

PLANNING & ZONING COMMISSION

MEETING AGENDA

FEBRUARY 13, 2023, 7:00 PM



PLANNING & ZONING COMMISSION REGULAR MEETING

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

CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM

CITIZENS COMMENTS

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

CONSENT AGENDA

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

1. Consideration and possible action of the minutes from December 12, 2022, meeting.
2. Consideration and possible action of the minutes from January 9, 2023, meeting.

PUBLIC HEARING ITEMS

3. Conduct a public hearing on a request for the Replat of Lot 2, of the IESI Industrial Park, being 2.993 acres located within the City of Sanger. Generally located along the north side of Utility Road approximately 1464 feet east of the intersection of North Stemmons Frwy and Utility Road.

ACTION ITEMS

4. Consideration and possible action on the Preliminary 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.
5. Consideration and possible action on the Preliminary 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.

6. Consideration and possible action on the Preliminary 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.
7. Consideration and possible action on a request for the Replat of Lot 2, of the IESI Industrial Park, being 2.993 acres located within the City of Sanger. Generally located along the north side of Utility Road approximately 1464 feet east of the intersection of North Stemmons Frwy and Utility Road.
8. Consideration and possible action on the Preliminary Plat of Marley Meadows, being 19.653 acres, located in the City of Sanger's ETJ, and generally located on the west side of Sam Bass Road and approximately 1307 feet north of the intersection of FM 455 and Sam Bass Road.
9. Consideration and possible action on the Final Plat of the Mo Addition, being 38.16 acres, located in the City of Sanger's ETJ, and generally located on the south side of FM 455 approximately 1961 feet west of the intersection of FM 455 and Creekview Road.

FUTURE AGENDA ITEMS

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

ADJOURN

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

CERTIFICATION

I certify that a copy of this meeting notice was posted on the bulletin board at City Hall is readily accessible to the general public at all times and posted on the City of Sanger website on February 10, 2023, at 11:00 AM.

Stefani Dodson

Stefani Dodson, Secretary

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



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: February 13, 2023

FROM: Stefani Dodson, Secretary

AGENDA ITEM: Consideration and possible action of the minutes from December 12, 2022, meeting.

SUMMARY:

N/A

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

GL Account: N/A

RECOMMENDED MOTION OR ACTION:

N/A

ATTACHMENTS:

Minutes from December 12, 2022

PLANNING & ZONING COMMISSION

MEETING MINUTES

DECEMBER 12, 2022, 7:00 PM



PLANNING & ZONING COMMISSION REGULAR MEETING

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

CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM

There being a quorum Phillip Surles called the Planning and Zoning meeting to order at 7:00 P.M.

BOARD MEMBERS PRESENT

Commissioner, Place 2	Sally Amendola
Commissioner, Place 3	Jackie Turner
Commissioner, Place 4	Allen McAlister
Commissioner, Place 5	Matt Fuller
Commissioner, Place 6	Jason Miller
Commissioner, Place 7	Phillip Surles

BOARD MEMBERS ABSENT

Commissioner, Place 1	Shane Stone
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STAFF MEMBERS PRESENT:

Director of Development Services Ramie Hammonds

CITIZENS COMMENTS

No citizens came forward to speak.

CONSENT AGENDA

1. Consideration and possible action of the minutes from November 14, 2022, meeting.

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

Voting Yea: Commissioner Surles, Commissioner Turner, Commissioner Fuller, and Commissioner McAlister. The motion passes unanimously.

PUBLIC HEARING ITEMS

2. Conduct a public hearing on a zoning change from (A) Agricultural District to (PD) Planned Development for approximately 131.82 acres of land, described as A1241A TIERWESTER, TR 56, TR 57, AND TR 40 generally located along Chapman Drive approximately 234 feet west of the intersection of I-35 and Chapman Drive.

Commissioner Surles opens public hearing at 7:02 P.M.

Director Hammonds goes over the staff report.

Commissioner Surles closes public hearing at 7:05 P.M.

3. Conduct a public hearing on a request for the Replat of Lot 1, Block A of the Kwik Car Addition, and Lot 2, Block A of the Porter Addition, being 0.6748 acres located within the City of Sanger. Generally located along Chapman Drive approximately 234 feet west of the intersection of I-35 and Chapman Drive.

Commissioner Surles opens public hearing at 7:06 P.M.

Director Hammonds goes over the staff report.

Commissioner Surles closes public hearing at 7:08 P.M.

ACTION ITEMS

4. Consideration and possible action on a zoning change from (A) Agricultural District to (PD) Planned Development for approximately 131.82 acres of land, described as A1241A TIERWESTER, TR 56, TR 57, AND TR 40 generally located along Chapman Drive approximately 234 feet west of the intersection of I-35 and Chapman Drive.

Commissioner Fuller makes a motion to approve the zoning change.
Commissioner McAlister seconded the motion.

Voting Yea: Commissioner Surles, Commissioner Turner, Commissioner Miller, and Commissioner Amendola. The motion passes unanimously.

5. Consideration and possible action on a request for the Replat of Lot 1, Block A of the Kwik Car Addition, and Lot 2, Block A of the Porter Addition, being 0.6748 acres located within the City of Sanger. Generally located along Chapman Drive approximately 234 feet west of the intersection of I-35 and Chapman Drive.

Director Hammonds goes over the staff report.

Commissioner Miller makes a motion to approve the replat.
Commissioner Fuller seconded the motion.

Voting Yea: Commissioner Surles, Commissioner Turner, Commissioner Amendola, and Commissioner McAlister. The motion passes unanimously.

6. Consideration and possible action on the Preliminary Plat of the Metz View Addition, being 59.97 acres, located in the City of Sanger's ETJ, and generally located on the east side of Metz Road at the intersection of Metz Road and View Road.

Director Hammonds goes over the staff report.

Commissioner Surles makes a motion to approve the preliminary plat.
Commissioner Amendola seconded the motion.

Voting Yea: Commissioner Miller, Commissioner Turner, Commissioner Fuller, and Commissioner McAlister. The motion passes unanimously.

7. Consideration and possible action on the Final Plat of the Metz View Addition, being 59.97 acres, located in the City of Sanger's ETJ, and generally located on the east side of Metz Road at the intersection of Metz Road and View Road.

Director Hammonds goes over the staff report.

Commissioner Surles makes a motion to approve the final plat.
Commissioner Miller seconded the motion.

Voting Yea: Commissioner Amendola, Commissioner Turner, Commissioner Fuller, and Commissioner McAlister. The motion passes unanimously.

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

The applicant requested that this item be tabled until the January meeting.

FUTURE AGENDA ITEMS

No items were discussed.

ADJOURN

There being no further items Phillip Surles adjourns the meeting at 7:30 P.M.



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: February 13, 2023

FROM: Stefani Dodson, Secretary

AGENDA ITEM: Consideration and possible action of the minutes from January 9, 2023, meeting.

SUMMARY:
N/A

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

GL Account: N/A

RECOMMENDED MOTION OR ACTION:
N/A

ATTACHMENTS:
Minutes from January 9, 2023

PLANNING & ZONING COMMISSION

MEETING MINUTES

JANUARY 09, 2023, 7:00 PM



PLANNING & ZONING COMMISSION REGULAR MEETING

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

CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM

There being a quorum Phillip Surles called the Planning and Zoning meeting to order at 7:03 P.M.

BOARD MEMBERS PRESENT

Commissioner, Place 3	Jackie Turner
Commissioner, Place 4	Allen McAlister
Commissioner, Place 5	Matt Fuller
Commissioner, Place 6	Jason Miller
Commissioner, Place 7	Phillip Surles

BOARD MEMBERS ABSENT

Commissioner, Place 1	Shane Stone
Commissioner, Place 2	Sally Amendola

STAFF MEMBERS PRESENT:

Secretary Stefani Dodson

CITIZENS COMMENTS

No citizens came forward to speak.

CONSENT AGENDA

PUBLIC HEARING ITEMS

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

Commissioner Surles opened the public hearing at 7:04 P.M.

Stefani Dodson goes over the staff report. She explains that this zoning change goes with the current zoning in that area. Staff recommends approval.

Steve Hollingsworth speaks to the board and explains he is not wanting a business to go on the property. He also is not wanting apartments.

Karen Metker asked general questions about the zoning change.

Secretary Dodson explains the owner is wanting to build a single-family home on the property.

Commissioner Surles closed the public hearing at 7:07 P.M.

ACTION ITEMS

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

Commissioner Surles makes a motion to approve the zoning change.
Commissioner McAlister seconded the motion.

Voting Yea: Commissioner Turner, Commissioner Fuller, and Commissioner Miller. The motion passes unanimously.

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

Stefani Dodson goes over the staff report for the Mo Addition.

Matt Fuller brings up multiple lots are landlocked and have no access to the roadway.

Commissioner Fuller makes a motion for denial.
Commissioner Surles seconded the motion.

Voting Yea: Commissioner Turner, Commissioner McAlister

Voting Nea: Commissioner Miller. Motion for denial passes with a 4-1 vote.

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

Stefani Dodson goes over the staff report. Staff recommends approval with the condition all comments are met by City Council meeting.

Commissioner Fuller makes a motion to approve the final plat.
Commissioner Turner seconded the motion.

Voting Yea: Commissioner McAlister, Commissioner Surles, and Commissioner Miller.
The motion passes unanimously.

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

Stefani Dodson goes over the staff report.

The board has a brief discussion about the access points for the new plat.

Commissioner Surles makes a motion for approval.
Commissioner Turner seconded the motion.

Voting Yea: Commissioner McAlister.

Voting Nea: Commissioner Fuller, and Commissioner Miller. Motion passes with a 3-2 vote.

FUTURE AGENDA ITEMS

No items were discussed.

ADJOURN

There being no further items Phillip Surles adjourns the meeting at 7:21 P.M.



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: February 13, 2023

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Conduct a public hearing on a request for the Replat of Lot 2, of the IESI Industrial Park, being 2.993 acres located within the City of Sanger. Generally located along the north side of Utility Road approximately 1464 feet east of the intersection of North Stemmons Frwy and Utility Road.

SUMMARY:

- The applicant is proposing to create 1 industrial lot of 2.993 acres, from 1 previously platted tract.
- The site is zoned Industrial 1
- The applicant is proposing to create warehouses on the site.
- Lot 2-R has approximately 461 feet of frontage on Utility Road.
- There was no right-of-way dedication required.
- The replat will establish all easements required to make the site a developable site.
- Staff mailed out 9 notices and at the time of this report has not received any responses.
- The property is located in the City of Sanger.

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

GL Account: N/A

RECOMMENDED MOTION OR ACTION:

N/A

ATTACHMENTS:

Location Map



SANGER
TEXAS

Project Name: IESI Industrial Park
Replat
Project: 23SANZON-0002

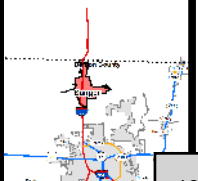


City Limits



Exhibits

DISCLAIMER:
This map was generated by GIS data provided by the Sanger GIS Department. The City of Sanger does not guarantee the correctness or accuracy of any features on this map. These map products are for illustration purposes only and are not suitable for site-specific decision making. GIS data is subject to constant changes, and may not be complete, accurate or current.
Date: 1/22/2023 4:05:48 PM
Doc Name: 23SANZON-0002_IESI Industrial Park Replat





PLANNING & ZONING COMMISSION COMMUNICATION

DATE: February 13, 2023

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on the Preliminary 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

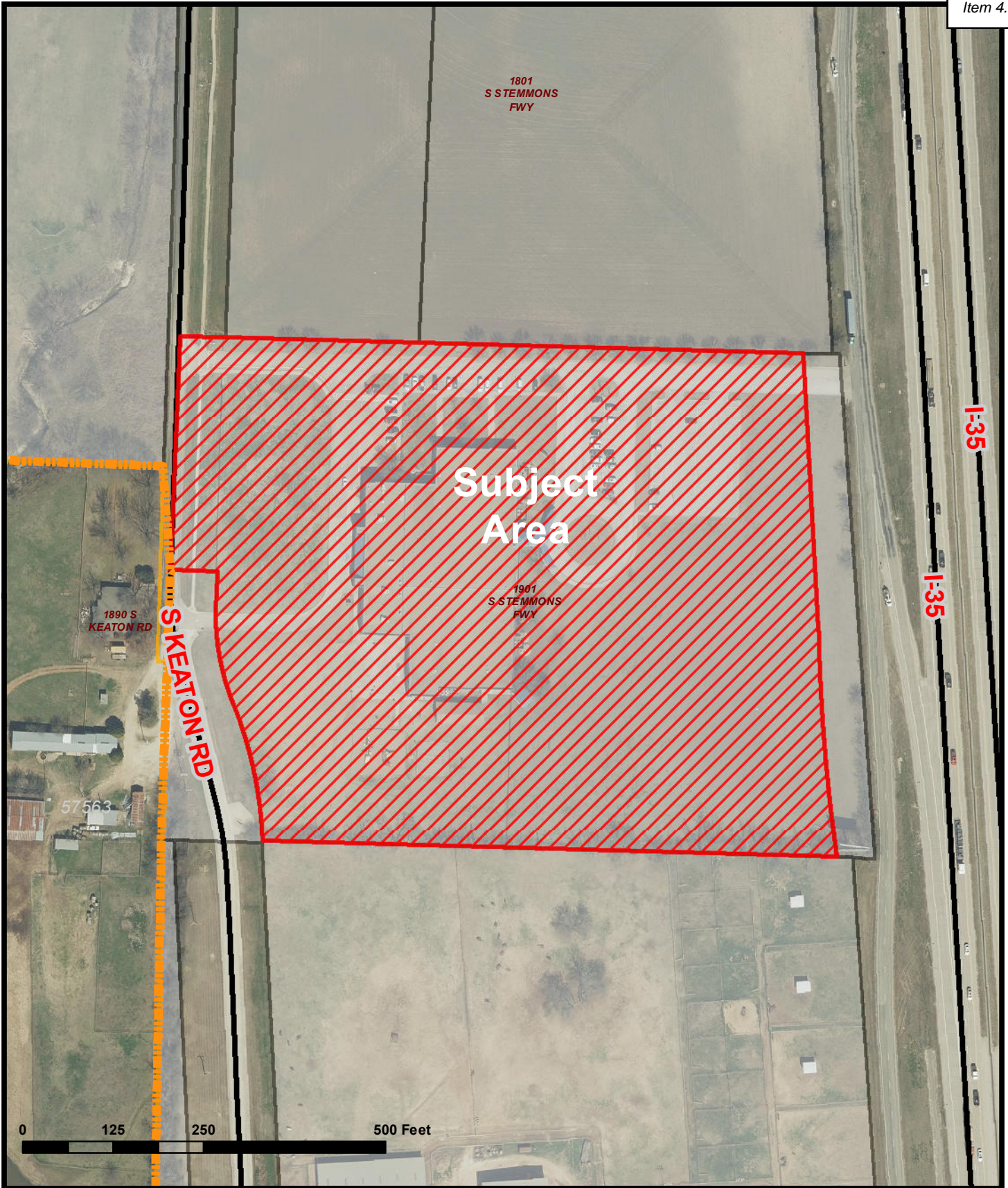
GL Account: N/A

RECOMMENDED MOTION OR ACTION:

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

ATTACHMENTS:

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



SANGER
TEXAS

Project Name: Clear Creek Intermediate
Preliminary Plat
Project: 23SANZON-0005



City Limits



Exhibits

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



NOTES:

- Bearings, coordinates and distances are based on the Texas State Plane Coordinate System, NAD83 North Central Zone (4202) as per GPS observations.
- This survey was prepared without the benefit of a title commitment. There may be easements of record that are not shown.
- All lots comply with the minimum size requirements of the zoning district.
- This property may be subject to charges related to impact fees and the applicant should contact the city regarding any applicable fees due.
- All common areas, drainage easements, and detention facilities will be owned and maintained by the HO/property owner. Any common area within the city's right-of-way will require a facilities agreement, to be reviewed and approved by the city.
- NOTICE-selling a portion of this addition by metes and bounds is a violation of state law and is subject to fines and withholding of utilities and building permits.
- This plat does not alter or remove existing deed restrictions, if any, on this property.
- Minimum finished floor elevations (min FFE) are at least two (2) feet above the 100-year floodplain.
- The subject property resides in Flood Zone "X", being areas determined to be outside the 0.2% annual chance floodplain, as determined of shown by the FIRM Community Panel No. 48121C0210G dated 04/18/2011.
- The purpose of this plat is to make 1 lot out of 13.356 acres.

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

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

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

PRELIMINARY PLAT
FOR REVIEW PURPOSES ONLY

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS
COUNTY OF DENTON

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

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

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

_____, owner

_____, Title and Company (if applicable)

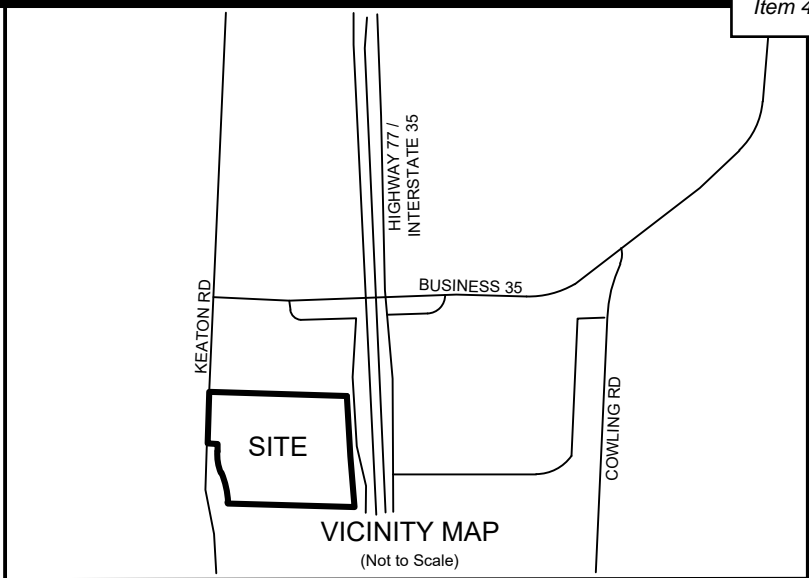
State of Texas

County of Denton

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

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

Notary Public in and for the State of Texas



SURVEYOR STATEMENT:

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

DATED, THIS THE ____ DAY OF _____, 20____.

ANTHONY RAY CRWOLEY
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6484




STATE OF TEXAS
COUNTY OF DENTON

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 20_____.

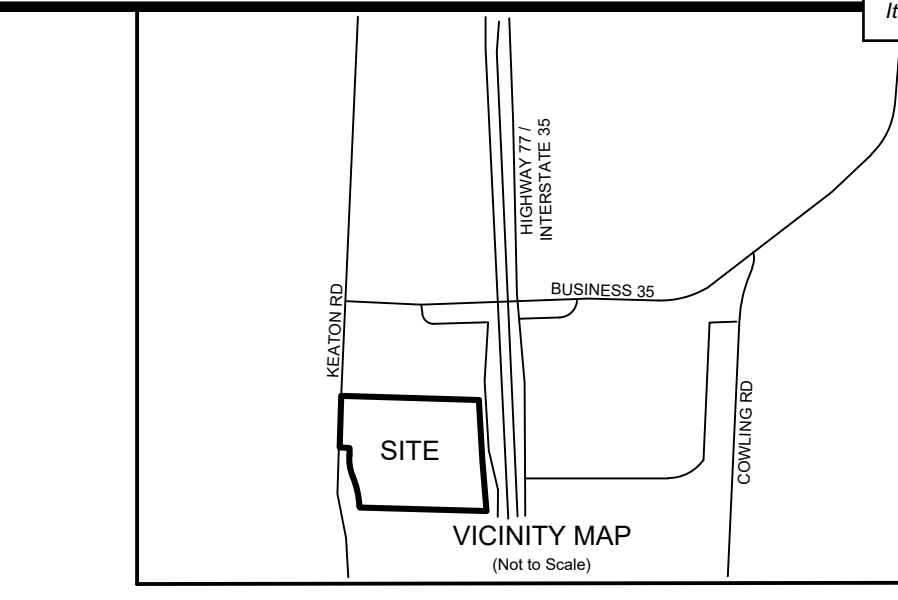
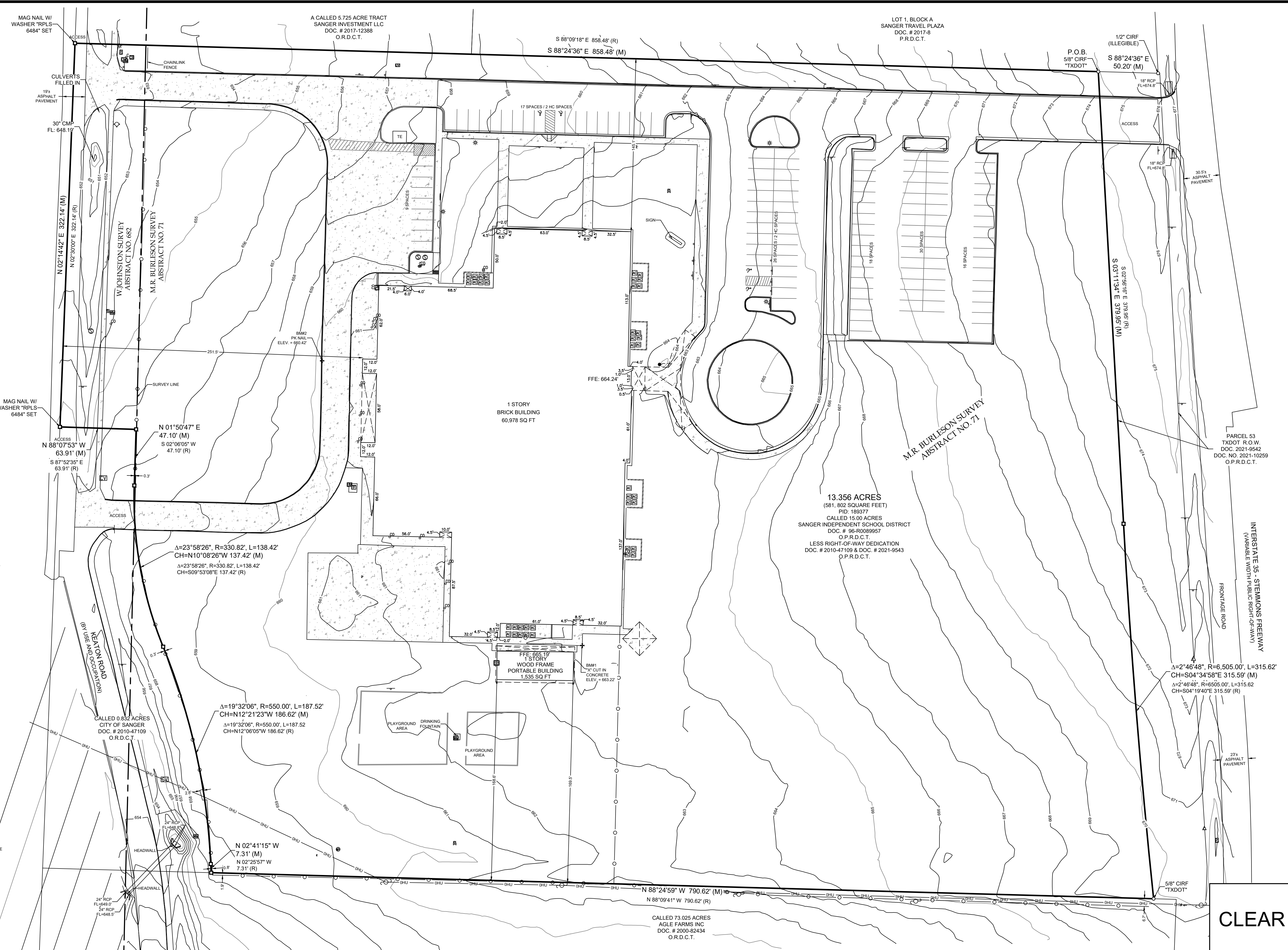
BY: _____
NOTARY PUBLIC IN AND FOR _____ COUNTY, TEXAS.

