



3803 Parkwood Blvd. Suite 800
Frisco, Texas 75034
(214) 618-4570
Fax (214) 739-0095

January 30, 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: **Sanger Middle School – 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 Sanger Middle School located at 105 North Berry Street. The property is located within the City of Sanger limits. The preliminary plat was prepared by Crowley Surveying and is dated December 21, 2022.

A preliminary review of the document was performed and the following comments apply:

1. Why is the Record bearing being used with the measured distance? Was a LOMR or LOMR-F executed to modify the flood plain?
2. Acker Street is classified as a C2U in the Master Thoroughfare plan. Dedicate 30-foot of ROW from the Centerline of the existing road.
3. Bearing and distance does not match description.
4. Bearing and distance missing in description.
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

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January 30, 2023
Page 2 of 2

grade of the residential property shall be constructed adjacent to the common side (or rear) property line.

6. Currently a prescriptive ROW. Dedicate 25' along N. Berry Street.
7. Currently a Prescriptive ROW. Dedicate 25-foot of ROW along Acker Street.

If you have any questions or need additional information, please do not hesitate to call me at (817) 764-7480.

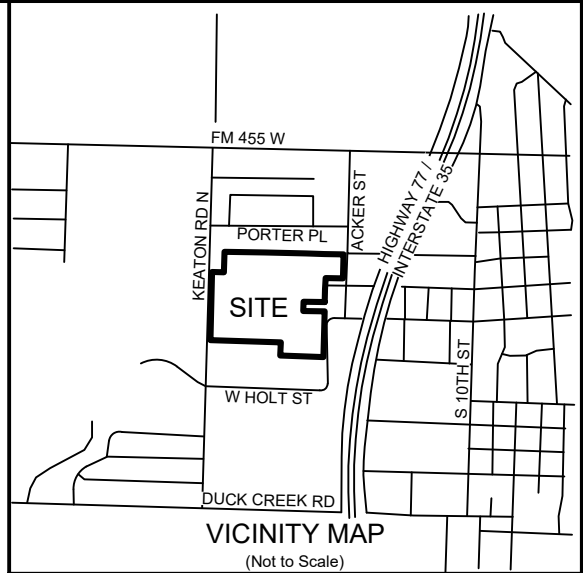
Sincerely,

HALFF ASSOCIATES, INC.
TBPELS Firm No. 312



Steven D. Templer, P.E.

Attachments: Markups



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 _____

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

LEGAL DESCRIPTION

All that certain 28.791 acre tract in the H. Tierwester Survey, Abstract No. 1241, Denton County, Texas and being part of of a called 27.734 acre tract of land described in a deed to Sanger Independent School District, recorded in Volume 745, Page 623 of the Deed Records of Denton County, Texas, and a part of a called 1.609 acre tract of land described in a Warranty Deed to Sanger Independent School District, recorded in Document Number 1995-003316 of the Official Public Records of said county, and said 28.791 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at concrete monument found for the northeast corner of a CALLED 0.545 acre tract of land to Brazos Electric Power Coop Inc. and in the south line of a called 2.9 acre tract described in a Quit Claim Deed to Faustino Buj, recorded in Document Number 2021-202611 of the Official Public Records of said county, for the northwest corner herein described;

THENCE South 89°03'11" East, with the common line of said 28.791 acre tract and said 2.9 acre tract, and the south line of a 3.0720 acre tract of land to City of Sanger, a distance of 437.26 feet to a 1/2 inch iron rebar found for corner in the south line of said 3.072 acre tract;

THENCE South 89°01'42" East, continuing with the common line of said 28.791 acre tract and said 3.0720 acre tract, a distance of 443.77 feet to the southeast corner of said 3.0720 acre tract and the southwest corner of a called 9.461 acre tract described in a Warranty Deed to the City of Sanger, recorded in Volume 3063, Page 639 of said Deed Records;

THENCE South 88°56'49" East, with the common line of said 28.791 acre tract and said 0.461 acre tract, a distance of 200.00 feet to a 1/2 inch iron rebar found for the southeast corner of said 0.461 acre tract and the southwest corner of Lot 1, Block 1 of Acker Street Addition, an addition to the City of Sanger, recorded in Cabinet H, Page 320 of the Plat Records of said county;

THENCE South 89°03'22" East, with the common line of said 28.791 acre tract and said Lot 1, passing at a distance of 183.22 feet, an "X" cut in concrete found for the southeast corner of said Lot 1, being in the west line of Acker Street, a 50 foot wide public right-of-way, in all, a total distance of 208.24 feet to the northeast corner herein described, being in said Acker Street;

