

4B DEVELOPMENT CORPORATION

MEETING AGENDA

APRIL 25, 2023, 6:00 PM



4B DEVELOPMENT CORPORATION REGULAR MEETING

DEVELOPMENT SERVICES BUILDING - 201 BOLIVAR STREET, SANGER, TEXAS 76266

CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM

INVOCATION AND PLEDGE

CITIZENS COMMENTS

This is an opportunity for citizens to address the Corporation 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 Corporation with regard to matters on the agenda will be received at the time the item is considered. The Corporation 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 Board member 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 on the 4B minutes from 03-28-2023

DISCUSSION ITEMS

2. Discussion on the Miracle League Field
3. Discussion on improvements to Railroad Park
4. Discussion on exercise stations at Porter Park
5. Discussion on the 4B Fiscal Year 2023-2024 Budget

FUTURE AGENDA ITEMS

The purpose of this item is to allow the President and Board members to bring forward items they wish to discuss at a future meeting, A Board member 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 Corporation or at the call of the President.

ADJOURN

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

CERTIFICATION

I certify that a copy of this meeting notice was posted on the bulletin board at City Hall that is readily accessible to the general public at all times and was posted on the City of Sanger website on April 21, 2023, 10:00 PM.

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.



4B DEVELOPMENT CORPORATION COMMUNICATION

DATE: April 25, 2023

FROM: Shani Bradshaw, Director of Economic Development

AGENDA ITEM: Consideration and possible action on the 4B minutes from 03-28-2023

SUMMARY:

- 4B Board Minutes from 3/28/2023.

FISCAL INFORMATION:

Budgeted: NA

Amount: NA

GL Account: NA

RECOMMENDED MOTION OR ACTION:

Staff recommends approval.

ATTACHMENTS:

4B Minutes from 3/28/2023.

4B DEVELOPMENT CORPORATION

MEETING MINUTES

FEBRUARY 28, 2023, 6:00 PM



4B DEVELOPMENT CORPORATION REGULAR MEETING

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

CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM

As there was a quorum John Payne called the meeting to order at 6:00 p.m.

BOARD MEMBERS PRESENT

Board Member, Place 1	Guy Saenz
Board Member, Place 2	John Payne
Board Member, Place 3	Stephanie Wood
Board Member, Place 4	Beverly Howard
Board Member, Place 6	Eddie Piercy

BOARD MEMBERS ABSENT

Board Member, Place 5	Jeff Springer
Board Member, Place 7	Carrie Bilyeu

STAFF MEMBERS PRESENT:

Director of Economic Development Shani Bradshaw, and Secretary Stefani Dodson

INVOCATION AND PLEDGE

Board Member Payne led the invocation and Board Member Piercy led the pledge.

CITIZENS COMMENTS

No citizens came forward to speak.

CONSENT AGENDA

1. Consideration and possible action on 4B minutes from 01-24-2023

Board Member Piercy makes a motion to approve the consent agenda as shown. Board Member Saenz seconded the motion.

Voting Yea: Board Member Payne, Board Member Howard, Board Member Wood.
Motion passes unanimously.

ACTION ITEMS

2. Consideration and possible action on Property Enhancement Incentive Program application for 1106 Stemmons, Sanger, Texas.

Board Member Piercy makes a motion to approve a \$10,000 grant for 1106 Stemmons. Board Member Howard seconded the motion.

Voting Yea: Board Member Payne, Board Member Saenz, Board Member Wood. Motion passes unanimously.

3. Consideration and possible action on Property Enhancement Incentive Program application for 1108-1114 Stemmons, Sanger, Texas.

This item was pulled by the applicant.

REPORTS

4. Porter Park Update

Director Bradshaw gives a brief update on the Porter Park renovation. She explains that the Softball Association also donated \$5000.00 toward the scoreboards.

5. Monthly Sales Tax Report

Director Bradshaw gives a brief update to the board.

FUTURE AGENDA ITEMS

The board would like an update on the Miracle field and the action plan.

ADJOURN

As there were no further items on the agenda Board Member Payne adjourned the meeting at 6:19 p.m.



4B DEVELOPMENT CORPORATION COMMUNICATION

DATE: April 25, 2023

FROM: Shani Bradshaw, Director of Economic Development

AGENDA ITEM: Discussion on the Miracle League Field

SUMMARY:

- Discuss details and cost for the Miracle League Field.

FISCAL INFORMATION:

Budgeted: NA Amount: NA GL Account: NA

RECOMMENDED MOTION OR ACTION:

NA

ATTACHMENTS:

Miracle League Field Steps
Probable Cost Estimate
Miracle League Design Example



We are thrilled about your excitement, desire and commitment to orchestrate a Miracle League program and build a Miracle League field in your community. The next step is to become an official member of The Miracle League, as over 350 other cities have, to be part of an international mission to bring baseball to all children and young adults no matter their abilities. Membership gives your league priceless benefits, including:

- **Investment in the future growth of Miracle League programs in your community and around the world**
- **A complete manual with A to Z instructions and assistance on how to build your field and develop and maintain your league and program**
- **New member corporate orientation at the Miracle League office and/or conference call**
- **Support staff from The Miracle League's Corporate Office willing to serve in every way possible**
- **Permission to use the official Miracle League name and US Registered Trademarked Logo**
- **Miracle League preferred partner services available include but not limited to:**
 - **Reduced pricing on surfacing and extended warranties**
 - **Favorable rate classification through insurance carrier**
 - **Favorable pricing on uniforms and sporting equipment**
 - **Photography partner and donor for your league – money raised nationally that will support your local league.**
 - **Favorable rates on website design and packages**
 - **On-line registration and giving tools**
 - **Project Management - design, budget, drawings, & construction documents**
 - **Full or partial service construction of field, playground, and other site elements i.e. parking, circulation, shelters, concession, and restrooms. (Companies experienced in building accessible sports complexes and Miracle League Fields)**

- **National Awareness Advertising Campaign**
- **Opportunity to raise funds through a custom Miracle League Gear Web store**
- **A ready-made supply of professionally designed brochures, DVDs, and the new theme song as well as other marketing support materials**
- **Wholesale prices on Miracle League Merchandise**
- **On-going National Media participation and recognition including:**
 - **Part of the national Baseball Hall of Fame**
 - **National Television – NBC, CNN, Fox Sports, HBO, ESPN, The Today Show, Nightly News with Tom Brokaw, Katie Couric Show and more**
- **National and International Networking and Awareness (our office shares all leads, donors, volunteers, and players with your local director)**
- **Eligibility for players and directors to attend our annual All-Star Event**
- **The credibility of a national organization serving over 250,000 children and young adults in over 325 leagues across the country. There is strength in numbers!**

The Miracle League official member fee is \$500 per year. Upon receipt of the application (see attached) and the \$500 fee, the Corporate Office will contact you for an interview and final approval. Once approved, we will mail you The Miracle League Manual which includes the official Miracle League logo and other resources.

As an official Miracle League member we recommend that you begin working with a local youth baseball association, city or county government, church groups, civic groups, and corporations to fund and provide awareness for this truly meaningful project.

Due to the high cost of production and postage, we would greatly appreciate a donation of \$10.00 to cover the cost of the enclosed package.

We look forward to working with you along with hundreds of communities around the globe on this commendable endeavor. It is such a heart-warming experience to watch Miracle League kids play out their dreams, and we hope to assist in making these dreams come true in your community.

“Every Child Deserves a Chance to Play Baseball.”

Diane

Diane Alford
President and Executive Director

Stephanie

Stephanie Davis
National Program Director



APPLICATION (2023)

League Name: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Field Location: (City ONLY) _____ (Zip Code) _____

Website _____

Contact Person and Title: _____

Telephone: _____ Cell: _____

E-mail Address: _____

Second Contact Person and Title: _____

Telephone: _____ Cell: _____

E-mail Address: _____

Partnerships: (example, local government, parks and rec., YMCA, civic clubs, churches and etc.)

Contact Person:

Contact information:

- ✓ Annually Membership fee: \$500.00
- ✓ **ONLY current members have the authorization to use The Miracle League Name and The Miracle League Logo.**
- ✓ Use of The Miracle League name and/or logo is reserved for active Miracle League Members only. The Logo is to have no changes including shape or color. Your Miracle League Name can be added as followed: The Miracle League of _____.
- ✓ You can only display your Miracle League Logo on your Miracle League Website. You do not have the approval to add any other Miracle Leagues and/or their Logos to your website or any marketing materials without approval.
- ✓ Your Miracle League Chapter has been approved for one location. If interested in a second location, there must be approval through the corporate office.
- ✓ All materials which will be furnished to you from The Miracle League's Corporate Office are not to be given to other communities or organizations. The information you are given can only be used by individuals and groups which are involved with your direct local Miracle League. Please refer other communities back to the corporate office.
- ✓ The goal of The Miracle League is to allow as much flexibility as possible when it comes to the design and construction of your Miracle League Field. Because of liability risks and protecting the overall integrity of The Miracle League Program, there are required construction specifications pertaining to both the construction of the field and the surfaces that are required to be used on the fields, playgrounds, and any other surfaced areas within the Miracle league Complex. You will be provided with a list of approved surface vendors and products, as well as any other information to help you make an informed decision as to which of the approved products will work best for your local community and complex.
- ✓ Once an Architect, Engineer, and/or a General Contractor have been awarded your Miracle League project their contact information must be forward to The Miracle League's Corporate Office and we will provide them with additional specifications they will need.
- ✓ All other inquiries need to be directed to The Miracle League's Corporate Office.
- ✓ Mail completed application and check to:

The Miracle League
1506 Klondike Road Suite 105
Conyers, GA 30094
(770) 760-1933

Membership Terms & Joint Mission Agreement

WHEREAS, it is now desired by both parties that the parties do hereby agree:

To join efforts with The Miracle League in the support, representation, promotion and awareness to provide opportunities for individuals with disabilities to play baseball regardless of their abilities.

To promote community support and sponsorship of The Miracle Leagues.

To promote and assist in building a Miracle League and construction of facilities that meets the unique needs of Miracle League players and their families with a special custom designed rubberized turf field that accommodates wheelchairs and other assistive devices while helping to prevent injuries.

To promote and assist in building a Miracle League Baseball Field in the midst of a youth recreational sports complex to help stop the segregation of individuals with disabilities.

To promote and assist The Miracle League Program throughout the nation and into the international arena, giving all children and adults the opportunity to play baseball no matter their ability.

To demonstrate enthusiasm, love and compassion for each player and his/her family.

To demonstrate high morals and integrity at all times.

To provide The Miracle League a signed Membership Application. To remain in good standings as a local chapter each Miracle League must submit an annual updated membership form and annual fee.

The Miracle League was created to promote and support cities around the globe to give all individuals with disabilities the opportunity to play. We want to help give individuals with different abilities the opportunity to achieve that dream.

The Miracle League in conjunction with The Miracle League of _____,
does hereby agree to these terms.

Logo Terms of Use

All use of The Miracle League Logo and Name must be preapproved by The Miracle League's Corporate Office. The Logo should be used at all times to protect the integrity of The Miracle League. Because of US Trademark, it is very important that you use the correct colors indicated below when printing The Miracle League Logo.

Logo Colors: Approved PMS Colors:

Pantone 7462 C – Blue
 Pantone 2607 C – Purple
 Pantone 7413 C – Orange
 Pantone 012 C – Yellow



- ✓ The Miracle League Logo cannot be altered; the name of your city can be added to the bottom of the Logo without changing original art work. Example: The Miracle League of New York City
- ✓ No other colors variations are permitted.
- ✓ Black and White conversion is acceptable for special circumstances.
- ✓ The Logo cannot be used on materials such as books, music, movie and etc. without the written approval of The Miracle League's Corporate Office.
- ✓ You can only display your Miracle League Logo on your Miracle League Website; you do not have the approval to add any other Miracle Leagues and/or their Logos to your website or any marketing materials.
- ✓ The Logo cannot be used for national fundraising efforts without the written approval of The Miracle League's Corporate Office.

Approved Miracle League Logos Locations:

- Your Website
- On the Field
- On Event Signage
- In your advertising relating to The Miracle League

Non- Approved Miracle League Logos Locations:

On your Partners Websites, without the approval of The Miracle League's Corporate Office.

NO Retail Items. The Miracle League's Corporate Office has the right to reject the use of the Logo that is not protecting the integrity of The Miracle League, its Players, Board of Directors and/or any other affiliates.

Field Certification Requirements

The Miracle League membership requires that each field be designed based upon the approved standard size range. Exceptions are made but must be approved prior to final design.

Fields, Playgrounds and other surfaced areas in the Miracle League Complex must be approved for use by The Miracle League and supplied by one of the approved surface vendors. A complete list of all approved surfaces and suppliers will be provided upon approval of your membership. An additional surface letter of agreement will be required explaining the details of our approved surface program for any artificial surface used in the Miracle League complex.

The Miracle League's Corporate Office will provide your design team with a package that will include the field layout, design and basic details. These will be helpful to complete your final construction documents.

Final design, construction drawings and bid documents must be submitted to The Miracle League's Corporate Office for approval prior to the start of construction.

Confidentiality Agreement

No Miracle League data, information or operational responsibilities can be handed over to another community, organization, city or county government. All inquiries must be referred and approved by The Miracle League's Corporate Office. The undersigned agrees not to share any data, information or operational responsibilities with a third party organization with the intent or purpose of creating a non-affiliated, non-sanctioned, similar or rival league.

WHEREAS, an Agreement ("Agreement") having been made and entered into on, _____ ("Effective Date") between The Miracle League, having a place of business at 1506 Klondike Road, Suite 105, Conyers, GA 30094, existing under the laws of the State of Georgia,

and **The Miracle League of** _____, having a place of business at,

(address) _____,

existing under the laws of the State of _____.

I do hereby agree that I/we represent only The Miracle League of _____,
located in _____ (city) _____ (state).

In the future if your organization decides to build a 2nd Miracle League field outside your 1st location, or decides to reach out to assist another location, that field/league/community/city/county must join The Miracle League and have its own membership! Our office will assist in getting that community on board, providing them with a member manual and work closely with them to achieve their vision and goals. Your willingness to help those new locations would be greatly appreciated once we received a new member application

Signature

date

Print name

Representing the Miracle League of _____

Address

City

State

Zip Code

Diane Alford
Executive Director

date



**PROBABLE COST ESTIMATE
STANDARD MIRACLE LEAGUE FIELD / COMPLEX
2023**

Item 2.

Item No.	Item	Unit	Estimated Quantity	Unit Price	Sub-Total
1	Asphalt Paving, Field Area	sy	1,725	34.78	60,000.00
2	Concrete Paving Sidewalk, Spectator Area	sy	580	51.24	30,000.00
3	Fine Grading				4,200.00
4	Design, Planning			20,000.00	20,000.00
5	10x30 Pre-Fab dugouts with wrap around shade	unit	1	38,000.00	38,000.00
6	Dugout Fencing with Gates	ea	2	3,600.00	7,200.00
7	Outfield / Sideline Fencing 6ft black vinyl coated				11,700.00
8	Backstop-Traditonal	ea	1	18,000.00	18,000.00
9	Service Gate, 4' ht x 12'w	ea	1	1,800.00	1,800.00
10	Pedestrian Gate, 5' wide	ea	2	1,000.00	2,000.00
11	Team Benches, with Back @ 16 ft.	ea	2	600.00	1,200.00
12	Spectator Bleachers	ea	2	3,500.00	7,000.00
13	Foul Pole, Powder Coated Finish	ea	2	800.00	1,600.00
14	Score Board *** (optional feature)	ea	1	85,000.00	85,000.00
15	Flag Poles	ea	2	1,500.00	3,000.00
16	Electric Power Service	ea	1	9,500.00	9,500.00
17	Lighting- 50/30 ft-c	ea	2	30,000.00	60,000.00
18	Audio System	ea	1	2,000.00	2,000.00
19	Signage		1	3,000.00	3,000.00
20	Surface	sf	15,500	11.30	175,000.00
21	Mascot Signature Scrupture			23,000.00	23,000.00
22	Park Amenities, Benches, Trash Receptacles			15,000.00	15,000.00
				Estimated Field Cost	\$ 578,200.00
	Community Outdoor Pavillion			100,000.00	\$ 100,000.00
	Concessions and Restrooms			500,000.00	\$ 500,000.00
				Field, Restroom, Concession, & Pavillion	\$ 600,000.00
					\$ 1,178,200.00
	Landscape Structure LSI - Playground			Playgrounds available in varies shapes, Sizes and Price Points	\$ 650,000.00
				Estimated Complex Cost	\$ 1,828,200.00

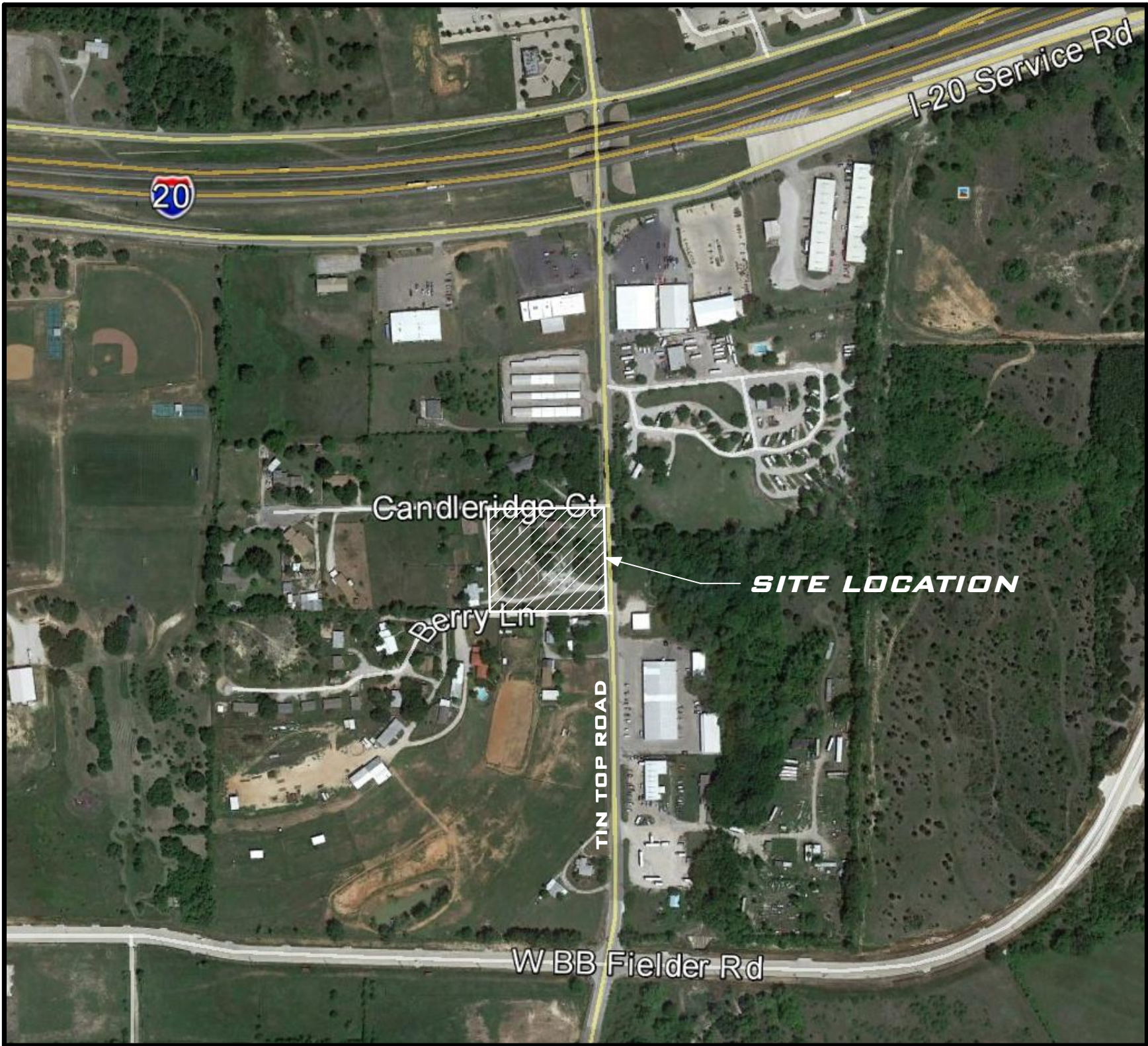
* Scoreboard pricing can vary depending on specs (see Manual for awesome details)

* Playground pricing varies depending on size and design. Inclusive playgrounds average around \$500k (see Manual for details)

* Estimated Complex Cost does not include land development, water drainage, engineering cost and/or General Contractor fees

* Pricing can vary based on geographics and scope of work

***Optional: We recommend raising \$20,000 per year in your operting budget to be prepared for capital improvement and resurfacing needs in 12-15 years.

