CITY COUNCIL

MEETING AGENDA

APRIL 03, 2023, 6:00 PM

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

CALL THE WORK SESSION TO ORDER AND ESTABLISH A QUORUM

DISCUSSION ITEMS

1. Discussion on potential design concepts for the IH-35 corridor.

OVERVIEW OF ITEMS ON THE REGULAR AGENDA

ADJOURN THE WORK SESSION

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

CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM

INVOCATION AND PLEDGE

CITIZENS COMMENTS

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

SPECIAL PRESENTATIONS AND ANNOUNCEMENTS

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

2. Proclamation for CASA of Denton County in recognition of Child Abuse Prevention Month.

CONSENT AGENDA

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

3. Consideration and possible action on the minutes from the March 20, 2023, meeting.

4. Consideration and possible action on Resolution 2023-02, designating the method of making written requests for public information and naming a designee for the Officer for Public Information Act requests.

PUBLIC HEARING ITEMS

5. Conduct a public hearing on a rezoning from "I-1" Industrial 1 to "B-2" Business 2 of approximately 0.251 acres of land, described as A1241A TIERWESTER, TR 50, OLD DCAD SHT 5, TR 15 within the City of Sanger, and generally located on the east side of N Stemmons Frwy and approximately 218 feet north of the intersection FM 455 and N Stemmons Frwy.

6. Conduct a public hearing on a request for a Specific Use Permit (SUP) for a Personal Training Studio use, at 304 Acker Street, Ste. 101, located on approximately 1.365 acres of land described as Sanger Industrial Park Lot 4, and generally located on the east side of Acker Street approximately 183 feet north of the intersection of Acker Street. and Pecan Street.

7. 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

8. Consideration and possible action on Ordinance No. 04-05-23 a rezoning from "I-1" Industrial 1 to "B-2" Business 2 of approximately 0.251 acres of land, described as A1241A TIERWESTER, TR 50, OLD DCAD SHT 5, TR 15 within the City of Sanger, and generally located on the east side of N Stemmons Frwy and approximately 218 feet north of the intersection FM 455 and N Stemmons Frwy.

9. Consideration and possible action on Ordinance No. 04-06-23 regarding a Specific Use Permit (SUP) for a Personal Training Studio use, at 304 Acker Street, Ste. 101, located on approximately 1.365 acres of land described as Sanger Industrial Park Lot 4, and generally located on the east side of Acker Street approximately 183 feet north of the intersection of Acker Street. and Pecan Street.

10. 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.

11. Consideration and possible action on the Final Plat of Coffee Bistro 1187, being 0.779 acres, located in the City of Sanger, and generally located on the east side of FM 455 and approximately 218 feet n of the intersection of FM 455 and N Stemmons Frwy corner of FM 455 and N Stemmons Frwy.

12. 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.

13. 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.

14. 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.

15. 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.

16. Consideration and possible action on Final Plat of the Glenn Polk Addition, being 9.936 acres, located in the City of Sanger, and generally located on the west side of I-35 approximately 670 feet south of Belz Road.

17. 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.

18. Consideration and possible action on Change Order No. 10 in the amount of $197,519.00 with Quality Excavation, LLC for the FM 455 Project and authorize the City Manager to execute said Change Order No. 10.

19. Consideration and possible action on the change order No. 4 for Primoris Distribution Services regarding the FM 455 Project and authorize the City Manager to execute said change order.

20. Consideration and possible action on Ordinance 04-07-23, amending the budget for the 2022-2023 fiscal year and authorizing amended expenditures as provided; providing for the repeal of all ordinances in conflict; providing a cumulative clause; providing for a severability clause; and providing a savings clause; an establishing an effective date.

21. Consideration and possible action to approve Resolution No. 2023-03, adopting the Denton County Hazard Mitigation Action Plan.

22. Consideration and possible action on the interlocal agreement between the City of Aubrey and the City of Sanger with Level One Paving; and authorize the City Manager to execute said agreement.

23. Consideration and possible action to select Kimley Horn to Update the Roadway Impact Fee Study, and authorizing the City Manager to negotiate a possible contract with Kimley Horn.

24. Consideration and possible action on authorizing staff to issue an RFP for Holiday Decorations.

25. Consideration and possible action on the purchase of a certain tract of land of approximately 434 acres between the City of Sanger and Mikey Riley, Laura Riley, and J Mike Riley Ranch Properties, LLC, and the purchase of a certain tract of land of approximately 15.5 acres between the City of Sanger and Lauren Riley Howe, and authorize the City Manager to execute the contracts of sale and all other necessary documents.

FUTURE AGENDA ITEMS

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

INFORMATIONAL ITEMS

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

26. 2022 City of Sanger Police Department Racial Profiling Report

27. Financial Statements December 2022 and January 2023

28. Disbursement Report January 2023 and February 2023

ADJOURN

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

CERTIFICATION

I certify that a copy of this meeting notice was posted on the bulletin board at City Hall that is readily accessible to the general public at all times and was posted on the City of Sanger website on March 29, 2023, at 3:30 PM.

/s/Kelly Edwards
Kelly Edwards, City Secretary

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

CITY COUNCIL COMMUNICATION

DATE: March 20, 2023

FROM: Alina Ciocan, Assistant City Manager

AGENDA ITEM: Consideration and possible action on potential design concepts for the IH-35 corridor.

SUMMARY:

- The expansion of IH-35 through Sanger provides the opportunity for the City to enhance certain design elements along the IH-35 corridor identifying the IH-35 corridor.
- At the March 6, 2023 Council meeting, Kimley-Horn presented several design concepts that address the entrances into town.
- After selecting the concepts, staff will bring forward a task agreement with Kimley-Horn for design.

FISCAL INFORMATION:

Budgeted: - Amount: $0.00 GL Account: -

RECOMMENDED MOTION OR ACTION:

Staff seeks direction from Council regarding the design concepts desired for the IH-35 corridor.

ATTACHMENTS:

None

Proclamation
Child Abuse Prevention Month 2023

WHEREAS, there were 589 children affected by abuse and neglect served by CASA of Denton County in 2022; and

WHEREAS, more than 240 volunteers from Denton County work with the organization annually by giving their time to ensure safety for our community's children; and

WHEREAS, Our youngest citizens need and deserve to be surrounded by love and positive relationships while being given guidance and protection; and

THEREFORE, BE IT RESOLVED that in honor of all children in Denton County I, Thomas Muir, Mayor of the City of Sanger, on behalf of the entire City Council do hereby proclaim:

"CHILD ABUSE PREVENTION MONTH"

And commend the work of CASA of Denton County volunteers in advocating for children during this difficult time in their lives.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Official Seal of the City of Sanger to be affixed this 3rd day of April 2023.

_____

Thomas E. Muir, Mayor

CITY COUNCIL COMMUNICATION

DATE: April 3, 2023

FROM: Kelly Edwards, City Secretary

AGENDA ITEM: Consideration and possible action on the minutes from the March 20, 2023, meeting.

SUMMARY:
N/A

FISCAL INFORMATION:
Budgeted: N/A Amount: $0.00 GL Account: N/A

RECOMMENDED MOTION OR ACTION:
Approve the minutes from the March 20, 2023, meeting.

ATTACHMENTS:
City Council minutes.

CITY COUNCIL

MEETING MINUTES

MARCH 20, 2023, 6:00 PM

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

CALL THE WORK SESSION TO ORDER AND ESTABLISH A QUORUM

Mayor Muir called the work session to order at 6:00 p.m.

COUNCILMEMBERS PRESENT

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

COUNCILMEMBERS ABSENT

None

STAFF MEMBERS PRESENT:

City Manager John Noblitt, City Secretary Kelly Edwards, City Attorney Hugh Coleman, Finance Director Clayton Gray, Director of Human Resources and Special Projects Jeriana Staton, Marketing and Civic Engagement Director Donna Green, and Chief of Police Waylan Rhodes.

EXECUTIVE SESSION

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

Section 551.072. DELIBERATION REGARDING REAL PROPERTY

A. For deliberations regarding the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person specifically, Michael Riley, Laura Riley, and J. Mike Riley Ranch Properties, LLC, (collectively the "Owner").

B. For deliberations regarding the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person specifically, 0.57 acres located at 125 Bolivar Street, Sanger, Texas 76266.

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

RECONVENE INTO REGULAR SESSION

Council reconvened into the work session at 7:34 p.m.

No action taken.

OVERVIEW OF ITEMS ON THE REGULAR AGENDA

No additional discussion.

ADJOURN THE WORK SESSION

There being no further business, Mayor Muir adjourned the work session at 7:34 p.m.

CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM

Mayor Muir called the regular meeting to order at 7:34 p.m.

COUNCILMEMBERS PRESENT

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

COUNCILMEMBERS ABSENT

None

STAFF MEMBERS PRESENT:

City Manager John Noblitt, City Secretary Kelly Edwards, Finance Director Clayton Gray, Director of Human Resources and Special Projects Jeriana Staton, Marketing and Civic Engagement Director Donna Green, and Chief of Police Waylan Rhodes.

INVOCATION AND PLEDGE

Councilmember Mayor gave the invocation, the Pledge of Allegiance was led by Councilmember Gann.

CITIZENS COMMENTS

No one addressed the Council.

REPORTS

1. Construction update from DEC Engineering, Dannenbaum, regarding the IH-35 / FM 455 Expansion Project.

   Rodney Prince provided an overview of the project.

   Discussion ensued regarding the completion of the project in the next couple of weeks, repairing the street cuts, and wires laying in the construction area.

   Discussion also ensued regarding some difficulty acquiring the traffic and construction plans from Webber, TxDOT's contractor.

2. Presentation and overview of Human Resources.

   Director Stanton provided a presentation and overview of the Human Resources Department.

   Discussion ensued regarding staffing for the department and the new longevity rate.

CONSENT AGENDA

3. Consideration and possible action on the minutes from the March 6, 2023, meeting.

   Motion to approve made by Councilmember Barrett, Seconded by Councilmember Dillon.
   Voting Yea: Councilmember Bilyeu, Councilmember Chick, and Councilmember Gann.
   Motion passed unanimously.

FUTURE AGENDA ITEMS

No items were added for discussion.

INFORMATIONAL ITEMS

4. Rider GCR - Rate Filing under Docket No. 10170 - February 23, 2023

ADJOURN

There being no further business, Mayor Muir adjourned the meeting at 8:02 p.m.

_____
Thomas E. Muir, Mayor

_____
Kelly Edwards, City Secretary

SANGER CITY COUNCIL COMMUNICATION

DATE: April 3, 2023

FROM: Kelly Edwards, City Secretary

AGENDA ITEM: Consideration and possible action on Resolution 2023-02, designating the method of making written requests for public information and naming a designee for the Officer for Public Information Act requests.

SUMMARY:

- Texas Government Code Section 552.234 allows governmental agencies to designate a single email address, single mailing address, and electronic submission through the governmental body's website to receive Public Information Act ("PIA") requests. A person may make a written request for public information under this chapter only by delivering the request by a method approved by the governing body to the applicable officer for public information or a person designated by that officer. The methods of delivery include:
    - United States mail;
    - Electronic email;
    - Hand delivery; or
    - Any other appropriate method approved by the governmental body, including facsimile transmission and electronic submission through the governmental body's internet website.
- Requests for public information are received at various city employee email addresses and by facsimile. This can prove problematic if requests are not forwarded to appropriate officers or employees responsible for compliance with the PIA.
- If approved:
    - The City's website and the sign required by the Public Information Act informing the public of their basic rights and responsibilities will be updated with the designated methods of delivery, reflecting the removal of a request submitted by facsimile; and
    - The City is not required to respond to a written request for public information unless the request is received by one of the approved methods.
- JustFOIA is the City's software used to process Public Information Act requests. The software is user-friendly and provides requestors access to their responsive records during non-business hours.

FISCAL INFORMATION:

Budgeted: N/A Amount: $0.00 GL Account: N/A

RECOMMENDED MOTION OR ACTION:

Approve the Resolution.

ATTACHMENTS:

Resolution

CITY OF SANGER, TEXAS

RESOLUTION NO. 2023-02

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANGER, TEXAS, DESIGNATING THE METHOD OF MAKING WRITTEN REQUESTS FOR PUBLIC INFORMATION AND NAMING A DESIGNEE FOR THE OFFICER FOR PUBLIC INFORMATION ACT REQUESTS; AND PROVIDING AN EFFECTIVE DATE; AUTHORIZING ITS EXECUTION, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the 86th Texas Legislature met and passed Senate Bill 944, adding Section 552.234 of the Texas Government Code, providing for the approval method(s) of making written requests for public information and allowing for the Public Information Officer to appoint a designee; and;

WHEREAS, the governmental body is required to approve such method(s); and

WHEREAS, the City Council of the City of Sanger desires to approve such method(s) and continues to support governmental transparency; and

WHEREAS, Article IV Administration Service, Section 4.01 City Manager, C 10, ensures that all public records are accessible to the public and available upon request; and

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

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

SECTION 1. The facts and recitals set forth in the preamble of this Resolution are hereby found to be true and correct.

SECTION 2. The following methods under Texas Government Code Section 552.234 are hereby designated as the approved means of submitting a written request for public records for the City of Sanger, Texas:

(1) One mailing address: 502 Elm Street, PO Box 1729, Sanger, Texas 76266

(2) One electronic email address: citysecretary@sangertexas.org

(3) Officer for the receipt of hand delivery during business hours:
City of Sanger
City Secretary's Office
502 Elm Street
Sanger, Texas 76266

(4) Designating an electronic submission through the City's "Public Records Requests" website utilizing JustFOIA software.

SECTION 3. The City Secretary is named the designee for the Office of Public Information Act requests.

SECTION 4. That this Resolution shall become effective from and after its date of passage.

PASSED AND APPROVED THIS THE 3RD DAY OF APRIL, 2023.

APPROVED:

_____
Thomas E. Muir, Mayor

ATTEST:

_____
Kelly Edwards, City Secretary

CITY COUNCIL COMMUNICATION

DATE: April 3, 2023

FROM: Ramie Hammonds, Development Service Director

AGENDA ITEM: Conduct a public hearing on a rezoning from "I-1" Industrial 1 to "B-2" Business 2 of approximately 0.251 acres of land, described as A1241A TIERWESTER, TR 50, OLD DCAD SHT 5, TR 15 within the City of Sanger, and generally located on the east side of N Stemmons Frwy and approximately 218 feet north of the intersection FM 455 and N Stemmons Frwy.

SUMMARY:

- The applicant is proposing to rezone the subject property of approximately 0.251 acres from "I-1" to "B-2".
- The applicant will be replatting this property with the adjacent property currently zoned "B-2" to create one developable lot.
- The site recently demolished the building that was located on the site due to TxDOT taking.
- The property has a width of approximately 390 feet along N Stemmons Frwy and a depth of approximately 128 feet at the widest portion.
- The plan for the property is to develop a drive-thru coffee shop.
- The property is surrounded on the north and south by "B-2", west across I-35 by "B-2" and "PD", and the east by "B-2" and "I-1".
- The requested zoning conforms with the Future Land Use Map.
- The rezoning of this property provides better consistency of the zoning in that area.
- Staff mailed out 5 public hearing notices to owners of properties within 200 feet of the subject property and at the time of this report had not received any responses.

FISCAL INFORMATION:

Budgeted: N/A Amount: N/A GL Account: N/A

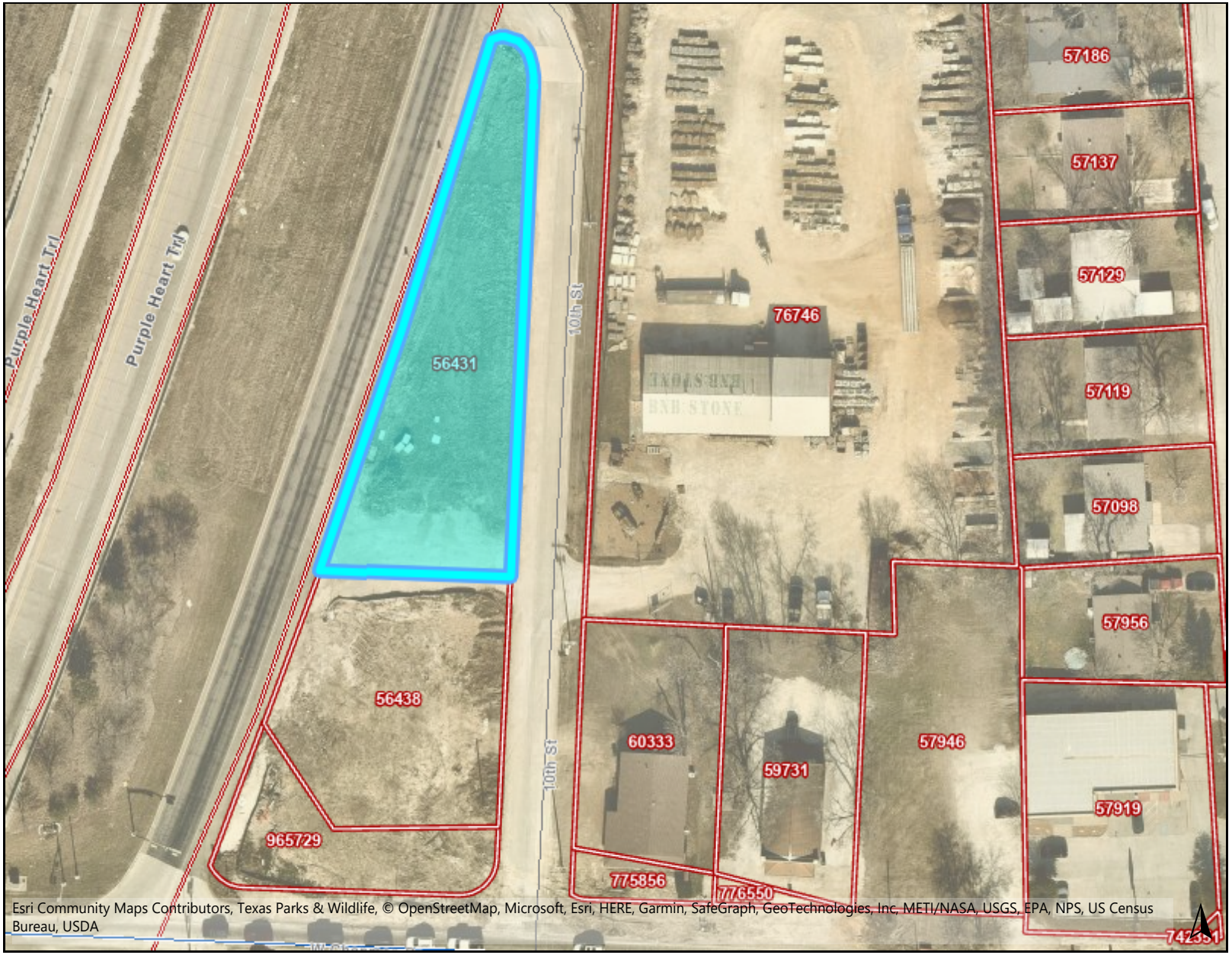
RECOMMENDED MOTION OR ACTION:

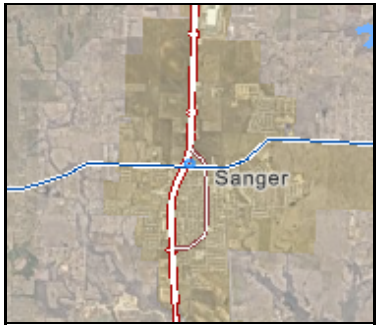
N/A.

ATTACHMENTS:

Location Map

Denton County Landmark Map





Legend

- 911 Addresses
- Development Permits
- Parcels

Floodplain

- Cross Section Location
- Base Flood Elevation
- FEMA Floodway
- Flood Grid
- FEMA 100yr Flood Zone A
- FEMA 100yr Flood Zone AE
- FEMA 500yr Flood Zone
- Levee Protected

Notes

0 100 200 ft

https://gis.dentoncounty.gov

2/24/2023 2:32:54 PM

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

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

CITY COUNCIL COMMUNICATION

DATE: April 3, 2023

FROM: Ramie Hammonds, Development Service Director

AGENDA ITEM: Conduct a public hearing on a request for a Specific Use Permit (SUP) for a Personal Training Studio use, at 304 Acker Street, Ste. 101, located on approximately 1.365 acres of land described as Sanger Industrial Park Lot 4, and generally located on the east side of Acker Street approximately 183 feet north of the intersection of Acker Street. and Pecan Street.

SUMMARY:

- The applicant is proposing a Personal Training Studio at 304 Acker Street, Ste 101.
- The applicant has a business Live Fit Personal Training and Nutrition that she would like to operate at this site.
- The property is zoned "I-1" Industrial 1 which allows Studio, Health, Reducing or Similar Service with a SUP.
- The suite is approximately 1500 sq ft.
- Planning and Zoning did not stipulate an expiration date or time limit.
- Staff mailed 12 public hearing notices to owners of properties within 200 feet of the subject property and at the time of this report had received no responses.
- Planning and Zoning recommended APPROVAL.

FISCAL INFORMATION:

Budgeted: N/A Amount: N/A GL Account: N/A

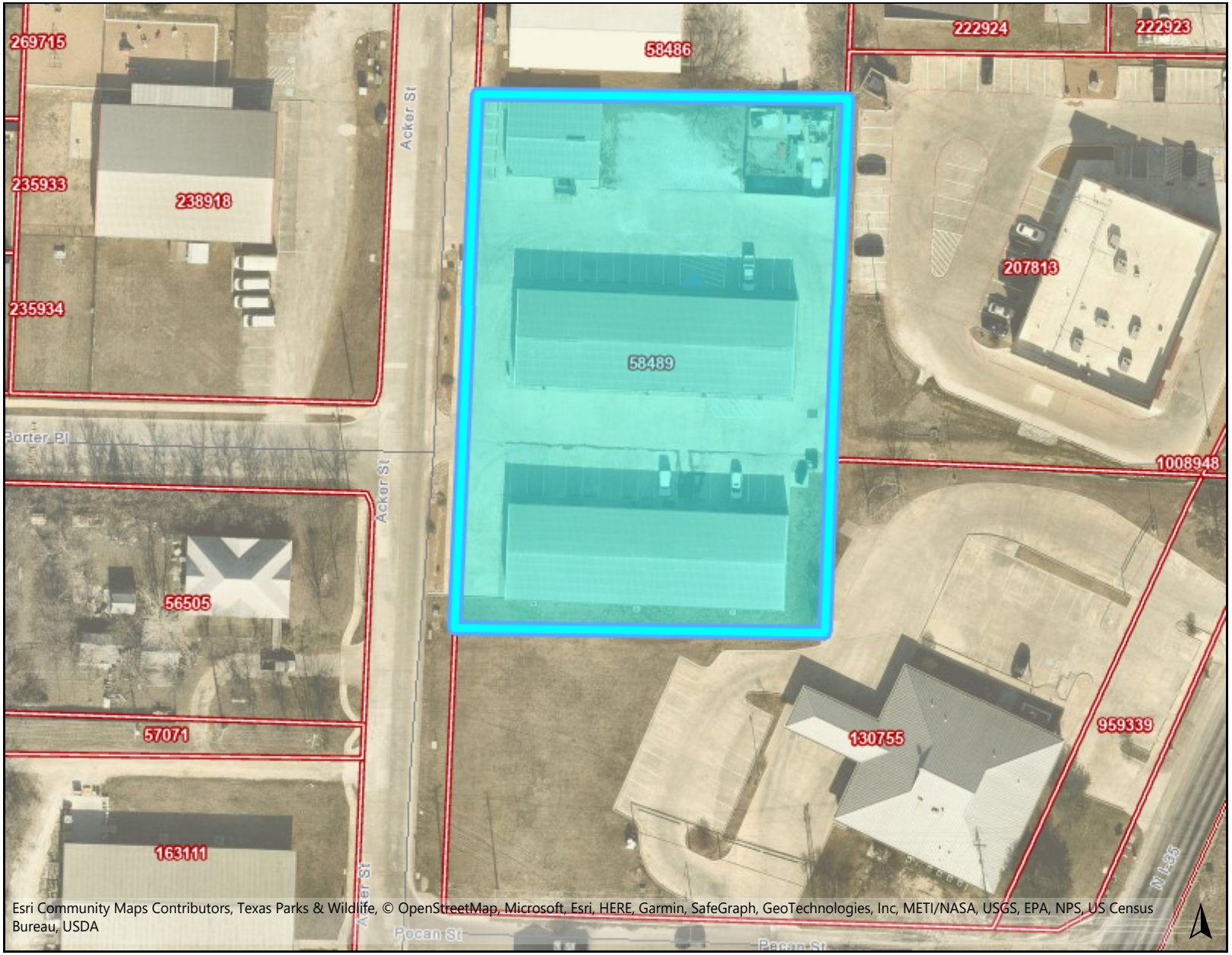
RECOMMENDED MOTION OR ACTION:

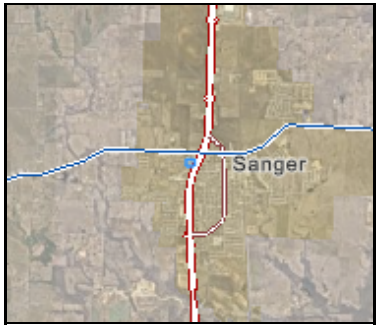
N/A.

ATTACHMENTS:

Location Map

Denton County Landmark Map





Legend

- 911 Addresses
- Development Permits
- Parcels

Floodplain

- Cross Section Location
- Base Flood Elevation
- FEMA Floodway
- Flood Grid
- FEMA 100yr Flood Zone A
- FEMA 100yr Flood Zone AE
- FEMA 500yr Flood Zone
- Levee Protected

Notes

0 100 200 ft

https://gis.dentoncounty.gov

2/24/2023 2:17:19 PM

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

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

CITY COUNCIL COMMUNICATION

DATE: April 3, 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.
- The Planning and Zoning Commission recommend APPROVAL on 2-13-23.

FISCAL INFORMATION:

Budgeted: N/A Amount: N/A GL Account: N/A

N/A

ATTACHMENTS:

Location Map

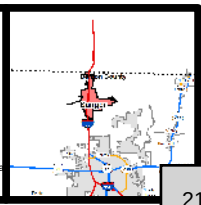
N
W E
S

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 Repla



SANGER CITY COUNCIL COMMUNICATION

DATE: April 3, 2023

FROM: Ramie Hammonds, Development Service Director

AGENDA ITEM: Consideration and possible action on Ordinance No. 04-05-23 a rezoning from "I-1" Industrial 1 to "B-2" Business 2 of approximately 0.251 acres of land, described as A1241A TIERWESTER, TR 50, OLD DCAD SHT 5, TR 15 within the City of Sanger, and generally located on the east side of N Stemmons Frwy and approximately 218 feet north of the intersection FM 455 and N Stemmons Frwy.

SUMMARY:

- The applicant is proposing to rezone the subject property of approximately 0.251 acres from "I-1" to "B-2".
- The applicant will be replatting this property with the adjacent property currently zoned "B-2" to create one developable lot.
- The site recently demolished the building that was located on the site due to TxDOT taking.
- The property has a width of approximately 390 feet along N Stemmons Frwy and a depth of approximately 128 feet at the widest portion.
- The plan for the property is to develop a drive-thru coffee shop.
- The property is surrounded on the north and south by "B-2", west across I-35 by "B-2" and "PD", and the east by "B-2" and "I-1".
- The requested zoning conforms with the Future Land Use Map.
- The rezoning of this property provides better consistency of the zoning in that area.
- Staff mailed out 5 public hearing notices to owners of properties within 200 feet of the subject property and at the time of this report had not received any responses.
- Planning & Zoning recommended APPROVAL on 3-13-23.

FISCAL INFORMATION:

Budgeted: N/A Amount: N/A GL Account: N/A

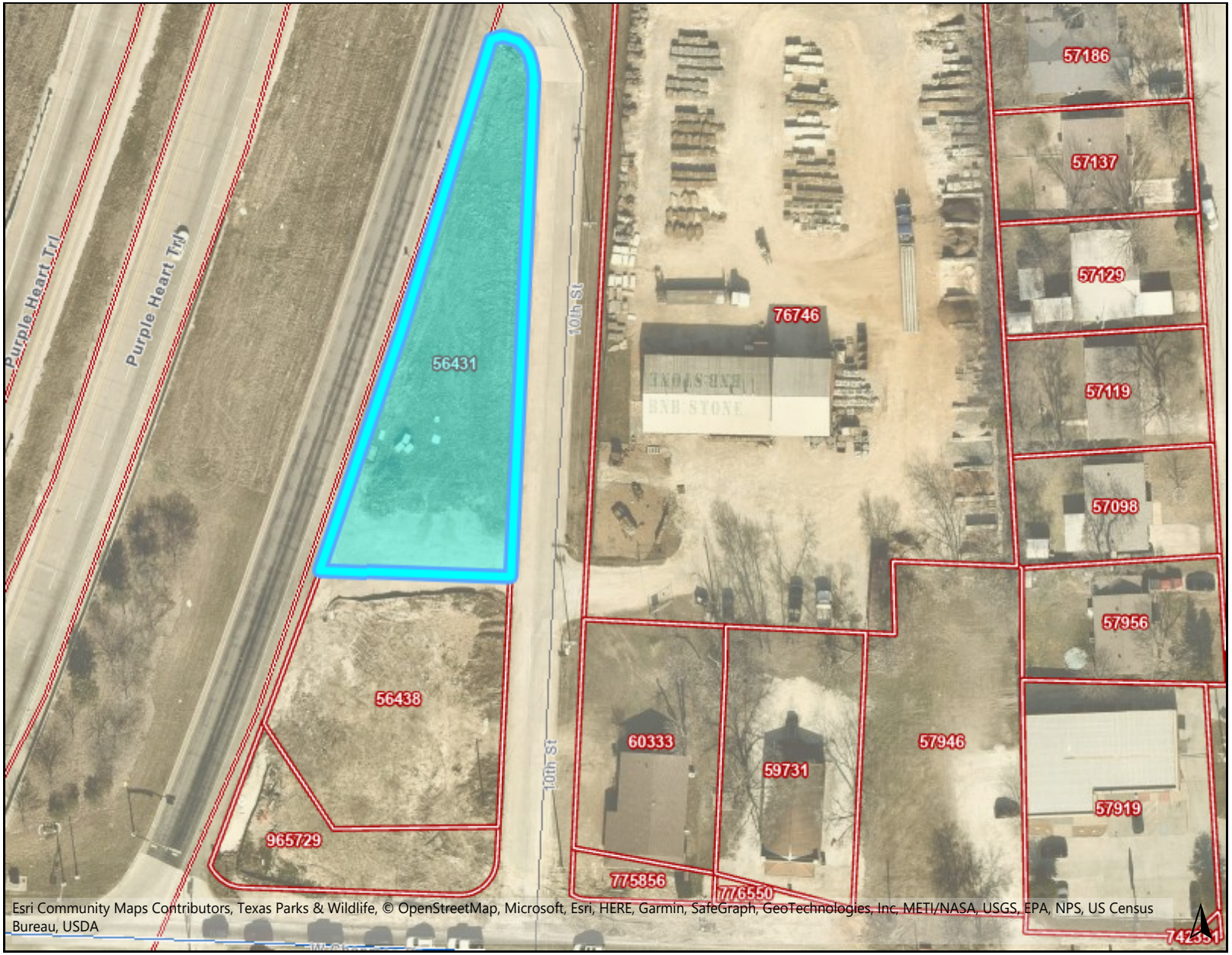
RECOMMENDED MOTION OR ACTION:

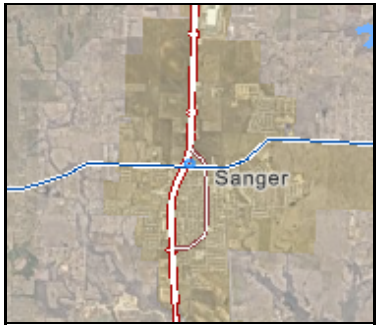
N/A.

ATTACHMENTS:

Location Map
Ordinance No. 04-05-23
Application
Letter of Intent
B-2 Zoning Regulation

Denton County Landmark Map





Legend

- 911 Addresses
- Development Permits
- Parcels

Floodplain

- Cross Section Location
- Base Flood Elevation
- FEMA Floodway
- Flood Grid
- FEMA 100yr Flood Zone A
- FEMA 100yr Flood Zone AE
- FEMA 500yr Flood Zone
- Levee Protected

Notes

0 100 200 ft

https://gis.dentoncounty.gov

2/24/2023 2:32:54 PM

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

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

CITY OF SANGER, TEXAS

ORDINANCE 04-05-23

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANGER, DENTON COUNTY, TEXAS, REGARDING AMENDING THE ZONING MAP FOR APPROXIMATELY 0.251 ACRES OF LAND DESCRIBED AS A1241A TIERWESTER, TR 50; FROM (I-1) INDUSTRIAL 1 TO (B-2) BUSINESS 2; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A CUMULATIVE CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE IN ACCORDANCE WITH SECTION 1.109 OF THE CODE OF ORDINANCE FOR VIOLATIONS; AND PROVIDING A SAVINGS CLAUSE; AUTHORIZING PUBLICATION; AND ESTABLISHING AN EFFECTIVE DATE.

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

WHEREAS, the City Council finds it necessary for the public health, safety, and welfare that development occur in a controlled and orderly manner; and

WHEREAS, the Planning and Zoning Commission on March 13, 2023, duly covered and conducted public hearing for the purpose of assessing a request for amendment to the Zoning Map, recommending approval for the hereinafter described property; and

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

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

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

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

SECTION 1. That an amendment to the Zoning Map from (I-1) Industrial 1 to (B-2) Business 2 is hereby granted for the property generally located on the east side of N Stemmons approximately 218 feet north of the intersection of FM 455 and N Stemmons Frwy, generally known as 902 N Stemmons Frwy, described in **Exhibit A**.

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

SECTION 3. It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, phrases and words of this Ordinance are severable and, if any word, phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining portions of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional word, phrase, clause, sentence, paragraph, or section.

SECTION 4. Any person, firm or corporation who shall violate any of the provisions of this article shall be guilty of a misdemeanor and upon conviction shall be fined in accordance with the general penalty provision found in The Code of Ordinances, Section 1.109 General Penalty for Violations of Code.

SECTION 5. This ordinance will take effect immediately from and after its passage and the publication of the caption, as the law and Charter in such cases provide.

PASSED AND APPROVED by the City Council of the City of Sanger, Texas, on this 3th day of April, 2023.

APPROVED:

_____
Thomas E. Muir, Mayor

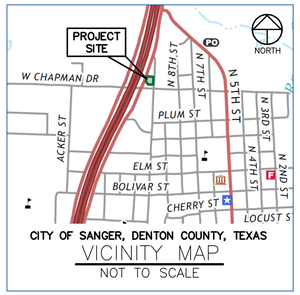
ATTEST:

_____
Kelly Edwards, City Secretary

APPROVED TO FORM:

_____
Hugh Coleman, City Attorney

Exhibit A



CITY OF SANGER, DENTON COUNTY, TEXAS

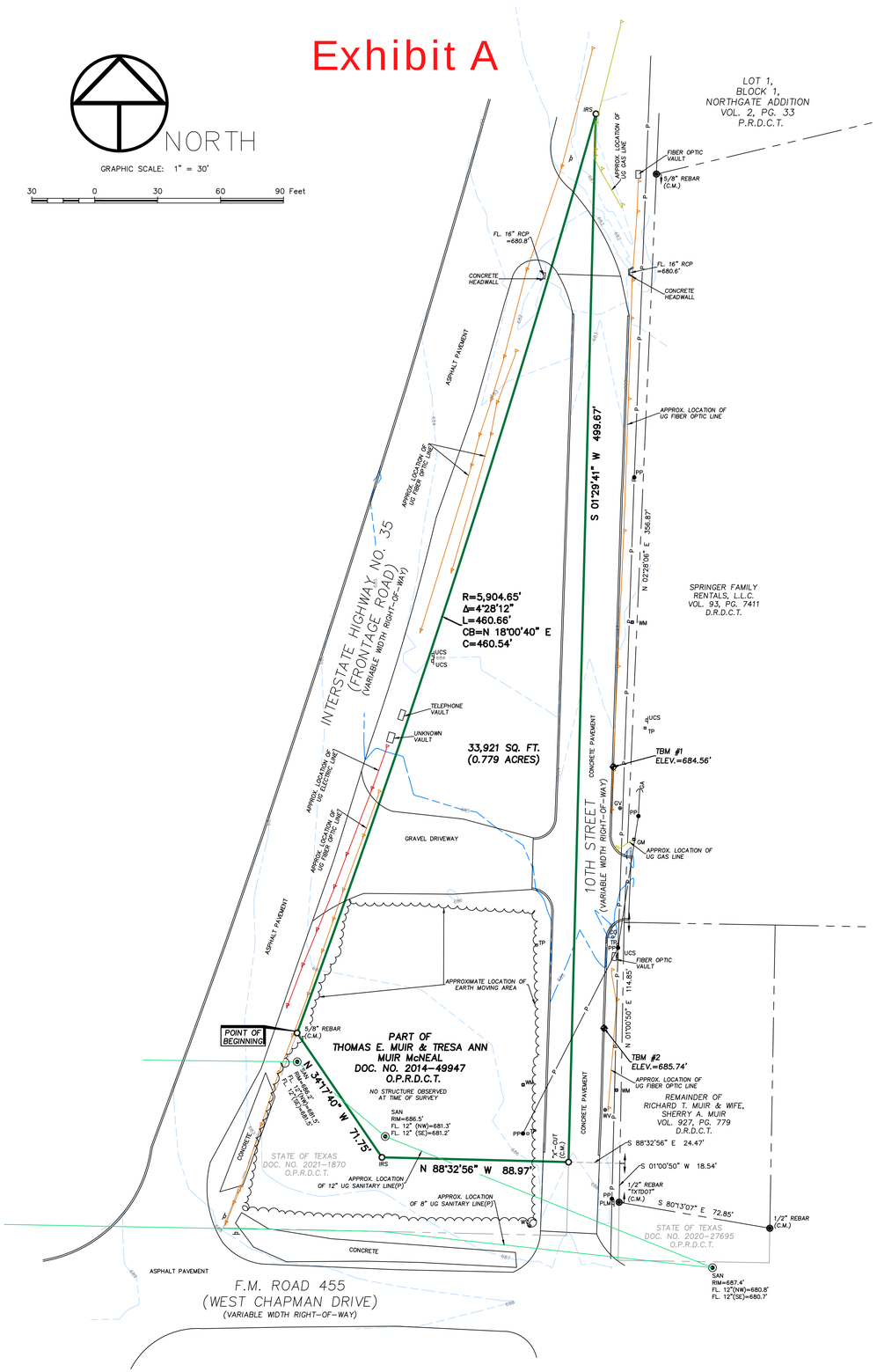
VICINITY MAP

NOT TO SCALE

NORTH

GRAPHIC SCALE: 1" = 30'

30 0 30 60 90 Feet



TEMPORARY BENCHMARK#1 ELEVATION – 684.56'

BEING A "X"-CUT SET IN CONCRETE CURB ALONG THE EAST RIGHT-OF-WAY LINE OF 10TH STREET NEAR THE NORTHEAST CORNER OF SUBJECT TRACT, APPROXIMATELY 36 FEET NORTHWEST FROM AN EXISTING GAS METER LOCATED ON THE EAST RIGHT-OF-WAY LINE OF SAID 10TH STREET AND APPROXIMATELY 26 FEET NORTHWEST FROM AN EXISTING POWER POLE LOCATED ON THE EAST RIGHT-OF-WAY LINE OF SAID 10TH STREET.

TEMPORARY BENCHMARK#2 ELEVATION – 685.74'

BEING A "X"-CUT SET IN CONCRETE CURB ALONG THE EAST RIGHT-OF-WAY LINE OF 10TH STREET NEAR THE EAST LINE OF SUBJECT TRACT, APPROXIMATELY 30 FEET NORTHWEST FROM AN EXISTING WATER METER LOCATED ON THE EAST RIGHT-OF-WAY LINE OF SAID 10TH STREET AND APPROXIMATELY 52 FEET NORTH FROM AN EXISTING POWER POLE LOCATED ON THE EAST RIGHT-OF-WAY LINE OF SAID 10TH STREET

TITLE COMMITMENT NOTES:

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. THEREFORE, EASEMENTS, AGREEMENTS, OR OTHER DOCUMENTS, EITHER RECORDED, OR UNRECORDED MAY EXIST THAT AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY.

LEGEND

* SOME OF THESE ELEMENTS MAY NOT BE USED ON THIS SURVEY

- BO – BOLLARD
- EM – ELECTRIC METER
- HC – HANDICAP
- GM – GAS METER
- GV – GAS VALVE
- FH – FIRE HYDRANT
- FDC – FIRE DEPARTMENT CONNECTION
- WM – WATER METER
- WV – WATER VALVE
- ICV – IRRIGATION CONTROL VALVE
- GRATE INLET
- GRATE INLET
- MANHOLE
- CO – CLEANOUT
- TP – TELEPHONE PEDESTAL
- CP – CABLE PEDESTAL
- EB – ELECTRIC BOX
- TSB – TRAFFIC SIGNAL BOX
- LP – LIGHT POLE
- TLP – TRAFFIC LIGHT POLE
- GL – GROUND/SPOT LIGHT
- PP – POWER POLE
- PP/T – POWER POLE W/TRANSFORMER
- PP/LT – POWER POLE W/LIGHT
- PP/CT – POWER POLE W/CONDUIT
- MP – METER POLE
- SP – SERVICE POLE
- GA – GUY ANCHOR
- OHP – OVERHEAD POWER LINE
- BWF – BARBED WIRE FENCE
- WIF – WROUGHT IRON FENCE
- WF – WOOD FENCE
- CLF – CHAINLINK FENCE
- GP – GATE POST
- (P) – PER PLANS
- APPROX. – APPROXIMATE
- O.P.R.D.C.T. – OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
- IRS – 1/2-INCH CAPPED REBAR STAMPED "WINDROSE" SET
- HIGHBANK
- SIGN
- PLM – PIPELINE MARKER
- UCS – UNDERGROUND CABLE SIGN
- CTL – CATHODIC TEST LEAD
- MW – MONITORING WELL
- PM – PIN FLAG/PAINT MARK
- TC – TOP OF CURB
- G – GUTTER
- TG – TOP OF GRATE
- FL – FLOW LINE
- HB – HIGHBANK
- SAN – SANITARY SEWER
- STM – STORM SEWER
- CMP – CORRUGATED METAL PIPE
- CPP – CORRUGATED PLASTIC PIPE
- RCP – REINFORCED CONCRETE PIPE
- TEL – TELEPHONE
- SWBT – SOUTHWESTERN BELL TELEPHONE CO.
- WTR – WATER
- UG – UNDERGROUND
- FND – FOUND
- IP – IRON PIPE
- IR – IRON ROD
- NO. – NUMBER
- PG. – PAGE
- R.O.W. – RIGHT-OF-WAY
- SQ. FT. – SQUARE FEET
- VOL. – VOLUME
- F.C. – FILM CODE
- B.L. – BUILDING LINE
- U.E. – UTILITY EASEMENT
- TREE/SHRUB
- C.M. – CONTROLLING MONUMENT
- D.R.D.C.T. – DEED RECORDS, DENTON COUNTY, TEXAS
- P.R.D.C.T. – PLAT RECORDS, DENTON COUNTY, TEXAS

BE ADVISED: DIVIDING LAND INITIALLY THROUGH A DEED WILL NOT SERVE TO PLAT, REPLAT OR AMEND THE PLAT. A SURVEY IS NOT A PLAT. BEFORE ANY PERMITS CAN ISSUE OR CONSTRUCTION BE INITIATED, A REPLAT, FINAL PLAT OR AMENDED PLAT MUST FIRST BE APPROVED BY THE APPROPRIATE GOVERNMENTAL AUTHORITY AND FILED FOR RECORD IN THE APPROPRIATE COUNTY. THERE IS NO REPRESENTATION THAT THE DIVISION OF THIS PARCEL WILL BE APPROVED BY THE CITY OR COUNTY. SURVEYOR HAS DIVIDED THIS PARCEL AS INSTRUCTED; HOWEVER, CLIENT ACKNOWLEDGES THAT THE REPLAT, FINAL PLAT OR AMENDED PLAT APPLICATION IS A COSTLY AND TIME CONSUMING PROCESS AND WILL BE THE SOLE RESPONSIBILITY OF THE CLIENT. CLIENT RELEASES WINDROSE LAND SERVICES, LLC FROM ALL LIABILITY IN THIS MATTER.

PROPERTY DESCRIPTION:

BEING A 0.779 ACRE TRACT OF LAND SITUATED IN THE HENRY TIERWESTER SURVEY, ABSTRACT NUMBER 1241, IN THE CITY OF SANGER, DENTON COUNTY, TEXAS, BEING A PORTION OF THAT SAME TRACT OF LAND DESCRIBED TO THOMAS E. MUIR & TRESA ANN MUIR McNEAL BY DISTRIBUTION DEED TO TRUST BENEFICIARIES RECORDED IN DOCUMENT NUMBER 2014-49947 OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS (O.P.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM 83 (NAD83)(US FOOT) WITH A COMBINED SCALE FACTOR OF 1.00015063):

BEGINNING AT A 5/8-INCH REBAR FOUND FOR THE NORTHERNMOST CORNER OF THAT SAME TRACT OF LAND DESCRIBED TO THE STATE OF TEXAS BY DEED RECORDED IN DOCUMENT NUMBER 2021-1870 (O.P.R.D.C.T.), SAID POINT LYING ON THE WEST LINE OF SAID MUIR TRACT AND ON THE EAST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 35 FRONTAGE ROAD (VARIABLE WIDTH RIGHT-OF-WAY) AND BEING THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 5,904.65 FEET, A CENTRAL ANGLE OF 04 DEGREES 28 MINUTES 12 SECONDS, AND A CHORD BEARING AND DISTANCE OF NORTH 18 DEGREES 00 MINUTES 40 SECONDS EAST, 460.54 FEET;

THENCE, IN A NORTHERLY DIRECTION, WITH THE CURVING EAST RIGHT-OF-WAY OF SAID INTERSTATE HIGHWAY NO. 35 FRONTAGE ROAD, AND THE CURVING WEST LINE OF SAID MUIR TRACT, ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 460.66 FEET, TO A 1/2-INCH REBAR CAPPED "WINDROSE" SET FOR THE NORTH CORNER OF SAID MUIR TRACT;

THENCE SOUTH 01 DEGREES 29 MINUTES 41 SECONDS WEST, DEPARTING THE EAST RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY NO. 35 FRONTAGE ROAD, WITH THE EAST LINE OF SAID MUIR TRACT AND ALONG THE APPROXIMATE CENTERLINE OF 10TH STREET (VARIABLE WIDTH RIGHT-OF-WAY), A DISTANCE OF 499.67 FEET TO A "X"-CUT FOUND FOR THE NORTHEAST CORNER OF SAID STATE OF TEXAS TRACT, AND LYING ON THE NORTH RIGHT-OF-WAY LINE OF F.M. 455 (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE NORTH 88 DEGREES 32 MINUTES 56 SECONDS WEST, DEPARTING THE APPROXIMATE CENTER LINE OF SAID 10TH STREET, WITH THE NORTH LINE OF SAID STATE OF TEXAS TRACT, AND THE NORTH RIGHT-OF-WAY LINE OF SAID F.M. 455, A DISTANCE OF 88.97 FEET TO A 1/2-INCH REBAR CAPPED "WINDROSE" SET FOR CORNER;

THENCE NORTH 34 DEGREES 17 MINUTES 40 SECONDS WEST, WITH THE NORTHEAST LINE OF SAID STATE OF TEXAS TRACT, AND CONTINUING WITH THE NORTH RIGHT-OF-WAY LINE OF F.M. 455, A DISTANCE OF 71.75 FEET TO THE POINT OF BEGINNING AND CONTAINING 33,921 SQUARE FEET OR 0.779 ACRES OF LAND, MORE OR LESS.

SURVEYOR'S NOTES:

1. BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM OF 1983 (NAD 83)(US FOOT) WITH A COMBINED SCALE FACTOR OF 1.00015063.
2. SUBJECT PROPERTY IS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR DENTON COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48121C0210G, COMMUNITY-PANEL NO. 480786, REVISED DATE: APRIL 18, 2011. ALL OF THE SUBJECT PROPERTY IS SHOWN TO BE LOCATED IN ZONE "X" UNSHADED ON SAID MAP. THE LOCATION OF THE SAID FLOODZONES IS BASED ON SAID MAP, IS APPROXIMATE AND IS NOT LOCATED ON THE GROUND. RELEVANT ZONES ARE DEFINED ON SAID MAP AS FOLLOWS:

   ZONE "X" UNSHADED – OTHER AREAS: AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

3. ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) (US FOOT) USING THE ALLTERRA CENTRAL RTK COOPERATIVE NETWORK. OBSERVATIONS WERE MADE ON FEBRUARY 3, 2023.
4. THIS BOUNDARY SURVEY HAS BEEN PREPARED AND PERFORMED IN ACCORDANCE WITH THE PROFESSIONAL LAND SURVEYING PRACTICES ACT AND GENERAL RULES OF PROCEDURES AND PRACTICES, ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS & LAND SURVEYORS.
5. THIS SURVEY IS BASED ON DEEDS, EASEMENTS AND/OR RECORDED PLATS AND OTHER RECORDS FURNISHED BY THE CLIENT AND/OR THE CLIENT'S REPRESENTATIVE AS WELL AS SIGNIFICANT VISIBLE MONUMENTS FOUND ON THE SUBJECT PROPERTY AND ADJACENT PROPERTIES, FIELD MEASUREMENTS AND EVIDENCE OF BOUNDARIES FOUND ON THE GROUND. HOWEVER, THIS SURVEY SHALL NOT REPRESENT WARRANTY OF TITLE OR GUARANTEE OWNERSHIP. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY.
6. EXCEPT AS SPECIFICALLY STATED OR SHOWN HEREON, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT TRACT: EASEMENTS; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS; AGREEMENTS;LEASE AGREEMENTS; AND OWNERSHIP TITLE EVIDENCE.
7. ANY DECLARATION MADE HEREON OR HEREIN IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
8. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED ON HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
9. THIS SURVEY DOES NOT PROVIDE A DETERMINATION OR OPINION CONCERNING THE LOCATION OR EXISTENCE OF WETLANDS, FAULTLINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE, SUBSURFACE AND ENVIRONMENTAL CONDITIONS OR GEOLOGICAL ISSUES. NO STATEMENT IS MADE CONCERNING THE SUITABILITY OF THE SUBJECT TRACT FOR ANY INTENDED USE, PURPOSE OR DEVELOPMENT.
10. THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION SHOWN HEREON ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.
11. SQUARE FOOTAGE TOTALS SHOWN HEREON OR REFERENCED HEREIN ARE BASED ON MATHEMATICAL CLOSURES AND DO NOT NECESSARILY REPRESENT THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTS.
12. THE PROPERTY SHOWN HEREON DESCRIBES THE THE SAME REAL ESTATE AS THE RECORD DESCRIPTION.
13. MONUMENTS ARE FOUND UNLESS SPECIFICALLY DESIGNATED AS SET.
14. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE-GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
15. THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON THE SUBJECT PROPERTY.
16. THERE WAS OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS AT THE TIME OF SURVEY.
17. THERE WAS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL AT THE TIME OF SURVEY.
18. THE SURVEYOR DID NOT OBSERVE EVIDENCE OF WETLANDS AREAS DELINEATED ON THE GROUND AT THE TIME OF SURVEY.

NOTES REGARDING UTILITIES:

UTILITY LOCATIONS ARE PER OBSERVED EVIDENCE AND THE BELOW SOURCES
DIGTESS – TICKET #2352668179

(P) – CITY OF SANGER UTILITY RELOCATION FM 455 PROPOSED WATER LINE "C" AND SEWER LINE "A" (PROVIDED BY THE CITY OF SANGER)

SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.

SURVEYOR'S CERTIFICATE

THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON AND IS CORRECT, AND TO THE BEST OF MY KNOWLEDGE, THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHTS OF WAY THAT I HAVE BEEN ADVISED OF EXCEPT AS SHOWN HEREON. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7a, 7b1, 8, 11b, 13, 14, 16, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 3, 2023.

DATE OF PLAT OR MAP: FEBRUARY 7, 2023

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT DATED 2/8/2023

_____

MARK N. PEEPLES
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6443
STATE OF TEXAS

REVISIONS

DATE	REASON	BY

WINDROSE
LAND SURVEYING | PLATTING
1955 LAKEWAY DRIVE, SUITE 220 | LEWISVILLE, TX 75057 | 214.217.2544
FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM

ALTA/NSPS LAND TITLE SURVEY &
CATEGORY 6, CONDITION II TOPOGRAPHIC SURVEY &
UTILITIES SURVEY OF
0.779 ACRES
SITUATED IN THE
HENRY TIERWESTER SURVEY, ABSTRACT NO. 1241
CITY OF SANGER, DENTON COUNTY, TEXAS

COPYRIGHT © WINDROSE LAND SERVICES THIS DOCUMENT IS COPYRIGHTED AND IS AN INSTRUMENT OF SERVICE FOR THE SPECIFIC PROJECT OR TRANSACTION FOR WHICH IT WAS PREPARED. REUSE, COPYING OR MODIFICATION OF THIS DOCUMENT WHETHER IN HARD COPY OR ELECTRONIC FORMAT OTHER THAN FOR THE SPECIFIC PURPOSE INTENDED, WITHOUT WRITTEN PERMISSION FROM WINDROSE LAND SERVICES IS A VIOLATION OF FEDERAL COPYRIGHT LAW.

FIELDED BY: JB	CHECKED BY: MNP	JOB NO. D58479	
DRAWN BY: TD	DATE: 02/07/2023	SHEET NO. 1 OF 1	

SANGER
DEVELOPMENT SERVICES

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

ZONING CHANGE/SUP APPLICATION

■ Zoning Change ☐ Specific Use Permit

Applicant		Owner (if different from applicant)	
Name:	Tosin & Lauret Odesanya	Name:	Thomas Muir
Company:	Eekooyee, LLC dba Scooter's Coffee	Company:	
Address:	PO Box 458	Address:	421 E. Hickory St., Suite 103
City, State, Zip	Frisco, TX 75034	City, State, Zip	Denton, TX 76201
Phone:	404-293-7622	Phone:	940-390-1002
Fax:		Fax:	
Email:	Eekooyee@gmail.com	Email:	thomas@cultivarcapital.com

Submittal Checklist

☐	Site Plan (for Specific Use Permits Only)
☐	Letter of Intent
☐	Application Fee (Check Payable to City of Sanger)

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

Describe the subject property (address, location, size, etc.):
Northwest corner of W. Chapman Drive and 10th Street, Sanger, Tx
902 N. Stemming St, Sanger Texas 76266

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

Thomas E. Muir — 2/14/2023
Owner Signature **Date**

2/14/2023
Applicant Signature **Date**

Office Use

	Fee
	Date

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

TRIANGLE ENGINEERING LLC

T: 214.609.9271 | F: 469.359.6709 | W: triangle-engr.com | O: 1333 McDermott Drive, Suite 150, Allen, TX 75013

LETTER OF INTENT

February 14, 2023

ATTN: Ramie Hammonds
Development Service Department- City of Sanger
201 Boliver Street
PO Box 1729
Sanger, TX 76266

Subject: Letter of Intent to request for Rezoning from Zone I-1 to B-2

Dear Madam,

This letter of intent is to inform the City of Sanger about the request for the Rezoning for the Property located at Northwest corner of W. Chapman Drive And 10 th Street, Sanger TX. Subject property is vacant lot with approximately 0.251 acre of area. Current property is zone I-1 (Industrial District). We would like to request the property rezoning from I-1 to B-2 (Business District) to allow the use for Restaurant with Drive-Thru service. Please see attached exhibit for Aerial map, zoning map & Survey plan.

For more information or question feel free to reach us at Following.

Triangle Engineering
TX PE FIRM #11525
Andrew Yeoh, P.E.
Vice president
469-213-2804
ayeoh@triangle-engr.com

SECTION 23
"B-2" BUSINESS DISTRICT - 2

General Purpose and Description: The "B-2" Business district is intended to provide a zoning category similar to the "B-1" District, except that additional uses are permitted which are not generally carried on completely within a building or structure, and an expanded range of service and repair uses is permitted.

23.1 Use Regulations: A building or premise shall be used only for the following purposes:

1. Any use permitted in the "B-1" Business District.
2. Building materials sales (no outside storage of lumber, materials or equipment).
3. Lithographic or print shop, retail only.
4. Newspaper or commercial printing.
5. Other uses as listed in Section 30 of this ordinance.

The following specific uses shall be permitted in a B-2 District, when granted in accordance with Section 31:

1. Uses as listed in Section 30 of this ordinance.

23.2 Height Regulations: No building shall exceed one hundred (100) feet in height, except cooling towers, vent stacks or mechanical equipment rooms may project not more than twelve (12) feet beyond maximum building height.

23.3 Area Regulations:

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

2. Size of Lot:

a. Minimum Lot Area: None

b. Minimum Lot Width: None

c. Minimum Lot Depth: None

3. Lot Coverage: In no case shall more than fifty percent (50%) of the lot area be covered by buildings.

23.4 Parking Requirements: Off street parking requirements shall be provided in accordance with Section 32.

SANGER CITY COUNCIL COMMUNICATION

DATE: April 3, 2023

FROM: Ramie Hammonds, Development Service Director

AGENDA ITEM: Consideration and possible action on Ordinance No. 04-06-23 regarding a Specific Use Permit (SUP) for a Personal Training Studio use, at 304 Acker Street, Ste. 101, located on approximately 1.365 acres of land described as Sanger Industrial Park Lot 4, and generally located on the east side of Acker Street approximately 183 feet north of the intersection of Acker Street. and Pecan Street.

SUMMARY:

- The applicant is proposing a Personal Training Studio at 304 Acker Street, Ste 101.
- The applicant has a business Live Fit Personal Training and Nutrition that she would like to operate at this site.
- The property is zoned "I-1" Industrial 1 which allows Studio, Health, Reducing or Similar Service with a SUP.
- The suite is approximately 1500 sq ft.
- Planning and Zoning did not stipulate an expiration date or time limit.
- Staff mailed 12 public hearing notices to owners of properties within 200 feet of the subject property and at the time of this report had received no responses.
- Planning and Zoning recommended APPROVAL.

FISCAL INFORMATION:

Budgeted: N/A Amount: N/A GL Account: N/A

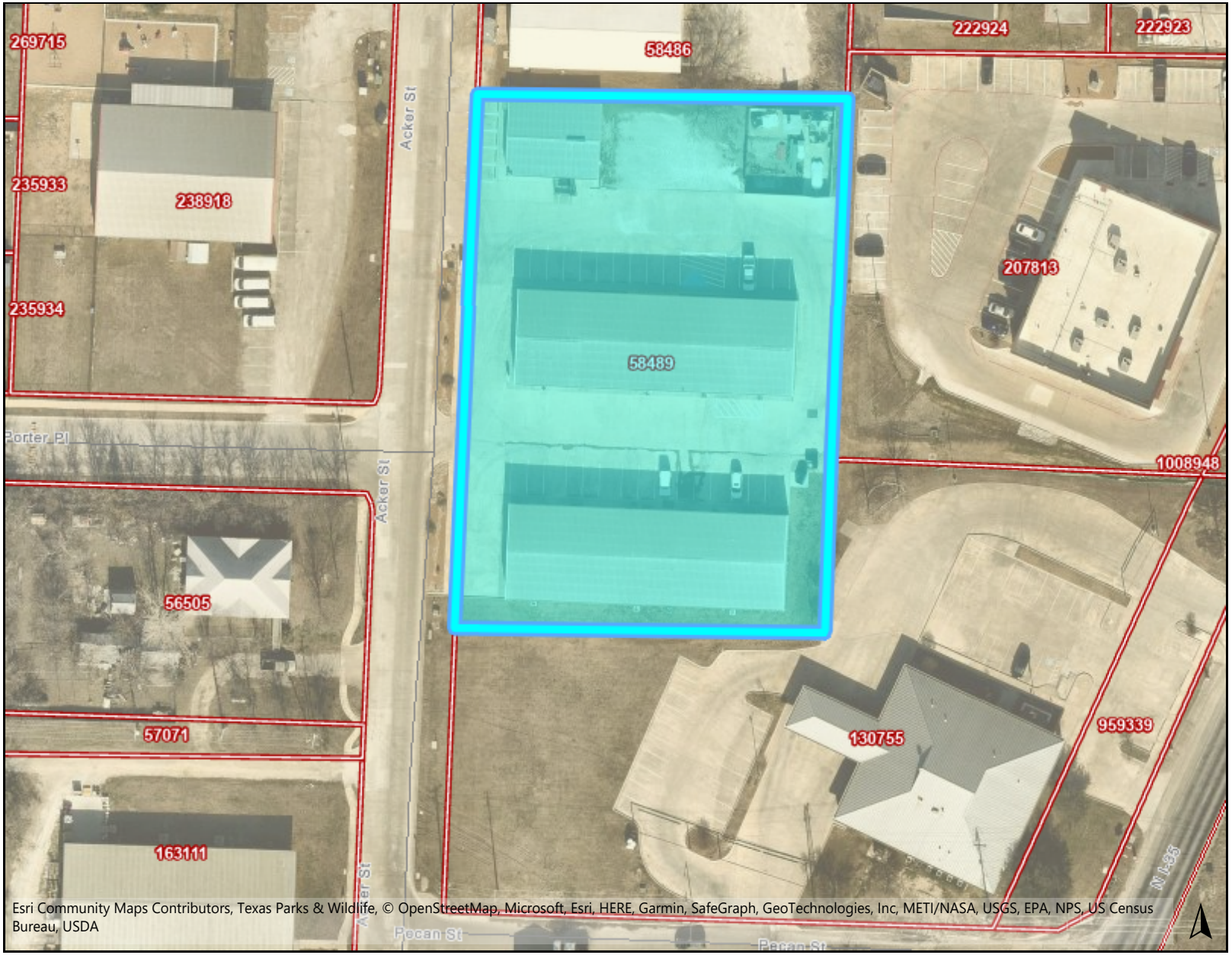
RECOMMENDED MOTION OR ACTION:

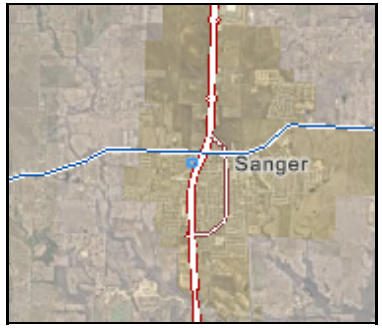
Staff recommends APPROVAL.

ATTACHMENTS:

Location Map
Ordinance No. 04-06-23
Site Plan
Application
Letter of Intent

Denton County Landmark Map





Legend

- 911 Addresses
- Development Permits
- Parcels

Floodplain

- Cross Section Location
- Base Flood Elevation
- FEMA Floodway
- Flood Grid
- FEMA 100yr Flood Zone A
- FEMA 100yr Flood Zone AE
- FEMA 500yr Flood Zone
- Levee Protected

Notes

0 100 200 ft

https://gis.dentoncounty.gov

2/24/2023 2:17:19 PM

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

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

CITY OF SANGER, TEXAS

ORDINANCE No. 04-06-23

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANGER, DENTON COUNTY, TEXAS, REGARDING A SPECIFIC USE PERMIT TO ALLOW A PERSONAL TRAINING STUDIO AT 304 ACKER STREET SUITE 101 IN THE NORTH SUITE OF A MULTI-SUITE BUILDING ON APPROXIMATELY 1.365 ACRES OF LAND DESCRIBED AS SANGER I-35 INDUSTRIAL PARK LOT 4; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A CUMULATIVE CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE IN ACCORDANCE WITH SECTION 1.109 OF THE CODE OF ORDINANCE FOR VIOLATIONS; AND PROVIDING A SAVINGS CLAUSE; AUTHORIZING PUBLICATION; AND ESTABLISHING AN EFFECTIVE DATE.

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

WHEREAS, the City Council finds it necessary for the public health, safety and welfare that development occur in a controlled and orderly manner; and

WHEREAS, all requests for a Specific Use Permit (SUP) were duly filed with the City of Sanger, Texas, concerning the hereinafter described property; and

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

WHEREAS, the Planning and Zoning Commission on March 13, 2023, duly covered and conducted public hearing for the purpose of assessing a request for a Specific Use Permit (SUP), recommending approval for the hereinafter described property; and

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

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

SECTION 1. That a Specific Use Permit (SUP) to allow a Personal Training Studio use is hereby granted for the property located at 304 Acker Street Suite 101 as described in **Exhibit A.**

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

SECTION 3. It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, phrases and words of this Ordinance are severable and, if any

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

SECTION 4. That this Ordinance shall be cumulative of all other City Ordinances and all other provisions of other Ordinances adopted by the City which are inconsistent with the terms or provisions of this Ordinance are hereby repealed.

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

SECTION 5. This ordinance will take effect immediately from and after its passage and the publication of the caption, as the law and Charter in such case provides.

PASSED AND APPROVED by the City Council of the City of Sanger, Texas, on this 3rd day of April, 2023.

APPROVED:

_____

ATTEST: **Thomas E. Muir, Mayor**

APPROVED TO FORM:

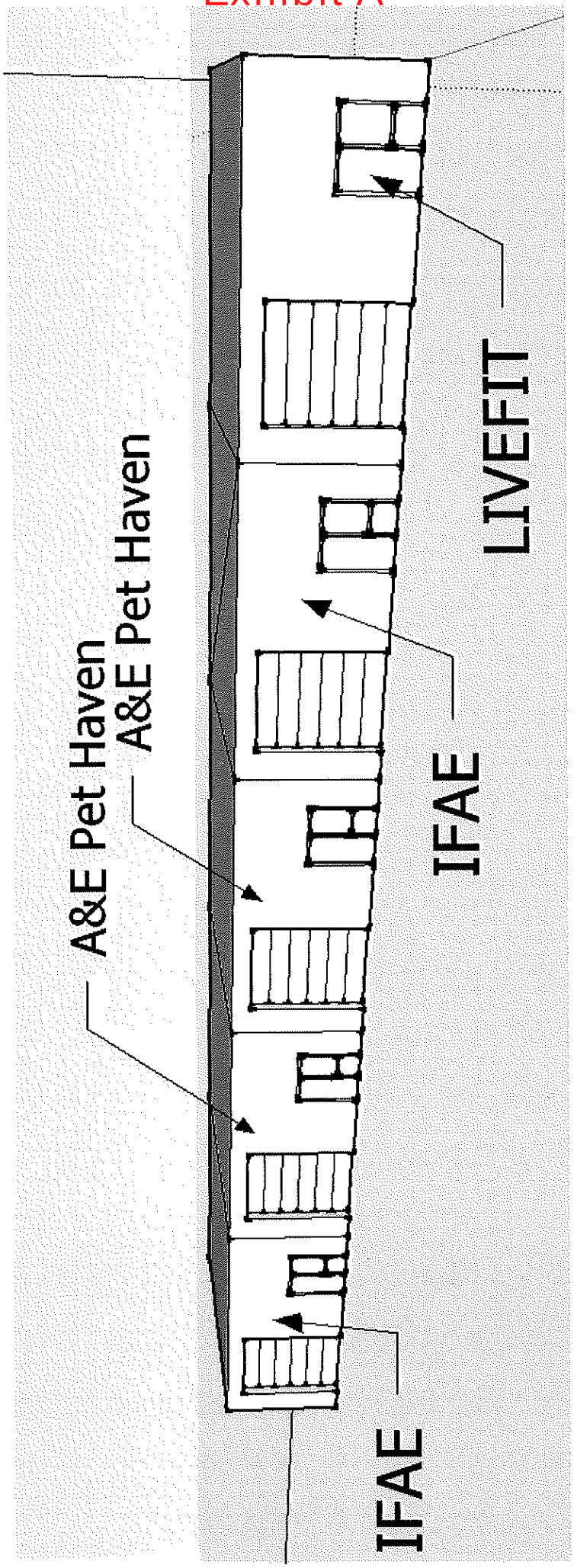
_____

Kelly Edwards, City Secretary

_____

Hugh Coleman, City Attorney

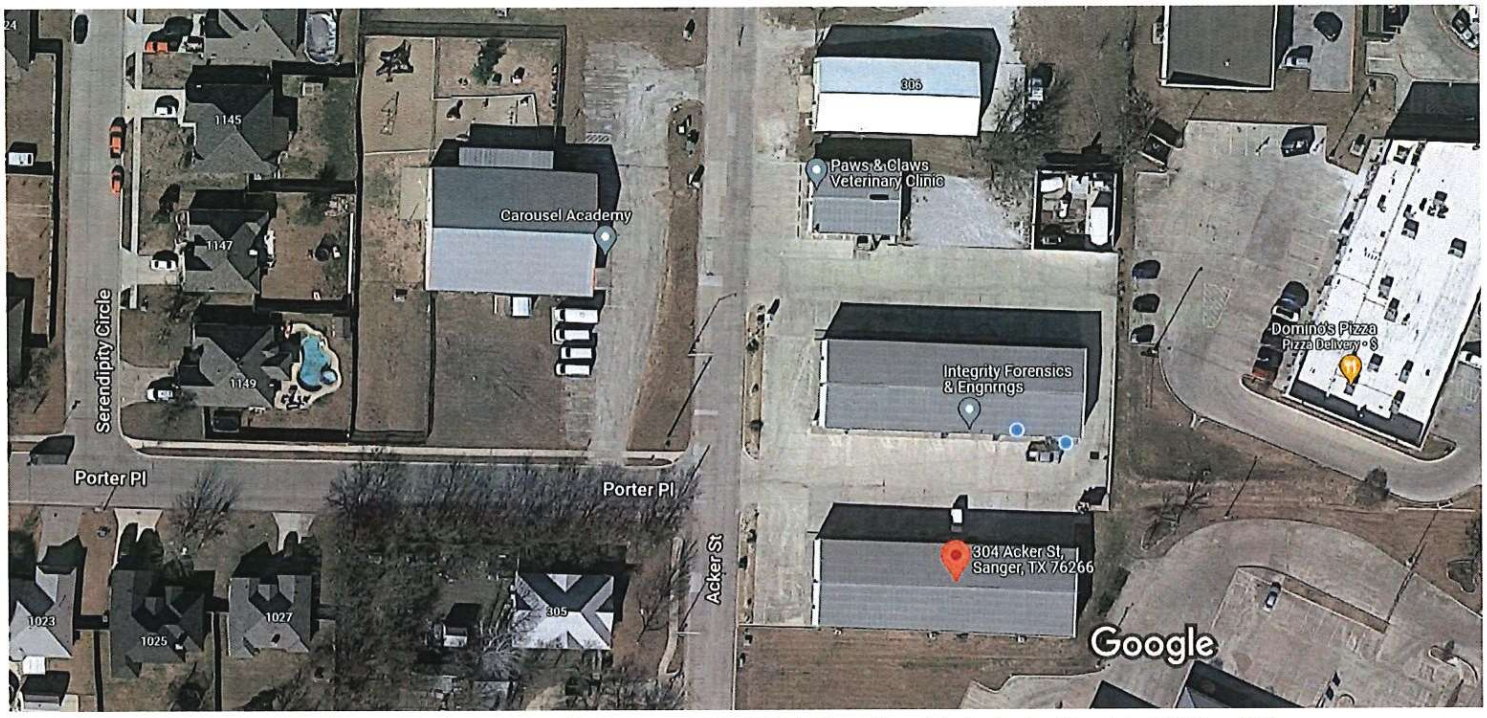
Exhibit A



Google Maps

304 Acker St

LiveFit



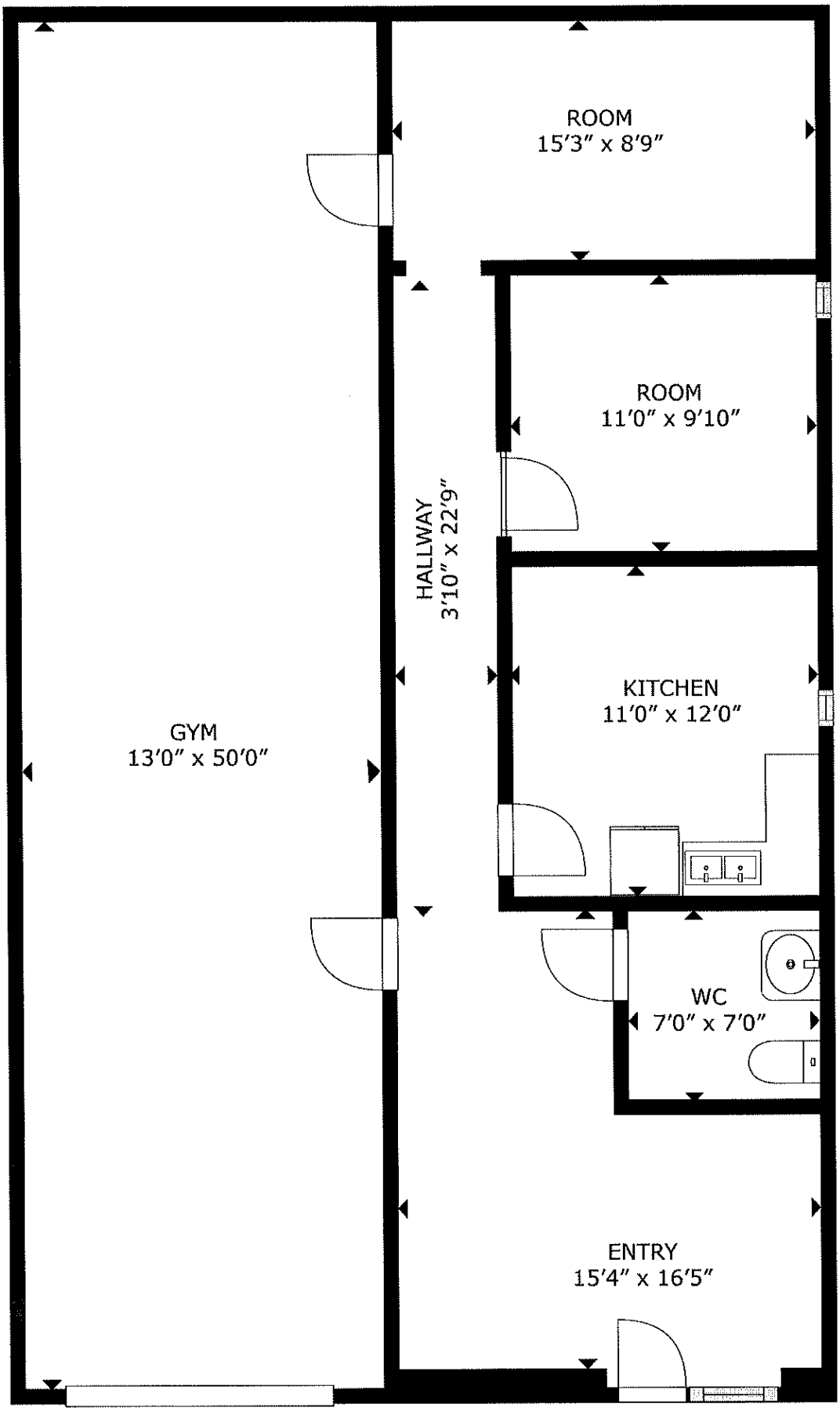
Imagery ©2023 Google, Imagery ©2023 CNES / Airbus, Maxar Technologies, Map data ©2023 50 ft

304 Acker St

Building

Directions | Save | Nearby | Send to phone | Share

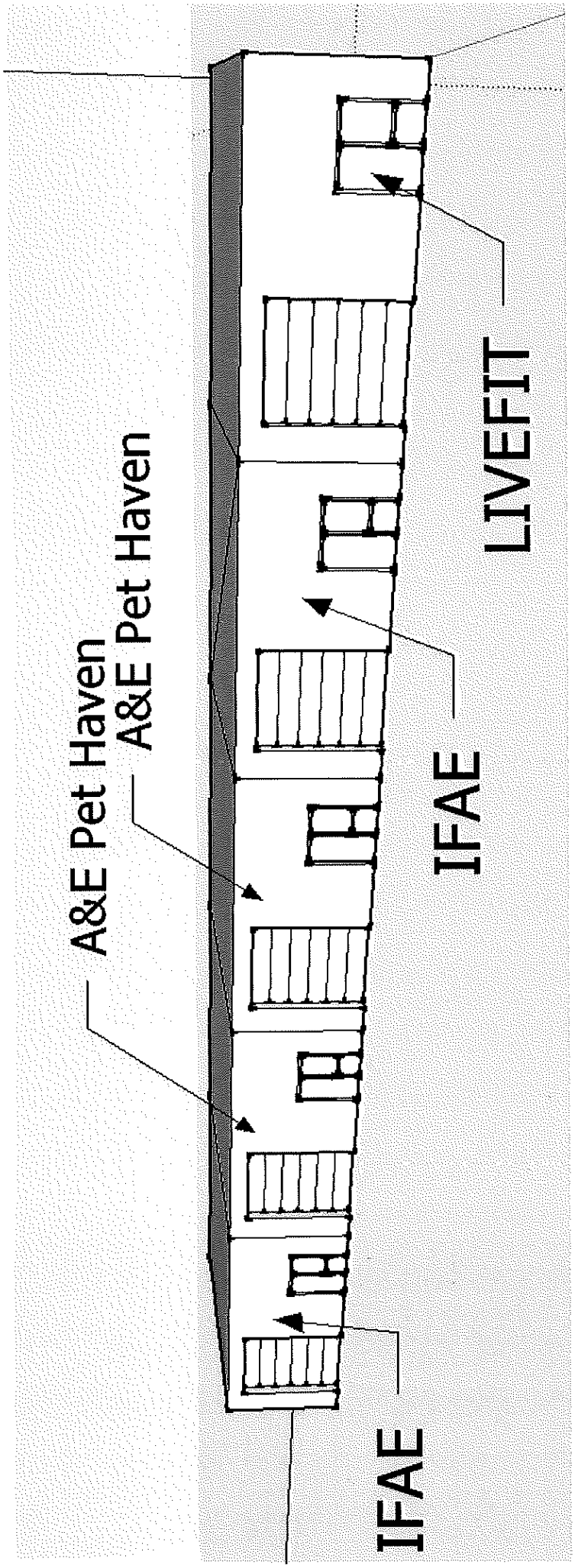
304 Acker St, Sanger, TX 76266



FLOOR PLAN

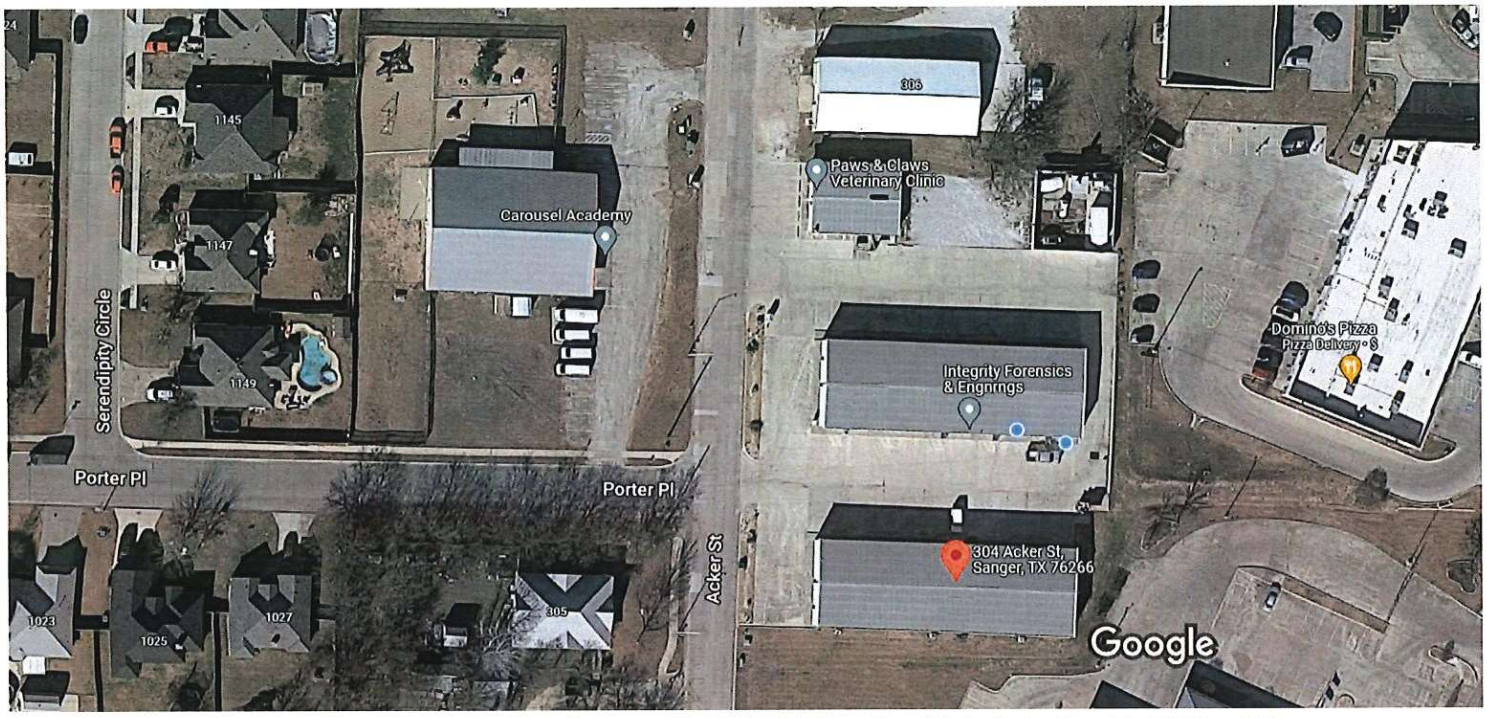
GROSS INTERNAL AREA
FLOOR PLAN: 1,406 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport


A&E Pet Haven
A&E Pet Haven
A&E Pet Haven
IFAE
LIVEFIT
IFAE

Google Maps 304 Acker St

LiveFit



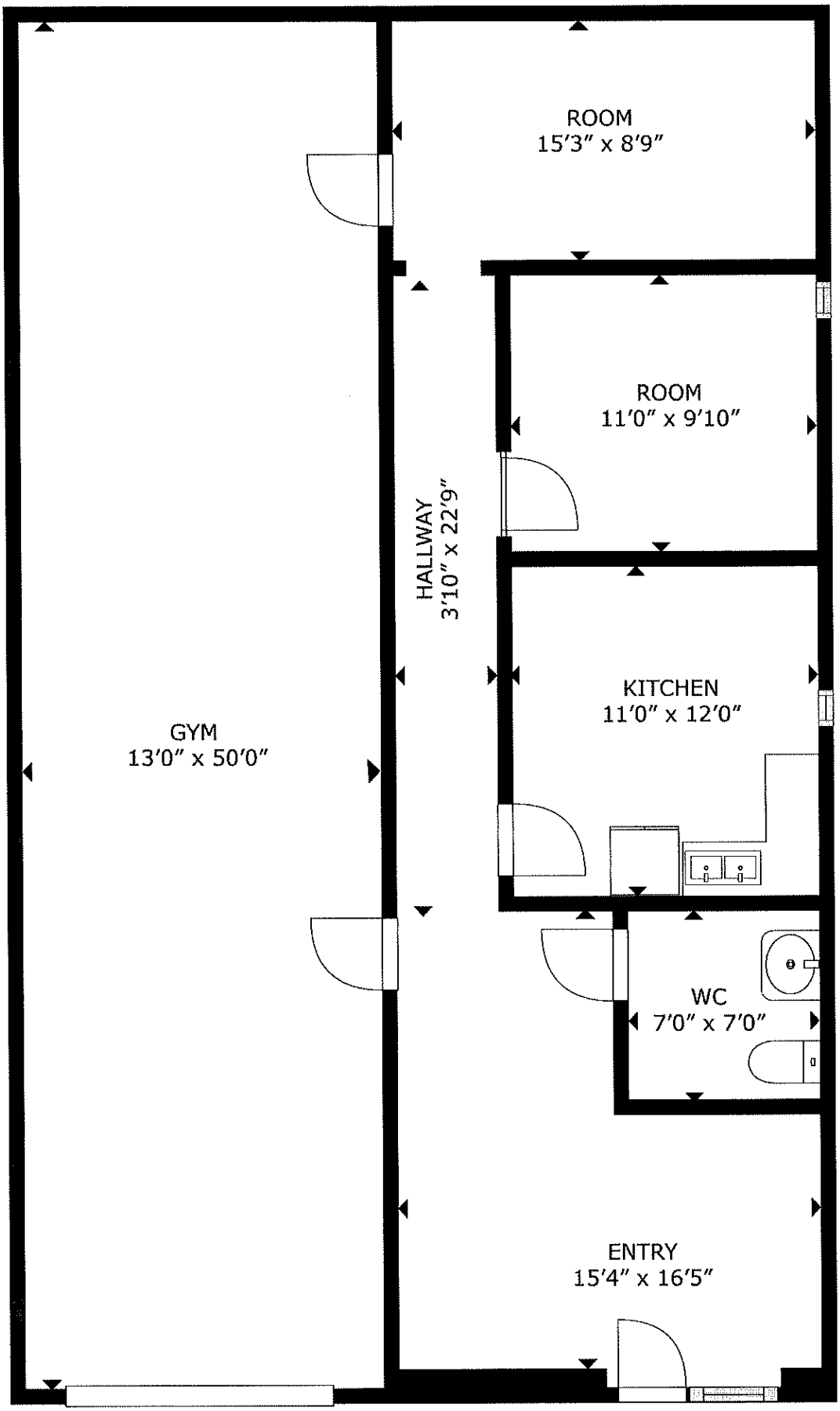
Imagery ©2023 Google, Imagery ©2023 CNES / Airbus, Maxar Technologies, Map data ©2023 50 ft

304 Acker St

Building

Directions Save Nearby Send to phone Share

304 Acker St, Sanger, TX 76266



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN: 1,406 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

EST. 1886
SANGER
DEVELOPMENT SERVICES

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

ZONING CHANGE/SUP APPLICATION

[ ] Zoning Change [X] Specific Use Permit

Applicant	Owner (if different from applicant)
Name: Amanda Morris	Name: Tony Perryman
Company: LiveFit Personal Training	Company: Integrity Leasing
Address: 304 Acker St. Suite 101	Address: 304 Acker St., Suite 104
City, State, Zip Sanger, TX 76266	City, State, Zip Sanger, TX 76266
Phone: 214.641.2301	Phone: 940-458-3066
Fax:	Fax:
Email: LiveFitSanger@gmail.com	Email: tony@integrityfac.com

Submittal Checklist

	Site Plan (for Specific Use Permits Only)
	Letter of Intent
	Application Fee (Check Payable to City of Sanger)

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

Describe the subject property (address, location, size, etc.):
304 Acker Street, Suite 101, Sanger, TX 76266
1500 Sq. Ft.

Describe the proposed zoning change or Specific Use Permit (SUP):
Private Personal Training Studio

Owner Signature — **Date** 1/26/2023

Applicant Signature — **Date** 1.26.23

Office Use

	Fee
	Date

Letter of Intent for Special Use Permit

January 26, 2023

Sanger Development Services
Sanger, Tx

To Whom it May Concern:

I, Amanda Morris, am submitting this letter of intent for a Special Use Permit to allow my business, LiveFit Personal Training & Nutrition, to occupy unit 101 at 304 Acker Street, Sanger, Tx. The buildings on site at 304 Acker Street are zoned: Industrial Warehouse WH 60. I am asking, with permission by building owners, to use space 101 for a private training studio. The square footage of the whole property is 15,428. The space to be used is 1500 sq ft, and is already laid out to my needs. All I will need to do is paint and install gym flooring in the warehouse portion of the suite only. The location of the suite is in the south building, on the West end corner, off Acker. Buildings were built in 2003 and are in great condition with a surrounding parking lot.

For more information please contact the owner of the property; Integrity Leasing Sanger, LLC:

Tony Perryman
(940) 458-3066
tony@integrityfae.com

Thank you for your time,

Amanda Morris, Owner
LiveFit Personal Training & Nutrition
(214) 641-2301
livefitsanger@gmail.com

SANGER CITY COUNCIL COMMUNICATION

DATE: April 3, 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.
- The Planning and Zoning Commission recommend APPROVAL on 2-13-23.

FISCAL INFORMATION:

Budgeted: N/A Amount: N/A GL Account: N/A

RECOMMENDED MOTION OR ACTION:

Staff recommends APPROVAL.

ATTACHMENTS:

Location Map
Replat
Application
Letter of Intent

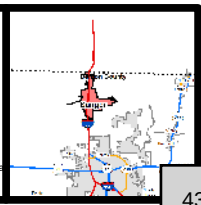
N
W E
S

SANGER TEXAS

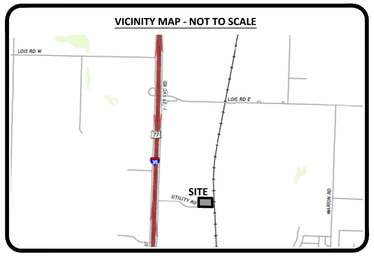
Project Name: IESI Industrial Park Replat
Project: 23SANZON-0002

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 Repla



VICINITY MAP - NOT TO SCALE



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:

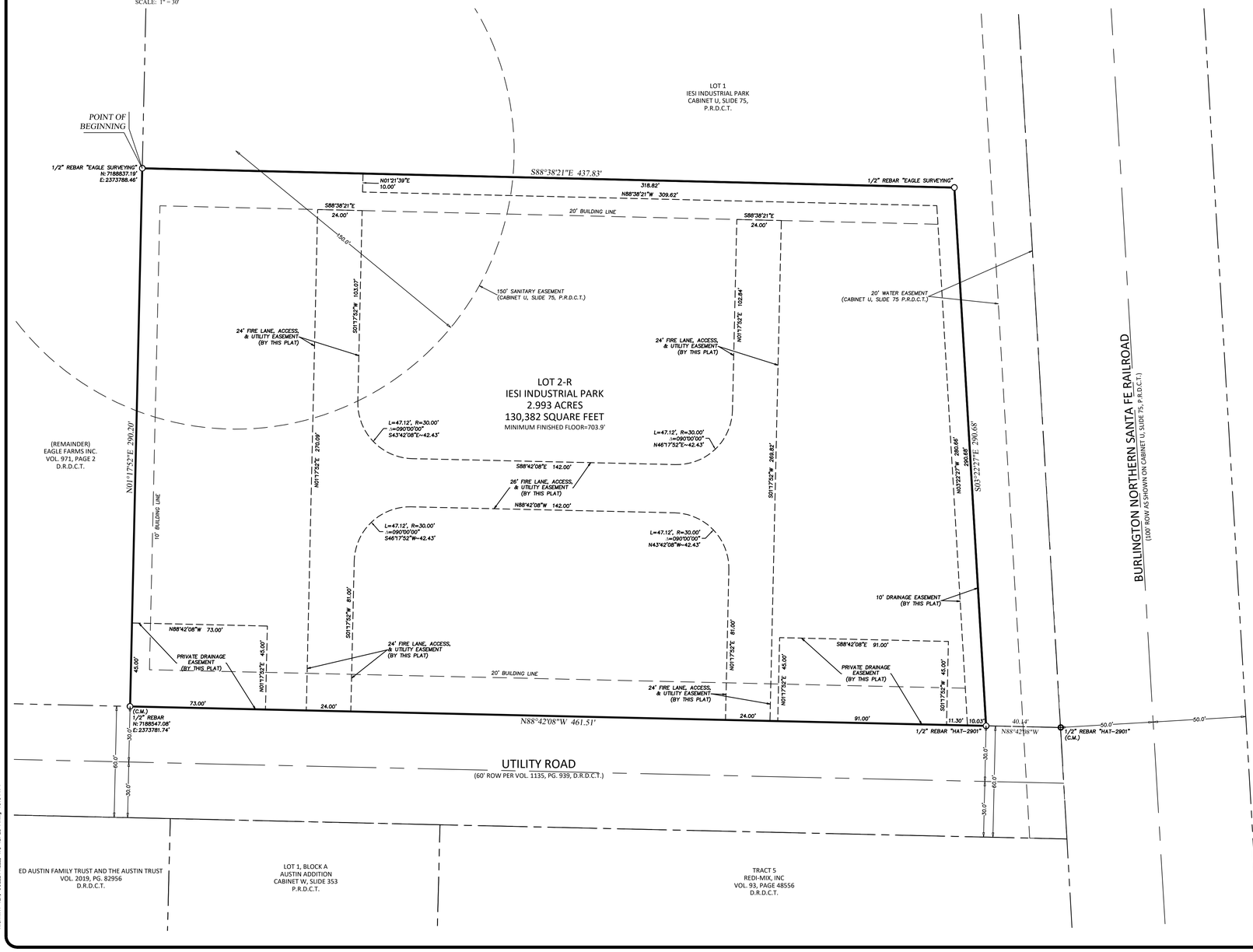
1. Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.00015063.
2. This property lies within Zone "X" of the Flood Insurance Rate Map for Denton County, Texas and Incorporated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

UTILITY COMPANY	CONTACT	EMAIL	PHONE NUMBER	ADDRESS
AT&T	DENNIS EDWARDS	DE9017@ATT.COM	903-451-9718	N/A
ATMOS	MAP REQUEST	MAP.REQUESTS@ATMOSENERGY.COM	N/A	P.O. BOX 650205, DALLAS, TX 75265
CENTURYLINK	JORDAN GAARD	JORDAN.GAARD@LUMEN.COM	N/A	14901 FAA BLVD, FT. WORTH, TX 76155
CITY OF SANGER	JIM BOLZ	JBOLZ@SANGERTEXAS.ORG	940-458-2571	502 ELM ST, SANGER, TX 76266
MCI	TRAVIS VAN WYK	TWYK@ASGINC.US	N/A	3301 MATRIX DRIVE, RICHARDSON, TX 75082
NORTEX COMMUNICATIONS	SHAY R. EVANS	SEVANS@NORTEX.COM	940-759-2251	PO BOX 567, 205 N. WALNUT ST, MUENSTER, TX 76252
SANGER ELECTRIC	N/A	N/A	940-458-7930	502 ELM ST, SANGER, TX 76266
SUDDENLINK COMMUNICATIONS	JUAN PEREZ-RODRIGUEZ	JUAN.PEREZ-RODRIGUEZ@ALTICEUSA.COM	N/A	N/A
ZAYO FIBER SOLUTIONS	GALYNA MURAVLENKO	GMURAVLENKO.ZAYO@GMAIL.COM	214-216-8662	1100 EMPIRE CENTRAL PL, DALLAS, TX 75247

PLAT NOTES:

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 purpose of this replat is to dedicate easements within existing Lot 2.

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



SURVEY PREPARED BY BARTON CHAPA SURVEYING, LLC
5200 STATE HIGHWAY 121 COLLEYVILLE, TX 76034 PH: (817) 864-1957

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:

1. 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;
2. 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;
3. North 88 degrees 42 minutes 08 seconds West, a distance of 461.51 feet to a 1/2 inch rebar found;
4. 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**

_____
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

APPROVED AND ACCEPTED

_____ _____
CHAIRMAN, PLANNING AND ZONING COMMISSION DATE
CITY OF SANGER, TEXAS

_____ _____
MAYOR DATE
CITY OF SANGER, TEXAS

_____ _____
CITY SECRETARY DATE
CITY OF SANGER, TEXAS

REPLAT
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
kirkman ENGINEERING
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@bcsdfw.com
TBPLS Firm #10194474

OWNER/DEVELOPER
PENTHOUSE SPEEDWAY CONDO LLC
60 VILLAGE LN. SUITE 110
COLLEYVILLE, TEXAS 76034
PHONE: 469 628 - 6587
CONTACT: CLINT COX
clint.cox@lowtcenter.com

JOB NO.	2020.001.167
DRAWN:	BCS
CHECKED:	JHB

TABLE OF REVISIONS

DATE	SUMMARY

SHEET:

EST. 1886
SANGER
DEVELOPMENT SERVICES
201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
940-458-2059(office) www.sangertexas.org

SUBDIVISION APPLICATION

	Preliminary Plat Minor Plat	X	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

X	Pre-Application Conference (Date: 02/___/2021)
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)
	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 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__/__/_____

EST · 1886
SANGER
DEVELOPMENT SERVICES
201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
940-458-2059(office) 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.

EST · 1886
SANGER
DEVELOPMENT SERVICES
201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
940-458-2059(office) 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
- 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.

SANGER
DEVELOPMENT SERVICES
201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
940-458-2059(office) 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.

SANGER
DEVELOPMENT SERVICES
201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
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.

EST · 1886
SANGER
DEVELOPMENT SERVICES
201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
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

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

☐ 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

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

- ☐ 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 Date
  Planning & Zoning Commission

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

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.

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

☑ 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)"

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

- ☐ 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."

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

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

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 *Dat*

e City of Sanger, TX

_____ _____

Mayor *Date*
City of Sanger, TX

Attested by

_____ _____

City Secretary *Date*
City of Sanger, TX"

SANGER
DEVELOPMENT SERVICES
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 pf 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

SANGER CITY COUNCIL COMMUNICATION

DATE: April 3, 2023

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on the Final Plat of Coffee Bistro 1187, being 0.779 acres, located in the City of Sanger, and generally located on the east side of FM 455 and approximately 218 feet n of the intersection of FM 455 and N Stemmons Frwy corner of FM 455 and N Stemmons Frwy.

SUMMARY:

- The applicant is proposing to create 1 commercial lot from two unplatted tracts.
- This site is located on the east side of N Stemmons Frwy on the northeast corner of FM 455 and Ns Stemmons Frwy.
- TxDOT has taken right-of-way from the south and west sides of the lot and the buildings have been demolished.
- The property is serviced by Sanger Water, Sewer, and Electric.
- The property is located in the City of Sanger.
- Planning & Zoning recommended APPROVAL with the condition all comments were satisfied prior to City Council approval.

FISCAL INFORMATION:

Budgeted: N/A Amount: N/A GL Account: N/A

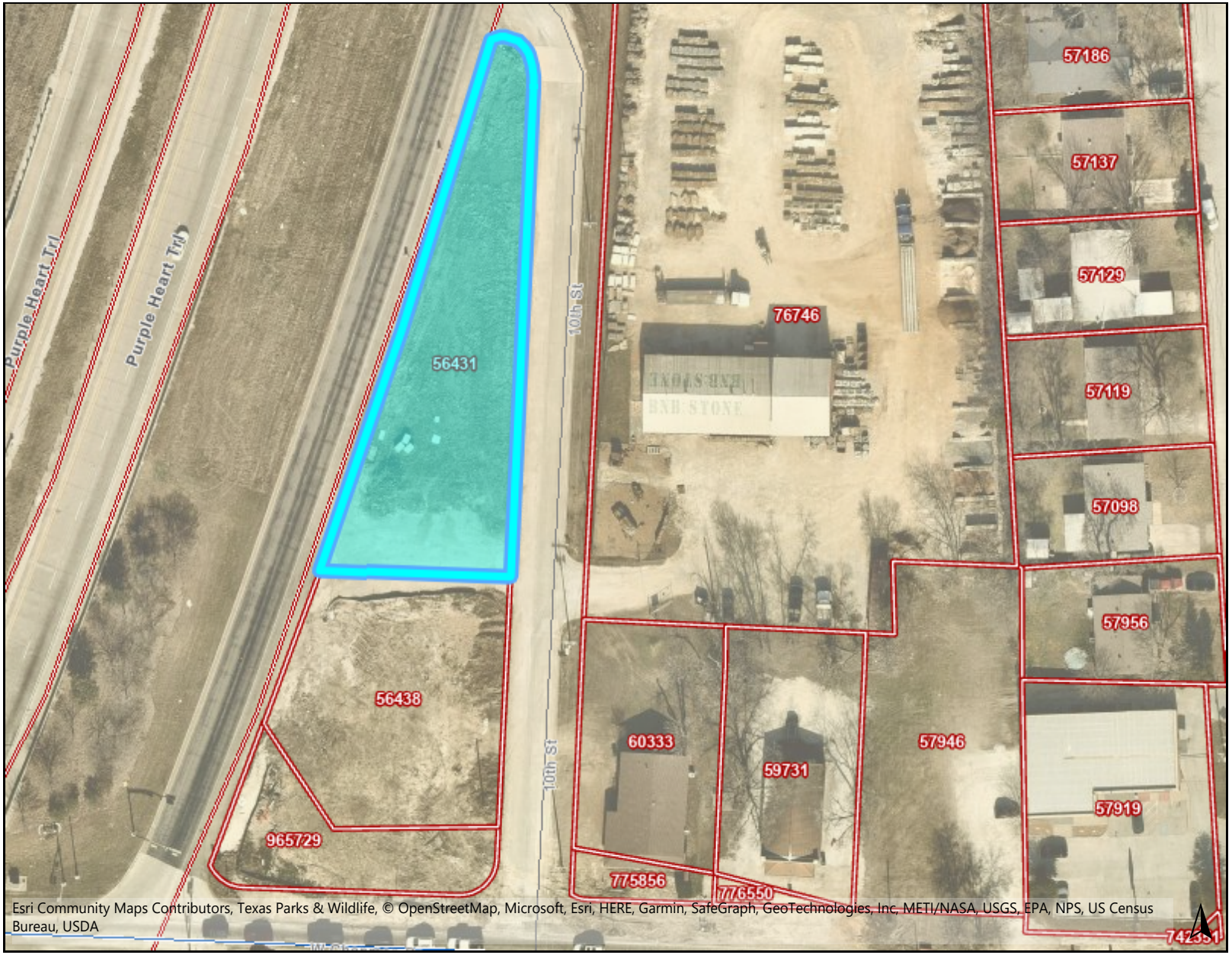
RECOMMENDED MOTION OR ACTION:

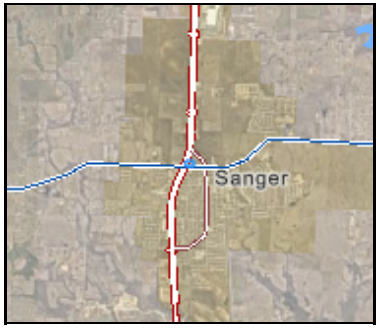
Staff recommends DENIAL based on the condition attached comments have not been satisfied.

ATTACHMENTS:

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

Denton County Landmark Map





Legend

- 911 Addresses
- Development Permits
- Parcels

Floodplain

- Cross Section Location
- Base Flood Elevation
- FEMA Floodway
- Flood Grid
- FEMA 100yr Flood Zone A
- FEMA 100yr Flood Zone AE
- FEMA 500yr Flood Zone
- Levee Protected

Notes

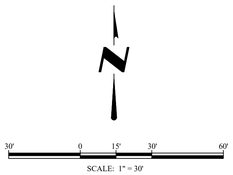
0 100 200 ft

https://gis.dentoncounty.gov

2/24/2023 2:32:54 PM

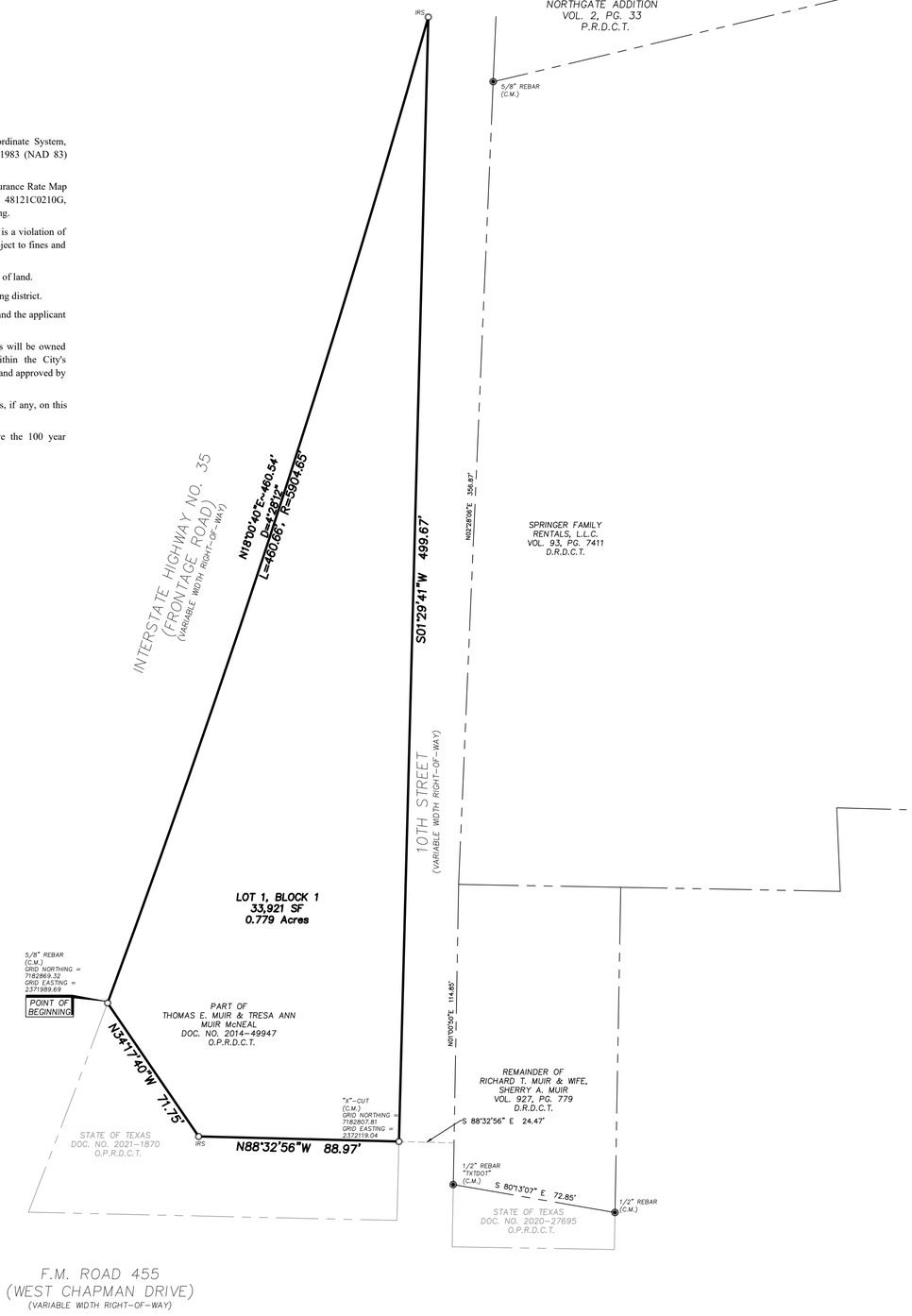
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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



SURVEYOR'S NOTES:

1. Bearings and distances are based on Texas State Plane Coordinate System, Texas North Central Zone 4202 North American Datum of 1983 (NAD 83) (U.S. Foot) with a combined scale factor of 1.000150630.
2. This property lies within Zone "X" Unshaded of the Flood Insurance Rate Map for Denton County, Texas and Incorporated Areas, map no. 48121C0210G, dated April 18, 2011, via scaled map location and graphic plotting.
3. Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
4. The purpose of this plat is to create one recorded lot from a tract of land.
5. All lots comply with the minimum size requirements of the zoning district.
6. This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.
7. 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 of Sanger.
8. This plat does not alter or remove any existing deed restrictions, if any, on this property.
9. Minimum finished floor elevations are at least 2 feet above the 100 year floodplain.