THENCE South 01°15'38" West, with the east line of said 28.791 acre tract and in said Acker Street, a distance of 292.92 feet to the northeast corner of a called 0.502 acre tract of land described in a General Warranty Deed to Jonathan Whitworth, recorded in Document Number 2015-46615 of said Official Public Records;

THENCE North 88°21'18" West, with the common line of said 28.791 acre tract and said 0.502 acre tract, passing at a distance of 25.00 feet, a 1/2 inch iron rebar with a cap stamped "RPLS 6484" set, in all, a total distance of 188.34 feet to a 1/2 inch iron rebar with a cap stamped "RPLS 6484" set for the northwest corner of said 0.502 acre tract;

THENCE South 02°44'09" West, with the common lines of said 28.791 acre tract, said 0.502 acre tract and the west line of the remainder of a called 1.211 acre tract of land described in a Special Warranty Deed to Springer Family Rentals, L.L.C., recorded in Document Number 1993-0074115 of said Official Public Records, a distance of 123.76 feet to an "X" cut found for the northwest corner of a called 0.528 acre tract described in a Warranty Deed to Erneston Navarette, recorded in Document Number 2018-118629 of said Official Public Records;

THENCE North 88°54'09" West, with the common line of said 28.791 acre tract and said 0.528 acre tract, a distance of 230.37 feet to a 1/2 inch iron rebar with a cap stamped "RPLS 6484" set for the northwest corner of said 0.528 acre tract;

THENCE South 01°03'15" West, continuing with the common line of said 28.791 acre tract and said 0.528 acre tract, a distance of 100.57 feet to a 1/2 inch iron rebar with a cap stamped "RPLS 6484" set for the southwest corner of said 0.528 acre tract;

THENCE South 88°54'09" East, continuing with the common line of said 28.791 acre tract and said 0.528 acre tract, a distance of 230.37 feet to a 3/4 inch iron rebar found for the southeast corner of said 0.528 acre tract and in the west right-of-way line of North Berry Street, a 50 foot wide public right-of-way;

THENCE South 01°14'46" West, with the east line of said 28.791 acre tract and said west right-of-way line, a distance of 493.42 feet to a 1/2 inch iron rebar with a cap stamped "AAS RPLS 4867" found set for the southeast corner of said 1.609 acre tract and the northeast corner of a called 2.027 acre tract of land described in a General Warranty Deed to Jonathan L. Witworth, recorded in Document Number 2015-00107798 of said Official Public Records, for the southeast corner of said 28.791 acre tract;

THENCE North 88°11'41" West, with the south line of said 1.609 acre tract, the north line of said 2.027 acre tract, a distance of 468.36 feet to a 1/2 inch iron rebar with a cap stamped "AAS 4857" found for the southwest corner of said 1.609 acre tract, the northwest corner of said 2.027 acre tract and in the east line of Lot 2, Block A of Robert's Addition, an addition to the City of Sanger, recorded in Cabinet U, Page 724 of said Plat Records, from which a 1/2 inch iron rebar with a cap stamped "AAS 4857" found for a west corner of said 2.027 acre tract and an east corner of said Lot 2, Block A of Robert's Addition bears South 02°20'49" West, a distance of 13.03 feet;

THENCE North 02°20'49" East, with the west line of said 1.609 acre tract and said east line of Lot 2, Block A of Robert's Addition, a distance of 143.44 feet to a 1/2 inch iron rebar found for the northwest corner of said 1.609 acre tract and the northeast corner of said Lot 2, Block A of Robert's Addition;

