

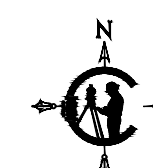
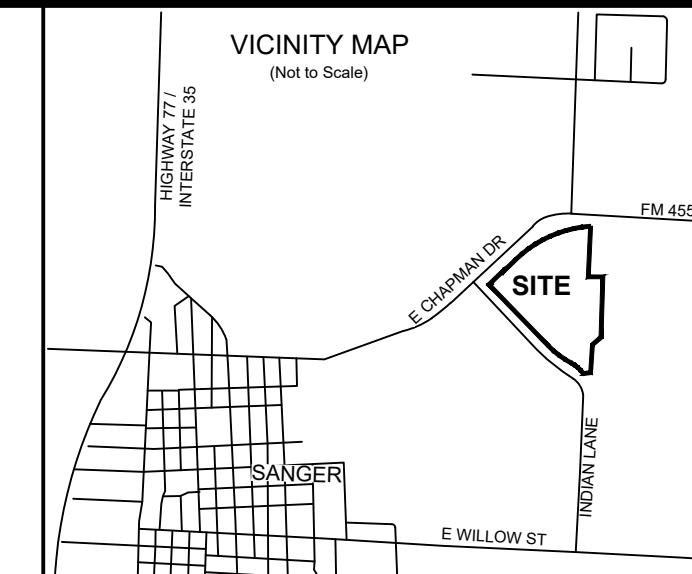
MATCH

