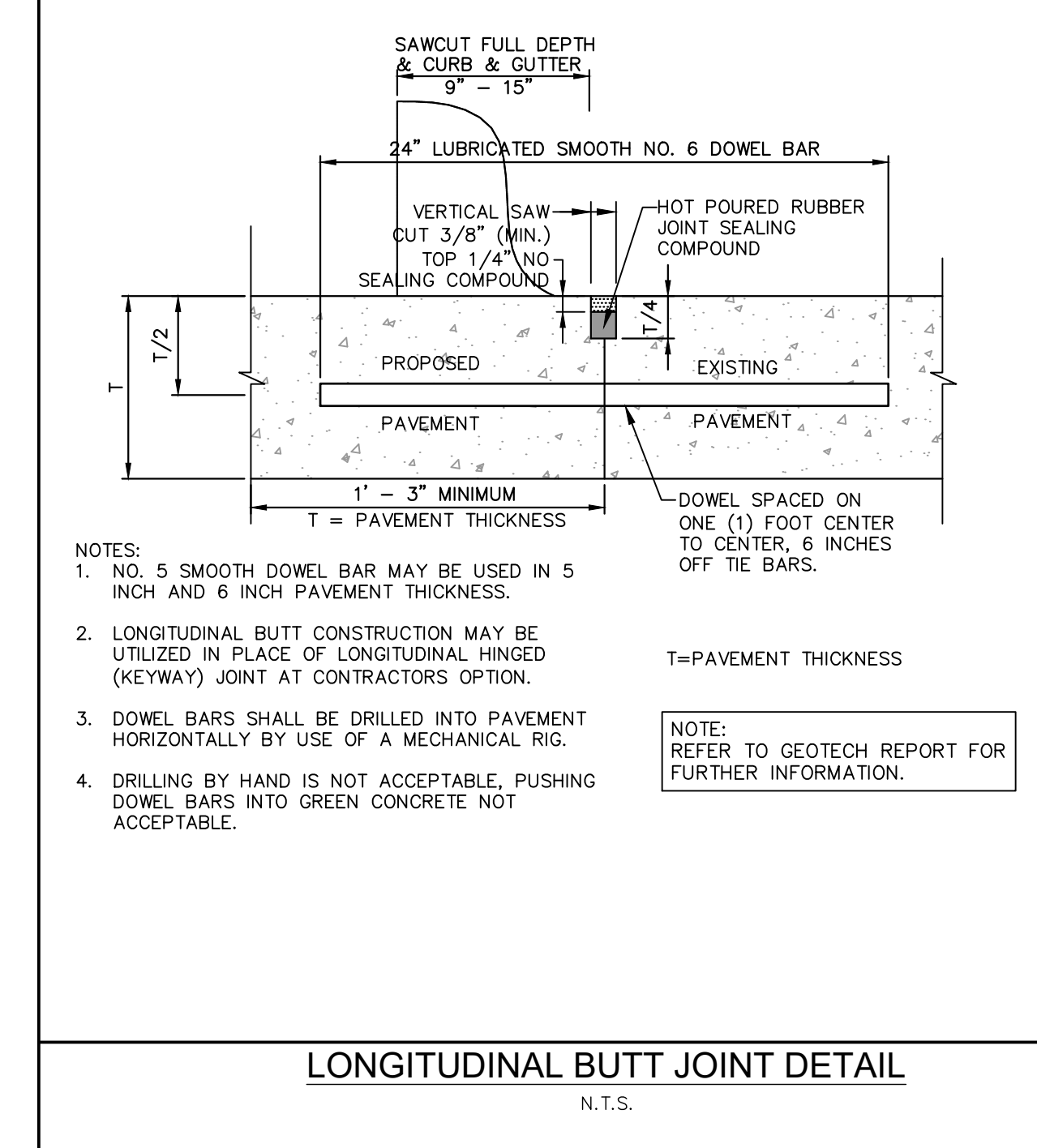
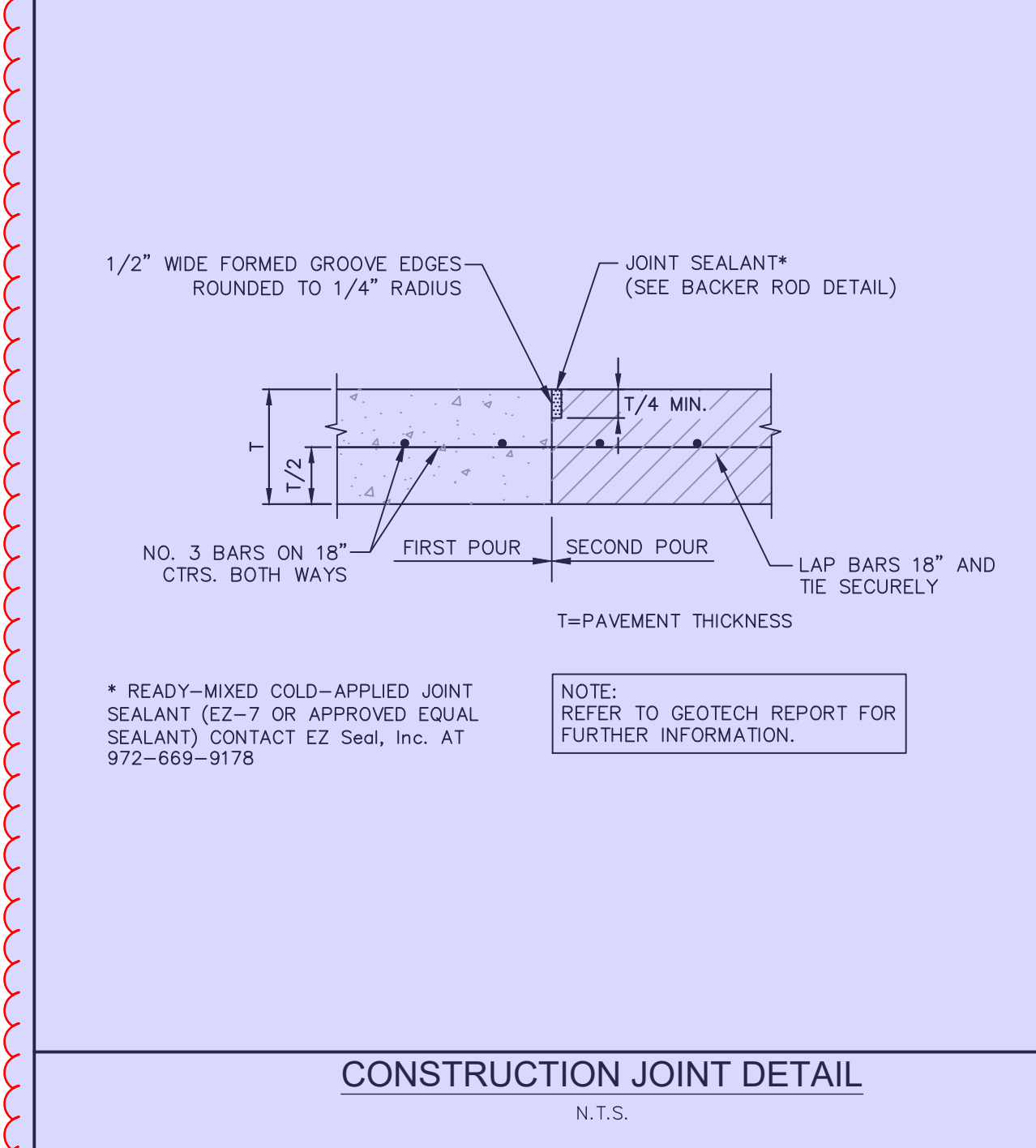
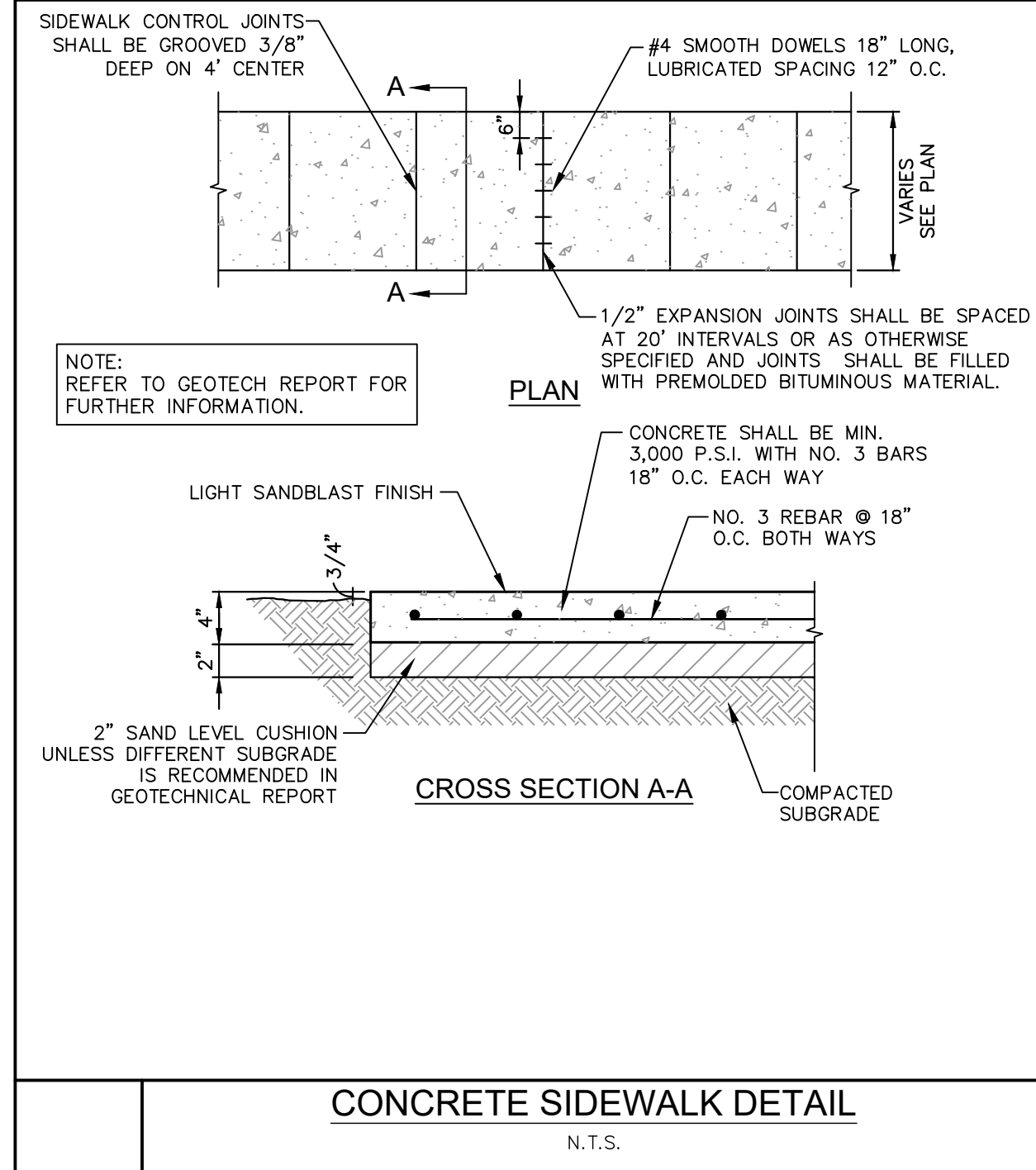
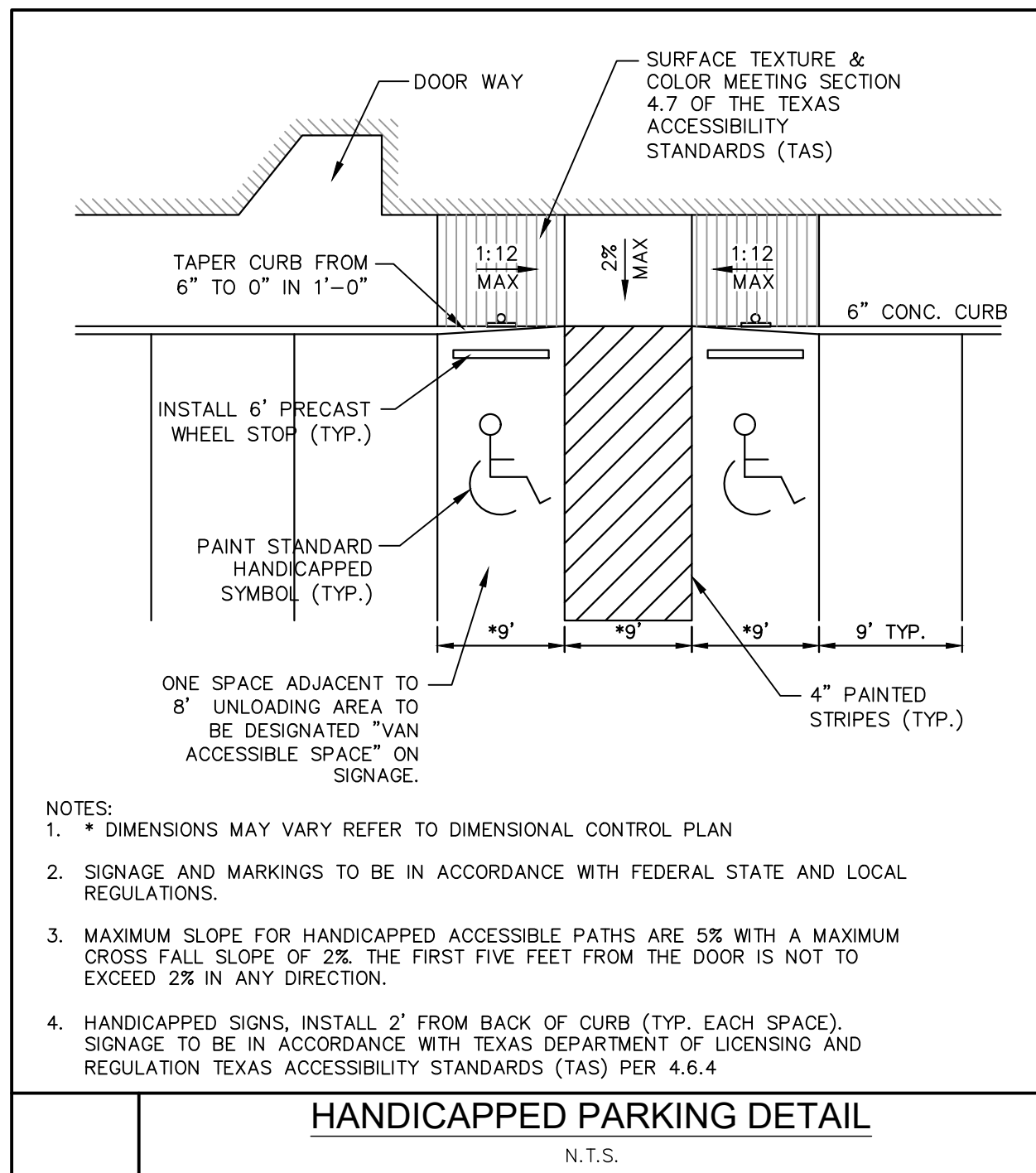
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SHEET TITLE:	EROSION CONTROL PLAN
ACE PROJECT:	01101
DATE	DECEMBER 2024
SCALE	AS SHOWN
DRAWN BY:	MD
SHEET NUMBER	C-07.01



NO.	REVISIONS	DATE	BY
CIVIL ENGINEERING © 2024 ANIMAS CIVIL ENGINEERING, LLC PHONE: 214-803-1099 TX F-26500			
PROJECT NAME: BLUE STAR INDUSTRIAL BLDG. L SANGER, TEXAS			
SHEET TITLE: EROSION CONTROL DETAILS			
ACE PROJECT: 01101			
DATE DECEMBER 2024			
SCALE AS SHOWN			
DRAWN BY: MD			
SHEET NUMBER C-8.01			

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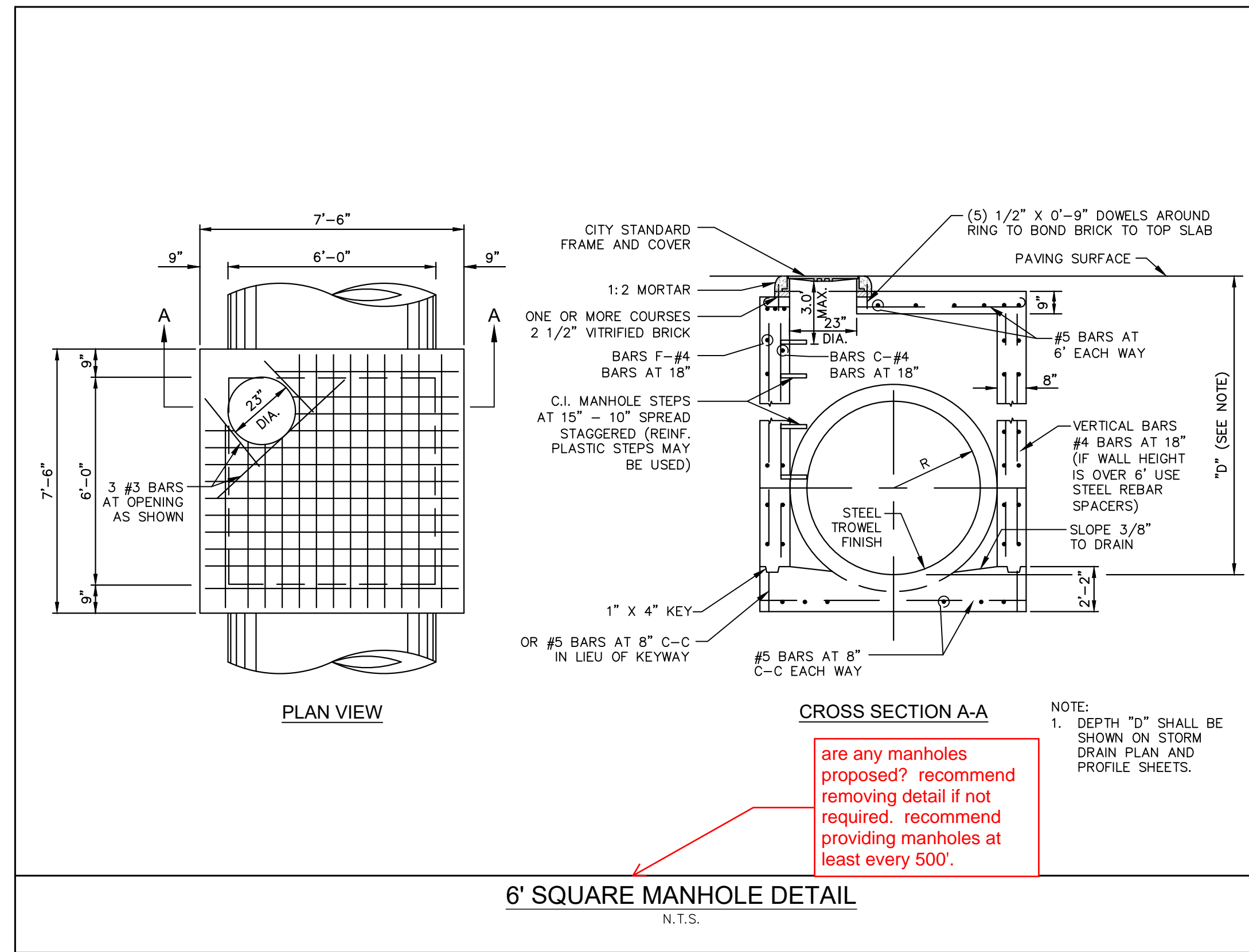
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Please provide pavement repair details

Duplicate details. Please delete one

NO.	REVISIONS	DATE	BY
© 2024 ANIMAS CIVIL ENGINEERING, LLC PHONE: 214-803-1099 TX F-26500			
PROJECT NAME: BLUE STAR INDUSTRIAL BLDG. L SANGER, TEXAS			
SHEET TITLE: PAVING DETAILS			
ACE PROJECT: 01101			
DATE DECEMBER 2024			
SCALE AS SHOWN			
DRAWN BY: MD			
SHEET NUMBER C-8.02			



are any manholes proposed? recommend removing detail if not required. recommend providing manholes at least every 500'.

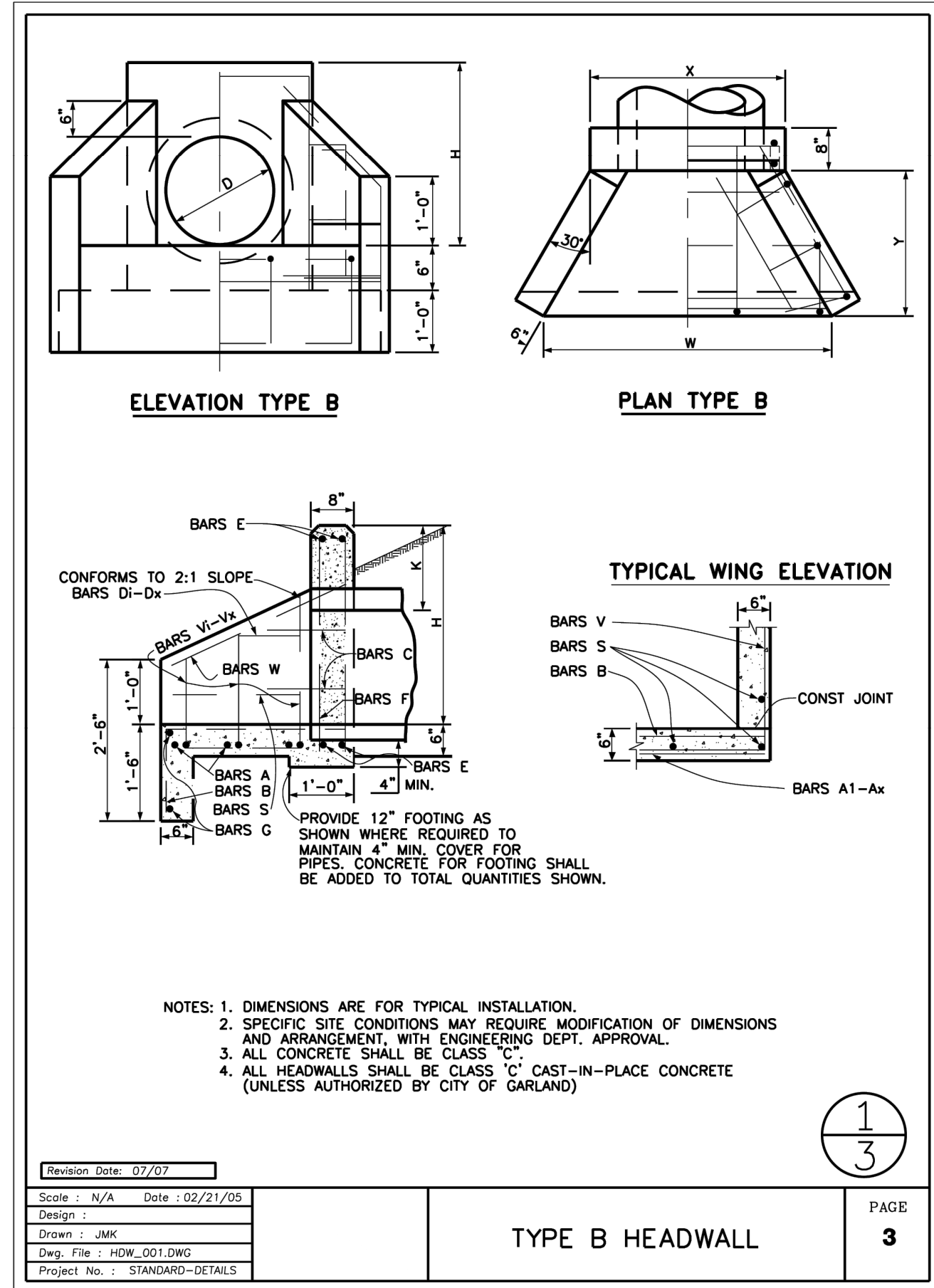
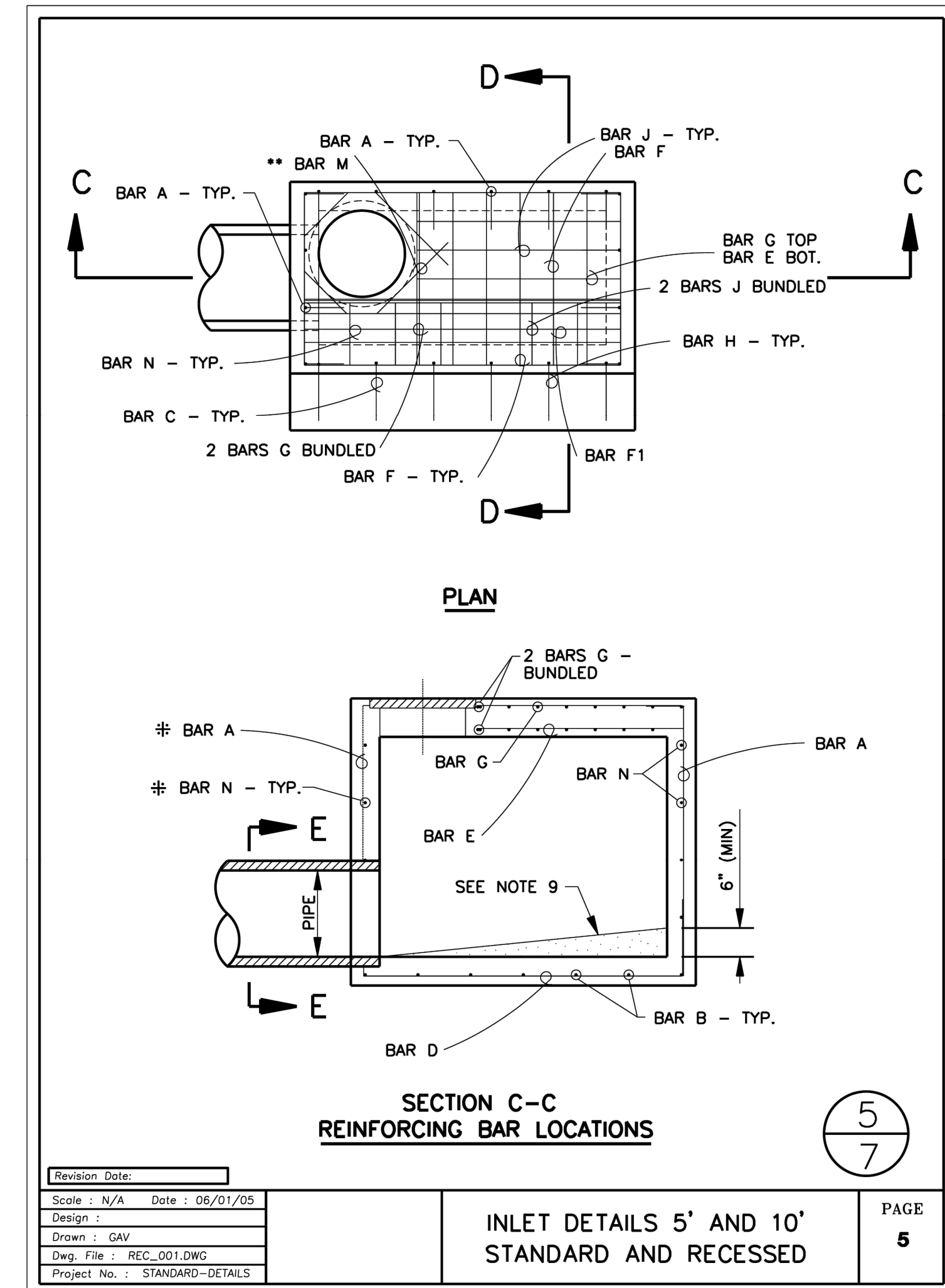
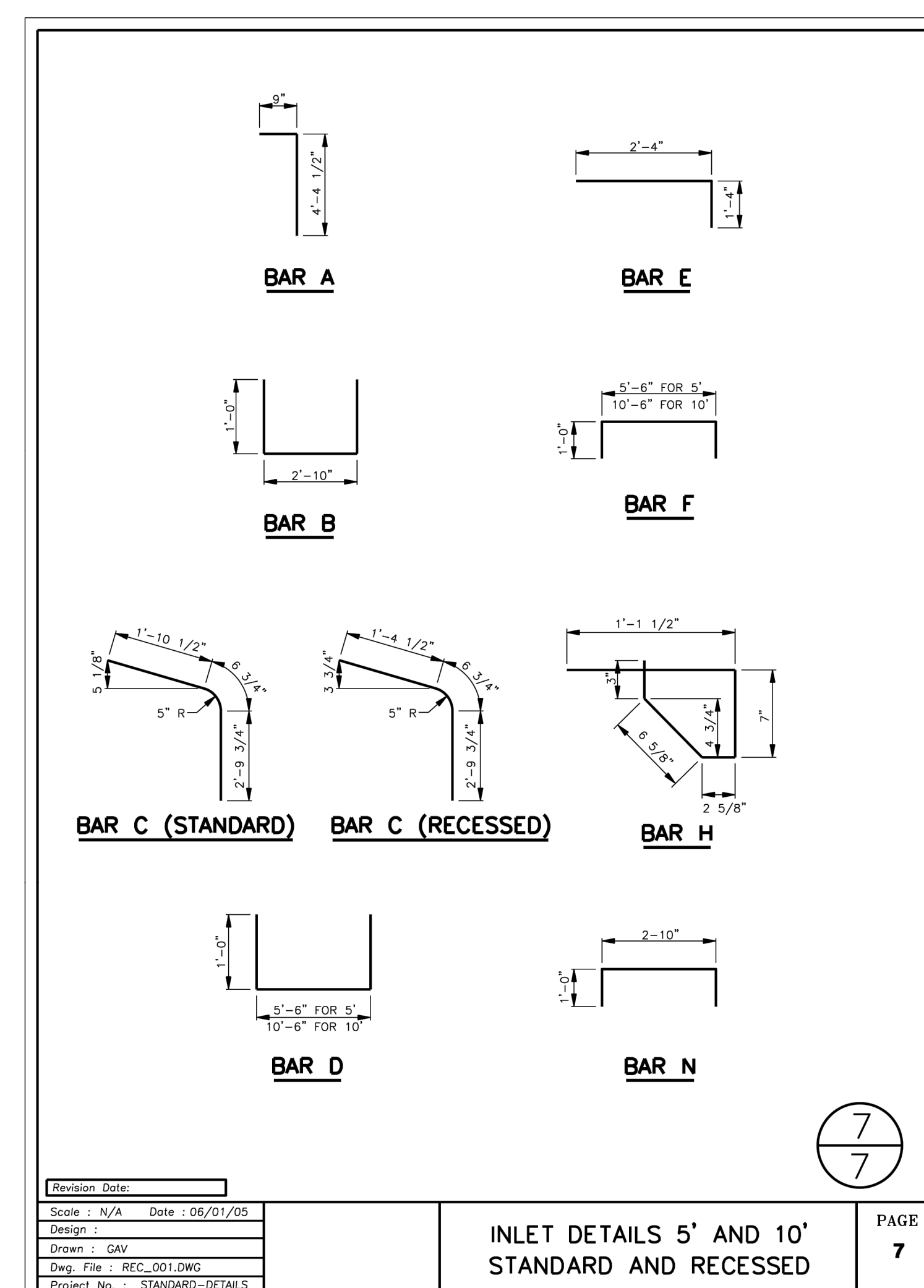
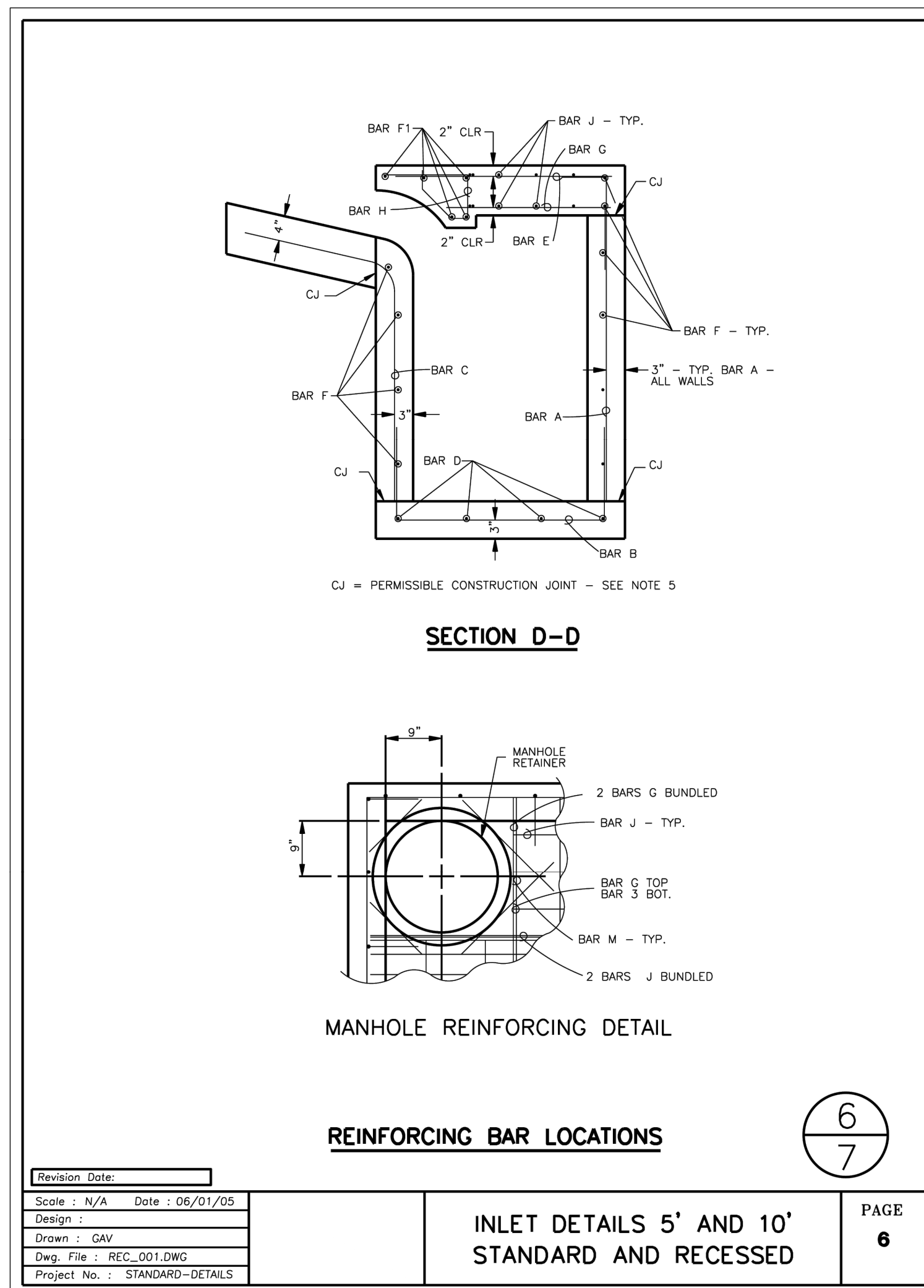
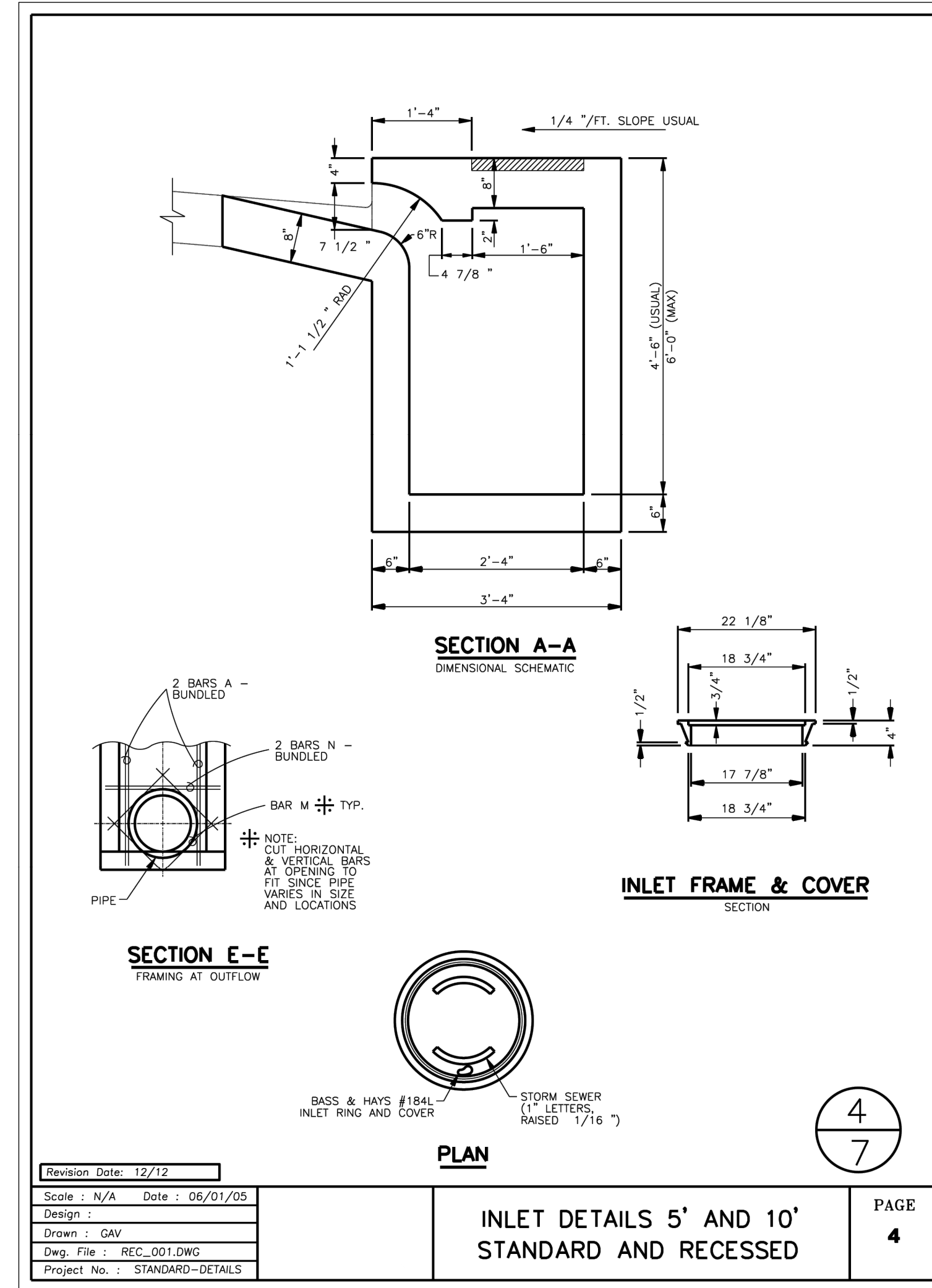


TABLE OF DIMENSIONS AND QUANTITIES FOR TYPE B HEADWALLS

TYPE	DEPTH	WIDTH	HEIGHT	CONCRETE (CY)	REINFORCING BARS (LBS)	MANHOLE STEPS (CY)	PAVING SURFACE (CY)
1	4'-0"	6'-0"	4'-0"	1.00	100	0.50	0.50
				0.50	50	0.25	0.25
2	6'-0"	8'-0"	6'-0"	1.50	150	0.75	0.75
				0.75	75	0.38	0.38
3	8'-0"	10'-0"	8'-0"	2.00	200	1.00	1.00
				1.00	100	0.50	0.50
4	10'-0"	12'-0"	10'-0"	2.50	250	1.25	1.25
				1.25	125	0.63	0.63
5	12'-0"	14'-0"	12'-0"	3.00	300	1.50	1.50
				1.50	150	0.75	0.75
6	14'-0"	16'-0"	14'-0"	3.50	350	1.75	1.75
				1.75	175	0.88	0.88
7	16'-0"	18'-0"	16'-0"	4.00	400	2.00	2.00
				2.00	200	1.00	1.00
8	18'-0"	20'-0"	18'-0"	4.50	450	2.25	2.25
				2.25	225	1.13	1.13
9	20'-0"	22'-0"	20'-0"	5.00	500	2.50	2.50
				2.50	250	1.25	1.25
10	22'-0"	24'-0"	22'-0"	5.50	550	2.75	2.75
				2.75	275	1.38	1.38
11	24'-0"	26'-0"	24'-0"	6.00	600	3.00	3.00
				3.00	300	1.50	1.50
12	26'-0"	28'-0"	26'-0"	6.50	650	3.25	3.25
				3.25	325	1.63	1.63
13	28'-0"	30'-0"	28'-0"	7.00	700	3.50	3.50
				3.50	350	1.75	1.75
14	30'-0"	32'-0"	30'-0"	7.50	750	3.75	3.75
				3.75	375	1.88	1.88
15	32'-0"	34'-0"	32'-0"	8.00	800	4.00	4.00
				4.00	400	2.00	2.00
16	34'-0"	36'-0"	34'-0"	8.50	850	4.25	4.25
				4.25	425	2.13	2.13
17	36'-0"	38'-0"	36'-0"	9.00	900	4.50	4.50
				4.50	450	2.25	2.25
18	38'-0"	40'-0"	38'-0"	9.50	950	4.75	4.75
				4.75	475	2.38	2.38
19	40'-0"	42'-0"	40'-0"	10.00	1000	5.00	5.00
				5.00	500	2.50	2.50
20	42'-0"	44'-0"	42'-0"	10.50	1050	5.25	5.25
				5.25	525	2.63	2.63
21	44'-0"	46'-0"	44'-0"	11.00	1100	5.50	5.50
				5.50	550	2.75	2.75
22	46'-0"	48'-0"	46'-0"	11.50	1150	5.75	5.75
				5.75	575	2.88	2.88
23	48'-0"	50'-0"	48'-0"	12.00	1200	6.00	6.00
				6.00	600	3.00	3.00
24	50'-0"	52'-0"	50'-0"	12.50	1250	6.25	6.25
				6.25	625	3.13	3.13
25	52'-0"	54'-0"	52'-0"	13.00	1300	6.50	6.50
				6.50	650	3.25	3.25
26	54'-0"	56'-0"	54'-0"	13.50	1350	6.75	6.75
				6.75	675	3.38	3.38
27	56'-0"	58'-0"	56'-0"	14.00	1400	7.00	7.00
				7.00	700	3.50	3.50
28	58'-0"	60'-0"	58'-0"	14.50	1450	7.25	7.25
				7.25	725	3.63	3.63
29	60'-0"	62'-0"	60'-0"	15.00	1500	7.50	7.50
				7.50	750	3.75	3.75
30	62'-0"	64'-0"	62'-0"	15.50	1550	7.75	7.75
				7.75	775	3.88	3.88
31	64'-0"	66'-0"	64'-0"	16.00	1600	8.00	8.00
				8.00	800	4.00	4.00
32	66'-0"	68'-0"	66'-0"	16.50	1650	8.25	8.25
				8.25	825	4.13	4.13
33	68'-0"	70'-0"	68'-0"	17.00	1700	8.50	8.50
				8.50	850	4.25	4.25
34	70'-0"	72'-0"	70'-0"	17.50	1750	8.75	8.75
				8.75	875	4.38	4.38
35	72'-0"	74'-0"	72'-0"	18.00	1800	9.00	9.00
				9.00	900	4.50	4.50
36	74'-0"	76'-0"	74'-0"	18.50	1850	9.25	9.25
				9.25	925	4.63	4.63
37	76'-0"	78'-0"	76'-0"	19.00	1900	9.50	9.50
				9.50	950	4.75	4.75
38	78'-0"	80'-0"	78'-0"	19.50	1950	9.75	9.75
				9.75	975	4.88	4.88
39	80'-0"	82'-0"	80'-0"	20.00	2000	10.00	10.00
				10.00	1000	5.00	5.00
40	82'-0"	84'-0"	82'-0"	20.50	2050	10.25	10.25
				10.25	1025	5.13	5.13
41	84'-0"	86'-0"	84'-0"	21.00	2100	10.50	10.50
				10.50	1050	5.25	5.25
42	86'-0"	88'-0"	86'-0"	21.50	2150	10.75	10.75
				10.75	1075	5.38	5.38
43	88'-0"	90'-0"	88'-0"	22.00	2200	11.00	11.00
				11.00	1100	5.50	5.50
44	90'-0"	92'-0"	90'-0"	22.50	2250	11.25	11.25
				11.25	1125	5.63	5.63
45	92'-0"	94'-0"	92'-0"	23.00	2300	11.50	11.50
				11.50	1150	5.75	5.75
46	94'-0"	96'-0"	94'-0"	23.50	2350	11.75	11.75
				11.75	1175	5.88	5.88
47	96'-0"	98'-0"	96'-0"	24.00	2400	12.00	12.00
				12.00	1200	6.00	6.00
48	98'-0"	100'-0"	98'-0"	24.50	2450	12.25	12.25
				12.25	1225	6.13	6.13
49	100'-0"	102'-0"	100'-0"	25.00	2500	12.50	12.50
				12.50	1250	6.25	6.25
50	102'-0"	104'-0"	102'-0"	25.50	2550	12.75	12.75
				12.75	1275	6.38	6.38
51	104'-0"	106'-0"	104'-0"	26.00	2600	13.00	13.00
				13.00	1300	6.50	6.50
52	106'-0"	108'-0"	106'-0"	26.50	2650	13.25	13.25
				13.25	1325	6.63	6.63
53	108'-0"	110'-0"	108'-0"	27.00	2700	13.50	13.50
				13.50	1350	6.75	6.75
54	110'-0"	112'-0"	110'-0"	27.50	2750	13.75	13.75
				13.75	1375	6.88	6.88
55	112'-0"	114'-0"	112'-0"	28.00	2800	14.00	14.00
				14.00	1400	7.00	7.00
56	114'-0"	116'-0"	114'-0"	28.50	2850	14.25	14.25
				14.25	1425	7.13	7.13
57	116'-0"	118'-0"	116'-0"	29.00	2900	14.50	14.50
				14.50	1450	7.25	7.25
58	118'-0"	120'-0"	118'-0"	29.50	2950	14.75	14.75
				14.75	1475	7.38	7.38
59	120'-0"	122'-0"	120'-0"	30.00	3000	15.00	15.00
				15.00	1500	7.50	7.50
60	122'-0"	124'-0"	122'-0"	30.50	3050	15.25	15.25
				15.25	1525	7.63	7.63
61	124'-0"	126'-0"	124'-0"	31.00	3100	15.50	15.50
				15.50	1550	7.75	7.75
62	126'-0"	128'-0"	126'-0"	31.50	3150	15.75	15.75
				15.75	1575	7.88	7.88
63	128'-0"	130'-0"	128'-0"	32.00	3200	16.00	16.00
				16.00	1600	8.00	8.00
64	130'-0"	132'-0"	130'-0"	32.50	3250	16.25	16.25
				16.25	1625	8.13	8.13
65	132'-0"	134'-0"	132'-0"	33.00	3300	16.50	16.50
				16.50	1650	8.25	8.25
66	134'-0"	136'-0"	134'-0"	33.50	3350	16.75	16.75
				16.75	1675	8.38	8.38
67	136'-0"	138'-0"	136'-0"	34.00	3400	17.00	17.00
				17.00	1700	8.50	8.50
68	138'-0"	140'-0"	138'-0"	34.50	3450	17.25	17.25
				17.25	1725	8.63	8.63
69	140'-0"	142'-0"	140'-0"	35.00	3500	17.50	17.50
				17.50	1750	8.75	8.75
70	142'-0"	144'-0"	142'-0"	35.50	3550	17.75	17.75
				17.75	1775	8.88	8.88
71	144'-0"	146'-0"	144'-0"	36.00	3600	18.00	18.00
				18.00	1800	9.00	9.00
72	146'-0"	148'-0"	146'-0"	36.50	3650	18.25	18.25
				18.25	1825	9.13	9.13
73	148'-0"	150'-0"	148'-0"	37.00	3700	18.50	18.50
				18.50	1850	9.25	9.25
74	150'-0"	152'-0"	150'-0"	37.50	3750	18.75	18.75
				18.75	1875	9.38	9.38
75	152'-0"	154'-0"	152'-0"	38.00	3800	19.00	19.00
				19.00	1900	9.50	9.50
76	154'-0"	156'-0"	154'-0"	38.50	3850	19.25	19.25
				19.25	1925	9.63	9.63
77	156'-0"	158'-0"	156'-0"	39.00	3900	19.50	19.50
				19.50	1950	9.75	9.75
78	158'-0"	160'-0"	158'-0"	39.50	3950	19.75	19.75
				19.75	1975	9.88	9.88
79	160'-0"	162'-0"	160'-0"	40.00	4000	20.00	20.00
				20.00	2000	10.00	10.00
80	162'-0"	164'-0"	162'-0"	40.50	4050	20.25	20.25
				20.25	2025	10.13	10.13
81	164'-0"	166'-0"	164'-0"	41.00	4100	20.50	20.50
				20.50	2050	10.25	10.25
82	166'-0"						



please provide bedding detail for SD

NO.	REVISIONS	DATE	BY

ANIMAS

 CIVIL ENGINEERING

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BLUE STAR INDUSTRIAL BLDG. L SANGER, TEXAS

SHEET TITLE:
DRAINAGE DETAILS

ACE PROJECT:
 01101

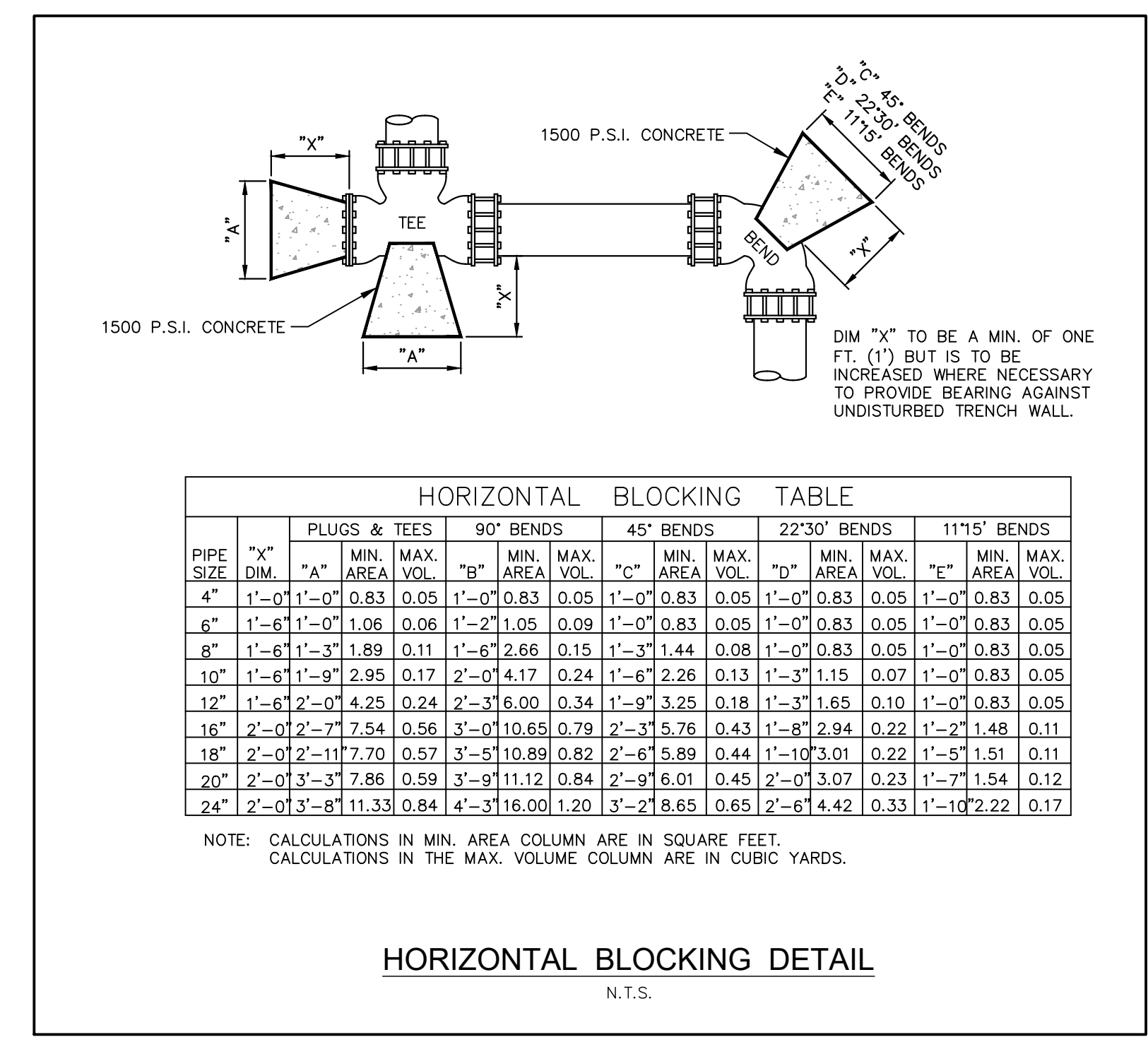
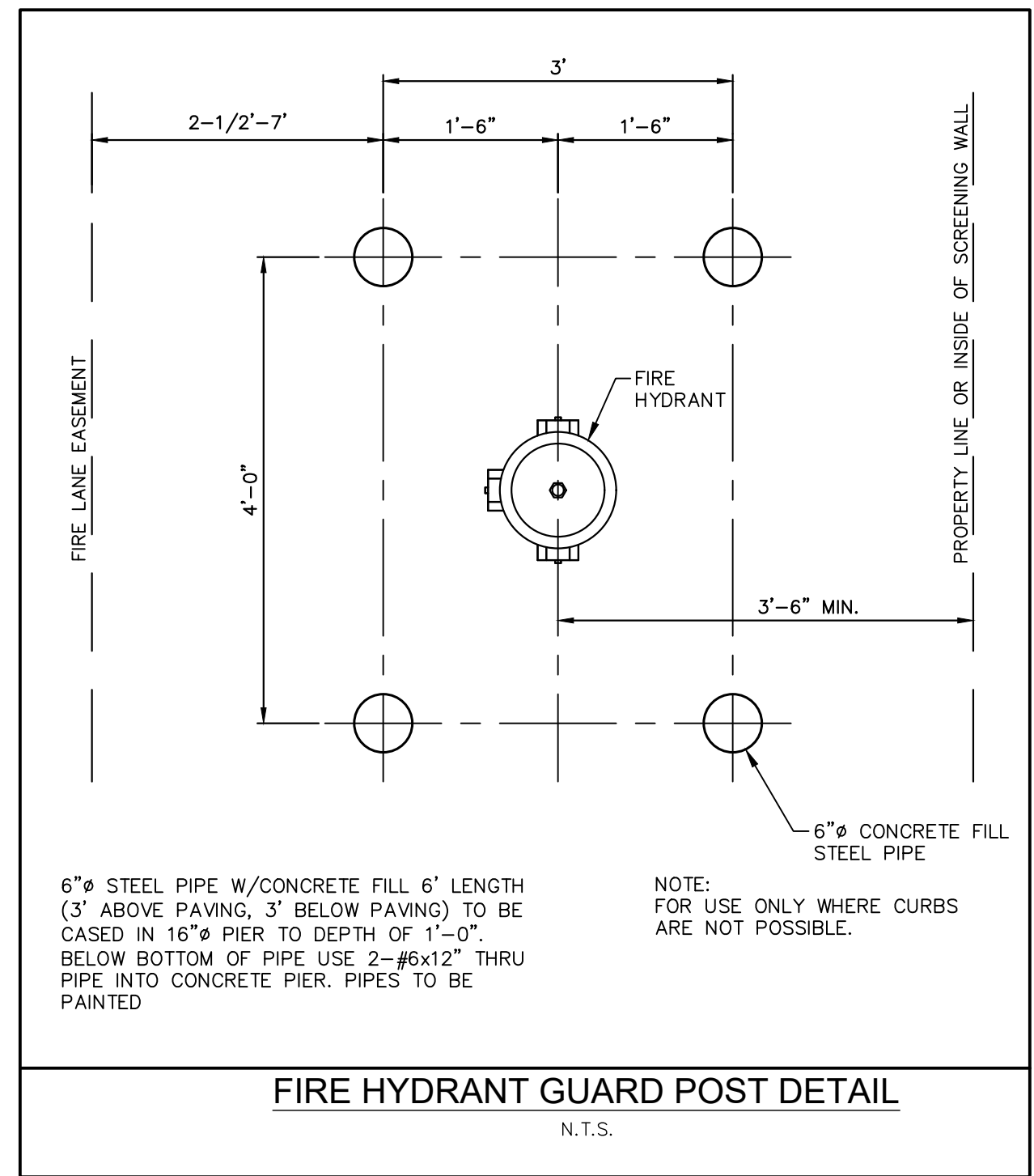
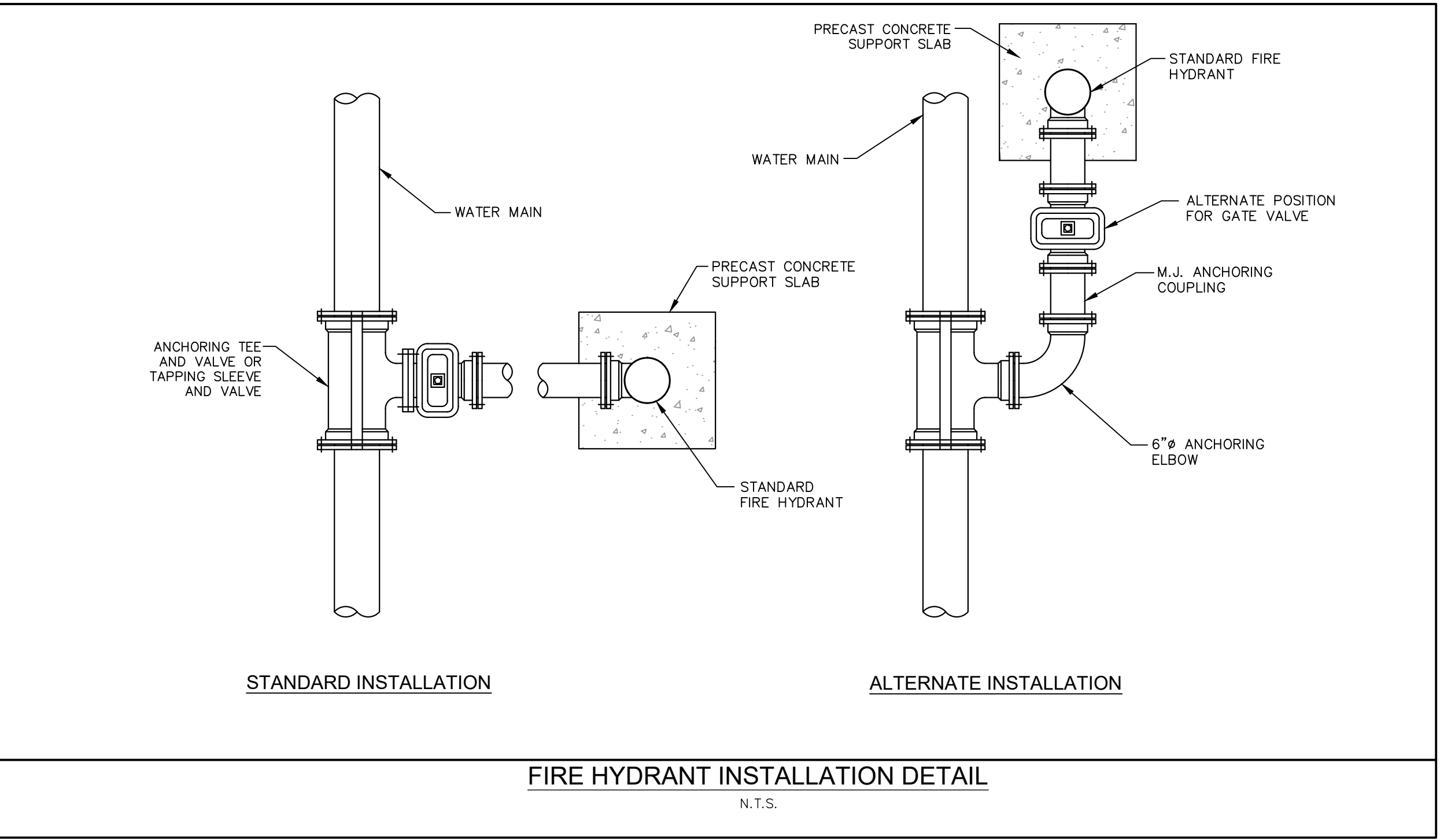
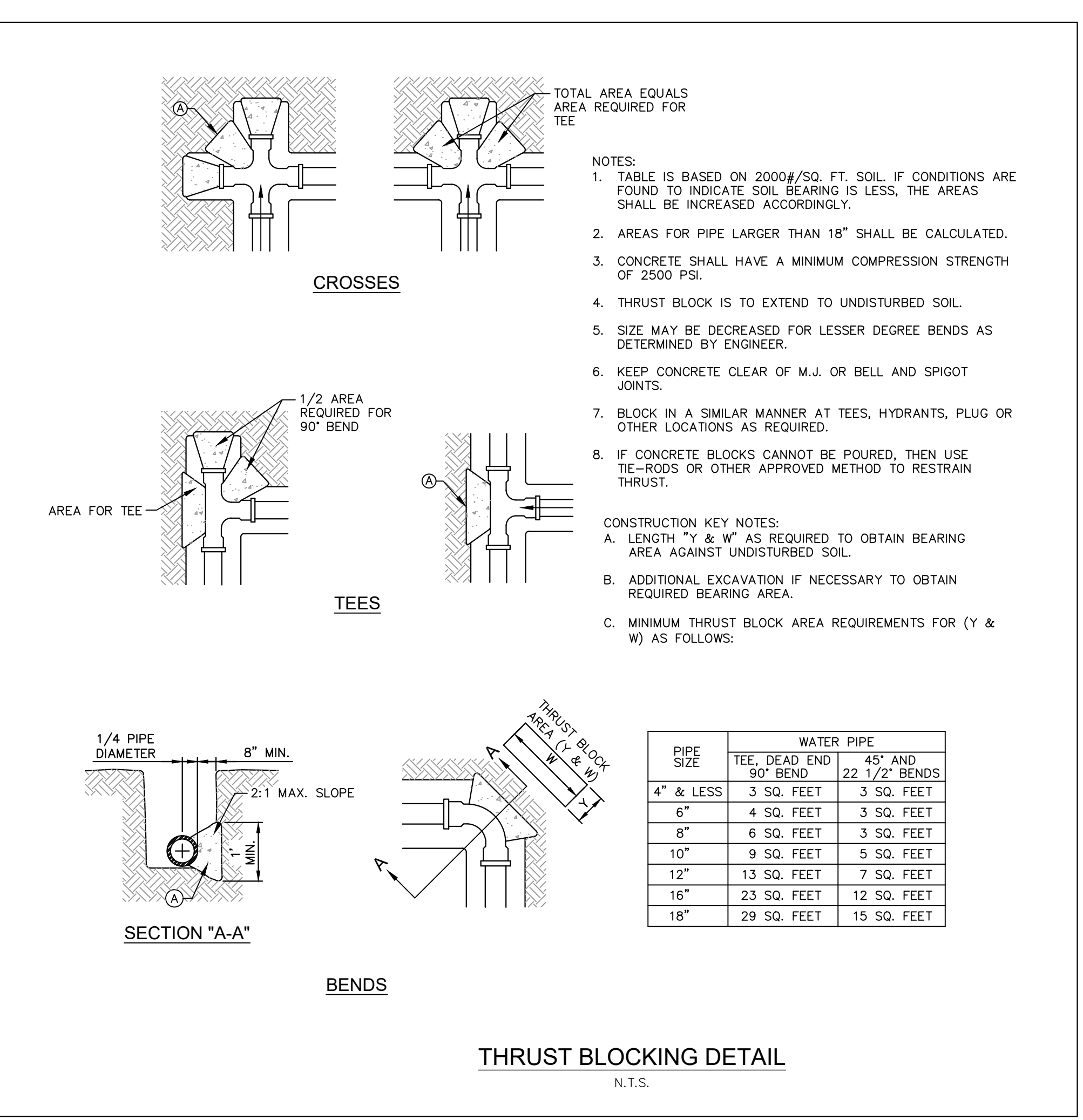
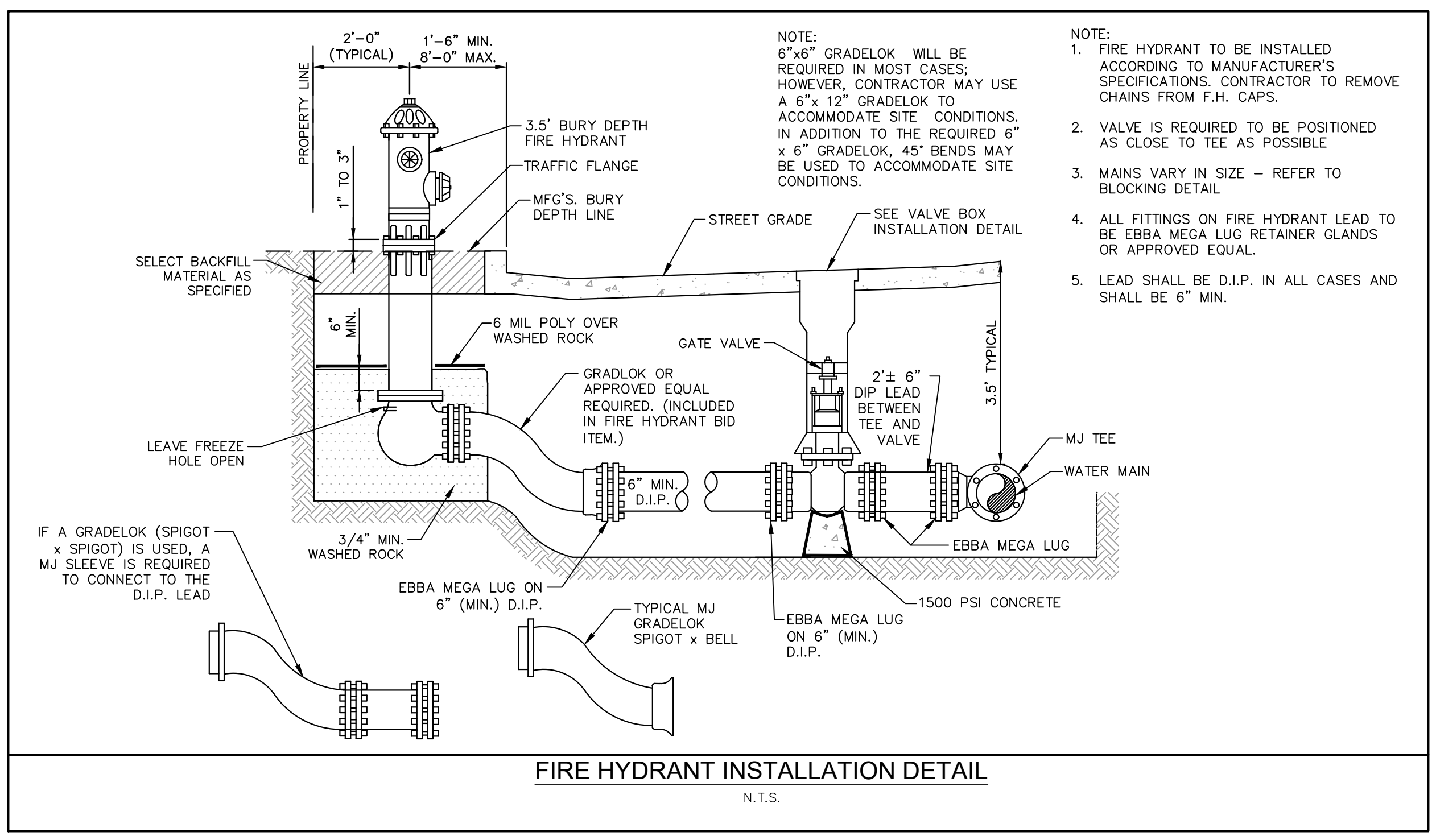
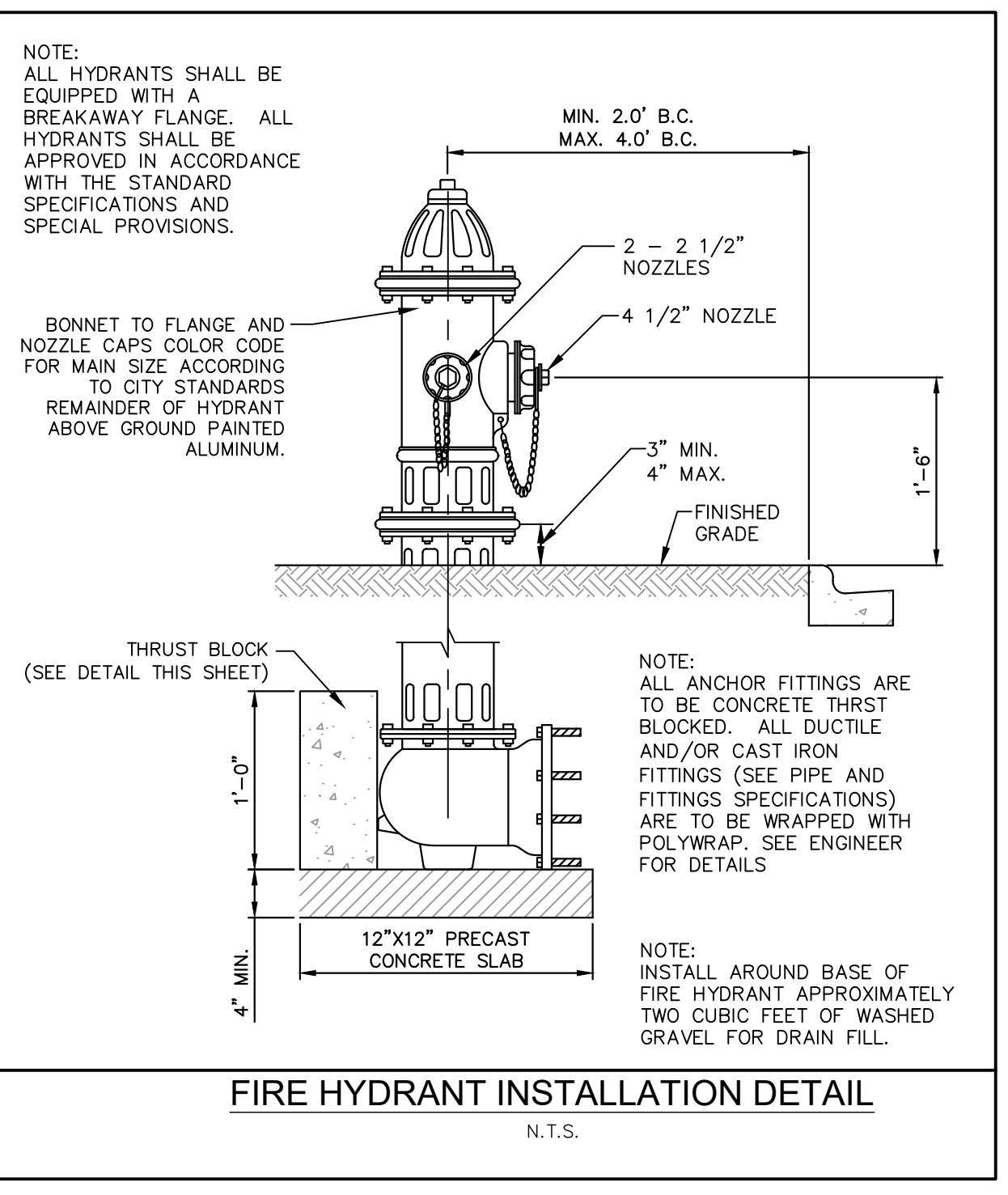
DATE
 DECEMBER 2024

SCALE
 AS SHOWN

DRAWN BY:
 MD

SHEET NUMBER
C-8.04

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Please provide water line embedment detail

NO.	DATE	REVISIONS	BY

PROJECT NAME: **BLUE STAR INDUSTRIAL BLDG. L SANGER, TEXAS**

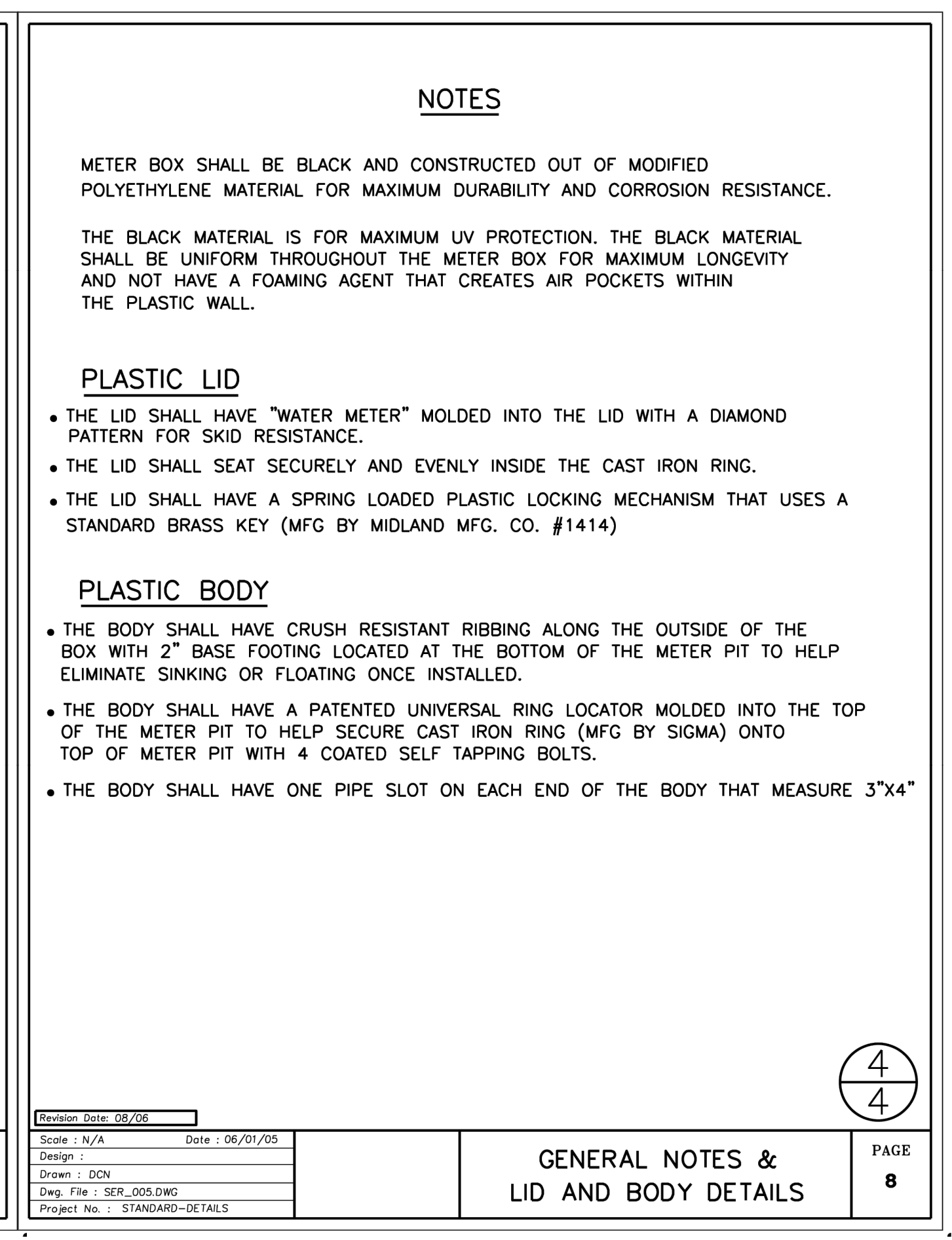
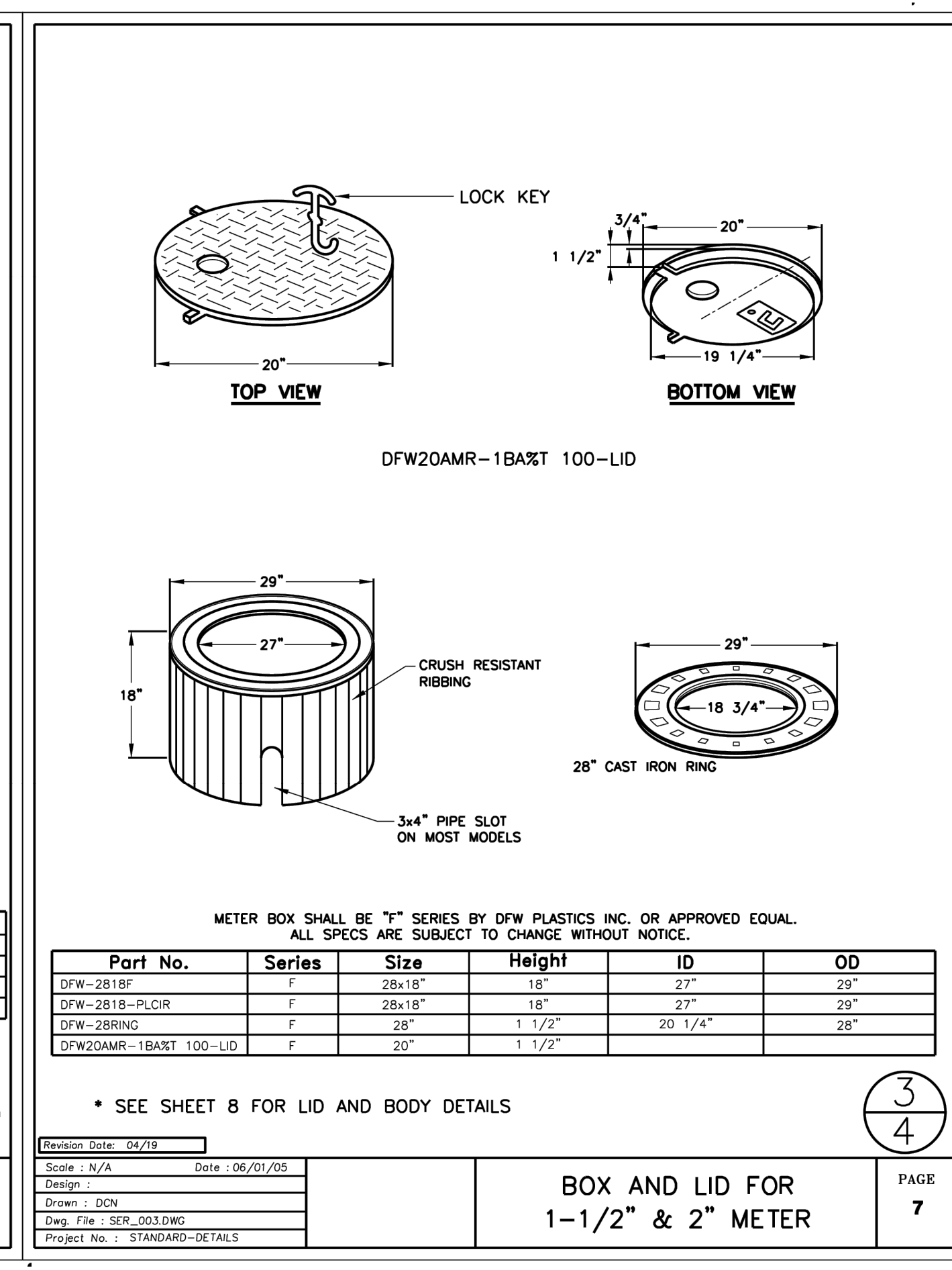
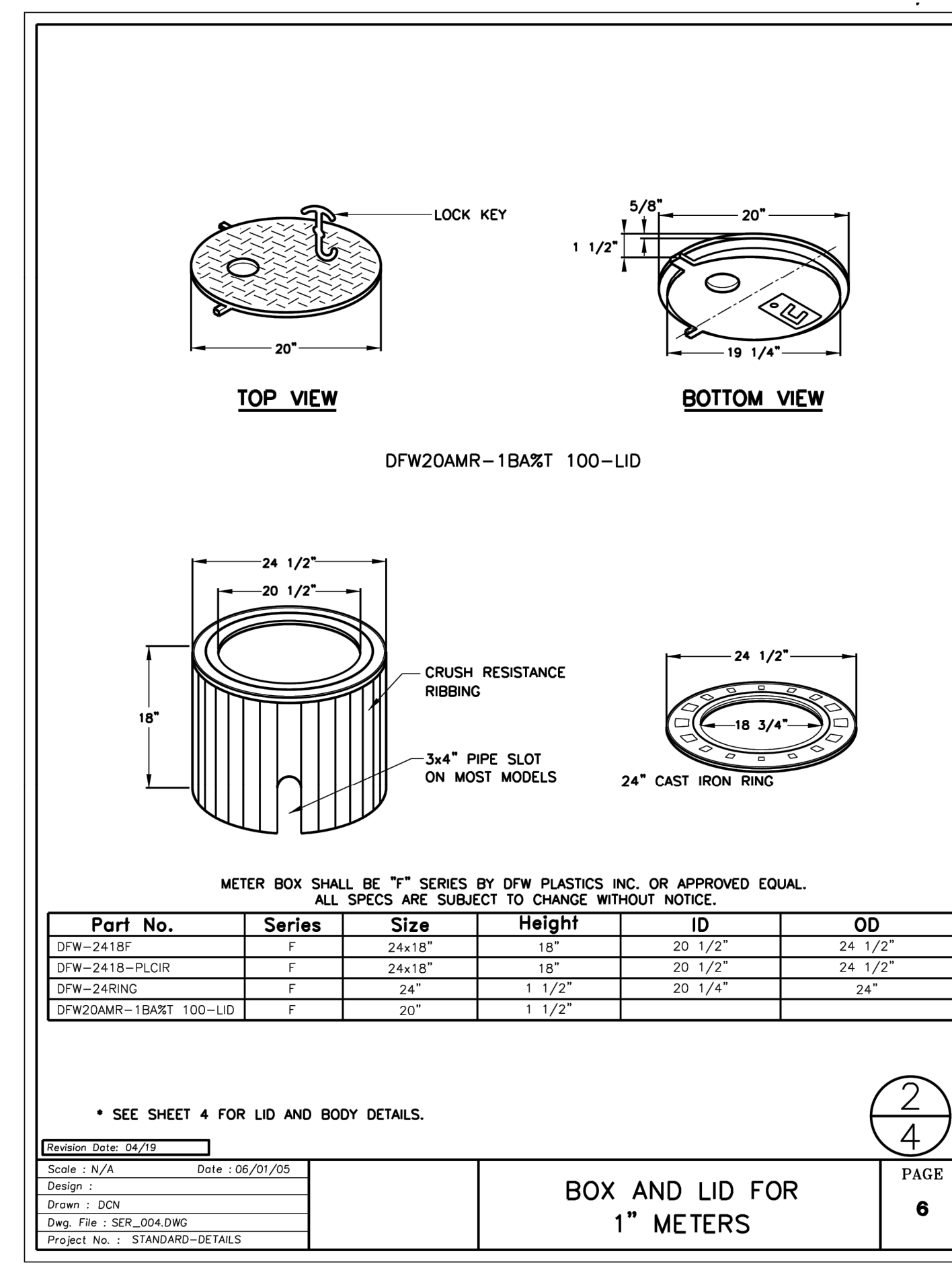
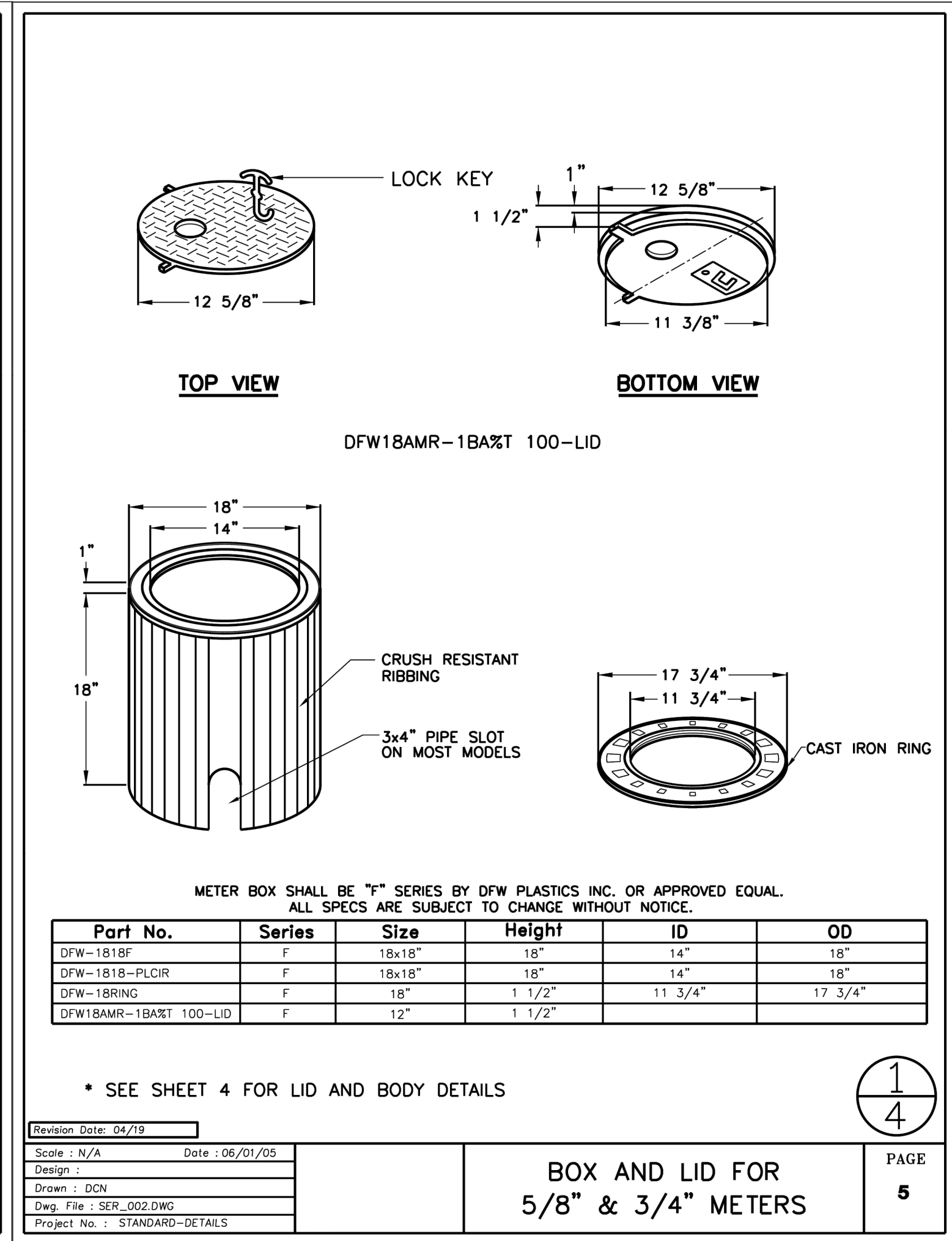
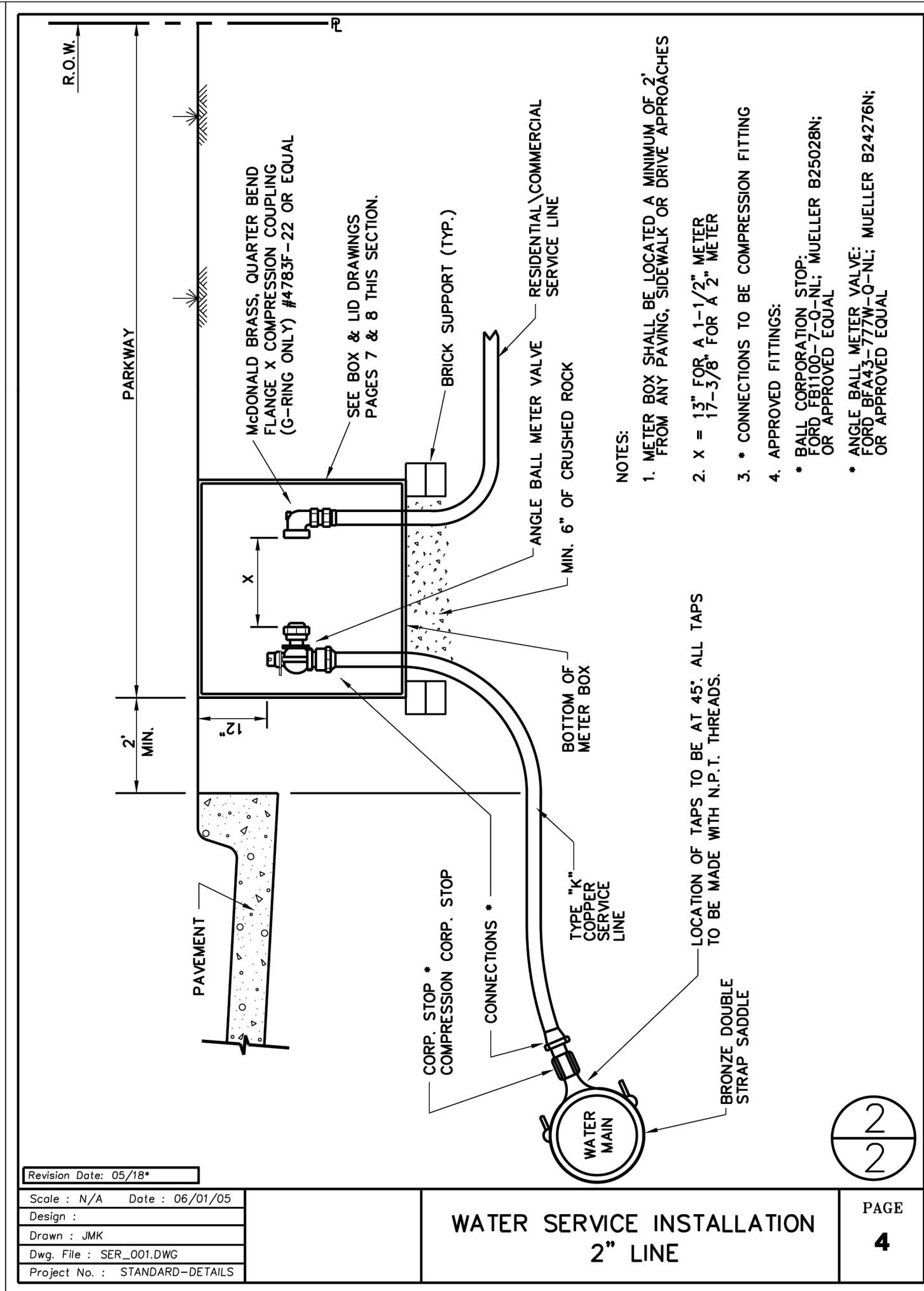
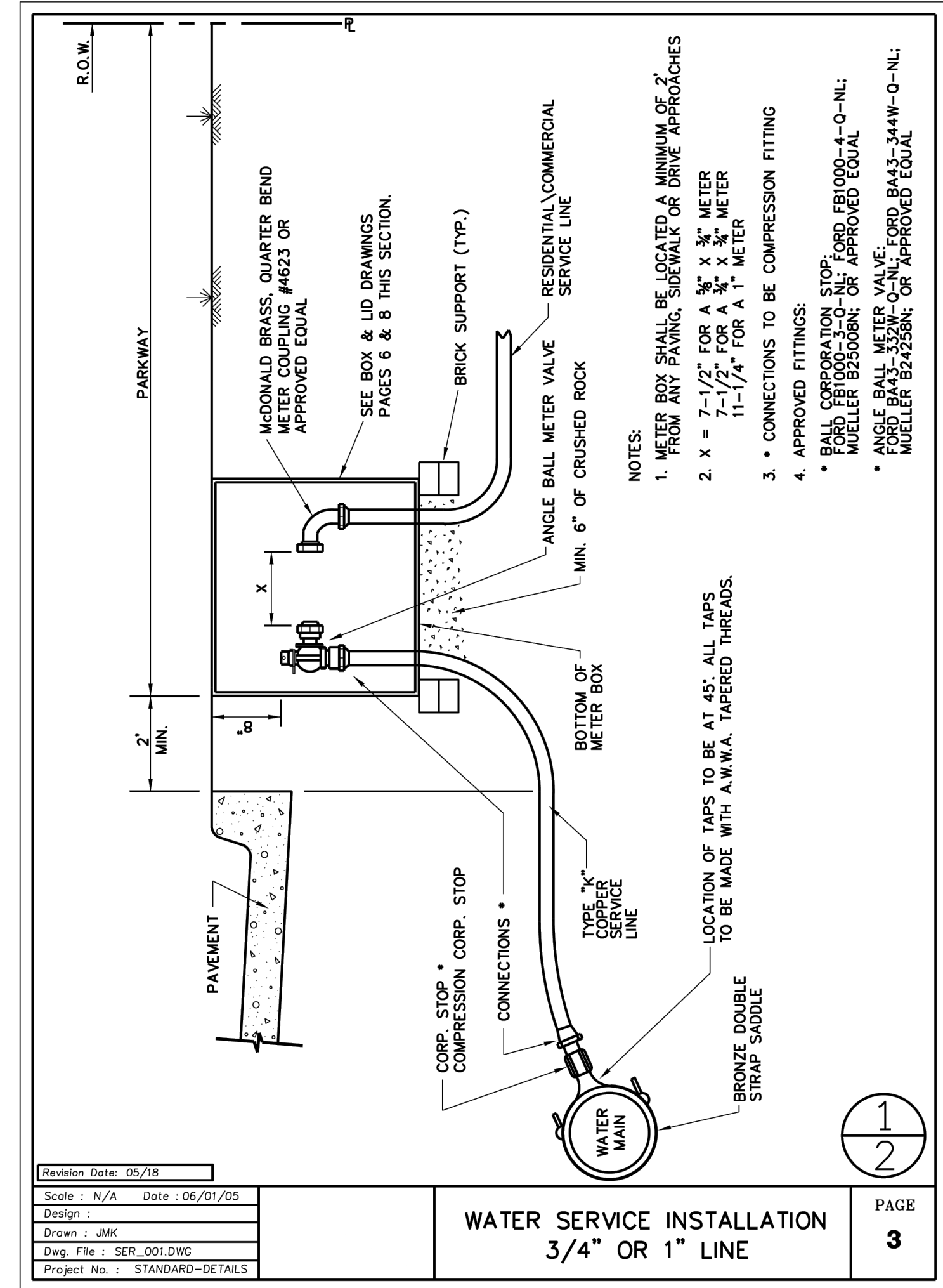
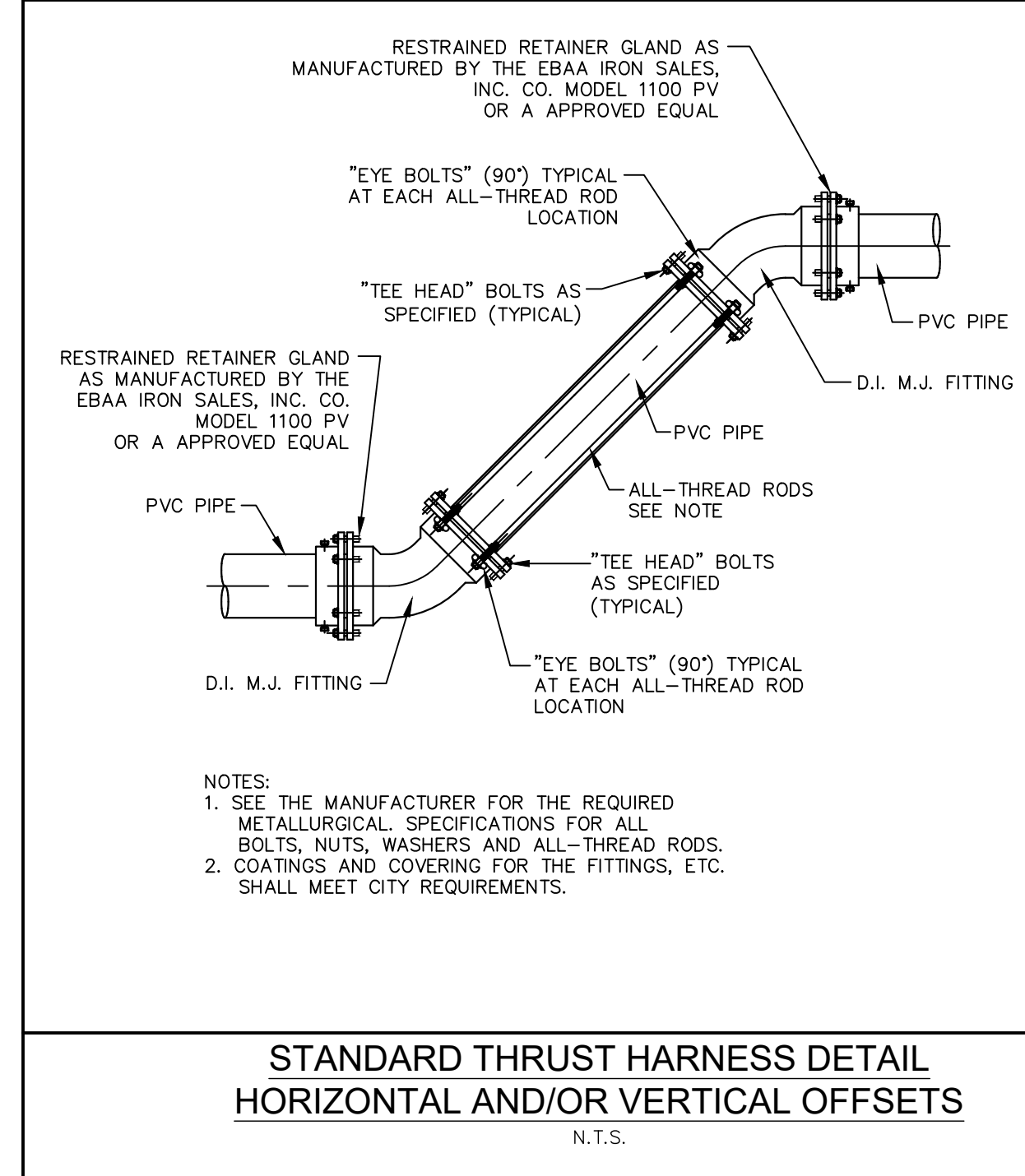
SHEET TITLE: **UTILITY DETAILS**

ACE PROJECT: 01101
DATE: DECEMBER 2024
SCALE: AS SHOWN
DRAWN BY: MD
SHEET NUMBER: **C-8.05**

MICHAEL T. DOGGETT
98628
LICENSED PROFESSIONAL ENGINEER
12/17/2024

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CIVIL ENGINEERING
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PHONE: 214-803-1099
TX F-26500

C:\Users\mdugg\OneDrive\Documents\Projects\01101-Blue Star Industrial Sanger\CAD\Plan Sheets\Details.dwg



Saturday, December 7, 2024 2:51:22 PM

BY	DATE	REVISIONS

PROJECT NAME:
BLUE STAR INDUSTRIAL BLDG. L SANGER, TEXAS

SHEET TITLE:
UTILITY DETAILS

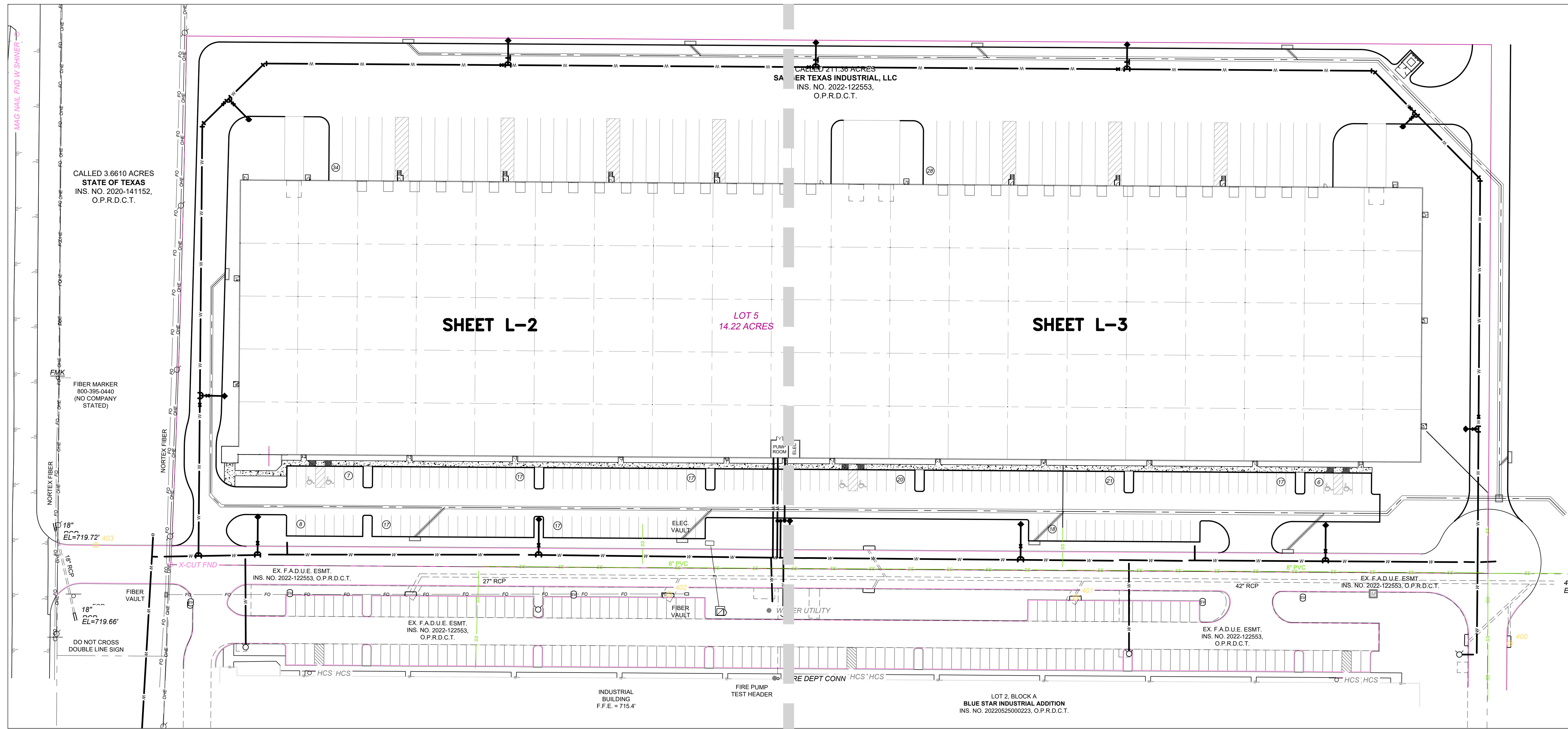
ACE PROJECT:
01101

DATE
DECEMBER 2024

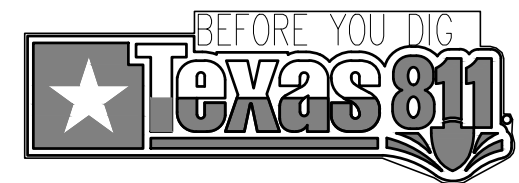
SCALE
AS SHOWN

DRAWN BY:
MD

SHEET NUMBER
C-8.06



NOTE:
NO LANDSCAPE PLANTINGS
WITHIN 3' OF PARKING
LOT CURBS.

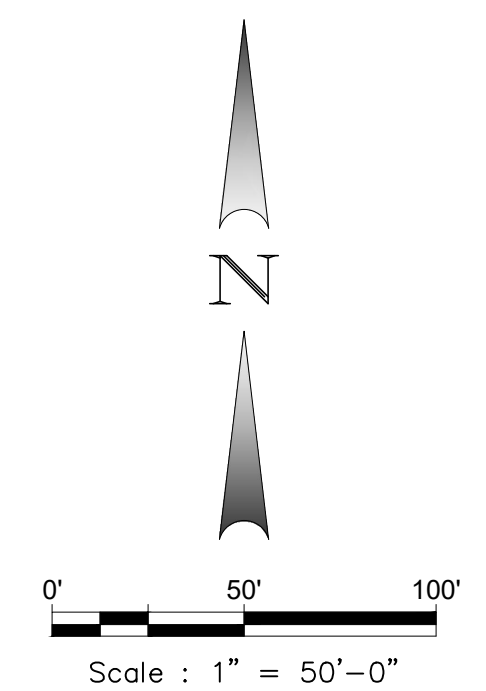


CAUTION!!!
UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO. CALL BEFORE YOU DIG:
TEXAS EXCAVATION SAFETY SYSTEM (TESS) 1-800-344-8377
TEXAS ONE CALL SYSTEMS 1-800-245-4545
LONE STAR NOTIFICATION CENTER 1-800-669-8344 EXT. 5



PLANTING NOTES:

1. PLANT SIZE, TYPE, AND CONDITION SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE.
2. ALL PLANT MATERIAL TO BE NURSERY GROWN STOCK.
3. CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF ALL PLANT MATERIAL UNTIL PROJECT ACCEPTANCE.
4. ALL CONTAINER GROWN PLANTS TO HAVE FULL, VIGOROUS ROOT SYSTEM, COMPLETELY ENCOMPASSING CONTAINER.
5. ALL PLANTS WELL ROUNDED AND FULLY BRANCHED. ALL TREES WITH SPREAD 2/3 OF HEIGHT.
6. CONTRACTOR TO PROVIDE OWNER WITH PREFERRED MAINTENANCE SCHEDULE OF ALL PLANTS AND LAWNS.
7. MAINTAIN/PROTECT VISIBILITY TRIANGLE WITH PLANT MATERIAL PER CITY STANDARDS AT ALL ENTRANCES TO SITE.
8. PREP ENTIRE WIDTH OF ALL DEFINED PLANTING BEDS WITH MIX AS OUTLINED IN SPECS. WHERE SHRUBS ARE LOCATED ALONG CURB, SET SHRUBS BACK FROM CURB 3 FT.
9. SEE DETAIL SHEET FOLLOWING FOR PLANTING DETAILS.
10. CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL UTILITIES, INCLUDING BUT NOT LIMITED TO TELEPHONE, TELECABLE, ELECTRIC, GAS, WATER AND SEWER. ANY DAMAGE TO UTILITIES TO BE REPAIRED BY CONTRACTOR AT NO COST TO OWNER.
11. EXISTING TREES ARE SHOWN TO REMAIN. CONTRACTOR SHALL PRUNE ONLY ON APPROVAL OF CITY ARBORIST. WORK TO INCLUDE REMOVAL OF ALL SUCKER GROWTH; DEAD AND DISEASED BRANCHES AND LIMBS; VINES, BRIARS AND OTHER INVASIVE GROWTH; AND ALL INTERFERING BRANCHES. MAKE ALL CUTS FLUSH TO REMAINING LIMB. RETAIN NATURAL SHAPE OF PLANT. ALL WORK SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE.
12. QUANTITIES ARE PROVIDED AS A COURTESY AND NOT INTENDED FOR BID PURPOSES. CONTRACTOR TO VERIFY PRIOR TO PRICING.
13. INSTALL EDGING BETWEEN LAWN AND PLANTING BEDS. REFER TO SPECIFICATIONS. FILE ALL CORNERS SMOOTH.
14. INSTALL CURLEX BLANKET (OR EQUAL) PER MANUFACTURERS INSTRUCTIONS ON ALL GROUNDCOVER/SHRUB BEDS WITH A SLOPE OF 4:1 OR GREATER.
15. AT TIME OF PLAN PREPARATION, SEASONAL PLANT AVAILABILITY CANNOT BE DETERMINED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SECURE AND RESERVE ALL B&B PLANTS WHEN AVAILABLE IN CASE ACTUAL INSTALLATION OCCURS DURING THE OFF-SEASON. PURCHASE AND HOLD B&B PLANTS FOR LATE SEASON INSTALLATION.
16. BERM ALL PARKING LOT ISLANDS AS SHOWN ON ENCLOSED DETAIL SHEET. (BERMS MAY NOT BE SHOWN ON GRADING PLAN.)
17. PRIOR TO PLANTING, CONTRACTOR SHALL STAKE TREE LOCATIONS FOR APPROVAL BY OWNER.



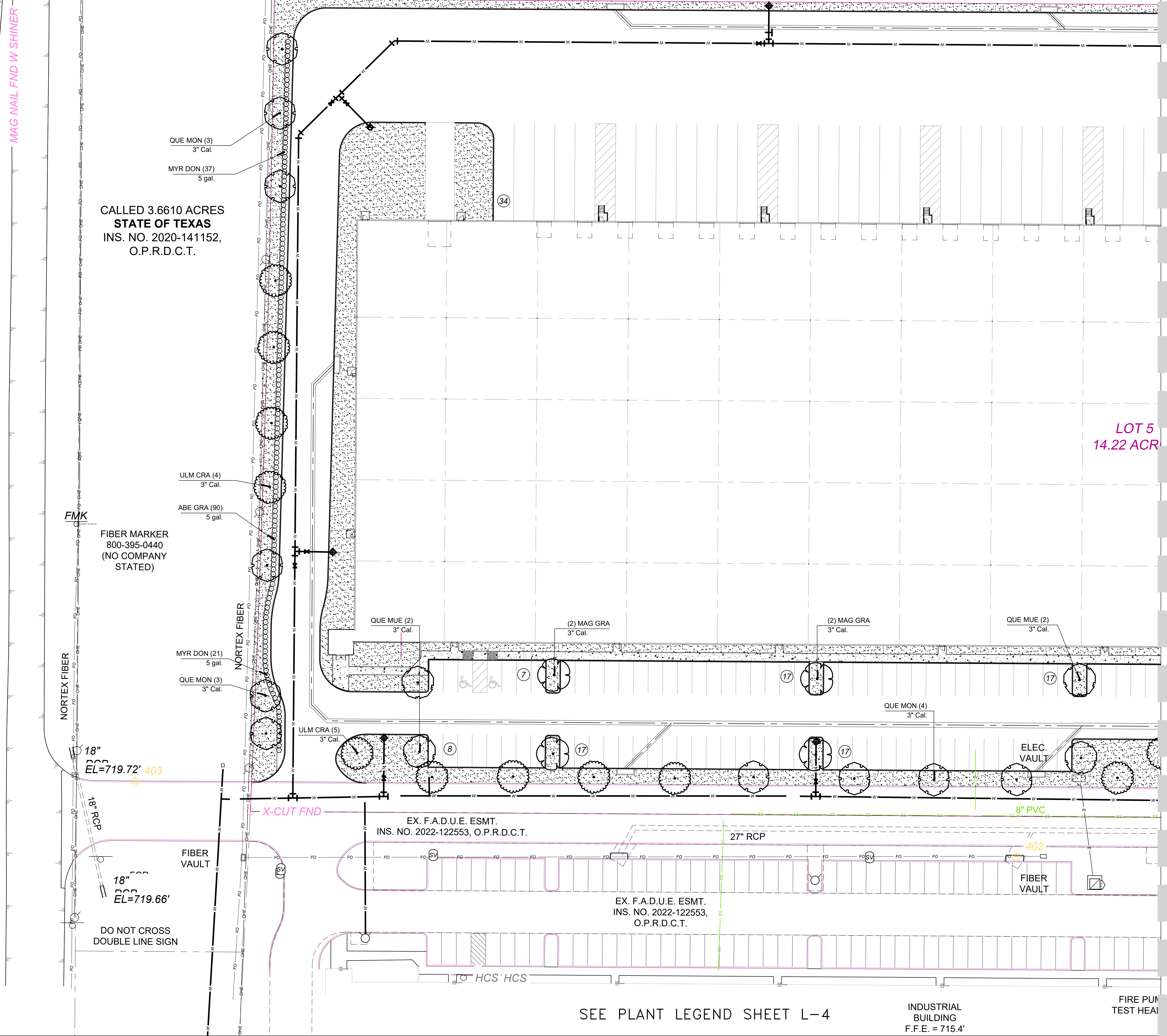
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1921 MAPLEWOOD DR
WEATHERFORD, TX 76087 682-215-9151
PARKS AND OPEN SPACE PLANNING • LANDSCAPE ARCHITECTURE • IRRIGATION DESIGN

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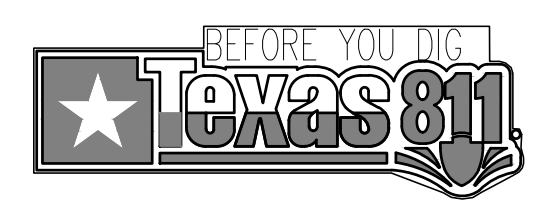
LANDSCAPE PLAN

J. Cuppett
Professional Seal: LANDSCAPE ARCHITECT, GREG CUPPETT, INS. NO. 2072, 11/18/24
ANIMAS
CIVIL ENGINEERING

**BLUE STAR
INDUSTRIAL PHASE 2
SANGER, TEXAS**



NOTE:
NO LANDSCAPE PLANTINGS
WITHIN 3' OF PARKING
LOT CURBS.



CAUTION!!!
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TEXAS ONE CALL SYSTEMS 1-800-245-4545
LONE STAR NOTIFICATION CENTER 1-800-669-8344 EXT. 5



BEFORE YOU DIG...

CALLED 3.6610 ACRES
STATE OF TEXAS
INS. NO. 2020-141152,
O.P.R.D.C.T.

FIBER MARKER
800-395-0440
(NO COMPANY STATED)

LOT 5
14.22 ACRES

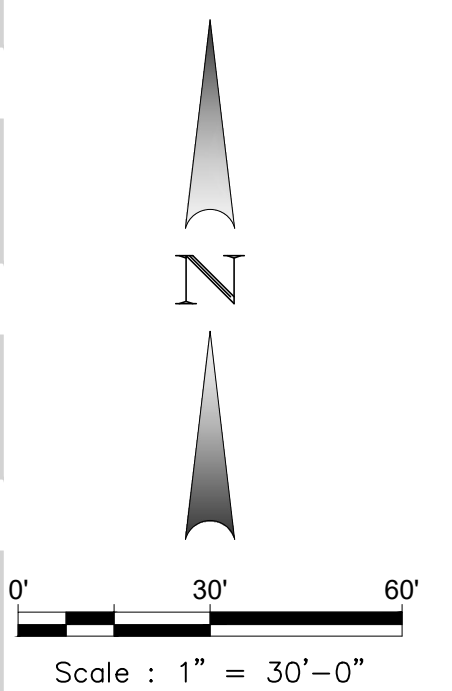
MATCHLINE, SHEET L-3



BLUE STAR
INDUSTRIAL PHASE 2
SANGER, TEXAS

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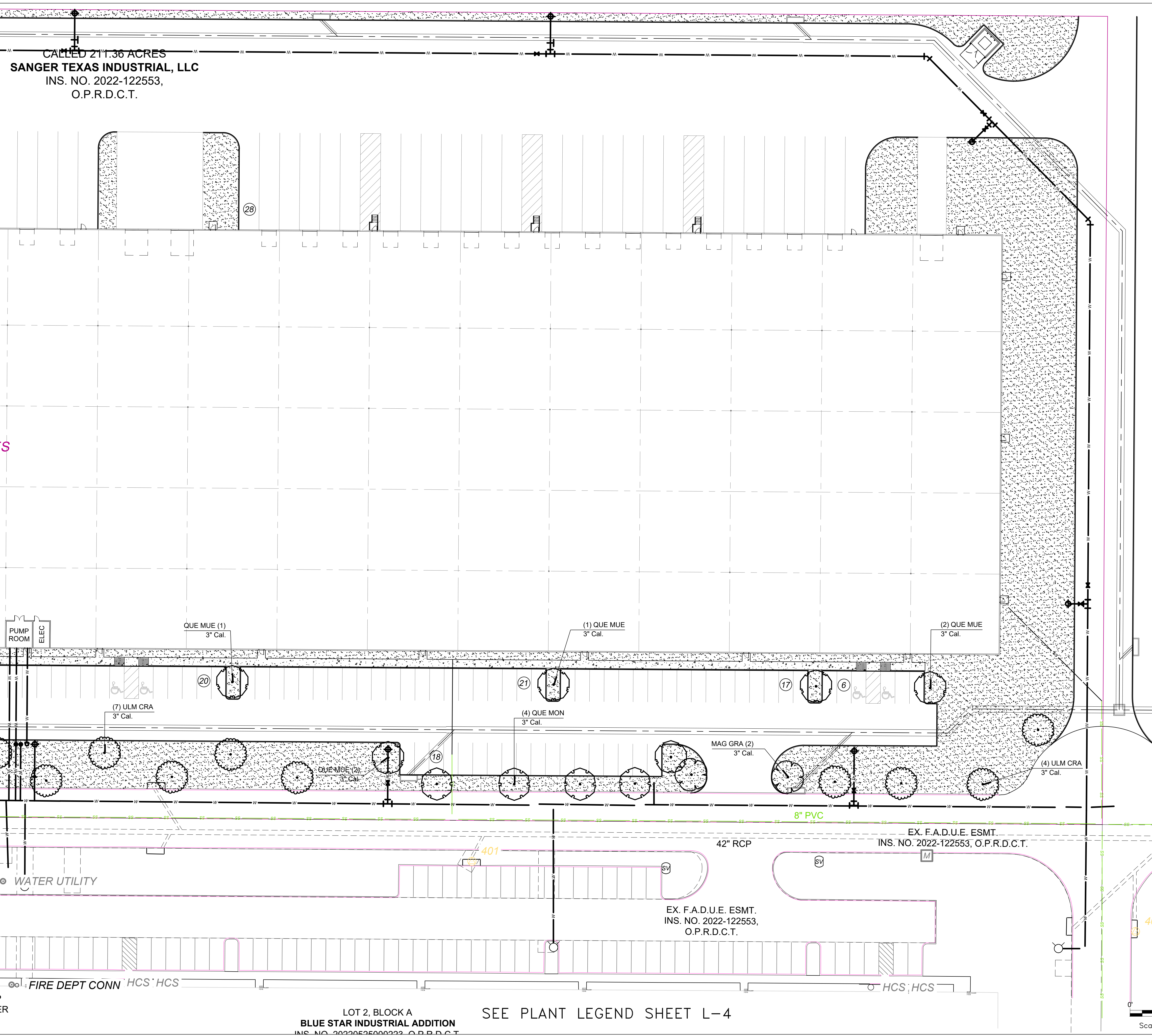
SEE PLANT LEGEND SHEET L-4

INDUSTRIAL BUILDING
F.F.E. = 715.4'

FIRE PUMP
TEST HEAD

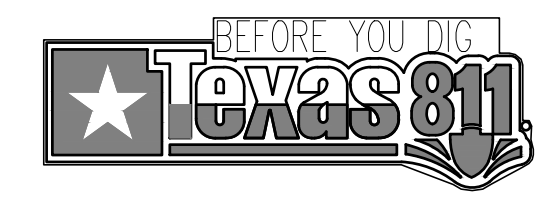
LANDSCAPE PLAN

L-2



CALLED 211.36 ACRES
SANGER TEXAS INDUSTRIAL, LLC
 INS. NO. 2022-122553,
 O.P.R.D.C.T.

NOTE:
 NO LANDSCAPE PLANTINGS
 WITHIN 3' OF PARKING
 LOT CURBS.



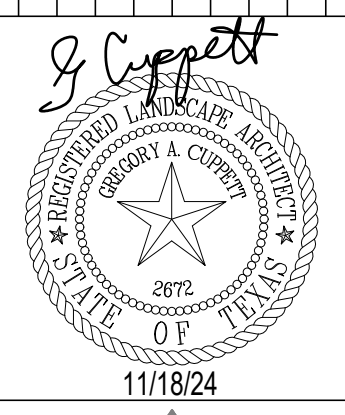
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 LOCATES FOR FRANCHISE UTILITY INFO.
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 1-800-344-8377
 TEXAS ONE CALL SYSTEMS
 1-800-245-4545
 LONE STAR NOTIFICATION CENTER
 1-800-669-8344 EXT. 5



BEFORE YOU DIG...

Please show that minimum landscaping requirements for
 non-residential uses per ordinance § 14A-48.5.2 I-1 and I-2
 Industrial Districts have been met. Include narrative per ordinance
 on the plans to verify requirements have been met.

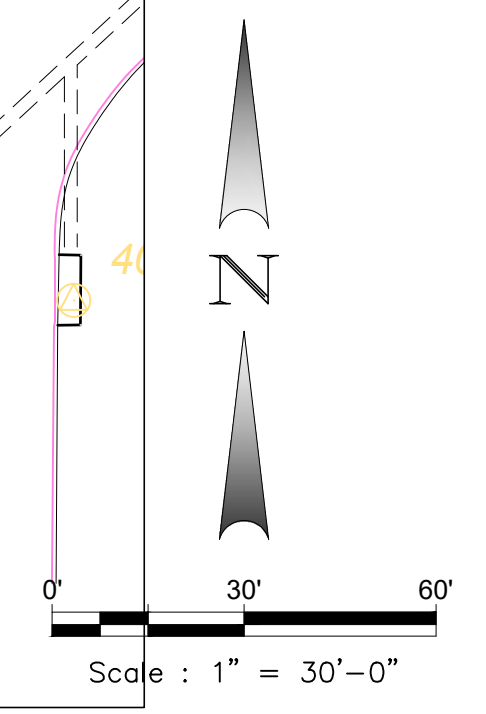
MATCHLINE, SHEET L-2



**BLUE STAR
 INDUSTRIAL PHASE 2
 SANGER, TEXAS**

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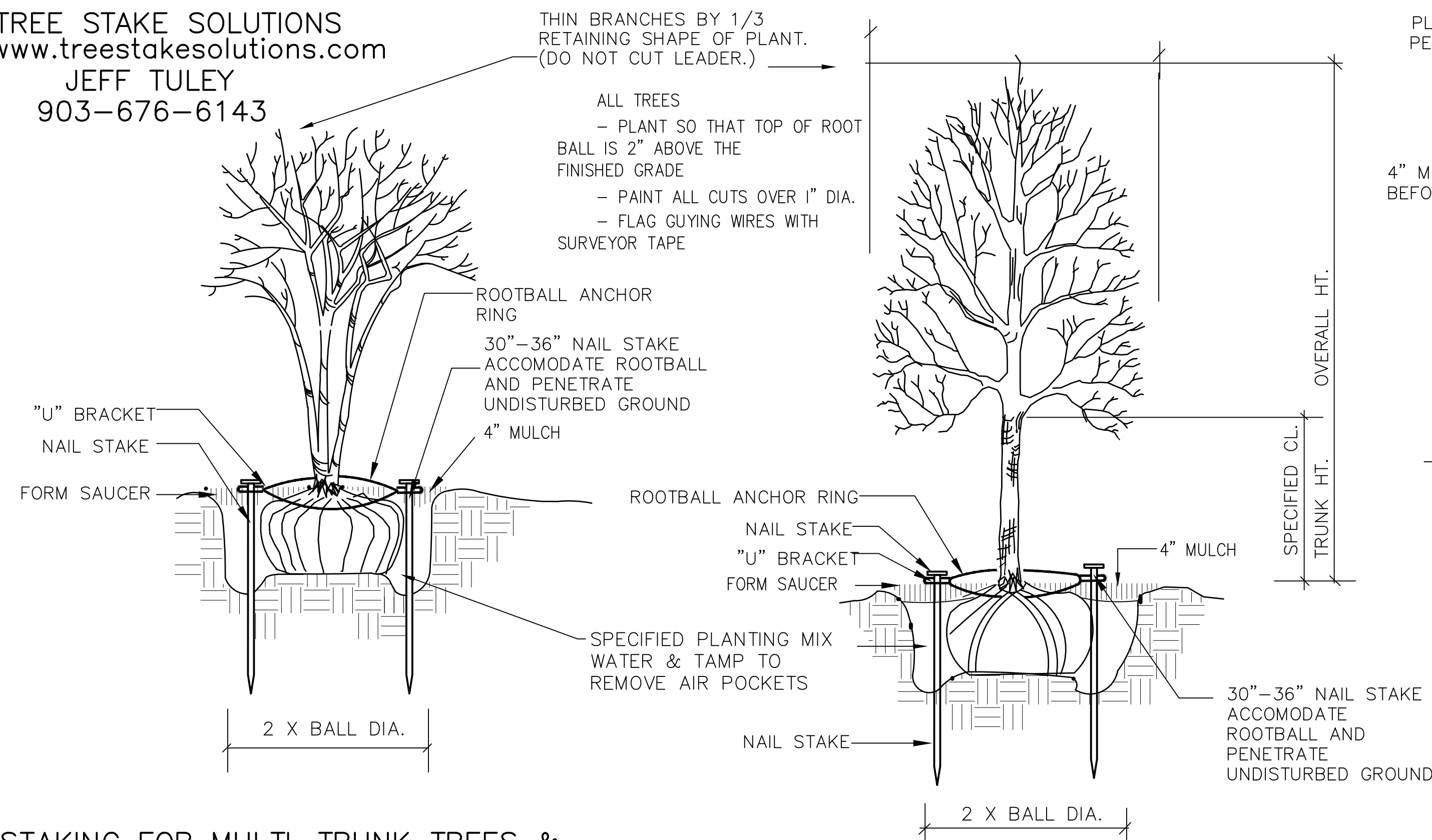
LOT 2, BLOCK A
BLUE STAR INDUSTRIAL ADDITION
 INS. NO. 20220525000223 O.P.R.D.C.T.

SEE PLANT LEGEND SHEET L-4

LANDSCAPE PLAN

L-3

Contact Information:
TREE STAKE SOLUTIONS
 www.treestakesolutions.com
JEFF TULEY
 903-676-6143

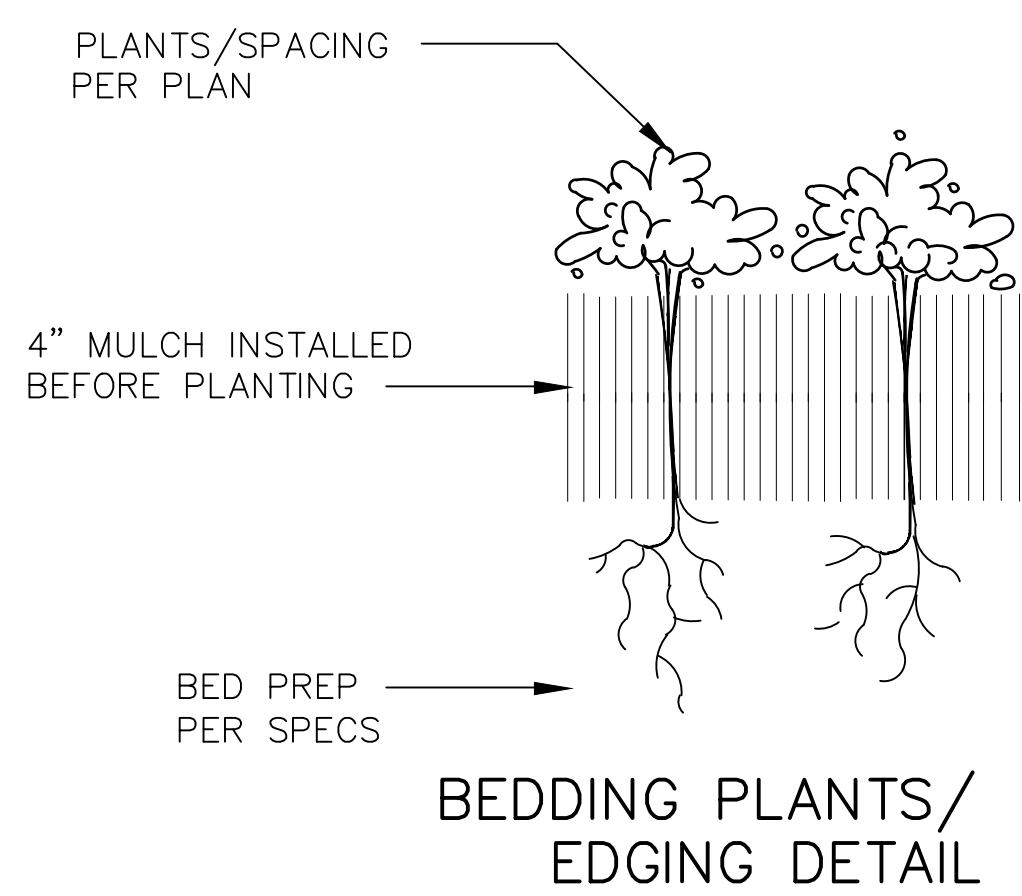


STAKING FOR MULTI-TRUNK TREES & TREES 2" CAL. & UNDER

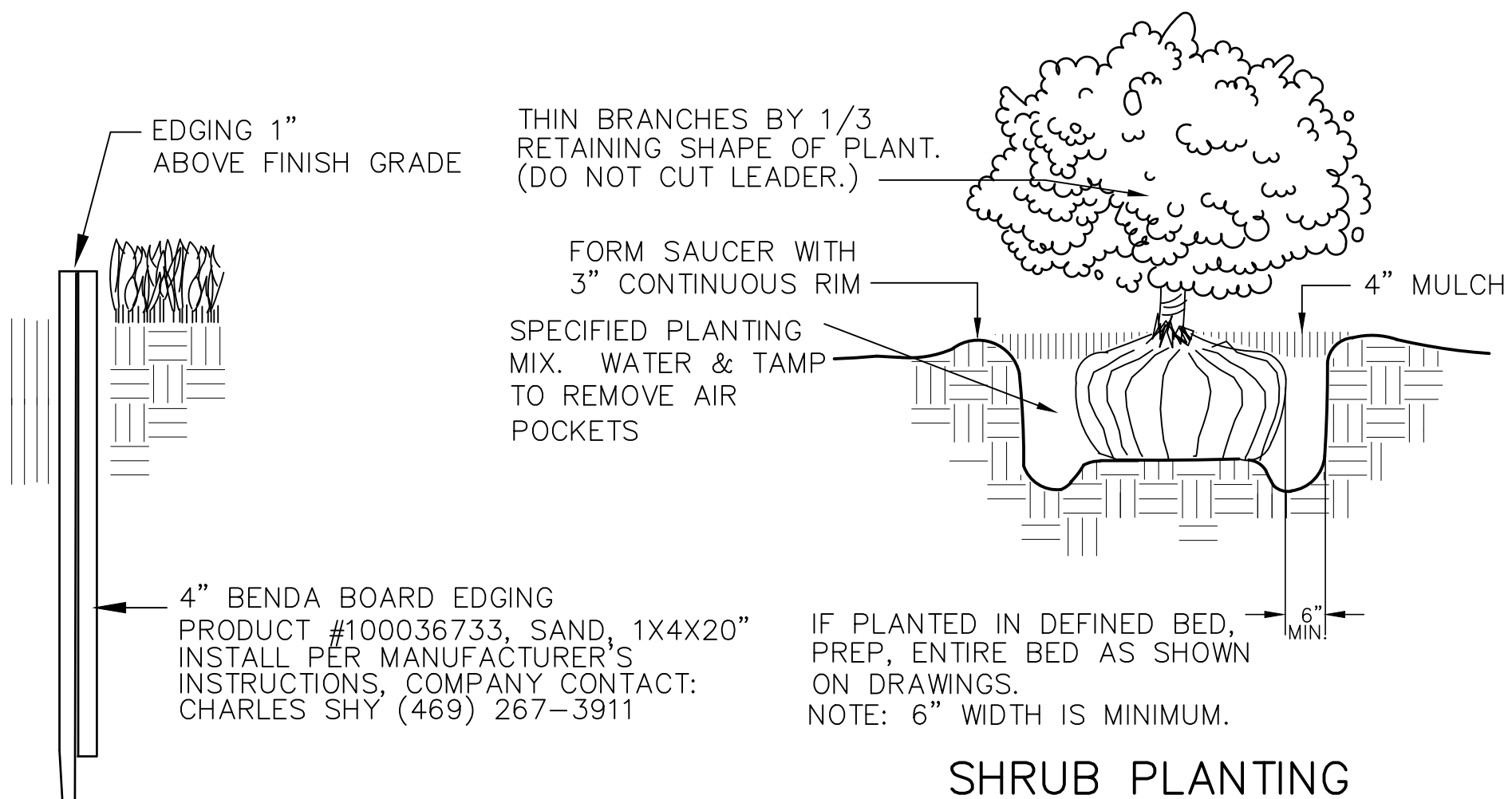
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SAFETY STAKE BY TREE STAKE SOLUTIONS

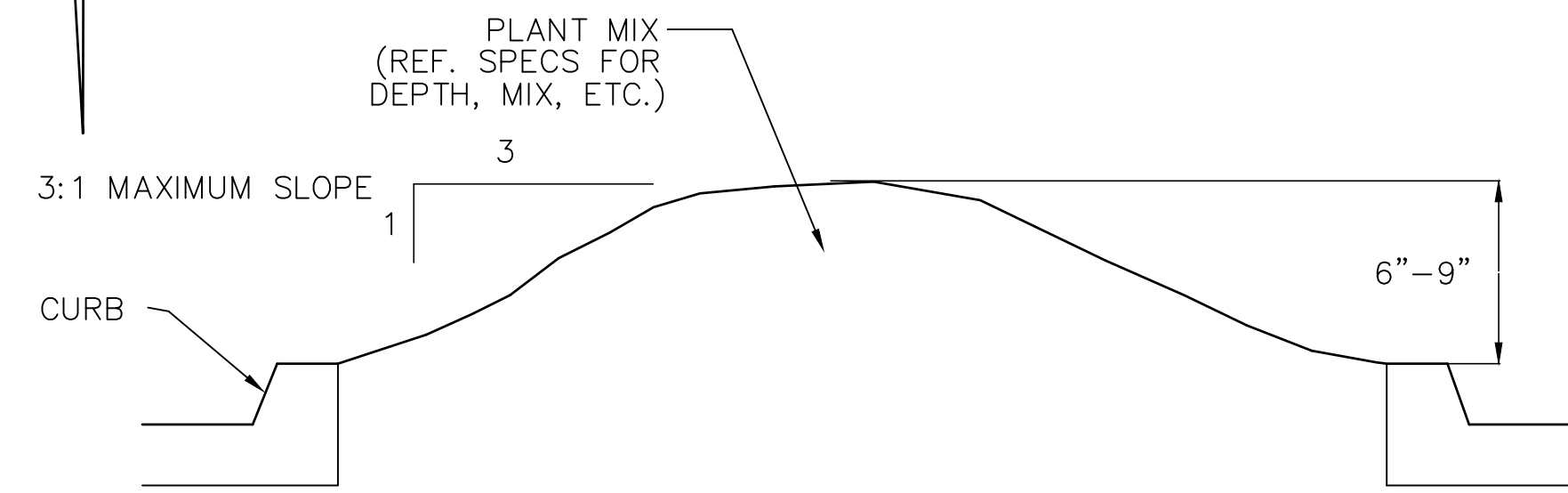
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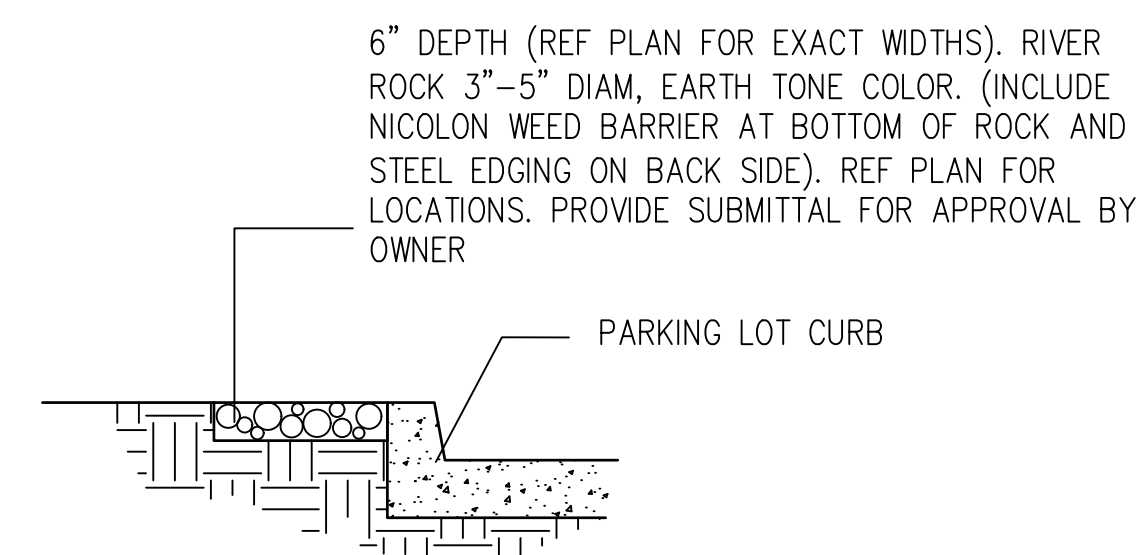
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SCALE: NOT TO SCALE



RIVER ROCK STRIP

SCALE: NOT TO SCALE

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPACING	REMARKS
TREES								
	MAG GRA	6	Magnolia grandiflora	Southern Magnolia	3" Cal.	12' Height Min	As Shown	
	QUE MUE	10	Quercus muehlenbergii	Chinkapin Oak	3" Cal.	14' Min. Ht.	As Shown	
	QUE MON	14	Quercus polymorpha 'Monterey'	Monterey Mexican White Oak	3" Cal.	12' Height Min	As Shown	
	ULM CRA	20	Ulmus crassifolia	Cedar Elm	3" Cal.	12' Height Min	As Shown	
SHRUBS								
	ABE GRA	90	Abelia x grandiflora	Glossy Abelia	5 gal.	24" min.	36" O.C.	
	MYR DON	58	Myrica cerifera 'Don's Dwarf'	Don's Dwarf Wax Myrtle	5 gal.	24" min.	36" O.C.	
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPACING	REMARKS
GROUND COVERS								
	CYN DAC	73,227 sf	Cynodon dactylon	Bermudagrass	Solid Sod			

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PLANTING DETAILS

J. Cuppett
 LANDSCAPE ARCHITECT
 PROFESSIONAL SEAL
 2072
 11/18/24
ANIMAS
 CIVIL ENGINEERING

BLUE STAR
INDUSTRIAL PHASE 2
SANGER, TEXAS

SECTION 02830

TREES SHRUBS, AND GROUNDCOVERS

PART I GENERAL

1.01 DESCRIPTION OF WORK

A. Scope

1. Bed prep
2. Metal edging
3. Topsoil
4. Planting
5. Mulching
6. Guarantee

B. Related Work Specified Elsewhere

1. General Requirements – All locations
2. Section 02740 – Irrigation Trenching
3. Section 02750 – Irrigation
4. Section 02800 – Lawns

1.02 QUALITY ASSURANCE

A. Contractor Qualifications

Minimum of three (3) years experience on projects of similar characteristics and size.

B. Reference Standards:

1. American Joint Committee Of Horticultural Nomenclature: Standardized Plant Names, Second Edition, 1942;
2. American Association Of Nurserymen: American Standard For Nursery Stock, 1973

C. Substitutions

1. Substitutions accepted only upon written approval of Landscape Architect and Owner.
2. Submit substitutions possessing same characteristics as indicated on plans and specifications.

D. Inspection and Testing

1. The project Owner's representative reserves the right to inspect and tag plants at the place of growth with the Contractor.
2. Inspection at place of growth does not preclude the right of rejection due to improper digging or handling.
3. Owner's representative reserves the right to request soil samples and analysis of soil and plant mix. Remove or correct unacceptable soil. Cost of testing by Contractor.

1.03 SUBMITTALS

A. Certificates

1. Submit State and Federal certificates of inspection with invoice. (Only if required by Landscape Architect.)
2. File certificates with Owner's representative prior to material acceptance.

1.04 PRODUCT DELIVERY, STORAGE, & HANDLING

A. Preparation of Delivery

1. Balled & Burlaped (B&B) Plants

- a. Dig and prepare for shipment in manner that will not damage roots, branches, shape, and future development after replanting.
- b. Ball with firm, natural ball of soil, wrapped tightly with burlap covering entire ball.
- c. Ball size and ratios: conform to American Association of Nurserymen standards unless otherwise shown on plant list.

2. Pack plant material to protect against climatic & seasonal damage, as well as breakage injuries during transit.
3. Securely cover plant tops with ventilated tarpaulin or canvas to minimize wind-whipping and drying in transit.
4. Pack and ventilate to prevent sweating of plants during transit. Give special attention to insure prompt delivery and careful handling to point of delivery at job site.

B. Delivery

1. Deliver fertilizer, fertilizer tablets, peat, mulch, soil additives, and amendment materials to site in original, unopened containers, bearing manufacturer's guaranteed chemical analysis, name, trade name, trademark, and conformance to State law.
2. Deliver plants with legible identification and size labels on example plants.
3. Protect during delivery to prevent damage to root ball or desiccation of leaves.
4. Notify Owner's representative of delivery schedule in advance so plant material may be inspected upon arrival at job site.
5. Deliver plants to job site only when areas are prepared.

C. Storage

1. Protect roots of plant material from drying or other possible injury with wetted mulch or other acceptable material.
2. Protect from weather.
3. Maintain and protect plant material not to be planted immediately upon delivery.

D. Handling

1. Do not drop plants.
2. Do not damage ball, trunk, or crown.
3. Lift and handle plants from bottom of container or ball.

1.05 JOB CONDITIONS

E. Planting Season Perform actual planting only when weather and soil conditions are suitable in accordance with locally acceptable practices.

F. Protection Before excavations are made, take precautionary measures to protect areas trucked over and where soil is temporarily stacked.

1.06 GUARANTEE

A. Guarantee new plant material for one year after acceptance of final installation (ie Final Acceptance of project).

B. Make replacement (one per plant) during one year guarantee period at appropriate season with original plant type, size and planting mixture.

C. Repair damage to other plants, lawns, & irrigation caused during plant replacement at no cost to Owner.

D. Use only plant replacements of indicated size and species.

E. Ten days before end of guarantee period, notify Owner's representative in writing for year end inspection. Failure to do so, shall automatically extend guarantee until notification is received.

PART II PRODUCTS

2.01 MATERIALS

A. Plant Materials

1. Hardy under climatic conditions similar to locality of project.
2. True to botanical and common name variety.
3. Sound, healthy, vigorous, well branched, and densely foliated when in leaf; with healthy well-developed root system.
4. Free from disease, insects, and defects such as knots, sun-scald, windburn, injuries, disfigurement, or abrasions.
5. Conform to measurements after pruning with branches in normal positions.
6. Conform to American Association of Nurserymen standards unless shown differently on plant list.
7. Trees:
 - a. Single, straight trunks, unless indicated otherwise
 - b. Trees with weak, thin trunks not capable of support will not be accepted.
 - c. All multi-stem trees are to have a minimum of three stems, similar in size and shape, with a spread of approximately 2/3 of the height. All yaupons to be female. Grape myrtle color selection by Landscape Architect.
 8. Nursery grown stock only.
 9. Subject to approval of Landscape Architect.
 10. Seasonal color
- a. Annuals in 4" pots or as specified
- b. Perennials in 4" pots, clumps, bulbs as specified

B. Topsoil

1. Natural, fertile, friable soils having a textural classification of loam or sandy loam possessing characteristics of soils in vicinity which produce heavy growth of crops, grass, or other vegetation.
2. Free of subsoil, brush, organic litter, objectionable weeds, clods, shale, stones ¼ diameter or larger, stumps, roots or other material harmful to grading, planting, plant growth, or maintenance operations.
3. Presence of vegetative parts of Bermuda grass (Cynodon dactylon), Johnson grass, nut grass (Cyperus rotundus), and other hard to eradicate weeds or grass will be cause for rejection of topsoil.
4. Test topsoil (cost by Contractor):

- a. Available nitrogen
- b. Available phosphorus
- c. Available potash
- d. Iron
- e. Ph: 5.5 to 7.0
- f. Decomposed organic matter: 6-10%

C. Mulch

1. Top Dressing Mulch – Shredded cypress or hard wood only
2. Mulch for soil prep – Shredded pine bark
3. In pre-packaged bags only; bulk shredded material is unacceptable.

D. Peat Moss Commercially available baled peat moss or approved equivalent.

E. Staking Material

1. Stakes for tree support

- a. Tree Stake for trees or equivalent.
- b. To be removed after one year.

F. Water

1. Free of oils, acids, alkali, salt, and other substances harmful to plant growth
2. Location: Furnish temporary hoses and connections on site.

G. Sand Washed builders sand

H. Antidesicant – "Wilt-proof" or equal.

I. Edging – 3/16" X 4" green, new and unused; with stakes.

2.02 MIXES

A. Planting Mixture

- Existing topsoil – 50%
3. Shredded pine bark – 50%
 4. Fertilizer 10:20:10 at 30 lb./1000 SF

B. Planting Mix for Annuals/Perennials

1. Prepare above mix
2. Add 2" of sand

- C. Azalea mix: solid peat moss in hole 9" wider than root ball each direction. Plant in solid peat moss and provide mound at base of plant to allow for drainage.
- D. Japanese maple, dogwood, camellias: Provide 50/50 peat moss to topsoil mix, raise for drainage.

PART III – EXECUTION

3.01 UTILITIES – verify location of all utilities prior to initiating construction; repair any damage caused by construction at no cost to owner.

3.02 INSPECTION

- A. Inspect plants for injury and insect infestation; prune prior to installation.
- B. Inspect site to verify suitable job conditions.

3.03 FIELD MEASUREMENTS

- A. Location of all trees and shrubs to staked in the field and approved by Owner's representative prior to installation.
- B. Location of all groundcover and seeding limits as shown on plans.

3.04 EXCAVATION FOR PLANTING

A. Pits

1. Shape – Vertical hand scarified sides and flat bottom.
2. Size for trees – 2 feet wider or twice the root ball, whichever is greater.
3. Size for shrubs – Size of planting bed as shown on drawings.
4. Rototill soil mix thoroughly, full depth of 12".
5. NOTE: If beds are proposed beneath drip line of existing tree canopy, pocket prep plants. Do not roto-till beneath existing trees.

B. Obstructions Below Ground

1. Remove rock or underground obstructions to depth necessary to permit planting.
2. If underground obstructions cannot be removed, notify Owner's representative for instruction.

C. Excess Soil Dispense of unacceptable or excess soil away from the project site at Contractor's expense.

3.05 PLANTING

A. General

1. Set plants 2" above existing grade to allow for settling.
2. Set plants plumb and rigidly braced in position until planting mixture has been tamped solidly around ball.
3. Apply soil in accordance with standard industry practice for the region.
4. Thoroughly settle by water jetting and tamping soil in 6" lifts.
5. Prepare 3" dish outside root ball after planting.
6. Thoroughly water all beds and plants.
7. Stake trees and large shrubs as indicated on plans.
8. Apply anti-desicant according to manufacturer's instructions.
9. Apply commercially manufactured root stimulator as directed by printed instruction.
10. Plant and fertilize bedding plants per trade standards.
11. Apply 3" mulch top dressing.
12. Provide weed mat and twelve inches (12") of amended topsoil to planting areas to ensure optimum plant health.

B. Balled Plants

1. Place in pit of planting mixture that has been hand tamped prior to placing plant.
2. Place with burlap intact to ground line. Top of ball to be 2" above surrounding soil to allow for settling.
3. Remove binding at top of ball and lay top of burlap back 6".
4. Do not pull wrapping from under ball, but cut all binding cord.
5. Do not plant if ball is cracked or broken before or during planting process or if stem or trunk is loose.
6. Backfill with planting mixture in 6" lifts.

C. Container Grown Plants

1. Place in pit on planting mixture that has been hand tamped prior to placing plant.
2. Cut cans on two sides with an acceptable can cutter, and remove root ball from can.

Do not injure root ball.

3. Carefully remove plants without injury or damage to root balls.
4. Backfill with planting mixture in 6" lifts.

D. Mulching

1. Cover planting bed evenly with 4" of mulch to hide drip irrigation system, retain soil moisture and minimize weed growth.
2. Water immediately after mulching.
3. Where mulch has settled, add additional mulch to regain 3" thickness.
4. Hose down planting area with fine spray to wash leaves of plants.

D. Pruning

1. Prune minimum necessary to remove injured twigs and branches, dead wood, and succors; remove approximately 1/3 of twig growth as directed by landscape architect; do not cut leaders or other major branches of plant unless directed by landscape architect.
2. Make cuts flush, leaving no stubs.
3. Paint cuts over 1" diameter with approved tree wound paint.
4. Do not prune evergreens except to remove injured branches.

3.06 EDGING

- A. Stake edging alignment with string line prior to installation. Use framing square to insure right angles are true.
- B. Install all edging straight and true as indicated on drawings. Where edging layout is circular in design, maintain true and constant radii as shown.
- C. When required on slopes, make vertical cuts (approximately 6" on center) on bottom of edging to allow bending without crimping edging.
- D. Install edging so that approximately 1" is exposed on lawn side. Edging should not be visible from bed side after application of mulch.
- E. Align edging with architectural features (ie pavement joints, windows, columns, wall, etc.) when drawings indicate.
- F. Bend all corners, do not cut corners.
- G. Interlock all pieces with pre-fabricated connectors.
- H. Install with all stakes on inside of planting bed.
- I. Remove, file off all sharp corners and burrs.

3.07 CLEAN-UP

A. Sweep and wash all paved surfaces.

Remove all planting and construction debris from site, including rocks, trash and all other miscellaneous materials.

3.08 MAINTENANCE

A. Contractor responsible for routine, and regular maintenance of site until Final Acceptance is awarded by Owner. Work includes:

1. Weeding (weekly)
2. Watering (as required)
3. Pruning
4. Spraying
5. Fertilizing
6. Mulching
7. Mowing (weekly)

B. Provide Owner and Landscape Architect with preferred maintenance schedule in writing. Schedule shall include the above-listed tasks and shall address all frequencies, rates, times, levels, etc.



BLUE STAR
INDUSTRIAL PHASE 2
SANGER, TEXAS



THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF GREG CUPPETT, LANDSCAPE ARCHITECT REGISTRATION NUMBER 2072 ON 11/18/24 WHO MAINTAINS THE ORIGINAL FILE. THIS ELECTRONIC DRAWING FILE MAY BE USED AS A BACKGROUND DRAWING. PURSUANT TO RULE 3.103(F) OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS, THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY MODIFICATION TO OR USE OF THIS DRAWING FILE THAT IS INCONSISTENT WITH THE REQUIREMENTS OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. NO PERSON MAY MAKE MODIFICATIONS TO THIS ELECTRONIC DRAWING FILE WITHOUT THE LANDSCAPE ARCHITECT'S EXPRESS WRITTEN PERMISSION.

PLANTING SPECS

L-5

SECTION 02800

FINISH GRADING, LAWN WORK, WILD FLOWERS

PART I – GENERAL

1.01 DESCRIPTION

- A. Work includes turf establishment (sod, hydromulch, etc.) as described on drawings.
- B. Make required analysis and material tests for topsoil, fertilizers, and other materials of similar character per current methods of the Association of Official Agricultural Chemists, when required.
- C. Grass seed shall conform to tolerances for germination and purity per applicable standards of U.S. Department of Agriculture.
- D. The turf contractor shall have a stand of grass established prior to substantial completion of the project. If this is not possible due to time of year or schedule, he shall maintain and protect the seeded areas until the grass is established.

PART II – PRODUCTS

2.01 TOPSOIL MATERIAL

- A. Topsoil material (stockpiled, as specified in Specifications) has been saved for use in finish grading. After sifting out all plant growth, rubbish, and stones, use for areas designated to receive grass. If stockpiled topsoil is not sufficient quantity to complete work, furnish acceptable topsoil from another approved source to provide four inches (4") of topsoil for grass areas unless otherwise noted on drawings. Grass areas shall be defined as the graded areas disturbed during construction not to be paved or built upon.
- B. Acceptable topsoil material shall be defined as natural, fertile, agricultural soil, capable of sustaining vigorous plant growth, uniform composition throughout admixture of subsoil, free of stones, lumps, plants, and their roots, sticks, or other extraneous matter; do not deliver while in a frozen or muddy condition.

2.02 FERTILIZER

- A. Provide a commercial balanced fertilizer delivered to the job in bags labeled with manufacturer's guaranteed analysis. Store in weatherproof storage, place in such a manner that its effectiveness will not be impaired.
- B. Fertilizer shall be a grade containing the percentages of plant food elements by weight as specified elsewhere in these specifications.
- C. Availability of various elements shall be per Standards of the Association of Official Agricultural Chemists.

2.03 GRASS SEED

- A. Grass seed shall be of the previous season's crop and the date of analysis shown on each bag shall be within nine (9) months of the time of delivery to the project. When requested by the Owner or Representative, the seeding contractor shall furnish a sample of seed from each bag for testing.
- B. The seed shall comply with all provisions of the U.S. Department of Agriculture as to labeling, purity, and germination.

2.04 MULCHING

- A. Dry straw or hay of good quality, free of seeds of competing plants and at such rate of 1 1/2 – 2 tons per acre; or,
- B. Wood cellulose or cane fiber mulch at a rate of 1,000 pounds per acre when the slope is 3/4:1 and steeper; or,
- C. A combination of good quality dry straw or hay free of seeds of competing plants at a rate of 2 1/2 tons per acre and wood cellulose or cane fiber mulch at a rate of 500 pounds per acre. This combination shall be used when the slope is flatter than 3/4:1; or,
- D. Sericea lespedza seed bearing hay at a rate of 3 tons per acre. This mulch may be applied green or air dried, but must contain mature seed.
- E. Manufactured mulch materials, such as soil retention blankets, erosion control netting, or others that may be required on special areas of high water concentration or unstable soils. When these materials are used, follow the manufacturer's recommendations for installation.

2.05 HYDRO-MULCHING

- Wood cellulose fiber or cane fiber mulch will be applied with hydraulic seeding and fertilizing equipment. All slurry ingredients shall be mixed to form a homogeneous slurry and spray applied within one hour after the mixture is made.
- When wood cellulose or cane fiber mulch is used at the 500 pound per acre rate, straw or hay mulch with asphalt emulsion is applied over this to complete the mulch.
- Wood cellulose or cane fiber mulch at the 1,000 pound per acre rate is used alone where other mulch material will not stick.
- Wood cellulose or cane fiber mulch is self anchoring.

PART III – EXECUTION

3.01 RESPONSIBILITY

- The site grading contractor will be responsible to stockpile acceptable topsoil in a sufficient quantity to provide four inches (4") minimum cover for all grass areas, including but not limited to all curbed islands, and topsoil planting mounds/berms at the appropriate height and width as defined and shown on the landscaping and/or planting drawings. The topsoil and grass areas shall be further defined as any area disturbed during the grading and construction process.
- The site grading contractor, shall be responsible to spread the topsoil within all perimeter graded areas and future building areas only.

- The site grading contractor shall be responsible for backfilling of all curbed islands and planting mounds/berms. They shall also be responsible for removal of all stones, roots, and raking of all topsoil areas that are to be seeded and/or planted. It will also be the site grading contractor's responsibility to provide fertilizer, grass seed, and any additional topsoil required and mulching.

3.02 GRASS SEEDING

- A. Remove stones, roots, rubbish and other deleterious materials from topsoiled areas that are to be seeded.
- B. Immediately prior to sowing seed, scarify ground as necessary; rake until surface is smooth and friable. Sow seed evenly, lightly wood rake into 02800-3 C. ground, then roll ground with suitable roller; water thoroughly with fine spray. During any weather, keep lawn watered with sprinklers or other approved methods. Re-seed any areas not doing well or damaged. At intervals as may be required according to seasonal conditions, mow and water grass and execute necessary weeding until acceptable and full stand of grass has been obtained.
- D. Provide permanent grass seeding for lawn areas so indicated. Seed in accordance with the following schedule (unless otherwise directed by Owner or Owner's Representative::

- 1. Sow areas ready for seeding between March 1 and October 1 with Hulled Common Bermuda at a rate of 85 pounds per acre.
- 2. Sow areas ready for seeding between October 1 and March 1 with Unhulled Common Bermuda at a rate of 90 pounds per acre, and Annual Rye Grass at the rate of 50 pounds per acre.
- 3. Apply fertilizer at a rate of 20/25 pounds per 1,000 square feet.

3.03 WILD FLOWERS

- A. Areas indicated on plans to receive wild flower coverage shall be fine graded, fertilized, and prepared in a manner similar to traditional turf establishment.
- B. Area to be hydromulched with seed mix as follows:

Tickseed	10 pounds/acre
Cosmos	15 pounds/acre
Or-Eyed Daisy	5 pounds/acre
Side Oats Grama	4 pounds/acre
Showy Primrose	0.5 pounds/acre
Plains Coreopsis	2 pounds/acre
Black Eyed Susan	2 pounds/acre
Indian Blanket	10 pounds/acre
Texas Bluebonnet	4 pounds/acre
Little Bluestem	4 pounds/acre

3.04 MULCH

- A. All areas to be seeded shall be mulched.
- B. Mulch materials shall be applied uniformly over the seeded area. Mulch shall be straw and shall be at the rate of 1 1/2 – 2 tons per acre.
- B. Mulch shall be anchored with an emulsified asphalt binder at the rate of 10 gallons per 1,000 square feet.

3.05 PROTECTION

- Provide, at no additional cost to Owner, fencing, railing, wire or other types of protection for topsoiled and seeded areas against trespassing and damage. If lawns are damaged prior to Final Acceptance, treat or replace them as directed. Remove protection when so directed.

3.06 MAINTENANCE

- Provide maintenance from start of work until Final Acceptance. Maintenance includes watering of lawns, weeding, mowing, edging, repairs of wash-outs and gullies, repairs to protection, and other necessary work of maintenance. Maintain slopes against erosion.

3.07 REHYDROMULCHING

- The Owner's representative will designate areas to be replanted. Areas on which a stand of growing grass is not present in a reasonable length of time, (Bermuda grass seed should be germinating in 6-8 days) shall be prepared, reseeded and remulched, as specified for original planting at no additional cost to Owner. A stand shall be defined as live plants from seed occurring at a rate of not less than 1,000 growing plants per square foot. Replanting required because of faulty operations and negligence on the part of the Contractor shall be performed without cost to Owner.

3.08 FINAL CLEAN-UP

- A. At time of final inspection of work, and before final acceptance, clean paved areas that are soiled or stained by operations of work of this section. Clean by sweeping or washing, and remove all defacements or stains.
- B. Remove construction equipment, excess material and tools. Cart away from site any debris resulting from work of this section and dispose of as directed.

SECTION 02922
SODDING

PART I – GENERAL

1.01 DESCRIPTION

- A. Work Included
 1. Sod bed preparation
 2. Fertilizing
 3. Sodding
 4. Miscellaneous management practices
- B. Related Work Specified Elsewhere
 1. Finish Grading, Section 02800
 2. Lawns and Grasses, Section 02930

1.02 REFERENCE STANDARDS

- A. Standardized Plant Names

American Joint Committee of Horticultural Nomenclature, Second Edition, 1942.
- B. Texas Highway Department – Standard Specifications for Construction, Item 164, Seeding for Erosion Control.

1.03 SUBMITTALS

- A. Vendors Certification That Sod Meets Texas State Sod Law
 1. Include labeling requirements.
 2. Include purity and type.

1.04 PRODUCT DELIVERY, STORAGE AND HANDLING

- A. Sod:
 1. Previous season's crop with date of analysis on each bag.
 2. Furnish and deliver each variety in separate bags or containers.
 3. Sod to be cut no more than three days before delivery.

B. Fertilizer:

- 1. Unopened bags labeled with the analysis.
- 2. Conform to Texas Fertilizer Law.

1.05 JOB CONDITIONS

- A. Planting Season:
 1. Only during suitable weather and soil conditions.
 2. As specifically authorized by the Owner's Representative.
- B. Schedule – Only after all other construction is complete.
- C. Protect and Maintain Sodded Areas
 1. From traffic and all other use.
 2. Until sodding is complete and accepted.

PART II – PRODUCTS

2.01 MATERIALS

- A. Sod:
 1. Sod: As specified on drawings, weed, insect, and disease free having a minimum of 1 inch of topsoil attached to the roots and cut no more than three days prior to installation.
 2. The sod shall be cut in strips of at least 1/2 sq. yd. and not more than 1 sq. yd. Sod shall be cut into strips not less than 12" in width or more than 9' in length. At the time of harvest, the top growth shall not exceed 3" in length.
 3. All sod shall conform to the laws of the State and shall be obtained from sources meeting the approval of the Department of Agriculture, Division of Entomology.

B. Fertilizer:

- 1. Uniform in composition, free flowing.
- 2. Suitable for application in approved equipment.
- 3. Analysis of 16-20-0, 16-8-8 or as directed.

C. Water:

- 1. Free of oil, acid, alkali, salts or other substances harmful to growth of grasses.

PART III – EXECUTION

3.01 SOD BED PREPARATION

- A. Cultivate to a depth of four (4") inches by disking and tilling with a power tiller.

B. Clear surfaces of all materials:

- 1. Stumps, stones, and other objects larger than one inch (1").
- 2. Roots, brush, wire, stakes, etc.
- 3. Any objects that may interfere with sodding or maintenance.

C. Prepare sod bed:

- 1. Remove soil clods larger than one inch (1").
- 2. Grade areas to smooth, even surface, removing ridges and filling depressions. Final grade to be below finish grade of curbing and edging as shown on details. All grades shall meet approval of Owner's Representative before sodding.

3.02 SODDING

A. Sodding:

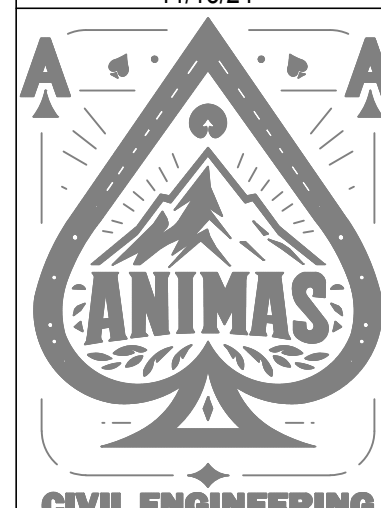
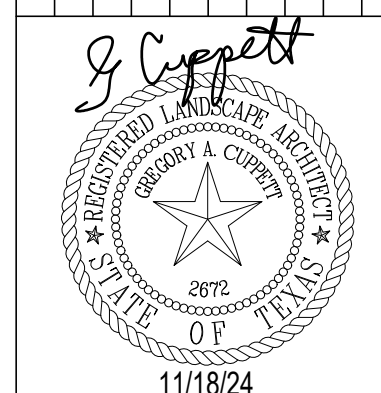
- 1. Lightly water prepared grade, lay sod with staggered joints and with edges touching. Topdress with topsoil at edges if necessary to provide smooth surface. On slopes of 2 to 1 and greater, fasten sod in place with wood pegs (two each piece) or other approved method. Sod damaged by storage or during installation shall be rejected. Following settling, topdress with screened, approved topsoil.
- 2. Water and fertilize at 5 lbs. per 1,000 sq. ft.
- 3. Sod shall not be placed during a drought, nor during periods when sod is not normally placed in the area, and shall not be placed on frozen ground. No dry or frozen sod is acceptable.
- 4. The contractor shall keep all sodded areas moist and growing until Final Acceptance. All areas shall be maintained in an acceptable condition until acceptance by Owner.

B. Rolling:

- 1. After placing sod, roll with a hand roller, weighing not more than 100 lbs. per foot of width, in two directions.
- 2. Eliminate all air pockets; finished surface should be free of excessive undulations.

3.05 MAINTENANCE AND MANAGEMENT

- A. Includes protection, replanting, maintaining grades, repair of erosion damage. Also includes weekly mowing at 1 1/2" height until final acceptance.
- B. Resodding:
 1. Resod damaged or unacceptable areas.
 2. Ruts, ridges, and other surface irregularities shall be corrected.



**BLUE STAR
INDUSTRIAL PHASE 2
SANGER, TEXAS**



THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF GREG CUPPETT, LANDSCAPE ARCHITECT REGISTRATION NUMBER 2672 ON 11/18/24 WHO MAINTAINS THE ORIGINAL FILE. THIS ELECTRONIC DRAWING FILE MAY BE USED AS A BACKGROUND DRAWING. PURSUANT TO RULE 3.100(F) OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS, THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY MODIFICATION TO OR USE OF THIS DRAWING FILE THAT IS INCONSISTENT WITH THE REQUIREMENTS OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. NO PERSON MAY MAKE MODIFICATIONS TO THIS ELECTRONIC DRAWING FILE WITHOUT THE LANDSCAPE ARCHITECT'S EXPRESS WRITTEN PERMISSION.

TURF SPECS

L-6



CITY COUNCIL COMMUNICATION

DATE: February 3, 2025

FROM: Ramie Hammonds, Development Services Director

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

SUMMARY:

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

FISCAL INFORMATION:

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

RECOMMENDED MOTION OR ACTION:

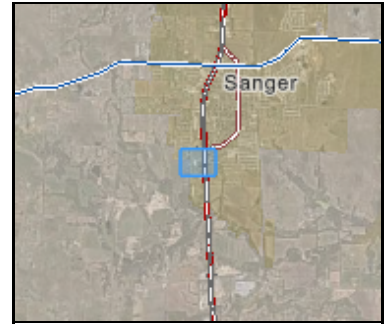
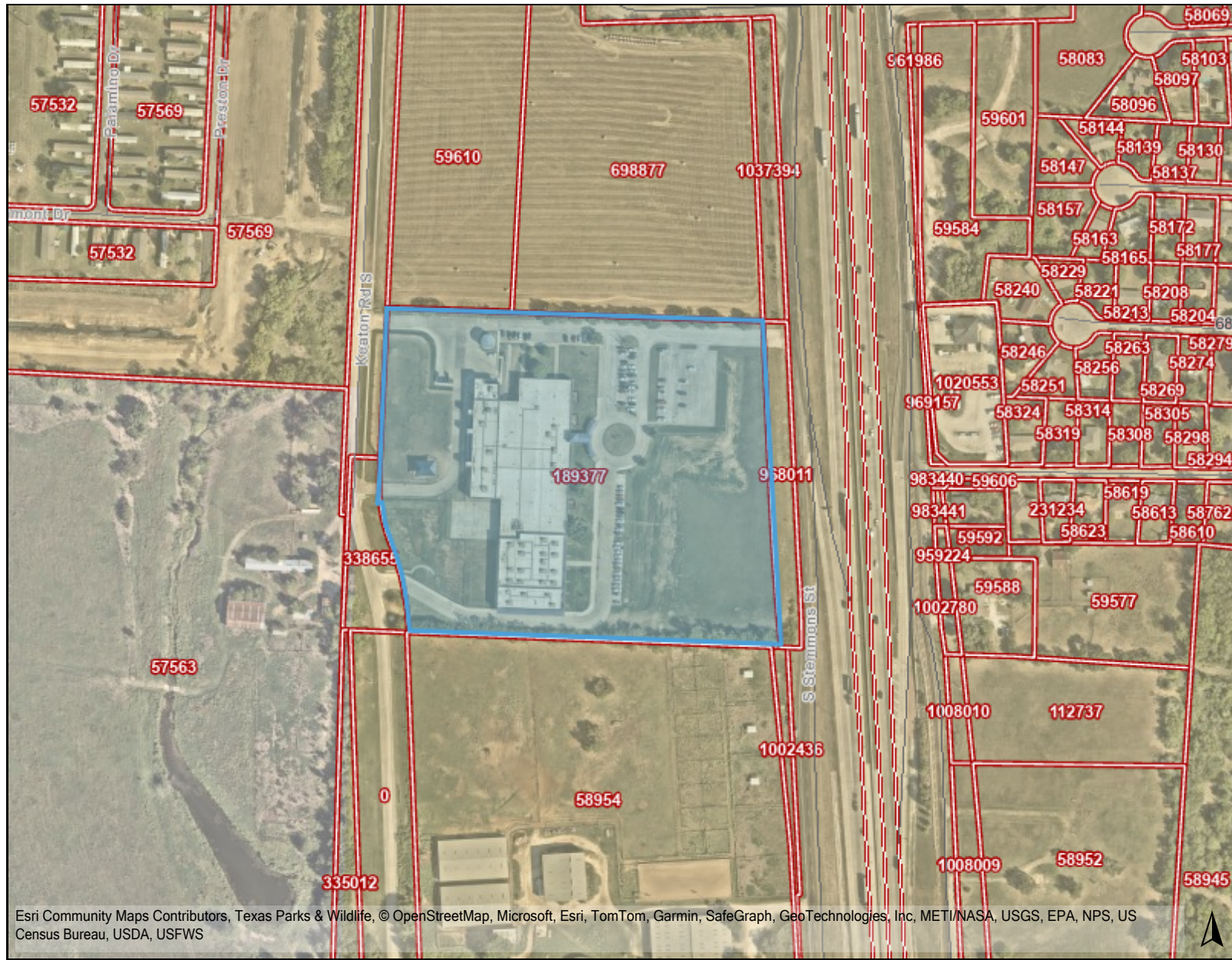
Staff recommends DENIAL on the condition all comments have not been satisfied.

ATTACHMENTS:

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

Denton County Landmark Map

Item 17.



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

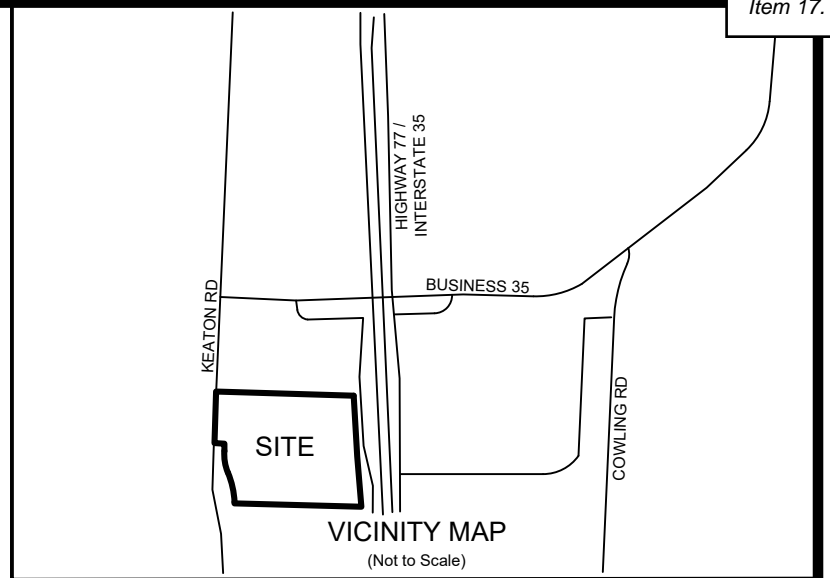
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0 450 900
 Location Map
 24SANZON-0049
 Clear Creek Intermediate
<https://gis.dentoncounty.gov>
 1/8/2025 4:03:13 PM

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

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



OWNER DEDICATION

State of TEXAS
County of DENTON

WHEREAS, SANGER INDEPENDENT SCHOOL DISTRICT, IS THE OWNER OF A TRACT OF LAND SITUATED IN THE M. R. BURLSON SURVEY, ABSTRACT NUMBER 71, AND IN THE W. JOHNSTON SURVEY, ABSTRACT NUMBER 682, LOCATED IN DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

All that certain 13.356 acre tract of land in the M.R. Burlson Survey, Abstract No. 71, and in the W. Johnston Survey, Abstract Number 682, located in Denton County, Texas, and being a remainder of a called 15.00 acre tract of land described in a Warranty Deed to Sanger Independent School District, recorded in Document Number 96-R0089957 of the Official Public Records of said county, and said 13.356 acre tract of land being more particularly described by metes and bounds as follows:

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

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

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

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

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

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

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

Along said curve to the left, with a central angle of 19°32'06", and an arc length of 187.52 feet to a 1/2 inch iron rebar with a cap stamped "RPLS 6484" set for the beginning of a reverse curve to the right, with a radius of 330.82 feet and a chord which bears North 10°09'26" West, a distance of 137.42 feet;

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

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

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

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

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

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

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

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

_____, owner

_____, Authorized assignee for Sanger Independent School District

KELLY Teems

STATE OF TEXAS
COUNTY OF DENTON

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 20____.

BY: _____
NOTARY PUBLIC IN AND FOR _____ COUNTY, TEXAS.

MY COMMISSION EXPIRES _____

NOTES:

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

APPROVED

Chairman, Planning & Zoning Commission
City of Sanger, Texas Date _____

Mayor, City of Sanger, Texas Date _____

Attested by

City Secretary, City of Sanger, Texas Date _____

All ad valorem taxes, liens and fees have been paid for the subject property

City Tax Collector/Proper Official of
other taxing agencies Date _____

UTILITY PROVIDERS

NAME	ADDRESS	PHONE
SANGER ELECTRIC	202 RAILROAD AVE. SANGER, TX 76266	940-458-6054
CITY OF SANGER UTILITIES	202 RAILROAD AVE.	940-458-7930

SURVEYOR STATEMENT:

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

DATED, THIS THE ____ DAY OF _____, 20____.

ANTHONY RAY CROWLEY
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6484



STATE OF TEXAS
COUNTY OF DENTON

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 20____.

BY: _____
NOTARY PUBLIC IN AND FOR _____ COUNTY, TEXAS.

MY COMMISSION EXPIRES _____

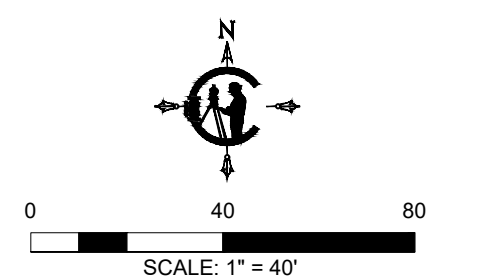
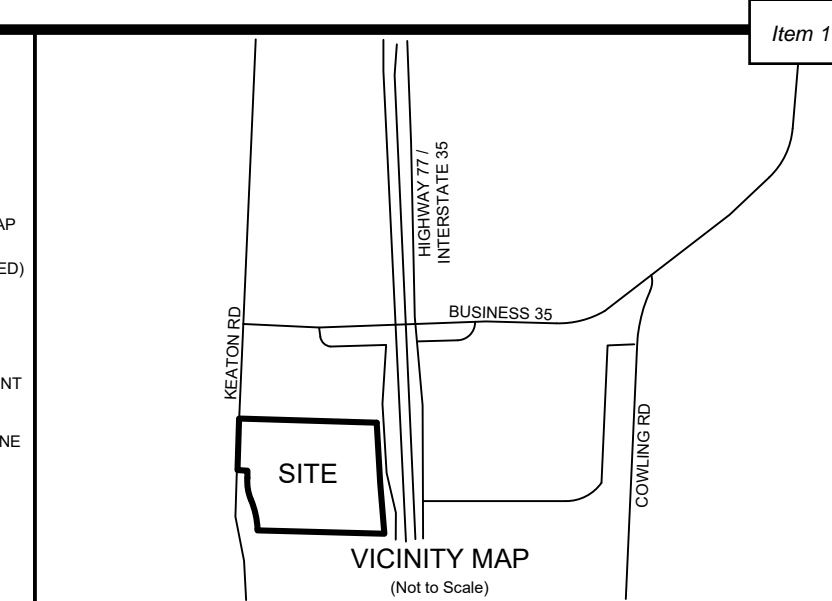
RECORDING INFORMATION

FINAL PLAT
CLEAR CREEK INTERMEDIATE
LOT 1, BLOCK A
13.356 ACRES
0.222 ACRES OF DEDICATED R.O.W.
M.R. BURLSON SURVEY, ABSTRACT NO. 71
W. JOHNSTON SURVEY, ABSTRACT NO. 682
CITY OF SANGER, DENTON COUNTY, TEXAS

Date: 12/18/2024	Drawn: CDM	Checked: ARC	Scale: 1" = 40'	Sheet: 2 of 2
Owner / Developer: Sanger Independent School District 601 Elm Street Sanger TX 76266 1-940-458-7438 kteems56@gmail.com	Engineer: EIKON Consulting Group 1405 W Champan Drive Sanger, TX 76266 1-940-387-0805 mpaz@eikoncg.com	ANTHONY RAY CROWLEY R.P.L.S. NO. 6484 CROWLEY SURVEYING FRN:10046500 117 W. ARCHER STREET JACKSBORO, TX 76458 (469) 850-CPLS(2757) acrowley@crowleysurveying.com		CROWLEY SURVEYING

- LEGEND**
- O FOUND MONUMENT (AS NOTED)
 - 1/2" IRON REBAR WITH CAP STAMPED "RPLS 6484" SET (UNLESS OTHERWISE NOTED)
 - (M) = MEASURED CALL
 - R.O.W. = RIGHT-OF-WAY
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - - - - - CENTER LINE
 - - - - - ADJOINING PROPERTY LINE
 - - - - - BUILDING SETBACK LINE
 - - - - - EASEMENT LINE
 - - - - - PROPERTY LINE

NOTE:
Bearings, coordinates and distances are based on U.S. State Plane NAD 1983 Coordinates, Texas North Central Zone (4202).
This survey was prepared without the benefit of a title commitment. There may be easements of record that are not shown.



CURVE TABLE

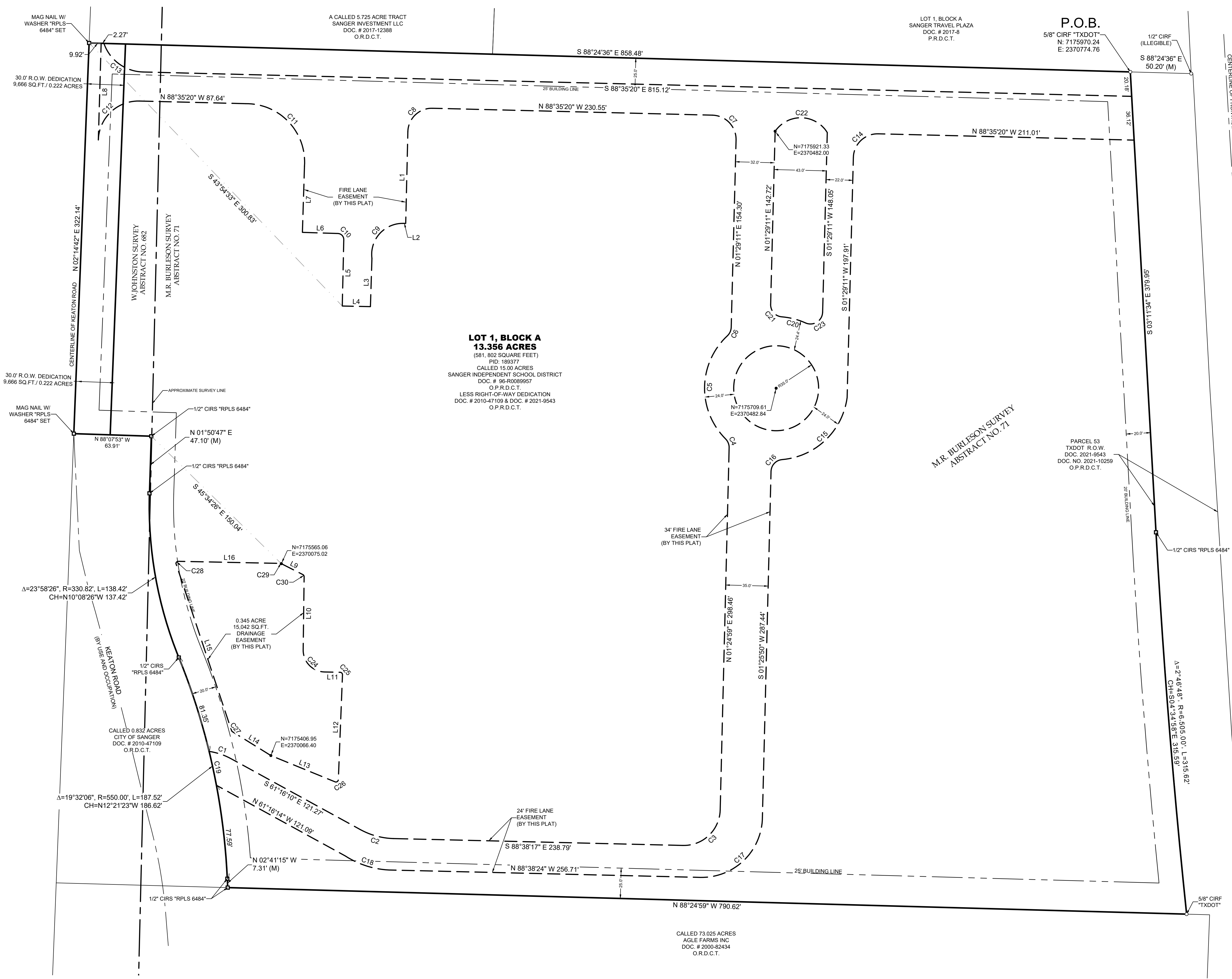
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	19.43'	55.03'	20°13'39"	S71°23'21"E	19.33'
C2	28.42'	60.00'	27°08'13"	S74°50'16"E	28.15'
C3	47.06'	30.00'	89°52'07"	N46°21'02"E	42.38'
C4	8.11'	10.00'	46°28'46"	N21°49'25"W	7.89'
C5	94.83'	59.00'	92°05'42"	N00°59'03"E	84.95'
C6	7.95'	10.00'	45°32'43"	N24°15'33"E	7.74'
C7	31.44'	20.00'	90°04'31"	N43°33'04"W	28.30'
C8	31.43'	19.75'	91°12'49"	S46°40'02"W	28.22'
C9	43.82'	25.60'	98°05'29"	S41°41'28"W	38.66'
C10	7.87'	5.00'	90°09'56"	N43°07'01"W	7.08'
C11	79.54'	48.12'	94°42'40"	N43°15'43"W	70.79'
C12	51.68'	33.00'	89°43'40"	S46°32'50"W	46.56'
C13	42.47'	35.00'	69°31'12"	S53°49'44"E	39.91'
C14	31.39'	20.00'	89°55'29"	S46°26'56"W	28.27'
C15	80.01'	59.00'	77°41'50"	S46°20'25"W	74.02'
C16	14.62'	10.00'	83°45'30"	S43°18'35"W	13.35'
C17	76.86'	50.05'	87°59'17"	S47°16'00"W	69.53'
C18	38.29'	72.84'	30°07'02"	N72°09'59"W	37.85'
C19	28.58'	550.00'	2°58'40"	N12°09'38"W	28.58'
C20	20.28'	59.00'	19°41'23"	N75°36'53"W	20.18'
C21	15.17'	10.00'	86°56'45"	N41°59'12"W	13.76'
C22	51.01'	25.63'	114°00'48"	S88°35'20"E	43.00'
C23	19.68'	10.00'	112°44'38"	S57°51'30"W	16.65'
C24	28.14'	18.00'	89°34'16"	S44°01'30"E	25.36'
C25	3.18'	2.00'	91°05'00"	S43°16'08"E	2.86'
C26	3.84'	2.00'	109°59'32"	S57°16'08"W	3.28'
C27	1.39'	2.00'	39°46'30"	N38°17'35"W	1.36'
C28	2.88'	2.00'	82°24'41"	N49°57'59"E	2.64'
C29	0.90'	2.00'	25°40'58"	S75°59'11"E	0.89'
C30	2.23'	2.00'	63°54'20"	S31°11'32"E	2.12'

LINE TABLE

LINE #	BEARING	DISTANCE
L1	S01°20'00"W	75.55'
L2	N88°40'00"W	2.13'
L3	S01°48'01"W	39.73'
L4	N88°48'56"W	23.21'
L5	N01°18'53"E	54.61'
L6	N88°11'59"W	29.27'
L7	N01°48'01"E	54.53'
L8	N01°41'00"E	79.61'
L9	S63°08'42"E	19.85'
L10	S00°45'38"W	60.23'
L11	S88°48'38"E	12.82'
L12	S02°16'22"W	86.47'
L13	N67°44'06"W	57.10'
L14	N58°10'50"W	37.20'

LINE TABLE

LINE #	BEARING	DISTANCE
L9	S63°08'42"E	19.85'
L15	N18°24'20"W	145.09'
L16	S88°49'40"E	84.02'



FINAL PLAT
CLEAR CREEK INTERMEDIATE
LOT 1, BLOCK A
13.356 ACRES
0.222 ACRES OF DEDICATED R.O.W.
M.R. BURLISON SURVEY, ABSTRACT NO. 71
W. JOHNSTON SURVEY, ABSTRACT NO. 682
CITY OF SANGER, DENTON COUNTY, TEXAS

Date: 12/18/2024	Drawn: CDM	Checked: ARC	Scale: 1" = 40'	Sheet: 2 of 2
Owner / Developer: Sanger Independent School District 601 Elm Street Sanger, TX 76266 1-940-458-7438 kneems66@gmail.com	Engineer: EIKON Consulting Group 1405 W. Chapman Drive Sanger, TX 76266 1-940-387-0805 mpaz@eikoncg.com	ANTHONY RAY CROWLEY R.P.L.S. NO. 6484 CROWLEY SURVEYING FRN:10046500 117 W. ARCHER STREET JACKSBORO, TX 76458 (469) 850-CPLS(2757) acrowley@crowleysurveying.com		



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

SUBDIVISION APPLICATION

Preliminary Plat
 Minor Plat

Final Plat/Replat
 Amended Plat

Vacating Plat
 Conveyance Plat

Applicant	Owner (if different from applicant)
Name: Anthony Crowley	Name: Kelly Teems
Company: Crowley Pipeline & Land Surveying	Company: Sanger Independent School District
Address: 117 West Archer Street	Address 601 Elm Street
City, State, Zip: Jacksboro, TX 76458	City, State, Zip: Sanger, TX 76266
Phone 469-850-CPLS(2757)	Phone: 940-458-7438
Fax:	Fax:
Email: acrowley@crowleysurveying.com	Email: kteems66@gmail.com

Submittal Checklist

<input type="checkbox"/>	Pre-Application Conference (Date: /___/___)
<input type="checkbox"/>	Application Form (Signed by Owner and Applicant)
<input type="checkbox"/>	Letter of Intent
<input type="checkbox"/>	Non-Refundable Application Fee (Check Payable to City of Sanger)
<input type="checkbox"/>	Applicable Plat Checklist (Completed)
<input type="checkbox"/>	Additional Required Documents/Traffic & Drainage Studies etc.

Supporting Materials (List if provided): _____

R Number(s): PID 189377

Owner's Signature _____

Anthony Crowley

Applicant's Signature _____

Date _____

December 18, 2024

Date _____

CLEAR CREEK INTERMEDIATE SCHOOL – LETTER OF INTENT

SUBDIVIDER’S NAME AND ADDRESS

Sanger Independent School District
601 Elm Street
Sanger, TX 76266

CONTACT INFORMATION OF PERSON(S) PREPARING THE SUBMITTED DOCUMENTS

Anthony Crowley
1-940-229-1172
acrowley@crowleysurveying.com

DESIGNATED POINT OF CONTACT FOR FUTURE CORRESPONDENCE

Kelly Teems
1-940-458-7438
kteems66@gmail.com

INTENT OF THE PLAT APPLICATION

The purpose of the subdivision plat is to make a lot out of an unplatted property and dedicate easements and right-of-way.

BREIF DESCRIPTION OF THE LOCATION, LAND AREA, PARTICULARS AS TO THE INTENDED USE(S) OF THE PROPERTY, AND ANY INTENDED FUTURE DEVELOPMENT ON THE PROPERTY

13.356 acres in the M. R. Burleson Survey, Abstract No. 71 and the W. Johnston Survey, Abstract No. 682, City of Sanger, Denton County, Texas. Intended easements are for utility purposes and the site itself is educational.

A REQUEST THAT THE PLAT BE REVIEWED AND CONSIDERED BY THE APPROPRIATE APPROVAL BODY



DATE: 12/18/24

1st REVIEW COMMENTS – Final Plat – Clear Creek Intermediate School

The request is for a Final Plat of Clear Creek Intermediate School, being approximately 13.356 acres in the M.R. BURLESON SURVEY, ABSTRACT NO. 71, W JOHNSTON SURVEY, ABSTRACT NO. 682, prepared by Crowley Surveying, submitted on 12/18/24. 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. City Tax Collector signature block will need to be removed. (When this plat is ready to file, you will have to provide a certified tax certificate from Denton County showing a zero balance is owed.)

Informational Comments

1. The property is within the City of Sanger.
2. The Final Plat will be scheduled for Planning and Zoning (P&Z) Commission meeting on Monday, January, 13, 2025, and the City Council meeting on Monday, February 3, 2025.



January 07, 2025
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: **Clear Creek Final Plat - Review #1**

Dear Ms. Hammonds,

Halff Associates, Inc. was requested by the City of Sanger to review the Final Plat for Clear Creek Intermediate. This submittal was prepared by Crowley Surveying and was received on December 19, 2024.

General Comments

1. Please address comments on attached markups and provide annotated responses on markups. Please note, not all comments are written on letter since some comments are easier to show and explain on the markups. Please annotate markup with responses.
2. Please note additional comments may be provided in subsequent reviews once additional data/responses is received.

Final Plat

1. Denton County requires 30' interior radius and 50' exterior radius on all fire lanes. Please verify all radii in fire lane configuration.
2. Please provide civil plans for proposed improvements on property before approval of plat.

If you have any questions or need additional information, please do not hesitate to call me at (817) 764-7498.

Sincerely,

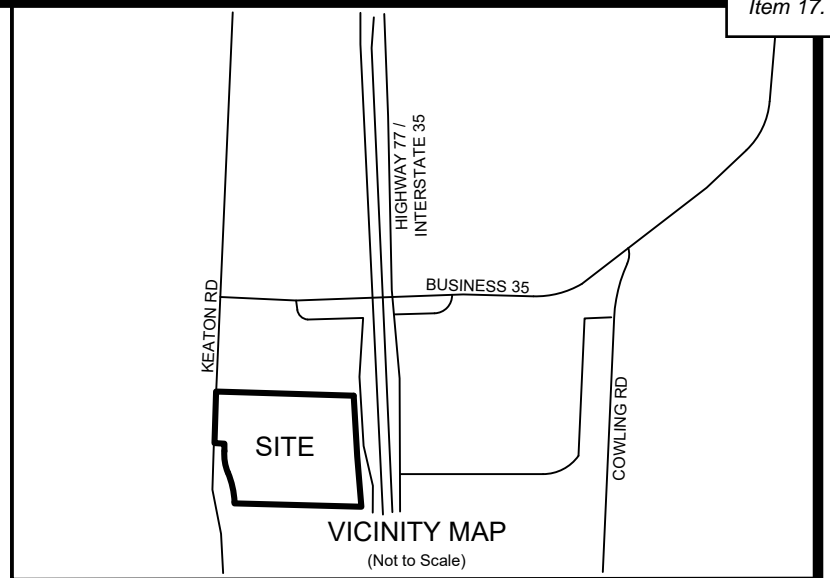
A handwritten signature in blue ink, appearing to read "Samson Lotigo", is written over a blue horizontal line.

Samson Lotigo, PE

HALFF

Firm No. 0312

Attachments: Final Plat markups



OWNER DEDICATION

State of TEXAS
County of DENTON

WHEREAS, SANGER INDEPENDENT SCHOOL DISTRICT, IS THE OWNER OF A TRACT OF LAND SITUATED IN THE M. R. BURLERSON SURVEY, ABSTRACT NUMBER 71, AND IN THE W. JOHNSTON SURVEY, ABSTRACT NUMBER 682, LOCATED IN DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

All that certain 13.356 acre tract of land in the M.R. Burlerson Survey, Abstract No. 71, and in the W. Johnston Survey, Abstract Number 682, located in Denton County, Texas, and being a remainder of a called 15.00 acre tract of land described in a Warranty Deed to Sanger Independent School District, recorded in Document Number 96-R0089957 of the Official Public Records of said county, and said 13.356 acre tract of land being more particularly described by metes and bounds as follows:

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

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

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

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

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

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

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

Along said curve to the left, with a central angle of 19°32'06", and an arc length of 187.52 feet to a 1/2 inch iron rebar with a cap stamped "RPLS 6484" set for the beginning of a reverse curve to the right, with a radius of 330.82 feet and a chord which bears North 10°09'26" West, a distance of 137.42 feet;

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

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

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

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

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

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

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

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

_____, owner

_____, Authorized assignee for Sanger Independent School District

KELLY Teems

STATE OF TEXAS
COUNTY OF DENTON

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 20____.

BY: _____
NOTARY PUBLIC IN AND FOR _____ COUNTY, TEXAS.

MY COMMISSION EXPIRES _____

NOTES:

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

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

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

UTILITY PROVIDERS		
NAME	ADDRESS	PHONE
SANGER ELECTRIC	202 RAILROAD AVE. SANGER, TX 76266	940-458-6054
CITY OF SANGER UTILITIES	202 RAILROAD AVE.	940-458-7930

SURVEYOR STATEMENT:

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

DATED, THIS THE ____ DAY OF _____, 20____.

ANTHONY RAY CROWLEY
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6484



STATE OF TEXAS
COUNTY OF DENTON

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

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NOTARY PUBLIC IN AND FOR _____ COUNTY, TEXAS.

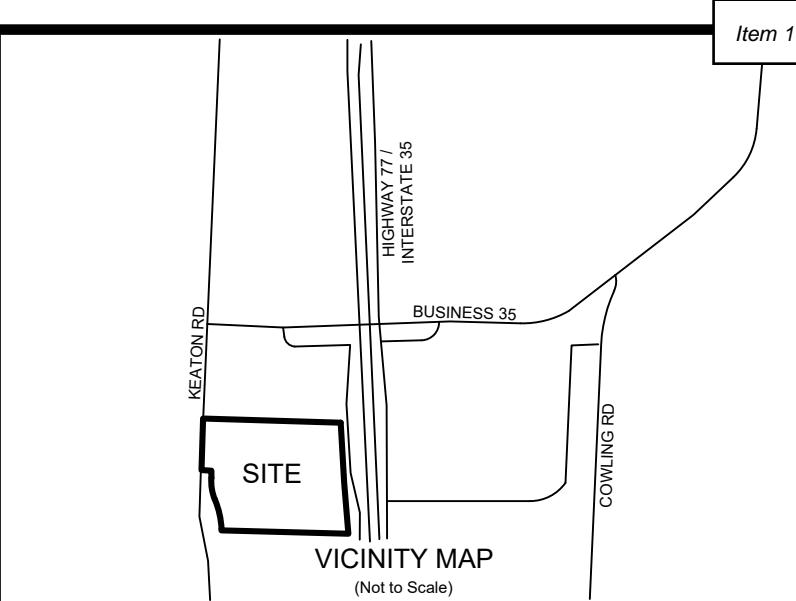
MY COMMISSION EXPIRES _____

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13.356 ACRES
0.222 ACRES OF DEDICATED R.O.W.
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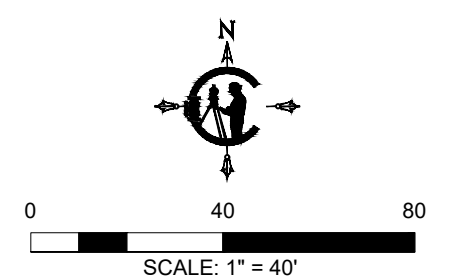
Date: 12/18/2024	Drawn: CDM	Checked: ARC	Scale: 1" = 40'	Sheet: 2 of 2
Owner / Developer: Sanger Independent School District 601 Elm Street Sanger TX 76266 1-940-458-7438 kteems56@gmail.com	Engineer: EIKON Consulting Group 1405 W Champan Drive Sanger, TX 76266 1-940-387-0805 mpaz@eikoncg.com	ANTHONY RAY CROWLEY R.P.L.S. NO. 6484 CROWLEY SURVEYING FRN:10046500 117 W. ARCHER STREET JACKSBORO, TX 76458 (469) 850-CPLS(2757) acrowley@crowleysurveying.com		

- LEGEND**
- O FOUND MONUMENT (AS NOTED)
 - 1/2" IRON REBAR WITH CAP STAMPED "RPLS 6484" SET (UNLESS OTHERWISE NOTED)
 - M = MEASURED CALL
 - R.O.W. = RIGHT-OF-WAY
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - - - - - CENTER LINE
 - - - - - ADJOINING PROPERTY LINE
 - - - - - BUILDING SETBACK LINE
 - - - - - EASEMENT LINE
 - - - - - PROPERTY LINE



NOTE:
Bearings, coordinates and distances are based on U.S. State Plane NAD 1983 Coordinates, Texas North Central Zone (4202).

This survey was prepared without the benefit of a title commitment. There may be easements of record that are not shown.



CURVE TABLE

CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	19.43'	55.03'	20°13'39"	S71°23'21"E	19.33'
C2	28.42'	60.00'	27°08'13"	S74°50'16"E	28.15'
C3	47.06'	30.00'	89°52'07"	N46°21'02"E	42.38'
C4	8.11'	10.00'	46°28'46"	N21°49'25"W	7.89'
C5	94.83'	59.00'	92°05'42"	N00°59'03"E	84.95'
C6	7.95'	10.00'	45°32'43"	N24°15'33"E	7.74'
C7	31.44'	20.00'	90°04'31"	N43°33'04"W	28.30'
C8	31.43'	19.75'	91°12'49"	S46°40'02"W	28.22'
C9	43.82'	25.60'	98°05'29"	S41°41'28"W	38.66'
C10	7.87'	5.00'	90°09'56"	N43°07'01"W	7.08'
C11	79.54'	48.12'	94°42'40"	N43°15'43"W	70.79'
C12	51.68'	33.00'	89°43'40"	S46°32'50"W	46.56'
C13	42.47'	35.00'	69°31'12"	S53°49'44"E	39.91'
C14	31.39'	20.00'	89°55'29"	S46°26'56"W	28.27'
C15	80.01'	59.00'	77°41'50"	S46°20'25"W	74.02'
C16	14.62'	10.00'	83°45'30"	S43°18'35"W	13.35'
C17	76.86'	50.05'	87°59'17"	S47°16'00"W	69.53'
C18	38.29'	72.84'	30°07'02"	N72°09'59"W	37.85'
C19	28.58'	550.00'	2°58'40"	N12°09'38"W	28.58'
C20	20.28'	59.00'	19°41'23"	N75°36'53"W	20.18'
C21	15.17'	10.00'	86°56'45"	N41°59'12"W	13.76'
C22	51.01'	25.63'	114°00'48"	S88°35'20"E	43.00'
C23	19.68'	10.00'	112°44'38"	S57°51'30"W	16.65'
C24	28.14'	18.00'	89°34'16"	S44°01'30"E	25.36'
C25	3.18'	2.00'	91°05'00"	S43°16'08"E	2.86'
C26	3.84'	2.00'	109°59'32"	S57°16'08"W	3.28'
C27	1.39'	2.00'	39°46'30"	N38°17'35"W	1.36'
C28	2.88'	2.00'	82°24'41"	N49°57'59"E	2.64'
C29	0.90'	2.00'	25°40'58"	S75°59'11"E	0.89'
C30	2.23'	2.00'	63°54'20"	S31°11'32"E	2.12'

LINE TABLE

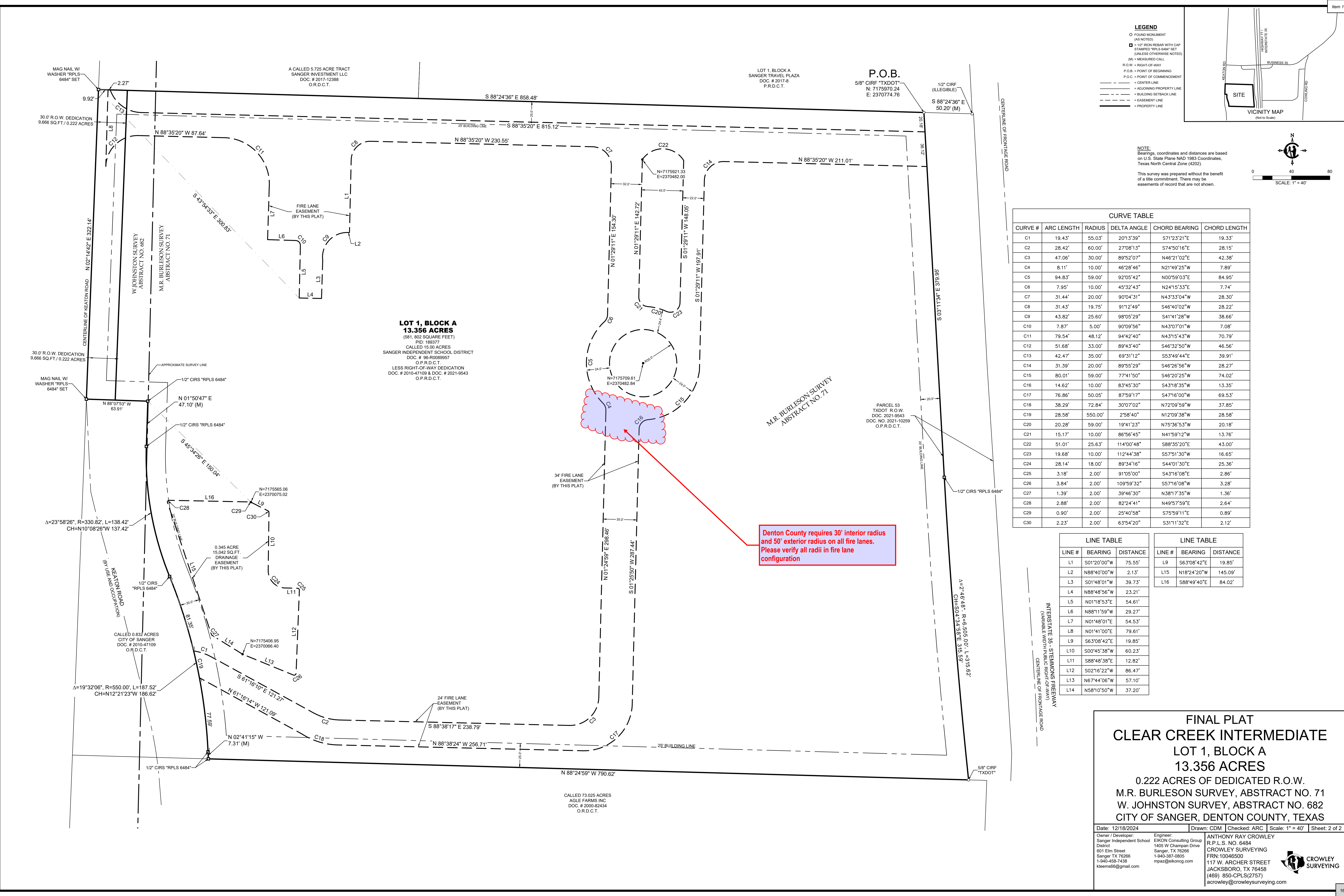
LINE #	BEARING	DISTANCE
L1	S01°20'00"W	75.55'
L2	N88°40'00"W	2.13'
L3	S01°48'01"W	39.73'
L4	N88°48'56"W	23.21'
L5	N01°18'53"E	54.61'
L6	N88°11'59"W	29.27'
L7	N01°48'01"E	54.53'
L8	N01°41'00"E	79.61'
L9	S63°08'42"E	19.85'
L10	S00°45'38"W	60.23'
L11	S88°48'38"E	12.82'
L12	S02°16'22"W	86.47'
L13	N67°44'06"W	57.10'
L14	N58°10'50"W	37.20'

LINE TABLE

LINE #	BEARING	DISTANCE
L9	S63°08'42"E	19.85'
L15	N18°24'20"W	145.09'
L16	S88°49'40"E	84.02'

Denton County requires 30' interior radius and 50' exterior radius on all fire lanes. Please verify all radii in fire lane configuration

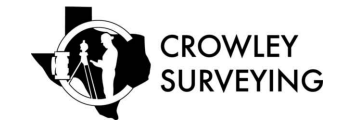
**LOT 1, BLOCK A
13.356 ACRES**
(581,802 SQUARE FEET)
PID: 189377
CALLED 15.00 ACRES
SANGER INDEPENDENT SCHOOL DISTRICT
DOC. # 96-R0089957
O.P.R.D.C.T.
LESS RIGHT-OF-WAY DEDICATION
DOC. # 2010-47109 & DOC. # 2021-9543
O.P.R.D.C.T.