THENCE North 88°15'46" West, with the south line of said 27.734 acre tract and the north line of said Lot 2, Block A of Robert's Addition, passing at a distance of 150.45 feet, a 1/2 inch iron rebar with a cap stamped "Alliance" found for the northwest corner of said Lot 2, Block A and the northeast corner of Lot 1, Block A of said Robert's Addition, continuing with said south line and the north line of said Lot 1, Block A of Robert's Addition, passing at a distance of 331.88 feet, a 1/2 inch iron rebar found for the northwest corner of said Lot 1, Block A of Robert's Addition and the northeast corner of Lot 1, Block A of Bryan & Jacob's Addition, an addition to the City of Sanger, recorded in Cabinet U, Page 252 of said Plat Records, continuing with said south line and the north line of Lot 1, Block A of Bryan & Jacob's Addition, passing at a distance of 459.73 feet, a 1/2 inch iron rebar with a cap stamped "Metroplex" found for the northwest corner of said Lot 1, Block A of Bryan & Jacob's Addition and the northeast corner of Lot 2, Block A of Bryan & Jacob's Addition, continuing with said south line and the north line of said Lot 2, Block A of Bryan & Jacob's Addition, passing at a distance of 596.98 feet, a 1/2 inch iron rebar with a cap stamped "Metroplex" found for the northwest corner of said Lot 2, Block A of Bryan & Jacob's Addition and the northeast corner of Lot 6, Block A of Bryan & Jacob's Addition, continuing with said south line and the north line of said Lot 6, Block A of Bryan & Jacob's Addition, passing at a distance of 739.73 feet, a 1/2 inch iron rebar with a cap stamped "RPLS 6484" set for the northwest corner of said Lot 6, Block A of Bryan & Jacob's Addition and in the east right-of-way line of Keaton Road, a 50 foot wide public right-of-way, continuing with said south line, in all, a total distance of 765.23 feet to the southwest corner of said 28.791 acre tract, being in said right-of-way of Keaton Road;

THENCE North 01°28'30" East, with the west line of said 28.791 acre tract and in said right-of-way of Keaton Road, a distance of 738.76 feet to the southwest corner of said 0.545 acre tract;

THENCE South 89°17'38" East, with the south line of said 0.545 acre tract, passing at a distance of 25.00 feet, a 1/2 inch iron rebar with a cap stamped "RPLS 6484" set in said east right-of-way line of Keaton Road, in all, a total distance of 127.80 feet to a concrete monument found for the southeast corner of said 0.545 acre tract;

THENCE North 02°01'18" East, with the east line of said 0.545 acre tract, a distance of 219.99 feet to the **POINT OF BEGINNING** and containing 28.791 acres (1,254,150 square feet) of land.

Said land subject to restrictions, easements and right-of-way of record (if any).

Why is the Record bearing being used with the measured distance?

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 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____.

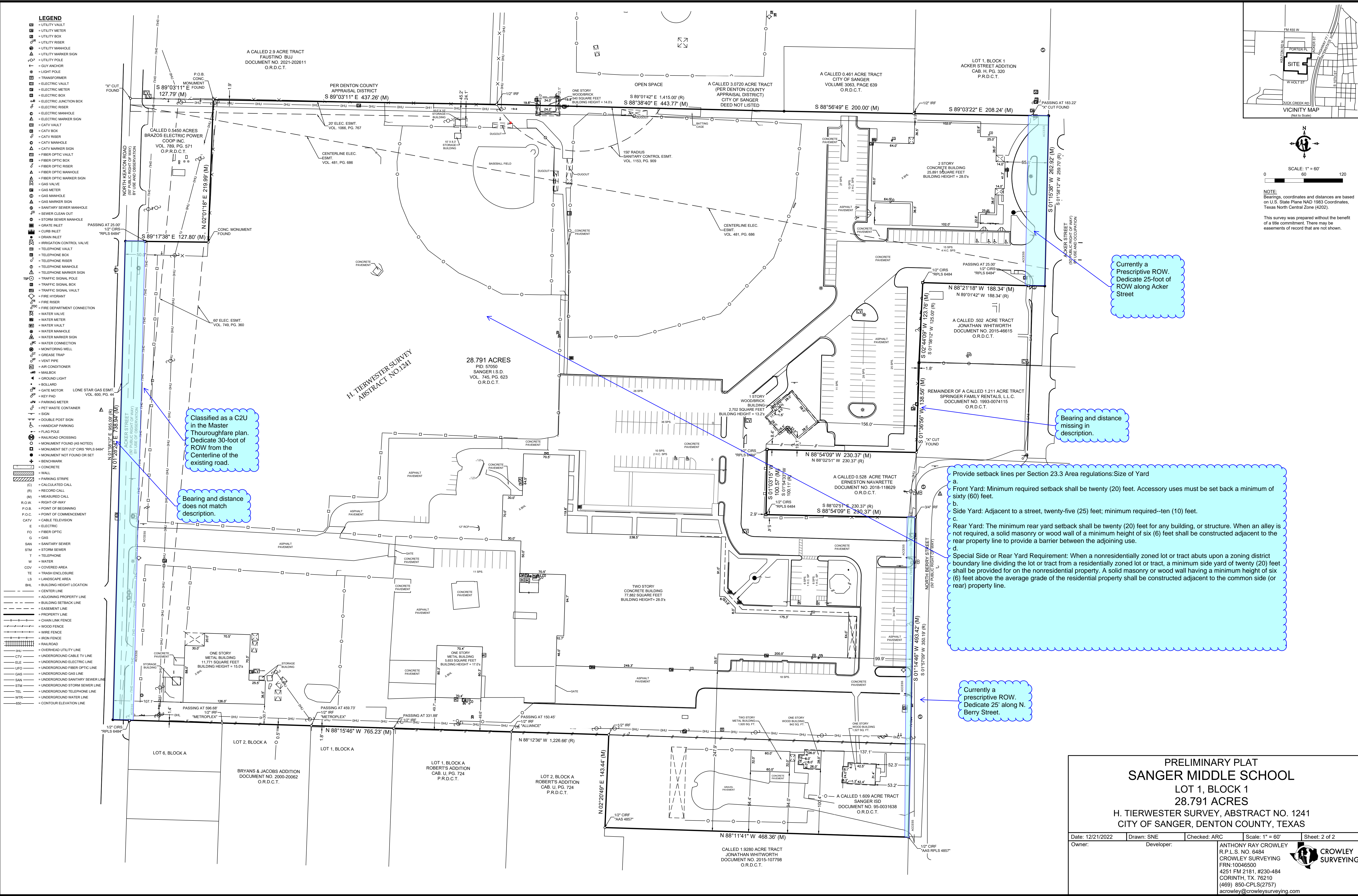
BY: _____
NOTARY PUBLIC IN AND FOR _____ COUNTY, TEXAS.