LINE

SEE

SHEET

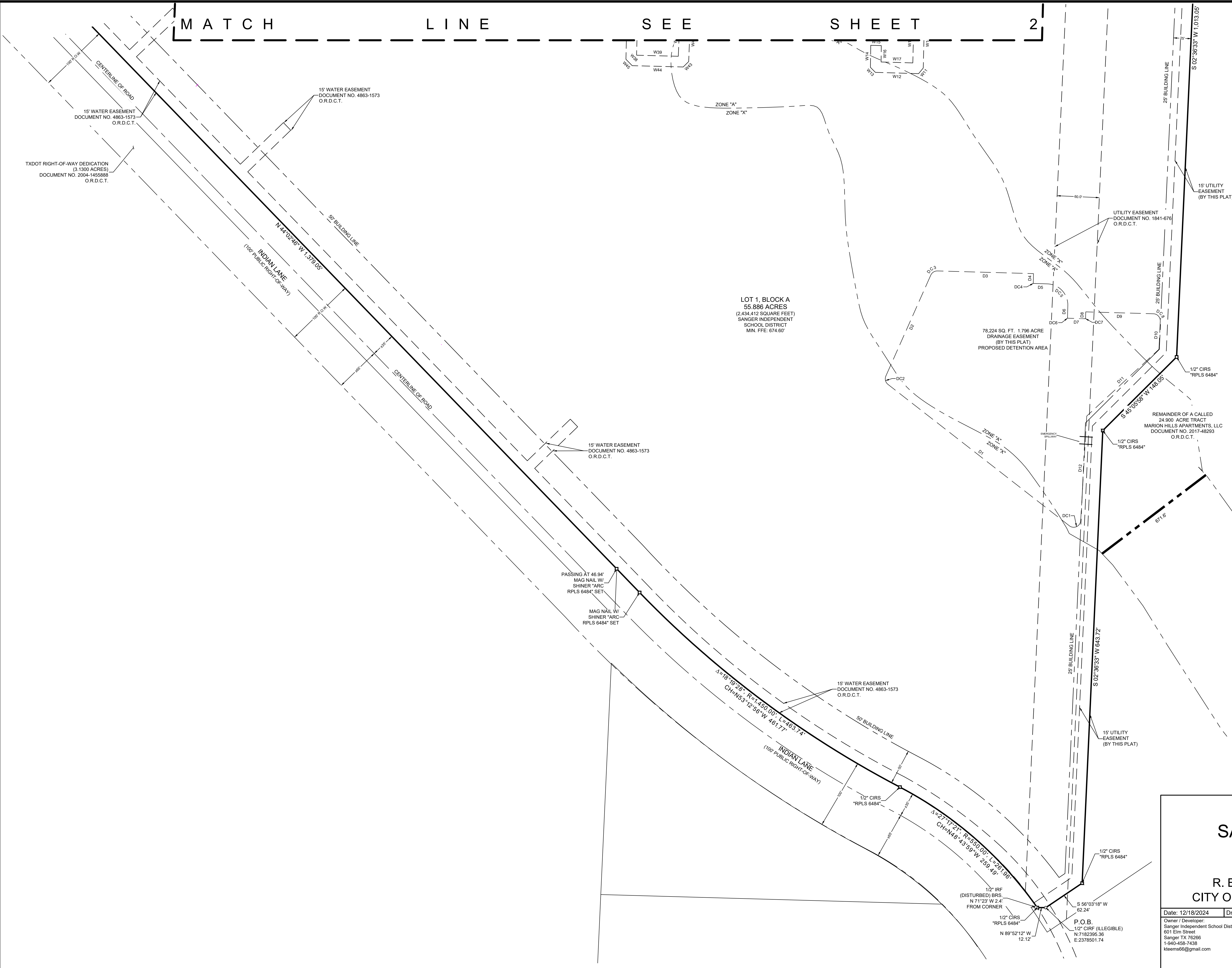
2



SCALE: 1" = 60'

0 60 120

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



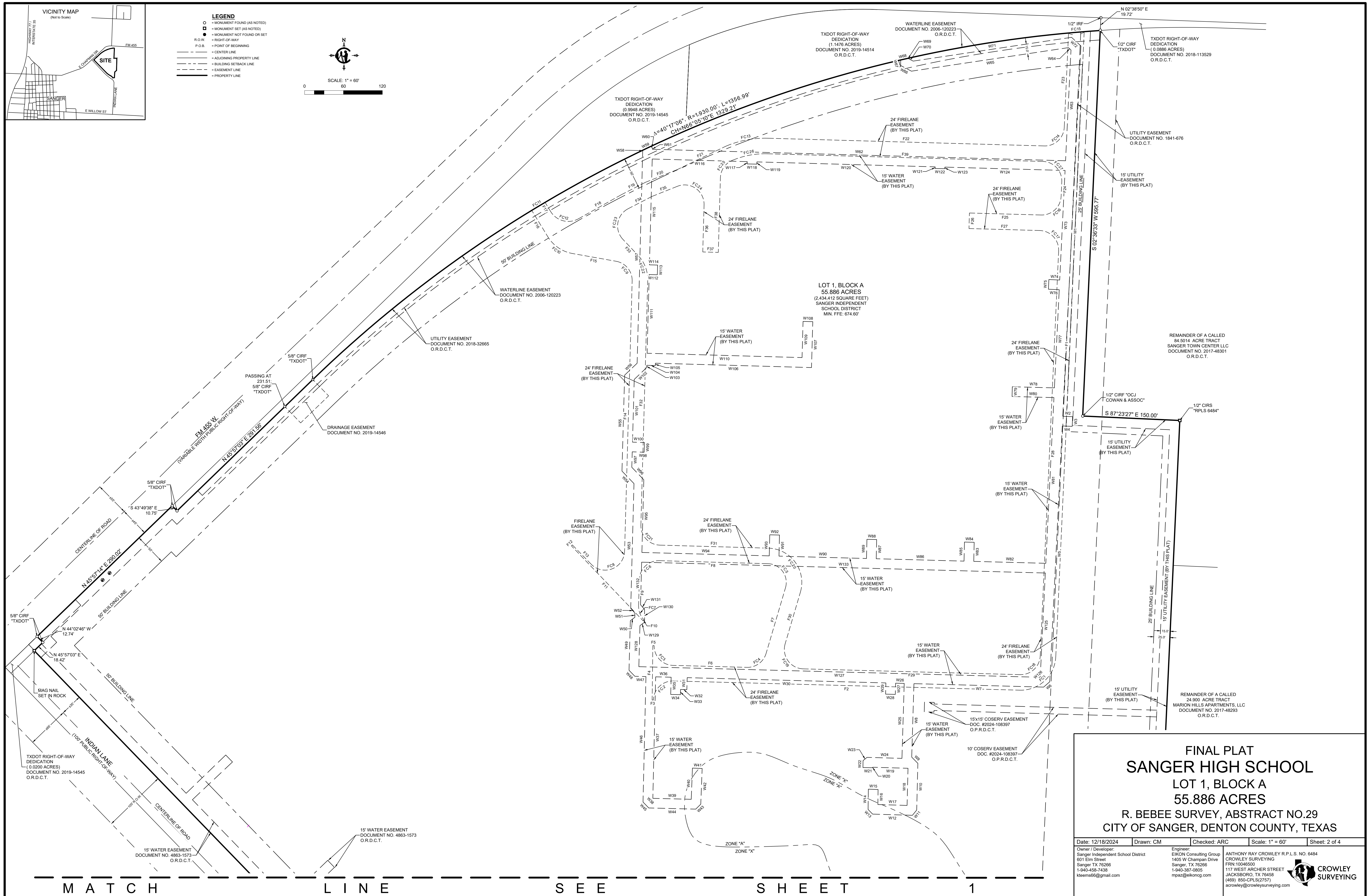
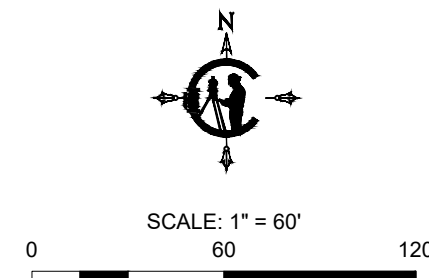
**FINAL PLAT**  
**SANGER HIGH SCHOOL**  
**LOT 1, BLOCK A**  
**55.886 ACRES**  
**R. BEBEE SURVEY, ABSTRACT NO.29**  
**CITY OF SANGER, DENTON COUNTY, TEXAS**