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

Date: December 2022	Drawn: CDM	Checked: ARC	Scale: N/A	Sheet: 1 of 2
Owner: Address: Phone: Email:	Developer: Address: Phone: Email:	ANTHONY RAY CROWLEY R.P.L.S. NO. 6484 CROWLEY SURVEYING FRN:10194203 4521 FM 2181, #230-484 CORINTH, TX. 76210 (469) 850-CPLS(2757) acrowley@crowleysurveying.com		
		 CROWLEY SURVEYING		

- LEGEND**
- UTILITY VAULT
 - UTILITY METER
 - UTILITY BOX
 - UTILITY RISER
 - UTILITY MANHOLE
 - UTILITY MARKER SIGN
 - UTILITY POLE
 - GUY ANCHOR
 - LIGHT POLE
 - TRANSFORMER
 - ELECTRIC VAULT
 - ELECTRIC METER
 - ELECTRIC BOX
 - ELECTRIC JUNCTION BOX
 - ELECTRIC RISER
 - ELECTRIC MANHOLE
 - ELECTRIC MARKER SIGN
 - CATV VAULT
 - CATV BOX
 - CATV RISER
 - CATV MANHOLE
 - CATV MARKER SIGN
 - FIBER OPTIC VAULT
 - FIBER OPTIC BOX
 - FIBER OPTIC RISER
 - FIBER OPTIC MANHOLE
 - FIBER OPTIC MARKER SIGN
 - GAS VALVE
 - GAS METER
 - GAS MANHOLE
 - GAS MARKER SIGN
 - SANITARY SEWER MANHOLE
 - SEWER CLEAN OUT
 - STORM SEWER MANHOLE
 - GRATE INLET
 - CURB INLET
 - DRAIN INLET
 - IRRIGATION CONTROL VALVE
 - TELEPHONE VAULT
 - TELEPHONE BOX
 - TELEPHONE RISER
 - TELEPHONE MANHOLE
 - TELEPHONE MARKER SIGN
 - TRAFFIC SIGNAL POLE
 - TRAFFIC SIGNAL BOX
 - TRAFFIC SIGNAL VAULT
 - FIRE HYDRANT
 - FIRE RISER
 - FIRE DEPARTMENT CONNECTION
 - WATER VALVE
 - WATER METER
 - WATER VAULT
 - WATER MANHOLE
 - WATER MARKER SIGN
 - WATER CONNECTION
 - MONITORING WELL
 - GREASE TRAP
 - VENT PIPE
 - AIR CONDITIONER
 - MAILBOX
 - GROUND LIGHT
 - ROLLAND
 - GATE MOTOR
 - KEY PAD
 - PARKING METER
 - PET WASTE CONTAINER
 - SIGN
 - DOUBLE POST SIGN
 - HANDICAP PARKING
 - FLAG POLE
 - RAILROAD CROSSING
 - MONUMENT FOUND (AS NOTED)
 - MONUMENT SET (1/2" CRS "RPLS 6484")
 - MONUMENT NOT FOUND OR SET
 - BENCHMARK
 - CONCRETE
 - WALL
 - PARKING STRIPE
 - CALCULATED CALL
 - RECORD CALL
 - MEASURED CALL
 - RIGHT-OF-WAY
 - POINT OF BEGINNING
 - POINT OF COMMENCEMENT
 - CABLE TELEVISION
 - ELECTRIC
 - FIBER OPTIC
 - GAS
 - SANITARY SEWER
 - STORM SEWER
 - TELEPHONE
 - WATER
 - COVERED AREA
 - TRASH ENCLOSURE
 - LANDSCAPE AREA
 - BUILDING HEIGHT LOCATION
 - CENTER LINE
 - ADJOINING PROPERTY LINE
 - BUILDING SETBACK LINE
 - EASEMENT LINE
 - PROPERTY LINE
 - CHAIN LINK FENCE
 - WOOD FENCE
 - WIRE FENCE
 - IRON FENCE
 - RAILROAD
 - OVERHEAD UTILITY LINE
 - UNDERGROUND CABLE TV LINE
 - UNDERGROUND ELECTRIC LINE
 - UNDERGROUND FIBER OPTIC LINE
 - UNDERGROUND GAS LINE
 - UNDERGROUND SANITARY SEWER LINE
 - UNDERGROUND STORM SEWER LINE
 - UNDERGROUND TELEPHONE LINE
 - UNDERGROUND WATER LINE
 - CONTOUR ELEVATION 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.



PRELIMINARY PLAT

CLEAR CREEK INTERMEDIATE

LOT 1, BLOCK A

13.356 ACRES

M.R. BURLESON SURVEY, ABSTRACT NO. 71

CITY OF SANGER, DENTON COUNTY, TEXAS

Owner:

Address:

Phone:

Email:

Developer:

Address:

Phone:

Email:

ANTHONY RAY CROWLEY

R.P.L.S. NO. 6484

CROWLEY SURVEYING

FRN:10194203

4521 FM 2181, #230-484

CORINTH, TX. 76210

(469) 850-CPLS(2757)

acrowley@crowleysurveying.com

Date: December 2022

Drawn: CDM

Checked: ARC

Scale: 1" = 40'

Sheet: 2 of 2

CROWLEY SURVEYING

PRELIMINARY PLAT
FOR REVIEW PURPOSES ONLY



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SUBDIVISION APPLICATION

X

Preliminary
Plat Minor
Plat

Final
Plat/Replat
Amended Plat

Vacating Plat
Conveyance
Plat

Applicant

Owner (if different from applicant)

Name: ANTHONY CROWLEY	Name: SANGER INDEPENDENT SCHOOL DISTRICT
Company: CROWLEY SURVEYING	Company:
Address: 4251 FM 2181 #230-484	Address: 601 Elm St
City, State, Zip: CORINTH, TX 76210	City, State, Zip: Sanger, Tx 76266
Phone 469-850-2757	Phone: 940-458-7438
Fax:	Fax:
Email: ACROWLEY@CROWLEYSURVEYING.COM	Email: tommy.hunter@sangrist.net

Submittal Checklist

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

Supporting Materials (List if provided): _____

R Number(s): 189377

Owner's Signature

Date

Applicant's Signature

Date

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



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SUBDIVISION PACKET

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

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

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

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

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



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

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

SUBDIVISION PROCEDURE

The process for subdividing land involved the following steps:

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



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

Note: Preliminary Plats are not filed for record

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



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SUBMITTAL REQUIREMENTS & PROCESS

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

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

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

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

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

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

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

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



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PRELIMINARY PLAT CHECKLIST

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

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



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☐ Existing Features:

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

PRELIMINARY PLAT CHECKLIST (cont.)

NA ☐ New Features:

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

☐ Table showing the following information:

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



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

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

"Preliminary Plat for Review Purposes Only"

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

subdivider: Approved for Preparation of Final Plat

City of Sanger, TX
Planning & Zoning Commission

Date



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

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



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

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

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



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

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



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

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

**"State of Texas
County of Denton**

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

(Engineer or Surveyor's Seal)

Licensed Professional Engineer OR

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

Date"

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

**"State of Texas
County of Denton**

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

(Metes and Bounds Description of Boundary)

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

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

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

_____, Owner

_____, Title and Company (if applicable)"



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

"State of Texas
County of Denton

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

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

Notary Public in and for the State of Texas

Type or Print Notary's Name

My Commission Expires _____."

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

"Approved and Accepted

Chairman, Planning & Zoning Commission

e City of Sanger, TX

Date

Mayor
City of Sanger, TX

Date

Attested by

City Secretary
City of Sanger, TX"

Date



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VACATING PLAT CHECKLIST

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

To whom it may concern,

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

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

Sincerely,

Anthony Crowley

Crowley Surveying

RPLS #6484

Contact information:

Surveyor:

Anthony Crowley

Crowley Surveying

4251 FM2181 #230-484

Corinth, TX 76210

469-850-2757

Owner:

Sanger ISD

601 Elm St

Sanger, TX 76266

940-458-7438



DATE: 01/30/2023

1st REVIEW COMMENTS – Preliminary Plat (Clear Creek Intermediate)

The request is for a Preliminary Plat of Clear Creek Intermediate containing 1 lot, being approximately 13.356 acres in the MR BURLESON SURVEY, ABSTRACT NO 71, prepared by Crowley Surveying, submitted on 01/18/2023. Below are the comments that should be addressed before City Council approval. Resubmit the revised plat along with a response letter addressing all comments.

Planning

Provide the following

1. The Point of Beginning (POB) shall be clearly marked including State Plan Coordinates, NAD 83.
2. Provide complete date of preparation in title block. Currently just says December 2022.
3. Provide block with the name, address, phone number, and email of preparer, owner, developer, engineer, and/or surveyor.
4. Provide the location, widths, and names of all existing and easements on property.
5. Provide existing sewer mains, water mains, drainage culverts, or other underground structures within the tract and immediately adjacent thereto with pipe sizes, grades, locations and dimensions indicated.
6. Provide the layout, names, and widths (from centerline to edges as well as from edge to edge) of the proposed streets, fire lanes, drives, alleys, and easements.
7. Provide curve table for all streets and drives.
8. Provide number of required and provided parking spaces
9. Provide the location of proposed fire hydrants and fire lanes.

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, February 13, 2023, and the City Council meeting on Monday, March 6, 2023.



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

January 31, 2023
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 Intermediate – Preliminary Plat
First Review

Dear Ms. Hammonds,

Halff Associates, Inc. was requested by the City of Sanger to provide a first review of the Preliminary Plat for the Clear Creek Intermediate located at 1901 S Stemmons St. The property is located within the City of Sanger limits. The preliminary plat was prepared by Crowley Surveying and is dated December 2022.

A preliminary review of the document was performed and the following comments apply:

1. A final Plat will not be approved until the Civil Plans have been accepted.
2. Keaton road is designated as a to lane undivided collector with 60 feet of Right of Way width. Donate 30' of Right of Way with this plat.
3. Please provide the pond drainage easement limits on the plat.
4. Please provide a minimum finished floor elevation for the lot that is 2ft above fully developed pond 100-yr WSEL.
5. Provide setback lines per Section 23.3 Area regulations: Size of Yard
 - a. Front Yard: Minimum required setback shall be twenty (20) feet. Accessory uses must be set back a minimum of sixty (60) feet.
 - b. Side Yard: Adjacent to a street, twenty-five (25) feet; minimum required--ten (10) feet.
 - c. Rear Yard: The minimum rear yard setback shall be twenty (20) feet for any building, or structure. When an alley is not required, a solid masonry or wood wall of a minimum height of six (6) feet shall be constructed adjacent to the rear property line to provide a barrier between the adjoining use.
 - d. Special Side or Rear Yard Requirement: When a nonresidentially zoned lot or tract abuts upon a zoning district boundary line dividing the lot or tract from a residentially zoned lot or tract, a minimum side yard of twenty (20) feet shall be provided for on the nonresidential property. A solid masonry or wood wall having a minimum height of six (6) feet above the average

Ms. Ramie Hammonds
January 31, 2023
Page 2 of 2

grade of the residential property shall be constructed adjacent to the common side (or rear) property line.

If you have any questions or need additional information, please do not hesitate to call me at (817) 764-7480.

Sincerely,

HALFF ASSOCIATES, INC.
TBPELS Firm No. 312



Steven D. Templer, P.E.

Attachments: Markups

NOTES:

- Bearings, coordinates and distances are based on the Texas State Plane Coordinate System, NAD83 North Central Zone (4202) as per GPS observations.
- This survey was prepared without the benefit of a title commitment. There may be easements of record that are not shown.
- All lots comply with the minimum size requirements of the zoning district.
- This property may be subject to charges related to impact fees and the applicant should contact the city regarding any applicable fees due.
- All common areas, drainage easements, and detention facilities will be owned and maintained by the HO/property owner. Any common area within the city's right-of-way will require a facilities agreement, to be reviewed and approved by the city.
- NOTICE-selling a portion of this addition by metes and bounds is a violation of state law and is subject to fines and withholding of utilities and building permits.
- This plat does not alter or remove existing deed restrictions, if any, on this property.
- Minimum finished floor elevations (min FFE) are at least two (2) feet above the 100-year floodplain.
- The subject property resides in Flood Zone "X", being areas determined to be outside the 0.2% annual chance floodplain, as determined of shown by the FIRM Community Panel No. 48121C0210G dated 04/18/2011.
- The purpose of this plat is to make 1 lot out of 13.356 acres.

APPROVED

Chairman, Planning & Zoning Commission
City of Sanger, Texas

Date

Mayor, City of Sanger, Texas

Date

Attested by

City Secretary, City of Sanger, Texas

Date

All ad valorem taxes, liens and fees have been paid for the subject property

City Tax Collector/Proper Official of
other taxing agencies

Date

APPROVED FOR PREPARATION OF FINAL PLAT

City of Sanger, TX
Planning & Zoning Commission

Date

PRELIMINARY PLAT
FOR REVIEW PURPOSES ONLY

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS
COUNTY OF DENTON

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

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

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

_____, owner

_____, Title and Company (if applicable)

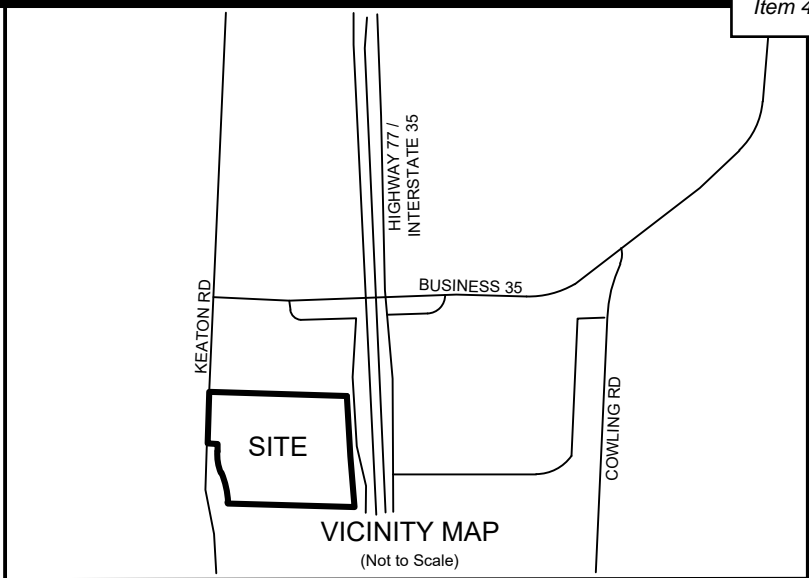
State of Texas

County of Denton

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

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

Notary Public in and for the State of Texas



SURVEYOR STATEMENT:

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

DATED, THIS THE ____ DAY OF _____, 20____.

ANTHONY RAY CRWOLEY
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6484



STATE OF TEXAS
COUNTY OF DENTON

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 20_____.

BY: _____
NOTARY PUBLIC IN AND FOR _____ COUNTY, TEXAS.

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

Date: December 2022	Drawn: CDM	Checked: ARC	Scale: N/A	Sheet: 1 of 2
Owner: Address: Phone: Email:	Developer: Address: Phone: Email:	ANTHONY RAY CROWLEY R.P.L.S. NO. 6484 CROWLEY SURVEYING FRN:10194203 4521 FM 2181, #230-484 CORINTH, TX. 76210 (469) 850-CPLS(2757) acrowley@crowleysurveying.com		



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: February 13, 2023

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on the Preliminary 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.

SUMMARY:

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

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

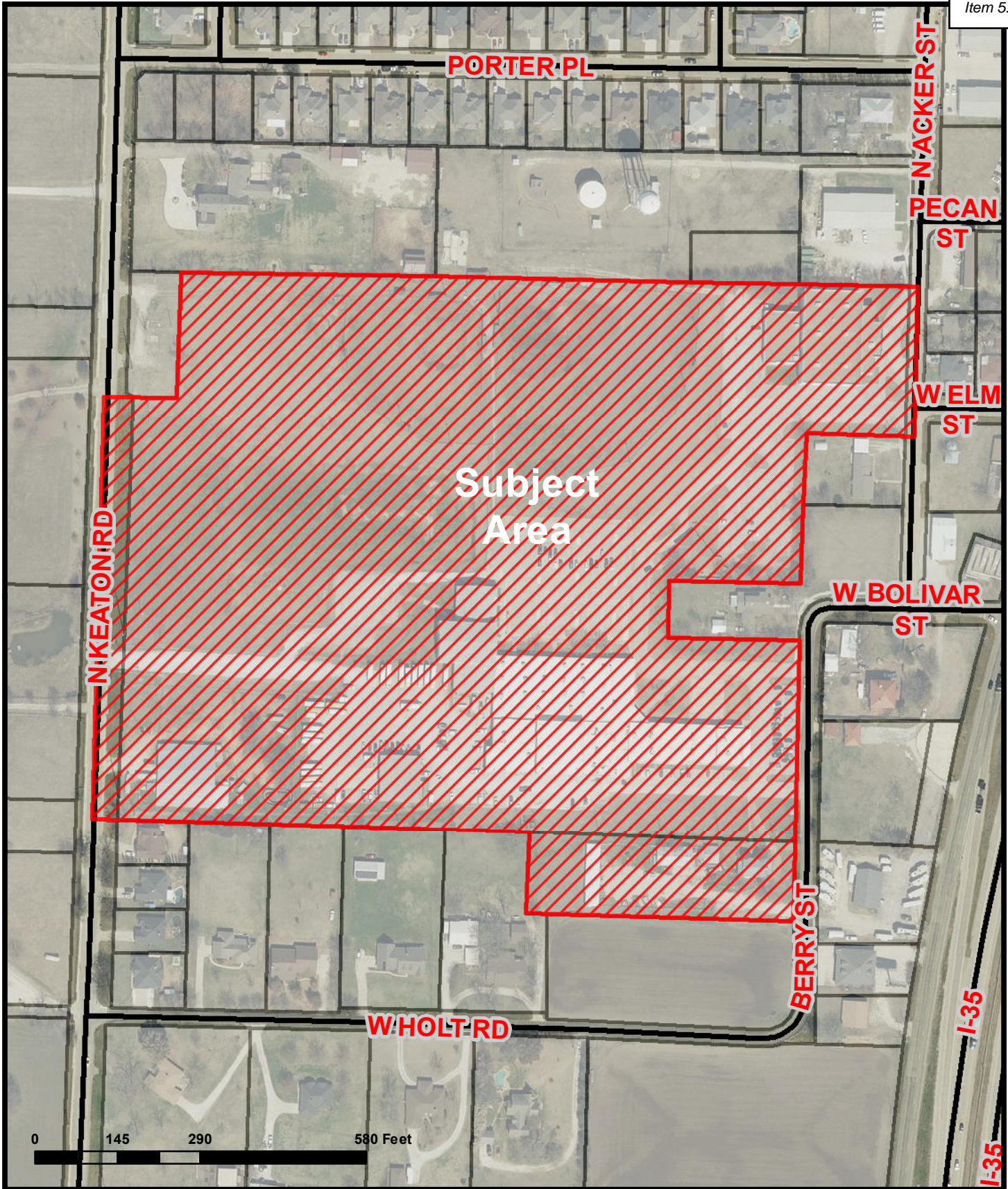
GL Account: N/A

RECOMMENDED MOTION OR ACTION:

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

ATTACHMENTS:

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



SANGER
TEXAS

Project Name: Sanger Middle School
Preliminary Plat
Project: 23SANZON-0007



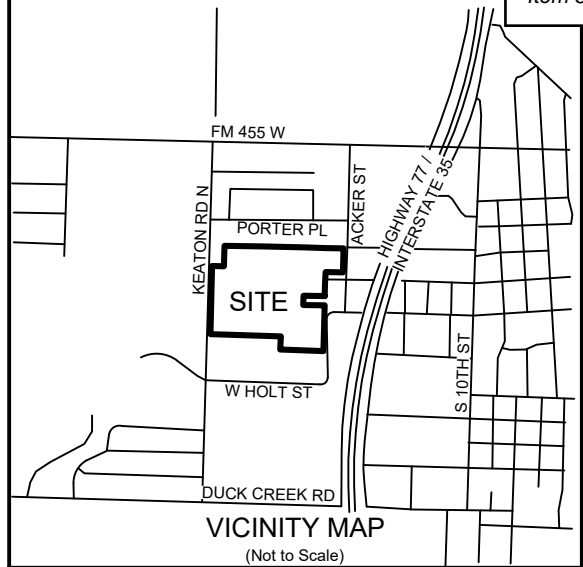
City Limits



Exhibits

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





NOTES:

1. Bearings, coordinates and distances are based on the Texas State Plane Coordinate System, NAD83 North Central Zone (4202) as per GPS observations.
2. This survey was prepared without the benefit of a title commitment. There may be easements of record that are not shown.
3. All lots comply with the minimum size requirements of the zoning district.
4. This property may be subject to charges related to impact fees and the applicant should contact the city regarding any applicable fees due.
5. All common areas, drainage easements, and detention facilities will be owned and maintained by the HO/property owner. Any common area within the city's right-of-way will require a facilities agreement, to be reviewed and approved by the city.
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 _____

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

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

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

PRELIMINARY PLAT
FOR REVIEW PURPOSES ONLY

LEGAL DESCRIPTION

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

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

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

THENCE South 89°01'42" 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 lines of said 28.791 acre tract, said 0.502 acre tract and the west line 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, a distance of 123.76 feet to an "X" cut found for the northwest corner of a called 0.528 acre tract described in a Warranty Deed to Erneston Navarette, recorded in Document Number 2018-118629 of said Official Public Records;

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

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

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

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

THENCE North 88°11'41" West, with the south line of said 1.609 acre tract, the north line of said 2.027 acre tract, a distance of 468.36 feet to a 1/2 inch iron rebar with a cap stamped "AAS 4857" found for the southwest corner of said 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 598.98 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°28'30" East, with the west line of said 28.791 acre tract and in said right-of-way of Keaton Road, a distance of 738.76 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 25.00 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).

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 SHERMAN AND GRAYSON COUNTY, TEXAS.

DATED, THIS THE ____ DAY OF _____, 20____.