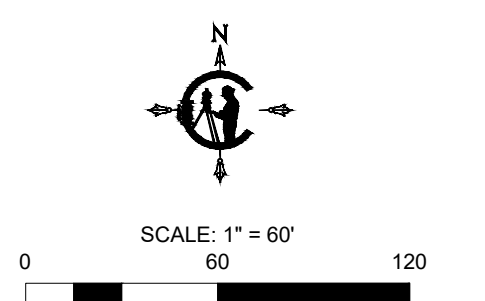
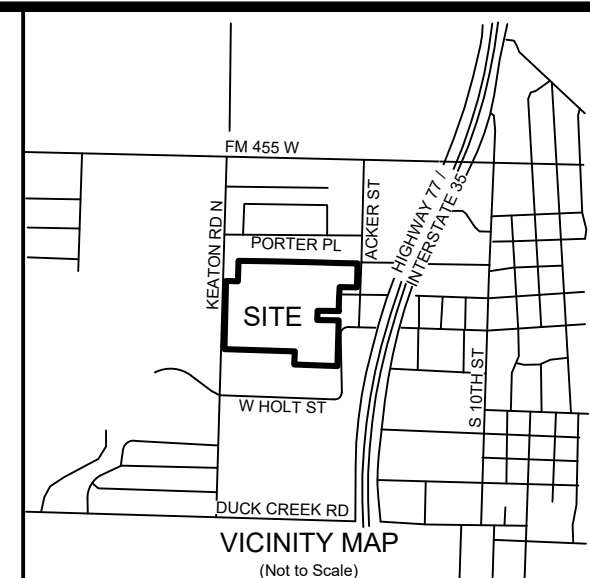
PRELIMINARY PLAT
SANGER MIDDLE SCHOOL
LOT 1, BLOCK 1
28.791 ACRES
H. TIERWESTER SURVEY, ABSTRACT NO. 1241
CITY OF SANGER, DENTON COUNTY, TEXAS

Date: 12/21/2022	Drawn: SNE	Checked: ARC	Scale: 1" = N/A	Sheet: 1 of 2
Owner:	Developer:	ANTHONY RAY CROWLEY R.P.L.S. NO. 6484 CROWLEY SURVEYING FRN: 10046500 4251 FM 2181, #230-484 CORINTH, TX 76210 (469) 850-CPLS(2757) acrowley@crowleysurveying.com		





