

# PLANNING & ZONING COMMISSION

## MEETING AGENDA

JULY 13, 2026, 6:00 PM



PLANNING & ZONING COMMISSION REGULAR MEETING

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

### CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM

### INVOCATION AND PLEDGE

### CITIZENS COMMENTS

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

### CONSENT AGENDA

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

1. Consideration and possible action of the minutes from June 8, 2026 meeting.

### PUBLIC HEARING ITEMS

2. Conduct a public hearing on a request for a Specific Use Permit (SUP) for a Sports Field for approximately 9.602 acres of land described as Rangers Elite Fields Addition, Blk A, Lot 1, within the City of Sanger and generally located approximately 490 Feet South West of the Intersection of FM 455 and Union Hill Road.

### ACTION ITEMS

3. Consideration and action on a request for a Specific Use Permit (SUP) for a Sports Field for approximately 9.602 acres of land described as Rangers Elite Fields Addition, Blk A, Lot 1, within the City of Sanger and generally located approximately 490 Feet South West of the Intersection of FM 455 and Union Hill Road.

### FUTURE AGENDA ITEMS

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

## **INFORMATIONAL ITEMS**

### **ADJOURN**

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

### **CERTIFICATION**

I certify that a copy of this meeting notice was posted on the bulletin board at City Hall that is readily accessible to the general public at all times and was posted on the City of Sanger website on July 07, 2026, at 4:30 PM.

---

Shelley Warner, Secretary

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



## PLANNING & ZONING COMMISSION COMMUNICATION

**DATE:** July 13, 2026

**FROM:** Shelley Warner, Administrative Assistant

**AGENDA ITEM:** Consideration and possible action of the minutes from June 8, 2026 meeting.

**SUMMARY:**  
N/A

**FISCAL INFORMATION:**

Budgeted: N/A

Amount: N/A

GL Account: N/A

**RECOMMENDED MOTION OR ACTION:**  
N/A

**ATTACHMENTS:**

Minutes from June 08, 2026

# **PLANNING & ZONING COMMISSION**

## **MEETING MINUTES**

**JUNE 08, 2026, 6:00 PM**

**PLANNING & ZONING COMMISSION REGULAR MEETING  
HISTORIC CHURCH BUILDING - 403 N 7TH STREET, SANGER, TEXAS**

### **CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM**

There being a quorum Commissioner Miller called the Planning and Zoning meeting to order at 6:00 P.M.

### **BOARD MEMBERS PRESENT:**

|                       |                  |
|-----------------------|------------------|
| Commissioner, Place 1 | Vacant           |
| Commissioner, Place 3 | Stephanie Holzer |
| Commissioner, Place 4 | Timothy Skaggs   |
| Commissioner, Place 5 | Luke Leissner    |
| Commissioner, Place 6 | Jason Miller     |
| Commissioner, Place 7 | Randy Rippey     |

### **BOARD MEMBERS ABSENT:**

|                        |              |
|------------------------|--------------|
| Commissioner, Place 2  | Jon Knabe    |
| Alternate Commissioner | Lisa Cabrera |

### **STAFF MEMBERS PRESENT:**

Director Ramie Hammonds, Planning Technician Lydianna Biggs, and Secretary Shelley Warner

### **INVOCATION AND PLEDGE**

Pledge was led by Commissioner Holzer.

### **CITIZENS COMMENTS**

No citizens came forward.

### **CONSENT AGENDA**

Consideration and possible action of the minutes from May 11, 2026 meeting.

Commissioner Miller read the item.

Commissioner Skaggs makes a motion to approve the consent agenda. Commissioner Holzer seconded the motion.

Voting Yea: Commissioner Miller, Commissioner Leissner, and Commissioner Rippey.

The motion passes unanimously.

## **ACTION ITEMS**

1. Consideration and possible action on a Final Plat of Elada Ph 1A, being approximately 64.437 acres of land being part of A1241A TIERWESTER, TR 4(PT)1, and part of A1241A TIERWESTER, TR 8, within the City of Sanger, generally located on the north side of Belz Road approximately 915 feet west of the intersection of Belz Road and N Stemmons Frwy.

Commissioner Miller read the item.

Director Hammonds presented the item. All comments have been met. Staff recommends approval.

Commissioner Skaggs asked questions. Director Hammonds responded.