ANTHONY RAY CROWLEY
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6484

STATE OF TEXAS
COUNTY OF DENTON

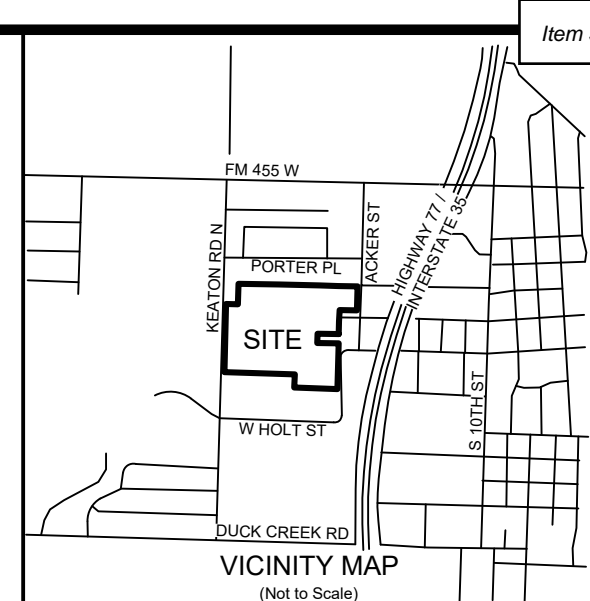
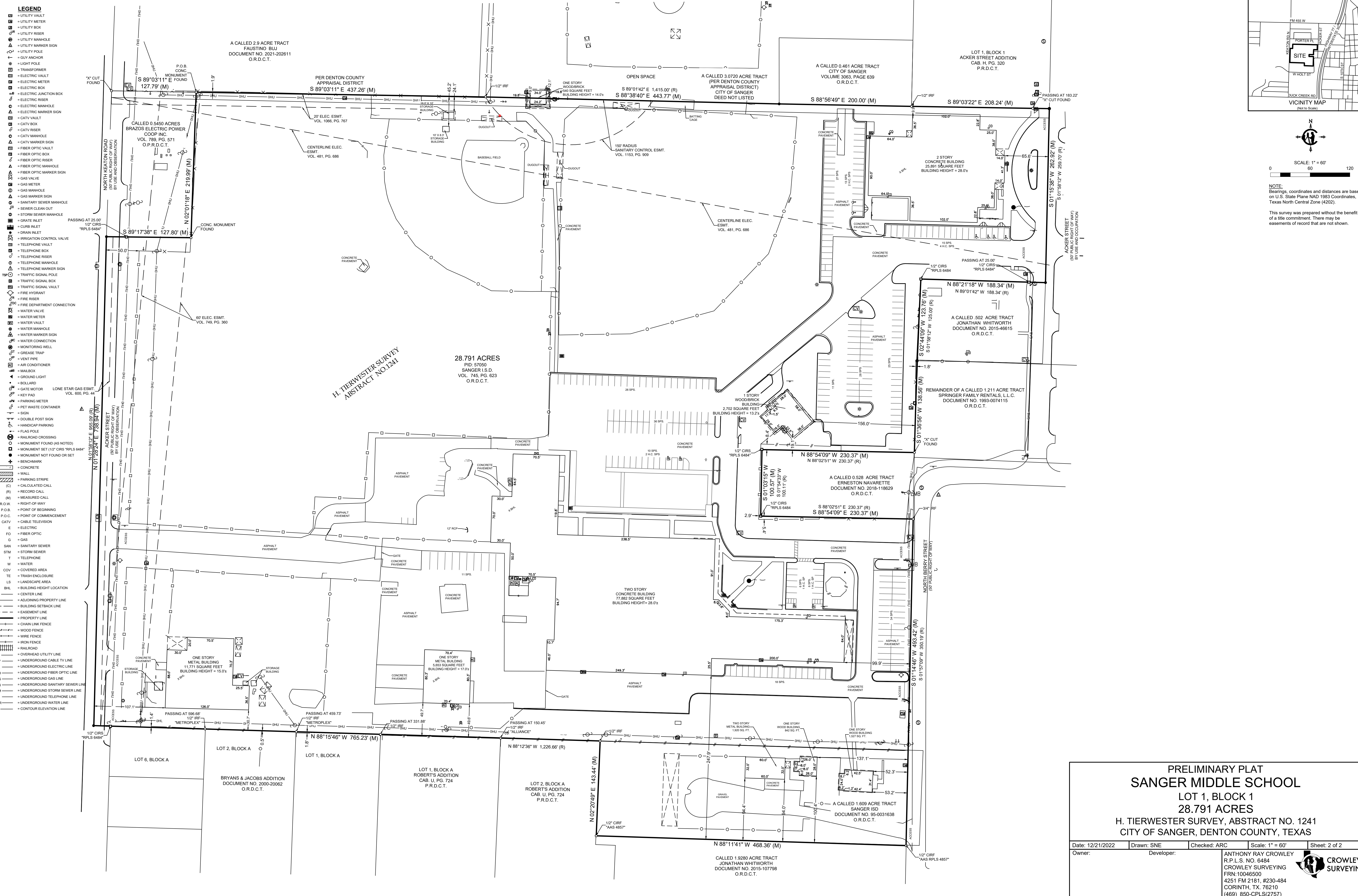
BEFORE ME, THE UNDERSIGNED, ANTHONY RAY CROWLEY, APPEARS KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 20____.

BY: _____
NOTARY PUBLIC IN AND FOR _____ COUNTY, TEXAS.

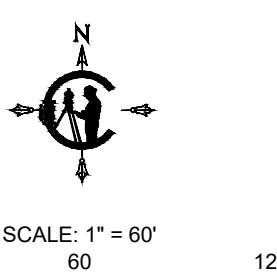


PRELIMINARY PLAT SANGER MIDDLE SCHOOL LOT 1, BLOCK 1 28.791 ACRES H. TIERWESTER SURVEY, ABSTRACT NO. 1241 CITY OF SANGER, DENTON COUNTY, TEXAS				
Date: 12/21/2022	Drawn: SNE	Checked: ARC	Scale: 1" = N/A	Sheet: 1 of 2
Owner:		Developer:		ANTHONY RAY CROWLEY R.P.L.S. NO. 6484 CROWLEY SURVEYING FRN: 10046500 4251 FM 2181, #230-484 CORINTH, TX 76210 (469) 850-CPLS(2757) acrowley@crowleysurveying.com
				CROWLEY SURVEYING



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.





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SUBDIVISION APPLICATION

X

Preliminary
Plat Minor
Plat

Final
Plat/Replat
Amended Plat

Vacating Plat
Conveyance
Plat

Applicant

Owner (if different from applicant)

Name: ANTHONY CROWLEY	Name: SANGER INDEPENDENT SCHOOL DISTRICT
Company: CROWLEY SURVEYING	Company:
Address: 4251 FM 2181 #230-484	Address: 601 Elm St
City, State, Zip: CORINTH, TX 76210	City, State, Zip: Sanger, Tx 76264
Phone 469-850-2757	Phone: 940-458-7438
Fax:	Fax:
Email: ACROWLEY@CROWLEYSURVEYING.COM	Email: tommy.hunter@sangerisd.net

Submittal Checklist

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

Supporting Materials (List if provided): _____

R Number(s): 57050, 57007

Owner's Signature

Date

Applicant's Signature

Date

Office Use: Reviewed by Director of Development Services



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SUBDIVISION PACKET

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

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

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

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

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



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

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

SUBDIVISION PROCEDURE

The process for subdividing land involved the following steps:

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



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

Note: Preliminary Plats are not filed for record

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



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SUBMITTAL REQUIREMENTS & PROCESS

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

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

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

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

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

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

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

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



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PRELIMINARY PLAT CHECKLIST

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

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



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☐ Existing Features:

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

PRELIMINARY PLAT CHECKLIST (cont.)

NA ☐ New Features:

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

☐ Table showing the following information:

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



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

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

"Preliminary Plat for Review Purposes Only"

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

subdivider: Approved for Preparation of Final Plat

City of Sanger, TX
Planning & Zoning Commission

Date



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

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



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Item 5.

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

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

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



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

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



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

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

**"State of Texas
County of Denton**

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

(Engineer or Surveyor's Seal)

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

Date"

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

**"State of Texas
County of Denton**

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

(Metes and Bounds Description of Boundary)

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

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

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

_____, Owner
_____, Title and Company (if applicable)"



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

"State of Texas
County of Denton

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

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

Notary Public in and for the State of Texas

Type or Print Notary's Name

My Commission Expires _____."

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

"Approved and Accepted

Chairman, Planning & Zoning Commission

e City of Sanger, TX

Date

Mayor
City of Sanger, TX

Date

Attested by

City Secretary
City of Sanger, TX"

Date



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VACATING PLAT CHECKLIST

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

To whom it may concern,

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

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

Sincerely,

Anthony Crowley

Crowley Surveying

RPLS #6484

Contact information:

Surveyor:

Anthony Crowley

Crowley Surveying

4251 FM2181 #230-484

Corinth, TX 76210

469-850-2757

Owner:

Sanger ISD

601 Elm St

Sanger, TX 76266

940-458-7438



DATE: 01/30/2023

1st REVIEW COMMENTS – Preliminary Plat (Sanger Middle School)

The request is for a Preliminary Plat of Clear Sanger Middle School containing 1 lot, being approximately 28.791 acres in the H TIERWESTER SURVEY, ABSTRACT NO 1241, prepared by Crowley Surveying, submitted on 01/18/2023. Below are the comments that should be addressed before City Council approval. Resubmit the revised plat along with a response letter addressing all comments.

Planning

Provide the following

1. Provide block with the name, address, phone number, and email of preparer, owner, developer, engineer, and/or surveyor.
2. Provide existing sewer mains, water mains, drainage culverts, or other underground structures within the tract and immediately adjacent thereto with pipe sizes, grades, locations and dimensions indicated.
3. Provide the layout, names, and widths (from centerline to edges as well as from edge to edge) of the proposed streets, fire lanes, drives, alleys, and easements.
4. Provide contours with intervals of two feet (2') or less, referred to mean sea level datum. In areas where the terrain is relatively flat, supplementary contours shall be shown so that the average horizontal distance between said lines does not exceed two hundred feet (200').
5. Provide curve table for all streets and drives.
6. Provide Lot and Block with square footage of structures and any other description according to real estate records of the city or county.
7. Provide number of required and provided parking spaces
8. Provide the location of proposed fire hydrants and fire lanes.

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, February 13, 2023, and the City Council meeting on Monday, March 6, 2023.



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

January 30, 2023
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 – Plat**
First Review

Dear Ms. Hammonds,

Halff Associates, Inc. was requested by the City of Sanger to provide a first review of the Preliminary Plat for the Sanger Middle School located at 105 North Berry Street. The property is located within the City of Sanger limits. The preliminary plat was prepared by Crowley Surveying and is dated December 21, 2022.

A preliminary review of the document was performed and the following comments apply:

1. Why is the Record bearing being used with the measured distance? Was a LOMR or LOMR-F executed to modify the flood plain?
2. Acker Street is classified as a C2U in the Master Thoroughfare plan. Dedicate 30-foot of ROW from the Centerline of the existing road.
3. Bearing and distance does not match description.
4. Bearing and distance missing in description.
5. Provide setback lines per Section 23.3 Area regulations: Size of Yard
 - a. Front Yard: Minimum required setback shall be twenty (20) feet. Accessory uses must be set back a minimum of sixty (60) feet.
 - b. Side Yard: Adjacent to a street, twenty-five (25) feet; minimum required--ten (10) feet.
 - c. Rear Yard: The minimum rear yard setback shall be twenty (20) feet for any building, or structure. When an alley is not required, a solid masonry or wood wall of a minimum height of six (6) feet shall be constructed adjacent to the rear property line to provide a barrier between the adjoining use.
 - d. Special Side or Rear Yard Requirement: When a nonresidentially zoned lot or tract abuts upon a zoning district boundary line dividing the lot or tract from a residentially zoned lot or tract, a minimum side yard of twenty (20) feet shall be provided for on the nonresidential property. A solid masonry or wood wall having a minimum height of six (6) feet above the average

Ms. Ramie Hammonds
January 30, 2023
Page 2 of 2

grade of the residential property shall be constructed adjacent to the common side (or rear) property line.

6. Currently a prescriptive ROW. Dedicate 25' along N. Berry Street.
7. Currently a Prescriptive ROW. Dedicate 25-foot of ROW along Acker Street.

If you have any questions or need additional information, please do not hesitate to call me at (817) 764-7480.

Sincerely,

HALFF ASSOCIATES, INC.
TBPELS Firm No. 312



Steven D. Templer, P.E.

Attachments: Markups


1. Bearings, coordinates and distances are based on the Texas State Plane Coordinate System, NAD83 North Central Zone (4202) as per GPS observations.
2. This survey was prepared without the benefit of a title commitment. There may be easements of record that are not shown.
3. All lots comply with the minimum size requirements of the zoning district.
4. This property may be subject to charges related to impact fees and the applicant should contact the city regarding any applicable fees due.
5. All common areas, drainage easements, and detention facilities will be owned and maintained by the HO/property owner. Any common area within the city's right-of-way will require a facilities agreement, to be reviewed and approved by the city.
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 is outside in Flood Zone "X", being areas determined to be outside the 0.2% annual chance floodplain, as determined from shown by the FIRM Community Panel No. 48121C0210G dated 04/18/2011.
10. The purpose of this plat is

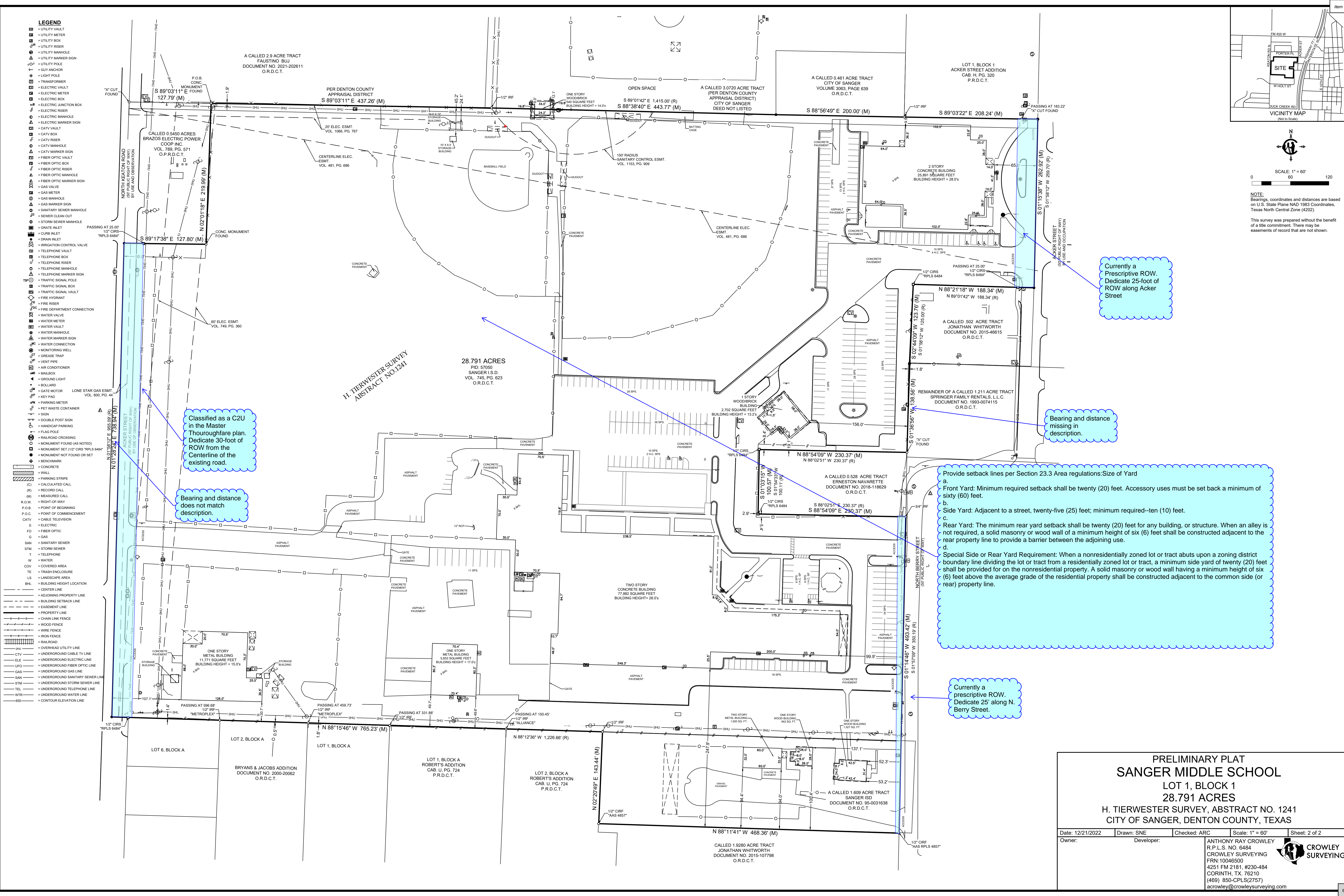
City Secretary, City of Sanger, Texas _____ Date _____

City Tax Collector/Proper Official of other taxing agencies _____ Date _____

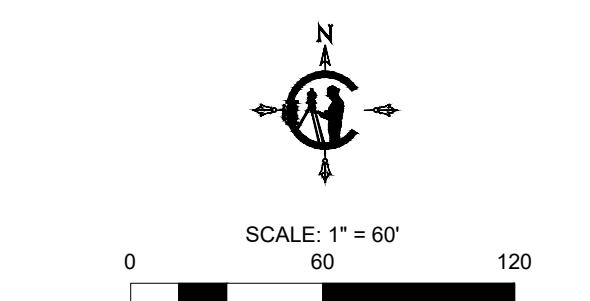
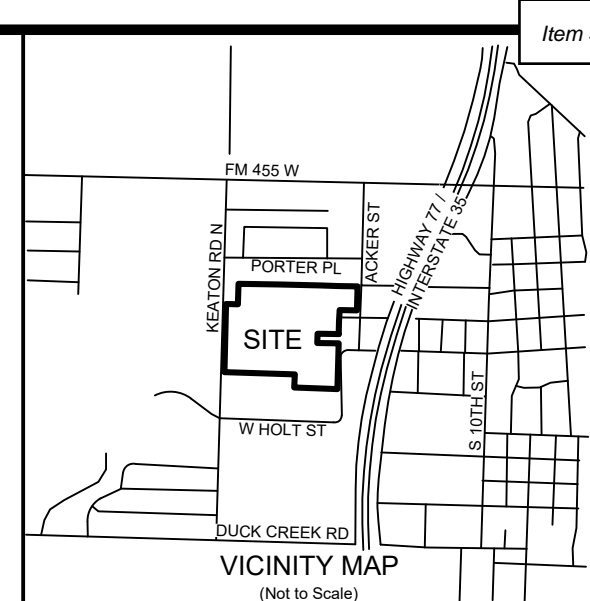
City of Sanger, TX Planning & Zoning Commission Date

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

Date: 12/21/2022	Drawn: SNE	Checked: ARC	Scale: 1" = N/A	Sheet: 1 of 2
Owner:		Developer: ANTHONY RAY CROWLEY R.P.L.S. NO. 6484 CROWLEY SURVEYING FRN: 10046500 4251 FM 2181, #230-484 CORINTH, TX. 76210 (469) 850-CPLS(2757) acrowley@crowleysurveying.com		
				



- LEGEND**
- UTILITY VAULT
 - UTILITY METER
 - UTILITY BOX
 - UTILITY RISER
 - UTILITY MANHOLE
 - UTILITY MARKER SIGN
 - UTILITY POLE
 - GUY ANCHOR
 - LIGHT POLE
 - TRANSFORMER
 - ELECTRIC VAULT
 - ELECTRIC METER
 - ELECTRIC BOX
 - ELECTRIC JUNCTION BOX
 - ELECTRIC RISER
 - ELECTRIC MANHOLE
 - ELECTRIC MARKER SIGN
 - CATV VAULT
 - CATV BOX
 - CATV RISER
 - CATV MANHOLE
 - CATV MARKER SIGN
 - FIBER OPTIC VAULT
 - FIBER OPTIC BOX
 - FIBER OPTIC RISER
 - FIBER OPTIC MANHOLE
 - FIBER OPTIC MARKER SIGN
 - GAS VALVE
 - GAS METER
 - GAS MANHOLE
 - GAS MARKER SIGN
 - SANITARY SEWER MANHOLE
 - SEWER CLEAN OUT
 - STORM SEWER MANHOLE
 - GRATE INLET
 - CURB INLET
 - DRAIN INLET
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 - TELEPHONE VAULT
 - TELEPHONE BOX
 - TELEPHONE RISER
 - TELEPHONE MANHOLE
 - TELEPHONE MARKER SIGN
 - TRAFFIC SIGNAL POLE
 - TRAFFIC SIGNAL VAULT
 - FIRE HYDRANT
 - FIRE RISER
 - FIRE DEPARTMENT CONNECTION
 - WATER VALVE
 - WATER METER
 - WATER VAULT
 - WATER MANHOLE
 - WATER MARKER SIGN
 - WATER CONNECTION
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 - VENT PIPE
 - AIR CONDITIONER
 - MAILBOX
 - GROUND LIGHT
 - BOLLARD
 - GATE MOTOR
 - KEY PAD
 - PARKING METER
 - PET WASTE CONTAINER
 - SIGN
 - DOUBLE POST SIGN
 - HANDICAP PARKING
 - FLAG POLE
 - RAILROAD CROSSING
 - MONUMENT FOUND (AS NOTED)
 - MONUMENT SET (1/2" CIRS "RPLS 6484")
 - MONUMENT NOT FOUND OR SET
 - BENCHMARK
 - CONCRETE
 - WALL
 - PARKING STRIPE
 - CALCULATED CALL
 - RECORD CALL
 - MEASURED CALL
 - RIGHT-OF-WAY
 - POINT OF BEGINNING
 - POINT OF COMMENCEMENT
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 - FIBER OPTIC
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 - CENTER LINE
 - ADJOINING PROPERTY LINE
 - BUILDING SETBACK LINE
 - EASEMENT LINE
 - PROPERTY LINE
 - CHAIN LINK FENCE
 - WOOD FENCE
 - WIRE FENCE
 - IRON FENCE
 - RAILROAD
 - OVERHEAD UTILITY LINE
 - UNDERGROUND CABLE TV LINE
 - UNDERGROUND ELECTRIC LINE
 - UNDERGROUND FIBER OPTIC LINE
 - UNDERGROUND GAS LINE
 - UNDERGROUND SANITARY SEWER LINE
 - UNDERGROUND STORM SEWER LINE
 - UNDERGROUND TELEPHONE LINE
 - UNDERGROUND WATER LINE
 - CONTOUR ELEVATION 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.

Classified as a C2U in the Master Thoroughfare plan. Dedicate 30-foot of ROW from the Centerline of the existing road.

Bearing and distance does not match description.

Currently a Prescriptive ROW. Dedicate 25-foot of ROW along Acker Street

Bearing and distance missing in description.

Provide setback lines per Section 23.3 Area regulations: Size of Yard

- Front Yard: Minimum required setback shall be twenty (20) feet. Accessory uses must be set back a minimum of sixty (60) feet.
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- Special Side or Rear Yard Requirement: When a nonresidentially zoned lot or tract abuts upon a zoning district boundary line dividing the lot or tract from a residentially zoned lot or tract, a minimum side yard of twenty (20) feet shall be provided for on the nonresidential property. A solid masonry or wood wall having a minimum height of six (6) feet above the average grade of the residential property shall be constructed adjacent to the common side (or rear) property line.

Currently a prescriptive ROW. Dedicate 25' along N. Berry Street.

PRELIMINARY PLAT

SANGER MIDDLE SCHOOL

LOT 1, BLOCK 1

28.791 ACRES

H. TIERWESTER SURVEY, ABSTRACT NO. 1241

CITY OF SANGER, DENTON COUNTY, TEXAS

Owner:

Developer:

Date: 12/21/2022

Drawn: SNE

Checked: ARC

Scale: 1" = 60'

Sheet: 2 of 2

ANTHONY RAY CROWLEY

R.P.L.S. NO. 6484

CROWLEY SURVEYING

FRN: 10046500

4251 FM 2181, #230-484

CORINTH, TX 76210

(469) 850-CPLS(2757)

acrowley@crowleysurveying.com



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: February 13, 2023

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on the Preliminary 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

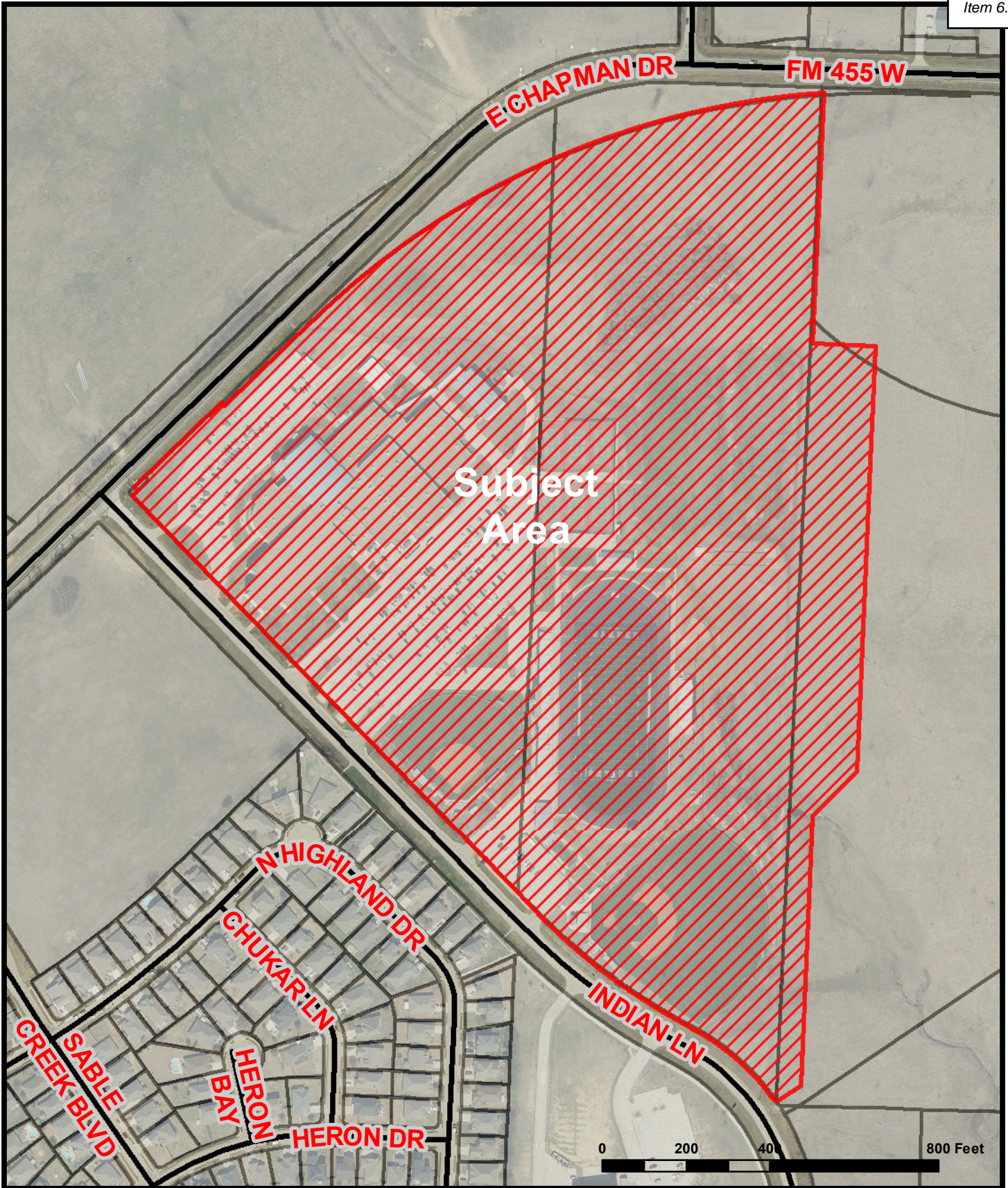
GL Account: N/A

RECOMMENDED MOTION OR ACTION:

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

ATTACHMENTS:

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



Project Name: Sanger High School
Preliminary Plat
Project: 23SANZON-0006



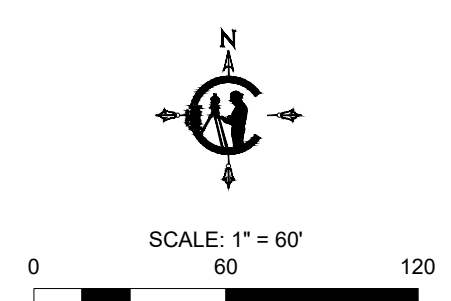
City Limits



Exhibits

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





- LEGEND**
- UTILITY VAULT
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 - UTILITY BOX
 - UTILITY RISER
 - UTILITY MANHOLE
 - UTILITY MARKER SIGN
 - UTILITY POLE
 - GUY ANCHOR
 - LIGHT POLE
 - TRANSFORMER
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 - MONUMENT SET (AS NOTED)
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 - CONCRETE
 - WALL
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 - BUILDING SETBACK LINE
 - EASEMENT LINE
 - PROPERTY LINE
 - CHAIN LINK FENCE
 - WOOD FENCE
 - WIRE FENCE
 - IRON FENCE
 - CONTOUR ELEVATION
 - OVERHEAD UTILITY LINE
 - FEMA FLOOD LINE

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 SHERMAN AND GRAYSON COUNTY, TEXAS.