**FINAL PLAT
CLEAR CREEK INTERMEDIATE
LOT 1, BLOCK A
13.356 ACRES**

0.222 ACRES OF DEDICATED R.O.W.
M.R. BURLISON SURVEY, ABSTRACT NO. 71
W. JOHNSTON SURVEY, ABSTRACT NO. 682
CITY OF SANGER, DENTON COUNTY, TEXAS

Date: 12/18/2024	Drawn: CDM	Checked: ARC	Scale: 1" = 40'	Sheet: 2 of 2
Owner / Developer: Sanger Independent School District 601 Elm Street Sanger, TX 76266 1-940-458-7438 kneems66@gmail.com	Engineer: EIKON Consulting Group 1405 W. Chapman Drive Sanger, TX 76266 1-940-387-0805 mpaz@eikoncg.com	ANTHONY RAY CROWLEY R.P.L.S. NO. 6484 CROWLEY SURVEYING FRN:10046500 117 W. ARCHER STREET JACKSBORO, TX 76458 (469) 850-CPLS(2757) acrowley@crowleysurveying.com		





CITY COUNCIL COMMUNICATION

DATE: February 3, 2025

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on a Final Plat of Lane Ranch Phase 5, being approximately 26.105 acres of land described as REUBEN BEBEE SURVEY, ABST. NO. 29, within the City of Sanger, generally located north of McReynolds Road and approximately 1230 feet east of Lake Ridge Dr.

SUMMARY:

- The applicant proposes to plat 124 Residential lots and 9 HOA lots.
- This site is part of the Lane Ranch PD.
- The plat complies with the preliminary plat that was approved on 7-1-2024 and the PD that was approved on 5-9-2022.
- The property is served by City of Sanger Electric, CoServ Electric, Sanger Water and Wastewater.

FISCAL INFORMATION:

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

RECOMMENDED MOTION OR ACTION:

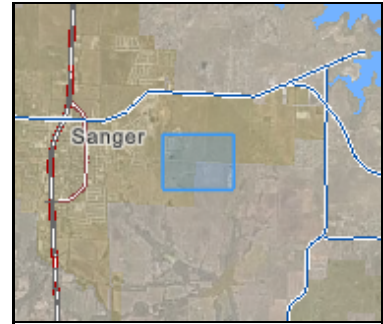
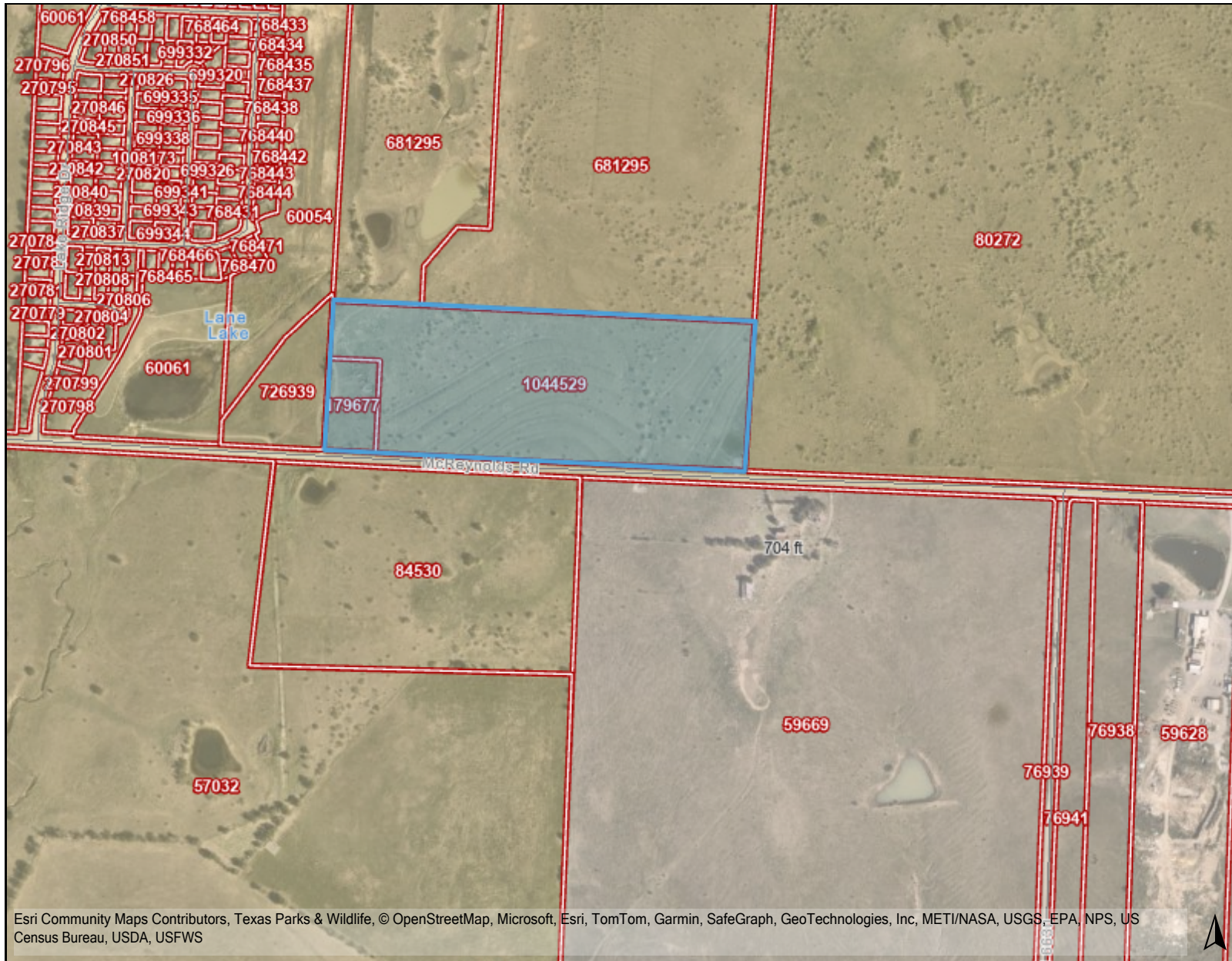
Staff recommends DENIAL on the condition all comments have not been satisfied.

ATTACHMENTS:

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

Denton County Landmark Map

Item 18.



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

Esri Community Maps Contributors, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS



0 500 1000 ft
<https://gis.dentoncounty.gov>
 1/7/2025 10:39:04 PM

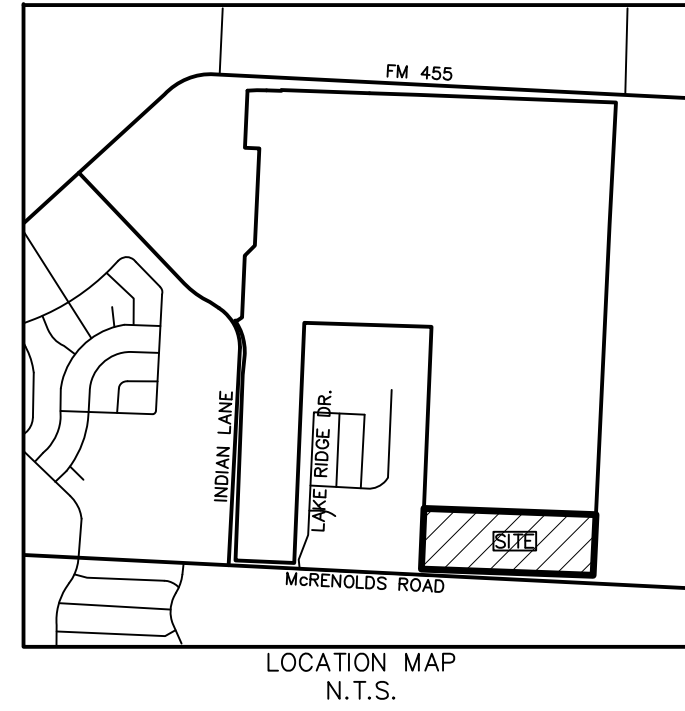
Location Map
Lane Ranch Phase 5
24SANZON-0046

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

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

LEGEND

IRS	IRON ROD SET
IRF	IRON ROD FOUND
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
F.E.	FRANCHISE EASEMENT
S.B.	SETBACK
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS OF DENTON COUNTY, TEXAS
DOC. NO.	DOCUMENT NUMBER
MFF	MIN. FINISHED FLOOR
FH	FIRE HYDRANT
MB	MAILBOX



- NOTE:**
1. LOTS NUMBERED WITH AN "X" DESIGNATOR ARE LOTS DEDICATED TO THE HOME OWNERS ASSOCIATION.
 2. ALL EASEMENTS ARE DEDICATED BY THIS PLAT UNLESS NOTED AS BY SEP. INST.

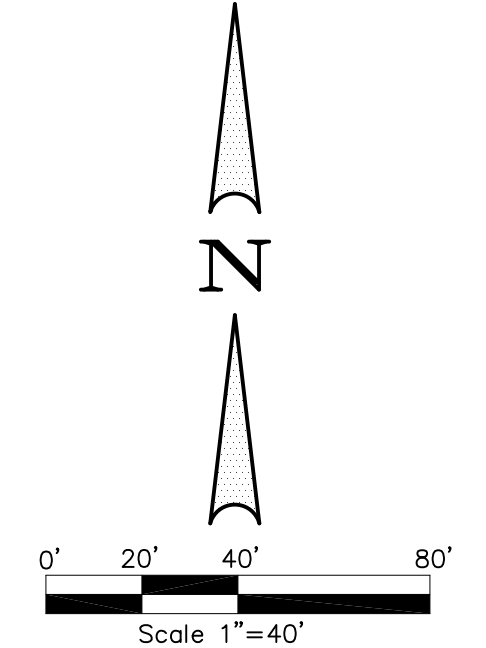
- PLAT NOTES**
1. All lots comply with the minimum size requirements of PD Ord. 05-09-24.
 2. This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.
 3. All common areas, drainage easements, and detention facilities will be owned and maintained by the HOA/POA. Any common area within the City's right-of-way will require a facilities agreement, to be reviewed and approved by the City.
 4. Notice - selling a portion of this addition by metes and bounds is a violation of City ordinance and State Law and is subject to fines and withholding of utilities and building permits.
 5. This plat does not alter or remove existing deed restrictions, if any, on this property.
 6. Minimum finished floor elevations are at least 2 feet above the 100 year flood plain.
 7. The subject property does not lie within 100-year floodplain Zone A according to Community Panel No. 4812C0210G, dated APRIL 18 2011, of the National Flood Insurance Rate Maps for Denton County, Texas.
 8. The purpose of this plat is subdivide the property into single family residential lots.
 9. Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD '83)

Line Table

Line #	Bearing	Distance
L1	S47°05'02"W	14.14
L2	N42°54'58"W	14.14
L3	N47°05'02"E	14.14
L4	N47°05'02"E	14.14
L5	S42°54'58"E	14.14
L6	S42°54'58"E	14.14
L7	N47°05'02"E	14.14
L8	S47°05'02"W	14.14
L9	N42°54'58"W	14.14
L10	N42°54'58"W	14.14
L11	N47°05'02"E	14.14
L12	S42°54'58"E	14.14
L13	S47°05'02"W	14.14
L14	S42°54'58"E	14.14

Curve Table

No.	Delta	Radius	Length	Ch. Dist.	Bearing
C1	90°00'00"	35.55'	55.84'	50.28'	S47°05'02"W
C2	90°00'00"	35.50'	55.76'	50.20'	S42°54'58"E



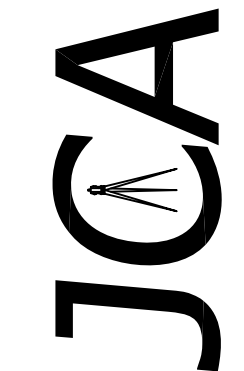
SANGER ELECTRIC UTILITIES
202 RAILROAD STREET
SANGER, TEXAS 76206
RONNIE GRACE
940-458-2064
rgrace@sangertexas.org

NORTEX COMMUNICATIONS
205 N. WALNUT ST.
MUNSTER, TEXAS 76252
SHAY EVANS
940-759-2251
sevans@nortex.com

OWNER - DEVELOPER:
BENISON HOME, LLC
101 FOREST BEND DRIVE
COPPELL, TEXAS 75019
JONATHAN WANG
214-316-2256

Date: 12-4-24
Dwg Scale: Hor. 1"=40'
Vert. 1"=40'
Dwg File: 0001048FPT.DWG
Project No. 0001048

FPT1



JOHN COWAN & ASSOCIATES, INC.
10147 GR 135 FLINT, TEXAS 75762
PH: (800) 367-7676 FAX: (800) 367-7676
FIRM REGISTRATION CERTIFICATION NO. 10028500

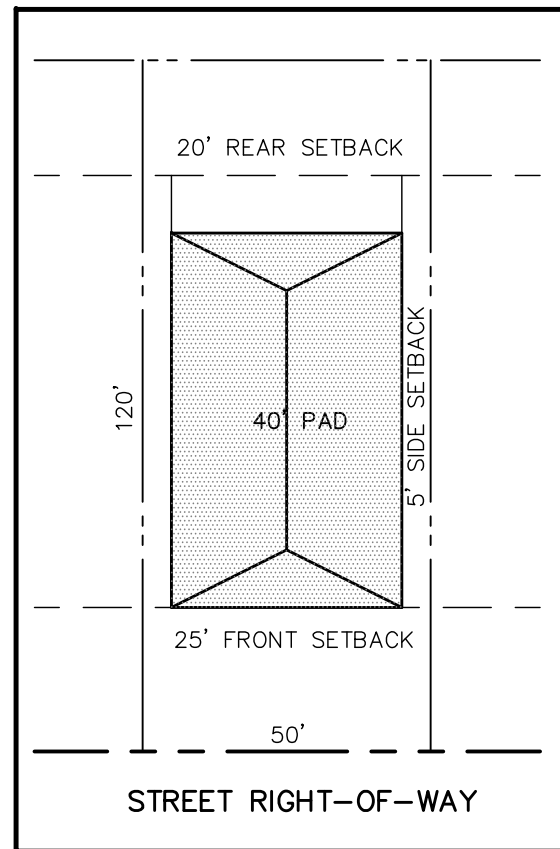
CITY OF SANGER, PHASE 5
LANE RANCH, PHASE 5
DENTON COUNTY, TEXAS

BENISON HOME, LLC
101 FOREST BEND DRIVE
COPPELL, TEXAS 75019
JONATHAN WANG - 214-316-2256

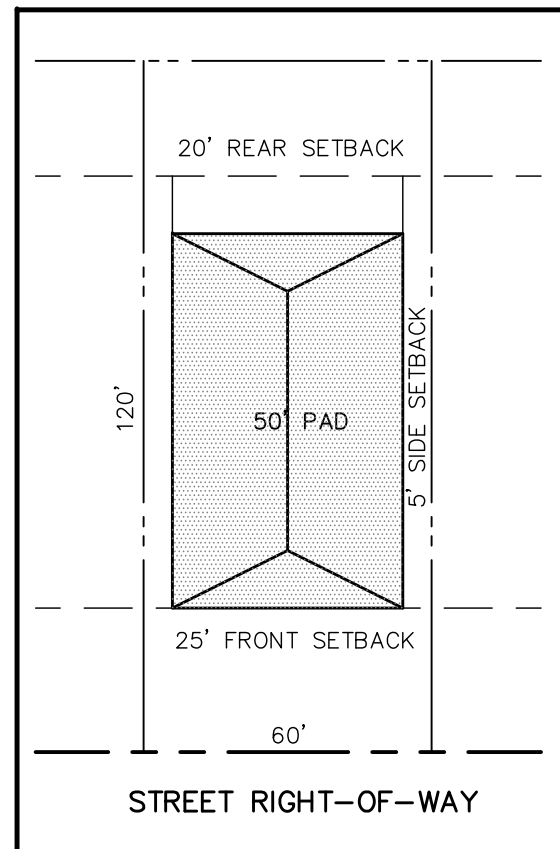
FINAL PLAT - LANE RANCH, PHASE 5
124 RESIDENTIAL LOTS, 9 HOA LOTS
REUBEN BEBEE SURVEY, ABST. NO. 29
26.105 ACRES
6.199 AC. RIGHT-OF-WAY DEDICATION
CITY OF SANGER, DENTON COUNTY, TEXAS

NO.	DATE	REVISION	APPROV.
1			
2			
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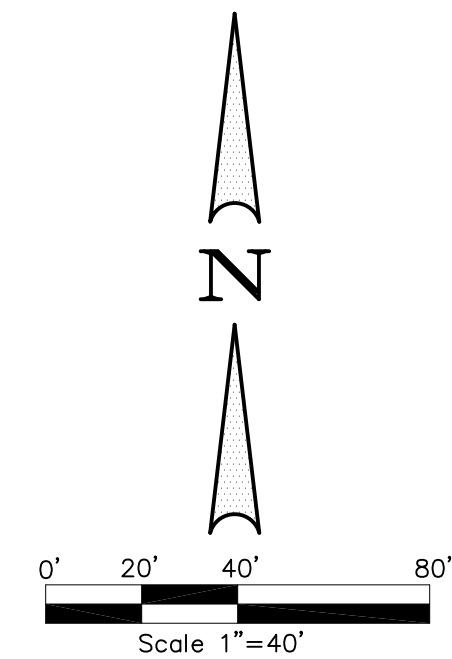
Middleton & Assoc, LLC
CONSULTING CIVIL ENGINEERS & LAND PLANNERS
TSPE #1-19900
2785 ROCKBROOK DRIVE, SUITE 105
LEWISVILLE, TEXAS 75067 (972) 393-9800



50' LOTS

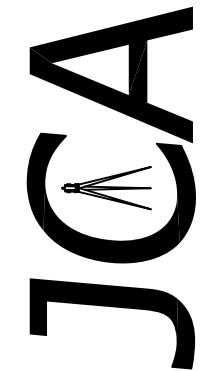


60' LOTS



HIEN & DU'YET NGUYEN
DOC. NO. 2016-27020

JOHN COWAN & ASSOCIATES, INC.
10147 CR 135 FLINT, TEXAS 75762
PH: (903) 581-2238 WWW.JCSURVEYS.COM
FIRM REGISTRATION CERTIFICATION NO. 10025500



LANE RANCH, PHASE 5
CITY OF SANGER DENTON COUNTY, TEXAS

FINAL PLAT - LANE RANCH, PHASE 5
124 RESIDENTIAL LOTS, 9 HOA LOTS
REUBEN BEBEE SURVEY, ABST. NO. 29
26.105 ACRES
6.199 AC. RIGHT-OF-WAY DEDICATION
CITY OF SANGER, DENTON COUNTY, TEXAS

Date: 12-4-24
Dwg Scale: Hor. 1"=40'
Vert.
Dwg File: 0001048FPT.DWG
Project No: 0001048

FPT2

NO.	DATE	REVISION	APPROV.
1			
2			
3			
4			

Middleton & Assoc, LLC
CONSULTING CIVIL ENGINEERS & LAND PLANNERS
TSPE #1-10900
2785 ROCKBROOK DRIVE, SUITE 105
LEWISVILLE, TEXAS 75067 (972) 393-9800

BENSON HOME, LLC
101 FOREST BEND DRIVE
CORPELL TEXAS 75019
JONATHAN WANG - 214-316-2256

MILLER FAMILY TRUST
DOC. NO. 94-0089291

POINT OF BEGINNING

STATE OF TEXAS
COUNTY OF DENTON

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

All that certain 1st block or parcel of land being part of the Reuben Babe Survey, Abstract No. 29, Denton County, Texas, and being all of that certain called 26.105 acre tract of land described in a deed from Helen T. Nguyen and Duyet Nguyen to Benison Home, LLC on March 25, 2024, recorded in Document No. 2024-305933 of the Real Property Records of Denton County, Texas (RRPDOC) being more completely described as follows, to-wit:

BEGINNING at mag nail (sat) for the Southeast corner of the above mentioned 26.105 acre tract of land, the Southwest corner of the Miller Family Trust 660 acre tract described in Document No. 94-0089291 (RRPDOC), near the centerline of McReynolds Road; THENCE North 87°54'58" West with the South line of the 26.105 acre tract a distance of 1,792.39 feet to a mag nail (sat) for the Southwest corner of same;

THENCE North 227°00' East with the West line of the 26.105 acre tract; at 24.81 feet pass a 1/2" iron rod (found) for the southeast corner of the Western Spive Apartments, LLC 4.4 acre tract described in Document No. 2019-13037 (RRPDOC), and continue a total distance of 633.95 feet to 1/2" iron rod (sat) for corner;

THENCE South 87°54'58" East a distance of 1795.18 feet to 1/2" iron rod (sat) for corner. In the East line of the 26.105 acre tract, the West line of the 660 acre tract;

THENCE South 242°07" West with the West line of the 660 acre tract; the East line of the 26.105 acre tract; a distance of 633.95 feet to the place of beginning, containing 26.105 acres, or 1.137114 square feet of land.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS,

That I, Jonathan Wang acting herein by and through its duly authorized officer, does hereby adopt this Final Plat, to dedicate, to the public use forever, by the simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, fire lanes, drive aisles, parking, and utility easements, and any other property necessary to serve the plot 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 depicted. Further, the undersigned hereby warrant and defend the title on the land so depicted, and shall be liable for any and all expenses 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 through any portion of the land so depicted or shall be maintained or improved by any individual or entity of Sanger, Texas, except as specifically provided in the Final Plat of Sanger, Texas. The City of Sanger shall not be liable for any liability incurred by or to maintain all respective easements without the necessity at any time of procuring permission from anyone.

WITNESS MY HAND this _____ day of _____, 2024.

Owner _____ Title and Company _____

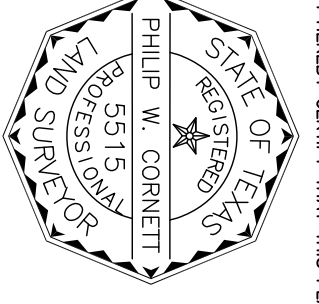
State of Texas
County of Denton

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

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

Notary Public in and for the State of Texas

Print Notary's Name _____
My Commission Expires _____



REGISTERED PUBLIC LAND SURVEYOR TEXAS REG. NO. 5819 DATE _____

STATE OF TEXAS
COUNTY OF DENTON
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

Approved and Accepted	
Chairman, Planning & Zoning Commission	Date
City of Sanger, TX	
Mayor	Date
City of Sanger, TX	
Attested by	
City Secretary	Date
City of Sanger, TX	



JOHN COWAN & ASSOCIATES, INC.
10147 CR 135 FLINT, TEXAS 75762
PH: (903) 581-2238 WWW.TXSURVEYS.COM
FIRM REGISTRATION CERTIFICATION NO. 10025500

No.	DATE	REVISION	APPROV.

M & A

Middleton & Assoc, LLC
CONSULTING CIVIL ENGINEERS & LAND PLANNERS
TBPE #1-10900 © Copyright 2024
2785 ROCKBROOK DRIVE, SUITE 105
LEWISVILLE, TEXAS 75067 (972) 393-9800

Date: 12-4-24
Dwg Scale: Hor. 1"=40'
Vert. _____
Dwg File: 0001048FPT.DWG
Project No. 0001048
FPT13

FINAL PLAT – LANE RANCH, PHASE 5
124 RESIDENTIAL LOTS, 9 HOA LOTS
REUBEN BEBEE SURVEY, ABST. NO. 29
26.105 ACRES
6.199 AC. RIGHT-OF-WAY DEDICATION
CITY OF SANGER, DENTON, COUNTY, TEXAS

LANE RANCH, PHASE 5
CITY OF SANGER DENTON COUNTY, TEXAS
BENISON HOME, LLC
101 FOREST BEND DRIVE
COPPELL, TEXAS 75019
JONATHAN WANG – 214-316-2256



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

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

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

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

Applicant	Owner (if different from applicant)
Name: Eugene Middleton	Name: Mr. Jonathan Wang
Company: Middleton & Associates, LLC	Company: Benison Home, LLC
Address: 2785 Rockbrook Drive, Suite 105	Address 101 Forest Bend Drive
City, State, Zip: Lewisville, Texas, 75067	City, State, Zip: Coppell, Texas, 75019
Phone 972-393-9800	Phone: 214-316-2256
Fax: N/A	Fax: N/A
Email: eugene@middleton-associates.com	Email: wangjtc@verizon.net

Submittal Checklist

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

Supporting Materials (List if provided): Civil Plans have been submitted

R Number(s): 1044529 and 179677

Jonathan Wang
 Owner's Signature

December 18, 2024
 Date

Eugene Middleton
 Applicant's Signature

12-18-24
 Date

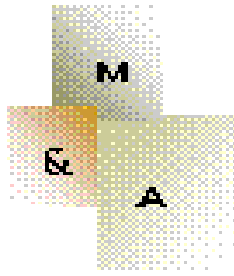
Office Use: Reviewed by Director of Development Services

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

940-458-2059 (office)

www.sangertexas.org

Effective Date: 02/11/2020



MIDDLETON & ASSOCIATES, LLC

CONSULTING CIVIL ENGINEERS AND LAND PLANNERS

December 18, 2024

Ms. Ramie Hammonds
Director of Development Services
City of Sanger
201 Bolivar Street
Sanger, Texas 76266

RE: Letter of Intent
Final Plat for Lane Ranch Phase 5
Sanger, Texas

Dear Ramie:

Please accept this Letter of Intent for the submittal of the final plat for Lane Ranch Phase 5. The property is approximately 26.105 acres owned by Benison Home, LLC. This tract is currently open pastureland with no tree cover. The civil engineering plans and overall flood study for this tract have been previously submitted and are under review by the city and its consultants.

The purpose of this plat is to subdivide the property into 124 residential lots and nine HOA lots. This tract is part of the Lane Ranch PD. We are the applicants for this submittal and Mr. Jonathan Wang and Mr. Casey McGinnis are the owners.

We request that the plat be reviewed and considered by the appropriate approval body. If you have any other questions or would like additional information regarding our submittal, please contact me at 972-393-9800 or Mr. McGinnis at 214-232-6180.

Sincerely,
MIDDLETON & ASSOCIATES, LLC.

Eugene Middleton, P.E.
President



DATE: 12/31/24

1st REVIEW COMMENTS – Final Plat – Lane Ranch, Phase 5

The request is for a Final Plat of Lane Ranch, Phase 5, being approximately 26.105 acres in the REUBEN BEBEE SURVEY, ABST NO. 29, prepared by John Cowan & Associates, Inc., submitted on 12/18/24. 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. Add document number and location of all easements by separate instrument.
2. Provide an accurate location of the subdivision in reference to the deed records of the county which shall include the volume and page of the property to be subdivided.
3. Provide the length of all arcs, radii, internal angles and points of curvature, length and bearing of the tangents.
4. Show all existing and proposed easements for right-of-way, public services, utilities or any other easements or any limitations of easements. (I don't see any utility easements for the utilities that will be installed).
5. Provide the name address and phone number of all utilities providing service to the development (I only see electric. We will still need water and sewer).

Informational Comments

1. The property is within the City of Sanger.
2. The Final Plat will be scheduled for Planning and Zoning (P&Z) Commission meeting on Monday, January, 13, 2025, and the City Council meeting on Monday, February 3, 2025.



December 20, 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: Lane Ranch Phase 5 Plat and Civil Plan -Review #3

Dear Ms. Hammonds,

Halff Associates, Inc. was requested by the City of Sanger to review the Preliminary Plat and Civil Plans for Lane Ranch Phase 5. The submittal was prepared by Middleton and Associates, LLC and was received December 06, 2024.

We have completed our review and offer the following comments:

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

Final Comments

1. Provide a closure report
3rd Review: Addressed
2. Acceptance of the final plat is contingent upon approval of the drainage study and Civil plans.
3rd Review: Please address comments in drainage study provided separately.

Civil Plan Comments

Paving Plan and Profile Comments

1. Maximum longitudinal slopes within one hundred feet (100') of intersections shall not exceed two percent (2%) per ordinance 10.106(b)(4)(D). A variance must be submitted to the city for approval.
Response: We will be asking for a variance to the 100-foot rule.
3rd Review: Please provide variance approval on the subsequent submittal.
2. Verify the vertical curve lengths. Some K values look very low for the proposed grade difference.



Response: We have increased the K values on the vertical curves where possible. Those vertical curves at McReynolds Road are below the normal K value due to the stop condition.

3rd Review: Please revise K values to meet minimums for crest and sag vertical curves for respective speed limits per Table 2-10 of the TxDOT Roadway Design Manual

3. 3rd Review: Please provide elevations at the start and end of the valley gutter and verify valley gutter flow direction at the Drover Drive and Ranahan Drive intersection
4. 3rd Review: Please verify grades on Ranahan Drive on sheets P2 and P3.

Paving Details

1. Per ordinance 10.106(b)(2)(B) collector streets and alleys shall, at a minimum, be designed and constructed with 8" thickness of 4,000 p.s.i. reinforced concrete pavement on a compacted sub-base. All steel reinforcing shall be deformed No. 4 bars on eighteen-inch (18") centers both ways.

3rd Review: Addressed

Grading Plan Comments

1. The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than 5% for a minimum distance of 10 feet measured perpendicular to the face of the wall. If physical obstructions or lot lines prohibit 10 feet of horizontal distance, a 5% slope shall be provided to an approved alternative method of diverting water away from the foundation. Swales used for this purpose shall be sloped not less than 2% where located within 10 feet of the building foundation. IBC 1804.4

Response: We understand lot grading rules and this subdivision is graded per those provided to us by the builder.

3rd Review: Addressed

2. Show grading in the proposed ditch.

Response: We have shown the grading where it exists. Most of the ditch remains in its existing condition.

3rd Review: Please label side slopes and ensure slopes meet the requirements of Ordinance 10.106(d)(9)(B)

3. Show and label proposed drainage facilities.

3rd Review: Addressed

Drainage Area Map Proposed Conditions Comments

1. Label all drainage driveway culverts.

3rd Review: Please verify storm line names. The line names on the proposed drainage area map appear to differ from the names in sheet ST-ALL

2. Add riprap around the storm outfall to reduce outflow velocity.



3rd Review: Addressed

- 3rd Review: Left side of Boss Range Drive drains into Lane Ranch Drive per the plan and profile sheets. High Point at STA 5+55.13. Please verify and revise drainage area map

Drainage Area and Inlet Calculations Comments

- For clarity, label the inlets consistently throughout the storm plans and calculations.
3rd Review: Please verify storm line names. The line names on the proposed drainage area map appear to differ from the names in sheet ST-ALL

Hydraulic Calculations Comments

- Reconcile discrepancies between the plans and calculations. See sheet comments. Please check the hydraulic calculation table to ensure all flows are added together at junctions.
3rd Review: Addressed
- 3rd Review: Please update starting intensities per Appendix A of the City Ordinances
- 3rd Review: The minimum velocities in conduit shall be 2.5 feet per second per Ordinance § 10.106(d)(6)(B)(i)

Overall Storm Drain Plan

- Show proposed grading for clarity.
Response: The grading is shown on the grading plans, this is just an overall storm plan.
3rd Review: Addressed
- Grading is not shown for the ditch sections. cannot verify that the proposed depth allows for 1' of freeboard. Show how ditch ties into existing grades
Response: New ditch sections are done. Not all the ditch is regraded, most of it remains in its existing condition.
3rd Review: Please label side slopes and ensure slopes meet the requirements of Ordinance 10.106(d)(9)(B)

Storm Drain Plan and Profile Comments

- Verify the HGL slope on the upstream end of line one.
3rd Review: Addressed
- The pipe capacity on line 2 is exceeded according to the hydraulic data. Verify calculations and the pipe size used.
3rd Review: Addressed
- Per the DCSR, the starting point for the hydraulic grade line determination should be either the design tailwater elevation or the average of critical depth and the height of the storm drain conduit, $(dc + D)/2$, whichever is greater.
3rd review: using flood study is acceptable. However, please update hydraulic calculations when the flood study is updated.



4. There appears to be a high erosion potential. Verify if additional grading or erosion control is needed and update drainage easement as appropriate.
3rd Review: Addressed
5. Verify Q100 on line 3. See plan comment.
3rd review: Q10 and Q100 shall be higher than OS-2 in Sheet CALC1 as SD Line 3 takes in two additional drainage areas. Please revise your calculations.
6. Verify offsite flow into line 3.
3rd review: see above comment #5.
7. Adjust access hole spacing per the DCSRR. See plan comments.
3rd Review: Addressed
8. Flow is shown to decrease downstream of line 6. Recalculate.
3rd Review: Addressed
9. Flow rates in the culverts do not match the calculations.
3rd Review: please show ditch profiles, 1ft freeboard, and account for the offsite flow as it impacts the tailwater conditions.
10. Minimum velocities in a closed conduit system shall be 2.5 fps 10.106(d)(6)(B).
3rd review: Some of the velocities are much smaller than the allowed minimum velocities. Please consider combining drainage areas or using other engineering solutions. For those that are close to 2.5 fps, please request to the city for variance.
11. 3rd Review: Please update upstream section of Storm Line 1 to partial flow. HGL cannot go below Flow line
12. 3rd Review: Please review profiles for laterals 3c and 3d. Pipes appear to be hanging in space

Water Line Comments

1. 3rd Review: Ensure all TCEQ crossing requirements are met
2. 3rd Review: Please show fire hydrant locations on profiles

If you have any questions or need additional information, please do not hesitate to call me at (817) 764-7498.

Sincerely,

Samson Lotigo, PE
HALFF ASSOCIATES, INC.
 Firm No. 0312
 Attachments: Plans markups

CONSTRUCTION PLANS FOR PAVING, GRADING, EROSION CONTROL, STORM DRAINAGE, WATER & SANITARY SEWER LANE RANCH, PHASE 5 CITY OF SANGER, TEXAS

PROJECT DIRECTORY

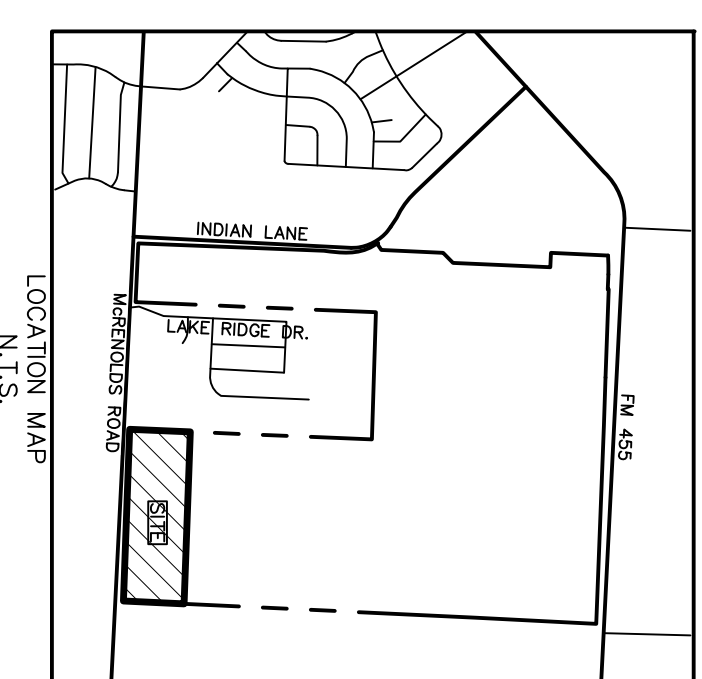
SURVEYOR
JOHN COWAN & ASSOCIATES, INC.
 101 47 CR 135
 FLINT, TEXAS 75762
 903-581-2238

OWNER - DEVELOPER
BENSON HOME, LLC
 101 FOREST BEND DRIVE
 COPPELL, TEXAS 75019
 JONATHAN WANG
 214-316-2256

GEOTECHNICAL ENGINEER:
FARGO CONSULTANTS, INC.
 2324 FABESN ROAD
 DALLAS, TEXAS 75229
 MOE MUNIM, P.E.
 214-352-4100

HYDROLOGIST:
CARDINAL STRATEGIES
 2770 CAPITAL STREET
 WYLE, TEXAS 75098
 BEN McWHORTER
 469-547-1281

LANDSCAPE ARCHITECT:
SPACE BETWEEN DESIGN STUDIO
 PO BOX 181599
 ARLINGTON, TEXAS 76096
 KAREN KOERTH
 817-247-8226



THIRD SUBMITTAL FOR REVIEW ONLY 12-4-24

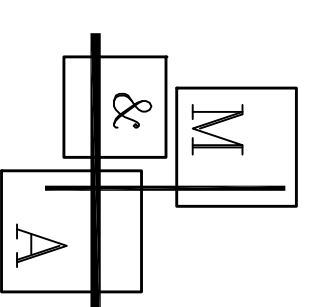
COVER	FINAL PLAT	FP11	FINAL PLAT
FP12	FINAL PLAT	FP13	GENERAL CONSTRUCTION NOTES
NOTE1	DEMOLITION PLAN	DEMO1	DEMOLITION PLAN
PAVING PLAN & PROFILES		P1	LANE RANCH DRIVE STA. 0+00-6+37.91
P2	DRIVER DRIVE STA. 0+00-5+30	P3	RAVAHAN DRIVE STA. 3+30-11+00
P4	RAVAHAN DRIVE STA. 11+00-19+00	P5	WADDIE DRIVE STA. 19+00-END
P6	RANGE BOSS DRIVE STA. 0+00-6+50	P7	RANGE BOSS DRIVE STA. 6+50-END
PAVING DETAILS		DT-P1	
LOT GRADING PLANS		G1	
G2			
LOT GRADING DETAILS		DT-GR1	
EROSION CONTROL PLAN		ER1	EROSION CONTROL PLAN
ER2	EROSION CONTROL DETAILS	ER3	EROSION CONTROL DETAILS
DRAINAGE AREA MAP & CALCULATIONS		DAM1	EXISTING CONDITIONS
DAM2	PROPOSED CONDITIONS	CALC1	DRAINAGE AREA & INLET CALCS.
CALC2	HYDRAULIC CALCS.		
STORM DRAIN PLAN & PROFILE		ST-ALL	OVERALL STORM DRAIN PLAN
ST1	ST LINE 1 STA. 0+00-9+00	ST2	ST LINE 2 STA. 9+00-END
ST3	ST LINE 3 STA. 0+00-END	ST4	ST LINE 3 STA. 0+00-3+30
ST5	ST LINE 3 STA. 3+30-12+00	ST6	ST LINE 3 STA. 12+00-END
ST7	ST LINES 4, 5 & 6		
STORM DRAIN DETAILS		DT-ST1	
DT-ST2		DT-ST3	
DT-ST4			
SANITARY SEWER PLAN & PROFILE		SS-ALL	OVERALL SEWER PLAN
SS1	OFFSITE A STA. 0+00-END	SS2	OFFSITE B STA. 0+00-8+00
SS3	OFFSITE B STA. 8+00-END	SS4	SS LINE A STA. 0+00-8+00
SS5	SS LINE A STA. 8+00-END	SS6	SS LINE B STA. 0+00-10+00
SS7	SS LINE B STA. 10+00-END	SS8	SS LINE C STA. 0+00-END
SEWER DETAILS		DT-SS1	
WATER PLAN		W-ALL	OVERALL WATER PLAN
W1	WATER PLAN	W2	WATER PLAN
W3	WATER PLAN	W4	WATER PROFILE OFFWATER 1
W5	WATER PROFILE WLINE 1	W6	WATER PROFILE WLINE 5
WATER DETAILS		DT-W1	
DT-W2			
SIDEWALK PLAN		WALK1	
SHEET LIGHT. & SIGNAGE PLAN		L1	



THE CONTRACTOR SHALL USE THE CITY OF SANGER'S STANDARD CONSTRUCTION DETAILS FOR THIS PROJECT.

CAUTION!!! UNDERGROUND UTILITIES!!!

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS OWNERS OF THE FACILITIES. THE ENGINEER DOES NOT ACCEPT THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION. TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED, AND TO NOTIFY THE ENGINEER PROMPTLY OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO EXISTING UTILITIES OR UNDERGROUND FACILITY OWNERS. POSSIBLE UTILITY AND UNDERGROUND FACILITY OWNERS.



PROJECT ENGINEER:

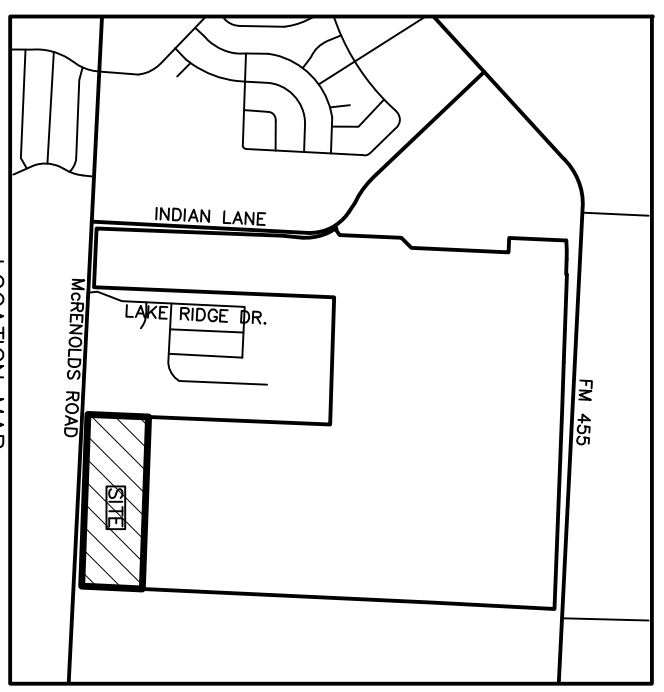
Middleton & Associates, LLC.

CONSULTING CIVIL ENGINEERS & LAND PLANNERS
 10900
 2785 ROCKBROOK DRIVE, SUITE 105
 LEWISVILLE, TEXAS 75067 (972) 393-9800



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY FLOYD E. WOODLIFTON, JR., P.E. REGISTRATION #87449 ON 12-4-24. ANY ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER PERMISSION IS A VIOLATION OF THE PROFESSIONAL ENGINEER ACT, THE TEXAS ENGINEERING PRACTICE ACT.

- LEGEND**
- RSB IRON ROD SETTING
 - UE UTILITY EASEMENT
 - DE DRAINAGE EASEMENT
 - SB SETBACK
 - O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS
 - D.R.C.C. DEED RECORDS OF DENTON COUNTY, TEXAS
 - D.S. DEED SIGNATURE
 - M.F. MIN. FINISHED FLOOR
 - MB MIN. FINISHED FLOOR
 - MA MASONRY



SCOTT'S LAND HOLDINGS 1, LLC
DOC. NO. 2024-49413
N.T.S.

- NOTES:**
1. LOTS NUMBERED WITH AN "X" DESIGNATOR ARE LOTS DEDICATED TO THE HOME OWNERS ASSOCIATION.
 2. ALL EASEMENTS ARE DEDICATED BY THIS PLAT UNLESS NOTED AS BY SEP. INST.

- PLAT NOTES:**
1. All lots comply with the minimum size requirements of PD 044 05-09-24.
 2. The subject property is subject to a 100-year floodplain.
 3. All common areas, drainage easements, and detention facilities will be owned and maintained by the Home Owners Association.
 4. The subject property is subject to a 100-year floodplain.
 5. The subject property is subject to a 100-year floodplain.
 6. The subject property is subject to a 100-year floodplain.
 7. The subject property is subject to a 100-year floodplain.
 8. The purpose of this plat is to subdivide the property into single family residential lots.
 9. Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD 83).

Line #	Bearing	Distance
L1	S47°05'02"W	14.14
L2	N42°54'58"W	14.14
L3	N47°05'02"E	14.14
L4	N47°05'02"E	14.14
L5	S42°54'58"E	14.14
L6	S42°54'58"E	14.14
L7	N47°05'02"E	14.14
L8	S47°05'02"W	14.14
L9	N42°54'58"W	14.14
L10	N42°54'58"W	14.14
L11	N47°05'02"E	14.14
L12	S42°54'58"E	14.14
L13	S47°05'02"W	14.14
L14	S42°54'58"E	14.14

No.	Delta	Radius	Length	Ch. Dist.	Bearing
C1	90°00'00"	35.55'	55.84'	50.28'	S47°05'02"W
C2	90°00'00"	35.50'	55.76'	50.20'	S42°54'58"E



SANGER ELECTRIC UTILITIES
202 RAILROAD STREET
SANGER, TEXAS 76206
RONNIE GRACE
940-458-2064
rgc@sangerutilities.org

NORTEX COMMUNICATIONS
205 N. WALNUT ST.
MUNSTER, TEXAS 76252
SHAY EVANS
940-759-2251
sevan@nortextexas.com

OWNER - DEVELOPER:
BENISON HOME, LLC
101 FOREST BEND DRIVE
COPELL, TEXAS 75019
JONATHAN WANG
214-316-2256



JOHN COWAN & ASSOCIATES, INC.

10147 CR 135 FLINT, TEXAS 75762
PH. (903) 581-2238 WWW.TXSURVEYS.COM
FIRM REGISTRATION CERTIFICATION NO. 10025500

No.	DATE	REVISION	APPROV.

Middleton & Assoc, LLC
CONSULTING CIVIL ENGINEERS & LAND PLANNERS
TBPE #1-10900
2785 ROCKBROOK DRIVE, SUITE 105
LEWISVILLE, TEXAS 75067 (972) 393-9800

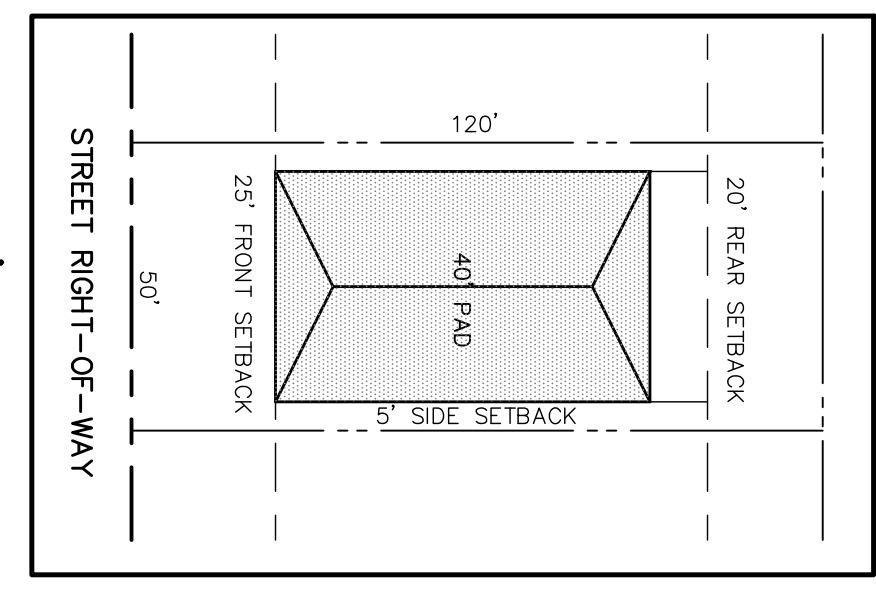
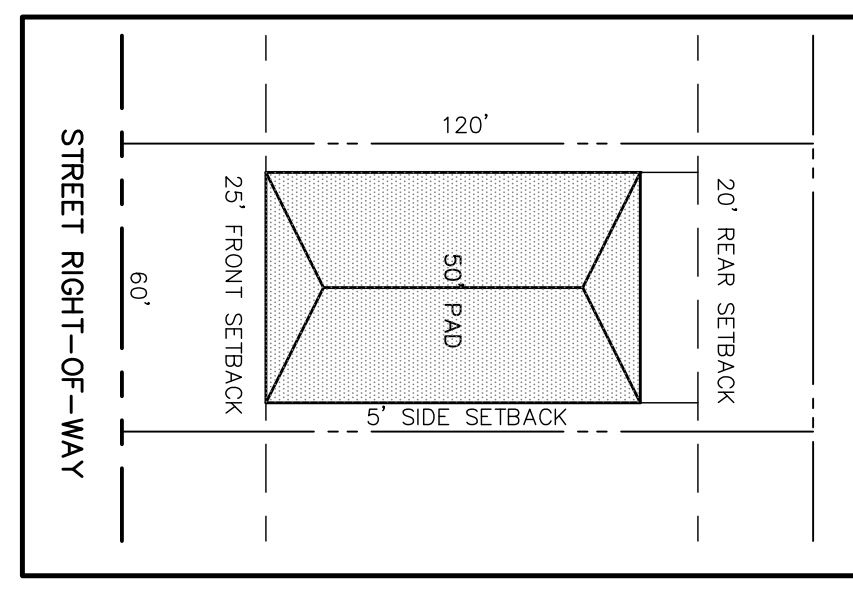
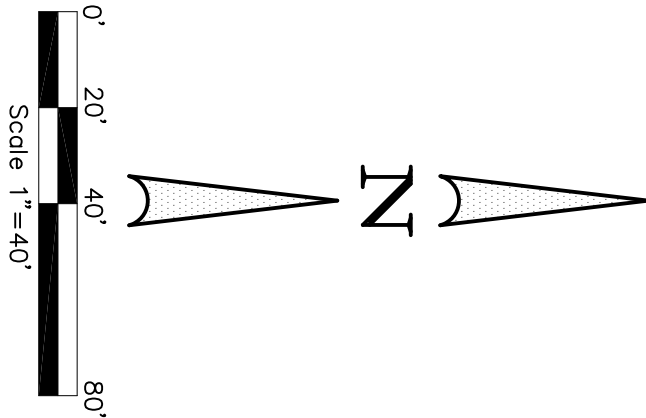
LANE RANCH, PHASE 5
CITY OF SANGER DENTON COUNTY, TEXAS

BENISON HOME, LLC
101 FOREST BEND DRIVE
COPELL, TEXAS 75019
JONATHAN WANG - 214-316-2256

Date: 12-4-24
Dwg Scale: Hor. 1"=40'
Vert.
Dwg File: 0001048FPT.DWG
Project No. 0001048

FINAL PLAT - LANE RANCH, PHASE 5
124 RESIDENTIAL LOTS, 9 HOA LOTS
REUBEN BEBEE SURVEY, ABST. NO. 29
26.105 ACRES
6.199 AC. RIGHT-OF-WAY DEDICATION
CITY OF SANGER, DENTON, COUNTY, TEXAS

FPT1



HEN & DUJET NGUYEN
 DOC. NO. 2016-27020



JOHN COWAN & ASSOCIATES, INC.

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No.	DATE	REVISION	APPROV.

LANE RANCH, PHASE 5
 CITY OF SANGER DENTON COUNTY, TEXAS

BENISON HOME, LLC
 101 FOREST BEND DRIVE
 COPPELL, TEXAS 75019
 JONATHAN WANG - 214-316-2256

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FP112

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 26.105 ACRES
 6.199 AC. RIGHT-OF-WAY DEDICATION
 CITY OF SANGER, DENTON, COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF DENTON

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

All that certain 1st block or parcel of land being part of the Reuben Bebee Survey, Abstract No. 29, Denton County, Texas, and being all of that certain called 26.105 acre tract of land described in a deed from Hien T. Nguyen and Duyet Nguyen to Denton Home, LLC on March 25, 2024, recorded in Document No. 2024-30593 of the Real Property Records of Denton County, Texas (RPBDC1) being more completely described as follows, to-wit:

BEGINNING at mag nail (set) for the Southeast corner of the above mentioned 26.105 acre tract of land, the Southwest corner of the Miller Family Trust 660 acre tract described in Document No. 94-0089291 (RPBDC1), near the centerline of McReynolds Road; THENCE North 87°54'58" West with the South line of the 26.105 acre tract a distance of 1,792.39 feet to a mag nail (set) for the Southwest corner of same;

THENCE North 22°7'00" East with the West line of the 26.105 acre tract, at 24.81 feet, pass a 1/2" iron rod (found) for the Southeast corner of the Western Grove Apartments, LLC 4.4 acre tract described in Document No. 2019-13037 (RPBDC1), and continue a total distance of 633.95 feet to 1/2" iron rod (set) for corner;

THENCE South 87°54'58" East a distance of 1795.18 feet to 1/2" iron rod (set) for corner. In the East line of the 26.105 acre tract, the West line of the 660 acre tract;

THENCE South 24°20'07" West with the West line of the 660 acre tract, the East line of the 26.105 acre tract, a distance of 633.95 feet to the place of beginning, containing 26.105 acres, or 1,137,114 square feet of land.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS,

That I, Jonathan Wang acting herein by and through its duly authorized officer, does hereby adopt this plat, and the same shall be binding upon the undersigned and their heirs, assigns, personal representatives, and assigns, and all heirs and encumbrances, all streets, thoroughfares, alleys, fire lanes, drive aisles, paths, and utility easements, and any other property necessary to serve the plot and to implement the requirements of the subdivision regulations and other City codes and do hereby bind ourselves, our heirs, successors and assigns to report and to forever defend the title on the land so depicted. Further, the undersigned hereby covenants and warrants that the plat and the same shall be in accordance with City codes and regulations, 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 within the boundaries of the land depicted on this plat without the express written approval by the City of Sanger. The City of Sanger and public utility companies shall have the right to occupy and maintain all respective easements without the necessity at any time of procuring permission from anyone.

WITNESS MY HAND this _____ day of _____, 2024.

Owner

Title and Company

State of Texas
County of Denton

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

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

Notary Public in and for the State of Texas

Print Notary's Name _____

My Commission Expires _____



REGISTERED PUBLIC LAND SURVEYOR TEXAS REG. NO. 5819 DATE _____

STATE OF TEXAS
COUNTY OF DENTON
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

Approved and Accepted	
Chairman, Planning & Zoning Commission	Date
City of Sanger, TX	
Attested by	Date
City of Sanger, TX	
City Secretary	Date
City of Sanger, TX	



JOHN COWAN & ASSOCIATES, INC.

10147 CR 135 FLINT, TEXAS 75762
PH: (903) 581-2238 WWW.TXSURVEYS.COM
FIRM REGISTRATION CERTIFICATION NO. 10025500

No.	DATE	REVISION	APPROV.

Middleton & Assoc, LLC
CONSULTING CIVIL ENGINEERS & LAND PLANNERS
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2785 ROCKBROOK DRIVE, SUITE 105
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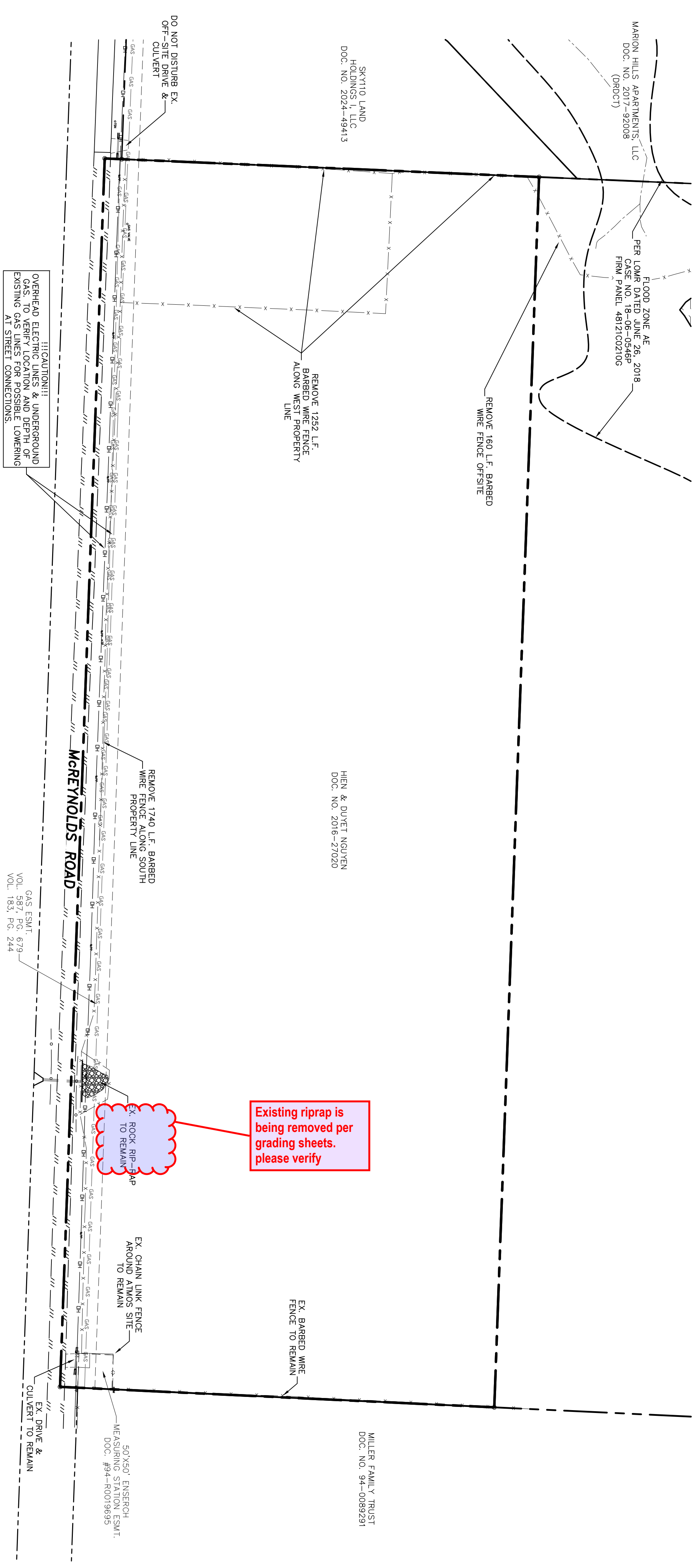
LANE RANCH, PHASE 5
CITY OF SANGER DENTON COUNTY, TEXAS
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JONATHAN WANG - 214-316-2256

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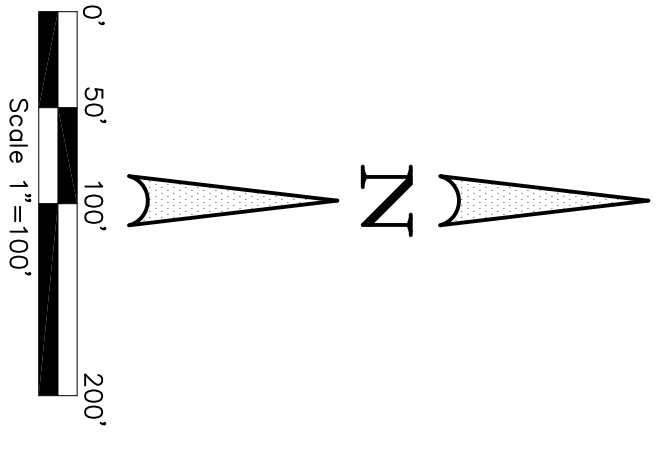
Date: 12-4-24
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FPT13

CAUTION!! UNDERGROUND UTILITIES!!
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WARNING!!!
 EXIST. UNDERGROUND UTILITIES. CONTRACTOR TO VERIFY LOCATION AND DEPTH OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.



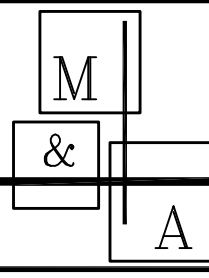
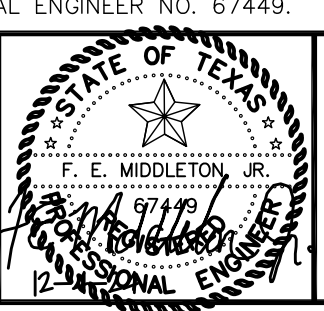
THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF F.E. MIDDLETON JR., REGISTERED PROFESSIONAL ENGINEER NO. 67449.

No.	DATE	REVISION	APPROV.

SITE DEMOLITION PLAN

LANE RANCH, PHASE 5
 CITY OF SANGER DENTON COUNTY, TEXAS

BENISON HOME, LLC
 101 FOREST BEND DRIVE
 COPPELL, TEXAS 75019
 JONATHAN WANG - 214-316-2256



Middleton & Assoc, LLC
 CONSULTING CIVIL ENGINEERS & LAND PLANNERS
 TBPE #10900 © Copyright 2024
 2785 ROCKBROOK DRIVE, SUITE 105
 LEWISVILLE, TEXAS 75067 (972) 393-9800

Date: 12-4-24
 Dwg Scale: Hor. 1"=100'
 Vert.
 Dwg File: 0001048DEMO.DWG
 Project No. 0001048

DEM01

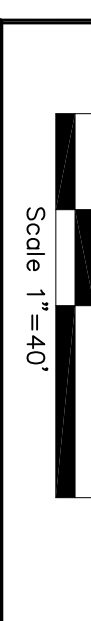
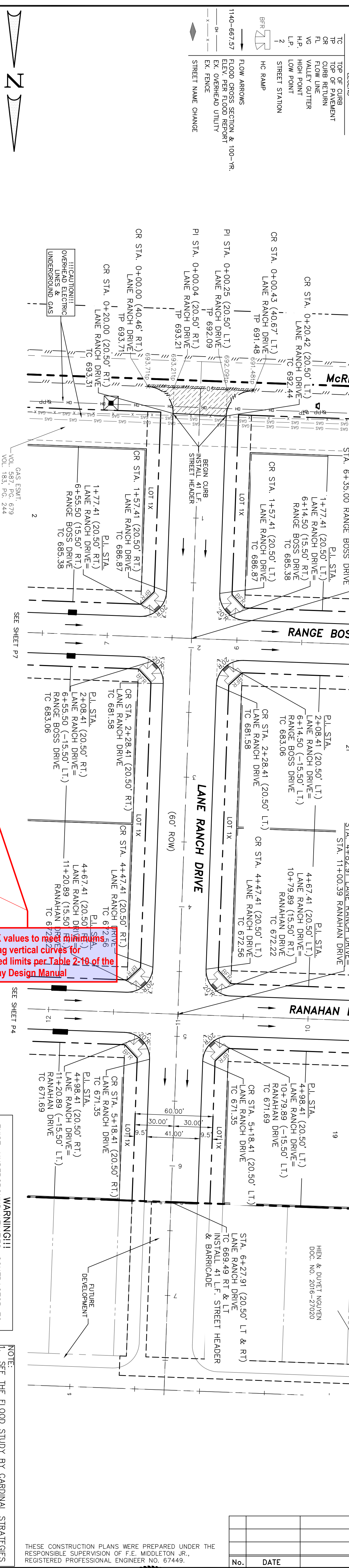
LANE RANCH, PHASE 5

LEGEND

PR	Power Pole
GW	Guard Wall
MM	Manhole
WP	Water Valve
TP	Telephone Pedestal
MM	Water Meter
LP	Light Pole
IV	Irrigation Valve
SR	Sign Pad Forward from Road Side
IRS	Iron Rod Set

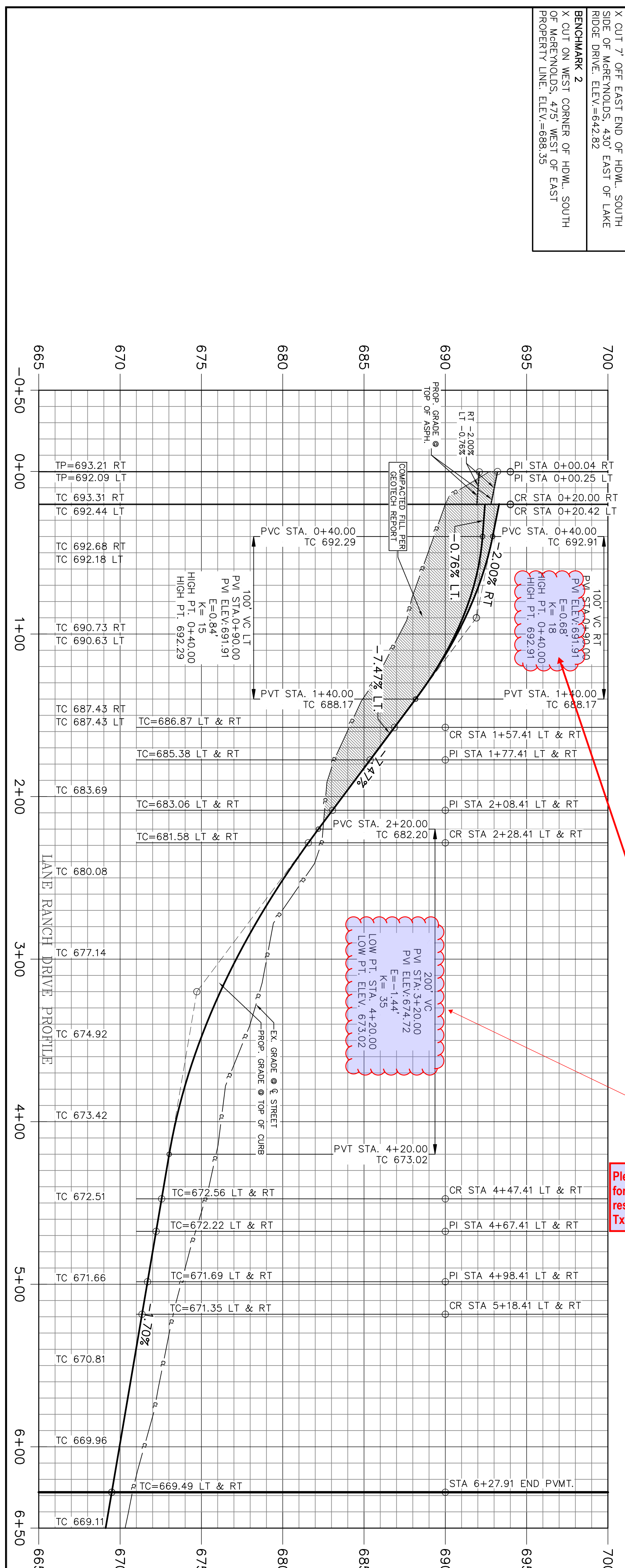
2" HMA/C TYPE C SURFACE COURSE PER TxDOT SPEC 340
 4" HMA/C TYPE A BASE COURSE PER TxDOT SPEC 340
 SPEC 340 FRACTION SUPERPAVE @ 7% BY DRY UNIT WEIGHT COMPACTED AT 98% STANDARD PROCTOR DENSITY AT 0 TO +5" ABOVE OPTIMUM MOISTURE CONTENT.

McREYNOLDS ROAD ASPHALT SECTION



BENCHMARK 1
 X CUT 7' OF EAST END OF HDWL. SOUTH SIDE OF McREYNOLDS 430' EAST OF LAKE RIDGE DRIVE. ELEV.=642.82

BENCHMARK 2
 X CUT ON WEST CORNER OF HDWL. SOUTH OF McREYNOLDS 475 WEST OF EAST PROPERTY LINE. ELEV.=688.35



Please revise K values to meet minimum for crest and sag vertical curves for respective speed limits per Table 2-19 of the TxDOT Roadway Design Manual

CAUTION!!! UNDERGROUND UTILITIES!!!
 EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS OWNERS OF THE FACILITIES. THE ENGINEER DOES NOT ACCEPT THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION. TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED, AND TO NOTIFY THE ENGINEER PROMPTLY OF ALL CONDITIONS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO EXISTING POSSIBLE UTILITY AND UNDERGROUND FACILITY OWNERS.

WARNING!!!
 EXIST UNDERGROUND UTILITIES. CONTRACTOR TO VERIFY LOCATION AND DEPTH OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.

NOTE:
 1. THE FLOOD STUDY BY CARROLL STRATEGIES FOR FLOODPLAIN AND HYDROLOGY INFORMATION.
 2. REFER TO SHEET WALK FOR LOCATION OF DEVELOPER WALKS.
 3. SEE SHEET DT-PI FOR PAVING DETAILS.

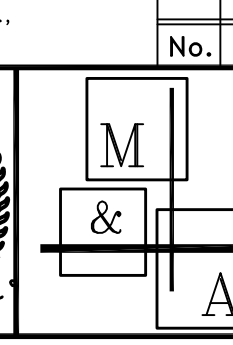
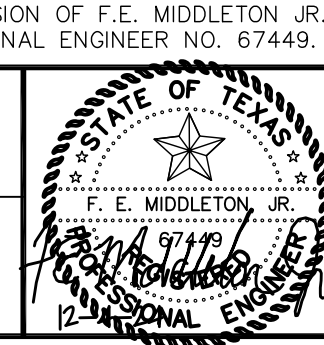
THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF F.E. MIDDLETON JR., REGISTERED PROFESSIONAL ENGINEER NO. 67449.

No.	DATE	REVISION	APPROV.

Date: 12-4-24
 Dwg Scale: Hor. 1"=40'
 Vert. 1"=4'
 Dwg File: 0001048PAV.DWG
 Project No. 0001048

PAVING PLAN & PROFILE
LANE RANCH DRIVE
 STA. 0+00 - 6+27.91
 LANE RANCH, PHASE 5

LANE RANCH, PHASE 5
 CITY OF SANGER DENTON COUNTY, TEXAS
 BENISON HOME, LLC
 101 FOREST BEND DRIVE
 COPPELL, TEXAS 75019
 JONATHAN WANG - 214-316-2256

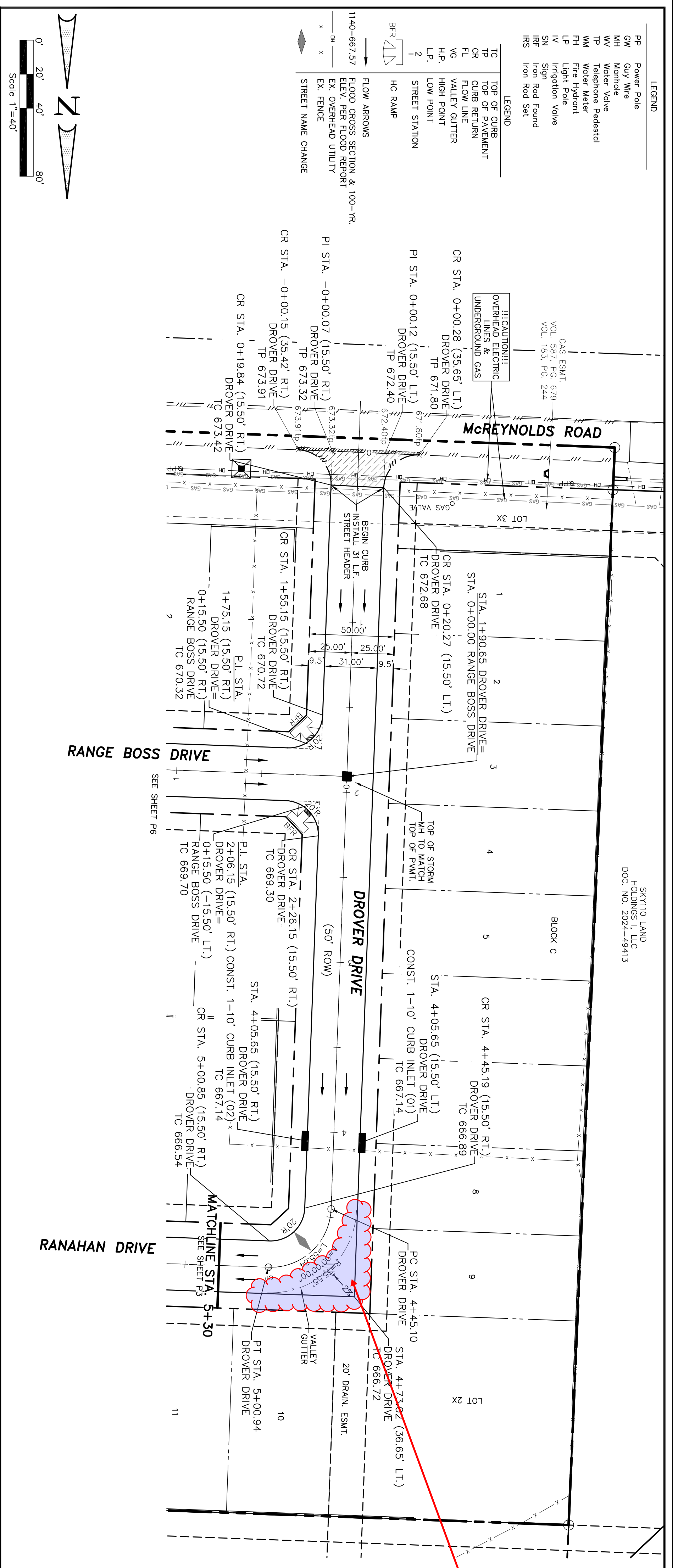


Middleton & Assoc. LLC
 CONSULTING CIVIL ENGINEERS & LAND PLANNERS
 TBPE #10900
 2785 ROCKBROOK DRIVE, SUITE 105
 LEWISVILLE, TEXAS 75067 (972) 393-9800

LEGEND

PR	Power Pole
GW	Gas Valve
MW	Water Valve
WP	Water Meter
MM	Water Meter
LP	Light Pole
IV	Irrigation Valve
SV	Sign
SR	Sign
IR	Iron Rod Set

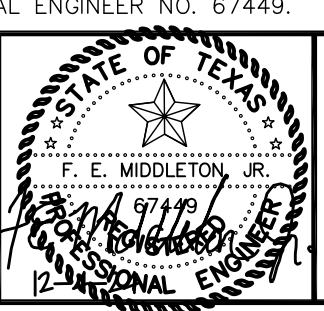
SKY110 LAND HOLDINGS I, LLC
DOC. NO. 2024-49413



- NOTE:**
1. FOR FLOODPLAIN AND HYDROLOGY INFORMATION.
 2. REFER TO SHEET WALKI FOR LOCATION OF DEVELOPER WALKS.
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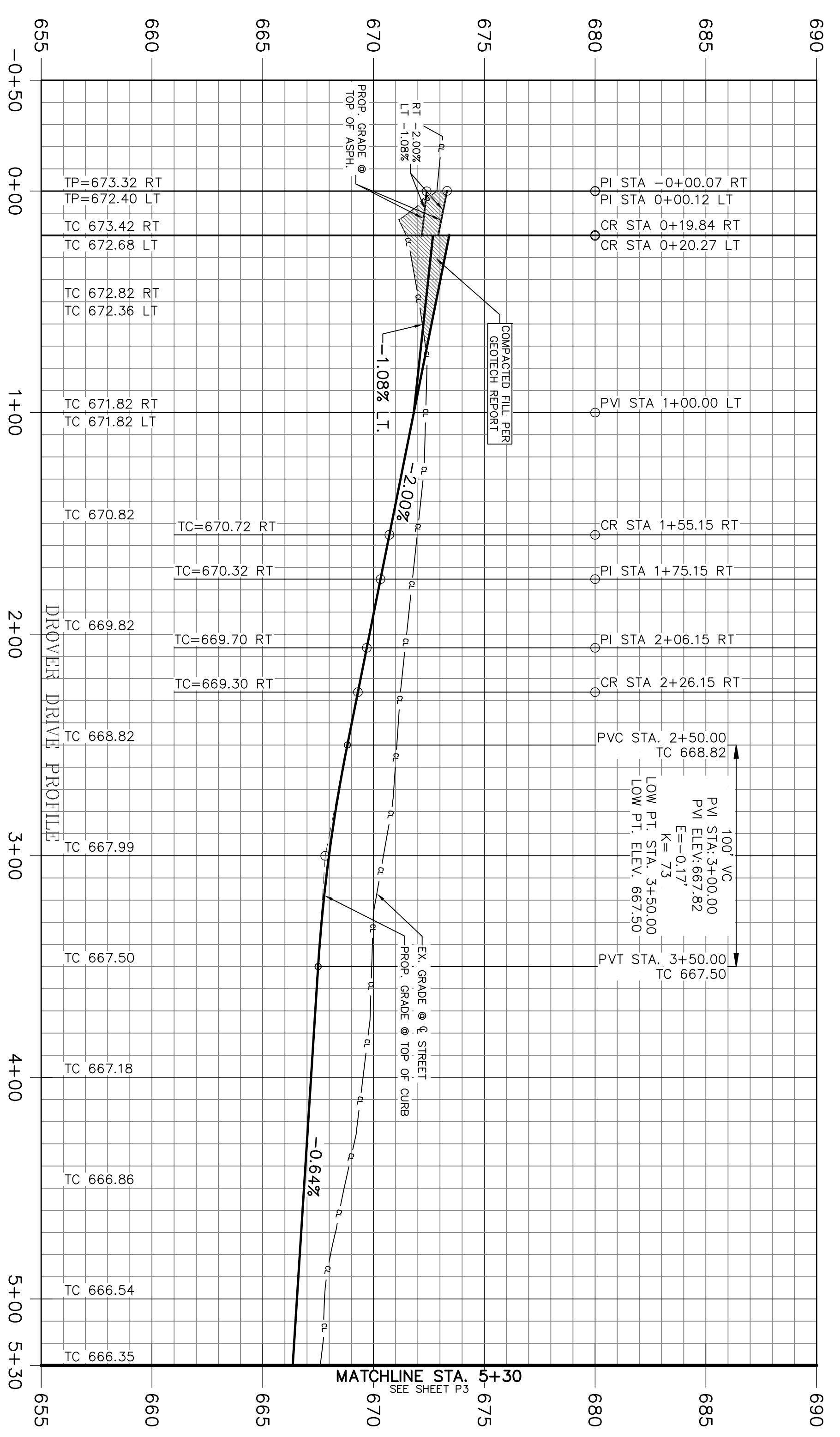
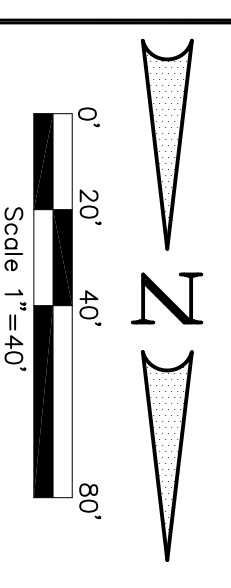
No.	DATE	REVISION	APPROV.



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CONSULTING CIVIL ENGINEERS & LAND PLANNERS
TBPE #10900
2785 ROCKBROOK DRIVE, SUITE 105
LEWISVILLE, TEXAS 75067 (972) 393-9800

BENCHMARK 1
X CUT 7' OF EAST END OF HDWL. SOUTH SIDE OF McREYNOLDS. 430' EAST OF LAKE RIDGE DRIVE. ELEV.=642.82

BENCHMARK 2
X CUT ON WEST CORNER OF HDWL. SOUTH OF McREYNOLDS. 475 WEST OF EAST PROPERTY LINE. ELEV.=688.33



PAVING PLAN & PROFILE
DROVER DRIVE
STA. 0+00 - 5+30
LANE RANCH, PHASE 5

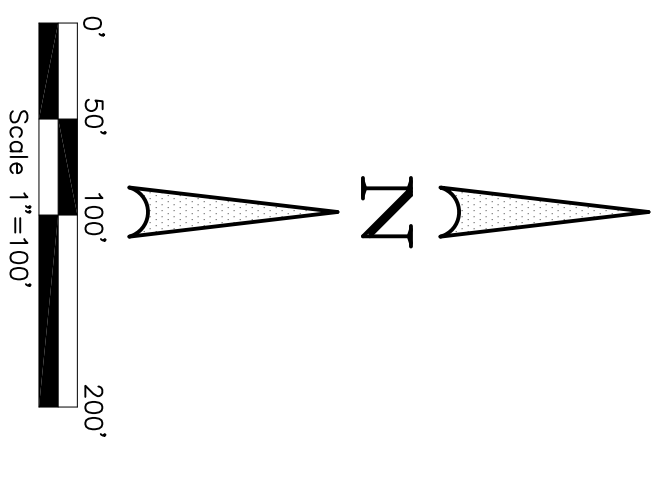
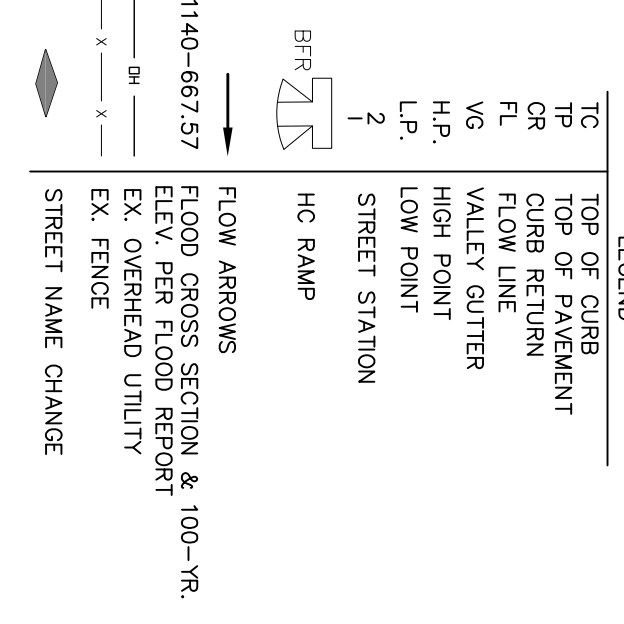
LANE RANCH, PHASE 5
CITY OF SANGER DENTON COUNTY, TEXAS
BENSON HOME, LLC
101 FOREST BEND DRIVE
COPPELL, TEXAS 75019
JONATHAN WANG - 214-316-2256

Date: 12-4-24
Dwg Scale: Hor. 1"=40'
Vert. 1"=4'
Dwg File: 0001048PAV.DWG
Project No. 0001048

PS

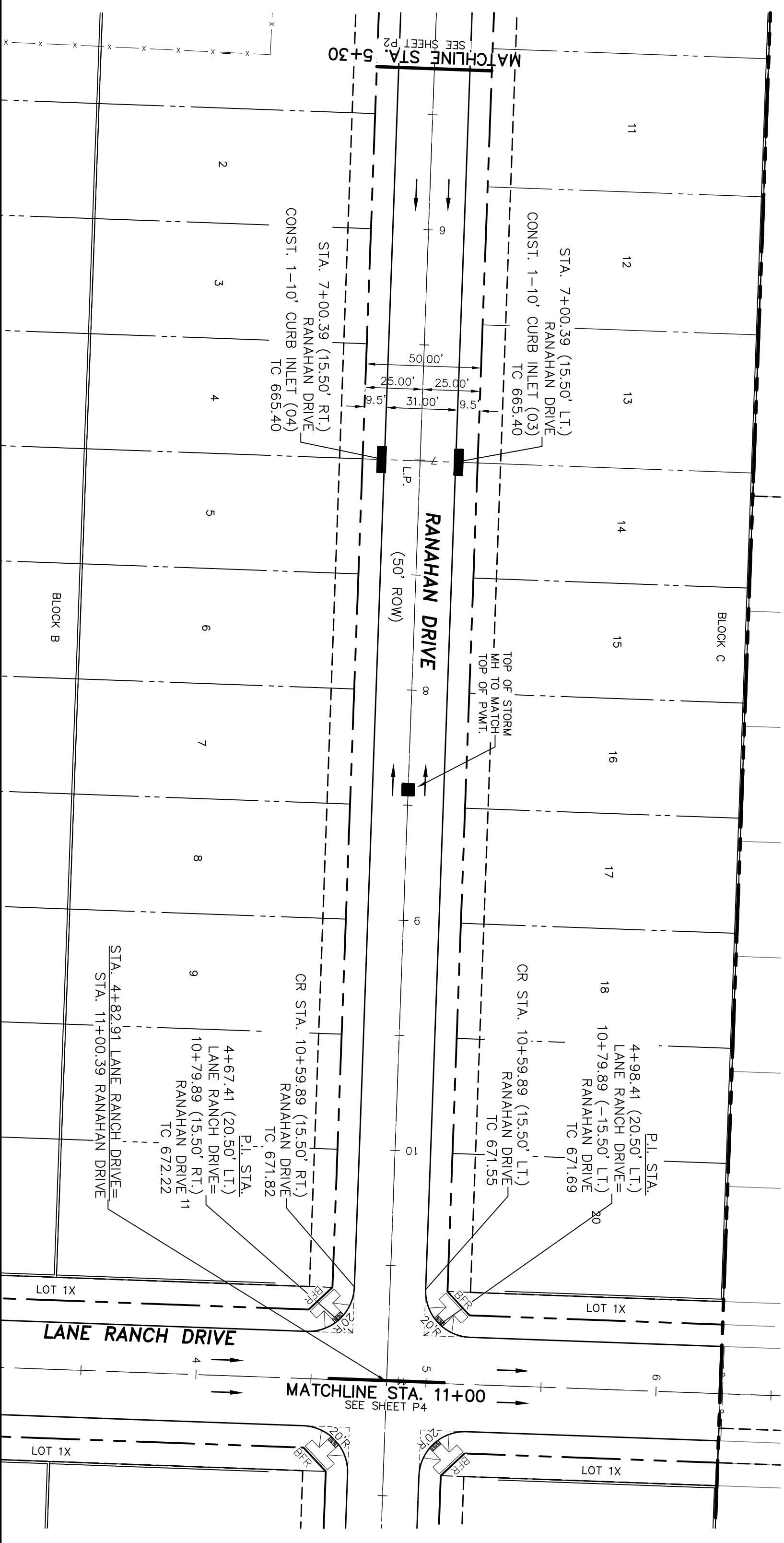
LEGEND

PR	Power Pole
GW	Gas Valve
MW	Water Valve
WP	Water Valve
TP	Telephone Pedestal
MM	Manhole
MP	Manhole
LP	Light Pole
IV	Irrigation Valve
SV	Sign
SR	Sign Road
IR	Iron Rod Set

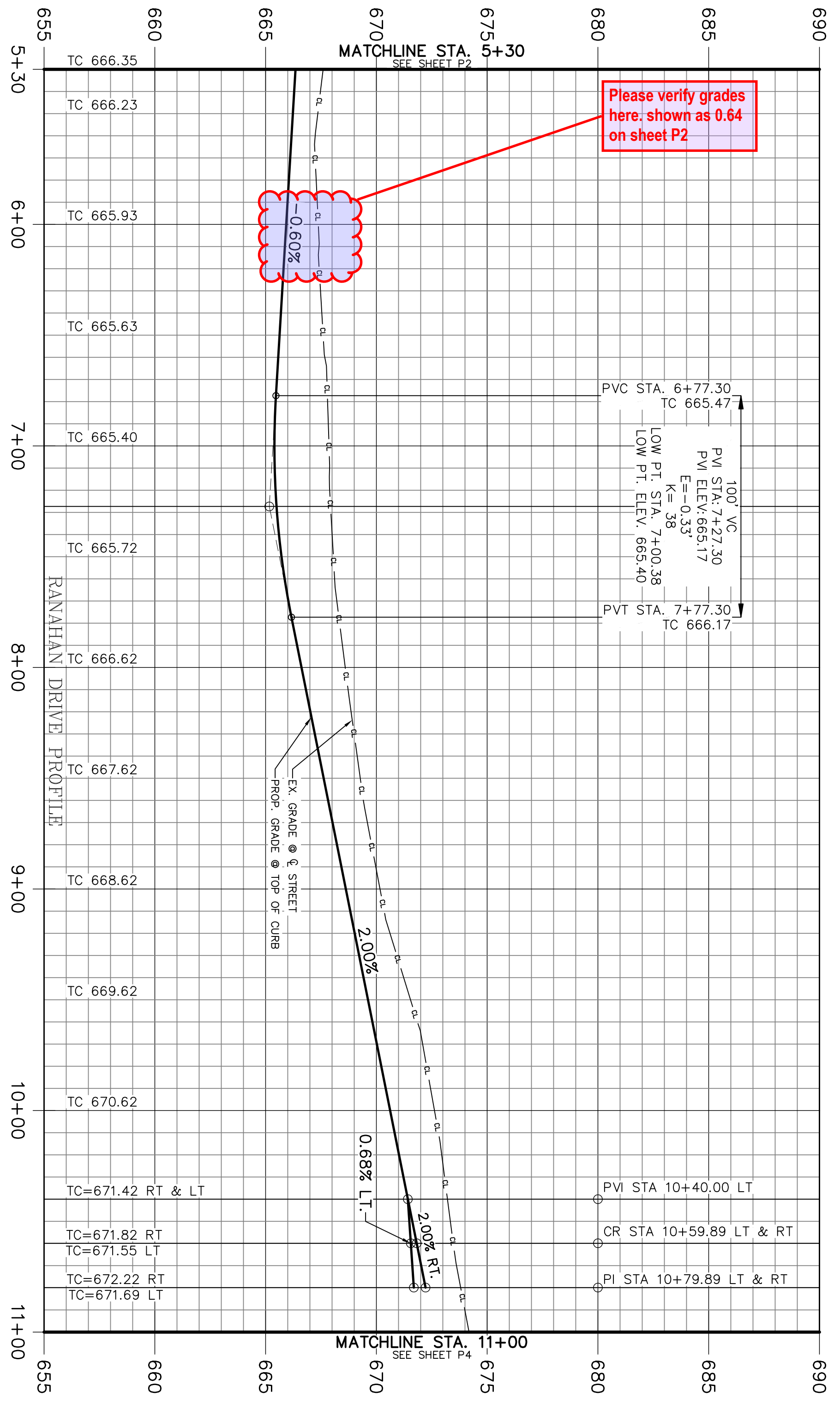


BENCHMARK 1
X CUT 7' OFF EAST END OF HDWL. SOUTH SIDE OF MCKENNA DRIVE. ELEV.=642.82

BENCHMARK 2
X CUT ON WEST CORNER OF HDWL. SOUTH SIDE OF MCKENNA DRIVE. ELEV.=688.33



HEN & DUJET NGUYEN
DCC. NO. 2016-27020



NOTE:
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2. SEE SHEET DT-P1 FOR PAVING DETAILS.

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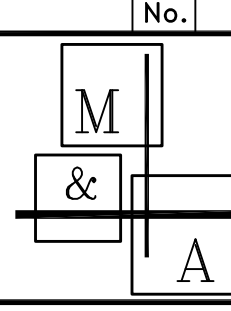
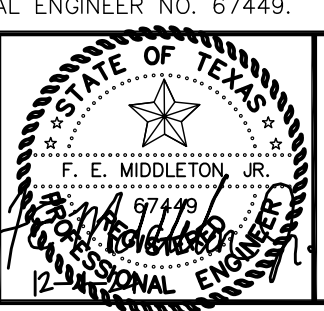
No.	DATE	REVISION	APPROV.

Date: 12-4-24
Dwg Scale: Hor. 1"=40'
Vert. 1"=4'
Dwg File: 0001048PAV.DWG
Project No. 0001048

PAVING PLAN & PROFILE
RANAHAN DRIVE
STA. 5+30 - 11+00
LANE RANCH, PHASE 5

LANE RANCH, PHASE 5
CITY OF SANGER DENTON COUNTY, TEXAS

BENISON HOME, LLC
101 FOREST BEND DRIVE
COPPELL, TEXAS 75019
JONATHAN WANG - 214-316-2256



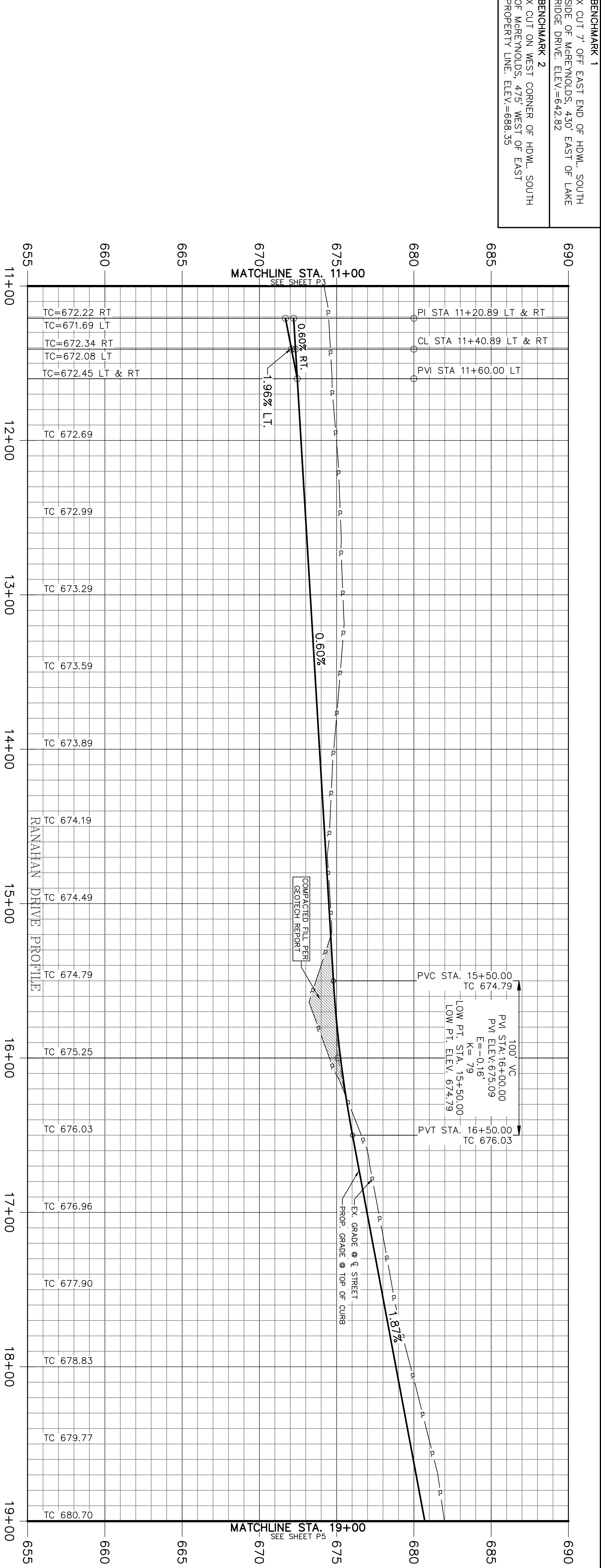
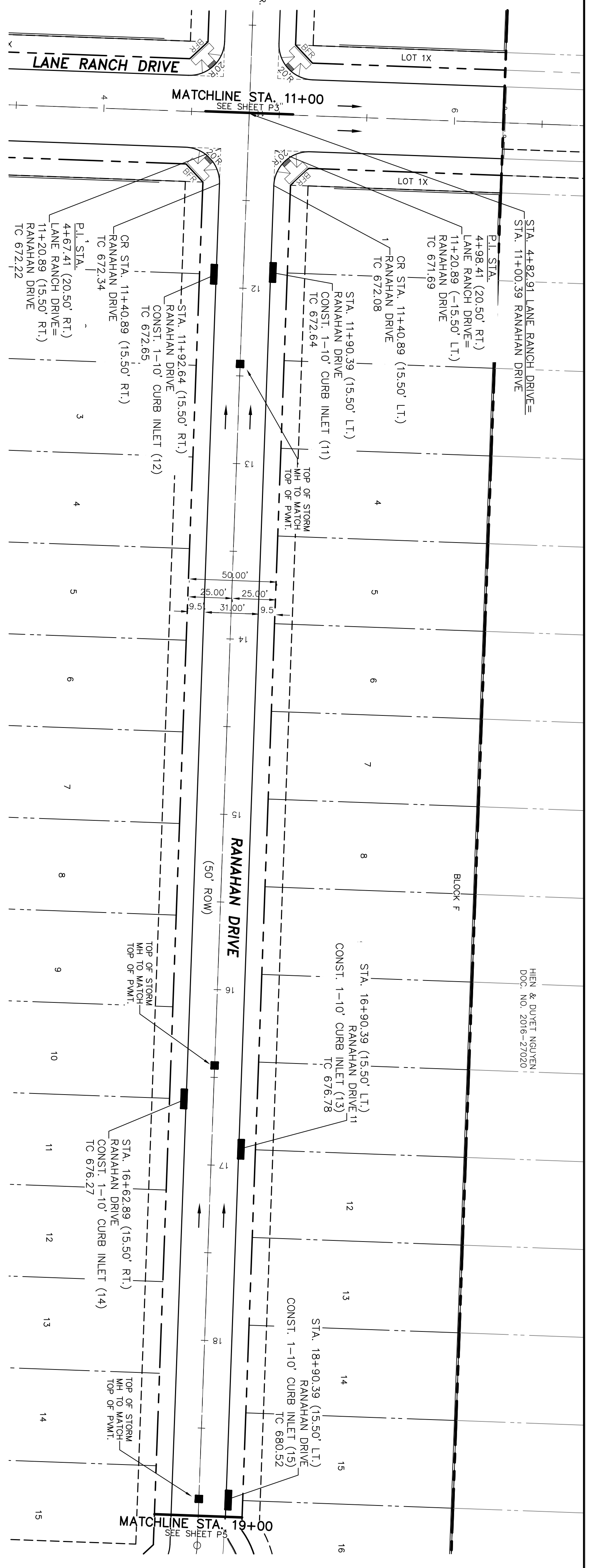
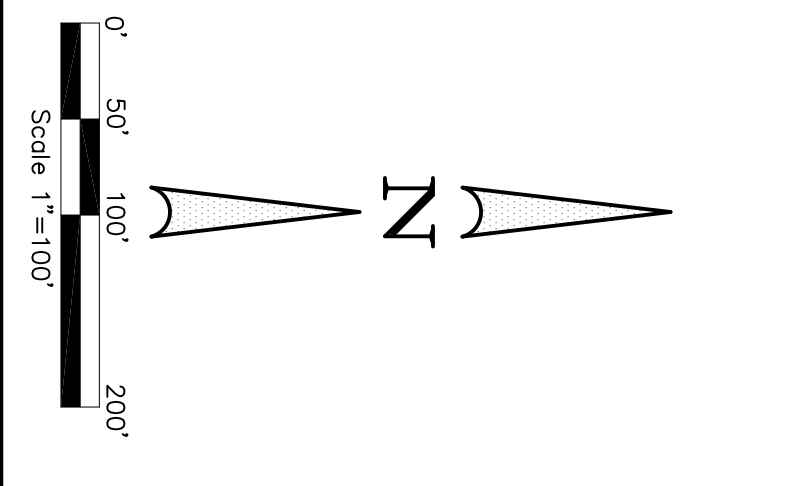
Middleton & Assoc., LLC
CONSULTING CIVIL ENGINEERS & LAND PLANNERS
TBPE # - 10900
2785 ROCKBROOK DRIVE, SUITE 105
LEWISVILLE, TEXAS 75067 (972) 393-9800

LEGEND

PP	Power Pole
GW	Guard Wall
MW	Manhole
WV	Water Valve
TP	Telephone Pedestal
MM	Water Meter
FM	Fire Meter
LP	Light Pole
IV	Irrigation Valve
SK	Sign
SP	Sign Pedestal
IR	Iron Rod Set
IRS	Iron Rod Set

LEGEND

TC TOP OF CURBMENT
 CR CURB RETURN
 FL FLOW LINE
 VG VALLEY CUTTER
 H.P. HIGH POINT
 L.P. LOW POINT
 2 STREET STATION
 HC RAMP
 1140-667.97 FLOW ARROWS
 FLOOD GROSS SECTION & 100-YR. ELEV. PER FLOOD REPORT
 EX. ENCL. EX. ENCL. UTILITY
 STREET NAME CHANGE



BENCHMARK 1
 X CUT 7' OFF EAST END OF HDWL. SOUTH SIDE OF MCKENNA DRIVE. ELEV.=642.82

BENCHMARK 2
 X CUT ON WEST CORNER OF HDWL. SOUTH OF MCKENNA DRIVE. ELEV.=688.35

NOTE:
 1. FOR FLOODPLAIN AND HYDROLOGY INFORMATION, REFER TO SHEET DT-1 FOR DEVELOPER WALKS.
 2. REFER TO SHEET DT-1 FOR DEVELOPER WALKS.
 3. SEE SHEET DT-1 FOR PAVING DETAILS.

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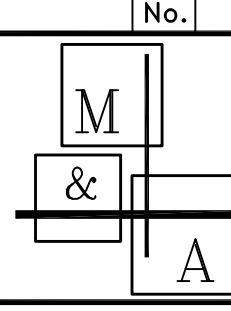
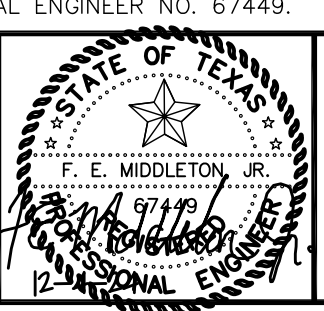
No.	DATE	REVISION	APPROV.

Date: 12-4-24
 Dwg Scale: Hor. 1"=40'
 Vert. 1"=4'
 Dwg File: 0001048PAV.DWG
 Project No. 0001048

PAVING PLAN & PROFILE
RANAHAN DRIVE
STA. 11+00 - 19+00
 LANE RANCH, PHASE 5

LANE RANCH, PHASE 5
 CITY OF SANGER DENTON COUNTY, TEXAS

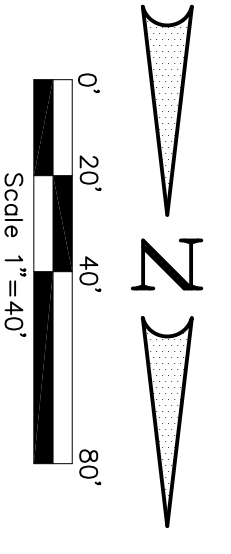
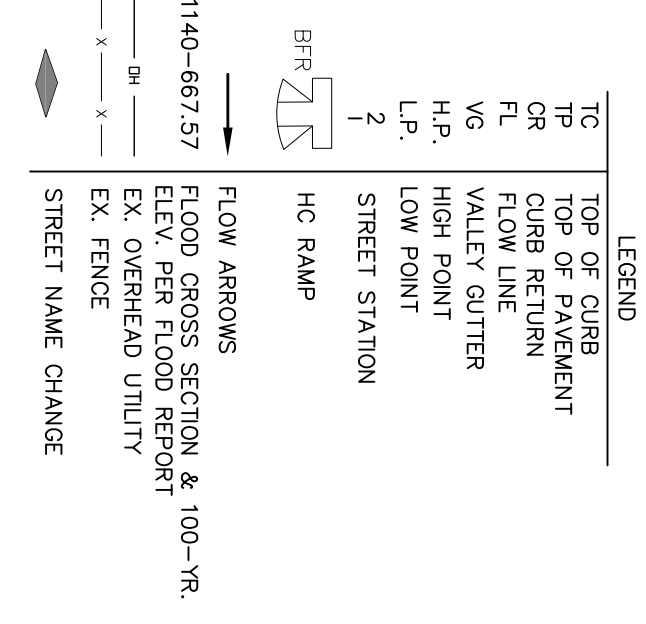
BENISON HOME, LLC
 101 FOREST BEND DRIVE
 COPPELL, TEXAS 75019
 JONATHAN WANG - 214-316-2256



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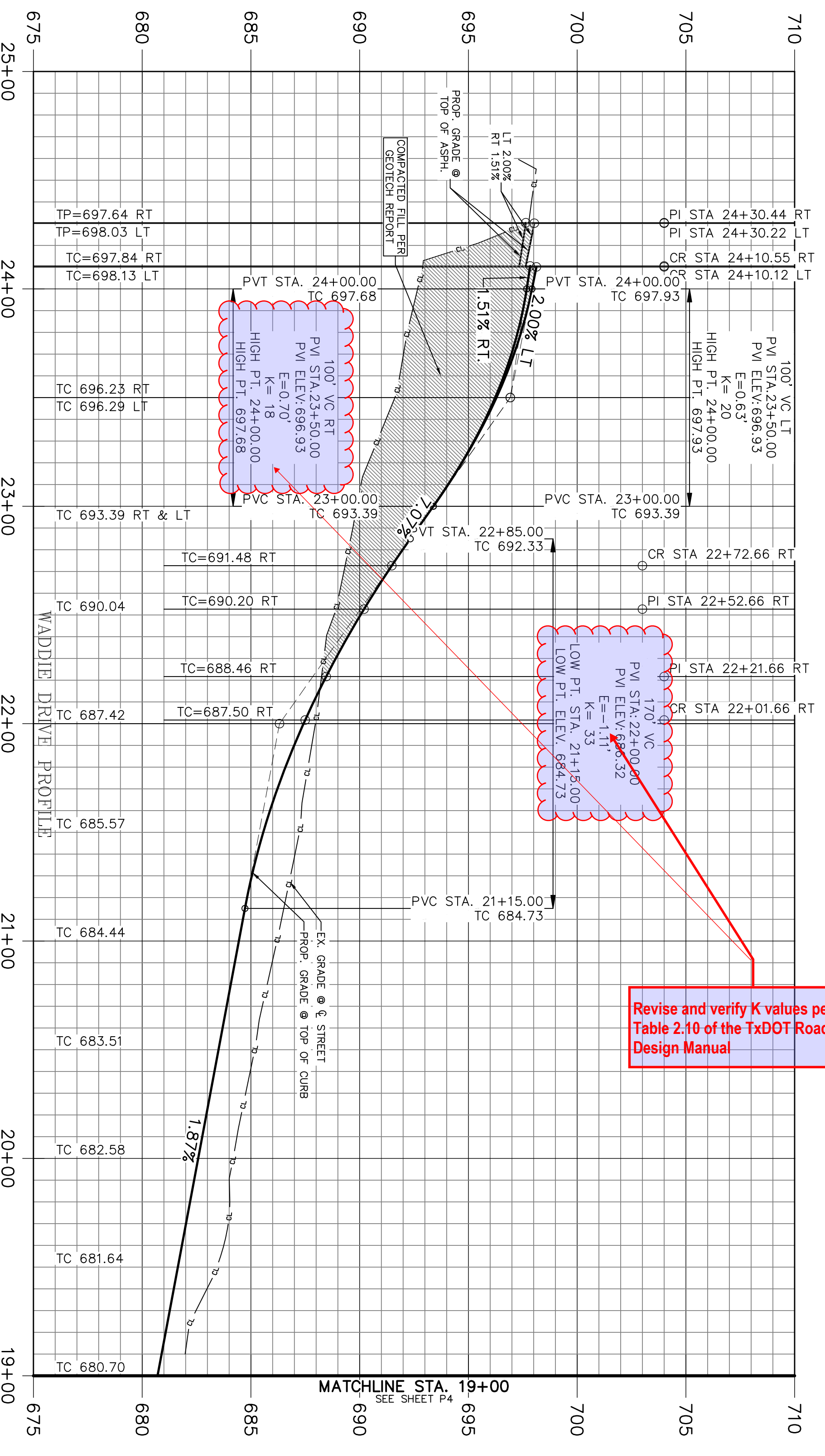
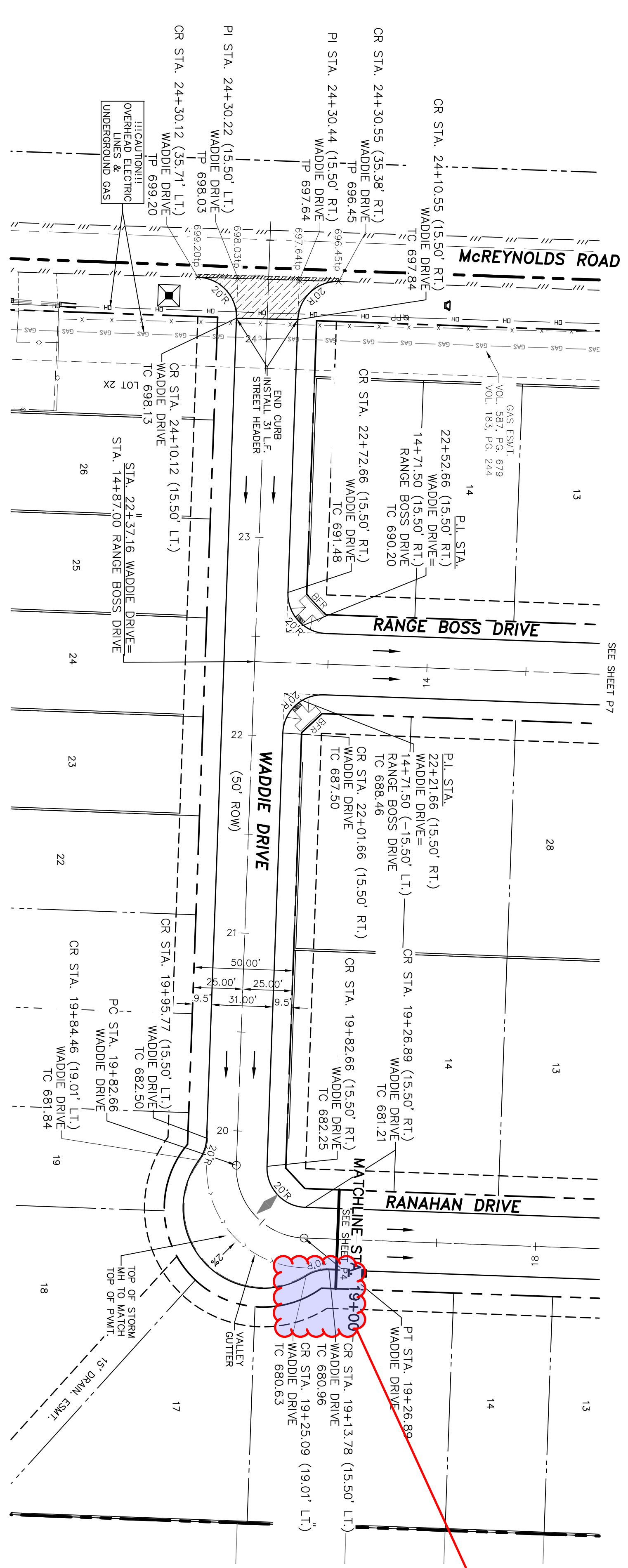
LEGEND

PR	Power Pole
GW	Gas Valve
MW	Water Valve
WP	Water Meter
MP	Manhole
LP	Light Pole
IV	Irrigation Valve
SV	Sign
IR	Iron Road Set
RS	Road Set



BENCHMARK 1
X CUT 7' OFF EAST END OF HDWL. SOUTH SIDE OF MCREYNOLDS 430' EAST OF LAKE RIDGE DRIVE. ELEV.=642.82

BENCHMARK 2
X CUT ON WEST CORNER OF HDWL. SOUTH OF MCREYNOLDS 475 WEST OF EAST PROPERTY LINE. ELEV.=688.35



Revise and verify K values per Table 2.10 of the TxDOT Roadway Design Manual

Please verify that this area of the knuckle has positive drainage

- NOTE:**
1. FOR FLOODPLAIN AND HYDROLOGY INFORMATION.
 2. REFER TO SHEET WALKI FOR LOCATION OF DEVELOPER WALKS.
 3. SEE SHEET DT-PI FOR PAVING DETAILS.

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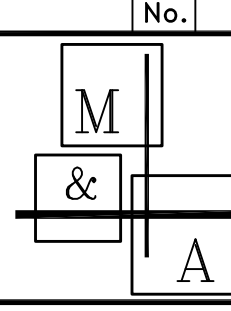
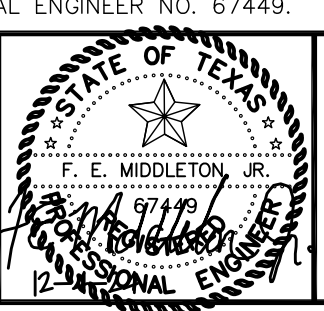
No.	DATE	REVISION	APPROV.

Date: 12-4-24
Dwg Scale: Hor. 1"=40'
Vert. 1"=4'
Dwg File: 0001048PAV.DWG
Project No. 0001048

PAVING PLAN & PROFILE
WADDIEDRIVE
STA. 19+00 - END
LANE RANCH, PHASE 5

LANE RANCH, PHASE 5
CITY OF SANGER DENTON COUNTY, TEXAS

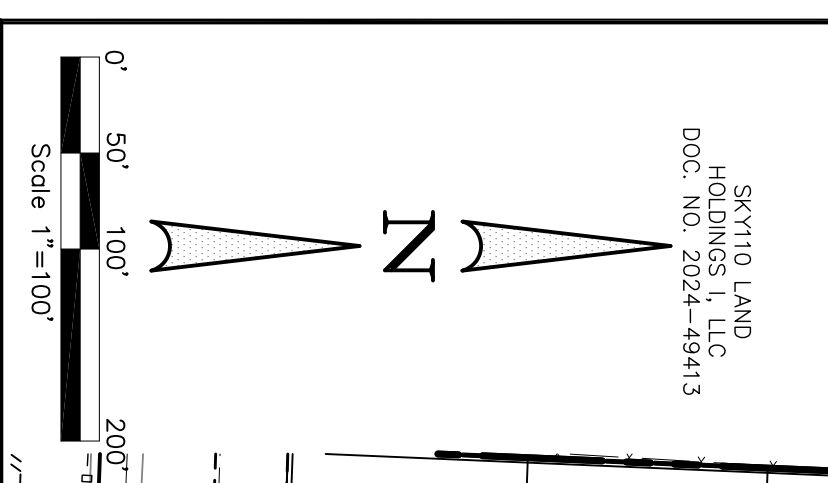
BENISON HOME, LLC
101 FOREST BEND DRIVE
COPPELL, TEXAS 75019
JONATHAN WANG - 214-316-2256



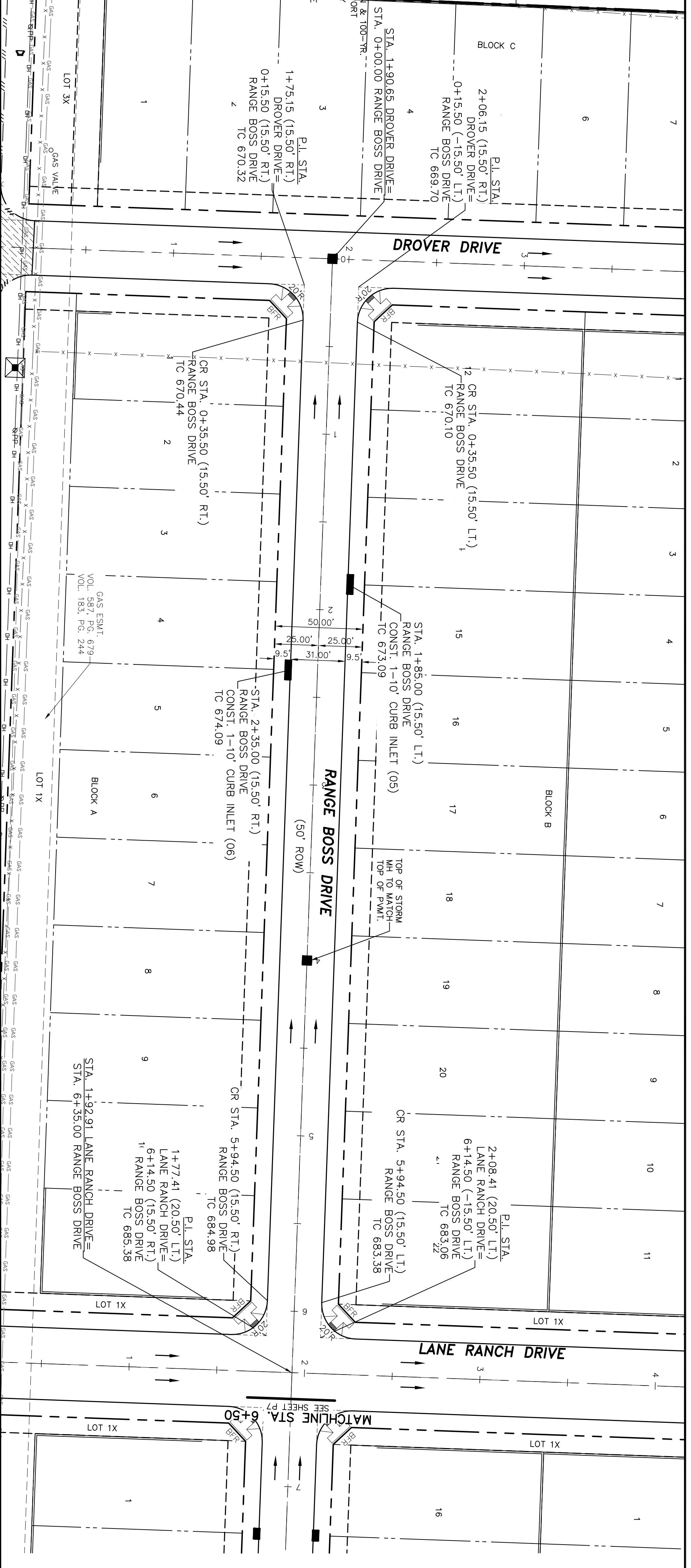
Middleton & Assoc, LLC
CONSULTING CIVIL ENGINEERS & LAND PLANNERS
TBPE #1-10900
2785 ROCKBROOK DRIVE, SUITE 105
LEWISVILLE, TEXAS 75067 (972) 393-9800

LEGEND	
PR	Power Pole
GW	Gas Valve
WM	Water Valve
TP	Telephone Pedestal
MM	Water Meter
FM	Fire Meter
LP	Light Pole
IV	Irrigation Valve
SV	Sign Ped Forward
IR5	Iron Rod Set

TOP OF CURB
 CR CURB RETURN
 FL FLOW LINE
 VG VALLEY GUTTER
 H.P. HIGH POINT
 L.P. LOW POINT
 STREET STATION
 HC RAMP
 FLOW ARROWS
 FLOOD GROSS SECTION & TYPICAL
 ELEV. PER FLOOD RE. (FRT)
 EX. FENCE
 STREET NAME CHANGE



BENCHMARK 1
 X CUT 7' OFF EAST END OF HDWL. SOUTH
 SIDE OF MCKENNA DRIVE. ELEV.=642.82
BENCHMARK 2
 X CUT ON WEST CORNER OF HDWL. SOUTH
 OF MCKENNA DRIVE. 475' WEST OF EAST
 PROPERTY LINE. ELEV.=688.33

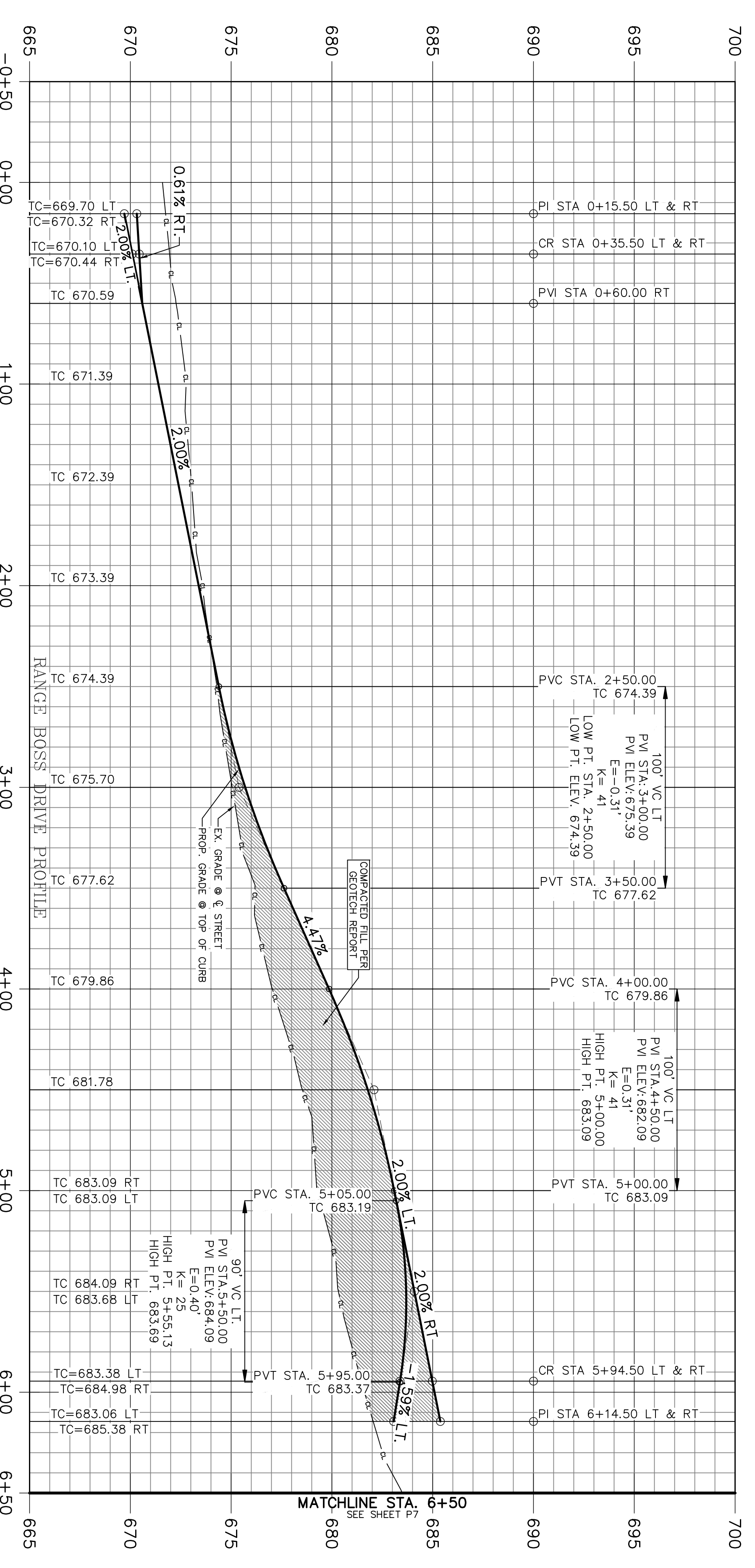


NOTE:
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No.	DATE	REVISION	APPROV.

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 LEWISVILLE, TEXAS 75067 (972) 393-9800

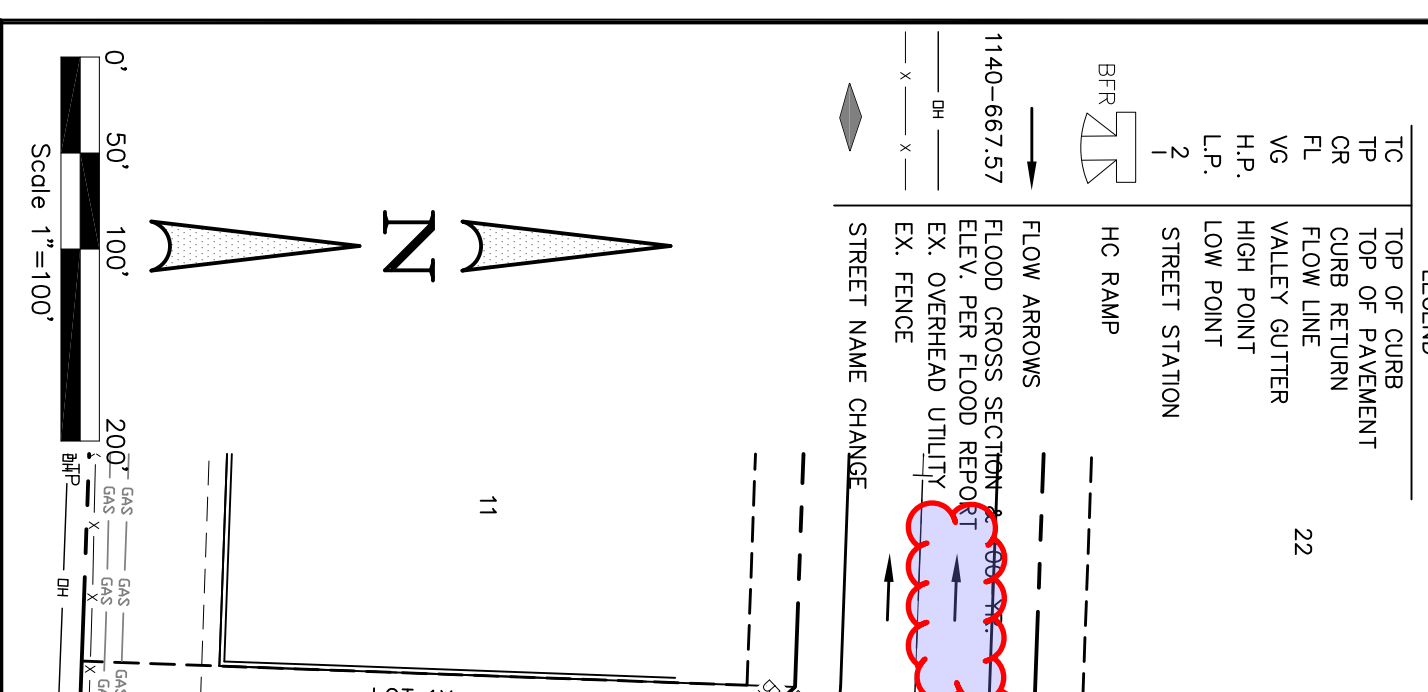


BENCHMARK 1
 X CUT 7' OFF EAST END OF HDWL. SOUTH
 SIDE OF MCKENNA DRIVE. ELEV.=642.82
BENCHMARK 2
 X CUT ON WEST CORNER OF HDWL. SOUTH
 OF MCKENNA DRIVE. 475' WEST OF EAST
 PROPERTY LINE. ELEV.=688.33

DATE: 12-4-24
Dwg Scale: Hor. 1"=40'
 Vert. 1"=4'
Dwg File: 0001048PAV.DWG
Project No.: 0001048

PAVING PLAN & PROFILE
RANGE BOSS DRIVE
STA. 0+00 - 6+50
 LANE RANCH, PHASE 5

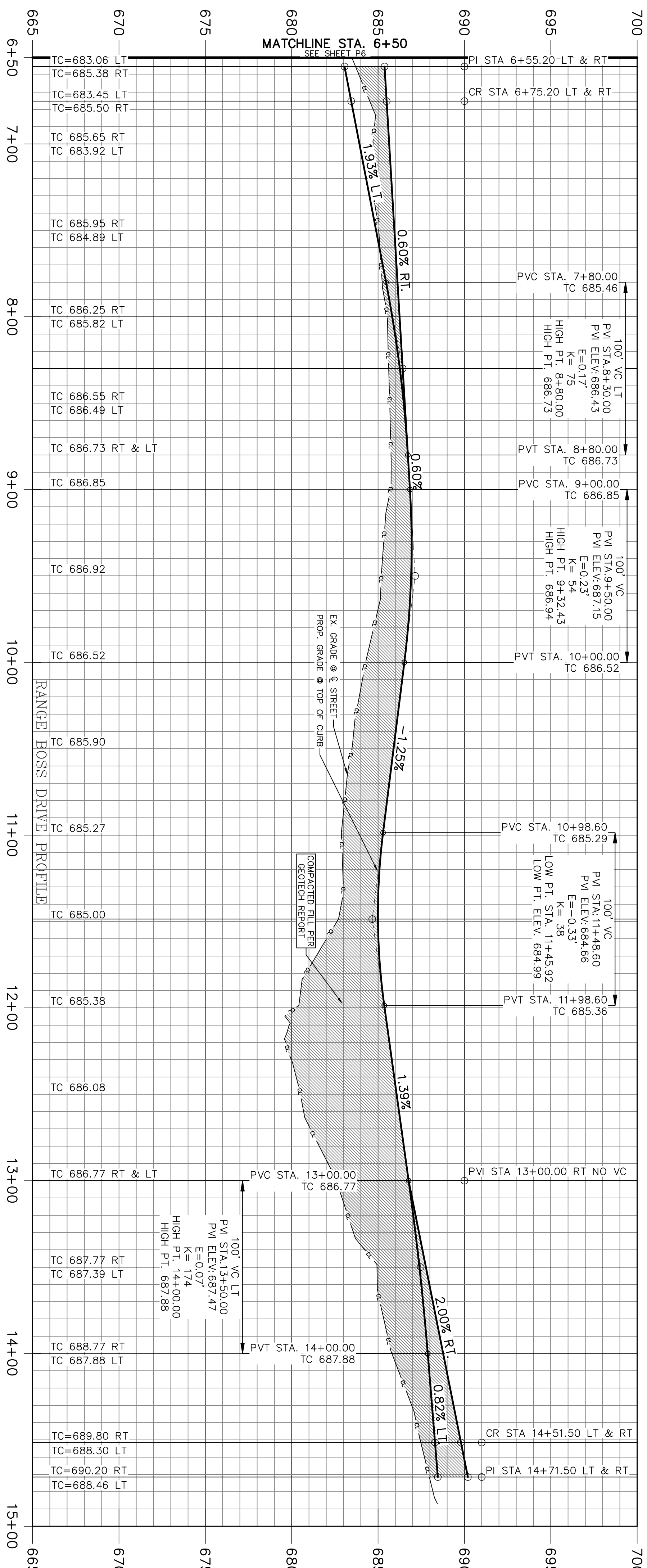
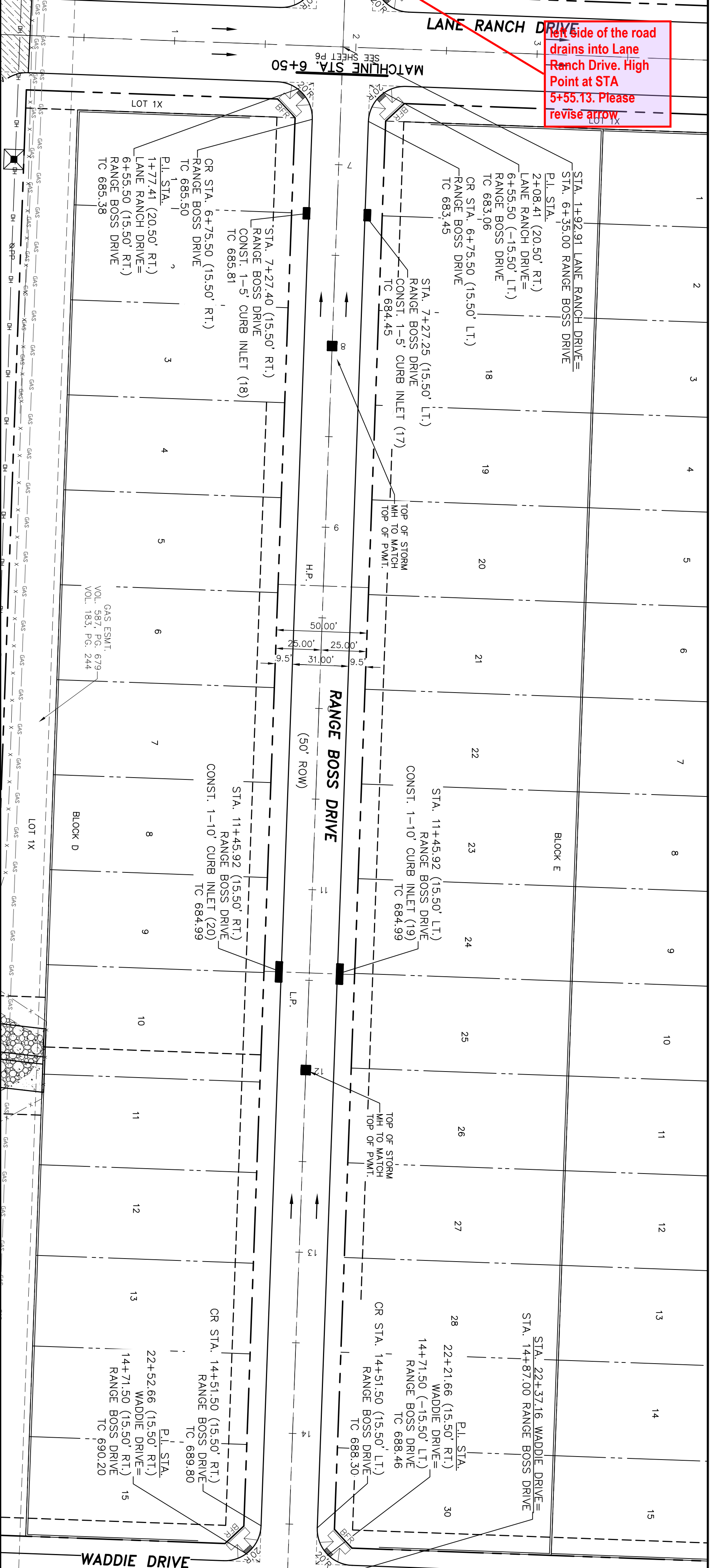
LEGEND	
PP	Power Pole
GW	Gas Valve
MW	Metric Valve
WP	Water Valve
TP	Telephone Pedestal
MM	Manhole
MR	Water Meter
FL	Flow Line
VP	Valley Point
LP	Light Pole
IV	Irrigation Valve
RS	Sign Pad Forward
IR	Iron Rod Set
IR5	Iron Rod Set



BENCHMARK 1
X CUT 7' OF EAST END OF HDWL. SOUTH SIDE OF MGRENNOLDS 430' EAST OF LAKE RIDGE DRIVE. ELEV.=642.82

BENCHMARK 2
X CUT ON WEST CORNER OF HDWL. SOUTH OF MGRENNOLDS 475' WEST OF EAST PROPERTY LINE. ELEV.=688.33

Left side of the road drains into Lane Ranch Drive. High Point at STA 5+55.13. Please revise arrow.



NOTE: THE FLOOD STUDY BY CARONAL STRATEGIES FOR FLOOPLAIN AND HYDROLOGY INFORMATION. REFER TO SHEET WALKI FOR LOCATION OF DEVELOPER WALKS. SEE SHEET DT-PI FOR PAVING DETAILS.

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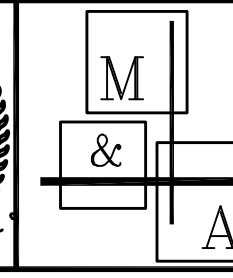
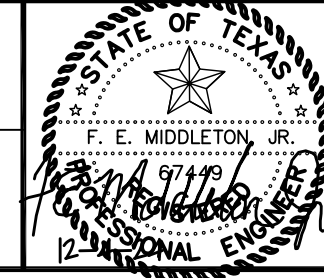
No.	DATE	REVISION	APPROV.

Date: 12-4-24
Dwg Scale: Hor. 1"=40'
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Dwg File: 0001048PAV.DWG
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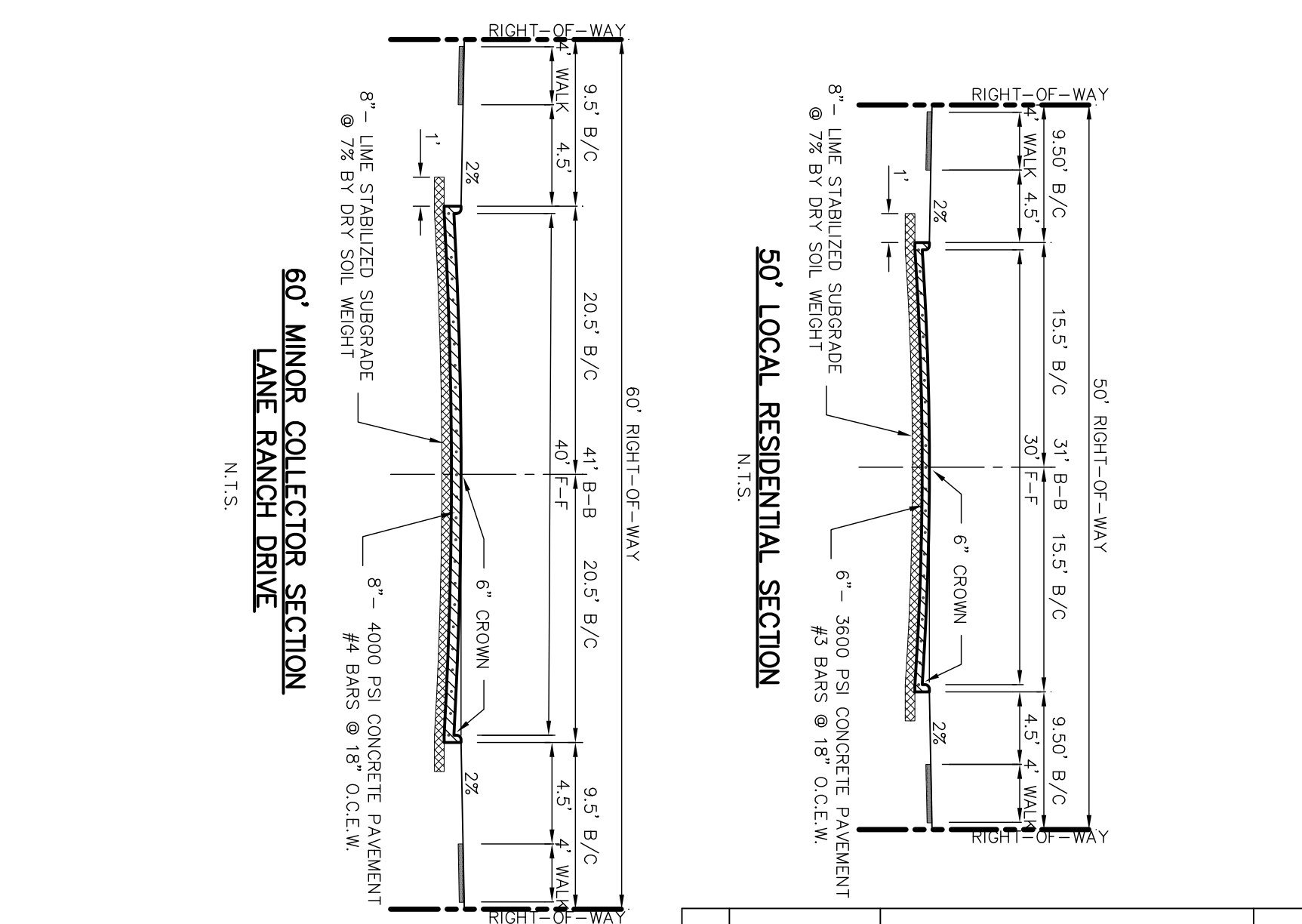
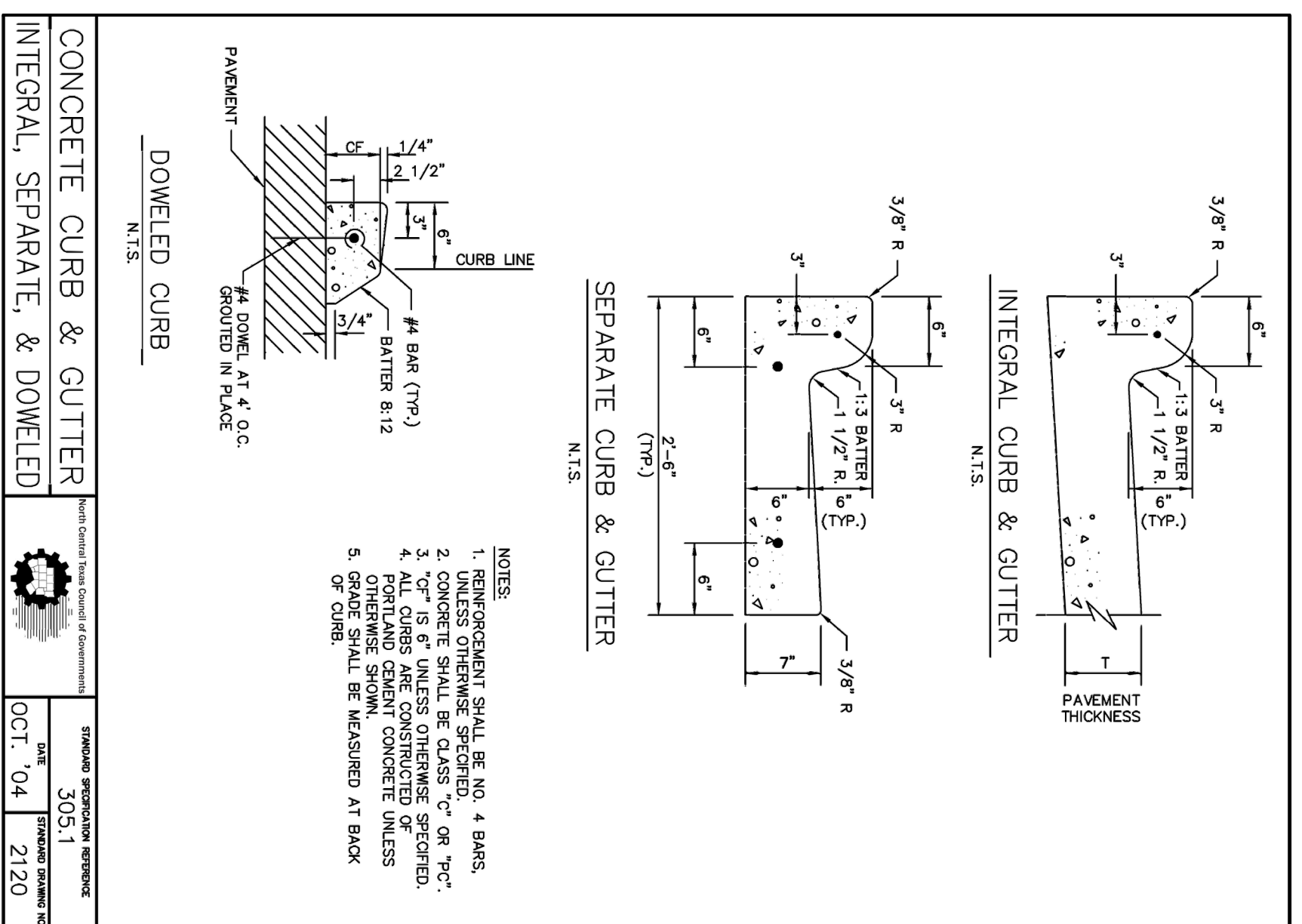
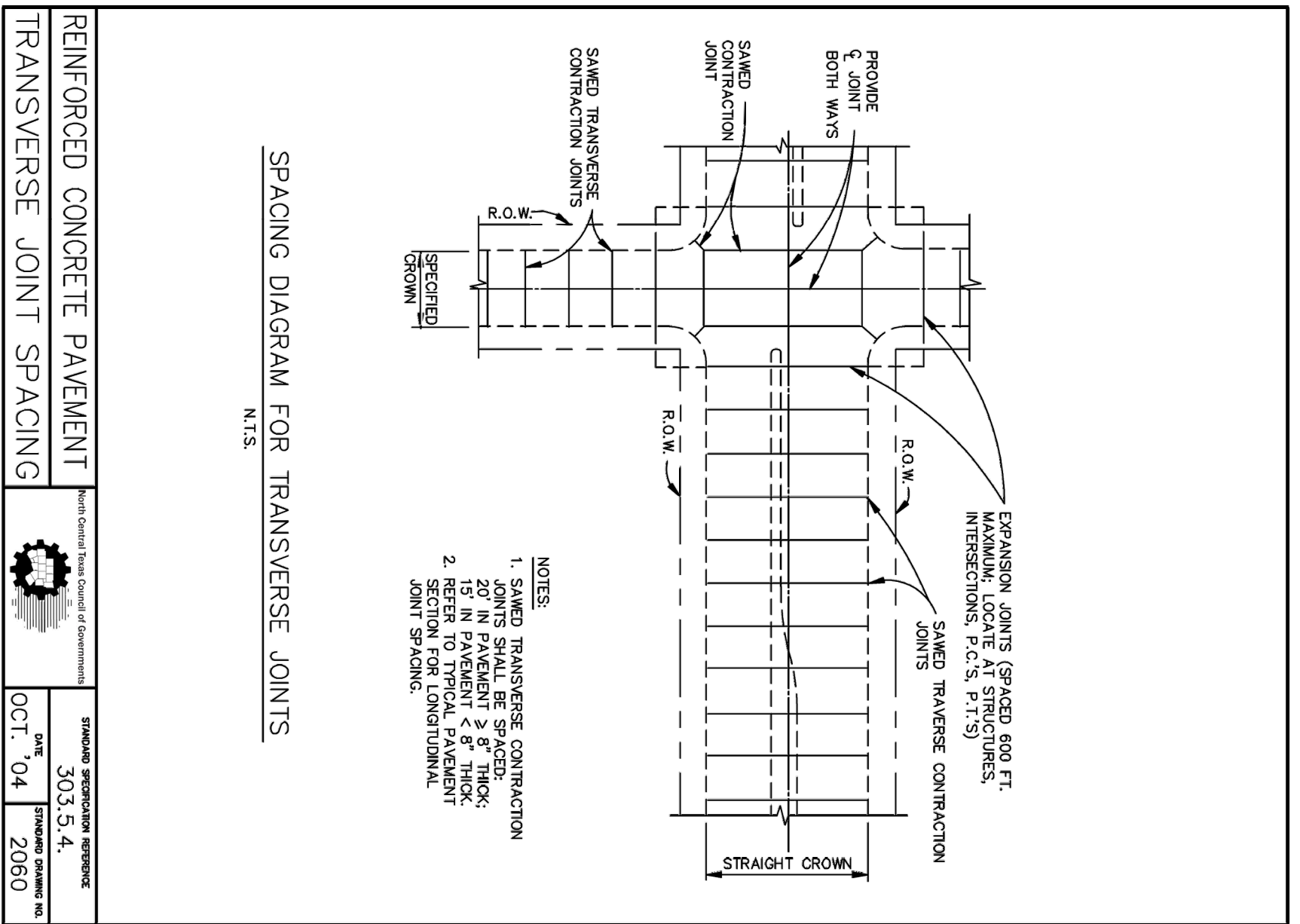
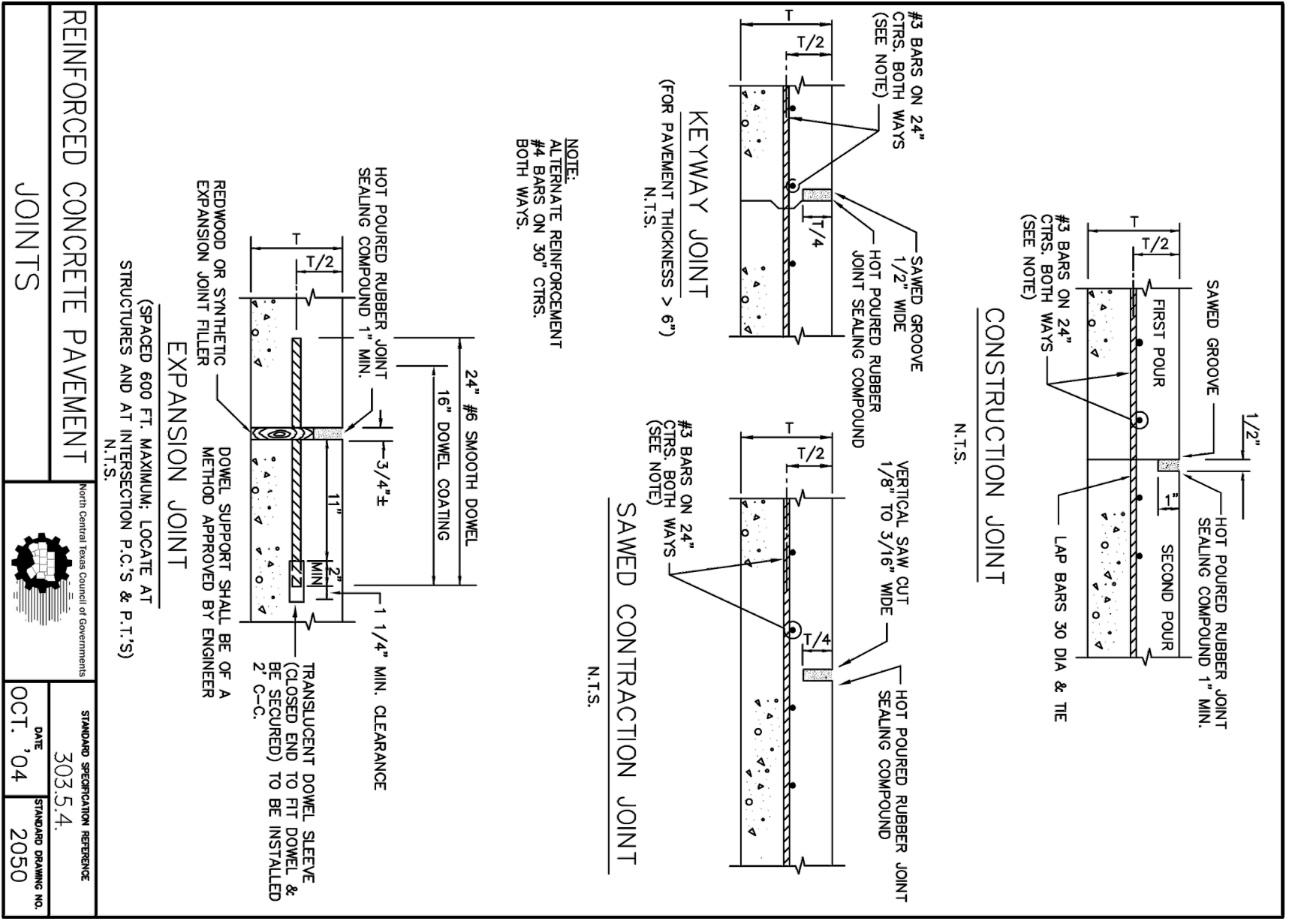
PAVING PLAN & PROFILE
RANGE BOSS DRIVE
STA. 6+50 - END
LANE RANCH, PHASE 5

LANE RANCH, PHASE 5
CITY OF SANGER DENTON COUNTY, TEXAS

BENISON HOME, LLC
101 FOREST BEND DRIVE
COPPELL, TEXAS 75019
JONATHAN WANG - 214-316-2256



Middleton & Assoc., LLC
CONSULTING CIVIL ENGINEERS & LAND PLANNERS
TBPE #10900
2785 ROCKBROOK DRIVE, SUITE 105
LEWISVILLE, TEXAS 75067 (972) 393-9800



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No.	DATE	REVISION	APPROV.

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 CONSULTING CIVIL ENGINEERS & LAND PLANNERS
 TBPE #1-10900
 2785 ROCKBROOK DRIVE, SUITE 105
 LEWISVILLE, TEXAS 75067 (972) 393-9800

GENERAL REQUIREMENTS
 CURB RAMPS SHALL BE CONSTRUCTED AS PER THE REQUIREMENTS AND SPECIFICATIONS OF THE TEXAS FEDERAL REGISTER VOL. 69, NO. 141, FROM JULY 23, 2004.

LOCATION:
 CURB RAMPS UNDER THESE PROVISIONS, SHALL BE WHEREVER AN ACCESSIBLE ROUTE CROSSES A CURB SLOPE.

NOTE:
 ON CURB RAMPS SHALL BE MARKED AS FOLLOWS: (1) A VERTICAL (VERTICALLY) TRANSITION FROM RAMPS TO WALKWAYS, CUTTERS, OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES. (2) MAXIMUM SLOPES OF ADJOINING CUTTERS, ROAD SURFACE IMMEDIATELY ADJACENT TO THE CURB OR ACCESSIBLE ROUTE SHALL BE 1:12. (3) THE MAXIMUM RISE FOR ANY RAMP SHALL BE 30" IN A 60" HORIZONTAL DISTANCE. (4) THE MINIMUM CLEARANCE FROM ANY RAMP TO ANY OTHER FACILITY MAY HAVE SLOPES AND RISES IF SPACE LIMITATIONS PROHIBIT THE USE OF APPROVED 1:12 SLOPE OR LESS. (5) FOLLOWS:
 1. A SLOPE BETWEEN 1:12 AND 1:10 IS ALLOWED FOR A WALKWAY RISE OF 6".
 2. A SLOPE BETWEEN 1:8 AND 1:10 IS ALLOWED FOR A WALKWAY RISE OF 3".
 3. A SLOPE STEEPER THAN 1:8 IS NOT ALLOWED.

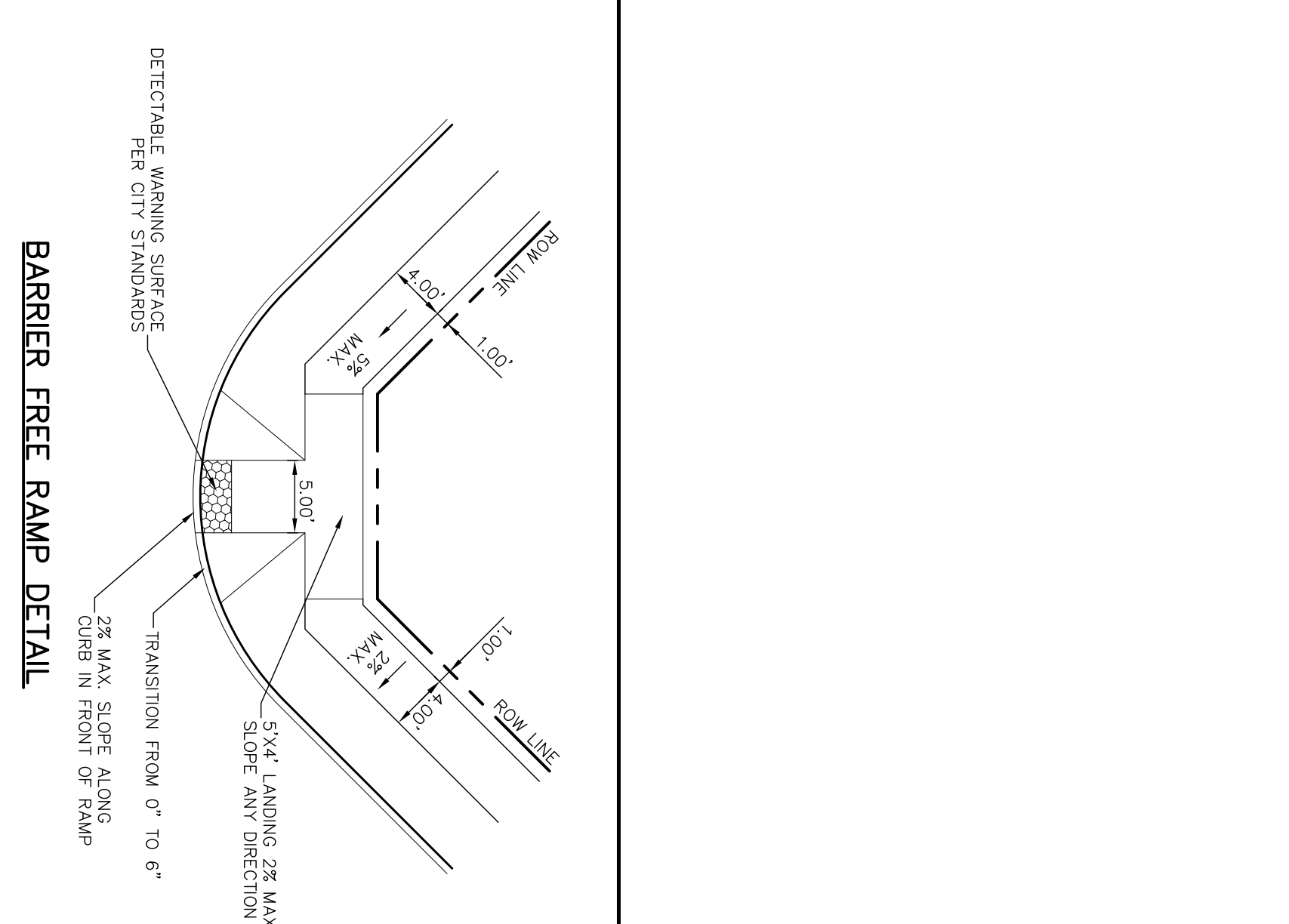
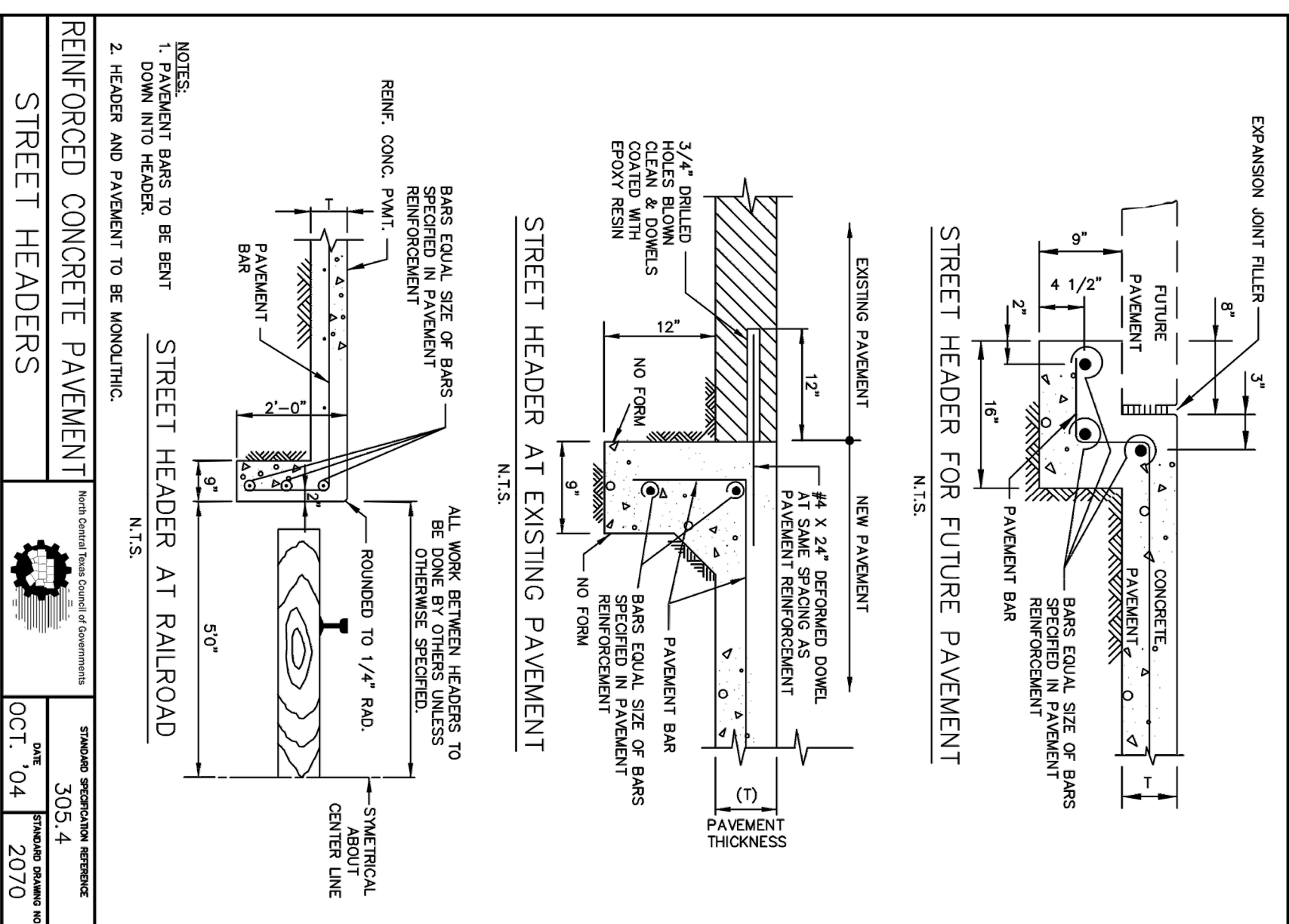
CONSTRUCTION:
 SURFACES OF CURB RAMPS SHALL BE STABLE FIRM AND SUFFICIENTLY SURFACE TEXTURES SHALL CONSIST OF SURFACES OF CONCRETE OR ASPHALT. SURFACES SHALL BE FINISHED TO THE CURB OR ACCESSIBLE EXTENSION IN A WAY THAT WOULD ALLOW WATER TO ACCUMULATE AND BE PROHIBITED FOR PURPOSES OF WASHING, SIGNIFICANTLY CONTRASTS WITH THAT OF ADJOINING PAVED SURFACES.

NOTES:
 1. CURB RAMPS SHALL BE LOCATED WHERE FEETSTRAINS MUST WALK ACROSS THE RAMP, OR WHERE IT IS NOT PROTECTED BY HANDRAILS OR GUARDRAILS. IF SUCH HAVE FLAGGED SITES, THE MAXIMUM SLOPE OF THE FLAG PROTECTED CURB RAMPS SHALL BE 1:12. (2) CURB RAMPS SHALL BE FINISHED TO THE CURB OR ACCESSIBLE EXTENSION IN A WAY THAT WOULD ALLOW WATER TO ACCUMULATE AND BE PROHIBITED FOR PURPOSES OF WASHING, SIGNIFICANTLY CONTRASTS WITH THAT OF ADJOINING PAVED SURFACES.

CONSTRUCTION:
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GENERAL NOTES:

- REINFORCED CONCRETE PAVEMENT.
 - ALL CURBS SHALL BE PLACED INTERNAL WITH PAVEMENT UNLESS OTHERWISE APPROVED BY THE OWNER.
 - REINFORCING BARS SHALL BE PLACED AS SHOWN UNLESS OTHERWISE APPROVED BY THE OWNER.
 - REINFORCING BARS SHALL BE SUPPORTED BY CHAIRS OR OTHER DEVICES APPROVED BY THE OWNER.
- SUBGRADE: (UNLESS OTHERWISE SPECIFIED BY OWNER)
 - SUBGRADE UNDER ALL PAVEMENTS SHALL BE STABILIZED TO A MINIMUM OF 8" MIN. THICK.
 - THE P.I. OF THE INFILTRATE MATERIAL IS GREATER THAN 12% OR BELOW SATURATION P.I. (PH 2.12.4) WILL BE THE LIMIT WHEN A SOIL S.P.I. CHANGES TO BE BROUGHT TO 12% ON DOWN.
 - REINFORCING BARS SHALL BE PLACED AS SHOWN UNLESS OTHERWISE APPROVED BY THE OWNER.
 - IF THE ROADWAY IS A DESIGNATED BIKE ROUTE OR BIKE USAGE IS ANTICIPATED, REFER TO NOTICES REGARDING RESIGNALING AND PAVEMENT FINISHES, DESIGN MATERIALS, OR DESIGN SURFACES.



PAVING DETAILS

Date: 12-4-24
 Dwg Scale: Hor. NTS
 Dwg File: 0001043D-PAV.DWG
 Project No. 0001048

LANE RANCH, PHASE 5
 CITY OF SANGER DENTON COUNTY, TEXAS

BENISON HOME, LLC
 101 FOREST BEND DRIVE
 COPPELL, TEXAS 75019
 JONATHAN WANG - 214-316-2256

CURB RAMPS

STANDARD SPECIFICATION REFERENCE: 303.5.4
 DATE: OCT. 04
 REVISED: 2125B

PAVEMENT SYSTEMS

STANDARD SPECIFICATION REFERENCE: 302.303
 DATE: OCT. 04
 REVISED: 2190

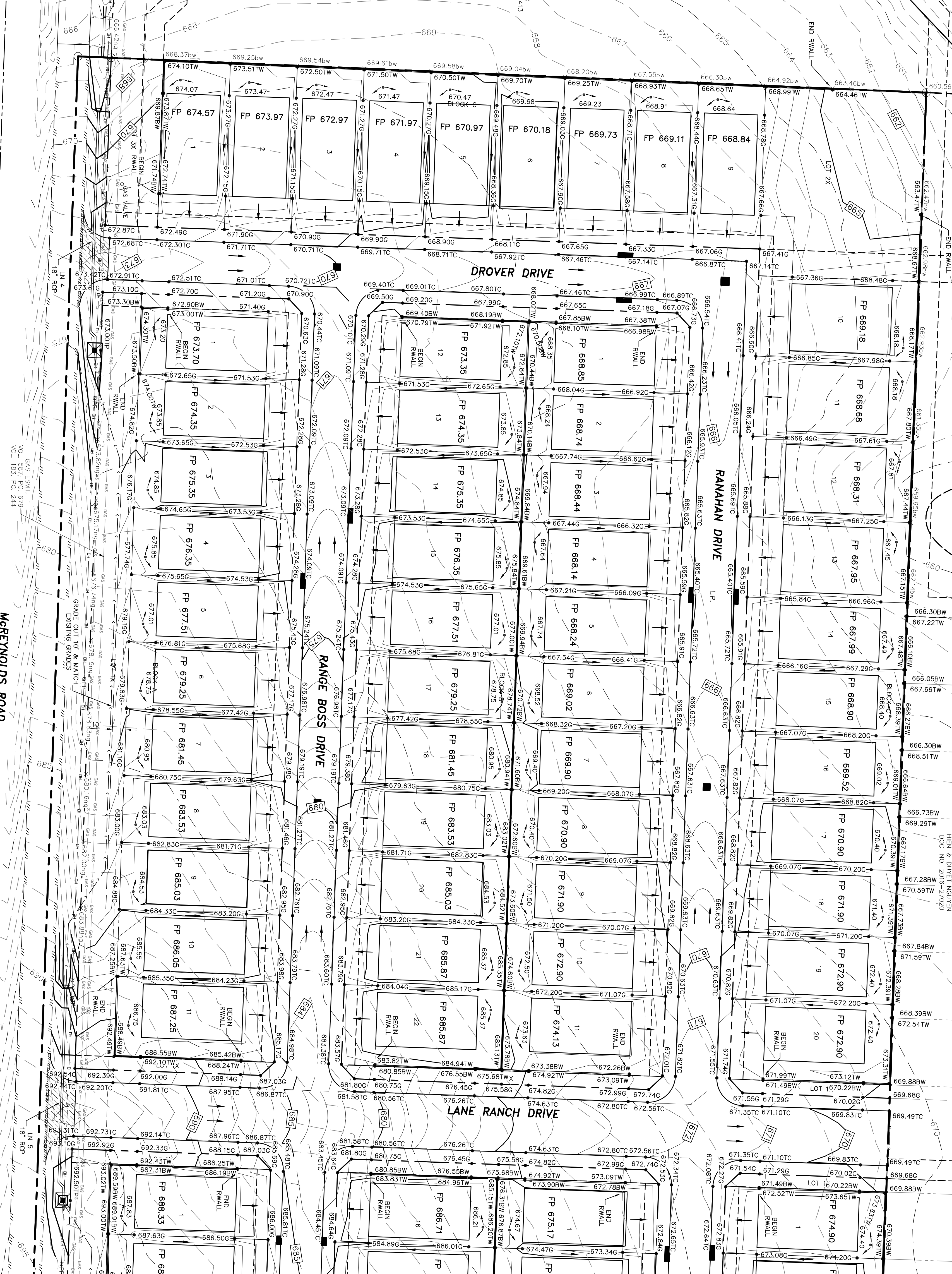
REINFORCED CONCRETE PAVEMENT STREET HEADERS

STANDARD SPECIFICATION REFERENCE: 305.4
 DATE: OCT. 04
 REVISED: 2070

Barrier Free Ramp Detail

STANDARD SPECIFICATION REFERENCE: 305.4
 DATE: OCT. 04
 REVISED: 2070

DT-P1



LEGEND

Flow Arrows	Top of Curb
TP XXX	Top of Payment
TW XXX	Top of Wall
GW XXX	Bottom of Wall
G XXX	Ground Elev.
X to XXX	Ex. Top of Curb
---	Grade Break Line
---	Prop. Storm Sewer
---	Prop. Storm Inlet
---	Prop. Contours
---	East Contours
---	West Contours
---	High Point
---	Low Point
---	Indicates side of lot where
---	due to grade differential.
---	Exposed Grade Beam
---	Prop. Retaining Wall

BENCHMARK 1
 X CUT 7' OFF EAST END OF HDWL. SOUTH
 SIDE OF McREYNOLDS. 450' EAST OF LAKE
 RIDGE DRIVE. ELEV.=642.92

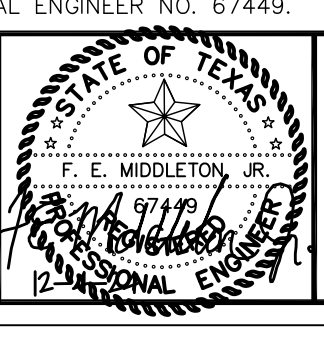
BENCHMARK 2
 X CUT ON WEST CORNER OF HDWL. SOUTH
 OF McREYNOLDS. 475' WEST OF EAST
 PROPERTY LINE. ELEV.=688.35

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE
 RESPONSIBLE SUPERVISION OF F.E. MIDDLETON JR.,
 REGISTERED PROFESSIONAL ENGINEER NO. 67449.

No.	DATE	REVISION	APPROV.

GRADING PLAN

LANE RANCH, PHASE 5
 CITY OF SANGER DENTON COUNTY, TEXAS



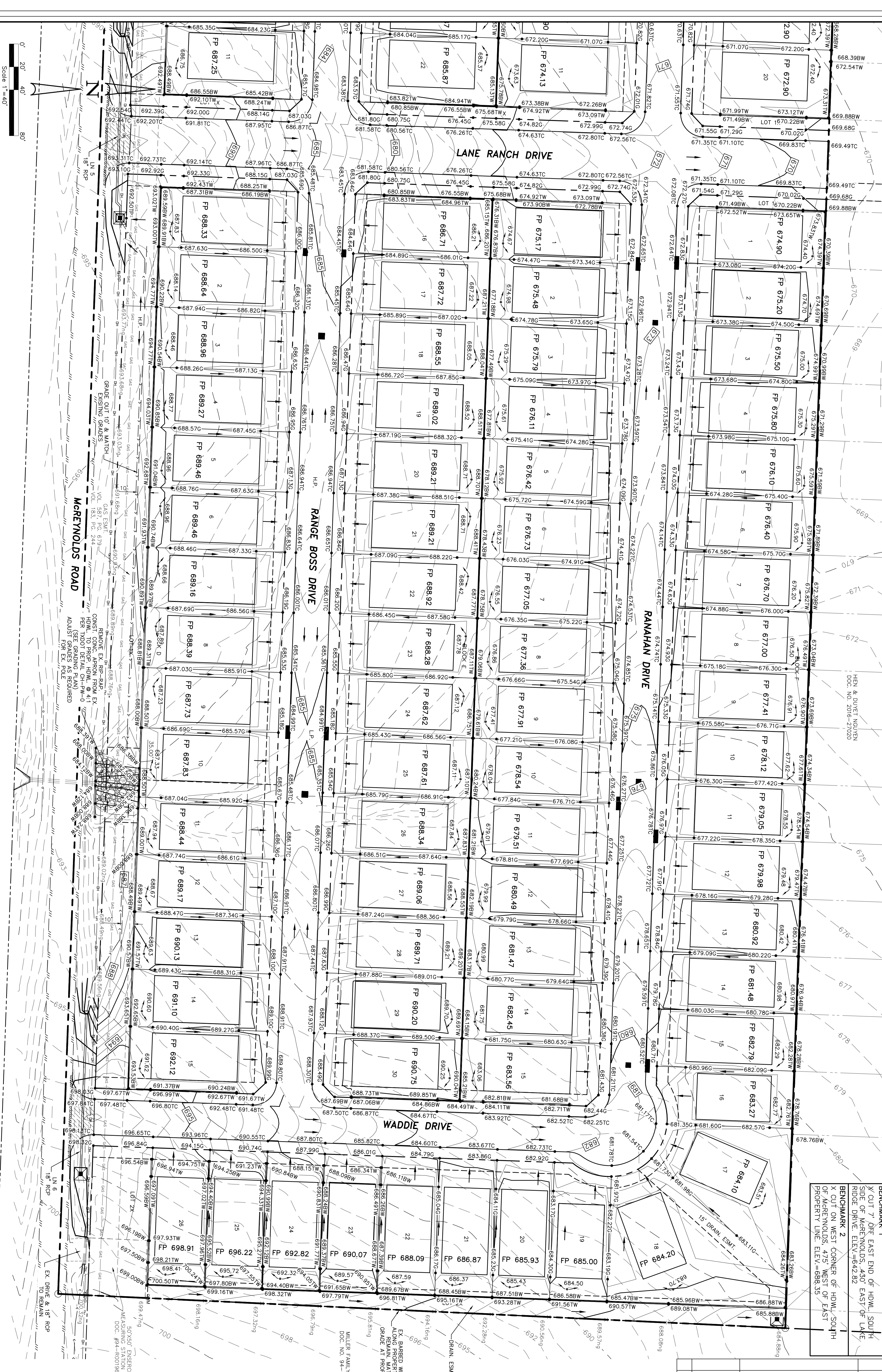
Middleton & Assoc., LLC
 CONSULTING CIVIL ENGINEERS & LAND PLANNERS
 TBPE #1-10900
 2785 ROCKBROOK DRIVE, SUITE 105
 LEWISVILLE, TEXAS 75067 (972) 393-9800

Date: 12-4-24
 Dwg Scale: Hor. 1"=40'
 Vert.
 Dwg File: 0001048GRD.DWG
 Project No. 0001048

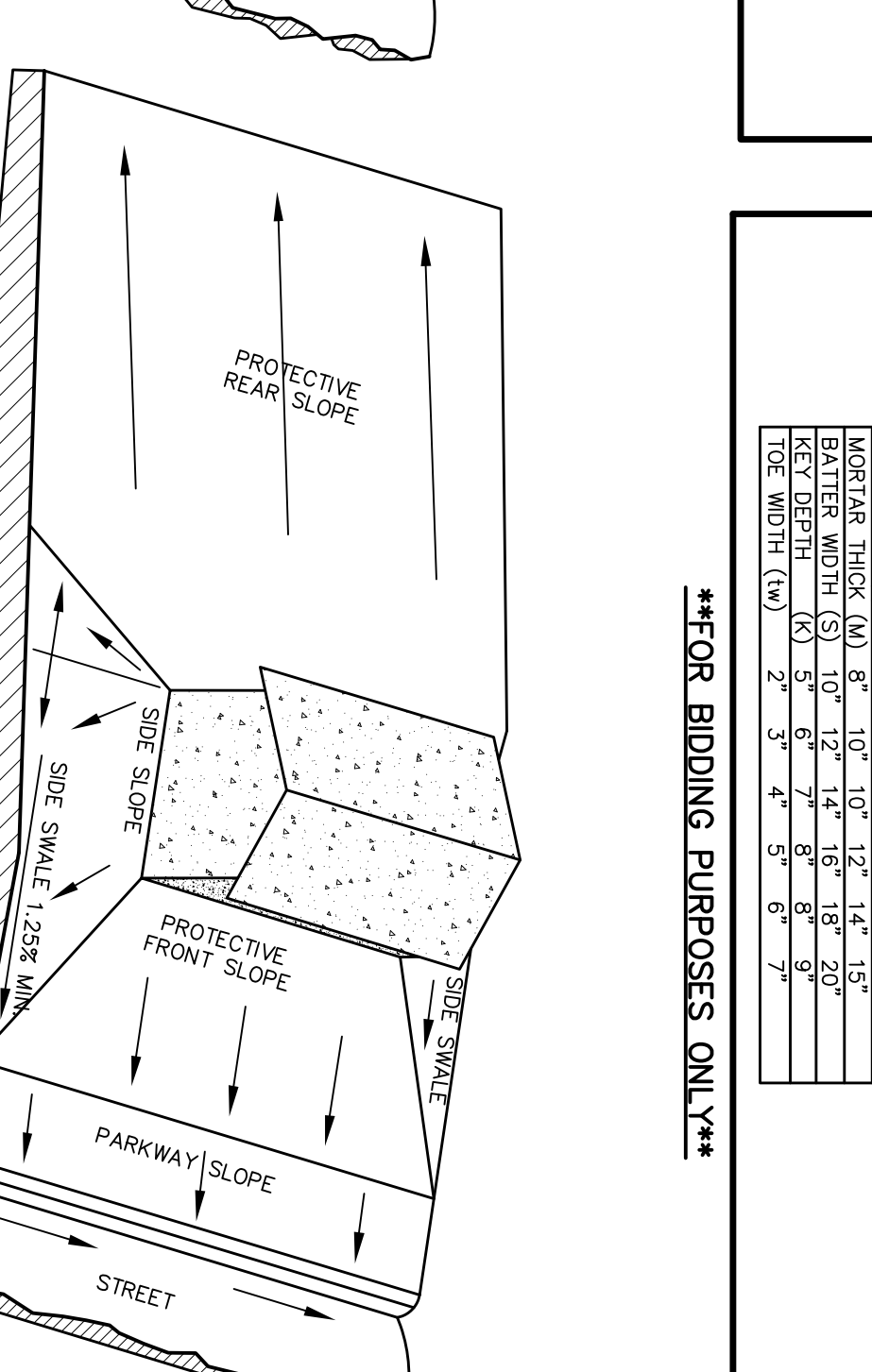
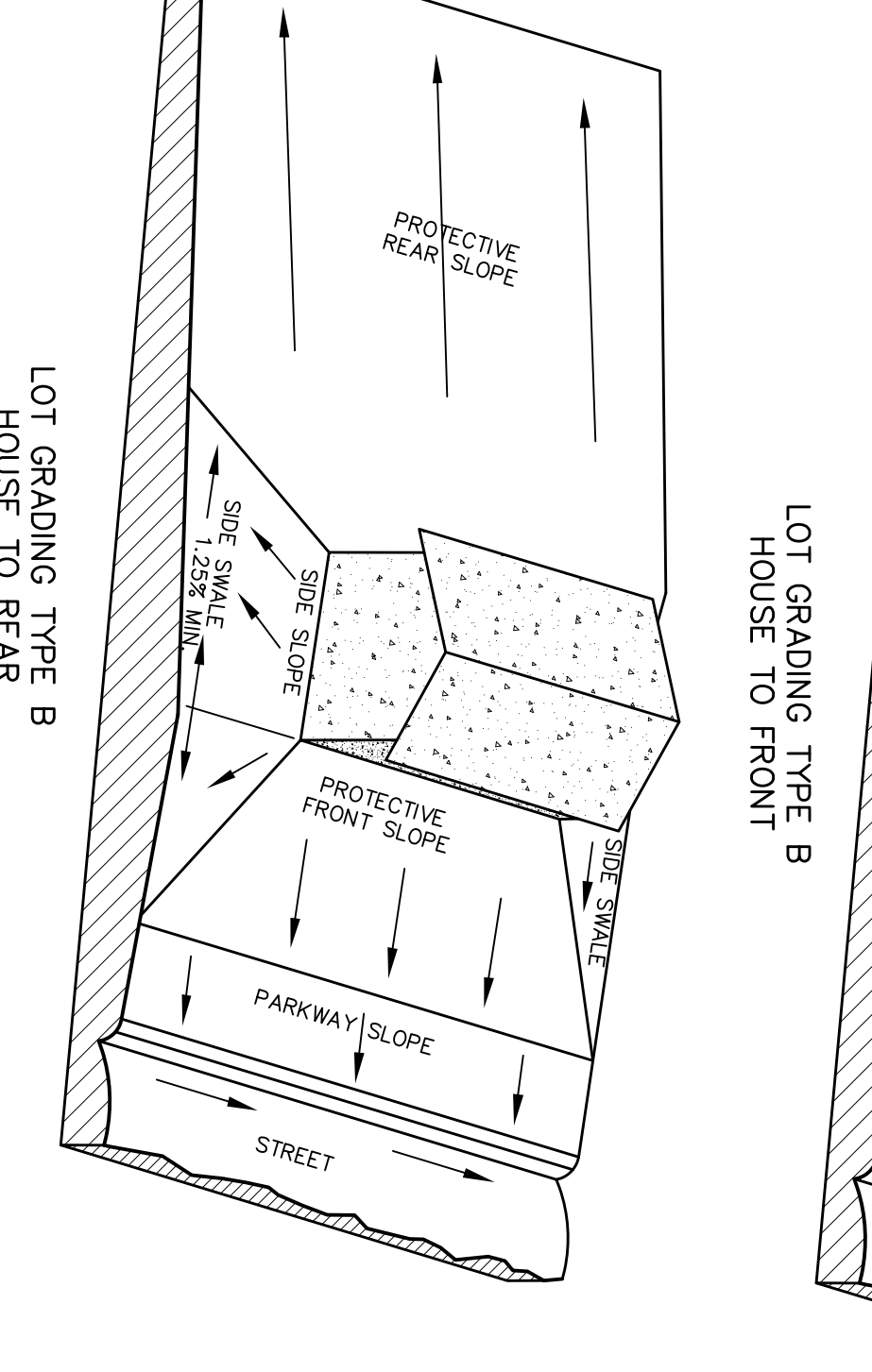
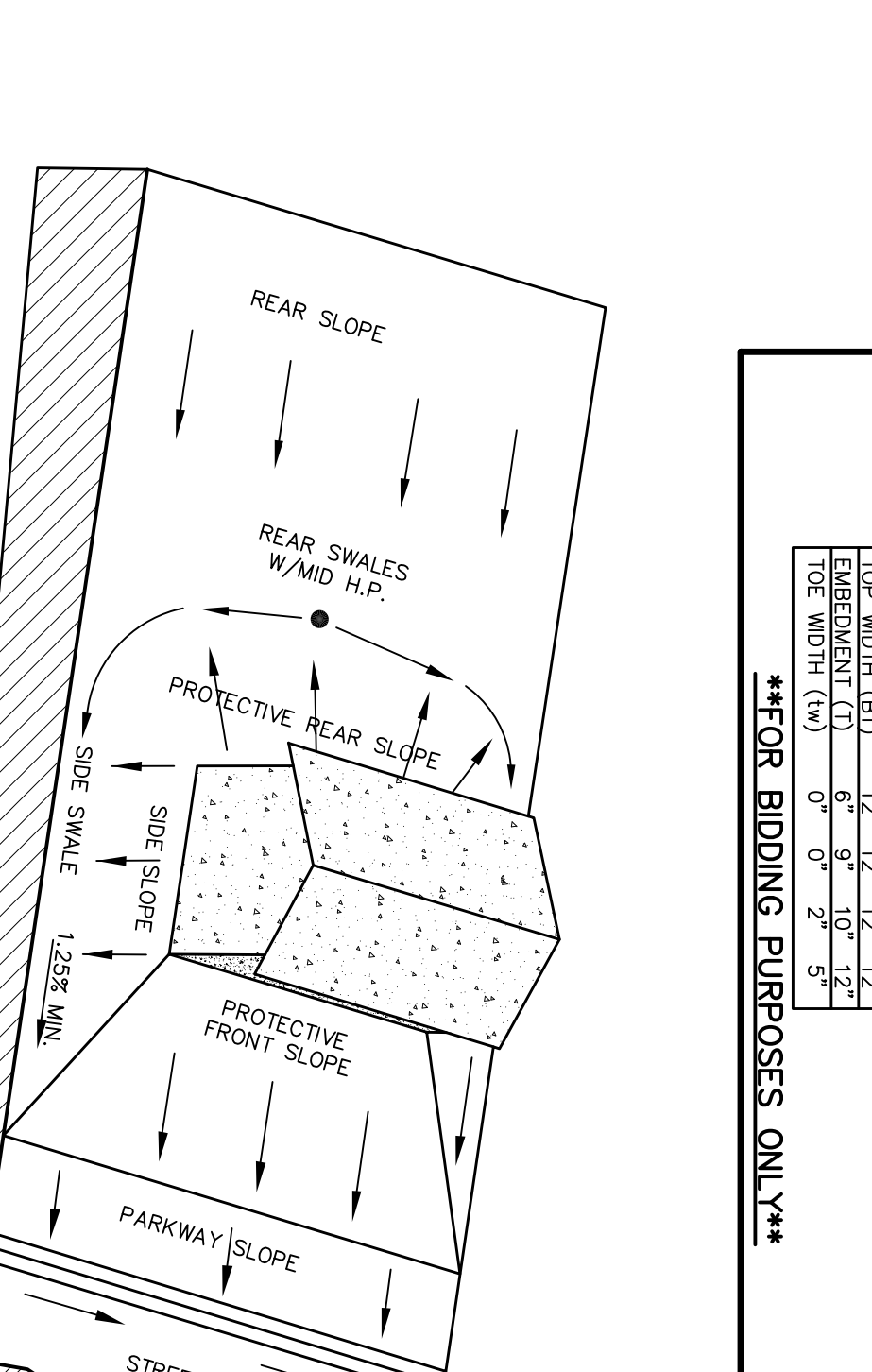
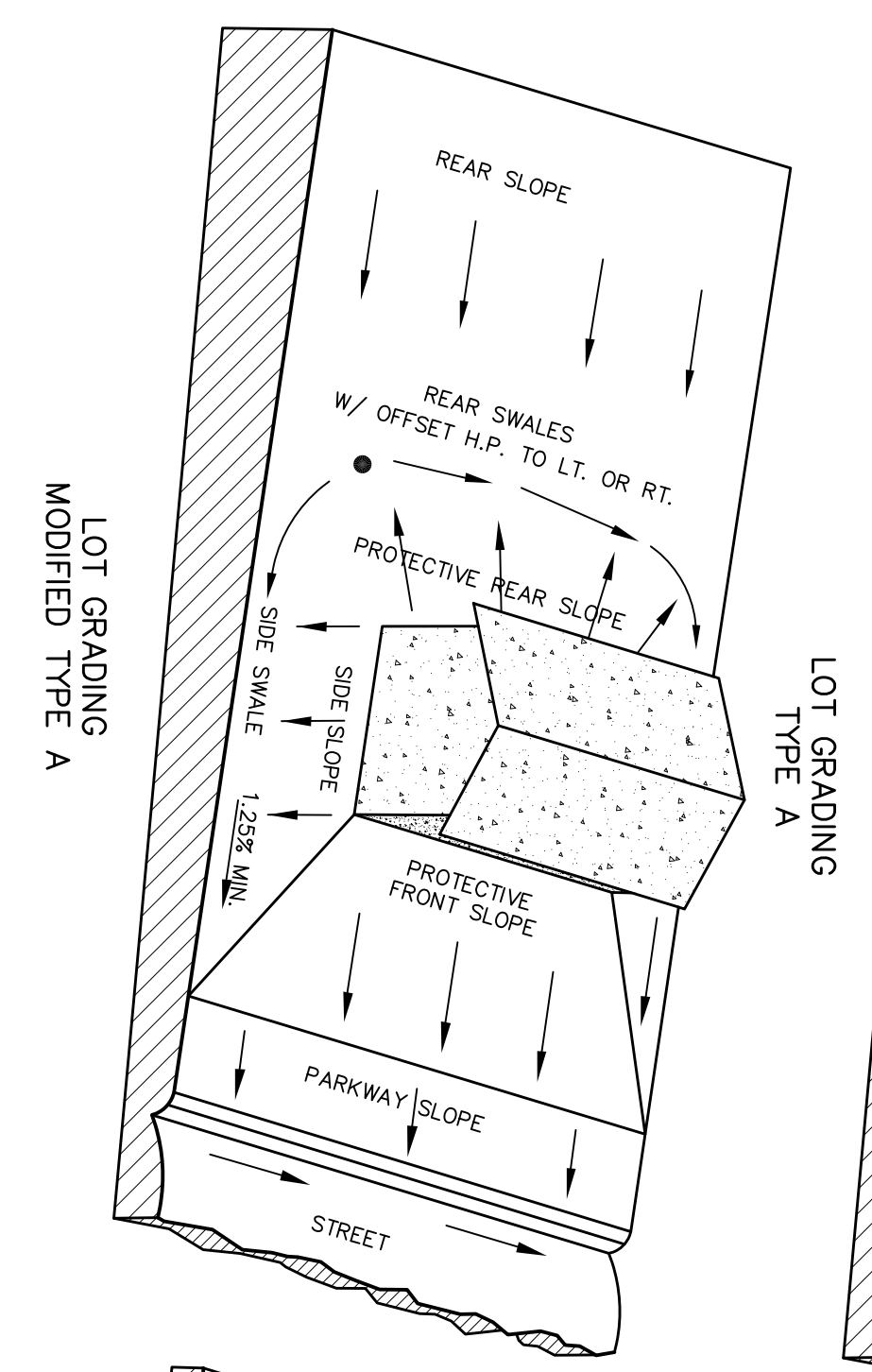
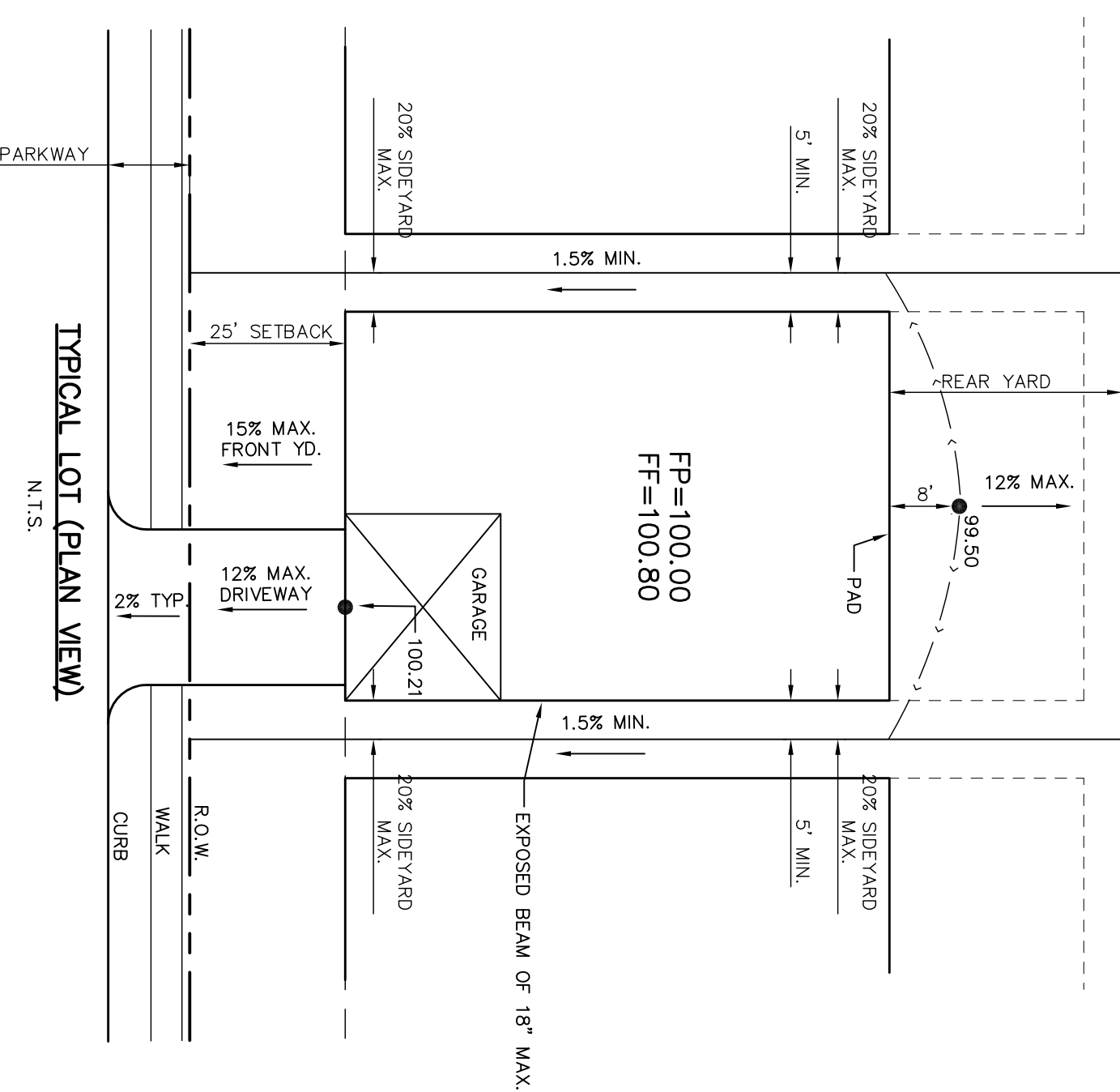
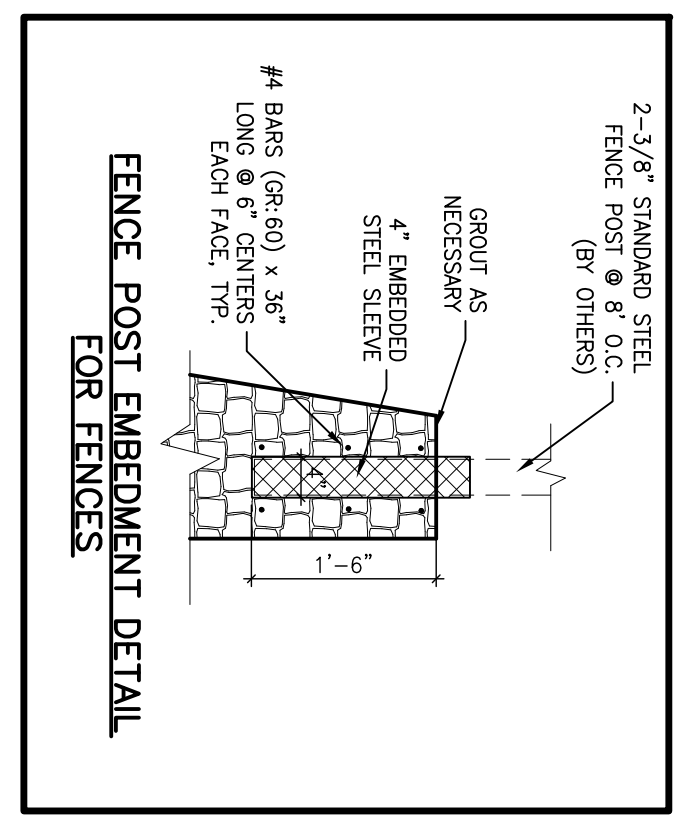
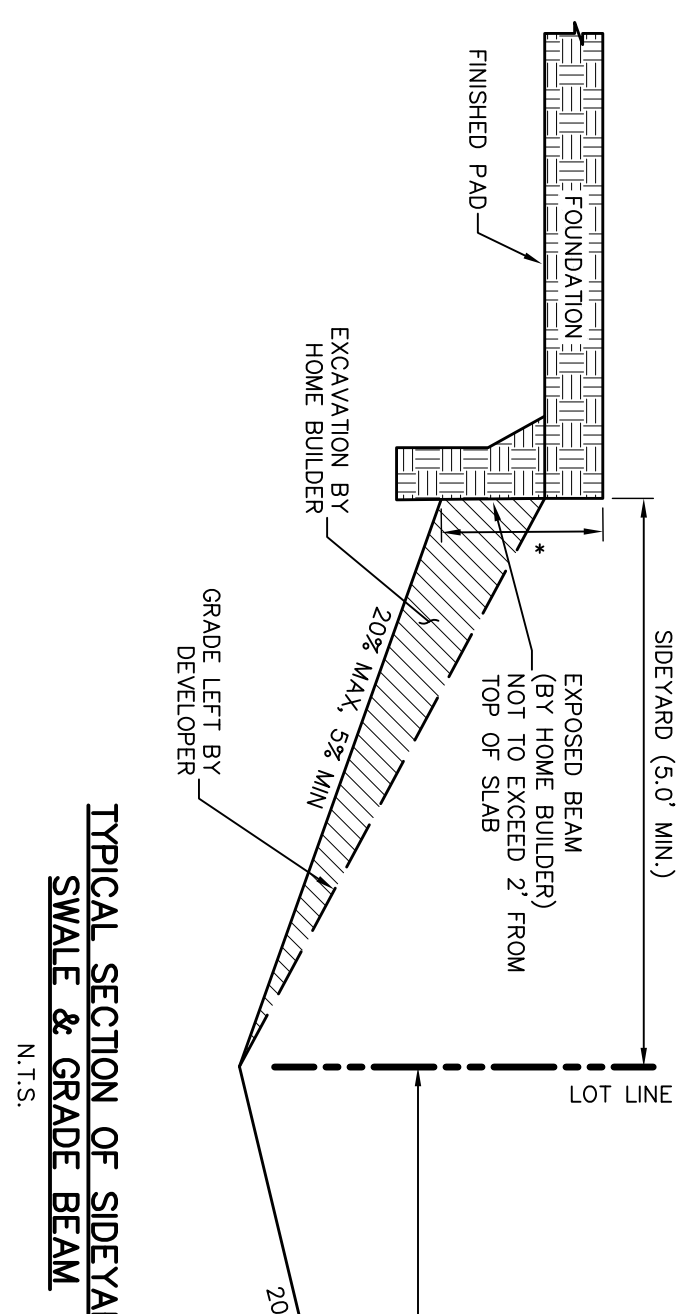
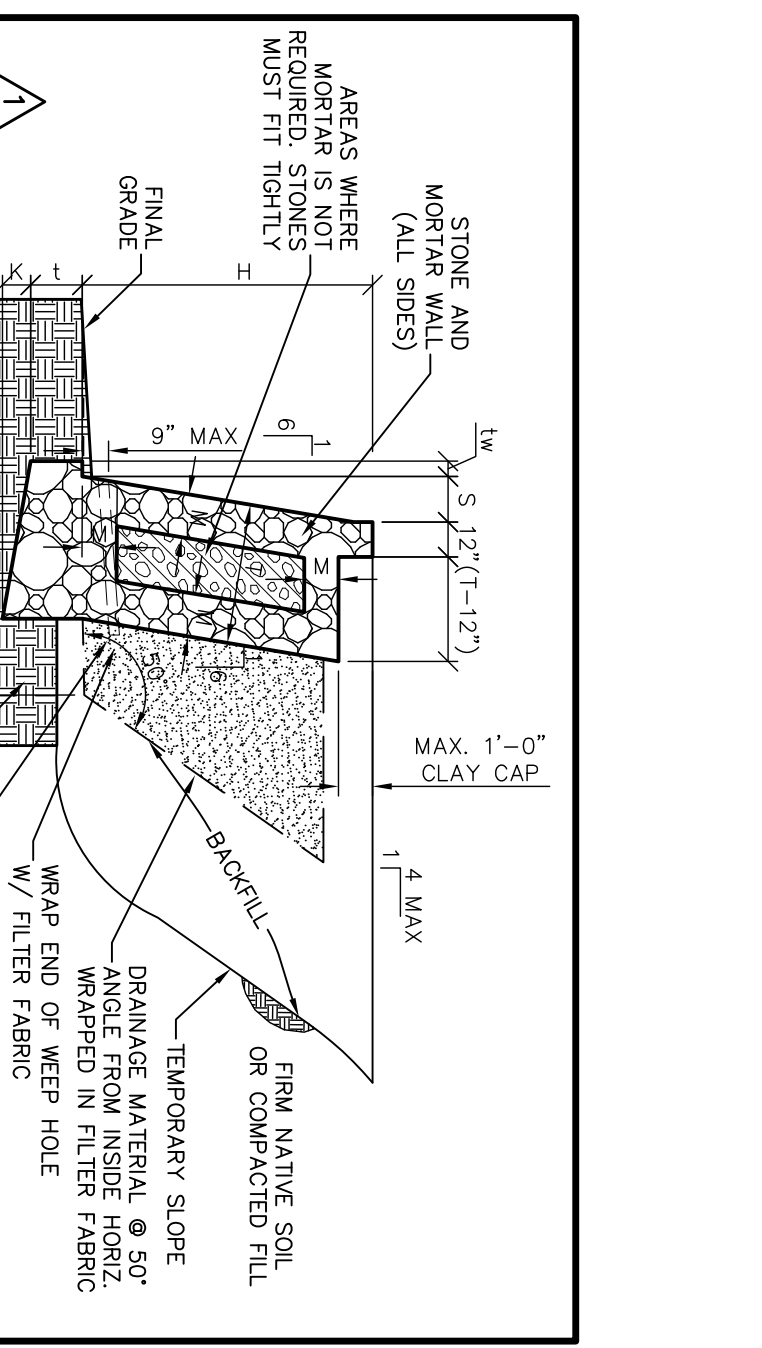
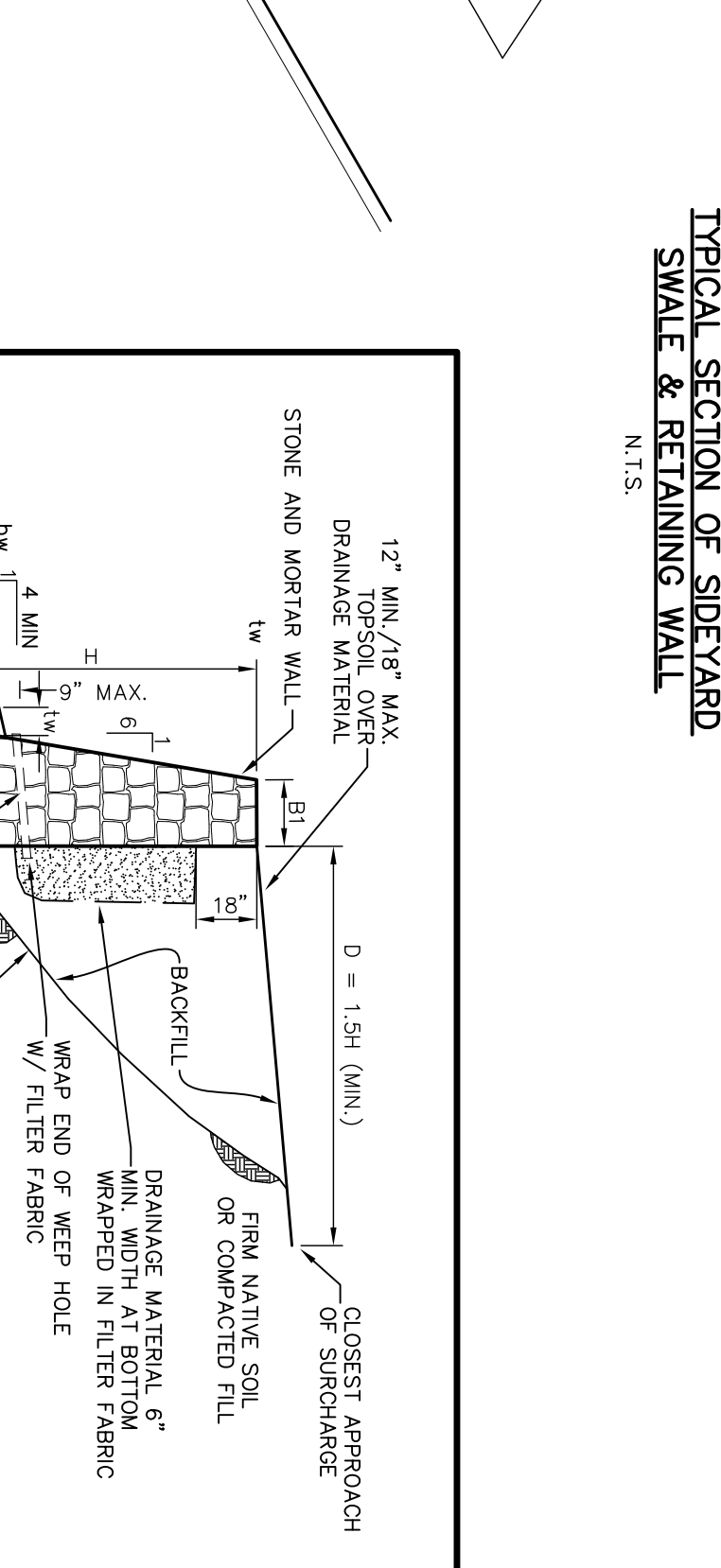
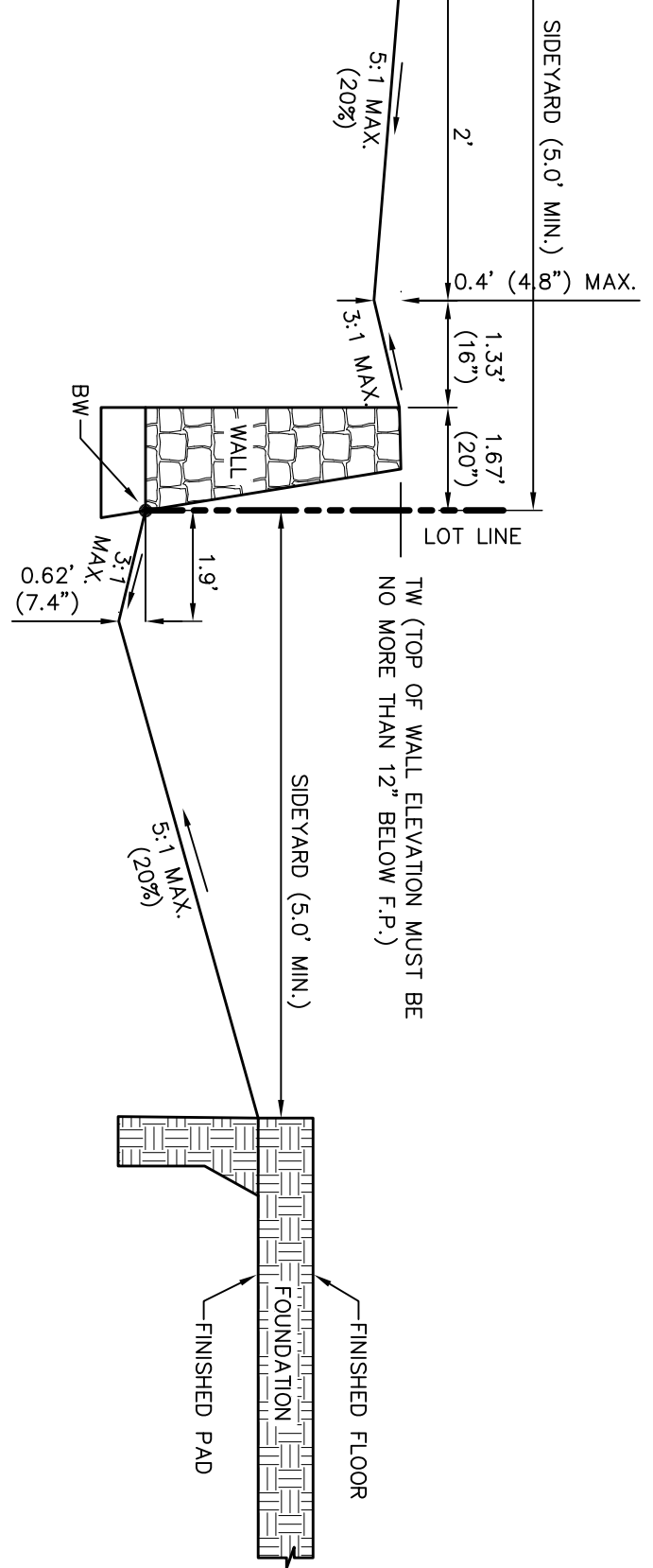
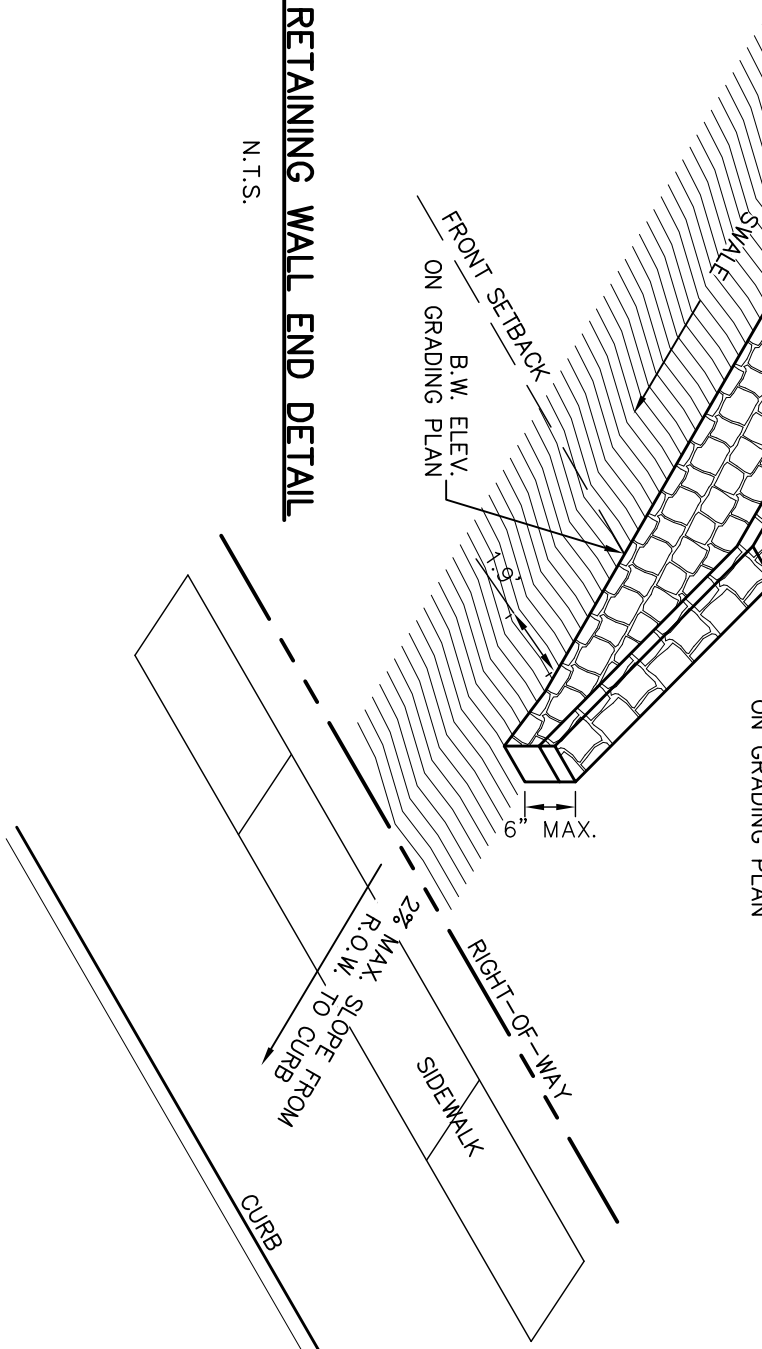
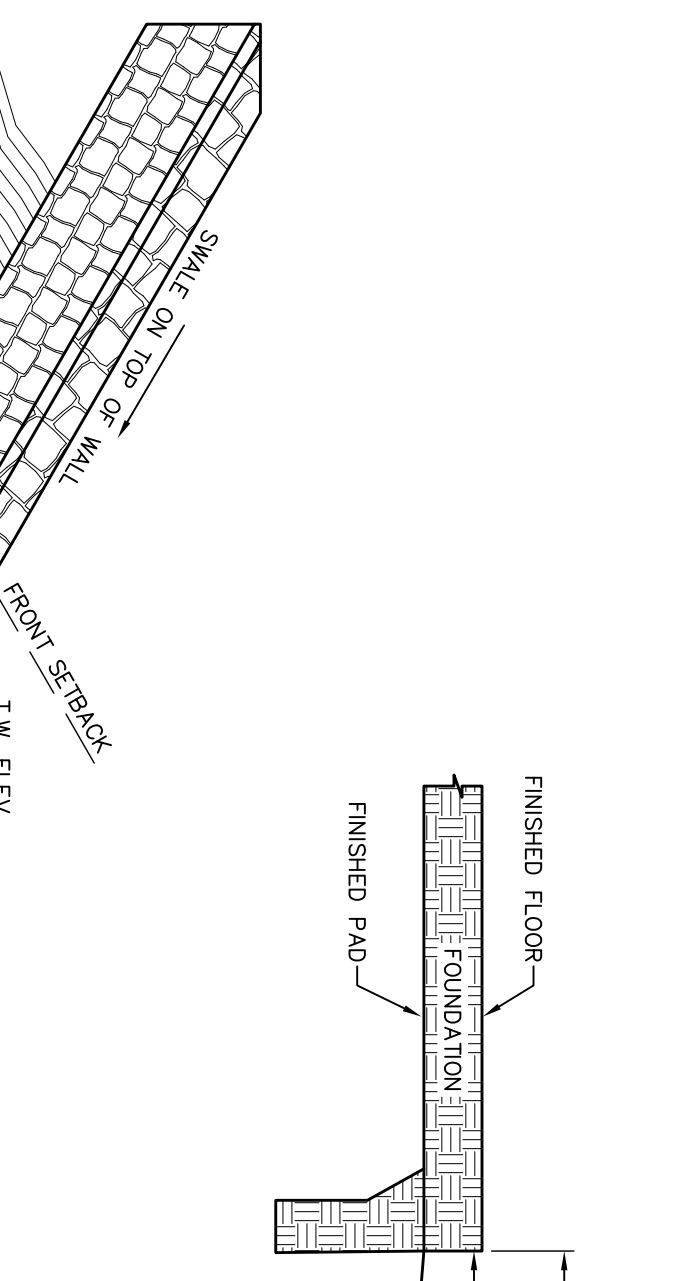
LANE RANCH, PHASE 5

BENISON HOME, LLC
 101 FOREST BEND DRIVE
 COPPELL, TEXAS 75019
 JONATHAN WANG - 214-316-2256





Date: 12-4-24 Dwg Scale: Hor. 1"=40' Vert. Dwg File: 0001048GRD.DWG Project No. 0001048	GRADING PLAN LANE RANCH, PHASE 5		THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF F.E. MIDDLETON JR., REGISTERED PROFESSIONAL ENGINEER NO. 67449.	
	LANE RANCH, PHASE 5 CITY OF SANGER DENTON COUNTY, TEXAS		BENISON HOME, LLC 101 FOREST BEND DRIVE COPPELL, TEXAS 75019 JONATHAN WANG - 214-316-2256	
No. DATE REVISION APPROV.		Middleton & Assoc, LLC CONSULTING CIVIL ENGINEERS & LAND PLANNERS TBPE #10900 2785 ROCKBROOK DRIVE, SUITE 105 LEWISVILLE, TEXAS 75067 (972) 393-9800		

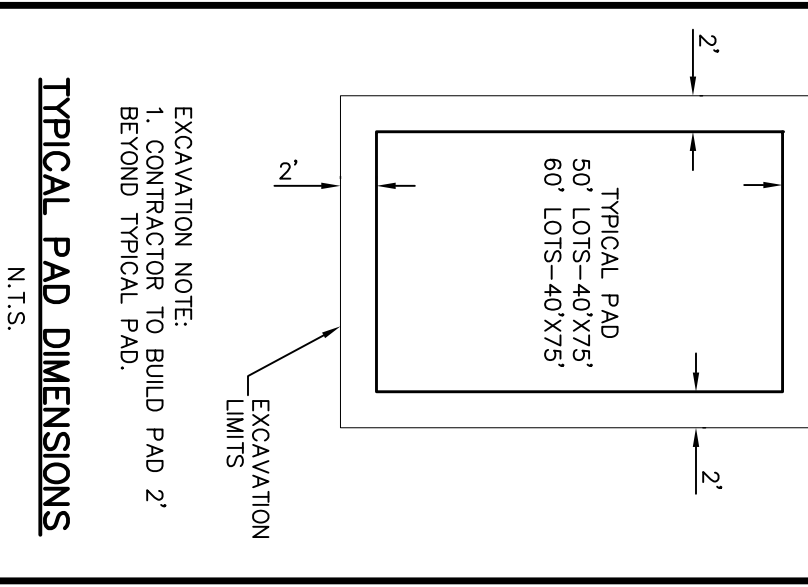
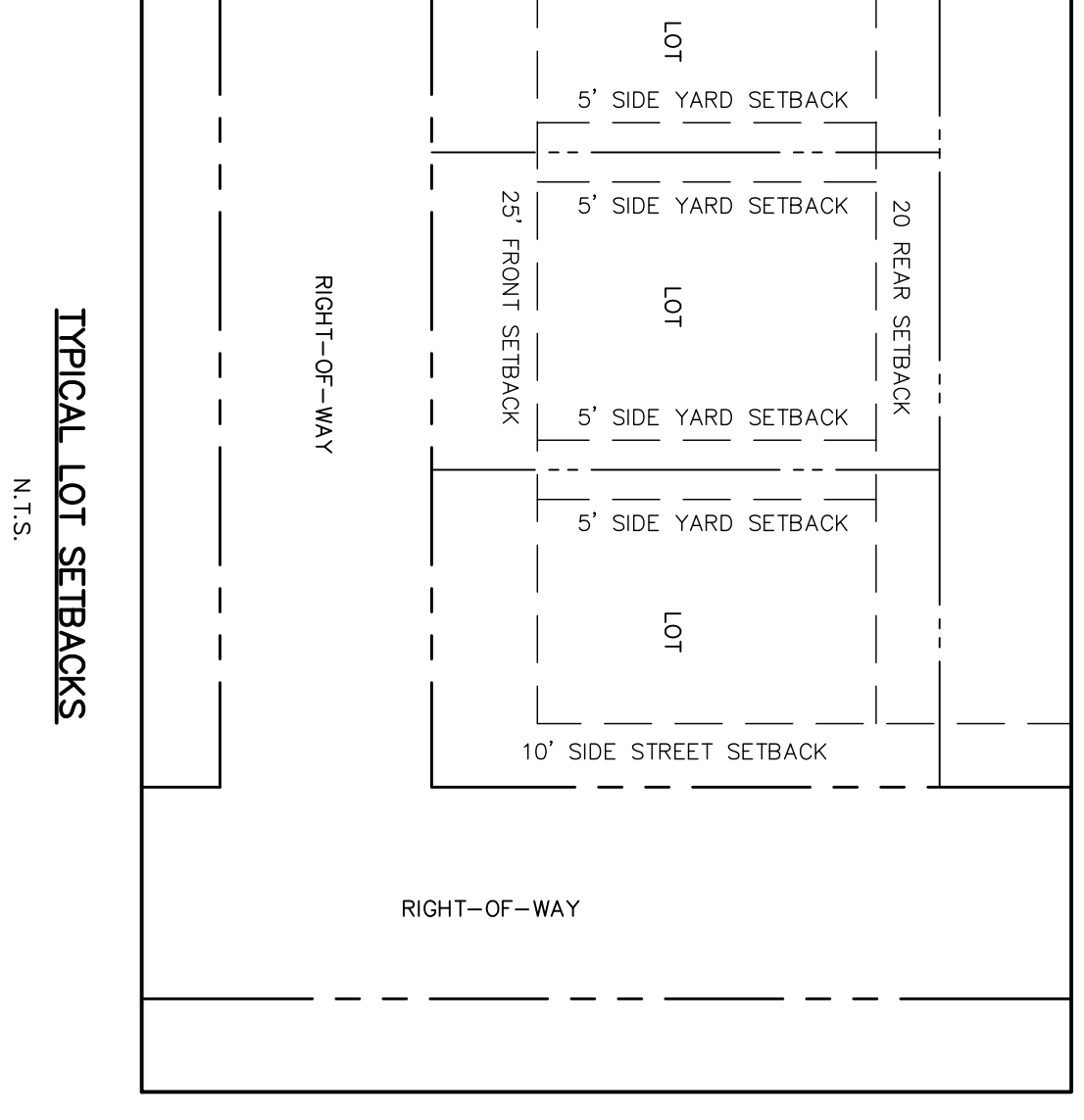


TYPICAL RETAINING WALL SECTION
WALLS 4'-0" OR LESS IN HEIGHT

WALL SCHEDULE	
HEIGHT (H)	1.5 - 4.0
LENGTH (L)	1.5 - 12.0
BASE WIDTH (B)	2.0 - 5.0
TOP WIDTH (T)	1.2 - 4.0
EMBODIMENT (E)	0.5 - 1.0
DOOR THICK (D)	0.5 - 1.0
KEY DEPTH (K)	2.0 - 4.0
TOE WIDTH (TW)	2.0 - 4.0

TYPICAL RETAINING WALL SECTION - 1
WALLS 3'-0" TO 10'-0" IN HEIGHT

WALL SCHEDULE - ALLOWABLE BEG. PRESSURE - 1500 PSF	
HEIGHT (H)	2.0 - 10.0
LENGTH (L)	3.0 - 15.0
BASE WIDTH (B)	2.0 - 6.0
TOP WIDTH (T)	1.5 - 5.0
EMBODIMENT (E)	0.5 - 1.0
DOOR THICK (D)	0.5 - 1.0
KEY DEPTH (K)	3.0 - 6.0
TOE WIDTH (TW)	3.0 - 6.0



LOT GRADING AND RETAINING WALL CRITERIA

DRAINAGE TYPES: TYPE A = BACK TO FRONT TO REAR
TYPE B = FRONT TO BACK TO REAR
TYPE C = FRONT TO BACK TO FRONT TO REAR

LOT TO LOT DRAINAGE IS TO BE AVOIDED, EVEN IF PERMISSIBLE BY THE CITY

FRONT ENTRY: NO SWALES IN THE DRIVEWAYS WITH TYPE C DRAINAGE

MAXIMUM 12% GRADE ON DRIVEWAY (2% INSIDE ROW)

MAXIMUM 12% GRADE ON REAR YARD

MAXIMUM 15% GRADE ON FRONT YARD

MINIMUM 1.5% GRADE IN THE SIDE YARD SWALES FROM FRONT TO BACK

REAR YARD WITH TYPE A DRAINAGE, REAR SWALE = 8" FROM PAD, 0.5" LOWER THAN REAR SWALE FROM DRIVEWAY TO REAR PROPERTY LINE = 10"

SIDE YARDS: MAXIMUM SLOPE FROM PAD TO SWALE = 20%

MAXIMUM BEAM EXPOSURE (FROM TOP OF SLAB TO GRADE) = 2'0"

RETAINING WALLS: MAX. 4'-0" HIGH FOR SIDE YARD WALLS, MAX. 1'-0" HIGH BETWEEN PAD AND TOP OF WALL

ALL SIDE YARD WALLS ARE PRIVATE AND WILL BE OWNED AND MAINTAINED BY THE FUTURE HOME OWNERS.