Commissioner Miller makes a motion to approve the request for a Final Plat of Elada Ph 1A, being approximately 64.437 acres of land being part of A1241A TIERWESTER, TR 4(PT)1, and part of A1241A TIERWESTER, TR 8. Commissioner Skaggs seconded the motion.

Voting Yea: Commissioner Holzer, Commissioner Leissner, and Commissioner Rippey.

The motion passes unanimously.

## **FUTURE AGENDA ITEMS**

No items were discussed.

## **INFORMATIONAL ITEMS**

No items were discussed.

## **ADJOURN**

There being no further items Commissioner Miller adjourns the meeting at 6:03 P.M.



## PLANNING & ZONING COMMISSION COMMUNICATION

**DATE:** July 13, 2026

**FROM:** Ramie Hammonds, Development Services Director

**AGENDA ITEM:** Conduct a public hearing on a request for a Specific Use Permit (SUP) for a Sports Field for approximately 9.602 acres of land described as Rangers Elite Fields Addition, Blk A, Lot 1, within the City of Sanger and generally located approximately 490 Feet South West of the Intersection of FM 455 and Union Hill Road.

**SUMMARY:**

- The site will take open land and utilize it for sports fields.
- The code requires that Sports Fields be approved by SUP.
- The applicant is requesting an SUP to allow sports fields such as cricket, soccer, and other community recreational games.
- The facility will primarily host youth and adult practices, league play, coaching sessions, and community events.
- The site is surrounded on the west by a trucking company, on the east by open land, on the north by open land and a storage facility, and on the south by open land.
- Staff mailed 5 notices and, at the time of this report, has received 1 response verbally in opposition.

**FISCAL INFORMATION:**

N/A

**RECOMMENDED MOTION OR ACTION:**

N/A

**ATTACHMENTS:**

Location Map

# Rangers Elite Fields

Item 2.

## Legend

DCAD (Property Lines)

Parcels



Planning and Zoning

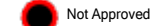
Planning and Zoning



WATER WELL



PERMITS



Not Approved



Approved

Public Safety

Public Safety



Lakes and Streams

Streams



0 350 700 ft

<https://www.dentoncounty.gov/1147/Geographic-Information-Systems-GIS>

6/25/2026 8:53:33 AM

Notes:

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.



## PLANNING & ZONING COMMISSION COMMUNICATION

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**FROM:** Ramie Hammonds, Development Services Director

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- Staff mailed 5 notices and, at the time of this report, has received 1 response verbally in opposition.

**FISCAL INFORMATION:**

N/A

**RECOMMENDED MOTION OR ACTION:**

Staff recommends APPROVAL.

**ATTACHMENTS:**

Location Map  
Application  
Letter of Intent  
Survey

# Rangers Elite Fields

Item 3.

## Legend

DCAD (Property Lines)

Parcels



Planning and Zoning

Planning and Zoning

WATER WELL

PERMITS

Not Approved

Approved

Public Safety

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Lakes and Streams

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0 350 700 ft

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## ZONING CHANGE/SUP APPLICATION

☐

Zoning Change

☒

Specific Use Permit

Applicant

Owner (if different from applicant)

|                                            |                  |
|--------------------------------------------|------------------|
| Name: <b>VISHNUTEJA TAKKALLAPELLI</b>      | Name:            |
| Company: <b>RANGERS ELITE FIELDS LLC</b>   | Company:         |
| Address: <b>1191 UNION HILL RD</b>         | Address:         |
| City, State, Zip: <b>SANGER, TX, 76226</b> | City, State, Zip |
| Phone: <b>8144315083</b>                   | Phone:           |
| Fax:                                       | Fax:             |
| Email: <b>tvishnurao@gmail.com</b>         | Email:           |

### Submittal Checklist

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

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

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

The subject property is an approximately 9.6-acre tract located at 1191 Union Hill Road, Sanger, Texas 76266, within the City of Sanger, Denton County

The site is currently vacant and is proposed to be developed as Elite Rangers Sports Fields, an outdoor recreational sports facility

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

Request for a Specific Use Permit (SUP) to allow the development and operation of Elite Rangers Sports Fields, an outdoor recreational sports facility

consisting of open sports fields, associated parking, restroom facilities, and related site improvements for youth and adult sports activities, practices, leagues, and community events.

rangers elite fileds

**Owner Signature**

06/12/2026

**Date**

**Applicant Signature**

06/12/2026

**Date**

Office Use

|  |      |
|--|------|
|  | Fee  |
|  | Date |



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## **ZONING CHANGE/SUP APPLICATION**

A request for rezoning is a proposed amendment to the Official Zoning Map. The zoning district boundaries on the Official Zoning Map can be amended through the adoption of an ordinance by the City Council. A request to rezone property must include the contents listed below. The City of Sanger will act on the request through the process described herein.