DATED, THIS THE ____ DAY OF ____, 20__.

ANTHONY RAY CROWLEY
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6484

STATE OF TEXAS
COUNTY OF DENTON

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF ____, 20__.

BY: _____
NOTARY PUBLIC IN AND FOR _____ COUNTY, TEXAS.

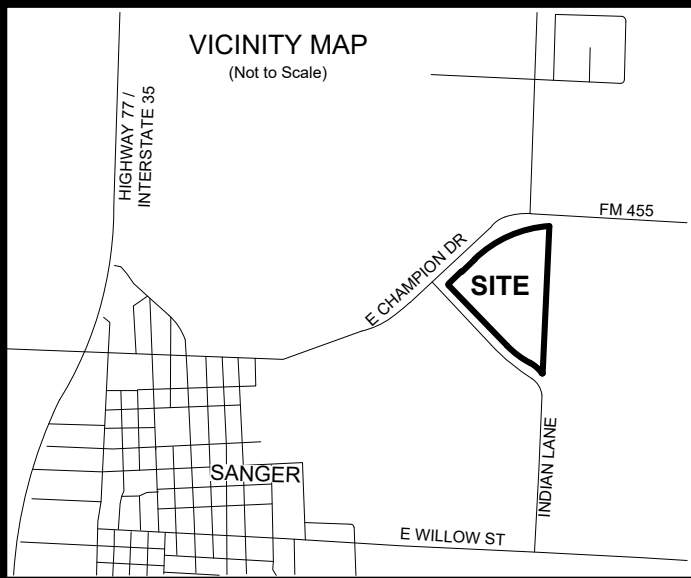


PRELIMINARY PLAT
FOR REVIEW PURPOSES ONLY

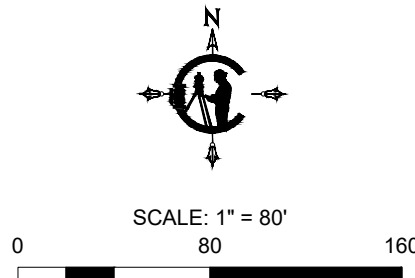
PRELIMINARY PLAT
SANGER HIGH SCHOOL
LOT 1, BLOCK 1
55.886 ACRES
R. BEBEE SURVEY, ABSTRACT NO.29
CITY OF SANGER, DENTON COUNTY, TEXAS

Date: January 2023	Drawn: CM	Checked: ARC	Scale: 1" = 60'	Sheet: 1 of 3
Owner: Address: Phone: Email:	Developer: Address: Phone: Email:	ANTHONY RAY CROWLEY R.P.L.S. NO. 6484 CROWLEY SURVEYING FRN:10194203 4521 FM 2181, #230-484 CORINTH, TX. 76210 (469) 850-CPLS(2757) acrowley@crowleysurveying.com		

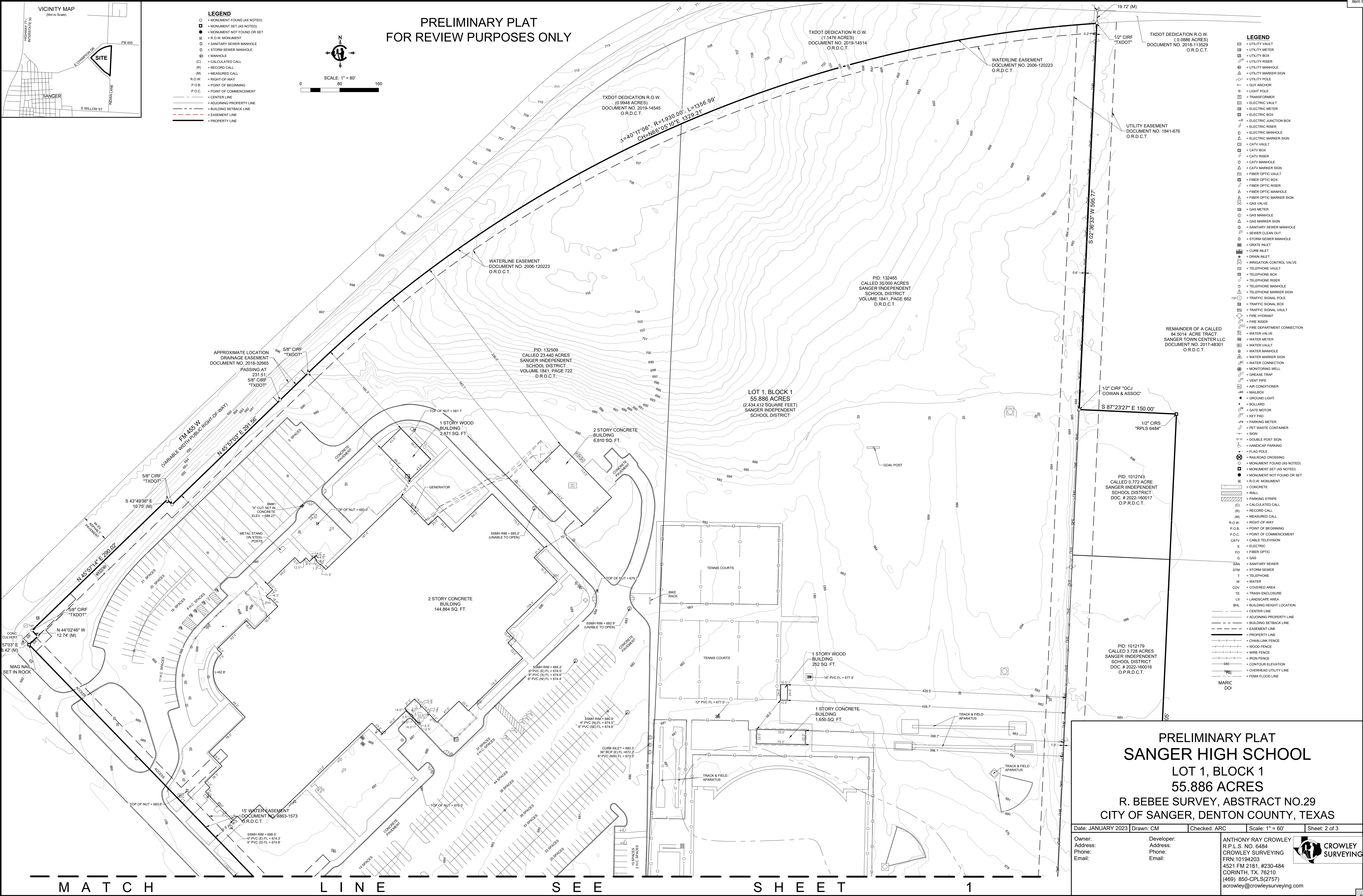




- LEGEND**
- = MONUMENT FOUND (AS NOTED)
 - ◻ = MONUMENT SET (AS NOTED)
 - = MONUMENT NOT FOUND OR SET
 - = R.O.W. MONUMENT
 - ⊙ = SANITARY SEWER MANHOLE
 - ⊙ = STORM SEWER MANHOLE
 - ⊙ = MANHOLE
 - (C) = CALCULATED CALL
 - (R) = RECORD CALL
 - (M) = MEASURED CALL
 - R.O.W. = RIGHT-OF-WAY
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - = CENTER LINE
 - - - = ADJOINING PROPERTY LINE
 - - - = BUILDING SETBACK LINE
 - - - = EASEMENT LINE
 - - - = PROPERTY LINE



PRELIMINARY PLAT
FOR REVIEW PURPOSES ONLY



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

Date: JANUARY 2023	Drawn: CM	Checked: ARC	Scale: 1" = 60'	Sheet: 2 of 3
Owner: Address: Phone: Email:	Developer: Address: Phone: Email:	ANTHONY RAY CROWLEY R.P.L.S. NO. 6484 CROWLEY SURVEYING FRN:10194203 4521 FM 2181, #230-484 CORINTH, TX, 76210 (469) 850-CPS(2757) acrowley@crowleysurveying.com		





PRELIMINARY PLAT
FOR REVIEW PURPOSES ONLY

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS
COUNTY OF DENTON

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

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

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

_____, owner

_____, Title and Company (if applicable)

State of Texas

County of Denton

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

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

Notary Public in and for the State of Texas

NOTES:

- Bearings, coordinates and distances are based on the Texas State Plane Coordinate System, NAD83 North Central Zone (4202) as per GPS observations.
- This survey was prepared without the benefit of a title commitment. There may be easements of record that are not shown.
- All lots comply with the minimum size requirements of the zoning district.
- This property may be subject to charges related to impact fees and the applicant should contact the city regarding any applicable fees due.
- All common areas, drainage easements, and detention facilities will be owned and maintained by the HO/property owner. Any common area within the city's right-of-way will require a facilities agreement, to be reviewed and approved by the city.
- NOTICE-selling a portion of this addition by metes and bounds is a violation of state law and is subject to fines and withholding of utilities and building permits.
- This plat does not alter or remove existing deed restrictions, if any, on this property.
- Minimum finished floor elevations (min FFE) are at least two (2) feet above the 100-year floodplain.
- The subject property resides in Flood Zone "X", being areas determined to be outside the 0.2% annual chance floodplain, and resides in Flood Zone "A", being a special flood hazard area subject to inundation by the 1% annual chance flood and does nor have a determined base flood elevation, as determined of shown by the FIRM Community Panel No. 48121C0210G dated 04/18/2011.
- The purpose of this plat is to make 1 lot out of 55.764 acres.

APPROVED	
_____ 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	_____

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

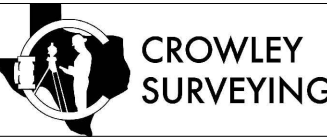
PERPETUAL WATER LINE EASEMENT
DOCUMENT #2006-120223
THE CITY OF SANGER
PLOTTABLE, AS SHOWN

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?

PRELIMINARY PLAT SANGER HIGH SCHOOL LOT 1, BLOCK 1 55.886 ACRES R. BEBEE SURVEY, ABSTRACT NO.29 CITY OF SANGER, DENTON COUNTY, TEXAS				
Date: January 2023	Drawn: CM	Checked: ARC	Scale: N/A	Sheet: 3 of 3
Owner: Address: Phone: Email:	Developer: Address: Phone: Email:	ANTHONY RAY CROWLEY R.P.L.S. NO. 6484 CROWLEY SURVEYING FRN:10194203 4521 FM 2181, #230-484 CORINTH, TX, 76210 (469) 850-CPLS(2757) acrowley@crowleysurveying.com		
				



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SUBDIVISION APPLICATION

X

Preliminary
Plat Minor
Plat

Final
Plat/Replat
Amended Plat

Vacating Plat
Conveyance
Plat

Applicant

Owner (if different from applicant)

Name: ANTHONY CROWLEY	Name: SANGER INDEPENDENT SCHOOL DISTRICT
Company: CROWLEY SURVEYING	Company:
Address: 4251 FM 2181 #230-484	Address: 601 Elm St
City, State, Zip: CORINTH, TX 76210	City, State, Zip: Sanger, TX 76266
Phone: 469-850-2757	Phone: 940-458-7438
Fax:	Fax:
Email: ACROWLEY@CROWLEYSURVEYING.COM	Email: tommy.hunter@sangerisd.net

Submittal Checklist

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

Supporting Materials (List if provided): _____

R Number(s): 132509, 132465, 1012743, 1012179

Owner's Signature

Date

Applicant's Signature

Date

Office Use: Reviewed by Director of Development Services



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SUBDIVISION PACKET

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

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

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

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

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



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

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

SUBDIVISION PROCEDURE

The process for subdividing land involved the following steps:

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



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

Note: Preliminary Plats are not filed for record

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



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SUBMITTAL REQUIREMENTS & PROCESS

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

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

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

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

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

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

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

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



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PRELIMINARY PLAT CHECKLIST

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

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



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☐ Existing Features:

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

PRELIMINARY PLAT CHECKLIST (cont.)

NA ☐ New Features:

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

☐ Table showing the following information:

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



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

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

"Preliminary Plat for Review Purposes Only"

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

subdivider: Approved for Preparation of Final Plat

City of Sanger, TX
Planning & Zoning Commission

Date



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

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



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

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

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



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

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



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

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

**"State of Texas
County of Denton**

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

(Engineer or Surveyor's Seal)

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

Date"

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

**"State of Texas
County of Denton**

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

(Metes and Bounds Description of Boundary)

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

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

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

_____, Owner
_____, Title and Company (if applicable)"



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

Item 6.

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

"State of Texas
County of Denton

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

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

Notary Public in and for the State of Texas

Type or Print Notary's Name

My Commission Expires _____."

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

"Approved and Accepted

Chairman, Planning & Zoning Commission

e City of Sanger, TX

Date

Mayor
City of Sanger, TX

Date

Attested by

City Secretary
City of Sanger, TX"

Date



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

VACATING PLAT CHECKLIST

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

To whom it may concern,

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

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

Sincerely,

Anthony Crowley

Crowley Surveying

RPLS #6484

Contact information:

Surveyor:

Anthony Crowley

Crowley Surveying

4251 FM2181 #230-484

Corinth, TX 76210

469-850-2757

Owner:

Sanger ISD

601 Elm St

Sanger, TX 76266

940-458-7438



DATE: 01/30/2023

1st REVIEW COMMENTS – Preliminary Plat (Sanger High School)

The request is for a Preliminary Plat of Sanger High School containing 1 lot, being approximately 55.886 acres in the R BEBEE SURVEY, ABSTRACT NO 29, prepared by Crowley Surveying, submitted on 01/18/2023. Below are the comments that should be addressed before City Council approval. Resubmit the revised plat along with a response letter addressing all comments.

Planning

Provide the following

1. Provide complete date of preparation in title block. Currently just says January 2023.
2. Provide block with the name, address, phone number, and email of preparer, owner, developer, engineer, and/or surveyor. .
3. Provide existing sewer mains, water mains, drainage culverts, or other underground structures within the tract and immediately adjacent thereto with pipe sizes, grades, locations and dimensions indicated.
4. Provide the layout, names, and widths (from centerline to edges as well as from edge to edge) of the proposed streets, fire lanes, drives, alleys, and easements.
5. Provide curve table for all streets and drives.
6. Provide proposed building line with proposed building and use.
7. Provide number of required and provided parking spaces
8. Provide the location of proposed fire hydrants and fire lanes.

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, February 13, 2023, and the City Council meeting on Monday, March 6, 2023.



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

January 30, 2023
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 – Plat**
First Review

Dear Ms. Hammonds,

Halff Associates, Inc. was requested by the City of Sanger to provide a first review of the Preliminary Plat for the Sanger High School located at FM 455 and Indian Lane. The property is located within the City of Sanger limits. The preliminary plat was prepared by Crowley Surveying and is dated January, 2023.

A preliminary review of the document was performed and the following comments apply:

1. Show ROW on other side of Indian Lane per Section 10.104(c)(10):
The location, widths and names of all existing or platted streets or other public ways within or adjacent to the tract, parks, existing permanent structures, land dedicated within or contiguous to the subject property, railroads, rights-of-way, easements, and other important features, such as abstract lines, political subdivision or corporation lines, and school district boundaries.
2. Was a LOMR or LOMR-F executed to modify the flood plain?
3. Provide an easement per Section 10.105.5:
Where a subdivision is bounded by a watercourse, drainage way, channel or stream, there shall be provided a stormwater easement or drainage right-of-way conforming substantially to the lines of such watercourse, or of such width to provide for any future anticipated construction, plus a minimum to ten feet (10') on each side.
4. Currently zoned Agriculture. Provide Setbacks per 8.3:
 - a. Front Yard: There shall be a front yard of not less than fifty (50) feet as measured from the front property line.
 - b. Side Yard: There shall be a side yard of not less than fifteen (15) percent of the width of the lot or fifty (50) feet, whichever is less.
 - c. Rear Yard: There shall be a rear yard of not less than twenty-five (25) feet for main structure and ten (10) feet for accessory buildings.

Ms. Ramie Hammonds
January 30, 2023
Page 2 of 2

5. Show ROW ON other side of FM 455 and provide width of ROW per Section 10.104(c)(10).

If you have any questions or need additional information, please do not hesitate to call me at (817) 764-7480.

Sincerely,

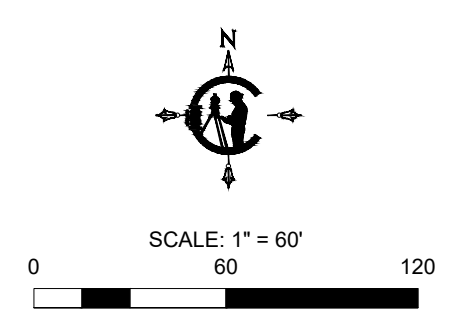
HALFF ASSOCIATES, INC.
TBPELS Firm No. 312



Steven D. Templer, P.E.

Attachments: Markups

MATCH LINE SEE SHEET 2



Show ROW on other side of Indian Lane

Did you execute a LOMR or LOMR-F to modify the flood plain? Provide an easement per Section 10.105.5 Where a subdivision is bounded by a watercourse, drainage way, channel or stream, there shall be provided a stormwater easement or drainage right-of-way conforming substantially to the lines of such watercourse, or of such width to provide for any future anticipated construction, plus a minimum to ten feet (10') on each side.

Per Section 10.104(c)(10): The location, widths and names of all existing or platted streets or other public ways within or adjacent to the tract, parks, existing permanent structures, land dedicated within or contiguous to the subject property, railroads, rights-of-way, easements, and other important features, such as abstract lines, political subdivision or corporation lines, and school district boundaries.

- LEGEND**
- UTILITY VAULT
 - UTILITY METER
 - UTILITY BOX
 - UTILITY RISER
 - UTILITY MANHOLE
 - UTILITY MARKER SIGN
 - UTILITY POLE
 - GUY ANCHOR
 - LIGHT POLE
 - TRANSFORMER
 - ELECTRIC VAULT
 - ELECTRIC METER
 - ELECTRIC BOX
 - ELECTRIC JUNCTION BOX
 - ELECTRIC RISER
 - ELECTRIC MANHOLE
 - ELECTRIC MARKER SIGN
 - CATV VAULT
 - CATV BOX
 - CATV RISER
 - CATV MANHOLE
 - CATV MARKER SIGN
 - FIBER OPTIC VAULT
 - FIBER OPTIC BOX
 - FIBER OPTIC RISER
 - FIBER OPTIC MANHOLE
 - FIBER OPTIC MARKER SIGN
 - GAS VALVE
 - GAS METER
 - GAS MANHOLE
 - GAS MARKER SIGN
 - SANITARY SEWER MANHOLE
 - SEWER CLEAN OUT
 - STORM SEWER MANHOLE
 - GRATE INLET
 - CURB INLET
 - DRAIN INLET
 - IRRIGATION CONTROL VALVE
 - TELEPHONE VAULT
 - TELEPHONE BOX
 - TELEPHONE RISER
 - TELEPHONE MANHOLE
 - TELEPHONE MARKER SIGN
 - TRAFFIC SIGNAL POLE
 - TRAFFIC SIGNAL BOX
 - TRAFFIC SIGNAL VAULT
 - FIRE HYDRANT
 - FIRE RISER
 - FIRE DEPARTMENT CONNECTION
 - WATER VALVE
 - WATER METER
 - WATER VAULT
 - WATER MANHOLE
 - WATER MARKER SIGN
 - WATER CONNECTION
 - MONITORING WELL
 - GREASE TRAP
 - VENT PIPE
 - AIR CONDITIONER
 - MAILBOX
 - GROUND LIGHT
 - BOLLARD
 - GATE MOTOR
 - KEY PAD
 - PARKING METER
 - PET WASTE CONTAINER
 - SIGN
 - DOUBLE POST SIGN
 - HANDICAP PARKING
 - FLAG POLE
 - RAILROAD CROSSING
 - MONUMENT FOUND (AS NOTED)
 - MONUMENT SET (AS NOTED)
 - MONUMENT NOT FOUND OR SET
 - R.O.W. MONUMENT
 - CONCRETE
 - WALL
 - PARKING STRIPE
 - CALCULATED CALL
 - RECORD CALL
 - MEASURED CALL
 - RIGHT-OF-WAY
 - POINT OF BEGINNING
 - POINT OF COMMENCEMENT
 - CABLE TELEVISION
 - ELECTRIC
 - FIBER OPTIC
 - GAS
 - SANITARY SEWER
 - STORM SEWER
 - TELEPHONE
 - WATER
 - COVERED AREA
 - TRASH ENCLOSURE
 - LANDSCAPE AREA
 - BUILDING HEIGHT LOCATION
 - CENTER LINE
 - ADJOINING PROPERTY LINE
 - BUILDING SETBACK LINE
 - EASEMENT LINE
 - PROPERTY LINE
 - CHAIN LINK FENCE
 - WOOD FENCE
 - WIRE FENCE
 - IRON FENCE
 - CONTOUR ELEVATION
 - OVERHEAD UTILITY LINE
 - FEMA FLOOD LINE

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 SHERMAN AND GRAYSON COUNTY, TEXAS.

DATED, THIS THE ____ DAY OF ____, 20__.

ANTHONY RAY CROWLEY
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6484

STATE OF TEXAS
COUNTY OF DENTON

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF ____, 20__.