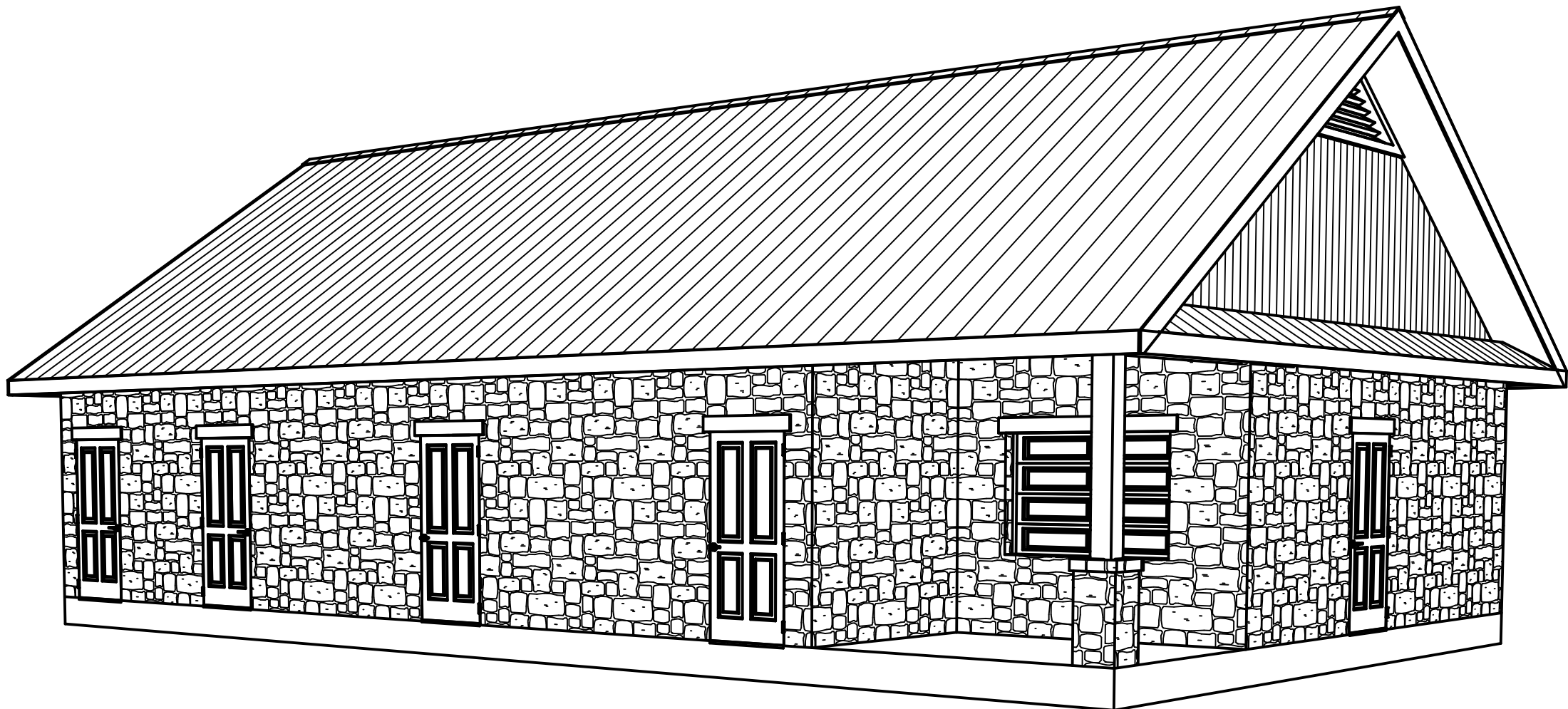


LOCATION MAP

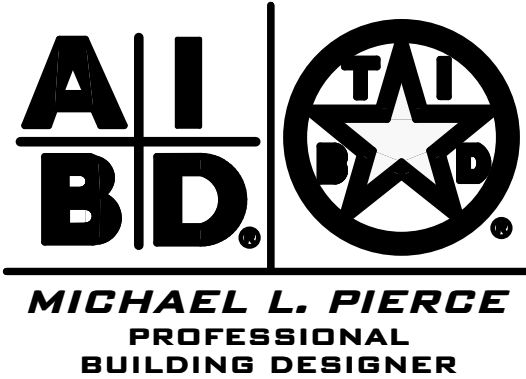
MIRACLE LEAGUE
FIELD
TIN TOP ROAD
WEATHERFORD, TEXAS

GENERAL NOTES:

- 1) THE PROJECT WILL INVOLVE THE CONSTRUCTION OF A NEW COMMERCIAL OFFICE BUILDING, PARKING, SITEWORK AND UTILITIES PERTAINING TO THE BUILDING. CITY WATER, GAS AND SANITARY SEWER ARE AVAILABLE.
- 2) FURNISH ALL LABOR, MATERIAL AND EQUIPMENT NECESSARY TO CONSTRUCT THE WORK IN ITS ENTIRITY WITH GOOD WORKMANSHIP AND WITH QUALITY MATERIALS AS SPECIFIED IN THE DRAWINGS AND OTHERWISE DIRECTED BY THE OWNER. ALL WORK SHALL MEET ACCEPTABLE STANDARDS FOR THE INDUSTRY.
- 3) NO CONCRETE SLAB POURING SHALL BE ALLOWED PRIOR TO APPROVAL AND RELEASE BY OWNER OF ALL TENANT FIT-OUT PLANS AND DETAILS AND ISTALLATION OF REQUIRED UNDER-SLAB UTILITIES.
- 4) ALL ELECTRICAL WORK SHALL BE INSTALLED PER THE REQUIREMENTS OF THE CURRENT NATIONAL ELECTRICAL CODE.
- 5) THE FOLLOWING CODES HAVE BEEN ADOPTED FOR THIS PROJECT AND ARE IN EFFECT PER CITY ORDINANCE TITLE IV, CHAPTER 1, SECTION 4-1-1: 2003 IBC, 2003 IRC, 2003 IFM, 2003 IEC, 2003 IPC, 2003 IMC, 2003 IFC, AND 2002 NEC. A BUILDING PERMIT AND CODE COMPLIANCE WILL BE USED FOR THIS PROJECT.
- 6) CONTRACTOR SHALL VERIFY ALL DIMENSIONS, MATERIAL TYPES AND QUALITY REQUIREMENTS WITH THE OWNER PRIOR TO BIDDING, ORDERING MATERIAL AND BEGINNING OF CONSTRUCTION.
- 7) PROJECT MUST BE KEPT CLEAN FROM RUBBISH AND DEBRIS AT ALL TIMES. ALL EXCESS TRASH AND DEBRIS SHALL BE DISPOSED OF OFF SITE UNLESS OTHER WISE DIRECTED BY THE OWNER.



BUILDING DESIGNER:



MEP:
POINTSWEST DESIGN
BENBROOK, TEXAS
(817)676-2306

CIVIL & STRUCTURAL ENGINEER:

WASTELINE ENGINEERING, INC.
208 S. FRONT STREET
ALEDO, TEXAS 76008
(817) 441-1300

SURVEYOR:

CARTER SURVEYING AND MAPPING
208 SOUTH FRONT STREET
ALEDO, TX 76008
(817) 441-1742

TAS # :

DRAWING INDEX

PROJECT COVER SHEET

CIVIL

- PLAT
- C1 GRADING PLAN
 - C2 DRAINAGE PLAN
 - C3 PAVING PLAN
 - C4 PAVING DETAILS
 - C5 UTILITY PLAN

STRUCTURAL

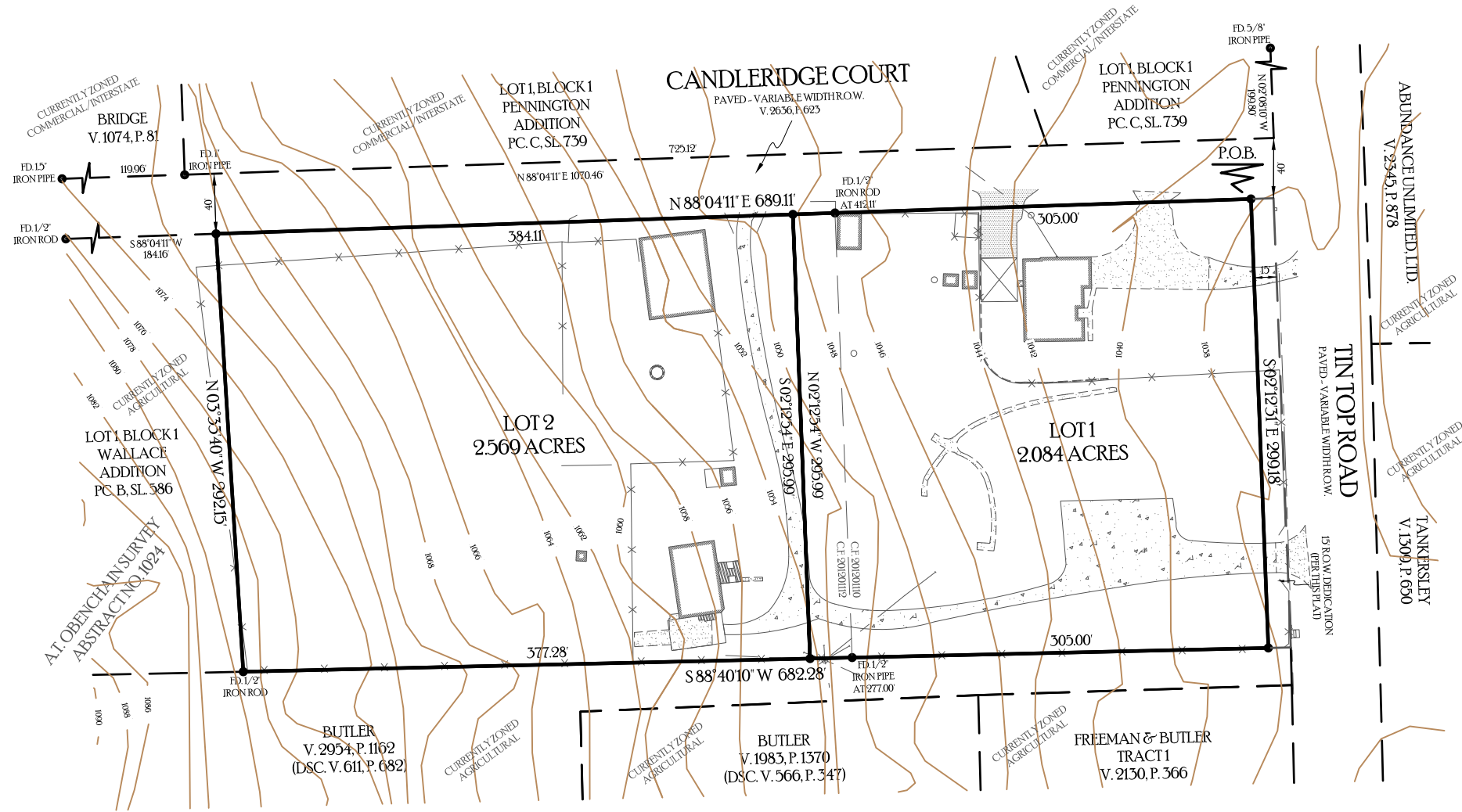
- S1 CONCESSION FOUNDATION PLAN & DETAILS
- S2 FIELD SURFACE PLAN
- S3 FIELD SURFACE DETAILS

ARCHITECTURAL

- A1 SITE PLAN
- A2 SITE DETAILS
- A3 CONCESSION FLOOR PLAN
- A4 CONCESSION ELECTRICAL PLAN
- A5 CONCESSION ELEVATIONS
- A6 CONCESSION ROOF PLAN
- A7 LANDSCAPE PLAN
- A8 LANDSCAPE DETAILS
- A9 FIELD LAYOUT
- A10 FIELD PAVING LAYOUT

NOTES

- 1) PROPERTY IS NOT LOCATED WITHIN A FLOOD ZONE OR FLOOD HAZARD ZONE, ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAP NO. 48367C0385E, DATED SEPTEMBER 26, 2008.
- 2) ALL CORNERS ARE SET 1/2" IRON RODS, CAPPED - "CARTER-WFORD", UNLESS OTHERWISE NOTED.
- 3) SPECIAL 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 WITH HOLDING OF UTILITIES AND BUILDING PERMITS.
- 4) UTILITY EASEMENTS MAY BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLICS AND THE CITY OF WEATHERFORD'S USE THEREOF. THE CITY OF WEATHERFORD AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDING, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENT. THE CITY OF WEATHERFORD AND PUBLIC UTILITY ENTITIES SHALL, AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS, WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.
- 5) UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL 1-800-DIG-TESS AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.
- 6) NO ABSTRACT OF TITLE OR TITLE COMMITMENT WAS PROVIDED TO THIS SURVEYOR. RECORD RESEARCH DONE BY THIS SURVEYOR WAS MADE ONLY FOR THE PURPOSE OF DETERMINING THE BOUNDARY OF THIS PROPERTY AND OF THE ADJOINING PARCELS. RECORD DOCUMENTS OTHER THAN THOSE SHOWN ON THIS SURVEY MAY EXIST AND ENCUMBER THIS PROPERTY.
- 7) BEFORE CONSTRUCTION PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES & REGULATIONS, THAT MAY AFFECT CONSTRUCTION ON THIS PROPERTY. (IE, ARCHITECTURAL CONTROL COMMITTEE, MUNICIPAL DEPARTMENTS, HOME OWNERS ASSOC., ETC.)
- 8) THIS TRACT IS CURRENTLY ZONED AGRICULTURAL DISTRICT.



STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, MERCER REAL ESTATE INVESTMENT 4, L.L.C. BEING THE SOLE OWNER OF A CERTAIN 4.653 ACRES (202,669+ SQ. FT.) TRACT OF LAND OUT OF THE A.T. OBENCHAIN SURVEY, ABSTRACT NO. 1024, PARKER COUNTY, TEXAS, SAME BEING ALL OF THOSE CERTAIN TRACTS OF LAND CONVEYED TO MERCER REAL ESTATE INVESTMENT 4, L.L.C. IN DOCUMENT NO. 201201110 AND DOCUMENT NO. 201201112, REAL RECORDS, PARKER COUNTY, TEXAS, AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET CAPPED 1/2" IRON ROD AT THE INTERSECTION OF THE CALLED SOUTH RIGHT OF WAY LINE OF CANDLE RIDGE COURT (A PAVED SURFACE) AND THE DEDICATED WEST RIGHT OF WAY LINE OF TIN TOP RD. (A PAVED SURFACE) FOR THE NORTHEAST AND BEGINNING CORNER OF THIS TRACT, WHENCE THE NORTHWEST CORNER OF SAID A.T. OBENCHAIN SURVEY IS CALLED TO BEAR N 88°04'11" E 19.00 FEET AND NORTH 130.19 FEET AND WEST 113.99 FEET.

THENCE S 02°12'31" E 299.18 FEET ALONG THE DEDICATED WEST RIGHT OF WAY LINE OF SAID TIN TOP RD. TO SET CAPPED 1/2" IRON ROD AT THE NORTH BOUNDARY LINE OF THAT CERTAIN TRACT OF LAND CONVEYED TO BUTLER IN VOLUME 2994, PAGE 1162, R.R.P.C.T., FOR THE SOUTH EAST CORNER OF THIS TRACT.

THENCE S 88°40'10" W PASSING A FOUND 1/2" IRON PIPE AT THE SOUTHWEST CORNER OF SAID MERCER REAL ESTATE INVESTMENT, L.L.C. (DOC. NO. 201201110) TRACT AT 277.00 FEET AND IN ALL 682.28 FEET TO A FOUND 1/2" IRON ROD AT THE SOUTHWEST CORNER OF SAID MERCER REAL ESTATE INVESTMENT, L.L.C. (DOC. NO. 201201112) TRACT AND AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 1, WALLACE ADDITION, AS RECORDED IN PLAT CABINET B, SLIDE 386, PLAT RECORDS, PARKER COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE N 03°33'40" W 292.15 FEET TO A SET CAPPED 1/2" IRON ROD AT THE NORTHWEST CORNER OF SAID MERCER REAL ESTATE INVESTMENT, L.L.C. (DOC. NO. 201201112) TRACT, AT THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 1, WALLACE ADDITION, AND IN THE CALLED SOUTH RIGHT OF WAY LINE OF SAID CANDLE RIDGE CT. FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE N 88°04'11" E ALONG THE CALLED SOUTH RIGHT OF WAY LINE OF SAID CANDLE RIDGE CT. PASSING A FOUND 1/2" IRON ROD AT THE NORTHEAST CORNER OF SAID MERCER REAL ESTATE INVESTMENT, L.L.C. (DOC. NO. 201201112) TRACT AT 412.11 FEET AND IN ALL 689.11 FEET TO THE POINT OF BEGINNING.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT MERCER REAL ESTATE INVESTMENT 4, L.L.C., ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICER(S), DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOT 1 & LOT 2, MIRACLE LEAGUE ADDITION, AN ADDITION TO THE CITY OF WEATHERFORD, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER, THE STREETS, RIGHTS-OF-WAY, AND OTHER PUBLIC IMPROVEMENTS SHOWN THEREON, THE STREETS AND ALLEYS, IF ANY, ARE DEDICATED FOR STREET PURPOSES. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED, FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT. 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 PLACED IN LANDSCAPE EASEMENTS, IF APPROVED BY THE CITY COUNCIL OF THE CITY OF WEATHERFORD. IN ADDITION, UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME, UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLICS AND CITY OF WEATHERFORD'S USE THEREOF. THE CITY OF WEATHERFORD AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS. THE CITY OF WEATHERFORD AND PUBLIC UTILITY ENTITIES SHALL, AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF WEATHERFORD, TEXAS.

WITNESS, MY HAND, THIS THE _____ DAY OF _____, 2014.
BY: _____

NAME, TITLE _____

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED AUTHORITY, 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 ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE ____ DAY OF _____, 2014.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____

SURVEYORS CERTIFICATE

THIS IS TO STATE THAT I, PATRICK CARTER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO STATE THAT THIS PLAT REPRESENTS AN ACTUAL ON THE GROUND SURVEY, AND THAT ALL CORNER MONUMENTS SET WERE PROPERLY PLACED IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF WEATHERFORD. THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME, OR UNDER MY DIRECT SUPERVISION.

PRELIMINARY - DO NOT RECORD

PATRICK CARTER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5691
CARTER SURVEYING AND MAPPING, 110A PALO PINTO ST. WEATHERFORD, TX 76086
OCTOBER 2014 - JN141021-PLAT

STATE OF TEXAS

COUNTY OF PARKER

APPROVED BY THE CITY OF WEATHERFORD FOR FILING AT THE OFFICE OF THE
COUNTY CLERK, PARKER COUNTY, TEXAS.

RECOMMENDED BY: _____ PLANNING AND ZONING BOARD
CITY OF WEATHERFORD, TEXAS

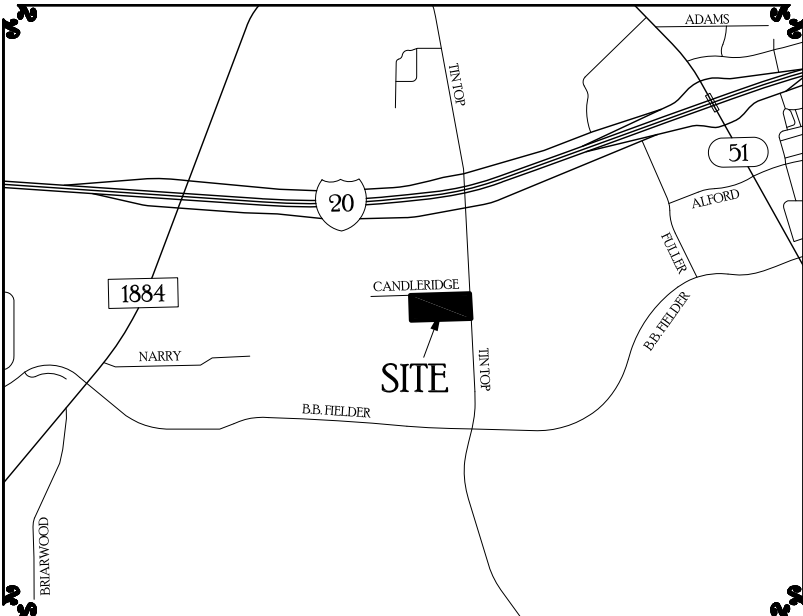
CHAIRPERSON _____ DATE OF RECOMMENDATION _____

APPROVED BY: _____ CITY COUNCIL
CITY OF WEATHERFORD, TEXAS

MAYOR _____ DATE OF APPROVAL _____

ATTEST: _____

CITY SECRETARY _____ DATE _____



PRELIMINARY PLAT
LOT 1 & LOT 2
MIRACLE LEAGUE ADDITION

BEING A 4.756 ACRES ADDITION TO THE CITY OF WEATHERFORD OUT OF THE A.T. OBENCHAIN SURVEY, ABSTRACT NO. 1024, PARKER COUNTY, TEXAS, BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DOC. NO. 201201110 AND DOC. NO. 201201112, REAL RECORDS, PARKER COUNTY, TEXAS.

OCTOBER 2014

CARTER SURVEYING
& MAPPING

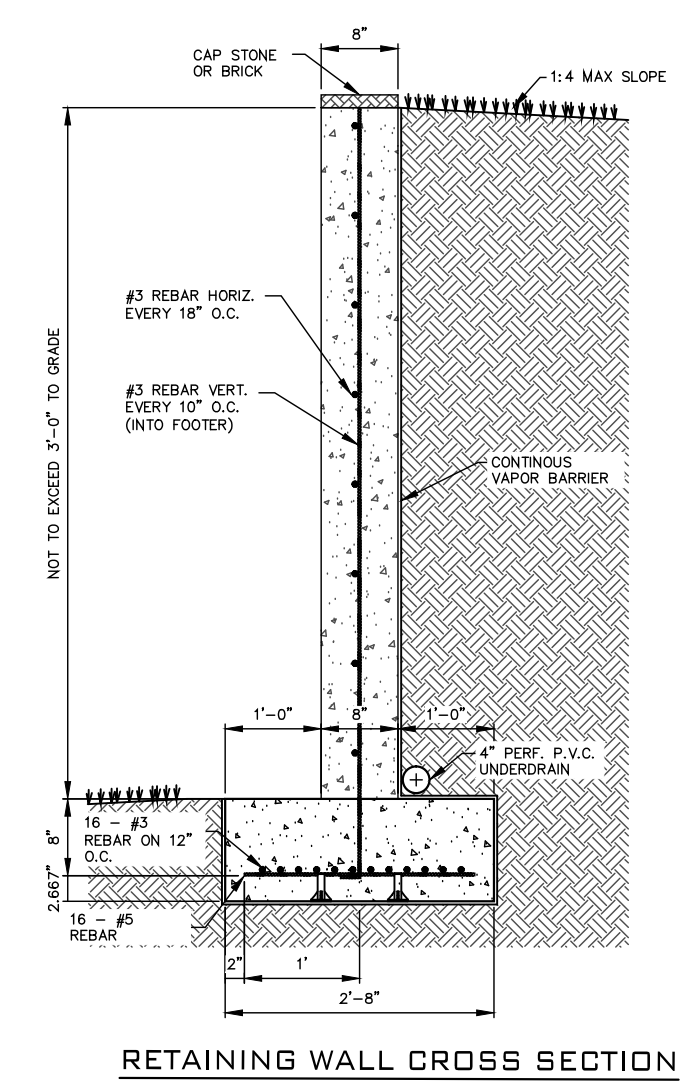
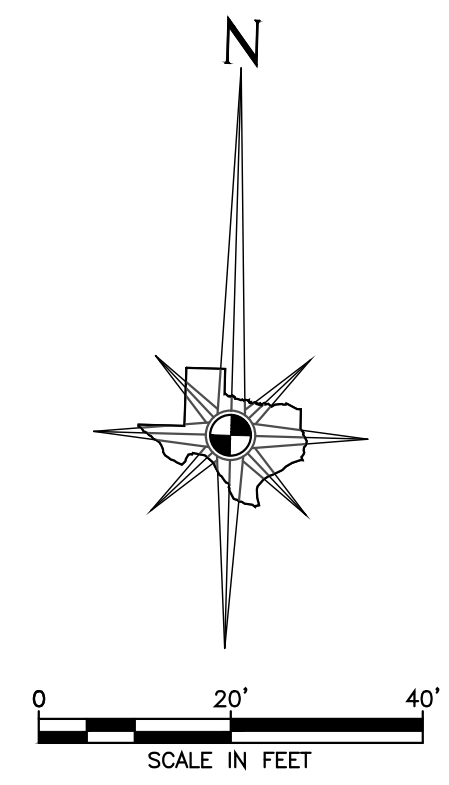
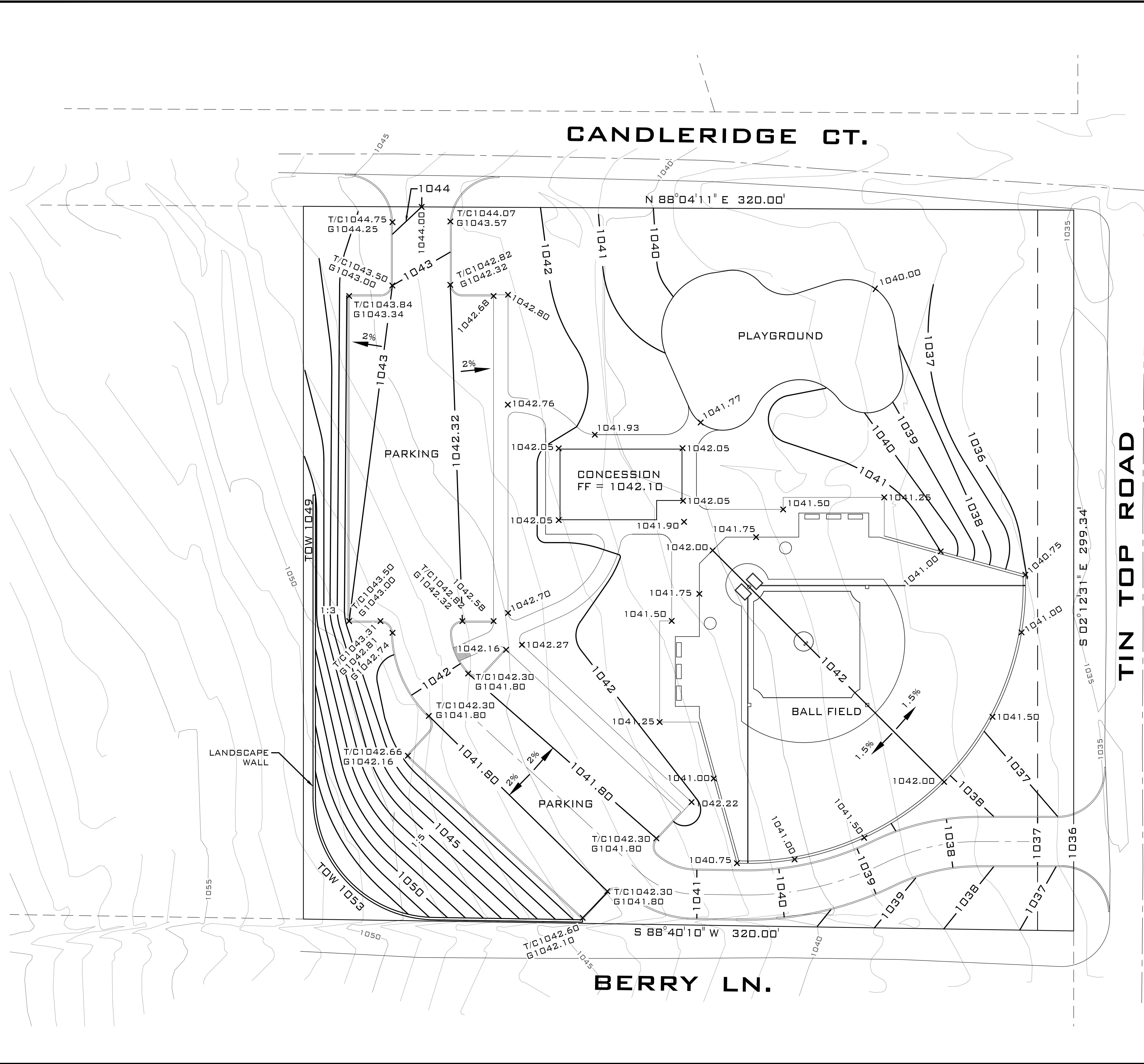
110 PALO PINTO ST. - WEATHERFORD, TX - 76086
(P) 817-594-0400 - (F) 817-594-0403



