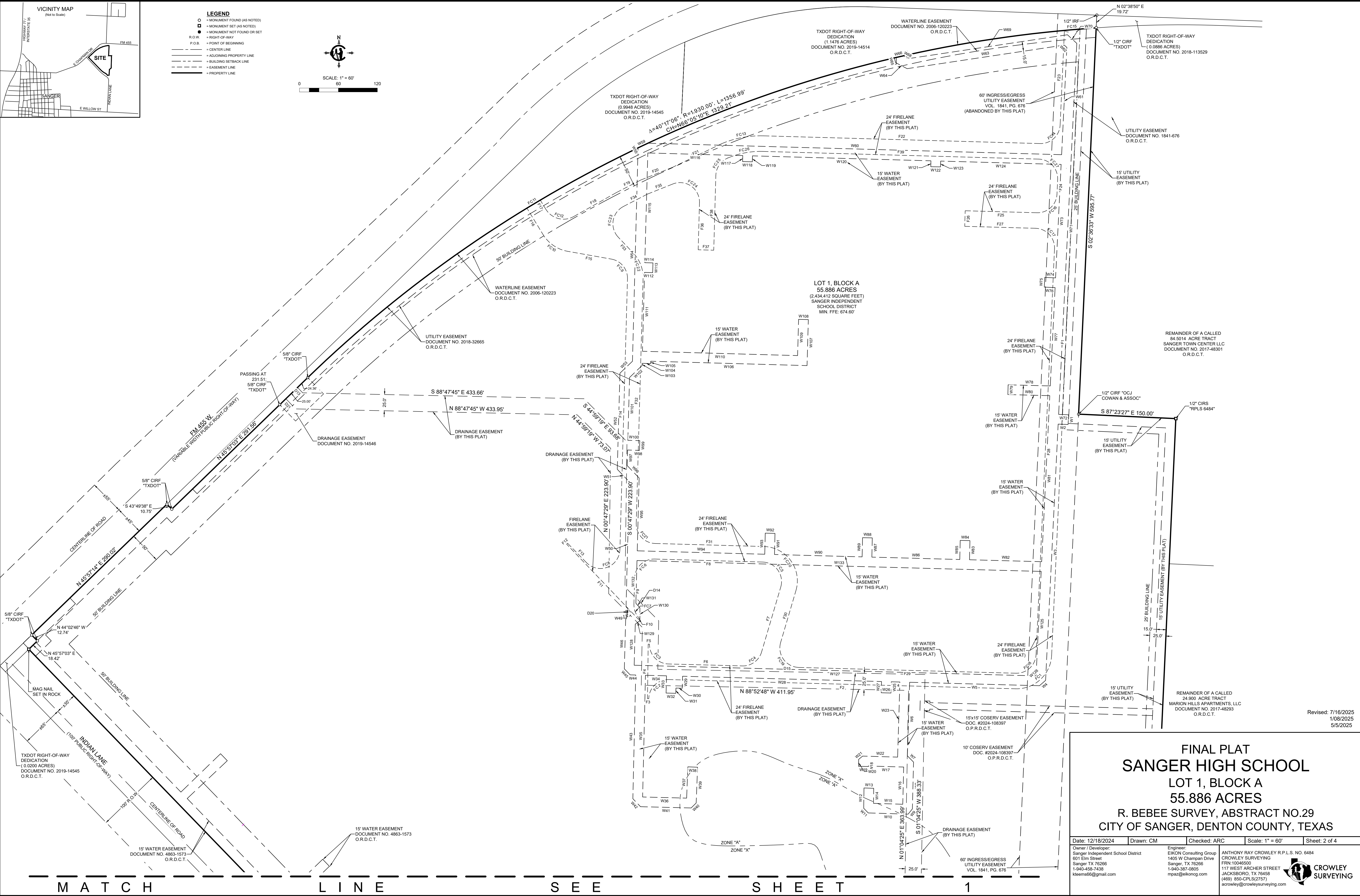
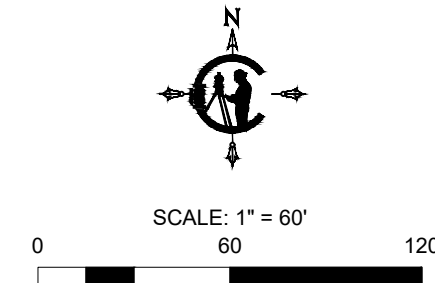