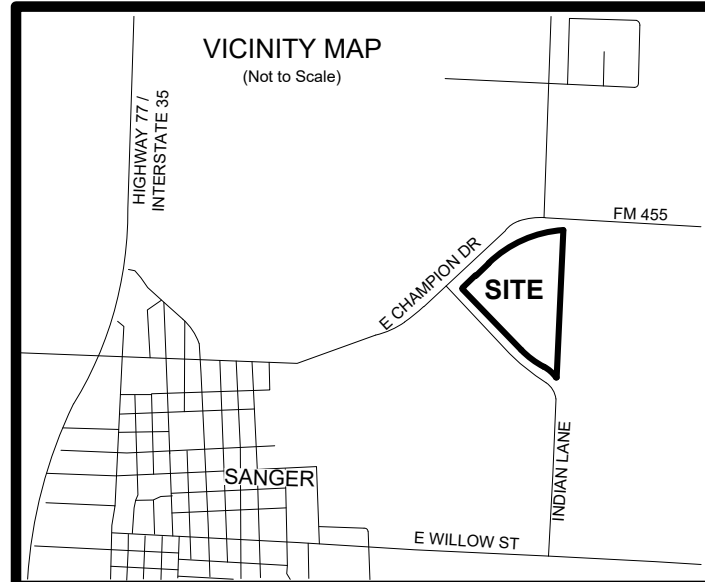
BY: _____
NOTARY PUBLIC IN AND FOR _____ COUNTY, TEXAS.



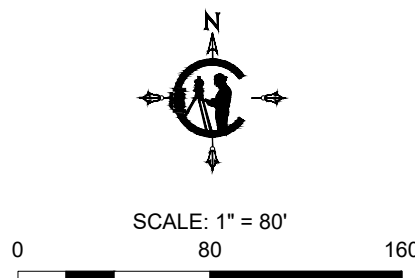
PRELIMINARY PLAT
FOR REVIEW PURPOSES ONLY

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

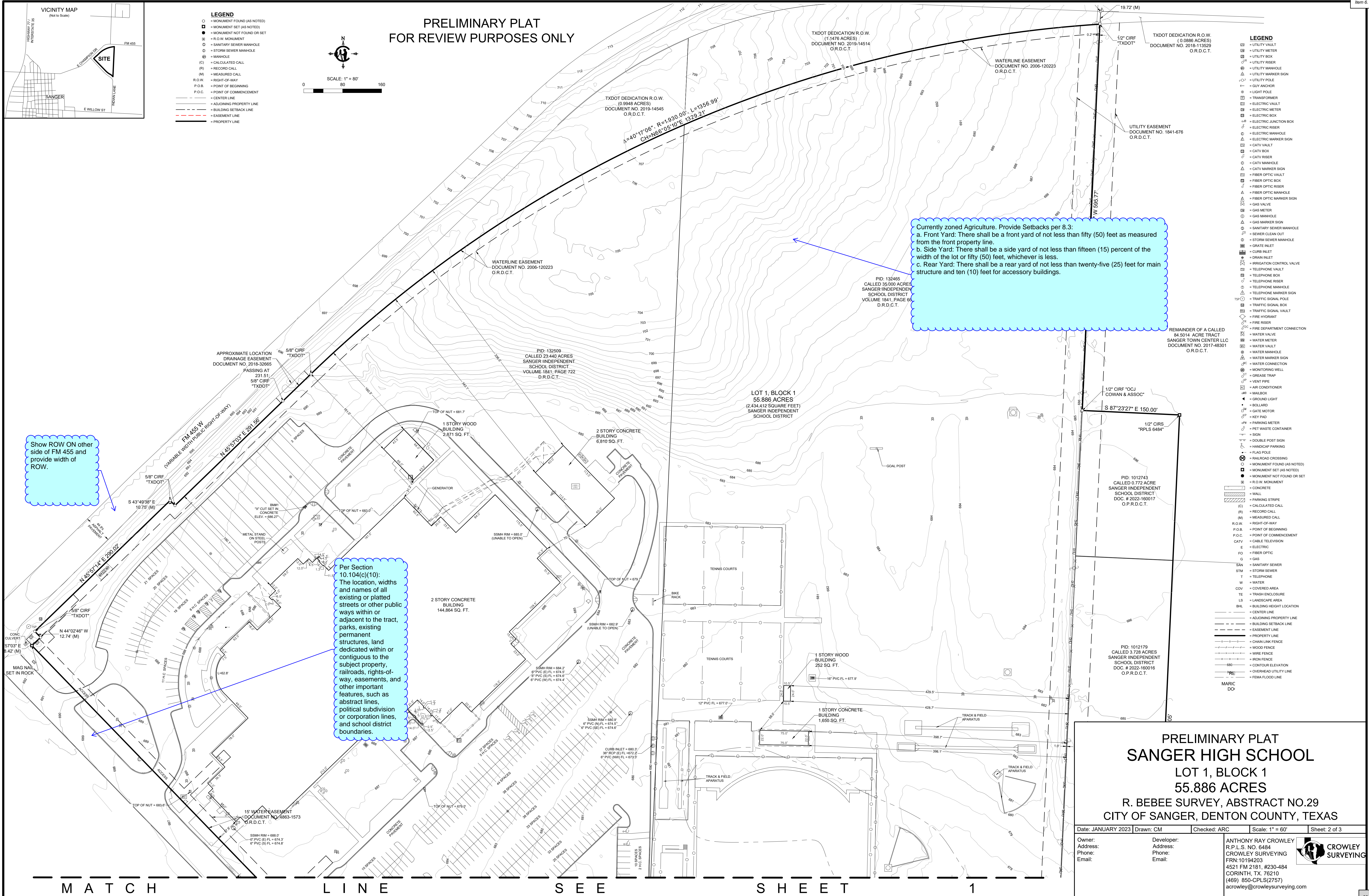
Date: January 2023	Drawn: CM	Checked: ARC	Scale: 1" = 60'	Sheet: 1 of 3
Owner: Address: Phone: Email:	Developer: Address: Phone: Email:	ANTHONY RAY CROWLEY R.P.L.S. NO. 6484 CROWLEY SURVEYING FRN:10194203 4521 FM 2181, #230-484 CORINTH, TX. 76210 (469) 850-0PLS(2757) acrowley@crowleysurveying.com		



- LEGEND**
- = MONUMENT FOUND (AS NOTED)
 - ◼ = MONUMENT SET (AS NOTED)
 - = MONUMENT NOT FOUND OR SET
 - = R.O.W. MONUMENT
 - ⊙ = SANITARY SEWER MANHOLE
 - ⊙ = STORM SEWER MANHOLE
 - ⊙ = MANHOLE
 - (C) = CALCULATED CALL
 - (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



PRELIMINARY PLAT
FOR REVIEW PURPOSES ONLY



- LEGEND**
- ⊙ = UTILITY VAULT
 - ⊙ = UTILITY METER
 - ⊙ = UTILITY BOX
 - ⊙ = UTILITY RISER
 - ⊙ = UTILITY MANHOLE
 - ⊙ = UTILITY MARKER SIGN
 - ⊙ = UTILITY POLE
 - ⊙ = GUY ANCHOR
 - ⊙ = LIGHT POLE
 - ⊙ = TRANSFORMER
 - ⊙ = ELECTRIC VAULT
 - ⊙ = ELECTRIC METER
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 - ⊙ = GROUND LIGHT
 - ⊙ = SOLAR
 - ⊙ = GATE MOTOR
 - ⊙ = KEY PAD
 - ⊙ = PARKING METER
 - ⊙ = PET WASTE CONTAINER
 - ⊙ = SIGN
 - ⊙ = DOUBLE POST SIGN
 - ⊙ = HANDICAP PARKING
 - ⊙ = FLAG POLE
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 - ⊙ = MONUMENT FOUND (AS NOTED)
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 - LS = LANDSCAPE AREA
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 - - - = WOOD FENCE
 - - - = WIRE FENCE
 - - - = IRON FENCE
 - 680 = CONTOUR ELEVATION
 - = OVERHEAD UTILITY LINE
 - = FEMA FLOOD LINE
 - MARC DO

Currently zoned Agriculture. Provide Setbacks per 8.3:
a. Front Yard: There shall be a front yard of not less than fifty (50) feet as measured from the front property line.
b. Side Yard: There shall be a side yard of not less than fifteen (15) percent of the width of the lot or fifty (50) feet, whichever is less.
c. Rear Yard: There shall be a rear yard of not less than twenty-five (25) feet for main structure and ten (10) feet for accessory buildings.

Show ROW ON other side of FM 455 and provide width of ROW.

Per Section 10.104(c)(10):
The location, widths and names of all existing or platted streets or other public ways within or adjacent to the tract, parks, existing permanent structures, land dedicated within or contiguous to the subject property, railroads, rights-of-way, easements, and other important features, such as abstract lines, political subdivision or corporation lines, and school district boundaries.

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

Date: JANUARY 2023 Drawn: CM Checked: ARC Scale: 1" = 60' Sheet: 2 of 3

Owner:
Address:
Phone:
Email:

Developer:
Address:
Phone:
Email:

ANTHONY RAY CROWLEY
R.P.L.S. NO. 6484
CROWLEY SURVEYING
FRN:10194203
4521 FM 2181, #230-484
CORINTH, TX, 76210
(469) 850-CPS(2757)
acrowley@crowleysurveying.com

MATCH

LINE

SEE

SHEET

1



PRELIMINARY PLAT
FOR REVIEW PURPOSES ONLY

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS
COUNTY OF DENTON

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

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

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

THENCE North 89°52'12" West, with the south line of said 35,000 acre tract, a distance of 12.09 feet to a 1/2 inch iron rebar with a cap stamped "RPLS 6484" set in the northeast right-of-way line of Indian Lane, a 100 foot wide public right-of-way, and the beginning of a non-tangent curve to the left, with a radius of 550.00 feet and a chord which bears North 48°43'59" West, a distance of 259.49 feet, from which a 1/2 inch iron rebar (disturbed) bears North 71°23' West, a distance of 2.4 feet from said corner;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

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

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

_____, owner

_____, Title and Company (if applicable)

State of Texas

County of Denton

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

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

Notary Public in and for the State of Texas

NOTES:

- Bearings, coordinates and distances are based on the Texas State Plane Coordinate System, NAD83 North Central Zone (4202) as per GPS observations.
- This survey was prepared without the benefit of a title commitment. There may be easements of record that are not shown.
- All lots comply with the minimum size requirements of the zoning district.
- This property may be subject to charges related to impact fees and the applicant should contact the city regarding any applicable fees due.
- All common areas, drainage easements, and detention facilities will be owned and maintained by the HO/property owner. Any common area within the city's right-of-way will require a facilities agreement, to be reviewed and approved by the city.
- NOTICE-selling a portion of this addition by metes and bounds is a violation of state law and is subject to fines and withholding of utilities and building permits.
- This plat does not alter or remove existing deed restrictions, if any, on this property.
- Minimum finished floor elevations (min FFE) are at least two (2) feet above the 100-year floodplain.
- The subject property resides in Flood Zone "X", being areas determined to be outside the 0.2% annual chance floodplain, and resides in Flood Zone "A", being a special flood hazard area subject to inundation by the 1% annual chance flood and does nor have a determined base flood elevation, as determined of shown by the FIRM Community Panel No. 48121C0210G dated 04/18/2011.
- The purpose of this plat is to make 1 lot out of 55.764 acres.

APPROVED	
_____ 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	_____

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

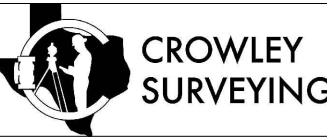
PERPETUAL WATER LINE EASEMENT
DOCUMENT #2006-120223
THE CITY OF SANGER
PLOTTABLE, AS SHOWN

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?

PRELIMINARY PLAT SANGER HIGH SCHOOL LOT 1, BLOCK 1 55.886 ACRES R. BEBEE SURVEY, ABSTRACT NO.29 CITY OF SANGER, DENTON COUNTY, TEXAS				
Date: January 2023	Drawn: CM	Checked: ARC	Scale: N/A	Sheet: 3 of 3
Owner: Address: Phone: Email:	Developer: Address: Phone: Email:	ANTHONY RAY CROWLEY R.P.L.S. NO. 6484 CROWLEY SURVEYING FRN:10194203 4521 FM 2181, #230-484 CORINTH, TX, 76210 (469) 850-CPLS(2757) acrowley@crowleysurveying.com		
				



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: February 13, 2023

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on a request for the Replat of Lot 2, of the IESI Industrial Park, being 2.993 acres located within the City of Sanger. Generally located along the north side of Utility Road approximately 1464 feet east of the intersection of North Stemmons Frwy and Utility Road.

SUMMARY:

- The applicant is proposing to create 1 industrial lot of 2.993 acres, from 1 previously platted tract.
- The site is zoned Industrial 1
- The applicant is proposing to create warehouses on the site.
- Lot 2-R has approximately 461 feet of frontage on Utility Road.
- There was no right-of-way dedication required.
- The replat will establish all easements required to make the site a developable site.
- Staff mailed out 9 notices and at the time of this report has not received any responses.
- The property is located in the City of Sanger.

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

GL Account: N/A

RECOMMENDED MOTION OR ACTION:

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

ATTACHMENTS:

Location Map
Replat
Application
Letter of Intent
Planning Comments
Engineering Comments



SANGER
TEXAS

Project Name: IESI Industrial Park
Replat
Project: 23SANZON-0002

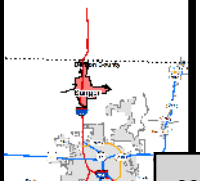


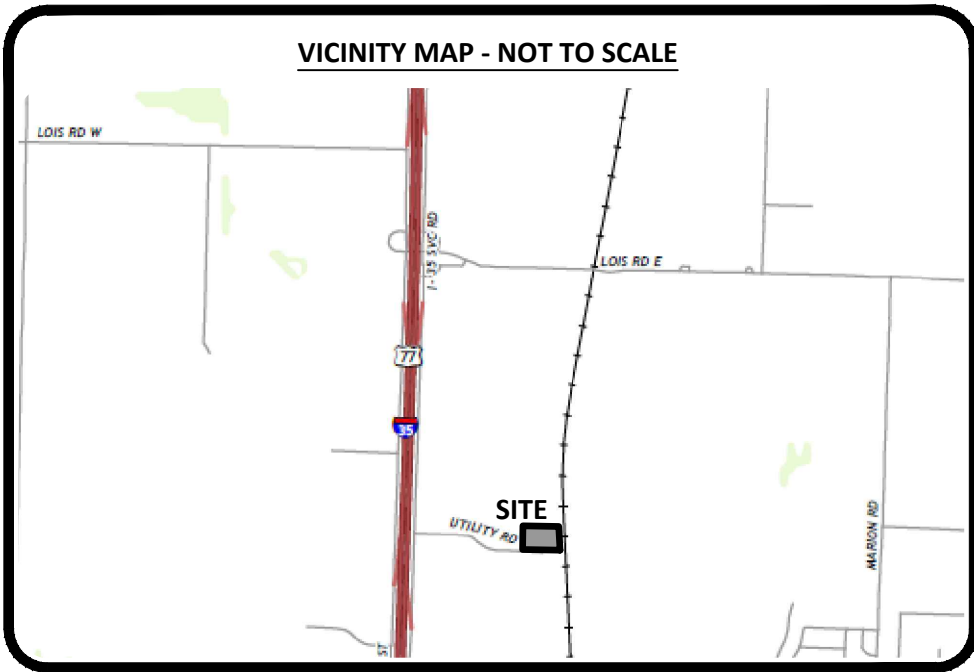
City Limits



Exhibits

DISCLAIMER:
This map was generated by GIS data provided by the Sanger GIS Department. The City of Sanger does not guarantee the correctness or accuracy of any features on this map. These map products are for illustration purposes only and are not suitable for site-specific decision making. GIS data is subject to constant changes, and may not be complete, accurate or current.
Date: 1/22/2023 4:05:48 PM
Doc Name: 23SANZON-0002_IESI Industrial Park Replat





LEGEND OF ABBREVIATIONS

- D.R.D.C.T. DEED RECORDS, DENTON COUNTY, TEXAS
- P.R.D.C.T. PLAT RECORDS, DENTON COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
- DOC.# DOCUMENT NUMBER
- C.M. CONTROLLING MONUMENT
- SQ. FT. SQUARE FEET
- ROW RIGHT OF WAY
- CRS CAPPED REBAR SET

SURVEYOR'S NOTES:

- Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.00015063.
- This property lies within Zone "X" of the Flood Insurance Rate Map for Denton County, Texas and Incorporated Areas, map no. 48121C0070G, with an effective date of April 18, 2011, via scaled map location and graphic plotting.
- Monuments are found unless specifically designated as set.
- Elevations (if shown) are North American Vertical Datum of 1988 (NAVD '88).

PLAT NOTES:

- All lots comply with the minimum size requirements of the zoning district.
- This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.
- All common areas, drainage easements, and detention facilities will be owned and maintained by the HOA/POA. Any common area within the City's right-of-way will require a facilities agreement, to be reviewed and approved by the City.
- Notice – selling a portion of this addition by metes and bounds is a violation of City ordinance and State Law and is subject to fines and withholding of utilities and building permits.
- This plat does not alter or remove existing deed restrictions, if any, on this property.
- Minimum finished floor elevations are at least 2 feet above the 100 year flood plain.
- The purpose of this replat is to dedicate easements within existing Lot 2.

STATE OF TEXAS

COUNTY OF DENTON

WHEREAS PENTHOUSE SPEEDWAY CONDO, LLC is the owner of that tract of land out of the R. Bebee Survey, Abstract Number 29, in the City of Sanger, Denton County, Texas, and being all of Lot 2 of IESI Industrial Park, an addition in the City of Sanger, Denton County, Texas, according to the plat recorded under Cabinet U, Slide 75, Plat Records, Denton County, Texas, (P.R.D.C.T.), said Lot 2 being conveyed by deed to Penthouse Speedway Condo, LLC as recorded under Document Number 2020-190468, Official Public Records, Denton County, Texas, (O.P.R.D.C.T.), the subject tract being more particularly described by metes and bounds as follows (bearings are based on State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83)):

BEGINNING at a 1/2 inch rebar with cap stamped, "EAGLE SURVEYING" found for the northwest corner of said Lot 2 and the herein described tract;

THENCE with the perimeter and to the corners of said Lot 2, the following calls:

- South 88 degrees 38 minutes 21 seconds East, a distance of 437.83 feet to a 1/2 inch rebar with cap stamped, "EAGLE SURVEYING" found;
- South 03 degrees 22 minutes 27 seconds East, a distance of 290.68 feet to a 1/2 inch rebar with cap stamped, "HAT-2901" found;
- North 88 degrees 42 minutes 08 seconds West, a distance of 461.51 feet to a 1/2 inch rebar found;
- North 01 degrees 17 minutes 52 seconds East, a distance of 290.20 feet, returning to the **POINT OF BEGINNING** and enclosing 2.993 acres (130,328 square feet) of land, more or less.

STATE OF TEXAS

COUNTY OF _____

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

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

WITNESS my hand this the _____ day of _____ 20 _____

PENTHOUSE SPEEDWAY CONDO, LLC, Owner (Authorized Agent)

STATE OF TEXAS

COUNTY OF _____

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

Notary Public in and for
the State of Texas

SURVEYOR'S CERTIFICATE

STATE OF TEXAS

COUNTY OF TARRANT

I, John H. Barton III, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that the map shown hereon accurately represents the described property as determined by a survey made on the ground under my direction and supervision.

Date of Plat/Map: December 15, 2022

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE
AND SHALL NOT BE USED, VIEWED, OR RELIED UPON AS A FINAL
SURVEY DOCUMENT December 15, 2022

John H. Barton III, RPLS# 6737

Date

STATE OF TEXAS

COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, 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 as for the purpose and consideration therein expressed, and in the capacity therein stated.

Notary Public in and for
the State of Texas

FINAL PLAT
LOT 2-R, IESI INDUSTRIAL PARK
BEING A REPLAT OF LOT 2, IESI INDUSTRIAL PARK
AN ADDITION IN THE CITY OF SANGER ACCORDING
TO THE PLAT RECORDED UNDER
CABINET U, SLIDE 75, P.R.D.C.T.
1 LOT | 2.993 ACRES OUT OF THE R. BEBEE SURVEY,
ABSTRACT #29
CITY OF SANGER, DENTON COUNTY, TEXAS
PREPARED DECEMBER, 2022

ENGINEER



5200 State Highway 121
Colleyville, TX 76034
Phone: 817-488-4960

SURVEYOR

BARTON CHAPA SURVEYING
5200 State Highway 121
Colleyville, TX 76034
Phone: 817-864-1957
info@bcsdflw.com
TBPLS Firm #10194474

OWNER

PENTHOUSE SPEEDWAY CONDO, LLC
1920 E. S.H. 114
SOUTHLAKE, TX 76092

JOB NO. 2020.001.167

DRAWN: BCS

CHECKED: JHB

TABLE OF REVISIONS

DATE SUMMARY

SHEET:



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

SUBDIVISION APPLICATION

☐

Preliminary
Plat Minor
Plat

☒

Final
Plat/Replat
Amended Plat

☐

Vacating Plat
Conveyance
Plat

Applicant

Owner (if different from applicant)

Name: Kyle McCage	Name: Clint Cox
Company: Kirkman Engineering	Company: Penthouse Speedway Condo, LLC
Address: 5200 State Highway 121	Address 1920 E State Highway 114
City, State, Zip: Colleyville, TX 76034	City, State, Zip: Southlake, TX 76092
Phone 817-488-4960	Phone: 469-628-6587
Fax: n/a	Fax: n/a
Email: kyle.mccage@trustke.com	Email: clint.cox@siskcapital.com

Submittal Checklist

<input checked="" type="checkbox"/>	Pre-Application Conference (Date: 02/___/ 2021)
<input checked="" type="checkbox"/>	One (1) Paper Copy of Plat (24"x36", folded to 1/4 size)
<input checked="" type="checkbox"/>	Letter of Intent
<input checked="" type="checkbox"/>	Non-Refundable Application Fee (Check Payable to City of Sanger)
<input checked="" type="checkbox"/>	Application Form (Signed by Owner)
<input checked="" type="checkbox"/>	Applicable Plat Checklist (Completed)
	Additional Required Documents/Traffic & Drainage Studies etc.
<input checked="" type="checkbox"/>	One (1) PDF Copy of all Documents Provided on a CD/DVD or Emailed to development@sangertexas.org

Supporting Materials (List if provided): Civil construction plans are under review as
Sanger Industrial Addition

R Number(s): _____

Clint Cox

Owner's Signature

12/22/2022

Date

Kyle McCage

Applicant's Signature

12/20/22

Date

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



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SUBDIVISION PACKET

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

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

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

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

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



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

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

SUBDIVISION PROCEDURE

The process for subdividing land involved the following steps:

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



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

Note: Preliminary Plats are not filed for record

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



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

SUBMITTAL REQUIREMENTS & PROCESS

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

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

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

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

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

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

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

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



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

PRELIMINARY PLAT CHECKLIST

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

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



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☐ Existing Features:

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

PRELIMINARY PLAT CHECKLIST (cont.)

☐ New Features:

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

☐ Table showing the following information:

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



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

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

"Preliminary Plat for Review Purposes Only"

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

subdivider: Approved for Preparation of Final Plat

City of Sanger, TX
Planning & Zoning Commission

Date



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

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



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Item 7.

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

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

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



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

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



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

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

**"State of Texas
County of Denton**

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

(Engineer or Surveyor's Seal)

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

Date"

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

**"State of Texas
County of Denton**

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

(Metes and Bounds Description of Boundary)

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

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

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

_____, Owner
_____, Title and Company (if applicable)"



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Item 7.

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

"State of Texas
County of Denton

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

Given under my hand and seal of office this____day of_____, 20_____.

Notary Public in and for the State of Texas

Type or Print Notary's Name

My Commission Expires_____."

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

"Approved and Accepted

Chairman, Planning & Zoning Commission

e City of Sanger, TX

Date

Mayor
City of Sanger, TX

Date

Attested by

City Secretary
City of Sanger, TX"

Date



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VACATING PLAT CHECKLIST

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

Kirkman Engineering
5200 State Highway 121
Colleyville, TX 76034
817.488.4960



December 20, 2022

City of Sanger
Development Services
201 Bolivar St/PO Box 1729
Sanger, TX 76266

RE: Letter of Intent – Sanger Industrial Replat

Subdivider's Information:

Penthouse Speedway Condo, LLC
1920 E State Highway 114
Southlake, TX 76092

Applicant and Contact:

Kyle McCage, P.E., CFM
Kirkman Engineering
5200 State Highway 121
Colleyville, TX 76034
817-488-4960
Kyle.mccage@trustke.com

The intent of this plat application is to support a replat of Lot 2, IESI Industrial Park as recorded in Cabinet U, Slide 75, Plat Records, Denton County, Texas. The replat is necessary to add an on-site drainage easement and a firelane, access, and utility easement.