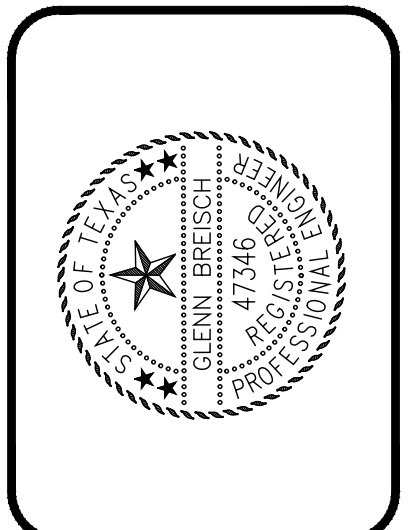
SURVEYOR:
PATRICK CARTER, R.P.L.S.
110 A PALO PINTO
WEATHERFORD, TEXAS, 76086
817-594-0400

OWNER/DEVELOPER:
MERCER REAL ESTATE
INVESTMENT 4, L.L.C.
130 EL CHICO TRAIL
WILLOW PARK, TX, 76087

0 100 200 300
1" = 100'



PIERTECH
DESIGN CONSULTANTS
208 S. FRONT ST., ALEDD, TX, 76008
(817) 441-1742, FAX: (817) 441-1033



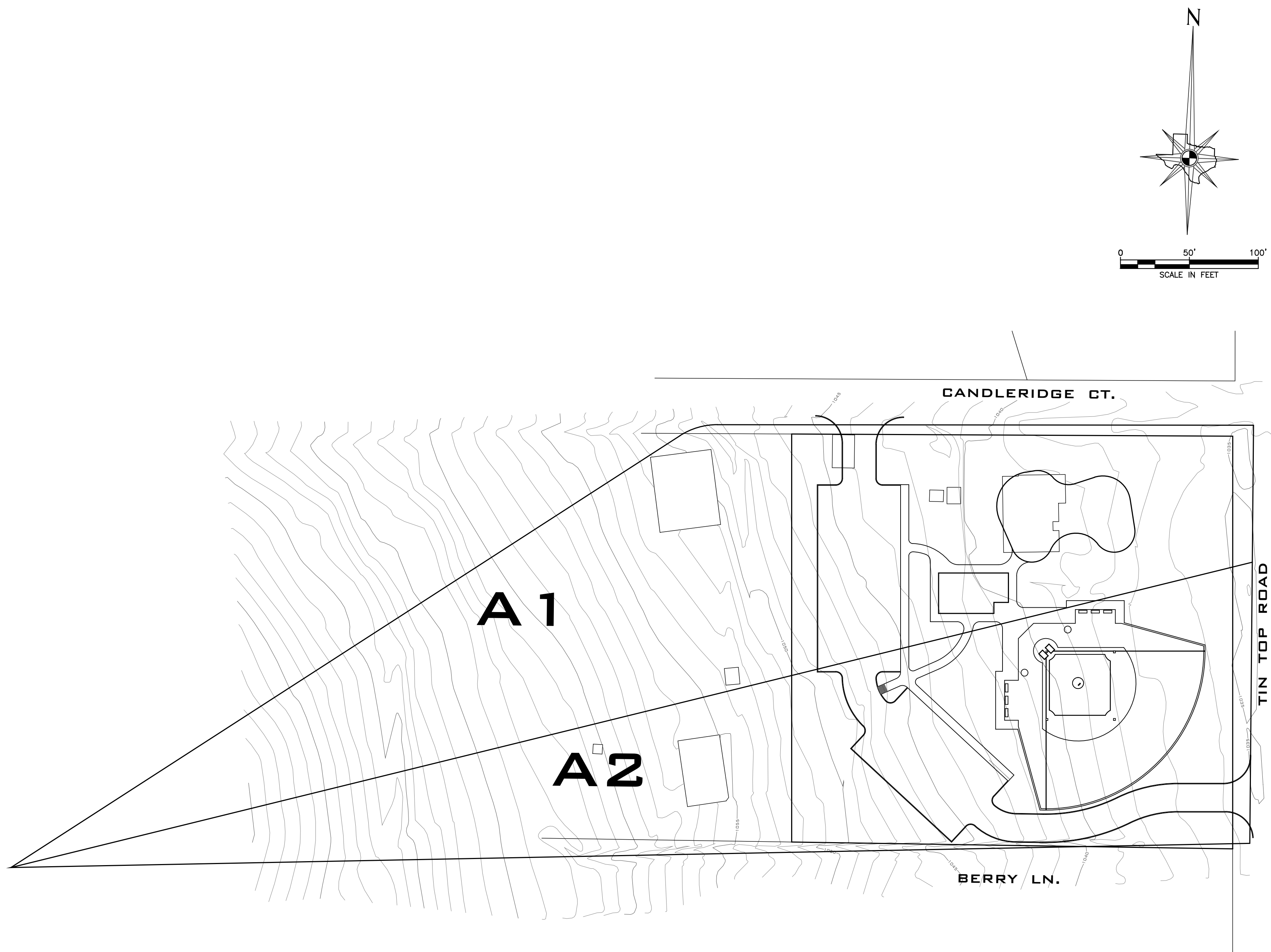
GRADING PLAN

MIRACLE LEAGUE FIELD
WEATHERFORD, TEXAS

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SCALE: 1" = 20'
DATE: 01-05-15
DRAWN BY: JAS
AR - 14263

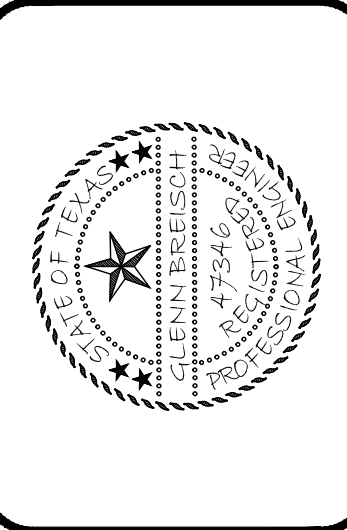
SHEET NUMBER
C1



DRAINAGE COMPUTATIONS									
D.A.	AREA	RUNOFF COEFFICIENT		CA	Tc	I25	I100	Q25	Q100
A1	2.49	0.35 UN-PAVED	0.9 PAVED	0.99	10	7.50	9.60	7.43	9.50*
		2.28	0.21						
A2	2.08	0.35 UN-PAVED	0.9 PAVED	1.08	10	7.50	9.60	8.10	10.37*
		1.44	0.64						
*PROPOSED 100 YR. DISCHARGE IS LESS THAN SINGLE FAMILY RATE									
SINGLE FAMILY: 4.57 (0.5) 9.6=21.94 CFS					RAINFALL INTENSITIES BASED ON HYDRO-35				



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DRAINAGE
PLAN

MIRACLE LEAGUE FIELD
WEATHERFORD, TEXAS

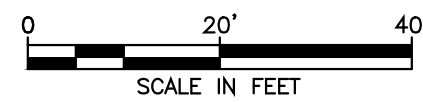
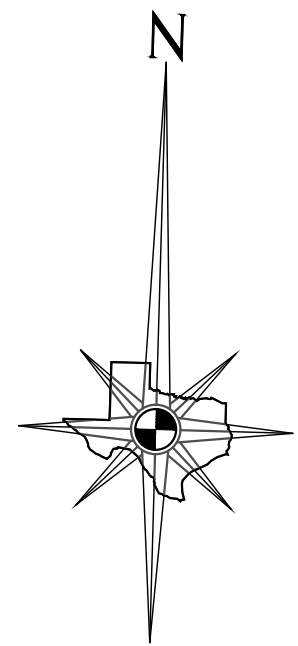
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SCALE: 1"= 50'
DATE: 01-05-15
DRAWN BY: JAS
AR - 14263

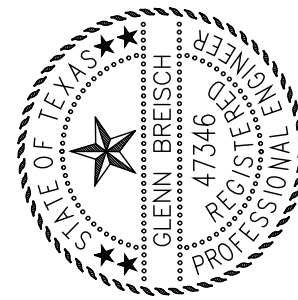
SHEET
NUMBER
C2

- REINFORCED PORTLAND CEMENT CONCRETE: CONCRETE PAVEMENT SHALL BE EQUAL TO ITEM 360, TEXAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MAINTENANCE OF HIGHWAYS, STREETS, AND BRIDGES, 2004 EDITION.
- THE DESIGN RECOMMENDATIONS ARE BASED ON A LIMITED AMOUNT OF INFORMATION ABOUT THE SUBSURFACE CONDITIONS. IN THE ANALYSIS, THE GEOTECHNICAL ENGINEER HAS ASSUMED THE SUBSURFACE CONDITIONS ARE SIMILAR TO THE CONDITIONS ENCOUNTERED IN THE BORINGS. HOWEVER, QUITE OFTEN DURING CONSTRUCTION ANOMALIES IN THE SUBSURFACE CONDITIONS ARE REVEALED.
- IF REQUIRED AND, WHEN NECESSARY, ALTERNATIVE SOLUTIONS TO UNANTICIPATED CONDITIONS MAY BE REQUIRED.

CANDLERIDGE CT.



2208 S. FRONT ST, ALEDO, TX, 76008,
(817) 441-1742, FAX: (817) 441-1033



PAVING PLAN

MIRACLE LEAGUE FIELD
WEATHERFORD, TEXAS

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
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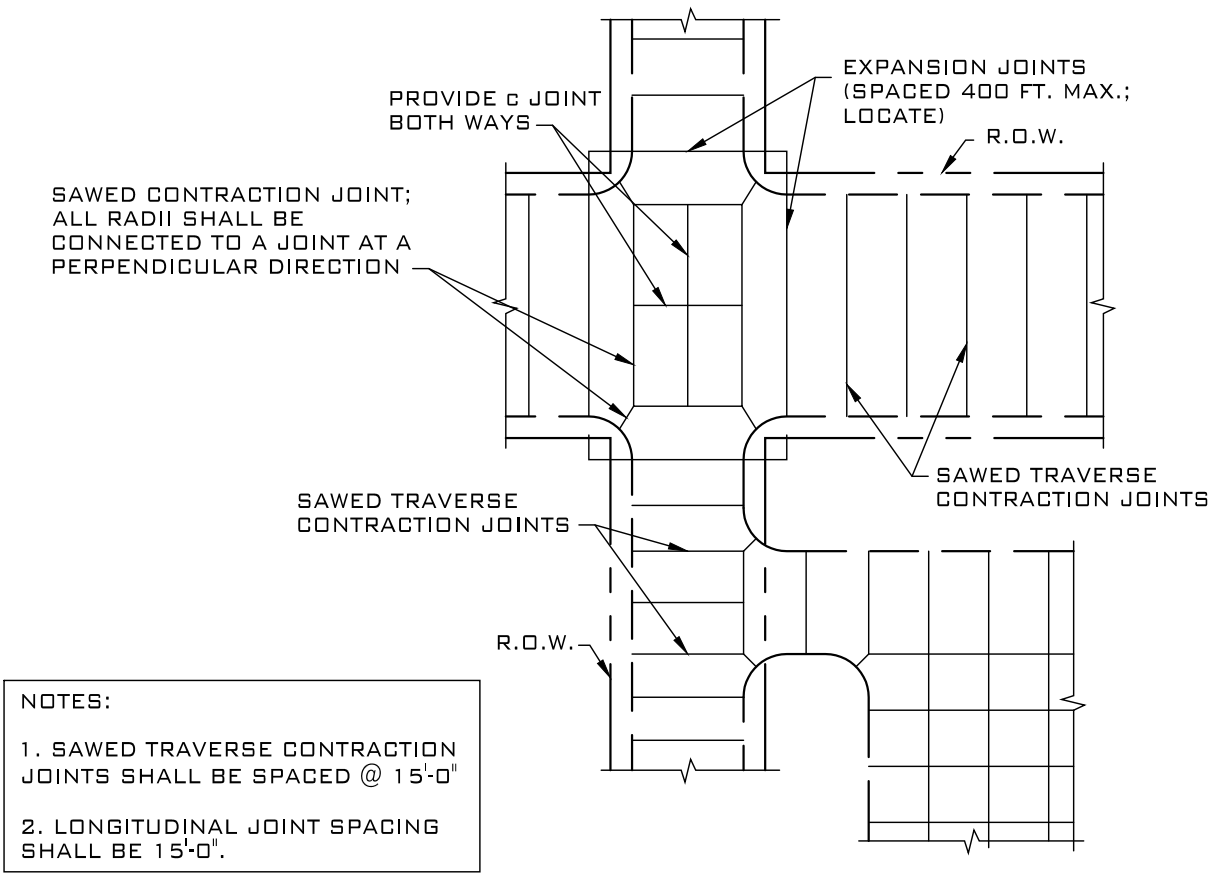
DATE: 11-08-14

DRAWN BY: JAS

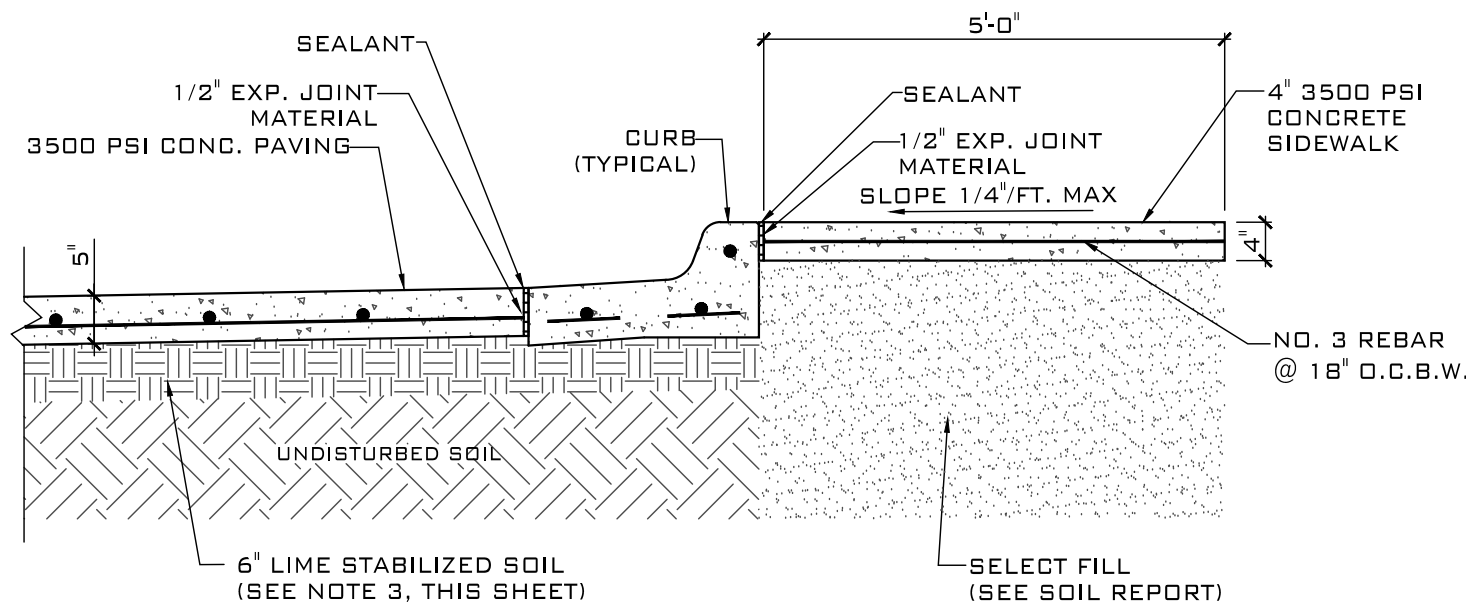
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**SHEET
NUMBER**

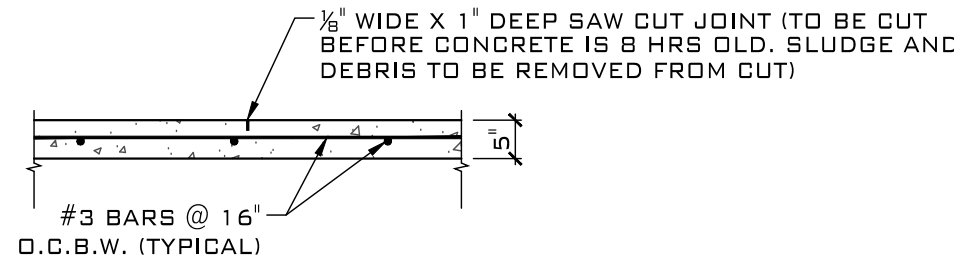




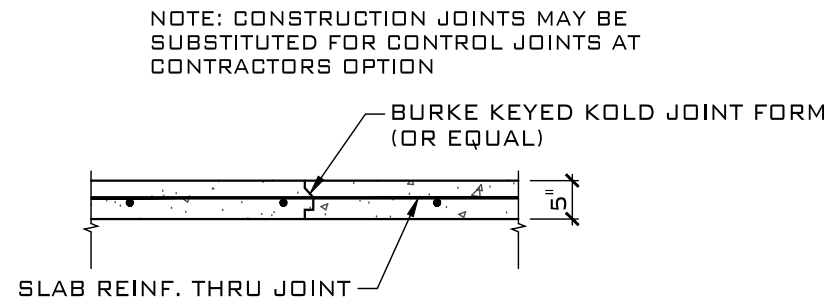
**TYPICAL SPACING DIAGRAM
FOR TRANSVERSE JOINTS**
NTS



**CONCRETE PAVING
AND SIDEWALK DETAIL**
NTS



TYP. CONTROL JOINT
NTS



TYP. CONSTRUCTION JOINT
NTS



PIERTECH
DESIGN CONSULTANTS

208 S. FRONT ST., ALEDD, TX, 76008
(817) 441-1742, FAX: (817) 441-1033



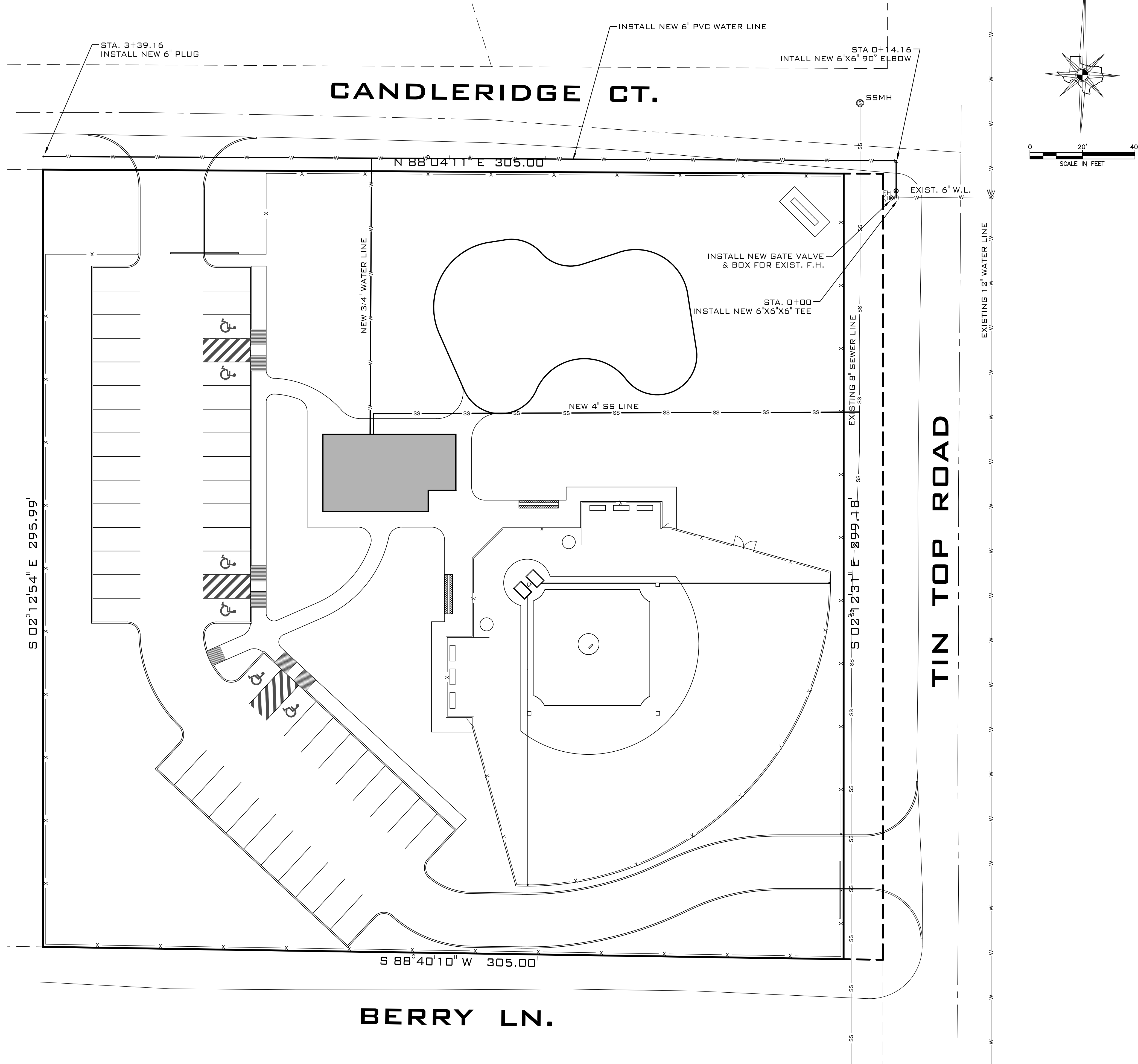
**PAVING
DETAILS**

MIRACLE LEAGUE FIELD
WEATHERFORD, TEXAS

SCALE: 1"= 20'
DATE: 11-08-14
DRAWN BY: JAS
AR - 14263

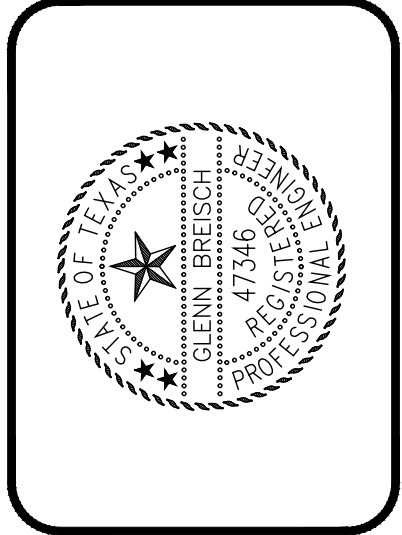
SHEET
NUMBER
C4

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PIERTECH
DESIGN CONSULTANTS

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(817) 441-1742, FAX: (817) 441-1033