Date: 12/18/2024	Drawn: CM	Checked: ARC	Scale: 1" = 60'	Sheet: 1 of 4
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(0757) acrowley@crowleysurveying.com





- 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

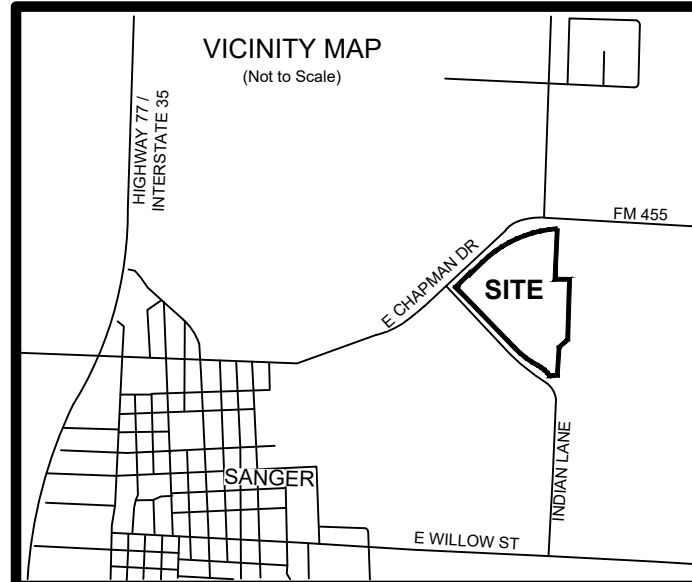


**LOT 1, BLOCK A**  
55.886 ACRES  
(2,434,412 SQUARE FEET)  
SANGER INDEPENDENT SCHOOL DISTRICT  
MIN. FFE: 674.60'

**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: 2 of 4
Owner / Developer: Sanger Independent School District 801 Elm Street Sanger, TX 76266 1-940-458-7438 kteems66@gmail.com	Engineer: EIKON Consulting Group 1405 W Champaign Drive Sanger, TX 76266 1-940-387-0805 mpaz@eikoncg.com	ANTHONY RAY CROWLEY R.P.L.S. NO. 6484 CROWLEY SURVEYING FRN 100465910 117 WEST ARCHER STREET JACKSBORO, TX 78458 (409) 850-CPLS(2757) acrowley@crowleysurveying.com		

M A T C H                              L I N E                              S E E                              S H E E T                              1