STATE OF TEXAS §

COUNTY OF DENTON §

This is to certify that I, Mark N. Peeples, a Registered Professional Land Surveyor of the State of Texas, have platted the subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

_____

Mark N. Peeples, R.P.L.S.
No. 6443

STATE OF TEXAS §

COUNTY OF DENTON §

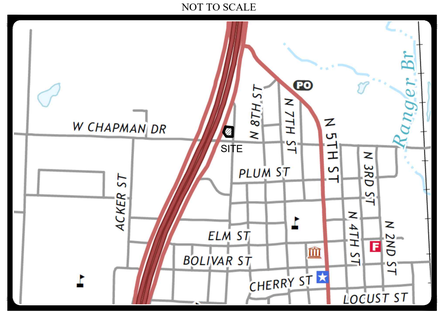
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Mark N. Peeples, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____day of _____ 20____.

_____

Notary Public in and for the State of Texas

VICINITY MAP
NOT TO SCALE



STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS Thomas E. Muir and Tresa Ann Muir McNeal are the owners of a 0.779 acre tract of land situated in the Henry Tierwester Survey, Abstract Number 1241, in the City of Sanger, Denton County, Texas, being a portion of that same tract of land described to Thomas E. Muir & Tresa Ann Muir Mcneal by Distribution Deed to trust beneficiaries recorded in Document Number 2014-49947 Official Public Records of Denton County, Texas, and being more particularly described by metes and bounds as follows: (Bearings and Distances are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD83)(US Foot) with a combined scale factor of 1.00015063):

BEGINNING at a 5/8-inch rebar found for the northernmost corner of that same tract of land described to the State of Texas by Deed recorded in Document Number 2021-1870 Official Public Records, Denton County, Texas, said point lying on the west line of said Muir tract and on the east right-of-way line of Interstate Highway Number 35 Frontage Road (Variable width right-of-way) and being the beginning of a curve to the left, having a radius of 5,904.65 feet, a central angle of 04 degrees 28 minutes 12 seconds, and a chord bearing and distance of North 18 degrees 00 minutes 40 seconds East, a distance of 460.54 feet;

THENCE in a northerly direction, with the curving east right-of-way of said Interstate Highway Number 35 Frontage Road, and the curving west line of said Muir tract, along said curve to the left, an arc length of 460.66 feet, to a 1/2-inch rebar capped "WINDROSE" set for the north corner of said Muir tract;

THENCE South 01 degrees 29 minutes 41 seconds West, departing the east right-of-way line of said Interstate Highway Number 35 Frontage Road, with the east line of said Muir tract and along the approximate centerline of 10th Street (Variable width right-of-way), a distance of 499.67 feet to a "X"-cut found for the northeast corner of said State of Texas tract, and lying on the north right-of-way line of F.M. 455 (Variable width right-of-way);

THENCE North 88 degrees 32 minutes 56 seconds West, departing the approximate center line of said 10th Street, with the north line of said State of Texas tract, and the north right-of-way line of said F.M. 455, a distance of 88.97 feet to a 1/2-inch rebar capped "WINDROSE" set for corner;

THENCE North 34 degrees 17 minutes 40 seconds West, with the northeast line of said State of Texas tract, and continuing with the north right-of-way line of F.M. 455, a distance of 71.75 feet to the POINT OF BEGINNING and containing 33,921 square feet or 0.779 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT **Thomas E. Muir and Tresa Ann Muir McNeal**, acting herein by and through its duly authorized officer does hereby adopt this plat designating the hereinabove described property as **Coffee Bistro 1187**, 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___.

_____

Thomas E. Muir - Signature

_____

Tresa Ann Muir McNeal

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Thomas E. Muir, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____day of _____ 20____.

_____

Notary Public in and for the State of Texas

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Tresa Ann Muir McNeal, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____day of _____ 20____.

_____

Notary Public in and for the State of Texas

APPROVED AND ACCEPTED

_____

Mayor, City of Sanger, Texas Date

Attested by:

_____

City Secretary, City of Sanger, Texas

ENGINEER
Triangle Engineering
1782 W McDermott Drive
Allen, Teas 75013

OWNER/DEVELOPER
Thomas E. Muir and Tresa
Ann Muir McNeal
203 9th Street,
Sanger, Texas 76266

WINDROSE
LAND SURVEYING | PLATTING
1955 LAKEWAY DRIVE, SUITE 220 | LEWISVILLE, TX 75057 | 214.217.2544
FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM

DRAWN BY: G.L.C. DATE: 02/09/2023 CHECKED BY: M.P. JOB NO.: DS8479

Point of Contact:
Grayson CeBallos
972-370-5871
grayson.ceballos@windroseservices.com

Last Revision Date: 02/09/2023

MINOR PLAT

COFFEE BISTRO 1187
LOT 1, BLOCK 1

Being a 0.779 Acre tract of land
Situated in the Henry Tierwester Survey
Abstract Number 1241
City of Sanger, Denton County, Texas

-- 2023 --

FOR DENTON COUNTY USE ONLY

FOR DENTON COUNTY USE ONLY
FOR DENTON COUNTY USE ONLY
FOR DENTON COUNTY USE ONLY

TRIANGLE ENGINEERING LLC

T: 469.331.8566 | Firm: 11525 | W: triangle-engr.com | O: 1782 W McDermott Drive Allen, TX 75013

LETTER OF INTENT

February 14, 2023

ATTN: Ramie Hammonds
Development Service Department- City of Sanger
201 Boliver Street
PO Box 1729
Sanger, TX 76266

Subject: Letter of Intent to request for Minor Plat submittal

Dear Madam,

This letter of intent is to inform the City of Sanger to submit a Minor Plat Application

- This development is for proposed Scooter Coffee Drive-thru restaurant to be located at Northwest corner of W. Chapman Drive And 10th Street, Sanger TX.
- The Total site area of 33,921 sf (0.779 ACRES) with a B-2 – Business zoning District & I-1 (Industrial District –Rezone to B-2 submittal request concurrent with Minor Plat).
- This property is to be platted Lot 1, Block 1, Coffee Bistro 1187.
- The Property owner is Thomas E. Muir & Tresa Ann Muir.
- Proposed Minor Plat due to current property is unplatted lot.

For more information or question feel free to reach us at Following.

Triangle Engineering
TX PE FIRM #11525
Andrew Yeoh, P.E.
Vice president
469-213-2804
ayeoh@triangle-engr.com

DATE: 02/27/2023

1st REVIEW COMMENTS – Final Plat (Coffee Bistro 1187)

The request is for a Minor Plat of Coffee Bistro 1187 containing 1 lot, being approximately 0.779 acres in the HENRY TIERWESTER SURVEY, ABSTRACT NO 1241, prepared by Windrose Land Surveying, submitted on 02/15/2023. 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. Plat needs to be listed as Final Plat instead of Minor Plat.
2. Show the centerline of existing streets and dimensions from the centerline to the edges of existing and proposed right-of-way on both sides of the centerline.
3. Provide a signed notarized copy of private restrictions (if any), that are filed for record in the office of the County Clerk.
4. Add the name address and phone number of all utilities providing service to the development.

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, March 13, 2023, and the City Council meeting on Monday, April 3, 2023.

halff

March 8, 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: 23SANZON-0009 - Coffee Bistro 1187 Minor Plat
First Review

Dear Ms. Hammonds,

Halff Associates, Inc. was requested by the City of Sanger to review the Minor Plat the Coffee Bistro located along 10th Street just north of Chapman Drive.

We will treat this as a final plat but we will need plans a complete set of civil construction drawings for review and approval prior to acceptance of the plat. In order to provide a proper review we request the Owner submit the following (at a minimum) as a package:

1. Site Plan;
2. Proposed Grading Plan;
3. Erosion Control Plan;
4. Overall Utility plan;
5. Drainage area map, supporting calculations, detention or downstream assessment;
6. Storm drain plan and profiles;
7. Downstream impact;
8. Landscaping plan;
9. Fire lane;
10. Control Plan;
11. Paving Plan;
12. Standard Details;

If you have any questions or need additional information, please do not hesitate to call me at (817) 764- 7467.

Sincerely,
HALFF

Steven D. Templer, P.E.
Senior Project Manager

CITY COUNCIL COMMUNICATION

DATE: April 3, 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.
- Planning & Zoning recommended APPROVAL with the condition all comments were satisfied prior to City Council approval.

FISCAL INFORMATION:

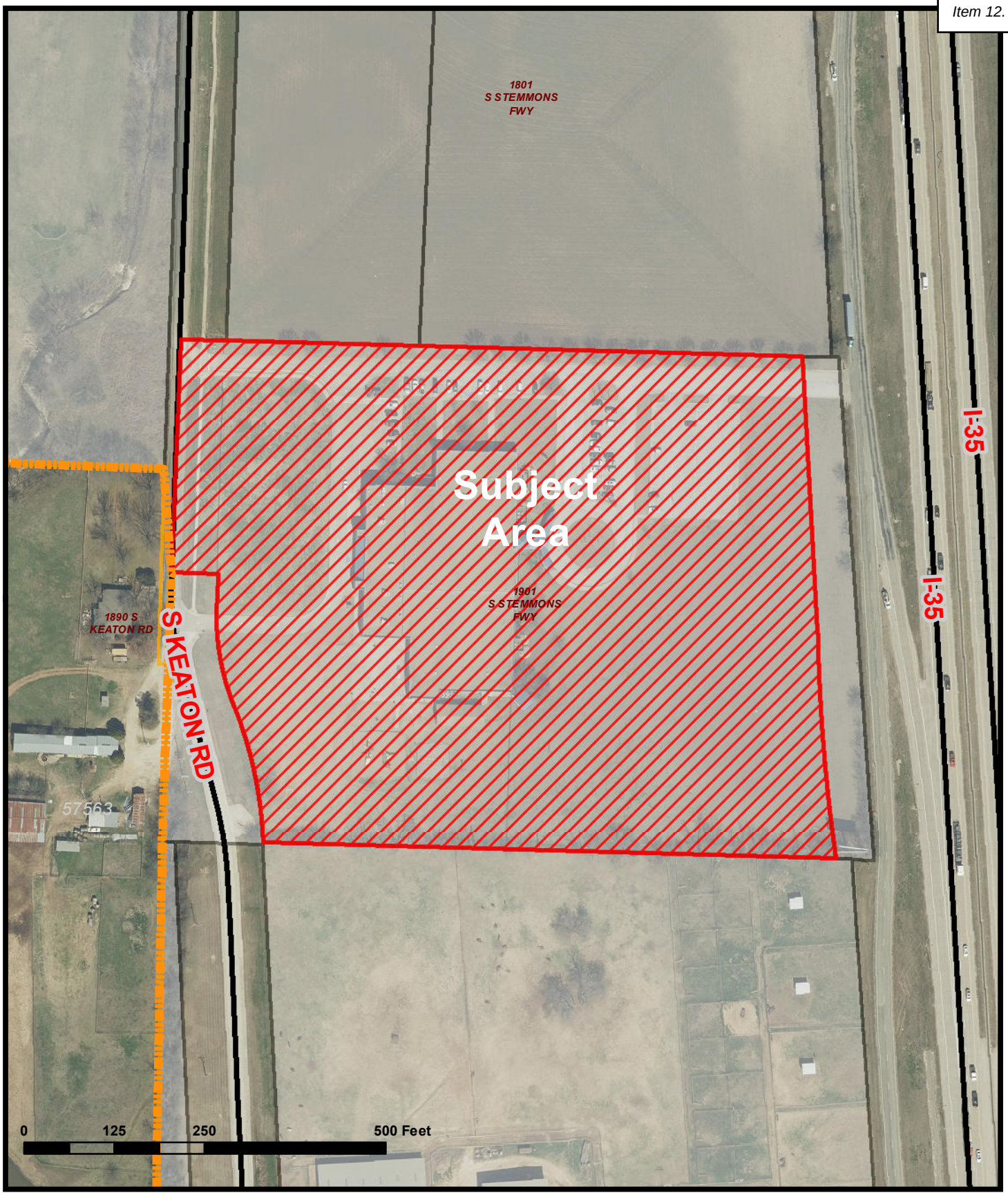
Budgeted: N/A Amount: N/A GL Account: N/A

RECOMMENDED MOTION OR ACTION:

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

ATTACHMENTS:

Location Map
Preliminary Plat
Application
Letter of Intent
Engineering Comments



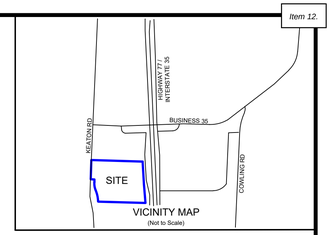
N
W E
S

SANGER
TEXAS

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

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 4:16:08 PM
Doc Name: 23SANZON-0005_Clear Creek Elementary P



VICINITY MAP
(Not to Scale)

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 to make 1 lot out of 13.356 acres.
11. Subject Parcel is subject to a Possession and Use Agreement filed January 19, 2021, recorded in Instrument Number 21-9542.
12. Subject Parcel is subject to a Possession and Use Agreement filed January 20, 2021, recorded in Instrument Number 21-10259.
13. Subject property has a total of 120 existing parking spaces (116 regular and 4 handicap). There are 24 proposed regular parking spaces and 2 proposed handicapped parking spaces. City of Sanger Ordinances requires 113 parking spaces.
14. The City of Sanger is not responsible for the design, construction, operation, maintenance, or use of the stormwater detention area, private drainage ditches, or associated private drainage easements, herein referred to as "features" to be developed and constructed by the Owners or their successors. Owners and successors agree to indemnify and hold harmless the City of Sanger, its officers, employees, and agents from any direct or indirect loss, damage, liability, or expense and attorney's fees for any negligence or omissions whatsoever, arising out of the design, construction, operation, maintenance, condition or use of the "features" including any non-performance of the foregoing. All of the above shall be covenants running with the land.

APPROVED

_____ _____
Chairman, Planning & Zoning Commission — Date
City of Sanger, Texas

_____ _____
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 SANGER AND DENTON COUNTY, TEXAS.

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

_____
ANTHONY RAY CROWLEY
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6484

PRELIMINARY
PRELIMINARY
PRELIMINARY

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: 03/15/2023	Drawn: CDM	Checked: ARC	Scale: 1" = 40'	Sheet: 2 of 2

Owner / Developer:
Sanger Independent School District
601 Elm Street
Sanger TX 76266
1-940-458-7438
kteems66@gmail.com

Engineer:
EIKON Consulting Group
1405 W Champan Drive
Sanger, TX 76266
1-940-387-0805
mpaz@eikoncg.com

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

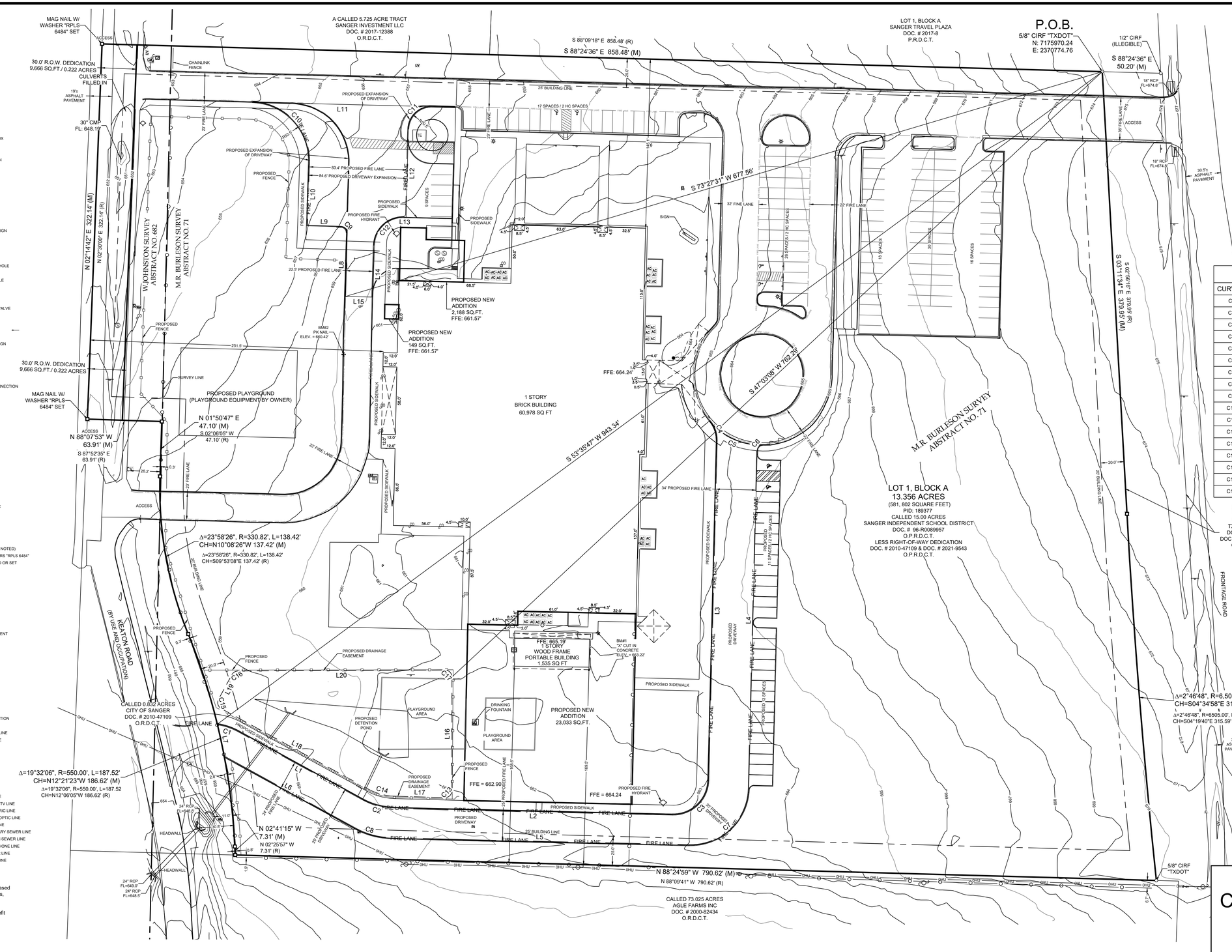
CROWLEY SURVEYING

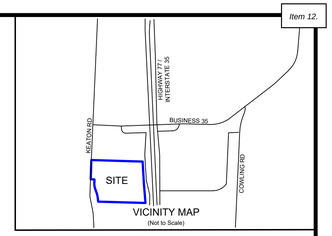
LEGEND

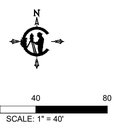
- UV = UTILITY VAULT
- UM = UTILITY METER
- UB = UTILITY BOX
- UR = UTILITY RISER
- MH = UTILITY MANHOLE
- U = UTILITY MARKER SIGN
- UP = UTILITY POLE
- GUY ANCHOR
- LIGHT POLE
- TF = TRANSFORMER
- EV = ELECTRIC VAULT
- EM = ELECTRIC METER
- EB = ELECTRIC BOX
- EJB = ELECTRIC JUNCTION BOX
- ELECTRIC RISER
- E = ELECTRIC MANHOLE
- E = ELECTRIC MARKER SIGN
- CV = CATV VAULT
- CB = CATV BOX
- CATV RISER
- C = CATV MANHOLE
- C = CATV MARKER SIGN
- FV = FIBER OPTIC VAULT
- FB = FIBER OPTIC BOX
- FIBER OPTIC RISER
- F = FIBER OPTIC MANHOLE
- FIBER OPTIC MARKER SIGN
- GAS VALVE
- GM = GAS METER
- GAS MANHOLE
- G = GAS MARKER SIGN
- SANITARY SEWER MANHOLE
- SEWER CLEAN OUT
- STORM SEWER MANHOLE
- GRATE INLET
- CURB INLET
- DRAIN INLET
- IRRIGATION CONTROL VALVE
- TV = TELEPHONE VAULT
- TB = TELEPHONE BOX
- TELEPHONE RISER
- T = TELEPHONE MANHOLE
- T = TELEPHONE MARKER SIGN
- TSP = TRAFFIC SIGNAL POLE
- TRAFFIC SIGNAL BOX
- TSV = TRAFFIC SIGNAL VAULT
- = FIRE HYDRANT
- FIRE RISER
- FDC = FIRE DEPARTMENT CONNECTION
- WATER VALVE
- WM = WATER METER
- WV = WATER VAULT
- W = WATER MANHOLE
- W = WATER MARKER SIGN
- WC = WATER CONNECTION
- MONITORING WELL
- GT = GREASE TRAP
- VP = VENT PIPE
- AC = AIR CONDITIONER
- MB = MAILBOX
- GROUND LIGHT
- BOLLARD
- GM = 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
- (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
- CATV = CABLE TELEVISION
- E = ELECTRIC
- FO = FIBER OPTIC
- G = GAS
- SAN = SANITARY SEWER
- STM = STORM SEWER
- T = TELEPHONE
- W = WATER
- COV = COVERED AREA
- TE = TRASH ENCLOSURE
- LS = LANDSCAPE AREA
- BHL = BUILDING HEIGHT LOCATION
- = CENTER LINE
- = ADJOINING PROPERTY LINE
- = BUILDING SETBACK LINE
- = EASEMENT LINE
- = PROPERTY LINE
- = CHAIN LINK FENCE
- = WOOD FENCE
- = WIRE FENCE
- = IRON FENCE
- = OVERHEAD UTILITY LINE
- CTV = UNDERGROUND CABLE TV LINE
- ELE = UNDERGROUND ELECTRIC LINE
- UFO = UNDERGROUND FIBER OPTIC LINE
- GAS = UNDERGROUND GAS LINE
- SAN = UNDERGROUND SANITARY SEWER LINE
- STM = UNDERGROUND STORM SEWER LINE
- TEL = UNDERGROUND TELEPHONE LINE
- WTR = UNDERGROUND WATER LINE
- 650 = 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.







CURVE TABLE

CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	19.43'	55.03'	20°13'39"	S71°23'21"E	19.33'
C2	28.42'	60.00'	27°08'13"	S74°50'16"E	28.15'
C3	47.06'	30.00'	89°52'07"	N46°21'02"E	42.38'
C4	17.39'	23.98'	41°33'11"	N18°59'50"W	17.02'
C5	51.19'	58.92'	49°46'33"	S66°25'55"E	49.60'
C6	7.85'	5.00'	90°00'00"	S46°24'59"W	7.07'
C7	76.86'	50.05'	87°59'17"	S47°16'00"W	69.53'
C8	38.29'	72.84'	30°07'02"	N72°09'59"W	37.85'
C9	7.87'	5.00'	90°09'56"	N43°07'01"W	7.08'
C10	78.65'	50.00'	90°07'28"	N43°15'43"W	70.79'
C11	31.32'	20.00'	89°44'00"	S46°40'02"W	28.22'
C12	43.82'	25.60'	98°05'29"	S41°41'28"W	38.66'
C13	9.59'	6.00'	91°36'11"	S45°47'34"W	8.60'
C14	23.68'	50.00'	27°08'13"	N74°50'14"W	23.46'
C15	9.42'	6.00'	89°56'13"	N16°20'18"W	8.48'
C16	6.40'	6.00'	61°06'41"	N59°11'09"E	6.10'
C17	9.45'	6.00'	90°14'59"	S45°08'01"E	8.50'

LINE TABLE

LINE #	BEARING	DISTANCE
L1	S61°16'10"E	121.27'
L2	S88°38'17"E	238.79'
L3	N01°24'59"E	291.74'
L4	S01°25'50"W	291.53'
L5	N88°38'24"W	256.71'
L6	N61°16'14"W	121.09'
L7	N12°09'38"W	28.58'
L8	N01°18'53"E	54.61'
L9	N88°11'59"W	29.27'
L10	N01°48'01"E	54.53'
L11	S88°35'20"E	154.28'
L12	S01°20'00"W	75.55'
L13	N88°40'00"W	2.13'
L14	S01°48'01"W	39.73'
L15	N88°48'56"W	23.21'
L16	S00°00'32"E	97.50'
L17	N88°24'21"W	43.04'
L18	N61°18'25"W	143.69'
L19	N28°37'48"E	24.06'
L20	N89°44'29"E	177.46'

PRELIMINARY PLAT
FOR REVIEW PURPOSES ONLY

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: 03/15/2023	Drawn: CDM	Checked: ARC	Scale: 1" = 40'	Sheet: 2 of 2

Owner / Developer:
Sanger Independent School District
601 Elm Street
Sanger TX 76266
1-940-458-7438
kteems66@gmail.com

Engineer:
EIKON Consulting Group
1405 W Champan Drive
Sanger, TX 76266
1-940-387-0805
mpaz@eikoncg.com

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

CROWLEY SURVEYING

SANGER
DEVELOPMENT SERVICES

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

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): 189377

Owner's Signature — Date: 1-18-23

Anthony Ray Crowley
Applicant's Signature — Date: 1/17/23

Office Use: Reviewed by Director of Development Services__/__/_____

EST · 1886
SANGER
DEVELOPMENT SERVICES
201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
940-458-2059(office) 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.

EST · 1886
SANGER
DEVELOPMENT SERVICES
201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
940-458-2059(office) 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
- 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.

SANGER
DEVELOPMENT SERVICES
201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
940-458-2059(office) 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.

SANGER
DEVELOPMENT SERVICES
201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
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.

201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
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

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

☐ 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

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

- ☐ 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 Date
  Planning & Zoning Commission

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

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.

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

☐ 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)"

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

- ☐ 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."

EST · 1886
SANGER
DEVELOPMENT SERVICES
201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
940-458-2059(office) www.sangertexas.org

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

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 *Dat*

e City of Sanger, TX

_____ _____

Mayor *Date*
City of Sanger, TX

Attested by

_____ _____

City Secretary *Date*
City of Sanger, TX"

SANGER
DEVELOPMENT SERVICES
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 pf 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

halff

March 21, 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 Elementary School – Preliminary Plat
Second Review

Dear Ms. Hammonds,

Halff Associates, Inc. was requested by the City of Sanger to provide a first review of the Preliminary plans 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 March 15, 2023.

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

Previous plat comments have been addressed but revised civil plans have not been provided. The Developer needs to provide revised civil drawings addressing our previously written comments and our in-person discussion we had on March 1, 2023. The revised plans will allow us to review the drainage as well as verify the detention pond and proposed drainage system is not creating adverse impacts to adjacent or downstream property owners. It will also define the required drainage easement required so it can be properly depicted on the plat.

If you have any questions or need additional information, please do not hesitate to call me at (817) 764- 7467.

Sincerely,
HALFF

Steven D. Templer, P.E.
Senior Project Manager

HALFF

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

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

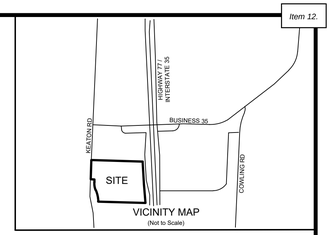
If you have any questions or need additional information, please do not hesitate to call me at (817) 764-7480.

Sincerely,

HALFF ASSOCIATES, INC.
TBPELS Firm No. 312

Steven D. Templer, P.E.

Attachments: Markups



VICINITY MAP
(Not to Scale)

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 to make 1 lot out of 13.356 acres.

APPROVED

_____ _____
Chairman, Planning & Zoning Commission — Date
City of Sanger, Texas

_____ _____
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

PRELIMINARY
PRELIMINARY
PRELIMINARY

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:	Developer:
Address:	Address:
Phone:	Phone:
Email:	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

- UV = UTILITY VAULT
- UM = UTILITY METER
- UB = UTILITY BOX
- UR = UTILITY RISER
- UMH = UTILITY MANHOLE
- UMS = UTILITY MARKER SIGN
- UP = UTILITY POLE
- GA = GUY ANCHOR
- LP = LIGHT POLE
- TF = TRANSFORMER
- EV = ELECTRIC VAULT
- EM = ELECTRIC METER
- EB = ELECTRIC BOX
- EJB = ELECTRIC JUNCTION BOX
- ER = ELECTRIC RISER
- EMH = ELECTRIC MANHOLE
- EMS = ELECTRIC MARKER SIGN
- CV = CATV VAULT
- CB = CATV BOX
- CR = CATV RISER
- CMH = CATV MANHOLE
- CMS = CATV MARKER SIGN
- FV = FIBER OPTIC VAULT
- FB = FIBER OPTIC BOX
- FR = FIBER OPTIC RISER
- FMH = FIBER OPTIC MANHOLE
- FMS = FIBER OPTIC MARKER SIGN
- GV = GAS VALVE
- GM = GAS METER
- GMH = GAS MANHOLE
- GMS = GAS MARKER SIGN
- SMH = SANITARY SEWER MANHOLE
- SCO = SEWER CLEAN OUT
- STMH = STORM SEWER MANHOLE
- GI = GRATE INLET
- CI = CURB INLET
- DI = DRAIN INLET
- ICV = IRRIGATION CONTROL VALVE
- TV = TELEPHONE VAULT
- TB = TELEPHONE BOX
- TR = TELEPHONE RISER
- TMH = TELEPHONE MANHOLE
- TMS = TELEPHONE MARKER SIGN
- TSP = TRAFFIC SIGNAL POLE
- TSB = TRAFFIC SIGNAL BOX
- TSV = TRAFFIC SIGNAL VAULT
- FH = FIRE HYDRANT
- FR = FIRE RISER
- FDC = FIRE DEPARTMENT CONNECTION
- WV = WATER VALVE
- WM = WATER METER
- WV = WATER VAULT
- WMH = WATER MANHOLE
- WMS = WATER MARKER SIGN
- WC = WATER CONNECTION
- MW = MONITORING WELL
- GT = GREASE TRAP
- VP = VENT PIPE
- AC = AIR CONDITIONER
- MB = MAILBOX
- GL = GROUND LIGHT
- BOL = BOLLARD
- GM = GATE MOTOR
- KP = KEY PAD
- PM = PARKING METER
- PWC = PET WASTE CONTAINER
- SIGN = SIGN
- DPS = DOUBLE POST SIGN
- HP = HANDICAP PARKING
- FP = FLAG POLE
- RRC = RAILROAD CROSSING
- = MONUMENT FOUND (AS NOTED)
- = MONUMENT SET (1/2" CIRS "RPLS 6484"
- = MONUMENT NOT FOUND OR SET
- = BENCHMARK
- = CONCRETE
- = WALL
- = PARKING STRIPE
- (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
- CATV = CABLE TELEVISION
- E = ELECTRIC
- FO = FIBER OPTIC
- G = GAS
- SAN = SANITARY SEWER
- STM = STORM SEWER
- T = TELEPHONE
- W = WATER
- COV = COVERED AREA
- TE = TRASH ENCLOSURE
- LS = LANDSCAPE AREA
- BHL = 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
- OHU = OVERHEAD UTILITY LINE
- CTV = UNDERGROUND CABLE TV LINE
- ELE = UNDERGROUND ELECTRIC LINE
- UFO = UNDERGROUND FIBER OPTIC LINE
- GAS = UNDERGROUND GAS LINE
- SAN = UNDERGROUND SANITARY SEWER LINE
- STM = UNDERGROUND STORM SEWER LINE
- TEL = UNDERGROUND TELEPHONE LINE
- WTR = UNDERGROUND WATER LINE
- 650 = 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.

MAG NAIL W/ WASHER "RPLS 6484" SET

ACCESS

CHAINLINK FENCE

CULVERTS FILLED IN

19'± ASPHALT PAVEMENT

30" CMP FL: 648.15'

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

N 02°14'42" E 322.14' (M)

N 02°30'00" E 322.14' (R)

W JOHNSTON SURVEY ABSTRACT NO. 682

M.R. BURLESON SURVEY ABSTRACT NO. 71

A CALLED 5.725 ACRE TRACT SANGER INVESTMENT LLC DOC. # 2017-12388 O.R.D.C.T.

S 88°09'18" E 858.48' (R)

S 88°24'36" E 858.48' (M)

LOT 1, BLOCK A SANGER TRAVEL PLAZA DOC. # 2017-8 P.R.D.C.T.

P.O.B. 5/8" CIRF "TXDOT"

1/2" CIRF (ILLEGIBLE)

S 88°24'36" E 50.20' (M)

18" RCP FL=674.4'

17 SPACES / 2 HC SPACES

TE

9 SPACES

SIGN

26 SPACES / 2 HC SPACES

18 SPACES

30 SPACES

16 SPACES

ACCESS

30.5'± ASPHALT PAVEMENT

S 03°17'34" E 279.95' (M)

S 03°06'48" E 279.95' (R)

BMM2 PK NAIL ELEV. = 660.42'

251.5'

SURVEY LINE

MAG NAIL W/ WASHER "RPLS 6484" SET

N 01°50'47" E 47.10' (M)

S 02°06'05" W 47.10' (R)

ACCESS

N 88°07'53" W 63.91' (M)

S 87°52'35" E 63.91' (R)

0.3'

1 STORY BRICK BUILDING 60,978 SQ FT

FFE: 664.24'

M.R. BURLESON SURVEY ABSTRACT NO. 71

PARCEL 53 TXDOT R.O.W. DOC. 2021-9542 DOC. NO. 2021-10259 O.P.R.D.C.T.

13.356 ACRES
(581, 802 SQUARE FEET)
PID: 189377
CALLED 15.00 ACRES
SANGER INDEPENDENT SCHOOL DISTRICT
DOC. # 96-R0089957
O.P.R.D.C.T.
LESS RIGHT-OF-WAY DEDICATION
DOC. # 2010-47109 & DOC. # 2021-9543
O.P.R.D.C.T.

INTERSTATE 35 STEMMONS FREEWAY (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

FRONTAGE ROAD

Δ=2°46'48", R=6,505.00', L=315.62'
CH=S04°34'58"E 315.59' (M)
Δ=2°46'48", R=6505.00', L=315.62
CH=S04°19'40"E 315.59' (R)

23'± ASPHALT PAVEMENT

Δ=23°58'26", R=330.82', L=138.42'
CH=N10°08'26"W 137.42' (M)
Δ=23°58'26", R=330.82', L=138.42'
CH=S09°53'08"E 137.42' (R)

KEATON ROAD (BY USE AND OCCUPATION)

CALLED 0.832 ACRES CITY OF SANGER DOC. # 2010-47109 O.R.D.C.T.

Δ=19°32'06", R=550.00', L=187.52'
CH=N12°21'23"W 186.62' (M)
Δ=19°32'06", R=550.00', L=187.52
CH=N12°06'05"W 186.62' (R)

PLAYGROUND AREA

DRINKING FOUNDATION

PLAYGROUND AREA

FFE: 665.19'
1 STORY
WOOD FRAME
PORTABLE BUILDING
1,535 SQ FT

BMF1 "X" CUT IN CONCRETE ELEV. = 663.22'

24" RCP FL=649.0'

HEADWALL

24" RCP FL=648.5'

HEADWALL

N 02°41'15" W 7.31' (M)

N 02°25'57" W 7.31' (R)

Please provide the pond drainage easement limits on the plat.

Please provide a minimum finished floor elevation for the lot that is 2ft above fully developed pond 100-yr WSEL.

N 88°24'59" W 790.62' (M)

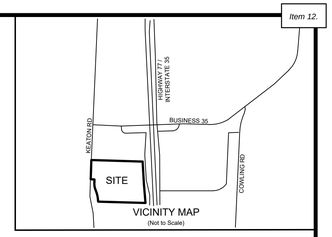
N 88°09'41" W 790.62' (R)

CALLED 73.025 ACRES AGLE FARMS INC DOC. # 2000-82434 O.R.D.C.T.

5/8" CIRF "TXDOT"

Provide setbacks as per City Ordinance Section 23.3

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



0 40 80
SCALE: 1" = 40'

PRELIMINARY PLAT
FOR REVIEW PURPOSES ONLY

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: 1" = 40'	Sheet: 2 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

CITY COUNCIL COMMUNICATION

DATE: April 3, 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.
- Planning & Zoning recommended APPROVAL with the condition all comments were satisfied prior to City Council approval.

FISCAL INFORMATION:

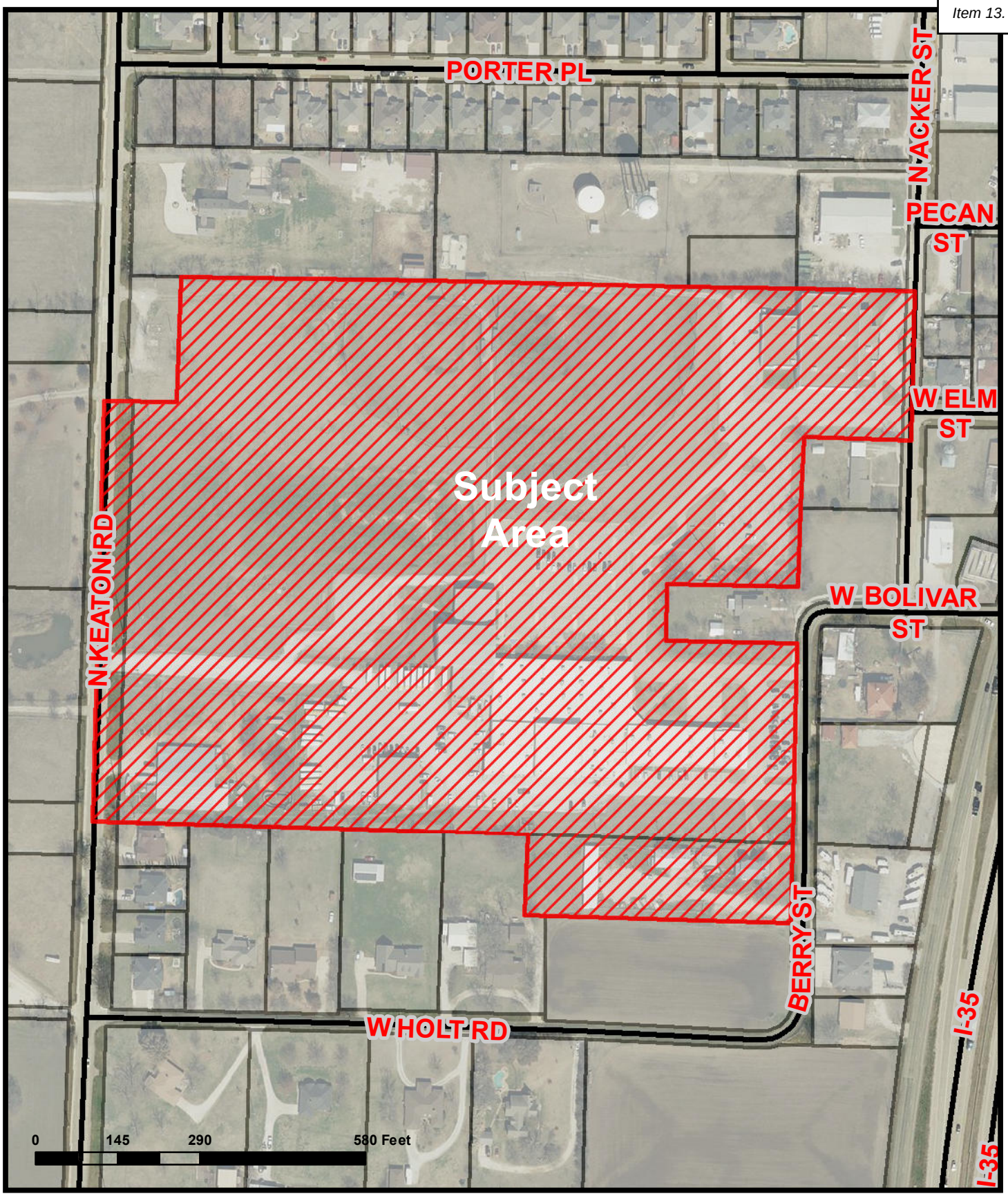
Budgeted: N/A Amount: N/A GL Account: N/A

RECOMMENDED MOTION OR ACTION:

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

ATTACHMENTS:

Location Map
Preliminary Plat
Application
Letter of Intent
Engineering Comments



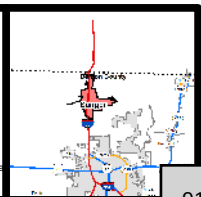
N
W E
S

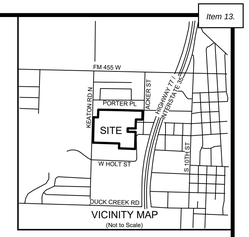
SANGER TEXAS

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 Pla





VICINITY MAP
(Not to Scale)

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 HOI/property owner. Any common area within the city's right-of-way will require a facilities agreement, to be reviewed and approved by the city.
6. NOTICE-selling a portion of this addition by metes and bounds is a violation of state law and is subject to fines and withholding of utilities and building permits.
7. This plat does not alter or remove existing deed restrictions, if any, on this property.
8. Minimum finished floor elevations (min FFE) are at least two (2) feet above the 100-year floodplain.
9. The subject property resides in Flood Zone "X", being areas determined to be outside the 0.2% annual chance floodplain, as determined of shown by the FIRM Community Panel No. 48121C0210G dated 04/18/2011.
10. The purpose of this plat is to create one lot out of 28.791 acres.
11. The subject property has a total of 284 existing parking spaces (274 regular and 10 handicap). There are 2 more proposed handicapped spaces. City of Sanger Ordinances requires 1 parking space for each 4 seats in the auditorium or main assembly room and 1 space for each classroom.

APPROVED

_____ _____
Chairman, Planning & Zoning Commission — Date
City of Sanger, Texas

_____ _____
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 88°38'40" East, continuing with the common line of said 28.791 acre tract and said 3.0720 acre tract, a distance of 443.77 feet to the southeast corner of said 3.0720 acre tract and the southwest corner of a called 0.461 acre tract described in a Warranty Deed to the City of Sanger, recorded in Volume 3063, Page 639 of said Deed Records;

THENCE South 88°56'49" East, with the common line of said 28.791 acre tract and said 0.461 acre tract, a distance of 200.00 feet to a 1/2 inch iron rebar found for the southeast corner of said 0.461 acre tract and the southwest corner of Lot 1, Block 1 of Acker Street Addition, an addition to the City of Sanger, recorded in Cabinet H, Page 320 of the Plat Records of said county;

THENCE South 89°03'22" East, with the common line of said 28.791 acre tract and said Lot 1, passing at a distance of 183.22 feet, an "X" cut in concrete found for the southeast corner of said Lot 1, being in the west line of Acker Street, a 50 foot wide public right-of-way, in all, a total distance of 208.24 feet to the northeast corner herein described, being in said Acker Street;

THENCE South 01°15'38" West, with the east line of said 28.791 acre tract and in said Acker Street, a distance of 292.92 feet to the northeast corner of a called 0.502 acre tract of land described in a General Warranty Deed to Jonathan Whitworth, recorded in Document Number 2015-46615 of said Official Public Records;

THENCE North 88°21'18" West, with the common line of said 28.791 acre tract and said 0.502 acre tract, passing at a distance of 25.00 feet, a 1/2 inch iron rebar with a cap stamped "RPLS 6484" set, in all, a total distance of 188.34 feet to a 1/2 inch iron rebar with a cap stamped "RPLS 6484" set for the northwest corner of said 0.502 acre tract;

THENCE South 02°44'09" West, with the common line of said 28.791 acre tract, and said 0.502 acre tract, a distance of 123.76 feet to the southwest corner of said 0.502 acre tract and being the northwest corner of the remainder of a called 1.211 acre tract of land described in a Special Warranty Deed to Springer Family Rentals, L.L.C., recorded in Document Number 1993-0074115 of said Official Public Records;

THENCE South 01°36'56" West, with the common line of said 28.791 acre tract and said remainder of a called 1.211 acre tract, a distance of 138.56 feet to an "X" cut found for the northeast corner of a called 0.528 acre tract described in a Warranty Deed to Ernesto Navarette, recorded in Document Number 2018-118629 of said Official Public Records;

THENCE North 88°54'09" West, with the common line of said 28.791 acre tract and said 0.528 acre tract, a distance of 230.37 feet to a 1/2 inch iron rebar with a cap stamped "RPLS 6484" set for the northwest corner of said 0.529 acre tract;

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

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

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

THENCE North 88°11'41" West, with the south line of said 1.609 acre tract, the north line of said 2.027 acre tract, a distance of 468.36 feet to a 1/2 inch iron rebar with a cap stamped "AAS 4857" found for the southwest corner of said 1.609 acre tract, the northwest corner of said 2.027 acre tract and in the east line of Lot 2, Block A of Robert's Addition, an addition to the City of Sanger, recorded in Cabinet U, Page 724 of said Plat Records, from which a 1/2 inch iron rebar with a cap stamped "AAS 4857" found for a west corner of said 2.027 acre tract and an east corner of said Lot 2, Block A of Robert's Addition bears South 02°20'49" West, a distance of 13.03 feet;

THENCE North 02°20'49" East, with the west line of said 1.609 acre tract and said east line of Lot 2, Block A of Robert's Addition, a distance of 143.44 feet to a 1/2 inch iron rebar found for the northwest corner of said 1.609 acre tract and the northeast corner of said Lot 2, Block A of Robert's Addition,

THENCE North 88°15'46" West, with the south line of said 27.734 acre tract and the north line of said Lot 2, Block A of Robert's Addition, passing at a distance of 150.45 feet, a 1/2 inch iron rebar with a cap stamped "Alliance" found for the northwest corner of said Lot 2, Block A and the northeast corner of Lot 1, Block A of said Robert's Addition, continuing with said south line and the north line of said Lot 1, Block A of Robert's Addition, passing at a distance of 331.88 feet, a 1/2 inch iron rebar found for the northwest corner of said Lot 1, Block A of Robert's Addition and the northeast corner of Lot 1, Block A of Bryan & Jacob's Addition, an addition to the City of Sanger, recorded in Cabinet U, Page 252 of said Plat Records, continuing with said south line and the north line of Lot 1, Block A of Bryan & Jacob's Addition, passing at a distance of 459.73 feet, a 1/2 inch iron rebar with a cap stamped "Metroplex" found for the northwest corner of said Lot 1, Block A of Bryan & Jacob's Addition and the northeast corner of Lot 2, Block A of Bryan & Jacob's Addition, continuing with said south line and the north line of said Lot 2, Block A of Bryan & Jacob's Addition, passing at a distance of 596.68 feet, a 1/2 inch iron rebar with a cap stamped "Metroplex" found for the northwest corner of said Lot 2, Block A of Bryan & Jacob's Addition and the northeast corner of Lot 6, Block A of Bryan & Jacob's Addition, continuing with said south line and the north line of said Lot 6, Block a of Bryan & Jacob's Addition, passing at a distance of 739.73 feet, a 1/2 inch iron rebar with a cap stamped "RPLS 6484" set for the northwest corner of said Lot 6, Block A of Bryan & Jacob's Addition and in the east right-of-way line of Keaton Road, a 50 foot wide public right-of-way, continuing with said south line, in all, a total distance of 765.23 feet to the southwest corner of said 28.791 acre tract, being in said right-of-way of Keaton Road;

THENCE North 01°28'24" East, with the west line of said 28.791 acre tract and in said right-of-way of Keaton Road, a distance of 738.94 feet to the southwest corner of said 0.545 acre tract;

THENCE South 89°17'38" East, with the south line of said 0.545 acre tract, passing at a distance of 30.00 feet, a 1/2 inch iron rebar with a cap stamped "RPLS 6484" set in said east right-of-way line of Keaton Road, in all, a total distance of 127.80 feet to a concrete monument found for the southeast corner of said 0.545 acre tract;

THENCE North 02°01'18" East, with the east line of said 0.545 acre tract, a distance of 219.99 feet to the **POINT OF BEGINNING** and containing 28.791 acres (1,254,150 square feet) of land.

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

SURVEYOR STATEMENT:

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

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

PRELIMINARY
PRELIMINARY
PRELIMINARY

_____
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: 03/15/2023	Drawn: SNE	Checked: ARC	Scale: 1" = N/A	Sheet: 1 of 2

Owner / Developer:
Sanger Independent School District
601 Elm Street
Sanger TX 76266
1-940-458-7438
kteems66@gmail.com

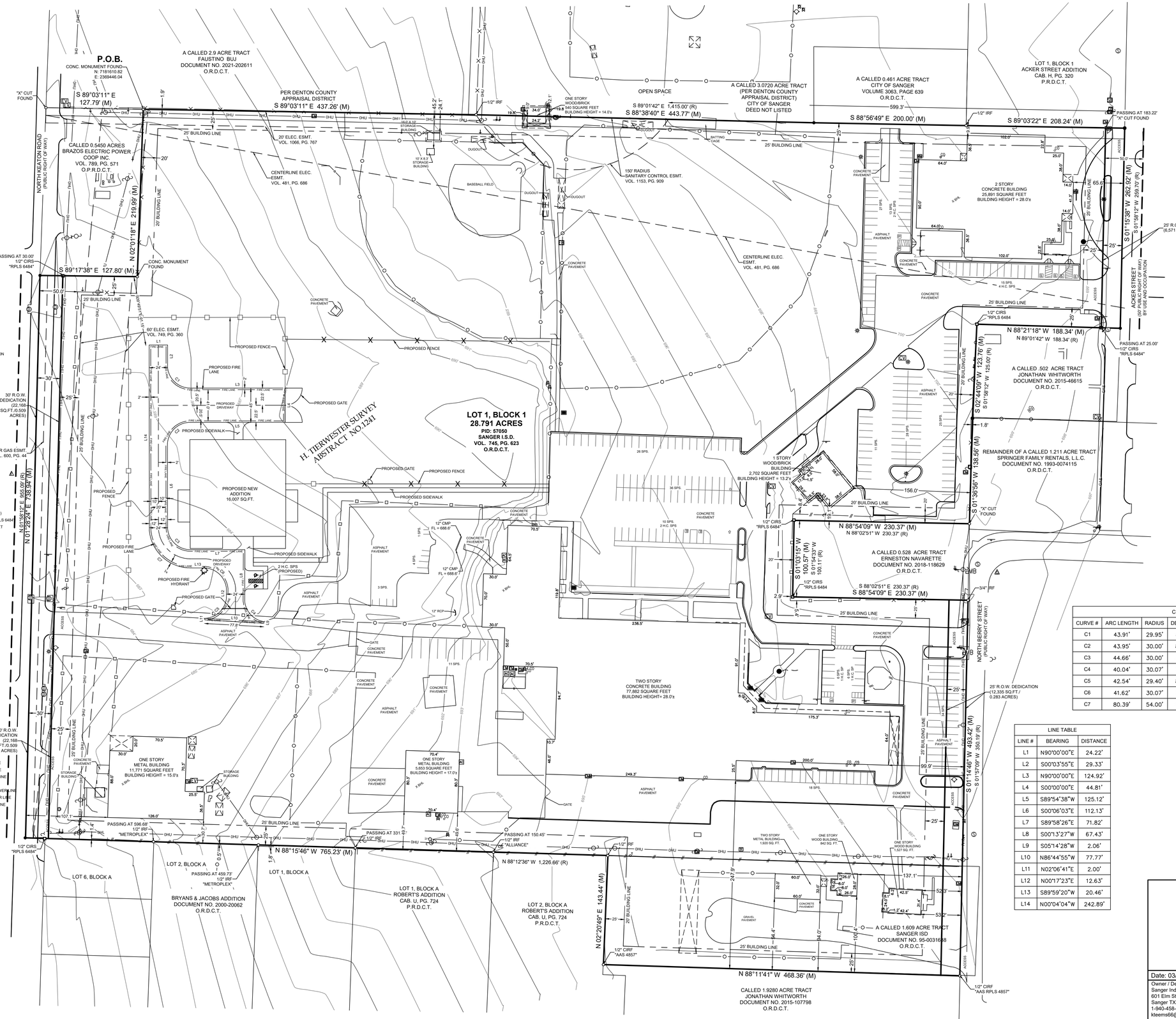
Engineer:
EIKON Consulting Group
1405 W Champan Drive
Sanger, TX 76266
1-940-387-0805
mpaz@eikoncg.com

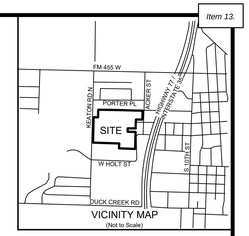
ANTHONY RAY CROWLEY
R.P.L.S. NO. 6484
CROWLEY SURVEYING
FRN:10046500
4251 FM 2181, #230-484
CORINTH, TX. 76210
(469) 850-CPLS(2757)
acrowley@crowleysurveying.com

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
- = 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
- (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
- CATV = CABLE TELEVISION
- E = ELECTRIC
- FO = FIBER OPTIC
- G = GAS
- SAN = SANITARY SEWER
- STM = STORM SEWER
- T = TELEPHONE
- W = WATER
- COV = COVERED AREA
- TE = TRASH ENCLOSURE
- LS = LANDSCAPE AREA
- BHL = 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





N

SCALE: 1" = 60'

0 60 120

NOTE:
Bearings, coordinates and distances are based on U.S. State Plane NAD 1983 Coordinates, Texas North Central Zone (4202).

This survey was prepared without the benefit of a title commitment. There may be easements of record that are not shown.

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	43.91'	29.95'	84°01'07"	S47°04'46"E	40.08'
C2	43.95'	30.00'	83°56'45"	S47°04'52"W	40.13'
C3	44.66'	30.00'	85°18'01"	S46°56'49"E	40.65'
C4	40.04'	30.07'	76°17'26"	S43°04'42"E	37.14'
C5	42.54'	29.40'	82°53'44"	N46°46'40"E	38.92'
C6	41.62'	30.07'	79°17'25"	N45°22'20"W	38.38'
C7	80.39'	54.00'	85°18'01"	N46°56'49"W	73.17'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N90°00'00"E	24.22'
L2	S00°03'55"E	29.33'
L3	N90°00'00"E	124.92'
L4	S00°00'00"E	44.81'
L5	S89°54'38"W	125.12'
L6	S00°06'03"E	112.13'
L7	S89°58'26"E	71.82'
L8	S00°13'27"W	67.43'
L9	S05°14'28"W	2.06'
L10	N86°44'55"W	77.77'
L11	N02°06'41"E	2.00'
L12	N00°17'23"E	12.63'
L13	S89°59'20"W	20.46'
L14	N00°04'04"W	242.89'

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: 03/15/2023	Drawn: SNE	Checked: ARC	Scale: 1" = 60'	Sheet: 2 of 2

Owner / Developer:
Sanger Independent School District
601 Elm Street
Sanger TX 76266
1-940-458-7438
kleems66@gmail.com

Engineer:
EIKON Consulting Group
1405 W Champan Drive
Sanger, TX 76266
1-940-387-0805
mpaz@eikoncg.com

ANTHONY RAY CROWLEY
R.P.L.S. NO. 6484
CROWLEY SURVEYING
FRN:10046500
4251 FM 2181, #230-484
CORINTH, TX. 76210
(469) 850-CPLS(2757)
acrowley@crowleysurveying.com

CROWLEY SURVEYING

EST · 1886

SANGER
DEVELOPMENT SERVICES

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

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): 57050, 57007

Owner's Signature — Date: 1-18-23

Anthony Ray Crowley
Applicant's Signature — Date: 1/17/23

Office Use: Reviewed by Director of Development Services__/__/_____

EST · 1886
SANGER
DEVELOPMENT SERVICES
201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
940-458-2059(office) 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.

EST · 1886
SANGER
DEVELOPMENT SERVICES
201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
940-458-2059(office) 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
- 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.

EST · 1886
SANGER
DEVELOPMENT SERVICES
201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
940-458-2059(office) 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.

EST · 1886
SANGER
DEVELOPMENT SERVICES
201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
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.

201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
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

EST · 1886
SANGER
DEVELOPMENT SERVICES
201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
940-458-2059(office) www.sangertexas.org

☐ 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

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

- ☐ 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 Date
  Planning & Zoning Commission

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

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.

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

☐ 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)"

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

- ☐ 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."

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

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)"*

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

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 *Dat*

e City of Sanger, TX

_____ _____

Mayor *Date*
City of Sanger, TX

Attested by

_____ _____

City Secretary *Date*
City of Sanger, TX"

SANGER
DEVELOPMENT SERVICES
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 pf 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

March 21, 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
Second 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 March 15, 2023.

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

1. Previous comments have been addressed with exception to the below:

.

   a. 25’ ROW dedication was provided along North Berry Street from the existing property line. Please note the 25’ dedication is to be measured from the centerline of the existing road and what is shown may be reduced.

2. The previous plat was reviewed under the premise it was just a plat of the current site. We were not aware of proposed improvements that may impact the platting procedure. The recently submitted plat shows a 16,007 square foot addition. Before the plat can be approved Civil drawings will need to be submitted that includes Site Plan, Grading Plan, Existing and Proposed Drainage conditions, Drainage Plans, and Paving Plans.

It is our recommendation that the plat does not move forward until the above documents are received, reviewed, and approved.

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

Sincerely,
HALFF

Steven D. Templer, P.E.
Senior Project Manager

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 (1/2" CIRS "RPLS 6484"
- = MONUMENT NOT FOUND OR SET
- = BENCHMARK
- = CONCRETE
- = WALL
- = PARKING STRIPE
- (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
- CATV = CABLE TELEVISION
- E = ELECTRIC
- FO = FIBER OPTIC
- G = GAS
- SAN = SANITARY SEWER
- STM = STORM SEWER
- T = TELEPHONE
- W = WATER
- COV = COVERED AREA
- TE = TRASH ENCLOSURE
- LS = LANDSCAPE AREA
- BHL = 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
- OHU = OVERHEAD UTILITY LINE
- CTV = UNDERGROUND CABLE TV LINE
- ELE = UNDERGROUND ELECTRIC LINE
- UFO = UNDERGROUND FIBER OPTIC LINE
- GAS = UNDERGROUND GAS LINE
- SAN = UNDERGROUND SANITARY SEWER LINE
- STM = UNDERGROUND STORM SEWER LINE
- TEL = UNDERGROUND TELEPHONE LINE
- WTR = UNDERGROUND WATER LINE
- 650 = CONTOUR ELEVATION LINE

P.O.B.
CONC. MONUMENT FOUND
N: 7181610.82
E: 2369446.04

"X" CUT FOUND

S 89°03'11" E
127.79' (M)

A CALLED 2.9 ACRE TRACT
FAUSTINO BUU
DOCUMENT NO. 2021-202611
O.R.D.C.T.

PER DENTON COUNTY APPRAISAL DISTRICT
S 89°03'11" E 437.26' (M)

OPEN SPACE

S 89°01'42" E 1,415.00' (R)
S 88°38'40" E 443.77' (M)

A CALLED 3.0720 ACRE TRACT
(PER DENTON COUNTY APPRAISAL DISTRICT)
CITY OF SANGER
DEED NOT LISTED

A CALLED 0.461 ACRE TRACT
CITY OF SANGER
VOLUME 3063, PAGE 639
O.R.D.C.T.

599.3'

S 88°56'49" E 200.00' (M)

LOT 1, BLOCK 1
ACKER STREET ADDITION
CAB. H, PG. 320
P.R.D.C.T.

1/2" IRF

S 89°03'22" E 208.24' (M)

PASSING AT 183.22'
"X" CUT FOUND

NORTH HESTON ROAD
(PUBLIC RIGHT OF WAY)

CALLED 0.5450 ACRES
BRAZOS ELECTRIC POWER COOP INC.
VOL. 789, PG. 571
O.P.R.D.C.T.

N 02°01'18" E 219.99' (M)

20' ELEC. ESMT.
VOL. 1066, PG. 767

CENTERLINE ELEC. ESMT.
VOL. 481, PG. 686

25' BUILDING LINE

20' BUILDING LINE

45.2'
24.1'

1/2" IRF

ONE STORY WOOD/BRICK
640 SQUARE FEET
BUILDING HEIGHT = 14.0'±

HAY & FEED STORAGE BUILDING

10' X 8.3' STORAGE BUILDING

DUGOUT

BATTING CAGE

BASEBALL FIELD

150' RADIUS SANITARY CONTROL ESMT.
VOL. 1153, PG. 909

CONCRETE PAVEMENT

ASPHALT PAVEMENT

2 STORY
CONCRETE BUILDING
25,891 SQUARE FEET
BUILDING HEIGHT = 28.0'±

102.0'
64.0'
90.0'
36.5'
23.6'
25.0'
30.0'
14.0'
41.3'
65.6'
50.0'
ACCESS

25' R.O.W. DEDICATION
(6,571 SQ.FT./0.151 ACRES)

S 01°15'38" W 262.92' (M)
S 01°58'12" W 259.70' (R)

ACKER STREET
(60' PUBLIC RIGHT OF WAY)
BY VARIABLE WIDTH DEDICATION

PASSING AT 30.00'
1/2" CIRS
"RPLS 6484"

S 89°17'38" E 127.80' (M)

CONC. MONUMENT FOUND

Will need civil plans for proposed improvements before approval of plat.

25' BUILDING LINE

1/2" CIRS
"RPLS 6484"

N 88°21'18" W 188.34' (M)
N 89°01'42" W 188.34' (R)

PASSING AT 25.00'
1/2" CIRS
"RPLS 6484"

A CALLED .502 ACRE TRACT
JONATHAN WHITWORTH
DOCUMENT NO. 2015-46615
O.R.D.C.T.

S 02°44'09" W 123.76' (M)
S 01°36'12" W 125.00' (R)

REMAINDER OF A CALLED 1.211 ACRE TRACT
SPRINGER FAMILY RENTALS, L.L.C.
DOCUMENT NO. 1993-0074115
O.R.D.C.T.

S 01°36'56" W 138.56' (M)

"X" CUT FOUND

60' ELEC. ESMT.
VOL. 749, PG. 360

PROPOSED FENCE

PROPOSED FIRE LANE

PROPOSED DRIVEWAY

PROPOSED SIDEWALK

PROPOSED GATE

PROPOSED NEW ADDITION
16,007 SQ.FT.

PROPOSED FIRE HYDRANT

2 H.C. SPS (PROPOSED)

H. TIERWESTER SURVEY
ABSTRACT NO.1241

LOT 1, BLOCK 1
28.791 ACRES
PID: 57050
SANGER I.S.D.
VOL. 745, PG. 623
O.R.D.C.T.

30' R.O.W. DEDICATION
(22,168 SQ.FT./0.509 ACRES)

LONE STAR GAS ESMT.
VOL. 600, PG. 44

N 01°20'24" E 636.49' (M)
N 01°18'12" E 636.64' (R)

1 STORY
WOOD/BRICK
BUILDING
2,702 SQUARE FEET
BULDING HEIGHT = 13.2'±

S 01°03'15" W
100.57' (M)
S 01°54'33" W
100.11' (R)

A CALLED 0.528 ACRE TRACT
ERNESTON NAVARETTE
DOCUMENT NO. 2018-118629
O.R.D.C.T.

S 88°02'51" E 230.37' (R)
S 88°54'09" E 230.37' (M)

N 88°54'09" W 230.37' (M)
N 88°02'51" W 230.37' (R)

1/2" CIRS
"RPLS 6484"

1/2" CIRS
"RPLS 6484"

20' BUILDING LINE

156.0'

"X" CUT FOUND

3/4" IRF

NORTH BERRY STREET
(PUBLIC ROW OF WAY)

25' R.O.W. DEDICATION
(12,335 SQ.FT./
0.283 ACRES)

Currently a prescriptive ROW. Dedicate 25' along N. Berry Street from Centerline of existing roadway.

S 01°14'46" W 493.42' (M)
S 01°37'09" W 350.19' (R)

ONE STORY
METAL BUILDING
11,771 SQUARE FEET
BUILDING HEIGHT = 15.0'±

ONE STORY
METAL BUILDING
5,653 SQUARE FEET
BUILDING HEIGHT = 17.0'±

TWO STORY
CONCRETE BUILDING
77,882 SQUARE FEET
BUILDING HEIGHT= 28.0'±

TWO STORY
METAL BUILDING
1,920 SQ. FT.

ONE STORY
WOOD BUILDING
842 SQ. FT.

ONE STORY
WOOD BUILDING
1,537 SQ. FT.

STORAGE BUILDING

GATE

126.0'
107.1'
249.3'
200.0'
175.3'
137.1'
52.3'
53.2'
42.5'
247.9'
238.5'
77.8'

PASSING AT 596.68'
1/2" IRF
"METROPLEX"

PASSING AT 331.32'

PASSING AT 150.45'
1/2" IRF
"ALLIANCE"

PASSING AT 459.73'
1/2" IRF
"METROPLEX"

N 88°15'46" W 765.23' (M)

N 88°12'36" W 1,226.66' (R)

1/2" IRF

1/2" CIRS
"RPLS 6484"

LOT 6, BLOCK A

LOT 2, BLOCK A

LOT 1, BLOCK A

BRYANS & JACOBS ADDITION
DOCUMENT NO. 2000-20062
O.R.D.C.T.

LOT 1, BLOCK A
ROBERT'S ADDITION
CAB. U, PG. 724
P.R.D.C.T.

LOT 2, BLOCK A
ROBERT'S ADDITION
CAB. U, PG. 724
P.R.D.C.T.

N 02°20'48" E 143.44' (M)

A CALLED 1.609 ACRE TRACT
SANGER ISD
DOCUMENT NO. 95-0031698
O.R.D.C.T.

1/2" CIRF
"AAS 4857"

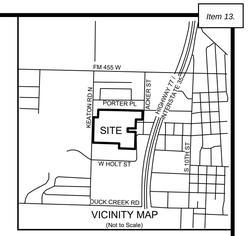
N 88°11'41" W 468.36' (M)

CALLED 1.9280 ACRE TRACT
JONATHAN WHITWORTH
DOCUMENT NO. 2015-107798
O.R.D.C.T.

1/2" CIRF
"AAS RPLS 4857"

CURVE TABLE					
	ENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
	.91'	29.95'	84°01'07"	S47°04'46"E	40.08'
	.95'	30.00'	83°56'45"	S47°04'52"W	40.13'
	.66'	30.00'	85°18'01"	S46°56'49"E	40.65'
C4	40.04'	30.07'	76°17'26"	S43°04'42"E	37.14'
C5	42.54'	29.40'	82°53'44"	N46°46'40"E	38.92'
C6	41.62'	30.07'	79°17'25"	N45°22'20"W	38.38'
C7	80.39'	54.00'	85°18'01"	N46°56'49"W	73.17'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N90°00'00"E	24.22'
L2	S00°03'55"E	29.33'
L3	N90°00'00"E	124.92'
L4	S00°00'00"E	44.81'
L5	S89°54'38"W	125.12'
L6	S00°06'03"E	112.13'
L7	S89°58'26"E	71.82'
L8	S00°13'27"W	67.43'
L9	S05°14'28"W	2.06'
L10	N86°44'55"W	77.77'
L11	N02°06'41"E	2.00'
L12	N00°17'23"E	12.63'
L13	S89°59'20"W	20.46'
L14	N00°04'04"W	242.89'



N

SCALE: 1" = 60'
0 60 120

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
SANGER MIDDLE SCHOOL
LOT 1, BLOCK 1
28.791 ACRES
H. TIERWESTER SURVEY, ABSTRACT NO. 1241
CITY OF SANGER, DENTON COUNTY, TEXAS

Date: 03/15/2023	Drawn: SNE	Checked: ARC	Scale: 1" = 60'	Sheet: 2 of 2

Owner / Developer:
Sanger Independent School District
601 Elm Street
Sanger TX 76266
1-940-458-7438
kleems66@gmail.com

Engineer:
EIKON Consulting Group
1405 W Champan Drive
Sanger, TX 76266
1-940-387-0805
mpaz@eikoncg.com

ANTHONY RAY CROWLEY
R.P.L.S. NO. 6484
CROWLEY SURVEYING
FRN:10046500
4251 FM 2181, #230-484
CORINTH, TX. 76210
(469) 850-CPLS(2757)
acrowley@crowleysurveying.com

CROWLEY SURVEYING

CITY COUNCIL COMMUNICATION

DATE: April 3, 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.
- Planning & Zoning recommended APPROVAL with the condition all comments were satisfied prior to City Council approval.

FISCAL INFORMATION:

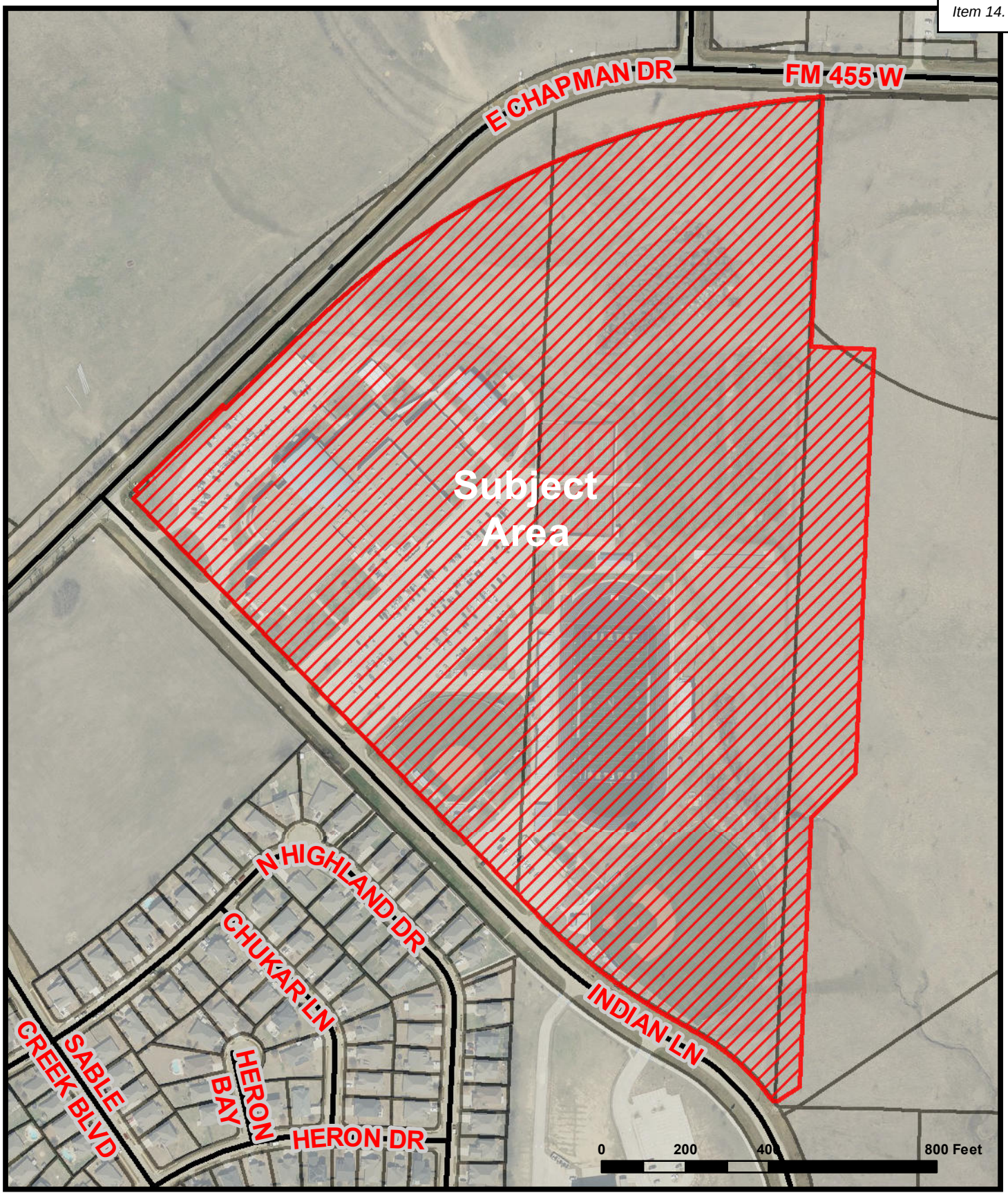
Budgeted: N/A Amount: N/A GL Account: N/A

RECOMMENDED MOTION OR ACTION:

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

ATTACHMENTS:

Location Map
Preliminary Plat
Application
Letter of Intent
Engineering Comments



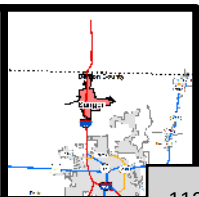
N
W E
S

SANGER TEXAS

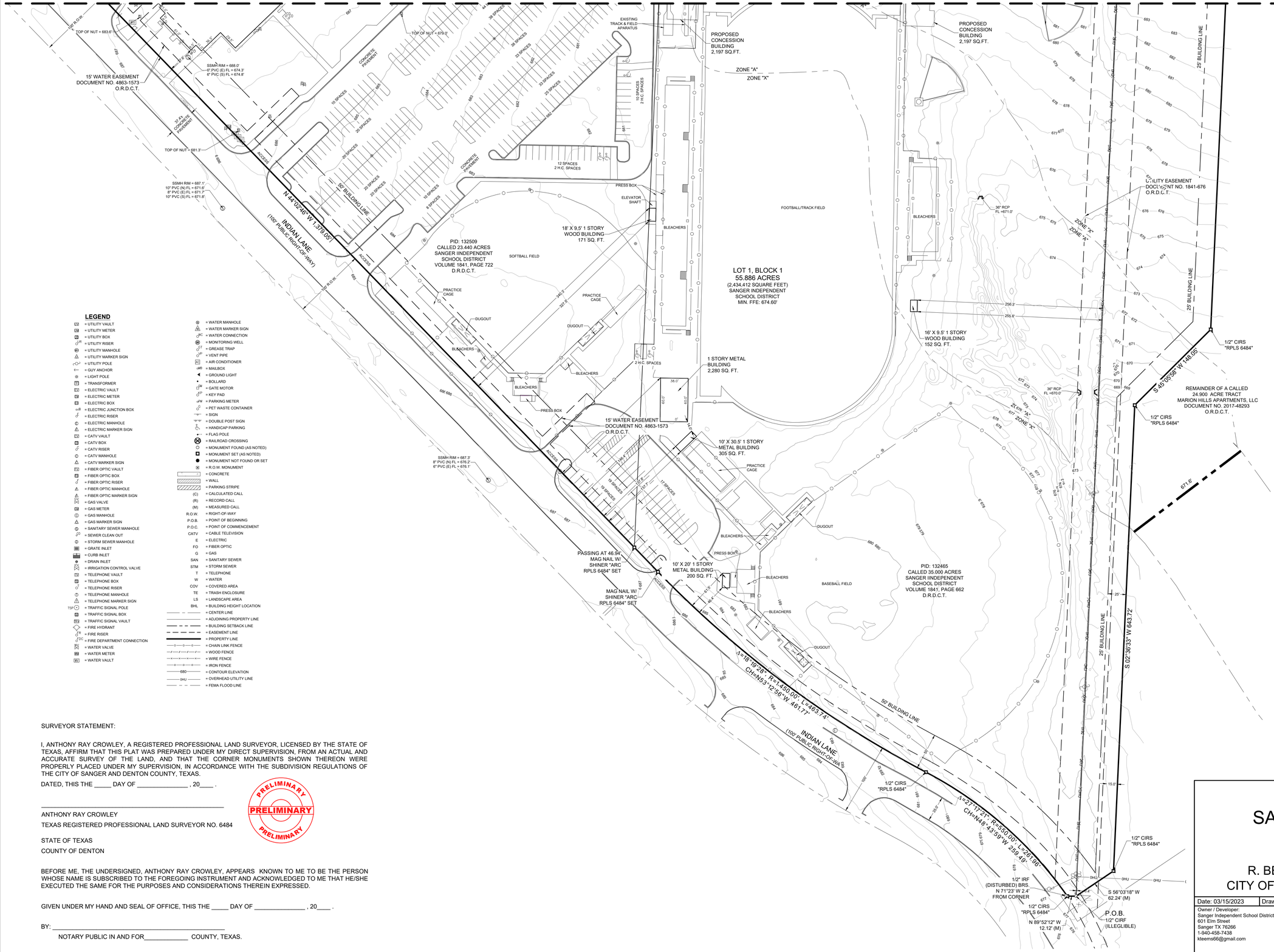
Project Name: Sanger High School Preliminary Plat
Project: 23SANZON-0006

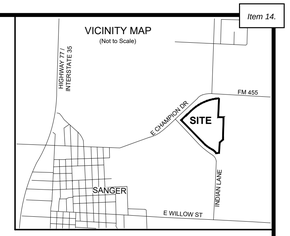
City Limits Exhibits

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



MATCH LINE SEE SHEET 2





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
- (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
- CATV = CABLE TELEVISION
- E = ELECTRIC
- F/O = FIBER OPTIC
- G = GAS
- SAN = SANITARY SEWER
- STM = STORM SEWER
- T = TELEPHONE
- W = WATER
- COV = COVERED AREA
- TE = TRASH ENCLOSURE
- LS = LANDSCAPE AREA
- BHL = BUILDING HEIGHT LOCATION
- = CENTER LINE
- = ADJOINING PROPERTY LINE
- = BUILDING SETBACK LINE
- = EASEMENT LINE
- = PROPERTY LINE
- = CHAIN LINK FENCE
- = WOOD FENCE
- = WIRE FENCE
- = IRON FENCE
- 680 = CONTOUR ELEVATION
- (OHU) = 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 SANGER AND DENTON COUNTY, TEXAS.

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

PRELIMINARY
PRELIMINARY
PRELIMINARY

_____

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: 03/15/2023	Drawn: CM	Checked: ARC	Scale: 1" = 60'	Sheet: 1 of 6

Owner / Developer:
Sanger Independent School District
601 Elm Street
Sanger TX 76266
1-940-458-7438
kteems66@gmail.com

Engineer:
EIKON Consulting Group
1405 W Champan Drive
Sanger, TX 76266
1-940-387-0805
mpaz@eikoncg.com

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

PRELIMINARY PLAT
FOR REVIEW PURPOSES ONLY

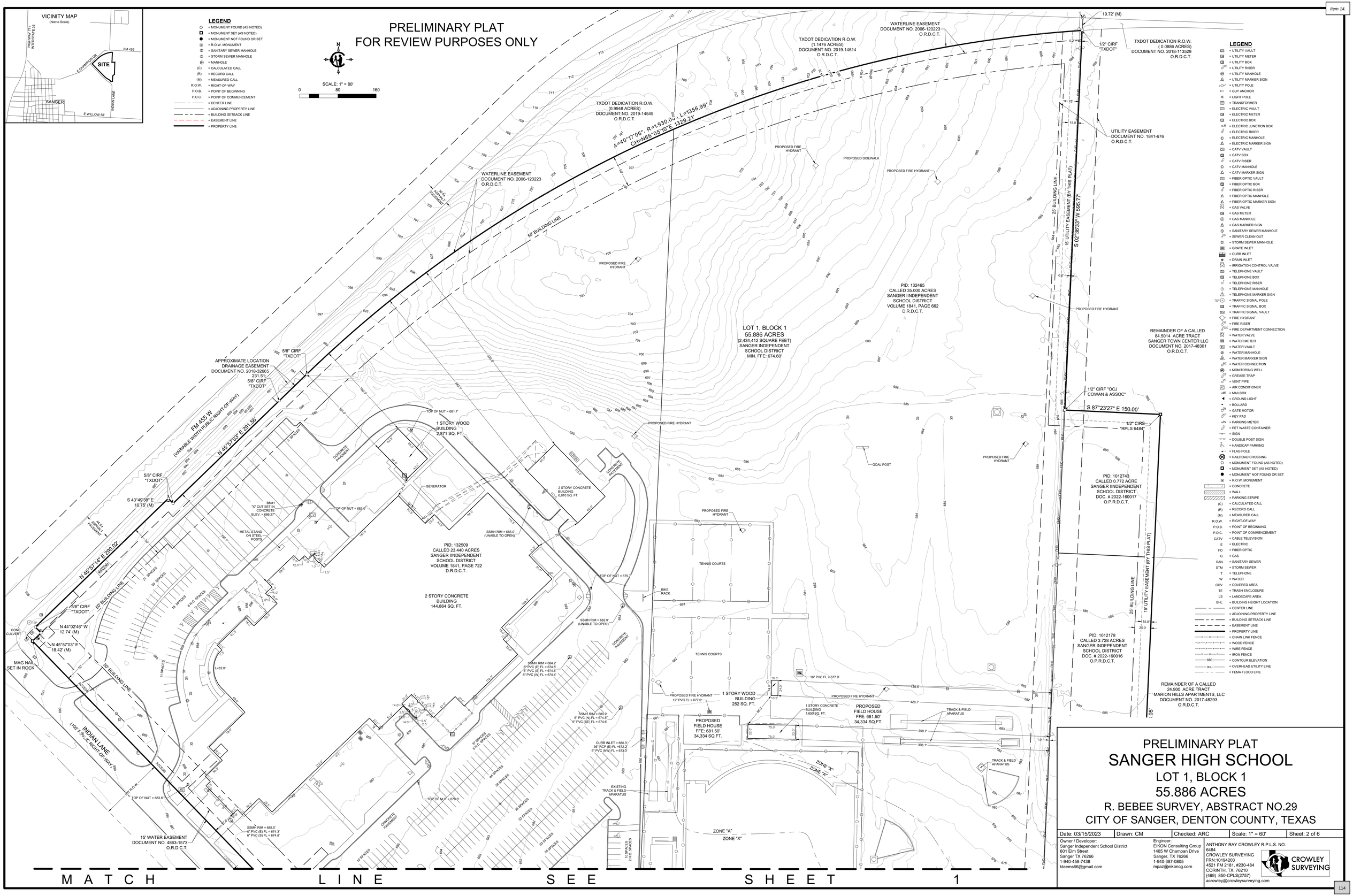
VICINITY MAP
(Not to Scale)

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

N

SCALE: 1" = 80'
0 80 160



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
- (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
- CATV = CABLE TELEVISION
- E = ELECTRIC
- FO = FIBER OPTIC
- G = GAS
- SAN = SANITARY SEWER
- STM = STORM SEWER
- T = TELEPHONE
- W = WATER
- COV = COVERED AREA
- TE = TRASH ENCLOSURE
- LS = LANDSCAPE AREA
- BHL = BUILDING HEIGHT LOCATION
- = CENTER LINE
- = ADJOINING PROPERTY LINE
- = BUILDING SETBACK LINE
- = EASEMENT LINE
- = PROPERTY LINE
- = CHAIN LINK FENCE
- = WOOD FENCE
- = WIRE FENCE
- = IRON FENCE
- 680 = CONTOUR ELEVATION
- (OHU) = OVERHEAD UTILITY LINE
- = FEMA FLOOD LINE

MATCH LINE SEE SHEET 1

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: 03/15/2023	Drawn: CM	Checked: ARC	Scale: 1" = 60'	Sheet: 2 of 6

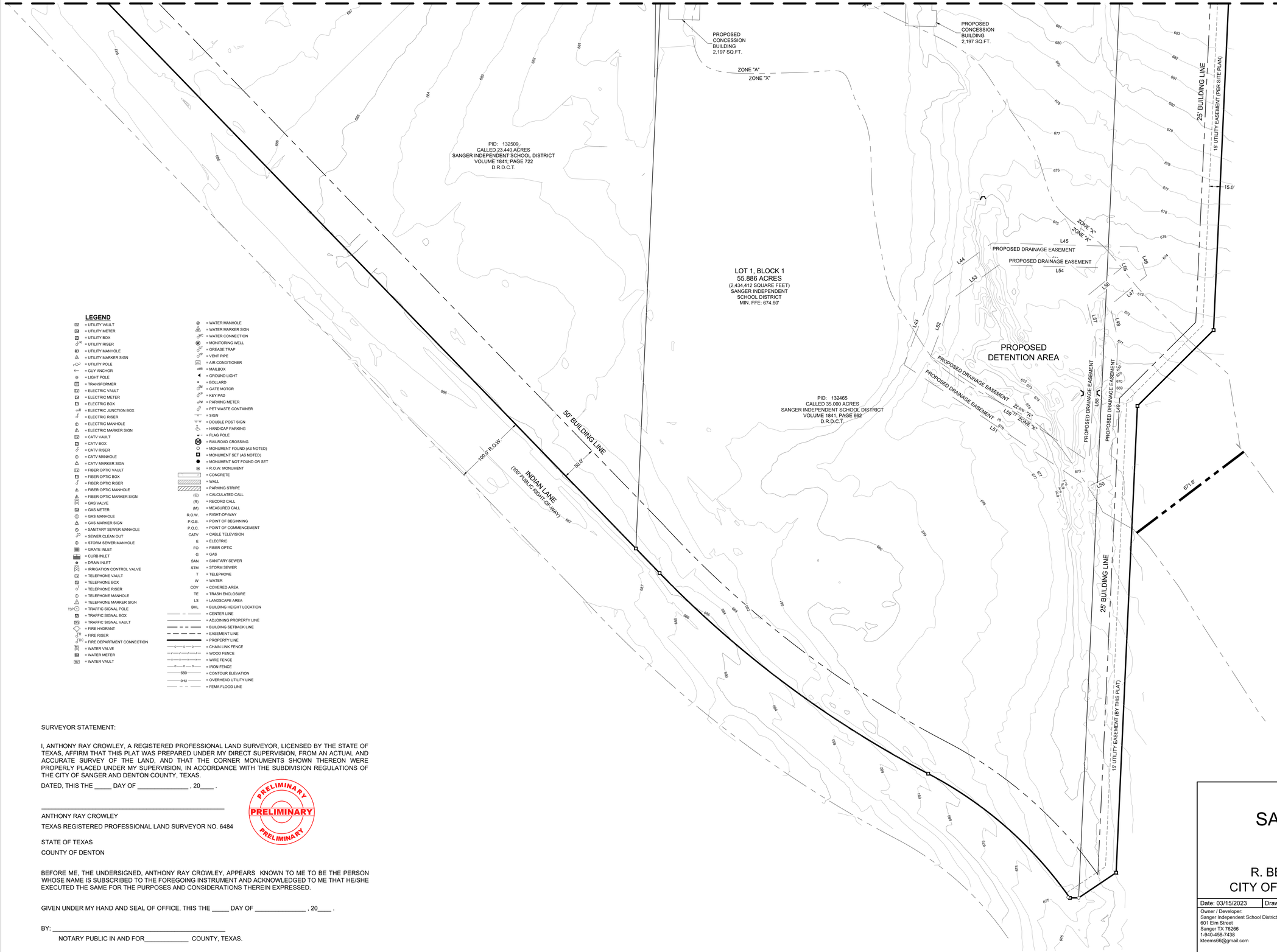
Owner / Developer:
Sanger Independent School District
601 Elm Street
Sanger TX 76266
1-940-458-7438
kteems66@gmail.com

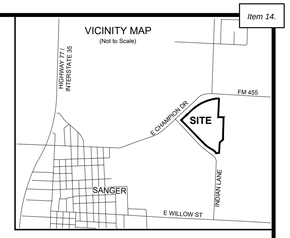
Engineer:
EIKON Consulting Group
1405 W Champan Drive
Sanger, TX 76266
1-940-387-0805
mpaz@eikoncg.com

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

MATCH LINE SEE SHEET 2





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
- (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
- CATV = CABLE TELEVISION
- E = ELECTRIC
- FO = FIBER OPTIC
- G = GAS
- SAN = SANITARY SEWER
- STM = STORM SEWER
- T = TELEPHONE
- W = WATER
- COV = COVERED AREA
- TE = TRASH ENCLOSURE
- LS = LANDSCAPE AREA
- BHL = BUILDING HEIGHT LOCATION
- = CENTER LINE
- = ADJOINING PROPERTY LINE
- = BUILDING SETBACK LINE
- = EASEMENT LINE
- = PROPERTY LINE
- = CHAIN LINK FENCE
- = WOOD FENCE
- = WIRE FENCE
- = IRON FENCE
- 690 = CONTOUR ELEVATION
- OHU = 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 SANGER AND DENTON COUNTY, TEXAS.

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

PRELIMINARY
PRELIMINARY
PRELIMINARY

_____

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: 03/15/2023	Drawn: CM	Checked: ARC	Scale: 1" = 60'	Sheet: 3 of 6

Owner / Developer:
Sanger Independent School District
601 Elm Street
Sanger TX 76266
1-940-458-7438
kteems66@gmail.com

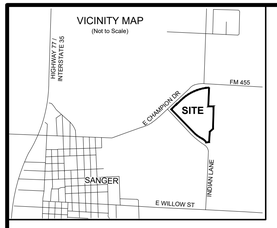
Engineer:
EIKON Consulting Group
1405 W Champan Drive
Sanger, TX 76266
1-940-387-0805
mpaz@eikoncg.com

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

PRELIMINARY PLAT
FOR REVIEW PURPOSES ONLY

VICINITY MAP
(Not to Scale)



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

N

SCALE: 1" = 80'
0 80 160

PROPOSED FM 455 W EXPANSION
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

TXDOT DEDICATION R.O.W.
(1.1476 ACRES)
DOCUMENT NO. 2019-14514
O.R.D.C.T.

WATERLINE EASEMENT
DOCUMENT NO. 2006-120223
O.R.D.C.T.

TXDOT DEDICATION R.O.W.
(0.0886 ACRES)
DOCUMENT NO. 2018-113529
O.R.D.C.T.

TXDOT DEDICATION R.O.W.
(0.9948 ACRES)
DOCUMENT NO. 2019-14545
O.R.D.C.T.

UTILITY EASEMENT
DOCUMENT NO. 1841-676
O.R.D.C.T.

WATERLINE EASEMENT
DOCUMENT NO. 2006-120223
O.R.D.C.T.

APPROXIMATE LOCATION
DRAINAGE EASEMENT
DOCUMENT NO. 2018-32665

50' BUILDING LINE

50' FRONT BUILDING SETBACK LINE

22.0' PROPOSED FIRE LANE

20.0' PROPOSED FIRE LANE

25' BUILDING LINE

15' UTILITY EASEMENT (BY THIS PLAT)

PROPOSED HIGH SCHOOL BUILDING
169,509 SQ.FT.

FFE. 689.50

FFE. 688.17

FFE. 686.83

FFE. 681.50

PROPOSED FIELD HOUSE
34,334 SQ.FT.

FFE. 681.50

PROPOSED COURTYARD

LOT 1, BLOCK 1
55.886 ACRES
(2,434,412 SQUARE FEET)
SANGER INDEPENDENT
SCHOOL DISTRICT
MIN. FFE: 674.60'

PID: 132465
CALLED 35.000 ACRES
SANGER IINDEPENDENT
SCHOOL DISTRICT
VOLUME 1841, PAGE 662
D.R.D.C.T.

REMAINDER OF A CALLED
84.5014 ACRE TRACT
SANGER TOWN CENTER LLC
DOCUMENT NO. 2017-48301
O.R.D.C.T.

PID: 1012743
CALLED 0.772 ACRE
SANGER IINDEPENDENT
SCHOOL DISTRICT
DOC. # 2022-160017
O.P.R.D.C.T.

PID: 1012179
CALLED 3.728 ACRES
SANGER INDEPENDENT
SCHOOL DISTRICT
DOC. # 2022-160016
O.P.R.D.C.T.

REMAINDER OF A CALLED
24.900 ACRE TRACT
MARION HILLS APARTMENTS, LLC
DOCUMENT NO. 2017-48293
O.R.D.C.T.

PID: 132509
CALLED 23.440 ACRES
SANGER IINDEPENDENT
SCHOOL DISTRICT
VOLUME 1841, PAGE 722
D.R.D.C.T.

INDIAN LANE
(100' PUBLIC RIGHT-OF-WAY)
100' R.O.W.

15' WATER EASEMENT
DOCUMENT NO. 4863-1573
O.R.D.C.T.

PROPOSED CONCESSION BUILDING
2,197 SQ.FT.

PROPOSED CONCESSION BUILDING
2,197 SQ.FT.

ZONE "A"
ZONE "X"

PROPOSED SIDEWALK

PROPOSED FIRE HYDRANT

PROPOSED FIRE LANE

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
- (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
- CATV = CABLE TELEVISION
- E = ELECTRIC
- FO = FIBER OPTIC
- G = GAS
- SAN = SANITARY SEWER
- STM = STORM SEWER
- T = TELEPHONE
- W = WATER
- COV = COVERED AREA
- TE = TRASH ENCLOSURE
- LS = LANDSCAPE AREA
- BHL = 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

MATCH LINE SEE SHEET 1

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

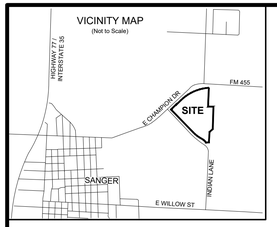
Date: 03/15/2023	Drawn: CM	Checked: ARC	Scale: 1" = 60'	Sheet: 4 of 6

Owner / Developer:
Sanger Independent School District
601 Elm Street
Sanger TX 76266
1-940-458-7438
kteems66@gmail.com

Engineer:
EIKON Consulting Group
1405 W Champan Drive
Sanger, TX 76266
1-940-387-0805
mpaz@eikoncg.com

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



PRELIMINARY PLAT
FOR REVIEW PURPOSES ONLY

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N02°36'15"E	965.24'
L2	S88°28'08"E	537.18'
L3	S89°13'22"E	2.00'
L4	S00°46'38"W	83.96'
L5	N89°13'22"W	2.00'
L6	N88°31'01"W	541.51'
L7	S02°34'40"W	99.42'
L8	S88°19'45"E	561.83'
L9	S88°24'09"E	5.18'
L10	N01°35'51"E	35.50'
L11	N45°26'36"E	2.00'
L12	S43°43'26"E	160.15'
L13	N44°18'20"W	40.17'
L14	S47°41'30"W	2.00'
L15	S01°35'51"W	475.98'
L16	S30°30'30"E	106.38'
L17	S62°22'28"W	24.03'
L18	N30°30'30"W	15.97'
L19	N02°36'25"E	47.68'
L20	S88°24'09"E	389.52'
L21	N67°54'21"E	15.04'
L22	N01°35'51"E	114.47'

LINE TABLE		
LINE #	BEARING	DISTANCE
L23	S88°24'09"E	72.00'
L24	S88°24'09"E	13.70'
L25	N01°35'51"E	414.20'
L26	N88°24'09"W	564.87'
L27	S02°36'25"W	414.64'
L28	S88°24'09"E	117.84'
L29	S01°35'51"W	95.78'
L30	N88°24'09"W	120.03'
L31	S02°35'36"W	224.23'
L32	S85°20'23"W	24.25'
L33	S02°36'25"W	36.67'
L34	N88°24'12"W	302.87'
L35	N88°24'09"W	43.05'
L36	N02°36'25"E	53.82'
L37	S88°24'09"E	98.62'
L38	S01°35'51"W	55.78'
L39	N88°24'09"W	101.57'
L40	N01°35'51"E	83.16'
L41	S88°24'09"E	77.21'
L42	S63°58'27"W	8.08'
L43	N20°48'44"E	117.94'
L44	N53°58'16"E	98.06'

LINE TABLE		
LINE #	BEARING	DISTANCE
L45	S88°24'09"E	199.24'
L46	S18°47'44"E	41.71'
L47	S50°45'56"W	64.77'
L48	S12°51'17"E	49.68'
L49	S03°17'53"W	186.76'
L50	S64°05'17"W	34.47'
L51	N56°24'13"W	303.67'
L52	N20°48'44"E	85.05'
L53	N53°58'16"E	78.91'
L54	S88°24'09"E	168.17'
L55	S18°47'44"E	0.02'
L56	S50°45'56"W	62.54'
L57	S12°51'17"E	64.04'
L58	S03°17'53"W	164.63'
L59	N56°24'13"W	262.29'

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	82.43'	54.00'	87°27'41"	N45°19'41"E	74.66'
C2	47.41'	30.00'	90°32'18"	N46°19'42"E	42.63'
C3	46.80'	30.00'	89°22'27"	N43°42'56"W	42.19'
C4	41.57'	30.00'	79°23'34"	S41°17'38"W	38.32'
C5	44.02'	30.00'	84°03'54"	S39°25'32"E	40.17'
C6	47.12'	30.00'	90°00'00"	N46°35'51"E	42.43'
C7	29.06'	31.66'	52°34'42"	N17°09'58"W	28.05'
C8	71.74'	30.00'	137°00'59"	S70°06'20"W	55.83'
C9	15.69'	28.00'	32°06'21"	S14°27'20"E	15.49'
C10	44.94'	30.00'	85°50'16"	N73°25'38"W	40.86'
C11	616.99'	1886.00'	18°44'38"	S73°01'32"W	614.24'
C12	87.45'	50.00'	100°12'34"	N47°29'52"W	76.72'
C13	78.47'	55.50'	81°00'43"	N51°05'29"E	72.10'
C14	53.23'	130.00'	23°27'35"	N79°52'03"E	52.86'
C15	13.45'	10.43'	73°53'17"	N29°53'32"E	12.54'
C16	18.85'	12.00'	90°00'00"	N46°35'52"E	16.97'
C17	15.71'	10.00'	90°00'00"	N46°35'51"E	14.14'
C18	47.12'	30.00'	90°00'00"	N43°24'09"W	42.43'
C19	46.60'	30.00'	88°59'26"	S47°06'08"W	42.05'
C20	15.88'	10.00'	91°00'34"	S42°53'52"E	14.27'

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C21	18.85'	12.00'	90°00'00"	S43°24'09"E	16.97'
C22	18.85'	12.00'	90°00'00"	S46°35'51"W	16.97'
C23	15.81'	10.01'	90°32'09"	S47°53'21"W	14.22'
C24	52.55'	30.00'	100°21'32"	S47°34'21"E	46.08'
C25	46.11'	30.00'	88°04'04"	S46°38'27"W	41.70'
C26	8.36'	3.00'	159°44'28"	N08°31'55"W	5.91'
C27	354.53'	1862.00'	10°54'34"	N76°47'35"E	354.00'
C28	12.71'	8.00'	91°00'34"	N42°53'52"W	11.41'
C29	15.53'	10.00'	88°59'26"	N47°06'08"E	14.02'
C30	12.57'	8.00'	90°00'00"	S43°24'09"E	11.31'
C31	12.57'	8.00'	90°00'00"	S46°35'51"W	11.31'
C32	20.15'	10.00'	115°25'22"	N56°06'50"W	16.91'
C33	1.57'	1.00'	90°00'00"	N46°35'51"E	1.41'
C34	11.87'	10.00'	68°00'03"	S54°24'08"E	11.18'
C35	9.17'	52.00'	10°06'24"	S25°27'18"E	9.16'
C36	49.41'	30.00'	94°21'29"	S16°40'14"W	44.01'
C37	67.39'	1860.00'	2°04'33"	S65°08'12"W	67.38'

PRELIMINARY PLAT

SANGER HIGH SCHOOL

LOT 1, BLOCK 1

55.886 ACRES

R. BEBEE SURVEY, ABSTRACT NO.29

CITY OF SANGER, DENTON COUNTY, TEXAS

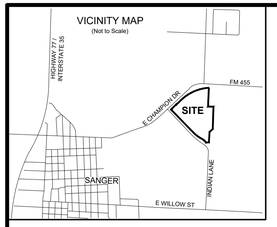
Date: 03/15/2023	Drawn: CM	Checked: ARC	Scale: 1" = 60'	Sheet: 5 of 6

Owner / Developer:
Sanger Independent School District
601 Elm Street
Sanger TX 76266
1-940-458-7438
kteems66@gmail.com

Engineer:
EIKON Consulting Group
1405 W Champan Drive
Sanger, TX 76266
1-940-387-0805
mpaz@eikoncg.com

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



PRELIMINARY PLAT
FOR REVIEW PURPOSES ONLY

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, 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.
10. The purpose of this plat is to make 1 lot out of 55.764 acres.
11. The subject property has a total of 503 existing parking spaces (488 regular and 15 handicap). There are 813 more proposed parking spaces (791 regular and 22 handicap). City of Sanger Ordinances requires 1 parking space for each 4 seats in the auditorium or main assembly room and 1 space for each classroom.

APPROVED

_____ _____
Chairman, Planning & Zoning Commission — Date
City of Sanger, Texas

_____ _____
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 — Date
other taxing agencies

APPROVED FOR PREPARATION OF FINAL PLAT

_____ _____
City of Sanger, TX — Date
Planning & Zoning Commission

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS
COUNTY OF DENTON

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

All that certain 55.886 acre tract of land in the R. Bebee Survey, Abstract No. 29, Denton County, Texas and being the remainder of a called 35.000 acre tract of land described in a Warranty Deed to Sanger Independent School District, recorded in Volume 1841, Page 662 of the Deed Records of said county, being the remainder of a called 23.440 acre tract of land described in a Warranty Deed to Sanger Independent School District, recorded in Volume 1841, Page 722 of said Deed Records, being all of a called 3.728 acre tract of land described in a Special Warranty Deed to Sanger Independent School District, recorded in Document Number 2022-160016 of the Official Public Records of said county, and being all of a called 0.772 acre tract of land described in a Special Warranty Deed to Sanger Independent School District, recorded in Document Number 2022-160016 of said Official Public Records and said 55.886 acre tract of land being more particularly described as follows:

BEGINNING at a 1/2 inch iron rebar with a 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

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: 03/15/2023	Drawn: CM	Checked: ARC	Scale: 1" = 60'	Sheet: 6 of 6

Owner / Developer:
Sanger Independent School District
601 Elm Street
Sanger TX 76266
1-940-458-7438
kteems66@gmail.com

Engineer:
EIKON Consulting Group
1405 W Champan Drive
Sanger, TX 76266
1-940-387-0805
mpaz@eikoncg.com

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

EST. 1886
SANGER
DEVELOPMENT SERVICES

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

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: 1-18-23

Applicant's Signature — Date: 1/17/23

Office Use: Reviewed by Director of Development Services__/__/_____

EST · 1886
SANGER
DEVELOPMENT SERVICES
201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
940-458-2059(office) 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.

EST · 1886
SANGER
DEVELOPMENT SERVICES
201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
940-458-2059(office) 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
- 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.

SANGER
DEVELOPMENT SERVICES
201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
940-458-2059(office) 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.

201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
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.

SANGER
DEVELOPMENT SERVICES
201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
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

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

☐ 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

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

☐ 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 Date
Planning & Zoning Commission

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

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.

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

☐ 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)"

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

- ☐ 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."

EST · 1886
SANGER
DEVELOPMENT SERVICES
201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
940-458-2059(office) www.sangertexas.org

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)"*

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

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 *Dat*

e City of Sanger, TX

_____ _____

Mayor *Date*
City of Sanger, TX

Attested by

_____ _____

City Secretary *Date*
City of Sanger, TX"

SANGER
DEVELOPMENT SERVICES
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 pf 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

March 21, 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
Second 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 March 15, 2023.

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

1. Previous comments have been addressed with exception to the below:

.

   a. Was a LOMR or LOMR-F executed to modify the flood plain?
   b. 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.
2. The previous plat was reviewed under the premise it was just a plat of the current site. We were not aware of proposed improvements that may impact the platting procedure. The recently submitted plat shows the following proposed improvements:
   a. 33,334 SF Proposed Field House
   b. Proposed Detention Area.

   Civil drawings will need to be submitted that includes Site Plan, Grading Plan, Existing and Proposed Drainage conditions, Drainage Plans, and Paving Plans.

It is our recommendation that the plat does not move forward until the above documents are received, reviewed, and approved.

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

Sincerely,
HALFF

Steven D. Templer, P.E.
Senior Project Manager

CITY COUNCIL COMMUNICATION

DATE: April 3, 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.
- Planning & Zoning recommended APPROVAL with the condition all comments were satisfied prior to City Council approval.