UTILITY PLAN

MIRACLE LEAGUE FIELD
WEATHERFORD, TEXAS

SCALE: 1"= 20'

DATE: 11-08-14

DRAWN BY: JAS

AR - 14263

SHEET
NUMBER

C5

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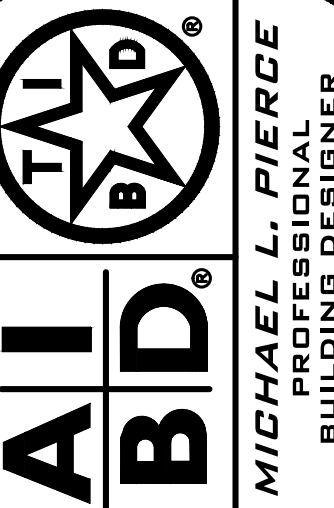
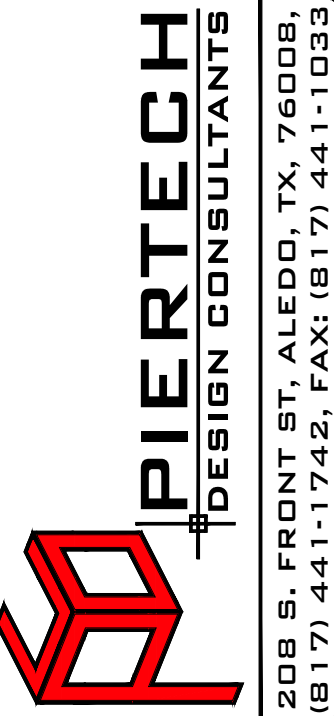
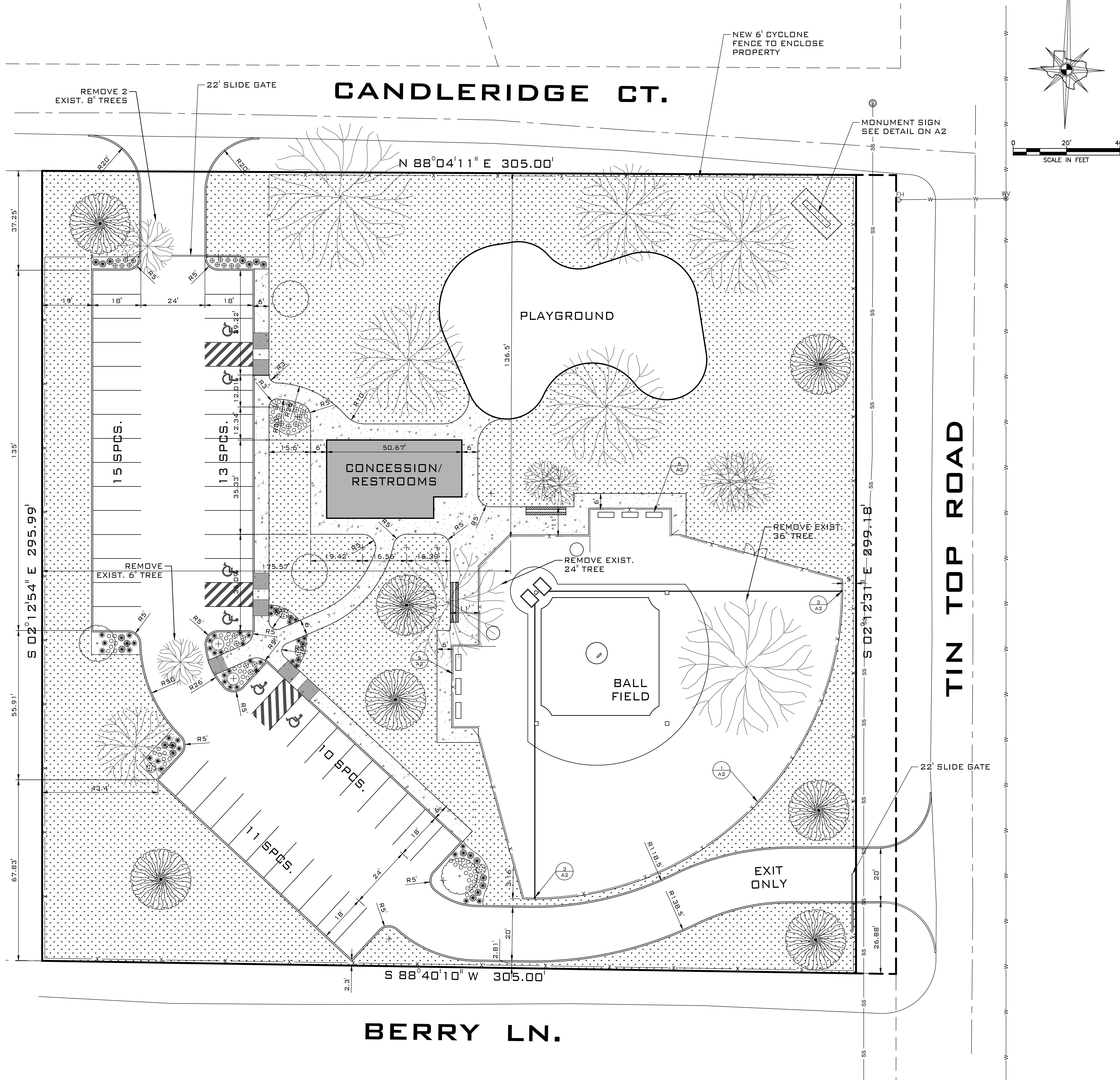
GENERAL NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE CITY OF WEATHERFORD.
2. IT IS RECOMMENDED THAT CONTRACTOR VISIT THE JOB SITE PRIOR TO BIDDING.
3. THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE AND THERE MAY BE OTHER UNKNOWN UTILITIES EXISTING NOT SHOWN ON THE PLANS THAT SHOULD BE VERIFIED AND PROTECTED BY THE CONTRACTOR PRIOR TO THE START OF THE CONSTRUCTION.
4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO:
 - PREVENT ANY DAMAGE TO PROPERTY OWNER'S POLES, FENCES, SHRUBS, ETC. ANY ITEM NOT SPECIFICALLY CALLED OUT TO BE REMOVED SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO REMOVING THAT ITEM OR IT SHALL BE REPLACED AT THE CONTRACTOR'S OWN EXPENSE. ANY TREE, SHRUB OR GRASSED AREAS DAMAGED BY THE CONTRACTOR'S WORK SHALL BE REPLACED OR REPAIRED AT THE CONTRACTOR'S EXPENSE.
 - PROTECT ALL UNDERGROUND UTILITIES.
 - NOTIFY ALL UTILITY COMPANIES AND VERIFY LOCATION OF ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION.
5. PRIOR TO THE SUBMISSION OF HIS PROPOSAL, THE CONTRACTOR SHALL HAVE MADE A CAREFUL EXAMINATION OF THE WORK SITE, THE CONTRACT DOCUMENTS AND ALL MATTERS THAT MAY AFFECT THE COST AND COMPLETION OF THE WORK.
6. IN THE PREPARATION OF PLANS AND SPECIFICATIONS, THE ENGINEER HAS ENDEAVORED TO INDICATE THE LOCATION OF EXISTING UNDERGROUND UTILITIES. IT IS NOT GUARANTEED THAT ALL LINES OR STRUCTURES HAVE BEEN SHOWN ON THE PLANS.
7. ALL FENCES, SIGNS, PROPERTY MONUMENTS, WATER AND SANITARY SEWER SERVICES OR CULVERTS REMOVED OR DAMAGED DURING CONSTRUCTION WILL BE REPLACED OR REPAIRED TO AS GOOD AS CONDITION OR BETTER THAN THE EXISTING.
8. THE CONTRACTOR SHALL CONTACT THE CITY OF WEATHERFORD WATER DIVISION FOR THE OPERATION OF ALL WATER VALVES.
9. FIELD ADJUSTMENTS MAY BE NECESSARY, AND WILL BE CARRIED OUT AS DIRECTED BY THE ENGINEER.
10. THE LOCATION FOR THE DISPOSAL OF CONSTRUCTION MATERIAL SHALL BE APPROVED BY THE CITY OF WEATHERFORD ENGINEERING DIVISION PRIOR TO THE START OF CONSTRUCTION.
11. THE COST OF REPLACING ALL PAVEMENT MARKERS, TRAFFIC BUTTONS, STRIPING, ETC. DISTURBED DURING CONSTRUCTION SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN, REPAIR OR REPLACE.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED BY CONSTRUCTION OUTSIDE THE DESIGNATED WORK AREA WITH EQUAL OR BETTER QUALITY MATERIAL AT HIS/HER EXPENSE.
13. ALL PHASES OF CONSTRUCTION MUST BE COORDINATED WITH THE ENGINEER. ALSO, THE CONTRACTOR IS REQUIRED TO COORDINATE WITH THE PROPERTY OWNERS IN ORDER TO MINIMIZE CONFLICTS.
14. CURB RETURNS AT ALL STREET INTERSECTIONS IN THE IMMEDIATE CONSTRUCTION AREA SHALL BE PROVIDED WITH WHEELCHAIR RAMPS CONFORMING TO CURRENT ADA REQUIREMENTS. RAMPS SHALL BE CONSTRUED WHERE SHOWN ON THE PLANS ACCORDING TO THE CITY OF WEATHERFORD STANDARDS.
15. THE CONTRACTOR SHALL MAINTAIN THE EXISTING WATER MAINS IN SERVICE DURING ALL PHASES OF CONSTRUCTION.
16. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN, REPAIR, OR REPLACE TRAFFIC SIGNALS AND CONDUITS IF IN CONFLICT INCLUDING THE INSTALLATION OF TEMPORARY SIGNAGE.
17. WATER LINES SHALL BE CLASS 150, AWWA C-900, DR18.
18. WHEN A WATER MAIN CROSSES OVER A SANITARY SEWER MAIN AND THE VERTICAL SEPARATION IS LESS THAN NINE FEET, THEN THE SANITARY SEWER SHALL HAVE A JOINT (20 FEET) OF PVC PIPE CONFORMING TO ASTM D-3034, SDR-26 INSTALLED CENTERED ON THE WATER LINE. IN ADDITION, THE JOINT SHALL HAVE A MINIMUM OF 12 INCHES OF CEMENT STABILIZED (TWO-SACK MINIMUM) BACKFILL DIRECTLY ABOVE THE SANITARY SEWER PIPE.
19. THE MINIMUM WATER LINE DEPTH OF COVER SHALL BE 42 INCHES.
20. PROVIDED PARKING:
 - STANDARD 9' X 18' SPACES = 45 SPACES
 - ACCESSIBLE SPACES = 4 SPACES INCL. 2 VAN & 2 STANDARD LANDING.
 - TOTAL PARKING = 49 SPACES

AREA CALCULATIONS	
GRASS AREA	43,170 S.F.
LANDSCAPE AREA	1,355 S.F.
PLAYGROUND AREA	4,735 S.F.
FIELD AREA	15,315 S.F.
CONCRETE AREA	19,892 S.F.
SIDEWALK AREA	4,888 S.F.
BUILDING AREA	1,402 S.F.
TOTAL AREA	90,757 S.F.

LEGEND:

	GRASS AREA
	BUILDING AREA
	SIDEWALK AREA
	5" CONCRETE AREA



SITE PLAN

MIRACLE LEAGUE FIELD
WEATHERFORD, TEXAS

SCALE: 1"= 20'
DATE: 11-08-14

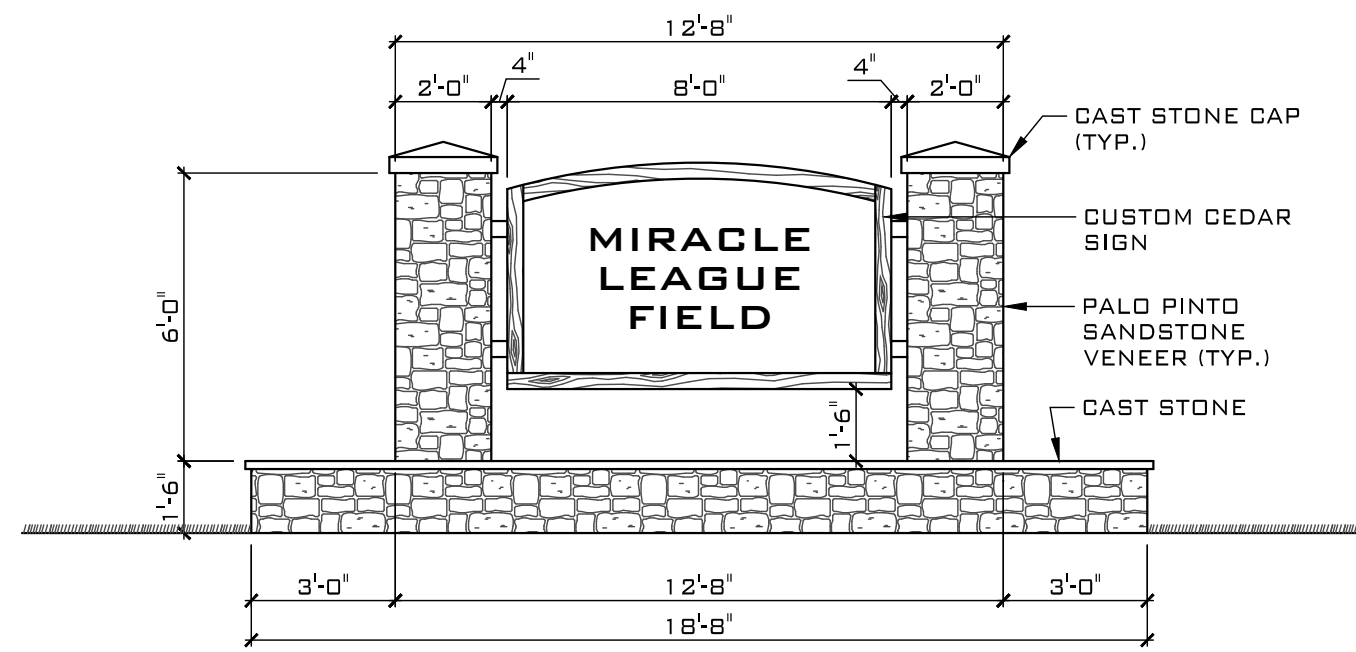
DRAWN BY: JAS

AR - 14263

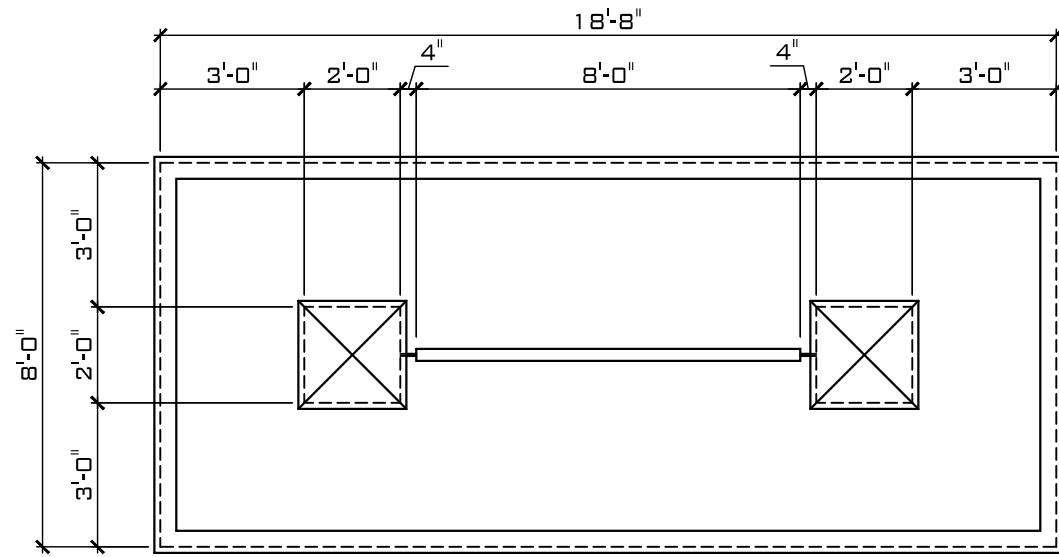
SHEET
NUMBER

A1

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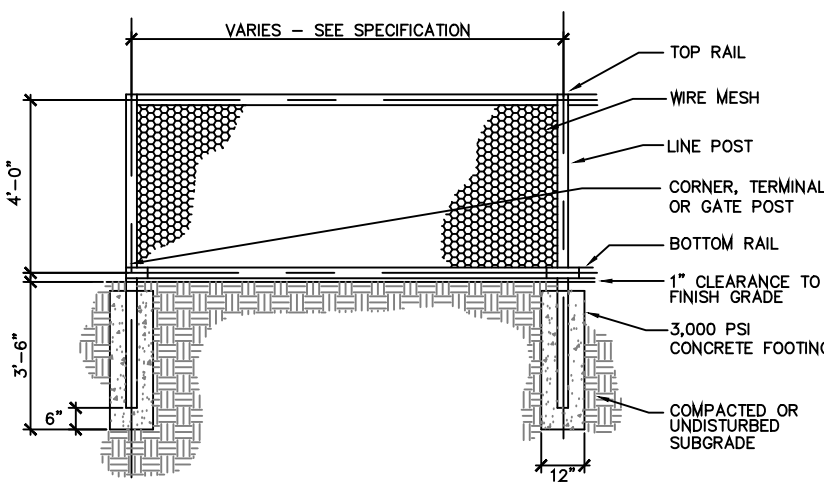


SIGN ELEVATION
SCALE: 1/4" = 1'-0"

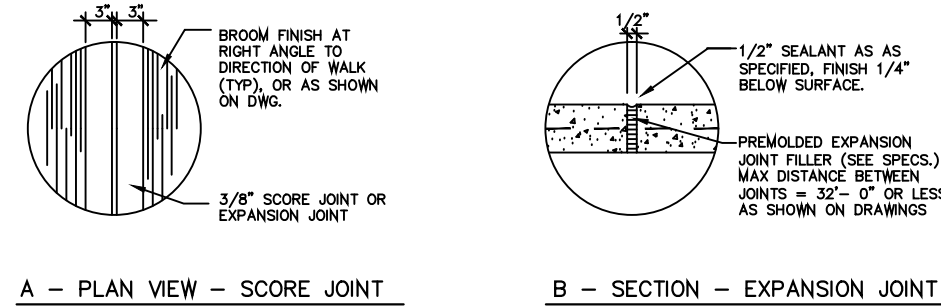


SIGN PLAN
SCALE: 1/4" = 1'-0"

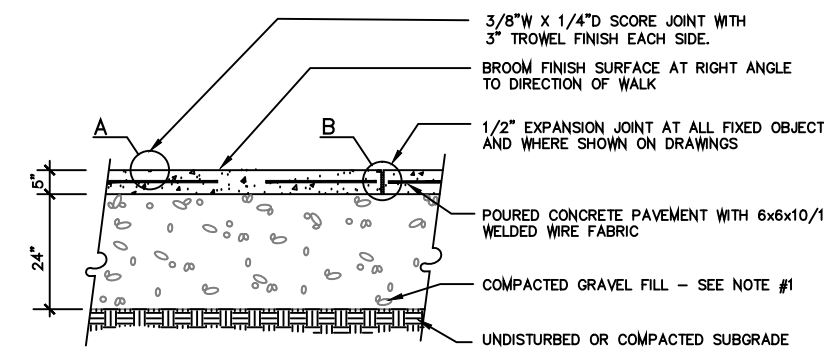
- NOTES:
1. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.
 2. INSTALL TOP OF CONCRETE FOOTING 2-1/2" BELOW FINISHED GRADE.
 3. REFER TO SPECIFICATIONS FOR SIZE OF CORNER, END, TERMINAL AND GATE POSTS.
 4. INSTALL MID-RAIL IN LAST PANEL BEFORE/ AFTER TERMINAL OR CORNER.
 5. INSULATED SELVAGE TOP AND BOTTOM.
 6. INSTALL GATES AS SHOWN ON PLANS AND AS SPECIFIED.
 7. SEE PLANS FOR SPECIFIC FENCE LENGTH.



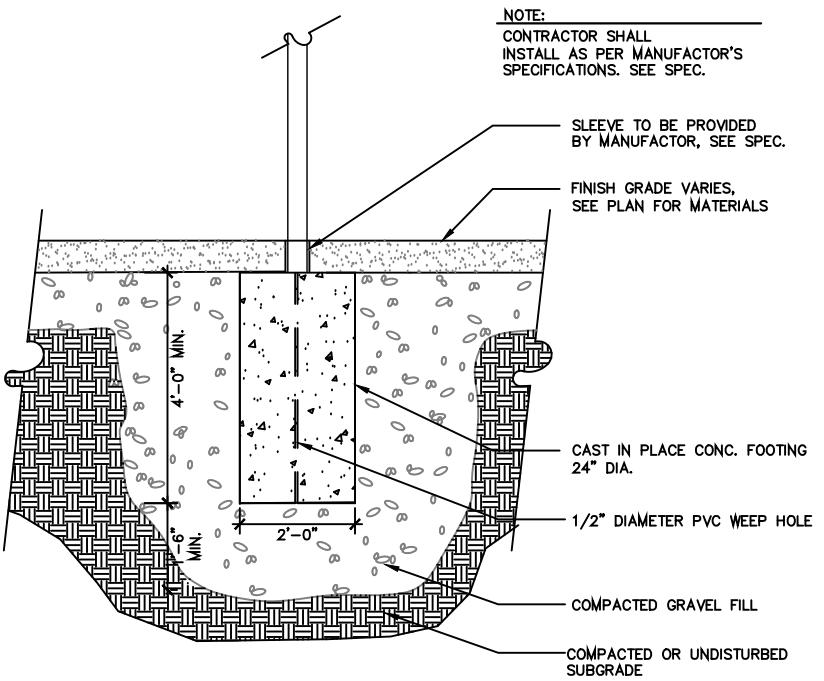
4'-0" HIGH CHAIN LINK FENCE
SCALE: 3/8" = 1'-0"



- NOTES:
1. EXTEND GRAVEL BASE 6" BEYOND WIDTH OF WALK, EACH SIDE.
 2. SCORE JOINT SPACING: MIN. = 4'-0", MAX. = 6'-0", UNLESS OTHERWISE SHOWN ON DWGS.
 3. EQUAL SPACING BETWEEN EXPANSION JOINTS, 32'-0" MAX, UNLESS OTHERWISE SHOWN ON DWGS.