- LEGEND**
- MONUMENT FOUND (AS NOTED)
 - MONUMENT SET (AS NOTED)
 - MONUMENT NOT FOUND OR SET
 - R.O.W.
 - P.O.B.
 - CENTER LINE
 - - - ADJOINING PROPERTY LINE
 - - - BUILDING SETBACK LINE
 - - - EASEMENT LINE
 - - - PROPERTY LINE



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

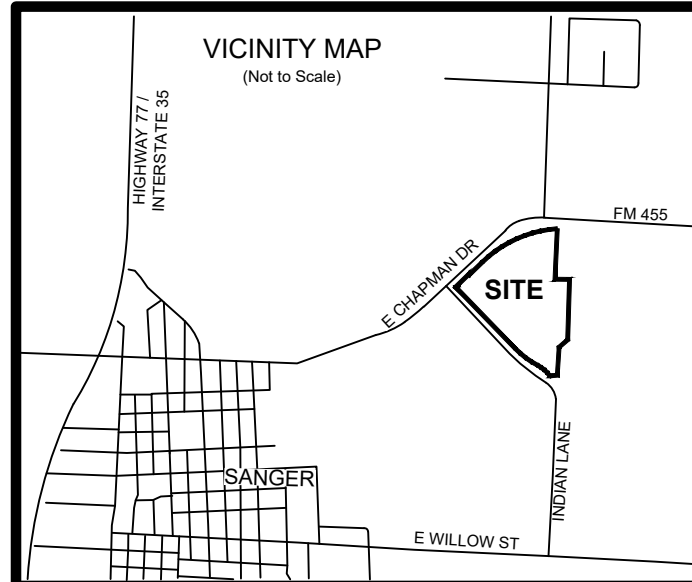
Revised: 7/16/2025
1/8/2025
5/5/2025

Date: 12/18/2024	Drawn: CM	Checked: ARC	Scale: 1" = 60'	Sheet: 2 of 4
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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
117 WEST ARCHER STREET
JACKSBORO, TX 76458
(409) 850-CPLS(2757)
acrowley@crowleysurveying.com



LINE TABLE WATER EASEMENT		
LINE #	BEARING	DISTANCE
W1	S02°22'02"W	15.00'
W2	N87°37'58"W	15.32'
W3	S02°48'26"W	395.31'
W4	S48°59'32"W	12.54'
W5	N88°29'02"W	200.16'
W6	S01°44'41"W	113.43'
W7	S44°36'24"E	13.50'
W8	S01°25'07"W	72.15'
W9	S39°18'58"W	10.44'
W10	N88°16'11"W	61.39'
W11	N44°36'24"W	10.00'
W12	N00°47'42"E	31.35'
W13	S88°10'14"E	15.00'
W14	S00°47'42"W	23.23'
W15	S88°16'11"E	45.09'
W16	N01°25'07"E	57.35'
W17	N88°19'16"W	54.58'
W18	S00°51'05"W	0.73'
W19	N88°08'55"W	15.00'
W20	N00°51'05"E	10.72'
W21	N50°33'33"E	7.94'
W22	S88°19'16"E	53.93'
W23	N01°44'41"E	115.78'
W24	N88°29'02"W	13.31'
W25	S01°32'23"W	17.33'
W26	N88°27'37"W	15.00'
W27	N01°32'23"E	17.32'
W28	N88°29'02"W	306.71'
W29	S01°32'23"W	18.46'
W30	N88°27'37"W	9.74'
W31	S01°32'23"W	8.07'
W32	N88°27'37"W	15.00'
W33	N01°32'23"E	26.52'
W34	N88°30'27"W	32.50'
W35	S01°20'00"W	187.60'
W36	S88°33'00"E	67.85'
W37	N02°12'43"E	48.20'
W38	S87°47'17"E	15.00'
W39	S02°12'43"W	55.14'
W40	S45°23'25"W	10.92'
W41	N88°33'35"W	78.03'
W42	N43°51'09"W	17.09'
W43	N01°20'00"E	190.61'
W44	N88°23'39"W	8.55'
W45	N44°20'30"W	12.89'
W46	N01°32'16"E	76.59'
W47	N53°08'10"E	8.72'
W48	N00°00'00"E	6.59'
W49	N41°05'16"W	9.74'
W50	N01°29'55"E	192.59'