FISCAL INFORMATION:

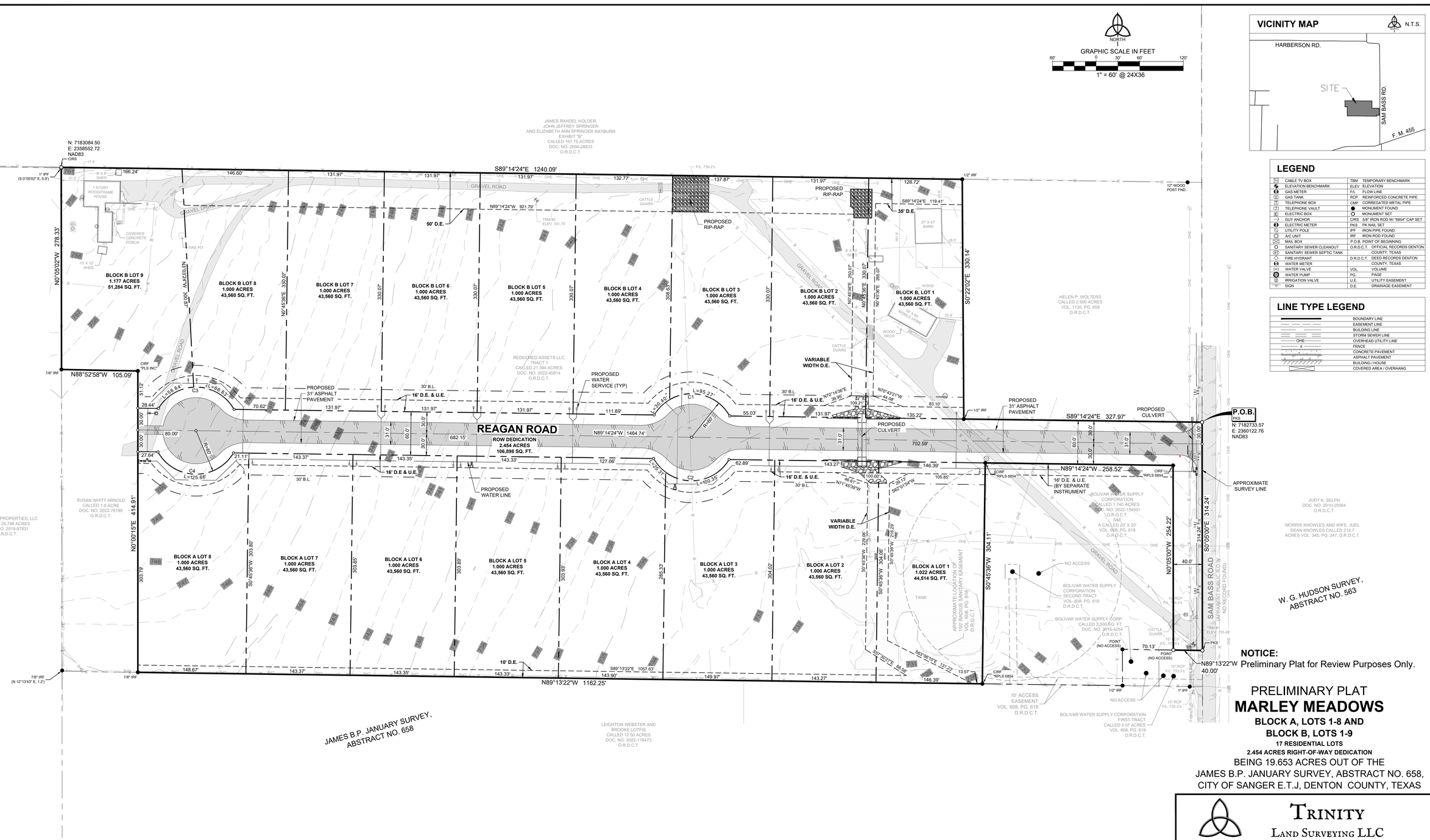
Budgeted: N/A Amount: N/A GL Account: N/A

RECOMMENDED MOTION OR ACTION:

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

ATTACHMENTS:

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



LEGEND

CABLE TV BOX		TBM	TEMPORARY BENCHMARK
ELEVATION BENCHMARK		ELEV	ELEVATION
GAS METER		F/L	FLOW LINE
GAS TANK		RCP	REINFORCED CONCRETE PIPE
TELEPHONE BOX		CMP	CORREGATED METAL PIPE
TELEPHONE VAULT	●		MONUMENT FOUND
ELECTRIC BOX	○		MONUMENT SET
GUY ANCHOR		CIRS	5/8" IRON ROD W/ "6854" CAP SET
ELECTRIC METER		PKS	PK NAIL SET
UTILITY POLE		IPF	IRON PIPE FOUND
A/C UNIT		IRF	IRON ROD FOUND
MAIL BOX		P.O.B.	POINT OF BEGINNING
SANITARY SEWER CLEANOUT		O.R.D.C.T.	OFFICIAL RECORDS DENTON
SANITARY SEWER SEPTIC TANK			COUNTY, TEXAS
FIRE HYDRANT		D.R.D.C.T.	DEED RECORDS DENTON
WATER METER			COUNTY, TEXAS
WATER VALVE		VOL.	VOLUME
WATER PUMP		PG.	PAGE
IRRIGATION VALVE		U.E.	UTILITY EASEMENT
SIGN		D.E.	DRAINAGE EASEMENT

LINE TYPE LEGEND

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

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
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 "⊠" 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'

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. 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:
iCivil Engineering
1001 W. Euless Blvd., Ste. 412h
Euless, TX 76040
Ph: (972) 523-5493
Email: omgc@icivileng.com
Contact: Om Gharty Chhertri, P.E.

DWG NAME: G:\MY DRIVE\TRINITY LAND SURVEYING\PROJECT FOLDER\2022\2022-014 8949 SAM BASS ROAD - SANGER (BEN BURNSIDE)\DWG\2022-014 8949 SAM BASS ROAD_PP.DWG PLOTTED BY: MICHAEL BLACK 1/17/2023 8:38 AM LAST SAVED 1/17/2023 8:38 AM

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 Lotfis, 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

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

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 Date
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 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:
iCivil Engineering
1001 W. Euless Blvd., Ste. 412h
Euless, TX 76040
Ph: (972) 523-5493
Email: omgc@icivileng.com
Contact: Om Gharty Chhertri, P.E.

DWG NAME: G:\MY DRIVE\TRINITY LAND SURVEYING\PROJECT FOLDER\2022\2022-014 6949 SAM BASS ROAD - SANGER (BEN BURNSIDE)\DWG\2022-014 6949 SAM BASS ROAD_PP.DWG PLOTTED BY MICHAEL BLACK 1/17/2023 8:39 AM LAST SAVED 1/17/2023 8:38 AM

SANGER
★TEXAS

SUBDIVISION APPLICATION

X	Preliminary Plat		Final Plat/Replat		Vacating Plat
	Minor Plat		Amended 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: 2 / 15 / 2022)
	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

1/12/23
Date

Applicant's Signature

1/12/23
Date

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

	Complete (Check #_____)
	Incomplete (Returned to Applicant ____/____/_____)

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.

HALFF

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).

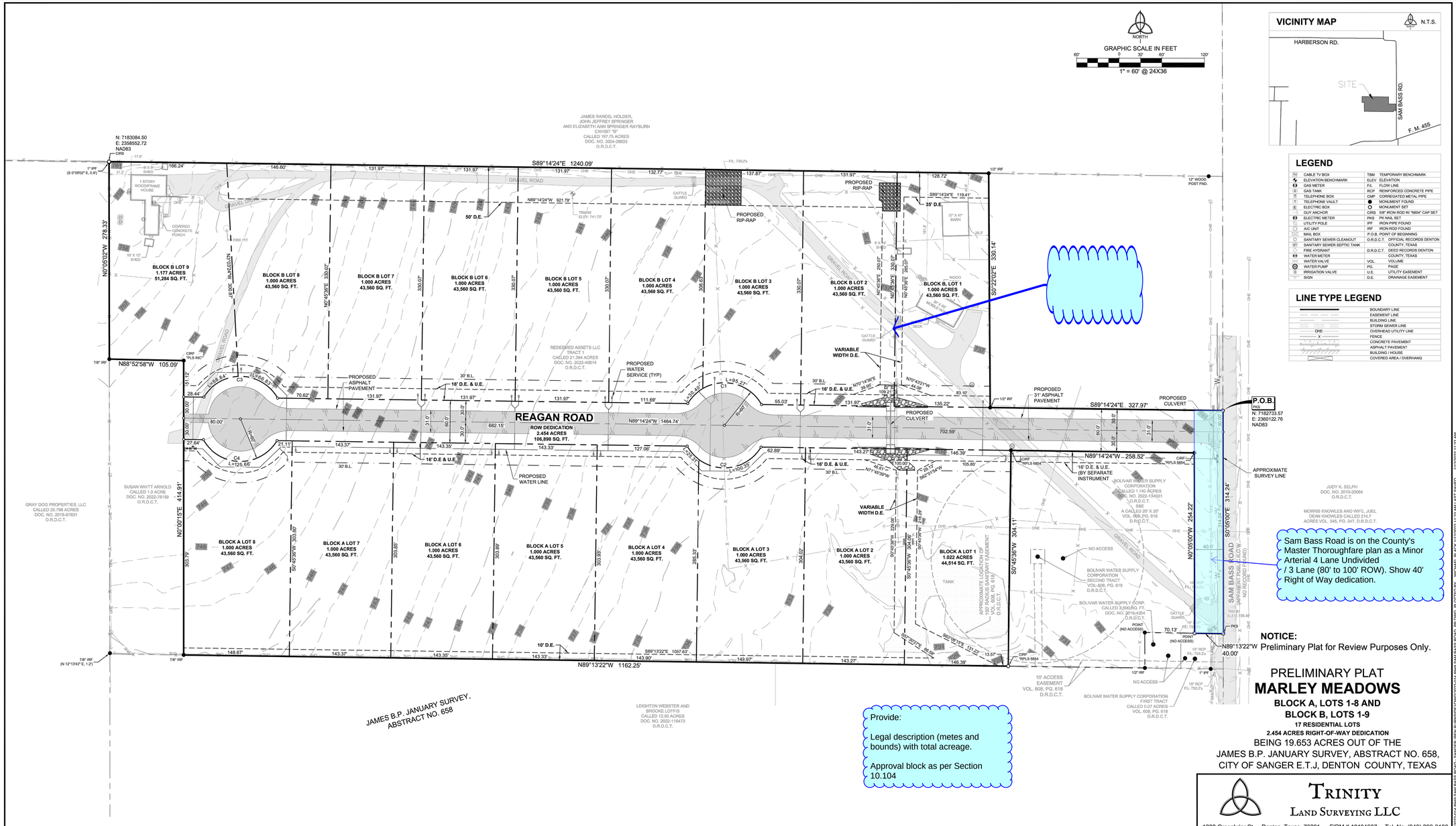
The Engineer/Owner shall revise the plans to address the above-stated comments. If you have any questions or need additional information, please do not hesitate to call me at (817) 764-7480.

Sincerely,

HALFF ASSOCIATES, INC.
TBPELS Firm No. 312

Steven D. Templer, P.E.

Attachments: markups



NORTH

GRAPHIC SCALE IN FEET
60' 0 30' 60' 120'
1" = 60' @ 24X36

VICINITY MAP

N.T.S.

LEGEND

TV	CABLE TV BOX	TBM	TEMPORARY BENCHMARK
	ELEVATION BENCHMARK	ELEV	ELEVATION
GM	GAS METER	F/L	FLOW LINE
G	GAS TANK	RCP	REINFORCED CONCRETE PIPE
T	TELEPHONE BOX	CMP	CORRUGATED METAL PIPE
T	TELEPHONE VAULT	●	MONUMENT FOUND
E	ELECTRIC BOX	○	MONUMENT SET
	GUY ANCHOR	CIRS	5/8" IRON ROD W/ "6854" CAP SET
EM	ELECTRIC METER	PKS	PK NAIL SET
	UTILITY POLE	IPF	IRON PIPE FOUND
	A/C UNIT	IRF	IRON ROD FOUND
MB	MAIL BOX	P.O.B.	POINT OF BEGINNING
	SANITARY SEWER CLEANOUT	O.R.D.C.T.	OFFICIAL RECORDS DENTON COUNTY, TEXAS
ST	SANITARY SEWER SEPTIC TANK		
	FIRE HYDRANT	D.R.D.C.T.	DEED RECORDS DENTON COUNTY, TEXAS
WM	WATER METER		
WV	WATER VALVE	VOL.	VOLUME
WP	WATER PUMP	PG.	PAGE
I	IRRIGATION VALVE	U.E.	UTILITY EASEMENT
	SIGN	D.E.	DRAINAGE EASEMENT

LINE TYPE LEGEND

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

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
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 ☒ 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'

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

DWG NAME: G:\MY DRIVE\TRINITY LAND SURVEYING\PROJECT FOLDER\2022\2022-014 6949 SAM BASS ROAD - SANGER (BEN BURNSIDE)\DWG\2022-014 6949 SAM BASS ROAD_PP.DWG PLOTTED BY: MICHAEL BLACK 1/12/2023 11:33 AM LAST SAVED: 1/12/2023 11:33 AM

Know what's below. Call before you dig.

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,

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

SANGER CITY COUNCIL COMMUNICATION

DATE: April 3, 2023

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on Final Plat of the Glenn Polk Addition, being 9.936 acres, located in the City of Sanger, and generally located on the west side of I-35 approximately 670 feet south of Belz Road.

SUMMARY:

- The applicant is proposing to create 1 commercial lot from one unplatted tract.
- This is the site of the current Glenn Polk Auto Sales site.
- The lot will be 9.936 acres.
- The applicant will build a new showroom and sales office behind the existing showroom and sales office and a service bay area.
- The existing showroom and sales office will be demolished once the new one is operational.
- Engineering comments are still pending based on preliminary plat comments being finalized.
- The property is located in the City of Sanger.
- Planning & Zoning recommended APPROVAL with the condition all comments were satisfied prior to City Council approval.

FISCAL INFORMATION:

Budgeted: N/A Amount: N/A GL Account: N/A

RECOMMENDED MOTION OR ACTION:

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

ATTACHMENTS:

Location Map
Final Plat
Application
Planning Comments
Engineering Comments

OWNERS DEDICATION:

WHEREAS M & G SANGER REAL ESTATE LLC IS THE OWNER OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUTATED IN THE HENRY TIERWESTER SURVEY, ABSTRACT NUMBER 1241, DENTON COUNTY, TEXAS AND BEING ALL OF A CALLED 10.42 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO M & G SANGER REAL ESTATE LLC AS RECORDED IN DOCUMENT NUMBER 2019-27076 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE TRACT BEING DESCRIBED HEREIN, AT A CAPPED IRON ROD SET FOR CORNER AT THE NORTHWEST CORNER OF A CALLED 0.4735 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO THE STATE OF TEXAS AS RECORDED IN DOCUMENT NUMBER 138071 OF SAID REAL PROPERTY RECORDS, IN THE SOUTH LINE OF A CALLED 5.507 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO DORWIN LEE SARGENT JR. AS RECORDED IN VOLUME 1412, PAGE 383 OF THE OFFICIAL PUBLIC RECORDS OF DENTON COUNTY TEXAS AND IN THE WEST RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 35;

THENCE WITH THE WEST LINE OF SAID 0.4735 ACRE TRACT, ALONG SAID WEST RIGHT OF WAY LINE FOR THE FOLLOWING THREE (3) CALLS AND DISTANCES:

SOUTH 00 DEGREES 39 MINUTES 26 SECONDS WEST A DISTANCE OF 184.41 FEET TO A CAPPED IRON ROD SET FOR CORNER;

SOUTH 10 DEGREES 32 MINUTES 59 SECONDS WEST A DISTANCE OF 101.17 FEET TO A PK NAIL FOUND FOR CORNER;

SOUTH 01 DEGREES 22 MINUTES 10 SECONDS WEST A DISTANCE OF 89.61 FEET TO A CAPPED IRON ROD FOUND LABELED TXDOT FOR THE SOUTHEAST CORNER HEREIN AND IN THE NORTH LINE OF A CALLED 30.96 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO HOLT TEXAS LTD AS RECORDED IN DOCUMENT NUMBER 2013-71958 OF SAID REAL PROPERTY RECORDS;

THENCE NORTH 88 DEGREES 19 MINUTES 03 SECONDS WEST WITH THE SOUTH LINE OF SAID 10.42 ACRE TRACT AND THE NORTH LINE OF SAID 30.96 ACRE TRACT A DISTANCE OF 1166.72 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER AT THE NORTHWEST CORNER OF SAID 30.96 ACRE TRACT AND IN THE EAST LINE OF A CALLED 50 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO PAC GROUP LTD. AS RECORDED IN DOCUMENT NUMBER 2001-071869 OF SAID REAL PROPERTY RECORDS;

THENCE NORTH 01 DEGREES 03 MINUTES 36 SECONDS EAST WITH THE EAST LINE OF SAID 50 ACRE TRACT A DISTANCE OF 361.40 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER AT THE NORTHEAST CORNER OF SAID 50 ACRE TRACT AND THE SOUTHWEST CORNER OF A 2.501 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO DANIEL R. WOLFE AND BRIANNA L. WOLFE AS RECORDED IN DOCUMENT NUMBER 2021-21494 OF SAID REAL PROPERTY RECORDS;

THENCE SOUTH 88 DEGREES 55 MINUTES 36 SECONDS EAST A DISTANCE OF 1182.52 FEET TO THE PLACE OF BEGINNING AND CONTAINING 9.936 ACRES OF LAND, MORE OR LESS.

NOW, THEREFORE , KNOW ALL PERSONS BY THESE PRESENTS:
THAT M & G SANGER REAL ESTATE LLC., THROUGH ITS DUALLY SWORN REPRESENTATIVE, GLENN POLK, DOES HEREBY ADOPT THIS MINOR PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS SANGER GLENN POLK ADDITION, AN ADDITION TO 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 AGREE THAT HE/SHE SHALL MAINTAIN ALL EASEMENTS AD FACILITIES IN A STATE OF GOOD REPAIR AND FUNCTIONAL AT ALL TIMES IN ACCORDANCE WITH CITY CODES AND REGULATIONS. NO BUILDING, FENCES, TREES SHRUBS, OR OTHER IMPROVEMENTS MAY BE INSTALLED, IF APPROVED BY THE CITY OF SANGER. THE CITY OF SANGER AND PUBLIC UTILITIES 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_____.

_____.
M & G SANGER REAL ESTATE LLC.
STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, THE UNDERSIGNED NOTARY IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED A REPRESENTATIVE OF M & G REAL ESTATE, KNOWN TO ME TO BE THE PERSON, WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS
_____ DAY OF _____ 2023.

_____
NOTARY PUBLIC IN THE STATE OF TEXAS.
MY COMMISSION EXPIRES _____.

_____.
GLENN POLK
(REPRESENTATIVE)

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, THE UNDERSIGNED NOTARY IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED GLENN POLK, KNOWN TO ME TO BE THE PERSON, WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS
_____ DAY OF _____ 2023.

_____
NOTARY PUBLIC IN THE STATE OF TEXAS.

I, J.E. THOMPSON II, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY ON THE GROUND AND THAT ALL CORNERS ARE SET WITH 1/2" CAPPED IRON RODS OR FOUND AS INDICATED.

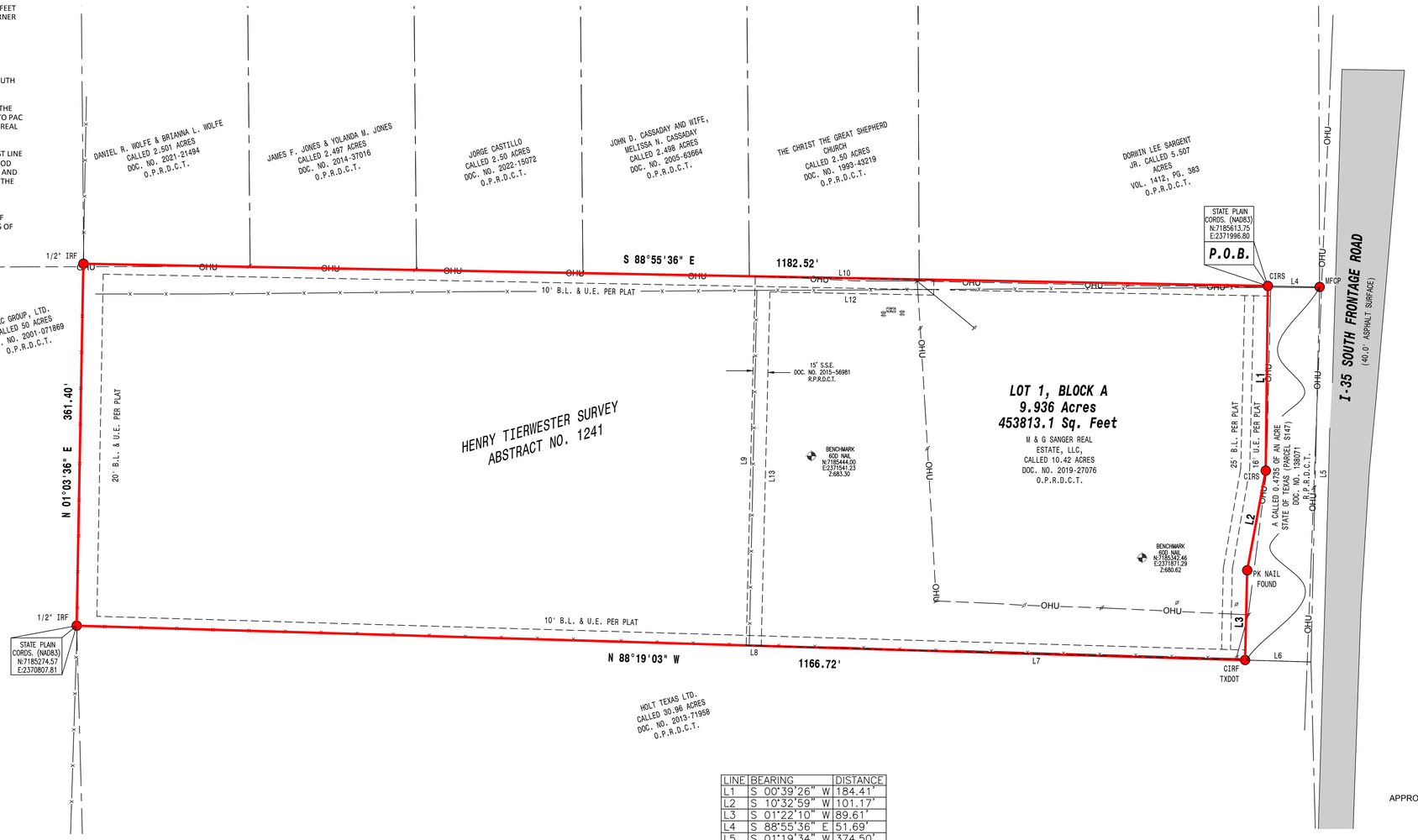
_____
J.E. THOMPSON II R.P.L.S.
TEXAS REGISTRATION NO. 4857

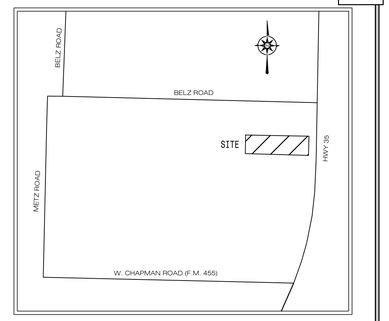
STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED J.E. THOMPSON II, 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 _____, 2023.

_____
NOTARY PUBLIC, TEXAS





VICINITY MAP
(NOT TO SCALE)

GENERAL NOTES

1. FLOOD STATEMENT: I HAVE EXAMINED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR DENTON COUNTY, TEXAS, COMMUNITY NUMBER 48121, EFFECTIVE DATE 04/18/11 AND THAT MAP INDICATES THAT THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN" AS SHOWN IN PANEL 0210 G OF SAID MAP. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR 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.
2. THIS PROPERTY IS WITHIN THE CITY OF SANGER.
3. COORDINATES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM NAD 83, NORTH CENTRAL TEXAS, ZONE 4202 AND G.P.S. OBSERVATIONS (GRID).
4. THIS PROPERTY IS NOT LOCATED IN THE LAKE RAY ROBERTS PLANNING AND ZONING JURISDICTION.
5. ALL SURFACE DRAINAGE EASEMENTS SHALL BE KEPT FREE OF FENCES, BUILDINGS, FOUNDATION, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY.
6. BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN SURFACE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTING THE FLOODWAY IS PROHIBITED.
7. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE PROPERTY 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.
8. ELEVATION OF BENCHMARK IS BASED ON N.A.V.D. 88 VERTICAL DATUM.
9. THIS PROPERTY MAY BE SUBJECT TO CHANGES RELATED TO IMPACT FEES AND THE APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES DUE.
10. 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.
11. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS, IF ANY, ON THIS PROPERTY.
12. A DRIVEWAY CULVERT PERMIT MUST BE OBTAINED FROM CITY OF SANGER 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.
13. NO CONSTRUCTION, WITHOUT WRITTEN APPROVAL FROM CITY OF SANGER 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.
14. ALL PUBLIC IMPROVEMENTS AND DEDICATIONS SHALL BE FREE AND CLEAR OF ALL DEBT, LIENS, AND /OR ENCUMBRANCES .
15. ALL LOT CORNER SET WITH 1/2 INCH REBAR WITH PLASTIC CAP LABELED RPLS #4857.
16. CONSTRUCTION NOT COMPLETE WITHIN TWO YEARS OF THE COMMISSIONERS COURT APPROVAL SHALL BE SUBJECT TO TO CURRENT COUNTY SUBDIVISION RULES AND REGULATIONS.
17. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN ARE DEDICATED FOR THE PUBLIC USE FOREVER FOR THE PURPOSES INDICATED ON THE PLAT.
18. NO BUILDING, FENCES , TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTH SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS EASEMENTS APPROVED BY THE CITY OF SANGER.
19. THE CITY OF SANGER IS NOT RESPONSIBLE FOR REPLACING ANY IMPROVEMENTS IN, UNDER, OR OVER ANY EASEMENTS CAUSED BY MAINTENANCE OR REPAIR.
20. 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 EASEMENTS LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY THE PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLICS AND THE CITY OF SANGER'S USE THEREOF.
21. THE CITY OF SANGER AND THE PUBLIC UTILITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAS ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN THE EASEMENTS.
22. THE CITY OF SANGER AND PUBLIC UTILITIES 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.
23. ALL MODIFICATIONS TO THIS DOCUMENT SHALL BE BY MEANS OF THE PLAT AND APPROVED BY THE CITY OF SANGER.
24. ALL LOTS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF ZONING DISTRICT.
25. THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES DUE.
26. THE PURPOSE OF THIS PLAT IS TO CREATE ONE COMMERCIAL LOT.

LINE	BEARING	DISTANCE
L1	S 00°39'26" W	184.41'
L2	S 10°32'59" W	101.17'
L3	S 01°22'10" W	89.61'
L4	S 88°55'36" E	51.69'
L5	S 01°19'34" W	374.50'
L6	N 88°19'03" W	65.83'

S.S. EASEMENT

LINE	BEARING	DISTANCE
L7	S 88°19'27" E	548.96'
L8	S 88°19'27" E	15.00'
L9	S 01°24'13" W	368.33'
L10	N 88°53'34" W	178.44'
L11	S 01°17'51" W	15.00'
L12	N 88°53'34" W	163.47'
L13	N 01°24'13" E	353.47'

LINETYPE LEGEND

PROPERTY LINE =
EASEMENT LINES =
DEED/LOT LINES =
ADJOINER LINES =
WATER LINE = WL
SEWER LINE = SS
GAS LINE = GAS
COMMUNICATIONS LINE = UC
OVERHEAD UTILITY = OHU
ELECTRIC LINE = E
ASPHALT ROAD =
GRAVEL ROAD =
FENCE LINES = X

LEGEND

●	= PROPERTY CORNER	CM	= CONTROL MONUMENT
◆	= BENCHMARK	•	= BEARING BASIS
TR	= TELEPHONE/UTILITY RISER (TRUR)	FF	= FINISHED FLOOR
BC	= BURIED CABLE MARKER (BCM)	MFCP	= METAL FENCE CORNER POST
TM	= TELEPHONE MANHOLE (TMH)	WFCP	= WOOD FENCE CORNER POST
PP	= POWER/UTILITY POLE (PP/UP)	( )	= PLAT/DEED CALLS
LP	= LIGHT POLE (LP)	POB	= POINT OF BEGINNING
GUY	= GUY WIRE (GUY)	R.O.W.	= RIGHT-OF-WAY
VLT	= ELECTRIC VAULT (VLT)	D.E.	= DRAINAGE EASEMENT
TRN	= ELECTRIC TRANSFORMER (TRAN)	E.E.	= ELECTRIC EASEMENT
WM	= WATER METER (WM)	U.E.	= UTILITY EASEMENT
WV	= WATER VALVE (WV)	W.E.	= WATER EASEMENT
FH	= FIRE HYDRANT (FH)	P.U.E.	= PUBLIC UTILITY EASEMENT
MH	= WATER MANHOLE (WMH)	B.L.	= BUILDING/SETBACK LINE
PM	= BURIED PIPELINE MARKER (BPM)	A.E.	= ACCESS EASEMENT
GM	= GAS METER (GM)	F.L.E.	= FIRELANE EASEMENT
GV	= GAS VALVE/TEST STATION (GV/TS)	S.W.E.	= SIDEWALK EASEMENT
WH	= GAS WELL HEAD (WH)	S.S.E.	= SANITARY SEWER EASEMENT
PT	= PROPANE TANK (PT)	IRF	= IRON ROD FOUND
CO	= SEPTIC CLEANOUT (C/O)	CIRF	= CAPPED IRON ROD FOUND
SEPT	= SEPTIC LID (SEPT)	CIRS	= CAPPED IRON ROD SET
SSMH	= SANITARY SEWER MANHOLE (SSMH)	PKF	= PK NAIL FOUND
SDMH	= STORM DRAIN MANHOLE (SDMH)	PKS	= PK NAIL SET
SIGN	= SIGN (SIGN)		= CONCRETE SURFACE
FP	= FLAGPOLE (FP)		= ASPHALT SURFACE
MB	= MAILBOX (MB)		= GRAVEL SURFACE
	= ABSTRACT CORNER		

SURVEYOR
J.E. THOMPSON II
ALL AMERICAN SURVEYING
111 N. DIXON ST.
GAINESVILLE, TX 76240
PH. 940-665-9105

OWNER
M & G SANGER REAL ESTATE
4320 N INTERSTATE 35
GAINESVILLE, TX 76240
(972) 338-0344

APPROVED BY THE PLANNING & ZONING COMMISSION

ON THIS THE _____ DAY OF _____, 20_____

_____
CHAIRPERSON, PLANNING & ZONING COMMISSION

_____
CITY SECRETARY

APPROVED AND ACCEPTED

_____ _____
MAYOR, CITY OF SANGER DATE

ATTESTED BY:

_____ _____
CITY SECRETARY, CITY OF SANGER DATE

FINAL PLAT
LOT 1, BLOCK A
GLENN POLK ADDITION
9.936 ACRES
IN THE H. TIERWESTER SURVEY, ABSTRACT NO. 1241
CITY OF SANGER,
DENTON COUNTY, TEXAS

ALL AMERICAN SURVEYING
111 N. DIXON ST.
GAINESVILLE, TX 76240
PH. 940-665-9105
TBPLS FIRM NO. 10048000

DRAWN BY:	DATE:	JOB NO.	SCALE:	PAGE:
T.E.P.	01/12/2023	22155-2	1" = 60'	1 OF 1

EST. 1886

SANGER

DEVELOPMENT SERVICES

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

SUBDIVISION APPLICATION

[ ]	Preliminary Plat Minor Plat	[X]	Final Plat/Replat Amended Plat	[ ]	Vacating Plat Conveyance Plat

Applicant		Owner (if different from applicant)	
Name:	Randy Landers	Name:	Glenn Polk
Company:	Speed Fab-Crete Corp.	Company:	M & G Sanger Real Estate, LLC
Address:	1150 E. Kennedale Pkwy.	Address	P O Box 677
City, State, Zip:	Kennedale, TX 76060	City, State, Zip:	Gainesville, TX 76241
Phone	817.478.1137	Phone:	940.768.9330 OR 817-980-7547
Fax:	817.561.2544	Fax:	
Email:	rlanders@speedfab-crete.com	Email:	gpolk@gpolk.com

Submittal Checklist

	Pre-Application Conference (Date:___/___/_____) (see Prelim Plat)
	One (1) Paper Copy of Plat (24"x36", folded to 1/4 size) (electronic)
	Letter of Intent (Previously Provided)
	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.
X	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): _____

Glenn Polk
Owner's Signature

01/13/23
Date

Randy C Landers
Applicant's Signature

January 13, 2023
Date

Office Use: Reviewed by Director of Development Services__/__/_____

DATE: 02/27/2023

1st REVIEW COMMENTS – Final Plat (Glenn Polk Addition)

The request is for a Final Plat of the Glenn Polk Addition containing 1 lot, being approximately 9.936 acres in the H TIERWESTER SURVEY, ABSTRACT NO. 1241, prepared by All American Surveying, submitted on 02/15/2023. 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 letter of intent.
2. Provide will serve letter from CoServ.
3. Show the centerline of existing streets and dimensions from the centerline to the edges of existing and proposed right-of-way on both sides of the centerline.
4. Provide a signed notarized copy of private restrictions (if any), that are filed for record in the office of the County Clerk.
5. Add plat note "All common areas, drainage easements, and detention facilities will be owned and maintained by 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."
6. Remove plat note #16 relating to Commissioners Court.
7. Preliminary Plat shows acreage to be 10.418 and Final Plat shows 9.936 which acreage is correct?
8. Add the name address and phone number of all utilities providing service to the development.

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, March 13, 2023, and the City Council meeting on Monday, April 3, 2023.

March 23, 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: Glen Polk –Plat review

Plat Comments

1. Appears to be an existing sanitary sewer line crossing the property. Verify and show easement.
2. Line Table does not match description.
3. Plat will not be approved until Civil Design has been finalized and accepted

We provided a cursory review of the Civil plans in support of the plat and found there have been significant changes in the grading and the drainage for this project. We have seen inconsistencies that may impact the overall design of the pond and grading. We request the Plat not be approved at this time until this can be addressed.

CITY COUNCIL COMMUNICATION

DATE: April 3, 2023

FROM: Ramie Hammonds, Development Services Director

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

SUMMARY:

- The applicant is proposing to create 1 industrial lot from one unplatted tract.
- This site is located on the west side of Stemmons Road approximately 192 feet south of Duck Creek Road.
- The property is zoned Industrial 1 (I-1).
- Storage is an allowed use in the I-1 zoning district.
- TxDOT has taken the front part of the site, and the applicant will need to relocate the office building.
- The property is serviced by Sanger Water, Sewer, and Electric.
- The property is located in the City of Sanger.
- Planning & Zoning recommended APPROVAL on 1-9-23.

FISCAL INFORMATION:

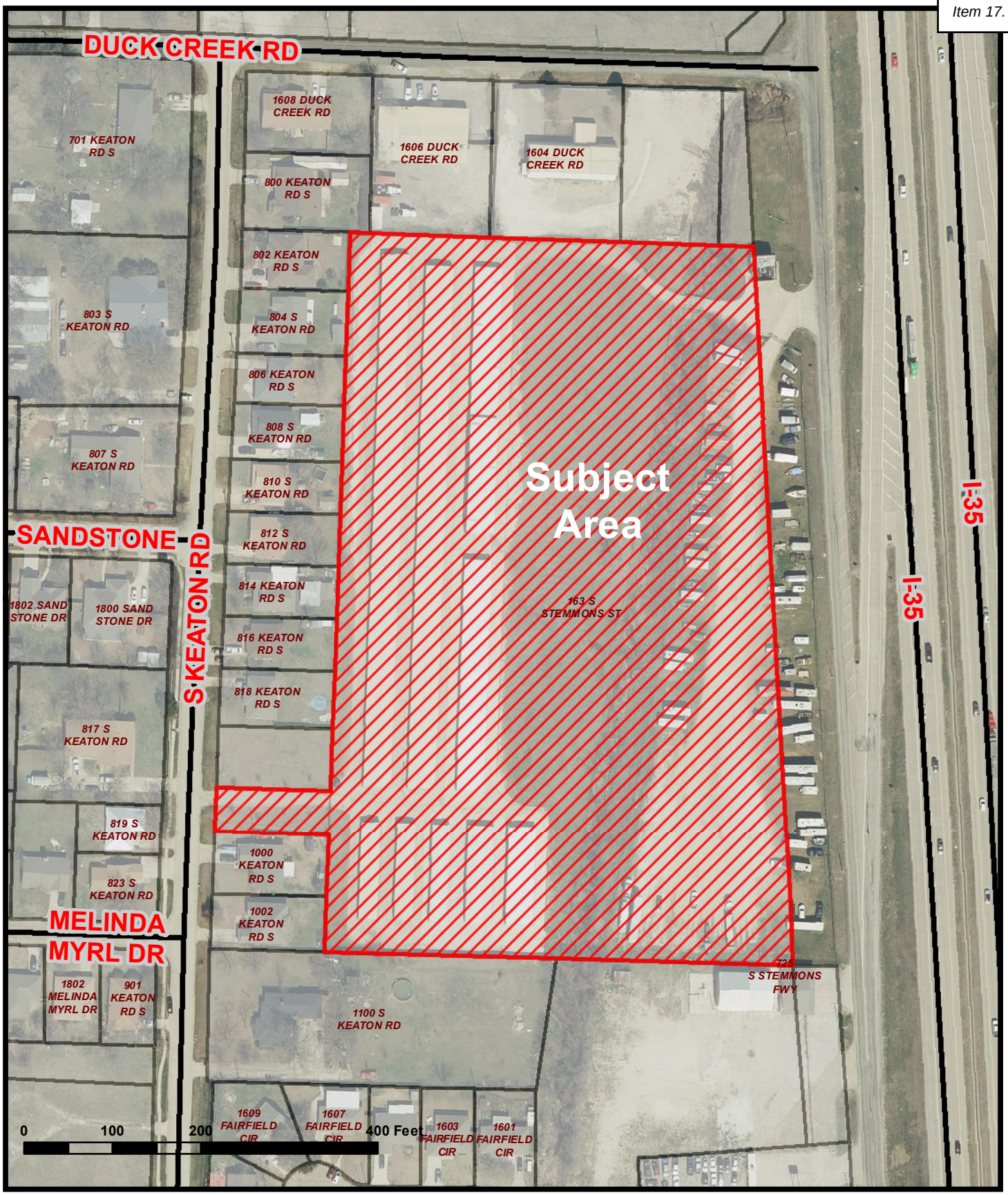
Budgeted: N/A Amount: N/A GL Account: N/A

RECOMMENDED MOTION OR ACTION:

Staff recommends APPROVAL.

ATTACHMENTS:

Location Map
Final Plat
Application
Letter of Intent



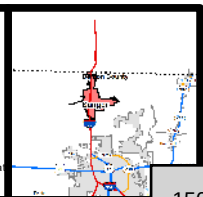
N
W E
S

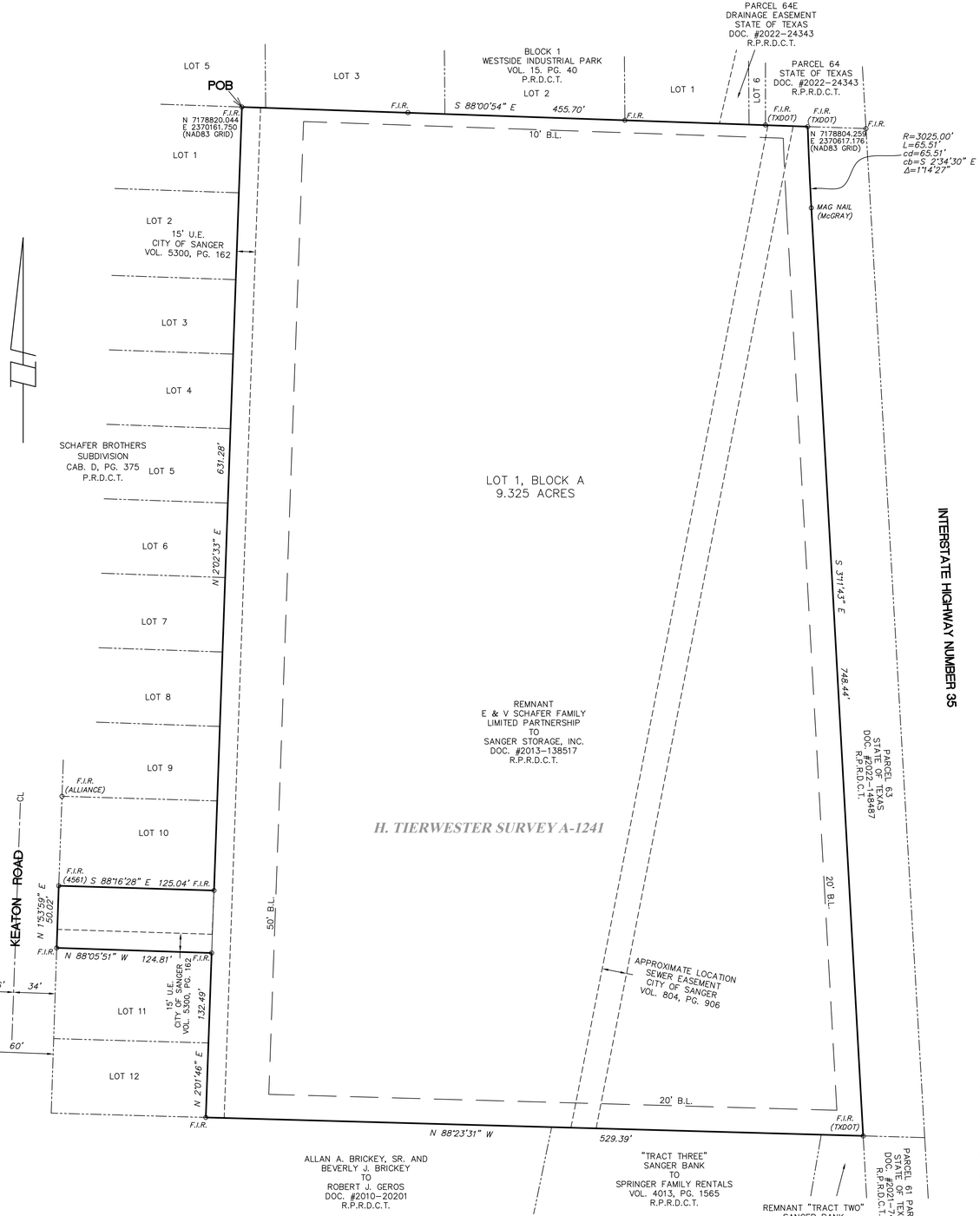
SANGER TEXAS

Project Name: Sanger Storage Addn
Final Plat
Project: 22SANZON-0065

City Limits Exhibits

DISCLAIMER:
This map was generated by GIS data provided by the Sanger GIS Department. The City of Sanger does not guarantee the correctness or accuracy of any features on this map. These map products are for illustration purposes only and are not suitable for site-specific decision making. GIS data is subject to constant changes, and may not be complete, accurate or current.
Date: 12/31/2022 3:20:39 PM
Doc Name: 22SANZON-0065_Sanger Storage Final Plat





NOTE: PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.

GRAPHIC SCALE 1"=50'

0 25 50 100 150 200 250

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS
COUNTY OF DENTON; WHEREAS WE, Sanger Storage, Inc., are the owners of that certain lot, tract, or parcel of land situated in the H. Tierwester Survey Abstract Number 1241 in the City of Sanger, Denton County, Texas, being a part of that certain tract of land conveyed by deed from E & V Schafer Family Limited Partnership to Sanger Storage, Inc. recorded under Document Number 2013-138517, Real Property, Texas, and being more particularly described as follows:

BEGINNING at an iron rod found for corner in the south line of Lot 5, Block 1 of Westside Industrial Park, an addition to the City of Sanger, Denton County, Texas according to the plat thereof recorded in Volume 15, Page 40, Plat Records, Denton County, Texas, said point being the northeast corner of Lot 1 of Schafer Brothers Subdivision, an addition to the City of Sanger, Denton County, Texas according to the plat thereof recorded in Volume Cabinet D, Page 375, Plat Records, Denton County, Texas;

THENCE S 88° 00' 54" E, 455.70 feet with said south line of said Block 1 of said Westside Industrial Park and with the south line of that certain "Parcel 64" conveyed to the State of Texas recorded under Document Number 2022-24343, Real Property Records, Denton County, Texas to a capped iron rod marked TXDOT found for corner in the west line of Interstate Highway Number 35, a public roadway, said point being the northwest corner of that certain "Parcel 63" conveyed to the State of Texas recorded under Document Number 2022-148487, Real Property Records, Denton County, Texas;

THENCE with said west line of said Interstate Highway Number 35 and with the west line said "Parcel 63" along the arc of a curve to the left, having a central angle of 01°14'27", a radius of 3025.00 feet, an arc length of 65.51, whose chord bears S 02° 34' 30" E, 65.51 feet to a Mag Nail marked McGray found for corner;

THENCE S 03° 11' 43" E, 748.44 feet with said west line of said Interstate Highway 35 and with said west line said "Parcel 63" to a capped iron rod marked TXDOT found for corner in the north line of the remnant of that certain "Tract Two" of land conveyed by deed from Sanger Bank to Springer Family Rentals recorded in Volume 4013, Page 1565, Real Property Records, Denton County, Texas, said point being the northwest corner of that certain "Parcel 61 Part 2" conveyed to the State of Texas recorded under Document Number 2021-7443, Real Property Records, Denton County, Texas;

THENCE N 88° 23' 31" W, 529.39 feet with said north line of said remnant "Tract Two" and with the north line of that certain "Tract Three" of land conveyed by deed from Sanger Bank to Springer Family Rentals recorded in Volume 4013, Page 1565, Real Property Records, Denton County, Texas, and with the north line of that certain tract of land conveyed by deed from Allan A. Brickey, Sr. and wife, Beverly J. Brickey to Robert J. Geros recorded under Document Number 2010-20201, Real Property Records, Denton County, Texas to an iron rod found for corner, said point being the southeast corner of Lot 12 in said Schafer Brothers Subdivision;

THENCE N 02° 01' 46" E, 132.49 feet with the east line of lots 12 and 11 of said Schafer Brothers Subdivision to an iron rod found for corner, said point being the northeast corner of said Lot 11;

THENCE N 88° 05' 51" W, 124.81 feet with the north line of said Lot 11 of said Schafer Brothers Subdivision to an iron rod found for corner in the east line of Keaton Road, a public roadway;

THENCE N 01° 53' 59" E, 50.02 feet with the east line of said Keaton Road to a capped iron rod marked RPLS 4561 found for corner, said point being the southwest corner of Lot 10 in said Schafer Brothers Subdivision;

THENCE S 88° 16' 28" E, 125.04 feet with the south line of said Lot 10 to an iron rod found for corner, said point being the southeast corner of said Lot 10;

THENCE N 02° 02' 33" E, 631.28 feet with the east line of lots 10 through 1 of said Schafer Brothers Subdivision to the PLACE OF BEGINNING and containing 9.325 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT We, the aforesaid owners of land shown on this plat and whose name is subscribed hereto, and in person or through a duly authorized agent do hereby adopt this plat designating the herein above tract as LOT 1, BLOCK A, SANGER STORAGE ADDITION, an addition to the City of Sanger, Denton County, Texas, and do hereby dedicate to the public use forever all streets, alleys, parks, watercourses, drains, utility easements, drainage easements, and public places as shown thereon for the purposes and consideration therein expressed. All and any public utilities shall have the full right to remove and keep removed all growths which may endanger or interfere with the construction, maintenance, or efficiency of its respective system on the utility easement for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

WITNESS MY HAND this _____ day of _____, 2022

_____
Faisal Reza, Sanger Storage, Inc.

STATE OF TEXAS
COUNTY OF DENTON:
Before me, the undersigned authority, on this day personally appeared Faisal Reza, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and, in the capacity, therein stated.
Given under my hand and seal of office this _____ day of_____ 2022

_____
NOTARY PUBLIC
STATE OF TEXAS

APPROVED AND ACCEPTED

_____
Chairman, Planning & Zoning Commision Date
City of Sanger, Texas

_____
Mayor Date
City of Sanger, Texas

ATTESTED BY

_____
City Secretary, City of Sanger, Texas Date

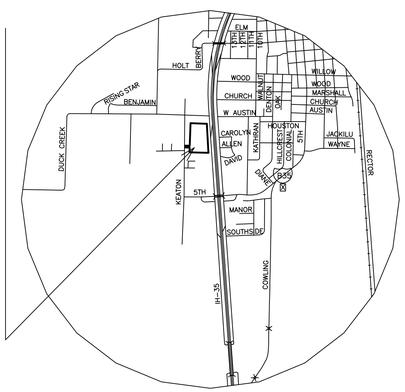
CERTIFICATE OF SURVEYOR

I, the undersigned, a registered professional land surveyor in the State of Texas, do hereby certify that this plat is true and correct and was prepared from an actual survey of the property made on the ground under my supervision.

_____
Jerald D. Yensan
Registered Professional Land Surveyor No. 4561

NOTES:
1. The purpose of this plat is to create a single platted lot.
2. No portion of subject property lies within a special flood hazard area according to the FLOOD INSURANCE RATE MAP for Denton County and Incorporated Area, Map Number 48121C0210G, dated April 18, 2011. (Subject property lies in Zone X).
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. 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.
6. This plat does not alter or remove existing deed restrictions, if any, on this property.
7. Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD '83)
8. Water, Sewer and Electric service is provided by the City of Sanger.
9. Telephone service is provided by Nortex Communications, 205 North Walnut, Muenster, Texas 76252
10. There are no common areas, or detention facilities or HOA/POA.
11. Minimum finished floor elevations are at least 2 feet above the 100-year flood plain.
12. Property owner must confirm location of any underground utilities prior to new construction.

PROJECT LOCATION



VICINITY MAP
SCALE 1" = 2000'

LEGEND
B.L. = BUILDING LINE
D.E. = DRAINAGE EASEMENT
F.I.R. = FOUND IRON ROD
S.I.R = SET CAPPED 1/2" RPLS 4561 IRON ROD
P.U.E. = PUBLIC UTILITY EASEMENT
P.A.E. = PUBLIC ACCESS EASEMENT
U.E. = UTILITY EASEMENT
W.E. = WATER EASEMENT

OWNER/DEVELOPER
FAISAL REZA
SANGER STORAGE INC.
3604 BARRYDALE DR.
DENTON, TX 76208
940-300-7610

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

FINAL PLAT
LOT 1, BLOCK A OF
SANGER STORAGE ADDITION
9.325 ACRES IN THE
H. TIERWESTER SURVEY A-1241
CITY OF SANGER
DENTON COUNTY, TEXAS

LANDMARK SURVEYORS, LLC.
TX FIRM REGISTRATION NO. 10098600
4238 I-35 NORTH
DENTON, TEXAS 76207
(940) 382-4016
FAX (940) 387-9784
REVISED: 20 JANUARY, 2023

DRAWN BY: BTH SCALE: 1"=50' DATE: 03 NOVEMBER, 2022 JOB NO: 226559

SUBDIVISION APPLICATION

	Preliminary Plat		Final Plat/Replat		Vacating Plat
X	Minor Plat		Amended Plat		Conveyance Plat

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

Submittal Checklist

	Pre-Application Conference (Date:____/____/_____)
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)
	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): _____

_____

R Number(s): R56837

_____

_____ _____

Owner's Signature **Date**

_____ 11-09-2022

Applicant's Signature **Date**

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

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

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

- [x] **The Plat shall be drawn to a scale of not more than two hundred feet to the inch (1" = 200').**
- [x] **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.**
- [x] **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.**
- [x] **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.**
- [x] **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.**
- [x] **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.**
- [x] **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.**
- [x] **If the property owner information does not match the Denton Central Appraisal District record, then information related to the purchase must be provided.**
- [x] **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**
- [x] **The accurate location, material, and approximate size of all monuments.**
- [x] **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.**
- [x] **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.**
- [x] **Name and addresses of the owner, subdivider, engineer, and surveyor.**

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

☒ **North point, written and graphic scale, and date.**

☒ **3"x3" recording box at the lower right hand corner.**

☒ **A Title Block with the following information shall be provided on each page:**

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

☒ **Standard Notation to be added on the plat:**

1) **"All lots comply with the minimum size requirements of the zoning district."**
2) **"This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due."**
3) **"All common areas, drainage easements, and detention facilities will be owned and maintained by the HOA/POA. Any common area within the City's right-of-way will require a facilities agreement, to be reviewed and approved by the City."**
4) **"Notice – selling a portion of this addition by metes and bounds is a violation of City ordinance and State Law and is subject to fines and withholding of utilities and building permits."**
5) **"This plat does not alter or remove existing deed restrictions, if any, on this property."**
6) **"Minimum finished floor elevations are at least 2 feet above the 100 year flood plain."**
7) **"The subject property does not lie within a 100 – year floodplain according to Community Panel No. _____, dated _____, of the National Flood Insurance Rate Maps for Denton County, Texas."**
8) **"The purpose of this plat is _____[state the purpose]_____"**
9) **"Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD '83)"**

☒ **The name, address and phone number of all utilities providing service to the development is required. A signature from each provider or a will-serve letter, signifying their ability to provide service to the subdivision is required.**

☒ **Location map showing existing and proposed streets and thoroughfares covering an area at least one thousand feet (1000') outside the proposed subdivision.**

☒ **One paper copy (24"x36") and one soft copy (pdf) of approved civil/construction plans, along with GIS/CAD files for all approved public improvements on a CD/DVD.**

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

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

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

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

"State of Texas
County of Denton

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

(Engineer or Surveyor's Seal)

_____ _____

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

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

"State of Texas
County of Denton

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

(Metes and Bounds Description of Boundary)

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

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

_____, Owner

_____, Title and Company (if applicable)"

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

"State of Texas
County of Denton

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

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

_____
Notary Public in and for the State of Texas

_____
Type or Print Notary's Name

My Commission Expires _____."

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

"Approved and Accepted

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

_____ _____
Mayor ***Date***
City of Sanger, TX

Attested by

_____ _____
City Secretary ***Date***
City of Sanger, TX"

City of Sanger, Texas November 8, 2022
Ramie Hammonds
Director of Development Services

Ramie,

Please see attached application for a minor plat submittal.

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

Sincerely,

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

SANGER CITY COUNCIL COMMUNICATION

DATE: April 3, 2023

FROM: Jim Bolz, Director of Public Works

AGENDA ITEM: Consideration and possible action on Change Order No. 10 in the amount of $197,519.00 with Quality Excavation, LLC for the FM 455 Project and authorize the City Manager to execute said Change Order No. 10.

SUMMARY:

- Water leak arose out of asphalt patch on 5th Street at tie-in point
  - Once excavated it was determined leak was on City line
  - Quality Excavation made repairs while on site
- Additional steel casing was needed to provide sewer service for the new Quick Trip and Assisted Living facility that were originally not on the plans
- Additional bore lengths were required by TXDOT to maintain 16' from existing pavement
  - The additional bore length required additional 12" carrier pipe to be installed
- When trying to isolate abandoned water line at 5th Street/FM 455 a water leak developed in 5th Street
  - Contractors worked several nights trying to locate the source of this leak
  - It was determined that a 1" line was still feeding the abandoned portion of line
  - A corporation stop was installed on the 1" line and turned off
- Boring crew was scheduled to bore new sewer service for Quick Trip and confirmed with site superintendent
  - A conflict arose because job material was stacked where boring machine need to be located
  - Boring had to be rescheduled for another day
- When trying to set trench box to perform water line bore beneath railroad tracks, a conflict with gas line location was discovered
  - The trench box was removed and a meeting with TXDOT and Atmos was scheduled to resolve the conflict
- To resolve the conflict with the Atmos gas line location the bore beneath the railroad tracks was extended an additional 40'
- When connecting a new water main at 5th Street/FM455 it was discovered that 803 North 5th Street no longer had water service because it was being fed from the main that was being abandoned
  - A new tap and service line had to be ran from the new main to 803 North 5th Street

FISCAL INFORMATION:

Budgeted: YES Amount: $197,519.00 GL Account: 840-54-6526.2/840-50-6526.2

- Original Contract Amount $4,546,550.20
- Up-to-date Contract Amount $5,083,264.85
  - Change Order No. 1 $39,993.00
  - Change Order No. 2 $3,145.00
  - Change Order No. 3 $23,650.00
  - Change Order No. 4 $44,260.45

- Change Order No. 5 $27,040.00
- Change Order No. 6 $20.348.00
- Change Order No. 7 $11,600.00
- Change Order No. 8 $32,160.00
- Change Order No. 9 $334,518.20

RECOMMENDED MOTION OR ACTION:
Staff recommends approval

ATTACHMENTS:
- Change Order No. 10

Water & Sewer Pipeline Relocation in Advance of the TxDOT FM 455 Improvements

CSJ: 0195-02-076 & 0195-02-072

CHANGE ORDER REQUEST

2/21/2023

Change Order Number		Description	Amount
	10	5th Street water repair	$3,500.00
	10	12" casing QT	$14,850.00
	10	Boring Adds TXDOT	$93,448.00
	10	5th Street Leak	$35,288.00
	10	Backcharge	$7,200.00
	10	Rail Cost	$24,600.00
	10	RR bore	$14,000.00
	10	Service Bore 2"	$4,633.00
		Grand Total	$197,519.00

QUALITY EXCAVATION, LLC
958 US HIGHWAY 377, SUITE # 200
AUBREY, TX 76227

Project Name	Sanger FM 455 Water and Wastewater Utility Relocations
Project Number	CSJ: 0195-02-072
Date	February 23, 2023
Current Contract Amount	
Requested Change Order Amount	$3,500.00

Change order No. 10

BID ITEM	DESCRIPTION	QUANTITY	UNIT	$/UNIT	TOTAL/EXTENSION
N/A	Night Repair 5th Street water main break	1	LS	$3,000.00	$3,000.00
	Traffic Control	1	LS	$500.00	$500.00
					$0.00
					$0.00
					$0.00
					$0.00
					$0.00
					$0.00
					$0.00
					$0.00
					$0.00
					$0.00
					$0.00
					$0.00
					$0.00
					$0.00
				Total	$3,500.00

Water main broke under 5th street south of tie in point
Crew responded after hours and excavated the main
Found electrolysis on the ductile iron pipe causing leak

Respectively Submitted

Garland Wilson

Approved _____

Printed _____

QUALITY EXCAVATION, LLC
958 US HIGHWAY 377, SUITE # 200
AUBREY, TX 76227

Project Name	Sanger FM 455 Water and Wastewater Utility Relocations
Project Number	CSJ: 0195-02-072
Date	November 30, 2022
Current Contract Amount	
Requested Change Order Amount	$14,850.00

Change order No. 10

BID ITEM	DESCRIPTION	QUANTITY	UNIT	$/UNIT	TOTAL/EXTENSION
16	Casing at 3rd and 455	50	LF	$ 140.00	$7,000.00
16	Chip out and work storm drain under road for bore	0.5	CD	$ 4,500.00	$2,250.00
16	QT Casing	40	LF	$ 140.00	$5,600.00
					$0.00
					$0.00
					$0.00
					$0.00
					$0.00
					$0.00
					$0.00
					$0.00
					$0.00
					$0.00
					$0.00
					$0.00
				Total	$14,850.00

This casing is an addition for QT and 3rd Street to provide sewer service for each location that was not originally on the plans
The service lines were not in the location as expected and when excavated we determined a bore was necessary.
The sewer line was paid for in a previous change order. This is the casing bore only

Respectively Submitted

Garland Wilson

Approved _____

Printed _____

QUALITY EXCAVATION, LLC
958 US HIGHWAY 377, SUITE # 200
AUBREY, TX 76227

Project Name	Sanger FM 455 Water and Wastewater Utility Relocations
Project Number	CSJ: 0195-02-072
Date	February 5, 2023
Current Contract Amount	$596,714.65
Requested Change Order Amount	$93,448.00

Change order No. 10

BID ITEM	DESCRIPTION	QUANTITY	UNIT	$/UNIT	TOTAL/EXTENSION
12	18" Steel Casing by other than Open Cut (OTOC)				$0.00
	bore pit extension TXDOT water at 35	40	LF	$350.00	$14,000.00
12	Bore pit extension TXDOT sewer at 35	30	LF	$350.00	$10,500.00
12	Line AA	20	LF	$350.00	$7,000.00
12	Line BB	20	LF	$350.00	$7,000.00
12	Line CC	20	LF	$350.00	$7,000.00
12	Line DD	20	LF	$350.00	$7,000.00
12	Line KK	20	LF	$350.00	$7,000.00
12	LineII	20	LF	$350.00	$7,000.00
12	Line JJ	20	LF	$350.00	$7,000.00
12	Railroad Bore	40	LF	$350.00	$14,000.00
10	12" PVC Water Carrier Pipe (DR 18) in 18" St Cas	243	LF	$96.00	$23,328.00
9	12" PVC Water Pipe (DR 18) by Open Cut (OC)	-243	LF	$110.00	-$26,730.00
16	12" Steel Casing Pipe by other than Open Cut(OTOC)	85	LF	$110.00	$9,350.00
					$0.00
				Total	$93,448.00

12 Bore extension for 18" bore as required by TXDOT to maintain 16 feet from existing pavement
10 Increase to add 12" carrier pipe in extended casing
9 Deduct for open cut that is now in extended bore casing
16 Extra bore required for QT hook up that not there and Senior living center that was not there as planned

Respectively Submitted

Garland Wilson

Approved _____

Printed

QUALITY EXCAVATION, LLC
958 US HIGHWAY 377, SUITE # 200
AUBREY, TX 76227

Project Name	Sanger FM 455 Water and Wastewater Utility Relocations
Project Number	CSJ: 0195-02-072
Date	February 23, 2023
Current Contract Amount	
Requested Change Order Amount	$35,288.00

Change order No. 10

BID ITEM	DESCRIPTION	QUANTITY	UNIT	$/UNIT	TOTAL/EXTENSION
N/A	Locate and stop water leak under 5th street	6	CD	$4,500.00	$27,000.00
	Located leak and repaired at night	1	CD	$4,500.00	$4,500.00
	Traffic Control	1	LS	$3,788.00	$3,788.00
					$0.00
					$0.00
					$0.00
					$0.00
					$0.00
					$0.00
					$0.00
					$0.00
					$0.00
					$0.00
					$0.00
					$0.00
				Total	**$35,288.00**

When water main Line C sheet 23 was connected at 5th street a leak began to surface up after the connection
No one knew where or what this leak was. Crews looked for days and could not find valves or mains.
Looked at old street pictures and found a utility patch in 2013 and dug up in that area and there was an old
1" line. We repaired the line at night with a corporation and shut it off.
Respectively Submitted

Garland Wilson

Approved _____

Printed _____

QUALITY EXCAVATION, LLC
958 US HIGHWAY 377, SUITE # 200
AUBREY, TX 76227

Project Name	Sanger FM 455 Water and Wastewater Utility Relocations
Project Number	CSJ: 0195-02-072
Date	February 5, 2023
Current Contract Amount	
Requested Change Order Amount	$7,200.00

Change order No. 10

BID ITEM	DESCRIPTION	QUANTITY	UNIT	$/UNIT	TOTAL/EXTENSION
	Mobilization Directional Drilling Rig	1	EA	$3,000.00	$3,000.00
	Quality Crew Day for set up closure	1	EA	$4,200.00	$4,200.00
					$0.00
					$0.00
					$0.00
					$0.00
					$0.00
					$0.00
					$0.00
					$0.00
					$0.00
					$0.00
					$0.00
					$0.00
					$0.00
					$0.00
				Total	**$7,200.00**

Quality Excavation scheduled and notified the site superintendent with QT to complete the sewer service for QT
Quality's crews excavated the sewer main line on the south side of Chapman drive for the receiving pit area. Foreman/sub came out saying we could not dig pit north side for 12" casing entry because of QT rock delivery in the way. Cameron called Jim and we tried to work this issue out and he would not work with the City or Quality. We backfilled the pits we dug put back safety fence
We sent the directional boring rig back and rescheduled

Respectively Submitted

Respectively Submitted

Garland Wilson

Approved _____

Printed _____

QUALITY EXCAVATION, LLC
958 US HIGHWAY 377, SUITE # 200
AUBREY, TX 76227

Project Name	Sanger FM 455 Water and Wastewater Utility Relocations
Project Number	CSJ: 0195-02-072
Date	February 5, 2023
Current Contract Amount	
Requested Change Order Amount	$24,600.00

Change order No. 10

BID ITEM	DESCRIPTION	QUANTITY	UNIT	$/UNIT	TOTAL/EXTENSION
12	Bore Contractor Cancellation	1	LS	$12,000.00	$12,000.00
12	Quality Excavation	3	CD	$4,200.00	$12,600.00
					$0.00
					$0.00
					$0.00
					$0.00
					$0.00
					$0.00
					$0.00
					$0.00
					$0.00
					$0.00
					$0.00
					$0.00
					$0.00
					$0.00
				Total	**$24,600.00**

Quality Excavation applied and received confirmation from Wilson and Company for bore permit
When we excavated and set the trench box for the bore alignment Atmos gas line/casing was in our pit
We set the trench box on top of the casing and excavated inside the box to asses the conflict
The consensus was that Atmos casing was not in the proper alignment. We demobilized removed the trench boxes and consulted for a decision on the conflict

Respectively Submitted

Respectively Submitted

Garland Wilson

Approved _____

Printed _____

QUALITY EXCAVATION, LLC
958 US HIGHWAY 377, SUITE # 200
AUBREY, TX 76227

Project Name	Sanger FM 455 Water and Wastewater Utility Relocations
Project Number	CSJ: 0195-02-072
Date	February 23, 2023
Current Contract Amount	
Requested Change Order Amount	$14,000.00

Change order No. 10

BID ITEM	DESCRIPTION	QUANTITY	UNIT	$/UNIT	TOTAL/EXTENSION
112	18" casing bore under railroad	40	LF	$350.00	$14,000.00
					$0.00
					$0.00
					$0.00
					$0.00
					$0.00
					$0.00
					$0.00
					$0.00
					$0.00
					$0.00
					$0.00
					$0.00
					$0.00
					$0.00
					$0.00
				Total	$14,000.00

Casing was extended to allow bore to pass gas line conflict and manhole. This was necessary because the Atmos gas line was installed incorrectly

Respectively Submitted

Garland Wilson

Approved _____

Printed _____

QUALITY EXCAVATION, LLC
958 US HIGHWAY 377, SUITE # 200
AUBREY, TX 76227

Project Name	Sanger FM 455 Water and Wastewater Utility Relocations
Project Number	CSJ: 0195-02-072
Date	February 5, 2023
Current Contract Amount	
Requested Change Order Amount	$4,633.00

Change order No. 10

BID ITEM	DESCRIPTION	QUANTITY	UNIT	$/UNIT	TOTAL/EXTENSION
24	Water Service Reconnection	1	EA	$1,515.00	$1,515.00
25	Water Meter Box Relocation	1	EA	$268.00	$268.00
26	New Water Meter Box	1	EA	$600.00	$600.00
27	Water Service Line Extension	150	LF	$15.00	$2,250.00
					$0.00
					$0.00
					$0.00
					$0.00
					$0.00
					$0.00
					$0.00
					$0.00
					$0.00
					$0.00
				Total	$4,633.00

When the connecting for 5th street was made it cut off the water to this location
803 North 5th Street was fed from the old main that was being taken out of service
To connect to the new main we had to tap the main and run a new service

Respectively Submitted

Respectively Submitted

Garland Wilson

Approved _____

Printed _____

CITY COUNCIL COMMUNICATION

DATE: April 3, 2023

FROM: Mike Prater, Director of Electric

AGENDA ITEM: Consideration and possible action on the change order No. 4 for Primoris Distribution Services regarding the FM 455 Project and authorize the City Manager to execute said change order.

SUMMARY:

- Timing is increasingly critical on this change order due to TXDOT contracts with paving contractors and timely process of acquisition of approval from Brazos Electric and landowner easement, all which have been in discussion since early November 2022 and are now agreed upon and filed with the County.
- This portion of the project was originally scheduled for underground primary at the primary crossing located at FM455 and Keaton Road and the plans called for reusing the conduit and a majority of conductor already in place.
- The TXDOT plans are calling for inlets and storm drainage in this area that will not allow for the existing primary crossing which is at a depth of 4' to remain without a new bore to a depth of 15'.
- A road bore of this size, depth, additional material, and the new ROW distance would be cost prohibitive VS changing this to an aerial crossing.
- Changing from underground to aerial will mesh well with future plans for substation expansion for the City.

FISCAL INFORMATION:

Budgeted: NO Amount: $ 102,283.29 GL Account: 840-58-6526.2

- Original Contract Amount $ 1,060,274.44
- Up-to-date Contract Amount $ 1,081,874.29
  - Change Order No. 1 $ 7,000.00
  - Change Order No. 2 $ 4,460.00
  - Change Order No. 3 $ 10,139.85

RECOMMENDED MOTION OR ACTION:

Staff recommends approval

ATTACHMENTS:

Change Order No. 4

Primoris T&D

March 7, 2023

Change Order 4

City of Sanger Electric
502 Elm St.
Sanger, Tx 76266
Attn: Mike Prater
Email: mprater@sangertexas.org
Cell: (940)391-9423

Re: FM 455 Road Widening

Primoris is pleased to provide services as stated below: Installation of 5 double circuit poles and required anchors including subcontractor hand digs, Pulling in double circuit 795 including installing spacers to provide clearance across energized line in close proximity, locating and exposing 2 circuits and pulling back cable to build 4 1000mcm risers and pull out cable under road. Proposal also includes material cost of roll pipe used in bore on other portion of the job.

Total Labor and equipment for this Scope of Work:	**$**	**91,404.30**
Total Material for this Change Order:	**$**	**6,508.47**
Total Subcontractor for this Change Order:	**$**	**4,370.52**
Total Price for this Change Order:	**$**	**102,283.29**
Total Price for Contract including Change Order(s) and taxes:	**$**	**1,184,157.58**

Payment for this change order will be due 30 days from invoice date. We appreciate the opportunity to provide this pricing. Please feel free to contact us with any questions or concerns.

ACCEPTANCE OF PROPOSAL:
The above prices, specifications and conditions are hereby accepted. Signature below authorizes Primoris Distribution Services to proceed with this scope of work.

Primoris	**City of Sanger Electric**
Signed_____	Signed_____
By _____	By _____
Title _____	Title _____
Date_____	Date_____

SANGER CITY COUNCIL COMMUNICATION

DATE: April 3, 2023

FROM: Clayton Gray, Finance Director

AGENDA ITEM: Consideration and possible action on Ordinance 04-07-23, amending the budget for the 2022-2023 fiscal year and authorizing amended expenditures as provided; providing for the repeal of all ordinances in conflict; providing a cumulative clause; providing for a severability clause; and providing a savings clause; an establishing an effective date.

SUMMARY:

- Additional materials are required by the Electric Department for materials on the overhead electrical crossing located at FM455 and Keaton Road.
- These materials were not originally included in the 2022-2023 Annual Budget.

FISCAL INFORMATION:

Budgeted: No Amount: $79,673 GL Account: 008-58-5360

- This budget amendment will:
  - Increase expenditures in the Enterprise Fund by $79,673

RECOMMENDED MOTION OR ACTION:

- Staff recommends approval of Ordinance 04-07-23

ATTACHMENTS:

- Ordinance 04-07-23
- Memorandum from Electric Director Mike Prater
- List of materials

CITY OF SANGER, TEXAS

ORDINANCE 04-07-23

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANGER, DENTON COUNTY, TEXAS, (BUDGET AMENDMENT 2) AMENDING ORDINANCE #09-23-22, WHICH WILL AMEND THE BUDGET FOR THE 2022-2023 FISCAL YEAR AND AUTHORIZING AMENDED EXPENDITURES AS PROVIDED; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A CUMULATIVE CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING A SAVINGS CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

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

WHEREAS, the City Council approved Ordinance 09-23-22 adopting the budget for the 2022-2023 Fiscal Year on September 19, 2022; and

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

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

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

SECTION 1. That the annual budget for the 2022-2023 Fiscal Year is hereby amended to increase expenditures in the Enterprise Fund by $79,672.76, as shown in **Exhibit "A"**.

SECTION 2. Expenditures during the 2022-2023 Fiscal Year shall be made in accordance with the amended budget approved herein, unless otherwise authorized by a duly enacted ordinance of the City, and said budget document shall be on file for public inspection in the office of the City Secretary.

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

SECTION 4. It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, phrases and words of this Ordinance are severable and, if any word, phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining portions of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional word, phrase, clause, sentence, paragraph, or section.

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

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

PASSED AND APPROVED by the City Council of the City of Sanger, Texas, on this 3rd day of April 2023.

APPROVED:

_____
Thomas E. Muir, Mayor

ATTEST:

_____
Kelly Edwards, City Secretary

APPROVED TO FORM:

_____
Hugh Coleman, City Attorney

EXHIBIT A

Ordinance 04-07-23

Capital Projects Fund

G/L Account	Account Type	Account Name	Original Budget	Revised Budget	Adjustment
008-58-5360	Expenditure	System Maintenance	$200,000	$279,673	$79,673

Increase expenditures for the cost of additional materials

SANGER CITY COUNCIL COMMUNICATION

DATE: April 3, 2023

FROM: Casey Welborn, Assistant Fire Chief

AGENDA ITEM: Consideration and possible action to approve Resolution No. 2023-03, adopting the Denton County Hazard Mitigation Action Plan.

SUMMARY:

- The Plan is updated approximately every five (5) years through Denton County and FEMA
- The Council adopted the County's previous Plan in 2016 by Resolution #02-02-16
- This Plan allows the City of Sanger to be eligible for financial assistance in a disaster
- By participating, Sanger can apply for grants provided by FEMA
- Staff provided the following mitigation actions to the County's Plan
    - Retrofit and/or build additional fire station on the East side of the railroad track with necessary equipment such as ATV to ensure emergency response during severe weather events
    - Retrofit and/or build additional fire station on West side of I-35 with necessary equipment such as ATV to ensure emergency response during severe weather events
    - Acquire and install generators with hard wired quick connections at all critical facilities
    - Upgrade/ Rebuild subgrade and repave several streets within city-limits
    - Implement individual tornado safe room rebate program
    - Purchase of a CASA (WX) Weather Radar System
    - Continue to promote use of Code Red system and public education program through utilizing media, social media, bulletins, flyers, etc. to educate citizens of hazards that can threaten the area and mitigation measures to reduce injuries, fatalities, and property damages
    - Improve drainage throughout city. Reconstruct creek waterways to correct drainage issues
    - Conduct soil analysis to determine the scope, impact, and extent of expansive soils
    - Conduct earthquake assessment study to determine the potential for earthquakes to affect public facilities and utilities

FISCAL INFORMATION:

Budgeted: N/A Amount: N/A GL Account: N/A

RECOMMENDED MOTION OR ACTION:

Staff recommends approval

ATTACHMENTS:

Resolution

CITY OF SANGER, TEXAS

RESOLUTION NO. 2023-03

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANGER, TEXAS, ADOPTING DENTON COUNTY'S HAZARD MITIGATION ACTION PLAN 2023; AUTHORIZING ITS EXECUTION, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Sanger recognizes the threat that natural hazards pose to people and property within Denton County; and;

WHEREAS, the the Federal Disaster Mitigation Act of 2000 and Federal Emergency Management Agency (FEMA) require communities to adopt a hazard mitigation action plan to be eligible for the full range of pre-disaster and post-disaster federal funding for mitigation purposes; and;

WHEREAS, the City of Sanger has assessed the community's potential risks and hazards and is committed to planning for a sustainable community and reducing the long-term consequences of natural and man-caused hazards; and

WHEREAS, the Denton County Hazard Mitigation Plan outlines a mitigation vision, goals and objectives; assesses risk from a range of hazards; and identifies risk reduction strategies and actions for hazards that threaten the community; and

WHEREAS, adoption by City of Sanger demonstrates its commitment to the hazard mitigation and achieving the goals outlined in the Denton County Hazard Mitigation Action Plan 2023; and

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

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

SECTION 1. The facts and recitals set forth in the preamble of this resolution are hereby found to be true and correct.

SECTION 2. That the City Council of Sanger, Texas, adopts the 2023 Denton County Hazard Mitigation Plan.

a. The City of Sanger will pursue available funding opportunities for the implementation of the proposals designated therein and will, upon receipt of such funding or other necessary resources, seek to implement the actions contained in the mitigation strategies; and

b. The City of Sanger vests with the Mayor the responsibility, authority, and means to inform all parties of this action; assure that the Hazard Mitigation Plan will be reviewed at least annually and that any needed adjustments will be presented to the City Council for consideration; and
c. The City of Sanger is to take such other action as may be reasonably necessary to carry out the objectives of the Plan and report on progress as required by FEMA and the Texas Division of Emergency Management (TDEM).

SECTION 3. That this resolution shall become effective from and after its date of passage.

PASSED AND APPROVED THIS THE 3RD DAY OF APRIL 2023.

APPROVED:

_____
Thomas E. Muir, Mayor

ATTEST:

_____
Kelly Edwards, City Secretary

CITY COUNCIL COMMUNICATION

DATE: March 6, 2023

FROM: Jim Bolz, Director of Public Works

AGENDA ITEM: Consideration and possible action on the interlocal agreement between the City of Aubrey and the City of Sanger with Level One Paving; and authorize the City Manager to execute said agreement.

SUMMARY:

- The City of Sanger has a contract with Level One Paving for all labor, materials and equipment for asphalt related street repairs and patching
- Level One Paving has communicated that they are willing to enter into an Interlocal Cooperative Purchasing Program Agreement with Aubrey for street rehabilitation
- Level One Paving will extend the same pricing structure to the City of Aubrey that is currently contracted with the City of Sanger

FISCAL INFORMATION:

Budgeted: N/A Amount: N/A GL Account: N/A

N/A

RECOMMENDED MOTION OR ACTION:

Staff recommends approval

ATTACHMENTS:

- Level 1 Paving Interlocal Agreement
- Resolution No 918-23 – City of Aubrey

LEVEL 1 PAVING
P.O. Box 843, 8002 Rector Road, Sanger, TX 76266
Office Phone: 940-302-0133

City of Sanger
301 Bolivar St., P.O. Box 1729
Sanger, TX 76266

Attn: John Henderson, Street Superintendent
jhenderson@sangertexas.org

Date: May 17, 2021
Proposal: 21-106
Phone: 940-458-2571
Fax: 940-458-3428
Cell: 940-390-1136 (Cell)

As updated and applied to City of Aubrey via Interlocal Cooperative Agreement with the City of Sanger
Date: February 23, 2023
City of Aubrey
107 S. Main St.
Aubrey, TX 76227

Attn: Leanne Wilson, Public Works Director
lwilson@aubreytx.gov

Level 1 Paving, hereinafter called the Company, offers to furnish all labor, materials and equipment required for the performance of the following described work in connection with construction or improvements at: **City of Sanger, Various Streets, Sanger, TX 76266 and/or City of Aubrey, Various Streets, Aubrey, TX.** The term of the agreement between Level 1 Paving the City of Aubrey entered into pursuant to the Interlocal Cooperative Purchasing Agreement has a start date of February 23, 2023.

Agreed Upon Minimum Charges from Level One Paving to the City of Sanger and/or the City of Aubrey for Asphalt Street Repairs:

- **Minimum charge for street repairs requiring up to five (5) tons of asphalt.**

PRICE: $2,500.00*

- **Minimum charge for street repairs requiring a tandem load, approximately 13 tons of asphalt.**

PRICE: $5,000.00*

- **Minimum charge for street repairs requiring an 18-wheeler load, approximately 25 tons of asphalt.**

PRICE: $7,500.00*

***For multiple small areas, there will be an additional charge agreed upon in writing**

Between the City of Sanger or the City of Aubrey, as applicable, and Level One Paving before the work is performed.

Cement Stabilization:

- **Cement stabilize at 8" deep, 6% Portland cement is approximately 25 tons which equals 12,500 sf. Area will be hydrated, roller compacted with steel wheeled vibratory compactor and set to grade.**

PRICE: $15,000.00 or $1.20/sf

- **Cement stabilization at 8" deep, 6% Portland cement is approximately 100 tons which equals 50,000 sf. Area will be hydrated, roller compacted with steel wheeled vibratory compactor and set to grade.**

PRICE: $55,000.00 or $1.10/sf

Any street repairs meeting the criteria above, will be acknowledged with a Purchase Order approved per job by John Henderson from the City of Sanger to Level One Paving or Leanne Wilson from the City of Aubrey to Level One Paving, as applicable.

This pricing and agreement will be in effect for one year from the date of signing.

Exclusions (if applicable):
Barricades and traffic control. Permits or testing. Concrete stamping or pavers. Silt fencing or construction entrance. Demolition, excavation or related dirt work, grades must be +/- 0.10' foot and blue topped by others. Underground utilities to be back filled and compacted by others, with engineers' approval. Surveying, paving corners, lines, grades, building corners, and pier locations to be established by others. Base plates, anchor bolts or concrete embeds. Backfilling of curbs. Concrete joint sealing. Pipe bollard steel. Spoils haul off – if applicable.

TERMS AND CONDITIONS

1. Level 1 Paving, Inc. shall not be responsible for, and shall be held harmless from any liability resulting from damages to utilities buried within the prescribed working area of this contract. It will be the responsibility of the owner to locate any underground lines, public or private and determine the depth for such lines. The owner shall be responsible for calling DIG TESS at 811 for the location of underground utility lines. It is further understood that we shall not be responsible for any damages to or deterioration of any of our work, whether completed or in process, resulting from any cause or causes beyond our control, but not limited to failure of sub-grade or failure of inadequacy of any labor or materials not furnished and installed by us, whether or not such failure or inadequacy was or could have been known at the time our work was undertaken.

2. If Company is delayed at any time in the commencement or progress of the work described herein by (1) an act of neglect of the owner, an employee or agent of owner, or a separate contractor; (2) changes ordered in the work; (3) labor disputes, fire, unusual delay in deliveries or supplies, unavoidable casualties, adverse weather conditions, strikes, boycotts, embargo, quarantine, order of government authority, or other causes beyond the Contractor's control, then the contract time shall be extended for an amount of time commensurate with the delay. The contract price shall also be adjusted for any increase in the cost of performance of the work set forth herein, that is caused by suspension, delay or interruption of the work, or due to causes beyond the Contractor's control.

Level One Paving, Inc. is not responsible for removal of vehicles from areas of parking lot being repaired. Level One Paving will notify you in advance and you must make arrangements to have vehicles removed at your expense.

3. Any changes to this contract or additional work to be performed shall be agreed to in writing by both parties. Interest of 1 1/2% per month shall be charged on any past due balances from the due date of receipt of payment by the Company. If it becomes necessary to take collection action to obtain payment, all costs of collection, including but not limited to, reasonable attorney's fees shall be paid by you.

4. A facsimile or email of this document shall be deemed as original and shall be legally binding

5. State, County, or City permits or permitting requirements are excluded unless requested by customer for Level 1 Paving, Inc. to acquire them before starting work as stated in this contract. All costs will be an addition to contract price.

6. Unless this is a new parking lot installation or cement stabilization of the entire parking lot, Level 1 Paving, Inc. cannot be responsible for drainage or standing water due to already established and existing grades on the parking lot.

7. Level 1 Paving, Inc. guarantees the above work under normal use for a period of 1 year, excluding unusual abuse or neglect.

8. This contract may be withdrawn by us if not accepted within 30 days.

9. No guarantee on seal coat flaking or peeling due to oil spots.

10. New asphalt is susceptible to power steering marks in the summer months. No guarantee on recurring cracks.

Payment is due upon completion of work.

Upon acceptance, please sign and return the original proposal, retaining a copy for your records. It is understood that the above, including the attached terms and conditions, will constitute the full and complete contract between us.

ACCEPTED:

By CM Knudler
City Manager of the City of Aubrey, Texas

Date 2-23-23

Level One Paving, Inc.

By
Alvin Crosson, 214-641-6530 or
James Sturm, 972-953-9535
Date 2-23-23

By_____
City Manager of the City of Sanger, Texas

Date_____

By_____
City Attorney of the City of Sanger, Texas

Date_____

Level One Paving, Inc. is not responsible for removal of vehicles from areas of parking lot being repaired. Level One Paving will notify you in advance and you must make arrangements to have vehicles removed at your expense.

3. Any changes to this contract or additional work to be performed shall be agreed to in writing by both parties. Interest of 1 1/2% per month shall be charged on any past due balances from the due date of receipt of payment by the Company. If it becomes necessary to take collection action to obtain payment, all costs of collection, including but not limited to, reasonable attorney's fees shall be paid by you.

4. A facsimile or email of this document shall be deemed as original and shall be legally binding

5. State, County, or City permits or permitting requirements are **excluded** unless requested by customer for Level 1 Paving, Inc. to acquire them before starting work as stated in this contract. All costs will be an addition to contract price.

6. Unless this is a new parking lot installation or cement stabilization of the entire parking lot, Level 1 Paving, Inc. cannot be responsible for drainage or standing water due to already established and existing grades on the parking lot.

7. Level 1 Paving, Inc. guarantees the above work under normal use for a period of 1 year, excluding unusual abuse or neglect.

8. This contract may be withdrawn by us if not accepted within 30 days.

9. No guarantee on seal coat flaking or peeling due to oil spots.

10. New asphalt is susceptible to power steering marks in the summer months. No guarantee on recurring cracks.

Payment is due upon completion of work.

Upon acceptance, please sign and return the original proposal, retaining a copy for your records. It is understood that the above, including the attached terms and conditions, will constitute the full and complete contract between us.

ACCEPTED:

By_____
City Manager of the City of Aubrey, Texas

Date_____

Level One Paving, Inc.

By_____
Alvin Crosson, 214-641-6530 or
James Sturm, 972-953-9535
Date_____

By_____
City Manager of the City of Sanger, Texas

Date_____

By_____
City Attorney of the City of Sanger, Texas

Date 3/27/23

RESOLUTION NO. 918-23

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AUBREY, TEXAS APPROVING AN INTERLOCAL COOPERATIVE PURCHASING PROGRAM AGREEMENT WITH THE CITY OF SANGER, TEXAS, IN ACCORDANCE WITH CHAPTER 791 OF THE TEXAS GOVERNMENT CODE AND CHAPTER 271 OF THE TEXAS LOCAL GOVERNMENT CODE, AS AMENDED; AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT AND RELATED DOCUMENTS; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Aubrey, Texas and the City of Sanger, Texas have each determined a need for a cooperative agreement to purchase like goods and services to avoid duplication procurement efforts and obtain the benefits of volume purchasing, as authorized by Chapter 791 of the Texas Government Code and Subchapter F, Chapter 271 of the Texas Local Government Code, as amended; and

WHEREAS, a local government that purchases goods and services pursuant to a cooperative purchasing program with another local government satisfies the requirement of the local government to seek competitive bids for the purchase of the goods and materials, pursuant to subsections 271.102(c) of the Texas Local Government Code and 791.025(c) of the Texas Government Code, as amended; and

WHEREAS, the City Council of the City of Aubrey, Texas finds it to be in the best interest of the public to enter into this Interlocal Cooperative Purchasing Program Agreement with the City of Sanger, Texas.

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

SECTION 1. The recitals and findings set forth above are true and correct and are incorporated into the body of this Resolution as if fully set forth herein.

SECTION 2. The City Council hereby approves the Interlocal Cooperative Purchasing Program Agreement with the City of Sanger, attached hereto and incorporated as if set forth fully herein as Exhibit "A", and further authorizes the City Manager to execute the Agreement and any other documentation as required by the Agreement.

SECTION 3. This Resolution shall be cumulative of all other resolutions and shall not repeal any of the provisions of such resolutions except for those instances where there are direct conflicts with the provisions of this Resolution. Resolutions, or parts thereof, in force at the time this Resolution shall take effect that are inconsistent with this Resolution are hereby repealed to the extent that they are inconsistent with this Resolution.

SECTION 4. The provisions of this Resolution are severable. However, in the event this Resolution or any procedure provided in this Resolution becomes unlawful, or is declared or determined by a judicial, administrative or legislative authority exercising its jurisdiction to be excessive, unenforceable, void, illegal or otherwise inapplicable, in whole or in part, the remaining and lawful provisions shall be of full force and effect and the City shall promptly promulgate new revised provisions in compliance with the authority's decision or enactment.

SECTION 5. This Resolution shall be in effect immediately upon its adoption.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF AUBREY, TEXAS, this 23rd day of February, 2023.

Chris Rich, Mayor

ATTEST:

Jenny Huckabee, City Secretary

CITY OF AUBREY OFFICIAL SEAL AUBREY, TEXAS

APPROVED AS TO FORM:

Patricia Adams, City Attorney

CITY COUNCIL COMMUNICATION

DATE: April 3, 2023

FROM: Ramie Hammonds, Development Service Director

AGENDA ITEM: Consideration and possible action to select Kimley Horn to Update the Roadway Impact Fee Study, and authorizing the City Manager to negotiate a possible contract with Kimley Horn.

SUMMARY:

- The City of Sanger issued an RFQ to update the Roadway Impact Fee Study.
- We received one response to the RFQ.
- A review committee scored the response and determined that Kimley Horn is a qualified candidate.
- If approved staff will move forward to the contract phase.

FISCAL INFORMATION:

Budgeted: YES Amount: N/A GL Account: N/A

RECOMMENDED MOTION OR ACTION:

Staff recommends APPROVAL on the selection and contract negotiation with Kimley Horn.

ATTACHMENTS:

CITY COUNCIL COMMUNICATION

DATE: March 20, 2023

FROM: Donna Green, Director of Marketing and Civic Engagement

AGENDA ITEM: Consideration and possible action on authorizing staff to issue an RFP for Holiday Decorations.

SUMMARY:

- For the Christmas holiday season 2022, the City made significant changes to the holiday decorations in the Downtown park, library, and along Bolivar Street.
- The changes in the holiday décor was well received by the Sanger residents. Many comments were made in person and across social medial channels to continue with the new decorations.
- Staff is making preparations for the holiday season. Securing holiday decoration contracts are typically done about 1 year out from the season.
- Staff is seeking approval for an RFP for Christmas Holiday Decorations for the 2023 event with a possibility of two (2) one-year renewals.

FISCAL INFORMATION:

Budgeted: Yes Amount: GL Account: 31-5270.4

RECOMMENDED MOTION OR ACTION:

Staff recommends approval to move forward on the RFP for the 2023 Holiday Decorations RFP.

ATTACHMENTS:

- City Council Communication
- City of Sanger Holiday Decoration RFP

REQUEST FOR PROPOSALS (“RFP”) FOR

2023 HOLIDAY LIGHTING AND DECORATIONS

FOR THE CITY OF SANGER, TEXAS

RFP-2023-03

INTRODUCTION

The City of Sanger seeks the services of a licensed, qualified and experienced holiday lighting and decorations contractor to provide holiday lighting and decorations in Downtown Sanger and select areas for the 2023 holiday season. Our goal is to encourage visitation and to create a full experience for each resident and visitor. The intent of the RFP is to have a successful contractor enter into an agreement with the City of Sanger for the desired services. The term of the initial agreement shall be for the 2023 holiday season. The City of Sanger will retain the option, at its sole discretion, to award up to three (3) renewal periods of one (1) year each. The selected company will use creative ideas and concepts to ensure cohesiveness in the holiday theme and design of all lights and decorations in all areas designated by the City of Sanger in this RFP.

For more information about the City of Sanger, visit Sangertexas.org.

A. Contracting parties: The City of Sanger may herein be referred to as "the City." The person or company responding to the solicitation may herein be referred to as the "Proposer."

B. Questions: Following are contacts for questions as identified.

   a. RFP Clarifications: All questions related to the requirements or processes of this RFP should be submitted in writing via email to the Director of Marketing identified in section 2 below.
   b. Scope of Service Questions: All questions related to the scope of services should be submitted in writing to via email to the Director of Marketing identified in section 2 below.
   c. Replies: Responses to inquiries that directly affect an interpretation or effect a change to this RFP will be issued in writing by addendum posted to the City website. All such addenda issued by City prior to the submittal deadline shall be considered part of the RFP. The City shall not be bound by any reply to an inquiry unless such reply is made by such formal written addendum.
   d. Acknowledgement of Addenda: The Proposer must acknowledge all addenda by signing and returning such document(s) or by initialing the appropriate area of the Proposal.

C. Notification of Errors or Omissions: Proposers shall promptly notify the City of any omissions, ambiguity, inconsistency, or error that they may discover upon examination of this RFP. The City shall not be responsible or liable for any errors and/or misrepresentation that result from the solicitations which are inadvertently incomplete, ambiguous, inconsistent, or obviously erroneous.

INSTRUCTIONS TO RESPONDENTS

1. **GENERAL**
   The following instructions are given as guidance to respondents in properly preparing their responses to this Request for Proposals ("RFP") for providing 2023 holiday lighting and decorations for the City of Sanger. A description of requirements is provided in the "Scope of Work and Requirements section of this RFP." It is marked Exhibit "A" and is incorporated into this RFP by this reference.

2. **SUBMISSION DEADLINE AND OPENING OF RESPONSES**
   All responses must be received via US mail or hand delivery to the physical address of the City of Sanger City Hall no later than **12:00 p.m. on April 24, 2023**. Opening of bids will be at 2:00 p.m. on April 24, 2023.

   ATTN: Holiday Lighting
   502 Elm Street
   PO Box 1729
   Sanger, TX 76266

   Please include "Holiday Lighting Proposal" in your subject line.

   Questions about the RFP or Scope of Services should be directed to:
   Donna Green
   Director of Marketing
   dgreen@sangertexas.org or 469-559-5876

3. **POSTPONEMENT AND EXTENSION OF DATE FOR SUBMITTING RESPONSES.**
   The City reserves the right to postpone and extend the date for the receipt of responses and will give ample notice of any such postponement and extension to each prospective respondent.

4. **QUALIFICATION SUBMISSION PAGES.** The items stated below should be fully addressed in response to the RFP in a concise narrative form. The following is the order in which to respond:

   Letter of Interest: The Letter of Interest should not exceed two (2) pages.

   Statement of Proposed Services: Responses should be directed to the Scope of Work (Exhibit A). The response should provide a description of the respondent's abilities and innovative and creative approaches that will be used to perform the required services.

   Company Experience: Provide identification of company's distinctive competencies, staff level of company and the experience and skills that you or your team will bring to the

project. Provide a brief history of your company and detail your expertise in holiday lightin and decoration and advise on training and experience of staff who will actually be performing the required services. Please refer to Exhibit "A", for requirements.

Organizational Credentials: Provide information on experience and qualifications of respondent's management team in providing similar services as proposed in this RFP. An organizational chart which identifies key personnel to be assigned to perform work on the project should be provided.

Similar Project References Information: Provide a list of at least three (3) examples of holiday lighting and decorations successfully installed by the respondent within the past three (3) years. The list shall include: name of client, client contact information (stated below under references), scope of project, dates of installation and photos and/or video of work.

5. **INSURANCE COVERAGE**

Respondents **MUST** comply with City insurance requirements.

6. SELECTION

The City of Sanger will consider respondents who are responsive and deemed responsible by the City based upon the responses submitted.

7. EVALUATION CRITERIA AND PROCEDURES

All submitted responses will be evaluated based on the information provided in each response to this RFP. Evaluation criteria will include, but not be limited to, a review of the background and experience of the respondent in providing similar services to other clients, references, and a review. The City of Sanger may select for interview, but is not obligated.

10.1 The City of Sanger reserves the right to accept or reject any or all responses, or parts of any responses, to waive any informalities, technicalities or irregularities, to re-advertise the RFP, to request other responses or clarifications, or take any similar actions that may be deemed to be in the best interests of the City. The City reserves the right to negotiate an agreement with more than one (1) respondent in response to this RFP, and may elect to provide the services itself, without any assistance.

10.2 The City may accept all items quoted in the bid or may accept part of the bid whichever is in the best interest of the City. Each area as stated in Exhibit "A" must be priced separately. Award will be made to the respondent with the product/service that will best serve the needs of the City.

10.3 The City may require additional items or services not listed in the Services Exhibit A. The selected contractor is required to provide the additional work at prices that are the same or similar to that used in establishing the prices in the proposal submitted through this RFP.

8. TERM

The terms and conditions of the agreement resulting from this RFP with the successful respondent shall remain in effect for one (1) year. The City shall have the sole option to renew the agreement annually for up to a maximum of two (2) additional one (1) year periods.

Agreement renewals shall be at the discretion of the City and will not be a right of the successful respondent. Ninety (90) days prior to the expiration date of the contract, the contractor will submit to the City a price schedule for renewal of the agreement, not exceeding a 4% increase, that will then be reviewed for approval. If approved, the City Manager will provide written notification of a continuation to the successful respondent.

9. INSTALLATION TASK MANAGEMENT

The successful respondent must produce and manage an installation task timeline. Respondent must be able to accomplish tasks on schedule and adhere to prepared timelines and schedules. Respondents should submit brief biographical sketches for key team members who will be engaged to work on the project and will be required to provide recommendations for any supplemental staff, subcontractors and other staffing requirements.

10. LOCATION

The City requires lighting and decorations in various locations as stated in Exhibit "A." All respondents must thoroughly acquaint themselves with the various locations.

EVALUATION CRITERIA

The award of the Agreement will be based on certain considerations as listed below:

1. Strength of overall proposal — 20 Points
    a) Cohesive decorative expression
    b) Clear understanding of requirements

2. Experience with similar large-scale holiday decorations — 25 Points
    a) Number, type, quality and scale of similar projects
    b) References from past projects

3. Innovative, creative approach to rendering the required services — 15 Points

4. Proven experience to complete projects in a timely and professional manner — 15 Points
    a) Availability of all equipment necessary to complete project
    b) Qualifications of staff
    c) Experience of staff on similar projects

5. Pricing — 25 Points

TOTAL POINTS AVAILABLE: 100 Points

A. DISCLAIMER

This RFQ does not commit the City to enter into a contract, nor does it obligate the City to pay for any costs incurred in the preparation and submission of Statements or anticipation of a contract. The City reserves the right at its sole discretion: to make selections, to reject any or all submissions, to issue subsequent RFQ, to remedy technical errors in the RFQ process, and to enter into a contract with one or more consultants for the provisions of any, all or some of the services described herein.

B. AGREEMENT FOR PROFESSIONAL SERVICES

Attached as Exhibit D is the City of Sanger's standard agreement for services. The agreement also indicates the insurance and indemnification requirements that the City will require of the selected firm.

C. ADDITIONAL INFORMATION:

1. A person or business that contracts with Sanger or who seeks to contract with the City must file a "Conflict of Interest Questionnaire" (FORM CIQ) which is available online at www.ethics.state.tx.us and a copy of which is attached to this guideline (Exhibit C). The form contains mandatory disclosures regarding "employment or business relationships" with a municipal officer. Officials may be asked to clarify or interpret various portions of the questionnaire.

2. Compliance with HB 89. A person or business that contracts with Sanger or who seeks to contract with the City shall not boycott Israel at any time while providing products or services to the City of Sanger. This requirement does not apply to companies with fewer than ten full-time employees; or contracts that are less than $100,000.00.

[ ] Yes, we agree [ ] No, we do not agree

[ ] N/A

3. Respondent verifies that it does not boycott energy companies and will not boycott energy companies during the term of this contract, as those terms are defined by Chapter 2274, Government Code. This requirement does not apply to companies with fewer than ten full-time employees; or contracts that are less than $100,000.00.

[ ] Yes, we agree [ ] No, we do not agree

[ ] N/A

4. Respondent verifies that it does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and will not discriminate during the term of this contract against a firearm entity or firearm trade association, as those terms are defined by Chapter 2274, Government Code. This requirement does not apply to companies with fewer than ten full- time employees; or contracts that are less than $100,000.00.

[ ] Yes, we agree [ ] No, we do not agree

[ ] N/A

5. Compliance with SB 252. A person or business that contracts with Sanger or who seeks to contract with the City shall not do business with Iran, Sudan, or a foreign terrorist organization while providing products or services to the City of Sanger.

[ ] Yes, we agree [ ] No, we do not agree

The undersigned affirms that he/she has read and understands the specifications, terms, and conditions, all exhibits and attachments contained herein and that they are duly authorized to execute this agreement and response to the Request for Qualifications.

_____	_____	_____
Signature	Company	Date

EXHIBIT "A"
SERVICES

SCOPE OF WORK AND REQUIREMENTS

Background

Downtown Sanger has created a festive ambiance with holiday lighting each season for several years. In 2022, the City made the decision to enhance the Downtown Holiday Experience by creating a festive Downtown Square with multiple photo opportunities. This year we are looking to enhance the lights and the boundary by adding a theme (Snowmen and Snowflakes). We are seeking a company that will provide a creative and cohesive Holiday display. All respondents are encouraged to visit Downtown Sanger prior to submitting your bid.

GENERAL SERVICES REQUIREMENTS

Pricing

- Each bid should provide options for the City to either purchase or rent the lighting and decorations.
- Contractor must include storage, installation and maintenance/replacement of lights and decorations as required for should the City opt to purchase the decorations, for subsequent years.

Permits

- Contractor will coordinate all required permitting with all applicable agencies, companies or governmental entities.

Display

- Provision, installation and removal of holiday lights and decorations.
- Contractor is to ensure all cords used are the appropriate length without excess and all cords are to be covered with non-hazardous and non-distracting cord covers. Cord covers can be provided by the City. But this should be requested in advance.

Display Period

- Lights must be in place by: **November 20, 2023**.
- Lights must be removed by the week of **January 9, 2024.**

Lights

- The contractor shall provide high-quality brand of lights.

- All large trees in the City Downtown park shall be draped with canopy lights. Smaller trees shall have their trunks and branches wrapped in symmetry and positioned close to each other to provide greater illumination impact.
- The contractor shall ensure that all safety measures are taken for all lights to avoid short outs and gaps in lighting because of faulty strands.
- The contractor is expected to provide excellent quality materials to meet safe electrical standards.
- The City will provide outlets and pay for electricity for each pole light.

Equipment

- Contractor shall supply all lifts and other materials necessary to safely and successfully install, maintain and remove lights and decorations unless other options are mutually agreed upon between the City and the contractor.

Maintenance

- Contractor must maintain the lights and decorations throughout the display period to ensure all lights are on and functioning.
- All malfunctioning lights that occur during the period must be repaired within a reasonable time, not to exceed three (3) days from the time of notice of malfunctions.
- Please provide your maintenance staff contact information to facilitate contact regarding any display problem as required.

Removal

- Contractor is responsible for removal of all decorations and lighting within seven (7) days of the end of display period.

Disposal of Waste

- Contractor shall make arrangements to dispose of any and all waste from the work being performed.
- All areas of display must be kept clean and free from any debris, e.g., zip ties, tape, etc. after removal of decorations.

Safety Precautions

- Contractor shall be careful when working in the various areas. Damage to public and private property shall be the responsibility of the Contractor and shall be repaired or replaced at no additional cost to the City.

AREAS TO BE ILLUMINATED AND DECORATED

PROVIDE QUOTE FOR EACH AREA (1-3)

AREA 1

Downtown Square

- Ten (10) large canopy trees on the Downtown Square to be draped with canopy lights to match the Snowman and Snowflake theme.
- Branch wrap all of the smaller crepe myrtles on the Downtown Square.
- Install garland and bow on 12 light poles throughout the park to match the theme.
- Install garland on columns and railing of the gazebo to match the theme.
- Install two (2) 7’ Christmas Trees under the gazebo to match the theme.
- Install three (3) 7 – 9’ trees, elevated, in the park side by side as a backdrop to Santa’s Sleigh. (Sleigh is provided by the City of Sanger)
- Install two (2) lighted 8’ or greater items, one on each side of the sidewalk at the entryway to the park. (see photo below from the 2022 display)
- Install themed decorations on each side of the sidewalk leading up to the gazebo. (see photo below of Nutcrackers from the 2022 display - we had a total of 4)

Photo 2

AREA 2

City Library

- Install wrapped/netted lights on shrubs in front of the City Library (along 5th Street) and the shrubs that run down the side of the library (on the side next to the donut shop).
- Wrap the trunks and limbs of the trees that run down the parking lot of the library along Bolivar Street.

AREA 3

Bolivar Street

- Wrap garland and bows to match theme on 12 light poles along Bolivar Street between 5th street and 2nd street.

Additional Lighting

- Creative additions and suggestions are encouraged.

REQUIREMENTS

- The selected company must fully comply with the specified insurance requirements.
- The selected company must provide all necessary licenses and obtain all required inspections and permits (City, County and State).
- The selected company must provide and designate an experienced team member to regularly meet with City staff to lead the planning and execution of tasks for a successful installation.
- The selected company must meet all deadlines to ensure all lighting and decorations are installed and operational in time as per City requirements.

Provide project approach and qualifications including, but not limited to the following:

- Provide any additional information and suggestions for designs and features which will enhance the decorative plan for the City of Sanger.
- Provide photographs of at least three (3) similar outdoor, large-scale lighting and decoration projects which your company has previously created, illustrating experience with planning and producing large scale illumination and your production style.

EXHIBIT "B"

REFERENCE LIST

THREE (3) CLIENTS FOR WHICH RESPONDENT PROVIDED SIMILAR SERVICES WITHIN THE PAST THREE (3) YEARS

Respondent is to include at least two (2) references from entities for which Respondent has provided similar services to those sought in this RFP in the past three (3) years: The following reference information is required:

- Name of Entity for which services were performed
- Brief Description of Scope of Services
- Photos and/or Video of Services
- Amount of Contract Award
- Status of Contract
- Contact Name
- Contact Telephone Number
- Contact Email Address

EXHIBIT C
FORM CIQ

INFORMATION REGARDING VENDOR CONFLICT OF INTEREST QUESTIONNAIRE

WHO: The following persons must file a Conflict-of-Interest Questionnaire with the City if the person has an employment or business relationship with an officer of the City that results in taxable income exceeding $2,500 during the preceding twelve – month period, or an officer or a member of the officer's family has accepted gifts with an aggregate value of more than $250 during the previous twelve – month period and the person engages in any of the following actions:

1. contracts or seeks to contract for the sale or purchase of property, goods or services with the City, including any of the following:
   a. written and implied contracts, utility purchases, purchase orders, credit card purchases and any purchase of goods and services by the City;
   b. contracts for the purchase or sale of real property, personal property including an auction of property;
   c. tax abatement and economic development agreements;
2. submits a bid to sell goods or services, or responds to a request for proposal for services;
3. enters into negotiations with the City for a contract; or
4. applies for a tax abatement and/or economic development incentive that will result in a contract with the City

THE FOLLOWING ARE CONSIDERED OFFICERS OF THE CITY:

1. Mayor and City Council Members;
2. City Manager;
3. Board and Commission members and appointed members by the Mayor and City Council;
4. Directors of 4B development corporations;
5. The executive directors or managers of 4B development corporations; and
6. Directors of the City of Sanger who have authority to sign contracts on behalf of the City.