This project is a 2.9-acre industrial development occurring on undeveloped land. It is a one phase development supporting 8 buildings ranging from 5,100 square feet to 6,000 square feet. Intended uses are consistent with the recently assigned Industrial (I-1) zoning category. In addition to the buildings are supporting utility infrastructure and concrete paving.

It is requested that the replat be reviewed and considered by the appropriate approval body.

Please contact me directly at 817-488-4960 if you have any questions.

Sincerely,

Kyle McCage, P.E., CFM



DATE: 01/30/2023

1st REVIEW COMMENTS – Replat Plat (IESI Industrial Park)

The request is for a Replat of the IESI Industrial Park Lot 2, being approximately 2.993 acres, prepared by Kirkman Engineering, submitted on 01/18/2023. Below are the comments that should be addressed before City Council approval. Resubmit the revised plat along with a response letter addressing all comments.

Planning

Provide the following

1. Provide a signed and notarized copy of private restrictions (if any), that is filed for record in the office of the County Clerk.
2. Name and addresses of the owner, subdivider, engineer, and surveyor.
3. Change the plat name to Replat.
4. List the complete date of preparation and subsequent revisions.
5. Add note “The subject property does not lie within a 100-year floodplain according to Community Panel No.____ dated _____, of the National Flood Insurance Rate Maps for Denton County, Texas.”
6. Add note “Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD ’83)”
7. List the name, address, and phone number of utility providers.
8. Include the city signature lines from checklist.

Informational Comments

1. The property is within the City of Sanger.
2. The Final Plat will be scheduled for Planning and Zoning (P&Z) Commission meeting on Monday, February 13, 2023, and for the City Council meeting on Monday, March 6, 2023.



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

February 2, 2023
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: **Utility Road – Re-plat**
First Review

Dear Ms. Hammonds,

Halff Associates, Inc. was requested by the City of Sanger to provide a first review of the Re-plat for the IESE industrial Park located at Utility Road and Burlington Northern Santa FE Railroad. The property is located within the City of Sanger limits. The plat was prepared by Barton Chapa Surveying and is dated December 2022.

A preliminary review of the document was performed and the following comments apply:

1. Easements for detention ponds need to be shown and labeled.
2. Show private drainage easement for all channels
3. Show any additional DE for roadside ditches
4. Show Min FFE
5. Determine the 100-yr fully developed floodplain for ditch along the RR and verify if it reaches site (ie overflow across access road, etc) If it reaches site, provide a floodplain easement (floodplain +10' buffer).
6. Verify size of drainage easements along perimeter, it does not appear to contain flow. DE must extend beyond top of bank.
7. City will need to verify easement provided matches what is needed in the plans. Previous plans showed grading outside the property.
8. Show and label offsite DE by separate instrument for proposed swale.
9. Show appropriate setbacks.

If you have any questions or need additional information, please do not hesitate to call me at (817) 764-7480.

Sincerely,

HALFF ASSOCIATES, INC.
TBPELS Firm No. 312

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

Steven D. Templer, P.E.

Attachments: Markups

ENGINEER



5200 State Highway 121
Colleyville, TX 76034
Phone: 817-488-4960

SURVEYOR

BARTON CHAPA SURVEYING
5200 State Highway 121
Colleyville, TX 76034
Phone: 817-864-1957
info@bcsdfrw.com
TBPLS Firm #10194474

OWNER

PENTHOUSE SPEEDWAY CONDO, LLC
1920 E. S.H. 114
SOUTHLAKE, TX 76092

JOB NO. 2020.001.167

DRAWN: BCS

CHECKED: JHB

TABLE OF REVISIONS

DATE	SUMMARY

SHEET:

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS PENTHOUSE SPEEDWAY CONDO, LLC is the owner of that tract of land out of the R. Bebee Survey, Abstract Number 29, in the City of Sanger, Denton County, Texas, and being all of Lot 2 of IESI Industrial Park, an addition in the City of Sanger, Denton County, Texas, according to the plat recorded under Cabinet U, Slide 75, Plat Records, Denton County, Texas, (P.R.D.C.T.), said Lot 2 being conveyed by deed to Penthouse Speedway Condo, LLC as recorded under Document Number 2020-190468, Official Public Records, Denton County, Texas, (O.P.R.D.C.T.), the subject tract being more particularly described by metes and bounds as follows (bearings are based on State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83)):

BEGINNING at a 1/2 inch rebar with cap stamped, "EAGLE SURVEYING" found for the northwest corner of said Lot 2 and the herein described tract;

THENCE with the perimeter and to the corners of said Lot 2, the following calls:

- South 88 degrees 38 minutes 21 seconds East, a distance of 437.83 feet to a 1/2 inch rebar with cap stamped, "EAGLE SURVEYING" found;
- South 03 degrees 22 minutes 27 seconds East, a distance of 290.68 feet to a 1/2 inch rebar with cap stamped, "HAT-2901" found;
- North 88 degrees 42 minutes 08 seconds West, a distance of 461.51 feet to a 1/2 inch rebar found;
- North 01 degrees 17 minutes 52 seconds East, a distance of 290.20 feet, returning to the **POINT OF BEGINNING** and enclosing 2.993 acres (130,328 square feet) of land, more or less.

STATE OF TEXAS §

COUNTY OF §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

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

WITNESS my hand this the _____ day of _____ 20 _____

PENTHOUSE SPEEDWAY CONDO, LLC, Owner (Authorized Agent)

STATE OF TEXAS §

COUNTY OF §

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

Notary Public in and for
the State of Texas

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF TARRANT §

I, John H. Barton III, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that the map shown hereon accurately represents the described property as determined by a survey made on the ground under my direction and supervision.

Date of Plat/Map: December 15, 2022

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE
AND SHALL NOT BE USED, VIEWED, OR RELIED UPON AS A FINAL
SURVEY DOCUMENT December 15, 2022

John H. Barton III, RPLS# 6737

Date

STATE OF TEXAS §

COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, 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 as for the purpose and consideration therein expressed, and in the capacity therein stated.

Notary Public in and for
the State of Texas

FINAL PLAT
LOT 2-R, IESI INDUSTRIAL PARK
BEING A REPLAT OF LOT 2, IESI INDUSTRIAL PARK
AN ADDITION IN THE CITY OF SANGER ACCORDING
TO THE PLAT RECORDED UNDER
CABINET U, SLIDE 75, P.R.D.C.T.
1 LOT | 2.993 ACRES OUT OF THE R. BEBEE SURVEY,
ABSTRACT #29
CITY OF SANGER, DENTON COUNTY, TEXAS
PREPARED DECEMBER, 2022

SURVEYOR'S NOTES:

- Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.00015063.
- This property lies within Zone "X" of the Flood Insurance Rate Map for Denton County, Texas and Incorporated Areas, map no. 48121C0070G, with an effective date of April 18, 2011, via scaled map location and graphic plotting.
- Monuments are found unless specifically designated as set.
- Elevations (if shown) are North American Vertical Datum of 1988 (NAVD '88).

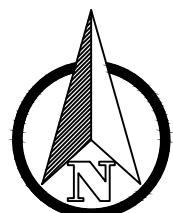
PLAT NOTES:

- All lots comply with the minimum size requirements of the zoning district.
- This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.
- All common areas, drainage easements, and detention facilities will be owned and maintained by the HOA/POA. Any common area within the City's right-of-way will require a facilities agreement, to be reviewed and approved by the City.
- Notice – selling a portion of this addition by metes and bounds is a violation of City ordinance and State Law and is subject to fines and withholding of utilities and building permits.
- This plat does not alter or remove existing deed restrictions, if any, on this property.
- Minimum finished floor elevations are at least 2 feet above the 100 year flood plain.
- The purpose of this replat is to dedicate easements within existing Lot 2.

LEGEND OF ABBREVIATIONS

- D.R.D.C.T. DEED RECORDS, DENTON COUNTY, TEXAS
- P.R.D.C.T. PLAT RECORDS, DENTON COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
- DOC.# DOCUMENT NUMBER
- C.M. CONTROLLING MONUMENT
- SQ. FT. SQUARE FEET
- ROW RIGHT OF WAY
- CRS CAPPED REBAR SET

VICINITY MAP - NOT TO SCALE



30' 0 15' 30' 60'
SCALE: 1" = 30'

POINT OF
BEGINNING

1/2" REBAR "EAGLE SURVEYING"

N 718837.19

E 2373786.46

Show appropriate
setbacks.City will need to
verify easement
provided matches
what is needed in
the plans. Previous plans
showed grading
outside the property.Show and label
offsite DE by
separate instrument
for proposed swale.

1. Show/label detention pond
easements
2. Show private drainage easement for
all channels .
3. Show any additional DE for roadside
ditches
4. Show Min FFE

Verify size, it does
not appear to contain
flow. DE must extend
beyond top of bank

Determine the 100-yr fully developed
floodplain for ditch along the RR and
verify if it reaches site (ie overflow
across access road, etc)
If it reaches site, provide a floodplain
easement (floodplain +10' buffer)

ED AUSTIN FAMILY TRUST AND THE AUSTIN TRUST
VOL. 2019, PG. 82956
D.R.D.C.T.

LOT 1, BLOCK A
AUSTIN ADDITION
CABINET W, SLIDE 353
P.R.D.C.T.

TRACT 5
REDI-MIX, INC
VOL. 93, PAGE 48556
D.R.D.C.T.



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: February 13, 2023

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on the Preliminary Plat of Marley Meadows, being 19.653 acres, located in the City of Sanger's ETJ, and generally located on the west side of Sam Bass Road and approximately 1307 feet north of the intersection of FM 455 and Sam Bass Road.

SUMMARY:

- The applicant is proposing to create 17 single-family lots from 1 unplatted tract.
- This site is located on the west side of Sam Bass Road.
- The lots have a minimum 1 acre.
- This development is located in the City of Sanger's ETJ
- The house will be served by onsite septic.

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

GL Account: N/A

RECOMMENDED MOTION OR ACTION:

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

ATTACHMENTS:

Location Map
Preliminary Plat
Application
Letter of Intent
Planning Comments
Engineering Comments
Denton County Comments



Project Name: Marley Meadows
Preliminary Plat
Project: 23SANZON-0003

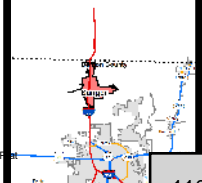


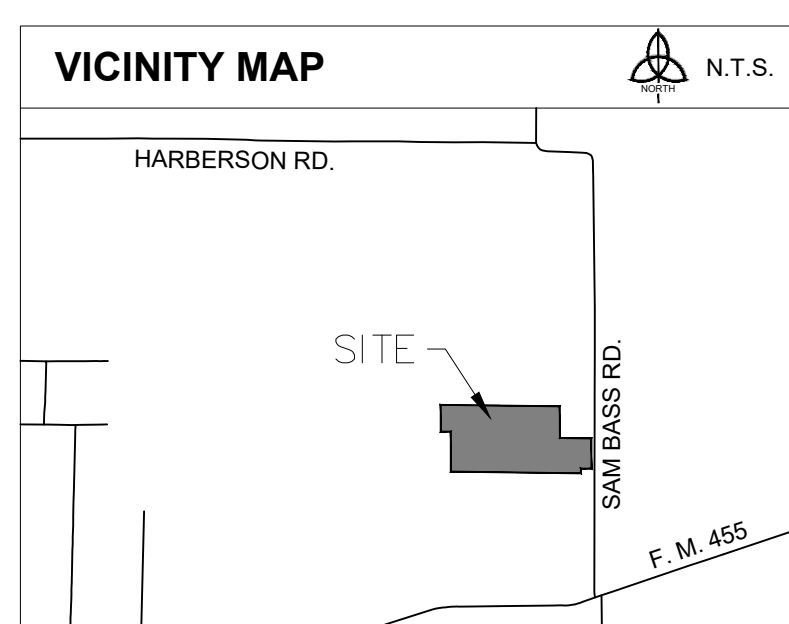
City Limits



Exhibits

DISCLAIMER:
This map was generated by GIS data provided by the Sanger GIS Department. The City of Sanger does not guarantee the correctness or accuracy of any features on this map. These map products are for illustration purposes only and are not suitable for site-specific decision making. GIS data is subject to constant changes, and may not be complete, accurate or current.
Date: 1/22/2023 3:40:57 PM
Doc Name: ZSDN2020-0003_Marley Meadows P





LEGEND

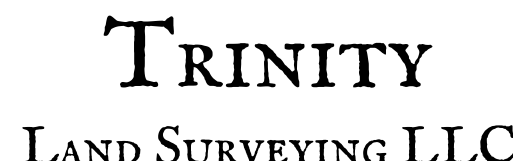
(TV)	CABLE TV BOX	TBM	TEMPORARY BENCHMARK
(E)	ELEVATION BENCHMARK	BLM	ELEVATION
(P)	PIG MEISTER VALVE	FLW	FLOW LINE
(G)	GAZ VALVE	RCP	REINFORCED CONCRETE PIPE
(T)	TELEPHONE BOX	CM	CORROGATED METAL PIPE
(M)	MOUND FOUNDATION	MO	MOUMENT FOUND
(E)	ELECTRIC BOX	O	MONUMENT SET
(G)	GUY ANCHOR	CIRS	"58" IRON ROD W/ "6854" CAP SET
(E)	ELECTRIC METER	PKS	PK NAIL SET
(U)	UTILITY POLE	IRF	IRON PIPE FOUND
(A)	A/C UNIT	IRF	IRON ROD FOUND
(M)	MAIL BOX	P.O.	POINT OF BEGINNING
(W)	WATER VALVE	O.R.C.T.	OFFICIAL RECORDS DENTON
(S)	SEWER SANEY SEEP TANK	COUNTY, TEXAS	
(F)	FIRE HYDRANT	D.R.C.T.	DEED RECORDS DENTON
(W)	WATER VALVE	COUNTY, TEXAS	
(W)	WATER VALVE	VOL.	VOLUME
(W)	WATER PUMP	PAGE	PAGE
(U)	UTILITY VALVE	U.E.	UTILITY EASEMENT
(S)	SIGN	D.E.	DRAINAGE EASEMENT

LINE TYPE LEGEND

	BOUNDARY LINE
	EASEMENT LINE
	BUILDING LINE
	STORM SEWER LINE
	OVERHEAD UTILITY LINE
	FENCE
	CONCRETE PAVEMENT
	ASPHALT PAVEMENT
	BUILDING / HOUSE
	COVERED AREA / OVERHANG



2.454 ACRES RIGHT-OF-WAY DEDICATION
BEING 19.653 ACRES OUT OF THE
JAMES B.P. JANUARY SURVEY, ABSTRACT NO. 658,
CITY OF SANGER E.T.J. DENTON COUNTY, TEXAS



1222 Greenbriar St. Denton, Texas 76201 FIRM # 10194687 Tel. No. (940) 293-3180

<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>
1" = 60'	MLB	TLS	01/09/2023	2022-014	1 OF 2

OWNER / APPLICANT:
Redeemed Assets LLC
2701 Wind River Ln.
Denton, Texas 76210
Ph: (940)-368-0963
Email: ben.burnside@yahoo.com
Contact: Ben Burnside

SURVEYOR:
Trinity Land Surveying, LLC
1222 Greenbriar St.
Denton, TX 76201
Ph: (940) 293-3180
Email: mblack@trinity-surveying.com
Contact: Michael Black, RPLS

ENGINEER:
iCivill Engineering
1001 W. Euless Blvd., Ste. 412h
Euless, TX 76040
Ph: (972) 523-5493
Email: omgc@icivilleng.com
Contact: Om Gharthy Chhetri, P.E.

FLOOD STATEMENT:

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

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

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

TBM #1 "X" SET ON A 15" RCP HEADWALL
8'± NORTH OF THE MOST EASTERLY SOUTH
PROPERTY LINE AND 18'± WEST OF THE
CENTERLINE OF SAM BASS ROAD.
ELEV: 735.46'

TBM #2 5/8" IRON ROD SET ON THE SOUTH SIDE OF A GRAVEL ROAD, 37'± SOUTH OF THE NORTH PROPERTY LINE AND 654'± EAST OF THE WEST PROPERTY LINE.
ELEV: 741.70'

General Notes :

- The grid bearings and coordinates shown hereon are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983(2011).
- All corners are 5/8" iron rods set with a plastic cap stamped "RPLS 6854" unless otherwise noted.
- The purpose of this plat is to create 17 residential lots from a previously unplatted tract of land.
- No 100-year floodplain exists on the site.
- This property lies within the ETJ of of the City of Sanger, Texas.
- All lots comply with the minimum size requirements of the zoning district.
- This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.
- All common areas, drainage easements, and detention facilities will be owned and maintained by the HOA/POA. Any common area within the City's right-of-way will require a facilities agreement, to be reviewed and approved by the City.
- Notice – selling a portion of this addition by metes and bounds is a violation of City ordinance and State Law and is subject to fines and withholding of utilities and building permits.
- This plat does not alter or remove existing deed restrictions, if any, on this property.
- Water service to be provided by:Bolivar Water Supply, 4161 FM 455 West, Sanger, Texas (940) 458-3931
- Sanitary sewer to be handled by facilities approved by the Denton County Public Health.
- Electric Service to be provided by: CoServ Energy, 7701 I-35E Frontage Road, Corinth, Texas 76210, (940) 321-7800
- The maintenance of paving, grading and drainage improvements and/or easements shown on this plat are the responsibility of the individual property owner and do not constitute acceptance of same for maintenance purposes by Denton County.
- All surface drainage easements shall be kept clear of fences, buildings, foundation, plantings and other obstructions to the operation and maintenance of the drainage facility.
- Blocking the flow of water or constructing improvements in surface drainage easements, and filling or obstructing the floodway is prohibited.
- Denton County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
- The existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual property owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across the lots.
- Construction not complete within two years of the Commissioners Court approval shall be subject to current County Subdivision Rules and Regulations.
- A driveway culvert permit must be obtained from the Road and Bridge Department by the owner of each lot prior to the construction, installation or placement of any driveway access improvements within the dedicated right-of-way.
- No construction, without written approval from Denton County shall be allowed within an identified "FIRM" floodplain area, and then only after a detailed floodplain development permit including engineering plans and studies show that no rise in the Base Flood Elevation (BFE) will result, that no flooding will result, that no obstruction to the natural flow of water will result; and subject to all owners of the property affected by such construction becoming a party to the request, Where construction is permitted, all finished floor elevations shall be a minimum of two feet above the 100-year flood elevation.
- Denton County shall not be responsible for maintenance of private streets, drives, emergency access easements, recreation areas and open spaces; and the owners shall be responsible for the maintenance of private streets, drives, emergency access easements, recreation areas and open spaces, and said owners agree to indemnify and hold harmless Denton County from all claims, damages and losses arising out of or resulting from performance of the obligations of said owners set forth in this paragraph.

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DENTON §

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

BEING a tract of land situated in the James B. P. January Survey, Abstract No. 658, City of Sanger E.T.J., Denton County, Texas and being part of a called 21.394 acre tract described in a Warranty Deed to Redeemed Assets LLC, as recorded in Document No. 2022-40814 of the Official Records of said county, and being more particularly described by metes and bounds as follows:

BEGINNING at a PK nail set in Sam Bass Road (an apparent public right-of-way, no record found), same being the most easterly northeast corner of said 21.394 acre tract and the southeast corner of a called 2.500 acre tract described in a Deed to Helen P. Wolters, as recorded in Volume 1130, Page 658 of the Deed Records of said county; (NOTE: BEARINGS AND DISTANCES ARE BASED ON U. S. STATE PLANE NAD 1983 COORDINATES, TEXAS CENTRAL ZONE - 4203);

THENCE South 00°05'00" East, along said Sam Bass Road and the most easterly east line of said 21.394 acre tract, a distance of 314.24 feet to a pk nail set for the northeast corner of a called 0.07 acre tract described in a General Warranty Deed, Access Easement and Sanitary Easement to Bolivar Water Supply Corporation, as recorded in Volume 608, Page 618 of said Deed Records;

THENCE North 89°13'22" West, leaving said Sam Bass Road and along the north line of said 0.07 acre tract, a distance of 40.00 feet to a point for the most easterly southeast corner of a called 1.740 acre tract described in a General Warranty Deed to Bolivar Water Supply Corporation, as recorded in Document No. 2022-134931 of said Official Records;

THENCE North 00°05'00" West, along the east line of said 1.740 acre tract, being 40 feet from and parallel with the east line of said 21.394 acre tract, a distance of 254.22 feet to a 5/8 inch iron rod with a yellow cap, stamped "RPLS 6854", found for the northeast corner of said 1.740 acre tract;

THENCE North 89°14'24" West, along the north line of said 1.740 acre tract, a distance of 258.52 feet to a 5/8 inch iron rod with a yellow cap, stamped "RPLS 6854", found for the northwest corner of said 1.740 acre tract;

THENCE South 00°45'36" West, along the west line of said 1.740 acre tract, a distance of 304.11 feet to a 5/8 inch iron rod with a yellow cap, stamped "RPLS 6854", found on the north line of a called 12.50 acre tract described in a Warranty Deed to Leighton Webster and Brooke Lottis, as recorded in Document No. 2022-116473 of said Official Records and the south line of said 21.394 acre tract, for the southwest corner of said 1.740 acre tract;

THENCE North 89°13'22" West, along the north line of said 12.50 acre tract and the most southerly south line of said 21.394 acre tract, a distance of 1,162.25 feet to a 7/8 inch iron rod found for the southeast corner of a called 1.0 acre tract described in a Quit Claim Deed to Susan Whitt Arnold, as recorded in Document No. 2022-78189 of said Official Records and the most southerly southwest corner of said 21.394 acre tract;

THENCE North 00°00'15" East, leaving the north line of said 12.50 acre tract and along the east line of said 1.0 acre tract and the most southerly west line of said 21.394 acre tract, a distance of 414.91 feet to a iron rod with a cap, stamped "PLS INC", found for the northeast corner of said 1.0 acre tract and an inner "L" corner of said 21.394 acre tract;

THENCE North 88°52'58" West, along the north line of said 1.0 acre tract and the most westerly south line of said 21.394 acre tract, a distance of 105.09 feet to a 7/8 inch iron rod found on the east line of a called 25.798 acre tract described in a General Warranty Deed to Gray Dog Properties, LLC, as recorded in Document No. 2018-87831 of said Official Records, for the northwest corner of said 1.0 acre tract and the most westerly southwest corner of said 21.394 acre tract;

THENCE North 00°05'02" West, along the east line of said 25.798 acre tract and the most northerly west line of said 21.394 acre tract, a distance of 278.33 feet to a 5/8 inch iron rod with a yellow cap, stamped "RPLS 6854", set on the south line of Exhibit "B", a called 167.75 acre tract, for the northeast corner of said 25.798 acre tract and the northwest corner of said 21.394 acre tract;

THENCE South 89°14'24" East, along the south line of said 167.75 acre tract and the most northerly north line of said 21.394 acre tract, a distance of 1,240.09 feet to a 1/2 inch iron rod found for the northwest corner of the aforementioned 2.500 acre tract and the most northerly northeast corner of said 21.394 acre tract;

THENCE South 00°22'02" East, along the west line of said 2.500 acre tract and the most northerly east line of said 21.394 acre tract, a distance of 330.14 feet to a 1/2 inch iron rod found for the southwest corner of said 2.500 acre tract and an inner "L" corner of said 21.394 acre tract;

THENCE South 89°14'24" East, along the south line of said 2.500 acre tract and the most easterly north line of said 21.394 acre tract, a distance of 327.97 feet to the POINT OF BEGINNING and containing 856,096 square feet or 19.653 acres of land, more or less.

OWNER'S DEDICATION

STATE OF TEXAS §

COUNTY OF DENTON §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

WITNESS MY HAND, this _____ day of _____, 2023.

By: Ben Burnside

By: _____ Signature Title: Owner

STATE OF TEXAS §

COUNTY OF DENTON §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2023.

Notary Public, State of Texas

Printed Name My Commission Expires

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Michael L. Black, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the Extra Territorial Jurisdiction of the City of Sanger, Texas.