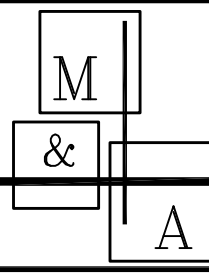
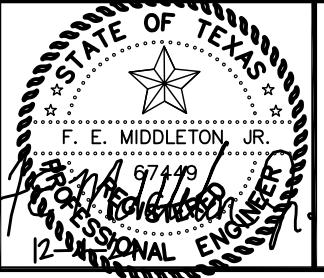
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Date: 12-4-24
Dwg Scale: Hor. NSA
Vert.
Dwg File: 0001043DT-GRD.DWG
Project No. 0001048

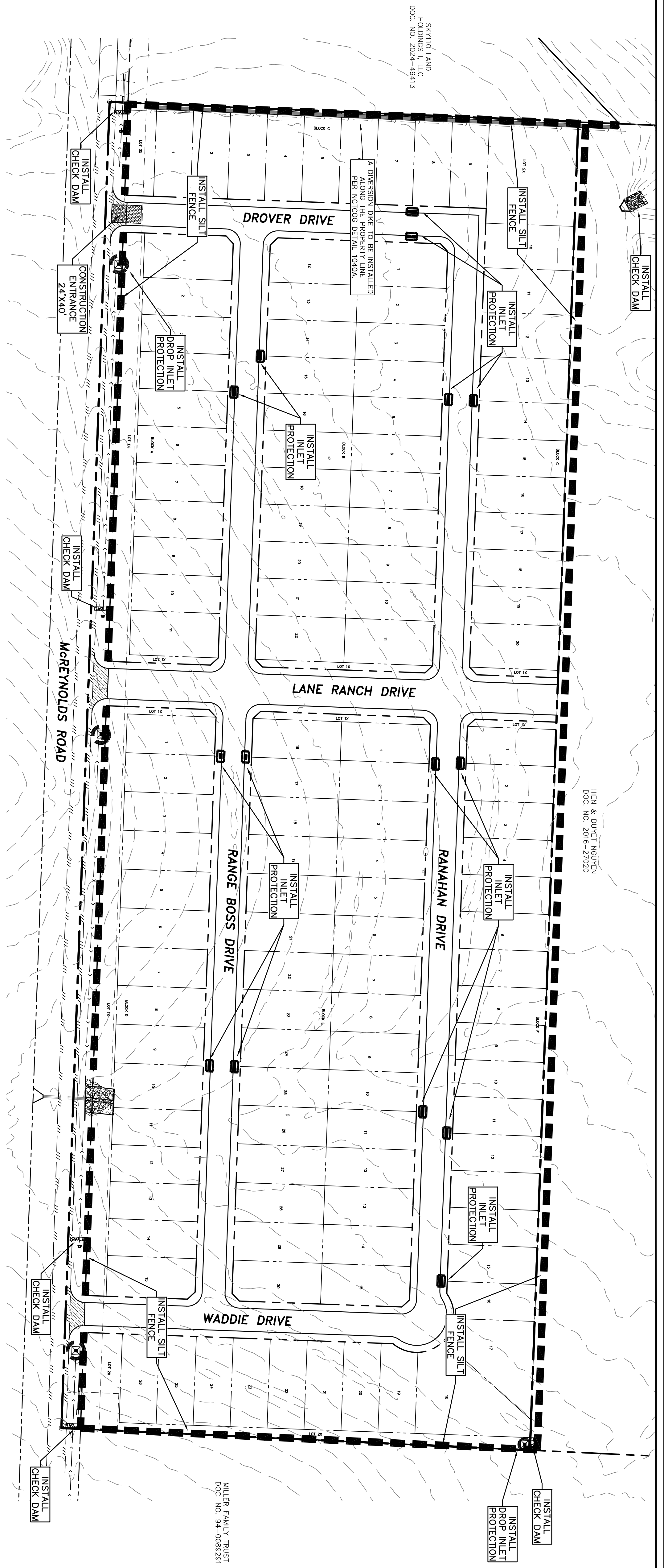
LOT GRADING DETAILS
LANE RANCH, PHASE 5

LANE RANCH, PHASE 5
CITY OF SANGER DENTON COUNTY, TEXAS
BENISON HOME, LLC
101 FOREST BEND DRIVE
COPPELL, TEXAS 75019
JONATHAN WANG - 214-316-2256



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DT-GR1



SKYTTO LAND HOLDINGS, L.L.C.
DOC. NO. 2024-09413

HIEN & DUJET NGUYEN
DOC. NO. 2016-27020

MILLER FAMILY TRUST
DOC. NO. 94-0089291

- EROSION CONTROL SEQUENCING**
1. THE EROSION CONTROL CONTRACTOR SHALL INSTALL SILT FENCE ALONG THE PERIMETER OF THE SITE AND CONSTRUCT THE STABILIZED CONSTRUCTION ENTRANCES AT THE LOCATIONS SHOWN ON THIS PLAN.
 2. THE GRADING CONTRACTOR SHALL STAMP, CLEAR AND MASS GRADE THE SITE. DURING OPERATIONS AND ENSURE THAT THESE DEVICES REMAIN IN GOOD WORKING ORDER. AFTER COMPLETION OF GRADING OPERATIONS, THE CONTRACTOR SHALL INSPECT THE DEVICES TO ENSURE THAT THEY REMAIN IN GOOD WORKING ORDER.
 3. BEGIN UTILITY INSTALLATION. THE UTILITY CONTRACTOR SHALL ASSUME RESPONSIBILITY OF THE BEING UTILITY INSTALLATION. AFTER THIS PHASE OF UTILITY INSTALLATION IS COMPLETE, THE CONTRACTOR SHALL PROTECT THE INLET FROM SILTATION BY SURROUNDING IT WITH SILT FENCE OR HAY BALES. AFTER THIS PHASE OF UTILITY INSTALLATION IS COMPLETE, THE CONTRACTOR SHALL INSPECT THE DEVICES PRIOR TO MOVING ON SITE TO ENSURE THAT THEY REMAIN IN GOOD WORKING ORDER.
 4. BEGIN PAVING CONSTRUCTION. THE PAVING CONTRACTOR SHALL ASSUME RESPONSIBILITY OF THE BEING PAVING CONSTRUCTION. AFTER PAVING CONSTRUCTION IS COMPLETE, THE PARKWAYS SHALL BE BACKFILLED TO A FINISHED SLOPE OF 1/4" PER FOOT. THE PARKWAYS SHALL REMAIN IN GOOD WORKING ORDER. AFTER PAVING CONSTRUCTION IS COMPLETE, THE PARKWAYS SHALL BE INSPECTED BY THE UTILITY CONTRACTOR TO ENSURE THAT THEY REMAIN IN GOOD WORKING ORDER.
 5. THE UTILITY CONTRACTOR SHALL REMOVE AND FINISH THE STORM DRAIN INLET CONSTRUCTION BY COMPLETING THE ERECTION OF THE WALLS AND TOP. AFTER PUBLIC UTILITY CONSTRUCTION REMAINS IN GOOD WORKING ORDER, THE CONTRACTOR SHALL INSPECT THE DEVICES TO ENSURE THAT THEY REMAIN IN GOOD WORKING ORDER.
 6. THE EROSION CONTROL CONTRACTOR SHALL INSTALL THE CURB INLET PROTECTION DETAIL ON THIS PLAN.
 7. THE FRANCHISE UTILITY CONSTRUCTION, EACH FRANCHISE UTILITY CONTRACTOR SHALL ASSUME RESPONSIBILITY OF THE EROSION CONTROL DEVICES DURING FRANCHISE UTILITY CONSTRUCTION AND ENSURE THAT THESE DEVICES REMAIN IN GOOD WORKING ORDER. AFTER FRANCHISE UTILITY CONSTRUCTION IS COMPLETE, THE EROSION CONTROL CONTRACTOR SHALL INSPECT THE DEVICES TO ENSURE THAT THEY REMAIN IN GOOD WORKING ORDER.
 8. AFTER CONSTRUCTION IS COMPLETE, THE EROSION CONTROL CONTRACTOR SHALL SEED ALL DISTURBED AREAS AND PLACE AN 8' BAND OF CURLEX BEHIND THE CURB WHEN SURFACE DEVICES SHALL BE REMOVED FROM THE SITE.

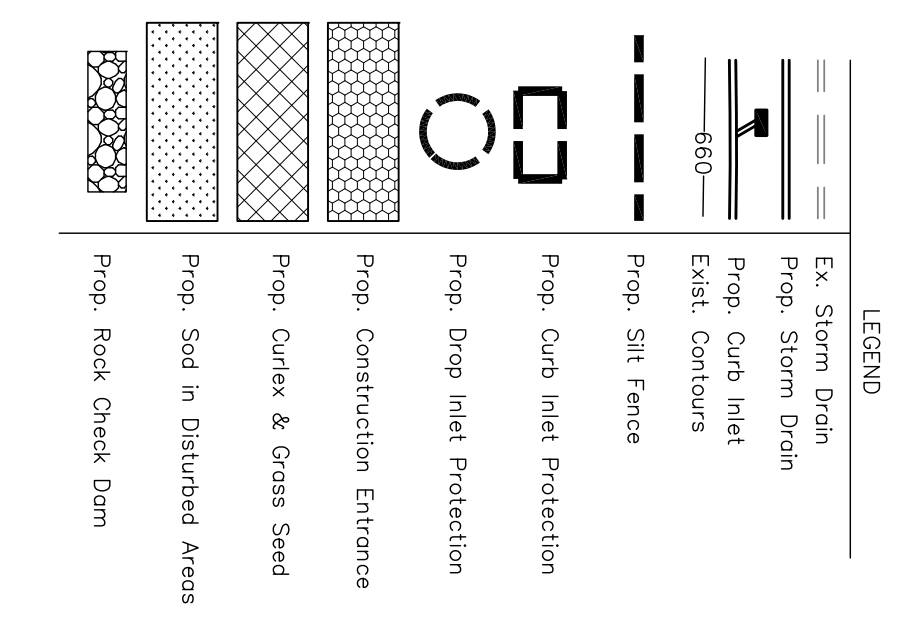
EROSION CONTROL SEQUENCING

PHASE	DEVICES
1. GRADING	SILT FENCE & EXISTING INLET(S) PROTECTION
2. UTILITY INSTALLATION	SILT FENCE
3. DRAINAGE INSTALLATION	SILT FENCE, INLET PROTECTION
4. PAVING OPERATIONS	SILT FENCE, CURB AND DROP INLET PROTECTION
5. LANDSCAPE	SILT FENCE, CURLEX, SEEDING AND SODDING, INLET(S) PROTECTION
6. FINAL CLEAN-UP	SILT FENCE

TOTAL DISTURBED AREA = 26.1 ACRES

- NOTE:**
1. A 8' BAND OF CURLEX BLANKET SHALL BE PLACED BEHIND THE CURB ONCE ALL FRANCHISE UTILITIES ARE COMPLETE.
 2. ALL LOTS WILL BE SEEDED WITH GRASS AFTER FINAL LOT BENCHING.

- EROSION CONTROL GENERAL NOTES:**
1. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL EROSION CONSERVATION AND SILTATION ORDINANCES. THE CONTRACTOR SHALL REMOVE FACILITIES AND THE ESTABLISHMENT OF A STAND OF GRASS OR OTHER GROWTH TO PREVENT EROSION FERTILIZATION OF DISTURBED AREAS WILL BE THE RESPONSIBILITY OF THE EROSION CONTROL CONTRACTOR. SEEDING WILL BE DONE PRIOR TO ANY EROSION CONTROL BLANKET INSTALLATIONS.
 2. EROSION PROTECTION WILL BE DELETED OR ADDED PER THE COUNTY EROSION CONTROL MEASURES MAY ONLY BE PLACED IN FRONT OF INLETS, OR IN CHANNELS, DRAINAGE WAVES OR BORROW DITCHES AT RISK OF CONTRACTOR.
 3. CONTRACTOR SHALL REMAIN LABEL FOR ANY DAMAGE CAUSED BY THE MEASURES. EVERY 7 DAYS OR WITHIN 24 HOURS OF A STORM OF 0.5 INCHES OR MORE IN DEPTH, THE EROSION CONTROL CONTRACTOR SHALL SEED, WATER, AND FERTILIZE ALL DISTURBED AREAS WITHIN 48 HOURS AFTER THE LAST DISTURBANCE. (SEED PROBLEMS AND STOP EROSION. SILT FENCES SHALL REMAIN IN GOOD WORKING CONDITION UNTIL GRASS HAS BEEN ESTABLISHED.)
 4. EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES.
 5. EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES.
 6. EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES.
 7. EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES.
 8. CHANNELS, DRAINAGE WAVES OR BORROW DITCHES AT RISK OF CONTRACTOR.
 9. AT THE CONCLUSION OF ANY PROJECT, ALL CHANNELS, DRAINAGE WAVES OR BORROW DITCHES IN THE WORK ZONE SHALL BE DEEDED OF ANY SEDIMENT GENERATED BY THE PROJECT.
 10. MANUFACTURER RECOMMENDATIONS, PER APPROVED EQUAL, AND INSTALLED PER APPROVED EQUAL.
 11. EROSION CONTROL BLANKETS SHALL BE 600 GPM / SQ. YD. APPROVED EQUAL, FOR ALL SLOPES OR APPROVED EQUAL. ALL AREAS REQUIRING EROSION CONTROL BLANKETS SHALL BE SEED AND FERTILIZED PRIOR TO EROSION CONTROL BLANKET INSTALLATION.
 12. EROSION CONTROL BLANKETS SHALL BE MAINTAINED AT ALL TIMES.
 13. DEVICES ALREADY IN PLACE, CONTRACTOR SHALL REMOVE AND REPLACE EROSION CONTROL AS NEEDED FOR CONSTRUCTION OR ACCESS. ALL EROSION CONTROL MUST BE IN PLACE PRIOR TO CONSTRUCTION.
 14. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO USE WHATEVER MEANS ARE NECESSARY TO CONTROL AND LIMIT SILT AND SEDIMENT LEAVING THE SITE. SPECIFICALLY, SYSTEMS AND INLETS FROM EROSION DEPOSITS.
 15. USE OF ON-SITE SUMP STORAGE TANKS IS DISCOURAGED. HOWEVER, IF USED, THE PREVENTION OF HAZARDS TO THE GROUND WATER IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
 16. A CENTRALIZED PIT/WASH BASIN SHALL BE CONSTRUCTED ON-SITE FOR THE PURPOSE OF CONCRETE WASTE MANAGEMENT. SEE NCTODS CONSTRUCTION BMP MANUAL, SECTION 4 HAZARDOUS WASTE MANAGEMENT.
 17. "SEDIMENT BARRIER" INDICATES SILT FENCE OR CHECK DAM (OR A COMBINATION OF THE TWO) AS SELECTED BY THE CONTRACTOR AND APPROVED BY THE CONSULTANT ENGINEER.
 18. CONSTRUCTION SHALL PROTECT EXISTING UTILITIES AND MATERIALS, AND SERVICE VEHICLES FROM DAMAGE. THE CONTRACTOR SHALL PROTECT EXISTING UTILITIES AND SERVICE VEHICLES APPROVED BY THE OWNER OR HIS REPRESENTATIVE.
 19. CONSTRUCTION ENTRANCES ARE TO BE INSTALLED AT ALL POINTS WHERE THE EROSION CONTROL CONTRACTOR SHALL BE RESPONSIBLE.



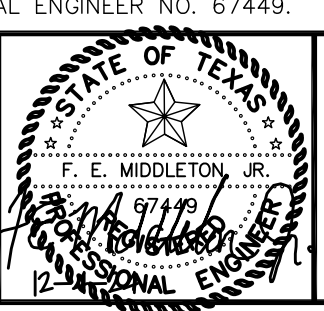
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Dwg File: 0001048ERO.DWG
Project No. 0001048

EROSION CONTROL PLAN

LANE RANCH, PHASE 5
CITY OF SANGER DENTON COUNTY, TEXAS

BENISON HOME, LLC
101 FOREST BEND DRIVE
COPPELL, TEXAS 75019
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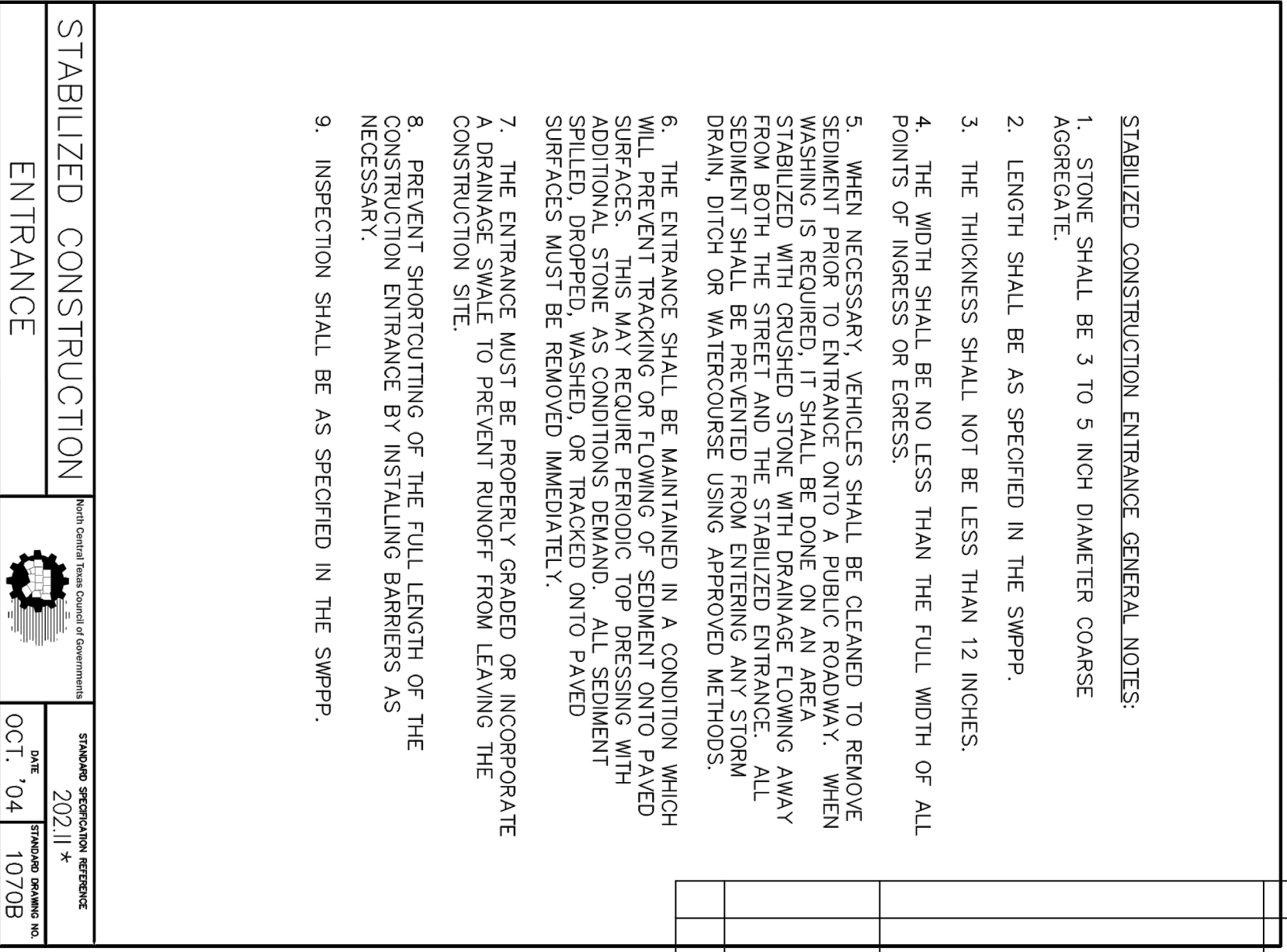
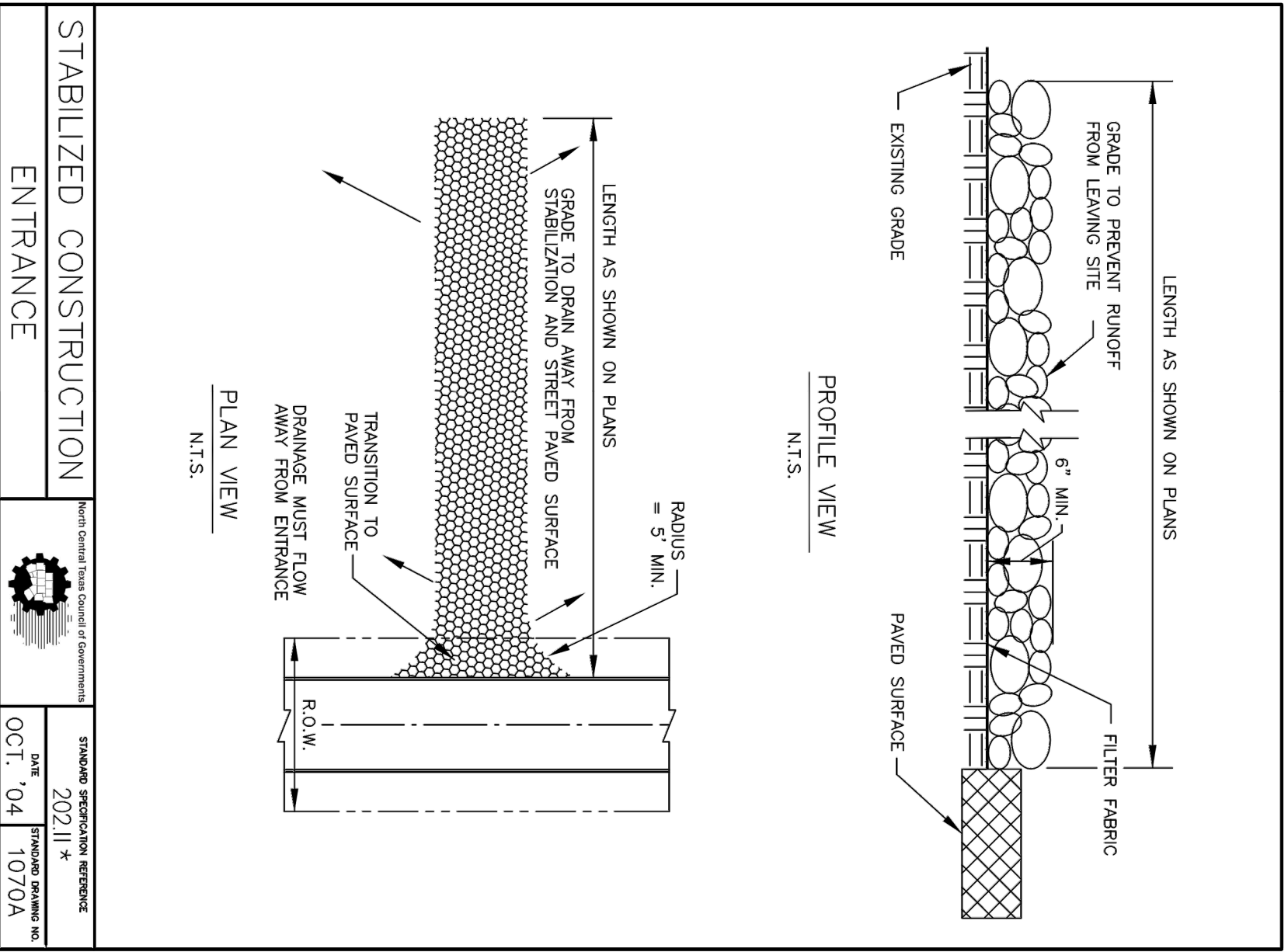
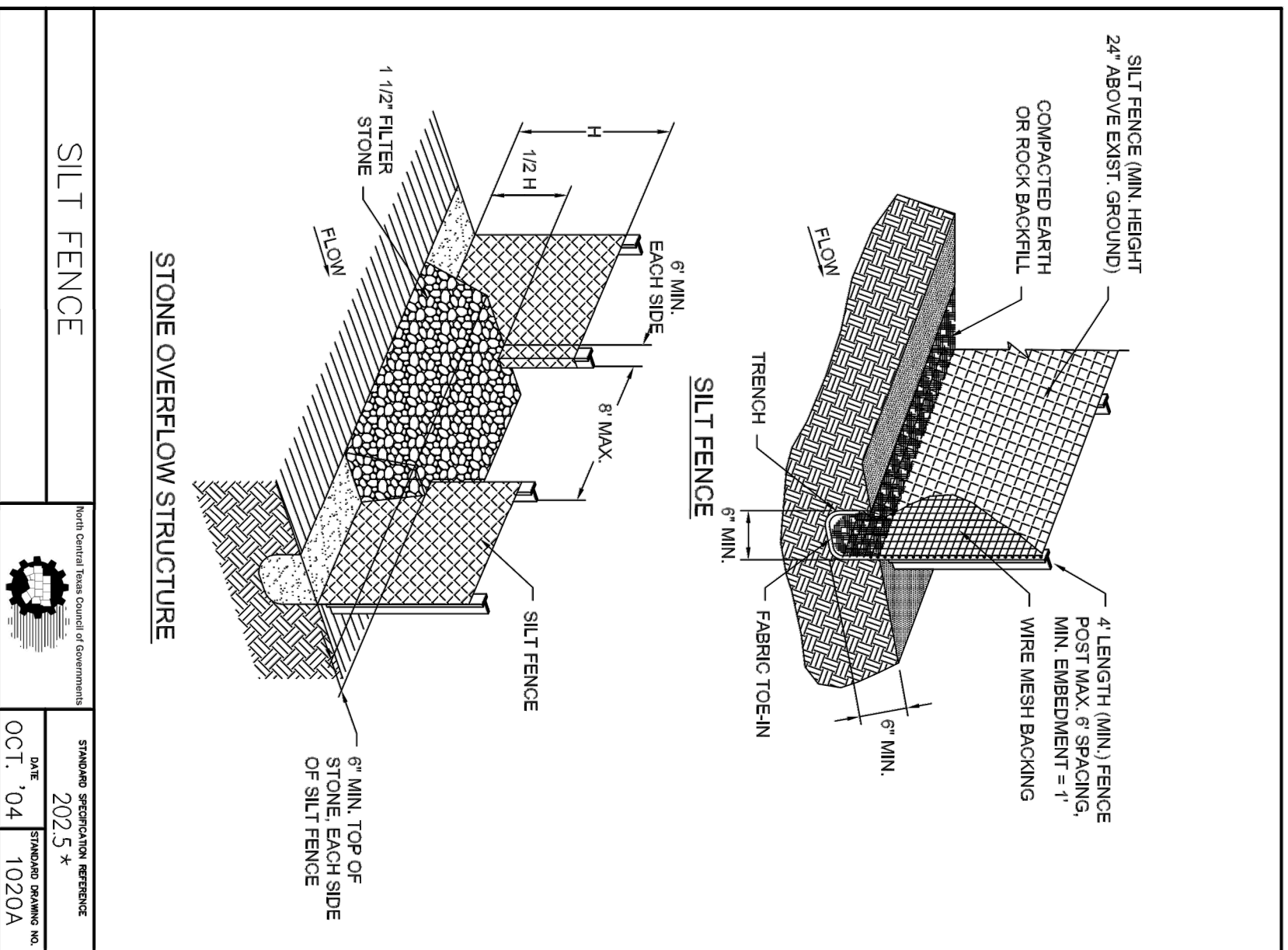
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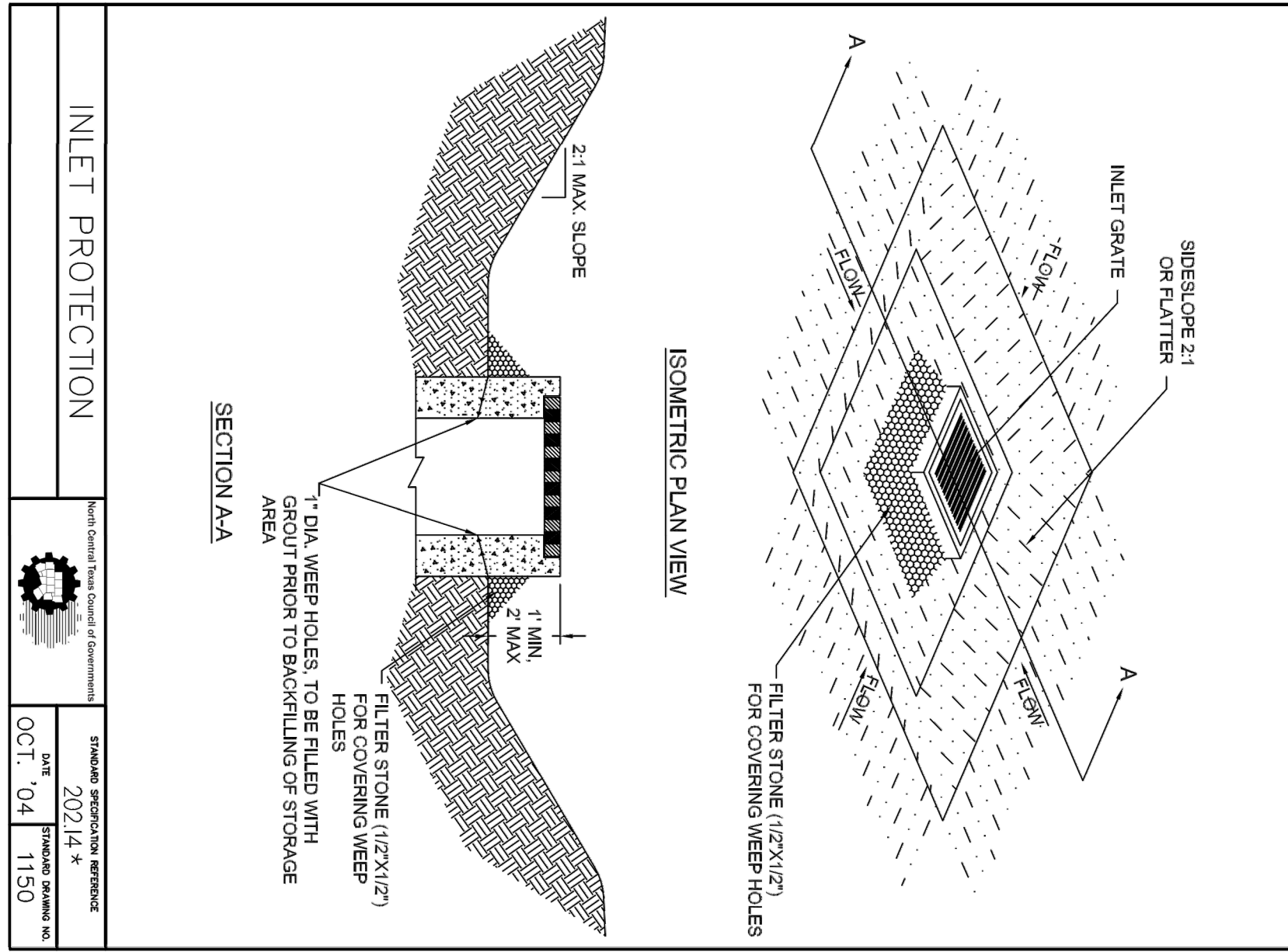
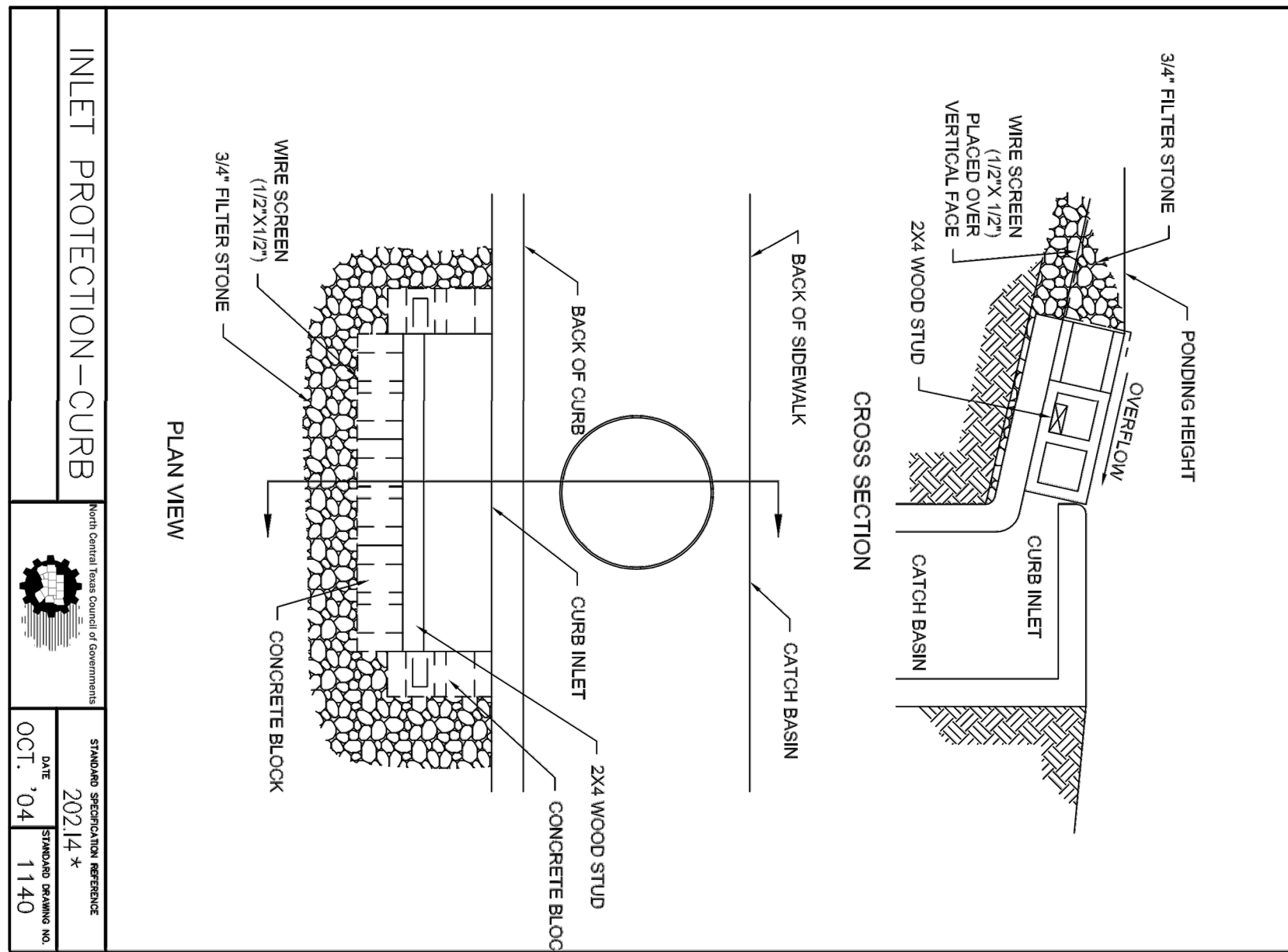
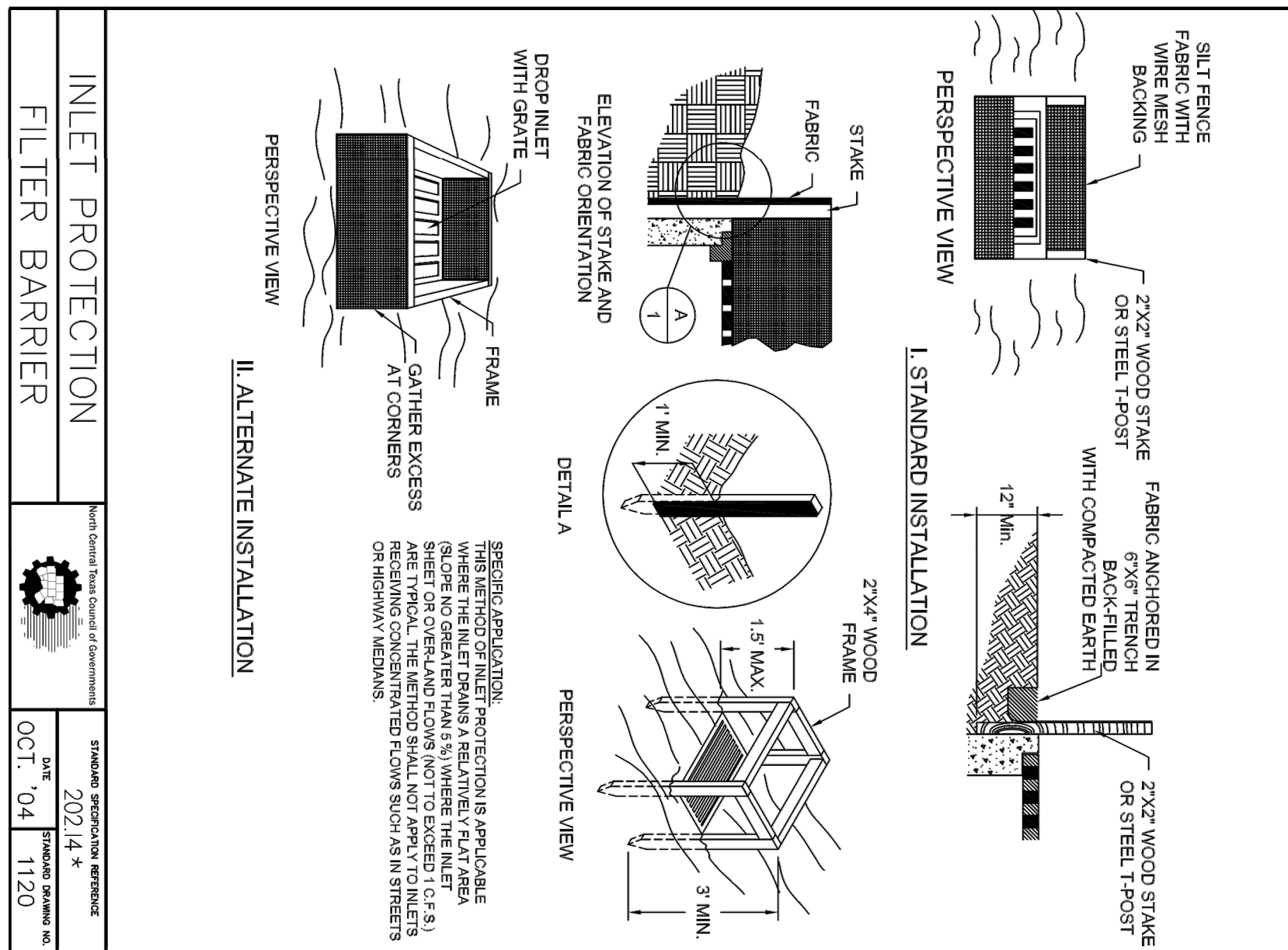
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BR1



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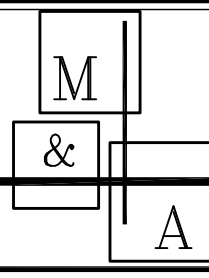
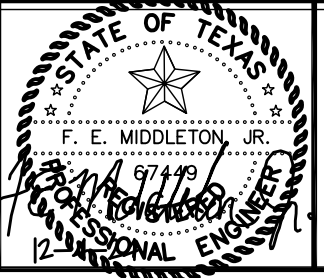
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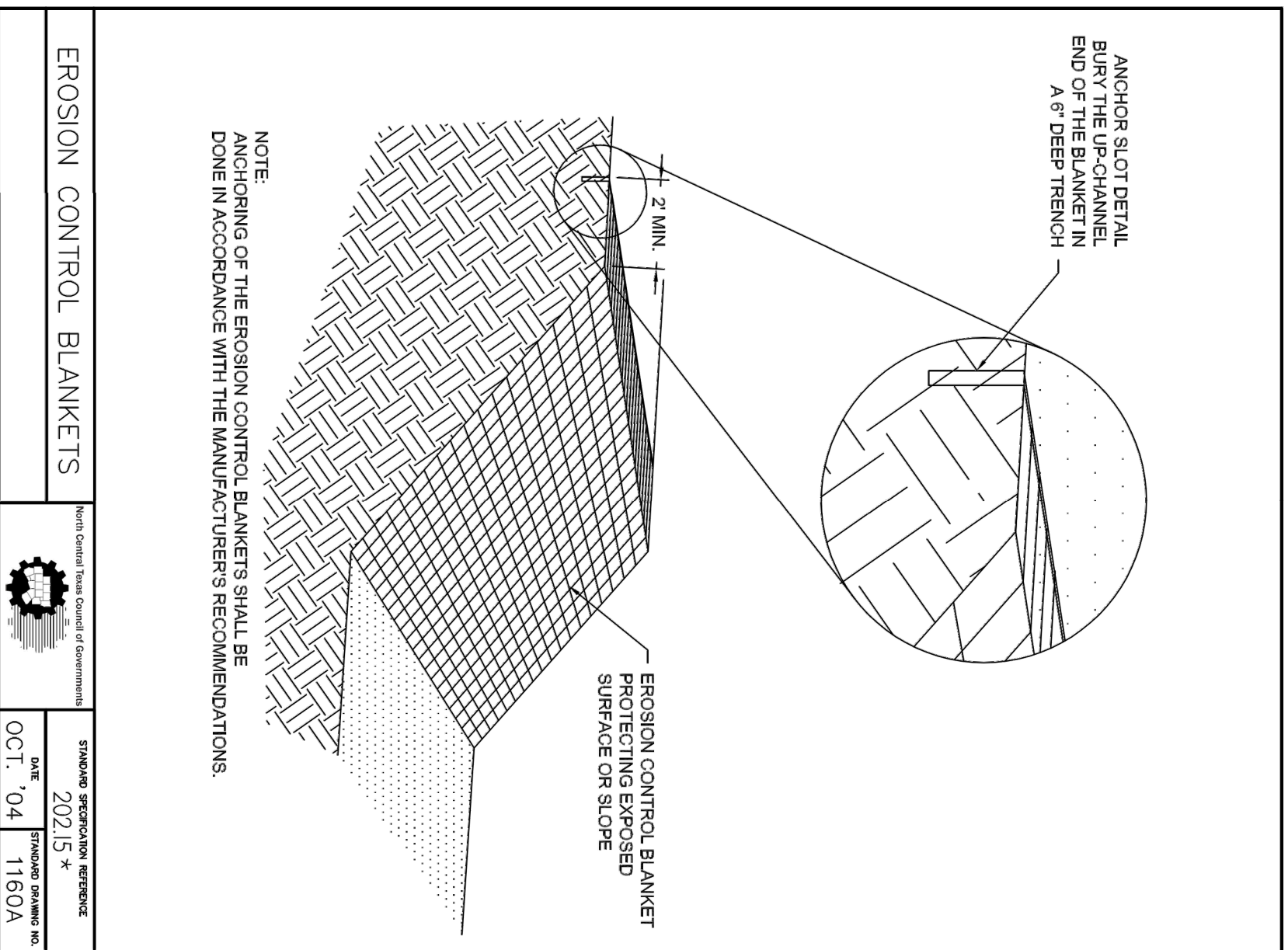
Date: 12-4-24
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Dwg File: 00010430T-ERO.DWG
Project No. 0001048

EROSION CONTROL DETAILS
LANE RANCH, PHASE 5

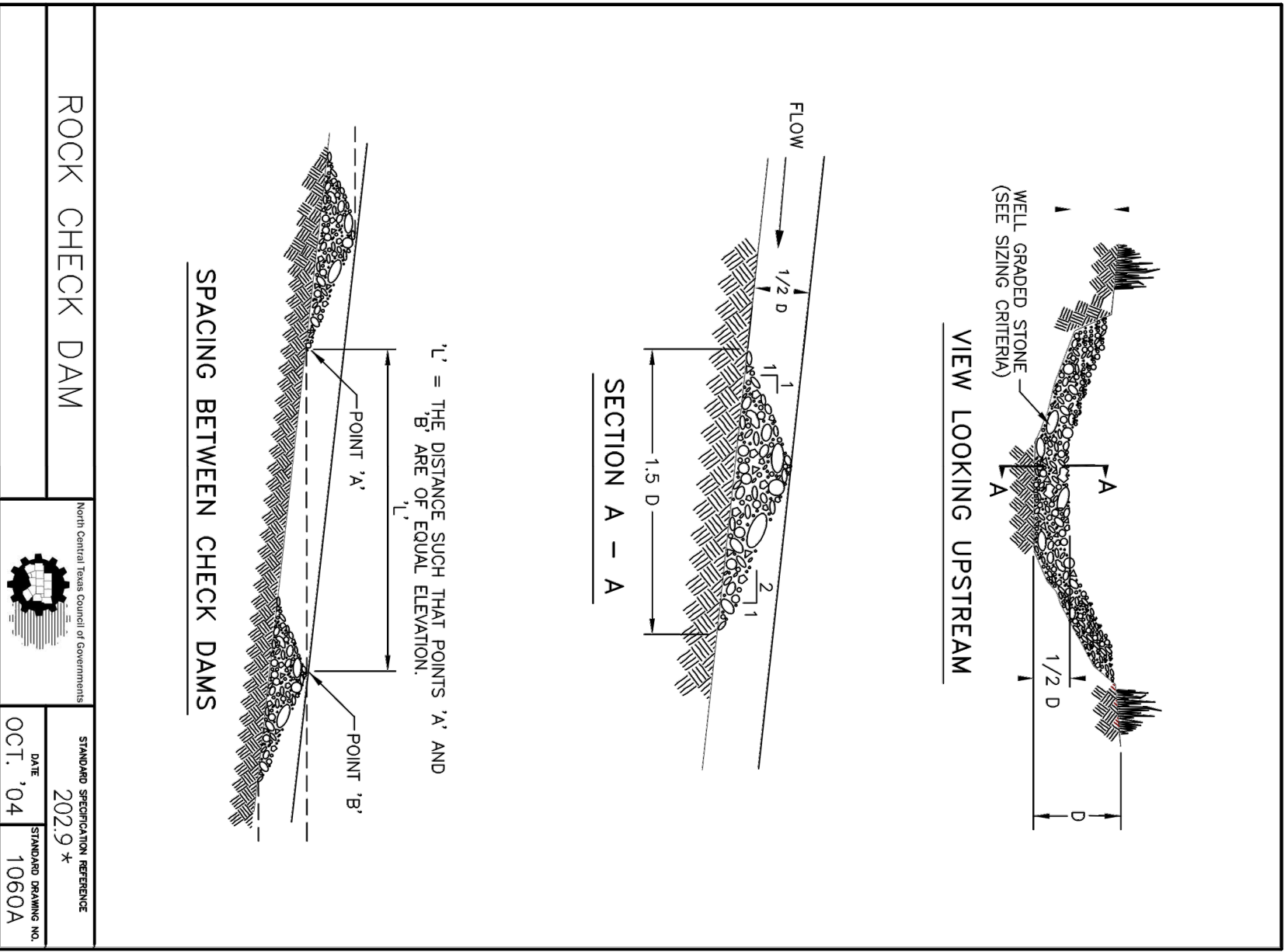
LANE RANCH, PHASE 5
CITY OF SANGER DENTON COUNTY, TEXAS
BENISON HOME, LLC
101 FOREST BEND DRIVE
COPPELL, TEXAS 75019
JONATHAN WANG - 214-316-2256



Middleton & Assoc., LLC
CONSULTING CIVIL ENGINEERS & LAND PLANNERS
TBPE #1-10900
2785 ROCKBROOK DRIVE, SUITE 105
LEWISVILLE, TEXAS 75067 (972) 393-9800



- EROSION CONTROL BLANKETS GENERAL NOTES:**
1. PRIOR TO THE INSTALLATION OF ANY EROSION CONTROL BLANKETS, ALL ROCKS, DIRT CLUMPS, STUMPS, ROOTS, TREES AND ANY OTHER OBSTRUCTIONS THAT WOULD PREVENT THE BLANKET FROM LYING IN DIRECT CONTACT WITH THE SOIL SHALL BE REMOVED. ANCHOR TRENCHING SHALL BE LOCATED ALONG THE ENTIRE PERIMETER OF THE INSTALLATION AREA, EXCEPT FOR SMALL AREAS WITH LESS THAN 2% SLOPE.
 2. INSTALLATION AND ANCHORING SHALL CONFORM TO THE RECOMMENDATIONS SHOWN WITHIN THE MANUFACTURER'S PUBLISHED LITERATURE FOR THE APPROVED EROSION CONTROL BLANKET. PARTICULAR ATTENTION MUST BE PAID TO JOINTS AND OVERLAPPING MATERIAL.
 3. AFTER APPROPRIATE INSTALLATION, THE BLANKETS SHOULD BE CHECKED FOR UNIFORM CONTACT WITH THE SOIL, SECURITY OF THE LAP JOINTS, AND FLUSHNESS OF THE STAPLES WITH THE GROUND.
 4. INSPECTION SHALL BE AS SPECIFIED IN THE SWPPP.
 5. ALL BLANKETS TO BE CURLEX TYPE 1 OR AN APPROVED EQUAL.

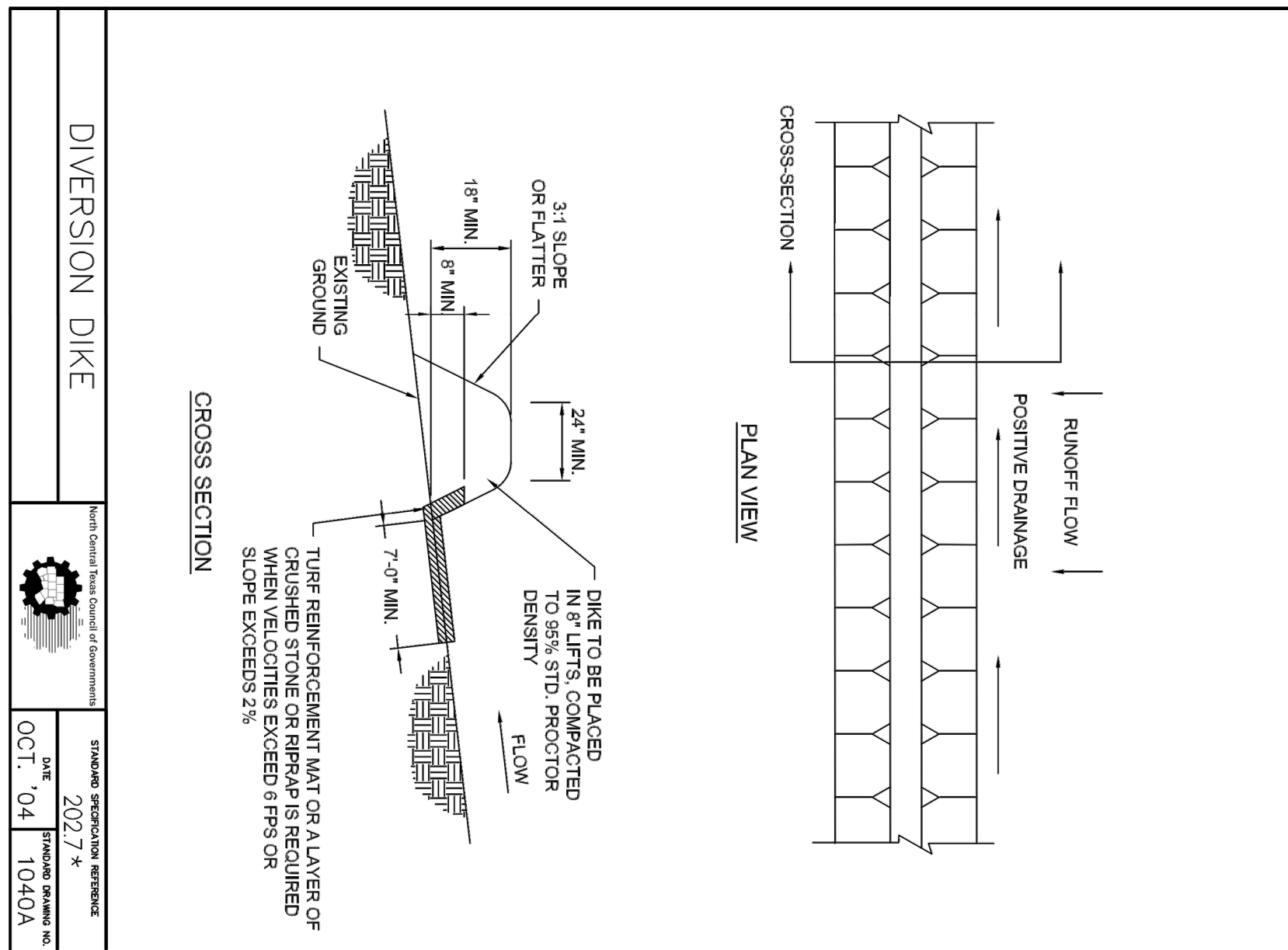


- ROCK CHECK DAM GENERAL NOTES:**
1. STONE SHALL BE WELL GRADED WITH SIZE RANGE FROM 1/2" TO 3 1/2" INCHES IN DIAMETER DEPENDING ON EXPECTED FLOWS.
 2. THE CHECK DAM SHALL BE INSPECTED AS SPECIFIED IN THE SWPPP AND SHALL BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED DUE TO SILT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.
 3. WHEN SILT REACHES A DEPTH EQUAL TO ONE-THIRD OF THE HEIGHT OF THE CHECK DAM OR ONE FOOT, WHICHEVER IS LESS, THE SILT SHALL BE REMOVED AND DISPOSED OF PROPERLY.
 4. WHEN THE SITE HAS ACHIEVED FINAL STABILIZATION OR ANOTHER EROSION OR SEDIMENT CONTROL DEVICE IS EMPLOYED, THE CHECK DAM AND ACCUMULATED SILT SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER.

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- DIVERSION DIKE GENERAL NOTES:**
1. ALL DIKES SHALL BE PLACED IN 8" LIFTS OR LESS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
 2. ALL DIVERSION DIKES SHALL HAVE POSITIVE DRAINAGE TO A CONTROLLED OUTLET.
 3. DIVERTED RUNOFF FROM A PROTECTED OR STABILIZED AREA SHALL HAVE ITS OUTLET FLOW DIRECTED TO AN UNDISTURBED STABILIZED AREA OR INTO A LEVEL SPREADER OR GRADE STABILIZATION STRUCTURE.
 4. DIVERTED RUNOFF FROM A DISTURBED OR EXPOSED AREA SHALL BE CONVEYED TO A SEDIMENT TRAPPING DEVICE.
 5. FOR GRADES LESS THAN 2 PERCENT AND VELOCITIES LESS THAN 8 FPS, SECOND, THE MINIMUM REQUIRED CHANNEL STABILIZATION SHALL BE GRASS. EROSION CONTROL MATS OR MULCHING, FOR GRADES IN EXCESS OF 2 PERCENT OR VELOCITIES EXCEEDING 6 FEET PER SECOND, STABILIZATION IS REQUIRED IN THE FORM OF TURF REINFORCEMENT MATS (OR A LAYER OF CRUSHED STONE OR RAP WITH APPROPRIATE SIZE, GRADATION, AND THICKNESS AS SPECIFIED IN THE SWPPP).
 6. INSPECTION SHALL BE AS SPECIFIED IN THE SWPPP.



- ROCK CHECK DAM GENERAL NOTES:**
1. STONE SHALL BE WELL GRADED WITH SIZE RANGE FROM 1/2" TO 3 1/2" INCHES IN DIAMETER DEPENDING ON EXPECTED FLOWS.
 2. THE CHECK DAM SHALL BE INSPECTED AS SPECIFIED IN THE SWPPP AND SHALL BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED DUE TO SILT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.
 3. WHEN SILT REACHES A DEPTH EQUAL TO ONE-THIRD OF THE HEIGHT OF THE CHECK DAM OR ONE FOOT, WHICHEVER IS LESS, THE SILT SHALL BE REMOVED AND DISPOSED OF PROPERLY.
 4. WHEN THE SITE HAS ACHIEVED FINAL STABILIZATION OR ANOTHER EROSION OR SEDIMENT CONTROL DEVICE IS EMPLOYED, THE CHECK DAM AND ACCUMULATED SILT SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER.

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*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. Public Works Construction Standards North Central Texas, Fifth Edition.

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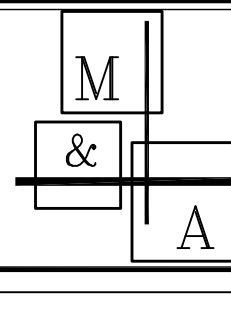
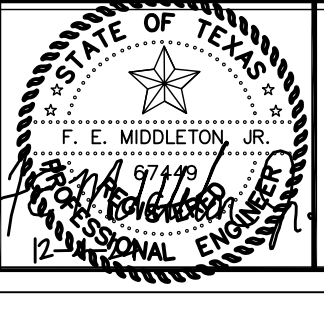
Date: 12-4-24
Dwg Scale: Hor. NTS
Vert.
Dwg File: 00010431DT-ERO.DWG
Project No. 0001048

EROSION CONTROL DETAILS

LANE RANCH, PHASE 5

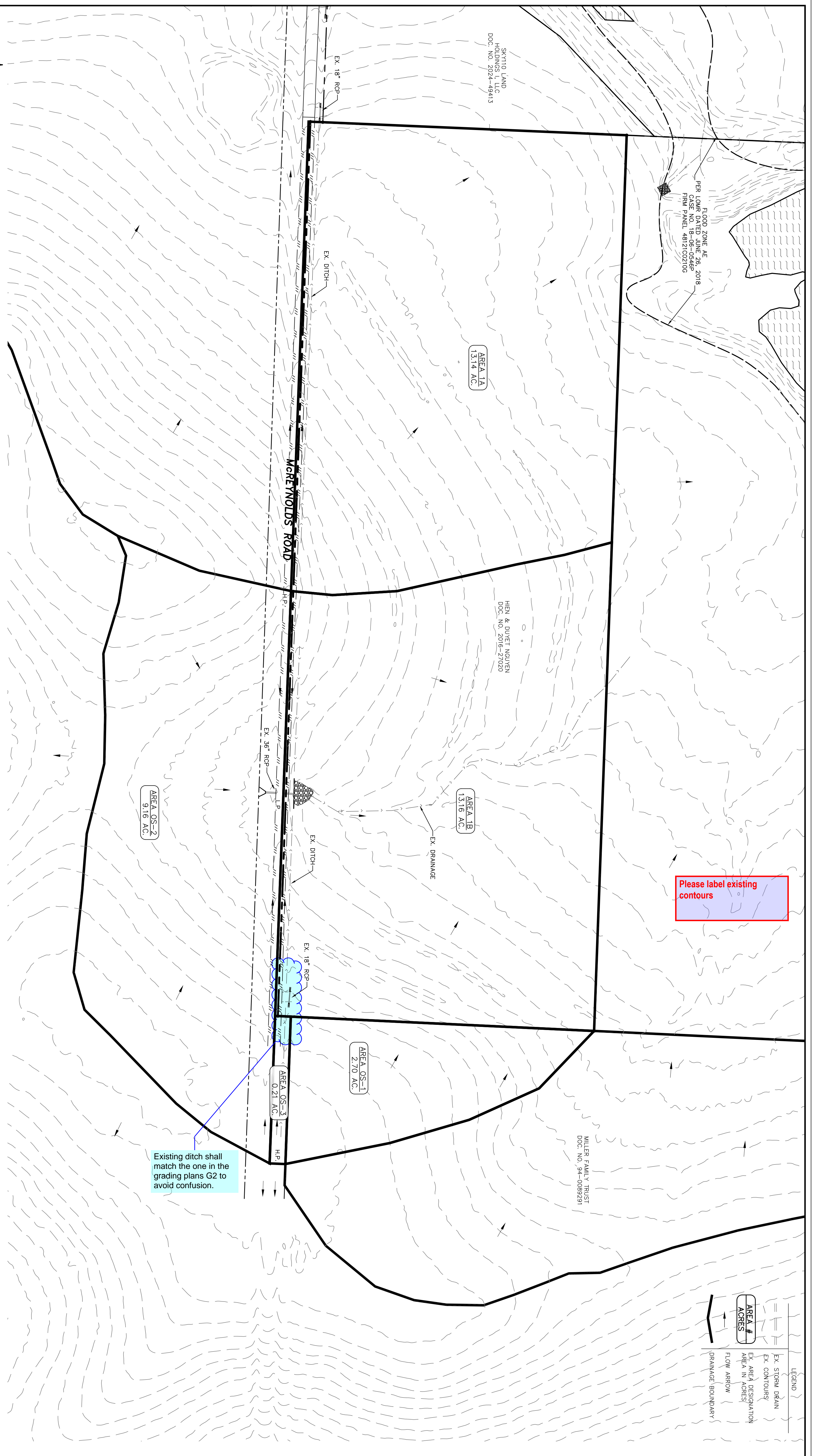
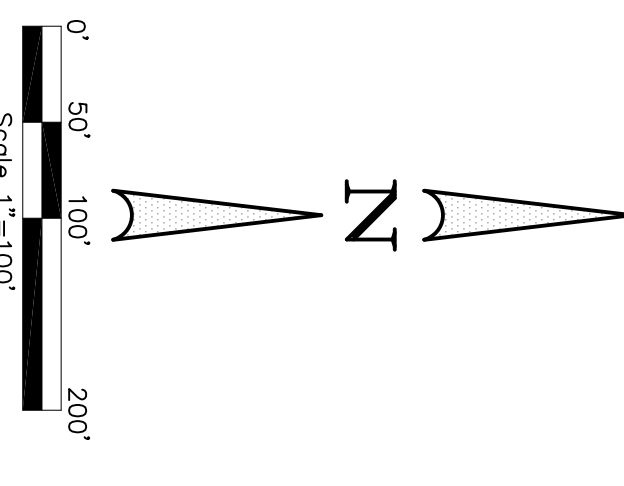
LANE RANCH, PHASE 5
CITY OF SANGER DENTON COUNTY, TEXAS

BENISON HOME, LLC
101 FOREST BEND DRIVE
COPPELL, TEXAS 75019
JONATHAN WANG - 214-316-2256



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Please label existing contours

Existing ditch shall match the one in the grading plans G2 to avoid confusion.

AREA #	ACRES
EX. STORM DRAIN	
EX. CONTOURS	
EX. AREA DESIGNATION	
AREA IN ACRES	
FLOW ARROW	
DRAINAGE BOUNDARY	

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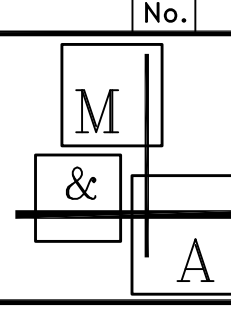
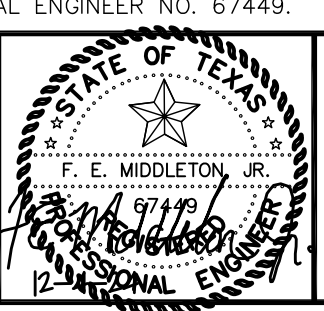
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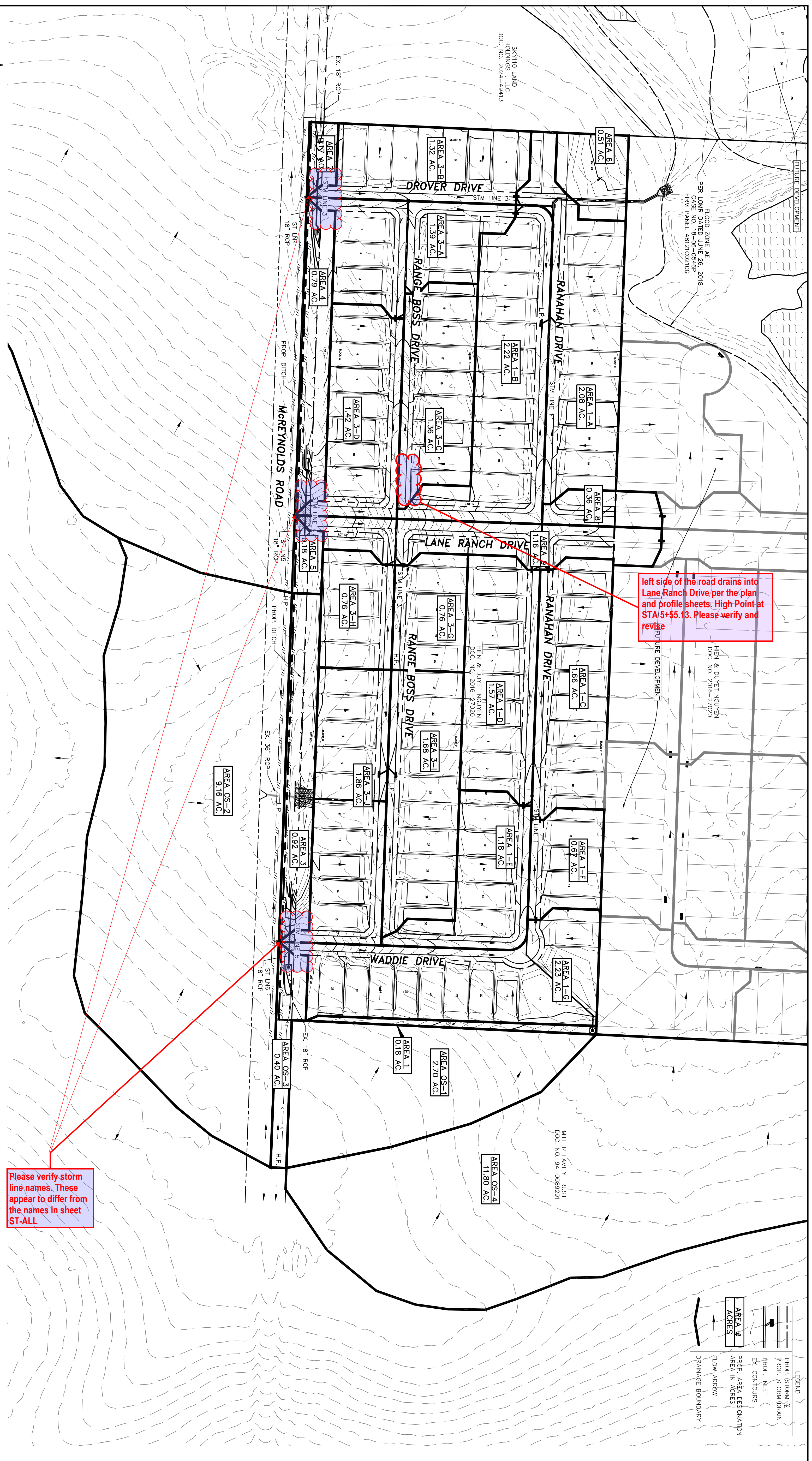
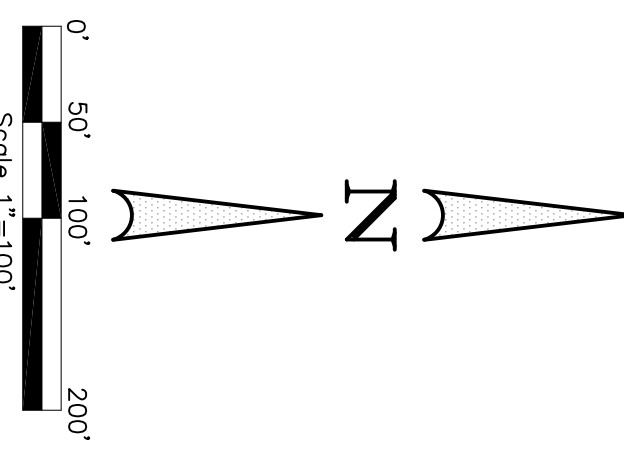
**DRAINAGE AREA MAP
 EXISTING CONDITIONS**

LANE RANCH, PHASE 5

LANE RANCH, PHASE 5
 CITY OF SANGER DENTON COUNTY, TEXAS
 BENISON HOME, LLC
 101 FOREST BEND DRIVE
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 TBPE #10900
 2785 ROCKBROOK DRIVE, SUITE 105
 LEWISVILLE, TEXAS 75067 (972) 393-9800



left side of the road drains into Lane Ranch Drive per the plan and profile sheets; High Point at STA 5+55.13. Please verify and revise

Please verify storm line names. These appear to differ from the names in sheet ST-ALL

NOTE: A FINAL FLOOD STUDY IS BEING PREPARED BY CARDINAL STRATEGIES FOR THIS PHASE. IT WILL DETERMINE IF ANY DOWNSTREAM DETENTION WILL BE REQUIRED.

LEGEND

	PROP. STORM LINE
	PROP. STORM DRAIN
	PROP. INLET
	EX. CONTOURS
	PROP. AREA DESIGNATION
	AREA IN ACRES
	FLOW ARROW
	DRAINAGE BOUNDARY

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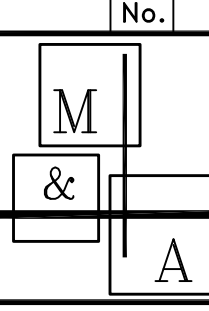
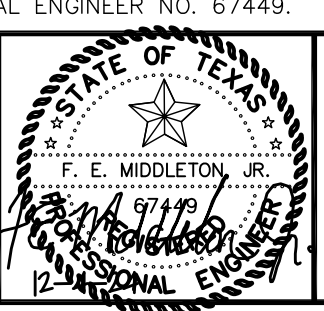
Date: 12-4-24
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**DRAINAGE AREA MAP
 PROPOSED CONDITIONS**

LANE RANCH, PHASE 5

LANE RANCH, PHASE 5
 CITY OF SANGER DENTON COUNTY, TEXAS

BENISON HOME, LLC
 101 FOREST BEND DRIVE
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DAM2

**DRAINAGE AREA CALCULATIONS
EXISTING CONDITIONS
LANE RANCH PHASE 5**

Drainage Area (ac)	Ruoff Coefficient "C"	Time of Concentration (min)	Intensity 10 Year (in/hr)	Intensity 100 Year (in/hr)	Q 10 Year (cfs)	Q 100 Year (cfs)
1A	0.30	18	6.60	9.60	28.02	37.84
1B	0.30	23	6.60	9.60	26.06	37.90
OS-1	0.30	15	6.60	9.60	5.35	7.78
OS-2	0.21	13	6.60	9.60	0.42	0.60
OS-3	0.30	14	6.60	9.60	18.14	26.38
OS-4	0.30	14	6.60	9.60	18.14	26.38

Note: see the Time of Concentration calculation table for time calculations; Minimum Time of Concentration used in Developed Drainage Area Calculations is 15 minutes.

**DRAINAGE AREA CALCULATIONS
EXISTING CONDITIONS
TIME OF CONCENTRATION**

Drainage Area No.	Total Length (ft)	OVERLAND or SHEET FLOW			SHALLOW CONCENTRATED			TOTAL TIME (min)
		Length (ft)	Surface Roughness Coeff.	Time of Travel (min)	Length (ft)	Surface Slope (ft/ft)	Time of Travel (min)	
1A	1190	100	Short Grass	0.15	4.15	0.016	9.41	1090
1B	989	100	Short Grass	0.15	4.15	0.008	12.41	889
OS-1	684	100	Short Grass	0.15	4.15	0.015	9.65	584
OS-2	296	100	Short Grass	0.15	4.15	0.010	11.35	196
OS-3	625	100	Short Grass	0.15	4.15	0.016	9.41	525

NOTE: 1) P.15 THE 2 Year 24-HOUR RAINFALL DEPTH.

**DRAINAGE AREA CALCULATIONS
DEVELOPED CONDITIONS
LANE RANCH PHASE 5**

Drainage Area	Area (ac)	Ruoff Coefficient "C"	Time of Concentration (min)	Intensity 10 Year (in/hr)	Intensity 100 Year (in/hr)	Q 10 Year (cfs)	Q 100 Year (cfs)
1-A	2.08	0.55	15	6.60	9.60	7.55	10.98
1-B	2.22	0.55	15	6.60	9.60	8.06	11.72
1-C	1.66	0.55	15	6.60	9.60	6.03	8.76
1-D	1.57	0.55	15	6.60	9.60	5.70	8.29
1-E	1.16	0.55	15	6.60	9.60	4.28	6.23
1-F	0.67	0.55	15	6.60	9.60	2.43	3.54
1-G	2.23	0.55	15	6.60	9.60	8.09	11.77
OS-1	0.18	0.40	15	6.60	9.60	0.48	0.69
OS-2	0.22	0.40	15	6.60	9.60	0.60	0.82
OS-3	0.51	0.40	15	6.60	9.60	1.35	1.96
OS-4	0.36	0.55	15	6.60	9.60	0.45	0.65
OS-5	1.16	0.55	15	6.60	9.60	4.21	5.90
OS-6	1.80	0.55	15	6.60	9.60	6.28	8.76

It's not necessary to include OS-4 here. It's not in the existing drainage area map. And it appears to be completely offsite for future phase.

SUMP INLET CALCULATIONS

Label No.	Location	Drainage Area (Ac)	Ruoff Coefficient (C)	Time of Travel (min)	Intensity 100 Year (in/hr)	Intensity 100 Year (in/hr)	100 Year Runoff (cfs)	100 Year Carryover Flow (cfs)	100 Year Total Flow (cfs)	Street Capacity (cfs)	Right of Way Capacity (cfs)	Design Storm of Inlet (in/hr)	Depth of Flow for 100 Year (ft)	Depth of Depression (ft)	Depth of Flow at Opening (ft)	Capacity of Inlet per Foot (cfs/ft)	Length of Inlet Provided (ft)	Length of Inlet Required (ft)	Inlet Capacity (cfs)	100 Year Carryover Flow (cfs)	Comments	
1-A	STA. 7400.39 (15.50' RT.) RANAHAN DRIVE	1-A	2.08	0.55	15 min.	0.0060	0.267	0.017	9.60	10.98	19.54	30.78	100 Yr.	0.500	0.420	0.920	2.65	4.15	5	13.24	0.00	Curb Inlet
1-B	STA. 7460.39 (15.50' RT.) RANAHAN DRIVE	1-B	2.22	0.55	15 min.	0.0060	0.267	0.017	9.60	11.72	19.54	30.78	100 Yr.	0.500	0.420	0.920	2.65	4.15	5	13.24	0.00	Curb Inlet
3-1	STA. 11745.92 (15.50' RT.) RANGE BOSS DRIVE	3-1	1.86	0.55	15 min.	0.0125	0.267	0.017	9.60	8.97	57.42	89.20	100 Yr.	0.500	0.420	0.920	2.65	3.71	5	13.24	0.00	Curb Inlet
3-2	STA. 11745.92 (15.50' RT.) RANGE BOSS DRIVE	3-2	1.86	0.55	15 min.	0.0125	0.267	0.017	9.60	8.97	57.42	89.20	100 Yr.	0.500	0.420	0.920	2.65	3.71	5	13.24	0.00	Curb Inlet
4	DRAINAGE WAY ALONG MORELANDS ROAD	4	0.79	0.40	15 min.	N/A	N/A	N/A	9.60	3.03	N/A	N/A	100 Yr.	0.500	0.420	0.920	2.65	1.15	8	21.18	0.00	Y Inlet
5	DRAINAGE WAY ALONG MORELANDS ROAD	5	0.48	0.40	15 min.	N/A	N/A	N/A	9.60	0.69	N/A	N/A	100 Yr.	0.500	0.420	0.920	2.65	0.26	8	21.18	0.00	Y Inlet
OS-3	DRAINAGE WAY ALONG MORELANDS ROAD	OS-3	0.40	0.40	15 min.	0.0150	N/A	N/A	9.60	1.54	N/A	N/A	100 Yr.	0.500	0.420	0.920	2.65	0.59	8	21.18	0.00	Y Inlet

NOTES:
1) THE PAVEMENT SECTIONS IS 30' F.F. WITH A 6" CURB AND 6" CROWN EXCEPT FOR LANE RANCH DRIVE WHICH IS 36' F.F.
2) STANDARD INLET DEPRESSION IS 5"
3) AREA 1 HAS A WEIGHTED "C" VALUE.

ON GRADE INLET CALCULATIONS

Label No.	Location	Drainage Area (Ac)	Ruoff Coefficient (C)	Time of Travel (min)	Intensity 100 Year (in/hr)	Intensity 100 Year (in/hr)	100 Year Runoff (cfs)	100 Year Carryover Flow (cfs)	100 Year Total Flow (cfs)	Street Capacity (cfs)	Right of Way Capacity (cfs)	Design Storm of Inlet (in/hr)	Depth of Flow for 100 Year (ft)	Spread of Flow for 100 Year (ft)	Pick up per Foot (cfs/ft)	Length of Inlet Provided (ft)	Length of Inlet Required (ft)	Q/O	Inlet Capacity (cfs)	100 Year Carryover Flow (cfs)	Comments		
1-C	STA. 11490.39 (15.50' RT.) RANAHAN DRIVE	1-C	1.66	0.55	15 min.	0.0060	0.267	0.017	9.60	8.29	18.54	30.78	100 Yr.	0.444	1.333	0.91	6.59	10	14.4	9.44	0.00	Curb Inlet	
1-D	STA. 11492.64 (15.50' RT.) RANAHAN DRIVE	1-D	1.57	0.55	15 min.	0.0060	0.267	0.017	9.60	8.29	18.54	30.78	100 Yr.	0.435	1.306	0.90	6.17	10	13.9	9.04	0.00	Curb Inlet	
1-E	STA. 16462.89 (15.50' RT.) RANAHAN DRIVE	1-E	1.18	0.55	15 min.	0.0187	0.267	0.017	9.60	6.23	34.49	70.23	100 Yr.	0.316	9.48	0.78	6.03	10	1.25	1.25	7.76	0.00	Curb Inlet
1-F	STA. 16490.39 (15.50' RT.) RANAHAN DRIVE	1-F	0.67	0.55	15 min.	0.0187	0.267	0.017	9.60	3.54	34.49	70.23	100 Yr.	0.324	9.72	0.78	6.48	10	1.18	1.18	7.84	0.00	Curb Inlet
1-G	STA. 18190.39 (15.50' RT.) RANAHAN DRIVE	1-G	2.23	0.55	15 min.	0.0187	0.267	0.017	9.60	11.77	34.49	70.23	100 Yr.	0.401	12.03	0.87	13.59	10	0.74	0.74	8.66	3.11	Curb Inlet
3-A	STA. 4405.65 (15.50' RT.) DROVER DRIVE	3-A	1.32	0.55	15 min.	0.0064	0.267	0.017	9.60	7.34	12.40	23.82	100 Yr.	0.410	12.32	0.88	6.03	10	1.19	1.19	8.77	0.00	Curb Inlet
3-B	STA. 4405.65 (15.50' RT.) DROVER DRIVE	3-B	1.32	0.55	15 min.	0.0064	0.267	0.017	9.60	7.34	12.40	23.82	100 Yr.	0.403	12.09	0.87	6.03	10	1.25	1.25	8.68	0.00	Curb Inlet
3-C	STA. 4405.65 (15.50' RT.) DROVER DRIVE	3-C	1.32	0.55	15 min.	0.0064	0.267	0.017	9.60	7.34	12.40	23.82	100 Yr.	0.398	11.86	0.87	6.03	10	1.10	1.10	7.90	0.00	Curb Inlet
3-D	STA. 4405.65 (15.50' RT.) DROVER DRIVE	3-D	1.42	0.55	15 min.	0.0200	0.267	0.017	9.60	7.88	12.40	23.82	100 Yr.	0.329	10.54	0.79	6.09	10	1.06	1.06	7.95	0.00	Curb Inlet
3-E	STA. 4405.65 (15.50' RT.) DROVER DRIVE	3-E	1.42	0.55	15 min.	0.0200	0.267	0.017	9.60	7.88	12.40	23.82	100 Yr.	0.329	10.54	0.79	6.09	10	1.06	1.06	7.95	0.00	Curb Inlet
3-F	STA. 4405.65 (15.50' RT.) DROVER DRIVE	3-F	0.79	0.55	15 min.	0.0060	0.267	0.017	9.60	4.01	12.01	23.06	100 Yr.	0.331	9.95	0.79	5.07	5	0.99	0.99	3.96	0.05	Curb Inlet

NOTES:
1) THE PAVEMENT SECTION IS 30' F.F. WITH A 6" CURB AND 6" CROWN EXCEPT FOR LANE RANCH DRIVE WHICH IS 36' F.F.
2) THE BYPASS RUNOFF FROM AREAS 3-E AND 3-F GO INTO AREA 9 AND A FUTURE CURB INLET ALONG LANE RANCH DRIVE.

OS-1 shall drain to 1-G as well. Please add it into the design and calculation

No.	DATE	REVISION	APPROV.

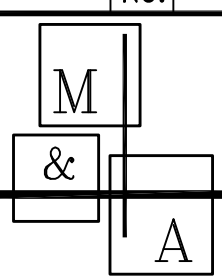
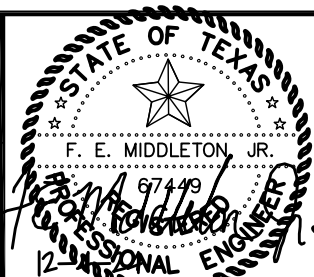
Date: 12-4-24
Dwg Scale: Hor. 1"=100'
Vert.
Dwg File: 0001048DAM.DWG
Project No. 0001048

**DRAINAGE AREA & INLET
CALCULATIONS**

LANE RANCH, PHASE 5

LANE RANCH, PHASE 5
CITY OF SANGER DENTON COUNTY, TEXAS

BENISON HOME, LLC
101 FOREST BEND DRIVE
COPPELL, TEXAS 75019
JONATHAN WANG - 214-316-2256



Middleton & Assoc., LLC
CONSULTING CIVIL ENGINEERS & LAND PLANNERS
TBPE #10900
2785 ROCKBROOK DRIVE, SUITE 105
LEWISVILLE, TEXAS 75067 (972) 393-9800

The Q10 and Q100 shall be higher than the values on Sheet Calc1 for OS-2 only. Please revise your calculations to be consistent with the other sheets.

STORM SEWER HYDRAULIC CALCULATIONS

Please update starting intensities per Appendix A

The minimum velocities in conduit shall be 2.5 feet per second per Ordinance § 10.106(d)(6)(B)(i)

Table with columns: From, To, Pipe Length, Incremental No., Area, Total Area, Runoff, Incr. CA, Total CA, Inlet, Travel, Total, 10 Yr Intensity, 100 Yr Intensity, Q10 Runoff, Q100 Runoff, Total Carryover, Q, Pipe Size, Pipe Coefficient, Friction Slope, D/S, U/S, V1, V2, V1^2/g, V2^2/g, K1, K1/V1^2/g, H1, Design HELL, Invert Elev., From, To, T/C Elev., Panel Flow?, Panel Flow Depth.

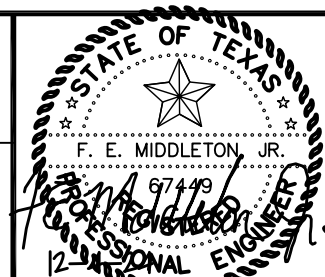
THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF F.E. MIDDLETON JR., REGISTERED PROFESSIONAL ENGINEER NO. 67449.

DATE REVISION APPROV.

HYDRAULIC CALCULATIONS

Date: 12-4-24 Dwg Scale: Hor. Vert. Dwg File: 0001048DAM.DWG Project No. 0001048

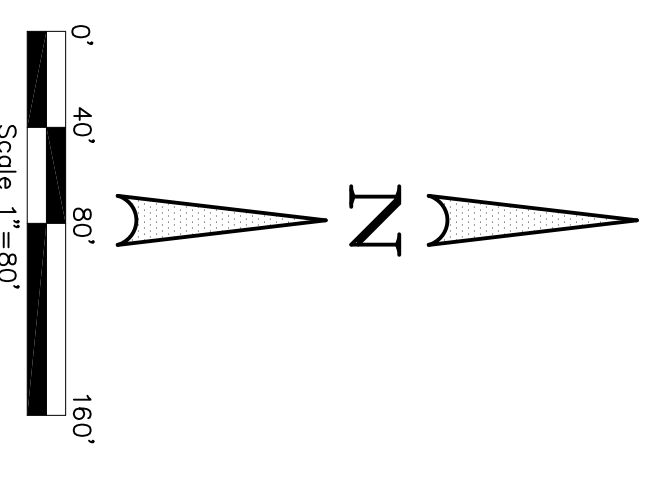
LANE RANCH, PHASE 5 CITY OF SANGER DENTON COUNTY, TEXAS BENISON HOME, LLC 101 FOREST BEND DRIVE COPPELL, TEXAS 75019 JONATHAN WANG - 214-316-2256



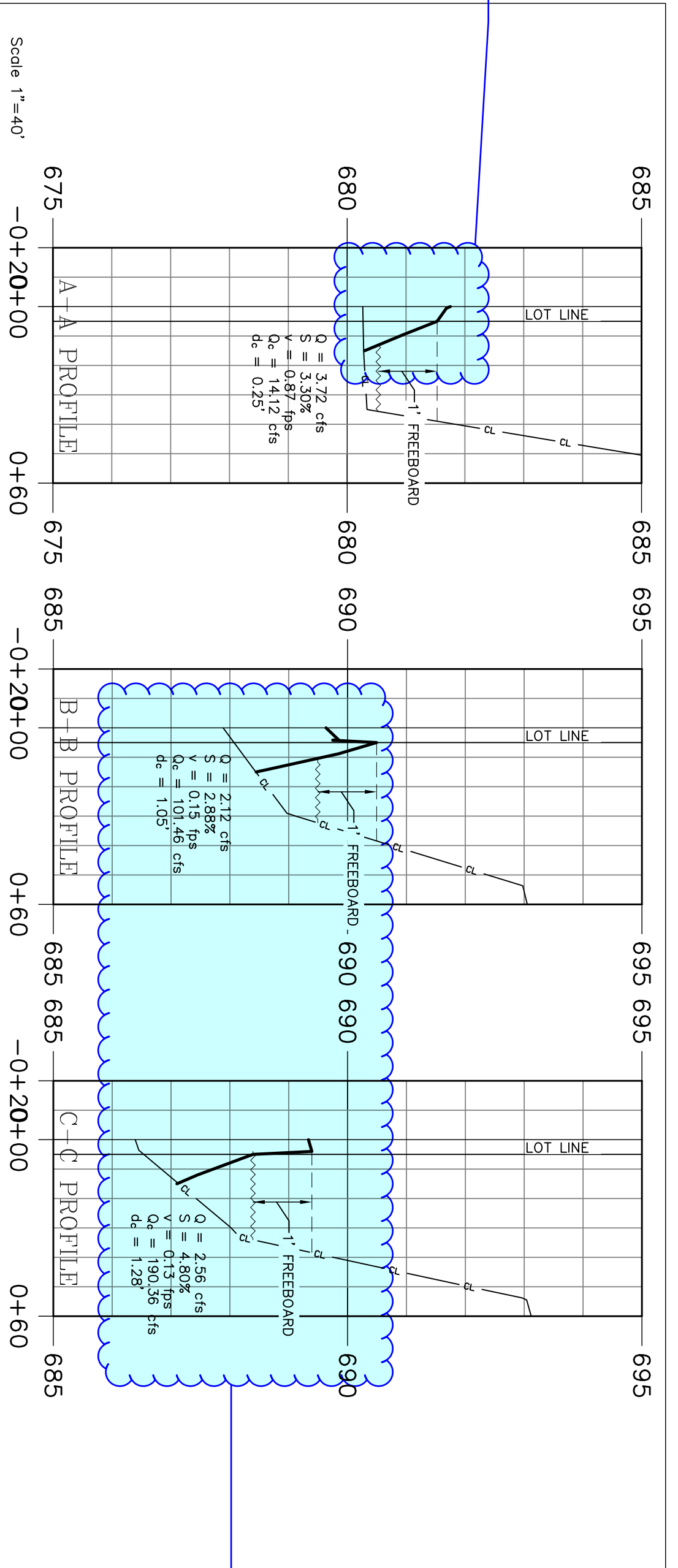
Middleton & Assoc, LLC CONSULTING CIVIL ENGINEERS & LAND PLANNERS TBPE #10900 2785 ROCKBROOK DRIVE, SUITE 105 LEWISVILLE, TEXAS 75067 (972) 393-9800

CALC2

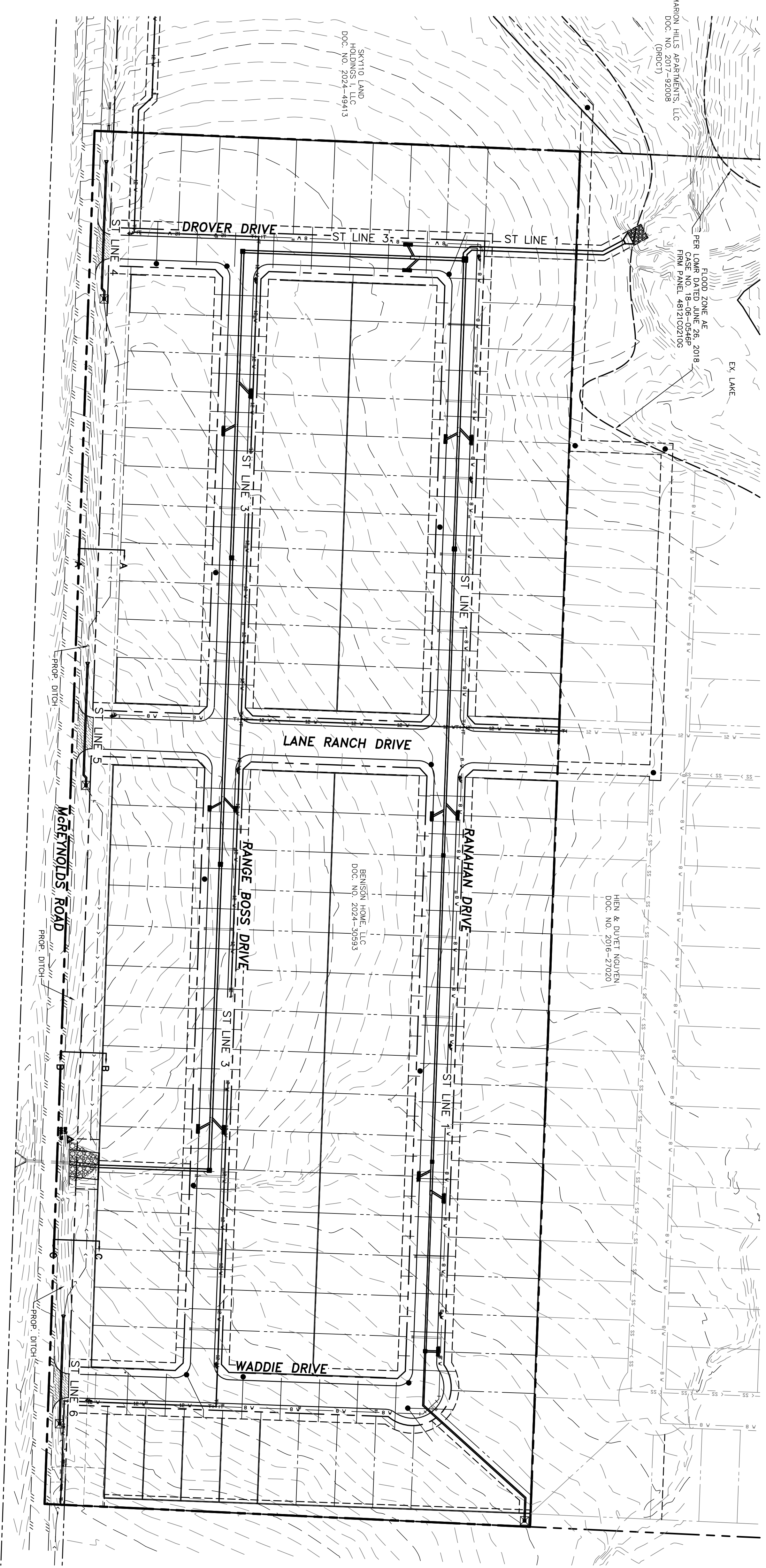
LANE RANCH, PHASE 5



Please label the side slope of the proposed grading. It typically shall be 4:1. Please verify all three profile views meet the requirement. 10.106(d)(9)(B)



Please provide ditch calculations to account for tailwater conditions of offsite flow.



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No.	DATE	REVISION	APPROV.

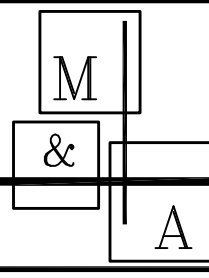
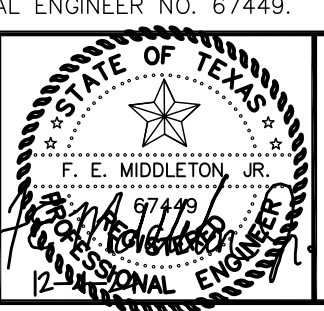
ST-ALL
 Date: 12-4-24
 Dwg Scale: Hor. 1"=80'
 Vert.
 Dwg File: 0001048UTL.DWG
 Project No. 0001048

OVERALL STORM DRAIN PLAN

LANE RANCH, PHASE 5

LANE RANCH, PHASE 5
 CITY OF SANGER DENTON COUNTY, TEXAS

BENSON HOME, LLC
 101 FOREST BEND DRIVE
 COPPELL, TEXAS 75019
 JONATHAN WANG - 214-316-2256



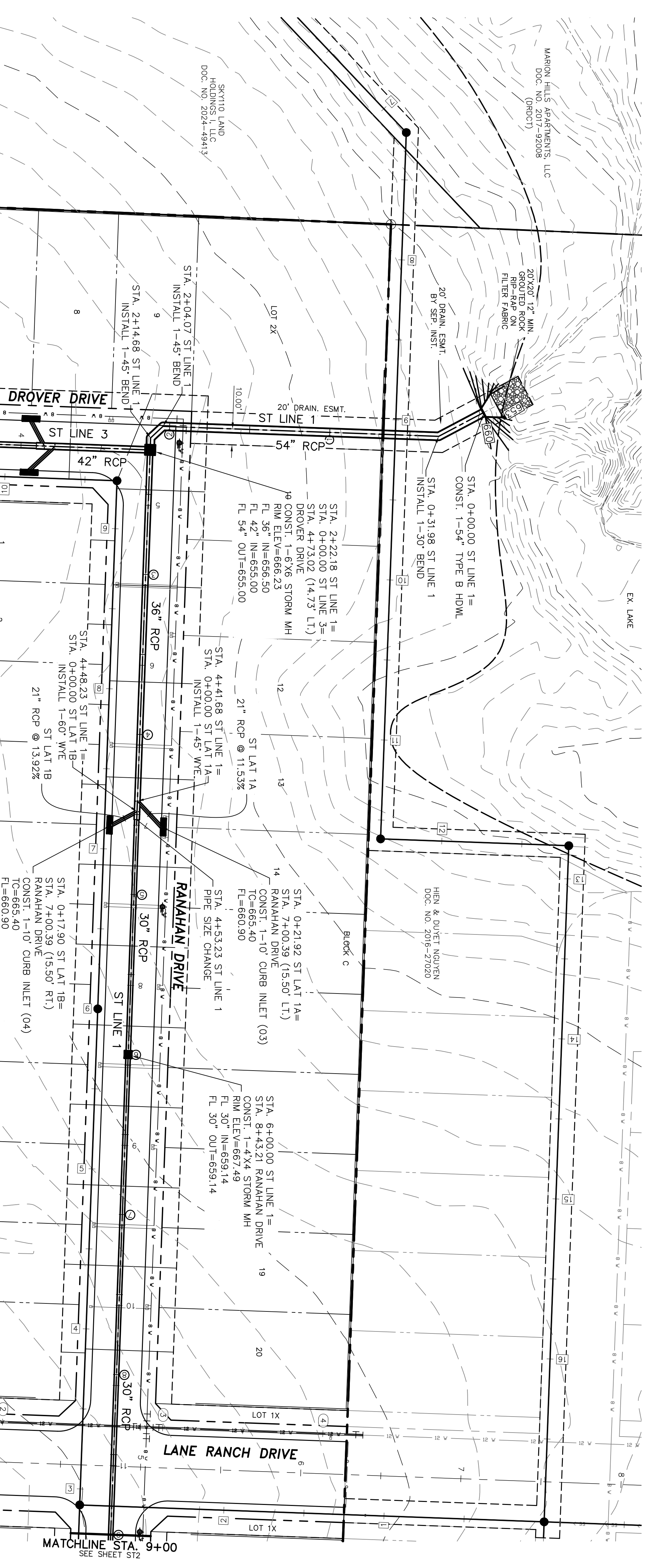
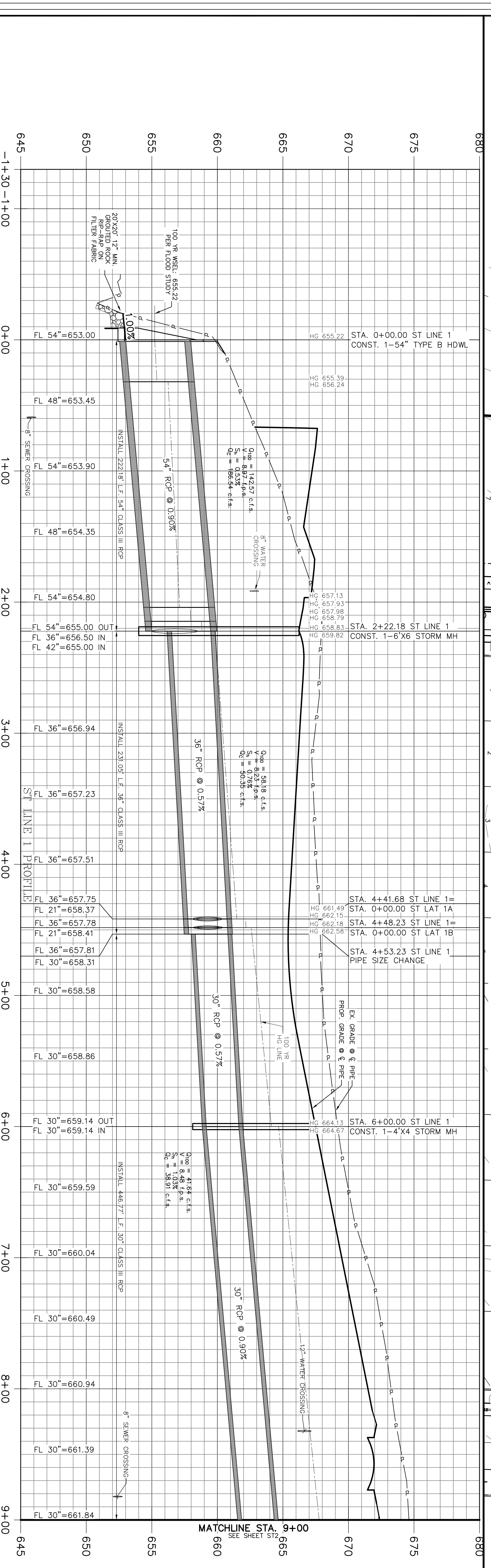
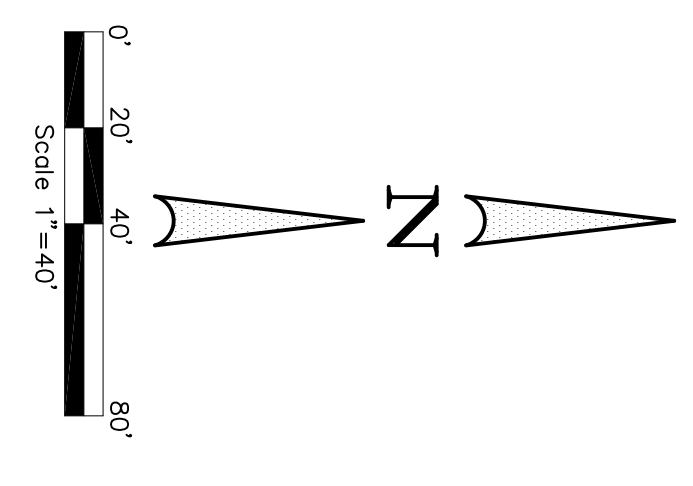
Middleton & Assoc, LLC
 CONSULTING CIVIL ENGINEERS & LAND PLANNERS
 TBPE #10900
 2785 ROCKBROOK DRIVE, SUITE 105
 LEWISVILLE, TEXAS 75067 (972) 393-9800

LEGEND

Ex. Water	Ex. Fire Hydrant
Ex. Sanitary Sewer	Ex. Sanitary Sewer
Ex. Storm Sewer	Ex. Storm Sewer
Ex. Overhead Utility	Ex. Overhead Utility
Prop. Sanitary Sewer	Prop. Sanitary Sewer
Prop. Storm Sewer	Prop. Storm Sewer
Prop. Water	Prop. Water
Prop. Fire Hydrant	Prop. Fire Hydrant
Prop. Storm Drain	Prop. Storm Drain
Street Stations	Street Stations
Stream Stations	Stream Stations
1140-667257	FLOOD CROSS SECTION & FLOOD REPORT

BENCHMARK 1
X CUT 7' OFF EAST END OF HDWL, SOUTH SIDE OF MCKENNA DRIVE, 430' EAST OF LAKE RIDGE DRIVE, ELEV.=642.82

BENCHMARK 2
X CUT ON WEST CORNER OF HDWL, SOUTH OF MCKENNA DRIVE, 475' WEST OF EAST PROPERTY LINE, ELEV.=688.35



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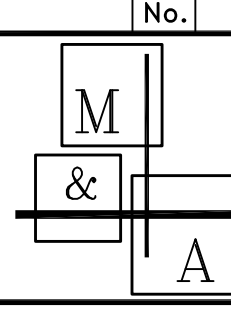
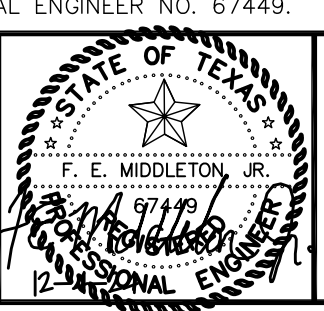
No.	DATE	REVISION	APPROV.

Date: 12-4-24
Dwg Scale: Hor. 1"=40'
Vert. 1"=4'
Dwg File: 0001048UTL.DWG
Project No. 0001048

STORM DRAIN PLAN & PROFILE
ST LINE 1
STA. 0+00 - 9+00
LANE RANCH, PHASE 5

LANE RANCH, PHASE 5
CITY OF SANGER DENTON COUNTY, TEXAS

BENISON HOME, LLC
101 FOREST BEND DRIVE
COPPELL, TEXAS 75019
JONATHAN WANG - 214-316-2256

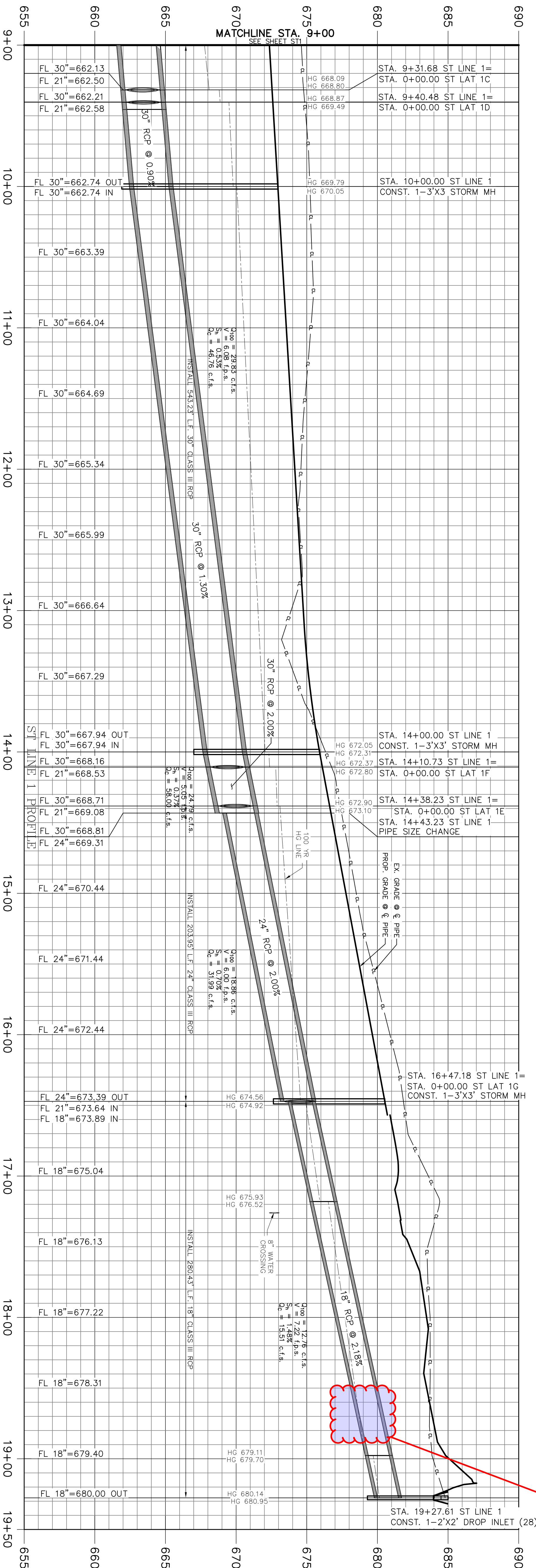
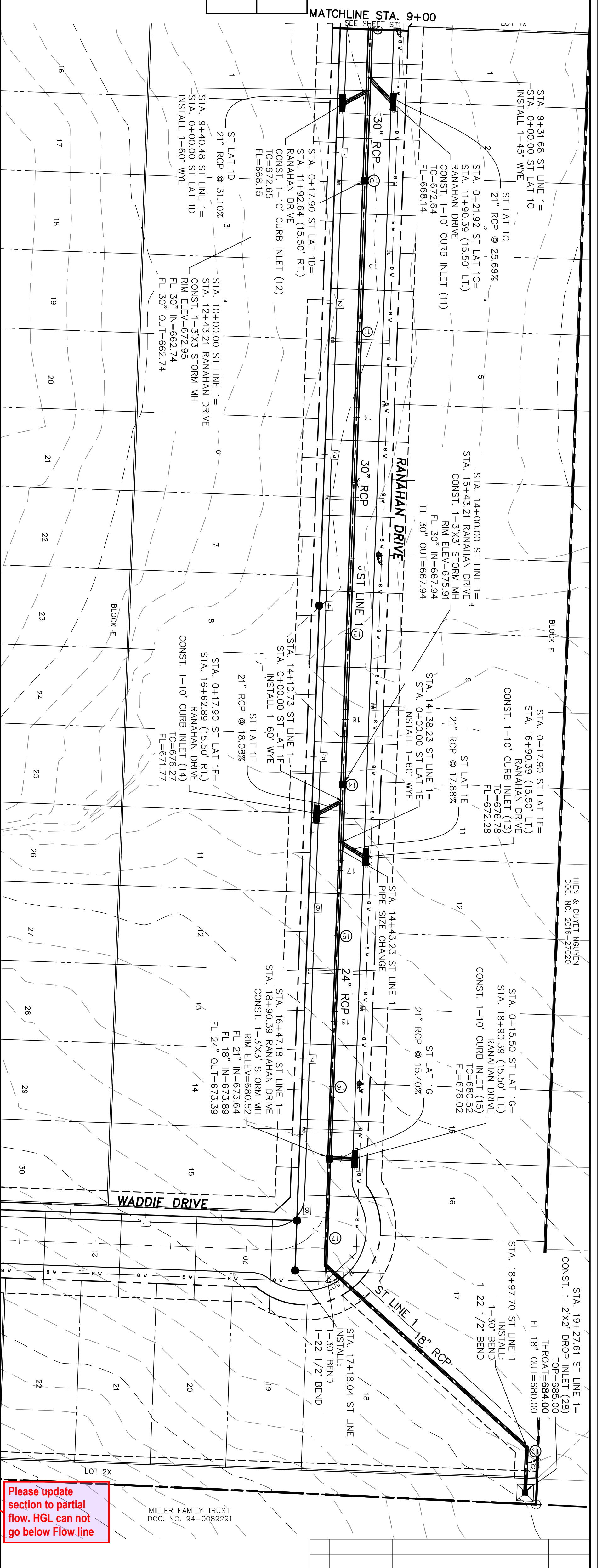
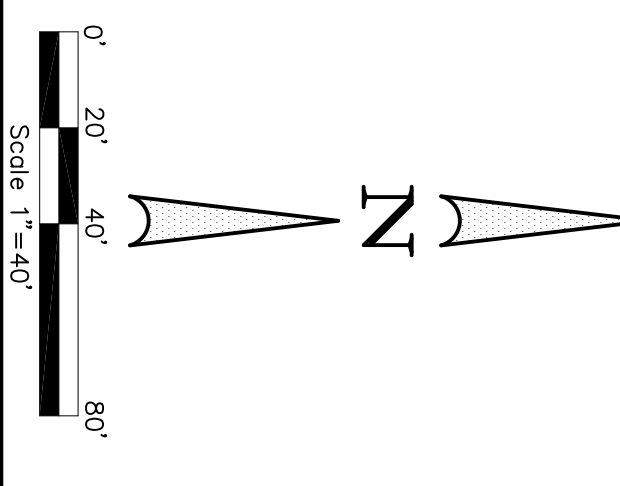


Middleton & Assoc., LLC
CONSULTING CIVIL ENGINEERS & LAND PLANNERS
TBPE #1-10900
2785 ROCKBROOK DRIVE, SUITE 105
LEWISVILLE, TEXAS 75067 (972) 393-9800

LEGEND	
	Ex. Water
	Ex. Fire Hydrant
	Ex. Sanitary Sewer
	Ex. Storm Sewer
	Ex. Overhead Utility
	Prop. Sanitary Sewer
	Prop. Storm Sewer
	Prop. Water
	Prop. Fire Hydrant
	Prop. Storm Drain
	Street Station
	Storm Station
	FLOOD CROSS SECTION & FLOOD REPORT

BENCHMARK 1
X CUT 7' OFF EAST END OF HDWL, SOUTH SIDE OF MCGRENOLDS, 430' EAST OF LAKE RIDGE DRIVE. ELEV.=642.82

BENCHMARK 2
X CUT ON WEST CORNER OF HDWL, SOUTH OF MCGRENOLDS, 473' WEST OF EAST PROPERTY LINE. ELEV.=658.33

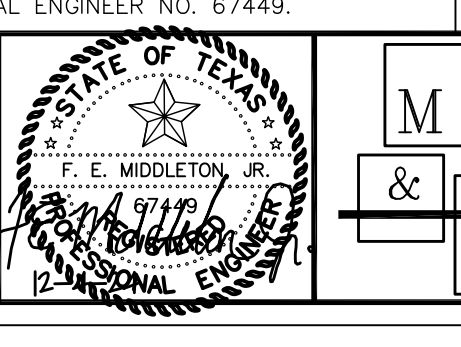


Date: 12-4-24
Dwg Scale: Hor. 1"=40'
Vert. 1"=4'
Dwg File: 0001048UTL.DWG
Project No. 0001048

STORM DRAIN PLAN & PROFILE
ST LINE 1
STA. 9+00 - END
LANE RANCH, PHASE 5

LANE RANCH, PHASE 5
CITY OF SANGER DENTON COUNTY, TEXAS

BENISON HOME, LLC
101 FOREST BEND DRIVE
COPPELL, TEXAS 75019
JONATHAN WANG - 214-316-2256



No.	DATE	REVISION	APPROV.

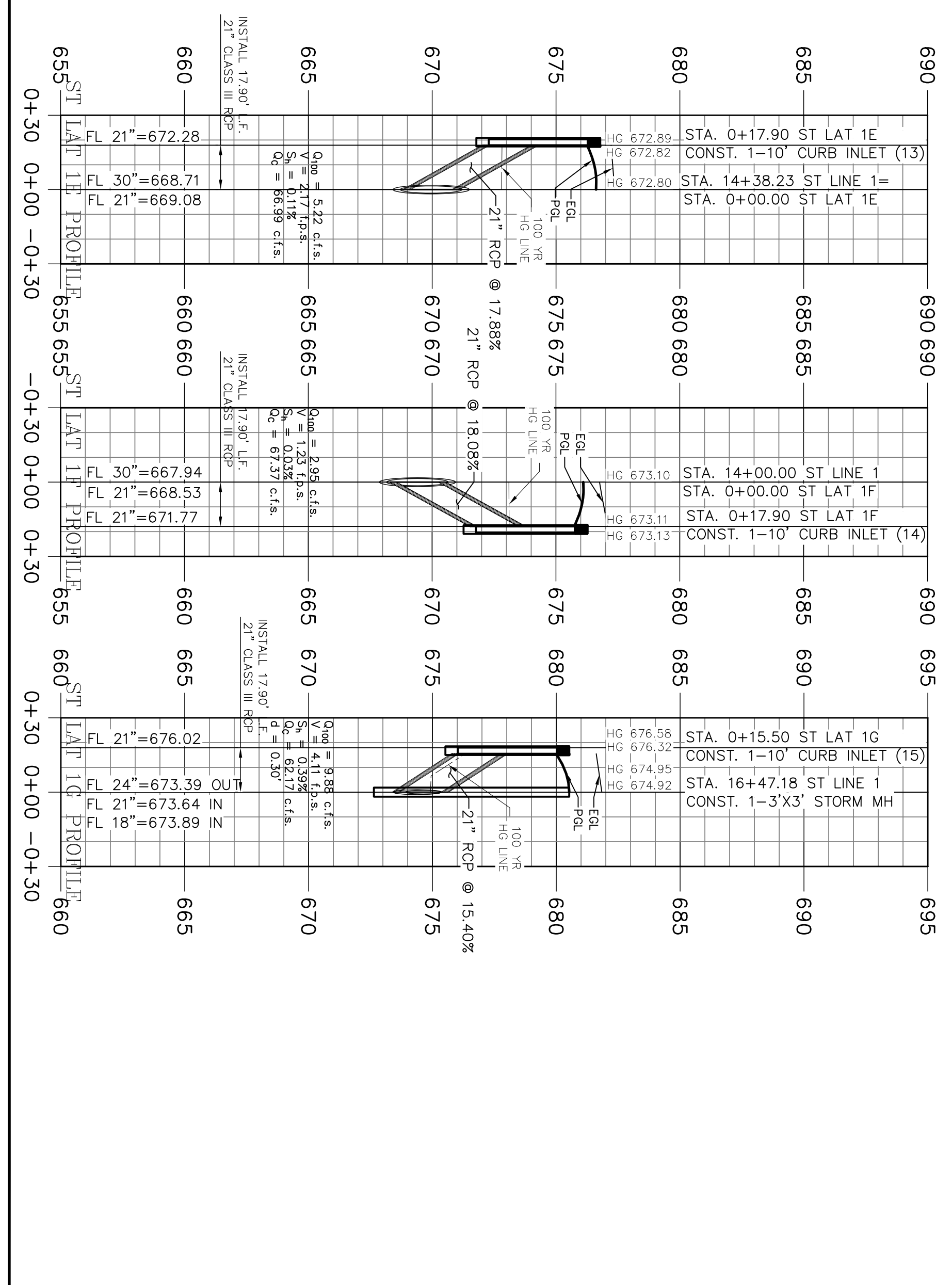
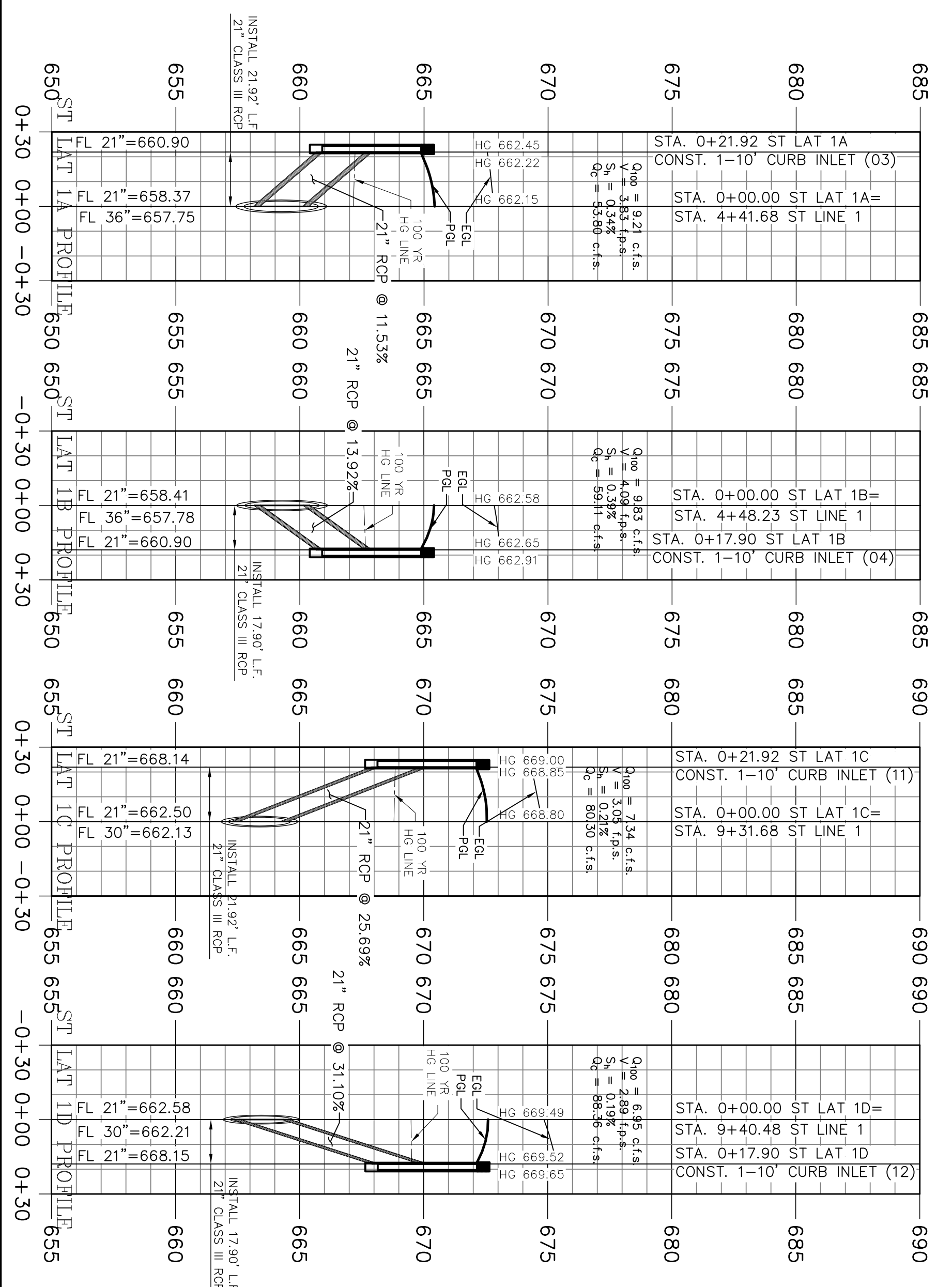
Middleton & Assoc, LLC
CONSULTING CIVIL ENGINEERS & LAND PLANNERS
TBPE #10900
2785 ROCKBROOK DRIVE, SUITE 105
LEWISVILLE, TEXAS 75067 (972) 393-9800

LEGEND

Ex. Water	—
Ex. Fire Hydrant	—
Ex. Sanitary Sewer	—
Ex. Storm Sewer	—
Ex. Overhead Utility	—
Prop. Sanitary Sewer	—
Prop. Storm Sewer	—
Prop. Water	—
Prop. Fire Hydrant	—
Prop. Storm Drain	—
Street Stations	—
Stream Stations	—
1140-687257	—
FLOOD CROSS SECTION & FLOOD REPORT	—

BENCHMARK 1
X CUT 7' OFF EAST END OF HDWL. SOUTH SIDE OF MCKENNOUDS. 430' EAST OF LAKE RIDGE DRIVE. ELEV.=642.82

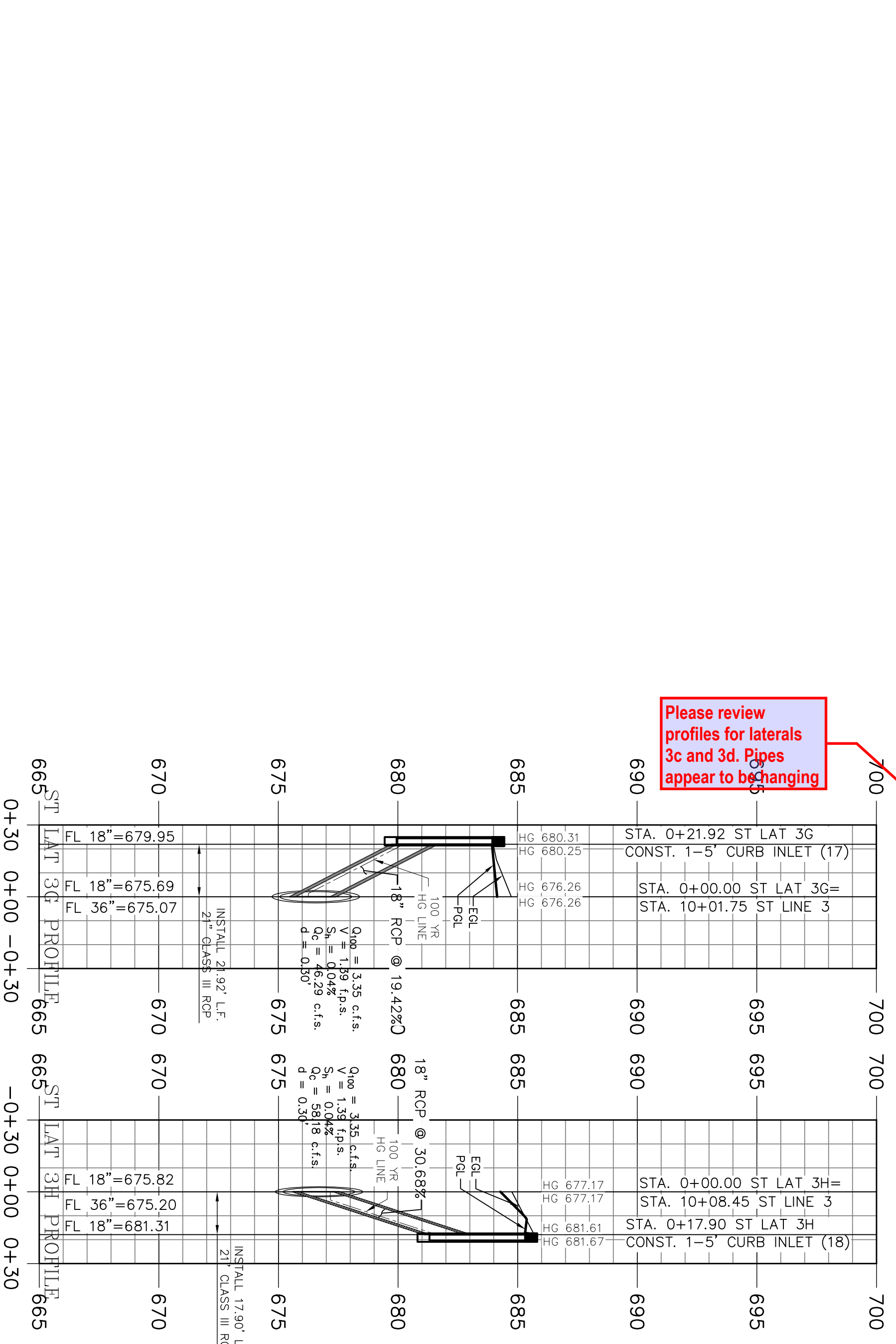
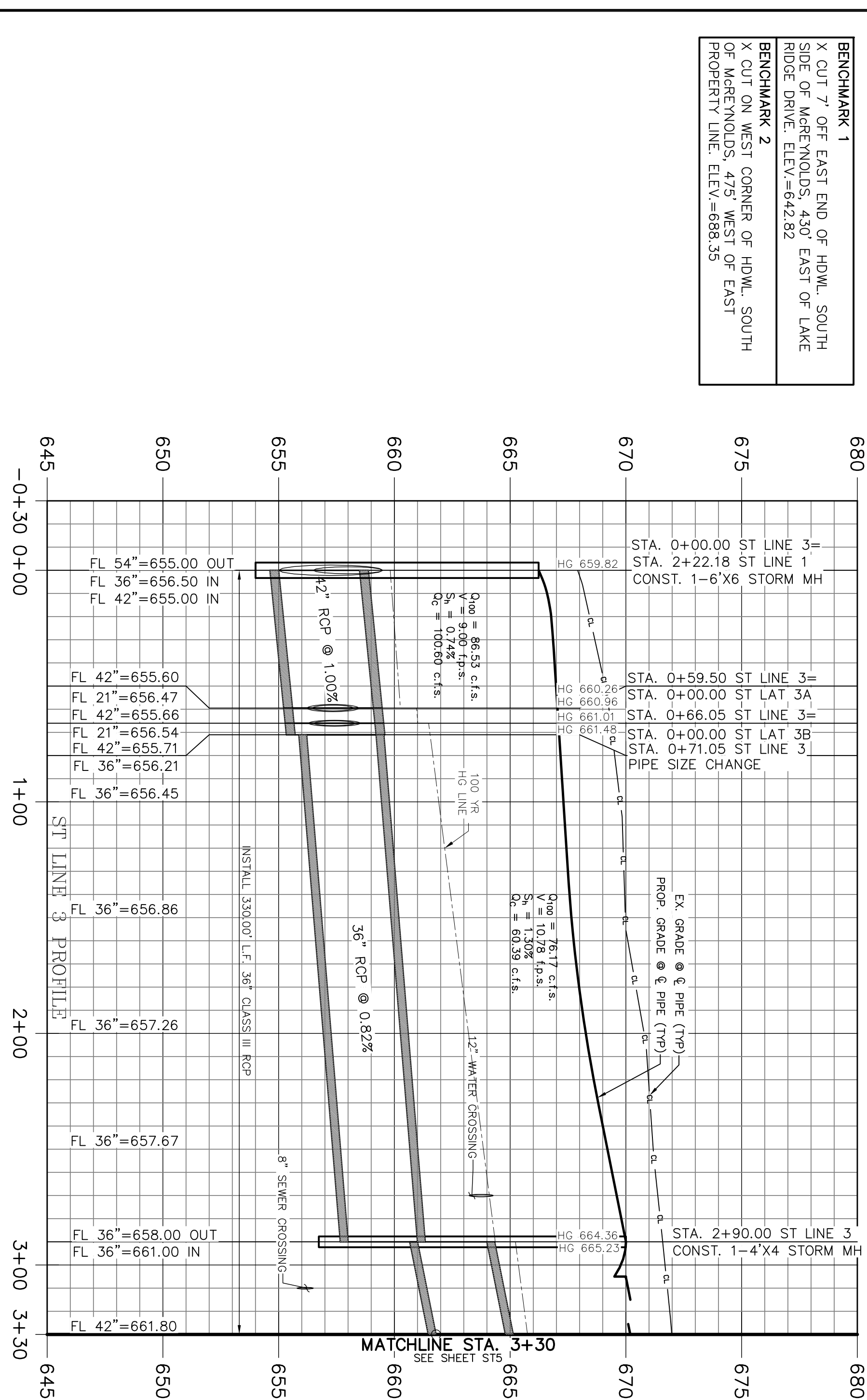
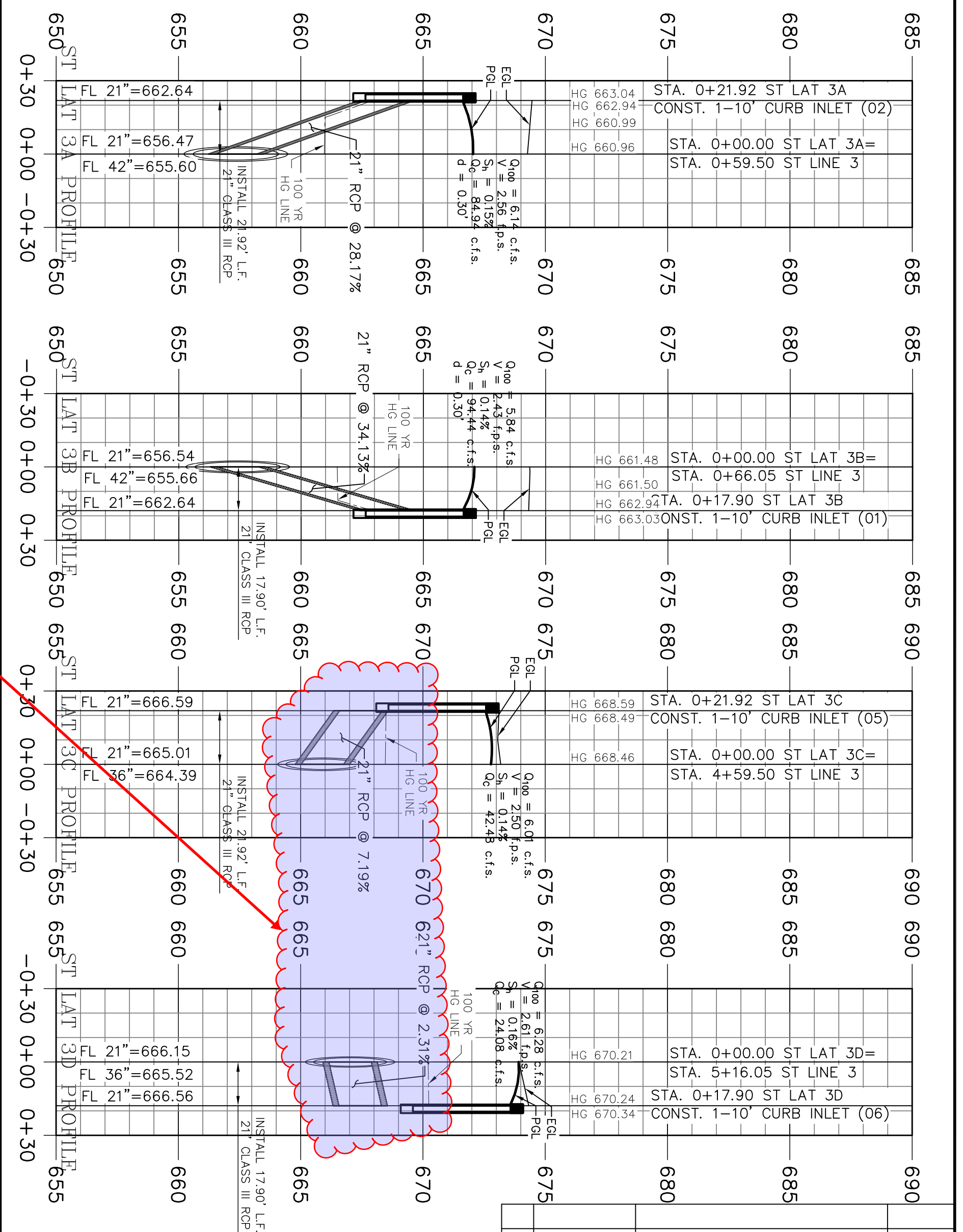
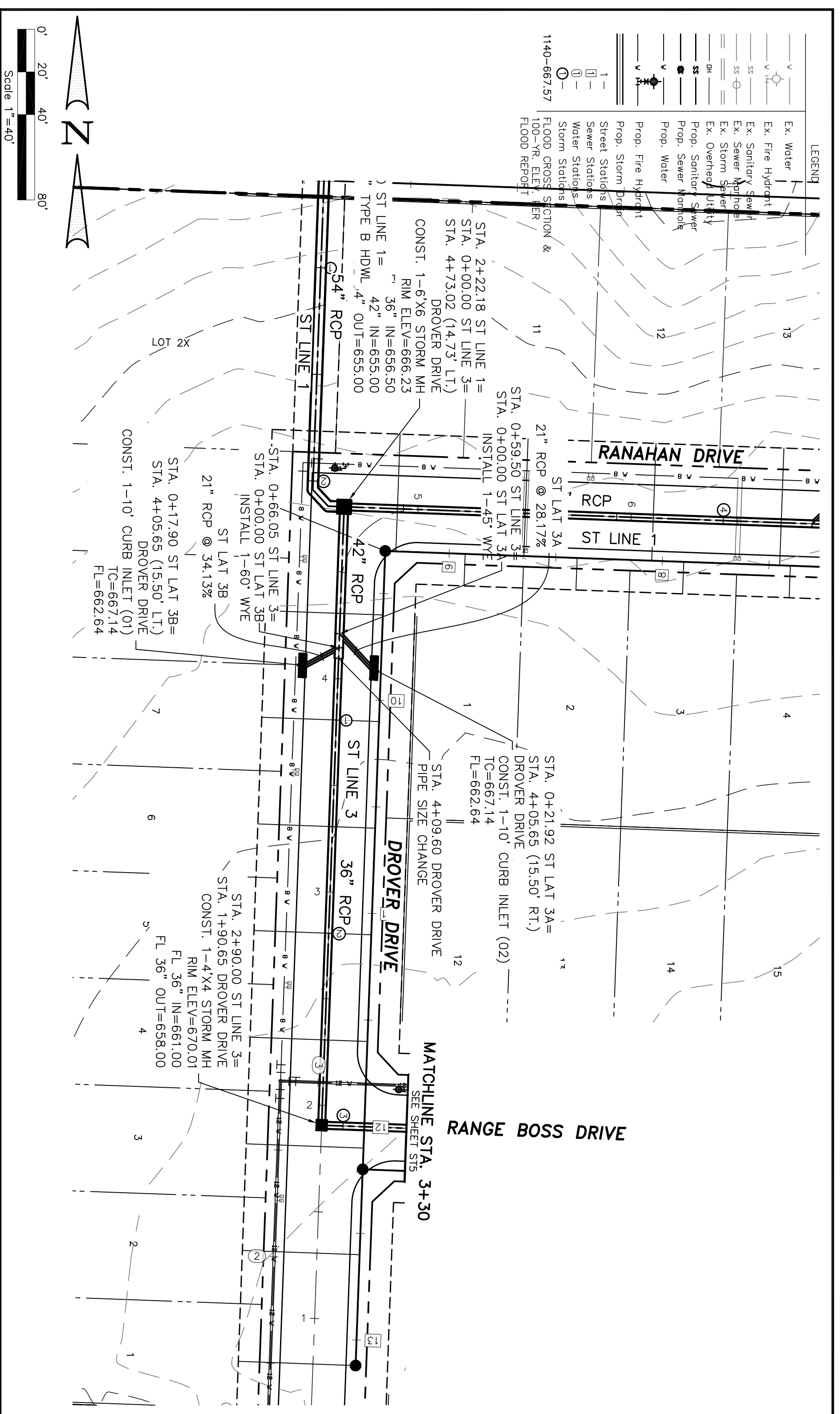
BENCHMARK 2
X CUT ON WEST CORNER OF HDWL. SOUTH OF MCKENNOUDS. 475 WEST OF EAST PROPERTY LINE. ELEV.=688.35



No.	DATE	REVISION	APPROV.

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF F.E. MIDDLETON JR., REGISTERED PROFESSIONAL ENGINEER NO. 67449.

<p>DATE: 12-4-24</p> <p>DWG SCALE: Hor. 1"=40'</p> <p> Vert. 1"=4'</p> <p>DWG FILE: 0001048UTL.DWG</p> <p>PROJECT NO. 0001048</p>	<p>STORM DRAIN PROFILES</p> <p>LAT. 1A, 1B, 1C, 1D, 1E, 1F, 1G</p>	<p>LANE RANCH, PHASE 5</p> <p>CITY OF SANGER DENTON COUNTY, TEXAS</p>		<p>Middleton & Assoc, LLC</p> <p>CONSULTING CIVIL ENGINEERS & LAND PLANNERS</p> <p>TBPE #10900</p> <p>2785 ROCKBROOK DRIVE, SUITE 105</p> <p>LEWISVILLE, TEXAS 75067 (972) 393-9800</p>



Please review profiles for laterals 3c and 3d. Pipes appear to be changing

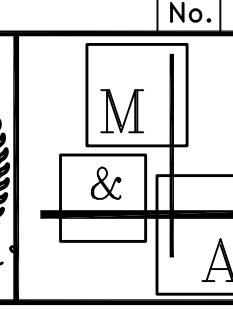
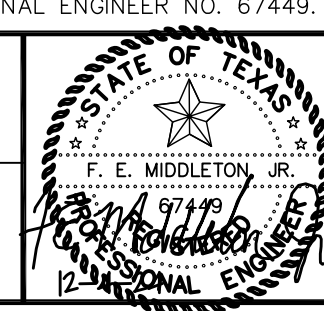
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No.	DATE	REVISION	APPROV.

Date: 12-4-24
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 Vert. 1"=4'
 Dwg File: 0001048UTL.DWG
 Project No. 0001048

STORM DRAIN PLAN & PROFILE
ST LINE 3
STA. 0+00 - 3+30
 LANE RANCH, PHASE 5

LANE RANCH, PHASE 5
 CITY OF SANGER DENTON COUNTY, TEXAS
 BENISON HOME, LLC
 101 FOREST BEND DRIVE
 COPPELL, TEXAS 75019
 JONATHAN WANG - 214-316-2256



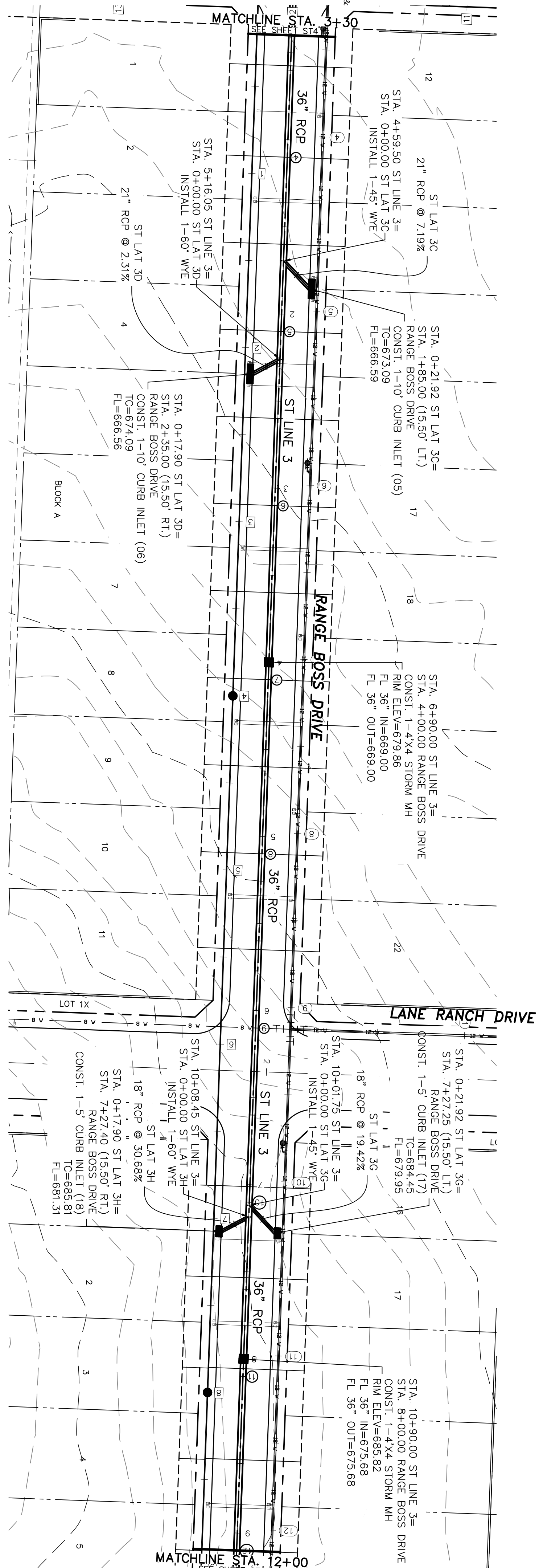
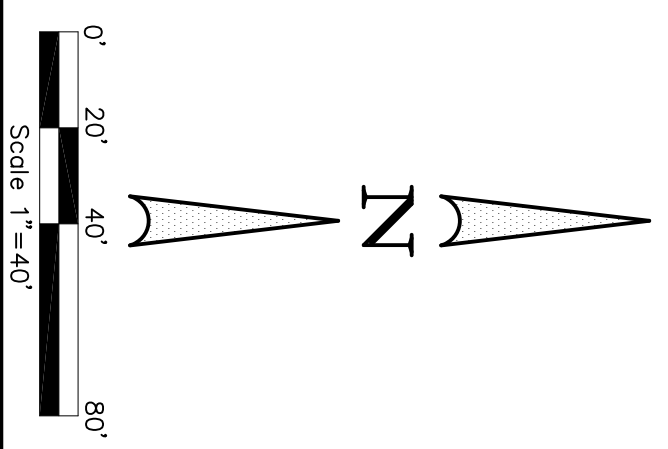
Middleton & Assoc., LLC
 CONSULTING CIVIL ENGINEERS & LAND PLANNERS
 TBPE #10900
 2785 ROCKBROOK DRIVE, SUITE 105
 LEWISVILLE, TEXAS 75067 (972) 393-9800

ST4

LEGEND

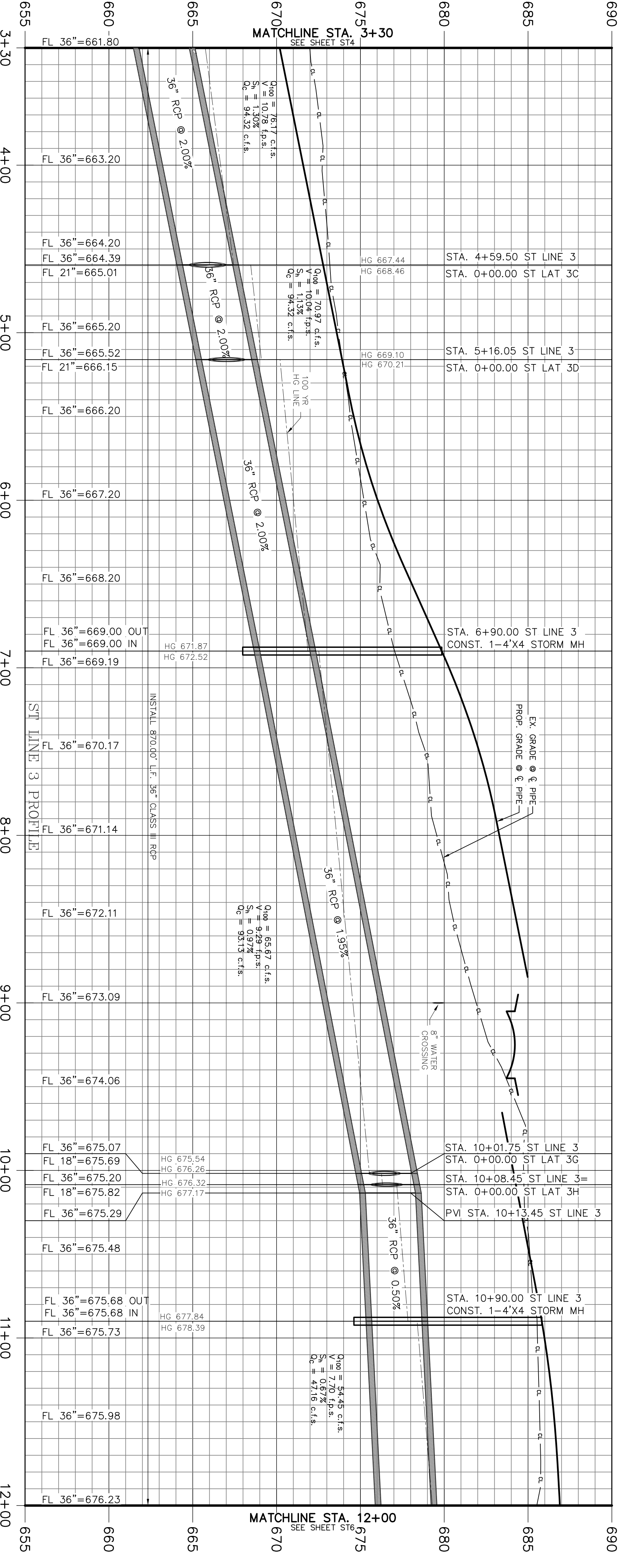
Ex. Water	Ex. Fire Hydrant
Ex. Sanitary Sewer	Ex. Storm Sewer
Ex. Overhead Utility	Prop. Sanitary Sewer
Prop. Sewer Manhole	Prop. Water
Prop. Fire Hydrant	Prop. Storm Drain
Prop. Street Light	Prop. Street Station
Prop. Water	Prop. Storm Station
Prop. Storm Station	Prop. Storm Station
Prop. Storm Station	Prop. Storm Station

1140-687257
FLOOD CROSS SECTION &
100-YR. ELEV. PER
FLOOD REPORT



BENCHMARK 1
X CUT 7' OFF EAST END OF HDWL. SOUTH
SIDE OF McREYNOLDS. 430' EAST OF LAKE
RIDGE DRIVE. ELEV.=642.82

BENCHMARK 2
X CUT ON WEST CORNER OF HDWL. SOUTH
OF McREYNOLDS. 475' WEST OF EAST
PROPERTY LINE. ELEV.=688.35



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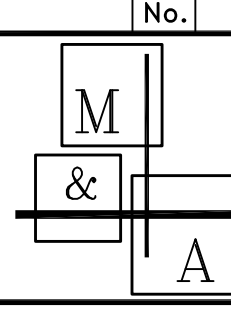
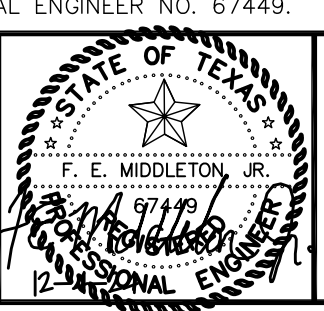
No.	DATE	REVISION	APPROV.

Date: 12-4-24
Dwg Scale: Hor. 1"=40'
Vert. 1"=4'
Dwg File: 0001048UTL.DWG
Project No. 0001048

STORM DRAIN PLAN & PROFILE
ST LINE 3
STA. 3+30 - 12+00
LANE RANCH, PHASE 5

LANE RANCH, PHASE 5
CITY OF SANGER DENTON COUNTY, TEXAS

BENISON HOME, LLC
101 FOREST BEND DRIVE
COPPELL, TEXAS 75019
JONATHAN WANG - 214-316-2256

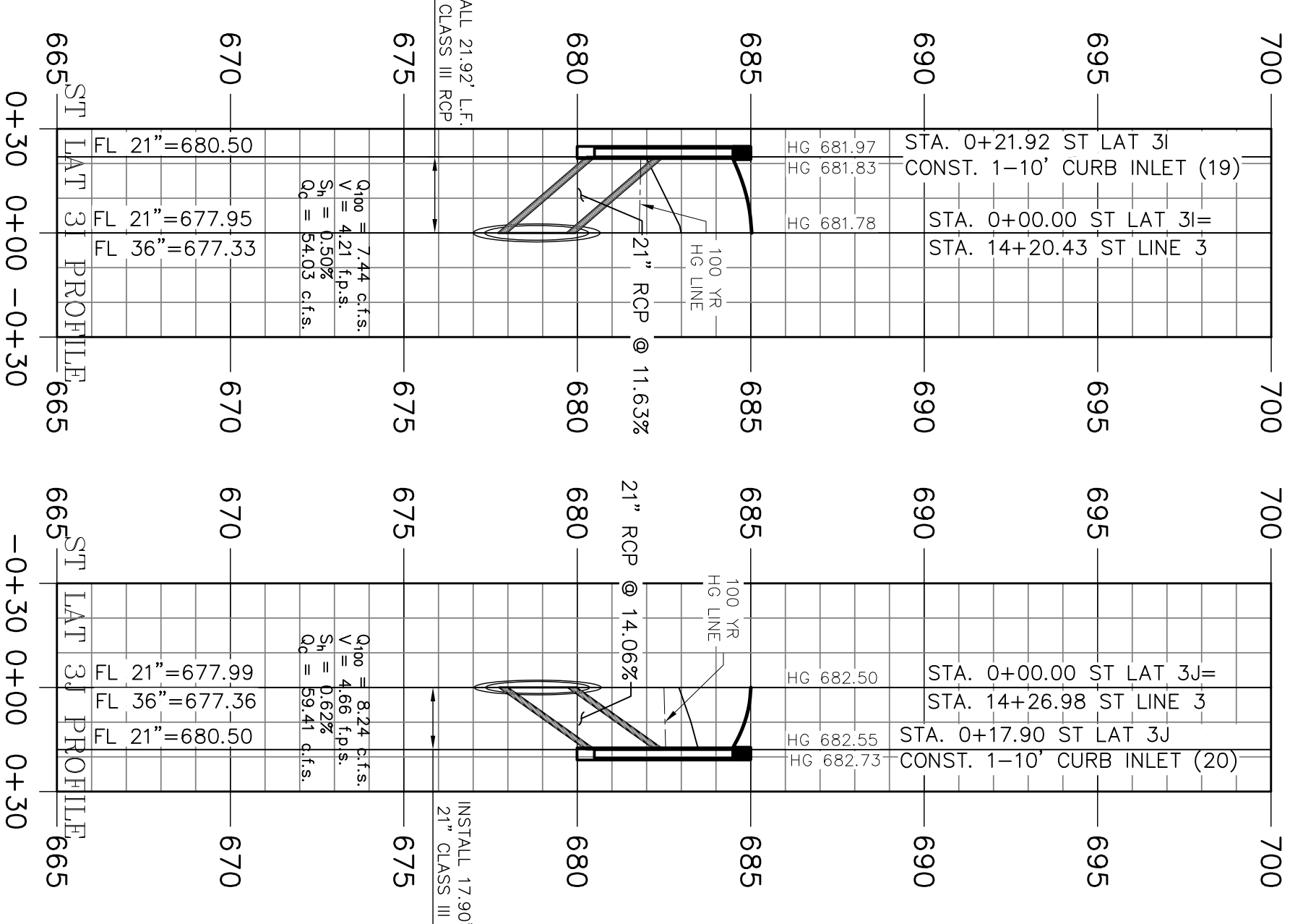
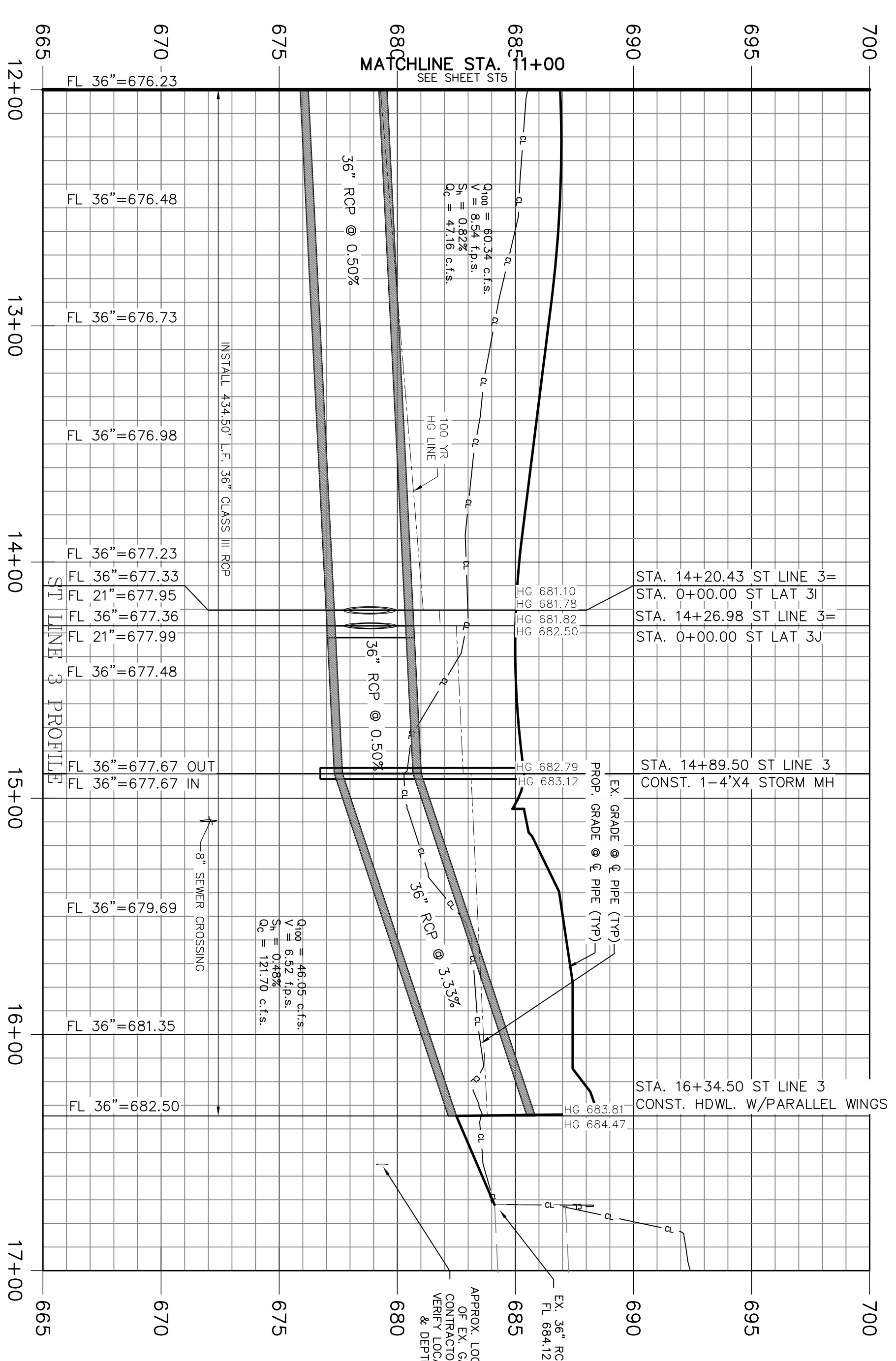
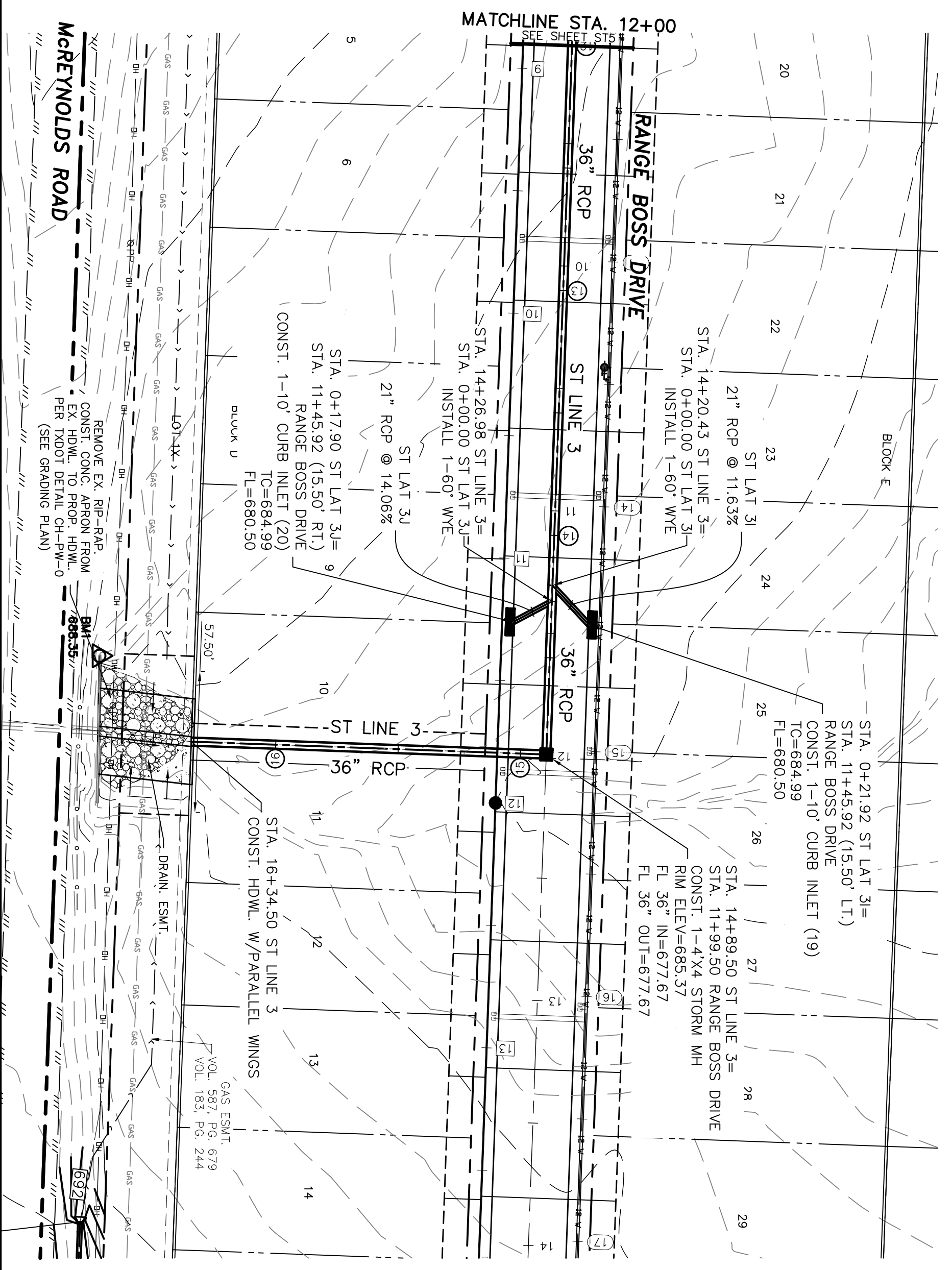
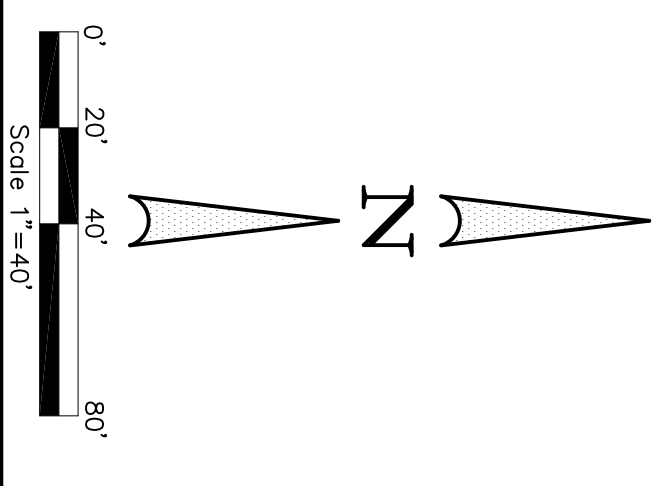


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2785 ROCKBROOK DRIVE, SUITE 105
LEWISVILLE, TEXAS 75067 (972) 393-9800

STS

LEGEND

	Ex. Water
	Ex. Fire Hydrant
	Ex. Sanitary Sewer
	Ex. Storm Sewer
	Ex. Overhead Utility
	Prop. Sanitary Sewer
	Prop. Sewer Manhole
	Prop. Water
	Prop. Fire Hydrant
	Prop. Storm Drain
	Street Station
	Storm Station
	1140-687257
	FLOOD CROSS SECTION & FLOOD REPORT



BENCHMARK 1
 X CUT 7' OFF EAST END OF HDWL. SOUTH SIDE OF McREYNOLDS, 430' EAST OF LAKE RIDGE DRIVE. ELEV.=642.82

BENCHMARK 2
 X CUT ON WEST CORNER OF HDWL. SOUTH OF McREYNOLDS, 475' WEST OF EAST PROPERTY LINE. ELEV.=688.35

No.	DATE	REVISION	APPROV.