EXCLUSIONS: A questionnaire statement need not be filed if the money paid to a local government official was a political contribution, a gift to a member of the officer's family from a family member; a contract or purchase of less than $2,500 or a transaction at a price and subject to terms available to the public; a payment for food, lodging, transportation or entertainment; or a transaction subject to rate or fee regulation by a governmental entity or agency.

WHAT: A person or business that contracts with the City or who seeks to contract with the City must file a "Conflict of Interest Questionnaire" (FORM CIQ) which is available online at www.ethics.state.tx.us and a copy of which is attached to this guideline. The form contains mandatory disclosures regarding "employment or business relationships" with a municipal officer. Officials may be asked to clarify or interpret various portions of the questionnaire.

WHEN: The person or business must file:

1. the questionnaire – no later than seven days after the date the person or business begins contract discussions or negotiations with the municipality, or submits an application, responds to a request for proposals or bids, correspondence, or other writing related to a potential contract or agreement with the City; and
2. an updated questionnaire – within seven days after the date of an event that would make a filed questionnaire incomplete or inaccurate.

It does not matter if the submittal of a bid or proposal results in a contract. The statute requires a vendor to file a FORM CIQ at the time a proposal is submitted or negotiations commence.

WHERE: The vendor or potential vendor must mail or deliver a completed questionnaire to the Finance Department.
The Finance Department is required by law to post the statements on the City's website.

ENFORCEMENT: Failure to file a questionnaire is a Class C misdemeanor punishable by a fine not to exceed $500. It is an exception to prosecution that the person files a FORM CIQ not later than seven business days after the person received notice of a violation.

CONFLICT OF INTEREST QUESTIONNAIRE

FORM CIQ

For vendor or other person doing business with local governmental entity

This questionnaire reflects changes made to the law by H.B. 1491, 80th Leg., Regular Session.

This questionnaire is being filed in accordance with Chapter 176, Local Government Code by a person who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the person meets requirements under Section 176.006(a).

By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the person becomes aware of facts that require the statement to be filed. *See* Section 176.006, Local Government Code.

A person commits an offense if the person knowingly violates Section 176.006, Local Government Code. An offense under this section is a Class C misdemeanor.

OFFICE USE ONLY

Date Received

1 **Name of person who has a business relationship with local governmental entity.**

2 ☐ **Check this box if you are filing an update to a previously filed questionnaire.**

(The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date the originally filed questionnaire becomes incomplete or inaccurate.)

3 **Name of local government officer with whom filer has employment or business relationship.**

_____

Name of Officer

This section (item 3 including subparts A, B, C & D) must be completed for each officer with whom the filer has an employment or other business relationship as defined by Section 176.001(1-a), Local Government Code. Attach additional pages to this Form CIQ as necessary.

A. Is the local government officer named in this section receiving or likely to receive taxable income, other than investment income, from the filer of the questionnaire?

☐ Yes ☐ No

B. Is the filer of the questionnaire receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer named in this section AND the taxable income is not received from the local governmental entity?

☐ Yes ☐ No

C. Is the filer of this questionnaire employed by a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership of 10 percent or more?

☐ Yes ☐ No

D. Describe each employment or business relationship with the local government officer named in this section.

4

_____ _____

Signature of person doing business with the governmental entity Date

Adopted 06/29/2007

STANDARD SERVICES AGREEMENT FORM

This Agreement for Holiday Lighting Services (this "Agreement") is made and entered into by and between the City of Sanger Texas, a home-rule Texas Municipal Corporation ("the City") and _____("Contractor"), a _____ located at _____(collectively , "the Parties").

WITNESSETH:

NOW, THEREFORE, in consideration of the promises and mutual covenants and agreements set forth herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Contractor and the City, agree as follows:

1. Scope of Services. Contractor shall undertake, complete and provide the following goods and services as more specifically described in the document attached hereto and incorporated herein by reference as Exhibit A ("the Services"):

Holiday lighting and décor for Downtown Sanger

2. Commencement and Completion of Services. Contractor shall begin Services immediately upon receipt of a fully executed copy of this Agreement. Contractor shall complete the Services by the following date unless such date is otherwise extended pursuant to the terms of this Agreement: November 20, 2023.

3. Term. This Agreement shall be for a term ("the Initial Term") beginning on the Effective Date entered below and ending on the earlier of: a) (if applicable) the date all of the Services are complete, the Compensation has been fully paid, the warranty period has expired, and any warranty work required has been completed and accepted by the City; or b) _____ year(s) from the Effective Date. Either Party may extend the Initial Term for an additional period of year(s) by notifying the other Party in writing of its request to extend the term, such notice being sent at least sixty (60) days prior to the end of the Initial Term. The Party receiving the request for extension may reject the extension by notifying the requesting Party in writing of its rejection of the requested extension, such notice being sent at least thirty (30) days prior to the end of the Initial Term.

4. Compensation. In consideration for the Services performed by Contractor, the City agrees to pay Contractor in the amounts and manner indicated on the document attached hereto and incorporated herein as Exhibit "B", provided that the total amount for services under this Agreement shall not exceed _____ _____Dollars ($_____). The City shall pay properly invoiced amounts for Services

performed within thirty (30) days of receipt of the invoice, except where the City has raised an objection to the invoice.

5. **WARRANTY AND DEGREE OF CARE. CONTRACTOR WARRANTS THE MATERIALS USED SHALL BE FREE OF DEFECT OR FAILURE FOR A PERIOD OF AT LEAST ONE YEAR FROM THE DATE OF COMPLETION OF THE SERVICES AND THAT ALL SERVICES PROVIDED BY CONTRACTOR SHALL BE PERFORMED IN A GOOD AND WORKMANLIKE MANNER IN ACCORDANCE WITH THE SPECIFICATIONS OF THIS AGREEMENT AND IN ACCORDANCE WITH THE DEGREE OF CARE AND SKILL ORDINARILY EXERCISED UNDER SIMILAR CIRCUMSTANCES BY COMPETENT CONTRACTORS IN TEXAS APPLICABLE TO THE TYPE OF SERVICES CONTEMPLATED HEREUNDER. IN THE EVENT ANY DEFECT IS DISCOVERED OR DEVELOPS IN MATERIALS PROVIDED BY CONTRACTOR OR WORK PERFORMED BY CONTRACTOR WITHIN ONE YEAR AFTER COMPLETION OF THE SERVICES, CONTRACTOR WILL REPAIR OR REPLACE ANY SUCH MATERIALS OR WORK SO THAT IT IS NOT DEFECTIVE AND MEETS THE REQUIREMENTS OF THIS AGREEMENT.**

6. Confidentiality and Ownership of Documents. Contractor shall keep confidential information and documents provided by the City confidential and shall not release them without the consent of the City. Upon completion of Services and payment of the Compensation owed, all documents created for the City pursuant to this Agreement shall be the property of the City and shall be provided to the City by Contractor.

7. Insurance. Contractor shall provide City with proof of insurance required hereunder prior to commencing work for the City. The City shall be named as an additional insured on the policy. Contractor shall provide City with written notice of any coverage limit change on the insurance. Such policies shall name the City, its officers, and employees as an additional insured and shall provide for a waiver of subrogation against City. Contractor shall, at its own expense, purchase, maintain and keep in force throughout the duration of this Agreement the following minimum insurance:

a) Commercial general liability insurance, including personal injury liability, blanket contractual liability, and broad form property damage liability in an amount of not less than $1,000,000.

b) Automobile bodily injury and property damage liability insurance with a limit of not less than $1,000,000.

c) Statutory workers' compensation and employers' liability insurance as required by state law. Maguire agrees to waive all subrogation claims.

d) Liability insurance (Errors and Omissions) with a limit of $1,000,000 per claim/annual aggregate.

e) Contractor shall insure that all subcontractors comply with the same insurance requirements.

INDEMNIFICATION. CONTRACTOR SHALL INDEMNIFY, DEFEND, SAVE AND HOLD HARMLESS THE CITY AND ITS OFFICERS, EMPLOYEES AND AGENTS FROM AND AGAINST ALL CAUSES OF ACTION, FINES, JUDGMENTS, LOSSES, CLAIMS, DAMAGES, LIABILITIES, COSTS AND EXPENSES, INCLUDING REASONABLE ATTORNEYS' FEES AND EXPENSES, JOINT OR SEVERAL, WHETHER THEY BE FOR PERSONAL INJURY OR PROPERTY DAMAGE OR ANY OTHER TYPE OF CLAIM, WHICH MAY BE ASSERTED AGAINST ANY OF THEM ARISING OUT OF OR RELATED TO (I) ANY ACTION BY CONTRACTOR OR ITS AGENTS IN THE CARRYING OUT OF THE SERVICES DURING THE TERM OF THIS AGREEMENT; (II) THE NEGLIGENCE OR WILLFUL OR WANTON MISCONDUCT OF CONTRACTOR OR ITS AGENTS; (III) ANY VIOLATION OF ANY REQUIREMENT APPLICABLE TO CONTRACTOR OR ITS AGENTS UNDER ANY FEDERAL, STATE, OR LOCAL LAW OR REGULATION, (IV) THE FAILURE OF CONTRACTOR TO PERFORM SPECIFIED DUTIES UNDER THIS AGREEMENT, OR (V) THE BREACH OF THIS AGREEMENT BY CONTRACTOR, EXCEPT IN EACH CASE TO THE EXTENT CAUSED BY THE GROSS NEGLIGENCE OR WILLFUL OR WANTON MISCONDUCT OF THE CITY. OBLIGATIONS UNDER THIS SECTION SHALL NOT BE LIMITED TO THE LIMITS OF COVERAGE OF INSURANCE MAINTAINED OR REQUIRED TO BE MAINTAINED BY CONTRACTOR UNDER THIS AGREEMENT AND WILL NOT BE LIMITED BY COMPARATIVE NEGLIGENCE STATUTES. THIS SECTION SHALL SURVIVE THE TERMINATION OF THIS AGREEMENT.

8. Termination. Either Party may terminate this Agreement by providing sixty (60) days written notice to the other Party.

9. Non-Discrimination. Contractor hereby agrees to refrain from any activity in the performance of this Agreement that discriminates against any person or persons based upon race, color, creed, national origin, religion, sex, or communicable disease, in accordance with present federal and state laws.

10. Independent Contractor. Contractor shall be fully responsible for its employees, including meeting all state and federal requirements for minimum wage, income tax withholding, workers' compensation, insurance, and all city, state, and federal requirements governing employer/employee relations. Contractor hereby certifies that it shall be and is in compliance with all such regulations, laws and requirements.

11. No Third Party Benefit. Nothing herein expressed or implied is intended, or shall be construed, to confer upon or give to any person or entity, other than the parties, any right or remedy under or by reason of this Agreement.

12. Assignability. The parties hereby agree that Contractor may not assign, convey or

transfer its interest, rights and duties in this Agreement without the prior written consent of the City.

13. Governing Law and Venue. This Agreement shall be governed by the laws of the State of Texas as to all matters, including but not limited to matters of validity, construction, effect and performance, without regard to conflict of law principles. All actions regarding this Agreement shall be in a court of competent subject matter jurisdiction Denton County, Texas.

14. Severability. If any clause or provision of this Agreement is held invalid, illegal or unenforceable under present or future federal, state or local laws, including but not limited to the City Code of the City, then and in that event it is the intention of the parties hereto that such invalidity, illegality or unenforceability shall not affect any other clause or provision hereof and that the remainder of this Agreement shall be construed as if such invalid, illegal, or unenforceable clause or provision was never contained herein.

15. Notices. All notices, consents, demands, requests and other communications which may or are required to be given hereunder shall be in writing and shall be deemed duly given if personally delivered or sent by United States mail, registered or certified, return receipt requested, postage prepaid, to the addresses set forth hereunder or to such other address as the other party hereto may designate in written notice transmitted in accordance with this provision.

In case of the City, to:

City of Sanger
Attention: John Noblitt
502 Elm Street
P.O. Box 1729
Sanger, TX 76266

With courtesy email copy to jnoblitt@sangertexas.org

In case of Contractor, to:

_____
_____
_____

With courtesy copy email to: _____

16. Entire Agreement. This Agreement and its exhibits contain the entire agreement between the parties with respect to the subject matter hereof and supersede any and all other discussions, agreements and understandings, either oral or written, between the parties with respect to the subject matter hereof.

17. Amendment. No amendment to this Agreement shall be effective unless in writing signed by both parties.

18. Compliance with Laws. Contractor shall comply with all applicable federal, state, and local laws applicable to the services to be performed under this Agreement.

IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed in duplicate originals and effective as of the _____day of _____, 202_ ("the Effective Date").

CONTRACTOR:

_____

By: _____
Name: _____
Title: _____

THE CITY OF SANGER

By: _____
Name: _____
Title: _____

Approved as to Form

_____
Hugh Coleman
City Attorney
City of Sanger

EXHIBIT LIST:
EXHIBIT "A" – SCOPE OF SERVICES
EXHIBIT "B" – PRICING

SANGER CITY COUNCIL COMMUNICATION

DATE: April 3, 2023

FROM: Alina Ciocan, Assistant City Manager

AGENDA ITEM: Consideration and possible action on the purchase of a certain tract of land of approximately 434 acres between the City of Sanger and Mikey Riley, Laura Riley, and J Mike Riley Ranch Properties, LLC, and the purchase of a certain tract of land of approximately 15.5 acres between the City of Sanger and Lauren Riley Howe, and authorize the City Manager to execute the contracts of sale and all other necessary documents.

SUMMARY:

- The City is purchasing property to accommodate for future infrastructure needs.
- The contracts are contingent upon each other and the transaction can move forward only if both contracts are approved.

FISCAL INFORMATION:

Budgeted: NO Amount: $14,100,000 GL Account: -

RECOMMENDED MOTION OR ACTION:

Approval

ATTACHMENTS:

- Contract of Sale - Mike Riley, Laura Riley and J Mike Riley Ranch Properties LLC
- Contract of Sale - Lauren Riley Howe

CONTRACT OF SALE

STATE OF TEXAS §
§
COUNTY OF DENTON §

NOTICE

YOU, AS OWNER OF THE PROPERTY (AS DEFINED BELOW), HAVE THE RIGHT TO: (1) DISCUSS ANY OFFER OR AGREEMENT REGARDING THE CITY OF SANGER'S ACQUISITION OF THE PROPERTY WITH OTHERS; OR (2) KEEP THE OFFER OR AGREEMENT CONFIDENTIAL, UNLESS THE OFFER OR AGREEMENT IS SUBJECT TO CHAPTER 552, GOVERNMENT CODE.

This Contract of Sale (the "Contract") is made this ___ day of March, 2023, effective as of the date of execution hereof by Buyer, as defined herein (the "Effective Date"), by and between MIKE RILEY, a married individual, LAURA RILEY, a married individual, and J MIKE RILEY RANCH PROPERTIES LLC, a Texas limited liability company (referred to herein collectively as "Seller"), and the CITY OF SANGER, a Texas Home Rule Municipal Corporation of Denton County, Texas (referred to herein as "Buyer").

RECITALS

WHEREAS, Seller owns that certain tract of land, being an approximately 434 acre tract of land, more or less, being located in Denton County, Texas, and more particularly described on Exhibit "A" attached hereto and incorporated herein for all purposes (the "Land"); and

WHEREAS, in lieu of condemnation proceedings, Seller desires to sell to Buyer, and Buyer desires to buy the Land from Seller, together with (i) all improvements thereon, if any (collectively, the "Improvements"), if any, (ii) all of Seller's right, title and interest in and to all of the "Water Estate" (as defined below) in, on, or under or that may be produced from the Land, if any, (iii) any and all rights, titles, powers, privileges, easements, licenses, rights-of-way and interests appurtenant to the Land, (iv) all and singular the rights, titles, benefits, privileges, remainders, reversions, easements, tenements, hereditaments, interests and appurtenances of Seller pertaining to the Land, either at law or in equity, in possession or expectancy, (v) all rights, titles, powers, privileges, interests, licenses, easements and rights-of-way appurtenant or incident to any of the foregoing, and (vi) the Assigned Properties (as defined in the Exhibit "C" attached hereto) (collectively, the "Property").

WHEREAS, Seller will reserve to themselves and their heirs, successors and assigns all of the "Mineral Estate" (as defined below) in, on and under the Property, but will waive for themselves, and their heirs, successors and assigns all rights to utilize the surface of the Property for any purpose relating to the Mineral Estate.

ARTICLE I
SALE OF PROPERTY

For the consideration hereinafter set forth, and upon the terms, conditions, and provisions herein contained, and subject to the reservations herein, Seller agrees to sell and convey to Buyer, and Buyer agrees to purchase from Seller, the Property.

Seller, subject to the limitation of such reservation made herein, shall reserve, for themselves, their heirs, successors and assigns, all oil, gas, and other minerals in, on, and under and that may be produced from the Property (the "Mineral Estate"). Seller, their heirs, successors and assigns shall not have the right to use or access the surface of the Property in any way, manner, or form, in connection with or related to the Mineral Estate and/or related to exploration, production, transportation and/or any other aspect of the Mineral Estate, including without limitation, use or access of the surface of the Property for the location of any well or drill sites, well bores, whether vertical or any deviation from vertical, water wells, pit areas, seismic activities, tanks or tank batteries, pipelines, roads, electricity or other utility infrastructure, and/or for subjacent or lateral support for any surface facilities or well bores, or any other infrastructure or improvement of any kind or type in connection with or related to the Mineral Estate, and/or related to the exploration, production, transportation, or any other aspect of same. Notwithstanding the preceding, nothing herein will restrict or prohibit the pooling or unitization of the portion of the Mineral Estate owned by Seller with land other than the Property; or the exploration, production or transportation of the oil, gas and other minerals by means of wells that are drilled or mines that open on land other than the Property but enter or bottom under the Property, provided that these operations in no manner interfere with the surface or subsurface support of any improvements constructed or to be constructed on the Property.

As used herein, the term "minerals" shall include oil, gas, and all associated hydrocarbons, but shall exclude (i) all substances that any reasonable extraction, mining, or other exploration and/or production method, operation, process, or procedure would consume, deplete, or destroy the surface of the Property, and (ii) all substances which are at or near the surface of the Property. The intent of the parties hereto is that the meaning of the term "minerals" as utilized herein, shall be in accordance with that set forth in *Reed v. Wylie*, 597 S.W.2d 743 (Tex. 1980).

As used herein, the term "surface of the Property" shall include the area from the surface of the earth to a depth of five hundred feet (500') below the surface of the earth and all areas above the surface of the earth.

It is understood that the Property, or a portion thereof, may be subject to an existing oil and gas lease and that such oil and gas lease, to the extent it is valid and subsisting, shall not be subject to such surface use prohibitions, to the extent provided by law. However, such oil and gas lease, as well as mineral interests outstanding in parties other than Seller, shall be considered a Permitted Exception, as defined below; but nothing contained herein shall be deemed as recognizing the validity or subsistence of such lease and/or operate as a revivor thereof if and when such lease may expire.

Notwithstanding anything to the contrary set forth in this Contract, Seller is NOT reserving and is expressly conveying to Buyer all of their right, title, and interest in and to all of the water and the water estate in, on or under, and that may be produced from the Property ("Water Estate"), including all rights contained in any existing lease, license, or other conveyance of the Water Estate or the Mineral Estate. Additionally, Seller hereby waives for themselves, their heirs, successors and assigns, all rights to use or utilize any water or the Water Estate in any process or manner relating to the exploration, development, production, transmission, or any other use relating to the Mineral Estate, regardless of whether such use is determined to be reasonably necessary for the exploration, development, production, transmission, or such other use of the Mineral Estate.

ARTICLE II
PURCHASE PRICE AND EARNEST MONEY

2.01 Purchase Price. The Purchase Price to be paid to Seller for the Property is the sum of TWELVE MILLION NINE HUNDRED THOUSAND and NO/100 DOLLARS ($12,900,000.00) (the "Purchase Price") with TWO MILLION SEVEN HUNDRED THOUSAND and No/100 DOLLARS ($2,700,000.00) allocated toward the six (6) +/- acres and residential improvements owned by Mike and Laura Riley and the remaining TEN MILLION TWO HUNDRED THOUSAND and No/100 DOLLARS ($10,200,000.00) allocated for the four hundred twenty-eight (428) +/- acres of land and agricultural improvements owned by J MIKE RILEY RANCH PROPERTIES LLC.

2.02 Earnest Money. Buyer shall deposit the sum of NINE HUNDRED THOUSAND and No/100 DOLLARS ($900,000.00), as Earnest Money (herein so called) with Title Resources, 525 S. Loop 288, Suite 125, Denton, Texas 76205 (the "Title Company"), Kristi Hendricks, as escrow agent, within three (3) calendar days after the Effective Date hereof. Except as otherwise provided for in this Contract, the Earnest Money is non-refundable. Upon receipt of the Earnest Money deposit, the Title Company is instructed to immediately disburse the entirety of the Earnest Money to Seller without any further action or documentation required from the Buyer or Seller. If the purchase contemplated hereunder is consummated in accordance with the terms and the provisions hereof, the Earnest Money shall be applied to the Purchase Price at Closing. The Earnest Money also constitutes independent consideration paid by the Buyer to the Seller for the Seller's right to terminate this Contract pursuant to Article IV below.

ARTICLE III
TITLE AND SURVEY

3.01 Title Commitment.

(a) Within twenty (20) calendar days after the Effective Date, Buyer may cause to be furnished to Buyer, at Buyer's expense, a current Commitment for Title Insurance (the "Title Commitment") for the Property, issued by Title Company. The Title Commitment shall set forth the state of title to the Property, including a list of liens, mortgages, security interests, encumbrances, pledges, assignments, claims, charges, leases (surface, space, mineral, or otherwise), conditions, restrictions, options, severed mineral or royalty

interests, conditional sales contracts, rights of first refusal, restrictive covenants, exceptions, easements (temporary or permanent), rights-of-way, encroachments, or any other outstanding claims, interests, estates, or equities of any nature (each of which are referred to herein as an "Exception").

(b) Along with the Title Commitment, Buyer may obtain, at Buyer's sole cost and expense, true and correct copies of all instruments that create or evidence Exceptions (the "Exception Documents"), including those described in the Title Commitment as exceptions to which the conveyance will be subject and/or which are required to be released or cured at or prior to Closing.

3.02 Survey. Within three (3) business days after the Effective Date, the Seller will deliver to the Buyer their most recent survey of the Property. At Buyer's choice, Buyer may cause to be prepared at Buyer's expense, a current on the ground survey of the Property (the "Survey") within forty-five (45) days of the Effective Date. The contents of the Survey shall be prepared by a surveyor selected by Buyer and shall include the matters prescribed by Buyer, which may include but not be limited to, a depiction of the location of all roads, streets, easements and rights of way, both on and adjoining the Property, water courses, 100 year flood plain, fences, improvements, and structures of any kind, and other matters provided in items 1-4, 6a, 7a, 8, 11,13,16, 18, and 19 of Table A of the ALTA Minimum Standard Detail Requirements. The Survey shall describe the size of the Property, in acres, and contain a metes and bounds description thereof. Seller shall furnish or cause to be furnished any affidavits, certificates, assurances, and/or resolutions as may be reasonably required by the Title Company in order to amend the survey exception as required by **Section 3.05** below so long as such is at no cost or expense of the Seller. The description of the Property as set forth in the Survey, at the Buyer's election, shall be used to describe the Property in the deed to convey the Property to Buyer and shall be the description set forth in the Title Policy. Notwithstanding the Survey of the Property, the Purchase Price for the Property, as prescribed by Section 2.01, above, shall not be adjusted in the event the Survey shall determine the Property to be either larger or smaller than that depicted in Exhibit "A," attached hereto.

3.03 Review of Title Commitment, Survey, and Exception Documents. Buyer shall have a period of fifteen (15) calendar days (the "Title Review Period") commencing with the day Buyer receives the last of the Title Commitment, the Survey, and the Exception Documents, in which to give written notice to Seller, specifying Buyer's objections to one or more of the items ("Objections"), if any. All items set forth in the Schedule C of the Title Commitment which are required to be released or otherwise satisfied at or prior to Closing, shall be deemed to be Objections without any action by Buyer.

3.04 Seller's Obligation to Cure; Buyer's Right to Terminate. The Seller shall, within fifteen (15) calendar days after Seller is provided timely notice of Objections, either satisfy the Objections at Seller's sole cost and expense or promptly notify Buyer in writing of the Objections that Seller cannot or will not satisfy at Seller's expense. Notwithstanding the foregoing sentence, Seller shall, in any event, be obligated to cure those Objections and Exceptions that have been voluntarily placed on or against the Property by Seller after the Effective Date and any monetary liens or encumbrances existing against the Property by, through or under Seller. If Seller fails or refuses to satisfy any material Objections that Seller is obligated to cure within the allowed fifteen (15)

calendar day period, as may be extended by Buyer, in its sole discretion, then Buyer has the option of either:

(a) waiving the unsatisfied Objections by, and only by, notice in writing to Seller prior to Closing, in which event those Objections shall become "Permitted Exceptions" (herein so called), or

(b) terminating this Contract by notice in writing prior to Closing, whereupon the Seller will immediately refund to Buyer all of the Earnest Money, and Buyer and Seller shall have no further obligations, one to the other, with respect to the subject matter of this Contract.

3.05 Title Policy. At Closing or as soon thereafter as is reasonably practical, Buyer, at Buyer's sole cost and expense, shall cause a standard Texas Owner's Policy of Title Insurance ("Title Policy") to be furnished to Buyer. The Title Policy shall be issued by the Title Company (or its underwriter), in the amount of the Purchase Price and insuring that Buyer has indefeasible fee simple title to the Property, subject only to the Permitted Exceptions. The Title Policy may contain only the Permitted Exceptions and shall contain no other exceptions to title, with the standard printed or common exceptions amended or deleted as follows:

(a) survey exception must be amended if required by Buyer to read "shortages in area" only (although Schedule C of the Title Commitment may condition amendment on the presentation of an acceptable survey and payment, to be borne solely by Buyer, of any required additional premium);

(b) no exception will be permitted for "visible and apparent easements" or words to that effect (although reference may be made to any specific easement or use shown on the Survey, if a Permitted Exception);

(c) no exception will be permitted for "rights of parties in possession", unless otherwise agreed by Buyer;

(d) no liens will be shown on Schedule B;

(e) Schedules C & D shall be deleted in their entirety; and

(f) the arbitration provision contained in the commitment will be deleted in the owner's title insurance policy at or after closing.

Notwithstanding the enumeration of the stated exceptions, amendments, and/or deletions, Buyer may object to any Permitted Exception it deems material, in its sole discretion, in the time and manner set forth in Section 3.04 above.

3.06. Additional Exceptions. If after the issuance of the initial Title Commitment and Survey an Exception is disclosed which was not shown in such initial Title Commitment and Survey, then, Seller shall notify Buyer in writing by the earlier of (i) the Closing Date or (ii) the date which is

five (5) days following the date the Title Company has notified Buyer and Seller of such Exception whether Seller agrees to take such action as may be necessary to release such Exception on or before the Closing Date (Buyer not being required to formally object). If Seller's written notice indicates that Seller will not take such action on or before the Closing Date or if Seller fails to provide such written notice by the deadline stated in the preceding sentence, Buyer may at any time prior to the Closing Date, either (A) terminate this Contract by written notice thereof to Seller (with a copy to the Title Company) and the parties hereto shall be released from all further liability and obligations hereunder except those that expressly survive a termination of this Contract, or (B) not terminate this Contract in which case Buyer shall be deemed to have waived Buyer's objection to such title exception (which shall thereupon become a Permitted Exception) with no reduction to the Purchase Price. Notwithstanding anything to the contrary set forth in this Contract, Seller shall, in any event, be obligated to cure those Objections and Exceptions that have been voluntarily placed on or against the Property by Seller after the Effective Date and any monetary liens or encumbrances existing against the Property by, through or under Seller (Buyer not being required to formally object). Buyer's failure to release such Exceptions will constitute a default by the Seller of this Contract.

ARTICLE IV
FEASIBILITY REVIEW PERIOD

4.01 Review Period.

(a) Any term or provision of this Contract notwithstanding, the obligations of Buyer specified in this Contract are wholly conditioned on Buyer's having determined, in Buyer's sole and absolute discretion, during the period commencing with the Effective Date of this Contract and ending thirty (30) days prior the Closing Date (the "Feasibility Review Period"), based on such appraisals, tests, examinations, studies, investigations, and inspections of the Property the Buyer deems necessary or desirable, including but not limited to studies or inspections to determine the existence of any environmental hazards or conditions, performed at Buyer's sole cost, that Buyer finds the Property suitable for Buyer's purposes. Buyer is granted the right to conduct engineering studies of the Property, and to conduct a physical inspection of the Property, including inspections that invade the surface and subsurface of the Property; however, Buyer hereby accepts full responsibility for any claim, liability, encumbrance, cause of action, and expense (including Seller's reasonable attorney's fees and litigation costs) resulting from Buyer's inspections, studies, examinations, and investigations, including any property damage or personal injury, and will be responsible and obligated to replace, repair, and restore the Property to the condition that such existed prior to any such entry prior to the expiration of the Feasibility Review Period.

(b) If Buyer determines, in its sole judgment, that the Property is not suitable, for any reason, for Buyer's intended use or purpose, the Buyer may terminate this Contract by written notice to the Seller, as soon as reasonably practicable, but in any event prior to the expiration of the Feasibility Review Period and neither Buyer nor Seller shall have any further duties or obligations hereunder, except for those matters that survive termination. In the event Buyer elects to terminate this Contract pursuant to the terms of this **Article**

IV, Section 4.01, Buyer will provide to Seller, if requested by Seller, copies of (i) any and all non-confidential and non-privileged reports and studies obtained by Buyer during the Feasibility Review Period; and (ii) the Survey. If Buyer terminates during the Feasibility Review Period for any reason other than a specified termination right which allows the Buyer to obtain a refund of the Earnest Money from the Seller, Seller will retain the Earnest Money and Seller agrees that by electing to retain the Earnest Money, Seller is releasing all claims and causes of action against Buyer, accrued or unaccrued, through the date that Seller agrees to accept the Earnest Money. This Section will survive the closing or earlier termination of this Contract.

ARTICLE V
REPRESENTATIONS, COVENANTS AND AGREEMENTS

5.01 Representations of Seller. Based on Seller's current acknowledge knowledge, Seller represents to Buyer as of the Effective Date and as of the Closing Date, except where specific reference is made to another date, change or circumstances beyond the reasonable control of the Seller, and Seller provides the Buyer with a subsequent written representation ("subsequent controlling representation"), that:

(a) INTENTIONALLY DELETED.

(b) Seller has not received any written notice of any adverse claim or that anyone other than the Seller is in possession of the Property or any part thereof, and Seller has not granted to any party any license, lease, or other right related to the use or possession of the Property, or any part thereof, except those described in the Leases, as defined in **Article V, Section 5.02(a)**, and to Buyer herein.

(c) The Seller has the full right, power, and authority to sell and convey the Property as provided in this Contract and to carry out Seller's obligations hereunder.

(d) With the exception of actions taken by Buyer related to the Property and Buyer's sewer treatment plant and discharge, the Seller has not received written notice of any pending or threatened judicial or administrative action, or any action pending or threatened by adjacent landowners or other persons against or affecting the Property, including but not limited to any condemnation or eminent domain proceeding pending or threatened against the Property or any part thereof. Seller shall give Buyer prompt written notice of any actual, or if known to Seller, any threatened or contemplated, condemnation or eminent domain proceeding against any part of the Property.

(e) The Seller has paid all real estate and personal property taxes, assessments, excises, and levies that are presently due, if any, which are against or are related to the Property, or will be due as of the Closing, and except for the lien for unpaid ad valorem taxes for the year 2023 and subsequent years and any possible roll-back taxes which may be assessed in the future, the Property will not be subject to any such liens.

(f) Seller has not contracted nor entered into an agreement with a real estate broker which will

result in real estate broker commissions or finder's fee or other fees payable to such real estate broker with respect to the transactions contemplated by this Contract and, if so, at Closing Seller shall pay directly or shall pay out of the proceeds due to Seller hereunder at Closing any and all professional service fees, finder's fees and/or real estate broker commissions ("Sales Fees") due under such agreement and any other agreements, oral or written, that may have been entered into by Seller with respect to the Property or the transactions contemplated by this Contract. Notwithstanding anything to the contrary set forth herein, Seller will not be responsible for the payment of any Sales Fees incurred, accrued or contracted by, through or under Buyer.

(g) The Seller is not a "foreign person" as defined in Section 1445 of the Internal Revenue Code of 1986, as amended.

(h) INTENTIONALLY DELETED.

(i) With the exception of Buyer pursuant to an easement purchase agreement, no person, firm or entity, other than Buyer after the Effective Date, has any rights to acquire all or any part of the Property.

5.02 Covenants and Agreements of Seller. Seller covenants and agrees with Buyer as follows:

(a) Within ten (10) calendar days after the Effective Date, Seller, at Seller's sole cost and expense, shall deliver to Buyer, with respect to the Property, true, correct, and complete copies of all lease agreements and/or occupancy agreements and/or licenses of any kind or nature (if oral, Seller shall provide to Buyer in writing all material terms thereof) relating to the possession of the Property, or any part thereof, including any and all modifications, supplements, and amendments thereto (the "Leases").

(b) From the Effective Date until the Closing Date, except as required or prohibited by order of court or Governmental Authority with jurisdiction over the Property, Seller shall:

(i) operate the Property only in the usual manner consistent with prior usage, and in compliance in all material respects with all applicable laws, ordinances, regulations, and restrictions, with the requirements of any mortgage, deed of trust, security agreement, pledge agreement, insurance policy, restrictive covenant or deed restriction affecting the Property, and use its reasonable efforts to preserve its relations with others having business dealings with it in connection with the Property;

(ii) maintain the Property in its present condition, ordinary wear and tear and damage by fire or other casualty excepted;

(iii) not encumber or allow any additional encumbrances to title to the Property;

(iv) cancel and terminate, effective on or before the Closing Date, any agreements binding upon the Property if legally permissible to do so and provided does not cause or create any potential breach of contract or liability claims against Seller;

(v) keep in place, and not cancel or voluntarily allow to expire, an insurance policy maintained by Seller for the Property unless such policy is replaced by another policy or policies providing coverage at least as extensive as the policy being replaced;

(vi) as soon as practicable after receipt, provide Buyer with copies of any and all written notices received from (i) any insurance company which provides Seller with fire or casualty insurance on the Property effecting or threatening cancellation or non-renewal because of, or complaining about, fire code violations in or upon the Property or violations of any other Laws applicable thereto, or (ii) any governmental authority having jurisdiction over the Property complaining about building or fire code violations in or upon the Property or violations of any other Laws applicable thereto;

(vii) within a reasonable amount of time (and in any event within three (3) business days) after obtaining knowledge of the same, advise Buyer of any pending or threatened litigation, condemnation, arbitration, or administrative proceeding or hearing concerning or affecting the Property;

(viii) not either (i) market the Property for sale or enter into discussions or negotiations with potential purchasers of all or any portion of the Property, or (ii) enter into discussions or negotiations with third-parties regarding financing secured by all or any portion of the Property or any refinancing of existing debt secured by all or any portion of the Property;

(ix) notify Buyer within three (3) business days after Seller obtains knowledge of any inaccuracy or breach of any of the representations, warranties, covenants and agreements of Seller hereunder;

(x) from and after the Effective Date until the date of any termination of this Contract or expiration of Buyer's Feasibility Review Period, reasonably cooperate with Buyer in connection with Buyer's inspections, studies and feasibility determinations; and

(xi) continue to make (i) all payments required under the terms of any existing financing on the Property and shall not suffer or permit a default to arise thereunder, and (ii) any and all other payments due and owing with respect to the Property, including, without limitation, real estate taxes, assessments, charges, fees, levies and impositions, insurance premiums, service contracts, management fees and payments for materials and materialmen, prior to the due date for such payment and will, upon Buyer's request, deliver to Buyer evidence reasonably satisfactory to Buyer of payment thereof.

5.03. Representation of Buyer; and Property Condition. Buyer represents and warrants to Seller that it has made, or will make prior to Closing, an independent inspection and evaluation of the Property and acknowledges that Seller has made no statements or representations concerning the present or future value of the Property, or the condition, including the environmental condition, of the Property, unless such is otherwise expressly set forth in this Contract or other written document or instrument. Except as otherwise specifically represented by Seller in this Contract, SELLER MAKES NO REPRESENTATIONS OR WARRANTIES, EXPRESSED, STATUTORY, OR IMPLIED, AS TO THE VALUE, QUALITY, QUANTITY, PHYSICAL AND ENVIRONMENTAL CONDITION OF THE PROPERTY, AND/OR MATERIALS

CONTAINED OR LOCATED IN, ON, OR UNDER THE PROPERTY, THE NATURE OF THE PAST OR HISTORIC USE OF THE PROPERTY, AND/OR MERCHANTABILITY OR FITNESS FOR PURPOSE OR INTENDED USE OF ANY OF THE PROPERTY.

5.04 Survival Beyond Closing. Except as otherwise expressly stated to the contrary in this Contract, the representations, warranties, covenants, and agreements of Seller and Buyer contained in this Contract shall survive the Closing for a period of six (6) months following Seller delivering exclusive possession of the Property to the Buyer, and shall not, in any circumstance, be merged with the Special Warranty Deed.

ARTICLE VI
CONDITIONS PRECEDENT TO PERFORMANCE

INTENTIONALLY DELETED

ARTICLE VII
CLOSING

7.01 Date and Place of Closing. The Closing (herein so called) shall take place in the offices of the Title Company and shall be accomplished through an escrow to be established with the Title Company, as escrowee. The Closing Date (herein sometimes called), shall be held on the first to occur of: (i) the date that Buyer provides to Seller with at least 30 calendar days prior written notice, or (ii) the date which is one year following the Effective Date; unless otherwise mutually agreed upon by Buyer and Seller.

7.02 Items to be Delivered at the Closing.

(a) Seller. At the Closing, Seller shall deliver or cause to be delivered to Buyer or the Title Company, at the expense of the Buyer, the following items:

(i) Final Title Commitment promising to issue at or reasonably soon after Closing a Title Policy showing no exceptions other than the Permitted Exceptions in the form required by Section 3.05 above.

(ii) The Special Warranty Deed ("Deed"), substantially in the form as attached hereto as Exhibit "B" subject only to the Permitted Exceptions, if any, duly executed by Seller and acknowledged;

(ii) The Bill of Sale and Assignment ("Bill of Sale"), substantially in the form as attached hereto as Exhibit "C"; and

(iv) Other items and/or documents reasonably requested by the Buyer and/or the Title Company as administrative and legal requirements for consummating the Closing.

(b) Buyer. At the Closing, Buyer shall deliver to Seller or the Title Company, the following items:

(i) The sum required by **Article II, Section 2.01,** less the Earnest Money in the form of a check, cashier's check, or other immediately available funds; and

(ii) Other items and/or documents reasonably requested by the Seller and/or Title Company as administrative and legal requirements for consummating the Closing.

7.03 Adjustments at Closing. Notwithstanding anything to the contrary contained in this Contract and without limiting the general application of the provisions of **Section 5.03**, above, the provisions of this **Article VII, Section 7.03** shall survive the Closing. Ad valorem taxes relating to the Property for the calendar year in which the Closing shall occur shall be prorated and submitted by Seller to the Denton County Tax Assessor as of the Closing Date. Ad valorem tax for the calendar year in which the Closing shall occur shall be tendered under *Texas Tax Code Section 26.11*. If the actual amount of taxes for the calendar year in which the Closing shall occur is not known as of the Closing Date, the proration at Closing shall be based on the amount of taxes due and payable with respect to the Property for the preceding calendar year. Seller shall pay for those taxes attributable to the period of time prior to the Closing Date (including subsequent assessments for prior years due to change of land usage or ownership occurring prior to the date of Closing, but not as a result of a change in land usage or ownership occurring as a result of this Contract or following Closing which are the responsibility of the Buyer) and Buyer shall pay for those taxes attributable to the period of time commencing with the Closing Date going forward, including any subsequent assessments for prior years due to change in land usage or ownership occurring as a result of this Contract for following Closing.

7.04 Possession After Closing. Possession of the Property shall be delivered to Buyer one year following the Closing or the expiration or termination of the residential lease agreement described as follows. Seller's possession of the Property following Closing will be pursuant to a written residential lease agreement between the Buyer as the Landlord and the Seller as the Tenant which will be agreed to by the parties on or before the Closing, and which will contain at a minimum a nominal lease payment of one dollar ($1.00) to Buyer and: (a) all maintenance, repair and replacement of improvements located on the Property to be the responsibility of the Seller; (b) Seller insuring against all hazards and occurrences on the Property; (c) removal of improvements (which shall include the right, but not the obligation, to remove all improvements on the Property except for the residences located thereon) and Seller's personal property upon the expiration of the Lease and surrender of possession of the Property to the Buyer; and (d) any and all other residential lease issues and matters that are reasonable or necessary for an occupancy of the type contemplated herein. If Seller removes the existing high fence on the Property, Seller shall be responsible for installing a barbwire boundary fence sufficient to turn cattle. In the event that the parties have not agreed to and executed the written residential lease agreement described above on or before the Closing, then the parties will proceed to Closing, whereupon the Seller will retain possession of the Property following Closing as a tenant at the will of the Buyer and upon the terms and conditions provided to the Seller by the Buyer on or after Closing.

7.05 Costs of Closing. Each party is responsible for paying the legal fees of its counsel, in negotiating, preparing, and closing the transaction contemplated by this Contract. Seller is responsible for paying any fees, costs, and expenses identified herein as being the responsibility of Seller or required by the Title Company. Buyer is responsible for paying all other fees, costs,

and expenses related to Closing not otherwise expressly payable by the Seller hereunder.

ARTICLE VIII
DEFAULTS AND REMEDIES

8.01 Seller's Defaults and Buyer's Remedies.

(a) Seller's Defaults. Seller is in default under this Contract on the occurrence of any one or more of the following events:

(i) Any of Seller's representations or subsequent controlling representations contained in this Contract are materially untrue as of the Effective Date or on the Closing Date;

(ii) Seller fails to meet, comply with, or perform any material covenant, agreement, condition precedent, or obligation on Seller's part required within the time limits and in the manner required in this Contract; or

(iii) Seller fails to deliver at Closing the items specified in **Article VII, Section 7.02(a)** of this Contract for any reason other than a default by Buyer or termination of this Contract by Buyer pursuant to the terms hereof prior to Closing.

(b) Buyer's Remedies. If Seller is in default under this Contract, Buyer as Buyer's remedies for the default, may, at Buyer's sole option, do one of the following mutually exclusive remedies:

(i) Terminate this Contract by written notice delivered to Seller with Seller retaining the Earnest Money, and the parties will have no further obligations one to the other; or

(ii) Enforce specific performance of this Contract against Seller, requiring Seller to convey the Property to Buyer subject to no liens, encumbrances, exceptions, and conditions other than those shown on the Title Commitment. In the event that the remedy of specific performance is either not available or is made reasonably impracticable to the Buyer as the result of the Seller's default, then in lieu of filing suit seeking to specifically enforce this Contract, the Seller may alternatively recover the Earnest Money from the Buyer plus Buyer's actual damages incurred as a result of the Seller's default, such actual damages not to exceed $100,000.00 of the Buyer's out of pocket expenses incurred with respect to this Contract and the acquisition of the Property contemplated herein. Notwithstanding the preceding, under no circumstance will the Seller be liable to the Buyer for any consequential, remote, or unforeseeable damages; however, the Buyer's attorney's fees incurred through the date of Seller's default are recoverable within the $100,000.00 actual damage cap, but any of Buyer's attorney's fees incurred after the Seller's default will be subject to Section 9.14 below without respect to any contractual cap set forth herein.

8.02 Buyer's Default and Seller's Remedies.

(a) Buyer's Default. Buyer is in default under this Contract if Buyer fails to deliver at Closing the items specified in **Article VII, Section 7.02(b)** of this Contract for any reason other than a default by Seller under this Contract or termination of this Contract by Buyer pursuant to the terms hereof prior to Closing.

(b) Seller's Remedy. If Buyer is in default under this Contract, Seller, as Seller's sole and exclusive remedy for the default, may terminate this Contract by written notice delivered to Buyer in which event the Seller shall be entitled to retain the Earnest Money.

ARTICLE IX
MISCELLANEOUS

9.01 Notice. All notices, demands, requests, and other communications required hereunder shall be in writing, delivered, unless expressly provided otherwise in this Contract, by telephonic facsimile, email, by hand delivery, or by United States Mail, and shall be deemed to be delivered and received upon the earlier to occur of: (a) if provided by telephonic facsimile, email, or hand delivery, the date provided, and (b) if provided by United State Mail, the date of the deposit in a regularly maintained receptacle for the United States Mail, registered or certified, return receipt requested, postage prepaid, addressed as follows:

SELLER:

Mike Riley
12260 Rector Road
Sanger, Texas 76266
817-919-9055
jmriley@bondedlp.com

BUYER:

John Noblitt
502 Elm St.
Sanger, Texas 76266
940-458-7930
jnoblitt@sangertexas.org

Copies to:

For Seller:

Josh Westrom
Jones & Westrom
400 W. Oak Street, Suite 300
Denton, Texas 76201
(940) 383-1619
jwestrom@dentonattorney.com

For Buyer:

R. Scott Alagood
Alagood Cartwright Burke PC
319 W. Oak Street, Suite 300
Denton, Texas 76201
(940) 891-0003
alagood@dentonlaw.com

9.02 Governing Law and Venue. This Contract is being executed and delivered and is intended to be performed in the State of Texas, the laws of Texas governing the validity, construction, enforcement, and interpretation of this Contract. THIS CONTRACT IS

PERFORMABLE IN, AND THE EXCLUSIVE VENUE FOR ANY ACTION BROUGHT WITH RESPECT HERETO, SHALL LIE IN A COURT OF COMPETENT JURISDICTION LOCATED IN DENTON COUNTY, TEXAS.

9.03 Entirety and Amendments. This Contract embodies the entire agreement between the parties and supersedes all prior agreements and understandings, if any, related to the Property unless this Contract is terminated by Buyer and Buyer seeks reimbursement of the Earnest Money from Seller, and may be amended or supplemented only in writing executed by the party against whom enforcement is sought.

9.04 Parties Bound. This Contract is binding upon and inures to the benefit of Seller and Buyer, and their respective devisees, heirs, successors, and permitted assigns. Buyer may record a memorandum of this Contract in the Real Property Records of Denton County, Texas.

9.05 Risk of Loss. If any damage to the Property shall occur prior to Closing, or if any condemnation or any eminent domain proceedings are threatened or initiated by an entity or party other than Buyer that might result in the taking of any portion of the Property, Buyer may, at Buyer's option, do any of the following:

(a) Terminate this Contract and withdraw from this transaction without cost, obligation, or liability, whereupon the parties will have no further obligations one to the other, and with Seller retaining the Earnest Money; or

(b) Consummate this Contract, in which case Buyer, with respect to the Property, shall be entitled to receive (i) in the case of damage, all insurance proceeds, if any, along with a credit against the Purchase Price for any deductible of the Seller; and (ii) in the case of eminent domain, all proceeds paid for the Property related to the eminent domain proceedings.

Buyer shall have ten (10) calendar days after receipt of written notification from Seller of the threat or initiation of condemnation proceedings or damage to the Property in which to make Buyer's election. In the event Buyer elects to consummate this Contract, then the Closing shall take place as provided in **Article VII**, above, and there shall be assigned by Seller to Buyer at Closing, in form and substance satisfactory to Buyer, all interests of Seller in and to any and all insurance proceeds or condemnation awards which may be payable to Seller on account of such event. In the event a final settlement occurs prior to the Closing, the Buyer will be credited toward the Purchase Price at Closing all sums of insurance proceeds (including any Seller deductible) or condemnation awards actually received by the Seller through the date of Closing.

9.06 Further Assurances. In addition to the acts and deeds recited in this Contract and contemplated to be performed, executed, and/or delivered by Seller and Buyer, Seller and Buyer agree to perform, execute, and/or deliver, or cause to be performed, executed, and/or delivered at the Closing or after the Closing, any further deeds, acts, and assurances as are reasonably necessary to consummate the transactions contemplated hereby.

9.07 Time is of the Essence. It is expressly agreed between Buyer and Seller that time is of the

essence with respect to this Contract and each party's performance obligations hereunder.

9.08 Exhibits. The Exhibits which are referenced in, and attached to this Contract, are incorporated in and made a part of this Contract for all purposes.

9.09 Delegation of Authority. Authority to take any actions that are to be, or may be, taken by Buyer under this Contract, including without limitation, adjustment of the Closing Date, are hereby delegated by Buyer, pursuant to action by the City Council of Sanger, to John Noblitt, City Manager of Buyer, or his/her designee.

9.10 Contract Execution. This Contract of Sale may be executed in any number of counterparts, all of which taken together shall constitute one and the same agreement, and any of the parties hereto may execute this Agreement by signing any such counterpart.

9.11 Business Days. If the Closing Date or the day of performance required or permitted under this Contract falls on a Saturday, Sunday, or Denton County holiday, then the Closing Date or the date of such performance, as the case may be, shall be the next following regular business day.

9.12 Assignment. Buyer may NOT assign this Contract or any obligation or rights hereunder without the express written consent of the Seller which will not be unreasonably conditioned, withheld or delayed.

9.13 Representations. Where Seller makes any representations in this Contract or in the Deed, such representations will be deemed made by MIKE RILEY and LAURA RILEY, based upon both of their actual knowledge on the date of such representation.

9.14 Attorney's Fees. If Buyer or Seller is a prevailing party in any legal proceeding brought in reference to this Contract or the transaction of which this Contract is a part, such party is entitled to recover from the non-prevailing party all costs of such proceeding and reasonable attorney's fees. This Section will survive the termination of this Contract or the Closing of this Contract and will not merge with the Deed or other closing documents.

9.15 Partial Invalidity. If any provision of this Contract is determined by a court of competent jurisdiction to be unenforceable for any reason, then: (a) such unenforceable provision shall be deleted from this Contract; (b) the unenforceable provision shall, to the extent possible, be rewritten and reformed to be enforceable with respect to the remaining enforceable terms of this Contract to give effect to the intent of the Parties; and (c) the remainder of this Contract shall remain in full force and effect and shall be interpreted to give effect to the intent of the Parties.

9.16 INTENTIONALLY DELETED.

9.17 Other Contract Contingency. Notwithstanding anything to the contrary set forth in this Contract, the Buyer's (and/or its permitted assigns) and the Seller's obligations to perform under this Contract are expressly conditioned upon the simultaneous execution, simultaneous performance, and the simultaneous closing of an enforceable agreement between the Buyer and

LAUREN RILEY HOWE ("Other Seller") of an additional parcel of real property adjacent to the Property ("Other Contract"), such additional parcel described as follows:

> All of that certain tract or parcel of land situated in the S. Williams Survey, Abstract Number 1281, Denton County, Texas, and being a part of a tract of a called 449.772 acre tract of land described in the Deed to Riley MDT Holdings, L.P., as recorded in Document Number 2013-26980, Real Property Records of Denton County, Texas and being more particularly described as follows:
>
> Beginning at a capped iron rod set in the Southwest corner of said 449.772 acre tract; Thence North 03 degrees 28 minutes 36 seconds West with the West line of said 449.772 acre tract, along or near Rector Road, an asphalt surface under apparent public use, a distance of 606.43 feet to a capped iron rod set for a reentrant corner of said 449.772 acre tract; Thence South 86 degrees 31 minutes 24 seconds West with the most Westerly South line of said 449.772 acre tract a distance of 25.00 feet to a capped iron rod set for corner; Thence North 03 degrees 28 minutes 36 seconds West with the West line of said 449.772 acre tract a distance of 407.41 feet to a capped iron rod set for corner in the Northwest corner of the tract described herein; FORM T-7: Commitment for Title Insurance Page 1 FORM T-7: Commitment for Title Insurance Page 2 Continuation of Schedule B GF No. 225043 Thence South 89 degrees 29 minutes 00 seconds East severing said 449.772 acre tract a distance of 706.01 feet to a wood fence corner post for corner; Thence South 01 degrees 42 minutes 24 seconds East severing said 449.772 acre tract a distance of 997.70 feet to a capped iron rod set for corner on the South line of said 449.772 acre tract, said point being in said Road; Thence South 89 degrees 23 minutes 50 seconds West with the South line of said 449.772 acre tract and along said Road a distance of 649.30 feet to the Point of Beginning and enclosing 15.559 acres of land more or less.

If (a) the Other Contract is not executed by both the Buyer and the Other Seller simultaneously with this Contract, or (b) the Other Contract is terminated pursuant to a right of termination set forth therein, or (c) the Other Contract is not simultaneously closed with this Contract, then both this Contract and the Other Contract will terminate. Disposition of the Escrowed Funds in this Contract, if any, will be pursuant to the provisions of this Contract as may be applicable. Except for the legal descriptions and the Purchase Prices of the respective parcels of real property in this Contract and the Other Contract, it is the Parties' intent that all other terms of each Contact are identical and therefore are to be performed simultaneously as if the two Contracts were a single agreement. Therefore, all default remedies which apply to this Contract and the Other Contract must be exercised in the same manner in both Contracts regardless of whether an Event of Default may exist under only one or both of the Contracts.

9.18 Sale in Lieu of Condemnation. Buyer is a duly authorized and organized municipality in the State of Texas with the power of eminent domain. Buyer and Seller have entered into this Contract under the threat of Buyer's power of eminent domain to acquire all or potion of the Property and in order to avoid the risk, uncertainty, delay and costs associated with eminent domain litigation and condemnation proceedings.

9.19 Ratification. The parties hereto understand and agree that the undersigned City Manager for the Buyer is authorized to sign this agreement on behalf of Buyer; however, the Agreement is expressly conditioned on the ratification and approval by Buyer's City Council of this Agreement and this transaction. If not provided prior to execution of this Agreement, Buyer shall obtain such ratification and approval from its City Council within fourteen (14) days after the Effective Date of this Agreement.

[SIGNATURE PAGE FOLLOWS]

SELLERS:

_____
Mike Riley

_____
Laura Riley

J MIKE RILEY RANCH PROPERTIES LLC

By:_____
Mike Riley

Executed by Sellers on the _____ day of _____ 2023.

BUYER:

CITY OF SANGER

BY: _____
John Noblitt
City Manager

Executed by Buyer on the _____ day of _____2023.

RECEIPT OF AGREEMENT BY TITLE COMPANY

By its execution below, Title Company acknowledges receipt of an executed copy of this Contract. Title Company agrees to comply with, and be bound by, the terms and provisions of this Contract, to perform its duties pursuant to the provisions of this Contract, and to comply with Section 6045(e) of the INTERNAL REVENUE CODE of 1986, as amended from time to time, and as further set forth in any regulations or forms promulgated thereunder.

TITLE COMPANY:

Title Resources
525 S. Loop 288, Suite 125
Denton, TX 76205
Direct: 940-293-0700
Fax: 940-898-0121

By: _____

Printed Name: _____

Title: _____

Contract receipt date: _____, 20__

EXHIBIT "A"
TO
CONTRACT OF SALE

"Land" Legal Description

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE W.G. HUDSON SURVEY, ABSTRACT NUMBER 562, THE W. CRAWFORD SURVEY, ABSTRACT NUMBER 260, AND THE S. WILLIAMS SURVEY, ABSTRACT NUMBER 1281, DENTON COUNTY, TEXAS, AND BEING A PART OF A CALLED 449.772 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO RILEY MDT HOLDINGS AS RECORDED IN DOCUMENT NUMBER 2013-26980 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS , AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND AT A WOOD FENCE CORNER POST FOUND FOR CORNER AT THE NORTHEAST CORNER OF SAID 449.772 ACRE TRACT, COMMON TO A RE-ENTRANT CORNER IN THE WEST LINE OF A CALLED 500.236 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO DENTON SECURITY INVESTMENT, INC., AS RECORDED IN COUNTY CLERK'S FILE NUMBER 98-75811, SAID REAL PROPERTY RECORDS, AND AT THE APPARENT NORTHEAST CORNER OF SAID CRAWFORD SURVEY;

THENCE SOUTH 00 DEGREES 31 MINUTES 03 SECONDS WEST WITH A WEST LINE OF SAID 500.236 ACRE TRACT, AND ALONG A FENCE, A DISTANCE OF 2647.98 FEET TO A WOOD FENCE CORNER POST FOUND FOR THE SOUTHWEST CORNER OF SAID 500.236 ACRE TRACT, AND IN THE NORTH LINE OF A CALLED 55.91 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO DECR PROPERTY, LLC, AS RECORDED IN COUNTY CLERK'S FILE NUMBER 11-23593, SAID REAL PROPERTY RECORDS, AND AT THE APPARENT SOUTHEAST CORNER OF SAID CRAWFORD SURVEY;

THENCE SOUTH 89 DEGREES 06 MINUTES 33 SECONDS WEST WITH THE NORTH LINE OF SAID 55.91 ACRE TRACT, ALONG A FENCE, AND A SOUTH LINE OF SAID CRAWFORD SURVEY, A DISTANCE OF 1143.51 FEET TO A ½" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 55.91 ACRE TRACT, COMMON TO THE NORTHEAST CORNER OF A CALLED 57.74 ACRE TRACT OF LAND DESCRIBED IN THE DEED RECORDED IN COUNTY CLERK'S FILE NUMBER 99-110358, SAID REAL PROPERTY RECORDS;

THENCE NORTH 89 DEGREES 43 MINUTES 47 SECONDS WEST WITH THE NORTH LINE OF SAID 57.74 ACRE TRACT, AND ALONG SAID RECTOR ROAD, AND CONTINUING WITH SAID SOUTH LINE OF SAID CRAWFORD SURVEY, A DISTANCE OF 1507.66 FEET TO CAPPED IRON ROD SET FOR CORNER ON THE SOUTHWEST SIDE OF A BEND IN SAID RECTOR ROAD AT THE NORTHWEST CORNER OF SAID 57.74 ACRE TRACT, AND IN THE EAST LINE OF A TRACT OF LAND CONVEYED IN THE DEED TO JANE LOWREY FULTON REVOCABLE TRUST, AS RECORDED IN COUNTY CLERK'S FILE NUMBER 12-91285, SAID REAL PROPERTY RECORDS, AND DESCRIBED AS 335.92 ACRES IN COUNTY CLERK'S FILE NUMBER 00-064185, SAID REAL PROPERTY RECORDS;

THENCE NORTH 00 DEGREES 24 MINUTES 12 SECONDS WEST WITH THE EAST LINE OF SAID REVOCABLE TRUST, AND IN RECTOR ROAD A PART OF THE WAY, A DISTANCE OF 659.71 FEET TO A 60-D NAIL SET FOR CORNER IN SAID RECTOR ROAD AT THE NORTHEAST CORNER OF SAID REVOCABLE TRUST;

THENCE SOUTH 89 DEGREES 23 MINUTES 50 SECONDS WEST WITH THE NORTH LINE OF SAID REVOCABLE TRUST A PART OF THE WAY, AND ALONG SAID RECTOR ROAD, A DISTANCE OF 3281.53 FEET TO A CAPPED IRON ROD SET FOR CORNER AT THE SOUTHEAST CORNER A CALLED 15.559 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO LAUREN RILEY AS RECORDED IN DOCUMENT NUMBER 2014-120086 OF SAID REAL PROPERTY RECORDS;

THENCE NORTH 01 DEGREE 42 MINUTES 24 SECONDS WEST A DISTANCE OF 997.70 FEET TO A WOOD FENCE CORNER POST FOR CORNER AT THE NORTHEAST CORNER OF SAID 15.559 ACRE TRACT;

THENCE NORTH 89 DEGREES 29 MINUTES 00 SECONDS WEST A DISTANCE OF 706.01 FEET TO A CAPPED IRON ROD SET FOR CORNER AT THE NORTHWEST CORNER OF SAID 15.559 ACRE TRACT IN THE EAST RIGHT-OF-WAY LINE OF THE A.T. & S.F. RAILROAD ;

THENCE NORTH 03 DEGREES 28 MINUTES 36 SECONDS WEST WITH SAID RIGHT-OF-WAY LINE A DISTANCE OF 2958.24 FEET TO A CAPPED IRON ROD SET FOR CORNER AT THE SOUTHWEST CORNER OF A CALLED 9.57 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO GREEN TREE FARM, L.C., AS RECORDED IN COUNTY CLERK'S FILE NUMBER 01-02354, SAID REAL PROPERTY RECORDS;

THENCE NORTH 88 DEGREES 37 MINUTES 29 SECONDS EAST WITH THE SOUTH LINE OF SAID 9.57 ACRE TRACT, A DISTANCE OF 799.28 FEET TO A METAL FENCE CORNER POST FOUND FOR CORNER AT THE SOUTHEAST CORNER OF SAID 9.57 ACRE TRACT, COMMON TO THE SOUTHERN-MOST SOUTHWEST CORNER OF A CALLED 34.5 ACRE TRACT OF LAND DESCRIBED AS FIRST TRACT IN THE DEED TO GREEN TREE FARM, L.C., A TEXAS LIMITED PARTNERSHIP, AS RECORDED IN COUNTY CLERK'S FILE NO. 94-15271, SAID REAL PROPERTY RECORDS;

THENCE SOUTH 49 DEGREES 14 MINUTES 13 SECONDS EAST WITH A SOUTH LINE OF SAID FIRST TRACT A PART OF THE WAY, AND ALONG OR NEAR A FENCE, A DISTANCE OF 1606.75 FEET TO A TREE FOR FENCE CORNER FOUND AT A CORNER IN THE SOUTH LINE OF A CALLED 140.5 ACRE TRACT OF LAND DESCRIBED AS SECOND TRACT IN SAID COUNTY CLERK'S FILE NO. 94-15271;

THENCE WITH THE OCCUPIED SOUTH LINE OF SAID SECOND TRACT, AND ALONG OR NEAR A FENCE, THE FOLLOWING TWENTY-FIVE (25) COURSES AND DISTANCES:

1) NORTH 31 DEGREES 01 MINUTES 15 SECONDS EAST A DISTANCE OF 143.77 FEET TO AN ELM TREE FENCE POST FOUND FOR CORNER AT AN ANGLE POINT IN A FENCE;

2) NORTH 16 DEGREES 39 MINUTES 33 SECONDS EAST A DISTANCE OF 64.40 FEET TO AN ELM TREE FENCE POST FOUND FOR CORNER AT AN ANGLE POINT IN A FENCE;

3) NORTH 73 DEGREES 23 MINUTES 53 SECONDS EAST A DISTANCE OF 29.15 FEET TO A HACKBERRY TREE FENCE POST FOUND FOR CORNER AT AN ANGLE POINT IN A FENCE;

4) NORTH 27 DEGREES 56 MINUTES 45 SECONDS EAST A DISTANCE OF 37.62 FEET TO A METAL FENCE CORNER POST FOUND FOR CORNER;

5) NORTH 04 DEGREES 32 MINUTES 51 SECONDS EAST A DISTANCE OF 11.76 FEET TO A TREE FENCE POST FOUND FOR CORNER AT AN ANGLE POINT IN A FENCE;

6) NORTH 71 DEGREES 29 MINUTES 18 SECONDS EAST A DISTANCE OF 44.33 FEET TO A METAL FENCE CORNER POST FOUND FOR CORNER;

7) SOUTH 61 DEGREES 59 MINUTES 10 SECONDS EAST A DISTANCE OF 355.98 FEET TO A WOOD FENCE CORNER POST FOUND FOR CORNER

8) SOUTH 49 DEGREES 09 MINUTES 44 SECONDS EAST A DISTANCE OF 152.18 FEET TO A TREE FENCE POST FOUND FOR CORNER AT AN ANGLE POINT IN A FENCE;

9) SOUTH 75 DEGREES 13 MINUTES 34 SECONDS EAST A DISTANCE OF 112.87 FEET TO A TREE FENCE POST FOUND FOR CORNER AT AN ANGLE POINT IN A FENCE;

10) NORTH 78 DEGREES 01 MINUTES 48 SECONDS EAST A DISTANCE OF 39.62 FEET TO A TREE CORNER POST FOUND FOR CORNER AT AN ANGLE POINT IN A FENCE;

11) SOUTH 78 DEGREES 44 MINUTES 51 SECONDS EAST A DISTANCE OF 134.17 FEET TO AN ELM TREE FENCE POST FOUND FOR CORNER AT AN ANGLE POINT IN A FENCE;

12) SOUTH 64 DEGREES 06 MINUTES 15 SECONDS EAST A DISTANCE OF 48.37 FEET TO AN ELM TREE FENCE POST FOUND FOR CORNER AT AN ANGLE POINT IN A FENCE;

13) SOUTH 54 DEGREES 19 MINUTES 41 SECONDS EAST A DISTANCE OF 79.92 FEET TO AN ELM TREE FENCE POST FOUND FOR CORNER AT AN ANGLE POINT IN A FENCE;

14) SOUTH 34 DEGREES 48 MINUTES 30 SECONDS EAST A DISTANCE OF 101.78 FEET TO AN ELM TREE FENCE POST FOUND FOR CORNER AT AN ANGLE POINT IN A FENCE;

15) SOUTH 28 DEGREES 18 MINUTES 30 SECONDS EAST A DISTANCE OF 138.98 FEET TO A STUMP FOUND FOR CORNER IN AN ANGLE POINT IN A FENCE;

16) SOUTH 33 DEGREES 03 MINUTES 09 SECONDS EAST A DISTANCE OF 98.82 FEET TO AN ELM TREE FENCE POST FOUND FOR CORNER AT AN ANGLE POINT IN A FENCE;

17) SOUTH 51 DEGREES 36 MINUTES 10 SECONDS EAST A DISTANCE OF 118.31 FEET TO A STUMP FOUND FOR CORNER IN AN ANGLE POINT IN A FENCE;

18) SOUTH 33 DEGREES 17 MINUTES 35 SECONDS EAST A DISTANCE OF 74.38 FEET TO A STUMP FOUND FOR CORNER IN AN ANGLE POINT IN A FENCE;

19) SOUTH 50 DEGREES 09 MINUTES 05 SECONDS EAST A DISTANCE OF 72.87 FEET TO AN ELM TREE FENCE POST FOUND FOR CORNER AT AN ANGLE POINT IN A FENCE;

20) SOUTH 79 DEGREES 33 MINUTES 12 SECONDS EAST A DISTANCE OF 20.49 FEET TO AN ELM TREE FENCE POST FOUND FOR CORNER AT AN ANGLE POINT IN A FENCE;

21) SOUTH 69 DEGREES 36 MINUTES 51 SECONDS EAST A DISTANCE OF 121.47 FEET TO AN ELM TREE FENCE POST FOUND FOR CORNER AT AN ANGLE POINT IN A FENCE;

22) SOUTH 61 DEGREES 15 MINUTES 44 SECONDS EAST A DISTANCE OF 80.82 FEET TO AN ELM TREE FENCE POST FOUND FOR CORNER AT AN ANGLE POINT IN A FENCE;

23) SOUTH 54 DEGREES 39 MINUTES 02 SECONDS EAST A DISTANCE OF 69.68 FEET TO AN ELM TREE FENCE POST FOUND FOR CORNER AT AN ANGLE POINT IN A FENCE;

24) SOUTH 43 DEGREES 42 MINUTES 50 SECONDS EAST A DISTANCE OF 201.12 FEET TO A HACKBERRY TREE FENCE POST FOUND FOR CORNER AT AN ANGLE POINT IN A FENCE;

25) SOUTH 88 DEGREES 44 MINUTES 35 SECONDS EAST A DISTANCE OF 415.24 FEET TO A FENCE CORNER POST FOUND FOR CORNER;

THENCE SOUTH 89 DEGREES 42 MINUTES 45 SECONDS EAST ALONG OR NEAR A FENCE, AND WITH A NORTH LINE OF SAID CRAWFORD SURVEY, A DISTANCE OF 2678.39 FEET TO THE PLACE OF BEGINNING AND ENCLOSING 434.213 ACRES OF LAND MORE OR LESS.

EXHIBIT "B"
TO
CONTRACT OF SALE

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED

STATE OF TEXAS §

COUNTY OF DENTON § KNOW ALL MEN BY THESE PRESENTS

That MIKE RILEY, a married individual, LAURA RILEY, a married individual, and J MIKE RILEY RANCH PROPERTIES LLC, a Texas limited liability company (herein collectively and individually called "Grantor"), whose address is _____, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to Grantor in hand paid by the CITY OF SANGER, a Texas Home Rule Municipal Corporation (herein called "Grantee"), _____, the receipt and sufficiency of which are hereby acknowledged and confessed, has GRANTED, SOLD, and CONVEYED, and by these presents does GRANT, SELL, and CONVEY, unto Grantee all the real property located in Denton County, Texas being particularly described on Exhibit "A" attached hereto and made a part hereof for all purposes ("Land"), together with (i) all improvements thereon, if any (ii) all of Grantor's right, title and interest in and to all of the "Water Estate" (as defined below) in, on, or under or that may be produced from the Land, if any, (iii) any and all rights, titles, powers, privileges, easements, licenses, rights-of-way and interests appurtenant to the Land, (iv) all and singular the rights, titles, benefits, privileges, remainders, reversions, easements, tenements, hereditaments, interests and appurtenances of Grantor pertaining to the Land, either at law or in equity, in possession or expectancy, (v) all rights, titles, powers, privileges, interests, licenses, easements and rights-of-way appurtenant or incident to any of the foregoing, but expressly reserving unto themselves the Reservations from Conveyance (see

below) and expressly excepting from the conveyance and warranties set forth herein each of those matters set forth on Exhibit "B" attached hereto and made a part hereof for all purposes ("Exceptions to Conveyance and Warranty") (all rights and interests set forth above excluding the Reservations from Conveyance and subject to the Exceptions to Conveyance and Warranty are collectively referred to hereinafter as the "Property").

Grantor, subject to the limitations of such Reservations from Conveyance set forth herein, reserves, for themselves, their heirs, successors, and assigns all oil, gas, and other minerals in, on, and under and that may be produced from the Property ("Reservations from Conveyance"). Grantor, their heirs, successors, and assigns shall not have the right to use or access the surface of the Property, in any way, manner, or form, in connection with or related to the reserved oil, gas, and other minerals and/or related to exploration, production, transportation, and/or any other aspect of the oil, gas, and other minerals reserved herein, including without limitation, use or access of the surface of the Property for the location of any well or drill sites, well bores, whether vertical or any deviation from vertical, water wells, pit areas, seismic activities, tanks or tank batteries, pipelines, roads, electricity or other utility infrastructure, and/or for subjacent or lateral support for any surface facilities or well bores, or any other infrastructure or improvement of any kind or type in connection with or related to the reserved oil, gas, and other minerals, and/or related to the exploration, production, transportation, or any other aspect of same. Notwithstanding the preceding, nothing herein will restrict or prohibit the pooling or unitization of the portion of the mineral estate owned by Grantor with land other than the Property; or the exploration, production or transportation of the oil, gas and other minerals by means of wells that are drilled or mines that open on land other than the Property but enter or bottom under the Property, provided that these operations in no manner interfere with the surface or subsurface support of any improvements constructed or to be constructed on the Property.

As used herein, the term "other minerals" shall include oil, gas, and all associated hydrocarbons, but shall exclude (i) all substances that any reasonable extraction, mining, or other exploration and/or production method, operation, process, or procedure would consume, deplete, or destroy the surface of the Property, and (ii) all substances which are at or near the surface of the Property. The intent of the parties hereto is that the meaning of the term "other minerals" as utilized herein, shall be in accordance with that set forth in *Reed v. Wylie*, 597 S.W.2d 743 (Tex. 1980).

As used herein, the term "surface of the Property" shall include the area from the surface of the earth to a depth of five hundred feet (500') below the surface of the earth and all areas above the surface of the earth.

Notwithstanding anything to the contrary set forth herein or elsewhere, Grantor is NOT reserving and is expressly conveying to Buyer herein all of their right, title, and interest in and to all of the water and the water estate in, on or under, and that may be produced from the Property ("Water Estate"), including all rights contained in any existing lease, license, or other conveyance of the Water Estate or the Mineral Estate. Additionally, the Grantor hereby waives for themselves, their heirs, successors and assigns, all rights to use or utilize any water or the Water Estate in any process or manner relating to the exploration, development, production, transmission, or any other use relating to the Mineral Estate, regardless of whether such use is determined to be reasonably necessary for the exploration, development, production, transmission, or such other use of the Mineral Estate.

Grantor hereby assigns to Grantee, without recourse or representation, any and all claims and causes of action that Grantor may have for or related to any defects in, or injury to, the Property.

GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES, EXPRESSED, STATUTORY, OR IMPLIED, AS TO THE VALUE, QUALITY, QUANTITY, PHYSICAL AND ENVIRONMENTAL CONDITION OF THE PROPERTY, AND/OR MATERIALS CONTAINED OR LOCATED IN, ON, OR UNDER THE PROPERTY, THE NATURE OF THE PAST OR HISTORIC USE OF THE PROPERTY, AND/OR MERCHANTABILITY OR FITNESS FOR PURPOSE OR INTENDED USE OF ANY OF THE PROPERTY.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee and Grantee's successors and assigns forever; and Grantor does hereby bind Grantor and Grantor's successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

EXECUTED the _____ day of _____, 202_.

BY:

_____

By:

ACKNOWLEDGMENT

THE STATE OF _____ §

COUNTY OF _____ §

This instrument was acknowledged before me on _____, 20__ by _____ _____.

_____

Notary Public, State of Texas
My commission expires: _____

Upon Filing Return To:

Property Tax Bills To:

EXHIBIT "A"
to
Special Warranty Deed

"Property" Legal Description

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE W.G. HUDSON SURVEY, ABSTRACT NUMBER 562, THE W. CRAWFORD SURVEY, ABSTRACT NUMBER 280, AND THE S. WILLIAMS SURVEY, ABSTRACT NUMBER 1281, DENTON COUNTY, TEXAS, AND BEING A PART OF A CALLED 449.772 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO RILEY MDT HOLDINGS AS RECORDED IN DOCUMENT NUMBER 2013-26980 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS , AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND AT A WOOD FENCE CORNER POST FOUND FOR CORNER AT THE NORTHEAST CORNER OF SAID 449.772 ACRE TRACT, COMMON TO A RE-ENTRANT CORNER IN THE WEST LINE OF A CALLED 500.236 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO DENTON SECURITY INVESTMENT, INC., AS RECORDED IN COUNTY CLERK'S FILE NUMBER 98-75811, SAID REAL PROPERTY RECORDS, AND AT THE APPARENT NORTHEAST CORNER OF SAID CRAWFORD SURVEY;

THENCE SOUTH 00 DEGREES 31 MINUTES 03 SECONDS WEST WITH A WEST LINE OF SAID 500.236 ACRE TRACT, AND ALONG A FENCE, A DISTANCE OF 2647.98 FEET TO A WOOD FENCE CORNER POST FOUND FOR THE SOUTHWEST CORNER OF SAID 500.236 ACRE TRACT, AND IN THE NORTH LINE OF A CALLED 55.91 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO DECR PROPERTY, LLC, AS RECORDED IN COUNTY CLERK'S FILE NUMBER 11-23593, SAID REAL PROPERTY RECORDS, AND AT THE APPARENT SOUTHEAST CORNER OF SAID CRAWFORD SURVEY;

THENCE SOUTH 89 DEGREES 06 MINUTES 33 SECONDS WEST WITH THE NORTH LINE OF SAID 55.91 ACRE TRACT, ALONG A FENCE, AND A SOUTH LINE OF SAID CRAWFORD SURVEY, A DISTANCE OF 1143.51 FEET TO A ½" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 55.91 ACRE TRACT, COMMON TO THE NORTHEAST CORNER OF A CALLED 57.74 ACRE TRACT OF LAND DESCRIBED IN THE DEED RECORDED IN COUNTY CLERK'S FILE NUMBER 99-110358, SAID REAL PROPERTY RECORDS;

THENCE NORTH 89 DEGREES 43 MINUTES 47 SECONDS WEST WITH THE NORTH LINE OF SAID 57.74 ACRE TRACT, AND ALONG SAID RECTOR ROAD, AND CONTINUING WITH SAID SOUTH LINE OF SAID CRAWFORD SURVEY, A DISTANCE OF 1507.66 FEET TO CAPPED IRON ROD SET FOR CORNER ON THE SOUTHWEST SIDE OF A BEND IN SAID RECTOR ROAD AT THE NORTHWEST CORNER OF SAID 57.74 ACRE TRACT, AND IN THE EAST LINE OF A TRACT OF LAND CONVEYED IN THE DEED TO JANE LOWREY FULTON REVOCABLE TRUST, AS RECORDED IN COUNTY CLERK'S FILE NUMBER 12-91285, SAID REAL PROPERTY RECORDS, AND DESCRIBED AS 335.92 ACRES IN COUNTY CLERK'S FILE NUMBER 00-064185, SAID REAL PROPERTY RECORDS;

THENCE NORTH 00 DEGREES 24 MINUTES 12 SECONDS WEST WITH THE EAST LINE OF SAID REVOCABLE TRUST, AND IN RECTOR ROAD A PART OF THE WAY, A DISTANCE OF 659.71 FEET TO A 60-D NAIL SET FOR CORNER IN SAID RECTOR ROAD AT THE NORTHEAST CORNER OF SAID REVOCABLE TRUST;

THENCE SOUTH 89 DEGREES 23 MINUTES 50 SECONDS WEST WITH THE NORTH LINE OF SAID REVOCABLE TRUST A PART OF THE WAY, AND ALONG SAID RECTOR ROAD, A DISTANCE OF 3281.53 FEET TO A CAPPED IRON ROD SET FOR CORNER AT THE SOUTHEAST CORNER A CALLED 15.559 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO LAUREN RILEY AS RECORDED IN DOCUMENT NUMBER 2014-120066 OF SAID REAL PROPERTY RECORDS;

THENCE NORTH 01 DEGREE 42 MINUTES 24 SECONDS WEST A DISTANCE OF 997.70 FEET TO A WOOD FENCE CORNER POST FOR CORNER AT THE NORTHEAST CORNER OF SAID 15.559 ACRE TRACT;

THENCE NORTH 89 DEGREES 29 MINUTES 00 SECONDS WEST A DISTANCE OF 706.01 FEET TO A CAPPED IRON ROD SET FOR CORNER AT THE NORTHWEST CORNER OF SAID 15.559 ACRE TRACT IN THE EAST RIGHT-OF-WAY LINE OF THE A.T. & S.F. RAILROAD ;

THENCE NORTH 03 DEGREES 28 MINUTES 36 SECONDS WEST WITH SAID RIGHT-OF-WAY LINE A DISTANCE OF 2958.24 FEET TO A CAPPED IRON ROD SET FOR CORNER AT THE SOUTHWEST CORNER OF A CALLED 9.57 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO GREEN TREE FARM, L.C., AS RECORDED IN COUNTY CLERK'S FILE NUMBER 01-02354, SAID REAL PROPERTY RECORDS;

THENCE NORTH 88 DEGREES 37 MINUTES 29 SECONDS EAST WITH THE SOUTH LINE OF SAID 9.57 ACRE TRACT, A DISTANCE OF 799.28 FEET TO A METAL FENCE CORNER POST FOUND FOR CORNER AT THE SOUTHEAST CORNER OF SAID 9.57 ACRE TRACT, COMMON TO THE SOUTHERN-MOST SOUTHWEST CORNER OF A CALLED 34.5 ACRE TRACT OF LAND DESCRIBED AS FIRST TRACT IN THE DEED TO GREEN TREE FARM, L.C., A TEXAS LIMITED PARTNERSHIP, AS RECORDED IN COUNTY CLERK'S FILE NO. 94-15271, SAID REAL PROPERTY RECORDS;

THENCE SOUTH 49 DEGREES 14 MINUTES 13 SECONDS EAST WITH A SOUTH LINE OF SAID FIRST TRACT A PART OF THE WAY, AND ALONG OR NEAR A FENCE, A DISTANCE OF 1606.75 FEET TO A TREE FOR FENCE CORNER FOUND AT A CORNER IN THE SOUTH LINE OF A CALLED 140.5 ACRE TRACT OF LAND DESCRIBED AS SECOND TRACT IN SAID COUNTY CLERK'S FILE NO. 94-15271;

THENCE WITH THE OCCUPIED SOUTH LINE OF SAID SECOND TRACT, AND ALONG OR NEAR A FENCE, THE FOLLOWING TWENTY-FIVE (25) COURSES AND DISTANCES:

1) NORTH 31 DEGREES 01 MINUTES 15 SECONDS EAST A DISTANCE OF 143.77 FEET TO AN ELM TREE FENCE POST FOUND FOR CORNER AT AN ANGLE POINT IN A FENCE;

2) NORTH 16 DEGREES 39 MINUTES 33 SECONDS EAST A DISTANCE OF 64.40 FEET TO AN ELM TREE FENCE POST FOUND FOR CORNER AT AN ANGLE POINT IN A FENCE;

3) NORTH 73 DEGREES 23 MINUTES 53 SECONDS EAST A DISTANCE OF 29.15 FEET TO A HACKBERRY TREE FENCE POST FOUND FOR CORNER AT AN ANGLE POINT IN A FENCE;

4) NORTH 27 DEGREES 56 MINUTES 45 SECONDS EAST A DISTANCE OF 37.62 FEET TO A METAL FENCE CORNER POST FOUND FOR CORNER;

5) NORTH 04 DEGREES 32 MINUTES 51 SECONDS EAST A DISTANCE OF 11.76 FEET TO A TREE FENCE POST FOUND FOR CORNER AT AN ANGLE POINT IN A FENCE;

6) NORTH 71 DEGREES 29 MINUTES 18 SECONDS EAST A DISTANCE OF 44.33 FEET TO A METAL FENCE CORNER POST FOUND FOR CORNER;

7) SOUTH 61 DEGREES 59 MINUTES 10 SECONDS EAST A DISTANCE OF 355.98 FEET TO A WOOD FENCE CORNER POST FOUND FOR CORNER

8) SOUTH 49 DEGREES 09 MINUTES 44 SECONDS EAST A DISTANCE OF 152.18 FEET TO A TREE FENCE POST FOUND FOR CORNER AT AN ANGLE POINT IN A FENCE;

9) SOUTH 75 DEGREES 13 MINUTES 34 SECONDS EAST A DISTANCE OF 112.87 FEET TO A TREE FENCE POST FOUND FOR CORNER AT AN ANGLE POINT IN A FENCE;

10) NORTH 78 DEGREES 01 MINUTES 48 SECONDS EAST A DISTANCE OF 39.62 FEET TO A TREE CORNER POST FOUND FOR CORNER AT AN ANGLE POINT IN A FENCE;

11) SOUTH 78 DEGREES 44 MINUTES 51 SECONDS EAST A DISTANCE OF 134.17 FEET TO AN ELM TREE FENCE POST FOUND FOR CORNER AT AN ANGLE POINT IN A FENCE;

12) SOUTH 64 DEGREES 06 MINUTES 15 SECONDS EAST A DISTANCE OF 48.37 FEET TO AN ELM TREE FENCE POST FOUND FOR CORNER AT AN ANGLE POINT IN A FENCE;

13) SOUTH 54 DEGREES 19 MINUTES 41 SECONDS EAST A DISTANCE OF 79.92 FEET TO AN ELM TREE FENCE POST FOUND FOR CORNER AT AN ANGLE POINT IN A FENCE;

14) SOUTH 34 DEGREES 48 MINUTES 30 SECONDS EAST A DISTANCE OF 101.78 FEET TO AN ELM TREE FENCE POST FOUND FOR CORNER AT AN ANGLE POINT IN A FENCE;

15) SOUTH 28 DEGREES 18 MINUTES 30 SECONDS EAST A DISTANCE OF 138.98 FEET TO A STUMP FOUND FOR CORNER IN AN ANGLE POINT IN A FENCE;

16) SOUTH 33 DEGREES 03 MINUTES 09 SECONDS EAST A DISTANCE OF 98.82 FEET TO AN ELM TREE FENCE POST FOUND FOR CORNER AT AN ANGLE POINT IN A FENCE;

17) SOUTH 51 DEGREES 36 MINUTES 10 SECONDS EAST A DISTANCE OF 118.31 FEET TO A STUMP FOUND FOR CORNER IN AN ANGLE POINT IN A FENCE;

18) SOUTH 33 DEGREES 17 MINUTES 35 SECONDS EAST A DISTANCE OF 74.38 FEET TO A STUMP FOUND FOR CORNER IN AN ANGLE POINT IN A FENCE;

19) SOUTH 50 DEGREES 09 MINUTES 05 SECONDS EAST A DISTANCE OF 72.87 FEET TO AN ELM TREE FENCE POST FOUND FOR CORNER AT AN ANGLE POINT IN A FENCE;

20) SOUTH 79 DEGREES 33 MINUTES 12 SECONDS EAST A DISTANCE OF 20.49 FEET TO AN ELM TREE FENCE POST FOUND FOR CORNER AT AN ANGLE POINT IN A FENCE;

21) SOUTH 69 DEGREES 36 MINUTES 51 SECONDS EAST A DISTANCE OF 121.47 FEET TO AN ELM TREE FENCE POST FOUND FOR CORNER AT AN ANGLE POINT IN A FENCE;

22) SOUTH 61 DEGREES 15 MINUTES 44 SECONDS EAST A DISTANCE OF 80.82 FEET TO AN ELM TREE FENCE POST FOUND FOR CORNER AT AN ANGLE POINT IN A FENCE;

23) SOUTH 54 DEGREES 39 MINUTES 02 SECONDS EAST A DISTANCE OF 69.68 FEET TO AN ELM TREE FENCE POST FOUND FOR CORNER AT AN ANGLE POINT IN A FENCE;

24) SOUTH 43 DEGREES 42 MINUTES 50 SECONDS EAST A DISTANCE OF 201.12 FEET TO A HACKBERRY TREE FENCE POST FOUND FOR CORNER AT AN ANGLE POINT IN A FENCE;

25) SOUTH 88 DEGREES 44 MINUTES 35 SECONDS EAST A DISTANCE OF 415.24 FEET TO A FENCE CORNER POST FOUND FOR CORNER;

THENCE SOUTH 89 DEGREES 42 MINUTES 45 SECONDS EAST ALONG OR NEAR A FENCE, AND WITH A NORTH LINE OF SAID CRAWFORD SURVEY, A DISTANCE OF 2678.39 FEET TO THE PLACE OF BEGINNING AND ENCLOSING 434.213 ACRES OF LAND MORE OR LESS.

EXHIBIT "B"
to
Special Warranty Deed

Exceptions to Conveyance and Warranty

Intentionally Left Blank, subject to review and objections, if any, to review of title commitment

EXHIBIT "C"

TO CONTRACT OF SALE

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

BILL OF SALE AND ASSIGNMENT

STATE OF TEXAS §
§
COUNTY OF _____ §

Concurrently with the execution and delivery of this Bill of Sale and Assignment (this "Bill of Sale"), MIKE RILEY, a married individual, LAURA RILEY, a married individual, and J MIKE RILEY RANCH PROPERTIES LLC, a Texas limited liability company ("Assignor"), are conveying to the CITY OF SANGER, a Texas Home Rule Municipal Corporation ("Assignee"), by Special Warranty Deed that certain real property (the "Property") located in Denton County, Texas, and more particularly described on Exhibit "A" attached hereto.

Assignor desires to assign, transfer, and convey to Assignee the contract rights, guaranties, licenses, and other specified items of tangible and intangible property (but specifically excluding cash) described below (such tangible and intangible properties are herein collectively called the "Assigned Properties").

NOW, THEREFORE, in consideration of the receipt of Ten Dollars ($10.00) and other good and valuable consideration in hand paid by Assignee to Assignor, the receipt and sufficiency of which are acknowledged, the parties agree as follows:

1. Assignment and Acceptance. Assignor ASSIGNS, TRANSFERS, SETS OVER, and DELIVERS to Assignee, its successors and assigns, subject to any and all matters of record in Denton County, Texas, to the extent they affect the Property, and Assignee accepts, all of Assignor's right, title and interest in and to the Assigned Properties including, without limitation, the following:

a. Any and all right, title, interest, causes of action and claims of any kind related to the Property of Assignor in and to, and existing under and by virtue of, all contracts, agreements, guarantees, warranties, to which Assignor is now a party and which relate to the ownership, operation and/or maintenance of the Property other than any licenses, leases or other occupancy agreements affecting the Property;

b. Any and all of Assignor's right, title and interest in and to all site plans, surveys, topographical studies, architectural drawings, plans and specifications, construction specifications, engineering plans, studies, architectural floor plans, landscape plans and other plans, diagrams or studies of any kind or character, if any, in Assignor's or any of its agent's possession which relate to the Property or the Assigned Properties (collectively, the "Plans");

c. Any and all permits, licenses, registrations, certificates, and approvals (including any extensions thereto)(collectively, "Permits") related to the Property and/or the Plans issued by governmental authorities or quasi-governmental authorities that are required for the occupancy, and/or maintenance of the Property or any part of the Property, and/or the implementation and construction of the Plans; and

d. Any and all condemnation or insurance awards or other awards now pending or made after the Closing or Assignee's acquisition of the Property, by any private entity or any municipal, county, state, or federal authority or board with respect to the Property (collectively, "Awards").

ASSIGNOR MAKES NO WARRANTY OF MERCHANTABILITY IN RESPECT TO THE ASSIGNED PROPERTIES, AND ASSIGNEE AFFIRMS THAT THERE ARE NO REPRESENTATIONS BEYOND THE DESCRIPTION OF SAID ASSIGNED PROPERTIES SET FORTH ABOVE, EXCEPT THAT ASSIGNOR REPRESENTS AND WARRANTS THAT ASSIGNOR OWNS SAID ASSIGNED PROPERTIES AND HAS FULL POWER, RIGHT AND AUTHORITY TO CONVEY TITLE THERETO.

2. Assumption. Except as otherwise expressly provided herein, Assignor shall not be responsible for the discharge and performance of any duties or obligations to be performed and/or discharged in connection with the Assigned Properties after the Effective Date (as hereinafter defined). Except as otherwise expressly provided herein, by acceptance of this Bill of Sale, Assignee accepts, assumes and agrees to perform and/or discharge all of the duties and obligations required to be performed by the owner of the Assigned Properties arising on and after the Effective Date, but not prior thereto. Notwithstanding the foregoing, to the extent that any condition or other requirement contained in or associated with any Permit requires performance by Assignor prior to, or following, the Closing, Assignor shall, at Assignor's cost, continue to perform the same prior to, and following, the Closing until completed to Assignee's reasonable satisfaction.

Assignee does not hereby assume or in any manner agree to pay or indemnify Assignor for any indebtedness secured by a lien against, or interest in, the Assigned Properties or any portion thereof. Assignee shall not be responsible for the discharge and performance of any duties or obligations required to be performed and/or discharged in connection with the Assigned Properties prior to the Effective Date. In such regard, Assignor agrees to indemnify and hold Assignee and (its partners and affiliates and its and their respective officers, directors, shareholders, employees and partners**)** (collectively, the "Assignee Indemnitees") harmless from and against losses, liabilities, damages, costs, expenses (including, without limitation, court costs and attorneys' fees), suffered or incurred by Assignee or the Assignee Indemnitees as a result of claims brought against Assignee, as Assignor's successor in interest to the Assigned Properties, or any of the Assignee Indemnitees relating to causes of action arising from any failure by Assignor to perform and/or discharge any of its duties or obligations as the owner of the Assigned Properties prior to the Effective Date, but specifically excluding any increases in pre-accrued liabilities due to acts or omissions of Assignee or any of the Assignee Indemnitees.

3. Severability. If any term of this Bill of Sale or its application to a person or circumstance shall to any extent be declared invalid or unenforceable, the remainder of this Bill of Sale or the application of the term to persons or circumstances other than those to which it is invalid or unenforceable shall not be affected, and each term of this Bill of Sale shall remain valid and enforceable to the fullest extent permitted by law.

4. Partnership. None of the terms and conditions of this Bill of Sale shall create a partnership between the parties and their respective businesses or otherwise, nor shall it cause them to be considered

joint venturers or members of any joint enterprise. This Bill of Sale is not intended, nor shall it be construed, to create any third-party beneficiary rights in any person who is not a party to it.

5. **Attorney Fees**. If a dispute arises concerning the performance of obligations under this Bill of Sale or the meaning or interpretation of any provision of it, the party not prevailing in the dispute shall pay any and all costs and expenses incurred by the other party in establishing its rights under this Bill of Sale, including costs and reasonable attorney and expert witness fees.

6. **Successors and Assigns**. This Bill of Sale shall be binding on and inure to the benefit of the parties and their successors and assigns.

7. **Governing Law**. This Bill of Sale shall be governed by and construed in accordance with the laws of the State of Texas. Venue for any proceeding brought in reference to this Bill of Sale will be exclusively held in a court of competent jurisdiction located in Denton County, Texas.

ASSIGNOR:

_____

ASSIGNEE:

_____
_____, _____

By: _____
Name: _____
Title: _____

ACKNOWLEDGMENT

THE STATE OF _____ §

COUNTY OF _____ §

This instrument was acknowledged before me on _____, 20__ by _____ _____.

_____
Notary Public, State of Texas
My commission expires: _____

ACKNOWLEDGMENT

THE STATE OF _____ §

COUNTY OF _____ §

This instrument was acknowledged before me on _____, 20__ by _____ _____.

_____
Notary Public, State of Texas
My commission expires: _____

Upon Filing Return To:

Property Tax Bills To:

EXHIBIT "A"
To
Bill of Sale and Assignment

"Property" Legal Description

CONTRACT OF SALE

STATE OF TEXAS §
§
COUNTY OF DENTON §

NOTICE

YOU, AS OWNER OF THE PROPERTY (AS DEFINED BELOW), HAVE THE RIGHT TO: (1) DISCUSS ANY OFFER OR AGREEMENT REGARDING THE CITY OF SANGER'S ACQUISITION OF THE PROPERTY WITH OTHERS; OR (2) KEEP THE OFFER OR AGREEMENT CONFIDENTIAL, UNLESS THE OFFER OR AGREEMENT IS SUBJECT TO CHAPTER 552, GOVERNMENT CODE.

This Contract of Sale (the "Contract") is made this ___ day of March, 2023, effective as of the date of execution hereof by Buyer, as defined herein (the "Effective Date"), by and between LAUREN RILEY HOWE, a married individual (referred to herein as "Seller"), and the CITY OF SANGER, a Texas Home Rule Municipal Corporation of Denton County, Texas (referred to herein as "Buyer").

RECITALS

WHEREAS, Seller owns that certain tract of land, being an approximately 15.5 acre tract of land, more or less, being located in Denton County, Texas, and more particularly described on Exhibit "A" attached hereto and incorporated herein for all purposes (the "Land"); and

WHEREAS, in lieu of condemnation proceedings, Seller desires to sell to Buyer, and Buyer desires to buy the Land from Seller, together with (i) all improvements thereon, if any (collectively, the "Improvements"), if any, (ii) all of Seller's right, title and interest in and to all of the "Water Estate" (as defined below) in, on, or under or that may be produced from the Land, if any, (iii) any and all rights, titles, powers, privileges, easements, licenses, rights-of-way and interests appurtenant to the Land, (iv) all and singular the rights, titles, benefits, privileges, remainders, reversions, easements, tenements, hereditaments, interests and appurtenances of Seller pertaining to the Land, either at law or in equity, in possession or expectancy, (v) all rights, titles, powers, privileges, interests, licenses, easements and rights-of-way appurtenant or incident to any of the foregoing, and (vi) the Assigned Properties (as defined in the Exhibit "C" attached hereto) (collectively, the "Property").

WHEREAS, the Seller will reserve to themselves and their heirs, successors and assigns all of the "Mineral Estate" (as defined below) in, on and under the Property, but will waive for themselves, and their heirs, successors and assigns all rights to utilize the surface of the Property for any purpose relating to the Mineral Estate.

ARTICLE I
SALE OF PROPERTY

For the consideration hereinafter set forth, and upon the terms, conditions, and provisions herein contained, and subject to the reservations herein, Seller agrees to sell and convey to Buyer, and Buyer agrees to purchase from Seller, the Property.

Seller, subject to the limitation of such reservation made herein, shall reserve, for themselves, their heirs, successors and assigns, all oil, gas, and other minerals in, on, and under and that may be produced from the Property (the "Mineral Estate"). Seller, their heirs, successors and assigns shall not have the right to use or access the surface of the Property in any way, manner, or form, in connection with or related to the Mineral Estate and/or related to exploration, production, transportation and/or any other aspect of the Mineral Estate, including without limitation, use or access of the surface of the Property for the location of any well or drill sites, well bores, whether vertical or any deviation from vertical, water wells, pit areas, seismic activities, tanks or tank batteries, pipelines, roads, electricity or other utility infrastructure, and/or for subjacent or lateral support for any surface facilities or well bores, or any other infrastructure or improvement of any kind or type in connection with or related to the Mineral Estate, and/or related to the exploration, production, transportation, or any other aspect of same. Notwithstanding the preceding, nothing herein will restrict or prohibit the pooling or unitization of the portion of the Mineral Estate owned by Seller with land other than the Property; or the exploration, production or transportation of the oil, gas and other minerals by means of wells that are drilled or mines that open on land other than the Property but enter or bottom under the Property, provided that these operations in no manner interfere with the surface or subsurface support of any improvements constructed or to be constructed on the Property.

As used herein, the term "minerals" shall include oil, gas, and all associated hydrocarbons, but shall exclude (i) all substances that any reasonable extraction, mining, or other exploration and/or production method, operation, process, or procedure would consume, deplete, or destroy the surface of the Property, and (ii) all substances which are at or near the surface of the Property. The intent of the parties hereto is that the meaning of the term "minerals" as utilized herein, shall be in accordance with that set forth in *Reed v. Wylie*, 597 S.W.2d 743 (Tex. 1980).

As used herein, the term "surface of the Property" shall include the area from the surface of the earth to a depth of five hundred feet (500') below the surface of the earth and all areas above the surface of the earth.

It is understood that the Property, or a portion thereof, may be subject to an existing oil and gas lease and that such oil and gas lease, to the extent it is valid and subsisting, shall not be subject to such surface use prohibitions, to the extent provided by law. However, such oil and gas lease, as well as mineral interests outstanding in parties other than Seller, shall be considered a Permitted Exception, as defined below; but nothing contained herein shall be deemed as recognizing the validity or subsistence of such lease and/or operate as a revivor thereof if and when such lease may expire.

Notwithstanding anything to the contrary set forth in this Contract, Seller is NOT reserving and is expressly conveying to Buyer all of their right, title, and interest in and to all of the water and the water estate in, on or under, and that may be produced from the Property ("Water Estate"), including all rights contained in any existing lease, license, or other conveyance of the Water Estate or the Mineral Estate. Additionally, the Seller hereby waives for themselves, their heirs, successors and assigns, all rights to use or utilize any water or the Water Estate in any process or manner relating to the exploration, development, production, transmission, or any other use relating to the Mineral Estate, regardless of whether such use is determined to be reasonably necessary for the exploration, development, production, transmission, or such other use of the Mineral Estate.

ARTICLE II
PURCHASE PRICE AND EARNEST MONEY

2.01 Purchase Price. The Purchase Price to be paid to Seller for the Property is the sum of ONE MILLION TWO HUNDRED THOUSAND and NO/100 Dollars ($1,200,000.00) (the "Purchase Price").

2.02 Earnest Money. Buyer shall deposit the sum of ONE HUNDRED THOUSAND and No/100 Dollars ($100,000.00), as Earnest Money (herein so called) with Title Resources, 525 S. Loop 288, Suite 125, Denton, Texas 76205 (the "Title Company"), Kristi Hendricks, as escrow agent, within three (3) calendar days after the Effective Date hereof. Except as otherwise provided for in this Contract, the Earnest Money is non-refundable. Upon receipt of the Earnest Money deposit, the Title Company is instructed to immediately disburse the entirety of the Earnest Money to Seller without any further action or documentation required from the Buyer or Seller. If the purchase contemplated hereunder is consummated in accordance with the terms and the provisions hereof, the Earnest Money shall be applied to the Purchase Price at Closing. The Earnest Money also constitutes independent consideration paid by the Buyer to the Seller for the Seller's right to terminate this Contract pursuant to Article IV below.

ARTICLE III
TITLE AND SURVEY

3.01 Title Commitment.

(a) Within twenty (20) calendar days after the Effective Date, Buyer may cause to be furnished to Buyer, at Buyer's expense, a current Commitment for Title Insurance (the "Title Commitment") for the Property, issued by Title Company. The Title Commitment shall set forth the state of title to the Property, including a list of liens, mortgages, security interests, encumbrances, pledges, assignments, claims, charges, leases (surface, space, mineral, or otherwise), conditions, restrictions, options, severed mineral or royalty interests, conditional sales contracts, rights of first refusal, restrictive covenants, exceptions, easements (temporary or permanent), rights-of-way, encroachments, or any other outstanding claims, interests, estates, or equities of any nature (each of which are referred to herein as an "Exception").

(b) Along with the Title Commitment, Buyer may obtain, at Buyer's sole cost and expense, true and correct copies of all instruments that create or evidence Exceptions (the "Exception Documents"), including those described in the Title Commitment as exceptions to which the conveyance will be subject and/or which are required to be released or cured at or prior to Closing.

3.02 Survey. Within three (3) business days after the Effective Date, the Seller will deliver to the Buyer their most recent survey of the Property. At Buyer's choice, Buyer may cause to be prepared at Buyer's expense, a current on the ground survey of the Property (the "Survey") within forty-five (45) days of the Effective Date. The contents of the Survey shall be prepared by a surveyor selected by Buyer and shall include the matters prescribed by Buyer, which may include but not be limited to, a depiction of the location of all roads, streets, easements and rights of way, both on and adjoining the Property, water courses, 100 year flood plain, fences, improvements, and structures of any kind, and other matters provided in items 1-4, 6a, 7a, 8, 11,13,16, 18, and 19 of Table A of the ALTA Minimum Standard Detail Requirements. The Survey shall describe the size of the Property, in acres, and contain a metes and bounds description thereof. Seller shall furnish or cause to be furnished any affidavits, certificates, assurances, and/or resolutions as may be reasonably required by the Title Company in order to amend the survey exception as required by **Section 3.05** below so long as such is at no cost or expense of the Seller. The description of the Property as set forth in the Survey, at the Buyer's election, shall be used to describe the Property in the deed to convey the Property to Buyer and shall be the description set forth in the Title Policy. Notwithstanding the Survey of the Property, the Purchase Price for the Property, as prescribed by Section 2.01, above, shall not be adjusted in the event the Survey shall determine the Property to be either larger or smaller than that depicted in Exhibit "A," attached hereto.

3.03 Review of Title Commitment, Survey, and Exception Documents. Buyer shall have a period of fifteen (15) calendar days (the "Title Review Period") commencing with the day Buyer receives the last of the Title Commitment, the Survey, and the Exception Documents, in which to give written notice to Seller, specifying Buyer's objections to one or more of the items ("Objections"), if any. All items set forth in the Schedule C of the Title Commitment which are required to be released or otherwise satisfied at or prior to Closing, shall be deemed to be Objections without any action by Buyer.

3.04 Seller's Obligation to Cure; Buyer's Right to Terminate. The Seller shall, within fifteen (15) calendar days after Seller is provided timely notice of Objections, either satisfy the Objections at Seller's sole cost and expense or promptly notify Buyer in writing of the Objections that Seller cannot or will not satisfy at Seller's expense. Notwithstanding the foregoing sentence, Seller shall, in any event, be obligated to cure those Objections and Exceptions that have been voluntarily placed on or against the Property by Seller after the Effective Date and any monetary liens or encumbrances existing against the Property by, through or under Seller. If Seller fails or refuses to satisfy any material Objections that Seller is obligated to cure within the allowed fifteen (15) calendar day period, as may be extended by Buyer, in its sole discretion, then Buyer has the option of either:

(a) waiving the unsatisfied Objections by, and only by, notice in writing to Seller prior to Closing, in which event those Objections shall become "Permitted Exceptions" (herein so

called), or

(b) terminating this Contract by notice in writing prior to Closing, whereupon the Seller will immediately refund to Buyer all of the Earnest Money, and Buyer and Seller shall have no further obligations, one to the other, with respect to the subject matter of this Contract.

3.05 Title Policy. At Closing or as soon thereafter as is reasonably practical, Buyer, at Buyer's sole cost and expense, shall cause a standard Texas Owner's Policy of Title Insurance ("Title Policy") to be furnished to Buyer. The Title Policy shall be issued by the Title Company (or its underwriter), in the amount of the Purchase Price and insuring that Buyer has indefeasible fee simple title to the Property, subject only to the Permitted Exceptions. The Title Policy may contain only the Permitted Exceptions and shall contain no other exceptions to title, with the standard printed or common exceptions amended or deleted as follows:

(a) survey exception must be amended if required by Buyer to read "shortages in area" only (although Schedule C of the Title Commitment may condition amendment on the presentation of an acceptable survey and payment, to be borne solely by Buyer, of any required additional premium);

(b) no exception will be permitted for "visible and apparent easements" or words to that effect (although reference may be made to any specific easement or use shown on the Survey, if a Permitted Exception);

(c) no exception will be permitted for "rights of parties in possession", unless otherwise agreed by Buyer;

(d) no liens will be shown on Schedule B;

(e) Schedules C & D shall be deleted in their entirety; and

(f) the arbitration provision contained in the commitment will be deleted in the owner's title insurance policy at or after closing.