LINE TABLE WATER EASEMENT		
LINE #	BEARING	DISTANCE
W51	N43°51'04"W	26.76'
W52	N01°35'52"E	148.17'
W53	N46°25'15"E	26.62'
W54	N01°30'03"E	327.98'
W55	N26°17'49"W	0.81'
W59	N64°40'29"E	17.28'
W60	S88°24'35"E	637.77'
W61	N02°48'32"E	165.38'
W62	N47°23'33"W	5.45'
W63	S81°26'03"W	244.87'
W64	N62°19'35"W	20.11'
W65	N15°06'31"W	7.51'
W66	N77°06'13"E	15.01'
W67	S15°06'31"E	0.38'
W68	S62°19'35"E	8.65'
W69	N81°26'03"E	247.14'
W70	S47°23'33"W	19.68'
W71	S02°48'26"W	572.30'
W72	S87°37'58"E	15.21'
W73	S02°48'20"W	175.02'
W74	N87°25'37"W	16.73'
W75	S02°34'23"W	15.00'
W76	S87°37'58"E	16.67'
W77	S02°48'26"W	151.67'
W78	N88°30'14"W	64.97'
W79	S01°29'46"W	15.00'
W80	S88°30'14"E	64.63'
W81	S02°48'26"W	256.13'
W82	N88°27'39"W	111.23'
W83	N01°15'53"E	29.47'
W84	N88°44'07"W	15.00'
W85	S01°15'53"W	29.40'
W86	N88°27'39"W	135.56'
W87	N01°15'53"E	29.65'
W88	N88°44'07"W	15.00'
W89	S01°15'53"W	29.57'
W90	N88°27'39"W	135.08'
W91	N01°15'53"E	32.58'
W92	N88°44'07"W	15.00'
W93	S01°15'53"W	32.50'
W94	N88°27'39"W	196.62'
W95	N01°29'55"E	112.24'
W96	N43°51'04"W	26.75'
W97	N01°35'52"E	23.82'
W98	S88°13'56"E	18.40'
W99	N01°46'04"E	15.00'
W100	N88°13'56"W	18.44'
W101	N01°35'52"E	96.88'
W102	N46°25'15"E	26.63'
W103	N01°30'03"E	3.37'

LINE TABLE WATER EASEMENT		
LINE #	BEARING	DISTANCE
W104	S88°29'36"E	13.20'
W105	N01°30'24"E	3.59'
W106	S88°24'09"E	240.94'
W107	N01°35'51"E	70.86'
W108	N88°24'09"W	15.00'
W109	S01°35'51"W	55.86'
W110	N88°24'09"W	239.16'
W111	N01°30'03"E	121.56'
W112	S88°24'09"E	12.56'
W113	N01°35'51"E	15.00'
W114	N88°24'09"W	12.59'
W115	N01°34'29"E	169.11'
W116	S88°24'32"E	146.39'
W117	S01°35'44"W	9.19'
W118	S88°33'05"E	15.05'
W119	N01°18'27"E	9.16'
W120	S88°24'35"E	275.14'
W121	S01°35'25"W	9.08'
W122	S88°59'19"E	15.00'
W123	N01°28'04"E	8.93'
W124	S88°24'35"E	185.72'
W125	S02°48'26"W	160.95'
W126	S48°50'32"W	0.30'
W127	N88°29'02"W	619.36'
W128	N01°32'16"E	63.31'
W129	N53°08'10"E	8.97'
W130	N00°00'00"E	19.71'
W131	N41°05'16"W	9.51'
W132	N01°29'55"E	65.77'
W133	S88°27'39"E	623.14'

LINE TABLE DRAINAGE EASEMENT		
LINE #	BEARING	DISTANCE
D1	S52°03'05"E	326.64'
D2	S23°59'23"W	156.87'
D3	N88°24'09"W	136.54'
D4	N01°35'51"E	13.00'
D5	N88°24'09"W	19.00'
D6	N01°35'51"E	17.00'
D7	N88°24'09"W	23.68'
D8	S01°35'51"W	8.74'
D9	N88°24'09"W	96.16'
D10	N02°36'33"E	40.07'
D11	N47°14'18"E	139.76'
D12	N03°18'09"E	148.81'
D13	S43°49'55"E	11.44'
D14	S45°00'00"E	73.49'
D15	S88°52'48"E	411.95'
D16	S01°52'50"W	53.03'
D17	S14°57'17"E	56.31'
D18	N14°57'17"W	67.93'
D19	N01°52'50"W	56.54'
D20	N45°00'00"W	73.42'
D21	N43°49'55"W	21.71'