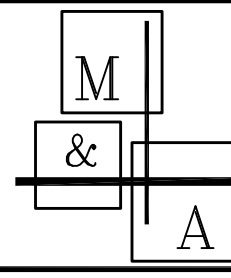
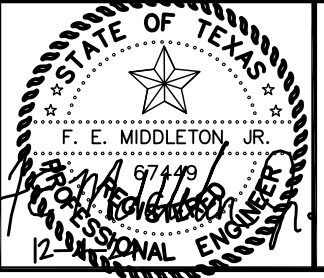
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Date: 12-4-24
 Dwg Scale: Hor. 1"=40'
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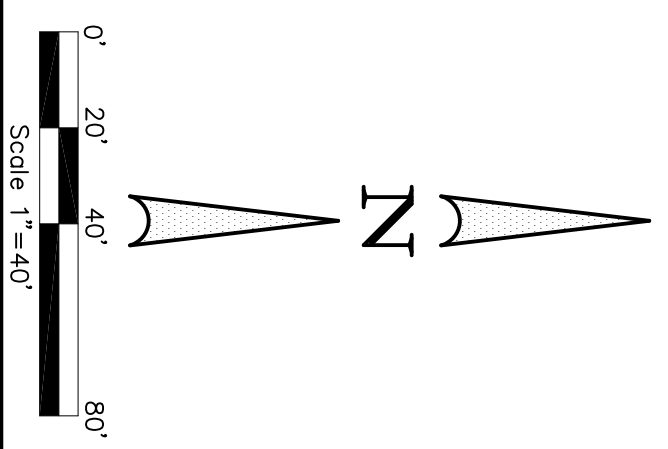
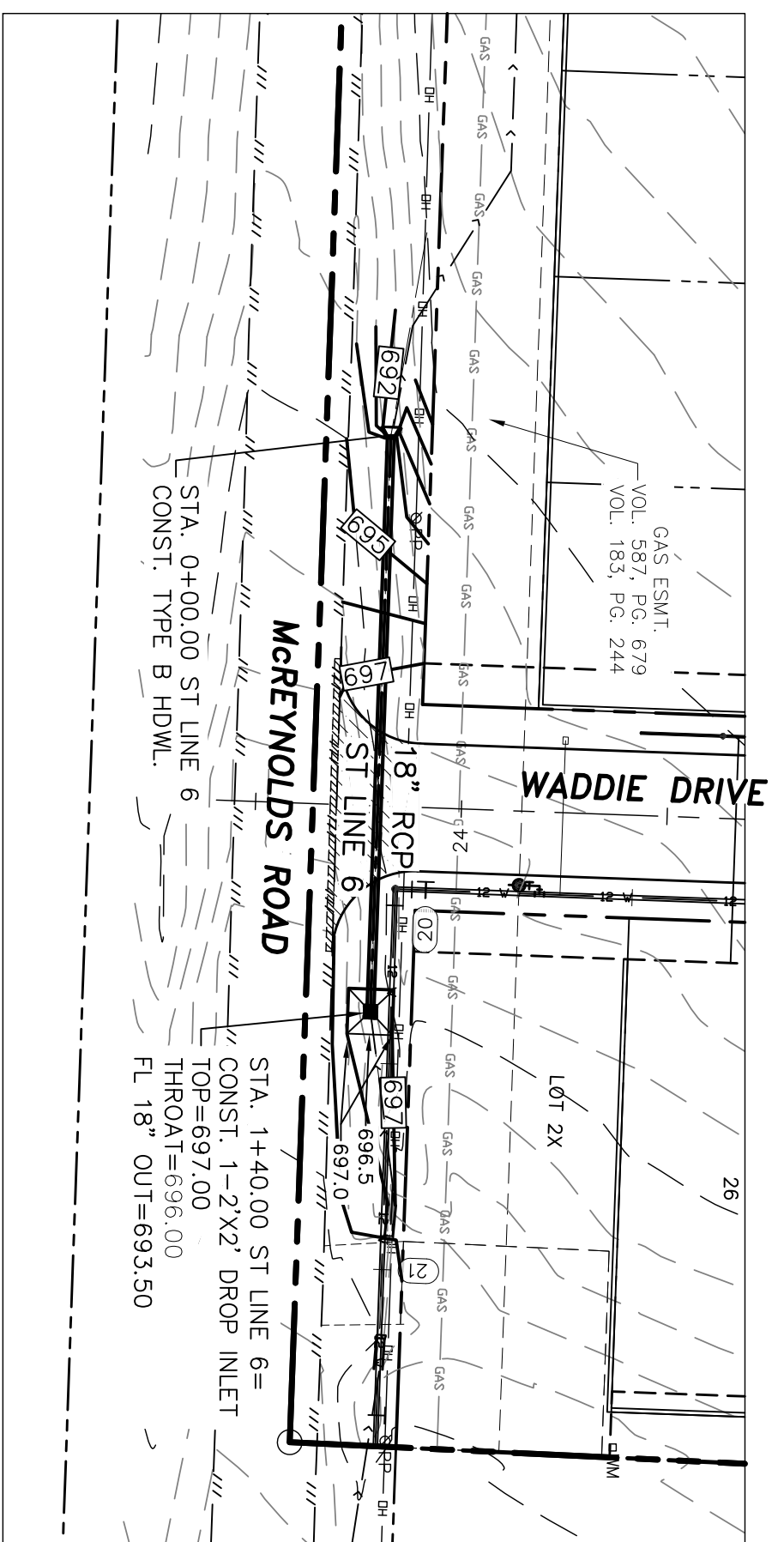
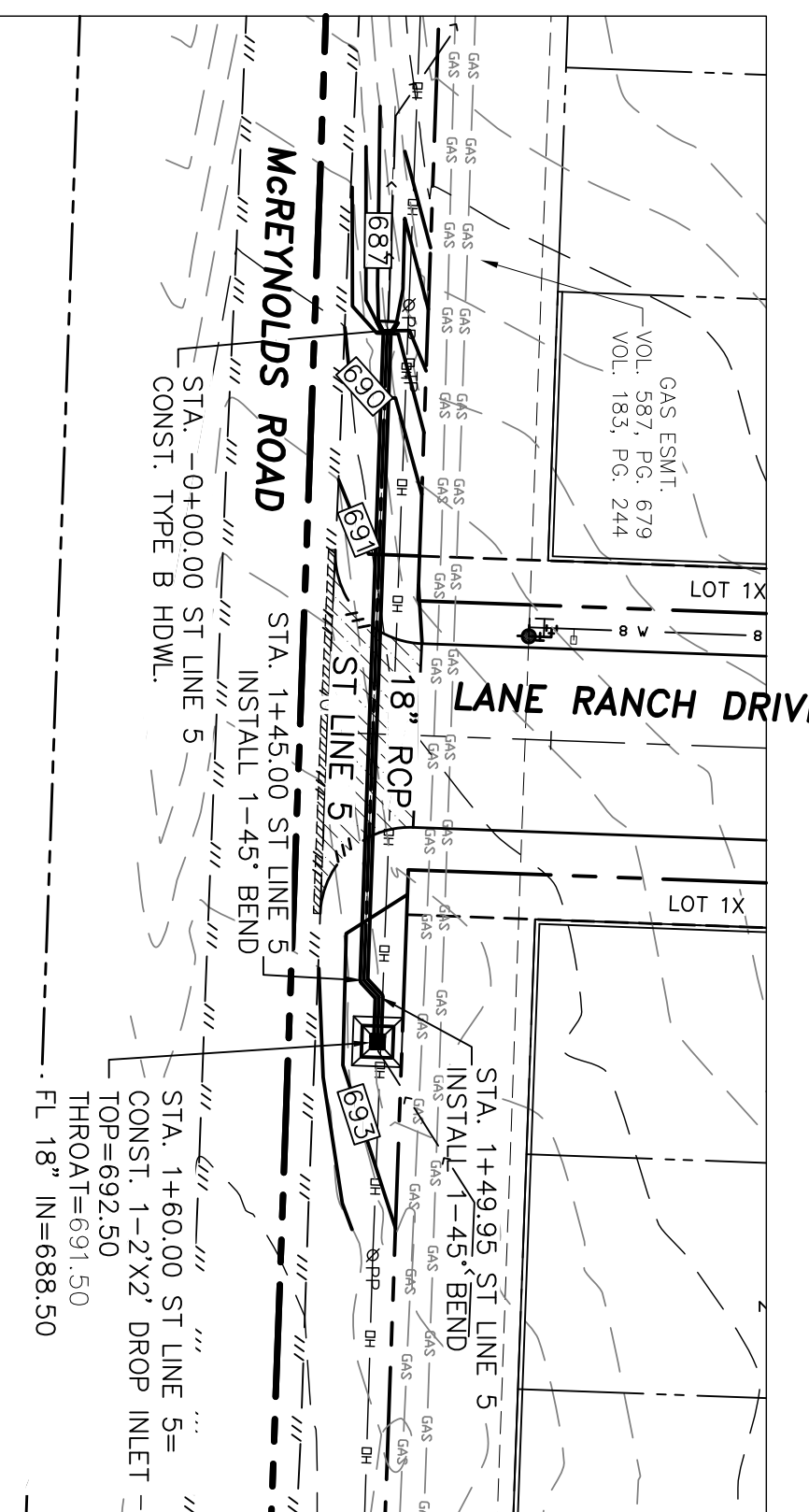
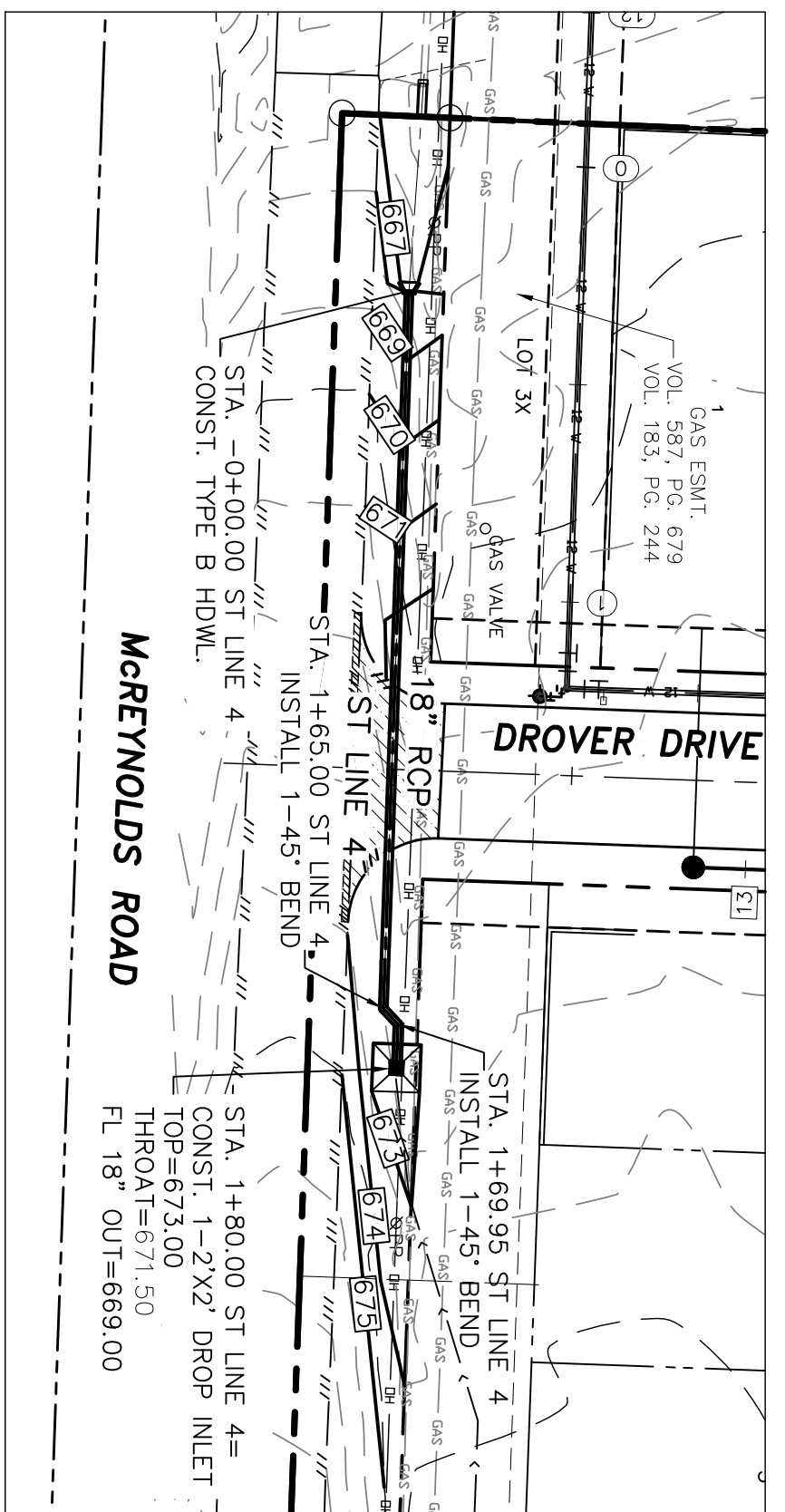
STORM DRAIN PLAN & PROFILE
ST LINE 3
STA. 12+00 - END
 LANE RANCH, PHASE 5

LANE RANCH, PHASE 5
 CITY OF SANGER DENTON COUNTY, TEXAS

BENISON HOME, LLC
 101 FOREST BEND DRIVE
 COPPELL, TEXAS 75019
 JONATHAN WANG - 214-316-2256

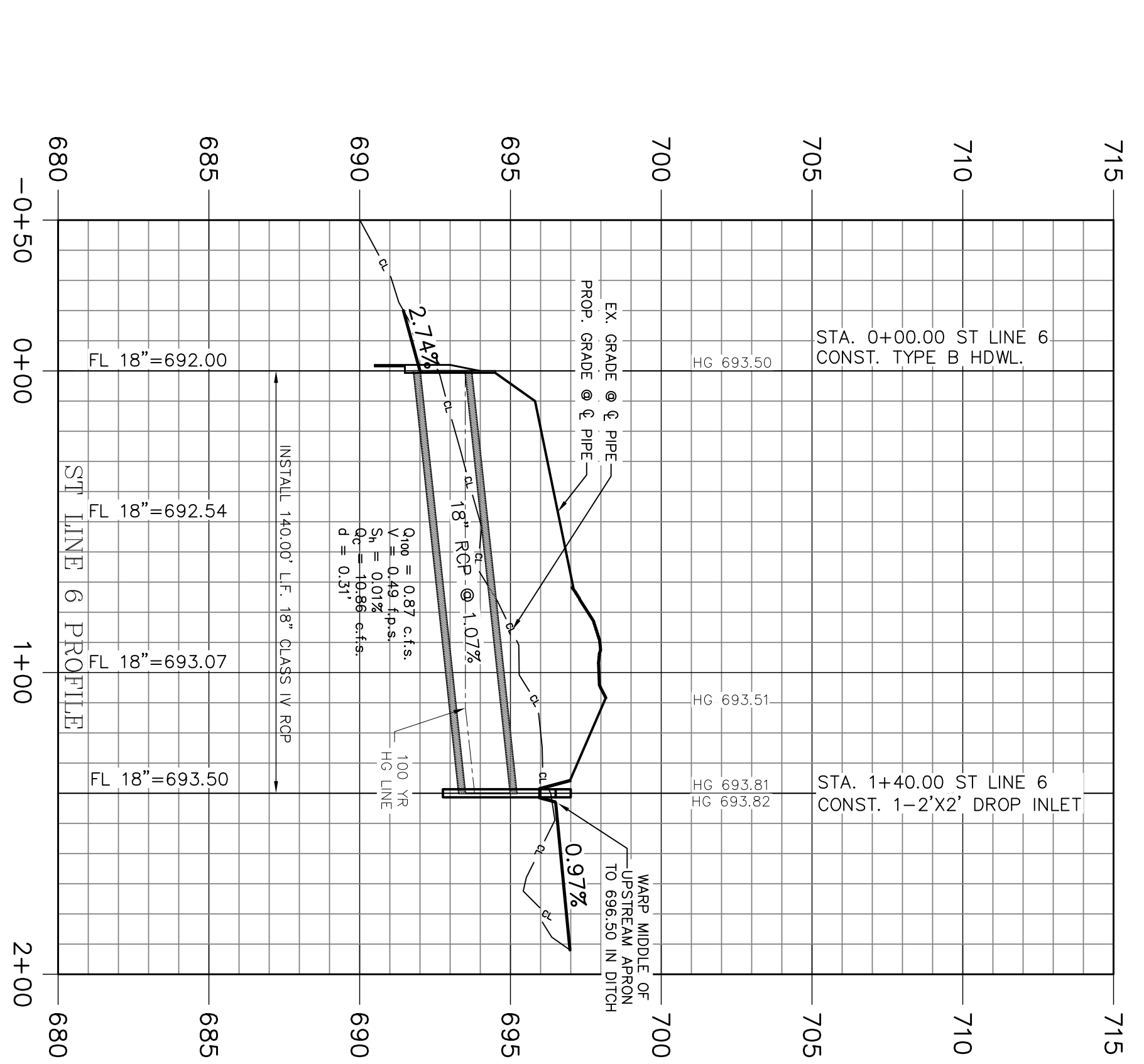
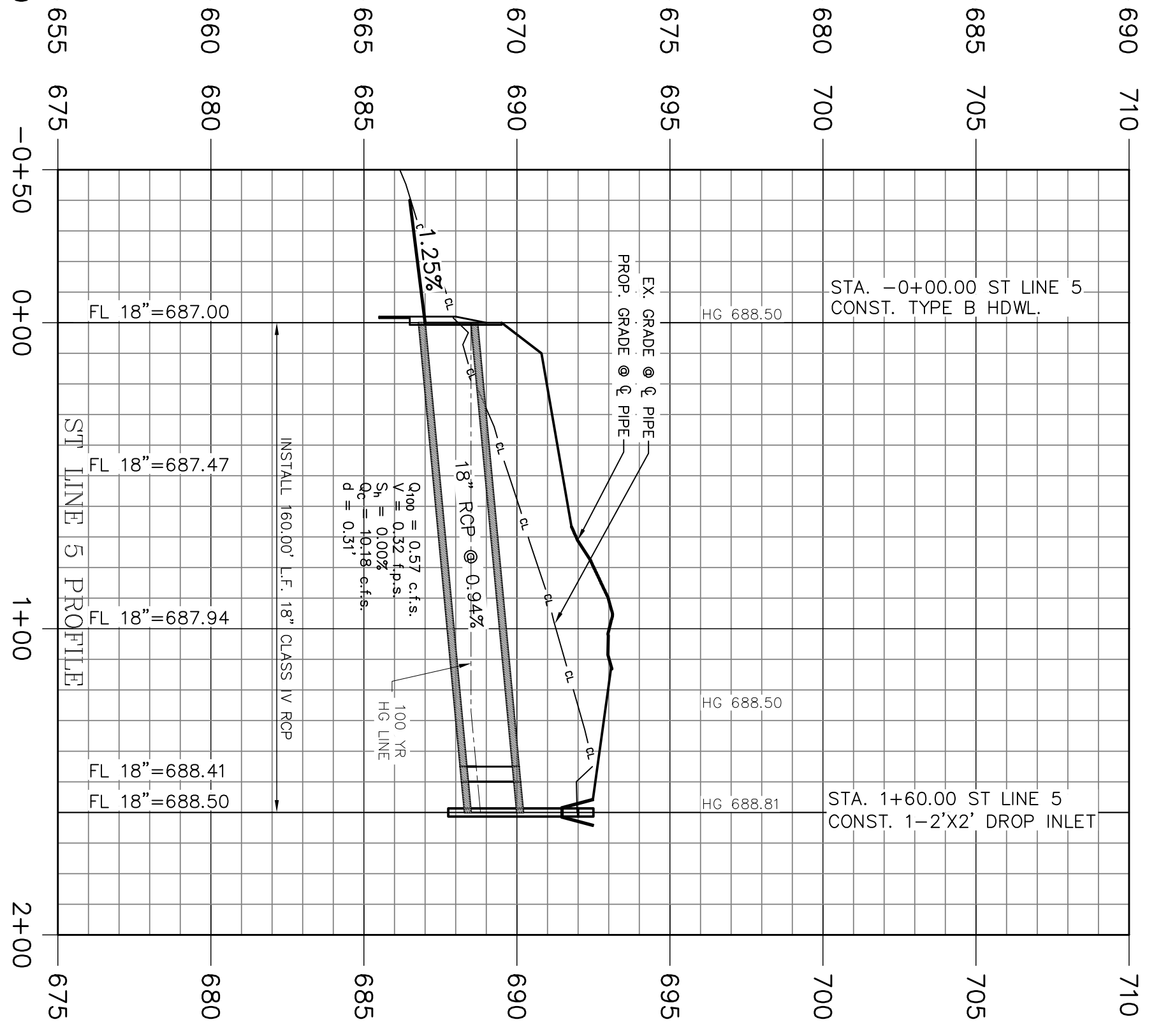
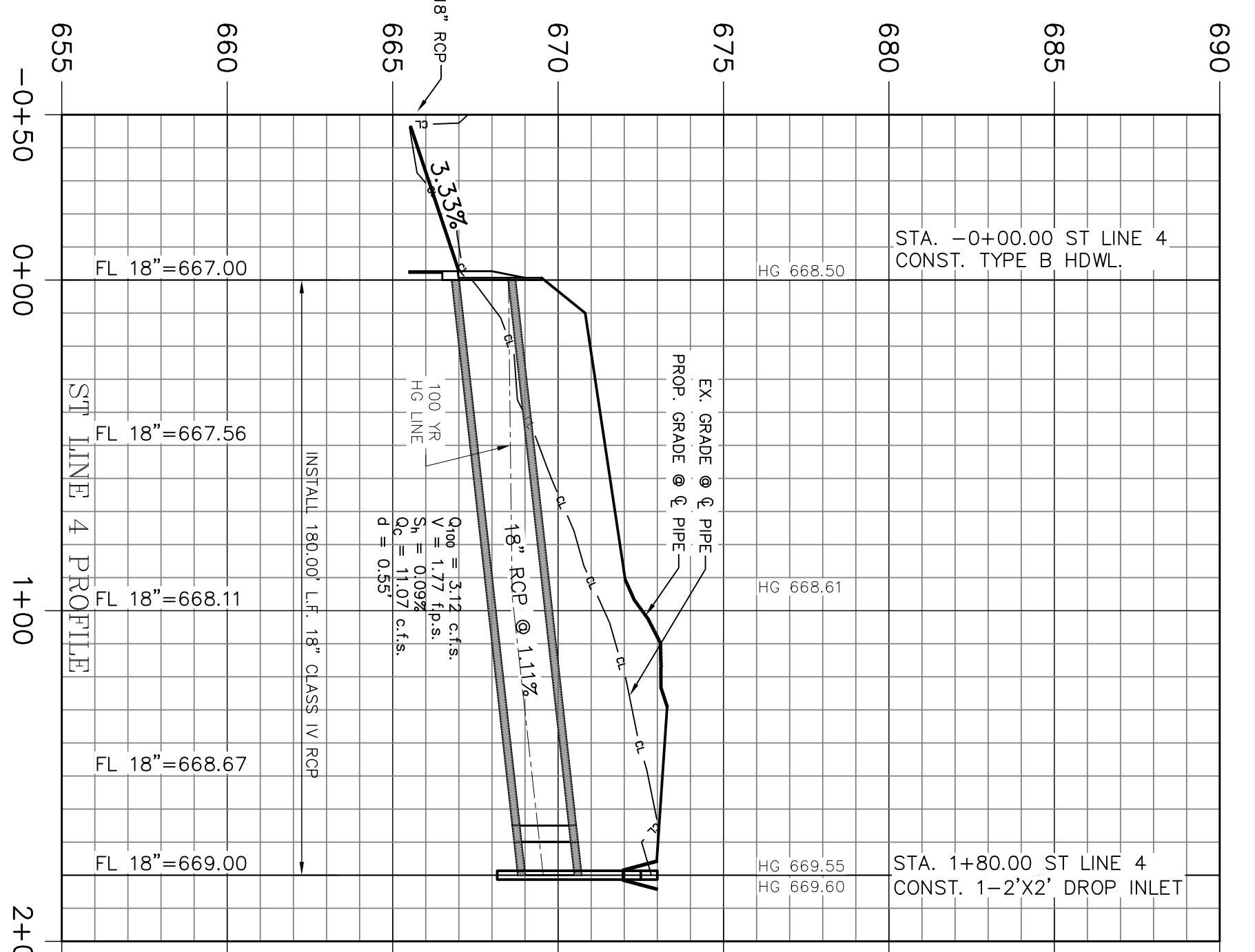


Middleton & Assoc., LLC
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 TBPE #F-10900
 2785 ROCKBROOK DRIVE, SUITE 105
 LEWISVILLE, TEXAS 75067 (972) 393-9800



BENCHMARK 1
X CUT 7' OFF EAST END OF HDWL, SOUTH
SIDE OF McREYNOLDS 430' EAST OF LAKE
RIDGE DRIVE. ELEV.=642.82

BENCHMARK 2
X CUT ON WEST CORNER OF HDWL, SOUTH
OF McREYNOLDS 475' WEST OF EAST
PROPERTY LINE. ELEV.=688.35



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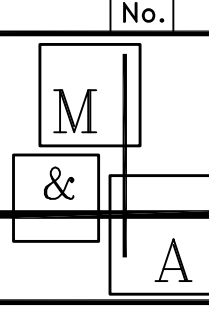
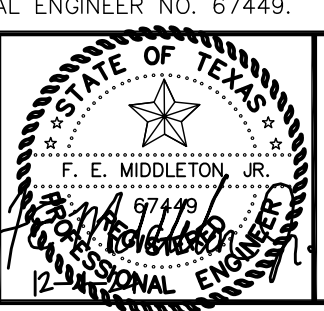
Date: 12-4-24
Dwg Scale: Hor. 1"=40'
Vert. 1"=4'
Dwg File: 0001048UTL.DWG
Project No. 0001048

STORM DRAIN PLAN & PROFILE
ST LINES 4, 5 & 6

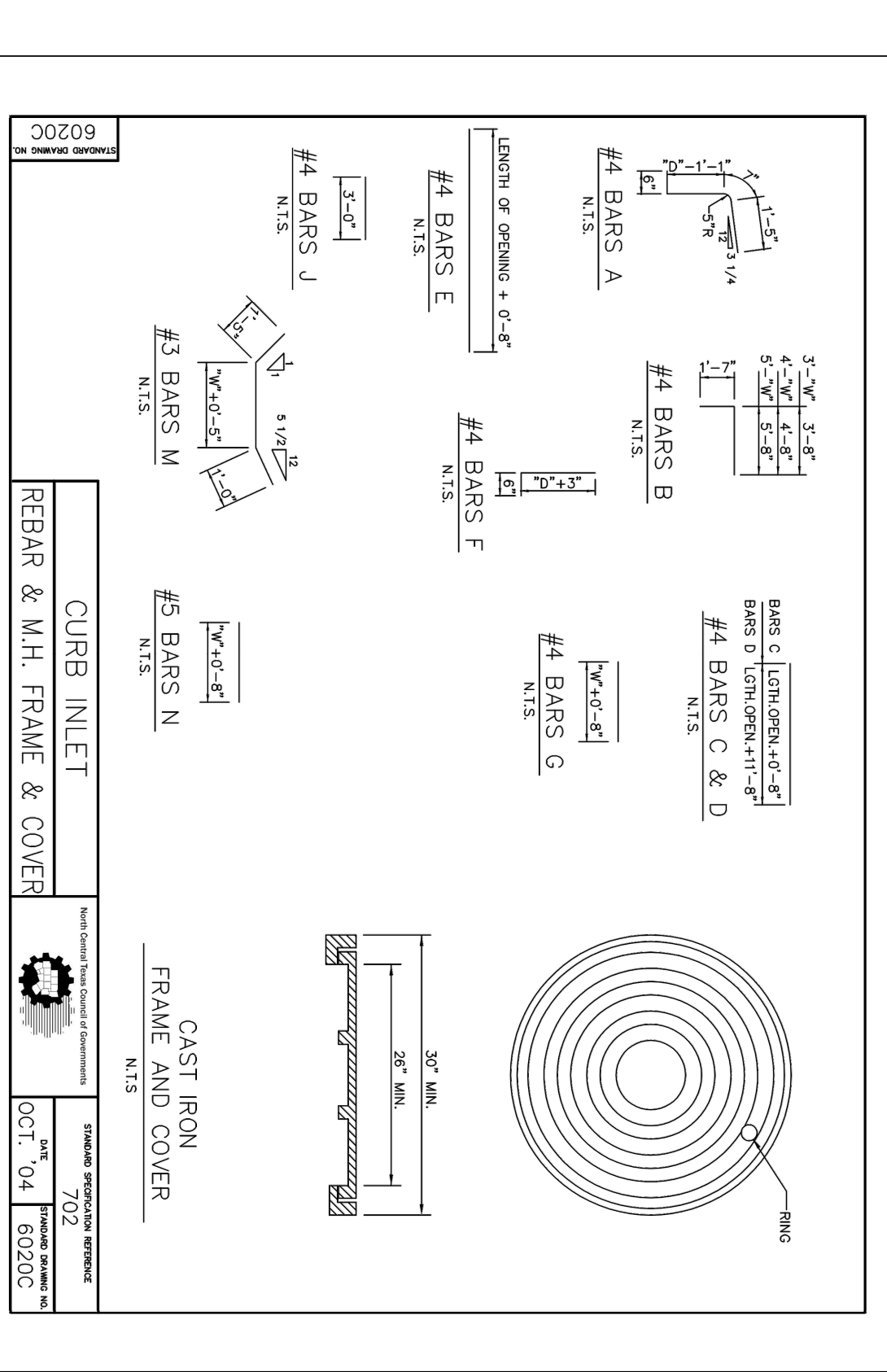
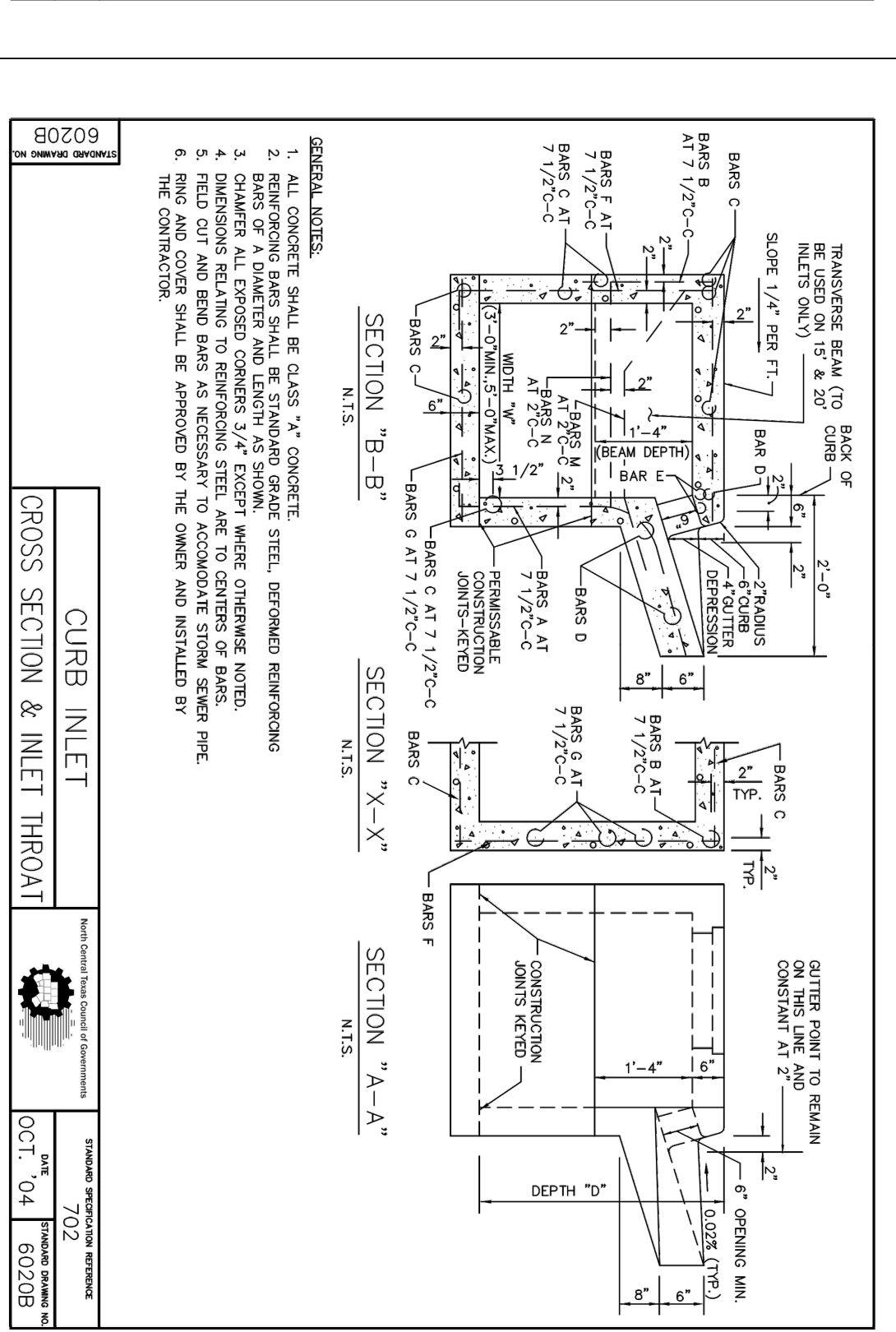
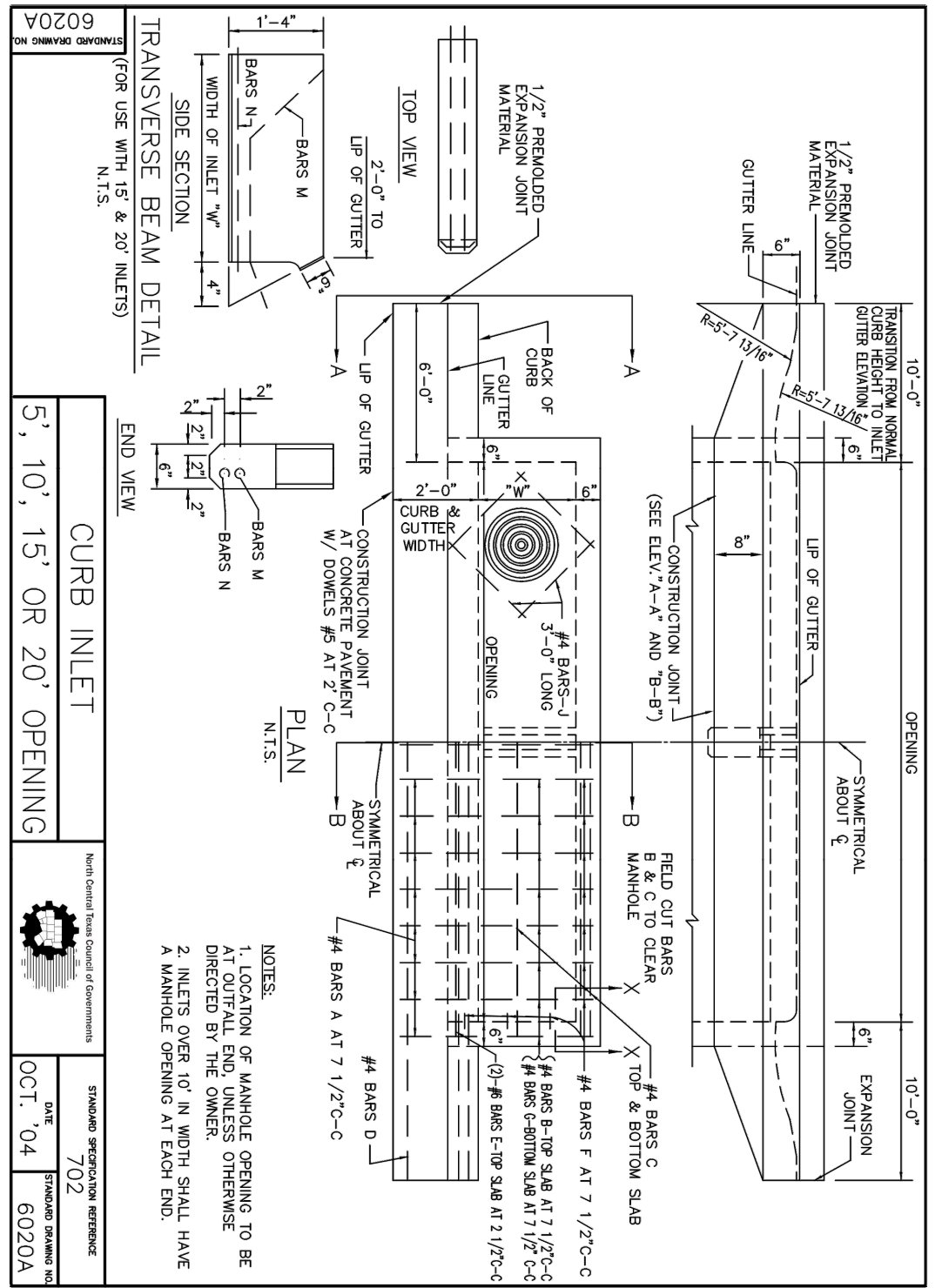
LANE RANCH, PHASE 5

LANE RANCH, PHASE 5
CITY OF SANGER DENTON COUNTY, TEXAS

BENISON HOME, LLC
101 FOREST BEND DRIVE
COPPELL, TEXAS 75019
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Middleton & Assoc, LLC
CONSULTING CIVIL ENGINEERS & LAND PLANNERS
TBPE #10900
2785 ROCKBROOK DRIVE, SUITE 105
LEWISVILLE, TEXAS 75067 (972) 393-9800



Bill of Reinforcing Steel

DEPTH	WIDTH	CONCRETE CLASS	REINFORCING CLASS	QUANTITY
5'-0"	15'-0"	CLASS "C"	#4	100.00
5'-0"	15'-0"	CLASS "C"	#3	50.00
5'-0"	15'-0"	CLASS "C"	#5	20.00

BILL OF REINFORCING STEEL
DATE: OCT. 04 2020
PROJECT: 5001.5

Summary of Quantities for Curb Inlets

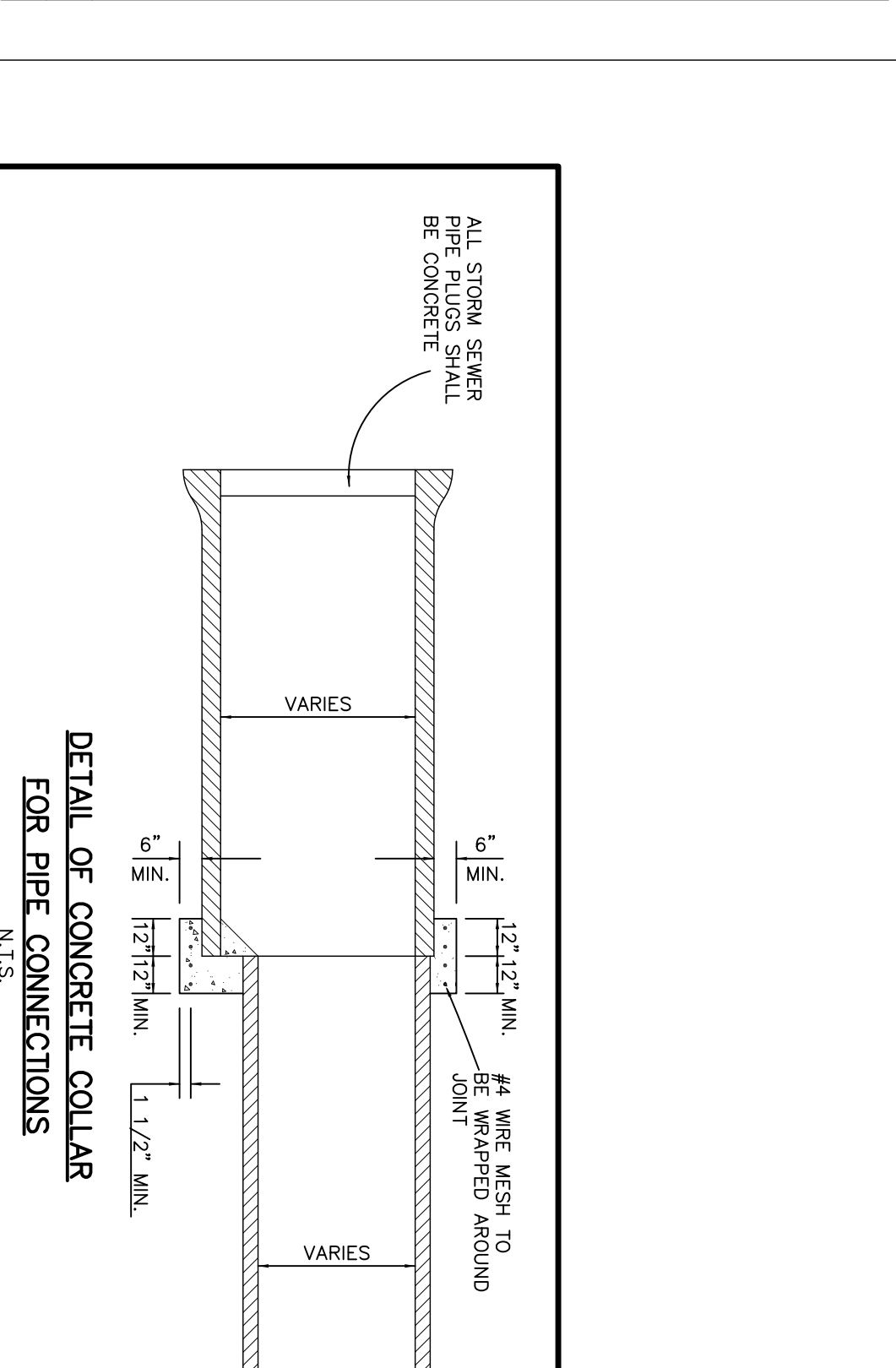
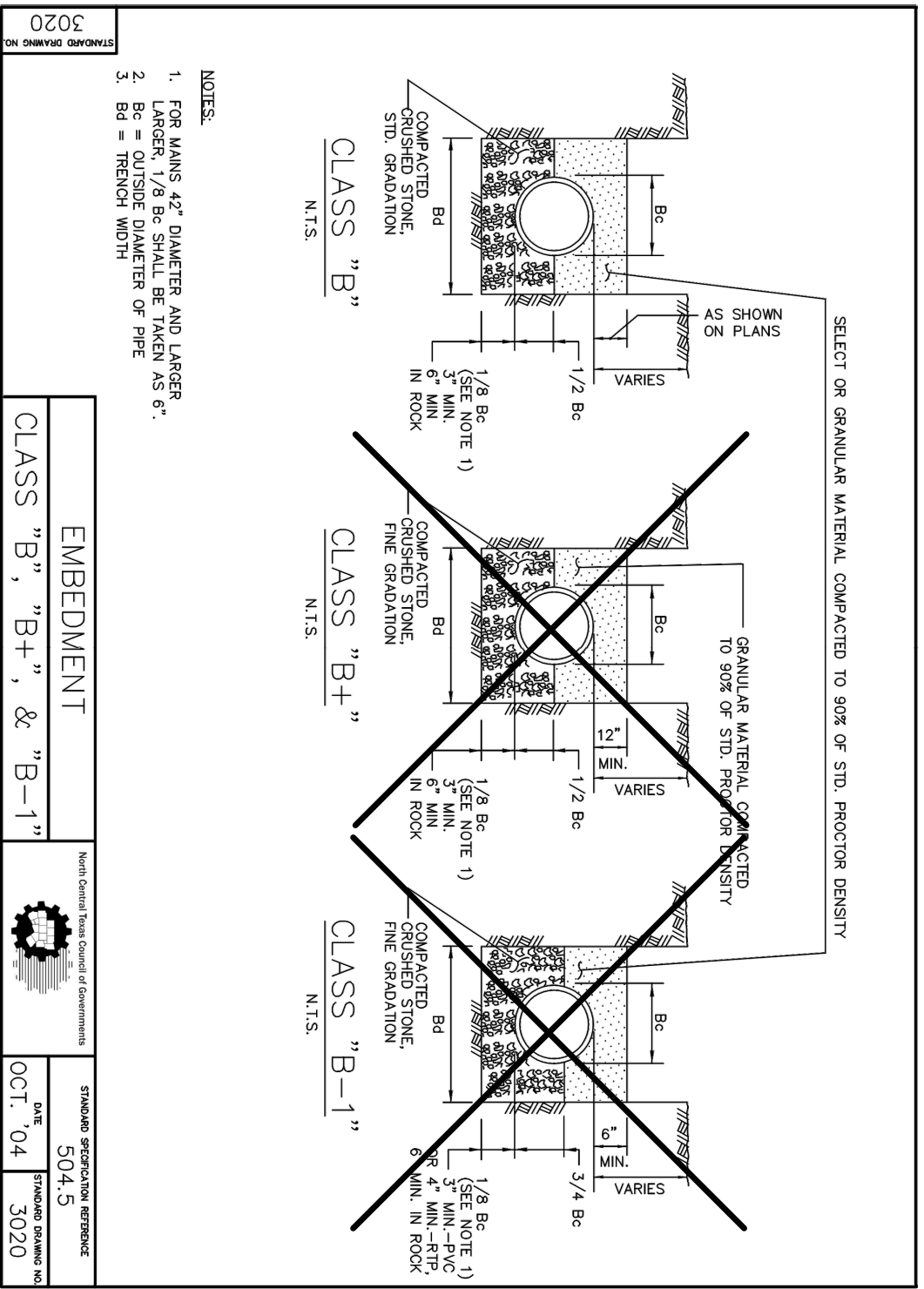
DEPTH	WIDTH	QUANTITY
5'-0"	15'-0"	100
5'-0"	15'-0"	50
5'-0"	15'-0"	20

CONCRETE CLASS
CLASS "C"
DATE: OCT. 04 2020
PROJECT: 5001.5

Summary of Quantities for Pipe Connections

DEPTH	WIDTH	CONCRETE CLASS	REINFORCING CLASS	QUANTITY
5'-0"	15'-0"	CLASS "C"	#4	100.00
5'-0"	15'-0"	CLASS "C"	#3	50.00
5'-0"	15'-0"	CLASS "C"	#5	20.00

CONCRETE CLASS
CLASS "C"
DATE: OCT. 04 2020
PROJECT: 5001.5



Summary of Quantities for Storm Drain Details

DEPTH	WIDTH	CONCRETE CLASS	REINFORCING CLASS	QUANTITY
5'-0"	15'-0"	CLASS "C"	#4	100.00
5'-0"	15'-0"	CLASS "C"	#3	50.00
5'-0"	15'-0"	CLASS "C"	#5	20.00

CONCRETE CLASS
CLASS "C"
DATE: OCT. 04 2020
PROJECT: 5001.5

No.	DATE	REVISION	APPROV.

Middleton & Assoc., LLC
CONSULTING CIVIL ENGINEERS & LAND PLANNERS
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2785 ROCKBROOK DRIVE, SUITE 105
LEWISVILLE, TEXAS 75067 (972) 393-9800

LANE RANCH, PHASE 5
CITY OF SANGER DENTON COUNTY, TEXAS

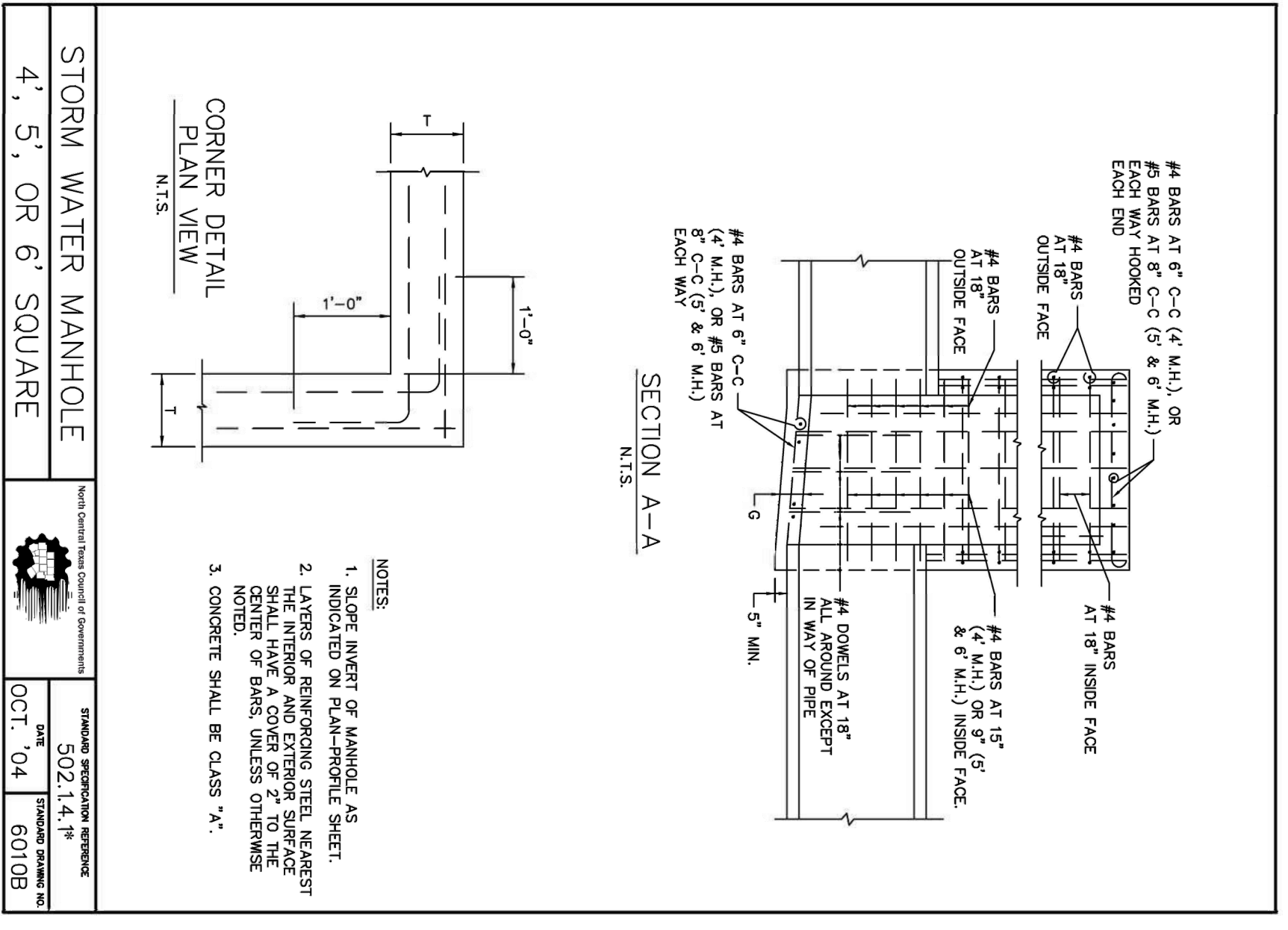
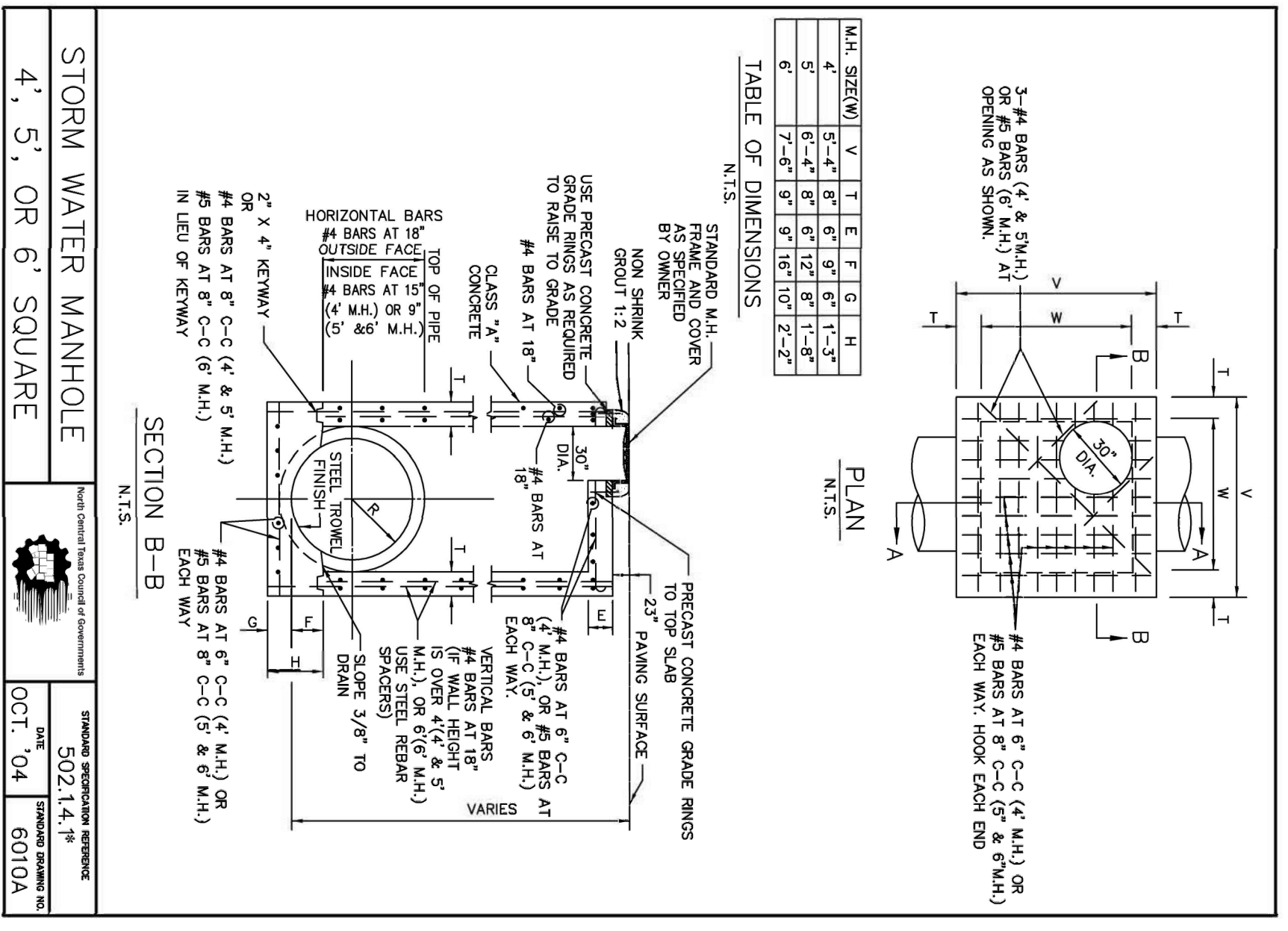
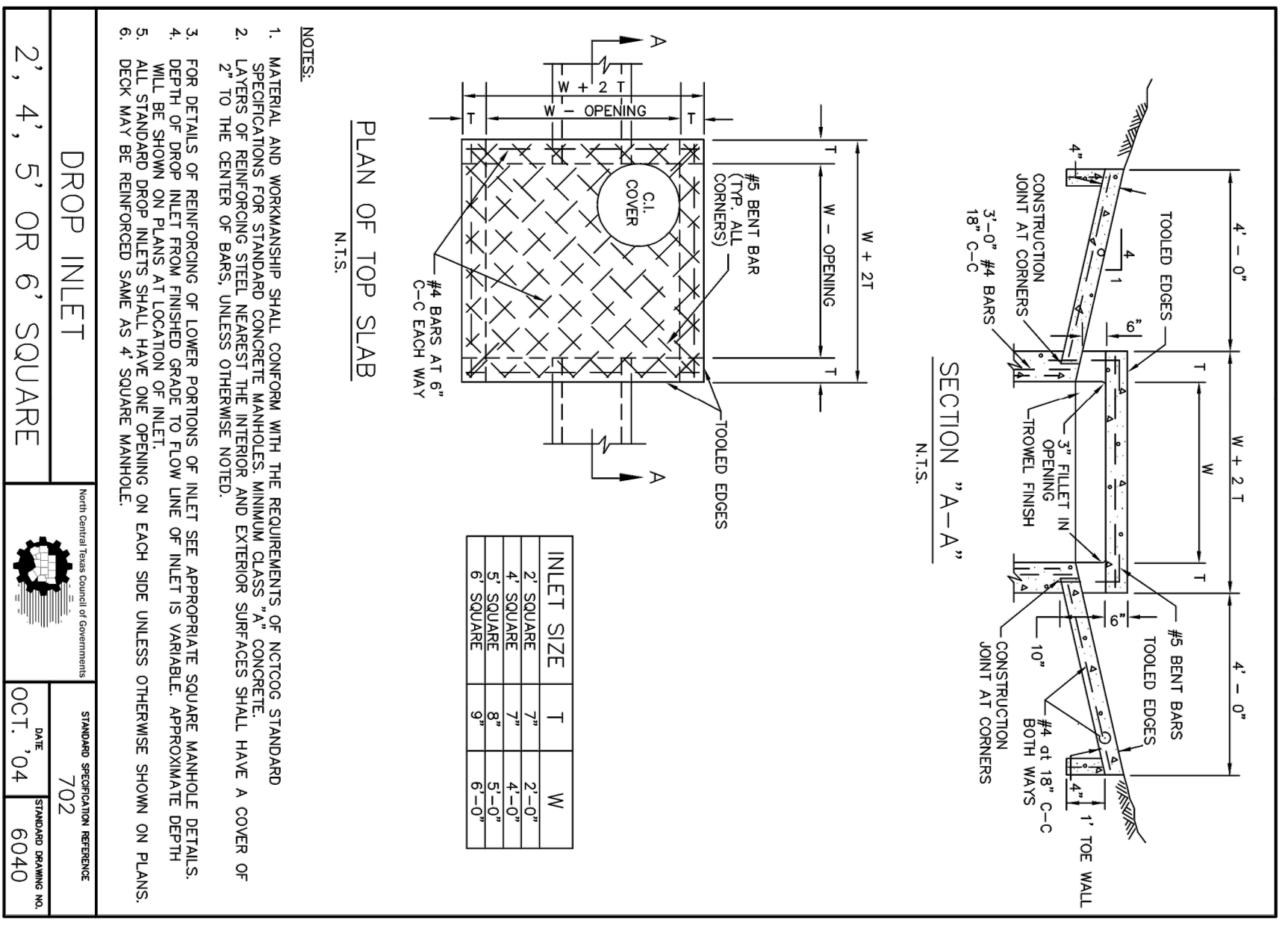
BEINSON HOME, LLC
101 FOREST BEND DRIVE
COPPELL, TEXAS 75019
JONATHAN WANG - 214-316-2256

REGISTERED PROFESSIONAL ENGINEER NO. 67449

STORM DRAIN DETAILS

Date: 12-4-24
Dwg Scale: Hor. NTS
Dwg File: 0001043DT-STM.DWG
Project No. 0001048

DT-SM1



- NOTES:**
1. MATERIAL AND WORKMANSHIP SHALL CONFORM WITH THE REQUIREMENTS OF NCTCO'S STANDARD SPECIFICATIONS FOR CONCRETE AND REINFORCING STEEL.
 2. ALL STANDARD DROP INLETS SHALL HAVE ONE OPENING ON EACH SIDE UNLESS OTHERWISE SHOWN ON PLANS.
 3. FOR DETAILS OF REINFORCING OF LOWER PORTIONS OF INLET SEE APPROPRIATE SQUARE MANHOLE DETAILS.
 4. BENT BARS SHALL BE REINFORCED AS SHOWN ON PLANS.
 5. ALL STANDARD DROP INLETS SHALL HAVE ONE OPENING ON EACH SIDE UNLESS OTHERWISE SHOWN ON PLANS.
 6. DECK MAY BE REINFORCED SAME AS 4' SQUARE MANHOLE.

- NOTES:**
1. PRECAST CONCRETE GRADE RINGS SHALL BE USED UNLESS OTHERWISE SPECIFIED.
 2. USE PRECAST CONCRETE GRADE RINGS AS REQUIRED TO RAISE TO GRADE.
 3. CLASS "X" CONCRETE SHALL BE USED UNLESS OTHERWISE SPECIFIED.
 4. #4 BARS AT 6" C-C (4' x 5' M.H.) OR #4 BARS AT 8" C-C (6' M.H.) OR #4 BARS AT 18" C-C (6' M.H.) SHALL BE USED UNLESS OTHERWISE SPECIFIED.
 5. #4 BARS AT 6" C-C (4' x 5' M.H.) OR #4 BARS AT 8" C-C (6' M.H.) SHALL BE USED UNLESS OTHERWISE SPECIFIED.
 6. #4 BARS AT 18" C-C (6' M.H.) SHALL BE USED UNLESS OTHERWISE SPECIFIED.
 7. #4 BARS AT 6" C-C (4' x 5' M.H.) OR #4 BARS AT 8" C-C (6' M.H.) SHALL BE USED UNLESS OTHERWISE SPECIFIED.
 8. #4 BARS AT 18" C-C (6' M.H.) SHALL BE USED UNLESS OTHERWISE SPECIFIED.
 9. #4 BARS AT 6" C-C (4' x 5' M.H.) OR #4 BARS AT 8" C-C (6' M.H.) SHALL BE USED UNLESS OTHERWISE SPECIFIED.
 10. #4 BARS AT 18" C-C (6' M.H.) SHALL BE USED UNLESS OTHERWISE SPECIFIED.

- NOTES:**
1. SLOPE INVERT OF MANHOLE AS INDICATED ON PLAN-PROFILE SHEET.
 2. LAYERS OF REINFORCING STEEL REINFORCING SHALL HAVE A COVER OF 2" TO THE CENTER OF BARS, UNLESS OTHERWISE SPECIFIED.
 3. CONCRETE SHALL BE CLASS "X".

DROP INLET
2', 4', 5' OR 6' SQUARE

DATE: OCT. 04
SHEET: 6040

STORM WATER MANHOLE
4', 5', OR 6' SQUARE

DATE: OCT. 04
SHEET: 6010A

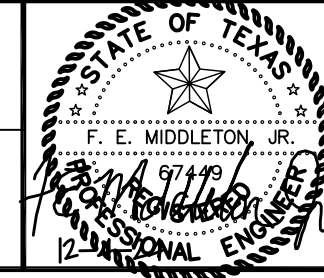
STORM WATER MANHOLE
4', 5', OR 6' SQUARE

DATE: OCT. 04
SHEET: 6010B

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF F.E. MIDDLETON JR., REGISTERED PROFESSIONAL ENGINEER NO. 67449.

No.	DATE	REVISION	APPROV.

Middleton & Assoc, LLC
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LANE RANCH, PHASE 5
CITY OF SANGER DENTON COUNTY, TEXAS

BENISON HOME, LLC
101 FOREST BEND DRIVE
COPPELL, TEXAS 75019
JONATHAN WANG - 214-316-2256

STORM DRAIN DETAILS

LANE RANCH, PHASE 5

Date: 12-4-24
Dwg Scale: Hor. NTS
Vert.
Dwg File: 0001043DT-STM.DWG
Project No. 0001048

DT-S72

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The use of this standard is governed by the "Texas Engineering Practice Act." No warranty of any kind is made by TxDOT for any purpose whatsoever. TxDOT assumes no responsibility for the conversion of this standard to other formats or for incorrect results or damages resulting from its use.

DATE:
FILE:

TABLE OF VARIABLE DIMENSIONS AND QUANTITIES FOR ONE HEADWALL (3)

Slope	Values for One Pipe				Reinf. Conc. (lbs) (1)	Conc. (CY) (1)	Values to be Added for Each Add'l Pipe		
	W	X	Y	L			X and W (lbs)	Reinf. Conc. (CY) (1)	
2:1	4'-7 1/2"	2'-6"	2'-10"	3'-3 1/2"	88	0.6	1'-9"	20	0.2
2:1	5'-5 3/4"	2'-9 1/2"	3'-4"	3'-10 1/2"	103	0.7	2'-2"	24	0.3
2:1	6'-4 1/2"	3'-1"	3'-10"	4'-5"	124	0.9	2'-8"	32	0.3
2:1	7'-2 3/4"	3'-4 1/2"	4'-4"	5'-0"	143	1.1	3'-1"	43	0.4
2:1	8'-2 1/2"	3'-9 1/2"	4'-10"	5'-7"	164	1.3	3'-7"	50	0.5
2:1	9'-1"	4'-1"	5'-4"	6'-2"	179	1.5	3'-11"	56	0.6
2:1	9'-11 1/2"	4'-4 1/2"	5'-10"	6'-8 3/4"	203	1.7	4'-4"	65	0.8
2:1	10'-10"	4'-8"	6'-4"	7'-3 3/4"	224	2.0	4'-8"	71	0.9
2:1	11'-8 1/2"	4'-11 1/2"	6'-10"	7'-10 3/4"	249	2.2	5'-1"	81	1.0
2:1	13'-5 1/2"	5'-6 1/2"	7'-10"	9'-0 1/2"	298	2.8	5'-10"	97	1.3
2:1	15'-9"	6'-1 1/2"	9'-4"	10'-9 1/2"	360	3.8	6'-7"	117	1.7
2:1	17'-5 3/4"	6'-8 1/2"	10'-4"	11'-11 1/2"	427	4.5	7'-6"	151	2.1
2:1	19'-2 3/4"	7'-3 1/2"	11'-4"	13'-1"	481	5.3	8'-3"	174	2.5
2:1	20'-11 1/2"	7'-10 1/2"	12'-4"	14'-3"	544	6.2	8'-9"	194	2.9
2:1	22'-8 1/2"	8'-5 1/2"	13'-4"	15'-4 3/4"	601	7.1	9'-4"	213	3.3
2:1	6'-3"	2'-6"	4'-3"	4'-11"	118	0.8	1'-9"	22	0.2
2:1	7'-5"	2'-9 1/2"	5'-0"	5'-9 1/2"	137	1.1	2'-2"	28	0.3
2:1	8'-6 3/4"	3'-1"	5'-9"	6'-7 3/4"	170	1.3	2'-8"	37	0.5
2:1	9'-8 3/4"	3'-4 1/2"	6'-6"	7'-6"	195	1.6	3'-1"	48	0.6
2:1	11'-0"	3'-9 1/2"	7'-3"	8'-4 1/2"	227	2.0	3'-7"	58	0.7
2:1	12'-2"	4'-1"	8'-0"	9'-2 3/4"	251	2.3	3'-11"	67	0.8
2:1	13'-4"	4'-4 1/2"	8'-9"	10'-1 1/2"	293	2.7	4'-4"	77	1.0
2:1	14'-5 3/4"	4'-8"	9'-6"	10'-11 3/4"	318	3.1	4'-8"	84	1.2
2:1	15'-7 3/4"	4'-11 1/2"	10'-3"	11'-10"	351	3.5	5'-1"	96	1.4
2:1	17'-11 1/2"	5'-6 1/2"	11'-9"	13'-6 3/4"	432	4.5	5'-10"	119	1.7
2:1	21'-1 1/2"	6'-1 1/2"	14'-0"	16'-2"	537	6.1	6'-7"	146	2.3
2:1	23'-5 1/2"	6'-8 1/2"	15'-6"	17'-10 3/4"	630	7.3	7'-6"	186	2.9
2:1	25'-9 1/2"	7'-3 1/2"	17'-0"	19'-7 1/2"	719	8.7	8'-3"	219	3.4
2:1	28'-1"	7'-10 1/2"	18'-6"	21'-4 1/2"	811	10.1	8'-9"	242	3.9
2:1	30'-4 3/4"	8'-5 1/2"	20'-0"	23'-1 1/2"	924	11.7	9'-4"	272	4.4
2:1	7'-10 3/4"	2'-6"	6'-6"	6'-6 1/2"	148	1.1	1'-9"	24	0.4
2:1	9'-4"	2'-9 1/2"	6'-8"	7'-8 1/2"	181	1.5	2'-2"	32	0.4
2:1	10'-9 1/2"	3'-1"	7'-8"	8'-10 1/2"	221	1.9	2'-8"	42	0.5
2:1	12'-2 3/4"	3'-4 1/2"	8'-8"	10'-0"	260	2.3	3'-1"	57	0.7
2:1	13'-9 1/2"	3'-9 1/2"	9'-8"	11'-2"	301	2.8	3'-7"	67	0.9
2:1	15'-3"	4'-1"	10'-8"	12-3 3/4"	334	3.3	3'-11"	77	1.0
2:1	16'-8 1/2"	4'-4 1/2"	11'-8"	13-5 3/4"	385	3.8	4'-4"	89	1.3
2:1	18-1 3/4"	4-8"	12-8"	14-7 1/2"	425	4.5	4-8"	101	1.4
2:1	19-7"	4-11 1/2"	13-8"	15-9 1/2"	472	5.1	5-1"	115	1.7
2:1	22-5 3/4"	5-6 1/2"	15-8"	18-1"	583	6.5	5-10"	141	2.1
2:1	26-6 1/2"	6-1 1/2"	18-8"	21-6 3/4"	730	8.9	6-7"	175	2.8
2:1	29-5"	6-8 1/2"	20-8"	23-10 1/4"	875	10.7	7-6"	226	3.6
2:1	32-3 3/4"	7-3 1/2"	22-8"	26-2"	996	12.7	8-3"	264	4.3
2:1	35-2 1/2"	7-10 1/2"	24-8"	28-5 3/4"	1,140	14.9	8-9"	300	4.9
2:1	38-1 1/4"	8-5 1/2"	26-8"	30-9 1/2"	1,297	17.3	9'-4"	334	5.6
2:1	11'-2"	2'-6"	8'-6"	9'-9 3/4"	224	1.9	1'-9"	28	0.4
2:1	13-2 1/4"	2-9 1/2"	10-0"	11-6 1/2"	268	2.5	2-2"	37	0.5
2:1	15-2 1/4"	3-1"	11-6"	13-3 1/4"	320	3.2	2-8"	50	0.7
2:1	17-2 3/4"	3-4 1/2"	13-0"	15-0 1/4"	387	3.9	3-1"	69	0.9
2:1	19-4 3/4"	3-9 1/2"	14-6"	16-9"	453	4.8	3-7"	80	1.2
2:1	21-4 3/4"	4-1"	16-0"	18-5 3/4"	512	5.7	3-11"	96	1.4
2:1	23-5 1/4"	4-4 1/2"	17-6"	20-2 1/2"	593	6.7	4'-4"	110	1.7
2:1	25-5 1/2"	4-8"	19-0"	21-11 1/4"	675	7.8	4'-8"	127	2.0
2:1	27-5 3/4"	4-11 1/2"	20-6"	23-8"	755	9.0	5'-1"	144	2.3
2:1	31-6 1/4"	5-6 1/2"	23-6"	27-1 1/2"	922	11.5	5'-10"	179	3.0
2:1	37-3 1/2"	6-1 1/2"	28-0"	32-4"	1,191	15.9	6'-7"	231	4.0
2:1	41-4 1/4"	6-8 1/2"	31-0"	35-9 1/2"	1,424	19.2	7'-6"	300	5.0
2:1	45-4 3/4"	7-3 1/2"	34-0"	39-3"	1,631	22.9	8'-3"	353	6.0

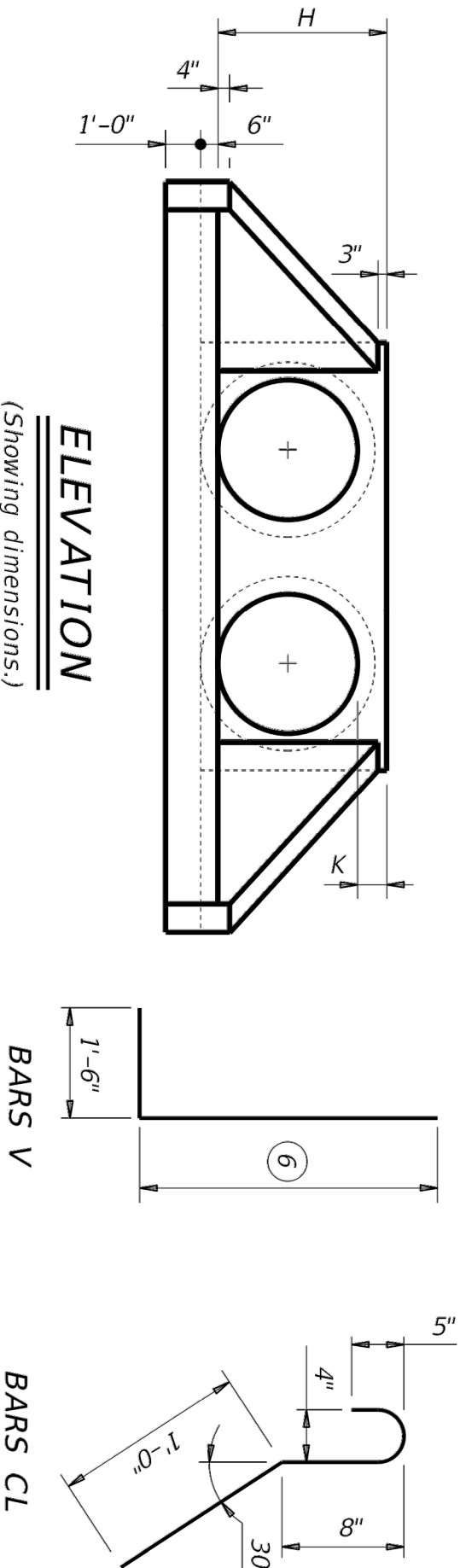
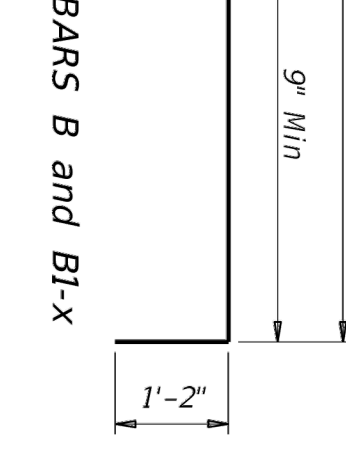
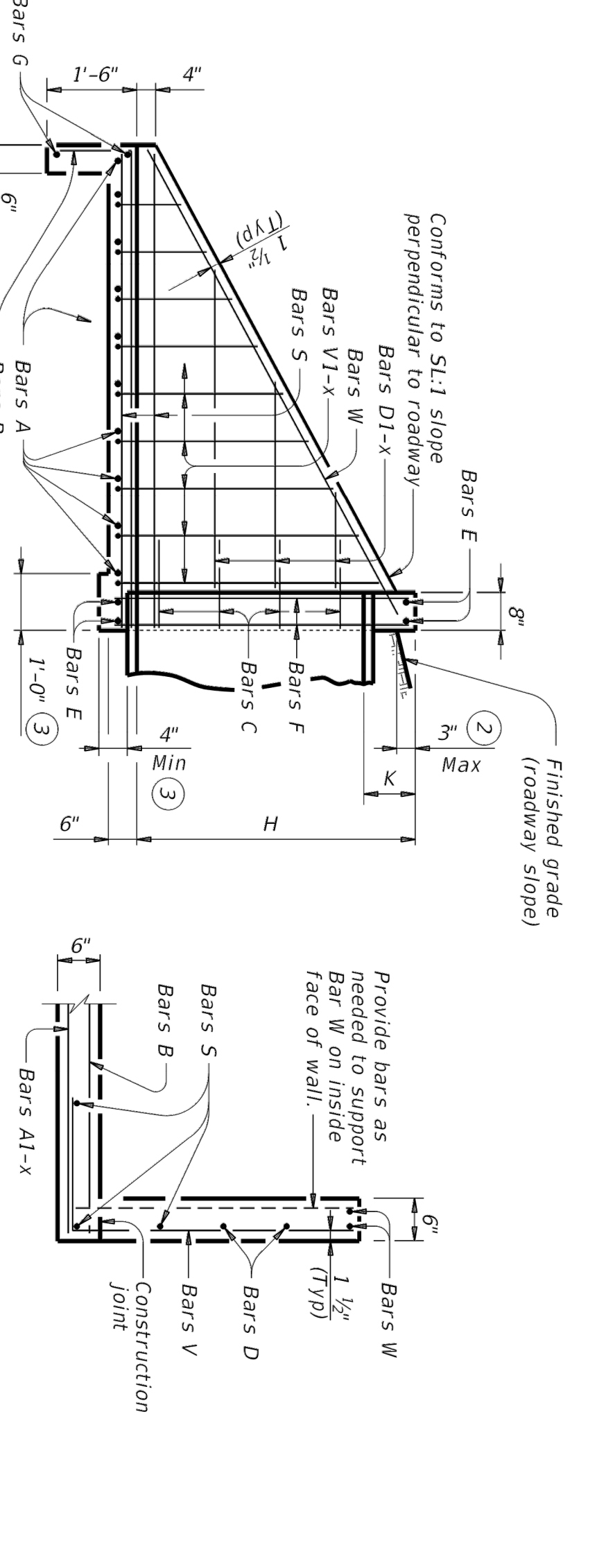
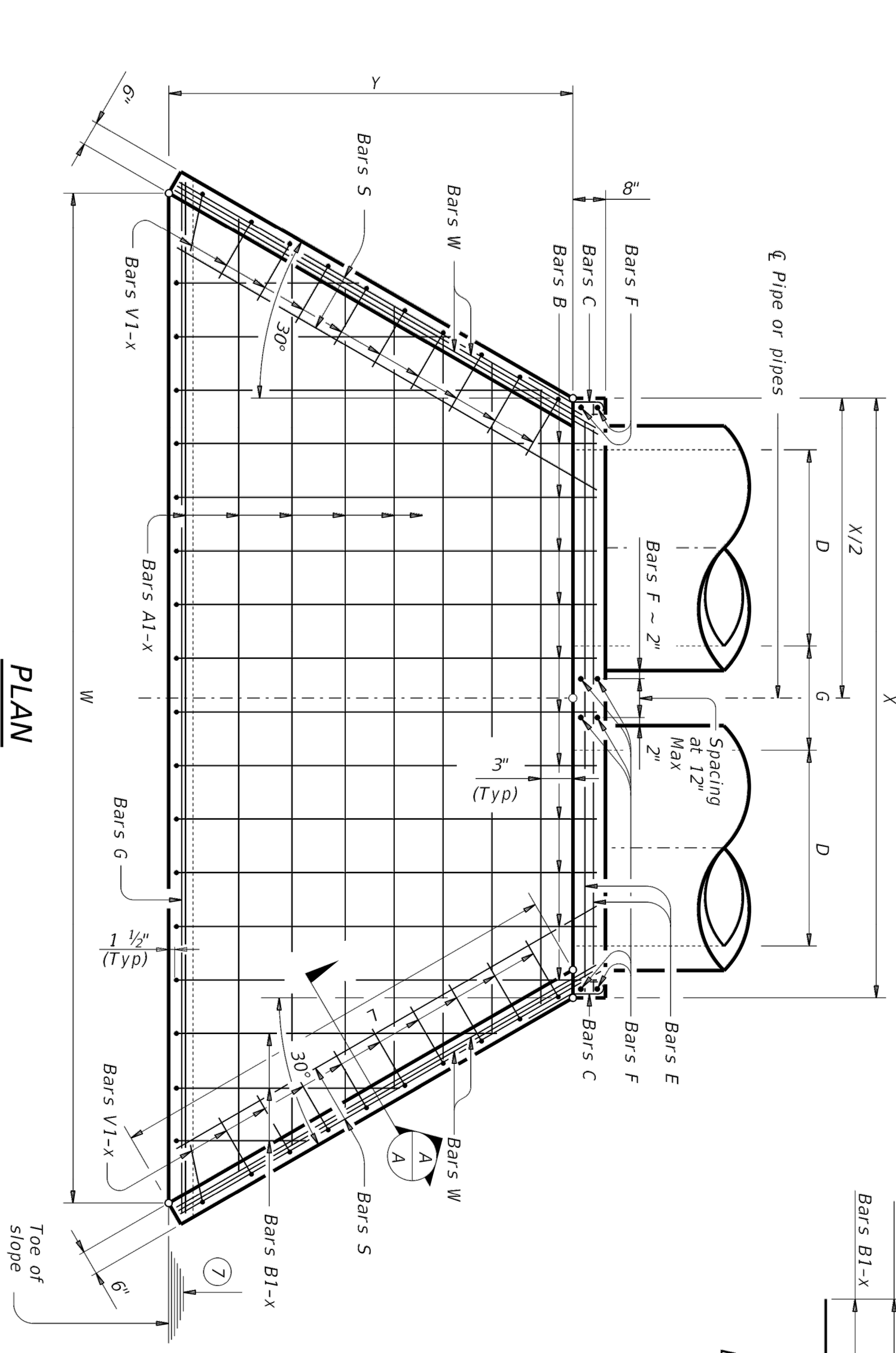


TABLE OF REINFORCING STEEL (5)

Bar	Size	Spa	No.
A	#4	1'-0"	~
B	#3	1'-6"	~
C	#4	1'-0"	~
D	#3	1'-0"	~
E	#5	~	4
F	#5	~	4
G	#3	~	2
S	#4	~	6
V	#4	1'-0"	~
W	#5	~	4

TABLE OF CONSTANT DIMENSIONS

Dia of Pipe (D)	G	K (4)	H
12"	0'-9"	1'-0"	2'-0"
15"	0'-11"	1'-0"	2'-3"
18"	1'-2"	1'-0"	2'-6"
21"	1'-4"	1'-0"	2'-9"
24"	1'-7"	1'-0"	3'-0"
27"	1'-8"	1'-0"	3'-3"
30"	1'-10"	1'-0"	3'-6"
36"	2'-1"	1'-0"	4'-0"
42"	2'-4"	1'-0"	4'-6"
48"	2'-7"	1'-3"	5'-3"
54"	3'-0"	1'-3"	5'-9"
60"	3'-3"	1'-3"	6'-3"
66"	3'-6"	1'-3"	6'-9"
72"	3'-9"	1'-3"	7'-3"



- Quantities shown are for concrete pipe and will increase slightly for metal pipe installations.
- For vehicle safety, construct curbs no more than 3" above finished grade. Reduce curb heights, if necessary, to meet these requirements. No changes will be made in quantities and no additional compensation will be allowed for this work.
- Provide a 1'-0" footing as shown where required to maintain 4" minimum cover for pipes.
- Dimensions shown are usual and maximum.
- Quantities shown are for one structure end only (one headwall).
- Min Length = $6' + 3' \times \left(\frac{12 \times H - 7}{12 \times L} \right)$
Max Length = $12 \times H - 3' \times \left(\frac{12 \times H - 7}{12 \times L} \right) - 1'$
- Lengths of wings based on SL:1 slope along this line.

MATERIAL NOTES:
Provide Grade 60 reinforcing steel.
Provide Class C concrete (f'c = 3,600 psi).

GENERAL NOTES:
Designed according to AASHTO LRFD Bridge Design Specifications.
Pedestrian, bridge galls of any type directly to these culvert headwalls.
This standard may not be used for wall heights, H, exceeding the values shown.

Cover dimensions are clear dimensions, unless noted otherwise.
Reinforcing dimensions are out-to-out of bars.

CH-FW-0

Concrete Headwalls with Flared Wings for 0° Skew Pipe Culverts

Texas Department of Transportation
Bridge Division Standard

FILE: CD-CH-FW-20-0100
© TxDOT February 2020
REVISIONS

NO.	TxDOT	DATE	BY	CHK	APP
1	SECT		JAB		
2	REVISION				

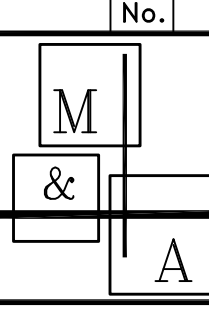
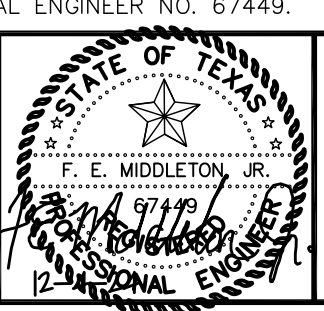
SHEET NO.

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF F.E. MIDDLETON JR., REGISTERED PROFESSIONAL ENGINEER NO. 67449.

No.	DATE	REVISION	APPROV.

LANE RANCH, PHASE 5
CITY OF SANGER DENTON COUNTY, TEXAS

BENISON HOME, LLC
101 FOREST BEND DRIVE
COPPELL, TEXAS 75019
JONATHAN WANG - 214-316-2256



Middleton & Assoc., LLC
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2785 ROCKBROOK DRIVE, SUITE 105
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Date: 12-4-24
Dwg Scale: Hor. NTS
Dwg File: 0001043DT-STM.DWG
Project No. 0001048

STORM DRAIN DETAILS

LANE RANCH, PHASE 5

DT-S13

TABLE OF VARIABLE DIMENSIONS AND QUANTITIES FOR ONE HEADWALL (4)

SLOPE OF PIPE	Values for one pipe		Values to be added for each odd # of pipe	
	Reinf Conc (lbs)	Reinf Conc (CY)	Reinf Conc (lbs)	Reinf Conc (CY)
12"	9'-0"	122	1'-9"	15
15"	10'-3"	136	2'-2"	16
18"	11'-6"	163	2'-8"	19
21"	12'-9"	200	3'-1"	21
24"	14'-0"	217	3'-7"	24
27"	15'-3"	254	3'-11"	27
30"	16'-6"	272	4'-4"	30
33"	17'-9"	314	4'-8"	33
36"	19'-0"	371	5'-1"	36
42"	21'-6"	442	5'-10"	42
48"	25'-0"	569	6'-7"	48
54"	27'-6"	701	7'-6"	54
60"	30'-0"	794	8'-3"	60
66"	32'-6"	894	8'-9"	66
72"	35'-0"	1055	9'-4"	72
12"	13'-0"	175	1'-9"	14
15"	14'-9"	193	2'-2"	17
18"	16'-6"	228	2'-8"	19
21"	18'-3"	299	3'-1"	21
24"	20'-0"	323	3'-7"	24
27"	21'-9"	371	3'-11"	27
30"	23'-6"	415	4'-4"	30
33"	25'-3"	469	4'-8"	33
36"	27'-0"	556	5'-1"	36
42"	30'-6"	675	5'-10"	42
48"	35'-6"	837	6'-7"	48
54"	39'-0"	1015	7'-6"	54
60"	42'-6"	1171	8'-3"	60
66"	46'-0"	1298	8'-9"	66
72"	49'-6"	1561	9'-4"	72
12"	17'-0"	229	1'-9"	15
15"	19'-3"	266	2'-2"	17
18"	21'-6"	308	2'-8"	19
21"	23'-9"	382	3'-1"	21
24"	26'-0"	450	3'-7"	24
27"	28'-3"	486	3'-11"	27
30"	30'-6"	539	4'-4"	30
33"	32'-9"	603	4'-8"	33
36"	35'-0"	738	5'-1"	36
42"	39'-6"	881	5'-10"	42
48"	46'-0"	1102	6'-7"	48
54"	50'-6"	1364	7'-6"	54
60"	55'-0"	1547	8'-3"	60
66"	59'-6"	1741	8'-9"	66
72"	64'-0"	2069	9'-4"	72
12"	25'-0"	336	1'-9"	14
15"	28'-3"	384	2'-2"	17
18"	31'-6"	452	2'-8"	19
21"	34'-9"	581	3'-1"	21
24"	38'-0"	644	3'-7"	24
27"	41'-3"	737	3'-11"	27
30"	44'-6"	807	4'-4"	30
33"	47'-9"	912	4'-8"	33
36"	51'-0"	1108	5'-1"	36
42"	57'-6"	1318	5'-10"	42
48"	67'-0"	1674	6'-7"	48
54"	73'-6"	2064	7'-6"	54
60"	80'-0"	2343	8'-3"	60
66"	86'-6"	2635	8'-9"	66
72"	93'-0"	3123	9'-4"	72

LEVELS DISPLAYED

1	
2	
3	
4	
5	
6	
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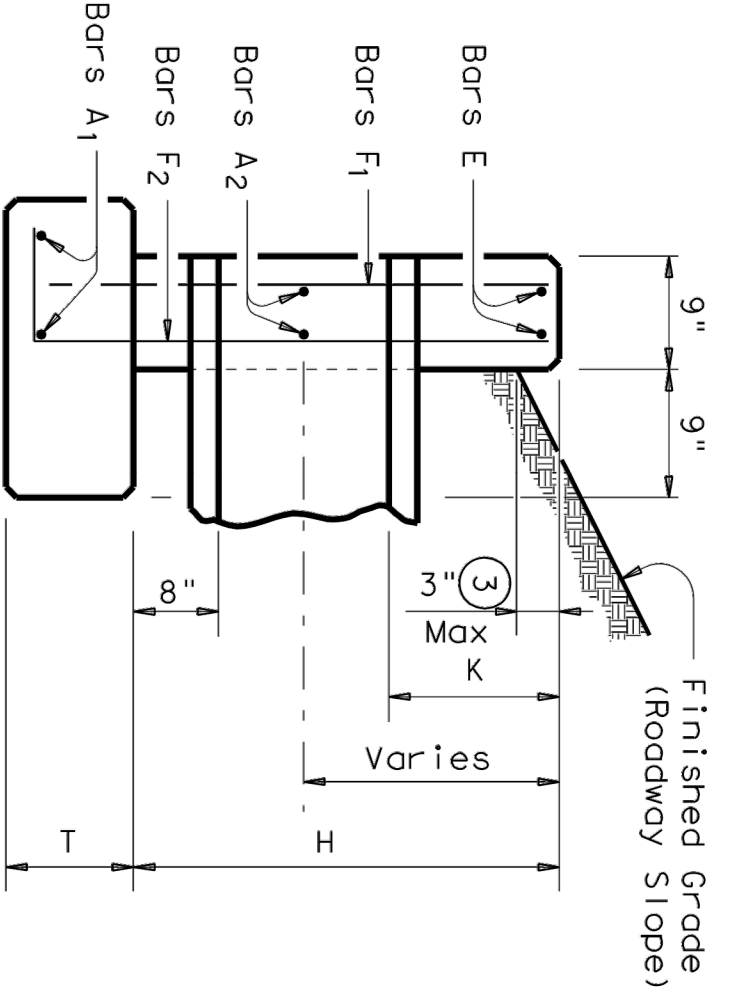
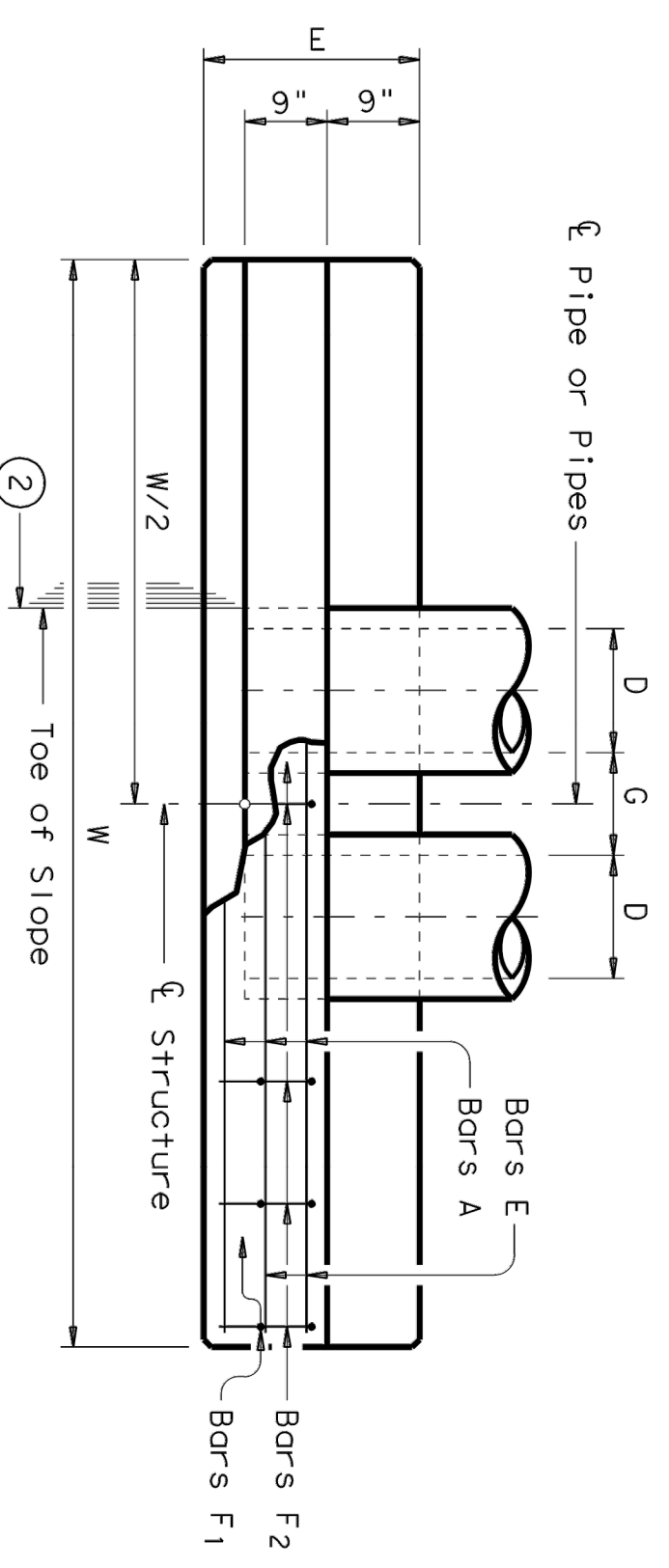
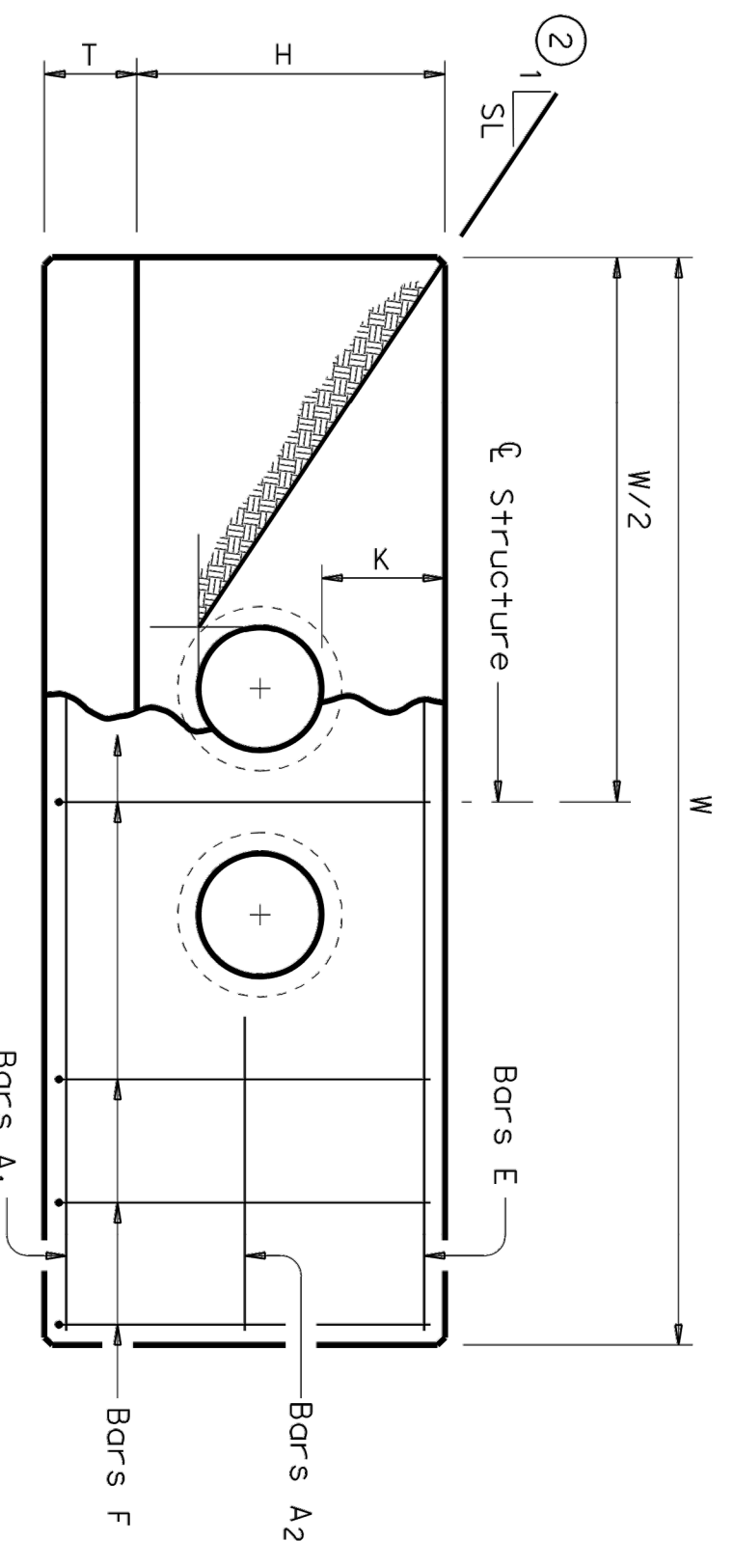
DISCLAIMER: The use of this standard is governed by the "Texas Engineering Practice Act". No warranty of any kind is made by TxDOT for any purpose whatsoever. TxDOT assumes no responsibility for the conversion of this standard to other formats or for incorrect results or damages resulting from its use.

TABLE OF CONSTANT DIMENSIONS

LOD OF PIPE	G	K	H	T	E
12"	9"	1'-0"	2'-8"	9"	1'-9"
15"	11"	1'-0"	2'-11"	9"	1'-9"
18"	1'-2"	1'-0"	3'-2"	9"	1'-9"
21"	1'-4"	1'-0"	3'-5"	9"	2'-0"
24"	1'-7"	1'-0"	3'-8"	9"	2'-0"
27"	1'-8"	1'-0"	3'-11"	9"	2'-3"
30"	1'-10"	1'-0"	4'-2"	9"	2'-3"
33"	1'-11"	1'-0"	4'-5"	9"	2'-6"
36"	2'-1"	1'-0"	4'-8"	1'-0"	2'-6"
42"	2'-4"	1'-0"	5'-2"	1'-0"	2'-9"
48"	2'-7"	1'-3"	5'-11"	1'-0"	3'-0"
54"	3'-0"	1'-3"	6'-5"	1'-0"	3'-3"
60"	3'-3"	1'-3"	6'-11"	1'-0"	3'-6"
66"	3'-3"	1'-3"	7'-5"	1'-0"	3'-9"
72"	3'-4"	1'-3"	7'-11"	1'-0"	4'-0"

TABLE OF REINFORCING STEEL

Bar Size	Spd	No.
A1	# 5	2
A2	# 5	2
E	# 5	2
F	# 5	2

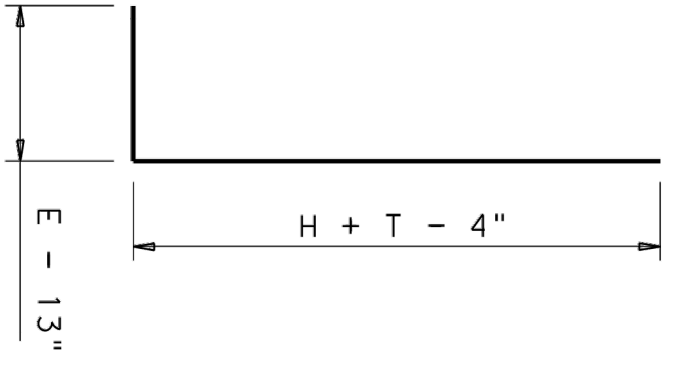


PLAN OF NON-SKEWED PIPES

SECTION

- Quantities shown are for concrete pipe and will increase slightly for metal pipe installations. Pipe or Pipes.
- Indicated slope is perpendicular to centerline.
- For vehicle safety, curbs shall project no more than 3" above finished grade. Curb heights shall be reduced, if necessary, to meet these requirements. No changes will be made in quantities and no additional compensation will be allowed for this work.
- Quantities shown are for one structure end only (one headwall).

BARS F2



GENERAL NOTES:
 Designed according to current AASHTO Standard and Interim Specifications. Reinforcing steel shall be placed with the center of the outside layer of bars 2" from the surface of the concrete. All reinforcing steel shall be Grade 60. All concrete shall be Class "C" and shall have a minimum compressive strength of 3600 PSI. No bridge rolls of any type may be mounted directly to these culvert headwalls.

Texas Department of Transportation
 Bridge Division

CONCRETE HEADWALLS WITH PARALLEL WINGS FOR NON-SKEWED PIPE CULVERTS

CH-PW-0

FILE: chpw0sta.dgn	DATE: 12/01/05	BY: TXDOT	CHK: TXDOT	DATE: 12/01/05	CHK: GAF
REVISIONS:	DISTRICT: FEDERAL AID PROJECT:	COUNTY:	CONTROL SECT:	JOB:	HIGHWAY:

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF F.E. MIDDLETON JR., REGISTERED PROFESSIONAL ENGINEER NO. 67449.

No.	DATE	REVISION	APPROV.

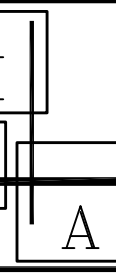
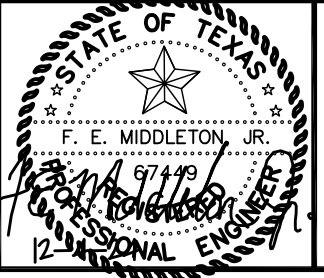
Date: 12-4-24
 Dwg Scale: Hor. NTS
 Vert.
 Dwg File: 0001043DT-STM.DWG
 Project No. 0001048

STORM DRAIN DETAILS

LANE RANCH, PHASE 5

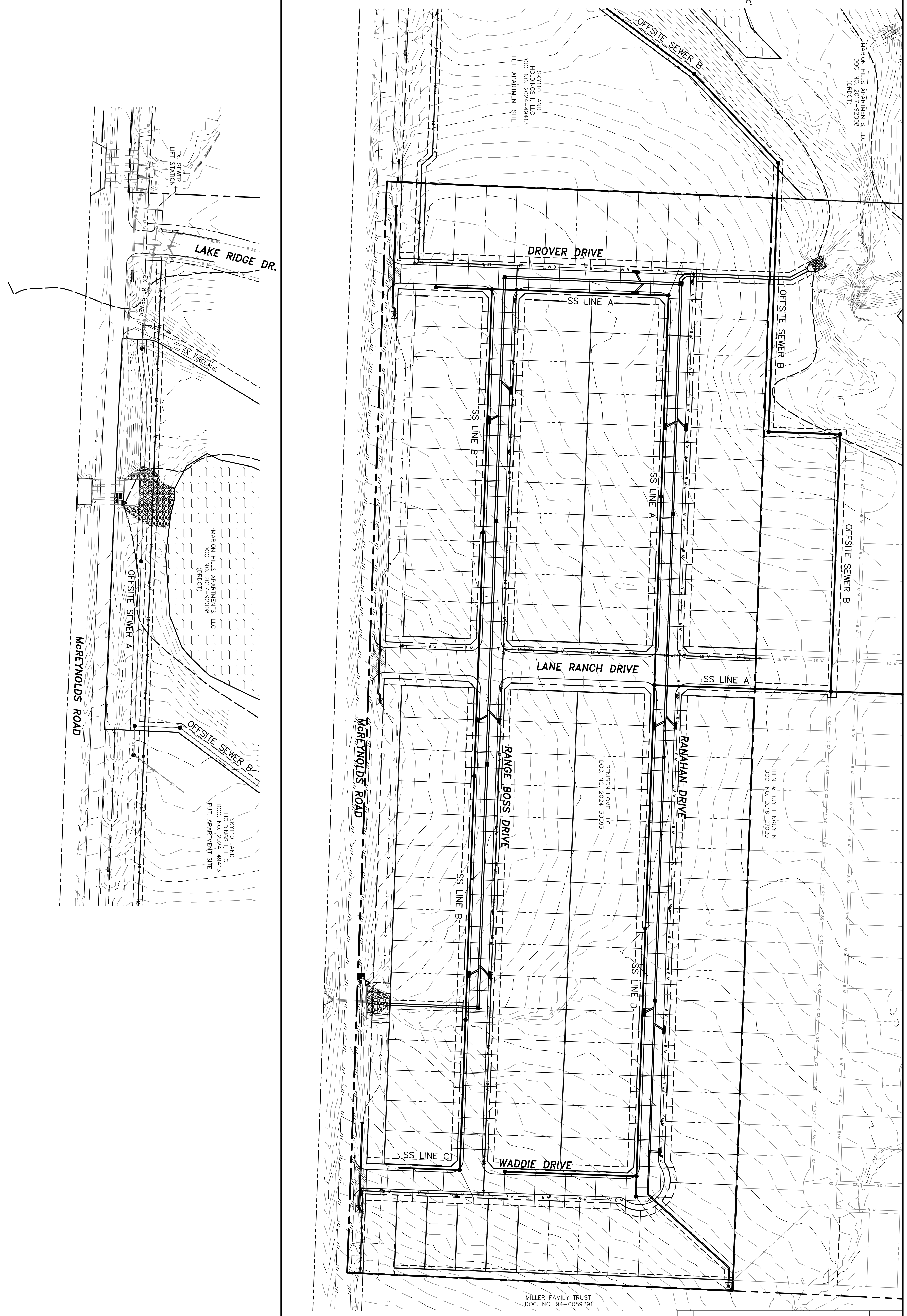
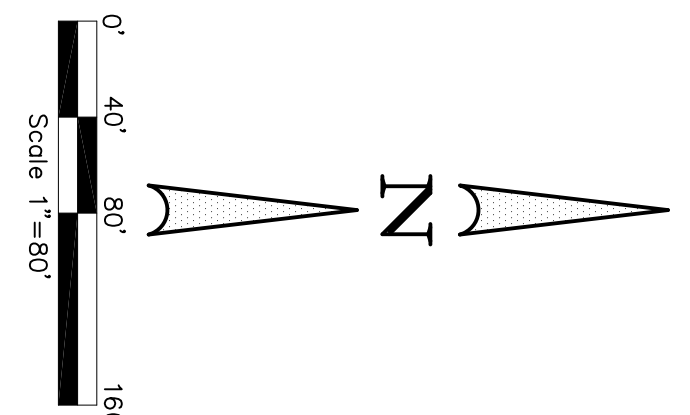
LANE RANCH, PHASE 5
 CITY OF SANGER DENTON COUNTY, TEXAS

BENISON HOME, LLC
 101 FOREST BEND DRIVE
 COPPELL, TEXAS 75019
 JONATHAN WANG - 214-316-2256



Middleton & Assoc., LLC
 CONSULTING CIVIL ENGINEERS & LAND PLANNERS
 TBPE #10900
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DT-S74



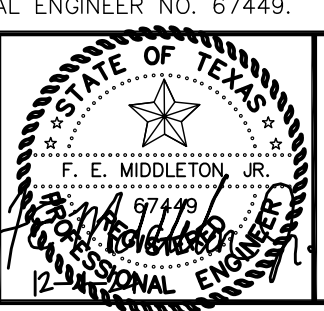
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No.	DATE	REVISION	APPROV.

SS-ATL
 Date: 12-4-24
 Dwg Scale: Hor. 1"=80'
 Vert.
 Dwg File: 0001048UTL.DWG
 Project No. 0001048

OVERALL SANITARY SEWER PLAN
 LANE RANCH, PHASE 5

LANE RANCH, PHASE 5
 CITY OF SANGER DENTON COUNTY, TEXAS
 BENISON HOME, LLC
 101 FOREST BEND DRIVE
 COPPELL, TEXAS 75019
 JONATHAN WANG - 214-316-2256



M
&
A

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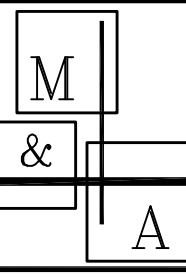
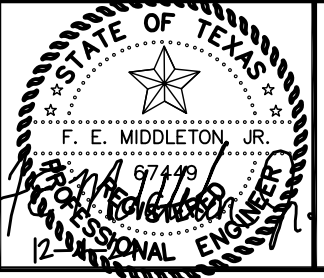
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Date: 12-4-24
 Dwg Scale: Hor. 1"=40'
 Vert. 1"=4'
 Dwg File: 0001048UTL.DWG
 Project No. 0001048

**SANITARY SEWER PLAN & PROFILE
 OFFSITE SEWER A
 STA. 0+00 - END**

LANE RANCH, PHASE 5

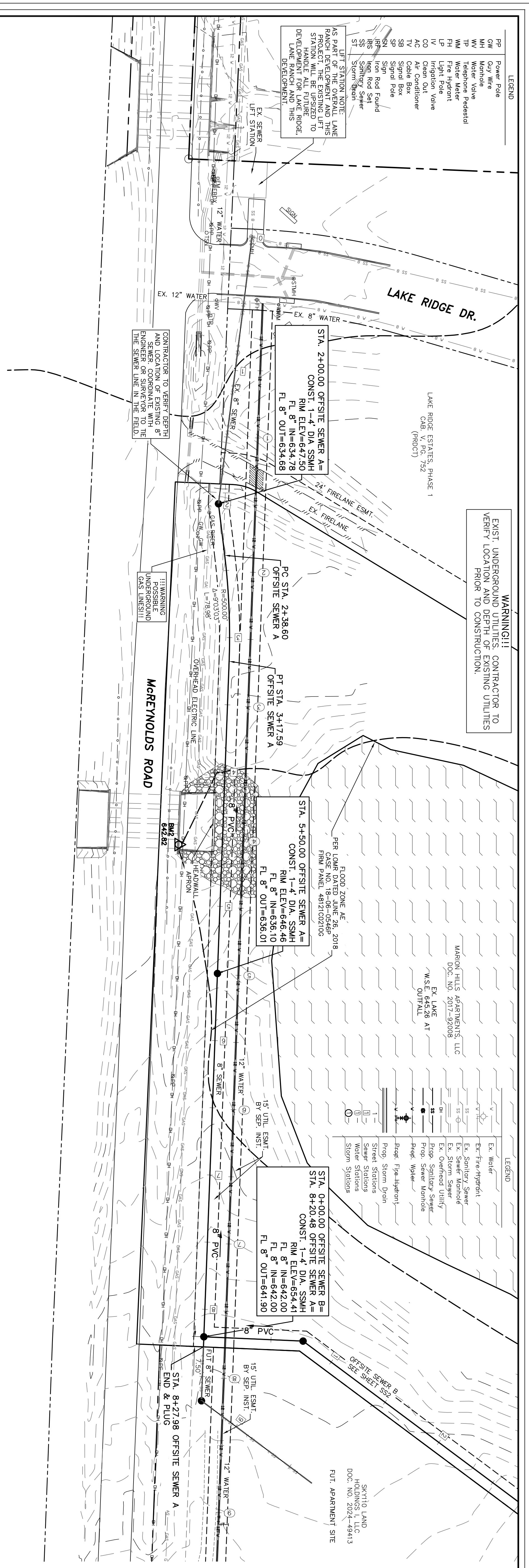
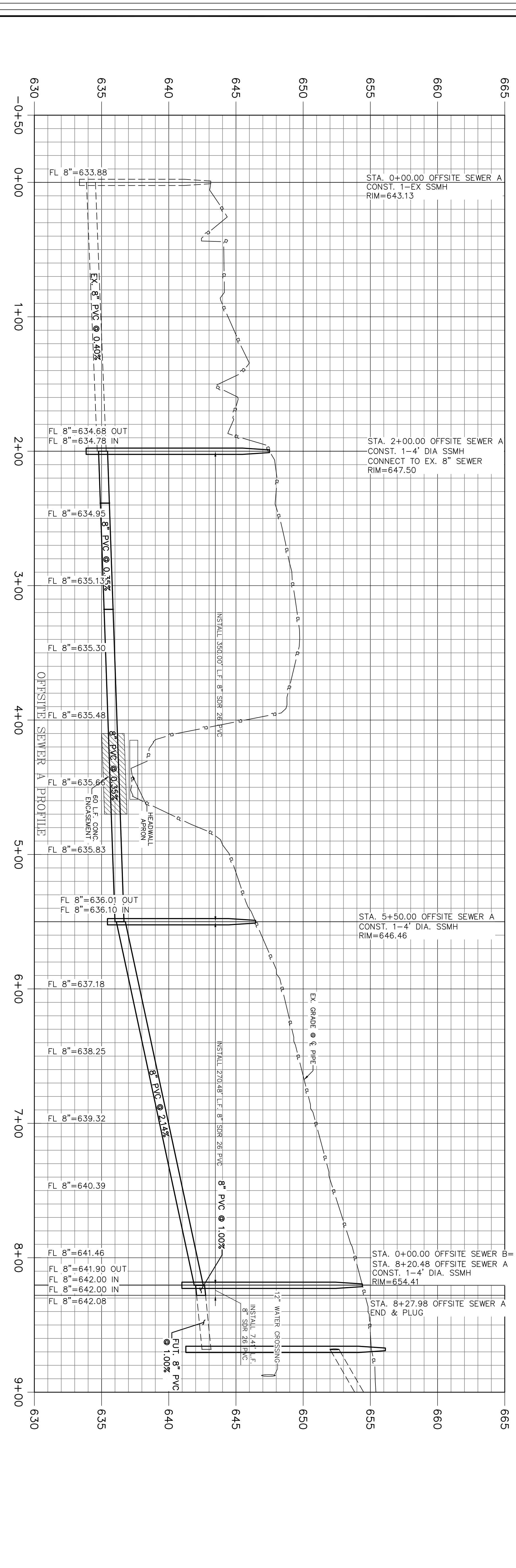
LANE RANCH, PHASE 5
 CITY OF SANGER DENTON COUNTY, TEXAS
 BENISON HOME, LLC
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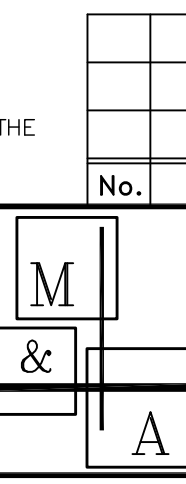
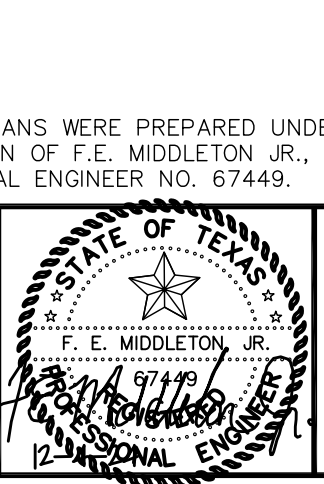


SS1

Date: 12-4-24
 Dwg Scale: Hor. 1"=40'
 Vert. 1"=4'
 Dwg File: 0001048UTL.DWG
 Project No. 0001048

**SANITARY SEWER PLAN & PROFILE
 OFFSITE SEWER A
 STA. 0+00 - END**

LANE RANCH, PHASE 5
 CITY OF SANGER DENTON COUNTY, TEXAS
 BENISON HOME, LLC
 101 FOREST BEND DRIVE
 COPPELL, TEXAS 75019
 JONATHAN WANG - 214-316-2256

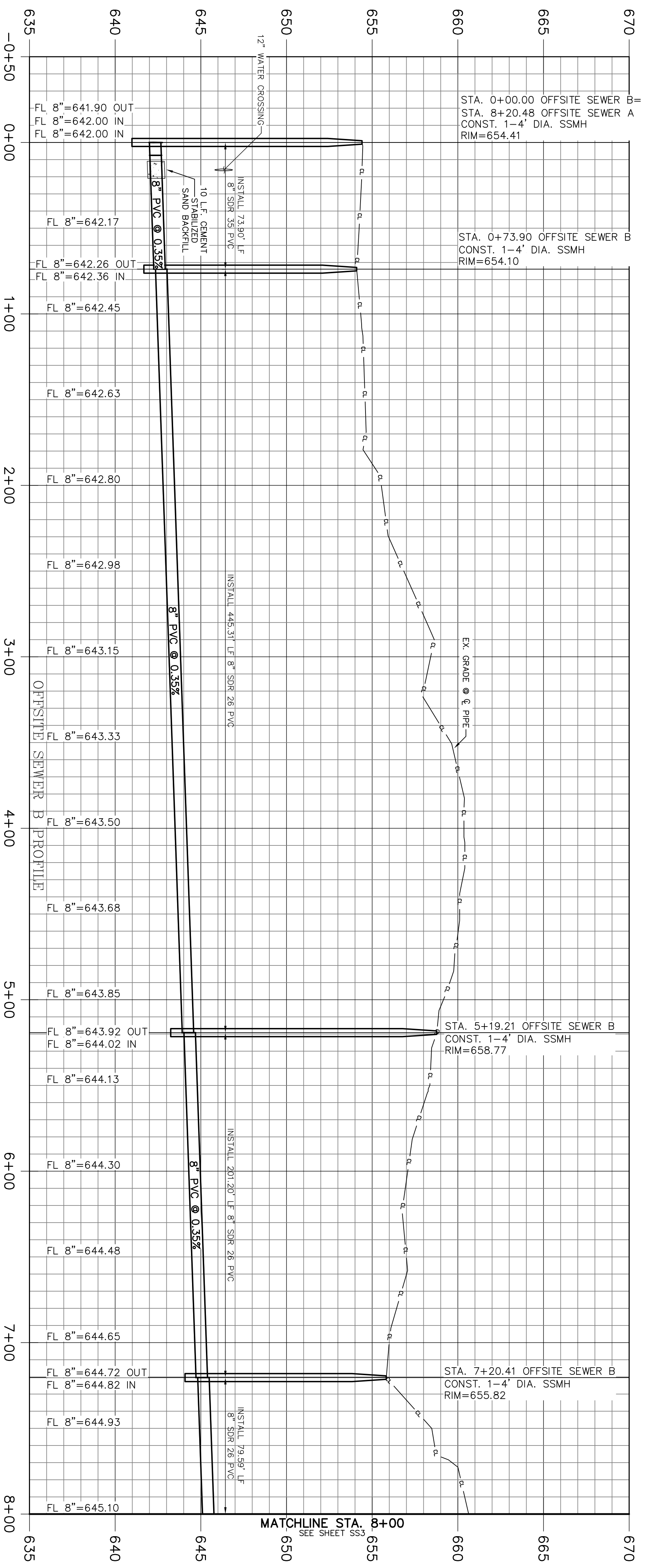
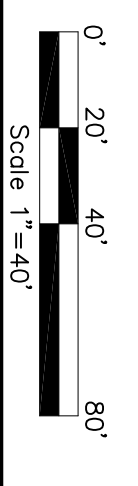
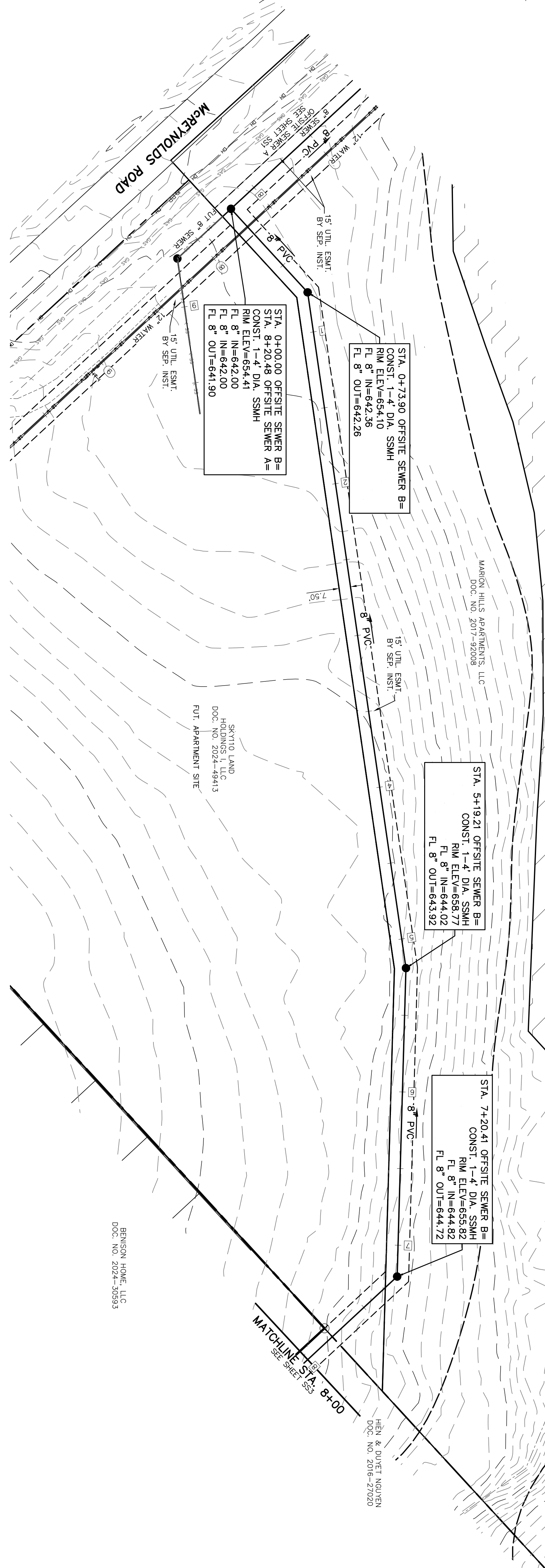


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No.	DATE	REVISION	APPROV.

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- LEGEND**
- Ex. Water
 - Ex. Fire Hydrant
 - Ex. Sanitary Sewer
 - Ex. Sewer Manhole
 - Ex. Overhead Utility
 - Prop. Sanitary Sewer
 - Prop. Sewer Manhole
 - Prop. Water
 - Prop. Fire Hydrant
 - Prop. Storm Drain
 - Street Stations
 - Water Stations
 - Storm Stations
- LEGEND**
- PP Power Pole
 - GW Guy Wire
 - MH Manhole
 - TV Meter Valve
 - TP Transformer
 - WM Water Meter
 - FH Fire Hydrant
 - LP Light Pole
 - TO Trolley
 - OV Overhead Valve
 - AC Air Conditioner
 - TV Cable Box
 - SB Signal Box
 - SP Signal Pole
 - IRF Iron Road Set
 - RS Sanitary Sewer
 - SS Storm Drain



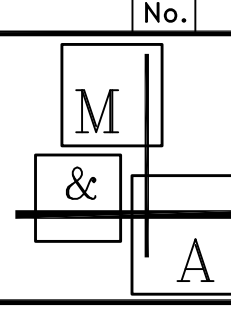
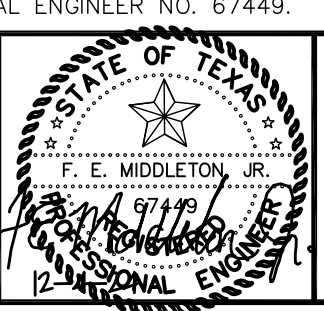
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No.	DATE	REVISION	APPROV.

Date: 12-4-24
 Dwg Scale: Hor. 1"=40'
 Vert. 1"=4'
 Dwg File: 0001048UTL.DWG
 Project No. 0001048

SANITARY SEWER PLAN & PROFILE
OFFSITE SEWER B
STA. 0+00 - 8+00
 LANE RANCH, PHASE 5

LANE RANCH, PHASE 5
 CITY OF SANGER DENTON COUNTY, TEXAS
 BENISON HOME, LLC
 101 FOREST BEND DRIVE
 COPPELL, TEXAS 75019
 JONATHAN WANG - 214-316-2256



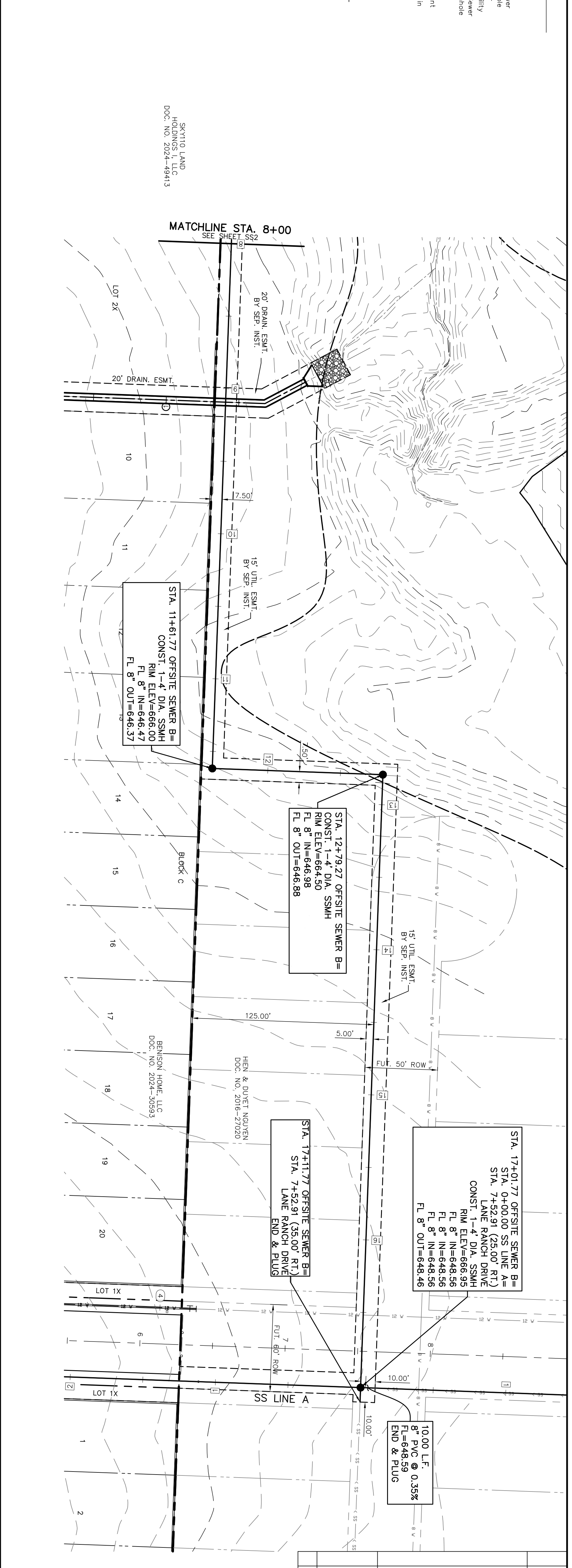
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LEGEND

- Ex. Water
- Ex. Fire Hydrant
- Ex. Sanitary Sewer
- Ex. Sewer Manhole
- Ex. Sewer Manhole
- Ex. Overhead Utility
- Prop. Sanitary Sewer
- Prop. Sewer Manhole
- Prop. Water
- Prop. Fire Hydrant
- Prop. Storm Drain
- Street Stations
- Sewer Stations
- Water Stations
- Storm Stations

LEGEND

- PP Power Pole
- GW Guy Wire
- MH Manhole
- TV Television
- TP Telephone
- WM Water Meter
- FH Fire Hydrant
- LP Light Pole
- NO No. 10
- AC Air Conditioner
- TV Cable Box
- SB Signal Box
- SP Signal Pole
- IRF Iron Road Found
- RIS Road Right of Way
- SS Sanitary Sewer
- SD Storm Drain



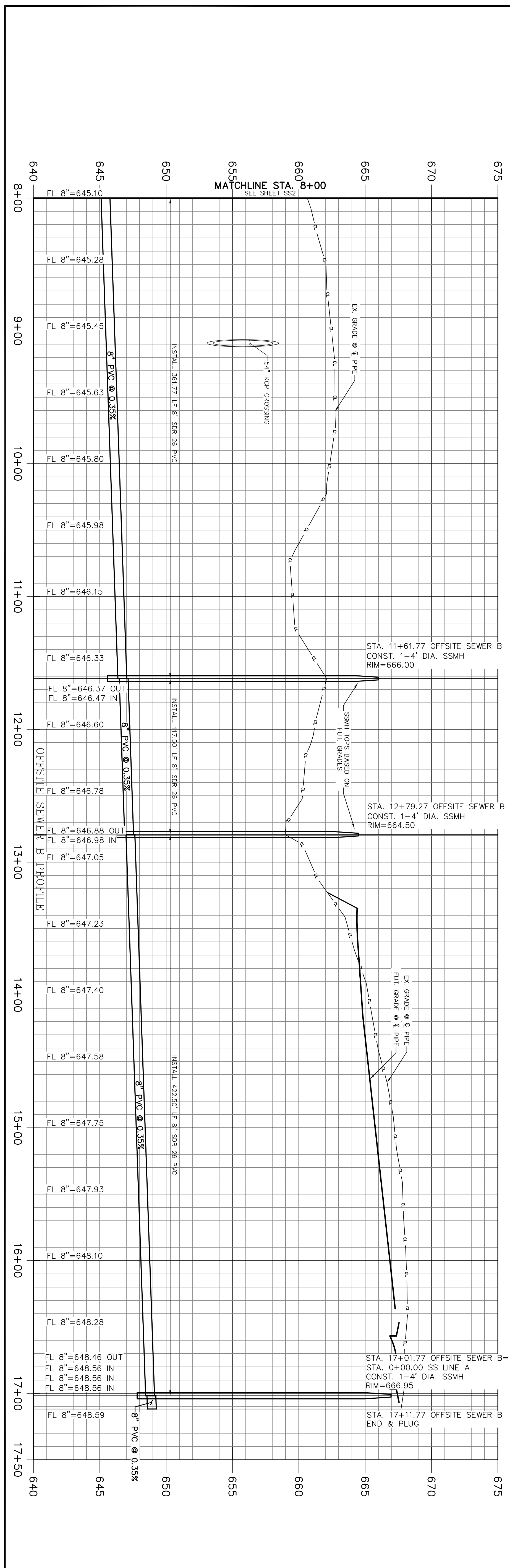
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No.	DATE	REVISION	APPROV.

LANE RANCH, PHASE 5
CITY OF SANGER DENTON COUNTY, TEXAS

BENISON HOME, LLC
101 FOREST BEND DRIVE
COPPELL, TEXAS 75019
JONATHAN WANG - 214-316-2256

Middleton & Assoc, LLC
CONSULTING CIVIL ENGINEERS & LAND PLANNERS
TBPE #10900
2785 ROCKBROOK DRIVE, SUITE 105
LEWISVILLE, TEXAS 75067 (972) 393-9800



Date: 12-4-24
Dwg Scale: Hor. 1"=40'
Vert. 1"=4'
Dwg File: 0001048UTL.DWG
Project No. 0001048

SANITARY SEWER PLAN & PROFILE
OFFSITE SEWER B
STA. 8+00 - END
LANE RANCH, PHASE 5

SSS

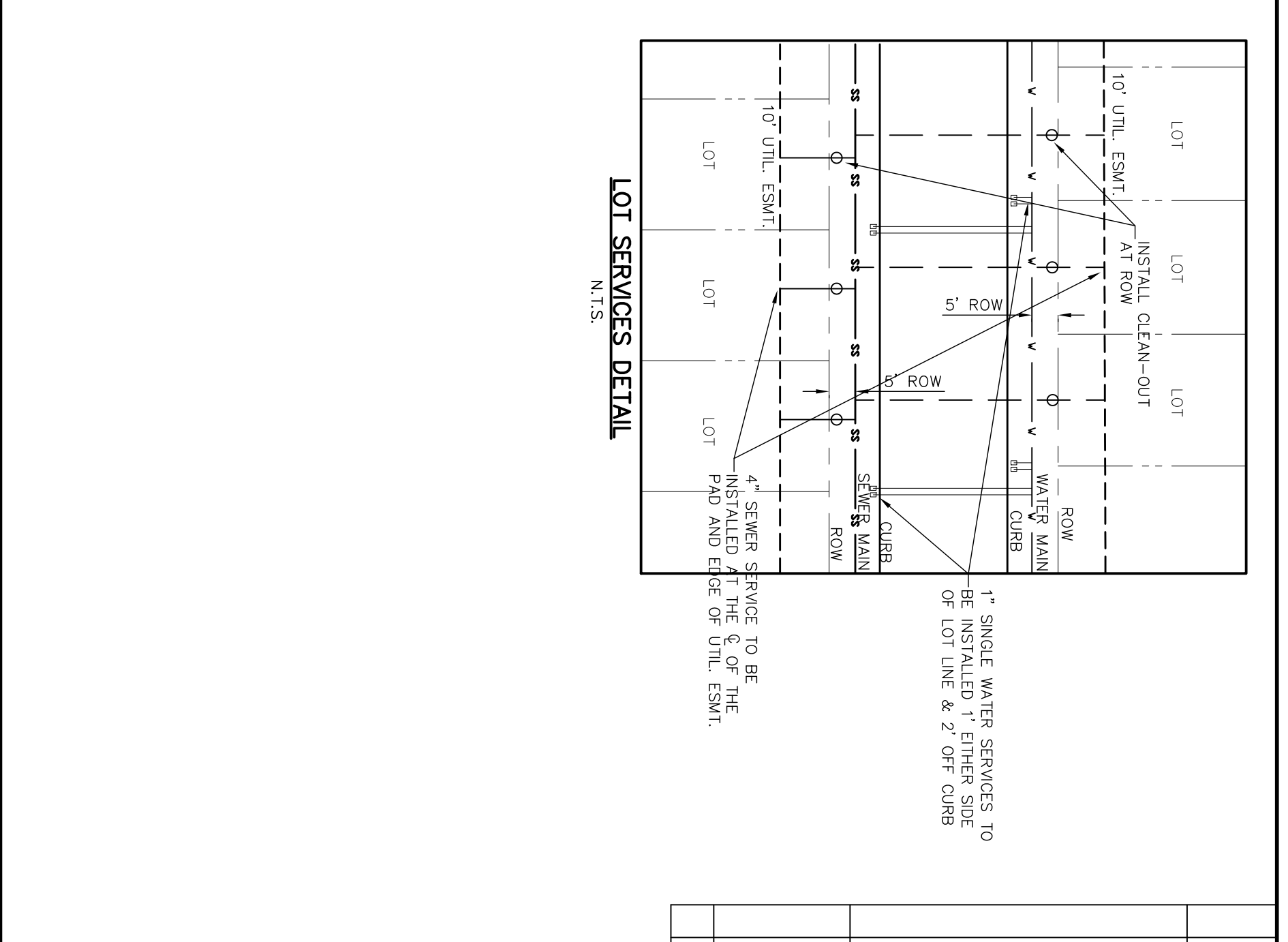
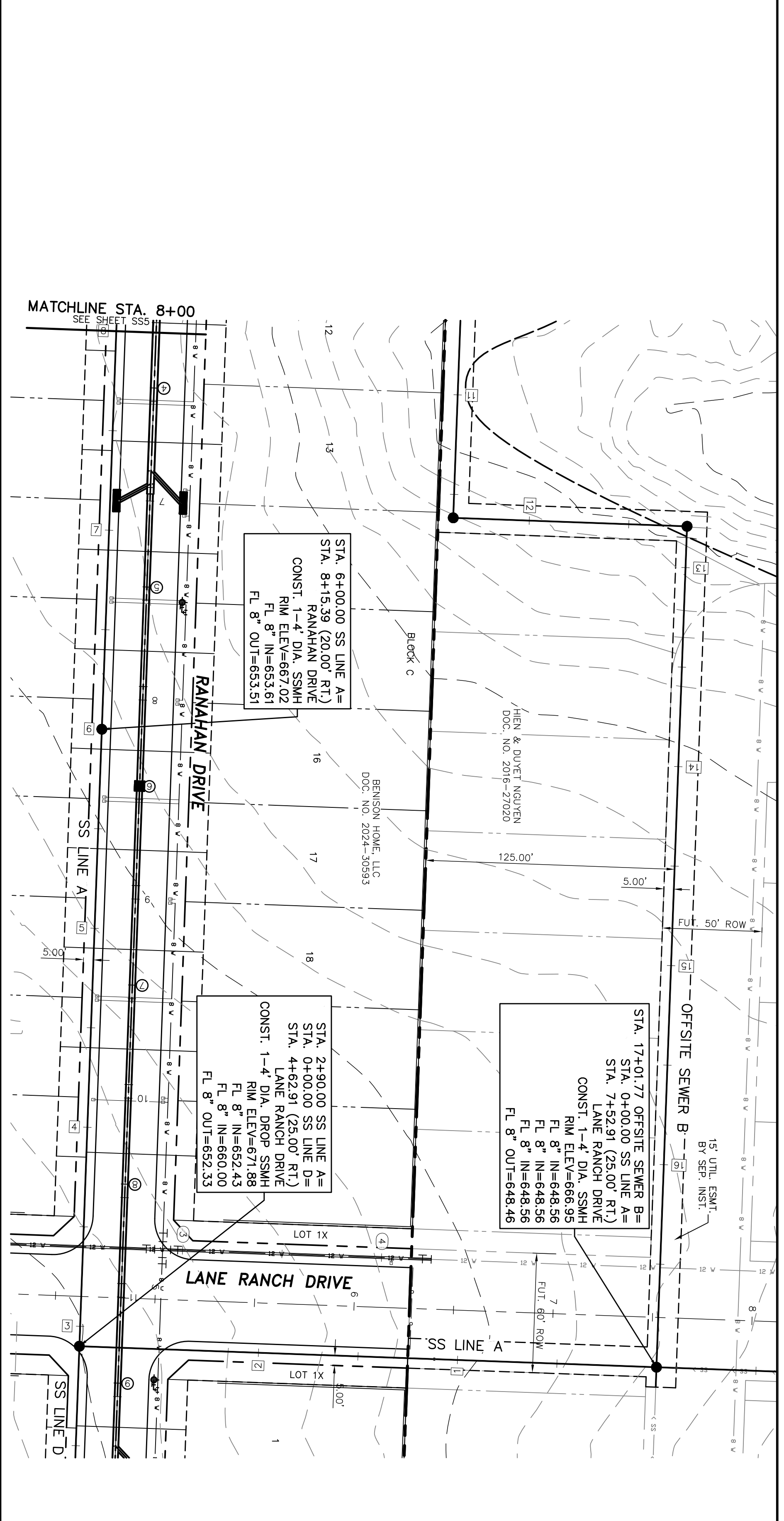
LEGEND

- Ex. Water
- Ex. Fire Hydrant
- Ex. Sanitary Sewer
- Ex. Sewer Manhole
- Ex. Overhead Utility
- Prop. Sanitary Sewer
- Prop. Sewer Manhole
- Prop. Water
- Prop. Fire Hydrant
- Prop. Storm Drain
- Street Stations
- Sewer Stations
- Water Stations
- Storm Stations

LEGEND

- PP Power Pole
- GW Guy Wire
- MH Manhole
- TV Meter Valve
- TP Meter Valve Pedestal
- WM Water Meter
- FH Fire Hydrant
- LP Light Pole
- NO Origin Valve
- AC Air Conditioner
- TV Cable Box
- SB Signal Box
- SP Signal Pole
- IRF Iron Road Found
- RIS Road Set
- SS Sanitary Sewer
- SD Storm Drain

Scale 1"=40'



No.	DATE	REVISION	APPROV.

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LANE RANCH, PHASE 5
CITY OF SANGER DENTON COUNTY, TEXAS

BEHNSON HOME, LLC
101 FOREST BEND DRIVE
COPPELL, TEXAS 75019
JONATHAN WANG - 214-316-2256

Middleton & Assoc, LLC
CONSULTING CIVIL ENGINEERS & LAND PLANNERS
TBPE #10900
2785 ROCKBROOK DRIVE, SUITE 105
LEWISVILLE, TEXAS 75067 (972) 393-9800

SANITARY SEWER PLAN & PROFILE
SS LINE A
STA. 0+00 - 8+00
LANE RANCH, PHASE 5

Date: 12-4-24
Dwg Scale: Hor. 1"=40'
Vert. 1"=4'
Dwg File: 0001048UTIL.DWG
Project No. 0001048

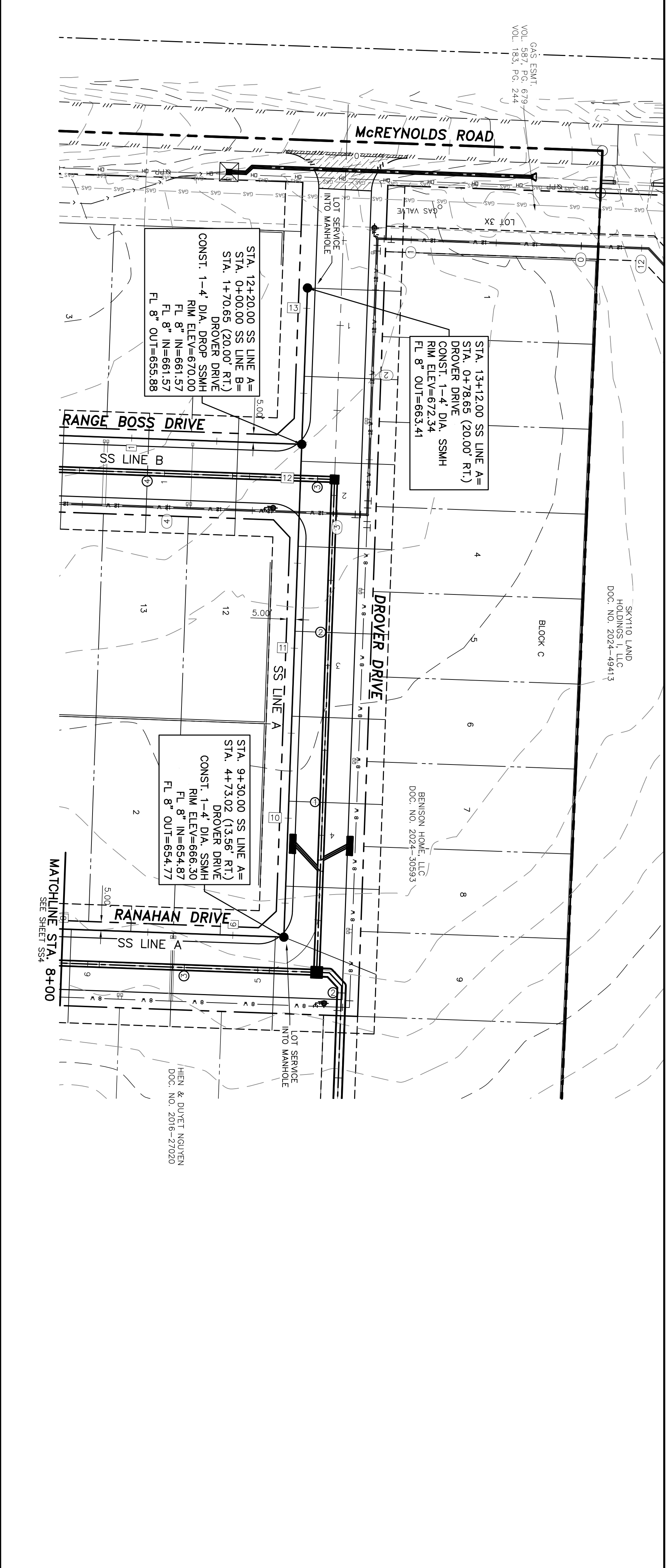
SS4

LEGEND

- Ex. Water
- Ex. Fire Hydrant
- Ex. Sanitary Sewer
- Ex. Sewer Manhole
- Ex. Sewer Manhole
- Ex. Overhead Utility
- Prop. Sanitary Sewer
- Prop. Sewer Manhole
- Prop. Water
- Prop. Fire Hydrant
- Prop. Storm Drain
- Street Stations
- Water Stations
- Storm Stations

LEGEND

- PP Power Pole
- GW Guy Wire
- MH Manhole
- TV Meter Valve
- WM Water Meter
- FH Fire Hydrant
- LP Light Pole
- OT Overhead Utility
- AC Air Conditioner
- TV Cable Box
- SB Signal Box
- SP Signal Pole
- IRF Iron Road Found
- RS Sanitary Sewer
- SS Storm Drain



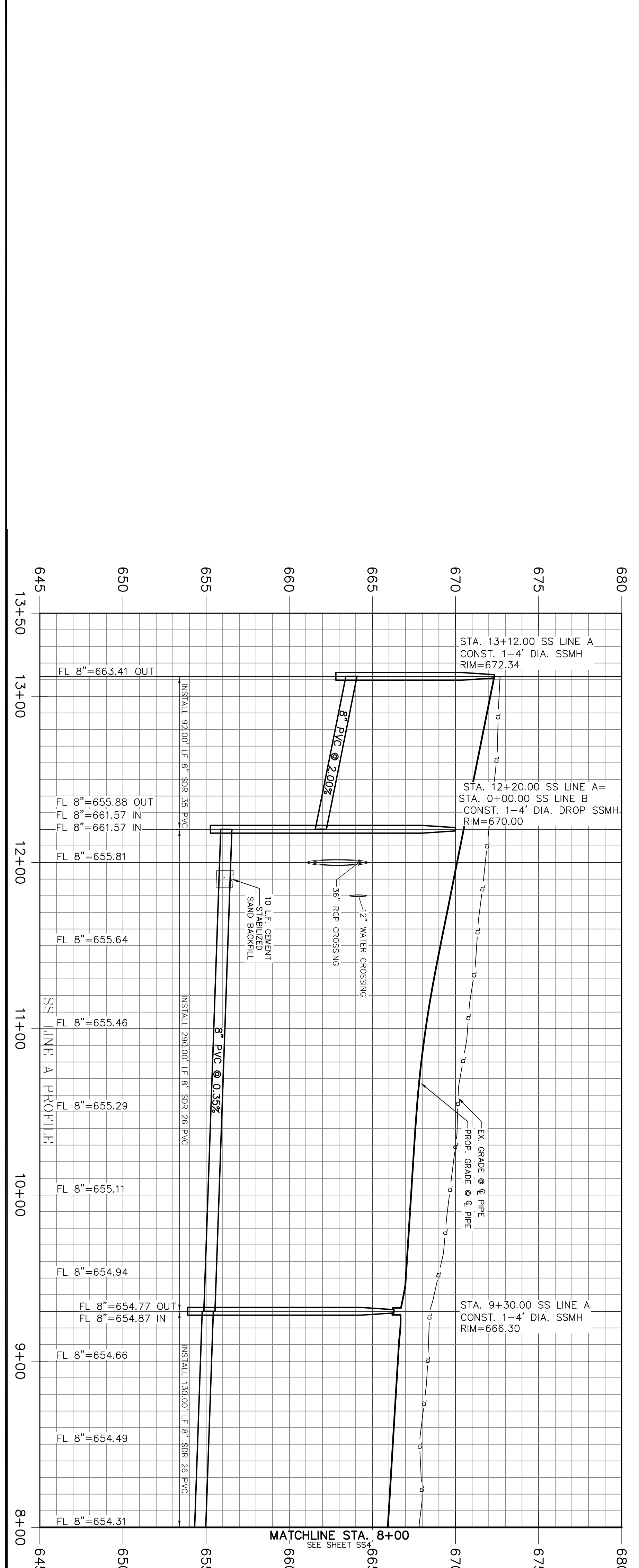
No.	DATE	REVISION	APPROV.

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LANE RANCH, PHASE 5
CITY OF SANGER DENTON COUNTY, TEXAS

BENISON HOME, LLC
101 FOREST BEND DRIVE
COPPELL, TEXAS 75019
JONATHAN WANG - 214-316-2256

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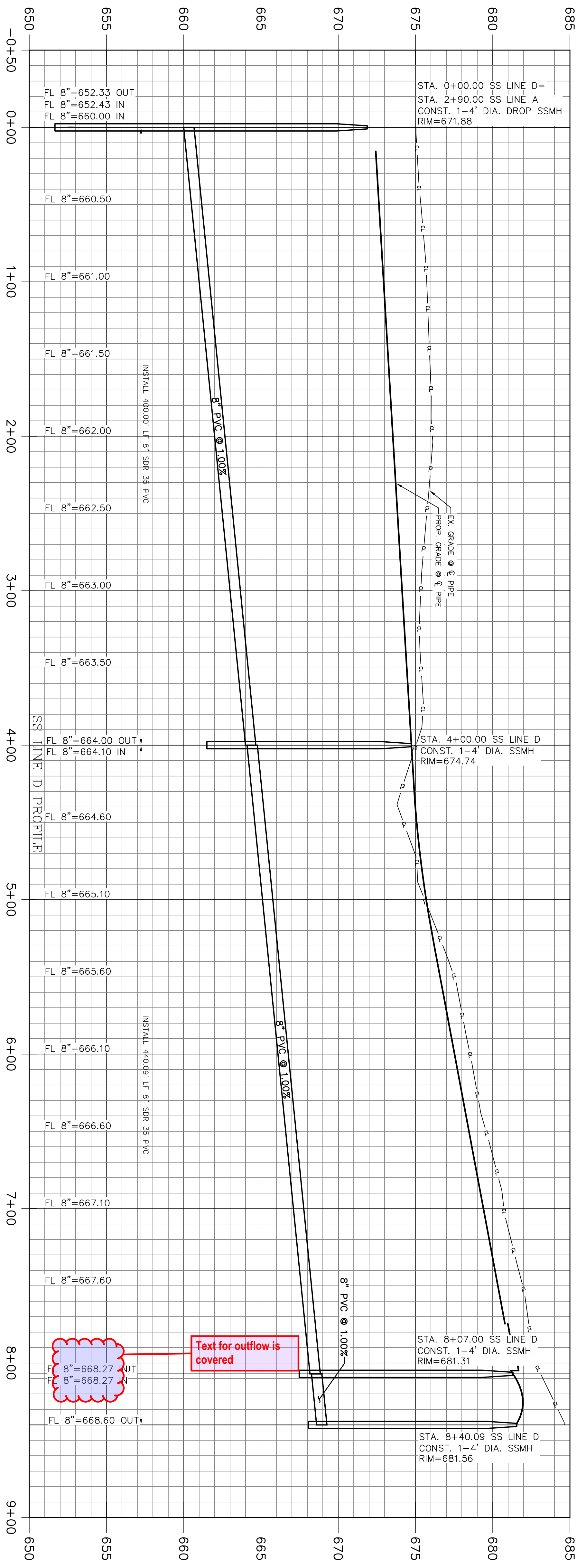
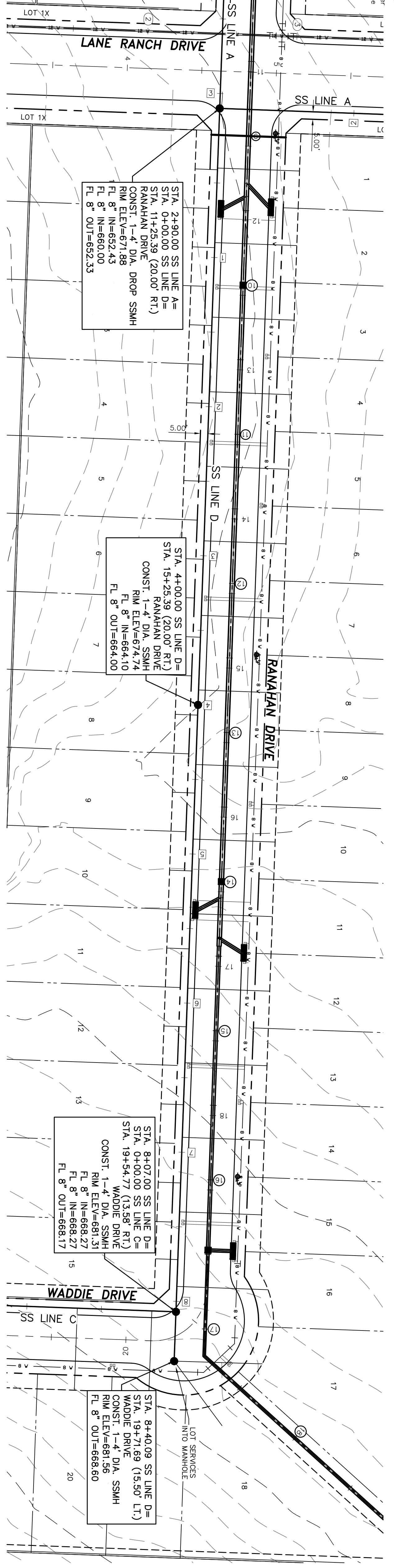


SANITARY SEWER PLAN & PROFILE
SS LINE A
STA. 8+00 - END
LANE RANCH, PHASE 5

Date: 12-4-24
Dwg Scale: Hor. 1"=40'
Vert. 1"=4'
Dwg File: 0001048UTL.DWG
Project No. 0001048

SSS

LEGEND	
	Ex. Water
	Ex. Fire Hydrant
	Ex. Sanitary Sewer
	Ex. Sewer Manhole
	Ex. Overhead Utility
	Prop. Sanitary Sewer
	Prop. Sewer Manhole
	Prop. Water
	Prop. Fire Hydrant
	Prop. Storm Drain
	Street Stations
	Water Stations
	Storm Stations



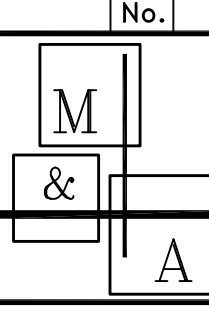
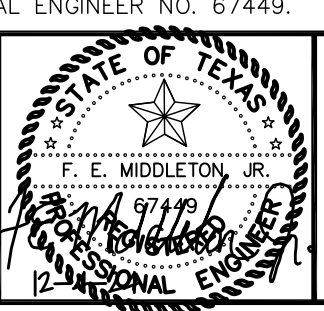
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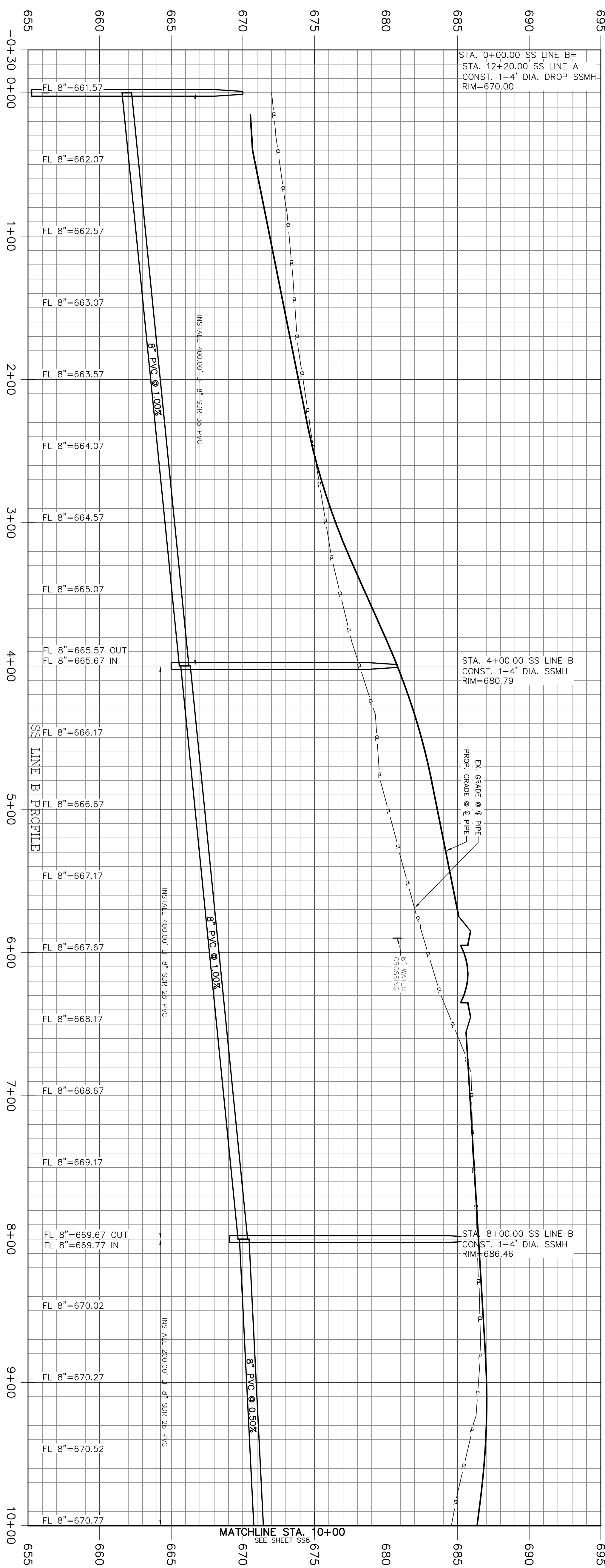
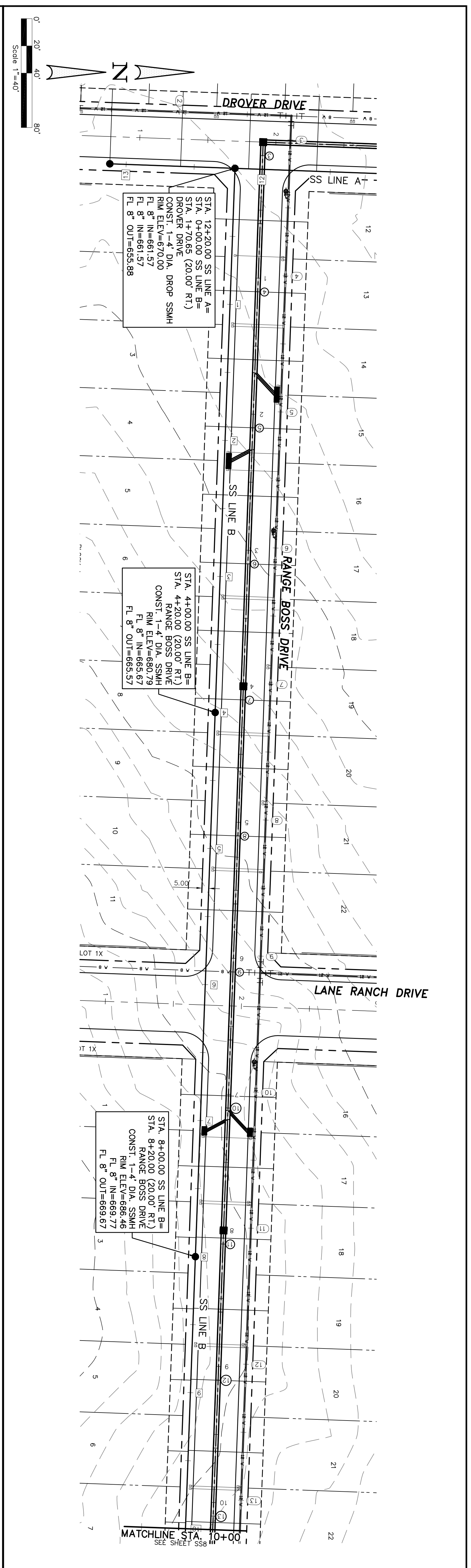
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 Project No. 0001048

SANITARY SEWER PLAN & PROFILE
SS LINE D
STA. 0+00 - END
 LANE RANCH, PHASE 5

LANE RANCH, PHASE 5
 CITY OF SANGER DENTON COUNTY, TEXAS
 BENISON HOME, LLC
 101 FOREST BEND DRIVE
 COPPELL, TEXAS 75019
 JONATHAN WANG - 214-316-2256



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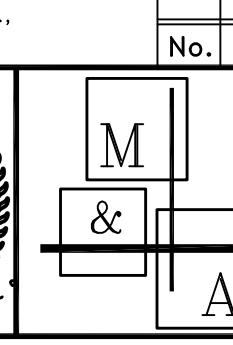
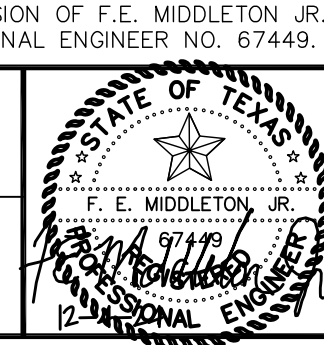
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No.	DATE	REVISION	APPROV.

Date: 12-4-24
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 Vert. 1"=4'
 Dwg File: 0001048UTL.DWG
 Project No. 0001048

SANITARY SEWER PLAN & PROFILE
SS LINE B
STA. 0+00 - 10+00
 LANE RANCH, PHASE 5

LANE RANCH, PHASE 5
 CITY OF SANGER DENTON COUNTY, TEXAS
 BENISON HOME, LLC
 101 FOREST BEND DRIVE
 COPPELL, TEXAS 75019
 JONATHAN WANG - 214-316-2256



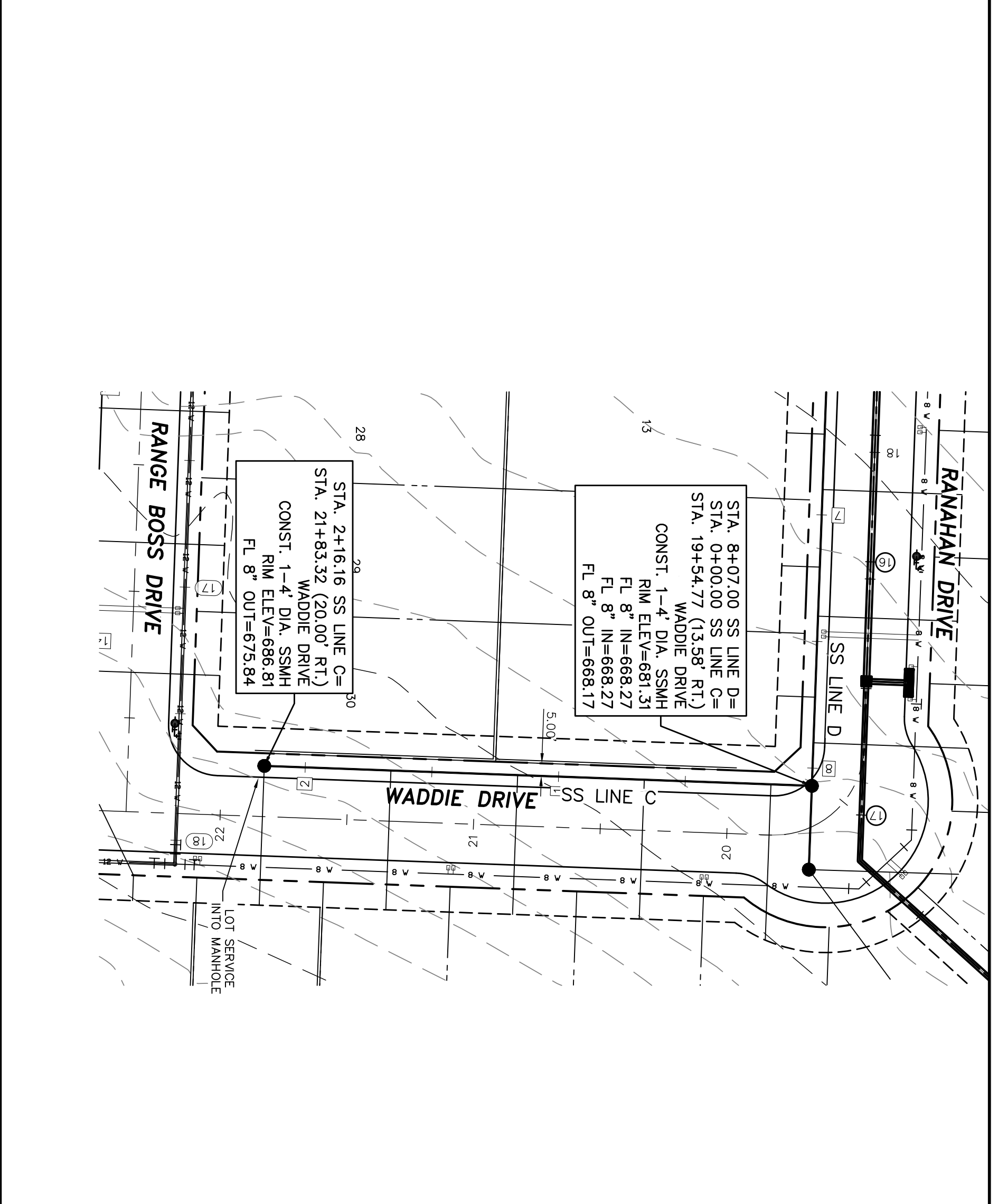
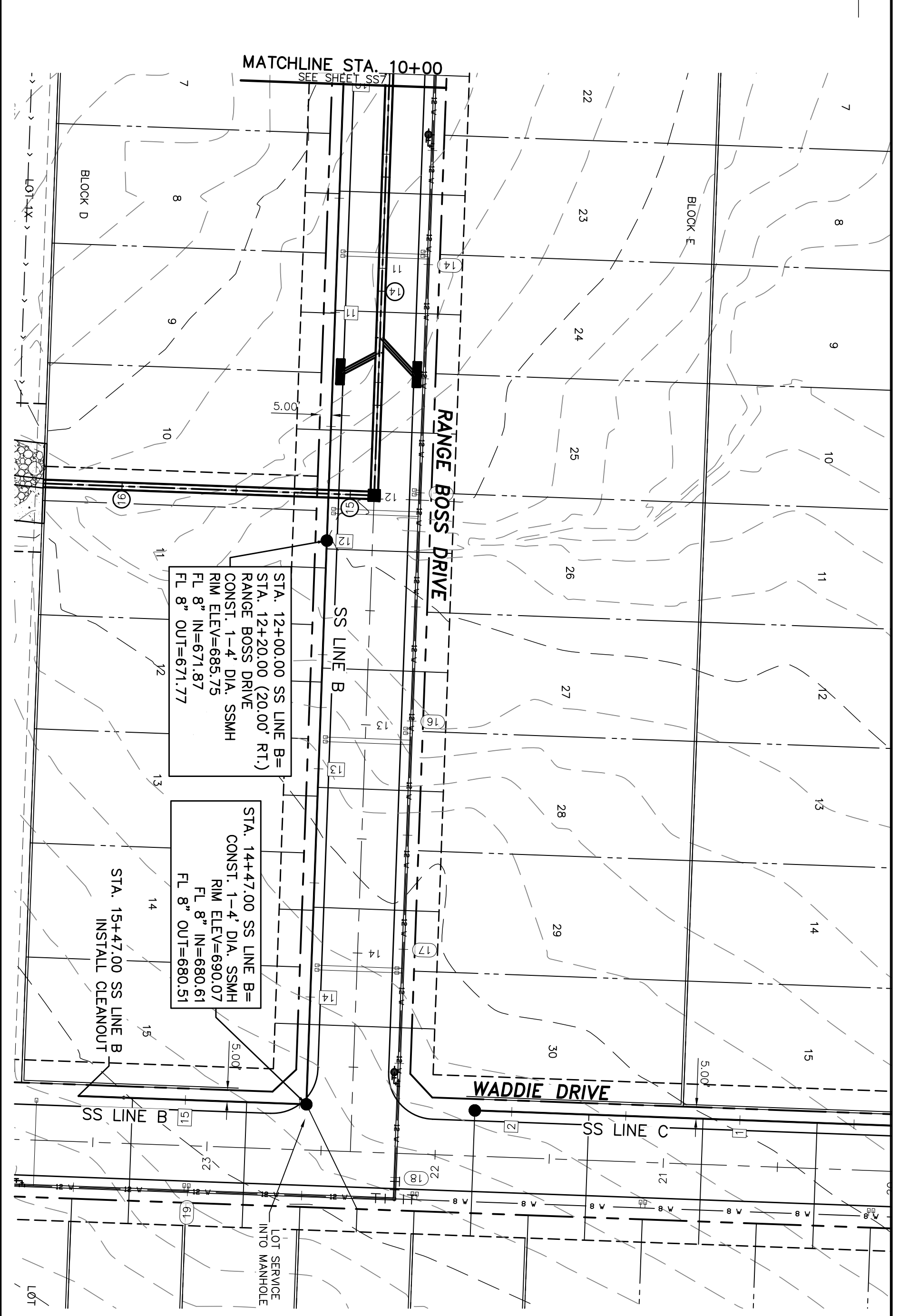
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 LEWISVILLE, TEXAS 75067 (972) 393-9800

LEGEND

- Ex. Water
- Ex. Fire Hydrant
- Ex. Sanitary Sewer
- Ex. Sewer Manhole
- Ex. Overhead Utility
- Prop. Sanitary Sewer
- Prop. Sewer Manhole
- Prop. Water
- Prop. Fire Hydrant
- Prop. Storm Drain
- Street Stations
- Water Stations
- Storm Stations

LEGEND

- PP Power Pole
- GW Guy Wire
- MH Manhole
- TV Meter Valve
- TM Meter
- WM Water Meter
- FH Fire Hydrant
- LP Light Pole
- TO Traffic Obstruction
- AC Air Conditioner
- TV Cable Box
- SB Signal Box
- SP Signal Pole
- IRF Iron Road Found
- RS Sanitary Sewer
- SS Storm Drain

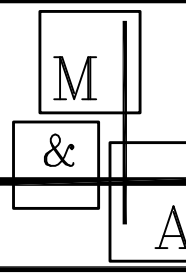
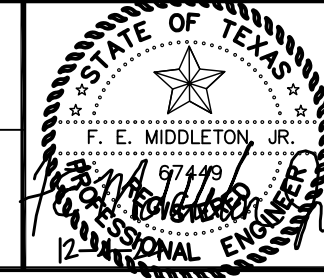


No.	DATE	REVISION	APPROV.

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF F.E. MIDDLETON JR., REGISTERED PROFESSIONAL ENGINEER NO. 67449.

LANE RANCH, PHASE 5
CITY OF SANGER DENTON COUNTY, TEXAS

BENISON HOME, LLC
101 FOREST BEND DRIVE
COPPELL, TEXAS 75019
JONATHAN WANG - 214-316-2256



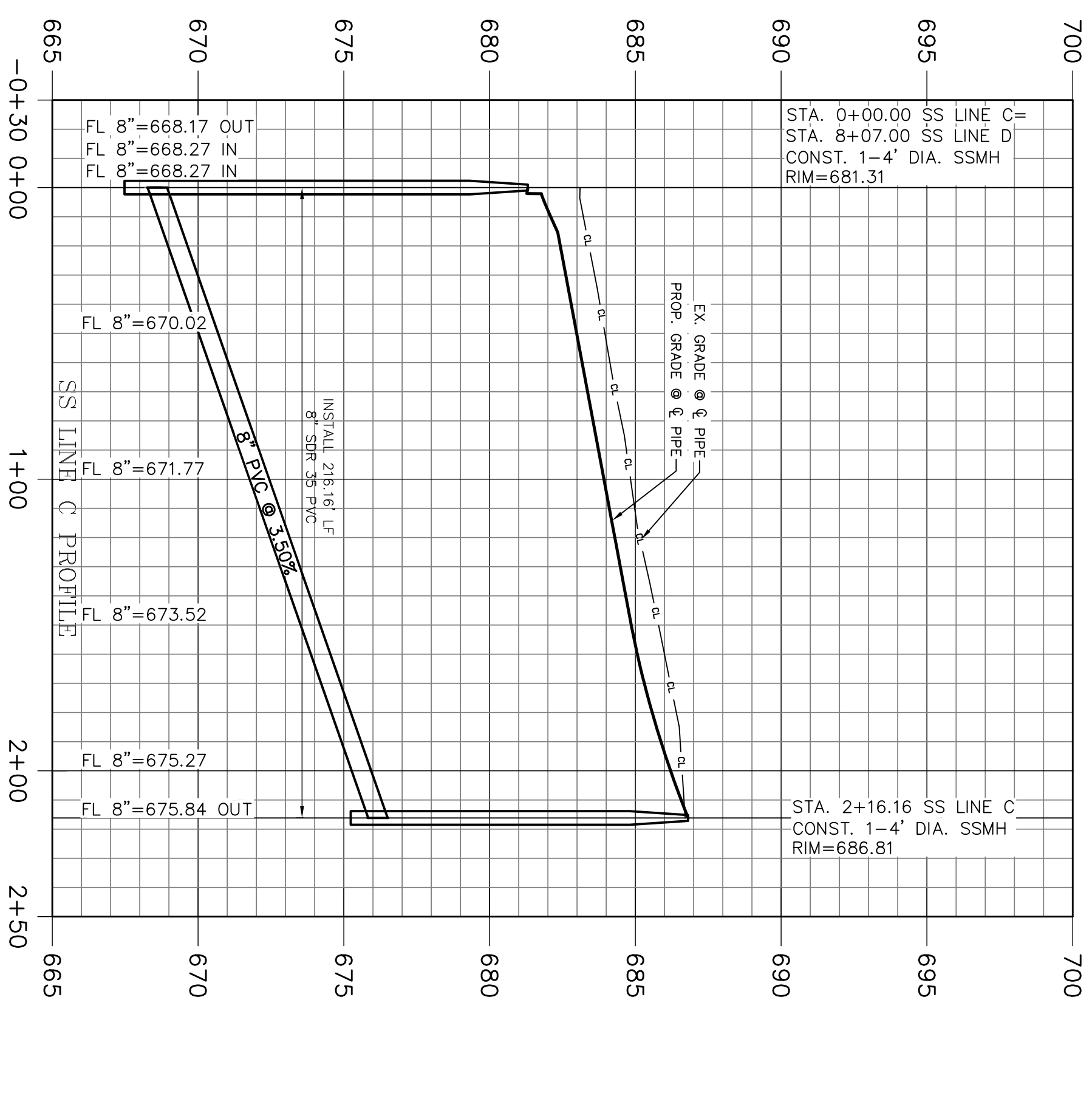
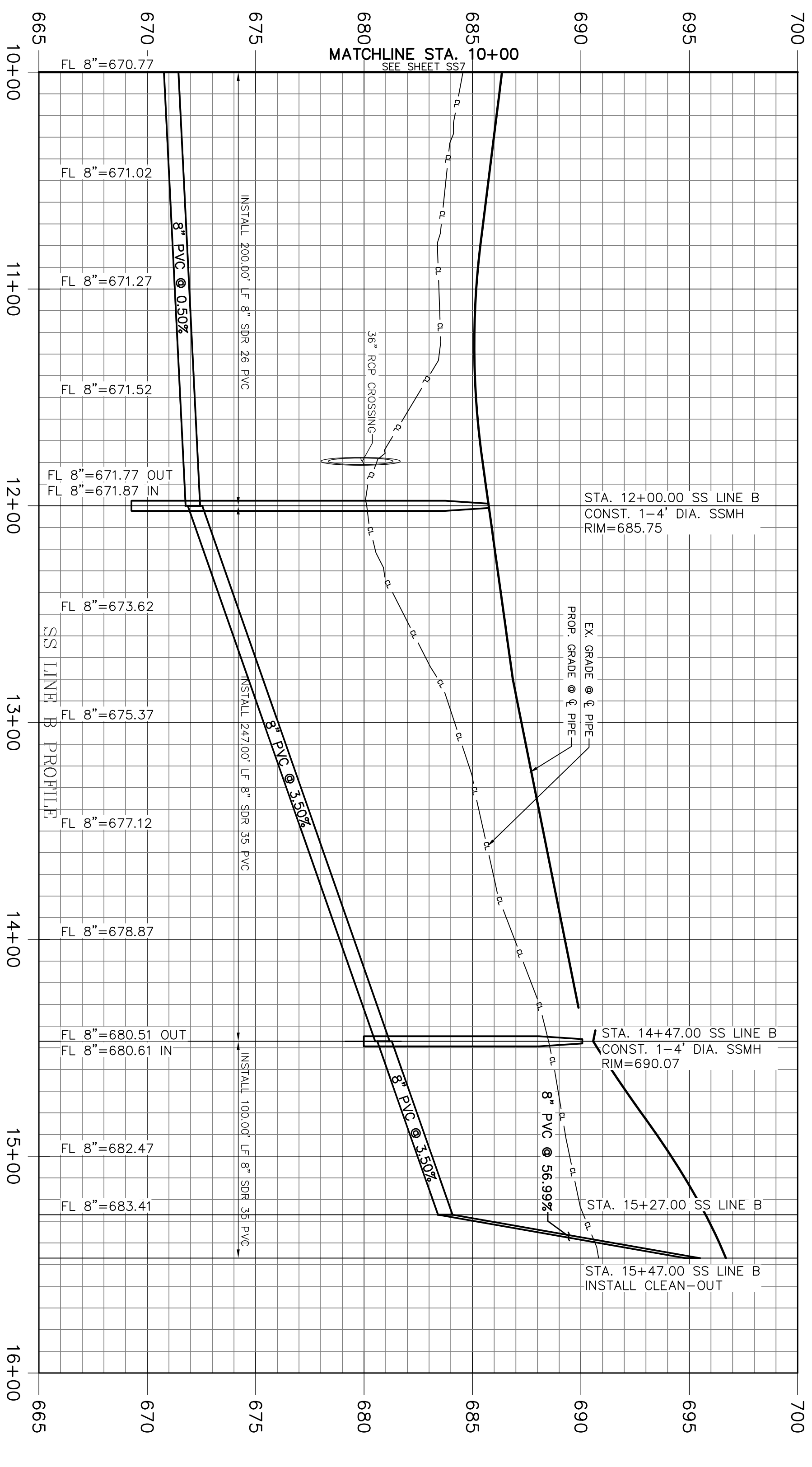
Middleton & Assoc., LLC
CONSULTING CIVIL ENGINEERS & LAND PLANNERS
TBPE #10900
2785 ROCKBROOK DRIVE, SUITE 105
LEWISVILLE, TEXAS 75067 (972) 393-9800

LEGEND

- Ex. Water
- Ex. Fire Hydrant
- Ex. Sanitary Sewer
- Ex. Sewer Manhole
- Ex. Overhead Utility
- Prop. Sanitary Sewer
- Prop. Sewer Manhole
- Prop. Water
- Prop. Fire Hydrant
- Prop. Storm Drain
- Street Stations
- Water Stations
- Storm Stations

LEGEND

- PP Power Pole
- GW Guy Wire
- MH Manhole
- TV Meter Valve
- TM Meter
- WM Water Meter
- FH Fire Hydrant
- LP Light Pole
- TO Traffic Obstruction
- AC Air Conditioner
- TV Cable Box
- SB Signal Box
- SP Signal Pole
- IRF Iron Road Found
- RS Sanitary Sewer
- SS Storm Drain

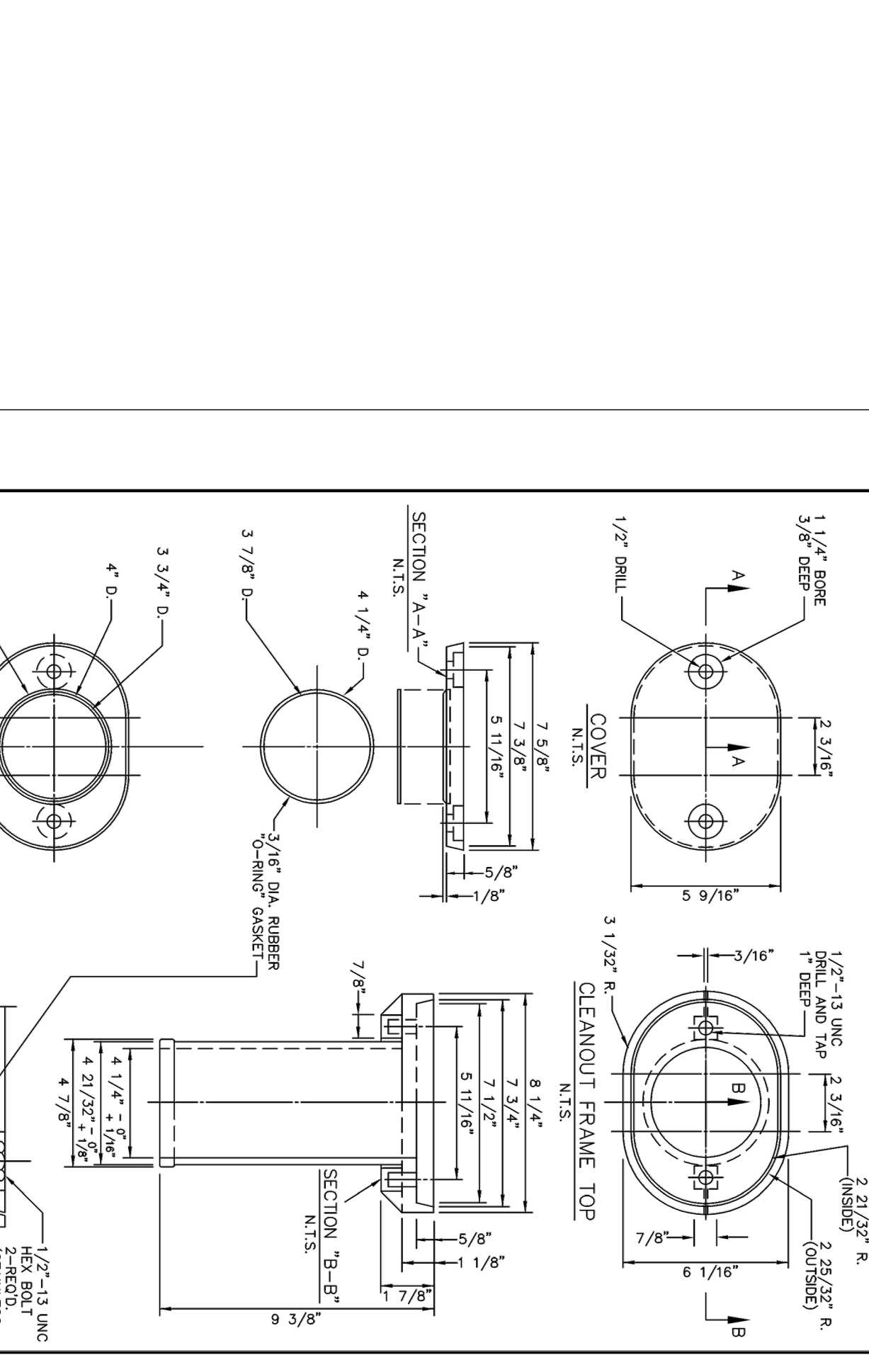
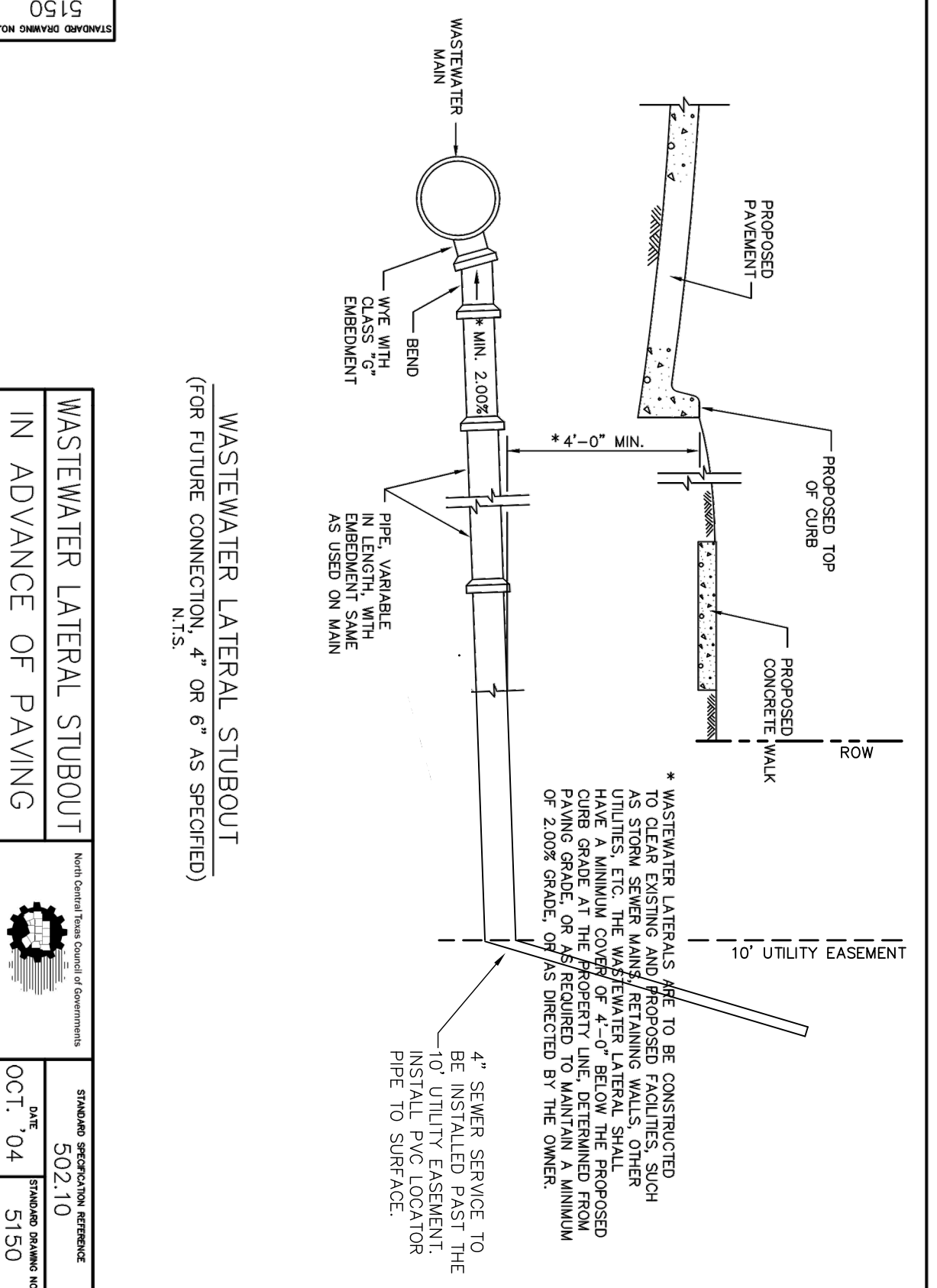
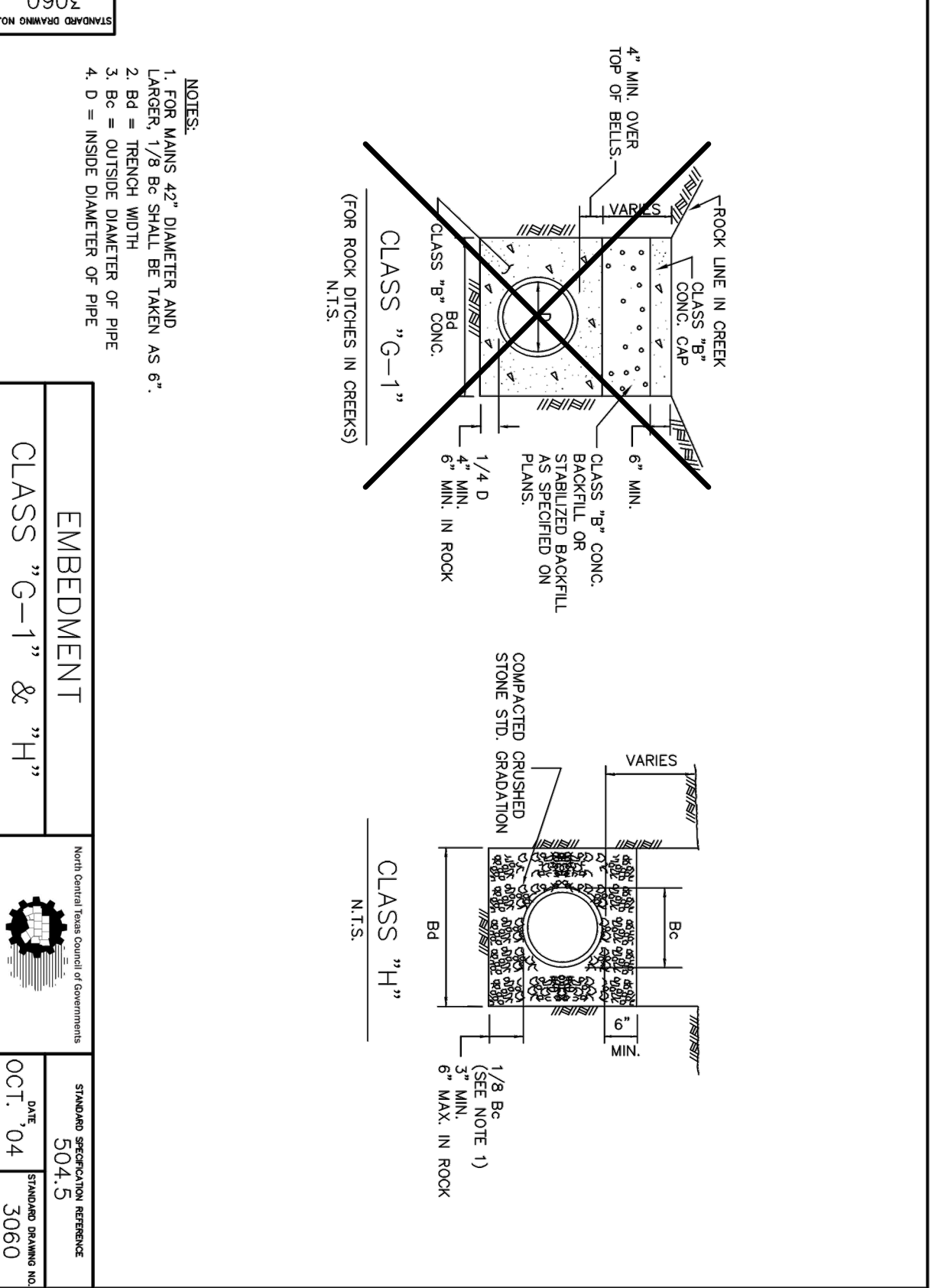
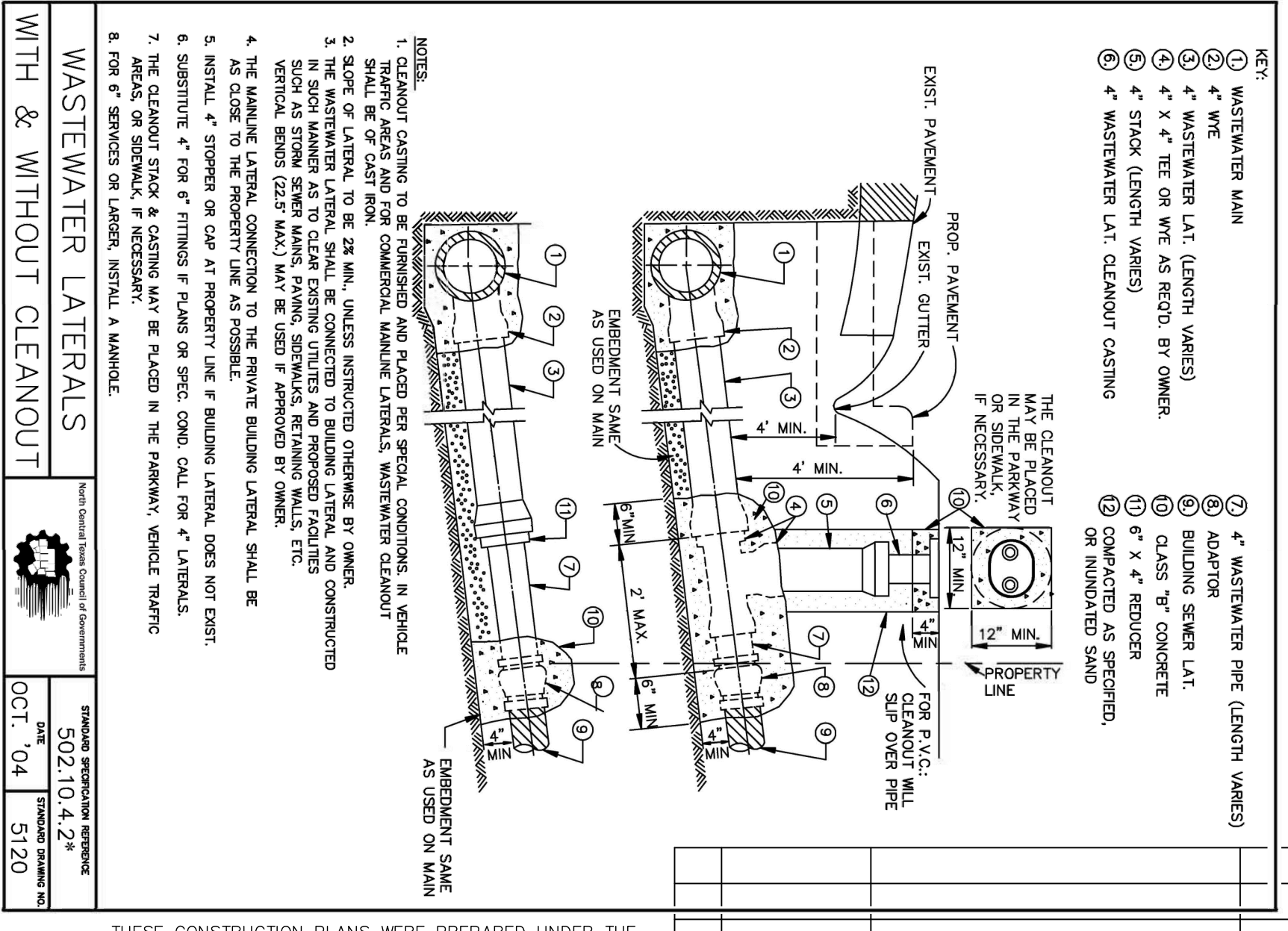
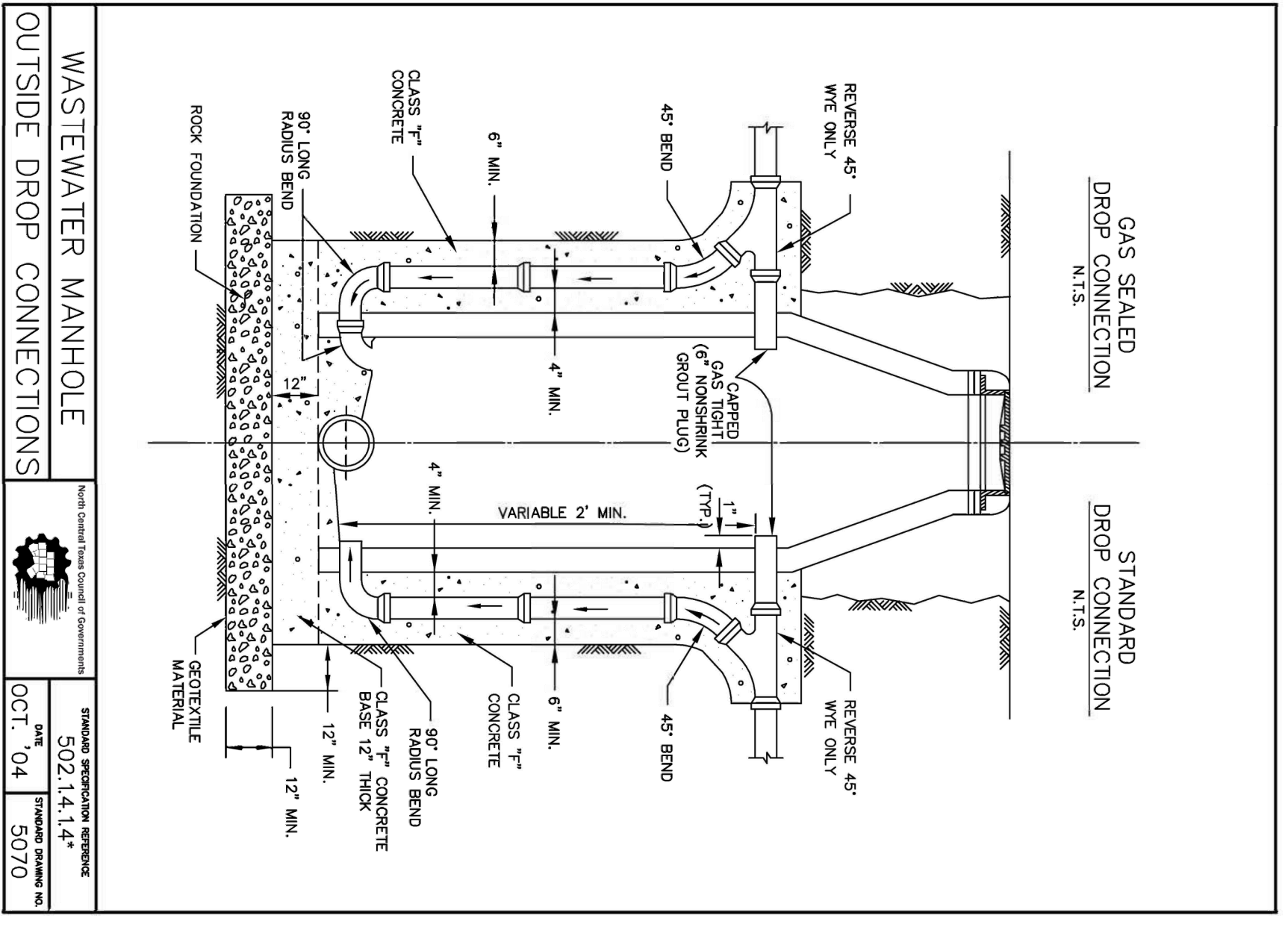
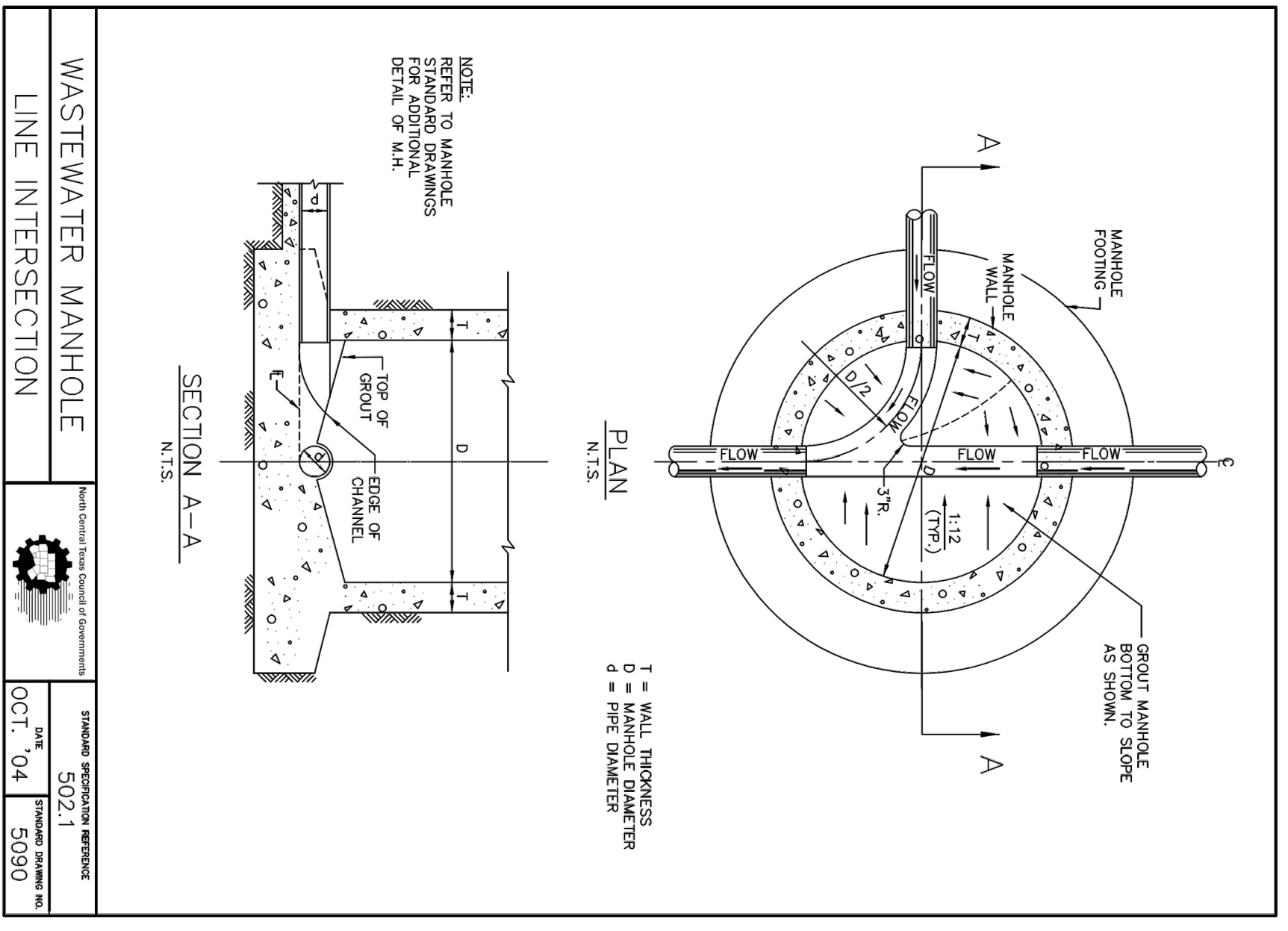
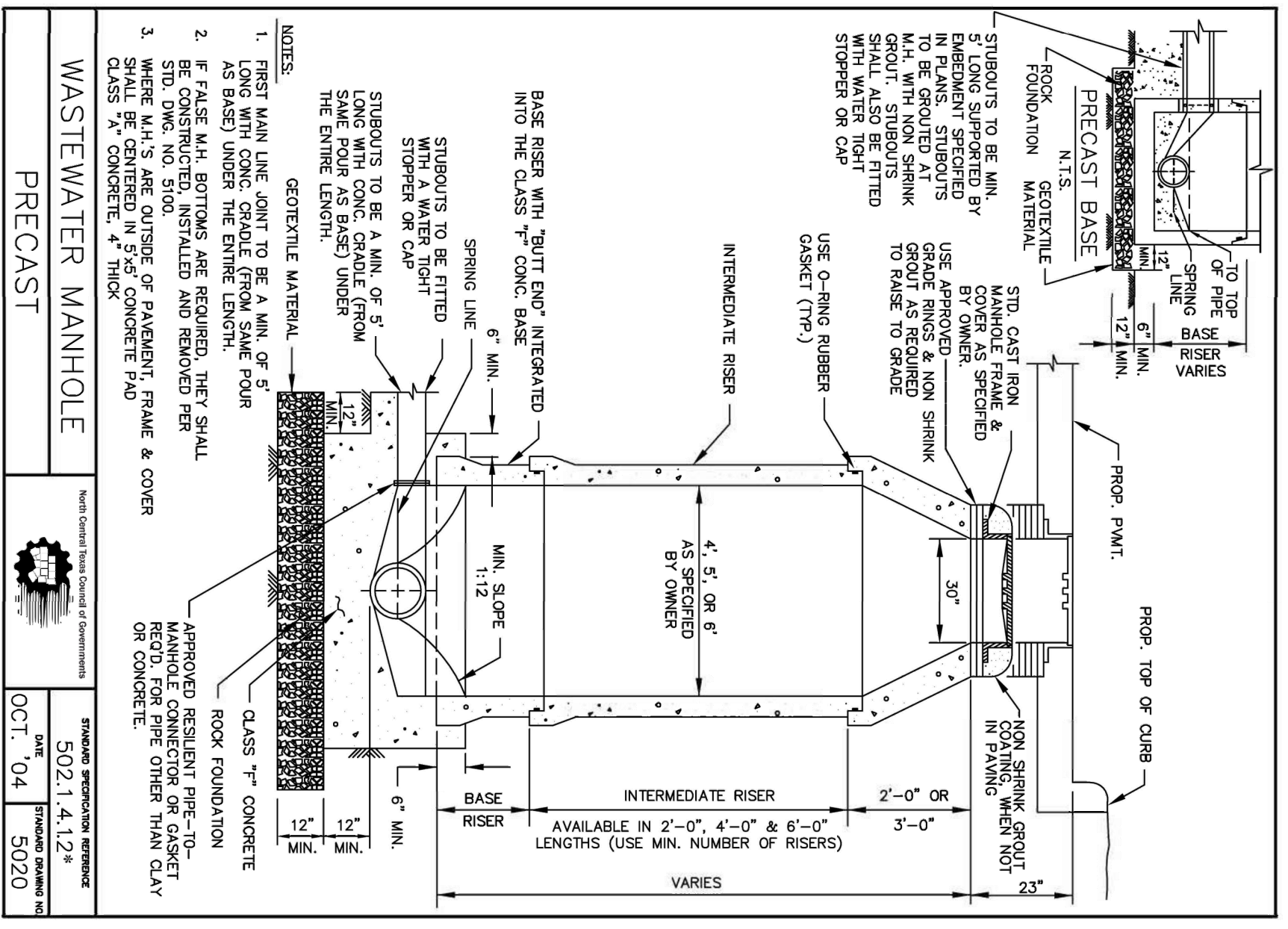


Date: 12-4-24
Dwg Scale: Hor. 1"=40'
Vert. 1"=4'
Dwg File: 0001048UTIL.DWG
Project No. 0001048

SANITARY SEWER PLAN & PROFILE
SS LINE B STA. 10+00 - END
SS LINE C STA. 0+00 - END

LANE RANCH, PHASE 5

SSB



No.	DATE	REVISION	APPROV.

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF F.E. MIDDLETON JR., REGISTERED PROFESSIONAL ENGINEER NO. 67449.

Middleton & Assoc., LLC
 CONSULTING CIVIL ENGINEERS & LAND PLANNERS
 TBPE #10900
 2785 ROCKBROOK DRIVE, SUITE 105
 LEWISVILLE, TEXAS 75067 (972) 393-9800

SANITARY SEWER DETAILS

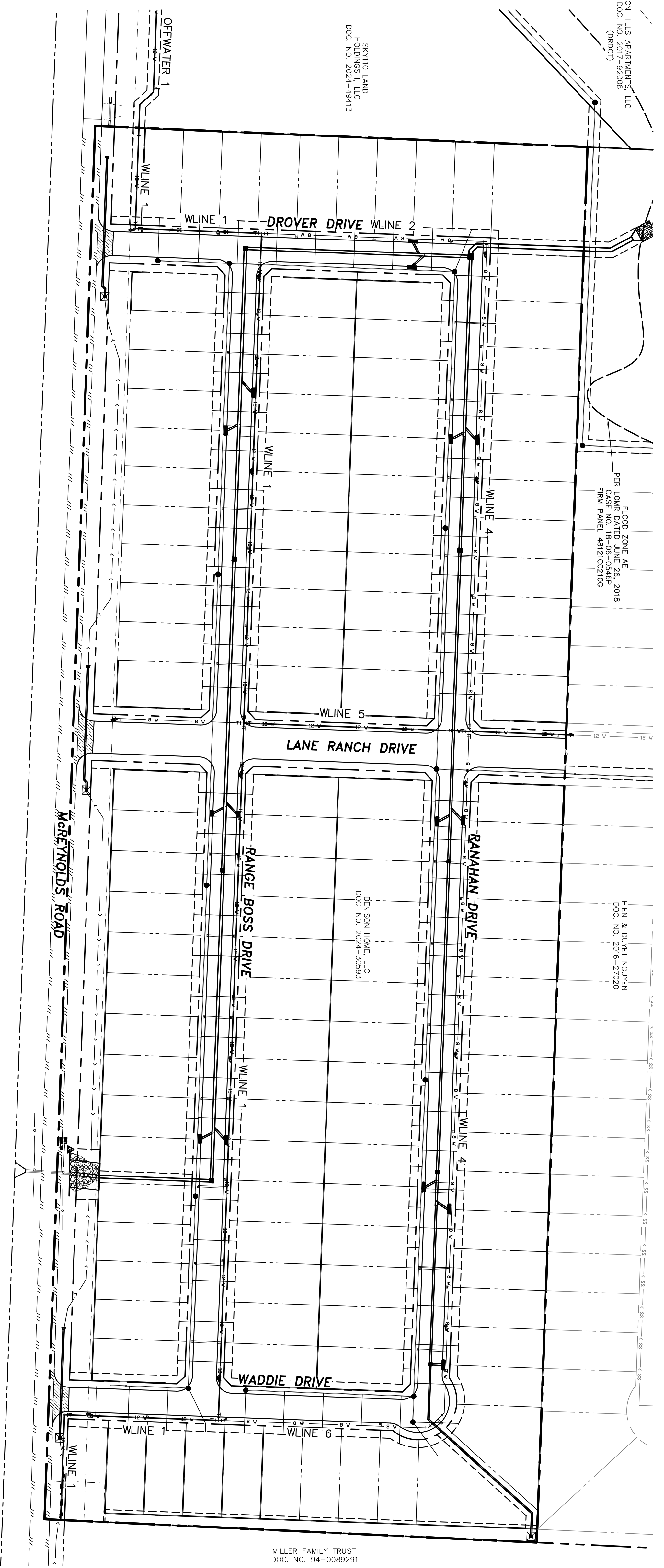
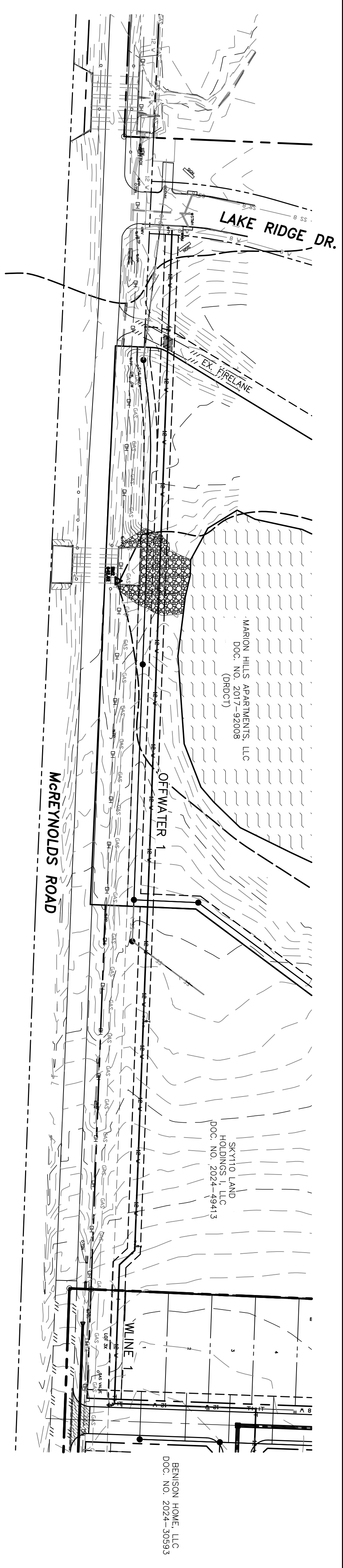
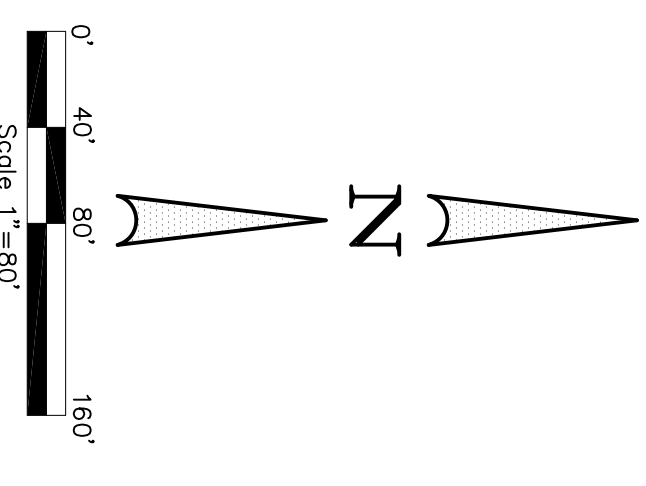
LANE RANCH, PHASE 5

LANE RANCH, PHASE 5
 CITY OF SANGER DENTON COUNTY, TEXAS

BENISON HOME, LLC
 101 FOREST BEND DRIVE
 COPPELL, TEXAS 75019
 JONATHAN WANG | 214-316-2256

Date: 12-4-24
 Dwg Scale: Hor. NTS
 Vert.
 Dwg File: 00010430T-SS-DWG
 Project No. 0001048

DT-SS1



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No.	DATE	REVISION	APPROV.

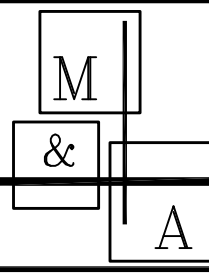
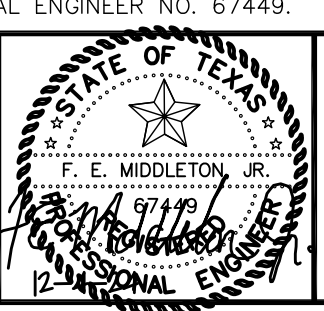
W-ATL
 Date: 12-4-24
 Dwg Scale: Hor. 1"=80'
 Vert.
 Dwg File: 0001048UTL.DWG
 Project No. 0001048

OVERALL WATER PLAN

LANE RANCH, PHASE 5

LANE RANCH, PHASE 5
 CITY OF SANGER DENTON COUNTY, TEXAS

BENISON HOME, LLC
 101 FOREST BEND DRIVE
 COPPELL, TEXAS 75019
 JONATHAN WANG - 214-316-2256



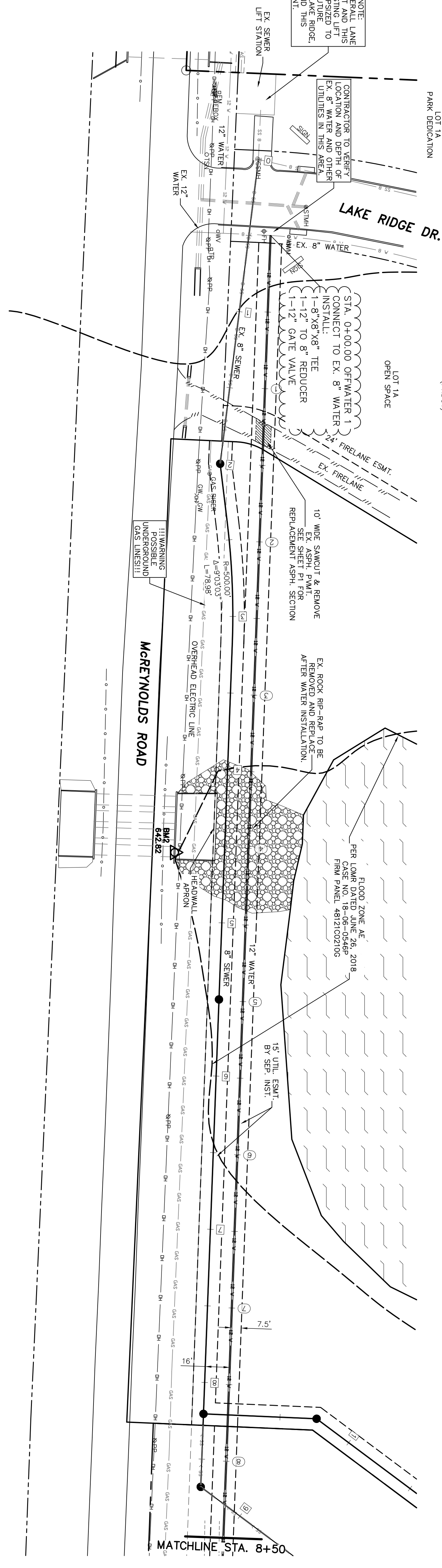
Middleton & Assoc, LLC
 CONSULTING CIVIL ENGINEERS & LAND PLANNERS
 TBPE #10900 © Copyright 2024
 2785 ROCKBROOK DRIVE, SUITE 105
 LEWISVILLE, TEXAS 75067 (972) 393-9800

LEGEND

PP	Power Pole
GW	Guy Wire
MW	Water Meter
WP	Water Valve
TP	Telephone Pedestal
WM	Water Meter
FM	Fire Hydrant
IV	Irrigation Valve
CO	Clean Out
AC	Air Conditioner
TV	Television
SP	Sign Post
SN	Sign
IRF	Iron Road Found
RS	Road Set
SS	Storm Sewer
ST	Storm Drain

LEFT STATION NOTE: AS PART OF THE OVERHEAD LANE RANCH DEVELOPMENT AND THIS PROJECT, THE EXISTING LEFT STATION UTILITY LINES TO BE DEVELOPED FOR LAKE RIDGE, LANE DEVELOPMENT.

CONTRACTOR TO VERIFY LOCATION OF EXISTING UTILITY LINES IN THIS AREA.



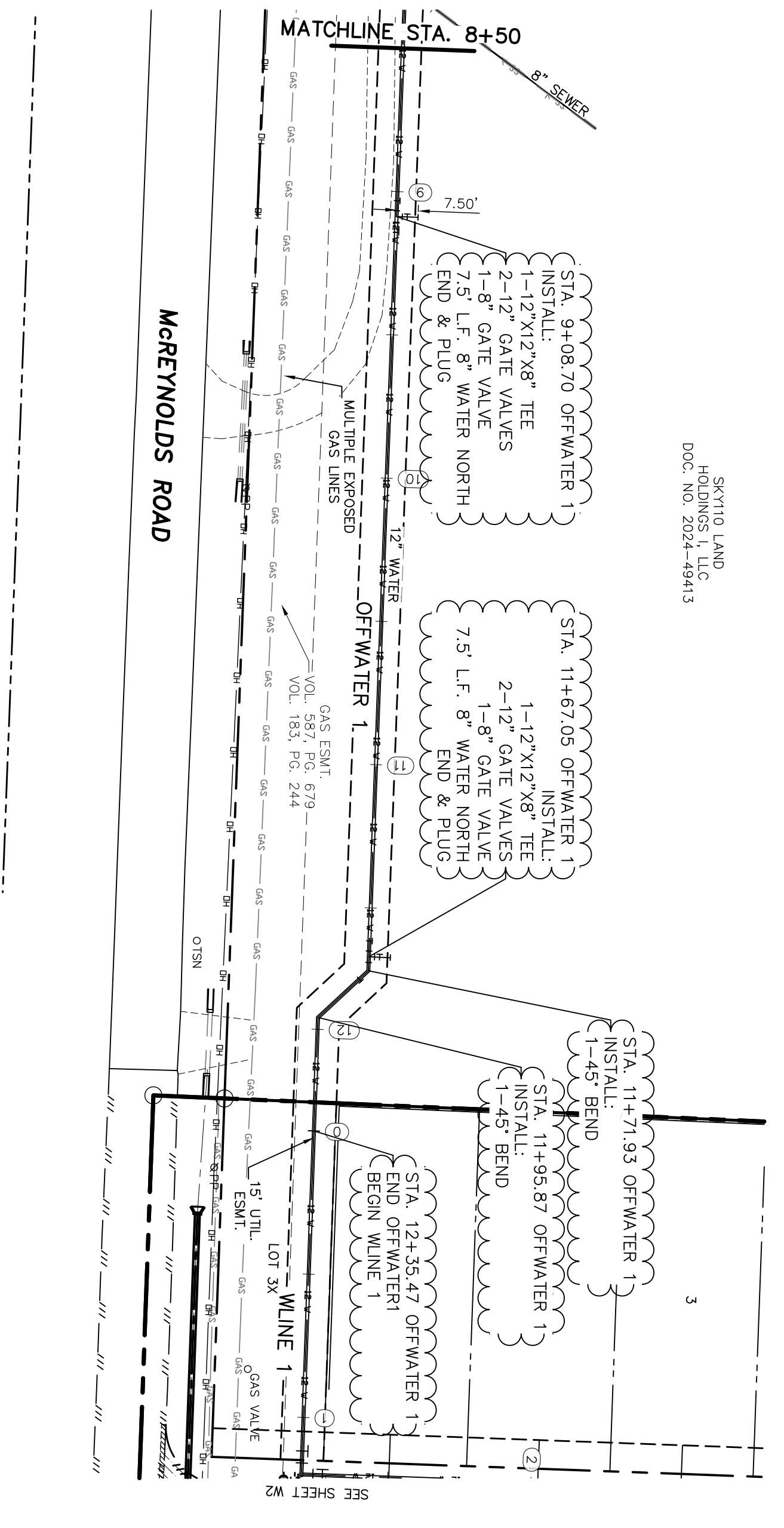
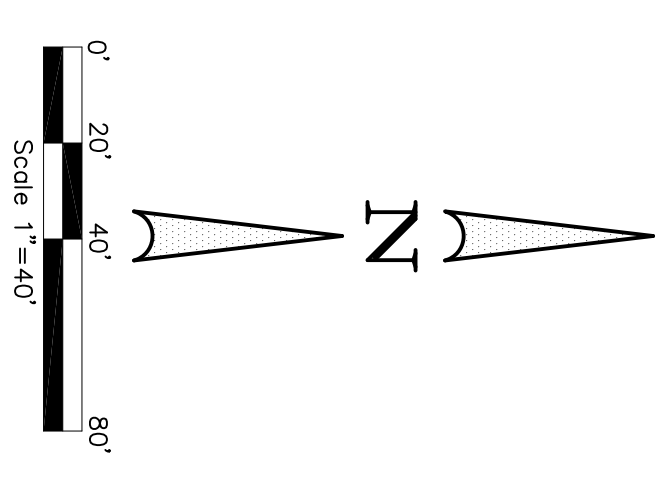
WARNING!
EXIST UNDERGROUND UTILITIES. CONTRACTOR TO VERIFY LOCATION AND DEPTH OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.