Notwithstanding the enumeration of the stated exceptions, amendments, and/or deletions, Buyer may object to any Permitted Exception it deems material, in its sole discretion, in the time and manner set forth in Section 3.04 above.

3.06. Additional Exceptions. If after the issuance of the initial Title Commitment and Survey an Exception is disclosed which was not shown in such initial Title Commitment and Survey, then, Seller shall notify Buyer in writing by the earlier of (i) the Closing Date or (ii) the date which is five (5) days following the date the Title Company has notified Buyer and Seller of such Exception whether Seller agrees to take such action as may be necessary to release such Exception on or before the Closing Date (Buyer not being required to formally object). If Seller's written notice indicates that Seller will not take such action on or before the Closing Date or if Seller fails to provide such written notice by the deadline stated in the preceding sentence, Buyer may at any

time prior to the Closing Date, either (A) terminate this Contract by written notice thereof to Seller (with a copy to the Title Company) and the parties hereto shall be released from all further liability and obligations hereunder except those that expressly survive a termination of this Contract, or (B) not terminate this Contract in which case Buyer shall be deemed to have waived Buyer's objection to such title exception (which shall thereupon become a Permitted Exception) with no reduction to the Purchase Price. Notwithstanding anything to the contrary set forth in this Contract, Seller shall, in any event, be obligated to cure those Objections and Exceptions that have been voluntarily placed on or against the Property by Seller after the Effective Date and any monetary liens or encumbrances existing against the Property by, through or under Seller (Buyer not being required to formally object). Buyer's failure to release such Exceptions will constitute a default by the Seller of this Contract.

ARTICLE IV
FEASIBILITY REVIEW PERIOD

4.01 Review Period.

(a) Any term or provision of this Contract notwithstanding, the obligations of Buyer specified in this Contract are wholly conditioned on Buyer's having determined, in Buyer's sole and absolute discretion, during the period commencing with the Effective Date of this Contract and ending thirty (30) days prior the Closing Date (the "Feasibility Review Period"), based on such appraisals, tests, examinations, studies, investigations, and inspections of the Property the Buyer deems necessary or desirable, including but not limited to studies or inspections to determine the existence of any environmental hazards or conditions, performed at Buyer's sole cost, that Buyer finds the Property suitable for Buyer's purposes. Buyer is granted the right to conduct engineering studies of the Property, and to conduct a physical inspection of the Property, including inspections that invade the surface and subsurface of the Property; however, Buyer hereby accepts full responsibility for any claim, liability, encumbrance, cause of action, and expense (including Seller's reasonable attorney's fees and litigation costs) resulting from Buyer's inspections, studies, examinations, and investigations, including any property damage or personal injury, and will be responsible and obligated to replace, repair, and restore the Property to the condition that such existed prior to any such entry prior to the expiration of the Feasibility Review Period.

(b) If Buyer determines, in its sole judgment, that the Property is not suitable, for any reason, for Buyer's intended use or purpose, the Buyer may terminate this Contract by written notice to the Seller, as soon as reasonably practicable, but in any event prior to the expiration of the Feasibility Review Period and neither Buyer nor Seller shall have any further duties or obligations hereunder, except for those matters that survive termination. In the event Buyer elects to terminate this Contract pursuant to the terms of this **Article IV, Section 4.01**, Buyer will provide to Seller, if requested by Seller, copies of (i) any and all non-confidential and non-privileged reports and studies obtained by Buyer during the Feasibility Review Period; and (ii) the Survey. If Buyer terminates during the Feasibility Review Period for any reason other than a specified termination right which allows the Buyer to obtain a refund of the Earnest Money from the Seller, Seller will retain the

Earnest Money and Seller agrees that by electing to retain the Earnest Money, Seller is releasing all claims and causes of action against Buyer, accrued or unaccrued, through the date that Seller agrees to accept the Earnest Money. This Section will survive the closing or earlier termination of this Contract.

ARTICLE V
REPRESENTATIONS, COVENANTS AND AGREEMENTS

5.01 Representations of Seller. Based on Seller's current acknowledge knowledge, Seller represents to Buyer as of the Effective Date and as of the Closing Date, except where specific reference is made to another date, change or circumstances beyond the reasonable control of the Seller, and Seller provides the Buyer with a subsequent written representation ("subsequent controlling representation"), that:

(a) INTENTIONALLY DELETED.

(b) Seller has not received any written notice of any adverse claim or that anyone other than the Seller is in possession of the Property or any part thereof, and Seller has not granted to any party any license, lease, or other right related to the use or possession of the Property, or any part thereof, except those described in the Leases, as defined in **Article V, Section 5.02(a)**, and to Buyer herein.

(c) The Seller has the full right, power, and authority to sell and convey the Property as provided in this Contract and to carry out Seller's obligations hereunder.

(d) With the exception of actions taken by Buyer related to the Property and Buyer's sewer treatment plant and discharge, the Seller has not received written notice of any pending or threatened judicial or administrative action, or any action pending or threatened by adjacent landowners or other persons against or affecting the Property, including but not limited to any condemnation or eminent domain proceeding pending or threatened against the Property or any part thereof. Seller shall give Buyer prompt written notice of any actual, or if known to Seller, any threatened or contemplated, condemnation or eminent domain proceeding against any part of the Property.

(e) The Seller has paid all real estate and personal property taxes, assessments, excises, and levies that are presently due, if any, which are against or are related to the Property, or will be due as of the Closing, and except for the lien for unpaid ad valorem taxes for the year 2023 and subsequent years and any possible roll-back taxes which may be assessed in the future, the Property will not be subject to any such liens.

(f) Seller has not contracted nor entered into an agreement with a real estate broker which will result in real estate broker commissions or finder's fee or other fees payable to such real estate broker with respect to the transactions contemplated by this Contract and, if so, at Closing Seller shall pay directly or shall pay out of the proceeds due to Seller hereunder at Closing any and all professional service fees, finder's fees and/or real estate broker commissions ("Sales Fees") due under such agreement and any other agreements, oral or

written, that may have been entered into by Seller with respect to the Property or the transactions contemplated by this Contract. Notwithstanding anything to the contrary set forth herein, Seller will not be responsible for the payment of any Sales Fees incurred, accrued or contracted by, through or under Buyer.

(g) The Seller is not a "foreign person" as defined in Section 1445 of the Internal Revenue Code of 1986, as amended.

(h) INTENTIONALLY DELETED.

(i) No person, firm or entity, other than Buyer after the Effective Date, has any rights to acquire all or any part of the Property.

5.02 Covenants and Agreements of Seller. Seller covenants and agrees with Buyer as follows:

(a) Within ten (10) calendar days after the Effective Date, Seller, at Seller's sole cost and expense, shall deliver to Buyer, with respect to the Property, true, correct, and complete copies of all lease agreements and/or occupancy agreements and/or licenses of any kind or nature (if oral, Seller shall provide to Buyer in writing all material terms thereof) relating to the possession of the Property, or any part thereof, including any and all modifications, supplements, and amendments thereto (the "Leases").

(b) From the Effective Date until the Closing Date, except as required or prohibited by order of court or Governmental Authority with jurisdiction over the Property, Seller shall:

(i) operate the Property only in the usual manner consistent with prior usage, and in compliance in all material respects with all applicable laws, ordinances, regulations, and restrictions, with the requirements of any mortgage, deed of trust, security agreement, pledge agreement, insurance policy, restrictive covenant or deed restriction affecting the Property, and use its reasonable efforts to preserve its relations with others having business dealings with it in connection with the Property;

(ii) maintain the Property in its present condition, ordinary wear and tear and damage by fire or other casualty excepted;

(iii) not encumber or allow any additional encumbrances to title to the Property;

(iv) cancel and terminate, effective on or before the Closing Date, any agreements binding upon the Property if legally permissible to do so and provided does not cause or create any potential breach of contract or liability claims against Seller;

(v) keep in place, and not cancel or voluntarily allow to expire, an insurance policy maintained by Seller for the Property unless such policy is replaced by another policy or policies providing coverage at least as extensive as the policy being replaced;

(vi) as soon as practicable after receipt, provide Buyer with copies of any and all written notices received from (i) any insurance company which provides Seller with fire or casualty

insurance on the Property effecting or threatening cancellation or non-renewal because of, or complaining about, fire code violations in or upon the Property or violations of any other Laws applicable thereto, or (ii) any governmental authority having jurisdiction over the Property complaining about building or fire code violations in or upon the Property or violations of any other Laws applicable thereto;

(vii) within a reasonable amount of time (and in any event within three (3) business days) after obtaining knowledge of the same, advise Buyer of any pending or threatened litigation, condemnation, arbitration, or administrative proceeding or hearing concerning or affecting the Property;

(viii) not either (i) market the Property for sale or enter into discussions or negotiations with potential purchasers of all or any portion of the Property, or (ii) enter into discussions or negotiations with third-parties regarding financing secured by all or any portion of the Property or any refinancing of existing debt secured by all or any portion of the Property;

(ix) notify Buyer within three (3) business days after Seller obtains knowledge of any inaccuracy or breach of any of the representations, warranties, covenants and agreements of Seller hereunder;

(x) from and after the Effective Date until the date of any termination of this Contract or expiration of Buyer's Feasibility Review Period, reasonably cooperate with Buyer in connection with Buyer's inspections, studies and feasibility determinations; and

(xi) continue to make (i) all payments required under the terms of any existing financing on the Property and shall not suffer or permit a default to arise thereunder, and (ii) any and all other payments due and owing with respect to the Property, including, without limitation, real estate taxes, assessments, charges, fees, levies and impositions, insurance premiums, service contracts, management fees and payments for materials and materialmen, prior to the due date for such payment and will, upon Buyer's request, deliver to Buyer evidence reasonably satisfactory to Buyer of payment thereof.

5.03. Representation of Buyer; and Property Condition. Buyer represents and warrants to Seller that it has made, or will make prior to Closing, an independent inspection and evaluation of the Property and acknowledges that Seller has made no statements or representations concerning the present or future value of the Property, or the condition, including the environmental condition, of the Property, unless such is otherwise expressly set forth in this Contract or other written document or instrument. Except as otherwise specifically represented by Seller in this Contract, SELLER MAKES NO REPRESENTATIONS OR WARRANTIES, EXPRESSED, STATUTORY, OR IMPLIED, AS TO THE VALUE, QUALITY, QUANTITY, PHYSICAL AND ENVIRONMENTAL CONDITION OF THE PROPERTY, AND/OR MATERIALS CONTAINED OR LOCATED IN, ON, OR UNDER THE PROPERTY, THE NATURE OF THE PAST OR HISTORIC USE OF THE PROPERTY, AND/OR MERCHANTABILITY OR FITNESS FOR PURPOSE OR INTENDED USE OF ANY OF THE PROPERTY.

5.04 Survival Beyond Closing. Except as otherwise expressly stated to the contrary in this Contract, the representations, warranties, covenants, and agreements of Seller and Buyer contained

in this Contract shall survive the Closing for a period of six (6) months following Seller delivering exclusive possession of the Property to the Buyer, and shall not, in any circumstance, be merged with the Special Warranty Deed.

ARTICLE VI
CONDITIONS PRECEDENT TO PERFORMANCE

INTENTIONALLY DELETED

ARTICLE VII
CLOSING

7.01 Date and Place of Closing. The Closing (herein so called) shall take place in the offices of the Title Company and shall be accomplished through an escrow to be established with the Title Company, as escrowee. The Closing Date (herein sometimes called), shall be held on the first to occur of: (i) the date that Buyer provides to Seller with at least 30 calendar days prior written notice, or (ii) the date which is one year following the Effective Date; unless otherwise mutually agreed upon by Buyer and Seller.

7.02 Items to be Delivered at the Closing.

(a) **Seller.** At the Closing, Seller shall deliver or cause to be delivered to Buyer or the Title Company, at the expense of the Buyer, the following items:

(i) Final Title Commitment promising to issue at or reasonably soon after Closing a Title Policy showing no exceptions other than the Permitted Exceptions in the form required by Section 3.05 above.

(ii) The Special Warranty Deed ("Deed"), substantially in the form as attached hereto as Exhibit "B" subject only to the Permitted Exceptions, if any, duly executed by Seller and acknowledged;

(ii) The Bill of Sale and Assignment ("Bill of Sale"), substantially in the form as attached hereto as Exhibit "C"; and

(iv) Other items and/or documents reasonably requested by the Buyer and/or the Title Company as administrative and legal requirements for consummating the Closing.

(b) **Buyer.** At the Closing, Buyer shall deliver to Seller or the Title Company, the following items:

(i) The sum required by **Article II, Section 2.01,** less the Earnest Money in the form of a check, cashier's check, or other immediately available funds; and

(ii) Other items and/or documents reasonably requested by the Seller and/or Title Company as administrative and legal requirements for consummating the Closing.

7.03 Adjustments at Closing. Notwithstanding anything to the contrary contained in this Contract and without limiting the general application of the provisions of **Section 5.03**, above, the provisions of this **Article VII, Section 7.03** shall survive the Closing. Ad valorem taxes relating to the Property for the calendar year in which the Closing shall occur shall be prorated and submitted by Seller to the Denton County Tax Assessor as of the Closing Date. Ad valorem tax for the calendar year in which the Closing shall occur shall be tendered under *Texas Tax Code Section 26.11*. If the actual amount of taxes for the calendar year in which the Closing shall occur is not known as of the Closing Date, the proration at Closing shall be based on the amount of taxes due and payable with respect to the Property for the preceding calendar year. Seller shall pay for those taxes attributable to the period of time prior to the Closing Date (including subsequent assessments for prior years due to change of land usage or ownership occurring prior to the date of Closing, but not as a result of a change in land usage or ownership occurring as a result of this Contract or following Closing which are the responsibility of the Buyer) and Buyer shall pay for those taxes attributable to the period of time commencing with the Closing Date going forward, including any subsequent assessments for prior years due to change in land usage or ownership occurring as a result of this Contract for following Closing.

7.04 Possession After Closing. Possession of the Property shall be delivered to Buyer one year following the Closing or the expiration or termination of the residential lease agreement described as follows. Seller's possession of the Property following Closing will be pursuant to a written residential lease agreement between the Buyer as the Landlord and the Seller as the Tenant which will be agreed to by the parties on or before the Closing, and which will contain at a minimum a nominal lease payment of one dollar ($1.00) to Buyer and: (a) all maintenance, repair and replacement of improvements located on the Property to be the responsibility of the Seller; (b) Seller insuring against all hazards and occurrences on the Property; (c) removal of improvements (which shall include the right, but not the obligation, to remove all improvements on the Property except for the residences located thereon) and Seller's personal property upon the expiration of the Lease and surrender of possession of the Property to the Buyer; and (d) any and all other residential lease issues and matters that are reasonable or necessary for an occupancy of the type contemplated herein. If Seller removes the existing high fence on the Property, Seller shall be responsible for installing a barbwire boundary fence sufficient to turn cattle. In the event that the parties have not agreed to and executed the written residential lease agreement described above on or before the Closing, then the parties will proceed to Closing, whereupon the Seller will retain possession of the Property following Closing as a tenant at the will of the Buyer and upon the terms and conditions provided to the Seller by the Buyer on or after Closing.

7.05 Costs of Closing. Each party is responsible for paying the legal fees of its counsel, in negotiating, preparing, and closing the transaction contemplated by this Contract. Seller is responsible for paying any fees, costs, and expenses identified herein as being the responsibility of Seller or required by the Title Company. Buyer is responsible for paying all other fees, costs, and expenses related to Closing not otherwise expressly payable by the Seller hereunder.

ARTICLE VIII
DEFAULTS AND REMEDIES

8.01 Seller's Defaults and Buyer's Remedies.

(a) **Seller's Defaults.** Seller is in default under this Contract on the occurrence of any one or more of the following events:

(i) Any of Seller's representations or subsequent controlling representations contained in this Contract are materially untrue as of the Effective Date or on the Closing Date;

(ii) Seller fails to meet, comply with, or perform any material covenant, agreement, condition precedent, or obligation on Seller's part required within the time limits and in the manner required in this Contract; or

(iii) Seller fails to deliver at Closing the items specified in **Article VII, Section 7.02(a)** of this Contract for any reason other than a default by Buyer or termination of this Contract by Buyer pursuant to the terms hereof prior to Closing.

(b) **Buyer's Remedies**. If Seller is in default under this Contract, Buyer as Buyer's remedies for the default, may, at Buyer's sole option, do one of the following mutually exclusive remedies:

(i) Terminate this Contract by written notice delivered to Seller with Seller retaining the Earnest Money, and the parties will have no further obligations one to the other; or

(ii) Enforce specific performance of this Contract against Seller, requiring Seller to convey the Property to Buyer subject to no liens, encumbrances, exceptions, and conditions other than those shown on the Title Commitment. In the event that the remedy of specific performance is either not available or is made reasonably impracticable to the Buyer as the result of the Seller's default, then in lieu of filing suit seeking to specifically enforce this Contract, the Seller may alternatively recover the Earnest Money from the Buyer plus Buyer's actual damages incurred as a result of the Seller's default, such actual damages not to exceed $10,000.00 of the Buyer's out of pocket expenses incurred with respect to this Contract and the acquisition of the Property contemplated herein. Notwithstanding the preceding, under no circumstance will the Seller be liable to the Buyer for any consequential, remote, or unforeseeable damages; however, the Buyer's attorney's fees incurred through the date of Seller's default are recoverable within the $10,000.00 actual damage cap, but any of Buyer's attorney's fees incurred after the Seller's default will be subject to Section 9.14 below without respect to any contractual cap set forth herein.

8.02 Buyer's Default and Seller's Remedies.

(a) **Buyer's Default.** Buyer is in default under this Contract if Buyer fails to deliver at Closing the items specified in **Article VII, Section 7.02(b)** of this Contract for any reason other than a default by Seller under this Contract or termination of this Contract by Buyer

pursuant to the terms hereof prior to Closing.

(b) Seller's Remedy. If Buyer is in default under this Contract, Seller, as Seller's sole and exclusive remedy for the default, may terminate this Contract by written notice delivered to Buyer in which event the Seller shall be entitled to retain the Earnest Money.

ARTICLE IX
MISCELLANEOUS

9.01 Notice. All notices, demands, requests, and other communications required hereunder shall be in writing, delivered, unless expressly provided otherwise in this Contract, by telephonic facsimile, email, by hand delivery, or by United States Mail, and shall be deemed to be delivered and received upon the earlier to occur of: (a) if provided by telephonic facsimile, email, or hand delivery, the date provided, and (b) if provided by United State Mail, the date of the deposit in a regularly maintained receptacle for the United States Mail, registered or certified, return receipt requested, postage prepaid, addressed as follows:

SELLER:

Lauren Riley Howe c/o Mike Riley
12260 Rector Road
Sanger, Texas 76266
817-919-9055
jmriley@bondedlp.com

BUYER:

John Noblitt
502 Elm St.
Sanger, Texas 76266
940-458-7930
jnoblitt@sangertexas.org

Copies to:

For Seller:

Josh Westrom
Jones & Westrom
400 W. Oak Street, Suite 300
Denton, Texas 76201
(940) 383-1619
jwestrom@dentonattorney.com

For Buyer:

R. Scott Alagood
Alagood Cartwright Burke PC
319 W. Oak Street, Suite 300
Denton, Texas 76201
(940) 891-0003
alagood@dentonlaw.com

9.02 Governing Law and Venue. This Contract is being executed and delivered and is intended to be performed in the State of Texas, the laws of Texas governing the validity, construction, enforcement, and interpretation of this Contract. THIS CONTRACT IS PERFORMABLE IN, AND THE EXCLUSIVE VENUE FOR ANY ACTION BROUGHT WITH RESPECT HERETO, SHALL LIE IN A COURT OF COMPETENT JURISDICTION LOCATED IN DENTON COUNTY, TEXAS.

9.03 Entirety and Amendments. This Contract embodies the entire agreement between the parties and supersedes all prior agreements and understandings, if any, related to the Property

unless this Contract is terminated by Buyer and Buyer seeks reimbursement of the Earnest Money from Seller, and may be amended or supplemented only in writing executed by the party against whom enforcement is sought.

9.04 Parties Bound. This Contract is binding upon and inures to the benefit of Seller and Buyer, and their respective devisees, heirs, successors, and permitted assigns. Buyer may record a memorandum of this Contract in the Real Property Records of Denton County, Texas.

9.05 Risk of Loss. If any damage to the Property shall occur prior to Closing, or if any condemnation or any eminent domain proceedings are threatened or initiated by an entity or party other than Buyer that might result in the taking of any portion of the Property, Buyer may, at Buyer's option, do any of the following:

(a) Terminate this Contract and withdraw from this transaction without cost, obligation, or liability, whereupon the parties will have no further obligations one to the other, and with Seller retaining the Earnest Money; or

(b) Consummate this Contract, in which case Buyer, with respect to the Property, shall be entitled to receive (i) in the case of damage, all insurance proceeds, if any, along with a credit against the Purchase Price for any deductible of the Seller; and (ii) in the case of eminent domain, all proceeds paid for the Property related to the eminent domain proceedings.

Buyer shall have ten (10) calendar days after receipt of written notification from Seller of the threat or initiation of condemnation proceedings or damage to the Property in which to make Buyer's election. In the event Buyer elects to consummate this Contract, then the Closing shall take place as provided in **Article VII**, above, and there shall be assigned by Seller to Buyer at Closing, in form and substance satisfactory to Buyer, all interests of Seller in and to any and all insurance proceeds or condemnation awards which may be payable to Seller on account of such event. In the event a final settlement occurs prior to the Closing, the Buyer will be credited toward the Purchase Price at Closing all sums of insurance proceeds (including any Seller deductible) or condemnation awards actually received by the Seller through the date of Closing.

9.06 Further Assurances. In addition to the acts and deeds recited in this Contract and contemplated to be performed, executed, and/or delivered by Seller and Buyer, Seller and Buyer agree to perform, execute, and/or deliver, or cause to be performed, executed, and/or delivered at the Closing or after the Closing, any further deeds, acts, and assurances as are reasonably necessary to consummate the transactions contemplated hereby.

9.07 Time is of the Essence. It is expressly agreed between Buyer and Seller that time is of the essence with respect to this Contract and each party's performance obligations hereunder.

9.08 Exhibits. The Exhibits which are referenced in, and attached to this Contract, are incorporated in and made a part of this Contract for all purposes.

9.09 Delegation of Authority. Authority to take any actions that are to be, or may be, taken by Buyer under this Contract, including without limitation, adjustment of the Closing Date, are hereby delegated by Buyer, pursuant to action by the City Council of Sanger, to John Noblitt, City Manager of Buyer, or his/her designee.

9.10 Contract Execution. This Contract of Sale may be executed in any number of counterparts, all of which taken together shall constitute one and the same agreement, and any of the parties hereto may execute this Agreement by signing any such counterpart.

9.11 Business Days. If the Closing Date or the day of performance required or permitted under this Contract falls on a Saturday, Sunday, or Denton County holiday, then the Closing Date or the date of such performance, as the case may be, shall be the next following regular business day.

9.12 Assignment. Buyer may NOT assign this Contract or any obligation or rights hereunder without the express written consent of the Seller which will not be unreasonably conditioned, withheld or delayed.

9.13 Representations. Where Seller makes any representations in this Contract or in the Deed, such representations will be deemed made by LAUREN RILEY HOWE, based upon her actual knowledge on the date of such representation.

9.14 Attorney's Fees. If Buyer or Seller is a prevailing party in any legal proceeding brought in reference to this Contract or the transaction of which this Contract is a part, such party is entitled to recover from the non-prevailing party all costs of such proceeding and reasonable attorney's fees. This Section will survive the termination of this Contract or the Closing of this Contract and will not merge with the Deed or other closing documents.

9.15 Partial Invalidity. If any provision of this Contract is determined by a court of competent jurisdiction to be unenforceable for any reason, then: (a) such unenforceable provision shall be deleted from this Contract; (b) the unenforceable provision shall, to the extent possible, be rewritten and reformed to be enforceable with respect to the remaining enforceable terms of this Contract to give effect to the intent of the Parties; and (c) the remainder of this Contract shall remain in full force and effect and shall be interpreted to give effect to the intent of the Parties.

9.16 INTENTIONALLY DELETED.

9.17 Other Contract Contingency. Notwithstanding anything to the contrary set forth in this Contract, the Buyer's (and/or its permitted assigns) and the Seller's obligations to perform under this Contract are expressly conditioned upon the simultaneous execution, simultaneous performance, and the simultaneous closing of an enforceable agreement between the Buyer and MIKE RILEY, LAURA RILEY and J MIKE RILEY RANCH PROPERTIES LLC ("Other Sellers") of an additional parcel of real property adjacent to the Property ("Other Contract"), such additional parcel described as follows:

See Exhibit "D".

If (a) the Other Contract is not executed by both the Buyer and the Other Seller simultaneously with this Contract, or (b) the Other Contract is terminated pursuant to a right of termination set forth therein, or (c) the Other Contract is not simultaneously closed with this Contract, then both this Contract and the Other Contract will terminate. Disposition of the Escrowed Funds in this Contract, if any, will be pursuant to the provisions of this Contract as may be applicable. Except for the legal descriptions and the Purchase Prices of the respective parcels of real property in this Contract and the Other Contract, it is the Parties' intent that all other terms of each Contact are identical and therefore are to be performed simultaneously as if the two Contracts were a single agreement. Therefore, all default remedies which apply to this Contract and the Other Contract must be exercised in the same manner in both Contracts regardless of whether an Event of Default may exist under only one or both of the Contracts.

9.18 Sale in Lieu of Condemnation. Buyer is a duly authorized and organized municipality in the State of Texas with the power of eminent domain. Buyer and Seller have entered into this Contract under the threat of Buyer's power of eminent domain to acquire all or potion of the Property and in order to avoid the risk, uncertainty, delay and costs associated with eminent domain litigation and condemnation proceedings.

9.19 Ratification: The parties hereto understand and agree that the undersigned City Manager for the Buyer is authorized to sign this agreement on behalf of Buyer, however, the Agreement is expressly conditioned on the ratification and approval by Buyer's City Council of this Agreement and this transaction. If not provided prior to execution of this Agreement, Buyer shall obtain such ratification and approval from its City Council within fourteen (14) days after the Effective Date of this Agreement.

[SIGNATURE PAGE FOLLOWS]

SELLER:

_____
Lauren Riley Howe

Executed by Seller on the _____ day of _____, 2023.

BUYER:

CITY OF SANGER

BY: _____
John Noblitt
City Manager

Executed by Buyer on the _____ day of _____, 2023.

RECEIPT OF AGREEMENT BY TITLE COMPANY

By its execution below, Title Company acknowledges receipt of an executed copy of this Contract. Title Company agrees to comply with, and be bound by, the terms and provisions of this Contract, to perform its duties pursuant to the provisions of this Contract, and to comply with Section 6045(e) of the Internal Revenue Code of 1986, as amended from time to time, and as further set forth in any regulations or forms promulgated thereunder.

TITLE COMPANY:

Title Resources
525 S. Loop 288, Suite 125
Denton, TX 76205
Direct: 940-293-0700
Fax: 940-898-0121

By: _____

Printed Name: _____

Title: _____

Contract receipt date: _____, 20__

EXHIBIT "A"
TO
CONTRACT OF SALE

"Property" Legal Description

All of that certain tract or parcel of land situated in the S. Williams Survey, Abstract Number 1281, Denton County, Texas, and being a part of a tract of a called 449.772 acre tract of land described in the Deed to Riley MDT Holdings, L.P., as recorded in Document Number 2013-26980, Real Property Records of Denton County, Texas and being more particularly described as follows:

Beginning at a capped iron rod set in the Southwest corner of said 449.772 acre tract; Thence North 03 degrees 28 minutes 36 seconds West with the West line of said 449.772 acre tract, along or near Rector Road, an asphalt surface under apparent public use, a distance of 606.43 feet to a capped iron rod set for a reentrant corner of said 449.772 acre tract; Thence South 86 degrees 31 minutes 24 seconds West with the most Westerly South line of said 449.772 acre tract a distance of 25.00 feet to a capped iron rod set for corner; Thence North 03 degrees 28 minutes 36 seconds West with the West line of said 449.772 acre tract a distance of 407.41 feet to a capped iron rod set for corner in the Northwest corner of the tract described herein; FORM T-7: Commitment for Title Insurance Page 1 FORM T-7: Commitment for Title Insurance Page 2 Continuation of Schedule B GF No. 225043 Thence South 89 degrees 29 minutes 00 seconds East severing said 449.772 acre tract a distance of 706.01 feet to a wood fence corner post for corner; Thence South 01 degrees 42 minutes 24 seconds East severing said 449.772 acre tract a distance of 997.70 feet to a capped iron rod set for corner on the South line of said 449.772 acre tract, said point being in said Road; Thence South 89 degrees 23 minutes 50 seconds West with the South line of said 449.772 acre tract and along said Road a distance of 649.30 feet to the Point of Beginning and enclosing 15.559 acres of land more or less.

EXHIBIT "B"
TO
CONTRACT OF SALE

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED

STATE OF TEXAS §

COUNTY OF DENTON § KNOW ALL MEN BY THESE PRESENTS

That LAUREN RILEY HOWE, a married individual, and HEATH HOWE, her husband (herein collectively and individually called "Grantor"), whose address is _____, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to Grantor in hand paid by the CITY OF SANGER, a Texas Home Rule Municipal Corporation (herein called "Grantee"), _____ _____, the receipt and sufficiency of which are hereby acknowledged and confessed, has GRANTED, SOLD, and CONVEYED, and by these presents does GRANT, SELL, and CONVEY, unto Grantee all the real property located in Denton County, Texas being particularly described on Exhibit "A" attached hereto and made a part hereof for all purposes ("Land"), together with (i) all improvements thereon, if any (ii) all of Grantor's right, title and interest in and to all of the "Water Estate" (as defined below) in, on, or under or that may be produced from the Land, if any, (iii) any and all rights, titles, powers, privileges, easements, licenses, rights-of-way and interests appurtenant to the Land, (iv) all and singular the rights, titles, benefits, privileges, remainders, reversions, easements, tenements, hereditaments, interests and appurtenances of Grantor pertaining to the Land, either at law or in equity, in possession or expectancy, (v) all rights, titles, powers, privileges, interests, licenses, easements and rights-of-way appurtenant or incident to any of the foregoing, but expressly reserving unto themselves the Reservations from Conveyance (see below) and expressly excepting from the conveyance and

warranties set forth herein each of those matters set forth on Exhibit "B" attached hereto and made a part hereof for all purposes ("Exceptions to Conveyance and Warranty") (all rights and interests set forth above excluding the Reservations from Conveyance and subject to the Exceptions to Conveyance and Warranty are collectively referred to hereinafter as the "Property").

Grantor, subject to the limitations of such Reservations from Conveyance set forth herein, reserves, for themselves, their heirs, successors, and assigns all oil, gas, and other minerals in, on, and under and that may be produced from the Property ("Reservations from Conveyance"). Grantor, their heirs, successors, and assigns shall not have the right to use or access the surface of the Property, in any way, manner, or form, in connection with or related to the reserved oil, gas, and other minerals and/or related to exploration, production, transportation, and/or any other aspect of the oil, gas, and other minerals reserved herein, including without limitation, use or access of the surface of the Property for the location of any well or drill sites, well bores, whether vertical or any deviation from vertical, water wells, pit areas, seismic activities, tanks or tank batteries, pipelines, roads, electricity or other utility infrastructure, and/or for subjacent or lateral support for any surface facilities or well bores, or any other infrastructure or improvement of any kind or type in connection with or related to the reserved oil, gas, and other minerals, and/or related to the exploration, production, transportation, or any other aspect of same. Notwithstanding the preceding, nothing herein will restrict or prohibit the pooling or unitization of the portion of the mineral estate owned by Grantor with land other than the Property; or the exploration, production or transportation of the oil, gas and other minerals by means of wells that are drilled or mines that open on land other than the Property but enter or bottom under the Property, provided that these operations in no manner interfere with the surface or subsurface support of any improvements constructed or to be constructed on the Property.

As used herein, the term "other minerals" shall include oil, gas, and all associated hydrocarbons, but shall exclude (i) all substances that any reasonable extraction, mining, or other exploration and/or production method, operation, process, or procedure would consume, deplete, or destroy the surface of the Property, and (ii) all substances which are at or near the surface of the Property. The intent of the parties hereto is that the meaning of the term "other minerals" as utilized herein, shall be in accordance with that set forth in *Reed v. Wylie*, 597 S.W.2d 743 (Tex. 1980).

As used herein, the term "surface of the Property" shall include the area from the surface

of the earth to a depth of five hundred feet (500') below the surface of the earth and all areas above the surface of the earth.

Notwithstanding anything to the contrary set forth herein or elsewhere, Grantor is NOT reserving and is expressly conveying to Buyer herein all of their right, title, and interest in and to all of the water and the water estate in, on or under, and that may be produced from the Property ("Water Estate"), including all rights contained in any existing lease, license, or other conveyance of the Water Estate or the Mineral Estate. Additionally, the Grantor hereby waives for themselves, their heirs, successors and assigns, all rights to use or utilize any water or the Water Estate in any process or manner relating to the exploration, development, production, transmission, or any other use relating to the Mineral Estate, regardless of whether such use is determined to be reasonably necessary for the exploration, development, production, transmission, or such other use of the Mineral Estate.

Grantor hereby assigns to Grantee, without recourse or representation, any and all claims and causes of action that Grantor may have for or related to any defects in, or injury to, the Property.

GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES, EXPRESSED, STATUTORY, OR IMPLIED, AS TO THE VALUE, QUALITY, QUANTITY, PHYSICAL AND ENVIRONMENTAL CONDITION OF THE PROPERTY, AND/OR MATERIALS CONTAINED OR LOCATED IN, ON, OR UNDER THE PROPERTY, THE NATURE OF THE PAST OR HISTORIC USE OF THE PROPERTY, AND/OR MERCHANTABILITY OR FITNESS FOR PURPOSE OR INTENDED USE OF ANY OF THE PROPERTY.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee and Grantee's successors and assigns forever; and Grantor does hereby bind Grantor and Grantor's successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

EXECUTED the _____ day of _____, 202_.

_____
LAUREN RILEY HOWE

_____
HEATH HOWE

ACKNOWLEDGMENT

THE STATE OF _____ §

COUNTY OF _____ §

This instrument was acknowledged before me on _____, 20__ by _____ _____.

_____
Notary Public, State of Texas
My commission expires: _____

ACKNOWLEDGMENT

THE STATE OF _____ §

COUNTY OF _____ §

This instrument was acknowledged before me on _____, 20__ by _____ _____.

_____
Notary Public, State of Texas
My commission expires: _____

Upon Filing Return To:

Property Tax Bills To:

EXHIBIT "A"
to
Special Warranty Deed

"Property" Legal Description

All of that certain tract or parcel of land situated in the S. Williams Survey, Abstract Number 1281, Denton County, Texas, and being a part of a tract of a called 449.772 acre tract of land described in the Deed to Riley MDT Holdings, L.P., as recorded in Document Number 2013-26980, Real Property Records of Denton County, Texas and being more particularly described as follows:

Beginning at a capped iron rod set in the Southwest corner of said 449.772 acre tract; Thence North 03 degrees 28 minutes 36 seconds West with the West line of said 449.772 acre tract, along or near Rector Road, an asphalt surface under apparent public use, a distance of 606.43 feet to a capped iron rod set for a reentrant corner of said 449.772 acre tract; Thence South 86 degrees 31 minutes 24 seconds West with the most Westerly South line of said 449.772 acre tract a distance of 25.00 feet to a capped iron rod set for corner; Thence North 03 degrees 28 minutes 36 seconds West with the West line of said 449.772 acre tract a distance of 407.41 feet to a capped iron rod set for corner in the Northwest corner of the tract described herein; FORM T-7: Commitment for Title Insurance Page 1 FORM T-7: Commitment for Title Insurance Page 2 Continuation of Schedule B GF No. 225043 Thence South 89 degrees 29 minutes 00 seconds East severing said 449.772 acre tract a distance of 706.01 feet to a wood fence corner post for corner; Thence South 01 degrees 42 minutes 24 seconds East severing said 449.772 acre tract a distance of 997.70 feet to a capped iron rod set for corner on the South line of said 449.772 acre tract, said point being in said Road; Thence South 89 degrees 23 minutes 50 seconds West with the South line of said 449.772 acre tract and along said Road a distance of 649.30 feet to the Point of Beginning and enclosing 15.559 acres of land more or less.

EXHIBIT "B"

to
Special Warranty Deed

Exceptions to Conveyance and Warranty

Intentionally Left Blank, subject to review and objections, if any, to review of title commitment

EXHIBIT "C"

TO CONTRACT OF SALE

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

BILL OF SALE AND ASSIGNMENT

STATE OF TEXAS §
§
COUNTY OF _____ §

Concurrently with the execution and delivery of this Bill of Sale and Assignment (this "Bill of Sale"), LAUREN RILEY HOWE, a married individual, and HEATH HOWE, her husband ("Assignor"), are conveying to the CITY OF SANGER, a Texas Home Rule Municipal Corporation ("Assignee"), by Special Warranty Deed that certain real property (the "Property") located in Denton County, Texas, and more particularly described on Exhibit "A" attached hereto.

Assignor desires to assign, transfer, and convey to Assignee the contract rights, guaranties, licenses, and other specified items of tangible and intangible property (but specifically excluding cash) described below (such tangible and intangible properties are herein collectively called the "Assigned Properties").

NOW, THEREFORE, in consideration of the receipt of Ten Dollars ($10.00) and other good and valuable consideration in hand paid by Assignee to Assignor, the receipt and sufficiency of which are acknowledged, the parties agree as follows:

1. Assignment and Acceptance. Assignor ASSIGNS, TRANSFERS, SETS OVER, and DELIVERS to Assignee, its successors and assigns, subject to any and all matters of record in Denton County, Texas, to the extent they affect the Property, and Assignee accepts, all of Assignor's right, title and interest in and to the Assigned Properties including, without limitation, the following:

a. Any and all right, title, interest, causes of action and claims of any kind related to the Property of Assignor in and to, and existing under and by virtue of, all contracts, agreements, guarantees, warranties, to which Assignor is now a party and which relate to the ownership, operation and/or maintenance of the Property other than any licenses, leases or other occupancy agreements affecting the Property;

b. Any and all of Assignor's right, title and interest in and to all site plans, surveys, topographical studies, architectural drawings, plans and specifications, construction

specifications, engineering plans, studies, architectural floor plans, landscape plans and other plans, diagrams or studies of any kind or character, if any, in Assignor's or any of its agent's possession which relate to the Property or the Assigned Properties (collectively, the "Plans");

c. Any and all permits, licenses, registrations, certificates, and approvals (including any extensions thereto)(collectively, "Permits") related to the Property and/or the Plans issued by governmental authorities or quasi-governmental authorities that are required for the occupancy, and/or maintenance of the Property or any part of the Property, and/or the implementation and construction of the Plans; and

d. Any and all condemnation or insurance awards or other awards now pending or made after the Closing or Assignee's acquisition of the Property, by any private entity or any municipal, county, state, or federal authority or board with respect to the Property (collectively, "Awards").

ASSIGNOR MAKES NO WARRANTY OF MERCHANTABILITY IN RESPECT TO THE ASSIGNED PROPERTIES, AND ASSIGNEE AFFIRMS THAT THERE ARE NO REPRESENTATIONS BEYOND THE DESCRIPTION OF SAID ASSIGNED PROPERTIES SET FORTH ABOVE, EXCEPT THAT ASSIGNOR REPRESENTS AND WARRANTS THAT ASSIGNOR OWNS SAID ASSIGNED PROPERTIES AND HAS FULL POWER, RIGHT AND AUTHORITY TO CONVEY TITLE THERETO.

2. Assumption. Except as otherwise expressly provided herein, Assignor shall not be responsible for the discharge and performance of any duties or obligations to be performed and/or discharged in connection with the Assigned Properties after the Effective Date (as hereinafter defined). Except as otherwise expressly provided herein, by acceptance of this Bill of Sale, Assignee accepts, assumes and agrees to perform and/or discharge all of the duties and obligations required to be performed by the owner of the Assigned Properties arising on and after the Effective Date, but not prior thereto. Notwithstanding the foregoing, to the extent that any condition or other requirement contained in or associated with any Permit requires performance by Assignor prior to, or following, the Closing, Assignor shall, at Assignor's cost, continue to perform the same prior to, and following, the Closing until completed to Assignee's reasonable satisfaction.

Assignee does not hereby assume or in any manner agree to pay or indemnify Assignor for any indebtedness secured by a lien against, or interest in, the Assigned Properties or any portion thereof. Assignee shall not be responsible for the discharge and performance of any duties or obligations required to be performed and/or discharged in connection with the Assigned Properties prior to the Effective Date. In such regard, Assignor agrees to indemnify and hold Assignee and (its partners and affiliates and its and their respective officers, directors, shareholders, employees and partners**)** (collectively, the "Assignee Indemnitees") harmless from and against losses, liabilities, damages, costs, expenses (including, without limitation, court costs and attorneys' fees), suffered or incurred by Assignee or the Assignee Indemnitees as a result of claims brought against Assignee, as Assignor's successor in interest to the Assigned Properties, or any of the Assignee Indemnitees relating to causes of action arising from any failure by Assignor to perform and/or discharge any of its duties or obligations as the owner of the Assigned Properties prior to the

Effective Date, but specifically excluding any increases in pre-accrued liabilities due to acts or omissions of Assignee or any of the Assignee Indemnitees.

3. **Severability**. If any term of this Bill of Sale or its application to a person or circumstance shall to any extent be declared invalid or unenforceable, the remainder of this Bill of Sale or the application of the term to persons or circumstances other than those to which it is invalid or unenforceable shall not be affected, and each term of this Bill of Sale shall remain valid and enforceable to the fullest extent permitted by law.

4. **Partnership**. None of the terms and conditions of this Bill of Sale shall create a partnership between the parties and their respective businesses or otherwise, nor shall it cause them to be considered joint venturers or members of any joint enterprise. This Bill of Sale is not intended, nor shall it be construed, to create any third-party beneficiary rights in any person who is not a party to it.

5. **Attorney Fees**. If a dispute arises concerning the performance of obligations under this Bill of Sale or the meaning or interpretation of any provision of it, the party not prevailing in the dispute shall pay any and all costs and expenses incurred by the other party in establishing its rights under this Bill of Sale, including costs and reasonable attorney and expert witness fees.

6. **Successors and Assigns**. This Bill of Sale shall be binding on and inure to the benefit of the parties and their successors and assigns.

7. **Governing Law**. This Bill of Sale shall be governed by and construed in accordance with the laws of the State of Texas. Venue for any proceeding brought in reference to this Bill of Sale will be exclusively held in a court of competent jurisdiction located in Denton County, Texas.

ASSIGNOR:

_____
Lauren Riley Howe

_____
Heath Howe

ASSIGNEE:

_____

By: _____
Name: _____
Title: _____

ACKNOWLEDGMENT

THE STATE OF _____ §

COUNTY OF _____ §

This instrument was acknowledged before me on _____, 20__ by _____ _____.

_____
Notary Public, State of Texas
My commission expires: _____

ACKNOWLEDGMENT

THE STATE OF _____ §

COUNTY OF _____ §

This instrument was acknowledged before me on _____, 20__ by _____ _____.

_____
Notary Public, State of Texas
My commission expires: _____

Upon Filing Return To:

Property Tax Bills To:

EXHIBIT "A"
To
Bill of Sale and Assignment

"Property" Legal Description

EXHIBIT "D"
To

Legal Description of Real Property subject to "Other Contract Contingency"

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE W.G. HUDSON SURVEY, ABSTRACT NUMBER 562, THE W. CRAWFORD SURVEY, ABSTRACT NUMBER 280, AND THE S. WILLIAMS SURVEY, ABSTRACT NUMBER 1281, DENTON COUNTY, TEXAS, AND BEING A PART OF A CALLED 449.772 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO RILEY MDT HOLDINGS AS RECORDED IN DOCUMENT NUMBER 2013-26980 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS , AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND AT A WOOD FENCE CORNER POST FOUND FOR CORNER AT THE NORTHEAST CORNER OF SAID 449.772 ACRE TRACT, COMMON TO A RE-ENTRANT CORNER IN THE WEST LINE OF A CALLED 500.236 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO DENTON SECURITY INVESTMENT, INC., AS RECORDED IN COUNTY CLERK'S FILE NUMBER 98-75811, SAID REAL PROPERTY RECORDS, AND AT THE APPARENT NORTHEAST CORNER OF SAID CRAWFORD SURVEY;

THENCE SOUTH 00 DEGREES 31 MINUTES 03 SECONDS WEST WITH A WEST LINE OF SAID 500.236 ACRE TRACT, AND ALONG A FENCE, A DISTANCE OF 2647.98 FEET TO A WOOD FENCE CORNER POST FOUND FOR THE SOUTHWEST CORNER OF SAID 500.236 ACRE TRACT, AND IN THE NORTH LINE OF A CALLED 55.91 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO DECR PROPERTY, LLC, AS RECORDED IN COUNTY CLERK'S FILE NUMBER 11-23593, SAID REAL PROPERTY RECORDS, AND AT THE APPARENT SOUTHEAST CORNER OF SAID CRAWFORD SURVEY;

THENCE SOUTH 89 DEGREES 06 MINUTES 33 SECONDS WEST WITH THE NORTH LINE OF SAID 55.91 ACRE TRACT, ALONG A FENCE, AND A SOUTH LINE OF SAID CRAWFORD SURVEY, A DISTANCE OF 1143.51 FEET TO A ½" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 55.91 ACRE TRACT, COMMON TO THE NORTHEAST CORNER OF A CALLED 57.74 ACRE TRACT OF LAND DESCRIBED IN THE DEED RECORDED IN COUNTY CLERK'S FILE NUMBER 99-110358, SAID REAL PROPERTY RECORDS;

THENCE NORTH 89 DEGREES 43 MINUTES 47 SECONDS WEST WITH THE NORTH LINE OF SAID 57.74 ACRE TRACT, AND ALONG SAID RECTOR ROAD, AND CONTINUING WITH SAID SOUTH LINE OF SAID CRAWFORD SURVEY, A DISTANCE OF 1507.66 FEET TO CAPPED IRON ROD SET FOR CORNER ON THE SOUTHWEST SIDE OF A BEND IN SAID RECTOR ROAD AT THE NORTHWEST CORNER OF SAID 57.74 ACRE TRACT, AND IN THE EAST LINE OF A TRACT OF LAND CONVEYED IN THE DEED TO JANE LOWREY FULTON REVOCABLE TRUST, AS RECORDED IN COUNTY CLERK'S FILE NUMBER 12-91285, SAID REAL PROPERTY RECORDS, AND DESCRIBED AS 335.92 ACRES IN COUNTY CLERK'S FILE NUMBER 00-064185, SAID REAL PROPERTY RECORDS;

THENCE NORTH 00 DEGREES 24 MINUTES 12 SECONDS WEST WITH THE EAST LINE OF SAID REVOCABLE TRUST, AND IN RECTOR ROAD A PART OF THE WAY, A DISTANCE OF 659.71 FEET TO A 60-D NAIL SET FOR CORNER IN SAID RECTOR ROAD AT THE NORTHEAST CORNER OF SAID REVOCABLE TRUST;

THENCE SOUTH 89 DEGREES 23 MINUTES 50 SECONDS WEST WITH THE NORTH LINE OF SAID REVOCABLE TRUST A PART OF THE WAY, AND ALONG SAID RECTOR ROAD, A DISTANCE OF 3281.53 FEET TO A CAPPED IRON ROD SET FOR CORNER AT THE SOUTHEAST CORNER A CALLED 15.559 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO LAUREN RILEY AS RECORDED IN DOCUMENT NUMBER 2014-120066 OF SAID REAL PROPERTY RECORDS;

THENCE NORTH 01 DEGREE 42 MINUTES 24 SECONDS WEST A DISTANCE OF 997.70 FEET TO A WOOD FENCE CORNER POST FOR CORNER AT THE NORTHEAST CORNER OF SAID 15.559 ACRE TRACT;

THENCE NORTH 89 DEGREES 29 MINUTES 00 SECONDS WEST A DISTANCE OF 706.01 FEET TO A CAPPED IRON ROD SET FOR CORNER AT THE NORTHWEST CORNER OF SAID 15.559 ACRE TRACT IN THE EAST RIGHT-OF-WAY LINE OF THE A.T. & S.F. RAILROAD ;

THENCE NORTH 03 DEGREES 28 MINUTES 36 SECONDS WEST WITH SAID RIGHT-OF-WAY LINE A DISTANCE OF 2958.24 FEET TO A CAPPED IRON ROD SET FOR CORNER AT THE SOUTHWEST CORNER OF A CALLED 9.57 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO GREEN TREE FARM, L.C., AS RECORDED IN COUNTY CLERK'S FILE NUMBER 01-02354, SAID REAL PROPERTY RECORDS;

THENCE NORTH 88 DEGREES 37 MINUTES 29 SECONDS EAST WITH THE SOUTH LINE OF SAID 9.57 ACRE TRACT, A DISTANCE OF 799.28 FEET TO A METAL FENCE CORNER POST FOUND FOR CORNER AT THE SOUTHEAST CORNER OF SAID 9.57 ACRE TRACT, COMMON TO THE SOUTHERN-MOST SOUTHWEST CORNER OF A CALLED 34.5 ACRE TRACT OF LAND DESCRIBED AS FIRST TRACT IN THE DEED TO GREEN TREE FARM, L.C., A TEXAS LIMITED PARTNERSHIP, AS RECORDED IN COUNTY CLERK'S FILE NO. 94-15271, SAID REAL PROPERTY RECORDS;

THENCE SOUTH 49 DEGREES 14 MINUTES 13 SECONDS EAST WITH A SOUTH LINE OF SAID FIRST TRACT A PART OF THE WAY, AND ALONG OR NEAR A FENCE, A DISTANCE OF 1606.75 FEET TO A TREE FOR FENCE CORNER FOUND AT A CORNER IN THE SOUTH LINE OF A CALLED 140.5 ACRE TRACT OF LAND DESCRIBED AS SECOND TRACT IN SAID COUNTY CLERK'S FILE NO. 94-15271;

THENCE WITH THE OCCUPIED SOUTH LINE OF SAID SECOND TRACT, AND ALONG OR NEAR A FENCE, THE FOLLOWING TWENTY-FIVE (25) COURSES AND DISTANCES:

1) NORTH 31 DEGREES 01 MINUTES 15 SECONDS EAST A DISTANCE OF 143.77 FEET TO AN ELM TREE FENCE POST FOUND FOR CORNER AT AN ANGLE POINT IN A FENCE;

2) NORTH 16 DEGREES 39 MINUTES 33 SECONDS EAST A DISTANCE OF 64.40 FEET TO AN ELM TREE FENCE POST FOUND FOR CORNER AT AN ANGLE POINT IN A FENCE;

3) NORTH 73 DEGREES 23 MINUTES 53 SECONDS EAST A DISTANCE OF 29.15 FEET TO A HACKBERRY TREE FENCE POST FOUND FOR CORNER AT AN ANGLE POINT IN A FENCE;

4) NORTH 27 DEGREES 56 MINUTES 45 SECONDS EAST A DISTANCE OF 37.62 FEET TO A METAL FENCE CORNER POST FOUND FOR CORNER;

5) NORTH 04 DEGREES 32 MINUTES 51 SECONDS EAST A DISTANCE OF 11.76 FEET TO A TREE FENCE POST FOUND FOR CORNER AT AN ANGLE POINT IN A FENCE;

6) NORTH 71 DEGREES 29 MINUTES 18 SECONDS EAST A DISTANCE OF 44.33 FEET TO A METAL FENCE CORNER POST FOUND FOR CORNER;

7) SOUTH 61 DEGREES 59 MINUTES 10 SECONDS EAST A DISTANCE OF 355.98 FEET TO A WOOD FENCE CORNER POST FOUND FOR CORNER

8) SOUTH 49 DEGREES 09 MINUTES 44 SECONDS EAST A DISTANCE OF 152.18 FEET TO A TREE FENCE POST FOUND FOR CORNER AT AN ANGLE POINT IN A FENCE;

9) SOUTH 75 DEGREES 13 MINUTES 34 SECONDS EAST A DISTANCE OF 112.87 FEET TO A TREE FENCE POST FOUND FOR CORNER AT AN ANGLE POINT IN A FENCE;

10) NORTH 78 DEGREES 01 MINUTES 48 SECONDS EAST A DISTANCE OF 39.62 FEET TO A TREE CORNER POST FOUND FOR CORNER AT AN ANGLE POINT IN A FENCE;

11) SOUTH 78 DEGREES 44 MINUTES 51 SECONDS EAST A DISTANCE OF 134.17 FEET TO AN ELM TREE FENCE POST FOUND FOR CORNER AT AN ANGLE POINT IN A FENCE;

12) SOUTH 64 DEGREES 06 MINUTES 15 SECONDS EAST A DISTANCE OF 48.37 FEET TO AN ELM TREE FENCE POST FOUND FOR CORNER AT AN ANGLE POINT IN A FENCE;

13) SOUTH 54 DEGREES 19 MINUTES 41 SECONDS EAST A DISTANCE OF 79.92 FEET TO AN ELM TREE FENCE POST FOUND FOR CORNER AT AN ANGLE POINT IN A FENCE;

14) SOUTH 34 DEGREES 48 MINUTES 30 SECONDS EAST A DISTANCE OF 101.78 FEET TO AN ELM TREE FENCE POST FOUND FOR CORNER AT AN ANGLE POINT IN A FENCE;

15) SOUTH 28 DEGREES 18 MINUTES 30 SECONDS EAST A DISTANCE OF 138.98 FEET TO A STUMP FOUND FOR CORNER IN AN ANGLE POINT IN A FENCE;

16) SOUTH 33 DEGREES 03 MINUTES 09 SECONDS EAST A DISTANCE OF 98.82 FEET TO AN ELM TREE FENCE POST FOUND FOR CORNER AT AN ANGLE POINT IN A FENCE;

17) SOUTH 51 DEGREES 36 MINUTES 10 SECONDS EAST A DISTANCE OF 118.31 FEET TO A STUMP FOUND FOR CORNER IN AN ANGLE POINT IN A FENCE;

18) SOUTH 33 DEGREES 17 MINUTES 35 SECONDS EAST A DISTANCE OF 74.38 FEET TO A STUMP FOUND FOR CORNER IN AN ANGLE POINT IN A FENCE;

19) SOUTH 50 DEGREES 09 MINUTES 05 SECONDS EAST A DISTANCE OF 72.87 FEET TO AN ELM TREE FENCE POST FOUND FOR CORNER AT AN ANGLE POINT IN A FENCE;

20) SOUTH 79 DEGREES 33 MINUTES 12 SECONDS EAST A DISTANCE OF 20.49 FEET TO AN ELM TREE FENCE POST FOUND FOR CORNER AT AN ANGLE POINT IN A FENCE;

21) SOUTH 69 DEGREES 36 MINUTES 51 SECONDS EAST A DISTANCE OF 121.47 FEET TO AN ELM TREE FENCE POST FOUND FOR CORNER AT AN ANGLE POINT IN A FENCE;

22) SOUTH 61 DEGREES 15 MINUTES 44 SECONDS EAST A DISTANCE OF 80.82 FEET TO AN ELM TREE FENCE POST FOUND FOR CORNER AT AN ANGLE POINT IN A FENCE;

23) SOUTH 54 DEGREES 39 MINUTES 02 SECONDS EAST A DISTANCE OF 69.68 FEET TO AN ELM TREE FENCE POST FOUND FOR CORNER AT AN ANGLE POINT IN A FENCE;

SANGER CITY COUNCIL COMMUNICATION

DATE: April 3, 2023

FROM: Waylan Rhodes, Chief of Police

AGENDA ITEM: 2022 City of Sanger Police Department Racial Profiling Report

SUMMARY:

- House Bill 3389 Code of Criminal Procedure Article 2.121-2.138, requires all Texas Law Enforcement agencies to report racial profiling data to (TCOLE Texas On Law Enforcement) and the governing body annually.
- The Sanger Police Department reported this data to TCOLE on February 24, 2023 by electronic submission.
- This report reflects that the Sanger Police Department professionally represents a high standard of ethical and unbiased law enforcement practices toward persons of all race and ethnical backgrounds.

FISCAL INFORMATION:

N/A

RECOMMENDED MOTION OR ACTION:

N/A

ATTACHMENTS:

- 2022 City of Sanger Police Department Racial Profiling Report

Racial Profiling Report | Full

Agency Name: SANGER POLICE DEPT.
Reporting Date: 02/24/2023
TCOLE Agency Number: 121217

Chief Administrator: DONALD W. RHODES

Agency Contact Information:
Phone: (940) 458-7444
Email: wrhodes@sangertexas.org

Mailing Address:
P. O. BOX 578
SANGER, TX 76266-1729

This Agency filed a full report

SANGER POLICE DEPT. has adopted a detailed written policy on racial profiling. Our policy:

1) clearly defines acts constituting racial profiling;

2) strictly prohibits peace officers employed by the SANGER POLICE DEPT. from engaging in racial profiling;

3) implements a process by which an individual may file a complaint with the SANGER POLICE DEPT. if the individual believes that a peace officer employed by the SANGER POLICE DEPT. has engaged in racial profiling with respect to the individual;

4) provides public education relating to the agency's complaint process;

5) requires appropriate corrective action to be taken against a peace officer employed by the SANGER POLICE DEPT. who, after an investigation, is shown to have engaged in racial profiling in violation of the SANGER POLICE DEPT. policy;

6) requires collection of information relating to motor vehicle stops in which a warning or citation is issued and to arrests made as a result of those stops, including information relating to:
a. the race or ethnicity of the individual detained;
b. whether a search was conducted and, if so, whether the individual detained consented to the search;
c. whether the peace officer knew the race or ethnicity of the individual detained before detaining that individual;
d. whether the peace officer used physical force that resulted in bodily injury during the stop;
e. the location of the stop;
f. the reason for the stop.

7) requires the chief administrator of the agency, regardless of whether the administrator is elected, employed, or appointed, to submit an annual report of the information collected under Subdivision (6) to:
a. the Commission on Law Enforcement; and
b. the governing body of each county or municipality served by the agency, if the agency is an agency of a county, municipality, or other political subdivision of the state.

The SANGER POLICE DEPT. has satisfied the statutory data audit requirements as prescribed in Article 2.133(c), Code of Criminal Procedure during the reporting period.

Executed by: JONATHAN W. PERKINS
Assistant Chief

Date: 02/24/2023

Total stops: 1501

Street address or approximate location of the stop	
City street	997
US highway	284
County road	0
State highway	207
Private property or other	13
Was race or ethnicity known prior to stop?	
Yes	40
No	1461
Race / Ethnicity	
Alaska Native / American Indian	2
Asian / Pacific Islander	16
Black	144
White	1039
Hispanic / Latino	300
Gender	
Female	550
Alaska Native / American Indian	0
Asian / Pacific Islander	2
Black	46
White	409
Hispanic / Latino	92
Male	951
Alaska Native / American Indian	2
Asian / Pacific Islander	14
Black	97
White	629
Hispanic / Latino	208
Reason for stop?	
Violation of law	**36**
Alaska Native / American Indian	0
Asian / Pacific Islander	1
Black	7
White	20

Hispanic / Latino	8
Preexisting knowledge	**19**
Alaska Native / American Indian	0
Asian / Pacific Islander	1
Black	3
White	12
Hispanic / Latino	3
Moving traffic violation	**727**
Alaska Native / American Indian	0
Asian / Pacific Islander	4
Black	62
White	516
Hispanic / Latino	144
Vehicle traffic violation	**719**
Alaska Native / American Indian	2
Asian / Pacific Islander	10
Black	71
White	490
Hispanic / Latino	145

Was a search conducted?

Yes	**91**
Alaska Native / American Indian	0
Asian / Pacific Islander	1
Black	15
White	48
Hispanic / Latino	27
No	**1410**
Alaska Native / American Indian	2
Asian / Pacific Islander	15
Black	128
White	990
Hispanic / Latino	273

Reason for Search?

Consent	**14**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	13

Hispanic / Latino	1
Contraband	**5**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	1
White	2
Hispanic / Latino	2
Probable	**35**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	7
White	15
Hispanic / Latino	13
Inventory	**3**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	1
White	1
Hispanic / Latino	1
Incident to arrest	**34**
Alaska Native / American Indian	0
Asian / Pacific Islander	1
Black	6
White	17
Hispanic / Latino	10

Was Contraband discovered?

		Did the finding result in arrest? (total should equal previous column)	
Yes	**58**		
Alaska Native / American Indian	0	Yes 0	No 0
Asian / Pacific Islander	0	Yes 0	No 0
Black	10	Yes 8	No 2
White	28	Yes 22	No 6
Hispanic / Latino	20	Yes 16	No 4
No	**33**		
Alaska Native / American Indian	0		
Asian / Pacific Islander	1		
Black	5		
White	20		
Hispanic / Latino	7		

Description of contraband	
Drugs	**50**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	9
White	25
Hispanic / Latino	16
Weapons	**1**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	1
Hispanic / Latino	0
Currency	**0**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Alcohol	**6**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	1
White	1
Hispanic / Latino	4
Stolen property	**0**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Other	**1**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	1
Hispanic / Latino	0
Result of the stop	
Verbal warning	**0**

Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Written warning	**908**
Alaska Native / American Indian	1
Asian / Pacific Islander	9
Black	73
White	676
Hispanic / Latino	147
Citation	**505**
Alaska Native / American Indian	1
Asian / Pacific Islander	5
Black	55
White	318
Hispanic / Latino	126
Written warning and arrest	**1**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	1
White	0
Hispanic / Latino	0
Citation and arrest	**19**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	3
White	10
Hispanic / Latino	6
Arrest	**68**
Alaska Native / American Indian	0
Asian / Pacific Islander	2
Black	11
White	34
Hispanic / Latino	21

Arrest based on	
Violation of Penal Code	**67**
Alaska Native / American Indian	0
Asian / Pacific Islander	2

Black	9
White	34
Hispanic / Latino	22
Violation of Traffic Law	**5**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	1
White	3
Hispanic / Latino	1
Violation of City Ordinance	**0**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Outstanding Warrant	**16**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	5
White	7
Hispanic / Latino	4

Was physical force resulting in bodily injury used during stop?

Yes	**1**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	1
Hispanic / Latino	0
Resulting in Bodily Injury To:	
Suspect	0
Officer	0
Both	0
No	**1500**
Alaska Native / American Indian	2
Asian / Pacific Islander	16
Black	143
White	1037
Hispanic / Latino	300

Number of complaints of racial profiling

Total	0
Resulted in disciplinary action	0
Did not result in disciplinary action	0

Comparative Analysis

Use TCOLE's auto generated analysis	☐
Use Department's submitted analysis	☒

Optional Narrative

N/A

Submitted electronically to the

The Texas Commission on Law Enforcement

CITY OF SANGER, TEXAS

MONTHLY FINANCIAL AND INVESTMENT REPORT

FOR THE MONTH ENDING DECEMBER 31, 2022

PREPARED BY THE FINANCE DEPARTMENT

TABLE OF CONTENTS

Introduction 3

Financial Report

- General Fund 4
- Enterprise Fund 7
- Internal Service Fund 10
- Debt Service Fund 12
- Enterprise Debt Service Fund 14
- Capital Projects Fund 16
- Enterprise Capital Projects Fund 18
- 4A Fund 20
- 4B Fund 22

Cash and Investment Report

- Total Cash and Investments 24
- General Fund 26
- Enterprise Fund 27
- Debt Service and Capital Projects Funds 28
- 4A and 4B Funds 29
- Certification 30

INTRODUCTION

This is the financial report for the period ending December 31, 2022. Revenues and expenditures reflect activity from October 1, 2022, through December 31, 2022, or twenty-five percent (25%) of the fiscal year.

GENERAL FUND

- The General Fund has collected 37.1% of projected operating revenues.
- All revenue categories are performing within projections.
- Operating expenditures & encumbrances are 31.8% of the annual budget, which includes $2.17M encumbered for the new fire truck and ambulance.
- All expenditure categories are within projections.

ENTERPRISE FUND

- The Enterprise Fund has collected 20.7% of projected operating revenues.
- All revenue categories are performing within projections.
- Operating expenditures & encumbrances are 22.4% of the annual budget.
- All expenditure categories are within projections.

INTERNAL SERVICE FUND

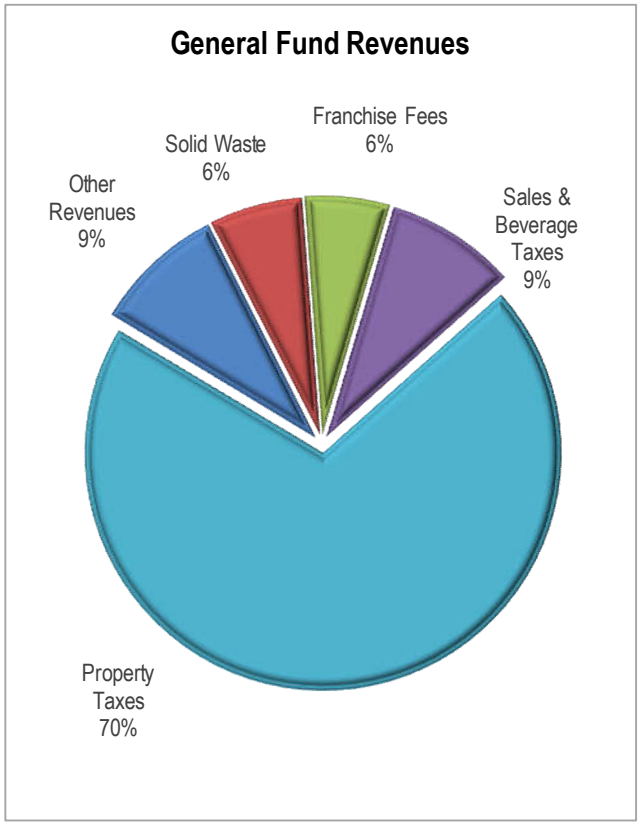
- The Internal Service Fund has collected 24.1% of projected transfers from the General and Enterprise Funds.
- All revenue categories are performing within projections.
- Operating expenditures & encumbrances are 28.4% of the annual budget.
- All expenditure categories are within projections.

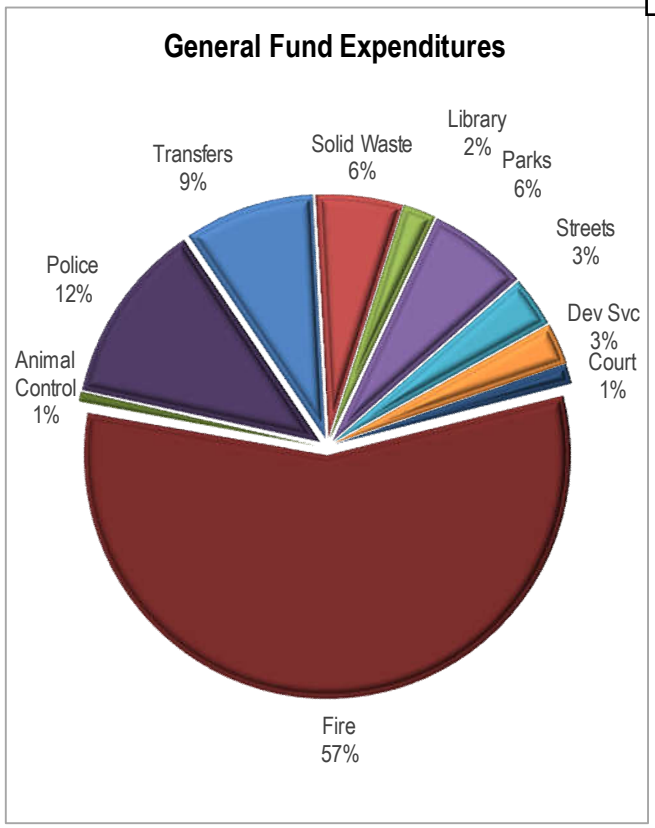
This unaudited report is designed for internal use and does not include all the funds and accounts in the City of Sanger's operations. For a complete report, refer to the City of Sanger Annual Financial Report, available at https://www.sangertexas.org/177/Financial-Transparency

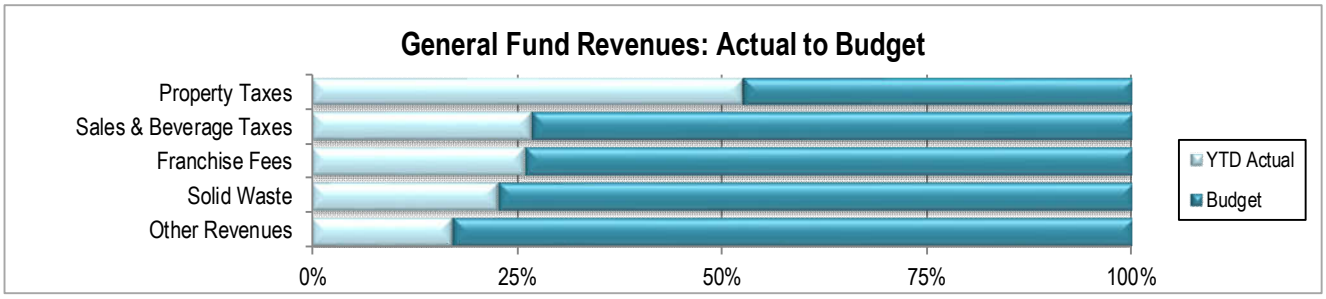
GENERAL FUND

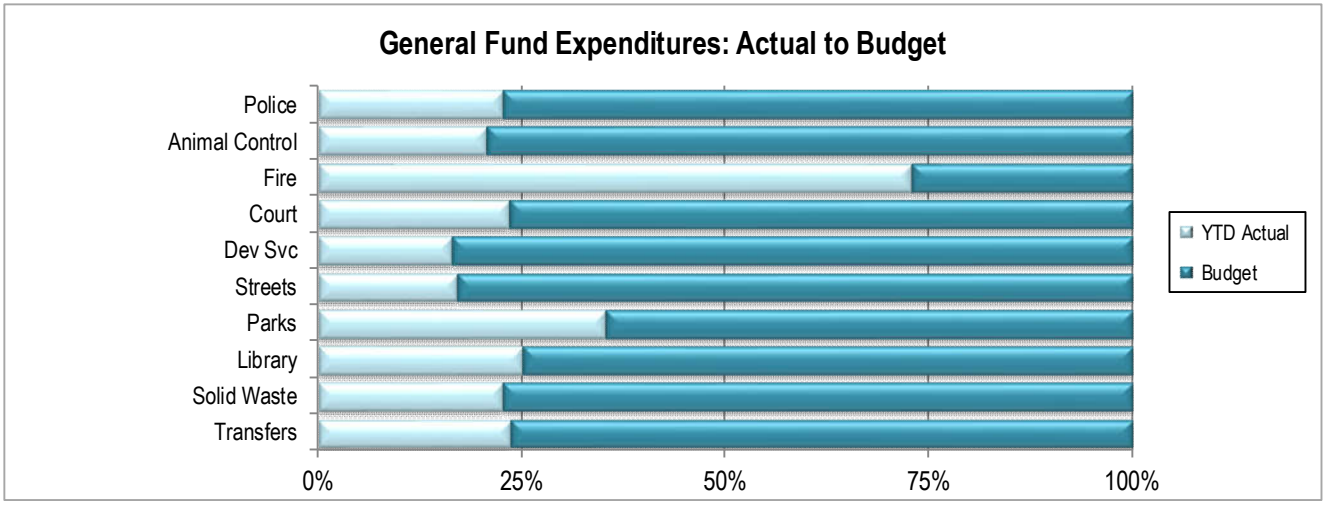
CITY OF SANGER, TEXAS
General Fund
Revenue & Expense Report (Unaudited)
December 31, 2022

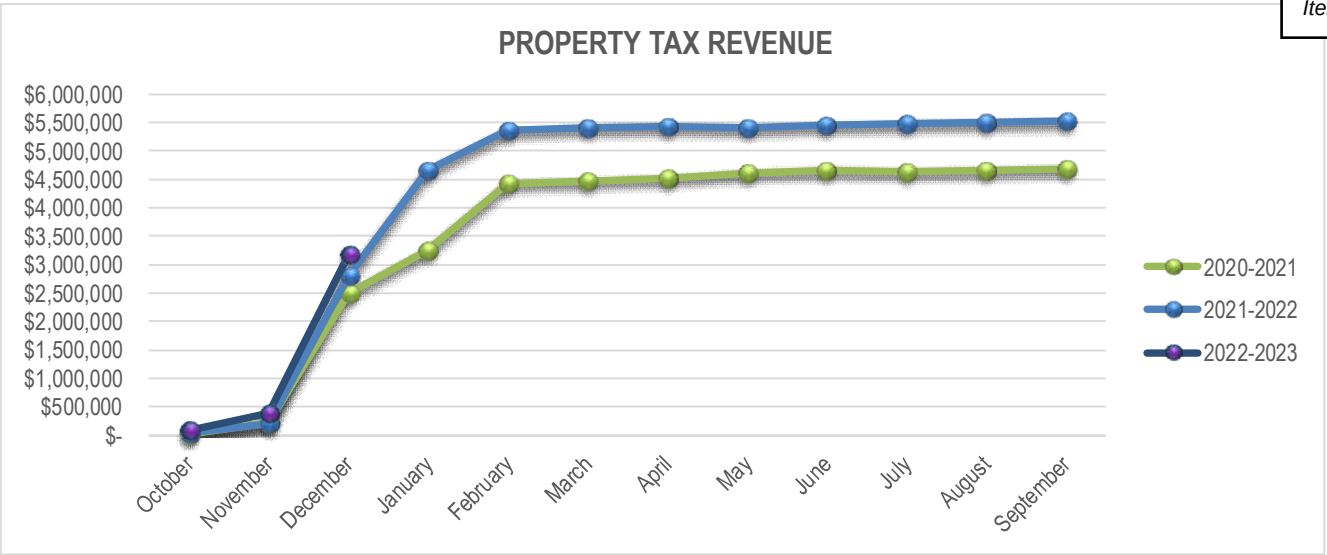
	Annual Budget	Year to Date	Encumbered	% of Budget	Budget Balance
Revenues					
Property Taxes	$ 6,088,455	$ 3,189,857		52.4%	$ 2,898,598
Sales & Beverage Taxes	1,511,000	403,197		26.7%	1,107,803
Franchise Fees	1,009,895	260,584		25.8%	749,311
Solid Waste	1,262,000	284,582		22.6%	977,418
Licenses & Permits	363,500	87,998		24.2%	275,502
Fines & Forfeitures	155,755	43,100		27.7%	112,655
Department Revenues	574,431	185,288		32.3%	389,143
Interest	225,000	38,003		16.9%	186,997
Miscellaneous	122,500	14,773		12.1%	107,727
Transfers	152,428	36,634		0.0%	115,794
Use of Fund Balance	782,761	-		0.0%	782,761
Total Revenues	**$ 12,247,725**	**$ 4,544,016**		**37.1%**	**$ 7,703,709**
Expenditures					
Police	$ 2,468,439	$ 558,595	$ 2,830	22.7%	$ 1,907,014
Animal Control	141,900	29,442	-	20.7%	112,458
Fire	3,598,446	516,788	2,107,022	72.9%	974,636
Municipal Court	262,490	62,337	(403)	23.6%	200,556
Development Services	783,500	132,215	(2,730)	16.5%	654,015
Streets	900,770	186,881	(32,310)	17.2%	746,199
Parks & Recreation	863,050	182,508	122,637	35.4%	557,905
Library	395,426	100,692	(774)	25.3%	295,508
Solid Waste	1,150,000	261,999	-	22.8%	888,001
Transfers	1,681,504	398,224	-	0.0%	1,283,280
Total Expenditures	**$ 12,245,525**	**$ 2,429,681**	**$ 2,196,272**	**37.8%**	**$ 7,619,572**
Revenues Over (Under) Expenditures	**$ 2,200**	**$ 2,114,335**	**$ (2,196,272)**		**$ 84,137**
Fund Balance - October 1, 2022	13,046,973	13,046,973			
Fund Balance - December 31, 2022	$ 13,049,173	$ 15,161,308			

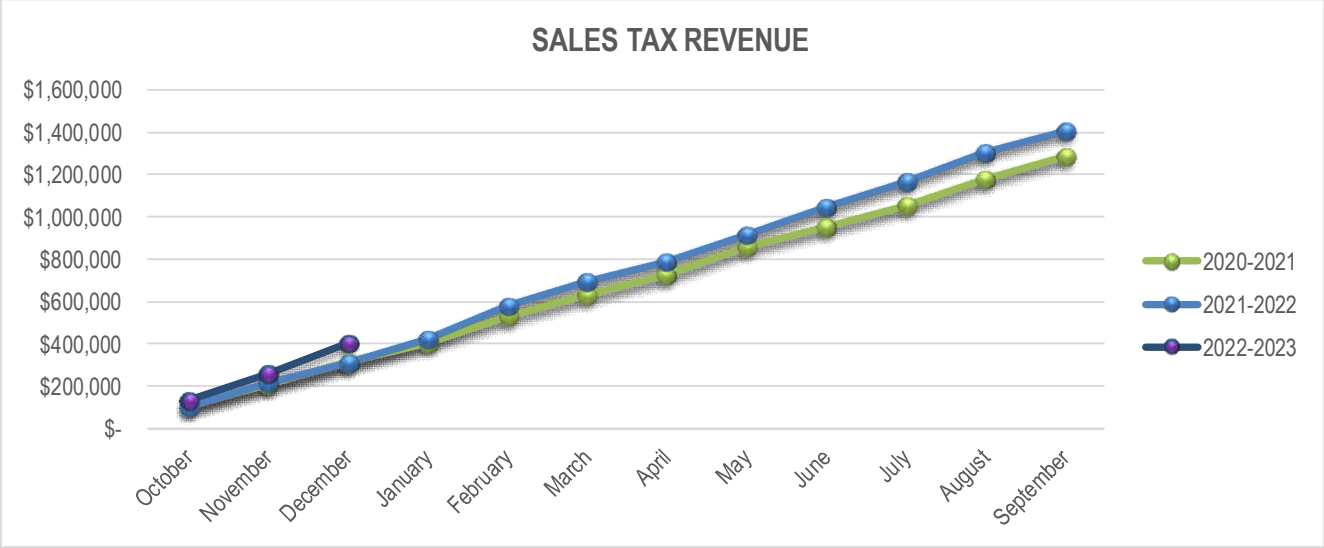

General Fund Revenues
Franchise Fees 6%
Solid Waste 6%
Other Revenues 9%
Sales & Beverage Taxes 9%
Property Taxes 70%

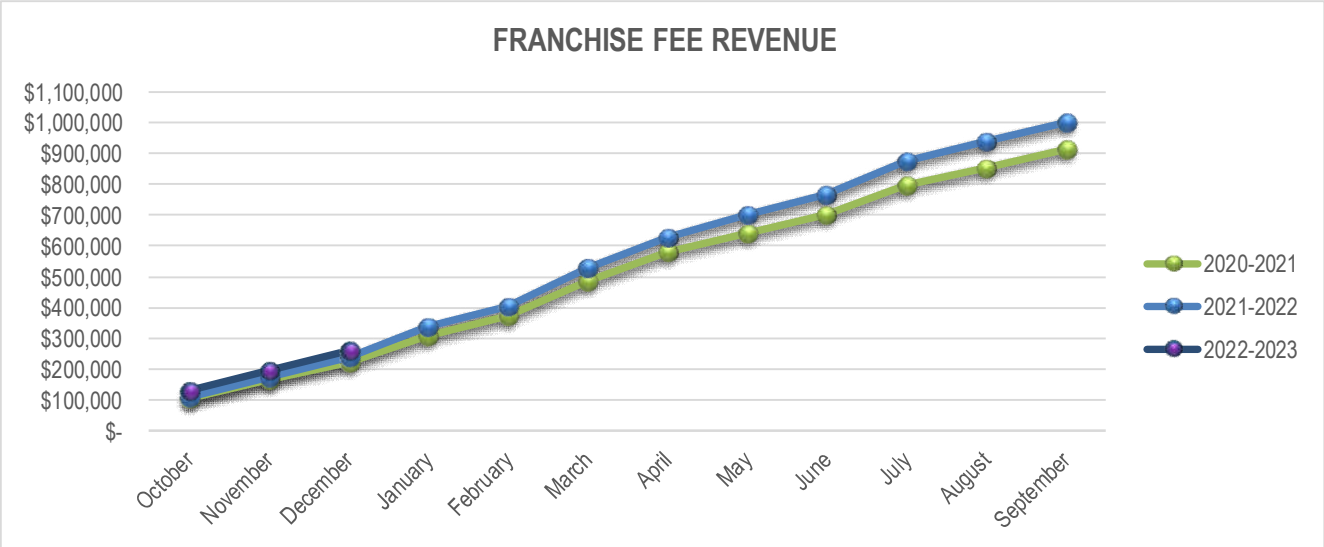

General Fund Expenditures
Transfers 9%
Solid Waste 6%
Library 2%
Parks 6%
Streets 3%
Police 12%
Dev Svc 3%
Court 1%
Animal Control 1%
Fire 57%


General Fund Revenues: Actual to Budget
Property Taxes
Sales & Beverage Taxes
Franchise Fees
Solid Waste
Other Revenues
0%
25%
50%
75%
100%
YTD Actual
Budget


General Fund Expenditures: Actual to Budget
Police
Animal Control
Fire
Court
Dev Svc
Streets
Parks
Library
Solid Waste
Transfers
0%
25%
50%
75%
100%
YTD Actual
Budget


PROPERTY TAX REVENUE
$6,000,000
$5,500,000
$5,000,000
$4,500,000
$4,000,000
$3,500,000
$3,000,000
$2,500,000
$2,000,000
$1,500,000
$1,000,000
$500,000
$-
October
November
December
January
February
March
April
May
June
July
August
September
2020-2021
2021-2022
2022-2023

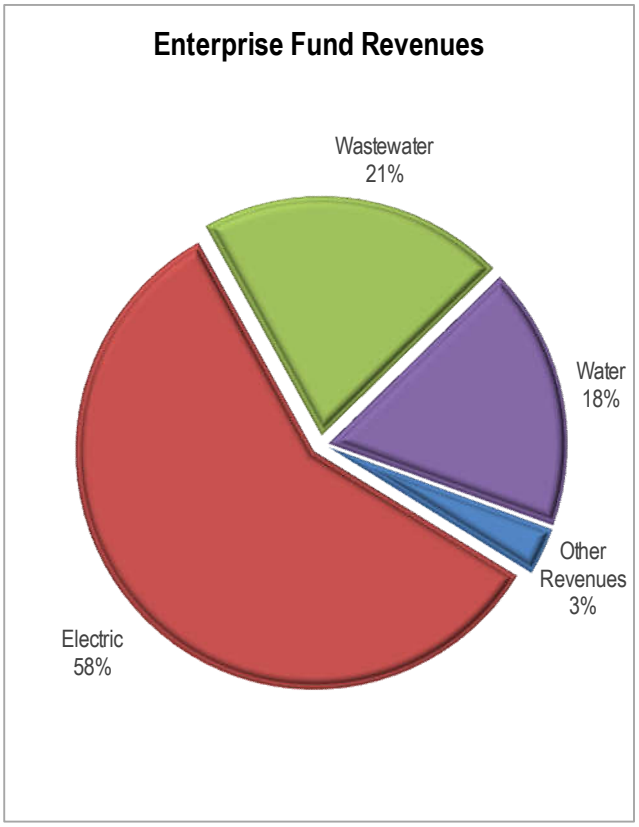

SALES TAX REVENUE
$1,600,000
$1,400,000
$1,200,000
$1,000,000
$800,000
$600,000
$400,000
$200,000
$-
October
November
December
January
February
March
April
May
June
July
August
September
2020-2021
2021-2022
2022-2023

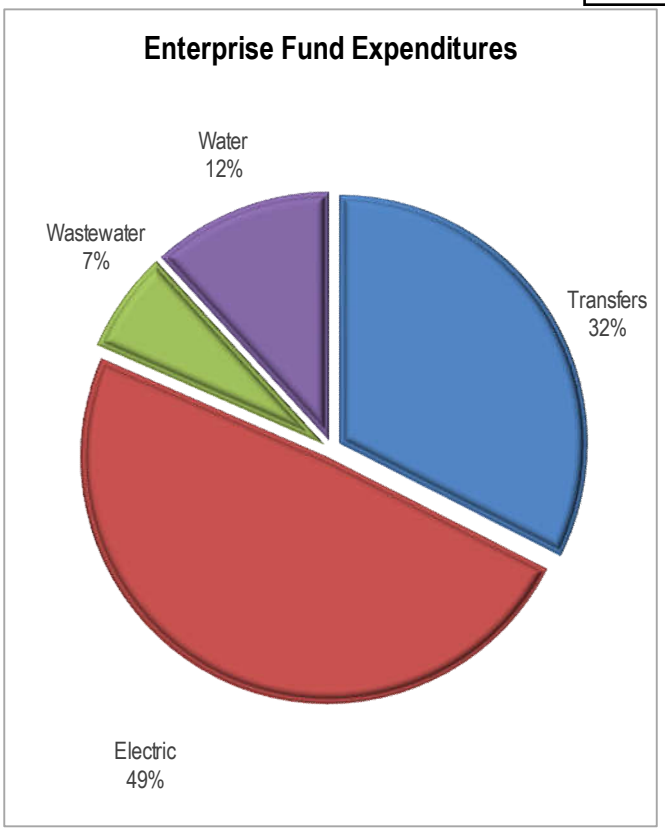

FRANCHISE FEE REVENUE
$1,100,000
$1,000,000
$900,000
$800,000
$700,000
$600,000
$500,000
$400,000
$300,000
$200,000
$100,000
$-
October
November
December
January
February
March
April
May
June
July
August
September
2020-2021
2021-2022
2022-2023

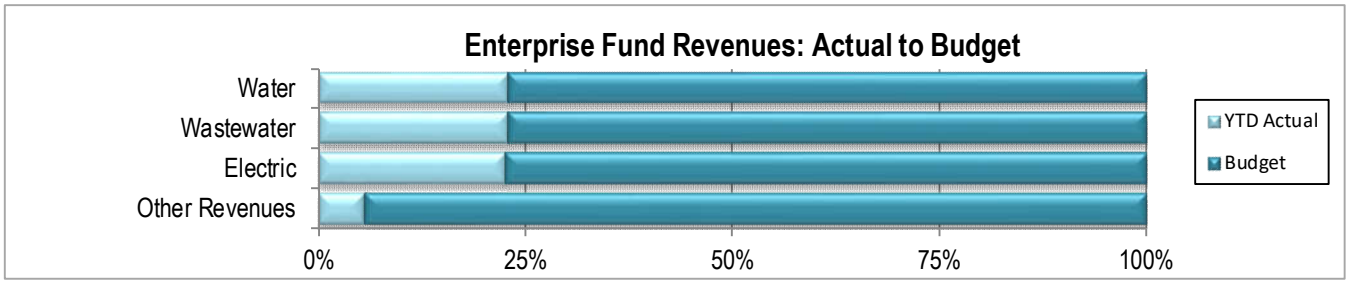
ENTERPRISE FUND

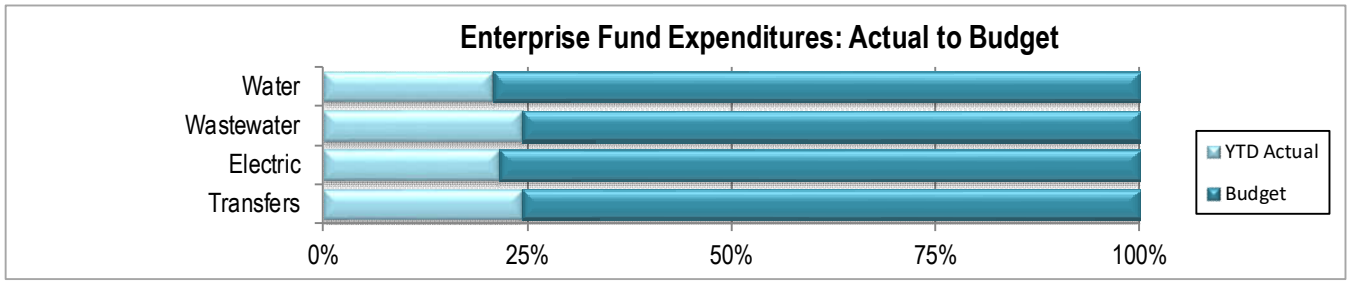
CITY OF SANGER, TEXAS
Enterprise Fund
Revenue & Expense Report (Unaudited)
December 31, 2022

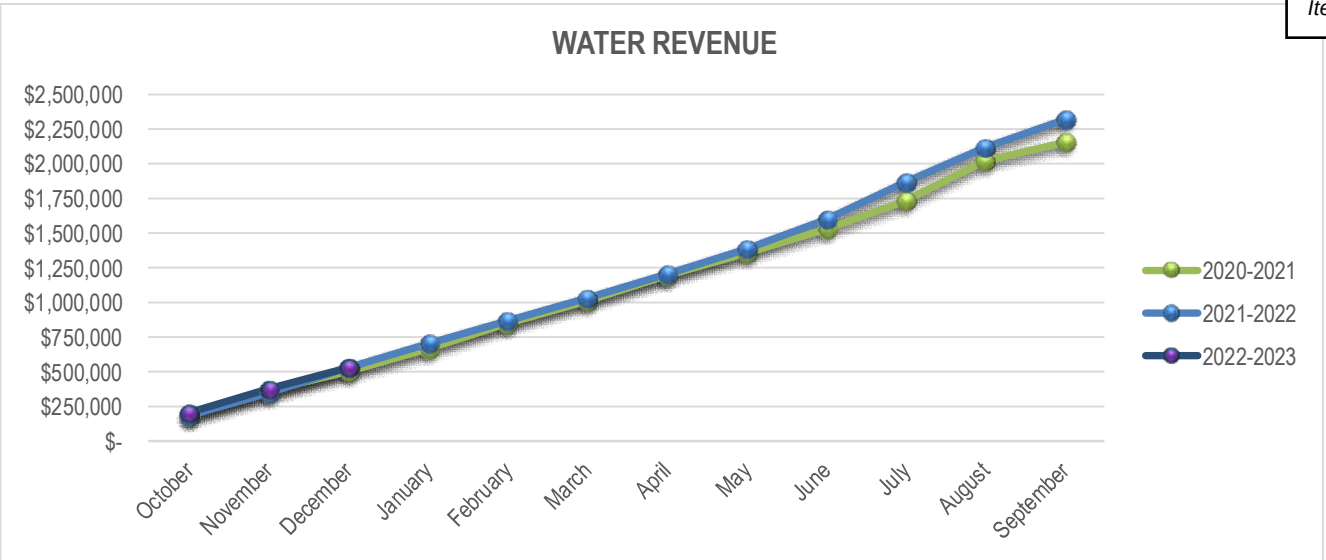
	Annual Budget	Year to Date	Encumbered	% of Budget	Budget Balance
Revenues					
Water	$ 2,334,878	$ 534,165		22.9%	$ 1,800,713
Wastewater	2,715,028	621,490		22.9%	2,093,538
Electric	7,692,500	1,742,113		22.6%	5,950,387
Penalties & Fees	200,000	49,758		24.9%	150,242
Interest	60,000	27,249		45.4%	32,751
Miscellaneous	119,000	18,896		15.9%	100,104
Use of Fund Balance	1,311,192	-		0	1,311,192
Total Revenues	**$ 14,432,598**	**$ 2,993,671**		**20.7%**	**$ 11,438,927**
Expenditures					
Water	$ 1,837,315	$ 393,901	$ (12,791)	20.7%	1,456,205
Wastewater	883,212	209,491	4,667	24.2%	669,054
Electric	7,386,815	1,569,050	13,291	21.4%	5,804,474
Transfers	4,325,256	1,048,086	-	24.2%	3,277,170
Total Expenditures	**14,432,598**	**3,220,528**	**5,167**	**22.4%**	**11,206,903**
Revenues Over (Under) Expenditures	**$ -**	**$ (226,857)**	**$ (5,167)**		**$ 232,024**
Fund Balance - October 1, 2022	18,567,858	18,567,858			
Fund Balance - December 31, 2022	$ 18,567,858	$ 18,341,001			

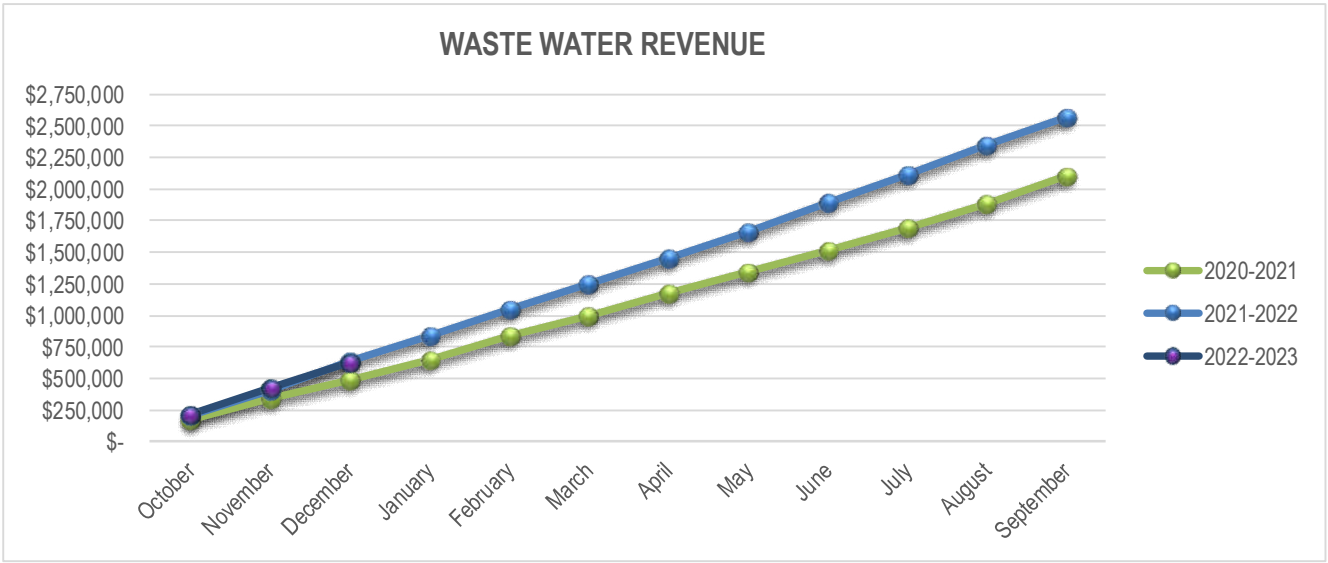

Enterprise Fund Revenues
Wastewater
21%
Water
18%
Other
Revenues
3%
Electric
58%

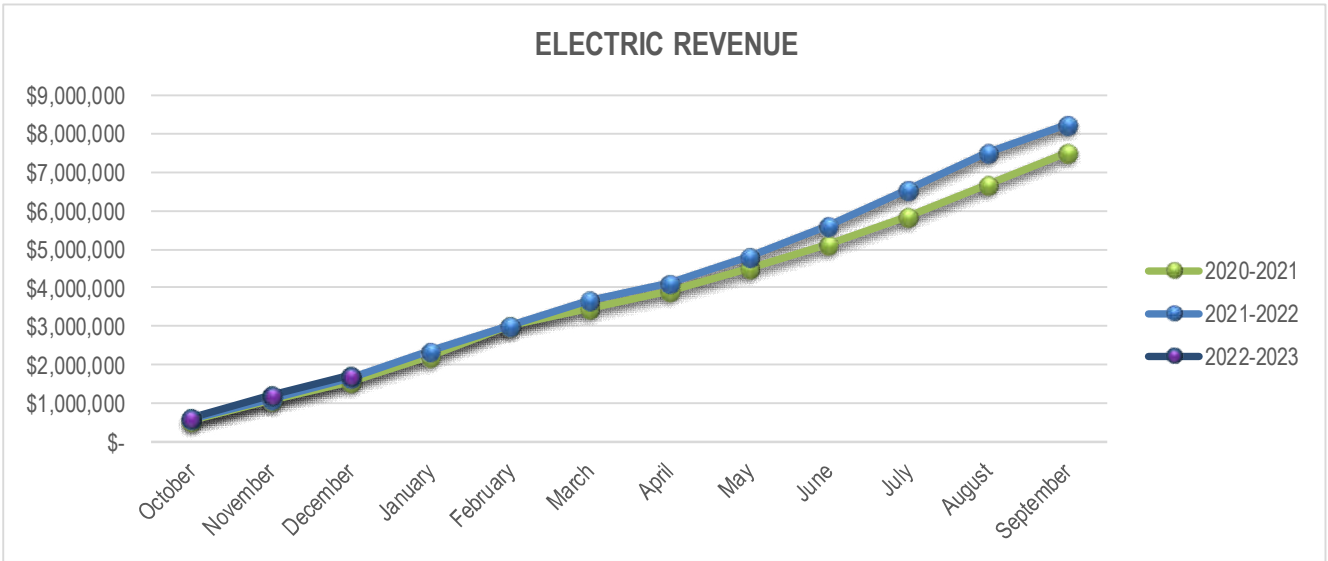

Enterprise Fund Expenditures
Water
12%
Wastewater
7%
Transfers
32%
Electric
49%


Enterprise Fund Revenues: Actual to Budget
Water
Wastewater
Electric
Other Revenues
0%
25%
50%
75%
100%
YTD Actual
Budget


Enterprise Fund Expenditures: Actual to Budget
Water
Wastewater
Electric
Transfers
0%
25%
50%
75%
100%
YTD Actual
Budget


WATER REVENUE
$2,500,000
$2,250,000
$2,000,000
$1,750,000
$1,500,000
$1,250,000
$1,000,000
$750,000
$500,000
$250,000
$-
October
November
December
January
February
March
April
May
June
July
August
September
2020-2021
2021-2022
2022-2023

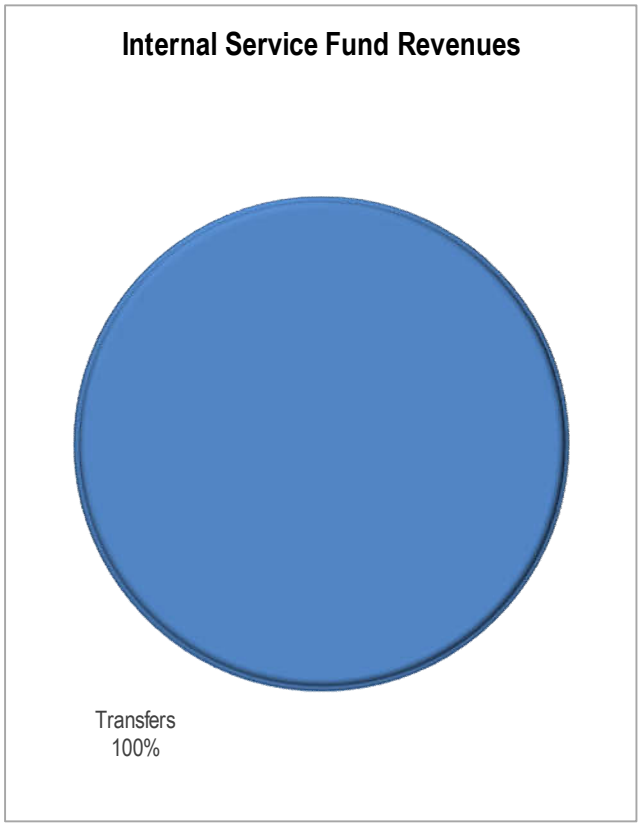

WASTE WATER REVENUE
$2,750,000
$2,500,000
$2,250,000
$2,000,000
$1,750,000
$1,500,000
$1,250,000
$1,000,000
$750,000
$500,000
$250,000
$-
October
November
December
January
February
March
April
May
June
July
August
September
2020-2021
2021-2022
2022-2023

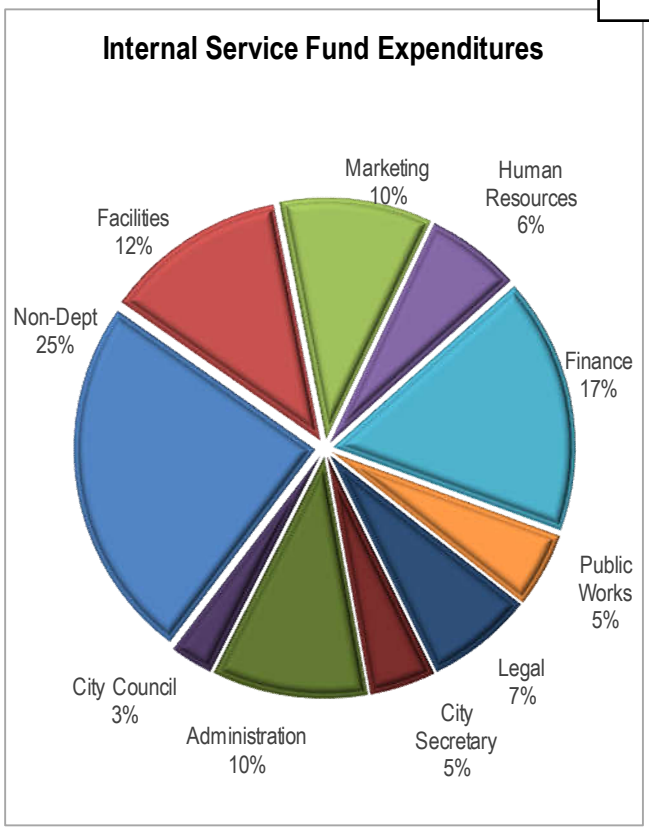

ELECTRIC REVENUE
$9,000,000
$8,000,000
$7,000,000
$6,000,000
$5,000,000
$4,000,000
$3,000,000
$2,000,000
$1,000,000
$-
October
November
December
January
February
March
April
May
June
July
August
September
2020-2021
2021-2022
2022-2023

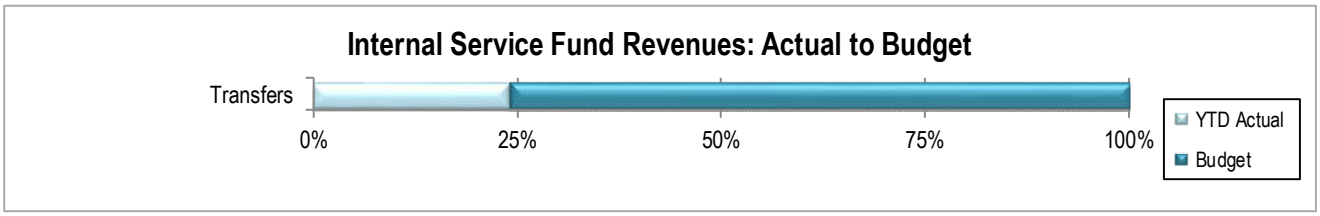
INTERNAL SERVICE FUND

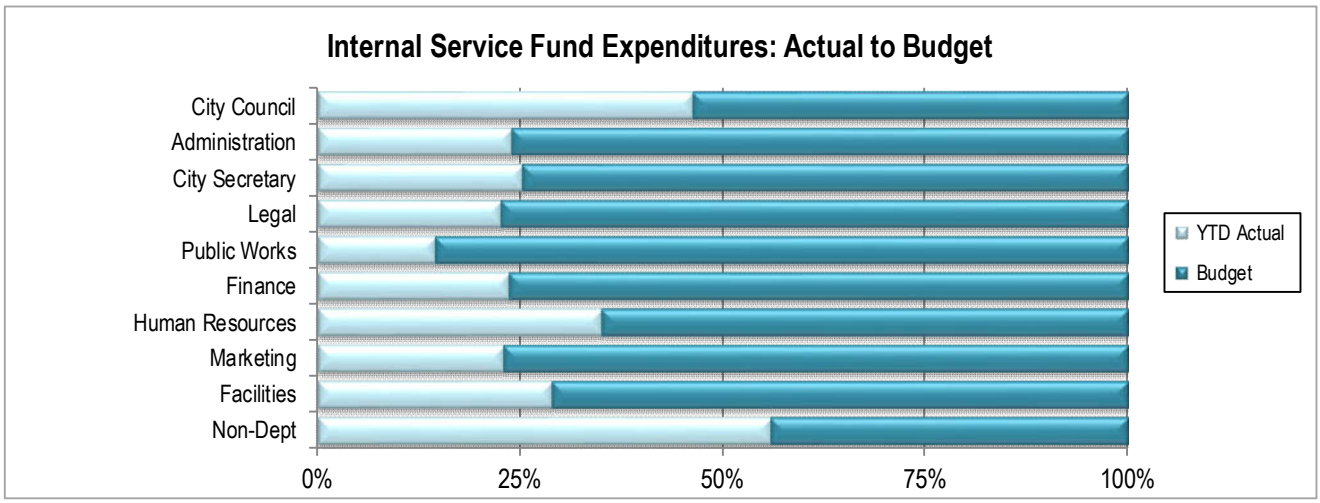
CITY OF SANGER, TEXAS
Internal Service Fund
Revenue & Expense Report (Unaudited)
December 31, 2022