### **SUBMITTAL REQUIREMENTS:**

- Letter of Intent
- Site Plan (required for Specific Use Permits only)
- Application form signed by the owner and describing the property
- Application Fee

**APPLICATION FEES:** The application fee covers part of the cost for the city to review and act on the rezoning request, including providing notice of the public hearings as required by law. The application fee is non-refundable.

- Zoning Change
  - Up to 5 acres: \$250.00
  - 5+ acres to 25 acres: \$400.00
  - 25+ acres to 50 acres: \$600.00
  - 50+ acres: \$800.00
- Specific Use Permit
  - Flat \$250.00

**SUBMITTAL DEADLINES:** The deadline for zoning application is 26 days prior to the Planning & Zoning Commission meeting. This provides adequate time to publish and mail the required notices for the public hearings. Meeting dates and deadlines are sometimes adjusted for holidays. Consult the published schedule and city staff for more information.



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## **ZONING CHANGE REQUEST PROCESS**

The process for considering and acting on a request for an amendment to the Official Zoning Map involved the following steps:

1. Pre-Application Consultation: A pre-application consultation with the city staff is recommended for all proposed map amendments. Staff can describe the review process and the criteria used for considering proposed map amendments.
2. Application: The completed application, letter of intent, description of the property, and application fee should be submitted to the Department of Development Services on or before the deadline.
3. Public Notification: State law and the Zoning Ordinance require the public to be notified of the public hearings that the Planning & Zoning Commission and the City Council will conduct on the proposed rezoning. Notice of the public hearing must be published in the newspaper at least fifteen (15) days prior. Notification of the public hearing is also mailed to the owners of the property within 200 feet of the proposed rezoning at least ten (10) days prior.
4. Planning & Zoning Commission: The Planning & Zoning Commission will hold at least one (1) public hearing on the proposed rezoning. The applicant is expected to address the Commission to describe the proposed rezoning and answer questions. During the public hearing, anyone in attendance may address the Commission with comments and questions. City Staff will prepare a report for the Commission and possibly make a recommendation to the Commission. After the public hearing, the Commission will prepare a report making a recommendation to the City Council.
5. City Council: The City Council will hold a separate public hearing on the proposed rezoning. The applicant is expected to address the Council to describe the proposed rezoning and answer questions. During the public hearing, anyone in attendance may address the Council with comments and questions. The City Council can approve the proposed rezoning by adopting an ordinance.

## **SPECIFIC USE PERMIT REQUEST PROCESS**

The process for considering and acting on a request for a Specific Use Permit is identical to the process for a zoning change. A site plan is required to be submitted along with the application and letter of intent.



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## **ZONING CHANGE REQUEST CRITERIA**

The Zoning Ordinance sets the following criteria for the consideration of changes to the Official Zoning Map.

In making its determination, the Planning & Zoning Commission shall consider the following factors:

1. Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned and their relationship to the general area and the City as a whole.
2. Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers and other utilities to the area and shall note the findings.
3. The amount of vacant land currently classified for similar development in the vicinity and elsewhere in the City, and any special circumstances which may make a substantial part of such vacant land unsuitable for development.
4. The recent rate at which land is being developed in the same zoning classification as the request, particularly in the vicinity of the proposed change.
5. The manner in which other areas designated for similar development will be, or are likely to be, affected if the proposed amendment is approved, and whether such designation for other areas should also be modified.
6. Any other factors which will substantially affect the public health, safety, morals, or general welfare.

If the Planning & Zoning Commission recommends denial of the proposed amendment to the Official Zoning Map, a  $\frac{3}{4}$  majority vote of the City Council is required to approve it (four (4) votes to approve from the five (5) City Council members).