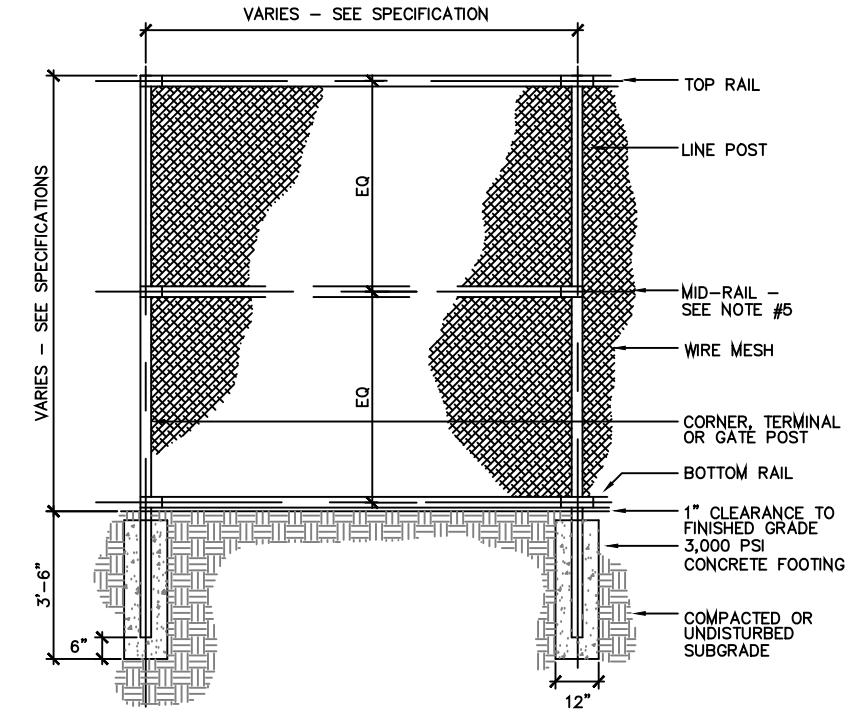


CONCRETE WALK PAVEMENT
SCALE: 1/2" = 1'-0"

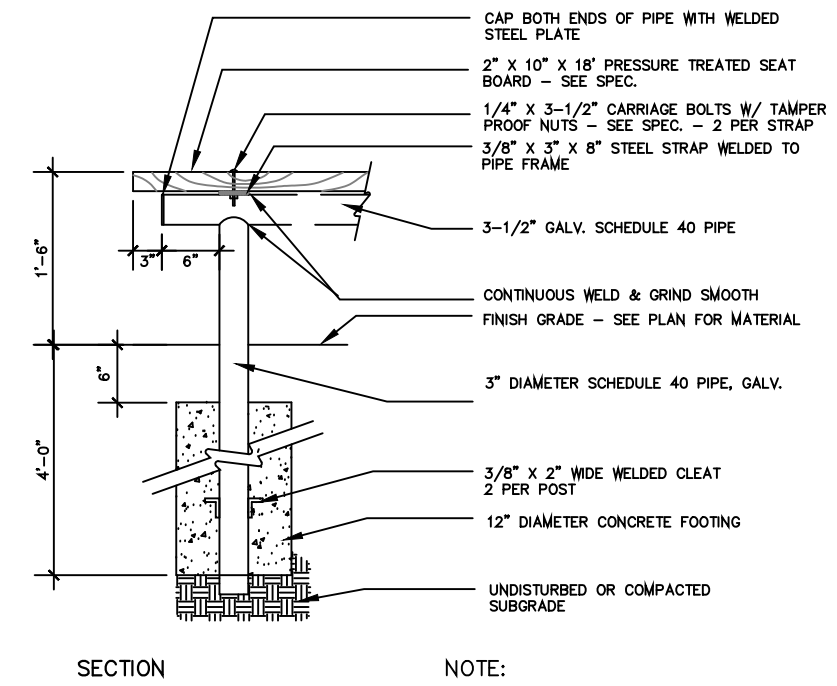
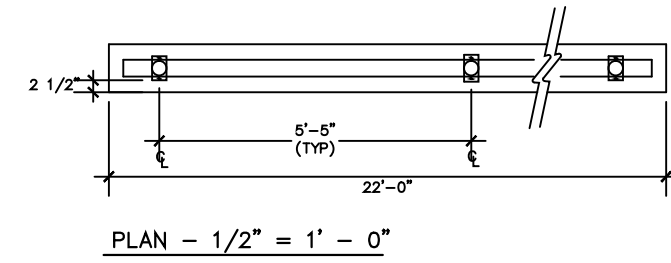


FOUL POLE FOOTING
SCALE: 1/2" = 1'-0"

- NOTES:
1. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.
 2. INSTALL GATES AS SHOWN ON PLANS AND AS SPECIFIED.
 3. INSTALL CONCRETE FOOTING 2-1/2" BELOW FINISHED GRADE.
 4. REFER TO SPECIFICATIONS FOR SIZE OF CORNER, END, TERMINAL AND GATE POSTS.
 5. INSTALL MID-RAIL IN LAST PANEL BEFORE/ AFTER TERMINAL, CORNER OR GATE POSTS. IF FENCE IS 8' OR HIGHER, INSTALL MID-RAIL CONTINUOUSLY.
 6. KNUCKLED SELVAGE TOP AND BOTTOM.

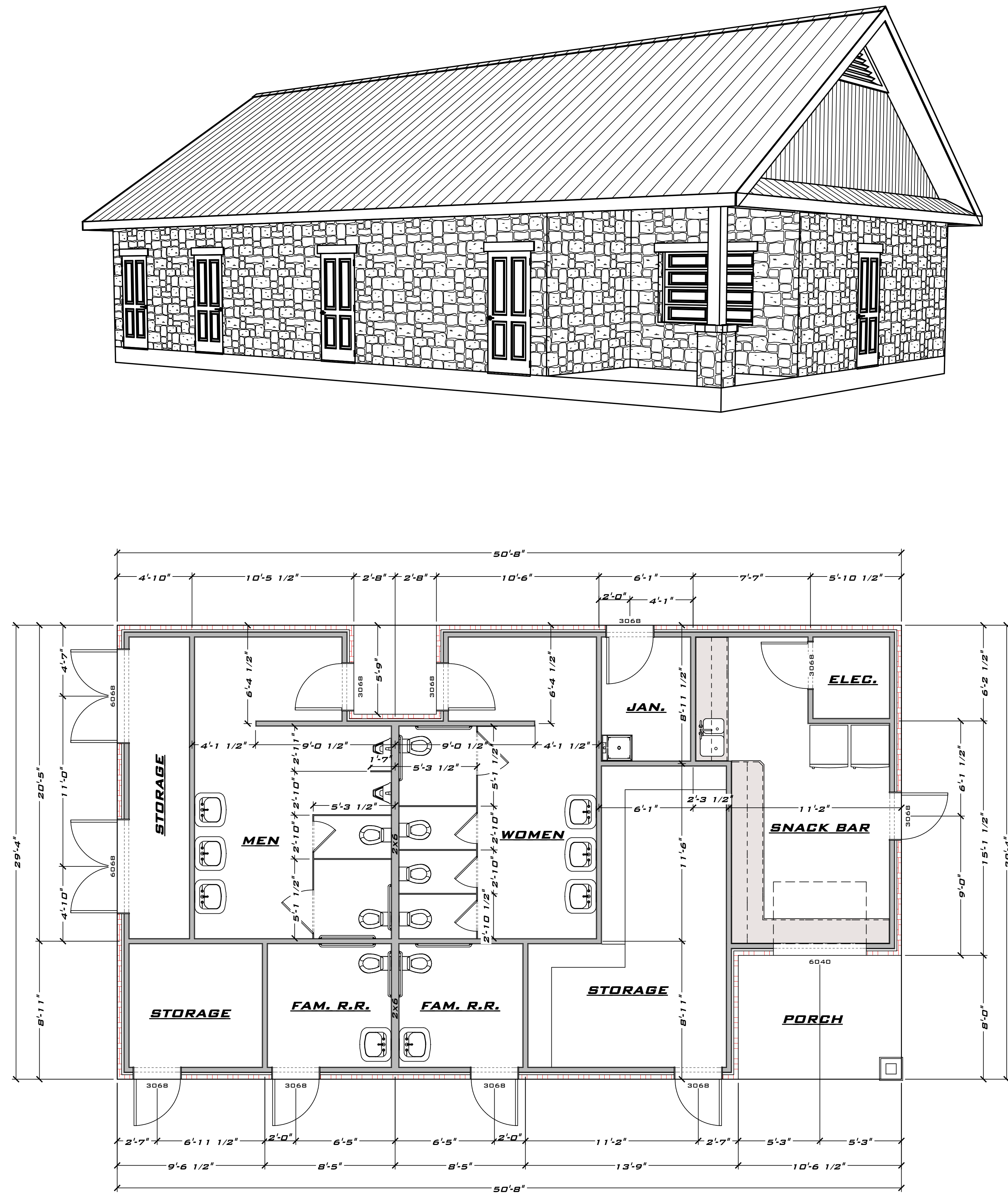


CHAIN LINK FENCE
SCALE: 3/8" = 1'-0"

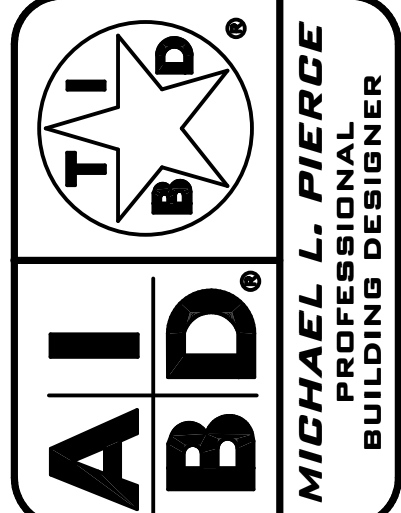
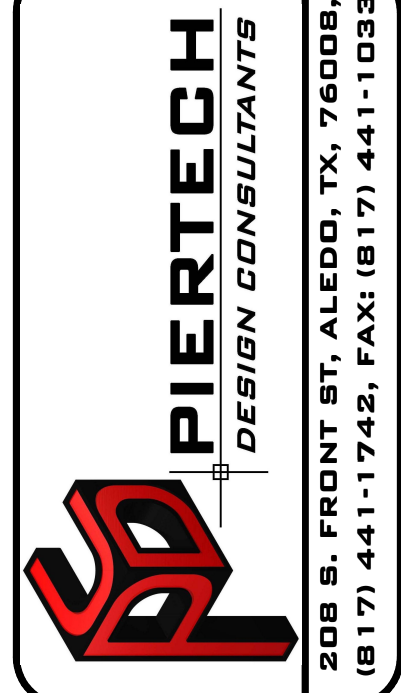


- NOTE:
- ALL PIPE, SUPPORTS, AND OTHER METAL FIXTURES TO BE HOT DIP GALVANIZED AFTER FABRICATING.

PLAYERS BENCH
SCALE: 1" = 1'-0"



DIMENSIONAL FLOOR PLAN



**DIMENSIONAL
FLOOR PLAN**

**MIRACLE LEAGUE FIELD
WEATHERFORD, TEXAS**

SCALE: 1/4" = 1'

DATE: 11/14/14

DRAWN BY: JAS

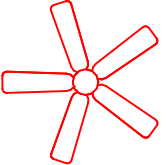





















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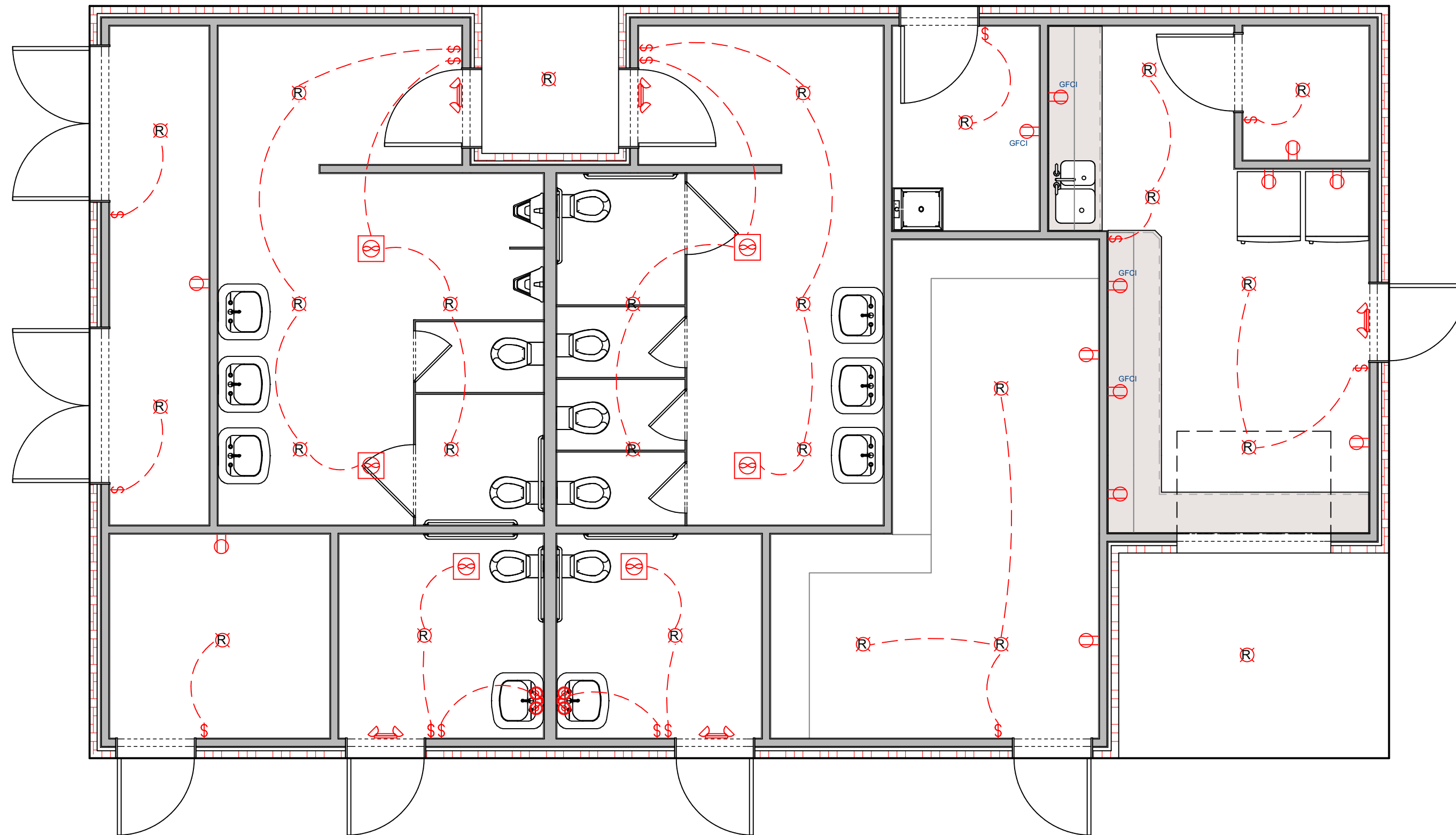
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NUMBER

A3

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ELECTRICAL SYMBOLOLOGY

	CEILING FAN		CEILING MOUNTED HANGING LIGHT		CEILING OUTLET
	FLUORESCENT		WALL MOUNTED VANITY LIGHT		FLOOR OUTLET
	CHANDELIER		CEILING MOUNTED HEAT LAMP		SWITCH
	EXHAUST FAN		CEILING MOUNTED GLOBE LIGHT		3-WAY SWITCH
	WALL MOUNTED PORCH LIGHT		CEILING MOUNTED RECESSED CAN LIGHT		EMERGENCY LIGHT & EXIT SIGN
	WALL MOUNTED SPOT LIGHT		QUAD 110 OUTLET		
	WALL MOUNTED UP LIGHT		220 OUTLET		
			GROUND FAULT CIRCUIT INTERRUPTER 110 OUTLET		
			110 OUTLET		
			WEATHER PROOF 110 OUTLET		

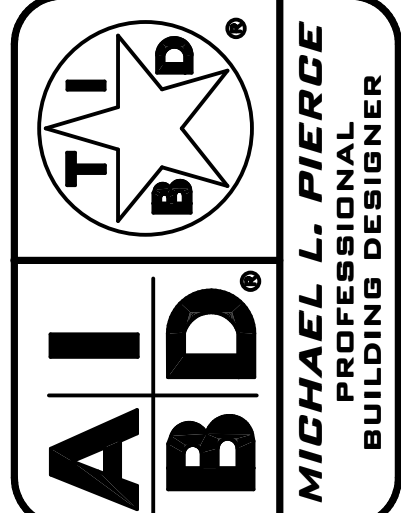
**ELECTRICAL PLAN****ELECTRICAL
PLAN****MIRACLE LEAGUE FIELD
WEATHERFORD, TEXAS**

SCALE: 1/4" = 1'

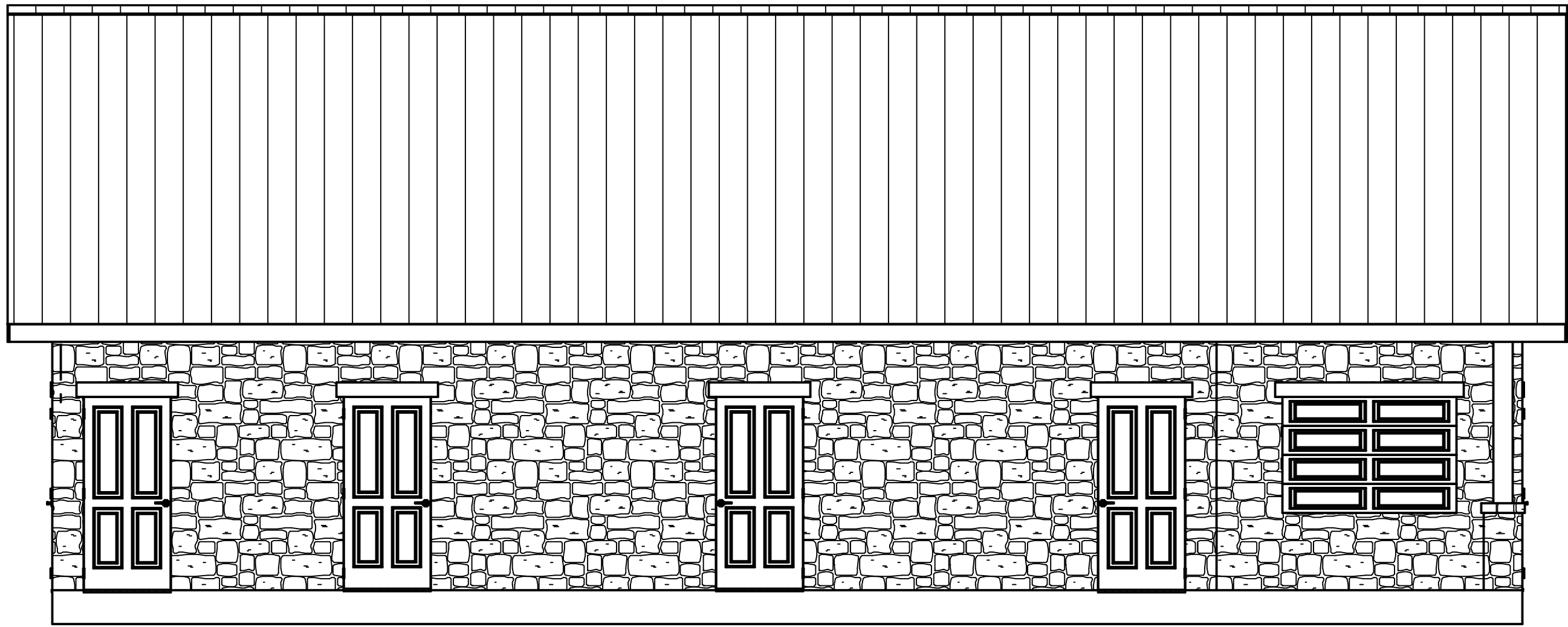
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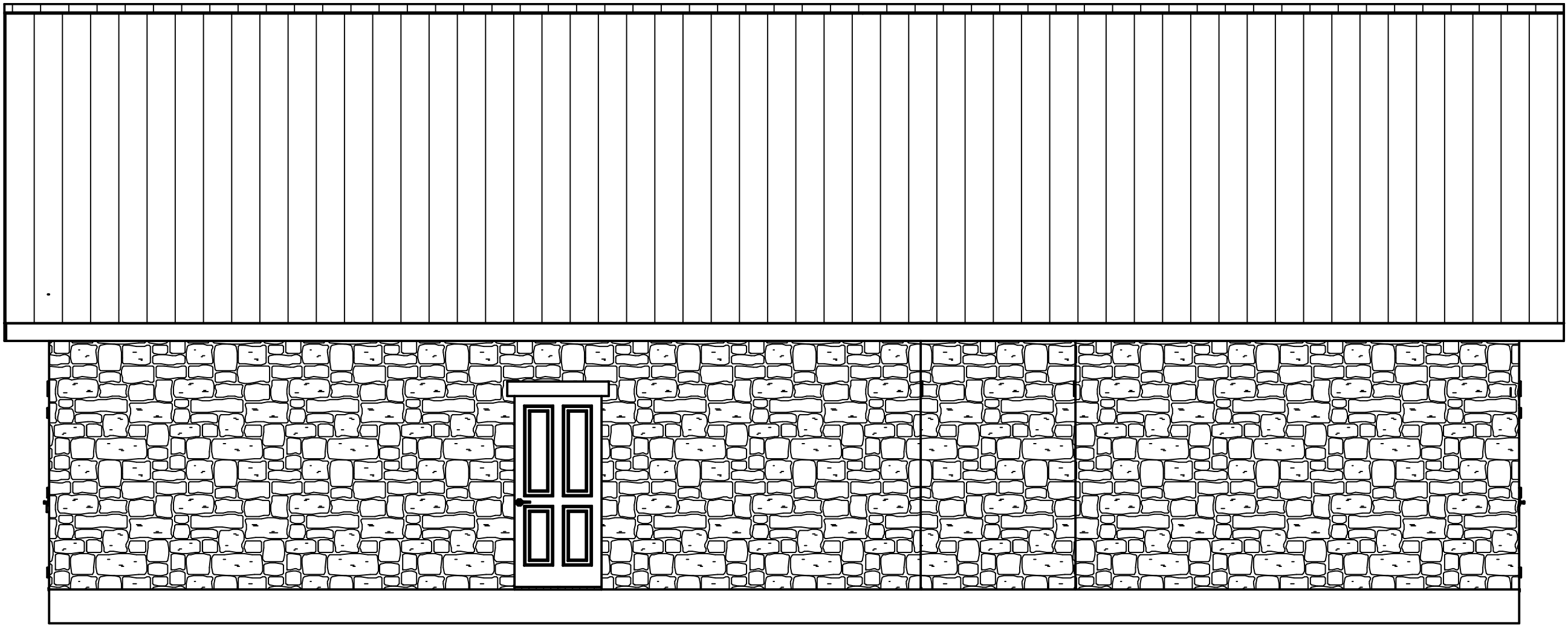
AR - 14263