Michael L. Black
Registered Professional Land Surveyor No. 6854

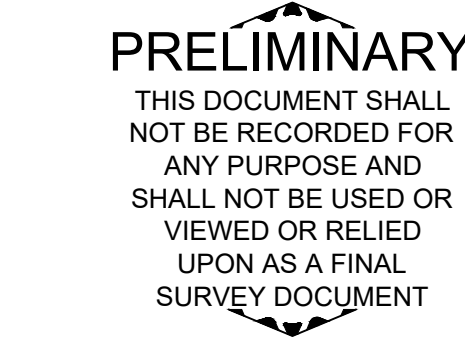
STATE OF TEXAS §

COUNTY OF DENTON §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2023.

Notary Public, State of Texas



APPROVAL BLOCK

Approved for Preparation of Final Plat

City of Sanger, TX
Planning & Zoning Commission

NOTICE:
Preliminary Plat for Review Purposes Only.

PRELIMINARY PLAT
MARLEY MEADOWS
BLOCK A, LOTS 1-8 AND
BLOCK B, LOTS 1-9

17 RESIDENTIAL LOTS
2.454 ACRES RIGHT-OF-WAY DEDICATION
BEING 19.653 ACRES OUT OF THE
JAMES B.P. JANUARY SURVEY, ABSTRACT NO. 658,
CITY OF SANGER E.T.J, DENTON COUNTY, TEXAS

TRINITY

LAND SURVEYING LLC

1222 Greenbriar St. Denton, Texas 76201 FIRM # 10194687 Tel. No. (940) 293-3180

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	MLB	TLS	01/09/2023	2022-014	1 OF 2

OWNER / APPLICANT:
Redeemed Assets LLC
2701 Wind River Ln
Denton, Texas 76201
Ph: 940-368-0963
Email: ben.burnside@yahoo.com
Contact: Ben Burnside

SURVEYOR:
Trinity Land Surveying, LLC
1222 Greenbriar St.
Denton, TX 76201
Ph: (940) 293-3180
Email: mblack@trinity-surveying.com
Contact: Michael Black, RPLS

ENGINEER:
Civil Engineering
1001 W. Euless Blvd., Ste. 412h
Euless, TX 76040
Ph: (972) 523-5463
Email: omcg@civileng.com
Contact: Om Ghanty Chhetri, P.E.

DWG NAME: C:\MY DRIVE\TRINITY LAND SURVEYING\PROJECT FOLDER\2022-014 8849 SAM BASS ROAD - SANGER (BEN BURNSIDE)\DWG\2022-014 8849 SAM BASS ROAD - PP.DWG PLOTTED BY: MICHAEL BLACK 1/17/2023 8:39 AM LAST SAVED: 1/17/2023 8:39 AM

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SANGER

★ TEXAS

Item 8.

SUBDIVISION APPLICATION

<input checked="" type="checkbox"/>
<input type="checkbox"/>

Preliminary Plat
Minor Plat

<input type="checkbox"/>
<input type="checkbox"/>

Final Plat/Replat
Amended Plat

<input type="checkbox"/>
<input type="checkbox"/>

Vacating Plat
Conveyance Plat

Applicant

Owner (if different from applicant)

Name: Michael Black	Name: Ben Burnside
Company: Trinity Land Surveying LLC	Company: Redeemed Assets LLC
Address: 1222 Greenbriar St.	Address 2701 Wind River Ln.
City, State, Zip: Denton, Texas 76201	City, State, Zip: Denton, Texas 76210
Phone 940-293-3180	Phone: 940-368-0963
Fax:	Fax:
Email: mblack@trinity-surveying.com	Email: ben.burnside@yahoo.com

Submittal Checklist

X	Pre-Application Conference (Date: <u>2 / 15 / 2022</u>)
	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, Variance Approval Letter, Will-Serve Letters

R Number(s): 56354

Ben Burnside
Owner's Signature

01/12/23
Date

[Signature]
Applicant's Signature

1/12/23
Date

Office Use: Reviewed by Director of Development Services / /

Complete (Check # <u> </u>)
Incomplete (Returned to Applicant <u> </u> / <u> </u> / <u> </u>)

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

940-458-2059 (office)

940-458-4072 (fax)

www.sangertexas.org

Effective Date: 02/11/2020

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PRELIMINARY PLAT CHECKLIST

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

- ☒ Legal Description (Metes and Bounds) with total acreage

- ☒ Describe and locate all permanent survey monument, pins, and control points and tie and reference the survey corners at two points to the Texas State Plane Coordinate System North Central Zone 1983-1999 datum. The Point of Beginning (POB) shall be clearly marked including State Plane Coordinates, NAD 83.

- ☒ An accurate location of at least two (2) corners of the subdivision with reference to original corners of the original survey of which the subdivision is a part or an existing permanent monument to an approved and recorded plat or permanent markers established by and approved by the City Engineer.

- ☒ North Arrow

- ☒ Scale (both graphic and written) appropriate for the level of detail and not more than two hundred feet to the inch (1"=200)

- ☒ Legend for any symbols used

- ☒ Location/Vicinity Map showing the location of the subject property, existing and proposed streets and thoroughfares covering an area at least one thousand feet (1,000') outside the proposed subdivision.

- ☒ Title Block with the following information:
 - 1) Plat Type (ex: "Final Plat", "Preliminary Plat", etc.)
 - 2) Name of the proposed development/addition
 - 3) Total number of lots and HOA/Open Space lots
 - 4) Survey name and abstract number
 - 5) Gross acreage
 - 6) Right-of-Way acreage, if dedicated
 - 7) Date of preparation and subsequent revisions

- ☒ Block with name(s), address, phone number, and email of preparer, owner, developer, engineer, and/or surveyor

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

PRELIMINARY PLAT CHECKLIST (cont.)

☒ **New Features:**

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

☒ **Table showing the following information:**

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

☒ **Existing and proposed FEMA 100-year floodplain boundaries and elevation. Include minimum finished floor elevations (minimum 2 feet above the 100-year elevation) of all lots adjacent to floodplain. If the site does not contain a floodplain, note that: "No 100-year floodplain exists on the site." A Floodplain reclamation study will be required with Final Plat if necessary.**

☒ **Submittals for preliminary plats shall include plans, documents, and information adequate for the review of the provision of public improvements to the properties involved. This includes but is not limited to streets, water services, wastewater services, franchise utilities, street lighting, and stormwater detention (ex: preliminary drainage plans, preliminary utility plans, floodplain study, traffic impact study etc.).**

☒ **Two (2) copies of the typical cross-sections of proposed streets showing the width of pavement, type of pavement, and location and widths of sidewalks when not in conformance with standard details.**

☒ **Approval Block:**

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

"Preliminary Plat for Review Purposes Only"

The following certificates shall be placed on the preliminary plat by the subdivider:

Approved for Preparation of Final Plat

City of Sanger, TX
Planning & Zoning Commission

Date

January 12, 2022

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

Re: Preliminary Plat Letter of Intent – Marley Meadows

Ms. Hammonds,

On behalf of our client, Redeemed Assets LLC, we respectfully submit this letter of Intent for the attached Preliminary Plat for the Marley Meadows project.

Marley Meadows is a proposed 19.653 acre subdivision within the City of Sanger ETJ. The project is located north of FM 455 on Sam Bass Road, more specifically, 8949 Sam Bass Road.

Marley Meadows proposes to create 1 dedicated street and 17 residential lots.

We appreciate your review and consideration of our request. If you have any questions or require additional information, please contact me at (940) 293-3180 or by email at mblack@trinity-surveying.com.

Sincerely,



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

Trinity Land Surveying LLC

Firm # 10194687

1222 Greenbriar St.

Denton, Texas 76201

Ph. 940-293-3180

Email: mblack@trinity-surveying.com

Website: www.trinity-surveying.com



DATE: 01/31/2023

1st REVIEW COMMENTS – Preliminary Plat (Marley Meadows)

The request is for a Preliminary Plat of Marley Meadows containing 17 lots, being approximately 19.653 acres in the JAMES B.P. JANUARY SURVEY, ABSTRACT NO 658, prepared by Trinity Land Surveying LLC, submitted on 01/18/2023. Below are the comments that should be addressed before City Council approval. Resubmit the revised plat along with a response letter addressing all comments.

Planning

Provide the following

1. In title block list total number of lots and HOA/Open Space lots.
2. Show all parcels of land intended to be dedicated for public use or reserved in the deeds for the use of all property owner(s) in the proposed subdivision, together with the purpose or limitations of such reservations. (Who will own and maintain the street and 40' strip of land along Sam Bass Road?)
3. Provide location of USPS Postmaster approved location for cluster mailboxes.
4. Provide table with listing of lots with square footage and the associated lot widths a the front building line.

Informational Comments

1. The property is within the City of Sanger's ETJ.
2. The Final Plat will be scheduled for Planning and Zoning (P&Z) Commission meeting on Monday, February 13, 2023, and the City Council meeting on Monday, March 6, 2023.



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

February 7, 2023
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: Marley Meadows – Preliminary Plat
First Review

Dear Ms. Hammonds,

Halff Associates, Inc. was requested by the City of Sanger to provide a first review of the Preliminary Plat for the Marley Meadows. The property is located within the City of Sanger Extra-Territorial Jurisdiction (ETJ). The preliminary plat was prepared by Trinity Land Surveying LLC and is dated January 13, 2023.

The City of Sanger does not have an ordinance for “Minor Plat”. The nature of the proposed improvements will require this to be reviewed as a Preliminary Plat.

A preliminary review of the document was performed and the following general comments apply:

1. Sam Bass Road is on the County's Master Thoroughfare plan as a Minor Arterial 4 Lane Undivided / 3 Lane (80' to 100' ROW). Show 40' Right of Way dedication.
2. Provide the Legal description (metes and bounds) with total acreage.
3. Provide approval block as per Section 10.104.
4. Civil needs to show limits of water surface elevation relative to easements to show the proper width of easement provided is adequate. (Must include freeboard).

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

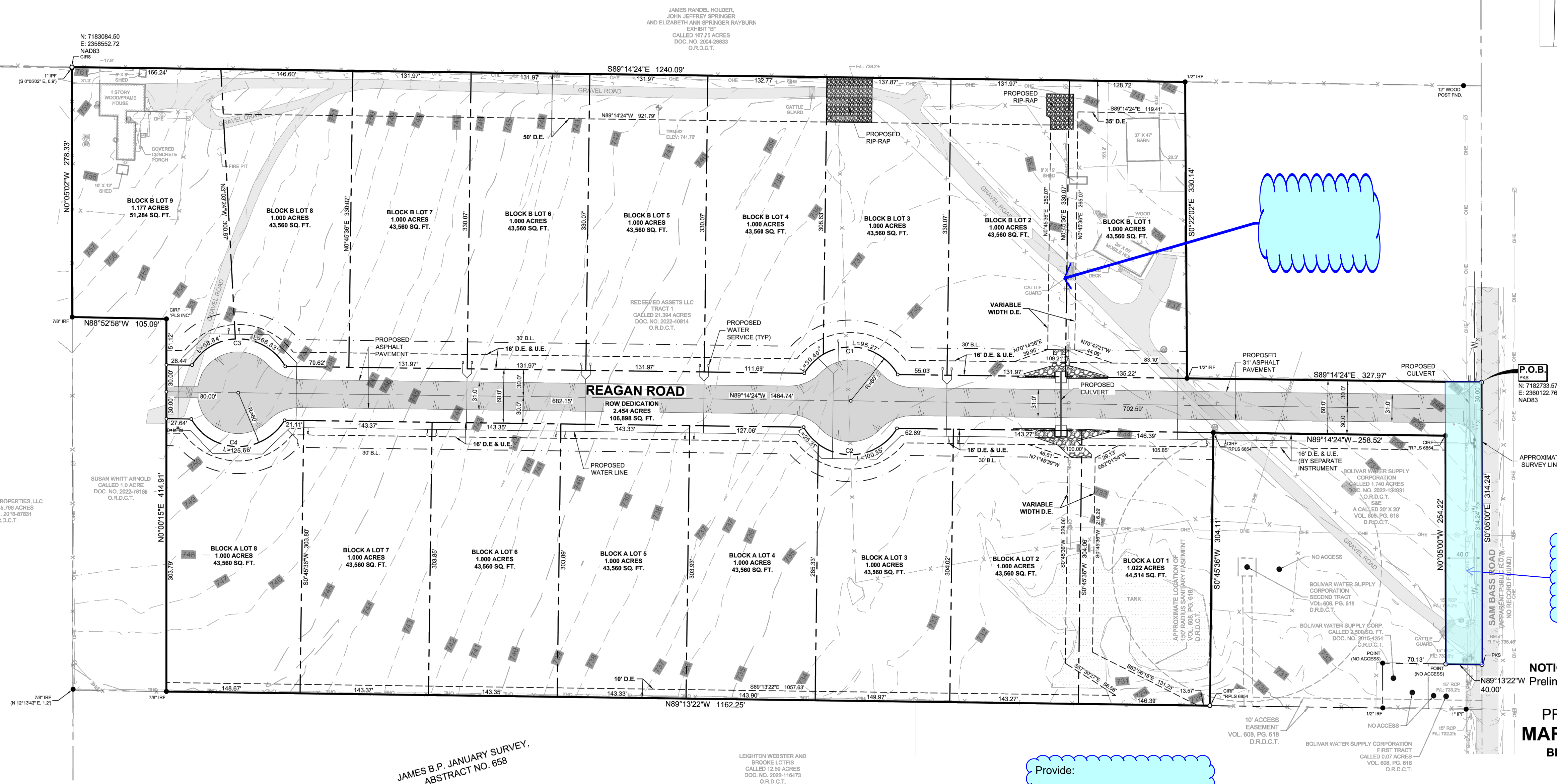
Sincerely,

HALFF ASSOCIATES, INC.
TBPELS Firm No. 312

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

Steven D. Templer, P.E.

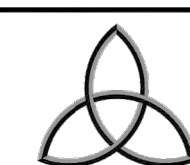
Attachments: markups



Sam Bass Road is on the County's Master Thoroughfare plan as a Minor Arterial 4 Lane Undivided / 3 Lane (80' to 100' ROW). Show 40' Right of Way dedication.

NOTICE:
Preliminary Plat for Review Purposes Only.

**PRELIMINARY PLAT
MARLEY MEADOWS
BLOCK A, LOTS 1-8 AND
BLOCK B, LOTS 1-9
17 RESIDENTIAL LOTS
2.454 ACRES RIGHT-OF-WAY DEDICATION
BEING 19.653 ACRES OUT OF THE
JAMES B.P. JANUARY SURVEY, ABSTRACT NO. 658,
CITY OF SANGER E.T.J. DENTON COUNTY, TEXAS**



**TRINITY
LAND SURVEYING LLC**

1222 Greenbriar St. Denton, Texas 76201 FIRM # 10194687 Tel. No. (940) 293-3180

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	MLB	TLS	01/09/2023	2022-014	1 OF 2

OWNER / APPLICANT:
Redeemed Assets LLC
2701 Wind River Ln.
Denton, Texas 76210
Ph: 840-368-0963
Email: ben.burnside@yahoo.com
Contact: Ben Burnside

SURVEYOR:
Trinity Land Surveying, LLC
1222 Greenbriar St.
Denton, TX 76201
Ph: (940) 293-3180
Email: mlb@trinity-landsurveying.com
Contact: Michael Black, RPLS

ENGINEER:
iCivil Engineering
1001 W. Euless Blvd., Ste. 412h
Euless, TX 76040
Ph: (972) 852-5453
Email: omgs@icivileng.com
Contact: Om Gherty Chhetri, P.E.

CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	120°00'00"	60.00'	125.66'	S89°14'24"E 103.92'
C2	120°00'00"	60.00'	125.66'	N89°14'24"W 103.92'
C3	120°00'00"	60.00'	125.66'	N89°14'24"W 103.92'
C4	120°00'00"	60.00'	125.66'	N89°14'24"W 103.92'

FLOOD STATEMENT:

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

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

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

BENCH MARK LIST

TBM #1 "X" SET ON A 15" RCP HEADWALL 8± NORTH OF THE MOST EASTERLY SOUTH PROPERTY LINE AND 18± WEST OF THE CENTERLINE OF SAM BASS ROAD.
ELEV: 735.46'

TBM #2 5/8" IRON ROD SET ON THE SOUTH SIDE OF A GRAVEL ROAD, 37± SOUTH OF THE NORTH PROPERTY LINE AND 65± EAST OF THE WEST PROPERTY LINE.
ELEV: 741.70'

Provide:

Legal description (metes and bounds) with total acreage.

Approval block as per Section 10.104



iCIVIL ENGINEERING
1001 W EULESS BLVD,
STE 412H
EULESS, TX 76040
PH: (972) 523-5493
TBPE: F-19293

no.	revision	by	date

scale
horiz
vert
date
JAN 2023

PRELIMINARY PLAN For Review Only

This document is released for the purpose of interim review and markup under the authority of OM GHARTY CHHETRI, P.E. Licence No: 106562 on 1/13/23. This document is not to be used for construction, bidding or permit purposes.

SANGER, TEXAS
SURVEY & PLAT
FOR
MARLEY MEADOWS

PROJECT NO.
sheet
3
of
18



Denton County Development Services

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

940.349.2990 phone – 940.349.2991 fax

www.dentoncounty.gov



To: Ramie Hammonds – Director / Building Official (City of Sanger)

From: Gary W. Cook, CFM – Senior Development Coordinator

Re: Marley Meadows – Preliminary Plat

Date: January 24, 2023

Denton County Development Services has the reviewed plat prepared by City of Sanger, for the Marley Meadows - Preliminary Plat. The following comments should be addressed and the plat resubmitted for review:

- Northeast Property information
- Lot A1 in 150' sanitary easement ???
- Adjacent land owner information needs to be bolder
- Change "Maintenance" statement to read "DOES NOT constitute ..."

ENVIRONMENTAL COMMENTS:

Do you know:

1. If any of the existing structures will stay?
2. If the existing gravel drives will stay and/or if they are/will become easements?

Additionally:

1. Block A Lot 1 appears to be encumbered by the sanitary control easement for the public water well. There will be very limited, if any, options for any on-site sewage facility.
2. Block B Lots 1 & 2 encompass an existing on-site sewage facility. The facility will need to be fully on one lot if the intention is for the system to remain. Required setbacks, as per applicable on-site sewage facility rules, will be necessary. A permit will be required through this office to alter the on-site sewage facility.

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

Regards,

A handwritten signature in black ink, appearing to read "Gary W. Cook", followed by the letters "CFM".

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



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: February 13, 2023

FROM: Ramie Hammonds, Development Services Director

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

SUMMARY:

- The applicant is proposing to create lot from 7 unplatted tracts.
- This site is located on the south side of FM 455 approximately 1961 feet west of Creekview Road.
- The lot would have access from FM 455.
- The lots will be serviced by Bolivar Water Supply Corporation and have on-site sanitary sewer facilities.
- The property is located in the City of Sanger's ETJ.

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

GL Account: N/A

RECOMMENDED MOTION OR ACTION:

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

ATTACHMENTS:

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



SANGER
TEXAS

Project Name: MO Addition
Minor Plat
Project: 23SANZON-0004

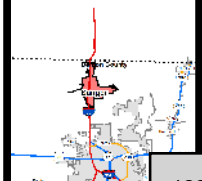


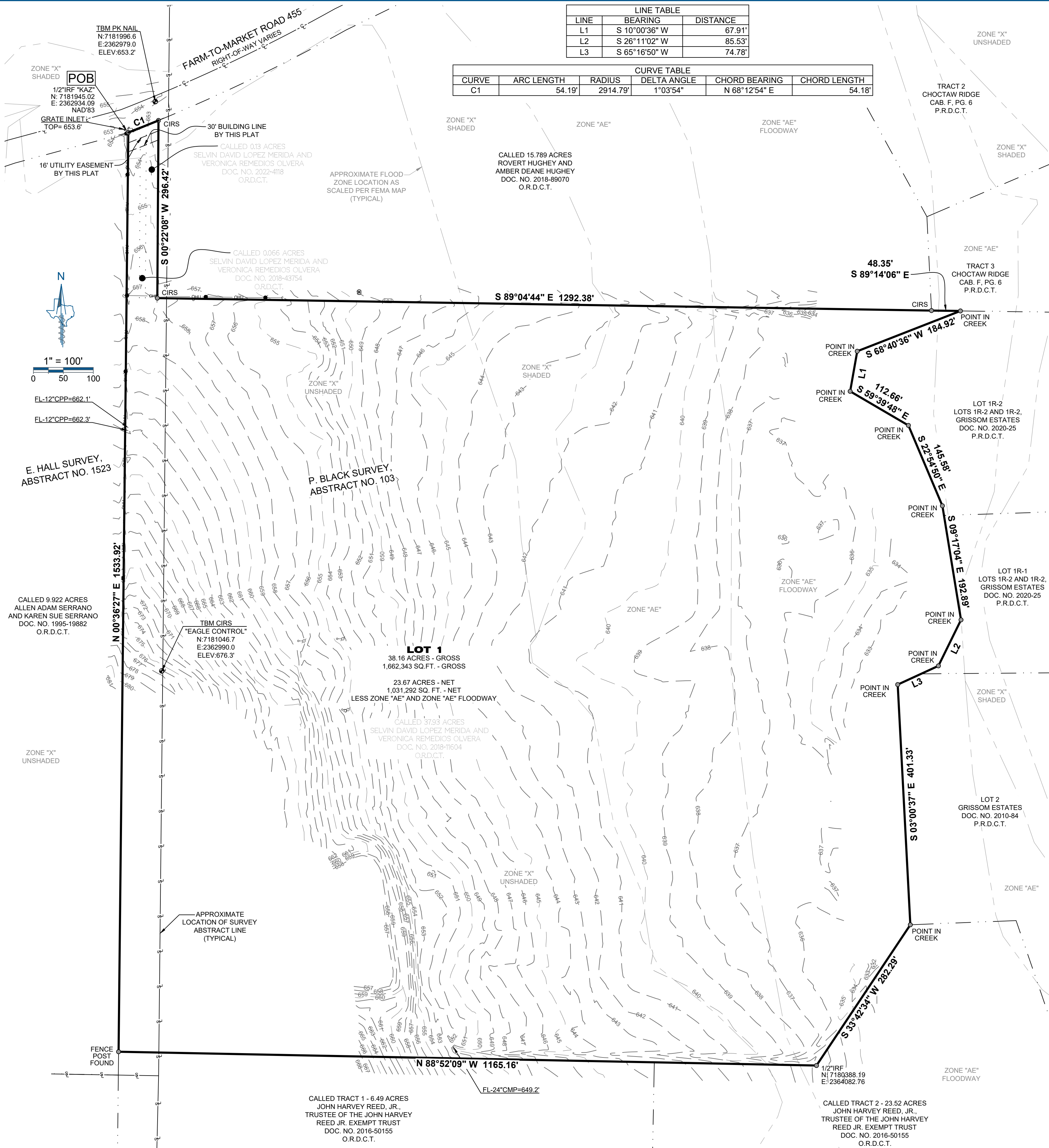
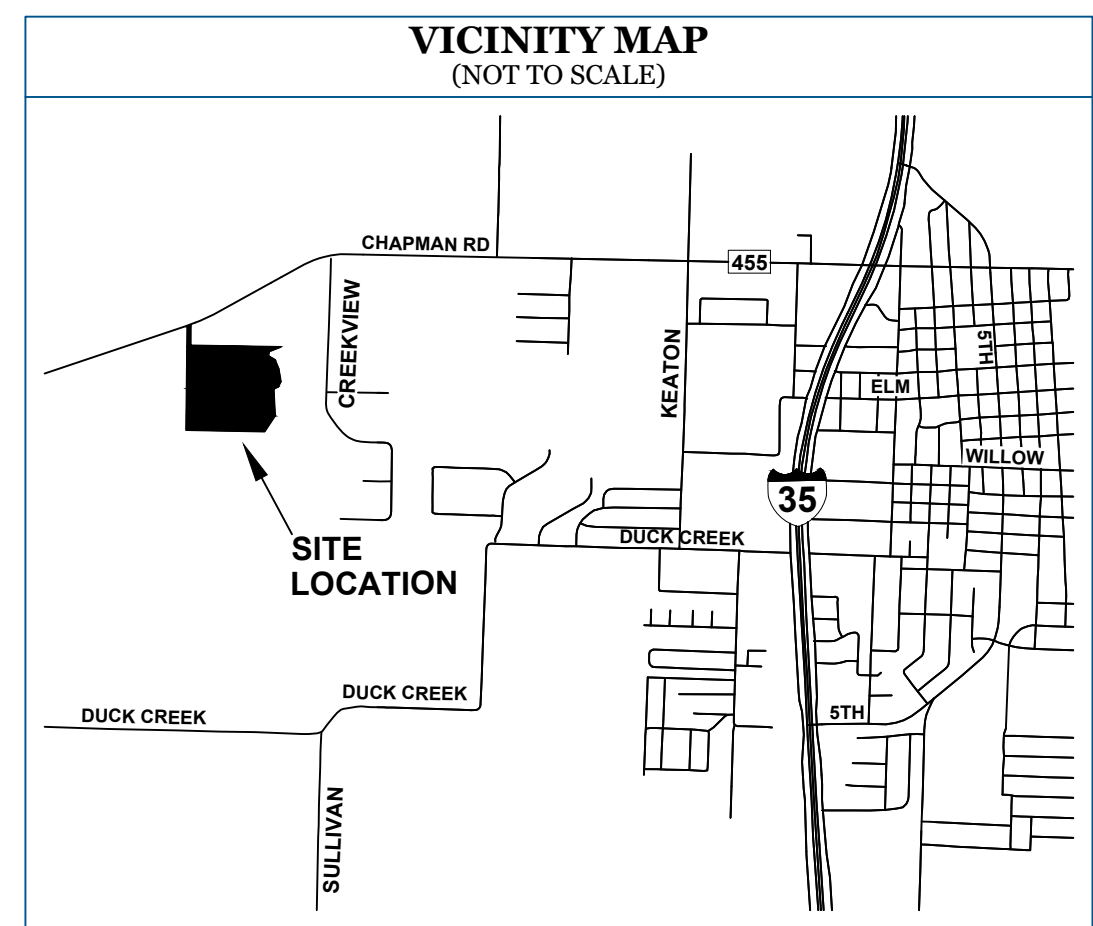
City Limits



Exhibits

DISCLAIMER:
This map was generated by GIS data provided by the Sanger GIS Department. The City of Sanger does not guarantee the correctness or accuracy of any features on this map. These map products are for illustration purposes only and are not suitable for site-specific decision making. GIS data is subject to constant changes, and may not be complete, accurate or current.
Date: 1/22/2023 4:11:10 PM
Doc Name: 23SANZON-0004_MO Addition Minor Plat





FINAL PLAT
MO ADDITION
LOT 1, BLOCK A
1 LOT / 38.16 ACRES

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

DATE OF PREPARATION: 1/17/2023

Project
2005.033-03

Date
01/17/2023

Drafter
EN

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

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

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

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

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §

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

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

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

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

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

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

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

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

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

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

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

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

WITNESS MY HAND THIS ____ DAY OF _____, 2023.