LINE TABLE WATER EASEMENT		
LINE #	BEARING	DISTANCE
W1	S02°48'28"W	572.30'
W2	S87°37'58"E	15.21'
W3	S02°22'02"W	15.00'
W4	N87°37'58"W	15.32'
W5	S02°48'28"W	395.31'
W6	S48°50'32"W	12.54'
W7	N88°29'02"W	200.16'
W8	S01°44'41"W	113.43'
W9	S44°36'24"E	13.50'
W10	S01°25'07"W	72.15'
W11	S30°18'58"W	10.44'
W12	N88°16'11"W	61.39'
W13	N44°36'24"E	10.00'
W14	N00°47'42"E	31.35'
W15	S88°10'14"E	15.00'
W16	S00°47'42"W	23.23'
W17	S88°16'11"E	45.09'
W18	N01°26'07"E	57.35'
W19	N88°19'16"W	54.58'
W20	S00°51'05"W	0.73'
W21	N89°06'55"W	15.00'
W22	N00°51'05"E	10.72'
W23	N50°33'33"E	7.94'
W24	S88°19'16"E	53.93'
W25	N01°44'41"E	115.78'
W26	N88°29'02"W	13.31'
W27	S01°32'23"W	17.33'
W28	N88°27'37"W	15.00'
W29	N01°32'23"E	17.32'
W30	N88°29'02"W	306.71'
W31	S01°32'23"W	18.46'
W32	N88°27'37"W	9.74'
W33	S01°32'23"W	8.07'
W34	N88°27'37"W	15.00'
W35	N01°32'23"E	26.52'
W36	N88°29'02"W	23.92'
W37	S01°20'00"W	187.40'
W38	S44°20'30"E	0.28'
W39	S88°32'48"E	59.07'
W40	N02°12'43"E	48.20'
W41	S87°47'17"E	15.00'
W42	S02°12'43"W	55.14'
W43	S45°23'25"W	10.92'
W44	N88°32'48"W	72.49'
W45	N44°20'30"W	12.69'
W46	N01°20'00"E	193.77'
W47	N88°29'02"W	17.13'
W48	N44°20'30"W	12.89'
W49	N01°32'16"E	76.59'
W50	N53°08'10"E	8.72'

LINE TABLE WATER EASEMENT		
LINE #	BEARING	DISTANCE
W51	N00°00'00"E	6.59'
W52	N41°05'16"W	9.74'
W53	N01°29'55"E	192.59'
W54	N43°51'04"W	26.76'
W55	N01°35'52"E	148.17'
W56	N46°25'15"E	26.62'
W57	N01°30'03"E	327.98'
W58	N26°17'49"W	0.81'
W59	N64°38'29"E	15.00'
W60	S26°17'49"E	4.28'
W61	S01°30'03"W	0.95'
W62	S88°24'35"E	637.67'
W63	N02°48'26"E	171.13'
W64	N47°23'33"W	5.45'
W65	S81°28'03"W	244.87'
W66	N62°19'35"W	20.11'
W67	N15°06'31"W	7.51'
W68	N77°06'13"E	15.01'
W69	S15°06'31"E	0.38'
W70	S62°19'35"E	8.65'
W71	N81°28'03"E	247.14'
W72	S47°23'33"E	19.66'
W73	S02°48'26"W	169.32'
W74	N87°25'37"W	16.73'
W75	S02°34'23"W	15.00'
W76	S87°25'37"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'

LINE TABLE WATER EASEMENT		
LINE #	BEARING	DISTANCE
W101	N01°35'52"E	96.88'
W102	N46°25'15"E	26.63'
W103	N01°30'03"E	3.37'
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°30'03"E	163.40'
W116	S88°24'35"E	146.63'
W117	S01°18'27"W	3.53'
W118	S88°41'33"E	15.00'
W119	N01°18'27"E	3.46'
W120	S88°24'35"E	275.09'
W121	S01°15'05"W	2.53'
W122	S88°44'55"E	15.00'
W123	N01°15'05"E	2.44'
W124	S88°24'35"E	185.60'
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'

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	48.05'	29.99'	91°49'09"	S44°51'43"E	43.07'
FC4	39.32'	30.00'	75°05'14"	N53°58'55"E	36.56'
FC5	54.12'	28.92'	107°14'37"	N36°49'58"W	46.56'
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°24'09"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	S89°13'22"E	2.00'
F6	S88°28'28"E	112.85'
F7	N16°26'18"E	105.59'
F8	N88°24'14"W	166.83'
F9	S01°35'51"W	40.61'
F10	S45°26'36"W	2.00'
F11	N43°42'19"W	160.15'
F12	N85°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'
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		<b>CROWLEY SURVEYING</b>	



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 HOA/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.

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

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

**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 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 1,329.21 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 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

\_\_\_\_\_

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'	Sheet: 4 of 4
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		