

City of Sanger
Development Services
201 Bolivar Street
Sanger, TX 76266
940.458.2059

RE: Replat of Lot 1, Bolivar Heights Addition, DCAD PIDs 1045328, 134535

To whom it may concern,

Wilhite Land Surveying, Inc. has prepared a replat of the remaining portion of Lot 1 of Bolivar Heights Addition, a subdivision of record in Cab. F, Page 5 of the Plat Records of Denton County, Texas after the TXDOT right-of-way take for the widening of FM 455. The purpose of this plat is to create a new, legal lot of record after the right-of-way take as the property was not replatted during that process. There are currently no plans for further development of this property except for an upgraded On-Site Sewage Facility. The property is intended to be used for commercial purposes, utilizing the existing buildings for office space and storage.

Please accept this subdivision application and accompanying documents for review and to be considered for approval.

If there is anything else needed to process this request, please do not hesitate to reach out.

Thank you,

Wilhite Land Surveying, Inc.
PO Box 407
Valley View, TX 76272
940.726.6150
wilhitelandsurveying@ntin.net



BOLIVAR WATER SUPPLY CORPORATION

P.O. Box 1789 • 4151 FM 455 West

Sanger, TX 76266

(940) 458-3931 Fax (940) 458-7050

www.bolivarwatersc.com

May 9, 2025

Will Serve Letter

Attn: Whilhite Land Surveying

To Whom It May Concern:

Bolivar Water Supply Corporation is the water service provider for the property located on FM 455 W in Sanger, TX, property ID 145328 & 134535. Current identification of legal description being BOLIVAR HEIGHTS LOT 1(PT) and BOLIVAR HEIGHTS LOT 1 as shown in exhibit A, in accordance with TCEQ certification.

Bolivar Water Supply is willing to provide service to the property. The provisions of service are contingent upon the completion of the necessary agreements in accordance with Bolivar Water Supply Corporations Rules and Regulations. This letter does not constitute either a water supply verification or a supply assessment.

If you have any questions regarding this matter, please call.

Sincerely,

Katy Nixon

Bolivar Water Supply



May 9, 2025

Wilhite Land Surveying
314 W Obuch St
Valley View, TX 76272

Re: 5740 W FM 455, Sanger, TX 76266

On behalf of CoServ Electric, I am responding to your request regarding service availability at the referenced development location.

Electric service is available from CoServ Electric at the referenced development location. Electric service can be extended to the developed tracts upon request, subject to the terms of CoServ Electric's then-current tariffs.

If you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink that reads "Thomas Wynn". The signature is written in a cursive style with a large, stylized 'T' and 'W'.

Thomas Wynn
CoServ
Business Development & Acquisitions

Lot Report

Tue May 13 10:21:05 2025

Lot File: C:\Users\wls51\Desktop\misc\20242498 (5740 FM 455).lot
 CRD File: S:\Carlson\Carlson Projects 2024\Miscellaneous\20242498 (5740 FM 455).crd

Lot: LOT 1R , Block: 1, Type: LOT

PNT#	Bearing	Distance	Northing	Easting
95			7181846.351	2361912.213
	S 89°21'00" E	373.415		
96			7181842.115	2362285.604
	S 00°57'24" E	655.021		
97			7181187.185	2362296.540
	N 89°56'20" W	281.028		

98
 Radius: 1105.000 Length: 102.970 Chord: 102.933 Delta: 5°20'21"
 Chord BRG: S 87°22'23" W Rad-In: S 00°02'34" W Rad-Out: S 05°17'47" E
 Radius Pt: 99 7180082.485,2362014.689 Tangent: 51.522 Dir: Left
 Tangent-In: N 89°57'26" W Tangent-Out: S 84°42'13" W Non Tangential-In Non Tangential-Out
 100
 N 00°02'28" W 663.584
 7181182.767 2361912.688

95
 Closure Error Distance> 0.00147 Error Bearing> S 89°53'24" E
 Closure Precision> 1 in 1411418.0 Total Distance> 2076.018
 Area: 248849 Sq. Feet, 5.7128 Acres

Block 1 Total Area: 248849 Sq. Feet, 5.7128 Acres