OWNERS: **SELVIN DAVID LOPEZ MERIDA** and **VERONICA REMEDIOS OLVERA**

BY: _____
SELVIN DAVID LOPEZ MERIDA Date

STATE OF TEXAS §
COUNTY OF DENTON §

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

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this ____ day of _____, 2023.

Notary Public in and for the State of Texas

BY: _____
VERONICA REMEDIOS OLVERA Date

STATE OF TEXAS §
COUNTY OF DENTON §

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

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this ____ day of _____, 2023.

Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

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

PRELIMINARY

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

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

Date

STATE OF TEXAS §
COUNTY OF DENTON §

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

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this ____ day of _____, 2023.

Notary Public in and for the State of Texas

PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY

Approved for Preparation of a Final Plat

Chairman, Planning & Zoning Commission
City of Sanger, Texas

Date

Mayor, City of Sanger

Date

Project	2005.033-03	 <div>EAGLE SURVEYING, LLC 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009 TX Firm #10194177</div>
Date	01/17/2023	
Drafter	EN	

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

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

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

FINAL PLAT
MO ADDITION
LOT 1, BLOCK A
1 LOT / 38.16 ACRES
BEING ALL OF A CALLED 37.93 ACRE TRACT, 0.13 ACRE TRACT & 0.066
ACRE TRACT RECORDED IN DOC. NO. 2018-11604, 2022-4118 & 2018-43754,
OFFICIAL RECORDS, DENTON COUNTY, TEXAS,
IN THE P. BLACK SURVEY, ABSTRACT No. 103,
E. HALL SURVEY, ABSTRACT No. 1523
IN THE ETJ OF THE CITY OF SANGER, DENTON COUNTY, TEXAS

DATE OF PREPARATION: 1/17/2023



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

SUBDIVISION APPLICATION

☒

Preliminary
Plat Minor
Plat

☐

Final
Plat/Replat
Amended Plat

☐

Vacating Plat
Conveyance
Plat

Applicant

Owner (if different from applicant)

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

Submittal Checklist

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

Supporting Materials (List if provided): N/A

R Number(s): _____

Owner's Signature

1-18-2023

Date

Shawn Rockenbaugh

1-18-2023

Applicant's Signature

Date

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

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

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

940-458-2059 (office)

940-458-4072 (fax)

www.sangertexas.org

Effective Date: 02/11/2020



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

SUBDIVISION PACKET

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

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

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

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

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



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

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

- Residential Preliminary or Final Plat / Replat
 - \$400.00 + \$6.00 per lot < 10
 - \$500.00 + \$10.00 per lot > 10
 - \$500.00 + \$15.00/acre for plats with lot sizes of one acre or more
- Commercial Preliminary or Final Plat / Replat
 - Less than five (5) acres - \$500.00 + \$15.00 per acre
 - Five (5) acres to less than 25 acres - \$600.00 + \$15.00 per acre
 - 25 acres to less than 100 acres - \$950.00
 - 100 acres or more - \$950.00 + \$5.00 per acre
- Minor Plat - \$400.00 + \$3.00 per lot, or \$15.00 per acre for lots larger than 1 acre $\$400 + (38.16 * \$15) = \$972.40$
- Amended Plat - \$200.00 + \$3.00 per lot
- Conveyance Plat - \$200.00 + \$3.00 per lot
- Vacating Plat - \$200.00

SUBDIVISION PROCEDURE

The process for subdividing land involved the following steps:

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



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

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

Note: Preliminary Plats are not filed for record

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



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SUBMITTAL REQUIREMENTS & PROCESS

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

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

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

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

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

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

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

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



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

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



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

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

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



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

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



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

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

**"State of Texas
County of Denton**

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

(Engineer or Surveyor's Seal)

Licensed Professional Engineer OR

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

Date"

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

**"State of Texas
County of Denton**

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

(Metes and Bounds Description of Boundary)

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

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

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

_____, Owner

_____, Title and Company (if applicable)"

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

940-458-2059 (office)

940-458-4072 (fax)

www.sangertexas.org

Effective Date: 02/11/2020



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Item 9.

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

"State of Texas
County of Denton

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

Given under my hand and seal of office this____day of_____, 20_____.

Notary Public in and for the State of Texas

Type or Print Notary's Name

My Commission Expires_____."

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

"Approved and Accepted

Chairman, Planning & Zoning Commission

e City of Sanger, TX

Date

Mayor
City of Sanger, TX

Date

Attested by

City Secretary
City of Sanger, TX"

Date

January 18, 2023

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

Re: Letter of Intent
Mo Addition Lot 1, Block A
Sanger ETJ
DEC 10363.

Dear: City of Sanger Development Services

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

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

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

The intent to the application is to plat the current property into one lot through the Minor Plat process. The purpose of subdivision is to allow possibility of future development of the property.

The property lies off of and has access FM 455 west of the City of Sanger and lies within the City of Sanger extraterritorial jurisdiction. The current property contains a single-family residence.

The applicant an Owner request that the City of Sanger Planning Staff, and required approval bodies review and act upon the Minor plat application for Mo Addition, Lot 1, Block A. **We request that the previous plat submittal showing three lots be pulled from consideration.**

Sincerely,



Shawn Rockenbaugh
Sr. Project Manager
Development Engineering Consultants, LLC



DATE: 02/06/2023

1st REVIEW COMMENTS – Final Plat (Mo Addition)

The request is for a Minor Plat of the Mo Addition platting Lot 1, being approximately 38.16 acres, prepared by Eagle Surveying, LLC, submitted on 01/18/2023. Below are the comments that should be addressed prior to City Council approval. Resubmit the revised plat along with a response letter addressing all comments.

Planning

Provide the following

1. Show the centerline of existing streets. Dimensions from centerline to edges of existing and proposed right-of-way on both sides of the centerline.
2. Provide a signed notarized copy of private restrictions (if any), that are filed for record in the office of the County Clerk.
3. Show right-of-way acreage, if dedicated.
4. Name address and phone number of all utilities providing service to the development.
5. Correct the City signature block by adding a signature line for the City Secretary, City of Sanger, TX
6. Show measurement for Lot 1 frontage along FM 455

Informational Comments

1. The property is within the City of Sanger's ETJ.
2. The Minor Plat will be scheduled for Planning & Zoning (P&Z) Commission meeting on Monday, February 13, 2023, and the City Council meeting on Monday, March 6, 2023.



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

January 27, 2023
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: **Mo Addition – Final Plat**
Second Review

Dear Ms. Hammonds,

Halff Associates, Inc. was requested by the City of Sanger to provide a second review of the Final Plat for the Mo Addition located on FM 455. The property is located outside the City of Sanger limits but within its Extra-Territorial Jurisdiction. The final plat was prepared by Eagle Surveying, LLC and is dated January 17, 2023.

A preliminary review of the document was performed and the following comments apply:

1. Per 10.104(c)(10)(B) show the width of the ROW at this location.
2. Provide a drainage easement per Section 10.105.5 "Where a subdivision is bounded by a watercourse, drainage way, channel or stream, there shall be provided a stormwater easement or drainage right-of-way conforming substantially to the lines of such watercourse, or of such width to provide for any future anticipated construction, plus a minimum to ten feet (10') on each side."
3. Denton County requires a 30' setback line.
4. Correct Note 1 in the General Notes. This plat establishes one lot.
5. Does this property currently have service from a water provider or is it from a well? If currently being served by public water provider then Add note: Water service currently provided by (name of company). If property is currently utilizing a well then state: Water service currently provided by well. This area is serviced by Boliver Water Supply Corporation.
6. Any existing wells will need to be shown on the plat.
7. Provide utility Easement per City Ordinance Section 10.105(5)

If you have any questions or need additional information, please do not hesitate to call me at (817) 764-7480.

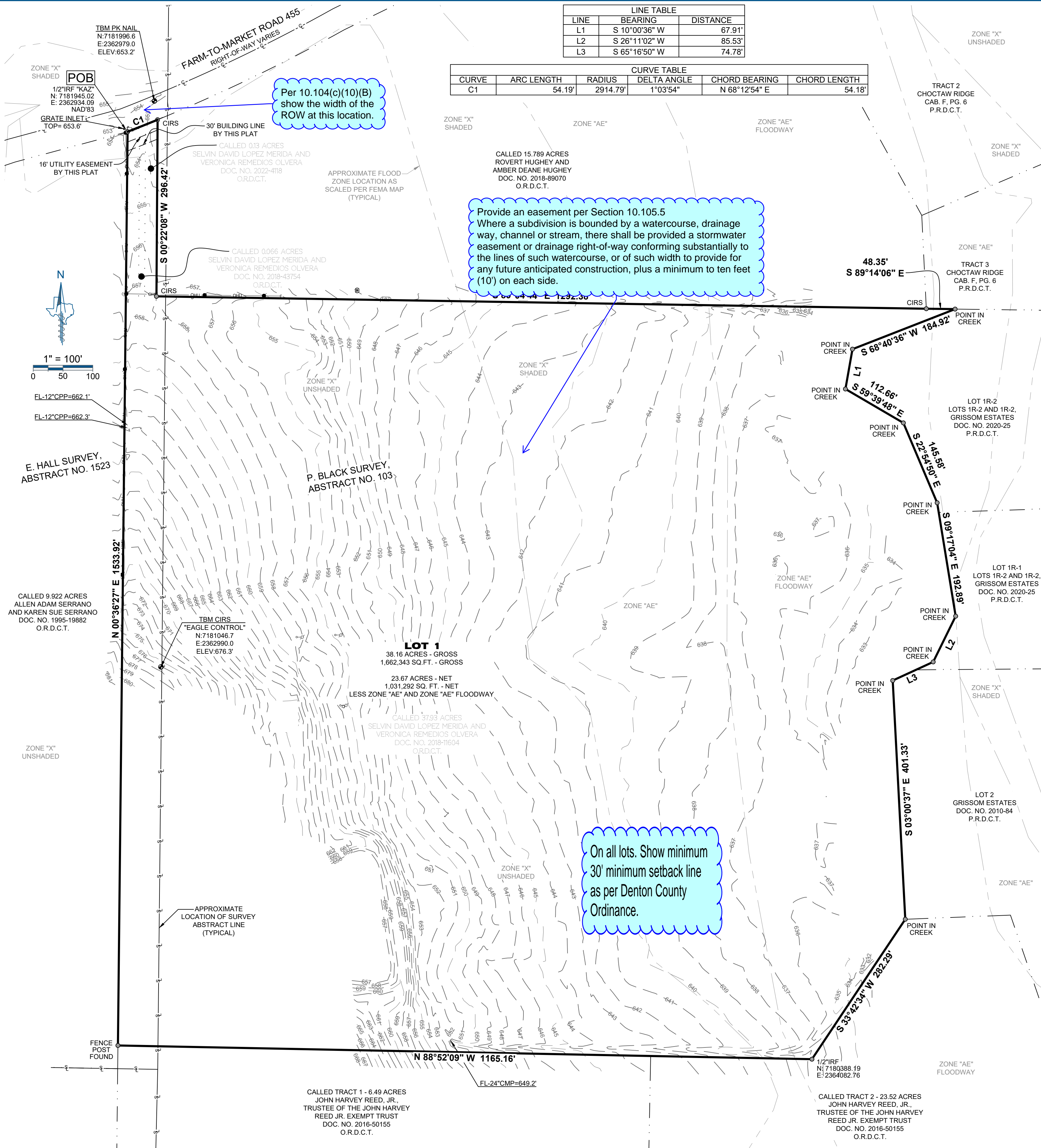
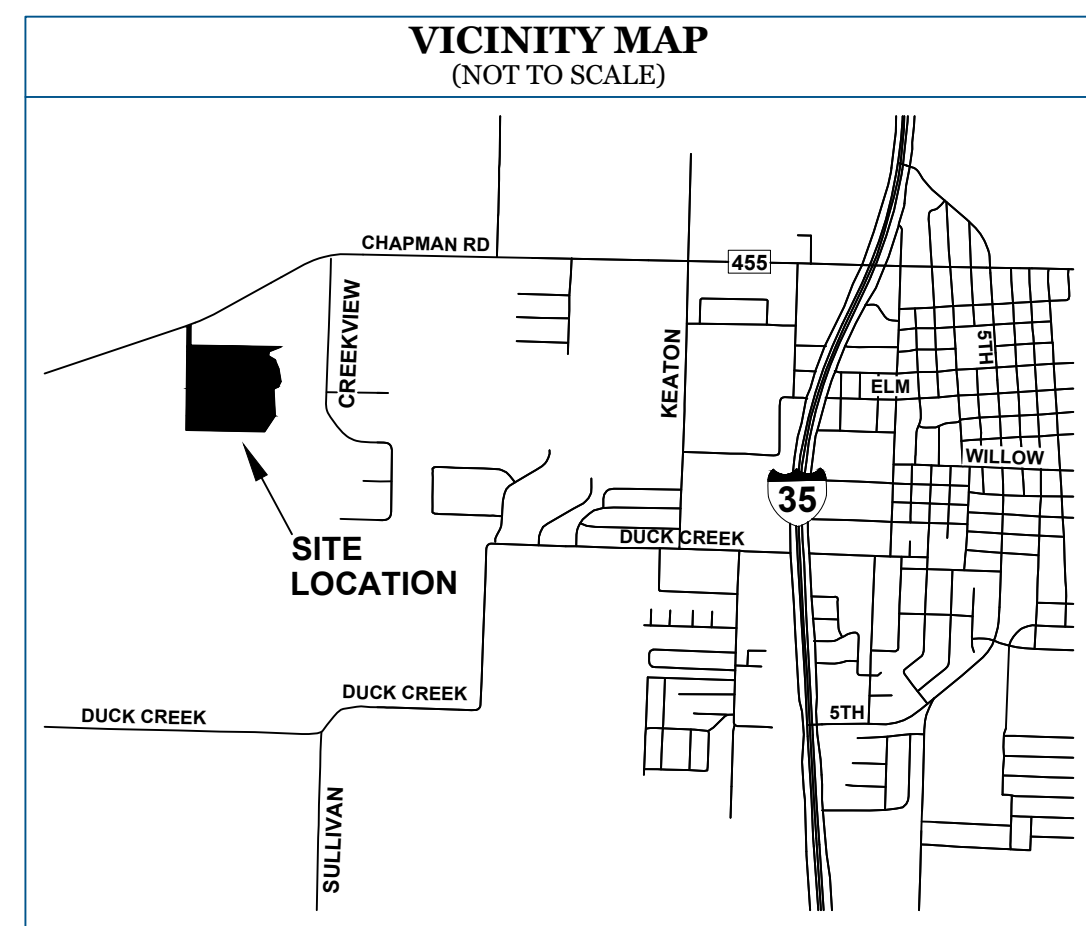
Sincerely,

HALFF ASSOCIATES, INC.
TBPELS Firm No. 312

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

Steven D. Templer, P.E.

Attachments: N/A



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 10°00'36" W	67.91'
L2	S 26°11'02" W	85.53'
L3	S 65°16'50" W	74.78'

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING
C1	54.19'	2914.79'	1°03'54"	N 68°12'54" E
				CHORD LENGTH 54.18'

Per 10.104(c)(10)(B)
show the width of the
ROW at this location.

Provide an easement per Section 10.105.5
Where a subdivision is bounded by a watercourse, drainage
way, channel or stream, there shall be provided a stormwater
easement or drainage right-of-way conforming substantially to
the lines of such watercourse, or of such width to provide for
any future anticipated construction, plus a minimum to ten feet
(10') on each side.

On all lots. Show minimum
30' minimum setback line
as per Denton County
Ordinance.

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

GENERAL NOTES

- The purpose of this plat is to create three (3) lots of record from three unplatted tracts of land.
- This property is located in Zone "AE", Zone "AE" Floodway, Zone "X" Shaded & Zone "X" Unshaded, as scaled from the F.E.M.A. Flood Insurance rate Map dated April 18, 2011 and is scaled from the Community Number 480074 as shown on Map Number 48121C0205G. The location of the Flood Zone is approximate. For additional information regarding Flood Zone designation, please contact 1-(877) FEMA MAP.
- The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011) State Plane Coordinate System (Texas North Central Zone - 4202).
- Notice: Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and withholding of utilities and building permits.
- All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011) Datum.
- All lots comply with the minimum size requirements of the zoning district.
- This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.
- All common areas, drainage easements, and detention facilities will be owned and maintained by the HOA/POA. Any common area with in the City's right-of-way will require a facilities agreement, to be reviewed and approved by the City.
- This plat does not alter or remove existing deed restrictions, if any, on this property.
- Minimum finished floor elevations are at least 2 feet above the 100 year floodplain.
- Sanitary sewer to be handled by facilities approved by the Denton County Public Health Department.
- All surface drainage easements shall be kept clear of fences, buildings, foundations, plantings, and other obstructions to the operation and maintenance of the drainage easement.
- The maintenance of paving, grading and drainage improvements and/or easements shown on this plat are the responsibility of the individual property owners and do not constitute acceptance of same for maintenance purposes by Denton County.
- Construction not complete within two years of the Commissioners Court approval shall be subject to current County Subdivision Rules and Regulations.
- A driveway culvert must be obtained from Development Services by the owner of each lot prior to the construction, installation or placements of any driveway access improvements within the dedicated right-of-way.
- The City of Denton does not approve plat for property located in their Division 2 ETJ based on ICA with Denton County regarding platting in the ETJ.
- No construction, without written approval from Denton County shall be allowed within an identified "FIRM" floodplain area, and then only after a detailed floodplain development permit including engineering plans and studies show that no rise in Base Flood Elevation (BFE) will result, that no flooding will result, that no obstruction to the natural flow of water will result; and subject to all owners of the property affected by such construction becoming a part to the request. Where construction is permitted, all finished floor elevations shall be a minimum of two-foot above the 100-year flood elevation.
- Blocking the flow of water or construction improvements in surface drainage easements, and filling or obstruction the floodway is prohibited.
- Denton County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
- The existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual property owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across the lots.
- Denton County shall not be responsible for maintenance of private streets, drives, emergency access easements, recreation areas and open spaces; and the owners shall be responsible for the maintenance of private streets, drives, emergency access easements, recreation areas and open spaces, and said owners agree to indemnify and hold harmless Denton County, from all claims, damages and losses arising out of the resulting from performance of the obligations of said owners set forth in this paragraph.

The revised plat
provided establishes
one lot.

Does this property currently have service
from a water provider or is it from a well? If
currently being served by public water
provider then Add note: Water service
currently provided by (name of company).

If property is currently utilizing a well then
state: Water service currently provided by
well. This area is serviced by Boliver Water
Supply Corporation.

If serviced by well then provide
location on plat since it will
have setback requirements.

FINAL PLAT MO ADDITION LOT 1, BLOCK A 1 LOT / 38.16 ACRES

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

DATE OF PREPARATION: 1/17/2023

Project	2005.033-03	 EAGLE SURVEYING, LLC 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009 TX Firm #10194177
Date	01/17/2023	
Drafter	EN	

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

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

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

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §

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

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

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

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

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

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

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

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

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

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

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

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

WITNESS MY HAND THIS ____ DAY OF _____, 2023.

OWNERS: **SELVIN DAVID LOPEZ MERIDA** and **VERONICA REMEDIOS OLVERA**

BY: _____
SELVIN DAVID LOPEZ MERIDA Date

STATE OF TEXAS §
COUNTY OF DENTON §

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

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this ____ day of _____, 2023.

Notary Public in and for the State of Texas

BY: _____
VERONICA REMEDIOS OLVERA Date

STATE OF TEXAS §
COUNTY OF DENTON §

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

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this ____ day of _____, 2023.

Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

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

PRELIMINARY

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

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

Date

STATE OF TEXAS §
COUNTY OF DENTON §

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

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this ____ day of _____, 2023.

Notary Public in and for the State of Texas

PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY

Approved for Preparation of a Final Plat

Chairman, Planning & Zoning Commission
City of Sanger, Texas

Date

Mayor, City of Sanger

Date

Project	2005.033-03	 <div>EAGLE SURVEYING, LLC 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009 TX Firm #10194177</div>
Date	01/17/2023	
Drafter	EN	

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

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

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

FINAL PLAT
MO ADDITION
LOT 1, BLOCK A
1 LOT / 38.16 ACRES
BEING ALL OF A CALLED 37.93 ACRE TRACT, 0.13 ACRE TRACT & 0.066
ACRE TRACT RECORDED IN DOC. NO. 2018-11604, 2022-4118 & 2018-43754,
OFFICIAL RECORDS, DENTON COUNTY, TEXAS,
IN THE P. BLACK SURVEY, ABSTRACT No. 103,
E. HALL SURVEY, ABSTRACT No. 1523
IN THE ETJ OF THE CITY OF SANGER, DENTON COUNTY, TEXAS

DATE OF PREPARATION: 1/17/2023



Denton County Development Services

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

940.349.2990 phone – 940.349.2991 fax

www.dentoncounty.gov



To: Ramie Hammonds – Director / Building Official (City of Sanger)
From: Gary W. Cook, CFM – Senior Development Coordinator
Re: Mo Addition – Minor Plat
Date: January 23, 2023

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

- Each lot must have a minimum of 60' access to public ROW.
- Add one (1) benchmark note
- Correct Note #13: All surface drainage easements shall be kept clear of fences, buildings, foundations, plantings, and other obstructions to the operation and maintenance of the drainage **easement**.
- Remove Note #17: The City of Denton does not approve plats for property located in their Division 2 ETJ based on an ICA with Denton County regarding platting in the ETJ.
- Make floodplain boundary "**bold**."

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

Regards,

A handwritten signature in black ink, followed by the initials "CFM".

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