SHEET
NUMBER**A4****MICHAEL L. PIERCE**
PROFESSIONAL
BUILDING DESIGNER**PIERTECH**
DESIGN CONSULTANTS
208 S. FRONT ST., ALEDO, TX. 76008,
(817) 441-1742, FAX: (817) 441-1033

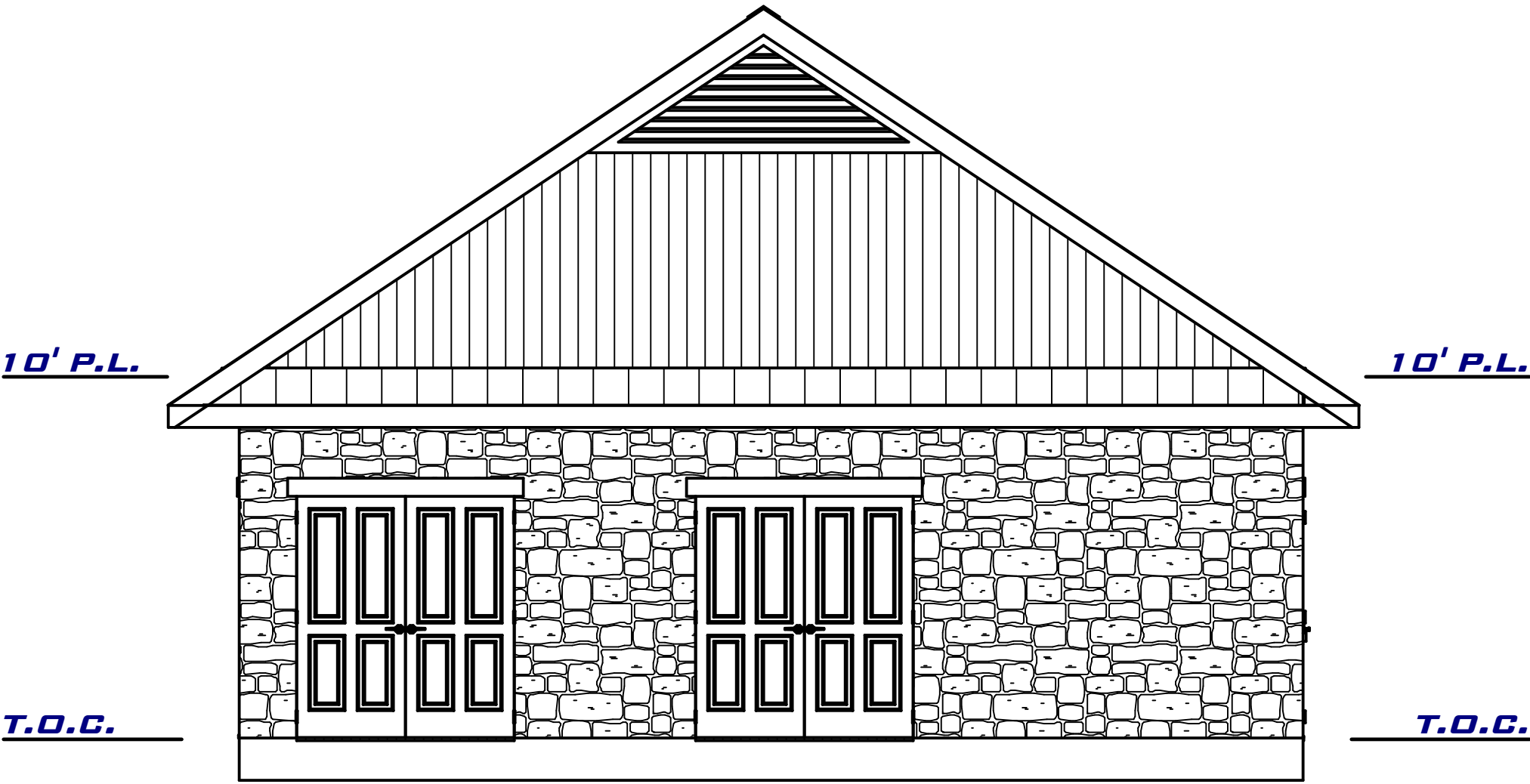
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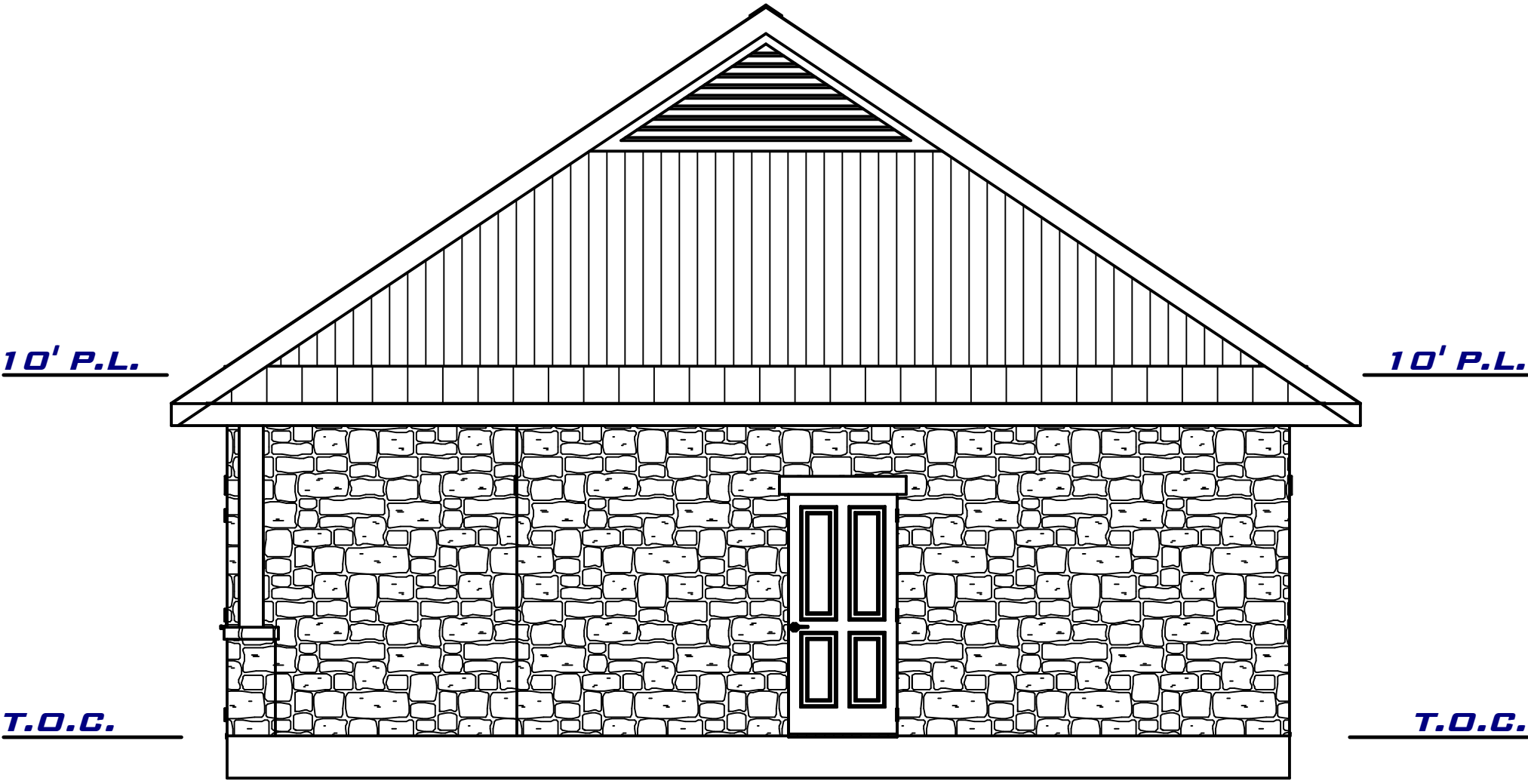
FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

PIERTECH

DESIGN CONSULTANTS

208 S. FRONT ST, ALEDO, TX, 76008,
(817) 441-1742, FAX: (817) 441-1033

AI

BD

MICHAEL L. PIERCE
PROFESSIONAL
BUILDING DESIGNER

ELEVATIONS

MIRACLE LEAGUE FIELD
WEATHERFORD, TEXAS

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OR FOR ANY CONSEQUENCES ARISING FROM THE USE OF THESE PLANS.

SCALE: 1/4" = 1'

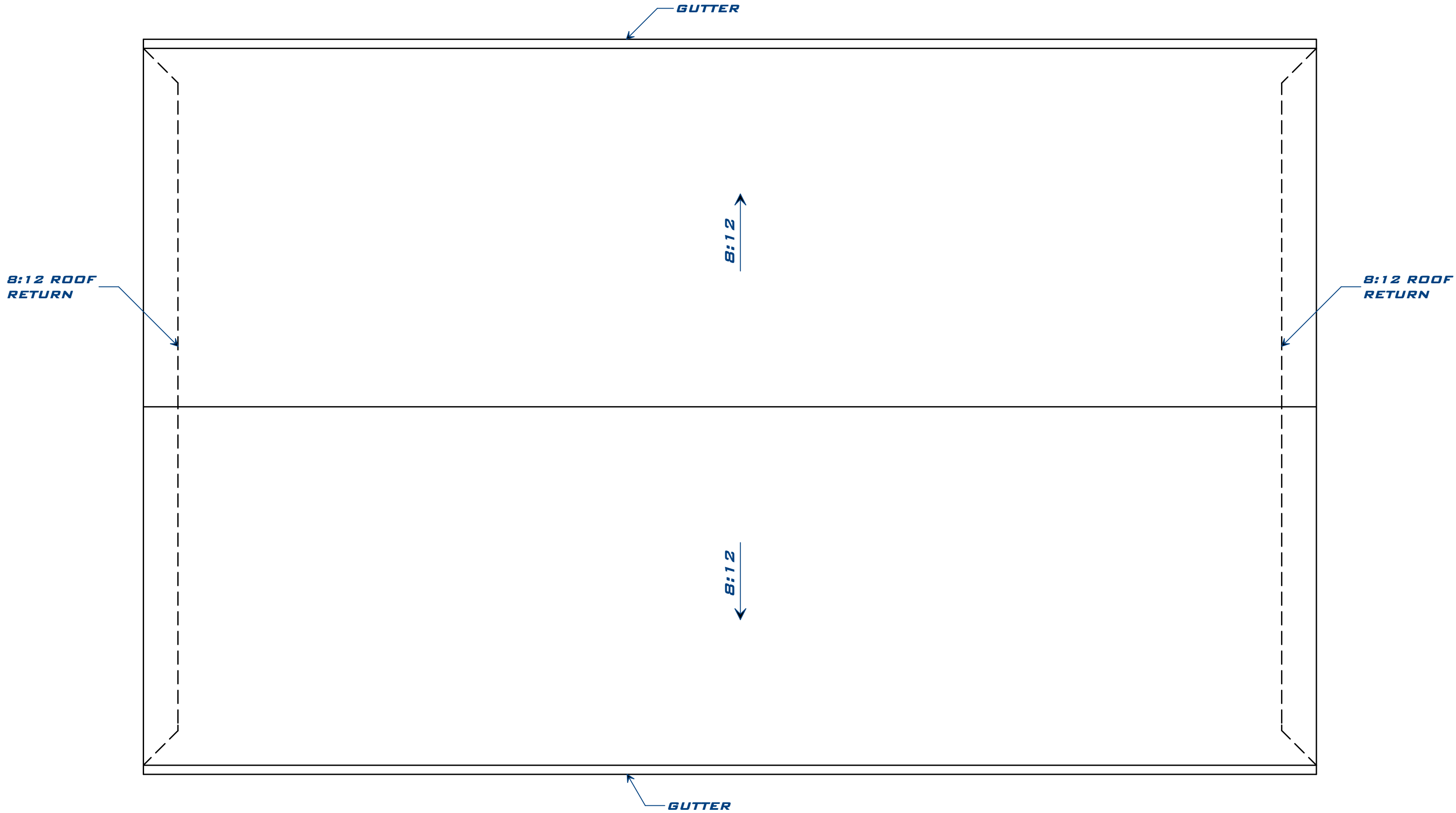
DATE: 11/14/14

DRAWN BY: JAS

SHEET
NUMBER

AR - 14263

A5



ROOF PLAN

SHEET NUMBER	A6
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SCALE: 1/4" = 1'
DATE: 11/14/14
DRAWN BY: JAS

AR - 14263

MIRACLE LEAGUE FIELD WEATHERFORD, TEXAS
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
ROOF PLAN

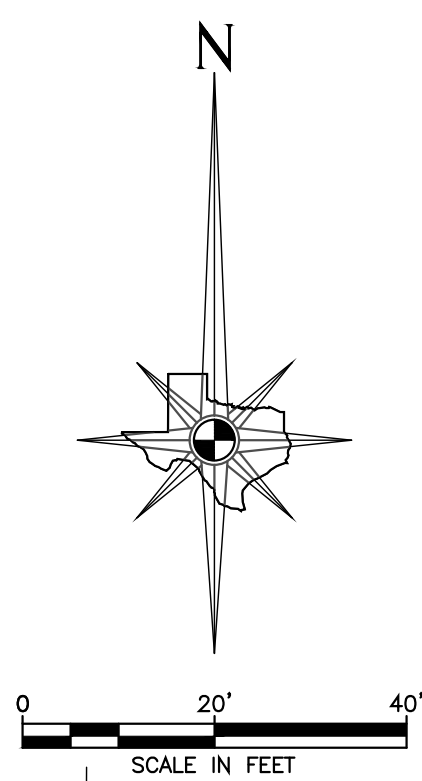
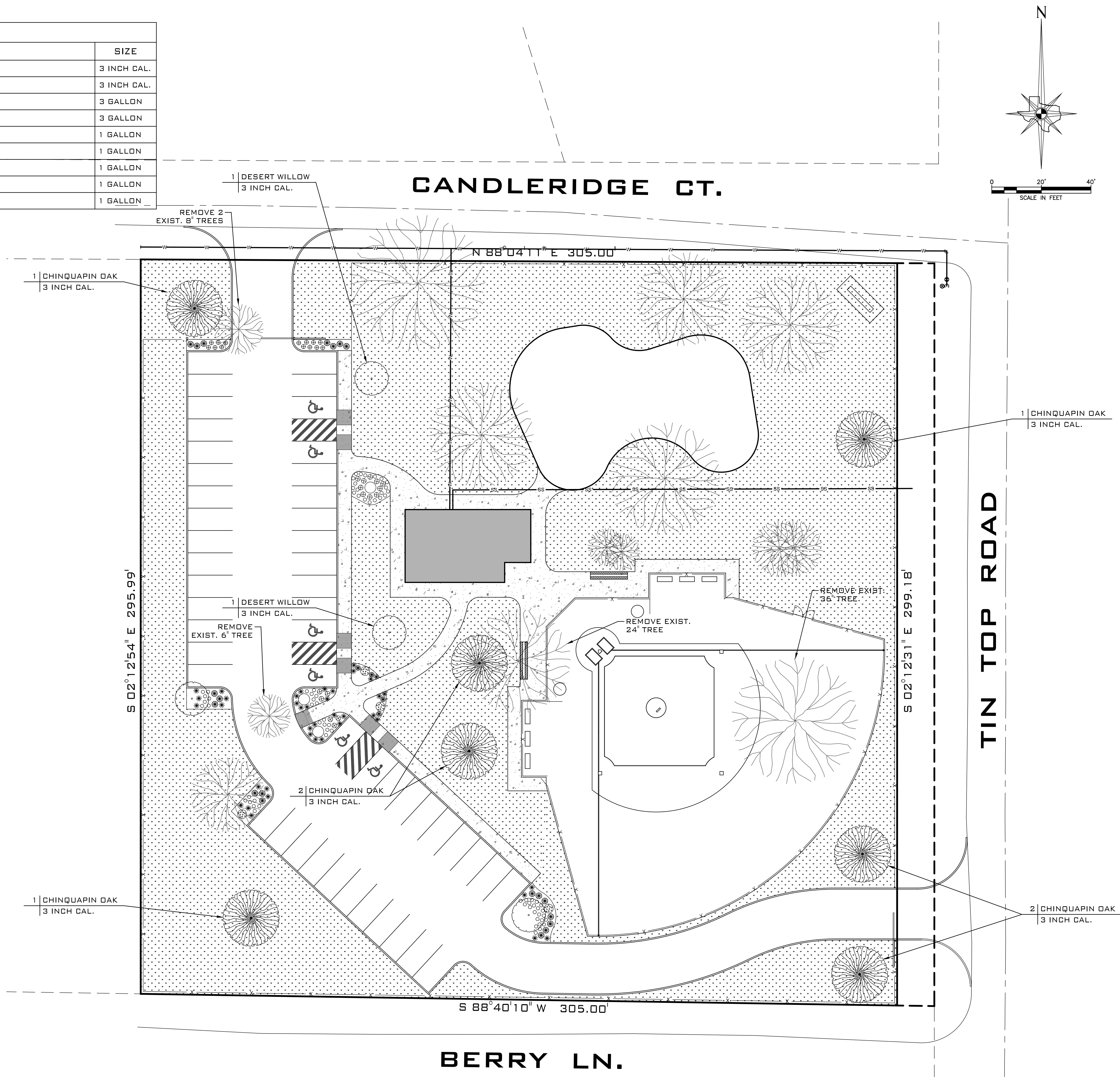
AI	BD
MICHAEL L. PIERCE PROFESSIONAL BUILDING DESIGNER	

	PIERTECH DESIGN CONSULTANTS
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PLANT TABLE			
QUAN.	COMMON NAME	SCIENTIFIC NAME	SIZE
7	CHINKAPIN OAK	QUERCUS MUEHLENBERGII	3 INCH CAL.
4	DESERT WILLOW	CHILOPSIS LINEARIS	3 INCH CAL.
3	BRIDAL WREATH SPIREA	SPIRAEA SPP.	3 GALLON
4	DWARF POMEGRANATE	PUNICA GRANATUM	3 GALLON
24	TROPICAL SAGE	SALVIA COCCINEA	1 GALLON
14	MISSOURI PRIMROSE	D. MACROCARPA	1 GALLON
16	YELLOW COLUMBINE	AQUILEGIA SPP.	1 GALLON
40	MONDO GRASS	OPHIOPOGON JAPONICUS	1 GALLON
78	BLUE CARPET JUNIPER	JUNIPERUS HORIZONTALIS 'WILTONII'	1 GALLON

LANDSCAPE AREA CALCULATIONS	
GRASS AREA	47,239 S.F.
LANDSCAPE AREA	1,355 S.F.

LEGEND:	
	GRASS AREA
	LANDSCAPE AREA
	FLAGSTONE AREA
	SIDEWALK AREA



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A I B D



MICHAEL L. PIERCE
PROFESSIONAL
BUILDING DESIGNER

LANDSCAPE PLAN

MIRACLE LEAGUE FIELD
WEATHERFORD, TEXAS

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SCALE: 1" = 20'

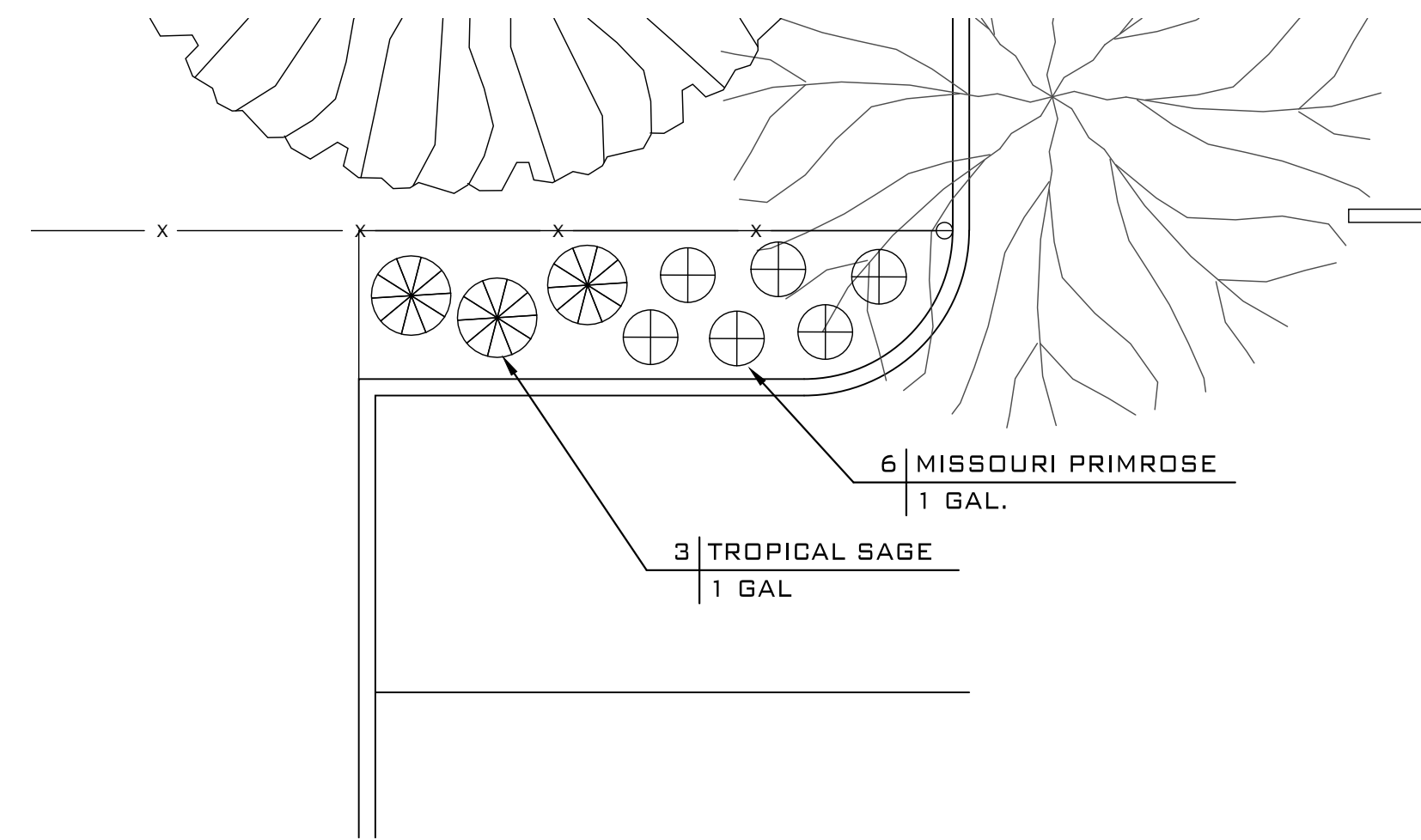
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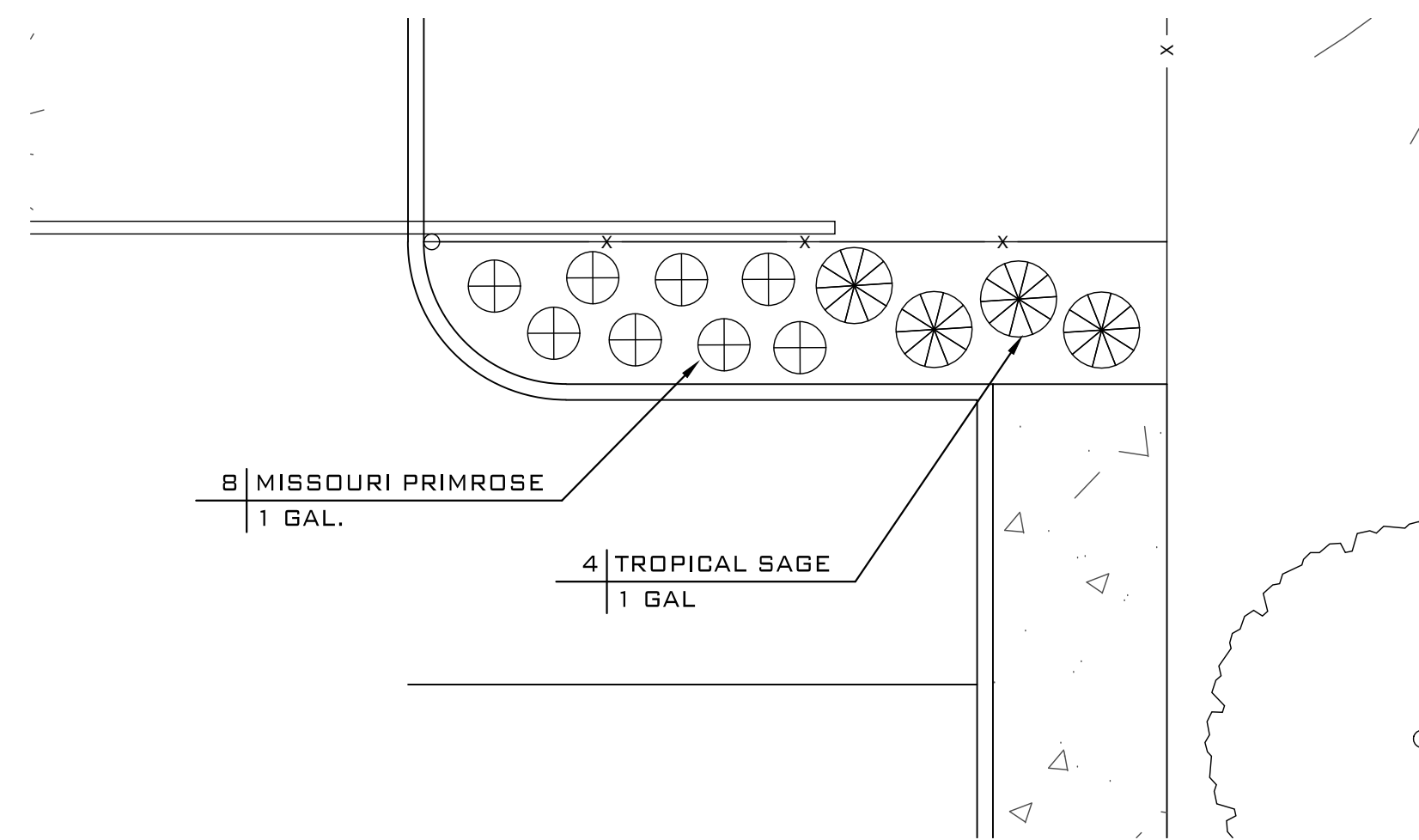
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SHEET NUMBER