CURVE TABLE DRAINAGE EASEMENT					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
DC1	21.75'	10.00'	124°38'46"	N65°37'32"E	17.71'
DC2	13.27'	10.00'	76°02'28"	S14°01'51"E	12.32'
DC3	11.80'	10.00'	67°36'28"	S57°47'37"W	11.13'
DC4	1.57'	1.00'	90°00'00"	N43°24'09"W	1.41'
DC5	47.12'	30.00'	90°00'00"	N43°24'09"W	42.43'
DC6	1.57'	1.00'	90°00'00"	N43°24'09"W	1.41'
DC7	1.57'	1.00'	90°00'00"	S46°35'51"W	1.41'
DC8	15.88'	10.00'	91°00'43"	N42°53'48"W	14.27'

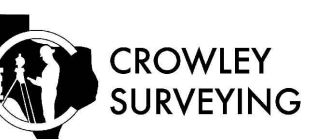
CURVE TABLE FIRE LANE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
FC1	83.81'	54.00'	88°55'28"	S47°03'48"W	75.65'
FC2	47.42'	30.00'	90°33'25"	S46°19'08"W	42.63'
FC3	48.08'	30.00'	91°49'09"	S44°51'43"E	43.09'
FC4	39.32'	30.00'	75°05'14"	N53°58'55"E	36.56'
FC5	54.90'	30.00'	104°50'31"	N35°58'58"W	47.55'
FC6	47.12'	30.00'	89°59'56"	S46°35'48"W	42.43'
FC7	23.94'	30.04'	45°38'55"	S21°13'18"E	23.31'
FC8	70.21'	30.00'	134°05'27"	N68°38'56"E	55.25'
FC9	42.68'	30.00'	81°30'29"	N39°09'02"W	39.17'
FC10	47.44'	56.00'	48°32'05"	N55°38'14"W	46.03'
FC11	24.00'	1930.00'	0°42'45"	N59°00'06"E	24.00'
FC12	49.12'	32.00'	87°56'35"	S75°20'29"E	44.44'
FC13	66.47'	154.00'	24°43'52"	N79°13'55"E	65.96'
FC14	46.60'	30.00'	88°59'47"	N47°05'57"E	42.05'
FC15	24.21'	1930.00'	0°43'07"	N85°07'48"E	24.21'
FC16	46.60'	30.00'	88°59'47"	S47°05'57"W	42.05'
FC17	47.65'	30.00'	91°00'13"	S42°54'03"E	42.80'
FC18	46.56'	30.00'	88°55'28"	S47°03'48"W	42.03'
FC19	54.93'	30.00'	104°54'46"	N36°01'05"W	47.57'
FC20	98.47'	52.92'	106°37'02"	N36°36'40"W	84.86'
FC21	47.13'	30.00'	90°00'27"	N43°24'00"W	42.43'
FC22	42.42'	54.00'	45°00'22"	N20°53'58"W	41.34'
FC23	55.57'	30.00'	106°07'50"	N09°39'48"E	47.96'
FC24	59.36'	30.00'	113°22'36"	S55°05'27"E	50.14'
FC25	34.29'	30.00'	65°29'51"	N34°20'46"E	32.46'
FC26	55.59'	130.00'	24°30'09"	N79°20'46"E	55.17'
FC27	47.65'	30.00'	91°00'13"	S42°54'03"E	42.80'

LINE TABLE FIRE LANE		
LINE #	BEARING	DISTANCE
F1	S02°36'04"W	965.97'
F2	N88°28'28"W	534.80'
F3	N89°13'22"W	2.00'
F4	N00°44'28"E	83.97'
F5	S88°13'22"E	2.00'
F6	S88°28'55"E	112.83'
F7	N16°26'18"E	104.34'
F8	N88°24'14"W	166.45'
F9	S01°35'51"W	40.61'
F10	S45°26'36"W	2.00'
F11	N43°42'19"W	160.15'
F12	N45°41'40"E	2.00'
F13	S44°18'20"E	41.74'
F14	N01°36'13"E	417.40'
F15	N79°54'17"W	68.58'
F16	N31°22'12"W	47.51'
F17	S31°22'12"E	16.48'
F18	N60°41'13"E	75.24'
F19	N62°43'41"E	42.34'
F20	N88°13'15"E	52.85'
F21	N64°16'51"E	83.31'
F22	S88°24'09"E	426.76'
F23	N02°36'04"E	145.87'
F24	S02°36'04"W	22.71'
F25	N88°24'09"W	110.73'
F26	S01°35'51"W	24.00'
F27	S88°24'09"E	109.26'
F28	S02°36'04"W	626.22'
F29	N88°28'28"W	335.02'
F30	N16°26'18"E	83.16'
F31	N88°24'14"W	166.40'
F32	N01°36'13"E	377.78'
F33	N43°24'09"W	34.29'
F34	N62°43'41"E	41.19'
F35	N68°13'15"E	42.50'
F36	S01°35'51"W	72.70'
F37	S88°24'09"E	24.00'
F38	N01°35'51"E	115.27'
F39	S88°24'09"E	425.29'