	Annual Budget	Year to Date	Encumbered	% of Budget	Budget Balance
Revenues					
Transfers	$ 3,483,760	$ 838,060		24.1%	2,645,700
Total Revenues	**3,483,760**	**838,060**		**24.1%**	**2,645,700**
Operating Expenditures					
City Council	$ 60,800	$ 11,853	$ 16,250	46.2%	$ 32,697
Administration	423,800	101,782	-	24.0%	322,018
City Secretary	171,600	43,528	-	25.4%	128,072
Legal	310,205	70,773	-	22.8%	239,432
Public Works	338,850	49,568	-	14.6%	289,282
Finance	717,000	170,252	(385)	23.7%	547,133
Human Resources	177,700	44,448	18,000	35.1%	115,252
Marketing	435,760	77,685	23,153	23.1%	334,922
Facilities	413,645	55,636	64,572	29.1%	293,437
Non-Departmental	434,400	212,535	29,687	55.8%	192,178
Total Expenditures	**3,483,760**	**838,060**	**151,277**	**28.4%**	**2,494,423**
Revenues Over (Under) Expenditures	**$ -**	**$ -**	**$ (151,277)**		**$ 151,277**
Fund Balance - October 1, 2022	-				
Fund Balance - December 31, 2022	$ -				


Internal Service Fund Revenues
Transfers
100%


Internal Service Fund Expenditures
Marketing
10%
Human
Resources
6%
Facilities
12%
Non-Dept
25%
Finance
17%
Public
Works
5%
Legal
7%
City Council
3%
Administration
10%
City
Secretary
5%

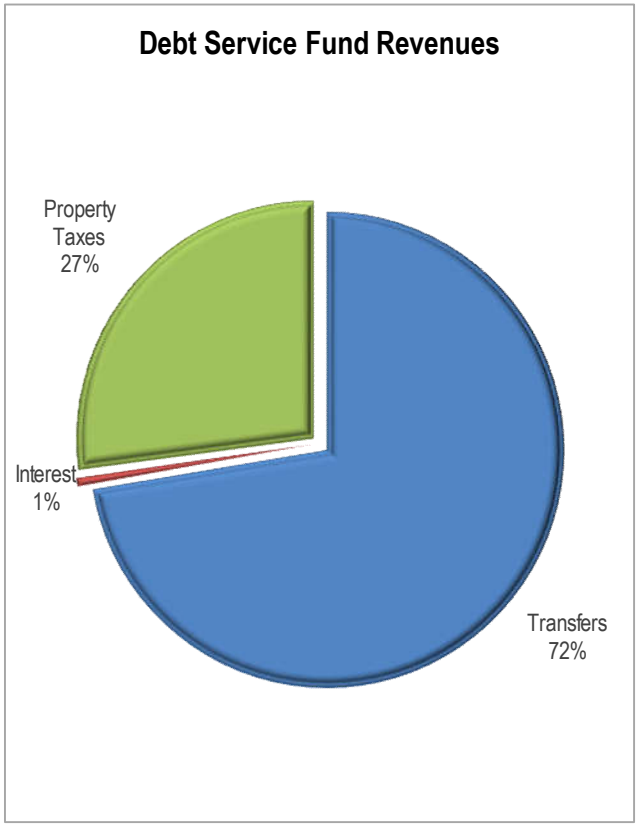

Internal Service Fund Revenues: Actual to Budget
Transfers
0%
25%
50%
75%
100%
YTD Actual
Budget

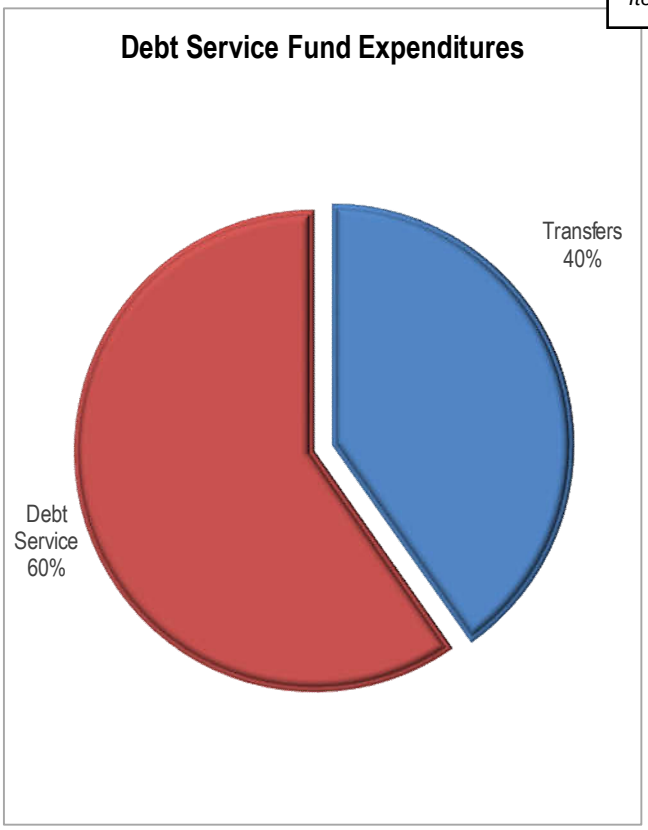

Internal Service Fund Expenditures: Actual to Budget
City Council
Administration
City Secretary
Legal
Public Works
Finance
Human Resources
Marketing
Facilities
Non-Dept
0%
25%
50%
75%
100%
YTD Actual
Budget

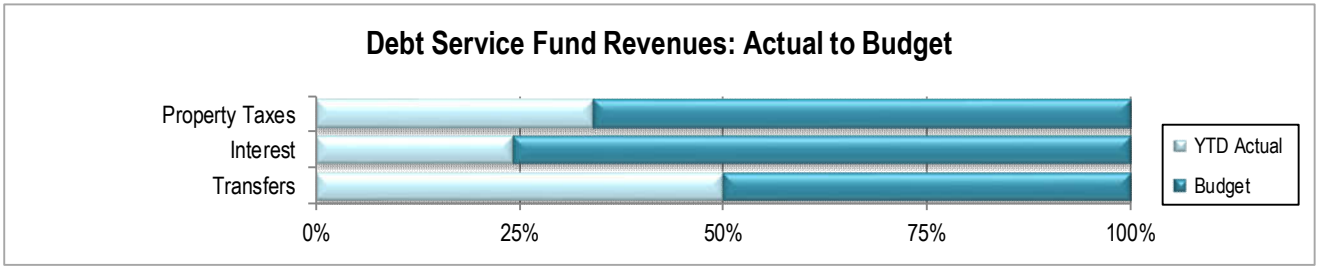
DEBT SERVICE FUND

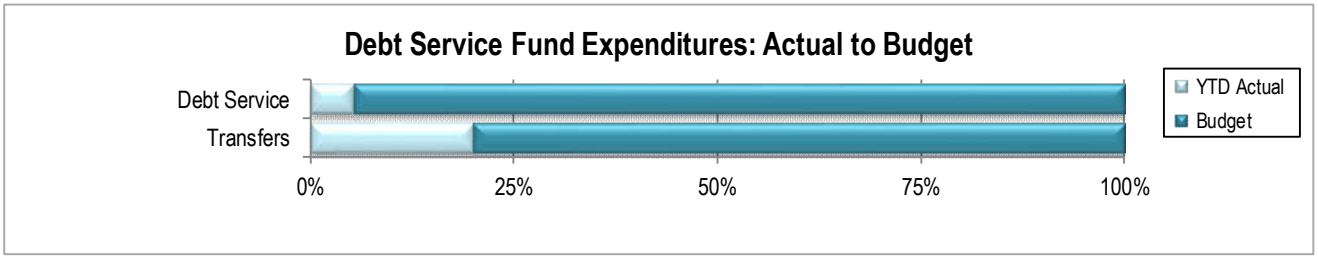
CITY OF SANGER, TEXAS
Debt Service Fund
Revenue & Expense Report (Unaudited)
December 31, 2022

	Annual Budget	Year to Date	Encumbered	% of Budget	Budget Balance
Revenues					
Property Taxes	$ 154,485	$ 79,591		51.5%	$ 74,894
Interest	5,000	1,596		31.9%	3,404
Transfers	212,500	212,500		100.0%	-
Total Revenues	**$ 371,985**	**$ 293,687**		**57.1%**	**$ 78,298**
Operating Expenditures					
Debt Service	336,554	19,129	-	5.7%	317,425
Transfers	51,535	12,884	-	25.0%	38,651
Total Expenditures	**388,089**	**32,013**	**-**	**8.2%**	**356,076**
Revenues Over (Under) Expenditures	**$ (16,104)**	**$ 261,674**	**$ -**		**$ (277,778)**
Fund Balance - October 1, 2022	457,598	457,598			
Fund Balance - December 31, 2022	$ 441,494	$ 719,272			


Debt Service Fund Revenues
Property Taxes 27%
Interest 1%
Transfers 72%


Debt Service Fund Expenditures
Transfers 40%
Debt Service 60%

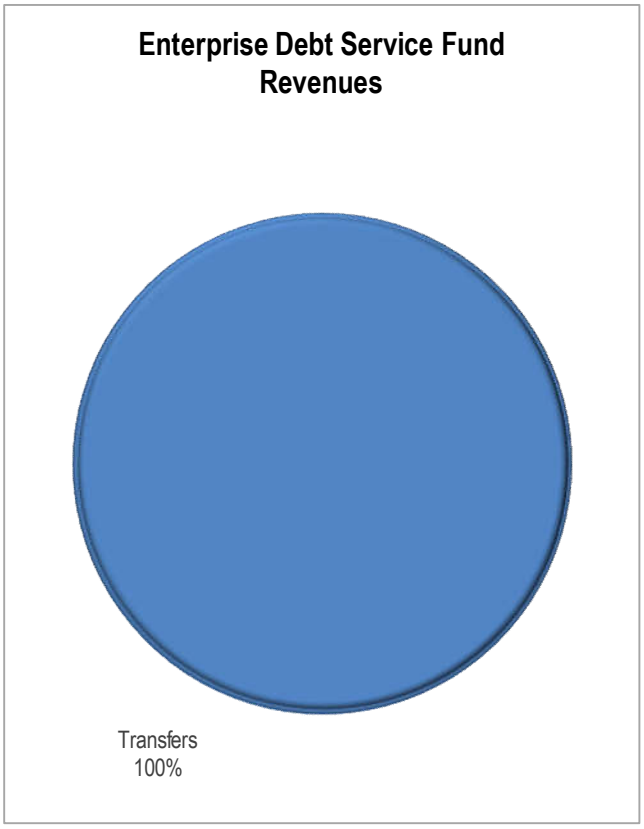

Debt Service Fund Revenues: Actual to Budget
Property Taxes
Interest
Transfers
0%
25%
50%
75%
100%
YTD Actual
Budget

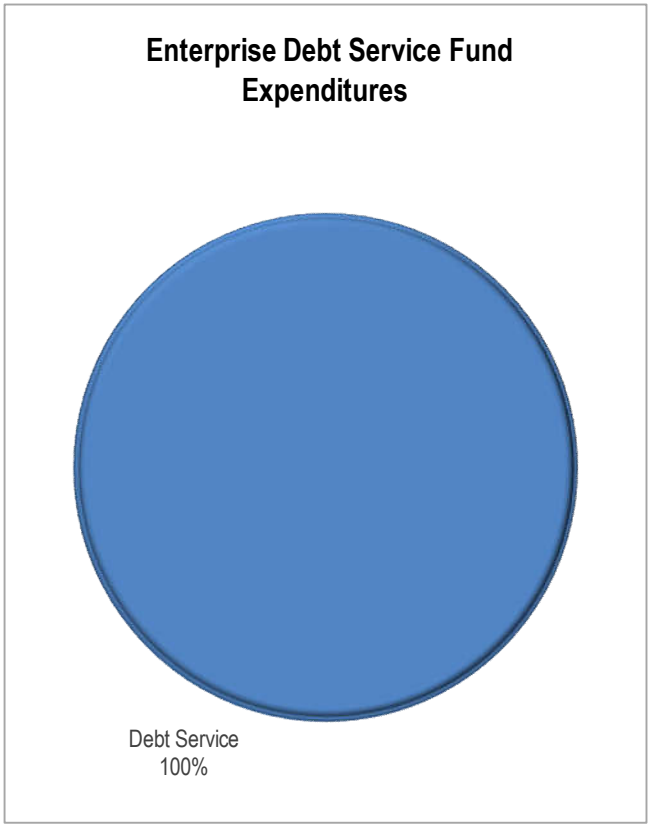

Debt Service Fund Expenditures: Actual to Budget
Debt Service
Transfers
0%
25%
50%
75%
100%
YTD Actual
Budget

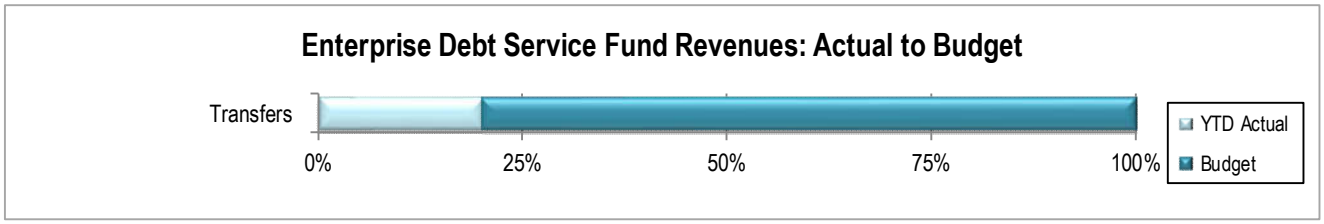
ENTERPRISE DEBT SERVICE FUND

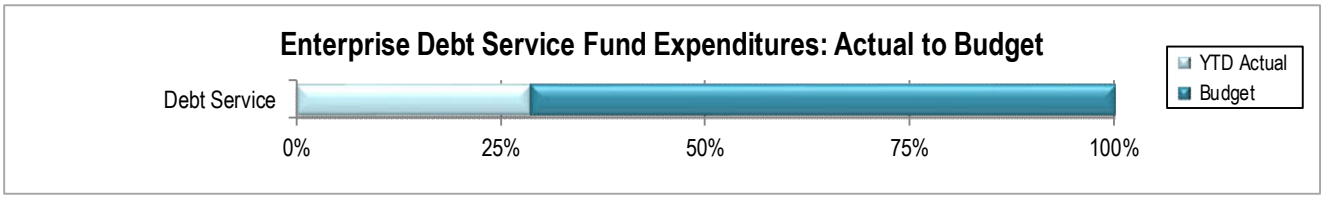
CITY OF SANGER, TEXAS
Enterprise Debt Service Fund
Revenue & Expense Report (Unaudited)
December 31, 2022

	Annual Budget	Year to Date	Encumbered	% of Budget	Budget Balance
Revenues					
Transfers	$ 2,158,000	$ 539,500		25.0%	1,618,500
Total Revenues	**2,158,000**	**539,500**		**25.0%**	**1,618,500**
Operating Expenditures					
Debt Service	2,132,761	853,060	-	40.0%	1,279,701
Total Expenditures	**2,132,761**	**853,060**	**-**	**40.0%**	**1,279,701**
Revenues Over (Under) Expenditures	**$ 25,239**	**$ (313,560)**	**$ -**		**$ 338,799**
Fund Balance - October 1, 2022	1,865,486	1,865,486			
Fund Balance - December 31, 2022	$ 1,890,725	$ 1,551,926			


Enterprise Debt Service Fund Revenues
Transfers
100%


Enterprise Debt Service Fund Expenditures
Debt Service
100%

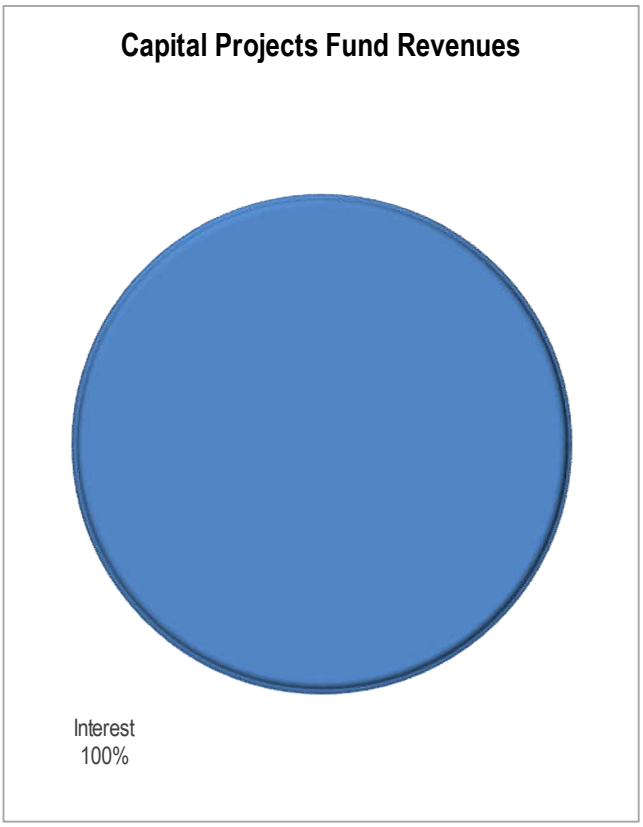

Enterprise Debt Service Fund Revenues: Actual to Budget
Transfers
0%
25%
50%
75%
100%
YTD Actual
Budget

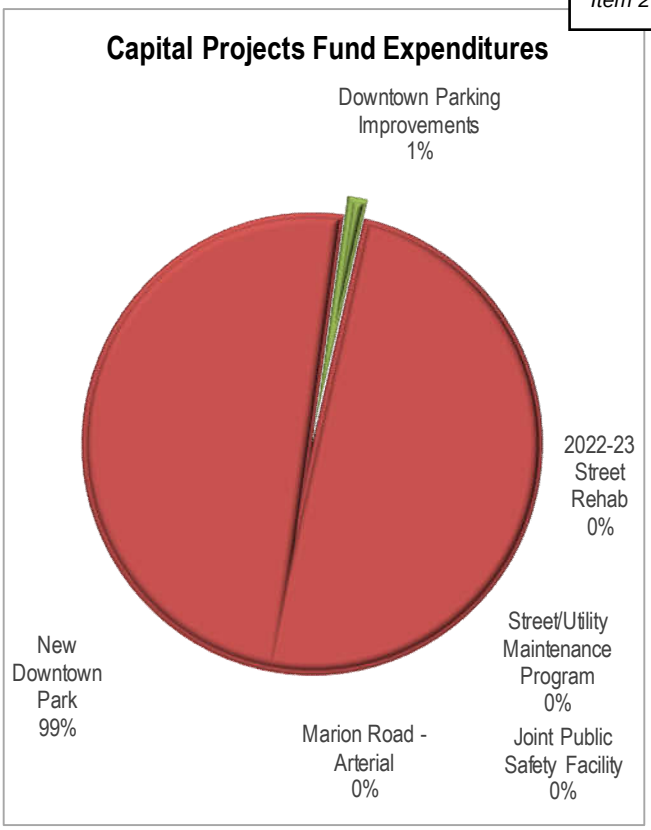

Enterprise Debt Service Fund Expenditures: Actual to Budget
Debt Service
0%
25%
50%
75%
100%
YTD Actual
Budget

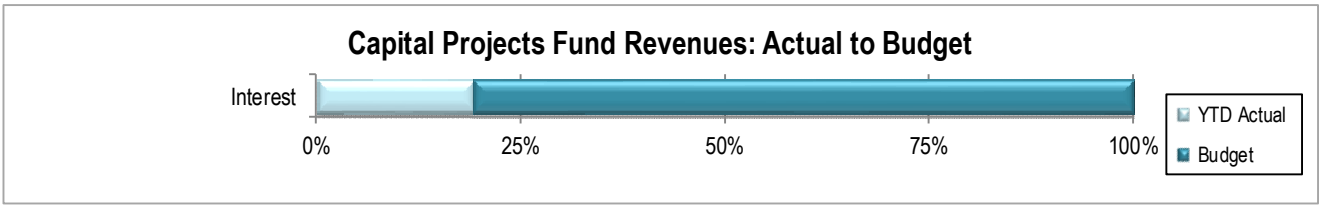
CAPITAL PROJECTS FUND

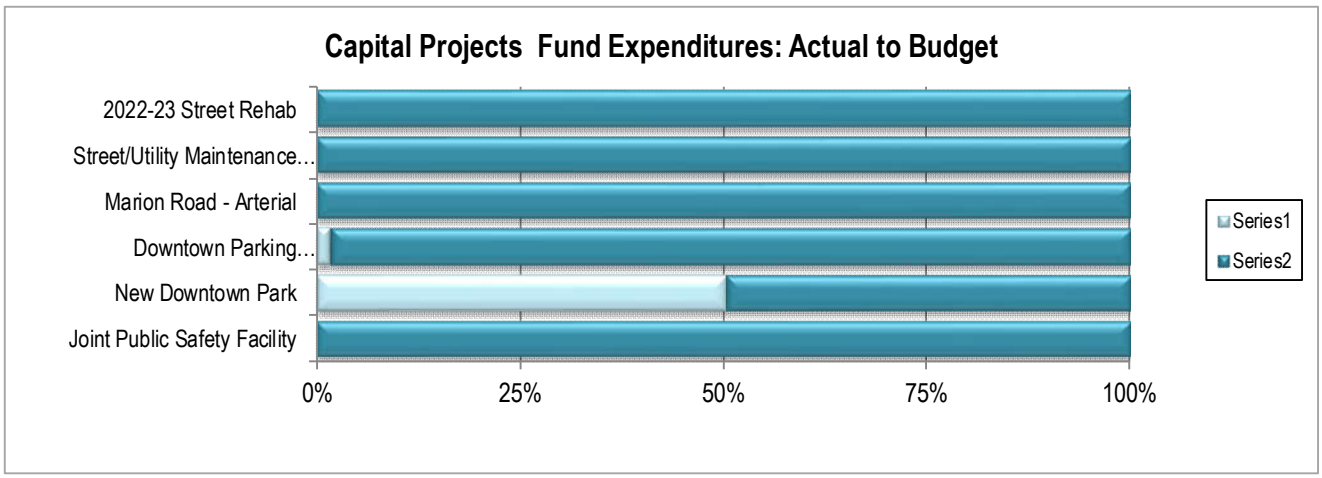
CITY OF SANGER, TEXAS
Capital Projects Fund
Revenue & Expense Report (Unaudited)
December 31, 2022

	Annual Budget	Year to Date	Encumbered	% of Budget	Budget Balance
Revenues					
Interest	$ 45,000	$ 10,695		23.8%	34,305
Total Revenues	**45,000**	**10,695**		**23.8%**	**34,305**
Operating Expenditures					
2022-23 Street Rehab	340,000	-	-	0.0%	340,000
Street/Utility Maintenance Program	425,000	-	-	0.0%	425,000
Marion Road - Arterial	750,000	-	-	0.0%	750,000
Downtown Parking Improvements	150,000	2,850	-	1.9%	147,150
New Downtown Park	200,000	202,205	-	101.1%	(2,205)
Joint Public Safety Facility	300,000	-	-	0.0%	300,000
Total Expenditures	**2,165,000**	**205,055**	**-**	**9.5%**	**1,959,945**
Revenues Over (Under) Expenditures	**$ (2,120,000)**	**$ (194,360)**	**$ -**		**$ (1,925,640)**
Fund Balance - October 1, 2022	3,347,015	3,347,015			
Fund Balance - December 31, 2022	$ 1,227,015	$ 3,152,655			


Capital Projects Fund Revenues
Interest
100%


Capital Projects Fund Expenditures
Downtown Parking Improvements 1%
2022-23 Street Rehab 0%
Street/Utility Maintenance Program 0%
Joint Public Safety Facility 0%
Marion Road - Arterial 0%
New Downtown Park 99%

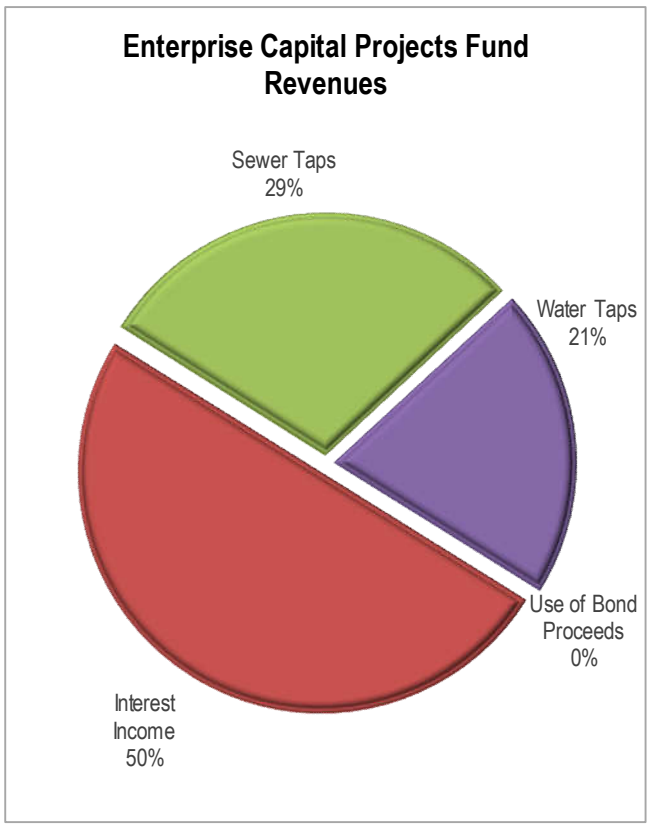

Capital Projects Fund Revenues: Actual to Budget
Interest
0%
25%
50%
75%
100%
YTD Actual
Budget

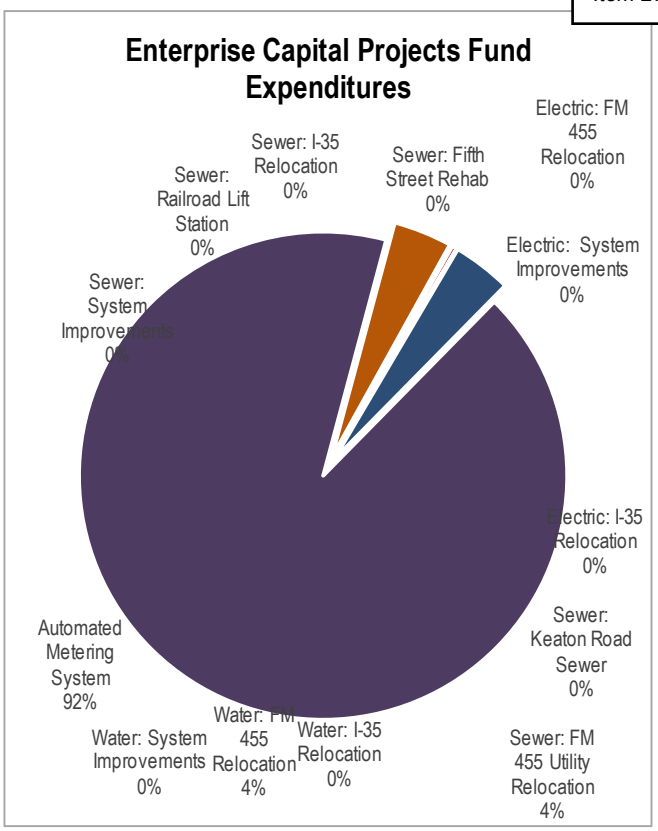

Capital Projects Fund Expenditures: Actual to Budget
2022-23 Street Rehab
Street/Utility Maintenance...
Marion Road - Arterial
Downtown Parking...
New Downtown Park
Joint Public Safety Facility
0%
25%
50%
75%
100%
Series1
Series2

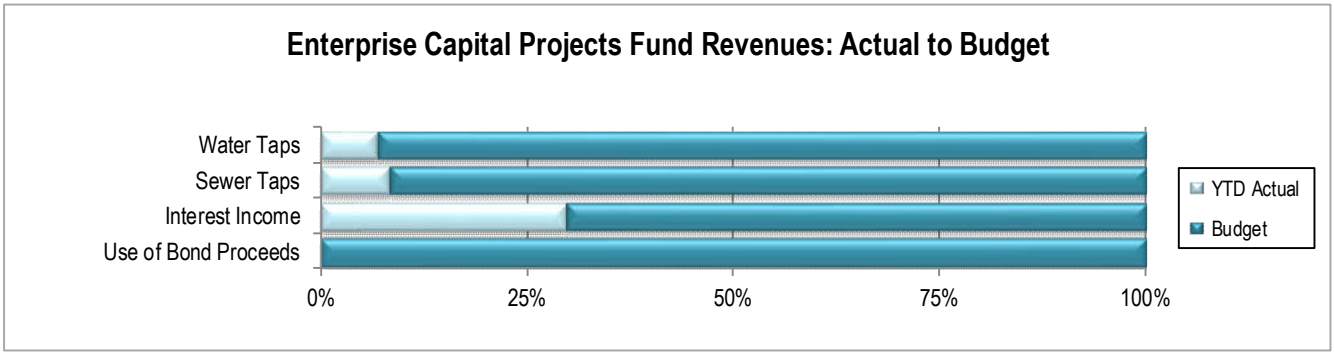
ENTERPRISE CAPITAL PROJECTS FUND

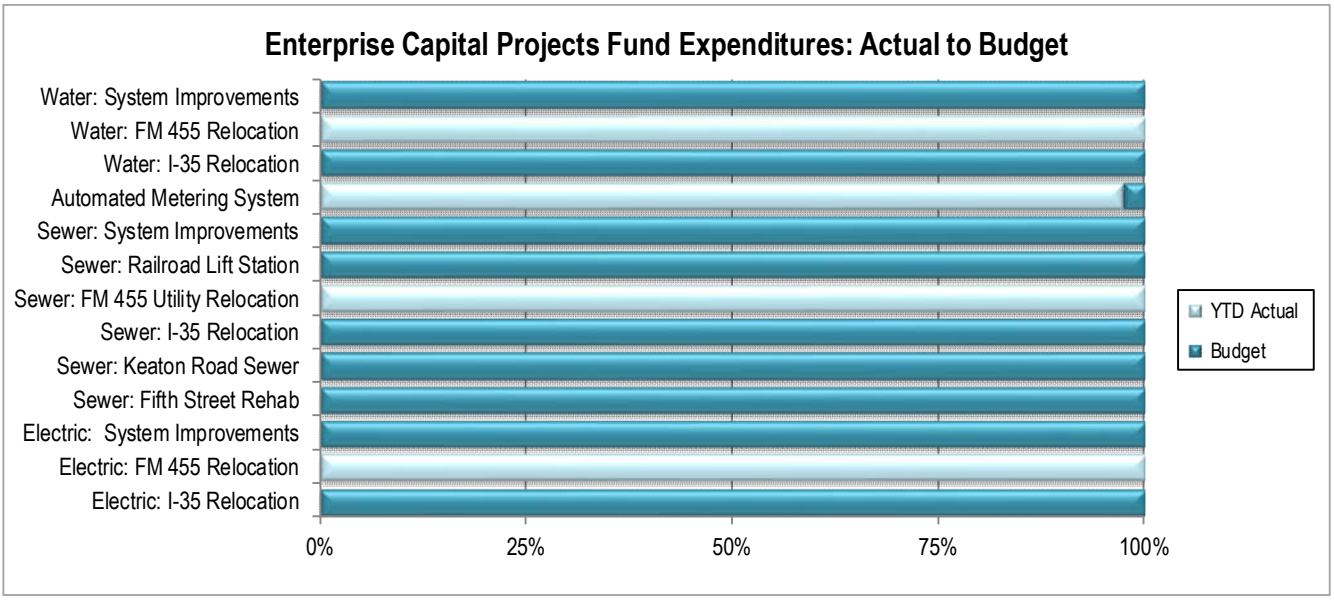
CITY OF SANGER, TEXAS
Enterprise Capital Projects Fund
Revenue & Expense Report (Unaudited)
December 31, 2022

	Annual Budget	Year to Date	Encumbered	% of Budget	Budget Balance
Revenues					
Water Taps	$ 350,000	$ 26,300		7.5%	$ 323,700
Sewer Taps	400,000	37,000		9.3%	363,000
Interest	150,000	63,324		42.2%	86,676
Use of Bond Proceeds	14,000,000	-		0.0%	14,000,000
Total Revenues	**$ 14,900,000**	**$ 126,624**		**0.2%**	**$ 14,773,376**
Operating Expenditures					
Water: System Improvements	1,200,000	-	-	0.0%	1,200,000
Water: FM 455 Relocation	-	196,599	(64,726)	0.0%	(131,873)
Water: I-35 Relocation	3,597,732	11,288	(11,288)	0.0%	3,597,732
Automated Metering System	3,200,000	130,897	2,980,671	97.2%	88,432
Sewer: System Improvements	335,000	-	-	0.0%	335,000
Sewer: Railroad Lift Station	500,000	-	-	0.0%	500,000
Sewer: FM 455 Utility Relocation	-	196,599	(64,726)	0.0%	(131,873)
Sewer: I-35 Relocation	2,825,178	12,876	(12,876)	0.0%	2,825,178
Sewer: Keaton Road Sewer	320,000	-	-	0.0%	320,000
Sewer: Fifth Street Rehab	350,000	-	-	0.0%	350,000
Electric: System Improvements	350,000	-	-	0.0%	350,000
Electric: FM 455 Relocation	-	138,592	(127,300)	0.0%	(11,292)
Electric: I-35 Relocation	3,500,000	16,952	(13,820)	0.1%	3,496,868
Total Expenditures	**16,177,910**	**703,803**	**2,685,935**	**21.0%**	**12,788,172**
Revenues Over (Under) Expenditures	**$ (1,277,910)**	**$ (577,179)**	**$ (2,685,935)**		**$ 1,985,204**
Fund Balance - October 1, 2022	3,230,908	3,230,908			
Fund Balance - December 31, 2022	$ 1,952,998	$ 2,653,729			


Enterprise Capital Projects Fund Revenues
Sewer Taps 29%
Water Taps 21%
Use of Bond Proceeds 0%
Interest Income 50%


Enterprise Capital Projects Fund Expenditures
Electric: FM 455 Relocation 0%
Sewer: I-35 Relocation 0%
Sewer: Fifth Street Rehab 0%
Sewer: Railroad Lift Station 0%
Electric: System Improvements 0%
Sewer: System Improvements 0%
Electric: I-35 Relocation 0%
Sewer: Keaton Road Sewer 0%
Automated Metering System 92%
Water: System Improvements 0%
Water: FM 455 Relocation 4%
Water: I-35 Relocation 0%
Sewer: FM 455 Utility Relocation 4%

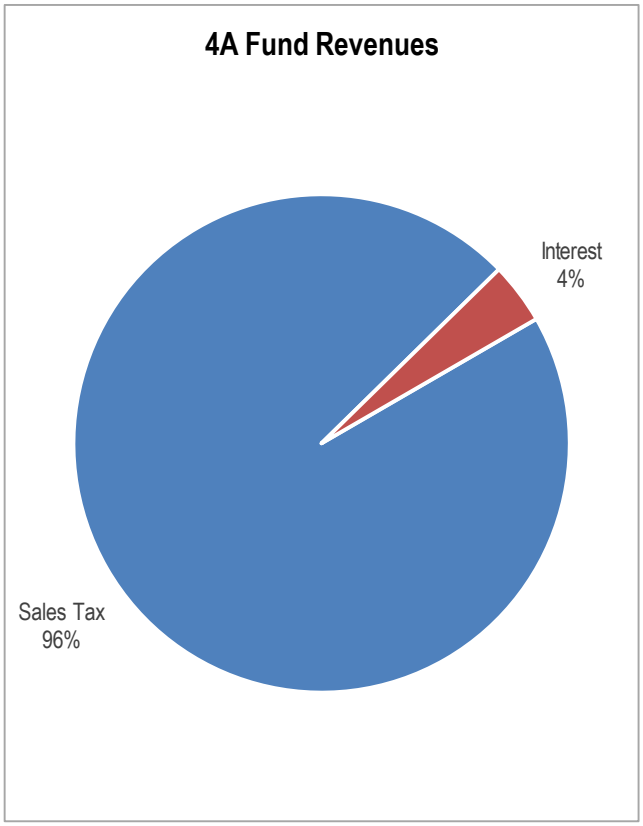

Enterprise Capital Projects Fund Revenues: Actual to Budget
Water Taps
Sewer Taps
Interest Income
Use of Bond Proceeds
0%
25%
50%
75%
100%
YTD Actual
Budget

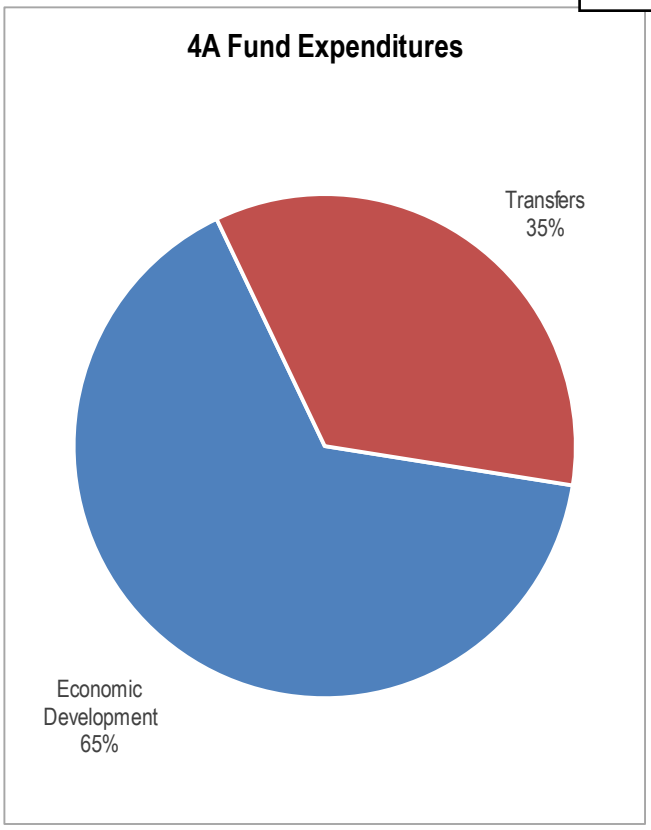

Enterprise Capital Projects Fund Expenditures: Actual to Budget
Water: System Improvements
Water: FM 455 Relocation
Water: I-35 Relocation
Automated Metering System
Sewer: System Improvements
Sewer: Railroad Lift Station
Sewer: FM 455 Utility Relocation
Sewer: I-35 Relocation
Sewer: Keaton Road Sewer
Sewer: Fifth Street Rehab
Electric: System Improvements
Electric: FM 455 Relocation
Electric: I-35 Relocation
0%
25%
50%
75%
100%
YTD Actual
Budget

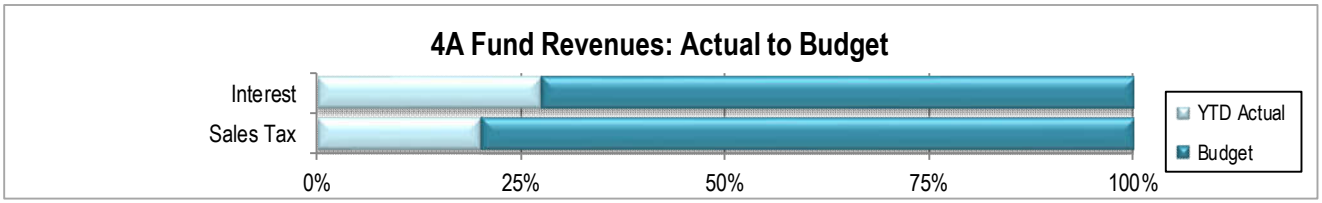
4A FUND

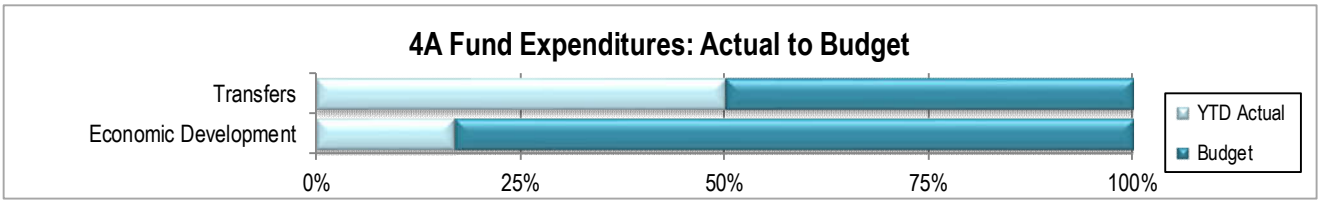
CITY OF SANGER, TEXAS
4A Fund
Revenue & Expense Report (Unaudited)
December 31, 2022

	Annual Budget	Year to Date	Encumbered	% of Budget	Budget Balance
Revenues					
Sales Tax	$ 800,000	$ 199,592		24.9%	$ 600,408
Interest	22,000	8,282		37.6%	13,718
Total Revenues	**$ 822,000**	**$ 207,874**		**25.3%**	**$ 614,126**
Operating Expenditures					
Economic Development	$ 139,050	$ 42,139	$ (13,775)	20.4%	$ 110,686
Transfers	15,000	15,000	-	100.0%	-
Total Expenditures	**154,050**	**57,139**	**(13,775)**	**28.1%**	**110,686**
Revenues Over (Under) Expenditures	**$ 667,950**	**$ 150,735**	**$ 13,775**		**$ 503,440**
Fund Balance - October 1, 2022	3,381,095	3,381,095			
Fund Balance - December 31, 2022	$ 4,049,045	$ 3,531,830			


4A Fund Revenues
Interest
4%
Sales Tax
96%

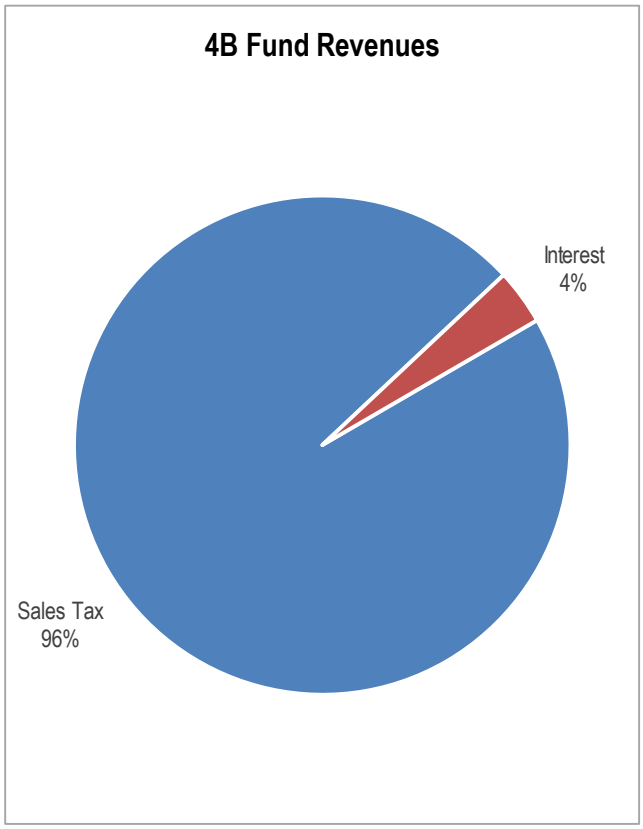

4A Fund Expenditures
Transfers
35%
Economic
Development
65%

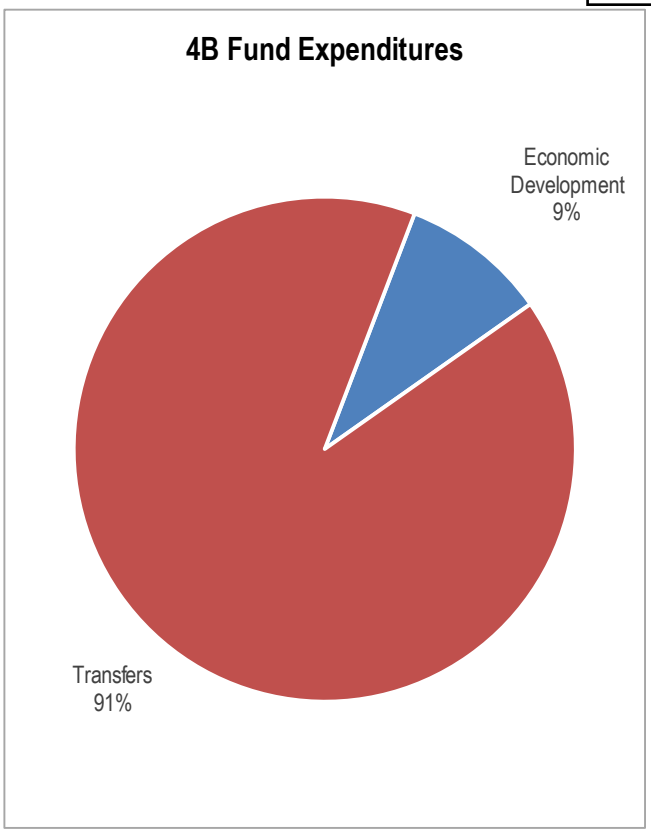

4A Fund Revenues: Actual to Budget
Interest
Sales Tax
0%
25%
50%
75%
100%
YTD Actual
Budget

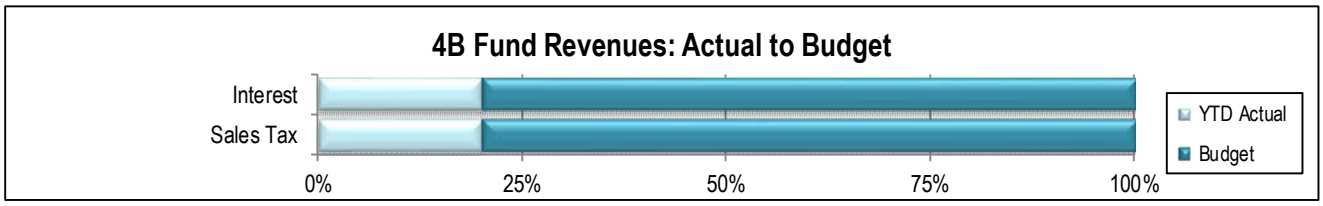

4A Fund Expenditures: Actual to Budget
Transfers
Economic Development
0%
25%
50%
75%
100%
YTD Actual
Budget

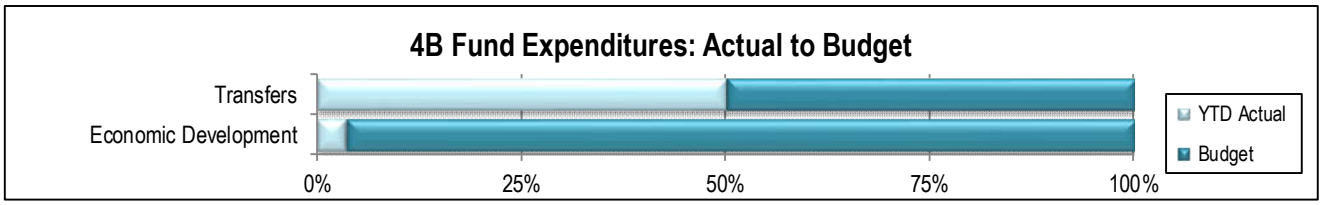
CITY OF SANGER, TEXAS
4B Fund
Revenue & Expense Report (Unaudited)
December 31, 2022

	Annual Budget	Year to Date	Encumbered	% of Budget	Budget Balance
Revenues					
Sales Tax	$ 800,000	$ 199,592		24.9%	$ 600,408
Interest	30,000	7,493		25.0%	22,507
Total Revenues	**$ 830,000**	**$ 207,085**		**25.0%**	**$ 622,915**
Operating Expenditures					
Economic Development	$ 644,050	$ 37,474	$ (13,775)	3.7%	$ 620,351
Transfers	227,500	227,500	-	100.0%	-
Total Expenditures	**871,550**	**264,974**	**(13,775)**	**28.8%**	**620,351**
Revenues Over (Under) Expenditures	**$ (41,550)**	**$ (57,889)**	**$ 13,775**		**$ 2,564**
Fund Balance - October 1, 2022	2,391,482	2,391,482			
Fund Balance - December 31, 2022	$ 2,349,932	$ 2,333,593			


4B Fund Revenues
Interest
4%
Sales Tax
96%


4B Fund Expenditures
Economic
Development
9%
Transfers
91%

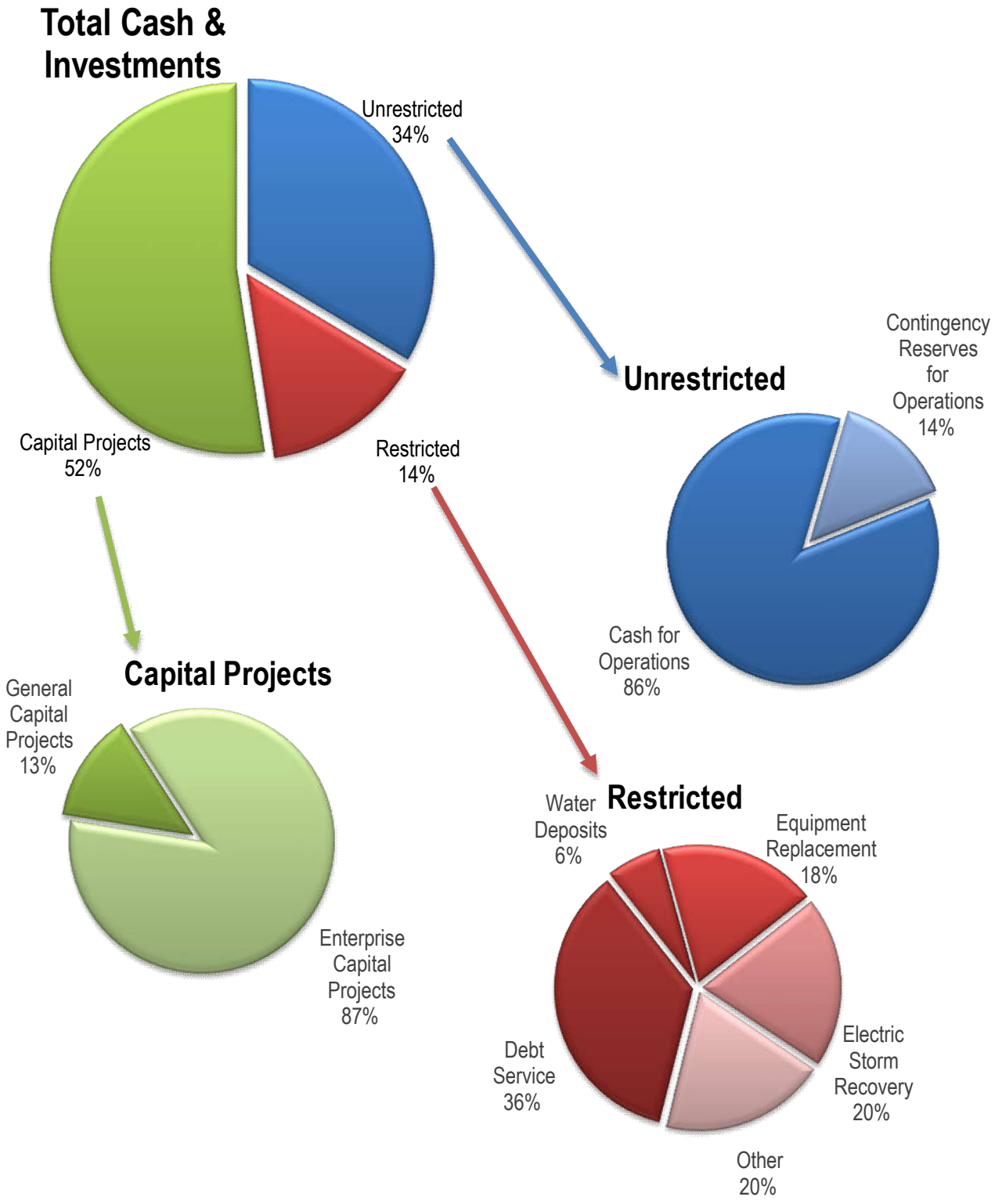

4B Fund Revenues: Actual to Budget
Interest
Sales Tax
0%
25%
50%
75%
100%
YTD Actual
Budget


4B Fund Expenditures: Actual to Budget
Transfers
Economic Development
0%
25%
50%
75%
100%
YTD Actual
Budget

CASH AND INVESTMENTS REPORT

CITY OF SANGER, TEXAS
CASH AND INVESTMENTS
December 31, 2022

Name	General	Enterprise	Debt Service	Capital Projects	Total
UNRESTRICTED					
Cash for Operations	$ 10,027,825	$ 2,628,997	$ -	$ -	$ 12,656,822
Contingency Reserves for Operations	1,064,794	1,058,497	-	-	2,123,291
TOTAL UNRESTRICTED	**$ 11,092,619**	**$ 3,687,494**	**$ -**	**$ -**	**$ 14,780,113**
RESTRICTED					
Debt Service	$ -	$ 1,726,518	$ 463,222	$ -	$ 2,189,740
Water Deposits	-	392,236	-	-	392,236
Equipment Replacement	998,775	141,482	-	-	1,140,257
Electric Storm Recovery	-	1,236,568	-	-	1,236,568
Hotel Occupancy Tax	2,168,899	-	-	-	2,168,899
Grant Funds	73,096	-	-	-	73,096
Keep Sanger Beautiful (KSB)	5,526	-	-	-	5,526
Library	98,604	-	-	-	98,604
Parkland Dedication	104,428	-	-	-	104,428
Roadway Impact	1,355,429	-	-	-	1,355,429
Court Security	16,171	-	-	-	16,171
Court Technology	425	-	-	-	425
Child Safety Fee	74,346	-	-	-	74,346
Forfeited Property	10,272	-	-	-	10,272
Donations	23,004	-	-	-	23,004
TOTAL RESTRICTED	**$ 4,928,975**	**$ 3,496,804**	**$ 463,222**	**$ -**	**$ 8,889,001**
CAPITAL PROJECTS					
General Capital Projects	$ -	$ -	$ -	$ 3,077,289	$ 3,077,289
Enterprise Capital Projects	-	-	-	19,979,131	19,979,131
TOTAL CAPITAL PROJECTS	**$ -**	**$ -**	**$ -**	**$ 23,056,420**	**$ 23,056,420**
TOTAL CASH AND INVESTMENTS	**$ 16,021,594**	**$ 7,184,298**	**$ 463,222**	**$ 23,056,420**	**$ 46,725,534**


Total Cash & Investments
Unrestricted 34%
Restricted 14%
Capital Projects 52%
Unrestricted
Contingency Reserves for Operations 14%
Cash for Operations 86%
Capital Projects
General Capital Projects 13%
Enterprise Capital Projects 87%
Restricted
Water Deposits 6%
Equipment Replacement 18%
Electric Storm Recovery 20%
Other 20%
Debt Service 36%

GENERAL FUND
CASH AND INVESTMENTS
December 31, 2022

	Name	Acct. #	Maturity	Yield	Prior Period	Current Balance
	Pooled Cash	001-00-1000		0.05%	$ 12,035,073	$ 9,637,523
	Employee Benefits Cash	110-00-1000		0.20%	5,690	3,525
	Employee Benefits MM	110-00-1010		0.20%	122,196	116,716
	Internal Service Fund	180-00-1000		0.05%	261,617	270,061
	OPERATING ACCOUNTS				**$ 12,424,576**	**$ 10,027,825**
	GF Contingency Reserve MM 2487969	001-00-1031		0.20%	$ 634,286	$ 632,488
	GF Contingency Reserve CD Prosperity	001-00-1039	4/26/2023	0.55%	217,618	217,618
	GF Contingency Reserve CD 674907	001-00-1043	7/13/2023	0.45%	214,660	214,688
	CONTINGENCY RESERVE				**$ 1,066,564**	**$ 1,064,794**
*	GF Equipment Replacement MM 2376237	001-00-1032		0.20%	$ 185,206	$ 184,258
*	GF Equipment Replacement CD 719706	001-00-1033	7/6/2023	0.45%	$ 64,524	$ 64,517
*	General Storm Recovery Pooled Cash	201-00-1000		0.05%	775,000	750,000
	EQUIPMENT REPLACEMENT RESERVES				**$ 1,024,730**	**$ 998,775**
*	A R P Funds Cash	001-00-1034			$ 2,169,987	$ 2,168,899
*	Hotel Occupancy Tax	050-00-1000			$ 146,395	$ 146,395
*	Police Grant Fund	320-00-1000			4,780	4,780
*	Fire Grant Fund	324-00-1000			68,302	68,302
*	Library Grant Fund	342-00-1000			14	14
*	Beautification Board - KSB	432-00-1000			5,526	5,526
*	Library Restricted for Building Expansion	442-00-1000			46,204	46,204
*	Library Building Expansion CD 702994	442-00-1035	1/22/2023	0.45%	52,407	52,400
*	Parkland Dedication Fund	450-00-1000			104,428	104,428
*	Roadway Impact Fee Fund	451-00-1000			1,370,474	1,355,429
*	Court Security Restricted Fund	470-00-1000			16,175	16,171
*	Court Technology Restricted Fund	471-00-1000			491	425
*	Child Safety Fee Fund	475-00-1000			74,346	74,346
*	Forfeited Property Fund	480-00-1000			10,272	10,272
*	Police Donations	620-00-1000			78	78
*	Fire Donations	624-00-1000			7,038	7,038
*	Banner Account for Parks	632-00-1000			8,811	8,811
*	Library Donations	642-00-1000			7,076	7,077
	OTHER				**$ 4,092,804**	**$ 4,076,595**
	TOTAL CASH AND INVESTMENTS				**$ 18,608,674**	**$ 16,167,989**
	TOTAL UNRESTRICTED				**$ 13,491,140**	**$ 11,092,619**

**Restricted Funds*

ENTERPRISE FUND
CASH AND INVESTMENTS
December 31, 2022

	Name	Acct. #	Maturity	Yield	Prior Period	Current Balance
	Pooled Cash	008-00-1010		0.05%	$ 2,244,589	$ 2,628,997
	OPERATING ACCOUNTS				**$ 2,244,589**	**$ 2,628,997**
*	Pooled Cash	008-00-1010		0.05%	$ 184,755	$ 92,236
*	Water Deposit CD 2375850	008-00-1041	1/3/2023	0.45%	300,000	300,000
	WATER DEPOSIT REFUND ACCOUNT				**$ 484,755**	**$ 392,236**
*	Combined EF Debt Service MM 2376113	008-00-1039		0.20%	333,975	333,028
	BOND FUNDS				**$ 333,975**	**$ 333,028**
	EF Contingency Reserve MM 2809753	008-00-1012		0.20%	$ 632,718	$ 630,925
	EF Contingency Reserve CD 787860	008-00-1014	2/14/2023	0.45%	320,063	320,023
	EF Reserve CD 642541	008-00-1040	9/25/2023	0.45%	107,562	107,549
	CONTINGENCY RESERVES				**$ 1,060,343**	**$ 1,058,497**
*	EF Storm Recovery MM	208-00-1033		0.20%	$ 1,240,084	$ 1,236,568
*	EF Equipment Replacement MM 2376202	008-00-1034		0.20%	142,241	141,482
	OTHER				**$ 1,382,325**	**$ 1,378,050**
	TOTAL CASH AND INVESTMENTS				**$ 5,505,987**	**$ 5,790,808**
	TOTAL UNRESTRICTED				**$ 3,304,932**	**$ 3,687,494**

**Restricted Funds*

DEBT SERVICE & CAPITAL PROJECTS
CASH AND INVESTMENTS
December 31, 2022

DEBT SERVICE FUND

	Name	Acct. #	Maturity	Yield	Prior Period	Current Balance
*	Pooled Cash	003-00-1000		0.05%	$ 680,821	$ 402,511
*	DSF Money Market 2376105	003-00-1010		0.20%	60,884	60,711
	TOTAL RESTRICTED				**$ 741,705**	**$ 463,222**

ENTERPRISE DEBT SERVICE FUND

	Name	Acct. #	Maturity	Yield	Prior Period	Current
*	Pooled Cash	009-00-1000		0.05%	$ 15,757,222	$ 1,393,490
	TOTAL RESTRICTED				**$ 15,757,222**	**$ 1,393,490**

GENERAL CAPITAL PROJECTS FUND

	Name	Acct. #	Maturity	Yield	Prior Period	Current
*	Pooled Cash	004-00-1000		0.05%	$ 2,880,381	$ 3,077,289
	TOTAL RESTRICTED				**$ 2,880,381**	**$ 3,077,289**

ENTERPRISE CAPITAL PROJECTS FUND

	Name	Acct. #	Maturity	Yield	Prior Period	Current Balance
*	Sewer Capital Improvements MM-10% Rev	840-00-1020		0.20%	$ 1,633,019	$ 1,628,389
*	Sewer Capital Reserve MM 2380226 Tap Fees	840-00-1038		0.20%	2,702,484	2,681,877
*	**SEWER CAPITAL RESERVE - TAP FEES**				**$ 4,335,503**	**$ 4,310,266**
*	Water Capital Reserve MM 2376156 Tap Fees	840-00-1037		0.20%	$ 2,138,764	$ 2,124,437
*	2021 CO MM	840-00-1039		0.20%	$ 12,496,062	$ 13,500,771
*	Pooled Cash	840-00-1000		0.05%	669,920	43,657
	TOTAL RESTRICTED				**$ 19,640,249**	**$ 19,979,131**

**Restricted Funds*

4A & 4B FUNDS
CASH AND INVESTMENTS
December 31, 2022

General

Name	Acct. #	Maturity	Yield	Prior Period	Current Balance
* Pooled Cash	41-00-1000		0.05%	$ 1,965,455	$ 1,915,222
* Cash NOW 900020693 Prosperity	41-00-1010		0.05%	332,196	332,153
* 4A MM 902551273 Prosperity	41-00-1012		0.20%	482,403	481,651
* Sanger TX Ind Corp CD 486639	41-00-1013	11/2/2023	0.25%	95,915	95,887
TOTAL CASH AND INVESTMENTS				**$ 2,875,969**	**$ 2,824,913**

4B FUND

Name	Acct. #	Maturity	Yield	Prior Period	Current Balance
* Pooled Cash	42-00-1000		0.05%	$ 1,795,147	$ 1,954,658
* Cash MM 2379694	42-00-1010		0.05%	201,981	201,690
* 4B CD 653500	42-00-1013	4/3/2023	0.45%	21,169	22,166
* 4B CD 659924	42-00-1014	11/12/2023	0.45%	21,925	21,922
* 4B CD 664243	42-00-1015	6/5/2023	0.45%	22,021	22,018
* 4B CD 673277	42-00-1016	7/9/2023	0.45%	21,974	21,971
* 4B CD 686115	42-00-1017	8/4/2023	0.45%	22,011	22,003
* 4B CD 689521	42-00-1018	9/11/2023	0.45%	21,959	21,941
* 4B CD 694371	42-00-1019	11/14/2023	0.45%	22,029	22,011
* 4B CD 697230	42-00-1020	11/17/2023	0.45%	22,140	22,121
* 4B CD 699934	42-00-1021	12/18/2022	0.45%	22,047	22,044
* 4B CD 702285	42-00-1022	1/31/2023	0.45%	21,858	21,855
* 4B CD 706078	42-00-1023	2/19/2023	0.45%	21,768	21,766
* 4B CD 720097	42-00-1024	2/9/2023	0.45%	21,480	21,463
* 4B CD 720119	42-00-1025	11/9/2023	0.45%	21,485	21,482
TOTAL CASH AND INVESTMENTS				**$ 2,280,994**	**$ 2,441,111**

**Restricted Funds*

CITY OF SANGER, TEXAS
CASH AND INVESTMENT REPORT
CERTIFICATION
December 31, 2022

The Monthly Investment Report is in full compliance with the objectives, restrictions, and strategies as set forth in the City of Sanger's Investment Policy and Texas Government Code 2256.023, the Public Funds Investment Act (PFIA).

The City only invests in Money Market accounts and Certificates of Deposit. Interest is paid monthly on all accounts. Therefore, book value and market value are the same and the City does not have accrued interest on its investments.

Ethics Disclosure and Conflicts of Interest

In accordance with the PFIA, investment officers are required to file a disclosure statement with the Texas Ethics Commission and the governing body if:

a. the officer has a business relationship with a business organization offering to engage in an investment transaction with the City (as defined in 2256.005 (i) (1-3); or
b. the officer is related within the second degree by affinity or consanguinity, as determined under Chapter 573 of the Texas Government Code, to an individual seeking to transact investment business with the entity. PFIA 2256.005 (i).

Clayton Gray
Finance Director

John Noblitt
City Manager

CITY OF SANGER, TEXAS

MONTHLY FINANCIAL AND INVESTMENT REPORT

FOR THE MONTH ENDING JANUARY 31, 2023

PREPARED BY THE FINANCE DEPARTMENT

Table of Contents

Introduction 3

Financial Report
- General Fund 4
- Enterprise Fund 7
- Internal Service Fund 10
- Debt Service Fund 12
- Enterprise Debt Service Fund 14
- Capital Projects Fund 16
- Enterprise Capital Projects Fund 18
- 4A Fund 20
- 4B Fund 22

Cash and Investment Report
- Total Cash and Investments 24
- General Fund 26
- Enterprise Fund 27
- Debt Service and Capital Projects Funds 28
- 4A and 4B Funds 29
- Certification 30

INTRODUCTION

This is the financial report for the period ending January 31, 2023. Revenues and expenditures reflect activity from October 1, 2022, through January 31, 2023, or thirty-three percent (33%) of the fiscal year.

GENERAL FUND

- The General Fund has collected 50.9% of projected operating revenues.
- All revenue categories are performing within projections.
- Operating expenditures & encumbrances are 43.4% of the annual budget, which includes $2.17M encumbered for the new fire truck and ambulance.
- All expenditure categories are within projections.

ENTERPRISE FUND

- The Enterprise Fund has collected 28.0% of projected operating revenues.
- All revenue categories are performing within projections.
- Operating expenditures & encumbrances are 26.7% of the annual budget.
- All expenditure categories are within projections.

INTERNAL SERVICE FUND

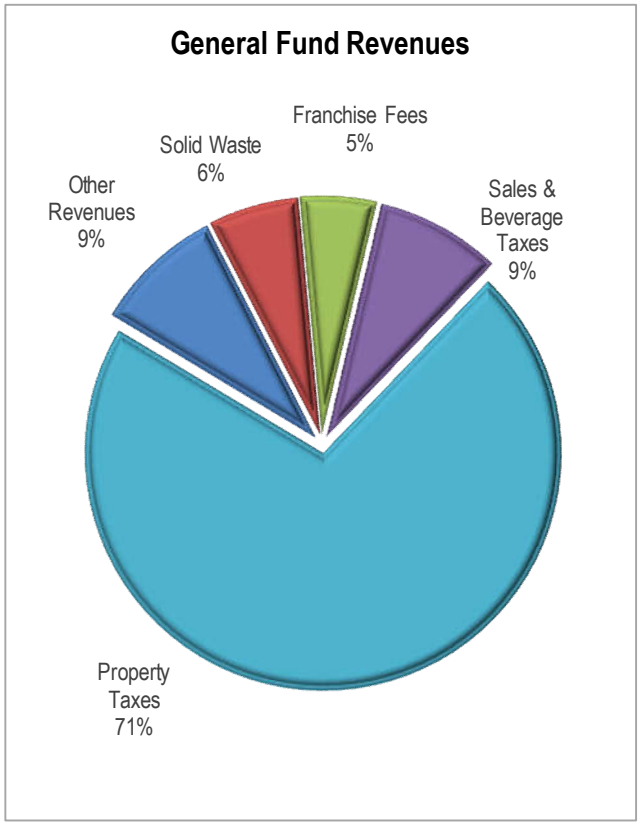
- The Internal Service Fund has collected 30.3% of projected transfers from the General and Enterprise Funds.
- All revenue categories are performing within projections.
- Operating expenditures & encumbrances are 33.9% of the annual budget.
- All expenditure categories are within projections.

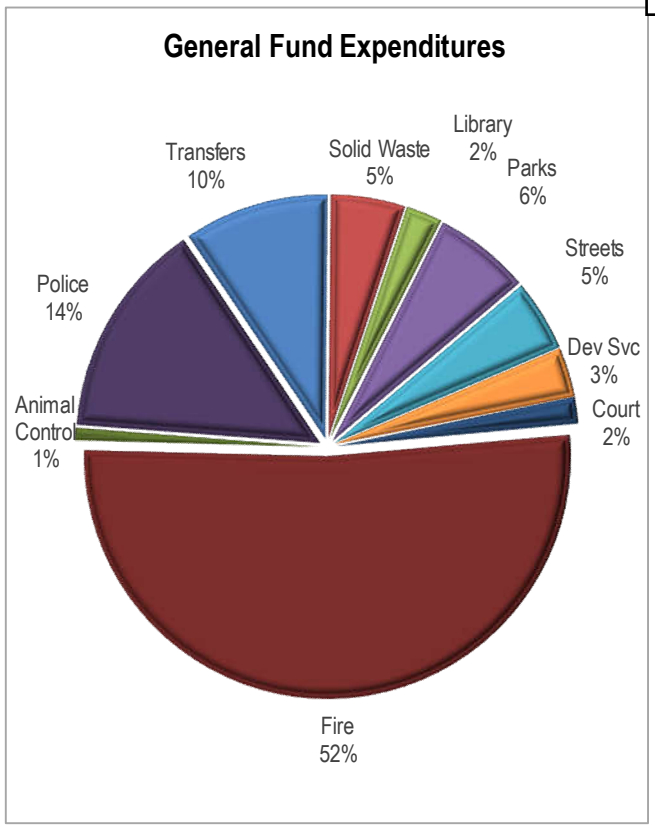
This unaudited report is designed for internal use and does not include all the funds and accounts in the City of Sanger's operations. For a complete report, refer to the City of Sanger Annual Financial Report, available at https://www.sangertexas.org/177/Financial-Transparency

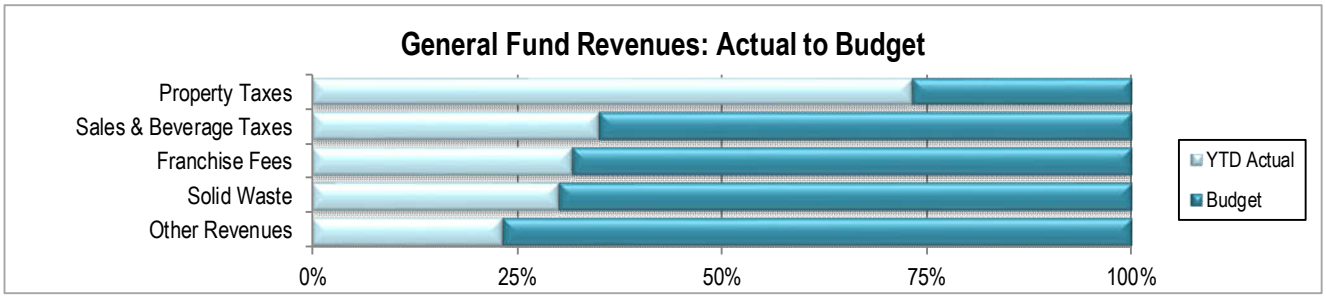
GENERAL FUND

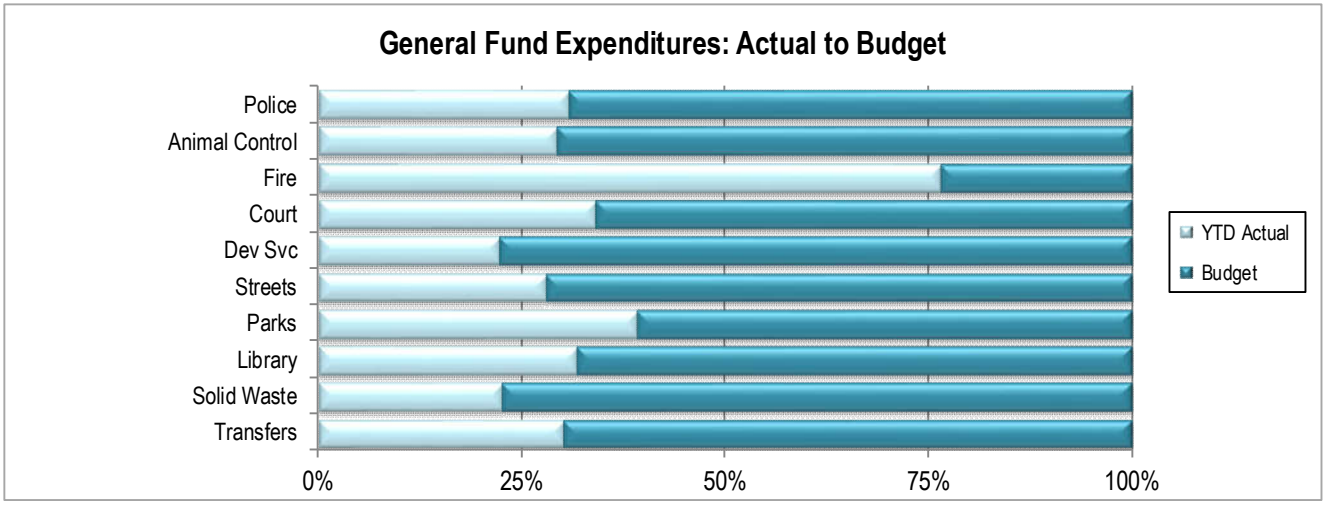
CITY OF SANGER, TEXAS
General Fund
Revenue & Expense Report (Unaudited)
January 31, 2023

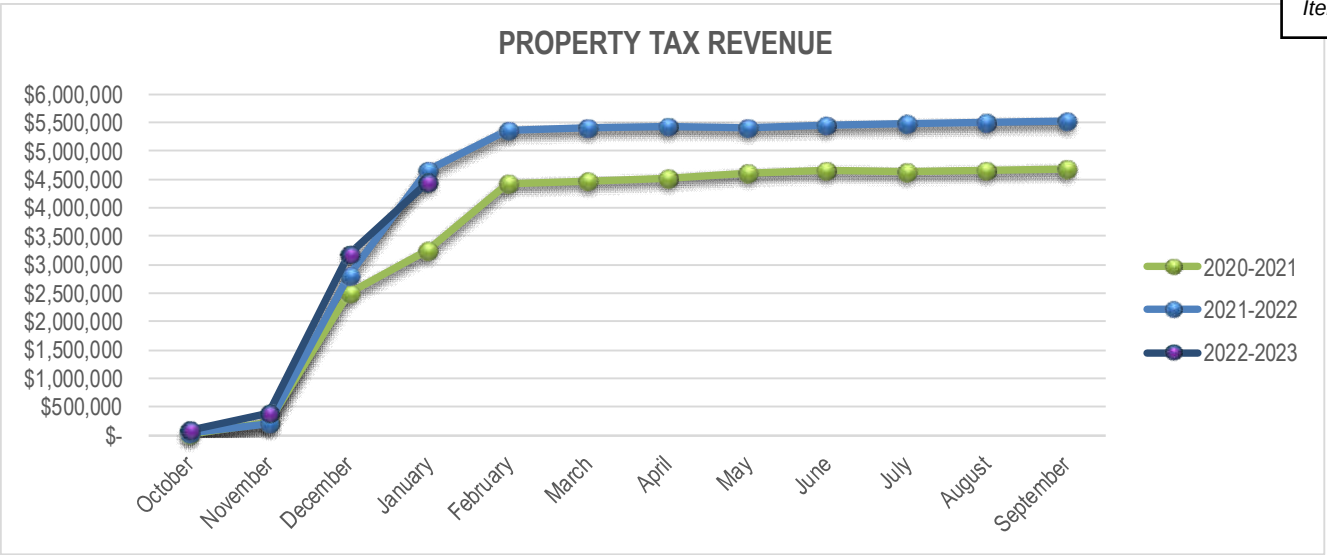
	Annual Budget	Year to Date	Encumbered	% of Budget	Budget Balance
Revenues					
Property Taxes	$ 6,088,455	$ 4,454,360		73.2%	$ 1,634,095
Sales & Beverage Taxes	1,511,000	528,307		35.0%	982,693
Franchise Fees	1,009,895	320,325		31.7%	689,570
Solid Waste	1,262,000	379,864		30.1%	882,136
Licenses & Permits	363,500	123,022		33.8%	240,478
Fines & Forfeitures	155,755	52,403		33.6%	103,352
Department Revenues	574,431	239,588		41.7%	334,843
Interest	225,000	61,735		27.4%	163,265
Miscellaneous	122,500	25,128		20.5%	97,372
Transfers	152,428	48,845		0.0%	103,583
Use of Fund Balance	782,761	-		0.0%	782,761
Total Revenues	**$ 12,247,725**	**$ 6,233,577**		**50.9%**	**$ 6,014,148**
Expenditures					
Police	$ 2,468,439	$ 702,887	$ 60,954	30.9%	$ 1,704,598
Animal Control	141,900	41,925	-	29.5%	99,975
Fire	3,598,446	648,625	2,104,708	76.5%	845,113
Municipal Court	262,490	90,102	(403)	34.2%	172,791
Development Services	783,500	181,498	(5,664)	22.4%	607,666
Streets	900,770	201,289	51,856	28.1%	647,625
Parks & Recreation	863,050	218,380	121,339	39.4%	523,331
Library	395,426	127,151	(774)	32.0%	269,049
Solid Waste	1,150,000	261,999	-	22.8%	888,001
Transfers	1,681,504	509,838	-	0.0%	1,171,666
Total Expenditures	**$ 12,245,525**	**$ 2,983,694**	**$ 2,332,016**	**43.4%**	**$ 6,929,815**
Revenues Over (Under) Expenditures	**$ 2,200**	**$ 3,249,883**	**$ (2,332,016)**		**$ (915,667)**
Fund Balance - October 1, 2022	13,046,973	13,046,973			
Fund Balance - January 31, 2023	$ 13,049,173	$ 16,296,856			

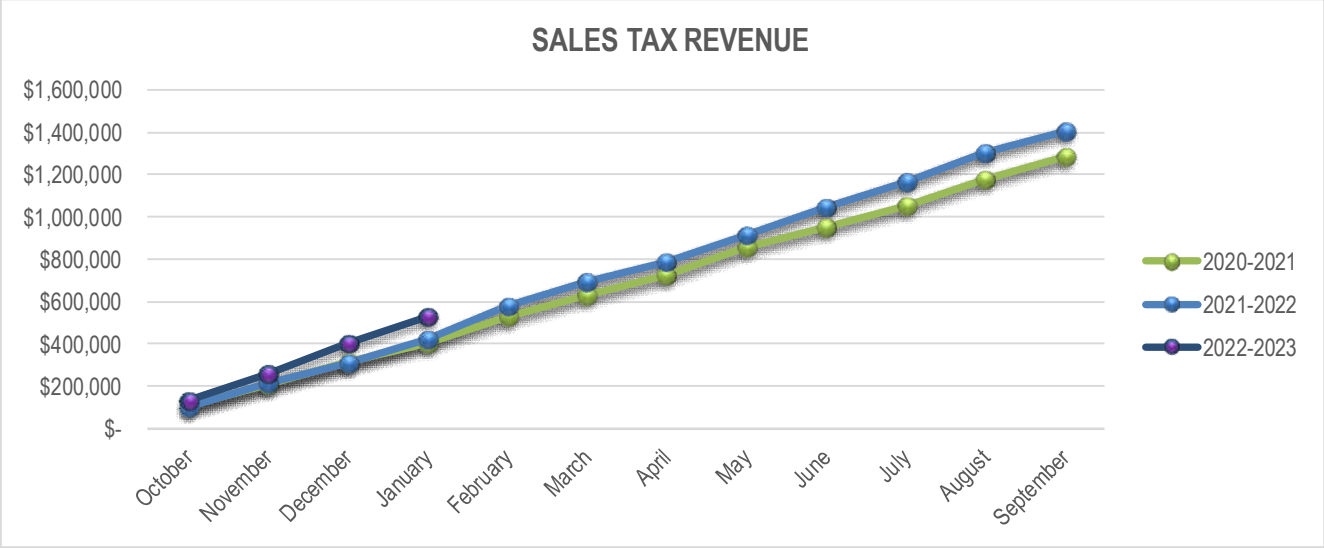

General Fund Revenues
Franchise Fees 5%
Solid Waste 6%
Other Revenues 9%
Sales & Beverage Taxes 9%
Property Taxes 71%

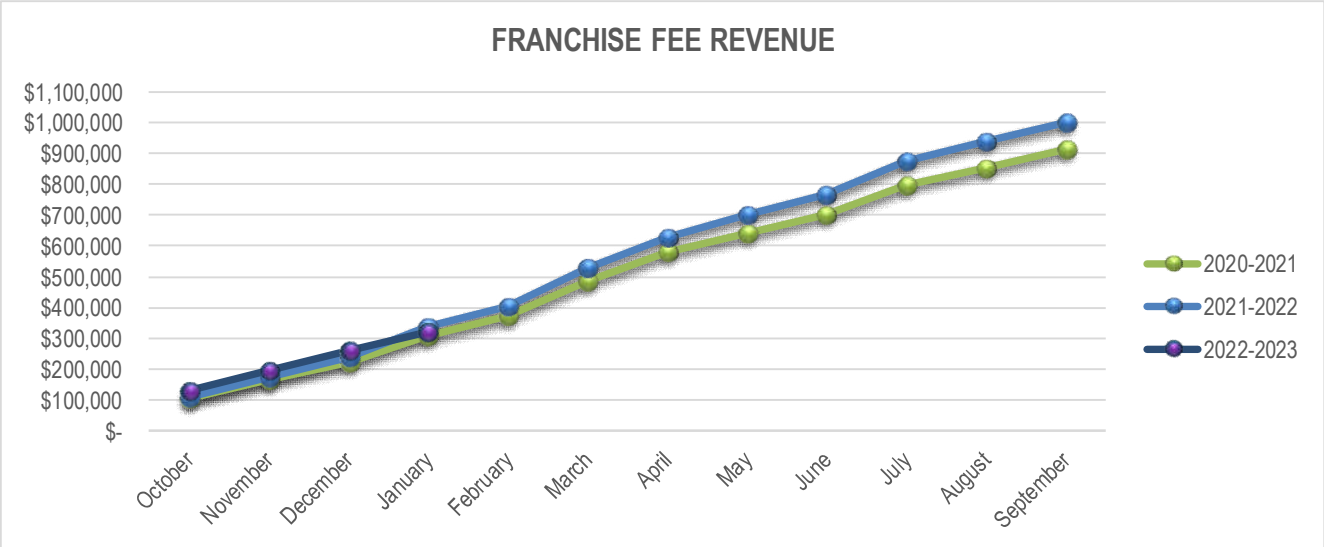

General Fund Expenditures
Transfers 10%
Solid Waste 5%
Library 2%
Parks 6%
Streets 5%
Police 14%
Dev Svc 3%
Animal Control 1%
Court 2%
Fire 52%


General Fund Revenues: Actual to Budget
Property Taxes
Sales & Beverage Taxes
Franchise Fees
Solid Waste
Other Revenues
0%
25%
50%
75%
100%
YTD Actual
Budget


General Fund Expenditures: Actual to Budget
Police
Animal Control
Fire
Court
Dev Svc
Streets
Parks
Library
Solid Waste
Transfers
0%
25%
50%
75%
100%
YTD Actual
Budget


PROPERTY TAX REVENUE
$6,000,000
$5,500,000
$5,000,000
$4,500,000
$4,000,000
$3,500,000
$3,000,000
$2,500,000
$2,000,000
$1,500,000
$1,000,000
$500,000
$-
October
November
December
January
February
March
April
May
June
July
August
September
2020-2021
2021-2022
2022-2023

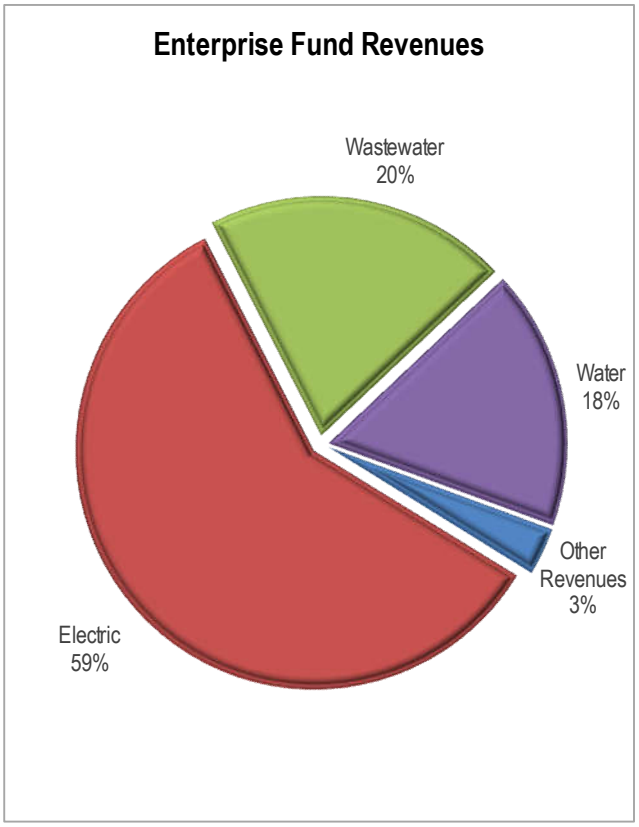

SALES TAX REVENUE
$1,600,000
$1,400,000
$1,200,000
$1,000,000
$800,000
$600,000
$400,000
$200,000
$-
October
November
December
January
February
March
April
May
June
July
August
September
2020-2021
2021-2022
2022-2023

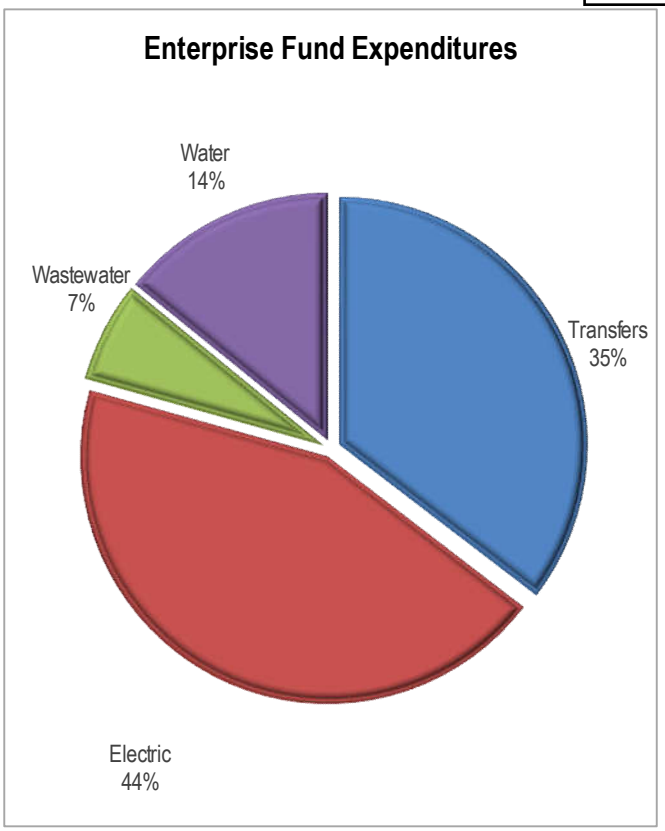

FRANCHISE FEE REVENUE
$1,100,000
$1,000,000
$900,000
$800,000
$700,000
$600,000
$500,000
$400,000
$300,000
$200,000
$100,000
$-
October
November
December
January
February
March
April
May
June
July
August
September
2020-2021
2021-2022
2022-2023

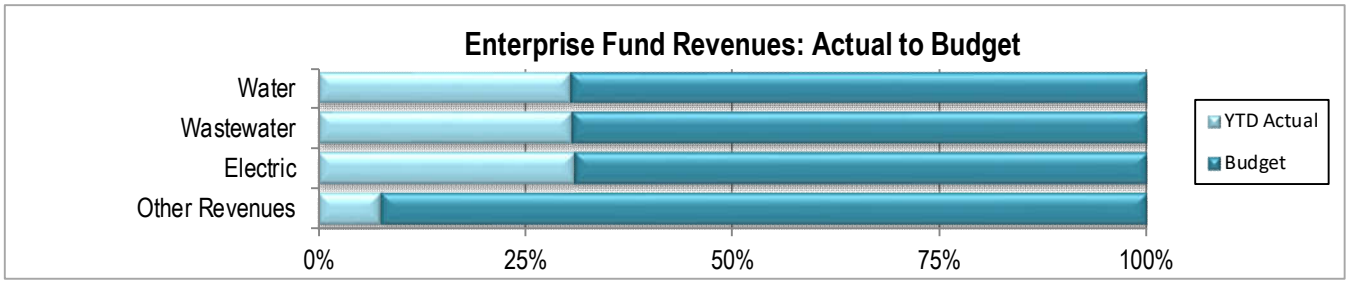
ENTERPRISE FUND

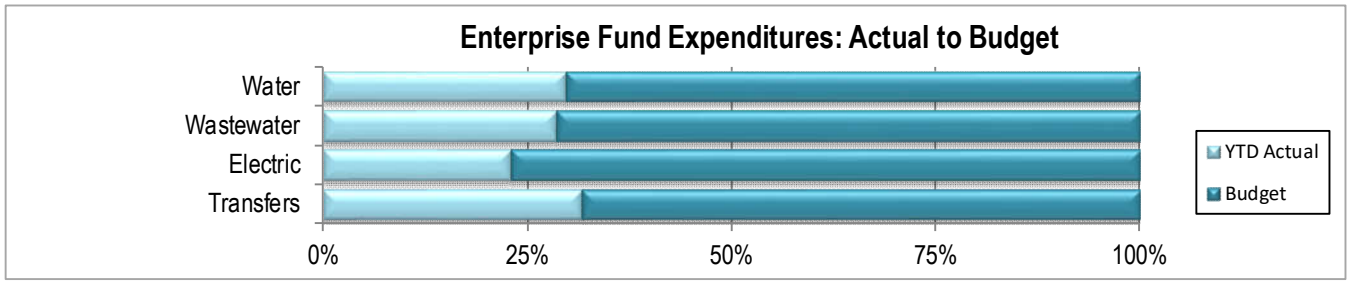
CITY OF SANGER, TEXAS
Enterprise Fund
Revenue & Expense Report (Unaudited)
January 31, 2023

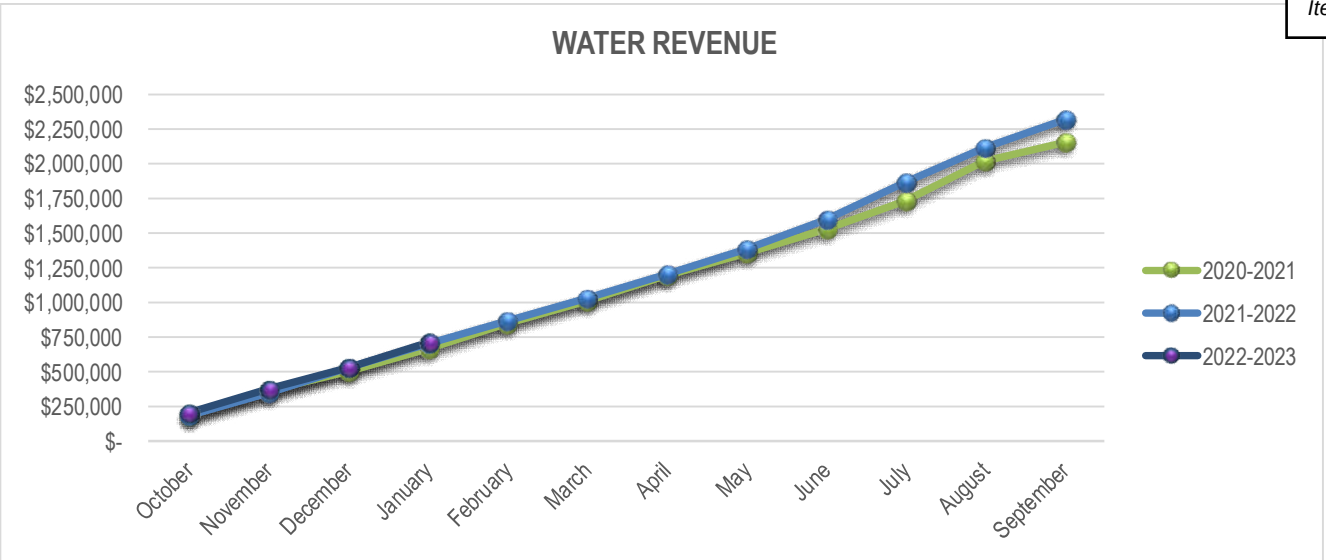
	Annual Budget	Year to Date	Encumbered	% of Budget	Budget Balance
Revenues					
Water	$ 2,334,878	$ 710,661		30.4%	$ 1,624,217
Wastewater	2,715,028	832,030		30.6%	1,882,998
Electric	7,692,500	2,374,194		30.9%	5,318,306
Penalties & Fees	200,000	61,585		30.8%	138,415
Interest	60,000	33,600		56.0%	26,400
Miscellaneous	119,000	34,205		28.7%	84,795
Use of Fund Balance	1,311,192	-		0	1,311,192
Total Revenues	**$ 14,432,598**	**$ 4,046,275**		**28.0%**	**$ 10,386,323**
Expenditures					
Water	$ 1,837,315	$ 512,590	$ 33,005	29.7%	1,291,720
Wastewater	883,212	250,627	1,674	28.6%	630,911
Electric	7,386,815	1,696,034	(2,785)	22.9%	5,693,566
Transfers	4,325,256	1,365,757	-	31.6%	2,959,499
Total Expenditures	**14,432,598**	**3,825,008**	**31,894**	**26.7%**	**10,575,696**
Revenues Over (Under) Expenditures	**$ -**	**$ 221,267**	**$ (31,894)**		**$ (189,373)**
Fund Balance - October 1, 2022	18,567,858	18,567,858			
Fund Balance - January 31, 2023	$ 18,567,858	$ 18,789,125			

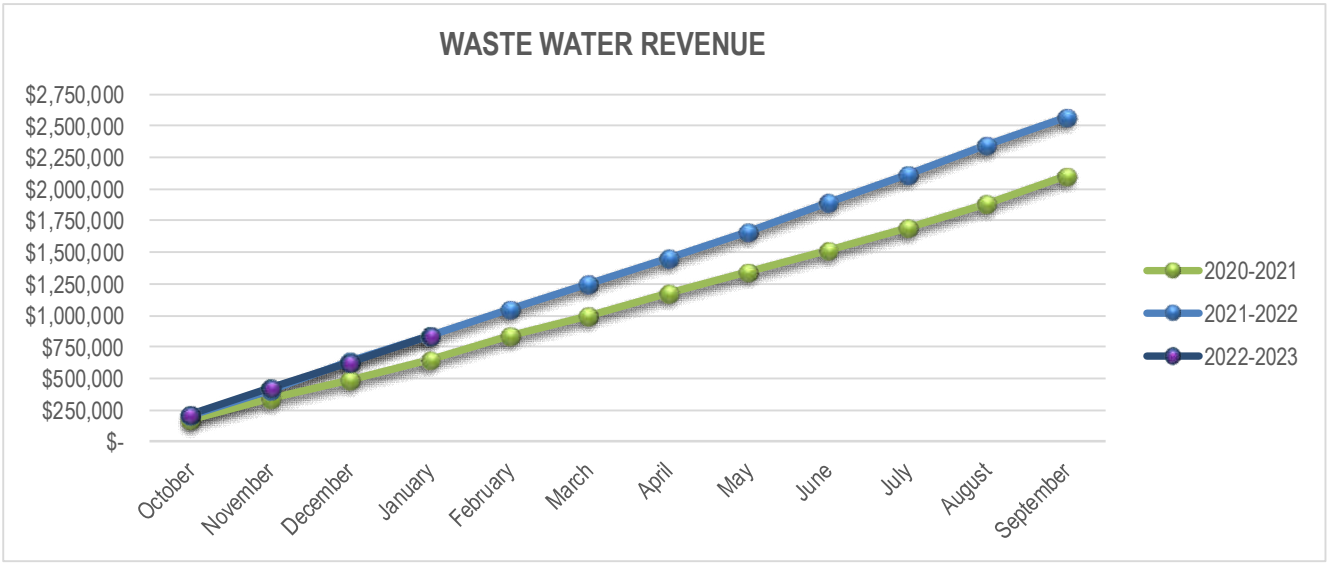

Enterprise Fund Revenues
Wastewater 20%
Water 18%
Other Revenues 3%
Electric 59%

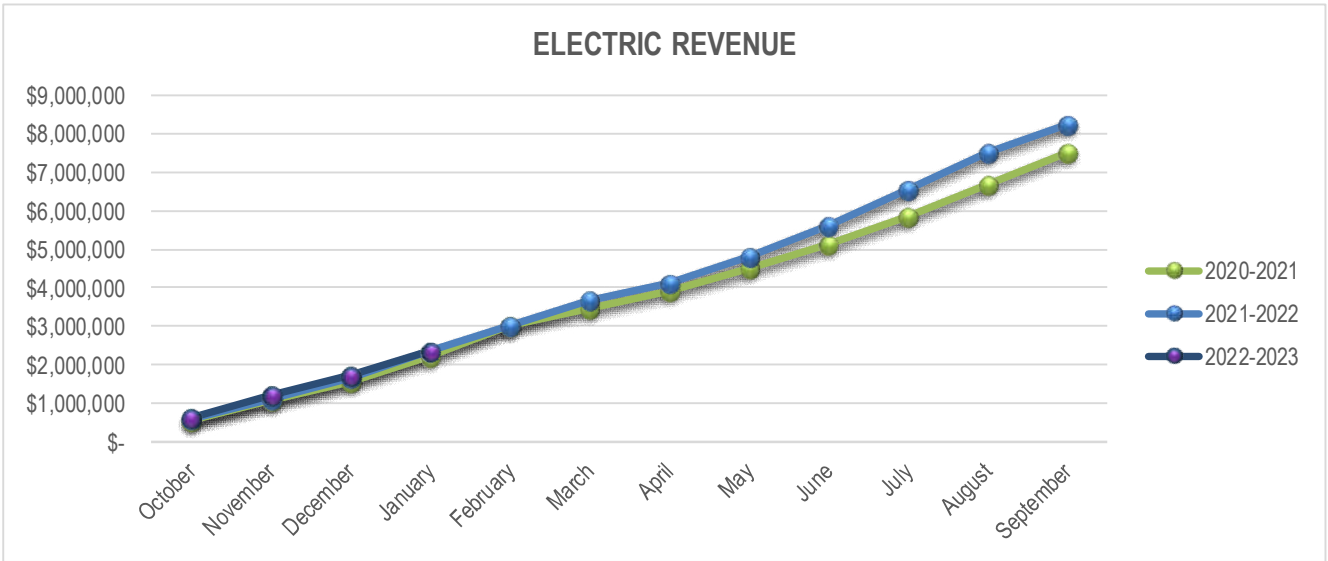

Enterprise Fund Expenditures
Water 14%
Wastewater 7%
Transfers 35%
Electric 44%


Enterprise Fund Revenues: Actual to Budget
Water
Wastewater
Electric
Other Revenues
0%
25%
50%
75%
100%
YTD Actual
Budget


Enterprise Fund Expenditures: Actual to Budget
Water
Wastewater
Electric
Transfers
0%
25%
50%
75%
100%
YTD Actual
Budget


WATER REVENUE
$2,500,000
$2,250,000
$2,000,000
$1,750,000
$1,500,000
$1,250,000
$1,000,000
$750,000
$500,000
$250,000
$-
October
November
December
January
February
March
April
May
June
July
August
September
2020-2021
2021-2022
2022-2023

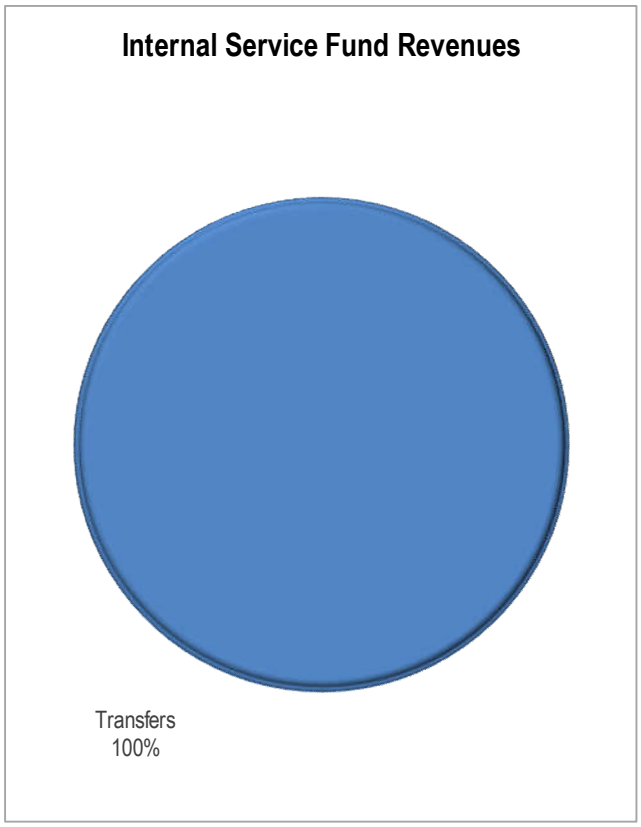

WASTE WATER REVENUE
$2,750,000
$2,500,000
$2,250,000
$2,000,000
$1,750,000
$1,500,000
$1,250,000
$1,000,000
$750,000
$500,000
$250,000
$-
October
November
December
January
February
March
April
May
June
July
August
September
2020-2021
2021-2022
2022-2023

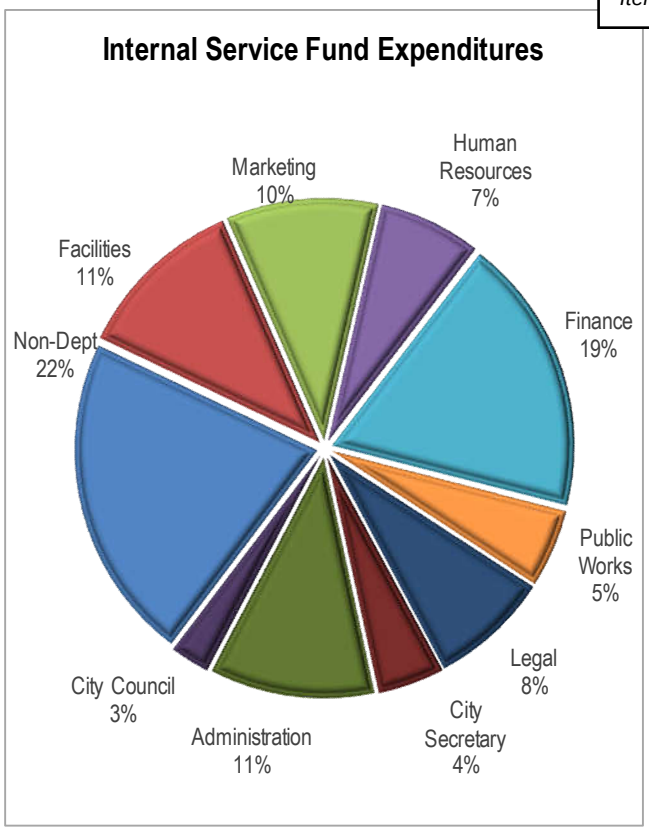

ELECTRIC REVENUE
$9,000,000
$8,000,000
$7,000,000
$6,000,000
$5,000,000
$4,000,000
$3,000,000
$2,000,000
$1,000,000
$-
October
November
December
January
February
March
April
May
June
July
August
September
2020-2021
2021-2022
2022-2023

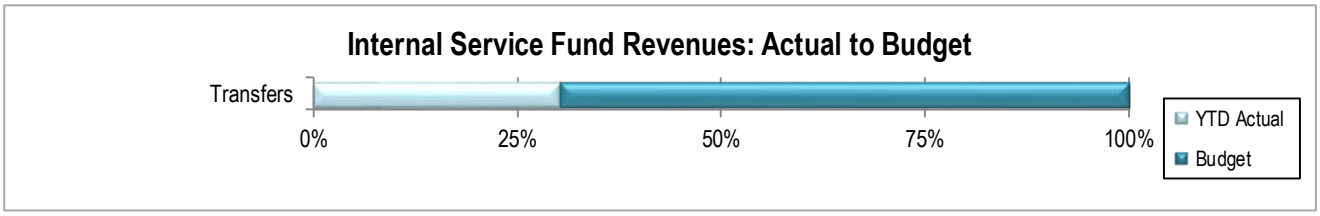
INTERNAL SERVICE FUND

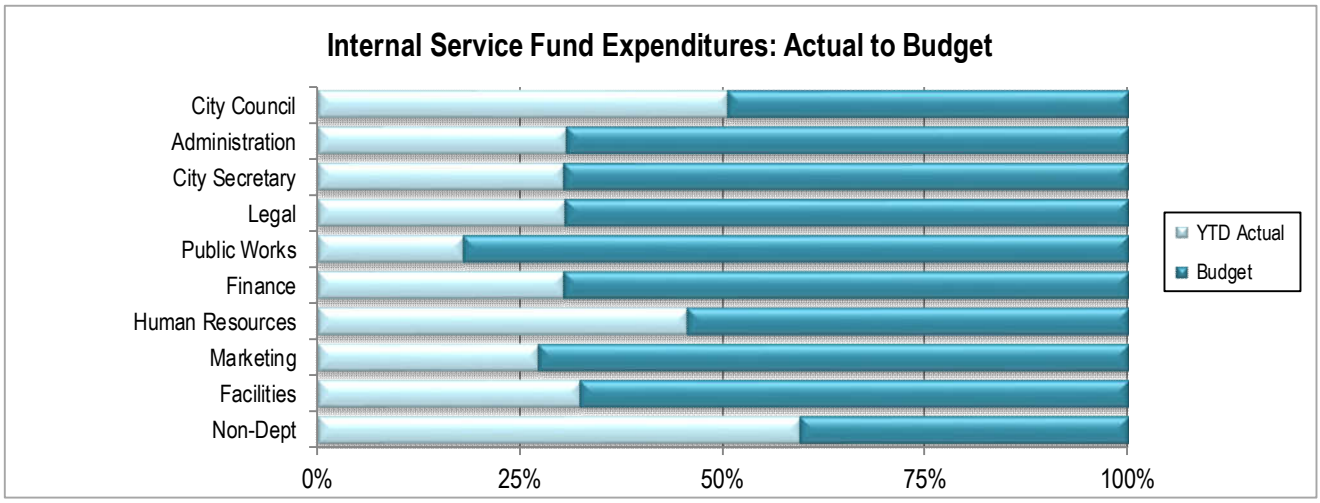
CITY OF SANGER, TEXAS
Internal Service Fund
Revenue & Expense Report (Unaudited)
January 31, 2023