A request that has been denied may be resubmitted at any time, unless it is denied with prejudice, triggering a one (1) year waiting period.

A  $\frac{3}{4}$  favorable vote of the City Council can also be required if the proposed change is properly protested by the owner(s) of twenty percent (20%) of the area to be changed or the area within 200 feet of the proposed change.



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## **SPECIFIC USE PERMIT CRITERIA**

In recommending that a Specific Use Permit for the premises under consideration be granted, the Planning & Zoning Commission shall determine that such uses are harmonious and adaptable to building structures and uses of adjacent property and other property in the vicinity of the premises under consideration, and shall make recommendations as to requirements for the paving of streets, alleys and sidewalks, means of access to public streets, provisions for drainage, adequate off-street parking, protective screening and open space, heights of structures, and compatibility of buildings.

In granting a Specific Use Permit, the City Council may impose conditions which shall be complied with by the owner guarantee before a certificate of occupancy may be issued by the building inspector for use of the building on such property pursuant to such Specific Use Permit; and such conditions precedent to the granting of the certificate of occupancy.

No Specific Use Permit shall be granted unless the applicant, owner, and grantee of the Specific Use Permit shall be willing to accept and agree to be bound by and comply with the written requirements of the Specific Use Permit, as attached to the site plan drawing (or drawings) and approved by the Planning & Zoning Commission and City Council. No public hearing is necessary for site plan approval.

The Board of Adjustment shall not have jurisdiction to hear, review, reverse or modify any decision, determination or ruling with respect to the granting, extension, revocation, modification to any other action taken relating to such specific use permit.

Whenever regulations or restrictions imposed by this ordinance are either more or less restrictive than regulations imposed by any governmental authority through legislation, rule, or regulation, the regulations, rules or restrictions which are more restrictive or impose higher standards or requirements shall govern. Regardless of any other provision of this ordinance, no land shall be used and no structure erected or maintained in violation of any State or Federal pollution control or environmental protection law or regulation.



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## GUIDELINES FOR LETTER OF INTENT

All rezoning applications should include a Letter of Intent. The Letter of Intent is the applicant's opportunity to describe and justify the proposed zoning change to the City Staff, the Planning & Zoning Commission, the City Council, and the public at large. The Commission and Council will receive copies of the letter prior to the public hearings.

Recommended content for a Letter of Intent:

- Describe the area proposed for rezoning. The description can include any or all of the following:
  - Metes and bounds description, such as a survey
  - Legal description, such as a tract and abstract, or a lot, block, and subdivision
  - Physical address
  - Location (southwest corner of This Street and That Road, across the street from Landmark)
  - Denton Central Appraisal District reference numbers
  - Acreage or square footage of property
  - If only a portion of tract, lot, or property is requested for rezoning, a detailed description of the portion is required.
- Identify the current zoning district the property is within
- Identify the zoning district the applicant is requesting for the property
- Describe the current physical condition of the property, such as existing buildings, parking lots, trees, or unusual features
- Describe the reason(s) why the applicant is requesting a rezoning. Review the criteria the city will use to review requested rezoning's.
- Contact information for the applicant or representative. This can be the owner, the prospective buyer, or someone else designated as point of contact.

## GUIDELINES FOR SITE PLAN OF SPECIFIC USE PERMIT REQUESTS

An application for Specific Use Permit (SUP) shall be accompanied by a site plan drawn to scale and showing the general arrangements of the project, together with essential requirements such as:

- |                                                                                             |                                                                                                                                                    |
|---------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| • off-street parking facilities                                                             | • means of ingress and egress to public streets                                                                                                    |
| • location and construction of signs                                                        | • the relationship of the intended use to all existing properties and land uses in all directions to a minimum distance of two (200) hundred feet. |
| • size, height, construction materials and locations of buildings, and uses to be permitted |                                                                                                                                                    |
| • visual screening such as walls, landscaping, and fences                                   |                                                                                                                                                    |