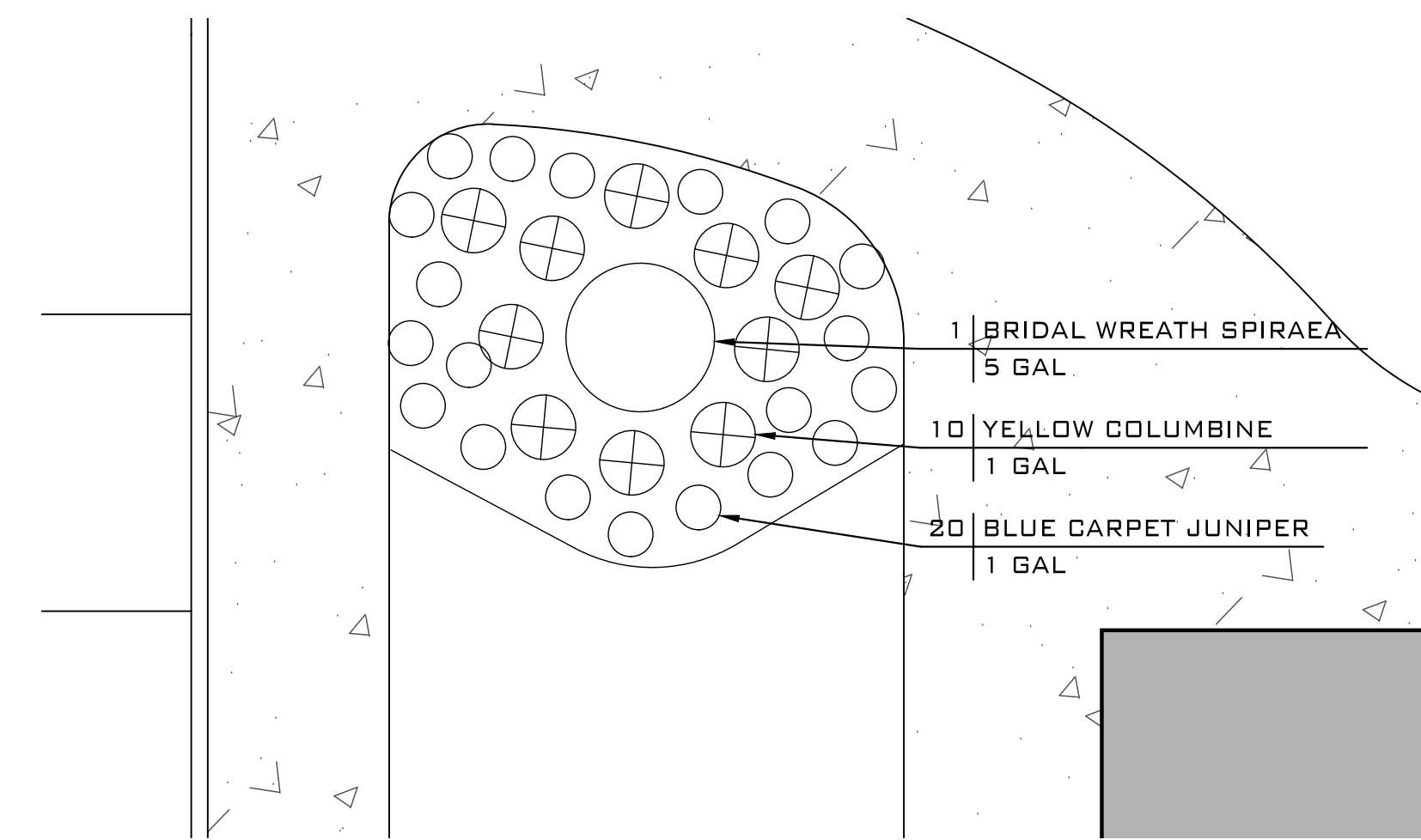
A7



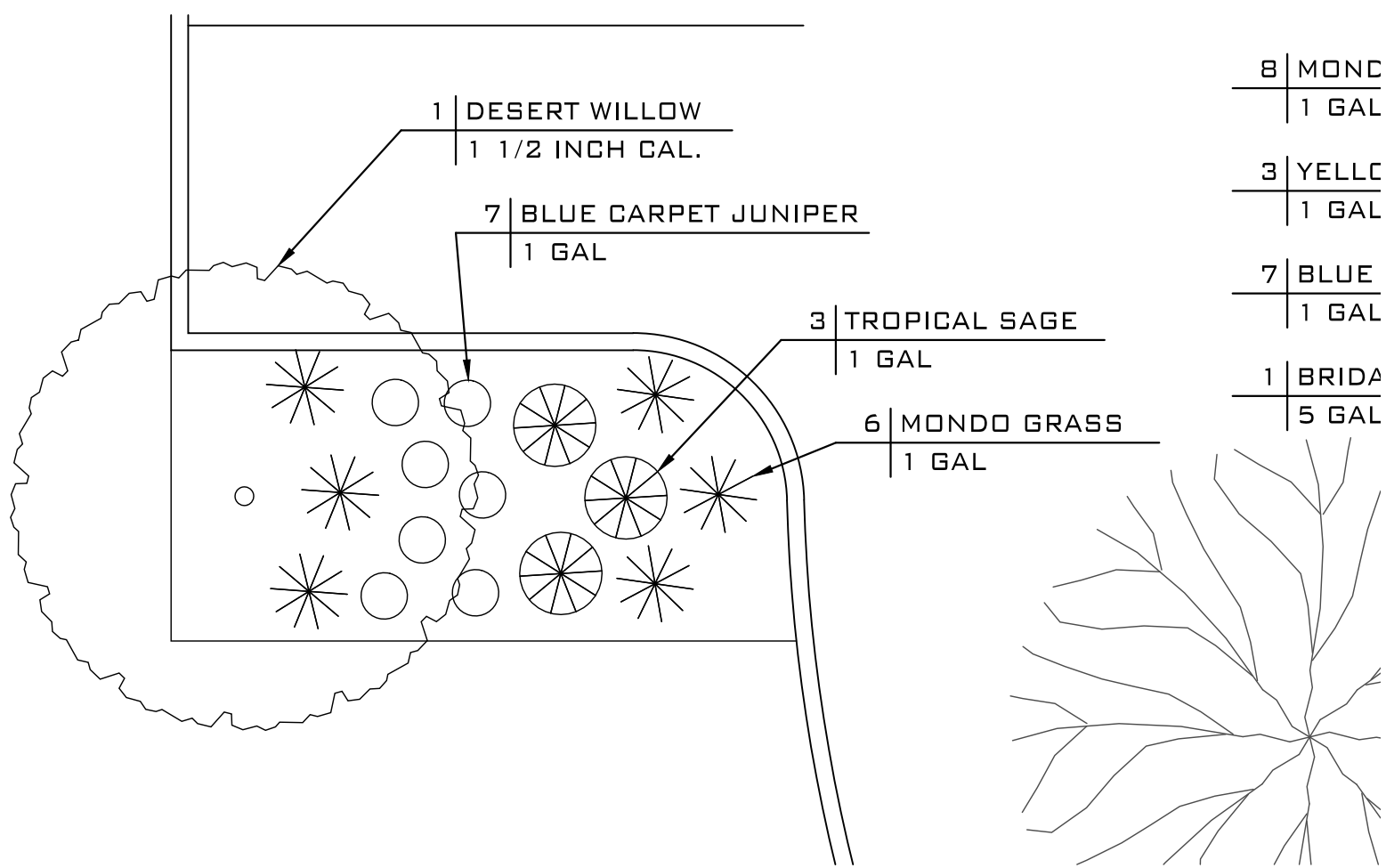
DETAIL A



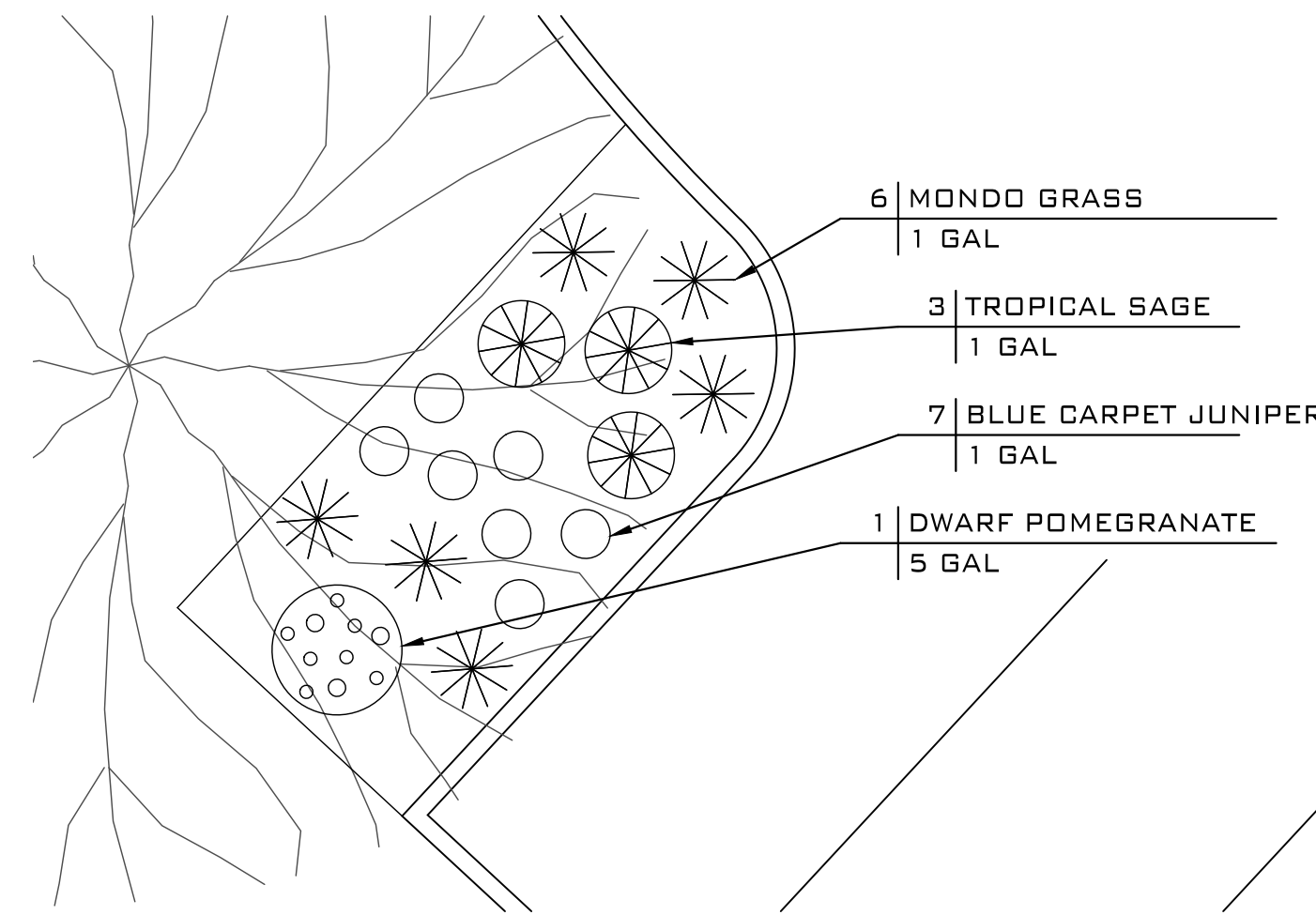
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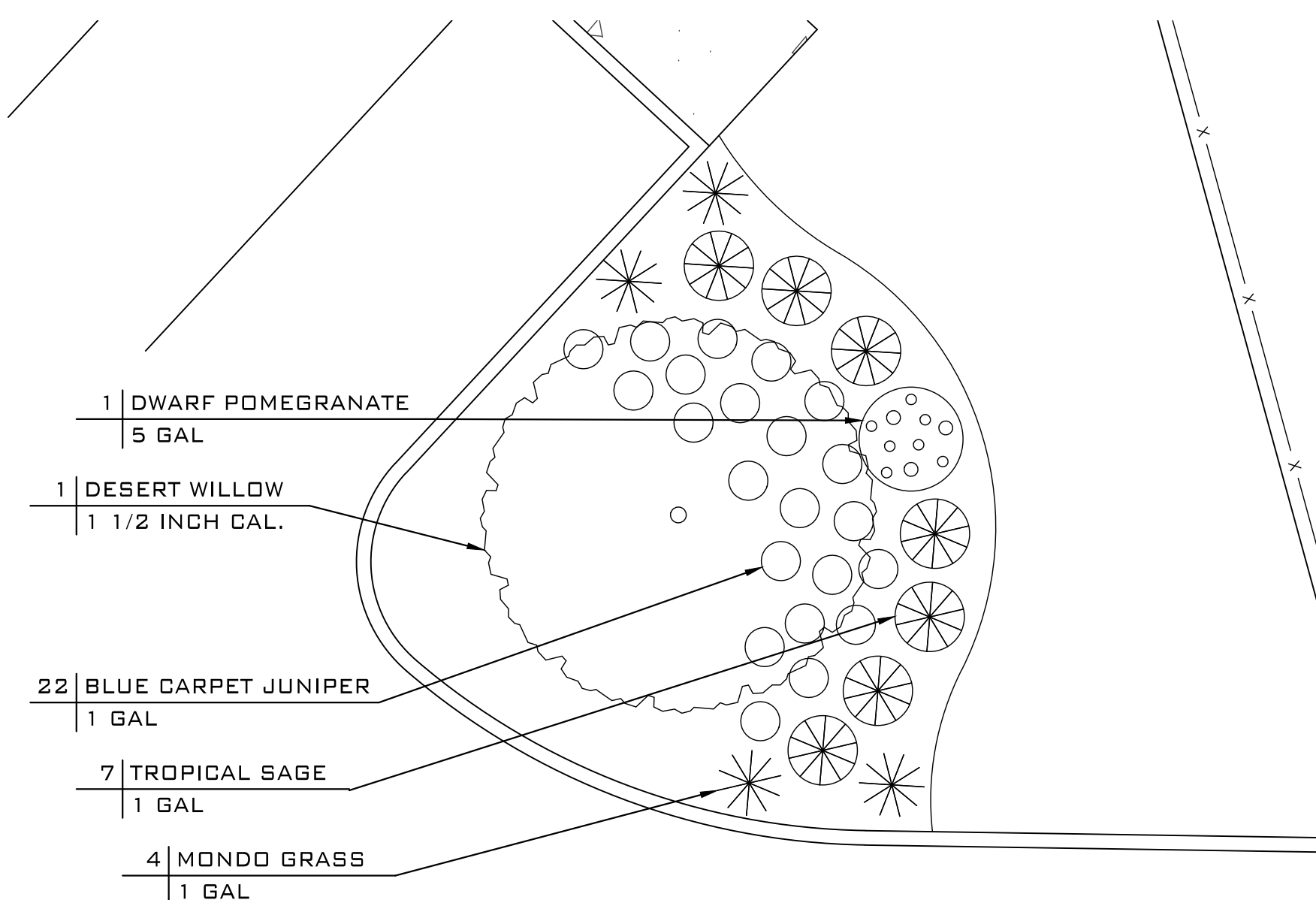
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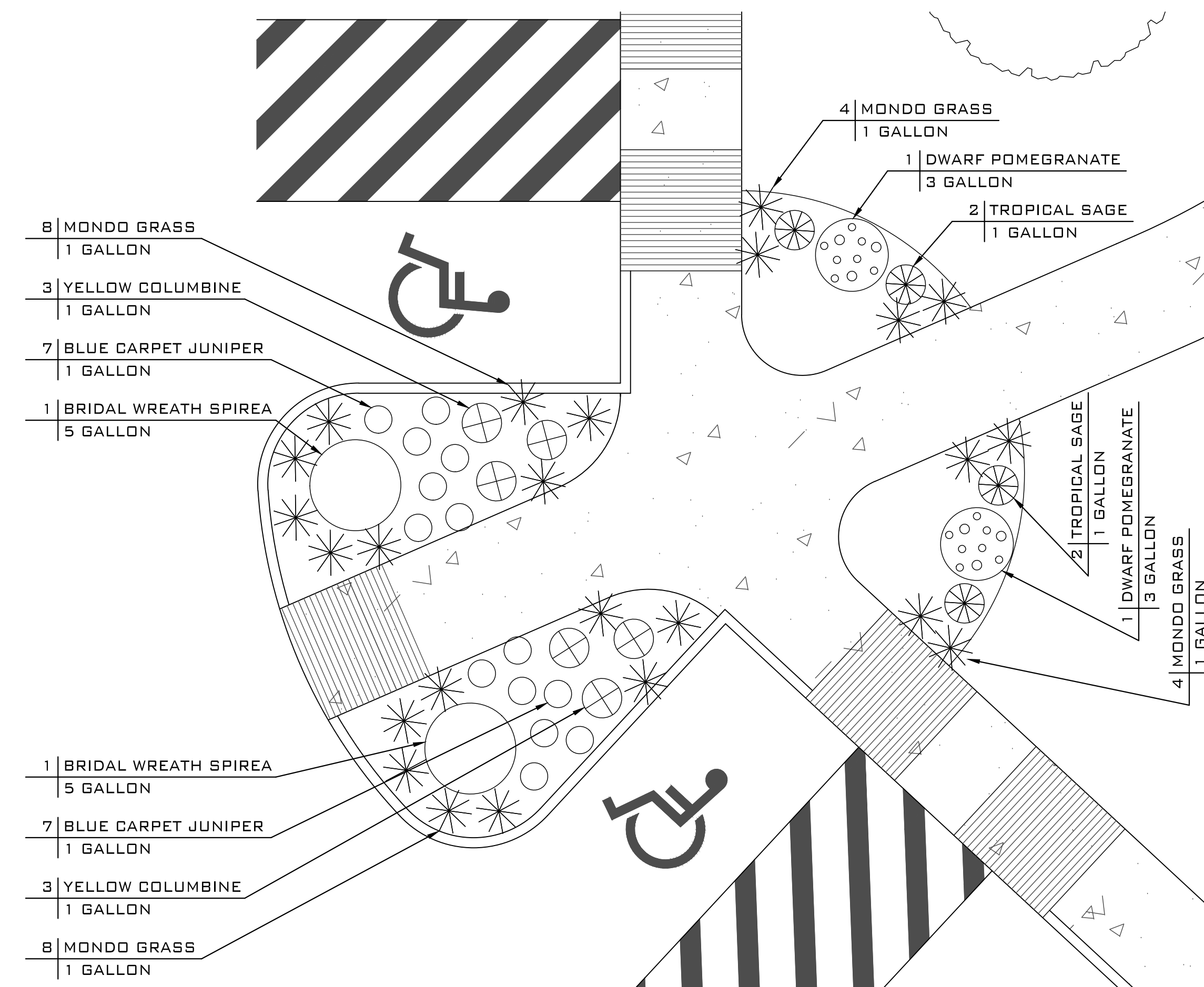
DETAIL D



DETAIL E



DETAIL F



DETAIL G



LANDSCAPE PLAN

MIRACLE LEAGUE FIELD
WEATHERFORD, TEXAS

SCALE: 1" = 20'

DATE: 11/19/14

DRAWN BY: JAS

SHEET
NUMBER

A8

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PAVING NOTES

- A MINIMUM OF 7 PERCENT (7%) HYDRATED LIME SHALL BE USED TO STABILIZE THE CLAY SUBGRADE SOILS. THE HYDRATED LIME SHALL BE THOROUGHLY MIXED AND BLENDED WITH THE UPPER 6 INCHES OF THE SUBGRADE. THE HYDRATED LIME SHALL MEET THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS (TXDOT ITEM 260) STREETS AND BRIDGES, 2004 EDITION. LIME TREATMENT SHALL EXTEND BEYOND EXPOSED PAVEMENT EDGES.
- SUBGRADE STABILIZATION SHALL EXTEND TO AT LEAST ONE FOOT BEYOND PAVEMENT EDGES. EACH CONSTRUCTION AREA SHALL BE SHAPED TO ALLOW DRAINAGE OF SURFACE WATER DURING EARTHWORK OPERATIONS, AND SURFACE WATER SHALL BE PUMPED IMMEDIATELY FROM EACH CONSTRUCTION AREA AFTER EACH RAIN AND A FIRM SUBGRADE CONDITION MAINTAINED. WATER SHALL NOT BE ALLOWED TO POND, AND LIME SHALL BE ADDED TO THE SUBGRADE AFTER REMOVAL OF ALL SURFACE VEGETATION AND DEBRIS. SAND SHALL BE SPECIFICALLY PROHIBITED BENEATH PAVEMENT AREAS. LIME STABILIZED SOIL WILL BE ALLOWED FOR FINE GRADING. AFTER FINE GRADING EACH AREA IN PREPARATION FOR PAVING, THE SUBGRADE SURFACE SHALL BE LIGHTLY MOISTENED, AS NEEDED, AND RECOMPACTED TO OBTAIN A TIGHT NON-YIELDING SUBGRADE.
- ASPHALTIC CONCRETE PAVEMENT SHALL NOT BE USED ON THIS SITE.
- PAVEMENT MATERIAL REQUIREMENTS
 - REINFORCED PORTLAND CEMENT CONCRETE: CONCRETE PAVEMENT SHALL BE EQUAL TO ITEM 360, TEXAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MAINTENANCE OF HIGHWAYS, STREETS, AND BRIDGES, 2004 EDITION.
 - THE DESIGN RECOMMENDATIONS ARE BASED ON A LIMITED AMOUNT OF INFORMATION ABOUT THE SUBSURFACE CONDITIONS. IN THE ANALYSIS, THE GEOTECHNICAL ENGINEER HAS ASSUMED THE SUBSURFACE CONDITIONS ARE SIMILAR TO THE CONDITIONS ENCOUNTERED IN THE BORINGS. HOWEVER, QUITE OFTEN DURING CONSTRUCTION ANDMALIES IN THE SUBSURFACE CONDITIONS ARE REVEALED.
 - IF REQUIRED AND, WHEN NECESSARY, ALTERNATIVE SOLUTIONS TO UNANTICIPATED CONDITIONS MAY BE REQUIRED.