	Annual Budget	Year to Date	Encumbered	% of Budget	Budget Balance
Revenues					
Transfers	$ 3,483,760	$ 1,054,595		30.3%	2,429,165
Total Revenues	**3,483,760**	**1,054,595**		**30.3%**	**2,429,165**
Operating Expenditures					
City Council	$ 60,800	$ 25,912	$ 4,864	50.6%	$ 30,024
Administration	423,800	130,476	-	30.8%	293,324
City Secretary	171,600	52,235	-	30.4%	119,365
Legal	310,205	94,823	-	30.6%	215,382
Public Works	338,850	61,334	-	18.1%	277,516
Finance	717,000	219,284	(385)	30.5%	498,101
Human Resources	177,700	65,070	16,000	45.6%	96,630
Marketing	435,760	89,665	29,509	27.3%	316,586
Facilities	413,645	87,496	46,700	32.4%	279,449
Non-Departmental	434,400	228,300	29,687	59.4%	176,413
Total Expenditures	**3,483,760**	**1,054,595**	**126,375**	**33.9%**	**2,302,790**
Revenues Over (Under) Expenditures	**$ -**	**$ -**	**$ (126,375)**		**$ 126,375**
Fund Balance - October 1, 2022	-				
Fund Balance - January 31, 2023	$ -				


Internal Service Fund Revenues
Transfers
100%


Internal Service Fund Expenditures
Human Resources 7%
Marketing 10%
Facilities 11%
Finance 19%
Non-Dept 22%
Public Works 5%
Legal 8%
City Secretary 4%
Administration 11%
City Council 3%

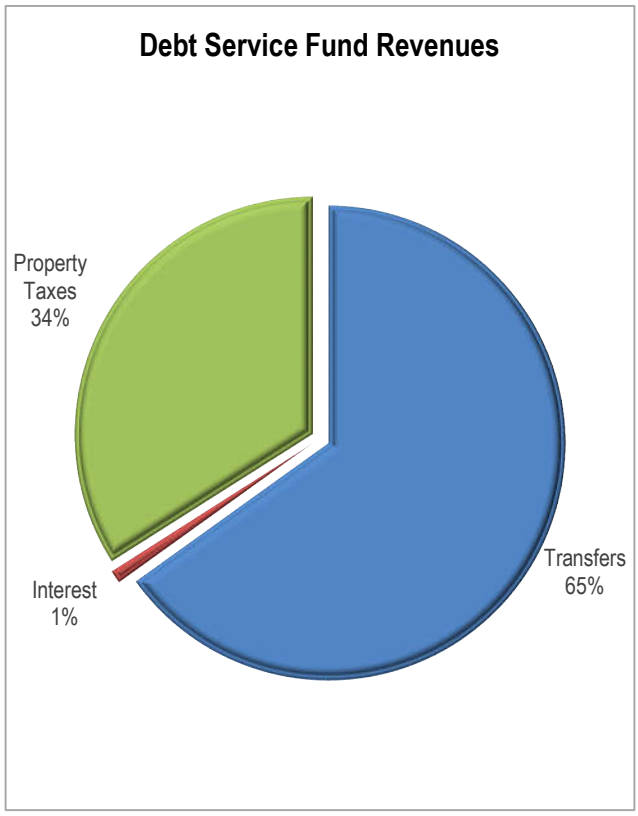

Internal Service Fund Revenues: Actual to Budget
Transfers
0%
25%
50%
75%
100%
YTD Actual
Budget

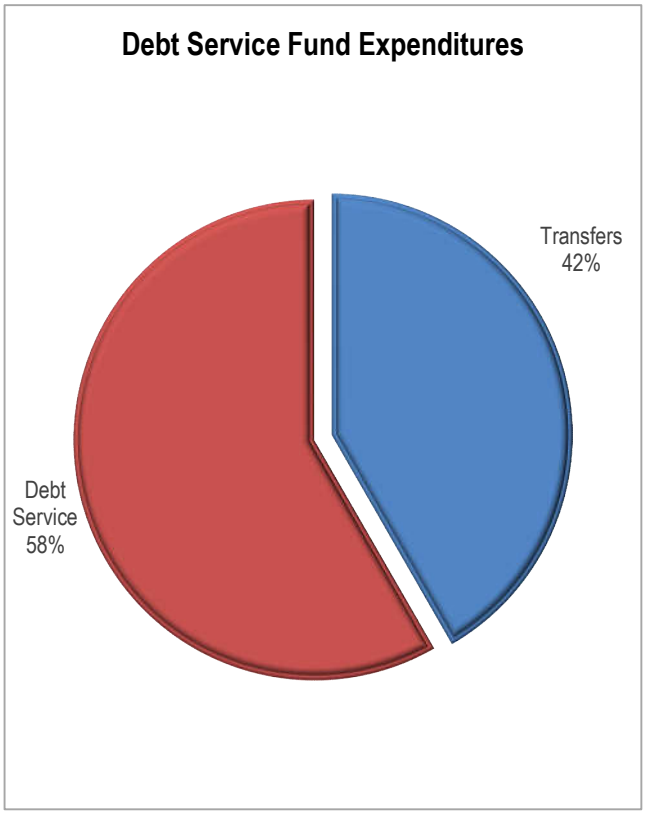

Internal Service Fund Expenditures: Actual to Budget
City Council
Administration
City Secretary
Legal
Public Works
Finance
Human Resources
Marketing
Facilities
Non-Dept
0%
25%
50%
75%
100%
YTD Actual
Budget

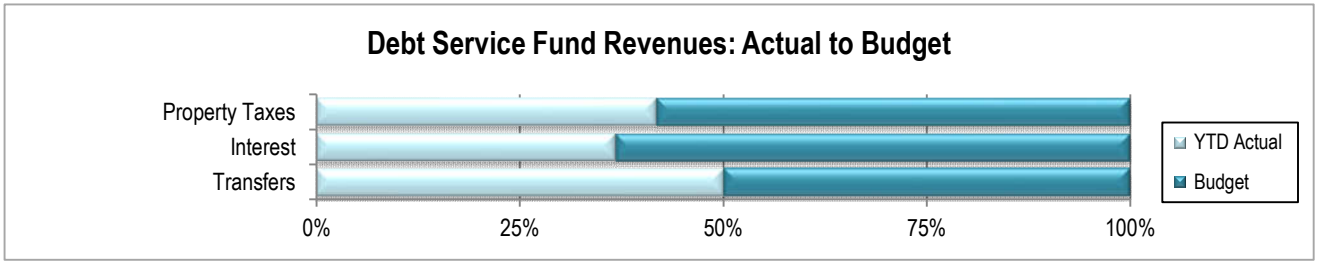
DEBT SERVICE FUND

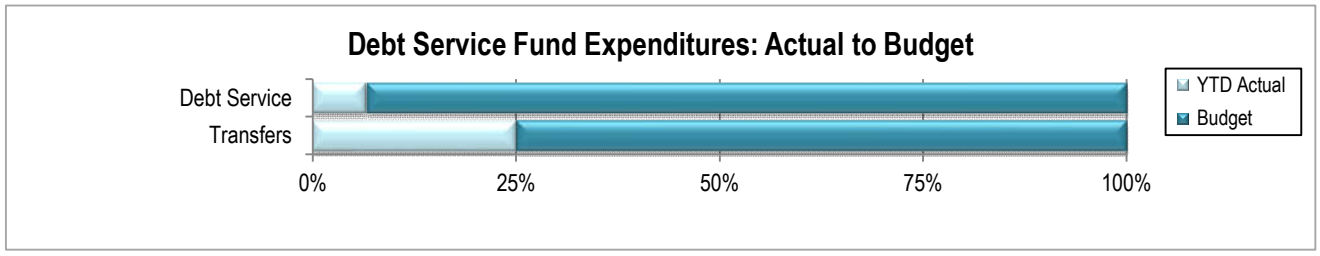
CITY OF SANGER, TEXAS
Debt Service Fund
Revenue & Expense Report (Unaudited)
January 31, 2023

	Annual Budget	Year to Date	Encumbered	% of Budget	Budget Balance
Revenues					
Property Taxes	$ 154,485	$ 110,990		71.8%	$ 43,495
Interest	5,000	2,909		58.2%	2,091
Transfers	212,500	212,500		100.0%	-
Bond Proceeds	-	5,000,000		0.0%	(5,000,000)
Total Revenues	**$ 371,985**	**$ 5,326,399**		**1431.9%**	**$ (4,954,414)**
Operating Expenditures					
Debt Service	336,554	24,027	-	7.1%	312,527
Transfers	51,535	17,178	-	33.3%	34,357
Total Expenditures	**388,089**	**41,205**	**-**	**10.6%**	**346,884**
Revenues Over (Under) Expenditures	**$ (16,104)**	**$ 5,285,194**	**$ -**		**$ (5,301,298)**
Fund Balance - October 1, 2022	457,598	457,598			
Fund Balance - January 31, 2023	$ 441,494	$ 5,742,792			


Debt Service Fund Revenues
Property Taxes 34%
Interest 1%
Transfers 65%


Debt Service Fund Expenditures
Transfers 42%
Debt Service 58%

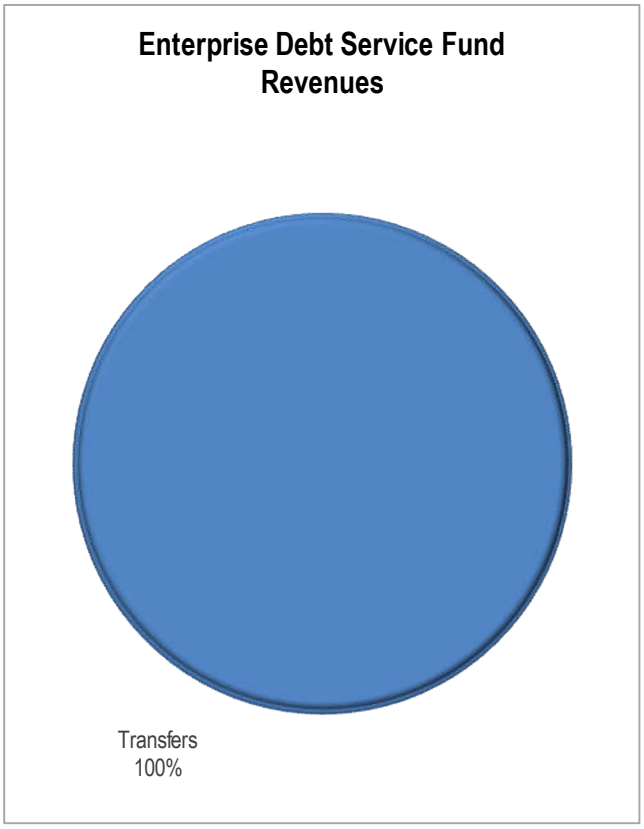

Debt Service Fund Revenues: Actual to Budget
Property Taxes
Interest
Transfers
0%
25%
50%
75%
100%
YTD Actual
Budget

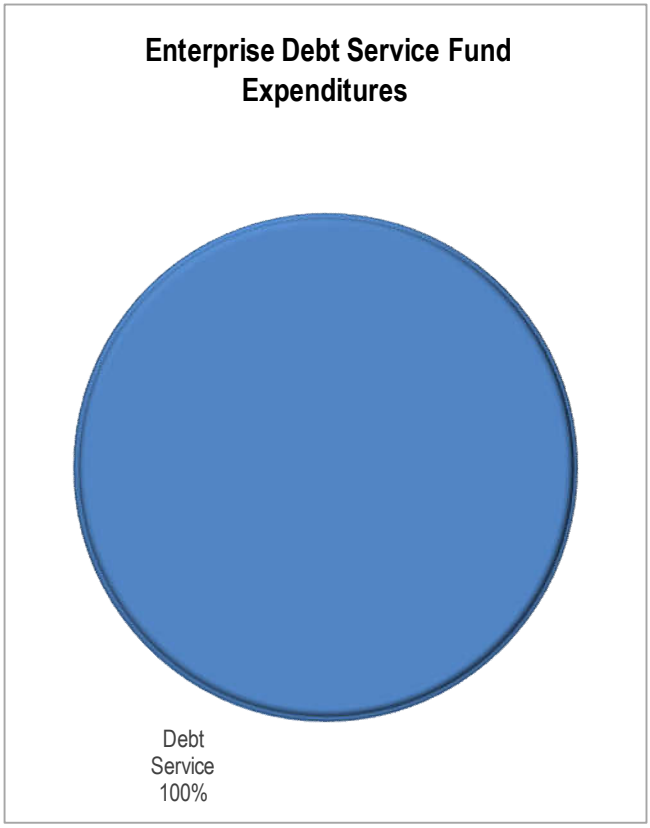

Debt Service Fund Expenditures: Actual to Budget
Debt Service
Transfers
0%
25%
50%
75%
100%
YTD Actual
Budget

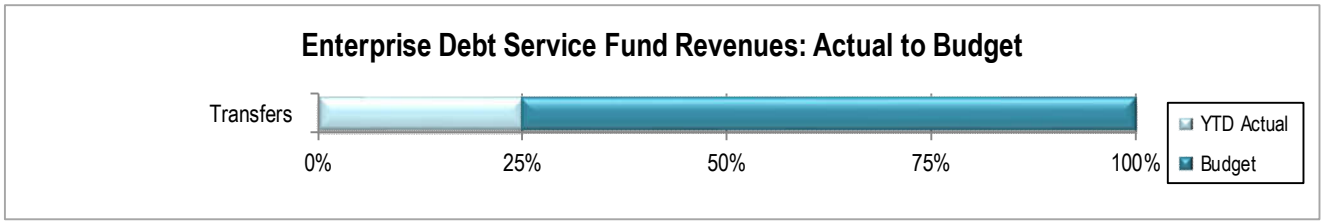
ENTERPRISE DEBT SERVICE FUND

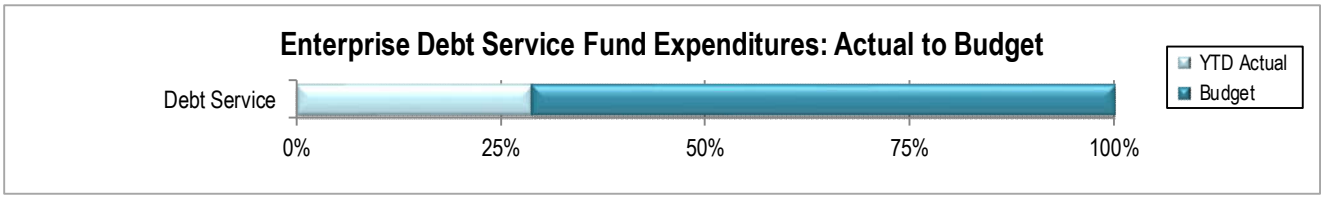
CITY OF SANGER, TEXAS
Enterprise Debt Service Fund
Revenue & Expense Report (Unaudited)
January 31, 2023

	Annual Budget	Year to Date	Encumbered	% of Budget	Budget Balance
Revenues					
Transfers	$ 2,158,000	$ 719,332		33.3%	1,438,668
Total Revenues	**2,158,000**	**719,332**		**33.3%**	**1,438,668**
Operating Expenditures					
Debt Service	2,132,761	864,392	-	40.5%	1,268,369
Total Expenditures	**2,132,761**	**864,392**	**-**	**40.5%**	**1,268,369**
Revenues Over (Under) Expenditures	**$ 25,239**	**$ (145,060)**	**$ -**		**$ 170,299**
Fund Balance - October 1, 2022	1,865,486	1,865,486			
Fund Balance - January 31, 2023	$ 1,890,725	$ 1,720,426			


Enterprise Debt Service Fund Revenues
Transfers 100%


Enterprise Debt Service Fund Expenditures
Debt Service 100%

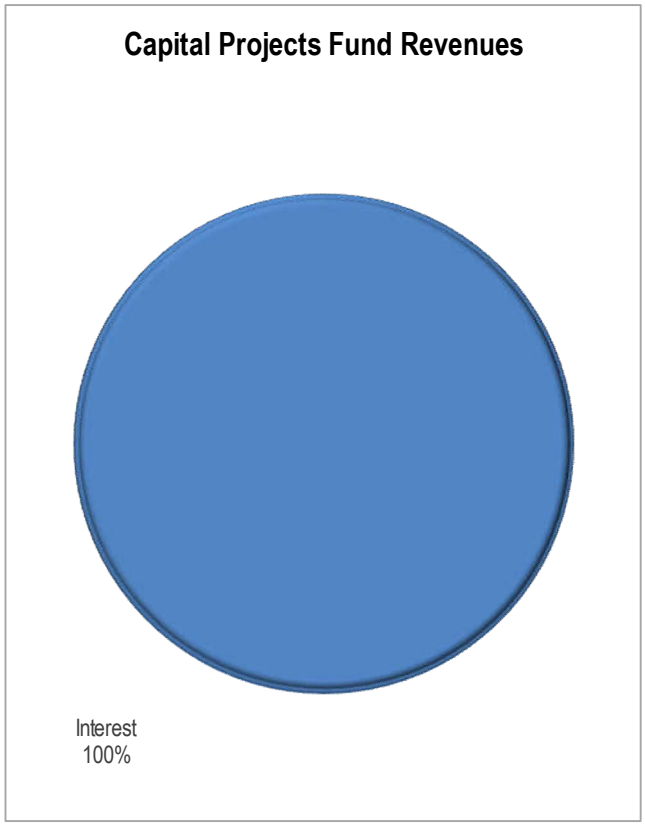

Enterprise Debt Service Fund Revenues: Actual to Budget
Transfers
0%
25%
50%
75%
100%
YTD Actual
Budget

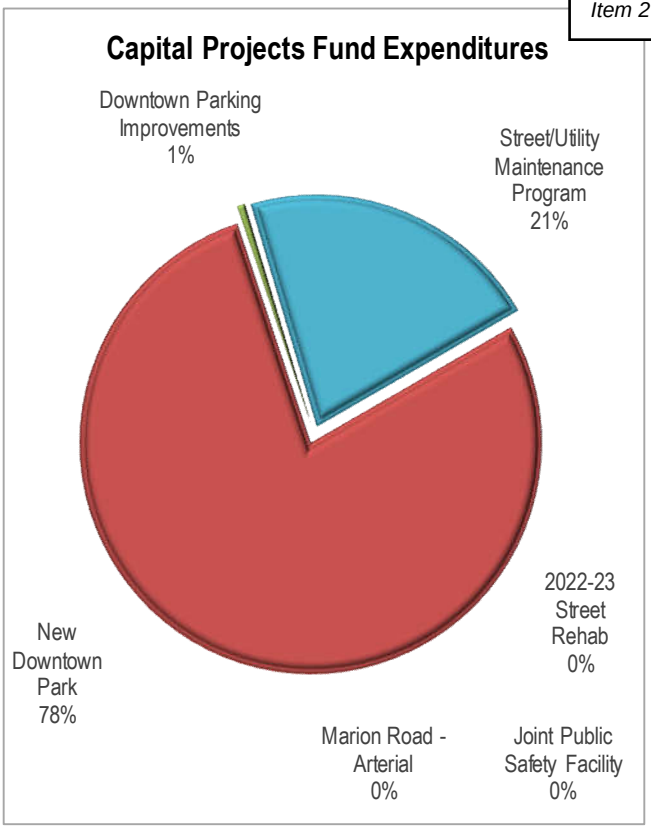

Enterprise Debt Service Fund Expenditures: Actual to Budget
Debt Service
0%
25%
50%
75%
100%
YTD Actual
Budget

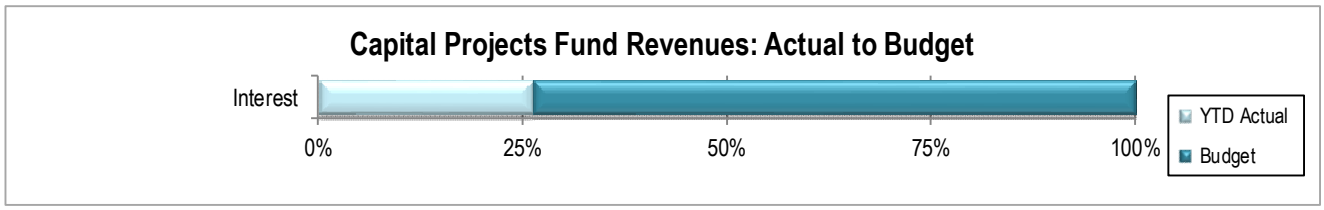
CAPITAL PROJECTS FUND

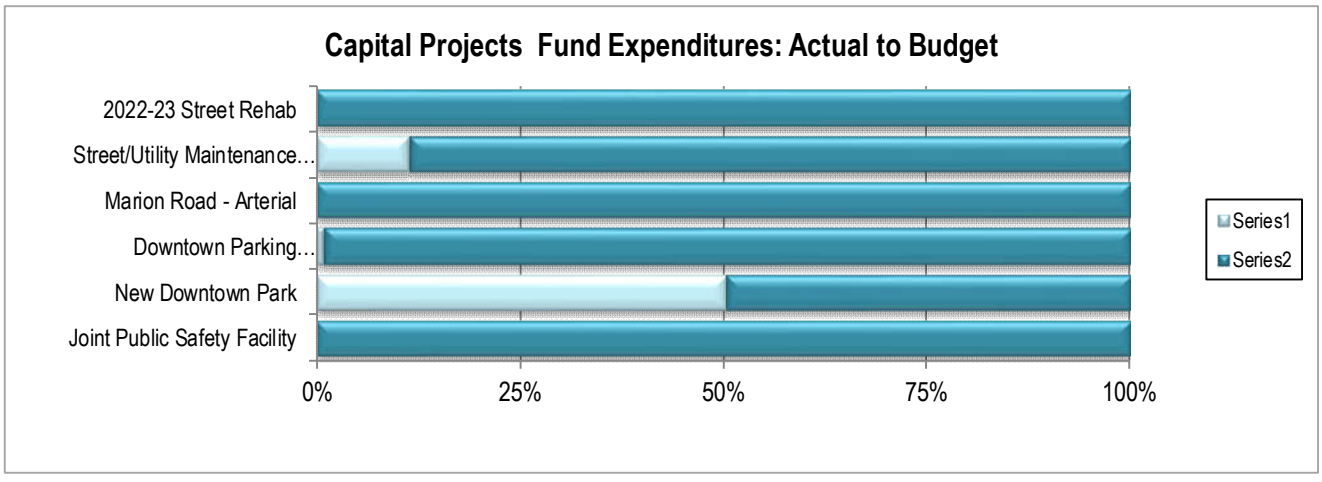
CITY OF SANGER, TEXAS
Capital Projects Fund
Revenue & Expense Report (Unaudited)
January 31, 2023

	Annual Budget	Year to Date	Encumbered	% of Budget	Budget Balance
Revenues					
Interest	$ 45,000	$ 15,879		35.3%	29,121
Total Revenues	**45,000**	**15,879**		**35.3%**	**29,121**
Operating Expenditures					
2022-23 Street Rehab	340,000	-	-	0.0%	340,000
Street/Utility Maintenance Program	425,000	1,131	53,869	12.9%	370,000
Marion Road - Arterial	750,000	-	-	0.0%	750,000
Downtown Parking Improvements	150,000	1,425	-	1.0%	148,575
New Downtown Park	200,000	202,205	-	101.1%	(2,205)
Joint Public Safety Facility	300,000	-	-	0.0%	300,000
Total Expenditures	**2,165,000**	**204,761**	**53,869**	**11.9%**	**1,906,370**
Revenues Over (Under) Expenditures	**$ (2,120,000)**	**$ (188,882)**	**$ (53,869)**		**$ (1,877,249)**
Fund Balance - October 1, 2022	3,347,015	3,347,015			
Fund Balance - January 31, 2023	$ 1,227,015	$ 3,158,133			


Capital Projects Fund Revenues
Interest
100%


Capital Projects Fund Expenditures
Downtown Parking Improvements 1%
Street/Utility Maintenance Program 21%
2022-23 Street Rehab 0%
New Downtown Park 78%
Marion Road - Arterial 0%
Joint Public Safety Facility 0%

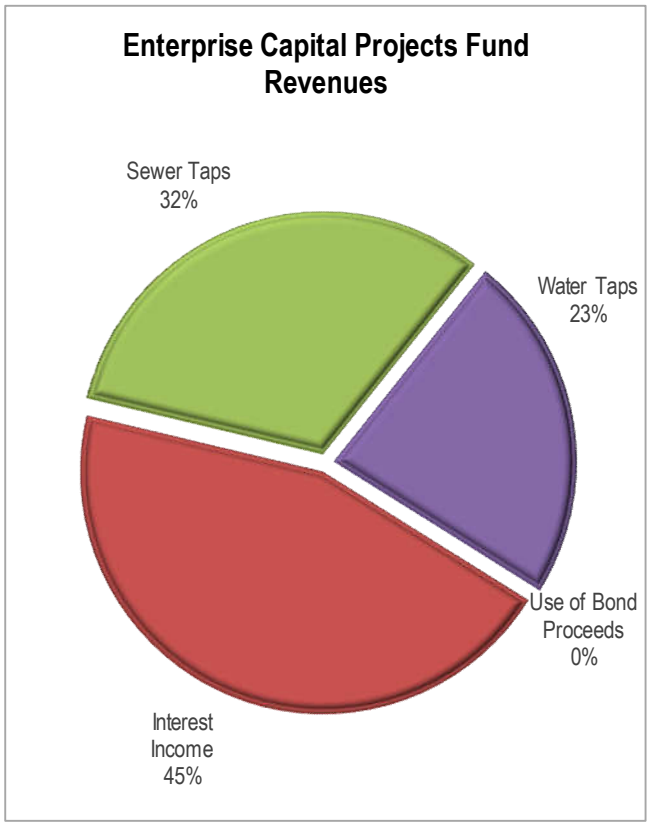

Capital Projects Fund Revenues: Actual to Budget
Interest
0%
25%
50%
75%
100%
YTD Actual
Budget

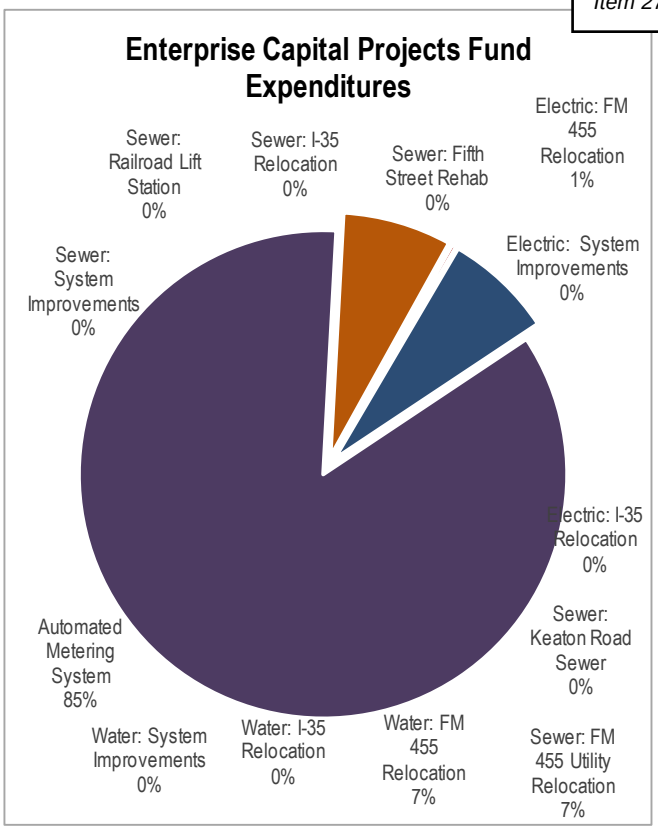

Capital Projects Fund Expenditures: Actual to Budget
2022-23 Street Rehab
Street/Utility Maintenance...
Marion Road - Arterial
Downtown Parking...
New Downtown Park
Joint Public Safety Facility
0%
25%
50%
75%
100%
Series1
Series2

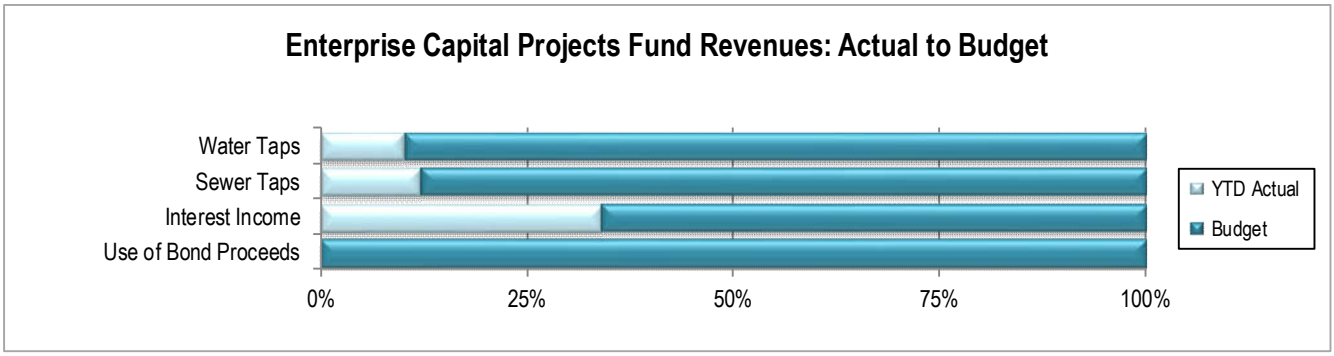
ENTERPRISE CAPITAL PROJECTS FUND

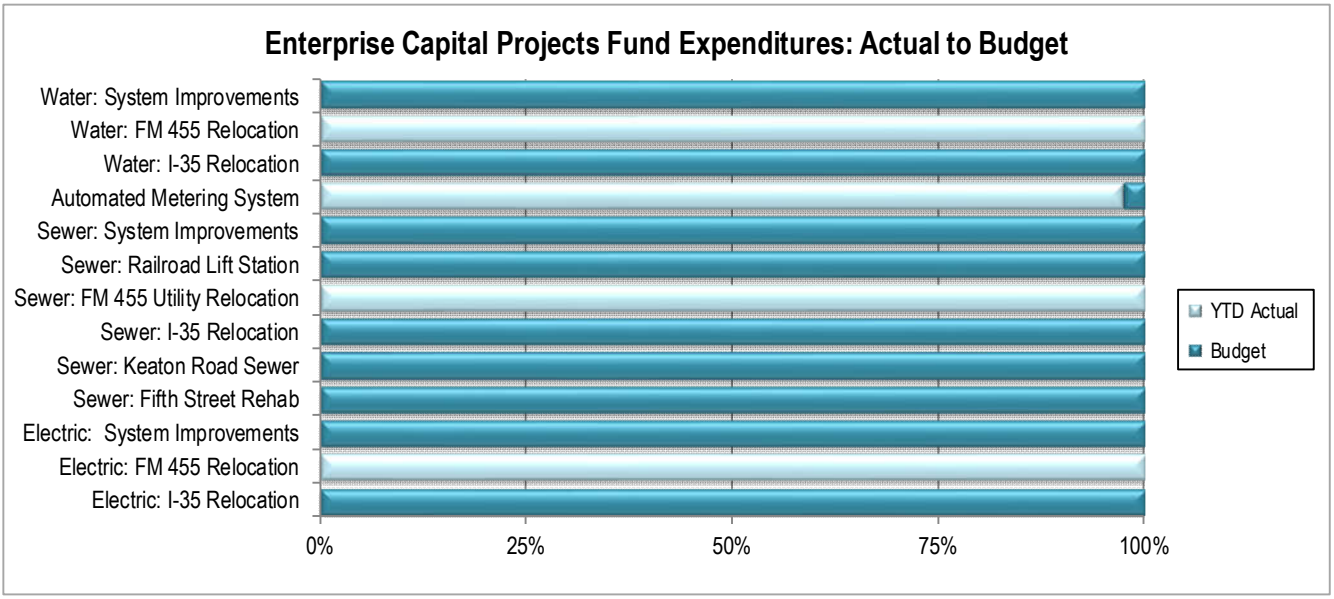
CITY OF SANGER, TEXAS
Enterprise Capital Projects Fund
Revenue & Expense Report (Unaudited)
January 31, 2023

	Annual Budget	Year to Date	Encumbered	% of Budget	Budget Balance
Revenues					
Water Taps	$ 350,000	$ 39,800		11.4%	$ 310,200
Sewer Taps	400,000	55,000		13.8%	345,000
Interest	150,000	77,045		51.4%	72,955
Use of Bond Proceeds	14,000,000	-		0.0%	14,000,000
Total Revenues	**$ 14,900,000**	**$ 171,845**		**0.4%**	**$ 14,728,155**
Operating Expenditures					
Water: System Improvements	1,200,000	-	-	0.0%	1,200,000
Water: FM 455 Relocation	-	258,602	4,369	0.0%	(262,971)
Water: I-35 Relocation	3,597,732	20,417	(20,417)	0.0%	3,597,732
Automated Metering System	3,200,000	132,036	2,979,533	97.2%	88,431
Sewer: System Improvements	335,000	-	-	0.0%	335,000
Sewer: Railroad Lift Station	500,000	-	-	0.0%	500,000
Sewer: FM 455 Utility Relocation	-	258,602	4,369	0.0%	(262,971)
Sewer: I-35 Relocation	2,825,178	22,005	(22,005)	0.0%	2,825,178
Sewer: Keaton Road Sewer	320,000	-	-	0.0%	320,000
Sewer: Fifth Street Rehab	350,000	-	-	0.0%	350,000
Electric: System Improvements	350,000	-	-	0.0%	350,000
Electric: FM 455 Relocation	-	142,892	(131,600)	0.0%	(11,292)
Electric: I-35 Relocation	3,500,000	21,952	(18,820)	0.1%	3,496,868
Total Expenditures	**16,177,910**	**856,506**	**2,795,429**	**22.6%**	**12,525,975**
Revenues Over (Under) Expenditures	**$ (1,277,910)**	**$ (684,661)**	**$ (2,795,429)**		**$ 2,202,180**
Fund Balance - October 1, 2022	3,230,908	3,230,908			
Fund Balance - January 31, 2023	$ 1,952,998	$ 2,546,247			


Enterprise Capital Projects Fund Revenues
Sewer Taps 32%
Water Taps 23%
Use of Bond Proceeds 0%
Interest Income 45%

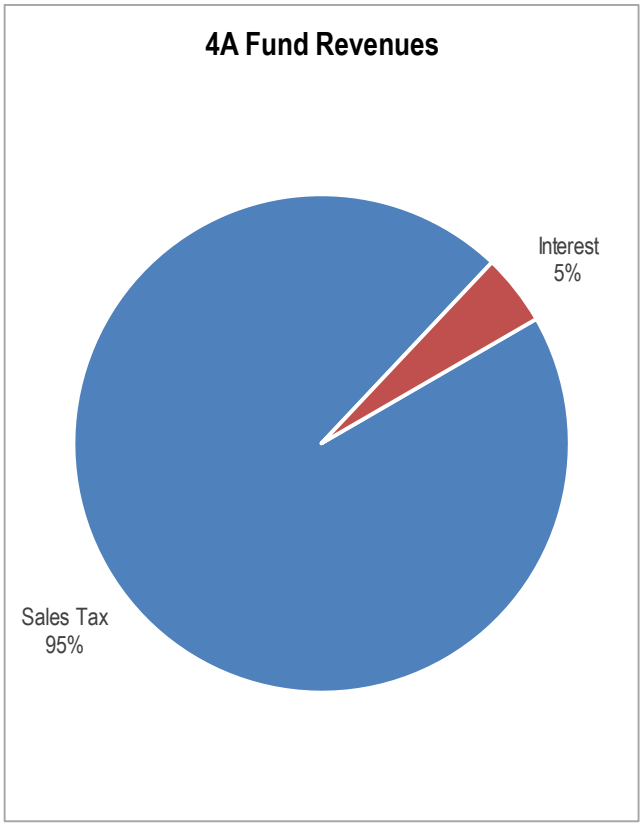

Enterprise Capital Projects Fund Expenditures
Sewer: Railroad Lift Station 0%
Sewer: I-35 Relocation 0%
Sewer: Fifth Street Rehab 0%
Electric: FM 455 Relocation 1%
Sewer: System Improvements 0%
Electric: System Improvements 0%
Electric: I-35 Relocation 0%
Sewer: Keaton Road Sewer 0%
Automated Metering System 85%
Water: System Improvements 0%
Water: I-35 Relocation 0%
Water: FM 455 Relocation 7%
Sewer: FM 455 Utility Relocation 7%

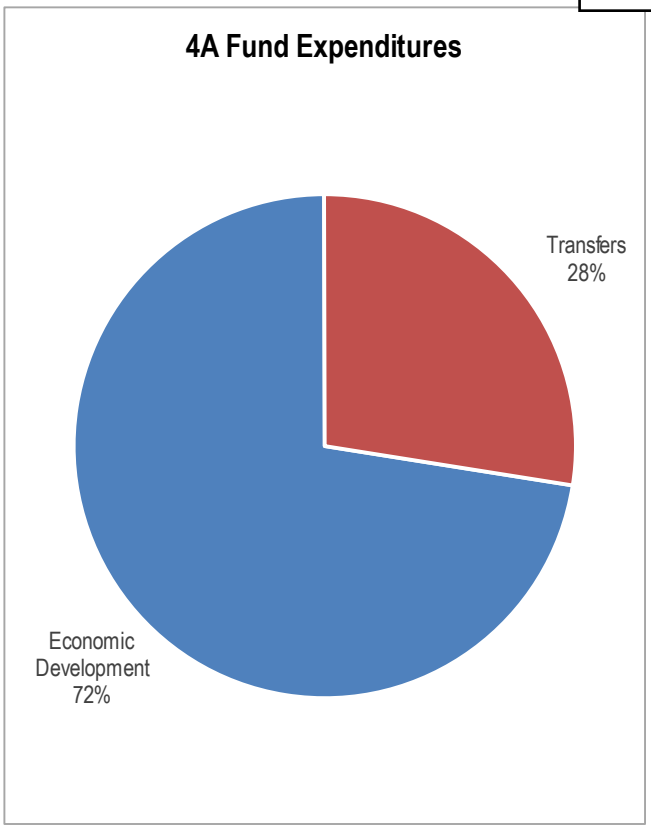

Enterprise Capital Projects Fund Revenues: Actual to Budget
Water Taps
Sewer Taps
Interest Income
Use of Bond Proceeds
0%
25%
50%
75%
100%
YTD Actual
Budget

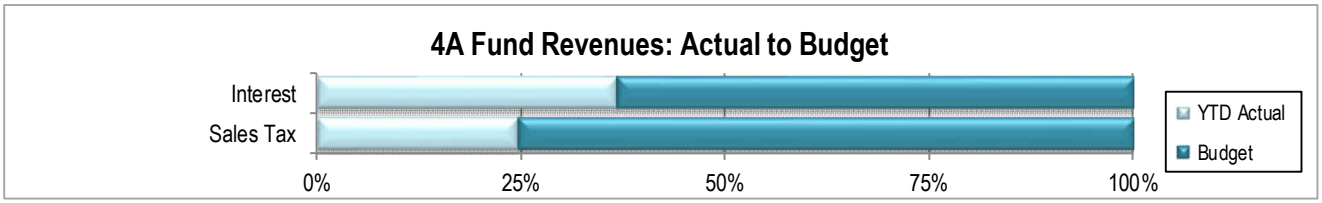

Enterprise Capital Projects Fund Expenditures: Actual to Budget
Water: System Improvements
Water: FM 455 Relocation
Water: I-35 Relocation
Automated Metering System
Sewer: System Improvements
Sewer: Railroad Lift Station
Sewer: FM 455 Utility Relocation
Sewer: I-35 Relocation
Sewer: Keaton Road Sewer
Sewer: Fifth Street Rehab
Electric: System Improvements
Electric: FM 455 Relocation
Electric: I-35 Relocation
0%
25%
50%
75%
100%
YTD Actual
Budget

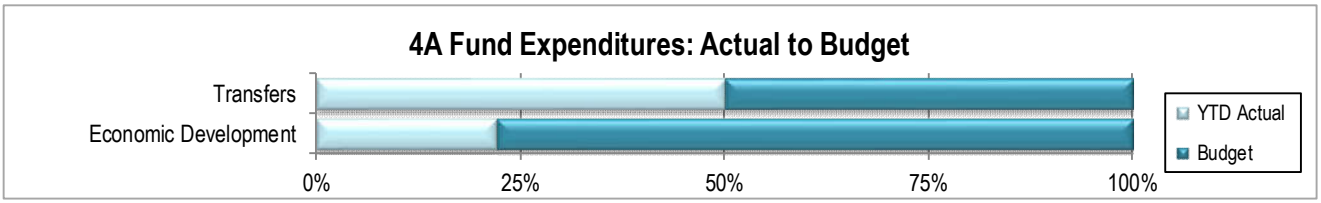
CITY OF SANGER, TEXAS
4A Fund
Revenue & Expense Report (Unaudited)
January 31, 2023

	Annual Budget	Year to Date	Encumbered	% of Budget	Budget Balance
Revenues					
Sales Tax	$ 800,000	$ 261,565		32.7%	$ 538,435
Interest	22,000	12,701		57.7%	9,299
Total Revenues	**$ 822,000**	**$ 274,266**		**33.4%**	**$ 547,734**
Operating Expenditures					
Economic Development	$ 139,050	$ 50,134	$ (10,666)	28.4%	$ 99,582
Transfers	15,000	15,000	-	100.0%	-
Total Expenditures	**154,050**	**65,134**	**(10,666)**	**35.4%**	**99,582**
Revenues Over (Under) Expenditures	**$ 667,950**	**$ 209,132**	**$ 10,666**		**$ 448,152**
Fund Balance - October 1, 2022	3,381,095	3,381,095			
Fund Balance - January 31, 2023	$ 4,049,045	$ 3,590,227			


4A Fund Revenues
Interest
5%
Sales Tax
95%

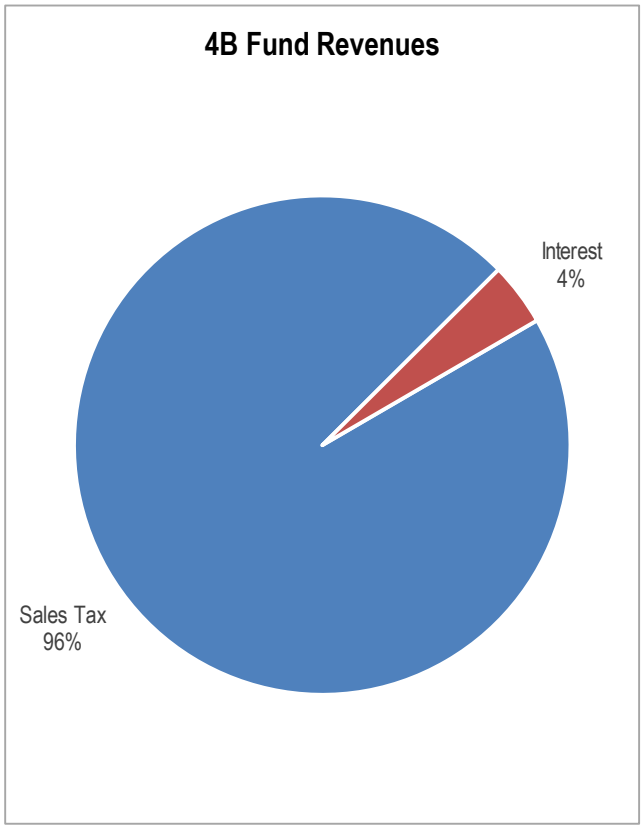

4A Fund Expenditures
Transfers
28%
Economic
Development
72%

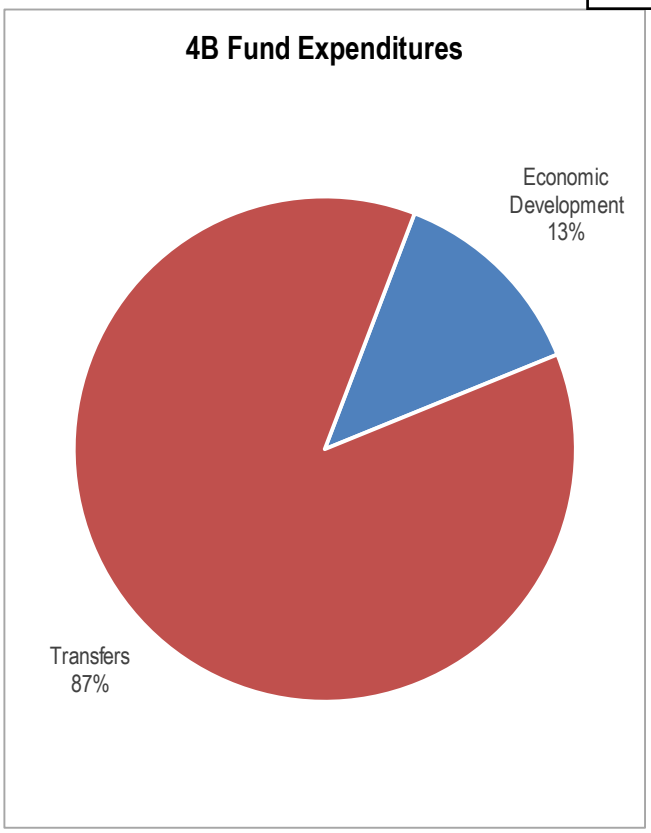

4A Fund Revenues: Actual to Budget
Interest
Sales Tax
0%
25%
50%
75%
100%
YTD Actual
Budget

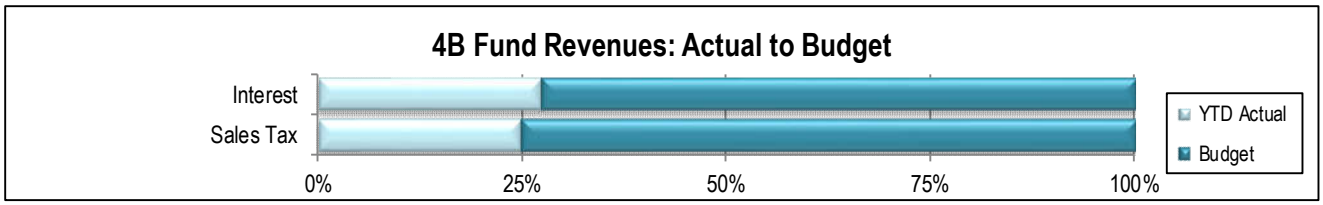

4A Fund Expenditures: Actual to Budget
Transfers
Economic Development
0%
25%
50%
75%
100%
YTD Actual
Budget

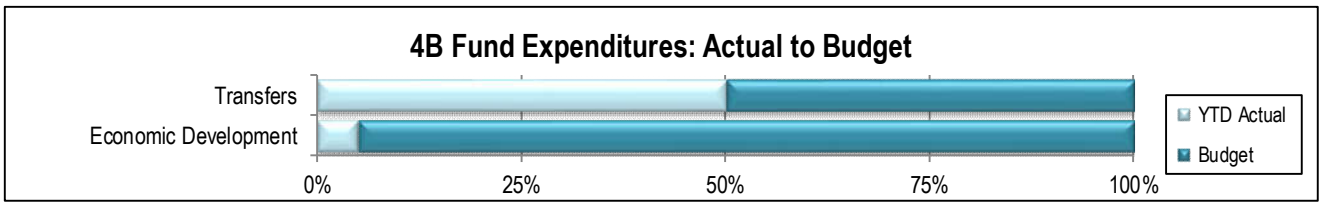
CITY OF SANGER, TEXAS
4B Fund
Revenue & Expense Report (Unaudited)
January 31, 2023

	Annual Budget	Year to Date	Encumbered	% of Budget	Budget Balance
Revenues					
Sales Tax	$ 800,000	$ 261,565		32.7%	$ 538,435
Interest	30,000	11,136		37.1%	18,864
Total Revenues	**$ 830,000**	**$ 272,701**		**32.9%**	**$ 557,299**
Operating Expenditures					
Economic Development	$ 644,050	$ 46,480	$ (12,341)	5.3%	$ 609,911
Transfers	227,500	227,500	-	100.0%	-
Total Expenditures	**871,550**	**273,980**	**(12,341)**	**30.0%**	**609,911**
Revenues Over (Under) Expenditures	**$ (41,550)**	**$ (1,279)**	**$ 12,341**		**$ (52,612)**
Fund Balance - October 1, 2022	2,391,482	2,391,482			
Fund Balance - January 31, 2023	$ 2,349,932	$ 2,390,203			


4B Fund Revenues
Interest
4%
Sales Tax
96%


4B Fund Expenditures
Economic
Development
13%
Transfers
87%

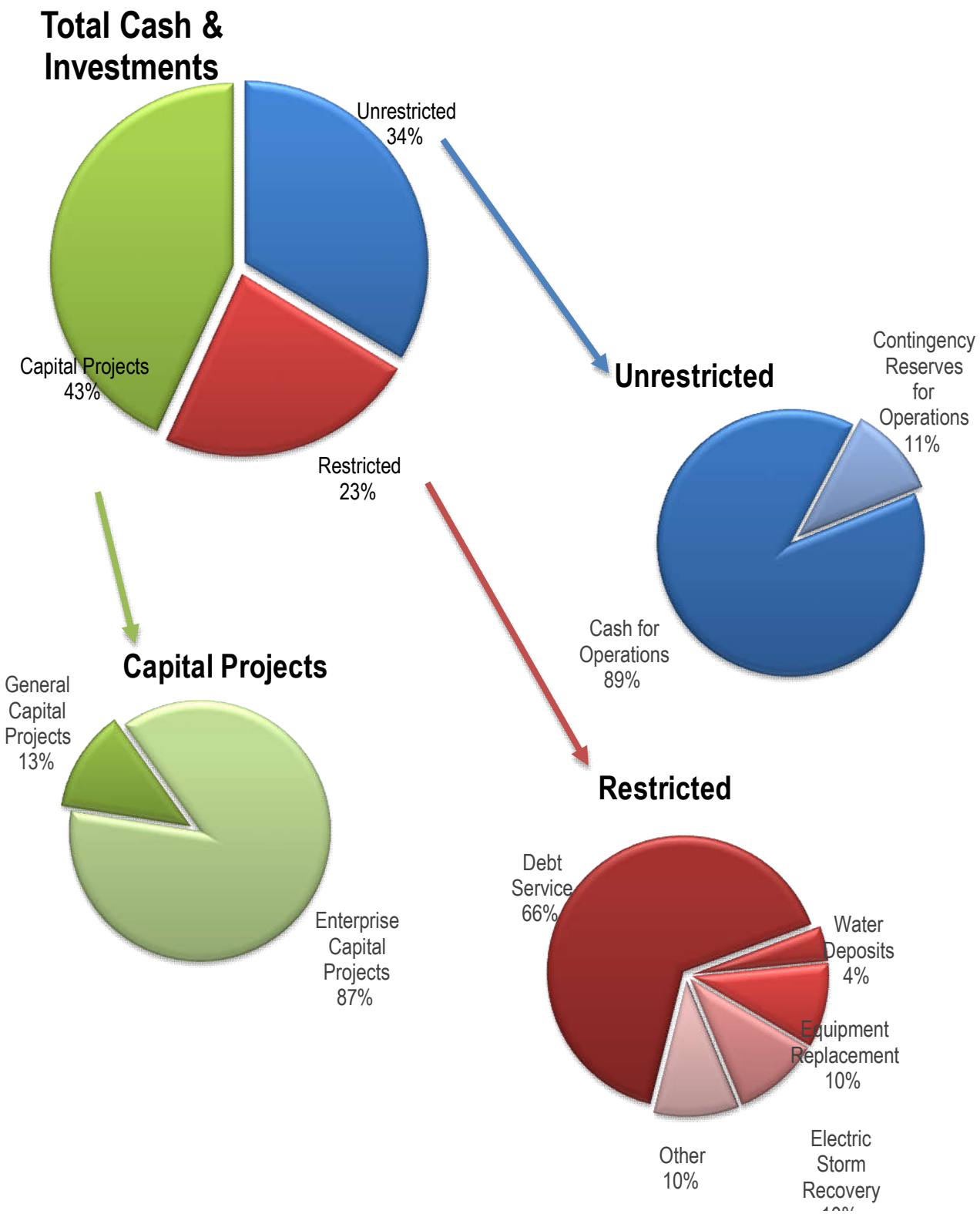

4B Fund Revenues: Actual to Budget
Interest
Sales Tax
0%
25%
50%
75%
100%
YTD Actual
Budget


4B Fund Expenditures: Actual to Budget
Transfers
Economic Development
0%
25%
50%
75%
100%
YTD Actual
Budget

CASH AND INVESTMENTS REPORT

CITY OF SANGER, TEXAS
CASH AND INVESTMENTS
January 31, 2023

Name	General	Enterprise	Debt Service	Capital Projects	Total
UNRESTRICTED					
Cash for Operations	$ 13,294,773	$ 2,182,491	$ -	$ -	$ 15,477,264
Contingency Reserves for Operations	871,722	1,061,311	-	-	1,933,033
TOTAL UNRESTRICTED	**$ 14,166,495**	**$ 3,243,802**	**$ -**	**$ -**	**$ 17,410,297**
RESTRICTED					
Debt Service	$ -	$ 2,071,173	$ 5,751,008	$ -	$ 7,822,181
Water Deposits	-	490,783	-	-	490,783
Equipment Replacement	1,050,430	142,803	-	-	1,193,233
Electric Storm Recovery	-	1,241,874	-	-	1,241,874
Hotel Occupancy Tax	2,170,540	-	-	-	2,170,540
Grant Funds	73,096	-	-	-	73,096
Keep Sanger Beautiful (KSB)	5,526	-	-	-	5,526
Library	98,617	-	-	-	98,617
Parkland Dedication	104,428	-	-	-	104,428
Roadway Impact	1,373,474	-	-	-	1,373,474
Court Security	16,260	-	-	-	16,260
Court Technology	529	-	-	-	529
Child Safety Fee	74,346	-	-	-	74,346
Forfeited Property	10,272	-	-	-	10,272
Donations	43,285	-	-	-	43,285
TOTAL RESTRICTED	**$ 5,020,803**	**$ 3,946,633**	**$ 5,751,008**	**$ -**	**$ 14,718,444**
CAPITAL PROJECTS					
General Capital Projects	$ -	$ -	$ -	$ 2,813,095	$ 2,813,095
Enterprise Capital Projects	-	-	-	19,482,316	19,482,316
TOTAL CAPITAL PROJECTS	**$ -**	**$ -**	**$ -**	**$ 22,295,411**	**$ 22,295,411**
TOTAL CASH AND INVESTMENTS	**$ 19,187,298**	**$ 7,190,435**	**$ 5,751,008**	**$ 22,295,411**	**$ 54,424,152**


Total Cash & Investments
Unrestricted 34%
Restricted 23%
Capital Projects 43%
Unrestricted
Contingency Reserves for Operations 11%
Cash for Operations 89%
Capital Projects
General Capital Projects 13%
Enterprise Capital Projects 87%
Restricted
Debt Service 66%
Water Deposits 4%
Equipment Replacement 10%
Electric Storm Recovery
Other 10%

GENERAL FUND
CASH AND INVESTMENTS
January 31, 2023

	Name	Acct. #	Maturity	Yield	Prior Period	Current Balance
	Pooled Cash	001-00-1000		0.05%	$ 12,035,073	$ 12,984,568
	Employee Benefits Cash	110-00-1000		0.20%	5,690	5,490
	Employee Benefits MM	110-00-1010		0.20%	122,196	56,569
	Internal Service Fund	180-00-1000		0.05%	261,617	248,146
	OPERATING ACCOUNTS				**$ 12,424,576**	**$ 13,294,773**
	GF Contingency Reserve MM 2487969	001-00-1031		0.20%	$ 634,286	$ 635,202
	GF Contingency Reserve CD Prosperity	001-00-1039	4/26/2023	0.55%	217,618	21,778
	GF Contingency Reserve CD 674907	001-00-1043	7/13/2023	0.45%	214,660	214,742
	CONTINGENCY RESERVE				**$ 1,066,564**	**$ 871,722**
*	GF Equipment Replacement MM 2376237	001-00-1032		0.20%	$ 185,206	$ 185,897
*	GF Equipment Replacement CD 719706	001-00-1033	7/6/2023	0.45%	$ 64,524	$ 64,533
*	General Storm Recovery Pooled Cash	201-00-1000		0.05%	775,000	800,000
	EQUIPMENT REPLACEMENT RESERVES				**$ 1,024,730**	**$ 1,050,430**
*	A R P Funds Cash	001-00-1034			$ 2,169,987	$ 2,170,540
*	Hotel Occupancy Tax	050-00-1000			$ 146,395	$ 185,599
*	Police Grant Fund	320-00-1000			4,780	4,780
*	Fire Grant Fund	324-00-1000			68,302	68,302
*	Library Grant Fund	342-00-1000			14	14
*	Beautification Board - KSB	432-00-1000			5,526	5,526
*	Library Restricted for Building Expansion	442-00-1000			46,204	46,204
*	Library Building Expansion CD 702994	442-00-1035	1/22/2023	0.45%	52,407	52,413
*	Parkland Dedication Fund	450-00-1000			104,428	104,428
*	Roadway Impact Fee Fund	451-00-1000			1,370,474	1,373,474
*	Court Security Restricted Fund	470-00-1000			16,175	16,260
*	Court Technology Restricted Fund	471-00-1000			491	529
*	Child Safety Fee Fund	475-00-1000			74,346	74,346
*	Forfeited Property Fund	480-00-1000			10,272	10,272
*	Police Donations	620-00-1000			78	78
*	Fire Donations	624-00-1000			7,038	16,038
*	Banner Account for Parks	632-00-1000			8,811	13,811
*	Library Donations	642-00-1000			7,076	13,358
	OTHER				**$ 4,092,804**	**$ 4,155,972**
	TOTAL CASH AND INVESTMENTS				**$ 18,608,674**	**$ 19,372,897**
	TOTAL UNRESTRICTED				**$ 13,491,140**	**$ 14,166,495**

**Restricted Funds*

ENTERPRISE FUND
CASH AND INVESTMENTS
January 31, 2023

	Name	Acct. #	Maturity	Yield	Prior Period	Current Balance
	Pooled Cash	008-00-1010		0.05%	$ 2,244,589	$ 2,182,491
	OPERATING ACCOUNTS				**$ 2,244,589**	**$ 2,182,491**
*	Pooled Cash	008-00-1010		0.05%	$ 184,755	$ 190,783
*	Water Deposit CD 2375850	008-00-1041	1/3/2024	0.45%	300,000	300,000
	WATER DEPOSIT REFUND ACCOUNT				**$ 484,755**	**$ 490,783**
*	Combined EF Debt Service MM 2376113	008-00-1039		0.20%	333,975	334,457
	BOND FUNDS				**$ 333,975**	**$ 334,457**
	EF Contingency Reserve MM 2809753	008-00-1012		0.20%	$ 632,718	$ 633,632
	EF Contingency Reserve CD 787860	008-00-1014	2/14/2023	0.45%	320,063	320,103
	EF Reserve CD 642541	008-00-1040	9/25/2023	0.45%	107,562	107,576
	CONTINGENCY RESERVES				**$ 1,060,343**	**$ 1,061,311**
*	EF Storm Recovery MM	208-00-1033		0.20%	$ 1,240,084	$ 1,241,874
*	EF Equipment Replacement MM 2376202	008-00-1034		0.20%	142,241	142,803
	OTHER				**$ 1,382,325**	**$ 1,384,677**
	TOTAL CASH AND INVESTMENTS				**$ 5,505,987**	**$ 5,453,719**
	TOTAL UNRESTRICTED				**$ 3,304,932**	**$ 3,243,802**

**Restricted Funds*

DEBT SERVICE & CAPITAL PROJECTS
CASH AND INVESTMENTS
January 31, 2023

DEBT SERVICE FUND

	Name	Acct. #	Maturity	Yield	Prior Period	Current Balance
*	Pooled Cash	003-00-1000		0.05%	$ 680,821	$ 5,690,036
*	DSF Money Market 2376105	003-00-1010		0.20%	60,884	60,972
	TOTAL RESTRICTED				**$ 741,705**	**$ 5,751,008**

ENTERPRISE DEBT SERVICE FUND

	Name	Acct. #	Maturity	Yield	Prior Period	Current
*	Pooled Cash	009-00-1000		0.05%	$ 15,757,222	$ 1,736,716
	TOTAL RESTRICTED				**$ 15,757,222**	**$ 1,736,716**

GENERAL CAPITAL PROJECTS FUND

	Name	Acct. #	Maturity	Yield	Prior Period	Current
*	Pooled Cash	004-00-1000		0.05%	$ 2,880,381	$ 2,813,095
	TOTAL RESTRICTED				**$ 2,880,381**	**$ 2,813,095**

ENTERPRISE CAPITAL PROJECTS FUND

	Name	Acct. #	Maturity	Yield	Prior Period	Current Balance
*	Sewer Capital Improvements MM-10% Rev	840-00-1020		0.20%	$ 1,633,019	$ 1,635,377
*	Sewer Capital Reserve MM 2380226 Tap Fees	840-00-1038		0.20%	2,702,484	2,724,376
*	**SEWER CAPITAL RESERVE - TAP FEES**				**$ 4,335,503**	**$ 4,359,753**
*	Water Capital Reserve MM 2376156 Tap Fees	840-00-1037		0.20%	$ 2,138,764	$ 2,155,345
*	2021 CO MM	840-00-1039		0.20%	$ 12,496,062	$ 12,499,246
*	Pooled Cash	840-00-1000		0.05%	669,920	467,972
	TOTAL RESTRICTED				**$ 19,640,249**	**$ 19,482,316**

**Restricted Funds*

4A & 4B FUNDS
CASH AND INVESTMENTS
January 31, 2023

General

Name	Acct. #	Maturity	Yield	Prior Period	Current Balance
* Pooled Cash	41-00-1000		0.05%	$ 1,965,455	$ 2,013,342
* Cash NOW 900020693 Prosperity	41-00-1010		0.05%	332,196	332,238
* 4A MM 902551273 Prosperity	41-00-1012		0.20%	482,403	483,213
* Sanger TX Ind Corp CD 486639	41-00-1013	11/2/2023	0.25%	95,915	95,944
TOTAL CASH AND INVESTMENTS				**$ 2,875,969**	**$ 2,924,737**

4B FUND

Name	Acct. #	Maturity	Yield	Prior Period	Current Balance
* Pooled Cash	42-00-1000		0.05%	$ 1,795,147	$ 1,844,849
* Cash MM 2379694	42-00-1010		0.05%	201,981	202,273
* 4B CD 653500	42-00-1013	4/3/2023	0.45%	21,169	22,172
* 4B CD 659924	42-00-1014	11/12/2023	0.45%	21,925	21,927
* 4B CD 664243	42-00-1015	6/5/2023	0.45%	22,021	22,023
* 4B CD 673277	42-00-1016	7/9/2023	0.45%	21,974	21,976
* 4B CD 686115	42-00-1017	8/4/2023	0.45%	22,011	22,018
* 4B CD 689521	42-00-1018	9/11/2023	0.45%	21,959	21,978
* 4B CD 694371	42-00-1019	11/14/2023	0.45%	22,029	22,048
* 4B CD 697230	42-00-1020	11/17/2023	0.45%	22,140	22,158
* 4B CD 699934	42-00-1021	12/18/2022	0.45%	22,047	22,066
* 4B CD 702285	42-00-1022	1/31/2024	0.45%	21,858	21,861
* 4B CD 706078	42-00-1023	2/19/2023	0.45%	21,768	21,771
* 4B CD 720097	42-00-1024	2/9/2023	0.45%	21,480	21,499
* 4B CD 720119	42-00-1025	11/9/2023	0.45%	21,485	21,488
TOTAL CASH AND INVESTMENTS				**$ 2,280,994**	**$ 2,332,107**

**Restricted Funds*

CITY OF SANGER, TEXAS
CASH AND INVESTMENT REPORT
CERTIFICATION
January 31, 2023

The Monthly Investment Report is in full compliance with the objectives, restrictions, and strategies as set forth in the City of Sanger's Investment Policy and Texas Government Code 2256.023, the Public Funds Investment Act (PFIA).

The City only invests in Money Market accounts and Certificates of Deposit. Interest is paid monthly on all accounts. Therefore, book value and market value are the same and the City does not have accrued interest on its investments.

Ethics Disclosure and Conflicts of Interest

In accordance with the PFIA, investment officers are required to file a disclosure statement with the Texas Ethics Commission and the governing body if:

a. the officer has a business relationship with a business organization offering to engage in an investment transaction with the City (as defined in 2256.005 (i) (1-3); or
b. the officer is related within the second degree by affinity or consanguinity, as determined under Chapter 573 of the Texas Government Code, to an individual seeking to transact investment business with the entity. PFIA 2256.005 (i).

Clayton Gray
Finance Director

John Noblitt
City Manager

VENDOR SET: 99 City of Sanger
BANK: * ALL BANKS
DATE RANGE: 1/01/2023 THRU 1/31/2023

VENDOR	I.D.	NAME	STATUS		CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
00100		TMRS								
	E-CHECK	TMRS	VOIDED	V	1/18/2023			000381		111,538.79CR
00440		BRAZOS ELECTRIC								
	E-CHECK	BRAZOS ELECTRIC	VOIDED	V	1/18/2023			000382		10,310.07CR
01920		NICHOLS, JACKSON, DILLARD,HAGE								
	E-CHECK	NICHOLS, JACKSON, DILLAR	VOIDED	V	1/18/2023			000383		4,139.47CR
02910		UPPER TRINITY								
	E-CHECK	UPPER TRINITY	VOIDED	V	1/18/2023			000384		27,258.59CR
24050		AEP ENERGY PARTNERS, INC								
	E-CHECK	AEP ENERGY PARTNERS, INC	VOIDED	V	1/18/2023			000385		404,088.10CR
32030		GILLIAM INVESTMENTS: DBA: VANG								
	E-CHECK	GILLIAM INVESTMENTS: DBA	VOIDED	V	1/18/2023			000386		3,273.00CR
37670		CITIBANK, N.A.								
	E-CHECK	CITIBANK, N.A.	VOIDED	V	1/18/2023			000387		10,855.93CR
02970		OFFICE DEPOT								
	C-CHECK	OFFICE DEPOT	UNPOST	V	1/04/2023			082099		107.66CR
02970		OFFICE DEPOT								
	M-CHECK	OFFICE DEPOT	UNPOST	V	1/20/2023			082099		
05510		WASTE CONNECTIONS								
	C-CHECK	WASTE CONNECTIONS	UNPOST	V	1/09/2023			082147		49.90CR
05510		WASTE CONNECTIONS								
	M-CHECK	WASTE CONNECTIONS	UNPOST	V	1/20/2023			082147		
	C-CHECK	VOID CHECK		V	1/24/2023			082203		

* * T O T A L S * *	NO			INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	0			0.00	0.00	0.00
HAND CHECKS:	0			0.00	0.00	0.00
DRAFTS:	0			0.00	0.00	0.00
EFT:	0			0.00	0.00	0.00
NON CHECKS:	0			0.00	0.00	0.00
VOID CHECKS:	10	VOID DEBITS	0.00			
		VOID CREDITS	571,621.51CR	571,621.51CR	0.00	

TOTAL ERRORS: 0

	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
VENDOR SET: 99 BANK: * TOTALS:	10	571,621.51CR	0.00	0.00
BANK: * TOTALS:	10	571,621.51CR	0.00	0.00

VENDOR SET: 99 City of Sanger
BANK: EMP B EMPLOYEE BENEFIT FUND
DATE RANGE: 1/01/2023 THRU 1/31/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
13080		BLUE CROSS BLUE SHIELD OF TEXA							
	I-1.01.23-2.01.23	JAN 2023 HEALTH/DENTAL PREMIUM	R	1/04/2023	60,693.74		000756		
	I-COBRA 01.2023	COBRA-LEHOTSKY/BECHERER JAN 23	R	1/04/2023	3,625.28		000756		64,319.02
13080		BLUE CROSS BLUE SHIELD OF TEXA							
	I-02.01.23-03.01.23	FEB 2023 HEALTH/DENTAL PREMIUM	R	1/27/2023	60,693.74		000757		
	I-COBRA 02.2023	COBRA LEHOTKSKY/BECHERER 2/23	R	1/27/2023	2,156.22		000757		62,849.96
10610		LEADERSLIFE INS. COMPANY							
	I-133105	JAN 2023 LIFE INSURANCE	R	1/27/2023	73.66		000758		73.66

* * T O T A L S * *	NO			INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	3			127,242.64	0.00	127,242.64
HAND CHECKS:	0			0.00	0.00	0.00
DRAFTS:	0			0.00	0.00	0.00
EFT:	0			0.00	0.00	0.00
NON CHECKS:	0			0.00	0.00	0.00
VOID CHECKS:	0	VOID DEBITS	0.00			
		VOID CREDITS	0.00	0.00	0.00	

TOTAL ERRORS: 0

	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
VENDOR SET: 99 BANK: EMP BTOTALS:	3	127,242.64	0.00	127,242.64
BANK: EMP B TOTALS:	3	127,242.64	0.00	127,242.64

VENDOR SET: 99 City of Sanger
BANK: POOL POOLED CASH ACCOUNT
DATE RANGE: 1/01/2023 THRU 1/31/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
34490		HALFF ASSOC INC							
	I-10086611	ENGINEERING SRVC - 11/20/2022	E	1/09/2023	7,306.40		000379		7,306.40
08120		ICMA-RC							
	I-457PY01132023	ICMA CITY OF SANGER 457 PLAN	E	1/12/2023	2,060.09		000380		2,060.09
00100		TMRS							
	I-RETPY 12.02.22	TMRS	V	1/18/2023	33,019.80		000381		
	I-RETPY 12.30.22	TMRS	V	1/18/2023	30,375.95		000381		
	I-RETPY12.16.2022	TMRS	V	1/18/2023	31,161.79		000381		
	I-RETPYLGVTY 12.9	TMRS	V	1/18/2023	10,739.31		000381		
	I-RETVBB 12.09.22	TMRS	V	1/18/2023	6,241.94		000381		111,538.79
00100		TMRS							
	E-CHECK	TMRS VOIDED	V	1/18/2023			000381		111,538.79CR
00440		BRAZOS ELECTRIC							
	I-48667-RI-001	DEC 22	V	1/18/2023	10,310.07		000382		10,310.07
00440		BRAZOS ELECTRIC							
	E-CHECK	BRAZOS ELECTRIC VOIDED	V	1/18/2023			000382		10,310.07CR
01920		NICHOLS, JACKSON, DILLARD,HAGE							
	I-43446	DECEMBER 22 LEGAL SERVICES	V	1/18/2023	4,139.47		000383		4,139.47
01920		NICHOLS, JACKSON, DILLARD,HAGE							
	E-CHECK	NICHOLS, JACKSON, DILLARVOIDED	V	1/18/2023			000383		4,139.47CR
02910		UPPER TRINITY							
	I-W272301	DEC 2022 WATER PURCHASE	V	1/18/2023	27,258.59		000384		27,258.59
02910		UPPER TRINITY							
	E-CHECK	UPPER TRINITY VOIDED	V	1/18/2023			000384		27,258.59CR
24050		AEP ENERGY PARTNERS, INC							
	I-175-21410277	DEC 22 ELECTRIC PURCHASE	V	1/18/2023	404,088.10		000385		404,088.10
24050		AEP ENERGY PARTNERS, INC							
	E-CHECK	AEP ENERGY PARTNERS, INCVOIDED	V	1/18/2023			000385		404,088.10CR
32030		GILLIAM INVESTMENTS: DBA: VANG							
	I-51794	CLEANING FOR CITY OFFICES	V	1/18/2023	3,273.00		000386		3,273.00

VENDOR SET: 99 City of Sanger
BANK: POOL POOLED CASH ACCOUNT
DATE RANGE: 1/01/2023 THRU 1/31/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
32030		GILLIAM INVESTMENTS: DBA: VANG							
	E-CHECK	GILLIAM INVESTMENTS: DBAVOIDED	V	1/18/2023			000386		3,273.00CR
37670		CITIBANK, N.A.							
	C-AMZN 12.16.22	REFUND ISSUED FOR DVD	V	1/18/2023	9.96CR		000387		
	C-AMZN 12/16/22	REFUND ISSUED FOR BLU-RAY	V	1/18/2023	21.21CR		000387		
	C-AMZN 12/20/22	REFUND FOR DIGITAL WALL CLOCK	V	1/18/2023	23.99CR		000387		
	I-4IMPRINT 11.07.22	3 BANNERS	V	1/18/2023	568.89		000387		
	I-4IMPRINT 12.15.22	GIVEAWAYS FOR SHOWS	V	1/18/2023	985.87		000387		
	I-AMZN 01.02.23	OFFICE SUPPLIES/ORGANIZERS	V	1/18/2023	25.45		000387		
	I-AMZN 12-02-22	DVD	V	1/18/2023	6.99		000387		
	I-AMZN 12-30-22	DIGITAL CLOCK/COPY PAPER	V	1/18/2023	49.98		000387		
	I-AMZN 12.02.22	AA BATTERIES, NOTEPADS	V	1/18/2023	69.71		000387		
	I-AMZN 12.04.22	J GN BOOKS	V	1/18/2023	40.18		000387		
	I-AMZN 12.05.22	5 BATTERY CHARGERS - BODY CAMS	V	1/18/2023	74.90		000387		
	I-AMZN 12.06.22	UNDER CABINET LIGHTING	V	1/18/2023	16.98		000387		
	I-AMZN 12.12.2022	CHRISTMAS STICKERS	V	1/18/2023	9.99		000387		
	I-AMZN 12.13.22	DVD/BLU-RAY COMBO	V	1/18/2023	13.99		000387		
	I-AMZN 12.20.22	6 MATTRESS COVERS	V	1/18/2023	119.82		000387		
	I-AMZN 12.27.22	LARGE DIGITAL WALL CLOCK	V	1/18/2023	9.99		000387		
	I-AMZN 12.30.22	AVERY LABELS	V	1/18/2023	13.79		000387		
	I-AMZN 12.31.22	JF/JGN/CH/ANF BOOKS	V	1/18/2023	18.80		000387		
	I-AMZN 12.5.22	DVDS	V	1/18/2023	104.29		000387		
	I-AMZN 12/02/2022	PLASTIC STORAGE	V	1/18/2023	13.20		000387		
	I-AMZN 12/04/22	BOARD GAMES	V	1/18/2023	11.99		000387		
	I-AMZN 12/2/22	DVD	V	1/18/2023	7.50		000387		
	I-AMZN 12/20/22	DIGITAL WALL CLOCK	V	1/18/2023	23.99		000387		
	I-AMZN 12/30/22	JF/JGN/CH/ANF BOOKS	V	1/18/2023	70.25		000387		
	I-AMZN 12/4/2022	BOARD GAMES	V	1/18/2023	146.65		000387		
	I-BW 12.08.22	HOTEL STAY 12/6-8/22 776 JLEW	V	1/18/2023	221.48		000387		
	I-CALIBRE 12.29.22	CALIBRE PRESS CLASSES 5 PD	V	1/18/2023	895.00		000387		
	I-CALIBRE 12.30.22	CLASS FOR D.ALLEN 781	V	1/18/2023	139.00		000387		
	I-CHUYS 12.07.22	EMPLOYEE LUNCHEON	V	1/18/2023	239.00		000387		
	I-CHUYS 12.15.22	EMPLOYEE LUNCHEON	V	1/18/2023	1,418.88		000387		
	I-CROWN 11.28.22	TROPHIES FOR CHRISTMAS PARTY	V	1/18/2023	46.21		000387		
	I-DCC 12.29.22	DENTON CO. LIENS & PLATS	V	1/18/2023	146.50		000387		
	I-DCR 12.07.22	PLATS & LIENS	V	1/18/2023	84.50		000387		
	I-DOMINOS 12.05.22	COUNCIL MEETING DINNER	V	1/18/2023	67.06		000387		
	I-ETSY 12.29.22	LRG WALL CALENDAR	V	1/18/2023	4.79		000387		
	I-FARONICS 12.20.22	FARONICS RENEWAL	V	1/18/2023	150.15		000387		
	I-FBINAA 12.14.22	NATL FBINAA DUE 770	V	1/18/2023	135.00		000387		
	I-GFOA 12.27.22	GFOA BUDGET AWARD SUBMISSION	V	1/18/2023	345.00		000387		
	I-GFOA 12.6.22	GFOA RENEWAL FEES	V	1/18/2023	170.00		000387		
	I-GIG 12.01.22	CHUCK LEDBETTER BOOKING	V	1/18/2023	215.00		000387		
	I-HL 12.13.22	EMPLOYEE LUNCHEON ITMES	V	1/18/2023	188.60		000387		
	I-ICSC 11.29.22	ICSC MEMBERSHIP DUES	V	1/18/2023	125.00		000387		
	I-IEDC 12.06.22	IEDC MEMBERSHIP RENEWAL	V	1/18/2023	455.00		000387		
	I-KSADYA 12.7.22	PHOTOGRAPHY	V	1/18/2023	365.00		000387		

VENDOR SET: 99 City of Sanger
BANK: POOL POOLED CASH ACCOUNT
DATE RANGE: 1/01/2023 THRU 1/31/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
	I-LGCY 12.31.22	FLOWERS FOR N.EDWARDS	V	1/18/2023	128.80		000387		
	I-LOOMLY 11.25.22	LOOMLY YEARLY SUBSCRIPTION	V	1/18/2023	342.00		000387		
	I-MC 12.05.22	MAILCHIMP NEWS LETTER	V	1/18/2023	17.00		000387		
	I-OTC 11.22.22	CHRISTMAS GIFT BAGS	V	1/18/2023	200.97		000387		
	I-PRINCH 12.16.22	MOBILE PRINT SOFTWARE	V	1/18/2023	399.00		000387		
	I-SMARTSIGN 12.06.22	NAME PLATE - C.MARINAN	V	1/18/2023	21.07		000387		
	I-T&T 12.20.22	FLOWERS FOR D.PENNINGTON	V	1/18/2023	109.92		000387		
	I-TEDC 12.12.22	TEDC MEMBERSHIP RENEWAL	V	1/18/2023	525.00		000387		
	I-TML 12.14.22	TCMA DUE FOR ALINA CIOCAN	V	1/18/2023	385.80		000387		
	I-TML 12/14/22	TCMA DUES FOR JOHN NOBLITT	V	1/18/2023	484.80		000387		
	I-TXDMV 12.01.22	REGISTRATION RENEWAL 16-58	V	1/18/2023	9.50		000387		
	I-TXDMV 12.06.22	REGISTRATION FOR LP#126-9090	V	1/18/2023	10.25		000387		
	I-TXDMV 12.08.22	VEHICLE REGISTRATION LP1431648	V	1/18/2023	10.25		000387		
	I-TXDMV 12.21.22	REGISTRATION RENEWAL LP1431647	V	1/18/2023	10.25		000387		
	I-WALMART 12.01.22	CHRISTMAS TREE DECORATIONS	V	1/18/2023	181.40		000387		
	I-ZOOM 12.21.22	ZOOM MONTHLY SUBSCRIPTION	V	1/18/2023	14.99		000387		
	I-ZOOM 12.24.2022	ZOOM MONTHLY CHARGES	V	1/18/2023	130.73		000387		
	I-ZOOM 12.24.22	ZOOM MEETINGS	V	1/18/2023	114.99		000387		10,855.93
37670		CITIBANK, N.A.							
	E-CHECK	CITIBANK, N.A. VOIDED	V	1/18/2023			000387		10,855.93CR
00440		BRAZOS ELECTRIC							
	I-48667-RI-001	DEC 22	E	1/19/2023	Reissue		000388		10,310.07
01920		NICHOLS, JACKSON, DILLARD,HAGE							
	I-43446	DECEMBER 22 LEGAL SERVICES	E	1/19/2023	Reissue		000389		4,139.47
02910		UPPER TRINITY							
	I-W272301	DEC 2022 WATER PURCHASE	E	1/19/2023	Reissue		000390		27,258.59
24050		AEP ENERGY PARTNERS, INC							
	I-175-21410277	DEC 22 ELECTRIC PURCHASE	E	1/19/2023	Reissue		000391		404,088.10
32030		GILLIAM INVESTMENTS: DBA: VANG							
	I-51794	CLEANING FOR CITY OFFICES	E	1/19/2023	Reissue		000392		3,273.00
37670		CITIBANK, N.A.							
	C-AMZN 12.16.22	REFUND ISSUED FOR DVD	E	1/19/2023	Reissue		000393		
	C-AMZN 12/16/22	REFUND ISSUED FOR BLU-RAY	E	1/19/2023	Reissue		000393		
	C-AMZN 12/20/22	REFUND FOR DIGITAL WALL CLOCK	E	1/19/2023	Reissue		000393		
	I-4IMPRINT 11.07.22	3 BANNERS	E	1/19/2023	Reissue		000393		
	I-4IMPRINT 12.15.22	GIVEAWAYS FOR SHOWS	E	1/19/2023	Reissue		000393		
	I-AMZN 01.02.23	OFFICE SUPPLIES/ORGANIZERS	E	1/19/2023	Reissue		000393		
	I-AMZN 12-02-22	DVD	E	1/19/2023	Reissue		000393		
	I-AMZN 12-30-22	DIGITAL CLOCK/COPY PAPER	E	1/19/2023	Reissue		000393		
	I-AMZN 12.02.22	AA BATTERIES, NOTEPADS	E	1/19/2023	Reissue		000393		
	I-AMZN 12.04.22	J GN BOOKS	E	1/19/2023	Reissue		000393		

VENDOR SET: 99 City of Sanger
BANK: POOL POOLED CASH ACCOUNT
DATE RANGE: 1/01/2023 THRU 1/31/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
	I-AMZN 12.05.22	5 BATTERY CHARGERS - BODY CAMS	E	1/19/2023	Reissue		000393		
	I-AMZN 12.06.22	UNDER CABINET LIGHTING	E	1/19/2023	Reissue		000393		
	I-AMZN 12.12.2022	CHRISTMAS STICKERS	E	1/19/2023	Reissue		000393		
	I-AMZN 12.13.22	DVD/BLU-RAY COMBO	E	1/19/2023	Reissue		000393		
	I-AMZN 12.20.22	6 MATTRESS COVERS	E	1/19/2023	Reissue		000393		
	I-AMZN 12.27.22	LARGE DIGITAL WALL CLOCK	E	1/19/2023	Reissue		000393		
	I-AMZN 12.30.22	AVERY LABELS	E	1/19/2023	Reissue		000393		
	I-AMZN 12.31.22	JF/JGN/CH/ANF BOOKS	E	1/19/2023	Reissue		000393		
	I-AMZN 12.5.22	DVDS	E	1/19/2023	Reissue		000393		
	I-AMZN 12/02/2022	PLASTIC STORAGE	E	1/19/2023	Reissue		000393		
	I-AMZN 12/04/22	BOARD GAMES	E	1/19/2023	Reissue		000393		
	I-AMZN 12/2/22	DVD	E	1/19/2023	Reissue		000393		
	I-AMZN 12/20/22	DIGITAL WALL CLOCK	E	1/19/2023	Reissue		000393		
	I-AMZN 12/30/22	JF/JGN/CH/ANF BOOKS	E	1/19/2023	Reissue		000393		
	I-AMZN 12/4/2022	BOARD GAMES	E	1/19/2023	Reissue		000393		
	I-BW 12.08.22	HOTEL STAY 12/6-8/22 776 JLEW	E	1/19/2023	Reissue		000393		
	I-CALIBRE 12.29.22	CALIBRE PRESS CLASSES 5 PD	E	1/19/2023	Reissue		000393		
	I-CALIBRE 12.30.22	CLASS FOR D.ALLEN 781	E	1/19/2023	Reissue		000393		
	I-CHUYS 12.07.22	EMPLOYEE LUNCHEON	E	1/19/2023	Reissue		000393		
	I-CHUYS 12.15.22	EMPLOYEE LUNCHEON	E	1/19/2023	Reissue		000393		
	I-CROWN 11.28.22	TROPHIES FOR CHRISTMAS PARTY	E	1/19/2023	Reissue		000393		
	I-DCC 12.29.22	DENTON CO. LIENS & PLATS	E	1/19/2023	Reissue		000393		
	I-DCR 12.07.22	PLATS & LIENS	E	1/19/2023	Reissue		000393		
	I-DOMINOS 12.05.22	COUNCIL MEETING DINNER	E	1/19/2023	Reissue		000393		
	I-ETSY 12.29.22	LRG WALL CALENDAR	E	1/19/2023	Reissue		000393		
	I-FARONICS 12.20.22	FARONICS RENEWAL	E	1/19/2023	Reissue		000393		
	I-FBINAA 12.14.22	NATL FBINAA DUE 770	E	1/19/2023	Reissue		000393		
	I-GFOA 12.27.22	GFOA BUDGET AWARD SUBMISSION	E	1/19/2023	Reissue		000393		
	I-GFOA 12.6.22	GFOA RENEWAL FEES	E	1/19/2023	Reissue		000393		
	I-GIG 12.01.22	CHUCK LEDBETTER BOOKING	E	1/19/2023	Reissue		000393		
	I-HL 12.13.22	EMPLOYEE LUNCHEON ITMES	E	1/19/2023	Reissue		000393		
	I-ICSC 11.29.22	ICSC MEMBERSHIP DUES	E	1/19/2023	Reissue		000393		
	I-IEDC 12.06.22	IEDC MEMBERSHIP RENEWAL	E	1/19/2023	Reissue		000393		
	I-KSADYA 12.7.22	PHOTOGRAPHY	E	1/19/2023	Reissue		000393		
	I-LGCY 12.31.22	FLOWERS FOR N.EDWARDS	E	1/19/2023	Reissue		000393		
	I-LOOMLY 11.25.22	LOOMLY YEARLY SUBSCRIPTION	E	1/19/2023	Reissue		000393		
	I-MC 12.05.22	MAILCHIMP NEWS LETTER	E	1/19/2023	Reissue		000393		
	I-OTC 11.22.22	CHRISTMAS GIFT BAGS	E	1/19/2023	Reissue		000393		
	I-PRINCH 12.16.22	MOBILE PRINT SOFTWARE	E	1/19/2023	Reissue		000393		
	I-SMARTSIGN 12.06.22	NAME PLATE - C.MARINAN	E	1/19/2023	Reissue		000393		
	I-T&T 12.20.22	FLOWERS FOR D.PENNINGTON	E	1/19/2023	Reissue		000393		
	I-TEDC 12.12.22	TEDC MEMBERSHIP RENEWAL	E	1/19/2023	Reissue		000393		
	I-TML 12.14.22	TCMA DUE FOR ALINA CIOCAN	E	1/19/2023	Reissue		000393		
	I-TML 12/14/22	TCMA DUES FOR JOHN NOBLITT	E	1/19/2023	Reissue		000393		
	I-TXDMV 12.01.22	REGISTRATION RENEWAL 16-58	E	1/19/2023	Reissue		000393		
	I-TXDMV 12.06.22	REGISTRATION FOR LP#126-9090	E	1/19/2023	Reissue		000393		
	I-TXDMV 12.08.22	VEHICLE REGISTRATION LP1431648	E	1/19/2023	Reissue		000393		
	I-TXDMV 12.21.22	REGISTRATION RENEWAL LP1431647	E	1/19/2023	Reissue		000393		

VENDOR SET: 99 City of Sanger
BANK: POOL POOLED CASH ACCOUNT
DATE RANGE: 1/01/2023 THRU 1/31/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
	I-WALMART 12.01.22	CHRISTMAS TREE DECORATIONS	E	1/19/2023	Reissue		000393		
	I-ZOOM 12.21.22	ZOOM MONTHLY SUBSCRIPTION	E	1/19/2023	Reissue		000393		
	I-ZOOM 12.24.2022	ZOOM MONTHLY CHARGES	E	1/19/2023	Reissue		000393		
	I-ZOOM 12.24.22	ZOOM MEETINGS	E	1/19/2023	Reissue		000393		10,855.93
00100		TMRS							
	I-RETPY 12.02.22	TMRS	E	1/20/2023	Reissue		000394		
	I-RETPY 12.30.22	TMRS	E	1/20/2023	Reissue		000394		
	I-RETPY12.16.2022	TMRS	E	1/20/2023	Reissue		000394		
	I-RETPYLGVTY 12.9	TMRS	E	1/20/2023	Reissue		000394		
	I-RETVBB 12.09.22	TMRS	E	1/20/2023	Reissue		000394		111,538.79
34770		FIRST STOP HEALTH, LLC							
	I-34770	VRTUAL MNTL HLTH/TELEMED 02/23	E	1/24/2023	631.40		000395		631.40
37670		CITIBANK, N.A.							
	I-ALAGOOD 11.18.22	ALAGOOD CARTWRIGHT	E	1/24/2023	800.00		000396		
	I-AMZN 11.23.22	AIR HEATER W/ THERMOSTAT	E	1/24/2023	399.00		000396		
	I-AMZN 12/30/2022	BABY CHANGING STATION	E	1/24/2023	148.90		000396		
	I-BAS 11.29.2022	6 ALUMINUM SIGNS & FRAMES	E	1/24/2023	510.00		000396		
	I-KIWANIS 12.15.22	KIWANIS CLUB OF DENTON	E	1/24/2023	210.00		000396		
	I-THOMSON 11.29.22	THOMSON WEST	E	1/24/2023	229.00		000396		
	I-THOMSON 12.28.22	THOMSON WEST	E	1/24/2023	229.00		000396		
	I-TRAPS 11.30.22	TX REC & PARK SOCIETY MEMBERSH	E	1/24/2023	100.00		000396		2,625.90
08120		ICMA-RC							
	I-457PY 01272023	ICMA CITY OF SANGER 457 PLAN	E	1/25/2023	2,060.09		000397		2,060.09
11690		PITNEY BOWES - RESERVE ACCOUNT							
	I-01.05.2023	REFILL POSTAGE METER	D	1/05/2023	300.00		000477		300.00
22640		INTERNAL REVENUE SERVICE							
	I-T1 PY01132023	FEDERAL W/H	D	1/12/2023	18,913.54		000478		
	I-T3 PY01132023	FICA PAYABLE	D	1/12/2023	26,324.44		000478		
	I-T4 PY01132023	FICA PAYABLE	D	1/12/2023	6,156.44		000478		51,394.42
14210		OFFICE OF THE ATTORNEY GENERAL							
	I-CBWPY01132023	CHILD SUPPORT	D	1/12/2023	419.54		000479		
	I-CRWPY01132023	CHILD SUPPORT AG#0013904686	D	1/12/2023	192.46		000479		
	I-CSRPY01132023	CHILD SUPPORT #0013806050	D	1/12/2023	276.92		000479		888.92
26810		BOK FINANCIAL							
	I-020223	2013 CO INTEREST/AGENT FEES	D	1/30/2023	3,250.00		000480		3,250.00

VENDOR SET: 99 City of Sanger
BANK: POOL POOLED CASH ACCOUNT
DATE RANGE: 1/01/2023 THRU 1/31/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
00600		CITY OF SANGER							
	I-JAN 2023	SANGER UB 11/21/22-12/20/22	D	1/15/2023	28,466.73		000481		28,466.73
26320		TRUST-CITY OF SANGER EMPLOYEE							
	C-DE1PY 12.30.22	DENTAL INS	D	1/18/2023	37.58CR		000482		
	C-GLIPY 12.30.22	GROUP LIFE $25K	D	1/18/2023	3.74CR		000482		
	C-HE1PY 12.30.22	HEALTH INS	D	1/18/2023	597.84CR		000482		
	C-VE1PY 12.30.22	VISION INS	D	1/18/2023	9.22CR		000482		
	I-DC1PY 12.02.22	HEALTH INA	D	1/18/2023	730.88		000482		
	I-DC1PY12.16.2022	HEALTH INA	D	1/18/2023	730.88		000482		
	I-DE1PY 12.02.22	DENTAL INS	D	1/18/2023	845.55		000482		
	I-DE1PY12.16.2022	DENTAL INS	D	1/18/2023	751.60		000482		
	I-DF1PY 12.02.22	HEALTH INS	D	1/18/2023	635.79		000482		
	I-DF1PY 12.30.22	HEALTH INS	D	1/18/2023	70.64		000482		
	I-DF1PY12.16.2022	HEALTH INS	D	1/18/2023	706.43		000482		
	I-DS1PY 12.02.22	HEALTH INS	D	1/18/2023	225.48		000482		
	I-DS1PY12.16.2022	HEALTH INS	D	1/18/2023	225.48		000482		
	I-GLIPY 12.02.22	GROUP LIFE $25K	D	1/18/2023	1,022.27		000482		
	I-GLIPY12.16.2022	GROUP LIFE $25K	D	1/18/2023	284.91		000482		
	I-HC1PY 12.02.22	HEALTH INS	D	1/18/2023	1,648.08		000482		
	I-HC1PY12.16.2022	HEALTH INS	D	1/18/2023	1,648.08		000482		
	I-HC2PY 12.02.22	HEALTH INS	D	1/18/2023	2,378.10		000482		
	I-HC2PY12.16.2022	HEALTH INS	D	1/18/2023	1,426.86		000482		
	I-HC3PY 12.02.22	HEALTH INS	D	1/18/2023	2,387.64		000482		
	I-HC3PY12.16.2022	HEALTH INS	D	1/18/2023	2,387.64		000482		
	I-HC5PY 12.02.22	HEALTH INS	D	1/18/2023	1,207.17		000482		
	I-HC5PY12.16.2022	HEALTH INS	D	1/18/2023	1,207.17		000482		
	I-HE1PY 12.02.22	HEALTH INS	D	1/18/2023	5,978.40		000482		
	I-HE1PY12.16.2022	HEALTH INS	D	1/18/2023	5,978.40		000482		
	I-HE2PY 12.02.22	HEALTH INS	D	1/18/2023	1,293.95		000482		
	I-HE2PY12.16.2022	HEALTH INS	D	1/18/2023	1,293.95		000482		
	I-HE3PY 12.02.22	HEALTH IN	D	1/18/2023	3,897.48		000482		
	I-HE3PY12.16.2022	HEALTH IN	D	1/18/2023	2,923.11		000482		
	I-HE5PY 12.02.22	HEALTH INS	D	1/18/2023	3,722.15		000482		
	I-HE5PY12.16.2022	HEALTH INS	D	1/18/2023	3,722.15		000482		
	I-HF2PY 12.02.22	HEALTH IN	D	1/18/2023	802.11		000482		
	I-HF2PY12.16.2022	HEALTH IN	D	1/18/2023	802.11		000482		
	I-HF3PY 12.02.22	HEALTH INS	D	1/18/2023	2,013.14		000482		
	I-HF3PY 12.30.22	HEALTH INS	D	1/18/2023	1,006.57		000482		
	I-HF3PY12.16.2022	HEALTH INS	D	1/18/2023	3,019.71		000482		
	I-HS PY 12.02.22	HEALTH INS	D	1/18/2023	676.02		000482		
	I-HS PY12.16.2022	HEALTH INS	D	1/18/2023	676.02		000482		
	I-HS2PY 12.02.22	HEALTH INS	D	1/18/2023	1,170.56		000482		
	I-HS2PY12.16.2022	HEALTH INS	D	1/18/2023	1,170.56		000482		
	I-HS5PY 12.02.22	HEALTH INS	D	1/18/2023	495.16		000482		
	I-HS5PY12.16.2022	HEALTH INS	D	1/18/2023	495.16		000482		
	I-LLIPY 12.02.22	LIFE INSURANCE	D	1/18/2023	36.84		000482		
	I-LLIPY12.16.2022	LIFE INSURANCE	D	1/18/2023	36.84		000482		

VENDOR SET: 99 City of Sanger
BANK: POOL POOLED CASH ACCOUNT
DATE RANGE: 1/01/2023 THRU 1/31/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
	I-VC1PY 12.02.22	HEALTH INS	D	1/18/2023	92.30		000482		
	I-VC1PY12.16.2022	HEALTH INS	D	1/18/2023	73.84		000482		
	I-VE1PY 12.02.22	VISION INS	D	1/18/2023	170.57		000482		
	I-VE1PY12.16.2022	VISION INS	D	1/18/2023	156.74		000482		
	I-VF1PY 12.02.22	HEALTH INS	D	1/18/2023	176.27		000482		
	I-VF1PY 12.30.22	HEALTH INS	D	1/18/2023	13.56		000482		
	I-VF1PY12.16.2022	HEALTH INS	D	1/18/2023	189.83		000482		
	I-VLIPY 12.02.22	EMPLOYEE VOLUNTARY LIFE	D	1/18/2023	698.12		000482		
	I-VLIPY12.16.2022	EMPLOYEE VOLUNTARY LIFE	D	1/18/2023	601.54		000482		
	I-VS1PY 12.02.22	HEALTH INS	D	1/18/2023	52.56		000482		
	I-VS1PY12.16.2022	HEALTH INS	D	1/18/2023	52.56		000482		63,360.55
34430		UMB BANK, N.A.							
	I-02/01/2023	2021 REFUNDING BONDS INTEREST	D	1/30/2023	21,489.25		000483		
	I-12.29.2022	2019 REFUNDING BONDS INTEREST	D	1/30/2023	16,050.00		000483		37,539.25
33770		WEX HEALTH, INC							
	I-0001656777-IN	COBRA MONTHLY DEC 22	D	1/25/2023	101.35		000484		101.35
22640		INTERNAL REVENUE SERVICE							
	I-T1 PY 01272023	FEDERAL W/H	D	1/25/2023	16,883.77		000485		
	I-T3 PY 01272023	FICA PAYABLE	D	1/25/2023	25,759.06		000485		
	I-T4 PY 01272023	FICA PAYABLE	D	1/25/2023	6,024.24		000485		48,667.07
14210		OFFICE OF THE ATTORNEY GENERAL							
	I-CBWPY 01272023	CHILD SUPPORT	D	1/25/2023	419.54		000486		
	I-CRWPY 01272023	CHILD SUPPORT AG#0013904686	D	1/25/2023	192.46		000486		
	I-CSRPY 01272023	CHILD SUPPORT #0013806050	D	1/25/2023	276.92		000486		888.92
30600		TASC							
	C-TASC 1.13.23	TASC ROUNDING	D	1/13/2023	0.51CR		000502		
	I-FSMPY01132023	FLEX	D	1/13/2023	1,515.76		000502		1,515.25
30600		TASC							
	C-TASC 1.27.23	TASC ROUNDING	D	1/27/2023	0.51CR		000503		
	I-FSMPY 01272023	FLEX	D	1/27/2023	1,515.76		000503		1,515.25
35130		BLADES GROUP, LLC							
	I-18036641	PALLET & 4 TOTES	R	1/04/2023	2,872.00		082090		2,872.00
37880		CONNECT PARENT CORPORATION (BR							
	I-11/10/22-12/9/22	PHONE 11/10/22-12/9/22	R	1/04/2023	2,038.30		082091		2,038.30

VENDOR SET: 99 City of Sanger
BANK: POOL POOLED CASH ACCOUNT
DATE RANGE: 1/01/2023 THRU 1/31/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
07850		CLEAT							
	I-CLTPY 12.02.22	ASSOCIATION DUES EMPLOYEE	R	1/04/2023	13.85		082092		
	I-CLTPY12.16.2022	ASSOCIATION DUES EMPLOYEE	R	1/04/2023	13.85		082092		27.70
36860		EXTRA PACKAGING LLC							
	I-114684 FREIGHT	FREIGHT CHARGE	R	1/04/2023	318.27		082093		318.27
18790		FUELMAN							
	I-NP63569771	FUEL 12/26/2022-01/01/2023	R	1/04/2023	2,496.14		082094		2,496.14
07750		HOME DEPOT CREDIT SERVICES							
	I-68400002820579	EMPLOYEE LUNCHEON GREENERY	R	1/04/2023	301.42		082095		301.42
20220		INGRAM LIBRARY SERVICES							
	I-72744667	ADULT NONFICTION	R	1/04/2023	36.05		082096		
	I-73144172	CHL JF	R	1/04/2023	341.21		082096		377.26
01570		LOWE'S COMPANIES, INC.							
	I-16789	21-BTR KD DOUGLAS	R	1/04/2023	290.22		082097		
	I-16798	3IN WB STAIN/T-40 DOUBLE BARRI	R	1/04/2023	62.19		082097		
	I-67714	BAR CLAMP/SPEEDBOR/CLEAR/GLUE	R	1/04/2023	217.87		082097		570.28
08690		O'REILLY AUTO PARTS							
	I-1959-435688	BATTERY/BATTERY FEE/CORE CHRG	R	1/04/2023	278.90	5.58CR	082098		273.32
02970		OFFICE DEPOT							
	I-281151727001	WALL CALENDAR/MOUSEPAD	V	1/04/2023	80.67		082099		
	I-281153388001	PLANNER	V	1/04/2023	26.99		082099		107.66
02970		OFFICE DEPOT							
	M-CHECK	OFFICE DEPOT UNPOST	V	1/20/2023			082099		107.66CR
34500		P3WORKS LLC							
	I-007412	RILEY RANCH PID	R	1/04/2023	2,070.00		082100		
	I-007629	RILEY RANCH PID	R	1/04/2023	1,312.50		082100		3,382.50
14980		POLYDYNE, INC.							
	I-1700639	POLYMER FOR WWTP	R	1/04/2023	1,575.00		082101		1,575.00
32870		SAM'S CLUB/SYNCHRONY BANK							
	I-03978	EMPLOYEE LUNCHEON ITEMS	R	1/04/2023	50.81		082102		
	I-07751	EMPLOYEE LUNCHEON ITEMS	R	1/04/2023	51.78		082102		
	I-08838	EMPLOYEE LUNCHEON ITEMS	R	1/04/2023	368.17		082102		470.76

VENDOR SET: 99 City of Sanger
BANK: POOL POOLED CASH ACCOUNT
DATE RANGE: 1/01/2023 THRU 1/31/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
25020		SANGER HARDWARE							
	I-716	COAX CABLE/TRUFUEL/GASKET	R	1/04/2023	47.97		082103		47.97
1		SANGER ISD							
	I-REFUND 12.28.22	INSPECTION/REVIEW	R	1/04/2023	761.25		082104		761.25
02690		TECHLINE, INC.							
	I-1554359-00	SINGLE BOLT AL CONNECTOR	R	1/04/2023	804.75		082105		
	I-1562390-00	MATERIALS RESTOCK	R	1/04/2023	2,599.70		082105		
	I-1562390-03	MATERIALS RESTOCK	R	1/04/2023	1,115.40		082105		4,519.85
06930		TEXAS ELECTRIC COOPERATIVES							
	I-INVLC017443	FIRST AID CPR STUDENT GUIDES	R	1/04/2023	94.50		082106		94.50
37730		THE ANTERO GROUP, LLC.							
	I-SAN-2201-2211	REWRITE/UPDATE ZONING	R	1/04/2023	3,830.00		082107		3,830.00
17380		THE GLOVE GUY							
	I-50313	6 HARD HATS	R	1/04/2023	66.00		082108		66.00
34220		UNIFIRST CORPORATION							
	I-2900012848	MATS CITY HALL	R	1/04/2023	12.49		082109		
	I-2900012849	UNIFORMS - WATER	R	1/04/2023	26.04		082109		
	I-2900012850	MATS - PUBLIC WORKS	R	1/04/2023	7.85		082109		
	I-2900012851	UNIFORMS - STREETS	R	1/04/2023	18.84		082109		
	I-2900012852	UNIFORMS- WASTEWATER	R	1/04/2023	13.56		082109		78.78
05510		WASTE CONNECTIONS							
	I-NOV-22	SOLID WASTE NOV 2022	R	1/04/2023	82,064.70		082110		82,064.70
03680		WHITMIRE LINE CLEARANCE, INC							
	I-S22-1035	TREE TRIMMING	R	1/04/2023	2,692.80		082111		
	I-S22-1036	TREE TRIMMING	R	1/04/2023	4,160.00		082111		6,852.80
36380		ZERO9 SOLUTIONS LTD							
	I-5598	DASHCAM CASE 785 BUTTRAM	R	1/04/2023	28.45		082112		28.45
30600		TASC							
	I-IN2575913	FSA ADMIN FEES 1/1/23-3/31/23	R	1/06/2023	411.12		082113		411.12
16990		ADVANCED RESCUE SYSTEM							
	I-7336	2 GAL MINERAL OIL HIGH PRESSUR	R	1/09/2023	83.76		082114		83.76