- LEGEND**
- UTILITY VAULT
 - UTILITY METER
 - UTILITY BOX
 - UTILITY RISER
 - UTILITY MANHOLE
 - UTILITY MARKER SIGN
 - UTILITY POLE
 - GUY ANCHOR
 - LIGHT POLE
 - TRANSFORMER
 - ELECTRIC VAULT
 - ELECTRIC METER
 - ELECTRIC BOX
 - ELECTRIC JUNCTION BOX
 - ELECTRIC RISER
 - ELECTRIC MANHOLE
 - ELECTRIC MARKER SIGN
 - CATV VAULT
 - CATV BOX
 - CATV RISER
 - CATV MANHOLE
 - CATV MARKER SIGN
 - FIBER OPTIC VAULT
 - FIBER OPTIC BOX
 - FIBER OPTIC RISER
 - FIBER OPTIC MANHOLE
 - FIBER OPTIC MARKER SIGN
 - GAS VALVE
 - GAS METER
 - GAS MANHOLE
 - GAS MARKER SIGN
 - SANITARY SEWER MANHOLE
 - SEWER CLEAN OUT
 - STORM SEWER MANHOLE
 - GRATE INLET
 - CURB INLET
 - DRAIN INLET
 - IRRIGATION CONTROL VALVE
 - TELEPHONE VAULT
 - TELEPHONE BOX
 - TELEPHONE RISER
 - TELEPHONE MANHOLE
 - TELEPHONE MARKER SIGN
 - TRAFFIC SIGNAL POLE
 - TRAFFIC SIGNAL BOX
 - TRAFFIC SIGNAL VAULT
 - FIRE HYDRANT
 - FIRE RISER
 - FIRE DEPARTMENT CONNECTION
 - WATER VALVE
 - WATER METER
 - WATER VAULT
 - WATER MANHOLE
 - WATER MARKER SIGN
 - WATER CONNECTION
 - MONITORING WELL
 - GREASE TRAP
 - VENT PIPE
 - AIR CONDITIONER
 - MAILBOX
 - GROUND LIGHT
 - BOLLARD
 - GATE MOTOR
 - KEY PAD
 - PARKING METER
 - PET WASTE CONTAINER
 - SIGN
 - DOUBLE POST SIGN
 - HANDICAP PARKING
 - FLAG POLE
 - RAILROAD CROSSING
 - MONUMENT FOUND (AS NOTED)
 - MONUMENT SET (1/2" CIRC "RPLS 6484")
 - MONUMENT NOT FOUND OR SET
 - BENCHMARK
 - CONCRETE
 - WALL
 - PARKING STRIPE
 - CALCULATED CALL
 - RECORD CALL
 - MEASURED CALL
 - RIGHT-OF-WAY
 - POINT OF BEGINNING
 - POINT OF COMMENCEMENT
 - CABLE TELEVISION
 - ELECTRIC
 - FIBER OPTIC
 - GAS
 - SANITARY SEWER
 - STORM SEWER
 - TELEPHONE
 - WATER
 - COVERED AREA
 - TRASH ENCLOSURE
 - LANDSCAPE AREA
 - BUILDING HEIGHT LOCATION
 - CENTER LINE
 - ADJOINING PROPERTY LINE
 - BUILDING SETBACK LINE
 - EASEMENT LINE
 - PROPERTY LINE
 - CHAIN LINK FENCE
 - WOOD FENCE
 - WIRE FENCE
 - IRON FENCE
 - RAILROAD
 - OVERHEAD UTILITY LINE
 - UNDERGROUND CABLE TV LINE
 - UNDERGROUND ELECTRIC LINE
 - UNDERGROUND FIBER OPTIC LINE
 - UNDERGROUND GAS LINE
 - UNDERGROUND SANITARY SEWER LINE
 - UNDERGROUND STORM SEWER LINE
 - UNDERGROUND TELEPHONE LINE
 - UNDERGROUND WATER LINE
 - CONTOUR ELEVATION LINE



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.

Classified as a C2U in the Master Thoroughfare plan. Dedicate 30-foot of ROW from the Centerline of the existing road.

Bearing and distance does not match description.

Currently a Prescriptive ROW. Dedicate 25-foot of ROW along Acker Street

Bearing and distance missing in description.

Provide setback lines per Section 23.3 Area regulations: Size of Yard

- Front Yard: Minimum required setback shall be twenty (20) feet. Accessory uses must be set back a minimum of sixty (60) feet.
- Side Yard: Adjacent to a street, twenty-five (25) feet; minimum required--ten (10) feet.
- 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.
- 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.

Currently a prescriptive ROW. Dedicate 25' along N. Berry Street.

PRELIMINARY PLAT

SANGER MIDDLE SCHOOL

LOT 1, BLOCK 1

28.791 ACRES

H. TIERWESTER SURVEY, ABSTRACT NO. 1241

CITY OF SANGER, DENTON COUNTY, TEXAS

Date: 12/21/2022

Drawn: SNE

Checked: ARC

Scale: 1" = 60'

Sheet: 2 of 2

Owner:

Developer:

ANTHONY RAY CROWLEY
R.P.L.S. NO. 6484
CROWLEY SURVEYING
FRN: 10046500
4251 FM 2181, #230-484
CORINTH, TX 76210
(469) 850-CPLS(2757)
acrowley@crowleysurveying.com