LAKE RIDGE ESTATES, PHASE 1
CER. (P)8023

MARION HILLS APARTMENTS, LLC
DOC. NO. 2017-92008
EX. LAKE OUTFALL
W.S.E. 545.28 AT

FLOOD ZONE AE
PER LOAR DATED JUNE 28, 2018
CASE NO. 18-08-0546P
FRM PANEL 48121002108

SYRITO LAND HOLDINGS, LLC
DOC. NO. 2024-49413



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No.	DATE	REVISION	APPROV.

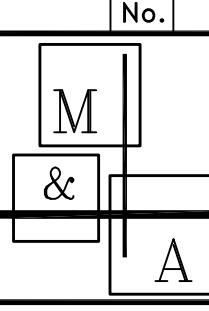
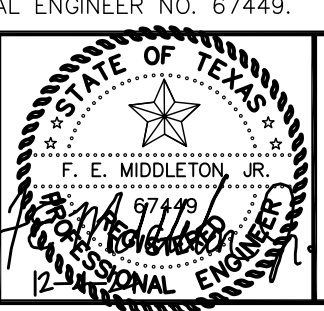
Date: 12-4-24
Dwg Scale: Hor. 1"=40'
Vert.
Dwg File: 0001048UTIL.DWG
Project No. 0001048

**WATER PLAN
OFFWATER 1**

LANE RANCH, PHASE 5

LANE RANCH, PHASE 5
CITY OF SANGER DENTON COUNTY, TEXAS

BENISON HOME, LLC
101 FOREST BEND DRIVE
COPPELL, TEXAS 75019
JONATHAN WANG - 214-316-2256

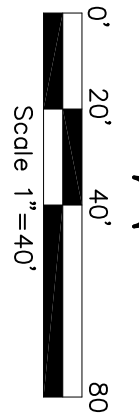
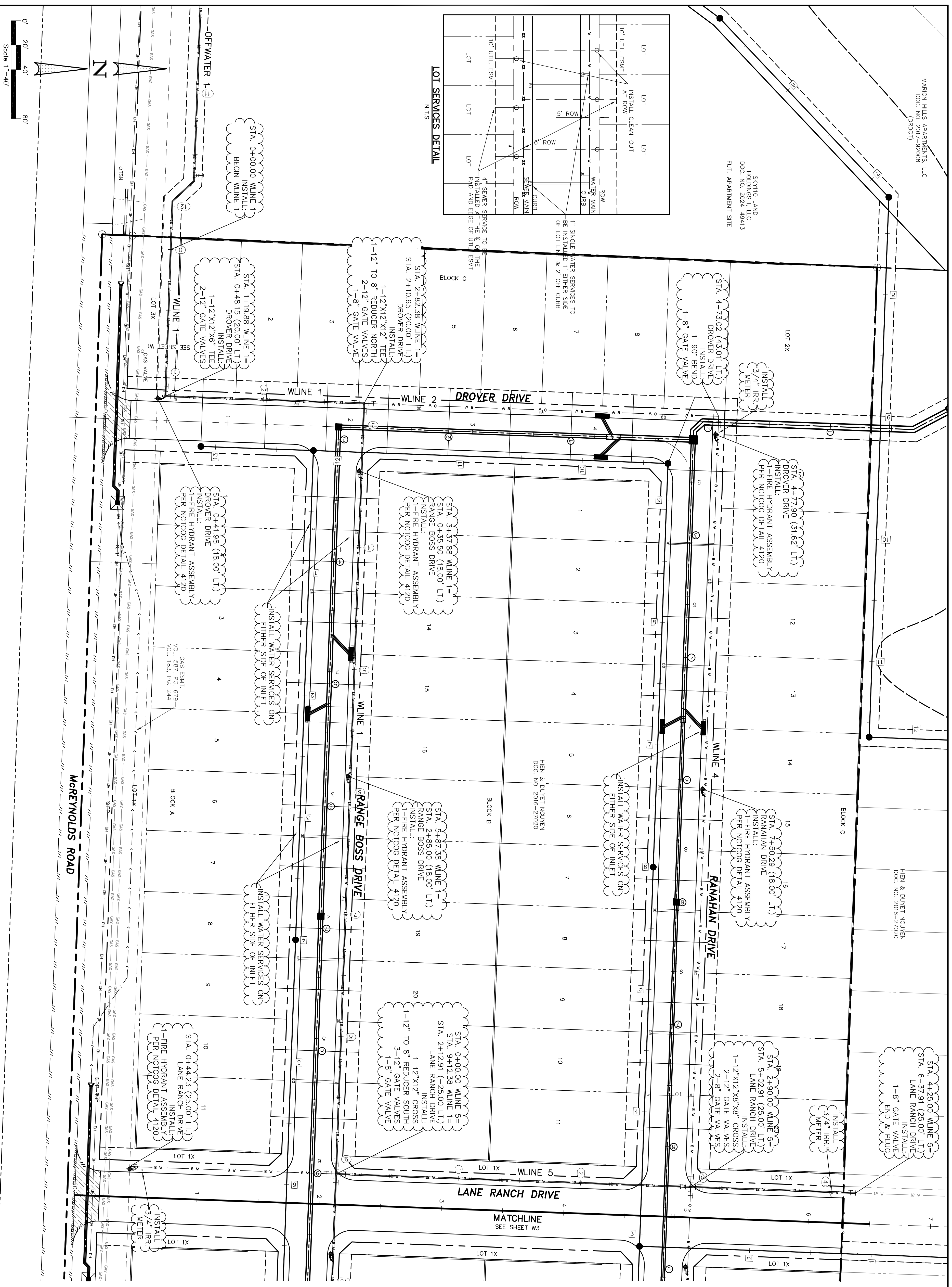
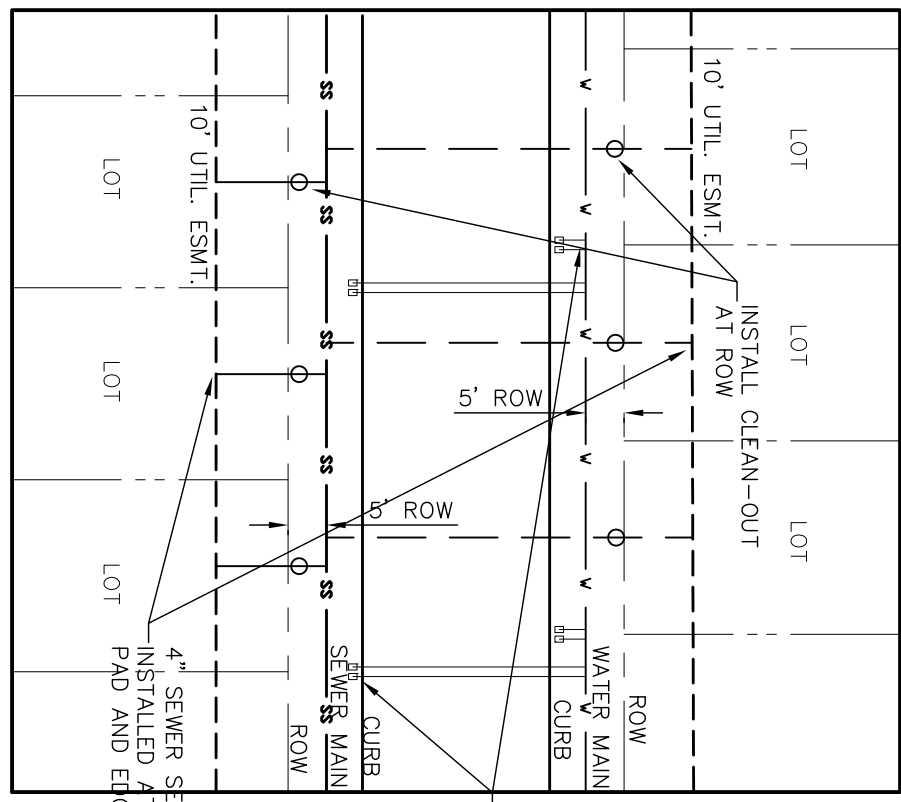


Middleton & Assoc, LLC
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TBPE #1-10900
2785 ROCKBROOK DRIVE, SUITE 105
LEWISVILLE, TEXAS 75067 (972) 393-9800

MARRION HILLS APARTMENTS, LLC
 DOC. NO. 2017-42008
 (PROJ)

SPRITTO LAND HOLDINGS, LLC
 DOC. NO. 2024-49413
 FULTON APARTMENT SITE

HEN & DUVEY NOXSEN
 DOC. NO. 2016-27020



LEGEND

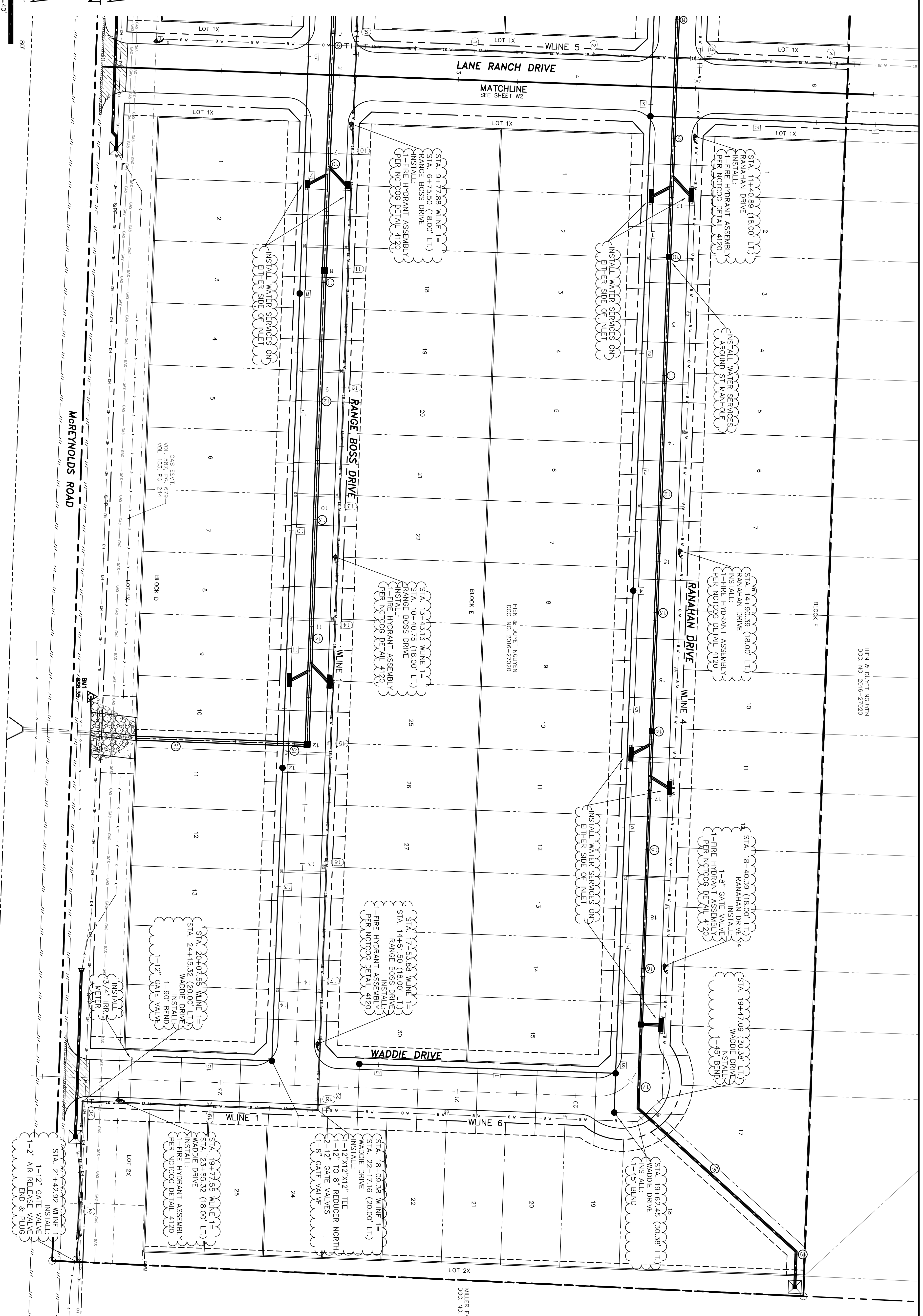
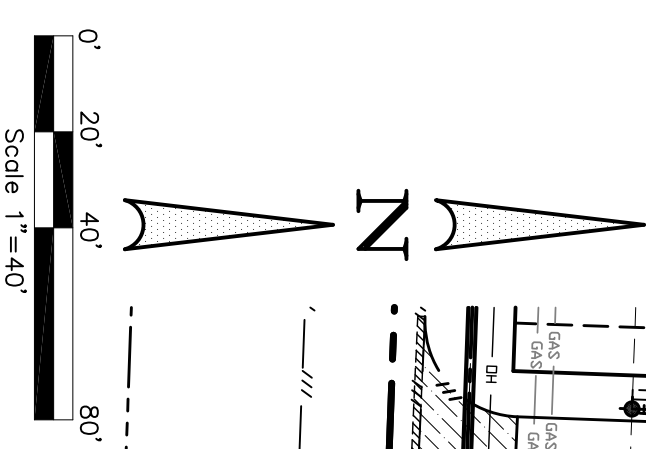
	Ex. Water
	Ex. Fire Hydrant
	Ex. Sanitary Sewer
	Ex. Storm Sewer
	Ex. Overhead Utility
	Prop. Sanitary Sewer
	Prop. Storm Sewer
	Prop. Water
	Prop. Fire Hydrant
	Prop. Storm Drain
	Street Station
	Water Station
	Storm Station

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No.	DATE	REVISION	APPROV.

Date: 12-4-24 Dwg Scale: Hor. 1"=40' Vert. Dwg File: 0001048UTL.DWG Project No. 0001048	WATER PLAN LANE RANCH, PHASE 5	LANE RANCH, PHASE 5 CITY OF SANGER DENTON COUNTY, TEXAS BENISON HOME, LLC 101 FOREST BEND DRIVE COPPELL, TEXAS 75019 JONATHAN WANG - 214-316-2256			Middleton & Assoc., LLC CONSULTING CIVIL ENGINEERS & LAND PLANNERS TBPE #10900 © Copyright 2024 2785 ROCKBROOK DRIVE, SUITE 105 LEWISVILLE, TEXAS 75067 (972) 393-9800
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W2



HEN & DUJET NGUYEN
DOC. NO. 2016-27020

HEN & DUJET NGUYEN
DOC. NO. 2016-27020

MILLER FAMILY TRUST
DOC. NO. 94-0089281

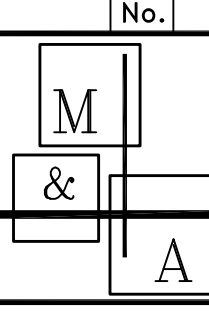
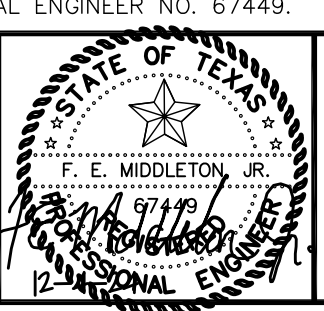
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No.	DATE	REVISION	APPROV.

Date: 12-4-24
Dwg Scale: Hor. 1"=40'
Vert.
Dwg File: 0001048UTL.DWG
Project No. 0001048

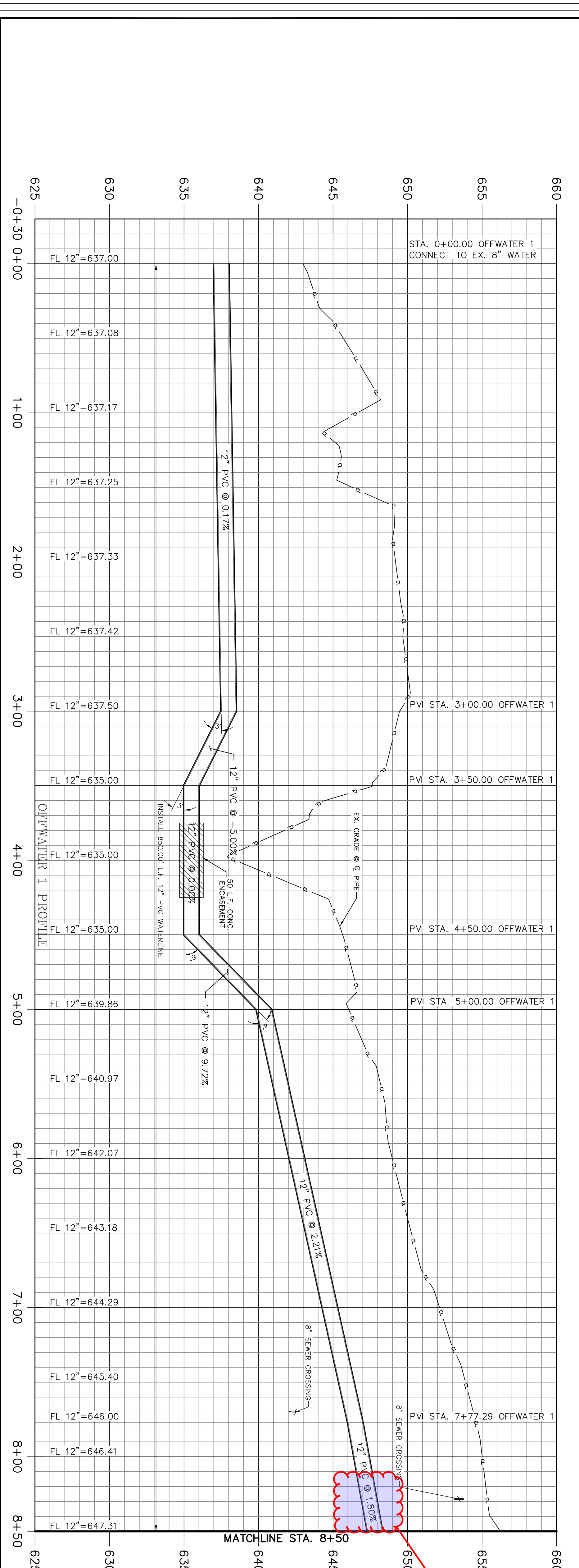
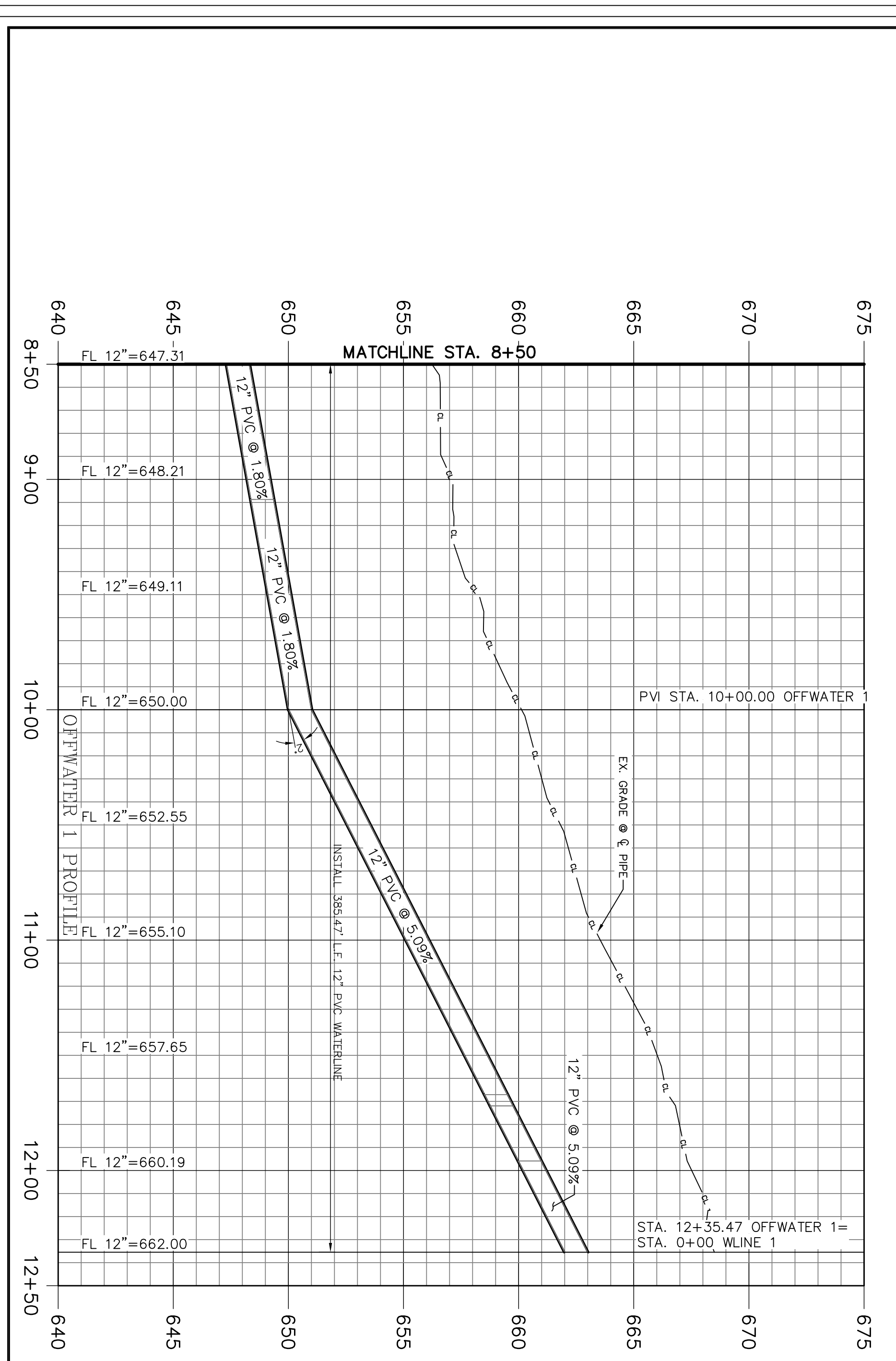
WATER PLAN
LANE RANCH, PHASE 5

LANE RANCH, PHASE 5
CITY OF SANGER DENTON COUNTY, TEXAS
BENISON HOME, LLC
101 FOREST BEND DRIVE
COPPELL, TEXAS 75019
JONATHAN WANG - 214-316-2256



Middleton & Assoc, LLC
CONSULTING CIVIL ENGINEERS & LAND PLANNERS
TBPE #10900
2785 ROCKBROOK DRIVE, SUITE 105
LEWISVILLE, TEXAS 75067 (972) 393-9800

W3



Ensure all TCEQ crossing requirements are met

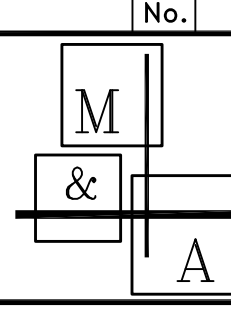
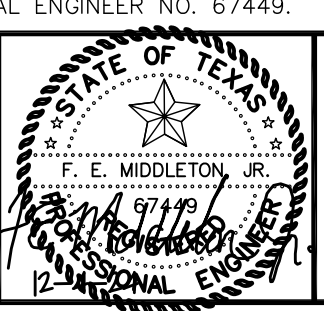
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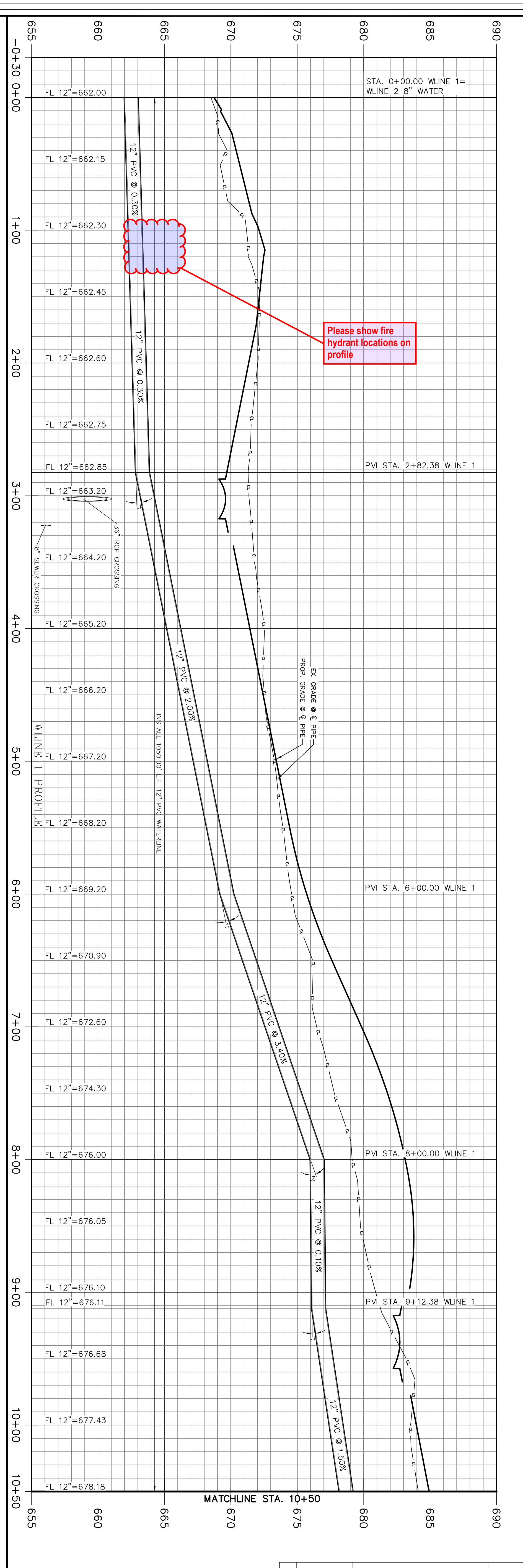
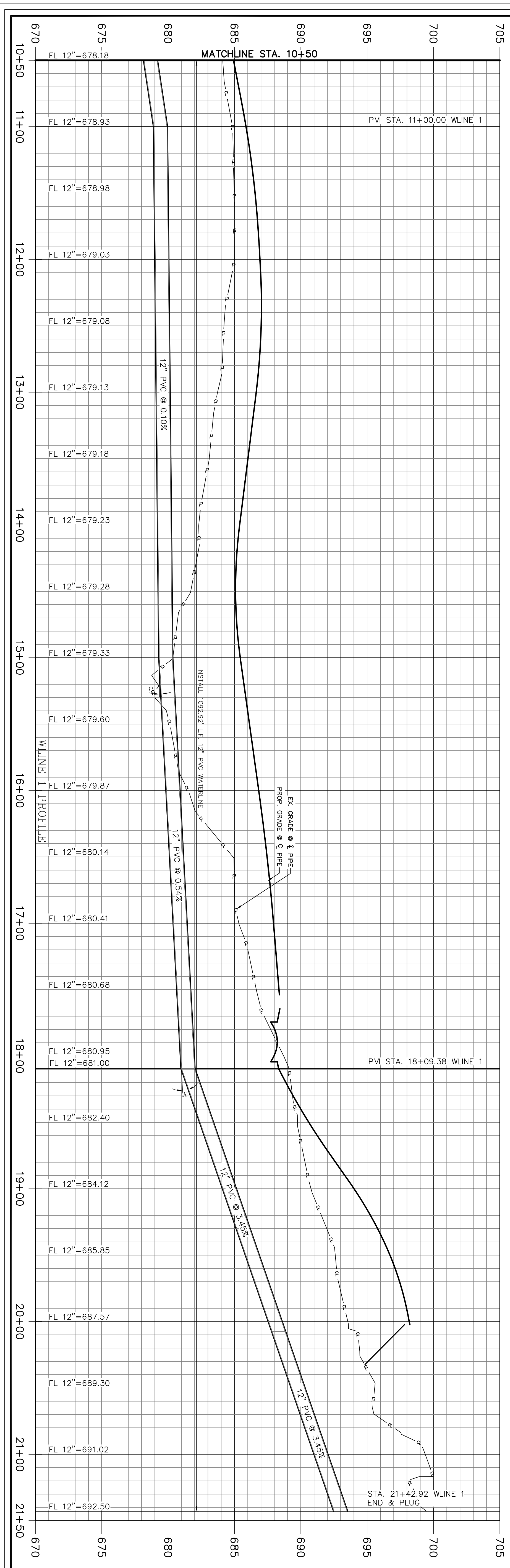
Date: 12-4-24
 Dwg Scale: Hor. 1"=40'
 Vert. 1"=4'
 Dwg File: 0001048UTL.DWG
 Project No. 0001048

WATER PROFILE OFFWATER 1
 LANE RANCH, PHASE 5

LANE RANCH, PHASE 5
 CITY OF SANGER DENTON COUNTY, TEXAS
 BENISON HOME, LLC
 101 FOREST BEND DRIVE
 COPPELL, TEXAS 75019
 JONATHAN WANG - 214-316-2256



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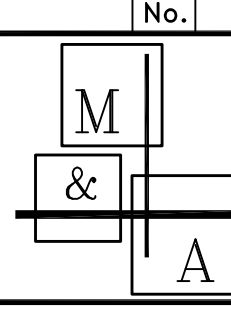
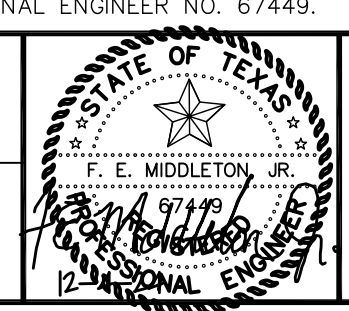
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 Vert. 1"=4'
 Dwg File: 0001048UTL.DWG
 Project No. 0001048

**WATER PROFILE
 WLINE 1**

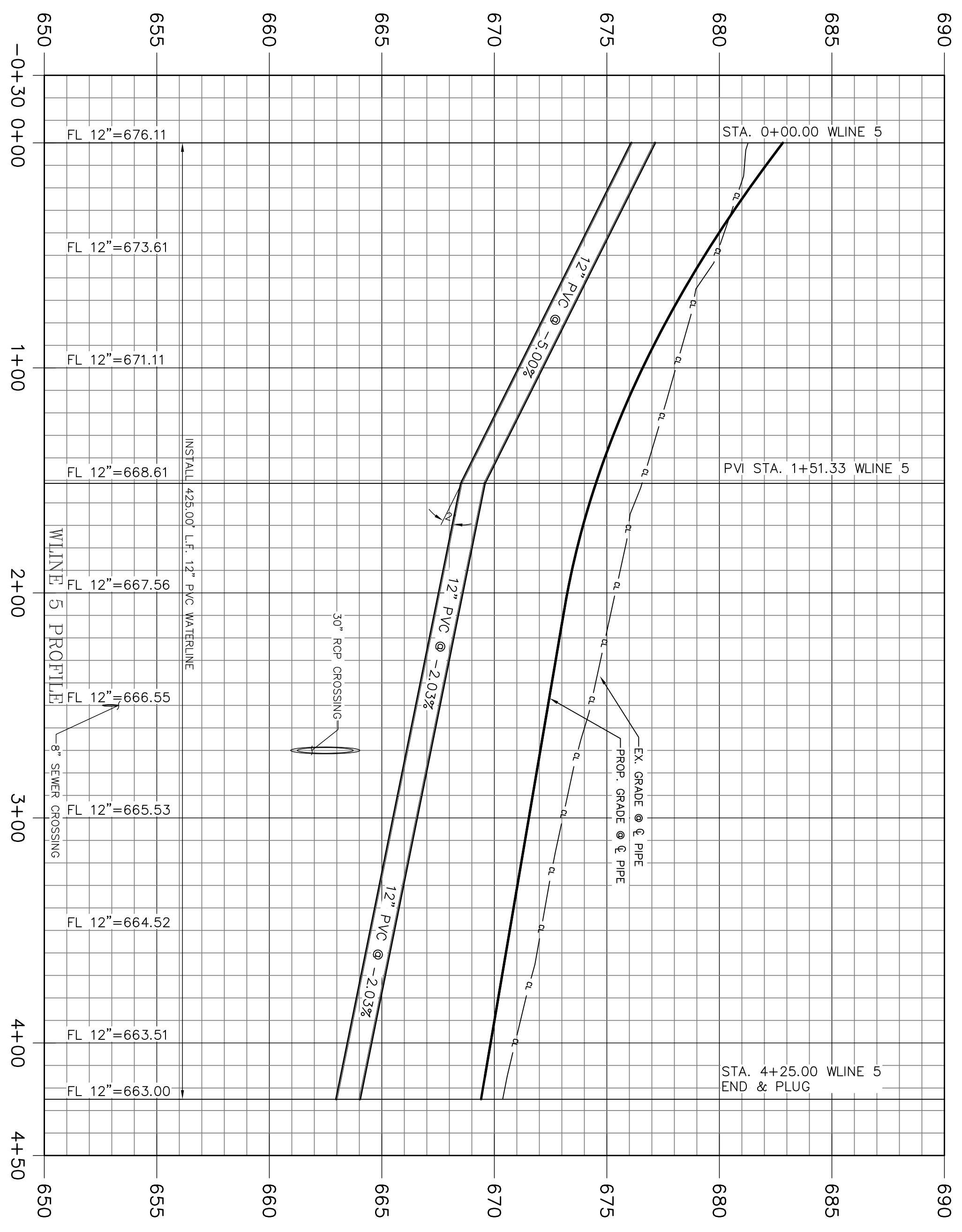
LANE RANCH, PHASE 5

LANE RANCH, PHASE 5
 CITY OF SANGER DENTON COUNTY, TEXAS

BENISON HOME, LLC
 101 FOREST BEND DRIVE
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 LEWISVILLE, TEXAS 75067 (972) 393-9800



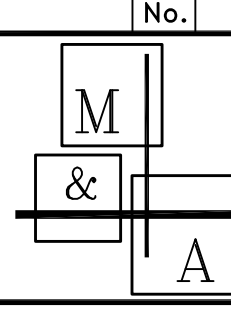
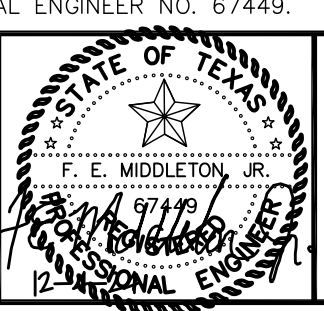
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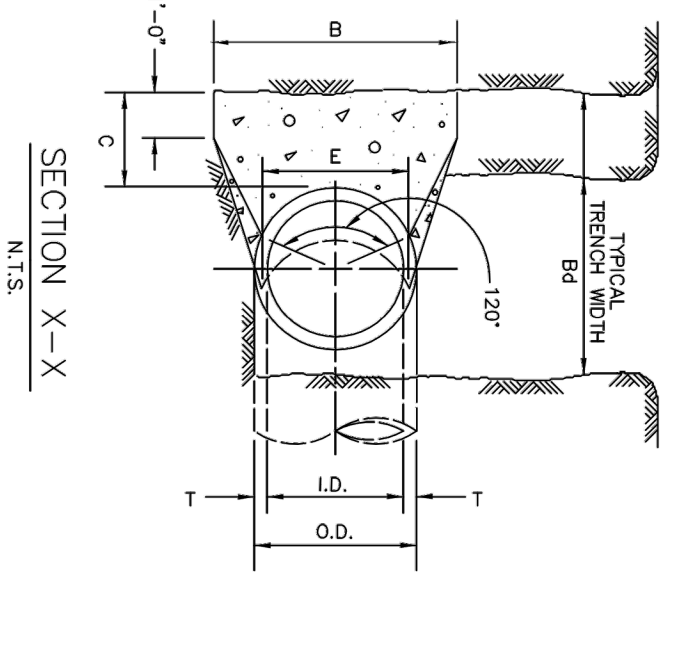
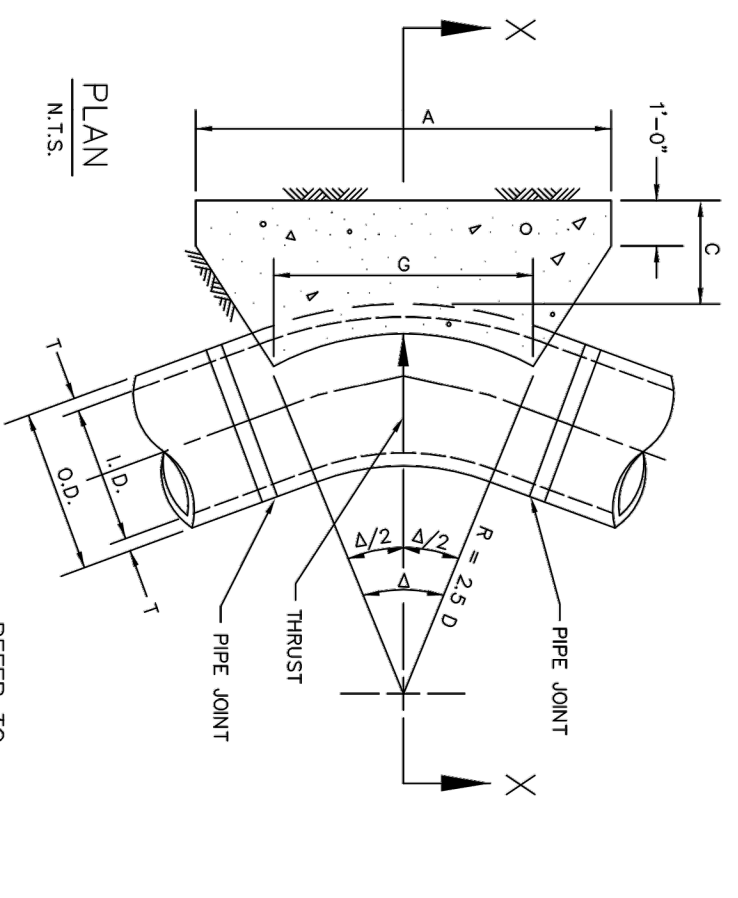
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 Dwg Scale: Hor. 1"=40'
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 Dwg File: 0001048UTL.DWG
 Project No. 0001048

**WATER PROFILE
 WLINE 5**
 LANE RANCH, PHASE 5

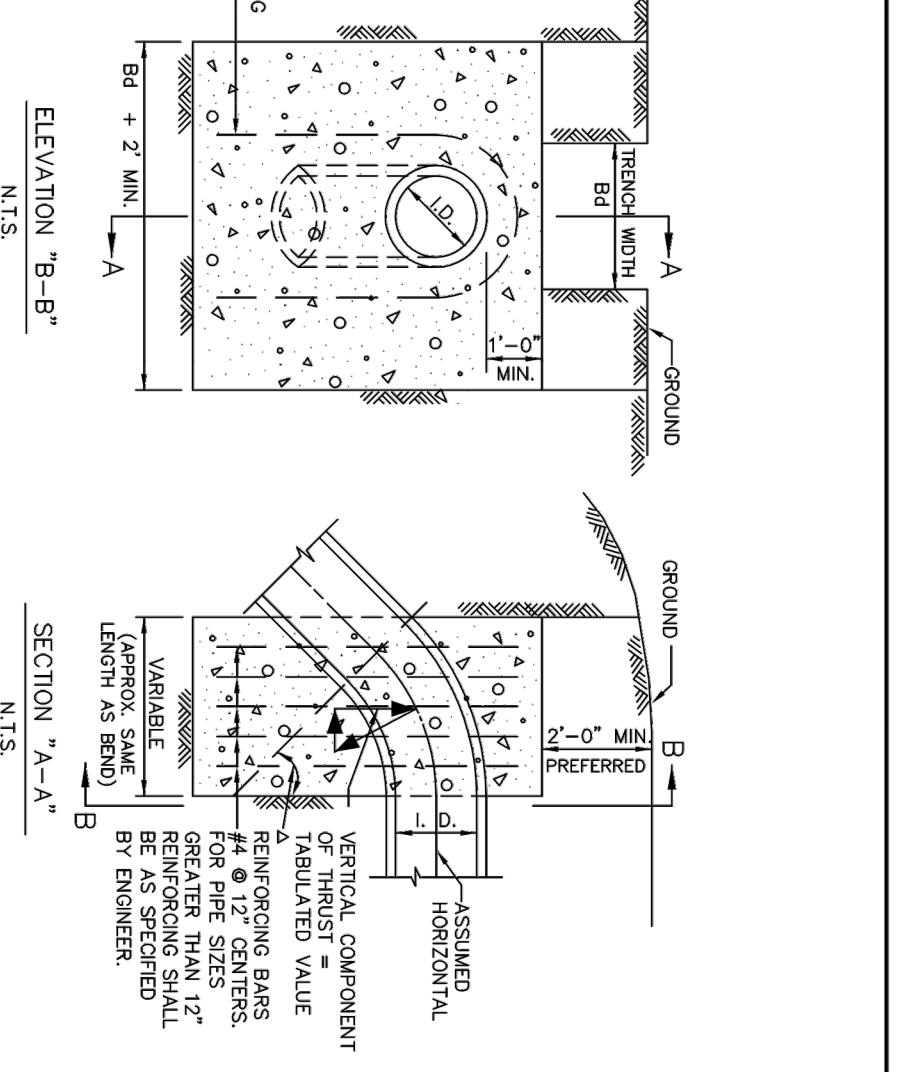
LANE RANCH, PHASE 5
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HORIZONTAL THRUST BLOCK AT PIPE BEND
 DATE: 08/19/20 OCT.-04 502.4 4010A



REFER TO S.D. DWG. NO. 4040 FOR GENERAL NOTES.

Δ	11.25°		22.50°		30°		45°		67.50°		90°	
	THRUST (LB)	THRUST (VOL)	THRUST (LB)	THRUST (VOL)	THRUST (LB)	THRUST (VOL)	THRUST (LB)	THRUST (VOL)	THRUST (LB)	THRUST (VOL)	THRUST (LB)	THRUST (VOL)
4	11.25	0.00	22.50	0.00	30	0.00	45	0.00	67.50	0.00	90	0.00
10.12	2.2	1.1	4.3	2.2	5.7	2.8	8.0	4.0	10.5	5.2	11.3	5.7
4.8	0.5	0.2	1.0	0.5	1.3	0.6	1.8	0.9	2.4	1.2	2.5	1.3
16.18	5.0	2.5	9.7	4.9	12.7	6.4	18.0	9.0	23.5	11.8	25.5	12.7
20	6.1	3.1	12.0	6.0	15.7	7.9	22.2	11.1	29.2	14.5	31.4	15.7
24	8.2	4.1	17.3	8.7	22.6	11.3	30.0	15.0	41.8	20.9	45.2	22.6
36	14.9	7.5	29.2	14.6	38.2	19.1	54.0	27.0	70.5	35.3	76.4	38.2
42	20.3	10.1	39.6	19.8	52.0	26.0	73.5	36.7	96.0	48.0	104.0	52.0
54	33.5	16.8	65.7	32.9	85.9	42.9	120.0	60.0	158.0	79.0	177.0	89.0
66	50.1	25.0	98.2	49.1	128.0	64.2	180.0	90.0	237.0	118.5	252.0	126.0
72	59.6	29.8	117.0	58.4	153.0	76.3	216.0	108.0	282.0	141.0	306.0	153.0
84	81.1	40.5	159.0	79.5	208.0	104.0	294.0	147.0	384.0	192.0	418.0	209.0
96	105.0	52.0	208.0	104.0	272.0	136.0	360.0	180.0	450.0	225.0	492.0	246.0

VERTICAL THRUST BLOCK AT PIPE BEND
 DATE: 08/19/20 OCT.-04 502.4 4030

TABLES OF DIMENSIONS AND QUANTITIES

I.D. (IN)	Δ = 11.25°				Δ = 22.50°			
	THRUST (LB)	EARTH (FT³)	ROCK (CY)	REINFORCING BARS (LBS)	THRUST (LB)	EARTH (FT³)	ROCK (CY)	REINFORCING BARS (LBS)
4	11.25	0.00	0.00	0.00	22.50	0.00	0.00	0.00
10.12	2.2	1.1	0.00	0.00	4.3	2.2	0.00	0.00
4.8	0.5	0.2	0.00	0.00	1.0	0.5	0.00	0.00
16.18	5.0	2.5	0.00	0.00	9.7	4.9	0.00	0.00
20	6.1	3.1	0.00	0.00	12.0	6.0	0.00	0.00
24	8.2	4.1	0.00	0.00	17.3	8.7	0.00	0.00
36	14.9	7.5	0.00	0.00	29.2	14.6	0.00	0.00
42	20.3	10.1	0.00	0.00	39.6	19.8	0.00	0.00
54	33.5	16.8	0.00	0.00	65.7	32.9	0.00	0.00
66	50.1	25.0	0.00	0.00	98.2	49.1	0.00	0.00
72	59.6	29.8	0.00	0.00	117.0	58.4	0.00	0.00
84	81.1	40.5	0.00	0.00	159.0	79.5	0.00	0.00
96	105.0	52.0	0.00	0.00	208.0	104.0	0.00	0.00

HORIZONTAL THRUST BLOCK AT PIPE BEND
 DATE: 08/19/20 OCT.-04 502.4 4010B

GENERAL NOTES FOR ALL THRUST BLOCKS:

1. CONCRETE FOR BLOCKING SHALL BE CLASS "B".
2. ALL CALCULATIONS ARE BASED ON INTERNAL PRESSURE OF 200 PSI FOR DUCTILE IRON, F.C.C., AND 150 PSI FOR CONCRETE PIPE.
3. DIMENSIONS OF THRUST BLOCKS ARE NET DIMENSIONS OF CONCRETE TO BE FURNISHED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SHOWN. ALL DIMENSIONS SHALL BE GREATER THAN THE VERTICAL COMPONENT OF THE THRUST ON THE VERTICAL BEND.
4. WALL THICKNESS (T) ASSUMED HERE FOR ESTIMATING PURPOSES ONLY.
5. POUR CONCRETE FOR BLOCK AGAINST UNDISTURBED EARTH.
6. DIMENSIONS MAY BE VARIED AS REQUIRED BY FIELD CONDITIONS WHERE AND AS APPROVED BY THE SUPERVISOR.
7. THE SOIL BEARING PRESSURES ARE BASED ON 1000 LBS./SF. IN SOIL AND 2000 LBS./SF. IN ROCK.
8. USE POLYETHYLENE WRAP OR EQUAL BETWEEN CONCRETE AND BEND. TEL OR PLUG TO PREVENT THE CONCRETE FROM STICKING TO IT.
9. CONCRETE SHALL NOT EXTEND BEYOND JOINTS.

THRUST BLOCK
 DATE: 08/19/20 OCT.-04 502.4 4040

TABLES OF DIMENSIONS AND QUANTITIES

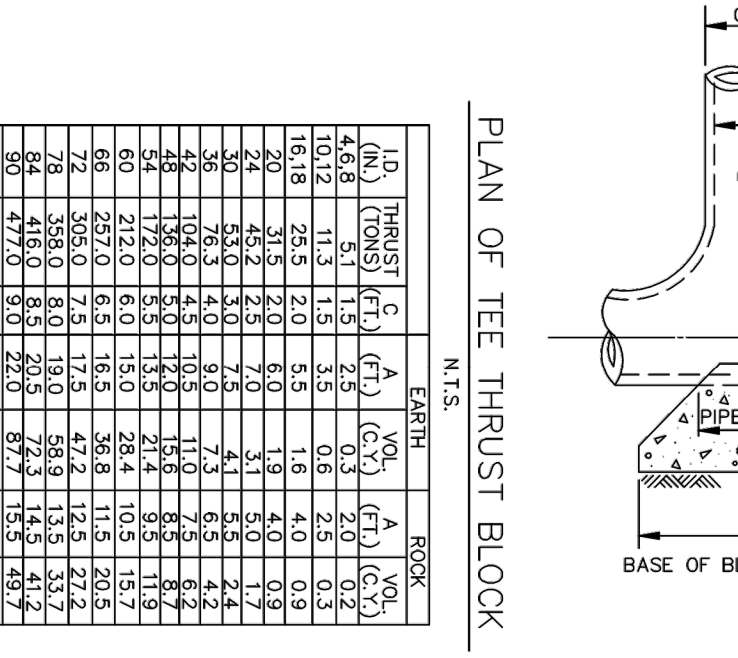
I.D. (IN)	Δ = 30°				Δ = 45°			
	THRUST (LB)	EARTH (FT³)	ROCK (CY)	REINFORCING BARS (LBS)	THRUST (LB)	EARTH (FT³)	ROCK (CY)	REINFORCING BARS (LBS)
4	11.25	0.00	0.00	0.00	22.50	0.00	0.00	0.00
10.12	2.2	1.1	0.00	0.00	4.3	2.2	0.00	0.00
4.8	0.5	0.2	0.00	0.00	1.0	0.5	0.00	0.00
16.18	5.0	2.5	0.00	0.00	9.7	4.9	0.00	0.00
20	6.1	3.1	0.00	0.00	12.0	6.0	0.00	0.00
24	8.2	4.1	0.00	0.00	17.3	8.7	0.00	0.00
36	14.9	7.5	0.00	0.00	29.2	14.6	0.00	0.00
42	20.3	10.1	0.00	0.00	39.6	19.8	0.00	0.00
54	33.5	16.8	0.00	0.00	65.7	32.9	0.00	0.00
66	50.1	25.0	0.00	0.00	98.2	49.1	0.00	0.00
72	59.6	29.8	0.00	0.00	117.0	58.4	0.00	0.00
84	81.1	40.5	0.00	0.00	159.0	79.5	0.00	0.00
96	105.0	52.0	0.00	0.00	208.0	104.0	0.00	0.00

HORIZONTAL THRUST BLOCK AT PIPE BEND
 DATE: 08/19/20 OCT.-04 502.4 4010C

TABLES OF DIMENSIONS AND QUANTITIES

I.D. (IN)	Δ = 67.50°				Δ = 90°			
	THRUST (LB)	EARTH (FT³)	ROCK (CY)	REINFORCING BARS (LBS)	THRUST (LB)	EARTH (FT³)	ROCK (CY)	REINFORCING BARS (LBS)
4	11.25	0.00	0.00	0.00	22.50	0.00	0.00	0.00
10.12	2.2	1.1	0.00	0.00	4.3	2.2	0.00	0.00
4.8	0.5	0.2	0.00	0.00	1.0	0.5	0.00	0.00
16.18	5.0	2.5	0.00	0.00	9.7	4.9	0.00	0.00
20	6.1	3.1	0.00	0.00	12.0	6.0	0.00	0.00
24	8.2	4.1	0.00	0.00	17.3	8.7	0.00	0.00
36	14.9	7.5	0.00	0.00	29.2	14.6	0.00	0.00
42	20.3	10.1	0.00	0.00	39.6	19.8	0.00	0.00
54	33.5	16.8	0.00	0.00	65.7	32.9	0.00	0.00
66	50.1	25.0	0.00	0.00	98.2	49.1	0.00	0.00
72	59.6	29.8	0.00	0.00	117.0	58.4	0.00	0.00
84	81.1	40.5	0.00	0.00	159.0	79.5	0.00	0.00
96	105.0	52.0	0.00	0.00	208.0	104.0	0.00	0.00

HORIZONTAL THRUST BLOCK AT TEES AND PLUGS
 DATE: 08/19/20 OCT.-04 502.4 4020



REFER TO S.D. DWG. NO. 4040 FOR GENERAL NOTES.

I.D. (IN)	THRUST (LB)		EARTH (FT³)		ROCK (CY)		REINFORCING BARS (LBS)	
	THRUST (LB)	THRUST (VOL)	EARTH (FT³)	EARTH (VOL)	ROCK (CY)	ROCK (VOL)	REINFORCING BARS (LBS)	
4	11.25	0.00	0.00	0.00	0.00	0.00	0.00	
10.12	2.2	1.1	0.00	0.00	0.00	0.00	0.00	
4.8	0.5	0.2	0.00	0.00	0.00	0.00	0.00	
16.18	5.0	2.5	0.00	0.00	0.00	0.00	0.00	
20	6.1	3.1	0.00	0.00	0.00	0.00	0.00	
24	8.2	4.1	0.00	0.00	0.00	0.00	0.00	
36	14.9	7.5	0.00	0.00	0.00	0.00	0.00	
42	20.3	10.1	0.00	0.00	0.00	0.00	0.00	
54	33.5	16.8	0.00	0.00	0.00	0.00	0.00	
66	50.1	25.0	0.00	0.00	0.00	0.00	0.00	
72	59.6	29.8	0.00	0.00	0.00	0.00	0.00	
84	81.1	40.5	0.00	0.00	0.00	0.00	0.00	
96	105.0	52.0	0.00	0.00	0.00	0.00	0.00	

No.	DATE	REVISION	APPROV.

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF F.E. MIDDLETON JR., REGISTERED PROFESSIONAL ENGINEER NO. 67449.

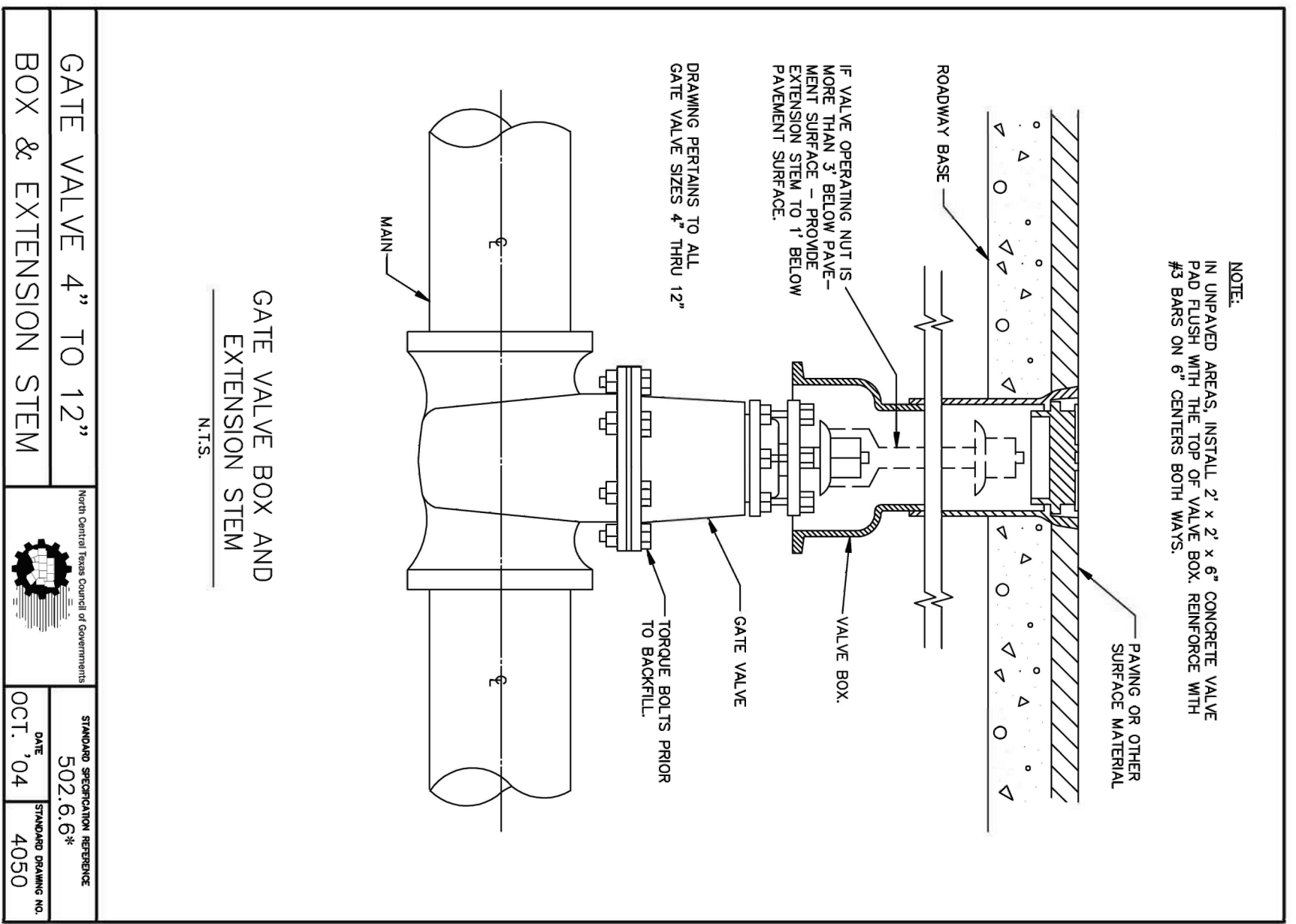
Middleton & Assoc., LLC
 CONSULTING CIVIL ENGINEERS & LAND PLANNERS
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 2785 ROCKBROOK DRIVE, SUITE 105
 LEWISVILLE, TEXAS 75067 (972) 393-9800

LANE RANCH, PHASE 5
 CITY OF SANGER DENTON COUNTY, TEXAS
 BENISON HOME, LLC
 101 FOREST BEND DRIVE
 COPPELL, TEXAS 75019
 JONATHAN WANG - 214-316-2256

WATER DETAILS
 LANE RANCH, PHASE 5

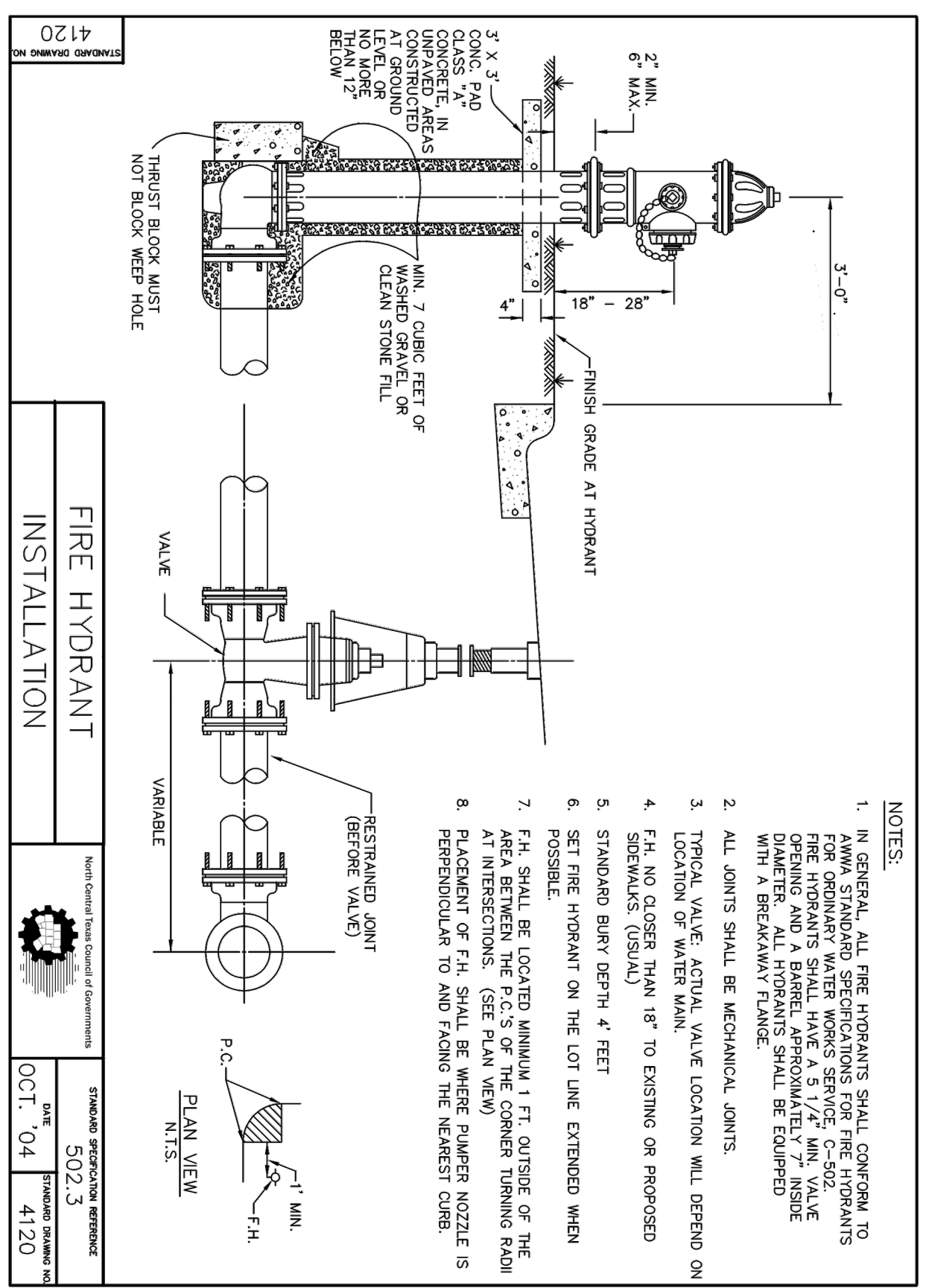
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 Dwg Scale: Hor. NTS
 Dwg File: 0001043DT-WAT.DWG
 Project No. 0001048

DW-01



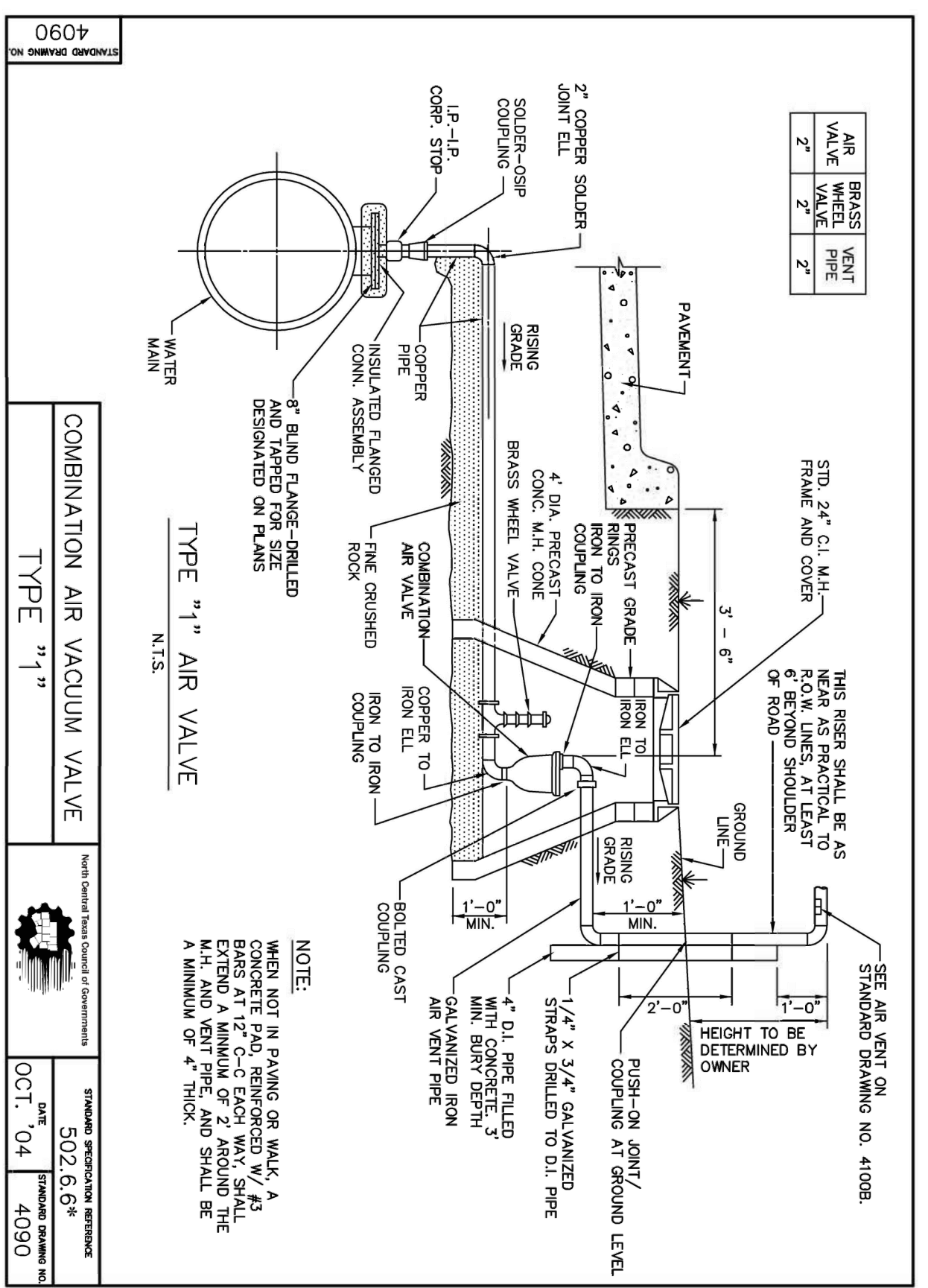
GATE VALVE 4" TO 12" BOX & EXTENSION STEM	DATE	502.6.6*	STANDARD SPECIFICATION REFERENCE
	DATE	OCT. 04	4090

*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. Public Works Construction Standards North Central Texas, Fifth Edition.



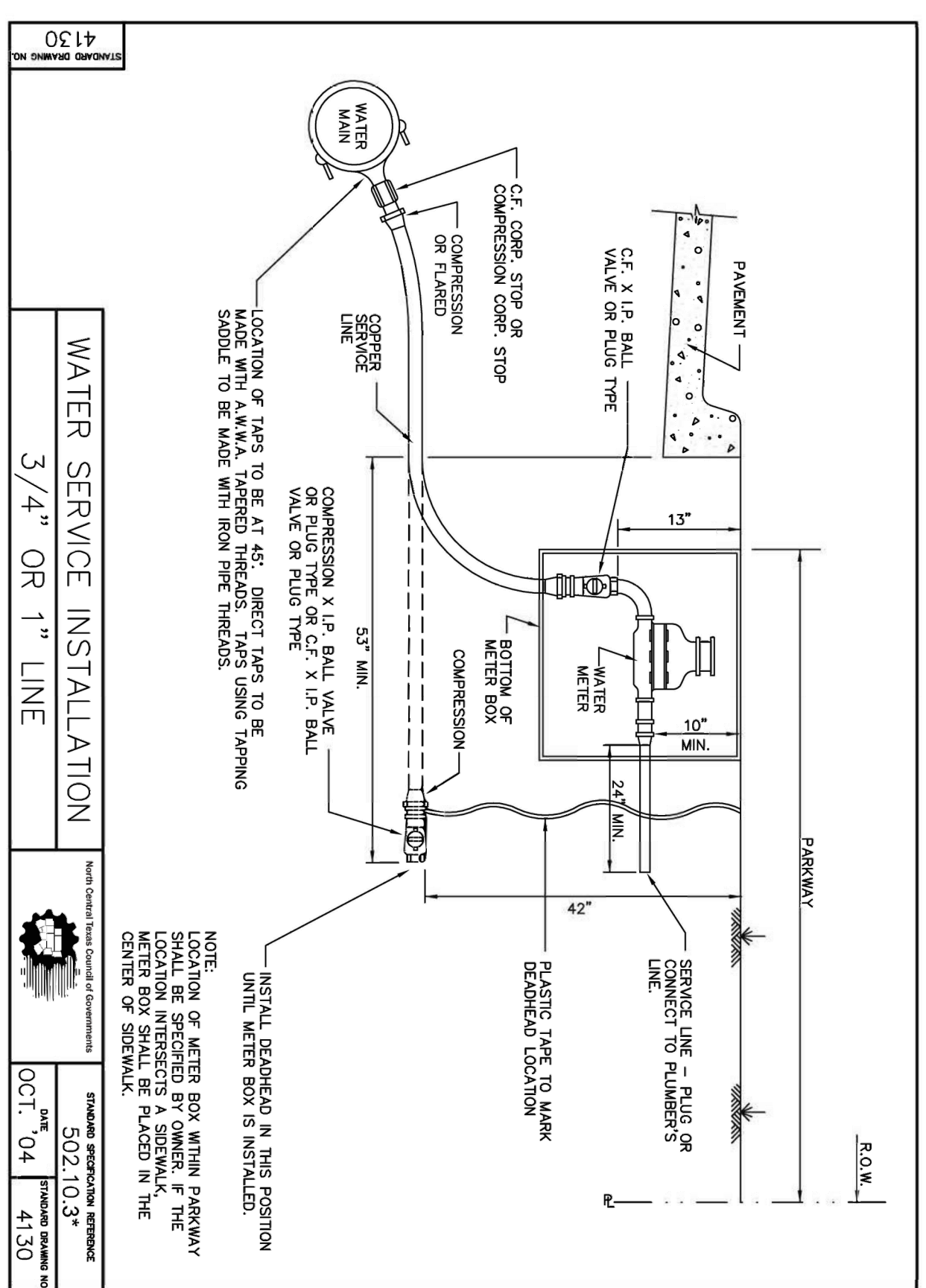
FIRE HYDRANT INSTALLATION	DATE	502.3	STANDARD SPECIFICATION REFERENCE
	DATE	OCT. 04	4120

*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. Public Works Construction Standards North Central Texas, Fifth Edition.



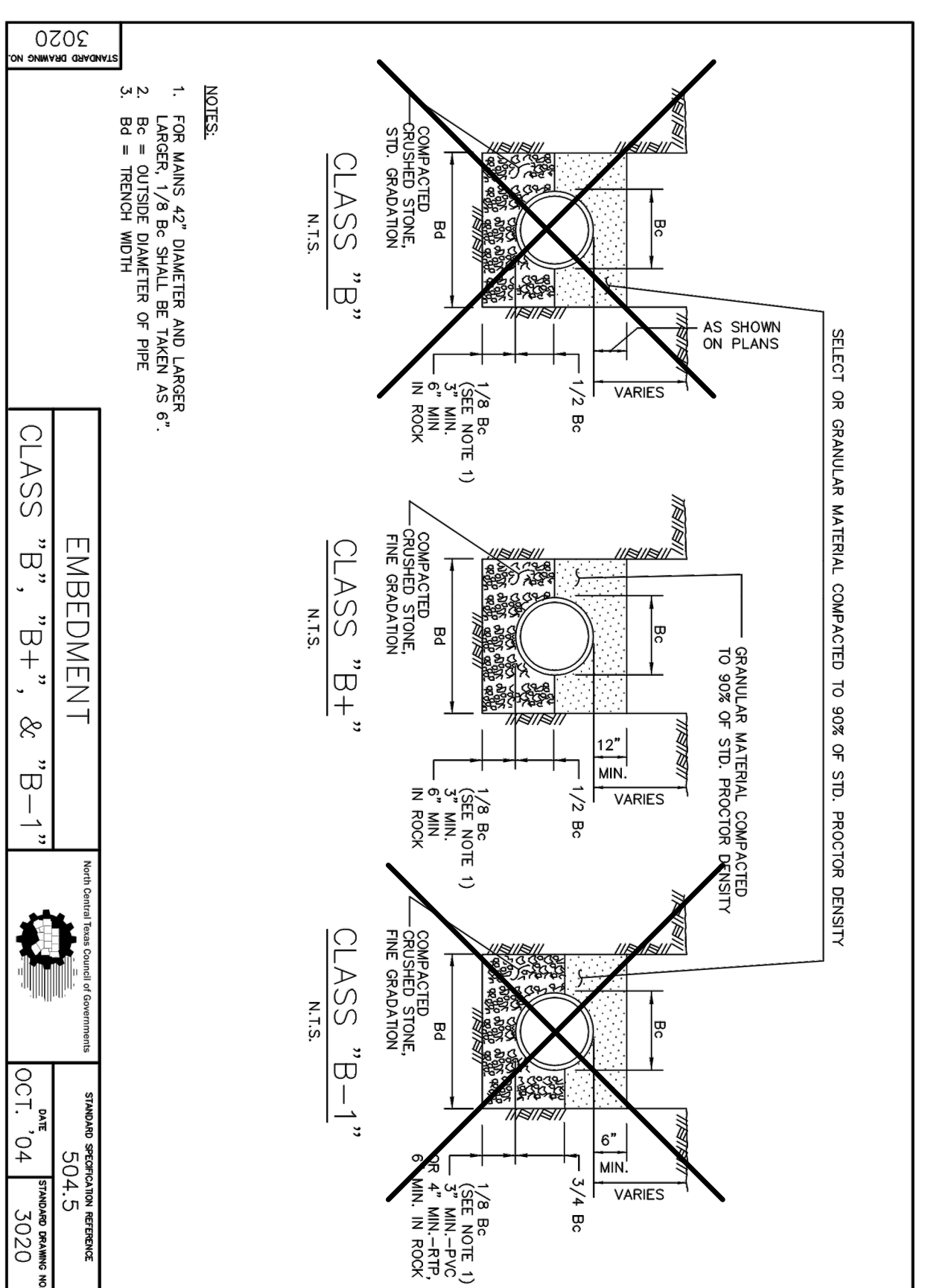
COMBINATION AIR VACUUM VALVE TYPE "1" AIR VALVE	DATE	502.6.6*	STANDARD SPECIFICATION REFERENCE
	DATE	OCT. 04	4090

*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. Public Works Construction Standards North Central Texas, Fifth Edition.



WATER SERVICE INSTALLATION 3/4" OR 1" LINE	DATE	502.10.3*	STANDARD SPECIFICATION REFERENCE
	DATE	OCT. 04	4130

*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. Public Works Construction Standards North Central Texas, Fifth Edition.

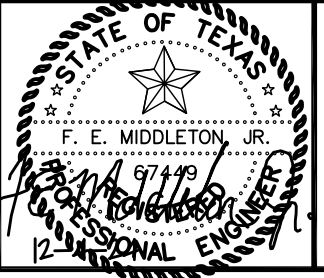


EMBEDMENT CLASS "B", "B+", & "B-1"	DATE	504.5	STANDARD SPECIFICATION REFERENCE
	DATE	OCT. 04	3020

*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. Public Works Construction Standards North Central Texas, Fifth Edition.

No.	DATE	REVISION	APPROV.

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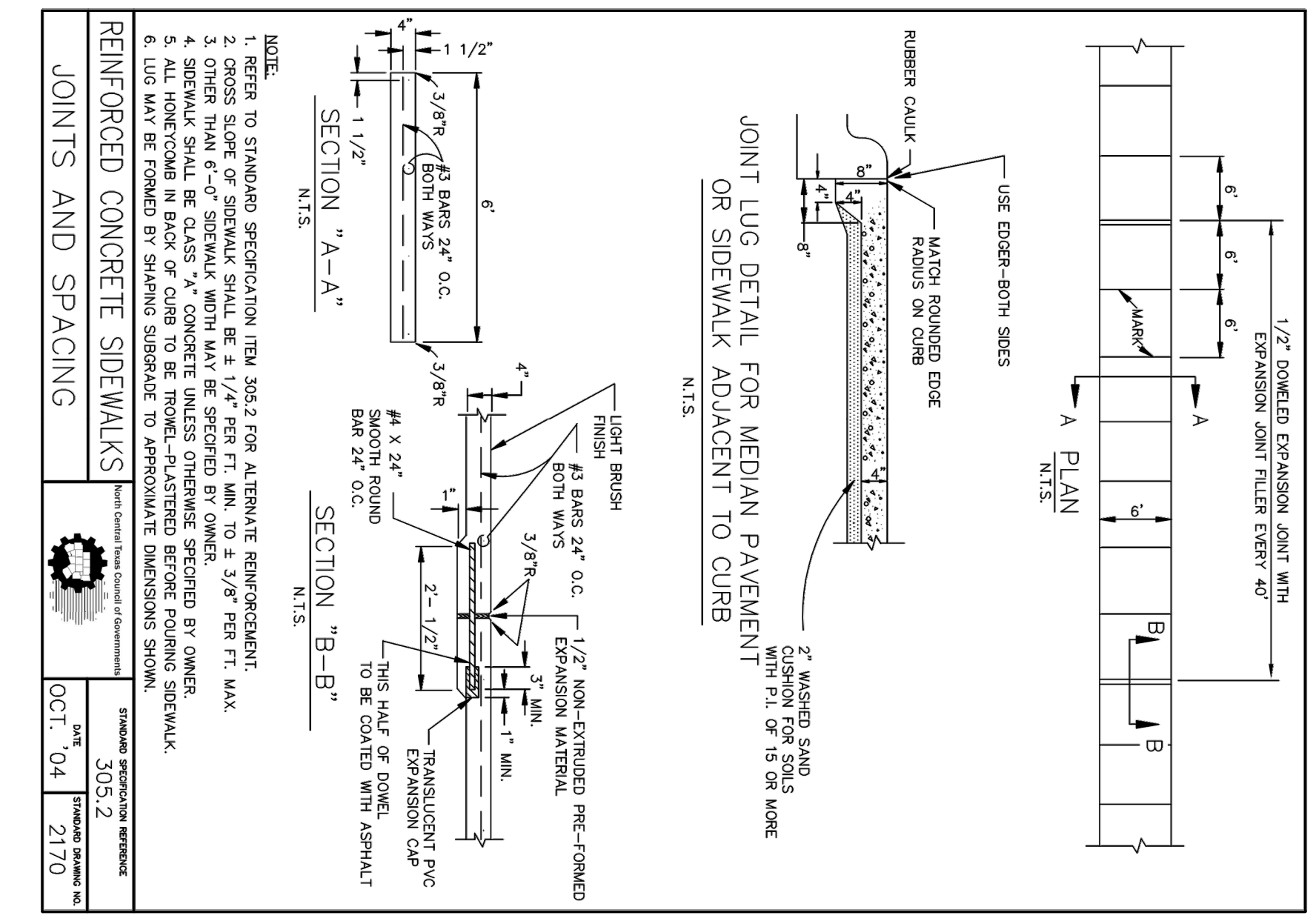
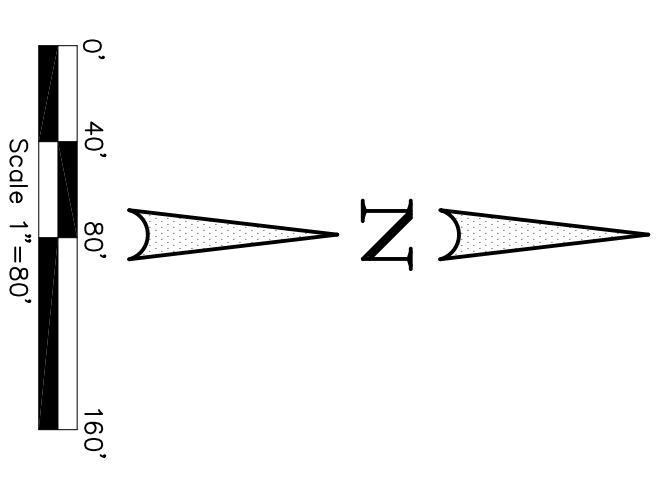
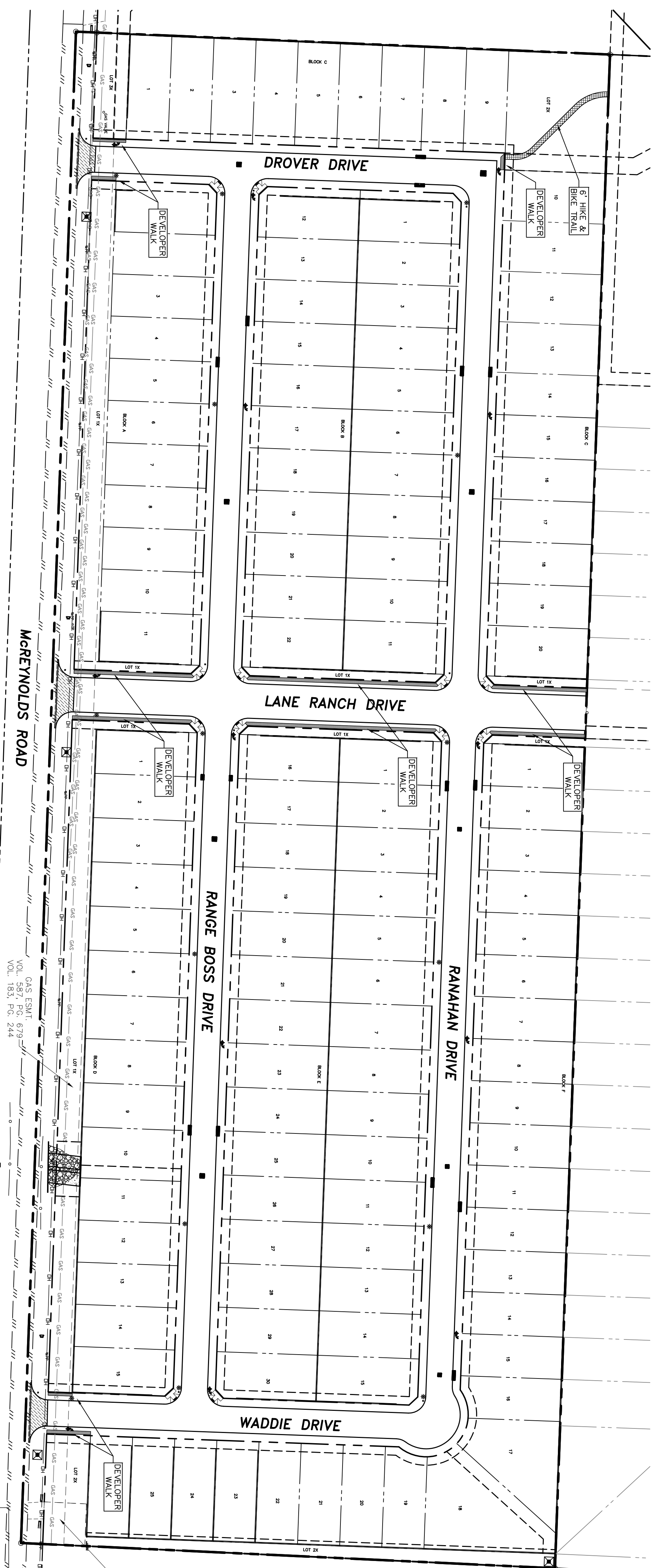
Middleton & Assoc, LLC
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 LEWISVILLE, TEXAS 75067 (972) 393-9800

LANE RANCH, PHASE 5
 CITY OF SANGER DENTON COUNTY, TEXAS
 BENISON HOME, LLC
 101 FOREST BEND DRIVE
 COPPELL, TEXAS 75019
 JONATHAN WANG - 214-316-2256

WATER DETAILS
 LANE RANCH, PHASE 5

Date: 12-4-24
 Dwg Scale: Hor. NTS
 Vert.
 Dwg File: 00010431DT-WAT.DWG
 Project No. 0001048

D1-W2

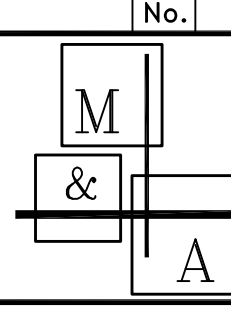
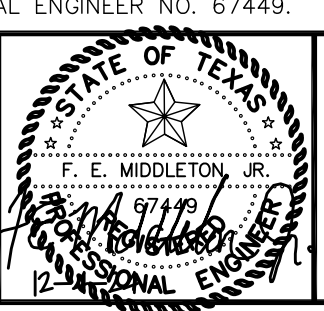


Date: 12-4-24
 Dwg Scale: Hor. 1"=80'
 Vert.
 Dwg File: 0001048WALK.DWG
 Project No. 0001048

SIDEWALK PLAN
 LANE RANCH, PHASE 5

LANE RANCH, PHASE 5
 CITY OF SANGER DENTON COUNTY, TEXAS

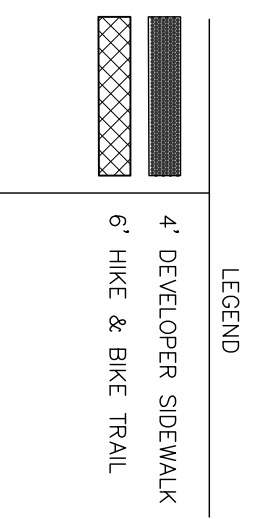
BENISON HOME, LLC
 101 FOREST BEND DRIVE
 COPPELL, TEXAS 75019
 JONATHAN WANG - 214-316-2256

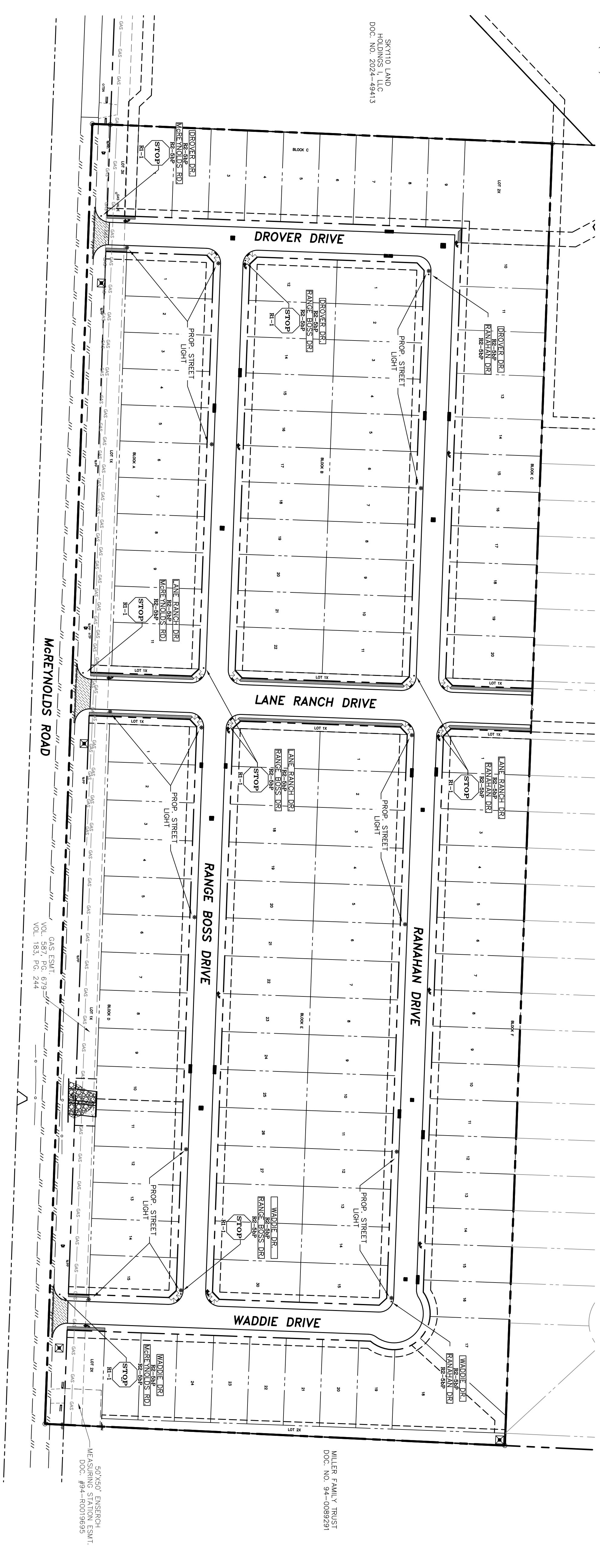
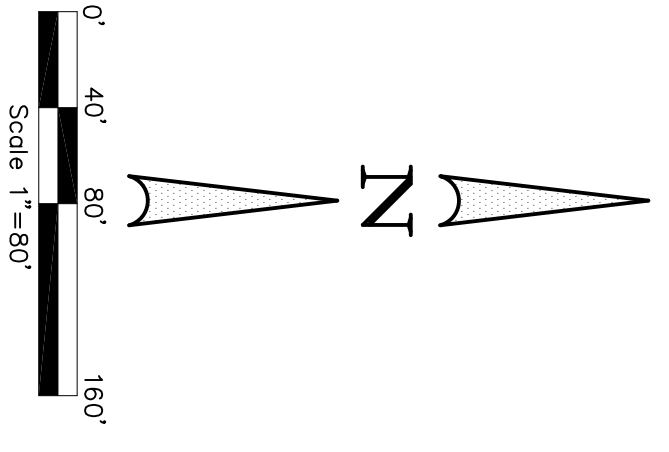


Middleton & Assoc., LLC
 CONSULTING CIVIL ENGINEERS & LAND PLANNERS
 TBPE #10900
 2785 ROCKBROOK DRIVE, SUITE 105
 LEWISVILLE, TEXAS 75067 (972) 393-9800

No.	DATE	REVISION	APPROV.

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MARION HILLS APARTMENTS, LLC
 DOC. NO. 2017-192208
 (08/2017)

HIEN & DUJET NGUYEN
 DOC. NO. 2016-27020

GAS ESMT
 VOL. 587, PG. 979
 VOL. 183, PG. 248

SINXO' ENGINEERING
 MEFAC #34-R0019695

MULLER FAMILY TRUST
 DOC. NO. 94-0089291

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF F.E. MIDDLETON JR., REGISTERED PROFESSIONAL ENGINEER NO. 67449.

LEGEND

	DEVELOPER SIDEWALK
	PROP. STREET LIGHT
	PROP. STREET NAME SIGN

No.	DATE	REVISION	APPROV.

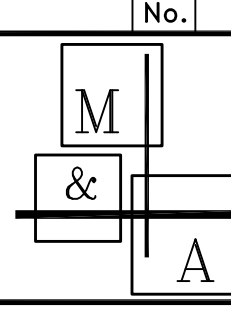
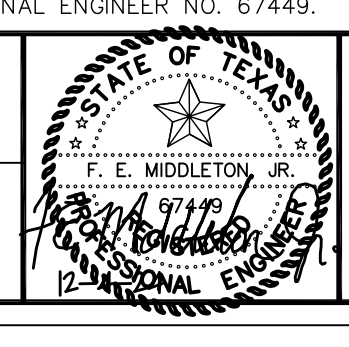
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 Vert. 1"=80'
 Dwg File: 0001048LIGHT.DWG
 Project No. 0001048

STREET LIGHT & SIGNAGE PLAN

LANE RANCH, PHASE 5

LANE RANCH, PHASE 5
 CITY OF SANGER DENTON COUNTY, TEXAS

BENISON HOME, LLC
 101 FOREST BEND DRIVE
 COPPELL, TEXAS 75019
 JONATHAN WANG - 214-316-2256



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CITY COUNCIL COMMUNICATION

DATE: February 3, 2025

FROM: Ramie Hammonds, Development Services Director

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

SUMMARY:

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

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

GL Account: N/A

RECOMMENDED MOTION OR ACTION:

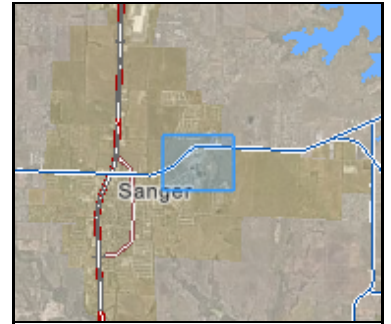
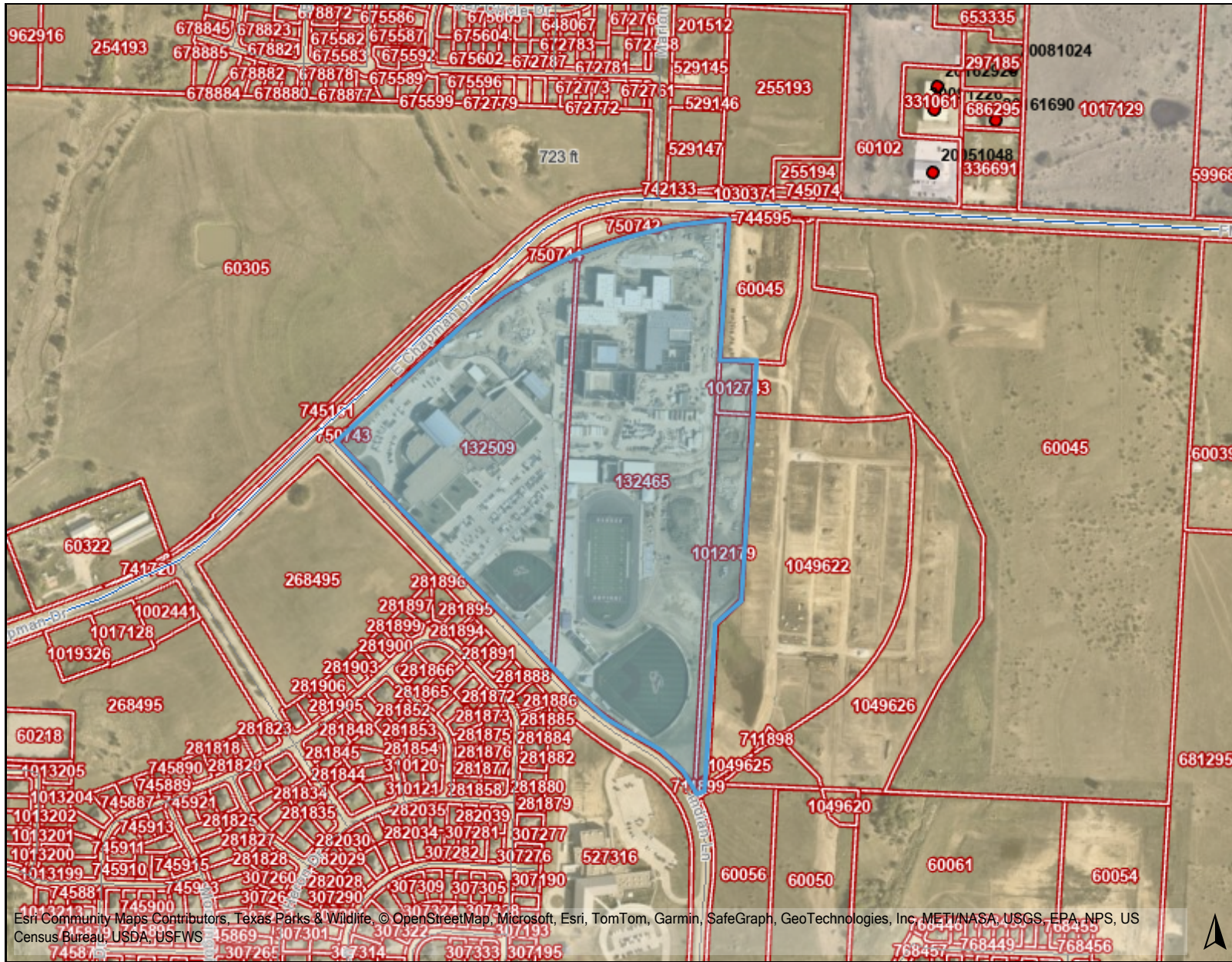
Staff recommends DENIAL on the condition all comments have not been satisfied.

ATTACHMENTS:

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

Denton County Landmark Map

Item 19.

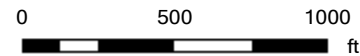


Legend

- 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

Esri Community Maps Contributors, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS



<https://gis.dentoncounty.gov>

1/8/2025 4:37:02 PM

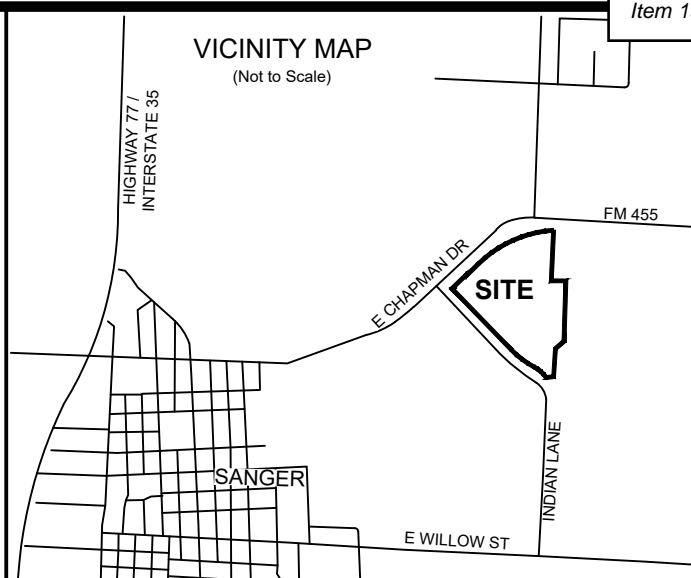
Location Map
 24SANZON-0050
 Sanger High School Final Plat

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



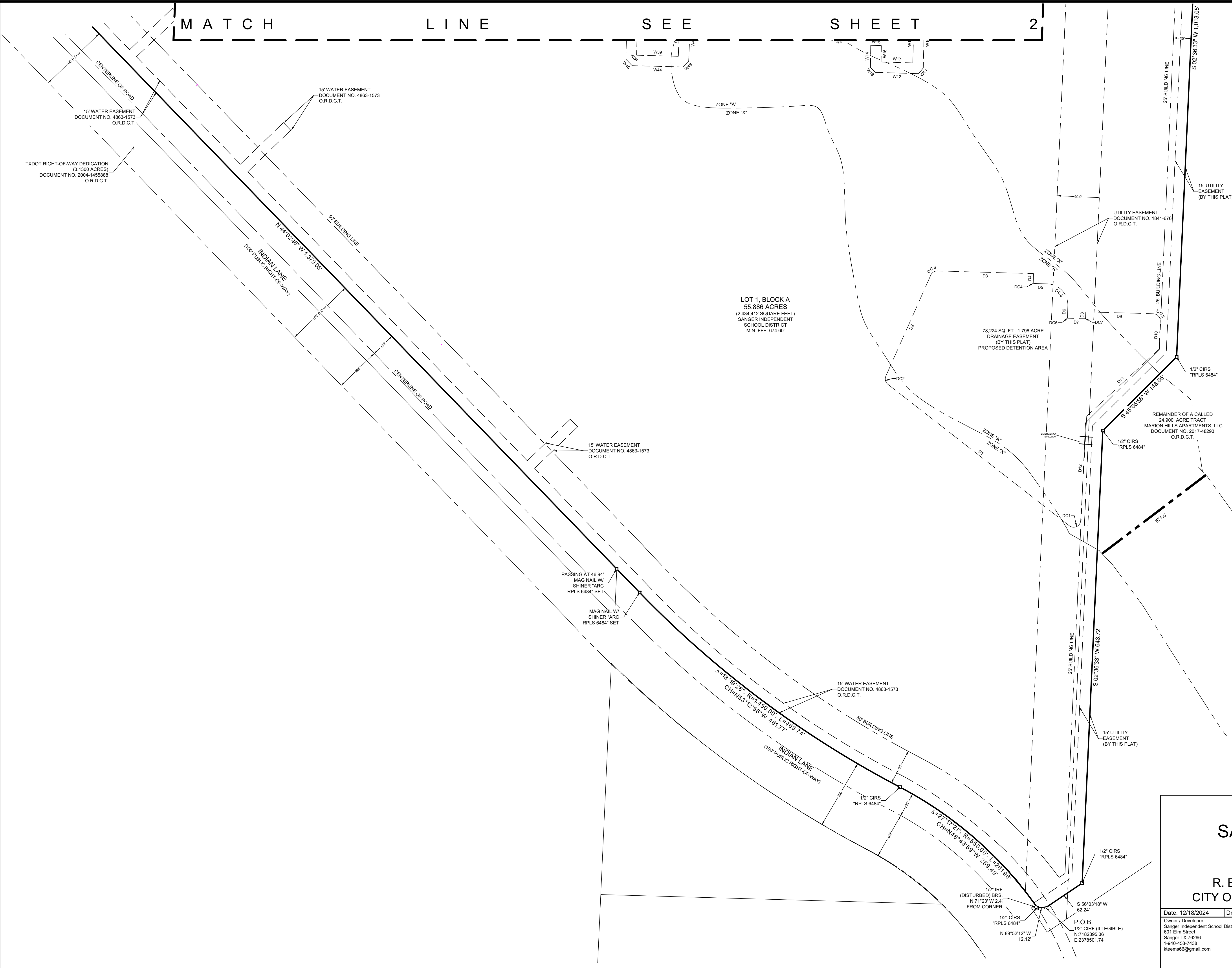
Denton County does not guarantee the correctness or accuracy of any features on this product and assumes no responsibility in connection therewith. This product may be revised at any time without notification to any user.

MATCH LINE SEE SHEET 2



SCALE: 1" = 60'

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



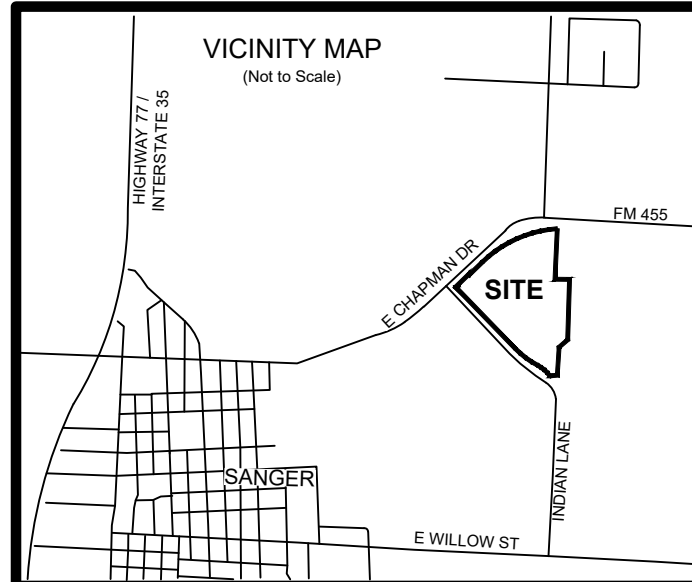
FINAL PLAT
SANGER HIGH SCHOOL
LOT 1, BLOCK A
55.886 ACRES
R. BEBEE SURVEY, ABSTRACT NO.29
CITY OF SANGER, DENTON COUNTY, TEXAS

Date: 12/18/2024	Drawn: CM	Checked: ARC	Scale: 1" = 60'	Sheet: 1 of 4
------------------	-----------	--------------	-----------------	---------------

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

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

ANTHONY RAY CROWLEY R.P.L.S. NO. 6484
CROWLEY SURVEYING
FRN: 10046500
117 WEST ARCHER STREET
JACKSBORO, TX 76458
(409) 850-CPLS(2757)
acrowley@crowleysurveying.com



LINE TABLE WATER EASEMENT		
LINE #	BEARING	DISTANCE
W1	S02°48'28"W	572.30'
W2	S87°37'58"E	15.21'
W3	S02°22'02"W	15.00'
W4	N87°37'58"W	15.32'
W5	S02°48'28"W	395.31'
W6	S48°50'32"W	12.54'
W7	N88°29'02"W	200.16'
W8	S01°44'41"W	113.43'
W9	S44°36'24"E	13.50'
W10	S01°25'07"W	72.15'
W11	S30°18'58"W	10.44'
W12	N88°16'11"W	61.39'
W13	N44°36'24"E	10.00'
W14	N00°47'42"E	31.35'
W15	S88°10'14"E	15.00'
W16	S00°47'42"W	23.23'
W17	S88°16'11"E	45.09'
W18	N01°26'07"E	57.35'
W19	N88°19'16"W	54.58'
W20	S00°51'05"W	0.73'
W21	N88°06'55"W	15.00'
W22	N00°51'05"E	10.72'
W23	N50°33'33"E	7.94'
W24	S88°19'16"E	53.93'
W25	N01°44'41"E	115.78'
W26	N88°29'02"W	13.31'
W27	S01°32'23"W	17.33'
W28	N88°27'37"W	15.00'
W29	N01°32'23"E	17.32'
W30	N88°29'02"W	306.71'
W31	S01°32'23"W	18.46'
W32	N88°27'37"W	9.74'
W33	S01°32'23"W	8.07'
W34	N88°27'37"W	15.00'
W35	N01°32'23"E	26.52'
W36	N88°29'02"W	23.92'
W37	S01°20'00"W	187.40'
W38	S44°20'30"E	0.28'
W39	S88°32'48"E	59.07'
W40	N02°12'43"E	48.20'
W41	S87°47'17"E	15.00'
W42	S02°12'43"W	55.14'
W43	S45°23'25"W	10.92'
W44	N88°32'48"W	72.49'
W45	N44°20'30"W	12.69'
W46	N01°20'00"E	193.77'
W47	N88°29'02"W	17.13'
W48	N44°20'30"W	12.89'
W49	N01°32'16"E	76.59'
W50	N53°08'10"E	8.72'

LINE TABLE WATER EASEMENT		
LINE #	BEARING	DISTANCE
W51	N00°00'00"E	6.59'
W52	N41°05'16"W	9.74'
W53	N01°29'55"E	192.59'
W54	N43°51'04"W	26.76'
W55	N01°35'52"E	148.17'
W56	N46°25'15"E	26.62'
W57	N01°30'03"E	327.98'
W58	N26°17'49"W	0.81'
W59	N64°38'29"E	15.00'
W60	S26°17'49"E	4.28'
W61	S01°30'03"W	0.95'
W62	S88°24'35"E	637.67'
W63	N02°48'26"E	171.13'
W64	N47°23'33"W	5.45'
W65	S81°28'03"W	244.87'
W66	N62°19'35"W	20.11'
W67	N15°06'31"W	7.51'
W68	N77°06'13"E	15.01'
W69	S15°06'31"E	0.38'
W70	S62°19'35"E	8.65'
W71	N81°28'03"E	247.14'
W72	S47°23'33"E	19.66'
W73	S02°48'26"W	169.32'
W74	N87°25'37"W	16.73'
W75	S02°34'23"W	15.00'
W76	S87°25'37"E	16.67'
W77	S02°48'26"W	151.67'
W78	N88°30'14"W	64.97'
W79	S01°29'46"W	15.00'
W80	S88°30'14"E	64.63'
W81	S02°48'26"W	256.13'
W82	N88°27'39"W	111.23'
W83	N01°15'53"E	29.47'
W84	N88°44'07"W	15.00'
W85	S01°15'53"W	29.40'
W86	N88°27'39"W	135.56'
W87	N01°15'53"E	29.65'
W88	N88°44'07"W	15.00'
W89	S01°15'53"W	29.57'
W90	N88°27'39"W	135.08'
W91	N01°15'53"E	32.58'
W92	N88°44'07"W	15.00'
W93	S01°15'53"W	32.50'
W94	N88°27'39"W	196.62'
W95	N01°29'55"E	112.24'
W96	N43°51'04"W	26.75'
W97	N01°35'52"E	23.82'
W98	S88°13'56"E	18.40'
W99	N01°46'04"E	15.00'
W100	N88°13'56"W	18.44'

LINE TABLE WATER EASEMENT		
LINE #	BEARING	DISTANCE
W101	N01°35'52"E	96.88'
W102	N46°25'15"E	26.63'
W103	N01°30'03"E	3.37'
W104	S88°29'36"E	13.20'
W105	N01°30'24"E	3.59'
W106	S88°24'09"E	240.94'
W107	N01°35'51"E	70.86'
W108	N88°24'09"W	15.00'
W109	S01°35'51"W	55.86'
W110	N88°24'09"W	239.16'
W111	N01°30'03"E	121.56'
W112	S88°24'09"E	12.56'
W113	N01°35'51"E	15.00'
W114	N88°24'09"W	12.59'
W115	N01°30'03"E	163.40'
W116	S88°24'35"E	146.63'
W117	S01°18'27"W	3.53'
W118	S88°41'33"E	15.00'
W119	N01°18'27"E	3.46'
W120	S88°24'35"E	275.09'
W121	S01°15'05"W	2.53'
W122	S88°44'55"E	15.00'
W123	N01°15'05"E	2.44'
W124	S88°24'35"E	185.60'
W125	S02°48'26"W	160.95'
W126	S48°50'32"W	0.30'
W127	N88°29'02"W	619.36'
W128	N01°32'16"E	63.31'
W129	N53°08'10"E	8.97'
W130	N00°00'00"E	19.71'
W131	N41°05'16"W	9.51'
W132	N01°29'55"E	65.77'
W133	S88°27'39"E	623.14'

LINE TABLE DRAINAGE EASEMENT		
LINE #	BEARING	DISTANCE
D1	S52°03'05"E	326.64'
D2	S23°59'23"W	156.87'
D3	N88°24'09"W	136.54'
D4	N01°35'51"E	13.00'
D5	N88°24'09"W	19.00'
D6	N01°35'51"E	17.00'
D7	N88°24'09"W	23.68'
D8	S01°35'51"W	8.74'
D9	N88°24'09"W	96.16'
D10	N02°36'33"E	40.07'
D11	N47°14'18"E	139.76'
D12	N03°18'09"E	148.81'

CURVE TABLE DRAINAGE EASEMENT					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
DC1	21.75'	10.00'	124°38'46"	N65°37'32"E	17.71'
DC2	13.27'	10.00'	76°02'28"	S14°01'51"E	12.32'
DC3	11.80'	10.00'	67°36'28"	S57°47'37"W	11.13'
DC4	1.57'	1.00'	90°00'00"	N43°24'09"W	1.41'
DC5	47.12'	30.00'	90°00'00"	N43°24'09"W	42.43'
DC6	1.57'	1.00'	90°00'00"	N43°24'09"W	1.41'
DC7	1.57'	1.00'	90°00'00"	S46°35'51"W	1.41'
DC8	15.88'	10.00'	91°00'43"	N42°53'48"W	14.27'

CURVE TABLE FIRE LANE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
FC1	83.81'	54.00'	88°55'28"	S47°03'48"W	75.65'
FC2	47.42'	30.00'	90°33'25"	S46°19'08"W	42.63'
FC3	48.05'	29.99'	91°49'09"	S44°51'43"E	43.07'
FC4	39.32'	30.00'	75°05'14"	N53°58'55"E	36.56'
FC5	54.12'	28.92'	107°14'37"	N36°49'58"W	46.56'
FC6	47.12'	30.00'	89°59'56"	S46°35'48"W	42.43'
FC7	23.94'	30.04'	45°38'55"	S21°13'18"E	23.31'
FC8	70.21'	30.00'	134°05'27"	N68°38'56"E	55.25'
FC9	42.68'	30.00'	81°30'29"	N39°09'02"W	39.17'
FC10	47.44'	56.00'	48°32'05"	N55°38'14"W	46.03'
FC11	24.00'	1930.00'	0°42'45"	N59°00'06"E	24.00'
FC12	49.12'	32.00'	87°56'35"	S75°20'29"E	44.44'
FC13	66.47'	154.00'	24°43'52"	N79°13'55"E	65.96'
FC14	46.60'	30.00'	88°59'47"	N47°05'57"E	42.05'
FC15	24.21'	1930.00'	0°43'07"	N85°07'48"E	24.21'
FC16	46.60'	30.00'	88°59'47"	S47°05'57"W	42.05'
FC17	47.65'	30.00'	91°00'13"	S42°54'03"E	42.80'
FC18	46.56'	30.00'	88°55'28"	S47°03'48"W	42.03'
FC19	54.93'	30.00'	104°54'46"	N36°01'05"W	47.57'
FC20	98.47'	52.92'	106°37'02"	N36°36'40"W	84.86'
FC21	47.13'	30.00'	90°00'27"	N43°24'00"W	42.43'
FC22	42.42'	54.00'	45°00'22"	N20°53'58"W	41.34'
FC23	55.57'	30.00'	106°07'50"	N09°39'48"E	47.96'
FC24	59.36'	30.00'	113°22'36"	S55°05'27"E	50.14'
FC25	34.29'	30.00'	65°29'51"	N34°20'46"E	32.46'
FC26	55.59'	130.00'	24°30'09"	N79°20'46"E	55.17'
FC27	47.65'	30.00'	91°00'13"	S42°54'03"E	42.80'

LINE TABLE FIRE LANE		
LINE #	BEARING	DISTANCE
F1	S02°36'04"W	965.97'
F2	N88°28'28"W	534.80'
F3	N89°13'22"W	2.00'
F4	N00°44'28"E	83.97'
F5	S89°13'22"E	2.00'
F6	S88°28'28"E	112.85'
F7	N16°26'18"E	105.59'
F8	N88°24'14"W	166.83'
F9	S01°35'51"W	40.61'
F10	S45°26'36"W	2.00'
F11	N43°42'19"W	160.15'
F12	N45°41'40"E	2.00'
F13	S44°18'20"E	41.74'
F14	N01°36'13"E	417.40'
F15	N79°54'17"W	68.58'
F16	N31°22'12"W	47.51'
F17	S31°22'12"E	16.48'
F18	N60°41'13"E	75.24'
F19	N62°43'41"E	42.34'
F20	N68°13'15"E	52.85'
F21	N64°16'51"E	83.31'
F22	S88°24'09"E	426.76'
F23	N02°36'04"E	145.87'
F24	S02°36'04"W	22.71'
F25	N88°24'09"W	110.73'
F26	S01°35'51"W	24.00'
F27	S88°24'09"E	109.26'
F28	S02°36'04"W	626.22'
F29	N88°28'28"W	335.02'
F30	N16°26'18"E	83.16'
F31	N88°24'14"W	166.40'
F32	N01°36'13"E	377.78'
F33	N43°24'09"W	34.29'
F34	N62°43'41"E	41.19'
F35	N68°13'15"E	42.50'
F36	S01°35'51"W	72.70'
F37	S88°24'09"E	24.00'
F38	N01°35'51"E	115.27'
F39	S88°24'09"E	425.29'

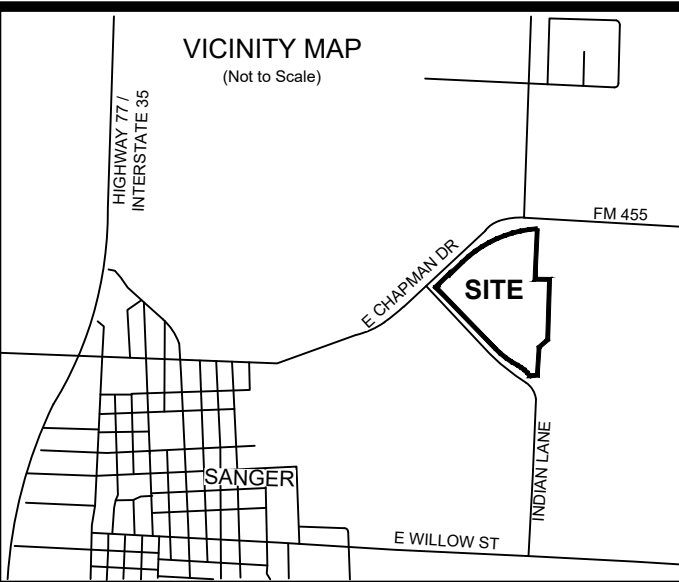
FINAL PLAT
SANGER HIGH SCHOOL
LOT 1, BLOCK A
55.886 ACRES
R. BEBEE SURVEY, ABSTRACT NO.29
CITY OF SANGER, DENTON COUNTY, TEXAS

Date: 12/18/2024	Drawn: CM	Checked: ARC	Scale: 1" = 60'	Sheet: 3 of 4
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Owner / Developer: Sanger Independent School District
 601 Elm Street
 Sanger, TX 76266
 1-940-458-7438
 kteems66@gmail.com

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

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



UTILITY PROVIDERS		
NAME	ADDRESS	PHONE
SANGER ELECTRIC	202 RAILROAD AVE. SANGER, TX 76266	940-458-6054
CITY OF SANGER UTILITIES	202 RAILROAD AVE.	940-458-7930

NOTES:

- Bearings, coordinates and distances are based on the Texas State Plane Coordinate System, NAD83 (2011) North Central Zone (4202).
- This survey was prepared without the benefit of a title commitment. There may be easements of record that are not shown.
- All lots comply with the minimum size requirements of the zoning district.
- This property may be subject to charges related to impact fees and the applicant should contact the city regarding any applicable fees due.
- All common areas, drainage easements, and detention facilities will be owned and maintained by the HOA/property owner. Any common area within the city's right-of-way will require a facilities agreement, to be reviewed and approved by the city.
- NOTICE-selling a portion of this addition by metes and bounds is a violation of state law and is subject to fines and withholding of utilities and building permits.
- This plat does not alter or remove existing deed restrictions, if any, on this property.
- Minimum finished floor elevations (min FFE) are at least two (2) feet above the 100-year floodplain.
- The subject property resides in Flood Zone "X", being areas determined to be outside the 0.2% annual chance floodplain, and resides in Flood Zone "A", being a special flood hazard area subject to inundation by the 1% annual chance flood and does not have a determined base flood elevation, as determined of shown by the FIRM Community Panel No. 48121C0210G dated 04/18/2011.
- The purpose of this plat is to make 1 lot out of 55.886 acres.
- The subject property has a total of 503 existing parking spaces (488 regular and 15 handicap). There are 813 more proposed parking spaces (791 regular and 22 handicap). City of Sanger Ordinances requires 1 parking space for each 4 seats in the auditorium or main assembly room and 1 space for each classroom.

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

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

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

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS
COUNTY OF DENTON

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

All that certain 55.886 acre tract of land in the R. Bebee Survey, Abstract No. 29, Denton County, Texas and being the remainder of a called 35,000 acre tract of land described in a Warranty Deed to Sanger Independent School District, recorded in Volume 1841, Page 662 of the Deed Records of said county, being the remainder of a called 23,440 acre tract of land described in a Warranty Deed to Sanger Independent School District, recorded in Volume 1841, Page 722 of said Deed Records, being all of a called 3,728 acre tract of land described in a Special Warranty Deed to Sanger Independent School District, recorded in Document Number 2022-160016 of the Official Public Records of said county, and being all of a called 0.772 acre tract of land described in a Special Warranty Deed to Sanger Independent School District, recorded in Document Number 2022-160016 of said Official Public Records and said 55.886 acre tract of land being more particularly described as follows:

BEGINNING at a 1/2 inch iron rebar with a plastic cap found for the southeast corner of said 35,000 acre tract, the southwest corner of said 3,728 acre tract and in the west line of a called 24,900 acre tract of land described in a Warranty Deed to Marion Hills Apartments, LLC, recorded in Document No. 2017-48293 of the Official Public Records of said county;

THENCE North 89°52'12" West, with the south line of said 35,000 acre tract, a distance of 12.12 feet to a 1/2 inch iron rebar with a cap stamped "RPLS 6484" set in the northeast right-of-way line of Indian Lane, a 100 foot wide public right-of-way, and the beginning of a non-tangent curve to the left, with a radius of 550.00 feet and a chord which bears North 48°43'59" West, a distance of 259.49 feet, from which a 1/2 inch iron rebar (disturbed) bears North 71°23' West, a distance of 2.4 feet from said corner;

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

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

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

North 44°02'46" West, passing at a distance of 46.94 feet, a mag nail with a shiner stamped "ARC RPLS 6484" set for the common corner of said 35,000 acre tract and said 23,440 acre tract, in all, a total distance of 1,379.05 feet to a mag nail set in a rock at the intersection of said northeast right-of-way line of said Indian Lane and the southeast right-of-way line of Farm to Market 455 West (FM 455 W), a variable width public right-of-way;

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

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

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

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

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

North 45°57'03" East, passing at a distance of 231.51 feet, to a 5/8 inch iron rebar with a cap stamped "TXDOT" found, in all, a total distance of 291.56 feet to a 5/8 inch iron rebar with a cap stamped "TXDOT" found for the beginning of a curve to the right, with a radius of 1,930.00 feet and a chord which bears North 66°05'03" East, a distance of 1,329.21 feet;

Along said curve to the right, with a central angle of 40°17'06" and an arc length of 1,356.99 feet to a 5/8 inch iron rebar with a cap stamped "TXDOT" found for corner in the west line of a called 84,5014 acre tract of land described in a Warranty Deed to Sanger Town Center LLC, recorded in Document No. 2017-48301 of said Official Public Records, from which a 1/2 inch iron rebar found bears North 02°41'47" East, a distance of 19.72 feet;

THENCE South 02°36'33" West, with the common line of said 35,000 acre tract and said 85,5014 acre tract, a distance of 595.77 feet to a 1/2 inch iron rebar with a cap stamped "OCJ Cowan & Assoc" found for the northwest corner of said 0.772 acre tract;

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

THENCE South 02°36'33" West, with the east line of said 0.772 acre tract and the east line of said 3,728 acre tract, a distance of 1,013.05 feet to a 1/2 inch iron rebar with a cap stamped "RPLS 6484" set for corner;

THENCE South 45°05'58" West, continuing with said east line of the 3,728 acre tract, a distance of 148.05 feet to a 1/2 inch iron rebar with a cap stamped "RPLS 6484" set for corner;

THENCE South 02°36'33" West, continuing with said east line of the 3,728 acre tract, a distance of 643.72 feet to a 1/2 inch iron rebar with a cap stamped "RPLS 6484" set for the southeast corner of said 3,728 acre tract;

THENCE South 56°03'18" West, with the southeast line of sa 3,728 acre tract, a distance of 62.24 feet to the **POINT OF BEGINNING** and containing 55.886 acres (2,434,412 square feet) of land.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

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

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

Owner

Kelly Teems, Authorized Representative of Sanger Independent School District

State of Texas
County of Denton

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

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

Notary Public in and for the State of Texas

My commission expires _____

TITLE INFORMATION:

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

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

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

EASEMENT
VOLUME 339, PAGE 131
DENTON COUNTY ELECTRIC CO-OPERATIVE, INC.
EASEMENT FOREVER TO ENTER UPON THE PROPERTY, WITHIN A RIGHT OF WAY NOT EXCEEDING 2 FEET IN WIDTH, TO CONSTRUCT, OPERATE, MAINTAIN, PATROL, INSPECT, SERVICE, REPAIR, REMOVE, RELOCATE AND RECONSTRUCT, UPON, ALONG, ACROSS, OVER AND UNDER PROPERTY, A LINE OR LINES FOR THE TRANSMISSION OR DISTRIBUTION OF ELECTRIC ENERGY.
BLANKET

EASEMENT
VOLUME 339, PAGE 132
DENTON COUNTY ELECTRIC CO-OPERATIVE, INC.
EASEMENT TO PLACE, CONSTRUCT, OPERATE, REPAIR, MAINTAIN, RELOCATE AND REPLACE THEREON AND IN OR UPON ALL STREETS, ROADS OR HIGHWAYS ABUTTING SAID LAND, AN ELECTRIC TRANSMISSION OR DISTRIBUTION LINE OR SYSTEM, INCLUDING THE RIGHT TO CUT AND TRIM TREES TO THE EXTENT NECESSARY TO KEEP THEM CLEAR OF SAID ELECTRIC LINE OR SYSTEM AND TO CUT DOWN FROM TIME TO TIME ALL DEAD, WEAK, LEANING OR DANGEROUS TRESS THAT ARE TALL ENOUGH TO STRIKE THE WIRES IN FALLING.
BLANKET

SURVEYOR STATEMENT:

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

DATED, THIS THE ____ DAY OF _____, 20____.

ANTHONY RAY CROWLEY
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6484



STATE OF TEXAS
COUNTY OF DENTON

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 20____.

BY: _____
NOTARY PUBLIC IN AND FOR _____ COUNTY, TEXAS.

MY COMMISSION EXPIRES _____

RECORDING INFORMATION

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

Date: 12/18/2024	Drawn: CM	Checked: ARC	Scale: 1" = 60'	Sheet: 4 of 4
Owner / Developer: Sanger Independent School District 601 Elm Street Sanger, TX 76266 1-940-458-7438 kteems66@gmail.com	Engineer: EIKON Consulting Group 1405 W Champian Drive Sanger, TX 76266 1-940-387-0805 mpaz@eikoncg.com	ANTHONY RAY CROWLEY R.P.L.S. NO. 6484 CROWLEY SURVEYING FRN:10046500 117 WEST ARCHER STREET JACKSBORO, TX 76458 (469) 850-CPLS(2757) acrowley@crowleysurveying.com		





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

SUBDIVISION APPLICATION

Preliminary Plat
 Minor Plat

Final Plat/Replat
 Amended Plat

Vacating Plat
 Conveyance Plat

Applicant	Owner (if different from applicant)
Name: Anthony Crowley	Name: Kelly Teems
Company: Crowley Pipeline & Land Surveying	Company: Sanger Independent School District
Address: 117 West Archer Street	Address 601 Elm Street
City, State, Zip: Jacksboro, TX 76458	City, State, Zip: Sanger, TX 76266
Phone 469-850-CPLS(2757)	Phone: 940-458-7438
Fax:	Fax:
Email: acrowley@crowleysurveying.com	Email: kteems66@gmail.com

Submittal Checklist

<input type="checkbox"/>	Pre-Application Conference (Date: /___/___)
<input type="checkbox"/>	Application Form (Signed by Owner and Applicant)
<input type="checkbox"/>	Letter of Intent
<input type="checkbox"/>	Non-Refundable Application Fee (Check Payable to City of Sanger)
<input type="checkbox"/>	Applicable Plat Checklist (Completed)
<input type="checkbox"/>	Additional Required Documents/Traffic & Drainage Studies etc.

Supporting Materials (List if provided): _____

R Number(s): PID 132465, 132509, 1012743, 1012179

Owner's Signature _____

Anthony Crowley

Applicant's Signature _____

Date _____

December 18, 2024

Date _____

SANGER HIGH SCHOOL – LETTER OF INTENT

SUBDIVIDER’S NAME AND ADDRESS

Sanger Independent School District
601 Elm Street
Sanger, TX 76266

CONTACT INFORMATION OF PERSON(S) PREPARING THE SUBMITTED DOCUMENTS

Anthony Crowley
1-940-229-1172
acrowley@crowleysurveying.com

DESIGNATED POINT OF CONTACT FOR FUTURE CORRESPONDENCE

Kelly Teems
1-940-458-7438
kteems66@gmail.com

INTENT OF THE PLAT APPLICATION

The purpose of the subdivision plat is to make a lot out of an unplatted property and dedicate easements and right-of-way.

BREIF DESCRIPTION OF THE LOACTION, LAND AREA, PARTICULARS AS TO THE INTEDED USE(S) OF THE PROPERTY, AND ANY INTENDED FUTURE DEVELOPMENT ON THE PROPERTY

55.886 acres in the R. Bebee Survey, Abstract No. 29, City of Sanger, Denton County, Texas. Intended easements are for utility purposes and the site itself is educational.

A REQUEST THAT THE PLAT BE REVIEWED AND CONSIDERED BY THE APPROPRIATE APPROVAL BODY



DATE: 12/18/24

1st REVIEW COMMENTS – Final Plat – Sanger High School

The request is for a Final Plat of Sanger High School, being approximately 55.886 acres in the R. BEBEE SURVEY, ABSTRACT NO. 29, prepared by Crowley Surveying, submitted on 12/18/24. 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. You have two different places for the Planning and Zoning Chairman to sign. Only need one.

Informational Comments

1. The property is within the City of Sanger.
2. The Final Plat will be scheduled for Planning and Zoning (P&Z) Commission meeting on Monday, January, 13, 2025, and the City Council meeting on Monday, February 3, 2025.



January 07, 2025
AVO 37449.004

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

Re: **Sanger High School Final Plat - Review #1**

Dear Ms. Hammonds,

Halff Associates, Inc. was requested by the City of Sanger to review the Final Plat for Sanger High School. This submittal was prepared by Crowley Surveying and was received on December 19, 2024.

General Comments

1. Please address comments on attached markups and provide annotated responses on markups. Please note, not all comments are written on letter since some comments are easier to show and explain on the markups. Please annotate markup with responses.
2. Please note additional comments may be provided in subsequent reviews once additional data/responses is received.

Final Plat

1. Denton County requires 30' interior radius and 50' exterior radius on all fire lanes. Please verify all radii in fire lane configuration.
2. Please include the pond maintenance agreement statement to the final plat notes.
3. Please provide ownership information for adjacent properties south of platted area.

If you have any questions or need additional information, please do not hesitate to call me at (817) 764-7498.

Sincerely,

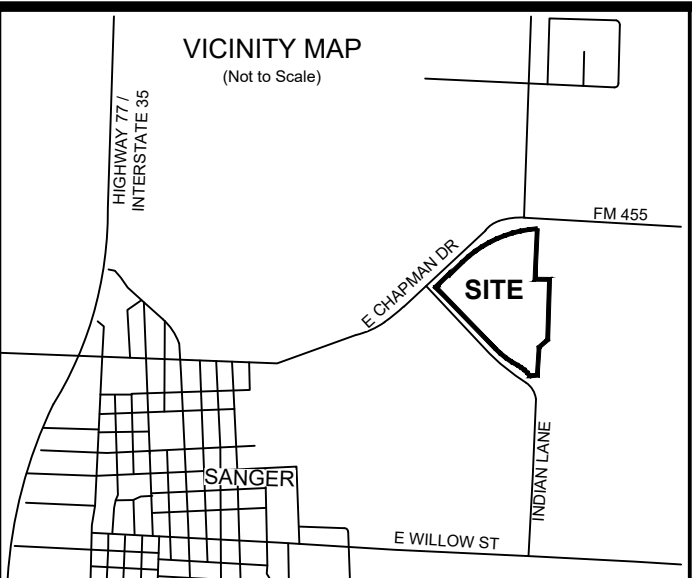
A handwritten signature in blue ink, appearing to read "Samson Lotigo", is written over a blue horizontal line.

Samson Lotigo, PE

HALFF

Firm No. 0312

Attachments: Final Plat markups



LINE #	BEARING	DISTANCE
W1	S02°48'28"W	572.30'
W2	S87°37'58"E	15.21'
W3	S02°22'02"W	15.00'
W4	N87°37'58"W	15.32'
W5	S02°48'28"W	395.31'
W6	S48°50'32"W	12.54'
W7	N88°29'02"W	200.16'
W8	S01°44'41"W	113.43'
W9	S44°36'24"E	13.50'
W10	S01°25'07"W	72.15'
W11	S30°18'58"W	10.44'
W12	N88°16'11"W	61.39'
W13	N44°36'24"E	10.00'
W14	N00°47'42"E	31.35'
W15	S88°10'14"E	15.00'
W16	S00°47'42"W	23.23'
W17	S88°16'11"E	45.09'
W18	N01°26'07"E	57.35'
W19	N88°19'16"W	54.58'
W20	S00°51'05"W	0.73'
W21	N89°06'55"W	15.00'
W22	N00°51'05"E	10.72'
W23	N50°33'33"E	7.94'
W24	S88°19'16"E	53.93'
W25	N01°44'41"E	115.78'
W26	N88°29'02"W	13.31'
W27	S01°32'23"W	17.33'
W28	N88°27'37"W	15.00'
W29	N01°32'23"E	17.32'
W30	N88°29'02"W	306.71'
W31	S01°32'23"W	18.46'
W32	N88°27'37"W	9.74'
W33	S01°32'23"W	8.07'
W34	N88°27'37"W	15.00'
W35	N01°32'23"E	26.52'
W36	N88°29'02"W	23.92'
W37	S01°20'00"W	187.40'
W38	S44°20'30"E	0.28'
W39	S88°32'48"E	59.07'
W40	N02°12'43"E	48.20'
W41	S87°47'17"E	15.00'
W42	S02°12'43"W	55.14'
W43	S45°23'25"W	10.92'
W44	N88°32'48"W	72.49'
W45	N44°20'30"W	12.69'
W46	N01°20'00"E	193.77'
W47	N88°29'02"W	17.13'
W48	N44°20'30"W	12.89'
W49	N01°32'16"E	76.59'
W50	N53°08'10"E	8.72'

LINE #	BEARING	DISTANCE
W51	N00°00'00"E	6.59'
W52	N41°05'16"W	9.74'
W53	N01°29'55"E	192.59'
W54	N43°51'04"W	26.76'
W55	N01°35'52"E	148.17'
W56	N46°25'15"E	26.62'
W57	N01°30'03"E	327.98'
W58	N26°17'49"W	0.81'
W59	N64°38'29"E	15.00'
W60	S26°17'49"E	4.28'
W61	S01°30'03"W	0.95'
W62	S88°24'35"E	637.67'
W63	N02°48'26"E	171.13'
W64	N47°23'33"W	5.45'
W65	S81°28'03"W	244.87'
W66	N62°19'35"W	20.11'
W67	N15°06'31"W	7.51'
W68	N77°06'13"E	15.01'
W69	S15°06'31"E	0.38'
W70	S62°19'35"E	8.65'
W71	N81°28'03"E	247.14'
W72	S47°23'33"E	19.66'
W73	S02°48'26"W	169.32'
W74	N87°25'37"W	16.73'
W75	S02°34'23"W	15.00'
W76	S87°25'37"E	16.67'
W77	S02°48'26"W	151.67'
W78	N88°30'14"W	64.97'
W79	S01°29'46"W	15.00'
W80	S88°30'14"E	64.63'
W81	S02°48'26"W	256.13'
W82	N88°27'39"W	111.23'
W83	N01°15'53"E	29.47'
W84	N88°44'07"W	15.00'
W85	S01°15'53"W	29.40'
W86	N88°27'39"W	135.56'
W87	N01°15'53"E	29.65'
W88	N88°44'07"W	15.00'
W89	S01°15'53"W	29.57'
W90	N88°27'39"W	135.08'
W91	N01°15'53"E	32.58'
W92	N88°44'07"W	15.00'
W93	S01°15'53"W	32.50'
W94	N88°27'39"W	196.62'
W95	N01°29'55"E	112.24'
W96	N43°51'04"W	26.75'
W97	N01°35'52"E	23.82'
W98	S88°13'56"E	18.40'
W99	N01°46'04"E	15.00'
W100	N88°13'56"W	18.44'

LINE #	BEARING	DISTANCE
W101	N01°35'52"E	96.88'
W102	N46°25'15"E	26.63'
W103	N01°30'03"E	3.37'
W104	S88°29'36"E	13.20'
W105	N01°30'24"E	3.59'
W106	S88°24'09"E	240.94'
W107	N01°35'51"E	70.86'
W108	N88°24'09"W	15.00'
W109	S01°35'51"W	55.86'
W110	N88°24'09"W	239.16'
W111	N01°30'03"E	121.56'
W112	S88°24'09"E	12.56'
W113	N01°35'51"E	15.00'
W114	N88°24'09"W	12.59'
W115	N01°30'03"E	163.40'
W116	S88°24'35"E	146.63'
W117	S01°18'27"W	3.53'
W118	S88°41'33"E	15.00'
W119	N01°18'27"E	3.46'
W120	S88°24'35"E	275.09'
W121	S01°15'05"W	2.53'
W122	S88°44'55"E	15.00'
W123	N01°15'05"E	2.44'
W124	S88°24'35"E	185.60'
W125	S02°48'26"W	160.95'
W126	S48°50'32"W	0.30'
W127	N88°29'02"W	619.36'
W128	N01°32'16"E	63.31'
W129	N53°08'10"E	8.97'
W130	N00°00'00"E	19.71'
W131	N41°05'16"W	9.51'
W132	N01°29'55"E	65.77'
W133	S88°27'39"E	623.14'

LINE #	BEARING	DISTANCE
D1	S52°03'05"E	326.64'
D2	S23°59'23"W	156.87'
D3	N88°24'09"W	136.54'
D4	N01°35'51"E	13.00'
D5	N88°24'09"W	19.00'
D6	N01°35'51"E	17.00'
D7	N88°24'09"W	23.68'
D8	S01°35'51"W	8.74'
D9	N88°24'09"W	96.16'
D10	N02°36'33"E	40.07'
D11	N47°14'18"E	139.76'
D12	N03°18'09"E	148.81'

CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
DC1	21.75'	10.00'	124°38'46"	N65°37'32"E	17.71'
DC2	13.27'	10.00'	76°02'28"	S14°01'51"E	12.32'
DC3	11.80'	10.00'	67°36'28"	S57°47'37"W	11.13'
DC4	1.57'	1.00'	90°00'00"	N43°24'09"W	1.41'
DC5	47.12'	30.00'	90°00'00"	N43°24'09"W	42.43'
DC6	1.57'	1.00'	90°00'00"	N43°24'09"W	1.41'
DC7	1.57'	1.00'	90°00'00"	S46°35'51"W	1.41'
DC8	15.88'	10.00'	91°00'43"	N42°53'48"W	14.27'

CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
FC1	83.81'	54.00'	88°55'28"	S47°03'48"W	75.65'
FC2	47.42'	30.00'	90°33'25"	S46°19'08"W	42.63'
FC3	48.05'	29.99'	91°49'09"	S44°51'43"E	43.07'
FC4	39.32'	30.00'	75°05'14"	N53°58'55"E	36.56'
FC5	54.12'	28.92'	107°14'37"	N36°49'58"W	46.56'
FC6	47.42'	30.00'	89°59'58"	S46°35'48"W	42.43'
FC7	23.94'	30.04'	45°38'55"	S21°13'18"E	23.31'
FC8	70.21'	30.00'	134°05'27"	N68°38'56"E	55.25'
FC9	42.68'	30.00'	81°30'29"	N39°09'02"W	39.17'
FC10	47.44'	56.00'	48°32'05"	N55°38'14"W	46.03'
FC11	24.00'	1930.00'	0°42'45"	N59°00'06"E	24.00'
FC12	49.12'	32.00'	87°56'35"	S75°20'29"E	44.44'
FC13	66.47'	154.00'	24°43'52"	N79°13'55"E	65.96'
FC14	46.60'	30.00'	88°59'47"	N47°05'57"E	42.05'
FC15	24.21'	1930.00'	0°43'07"	N85°07'48"E	24.21'
FC16	46.60'	30.00'	88°59'47"	S47°05'57"W	42.05'
FC17	47.65'	30.00'	91°00'13"	S42°54'03"E	42.80'
FC18	46.56'	30.00'	88°55'28"	S47°03'48"W	42.03'
FC19	54.93'	30.00'	104°54'46"	N36°01'05"W	47.57'
FC20	98.47'	52.92'	106°37'02"	N36°36'40"W	84.86'
FC21	47.13'	30.00'	90°00'27"	N43°24'00"W	42.43'
FC22	42.42'	54.00'	45°00'22"	N20°53'58"W	41.34'
FC23	55.57'	30.00'	106°07'50"	N09°39'48"E	47.96'
FC24	59.36'	30.00'	113°22'36"	S55°05'27"E	50.14'
FC25	34.29'	30.00'	65°29'51"	N34°20'46"E	32.46'
FC26	55.59'	130.00'	24°30'09"	N79°20'46"E	55.17'
FC27	47.65'	30.00'	91°00'13"	S42°54'03"E	42.80'

LINE #	BEARING	DISTANCE
F1	S02°36'04"W	965.97'
F2	N88°28'28"W	534.80'
F3	N89°13'22"W	2.00'
F4	N00°44'28"E	83.97'
F5	S89°13'22"E	2.00'
F6	S88°28'28"E	112.85'
F7	N16°26'18"E	105.59'
F8	N88°24'14"W	166.83'
F9	S01°35'51"W	40.61'
F10	S45°26'36"W	2.00'
F11	N43°42'19"W	160.15'
F12	N45°41'40"E	2.00'
F13	S44°18'20"E	41.74'
F14	N01°36'13"E	417.40'
F15	N79°54'17"W	68.58'
F16	N31°22'12"W	47.51'
F17	S31°22'12"E	16.48'
F18	N60°41'13"E	75.24'
F19	N62°43'41"E	42.34'
F20	N88°13'15"E	52.85'
F21	N64°16'51"E	83.31'
F22	S88°24'09"E	426.76'
F23	N02°36'04"E	145.87'
F24	S02°36'04"W	22.71'
F25	N88°24'09"W	110.73'
F26	S01°35'51"W	24.00'
F27	S88°24'09"E	109.26'
F28	S02°36'04"W	626.22'
F29	N88°28'28"W	335.02'
F30	N16°26'18"E	83.16'
F31	N88°24'14"W	166.40'
F32	N01°36'13"E	377.78'
F33	N43°24'09"W	34.29'
F34	N62°43'41"E	41.19'
F35	N88°13'15"E	42.50'
F36	S01°35'51"W	72.70'
F37	S88°24'09"E	24.00'
F38	N01°35'51"E	115.27'
F39	S88°24'09"E	425.29'

Denton County requires 30' interior radius and 50' exterior radius. Please review and revise fire lane curves

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

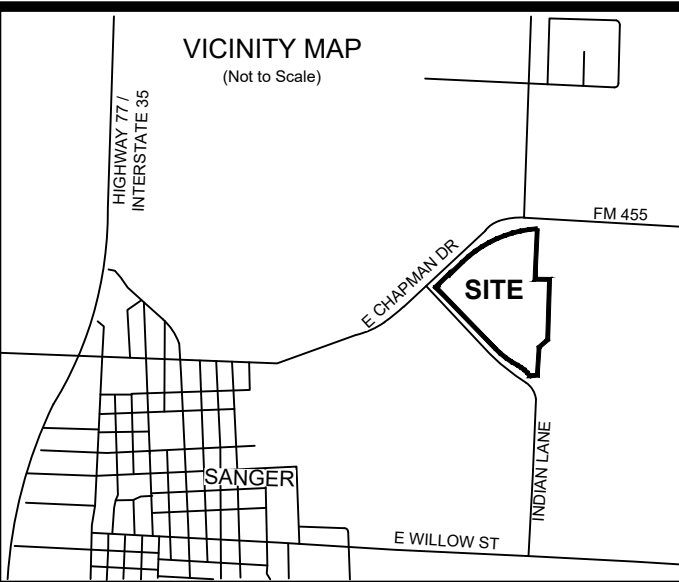
Date: 12/18/2024 Drawn: CM Checked: ARC Scale: 1" = 60' Sheet: 3 of 4

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

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

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





UTILITY PROVIDERS		
NAME	ADDRESS	PHONE
SANGER ELECTRIC	202 RAILROAD AVE. SANGER, TX 76266	940-458-6054
CITY OF SANGER UTILITIES	202 RAILROAD AVE.	940-458-7930

NOTES:

- Bearings, coordinates and distances are based on the Texas State Plane Coordinate System, NAD83 (2011) North Central Zone (4202).
- This survey was prepared without the benefit of a title commitment. There may be easements of record that are not shown.
- All lots comply with the minimum size requirements of the zoning district.
- This property may be subject to charges related to impact fees and the applicant should contact the city regarding any applicable fees due.
- All common areas, drainage easements, and detention facilities will be owned and maintained by the HOA/property owner. Any common area within the city's right-of-way will require a facilities agreement, to be reviewed and approved by the city.
- NOTICE-selling a portion of this addition by metes and bounds is a violation of state law and is subject to fines and withholding of utilities and building permits.
- This plat does not alter or remove existing deed restrictions, if any, on this property.
- Minimum finished floor elevations (min FFE) are at least two (2) feet above the 100-year floodplain.
- The subject property resides in Flood Zone "X", being areas determined to be outside the 0.2% annual chance floodplain, and resides in Flood Zone "A", being a special flood hazard area subject to inundation by the 1% annual chance flood and does not have a determined base flood elevation, as determined of shown by the FIRM Community Panel No. 48121C0210G dated 04/18/2011.
- The purpose of this plat is to make 1 lot out of 55.886 acres.
- The subject property has a total of 503 existing parking spaces (488 regular and 15 handicap). There are 813 more proposed parking spaces (791 regular and 22 handicap). City of Sanger Ordinances requires 1 parking space for each 4 seats in the auditorium or main assembly room and 1 space for each classroom.

Please include the pond maintenance agreement statement below to the final plat.

"The City of Sanger is not responsible for the design, construction, operation, maintenance, or use of the storm water detention area, and their associated private drainage easements, herein referred to as "features" to be developed and constructed by the Owners or their successors. Owners or successors agree to indemnify and hold harmless the City of Sanger, it's officers, employees, and agents from any direct or indirect loss, damage, liability, or expense and attorney's fees for any negligence or omissions whatsoever, arising out of the design, construction, operation, maintenance, condition or use of the "features" including any non-performance of the foregoing, owners and successors accept full responsibility and liability for the "features". All of the above shall be covenants running with the land."

APPROVED & ACCEPTED

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

All ad valorem taxes, liens and fees have been paid for the subject property

_____	_____
_____ City Tax Collector/Proper Official of other taxing agencies	_____

APPROVED FOR PREPARATION OF FINAL PLAT

_____	_____
_____ City of Sanger, TX Planning & Zoning Commission	_____

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS
COUNTY OF DENTON

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

All that certain 55.886 acre tract of land in the R. Bebee Survey, Abstract No. 29, Denton County, Texas and being the remainder of a called 35,000 acre tract of land described in a Warranty Deed to Sanger Independent School District, recorded in Volume 1841, Page 662 of the Deed Records of said county, being the remainder of a called 23,440 acre tract of land described in a Warranty Deed to Sanger Independent School District, recorded in Volume 1841, Page 722 of said Deed Records, being all of a called 3,728 acre tract of land described in a Special Warranty Deed to Sanger Independent School District, recorded in Document Number 2022-160016 of the Official Public Records of said county, and being all of a called 0.772 acre tract of land described in a Special Warranty Deed to Sanger Independent School District, recorded in Document Number 2022-160016 of said Official Public Records and said 55.886 acre tract of land being more particularly described as follows:

BEGINNING at a 1/2 inch iron rebar with a plastic cap found for the southeast corner of said 35,000 acre tract, the southwest corner of said 3,728 acre tract and in the west line of a called 24,900 acre tract of land described in a Warranty Deed to Marion Hills Apartments, LLC, recorded in Document No. 2017-48293 of the Official Public Records of said county;

THENCE North 89°52'12" West, with the south line of said 35,000 acre tract, a distance of 12.12 feet to a 1/2 inch iron rebar with a cap stamped "RPLS 6484" set in the northeast right-of-way line of Indian Lane, a 100 foot wide public right-of-way, and the beginning of a non-tangent curve to the left, with a radius of 550.00 feet and a chord which bears North 48°43'59" West, a distance of 259.49 feet, from which a 1/2 inch iron rebar (disturbed) bears North 71°23' West, a distance of 2.4 feet from said corner;

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

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

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

North 44°02'46" West, passing at a distance of 46.94 feet, a mag nail with a shiner stamped "ARC RPLS 6484" set for the common corner of said 35,000 acre tract and said 23,440 acre tract, in all, a total distance of 1,379.05 feet to a mag nail set in a rock at the intersection of said northeast right-of-way line of said Indian Lane and the southeast right-of-way line of Farm to Market 455 West (FM 455 W), a variable width public right-of-way;

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

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

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

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

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

North 45°57'03" East, passing at a distance of 231.51 feet, to a 5/8 inch iron rebar with a cap stamped "TXDOT" found, in all, a total distance of 291.56 feet to a 5/8 inch iron rebar with a cap stamped "TXDOT" found for the beginning of a curve to the right, with a radius of 1,930.00 feet and a chord which bears North 66°05'03" East, a distance of 1,329.21 feet;

Along said curve to the right, with a central angle of 40°17'06" and an arc length of 1,356.99 feet to a 5/8 inch iron rebar with a cap stamped "TXDOT" found for corner in the west line of a called 84,5014 acre tract of land described in a Warranty Deed to Sanger Town Center LLC, recorded in Document No. 2017-48301 of said Official Public Records, from which a 1/2 inch iron rebar found bears North 02°41'47" East, a distance of 19.72 feet;

THENCE South 02°36'33" West, with the common line of said 35,000 acre tract and said 85,5014 acre tract, a distance of 595.77 feet to a 1/2 inch iron rebar with a cap stamped "OCJ Cowan & Assoc" found for the northwest corner of said 0.772 acre tract;

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

THENCE South 02°36'33" West, with the east line of said 0.772 acre tract and the east line of said 3,728 acre tract, a distance of 1,013.05 feet to a 1/2 inch iron rebar with a cap stamped "RPLS 6484" set for corner;

THENCE South 45°05'58" West, continuing with said east line of the 3,728 acre tract, a distance of 148.05 feet to a 1/2 inch iron rebar with a cap stamped "RPLS 6484" set for corner;

THENCE South 02°36'33" West, continuing with said east line of the 3,728 acre tract, a distance of 643.72 feet to a 1/2 inch iron rebar with a cap stamped "RPLS 6484" set for the southeast corner of said 3,728 acre tract;

THENCE South 56°03'18" West, with the southeast line of said 3,728 acre tract, a distance of 62.24 feet to the **POINT OF BEGINNING** and containing 55.886 acres (2,434,412 square feet) of land.

correct typographical error

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

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

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

Owner

Kelly Teems, Authorized Representative of Sanger Independent School District

State of Texas
County of Denton

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

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

Notary Public in and for the State of Texas

My commission expires _____

TITLE INFORMATION:

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

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

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

EASEMENT
VOLUME 339, PAGE 131
DENTON COUNTY ELECTRIC CO-OPERATIVE, INC.
EASEMENT FOREVER TO ENTER UPON THE PROPERTY, WITHIN A RIGHT OF WAY NOT EXCEEDING 2 FEET IN WIDTH, TO CONSTRUCT, OPERATE, MAINTAIN, PATROL, INSPECT, SERVICE, REPAIR, REMOVE, RELOCATE AND RECONSTRUCT, UPON, ALONG, ACROSS, OVER AND UNDER PROPERTY, A LINE OR LINES FOR THE TRANSMISSION OR DISTRIBUTION OF ELECTRIC ENERGY.
BLANKET

EASEMENT
VOLUME 339, PAGE 132
DENTON COUNTY ELECTRIC CO-OPERATIVE, INC.
EASEMENT TO PLACE, CONSTRUCT, OPERATE, REPAIR, MAINTAIN, RELOCATE AND REPLACE THEREON AND IN OR UPON ALL STREETS, ROADS OR HIGHWAYS ABUTTING SAID LAND, AN ELECTRIC TRANSMISSION OR DISTRIBUTION LINE OR SYSTEM, INCLUDING THE RIGHT TO CUT AND TRIM TREES TO THE EXTENT NECESSARY TO KEEP THEM CLEAR OF SAID ELECTRIC LINE OR SYSTEM AND TO CUT DOWN FROM TIME TO TIME ALL DEAD, WEAK, LEANING OR DANGEROUS TRESS THAT ARE TALL ENOUGH TO STRIKE THE WIRES IN FALLING.
BLANKET

SURVEYOR STATEMENT:

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

DATED, THIS THE _____ DAY OF _____, 20____.

ANTHONY RAY CROWLEY
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6484



STATE OF TEXAS
COUNTY OF DENTON

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____.

BY: _____
NOTARY PUBLIC IN AND FOR _____ COUNTY, TEXAS.

MY COMMISSION EXPIRES _____

RECORDING INFORMATION

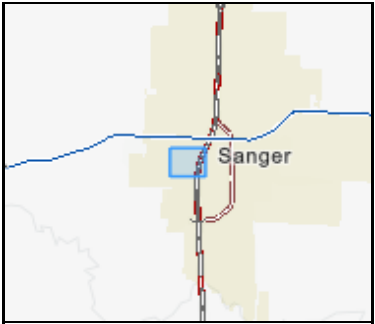
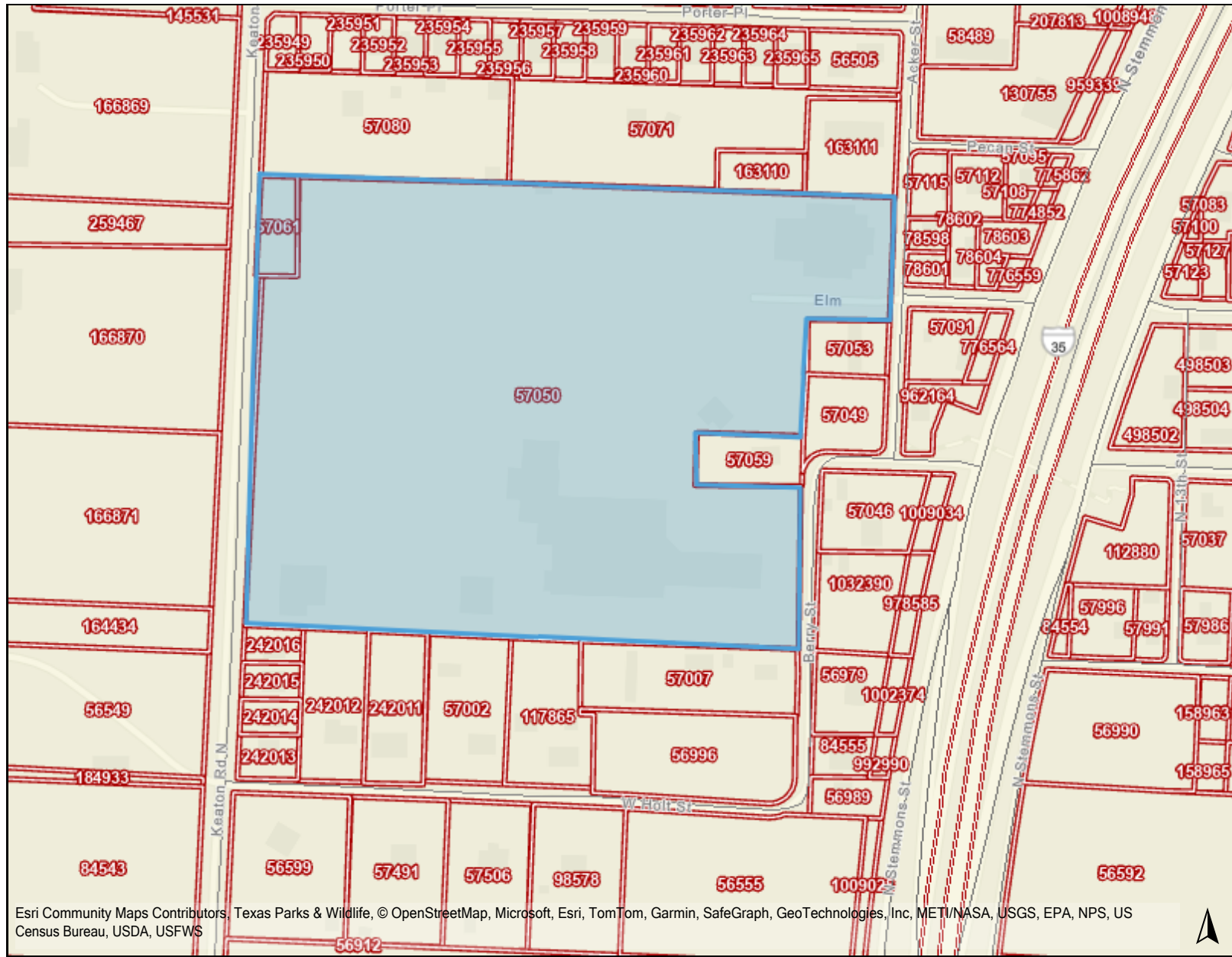
**FINAL PLAT
SANGER HIGH SCHOOL
LOT 1, BLOCK A
55.886 ACRES
R. BEBEE SURVEY, ABSTRACT NO.29
CITY OF SANGER, DENTON COUNTY, TEXAS**

Date: 12/18/2024	Drawn: CM	Checked: ARC	Scale: 1" = 60'	Sheet: 4 of 4
Owner / Developer: Sanger Independent School District 601 Elm Street Sanger, TX 76266 1-940-458-7438 kteems66@gmail.com	Engineer: EIKON Consulting Group 1405 W. Champion Drive Sanger, TX 76266 1-940-387-0805 mpaz@eikoncg.com	ANTHONY RAY CROWLEY R.P.L.S. NO. 6484 CROWLEY SURVEYING FRN:10046500 117 WEST ARCHER STREET JACKSBORO, TX 76458 (469) 850-CPLS(2757) acrowley@crowleysurveying.com		



Denton County Landmark Map

Item 20.



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

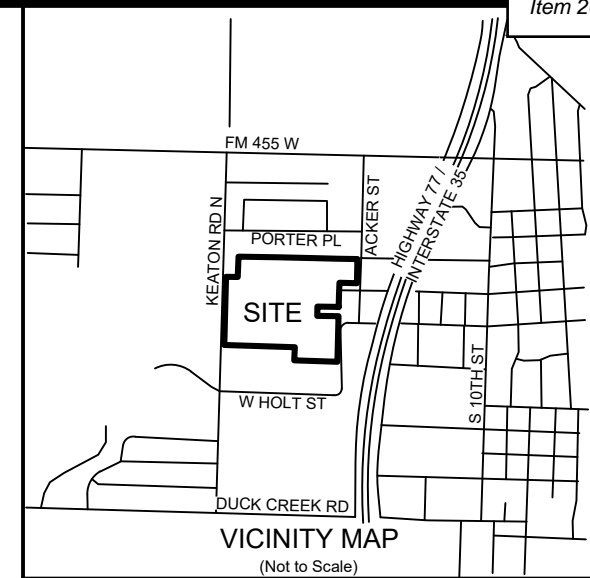
Esri Community Maps Contributors, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, MET/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS



0 450 900
 Location Map
 https://gis.dentoncounty.gov
 1/8/2025 8:30:11 PM
 24SANZON-0051
 Sanger Middle School Final Plat

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

Denton County does not guarantee the correctness or accuracy of any features on this product and assumes no responsibility in connection therewith. This product may be revised at any time with notification to any user.



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

APPROVED & ACCEPTED

<hr/>	<hr/>
Chairman, Planning & Zoning Commission City of Sanger, Texas	Date
<hr/>	<hr/>
Mayor, City of Sanger, Texas	Date
Attested by	
<hr/>	<hr/>
City Secretary, City of Sanger, Texas	Date

All ad valorem taxes, liens and fees have been paid for the subject property

<hr/>	<hr/>
City Tax Collector/Proper Official of other taxing agencies	Date

UTILITY PROVIDERS		
NAME	ADDRESS	PHONE
SANGER ELECTRIC	202 RAILROAD AVE. SANGER, TX 76266	940-458-6054
CITY OF SANGER UTILITIES	202 RAILROAD AVE.	940-458-7930

OWNER DEDICATION

State of TEXAS
County of DENTON

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

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

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

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

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

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

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

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

THENCE South 02°44'09" West, with the common line of said 28.791 acre tract, and said 0.502 acre tract, a distance of 123.76 feet to the southwest corner of said 0.502 acre tract and being the northwest corner of the remainder of a called 1.211 acre tract of land described in a Special Warranty Deed to Springer Family Rentals, L.L.C., recorded in Document Number 1993-0074115 of said Official Public Records;

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

THENCE North 88°54'09" West, with the common line of said 28.791 acre tract and said 0.528 acre tract, a distance of 230.37 feet to a 1/2 inch iron rebar with a cap stamped "RPLS 6484" set for the northwest corner of said 0.529 acre tract;

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

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

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

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

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

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

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

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

THENCE North 02°01'18" East, with the east line of said 0.545 acre tract, a distance of 219.99 feet to the **POINT OF BEGINNING** and containing 28.791 acres (1,254,150 square feet) of land.

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

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

WITNESS MY HAND this _____ day of _____, 2024.

_____, owner

_____, Authorized assignee for Sanger Independent School District

KELLY Teems

State of Texas

County of Denton

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

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

Notary Public in and for the State of Texas

My commission expires _____

SURVEYOR STATEMENT:

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

DATED, THIS THE ____ DAY OF _____, 2024.



ANTHONY RAY CROWLEY
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6484

STATE OF TEXAS
COUNTY OF DENTON

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 2024.

BY: _____
NOTARY PUBLIC IN AND FOR DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES _____

RECORDING INFORMATION

FINAL PLAT
SANGER MIDDLE SCHOOL
LOT 1, BLOCK A
28.791 ACRES
0.768 ACRES OF DEDICATED R.O.W.
H. TIERWESTER SURVEY, ABSTRACT NO. 1241
CITY OF SANGER, DENTON COUNTY, TEXAS

Date: 12/18/2024	Drawn: CDM	Checked: ARC	Scale: 1" = N/A	Sheet: 1 of 2
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Owner / Developer: Sanger Independent School District 601 Elm Street Sanger TX 76266 1-940-458-7438 kteems6@gmail.com	Engineer: EIKON Consulting Group 1405 W Champan Drive Sanger, TX 76266 1-940-387-0805 mpsz@eikoncg.com	ANTHONY RAY CROWLEY R.P.L.S. NO. 6484 CROWLEY SURVEYING FRN: 10046500 117 WEST ARCHER STREET JACKSBORO, TX 76458 (469) 850-CPLS(2757) acrowley@crowleysurveying.com
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201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
940-458-2059(office) 940-458-4072(fax) www.sangertexas.org

SUBDIVISION APPLICATION

Preliminary Plat
 Minor Plat

Final Plat/Replat
 Amended Plat

Vacating Plat
 Conveyance Plat

Applicant	Owner (if different from applicant)
Name: Anthony Crowley	Name: Kelly Teems
Company: Crowley Pipeline & Land Surveying	Company: Sanger Independent School District
Address: 117 West Archer Street	Address 601 Elm Street
City, State, Zip: Jacksboro, TX 76458	City, State, Zip: Sanger, TX 76266
Phone 469-850-CPLS(2757)	Phone: 940-458-7438
Fax:	Fax:
Email: acrowley@crowleysurveying.com	Email: kteems66@gmail.com

Submittal Checklist

<input type="checkbox"/>	Pre-Application Conference (Date: /___/___)
<input type="checkbox"/>	Application Form (Signed by Owner and Applicant)
<input type="checkbox"/>	Letter of Intent
<input type="checkbox"/>	Non-Refundable Application Fee (Check Payable to City of Sanger)
<input type="checkbox"/>	Applicable Plat Checklist (Completed)
<input type="checkbox"/>	Additional Required Documents/Traffic & Drainage Studies etc.

Supporting Materials (List if provided): _____

R Number(s): PID 57050

Owner's Signature _____

Anthony Crowley

Applicant's Signature _____

Date _____

December 18, 2024

Date _____

SANGER MIDDLE SCHOOL – LETTER OF INTENT

SUBDIVIDER’S NAME AND ADDRESS

Sanger Independent School District
601 Elm Street
Sanger, TX 76266

CONTACT INFORMATION OF PERSON(S) PREPARING THE SUBMITTED DOCUMENTS

Anthony Crowley
1-940-229-1172
acrowley@crowleysurveying.com

DESIGNATED POINT OF CONTACT FOR FUTURE CORRESPONDENCE

Kelly Teems
1-940-458-7438
kteems66@gmail.com

INTENT OF THE PLAT APPLICATION

The purpose of the subdivision plat is to make a lot out of an unplatted property and dedicate easements and right-of-way.

BREIF DESCRIPTION OF THE LOCATION, LAND AREA, PARTICULARS AS TO THE INTENDED USE(S) OF THE PROPERTY, AND ANY INTENDED FUTURE DEVELOPMENT ON THE PROPERTY

28.791 acres in the H. Tierwester Survey, Abstract No. 1241, City of Sanger, Denton County, Texas. Intended easements are for utility purposes and the site itself is educational.

A REQUEST THAT THE PLAT BE REVIEWED AND CONSIDERED BY THE APPROPRIATE APPROVAL BODY



DATE: 12/18/24

1st REVIEW COMMENTS – Final Plat – Sanger Middle School

The request is for a Final Plat of Sanger Middle School, being approximately 28.791 acres in the H. TIERWESTER SURVEY, ABSTRACT NO. 1241, prepared by Crowley Surveying, submitted on 12/18/24. 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. City Tax Collector signature block will need to be removed. (When this plat is ready to file you will have to provide a certified tax certificate from Denton County showing a zero balance is owed.)

Informational Comments

1. The property is within the City of Sanger.
2. The Final Plat will be scheduled for Planning and Zoning (P&Z) Commission meeting on Monday, January, 13, 2025, and the City Council meeting on Monday, February 3, 2025.



January 06, 2025
AVO 37449.004

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

Re: **Sanger Middle School Final Plat - Review #1**

Dear Ms. Hammonds,

Halff Associates, Inc. was requested by the City of Sanger to review the Final Plat for Sanger Middle School. This submittal was prepared by Crowley Surveying and was received on December 19, 2024.

General Comments

1. Please address comments on attached markups and provide annotated responses on markups. Please note, not all comments are written on letter since some comments are easier to show and explain on the markups. Please annotate markup with responses.
2. Please note additional comments may be provided in subsequent reviews once additional data/responses is received.

Final Plat

1. Please reconcile discrepancies in acreage for the Jonathan Whitworth property.
2. Please provide civil plans for proposed improvements on property before approval of plat per comments submitted on 03/21/2023.
3. Please revise and reconcile distance along Centerline of Acker Street.

If you have any questions or need additional information, please do not hesitate to call me at (817) 764-7498.

Sincerely,

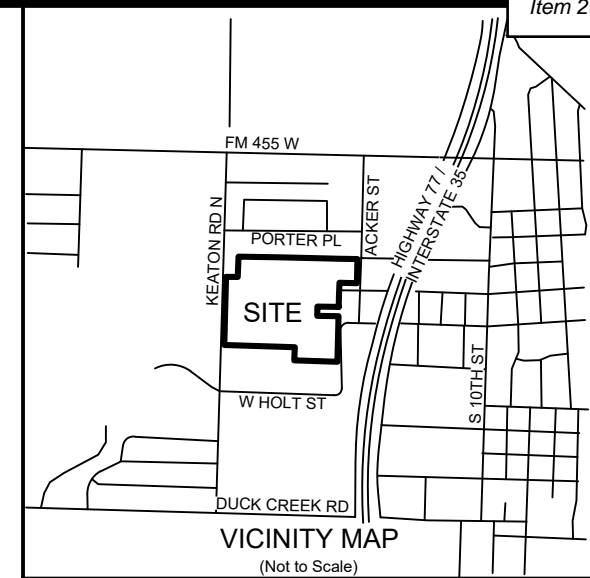
A handwritten signature in blue ink, appearing to read "Samson Lotigo", is written over a printed name.

Samson Lotigo, PE

HALFF

Firm No. 0312

Attachments: Preliminary Civil Construction Plans markups



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

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

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

UTILITY PROVIDERS
Table with 3 columns: NAME, ADDRESS, PHONE. Includes SANGER ELECTRIC and CITY OF SANGER UTILITIES.

OWNER DEDICATION

State of TEXAS
County of DENTON

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

BEGINNING at concrete monument found for the northeast corner of a called 0.545 acre tract of land to Brazos Electric Power Coop Inc. and in the south line of a called 2.9 acre tract described in a Quit Claim Deed to Faustino Buj, recorded in Document Number 2021-202611 of the Official Public Records of said county, for the northwest corner herein described;
THENCE South 89°03'11" East, with the common line of said 28.791 acre tract and said 2.9 acre tract, and the south line of a 3.0720 acre tract of land to City of Sanger, a distance of 437.26 feet to a 1/2 inch iron rebar found for corner in the south line of said 3.072 acre tract;
THENCE South 88°38'40" East, continuing with the common line of said 28.791 acre tract and said 3.0720 acre tract, a distance of 443.77 feet to the southeast corner of said 3.0720 acre tract and the southwest corner of a called 0.461 acre tract described in a Warranty Deed to the City of Sanger, recorded in Volume 3063, Page 639 of said Deed Records;
THENCE South 88°56'49" East, with the common line of said 28.791 acre tract and said 0.461 acre tract, a distance of 200.00 feet to a 1/2 inch iron rebar found for the southeast corner of said 0.461 acre tract and the southwest corner of Lot 1, Block 1 of Acker Street Addition, an addition to the City of Sanger, recorded in Cabinet H, Page 320 of the Plat Records of said county;
THENCE South 89°03'22" East, with the common line of said 28.791 acre tract and said Lot 1, passing at a distance of 183.22 feet, an "X" cut in concrete found for the southeast corner of said Lot 1, being in the west line of Acker Street, a 50 foot wide public right-of-way, in all, a total distance of 208.24 feet to the northeast corner herein described, being in said Acker Street;
THENCE South 01°15'38" West, with the east line of said 28.791 acre tract and in said Acker Street, a distance of 292.92 feet to the northeast corner of a called 0.502 acre tract of land described in a General Warranty Deed to Jonathan Whitworth, recorded in Document Number 2015-46615 of said Official Public Records;
THENCE North 88°21'18" West, with the common line of said 28.791 acre tract and said 0.502 acre tract, passing at a distance of 25.00 feet, a 1/2 inch iron rebar with a cap stamped "RPLS 6484" set, in all, a total distance of 188.34 feet to a 1/2 inch iron rebar with a cap stamped "RPLS 6484" set for the northwest corner of said 0.502 acre tract;
THENCE South 02°44'09" West, with the common line of said 28.791 acre tract, and said 0.502 acre tract, a distance of 123.76 feet to the southwest corner of said 0.502 acre tract and being the northwest corner of the remainder of a called 1.211 acre tract of land described in a Special Warranty Deed to Springer Family Rentals, L.L.C., recorded in Document Number 1993-0074115 of said Official Public Records;
THENCE South 01°36'56" West, with the common line of said 28.791 acre tract and said remainder of a called 1.211 acre tract, a distance of 138.56 feet to an "X" cut found for the northeast corner of a called 0.528 acre tract described in a Warranty Deed to Erneston Navarette, recorded in Document Number 2018-118629 of said Official Public Records;
THENCE North 88°54'09" West, with the common line of said 28.791 acre tract and said 0.528 acre tract, a distance of 230.37 feet to a 1/2 inch iron rebar with a cap stamped "RPLS 6484" set for the northwest corner of said 0.529 acre tract;
THENCE South 01°03'15" West, continuing with the common line of said 28.791 acre tract and said 0.528 acre tract, a distance of 100.57 feet to a 1/2 inch iron rebar with a cap stamped "RPLS 6484" set for the southwest corner of said 0.528 acre tract;
THENCE South 88°54'09" East, continuing with the common line of said 28.791 acre tract and said 0.528 acre tract, a distance of 230.37 feet to a 3/4 inch iron rebar found for the southeast corner of said 0.528 acre tract and in the west right-of-way line of North Berry Street, a 50 foot wide public right-of-way;
THENCE South 01°14'46" West, with the east line of said 28.791 acre tract and said west right-of-way line, a distance of 493.42 feet to a 1/2 inch iron rebar with a cap stamped "AAS RPLS 4867" found set for the southeast corner of said 1.609 acre tract and the northeast corner of a called 2.027 acre tract of land described in a General Warranty Deed to Jonathan L. Whitworth, recorded in Document Number 2015-00107798 of said Official Public Records, for the southeast corner of said 28.791 acre tract;
THENCE North 88°11'41" West, with the south line of said 1.609 acre tract, the north line of said 2.027 acre tract, a distance of 468.36 feet to a 1/2 inch iron rebar with a cap stamped "AAS 4857" found for the southwest corner of said 1.609 acre tract, the northwest corner of said 2.027 acre tract and in the east line of Lot 2, Block A of Robert's Addition, an addition to the City of Sanger, recorded in Cabinet U, Page 724 of said Plat Records, from which a 1/2 inch iron rebar with a cap stamped "AAS 4857" found for a west corner of said 2.027 acre tract and an east corner of said Lot 2, Block A of Robert's Addition bears South 02°20'49" West, a distance of 13.03 feet;
THENCE North 02°20'49" East, with the west line of said 1.609 acre tract and said east line of Lot 2, Block A of Robert's Addition, a distance of 143.44 feet to a 1/2 inch iron rebar found for the northwest corner of said 1.609 acre tract and the northeast corner of said Lot 2, Block A of Robert's Addition;
THENCE North 88°15'46" West, with the south line of said 27.734 acre tract and the north line of said Lot 2, Block A of Robert's Addition, passing at a distance of 150.45 feet, a 1/2 inch iron rebar with a cap stamped "Alliance" found for the northwest corner of said Lot 2, Block A and the northeast corner of Lot 1, Block A of said Robert's Addition, continuing with said south line and the north line of said Lot 1, Block A of Robert's Addition, passing at a distance of 331.88 feet, a 1/2 inch iron rebar found for the northwest corner of said Lot 1, Block A of Robert's Addition and the northeast corner of Lot 1, Block A of Bryan & Jacob's Addition, an addition to the City of Sanger, recorded in Cabinet U, Page 252 of said Plat Records, continuing with said south line and the north line of Lot 1, Block A of Bryan & Jacob's Addition, passing at a distance of 459.73 feet, a 1/2 inch iron rebar with a cap stamped "Metroplex" found for the northwest corner of said Lot 1, Block A of Bryan & Jacob's Addition and the northeast corner of Lot 2, Block A of Bryan & Jacob's Addition, continuing with said south line and the north line of said Lot 2, Block A of Bryan & Jacob's Addition, passing at a distance of 596.68 feet, a 1/2 inch iron rebar with a cap stamped "Metroplex" found for the northwest corner of said Lot 2, Block A of Bryan & Jacob's Addition and the northeast corner of Lot 6, Block A of Bryan & Jacob's Addition, continuing with said south line and the north line of said Lot 6, Block A of Bryan & Jacob's Addition, passing at a distance of 739.73 feet, a 1/2 inch iron rebar with a cap stamped "RPLS 6484" set for the northwest corner of said Lot 6, Block A of Bryan & Jacob's Addition and in the east right-of-way line of Keaton Road, a 50 foot wide public right-of-way, continuing with said south line, in all, a total distance of 765.23 feet to the southwest corner of said 28.791 acre tract, being in said right-of-way of Keaton Road;
THENCE North 01°28'24" East, with the west line of said 28.791 acre tract and in said right-of-way of Keaton Road, a distance of 738.94 feet to the southwest corner of said 0.545 acre tract;
THENCE South 89°17'38" East, with the south line of said 0.545 acre tract, passing at a distance of 30.00 feet, a 1/2 inch iron rebar with a cap stamped "RPLS 6484" set in said east right-of-way line of Keaton Road, in all, a total distance of 127.80 feet to a concrete monument found for the southeast corner of said 0.545 acre tract;
THENCE North 02°01'18" East, with the east line of said 0.545 acre tract, a distance of 219.99 feet to the POINT OF BEGINNING and containing 28.791 acres (1,254,150 square feet) of land.
Said land subject to restrictions, easements and right-of-way of record (if any).

Please review and revise acreage of Jonathan Whitworth property

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

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

WITNESS MY HAND this _____ day of _____, 2024.
_____, owner
_____, Authorized assignee for Sanger Independent School District

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

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

Notary Public in and for the State of Texas

My commission expires _____

SURVEYOR STATEMENT:

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



DATED, THIS THE _____ DAY OF _____, 2024.
ANTHONY RAY CROWLEY
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6484

STATE OF TEXAS
COUNTY OF DENTON

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2024.

BY: _____
NOTARY PUBLIC IN AND FOR DENTON COUNTY, TEXAS.

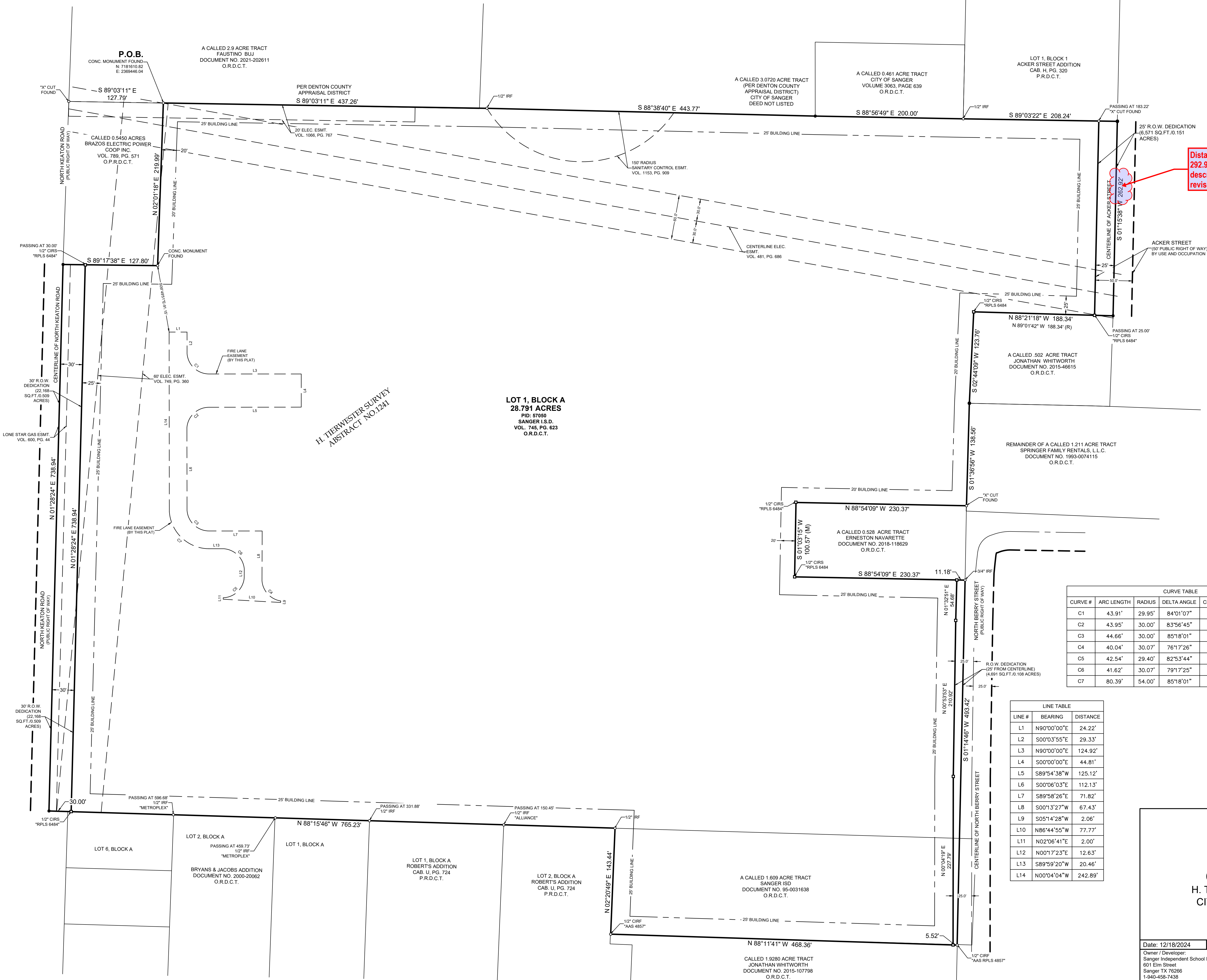
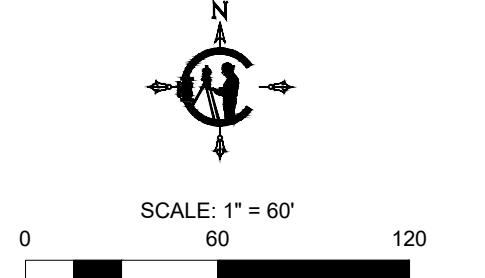
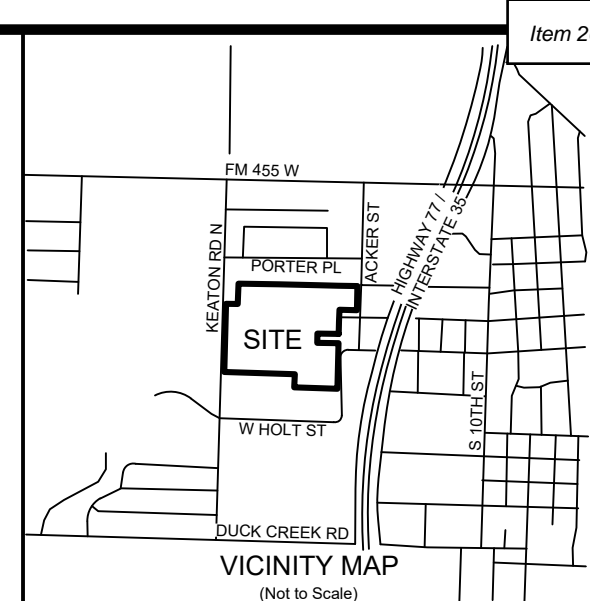
MY COMMISSION EXPIRES _____

RECORDING INFORMATION

FINAL PLAT
SANGER MIDDLE SCHOOL
LOT 1, BLOCK A
28.791 ACRES
0.768 ACRES OF DEDICATED R.O.W.
H. TIERWESTER SURVEY, ABSTRACT NO. 1241
CITY OF SANGER, DENTON COUNTY, TEXAS

Table with recording details: Date: 12/18/2024, Drawn: CDM, Checked: ARC, Scale: 1" = N/A, Sheet: 1 of 2. Includes contact information for Eikon Consulting Group and Anthony Ray Crowley R.P.L.S. No. 6484.

LEGEND
 (R) = RECORD CALL
 (M) = MEASURED CALL
 R.O.W. = RIGHT-OF-WAY
 P.O.B. = POINT OF BEGINNING
 P.O.C. = POINT OF COMMENCEMENT
 --- = CENTER LINE
 - - - = ADJOINING PROPERTY LINE
 - - - = BUILDING SETBACK LINE
 - - - = EASEMENT LINE
 - - - = PROPERTY LINE



H. TIERWESTER SURVEY
 ABSTRACT NO. 1241

**LOT 1, BLOCK A
 28.791 ACRES**
 PID: 57050
 SANGER I.S.D.
 VOL. 745, PG. 623
 O.R.D.C.T.

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

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

**FINAL PLAT
 SANGER MIDDLE SCHOOL
 LOT 1, BLOCK A
 28.791 ACRES
 0.768 ACRES OF DEDICATED R.O.W.
 H. TIERWESTER SURVEY, ABSTRACT NO. 1241
 CITY OF SANGER, DENTON COUNTY, TEXAS**

Date: 12/18/2024	Drawn: CDM	Checked: ARC	Scale: 1" = 60'	Sheet: 1 of 2
------------------	------------	--------------	-----------------	---------------

Owner / Developer: Sanger Independent School District 601 Elm Street Sanger TX 76266 1-940-438-7438 ktees66@gmail.com	Engineer: EIKON Consulting Group 1405 W Champan Drive Sanger, TX 76266 1-940-387-0805 mpsa@eikon.com
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ANTHONY RAY CROWLEY R.P.L.S. NO. 6484
 CROWLEY SURVEYING
 FRN: 10046500
 117 WEST ARCHER STREET
 JACKSBORO, TX 76458
 (469) 850-CPUS(2757)
 acrowley@crowleysurveying.com



CITY COUNCIL COMMUNICATION

DATE: February 3, 2025

FROM: Ryan Nolting, Parks & Recreation Director

AGENDA ITEM: Consideration and possible action on approving the 90% construction plans and bid documents to repair leaks to the Porter Sports Park Pond provided by Halff Associates.

SUMMARY:

- Fall, 2023 Staff noticed the Porter Park Pond was not holding a consistent water level.
- Staff made multiple attempts to fix the leaks in the pond.
- March 18, 2024, the City entered into an agreement with Halff Associated for construction and bid documents to repair leaks to the Porter Sports Park Pond.
- In the Halff and Associates agreement, the scope of services provided the following: 1. Project management and coordination; 2. Field Data Collection; 3. Environmental; 4. Design; 5. Bidding; and 6. Construction.

FISCAL INFORMATION:

Budgeted: Yes

Amount: \$81,600

GL Account: 32-5343

RECOMMENDED MOTION OR ACTION:

- Staff recommends approval

ATTACHMENTS:

- City Council Communication
- Porter Park Pond Rehab Bid Book – 90%
- Porter Park Pond Rehab Plans – 90%
- Porter Park Pond Rehab OPCC – 90%

HALFF ASSOCIATES, Inc.
2601 Meacham Boulevard, Suite 600
Fort Worth, Texas 76137
(817) 847-1422

CLIENT: City of Sanger
PROJECT: Porter Park Pond Rehabilitation

1/23/2025
57185.001

BUDGET OPINION OF PROBABLE CONSTRUCTION COST

Item No.	Description	Unit	Total Quantity	Unit Cost	Total Amount
Section I - Site Preparation, Grading, Paving, and General					
1	Site Preparation	Ac	3.00	\$5,000.00	\$15,000.00
2	Aquatic Resources Relocation Plan (ARRP)	LS	1.00	\$55,000.00	\$55,000.00
3	Care of Water	LS	1	\$20,000.00	\$20,000.00
4	Construction Staking	LS	1	\$5,000.00	\$5,000.00
5	Removing Rock Rip Rap (Grouted and Ungouted)	SY	19	\$15.00	\$285.00
6	Removing Headwall (Variable Size)	EA	1	\$500.00	\$500.00
7	Removing Storm Drain Pipe (Variable Size)	LF	77	\$30.00	\$2,310.00
8	Remove, Salvage and Reinstall Pond Fountain, Controller, and Pump	EA	1	\$2,000.00	\$2,000.00
9	Remove, Salvage, Reinstall Existing Dock	LS	1	\$10,000.00	\$10,000.00
10	Unclassified Excavation	CY	6,204	\$20.00	\$124,080.00
11	Spoil	CY	6,204	\$20.00	\$124,080.00
12	Borrow (Pond Liner)	CY	4,029	\$40.00	\$161,160.00
13	4 Inch Riprap (Conc) (RR8&RR9) (TxDOT Standard)	SY	153	\$165.00	\$25,245.00
14	18 Inch HDPE Pipe	LF	29	\$120.00	\$3,480.00
15	24 Inch HDPE Pipe	LF	39	\$135.00	\$5,265.00
16	Sloped End Treatment Headwall	EA	2	\$3,000.00	\$6,000.00
Subtotal - Section I - Site Preparation, Grading, Paving, and General					\$559,405.00
Section II - Erosion Control					
1	SWPPP	LS	1	\$5,000.00	\$5,000.00
2	Hydromulch Seeding with Retention Blanket	SY	7,473	\$6.00	\$44,838.00
Subtotal - Section II - Erosion Control					\$49,838.00
Section III - Landscape and Irrigation					
1	Irrigation Repairs and Modifications	LS	1	\$5,000.00	\$5,000.00
2	Tree Protection	EA	3	\$350.00	\$1,050.00
Subtotal - Section III - Landscape and Irrigation					\$6,050.00
Subtotal Construction Cost					\$615,293.00
Mobilization (10%)					\$61,529.30
Subtotal Construction Cost + Mobilization					\$676,822.30
10% Contingency					\$67,682.23
4% Inflation					\$29,780.18
Total Construction Cost					\$774,284.71
Rounded Total					\$775,000.00

This statement was prepared utilizing standard cost estimate practices. It is understood and agreed that this is an estimate only, and that Engineer shall not be liable to Owner or to a third party for any failure to accurately estimate the cost of the project, or any part thereof.

PROJECT MANUAL
FOR
CITY OF SANGER, TEXAS

PORTER PARK POND REHABILITATION

**PORTER SPORTS PARK
2100 IH-35 FRONTAGE RD
SANGER, TX 76266**

Prepared by:

Halff
2601 Meacham Boulevard, Suite 600
Fort Worth, Texas 76137

Parks and Recreation
City of Sanger
201 Bolivar Street
Sanger, Texas 76266

PRELIMINARY	
FOR INTERIM REVIEW ONLY	
<small>THESE DOCUMENTS ARE FOR INTERIM REVIEW AND NOT INTENDED FOR REGULATORY APPROVAL, PERMIT, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY OR UNDER THE SUPERVISION OF:</small>	
SAMSON R. LOTIGO	149676
NAME	PE LICENSE NO.
1/23/2025	
DATE	
TBPELS ENGINEERING FIRM #F-312	TX
FIRM / BUSINESS NO.	STATE

January 23, 2025

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SECTION AB	Advertisement for Bids
SECTION IB	Instructions to Bidders
SECTION PF	Proposal Form
SECTION QF	Qualifications Form
SECTION EF	Ethics Form
SECTION VC	Vendor Compliance Form
SECTION CC	Contractor Compliance Form
SECTION CA	Contract Agreement
SECTION IF	Insurance Form
SECTION PrB	Performance Bond
SECTION PyB	Payment Bond
SECTION MB	Maintenance Bond
SECTION BP	Contractor's Affidavit of Bills Paid
SECTION GP	General Provisions
SECTION SP	Special Provisions
SECTION T	Technical Specifications
SECTION T-1	General
SECTION T-2	Porter Park Pond Rehabilitation – Technical Data
APPENDIX	Geotechnical Report 117-24-360
	Sample of Texas Sales Tax Exemption Certificate
	Addenda
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SECTION AB
ADVERTISEMENT FOR BIDS

SECTION AB
ADVERTISEMENT FOR BIDS

ADVERTISEMENT FOR BIDS

City of Sanger

1. Sealed bids in duplicate addressed to the City of Sanger, Texas for **Porter Park Pond Rehabilitation, for the City of Sanger, Texas**, hereinafter called the "the Project" to be constructed in accordance with the plans, specifications and contract documents prepared by Halff will be received at the office of the Director of Parks and Recreation of the City of Sanger, Texas, at 201 Bolivar Street, Sanger, Texas 76266, until **TIME** on **DATE**. Bids received by the appointed time will be opened thereafter and read aloud. Any bids received after closing time will be returned unopened.
2. A Pre-Bid Conference will be held at **TIME** on **DATE**, at the Sanger Parks and Recreation offices at 201 Bolivar Street, Sanger, Texas 76266. As part of the Pre-Bid Conference, City representatives will escort prospective bidders to the Project site after a general question and answer session is completed. The Pre-Bid Conference is not mandatory; however, anyone submitting a bid without attending the Pre-Bid Conference may fail to obtain information relating to the Project that may impact the requirements of this bid, resulting in the bid being non-responsive and rejected as non-conforming. All questions regarding the Project related to the plans or the Pre-Bid Conference shall be submitted to Ryan Nolting with the City of Sanger, (rnolting@sangertexas.org). No questions will be answered within 48 hours of bid opening.
3. Each bidder shall place on the outside of the envelope in which the bid is contained, the following words:

Porter Park Pond Rehabilitation
City of Sanger, Texas
4. As a guarantee that a bidder will enter into a contract and execute Payment, Performance and Maintenance Bonds within seven (7) days after notice of award of contract to the bidder, all bids shall be accompanied by (i) a cashier's check or certified check in the amount not less than five percent (5%) of the total maximum bid price drawn upon a national or state bank and payable without recourse to the City of Sanger, or (ii) a bid bond in the amount of five percent (5%) of the submitted bid from a reliable surety company.
5. Plans, specifications and bidding documents may be examined or purchased from the Halff Fort Worth office beginning at **TIME, DATE**, upon payment of a non-refundable fee of One Hundred Dollars (\$100.00) per set, payable to Halff. The Halff Fort Worth office is located at 2601 Meacham Boulevard, Suite 600, Fort Worth, TX 76137. Office Phone: (817) 764-7436.

6. Contract Documents are on file and may be examined without charge in the Half Fort Worth Office. They may also be available at plan centers.
7. The right is reserved by the City to reject any and all bids and to waive any informality in bids received. The City reserves the right to select any bid or combination of bids that will best serve the interests of the City.
8. The Bidder (Proposer) must supply all the information required by the Proposal Form.
9. A Performance Bond, Payment Bond and Maintenance Bond will be required by the City; each bond shall be in the amount of 100% of the total contract amount. The Maintenance Bond shall be active for a period of two (2) years from the time of final acceptance of the Project.
10. No officer or employee of the City of Sanger shall have a financial interest, direct or indirect, in any contract with the City of Sanger.

END OF SECTION

SECTION IB
INSTRUCTIONS TO BIDDERS

SECTION IB

INSTRUCTIONS TO BIDDERS**PROJECT: Porter Park Pond Rehabilitation**

1. **PROJECT DESCRIPTION:** The Project consists of the rehabilitation of Porter Park Pond, a retention facility located at the southern end of Sanger Sports Park experiencing abnormal water level loss. The elements of the project include, but are not limited to: excavating, storm drainage improvements, grading, park signage, aquatic species relocation, irrigation repairs and modifications, and erosion control. All existing utilities shall be located/secured/relocated as necessary before ANY grading or demolition begins. Contractor shall notify City if any utilities differ from their locations on the plans. Refer to the plans for the location of the Project. SWPPP permit must be acquired and implemented prior to ANY grading or demolition activity.
2. There will be a pre-bid conference on **DATE at TIME** at the Sanger Parks and Recreation offices at 201 Bolivar Street, Sanger, Texas 76266.
3. **BIDS:** Bids must be in accordance with these instructions in order to receive consideration.
4. **BIDDING DOCUMENTS:** Bidding Documents include the Bidding Requirements, General Provisions, Special Provisions, Technical Specifications (including documents included in the Appendix), and Drawings plus Addenda which may be issued by the City of Sanger during the bidding period. Bidding Documents may be viewed and/or obtained under the terms and conditions set forth in the Advertisement for Bids, Section AB of this Project Manual.
5. **EXAMINATION OF BIDDING DOCUMENTS AND SITE:** Bidders shall carefully examine the Bidding Documents and the Project site to obtain first-hand knowledge of the scope and conditions of the Work. Each Contractor, Bidder and any prospective subcontractor, by submitting a bid to perform any portion of the Work, represents and warrants that he has examined the Drawings/Site Plan, Specifications (Project Manual) and the site of the Work, and from his own investigation has satisfied himself as to the scope, accessibility, nature and location of the Work; the character of the equipment and other facilities needed for the performance of the Work; the character and extent of other work to be performed; the local conditions; labor availability, practices and jurisdictions and other circumstances that may affect the performance of the Work. No additional compensation will be allowed by the City for the failure of such Contractor/Successful Bidder and subcontractor to inform himself as to conditions affecting the Work. Bidders may gain access to the site of the Work by contacting the City's Parks and Recreation Department at 940-458-2718.

6. INTERPRETATION OF DOCUMENTS: Any person considering submitting a bid for the Project may submit to the City a written request for interpretation or clarification regarding any part of the Drawings, Site Plan, Specifications (Project Manual) no later than Forty-Eight (48) hours prior to the date set for opening bids.

Bidders should act promptly and allow sufficient time for a reply to reach them before preparing their bids. Any interpretation or clarification will be in the form of an Addendum duly issued. No alleged verbal interpretations of ruling will be held binding upon the City.

7. SUBSTITUTIONS: Conditions governing the submission of substitutions for specific materials, products, equipment and processes are in the Special Provisions.
8. ADDENDA: Interpretations, clarifications, additions, deletions and modifications to the Documents during the bidding period will be issued in the form of Addenda, and a copy of each Addenda will be emailed, faxed or delivered to each person who has been issued a set of the Bidding Documents and the Contract Document, and receipt of addenda shall be acknowledged in the Bid Form. All such interpretations and supplemental instruction(s) will be in the form of written addenda to the contract document which, if issued, will be emailed, faxed or hand delivered to all prospective bidders (at the respective address furnished for such purposes by the bidders) not later than twenty-four (24) hours prior to the date and time fixed for the opening of bids. If any bidder fails to acknowledge the receipt of such addenda in the space provided in the bid form, his bid will nevertheless be construed as though the receipt of such addenda has been acknowledged.
9. COMPLETION TIME: A reasonable completion time has been established by the City and is indicated in the Instruction to Bidders, number 17.
10. PREPARATION FOR BIDS: Prices quoted shall include all items of costs, expenses, taxes, fees and charges incurred, or arising out of the performance of the work to be performed under the Contract. Bids shall be submitted in duplicate and shall be signed in ink. Any bid on other than the required form will be considered informal and may be rejected. Erasures or other changes in a bid must be explained or noted over the initials of the bidder. Bids containing any conditions, omissions, unexplained erasures and alterations, or irregularities of any kind may be rejected as informal. The prices should be expressed in words and figures or they may be deemed informal and may be rejected. In case of discrepancy between the prices written in the bid and those given in figures, the price in writing will be considered as the bid. Failure to submit all requested information will make a bid irregular and subject to rejection. Bids shall be signed with name typed or printed below signature, and, if a partnership, give full name of all partners. Where bidder is a corporation, bids must be signed with the legal name of the corporation followed by the name of the state of incorporation and the legal signature of an officer authorized to bind the corporation to a contract.

11. **SUBMITTAL OF BIDS:** Sealed bids will be received at the time, date, and place stated in the Advertisement for Bids. Bids shall be made on unaltered Bid Forms furnished by the City. Bids must be submitted in an opaque, sealed envelope addressed to the City and plainly marked on the outside of the envelope with the Project name and the name and address of the bidder. A Bid Bond must be completed and signed by each bidder and submitted with the bid. Submit bids by mail or in person prior to the time for receiving bids set forth in the Advertisement for Bids issued by the City. Bids must actually be received in the Office of the Parks and Recreation office before the time of the bid opening.
12. **MODIFICATIONS AND WITHDRAWAL OF BIDS:** Prior to the time set for bid opening, bids may be withdrawn or modified. Bids may be modified only on the official bid form and must be signed by a person legally empowered to bind the bidder. No bidder shall modify, withdraw or cancel his bid or any part thereof for sixty (60) calendar days after the receipt and opening of the bids.
13. **DISQUALIFICATIONS:** The City reserves the right to disqualify proposals before or after the opening, upon evidence of collusion with intent to defraud or other illegal practices relating to this proposal on the part of the bidder.
14. **SUBMISSION OF POST-BID INFORMATION:** Upon notification of acceptance, if requested by the City, the selected bidder shall submit the following within five (5) calendar days: 1. A designation of the portions of the Work proposed to be performed by the bidder with his own force: 2. A list of names of the subcontractors or other persons or organizations, including those who are to furnish materials and equipment fabricated to a special design proposed for such portions of the Work as may be designated in the Bidding Documents or as may be requested by the City. The bidder will be required to establish to the satisfaction of the City the reliability and responsibility of the proposed Subcontractors and suppliers to furnish and perform the Work.
15. **AWARD:** The City reserves the right to accept any or to reject any and all bids without compensation to bidders and to waive irregularities and informalities.

The City, in reviewing the bids, will consider the following elements:

1. Whether the bidder is a contractor with experience in the type of work involved.
2. Whether the bidder has adequate plant, equipment and personnel to perform the work properly and expeditiously.
3. Whether the bidder has a suitable financial status and reputation for meeting obligations incident to work of the kind specified.
4. Whether the bidder has met the timeline specified in the project specifications.

16. EXECUTION OF THE CONTRACT: The successful bidder will be required to enter into a contract with the City within seven (7) calendar days of notice by the City that his bid has been accepted. Failure to enter into a contract within the established time limit without proper justification shall be considered grounds for forfeiture of the bid bond.
17. CONSTRUCTION SCHEDULE: It is the City's desire to have the Project completed and operational in as short a time as possible. The number of calendar days for completion of the Project will begin with the date specified in the Notice to Proceed. The Notice to Proceed will be issued in a manner to facilitate smooth construction of the Project. The Contractor shall begin construction within seven (7) calendar days of the issuance of the Notice to Proceed. The Contractor shall complete construction within **eighty-five (85)** calendar days from the date of beginning specified in the Notice to Proceed.
18. LIQUIDATED DAMAGES: The time of completion is of the essence for this contract. For each calendar day that any work shall remain uncompleted after the time specified in the bid and the contract, or the increased time granted by the City, as equitably increased by additional work or materials ordered after the Contract is signed, the sum per day given in the following schedule may be deducted from the monies due the Contractor:
- \$500 per Calendar Day
- The sum of money thus deducted for such delay, failure or non-completion is not to be considered as a penalty, but shall be deemed, taken and treated as reasonable liquidated damages, per calendar day that the Contractor shall be in default after the time stipulated in the Contract for completing the Work. The said amounts are fixed and agreed upon by and between the City and Contractor because of the impracticability and extreme difficulty of fixing and ascertaining the actual damages to the City in such event would sustain and which shall be retained from the monies due, or that may become due, the Contractor under this Contract; and if said monies be insufficient to cover the amount owing, then the Contractor or his surety shall immediately pay any additional amounts due. If the Contractor finds it impossible, for reasons beyond his control, to complete the work within the contract time as specified, the Contractor may make a written request for an extension of time in accordance with the General Provisions.
19. FORM OF CONTRACT: The contract for the construction of the Project will be drawn up by the City. A sample form of agreement is included in the Contract Agreement Section.
20. BONDS: A Performance Bond, Payment Bond, Maintenance Bond and an Affidavit of Bills Paid will be required by the City. Sample forms have been included in the PrB, PyB, MB and BP sections.