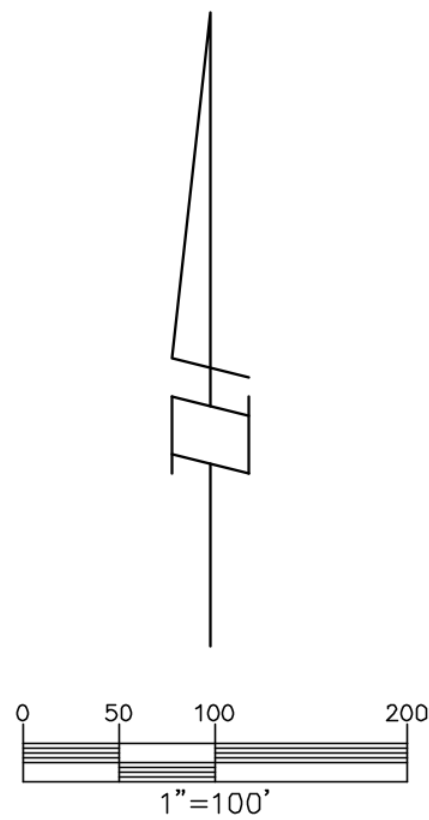
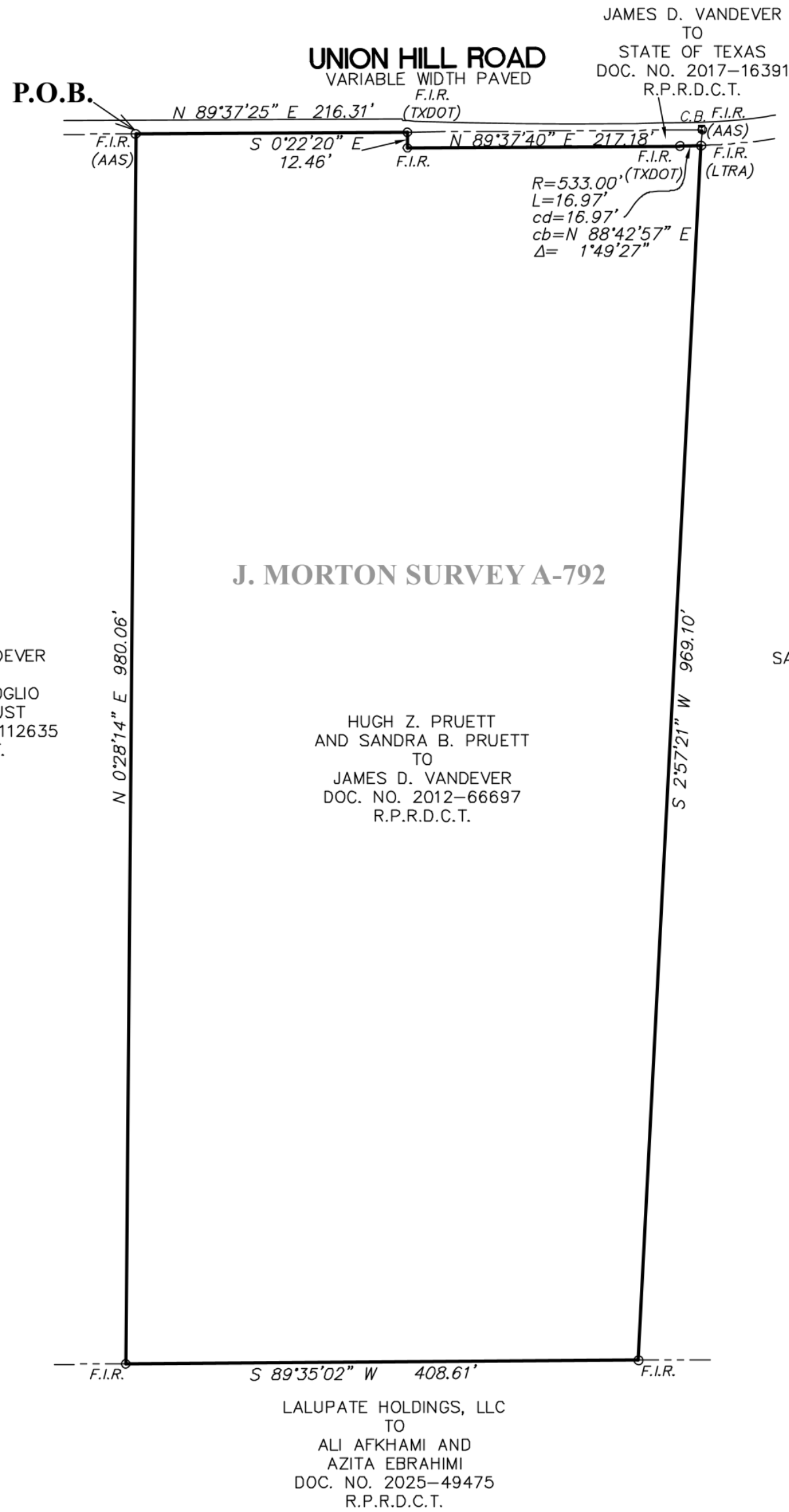
*The Planning & Zoning Commission or City Council may require information, operating data, and expert evaluation concerning the location and function and characteristics of any building or use proposed.*

