



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

Ms. Ramie Hammonds
January 31, 2023
Page 2 of 2

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.

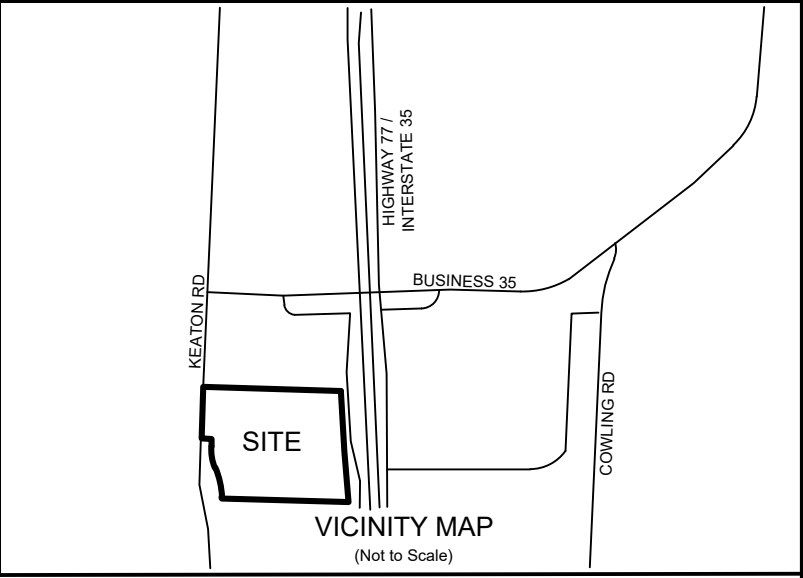
Sincerely,

HALFF ASSOCIATES, INC.
TBPELS Firm No. 312

A handwritten signature in blue ink, appearing to read 'SDT', is written over the printed name.

Steven D. Templer, P.E.

Attachments: Markups



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

NOTES:

- Bearings, coordinates and distances are based on the Texas State Plane Coordinate System, NAD83 North Central Zone (4202) as per GPS observations.
- 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, 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 13.356 acres.

APPROVED

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

PRELIMINARY PLAT
FOR REVIEW PURPOSES ONLY

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

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_____.

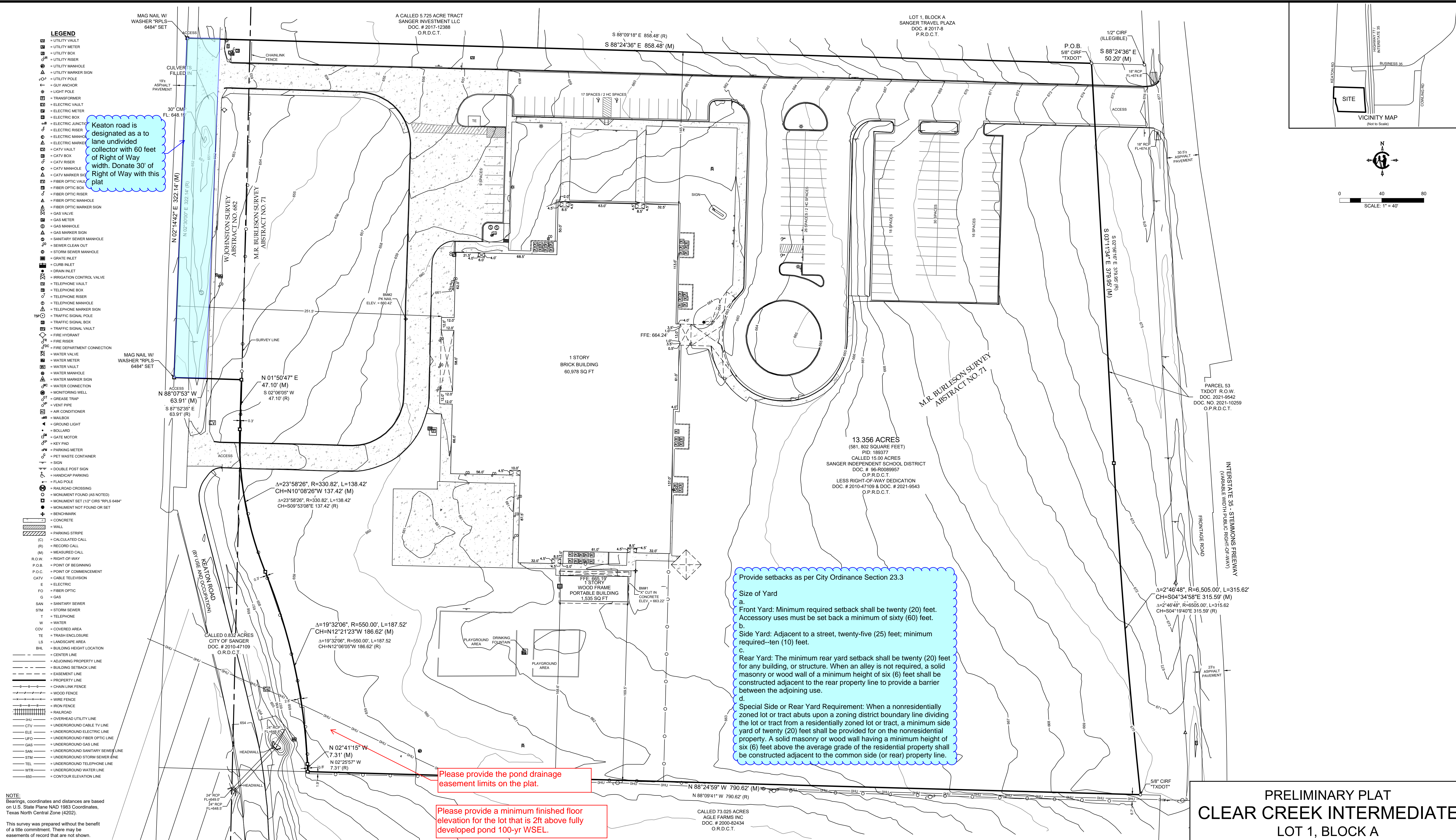
BY: _____
NOTARY PUBLIC IN AND FOR _____ COUNTY, TEXAS.



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: 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		





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.

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.

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.

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:	Developer:	CROWLEY SURVEYING 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			
Address:	Address:				
Phone:	Phone:				
Email:	Email:				