VENDOR SET: 99 City of Sanger
BANK: POOL POOLED CASH ACCOUNT
DATE RANGE: 1/01/2023 THRU 1/31/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
25070		ALL AMERICAN DOGS INC							
	I-4945	DEC ANIMAL CONTROL	R	1/09/2023	4,080.00		082115		
	I-4980	JAN23 SHELTER SRVC/ANIMAL CTRL	R	1/09/2023	7,160.00		082115		11,240.00
00420		BOUND TREE MEDICAL, LLC							
	I-84800525	EMS SUPPLIES	R	1/09/2023	906.20		082116		
	I-84807595	EMS SUPPLIES	R	1/09/2023	27.06		082116		933.26
37770		CALIBRE PRESS							
	I-68725	785 B.BUTTRAM CLASS 03.08.23	R	1/09/2023	179.00		082117		
	I-68756	773 R.DUNN CLASS 03.08.23	R	1/09/2023	179.00		082117		358.00
23620		COTE'S MECHANICAL							
	I-23620	ICE MACHINE RENTAL DEC 2022	R	1/09/2023	626.00		082118		626.00
25730		DATAPROSE, LLC							
	I-DP2205639	STATEMENTS/LATE NOTICES DEC 22	R	1/09/2023	4,716.84		082119		4,716.84
35490		DENNY'S HELPING HAND-E-MAN							
	I-12/22/2022	SOFFIT VENT COVERS	R	1/09/2023	605.42		082120		605.42
22740		DENTON COUNTY AUDITOR							
	I-JAN 2023	JANUARY 2023 DISPATCH	R	1/09/2023	5,779.92		082121		5,779.92
00850		DENTON RECORD-CHRONICLE							
	I-12224016	PH NOTICE/2 ORDINANCES	R	1/09/2023	161.50		082122		161.50
18190		DEPARTMENT OF INFORMATION RESO							
	I-23111011N	NOV LONG DISTANCE	R	1/09/2023	24.80		082123		24.80
36340		FAMILY FIRST AUTO CARE							
	I-2219	FUEL PUMP	R	1/09/2023	539.36		082124		539.36
23820		FERGUSON ENTERPRISES, LLC							
	I-1355343	1 PVC T/U BV VITON	R	1/09/2023	292.65		082125		292.65
37050		FRAZER, LTD							
	I-87792	HANDLE EXTERIOR FOR AMBULANCE	R	1/09/2023	273.95		082126		273.95
18790		FUELMAN							
	I-NP63626958	FUEL 01/02/2023-01/08/2023	R	1/09/2023	2,257.08		082127		2,257.08
01070		GALLS INC.							
	I-022911372	ALS/SLS LEVEL III MID RIDE 776	R	1/09/2023	172.87		082128		
	I-022914324	RAINCOAT WITH LETTERING 783	R	1/09/2023	200.64		082128		
	I-022956212	SKULL CAP/PANTS/TEK BELT 783	R	1/09/2023	233.99		082128		607.50

VENDOR SET: 99 City of Sanger
BANK: POOL POOLED CASH ACCOUNT
DATE RANGE: 1/01/2023 THRU 1/31/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
07350		GENTLE'S OIL AND TIRE							
	I-122722	8QT OIL & FILTER UNIT #07	R	1/09/2023	67.00		082129		
	I-123022	8QT OIL & FILTER UNIT #06	R	1/09/2023	67.00		082129		134.00
37260		KLEMENT FORD OF MUENSTER							
	I-FOCS176817	COMMAND 671 ENGINE REPAIR	R	1/09/2023	3,682.76		082130		3,682.76
08210		KWIK KAR							
	I-8101-0013906	STATE INSPECTION	R	1/09/2023	25.50		082131		
	I-8101-0014213	OIL CHANGE M672	R	1/09/2023	366.32		082131		
	I-8101-0014490	OIL CHANGE FOR CHIEF 670 TRUCK	R	1/09/2023	138.72		082131		530.54
17060		LEAD 11 EXCELLENCE							
	I-12232022SFD	CE FOR MONTHS OF OCT/NOV/DEC	R	1/09/2023	648.00		082132		648.00
20970		LEXIS NEXIS							
	I-1457774-20230831P	SOFTWARE MAINT CONTRACT RENEW	R	1/09/2023	2,566.08		082133		2,566.08
32640		LLOYD GOSSELINK ROCHELLE & TOW							
	I-97537188	PROFESSIONAL SERVICES NOV 22	R	1/09/2023	601.10		082134		
	I-97537299	PROFESSIONAL SERVICES NOV 22	R	1/09/2023	1,856.50		082134		2,457.60
01570		LOWE'S COMPANIES, INC.							
	I-37952	HONDA EU 2200W GENERATOR	R	1/09/2023	1,139.05		082135		1,139.05
38050		MASS NOTIFICATION SERVICE INC							
	I-0000362-IN	LABOR FOR SIREN FIX	R	1/09/2023	4,058.89		082136		4,058.89
30780		MERITAGE SYSTEMS INC (COMMUNIT							
	I-0000935-IN	PERMITTING SOFTWARE	R	1/09/2023	4,590.00		082137		4,590.00
36990		NORTEX COMMUNICATIONS COMPANY							
	I-10719253	INTERNET & PHONE JAN 2023	R	1/09/2023	4,817.72		082138		
	I-INV-13138	CITY OWNED FIBER INSTLLTN	R	1/09/2023	70,123.20		082138		74,940.92
35340		NORTH TEXAS FIRE SYSTEMS, LLC							
	I-INV-005125	CELLULAR RADIO FIRE ALARM	R	1/09/2023	540.00		082139		540.00
02970		OFFICE DEPOT							
	I-283923205001	CUPS/NAPKINS/SPOONS	R	1/09/2023	20.39		082140		20.39
35740		PATTERSON PROFESSIONAL SERVICE							
	I-7889	PEACH/6TH RAN JETTER DOWN LINE	R	1/09/2023	450.00		082141		450.00

VENDOR SET: 99 City of Sanger
BANK: POOL POOLED CASH ACCOUNT
DATE RANGE: 1/01/2023 THRU 1/31/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
33820		POWER-D UTILITY SERVICES, LLC							
	I-2301	CONSTRUCTION STANDARD DRAWINGS	R	1/09/2023	400.00		082142		
	I-2301 DW	PROFESSIONAL SERVICES	R	1/09/2023	5,000.00		082142		
	I-2302	DESIGN & ASSOCIATED SRVCS	R	1/09/2023	4,300.00		082142		9,700.00
25020		SANGER HARDWARE							
	I-715	SCDRVIER 5/16"X8	R	1/09/2023	7.99		082143		
	I-734	GRAIN BUFFALO DRVR	R	1/09/2023	18.99		082143		
	I-735	2 ELECTRIC HEATERS	R	1/09/2023	85.98		082143		
	I-736	20YD DUCT TAPE	R	1/09/2023	5.99		082143		
	I-746	BALL VLV/1.5" NIPPLE	R	1/09/2023	18.98		082143		
	I-763	WASP SPRAY	R	1/09/2023	26.36		082143		
	I-764	3/4X16 SPEEDBOR DRILL BIT	R	1/09/2023	15.99		082143		
	I-770	KNIFE/DRYWL/SPACKL/SAW/JNTTPE	R	1/09/2023	40.15		082143		220.43
36870		SOUTHERN PETROLEUM LABORATORIE							
	I-22120301	AMMONIA/CBOD/TSS/ENVIRO IMPACT	R	1/09/2023	290.40		082144		
	I-22120465	AMMONIA/CBOD/TSS/ENVIRO IMPACT	R	1/09/2023	290.40		082144		
	I-23010022	AMMONIA/CBOD/TSS/ENVIRO IMPACT	R	1/09/2023	290.40		082144		871.20
29190		STITCHIN' AND MORE CUSTOM GRAP							
	I-2134	CARHART JACKETS W/ LOGO	R	1/09/2023	480.00		082145		480.00
34220		UNIFIRST CORPORATION							
	I-2900014030	MATS - CITY HALL	R	1/09/2023	12.49		082146		
	I-2900014031	UNIFORMS - WATER	R	1/09/2023	26.04		082146		
	I-2900014032	MATS - PUBLIC WORKS	R	1/09/2023	7.85		082146		
	I-2900014033	UNIFORMS - STREETS	R	1/09/2023	18.84		082146		
	I-2900014034	UNIFORMS - WASTEWATER	R	1/09/2023	13.56		082146		78.78
05510		WASTE CONNECTIONS							
	I-1778663V190	SANGER CITY CLEAN UP	V	1/09/2023	49.90		082147		49.90
05510		WASTE CONNECTIONS							
	M-CHECK	WASTE CONNECTIONS UNPOST	V	1/20/2023			082147		49.90CR
05510		WASTE CONNECTIONS							
	I-1780576V190	SLUDGE REMOVAL	R	1/09/2023	4,368.84		082148		4,368.84
38130		LAW OFFICES OF WILLIAM W. KRUE							
	I-9300	COLE THOMPSON LEGAL BILL	R	1/09/2023	9,183.40		082149		9,183.40
1		CRISP, JAMES D							
	I-000202301059617	US REFUND	R	1/09/2023	55.47		082150		55.47

VENDOR SET: 99 City of Sanger
BANK: POOL POOLED CASH ACCOUNT
DATE RANGE: 1/01/2023 THRU 1/31/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
1		LEMONS, JOHNA B							
	I-000202301059615	US REFUND	R	1/09/2023	100.07		082151		100.07
1		MARTIN, LETICIA R							
	I-000202301059616	US REFUND	R	1/09/2023	95.88		082152		95.88
1		TEINERT CONSTRUCTION							
	I-000202301059618	US REFUND	R	1/09/2023	974.87		082153		974.87
33300		HSA BANK							
	I-HSAPY01132023	HSA	R	1/12/2023	2,201.52		082154		2,201.52
15830		SANGER EDUCATION FOUNDATION IN							
	I-SGFPY01132023	FOUNDATION-ISD	R	1/12/2023	2.50		082155		2.50
14470		UNITED WAY							
	I-UN PY01132023	DONATIONS	R	1/12/2023	5.00		082156		5.00
38090		4 COLOR PRESS							
	I-30738	SANGER MAPS	R	1/18/2023	1,793.57		082157		1,793.57
01550		ATMOS ENERGY							
	I-01/12/2023	GAS 12/2/22 - 1/3/23	R	1/18/2023	1,153.09		082158		1,153.09
25610		AUSTIN LANE TECHNOLOGIES, INC							
	I-200416	JAN 2022 NETWORK MAINTENANCE	R	1/18/2023	10,579.50		082159		10,579.50
23310		BATTERIES PLUS BULBS							
	I-P58718123	12V BATTERY FOR BATTERY JUMPER	R	1/18/2023	69.26		082160		69.26
11740		BETSY ROSS FLAG GIRLS,INC							
	I-865014-D	17 - 4X6 WESTWIND XL US FLAGS	R	1/18/2023	952.00		082161		952.00
23880		BUREAU VERITAS NORTH AMERICA,							
	I-RI 22073321	BACK-UP INSPECTIONS	R	1/18/2023	2,355.68		082162		
	I-RI 22073322	PLAN REVIEW 300 KIRKLAND ST	R	1/18/2023	150.00		082162		
	I-RI 22073323	COMM PLAN REVIEW 100 INDIAN LN	R	1/18/2023	130.75		082162		
	I-RI 22073324	FIRE REVIEW 1901 S STEMMONS	R	1/18/2023	250.00		082162		
	I-RI 22073325	COMM PLAN REVIEW 1660 W CHAPMA	R	1/18/2023	1,818.59		082162		
	I-RI 22073326	PLAN REVIEW 4213 LIGA LN	R	1/18/2023	150.00		082162		
	I-RI 22073327	COM PLAN REVIEW 105 BERRY ST	R	1/18/2023	50.00		082162		
	I-RI 22073328	PLAN REVIEW 302 KIRKLAND ST	R	1/18/2023	150.00		082162		
	I-RI 22073329	PLAN REVIEW 4209 LIGA LN	R	1/18/2023	150.00		082162		
	I-RI 22073330	FIRE REVIEW 700 ACKER ST	R	1/18/2023	250.00		082162		5,455.02

VENDOR SET: 99 City of Sanger
BANK: POOL POOLED CASH ACCOUNT
DATE RANGE: 1/01/2023 THRU 1/31/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
00800		COSERV ELECTRIC							
	I-11/23/22-12/27/22	DEC 22 ELECTRIC	R	1/18/2023	3,794.31		082163		3,794.31
23620		COTE'S MECHANICAL							
	I-24861	ICE MACHINE RENTAL JAN 22	R	1/18/2023	626.00		082164		626.00
08460		DELL COMPUTERS, LLP							
	I-10640795890	DELL LATITUDE 3420	R	1/18/2023	1,335.59		082165		1,335.59
23820		FERGUSON ENTERPRISES, LLC							
	I-1352071	BLT COUPLING	R	1/18/2023	525.00		082166		
	I-1358075	GATE VALVES	R	1/18/2023	918.00		082166		1,443.00
31340		FIRST CHECK APPLICANT SCREENIN							
	I-21943	BACKGROUND CHECK - JACOB.M	R	1/18/2023	34.50		082167		34.50
18790		FUELMAN							
	I-NP63655130	FUEL 01/09/2022-01/15/2023	R	1/18/2023	2,525.90		082168		2,525.90
01070		GALLS INC.							
	I-023039306	FLEX SHIRT W EMBLEM 779	R	1/18/2023	72.15		082169		
	I-023086829	RAINCOAT W/ LETTERING 776	R	1/18/2023	238.54		082169		310.69
07350		GENTLE'S OIL AND TIRE							
	I-1623	6 QT OIL & FILTER	R	1/18/2023	48.00		082170		48.00
07750		HOME DEPOT CREDIT SERVICES							
	I-5045008	CHRISTMAS TREE FOR CHURCH	R	1/18/2023	449.00		082171		449.00
24970		HUB INTERNATIONAL TEXAS, INC.							
	I-2898311	ANNUAL BENEFITS CONSULT	R	1/18/2023	2,000.00		082172		2,000.00
20220		INGRAM LIBRARY SERVICES							
	I-73303671	CHL JF 12-2-22	R	1/18/2023	83.09		082173		83.09
23760		KEEPITSAFE, INC.-LIVEVAULT							
	I-INVLUS-14703	SERVER BACKUP SRVC - CITY HALL	R	1/18/2023	1,505.58		082174		1,505.58
08210		KWIK KAR							
	I-8101-0014339	STATE INSPECTION 16 CAPRICE	R	1/18/2023	25.50		082175		25.50
32150		LITTLE GIANT PRINTERS							
	I-81358	CODE ENFORCE CITATION BOOKS	R	1/18/2023	511.66		082176		511.66

VENDOR SET: 99 City of Sanger
BANK: POOL POOLED CASH ACCOUNT
DATE RANGE: 1/01/2023 THRU 1/31/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
34550		LOU'S GLOVES INC							
	I-051420	LATEX GLOVES	R	1/18/2023	161.00		082177		161.00
01570		LOWE'S COMPANIES, INC.							
	I-56048	STEEL WOOL/2.5IN ANGLE/4-4-8	R	1/18/2023	227.57		082178		
	I-56050	T-40 DOUBLE BARRI	R	1/18/2023	47.49		082178		
	I-56975 01.04.23	DRILL BIT	R	1/18/2023	105.80		082178		380.86
17900		LOWER COLORADO RIVER AUTHORITY							
	I-LAB-0063330	WATER TESTING SAMPLES	R	1/18/2023	749.11		082179		749.11
24940		NTTA							
	I-1242897667	SAMPLES TO SPL, WASTEWATER	R	1/18/2023	31.91		082180		31.91
02970		OFFICE DEPOT							
	I-283438667001	THERMAL PAPER	R	1/18/2023	23.17		082181		
	I-283841175001	2 DESKPADS	R	1/18/2023	17.58		082181		
	I-283845661001	DESKPAD	R	1/18/2023	5.19		082181		
	I-284245294001	10 BOX PAPER/BLK INK	R	1/18/2023	466.88		082181		
	I-284273691001	STAPLER	R	1/18/2023	25.12		082181		
	I-284273891001	SCISSORS	R	1/18/2023	12.74		082181		
	I-284273892001	CALENDAR	R	1/18/2023	24.99		082181		
	I-285730425001	4 - 2023 DESK CALENDARS	R	1/18/2023	20.76		082181		596.43
27600		OMNIBASE SERVICES OF TEXAS LP							
	I-422-108061	OCT - DEC 2022 QTRLY OMNI FEES	R	1/18/2023	30.00		082182		30.00
36080		QUALITY EXCAVATION, LLC							
	I-13	FM-455 UTILITY RELOCATION	R	1/18/2023	89,216.93		082183		
	I-13.1	QUALITY EXCAVATION, LLC	R	1/18/2023	102,684.41		082183		191,901.34
37360		RANGELINE UTILITY SERVICES, LL							
	I-1061	6" SEWER MAIN 512 PLUM ST	R	1/18/2023	5,659.00		082184		5,659.00
36840		REPUBLIC SERVICES, INC.							
	I-0615-001545339	BRUSH COLLECTION SERVICE	R	1/18/2023	1,500.00		082185		1,500.00
16240		SCHAD & PULTE							
	I-145397	SMALL ACETYLENE	R	1/18/2023	24.00		082186		
	I-213533	OXYGEN	R	1/18/2023	26.00		082186		50.00
25590		SCHNEIDER ENGINEERING, LLC							
	I-000000064797	ERCOT TRANSMISSION	R	1/18/2023	968.71		082187		
	I-000000064798	REGULATORY SUPPORT SERVICES	R	1/18/2023	500.00		082187		1,468.71

VENDOR SET: 99 City of Sanger
BANK: POOL POOLED CASH ACCOUNT
DATE RANGE: 1/01/2023 THRU 1/31/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
10470		SIDDONS MARTIN EMERGENCY GROUP							
	I-15416690	PUMP GAUGE FOR ENG 672	R	1/18/2023	229.15		082188		229.15
02510		STATE COMPTROLLER							
	I-DECEMBER 2022	QRTLY REPORT OCT-DEC 2022	R	1/18/2023	13,925.73		082189		13,925.73
18620		STERICYCLE							
	I-4011445318	MONTHLY PLAN	R	1/18/2023	241.26		082190		241.26
29190		STITCHIN' AND MORE CUSTOM GRAP							
	I-2139	FORM BOARD SIGNS	R	1/18/2023	36.00		082191		
	I-2144	CARHART JKT W/ LOGO	R	1/18/2023	110.00		082191		
	I-2147	EMBROIDERY ON 3 SHIRTS	R	1/18/2023	15.00		082191		161.00
26340		STOLZ TELECOM							
	I-INV-002919	RADIO SYSTEM	R	1/18/2023	2,218.20		082192		2,218.20
1		SYLVIA VEGA							
	I-REFUND 1.15.23	COM. CTR. REFUND	R	1/18/2023	205.00		082193		205.00
02690		TECHLINE, INC.							
	I-1561176-06	MATERIALS RESTOCK	R	1/18/2023	1,068.50		082194		
	I-4550826-00	HEAVY DUTY CROSSARMS	R	1/18/2023	1,952.00		082194		3,020.50
17380		THE GLOVE GUY							
	I-50318	SAFETY EQUIPMENT	R	1/18/2023	129.90		082195		129.90
19260		TYLER TECHNOLOGIES							
	I-025-405952	UB ONLINE JAN 2023	R	1/18/2023	110.00		082196		
	I-025-405953	COURT ONLINE JAN 23	R	1/18/2023	125.00		082196		
	I-025-406603	9 TERMINAL PURCHASE	R	1/18/2023	2,933.00		082196		
	I-025-406603 FEE	ANNUAL PCI FEE	R	1/18/2023	735.00		082196		
	I-025-406605	9 TERMINAL PURCHASE	R	1/18/2023	838.00		082196		
	I-025-406605 FEE	ANNUAL PCI FEE	R	1/18/2023	210.00		082196		
	I-025-408032	UB NOTIFICATION CALLS/TXTS	R	1/18/2023	66.00		082196		5,017.00
34220		UNIFIRST CORPORATION							
	I-2900015184	MATS- CITY HALL	R	1/18/2023	12.49		082197		
	I-2900015185	UNIFORMS - WATER	R	1/18/2023	26.04		082197		
	I-2900015186	MATS - PUBLIC WORKS	R	1/18/2023	7.85		082197		
	I-2900015187	UNIFORMS - STREETS	R	1/18/2023	18.84		082197		
	I-2900015188	UNIFORMS - WASTEWATER	R	1/18/2023	13.56		082197		78.78

VENDOR SET: 99 City of Sanger
BANK: POOL POOLED CASH ACCOUNT
DATE RANGE: 1/01/2023 THRU 1/31/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
03440		VERMEER EQUIP. OF TEXAS							
	I-W2249701	REPAIR VACTRON TRAILER	R	1/18/2023	3,575.32		082198		3,575.32
05510		WASTE CONNECTIONS							
	I-DEC-22	SOLID WASTE DEC 2022	R	1/18/2023	82,703.07		082199		82,703.07
03680		WHITMIRE LINE CLEARANCE, INC							
	I-S22-1038	TREE TRIMMING	R	1/18/2023	2,937.60		082200		2,937.60
15420		4 IMPRINT							
	I-23657896	4IMPRINT-PROMO	R	1/24/2023	906.23		082201		906.23
00200		ADAMS EXTERMINATING CO.							
	I-1001321	BI-MONTHLY EXTERMINATING	R	1/24/2023	75.00		082202		
	I-1001322	BI-MONTHLY EXTERMINATING	R	1/24/2023	55.00		082202		
	I-1001323	BI-MONTHLY EXTERMINATING	R	1/24/2023	55.00		082202		
	I-1001324	BI-MONTHLY EXTERMINATING	R	1/24/2023	55.00		082202		
	I-1001325	BI-MONTHLY EXTERMINATING	R	1/24/2023	55.00		082202		
	I-1001326	BI-MONTHLY EXTERMINATING	R	1/24/2023	55.00		082202		
	I-1001327	BI-MONTHLY EXTERMINATING	R	1/24/2023	55.00		082202		
	I-1001328	BI-MONTHLY EXTERMINATING	R	1/24/2023	55.00		082202		
	I-1001329	BI-MONTHLY EXTERMINATING	R	1/24/2023	55.00		082202		
	I-1001330	BI-MONTHLY EXTERMINATING	R	1/24/2023	55.00		082202		
	I-1001332	BI-MONTHLY EXTERMINATING	R	1/24/2023	55.00		082202		
	I-1001333	BI-MONTHLY EXTERMINATING	R	1/24/2023	55.00		082202		
	I-1001334	BI-MONTHLY EXTERMINATING	R	1/24/2023	75.00		082202		
	I-1001335	BI-MONTHLY EXTERMINATING	R	1/24/2023	55.00		082202		
	I-1001336	BI-MONTHLY EXTERMINATING	R	1/24/2023	55.00		082202		865.00
28710		AFFORD-IT TIRES							
	I-0001253	PATCH FOR TOP HAT TRAILER	R	1/24/2023	20.00		082204		20.00
33900		APSCO, INC							
	I-S1363210.001	2" FIP THREAD GATE VALVE	R	1/24/2023	871.92		082205		871.92
02460		AT&T MOBILITY							
	I-01152023	CELL PHONE 12/8/22-1/7/22	R	1/24/2023	1,072.75		082206		1,072.75
31670		BOOT BARN							
	I-INV00220643	UNIFORMS PANTS L.MCMANUS	R	1/24/2023	287.95		082207		287.95
23790		TERRY WEST							
	I-050620803	SANGER PD RENOVATIONS	R	1/24/2023	11,500.00		082208		
	I-050620804	2 - 12X12 LVP FLOORING INSTALL	R	1/24/2023	975.00		082208		
	I-4048	INSTALL SHELVING AT SPD	R	1/24/2023	900.00		082208		13,375.00

VENDOR SET: 99 City of Sanger
BANK: POOL POOLED CASH ACCOUNT
DATE RANGE: 1/01/2023 THRU 1/31/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
20410		CARE NOW CORPORATE							
	I-CN3096-4146170	DS FOR JACOB.M	R	1/24/2023	50.00		082209		50.00
38110		CERTAPRO PAINTERS OF DENTON							
	I-1342-4676	REPAINT HISTORIC CHURCH	R	1/24/2023	10,840.32		082210		10,840.32
08880		COOPER'S COPIES							
	I-35250	BOOKLETS	R	1/24/2023	936.00	9.36CR	082211		926.64
25730		DATAPROSE, LLC							
	I-3P66116	LOAD SHED INFORMATION INSERT	R	1/24/2023	513.30		082212		513.30
00810		DENTON COUNTY FIRE CHIEF'S ASS							
	I-DUES 2023-24	ANNUAL DUES	R	1/24/2023	280.00		082213		280.00
28280		EDSUITE							
	I-1302	EDSUITE SUPPORT 365/TOOLS	R	1/24/2023	4,000.00		082214		
	I-1302.1	NEW WEBSITE	R	1/24/2023	12,160.00		082214		16,160.00
36370		FOSSIL POINTE SPORTING GROUNDS							
	I-100574	YEARLY RANGE MEMBERSHIP 2023	R	1/24/2023	1,700.00		082215		1,700.00
18790		FUELMAN							
	I-NP63680240	FUEL 01/16/2023 - 01/22/2023	R	1/24/2023	2,291.42		082216		2,291.42
07350		GENTLE'S OIL AND TIRE							
	I-1423	8QT OIL & FILTER UNIT #17	R	1/24/2023	72.00		082217		72.00
04220		GRIFFITH, MARK							
	I-REIMBURSE 01.16.23	REIMBURSE FOR JEANS	R	1/24/2023	150.00		082218		150.00
31000		JERIANA STATON							
	I-REIMBURSE 01.19.23	PER DIEM & MILEAGE 01/31/23	R	1/24/2023	489.11		082219		489.11
37790		LEWIS, JUSTIN P							
	I-REIMBURSE 01.17.23	PER DIEM & HOTEL FEES 01/11/23	R	1/24/2023	164.34		082220		164.34
32980		MCCAIN'S OVERHEAD DOOR & GATE							
	I-14148	REPROGRAM KEYPAD 300 JONES	R	1/24/2023	135.00		082221		
	I-15013	JOB GATE OFF ROLLER	R	1/24/2023	165.00		082221		
	I-15558	REINSTALL HINGES 102 BOLIVAR	R	1/24/2023	135.00		082221		
	I-16859	WATER BAY DOOR MAINTENANCE	R	1/24/2023	860.00		082221		
	I-16863	FOUND LOGIC FORWARD TO BE BAD	R	1/24/2023	135.00		082221		1,430.00

VENDOR SET: 99 City of Sanger
BANK: POOL POOLED CASH ACCOUNT
DATE RANGE: 1/01/2023 THRU 1/31/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
02970		OFFICE DEPOT							
	I-281151727001	WALL CALENDAR/MOUSEPAD	R	1/24/2023	Reissue		082222		
	I-281153388001	PLANNER	R	1/24/2023	Reissue		082222		
	I-283772554001	SHREDDER OIL	R	1/24/2023	78.99		082222		
	I-284352755001	3PK INK CARTS FOR ADMIN PRINTR	R	1/24/2023	107.64		082222		
	I-284387813001	10 BOXES MANILA FILE FOLDERS	R	1/24/2023	64.70		082222		
	I-284450039001	NOV 22 WTR RENT CITY HALL	R	1/24/2023	38.50		082222		
	I-284450051001	NOV 22 WTR RENT COURT	R	1/24/2023	33.25		082222		
	I-284450064001	NOV 22 WTR RENT PD	R	1/24/2023	22.75		082222		
	I-284450073001	NOV 22 WTR RENT WWTP	R	1/24/2023	7.00		082222		
	I-284450075001	NOV 22 WTR RENT STREETS	R	1/24/2023	22.75		082222		483.24
08300		PERKINS, JONATHAN							
	I-PER DIEM 01.11.23	2 DAY MEAL PER DIEM 1/9-10/23	R	1/24/2023	50.00		082223		50.00
24260		POND KING INC.							
	I-35334	EXISTING DOCK REPAIR/MATERIALS	R	1/24/2023	980.00		082224		980.00
04240		PRATER, MIKE							
	I-REIMBURSE 12.31.22	REIMBURSE FOR BOOTS	R	1/24/2023	185.00		082225		185.00
26560		PRECISION DELTA CORPORTATION							
	I-25761	AMMUNITION	R	1/24/2023	1,265.12		082226		1,265.12
30260		RICOH USA							
	I-106820680	SERVICE/LEASE 12/19/22-1/18/23	R	1/24/2023	138.00		082227		
	I-106825944	SERVICE/LEASE 12/21/22-1/20/23	R	1/24/2023	1,597.64		082227		1,735.64
16240		SCHAD & PULTE							
	I-213574	OXYGEN	R	1/24/2023	26.00		082228		26.00
31970		DAVID STONEKING							
	I-73	MAP AND PARCEL DATA	R	1/24/2023	260.00		082229		260.00
11900		TARRANT COUNTY COLLEGE							
	I-NW123444	12/5/22 CLASS FOR K.HARLAN	R	1/24/2023	105.00		082230		105.00
02680		TEXAS POLICE CHIEFS ASSOC							
	I-9882	3/9/23 CLASS FOR J.LEWIS	R	1/24/2023	345.00		082231		
	I-9883	3/31/23 CLASS FOR J.LEWIS	R	1/24/2023	195.00		082231		
	I-9884	4/5/23 CLASS FOR J.LEWIS	R	1/24/2023	345.00		082231		
	I-9885	5/3/23 CLASS FOR J.LEWIS	R	1/24/2023	345.00		082231		
	I-9886	8/30/23 CLASS FOR J.LEWIS	R	1/24/2023	345.00		082231		1,575.00

VENDOR SET: 99 City of Sanger
BANK: POOL POOLED CASH ACCOUNT
DATE RANGE: 1/01/2023 THRU 1/31/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
25500		TEXAS MUNICIPAL LEAGUE							
	I-2023-01-10	ANNUAL MEMBER SERVICE FEE	R	1/24/2023	2,283.00		082232		2,283.00
34220		UNIFIRST CORPORATION							
	I-2900016398	MATS - CITY HALL	R	1/24/2023	12.49		082233		
	I-2900016399	UNIFORMS - WATER	R	1/24/2023	26.04		082233		
	I-2900016401	UNIFORMS - STREETS	R	1/24/2023	15.66		082233		
	I-2900016402	UNIFORMS - WASTEWATER	R	1/24/2023	13.56		082233		
	I-290016400	MATS - PUBLIC WORKS	R	1/24/2023	7.85		082233		75.60
1		BAINES, EMILY							
	I-000202301199619	US REFUND	R	1/24/2023	118.64		082234		118.64
1		BALDWIN, BETTIE L							
	I-000202301199620	US REFUND	R	1/24/2023	44.11		082235		44.11
1		RESIDENTIAL HOME OWN							
	I-000202301199623	US REFUND	R	1/24/2023	104.94		082236		104.94
1		TEXOMA COUNCIL OF GO							
	I-000202301199621	US REFUND	R	1/24/2023	889.64		082237		889.64
1		WATLAND CUSTOM UNDER							
	I-000202301199622	US REFUND	R	1/24/2023	989.44		082238		989.44
33300		HSA BANK							
	I-HSAPY 01272023	HSA	R	1/25/2023	2,201.52		082239		2,201.52
15830		SANGER EDUCATION FOUNDATION IN							
	I-SGFPY 01272023	FOUNDATION-ISD	R	1/25/2023	2.50		082240		2.50
14470		UNITED WAY							
	I-UN PY 01272023	DONATIONS	R	1/25/2023	5.00		082241		5.00

* * T O T A L S * *	NO		INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	149		683,630.94	14.94CR	683,566.10
HAND CHECKS:	0		0.00	0.00	0.00
DRAFTS:	12		237,887.71	0.00	237,887.71
EFT:	12		586,147.83	0.00	586,147.83
NON CHECKS:	0		0.00	0.00	0.00
VOID CHECKS:	9	VOID DEBITS	571,571.61		
		VOID CREDITS	571,621.51CR	49.90CR	0.00

TOTAL ERRORS: 0

VENDOR SET: 99 City of Sanger
BANK: POOL POOLED CASH ACCOUNT
DATE RANGE: 1/01/2023 THRU 1/31/2023

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT

	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
VENDOR SET: 99 BANK: POOL TOTALS:	182	1,507,616.58	14.94CR	1,507,601.64
BANK: POOL TOTALS:	182	1,507,616.58	14.94CR	1,507,601.64
REPORT TOTALS:	185	1,634,859.22	14.94CR	1,634,844.28

SELECTION CRITERIA

VENDOR SET: 99-AP VENDOR SET
VENDOR: ALL
BANK CODES: All
FUNDS: All

CHECK SELECTION

CHECK RANGE: 000000 THRU 999999
DATE RANGE: 1/01/2023 THRU 1/31/2023
CHECK AMOUNT RANGE: 0.00 THRU 999,999,999.99
INCLUDE ALL VOIDS: YES

PRINT OPTIONS
SEQUENCE: CHECK NUMBER

PRINT TRANSACTIONS: YES
PRINT G/L: NO
UNPOSTED ONLY: NO
EXCLUDE UNPOSTED: NO
MANUAL ONLY: NO
STUB COMMENTS: NO
REPORT FOOTER: NO
CHECK STATUS: NO
PRINT STATUS: * - All

VENDOR SET: 99 City of Sanger
BANK: * ALL BANKS
DATE RANGE: 2/01/2023 THRU 2/28/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
	C-CHECK	VOID CHECK	V	2/02/2023			082261		
	C-CHECK	VOID CHECK	V	2/21/2023			082366		
38240		NORTH ROCK CONSTRUCTION, LLC							
	C-CHECK	NORTH ROCK CONSTRUCTION,VOIDED	V	2/27/2023			082412		74,525.21CR
	C-CHECK	VOID CHECK	V	2/27/2023			082420		
38240		NORTH ROCK CONSTRUCTION, LLC							
	C-CHECK	NORTH ROCK CONSTRUCTION,VOIDED	V	2/28/2023			082448		74,525.21CR

* * T O T A L S * *	NO			INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	0			0.00	0.00	0.00
HAND CHECKS:	0			0.00	0.00	0.00
DRAFTS:	0			0.00	0.00	0.00
EFT:	0			0.00	0.00	0.00
NON CHECKS:	0			0.00	0.00	0.00
VOID CHECKS:	5	VOID DEBITS	0.00			
		VOID CREDITS	149,050.42CR	149,050.42CR	0.00	

TOTAL ERRORS: 0

	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
VENDOR SET: 99 BANK: * TOTALS:	5	149,050.42CR	0.00	0.00
BANK: * TOTALS:	5	149,050.42CR	0.00	0.00

VENDOR SET: 99 City of Sanger
BANK: POOL POOLED CASH ACCOUNT
DATE RANGE: 2/01/2023 THRU 2/28/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
32700		LEXIPOL, LLC							
	I-INVLEX13419	LAW ENF SUPPLEMENTAL MANUAL	E	2/02/2023	1,508.33		000398		1,508.33
08120		ICMA-RC							
	I-457PY 2.10.23	ICMA CITY OF SANGER 457 PLAN	E	2/10/2023	2,061.90		000400		2,061.90
37670		CITIBANK, N.A.							
	C-AMZN 01.06.23	REFUND DVD TV SERIES	E	2/15/2023	29.99CR		000401		
	C-GIG 12.10.22	CHUCK LEDBETTER REFUND	E	2/15/2023	150.00CR		000401		
	C-TPCA 01.27.23	REFUND FOR 2023 TPCA CONF 771	E	2/15/2023	395.00CR		000401		
	I-AAN 01.11.23	NOTARY RENEWAL C.DYER	E	2/15/2023	100.12		000401		
	I-AAN 01/11/23	NOTARY APPLICATION V.EAKMAN	E	2/15/2023	106.62		000401		
	I-ACE 01.30.2023	THERMOMETER	E	2/15/2023	37.99		000401		
	I-ACE PRK 01.18.23	PARKING ICSC EVENT	E	2/15/2023	15.00		000401		
	I-ACE PRK 01.19.23	ICSC EVENT PARKING	E	2/15/2023	15.00		000401		
	I-ACE PRK 01.20.23	ICSC EVENT PARKING	E	2/15/2023	15.00		000401		
	I-AMZN 01.03.23	OFFICE SUPPLIES/ORGANIZERS	E	2/15/2023	127.74		000401		
	I-AMZN 01.04.23	3PKS WALL HOOKS	E	2/15/2023	32.97		000401		
	I-AMZN 01.05.23	XMAS STORAGE CONTAINER	E	2/15/2023	28.93		000401		
	I-AMZN 01.08.23	BLIND DATE SUPPLIES & GAME ORG	E	2/15/2023	43.82		000401		
	I-AMZN 01.09.23	DRY ERASE WALL PLANNER	E	2/15/2023	29.27		000401		
	I-AMZN 01.10.23	3-IN-ONE GARAGE DOOR LUBE	E	2/15/2023	28.48		000401		
	I-AMZN 01.13.2023	COFFEE & TEA FOR COUNCIL MEETS	E	2/15/2023	90.75		000401		
	I-AMZN 01.16.23	ADULT NON-FICTION BOOK	E	2/15/2023	19.99		000401		
	I-AMZN 01.26.23	INSULATED BIBS FOR CREW	E	2/15/2023	814.93		000401		
	I-AMZN 01/05/23	WREATH STORAGE BAD	E	2/15/2023	9.37		000401		
	I-AMZN 01/08/23	DVD TV SERIES	E	2/15/2023	59.94		000401		
	I-AMZN 01/09/23	SCISSORS AND RIBBON	E	2/15/2023	51.19		000401		
	I-AMZN 1.8.23	JUNIOR FICTION BOOK	E	2/15/2023	7.99		000401		
	I-CALIBRE 01.11.23	ONLINE CLASS 1/24/23 781-ALLEN	E	2/15/2023	199.00		000401		
	I-CALIBRE 01.17.23	ONLINE CLASS 1/24/23 779-GREEN	E	2/15/2023	199.00		000401		
	I-CALIBRE 01.20.23	ONLINE CLASS 3/13 784	E	2/15/2023	199.00		000401		
	I-CALIBRE 01/11/23	3/13/23 CLASS 780-T.PRUETT	E	2/15/2023	199.00		000401		
	I-CALIBRE 01/17/23	ONLINE CLASS 775-B.WILSON	E	2/15/2023	219.00		000401		
	I-CBC 01.25.23	WORK PANTS D.HAWKINS	E	2/15/2023	150.00		000401		
	I-CBC 1.25.23	WORK PANTS J.GREEN	E	2/15/2023	150.00		000401		
	I-CE 01.03.23	DRINKS FOR COUNCIL MEETING	E	2/15/2023	7.85		000401		
	I-CE 01.17.23	TEA & ICE FOR COUNCIL MEETING	E	2/15/2023	7.85		000401		
	I-DCC 01.03.23	FILING PLATS, LIENS	E	2/15/2023	317.00		000401		
	I-DCC 01.10.23	FILING PLATS AND LIENS	E	2/15/2023	94.00		000401		
	I-DCC 01.12.23	RECORDING FEE FOR DEED SAN LOD	E	2/15/2023	44.50		000401		
	I-DOMINOS 01.03.23	FOOD FOR COUNCIL/PZ WK SESSION	E	2/15/2023	67.06		000401		
	I-DOMINOS 01.17.23	PIZZA FOR COUNCIL MEETING	E	2/15/2023	49.96		000401		
	I-EB 01.25.23	UPPER TRINITY CONS SYMPOSIUM	E	2/15/2023	10.00		000401		
	I-FB 01.03.23	ADVERTISE CHRISTMAS EVENT	E	2/15/2023	23.46		000401		
	I-GES 01.05.23	GES RED RIVER CONFERENCE	E	2/15/2023	601.65		000401		
	I-GTOT 01.12.23	C.GRAY GTOT REGISTRATION	E	2/15/2023	350.00		000401		
	I-HD 01.04.23	REFRIGERATOR FOR BREAKROOM	E	2/15/2023	854.00		000401		

VENDOR SET: 99 City of Sanger
BANK: POOL POOLED CASH ACCOUNT
DATE RANGE: 2/01/2023 THRU 2/28/2023

Item 28.

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
	I-HYATT 01.20.23	ICSC EVENT HOTEL STAY	E	2/15/2023	322.31		000401		
	I-ICSC 01.10.23	ICSC RED RIVER PROGRAM	E	2/15/2023	550.00		000401		
	I-JJK 01.04.23	LABOR LAW POSTERS	E	2/15/2023	566.38		000401		
	I-JJK 01/04/23	LABOR LAW POSTERS	E	2/15/2023	97.48		000401		
	I-LEMIT 01.12.23	LEMIT TRAINING 6/12-16/23 770	E	2/15/2023	175.00		000401		
	I-MC 01.05.23	MAILCHIMP 500 CONTACTS	E	2/15/2023	20.00		000401		
	I-NTTA 01.26.23	NTTA TOLL - SAMPLES TO OXIDOR	E	2/15/2023	2.73		000401		
	I-REDNEWS 1.24.23	REDNEWS NTX INDUSTRIAL SUMMIT	E	2/15/2023	120.24		000401		
	I-RLF 01.25.23	RESCUE DUMMY FOR TRAINING	E	2/15/2023	1,460.75		000401		
	I-SACC 01.12.23	BUSINESS AWARD LUNCHEON	E	2/15/2023	200.00		000401		
	I-SM 01.06.23	SURVEYMONKEY ANNUAL SUB	E	2/15/2023	192.00		000401		
	I-SS 01.11.23	FLEX 25 ANNUNUAL SUB, MONTHLY	E	2/15/2023	1.36		000401		
	I-SS 01.23.23	FLEX 25 ANNUAL SUB, UPFRONT	E	2/15/2023	419.00		000401		
	I-SSCW 01.06.23	NOV CAR WASH USAGE	E	2/15/2023	72.80		000401		
	I-T&T 01.04.23	FLOWERS FOR SYLVIA.V	E	2/15/2023	85.00		000401		
	I-T&T 01.09.23	FLOWERS FOR FUNERAL	E	2/15/2023	75.00		000401		
	I-TAKE 5 01.03.22	CAR WASH	E	2/15/2023	21.00		000401		
	I-TAMU 01.31.2023	4 ONLINE CLASSES K.HARLAN 783	E	2/15/2023	250.00		000401		
	I-TCEQ 01.03.23	WW RENEWAL J.NIXON	E	2/15/2023	111.00		000401		
	I-TEDC 01.12.23	TEDC RECOGNITION	E	2/15/2023	100.00		000401		
	I-TLA 01.30.2023	TLA MEMBERSHIP M.WADE	E	2/15/2023	118.00		000401		
	I-TLA 01.30.23	TLA MEMBERSHIP LKLENKE	E	2/15/2023	182.00		000401		
	I-TMCEC 01.06.23	VIRTUAL SEMINAR C.DYER	E	2/15/2023	150.00		000401		
	I-TMCEC 01/06/23	VIRTUAL SEMINAR V.EAKMAN	E	2/15/2023	150.00		000401		
	I-TPCA 01.26.23	2023 TPCA ANNUAL CONF 771	E	2/15/2023	395.00		000401		
	I-TPS 01.19.23	HOTEL STAY JLEWIS 1/17-19/23	E	2/15/2023	277.39		000401		
	I-TPS 1.19.23	HOTEL STAY JPERKINS 1/17-19/23	E	2/15/2023	272.55		000401		
	I-TT 01.13.2023	TIFF'S TREATS GIFT - SYLVIA.V	E	2/15/2023	40.93		000401		
	I-TXDMV 01.03.23	VEHICLE REGISTRATION LP1334506	E	2/15/2023	10.25		000401		
	I-TXDMV 01.17.23	VEHICLE REGISTRATION/ADMIN FEE	E	2/15/2023	57.00		000401		
	I-TXDMV 01.25.23	STATE REGISTRATION LP1334537	E	2/15/2023	10.25		000401		
	I-TXDMV 01/17/23	VEHICLE REGISTRATION/ADMIN FEE	E	2/15/2023	19.00		000401		
	I-TXDMV 1.25.23	STATE REGISTRATION LP1373105	E	2/15/2023	9.50		000401		
	I-TXDPS 01.27.23	DL RENEWAL - J.BOLZ	E	2/15/2023	97.00		000401		
	I-TXTAG 01.10.23	TOLL FEES	E	2/15/2023	25.73		000401		
	I-TXTAG 1.10.23	TOLL FEES	E	2/15/2023	29.88		000401		
	I-USPS 01.09.23	POSTAGE	E	2/15/2023	7.99		000401		
	I-USPS 01.24.23	POSTAGE FOR AIR SAMPLES	E	2/15/2023	7.44		000401		
	I-ZOOM 01.21.23	ZOOM MONTHLY SUBSCRIPTION	E	2/15/2023	14.99		000401		
	I-ZOOM 01.24.23	ZOOM MONTHLY SUBSCRIPTION	E	2/15/2023	130.83		000401		
	I-ZOOM 1.24.23	ZOOM MONTHLY SUBSCRIPTION	E	2/15/2023	114.99		000401		11,765.21
00440		BRAZOS ELECTRIC							
	I-48902-RI-001	JAN 2023	E	2/21/2023	10,310.07		000402		10,310.07

VENDOR SET: 99 City of Sanger
BANK: POOL POOLED CASH ACCOUNT
DATE RANGE: 2/01/2023 THRU 2/28/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
01920		NICHOLS, JACKSON, DILLARD,HAGE							
	I-43906	JAN 2023 LEGAL SERVICES	E	2/21/2023	350.00		000403		350.00
02910		UPPER TRINITY							
	I-W272302	JAN 2023 WATER PURCHASE	E	2/21/2023	25,582.79		000404		25,582.79
24050		AEP ENERGY PARTNERS, INC							
	I-175-21414844	JAN 23 ELECTRIC PURCHASE	E	2/21/2023	404,039.77		000405		404,039.77
00100		TMRS							
	I-RETPY 01272023	TMRS	E	2/21/2023	42,459.73		000406		
	I-RETPY01132023	TMRS	E	2/21/2023	43,715.03		000406		86,174.76
08120		ICMA-RC							
	I-457PY 02.24.23	ICMA CITY OF SANGER 457 PLAN	E	2/23/2023	2,061.90		000407		2,061.90
32030		GILLIAM INVESTMENTS: DBA: VANG							
	I-52650	CLEANING FOR CITY OFFICES	E	2/27/2023	3,527.72		000408		3,527.72
37670		CITIBANK, N.A.							
	I-HYATT 01.19.23	HOTEL STAY S.BRADSHAW	E	2/27/2023	318.84		000409		
	I-KBHCCD 01.18.23	ICSC EVENT PARKING	E	2/27/2023	15.00		000409		
	I-KBHCCD 01.19.23	ICSC EVENT PARKING	E	2/27/2023	15.00		000409		
	I-KBHCCD 01.20.23	ICSC EVENT PARKING	E	2/27/2023	15.00		000409		363.84
22640		INTERNAL REVENUE SERVICE							
	I-T1 PY 2.10.23	FEDERAL W/H	D	2/10/2023	17,366.30		000489		
	I-T3 PY 2.10.23	FICA PAYABLE	D	2/10/2023	25,942.40		000489		
	I-T4 PY 2.10.23	FICA PAYABLE	D	2/10/2023	6,067.12		000489		49,375.82
14210		OFFICE OF THE ATTORNEY GENERAL							
	I-CBWPY 2.10.23	CHILD SUPPORT	D	2/10/2023	419.54		000490		
	I-CRWPY 2.10.23	CHILD SUPPORT AG#0013904686	D	2/10/2023	192.46		000490		
	I-CSRPY 2.10.23	CHILD SUPPORT #0013806050	D	2/10/2023	276.92		000490		888.92
26820		BANK OF AMERICA NA							
	I-100FNIYRDZ	2007 CO INTEREST	D	2/07/2023	12,980.00		000491		12,980.00
11690		PITNEY BOWES - RESERVE ACCOUNT							
	I-02.08.2023	REFIL POSTAGE METER	D	2/08/2023	300.00		000492		300.00
33770		WEX HEALTH, INC							
	I-0001673695-IN	COBRA MONTHLY JAN 2023	D	2/25/2023	100.45		000493		100.45

VENDOR SET: 99 City of Sanger
BANK: POOL POOLED CASH ACCOUNT
DATE RANGE: 2/01/2023 THRU 2/28/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
00600		CITY OF SANGER							
	I-FEB 2023	SANGER UB 12/20/22-1/19/23	D	2/21/2023	31,373.99		000494		31,373.99
02580		TEXAS WORKFORCE COMMISSION							
	I-02.16.2023	UNEMPLOYMENT	D	2/16/2023	94.66		000495		94.66
22640		INTERNAL REVENUE SERVICE							
	I-T1 PY 02.24.23	FEDERAL W/H	D	2/23/2023	17,510.07		000496		
	I-T3 PY 02.24.23	FICA PAYABLE	D	2/23/2023	26,290.72		000496		
	I-T4 PY 02.24.23	FICA PAYABLE	D	2/23/2023	6,148.66		000496		49,949.45
14210		OFFICE OF THE ATTORNEY GENERAL							
	I-CBWPY 02.24.23	CHILD SUPPORT	D	2/23/2023	419.54		000497		
	I-CRWPY 02.24.23	CHILD SUPPORT AG#0013904686	D	2/23/2023	192.46		000497		
	I-CSRPY 02.24.23	CHILD SUPPORT #0013806050	D	2/23/2023	276.92		000497		888.92
11690		PITNEY BOWES - RESERVE ACCOUNT							
	I-02.28.23	REFILL POSTAGE METER	D	2/28/2023	300.00		000498		300.00
26320		TRUST-CITY OF SANGER EMPLOYEE							
	I-DC1PY 02.24.23	HEALTH INA	D	2/28/2023	639.52		000501		
	I-DC1PY 2.10.23	HEALTH INA	D	2/28/2023	730.88		000501		
	I-DE1PY 02.24.23	DENTAL INS	D	2/28/2023	789.18		000501		
	I-DE1PY 2.10.23	DENTAL INS	D	2/28/2023	826.76		000501		
	I-DF1PY 02.24.23	HEALTH INS	D	2/28/2023	635.79		000501		
	I-DF1PY 2.10.23	HEALTH INS	D	2/28/2023	635.79		000501		
	I-DS1PY 02.24.23	HEALTH INS	D	2/28/2023	225.48		000501		
	I-DS1PY 2.10.23	HEALTH INS	D	2/28/2023	225.48		000501		
	I-GLIPY 02.24.23	GROUP LIFE $25K	D	2/28/2023	294.39		000501		
	I-GLIPY 2.10.23	GROUP LIFE $25K	D	2/28/2023	301.87		000501		
	I-HC1PY 02.24.23	HEALTH INS	D	2/28/2023	1,648.08		000501		
	I-HC1PY 2.10.23	HEALTH INS	D	2/28/2023	1,648.08		000501		
	I-HC2PY 02.24.23	HEALTH INS	D	2/28/2023	1,902.48		000501		
	I-HC2PY 2.10.23	HEALTH INS	D	2/28/2023	1,902.48		000501		
	I-HC3PY 02.24.23	HEALTH INS	D	2/28/2023	1,543.82		000501		
	I-HC3PY 2.10.23	HEALTH INS	D	2/28/2023	2,737.64		000501		
	I-HC5PY 02.24.23	HEALTH INS	D	2/28/2023	1,207.17		000501		
	I-HC5PY 2.10.23	HEALTH INS	D	2/28/2023	1,207.17		000501		
	I-HE1PY 02.24.23	HEALTH INS	D	2/28/2023	5,380.56		000501		
	I-HE1PY 2.10.23	HEALTH INS	D	2/28/2023	5,679.48		000501		
	I-HE2PY 02.24.23	HEALTH INS	D	2/28/2023	1,293.95		000501		
	I-HE2PY 2.10.23	HEALTH INS	D	2/28/2023	1,293.95		000501		
	I-HE3PY 02.24.23	HEALTH IN	D	2/28/2023	3,897.48		000501		
	I-HE3PY 2.10.23	HEALTH IN	D	2/28/2023	3,897.48		000501		
	I-HE5PY 02.24.23	HEALTH INS	D	2/28/2023	3,722.15		000501		
	I-HE5PY 2.10.23	HEALTH INS	D	2/28/2023	3,722.15		000501		
	I-HF2PY 02.24.23	HEALTH IN	D	2/28/2023	802.11		000501		
	I-HF2PY 2.10.23	HEALTH IN	D	2/28/2023	802.11		000501		

VENDOR SET: 99 City of Sanger
BANK: POOL POOLED CASH ACCOUNT
DATE RANGE: 2/01/2023 THRU 2/28/2023

Item 28.

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
	I-HF3PY 02.24.23	HEALTH INS	D	2/28/2023	2,013.14		000501		
	I-HF3PY 2.10.23	HEALTH INS	D	2/28/2023	2,013.14		000501		
	I-HS PY 02.24.23	HEALTH INS	D	2/28/2023	676.02		000501		
	I-HS PY 2.10.23	HEALTH INS	D	2/28/2023	676.02		000501		
	I-HS2PY 02.24.23	HEALTH INS	D	2/28/2023	1,170.56		000501		
	I-HS2PY 2.10.23	HEALTH INS	D	2/28/2023	1,170.56		000501		
	I-HS5PY 02.24.23	HEALTH INS	D	2/28/2023	495.16		000501		
	I-HS5PY 2.10.23	HEALTH INS	D	2/28/2023	495.16		000501		
	I-LLIPY 02.24.23	LIFE INSURANCE	D	2/28/2023	36.84		000501		
	I-LLIPY 2.10.23	LIFE INSURANCE	D	2/28/2023	36.84		000501		
	I-VC1PY 02.24.23	HEALTH INS	D	2/28/2023	83.07		000501		
	I-VC1PY 2.10.23	HEALTH INS	D	2/28/2023	83.07		000501		
	I-VE1PY 02.24.23	VISION INS	D	2/28/2023	165.96		000501		
	I-VE1PY 2.10.23	VISION INS	D	2/28/2023	170.57		000501		
	I-VF1PY 02.24.23	HEALTH INS	D	2/28/2023	149.15		000501		
	I-VF1PY 2.10.23	HEALTH INS	D	2/28/2023	176.27		000501		
	I-VLIPY 02.24.23	EMPLOYEE VOLUNTARY LIFE	D	2/28/2023	617.47		000501		
	I-VLIPY 2.10.23	EMPLOYEE VOLUNTARY LIFE	D	2/28/2023	617.47		000501		
	I-VS1PY 02.24.23	HEALTH INS	D	2/28/2023	52.56		000501		
	I-VS1PY 2.10.23	HEALTH INS	D	2/28/2023	52.56		000501		60,545.07
30600		TASC							
	C-TASC 2.10.23	TASC ROUNDING	D	2/10/2023	0.51CR		000504		
	I-FSMPY 2.10.23	FLEX	D	2/10/2023	1,515.76		000504		1,515.25
30600		TASC							
	C-TASC 2.24.23	TASC ROUNDING	D	2/24/2023	0.50CR		000505		
	D-2.24.23 VEGA-TASC	TASC S.VEGA 2.24.23	D	2/24/2023	104.17		000505		
	I-FSMPY 02.24.23	FLEX	D	2/24/2023	1,332.42		000505		1,436.09
1		COOKIE CUTTER'S SUGAR SHACK							
	I-REFUND19 12.10.22	RE	V	12/19/2022	50.00		081956		50.00
1		COOKIE CUTTER'S SUGAR SHUNPOST							
	M-CHECK	COOKIE CUTTER'S SUGAR SHUNPOST	V	2/14/2023			081956		50.00CR
09600		AFLAC							
	C-366748	AFLAC - ROUNDING	R	2/02/2023	0.06CR		082242		
	I-AFKPY 01272023	INSURANCE	R	2/02/2023	299.83		082242		
	I-AFKPY01132023	INSURANCE	R	2/02/2023	299.83		082242		
	I-AFLPY 01272023	INSURANCE	R	2/02/2023	724.94		082242		
	I-AFLPY01132023	INSURANCE	R	2/02/2023	724.94		082242		2,049.48

VENDOR SET: 99 City of Sanger
BANK: POOL POOLED CASH ACCOUNT
DATE RANGE: 2/01/2023 THRU 2/28/2023

Item 28.

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
33050		BLUE MOON SPORTSWEAR INC							
	I-75223	FR HOODIES	R	2/02/2023	1,047.15		082243		
	I-75224	FR SHIRTS W/ NEW LOGO	R	2/02/2023	1,968.50		082243		3,015.65
00420		BOUND TREE MEDICAL, LLC							
	I-84819312	EMS SUPPLIES	R	2/02/2023	356.00		082244		
	I-84821087	EMS SUPPLIES	R	2/02/2023	179.20		082244		535.20
37880		CONNECT PARENT CORPORATION (BR							
	I-12/10/22-01/09/23	PHONE 11/10/22-12/09/22	R	2/02/2023	296.24		082245		296.24
00590		CITY OF DENTON							
	I-12/13/22-01/17/23	WATER BACTERIOLOGICAL TESTING	R	2/02/2023	160.00		082246		160.00
07850		CLEAT							
	I-CLTPY 01272023	ASSOCIATION DUES EMPLOYEE	R	2/02/2023	13.85		082247		
	I-CLTPY01132023	ASSOCIATION DUES EMPLOYEE	R	2/02/2023	13.85		082247		27.70
35960		DENTON COUNTY AUDITOR							
	I-23-00019	MAINT. FEES 10/2022-09/2023	R	2/02/2023	500.00		082248		500.00
22400		DUNN, REECE							
	I-PER DIEM 01/23-24	PER DIRM 01/23-01/24	R	2/02/2023	50.00		082249		
	I-PER DIEM 01/26	PER DIEM 01/26	R	2/02/2023	25.00		082249		75.00
34680		EHV SOLUTIONS, LLC.							
	I-2081	FIELD SVC TEST SINGLE PHASE	R	2/02/2023	413.00		082250		413.00
07750		HOME DEPOT CREDIT SERVICES							
	I-01.17.2023	(5) HDX 20 GAL TOTES	R	2/02/2023	49.90		082251		49.90
37790		LEWIS, JUSTIN P							
	I-PER DIEM 1/17-1/19	PER DIEM 01/17 - 01/19	R	2/02/2023	100.00		082252		100.00
08210		KWIK KAR							
	I-8101-0015097	OIL CHANGE/FUEL FILTER CHANGE	R	2/02/2023	363.70		082253		
	I-8101-0015293	STATE INSPECTION LP#9034157	R	2/02/2023	7.00		082253		
	I-8101-0015295	STATE INSPECTION LP#1262721	R	2/02/2023	7.00		082253		
	I-8101-0015297	STATE INSPECTION LP#901940	R	2/02/2023	7.00		082253		
	I-8101-0015298	STATE INSPECTION LP#999142	R	2/02/2023	7.00		082253		
	I-8101-0015314	STATE INSPECTION LP#9034155	R	2/02/2023	7.00		082253		
	I-8101-0015315	STATE INSPECTION LP#986140	R	2/02/2023	7.00		082253		
	I-8101-0015316	STATE INSPECTION LP#1172280	R	2/02/2023	7.00		082253		
	I-8101-0015317	STATE INSPECTION LP#1262506	R	2/02/2023	7.00		082253		419.70

VENDOR SET: 99 City of Sanger
BANK: POOL POOLED CASH ACCOUNT
DATE RANGE: 2/01/2023 THRU 2/28/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
32430		MODERN LEASING INC. OF IOWA							
	I-59071002	VENDING MACHINE RENTAL	R	2/02/2023	348.42		082254		348.42
08690		O'REILLY AUTO PARTS							
	I-1959-441792	1157BP MINI LAMPS	R	2/02/2023	1.64	0.03CR	082255		1.61
08300		PERKINS, JONATHAN							
	I-PER DIEM 01/17-01/	PER DIEM 01/17-01/19	R	2/02/2023	100.00		082256		100.00
36520		POWER ENGINEERS, INC.							
	I-ARIV1006983	GNRL ENGINEERING/SUPPORT	R	2/02/2023	1,691.50		082257		1,691.50
37360		RANGELINE UTILITY SERVICES, LL							
	I-1048	6" WATER MAIN REPAIR	R	2/02/2023	5,753.00		082258		
	I-1049	6" WATER MAIN REPAIR	R	2/02/2023	4,031.00		082258		
	I-1053	REPAIR 8" WATER MAIN	R	2/02/2023	4,215.00		082258		13,999.00
24810		RLC CONTROLS, INC							
	I-9725	SRVC CALL - MARION LS	R	2/02/2023	877.50		082259		877.50
25020		SANGER HARDWARE							
	I-787	OIL & FUNNEL	R	2/02/2023	9.98		082260		
	I-792	DECK SCREW PP #10X4"	R	2/02/2023	15.99		082260		
	I-794	GLUE/DRILL BIT/WTRSL VOC 1.2G	R	2/02/2023	44.97		082260		
	I-803	DUCT TAPE	R	2/02/2023	11.98		082260		
	I-808	DECK SCREWS	R	2/02/2023	49.99		082260		
	I-827	SEALER/CAULKGUN	R	2/02/2023	16.98		082260		
	I-828	CONTRACTOR BAGS	R	2/02/2023	16.99		082260		
	I-831	5/8-11" DRILL BIT	R	2/02/2023	54.97		082260		
	I-832	5/8" DRILL BIT 1/2 SHANK	R	2/02/2023	24.99		082260		
	I-841	2 - 100PK MARKER FLAGS	R	2/02/2023	27.98		082260		
	I-845	2-1/2" SHKL & 2 FASTENERS	R	2/02/2023	24.17		082260		
	I-861	DISPL PNT TRY BK 15"X9"	R	2/02/2023	4.78		082260		
	I-864	#4/#3 STEEL WOOL PADS	R	2/02/2023	23.96		082260		
	I-867	SAWZAL BLADES	R	2/02/2023	19.99		082260		
	I-873	CONTRACTOR BAGS	R	2/02/2023	16.99		082260		364.71
38150		SIMMONS BANK							
	I-021523	STREET EQUIPMENT PRIN./INT.	R	2/02/2023	51,535.45		082262		51,535.45
20550		STRYKER							
	I-4011701 M	LP15/LUCAS PREVENT ONSITE	R	2/02/2023	5,699.05		082263		5,699.05

VENDOR SET: 99 City of Sanger
BANK: POOL POOLED CASH ACCOUNT
DATE RANGE: 2/01/2023 THRU 2/28/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
02690		TECHLINE, INC.							
	I-1562894-01	RESTOCK MATERIALS	R	2/02/2023	439.00		082264		
	I-1562894-02	RESTOCK MATERIALS	R	2/02/2023	101.28		082264		
	I-1562894-03	RESTOCK MATERIALS	R	2/02/2023	472.64		082264		1,012.92
05350		TEXAS EXCAVATION SAFETY SYST							
	I-22-22597	MESSAGE FEES FOR DECEMBER 22	R	2/02/2023	185.25		082265		185.25
37730		THE ANTERO GROUP, LLC.							
	I-SAN-2201-2212	REWRITE/UPDATE ZONING	R	2/02/2023	2,933.75		082266		2,933.75
34220		UNIFIRST CORPORATION							
	I-2900017547	MATS - CITY HALL	R	2/02/2023	12.49		082267		
	I-2900017548	UNIFORMS - WATER	R	2/02/2023	26.04		082267		
	I-2900017549	MATS - PUBLIC WORKS	R	2/02/2023	7.85		082267		
	I-2900017550	UNIFORMS - STREETS	R	2/02/2023	15.66		082267		
	I-2900017551	UNIFORMS - WASTEWATER	R	2/02/2023	13.56		082267		
	I-2900018688	MATS - CITY HALL	R	2/02/2023	12.49		082267		88.09
09550		WATER TECH, INC.							
	I-122793	EMERGENCY RESPONSE	R	2/02/2023	341.80		082268		341.80
25070		ALL AMERICAN DOGS INC							
	I-5014	FEB 23 SHELTER SERVICE	R	2/06/2023	7,160.00		082269		7,160.00
25610		AUSTIN LANE TECHNOLOGIES, INC							
	I-164746	2023 ANNUAL HOSTING	R	2/06/2023	2,688.00		082270		2,688.00
31670		BOOT BARN							
	I-068823	BOOT REIMBURSEMENT J.HENDERSON	R	2/06/2023	139.49		082271		139.49
00420		BOUND TREE MEDICAL, LLC							
	I-84812354	EMS SUPPLIES	R	2/06/2023	1,059.31		082272		1,059.31
37880		CONNECT PARENT CORPORATION (BR							
	I-01/10/23-02/09/23	PHONE 01/10/23-02/09/23	R	2/06/2023	296.68		082273		296.68
27670		BROOKSWATSON & COMPANY, PLLC							
	I-SANG.01.19.23	AUDIT: YEAR END 9/30/2022	R	2/06/2023	11,386.44		082274		11,386.44
38180		BUILD A SIGN, LLC							
	I-3EA07354-0001	4 12"X18" ALUMINUM SIGNS	R	2/06/2023	80.00		082275		80.00

VENDOR SET: 99 City of Sanger
BANK: POOL POOLED CASH ACCOUNT
DATE RANGE: 2/01/2023 THRU 2/28/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
08880		COOPER'S COPIES							
	I-35537	BUSINESS CARDS/ICSC POSTER	R	2/06/2023	405.00	4.05CR	082276		
	I-35570	FOAM BOARD MAPS	R	2/06/2023	320.00	3.20CR	082276		717.75
25730		DATAPROSE, LLC							
	I-DP2300250	JAN LATE NOTICE/BILLS/OTHER	R	2/06/2023	1,397.00		082277		1,397.00
32000		DENTON GLASS COMPANY							
	I-17694	MATERIALS TO REPAIR LOCK/LABOR	R	2/06/2023	250.00		082278		250.00
18190		DEPARTMENT OF INFORMATION RESO							
	I-23121012N	DEC LONG DISTANCE	R	2/06/2023	5.78		082279		5.78
36340		FAMILY FIRST AUTO CARE							
	I-2612	DIAGNOSTIC LP1262663	R	2/06/2023	45.90		082280		
	I-2617	STATE INSPECTION LP1373105	R	2/06/2023	7.00		082280		
	I-2618	7QT OIL CHANGE	R	2/06/2023	44.34		082280		
	I-2643	STATE INSPECTION LP1262663	R	2/06/2023	12.75		082280		109.99
23820		FERGUSON ENTERPRISES, LLC							
	I-1361347	1-1/2 SS INS STFNR CTS PE	R	2/06/2023	62.50		082281		
	I-1361748	6" HYMAX COUPLING	R	2/06/2023	778.00		082281		840.50
18790		FUELMAN							
	I-NP63708855	FUEL 01/23/2023-01/29/2023	R	2/06/2023	3,203.44		082282		3,203.44
07350		GENTLE'S OIL AND TIRE							
	I-12423	8QT OIL & FILTER UNIT 2 785	R	2/06/2023	72.00		082283		
	I-12523	8QT OIL & FILTER UNIT 14 781	R	2/06/2023	72.00		082283		144.00
36460		KIMLEY-HORN & ASSOCIATES							
	I-061322300-1222	I-35 UTILITY REOCATIONS	R	2/06/2023	26,476.80		082284		26,476.80
32640		LLOYD GOSSELINK ROCHELLE & TOW							
	I-97537891	PROFESSIONAL SERVICES - DEC 22	R	2/06/2023	2,722.20		082285		2,722.20
32980		MCCAIN'S OVERHEAD DOOR & GATE							
	I-16662	RETROFIT GATE	R	2/06/2023	4,740.00		082286		4,740.00
29030		MCCREARY, VESELKA, BRAGG & ALL							
	I-257977	UB COLLECTION FEES	R	2/06/2023	52.91		082287		52.91
31690		NEWGEN STRATEGIES & SOLUTIONS							
	I-15133	UTILITIES RATE STUDY	R	2/06/2023	4,255.00		082288		
	I-15134	STORMWATER RATE STUDY	R	2/06/2023	1,131.25		082288		5,386.25

VENDOR SET: 99 City of Sanger
BANK: POOL POOLED CASH ACCOUNT
DATE RANGE: 2/01/2023 THRU 2/28/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
08690		O'REILLY AUTO PARTS							
	I-1959-441857	HYD HOSE/MEGACRIMP	R	2/06/2023	340.88	6.82CR	082289		
	I-1959-442026	CREEPER	R	2/06/2023	74.99	1.50CR	082289		
	I-1959-442977	WIRETIES	R	2/06/2023	19.48	0.39CR	082289		
	I-1959-443250	BATT TENDER/CAR WASH CLNR	R	2/06/2023	84.37	1.69CR	082289		509.32
02970		OFFICE DEPOT							
	I-282321708001	KEYBOARD/PLANNER	R	2/06/2023	28.83		082290		
	I-284791666001	WALL CALENDAR	R	2/06/2023	12.47		082290		
	I-285389956001	COPY PAPER	R	2/06/2023	46.99		082290		
	I-287245682001	SIG FLAGS/TAPE/PLASTIWARE/COFF	R	2/06/2023	59.56		082290		
	I-287269523001	POCKET FILES	R	2/06/2023	70.78		082290		218.63
34500		P3WORKS LLC							
	I-007848	RILEY RANCH PID	R	2/06/2023	35.01		082291		35.01
19200		PATHMARK TRAFFIC PRODUCTS OF T							
	I-15029	END CAPS/HARDWARE - SPEEDHUMPS	R	2/06/2023	387.20		082292		387.20
14980		POLYDYNE, INC.							
	I-1709381	POLYMER FOR WWTP	R	2/06/2023	1,575.00		082293		1,575.00
33820		POWER-D UTILITY SERVICES, LLC							
	I-2304	DESIGN & ASSOCIATED SRVCS	R	2/06/2023	4,300.00		082294		
	I-2305	JACK IN THE BOX CONSTR DRAWING	R	2/06/2023	800.00		082294		5,100.00
04240		PRATER, MIKE							
	I-REIMBURSE 01.26.23	REIMBURSE FOR WORK PANTS	R	2/06/2023	150.00		082295		150.00
37360		RANGELINE UTILITY SERVICES, LL							
	I-1066	6 " WATER VALVE	R	2/06/2023	22,350.00		082296		22,350.00
24810		RLC CONTROLS, INC							
	I-9625	HOLT LS SRVC CALL	R	2/06/2023	337.50		082297		
	I-9727	COWLING PUMP STATION SRVC	R	2/06/2023	3,287.50		082297		3,625.00
25020		SANGER HARDWARE							
	I-838	HEATERS	R	2/06/2023	115.98		082298		
	I-858	ELEC TAPE/DUCT TAPE/DROPCLOTH	R	2/06/2023	46.15		082298		
	I-866	MARKING PAINT	R	2/06/2023	89.91		082298		
	I-871	ANCHORS 3/8 X 3	R	2/06/2023	35.99		082298		
	I-876	TOILET SEAT ELNG OPEN WH	R	2/06/2023	29.99		082298		
	I-884	SCREWDRIVER	R	2/06/2023	8.59		082298		
	I-885	FASTENERS/SNAP BOLT	R	2/06/2023	19.46		082298		
	I-889	FASTENERS/BITS/WASHERS	R	2/06/2023	44.77		082298		390.84

VENDOR SET: 99 City of Sanger
BANK: POOL POOLED CASH ACCOUNT
DATE RANGE: 2/01/2023 THRU 2/28/2023

Item 28.

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
34980		SHAMROCK EQUIPMENT SERVICES, L							
	I-6499	REPAIR HOSE/REPLC STRTR	R	2/06/2023	1,206.15		082299		1,206.15
38170		SHIFT CALENDARS, INC							
	I-24783	SHIFT CALENDARS	R	2/06/2023	149.26		082300		149.26
36870		SOUTHERN PETROLEUM LABORATORIE							
	I-23010101	AMMONIA/CBOD/TSS/ENVIRO IMPACT	R	2/06/2023	290.40		082301		
	I-23010289	AMMONIA/CBOD/TSS/ENVIRO IMPACT	R	2/06/2023	314.40		082301		
	I-23010377	AMMONIA/CBOD/TSS/ENVIRO IMPACT	R	2/06/2023	314.40		082301		919.20
29190		STITCHIN' AND MORE CUSTOM GRAP							
	I-2170	(10) 2-SIDED TRASH-OFF SIGNS	R	2/06/2023	180.00		082302		180.00
02690		TECHLINE, INC.							
	I-1561176-04	MATERIALS RESTOCK	R	2/06/2023	1,138.40		082303		
	I-1561862-01	RESTOCK MATERIALS	R	2/06/2023	799.60		082303		
	I-1561862-02	RESTOCK MATERIALS	R	2/06/2023	1,038.25		082303		
	I-1562390-01	MATERIALS RESTOCK	R	2/06/2023	145.20		082303		
	I-1562894-00	RESTOCK MATERIALS	R	2/06/2023	7,364.73		082303		10,486.18
36040		TEXAS BACKGROUND INVESTIGATORS							
	I-1748	S.HUBBEL BACKGROUND CHECK	R	2/06/2023	500.00		082304		
	I-1749	H.ROWLETTE BACKGROUND CHECK	R	2/06/2023	500.00		082304		
	I-1750	J.SAYLOR BACKGROUND CHECK	R	2/06/2023	400.00		082304		1,400.00
34940		TEXAS TANK SERVICES							
	I-3357	TCEQ TANK/STORAGE EXAM	R	2/06/2023	1,944.00		082305		1,944.00
31750		UNDERWOOD'S HEATING & AIR							
	I-33780645	INSPECT HEATERS/CHANGE FILTERS	R	2/06/2023	715.50		082306		715.50
34220		UNIFIRST CORPORATION							
	I-2900018689	UNIFORMS - WATER	R	2/06/2023	26.04		082307		
	I-2900018690	MATS - PW	R	2/06/2023	7.85		082307		
	I-2900018691	UNIFORMS - STREETS	R	2/06/2023	137.93		082307		
	I-2900018692	UNIFORMS - WASTEWATER	R	2/06/2023	13.56		082307		185.38
05510		WASTE CONNECTIONS							
	I-1800191V190	SLUDGE REMOVAL	R	2/06/2023	2,784.48		082308		2,784.48
32440		BILLY D. WILSON							
	I-PER DIEM 02.06.23	5 DAY MEAL PER DIEM 2/6-10/23	R	2/06/2023	125.00		082309		
	I-PER DIEM 02.24.23	3 DAY MEAL PER DIEM 2/14-16/23	R	2/06/2023	75.00		082309		200.00

VENDOR SET: 99 City of Sanger
BANK: POOL POOLED CASH ACCOUNT
DATE RANGE: 2/01/2023 THRU 2/28/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
21610		WITMER PUBLIC SAFETY GROUP, IN							
	I-SO163524	BADGES/RETRO FIT KIT/FREIGHT	R	2/06/2023	982.66		082310		982.66
1		MARTIN, LETICIA R							
	I-000202302029625	US REFUND	R	2/06/2023	95.88		082311		95.88
1		SILAS, KODY T							
	I-000202302029626	US REFUND	R	2/06/2023	145.63		082312		145.63
33300		HSA BANK							
	I-HSAPY 2.10.23	HSA	R	2/10/2023	2,201.52		082313		2,201.52
15830		SANGER EDUCATION FOUNDATION IN							
	I-SGFPY 2.10.23	FOUNDATION-ISD	R	2/10/2023	2.50		082314		2.50
14470		UNITED WAY							
	I-UN PY 2.10.23	DONATIONS	R	2/10/2023	5.00		082315		5.00
28710		AFFORD-IT TIRES							
	I-0001273	TIRE PATCH FOR #56-58	R	2/15/2023	20.00		082316		20.00
25070		ALL AMERICAN DOGS INC							
	I-5004	INFRASTRUCTURE FEE	R	2/15/2023	20,850.00		082317		20,850.00
01550		ATMOS ENERGY							
	I-02/10/2023	GAS 01/04/23 - 02/01/23	R	2/15/2023	1,258.58		082318		1,258.58
33050		BLUE MOON SPORTSWEAR INC							
	I-75371	PANTS/SHIRTS/LOGO/FREIGHT	R	2/15/2023	636.89		082319		636.89
00420		BOUND TREE MEDICAL, LLC							
	I-84837677	EMS SUPPLIES	R	2/15/2023	760.32		082320		
	I-84837678	EMS SUPPLIES	R	2/15/2023	239.99		082320		
	I-84839139	EMS SUPPLIES	R	2/15/2023	48.42		082320		1,048.73
37860		BUTTRAM, BRANDON L							
	I-PER DIEM 01.12.23	2 DAY MEAL PER DIEM 1/23-24/23	R	2/15/2023	50.00		082321		50.00
36650		CAMPBELL ELECTRIC TX LLC							
	I-231015.01	BLOWER CONTROL PANEL	R	2/15/2023	510.00		082322		510.00
00800		COSERV ELECTRIC							
	I-12/27/22-01/25/23	JAN 2023 ELECTRIC	R	2/15/2023	3,141.19		082323		3,141.19

VENDOR SET: 99 City of Sanger
BANK: POOL POOLED CASH ACCOUNT
DATE RANGE: 2/01/2023 THRU 2/28/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
00850		DENTON RECORD-CHRONICLE							
	I-01234016	NOTICE/RFQ/ROADWAY IMPCT STUDY	R	2/15/2023	45.00		082324		45.00
38080		DOG WASTE DEPOT							
	I-524360	5 DOG WASTE STATIONS	R	2/15/2023	1,222.27		082325		1,222.27
21650		ESRI							
	I-94374201	ARCGIS 01/19/23-01/18/24	R	2/15/2023	3,000.00		082326		3,000.00
31340		FIRST CHECK APPLICANT SCREENIN							
	I-22075	4 BACKGROUND CHECKS	R	2/15/2023	129.50		082327		129.50
18790		FUELMAN							
	I-NP63779330	FUEL 01/30/2023-02/05/2023	R	2/15/2023	2,701.99		082328		
	I-NP63827800	FUEL 02/06/2023-02/12/2023	R	2/15/2023	2,526.47		082328		5,228.46
01070		GALLS INC.							
	I-023173003	5.11 ATAC BOOTS KHARLAN 783	R	2/15/2023	131.75		082329		
	I-023244311	LIGHT PATROL BOOT 774	R	2/15/2023	106.14		082329		237.89
38230		GAYLA ROBISON CONSULTING							
	I-422	PROPERTY ROOM PURGING	R	2/15/2023	9,800.00		082330		9,800.00
28820		GLENN POLK AUTOPLEX INC							
	I-C4CS865927	REPLC SURGE TANK/AC LINES	R	2/15/2023	914.50		082331		
	I-C4CS866222	STATE INSPECTION UNIT #13	R	2/15/2023	25.50		082331		940.00
01350		HENDERSON, JOHN							
	I-CDL 02.03.2023	CDL RENEWAL 02.03.23	R	2/15/2023	105.00		082332		105.00
24970		HUB INTERNATIONAL TEXAS, INC.							
	I-2898312	ANNUAL BENEFITS CONSULT	R	2/15/2023	2,000.00		082333		2,000.00
37150		INSTANT INSPECTOR							
	I-2363	10 HEALTH INSPECTIONS	R	2/15/2023	1,250.00		082334		1,250.00
08210		KWIK KAR							
	I-8101-0015712	STATE INSPECTION UNIT 14 781	R	2/15/2023	25.50		082335		25.50
25060		LEMONS PUBLICATIONS INC							
	I-10837	FULL PAGE AD 5 WKS DEC 2022	R	2/15/2023	750.00		082336		
	I-10920	FULL PAGE ADS 4 WKS JAN 2023	R	2/15/2023	600.00		082336		1,350.00

VENDOR SET: 99 City of Sanger
BANK: POOL POOLED CASH ACCOUNT
DATE RANGE: 2/01/2023 THRU 2/28/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
37170		LOWELL W ADAMS PHD AND ASSOCIA							
	I-02.02.2023	H.RICHMOND PSYCH EVAL	R	2/15/2023	150.00		082337		150.00
17900		LOWER COLORADO RIVER AUTHORITY							
	I-T4C-0002141	MATERIALS AGGREGATION	R	2/15/2023	218.74		082338		218.74
32980		MCCAIN'S OVERHEAD DOOR & GATE							
	I-5937626	GATE SERVICE RESET OPERATOR	R	2/15/2023	141.25		082339		141.25
38030		NATIONAL ASSOCIATION OF FIELD							
	I-3236	01/23/23 TRAINING FOR 785	R	2/15/2023	250.00		082340		250.00
36990		NORTEX COMMUNICATIONS COMPANY							
	I-10729257	INTERNET & PHONE FEB 2023	R	2/15/2023	4,806.40		082341		4,806.40
02970		OFFICE DEPOT							
	I-286499798001	ENVELOPES	R	2/15/2023	12.38		082342		
	I-286895247001	PLANNER	R	2/15/2023	15.99		082342		28.37
36920		PARKHILL SMITH & COOPER, INC.							
	I-03815622.00-5	RENOVATIONS TO PORTER	R	2/15/2023	1,675.00		082343		1,675.00
02050		PITNEY BOWES, INC.							
	I-3316940319	POSTG LEASE 11/25/22-2/24/23	R	2/15/2023	433.02		082344		433.02
04240		PRATER, MIKE							
	I-REIMBURSE 02.06.23	REIMBURSE FOR SHOP DETERGENT	R	2/15/2023	25.36		082345		25.36
25270		PRIMORIS T & D SERVICES, LLC							
	I-168512	IH-35 PROJECT RELOCATION	R	2/15/2023	90,232.75		082346		90,232.75
25590		SCHNEIDER ENGINEERING, LLC							
	I-000000065293	REGULATORY SUPPORT SERVICES	R	2/15/2023	500.00		082347		
	I-000000065294	ERCOT TRANSMISSION	R	2/15/2023	891.12		082347		1,391.12
29190		STITCHIN' AND MORE CUSTOM GRAP							
	I-2177	SHIRTS & JACKETS W/ LOGO	R	2/15/2023	220.00		082348		
	I-2178	HATS W/ LOGOS	R	2/15/2023	54.00		082348		274.00
29390		SYMBOL ARTS, LLC							
	I-0438436	RETIRED PO BADGE SLEHOTSKY	R	2/15/2023	130.00		082349		130.00
1		TANYA SCHNETZER							
	I-XMAS REFUND	VENDOR REFUND	R	2/15/2023	50.00		082350		50.00

VENDOR SET: 99 City of Sanger
BANK: POOL POOLED CASH ACCOUNT
DATE RANGE: 2/01/2023 THRU 2/28/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
02690		TECHLINE, INC.							
	I-3124429-00	ARCLITE RAIN GEAR	R	2/15/2023	482.00		082351		482.00
23400		THE RETAIL COACH							
	I-4083	2023 REPORTS	R	2/15/2023	1,500.00		082352		1,500.00
02920		U.S. POSTAL SERVICE							
	I-02.28.2023	ANNUAL RENEWAL PO BOX 1729	R	2/15/2023	464.00		082353		464.00
31750		UNDERWOOD'S HEATING & AIR							
	I-33842469	CHANGE HEAT KIT 212 RAILROAD	R	2/15/2023	523.56		082354		523.56
34220		UNIFIRST CORPORATION							
	I-2900019818	MATS - CITY HALL	R	2/15/2023	12.49		082355		12.49
09550		WATER TECH, INC.							
	I-123553	150# CHLORINE BOTTLES	R	2/15/2023	2,050.00		082356		2,050.00
38130		LAW OFFICES OF WILLIAM W. KRUE							
	I-9311	THOMPSON CASE	R	2/15/2023	4,787.00		082357		4,787.00
38160		WILSON MCCLAIN PLUMBING							
	I-1148699	101 FREESE DR - CLEAR TOILET	R	2/15/2023	145.00		082358		
	I-1149002	REPLACE SEWER LINE	R	2/15/2023	2,606.50		082358		2,751.50
1		RABEL, MICHELE							
	I-000202302099627	US REFUND	R	2/15/2023	3.51		082359		3.51
1		TGC CUSTOM HOMES, LL							
	I-000202302099628	US REFUND	R	2/15/2023	553.59		082360		553.59
1		TGC CUSTOM HOMES, LL							
	I-000202302099629	US REFUND	R	2/15/2023	472.32		082361		472.32
28710		AFFORD-IT TIRES							
	I-0001277	TIRE PATCH	R	2/21/2023	20.00		082362		20.00
25070		ALL AMERICAN DOGS INC							
	I-5002	SHELTER FEES	R	2/21/2023	5,322.40		082363		5,322.40
37370		AQUA METRIC SALES COMPANY							
	I-INV0092895	WATER/ELECTRIC METER SYST	R	2/21/2023	1,138.24		082364		1,138.24

VENDOR SET: 99 City of Sanger
BANK: POOL POOLED CASH ACCOUNT
DATE RANGE: 2/01/2023 THRU 2/28/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
23880		BUREAU VERITAS NORTH AMERICA,							
	I-RI 23004673	1019 S STEMMONS REVIEW	R	2/21/2023	1,020.50		082365		
	I-RI 23004674	508 7TH ST PLAN REVIEW	R	2/21/2023	81.61		082365		
	I-RI 23004675	700 ACKER ST PLAN REVIEW	R	2/21/2023	974.51		082365		
	I-RI 23004676	508 7TH ST FIRE REVIEW	R	2/21/2023	250.00		082365		
	I-RI 23004677	1901 S STEMMONS FIRE REVIEW	R	2/21/2023	250.00		082365		
	I-RI 23004679	4809 AVION DR PLAN REVIEW	R	2/21/2023	150.00		082365		
	I-RI 23004680	7012 ADTEL LN PLAN REVIEW	R	2/21/2023	150.00		082365		
	I-RI 23004681	4808 AVION DR PLAN REVIEW	R	2/21/2023	150.00		082365		
	I-RI 23004682	4218 LIGA LN PLAN REVIEW	R	2/21/2023	150.00		082365		
	I-RI 23004683	1405 N STEMMONS FIRE REVIEW	R	2/21/2023	250.00		082365		
	I-RI 23004684	1405 N STEMMONS PLAN REVIEW	R	2/21/2023	9,851.49		082365		
	I-RI 23004685	1405 W CHAPMAN FIRE REVIEW	R	2/21/2023	450.00		082365		
	I-RI 23004686	4819 AVION DR PLAN REVIEW	R	2/21/2023	150.00		082365		
	I-RI 23004687	4820 ELITE DR PLAN REVIEW	R	2/21/2023	150.00		082365		
	I-RI 23005410	BACK-UP INSPECTIONS	R	2/21/2023	1,221.12		082365		15,249.23
20410		CARE NOW CORPORATE							
	I-CN3096-4148618	DRUG SCREENS/BAC	R	2/21/2023	235.00		082367		235.00
23620		COTE'S MECHANICAL							
	I-24992	ICE MACHINE RENTAL FEB 2023	R	2/21/2023	626.00		082368		626.00
38270		DRAYOVITCH P.C.							
	I-614	COUNCIL PRESENTATION WORKSHOP	R	2/21/2023	3,475.00		082369		3,475.00
28280		EDSUITE							
	I-1495	WEBSITE	R	2/21/2023	1,740.00		082370		1,740.00
14950		ERS - TEXAS SOCIAL SECURITY PR							
	I-2023	ANNUAL ADMIN FEE	R	2/21/2023	35.00		082371		35.00
23820		FERGUSON ENTERPRISES, LLC							
	I-1364224	CTS COMP TEE	R	2/21/2023	495.00		082372		495.00
18790		FUELMAN							
	I-NP63852558	FUEL 02/13/2023-02/19/2023	R	2/21/2023	2,811.12		082373		2,811.12
23760		KEEPITSAFE, INC.-LIVEVAULT							
	I-INVLUS-16503	SERVER BACKUP SRVC - CITY HALL	R	2/21/2023	1,505.58		082374		1,505.58
08210		KWIK KAR							
	I-8101-0016015	STATE INSPECTION UNIT #7	R	2/21/2023	25.50		082375		25.50

VENDOR SET: 99 City of Sanger
BANK: POOL POOLED CASH ACCOUNT
DATE RANGE: 2/01/2023 THRU 2/28/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
32640		LLOYD GOSSELINK ROCHELLE & TOW							
	I-97538869	LEGAL SERVICES DEC 2022	R	2/21/2023	6,959.13		082376		6,959.13
34480		MAGUIRE IRON, INC							
	I-2802	WATER STORAGE SRVC PLAN	R	2/21/2023	3,801.75		082377		
	I-2803	WATER STORAGE SRVC PLAN	R	2/21/2023	3,366.75		082377		
	I-2804	WATER STORAGE SRVC PLAN	R	2/21/2023	2,794.51		082377		9,963.01
37380		MOSCA DESIGN, INC							
	I-36250 SHC	SHIPPING CHARGES	R	2/21/2023	1,370.28		082378		1,370.28
16060		NEIGHBORS, ANDREW							
	I-REIMBURSE 02.10.23	BOOT REIMBURSEMENT	R	2/21/2023	185.00		082379		185.00
25580		NORTH TEXAS GROUNDWATER CONSER							
	I-INV-17888	4 QTR 2022 WATER CONSUMPTION	R	2/21/2023	7,341.99		082380		7,341.99
02970		OFFICE DEPOT							
	I-288131536001	COPY PAPER	R	2/21/2023	45.90		082381		
	I-289317062001	COPY PAPER	R	2/21/2023	234.95		082381		
	I-289528840001	DEC 22 WTR RENT CITY HALL	R	2/21/2023	38.50		082381		
	I-289528855001	DEC 22 WTR RENT COURT	R	2/21/2023	33.25		082381		
	I-289528861001	DEC 22 WTR RENT PD	R	2/21/2023	22.75		082381		
	I-289528864001	DEC 22 WTR RENT WWTP	R	2/21/2023	7.00		082381		
	I-289528870001	DEC 22 WTR RENT STREETS	R	2/21/2023	22.75		082381		
	I-290396731001	HP PRINTER INK	R	2/21/2023	73.86		082381		
	I-291147311001	HOLE PUNCH/PLATES	R	2/21/2023	8.39		082381		
	I-291183587001	POST IT NOTES/ENVELOPES	R	2/21/2023	39.38		082381		
	I-293022737001	BOOK RINGS/INDEX CARDS/CUPS	R	2/21/2023	19.42		082381		546.15
36870		SOUTHERN PETROLEUM LABORATORIE							
	I-23020056	AMMONIA/CBOD/TSS/ENVIRO IMPACT	R	2/21/2023	314.40		082382		314.40
18620		STERICYCLE							
	I-4011514820	MEDICAL WASTE	R	2/21/2023	241.26		082383		241.26
31970		DAVID STONEKING							
	I-74	MAP AND PARCEL DATA	R	2/21/2023	200.00		082384		200.00
02670		TML - INTERGOVERNMENTAL RISK P							
	I-02.01.2023	TML WORKERS COMP AUDIT	R	2/21/2023	11,354.00		082385		11,354.00
19260		TYLER TECHNOLOGIES							
	I-025-409508	UB ONLINE FEB 23	R	2/21/2023	110.00		082386		
	I-025-409509	COURT ONLINE FEB 23	R	2/21/2023	125.00		082386		235.00

VENDOR SET: 99 City of Sanger
BANK: POOL POOLED CASH ACCOUNT
DATE RANGE: 2/01/2023 THRU 2/28/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
34220		UNIFIRST CORPORATION							
	I-2900020951	MATS- CITY HALL	R	2/21/2023	12.49		082387		12.49
11430		USABLUEBOOK							
	I-237383	HACH MONOCHLOR POWDER	R	2/21/2023	119.74		082388		119.74
05510		WASTE CONNECTIONS							
	I-1821217V190	SLUDGE REMOVAL	R	2/21/2023	4,648.82		082389		4,648.82
05510		WASTE CONNECTIONS							
	I-JAN-23	SOLID WASTE JAN 2023	R	2/21/2023	82,284.62		082390		82,284.62
33300		HSA BANK							
	I-HSAPY 02.24.23	HSA	R	2/23/2023	2,201.52		082391		2,201.52
15830		SANGER EDUCATION FOUNDATION IN							
	I-SGFPY 02.24.23	FOUNDATION-ISD	R	2/23/2023	2.50		082392		2.50
14470		UNITED WAY							
	I-UN PY 02.24.23	DONATIONS	R	2/23/2023	5.00		082393		5.00
25070		ALL AMERICAN DOGS INC							
	I-5043	MARCH 2023 SHELTER SERVICES	R	2/27/2023	7,160.00		082394		7,160.00
34090		AMERICAN CARNIVAL MART							
	I-I-10263860	EASTER EGG HUNT EVENT	R	2/27/2023	1,335.00		082395		1,335.00
33050		BLUE MOON SPORTSWEAR INC							
	I-75391	3 NOMEX SHIRTS W/ PATCHES	R	2/27/2023	503.85		082396		503.85
00420		BOUND TREE MEDICAL, LLC							
	I-84843800	EMS SUPPLIES	R	2/27/2023	25.99		082397		
	I-84843801	EMS SUPPLIES	R	2/27/2023	25.99		082397		
	I-84848403	EMS SUPPLIES	R	2/27/2023	467.26		082397		
	I-84850279	EMS SUPPLIES	R	2/27/2023	33.54		082397		552.78
36650		CAMPBELL ELECTRIC TX LLC							
	I-231018.01	TROUBLESHOOT POLYMER PANEL	R	2/27/2023	882.51		082398		882.51
03730		COLLIN COLLEGE, COURTYARD CENT							
	I-100010523-S0321151	POLICE LEADERSHIP R.DUNN773	R	2/27/2023	80.00		082399		80.00
36340		FAMILY FIRST AUTO CARE							
	I-2701	STATE INSPECTION	R	2/27/2023	12.25		082400		12.25

VENDOR SET: 99 City of Sanger
BANK: POOL POOLED CASH ACCOUNT
DATE RANGE: 2/01/2023 THRU 2/28/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
23820		FERGUSON ENTERPRISES, LLC							
	I-1364219	METER GASKET SETS	R	2/27/2023	110.00		082401		
	I-1365337	REPAIR KIT	R	2/27/2023	693.82		082401		803.82
38190		FIREPENNY							
	I-55862	SMOKE MACHINE/SMOKE JUICE	R	2/27/2023	1,873.50		082402		1,873.50
01070		GALLS INC.							
	I-023326338	WOOL BLEND TROUSER K.HARLAN	R	2/27/2023	89.24		082403		
	I-023364455	BLAUER SHIRT K.HARLAN	R	2/27/2023	89.24		082403		178.48
28820		GLENN POLK AUTOPLEX INC							
	I-DOCS545212	EMERGENCY ENGINE REPAIRS	R	2/27/2023	1,539.95		082404		1,539.95
16860		GRAINGER							
	I-9597948166	SUMP PUMP/GRINDER/BATT/CUTOFF	R	2/27/2023	936.31		082405		936.31
36460		KIMLEY-HORN & ASSOCIATES							
	I-061322300-0123	I-35 UTILITY REOCATIONS	R	2/27/2023	18,258.28		082406		18,258.28
17900		LOWER COLORADO RIVER AUTHORITY							
	I-LAB-0064020	WATER SAMPLE TESTING	R	2/27/2023	230.47		082407		230.47
16440		MAGAZINE SUBSCRIPTIONS-PTP AUS							
	I-49101	5 ANNUAL MAGAZINE SUBS	R	2/27/2023	65.18		082408		65.18
29030		MCCREARY, VESELKA, BRAGG & ALL							
	I-264877	JANUARY 23 WARRANT COLLECTION	R	2/27/2023	251.40		082409		251.40
32430		MODERN LEASING INC. OF IOWA							
	I-59074775	VENDING MACHINE LEASE	R	2/27/2023	348.42		082410		348.42
16060		NEIGHBORS, ANDREW							
	I-CDL 02.21.23	REIMBURSE FOR CDL	R	2/27/2023	97.00		082411		97.00
38240		NORTH ROCK CONSTRUCTION, LLC							
	I-1	PORTER PARK RENOVATION	V	2/27/2023	74,525.21		082412		74,525.21
38240		NORTH ROCK CONSTRUCTION, LLC							
	M-CHECK	NORTH ROCK CONSTRUCTION,VOIDED	V	2/27/2023			082412		74,525.21CR
08690		O'REILLY AUTO PARTS							
	C-1959-446023	SKIDSTEER LIFT SUPPORTS	R	2/27/2023	49.98CR		082413		
	I-1959-428579	1QT TRANS FLUID	R	2/27/2023	8.49	0.17CR	082413		
	I-1959-443253	SKIDSTEER LIFT SUPPORT	R	2/27/2023	49.98	1.00CR	082413		
	I-1959-446023	SKIDSTEER LIFT SUPPORTS	R	2/27/2023	49.98	1.00CR	082413		
	I-1959-447448	2 BATTERIES FOR #12-58	R	2/27/2023	277.10	5.54CR	082413		
	I-1959-447547	15AMP FUSE	R	2/27/2023	4.24	0.08CR	082413		332.02

VENDOR SET: 99 City of Sanger
BANK: POOL POOLED CASH ACCOUNT
DATE RANGE: 2/01/2023 THRU 2/28/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
02970		OFFICE DEPOT							
	I-290404488001	HP INK	R	2/27/2023	286.09		082414		
	I-291056245001	HP TONER	R	2/27/2023	115.18		082414		
	I-291056247001	PLANNER	R	2/27/2023	20.07		082414		
	I-291495668001	BATTS/PENS/PADS/OFFICE CHAIR	R	2/27/2023	502.10		082414		
	I-291504830001	BATTS	R	2/27/2023	32.95		082414		956.39
34500		P3WORKS LLC							
	I-008106	RILEY RANCH PID	R	2/27/2023	1,610.00		082415		1,610.00
35740		PATTERSON PROFESSIONAL SERVICE							
	I-7999	8" WATER MAIN REPAIR	R	2/27/2023	3,218.92		082416		3,218.92
37360		RANGELINE UTILITY SERVICES, LL							
	I-1071	2" WATER LINE REPAIR	R	2/27/2023	3,050.00		082417		3,050.00
25970		REPUBLIC METER INC							
	I-23-0289	48 METERS & ERTS	R	2/27/2023	4,747.20		082418		4,747.20
25020		SANGER HARDWARE							
	I-1005	SEALER/CAULK GUN	R	2/27/2023	17.58		082419		
	I-875	SMARTFLO MAXHOSE	R	2/27/2023	57.99		082419		
	I-934	3 ACE RSTP SAFETY SPRAY ORG	R	2/27/2023	20.97		082419		
	I-948	PVC CEMENT/PRIMER	R	2/27/2023	16.18		082419		
	I-949	1/2" STAPLES	R	2/27/2023	9.98		082419		
	I-959	ADAPTER/BUSHING	R	2/27/2023	13.96		082419		
	I-966	MASONRY BIT SET	R	2/27/2023	19.99		082419		
	I-969	ANCHOR/GRINDING WHEEL	R	2/27/2023	38.97		082419		
	I-970	U-POST	R	2/27/2023	45.54		082419		
	I-973	NOZZLE/COUPLING/THREAD TAPE	R	2/27/2023	33.16		082419		
	I-981	TUBE STRAP/TAPE/FASTENER/BIT	R	2/27/2023	47.35		082419		
	I-982	SAWAL BLADES	R	2/27/2023	23.99		082419		
	I-987	MARKING PAINT	R	2/27/2023	49.95		082419		395.61
16240		SCHAD & PULTE							
	I-145900	SMALL ACETYLENE	R	2/27/2023	32.00		082421		
	I-213805	OXYGEN	R	2/27/2023	19.00		082421		51.00
36870		SOUTHERN PETROLEUM LABORATORIE							
	I-22100097	AMMONIA/CBOD/TSS/ENVIRO IMPACT	R	2/27/2023	290.40		082422		290.40
11900		TARRANT COUNTY COLLEGE							
	I-NW123209	PM CLASS FOR T.PRUETT 780	R	2/27/2023	225.00		082423		225.00

VENDOR SET: 99 City of Sanger
BANK: POOL POOLED CASH ACCOUNT
DATE RANGE: 2/01/2023 THRU 2/28/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
38210		TEXAS POLIC TRAINERS LLC							
	I-CE-IDDHH-05-2023	CLASS 01/27/23 D.ALLEN 781	R	2/27/2023	70.00		082424		
	I-CIT-04-2023	CLASS 02/20-24/23 D.ALLEN 781	R	2/27/2023	160.00		082424		230.00
37730		THE ANTERO GROUP, LLC.							
	I-SAN-2201-2301	REWRITE/UPDATE ZONING	R	2/27/2023	6,172.50		082425		6,172.50
34220		UNIFIRST CORPORATION							
	I-2900021947	MATS - CITY HALL	R	2/27/2023	12.49		082426		
	I-2900021948	UNIFORMS - WATER	R	2/27/2023	26.04		082426		
	I-2900021949	MATS - PUBLIC WORKS	R	2/27/2023	7.85		082426		
	I-2900021950	UNIFORMS - STREETS	R	2/27/2023	13.56		082426		
	I-2900021951	UNIFORMS - WASTEWATER	R	2/27/2023	13.56		082426		73.50
11430		USABLUEBOOK							
	I-256825	GLASS FIBER FILTER/AMMONIA CYA	R	2/27/2023	292.84		082427		292.84
03440		VERMEER EQUIP. OF TEXAS							
	I-P1136901	SUCTION HOSE	R	2/27/2023	808.30		082428		
	I-W2131301	HOSE REEL/SWIVEL/VACTRUCK	R	2/27/2023	532.06		082428		1,340.36
05510		WASTE CONNECTIONS							
	I-1840673V190	SLUDGE REMOVAL JAN 2023	R	2/27/2023	2,808.97		082429		2,808.97
38160		WILSON MCCLAIN PLUMBING							
	I-1146807	SEWER MAINT. 102 BOLIVAR	R	2/27/2023	1,112.50		082430		1,112.50
1		MASON, CHRISTIAN							
	I-000202302239630	US REFUND	R	2/27/2023	30.93		082431		30.93
1		MONTGOMERY, LAUREN							
	I-000202302239631	US REFUND	R	2/27/2023	142.71		082432		142.71
1		CREEDE PROPERTY							
	I-000202302239632	US REFUND	R	2/27/2023	8.65		082433		8.65
1		WATTS, CHRIS							
	I-000202302239633	US REFUND	R	2/27/2023	249.96		082434		249.96
1		SHELL, JOHN K							
	I-000202302239634	US REFUND	R	2/27/2023	39.15		082435		39.15
1		ALVAREZ, JR, OMAR							
	I-000202302239635	US REFUND	R	2/27/2023	197.04		082436		197.04

VENDOR SET: 99 City of Sanger
BANK: POOL POOLED CASH ACCOUNT
DATE RANGE: 2/01/2023 THRU 2/28/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
1		LILLIAN CUSTOM HOMES							
	I-000202302239636	US REFUND	R	2/27/2023	635.29		082437		635.29
1		SNOW, TINA							
	I-000202302239637	US REFUND	R	2/27/2023	63.28		082438		63.28
1		JONES, GARY L							
	I-000202302239638	US REFUND	R	2/27/2023	26.28		082439		26.28
1		LILLIAN CUSTOM HOMES							
	I-000202302239639	US REFUND	R	2/27/2023	453.39		082440		453.39
1		RIVERS, TARRINGTON L							
	I-000202302239640	US REFUND	R	2/27/2023	37.82		082441		37.82
1		RPMX							
	I-000202302239641	US REFUND	R	2/27/2023	900.36		082442		900.36
1		WRIGHT, CYNTHIA							
	I-000202302239642	US REFUND	R	2/27/2023	298.80		082443		298.80
1		TGC CUSTOM HOMES, LL							
	I-000202302239643	US REFUND	R	2/27/2023	585.69		082444		585.69
1		TGC CUSTOM HOMES, LL							
	I-000202302239644	US REFUND	R	2/27/2023	584.71		082445		584.71
1		TGC CUSTOM HOMES, LL							
	I-000202302239645	US REFUND	R	2/27/2023	566.34		082446		566.34
1		TGC CUSTOM HOMES, LL							
	I-000202302239646	US REFUND	R	2/27/2023	591.17		082447		591.17
38240		NORTH ROCK CONSTRUCTION, LLC							
	I-1	PORTER PARK RENOVATION	V	2/28/2023		Reissue	082448		
38240		NORTH ROCK CONSTRUCTION, LLC							
	M-CHECK	NORTH ROCK CONSTRUCTION,VOIDED	V	2/28/2023			082448		74,525.21CR

VENDOR SET: 99 City of Sanger
BANK: POOL POOLED CASH ACCOUNT
DATE RANGE: 2/01/2023 THRU 2/28/2023

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT

* * T O T A L S * *	NO			INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	202			682,518.43	25.47CR	607,967.75
HAND CHECKS:	0			0.00	0.00	0.00
DRAFTS:	13			209,748.62	0.00	209,748.62
EFT:	11			547,746.29	0.00	547,746.29
NON CHECKS:	0			0.00	0.00	0.00
VOID CHECKS:	3	VOID DEBITS	74,525.21			
		VOID CREDITS	149,100.42CR	74,575.21CR	0.00	

TOTAL ERRORS: 0

	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
VENDOR SET: 99 BANK: POOL TOTALS:	229	1,365,488.13	25.47CR	1,365,462.66
BANK: POOL TOTALS:	229	1,365,488.13	25.47CR	1,365,462.66
REPORT TOTALS:	229	1,365,488.13	25.47CR	1,365,462.66

SELECTION CRITERIA

VENDOR SET: 99-AP VENDOR SET
VENDOR: ALL
BANK CODES: All
FUNDS: All

CHECK SELECTION

CHECK RANGE: 000000 THRU 999999
DATE RANGE: 2/01/2023 THRU 2/28/2023
CHECK AMOUNT RANGE: 0.00 THRU 999,999,999.99
INCLUDE ALL VOIDS: YES

PRINT OPTIONS
SEQUENCE: CHECK NUMBER

PRINT TRANSACTIONS: YES
PRINT G/L: NO
UNPOSTED ONLY: NO
EXCLUDE UNPOSTED: NO
MANUAL ONLY: NO
STUB COMMENTS: NO
REPORT FOOTER: NO
CHECK STATUS: NO
PRINT STATUS: * - All