## Letter of Intent

The purpose of this request is to obtain a Specific Use Permit (SUP) for the development and operation of **Elite Rangers Sports Fields** on the subject property located at **1191 Union Hill Road, Sanger, Texas**. The proposed project is intended to provide a safe and family-oriented outdoor recreational space for the community. The property will be improved by leveling and preparing the existing land for open play areas and organized sports activities, including **cricket, soccer, and other community recreational games**. The facility will primarily host youth and adult practices, league play, coaching sessions, and community events that promote healthy lifestyles and community engagement. Elite Rangers Sports Fields is designed to serve the growing recreational needs of the City of Sanger and surrounding areas while maintaining compatibility with neighboring properties. The project represents a low-impact recreational use that encourages sports participation, youth development, and community interaction. Thank you for your consideration of this request.

Sincerely,

**Vishnu Teja Takkallapelli**  
Elite Rangers Sports Fields  
1191 Union Hill Road  
Sanger, Texas 76266



FIELD NOTES  
9.602 ACRES

**BEING** all that certain lot, tract, or parcel of land situated in the J. Morton Survey Abstract Number 792 in the City of Sanger, Denton County, Texas, being all that certain tract of land conveyed by deed from Hugh Z. Pruett and Sandra B. Pruett to James D. Vandever recorded under Document Number 2012-66697, Real Property Records, Denton County, Texas and being more particularly described as follows:

**BEGINNING** at a capped iron rod marked AAS found for corner in the south line of Union Hill Road, a public roadway, said point being the northeast corner of hat certain tract of land conveyed by deed from James D. Vandever to Charles Fenoglio Deed of Trust recorded under Document Number 2014-112635, Real Property Records, Denton County, Texas;

**THENCE** N 89° 37' 25" E, 216.31 feet with said south line of Union Hill Road to a capped iron rod marked TXDOT found for corner;

**THENCE** S 00° 22' 20" E, 12.46 feet with said south line of Union Hill Road to an iron rod found for corner;

**THENCE** N 89° 37' 40" E, 217.18 feet with said south line of Union Hill Road to a capped iron rod marked TXDOT found for corner;

**THENCE** along the arc of a curve to the left having a central angle of 01° 49' 27", a radius of 533.00 feet, an arc length of 16.97 feet, whose chord bears N 88° 42' 57" E, 16.97 feet with said south line of Union Hill Road to a capped iron rod marked LTRA found for corner in the west line of that certain tract of land conveyed by deed from Hugh Zay Pruett and Sandra Gwyn Barnes Pruett to the Pruitt Family Trust recorded under Document Number 2023-36657, Real Property Records, Denton County, Texas;

**THENCE** S 02° 57' 21" W, 969.10 feet with said west line of said Pruett Family Trust tract to an iron rod found for corner in the north line of that certain tract of land conveyed by deed from Lalupate Holdings, LLC to Ali Afkhami and Azita Ebrahimi recorded under Document Number 2025-49475, Real Property Records, Denton County, Texas;

**THENCE** S 89° 35' 02" W, 408.61 feet with said north line of said Afkhami and Ebrahimi tract to an iron rod found for corner, said point being the southeast corner of said Fenoglio tract;

**THENCE** N 00° 28' 14" E, 980.06 feet with the east line of said Fenoglio tract to the **PLACE OF BEGINNING** and containing 9.602 acres of land.

JAMES D. VANDEVER  
TO  
CHARLES FENOGLIO  
DEED OF TRUST  
DOC. NO. 2014-112635  
R.P.R.D.C.T.

HUGH Z. PRUETT  
AND SANDRA B. PRUETT  
TO  
JAMES D. VANDEVER  
DOC. NO. 2012-66697  
R.P.R.D.C.T.