21. **BID SECURITY:** As a guarantee that a bidder will enter into a contract and execute Payment, Performance and Maintenance Bonds within seven (7) days after notice of award of contract to bidder, all bids shall be accompanied by (i) a cashier's check or certified check in an amount not less than five percent (5%) of the total maximum bid price drawn upon a national or state bank, and payable without recourse to the City of Sanger, or (ii) a bid bond in the same amount of five percent (5%) of the submitted bid from a reliable surety company. Such checks or bid bonds will be returned sixty (60) calendar days after the date of the opening of bids, upon demand of the bidder at any time thereafter, so long as he has not been notified of the acceptance of this bid.
22. **RESOLUTIONS:** If the bidder is a corporation, a copy of the resolution empowering the person submitting the bid to bind the bidder must be included with the bid.
23. **CONSTRUCTION STAKING:** Construction staking will not be provided by the City. Construction staking is required and will be paid for by the Contractor.
24. **FINAL PAYMENT:** The general provisions for Final Payment shall be as stated in the North Central Texas Council of Governments Standard Specifications for Public Works Construction (Newest Edition) including all Amendments and Additions. Prior to final payment the Contractor shall provide the City with the following items:
1. A Contractor's Affidavit of Bills Paid in accordance with Section BP.
 2. A Consent of Surety Company to Final Payment.
 3. Two copies of all O & M manuals to include all factory warranties.
 4. Two copies of all submittals.
 5. Onsite training of any mechanical equipment.
 6. All as-built plans redlined as outlined in Section SP, 4, Shop Drawings.
25. **INSURANCE:** The Contractors' Certificate of Insurance shall include the following provisions:
- A. Contractor shall, during the term of this Agreement, maintain in full force and effect the following insurance.
 - 1) a comprehensive general liability policy of insurance covering bodily injury, death and property damage including the property of the City, its officers, contractors, agents and employees insuring against all claims, demands or actions relating to the work and services provided pursuant to this Agreement with minimum limits on a per project basis of not less than One Million Dollars (\$1,000,000) combined single limit and Two Million Dollars (\$2,000,000) aggregate, including products and

completed operations coverage and Personal and Advertising Injury with a minimum per occurrence limit of One Million Dollars (\$1,000,000). This policy shall be primary to any policy or policies carried by or available to the third party;

- 2) a policy of automobile liability insurance covering all operations of Contractor pursuant to this Agreement involving the use of motor vehicles, including all owned, non-owned and hired vehicles with minimum limits of not less than One Million Dollars (\$1,000,000) combined single limit for bodily injury, death and property damage liability; and
- 3) statutory Worker's Compensation Insurance at the statutory limits.

B. All insurance and certificate(s) of insurance shall contain the following provisions:

- 1) name City, its officers, and employees as additional insureds as to all applicable coverage with the exception of Workers Compensation Insurance; and
- 2) provide for at least thirty (30) days prior written notice to City for cancellation or non-renewal of the insurance; and
- 3) provide for a waiver of subrogation against the City for injuries, including death, property damage, or any other loss to the extent the same is covered by the proceeds of insurance. Contractor shall provide written notice to City of any material change of or to the insurance required herein.

C. All insurance companies providing the required insurance shall be authorized to transact business in Texas and rated at least "A: VIII" by AM Best or other equivalent rating service.

D. A certificate of insurance evidencing the required insurance and all endorsements shall be delivered to City not later than seven (7) days after being notified of award of the Agreement for the Project.

26. WORKERS COMPENSATION: The Contractor shall meet all the conditions regarding Workers' Compensation Insurance Coverage as set forth in the Special Provisions.

END OF SECTION

IB-6

SECTION PF
PROPOSAL FORM

PROPOSAL FORM

_____, 2025

TO: The Honorable Mayor and City Council
City of Sanger, Texas

RE: City of Sanger
Porter Park Pond Rehabilitation

Gentlemen/Ladies:

The undersigned bidder, having examined the plans, specifications, contract documents, and the location of the proposed work, and being fully advised as to the extent and character of the work proposes to furnish all equipment and to perform labor and work necessary for completion of the work described by and in accordance with the Plans, Specifications and Contract Documents for the following prices, to wit:

Signed by: _____

Title: _____

CITY OF SANGER, TEXAS
 PORTER PARK POND REHABILITATION
BASE BID SCHEDULE

Item No.	Estimated Bid Quantity	Unit	Description & Unit Price in Words	Unit Price in Figures	Total Amount
SI-1	3.0	Ac	Site Preparation, complete per unit _____ Dollars & _____ Cents	\$ _____	\$ _____
SI-2	1	LS	Aquatic Resources Relocation Plan (ARRP), complete per unit _____ Dollars & _____ Cents	\$ _____	\$ _____
SI-3	1	LS	Care of Water, complete per unit _____ Dollars & _____ Cents	\$ _____	\$ _____
SI-4	1	LS	Construction Staking, complete per unit _____ Dollars & _____ Cents	\$ _____	\$ _____
SI-5	19	SY	Removing Rock Rip Rap (Grouted and UngROUTed), complete per unit _____ Dollars & _____ Cents	\$ _____	\$ _____
SI-6	1	EA	Removing Headwall (Variable Size), complete per unit _____ Dollars & _____ Cents	\$ _____	\$ _____

CITY OF SANGER, TEXAS
 PORTER PARK POND REHABILITATION
BASE BID SCHEDULE

Item No.	Estimated Bid Quantity	Unit	Description & Unit Price in Words	Unit Price in Figures	Total Amount
SI-7	77	LF	Removing Storm Drain Pipe (Variable Size), complete per unit _____ Dollars & _____ Cents	\$ _____	\$ _____
SI-8	1	EA	Remove, Salvage and Reinstall Pond Fountain, Controller, and Pump, complete per unit _____ Dollars & _____ Cents	\$ _____	\$ _____
SI-9	1	LS	Remove, Salvage, Reinstall Existing Dock, complete per unit _____ Dollars & _____ Cents	\$ _____	\$ _____
SI-10	6,204	CY	Unclassified Excavation, complete per unit _____ Dollars & _____ Cents	\$ _____	\$ _____
SI-11	6,204	CY	Spoil, complete per unit _____ Dollars & _____ Cents	\$ _____	\$ _____
SI-12	4,029	CY	Borrow (Pond Liner), complete per unit _____ Dollars & _____ Cents	\$ _____	\$ _____

CITY OF SANGER, TEXAS
 PORTER PARK POND REHABILITATION
BASE BID SCHEDULE

Item No.	Estimated Bid Quantity	Unit	Description & Unit Price in Words	Unit Price in Figures	Total Amount
SI-13	153	SY	4 Inch Riprap (Conc) (RR8&RR9) (TxDOT Standard), complete per unit _____ Dollars & _____ Cents	\$ _____	\$ _____
SI-14	29	LF	18 Inch HDPE Pipe, complete per unit _____ Dollars & _____ Cents	\$ _____	\$ _____
SI-15	39	LF	24 Inch HDPE Pipe, complete per unit _____ Dollars & _____ Cents	\$ _____	\$ _____
SI-16	2	EA	Sloped End Treatment Headwall, complete per unit _____ Dollars & _____ Cents	\$ _____	\$ _____
SII-1	1	LS	SWPPP, complete per unit _____ Dollars & _____ Cents	\$ _____	\$ _____
SII-2	7,473	SY	Hydromulch Seeding with Retention Blanket, complete per unit _____ Dollars & _____ Cents	\$ _____	\$ _____

CITY OF SANGER, TEXAS
 PORTER PARK POND REHABILITATION
BASE BID SCHEDULE

Item No.	Estimated Bid Quantity	Unit	Description & Unit Price in Words	Unit Price in Figures	Total Amount
SIII-1	1	LS	Irrigation Repairs and Modifications, complete per unit _____ Dollars & _____ Cents	\$ _____	\$ _____
SII-2	3	EA	Tree Protection, complete per unit _____ Dollars & _____ Cents	\$ _____	\$ _____

ACKNOWLEDGMENT OF ADDENDA:

The Bidder acknowledges receipt of the following addenda:

ADDENDUM No. 1: _____

ADDENDUM No. 2: _____

ADDENDUM No. 3: _____

ADDENDUM No. 4: _____

ADDENDUM No. 5: _____

TOTAL AMOUNT BID FOR BASE BID SCHEDULE MATERIALS AND SERVICES

\$ _____

BASE BID SCHEDULE, INCLUSIVE

_____ DOLLARS

_____ CENTS

The substantial completion time for this Contract is eighty-five (85) calendar days.

NOTES:

1. All items, labor, materials, equipment, facilities, additional mobilizations, incidentals and work required for construction of the Project are to be provided and included by the Contractor as part of the Project and payment for the cost of such shall be included in the price bid for the construction of the Project.
2. Removal and disposal of any and all material shall be included in the bid item for removal.
3. Prices must be shown in words and figures for each item listed per unit in this proposal. In the event of a discrepancy, the words shall control.
4. Materials, which are "tax exempt," are those items which are physically incorporated into the facilities constructed for the City, as set forth in the Special Provisions.
5. Services, which are "not tax exempt," are those items which are used by the Contractor but are not physically incorporated into the City's facility and/or items which are consumed by construction, as set forth in the Special Provisions. Services include, but are not limited to, items such as supplies, tools, skill and labor, the purchase, rental or lease of equipment, etc.
6. Contractor shall provide City with breakdown of materials and services upon request by City, for pay estimate purposes.

BIDDER is:

An Individual

By _____ (Seal)
(Individual's Name)

Doing business as: _____

Business address: _____

Phone No. _____

A Partnership

By _____ (Seal)
(Firm Name)

_____ (General Partner)

Doing business as: _____

Business address: _____

Phone No. _____

A Corporation

By

_____ (Corporation Name)

_____ (State of Incorporation)

By

_____ (Name of Person Authorized to Sign)

_____ (Title)

(Corporate Seal)

Attest

_____ (Secretary)

Business address:

Phone No.

A Joint Venture

By

_____ (Name)

_____ (Address)

By

_____ (Name)

_____ (Address)

(Each joint venturer must sign. The manner of signing for each individual, partnership and corporation that is a party to the joint venture should be **in** the manner indicated above.)

END OF SECTION

PF-10

SECTION QF
QUALIFICATIONS FORM (SAMPLE)


AIA® Document A305™ – 1986
Contractor's Qualification Statement

The Undersigned certifies under oath that the information provided herein is true and sufficiently complete so as not to be misleading.

SUBMITTED TO:

ADDRESS:

SUBMITTED BY:

NAME:

ADDRESS:

PRINCIPAL OFFICE:

- Corporation
 Partnership
 Individual
 Joint Venture
 Other

NAME OF PROJECT: *(if applicable)*

TYPE OF WORK: *(check a separate form for each Classification of Work.)*

- General Construction
 HVAC
 Electrical
 Plumbing
 Other: *(Specify)*

§ 1.0 ORGANIZATION

§ 1.1 How many years has your organization been in business as a Contractor?

This form is approved and recommended by the American Institute of Architects (AIA) and the Associated General Contractors of America (AGC) for use in evaluating the qualifications of contractors. No endorsement of the submitting party or verification of the information is made by AIA or AGC.

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§ 1.2 How many years has your organization been in business under its present business name?

§ 1.2.1 Under what other or former names has your organization operated?

§ 1.3 If your organization is a corporation, answer the following:

§ 1.3.1 Date of incorporation:

§ 1.3.2 State of incorporation:

§ 1.3.3 President's name:

§ 1.3.4 Vice-president's name(s):

§ 1.3.5 Secretary's name:

§ 1.3.6 Treasurer's name:

§ 1.4 If your organization is a partnership, answer the following:

§ 1.4.1 Date of organization:

§ 1.4.2 Type of partnership, if applicable:

§ 1.4.3 Name(s) of general partner(s):

§ 1.5 If your organization is individually owned, answer the following:

§ 1.5.1 Date of organization:

§ 1.5.2 Name of owner:

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§ 1.8 If the form of your organization is other than those listed above, describe it and name the principals:

§ 2.0 LICENSING

§ 2.1 List jurisdictions and trade categories in which your organization is legally qualified to do business, and indicate registration or license numbers, if applicable.

§ 2.2 List jurisdictions in which your organization's partnership or trade name is filed.

§ 3.0 EXPERIENCE

§ 3.1 List the categories of work that your organization normally performs with its own forces.

§ 3.2 Claims and Suits

(If the answer to any of the questions below is yes, attach details.)

§ 3.2.1 Has your organization ever failed to complete any work awarded to it?

§ 3.2.2 Are there any judgments, claims, arbitration proceedings or suits pending or outstanding against your organization or its officers?

§ 3.2.3 Has your organization filed any law suits or requested arbitration with regard to construction contracts within the last five years?

§ 3.3 Within the last five years, has any officer or principal of your organization ever been an officer or principal of another organization when it failed to complete a construction contract?

(If the answer is yes, attach details.)

§ 3.4 On a separate sheet, list major construction projects your organization has in progress, giving the name of project owner, architect, contract amount, percent complete and scheduled completion date.

§ 3.4.1 State total worth of work in progress and under contract:

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§ 3.5 On a separate sheet, list the major projects your organization has completed in the past five years, giving the name of project, owner, architect, contract amount, date of completion and percentage of the cost of the work performed with your own forces.

§ 3.5.1 State average annual amount of construction work performed during the past five years:

§ 3.6 On a separate sheet, list the construction experience and present commitments of the key individuals of your organization.

§ 4.0 REFERENCES

§ 4.1 Trade references:

§ 4.2 Bank references:

§ 4.3 Surety

§ 4.3.1 Name of bonding company:

§ 4.3.2 Name and address of agent:

§ 5.0 FINANCING

§ 5.1 Financial Statement

§ 5.1.1 Attach a financial statement, preferably audited, including your organization's latest balance sheet and income statement showing the following items:

- 1 Current Assets (e.g., cash, joint venture accounts, accounts receivable, notes receivable, accrued income, deposits, materials inventory and prepaid expenses);
- 2 Net Fixed Assets;
- 3 Other Assets;
- 4 Current Liabilities (e.g., accounts payable, notes payable, accrued expenses, provision for income taxes, advances, accrued salaries and accrued payroll taxes); and
- 5 Other Liabilities (e.g., capital, capital stock, authorized and outstanding shares par values, earned surplus and retained earnings).

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§ 5.1.2 Name and address of firm preparing attached financial statement, and date thereof.

§ 5.1.3 Is the attached financial statement for the identical organization named on page nine?

§ 5.1.4 If not, explain the relationship and financial responsibility of the organization whose financial statement is provided (e.g., parent-subsidiary)

§ 5.2 Will the organization whose financial statement is attached act as guarantor of the contract for construction?

§ 6.0 SIGNATURE

§ 6.1 Dated this _____ day of _____ 20__

Name of organization:

By:

Title:

§ 6.2

I, _____, being duly sworn depose and says that the information provided herein is true and sufficiently complete so as not to be misleading.

Subscribed and sworn before me this _____ day of _____ 20__

Notary Public:

My commission expires:

CAUTION: You should sign an original AIA Contract Document, on which this text appears in RED. An original assures that changes will not be obscured.

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END OF SECTION
QF-5

SECTION EF

ETHICS FORM (SAMPLE)

CERTIFICATE OF INTERESTED PARTIES		FORM 1295		
<p>Complete Nos. 1 - 4 and 6 if there are interested parties. Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.</p>		OFFICE USE ONLY <i>Must file online at www.ethics.state.tx.us/File</i>		
1 Name of business entity filing form, and the city, state and country of the business entity's place of business.				
2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.				
3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.				
4	Name of Interested Party	City, State, Country (place of business)	Nature of Interest (check applicable)	
			Controlling	Intermediary
5 Check only if there is <u>NO</u> Interested Party. <input type="checkbox"/>				
6 UNSWORN DECLARATION				
My name is _____, and my date of birth is _____.				
My address is _____, _____, _____, _____, _____. (street) (city) (state) (zip code) (country)				
I declare under penalty of perjury that the foregoing is true and correct.				
Executed in _____ County, State of _____, on the _____ day of _____, 20____.				
(month) (year)				
_____ Signature of authorized agent of contracting business entity (Declarant)				
ADD ADDITIONAL PAGES AS NECESSARY				

SECTION VC

VENDOR COMPLIANCE TO STATE LAW FORM

VENDOR COMPLIANCE TO STATE LAW

Section 2252.002, Texas Government Code, provides that, in order to be awarded a contract as low bidder, non-resident bidders (out-of-state contractors whose corporate offices or principal place of business are outside of the State of Texas) bid projects for construction, improvements, supplies or services in Texas at an amount lower than the lowest Texas resident bidder by the same amount that a Texas resident bidder would be required to underbid a non-resident bidder in order to obtain a comparable contract in the State in which the non-resident's principal place of business is located. The appropriate blanks in Section A must be filled out by all out-of-state or non-resident bidders in order for your bid to meet specifications. The failure of out-of-state or non-resident contractors to do so will automatically disqualify that bidder. Resident bidders must check the box in Section B.

A. Non-resident vendors in _____ (give state), our principal place of business, are required to be _____ percent lower than resident bidders by state law. A copy of the statute is attached.

Non-resident vendors in _____ (give state), our principal place of business, are not required to underbid resident bidders.

B. Our principal place of business or corporate office is in the State of Texas.

Please Check or mark with an "X"

BIDDER:

_____ By: _____ Company
(please print)

_____ Signature: _____
(please print)

_____ Title: _____
(please print)

City / State _____ Zip _____

THIS FORM MUST BE RETURNED WITH YOUR QUOTATION

VENDOR COMPLIANCE TO STATE LAW

END OF SECTION

VC - 1

SECTION CC

CONTRACTOR COMPLIANCE TO TEXAS SALES TAX CODE FORM

CONTRACTOR COMPLIANCE TO TEXAS SALES TAX CODE

Comply with all requirements of the Texas Sales Tax Code. The Contractor hereby certifies that the Contract Amount is divided as follows:

Material incorporated into the Project
(resold to the Owner as defined in Tax Code)

\$ _____

All other charges and costs

\$ _____

Total *

\$ _____

* The total amount must equal the total amount of the Contract.

CONTRACTOR:

Company

By: _____
(signature of authorized person)

Address

Title: _____

City State Zip

**THIS FORM SHALL BE EXECUTED AT TIME OF EXECUTION OF CONTRACT
AND MADE PART OF THE CONTRACT.**

END OF BID FORM

SECTION CA
CONTRACT AGREEMENT

SECTION CA

AGREEMENT FOR CONSTRUCTION SERVICES

STATE OF TEXAS §
 §
COUNTY OF DENTON §

THIS AGREEMENT FOR CONSTRUCTION SERVICES (“Agreement”) is made and entered into this ___ day of _____, 2025, by and between the City of Sanger, acting through its City Manager, thereunto duly authorized to do so, Party of the First Part, hereinafter termed the City, and _____ of the City of _____, County of _____ State of _____, Party of the Second Part, hereinafter termed Contractor.

WITNESSETH: For and in consideration of the payment and agreement hereinafter mentioned, to be made and performed by the City, the said Contractor, hereby agrees with City to commence and complete construction of certain improvements as follows:

**City of Sanger, Texas
Porter Park Pond Rehabilitation**

Base Bid \$ _____

Total Construction Price: \$ _____

and all extra work in connection therewith, under the terms as stated in the General and Specific Conditions of this Agreement; and at Contractor’s own proper cost and expense to furnish all the materials, supplies, machinery, equipment, tools, superintendence, labor, insurance and other accessories and services necessary to complete the said construction, in accordance with the conditions and prices stated in the Bid attached hereto and in accordance with the Advertisement for Bids, Instructions to Bidders, General Provisions, Special Provisions, Plans, and other drawings and printed or written explanatory matter thereof, and the Technical Specifications and Addenda thereto, as prepared by the City, each of which has been identified by the endorsement of the Contractor and the City thereon, together with the Contractor's written Bid, **all of which are made a part hereof and collectively evidence and constitute the entire Agreement.**

Contractor hereby agrees to commence work no later than seven (7) calendar days after the date of written notice to proceed, and to complete the work within eighty-five (85) calendar days measured from the first day work commences subject to such extensions of time as are provided by the General Provisions.

The Project should be considered substantially complete when all of the items within the Agreement are completed. The two-year warranty on all materials, workmanship and the two-year Maintenance Bond shall commence upon final acceptance by the City.

City agrees to pay the Contractor the Construction Price in current funds for the performance of the Agreement subject to additions and deductions, as provided in this Agreement and any Change Orders made subsequent hereto.

City and Contractor acknowledge and agree that Contractor is an independent contractor and shall not be deemed to be or considered an employee of the City for the purposes of income tax, withholding, social security taxes, vacation or sick leave benefits, worker's compensation or any other City employee benefit. City shall not have supervision and control of Contractor or any employee of Contractor, and it is expressly understood that Contractor shall perform the services hereunder according to this Agreement.

No mechanic, contractor, material men, artisan, laborer, or subcontractor, whether skilled or unskilled, including Contractor, shall ever in any manner have, claim, or acquire any lien upon the Project of whatever nature or kind so erected or to be erected by virtue of this Agreement, nor upon any of the land upon which said improvements are so erected, built, or situated, such property being public property belonging to a political subdivision of the State of Texas.

Default, Termination and Remedies: If the Contractor defaults or neglects to carry out the work required under this Agreement as specified herein, the City may, (i) after seven (7) days written notice to the Contractor, and without prejudice to any other remedy City may have, make good such deficiencies (if Contractor has failed to do so by the end of said seven (7) day period) and may deduct the cost thereof from any payments then or thereafter due to the Contractor or (ii) at City's option may terminate the Agreement and take possession of the site and all materials, equipment, tools and construction equipment and machinery thereof owned by the Contractor and may finish the work by whatever method the City deems expedient and necessary. If the expense of completion of the work performed hereunder exceeds any unpaid balance properly due the Contractor, then the Contractor shall pay the difference to the City.

Except where otherwise stipulated in this Agreement, the Contractor shall warrant all materials and workmanship furnished under this Agreement for a period of two (2) years after the date of final acceptance and shall repair and make good, without expense to the City, any and all defects in his work which may develop within that time.

City shall not be liable for any loss, damage, or injury of any kind or character to any person or property arising from the services of Contractor pursuant to this Agreement. Contractor hereby waives all claims against City, its officers, agents and employees (collectively referred to in this paragraph as "City Parties") for damage to any property or injury to, or death of, any person arising at any time and from any cause other than the negligence or willful misconduct of a City Party or breach of City's obligations hereunder. Contractor agrees to indemnify and save harmless the City Parties from and against any and all liabilities, damages, claims, suits, costs (including court costs, attorneys' fees and costs of investigation) and actions of any kind by reason of injury to or death of any person or damage to or loss of

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property to the extent caused by Contractor's negligent performance of services under this Agreement or by reason of any negligent act or omission on the part of Contractor, its officers, directors, servants, employees, representatives, consultants, licensees, subcontractors, successors or permitted assigns (except when such liability, claims, suits, costs, injuries, deaths or damages arise from or are attributed to negligence of a City Party, in whole or in part, in which case Contractor shall indemnify the City Parties only to the extent or proportion of negligence attributed to contractor as determined by a court or other forum of competent jurisdiction). Contractor's obligations under this section shall not be limited to the limits of coverage of insurance maintained or required to be maintained by Contractor under this AGREEMENT. This provision shall survive the termination of this AGREEMENT.

Contractor shall procure and maintain at all times, in full force and effect, a policy or policies of insurance to provide coverages as specified herein, which policies shall (i) except for the worker's compensation policies, be endorsed to name the City of Sanger as additional insureds (ii) be endorsed to waive all rights of subrogation against the City and (iii) cover all public risks related to this Agreement as specified in the North Central Texas Council of Governments Public Works Construction Standards, ITEM 103.4 Insurance.

The laws of the State of Texas shall govern this Agreement and exclusive venue for any disputes arising hereunder shall be in a state court of competent jurisdiction in Denton County, Texas.

City and Contractor respectively bind themselves, their officers, employees, directors, agents, partners, successors, assigns and legal representatives to the other party hereto and to partners, successors, assigns and legal representatives of such other party in respect to covenants, agreements and obligations contained in this Agreement. Neither party to this Agreement shall assign this Agreement, either in whole or in part, without written consent of the other. If either party attempts to make such an assignment without such consent, that party shall nevertheless remain legally responsible for all obligations under this Agreement.

BOYCOTTING ISRAEL: Contractor verifies that it does not Boycott Israel, and agrees that during the term of this Agreement will not Boycott Israel as that term is defined in Texas Government Code Section 808.001, as amended.

No notice is effective until the writing containing the notice is placed in the hand of the representative of the party receiving the notice by hand delivery or is postmarked by certified, return receipt requested, U.S. Mail, to the following addressees:

City:	Contractor:
City of Sanger	_____
Attn: City Manager	_____
502 Elm Street	_____
Sanger, Texas 76266	_____

IN WITNESS HEREOF, the parties of these presents have executed this AGREEMENT in the year and day first above written.

CITY OF SANGER
(City)

ATTEST:

By: _____
John Noblitt
City Manager

Kelly Edwards
City Secretary

(Contractor)

ATTEST:

By: _____

By: _____

Name (print): _____

Name (print): _____

Title: _____

Title: _____

The following to be executed if the Contractor is a corporation:

I, _____ certify that I am the secretary of the corporation named as Contractor herein; that _____, who signed this Agreement on behalf of the Contractor is the _____ (official title) of said corporation; that said Agreement was duly signed for and in behalf of said corporation by authority of its governing body, and is within the scope of its corporate powers.

Signed: _____

Corporate Seal

END OF SECTION

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SECTION IF
INSURANCE FORM

INSERT INSURANCE FORM HERE

SECTION PrB
PERFORMANCE BOND

SECTION PrB

PERFORMANCE BOND

STATE OF TEXAS §
 §
COUNTY OF DENTON § KNOW ALL MEN BY THESE PRESENTS:

THAT WE, _____, of the City of _____, County of _____, State of _____ hereinafter called Principal, and _____, a corporate surety/sureties, duly authorized to do business in the State of Texas, hereinafter called surety (whether one or more), are held and firmly bound unto the City of Sanger, a Texas home rule municipality, in the amount of _____ Dollars, \$ _____, for the payment whereof we do hereby bind ourselves, our heirs, administrators, executors, successors, assigns, jointly and severally, firmly by these presents.

WHEREAS, the Principal has entered into a certain written contract with the City of Sanger, dated the _____ day of _____, 2025, to furnish all materials, equipment, labor, supervision and other accessories necessary for the construction of certain improvements, to wit:

**City of Sanger, Texas
Porter Park Pond Rehabilitation**

in the City of Sanger, Texas and as more particularly described and designated in said contract which is hereby referred to and made a part hereof as fully and to the same extent as if copied at length herein:

NOW THEREFORE, the condition of this obligation is such that if the said Principal shall faithfully perform said contract and shall in all respects duly and faithfully observe and perform all and singular the covenants, conditions and agreements in and by said contract, agreed and covenanted by the Principal to be observed and performed, and according to the true intent and meaning of said contract and the plans and specifications therein referred to, and as well during any period of extension of said contract that may be granted on the part of the City of Sanger, Texas, as during the original terms of same, then this obligation shall be and become null and void, otherwise, to remain in full force and effect.

PROVIDED FURTHER, that if any legal action be filed on this Bond, venue shall lie in a state court of competent jurisdiction in Denton County, Texas.

AND, that said Surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the contract or to the work performed thereunder, or the plans, specifications, drawings, etc. accompanying same shall in any way affect its obligation on this Bond; and it does hereby waive notice of any such change, extension of time, alteration

or addition to the terms of the contract or to the work to be performed thereunder.
This bond is executed in compliance with the provisions of Chapter 2253 of the Texas Government Code as amended by Acts of the 73rd Legislature, 1993.

IN WITNESS WHEREOF, the Principal and Surety have signed this instrument by duly authorized agents and officers and affixed corporate seals hereto at the City of Sanger, County of Denton, State of Texas,
on this the ____ day of _____, 2025.

* * DATE OF BOND MUST NOT BE EARLIER THAN DATE OF CONTRACT * *

ATTEST:

PRINCIPAL

Secretary

By

SURETY

END OF SECTION

SECTION PyB
PAYMENT BOND

PAYMENT BOND

STATE OF TEXAS §

§

COUNTY OF DENTON §

KNOW ALL MEN BY THESE

PRESENTS:

THAT WE, _____, of the City of _____, County of _____, State of Texas, hereinafter called Principal, and _____, a corporate surety/sureties, duly authorized to do business in the State of Texas, hereinafter called surety (whether one or more), are held and firmly bound unto the City of Sanger, a Texas home rule municipality, workmen, laborers, mechanics, furnishers of materials, and claimants supplying labor and materials as defined in Chapter 2253 of the Texas Government Code as amended, as their interest may appear, all of whom shall have the right to sue upon this bond, in the penal sum of _____, for the payment whereof we do hereby bind ourselves, our heirs, administrators, executors, successors, assigns, jointly and severally, firmly by these presents.

WHEREAS, the Principal has entered into a certain written contract with the City of Sanger, dated the ____ day of _____, to furnish all materials, equipment, labor, supervision and other accessories necessary for the construction of certain improvements, to wit:

**City of Sanger
Porter Park Pond Rehabilitation**

in the City of Sanger, Texas and as more particularly described and designated in said contract which is hereby referred to and made a part hereof as fully and to the same extent as if copied at length herein:

NOW THEREFORE, the condition of this obligation is such that if the said Principal shall pay all claimants (as defined in Chapter 2253 of the Texas Government Code, as amended) supplying labor and material to him or sub-contractor in the prosecution of the work provided for in said contract, all monies to them owing by Principal for sub-contracts, work, labor, and materials done and furnished for the construction of such improvements for the City of Sanger, then this obligation shall be and become null and void, otherwise, to remain in full force and effect.

PROVIDED FURTHER, that if any legal action be filed on this Bond, venue shall lie in a state court of competent jurisdiction in Denton County, Texas.

AND, that said Surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the contract or to the work performed thereunder, or

the plans, specifications, drawings, etc. accompanying same shall in any way affect its obligation on this Bond; and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the contract or to the work to be performed thereunder.

This bond is executed in compliance with the provisions of Chapter 2253 of the Texas Government Code as amended.

IN WITNESS WHEREOF, the Principal and Surety have signed this instrument by duly authorized agents and officers and affixed corporate seals hereto at the City of Sanger, County of Denton, State of Texas, on this the ____ day of _____, 20____.

*** DATE OF BOND MUST NOT BE EARLIER THAN DATE OF CONTRACT ***

ATTEST:

PRINCIPAL

By

Title

Title

SURETY

Title

END OF SECTION

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SECTION MB
MAINTENANCE BOND

SECTION MB

MAINTENANCE BOND

STATE OF TEXAS

COUNTY OF DENTON

That _____ as principal and _____, a corporation organized under the laws of _____ and _____ as sureties, and sureties being authorized to do business in the State of Texas, do hereby expressly acknowledge themselves to be held and bound to pay unto the City of Sanger, a Texas home rule municipality ("City"), the sum of:

(\$ _____) for the payment of which sum will and truly be made unto City and its successors, said principal and sureties do hereby bind themselves, their assigns and successors, jointly and severally.

This obligation is conditioned, however, that whereas said

entered on or about _____, 2025, into a written contract with City to build and construct the following Project:

**City of Sanger
Porter Park Pond Rehabilitation**

("the Contract") which contract and the Plans and Specifications therein mentioned adopted by City, are hereby expressly made a part hereof as though the same were written and embodied herein.

WHEREAS, in the Specifications and Contract it is provided that the Contractor will maintain and keep in good repair the work herein contracted to be done and performed for a period of two (2) years from the date of acceptance of the Project by City, and to do and perform all necessary backfilling that may arise on account of sunken conditions in ditches, or otherwise, and to do and perform all work and repair any defective condition growing out of or arising from the improper joining of same, or on account of any breaking of the same caused by Contractor in laying or building the same, or on account of any defect arising in any of said part of said work laid or constructed by Contractor, or on account of improper excavation or backfilling; it being understood that the purpose of this section is to cover all defective conditions arising by reason of defective materials, work or labor performed by Contractor; and in case Contractor shall fail to do so, it is

agreed that City may do said work and supply such materials, and charge same against Contractor and sureties on this obligation, and Contractor and sureties hereon shall be subject to the liquidated damages mentioned in the Contract for each day's failure on its part to comply with the terms of said provisions of the Contract;

NOW THEREFORE, if Contractor shall keep and perform its said agreement to maintain said work and keep the same in repair for the said maintenance period of two (2) years, as provided, then these presents shall be null and void and have no further effect; but if default shall be made by Contractor in the performance of its contract to so maintain and repair said work, then these presents shall have full force and effect, and City shall have and recover from Contractor and its sureties damages in the premises, as provided, and it is further understood and agreed that this obligation shall be a continuing one against the principal and sureties hereon and that successive recoveries may be had hereon for successive breaches until the full amount shall have been exhausted; and it is further understood that the obligation herein to maintain said work shall continue throughout said maintenance period, and the same shall not be changed, diminished, or in any manner affected from any cause during said time.

IN WITNESS WHEREOF, the said _____ has caused these presents to be executed by _____ and the said _____ has hereunto set his hand this the ____ day of _____, 20__ .

SURETY

PRINCIPAL

By: _____
Attorney in Fact

By: _____

Title

By: _____
Surety

ATTEST

Agency and Address

Title

Note: Date of Maintenance Bond must not be prior to the date of Contract.

END OF SECTION

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SECTION BP

CONTRACTOR'S AFFIDAVIT OF BILLS PAID

SECTION BP

CONTRACTOR'S AFFIDAVIT OF BILLS PAID

STATE OF TEXAS §
 §
COUNTY OF DENTON §

Personally, before me the undersigned authority, on this day appeared _____, who, being duly sworn on oath, says that he is a legal representative of _____, (full name of Contractor as in contract) and that the contract for the construction of the Project, designated as

City of Sanger, Texas
Porter Park Pond Rehabilitation

has been satisfactorily completed and that all bills for materials, apparatus, fixtures, machinery and labor used in connection with the construction of this Project have, to the best of my knowledge and belief, been fully paid.

Signature

Title

Sworn to and subscribed before me this _____ day of _____, 20__.

Notary Public in and for

_____ County, Texas

Instructions:

If the contractor is an individual, he shall sign the affidavit. If the contractor is a partnership, any partner may sign the affidavit. If the contractor is a corporation, a person authorized by the by-laws or by the Board of Directors shall sign the affidavit. If the Contractor is a joint-venture of individuals, any of the individuals may sign the affidavit. If the Contractor is a joint-venture of partnerships, or of individuals and partnerships, the affidavit may be signed by the individual or any partner of the partnership. If the Contractor is a joint-venture in which a corporation is a party, separate affidavits must be executed in the name of the joint-venture: one by each corporation and one by each individual or partnership. Signatures for corporations should be by a duly authorized officer. If signature is by another, a showing of authority to sign must accompany the affidavit.

END OF SECTION

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SECTION GP
GENERAL PROVISIONS

SECTION GP

GENERAL PROVISIONS

1. The General Provisions of the Contract shall be as stated in the Standard Specifications for Public Works Construction, North Central Texas Council of Governments (Newest Version) (SEPARATE DOCUMENT NOT INCLUDED) as amended or supplemented and except as modified by the Special Provisions.

END OF SECTION

GP-1

SECTION SP
SPECIAL PROVISIONS

SECTION SP

SPECIAL PROVISIONS1. CITY

The City of Sanger, herein referred to as City, party of the First Part of these Contract Documents.

2. FORMS, PLANS AND SPECIFICATIONS

Forms of Bids, Contract, Bonds, Plans/Site Plan and Specifications may be obtained by Contractor from the office of the Parks and Recreation Department, 201 Bolivar Street, Sanger, Texas 76266 (940-458-2718), after award of the contract.

3. COPIES OF PROJECT MANUAL FURNISHED

Two (2) sets of the Project Manual shall be furnished to the Contractor, at no charge, for construction purposes. Additional copies may be obtained at cost of reproduction upon request.

4. PRODUCT RECORDS DOCUMENTS

Maintenance of Documents. Contractor shall maintain at the job site one record copy of the Site Plan, Contract Drawings, Specifications, Shop Drawings, Change Orders, SWPPP Reports, other modifications to the Agreement, field test reports and other documents submitted by Contractor in compliance with specification requirements. Said documents shall be maintained at the job site apart from documents used for construction, shall not to be used for construction purposes, shall be maintained in clean, legible condition, and shall be made available at all times for inspection by the City.

Recording. Each document shall be labeled Project Record Copy in 2-inch high printed letters. The record documents shall be kept current. No work shall be covered until required information has been recorded.

Contract Drawings. The appropriate drawing shall be legibly marked to record, where applicable:

Horizontal and vertical location of underground utilities and appurtenances referenced to permanent surface improvements.

Field changes of dimension and detail made during the construction process.

Changes made by Change Order or Supplemental Agreements.

Details not on original Contract Drawings/Site Plan.

Other matters not originally specified.

Shop Drawings. The Contractor shall maintain the Shop Drawings/Site Plan as record drawings and legibly annotate shop drawings to record changes made after the review. A red felt-tip marking pen shall be used for all recordings (as-builts).

5. HORIZONTAL AND VERTICAL CONTROL

Benchmarks are provided the Project Layout on Sheet 03. Contractor is required to provide construction staking for this Project.

6. PERMITS, LICENSES, AND REGULATIONS

Permits and licenses of a temporary nature necessary for the prosecution of the Work for the Project shall be secured and paid for by Contractor. Permits, licenses and easements for permanent structures or permanent changes in existing facilities shall be secured and paid for by City, unless otherwise specified. If Contractor observes that the Drawings/Site Plan and Specifications are at a variance therewith, Contractor shall promptly notify City in writing, and any necessary changes shall be adjusted as provided in the Agreement for changes in Work. Contractor shall comply with all federal, state and local laws, rules and regulations of every kind and nature applicable to the performance of its Work hereunder and shall hold City harmless therefrom.

7. REFERENCE SPECIFICATIONS

Where reference is made to specifications compiled by others, such are hereby made a part of these Specifications.

8. REVIEW OF WORK

City shall have the right to review the Work while such Work is in progress to ascertain that the work is being accomplished in compliance with the standards and requirements set forth in the Agreement. Notwithstanding such review, Contractor will be held responsible for the finished Work, and any acceptance of the Work by City will not relieve Contractor from responsibility for the Work. City reserves the right to place full-time construction observers at the site of the Work.

City and its representatives shall at all times have access to the Work whenever it is in preparation or progress, and Contractor shall provide proper facilities for such access, and for review.

If the Specifications, City's instructions, laws, ordinances, or any public authority require any Work to be specially tested, Contractor shall give City timely notice of its readiness for testing, and, if the testing is by an authority other than City, of the date fixed for such testing. Tests by City shall be made promptly, and where practicable at the source of supply. Re-examination of any Work may be ordered by City, and, if so ordered, the Work must be

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uncovered by Contractor. If such Work is found to be in accordance with the Contract Documents, City shall pay the cost of the re-examination and demolition. If such Work is not in accordance with the Contract Documents, Contractor shall pay such cost.

9. SCOPE OF WORK

The Project consists of the rehabilitation of Porter Park Pond, a retention facility located at the southern end of Sanger Sports Park experiencing abnormal water level loss. The elements of the project include, but are not limited to: excavating, storm drainage improvements, grading, park signage, aquatic species relocation, irrigation repairs and modifications, and erosion control. All existing utilities shall be located/secured/relocated as necessary before ANY grading or demolition begins. Contractor shall notify City if any utilities differ from their locations on the plans. Refer to the plans for the location of the Project. SWPPP permit must be acquired and implemented prior to ANY grading or demolition activity.

10. PROPERTY LINES AND MONUMENTS

All property corners, control monuments, construction and survey stakes and marks shall be carefully preserved by Contractor, and in case of careless destruction or removal by Contractor or its employees, such stakes or marks shall be replaced at Contractor's expense as required by City.

11. DISCREPANCIES

If Contractor, in the course of the Project, finds any discrepancy between the Contract Documents and the physical conditions of the Project site, or any errors or omissions in drawings or in the layout as given by survey points and instructions, or if it appears that any Plan, Specification or other Contract Document is or may be not in compliance with any building code or other requirement of any governmental body, Contractor shall immediately inform City in writing, and City shall promptly verify the same. Any Work done after such discovery, until authorized, will be done at Contractor's risk.

12. TIME ALLOTTED FOR COMPLETION

All items of Work included under these Contract Documents shall be completed within the time stipulated in the Bid. The time shall commence on the date stated in the Notice to Proceed. The Notice to Proceed shall consist of a written request by the City for the Contractor to proceed with construction of the Project.

13. EXISTING STRUCTURES

The Plan/Site Plan shows the location of all known surface and subsurface structures. However, City assumes no responsibility for failure to show any or all of these structures on the Plan/Site Plan, or to show them in their exact location. Such failure shall not be considered sufficient basis for claims for additional compensation or extra work or for increasing the pay quantities in any manner whatsoever unless the obstruction encountered is

such as to necessitate changes in the lines or grades, or require the building of special work, provisions for which are not made in the Plans or Bid, in which case the provisions in these Specifications for extra work shall apply.

14. EXISTING UTILITIES AND SERVICE LINES

Contractor shall be responsible for the protection of all existing utilities or service lines crossed or exposed by his demolition operation. Where existing utilities or service lines are cut, broken or damaged, Contractor shall replace the utilities or service lines with the same type of original construction, or better, at Contractor's own cost and expense. All construction, backfill and compaction shall be accomplished in strict compliance with the requirements of the owner of the utility or service line. City will have each of the following disconnected if necessary: water service at the meter, sanitary service, electrical service at the meter and communication lines at the service taps.

15. PUBLIC UTILITIES AND OTHER PROPERTY TO BE CHANGED

In case it is necessary to change or move the property of any owner of a public utility, such property shall not be moved or interfered with until authorized by the utility company and approved by City. The right is reserved to the owner of public utilities to enter upon the limits of the Project for the purpose of making such changes or repairs to its facilities.

16. LIGHTS AND POWER

Contractor shall provide, at its own expense, temporary lighting and power facilities required for the proper execution of the Project.

17. PERMITS AND RIGHTS-OF-WAY

City will provide rights-of-way for the purpose of construction without cost to Contractor by securing permits in areas of public dedication or by obtaining easements across privately-owned property. Prior to the initiation of construction on easements through private property, Contractor shall inform the property owner of his intent to begin construction. Before beginning construction in areas of public dedication, Contractor shall inform the agency having jurisdiction in the area forty-eight (48) hours prior to initiation of the Work unless a longer period is required by local regulation or ordinance.

18. PRECONSTRUCTION CONFERENCE

Contractor and City' representatives shall meet at the call of the City's representative on this Project. Prior to the meeting, Contractor shall prepare schedules showing the sequencing and progress of the Project and its effect on others. These schedules shall be delivered to City for review not later than forty-eight (48) hours in advance of the meeting. The general nature of the work, materials used, and methods of construction as well as the schedules will be discussed at the meeting. A final construction schedule will be prepared during this conference to allow an orderly sequence of Project construction.

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19. WATER FOR CONSTRUCTION

Contractor shall make the necessary arrangements with City for securing and transporting all water required in the construction of the Project. Water required for construction shall be paid for by Contractor at City's prevailing rates. There will be no separate pay item for quantity of water required for construction purposes.

20. EXCAVATION

Contractor shall exercise precautions to ensure that drainage from adjacent properties is not blocked by excavations.

21. CONTRACTOR'S BID

Contractor's Bid shall be on a Unit Price basis for construction of the Project as shown and described in the Contract Documents (Project Manual).

22. CITY'S STATUS

City shall perform technical review of the Work. City's representative shall also have authority to reject all Work and Materials which do not conform to the Agreement and to decide questions which arise in the execution of the Work.

23. CITY'S DECISIONS

City representative shall, within a reasonable time after presentation to him, make decisions in writing on all claims of Contractor and on all other matters relating to the execution and progress of the Work or the interpretation of the Agreement.

24. LANDS FOR WORK

City shall provide as indicated on the Plans/Site Plan for this Project, the lands upon which the Work under this Agreement is to be performed, right-of-way for access to same, and such other lands which are designated on the Plans/Site Plan or in the Specifications for the use of Contractor. Such lands and rights-of-way shall be adequate for the performance of the Project. Delayed in Contractor's ability to perform work on the Project as a result of lack of access to be provided by City shall be cause for an extension of time to complete the Project but not for additional cost. Contractor shall provide at its own expense and without liability to City any additional land and access thereto that may be required for temporary construction facilities.

25. CLEANUP

Contractor shall remove at its own expense all temporary structures, rubbish and waste materials resulting from its operations except for property used for permanent disposal of rubbish or waste materials in accordance with permission provided to Contractor by the owner of the property where such disposal occurs. Such permission shall be obtained in writing with a copy submitted to City prior to disposal operations taking place. **ALL DISTURBED AREAS MUST BE RETURNED TO/REPLACED IN AS GOOD OR BETTER CONDITION AS THEY WERE IN PRIOR TO THE PROJECT COMMENCING.**

26. LIQUIDATED DAMAGES FOR DELAY BY CONTRACTOR

The time of completion is of the essence in this Agreement. For each calendar day that any Work shall remain uncompleted after the time specified in paragraph 12, liquidated damages shall be deducted from the monies due Contractor in the amount of \$500.00 per day.

27. USE OF EXPLOSIVES

Use of explosives in the prosecution of the Project is prohibited.

28. PROJECT MAINTENANCE

The Contractor shall maintain, and keep in good repair, the improvements covered by these Plans/Site Plan and Specifications during the life of his contract.

29. DISPOSAL OF WASTE AND SURPLUS EXCAVATION

All material or other debris excavated from the Project site as relating to the construction shall be removed from the Project site. Contractor shall be solely responsible for obtaining any required disposal permits.

30. REMOVALS, ADJUSTMENTS AND DEMOLITIONS

Contractor shall carefully remove and dispose of existing concrete to be removed from the Project Site. Care shall be exercised to leave a neat, straight, uniform edge or joint at the excavation limits or sections removed where only portions are to be removed. City will designate the limits to be removed.

31. TRAFFIC CONTROL

Contractor shall be responsible for providing traffic control during the construction of this Project consistent with the provisions set forth in the "Texas Manual on Uniform Traffic Control Devices for Streets and Highways (latest edition)" and any subsequent amendments, adopted by the Texas Transportation Commission pursuant to Tex. Trans. Code §544.001, as amended. Contractor will not remove any regulatory sign, instructional sign, street name sign, or other sign which has been erected by City. If it is determined that a sign must be

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removed to permit required construction, Contractor shall contact City to remove the sign. In the case of regulatory signs, Contractor must replace the permanent sign with a temporary sign complying with the requirements of the above-referenced manual, and such temporary sign must be installed prior to the removal of the existing sign. If applicable to the Project, Contractor must submit a Traffic Control Plan for each phase of the construction at least seventy two (72) hours prior to commencing work for review and approval by City.

32. CERTIFICATION

IF NEEDED: Contractor shall submit a manufacturer's certification that the material(s) was/were manufactured and tested in accordance with the referenced Specifications. A report of test results and the certification shall be submitted prior to material shipment.

33. FINAL ACCEPTANCE OF WORK

Final acceptance of the Work is subject to final testing and approval of the Work by City.

34. WORK AREA

Contractor shall restrict his construction activity to the Project site.

35. CONTRACT TIME

The number of calendar days for completion of the Project will begin with the date specified in the Notice to Proceed. The Project shall be complete and ready for City's final acceptance not later than eighty-five (85) calendar days after the date of commencement of work set forth in the Notice to Proceed.

36. CONTRACTOR'S AFFIDAVIT OF BILLS PAID

Contractor shall be required to execute the form provided in Section BP prior to City's acceptance of the Project, which shall be a condition of final acceptance by City.

37. PAY ITEMS

Bid items provided are intended to be all-inclusive of the work required on this Project. Work required by the plans or specifications but not provided with a specific pay item shall be considered incidental to other items of work.

38. CONSTRUCTION STAKING

Construction staking will not be provided by City. It is required and it is to be paid for by Contractor.

39. COMPLIANCE WITH GENERAL RULES AND LAWS

Contractor shall familiarize himself with the nature and extent of the specifications, site conditions, traffic and safety requirements, and comply with all federal, state and local laws, ordinances, rules and regulations. Contractor shall determine how compliance with requirements, laws, rules, and regulations will affect his cost, progress or performance of the Work.

40. COMPLIANCE WITH IMMIGRATION LAWS

Contractor shall take all steps necessary to ensure that all of Contractor's employees and each subcontractor and subcontractor's employees are authorized to work in the United States as required by the Immigration Reform and Control Act of 1986.

41. INSURANCE

A. Contractor shall, during the term of this Agreement, maintain in full force and effect the following insurance:

- (i) a comprehensive general liability policy of insurance covering bodily injury, death and property damage including the property of the City, its officers, contractors, agents and employees insuring against all claims, demands or actions relating to the work and services provided pursuant to this Agreement with minimum limits on a per project basis of not less than One Million Dollars (\$1,000,000) combined single limit and Two Million Dollars (\$2,000,000) aggregate, including products and completed operations coverage and Personal and Advertising Injury with a minimum per occurrence limit of One Million Dollars (\$1,000,000). This policy shall be primary to any policy or policies carried by or available to the third party;
- (ii) a policy of automobile liability insurance covering all operations of Contractor pursuant to this Agreement involving the use of motor vehicles, including all owned, non-owned and hired vehicles with minimum limits of not less than One Million Dollars (\$1,000,000) combined single limit for bodily injury, death and property damage liability; and
- (iii) statutory Worker's Compensation Insurance at the statutory limits.

B. All insurance and certificate(s) of insurance shall contain the following provisions:

- (i) name City, its officers, and employees as additional insureds as to all applicable coverage with the exception of Workers Compensation Insurance; and
- (ii) provide for at least thirty (30) days prior written notice to City for cancellation or non-renewal of the insurance; and

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- (iii) provide for a waiver of subrogation against the City for injuries, including death, property damage, or any other loss to the extent the same is covered by the proceeds of insurance. Contractor shall provide written notice to City of any material change of or to the insurance required herein.
- C. All insurance companies providing the required insurance shall be authorized to transact business in Texas and rated at least "A: VIII" by AM Best or other equivalent rating service.
- D. A certificate of insurance evidencing the required insurance and all endorsements shall be delivered to City not later than ten (10) days after being notified of award of the Agreement for the Project.

42. WORKERS COMPENSATION:

Workers' Compensation Insurance Coverage for All Building Or Construction Contracts:

A. Definitions

Certificate of coverage - A copy of a certificate of insurance, a certificate of authority to self-insure issued by the Texas Workers' Compensation

"Commission" means the "TWCC")

"Coverage agreement" means form TWCC-81, TWCC-82, TWCC-83, TWCC-84, showing statutory workers' compensation insurance coverage for the person's or entity's employees providing services on the Project, for the duration of the Project.

"Duration of the Project" means the period of time from the beginning of the work on the Project until Contractor's/person's work on the Project has been completed and accepted by City.

"Persons providing services on the Project" ("subcontractor" in Section 406.096 of the Texas Labor Code) includes all person or entities performing all or part of the services the Contractor has undertaken to perform on the Project, regardless of whether that person contracted directly with Contractor and regardless of whether that person has employees, including without limitation, independent contractors, subcontractors, leasing companies, motor carriers, owner-operators, employees of any such entity or employees of any entity which furnishes persons to provide services on the Project.

"Services" include, without limitation, providing, hauling, or delivering equipment or materials, or providing labor, transportation, or other service related to a project. "Services" does not include activities unrelated to the Project, such as food/beverage vendors, office supply deliveries, and delivery of portable toilets.

- B. Contractor shall provide coverage, based on proper reporting of classification codes and payroll amounts and filing of any coverage agreement, which meets the statutory requirements of Texas Labor Code, §401.011 (44) for all employees of Contractor providing services on the Project, for the duration of the Project.
- C. Contractor must provide a certificate of coverage to City prior to being awarded the Agreement.
- D. If the coverage period shown on Contractor's current certificate of coverage ends during the duration of the Project, Contractor must, prior to the end of the coverage period, file a new certificate of coverage with City, showing that the coverage has been extended.
- E. Contractor shall obtain from each person providing services on the Project, and provide to City:
 - 1) a certificate of coverage, prior to that person beginning work on the Project, so that City will have on file certificates of coverage showing coverage for all persons providing services on the Project; and
 - 2) no later than seven (7) days after receipt by Contractor, a new certificate of coverage showing extension of coverage, if the coverage period shown on the current certificate of coverage ends during the duration of the Project;
- F. Contractor shall retain all required certificates of coverage on file for the duration of the Project and for one (1) year thereafter;
- G. Contractor shall notify City in writing by certified mail or personal delivery, within ten (10) days after Contractor knew or should have known, of any change that materially affects the provision of coverage of any person providing services on the Project;
- H. Contractor shall post on each Project site a notice, in the text, form and manner prescribed by the TWCC, informing all persons providing services on the Project that they are required to be covered, and stating how a person may verify current coverage and report failure to provide coverage.
- I. Contractor shall contractually require each person with whom it contracts to provide services on a project to:
 - 1) provide coverage, based on proper reporting of classification
 - 2) codes and payroll amounts and filing of any coverage agreements, which meets the statutory requirements of Texas Labor Code §401.011(44) for all its employees providing services on the Project, for the duration of the Project;

- 3) provide to Contractor, prior to that person beginning work on the Project, a certificate of coverage showing that coverage is being provided for all employees of the person providing services on the Project, for the duration of the Project.
 - 4) provide Contractor, prior to the end of the coverage period, a new certificate of coverage showing extension of coverage, if the coverage period shown on the current certificate of coverage ends during the duration of the Project;
 - 5) obtain from each other person with whom it contracts, and provide to Contractor:
 - a. a certificate of coverage, prior to the other person beginning work on the Project; and
 - b. a new certificate of coverage showing extension of the coverage period, prior to the end of the coverage period, if the coverage period shown on the current certificate of coverage ends during the duration of the Project;
 - 6) retain all required certificates of coverage on file for the duration of the Project and for one (1) year thereafter;
 - 7) notify the Owner in writing by certified mail or personal delivery, within ten (10) days after the person knew or should have known, of any change that materially affects the provision of coverage of any person providing services on the Project; and
 - 8) contractually require each other person with whom it contracts to perform as required by paragraphs (1) - (7), with the certificate or coverage to be provided to the person for whom they are providing services.
- J. By signing this Agreement or providing or causing to be provided a certificate of coverage, Contractor is representing to City that all employees of Contractor who will provide services on the Project will be covered by workers' compensation coverage for the duration of the Project, that the coverage will be based on proper reporting of classification codes any payroll amounts, and that all coverage agreements will be filed with the appropriate insurance carrier or, in the case of self-insured, with the TWCC's Division of Self-Insurance Regulation. Providing false or misleading information may subject Contractor to administrative penalties, criminal penalties, civil penalties, or other civil actions.
- K. Contractor's failure to comply with any of these provisions is a breach of contract by Contractor which entitles City to declare the Agreement terminated if Contractor does not remedy the breach within ten (10) days after receipt of notice of breach from City.

The following is the form of notice of worker's compensation coverage prescribed by the TWCC. Pursuant to Section 110.11 0(d)(7), this notice must be printed with a title in at least 30-point bold type, and text in at least 19-point normal type, and shall be in both English and Spanish and any other language common to the worker population.

REQUIRED WORKERS' COMPENSATION COVERAGE

"The law requires that each person working on this site or providing services related to this Project must be covered by workers' compensation insurance. This includes persons providing, hauling, or delivering equipment or materials, or providing labor or transportation or other service related to the Project, regardless of the identity of their employer or status as an employee." "Call the Texas Workers' Compensation Commission at (512)440-3789 to receive further information on the legal requirement for coverage, to verify whether your employer has provided the required coverage, or to report an employer's failure to provide coverage."

This required notice should not be attached to the contract. Instead, upon request, the Contractor should be provided with a copy of Section 110.110 and Figure 2 thereto.

Please note that Section 110.110 of Chapter 28 of the Texas Administration Code requires that the governmental entity retain the certificates of coverage provided by Contractor for the duration of the Project and for three (3) years thereafter.

END OF SECTION

SECTION T
TECHNICAL SPECIFICATIONS

TECHNICAL SPECIFICATIONS – PORTER PARK POND REHABILITATION

BID ITEM NO. 1 SECTION I– Site Preparation

The provisions of NCTCOG Item 107.20 - “Protection of Work and Persons and Property”, Item 201 - “Site Protection”, Item 203.1 - “General Site Preparation”, Item 203.6 - “Dust Control” shall apply except as modified or clarified below:

- A. This item includes all labor, equipment, and materials necessary for the preparation of the project site for construction operations and the cleaning of the site prior to the final acceptance of the project.
- B. The location and dimensions shown on the plans relative to existing utilities are based on the best information available. It shall be the Contractor’s responsibility to verify locations of adjacent and/or conflicting utilities sufficiently in advance of the construction process to provide adequate clearance. The Contractor shall take all necessary precautions to protect all services encountered. Should the Contractor damage service lines due to his negligence, the lines shall be repaired and adjusted by the Contractor at the Contractor’s expense.
- C. Removal of existing irrigation systems and appurtenances shall be subsidiary to this bid item. Repair of said systems shall be incidental to Item 1 Section III – “Irrigation Repairs and Modifications” for information regarding the repair of impacted landscape systems.
- D. Erection of a temporary park security fence with green privacy screening shall be considered subsidiary to this Bid Item.
- E. The removal, salvaging, and reinstallation of park signs at the locations and according to the notes and details shown in the plans shall be considered subsidiary to this Bid Item. The existing park signs shall be stored within the project site until the final grades have been established and ready for sign reinstallation. Any damage to the park signs during the removal or storage process shall be repaired at the Contractors expense to existing or better conditions.
- F. The Contractor shall make a video of the entire project area prior to construction and furnish a copy to the City on digital format. The video should include building structures, sidewalks, parking lots, vegetation, trees, gates, irrigation (operating), fences, and other pertinent items that may be affected by the construction. The Contractor shall not be permitted to begin any construction on the site until this information is furnished.
- G. Where trees, plants, shrubbery, etc., are adjacent to the line of work and are not to be removed or removed and replaced, the Contractor shall protect such trees, plants, shrubbery, etc. If such trees, plants, shrubbery, etc. could likely be damaged by machinery, etc., orange safety fencing with steel T-posts having a minimum height of 3' and as approved by the City shall be utilized for protection. Hand excavation may also be required in vicinity of trees, plants, shrubbery, etc., that are to remain. The Contractor shall not permit machinery or employees to scrape, tear the limbs from,

damage, or attach guy cables to existing trees that are to remain in place. The Contractor shall be responsible for all damages to adjacent trees, plants, shrubbery, etc., that are to remain, and any such damage shall be remedied to the satisfaction of the City. Refer to Item 2 Section III – “Tree Protection” for more information.

- H. The Contractor shall limit their area of work to park and City property only.
- I. The Contractor shall submit a Stockpile Plan that designates locations for temporary storage of materials. This plan is subject to approval of the City. If stockpile(s) are located on private property, the Contractor must supply the City with a written letter of permission from the property owner to include the final state of the land to be used.
- J. The Contractor shall be responsible for the cleaning of the site in its entirety prior to final acceptance. The cleaning shall include all elements constructed as part of this project as well as all existing elements to remain that may have been soiled by the construction process. The cleaning of existing elements shall include the power washing of the existing concrete overflow weir to remain regardless of the constructions affect.
- K. If any City property that is not scheduled for removal with this project is damaged, then the Contractor shall be responsible for the repair or replacement of said item at the Contractors expense.
- L. This item includes the removal of all trees less than 6 inches in caliper diameter measured at 4.5 feet about ground level. If any tree removal greater than 6 inches is necessary for the construction of the project in the Contractors opinion, then the Contractor shall notify the City prior to removal to make a final determination. If said tree removal is deemed necessary, then the removal shall be paid for under this item and shall not be a basis for additional compensation.
- M. Measurement for this bid item shall be per acre.
- N. Payment for this bid item shall be paid for at the unit price bid for “Site Preparation”.

BID ITEM NO. 2 SECTION I– Aquatic Resources Relocation Plan

- A. This item includes all labor, equipment, permits, fees and materials necessary for the relocation of the aquatic life prior to the commencement of construction.
- B. The Contractor shall be responsible for contracting with a biologist or fishery capable of preparing of an Aquatic Resources Relocation Plan (ARRP) for submission to the Texas Parks and Wildlife Department and the execution of the activities identified in the ARRP. Additional information regarding the ARRP may be found at:
https://tpwd.texas.gov/publications/pwdpubs/media/pwd_1f_t3200_1958_arrp_guidelines_packet.pdf
- C. Measurement for this bid item shall be lump sum.
- D. Payment for this bid item shall be paid for at the unit price bid for “Aquatic Resources Relocation Plan”. No partial payments shall be made for this bid item.

BID ITEM NO. 3 SECTION I– Care of Water

- A. This item includes all labor, equipment, permits, fees and materials necessary for the initial and on-going dewatering, both surface and sub-surface, required for the construction of the project.
- B. The Contractor shall be responsible for the initial dewatering of the pond upon the completion of the activities identified in the ARRP and the subsequent management of surface water throughout the completion of the project.
- C. The Contractor shall be responsible for the management of groundwater throughout the construction of the project. The Contractor shall familiarize themselves with the information relating to the presence of the groundwater within the project area contained within CMJ Engineering, Inc. Report No. 117-24-360 dated July 2024.
- D. Measurement for this bid item shall be lump sum.
- E. Payment for this bid item shall be paid for at the unit price bid for “Care of Water”. Payment of a portion of the lump sum shall be made monthly based on percentage complete of the overall contract.

BID ITEM NO. 4 SECTION I – Construction Staking

The provisions of NCTCOG Item 105.4 - “Construction Stakes” shall apply except as modified or clarified below:

- A. The Contractor shall be responsible for all construction staking and for establishing the lines and grades required for construction of the project. Control points as identified on the Plans shall be staked by a land surveyor under the direction and supervision of a Registered Professional Land Surveyor employed by the Engineer.
- B. All Property Corners (I.R. - iron rods) disturbed shall be reinstalled by the Contractor at the exact same location as existing.
- C. Payment shall include all labor, materials, and incidentals to stake the project, including re-staking due to disturbance or removal of construction stakes during construction.
- D. Payment of a portion of the lump sum amount shall be made monthly based on percentage complete of the overall contract.
- E. Payment for this bid item shall be paid for at the unit price bid for “Construction Staking”.

BID ITEM NO. 5 SECTION I – Removing Rock Rip Rap (Grouted and Ungouted)

The provisions of NCTCOG Item 203.1 - “General Site Preparation” shall apply except as modified or clarified below:

- F. This item includes all labor, equipment, materials and incidentals required to remove and dispose of existing rock rip rap in accordance with plans and specifications.

- G. This item is intended to cover the removal of grouted and ungrouted rock rip rap regardless of depth and any subsurface base layers such as filter fabric and bedding material not suitable for repurposing on the project.
- H. Rock Rip Rap removed from the project shall not be repurposed.
- I. This surplus material shall become property of the Contractor and shall be disposed of at an off-site location.
- J. Measurement for this bid item shall be per square yard.
- K. Payment for this bid item shall be paid for at the unit price for “Removing Rock Rip Rap (Grouted and Ungouted)”.

BID ITEM NO. 6 SECTION I – Removing Headwall (Variable Size)

The provisions of NCTCOG Item 203.1 - “General Site Preparation” shall apply except as modified or clarified below:

- A. This item includes all labor, equipment, materials and incidentals required to remove and dispose of existing concrete in accordance with plans.
- B. The removal of structures associated with the headwall not specifically identified on the demolition plan for removal shall be incidental to the removal of the headwall. Incidental items include but are not limited to: concrete rip rap, rock rip rap, baffle blocks, and pedestrian rails.
- C. This surplus material shall become the property of the Contractor and shall be disposed of at an off-site location.
- D. Measurement for this bid item shall be per each.
- E. Payment for this bid item shall be paid for at the unit price for “Removing Headwall (Variable Size)”.

BID ITEM NO. 7 SECTION I – Removing Storm Drain Pipe (Variable Size)

The provisions of NCTCOG Item 203.1 - “General Site Preparation” shall apply except as modified or clarified below:

- A. This item includes all labor, equipment, material, and incidentals required to cut, remove dispose of existing drainage pipes, collars, plugs and any other incidental appurtenances required for the construction of the drainage improvements shown in the plans.
- B. Contractor shall be responsible for locating existing lines to be removed and shall only be paid for existing lines actually removed.
- C. This surplus material shall become the property of the Contractor and shall be disposed of at an off-site location.
- D. Measurement for this bid item shall be per linear foot.

- E. Payment for this bid item shall be paid for at the unit price bid for “Removing Storm Drain Pipe (Variable Size)”.

BID ITEM NO. 8 SECTION I – Remove, Salvage, and Reinstall Pond Fountain, Controller, and Pump

The provisions of NCTCOG Item 203.1 - “General Site Preparation” shall apply except as modified or clarified below:

- A. This item includes all labor, equipment, material, and incidentals required to completely remove, salvage and reinstall pond fountain, controller(s), and pump(s) and any other incidental appurtenances in their entirety.
- B. The pond fountain, controller, and pump, power cords, etc... required for the operation of the fountain shall be stored within the site until ready for installation.
- C. Any surplus material not required for the operation of the fountain, controller, and pump shall become the property of the Contractor and shall be disposed of at an off-site location.
- D. Measurement for this bid item shall be per each.
- E. Payment for this bid item shall be paid for at the unit price bid for “Remove, Salvage and Reinstall Pond Fountain, Controller, and Pump”.

BID ITEM NO. 9 SECTION I – Remove, Salvage, Refinish, Reinstall Existing Dock

The provisions of NCTCOG Item 203.1 - “General Site Preparation” shall apply except as modified or clarified below:

- A. This item includes all labor, equipment, material, and incidentals required for the removal, salvaging, refinishing, and reinstallation of the existing dock at the locations and according to the notes and details shown in the plans. For the purposes of this project the term Dock shall encompass all functional pieces of the dock including but not limited to: guide posts, guide arms, approach ramps, transition plates, railing, handrails, decking, pontoons, and trim. Incidentals include but are not limited to: Trex (or approved equal) decking material, fasteners, steel tubes and caps, plate steel, and brackets or other mounting hardware,
- B. The Contractor shall remove and salvage the dock prior to the dewatering of the pond but not prior to the aquatic relocation conducted in accordance with the “Aquatic Resources Relocation Plan”. The existing dock shall be stored within the project site in a safe and remote area. The Contractor may also store the dock at their shop in order to conduct the refinishing work.
- C. The City shall be present at the dock removal process in order to assess the condition of the dock. Any damage to the dock during the removal or storage process shall be repaired at the Contractors expense to existing or better conditions.

- D. Measurement for this bid item shall be lump sum.
- E. Payment for this bid item shall be paid for at the unit price for “Remove, Salvage, Refinish, Reinstall Existing Dock”. Payment of a portion of the lump sum may be made based on percentage complete of the item.

BID ITEM NO. 10 SECTION I – Unclassified Excavation

The provisions of NCTCOG Item 203.2 - “Unclassified Excavation” shall apply except as modified or clarified below:

- A. This item includes all labor, equipment, material, and incidentals required for excavation activities required to bring the site to the grade lines necessary to construct the proposed improvements shown in the plans.
- B. The Contractor shall familiarize themselves with the information contained within CMJ Engineering, Inc. Report No. 117-24-360 dated July 2024.
- C. No extra payment shall be made for the excavation beyond the lines and grades shown on the plans unless the lines and grades are changed by the Engineer.
- D. The Contractor shall maintain a clean and working site to minimize odors from the excavation and excavated materials. Stockpiles of materials (especially unsuitable siltation materials) shall be held to a minimum and removed from the site within 2 days unless used for general fill under item 11 Section I – “Borrow (Pond Liner)”.
- E. Measurement for this bid item shall be per cubic yard complete in place. Measurement is based upon the plan’s quantity with material in its original position.
- F. Payment for this bid item shall be paid for at the unit price bid for “Unclassified Excavation”.

BID ITEM NO. 11 SECTION I– Spoil

The provisions of NCTCOG Item 203.4 - “Borrow and Spoil” shall apply except as modified or clarified below:

- A. This item includes all labor, equipment, material, and incidentals required for disposal of un-necessary or un-suitable material excavated in accordance with item 9 Section I – “Unclassified Excavation”.
- B. Unsuitable materials are defined as materials not suitable for general site or earthwork. The materials include but are not limited to: siltation material removed from the bottom of each pond, material from stripped areas, and material from areas that were excessively wet, unstable, or soft.
- C. No extra payment shall be made for spoil beyond that necessary to construct the lines and grades shown in the plans unless the lines and grades are modified by the Engineer.

- D. Spoil material shall become the property of the Contractor, unless otherwise indicated by the City during construction, and shall be disposed of at an off-site location.
- E. Measurement for this bid item shall be per cubic yard complete in place. Measurement is based upon the plan's quantity with material in its original position.
- F. Payment for this bid item shall be paid for at the unit price bid for "Spoil".

BID ITEM NO. 12 SECTION I – Borrow (Pond Liner)

The provisions of NCTCOG Item 203.4 - "Borrow and Spoil", Item 203.5 - "Embankment" shall apply except as modified or clarified below:

- A. This item includes all labor, equipment, material, testing, and incidentals required for the acquisition, stockpiling, placement, and compaction of material required to bring the site to the grade lines necessary to construct the proposed improvements shown in the plans.
- B. The material placed in accordance with this item shall be acquired, placed, and compacted in accordance with the recommendations contained within the CMJ Engineering, Inc. Report No. 117-24-360 dated July 2024 under the Pond Liner Alternatives.
- C. For offsite material utilized for fill on this project the Contractor shall provide a notarized certification that the borrow source site has never been contaminated with hazardous or toxic materials.
- D. No extra payment shall be made for borrow beyond that necessary to construct the lines and grades shown in the plans unless the lines and grades are modified by the Engineer.
- E. Measurement for this bid item shall be per cubic yard complete in place. Measurement is based upon the plan's quantity with the material in its final, compacted position.
- F. Payment for this bid item shall be paid for at the unit price bid for "Borrow (Pond Liner)".

BID ITEM NO. 13 SECTION I – Riprap (Conc) (CI B) (RR8&RR9) (TxDOT Standard)

The provisions of TxDOT Items 432 - "Riprap" shall apply except as modified or clarified below:

- A. This item includes all labor, equipment, materials, testing, and incidentals required to construct concrete riprap at the locations and in accordance with the notes and details shown in the plans.
- B. Volumetric concrete shall not be allowed on this project.

- C. Measurement for this bid item shall be per square yard complete in place.
- D. Payment for this bid item shall be paid for at the unit price bid for “Riprap (Conc) (RR8&RR9) (TxDOT Standard)”.

BID ITEM NO. 14 & 15 SECTION I– HDPE Pipe

The provisions of NCTCOG Item 508.6 - “Corrugated Thermoplastic Pipe” shall apply except as modified or clarified below:

- A. This item includes all labor, equipment, materials, testing, and incidentals required to install HDPE pipe at the locations and in accordance with the notes and details shown in the plans.
- B. This item shall include post-construction television inspection, plugs, plugging existing lines, tapping, collars, fittings, wyes, gaskets, supporting and protecting existing utilities and connections to adjacent structures necessary for complete installation.
- C. Preparation and execution of trench safety plan signed and sealed by a licensed engineer in the State of Texas in order to construct the proposed improvements for the project shall be considered subsidiary to this Bid Item.
- D. All proposed storm sewer connections shall be pre-fabricated. Field connections can be used for connections to existing lines only.
- E. Concrete collars shall be installed at all pipe size, grade changes, and connections to existing pipes and shall not comprise of volumetric concrete. Concrete collars are considered subsidiary to this Bid Item.
- F. Trench excavation, including embedment and backfill, are considered subsidiary to this Bid Item.
- G. Measurement for these bid items shall be per linear foot.
- H. Payment for these bid items shall be paid for at the unit price bid for “18 Inch HDPE pipe”, and “24 Inch HDPE Pipe”.

BID ITEM NO. 16 SECTION I – SLOPED END TREATMENT HEADWALL

The provisions of NCTCOG Item 702 - “Concrete Structures” shall apply except as modified or clarified below:

- A. This item includes all labor, equipment, materials, testing, and incidentals required to install safety end treatments (SET) at the locations and in accordance with the notes and details shown in the plans.
- B. Concrete for headwall shall be Class “C” with a minimum of 5 sacks per cubic yard

cement content and a 3,600-psi minimum compressive strength when tested at 28 days.

- C. Measurement for these bid items shall be per each.
- D. Payment for these bid items shall be paid for at the unit price bid for “Sloped End Treatment Headwall”.

BID ITEM NO. 1 Section II – SWPPP and Sedimentation Control

- A. This Item shall consist of temporary soil erosion sediment and water pollution control measures deemed necessary by the Owner for the duration of the Contract. The temporary pollution-control provisions contained herein shall comply, in their entirety, with TPDES General Permit No. TXR150000 requirements, the requirements of the NCTCOG “Storm Water Quality Best Management Practices (BMP) for Construction Activities” Manual, Current Edition, as indicated on the “Erosion and Sedimentation Control Procedures” drawings shown in the Plans, and as otherwise directed by the Owner’s Project Representative. These control measures shall be used to the extent practical to assure economical, effective and continuous erosion control throughout the construction period unless determined otherwise by the Owner. The temporary control measures shall include, but not be limited to, silt fence or hay bale barriers, inlet protection, rock type filter dams, jute matting (if required), temporary seeding, straw mulch, stabilized construction entrances and all other necessary devices deemed necessary by the Owner’s Project Representative to assure the most effective control. Should further preventative measures become evident, as determined by the Owner’s Project Representative, the Contractor shall act immediately to bring the erosion and siltation under control by whatever additional temporary means are deemed necessary.
- B. The CONTRACTOR shall be considered the operator with day to day operational control of the construction site and SWPPP per Texas Pollutant Discharge Elimination System (TPDES) General Permit No. TXR150000. All work shall conform to City standards, NCTCOG Standard Specification Item 202, “Temporary Erosion, Sedimentation, and Water Pollution Prevention and Control”, and TPDES General Permit No. TXR150000.
- C. The CONTRACTOR must revise or update the SWPPP whenever: 1) there is a change in design, construction, operation, or maintenance that has a significant effect on the discharge or pollutants and that has not been previously addressed in the SWPPP; or 2) results of inspections or investigations by site operators, CITY, TCEQ personnel, or a federal, state or qualified local agency indicate the SWPPP or ECP is proving ineffective in sediment control.
- D. Refer to the construction plans for the Engineer’s minimum recommended plan and associated construction details.

- E. Construction/Installation of Stabilized Construction entrances shall be provided under this bid item. Contractor must get alternate construction entrance locations approved by the City prior to installation.
- F. The Contractor shall maintain the temporary control devices during the project duration in a quality condition until the final completion of the project. Final payment will not be made until all erosion control devices and/or BMPs are removed from the project.
- G. Inlet Protection will be provided under this item, and shall consist of all materials, equipment, labor, tools and incidentals necessary to complete and maintain the inlet protection throughout the contract.
- H. Silt Fence will be provided under this item, and shall consist of all materials, equipment, labor, tools and incidentals necessary to complete and maintain the silt fence throughout the contract.
- I. Waste or disposal areas and temporary construction roads (if any) shall be located and constructed in a manner that will minimize the amount of sediment allowed to leave the site(s).
- J. In the event that temporary erosion, sediment and water-pollution-control measures required on the project are due to the Contractor's negligence, carelessness or failure to install proper controls as a part of the work as required, and are ordered by the Owner's Project Representative, such work shall not be measured for payment but shall be performed by the Contractor at his own expense.
- K. In the case of failure on the part of the Contractor to control soil erosion, pollution and/or siltation, the Owner reserves the right to employ outside assistance or to use Owner's forces to provide the necessary corrective measures. Such incurred direct costs plus project-engineering costs will be deducted from any money due or to become due to the Contractor.
- L. The Contractor shall provide, implement and maintain a Joint Stormwater Pollution Prevention Plan and shall include obtaining a Notice to Proceed and Notice of Termination.
- M. Measurement and payment for all items listed above shall be made on a lump sum basis and shall include all labor and materials necessary to provide and maintain the erosion control BMPs on this project in compliance with the SWPPP and the TPDES General Permit No. TXR150000. The costs of maintenance or any additional erosion controls above and beyond those described in the SWPPP and ECP necessary to maintain compliance with the TPDES permit are subsidiary to this pay item.
- N. Payment for this bid item shall be paid for at the unit price bid for "SWPPP".

BID ITEM NO. 2 SECTION II – Soil Retention Blanket, Seeding and Topsoil:

The provisions of NCTCOG Item 202.15 - "Erosion Control Blankets" shall apply except as modified or clarified below:

- A. Soil Retention Blanket shall be installed on all side slopes where specified immediately after seeding.
- B. Soil Retention Blanket shall be American Excelsior Company Curlex I or approved equal.
- C. Soil Retention Blanket shall be installed by rolling mat parallel to the direction of water flow.
- D. The Contractor shall install Soil Retention Blanket according to manufacturer instructions.
- E. Vegetation re-establishment associated with damage from access shall be incidental to the project bid items. All disturbed areas shall be restored in kind with grass and soil retention blankets when slopes exceed 6:1.
- F. The cost of topsoil, seeding, fertilizer, watering and mowing shall be included in this bid item.
- G. Measurement and payment shall be made per square yard of Soil Retention Blanket placed and shall include the cost of preparing the soil, seeding, furnishing, and installing mat, and all incidentals necessary to complete the work.
- H. Payment for this bid item shall be paid for at the unit price bid for “Hydromulch Seeding with Retention Blanket”.

BID ITEM NO. 1 Section III – Irrigation Repairs and Modifications

- A. This item includes all labor, equipment, materials, testing, and incidentals required for the repair of and modification to existing irrigation systems within the park necessary for the construction of any of the proposed improvements shown in the plans. Incidentals include but are not limited to: pvc irrigation pipe, heads, bends, control valves, wiring, caps, and plugs.
- B. The work for this item shall be conducted by or under the direct supervision of a licensed irrigator.
- C. The Contractor shall be responsible for ensuring that all areas disturbed by the construction activities are restored to existing or better conditions at no additional cost.
- D. Measurement for this bid item shall be lump sum.
- E. Payment for this bid item shall be paid for at the unit price bid for “Irrigation Repairs and Modifications”. Payment of a portion of the lump sum may be made based on percentage complete of the item.

BID ITEM NO. 2 SECTION III – Tree Protection

The provisions of NCTCOG Item 201.1 - “Removal, Protection, and Replacement of Trees, Shrubbery, Plants, Sod, and Other Vegetation” shall apply except as modified or clarified below:

- A. This item includes all labor, equipment, materials and incidentals required to install and maintain tree protection at the locations and in accordance with the notes and details shown in the plans.
- B. The Contractor shall protect all trees indicated on the plans within the construction limits of the project. No material shall be stored, and no vehicles shall be parked within the drip line of trees to be protected.
- C. The Contractor shall protect all trees outside of the limits of the project. No material shall be stored, and no vehicles shall be parked within the drip line of trees to be protected.
- D. Any damage to tree’s marked to be protected within the limits of the project or trees outside of the project limits during the construction process which results in the death of the tree shall be replaced in kind and any associated irrigation and bubblers necessary for the establishment of said tree shall be paid for at the Contractors expense. The City shall have the right to approve of the replacement tree.
- E. For damage to tree’s marked to be protected within the limits of the project or trees outside of the project limits during the construction process which will likely results in the death of the tree a \$1000 retainage, in excess of other contractual retainages, per tree shall be held for a duration of six (6) months after the substantial completion of the project. If within the six (6) month period immediately following substantial completion the tree dies, then the Contractor shall replace the tree in kind and any associated irrigation and bubblers necessary for the establishment of said tree shall be paid for at the Contractors expense. The City shall have the right to approve of the replacement tree.
- F. Measurement for this bid item shall be per each.
- G. Payment for this bid item shall be paid for at the unit price bid for “Tree Protection”.

SECTION T-1

GENERAL

Materials furnished and construction methods utilized for this Project shall be in conformance with the North Central Texas Council of Governments (NCTCOG) "Standard Specifications for Public Works Construction" (Newest Version), as amended or supplemented (**SEPARATE DOCUMENT NOT INCLUDED**), and the Texas Department of Transportation (TXDOT) "Standard Specifications for Construction and Maintenance of Highways, Streets, and Bridges" (Newest Version), as amended or supplemented (**SEPARATE DOCUMENT NOT INCLUDED**). Including the current engineering specifications and city ordinances and rules governing improvements upon subdivisions of land within the jurisdiction of the City of Sanger, Texas. Where conflicts exist, the following documents shall govern in the following order: (1) City of Sanger Ordinances; (2) Construction Plans; (3) Project Manual; (4) NCTCOG's "Standard Specifications for Public Works Construction.; (5) TXDOT's "Standard Specifications for Construction and Maintenance of Highways, Streets, and Bridges"

END OF SECTION

SECTION T-2

PORTER PARK POND REHABILITATION

1. GENERAL

The Project consists of the rehabilitation of Porter Park Pond, a retention facility located at the southern end of Sanger Sports Park experiencing abnormal water level loss. The elements of the project include, but are not limited to: excavating, storm drainage improvements, grading, park signage, aquatic species relocation, irrigation repairs and modifications, and erosion control. All existing utilities shall be located/secured/relocated as necessary before ANY grading or demolition begins. Contractor shall notify City if any utilities differ from their locations on the plans. Refer to the plans for the location of the Project. SWPPP permit must be acquired and implemented prior to ANY grading or demolition activity.

2. COMPLETING THE PROJECT

The Contractor shall employ the use of any means and methods appropriate to accomplish the task of completing the Project.

Areas to be graded shall be properly staked before grade work is performed.

Other items on the site are specified on the Construction Documents/Project Manual.

The Contractor shall complete this Project in accordance with the following:

A. Plan of Work

Prior to beginning work, the Contractor must submit a written plan to the Owner for review fully describing his proposed plan of work for completing this Project. The plan of work shall include the following information:

- 1) Detailed schedule of work.
- 2) Plan for collecting, containing, and disposing of waste material generated.
- 3) Plan for protecting ground around work and property which would reasonably be affected thereby.
- 4) Plan for worker safety and health.
- 5) Quality control plan.
- 6) Trench safety plan (as per NCTCOG specifications).
- 7) SWPPP.

B. Safety Precautions

The Contractor shall be fully responsible for the safety of the workmen on this Project and public in the vicinity of this Project at all times during the construction process. If required, protective equipment, abrasive resistant clothing, head covering, gloves, foot covering, safety shoes, leather gloves, ear protection and OSHA approved respirators shall be utilized as a minimum during the of the work.

Contractor shall provide all workers at least the minimum described safety equipment as well as that required by OSHA. If applicable, Contractor shall equip all workers that remove the painting system and cut or torch the existing steel with the proper OSHA respirators in accordance with OSHA 29CFR 1926.62 (t). The Contractor shall presume an initial airborne exposure to concrete dust, lead, silver, and other heavy metals for workers and provide appropriate protection from the presumed exposed level to lead, silver, and other heavy metals until such time as air tests established a lower exposure. Documentation from the Contractor and the Contractor's independent laboratory conducting air tests shall be submitted to the City to justify a lesser respirator.

C. Contractor Liability

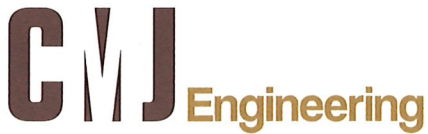
Contractor shall be solely liable for all claims for personal and property damage including death, which results from the construction operations on this Project. If complaints are received by the Contractor or City from anyone, the Contractor shall investigate the complaint immediately and report in writing to the City corrective action Contractor is taking. It shall be the Contractor's complete responsibility to correct or make whole any damage or injuries caused by his operations.

D. Payment

Payment for work performed under this section of the specifications shall be paid as shown in the bid proposal. Payment will be for all work, materials and necessary appurtenances to complete the work. Payment for those items of work described in this section of the specifications for which no specific pay item is provided in the bid proposal shall be subsidiary to the items shown on the bid proposal.

APPENDIX

GEOTECHNICAL REPORT 117-24-360



July 29, 2024

Halff Associates, Inc.
2601 Meacham Boulevard, Suite 600
Fort Worth, Texas 76137

Attn: Mr. Samson Lotigo, P.E.

**RE: CMJ REPORT 117-24-360
POND INVESTIGATION
SANGER SPORTS PARK
SANGER, TEXAS**

Dear Mr. Lotigo:

INTRODUCTION

CMJ Engineering, Inc. (CMJ) is pleased to present herein the results of a geotechnical investigation for the existing retention pond located in the southern portion of Sanger Sports Park in Sanger, Texas. The geotechnical services were performed in general accordance with CMJ Proposal No. 24-9424 dated January 9, 2024. Authorization to perform this investigation was provided via Standard Subcontract for Subsurface Services with Halff Associates, Inc., Project Number (AVO): 57185.001 dated March 20, 2024.

The project consists of investigating the existing soil stratigraphy around the existing pond in order to evaluate their in-situ permeability and water retention characteristics. The City of Sanger reports the pond has not been holding water recently; however, it is understood the pond did not experience significant water losses prior to approximately 2 years ago. Erosion of the pond banks was observed, particularly at the base of the existing primary concrete spillway and around the existing stormwater outfalls which outlet into the pond. The pond was constructed entirely as cut below existing grade circa 2011.

FIELD INVESTIGATION

Subsurface materials were explored by three (3) vertical soil borings drilled to a depth of 25 feet. The borings were drilled using truck-mounted drilling equipment at the approximate locations shown on the Plan of Borings, Plate A.1. The boring logs are included on Plates A.4 through A.6 and keys to classifications and symbols used on the log are provided on Plates A.2 and A.3. Detailed descriptions of the field and laboratory procedures are on file and available upon request. Ground surface elevations shown on the borings logs are approximate, as interpreted from topographic survey data provided by Halff Associates.

CMJ Engineering	7636 Pebble Drive
p: 817.284.9400	Fort Worth, TX 76118
f: 817.589.9993	www.cmjengr.com



SUBSURFACE CONDITIONS AND LABORATORY TESTING

Soils encountered consist of dark brown, brown, light brown and gray silty clays and clays of moderate to high plasticity. These clay soils contain various ironstone nodules, iron seams, and occasional calcareous nodules. Light brown and gray sandy clays containing gravel are present below 20 feet in Borings B-1 and B-2. In addition, tan clayey sand containing gravel is present below 22 feet in Boring B-3.

The borings were drilled using continuous drilling methods in order to observe ground-water seepage during drilling. Ground-water seepage was encountered at depths of 12 to 17 feet during drilling. Water levels of 7 to 12 feet were observed at the completion of drilling operations. It should be recognized that ground water conditions will vary with fluctuations in rainfall. Fluctuations of the ground water level can occur due to seasonal variations in the amount of rainfall; site topography and runoff; hydraulic conductivity of soil strata; and other factors not evident at the time the borings were performed. Ground water levels near the observed levels should be anticipated throughout the year. Due to the variable subsurface conditions, long-term observations would be necessary to more accurately evaluate the ground water level. Such observations would require installation of piezometer or observation wells which are sealed to prevent the influence of surface water. The possibility of ground-water level fluctuations should be considered when developing the design and construction plans for the project.

Laboratory testing consisted of moisture content and soil identification, liquid and plastic limits determinations, gradations and laboratory permeability. Atterberg Limit determinations indicate Liquid Limits varying from 27 to 55 with Plasticity Indices varying from 13 to 35. Percentages of material passing through the No. 200 sieve ranged from 31 to 97 percent with clay fractions ranging from 27 to 41 percent. The lower plasticity index and minus the No. 200 sieve results are associated with the sandy clay and clayey sand materials present below 20- to 22-foot depths. Particle size analyses are provided on Plates A.7 through A.10. Four hydraulic conductivity (USACE EM 110-2-1906, Appendix VII) tests were performed on selected undisturbed recovered samples of the clay and silty clay materials, with tested values of 8.5×10^{-8} to 1.2×10^{-7} cm/s as documented on the attached hydraulic conductivity test reports, Plates A.11 through and A.14.

POND RETENTION RECOMMENDATIONS

Summary of Results

Clay soils with a Plasticity Index on the order of 20 or greater are considered to be relatively impervious and would normally be considered to provide adequate protection against large seepage losses. A maximum permeability value of 1.0×10^{-7} cm/s or less is a typical goal for pond soil liner materials. The plasticity indices of the clay soils encountered in the borings within the approximate pond depth range (pond bottom near Elevation 597) vary from 21 to 35, with an average value of 28. Based on these plasticity index results, large seepage losses would not be anticipated, particularly considering the results of permeability testing, being on the order of 1.0×10^{-7} or less. However, the soils with tested plasticity indices closer to 20 which were found in Boring B-2 and below 15- to 16- foot depths in Borings B-1 and B-3 are considered marginal materials with respect to water retention. Particle size analyses and permeability testing results indicate significant silt and clay fractions, thus the seepage losses should occur rather slowly. Based on historic aerial imagery, a large and mature tree was present within the pond bottom. It is not known to what degree of grubbing and associated root removal took place during construction. If left in place, decayed roots can also lead to seepage losses, particularly if there exists a direct pathway to the underlying materials of higher permeability.

Pond Liner Alternatives

Many options are available to decrease the permeability characteristics of the existing pond bottom materials to reduce the observed losses, depending on the availability and cost of the options. The following may be considered:

- Clay soils excavated from nearby surface sources possessing a Plasticity Index of at least 25 and a minimum clay fraction of 30 percent.
- Man-made polyethylene or comparable liner
- Other manufactured liner alternatives
- Modification of existing soils with bentonite or propriety chemicals

Prior to the installation of any of the above methods, all areas to be excavated or to receive a liner or liner materials should be cleared, grubbed, and stripped prior to excavation and subgrade preparation.

Clearing and grubbing should consist of the removal of all large vegetation, abandoned structures, and debris, including all roots 1 inch or larger in diameter, to a minimum depth of 12 inches. Stripping should consist of the removal of all topsoil, roots, vegetation and rubbish not removed by the clearing and grubbing operation. Additionally, any other unsatisfactory or otherwise objectionable materials should be removed from the subgrade area. The stripped areas should be observed by the Engineer to determine if additional excavation is required to remove unsuitable materials that would adversely affect liner placement process. The subgrade should be firm and able to support the construction equipment without displacement. Soft or yielding subgrade shall be corrected and made stable before construction proceeds. The subgrade shall be proof rolled to detect soft spots, which if exist, should be reworked. Proof rolling should be performed using a heavy pneumatic tired roller, loaded dump truck, or similar equipment weighing approximately 25 tons. The proof rolling operations should be observed by the Engineer.

An imported clay liner, if used, should be a minimum 2 feet thick with a Plasticity Index of 25 or greater. The liner clays should be placed in 6-inch lifts, moistened to their optimum moisture content or above, and compacted to at least 95 percent of Standard Proctor Compaction (ASTM D698). Four 6-inch lifts of liner soils are recommended to produce a full 2-foot natural soil liner. Prior to placing subsequent lifts, it is highly recommended that the previous lift be lightly scarified to assure a proper bond between the lifts of fill. In-situ density tests also are recommended on each lift of fill to assure that the proper moisture and density is achieved. In order to help provide a homogeneous liner, a minimum of four passes of the tamping foot roller should be provided, even if the recommended density is achieved with fewer passes. Field density tests (including moisture content) taken at a minimum of one field density test for each 5,000 square feet of compacted area is recommended. For small or critical areas, the frequency of testing should be reduced to one test per 2,500 square feet or less. The earthwork operations should be observed and tested on a continuing basis by an experienced geotechnician working in conjunction with the project geotechnical engineer. Each lift should be compacted, tested, and approved before another lift is added. In order to maintain a crack free final liner zone, it is preferable to keep the liner soils continually moist. If the liner soils are allowed to dry, desiccation cracks can open up through the liner, allowing sands and silts to enter the cracks and essentially produce a “hole” in the final liner material. Care should be taken that desiccation is not permitted during construction and that the completed liner is not allowed to dry prior to re-filling the pond.

Man-made liners also can be established as a positive seepage cut off. Consideration should be given to 30-mil manufactured polyethylene or similar material. Where overlapping is necessary, the seams in the overlap should be appropriately bonded together to prevent moisture migration. The manufactured material should be checked for effects of ultra-violet radiation and deterioration potential over time. In addition, it is extremely important that no punctures be allowed in the liner during installation.

Other manufactured liner materials might consist of manufactured geosynthetic clay liners (e.g., Bentomat) or similar bentonite/geotextile material. As in the case of other manufactured liners, manufacturer's recommendations for overlapping should be followed and no surface puncturing should be allowed. These liners have the advantage of ease of placement and not being susceptible to seepage problems due to liner cracking upon drying.

As an additional alternative, the existing soils could be mixed with imported bentonite clay to produce a new pond lining with reduced permeability characteristics. We recommend a minimum of 3 percent bentonite be used to modify the existing soils for a minimum 12-inch-thick bentonite treated zone. The amount of bentonite should be on the order of 36 pounds per square yard for a 12-inch depth. The bentonite should be thoroughly mixed and blended with the upper 12 inches of the subgrade. The subgrade should be processed by discing or pulverizing throughout the 12-inch thickness to break up and reduce clod size, and provide additional blending of materials. Processing should consist of at least five passes of a fully penetrating disc plow or three passes of a fully penetrating roto-till pulverizer. Additional passes of the processing equipment should be performed as necessary to accomplish breaking up, reduction of clod size, and blending the bentonite-soil mixture. Each successive pass of the processing equipment should be in a direction perpendicular to the previous pass, where working space permits. As similar to a natural soil liner, it is recommended that the bentonite/onsite soil liner be moistened and compacted as recommended above. The moisture content of the soil should be adjusted, if necessary, by either aeration or the addition of water to bring the moisture content within the recommended range. Water required for sprinkling to bring the fill material to the proper moisture content should be applied evenly. When the moisture content and the condition of the soil-bentonite mixture are satisfactory, compaction should be performed with a heavy tamping foot (sheep's foot) roller with fully penetrating feet either towed by a crawler-type tractor or the self-propelled type. The tamping foot roller should weigh no less than 2,000 pounds per linear foot of drum width.

Proprietary methods are also available for treating existing soils in order to reduce permeability. Seepage Control, Inc. in Chandler, Arizona manufactures and installs a product named ESS-13 which has been used successfully to reduce permeability of existing soils for pond applications. This specialty contractor would be contacted directly for further information.

Dewatering of Excavations

The following information is provided as a guideline only. The contractor should be responsible for selecting and providing appropriate excavation dewatering systems for use during construction.

Ground water may be encountered within excavations greater than 7 feet below grade as referenced at the exploration boring locations. The decision as to the method for handling ground water depends upon such factors as the soil characteristics within the excavation depths, site hydrogeology, the size and depth of the excavation, method of excavation and side slopes.

The choice of a particular method or a combination of methods for dewatering any given excavation will require an analysis of the subsurface soil and ground water conditions, the requirements of the work, and the contractor’s experience with dewatering excavations. Once these factors are known, consideration can be given to the various methods available for handling ground water and a selection can be made as to a suitable method. A certain amount of flexibility is important in the dewatering process.

Regardless of the dewatering method selected, it should be capable of lowering and continuously maintaining the ground-water surface a minimum of 2 feet below the base of all excavations throughout the construction period. The contractor should be required to provide adequate personnel and equipment to operate and maintain the dewatering system on a 24-hour basis, as required.

ANCILLARY COMMENTS

Acceptance of Imported Fill

Any soil imported from off-site sources should be tested for compliance with the recommendations for the particular application and approved by the Engineer prior to the materials being used. The owner also should require the contractor to obtain a written, notarized certification from the

landowner of each proposed off-site soil borrow source stating that to the best of the landowner's knowledge and belief there has never been contamination of the borrow source site with hazardous or toxic materials. The certification should be furnished to the owner prior to proceeding to furnish soils to the site. The soil materials derived from the excavation of underground petroleum storage tanks should not be used as fill on this project.

Excavation

The side slopes of excavations through the overburden soils should be made in such a manner to provide for their stability during construction. Structures, pipelines or other facilities, which are constructed prior to or during the currently proposed construction and which require excavation, should be protected from loss of end bearing or lateral support.

Temporary construction slopes and/or permanent embankment slopes should be protected from surface runoff water. Site grading should be designed to allow drainage at planned areas where erosion protection is provided, instead of allowing surface water to flow down unprotected slopes.

The contractor must comply with all applicable safety regulations concerning trench safety and excavations including, but not limited to, OSHA regulations.

Erosion and Sediment Control

All disturbed areas should be protected from erosion and sedimentation during construction, and all permanent slopes and other areas subject to erosion or sedimentation should be provided with permanent erosion and sediment control facilities. All applicable ordinances and codes regarding erosion and sediment control shall be followed.

CLOSURE

CMJ Engineering, Inc. appreciates the opportunity to perform this investigation and provide the recommendations herein. Readers should understand that the onsite materials have significant variability in soil type and grain size consistency. As a result, it is highly recommended that, upon completion of the excavation for the pond, CMJ Engineering, Inc. be retained to view the pond bottom soils and provide any further comments or recommendations regarding liner usage and placement. It is recommended that CMJ Engineering, Inc. be allowed the opportunity to perform appropriate moisture and density testing of any potential liner soils to verify their material compaction characteristics. Please contact us should questions arise on information contained herein.



Half Associates, Inc.
Pond Investigation – Sanger Sports Park
Project No. 117-24-360
July 29, 2024

Page 8

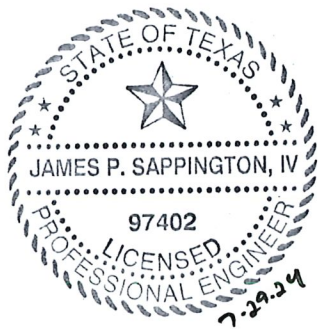
The following plates are attached and complete this report:

- Plate A.1 - Plan of Borings
- Plate A.2 - Unified Soil Classification System
- Plate A.3 - Key to Classification and Symbols
- Plates A.4 – A.6 - Logs of Borings
- Plate A.7 – A.10 - Particle Size Distribution Reports
- Plates A.11 – A.14 - Hydraulic Conductivity Test Reports

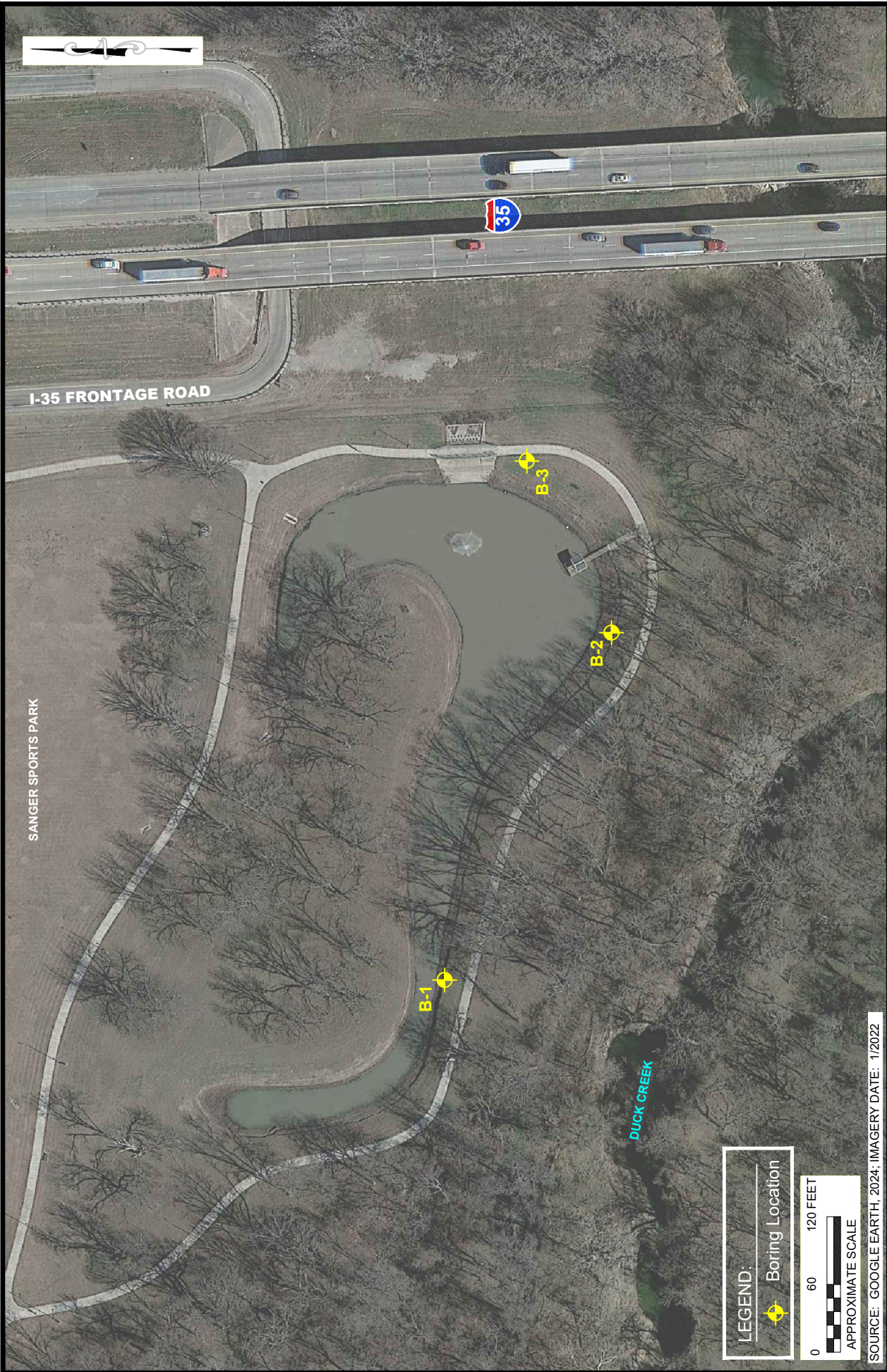
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Respectfully submitted,
CMJ ENGINEERING, INC.
TEXAS FIRM REGISTRATION NO. F-9177

James P. Sappington IV, P.E.
President
Texas No 97402



copies submitted: (1) Mr. Samson Lotigo, P.E.; Half Associates, Inc. (by email and mail)
(1) Mr. Jacob T. Hays, P.E.; Half Associates, Inc. (by email)



Item 21.

CMJ Engineering
 CMJ Project No. 117-24-360

PLAN OF BORINGS

Pond Investigation
 Sanger Sports Park
 Sanger, Texas

Plate
 A.1

357

Major Divisions		Grp. Sym.	Typical Names	Laboratory Classification Criteria				
Coarse-grained soils (more than half of the material is larger than No. 200 sieve size)	Gravels (More than half of coarse fraction is larger than No. 4 sieve size)	Clean gravels (Little or no fines)	GW	Well-graded gravels, gravel-sand mixtures, little or no fines	$C_u = \frac{D_{60}}{D_{10}}$ greater than 4; $C_c = \frac{(D_{30})^2}{D_{10} \times D_{60}}$ between 1 and 3			
		Gravels with fines (Appreciable amount of fines)	GP	Poorly graded gravels, gravel-sand mixtures, little or no fines	Not meeting all gradation requirements for GW			
			GM	Silty gravels, gravel-sand-silt mixtures	Liquid and Plastic limits below "A" line or P.I. greater than 4	Liquid and plastic limits plotting in hatched zone between 4 and 7 are borderline cases requiring use of dual symbols		
			GC	Clayey gravels, gravel-sand-clay mixtures	Liquid and Plastic limits above "A" line with P.I. greater than 7			
	Sands (More than half of coarse fraction is smaller than No. 4 sieve size)	Clean sands (Little or no fines)	SW	Well-graded sands, gravelly sands, little or no fines	$C_u = \frac{D_{60}}{D_{10}}$ greater than 6; $C_c = \frac{(D_{30})^2}{D_{10} \times D_{60}}$ between 1 and 3			
			SP	Poorly graded sands; gravelly sands, little or no fines	Not meeting all gradation requirements for SW			
		Sands with fines (Appreciable amount of fines)	SM	Silty sands, sand-silt mixtures	Liquid and Plastic limits below "A" line or P.I. less than 4	Liquid and plastic limits plotting between 4 and 7 are borderline cases requiring use of dual symbols		
			SC	Clayey sands, sand-clay mixtures	Liquid and Plastic limits above "A" line with P.I. greater than 7			
			Determine percentages of sand and gravel from grain size curve. Depending on percentage of fines (fraction smaller than No. 200 sieve size), coarse-grained soils are classified as follows: Less than 5 percent.....GW, GP, SW, SP More than 12 percent.....GM, GC, SM, SC 5 to 12 percent..... <i>Borderline</i> cases requiring dual symbols					
			Fine-grained soils (More than half of material is smaller than No. 200 sieve)		Sils and clays (Liquid limit less than 50)	ML	Inorganic silts and very fine sands, rock flour, silty or clayey fine sands, or clayey silts with slight plasticity	<p>Plasticity Index</p> <p>Liquid Limit</p> <p>Plasticity Chart</p>
Sils and clays (Liquid limit greater than 50)	CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, and lean clays						
	OL	Organic silts and organic silty clays of low plasticity						
	MH	Inorganic silts, micaceous or diatomaceous fine sandy or silty soils, elastic silts						
	CH	Inorganic clays of high plasticity, fat clays						
OH	Organic clays of medium to high plasticity, organic silts							
Highly Organic soils	Pt	Peat and other highly organic soils						

SOIL OR ROCK TYPES											
	GRAVEL		LEAN CLAY		LIMESTONE						
	SAND		SANDY		SHALE						
	SILT		SILTY		SANDSTONE						
	CLAYEY		HIGHLY PLASTIC CLAY		CONGLOMERATE	Shelby Tube	Auger	Split Spoon	Rock Core	Cone Pen	No Recovery

TERMS DESCRIBING CONSISTENCY, CONDITION, AND STRUCTURE OF SOIL

Fine Grained Soils (More than 50% Passing No. 200 Sieve)

Descriptive Item	Penetrometer Reading, (tsf)
Soft	0.0 to 1.0
Firm	1.0 to 1.5
Stiff	1.5 to 3.0
Very Stiff	3.0 to 4.5
Hard	4.5+

Coarse Grained Soils (More than 50% Retained on No. 200 Sieve)

Penetration Resistance (blows/foot)	Descriptive Item	Relative Density
0 to 4	Very Loose	0 to 20%
4 to 10	Loose	20 to 40%
10 to 30	Medium Dense	40 to 70%
30 to 50	Dense	70 to 90%
Over 50	Very Dense	90 to 100%

Soil Structure

Calcareous	Contains appreciable deposits of calcium carbonate; generally nodular
Slickensided	Having inclined planes of weakness that are slick and glossy in appearance
Laminated	Composed of thin layers of varying color or texture
Fissured	Containing cracks, sometimes filled with fine sand or silt
Interbedded	Composed of alternate layers of different soil types, usually in approximately equal proportions

TERMS DESCRIBING PHYSICAL PROPERTIES OF ROCK

Hardness and Degree of Cementation

Very Soft or Plastic	Can be remolded in hand; corresponds in consistency up to very stiff in soils
Soft	Can be scratched with fingernail
Moderately Hard	Can be scratched easily with knife; cannot be scratched with fingernail
Hard	Difficult to scratch with knife
Very Hard	Cannot be scratched with knife
Poorly Cemented or Friable	Easily crumbled
Cemented	Bound together by chemically precipitated material; Quartz, calcite, dolomite, siderite, and iron oxide are common cementing materials.

Degree of Weathering

Unweathered	Rock in its natural state before being exposed to atmospheric agents
Slightly Weathered	Noted predominantly by color change with no disintegrated zones
Weathered	Complete color change with zones of slightly decomposed rock
Extremely Weathered	Complete color change with consistency, texture, and general appearance approaching soil

Project No. 117-24-360	Boring No. B-1	Project Pond Investigation Sanger Sports Park - Sanger, Texas
Location See Plate A.1		Water Observations Seepage at 12' during drilling; water at 12' at completion
Completion Depth 25.0'	Completion Date 6-19-24	

Depth, Ft.	Symbol	Samples	Surface Elevation	Type	REC %	RQD %	Blows/Ft. or Pen Reading, T.S.F.	Passing No 200 Sieve, %	Liquid Limit, %	Plastic Limit, %	Plasticity Index	Moisture Content, %	Unit Dry Wt. Lbs./Cu. Ft.	Unconfined Compression Pounds/Sq. Ft.
			609.0	CME-55, w/ CFA										
Stratum Description														
5				SILTY CLAY , dark brown, w/ ironstone nodules and iron seams, stiff to very stiff -hard above 2'			4.5+					15		
							2.0		49	19	30	20	98	
							3.0					24		
							3.0					22		
							4.0					21		
							3.25					21		
							2.25	93	49	20	29	25		
			594.0	-firm below 14'			1.0					25	93	
				SILTY CLAY , brown, w/ ironstone nodules and iron seams, soft to firm			1.0	88	40	16	24	25		
							0.75					28		
			589.0				1.5					23		
				SANDY CLAY , light brown, w/ gravel, ironstone nodules, and iron seams, stiff -w/ gray above 22' -hard below 22'			4.5+					12		
							4.5+					13		
			584.0											

LOG OF BORING 117-24-360.GPJ CMJ.GDT 7/29/24

Project No. 117-24-360	Boring No. B-2	Project Pond Investigation Sanger Sports Park - Sanger, Texas
Location See Plate A.1		Water Observations Seepage at 17' during drilling; water at 12' at completion
Completion Depth 25.0'	Completion Date 6-19-24	

Depth, Ft.	Symbol	Samples	Surface Elevation	Type	REC %	RQD %	Blows/Ft. or Pen Reading, T.S.F.	Passing No 200 Sieve, %	Liquid Limit, %	Plastic Limit, %	Plasticity Index	Moisture Content, %	Unit Dry Wt. Lbs./Cu. Ft.	Unconfined Compression Pounds/Sq. Ft.
			607.0	CME-55, w/ CFA										
Stratum Description														
5			601.0	SILTY CLAY , dark brown, w/ ironstone nodules and iron seams, very stiff to hard			4.5+					15		
							3.75					20		
							4.5+		40	17	23	17		
				SANDY SILTY CLAY , brown, w/ ironstone nodules and iron seams, stiff to very stiff -w/ calcareous nodules below 8'			4.0					17		
							3.75					16		
							3.0					15	104	
							3.0		35	14	21	14		
							1.75					17		
			591.0	SILTY CLAY , brown, w/ calcareous nodules, ironstone nodules and iron seams, stiff to very stiff			3.5		47	16	31	20		
							2.75					20		
			587.0	SANDY CLAY , light brown, w/ gravel, ironstone nodules, and iron seams, very stiff to hard			4.5+					12		
							4.0		27	14	13	13		
							50/4.5"							
			582.0											

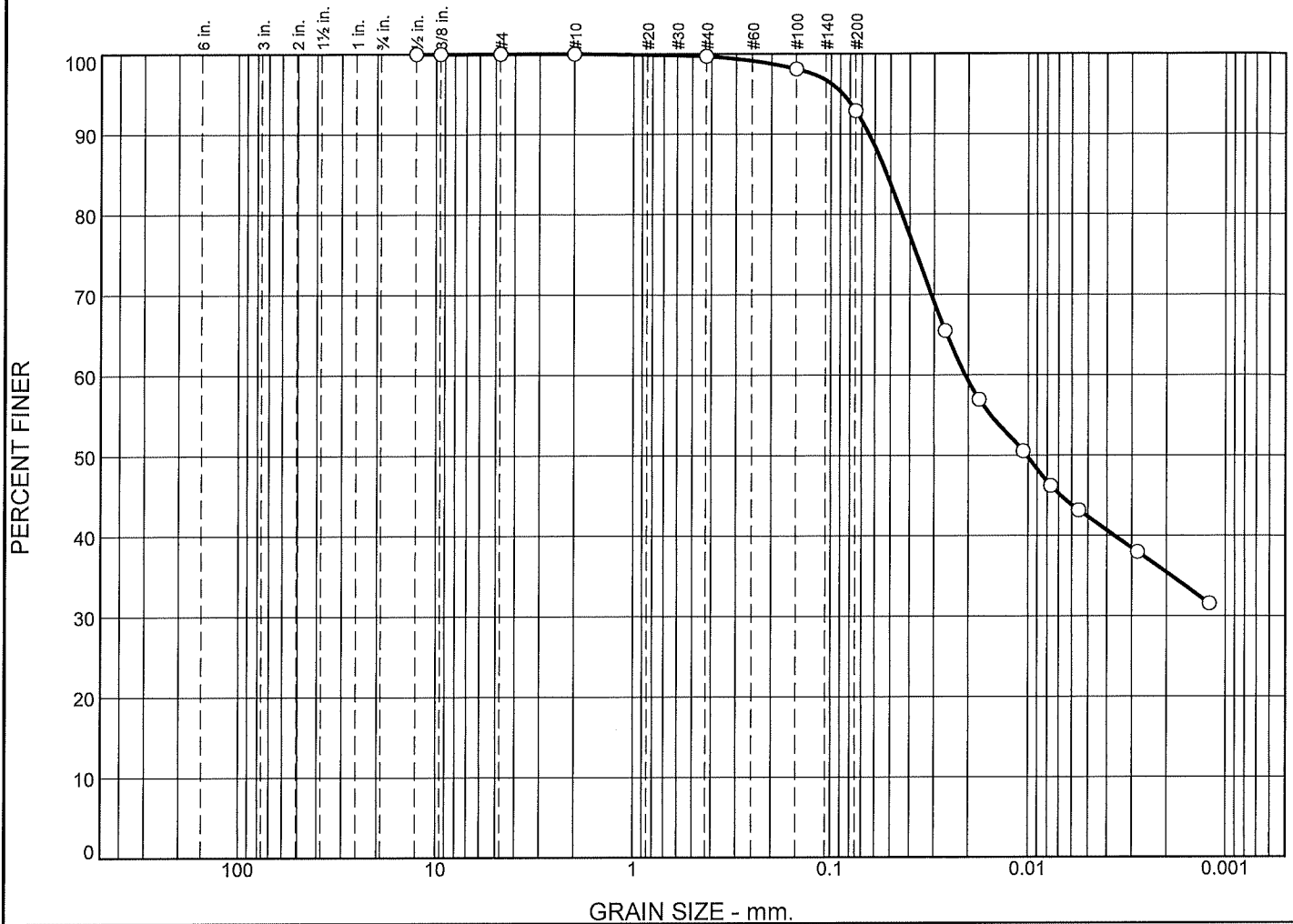
LOG OF BORING 117-24-360.GPJ CMJ.GDT 7/29/24

Project No. 117-24-360	Boring No. B-3	Project Pond Investigation Sanger Sports Park - Sanger, Texas
Location See Plate A.1		Water Observations Seepage at 12' during drilling; water at 7' at completion
Completion Depth 25.0'	Completion Date 6-19-24	

Depth, Ft.	Symbol	Samples	Surface Elevation	Type	REC %	RQD %	Blows/Ft. or Pen Reading, T.S.F.	Passing No 200 Sieve, %	Liquid Limit, %	Plastic Limit, %	Plasticity Index	Moisture Content, %	Unit Dry Wt. Lbs./Cu. Ft.	Unconfined Compression Pounds/Sq. Ft.
			607.0	CME-55, w/ CFA										
Stratum Description														
5			601.0	SILTY CLAY , dark brown, w/ ironstone nodules and iron seams, stiff -hard above 2'			4.5+		46	18	28	19		
							2.5					25		
							1.75					24		
							2.5					24	95	
							2.25	97	55	20	35	27		
							2.0					29		
							2.5					21		
							2.5					18		
			591.0	SILTY CLAY , light brown and gray, w/ calcareous nodules, ironstone nodules, and iron seams, stiff			2.0	89	40	16	24	22		
							2.5					23		
							2.0					23		
			585.0	CLAYEY SAND , tan, w/ gravel and calcareous nodules, very dense										
			582.0				50/5.125"	31				11		

LOG OF BORING 117-24-360.GPJ CMJ.GDT 7/29/24

Particle Size Distribution Report



% +3"	% Gravel		% Sand			% Fines	
	Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
0.0	0.0	0.0	0.0	0.3	6.8	57.5	35.4

LL	PL	D ₈₅	D ₆₀	D ₅₀	D ₃₀	D ₁₅	D ₁₀	C _c	C _u
49	20	0.0524	0.0208	0.0102					

MATERIAL DESCRIPTION	TEST DATE	USCS	NM
		CL	

Project No. 117-24-360 **Client:** Halff Associates, Inc.
Project: City of Sanger Park Pond Investigation

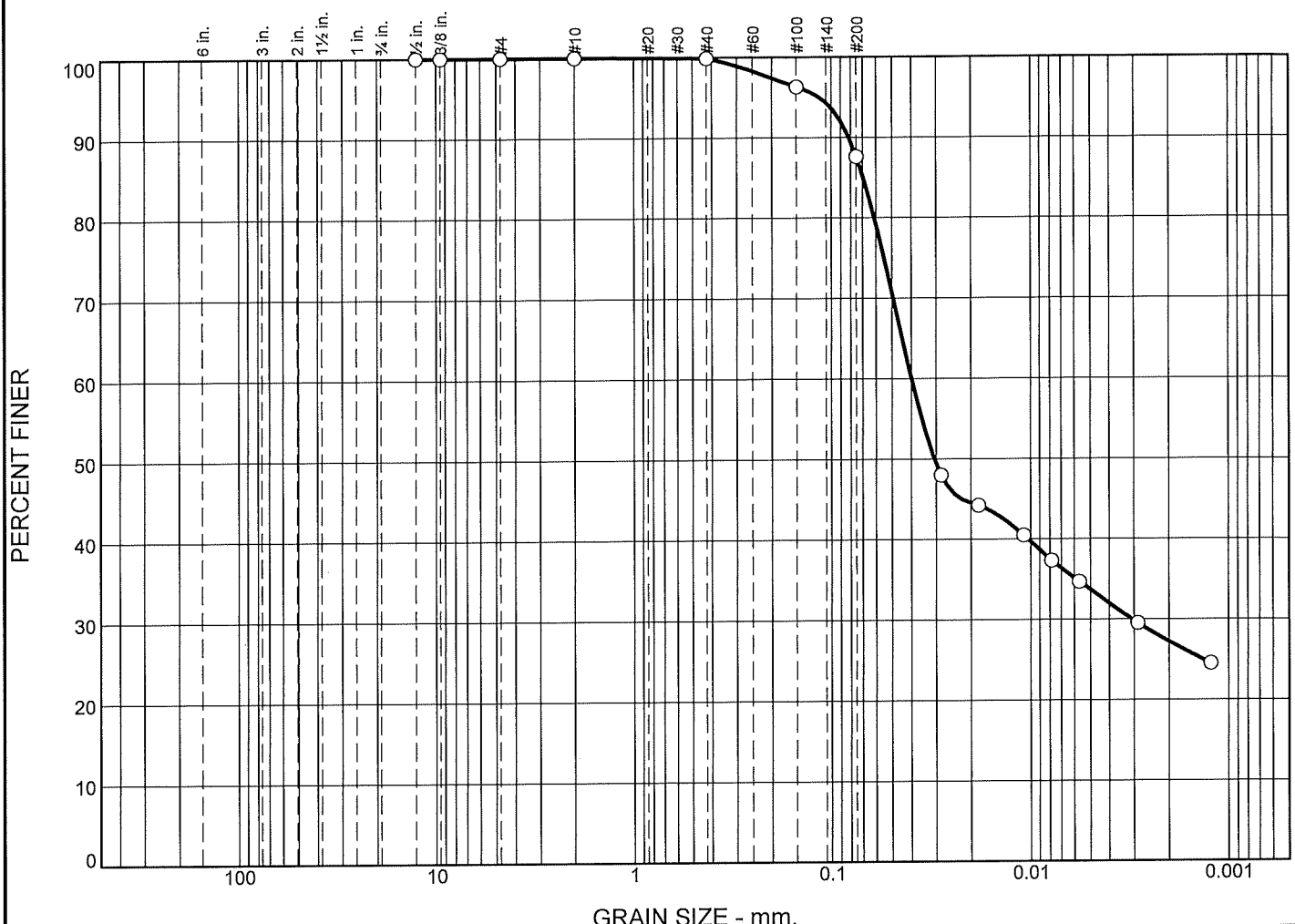
 ○ **Depth:** 12-14 **Sample Number:** B-1

Remarks:

CMJ ENGINEERING, INC.
 Fort Worth, Texas

PLATE A.7

Particle Size Distribution Report



% +3"	% Gravel		% Sand			% Fines	
	Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
0.0	0.0	0.0	0.0	0.1	12.3	60.4	27.2

LL	PL	D85	D60	D50	D30	D15	D10	Cc	Cu
40	16	0.0694	0.0399	0.0306	0.0031				

MATERIAL DESCRIPTION	TEST DATE	USCS	NM
		CL	

Project No. 117-24-360 **Client:** Halff Associates, Inc.
Project: City of Sanger Park Pond Investigation

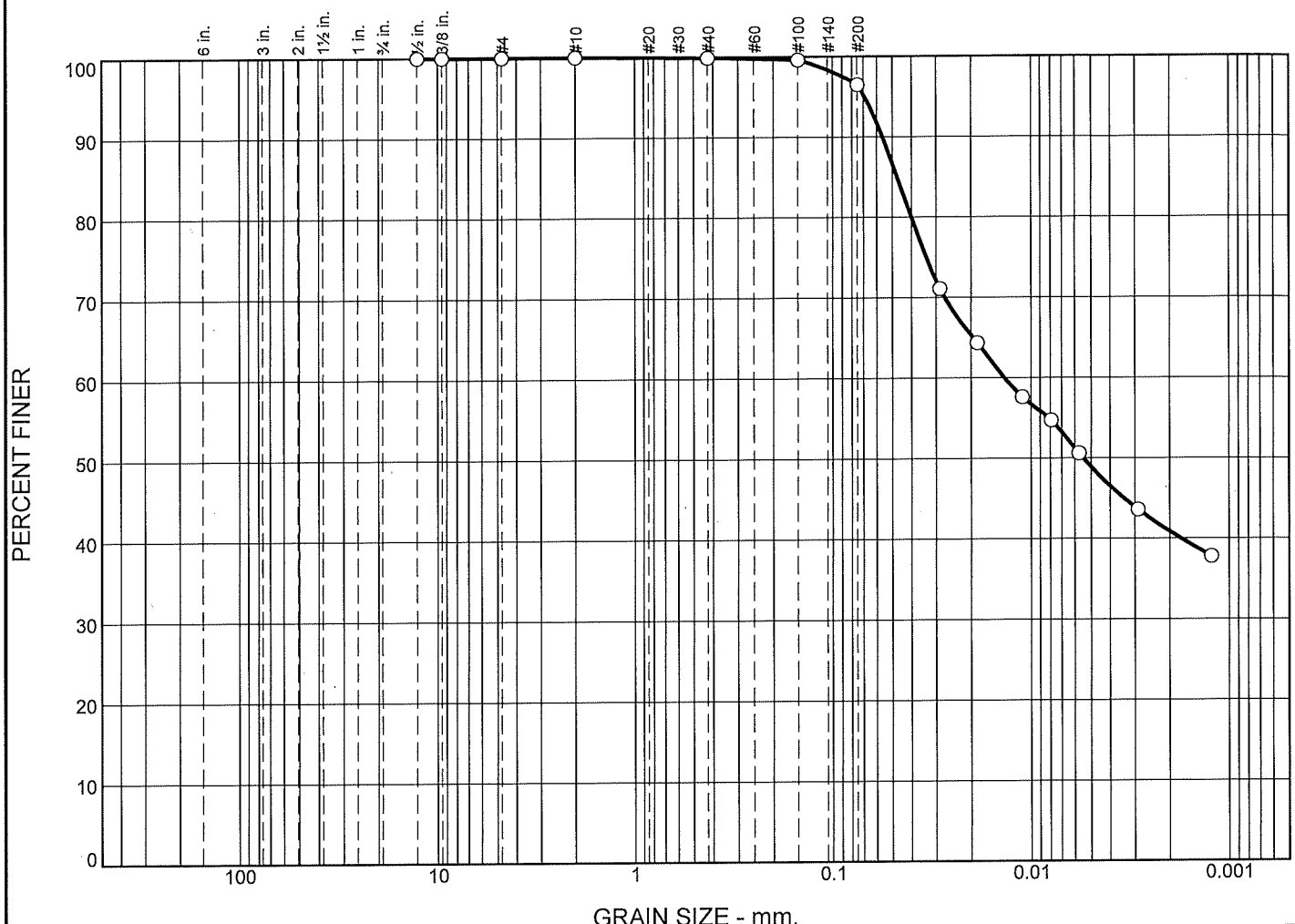
Depth: 16-18 **Sample Number:** B-1

Remarks:

CMJ ENGINEERING, INC.
 Fort Worth, Texas

PLATE A.8
 364

Particle Size Distribution Report



% +3"	% Gravel		% Sand			% Fines	
	Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
0.0	0.0	0.0	0.0	0.1	3.4	55.6	40.9

LL	PL	D ₈₅	D ₆₀	D ₅₀	D ₃₀	D ₁₅	D ₁₀	C _c	C _u
55	20	0.0473	0.0136	0.0055					

MATERIAL DESCRIPTION	TEST DATE	USCS	NM
		CH	

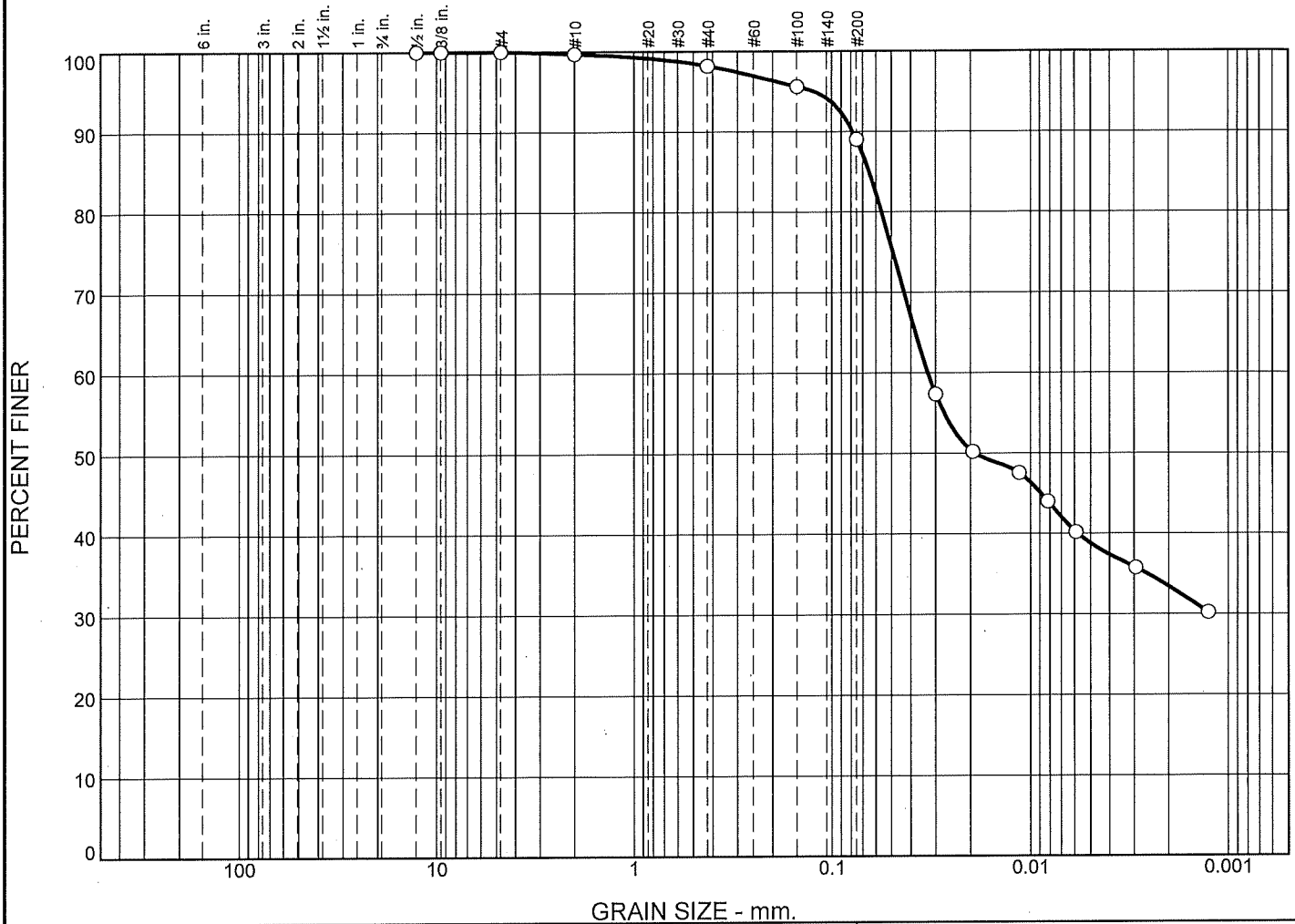
Project No. 117-24-360 **Client:** Half Associates, Inc.
Project: City of Sanger Park Pond Investigation

Depth: 8-10 **Sample Number:** B-3

Remarks:

CMJ ENGINEERING, INC.
 Fort Worth, Texas

Particle Size Distribution Report



% +3"	% Gravel		% Sand			% Fines	
	Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
0.0	0.0	0.0	0.3	1.5	9.2	55.6	33.4

LL	PL	D ₈₅	D ₆₀	D ₅₀	D ₃₀	D ₁₅	D ₁₀	C _c	C _u
40	16	0.0650	0.0328	0.0190					

MATERIAL DESCRIPTION	TEST DATE	USCS	NM
		CL	

Project No. 117-24-360 **Client:** Halff Associates, Inc.
Project: City of Sanger Park Pond Investigation

Depth: 16-18 **Sample Number:** B-3

Remarks:

CMJ ENGINEERING, INC.
 Fort Worth, Texas

PLATE A.10

HYDRAULIC CONDUCTIVITY WORKSHEET

FALLING HEAD - FIXED WALL PERMEAMETER

PROJECT: CMJ
 LOCATION: _____
 MATERIAL: Silty clay, brown
 BORING/SAMPLE: B-1
 PROCTOR # : _____
 SAMPLE ORIENTATION: H _____ V
 Remold _____

JOB No.: 117-24-360
 LAB START DATE: 7/4/2024
 LAB REP. DATE: 7/8/2024
 TECHNICIAN: MLT
 DEPTH/LIFT: 2.0'-4.0'
 PERM FLUID USED: De-aired Tap Water

a. Length of Specimen, L: 1.0 in
 c. Sample Volume
 (0.7854 * a * b ^ 2): 4.909 cu in

b. Avg. Diameter of Specimen: 2.5 in
 d. Wet Unit Weight:
 [((f-h)*3.8095)/c]: 118.2 pcf

INITIAL CONDITIONS

FINAL CONDITIONS

e. Ring + Wet Weight Soil: 691.7 gms
 f. Wet Weight Soil + Tare: 160.7 gms
 g. Dry Weight Soil + Tare: 134.9 gms
 h. Tare Weight: 8.4 gms
 i. Moisture Content
 $[(f-g)/(g-h)]*100$: 20.4 %
 j. Unit Dry Weight
 $[d/(1+(i/100))]$: 98.2 pcf

k. Wet Weight Soil + Tare: 165.3 gms
 l. Dry Weight Soil + Tare: 134.9 gms
 m. Tare Weight: 8.4 gms
 n. Moisture Content
 $[(k-l)/(l-m)]*100$: 24.0 %
 o. Unit Dry Weight
 $[d/(1+(n/100))]$: 95.3 pcf
 p. Ring Weight: 539.4 gms

Date	Time	t sec	Initial Height, ho	Corrected ho - C	Final Height, hf	Corrected hf - C	Temp C	Rt	k @ 20C cm/sec
04-Jul	08:13		39.2	32.5					
04-Jul	20:48	45300			37.6	30.9	22	0.953	1.6E-07
04-Jul	20:48		37.6	30.9					
05-Jul	07:29	38460			36.8	30.1	22	0.953	9.8E-08
05-Jul	07:29		36.8	30.1					
05-Jul	11:40	15060			36.5	29.8	22	0.953	9.6E-08
05-Jul	11:40		36.5	29.8					
05-Jul	16:08	16080			36.2	29.5	22	0.953	9.1E-08
05-Jul	16:08		36.2	29.5					
06-Jul	07:35	55620			35.3	28.6	22	0.953	8.0E-08
04-Jul	20:48		37.6	30.9					
06-Jul	07:35	125220			35.3	28.6	22	0.953	8.9E-08

Height of Top of Specimen 6.71 cm Standpipe Diameter 1.55 cm Standpipe Area 1.887 sq cm
 From Top of Table: _____
 Test Method: Corps of Engineers EM 1110-2-1906, Appendix VII Hx-C = Hx-Ht

HYDRAULIC CONDUCTIVITY WORKSHEET
FALLING HEAD - FIXED WALL PERMEAMETER

PROJECT: CMJ
LOCATION:
MATERIAL: Silty clay, brown
BORING/SAMPLE: B-1
PROCTOR #:
SAMPLE ORIENTATION: H V (checked) Remold

JOB No.: 117-24-360
LAB START DATE: 7/4/2024
LAB REP. DATE: 7/8/2024
TECHNICIAN: MLT
DEPTH/LIFT: 14.0'16.0'
PERM FLUID USED: De-aired Tap Water

a. Length of Specimen, L: 1.0 in
c. Sample Volume (0.7854 * a * b ^ 2): 4.909 cu in

b. Avg. Diameter of Specimen: 2.5 in
d. Wet Unit Weight: 115.2 pcf

INITIAL CONDITIONS

FINAL CONDITIONS

e. Ring + Wet Weight Soil: 689.1 gms
f. Wet Weight Soil + Tare: 156.8 gms
g. Dry Weight Soil + Tare: 127.6 gms
h. Tare Weight: 8.4 gms
i. Moisture Content [(f-g)/(g-h)]*100: 24.5 %
j. Unit Dry Weight [d/(1+(i/100))]: 92.5 pcf

k. Wet Weight Soil + Tare: 160.9 gms
l. Dry Weight Soil + Tare: 127.6 gms
m. Tare Weight: 8.4 gms
n. Moisture Content [(k-l)/(l-m)]*100: 27.9 %
o. Unit Dry Weight [d/(1+(n/100))]: 90.0 pcf
p. Ring Weight: 540.7 gms

Table with columns: Date, Time, t sec, Initial Height, ho, Corrected ho - C, Final Height, hf, Corrected hf - C, Temp C, Rt, k @ 20C cm/sec. Multiple rows of data including dates from 04-Jul to 06-Jul.

Height of Top of Specimen From Top of Table: 6.64 cm
Standpipe Diameter: 1.54 cm
Standpipe Area: 1.863 sq cm

Test Method: Corps of Engineers EM 1110-2-1906, Appendix VII
Hx-C = Hx-Ht

HYDRAULIC CONDUCTIVITY WORKSHEET

FALLING HEAD - FIXED WALL PERMEAMETER

PROJECT: CMJ
 LOCATION: _____
 MATERIAL: Silty clay, brown
 BORING/SAMPLE: B-2
 PROCTOR #: _____
 SAMPLE ORIENTATION: H _____ V
 Remold _____

JOB No.: 117-24-360
 LAB START DATE: 7/4/2024
 LAB REP. DATE: 7/8/2024
 TECHNICIAN: MLT
 DEPTH/LIFT: 10.0'-12.0'
 PERM FLUID USED: De-aired Tap Water

a. Length of Specimen, L: 1.0 in
 c. Sample Volume
 (0.7854 * a * b ^ 2): 4.909 cu in

b. Avg. Diameter of Specimen: 2.5 in
 d. Wet Unit Weight:
 [((f-h)*3.8095)/c]: 119.9 pcf

INITIAL CONDITIONS

FINAL CONDITIONS

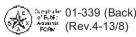
e. Ring + Wet Weight Soil: 693.4 gms
 f. Wet Weight Soil + Tare: 162.9 gms
 g. Dry Weight Soil + Tare: 142.7 gms
 h. Tare Weight: 8.4 gms
 i. Moisture Content
 [(f-g)/(g-h)]*100: 15.0 %
 j. Unit Dry Weight
 [d/(1+(i/100))]: 104.2 pcf

k. Wet Weight Soil + Tare: 168.3 gms
 l. Dry Weight Soil + Tare: 142.7 gms
 m. Tare Weight: 8.4 gms
 n. Moisture Content
 [(k-l)/(l-m)]*100: 19.1 %
 o. Unit Dry Weight
 [d/(1+(n/100))]: 100.7 pcf
 p. Ring Weight: 538.9 gms

Date	Time	t sec	Initial Height, ho	Corrected ho - C	Final Height, hf	Corrected hf - C	Temp C	Rt	k @ 20C cm/sec
04-Jul	08:30		37.8	31.2					
04-Jul	20:48	44280			36.2	29.6	22	0.953	1.7E-07
04-Jul	20:48		36.2	29.6					
05-Jul	07:29	38460			35.1	28.5	22	0.953	1.4E-07
05-Jul	07:29		35.1	28.5					
05-Jul	11:40	15060			34.7	28.1	22	0.953	1.3E-07
05-Jul	11:40		34.7	28.1					
05-Jul	16:08	16080			34.3	27.7	22	0.953	1.3E-07
05-Jul	16:08		34.3	27.7					
06-Jul	07:35	55620			33.3	26.7	22	0.953	9.4E-08
04-Jul	20:48		36.2	29.6					
06-Jul	07:35	125220			33.3	26.7	22	0.953	1.2E-07

Height of Top of Specimen From Top of Table: 6.65 cm
 Standpipe Diameter: 1.54 cm
 Standpipe Area: 1.863 sq cm
 Test Method: Corps of Engineers EM 1110-2-1906, Appendix VII
 Hx-C = Hx-Ht

SAMPLE OF TEXAS SALES TAX EXEMPTION CERTIFICATE



01-339 (Back)
(Rev. 4-13/8)

SAVE A COPY

CLEAR SIDE

Texas Sales and Use Tax Exemption Certification

This certificate does not require a number to be valid.

Name of purchaser, firm or agency City of Sanger	
Address (Street & number, P.O. Box or Route number) 502 Elm Street	Phone (Area code and number) 940-458-7930
City, State, ZIP code Sanger, Texas, 76266	

I, the purchaser named above, claim an exemption from payment of sales and use taxes (for the purchase of taxable items described below or on the attached order or invoice) from:

Seller: _____

Street address: _____ City, State, ZIP code: _____


Description of items to be purchased or on the attached order or invoice:

Purchaser claims this exemption for the following reason:

Municipal Government

I understand that I will be liable for payment of all state and local sales or use taxes which may become due for failure to comply with the provisions of the Tax Code and/or all applicable law.

I understand that it is a criminal offense to give an exemption certificate to the seller for taxable items that I know, at the time of purchase, will be used in a manner other than that expressed in this certificate, and depending on the amount of tax evaded, the offense may range from a Class C misdemeanor to a felony of the second degree.

 Purchaser	Title	Date
---	-------	------

NOTE: This certificate cannot be issued for the purchase, lease, or rental of a motor vehicle.

THIS CERTIFICATE DOES NOT REQUIRE A NUMBER TO BE VALID.

Sales and Use Tax "Exemption Numbers" or "Tax Exempt" Numbers do not exist.

**This certificate should be furnished to the supplier.
Do not send the completed certificate to the Comptroller of Public Accounts.**

ADDENDA

CONSTRUCTION DOCUMENTS

SEE PLANS (SEPARATE DOCUMENT)

CIVIL CONSTRUCTION PLANS
FOR
CITY OF SANGER
PORTER PARK POND REHABILITATION
90% DESIGN SUBMITTAL

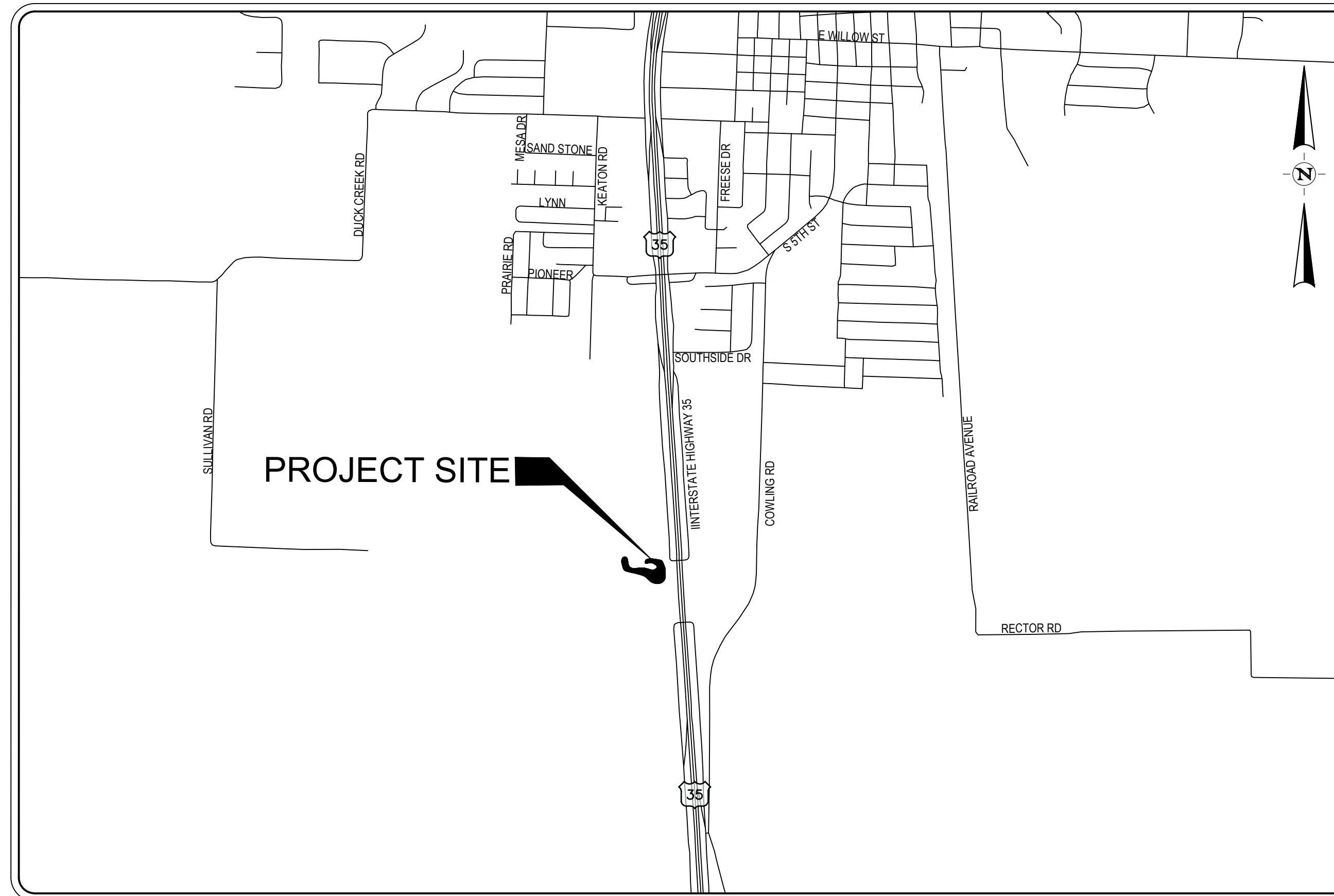
MAYOR
THOMAS MUIR

CITY COUNCIL
MARISSA BARRETT
GARY BILYEU
DENNIS DILLON
ALLEN CHICK
VICTOR GANN

CITY MANAGER
JOHN NOBLITT

DIRECTOR OF PUBLIC WORKS
JIM BOLZ

DIRECTOR OF PARKS AND RECREATION
RYAN NOLTING



LOCATION MAP
NOT TO SCALE

SHEET INDEX

NO.	DESCRIPTION
1	COVER
2	GENERAL NOTES
3	PROJECT LAYOUT
4	ACCESS AND STAGING PLAN
5	DIMENSION CONTROL PLAN
6	DEMOLITION PLAN
7	EROSION CONTROL PLAN
8	GRADING PLAN
9	GRADING SECTIONS – SHEET 1 OF 5
10	GRADING SECTIONS – SHEET 2 OF 5
11	GRADING SECTIONS – SHEET 3 OF 5
12	GRADING SECTIONS – SHEET 4 OF 5
13	GRADING SECTIONS – SHEET 5 OF 5
14	SD LINE "A" PLAN AND PROFILE – BEGIN TO END
15	STORM DRAIN DETAILS – SHEET 1 OF 2
16	STORM DRAIN DETAILS – SHEET 2 OF 2
17	EROSION CONTROL DETAILS – SHEET 1 OF 2
18	EROSION CONTROL DETAILS – SHEET 2 OF 2
19	MISCELLANEOUS DETAILS – SHEET 1 OF 1

PRELIMINARY
FOR INTERIM REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW AND NOT INTENDED FOR REGULATORY APPROVAL, PERMIT, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY OR UNDER THE SUPERVISION OF:

NAME: SAMSON R. LOTIGO 149676 PE LICENSE NO.
DATE: 1/23/2025
FIRM / BUSINESS NO.: TBPELS ENGINEERING FIRM #F-312 TX STATE

DISCLAIMER:

THE SEAL(S) APPEARING ON THIS CONSTRUCTION SET WERE AUTHORIZED BY: SAMSON R. LOTIGO (149676), NAME (NUMBER), ON 1/23/2025.

ALTERATION OF SEALED DOCUMENTS WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT. THE RECORD COPY OF THIS DRAWING IS ON FILE AT THE OFFICES OF:

HALFF ASSOCIATES, INC.
2601 MEACHAM BLVD, SUITE 600
FORT WORTH, TX 76137
FIRM / BUSINESS NO.: TBPELS FRIM #F-312 STATE: TX

OWNER/CLIENT:



201 BOLIVAR STREET
SANGER, TX 76266
TEL. (940) 458-2571
www.sangertexas.org

PREPARED BY:



2601 MEACHAM BLVD, SUITE 600
FORT WORTH, TX 76137
TEL. (817) 847-1422
www.halff.com



Know what's below.
Call before you dig.

THE INFORMATION SHOWN ON THESE DRAWINGS INDICATING SIZE, TYPE AND LOCATION OF UNDERGROUND, SURFACE, AND AERIAL UTILITIES IS NOT GUARANTEED TO BE EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT THE "TEXAS 811" SYSTEM AT 1-800-344-8377 (DIG TESS) 48 HOURS PRIOR TO BEGINNING ANY EXCAVATION FOR EXISTING UTILITY LOCATIONS. THE CONTRACTOR SHALL ALSO BE FULLY RESPONSIBLE FOR FIELD VERIFYING LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES AFFECTED BY CONSTRUCTION FOR THIS PROJECT IN ORDER TO AVOID DAMAGING THOSE UTILITIES, AND SHALL IMMEDIATELY ARRANGE FOR REPAIR AND RESTORATION OF CONTRACTOR-DAMAGED UTILITIES TO THE UTILITY COMPANY'S APPROVAL AT THE EXPENSE OF THE CONTRACTOR.

GENERAL NOTES

- ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF SANGER, NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (NCTCOG), AND TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) STANDARDS AND SPECIFICATION WHERE APPLICABLE.
- IT IS NOT THE INTENT OF THESE CONSTRUCTION NOTES TO COVER ALL DETAILS AND/OR SPECIFICATION REQUIREMENTS OF THE CITY OF SANGER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MEET ALL REQUIREMENTS OF THE CITY OF SANGER, WHETHER OR NOT THE REQUIREMENTS ARE SPECIFICALLY STATED IN THE PLANS OR SPECIFICATIONS.
- THE EXISTENCE AND LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN (MAIN LINES, NO LATERAL OR SERVICES SHOWN) ON THE DRAWINGS WERE OBTAINED FROM AVAILABLE RECORDS AND OR FIELD OBSERVATIONS AND ARE APPROXIMATE. NO WARRANTY IS IMPLIED AS TO THE ACTUAL LOCATION OF EXISTING UTILITIES. NEITHER THE OWNER NOR THE ENGINEER ASSUMES ANY RESPONSIBILITY FOR UTILITIES NOT SHOWN OR NOT IN THE LOCATION SHOWN. THE CONTRACTOR SHALL DETERMINE THE DEPTH AND LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES AND SHALL BE REQUIRED TO TAKE ANY PRECAUTIONARY MEASURES TO PROTECT ALL LINES SHOWN AND / OR ANY OTHER UNDERGROUND UTILITIES NOT OF RECORD OR NOT SHOWN ON THE PLANS. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL FRANCHISE AND CITY UTILITIES PRIOR TO CONSTRUCTION. THE ENGINEER SHALL BE INFORMED OF ANY VARIANCES IN HORIZONTAL LOCATION, VERTICAL LOCATION, SIZE, OR MATERIAL AT PROPOSED UTILITY CONNECTIONS WITH EXISTING BEFORE CONSTRUCTION ACTIVITIES ARE COMMENCED.
- ANY CONTRACTOR / SUBCONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE HIMSELF WITH THE SITE AND SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY OR INDIRECTLY FROM HIS OPERATIONS. SAID EXISTING IMPROVEMENTS SHALL INCLUDE BUT NOT BE LIMITED TO BERMS, DITCHES, FENCES, AND VEGETATION. ANY REMOVAL OR DAMAGE TO EXISTING IMPROVEMENTS OUTSIDE OF THOSE SHOWN IN THESE PLANS SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR AT HIS EXPENSE AND SHALL BE APPROVED BY THE CITY OF SANGER.
- ALL CONSTRUCTION, TESTING, AND MATERIALS SHALL MEET OR EXCEED ALL REQUIREMENTS OF THE CITY OF SANGER. ALL SUBMITTALS MUST BE ORIGINALS WITH SIGNATURES WHERE APPLICABLE; FACSIMILES WILL NOT BE ACCEPTED.
- TESTING SERVICES FOR PUBLIC PROJECTS SHALL BE PROVIDED BY A REPUTABLE TESTING FIRM. COSTS ASSOCIATED WITH THESE TESTS SHALL BE PAID BY THE CONTRACTOR. RE-TEST OF FAILED AREAS THAT DO NOT MEET THE REQUIREMENTS STATED WITHIN SHALL BE PAID FOR BY THE CONTRACTOR.
- THE CONTRACTOR ON PRIVATE CONTRACTS OR HIS/HER DESIGNEE SHALL BE RESPONSIBLE FOR FURNISHING AND INSTALLING ALL TEMPORARY AND PERMANENT TRAFFIC CONTROL IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE LATEST REVISION OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL HANDBOOK. ALL REFERENCE FOR USING TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) STANDARDS AND CONSTRUCTION DETAILS SHALL BE THE LATEST REVISIONS AND/OR AMENDMENTS THEREOF. THE MINIMUM SIGN SIZE SHALL BE THE STANDARD SIZE IN THE MANUAL.
- THE CONTRACTOR SHALL MAKE EVERY EFFORT NOT TO IMPEDY TRAFFIC ON EXISTING STREETS, ALLEYS, OR FIRE LANES OPEN TO THE PUBLIC. IN THE EVENT THE CONSTRUCTION WORK REQUIRES THE CLOSURE OF AN EXISTING STREET, ALLEY, OR FIRE LANE, THE CONTRACTOR SHALL REQUEST THE ROAD CLOSURE THROUGH THE CITY NO LATER THAN FIVE (5) DAYS IN ADVANCE. IF THE CLOSURE ELIMINATES THE SECOND POINT OF ACCESS TO EXISTING BUILDINGS WITH A CERTIFICATE OF OCCUPANCY, THEN THE ACCESS MAY NOT BE CLOSED FOR MORE THAN FORTY-EIGHT (48) HOURS AND WILL REQUIRE FIRE MARSHAL APPROVAL IN EITHER CASE. UNLESS OTHERWISE SPECIFIED BY THE CITY, ALL OTHER STREETS OR ALLEYS MAY NOT BE CLOSED FOR MORE THAN SEVENTY-TWO (72) HOURS.
- THE CONTRACTOR SHALL INSTALL 6' TEMPORARY CHAIN LINK FENCE INSTALLED AROUND THE PROJECT TO PROTECT CONSTRUCTION SITE AND STAGING WHERE NECESSARY.
- ALL CONCRETE STRUCTURES, WHETHER PRECAST OR CAST-IN-PLACE, SHALL BE DESIGNED WITH APPROPRIATE SULFATE RESISTANT CEMENT OR EQUIVALENT BASED ON LOCAL SOIL CONDITIONS PER GEOTECHNICAL REPORT. PRECAST MANHOLES OR OTHER SPECIAL STRUCTURES IN ANY RIGHT-OF-WAY OR FIRE LANE EASEMENTS WILL REQUIRE A CERTIFICATION FROM THE MANUFACTURER THAT THE PRODUCT MEETS THE DESIGN CRITERIA AND TWENTY-EIGHT (28) DAY COMPRESSIVE STRENGTH. CAST-IN-PLACE MANHOLES OR OTHER SPECIAL STRUCTURES IN ANY RIGHT-OF-WAY AND FIRE LANE OR UTILITY EASEMENTS WILL REQUIRE CYLINDERS TO BE MADE FOR STRENGTH TESTS BY AN APPROVED LABORATORY. LABORATORY TEST REPORTS SHALL BE SUBMITTED TO THE DESIGN ENGINEER FOR APPROVAL. SAMPLES FOR STRENGTH TESTS OF EACH CLASS OF CONCRETE PLACED EACH DAY SHALL BE TAKEN NOT LESS THAN ONCE A DAY, NOR LESS THAN ONCE FOR EACH 100-150 CU YD OF CONCRETE, NOR LESS THAN ONCE FOR EACH 5000 SQ FT OF SURFACE AREA FOR SLABS OR WALLS. FOUR (4) CYLINDERS SHALL BE MADE: ONE (1) SHALL BE BROKEN AT SEVEN (7) DAYS, TWO (2) SHALL BE BROKEN AT TWENTY-EIGHT (28) DAYS, AND ONE (1) SHALL BE HELD IN CASE OF DAMAGE OF ANY OF THE OTHER THREE (3). THE AVERAGE STRENGTH OF TWO (2) CYLINDERS FROM THE SAME SAMPLE, TESTED AT TWENTY-EIGHT (28) DAYS, IS REQUIRED FOR EACH STRENGTH TEST; ANY STRENGTH TEST BEYOND TWENTY-EIGHT (28) DAYS IS UNACCEPTABLE. IF THE TWENTY-EIGHT (28) DAY DESIGN STRENGTH IS NOT REACHED UPON STRENGTH TESTING THE CYLINDERS, THE DEFICIENT AREA SHALL BE CORED IMMEDIATELY TO BE PROVED OUT. FOR ANY AREAS DEFICIENT IN STRENGTH BY NOT MORE THAN 500 PSI, THE CONTRACTOR SHALL PAY TO THE CITY ONE (1) TIME THE UNIT BID PRICE PER SQUARE YARD FOR THE AREA DETERMINED TO BE DEFICIENT IN STRENGTH. FOR ANY AREAS DEFICIENT IN STRENGTH BY MORE THAN 500 PSI BUT NOT MORE THAN 1000 PSI, THE CONTRACTOR SHALL PAY TO THE CITY TWO (2) TIMES THE UNIT BID PRICE PER SQUARE YARD FOR THE AREA DETERMINED TO BE DEFICIENT IN STRENGTH. FOR ANY AREAS DEFICIENT IN STRENGTH BY MORE THAN 1000 PSI, THE STRUCTURE SHALL BE REMOVED AND RECONSTRUCTED AT THE FULL EXPENSE OF THE CONTRACTOR. PRIOR TO CITY ACCEPTANCE OF ANY PENALTY PAYMENTS FOR ANY TRAFFIC BEARING STRUCTURE THAT DOES NOT MEET TWENTY-EIGHT (28) DAY DESIGN STRENGTH; THE DESIGN ENGINEER SHALL PROVIDE A SEALED STRUCTURAL EVALUATION THAT ASSESSES THE PERFORMANCE ADEQUACY OF THE DEFICIENT STRUCTURE AS CONSTRUCTED UNDER THE DESIGN SERVICE LOADS. ALL CORING AND ADDITIONAL LABORATORY TESTING SHALL BE AT THE EXPENSE OF THE CONTRACTOR.
- BLASTING IS NOT PERMITTED ON THIS PROJECT.
- ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION.
- THESE PLANS DO NOT EXTEND TO OR INCLUDE DESIGNS OR SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF THE REGISTERED PROFESSIONAL ENGINEER(S) HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED IN THE WORK.
- THE TRENCH EXCAVATION AND SHORING SAFETY SYSTEM, AS OUTLINED IN THE TECHNICAL SPECIFICATIONS, WILL BE REQUIRED AS A MINIMUM TRENCH SAFETY MEASURE AS REQUIRED BY OSHA.
- A PRE-CONSTRUCTION CONFERENCE IS TO BE HELD PRIOR TO BEGINNING CONSTRUCTION. THIS CONFERENCE SHALL TAKE PLACE AT A LOCATION SELECTED BY OWNER & ENGINEER. CONTRACTOR TO ARRANGE A MEETING DATE WITH THE OWNER AT LEAST SEVEN DAYS PRIOR TO THE MEETING TIME.
- CONTRACTOR SHALL NOTIFY THE OWNER, OWNER'S REPRESENTATIVE, AND TCEQ (IF APPLICABLE) BY TELEPHONE A MINIMUM OF 48 HOURS IN ADVANCE OF CONSTRUCTION STARTUP, FOLLOWED BY A LETTER OF CONFIRMATION.

- CONTRACTOR SHALL ASSURE HIMSELF THAT ALL CONSTRUCTION PERMITS HAVE BEEN OBTAINED PRIOR TO COMMENCEMENT OF WORK. REQUIRED PERMITS THAT CAN ONLY BE ISSUED TO CONTRACTOR ARE TO BE OBTAINED AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL GIVE A MINIMUM OF 48 HOURS NOTICE TO ALL AUTHORIZED INSPECTORS, SUPERINTENDENTS, OR PERSONS IN CHARGE OF PRIVATE AND PUBLIC UTILITIES AFFECTED BY HIS OPERATIONS PRIOR TO COMMENCEMENT OF WORK.
- CONTRACTOR SHALL TAKE ALL DUE PRECAUTIONS TO PROTECT EXISTING FACILITIES FROM DAMAGE. ANY DAMAGE TO EXISTING FACILITIES INCURRED AS A RESULT OF THESE CONSTRUCTION OPERATIONS ARE TO BE REPAIRED IMMEDIATELY BY THE CONTRACTOR TO AT LEAST THE PRE-EXISTING CONDITION AT NO ADDITIONAL COST TO OWNER.
- WHEN UNLOCATED OR INCORRECTLY LOCATED UNDERGROUND PIPING OR A BREAK IN A LINE OR OTHER UTILITIES AND SERVICES ARE ENCOUNTERED DURING SITE WORK OPERATIONS, THE CONTRACTOR SHALL NOTIFY THE APPLICABLE UTILITY COMPANY IMMEDIATELY TO OBTAIN PROCEDURE DIRECTIONS. THE CONTRACTOR SHALL COOPERATE WITH THE APPLICABLE UTILITY COMPANY IN MAINTAINING ACTIVE SERVICES IN OPERATION.
- THE CONTRACTOR SHALL MAINTAIN ACCESS TO PUBLIC AND PRIVATE FACILITIES DURING CONSTRUCTION. CONSTRUCTION ACTIVITIES TO BE COORDINATED WITH THE OWNER.
- THE CONTRACTOR SHALL COORDINATE INTERRUPTIONS OF ALL UTILITIES AND SERVICES WITH APPLICABLE UTILITY COMPANY OR COMPANIES. ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY COMPANY OR AGENCY INVOLVED.
- THE CONTRACTOR SHALL LOCATE, PROTECT, AND MAINTAIN BENCHMARKS, MONUMENTS, AND CONTROL POINTS. THE CONTRACTOR SHALL RE-ESTABLISH DISTURBED OR DESTROYED ITEMS BY A REGISTERED PUBLIC SURVEYOR IN THE STATE OF TEXAS, AT NO ADDITIONAL COST TO OWNER.
- EXISTING PAVING, BUILDING, AND OTHER ITEMS SHOWN ON PLANS NOT SPECIFICALLY RELATED TO THE WORK OF THE CONTRACTOR IS FOR INFORMATION ONLY.
- DEMOLITION PERMITS (IF NEEDED) ARE TO BE OBTAINED BY THE CONTRACTOR.
- COORDINATES SHOWN FOR STRUCTURE LOCATIONS ARE REFERENCED TO OUTSIDE FACE OF EXTERIOR WALL AT GRADE OR TO CENTERLINE OF STRUCTURE, UNLESS OTHERWISE ON PLANS.
- EXISTING SURFACE AND SUBSURFACE STRUCTURES (GAS MAINS, WATER MAINS, STORM SEWERS, TELEPHONE CABLES, ETC.) ARE SHOWN ON THE PLANS IF THEIR LOCATION HAS BEEN DETERMINED, BUT IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO AVOID DAMAGING THESE EXISTING STRUCTURES WHETHER OR NOT THEY ARE SHOWN ON THE PLANS. THE OWNER AND ENGINEER ASSUME NO RESPONSIBILITY FOR FAILURE TO SHOW ANY OR ALL OF THESE STRUCTURES ON THE PLANS OR TO SHOW THEM IN THEIR EXACT LOCATION. IF ANY STRUCTURE IS DAMAGED BY THE CONTRACTOR, IT SHALL BE HIS RESPONSIBILITY TO REPAIR THE DAMAGE AT HIS OWN EXPENSE AND RESTORE THE STRUCTURE TO ITS ORIGINAL CONDITION.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATIONS, ELEVATIONS AND DIMENSIONS OF ADJACENT AND/OR CONFLICTING UTILITIES IN ADVANCE OF CONSTRUCTION IN ORDER THAT ADJUSTMENTS CAN BE MADE TO PROVIDE ADEQUATE CLEARANCES, IF REQUIRED. THE CONTRACTOR SHALL PRESERVE AND PROTECT PUBLIC UTILITIES AT ALL TIMES DURING CONSTRUCTION. ANY DAMAGE TO UTILITIES RESULTING FROM THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED AT HIS EXPENSE. THE ENGINEER SHALL BE NOTIFIED WHEN PROPOSED FACILITY GRADES CONFLICT WITH EXISTING UTILITY GRADES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING "AS-RECORDED" PLANS TO THE ENGINEER OF RECORD SHOWING THE LOCATION OF ALL DRAINAGE STRUCTURES. THIS INFORMATION SHALL BE PLACED ON THE ENGINEERING PLANS AND MARKED "RECORD DRAWING" PLANS ALONG WITH THE DATE AND THE NAME OF THE CONTRACTOR BY THE ENGINEER OF RECORD. COPIES OF THESE "RECORD DRAWING" PLANS SHALL BE FURNISHED TO THE CITY ON MYLARS, BLACKLINE PRINTS, AND ELECTRONICALLY.
- THE CONTRACTOR SHALL FURNISH A MAINTENANCE BOND IN THE AMOUNT OF 100% (ONE HUNDRED PERCENT) OF THE TOTAL CONTRACT PRICE TO THE CITY TO RUN TWO (2) YEARS FROM THE DATE OF FINAL ACCEPTANCE OF THE PROJECT BY THE CITY.
- CONTRACTOR IS RESPONSIBLE FOR PICKING UP ALL DEBRIS / TRASH FROM CONSTRUCTION SITE DAILY.
- CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE INFORMATION CONTAINED IN THE PROJECT'S GEOTECHNICAL REPORT TITLED "CMJ REPORT 117-24-360 - POND INVESTIGATION - SANGER SPORTS PARK - SANGER, TEXAS" DATED JULY 2024 AND PREPARED BY CMJ ENGINEERING, INC. NO EXTRA PAY SHALL BE MADE FOR DELAYS OR COST INCURRED AS A RESULT OF, BUT NOT LIMITED TO, DEWATERING ACTIVITIES OR UNANTICIPATED SOIL CONDITIONS DURING EARTHWORK ACTIVITIES.
- ALL VERTICAL REBAR EXPOSED FOR LONGER THAN 1 DAY SHALL HAVE AN ORANGE PROTECTIVE CAP FASTENED TO THE TOP. THIS PROTECTION MEASURE SHALL APPLY FOR ALL EXPOSED REBAR ON THE PROJECT REGARDLESS OF WHETHER IT IS RELATED TO CONSTRUCTION, STAKING, EROSION CONTROL, OR ANY OTHER ASPECT OF THE PROJECT.

CONSTRUCTION SEQUENCING NOTES

- THE COMMENCEMENT OF WORK SHALL FOLLOW THE FOLLOWING ORDER:
 - ACQUIRE ALL PERMITS
 - IMPLEMENT SWPPP
 - CONDUCT AQUATIC RELOCATION ACTIVITIES
 - SECURE ENTIRE SITE WITH SECURITY FENCING
 - LOCATE ALL EXISTING UTILITIES ON THE ENTIRE SITE
- EQUIPMENT AND MATERIALS (WASTE AND/OR UNINSTALLED PRODUCT) SHALL BE STORED WITHIN THE WORK SITE AND SHALL NOT BE VISIBLE BY THE GENERAL PUBLIC FROM OUTSIDE OF THE WORKSITE. IF MATERIAL AND EQUIPMENT CANNOT BE STORED OUT OF SIGHT THEN THE CONTRACTOR SHALL COORDINATE WITH THE CITY TO DETERMINE ACCEPTABLE STORAGE.

GENERAL ENVIRONMENTAL NOTES

- CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS REGARDING EXCESS AND WASTE MATERIAL, INCLUDING METHODS OF HANDLING AND DISPOSAL.
- CONTRACTOR SHALL LOCATE MATERIAL STORAGE AREAS AWAY FROM STORMWATER CONVEYANCE SYSTEMS. PROVIDE PROTECTED STORAGE AREAS FOR CHEMICALS, PAINTS, SOLVENTS, FERTILIZERS, AND OTHER POTENTIALLY TOXIC MATERIALS.
- FUEL STORAGE IS NOT ALLOWED ON THIS PROJECT.
- THE CONTRACTOR SHALL ADVISE OWNER IMMEDIATELY, VERBALLY AND IN WRITING, OF ANY FUEL OR TOXIC MATERIALS SPILLS WITHIN THE PROJECT/CONSTRUCTION AREA AND THE ACTIONS TO BE TAKEN TO REMEDY THE PROBLEM.
- THE CONTRACTOR SHALL DISPOSE OF FUELS, HAZARDOUS MATERIALS, AND CONTAMINATED EXCAVATIONS IN A LEGALLY APPROVED MANNER.
- NO OPEN BURNING IS ALLOWED WITHIN THE CITY LIMITS.

7. DEWATERING ACTIVITIES SHALL COMPLY WITH ALL APPLICABLE LAWS AND REGULATIONS.

STORMWATER NOTES

- THROUGHOUT THE CONSTRUCTION, AND AT THE COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL ASSURE THAT DRAINAGE OF STORMWATER RUNOFF IS NOT BLOCKED.
- DURING CONSTRUCTION, THE STORM WATER RUNOFF FROM ALL DISTURBED AREAS SHALL BE FILTERED BY SILT FENCES AND/OR ROCK BERMS. THESE TEMPORARY EROSION AND SEDIMENTATION CONTROLS ARE TO REMAIN IN PLACE UNTIL THE DISTURBED AREAS ARE REVEGETATED, AND THE AREAS HAVE BECOME PERMANENTLY STABILIZED. ALL TEMPORARY EROSION AND SEDIMENTATION CONTROLS SHALL BE INSPECTED PERIODICALLY FOR DAMAGE CAUSED BY CONSTRUCTION ACTIVITIES AND FOLLOWING EVERY RAINFALL. DAMAGED OR OBSTRUCTED CONTROLS TO BE REPAIRED/REPLACED AS NECESSARY TO MAINTAIN THEIR PROPER OPERATION.
- CONTRACTOR IS REQUIRED TO OBTAIN A TPDES TXR150000 PERMIT FROM THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) FOR SMALL CONSTRUCTION ACTIVITIES. THE CONTRACTOR IS REQUIRED TO PROVIDE THE NECESSARY SWPPP IN ACCORDANCE WITH THE PERMIT. TOTAL DISTURBED AREA = 3.24 ACRES.

SITE GRADING NOTES

- THE CONTRACTOR SHALL CONTROL DUST CAUSED BY THE WORK AND COMPLY WITH POLLUTION CONTROL REGULATIONS OF GOVERNING AUTHORITIES.
- EXCESS EXCAVATED MATERIAL SHALL BE STOCKPILED IN DESIGNATED AREA AS SHOWN ON PLANS OR AS DIRECTED BY THE OWNER. REINFORCED FILTER FABRIC FENCE TO BE INSTALLED AROUND STOCKPILE ON DOWNSTREAM SIDE AND BOTH SIDES ADJACENT TO THE DOWNSTREAM SIDE. STOCKPILES ARE NOT TO TRAP OR POND WATER. TOPSOIL TO BE STOCKPILED SEPARATELY. ALL EXCESS EXCAVATED MATERIAL IS TO BE REMOVED FROM THE SITE, CONTRACTOR TO NOTIFY TCEQ AND THE OWNER'S REPRESENTATIVE OF LOCATION OF DISPOSAL BEFORE MATERIAL IS REMOVED.
- THE FINISHED GRADE ELEVATIONS SHOWN ARE INTENDED TO PROVIDE ADEQUATE DRAINAGE. MINOR FIELD CHANGES MAY BE NECESSARY TO PROVIDE ADEQUATE DRAINAGE. GRADE UNIFORMLY BETWEEN ELEVATIONS SHOWN TO PROVIDE DRAINAGE.
- ADJUST MANHOLE COVERS, VALVE BOXES, ELECTRICAL MANHOLES, ETC. TO MATCH PROPOSED FINISHED GRADE (NO SEPARATE PAY).
- THE DESIGN OF DEWATERING SYSTEMS REQUIRED FOR PROPER CONSTRUCTION ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- SUBGRADE SHOULD BE FIRM AND ABLE TO SUPPORT THE CONSTRUCTION EQUIPMENT WITHOUT DISPLACEMENT. SOFT OR YIELDING SUBGRADE SHOULD BE CORRECTED AND MADE STABLE BEFORE CONSTRUCTION PROCEEDS. THE SUBGRADE SHOULD BE PROOF ROLLED TO DETECT SOFT SPOTS, WHICH IF EXIST, SHOULD BE REWORKED TO PROVIDE A FIRM AND OTHERWISE SUITABLE SUBGRADE. PROOF ROLLING SHOULD BE PERFORMED USING A HEAVY PNEUMATIC Tired ROLLER, LOADED DUMP TRUCK, OR SIMILAR PIECE OF EQUIPMENT.
- FOR SUBGRADE PREPARATION, STRIP THE SITE OF ALL VEGETATION TO A MINIMUM DEPTH OF 6-INCHES BELOW EXISTING GRADE AND REMOVE ANY REMAINING ORGANIC OR DELETERIOUS MATERIAL.
- FILL MATERIAL SHOULD BE UNIFORM WITH RESPECT TO MATERIAL TYPE AND MOISTURE CONTENT. CLODS AND CHUNKS OF MATERIAL SHOULD BE BROKEN DOWN AND THE FILL MATERIAL MIXED BY DISKING, BLADING, OR PLOWING, AS NECESSARY SO THAT A MATERIAL OF UNIFORM MOISTURE AND DENSITY IS OBTAINED FOR EACH LIFT. WATER REQUIRED FOR SPRINKLING TO BRING THE FILL MATERIAL TO THE PROPER MOISTURE CONTENT SHOULD BE APPLIED EVENLY THROUGH EACH LAYER.
- IF FILL IS TO BE PLACED ON EXISTING SLOPES THAT ARE STEEPER THAN 5 HORIZONTAL TO 1 VERTICAL, THEN THE FILL MATERIALS SHOULD BE BENCHED IN THE EXISTING SLOPES IN SUCH A MANNER AS TO PROVIDE A GOOD CONTACT BETWEEN THE TWO MATERIALS AND ALLOW RELATIVELY HORIZONTAL LIFT PLACEMENT.
- EACH LIFT SHOULD BE COMPACTED, TESTED, AND APPROVED BEFORE ANOTHER LIFT IS ADDED.

EROSION/SEDIMENTATION AND TREE PROTECTION NOTES

- THE CONTRACTOR TO INSTALL AND MAINTAIN EROSION/SEDIMENTATION CONTROLS AND TREE/NATURAL AREA PROTECTIVE FENCING PRIOR TO ANY SITE PREPARATION WORK (CLEARING, GRUBBING, GRADING, OR EXCAVATION). CONTRACTOR TO REMOVE EROSION/SEDIMENTATION CONTROLS AT THE COMPLETION OF PROJECT AND GRASS RESTORATION.
- THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS TO BE IN ACCORDANCE WITH THE PROPOSED EROSION CONTROL PLANS. DEVIATIONS FROM THE PLAN MUST BE SUBMITTED TO AND APPROVED BY THE OWNER.
- EROSION AND SEDIMENTATION CONTROLS TO BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILDUP WITHIN TREE DRIPLINES.
- TO AVOID SOIL COMPACTION, NO VEHICULAR TRAFFIC, PARKING, OR STORAGE OF EQUIPMENT OR MATERIALS IS ALLOWED IN THE TREE DRIFLINE AREAS.
- TREES TO BE REMOVED IN A MANNER WHICH DOES NOT IMPACT TREES TO BE PRESERVED.
- INTENTIONAL RELEASE OF VEHICLE OR EQUIPMENT FLUIDS ONTO THE GROUND IS NOT ALLOWED. CONTAMINATED SOIL RESULTING FROM ACCIDENTAL SPILL TO BE REMOVED AND DISPOSED OF PROPERLY.

DETOURS, BARRICADES, WARNING SIGNS, ETC.

- TRAFFIC MUST BE HANDLED THROUGHOUT THE PROJECT DURING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE FOR THE SAFE AND COMFORTABLE PASSAGE OF TRAFFIC WITH MINIMAL INCONVENIENCE TO THE PUBLIC AT ALL TIMES. TRAFFIC LANES SHALL BE ENTIRELY OPEN TO TRAFFIC EACH NIGHT AND NO EQUIPMENT SHALL BE LEFT IN A POSITION OVERNIGHT THAT WILL ENDANGER TRAFFIC.
- A FLAGGER SHALL BE STATIONED WHERE ANY EQUIPMENT IS WORKING ON THE ROAD OR WHERE ANY OTHER HAZARDS DUE TO CONSTRUCTION OPERATIONS EXIST OR AS DIRECTED BY THE ENGINEER.
- THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES THROUGHOUT ALL PHASES OF CONSTRUCTION. ADEQUACY OF ACCESS WILL BE AT THE DISCRETION OF THE ENGINEER. SAFE ENTRANCE AND EXIT TO ALL DRIVEWAYS SHALL BE PROVIDED WITH A MINIMUM OF INCONVENIENCE.
- THE CONTRACTOR SHALL NOT STORE ANY CONSTRUCTION MATERIAL OR EQUIPMENT AT ANY LOCATION THAT WILL CONSTITUTE A HAZARD AND WILL ENDANGER TRAFFIC.
- THE CONTRACTOR SHALL NOTIFY THE OWNER OF IMPENDING/UPCOMING LANE CLOSURES A MINIMUM OF FIVE WORKING DAYS IN ADVANCE OF LANE CLOSURES.
- FOR THIS PROJECT, UNLESS OTHERWISE NOTED IN THE PLANS AND/OR AS DIRECTED BY THE ENGINEER, NO LANE CLOSURES SHALL BE ALLOWED OTHER THAN THOSE IN THE TRAFFIC CONTROL PLAN.
- THE CONTRACTOR MAY PROPOSE/RECOMMEND MODIFICATIONS TO THE SEQUENCE OF WORK FOR CONSIDERATION BY THE ENGINEER. ANY MAJOR RECOMMENDED MODIFICATION BY THE CONTRACTOR SHALL INCLUDE ANY CHANGES TO THE VARIOUS PAY ITEMS, IMPACT TO TRAFFIC, EFFECT OF OVERALL PROJECT IN TIME AND COST, ETC. THE CONTRACTOR SHALL NOT PROCEED WITH

- ANY CONSTRUCTION OPERATIONS BASED ON A REVISED PHASE/SEQUENCE UNTIL HE/SHE OBTAINS WRITTEN APPROVAL FROM THE ENGINEER. IF AT ANY TIME DURING CONSTRUCTION THE CONTRACTOR'S PROPOSED PLAN OF OPERATION FOR HANDLING TRAFFIC DOES NOT PROVIDE SAFE AND COMFORTABLE MOVEMENT, THE CONTRACTOR SHALL IMMEDIATELY CHANGE HIS OPERATION TO CORRECT THE UNSATISFACTORY CONDITION.
- THE CONTRACTOR SHALL INSTALL AND MAINTAIN AN ADEQUATE NUMBER OF BARRICADES, WARNING AND DIRECTIONAL SIGNS TO DELINEATE TRAFFIC FOR ANY DETOURS.
- ALL CONSTRUCTION TRAFFIC SHALL BE REGULATED SO AS TO CAUSE A MINIMUM OF INCONVENIENCE TO THE TRAVELING PUBLIC. AT POINTS WHERE IT IS NECESSARY FOR TRUCKS TO STOP AND UNLOAD, WARNING SIGNS AND FLAGGERS SHALL BE PROVIDED AS NECESSARY TO ADEQUATELY PROTECT TRAVEL.
- ALL BARRICADES, SIGNS, WARNING LIGHTS, ETC. SHALL BE ACCORDING TO THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- THE CONTRACTOR MAY, WITH THE APPROVAL OF AND AS DIRECTED BY THE ENGINEER, BE REQUIRED TO FURNISH ADDITIONAL SIGNS AND BARRICADES TO THOSE INDICATED ON THE PLANS TO MAINTAIN THE SAFE PASSAGE OF TRAFFIC THROUGHOUT THE CONSTRUCTION SITE PARTICULARLY IN THOSE AREAS OF IMMEDIATE WORK.
- UPON COMPLETION OF THE WORK AND BEFORE FINAL ACCEPTANCE IS MADE, THE CONTRACTOR SHALL SHAPE AND FINISH SUCH PORTIONS OF THE RIGHT-OF-WAY AS MAY HAVE BEEN DISTURBED IN MAKING THE ABOVE PROVISIONS FOR TRAFFIC AND WILL BE REQUIRED TO LEAVE THE ENTIRE RIGHT-OF-WAY IN A SMOOTH, NEAT AND SIGHTLY CONDITION.
- CONTRACTOR SHALL HAVE A COMPANY REPRESENTATIVE CERTIFIED IN FLAGGER TRAINING APPROVED BY TXDOT
- THE CONTRACTOR IS FULLY RESPONSIBLE FOR THE TRAFFIC CONTROL AND WILL BE RESPONSIBLE FOR FURNISHING ALL TRAFFIC CONTROL DEVICES AND FLAGGERS. THE CONSTRUCTION METHODS SHALL BE CONDUCTED TO PROVIDE THE LEAST POSSIBLE INTERFERENCE TO TRAFFIC SO AS TO PERMIT THE CONTINUOUS MOVEMENT OF TRAFFIC IN ALL ALLOWABLE DIRECTIONS AT ALL TIMES.
- THE CONTRACTOR SHALL PROVIDE FOR THE PASSAGE OF TRAFFIC THROUGH THE PROJECT WITH SIGNS, LIGHTS AND BARRICADES IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AS REQUIRED FOR MAINTENANCE ACTIVITIES AND TO THE SATISFACTION OF THE ENGINEER.
- LANE CLOSURES WILL NOT BE ALLOWED UNLESS PRIOR APPROVAL IS GIVEN BY THE ENGINEER. IF LANE CLOSURES ARE APPROVED, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER FIVE (5) DAYS IN ADVANCE OF THE CLOSURE. TCP'S SHALL CONFORM TO TXDOT STANDARDS.
- THE CONTRACTOR SHALL NOT IMPACT EXISTING PEDESTRIAN FACILITIES OR CIRCULATION OUTSIDE OF THE PROJECT AREA. THE CONTRACTOR SHALL PROVIDE PROTECTIVE FENCING AROUND THE PROJECT AREA AT THE CONTRACTOR'S EXPENSE IF DESIRED BY THE CITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE PUBLIC ADJACENT TO THE PROJECT AREA.

FILE NAME: A:\57000s\57185\001\PM\CADD\Sheets\C-PLAN-GNTS-57185.dwg DATE: January 23, 2025, TIME: 11:23 AM, USER: ah3803

REVISION		
NO.	DATE	DESCRIPTION

SRL
 DESIGNED BY:
 SRL
 DRAWN BY:
 JTH
 CHECKED BY:



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 SAMSON R. LOTIGO 149676
 NAME PE LICENSE NO.
 1/23/2025
 DATE
 TBPELS ENGINEERING FIRM #F-312 TX
 FIRM / BUSINESS NO. STATE

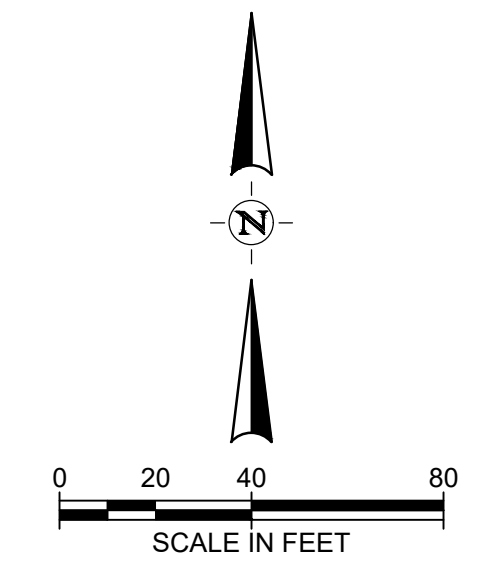


PORTER PARK POND REHABILITATION

 GENERAL NOTES

 02
 PAGE NUMBER 02 OF 376

PROJECT NO.:	57185.001
ISSUED:	01/23/2025
SCALE:	N/A

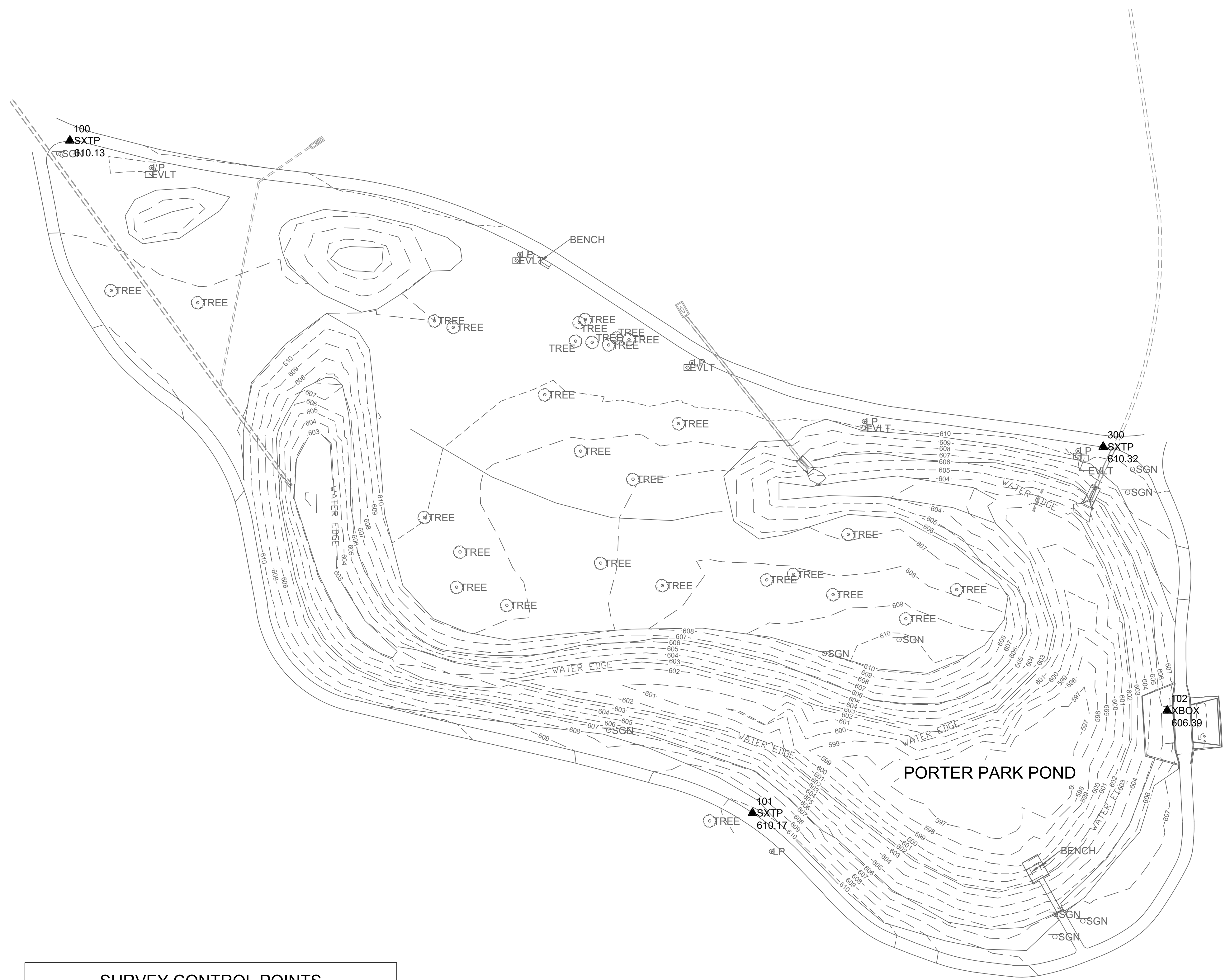


LEGEND:

- 101 CONTROL POINT NO.
- SURVEY DATA

NOTES:

1. BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (NAD83). DISTANCES SHOWN ARE US SURVEY FEET DISPLAYED IN SURFACE VALUES WITH A SCALE FACTOR OF 1.00015.



SURVEY CONTROL POINTS				
POINT NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
100	7173972.40	2370605.08	610.13	SET "X" TRAVERSE POINT
101	7173522.34	2371081.84	610.17	SET "X" TP
102	7173590.96	2371339.24	606.39	SET "X" W/BOX CUT
300	7173767.51	2371296.48	610.32	SET "X" TRAVERSE POINT

EXISTING UTILITIES IN THE AREA. UTILITY LOCATIONS SHOWN ARE SCHEMATIC IN NATURE AND MAY NOT ACCURATELY REFLECT SIZE, HORIZONTAL AND/OR VERTICAL LOCATION. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION PRIOR TO BEGINNING CONSTRUCTION. CONTACT AFFECTED UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION IN THE THIS AREA (1-800-DIG-TESS)

FILE NAME: A:\570005\57185\01\PM\CADD\Sheets\C-PLAN-PROJ-57185.dwg DATE: January 23, 2025, TIME: 11:29 AM, USER: an3803

REVISION		
NO.	DATE	DESCRIPTION

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SAMSON R. LOTIGO 149876
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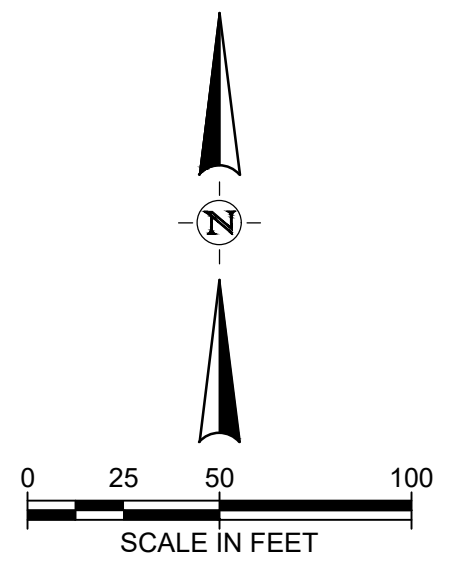
PORTER PARK POND REHABILITATION

PROJECT LAYOUT

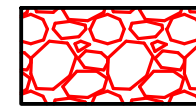
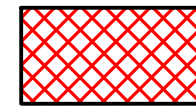
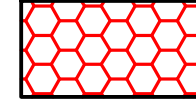

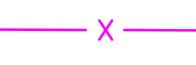
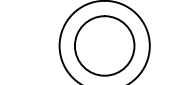
PROJECT NO.: 57185.001
ISSUED: 01/23/2025
SCALE: 1" = 40'

03

PAGE NUMBER 03 OF 377



LEGEND:

-  STABILIZED CONSTRUCTION ENTRANCE
-  CONSTRUCTION PROTECTION MAT
-  STOCKPILE/STAGING AREA
-  ACCESS ROUTES
-  TEMPORARY PARK SECURITY FENCING
-  TRAFFIC SIGN

NOTES:

1. THE CONTRACTOR SHALL ENDEAVOR TO PROTECT EXISTING SECTIONS OF CONCRETE TRAIL THAT MUST BE CROSSED TO ACCESS PROJECT SITE. IF DAMAGES TO THE EXISTING CONCRETE TRAIL OCCUR DURING THE COURSE OF CONSTRUCTION WORK THEN THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF THE DAMAGED TRAIL SECTION AT THEIR OWN EXPENSE.