PEBBLEFLEX NOTES

TOP LAYER:

PEBBLEFLEX TWO-COMPONENT ALIPHATIC POLYURETHANE PRIMER, PEBBLEFLEX ALIPHATIC THERMOPLASTIC POLYURETHANE PEBBLES, PEBBLEFLEX TWO-COMPONENT ALIPHATIC POLYURETHANE BINDER.

THE COLORS SHALL BE AS SELECTED FROM THE DRAWINGS, SUBMITTED AS SAMPLES, AND MIXED ON SITE TO THE RATIOS IN THE SAMPLES. BLACK MATERIAL, IF INCLUDED, MUST BE AN ALIPHATIC THERMOPLASTIC POLYURETHANE PEBBLE AND NOT A RUBBER SUCH AS EPDM OR TPV.

IMPACT LAYER:

THE IMPACT LAYER IS TO BE MADE OF A COMPOSITE OF FOAM AND RUBBER. THE FOAM MATERIAL SHALL BE 100 PERCENT RECYCLED CROSS-LINKED CLOSED CELL POLYETHYLENE FOAM THAT IS HEAT SEALED TOGETHER. THE RUBBER IS TO BE SELECT SBR RUBBER STRANDS OF NOT MORE THAN 1" IN LENGTH.

EQUAL MATERIALS: THE PEBBLEFLEX PEBBLES ARE AN ALIPHATIC THERMOPLASTIC POLYURETHANE PEBBLE. THE SYSTEM IS 100 PERCENT COLOR THROUGHOUT. THE TWO-PART PEBBLEFLEX BINDER IS 100 PERCENT SOLID ALIPHATIC. ANY EQUAL PRODUCT MUST BE URETHANE BASED. NOT RUBBER BASED SUCH AS EPDM OR TPV. MUST INCLUDE AN ALIPHATIC POLYURETHANE BINDER AND MUST BE 100 PERCENT COLOR THROUGHOUT. ANY BLACK RUBBER RECYCLED MATERIAL IS NOT CONSIDERED EQUAL.

FINISH TEXTURE: PEBBLE GRAIN.

COLOR: SELECTED FROM MANUFACTURER'S COLOR CHART BY OWNER PRIOR TO BID.

SURFACE PREPARATION:

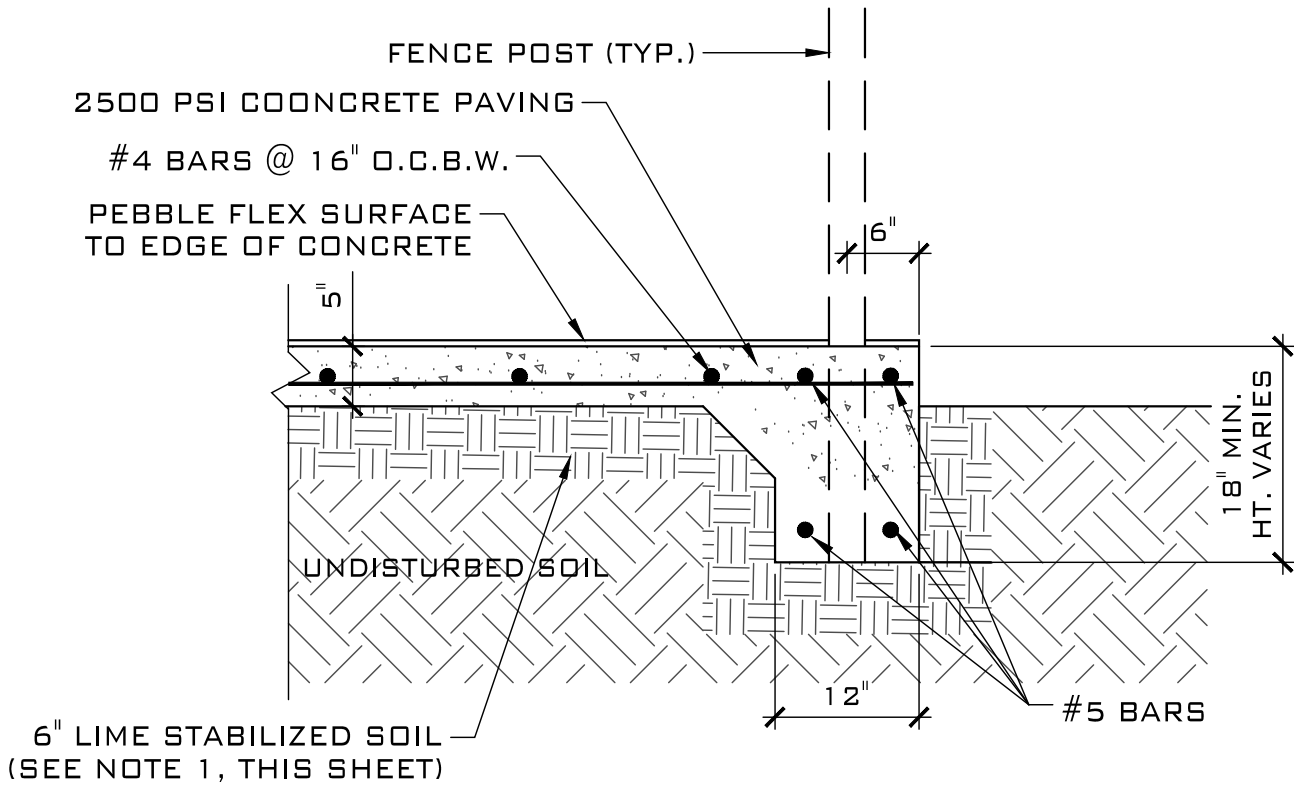
NEW OR EXISTING CONCRETE: NEW CONCRETE MUST BE LIGHT BROOM FINISH AND AT LEAST 28 DAYS OLD, AND CAN BE PREPARED SIMPLY BY ACID ETCHING. ADD ACID SLOWLY TO WATER IN CLEAN POLYETHYLENE BUCKETS AT A RATIO OF EIGHT PARTS WATER TO ONE PART ACID. CARE SHOULD BE TAKEN TO PREVENT SPLASHING ON WORKERS. PROTECTIVE CLOTHES SUCH AS SAFETY GLASSES, RUBBER GLOVES, BOOTS, ETC., SHOULD BE USED. THE ACID SOLUTION SHOULD BE USED ON THE CONCRETE AT A RATE OF 100 SQUARE FEET PER FIVE GALLONS OF ACID SOLUTION. CONCRETE NEEDS TO BE DAMP BEFORE APPLYING ACID. USING A STIFF BROOM, SCRUB ACID SOLUTION INTO THE SURFACE WHERE THE SOLUTION WAS POURED AND CONTINUE THE PROCESS TO OTHER AREAS. NEVER LET THE CONCRETE DRY WITH ACID ON IT. AFTER FIVE MINUTES, RINSE THE CONCRETE WITH LARGE AMOUNTS OF CLEAN WATER TO REMOVE ALL THE ACID SOLUTIONS, AND THEN ALLOW THE CONCRETE TO DRY. OLD CONCRETE THAT IS CONTAMINATED WITH GREASE OR OIL CAN BE CLEANED WITH A POWER-WASHER. USE A DEGREASING AGENT BEFORE POWER-WASHING. FOR CONCRETE WHERE A POWER-WASHER CANNOT BE USED, A DIAMOND GRINDER CAN BE USED TO LIGHTLY GRIND THE SURFACE TO REMOVE CONTAMINATION. CONCRETE SHALL HAVE A MINIMUM OF 1/8"/FOOT. SLOPE TO ENSURE PROPER DRAINAGE.

ASPHALT PREPARATION: NEW ASPHALT MUST BE 15 DAYS OLD. BROOM SCRUB USING A DEGREASER TO REMOVE ANY SURFACE OILS. POWER-WASH ANY CONTAMINANTS OFF THE SURFACE. ALLOW 24 HOURS FOR THE SURFACE TO DRY. PEBBLEFLEX CANNOT BE INSTALLED OVER ASPHALT CURED FOR LESS THAN 15 DAYS.

COMPACTED CRUSHED STONE: MINIMUM DEPTH IS 4". COMPACT THE BASE TO 95 PERCENT PROCTOR. SLOPE THE BASE AT 1/8"-1/4"/FOOT TO ACCOMMODATE PROPER DRAINAGE. SURFACE DRAINS AND/OR WEEP HOLES ARE REQUIRED AT THE TOP SURFACE OF THE AGGREGATE.

CURB PREPARATION: CUT A 3/8' X 1" KEYWAY GROOVE INTO THE EXISTING SURROUNDING CURBING. GROOVE SHALL BE SWPT CLEAN AND BE FREE OF ALL RESIDUAL RESIDUE.

*SEE MANUFACTURER SPECS FOR INSTALLATION INSTRUCTIONS.



FIELD PAVING DETAIL
NTS

PEBBLE FLEX AREA CALCULATIONS		
	CREAM BLEND	73 S.F.
	BROWN BLEND	2,952 S.F.
	GREEN BLEND	12,041 S.F.
TOTAL PEBBLE FLEX AREA		15,066 S.F.

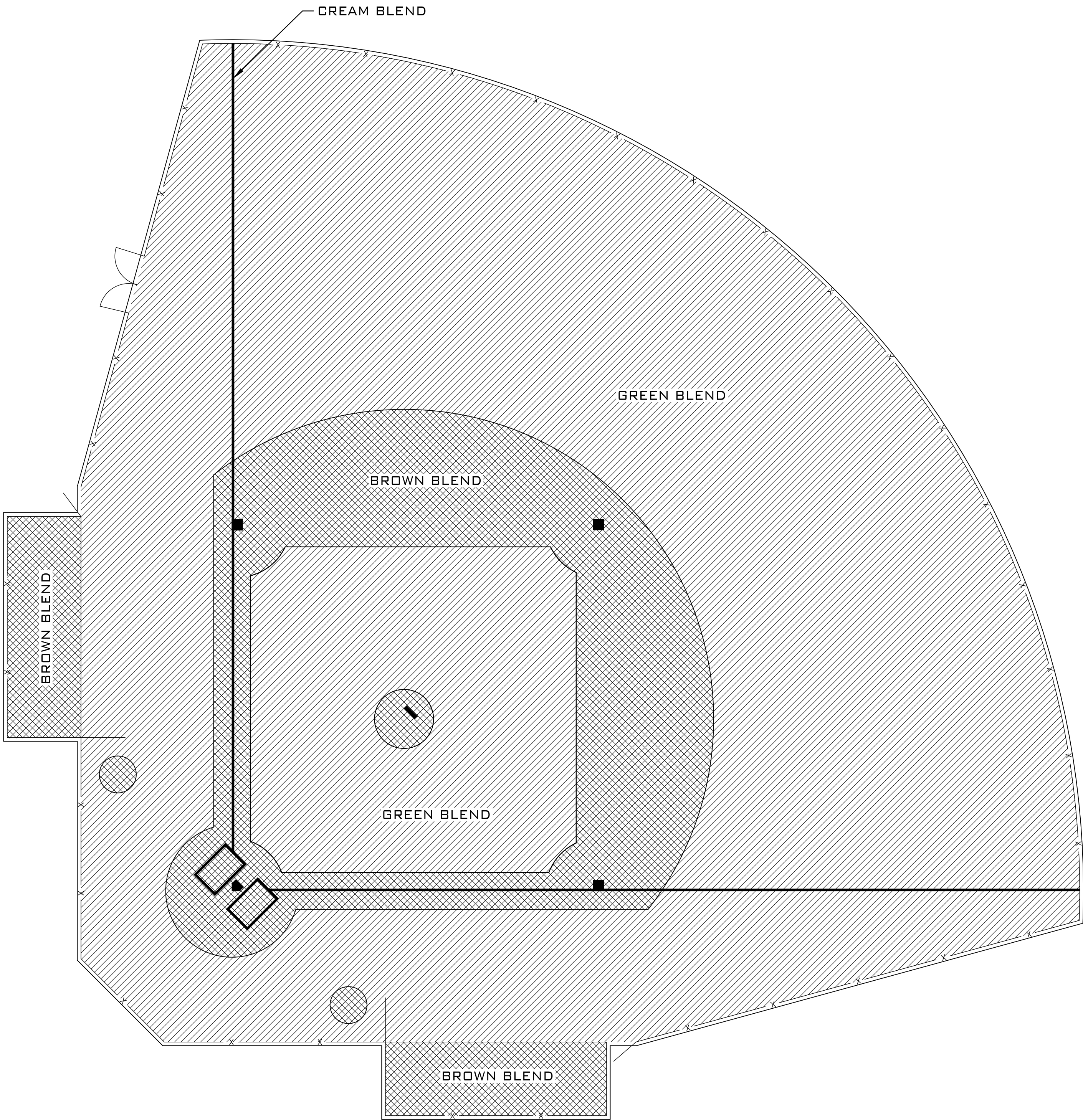
TOTAL CONCRETE AREA = 15,315 S.F.

PEBBLE FLEX BLENDS

CREAM BLEND:
50% LARGE CREAM
50% SMALL CREAM

BROWN BLEND:
25% LARGE BROWN
25% LARGE TAN
25% SMALL BRICK RED
25% SMALL TAN

GREEN BLEND:
68% LARGE DARK GREEN
34% SMALL MOSS GREEN



FIELD PAVING LAYOUT

PIERTECH
DESIGN CONSULTANTS

208 S. FRONT ST., ALEDD, TX, 76008
(817) 441-1742, FAX: (817) 441-1033

TAI
BD

MICHAEL L. PIERCE
PROFESSIONAL
BUILDING DESIGNER

MIRACLE LEAGUE FIELD
WEATHERFORD, TEXAS

FIELD
PAVING
LAYOUT

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SCALE: 1"= 10'

DATE: 11-08-14

DRAWN BY: JAS

AR - 14263

SHEET
NUMBER

A10



4B DEVELOPMENT CORPORATION COMMUNICATION

DATE: April 25, 2023

FROM: Shani Bradshaw, Director of Economic Development

AGENDA ITEM: Discussion on improvements to Railroad Park

SUMMARY:

- Ryan Nolting, Director of Parks and Recreation will discuss improvements to the baseball fields at Railroad Park.

FISCAL INFORMATION:

Budgeted: NA Amount: NA GL Account: NA

RECOMMENDED MOTION OR ACTION:

NA

ATTACHMENTS:

NA



4B DEVELOPMENT CORPORATION COMMUNICATION

DATE: April 25, 2023

FROM: Shani Bradshaw, Director of Economic Development

AGENDA ITEM: Discussion on exercise stations at Porter Park

SUMMARY:

- Ryan Nolting, Director of Parks and Recreation will discuss adding outdoor exercise stations at Porter Park.

FISCAL INFORMATION:

Budgeted: NA Amount: NA GL Account: NA

RECOMMENDED MOTION OR ACTION:

NA

ATTACHMENTS:

NA



4B DEVELOPMENT CORPORATION COMMUNICATION

DATE: April 25, 2023

FROM: Shani Bradshaw, Director of Economic Development

AGENDA ITEM: Discussion on the 4B Fiscal Year 2023-2024 Budget

SUMMARY:

- Discuss the 4B Fiscal Year 2023-2024 Budget.

FISCAL INFORMATION:

Budgeted: NA Amount: NA GL Account: NA

RECOMMENDED MOTION OR ACTION:

NA

ATTACHMENTS:

4B Budget FY 2023-2024

4B Budget Revenue Expenditures Line Items



Sanger Texas Development Corporation (4B) - Revenue and Expenditure Line Items

Estimated Revenues

4B Sales Tax – Projected income from sales tax for twelve (12) months

Interest Income.

Funds Available – Funds available from Checking and Money Markets

Expenditures

Salaries and Benefits – Salaries, Vacation Compensation, Longevity Pay, Auto Allowance, Cell Phone Allowance, Retirement, Health Insurance, Workers Comp, Unemployment

Office Supplies – Copier paper, laser cartridges, and other general supplies.

Food – Board meetings and prospects.

Postage – Postage expenses for mailings.

Marketing/Promotions – 10% of 4B tax proceeds (allowed by law). Ads for specific publications (DRC Relocation Guide, DRC Economic Development Guide, Go Big Texas, RED Journals Economic Guide), billboards, sponsorships, marketing materials, special events, maps, photos, and promotional items for trade shows and recruitment efforts.

As the FM 455 and I-35 projects move forward, we will focus on the available land for development plus redevelopment opportunities in our market. Our target markets will continue to focus on restaurants, retail, office, warehouse, and manufacturing prospects. This item also covers public and legal notices.

Dues and Subscriptions – Including, but not limited to cost for membership fees for the International Council of Shopping Centers (ICSC), Dallas Chamber, Texas Economic Development Council (TEDC), Southern Economic Development Councils (SBEDC), Team Texas, International Economic Development Council (IEDC); Texas Downtown Association, Sanger Chamber, Denton Chamber, Zoom Prospector, EDOQI (CRM Tool), Zoom, Magazine/Professional Subscriptions, and Biznow

Conferences and Training – Conferences and tradeshow registration and attendance with organizations such as, but not limited to, the following: the Texas Economic Development Council (TEDC); International Economic Development Council (IEDC); Southern Economic Development Council (SBEDC); Texas Downtown Association; Society of Industrial and Office Realtors (SIOR); Industrial Asset Management Council; also includes local and regional conferences that arise.

Recruitment efforts with organizations such as the International Council of Shopping Centers (ICSC); Austin Retail Live, Team Texas, Texas ED Connection, the State of Texas, North Texas Commercial Association of Realtors (NTCAR), and others.

Travel and related expenses, such as airfare, hotel, and per diem or other travel-related cost. This would be for travel related to, but not limited to, conferences, tradeshow, recruitment efforts, and marketing trips.

This item also includes prospect hosting (cost of travel, rental car, lodging, food, and entertainment for prospects).

Computer Hardware – Computer hardware and accessories.

Computer Software - Annual content, hosting, and troubleshooting.

Office Machine Lease – Copier and Printer.

Legal Expenses – Legal consultation services, research, opinions, agreements, etc.

Furniture and Fixtures – Cost of new or replacement of office furniture

Professional Service – The SIDC contracts various services with professionals and firms for specific projects and tasks, such as strategic planning, engineering, research, study for prospects, utility studies, or other studies that may arise that are needed for economic development. (Marketing analysis, trade area and demographic reports, survey monkey, maps, charts, current demographics, and projections needed for brokers and developers.

*Add to this year's budget is professional services for retail recruitment.

*Add to this year's budget is professional services for the conceptual drawing for the Downtown Park

*Add to this year's budget is professional services for the conceptual drawing for the Miracle League Field

Technical Support – Maintenance of computer systems and office network.

Property Enhancement Incentives Program – Funds for \$10,000 Matching Grant Program

Capital Request –

CO Debt Payment – Debt Services for Porter Park and Splash Pad

GENERAL LEDGER ACCOUNT		2020-2021 ACTUAL	2021-2022 ACTUAL	2022-2023			2023-2024 REQUESTED	VARIANCE	
				BUDGET	Y-T-D	PROJECTED		AMOUNT	%
00-4325	STATE SALES TAX	641,438	727,487	800,000	333,314	799,954	900,000	100,000	12.50%
00-4800	INTEREST INCOME	3,918	36,106	30,000	7,202	17,285	30,000	0	0.00%
TOTALS		645,356	763,593	830,000	340,516	817,239	930,000	100,000	12.05%

GENERAL LEDGER ACCOUNT		2020-2021 ACTUAL	2021-2022 ACTUAL	2022-2023			2023-2024 REQUESTED	VARIANCE	
				BUDGET	Y-T-D	PROJECTED		AMOUNT	%
76-5210	OFFICE SUPPLIES	303	100	500	37	88	500	0	0.00%
76-5213	COMPUTER HARDWARE	0	0	1,500	0	0	1,000	(500)	-33.33%
76-5214	COMPUTER SOFTWARE	1,350	0	3,500	2,000	4,800	3,500	0	0.00%
76-5215	FOOD	0	0	200	0	0	200	0	0.00%
76-5220	POSTAGE	0	6	50	0	0	50	0	0.00%
76-5226	MARKETING & PROMOTION	5,095	11,582	20,000	6,389	15,334	50,000	30,000	150.00%
76-5235	DUES & SUBSCRIPTIONS	510	568	8,000	4,113	9,872	8,000	0	0.00%
76-5240	CONFERENCES & TRAINING	150	1,197	5,000	274	657	10,000	5,000	100.00%
76-5332	OFFICE MACHINE LEASE	0	478	800	324	777	800	0	0.00%
76-5425	LEGAL SERVICES	0	0	1,000	0	0	1,000	0	0.00%
76-5430	PROFESSIONAL SERVICES	8,615	350	13,000	5,063	12,152	173,000	160,000	1230.77%
76-5450	TECHNICAL SUPPORT	937	0	1,000	0	0	1,000	0	0.00%
76-5452	WEBSITE	0	6,188	0	6,080	14,592	0	0	#DIV/0!
76-5455	COMPREHENSIVE PLAN UPDAT	40,595	0	0	0	0	0	0	#DIV/0!
76-5603	PROPERTY ENHANCEMENTS IN	0	5,000	50,000	0	0	50,000	0	0.00%
76-6116	PORTER PARK UPDATES	0	0	349,000	84,735	203,364			
76-6117	NEW DOWNTOWN PARK	0	0	65,000	0	0			
76-6118	MIRACLE FIELD AT PORTER	0	0	65,000	0	0			
CAPITAL REQUEST #1							\$	-	-
CAPITAL REQUEST #2							\$	-	-
CAPITAL REQUEST #3							\$	-	-
CAPITAL REQUEST #4							\$	-	-
CAPITAL REQUEST #5							\$	-	-
TOTALS		57,555.00	25,469.00	583,550.00	109,015.00	261,636.00	299,050.00	194,500.00	33.33%