HUGH ZAY PRUETT AND  
SANDRA GWYN BARNES PRUETT  
TO  
THE PRUETT FAMILY TRUST  
DOC. NO. 2023-36657  
R.P.R.D.C.T.

LALUPATE HOLDINGS, LLC  
TO  
ALI AFKHAM AND  
AZITA EBRAHIMI  
DOC. NO. 2025-49475  
R.P.R.D.C.T.

TO THE LIENHOLDERS AND/OR THE OWNERS AND/OR PURCHASERS OF THE PREMISES SURVEYED AND TO FREEDOM TITLE:  
I hereby certify that on the 03rd day of September, 2025, this survey was made on the ground as per the field notes shown on this survey and is true, correct and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements thereon if any, and as to the other matters shown hereon, and correctly shows the location of all visible easements and rights-of-way and of all rights-of-way easements and other matters of record of which I have knowledge or have been advised, whether or not of record, affecting the property. Except as shown on the survey, there are no encroachments upon the subject property by improvements on adjacent property, there are no encroachments on adjacent property, streets or alleys by any improvements on the subject property and there are no conflicts or protrusions.  
I further certify that 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 48121C0230G, dated April 18, 2011. (Subject property lies in Zone X).



Jerald D. Yensan, Professional Land Surveyor  
Texas R.P.L.S. No. 4561

SURVEY PLAT  
9.602 ACRES IN THE  
J. MORTON SURVEY A-792  
CITY OF SANGER  
DENTON COUNTY, TEXAS

PURCHASER: RANGERS ELITE FIELDS, LLC

ANDMARK  
SURVEYORS, LLC.  
TX FIRM REGISTRATION NO. 10098600

4238 I-35 NORTH  
DENTON, TEXAS 76207  
(940) 382-4016  
FAX (940) 387-9784

|                               |                                             |
|-------------------------------|---------------------------------------------|
| B.L. = BUILDING LINE          | CATV = CABLE TV BOX                         |
| CC/P = COVERED PATIO/PORCH    | C.B. = COMMUNICATIONS BOX                   |
| C/D = CONCRETE DRIVE          | C/O = SANITARY SEWER CLEANOUT               |
| C/P = CONCRETE PATIO/PORCH    | C/W = CONCRETE SIDEWALK                     |
| D.E. = DRAINAGE EASEMENT      | E.B. = ELECTRIC BOX                         |
| F.H. = FIRE HYDRANT           | F.I.R. = FOUND IRON ROD                     |
| FOC = FIBER OPTIC CABLE       | GLM = GAS LINE MARKER                       |
| L.P. = LIGHT POLE             | PFB = PORTABLE FRAME BUILDING               |
| PMB = PORTABLE METAL BUILDING | P.P. = POWER POLE                           |
| S.P. = SERVICE POLE           | S.I.R. = SET CAPPED 1/2" RPLS 4561 IRON ROD |
| SSMH = SANITARY SEWER MANHOLE | STM MH = STORM SEWER MANHOLE                |
| W/D = WOOD DECK               | W/M = WATER METER                           |
| W/V = WATER VALVE             | U.E. = UTILITY EASEMENT                     |
| ⊙ = DRAIN                     | ⊗ = IRRIGATION CONTROL VALVE                |
| FENCE = X                     | OVERHEAD POWER LINE = OH                    |

|                |                                         |
|----------------|-----------------------------------------|
| DRAWN BY: SLB  | FREEDOM TITLE G.F. 25073729ND-KB        |
| SCALE: 1"=100' | DATE: 03 SEPTEMBER, 2025 JOB NO: 258187 |

THE FOLLOWING EASEMENTS ARE BLANKET AND DO NOT VISIBLY AFFECT SUBJECT PROPERTY:  
DENTON COUNTY ELECTRIC CO-OP, VOL. 401, PAGE 227  
BOLIVAR WATER SUPPLY CORP. DOC. NO. 2010-104248  
BOLIVAR WATER SUPPLY CORP. DOC. NO. 2015-54043

THE FOLLOWING EASEMENT DOES NOT AFFECT SUBJECT PROPERTY:  
DENTON COUNTY ELECTRIC CO-OP. DOC. NO. 2014-118471

Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983, as determined from GNSS observations.