FILE NAME: A:\57000s\57185\01\PW\CADD\Sheets\C-PLAN-ACCS-57185.dwg DATE: January 23, 2025, TIME: 11:36 AM, USER: an3803

NO.	DATE	DESCRIPTION

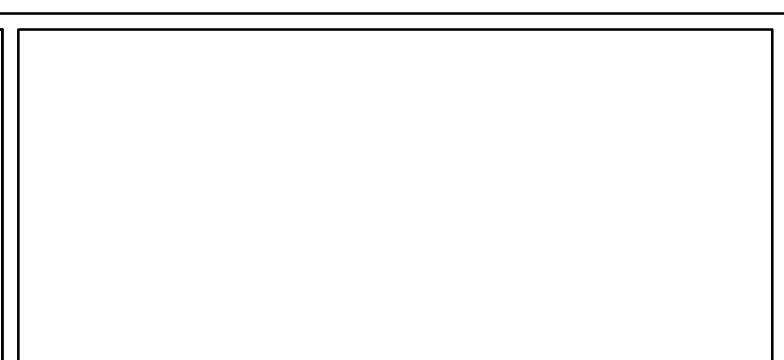
SRL
 DESIGNED BY:
 SRL
 DRAWN BY:
 JTH
 CHECKED BY:



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 FORT WORTH, TEXAS 76137-4204
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SAMSON R. LOTIGO 149676
 NAME PE LICENSE NO.
 1/23/2025
 DATE
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 FIRM / BUSINESS NO. STATE



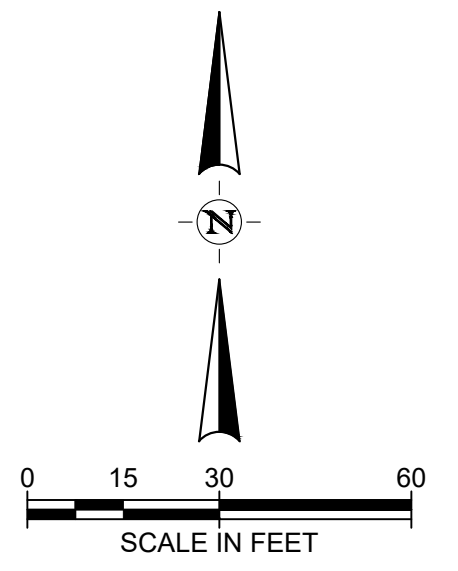
PORTER PARK POND REHABILITATION

ACCESS AND STAGING PLAN

PROJECT NO.: 57185.001
 ISSUED: 01/23/2025
 SCALE: 1" = 50'

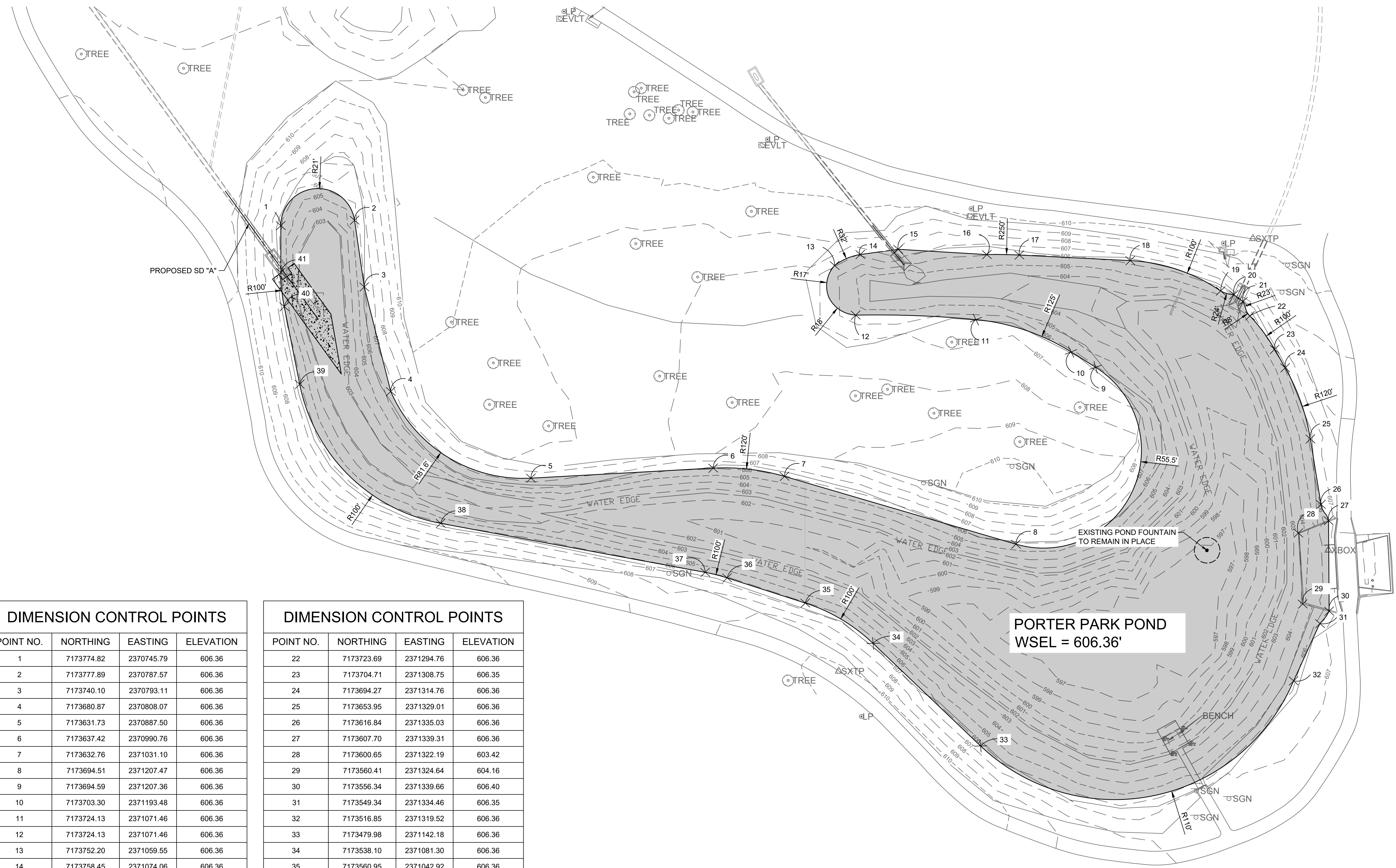
04

PAGE NUMBER 04 OF 378



LEGEND:

- NORMAL POOL
- SURVEY DATA
- POINT NUMBER



DIMENSION CONTROL POINTS

POINT NO.	NORTHING	EASTING	ELEVATION
1	7173774.82	2370745.79	606.36
2	7173777.89	2370787.57	606.36
3	7173740.10	2370793.11	606.36
4	7173680.87	2370808.07	606.36
5	7173631.73	2370887.50	606.36
6	7173637.42	2370990.76	606.36
7	7173632.76	2371031.10	606.36
8	7173694.51	2371207.47	606.36
9	7173694.59	2371207.36	606.36
10	7173703.30	2371193.48	606.36
11	7173724.13	2371071.46	606.36
12	7173724.13	2371071.46	606.36
13	7173752.20	2371059.55	606.36
14	7173758.45	2371074.06	606.36
15	7173761.43	2371095.50	606.36
16	7173704.74	2371308.78	606.36
17	7173758.17	2371164.17	606.36
18	7173755.01	2371226.97	606.36
19	7173737.82	2371278.20	606.36
20	7173735.69	2371285.68	606.36
21	7173731.80	2371290.82	606.36

DIMENSION CONTROL POINTS

POINT NO.	NORTHING	EASTING	ELEVATION
22	7173723.69	2371294.76	606.36
23	7173704.71	2371308.75	606.35
24	7173694.27	2371314.76	606.36
25	7173653.95	2371329.01	606.36
26	7173616.84	2371335.03	606.36
27	7173607.70	2371339.31	606.36
28	7173600.65	2371322.19	603.42
29	7173560.41	2371324.64	604.16
30	7173556.34	2371339.66	606.40
31	7173549.34	2371334.46	606.35
32	7173516.85	2371319.52	606.36
33	7173479.98	2371142.18	606.36
34	7173538.10	2371081.30	606.36
35	7173560.95	2371042.92	606.36
36	7173575.21	2370998.65	606.36
37	7173578.36	2370986.21	606.36
38	7173606.14	2370836.35	606.36
39	7173684.94	2370756.50	606.36
40	7173728.91	2370747.75	606.36
41	7173748.30	2370745.83	606.36

EXISTING UTILITIES IN THE AREA. UTILITY LOCATIONS SHOWN ARE SCHEMATIC IN NATURE AND MAY NOT ACCURATELY REFLECT SIZE, HORIZONTAL AND/OR VERTICAL LOCATION. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION PRIOR TO BEGINNING CONSTRUCTION. CONTACT AFFECTED UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION IN THIS AREA (1-800-DIG-TESS)

FILE NAME: A:\570005\57185\001\PM\CADD\Sheets\C-PLAN-DIMS-57185.dwg DATE: January 23, 2025, TIME: 11:24 AM, USER: ah3803

REVISION		
NO.	DATE	DESCRIPTION

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CHECKED BY:

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NAME PE LICENSE NO.
1/23/2025
DATE
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FIRM / BUSINESS NO. STATE



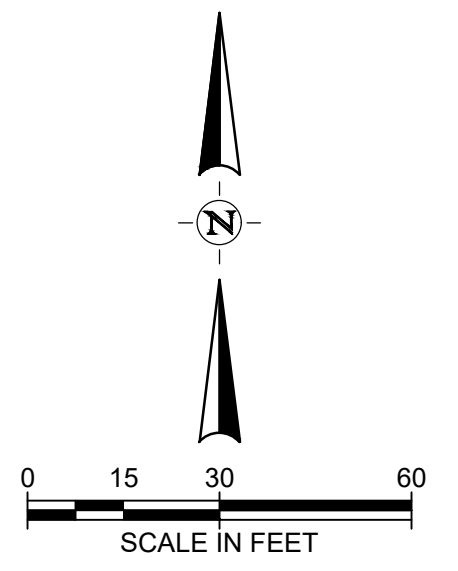
PORTER PARK POND REHABILITATION

DIMENSION CONTROL PLAN


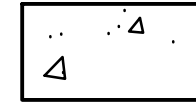
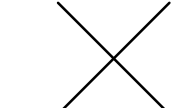


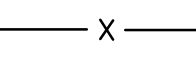
PROJECT NO.: 57185.001
ISSUED: 01/23/2025
SCALE: 1" = 30'

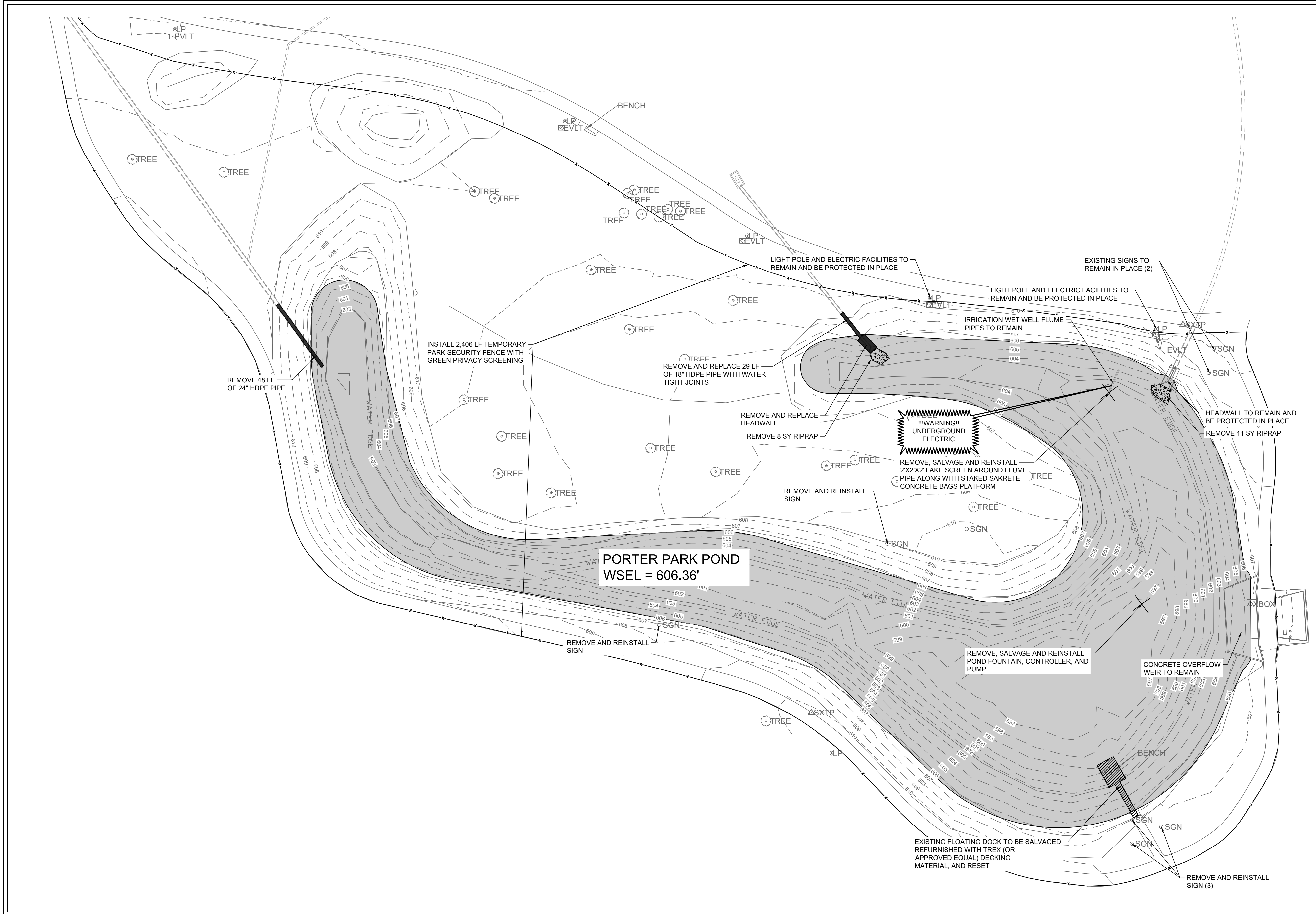
05

PAGE NUMBER 05 OF 379




LEGEND:

-  STORM DRAIN/HEADWALL REMOVAL
-  RIPRAP REMOVAL
-  FEATURE TO BE REMOVED OR RELOCATED
-  SURVEY DATA
-  NORMAL POOL
-  TEMPORARY PARK SECURITY FENCING



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FILE NAME: A:\5700057185\01\PM\CADD\Sheets\C-PLAN-DEMO-57185.dwg DATE: January 23, 2025, TIME: 11:41 AM, USER: an3803

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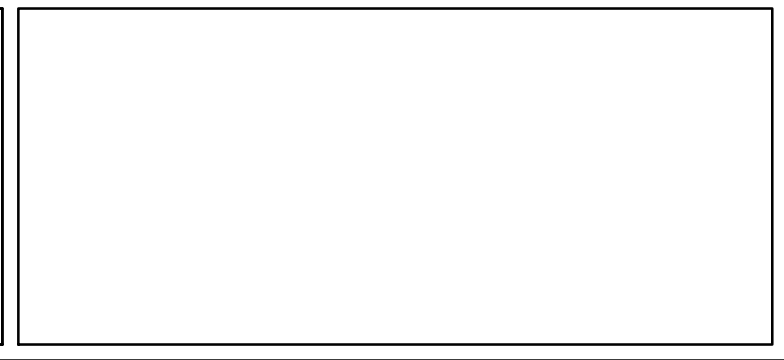
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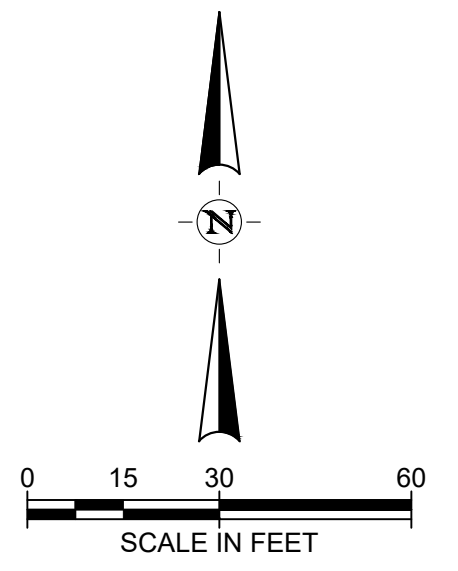


PORTER PARK POND REHABILITATION
DEMOLITION PLAN

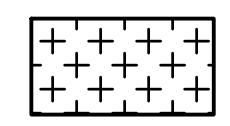
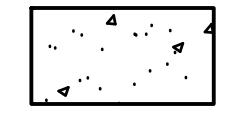
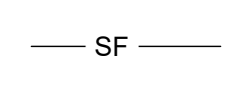

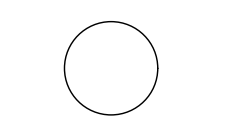
PROJECT NO.: 57185.001
ISSUED: 01/23/2025
SCALE: 1" = 30'

06

PAGE NUMBER 06 OF 380

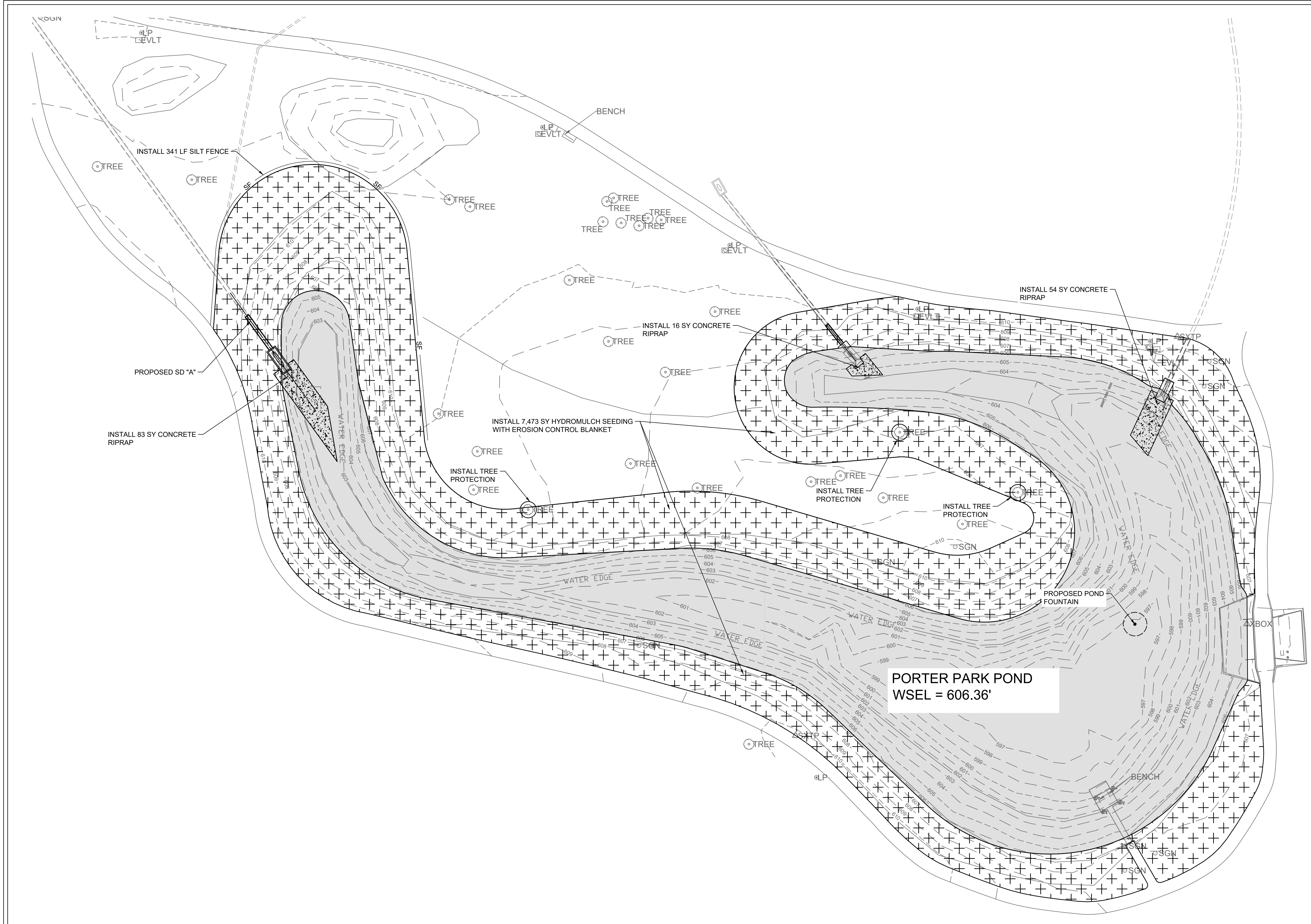


LEGEND:


-  HYDROMULCH SEEDING WITH SOIL RETENTION BLANKET
-  CONCRETE RIPRAP
-  SILT FENCE
-  NORMAL POOL
-  TREE PROTECTION

NOTES:

1. PROPOSED HYDROMULCH SEEDING WITH SOIL RETENTION BLANKET SHOWN ON THIS SHEET INCLUDES AREAS BEYOND THE PROJECT LIMITS THAT ARE GRADED AS REQUIRED BY THE GRADING SHEET. AREAS DISTURBED OUTSIDE THE LIMITS SHOWN ON THE PLANS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
2. VEGETATION RE-ESTABLISHMENT ASSOCIATED WITH DAMAGE FROM ACCESS SHALL BE INCIDENTAL TO THE PROJECT BID ITEMS. ALL DISTURBED AREAS SHALL BE RESTORED IN KIND WITH GRASS AND SOIL RETENTION BLANKETS WHEN SLOPES EXCEED 6:1



EXISTING UTILITIES IN THE AREA. UTILITY LOCATIONS SHOWN ARE SCHEMATIC IN NATURE AND MAY NOT ACCURATELY REFLECT SIZE, HORIZONTAL AND/OR VERTICAL LOCATION. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION PRIOR TO BEGINNING CONSTRUCTION. CONTACT AFFECTED UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION IN THE THIS AREA (1-800-DIG-TESS)



FILE NAME: A:\57000s\57185\001\PM\CADD\Sheets\C-PLAN-ERCN-57185.dwg DATE: January 23, 2025, TIME: 11:25 AM, USER: ah3803

NO.	DATE	DESCRIPTION

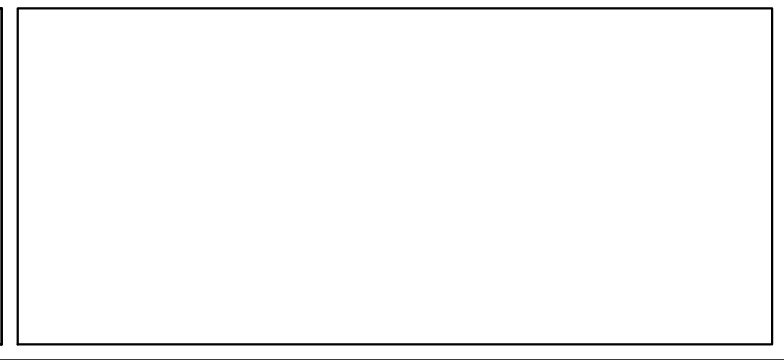
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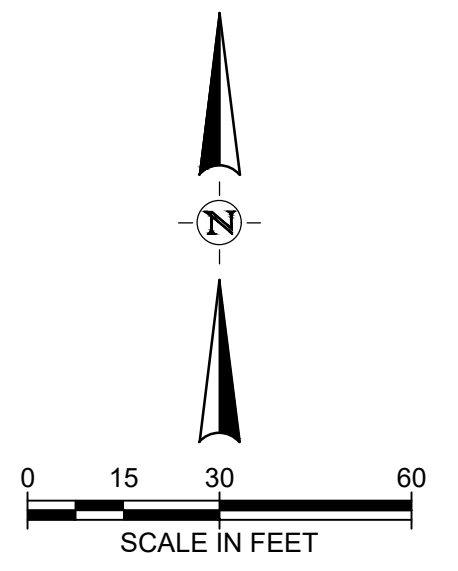
PORTER PARK POND REHABILITATION

EROSION CONTROL PLAN

PROJECT NO.: 57185.001
ISSUED: 01/23/2025
SCALE: 1" = 30'

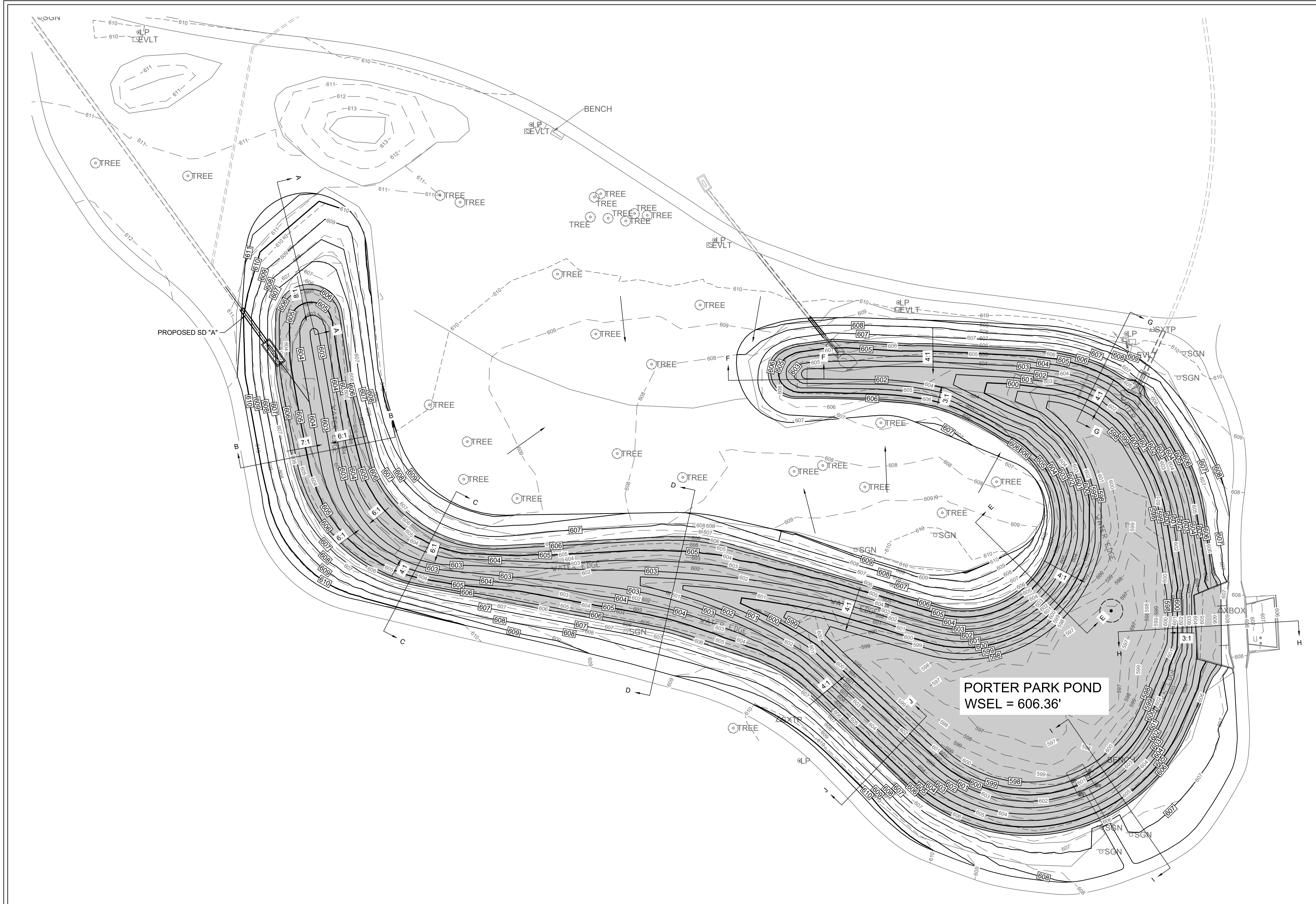
07

PAGE NUMBER 07 OF 381




LEGEND:

- 606 — EXISTING CONTOUR
- [606] — PROPOSED CONTOUR
- FLOW DIRECTION



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FILE NAME: A:\57000s\57185\001\PM\CADD\Sheets\C-PLAN-GRAD-57185.dwg DATE: January 23, 2025, TIME: 1:39 PM, USER: ah3803

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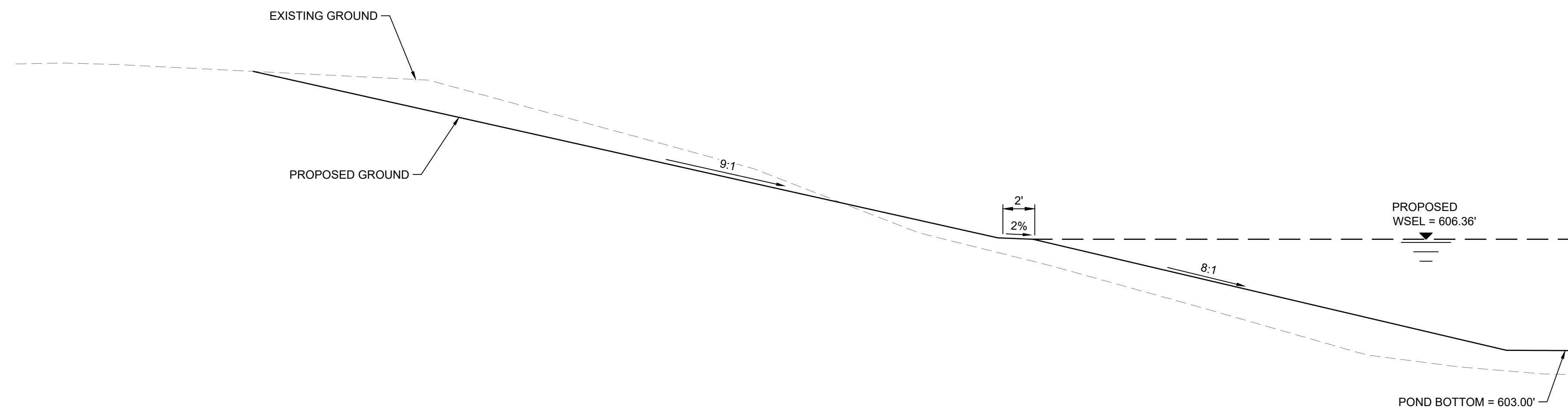
SAMSON R. LOTIGO 149676
 NAME PE LICENSE NO.
 1/23/2025
 DATE
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 FIRM / BUSINESS NO. STATE



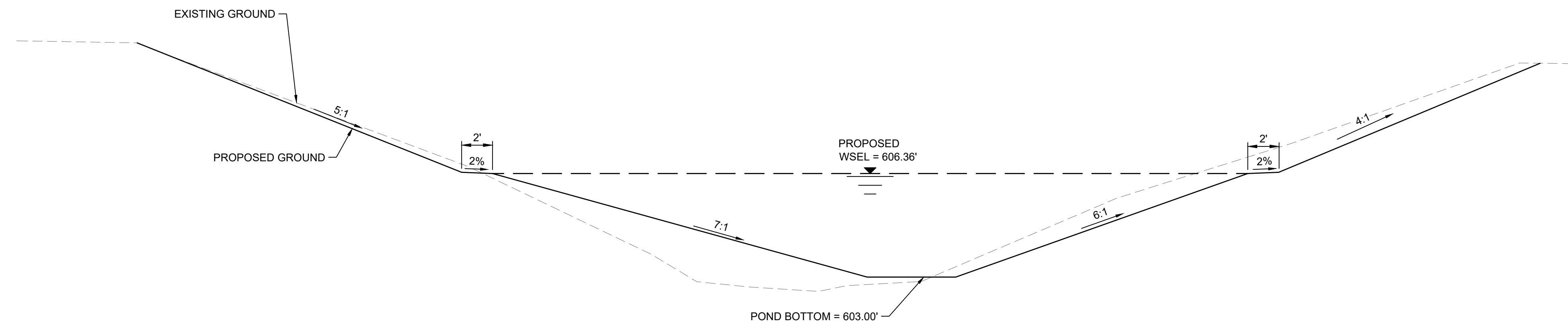
PORTER PARK POND REHABILITATION

GRADING PLAN

PROJECT NO.: 57185.001
 ISSUED: 01/23/2025
 SCALE: 1"=30'
 08
 PAGE NUMBER 08 OF 382




SECTION A-A
SCALE: H: 1" = 5'
V: 1" = 2.5'



SECTION B-B
SCALE: H: 1" = 5'
V: 1" = 2.5'

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FILE NAME: A:\5700057185\001\PM\CADD\Sheets\C-PLAN-GRAD-57185.dwg DATE: January 23, 2025, TIME: 11:26 AM, USER: ah3803

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DATE: 1/23/2025
FIRM / BUSINESS NO.: TBPELS ENGINEERING FIRM #F-312 TX STATE

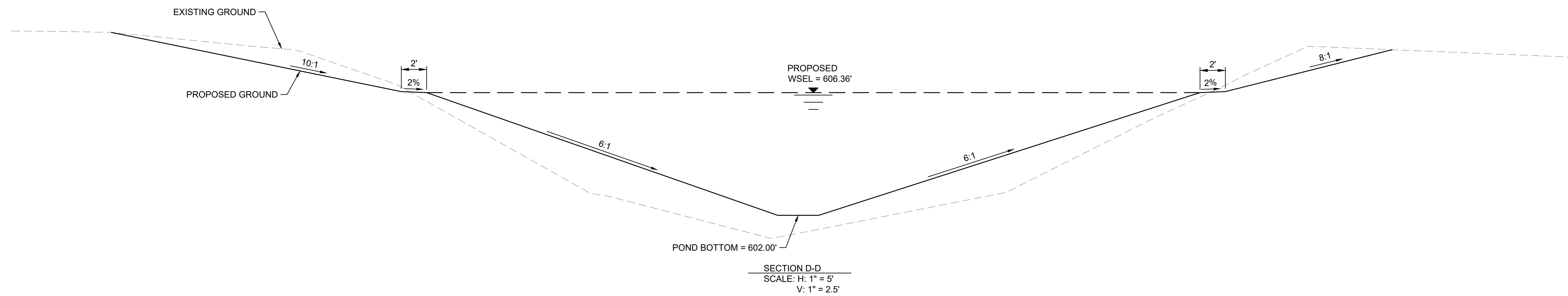
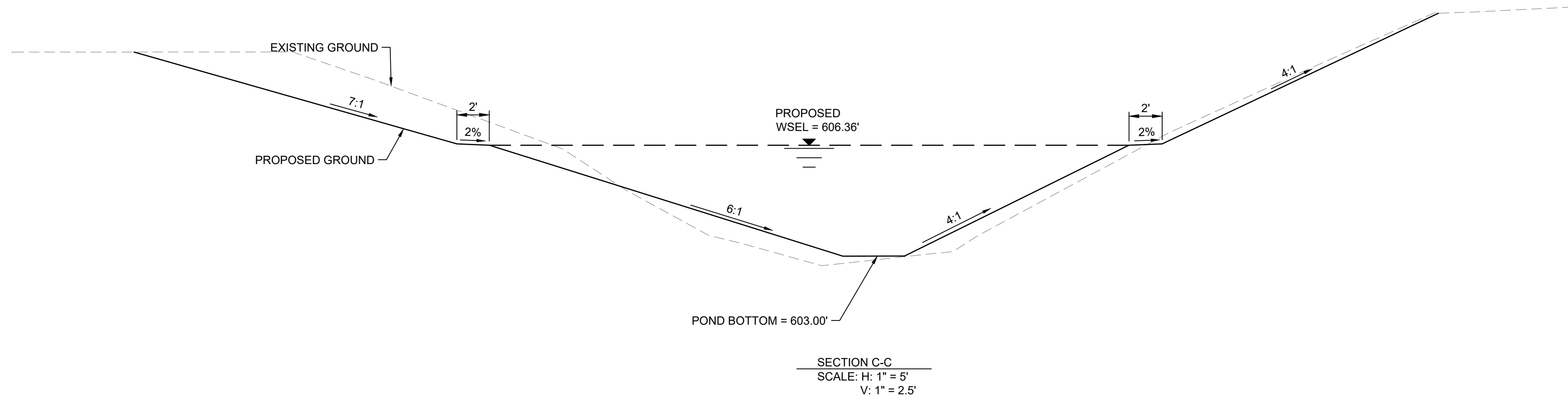


PORTER PARK POND REHABILITATION


GRADING SECTIONS
SHEET 1 OF 5

PROJECT NO.: 57185.001
ISSUED: 01/23/2025
SCALE: 1" = 5'

09
PAGE NUMBER 09 OF 1



EXISTING UTILITIES IN THE AREA. UTILITY LOCATIONS SHOWN ARE SCHEMATIC IN NATURE AND MAY NOT ACCURATELY REFLECT SIZE, HORIZONTAL AND/OR VERTICAL LOCATION. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION PRIOR TO BEGINNING CONSTRUCTION. CONTACT AFFECTED UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION IN THE THIS AREA (1-800-DIG-TESS)



FILE NAME: A:\5700057185\001\PM\CADD\Sheets\C-PLAN-GRAD-57185.dwg DATE: January 23, 2025, TIME: 11:26 AM, USER: an3803

REVISION		
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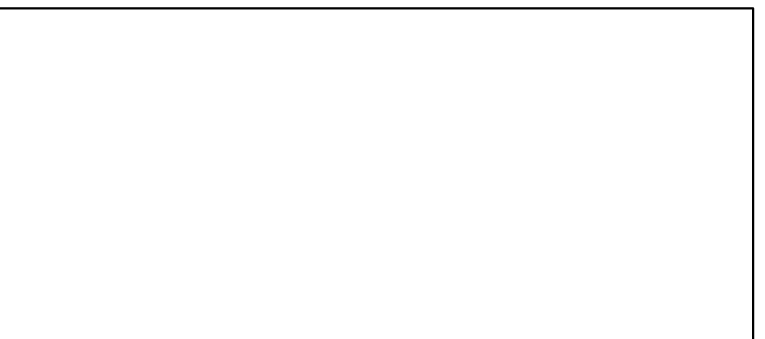
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NAME PE LICENSE NO.
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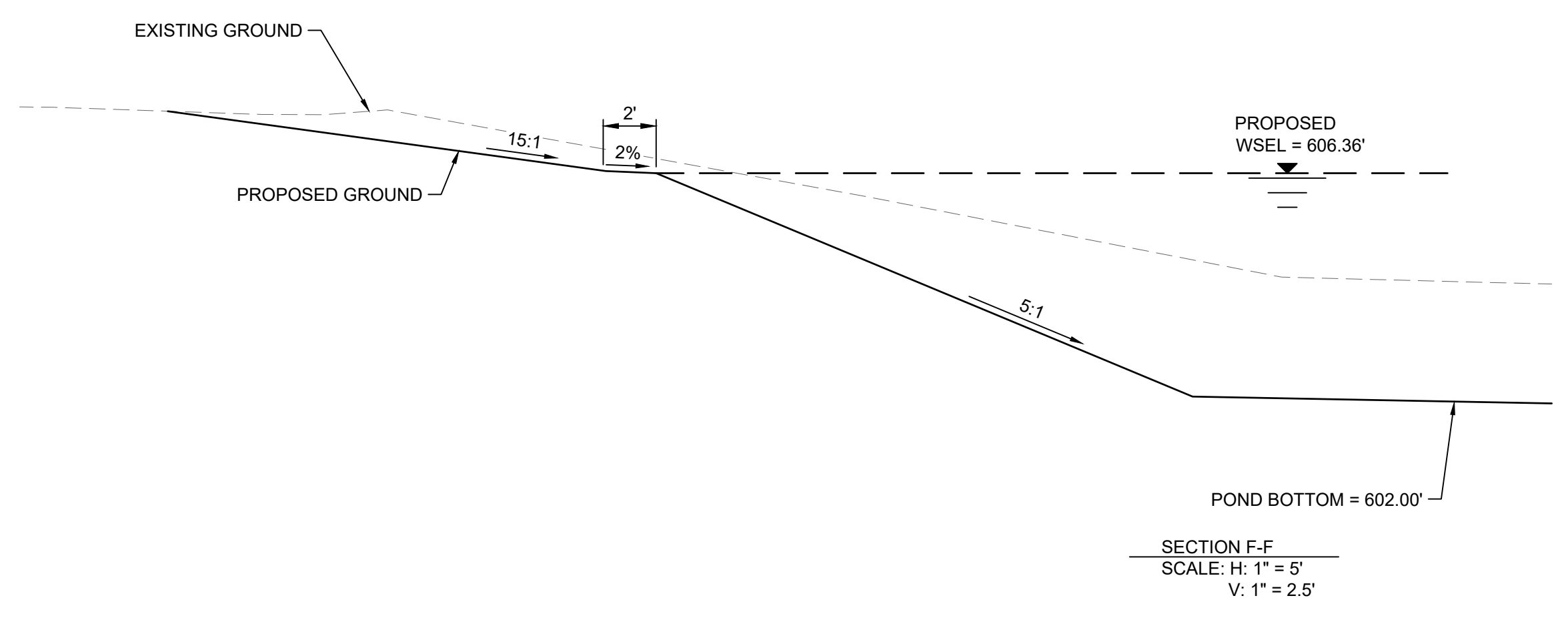
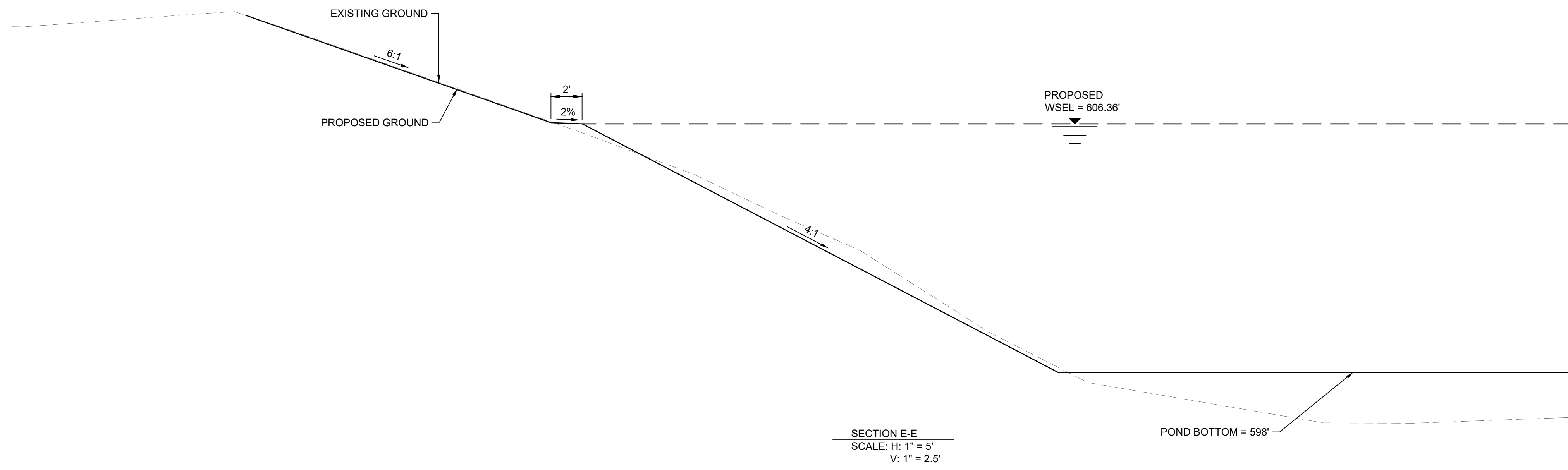


PORTER PARK POND REHABILITATION


GRADING SECTIONS
SHEET 2 OF 5

PROJECT NO.: 57185.001
ISSUED: 01/23/2025
SCALE: 1" = 5'

10
PAGE NUMBER 10 OF 384



EXISTING UTILITIES IN THE AREA. UTILITY LOCATIONS SHOWN ARE SCHEMATIC IN NATURE AND MAY NOT ACCURATELY REFLECT SIZE, HORIZONTAL AND/OR VERTICAL LOCATION. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION PRIOR TO BEGINNING CONSTRUCTION. CONTACT AFFECTED UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION IN THE THIS AREA (1-800-DIG-TESS)



FILE NAME: A:\5700057185\001\PM\CADD\DD\Sheets\C-PLAN-GRAD-57185.dwg DATE: January 23, 2025, TIME: 11:26 AM, USER: ah3803

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PE LICENSE NO.
DATE: 1/23/2025
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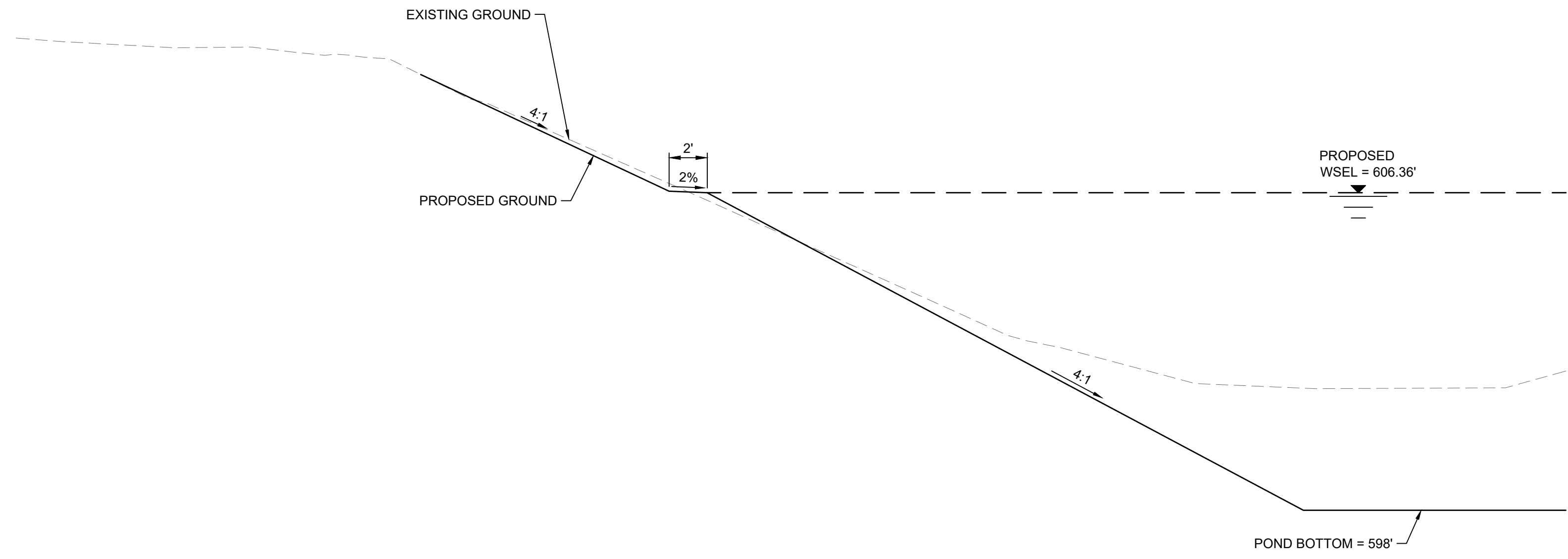


PORTER PARK POND REHABILITATION

GRADING SECTIONS
SHEET 3 OF 5

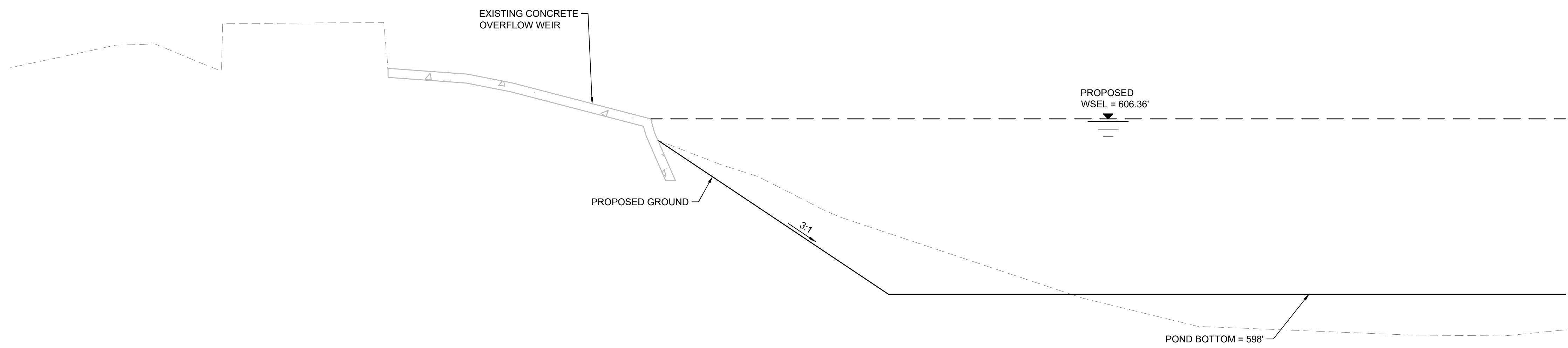
PROJECT NO.: 57185.001
ISSUED: 01/23/2025
SCALE: 1" = 5'

11
PAGE NUMBER 11 OF 385




SECTION G-G
SCALE: H: 1" = 5'
V: 1" = 2.5'

NOTE:
1. EXISTING CONCRETE WEIR TO REMAIN IN PLACE. ANY DAMAGE TO EXISTING CONCRETE WEIR SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.



SECTION H-H
SCALE: H: 1" = 5'
V: 1" = 2.5'

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FILE NAME: A:\57000\57185\001\PM\CADD\Sheets\C-PLAN-GRAD-57185.dwg DATE: January 23, 2025, TIME: 11:26 AM, USER: an3803

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NAME PE LICENSE NO.
1/23/2025
DATE
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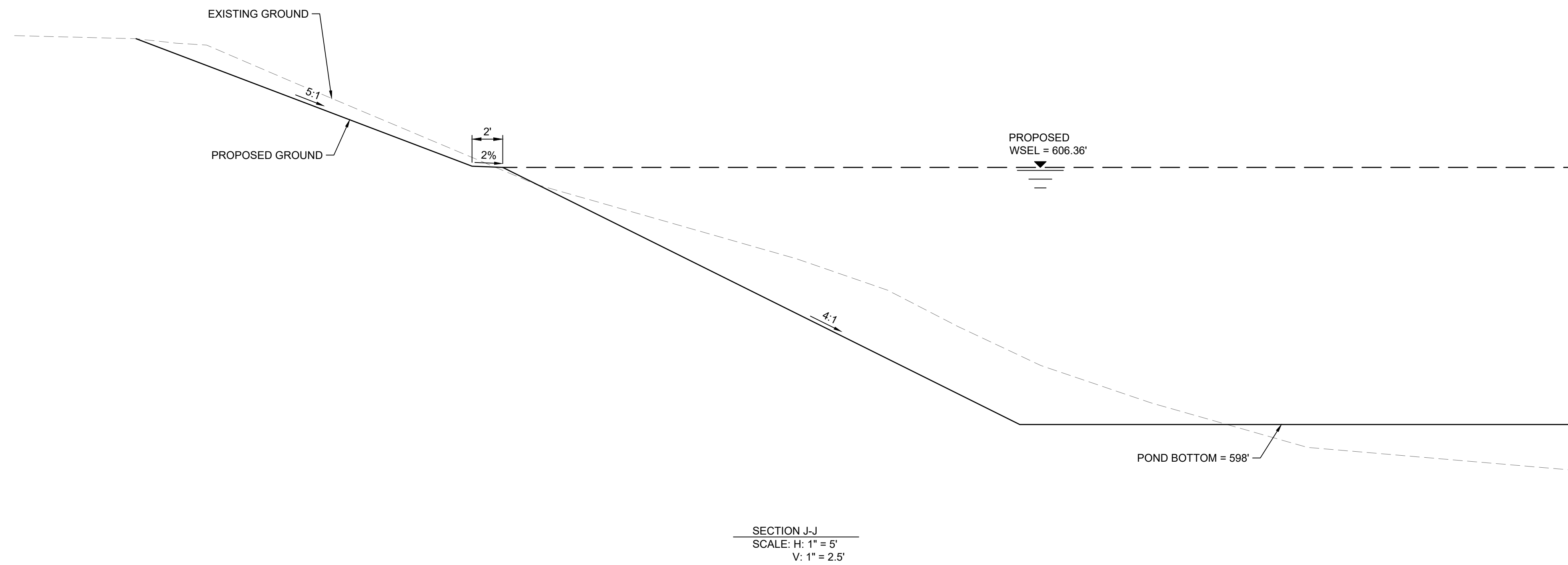
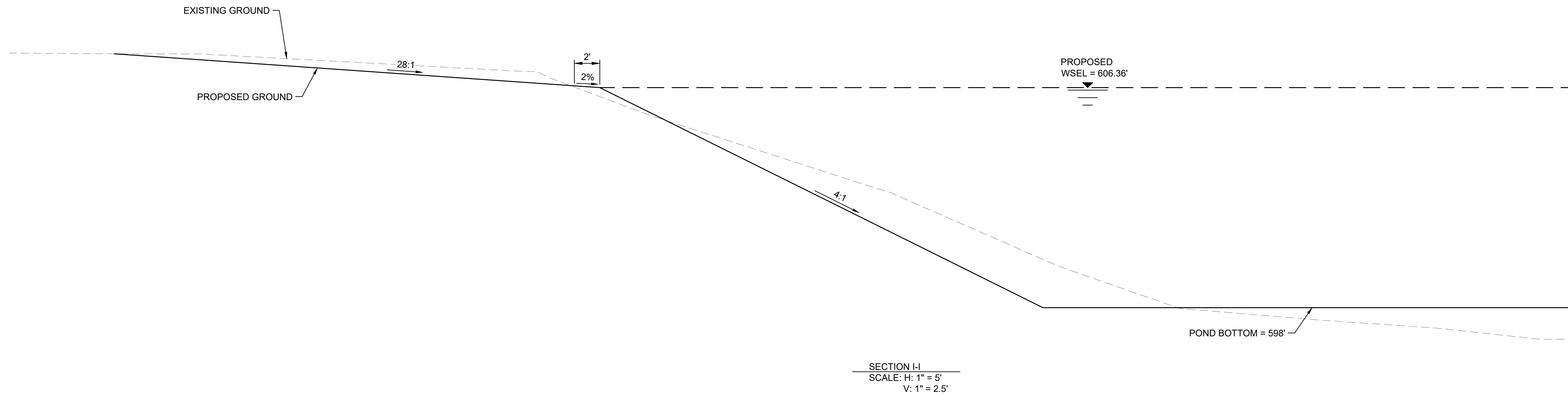
PORTER PARK POND REHABILITATION

GRADING SECTIONS
SHEET 4 OF 5


PROJECT NO.: 57185.001
ISSUED: 01/23/2025
SCALE: 1" = 5'

12

PAGE NUMBER 12 OF 386



EXISTING UTILITIES IN THE AREA. UTILITY LOCATIONS SHOWN ARE SCHEMATIC IN NATURE AND MAY NOT ACCURATELY REFLECT SIZE, HORIZONTAL AND/OR VERTICAL LOCATION. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION PRIOR TO BEGINNING CONSTRUCTION. CONTACT AFFECTED UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION IN THE THIS AREA (1-800-DIG-TESS)



FILE NAME: A:\5700057185\001\PM\CADD\Sheet\C-PLAN-GRAD-57185.dwg DATE: January 23, 2025, TIME: 11:26 AM, USER: an3803

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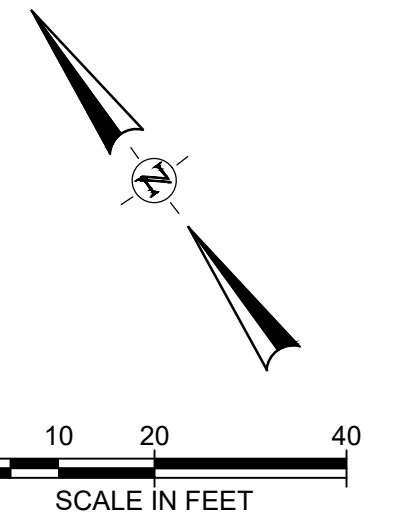
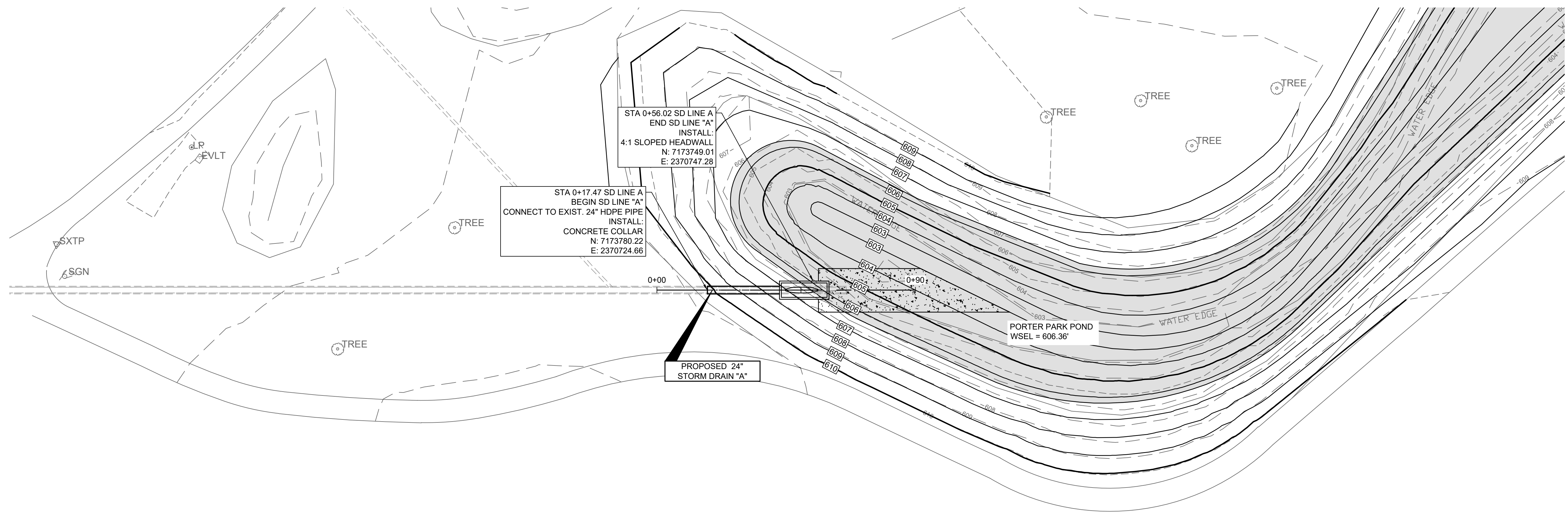
PORTER PARK POND REHABILITATION

GRADING SECTIONS
SHEET 5 OF 5

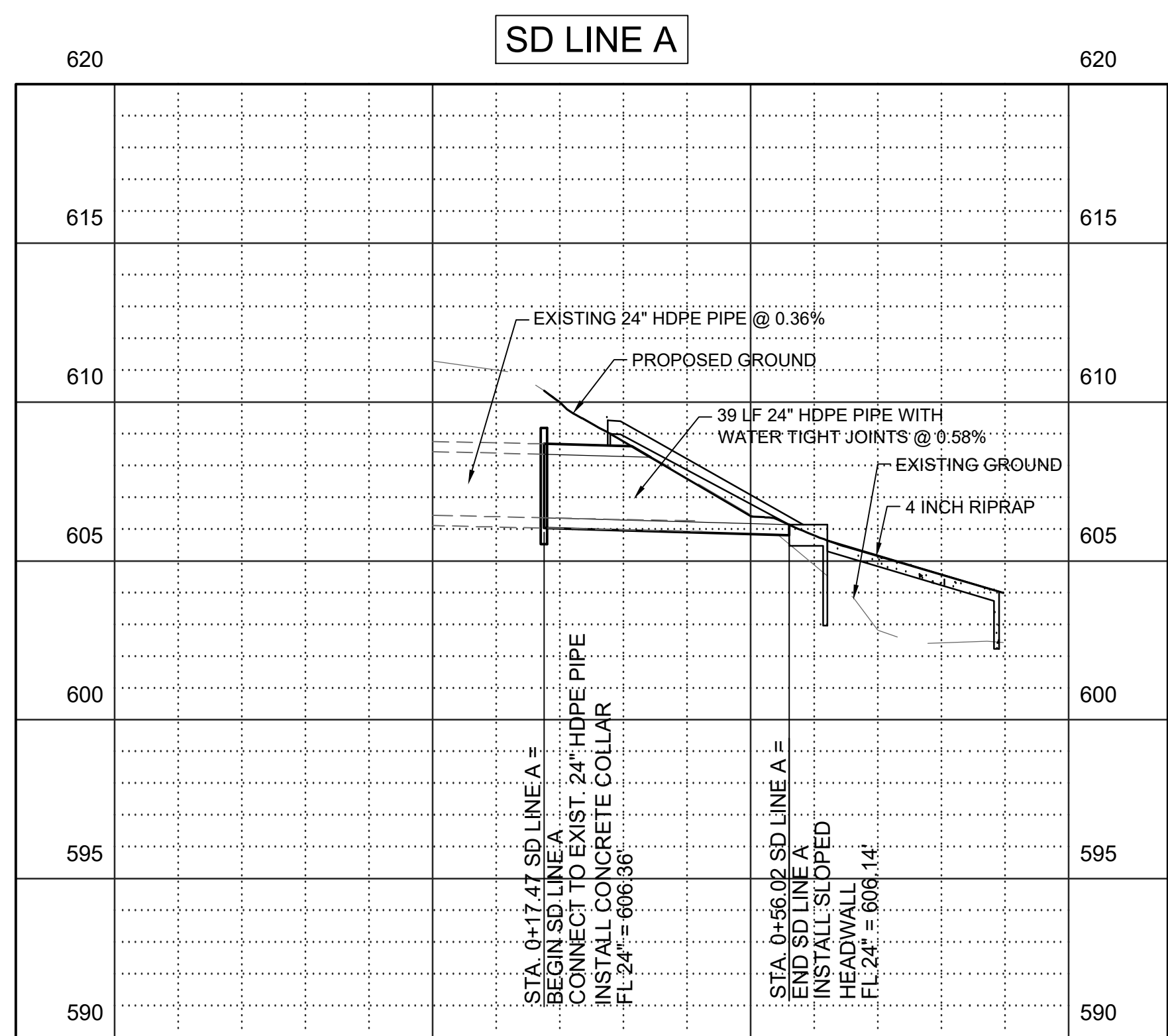
PROJECT NO.: 57185.001
ISSUED: 01/23/2025
SCALE: 1" = 5'

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PAGE NUMBER 13 OF 387



- NOTES:**
1. CONTRACTOR SHALL LOCATE EXISTING STORM DRAIN PIPE AND VERIFY HORIZONTAL AND VERTICAL LOCATION PRIOR TO FABRICATING OR ORDERING MATERIALS.
 2. STORM DRAIN TRENCH SHALL BE BACKFILLED AND FINE GRADED TO MEET GRADES PROVIDED IN THE PLANS OR PRE-PROJECT CONDITIONS AS SPECIFIED.



EXISTING UTILITIES IN THE AREA. UTILITY LOCATIONS SHOWN ARE SCHEMATIC IN NATURE AND MAY NOT ACCURATELY REFLECT SIZE, HORIZONTAL, AND/OR VERTICAL LOCATION. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION PRIOR TO BEGINNING CONSTRUCTION. CONTACT AFFECTED UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION IN THIS AREA (1-800-DIG-TESS)



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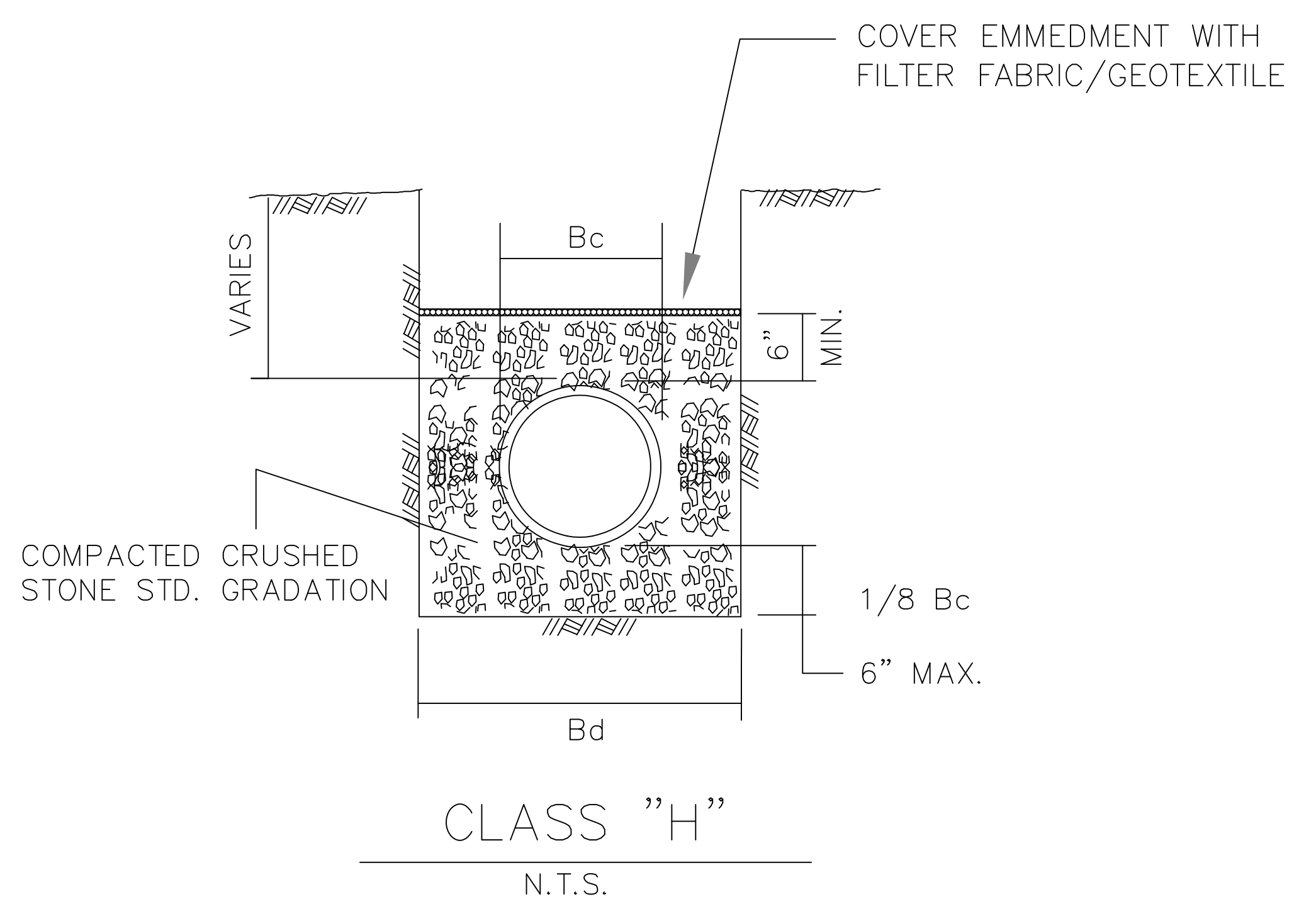
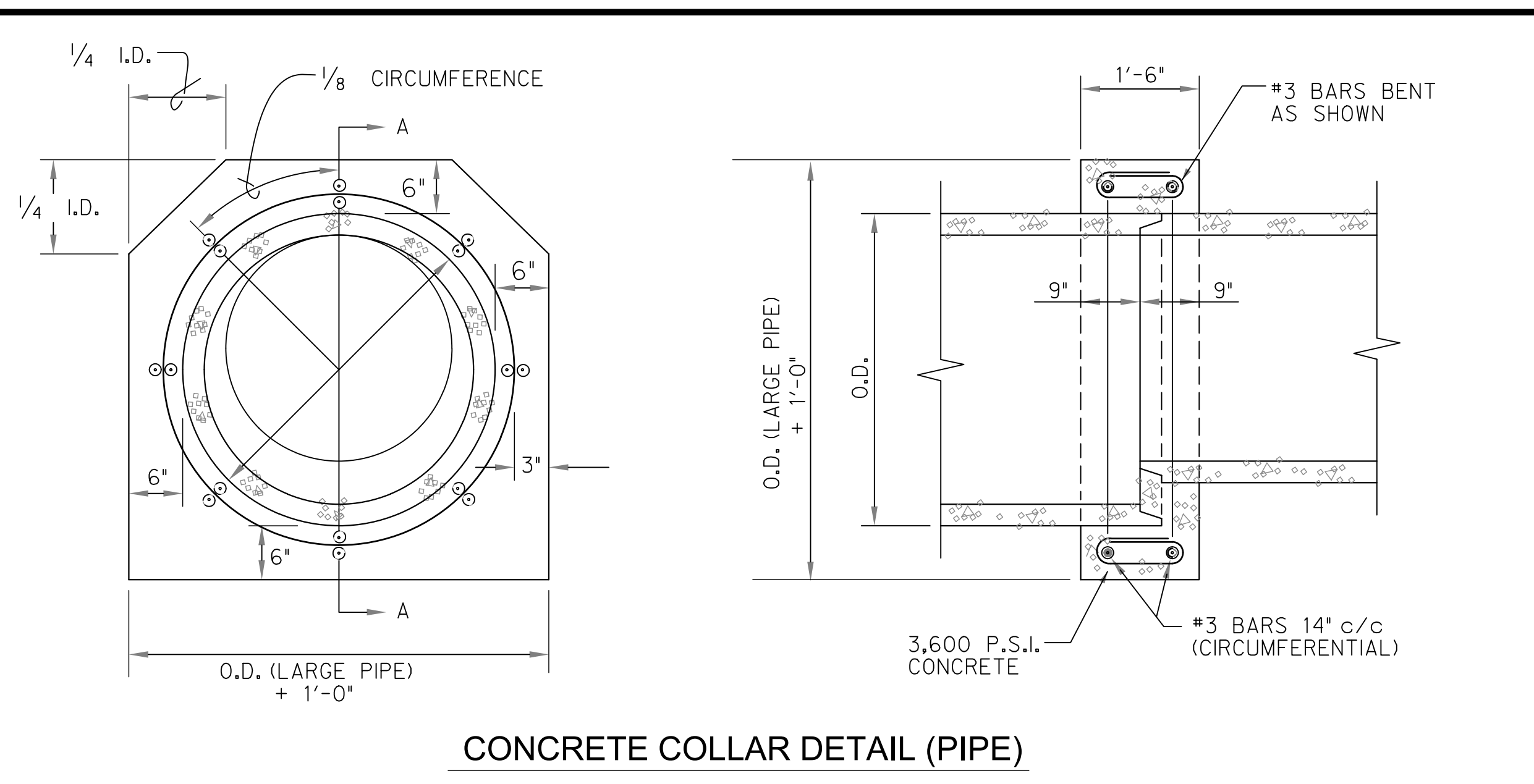
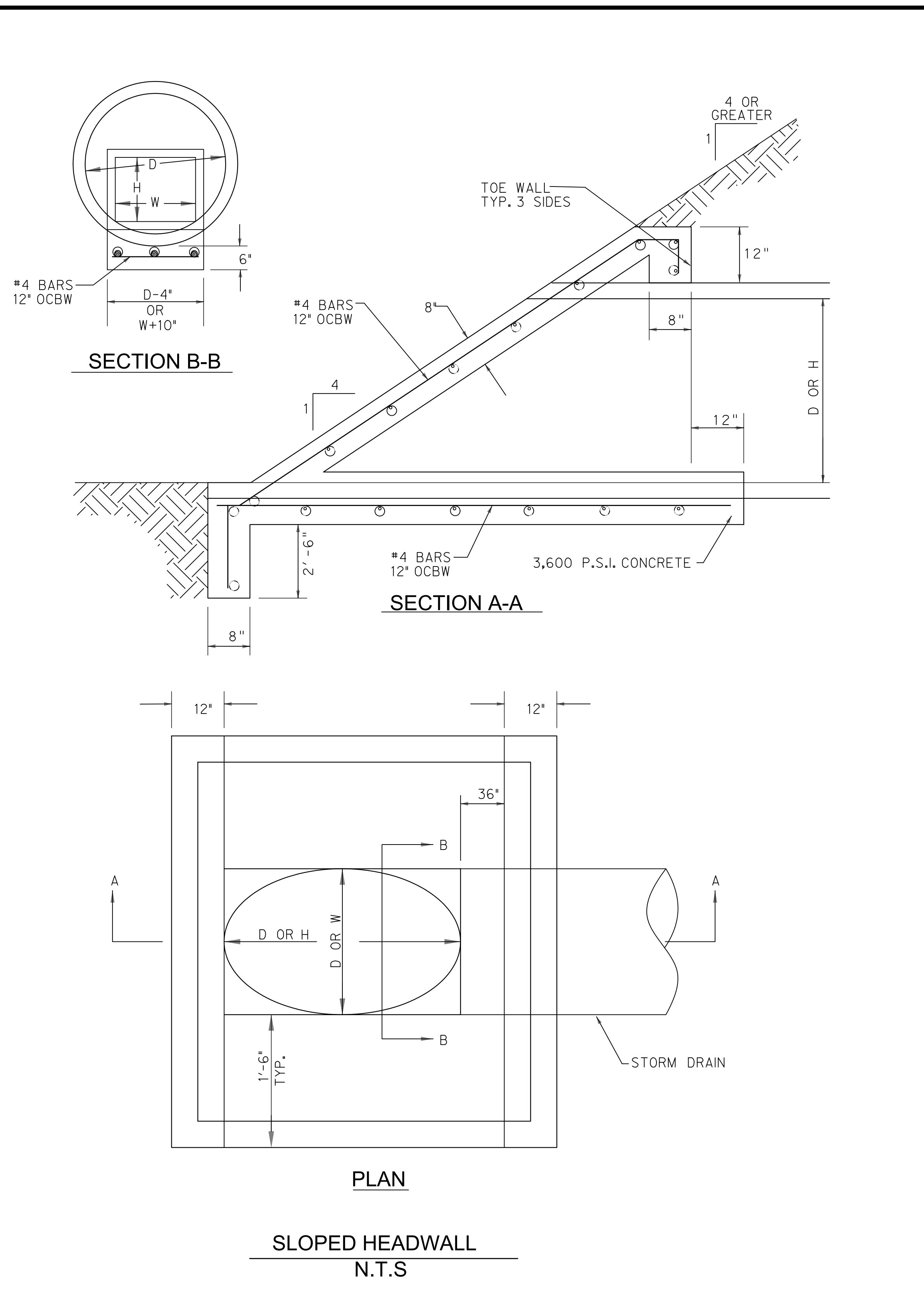


PORTER PARK POND REHABILITATION

SD LINE "A"
PLAN AND PROFILE
BEGIN TO END

PROJECT NO.: 57185.001
ISSUED: 01/23/2025
SCALE: 1" = 30'

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PAGE NUMBER 14 OF 388



- NOTES:**
1. Bc = OUTSIDE DIAMETER OF PIPE
 2. Bd = TRENCH WIDTH
 3. D = INSIDE DIAMETER OF PIPE
 4. USE 95% DENSITY UNDER PAVED SURFACE AND 90% IN UNPAVED AREAS

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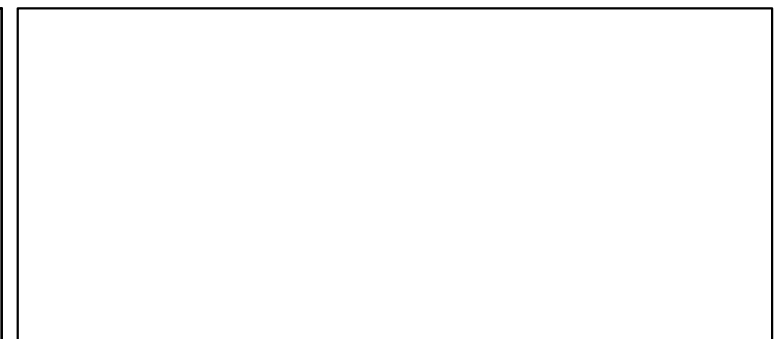
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PORTER PARK POND REHABILITATION

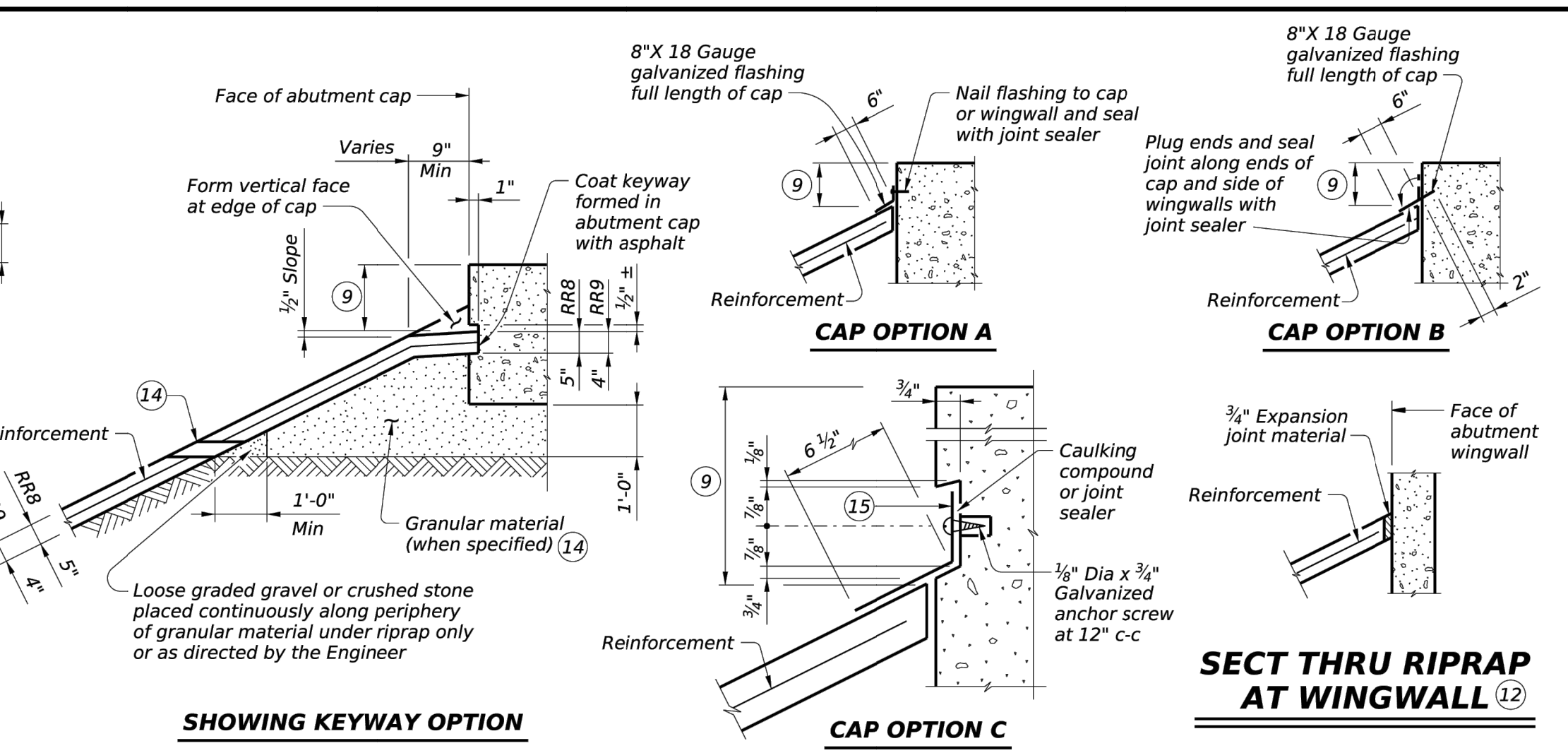
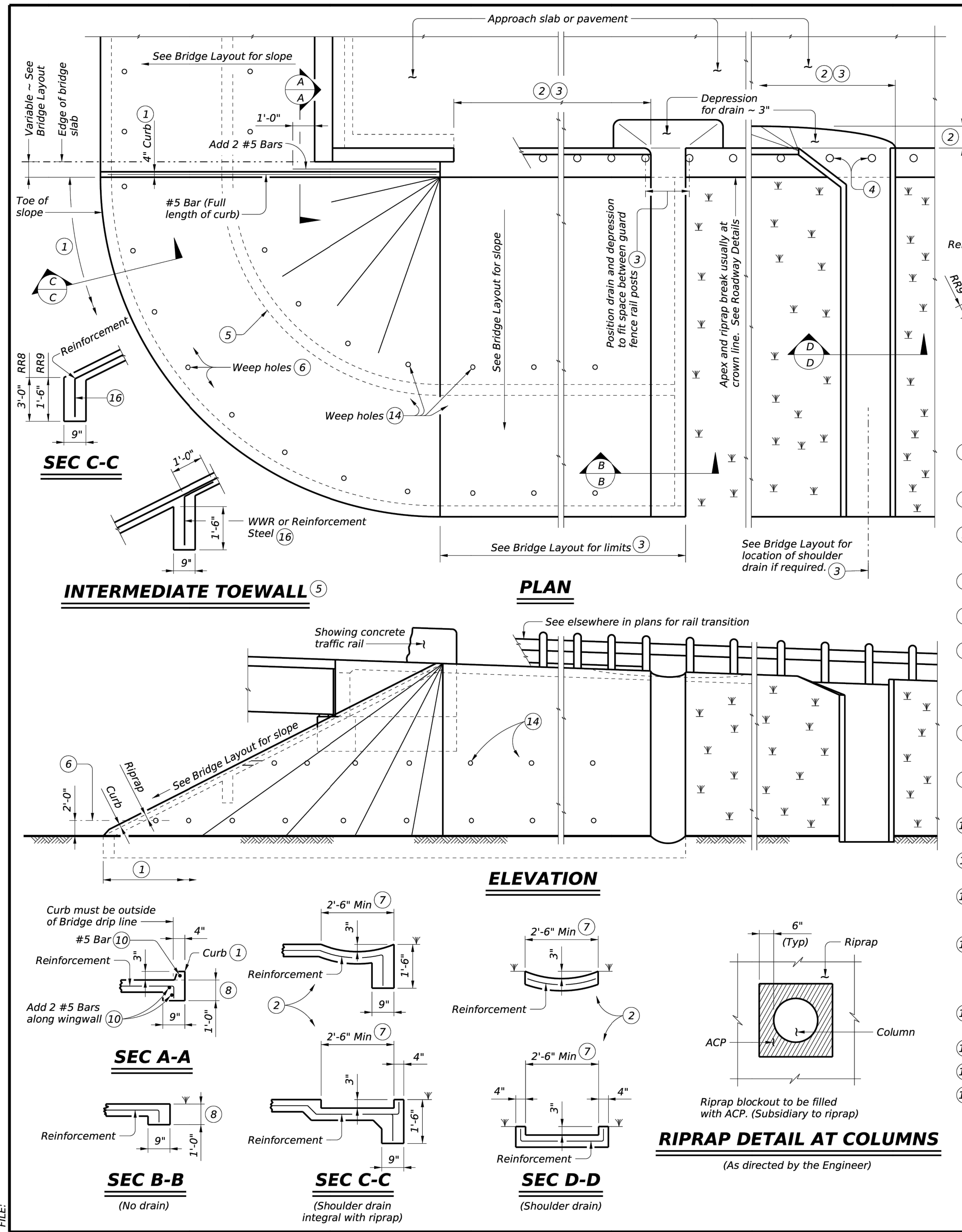
STORM DRAIN DETAILS
SHEET 1 OF 1

PROJECT NO.: 57185.001
ISSUED: 01/23/2025
SCALE: N/A

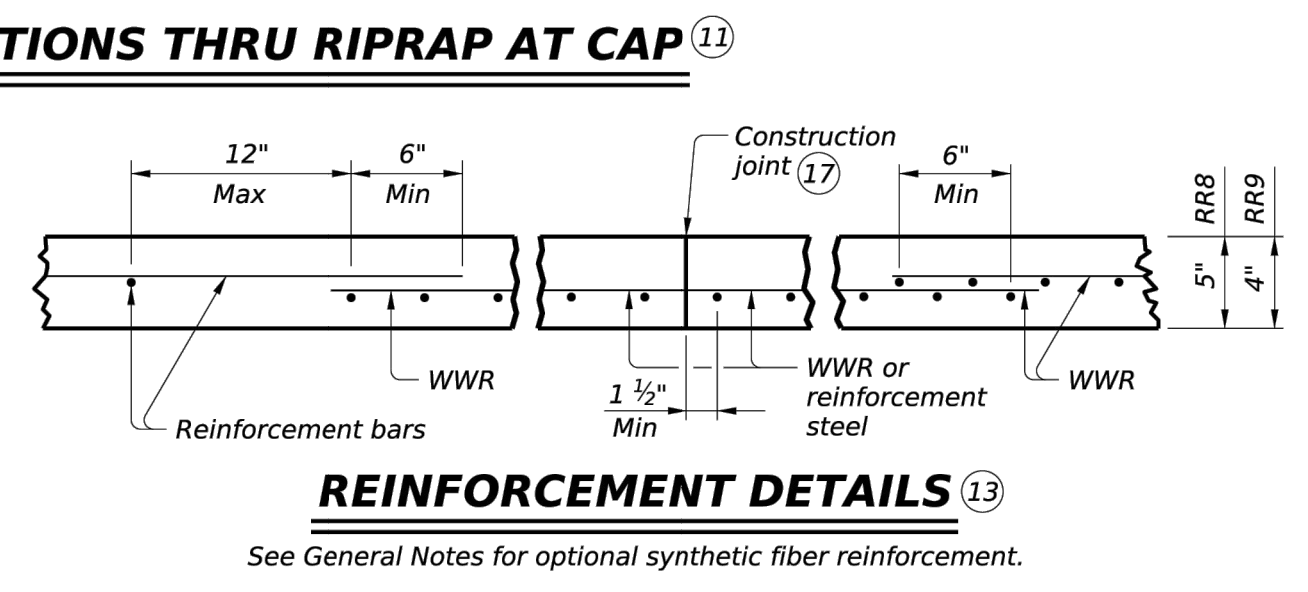
15

PAGE NUMBER 15 OF 389

DISCLAIMER: The use of this standard is governed by the "Texas Engineering Practice Act." No warranty of any kind is made by TxDOT for any purpose whatsoever. TxDOT assumes no responsibility for the conversion of this standard to other formats or for incorrect results or damages resulting from its use.



- 1 When riprap is shown extended around header on layout, extend slab and toewall as shown and eliminate 4" curb.
- 2 Limits and configuration of drains and depressions are as shown elsewhere in plans or as directed by the Engineer.
- 3 Location of shoulder drain must consider limitations imposed by rail transition. Do not locate shoulder drains at expansion joints between approach slab and concrete pavement.
- 4 See details elsewhere in plans for installation of guard fence posts through concrete riprap.
- 5 Provide intermediate toewall only when designated elsewhere in the plans or included in the specifications.
- 6 Provide lower level of 2" Dia weep holes at 10' c-c backed by 1 CF packet of gravel and galvanized hardware cloth at all locations unless directed by the Engineer to eliminate.
- 7 Use wider or other drain configurations if shown elsewhere in plans or if directed by the Engineer.
- 8 Wall extension may be reduced or modified if approved by the Engineer. Increase wall extension to 1'-6" whenever the optional intermediate toewall is called for in the plans.
- 9 Top of cap to top of riprap dimension varies as directed by the Engineer. Should be 9" Min for beam/slab type bridges and 1'-6" for slab span, box beam, or slab beam bridges.
- 10 #5 bars shown are required even when synthetic fiber reinforcing option is selected.
- 11 Provide sealing option for joint between the face of cap and riprap as designated by the Engineer or as shown elsewhere on plans.
- 12 Flashing (shown in Cap Option A) may be used at wingwall in addition to expansion joint material if shown on plans or directed by the Engineer.
- 13 Provide #3 reinforcing bars at 18" Spa c-c. Provide welded wire reinforcement (WWR) as 6x6-D2.9xD2.9 or D3xD3. Combinations of WWR and reinforcing bars may be used if both are permitted. Use lap splices of a minimum 6 inches, measured from the transverse wire of WWR, and the ends of reinforcing bars.
- 14 If granular material is specified, provide upper level of 2" Dia weep holes at 10' c-c backed by galvanized hardware cloth.
- 15 8" x 18 Gage galvanized sheet metal.
- 16 Provide WWR or #3 bars, with 1'-0" extension into slope.
- 17 WWR or reinforcing steel is continuous through riprap construction joints. Provide WWR or reinforcing steel that extends 1'-1" minimum into adjacent riprap on each side of construction joint even if synthetic reinforcing fiber is utilized.



GENERAL NOTES:
 Provide Class "B" concrete (f'c = 2,000 psi) unless noted elsewhere in plans.
 Provide Grade 60 reinforcing steel.
 Provide deformed welded wire reinforcement (WWR) meeting ASTM A1064, unless otherwise shown.
 Provide reinforcing bars, deformed WWR, or any suitable combination of both types for riprap reinforcing, unless specified elsewhere in the plans.
 Optionally synthetic fibers may be used if approved by the Engineer.
 Provide synthetic fibers listed on the "Fibers for Concrete" Material Producer List (MPL) in lieu of steel reinforcing in riprap concrete.
 Install construction joints or grooved joints extending the full slant slope height at intervals of approximately 20 feet unless otherwise directed by the Engineer.
 Hardware cloth, loose grade stone behind weep holes, flashing, or other sealing material are subsidiary to the bid item "Riprap."
 See Bridge Layout for limits of riprap.
 RR8 is to be used on stream crossings.
 RR9 is to be used on other embankments.

		Bridge Division Standard	
CONCRETE RIPRAP AND SHOULDER DRAINS EMBANKMENTS AT BRIDGE ENDS (TYPES RR8 & RR9)			
CRR			
FILE: MS-CRR-24.dgn	DN: TxDOT	CK: TxDOT	DW: TxDOT
©TxDOT October 2024	CONT	SECT	JOB HIGHWAY
REVISIONS		DIST	COUNTY
			SHEET NO.

FOR CONTRACTOR'S INFORMATION ONLY:
 5" of RR8 = 0.015 CY/SF
 4" of RR9 = 0.012 CY/SF
 #3 Reinf at 18" c-c = 0.501 Lbs/SF
 6x6-D3xD3 = 0.408 Lbs/SF

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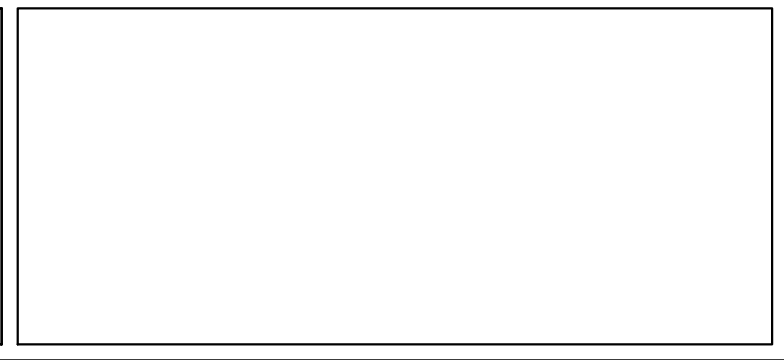
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PORTER PARK POND REHABILITATION

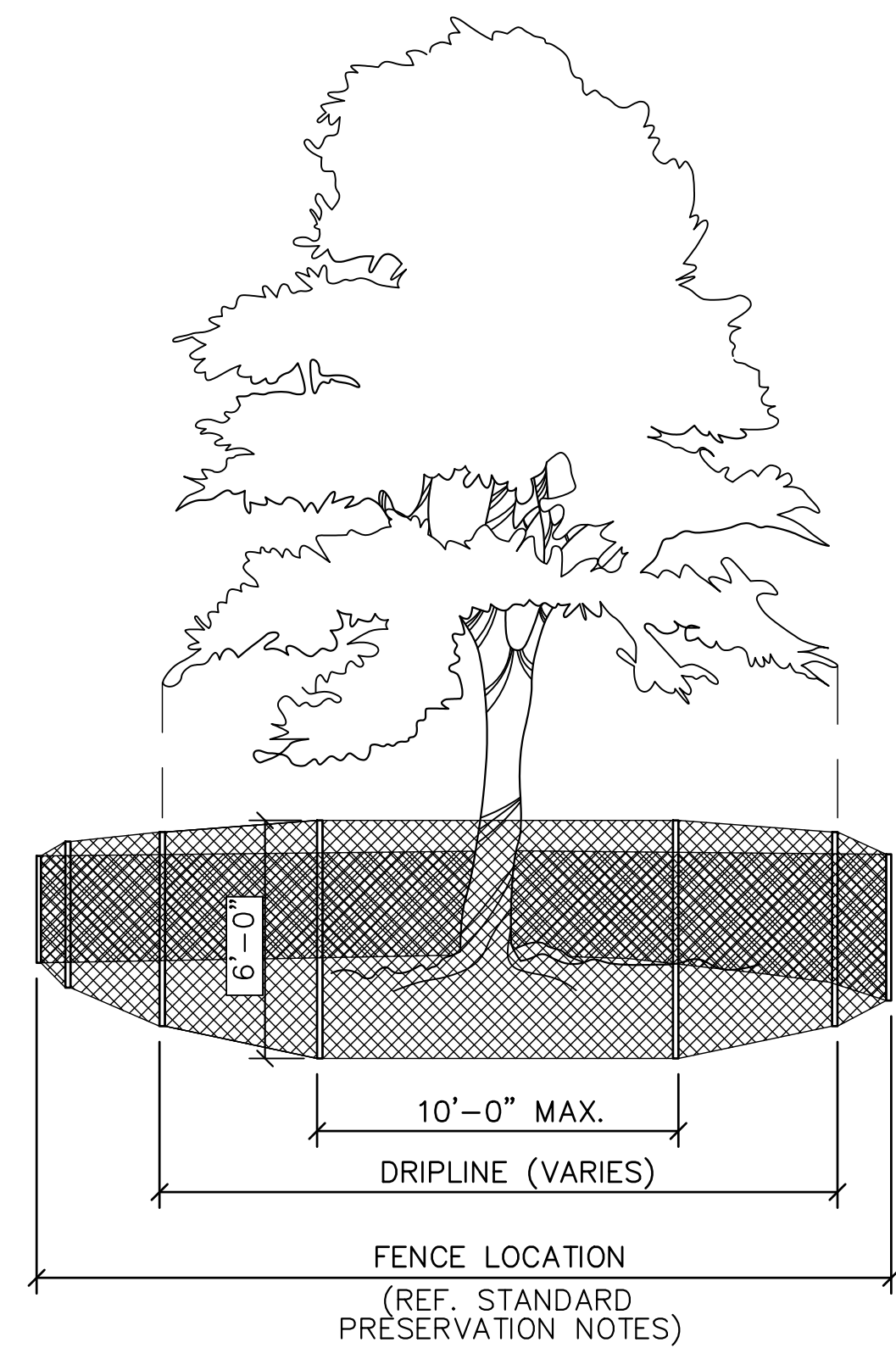
STORM DRAIN DETAILS
 SHEET 2 OF 2

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PLAN VIEW

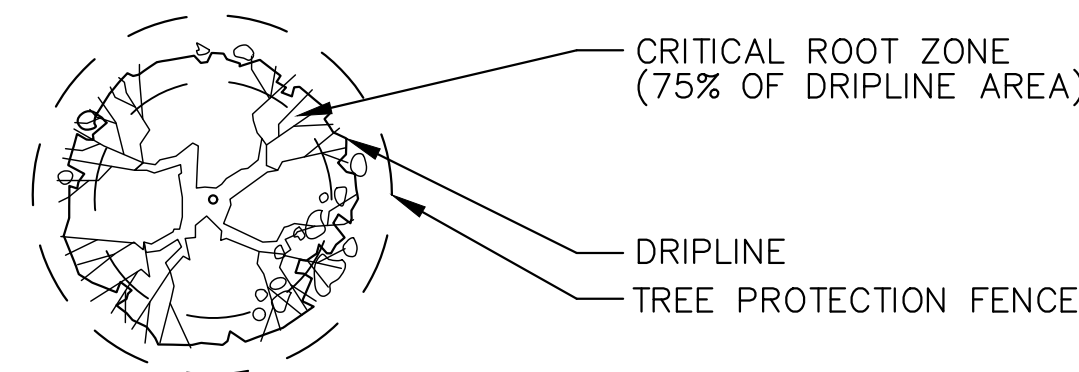


TREE PROTECTION DETAIL
N.T.S.

STANDARD PRESERVATION NOTES FOR TREE AND NATURAL AREA PROTECTION

1. All trees and natural areas shown on plan to be preserved shall be protected during construction with temporary fencing and other measures as needed which may include retaining walls, pruning of limbs, roots, etc.
2. Protective fences shall be installed prior to the start of any site preparation work (clearing, grubbing or grading), and shall be maintained throughout all phases of the construction project.
3. Erosion and sedimentation control barriers shall be installed or maintained in a manner which does not result in soil build-up within tree drip lines.
4. Protective fences shall surround the trees or group of trees, and will be located no closer than the outermost limit of branches (drip line) plus an additional 2'-0" away from the limits of dripline. For natural areas, protective fences shall follow the Limit of Construction line, in order to prevent the following:
 - A. Soil compaction in the root zone area resulting from vehicular traffic or storage of equipment or materials;
 - B. Root zone disturbances due to grade changes (greater than 6 inches cut or fill), or trenching not reviewed and authorized by the City Parks Department;
 - C. Wounds to exposed roots, trunk or limbs by mechanical equipment;
 - D. Other activities detrimental to trees such as chemical storage, cement truck cleaning, and fires.
5. Exceptions to installing fences at tree drip lines may be permitted in the following cases:
 - A. Where there is to be an approved grade change, impermeable paving surface, tree well, or other such site development, erect the fence approximately 2 to 4 feet beyond the area disturbed;
 - B. Where permeable paving is to be installed within a tree's drip line, erect the fence at the outer limits of the permeable paving area (prior to site grading so that this area is graded separately by hand prior to paving installation to minimized root damage);
 - C. Where trees are close to proposed buildings, erect the fence to allow root pruning in the work space between the fence and the building, prior to disturbance. The fence can be erected at the point of root pruning;
 - D. Where there are severe space constraints due to tract size, or other special requirements, contact an Arborist to discuss alternatives.

Special Note: Exceptions are permitted for areas outside the critical root zone. No disturbances are permitted within the critical root zone (75% of the dripline area). For the protection of natural areas, no exceptions to installing fences at the Limit of Construction line will be permitted, and no silting of stock piling of material or dirt is allowed around trees.
6. Where any of the above exceptions result in a fence being closer than 4 feet to a tree trunk, protect the trunk with strapped-on planking to a height of 8 ft. in addition to the reduced fencing provided.
7. Trees approved for removal shall be removed in a manner which does not impact trees to be preserved.
8. Any roots exposed by construction activity shall be pruned flush with the soil. Backfill root areas with good quality top soil as soon as possible. If exposed root areas are not backfilled within 2 days, cover them with organic material in a manner which reduces soil temperature and minimizes water loss due to evaporation.
9. Trenching required for the installation of irrigation shall be placed as far from existing tree trunks as possible.
10. Limbing & pruning to provide clearance for structures, traffic and equipment shall take place before damage occurs.
11. All finished pruning shall be done according to recognized, approved standards of the industry (Reference the National Arborist Association Pruning Standards for Shade Trees).



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PORTER PARK POND REHABILITATION

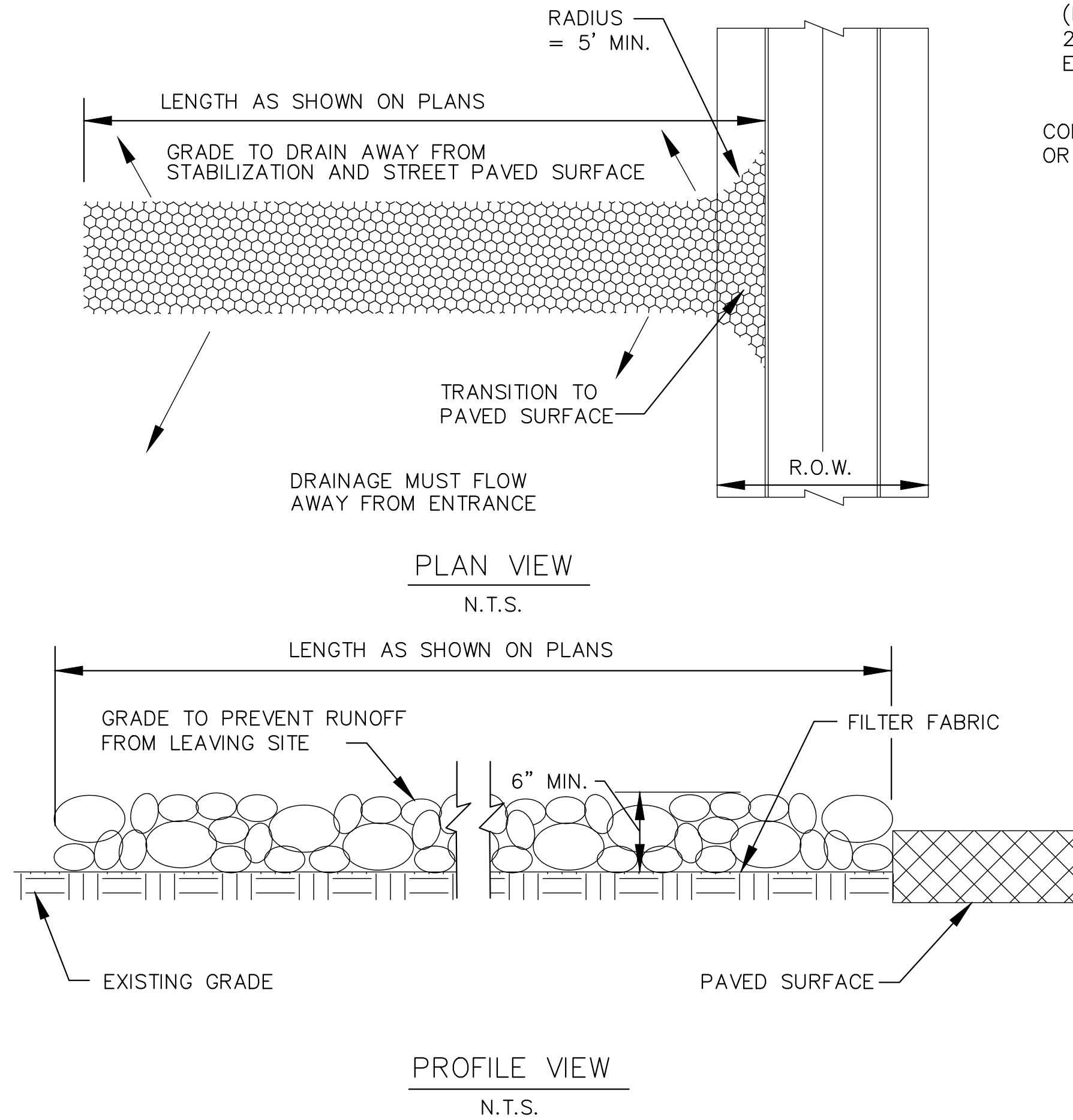
EROSION CONTROL DETAILS 1
SHEET 1 OF 2

PROJECT NO.: 57185.001
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SCALE: N/A

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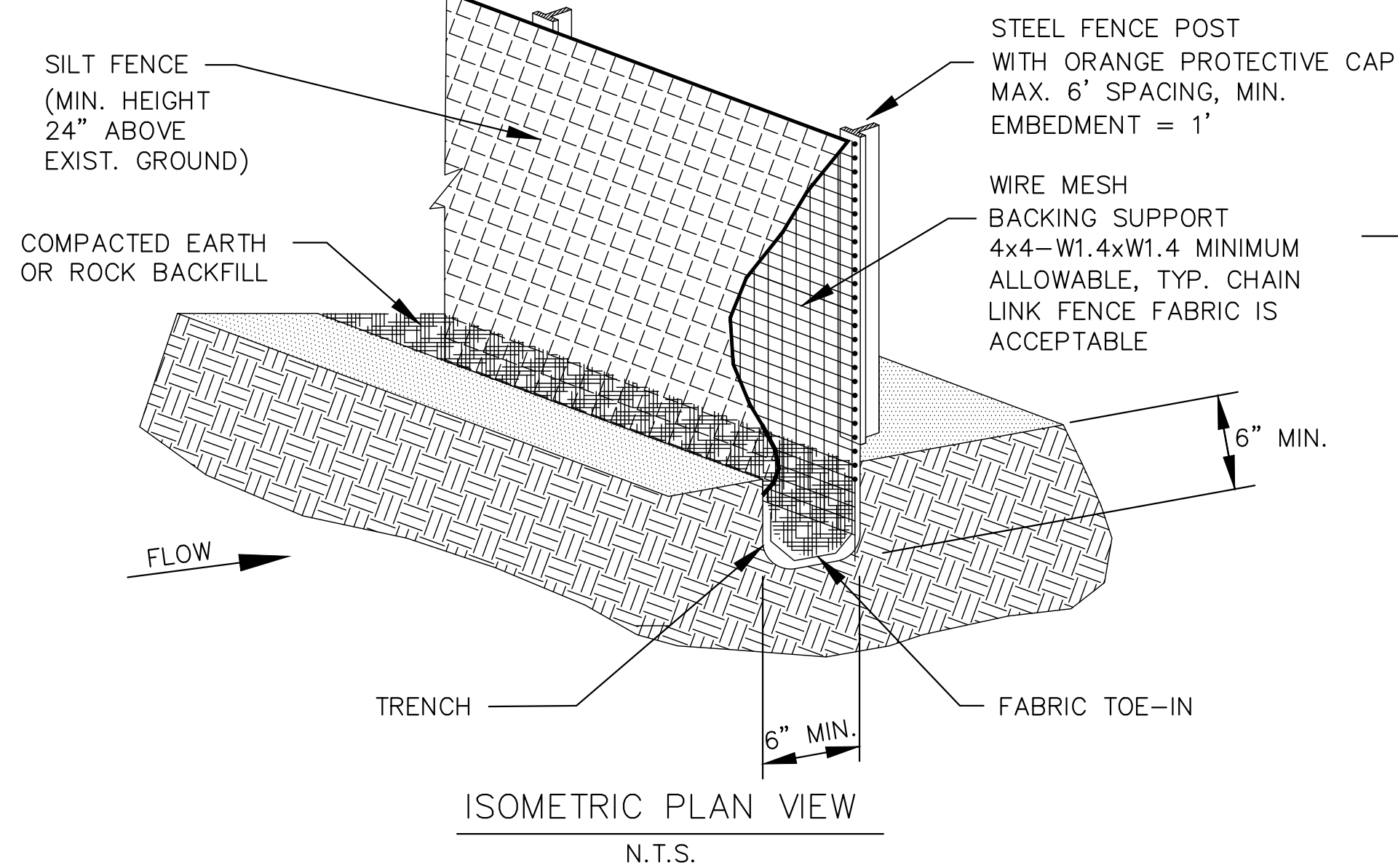
STABILIZED CONSTRUCTION ENTRANCE



STABILIZED CONSTRUCTION ENTRANCE GENERAL NOTES:

1. STONE SHALL BE 3 TO 5 INCH DIAMETER CRUSHED ROCK OR ACCEPTABLE CRUSHED PORTLAND CEMENT CONCRETE.
2. LENGTH SHALL BE SHOWN ON PLANS, WITH A MINIMUM LENGTH OF 30 FEET FOR LOTS WHICH ARE LESS THAN 150 FEET FROM EDGE OF PAVEMENT. THE MINIMUM DEPTH IN ALL OTHER CASES SHALL BE 50 FEET.
3. THE THICKNESS SHALL NOT BE LESS THAN 6 INCHES.
4. THE WIDTH SHALL BE NO LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
5. WHEN NECESSARY, VEHICLES SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WITH DRAINAGE FLOWING AWAY FROM BOTH THE STREET AND THE STABILIZED ENTRANCE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.
6. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PAVED SURFACES. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PAVED SURFACES MUST BE REMOVED IMMEDIATELY.
7. THE ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

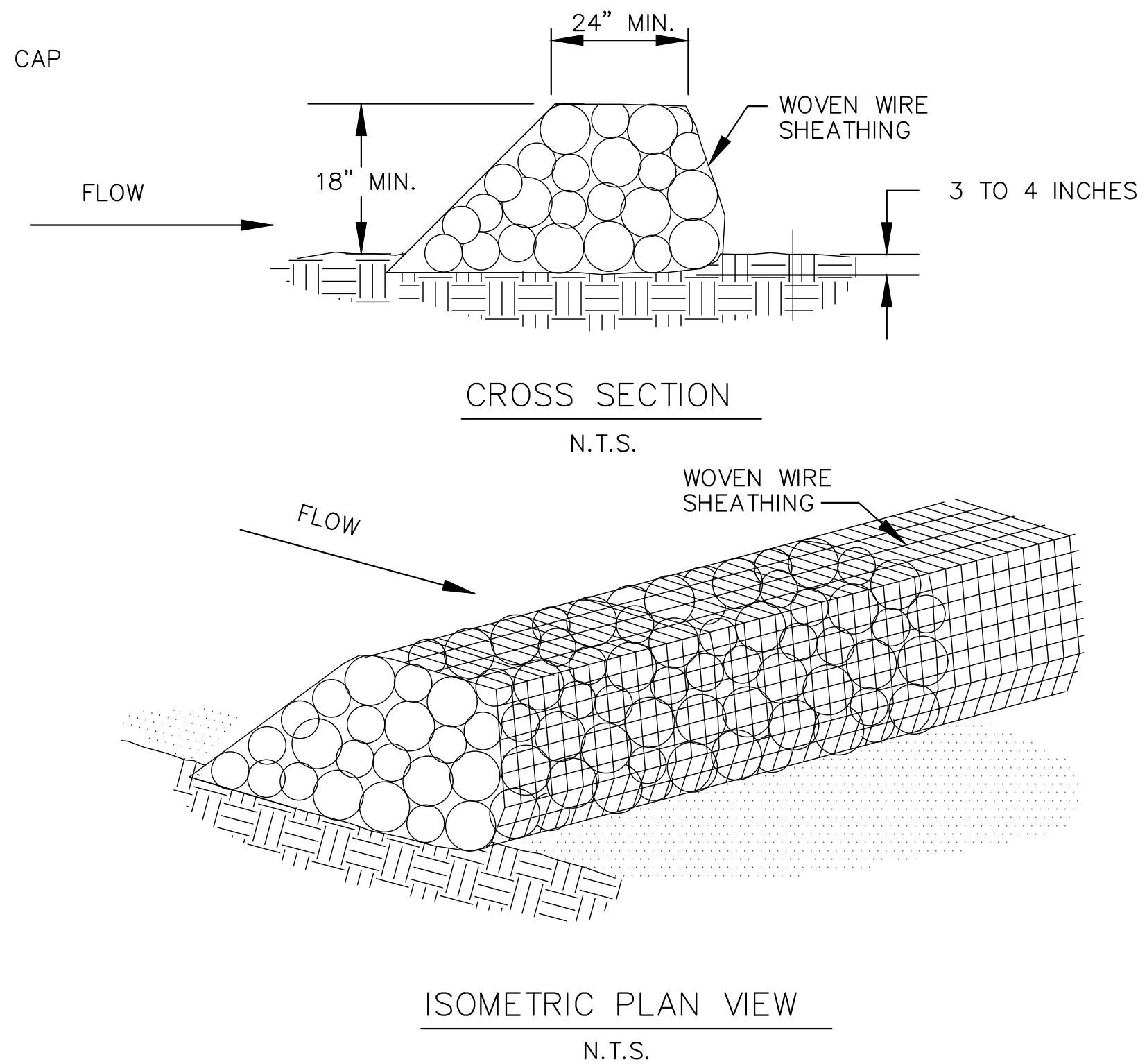
SILT FENCE



SILT FENCE GENERAL NOTES:

1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT. ALL POST SHALL HAVE AN ORANGE PROTECTIVE CAP TAPED (OR FASTENED ONTO) THE TOP.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (E.G. PAVEMENT), WEIGHT FABRIC FLAP WITH ROCK ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.
3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IN TURN IS ATTACHED TO THE STEEL FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
5. INSPECTION SHALL BE MADE EVERY TWO WEEKS AND AFTER EACH" RAINFALL. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

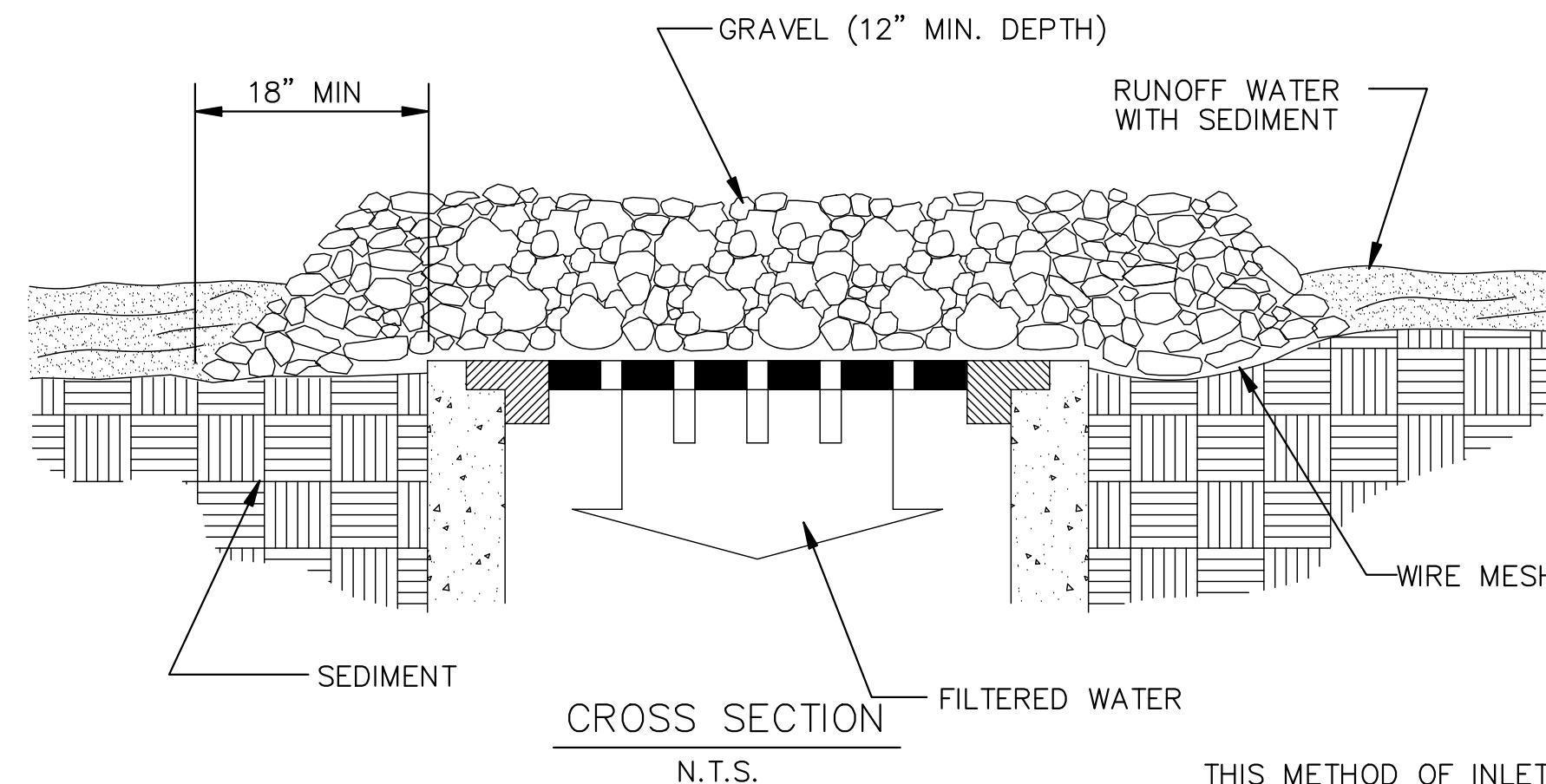
ROCK BERM



ROCK BERM GENERAL NOTES:

1. USE ONLY OPEN GRADED ROCK 4-8 INCHES IN DIAMETER FOR STREAM FLOW CONDITION. USE OPEN GRADED ROCK 3-5 INCHES IN DIAMETER FOR OTHER CONDITIONS.
2. THE ROCK BERM SHALL BE SECURED WITH A WOVEN WIRE SHEATHING HAVING A MAXIMUM OPENING OF 1 INCH AND A MINIMUM WIRE SIZE OF 20 GAUGE AND SHALL BE BURIED IN A TRENCH APPROXIMATELY 3 TO 4 INCHES DEEP.
3. THE ROCK BERM SHALL BE INSPECTED EVERY TWO WEEKS OR AFTER EACH" RAIN EVENT AND SHALL BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED DUE TO SILT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.
4. WHEN SILT REACHES A DEPTH EQUAL TO ONE-THIRD OF THE HEIGHT OF THE BERM OR ONE FOOT, WHICHEVER IS LESS, THE SILT SHALL BE REMOVED AND DISPOSED OF PROPERLY.
5. WHEN THE SITE IS COMPLETELY STABILIZED, THE BERM AND ACCUMULATED SILT SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER.
6. ROCK BERM SHOULD BE USED AS CHECK DAMS FOR CONCENTRATED FLOW AND ARE NOT INTENDED FOR USE IN PERIMETER PROTECTION.

INLET PROTECTION WIRE MESH AND GRAVEL



SPECIFIC APPLICATION

THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE HEAVY CONCENTRATION FLOWS ARE EXPECTED, BUT NOT WHERE PONDING AROUND THE STRUCTURE MIGHT CAUSE EXCESSIVE AND UNPROTECTED AREAS.

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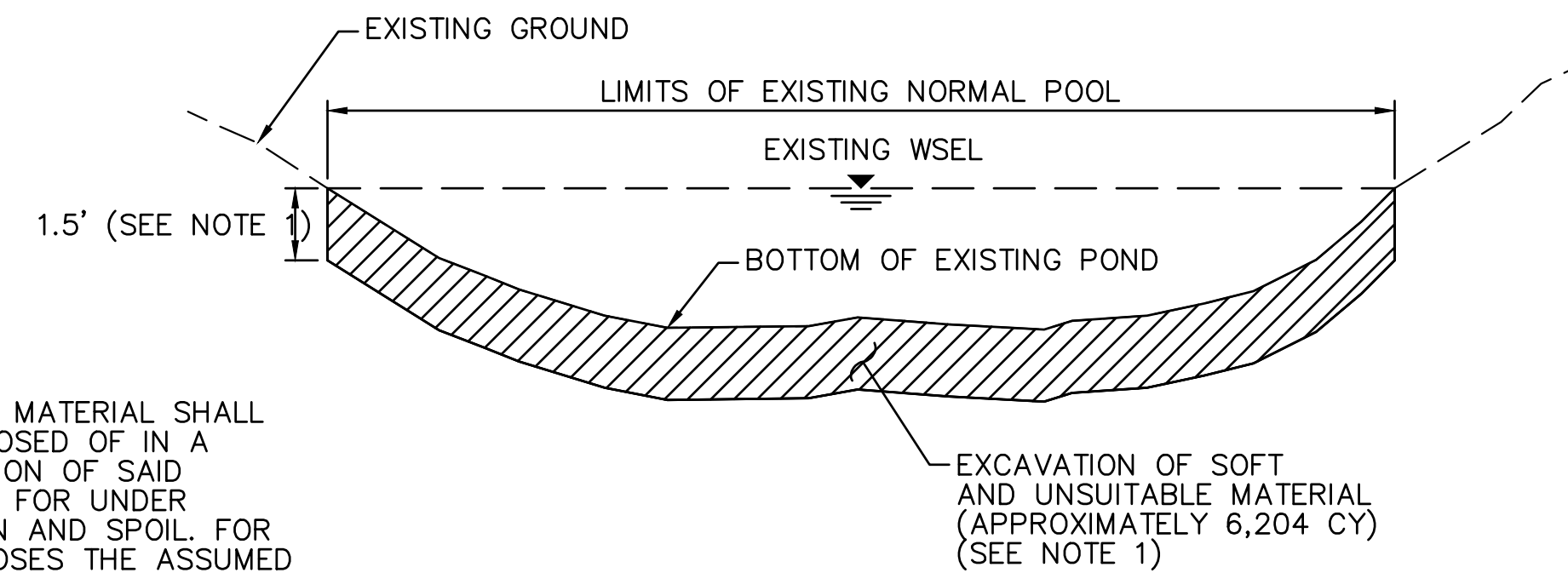


PORTER PARK POND REHABILITATION

EROSION CONTROL DETAILS 2
SHEET 2 OF 2

PROJECT NO.: 57185.001
ISSUED: 01/23/2025
SCALE: N/A

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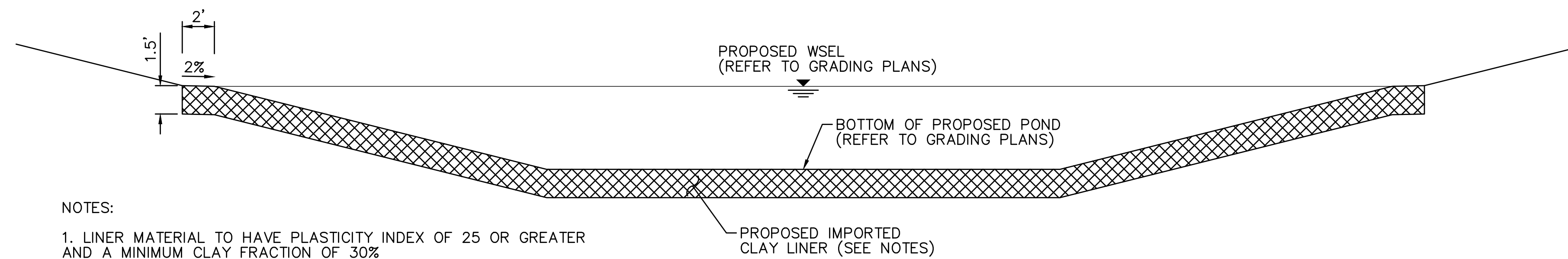


NOTES:

1. SOFT AND UNSUITABLE MATERIAL SHALL BE EXCAVATED AND DISPOSED OF IN A LEGAL MANNER. EXCAVATION OF SAID MATERIAL SHALL BE PAID FOR UNDER UNCLASSIFIED EXCAVATION AND SPOIL. FOR QUANTITY AND BID PURPOSES THE ASSUMED DEPTH IS 1.5- FEET, HOWEVER THIS MAY VARY BASED UPON CONDITIONS IN THE FIELD. IF UNSUITABLE MATERIAL IS PRESENT BELOW THE PROPOSED GRADE LINES SHOWN IN THE PLANS THEN THE CONTRACTOR SHALL EXCAVATE AND DIPOSED OF THE MATERIAL IN A LEGAL MANNER. NO EXTRA PAY WILL BE MADE FOR MATERIAL IN EXCESS OF 3- FEET AND THE MATERIAL SHALL NOT BE USED FOR GENERAL SITE EMBANKMENT.

POND EXCAVATION

SCALE: N.T.S.



NOTES:

1. LINER MATERIAL TO HAVE PLASTICITY INDEX OF 25 OR GREATER AND A MINIMUM CLAY FRACTION OF 30%
2. LINER CONSTRUCTED IN 6" LIFTS, MOISTENED TO THEIR OPTIMUM MOISTURE CONTENT OR ABOVE AND COMPACTED TO AT LEAST 95% OF THE STANDARD PROCTOR COMPACTION (ASTM D698).
3. CONTRACTOR SHALL ENSURE THAT NO DESICCATION IS PERMITTED DURING THE CONSTRUCTION OF THE LINER AND THAT THE COMPLETED LINER IS NOT ALLOWED TO DRY PRIOR TO RE-FILLING THE POND.
4. PREVIOUS LIFT SHOULD BE LIGHTLY SCARIFIED PRIOR TO THE PLACEMENT OF THE NEXT LIFT.
5. LINER MATERIAL SHALL BE IMPORTED.

POND LINER

SCALE: N.T.S.

FILE NAME: A:\570005\57185\001\PM\CADD\Sheets\C-PLAN\MISC-DTL-S-57185.dwg DATE: January 23, 2025, TIME: 11:27 AM, USER: an3803

NO.	DATE	DESCRIPTION

SRL
DESIGNED BY:
SRL
DRAWN BY:
JTH
CHECKED BY:



PRELIMINARY
FOR INTERIM REVIEW ONLY
THESE DOCUMENTS ARE FOR INTERIM REVIEW AND NOT INTENDED FOR REGULATORY APPROVAL, PERMIT, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY OR UNDER THE SUPERVISION OF:
NAME: SAMSON R. LOTIGO PE LICENSE NO. 149676
DATE: 1/23/2025
FIRM / BUSINESS NO.: TBPELS ENGINEERING FIRM #F-312 TX STATE



PORTER PARK POND REHABILITATION

MISCELLANEOUS DETAILS
SHEET 1 OF 1

PROJECT NO.: 57185.001
ISSUED: 01/23/2025
SCALE: N/A



CITY COUNCIL COMMUNICATION

DATE: February 3, 2025

FROM: Jim Bolz, Director of Public Works

AGENDA ITEM: Consideration and possible action on Change Order No. 2 in the amount of \$236,664.00 with Ana Site Construction, LLC for the additional work on water lines and authorize the City Manager to execute said Change Order No. 2.

SUMMARY:

- Water Line B:
 - Existing water line found to be too shallow, less than 3' below surface, not compliant with TxDOT standards
 - Discovered 8" water line instead of the 12" line shown in TxDOT records
 - Additional water meters relocated due to these findings
- Water Line C:
 - Delay in Sanger Storage building demolition by TxDOT
 - Added bore under the building and creek near Duck Creek Road
 - Additional water meters relocated
- Water Line D:
 - Discovery of existing water meters and service lines during water main installation
- Water Line E:
 - Existing water lines at Bolivar Street did not match records, requiring additional water line installation
- Change order amount is 100% reimbursable

FISCAL INFORMATION:

Budgeted: No
6529.2

Amount: \$236,664.00

GL Account: 840-50-6529.2/840-54-

- Amount is 100% reimbursable

RECOMMENDED MOTION OR ACTION:

- Staff recommends approval

ATTACHMENTS:

- Change Order No. 2

KIMLEY-HORN AND ASSOCIATES, INC.
 801 Cherry Street, Suite 1300
 Fort Worth, TX 76102

Date: January 9, 2025

PROJECT DESCRIPTION:

2024 I35 UTILITY RELOCATION
 61322300

KHA Project No.:

CITY OF SANGER

OWNER:

ANA SITE CONSTRUCTION LLC

CONTRACTOR:

ORIGINAL CONTRACT AMOUNT:
 REVISED CONTRACT AMOUNT PER
 CHANGE ORDER No. 1:
 REVISED CONTRACT AMOUNT PER
 CHANGE ORDER No. 2:
 REVISED CONTRACT AMOUNT PER
 CHANGE ORDER No. 3:

\$ 6,971,123.00
 \$ 7,122,754.00

CSJ 074 Water WLB, WLC, WLD, WLE, and Ductile Iron Fittings Change Order #2									
Item #	Item Description	Original Quantity	Change in Quantity	Updated Quantity	Unit	Unit Price	Original Item Cost	Change in Item Cost	
2	Grout Fill 8" Water Line	888.00	(35.00)	853.00	LF	\$ 15.00	\$ 13,320.00	\$ (525.00)	
4	Remove 8" Water Line	4,885.00	521.00	5,406.00	LF	\$ 11.00	\$ 53,735.00	\$ 5,731.00	
5	Remove 12" Water Line	622.00	(622.00)	-	LF	\$ 16.00	\$ 9,952.00	\$ (9,952.00)	
10	C-900 DR-18 PVC Water Line (6") (Open Cut)	20.00	5.00	25.00	LF	\$ 141.00	\$ 2,820.00	\$ 705.00	
11	C-900 DR-18 PVC Water Line (8") (Open Cut)	5,346.00	797.00	6,143.00	LF	\$ 72.00	\$ 384,912.00	\$ 57,384.00	
12	C-900 DR-18 PVC Water Line (8") (Carrier Pipe)	1,027.00	123.00	1,150.00	LF	\$ 81.00	\$ 83,187.00	\$ 9,963.00	
13	C-900 DR-18 PVC Water Line (12") (Open Cut)	246.00	(246.00)	-	LF	\$ 184.00	\$ 45,264.00	\$ (45,264.00)	
14	Steel Casing (18") (Open Cut)*	43.00	23.00	66.00	LF	\$ 265.00	\$ 11,395.00	\$ 6,095.00	
15	Steel Casing (18") (Bore)*	984.00	100.00	1,084.00	LF	\$ 472.00	\$ 464,448.00	\$ 47,200.00	
120	Resilient Seated Gate Valve (6")*	-	1.00	1.00	EA	\$ 4,500.00	\$ -	\$ 4,500.00	
16	Resilient Seated Gate Valve (8")*	16.00	4.00	20.00	EA	\$ 4,800.00	\$ 76,800.00	\$ 19,200.00	
17	Resilient Seated Gate Valve (12")*	5.00	(5.00)	-	EA	\$ 7,300.00	\$ 36,500.00	\$ (36,500.00)	
20	1" Water Meter	5.00	3.00	8.00	EA	\$ 2,950.00	\$ 14,750.00	\$ 8,850.00	
121	2" Water Meter	-	2.00	2.00	EA	\$ 3,500.00	\$ -	\$ 7,000.00	
21	Connect Existing Water Line	15.00	1.00	16.00	EA	\$ 5,400.00	\$ 81,000.00	\$ 5,400.00	
22	Trench Excavation Protection	5,612.00	471.00	6,083.00	LF	\$ 3.00	\$ 16,836.00	\$ 1,413.00	
23	Cut & Restore Conc Paving*	67.00	120.00	187.00	SY	\$ 123.00	\$ 8,241.00	\$ 14,760.00	
26	Seeding Surface Repair	10,715.00	1,077.00	11,792.00	SY	\$ 2.00	\$ 21,430.00	\$ 2,154.00	
Ductile Iron Fittings									
17	074 Ductile Iron Fittings*	1.00	3.82	4.8175	TON	\$ 20,000.00	\$ 20,000.00	\$ 76,350.00	
77	081 Ductile Iron Fittings*	1.00	3.11	4.1100	TON	\$ 20,000.00	\$ 20,000.00	\$ 62,200.00	
									\$ 236,664.00

Total Increase In Contract Amount: \$ 236,664.00
 Original Contract Amount: \$ 6,971,123.00
 Revised Contract Amount: \$ 7,359,418.00
 Net Increase/(Decrease) in Contract Time of Completion: 30 Days
 Revised Contract Time of Completion: 330 Days

Recommended by Kimley-Horn and Associates, Inc.

Approved by Owners:
 City of Sanger

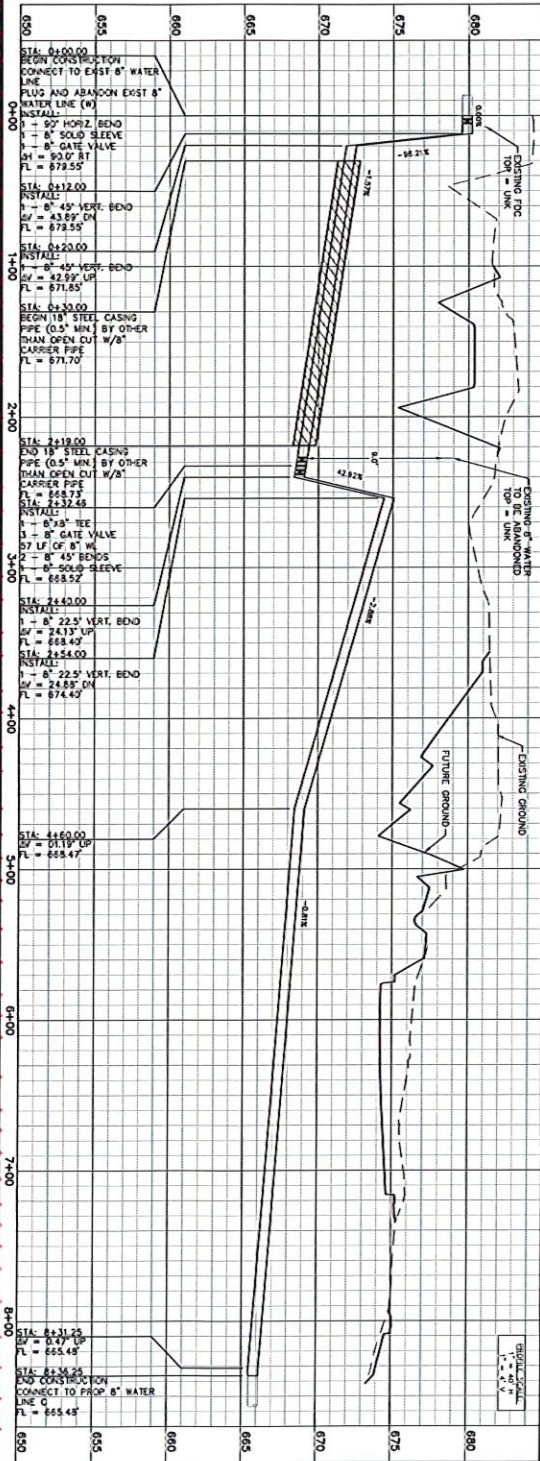
By Uniz Ego P.E.

By _____

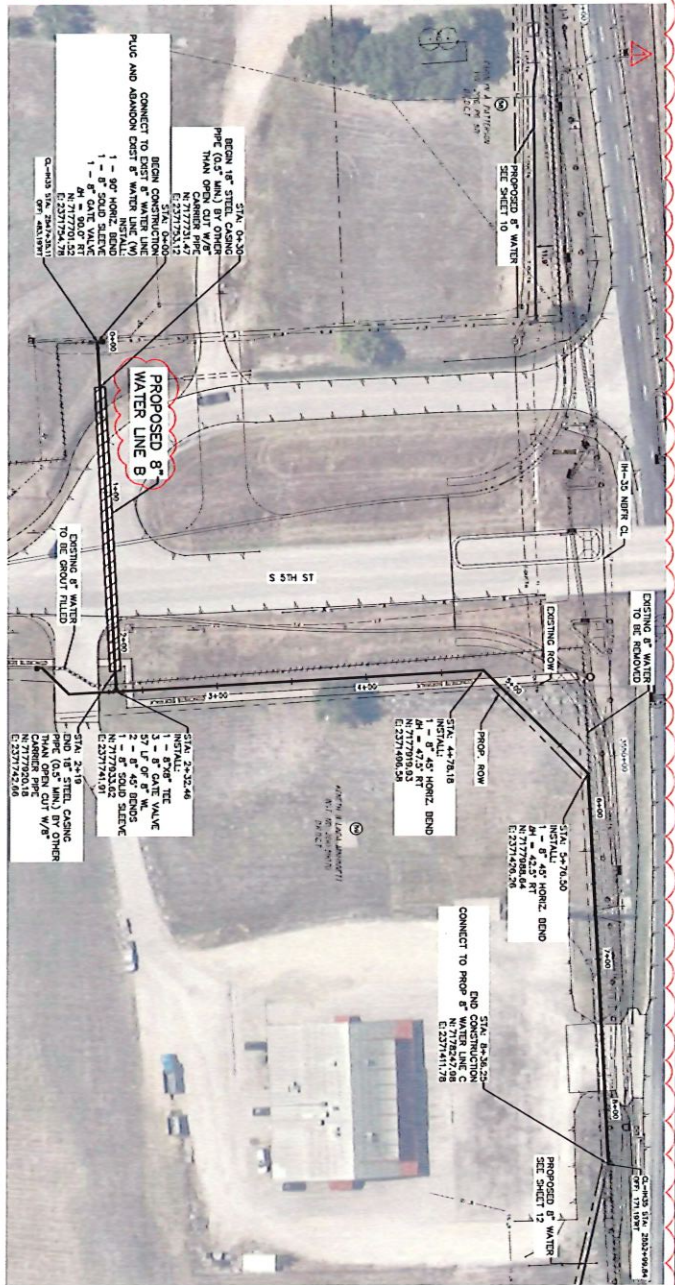
Accepted by Contractor

By Adam Darrach

Distribution
 1-Owner, 1 - Contractor, 1 - KHA Office



CSJ 074 - PROPOSED 8IN WL B STA 0+00 - END



GRAPHIC SCALE IN FEET
0 20 40
FOR 11"x17" 1"=40'

SHEET NOTES
1. CONTRACTOR SHALL VERIFY POWER POLES

12/17/24
N

DATE:	DECEMBER 2024
DESIGN:	CR
DRAWN:	NOOH
CHECKED:	CTD
KMA NO.:	061322305

**CSJ 074 - PROPOSED 8IN WL B
STA 0+00 - END**

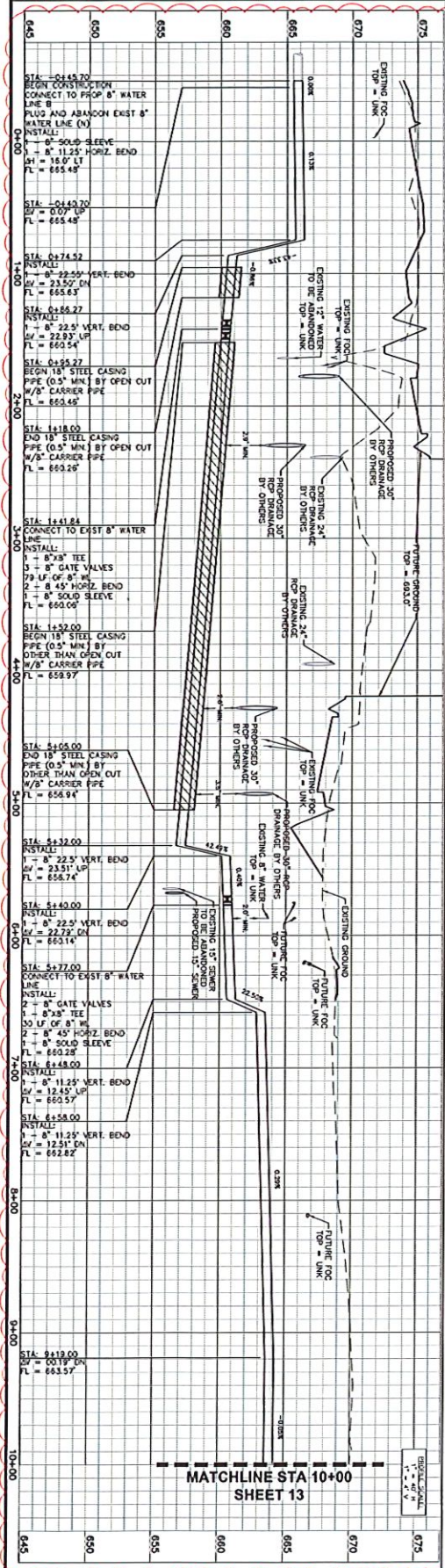
CITY OF SANGER
IH-35 UTILITY RELOCATIONS



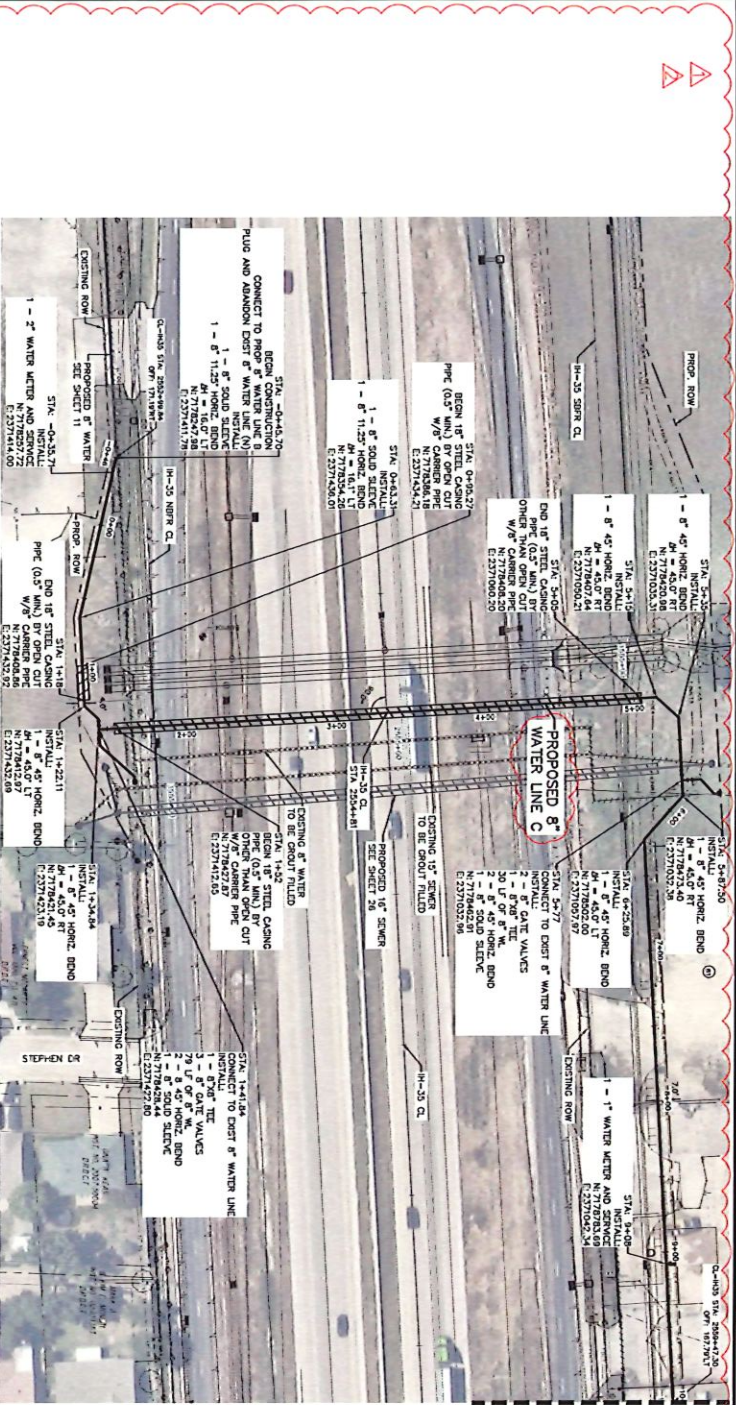
Kimley»Horn
TYPE Form No. 628 P. 87-335-661
801 Cherry St., Suite 500 Ft. Worth, TX 76102

No.	Revision	By	Date
1	ALIGNMENT AND PIPE SIZE CHANGE	CR	12/17/24

\\774\utility\061322300-Sanger-12-15-2024\Baldwin\0405-0-CE13-D_WATER.dwg 1/3/2025 8:54 AM



CSJ 074 - PROPOSED 8IN WL C STA 0+45.70 - 10+00



MATCHLINE STA 10+00 SHEET 13

12	DATE:	DECEMBER 2024
	DESIGN:	CPI
	CHECKED:	CTD
	KHA NO.:	061322300
	SHEET	

CSJ 074 - PROPOSED 8IN WL C
STA 0+45.70 - 10+00

CITY OF SANGER
IH-35 UTILITY RELOCATIONS

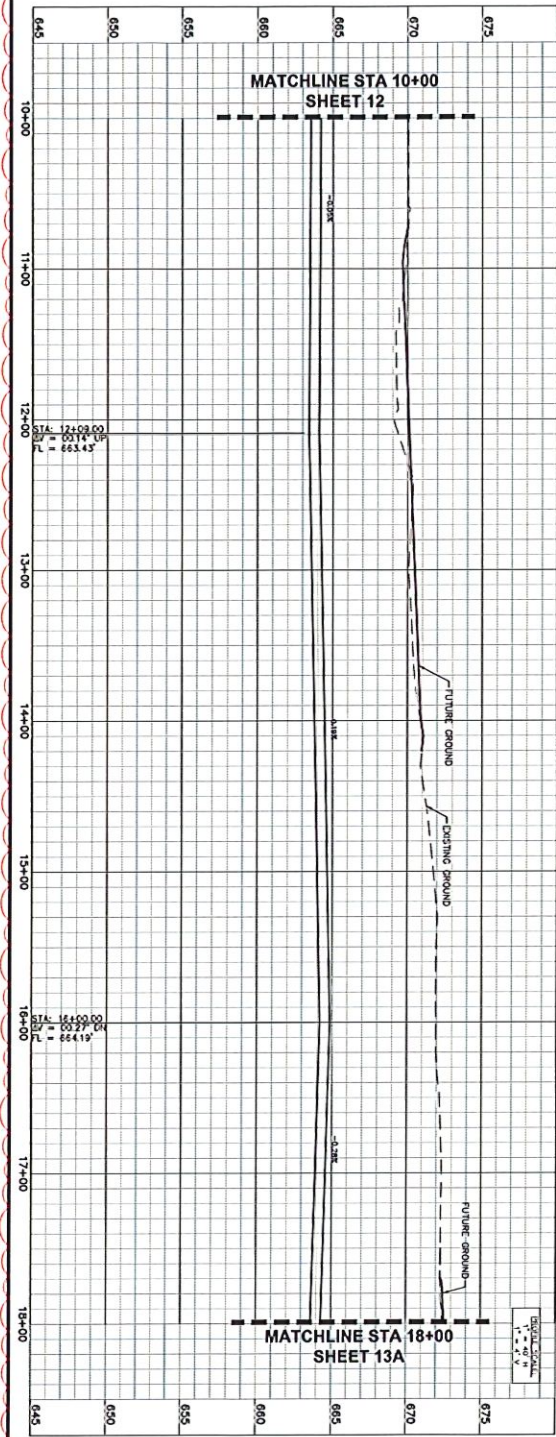


Kimley-Horn

700 West 10th Street
801 Cherry St, Suite 1000 Ft. Worth, TX 76102
Tel: 817-335-8661

No.	Revision	By	Date
1	PROJECT CHANGE	CPI	02/24/24
2	ALIGNMENT AND PIPE SIZE CHANGE	CPI	11/03/24

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CSJ 074 - PROPOSED 8IN WL C STA 10+00 - 18+00



GRAPHIC SCALE IN FEET
 0 20 40
 FOR 11 X 17" 1"=80'

SHEET NOTES:
 1. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES AND SUPPORT SHALL BRACE AND PROTECT ALL EXISTING UTILITIES.
 2. CONTRACTOR SHALL BRACE AND SUPPORT THE POWER POLES OF EXISTING UTILITIES WITH SANGER APPROVED BRACING WITH FLOWABLE FILL.

13	DATE: DECEMBER 2024
	DESIGN: CFI
	DRAWN: NOCH
	CHECKED: CTD
	DWA NO.: 061322300

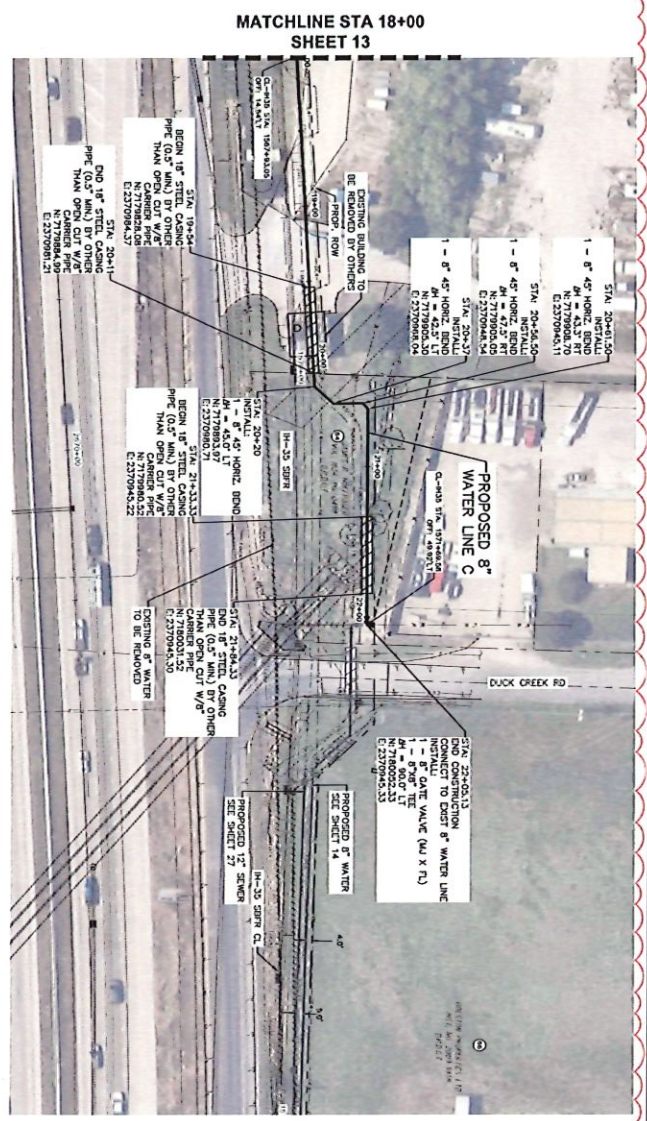
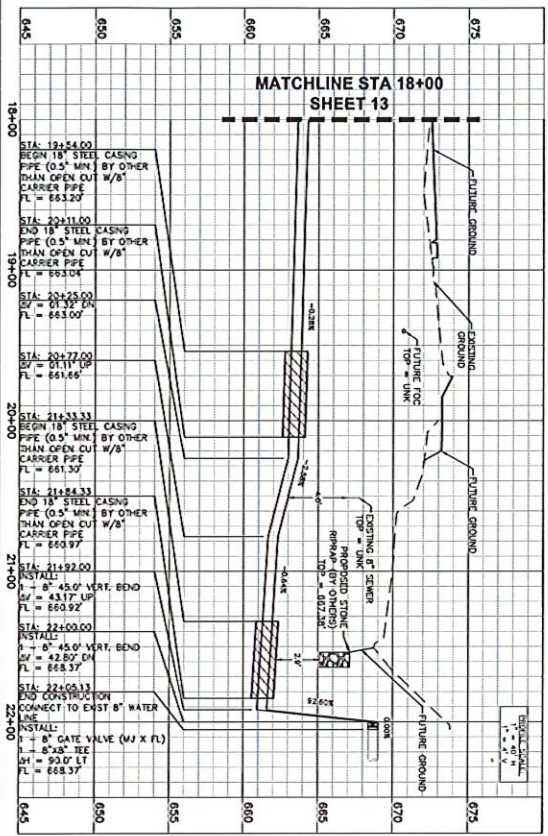
CSJ 074 - PROPOSED 8IN WL C
 STA 10+00 - 18+00

CITY OF SANGER
 IH-35 UTILITY RELOCATIONS



Kimley»Horn	
801 Cherry R. Box 5300 Ft. Worth, TX 76102 P: 817-550-0618 F: 817-550-0618	
No.	Revision
1	ALIGNMENT CHANGE
2	ALIGNMENT CHANGE
By	Date
CFI	03/24/24
CH	12/27/24

Item 22.



CSJ 074 - PROPOSED 8IN WL C STA 18+00 - END

18+00	18+00
19+00	19+00
20+00	20+00
21+00	21+00
22+00	22+00

DATE:	DECEMBER 2024
DESIGN:	CFI
DRAWN:	NOOH
CHECKED:	CTD
KHA NO.:	061322300

CSJ 074 - PROPOSED 8IN WL C STA 18+00 - END

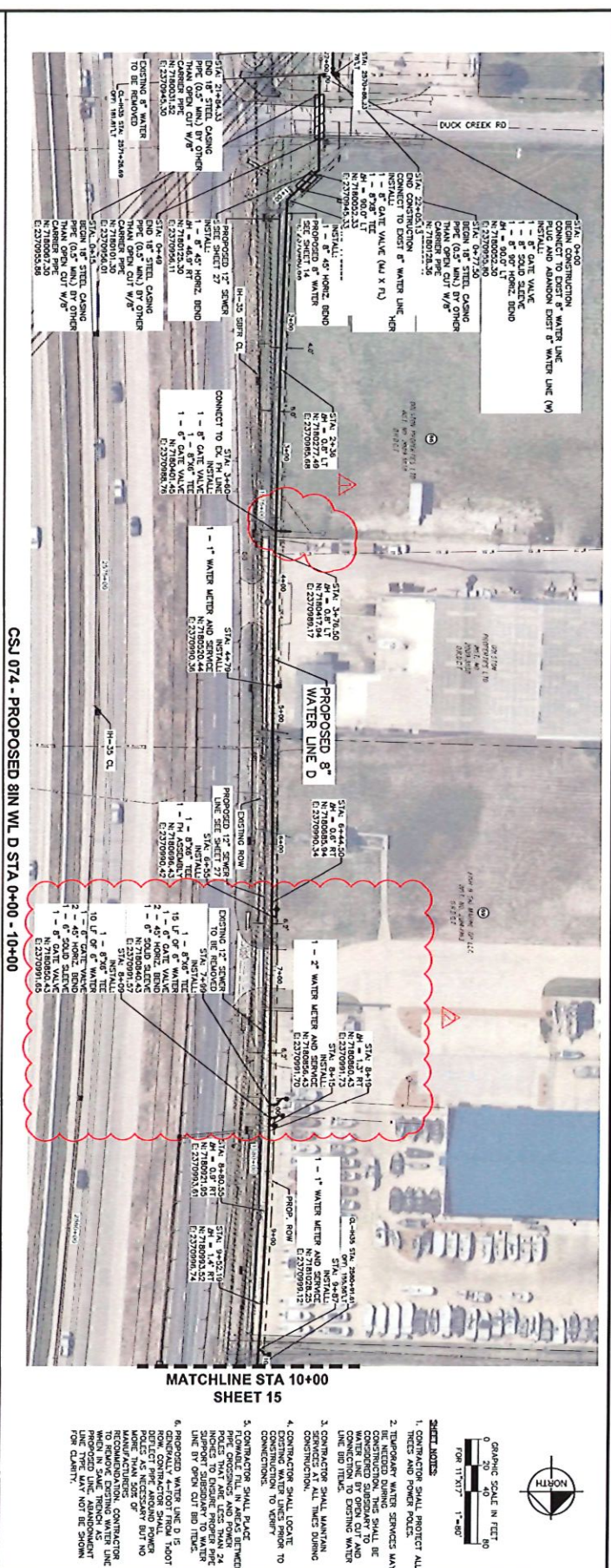
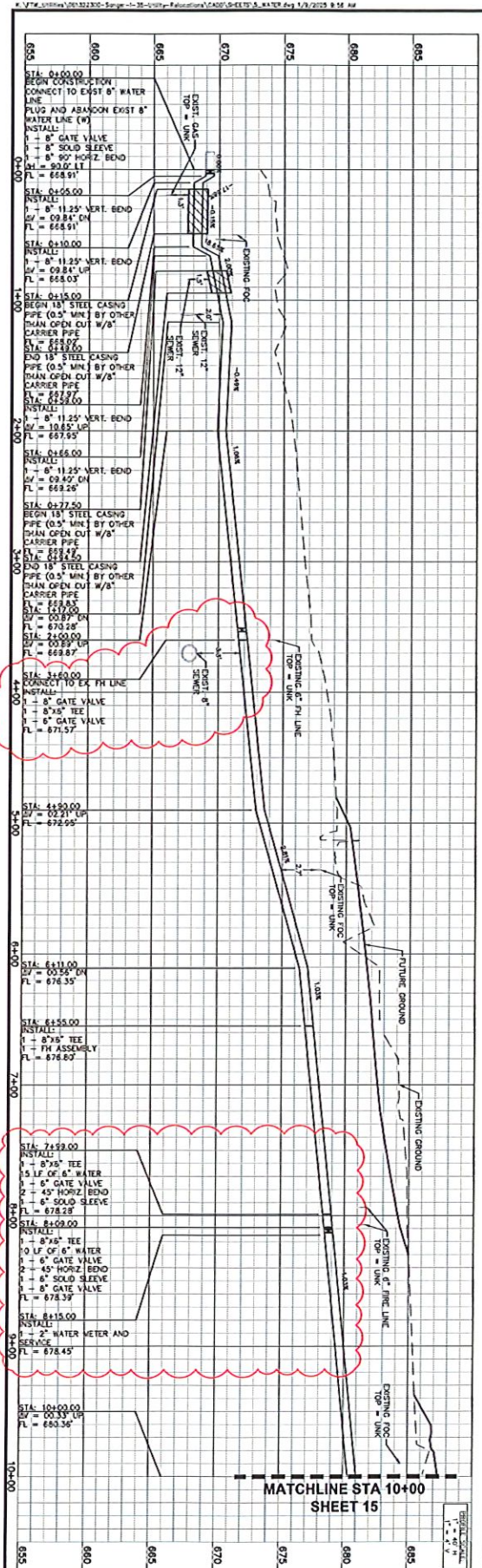
CITY OF SANGER
IH-35 UTILITY RELOCATIONS



Kimley»Horn
1098 Farm Rd. S.B. 608
801 Gary Rd., Suite 1300 Ft. Worth, TX 76102

SHEET NOTES
1. CONTRACTOR SHALL PROTECT ALL POWER POLES AND SUPPORT THE POWER LINES DURING CONSTRUCTION.
2. CONTRACTOR SHALL COORDINATE WITH SANGER PLANNING WITH FLOWABLE FILL

No.	Revision	By	Date
1	ALIGNMENT CHANGE	CFI	11/13/24



CSJ 074 - PROPOSED 8IN WL D STA 0+00 - 10+00

MATCHLINE STA 10+00
SHEET 15

SHEET NOTES:

1. CONTRACTOR SHALL PROTECT ALL PIPES AND POWER POLES.
2. TEMPORARY WATER SERVICES MAY BE REQUIRED DURING CONSTRUCTION. THIS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN NECESSARY PERMITS AND CONNECTIONS TO EXISTING WATER LINE BIDDING.
3. CONTRACTOR SHALL MAINTAIN EXISTING WATER LINES TO REMAIN UNDISTURBED.
4. CONTRACTOR SHALL LOCATE EXISTING WATER LINES PRIOR TO CONSTRUCTION.
5. CONTRACTOR SHALL PLACE TOWALITE TIE-IN AIDS BETWEEN POLES AND POWER LINES TO ENSURE PROPER PIPE CONNECTIONS.
6. CONTRACTOR SHALL PLACE TOWALITE TIE-IN AIDS BETWEEN POLES AS NECESSARY BUT NO MANUFACTURERS RECOMMENDATION CONTRACTOR SHALL MAINTAIN TRENCH AS SHOWN WHEN IN SHAKY TRENCH AS SHOWN TO BE CORRECTED FOR CLARITY.

GRAPHIC SCALE IN FEET
0 20 40
1" = 40'
1" = 80'

Kimley»Horn
TYPE Plan No. 628
151 Conroy Dr., Suite 1000 Ft. Worth, TX 76104

No.	Revision	By	Date
1	CONNECT TO EXISTING FIRE M-GRAVE	CPJ	10/22/24
2	CONNECT TO EXISTING FIRE LINE AND METER	CPJ	10/29/24

DATE: DECEMBER 2024
DESIGN: CPJ
DRAWN: NOCH
CHECKED: CTD
KHA NO.: 061322300

14
SHEET

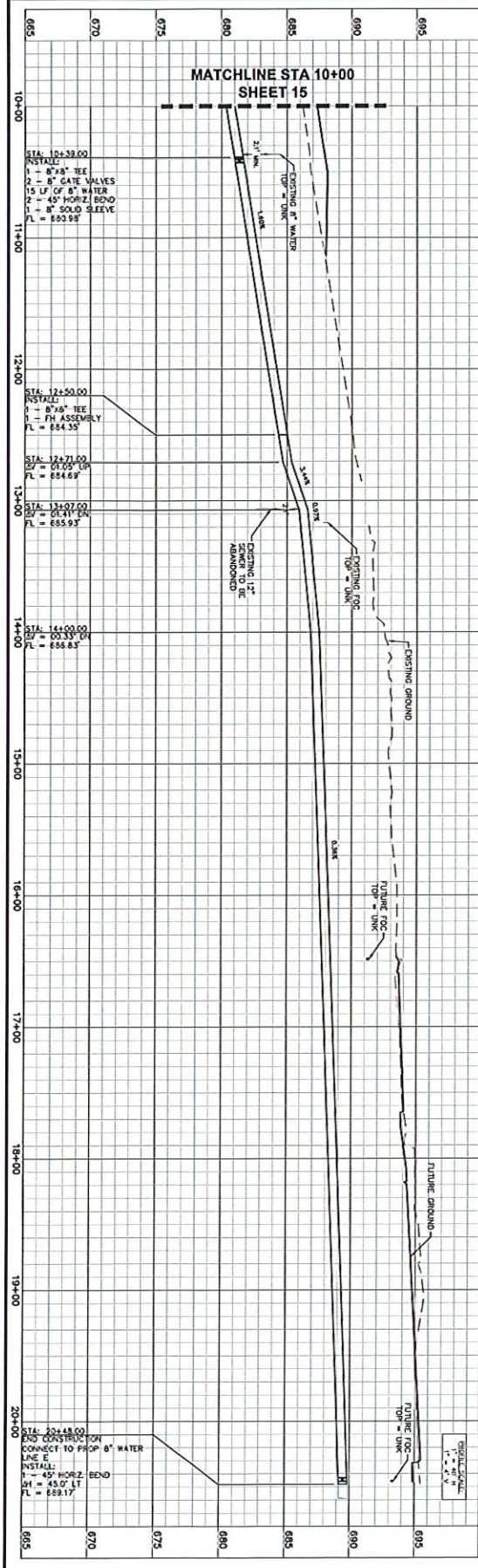
CSJ 074 - PROPOSED 8IN WL D
STA 0+00 - 10+00

CITY OF SANGER
IH-35 UTILITY RELOCATIONS

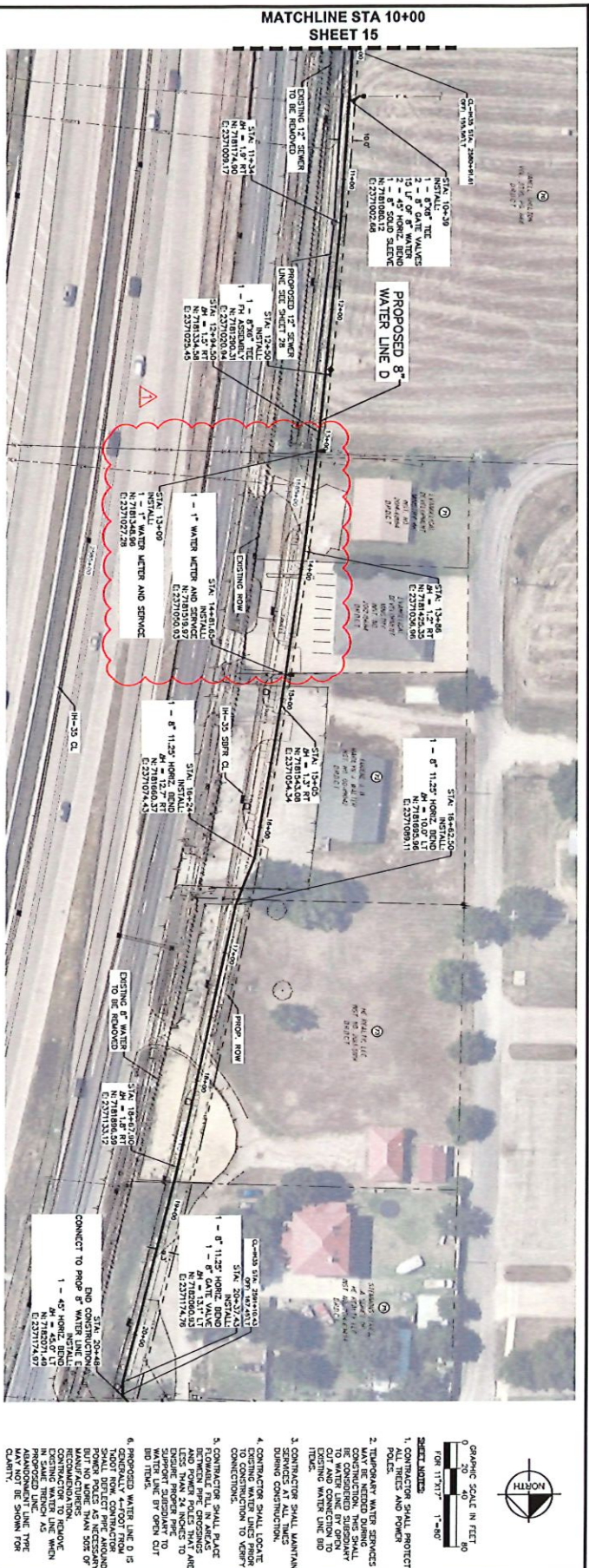
SANGER

12/28/2024
CHECKED BY: [Signature]

\\Fs01\work\101322305-Sanger\1-25-2024\Relocations\CADD\CLETS S_WATER.dwg 1/29/2025 10:23 AM



CSJ 074 - PROPOSED 8IN WL D STA 10+00 - END



- GRAPHIC SCALE IN FEET
0" = 20'
1" = 40'
FOR 11"X17" 1"=40'
- GENERAL NOTES:**
- CONTRACTOR SHALL PROTECT ALL TREES AND POWER POLES.
 - TEMPORARY WATER SERVICES CONSTRUCTION: THIS SHALL BE CONSIDERED SEPARATE FROM THE MAIN WATER LINE CONSTRUCTION AND CONNECTION TO THE MAIN WATER LINE SHALL BE MADE BY THE CONTRACTOR.
 - CONTRACTOR SHALL MAINTAIN EXISTING WATER LINE DURING CONSTRUCTION.
 - CONTRACTOR SHALL LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION TO AVOID DAMAGE.
 - CONTRACTOR SHALL PLACE EXISTING WATER LINE DURING CONSTRUCTION AND POWER POLES THAT ARE DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR.
 - PROPOSED WATER LINE D IS TO BE INSTALLED AS SHOWN IN THIS PLAN AND SHALL BE CONSIDERED SEPARATE FROM THE MAIN WATER LINE CONSTRUCTION AND CONNECTION TO THE MAIN WATER LINE SHALL BE MADE BY THE CONTRACTOR.

15	DATE:	DECEMBER 2024
	DESIGN:	CPI
	DRAWN:	NOCH
	CHECKED:	CTD
	KHA NO.:	661322300

CSJ 074 - PROPOSED 8IN WL D
STA 10+00 - END

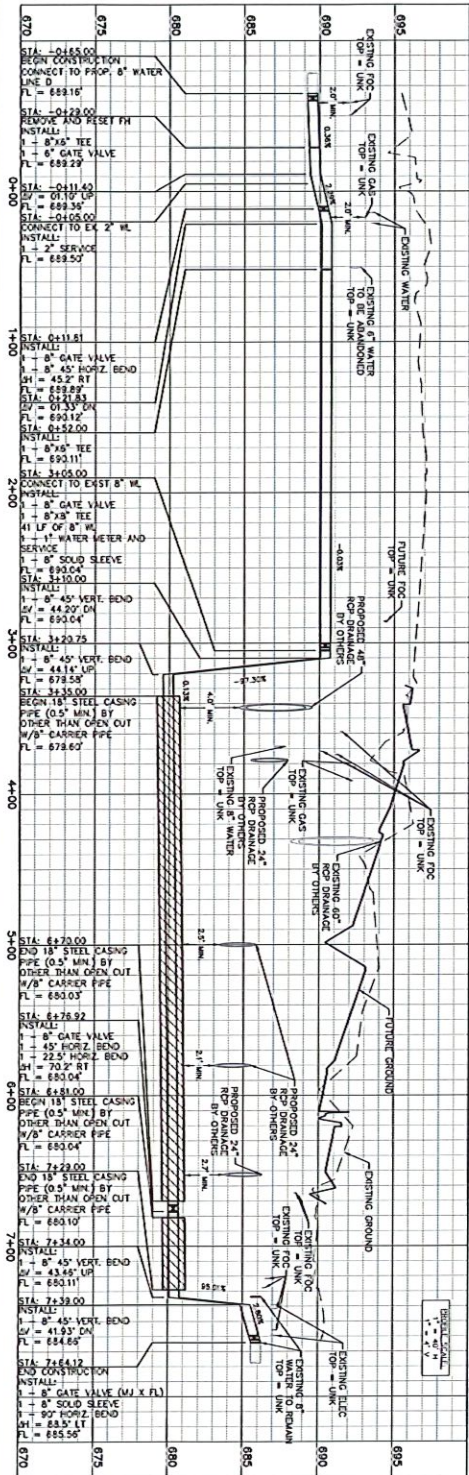
CITY OF SANGER
IH-35 UTILITY RELOCATIONS

Kimley»Horn

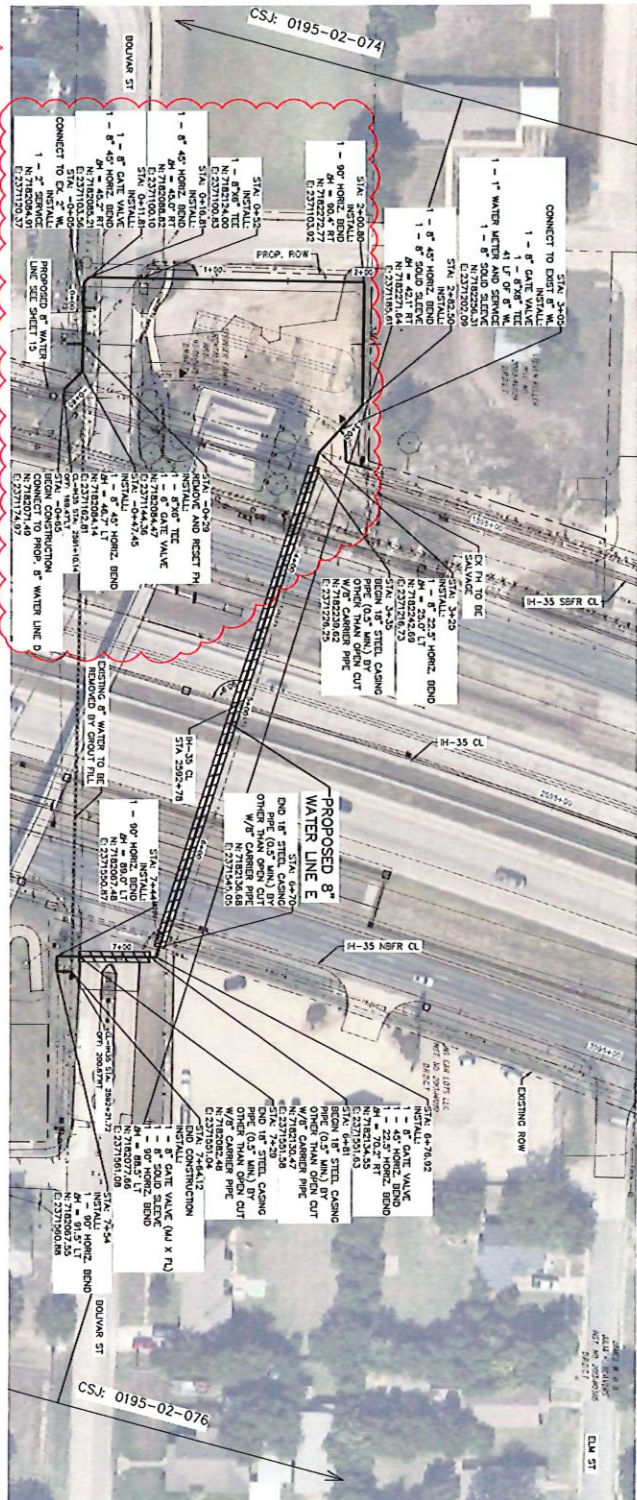
TYPE THE NO. 002
801 Orlan Dr., Suite 1000 Ft. Worth, TX 76102
P 817-335-6611
F 817-335-6612

No.	Revision	By	Date
1	CONNECT TO WATER SERVICE	CPI	10/29/24

\\P74\caddm\161322300-Sanger--12-2024-Relocations\1602-0-CE15-A-WATER.dwg 12/27/2024 12:37 PM



CSJ 074 - PROPOSED 8IN WL E STA 0+65 - END



GRAPHIC SCALE IN FEET
 0 20 40 80
 FOR 11"x17" 1"=80'
 SHEET NOTES
 1. CONTRACTOR SHALL
 PROVIDE ALL NECESSARY
 POWER POLES, TREES AND
 OTHER OBSTRUCTIONS

16	DATE: DECEMBER 2024
	DESIGN: CFI
	DRAWN: NCOH
	CHECKED: CTD
	KMA NO.: 061322300

CSJ 074 - PROPOSED 8IN WL E
 STA 0+65 - END

CITY OF SANGER
 IH-35 UTILITY RELOCATIONS



Kimley-Horn
 801 Cherry St., Suite 500 Ft. Worth, TX 76102
 TEL: 817-335-8800 FAX: 817-335-8801

No.	Revision	By	Date
1	CONNECT TO PROP. W.L. TO M.S.	CFI	11/06/24



Chris Felan
Vice President
Rates & Regulatory Affairs

January 28, 2025

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 February 2025 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 cursive script that reads "Chris Felan".

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

Attachment

ATMOS ENERGY CORPORATION
MID-TEX DIVISION
STATEMENT OF RIDER GCR
February, 2025
PREPARED IN ACCORDANCE WITH
GAS UTILITIES DOCKET NO. 10170

Part (a) - Mid-Tex Commodity Costs

Line	(a)	(b)			
1	Estimated Gas Cost per Unit:	\$0.42576			
2	Estimated City Gate Deliveries:	197,893,790			
3	Estimated Gas Cost:	<u>\$84,255,260</u>			
4	Lost and Unaccounted For Gas %	2.5932%			
5	Estimated Lost and Unaccounted for Gas	\$2,184,907			
6	Total Estimated City Gate Gas Cost:	<u>\$86,440,167</u>			
7	Estimated Sales Volume:	<u>261,938,620</u>			
8	Estimated Gas Cost Factor - (EGCF)	<u>0.33000</u>			
9	Reconciliation Factor - (RF):	(0.00206)			
10	Taxes (TXS):	0.00000			
11	Adjustment - (ADJ):	<u>0.00000</u>			
12	Gas Cost Recovery Factor - (GCRF) (Taxable)	0.32794 per Ccf	Btu Factor 0.1002	Per MMBtu \$3.2729	
13	Customer Rate Relief - (CRR) (Non-Taxable)	0.11800 per Ccf	0.1002	\$1.1776	

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	\$61,519,289	39,558,564	18,792,666	3,168,059
16	b. Plus: Second Prior Month Recovery Adjustment	\$0	\$0	\$0	\$0
17	Net Fixed Costs	<u>\$61,519,289</u>	<u>\$39,558,564</u>	<u>\$18,792,666</u>	<u>\$3,168,059</u>
	<u>Commodity Costs</u>				
18	a. Estimated Commodity Cost of Pipeline Services	\$5,417,660	3,378,528	1,646,908	392,224
19	b. Plus: Second Prior Month Recovery Adjustment	\$0	\$0	\$0	\$0
20	Net Commodity Cost of Pipeline Services	<u>\$5,417,660</u>	<u>\$3,378,528</u>	<u>\$1,646,908</u>	<u>\$392,224</u>
21	Total Estimated Pipeline Costs (Line 16 + Line 19)	\$66,936,949	\$42,937,092	\$20,439,574	\$3,560,283
22	Estimated Billed Volumes		66,758,590 Ccf	46,430,250 Ccf	4,818,154 MMBtu
23	Pipeline Cost Factor (PCF) [Line 20 / Line 21] (Taxable)		0.64320 Ccf	0.44020 Ccf	\$0.7389 MMBtu
24	Gas Cost Recovery Factor - (GCRF) [Line 12] (Taxable)		0.32794 Ccf	0.32794 Ccf	\$3.2729 MMBtu
25	Customer Rate Relief - (CRR) (Non-Taxable)		0.11800 Ccf	0.11800 Ccf	\$1.1776 MMBtu
26	Rider GCR		<u>1.08914 Ccf</u>	<u>0.88614 Ccf</u>	Rate I - <u>\$5.1894</u> MMBtu
27					Rate T - <u>\$0.7389</u> MMBtu

¹ Industrial Service and Transportation are reported in MMBtu. An MMBtu conversion factor of .1002 is used to convert from Ccf.



CITY OF SANGER, TEXAS
MONTHLY FINANCIAL AND INVESTMENT REPORT
FOR THE MONTH ENDING NOVEMBER 30, 2024

PREPARED BY THE FINANCE DEPARTMENT

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- 4A Fund 16
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- Enterprise Fund..... 23
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INTRODUCTION

COMMENTS

This is the financial report for the period ending November 30, 2024. Revenues and expenditures reflect activity from October 1, 2024, through November 30, 2024 (17% of the fiscal year).

GENERAL FUND

- The General Fund has collected 8.7% of projected operating revenues. Revenues historically increase in January as property taxes are received.
- All revenue categories are performing within projections.
- Operating expenditures & encumbrances are 18.1% of the annual budget
- All expenditure categories are within projections.

ENTERPRISE FUND

- The Enterprise Fund has collected 16.5% of projected operating revenues.
- All revenue categories are performing within projections.
- Operating expenditures & encumbrances are 17.2% of the annual budget.
- All expenditure categories are within projections.

INTERNAL SERVICE FUND

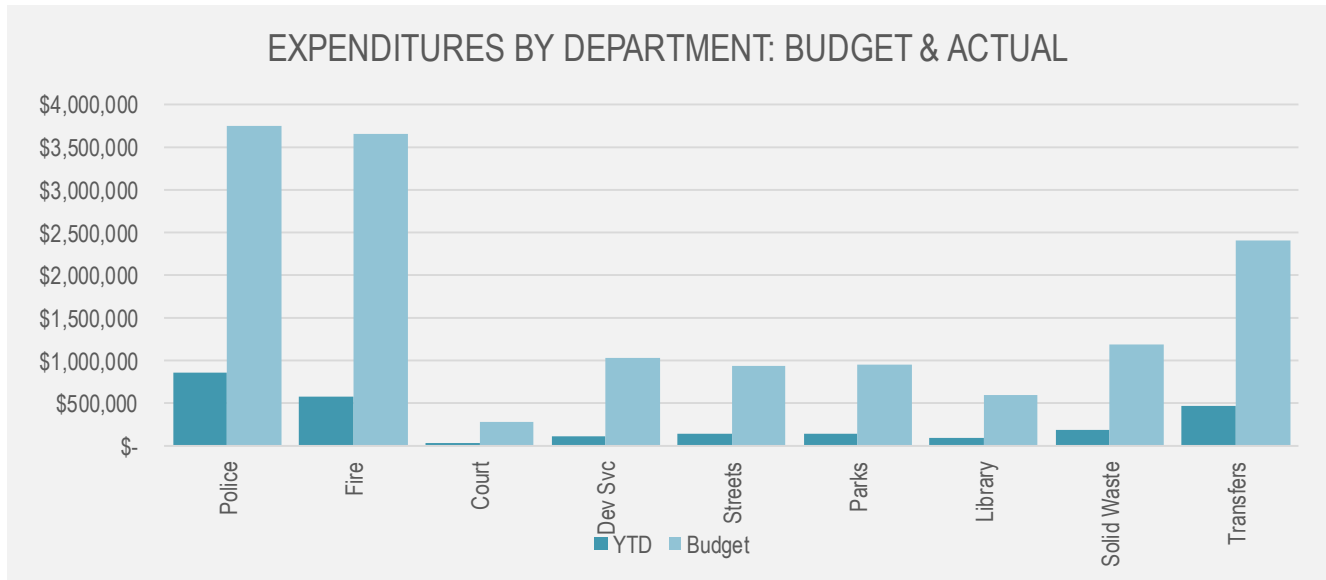
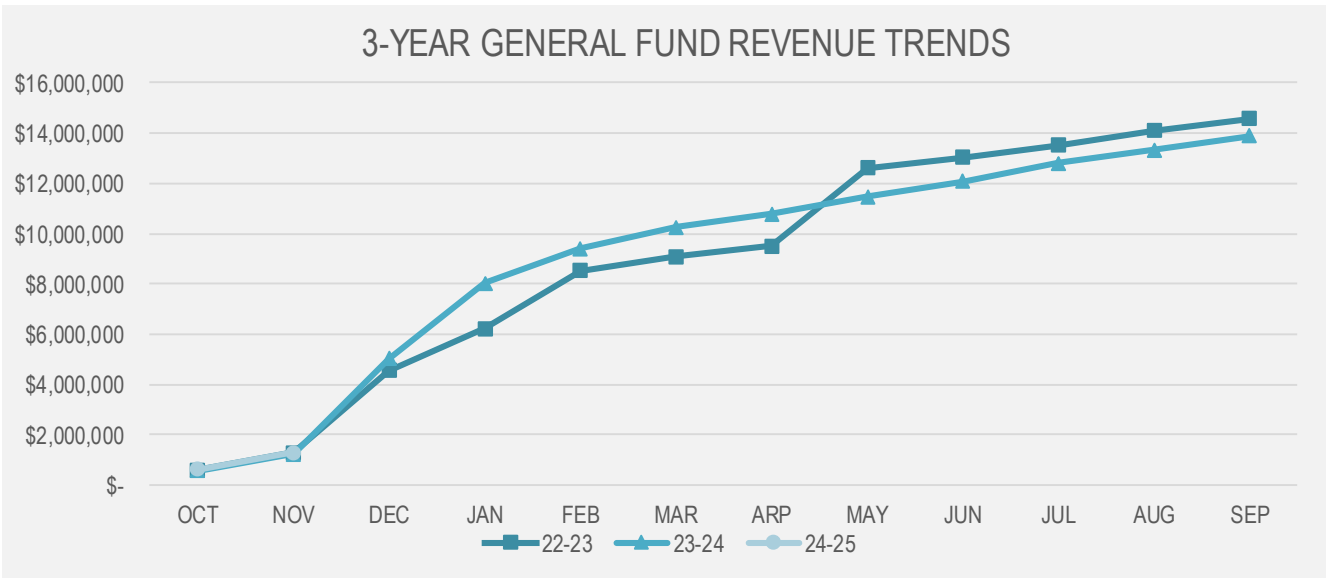
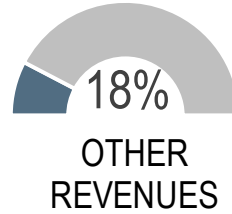
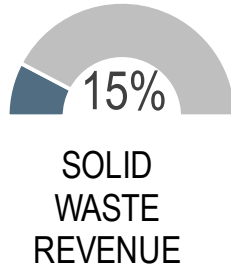
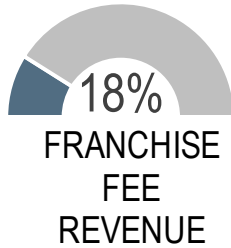
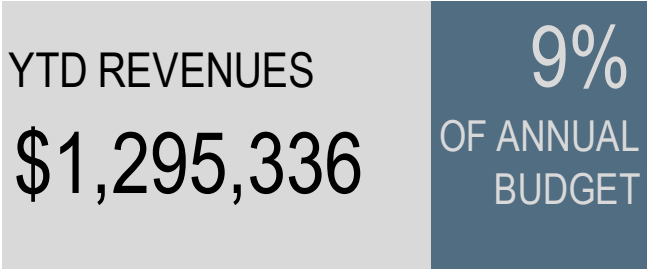
- The Internal Service Fund has collected 20.6% of projected transfers from the General and Enterprise Funds.
- All revenue categories are performing within projections.
- Operating expenditures & encumbrances are 25.5% of the annual budget.
- All expenditure categories are within projections.