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

Date: 12/18/2024	Drawn: CM	Checked: ARC	Scale: 1" = 60'	Sheet: 3 of 4
Owner / Developer: Sanger Independent School District 601 Elm Street Sanger, TX 76266 1-940-387-7438 kteems66@gmail.com		Engineer: EIKON Consulting Group 1405 W Champain Drive Sanger, TX 76266 1-940-387-0805 mpaz@eikoncg.com		ANTHONY RAY CROWLEY R.P.L.S. NO. 6484 CROWLEY SURVEYING FRN: 10046500 117 WEST ARCHER STREET JACKSBORO, TX 76458 (469) 850-CPLS(2757) acrowley@crowleysurveying.com

Revised: 7/16/2025
1/08/2025
5/5/2025





UTILITY PROVIDERS		
NAME	ADDRESS	PHONE
SANGER ELECTRIC	202 RAILROAD AVE. SANGER, TX 76266	940-458-6054
CITY OF SANGER UTILITIES	202 RAILROAD AVE.	940-458-7930

NOTES:

- Bearings, coordinates and distances are based on the Texas State Plane Coordinate System, NAD83 (2011) 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.
- All lots comply with the minimum size requirements of the zoning district.
- This property may be subject to charges related to impact fees and the applicant should contact the city regarding any applicable fees due.
- All common areas, drainage easements, and detention facilities will be owned and maintained by the HO/property owner. Any common area within the city's right-of-way will require a facilities agreement, to be reviewed and approved by the city.
- NOTICE-selling a portion of this addition by metes and bounds is a violation of state law and is subject to fines and withholding of utilities and building permits.
- This plat does not alter or remove existing deed restrictions, if any, on this property.
- Minimum finished floor elevations (min FFE) are at least two (2) feet above the 100-year floodplain.
- The subject property resides in Flood Zone "X", being areas determined to be outside the 0.2% annual chance floodplain, and resides in Flood Zone "A", being a special flood hazard area subject to inundation by the 1% annual chance flood and does not have a determined base flood elevation, as determined of shown by the FIRM Community Panel No. 48121C0210G dated 04/18/2011.
- The purpose of this plat is to make 1 lot out of 55.886 acres.
- 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.
- The City of Sanger is not responsible for the design, construction, operation, maintenance, or use of the storm water detention area, and their associated private drainage easements, herein referred to as "features" to be developed and constructed by the Owners or their successors. Owner or 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 owners and successors accept full responsibility and liability for the "features". All of the above shall be covenants running with the land.

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

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 plastic cap 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 12.12 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 Lane, 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 1,329.21 feet;

Along said curve to the right, with a central angle of 40°17'06" and an arc length of 1,356.99 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 19.72 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 595.77 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 said 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

Kelly Teems, Authorized Representative of Sanger Independent School District

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

My commission expires _____

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

SURVEYOR STATEMENT:

I, ANTHONY RAY CROWLEY, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF TEXAS, AFFIRM THAT THIS PLAT IS TRUE AND CORRECT AND 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



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.

MY COMMISSION EXPIRES _____

RECORDING INFORMATION

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

Date: 12/18/2024	Drawn: CM	Checked: ARC	Scale: 1" = 60'
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 Champain Drive Sanger, TX 76266 1-940-387-0805 mpaz@eikoncg.com	
ANTHONY RAY CROWLEY R.P.L.S. NO. 6484 CROWLEY SURVEYING FRN:10046500 117 WEST ARCHER STREET JACKSBORO, TX 76458 (469) 850-CPLS(2757) acrowley@crowleysurveying.com			

Revised: 7/16/2025
1/08/2025
5/5/2025