This unaudited report is designed for internal use and does not include all the funds and accounts in the City of Sanger's operations. For a complete report, refer to the City of Sanger Annual Financial Report, available at <https://www.sangertexas.org/177/Financial-Transparency>

GENERAL FUND

CITY OF SANGER, TEXAS
General Fund
Revenue & Expense Report (Unaudited)
November 30, 2024

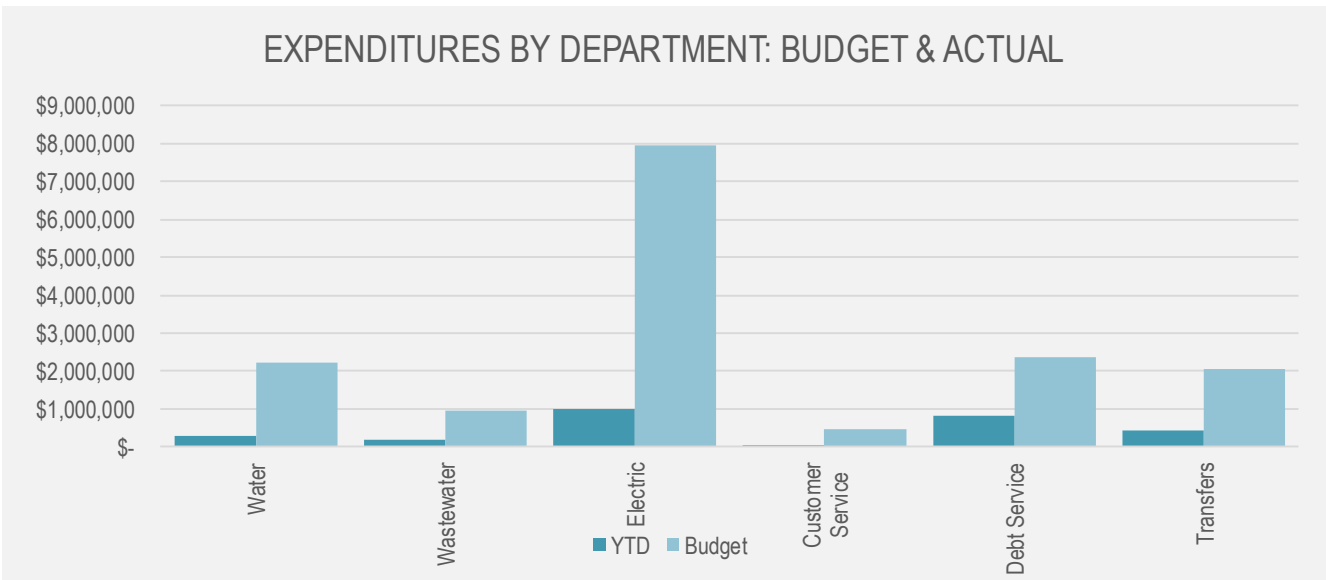
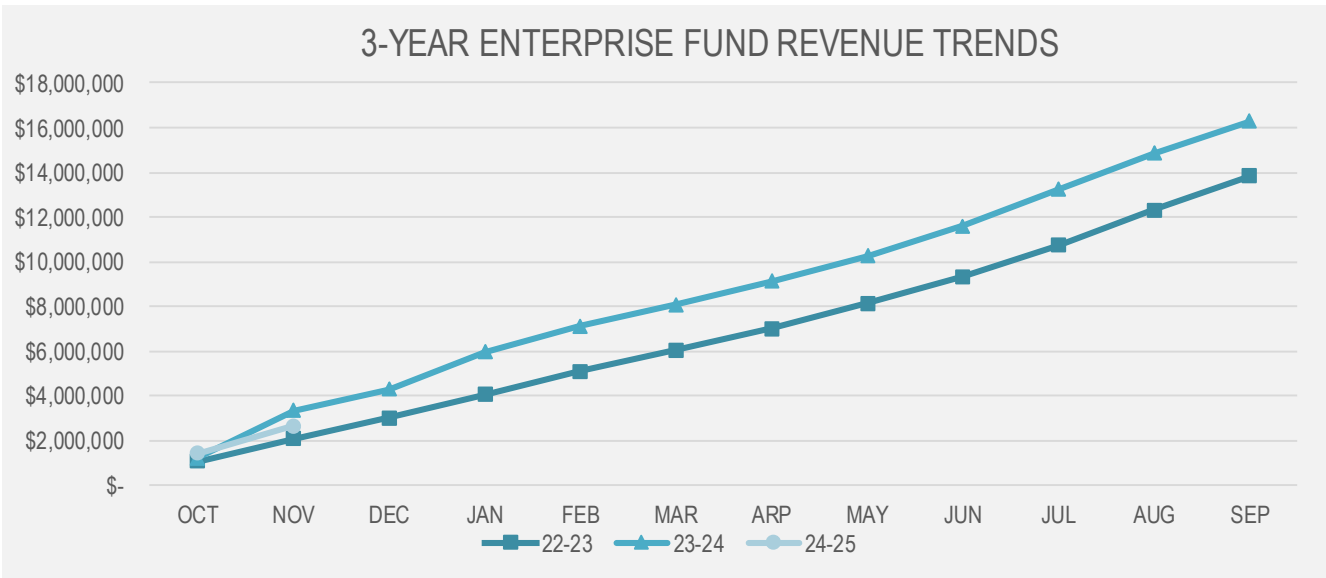
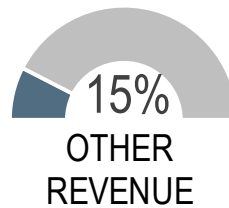
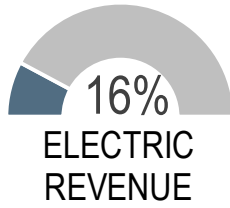
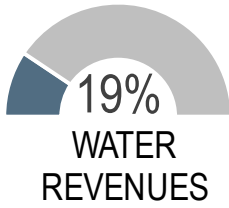
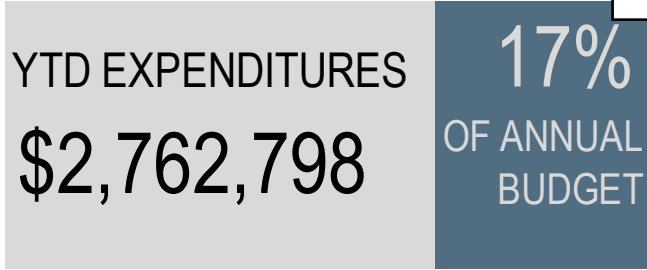
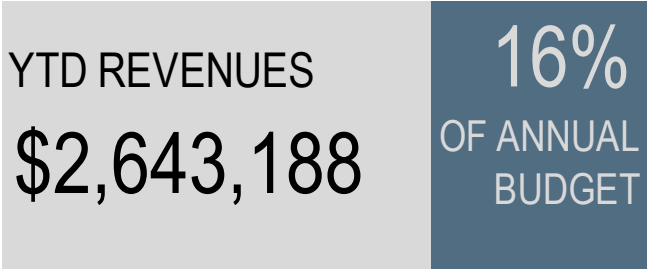
	Annual Budget	Year to Date Expenditures & Encumbrances	% of Budget	Budget Balance
Revenues				
Property Taxes	\$ 7,715,872	\$ 113,037	1.5%	\$ 7,602,835
Sales & Beverage Taxes	1,943,000	291,002	15.0%	1,651,998
Franchise Fees	1,150,239	204,962	17.8%	945,277
Solid Waste	1,366,000	209,970	15.4%	1,156,030
Licenses & Permits	481,750	179,951	37.4%	301,799
Fines & Forfeitures	187,926	19,834	10.6%	168,092
Department Revenues	1,082,717	162,983	15.1%	919,734
Interest	365,000	87,289	23.9%	277,711
Miscellaneous	149,400	10,475	7.0%	138,925
Transfers	395,000	15,833	4.0%	379,167
Total Revenues	\$ 14,836,904	\$ 1,295,336	8.7%	\$ 13,541,568
Expenditures				
Police	\$ 3,750,689	\$ 865,798	23.1%	\$ 2,884,891
Fire	3,657,301	588,986	16.1%	3,068,315
Municipal Court	289,619	32,129	11.1%	257,490
Development Services	1,042,858	117,285	11.2%	925,573
Streets	948,312	151,829	16.0%	796,483
Parks & Recreation	950,890	152,699	16.1%	798,191
Library	594,357	102,014	17.2%	492,343
Solid Waste	1,200,000	190,594	15.9%	1,009,406
Transfers	2,402,878	480,469	20.0%	1,922,409
Total Expenditures	\$ 14,836,904	\$ 2,681,803	18.1%	\$ 12,155,101
Revenues Over (Under) Expenditure:	\$ -	\$ (1,386,467)		\$ 1,386,467



ENTERPRISE FUND

CITY OF SANGER, TEXAS
Enterprise Fund
Revenue & Expense Report (Unaudited)
November 30, 2024

	Annual Budget	Year to Date Expenditures & Encumbrances	% of Budget	Budget Balance
Revenues				
Water	\$ 2,952,439	\$ 557,857	18.9%	\$ 2,394,582
Wastewater	3,044,402	504,880	16.6%	2,539,522
Electric	9,259,319	1,460,263	15.8%	7,799,056
Penalties & Fees	231,500	37,242	16.1%	194,258
Interest	122,500	37,401	30.5%	85,099
Miscellaneous	149,020	45,545	30.6%	103,475
Transfers	300,000	-	0.0%	300,000
Total Revenues	\$ 16,059,180	2,643,188	16.5%	\$ 13,415,992
Expenditures				
Water	\$ 2,229,483	295,756	13.3%	1,933,727
Wastewater	977,837	172,645	17.7%	805,192
Electric	7,961,520	990,133	12.4%	6,971,387
Customer Service	472,058	56,086	11.9%	415,972
Debt Service	2,377,599	828,075	34.8%	1,549,524
Transfers	2,040,683	420,103	20.6%	1,620,580
Total Expenditures	16,059,180	2,762,798	17.2%	13,296,382
Revenues Over (Under) Expenditure:	\$ -	\$ (119,610)		\$ 119,610



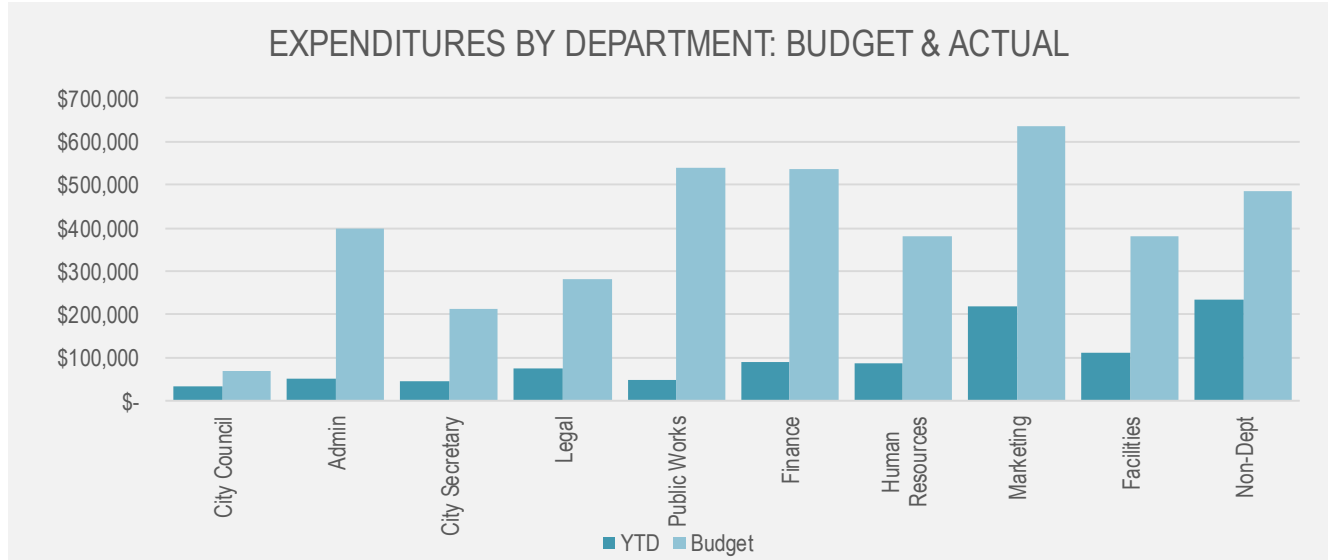
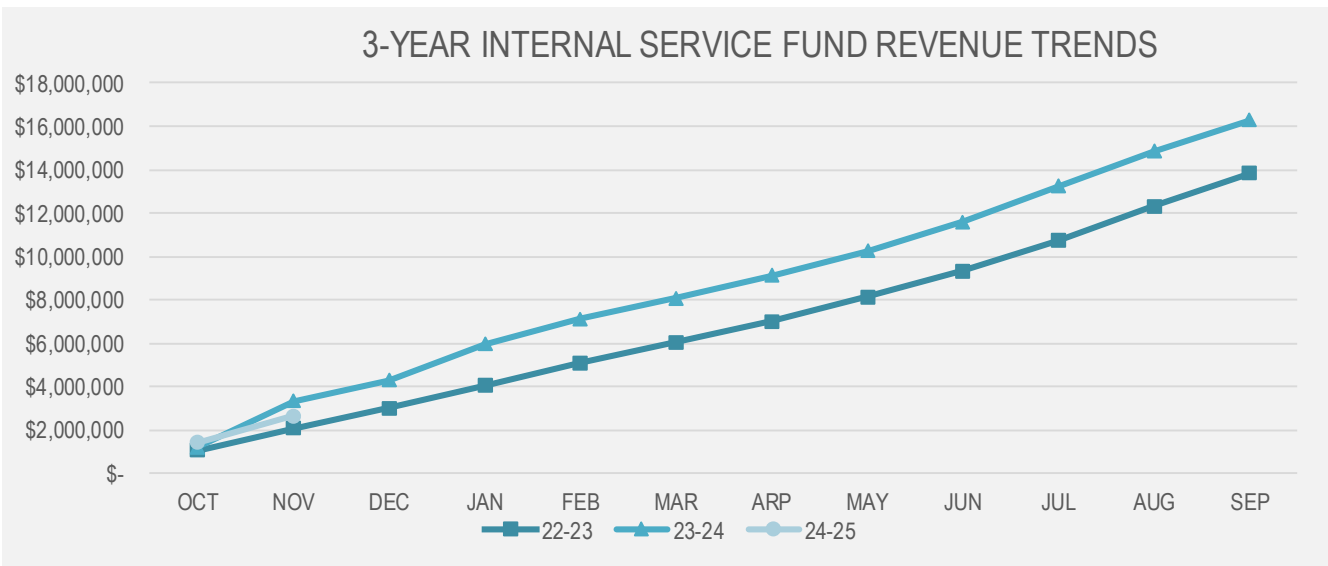
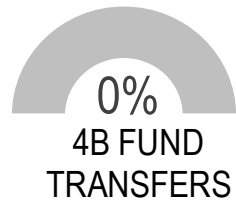
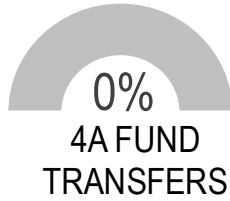
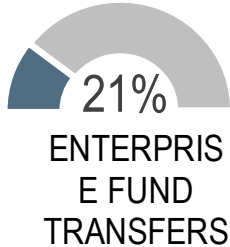
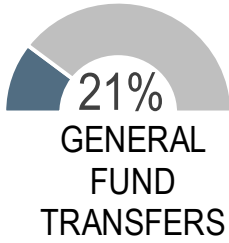
INTERNAL SERVICE FUND

CITY OF SANGER, TEXAS
Internal Service Fund
Revenue & Expense Report (Unaudited)
November 30, 2024

	Annual Budget	Year to Date Expenditures & Encumbrances	% of Budget	Budget Balance
Revenues				
Transfer from Enterprise Fund	\$ 1,945,684	\$ 404,270	20.8%	\$ 1,541,414
Transfer from General Fund	1,945,683	404,270	20.8%	\$ 1,541,413
Transfer from 4A	15,000	-	0.0%	\$ 15,000
Transfer from 4B	15,000	-	0.0%	15,000
Total Revenues	3,921,367	808,540	20.6%	3,112,827
Operating Expenditures				
City Council	\$ 70,300	34,097	48.5%	\$ 36,203
Administration	397,863	50,959	12.8%	346,904
City Secretary	212,898	45,994	21.6%	166,904
Legal	282,737	74,515	26.4%	208,222
Public Works	539,428	50,381	9.3%	489,047
Finance	535,370	89,685	16.8%	445,685
Human Resources	380,845	88,231	23.2%	292,614
Marketing	635,844	220,602	34.7%	415,242
Facilities	381,082	111,162	29.2%	269,920
Non-Departmental	485,000	233,309	48.1%	251,691
Total Expenditures	3,921,367	998,935	25.5%	2,922,432
Revenues Over (Under) Expenditure	\$ -	\$ (190,395)		\$ 190,395

YTD REVENUES
\$808,540
 21% OF ANNUAL BUDGET

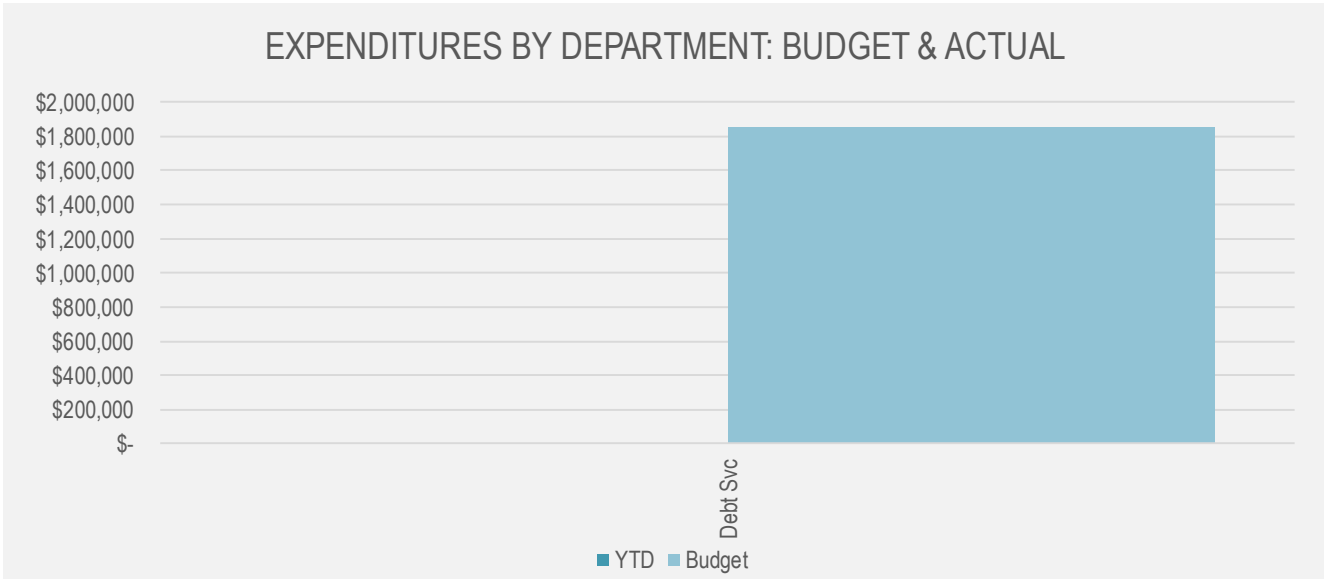
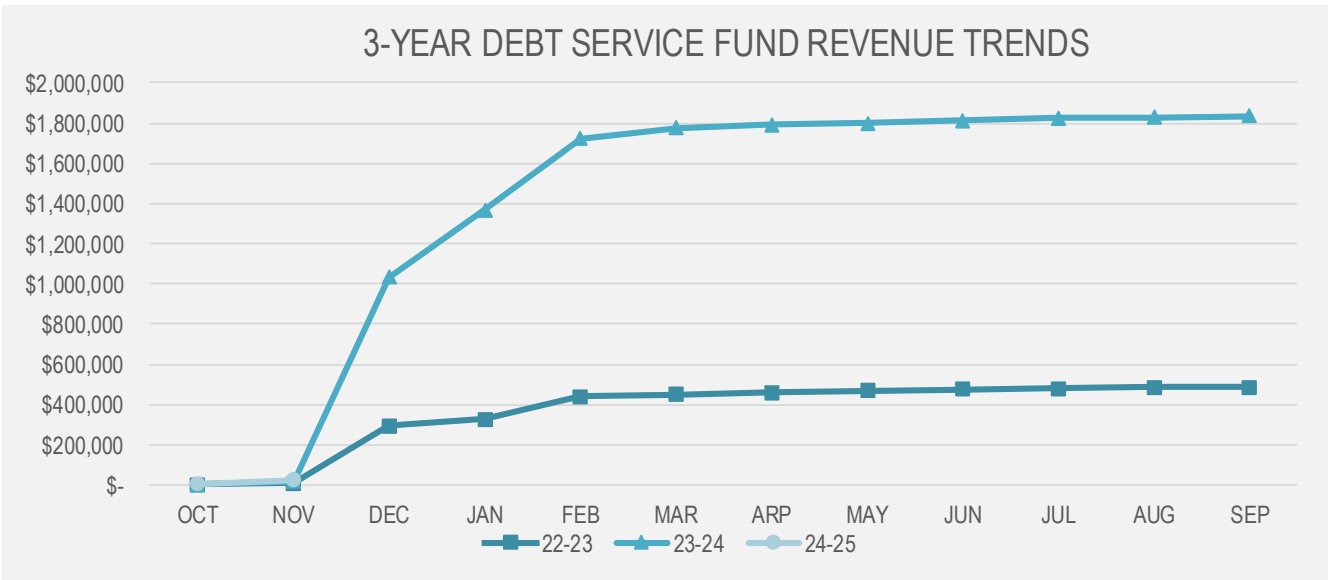
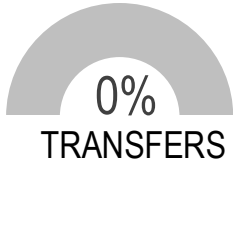
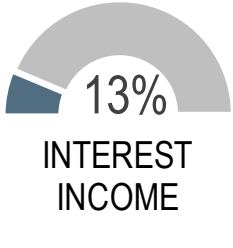
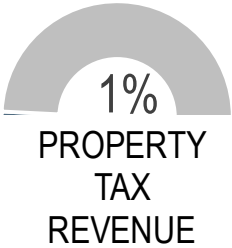
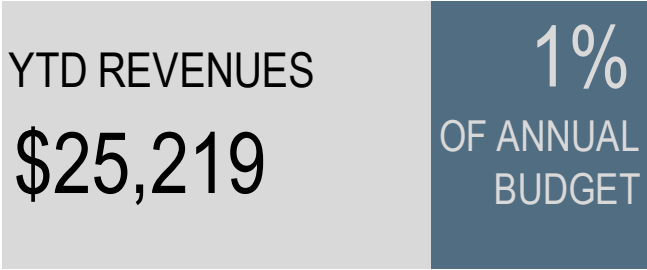
YTD EXPENDITURES
\$998,935
 25% OF ANNUAL BUDGET



DEBT SERVICE FUND

CITY OF SANGER, TEXAS
Debt Service Fund
Revenue & Expense Report (Unaudited)
November 30, 2024

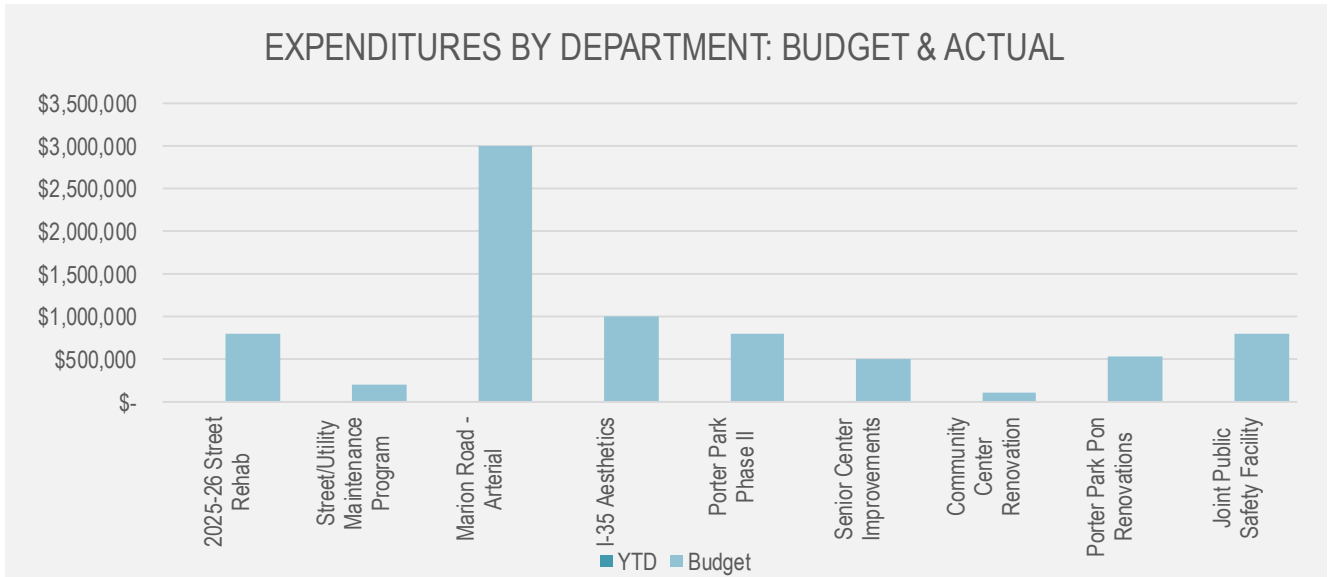
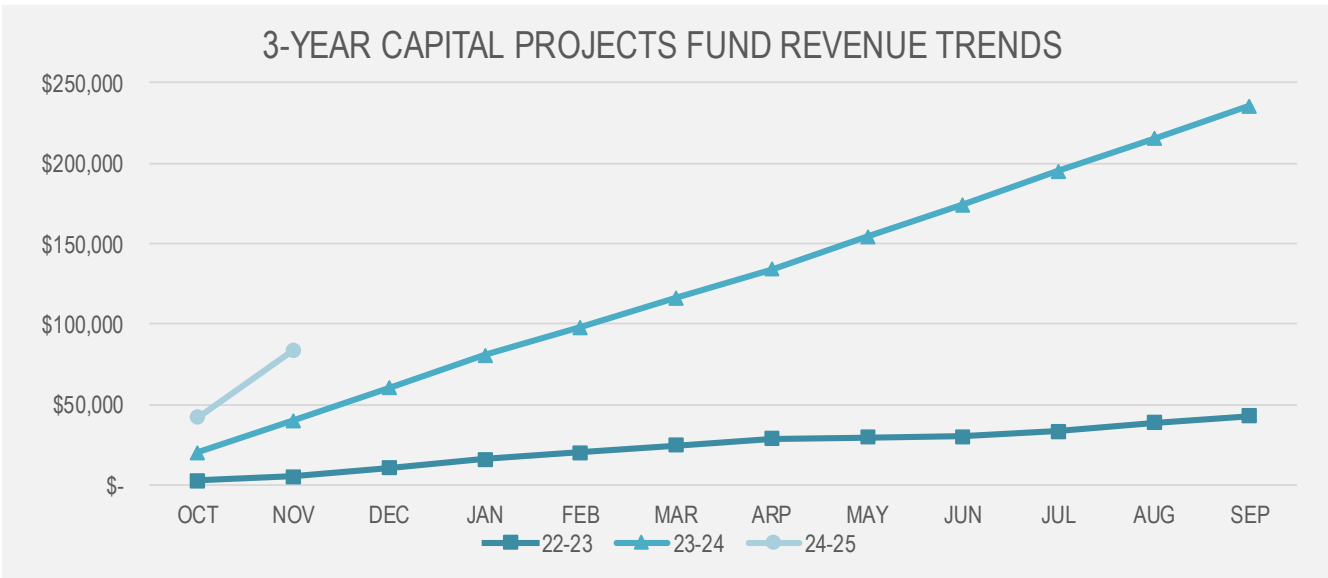
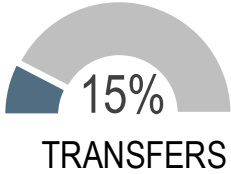
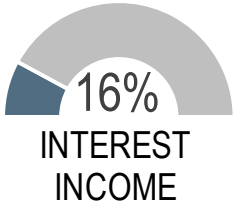
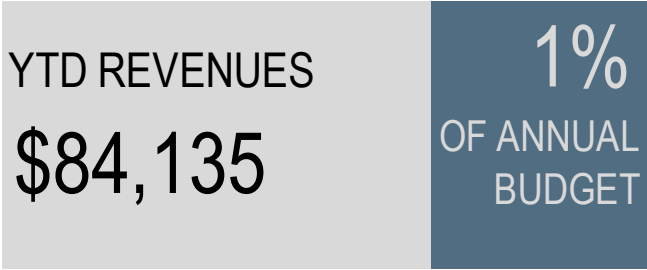
	Annual Budget	Year to Date Expenditures & Encumbrances	% of Budget	Budget Balance
Revenues				
Property Taxes	\$ 1,659,557	23,708	1.4%	\$ 1,635,849
Interest	12,000	1,511	12.6%	10,489
Transfers	180,000	\$ -	0.0%	180,000
Total Revenues	\$ 1,851,557	25,219	1.4%	\$ 1,826,338
Operating Expenditures				
Debt Service	1,849,252	-	0.0%	1,849,252
Total Expenditures	1,849,252	-	0.0%	1,849,252
Revenues Over (Under) Expenditure	\$ 2,305	\$ 25,219		\$ (22,914)



CAPITAL PROJECTS FUND

CITY OF SANGER, TEXAS
Capital Projects Fund
Revenue & Expense Report (Unaudited)
November 30, 2024

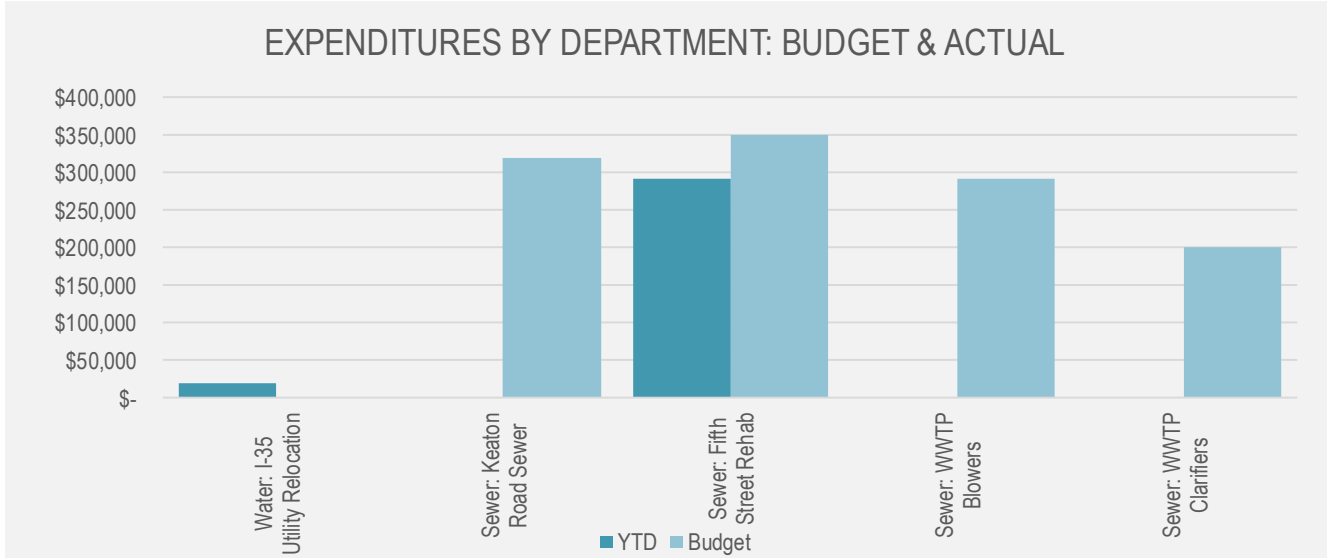
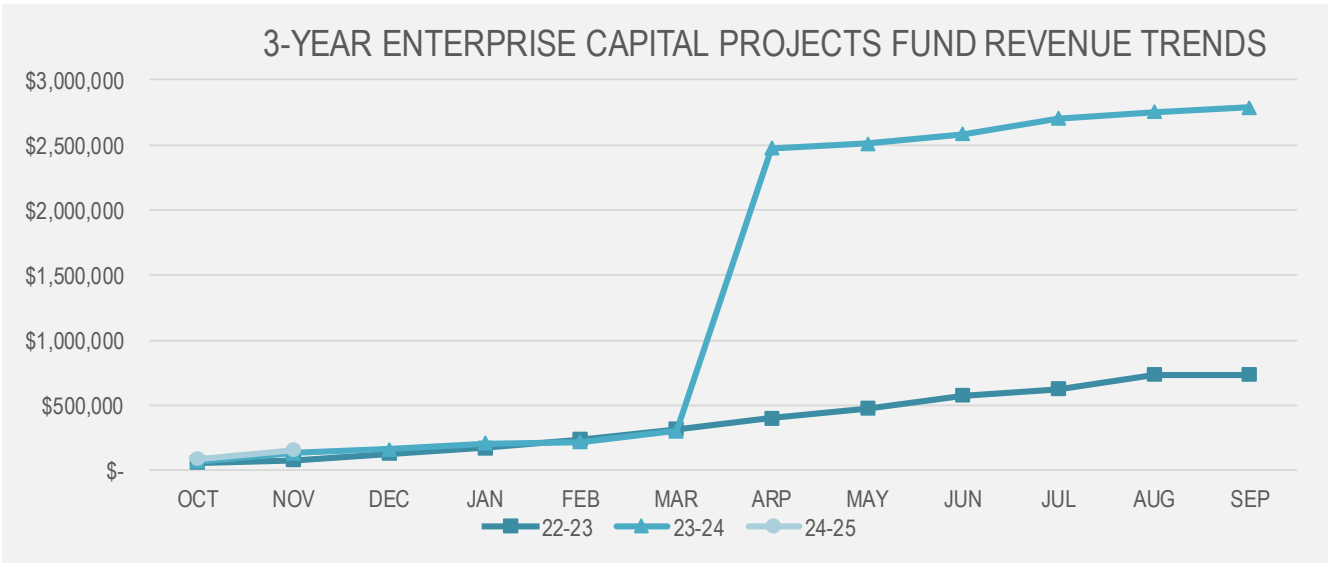
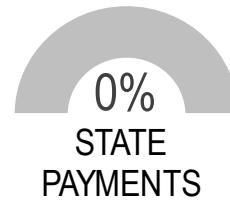
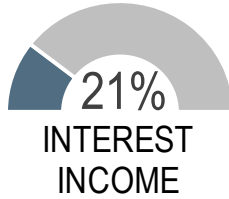
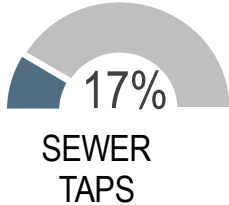
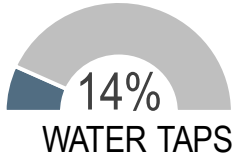
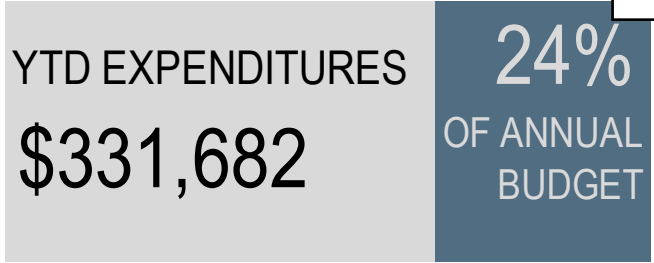
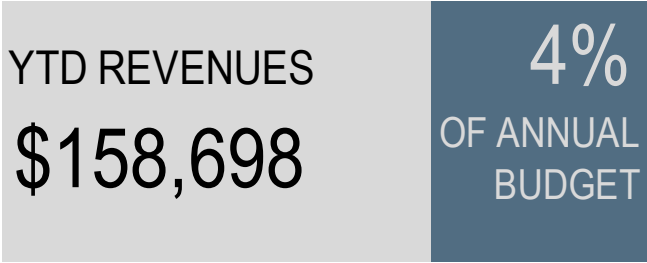
	Annual Budget	Year to Date Expenditures & Encumbrances	% of Budget	Budget Balance
Revenues				
Interest	\$ 50,000	\$ 7,936	15.9%	42,064
Transfers	500,000	76,199	15.2%	423,801
Sale of Capital Assets	12,000,000	-	0.0%	12,000,000
Total Revenues	12,550,000	84,135	0.7%	12,465,865
Operating Expenditures				
2025-26 Street Rehab	791,594	-	0.0%	791,594
Street/Utility Maintenance Program	200,000	-	0.0%	200,000
Marion Road - Arterial	3,000,000	-	0.0%	3,000,000
I-35 Aesthetics	1,000,000	-	0.0%	1,000,000
<i>Total Streets Projects</i>	<i>4,991,594</i>	<i>-</i>	<i>0.0%</i>	<i>4,991,594</i>
Porter Park Phase II	800,000	-	0.0%	800,000
Senior Center Improvements	500,000	-	0.0%	500,000
Community Center Renovation	100,000	-	0.0%	100,000
Porter Park Pon Renovations	530,000	-	0.0%	530,000
<i>Total Parks Projects</i>	<i>1,930,000</i>	<i>-</i>	<i>0.0%</i>	<i>1,930,000</i>
Joint Public Safety Facility	800,000	-	0.0%	800,000
<i>Total Nondepartmental Projects</i>	<i>800,000</i>	<i>-</i>	<i>0.0%</i>	<i>800,000</i>
Total Expenditures	7,721,594	-	0.0%	7,721,594
Revenues Over (Under) Expenditure	\$ 4,828,406	\$ 84,135		\$ 4,744,271



ENTERPRISE CAPITAL PROJECTS FUND

CITY OF SANGER, TEXAS
Enterprise Capital Projects Fund
Revenue & Expense Report (Unaudited)
November 30, 2024

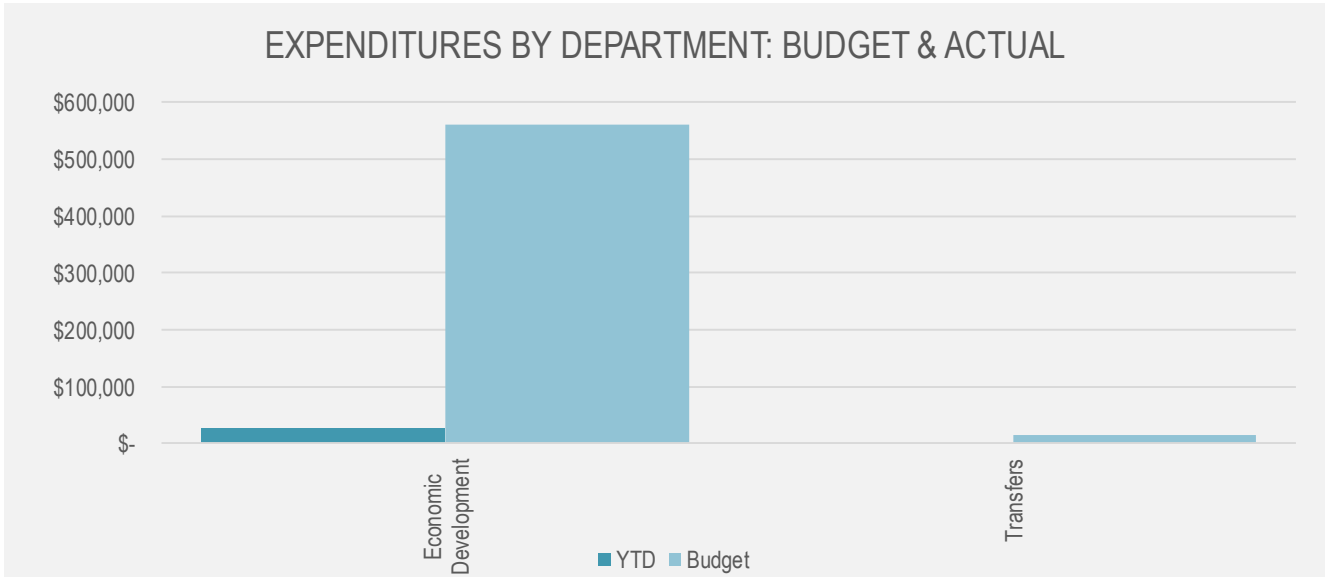
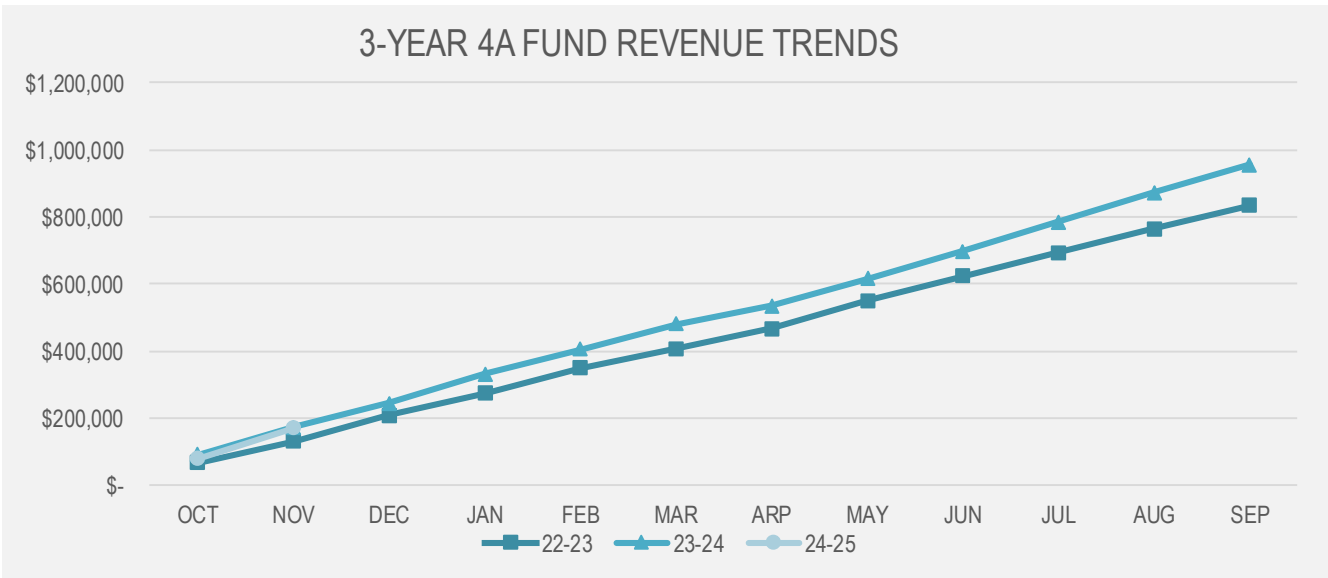
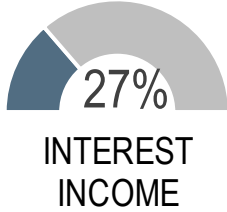
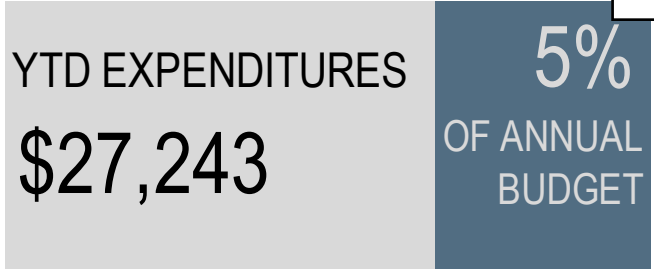
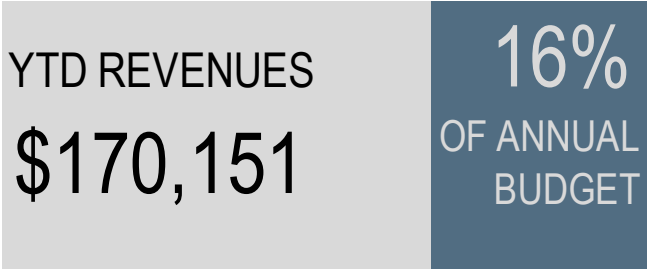
	Annual Budget	Year to Date Expenditures & Encumbrances	% of Budget	Budget Balance
Revenues				
Water Taps	\$ 350,000	47,450	13.6%	\$ 302,550
Sewer Taps	400,000	\$ 69,250	17.3%	330,750
Interest	200,000	\$ 41,998	21.0%	158,002
State Reimbursements	3,500,000	\$ -	0.0%	3,500,000
Total Revenues	\$ 4,450,000	158,698	3.6%	\$ 4,291,302
Operating Expenditures				
Water: I-35 Utility Relocation	-	20,000	0.0%	(20,000)
Sewer: I-35 Utility Relocation	-	20,000	0.0%	(20,000)
Sewer: Railroad Lift Station	208,319	-	0.0%	208,319
Sewer: Keaton Road Sewer	320,000	-	0.0%	320,000
Sewer: Fifth Street Rehab	350,000	291,682	0.0%	58,318
Sewer: WWTP Blowers	291,681	-	0.0%	291,681
Sewer: WWTP Clarifiers	200,000	-	0.0%	200,000
<i>Total Sewer Projects</i>	<i>1,370,000</i>	<i>331,682</i>	<i>24.2%</i>	<i>1,038,318</i>
Total Expenditures	1,370,000	331,682	24.2%	1,038,318



4A FUND

CITY OF SANGER, TEXAS
4A Fund
Revenue & Expense Report (Unaudited)
November 30, 2024

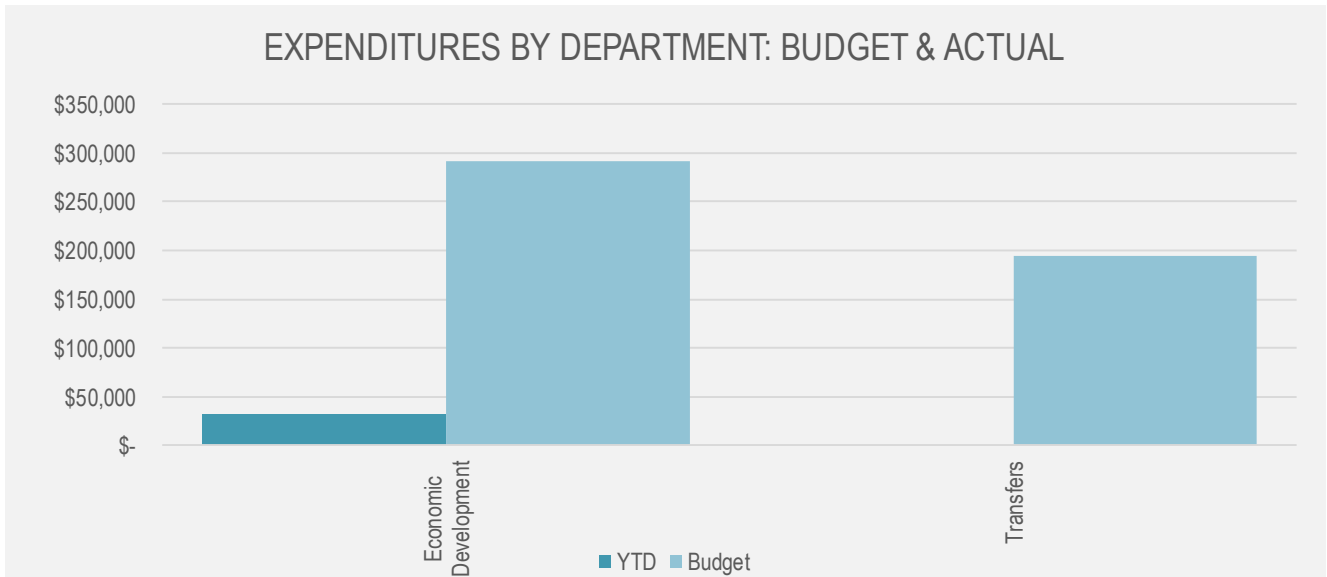
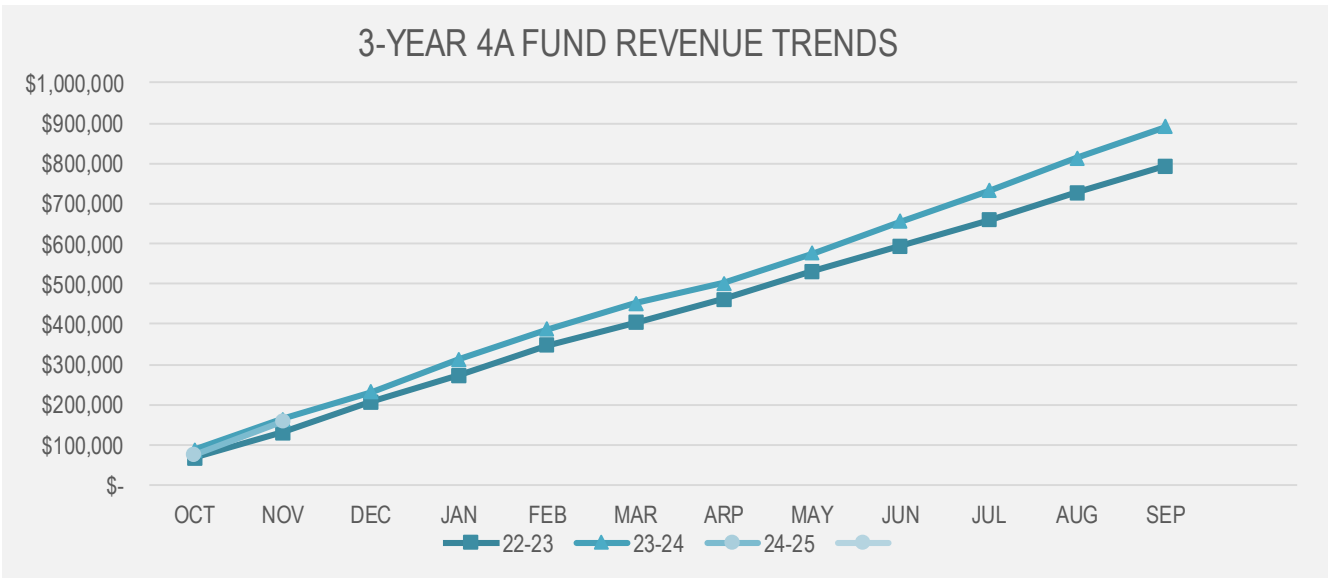
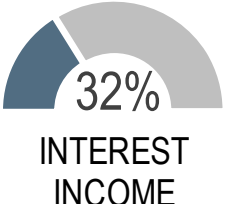
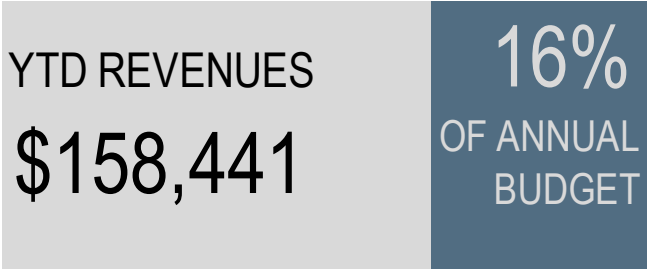
	Annual Budget	Year to Date Expenditures & Encumbrances	% of Budget	Budget Balance
Revenues				
Sales Tax	\$ 962,500	\$ 144,216	15.0%	\$ 818,284
Interest	95,000	25,935	27.3%	69,065
Total Revenues	\$ 1,057,500	170,151	16.1%	\$ 887,349
Operating Expenditures				
Economic Development	\$ 561,747	\$ 27,243	4.8%	\$ 534,504
Transfers	15,000	-	0.0%	15,000
Total Expenditures	576,747	27,243	4.7%	549,504
Revenues Over (Under) Expenditures	\$ 480,753	\$ 142,908		\$ 337,845



4B FUND

CITY OF SANGER, TEXAS
4B Fund
Revenue & Expense Report (Unaudited)
November 30, 2024

	Annual Budget	Year to Date Expenditures & Encumbrances	% of Budget	Budget Balance
Revenues				
Sales Tax	\$ 962,500	\$ 144,216	15.0%	\$ 818,284
Interest	44,000	\$ 14,225	32.3%	29,775
Total Revenues	\$ 1,006,500	158,441	15.7%	\$ 848,059
Operating Expenditures				
Economic Development	\$ 291,746	\$ 32,617	11.2%	\$ 259,129
Transfers	195,000	-	0.0%	195,000
Total Expenditures	486,746	32,617	6.7%	454,129
Revenues Over (Under) Expenditure	\$ 519,754	\$ 125,824		\$ 393,930



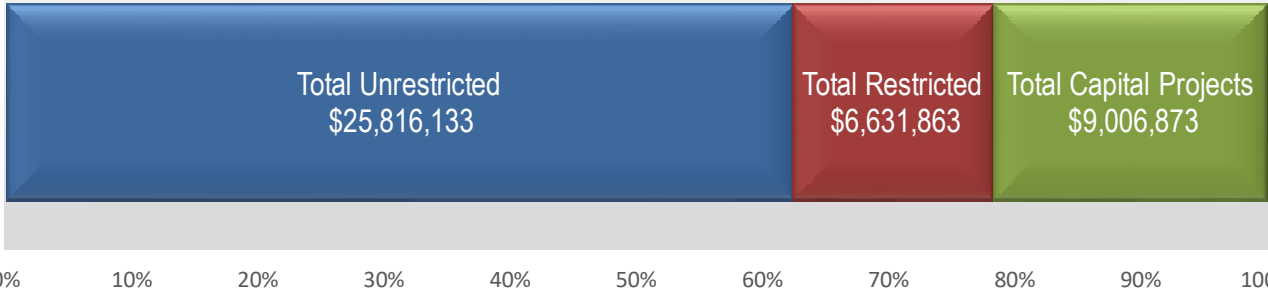
CASH AND INVESTMENTS REPORT

CITY OF SANGER, TEXAS
TOTAL CASH AND INVESTMENTS
November 30, 2024

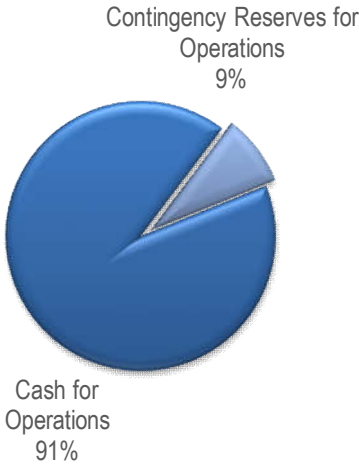
Name	General	Enterprise	Debt Service	Capital Projects	Total
UNRESTRICTED					
Cash for Operations	\$ 17,561,210	\$ 6,040,967	\$ -	\$ -	\$ 23,602,177
Contingency Reserves for Operations	1,110,446	1,103,510	-	-	2,213,956
TOTAL UNRESTRICTED	\$ 18,671,656	\$ 7,144,477	\$ -	\$ -	\$ 25,816,133
RESTRICTED					
Debt Service	\$ -	\$ 347,773	\$ 360,512	\$ -	\$ 708,285
Water Deposits	-	492,096	-	-	492,096
Equipment Replacement	1,304,351	156,548	-	-	1,460,899
Electric Storm Recovery	-	1,281,096	-	-	1,281,096
Hotel Occupancy Tax	328,122	-	-	-	328,122
Grant Funds	150,414	-	-	-	150,414
Keep Sanger Beautiful (KSB)	5,712	-	-	-	5,712
Library	102,462	-	-	-	102,462
Parkland Dedication	107,952	-	-	-	107,952
Roadway Impact	1,835,035	-	-	-	1,835,035
Court Security	20,544	-	-	-	20,544
Court Technology	2,401	-	-	-	2,401
Child Safety Fee	87,255	-	-	-	87,255
Forfeited Property	3,626	-	-	-	3,626
Donations	45,964	-	-	-	45,964
TOTAL RESTRICTED	\$ 3,993,838	\$ 2,277,513	\$ 360,512	\$ -	\$ 6,631,863
CAPITAL PROJECTS					
General Capital Projects	\$ -	\$ -	\$ -	\$ 1,651,294	\$ 1,651,294
Enterprise Capital Projects	-	-	-	7,355,579	7,355,579
TOTAL CAPITAL PROJECTS	\$ -	\$ -	\$ -	\$ 9,006,873	\$ 9,006,873
TOTAL CASH AND INVESTMENTS	\$ 22,665,494	\$ 9,421,990	\$ 360,512	\$ 9,006,873	\$ 41,454,869

These totals do not include the 4A Corporation and 4B Corporation, which are presented on page 25.

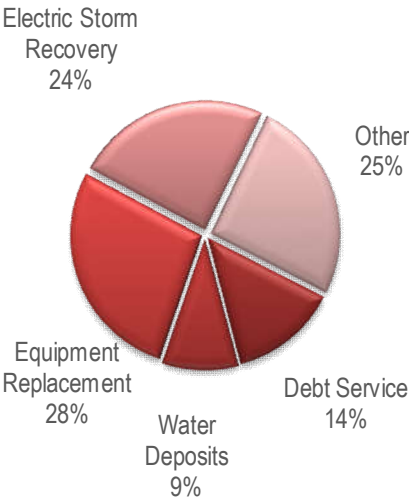
TOTAL CASH & INVESTMENTS



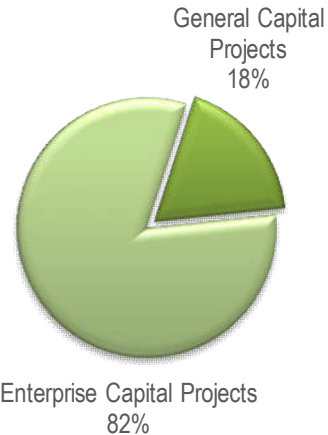
Unrestricted



Restricted



Capital Projects



**GENERAL FUND
CASH AND INVESTMENTS
November 30, 2024**

Name	Acct. #	Maturity	Yield	Prior Period	Current Balance
Pooled Cash	001-00-1000		0.05%	\$ 17,673,341	\$ 17,121,567
Employee Benefits Cash	110-00-1000		0.20%	6,309	5,213
Employee Benefits MM	110-00-1010		0.20%	145,865	144,767
Internal Service Fund	180-00-1000		0.05%	240,299	289,663
OPERATING ACCOUNTS				\$ 18,065,814	\$ 17,561,210
GF Contingency Reserve MM 2487969	001-00-1031		0.20%	\$ 654,352	\$ 655,263
GF Contingency Reserve CD Prosperity	001-00-1039	4/26/2025	0.55%	228,696	228,696
GF Contingency Reserve CD 674907	001-00-1043	7/13/2025	0.45%	225,733	226,487
CONTINGENCY RESERVE				\$ 1,108,781	\$ 1,110,446
* GF Equipment Replacement MM 2376237	001-00-1032		0.20%	\$ 202,019	\$ 202,899
* GF Equipment Replacement CD 719706	001-00-1033	7/6/2025	0.45%	\$ 67,836	\$ 68,062
* General Storm Recovery Pooled Cash	201-00-1000		0.05%	1,031,059	1,033,390
EQUIPMENT REPLACEMENT RESERVES				\$ 1,300,914	\$ 1,304,351
* Hotel Occupancy Tax	050-00-1000			327,382	328,122
* Police Grant Fund	320-00-1000			4,930	4,942
* Fire Grant Fund	324-00-1000			142,623	142,946
* Library Grant Fund	342-00-1000			2,520	2,526
* Beautification Board - KSB	432-00-1000			5,699	5,712
* Library Restricted for Building Expansion	442-00-1000			47,655	47,763
* Library Building Expansion CD 702994	442-00-1035	1/22/2025	0.45%	54,518	54,699
* Parkland Dedication Fund	450-00-1000			107,709	107,952
* Roadway Impact Fee Fund	451-00-1000			1,586,669	1,835,035
* Court Security Restricted Fund	470-00-1000			20,281	20,544
* Court Technology Restricted Fund	471-00-1000			2,218	2,401
* Child Safety Fee Fund	475-00-1000			87,059	87,255
* Forfeited Property Fund	480-00-1000			3,618	3,626
* Police Donations	620-00-1000			285	286
* Fire Donations	624-00-1000			21,775	21,825
* Banner Account for Parks	632-00-1000			16,245	16,282
* Library Donations	642-00-1000			7,554	7,571
OTHER				\$ 2,438,740	\$ 2,689,487
TOTAL CASH AND INVESTMENTS				\$ 22,914,249	\$ 22,665,494
TOTAL UNRESTRICTED				\$ 19,174,595	\$ 18,671,656

*Restricted Funds

**ENTERPRISE FUND
CASH AND INVESTMENTS
November 30, 2024**

Name	Acct. #	Maturity	Yield	Prior Period	Current Balance
Pooled Cash	008-00-1010		0.05%	\$ 5,126,711	\$ 6,040,967
OPERATING ACCOUNTS				\$ 5,126,711	\$ 6,040,967
* Pooled Cash	008-00-1010		0.05%	\$ 188,842	\$ 191,130
* Water Deposit CD 2375850	008-00-1041	1/3/2025	0.45%	300,966	300,966
WATER DEPOSIT REFUND ACCOUNTS				\$ 489,808	\$ 492,096
* Combined EF Debt Service MM 2376113	008-00-1039		0.20%	346,951	347,773
BOND FUNDS				\$ 346,951	\$ 347,773
EF Contingency Reserve MM 2809753	008-00-1012		0.20%	\$ 652,734	\$ 653,644
EF Contingency Reserve CD 787860	008-00-1014	2/14/2025	0.45%	335,864	336,981
EF Reserve CD 642541	008-00-1040	9/25/2025	0.45%	112,521	112,885
CONTINGENCY RESERVES				\$ 1,101,119	\$ 1,103,510
* EF Storm Recovery MM	208-00-1033		0.20%	\$ 1,279,313	\$ 1,281,096
* EF Equipment Replacement MM 2376202	008-00-1034		0.20%	155,840	156,548
OTHER				\$ 1,435,153	\$ 1,437,644
TOTAL CASH AND INVESTMENTS				\$ 8,499,742	\$ 9,421,990
TOTAL UNRESTRICTED				\$ 6,227,830	\$ 7,144,477

*Restricted Funds

**DEBT SERVICE & CAPITAL PROJECTS
CASH AND INVESTMENTS
November 30, 2024**

DEBT SERVICE FUND

Name	Acct. #	Maturity	Yield	Prior Period	Current Balance
* Pooled Cash	003-00-1000		0.05%	\$ 274,199	\$ 297,120
* DSF Money Market 2376105	003-00-1010		0.20%	63,249	63,392
TOTAL RESTRICTED				\$ 337,448	\$ 360,512

GENERAL CAPITAL PROJECTS FUND

Name	Acct. #	Maturity	Yield	Prior Period	Current
* Pooled Cash	004-00-1000		0.05%	\$ 1,496,011	\$ 1,527,242
* 2023C Tax Bond Proceeds	004-00-1014		0.05%	123,773	124,052
TOTAL RESTRICTED				\$ 1,619,784	\$ 1,651,294

ENTERPRISE CAPITAL PROJECTS FUND

Name	Acct. #	Maturity	Yield	Prior Period	Current Balance
* Pooled Cash	840-00-1000		0.05%	\$ 1,968,105	\$ 496,740
* 2023B Bond Proceeds	840-00-1014		0.20%	1,734,066	1,786,999
* Sewer Capital Improvements MM-10% Rev	840-00-1020		0.20%	1,684,679	1,687,027
* Water Capital Reserve MM 2376156 Tap Fees	840-00-1037		0.20%	1,682,973	1,295,388
* Sewer Capital Reserve MM 2380226 Tap Fees	840-00-1038		0.20%	2,364,746	2,089,425
* 2021 CO MM	840-00-1039		0.20%	-	-
TOTAL RESTRICTED				\$ 9,434,569	\$ 7,355,579

*Restricted Funds

**4A & 4B FUNDS
CASH AND INVESTMENTS
November 30, 2024**

General

Name	Acct. #	Maturity	Yield	Prior Period	Current Balance
* Pooled Cash	41-00-1000		0.05%	\$ 3,312,983	\$ 3,389,441
* Cash NOW 900020693 Prosperity	41-00-1010		0.05%	333,111	333,152
* 4A MM 902551273 Prosperity	41-00-1012		0.20%	2,075,495	2,081,109
* Sanger TX Ind Corp CD 486639	41-00-1013	11/2/2025	0.25%	99,950	100,205
TOTAL CASH AND INVESTMENTS				\$ 5,821,539	\$ 5,903,907

4B FUND

Name	Acct. #	Maturity	Yield	Prior Period	Current Balance
* Pooled Cash	42-00-1000		0.05%	\$ 2,359,143	\$ 2,434,435
* Cash MM 2379694	42-00-1010		0.05%	209,829	210,302
* 4B CD 653500	42-00-1013	4/3/2025	0.45%	23,191	23,269
* 4B CD 659924	42-00-1014	11/12/2025	0.45%	23,007	23,083
* 4B CD 664243	42-00-1015	6/5/2025	0.45%	23,033	23,110
* 4B CD 673277	42-00-1016	7/9/2025	0.45%	23,101	23,178
* 4B CD 686115	42-00-1017	8/4/2025	0.45%	23,105	23,182
* 4B CD 689521	42-00-1018	9/11/2025	0.45%	23,085	23,162
* 4B CD 694371	42-00-1019	11/14/2025	0.45%	23,103	23,180
* 4B CD 697230	42-00-1020	11/17/2025	0.45%	23,161	23,328
* 4B CD 699934	42-00-1021	12/18/2024	0.45%	23,009	23,085
* 4B CD 702285	42-00-1022	1/31/2025	0.45%	22,739	22,814
* 4B CD 706078	42-00-1023	2/19/2025	0.45%	22,818	22,894
* 4B CD 720097	42-00-1024	2/9/2025	0.45%	22,697	22,772
* 4B CD 720119	42-00-1025	11/9/2025	0.45%	22,655	22,731
TOTAL CASH AND INVESTMENTS				\$ 2,867,676	\$ 2,944,525

*Restricted Funds

**CITY OF SANGER, TEXAS
CASH AND INVESTMENTS
November 30, 2024**

The Monthly Investment Report is in full compliance with the objectives, restrictions, and strategies as set forth in the City of Sanger's Investment Policy and Texas Government Code 2256.023, the Public Funds Investment Act (PFIA).

The City only invests in Money Market accounts and Certificates of Deposit. Interest is paid monthly on all accounts. Therefore, book value and market value are the same and the City does not have accrued interest on its investments.

Ethics Disclosure and Conflicts of Interest

In accordance with the PFIA, investment officers are required to file a disclosure statement with the Texas Ethics Commission and the governing body if:

- a. the officer has a business relationship with a business organization offering to engage in an investment transaction with the City (as defined in 2256.005 (i) (1-3); or
- b. the officer is related within the second degree by affinity or consanguinity, as determined under Chapter 573 of the Texas Government Code, to an individual seeking to transact investment business with the entity. PFIA 2256.005 (i).



Clayton Gray
Finance Director



John Noblitt
City Manager



CITY OF SANGER, TEXAS
MONTHLY FINANCIAL AND INVESTMENT REPORT
FOR THE MONTH ENDING DECEMBER 31, 2024

PREPARED BY THE FINANCE DEPARTMENT

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INTRODUCTION

COMMENTS

This is the financial report for the period ending December 31, 2024. Revenues and expenditures reflect activity from October 1, 2022, through December 31, 2024 (25% of the fiscal year).

GENERAL FUND

- The General Fund has collected 36% of projected operating revenues. Revenues historically increase in January as property taxes are received.
- All revenue categories are performing within projections.
- Operating expenditures & encumbrances are 27% of the annual budget
- All expenditure categories are within projections.

ENTERPRISE FUND

- The Enterprise Fund has collected 24% of projected operating revenues.
- All revenue categories are performing within projections.
- Operating expenditures & encumbrances are 23% of the annual budget.
- All expenditure categories are within projections.

INTERNAL SERVICE FUND

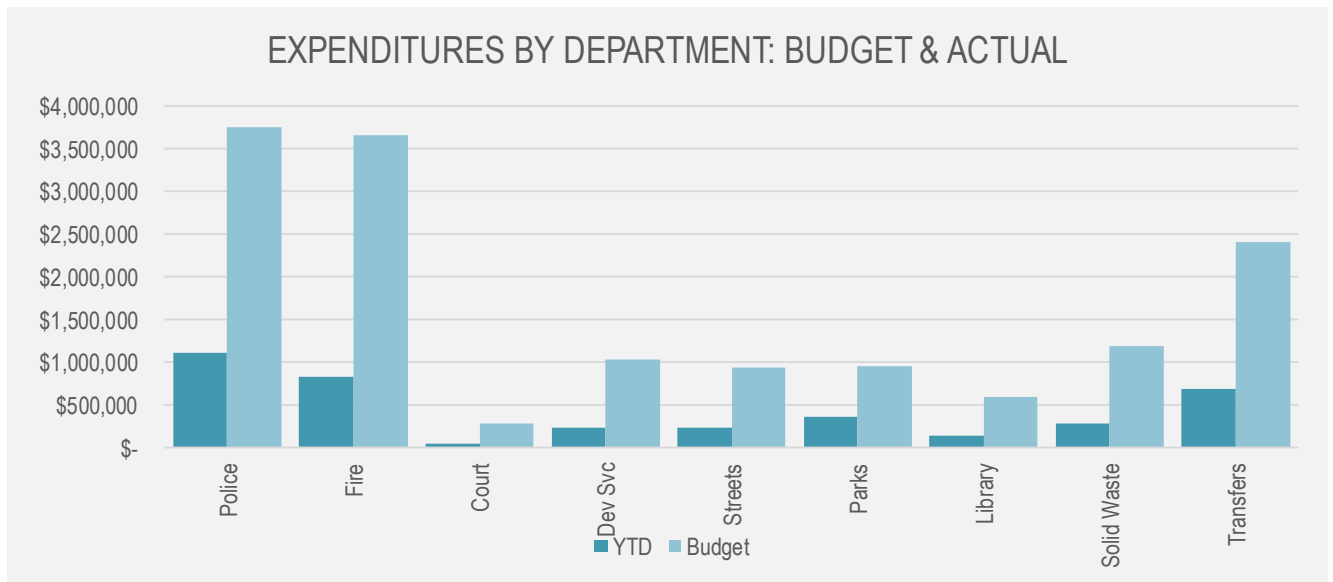
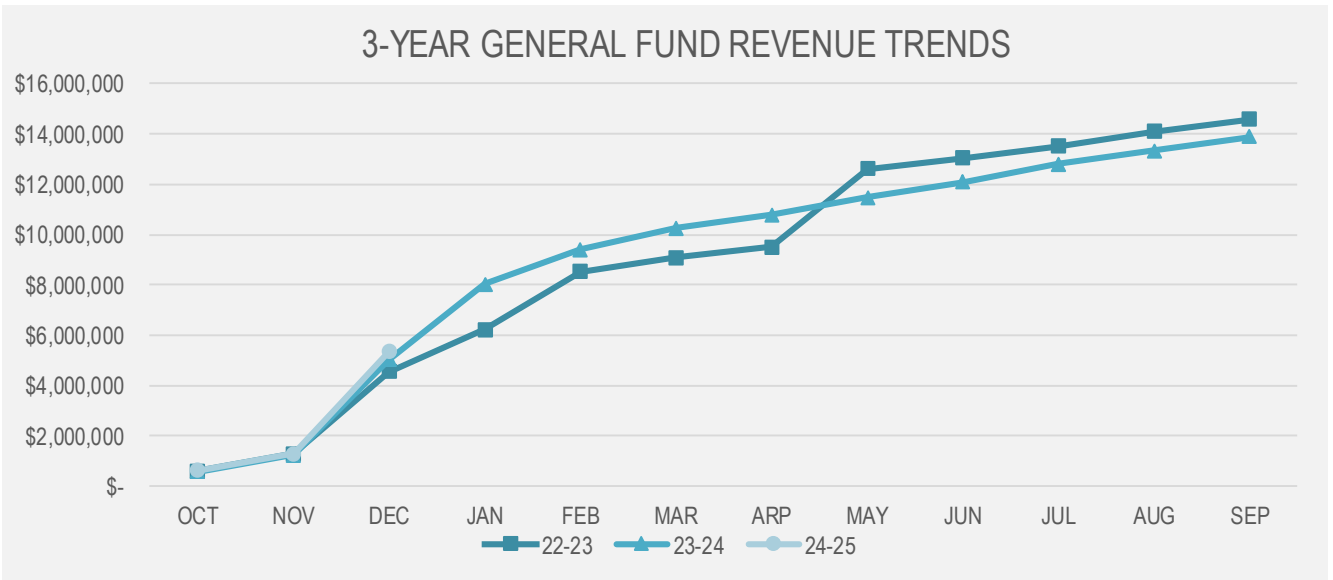
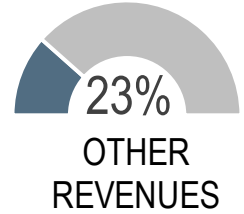
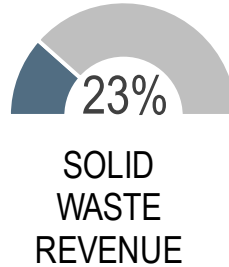
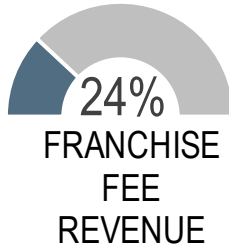
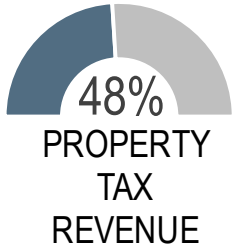
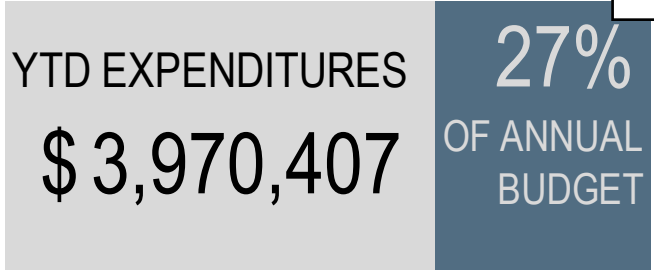
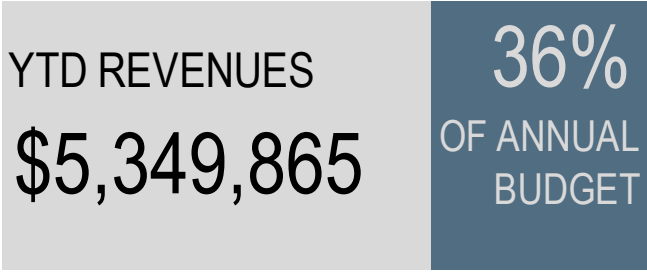
- The Internal Service Fund has collected 30% of projected transfers from the General and Enterprise Funds.
- All revenue categories are performing within projections.
- Operating expenditures & encumbrances are 34% of the annual budget.
- All expenditure categories are within projections.

This unaudited report is designed for internal use and does not include all the funds and accounts in the City of Sanger's operations. For a complete report, refer to the City of Sanger Annual Financial Report, available at <https://www.sangertexas.org/177/Financial-Transparency>

GENERAL FUND

CITY OF SANGER, TEXAS
General Fund
Revenue & Expense Report (Unaudited)
December 31, 2024

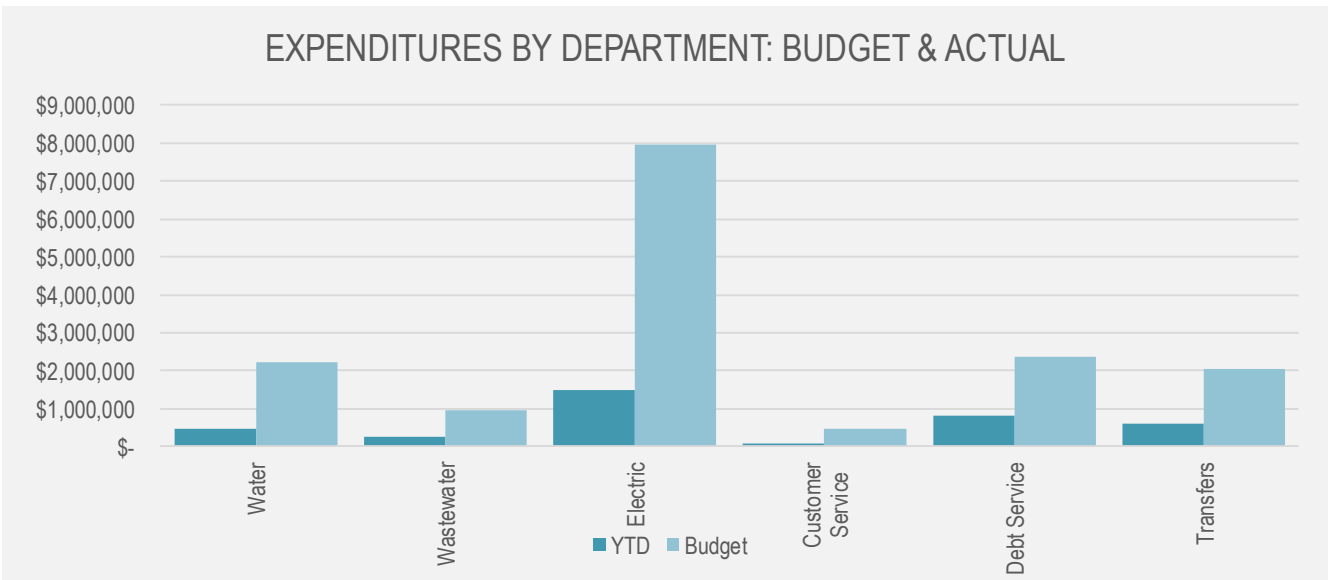
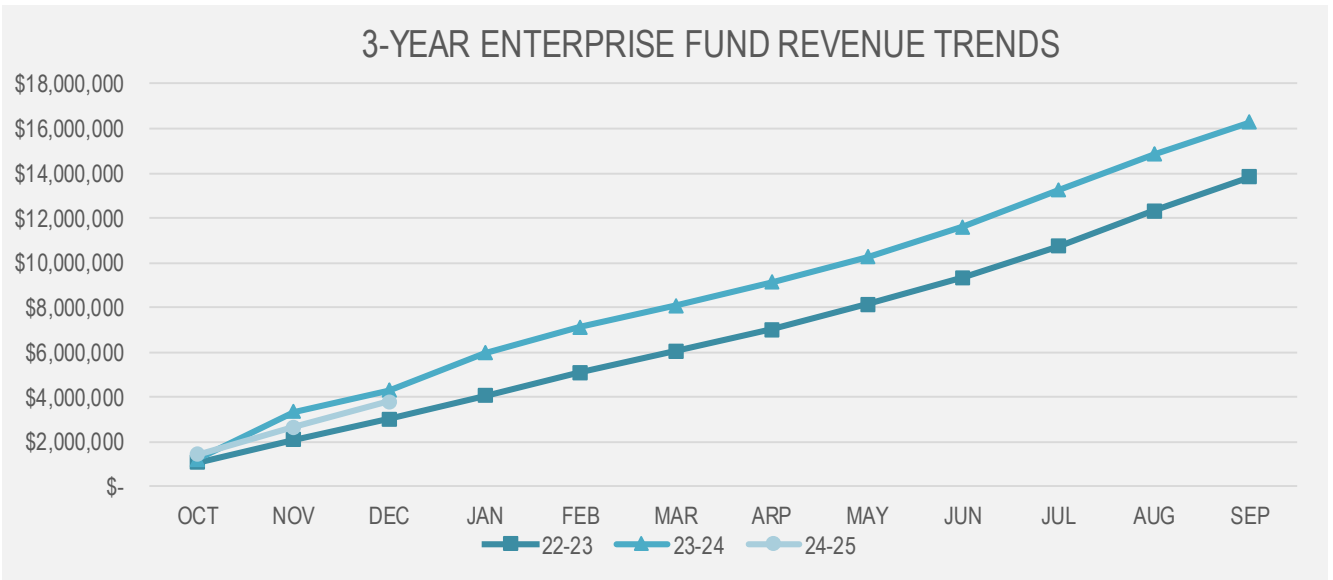
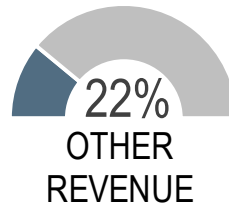
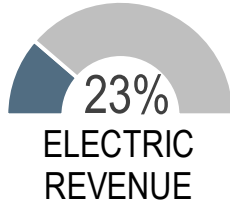
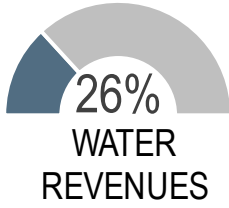
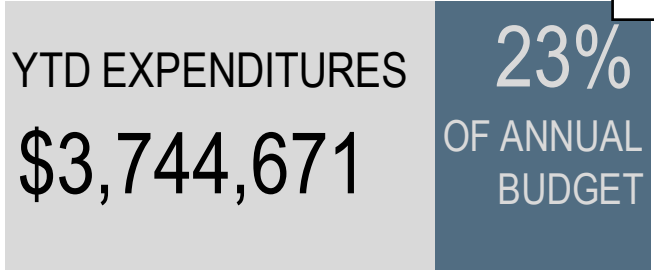
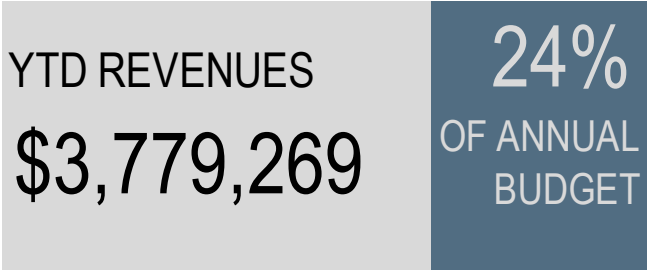
	Annual Budget	Year to Date Expenditures & Encumbrances	% of Budget	Budget Balance
Revenues				
Property Taxes	\$ 7,715,872	\$ 3,706,054	48.0%	\$ 4,009,818
Sales & Beverage Taxes	1,943,000	434,769	22.4%	1,508,231
Franchise Fees	1,150,239	274,274	23.8%	875,965
Solid Waste	1,366,000	315,212	23.1%	1,050,788
Licenses & Permits	481,750	201,667	41.9%	280,083
Fines & Forfeitures	187,926	30,488	16.2%	157,438
Department Revenues	1,082,717	211,732	19.6%	870,985
Interest	365,000	123,837	33.9%	241,163
Miscellaneous	149,400	28,082	18.8%	121,318
Transfers	395,000	23,750	6.0%	371,250
Total Revenues	\$ 14,836,904	\$ 5,349,865	36.1%	\$ 9,487,039
Expenditures				
Police	\$ 3,750,689	\$ 1,115,317	29.7%	\$ 2,635,372
Fire	3,657,301	839,613	23.0%	2,817,688
Municipal Court	289,619	53,821	18.6%	235,798
Development Services	1,042,858	234,901	22.5%	807,957
Streets	948,312	238,849	25.2%	709,463
Parks & Recreation	950,890	358,867	37.7%	592,023
Library	594,357	148,434	25.0%	445,923
Solid Waste	1,200,000	286,884	23.9%	913,116
Transfers	2,402,878	693,721	28.9%	1,709,157
Total Expenditures	\$ 14,836,904	\$ 3,970,407	26.8%	\$ 10,866,497
Revenues Over (Under) Expenditure:	\$ -	\$ 1,379,458		\$ (1,379,458)



ENTERPRISE FUND

CITY OF SANGER, TEXAS
Enterprise Fund
Revenue & Expense Report (Unaudited)
December 31, 2024

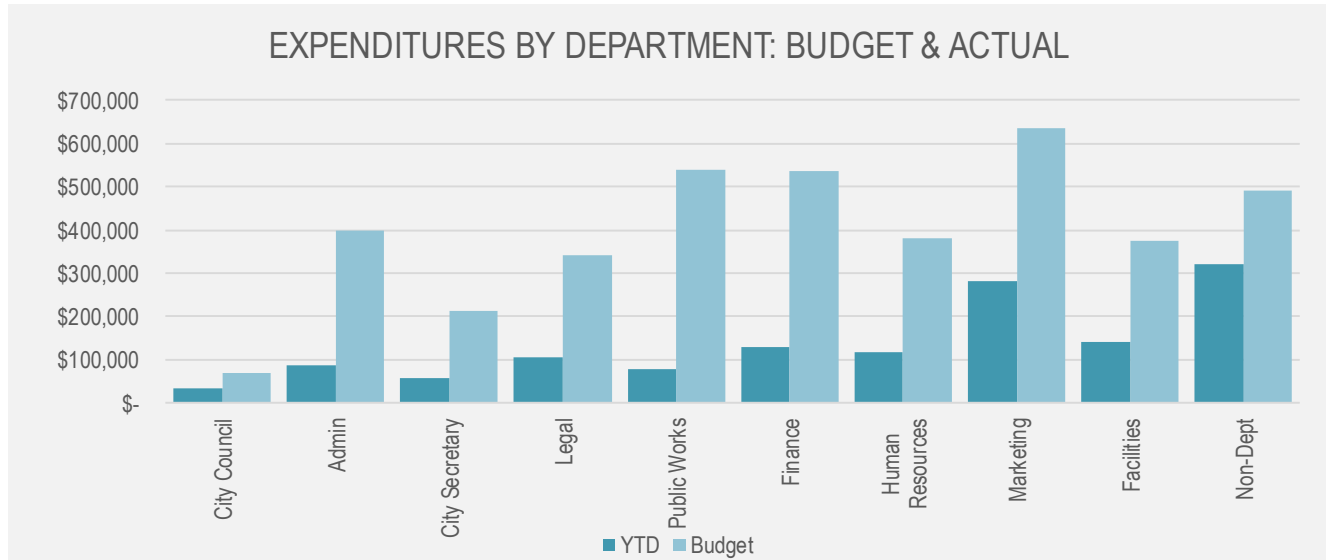
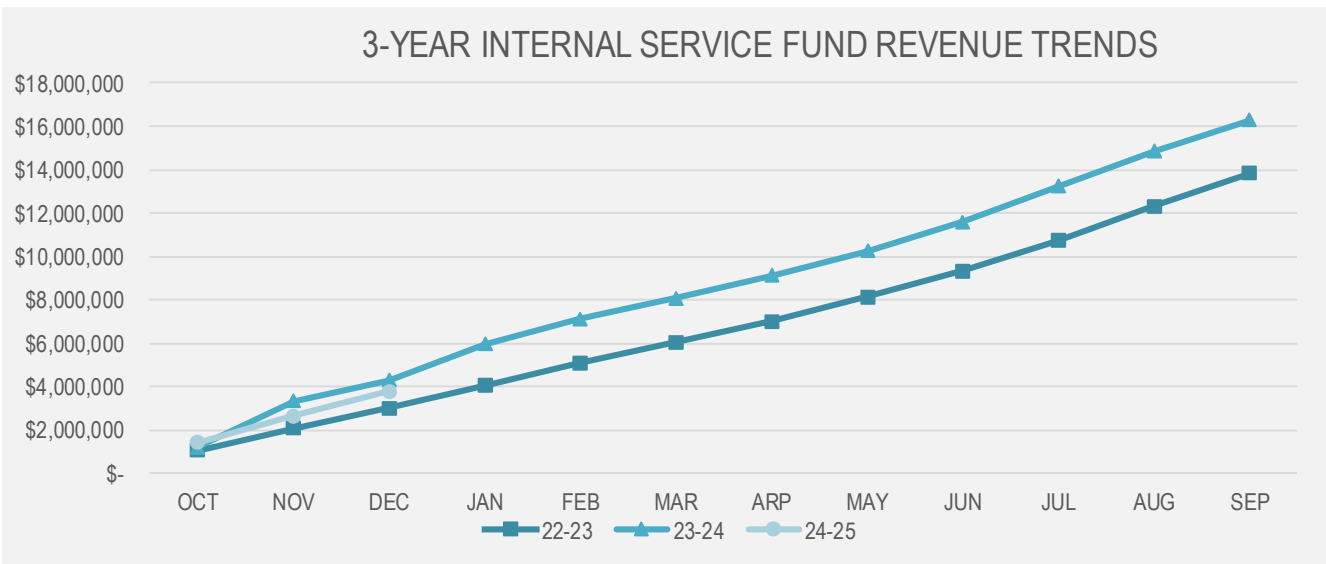
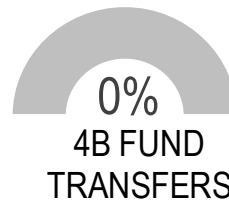
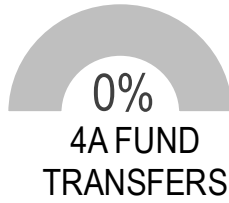
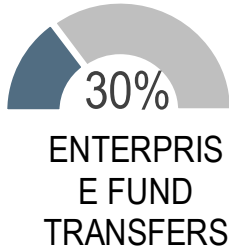
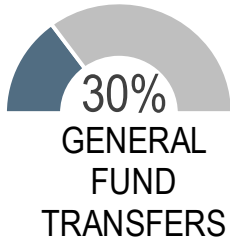
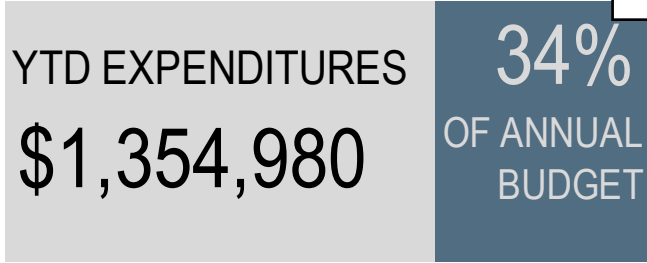
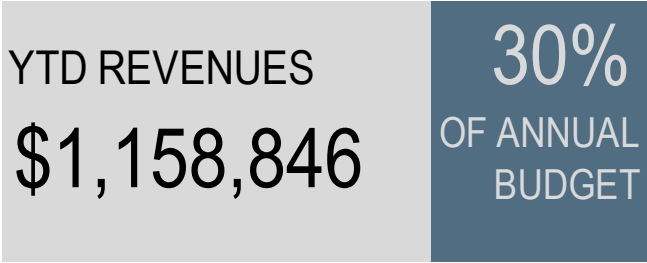
	Annual Budget	Year to Date Expenditures & Encumbrances	% of Budget	Budget Balance
Revenues				
Water	\$ 2,952,439	\$ 777,274	26.3%	\$ 2,175,165
Wastewater	3,044,402	729,701	24.0%	2,314,701
Electric	9,259,319	2,096,168	22.6%	7,163,151
Penalties & Fees	231,500	55,373	23.9%	176,127
Interest	122,500	52,831	43.1%	69,669
Miscellaneous	149,020	67,922	45.6%	81,098
Transfers	300,000	-	0.0%	300,000
Total Revenues	\$ 16,059,180	3,779,269	23.5%	\$ 12,279,911
Expenditures				
Water	\$ 2,229,483	467,251	21.0%	1,762,232
Wastewater	977,837	266,662	27.3%	711,175
Electric	7,961,520	1,499,069	18.8%	6,462,451
Customer Service	472,058	80,441	17.0%	391,617
Debt Service	2,377,599	828,075	34.8%	1,549,524
Transfers	2,040,683	603,173	29.6%	1,437,510
Total Expenditures	16,059,180	3,744,671	23.3%	12,314,509
Revenues Over (Under) Expenditure:	\$ -	\$ 34,598		\$ (34,598)



INTERNAL SERVICE FUND

CITY OF SANGER, TEXAS
Internal Service Fund
Revenue & Expense Report (Unaudited)
December 31, 2024

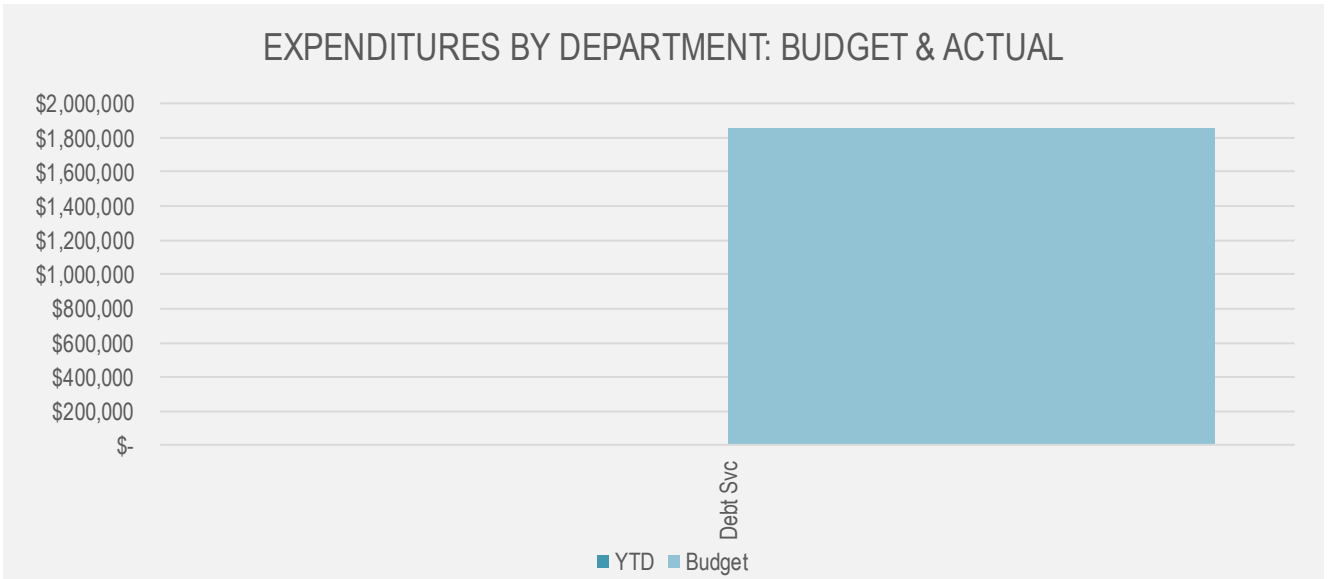
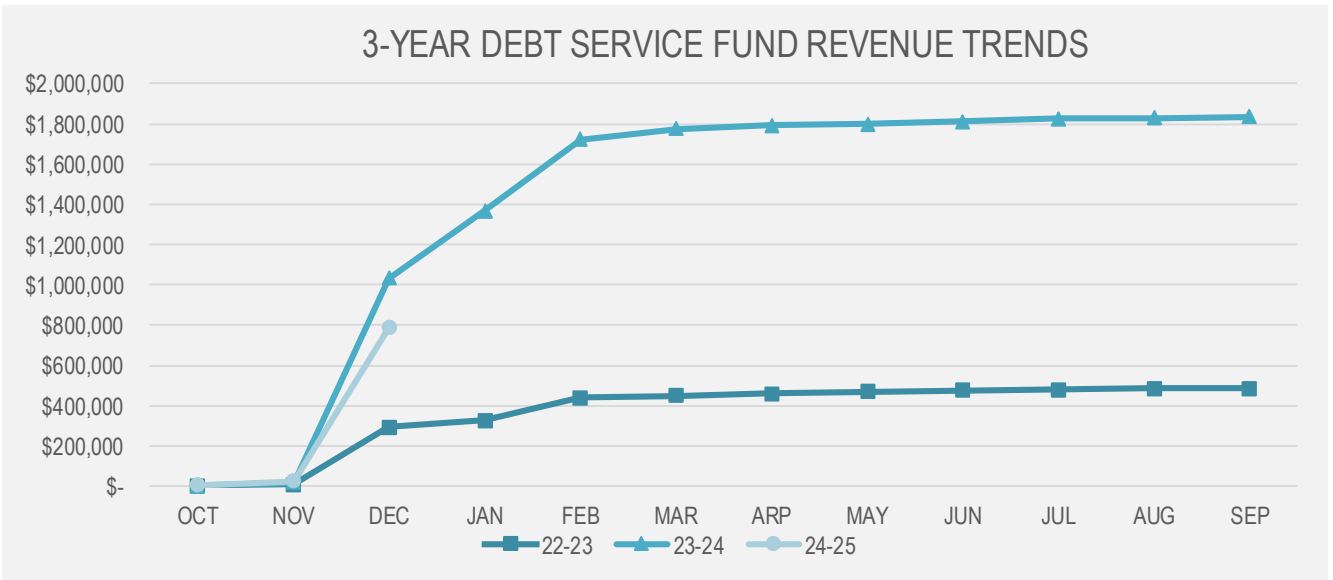
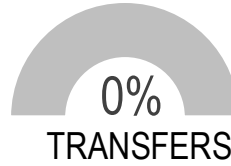
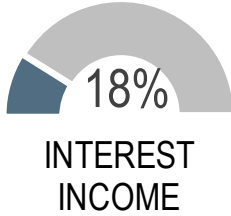
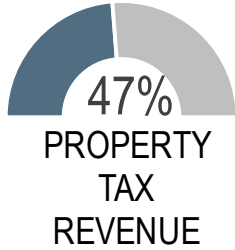
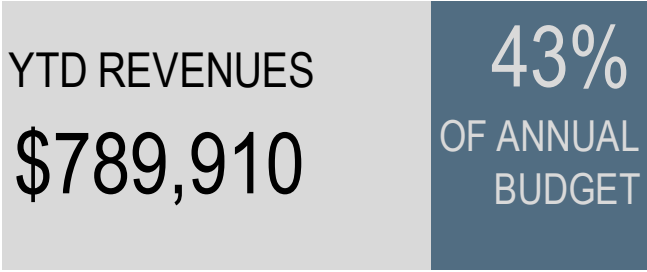
	Annual Budget	Year to Date Expenditures & Encumbrances	% of Budget	Budget Balance
Revenues				
Transfer from Enterprise Fund	\$ 1,945,684	\$ 579,423	29.8%	\$ 1,366,261
Transfer from General Fund	1,945,683	579,423	29.8%	\$ 1,366,260
Transfer from 4A	15,000	-	0.0%	\$ 15,000
Transfer from 4B	15,000	-	0.0%	15,000
Total Revenues	3,921,367	1,158,846	29.6%	2,762,521
Operating Expenditures				
City Council	\$ 70,300	34,169	48.6%	\$ 36,131
Administration	397,863	87,262	21.9%	310,601
City Secretary	212,898	57,571	27.0%	155,327
Legal	342,737	105,450	30.8%	237,287
Public Works	539,428	79,427	14.7%	460,001
Finance	535,370	130,456	24.4%	404,914
Human Resources	380,845	116,250	30.5%	264,595
Marketing	635,844	281,356	44.2%	354,488
Facilities	375,742	142,219	37.9%	233,523
Non-Departmental	490,340	320,820	65.4%	169,520
Total Expenditures	3,981,367	1,354,980	34.0%	2,626,387
Revenues Over (Under) Expenditure	\$ (60,000)	\$ (196,134)		\$ 136,134



DEBT SERVICE FUND

CITY OF SANGER, TEXAS
Debt Service Fund
Revenue & Expense Report (Unaudited)
December 31, 2024

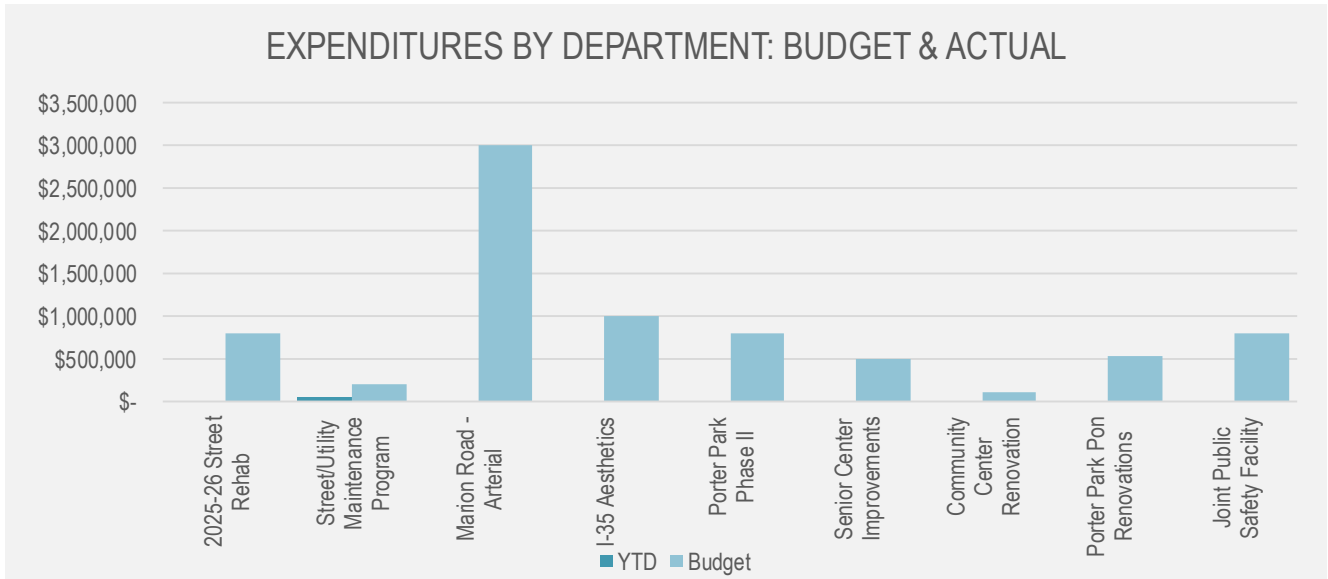
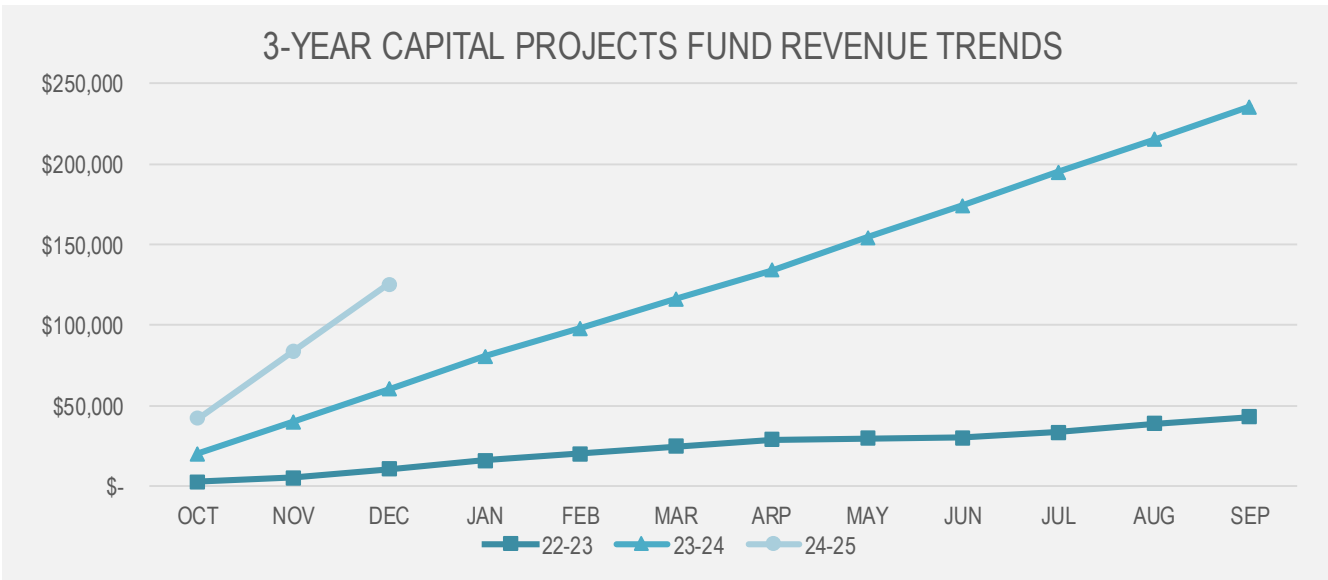
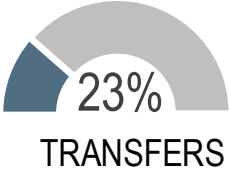
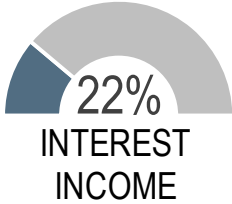
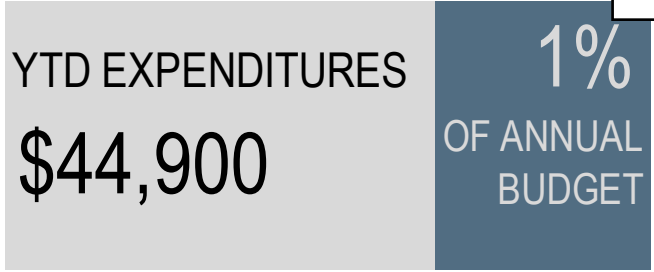
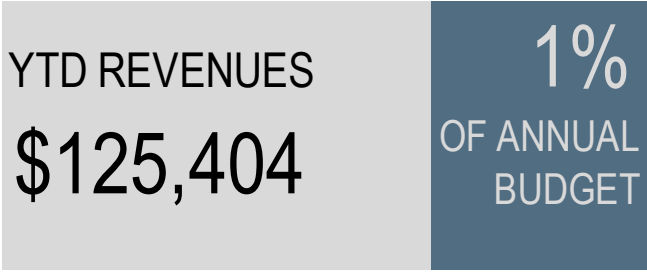
	Annual Budget	Year to Date Expenditures & Encumbrances	% of Budget	Budget Balance
Revenues				
Property Taxes	\$ 1,659,557	787,783	47.5%	\$ 871,774
Interest	12,000	2,127	17.7%	9,873
Transfers	180,000	\$ -	0.0%	180,000
Total Revenues	\$ 1,851,557	789,910	42.7%	\$ 1,061,647
Operating Expenditures				
Debt Service	1,849,252	-	0.0%	1,849,252
Total Expenditures	1,849,252	-	0.0%	1,849,252
Revenues Over (Under) Expenditure	\$ 2,305	\$ 789,910		\$ (787,605)



CAPITAL PROJECTS FUND

CITY OF SANGER, TEXAS
Capital Projects Fund
Revenue & Expense Report (Unaudited)
December 31, 2024

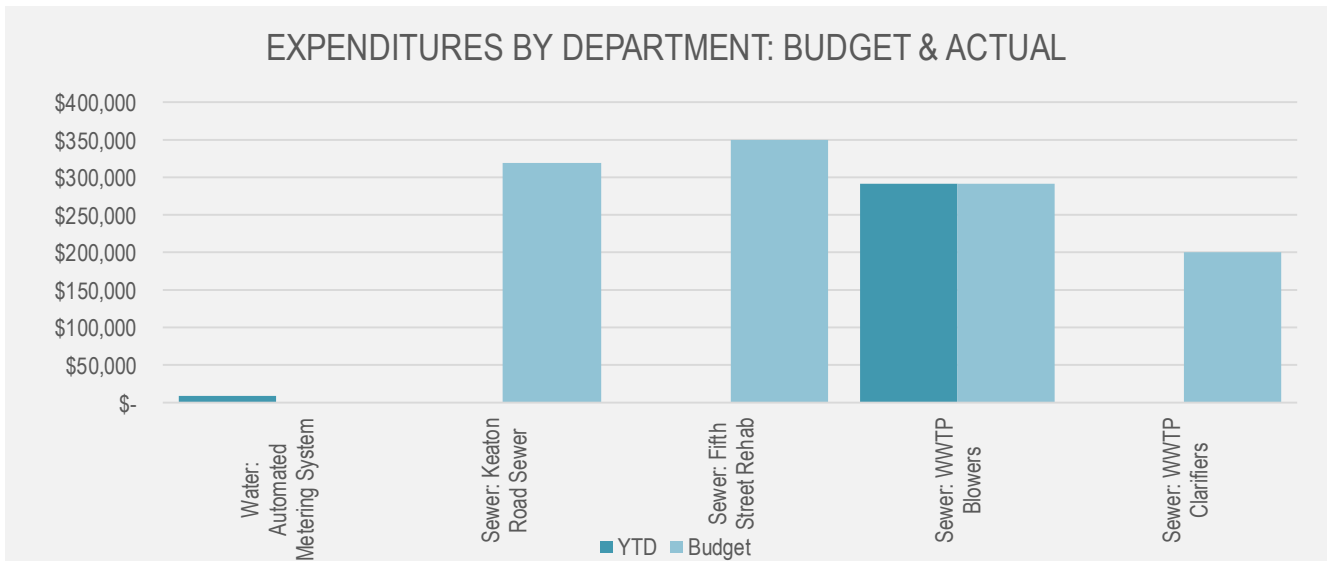
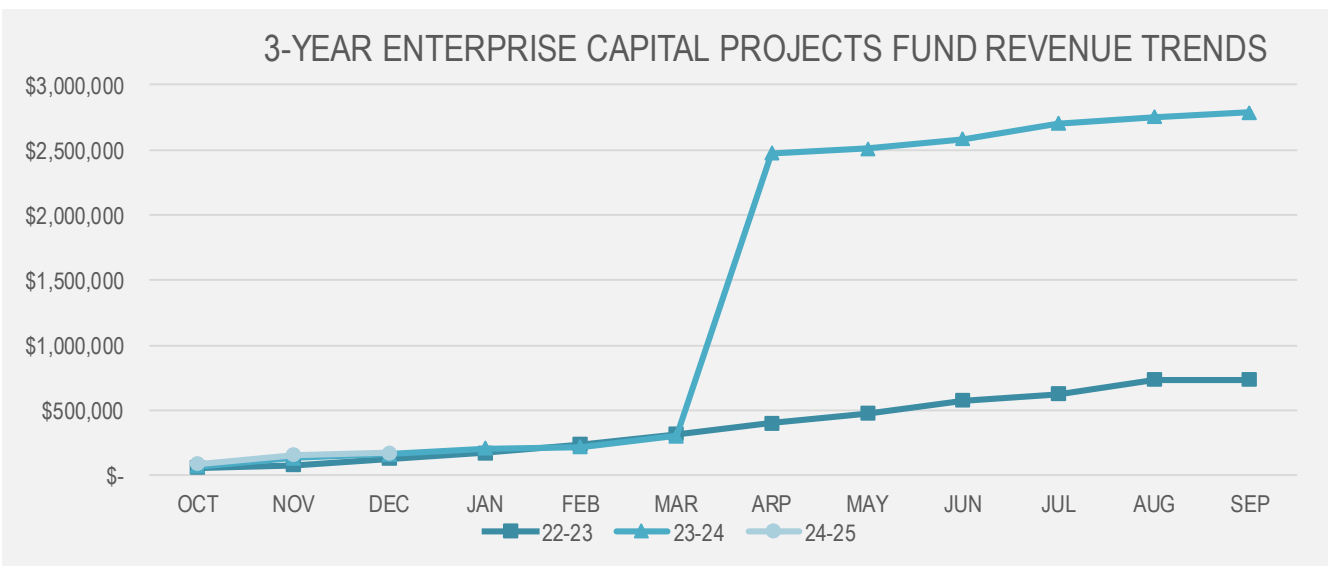
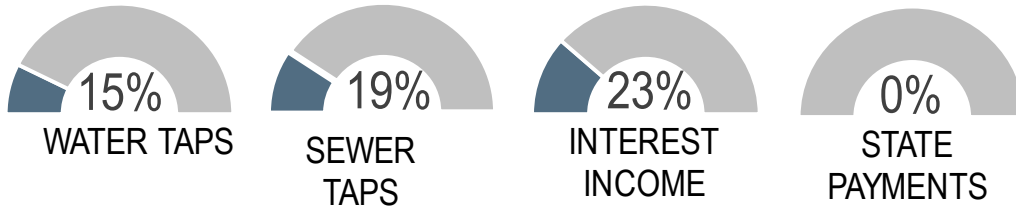
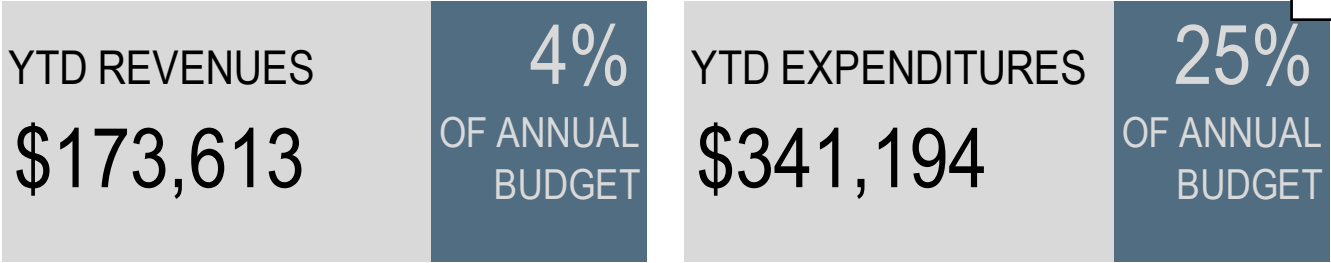
	Annual Budget	Year to Date Expenditures & Encumbrances	% of Budget	Budget Balance
Revenues				
Interest	\$ 50,000	\$ 11,105	22.2%	38,895
Transfers	500,000	114,299	22.9%	385,701
Sale of Capital Assets	12,000,000	-	0.0%	12,000,000
Total Revenues	12,550,000	125,404	1.0%	12,424,596
Operating Expenditures				
2025-26 Street Rehab	791,594	-	0.0%	791,594
Street/Utility Maintenance Program	200,000	44,900	22.5%	155,100
Marion Road - Arterial	3,000,000	-	0.0%	3,000,000
I-35 Aesthetics	1,000,000	-	0.0%	1,000,000
<i>Total Streets Projects</i>	<i>4,991,594</i>	<i>44,900</i>	<i>0.9%</i>	<i>4,946,694</i>
Porter Park Phase II	800,000	-	0.0%	800,000
Senior Center Improvements	500,000	-	0.0%	500,000
Community Center Renovation	100,000	-	0.0%	100,000
Porter Park Pon Renovations	530,000	-	0.0%	530,000
<i>Total Parks Projects</i>	<i>1,930,000</i>	<i>-</i>	<i>0.0%</i>	<i>1,930,000</i>
Joint Public Safety Facility	800,000	-	0.0%	800,000
<i>Total Nondepartmental Projects</i>	<i>800,000</i>	<i>-</i>	<i>0.0%</i>	<i>800,000</i>
Total Expenditures	7,721,594	44,900	0.6%	7,676,694
Revenues Over (Under) Expenditure	\$ 4,828,406	\$ 80,504		\$ 4,747,902



ENTERPRISE CAPITAL PROJECTS FUND

CITY OF SANGER, TEXAS
Enterprise Capital Projects Fund
Revenue & Expense Report (Unaudited)
December 31, 2024

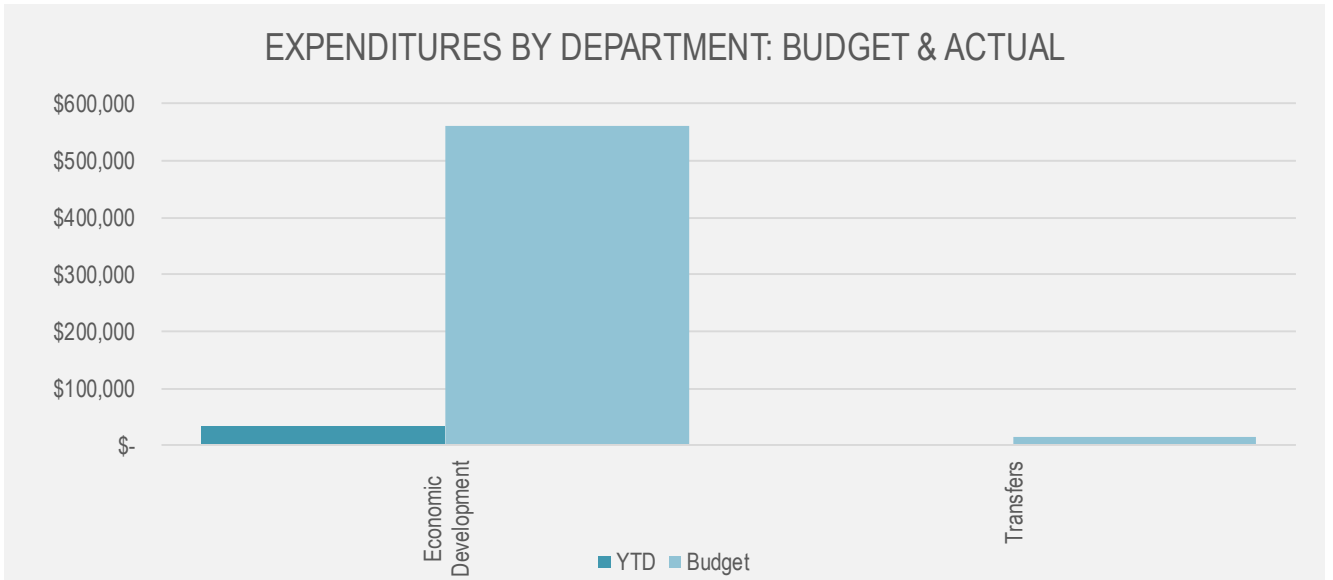
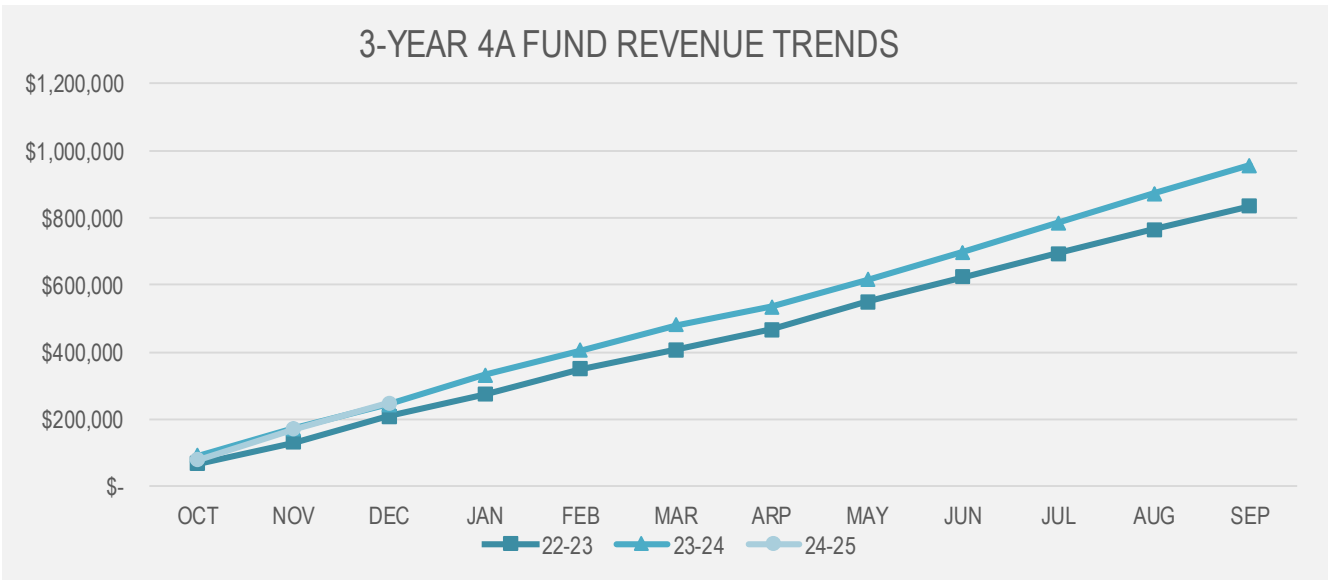
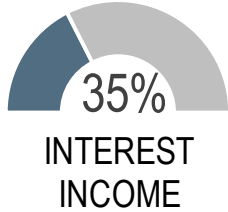
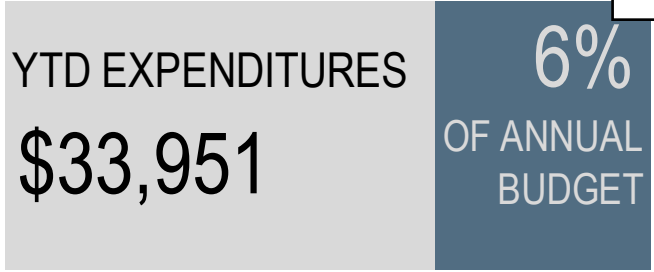
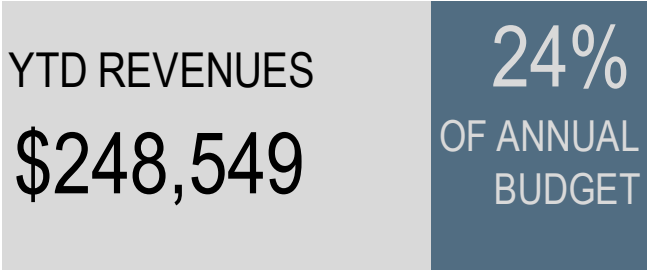
	Annual Budget	Year to Date Expenditures & Encumbrances	% of Budget	Budget Balance
Revenues				
Water Taps	\$ 350,000	51,950	14.8%	\$ 298,050
Sewer Taps	400,000	\$ 75,250	18.8%	324,750
Interest	200,000	\$ 46,413	23.2%	153,587
State Reimbursements	3,500,000	\$ -	0.0%	3,500,000
Total Revenues	\$ 4,450,000	173,613	3.9%	\$ 4,276,387
Operating Expenditures				
Water: Automated Metering System	-	9,513	0.0%	(9,513)
Water: I-35 Utility Relocation	-	20,000	0.0%	(20,000)
Sewer: I-35 Utility Relocation	-	20,000	0.0%	(20,000)
Sewer: Railroad Lift Station	208,319	-	0.0%	208,319
Sewer: Keaton Road Sewer	320,000	-	0.0%	320,000
Sewer: Fifth Street Rehab	350,000	-	0.0%	350,000
Sewer: WWTP Blowers	291,681	291,681	0.0%	-
Sewer: WWTP Clarifiers	200,000	-	0.0%	200,000
<i>Total Sewer Projects</i>	<i>1,370,000</i>	<i>341,194</i>	<i>24.9%</i>	<i>1,028,806</i>
Total Expenditures	1,370,000	341,194	24.9%	1,028,806
Revenues Over (Under) Expenditure	\$ 3,080,000	\$ (167,581)		\$ 3,247,581



4A FUND

CITY OF SANGER, TEXAS
4A Fund
Revenue & Expense Report (Unaudited)
December 31, 2024

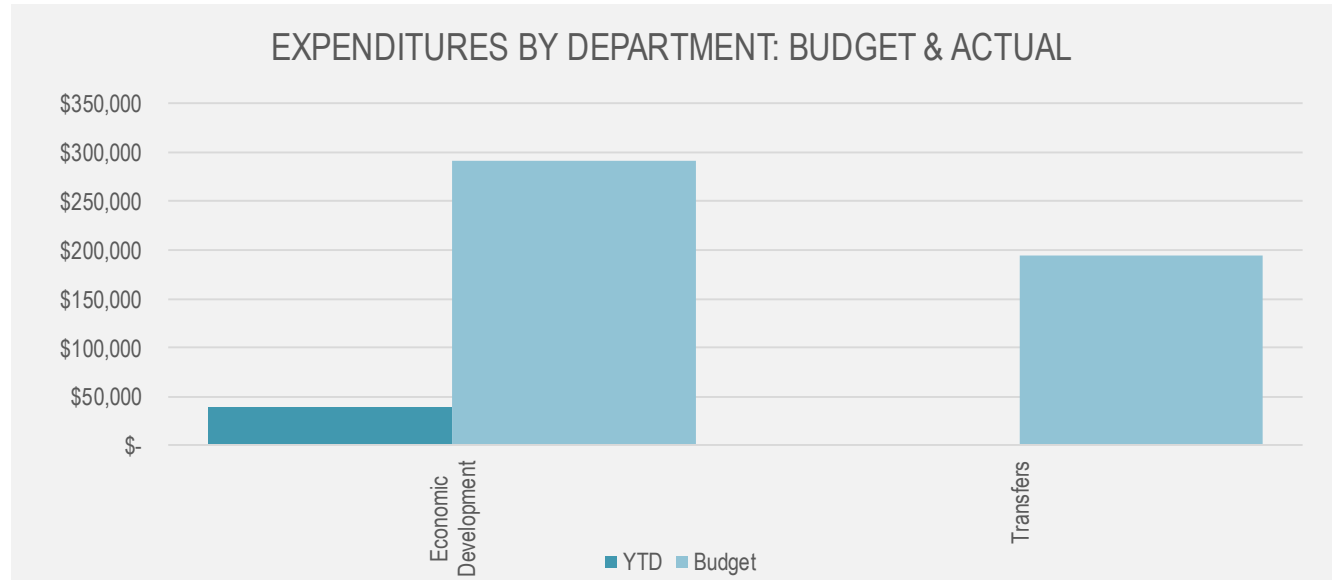
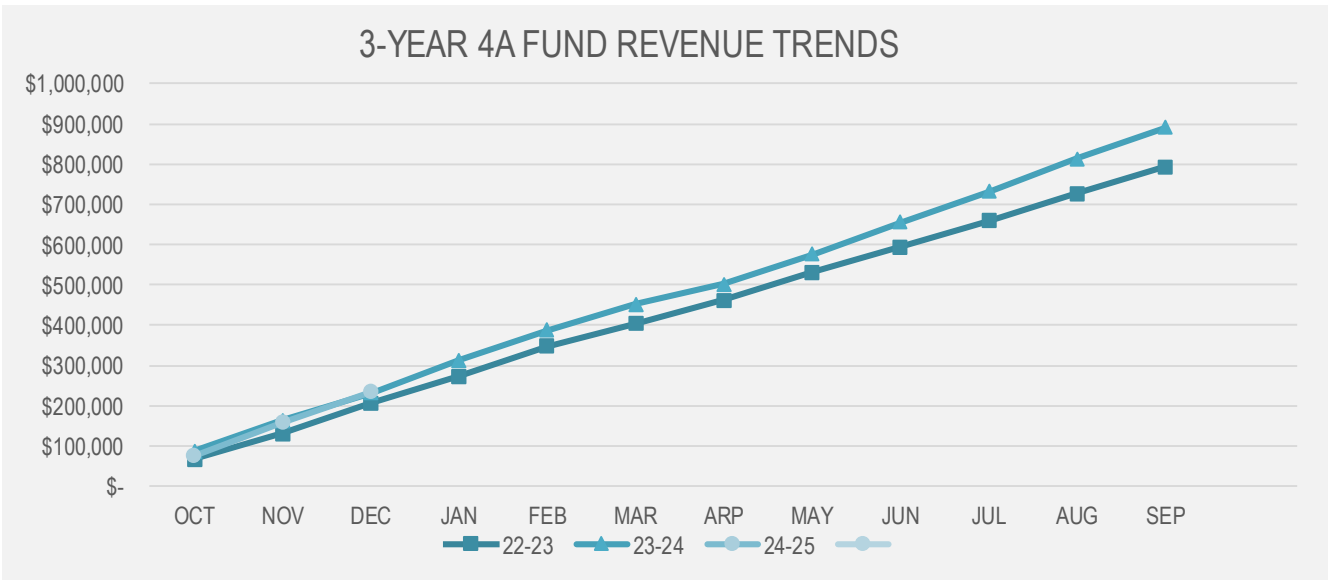
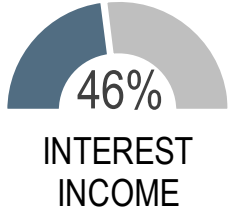
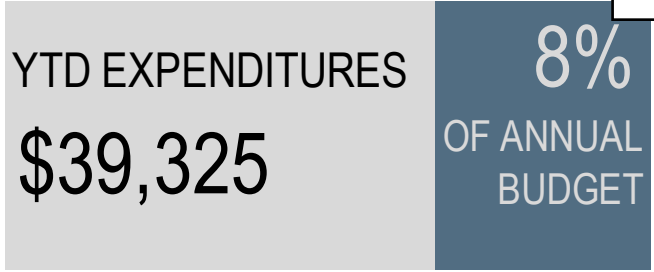
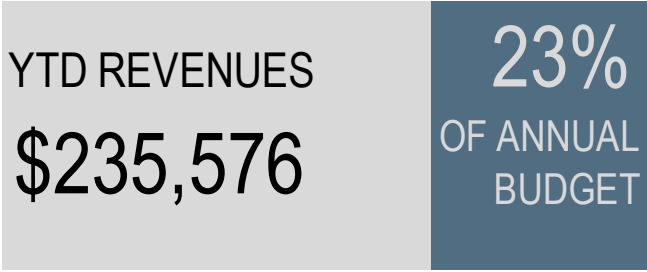
	Annual Budget	Year to Date Expenditures & Encumbrances	% of Budget	Budget Balance
Revenues				
Sales Tax	\$ 962,500	\$ 215,333	22.4%	\$ 747,167
Interest	95,000	\$ 33,216	35.0%	61,784
Total Revenues	\$ 1,057,500	248,549	23.5%	\$ 808,951
Operating Expenditures				
Economic Development	\$ 561,747	\$ 33,951	6.0%	\$ 527,796
Transfers	15,000	-	0.0%	15,000
Total Expenditures	576,747	33,951	5.9%	542,796
Revenues Over (Under) Expenditures	\$ 480,753	\$ 214,598		\$ 266,155



4B FUND

CITY OF SANGER, TEXAS
4B Fund
Revenue & Expense Report (Unaudited)
December 31, 2024

	Annual Budget	Year to Date Expenditures & Encumbrances	% of Budget	Budget Balance
Revenues				
Sales Tax	\$ 962,500	\$ 215,333	22.4%	\$ 747,167
Interest	44,000	\$ 20,243	46.0%	23,757
Total Revenues	\$ 1,006,500	235,576	23.4%	\$ 770,924
Operating Expenditures				
Economic Development	\$ 291,746	\$ 39,325	13.5%	\$ 252,421
Transfers	195,000	-	0.0%	195,000
Total Expenditures	486,746	39,325	8.1%	447,421
Revenues Over (Under) Expenditure	\$ 519,754	\$ 196,251		\$ 323,503



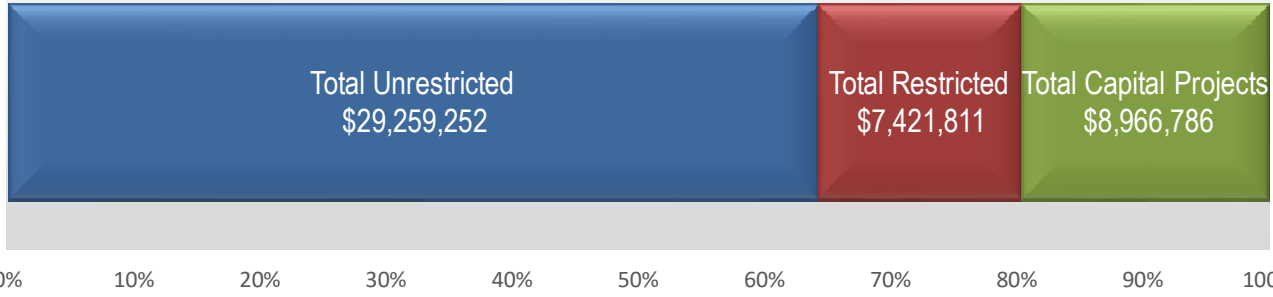
CASH AND INVESTMENTS REPORT

CITY OF SANGER, TEXAS
TOTAL CASH AND INVESTMENTS
December 31, 2024

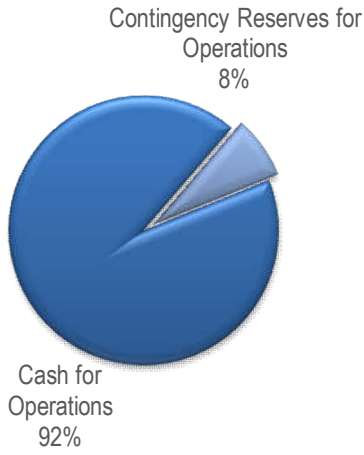
Name	General	Enterprise	Debt Service	Capital Projects	Total
UNRESTRICTED					
Cash for Operations	\$ 20,661,839	\$ 6,381,265	\$ -	\$ -	\$ 27,043,104
Contingency Reserves for Operations	1,111,177	1,104,971	-	-	2,216,148
TOTAL UNRESTRICTED	\$ 21,773,016	\$ 7,486,236	\$ -	\$ -	\$ 29,259,252
RESTRICTED					
Debt Service	\$ -	\$ 347,733	\$ 1,125,203	\$ -	\$ 1,472,936
Water Deposits	-	494,890	-	-	494,890
Equipment Replacement	1,307,140	156,905	-	-	1,464,045
Electric Storm Recovery	-	1,281,096	-	-	1,281,096
Hotel Occupancy Tax	310,846	-	-	-	310,846
Grant Funds	168,514	-	-	-	168,514
Keep Sanger Beautiful (KSB)	5,724	-	-	-	5,724
Library	102,738	-	-	-	102,738
Parkland Dedication	108,176	-	-	-	108,176
Roadway Impact	1,841,842	-	-	-	1,841,842
Court Security	20,824	-	-	-	20,824
Court Technology	2,604	-	-	-	2,604
Child Safety Fee	97,822	-	-	-	97,822
Forfeited Property	3,634	-	-	-	3,634
Donations	46,120	-	-	-	46,120
TOTAL RESTRICTED	\$ 4,015,984	\$ 2,280,624	\$ 1,125,203	\$ -	\$ 7,421,811
CAPITAL PROJECTS					
General Capital Projects	\$ -	\$ -	\$ -	\$ 1,669,392	\$ 1,669,392
Enterprise Capital Projects	-	-	-	7,297,394	7,297,394
TOTAL CAPITAL PROJECTS	\$ -	\$ -	\$ -	\$ 8,966,786	\$ 8,966,786
TOTAL CASH AND INVESTMENTS	\$ 25,789,000	\$ 9,766,860	\$ 1,125,203	\$ 8,966,786	\$ 45,647,849

These totals do not include the 4A Corporation and 4B Corporation, which are presented on page 25.

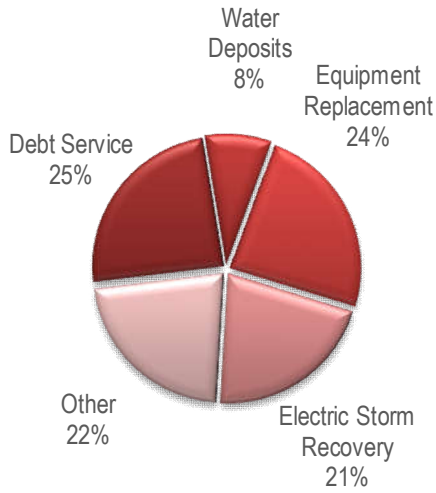
TOTAL CASH & INVESTMENTS



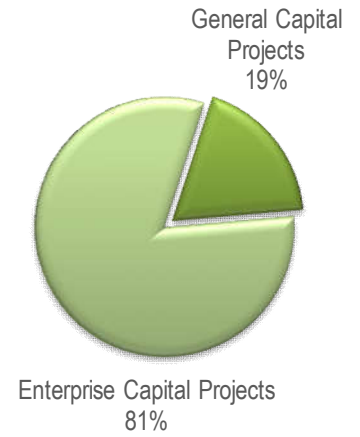
Unrestricted



Restricted



Capital Projects



GENERAL FUND
CASH AND INVESTMENTS
December 31, 2024

Name	Acct. #	Maturity	Yield	Prior Period	Current Balance
Pooled Cash	001-00-1000		0.05%	\$ 17,121,567	\$ 20,073,405
Employee Benefits Cash	110-00-1000		0.20%	5,213	5,261
Employee Benefits MM	110-00-1010		0.20%	144,767	237,729
Internal Service Fund	180-00-1000		0.05%	289,663	345,444
OPERATING ACCOUNTS				\$ 17,561,210	\$ 20,661,839
GF Contingency Reserve MM 2487969	001-00-1031		0.20%	\$ 655,263	\$ 655,263
GF Contingency Reserve CD Prosperity	001-00-1039	4/26/2025	0.55%	228,696	228,696
GF Contingency Reserve CD 674907	001-00-1043	7/13/2025	0.45%	226,487	227,218
CONTINGENCY RESERVE				\$ 1,110,446	\$ 1,111,177
* GF Equipment Replacement MM 2376237	001-00-1032		0.20%	\$ 202,899	\$ 203,324
* GF Equipment Replacement CD 719706	001-00-1033	7/6/2025	0.45%	\$ 68,062	\$ 68,282
* General Storm Recovery Pooled Cash	201-00-1000		0.05%	1,033,390	1,035,534
EQUIPMENT REPLACEMENT RESERVES				\$ 1,304,351	\$ 1,307,140
* Hotel Occupancy Tax	050-00-1000			328,122	310,846
* Police Grant Fund	320-00-1000			4,942	4,952
* Fire Grant Fund	324-00-1000			142,946	161,031
* Library Grant Fund	342-00-1000			2,526	2,531
* Beautification Board - KSB	432-00-1000			5,712	5,724
* Library Restricted for Building Expansion	442-00-1000			47,763	47,862
* Library Building Expansion CD 702994	442-00-1035	1/22/2025	0.45%	54,699	54,876
* Parkland Dedication Fund	450-00-1000			107,952	108,176
* Roadway Impact Fee Fund	451-00-1000			1,835,035	1,841,842
* Court Security Restricted Fund	470-00-1000			20,544	20,824
* Court Technology Restricted Fund	471-00-1000			2,401	2,604
* Child Safety Fee Fund	475-00-1000			87,255	97,822
* Forfeited Property Fund	480-00-1000			3,626	3,634
* Police Donations	620-00-1000			286	287
* Fire Donations	624-00-1000			21,825	21,870
* Banner Account for Parks	632-00-1000			16,282	16,315
* Library Donations	642-00-1000			7,571	7,648
OTHER				\$ 2,689,487	\$ 2,708,844
TOTAL CASH AND INVESTMENTS				\$ 22,665,494	\$ 25,789,000
TOTAL UNRESTRICTED				\$ 18,671,656	\$ 21,773,016

*Restricted Funds

**ENTERPRISE FUND
CASH AND INVESTMENTS
December 31, 2024**

Name	Acct. #	Maturity	Yield	Prior Period	Current Balance
Pooled Cash	008-00-1010		0.05%	\$ 6,040,967	\$ 6,381,265
OPERATING ACCOUNTS				\$ 6,040,967	\$ 6,381,265
* Pooled Cash	008-00-1010		0.05%	\$ 191,130	\$ 193,924
* Water Deposit CD 2375850	008-00-1041	1/3/2025	0.45%	300,966	300,966
WATER DEPOSIT REFUND ACCOUNTS				\$ 492,096	\$ 494,890
* Combined EF Debt Service MM 2376113	008-00-1039		0.20%	347,773	347,733
BOND FUNDS				\$ 347,773	\$ 347,733
EF Contingency Reserve MM 2809753	008-00-1012		0.20%	\$ 653,644	\$ 653,644
EF Contingency Reserve CD 787860	008-00-1014	2/14/2025	0.45%	336,981	338,066
EF Reserve CD 642541	008-00-1040	9/25/2025	0.45%	112,885	113,261
CONTINGENCY RESERVES				\$ 1,103,510	\$ 1,104,971
* EF Storm Recovery MM	208-00-1033		0.20%	\$ 1,281,096	\$ 1,281,096
* EF Equipment Replacement MM 2376202	008-00-1034		0.20%	156,548	156,905
OTHER				\$ 1,437,644	\$ 1,438,001
TOTAL CASH AND INVESTMENTS				\$ 9,421,990	\$ 9,766,860
TOTAL UNRESTRICTED				\$ 7,144,477	\$ 7,486,236

*Restricted Funds

**DEBT SERVICE & CAPITAL PROJECTS
CASH AND INVESTMENTS
December 31, 2024**

DEBT SERVICE FUND

Name	Acct. #	Maturity	Yield	Prior Period	Current Balance
* Pooled Cash	003-00-1000		0.05%	\$ 297,120	\$ 1,061,811
* DSF Money Market 2376105	003-00-1010		0.20%	63,392	63,392
TOTAL RESTRICTED				\$ 360,512	\$ 1,125,203

GENERAL CAPITAL PROJECTS FUND

Name	Acct. #	Maturity	Yield	Prior Period	Current
* Pooled Cash	004-00-1000		0.05%	\$ 1,527,242	\$ 1,545,340
* 2023C Tax Bond Proceeds	004-00-1014		0.05%	124,052	124,052
TOTAL RESTRICTED				\$ 1,651,294	\$ 1,669,392

ENTERPRISE CAPITAL PROJECTS FUND

Name	Acct. #	Maturity	Yield	Prior Period	Current Balance
* Pooled Cash	840-00-1000		0.05%	\$ 496,740	\$ 476,968
* 2023B Bond Proceeds	840-00-1014		0.20%	1,786,999	1,738,086
* Sewer Capital Improvements MM-10% Rev	840-00-1020		0.20%	1,687,027	1,687,027
* Water Capital Reserve MM 2376156 Tap Fees	840-00-1037		0.20%	1,295,388	1,299,888
* Sewer Capital Reserve MM 2380226 Tap Fees	840-00-1038		0.20%	2,089,425	2,095,425
TOTAL RESTRICTED				\$ 7,355,579	\$ 7,297,394

**Restricted Funds*

**4A & 4B FUNDS
CASH AND INVESTMENTS
December 31, 2024**

General

Name	Acct. #	Maturity	Yield	Prior Period	Current Balance
* Pooled Cash	41-00-1000		0.05%	\$ 3,389,441	\$ 3,458,732
* Cash NOW 900020693 Prosperity	41-00-1010		0.05%	333,152	333,152
* 4A MM 902551273 Prosperity	41-00-1012		0.20%	2,081,109	2,081,109
* Sanger TX Ind Corp CD 486639	41-00-1013	11/2/2025	0.25%	100,205	100,453
TOTAL CASH AND INVESTMENTS				\$ 5,903,907	\$ 5,973,446

4B FUND

Name	Acct. #	Maturity	Yield	Prior Period	Current Balance
* Pooled Cash	42-00-1000		0.05%	\$ 2,434,435	\$ 2,486,426
* Cash MM 2379694	42-00-1010		0.05%	210,302	210,302
* 4B CD 653500	42-00-1013	4/3/2025	0.45%	23,269	23,344
* 4B CD 659924	42-00-1014	11/12/2025	0.45%	23,083	23,158
* 4B CD 664243	42-00-1015	6/5/2025	0.45%	23,110	23,185
* 4B CD 673277	42-00-1016	7/9/2025	0.45%	23,178	23,253
* 4B CD 686115	42-00-1017	8/4/2025	0.45%	23,182	23,257
* 4B CD 689521	42-00-1018	9/11/2025	0.45%	23,162	23,237
* 4B CD 694371	42-00-1019	11/14/2025	0.45%	23,180	23,255
* 4B CD 697230	42-00-1020	11/17/2025	0.45%	23,328	23,313
* 4B CD 699934	42-00-1021	12/18/2025	0.45%	23,085	23,160
* 4B CD 702285	42-00-1022	1/31/2025	0.45%	22,814	22,888
* 4B CD 706078	42-00-1023	2/19/2025	0.45%	22,894	22,968
* 4B CD 720097	42-00-1024	2/9/2025	0.45%	22,772	22,846
* 4B CD 720119	42-00-1025	11/9/2025	0.45%	22,731	22,804
TOTAL CASH AND INVESTMENTS				\$ 2,944,525	\$ 2,997,396

*Restricted Funds

**CITY OF SANGER, TEXAS
CASH AND INVESTMENTS
December 31, 2024**

The Monthly Investment Report is in full compliance with the objectives, restrictions, and strategies as set forth in the City of Sanger's Investment Policy and Texas Government Code 2256.023, the Public Funds Investment Act (PFIA).

The City only invests in Money Market accounts and Certificates of Deposit. Interest is paid monthly on all accounts. Therefore, book value and market value are the same and the City does not have accrued interest on its investments.

Ethics Disclosure and Conflicts of Interest

In accordance with the PFIA, investment officers are required to file a disclosure statement with the Texas Ethics Commission and the governing body if:

- a. the officer has a business relationship with a business organization offering to engage in an investment transaction with the City (as defined in 2256.005 (i) (1-3); or
- b. the officer is related within the second degree by affinity or consanguinity, as determined under Chapter 573 of the Texas Government Code, to an individual seeking to transact investment business with the entity. PFIA 2256.005 (i).



Clayton Gray
Finance Director



John Noblitt
City Manager

Item 25.

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
00600	CITY OF SANGER							
	B-CHECK	UNPOST	V 12/03/2024			000807		200.00CR
00600	CITY OF SANGER							
	M-CHECK	UNPOST	V 12/04/2024			000807		
	C-CHECK		V 12/03/2024			086966		
	C-CHECK		V 12/11/2024			087023		

* * T O T A L S * *	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	0	0.00	0.00	0.00
HAND CHECKS:	0	0.00	0.00	0.00
DRAFTS:	0	0.00	0.00	0.00
EFT:	0	0.00	0.00	0.00
NON CHECKS:	0	0.00	0.00	0.00
VOID CHECKS:	3	VOID DEBITS 0.00		
		VOID CREDITS 200.00CR	200.00CR	0.00

TOTAL ERRORS: 0

VENDOR SET: 99 BANK: * TOTALS:	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
	3	200.00CR	0.00	0.00
BANK: * TOTALS:	3	200.00CR	0.00	0.00

Item 25.

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
10610	LEADERSLIFE INS. COMPANY							
I-156101	LEADERS LIFE INSURANCE DEC 24	R	12/17/2024	73.66		000824		73.66

* * T O T A L S * *	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	1	73.66	0.00	73.66
HAND CHECKS:	0	0.00	0.00	0.00
DRAFTS:	0	0.00	0.00	0.00
EFT:	0	0.00	0.00	0.00
NON CHECKS:	0	0.00	0.00	0.00
VOID CHECKS:	0			
VOID DEBITS		0.00		
VOID CREDITS		0.00	0.00	

TOTAL ERRORS: 0

VENDOR SET: 99 BANK: EMP B	TOTALS:	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
VENDOR SET: 99 BANK: EMP B	TOTALS:	1	73.66	0.00	73.66
BANK: EMP B	TOTALS:	1	73.66	0.00	73.66

Item 25.

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
22640	INTERNAL REVENUE SERVICE							
I-T1 PY 12.06.202	FEDERAL W/H	D	12/06/2024	3,689.56		000805		
I-T3 PY 12.06.202	FICA PAYABLE	D	12/06/2024	6,607.66		000805		
I-T4 PY 12.06.202	FICA PAYABLE	D	12/06/2024	1,545.28		000805		11,842.50
22640	INTERNAL REVENUE SERVICE							
I-T1 PYLONGEVITY	FEDERAL W/H	D	12/06/2024	5,858.21		000806		
I-T3 PYLONGEVITY	FICA PAYABLE	D	12/06/2024	9,273.14		000806		
I-T4 PYLONGEVITY	FICA PAYABLE	D	12/06/2024	2,168.66		000806		17,300.01
00600	CITY OF SANGER							
I-12.02.2024	INCREASE COURT CASH DRAWERS	V	12/03/2024	200.00		000807		200.00
00600	CITY OF SANGER							
B-CHECK	CITY OF SANGER	UNPOST	V 12/03/2024			000807		200.00CR
00600	CITY OF SANGER							
M-CHECK	CITY OF SANGER	UNPOST	V 12/04/2024			000807		200.00CR
14210	OFFICE OF THE ATTORNEY GENERAL							
I-CBWPY 12.13.24	CHILD SUPPORT	D	12/13/2024	92.31		000809		
I-CRWPY 12.13.24	CHILD SUPPORT AG#0013904686	D	12/13/2024	192.46		000809		
I-CSRYPY 12.13.24	CHILD SUPPORT #0013806050	D	12/13/2024	276.92		000809		
I-CWMPY 12.13.24	CHILD SUPPORT # 0014024793CV19	D	12/13/2024	300.00		000809		861.69
22640	INTERNAL REVENUE SERVICE							
I-T1 PY 12.13.24	FEDERAL W/H	D	12/13/2024	30,747.94		000810		
I-T3 PY 12.13.24	FICA PAYABLE	D	12/13/2024	39,264.50		000810		
I-T4 PY 12.13.24	FICA PAYABLE	D	12/13/2024	9,288.06		000810		79,300.50
00600	CITY OF SANGER							
I-DEC 24	COS UB 10/21/24 - 11/20/24	D	12/15/2024	29,097.36		000812		29,097.36
11690	PITNEY BOWES - RESERVE ACCOUNT							
I-12.12.2024	REFILL POSTAGE METER	D	12/12/2024	300.00		000813		300.00
30600	TASC							
C-KIRK 10.04.24	CKIRK PY 10.04.2024	D	12/13/2024	10.00CR		000816		
I-12/12/2024	BANK REC VARIANCE PY 10.4.24	D	12/13/2024	10.00		000816		
00100	TMRS							
I-RETPY 11.01.202	TMRS	D	12/17/2024	61,202.96		000817		
I-RETPY11.15.2024	TMRS	D	12/17/2024	59,746.71		000817		
I-RETPY11.29.2024	TMRS	D	12/17/2024	61,764.44		000817		182,714.11

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14210	OFFICE OF THE ATTORNEY GENERAL							
I-CBWPY12.27.24	CHILD SUPPORT	D	12/27/2024	92.31		000818		
I-CRWPY12.27.24	CHILD SUPPORT AG#0013904686	D	12/27/2024	192.46		000818		
I-CSRYPY12.27.24	CHILD SUPPORT #0013806050	D	12/27/2024	276.92		000818		
I-CWMPY12.27.24	CHILD SUPPORT # 0014024793CV19	D	12/27/2024	300.00		000818		861.69
22640	INTERNAL REVENUE SERVICE							
I-T1 PY12.27.24	FEDERAL W/H	D	12/27/2024	26,835.96		000819		
I-T3 PY12.27.24	FICA PAYABLE	D	12/27/2024	36,052.74		000819		
I-T4 PY12.27.24	FICA PAYABLE	D	12/27/2024	8,650.62		000819		71,539.32
22400	DUNN, REECE							
I-PER DIEM 11.14.24	PER DIEM 11/14/24 - 11/15/24	E	12/03/2024	50.00		001012		50.00
32030	GILLIAM INVESTMENTS: DBA: VANG							
I-61505	CLEANING SRVC 24-25	E	12/03/2024	3,778.00		001013		3,778.00
33410	HOOTEN, JACK							
I-REIMBURSE 11.18.24	PLUMBING INSPECTOR CERT	E	12/03/2024	85.00		001014		85.00
34490	HALFF ASSOC INC							
I-10125100	PORTER PARK POND SCOPE	E	12/03/2024	17,031.11		001015		
I-10131214	SANGER PORTER PARK PH 2	E	12/03/2024	13,578.39		001015		30,609.50
36460	KIMLEY-HORN & ASSOCIATES							
I-061322300-1024	PROJECT 061322300-02	E	12/03/2024	7,416.14		001016		7,416.14
37670	CITIBANK, N.A.							
C-ACADEMY 10 04 24	CREDIT TAXES	E	12/03/2024	43.28CR		001017		
C-ACADEMY 10*04*24	CREDIT TAXES	E	12/03/2024	108.20CR		001017		
C-ACADEMY 10-04-24	CREDIT TAXES	E	12/03/2024	64.92CR		001017		
C-ACADEMY 10.04.24	CREDIT TAXES	E	12/03/2024	43.28CR		001017		
C-ACADEMY 10/04/24	CREDIT TAXES	E	12/03/2024	21.64CR		001017		
C-GALLS 10.22.24	RTN HANDGUN CLEARING SYSTEM	E	12/03/2024	476.20CR		001017		
C-HILTON 10.11.24	TAX REFUND HOTEL STAY JSTATON	E	12/03/2024	72.87CR		001017		
C-ICSC 10.25.24	RFND ICSC RED RIVER FULL PRGRM	E	12/03/2024	500.00CR		001017		
C-SAMS 10.17.24	RTN CHRISTMAS DECORATIONS	E	12/03/2024	757.54CR		001017		
I-ACADEMY 10.04.24	UNIFORM SHIRTS	E	12/03/2024	329.85		001017		
I-ACE 10.17.24	STAIN	E	12/03/2024	26.98		001017		
I-ADOBE 10.25.24	ADOBE CLOUD FD SUBSCRIPTION	E	12/03/2024	259.67		001017		
I-AMZN 10.20.24	KRYDEX INNER BELT BBUTTRAM	E	12/03/2024	15.97		001017		
I-APA 10.14.24	APATX24 STATE PLANNING CONF	E	12/03/2024	410.00		001017		
I-ARTISAN 10.21.24	SIGNS FOR EVENT	E	12/03/2024	60.00		001017		
I-BABE'S 10.05.24	BABE'S CHKN - OBS FEST LUNCH	E	12/03/2024	193.39		001017		
I-BB 10.03.24	DISPLAY PORT TO HDMI CABLE	E	12/03/2024	39.98		001017		
I-BB 10.24.24	MICROWAVE - CH KITCHEN	E	12/03/2024	209.99		001017		
I-BB 10/03/24	DISPLAY PORT TO HDMI CABLE	E	12/03/2024	19.99		001017		
I-BUZZ 10.25.24	PODCAST HOSTING	E	12/03/2024	22.00		001017		

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I-CE 10.07.24	DRINKS FOR COUNCIL	E	12/03/2024	10.16		001017		
I-CE 10.21.24	DRINKS FOR COUNCIL	E	12/03/2024	10.16		001017		
I-COLUMN 10-08-24	PUBLIC NOTICE	E	12/03/2024	64.40		001017		
I-COLUMN 10.08.24	PUBLIC NOTICE	E	12/03/2024	67.92		001017		
I-COLUMN 10/08/24	PUBLIC NOTICE	E	12/03/2024	67.92		001017		
I-CPS 10.25.24	LAW MANUALS RREFLOGAL	E	12/03/2024	123.90		001017		
I-DCC 10.15.24	PLAT FILINGS	E	12/03/2024	379.00		001017		
I-DCTXMV 10.04.24	STATE REGISTRATION PD/FD	E	12/03/2024	32.25		001017		
I-DCTXMV 10.15.24	STATE REGISTRATION FM671	E	12/03/2024	8.25		001017		
I-DCTXMV 10.21.24	STATE REGISTRATION UN02	E	12/03/2024	8.25		001017		
I-DCTXMV 10.22.24	STATE REGISTRATION UN05	E	12/03/2024	8.25		001017		
I-DCTXMV 10/04/24	CARD FEE	E	12/03/2024	2.00		001017		
I-DG 10.11.24	DIRT CUP SPLY	E	12/03/2024	2.95		001017		
I-DMN 10.29.24	DALLAS MORNING NEWS SUB DGREEN	E	12/03/2024	30.03		001017		
I-DOMINO'S 10.07.24	FOOD FOR COUNCIL	E	12/03/2024	59.35		001017		
I-DOMINO'S 10.21.24	FOOD FOR COUNCIL	E	12/03/2024	64.85		001017		
I-EC 10.11.24	EARPHONE MICS - PATROL RADIOS	E	12/03/2024	366.91		001017		
I-FAIRFIELD 10.04.24	HOTEL STAY - RBERG	E	12/03/2024	103.50		001017		
I-FB 10.05.24	FACEBOOK ADS SHINE ON SANGER	E	12/03/2024	51.83		001017		
I-FOXIT 10.16.24	FOXIT SOFTWARE SYEATTS	E	12/03/2024	227.31		001017		
I-GALLS 10.16.24	HANDGUN CLEARING SYSTEM	E	12/03/2024	476.20		001017		
I-GALLS 10.18.24	HANDGUN CLEARING SYSTEM	E	12/03/2024	439.91		001017		
I-GALLS 10.23.24	TACTICAL BOOTS TMORTON	E	12/03/2024	134.98		001017		
I-GRAMMARLY 10.30.24	GRAMMARLY SUBSCRIPTION HR	E	12/03/2024	12.26		001017		
I-GRUMPYS 10.05.24	STAFF MEALS OBS FEST	E	12/03/2024	22.69		001017		
I-GRUMPYS 10/05/24	STAFF LUNCHESES OBS FEST	E	12/03/2024	61.41		001017		
I-HD 10.04.24	BRICKS	E	12/03/2024	21.74		001017		
I-HD 10.15.24	PAINT	E	12/03/2024	138.92		001017		
I-HD 10/15/24	POCKET DOOR HANDLE	E	12/03/2024	6.27		001017		
I-HILTON 10.11.24	HOTEL STAY JSTATON	E	12/03/2024	461.56		001017		
I-HILTON 10/11/24	TAX - HOTEL STAY JSTATON	E	12/03/2024	145.74		001017		
I-HIRESANTA 10.21.24	SANTA FOR 2025 COTS	E	12/03/2024	790.00		001017		
I-HOLIDAY 10.05.24	HOTEL STAY JSHEPPARD OBS FEST	E	12/03/2024	239.25		001017		
I-HOLIDAY 10.11.24	HOTEL STAY KJACKSON	E	12/03/2024	621.12		001017		
I-HOLIDAY 10/05/24	HOTEL STAY JSHEPPARD OBS FEST	E	12/03/2024	239.25		001017		
I-ICSC 10.21.24	ICSC RED RIVER MEMBER DUES	E	12/03/2024	837.50		001017		
I-KRIS TEES 10.17.24	2X EMBROIDERIES	E	12/03/2024	17.32		001017		
I-LE 10.23.24	STAFF APPAREL CDYER	E	12/03/2024	37.85		001017		
I-LOWES 10.04.24	PAINT PRIMER	E	12/03/2024	13.46		001017		
I-LSC 10.29.24	CDI CERTIFICATION SBRADSHAW	E	12/03/2024	600.00		001017		
I-MARRIOTT 10.04.24	HOTEL STAY SBRADSHAW	E	12/03/2024	459.52		001017		
I-MCCLAIN'S 10.04.24	FILTERS FOR GENERATORS	E	12/03/2024	177.80		001017		
I-OLLIES 10.04.24	COIN WRAPPERS/COFFEE	E	12/03/2024	18.94		001017		
I-OSSA 10.10.24	FTO/SUPV CLASS MMUTINA	E	12/03/2024	160.00		001017		
I-PANERA 10.05.24	EMPLOYEE LUNCH CATERING	E	12/03/2024	163.36		001017		
I-PLAYAWAY 10.07.24	I SPEAK SPANISH LAUNCHPAD	E	12/03/2024	159.99		001017		
I-SAMS 10.17.24	CHRISTMAS DECORATIONS	E	12/03/2024	757.54		001017		
I-SAMS 10/17/24	CHRISTMAS DECOR W TAX ADJ	E	12/03/2024	699.81		001017		

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I-SHELL 10.08.24	FUEL - UN04 - FUELMAN MISPLACE	E	12/03/2024	59.01		001017		
I-SHERATON 10.30.24	HOTEL STAY CDYER	E	12/03/2024	418.68		001017		
I-STARBUCKS 10.08.24	COFFEE FOR CHAMBER MEETING	E	12/03/2024	16.15		001017		
I-SWANK 10.08.24	PUBLIC PERFORMANCE LICENSE	E	12/03/2024	550.00		001017		
I-TARTAN 10.29.24	EMPLOYEE HALLOWEEN TREATS	E	12/03/2024	260.00		001017		
I-TBG 10.08.24	NOV BOOK CLUB COPIES	E	12/03/2024	27.50		001017		
I-TC 10.19.24	STAFF BREAKFAST SANGER CLEANUP	E	12/03/2024	114.59		001017		
I-TCA 10.07.24	ILEA 03/03/25 - 04/25/25 JLEWI	E	12/03/2024	2,750.00		001017		
I-TCFP 10.18.24	FIRE CERTIFICATIONS DPENNINGTO	E	12/03/2024	920.51		001017		
I-TCP 10.14.24	NTCPA MEMBERSHIP TMORTON	E	12/03/2024	50.00		001017		
I-TEEX 10.10.24	WW TECH RWELBORN TCEQ	E	12/03/2024	605.00		001017		
I-TIMBULOT 10.10.24	SWAT CLASS RDUNN	E	12/03/2024	749.00		001017		
I-TMC 10.23.24	JUDGES SEMINAR DSPINDLE	E	12/03/2024	250.00		001017		
I-TMC 10.24.24	NEW CLERK SEMINAR ATOBIAS	E	12/03/2024	350.00		001017		
I-TML 10.09.24	CGFO EXAM DSTANFORD	E	12/03/2024	150.00		001017		
I-TML 10.19.24	CUSTOMER SRVC WEBINAR CFULLER	E	12/03/2024	45.00		001017		
I-TMOBILE 10.18.24	TMOBILE HOTSPOT SERVICE	E	12/03/2024	287.00		001017		
I-TR 10.25.24	TREUTERS ONLINE SUBSCRIPTION	E	12/03/2024	252.47		001017		
I-TRAINCEL 10.15.24	IRS FORMS TRAINING DSTANFORD	E	12/03/2024	199.00		001017		
I-TSC 10.10.24	PUMPKINS	E	12/03/2024	25.00		001017		
I-TX.GOV 10.15.24	SRVC FEE FM671	E	12/03/2024	2.00		001017		
I-TX.GOV 10.21.24	SRVC FEE UN02	E	12/03/2024	2.00		001017		
I-TX.GOV 10.22.24	SRVC FEE UN05	E	12/03/2024	2.00		001017		
I-TXBRD 10.14.24	TXBRD PLUMBING EXAM JHOOTEN	E	12/03/2024	82.50		001017		
I-USPS 10.22.24	OVERNIGHT OBS PERFORMER CHK	E	12/03/2024	32.00		001017		
I-VISTAPRNT 10.14.24	BUSINESS CARDS - CUSTOMER SRVC	E	12/03/2024	31.98		001017		
I-VISTAPRNT 10.24.24	BUSINESS CARDS - PD	E	12/03/2024	143.96		001017		
I-WM 10.04.24	SLIME/DIRT CUPS	E	12/03/2024	68.91		001017		
I-WM 10.15.24	SWIFFER DUSTER/REFILLS	E	12/03/2024	30.32		001017		
I-ZOOM 10.24.24	ZOOM SUBSCRIPTION ECO DEV	E	12/03/2024	115.99		001017		
I-ZOOM 10.28.24	ZOOM MONTHLY SUB HR	E	12/03/2024	17.05		001017		
I-ZOOM 10/24/24	ZOOM MONTHLY SUB HR	E	12/03/2024	130.80		001017		17,841.89
38390	AMAZON CAPITAL SERVICES, INC.							
C-11R4-Y3Y7-R7VV	RTN CLIPBOARDS	E	12/03/2024	36.99CR		001018		
C-193D-HTHF-3WC7	RTN STORAGE TOTES	E	12/03/2024	51.78CR		001018		
C-1FFC-JDFT-RJTJ	RTN LED CABINET LIGHTS	E	12/03/2024	12.99CR		001018		
I-11TW-6QDP-1NJR	SNAP HOOKS/KEYCHAINS	E	12/03/2024	26.71		001018		
I-13FG-JN1M-437C	TACTICAL BOOTS - CTREVINO	E	12/03/2024	209.95		001018		
I-13GV-Q9VG-31MF	BOOK CLUB TITLES	E	12/03/2024	20.37		001018		
I-13HF-CNXD-D63Q	WIRELESS MOUSE	E	12/03/2024	31.49		001018		
I-14J6-R76N-H1VR	BATHROOM SHELF	E	12/03/2024	45.99		001018		
I-19H1-QHDD-6MGN	LED CABINET LIGHTS	E	12/03/2024	12.99		001018		
I-1DF3-3JCW-34CH	STATION WASH SUPPLIES	E	12/03/2024	189.81		001018		
I-1DXT-Q6TQ-1CX1	3D GLASSES/NITRILE GLOVES	E	12/03/2024	24.96		001018		
I-1FNY-CPNK-4C13	ITEMS FOR HOLIDAY EVENT	E	12/03/2024	189.15		001018		
I-1HM4-NHHM-YWN3	GLASS CLEANER	E	12/03/2024	14.88		001018		
I-1HYF-DJK1-1NTY	SURGE PROTECTORS	E	12/03/2024	25.97		001018		

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	I-1JHW-PQ9V-3KH4		MONITOR ARM	E	12/03/2024	57.99		001018
	I-1JHY-VVGX-3TPD		CANDY FOR SANTA AROUND TOWN	E	12/03/2024	712.73		001018
	I-1JN4-CLCW-3M4X		BOOK	E	12/03/2024	9.94		001018
	I-1JN4-CLCW-3PPN		DRY ERASE MAGNETS SET	E	12/03/2024	8.89		001018
	I-1KFJ-NGM4-W1YP		BLU-RAY TITLES	E	12/03/2024	135.13		001018
	I-1KLC-L499-QY1W		BIC BALLPOINT PENS	E	12/03/2024	11.60		001018
	I-1KTR-DNF6-HH4Q		LEVELING CASTERS	E	12/03/2024	39.90		001018
	I-1L36-WY41-3417		BLU-RAY TITLES	E	12/03/2024	67.40		001018
	I-1MJY-YQG1-3CV4		COMPUTER PRIVACY SCREEN	E	12/03/2024	62.69		001018
	I-1MYT-GMKF-37XV		LED LIGHTS	E	12/03/2024	48.45		001018
	I-1PVW-G7HM-XP9J		DOCKING STATION	E	12/03/2024	199.95		001018
	I-1RGH-4PM9-1Y4Q		TRAILER HITCH	E	12/03/2024	100.96		001018
	I-1RLT-3DF7-3V43		LAMINATING SHEETS/NAME TAGS	E	12/03/2024	57.86		001018
	I-1TPP-V7D3-PXGN		STORAGE TOTES	E	12/03/2024	56.09		001018
	I-1TXH-6KCC-V1V1		2X OFFICE CHAIRS	E	12/03/2024	208.42		001018
	I-1TYW-49VH-3DYL		STREAMLIGHT BATTERIES	E	12/03/2024	155.68		001018
	I-1V4X-9VYW-1R44		MOUSE PAD/HOOKS/PENS	E	12/03/2024	41.36		001018
	I-1VKP-XFD7-GPPQ		CAT6 ETHERNET CABLE	E	12/03/2024	17.98		001018
	I-1VKP-XFD7-HC67		POPCORN	E	12/03/2024	17.99		001018
	I-1YCK-XYM4-3TK1		EMPLOYEE ITMES - HOLIDAY EVENT	E	12/03/2024	85.94		001018
	I-1YGK-7HV6-X7PT		POCKET DOOR LOCK	E	12/03/2024	22.99		001018
	I-1YJ9-HP17-1K3P		EMPLOYEE ITEMS - HOLIDAY EVENT	E	12/03/2024	257.17		001018
	I-1YQJ-HF9V-3LCM		DISPLAY CABLE	E	12/03/2024	6.99		001018 3,074.61
08120	I-457PY 12.13.24		ICMA-RC ICMA CITY OF SANGER 457 PLAN	E	12/13/2024	1,983.93		001019 1,983.93
07630	I-REIMBURSE 11.29.24		GREEN, JOSHUA P BOOT ALLOWANCE 11/29/2024	E	12/11/2024	185.00		001020 185.00
25070	I-5889		ALL AMERICAN DOGS INC ANIMAL CONTROL DEC 24	E	12/11/2024	7,669.97		001021 7,669.97
31970	I-86		DAVID STONEKING GIS DATA CLEANUP & PARCEL UPDT	E	12/11/2024	920.00		001022 920.00
38390	I-137N-1WWR-WQ9P		AMAZON CAPITAL SERVICES, INC. K-CUPS	E	12/11/2024	26.97		001023
	I-139W-JYGF-W7R9		COOKBOOK/NOOK/LEGO SET	E	12/11/2024	84.27		001023
	I-14N3-GJVR-3R6V		CRAFTS/PRIZES/TOYS/BAGS	E	12/11/2024	282.23		001023
	I-163C-47NH-FLYF		LYSOL	E	12/11/2024	76.22		001023
	I-1HG9-NRG3-69JH		OFFICE CHAIRS	E	12/11/2024	129.95		001023
	I-1HWW-KRNT-XDG6		2025 PLANNERS	E	12/11/2024	39.60		001023
	I-1MN6-3DJR-1CNH		PRINTER ADAPTER	E	12/11/2024	15.28		001023
	I-1PL7-VKVM-WRLW		NO PARKING TAPE	E	12/11/2024	12.99		001023
	I-1PLC-HKKW-1WH1		PLOTTER PAPER	E	12/11/2024	29.95		001023
	I-1R6W-F4KK-YTLY		WOODEN CABLE MGMT BOX	E	12/11/2024	34.90		001023
	I-1RGL-VY1K-JVVF		GINGERBREAD MAN COSTUME	E	12/11/2024	29.59		001023

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	I-1RH4-M63G-47FL		CABLE MGMT BOX	E	12/11/2024	14.79		001023
	I-1THY-VGXJ-XR49		ASUS CHROMEBOOK	E	12/11/2024	169.99		001023
	I-1V3C-P1LC-T9QT		CANDYLAND/CRAFTS/TICKETS/CLIPS	E	12/11/2024	80.33		001023
	I-1VN4-MJCF-NJGT		CRAFTS FOR MRS. CLAU	E	12/11/2024	160.95		001023
	I-1VVN-GTVW-YWRF		PHOTO BOOTH PROPS/PAPER SHREDS	E	12/11/2024	39.97		001023
	I-1VXV-LGNL-WJPK		4X WIRELESS KEYBOARD/MOUSE	E	12/11/2024	106.80		001023
	I-1XMD-DCFR-1GLV		COTS 24 CHRISTMAS DECOR	E	12/11/2024	175.95		001023
	I-1XTT-FN3L-3XLN		CENTERPIECES - HOLIDAY EVENT	E	12/11/2024	40.99		001023
	I-1Y7D-GPHJ-T33Y		PWRPRBE/TRLR LIGHTS/HEAT GUN	E	12/11/2024	208.97		001023
38930			COLUMN SOFTWARE, PBC					
	I-FE201722-0067		PUBLISH ORD 11-20-24	E	12/11/2024	92.56		001024
	I-FE201722-0068		PUBLISH ORD 12-17-24	E	12/11/2024	48.56		001024
00440			BRAZOS ELECTRIC					
	I-52264-RI-001		NOVEMBER 2024	E	12/17/2024	11,952.57		001025
02910			UPPER TRINITY					
	I-W272412		NOV 2024 WATER PURCHASE	E	12/17/2024	42,016.39		001026
07630			GREEN, JOSHUA P					
	I-REIMBURSE 12.06.24		REIMBURSE WORK PANTS	E	12/17/2024	150.00		001027
22400			DUNN, REECE					
	I-PER DIEM 12.12.24		PER DIEM 12/2/24 - 12/8/24	E	12/17/2024	300.00		001028
23760			KEEPITSAFE, LLC. - LIVEVAULT					
	I-INVKUS-48502		SERVER BACKUP SRVC - CITY HALL	E	12/17/2024	1,505.58		001029
25590			SCHNEIDER ENGINEERING, LLC					
	I-000000075484		ERCOT TRANS OP NOV 24	E	12/17/2024	5,292.87		001030
	I-000000075485		REG SUPPORT SRVCS NOV 24	E	12/17/2024	750.00		001030
32030			GILLIAM INVESTMENTS: DBA: VANG					
	I-62317		CLEANING SRVC 24-25	E	12/17/2024	3,632.00		001031
34490			HALFF ASSOC INC					
	I-10132313		PORTER PARK POND SCOPE	E	12/17/2024	9,433.46		001032
36460			KIMLEY-HORN & ASSOCIATES					
	I-29824810		SANGER SUMP 2024	E	12/17/2024	7,295.00		001033
37360			RANGELINE UTILITY SERVICES, LL					
	I-2833		WTR REPAIR @ BOLIVAR/ELM	E	12/17/2024	10,400.00		001034
	I-2834		HYDRANT @ S.LAND/S.SIDE	E	12/17/2024	11,530.00		001034

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37880	BRIGHTSPEED							
I-12.10.2024	PHONE 12/10/24 - 01/09/25	E	12/17/2024	320.08		001035		320.08
38390	AMAZON CAPITAL SERVICES, INC.							
I-14N3-GJVR-3WLV	COMPUTER TABLE	E	12/17/2024	25.99		001036		
I-19K9-JXKG-FQV9	MONTHLY & DAY PLANNERS	E	12/17/2024	84.27		001036		
I-1CXL-4GHT-34J4	2025 WALL CALENDAR/PEN HOLDER	E	12/17/2024	34.87		001036		
I-1DCW-WHLR-X7L4	BROOM/SPONGES/DISH BRUSH/HLDR	E	12/17/2024	35.10		001036		
I-1FDV-XNKF-4XKC	ISOPROPYL ALCOHOL	E	12/17/2024	35.48		001036		
I-1FVH-C6NH-K3J9	JR FICTION TITLE	E	12/17/2024	14.99		001036		
I-1J4T-VP96-3LGD	CANDY FOR SANTA AROUND TOWN	E	12/17/2024	194.85		001036		
I-1LCJ-PCD1-HL4R	CHL TITLES	E	12/17/2024	34.68		001036		
I-1PKJ-7KG9-YFYT	PAPER CLIP HOLDERS	E	12/17/2024	9.79		001036		
I-1TM7-KFNG-Y1RD	PLATES/NAPKINS/FLATWARE	E	12/17/2024	49.02		001036		
I-1XCM-L39D-W7PT	MOUSE PADS	E	12/17/2024	6.14		001036		525.18
38930	COLUMN SOFTWARE, PBC							
I-FE201722-0069	PUBLISH ORD 12-22-24	E	12/17/2024	94.32		001037		
I-FE201722-0070	UPDATE COUNCIL DATE PD & REPLT	E	12/17/2024	48.56		001037		142.88
39800	JACKSON, KYLE D							
I-REIMBURSE 12.05.24	BOOT ALLOWANCE KJACKSON	E	12/17/2024	185.00		001038		185.00
40050	WSC ENERGY II							
I-EW381519691554	NOV 24 ELECTRIC PURCHASE	E	12/17/2024	303,750.09		001039		303,750.09
40420	ZAVALA, ROBERTO C							
I-PER DIEM 12.12.24	PER DIEM 12/02/24 - 12/04/24	E	12/17/2024	75.00		001040		75.00
08120	ICMA-RC							
I-457PY12.27.24	ICMA CITY OF SANGER 457 PLAN	E	12/27/2024	1,983.93		001041		1,983.93
25090	KLENKE, LAURA W							
I-REIMBURSE 12.18.24	LEGO STEM KITS/CRFT FAIR BOOTH	E	12/31/2024	869.29		001042		869.29
32330	ONSOLVE, LLC							
I-15324584	CODE 12/26/24 - 12/25/25	E	12/31/2024	10,692.69		001043		10,692.69
34490	HALFF ASSOC INC							
I-10132308	ENGINEERING ASST 11/30/24	E	12/31/2024	31,474.70		001044		31,474.70
34770	FIRST STOP HEALTH, LLC							
I-INV-53822	VIRTUAL PRIMARY CARE JAN 2025	E	12/31/2024	827.70		001045		827.70

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36460	KIMLEY-HORN & ASSOCIATES							
I-061322300-1124	PROJECT 061322300-02	E	12/31/2024	18,200.40		001046		
I-061322304-1124	PID REVIEW SERVICES	E	12/31/2024	3,373.35		001046		
I-30139398	SANGER SUMP 2024	E	12/31/2024	15,875.00		001046		37,448.75
37670	CITIBANK, N.A.							
C-GALLS 11.21.24	RETURN BOOTS TMORTON	E	12/31/2024	122.00CR		001047		
I-ACP 11.19.24	NEW BUSINESS GUIDES	E	12/31/2024	550.00		001047		
I-ADOBE 11.09.24	ADOBE SUB MARKETING	E	12/31/2024	454.52		001047		
I-AWC 11.25.24	SURFACE WATER RWELBORN	E	12/31/2024	399.99		001047		
I-BAFFC 11.18.24	BAR ASSOCIATION HCOLEMAN	E	12/31/2024	125.00		001047		
I-BB 11.20.24	BALLONS PRGM SPLY	E	12/31/2024	30.27		001047		
I-BOOT BARN 11.25.24	4 CARHARTT BIBS	E	12/31/2024	431.96		001047		
I-BUZZ 11.25.24	PODCAST HOSTING	E	12/31/2024	22.00		001047		
I-CB 11.23.24	CH THANKSGIVING LUNCH	E	12/31/2024	98.49		001047		
I-CE 11.04.24	DRINK FOR COUNCIL	E	12/31/2024	10.16		001047		
I-CE 11.18.24	DRINKS FOR COUNCIL	E	12/31/2024	10.16		001047		
I-CE 12.02.24	DRINKS FOR COUNCIL	E	12/31/2024	10.16		001047		
I-COOPER'S 11.12.24	COPY OF PAR MAP	E	12/31/2024	112.51		001047		
I-CPA 11.26.24	CPA SPD MEMBERSHIP CGRAY	E	12/31/2024	100.00		001047		
I-CPL 12.02.24	LARGE PRINT BOOKS	E	12/31/2024	575.28		001047		
I-DCC 11.20.24	PLAT FILINGS	E	12/31/2024	117.75		001047		
I-DCC 11.27.24	DENTON CO CLERK FILING	E	12/31/2024	103.00		001047		
I-DCTXDC 11.06.24	DENTON CO. DIST CLERK	E	12/31/2024	200.00		001047		
I-DCTXDC 11/06/24	DENTON CO. DIST CLERK SRVC FEE	E	12/31/2024	4.50		001047		
I-DCTXMV 11.13.24	REGISTRATION 50-7948	E	12/31/2024	8.25		001047		
I-DCTXMV 11.22.24	REGISTER TITLE 2401	E	12/31/2024	16.75		001047		
I-DG 11.12.24	CITY HALL CHRISTMAS DECOR	E	12/31/2024	35.00		001047		
I-DJBANCO 11.15.24	DJ FOR HOLIDAY EVENT	E	12/31/2024	720.30		001047		
I-DMN 11.28.24	DALLAS MORNING NEWS SUB JNOBL	E	12/31/2024	23.40		001047		
I-DMN 11.29.24	DALLAS MORNING NEWS SUB DGREEN	E	12/31/2024	30.03		001047		
I-DOMINO'S 11.04.24	FOOD FOR COUNCIL	E	12/31/2024	64.85		001047		
I-DOMINO'S 11.18.24	FOOD FOR COUNCIL	E	12/31/2024	64.85		001047		
I-DOMINO'S 12.02.24	FOOD FOR COUNCIL	E	12/31/2024	61.83		001047		
I-DTH 11.14.24	PAR TAGS DENTON TROPHY HOUSE	E	12/31/2024	186.30		001047		
I-FB 11.03.24	PROMOTE PODCAST/SENTINEL/EVENT	E	12/31/2024	268.47		001047		
I-FB 11/03/24	PROMOTE COTS 2024	E	12/31/2024	13.77		001047		
I-FB 12.03.24	PROMOTE COTS/PARKS/PODCAST	E	12/31/2024	213.97		001047		
I-FC 11.26.24	SHIPPING - MEDICAL VNDNG MACHN	E	12/31/2024	708.00		001047		
I-FEDEX 11.19.24	OVERNIGHT CHECK TO 4 IMPRINT	E	12/31/2024	47.55		001047		
I-FLXSHLD 11.05.24	WINDOW TINT UN2402	E	12/31/2024	299.00		001047		
I-GRAMMARLY 11.20.24	ANNUAL GRAMMARLY SUBSCRIPTION	E	12/31/2024	1.88		001047		
I-GRAMMARLY 11.24.24	ANNUAL GRAMMARLY SUBSCRIPTION	E	12/31/2024	1,260.00		001047		
I-HAMPTON 11.01.24	HOTEL STAY 10/29/24-11/1/24 CG	E	12/31/2024	429.52		001047		
I-HAWTHORN 12.02.24	ADDTL HRS FOR SECURITY	E	12/31/2024	48.75		001047		
I-HAWTHORN 12/02/24	ADDTL HRS FOR SECURITY	E	12/31/2024	48.75		001047		
I-HD 11.12.24	CAULK GUN/PAINTERS TAPE	E	12/31/2024	109.57		001047		
I-HD 11.29.24	WORKBENCH FOR PLOTTER	E	12/31/2024	298.00		001047		

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I-HL 11.19.24	DECOR FOR HOLIDAY EVENT	E	12/31/2024	155.22		001047		
I-HS 11.13.24	SANTA FOR HOLIDAY EVENT	E	12/31/2024	590.00		001047		
I-ICSC 11.12.24	ICSC ANNUAL DUES DGREEN	E	12/31/2024	125.00		001047		
I-IMLA 11.18.24	IMLA LAW PROF MEMBER HCOLEMAN	E	12/31/2024	127.00		001047		
I-IMLA 11/18/24	IMLA MUNI MEMBER HCOLEMAN	E	12/31/2024	273.00		001047		
I-JLG 12.02.24	JF CHL TITLES	E	12/31/2024	64.00		001047		
I-KIWANIS 11.04.24	KIWANIS CLUB HCOLEMAN	E	12/31/2024	555.00		001047		
I-KROGER 11.11.24	HARRY POTTER TRIVIA NIGHT	E	12/31/2024	12.48		001047		
I-MC 11.23.24	MONITOR WALL MOUNT	E	12/31/2024	14.99		001047		
I-NTE 11.07.24	FOLDING PLATFORM TRUCK	E	12/31/2024	34.99		001047		
I-PLET 11.14.24	LAW ENFORCEMENT TRNG TREVINO	E	12/31/2024	329.00		001047		
I-RS 11.09.24	POPCORN MACHINE	E	12/31/2024	303.09		001047		
I-SACC 11.12.24	FESTIVAL OF TREES	E	12/31/2024	250.00		001047		
I-SAMS 11.19.24	HOT COCOA PRGM SPLY	E	12/31/2024	31.88		001047		
I-SC 11.22.24	SHIFT CALENDARS FD	E	12/31/2024	257.51		001047		
I-TCFP 11.01.24	2 IFSAC CWELBORN	E	12/31/2024	61.61		001047		
I-TCFP 11.14.24	COMMISSION CERT DPENNINGTON	E	12/31/2024	92.28		001047		
I-TCFP 11/01/24	CERTIFICATION CPARSONS	E	12/31/2024	87.17		001047		
I-TCP 11.20.24	TRAINING FOR TMORTON	E	12/31/2024	275.00		001047		
I-TEEX 11.06.24	TALENT ECOSYS/WRKFRCE DVLPMPT	E	12/31/2024	920.00		001047		
I-TEEX 11/06/24	INNOVATION/ENTREP STRATEGIES	E	12/31/2024	920.00		001047		
I-TFMA 11.18.24	TFMA MEMBERSHIP RHAMMONDS	E	12/31/2024	50.00		001047		
I-TMCA 11.07.24	TMCA DUE KEDWARDS	E	12/31/2024	125.00		001047		
I-TMCEC 11.04.24	PROSECUTOR SEMINAR HCOLEMAN	E	12/31/2024	634.06		001047		
I-TMOBILE 11.11.24	HOTSPOT SERVICE	E	12/31/2024	281.26		001047		
I-TPCA 11.14.24	TRAINING FOR BBUTTRAM	E	12/31/2024	1,060.00		001047		
I-TPCA 11/14/24	TRAINING FOR BBUTTRAM	E	12/31/2024	910.00		001047		
I-TR 11.25.24	TREUTERS ONLINE SOFTWARE SUB	E	12/31/2024	252.47		001047		
I-TRAPS 12.02.24	TRAPS SUSTAINABILITY SESSION	E	12/31/2024	25.00		001047		
I-TSC 11.26.24	JACKETS FOR STREETS STAFF	E	12/31/2024	203.98		001047		
I-TWU 11.11.24	UTILITY MANAGEMENT RWELBORN	E	12/31/2024	495.00		001047		
I-TX.GOV 11.13.24	SERVICE FEE 50-7948	E	12/31/2024	2.00		001047		
I-TX.GOV 11.22.24	SERVICE FEE 2401	E	12/31/2024	2.00		001047		
I-UC 11.06.24	HOT COCOA WITH CITY MNGR	E	12/31/2024	32.40		001047		
I-UNCLE'S 11.30.24	FUEL FOR JLEWIS	E	12/31/2024	41.01		001047		
I-USPS 11.13.24	MAILED PKG FOR TCHEEK	E	12/31/2024	5.85		001047		
I-VORTEX 11.22.24	WEATHER INS - COTS 2024	E	12/31/2024	1,027.00		001047		
I-WM 11.07.24	BLEACH LEAVES PRGM SPLY	E	12/31/2024	20.57		001047		
I-ZOOM 11.24.24	ZOOM MONTHLY SUB ECO DEV	E	12/31/2024	115.99		001047		
I-ZOOM 11.28.24	ZOOM SUBSCRIPTION HR	E	12/31/2024	17.05		001047		
I-ZOOM 11/26/24	ZOOM SUBSCRIPTION COUNCIL	E	12/31/2024	130.80		001047		
I-ZORO 11.14.24	SIKABOND POLY ADHESIVE	E	12/31/2024	246.96		001047		19,350.16

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37890	PRUETT, STEVEN T							
I-PER DIEM 12.16.24	PER DIEM BALLISTIC SHIELD	E	12/31/2024	100.00		001048		100.00
38390	AMAZON CAPITAL SERVICES, INC.							
C-1KYN-9KYY-3L3G	CHL TITLE	E	12/31/2024	9.94CR		001049		
C-1LF1-T9KJ-G4C6	RTN PRINTER ADAPTER	E	12/31/2024	15.28CR		001049		
I-1F76-FYJ9-JTD7	DATE STAMP/POCKET MAGNET FOLDE	E	12/31/2024	45.49		001049		
I-1GMC-W9L4-HY7V	PICTURE FRAME	E	12/31/2024	14.70		001049		
I-1LKK-XNPC-KW9J	CHRISTMAS STOCKINGS	E	12/31/2024	24.97		001049		
I-1QFC-133C-LK73	METAL HOOKS	E	12/31/2024	15.74		001049		
I-1V4H-F43F-FK1C	HEADGEAR SAFETY HELMETS	E	12/31/2024	139.41		001049		
I-1YTC-6VCQ-4HCT	ALCOHOL PADS FIRST AID KIT	E	12/31/2024	4.49		001049		
I-1YTC-6VCQ-4TKW	TOWELS, TISSUES, BROTHER LABELS	E	12/31/2024	58.00		001049		277.58
40420	ZAVALA, ROBERTO C							
I-REIMB 12.11.24	MILEAGE REIMBURSEMENT	E	12/31/2024	163.20		001050		163.20
41200	GALLION, ANDREW E							
I-REIMBURSE 11.22.24	DL RENEWAL	E	12/31/2024	73.00		001051		
I-REIMBURSE 12.14.24	BOOTS	E	12/31/2024	185.00		001051		258.00
41340	AERZEN RENTAL USA LLC							
I-RPI24-00897	DVO38 RENTAL BLOWER	E	12/31/2024	16,455.00		001052		16,455.00
41450	KRISTUFEK, CHRISTOPHER J							
I-PER DIEM 12.09.24	PER DIEM 12/09/24 - 12/11/24	E	12/31/2024	75.00		001053		75.00
00200	ADAMS EXTERMINATING CO.							
I-1159369	PEST CONTROL SRVC 24-25	R	12/03/2024	40.00		086925		
I-1159370	PEST CONTROL SRVC 24-25	R	12/03/2024	40.00		086925		80.00
34990	AERZEN USA CORP							
I-SEPI-24-006291	TURBO/PD BLOWERS	R	12/03/2024	660.94		086926		660.94
09600	AFLAC							
C-034803	AFLAC ROUNDING	R	12/03/2024	0.06CR		086927		
I-AFKPY 11.01.202	INSURANCE	R	12/03/2024	150.92		086927		
I-AFKPY11.15.2024	INSURANCE	R	12/03/2024	150.92		086927		
I-AFLPY 11.01.202	INSURANCE	R	12/03/2024	614.67		086927		
I-AFLPY11.15.2024	INSURANCE	R	12/03/2024	614.67		086927		1,531.12
25940	ALAN PLUMMER ASSOCIATES, INC							
I-59348	ENGINEERING SERVICES	R	12/03/2024	29,157.50		086928		29,157.50

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1	ALLEN CHICK							
I-REFUND 11.22.24	RFND CHRCH DPST	R	12/03/2024	250.00		086929		250.00
33900	APSCO, INC							
I-S1478996.001	RDCR/CPLNG/GASKETS	R	12/03/2024	2,439.50		086930		2,439.50
37370	AQUA METRIC SALES COMPANY							
I-INV0104916	ELECTRIC METERS	R	12/03/2024	3,352.32		086931		3,352.32
25610	AUSTIN LANE TECHNOLOGIES, INC							
I-202066	CONFIGURE/DEPLOY PC TVARNER	R	12/03/2024	450.00		086932		450.00
33050	BLUE MOON SPORTSWEAR INC							
I-82481	2X WORKRITE PANTS DWISIAN	R	12/03/2024	348.10		086933		348.10
31670	BOOT BARN							
I-148333	BOOT ALLOWANCE MGENTLE	R	12/03/2024	135.30		086934		135.30
00420	BOUND TREE MEDICAL, LLC							
I-85553919	EMS MEDICAL SUPPLIES	R	12/03/2024	245.49		086935		245.49
17820	C & K PAINT & BODY							
I-11-13-24	ALIGN RIGHT REAR DOOR UN08	R	12/03/2024	65.00		086936		65.00
40860	COWSER TIRE & SERVICE							
I-1-GS632959	2 TIRES - R671	R	12/03/2024	760.00		086937		760.00
26090	D & L FEEDS INC							
I-4577/6	6X SURRENDER ACEPHATE 75SP 1#	R	12/03/2024	107.94		086938		107.94
00710	DATA BUSINESS FORMS, INC.							
I-127983	ENVELOPES	R	12/03/2024	354.60		086939		354.60
08460	DELL COMPUTERS, LLP							
I-10781788421	LARGE FORMAT PRINTER	R	12/03/2024	2,266.02		086940		2,266.02
35470	DURAN PHOTOGRAPHY							
I-2159	SANTA PHOTOS @ HOLIDAY PARTY	R	12/03/2024	800.00		086941		800.00
33890	EDP BEST PRACTICES, LLC							
I-062-2024-11-25	TOM THUMB INCENTIVE AGRMT	R	12/03/2024	540.00		086942		540.00
I-062-2024-11-25 B	GROCEER RESEARCH	R	12/03/2024	1,200.00		086942		1,740.00

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41250 I-32710	EMERALD CITY MANAGEMENT, LLC LIMELIGHT BAND FF25	R	12/03/2024	8,000.00		086943		8,000.00
41310 I-50957-000451	EVENTS AT HAWTHORN HILLS RANCH 20 ADDITIONAL GUESTS	R	12/03/2024	790.00		086944		790.00
36340 I-8824 I-8825 I-8912	FAMILY FIRST AUTO CARE STATE INSPECTION 50-7948 OIL CHANGE 50-5311 FUEL FILTER 30-7639	R R R	12/03/2024 12/03/2024 12/03/2024	25.50 82.81 262.97		086945 086945 086945		371.28
40850 I-FF64307	FELD FIRE TOOLS - NEW LADDER TRUCK	R	12/03/2024	11,303.91		086946		11,303.91
23820 I-1537813	FERGUSON ENTERPRISES, LLC NITRILE GLOVES	R	12/03/2024	81.12		086947		81.12
18790 I-NP67470048 I-NP67533365	FUELMAN FUEL 11/18/24 - 11/24/24 FUEL 11/25/24 - 12/01/24	R R	12/03/2024 12/03/2024	3,044.39 1,861.51		086948 086948		4,905.90
01070 I-029525365	GALLS INC. SHIRT/UNDERVEST BZAVALA	R	12/03/2024	159.90		086949		159.90
28820 I-C4CS875436 I-C4CS875475	GLENN POLK AUTOPLEX INC RPLC BATTERIES/RELAY UN08 RPLC BATTERIES/RELAY UN12	R R	12/03/2024 12/03/2024	993.31 993.31		086950 086950		1,986.62
37220 I-3Q24	HOLIDAY INN EXPRESS & SUITES D H.O.T. GRANT PAYMENT 3Q24	R	12/03/2024	17,957.21		086951		17,957.21
40880 I-CHCS40355	KARL KLEMENT CHRYSLER DODGE JE RPLC FRNT HUBS R671	R	12/03/2024	2,738.10		086952		2,738.10
32640 I-97555089	LLOYD GOSSELINK ROCHELLE & TOW BALLFIELD PERMITTING 10/31/24	R	12/03/2024	9,945.36		086953		9,945.36
35260 I-003794	LONE STAR TRACTOR & EQUIPMENT 72" BRUSH CUTTER	R	12/03/2024	7,460.00		086954		7,460.00
16970 I-S4699154.001	LONGHORN, INC. TT UNIONS	R	12/03/2024	148.28		086955		148.28

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01570	LOWE'S COMPANIES, INC. DRILL & BITS	R	12/03/2024	113.03		086956		113.03
28240	MARTINEZ BROTHERS CONCRETE AND CITY CONCRETE PROJECTS	R	12/03/2024	2,600.00		086957		
	I-2495 CITY CONCRETE PROJECTS	R	12/03/2024	2,995.00		086957		5,595.00
38050	MASS NOTIFICATION SERVICE INC REPAIR EARLY WARNING SIRENS	R	12/03/2024	1,925.00		086958		1,925.00
32980	MCCAIN'S OVERHEAD DOOR & GATE GATE SRVC @ 212 RAILROAD WTR	R	12/03/2024	434.50		086959		434.50
29030	MCCREARY, VESELKA, BRAGG & ALL OCT 24 WARRANT COLLECTION	R	12/03/2024	497.40		086960		
	I-295507 UB COLLECTION FEES	R	12/03/2024	56.66		086960		554.06
08690	O'REILLY AUTO PARTS CORE RETURN	R	12/03/2024	22.00CR		086961		
	I-1959-193723 HEADLIGHT UN08	R	12/03/2024	49.29		086961		
	I-1959-193724 2X WIPER BLADES	R	12/03/2024	25.58		086961		
	I-1959-194108 GREASE/SHOPTOWEL/GREASEGUN	R	12/03/2024	136.88		086961		
	I-1959-194189 2X HYD FLUID	R	12/03/2024	169.98		086961		
	I-1959-194377 BATTERY/CORE/FEE	R	12/03/2024	161.45		086961		
	I-1959-194570 BATTERY/CORE/FEE	R	12/03/2024	137.95		086961		
	I-1959-195636 P/S FLUID	R	12/03/2024	9.99		086961		
	I-1959-195846 2 BATTERIES UN07	R	12/03/2024	428.58		086961		
	I-1959-197484 OIL FILTER/OIL/WASH BRUSH	R	12/03/2024	46.21		086961		1,143.91
02970	OFFICE DEPOT CHAIRMAT	R	12/03/2024	79.99		086962		79.99
34500	P3WORKS LLC DIST FORMATION/SAP PREP	R	12/03/2024	4,016.25		086963		4,016.25
32870	SAM'S CLUB/SYNCHRONY BANK HOLIDAY PARTY ITEMS	R	12/03/2024	193.80		086964		
	I-11.14.2024 WATER	R	12/03/2024	34.27		086964		
	I-11.19.24 ITEM FOR HOLIDAY EVENT	R	12/03/2024	24.28		086964		
	I-WM 11.19.2024 ITEMS FOR HOLIDAY EVENT	R	12/03/2024	75.66		086964		
	I-WM 11.19.24 ITEMS FOR HOLIDAY EVENT	R	12/03/2024	383.92		086964		711.93
25020	SANGER HARDWARE CONNECTR 7POLE BLADE	R	12/03/2024	13.99		086965		
	I-4573 FASTENERS	R	12/03/2024	1.44		086965		
	I-4575 FASTENERS	R	12/03/2024	1.89		086965		
	I-4600 5X KEY CUTS/Y-11 RED COLORPLUS	R	12/03/2024	30.93		086965		
	I-4602 ADJ FILL VALVE BLACK	R	12/03/2024	9.99		086965		

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I-4609	MITRE SAW/HACKSAW	R	12/03/2024	19.98		086965		
I-4616	BITS/IMPACT	R	12/03/2024	191.58		086965		
I-4621	HITCH PIN&CLP	R	12/03/2024	7.59		086965		
I-4627	TORCH/OUTLET/SAW	R	12/03/2024	108.97		086965		
I-4635	PAINT PAIL LINERS	R	12/03/2024	6.99		086965		
I-4637	2X CAPS GALV 2"	R	12/03/2024	13.98		086965		
I-4647	RATCHT/SCKT SET	R	12/03/2024	89.98		086965		
I-4648	FASTENERS	R	12/03/2024	27.00		086965		
I-4649	SCKT ADAPTER	R	12/03/2024	13.99		086965		
I-4650	PIN FOR WRENCH	R	12/03/2024	3.99		086965		
I-4653	TRAILER CONNECTOR	R	12/03/2024	22.99		086965		
I-4663	CONTACT TIP/PULL UTILITY	R	12/03/2024	16.98		086965		582.26
16240	SCHAD & PULTE							
I-23286	MEDICAL OXYGEN	R	12/03/2024	30.00		086967		30.00
34980	SHAMROCK EQUIPMENT SERVICES, L							
I-8151	HYDRAULIC OIL/REPACK CYLINDER	R	12/03/2024	716.87		086968		716.87
10470	SIDDONS MARTIN EMERGENCY GROUP							
I-304-0000020568	REPAIRS FOR ENGINE 672	R	12/03/2024	2,702.75		086969		2,702.75
38480	SSCW CORPORATE OFFICE LLC							
I-SANG102024	CAR WASHES OCT 2024	R	12/03/2024	96.00		086970		96.00
26340	STOLZ TELECOM							
I-INV-004854	SPKR MIC TSM4 TMORTON	R	12/03/2024	144.30		086971		144.30
39730	STOP STICK, LTD.							
I-00354446-IN	10X 12' STOP STICK KIT	R	12/03/2024	5,849.40		086972		5,849.40
11900	TARRANT COUNTY COLLEGE							
I-NW130307	ROPES CLASS FOR 3 MEMBERS	R	12/03/2024	1,155.00		086973		1,155.00
02690	TECHLINE, INC.							
I-1579660-00	4/0 QUAD OH CABLE	R	12/03/2024	4,752.00		086974		4,752.00
02680	TEXAS POLICE CHIEFS ASSOC							
I-7557	TPCA MEMBERSHIP RENEWAL TCHEEK	R	12/03/2024	390.00		086975		390.00
34220	UNIFIRST CORPORATION							
I-2900119276	MATS - CITY HALL	R	12/03/2024	17.36		086976		
I-2900119277	UNIFORMS	R	12/03/2024	37.05		086976		
I-2900119278	UNIFORMS	R	12/03/2024	20.72		086976		
I-2900119279	UNIFORMS	R	12/03/2024	18.42		086976		
I-2900119280	MATS - PW	R	12/03/2024	11.81		086976		105.36

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11430	USABLUBOOK I-INV00532695 HACH DPD 10 ML SAMPLES	R	12/03/2024	261.56		086977		261.56
36780	WIMMER CONCRETE LLC I-969 SACK CONCRETE	R	12/03/2024	825.00		086978		825.00
1	AUI PARTNERS I-000202412020354 US REFUND	R	12/03/2024	964.41		086979		964.41
1	BENAVIDES, ALYSSA I-000202412020347 US REFUND	R	12/03/2024	113.94		086980		113.94
1	CASAS, ISRAEL I-000202412020348 US REFUND	R	12/03/2024	18.04		086981		18.04
1	GREEN, TAMI I-000202412020346 US REFUND	R	12/03/2024	265.58		086982		265.58
1	KUNDRICK, CHRISTOPHE I-000202412020349 US REFUND	R	12/03/2024	33.86		086983		33.86
1	LARA, IVAN I I-000202412020350 US REFUND	R	12/03/2024	21.10		086984		21.10
1	TAYLOR, TROY I-000202412020351 US REFUND	R	12/03/2024	21.23		086985		21.23
1	TGC CUSTOM HOMES, LL I-000202412020355 US REFUND	R	12/03/2024	575.65		086986		575.65
1	TGC CUSTOM HOMES, LL I-000202412020356 US REFUND	R	12/03/2024	310.91		086987		310.91
1	TURKEY CREEK HDD I-000202412020353 US REFUND	R	12/03/2024	596.36		086988		596.36
1	VASQUEZ, JANNET I-000202412020352 US REFUND	R	12/03/2024	23.96		086989		23.96
00600	CITY OF SANGER I-12.02.2024 INCREASE COURT CASH DRAWERS	R	12/04/2024	Reissue		086990		200.00
14470	UNITED WAY I-UN PY 12.13.24 DONATIONS	R	12/13/2024	5.00		086991		5.00

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15830 I-SGFPY 12.13.24	SANGER EDUCATION FOUNDATION IN FOUNDATION-ISD	R	12/13/2024	2.50		086992		2.50
33300 I-HSAPY 12.13.24	HSA BANK HSA	R	12/13/2024	1,821.66		086993		1,821.66
34990 I-SEPI-24-006318	AERZEN USA CORP TURBO/PD BLOWERS	R	12/11/2024	1,368.00		086994		1,368.00
37580 I-450221 I-450222	ALAMO TRANSFORMER SUPPLY COMPA SAND/REPAINT TRANSFORMERS SAND/REPAINT TRANSFORMERS	R R	12/11/2024 12/11/2024	2,217.00 4,434.00		086995 086995		6,651.00
33900 I-S1464014.002 I-S1472908.003	APSCO, INC NUTS/COUPLING/CURB STOP RESTOCK MATERIALS	R R	12/11/2024 12/11/2024	163.22 47.58		086996 086996		210.80
00420 I-85563313	BOUND TREE MEDICAL, LLC EMS MEDICAL SUPPLIES	R	12/11/2024	795.78		086997		795.78
40690 I-0625-001-50523	BROWN & HOFMEISTER, L.L.P. LEGAL SERVICES	R	12/11/2024	3,932.20		086998		3,932.20
00590 I-11/15/2024	CITY OF DENTON WATER BACTERIOLOGICAL TESTING	R	12/11/2024	200.00		086999		200.00
33370 I-17771	CJA ENTERPRISES LLP 26.89 TONS CUSHION SAND	R	12/11/2024	309.24		087000		309.24
36390 I-12698	CLOWN AROUND PARTY RENTAL RIDES/SLIDES FF 2025	R	12/11/2024	6,037.50		087001		6,037.50
00800 I-NOV 2024	COSERV ELECTRIC NOV 24 ELECTRIC	R	12/11/2024	3,892.38		087002		3,892.38
25730 I-DP2405575	DATAPROSE, LLC NOV 2024 LATE/STMT/OTHER	R	12/11/2024	1,560.18		087003		1,560.18
41360 I-INV16946	DETECTACHEM, INC. MOBILEDETECT KITS	R	12/11/2024	405.76		087004		405.76
35470 I-2155 I-2157 I-2158 I-2163	DURAN PHOTOGRAPHY MAYOR VIDEO OCT 24 MONTHLY PODCAST NOV 2024 CITY MANAGER VIDEO NOV 2024 MAYOR VIDEO DEC 24	R R R R	12/11/2024 12/11/2024 12/11/2024 12/11/2024	475.00 400.00 550.00 475.00		087005 087005 087005 087005		1,900.00

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36340	FAMILY FIRST AUTO CARE							
I-9054	TRACE 2 BLOWN FUSES LP1556711	R	12/11/2024	91.11		087006		91.11
23820	FERGUSON ENTERPRISES, LLC							
I-1541929	6X G COUPLING	R	12/11/2024	409.62		087007		409.62
18790	FUELMAN							
I-NP67574915	FUEL 12/02/24 - 12/08/24	R	12/11/2024	2,554.69		087008		2,554.69
01070	GALLS INC.							
I-029581162	DUTY BOOTS TPRUETT	R	12/11/2024	166.45		087009		166.45
25560	GARY DILL BACKHOE SERVICE							
I-2895	WTR/SWR LINE @ NEW STATN	R	12/11/2024	12,000.00		087010		12,000.00
32640	LLOYD GOSSELINK ROCHELLE & TOW							
I-97555052	WASTEWATER COMPLIANCE 10/31/24	R	12/11/2024	1,950.00		087011		1,950.00
36990	NORTEX COMMUNICATIONS COMPANY							
I-10973094	INTERNET & PHONE DEC 24	R	12/11/2024	5,611.76		087012		5,611.76
38510	NORTH TEXAS FIVE STAR EVENTS,							
I-230012582	40X BARRICADES FF25	R	12/11/2024	381.20		087013		381.20
26670	NORTH TEXAS LIBRARY CONSORTIUM							
I-2025-07	NTLC ANNUAL MEMBERSHIP 2025	R	12/11/2024	2,500.00		087014		2,500.00
08870	NORTHERN TOOL/BLUETARP FINANCI							
I-5679-567902-65145	SOCKETS/SCREWDRIVER/WRENCH	R	12/11/2024	127.95		087015		
I-5679-567903-39036	2X INS BIB OVERLL	R	12/11/2024	174.98		087015		302.93
02970	OFFICE DEPOT							
C-395968505001	CREDIT OCT 24 WTR SRVC CH	R	12/11/2024	54.25CR		087016		
I-393092517001	COPY PAPER	R	12/11/2024	45.99		087016		
I-393139762001	CUPS/TOISSUE/CUTLERY/K-CUPS	R	12/11/2024	90.63		087016		
I-395676470001	FLASH DRIVES	R	12/11/2024	53.89		087016		
I-395694738001	POLY FOLDERS	R	12/11/2024	17.85		087016		
I-396225560001	NOV 24 WTR SRVC FD	R	12/11/2024	70.00		087016		
I-397025185001	NOV 24 WTR SRVC CH	R	12/11/2024	49.00		087016		
I-398231650001	NOV 24 WTR SRVC PW	R	12/11/2024	11.25		087016		
I-398232767001	NOV 24 WTR SRVC MC	R	12/11/2024	17.50		087016		
I-398233826001	NOV 24 WTR SRVC PD	R	12/11/2024	17.50		087016		
I-398234511001	NOV 24 WTR SRVC WW	R	12/11/2024	12.50		087016		
I-398235327001	NOV 24 WTR SRVC ST	R	12/11/2024	12.25		087016		344.11

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33820	POWER-D UTILITY SERVICES, LLC							
I-2413	I-35 ELECTRIC RELOCATION	R	12/11/2024	1,300.00		087017		1,300.00
31880	RANDY'S TOWING AND RECOVERY SE							
I-24-09826	MOVING BLOWER @ WWTP	R	12/11/2024	250.00		087018		250.00
36840	REPUBLIC SERVICES #615							
I-0615-002208477	BRUSH COLLECTION SRVCS	R	12/11/2024	1,591.33		087019		1,591.33
12820	RICOH USA, INC							
I-108770873	EQPMNT LSE 12/12/24 - 01/11/25	R	12/11/2024	914.00		087020		914.00
36150	ROY WARREN LUNT							
I-241204	CHRISTMAS PAINT DEV SRVCS	R	12/11/2024	200.00		087021		200.00
25020	SANGER HARDWARE							
I-4618	LOCKWSHR/HX NT/HX CP	R	12/11/2024	44.57		087022		
I-4680	PIPE INSLTN/NEW KEY CUT	R	12/11/2024	65.46		087022		
I-4681	SLIDELOCK KEYRING	R	12/11/2024	8.59		087022		
I-4687	CLEAR CAULK	R	12/11/2024	27.98		087022		
I-4688	FLEX TAPE	R	12/11/2024	16.99		087022		
I-4693	EXT CORD/SHVL RD/SHVL SQR	R	12/11/2024	110.95		087022		
I-4694	EXT CORD 3-OUTLET	R	12/11/2024	14.99		087022		
I-4703	TRUFUEL	R	12/11/2024	120.93		087022		
I-4706	ROPE CLIP/WIRE ROPE/U-POST/CHN	R	12/11/2024	99.36		087022		
I-4709	CHAIN	R	12/11/2024	123.75		087022		
I-4710	U-POST	R	12/11/2024	13.98		087022		
I-4711	CABLETIES	R	12/11/2024	9.99		087022		
I-4712	ROPE/MLW PH BIT	R	12/11/2024	27.97		087022		
I-4713	U-POST/FH PHL/FASTENERS/ROPE	R	12/11/2024	101.82		087022		
I-4715	ADAPTR/ROPE CLIP	R	12/11/2024	6.57		087022		
I-4717	TARP STRAP/TOWER HEATER	R	12/11/2024	157.16		087022		951.06
18620	STERICYCLE, INC.							
I-8009019360	MEDICAL WASTE	R	12/11/2024	278.40		087024		278.40
26900	SUNMOUNT PAVING COMPANY							
I-68002147-6250-24	EZ STREET COLD MIX	R	12/11/2024	1,538.40		087025		1,538.40
02690	TECHLINE, INC.							
I-1578366-02	NEW STATION ELECTRICAL	R	12/11/2024	1,797.00		087026		
I-1580202-00	LUBRICANT/COUPLING	R	12/11/2024	336.72		087026		
I-1580202-01	COUPLING	R	12/11/2024	279.00		087026		
I-3134306-00	MISC. TOOLS	R	12/11/2024	12,875.95		087026		15,288.67

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06930	TEXAS ELECTRIC COOPERATIVES							
I-11/15/2024	SAFETY CLASSES 2025	R	12/11/2024	6,229.00		087027		6,229.00
25500	TEXAS MUNICIPAL LEAGUE							
I-12/01/2024	LIABILITY DEDUCTIBLE TXDOT	R	12/11/2024	2,500.00		087028		2,500.00
34220	UNIFIRST CORPORATION							
I-2900120289	MATS - CITY HALL	R	12/11/2024	17.36		087029		
I-2900120290	UNIFORMS	R	12/11/2024	37.05		087029		
I-2900120291	UNIFORMS	R	12/11/2024	20.72		087029		
I-2900120292	UNIFORMS	R	12/11/2024	18.42		087029		
I-2900120293	MATS - PW	R	12/11/2024	11.81		087029		105.36
38160	WILSON MCCLAIN PLUMBING							
I-1191122	UNSTOP BATHROOM @ FIRE DEPT	R	12/11/2024	145.00		087030		
I-1191348	FIX TOILET @ 502 ELM ST	R	12/11/2024	180.00		087030		325.00
41320	WINSUPPLY COOKE COUNTY TX							
I-453718 01	PVC REPAIR COUPLING	R	12/11/2024	10.52		087031		10.52
40810	ZODIAC POOLS & OUTDOOR LIVING							
I-1402	POOL SERVICE NOV 2024	R	12/11/2024	175.00		087032		175.00
41400	ACTON SEPTIC INC.							
I-24-120509	AEROBIC SERVICE @ RILEY RANCH	R	12/17/2024	225.00		087033		225.00
00200	ADAMS EXTERMINATING CO.							
I-1159371	PEST CONTROL SRVC 24-25	R	12/17/2024	40.00		087034		
I-1166593	PEST CONTROL SRVC 24-25	R	12/17/2024	40.00		087034		
I-1166594	PEST CONTROL SRVC 24-25	R	12/17/2024	40.00		087034		120.00
41370	AMANZI PARTY RENTALS, LLC							
I-7917	FF 25 SLIDE/BULL/STAFF	R	12/17/2024	3,790.50		087035		3,790.50
08580	AMIGOS LIBRARY SERVICES							
I-516943	TEXPRESS COURIER SERVICE	R	12/17/2024	2,251.00		087036		2,251.00
33900	APSCO, INC							
I-S1464014.004	NUTS/COUPLING/CURB STOP	R	12/17/2024	343.29		087037		
I-S1472908.002	RESTOCK MATERIALS	R	12/17/2024	130.92		087037		
I-S1475356.002	3X THREAD GATE VALVE	R	12/17/2024	1,469.01		087037		1,943.22
02460	AT&T MOBILITY							
I-12152024	CELL PHONE 11/08/24 - 12/07/24	R	12/17/2024	2,372.94		087038		2,372.94

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01550	ATMOS ENERGY							
I-12/12/2024	GAS 11/02/24 - 12/02/24	R	12/17/2024	1,359.49		087039		1,359.49
25610	AUSTIN LANE TECHNOLOGIES, INC							
I-202109	NETWORK MAINTENANCE DEC 24	R	12/17/2024	11,522.00		087040		11,522.00
30650	BAKER & TAYLOR, LLC							
I-5019233714	JUNIOR TITLE	R	12/17/2024	10.51		087041		10.51
33050	BLUE MOON SPORTSWEAR INC							
I-82975	FR SHIRTS W/ LOGO	R	12/17/2024	1,933.50		087042		1,933.50
31670	BOOT BARN							
I-151985	BOOT ALLOWANCE WVANHOOSE	R	12/17/2024	143.99		087043		143.99
00420	BOUND TREE MEDICAL, LLC							
I-85572813	EMS SUPPLIES	R	12/17/2024	247.75		087044		
I-85576421	EMS SUPPLIES	R	12/17/2024	681.35		087044		929.10
23880	BUREAU VERITAS NORTH AMERICA,							
I-RI 24052137	BACK-UP INSPECTIONS	R	12/17/2024	1,336.52		087045		
I-RI 24052138	NEW REVIEW 4203 BACCARAT LN	R	12/17/2024	150.00		087045		
I-RI 24052139	NEW REVIEW 4213 BACCARAT LN	R	12/17/2024	150.00		087045		
I-RI 24052140	COMMERCIAL REVIEW PAPA DS	R	12/17/2024	152.59		087045		
I-RI 24052141	NEW REVIEW 4712 ELITE DR	R	12/17/2024	150.00		087045		1,939.11
26350	C & G ELECTRIC, INC							
I-44588	TROUBLESHOOT POWER TO WELL	R	12/17/2024	450.00		087046		450.00
39710	CLARKADAMSON, LLC							
I-0016	FY 24-25 CONSULTING FEES	R	12/17/2024	2,375.00		087047		2,375.00
36390	CLOWN AROUND PARTY RENTAL							
I-12480	COTS EVENT RENTALS	R	12/17/2024	4,475.00		087048		4,475.00
23620	COTE'S MECHANICAL							
I-32220	ICE MACHINE RENTAL DEC 2024	R	12/17/2024	626.00		087049		626.00
28180	D&D COMMERCIAL LANDSCAPE MANAG							
I-37939	2025 MOWING CONTRACT	R	12/17/2024	11,754.04		087050		11,754.04
00740	DCAD							
I-10274	2025 DCAD LOCAL SUPPORT	R	12/17/2024	16,576.76		087051		16,576.76

Item 25.

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
13300	DENTON SAND & GRAVEL							
I-34179	3X 8YD LOADS TOPSOIL	R	12/17/2024	648.00		087052		
I-34197	6X 10YD LOADS TOPSOIL	R	12/17/2024	1,620.00		087052		2,268.00
35470	DURAN PHOTOGRAPHY							
I-2164	SPOTLIGHT VIDEO PROD 4A/4B	R	12/17/2024	975.00		087053		975.00
28150	ENDERBY GAS							
I-1484606	30#/40# PROPANE REFILL	R	12/17/2024	60.00		087054		60.00
34360	ENVIRONMENTAL MONITORING LABOR							
I-24110115	CBOD/TSS/NH3N/TRIP CHARGE	R	12/17/2024	1,760.00		087055		1,760.00
36860	EXTRA PACKAGING LLC							
I-134027	50X 20YD DUMPSTER LINER	R	12/17/2024	1,780.25		087056		1,780.25
36340	FAMILY FIRST AUTO CARE							
I-9075	CHANGE BRAKE PADS UN05	R	12/17/2024	921.81		087057		
I-9166	OIL CHANGE UN2401	R	12/17/2024	76.50		087057		998.31
31340	FIRST CHECK APPLICANT SCREENIN							
I-25183	8X PRE-EMP/VOL BGC	R	12/17/2024	178.45		087058		178.45
18790	FUELMAN							
I-NP67601884	FUEL 12/09/24 - 12/15/24	R	12/17/2024	2,797.86		087059		2,797.86
01070	GALLS INC.							
I-029619678	MENS L/S SHIRT CKRISTUFEK	R	12/17/2024	51.80		087060		
I-029699938	UNDERVEST BZAVALA	R	12/17/2024	136.52		087060		188.32
28820	GLENN POLK AUTOPLEX INC							
I-DOCS556717	REPAIRS TO M672	R	12/17/2024	862.60		087061		862.60
41180	GLOBAL PUMP SOLUTIONS, LLC							
I-SAJ1575A-963	LIFT STATION WELDING	R	12/17/2024	6,500.00		087062		
I-SAJ1575A-963 B	SANGER LS WELD BUYBOARD#672-22	R	12/17/2024	1,300.00		087062		7,800.00
1	HEATH WORLEY							
I-REFUND 12.09.24	REFUND DEPOSIT	R	12/17/2024	200.00		087063		200.00
35940	INTERNATIONAL INSTITUTE OF MUN							
I-11/21/2024	IIMC MASTER MUNICIPAL CLERK	R	12/17/2024	195.00		087064		195.00

Item 25.

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
01320	J.L. MATTHEWS CO., INC.							
I-102250	40KV VLTG PRXMTY MTR	R	12/17/2024	1,305.46		087065		
I-102932	HARD HATS W/ SUN SHADES	R	12/17/2024	366.45		087065		1,671.91
20860	KSA ENGINEERS							
I-ARIV1011173	LEAD & COPPER INVENTORY	R	12/17/2024	10,390.00		087066		
I-ARIV1011395	PROJECT 103153	R	12/17/2024	17,027.00		087066		27,417.00
08210	KWIK KAR							
I-08101-10659	OIL CHANGE UN18	R	12/17/2024	129.95		087067		
I-08101-10682	OIL CHANGE UN03	R	12/17/2024	129.95		087067		259.90
25060	LEMONS PUBLICATIONS INC							
I-12248	FULL PAGE AD NOV 2024	R	12/17/2024	750.00		087068		750.00
01570	LOWE'S COMPANIES, INC.							
I-83960	BATTERY/SAWS	R	12/17/2024	131.54		087069		131.54
37170	LOWELL W ADAMS PHD AND ASSOCIA							
I-121024PS	PYSCH EVAL PSANDOR	R	12/17/2024	180.00		087070		
I-12924JC	PSYCH EVAL JCOMPTON	R	12/17/2024	180.00		087070		360.00
29030	MCCREARY, VESELKA, BRAGG & ALL							
I-295858	UB COLLECTION FEES	R	12/17/2024	96.00		087071		96.00
27040	METRO FIRE APPARATUS SPECIALIS							
I-INV-03-21727	PRIMING PUMP FOR R671	R	12/17/2024	139.87		087072		139.87
08870	NORTHERN TOOL/BLUETARP FINANCI							
I-5679-567902-68796	5X HIS VIS BOMBER JKT	R	12/17/2024	249.95		087073		249.95
08690	O'REILLY AUTO PARTS							
C-1959-178225	UNIT #8 CORE RETURN	R	12/17/2024	8.00CR		087074		
C-1959-196382	RTN BRAKE PADS/ROTORS	R	12/17/2024	407.16CR		087074		
I-1959--187586	CLANT RESRVR	R	12/17/2024	50.91		087074		
I-1959-173875	UNIT#18 PLASTIC PNT	R	12/17/2024	12.99		087074		
I-1959-176891	UNIT#8 COMPRESS/CORE/AC	R	12/17/2024	331.99		087074		
I-1959-182536	UNIT#18 OIL & OIL FILTER	R	12/17/2024	55.75		087074		
I-1959-184326	HYD FLUID	R	12/17/2024	169.98		087074		
I-1959-188635	UNIT#16 HEATER HOSE/CORE	R	12/17/2024	192.47		087074		
I-1959-196289	BRAKE PADS/ROTORS	R	12/17/2024	407.16		087074		
I-1959-198875	SCUFF PADS E671	R	12/17/2024	6.01		087074		
I-1959-199006	P/SFLUID M671	R	12/17/2024	5.84		087074		
I-1959-200390	BATTERY/CORE/FEE/BULBS UN16	R	12/17/2024	190.92		087074		1,008.86

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VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
02970	OFFICE DEPOT							
I-394966493001	HAND SOAPS	R	12/17/2024	27.56		087075		
I-398361622001	COPY PAPER	R	12/17/2024	275.04		087075		302.60
19200	PATHMARK TRAFFIC PRODUCTS OF T							
I-21873	ACKER ST SIGNS/CHLDRN @ PLAY	R	12/17/2024	401.50		087076		401.50
36840	REPUBLIC SERVICES #615							
I-0615-002208708	SLUDGE PICKUP	R	12/17/2024	9,071.74		087077		9,071.74
36840	REPUBLIC SERVICES #615							
I-0615-002213339	SOLID WASTE NOV 2024	R	12/17/2024	91,985.00		087078		91,985.00
12820	RICOH USA, INC							
I-5070549388	SRVC CONTRACT DEC 2024	R	12/17/2024	451.00		087079		451.00
24810	RLC CONTROLS, INC							
I-11093	SRVC CALL TO WELLS 8 & 6	R	12/17/2024	1,395.00		087080		1,395.00
32870	SAM'S CLUB/SYNCHRONY BANK							
I-12.03.2024	WATER BOTTLES/SNACKS	R	12/17/2024	88.31		087081		
I-12.04.2024	BAGS/TISSUE PAPER/HOLIDAY ITEM	R	12/17/2024	119.76		087081		
I-12.05.2024	HOLIDAY EVENT ITEMS	R	12/17/2024	23.26		087081		
I-12.11.2024	STAFF SNACKS/STRG BINS	R	12/17/2024	292.32		087081		523.65
25020	SANGER HARDWARE							
I-4640	PVC NIPPLE/SCRW/STRAP/NUT/TAPE	R	12/17/2024	268.19		087082		
I-4674	COUPLING/BUSHING	R	12/17/2024	14.17		087082		
I-4705	PEX/CLAMP/ELBW/SAWBLADE	R	12/17/2024	102.94		087082		
I-4724	PLASTIC BUCKETS	R	12/17/2024	85.67		087082		
I-4725	9V BATT/STUD FINDER	R	12/17/2024	54.97		087082		
I-4734	PHILLIP SCREW DRIVER	R	12/17/2024	10.49		087082		
I-4739	PIPE WRAP	R	12/17/2024	25.98		087082		
I-4763	ROPE/PIPE/CPLNG/CMNT&PRMR/COVR	R	12/17/2024	276.56		087082		838.97
16240	SCHAD & PULTE							
I-156108	SMALL ACETYLENE	R	12/17/2024	32.00		087083		
I-156111	OXYGEN CYLINDERS	R	12/17/2024	8.00		087083		
I-23450	MEDICAL OXYGEN	R	12/17/2024	23.00		087083		63.00
29190	STITCHIN' AND MORE CUSTOM GRAP							
I-2988	EMBROIDERED POLOS ADMIN (6)	R	12/17/2024	180.00		087084		180.00

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VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
11030	TEXAS COMMISSION ON ENVIRONMEN FY25 WATER SYSTEM FEE	R	12/17/2024	9,138.50		087085		9,138.50
41270	TECH SAVVY OPTICS 21X BALLISTIC HELMETS	R	12/17/2024	10,395.00		087086		10,395.00
05350	TEXAS EXCAVATION SAFETY SYST MESSAGE FEES NOV 2024	R	12/17/2024	205.85		087087		205.85
36360	THE BULOT COMPANY LLC SWAT CERT COURSE RDUNN	R	12/17/2024	749.00		087088		749.00
19260	TYLER TECHNOLOGIES UB ONLINE DEC 2024	R	12/17/2024	110.00		087089		110.00
34220	UNIFIRST CORPORATION							
	I-2900121419 MATS - CH	R	12/17/2024	17.36		087090		
	I-2900121420 UNIFORMS	R	12/17/2024	45.75		087090		
	I-2900121421 UNIFORMS	R	12/17/2024	20.72		087090		
	I-2900121422 UNIFORMS	R	12/17/2024	18.42		087090		
	I-2900121423 MATS - PW	R	12/17/2024	11.81		087090		
	I-2900122697 MATS - CH	R	12/17/2024	17.36		087090		
	I-2900122698 UNIFORMS	R	12/17/2024	37.05		087090		
	I-2900122699 UNIFORMS	R	12/17/2024	41.78		087090		
	I-2900122700 UNIFORMS	R	12/17/2024	18.42		087090		
	I-2900122701 MATS - PW	R	12/17/2024	11.81		087090		240.48
04870	VFIS OF TEXAS/WINSTAR INSURANC ACCIDENT/SICKNESS 24-25	R	12/17/2024	10,535.00		087091		10,535.00
09550	WATER TECH, INC. 12X CHLORINE CYLINDERS	R	12/17/2024	2,460.00		087092		2,460.00
41170	ZONE INDUSTRIES, LLC CHANGE SEAL	R	12/17/2024	1,550.00		087093		1,550.00
1	BLOOMFIELD HOMES US REFUND	R	12/17/2024	626.88		087094		626.88
1	BLOOMFIELD HOMES US REFUND	R	12/17/2024	448.57		087095		448.57
1	BLOOMFIELD HOMES US REFUND	R	12/17/2024	411.90		087096		411.90

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VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
1	GONZALES, TRISTON							
I-000202412160357	US REFUND	R	12/17/2024	145.46		087097		145.46
1	HABITAT FOR HUMANITY							
I-000202412160363	US REFUND	R	12/17/2024	382.78		087098		382.78
1	HILLIS, GREGORY							
I-000202412160364	US REFUND	R	12/17/2024	63.59		087099		63.59
1	ROLLINS, ANGIE							
I-000202412160362	US REFUND	R	12/17/2024	52.64		087100		52.64
1	SPRINGER PROPERTIES							
I-000202412160359	US REFUND	R	12/17/2024	19.41		087101		19.41
1	WALLAR, LOGAN							
I-000202412160358	US REFUND	R	12/17/2024	49.55		087102		49.55
1	WHISENHUNT, ALICIA							
I-000202412160361	US REFUND	R	12/17/2024	13.08		087103		13.08
1	WINCZEWSKI, DANIELLE							
I-000202412160360	US REFUND	R	12/17/2024	47.85		087104		47.85
14470	UNITED WAY							
I-UN PY12.27.24	DONATIONS	R	12/27/2024	5.00		087105		5.00
15830	SANGER EDUCATION FOUNDATION IN							
I-SGFPY12.27.24	FOUNDATION-ISD	R	12/27/2024	2.50		087106		2.50
33300	HSA BANK							
I-HSAPY12.27.24	HSA	R	12/27/2024	1,821.66		087107		1,821.66

* * T O T A L S * *	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	181	494,414.47	0.00	494,614.47
HAND CHECKS:	0	0.00	0.00	0.00
DRAFTS:	10	394,017.18	0.00	393,817.18
EFT:	42	604,747.95	0.00	604,747.95
NON CHECKS:	0	0.00	0.00	0.00
VOID CHECKS:	1 VOID DEBITS	200.00		
	VOID CREDITS	400.00CR	200.00CR	0.00

TOTAL ERRORS: 0

Item 25.

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
				NO				
VENDOR SET: 99	BANK: POOL	TOTALS:	234	INVOICE AMOUNT	DISCOUNTS		CHECK AMOUNT	
			234	1,492,979.60	0.00		1,493,179.60	
BANK: POOL	TOTALS:		234	1,492,979.60	0.00		1,493,179.60	
REPORT TOTALS:			235	1,493,053.26	0.00		1,493,253.26	

SELECTION CRITERIA

Item 25.

VENDOR SET: 99-AP VENDOR SET
VENDOR: ALL
BANK CODES: All
FUNDS: All

CHECK SELECTION

CHECK RANGE: 000000 THRU 999999
DATE RANGE: 12/01/2024 THRU 12/31/2024
CHECK AMOUNT RANGE: 0.00 THRU 999,999,999.99
INCLUDE ALL VOIDS: YES

PRINT OPTIONS

SEQUENCE: CHECK NUMBER

PRINT TRANSACTIONS: YES
PRINT G/L: NO
UNPOSTED ONLY: NO
EXCLUDE UNPOSTED: NO
MANUAL ONLY: NO
STUB COMMENTS: NO
REPORT FOOTER: NO
CHECK STATUS: NO
PRINT STATUS: * - All