



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 High 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 High School located at FM 455 and Indian Lane. The property is located within the City of Sanger limits. The preliminary plat was prepared by Crowley Surveying and is dated January, 2023.

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

1. Show ROW on other side of Indian Lane per Section 10.104(c)(10):
The location, widths and names of all existing or platted streets or other public ways within or adjacent to the tract, parks, existing permanent structures, land dedicated within or contiguous to the subject property, railroads, rights-of-way, easements, and other important features, such as abstract lines, political subdivision or corporation lines, and school district boundaries.
2. Was a LOMR or LOMR-F executed to modify the flood plain?
3. Provide an easement per Section 10.105.5:
Where a subdivision is bounded by a watercourse, drainage way, channel or stream, there shall be provided a stormwater easement or drainage right-of-way conforming substantially to the lines of such watercourse, or of such width to provide for any future anticipated construction, plus a minimum to ten feet (10') on each side.
4. Currently zoned Agriculture. Provide Setbacks per 8.3:
 - a. Front Yard: There shall be a front yard of not less than fifty (50) feet as measured from the front property line.
 - b. Side Yard: There shall be a side yard of not less than fifteen (15) percent of the width of the lot or fifty (50) feet, whichever is less.
 - c. Rear Yard: There shall be a rear yard of not less than twenty-five (25) feet for main structure and ten (10) feet for accessory buildings.

Ms. Ramie Hammonds
January 30, 2023
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5. Show ROW ON other side of FM 455 and provide width of ROW per Section 10.104(c)(10).

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

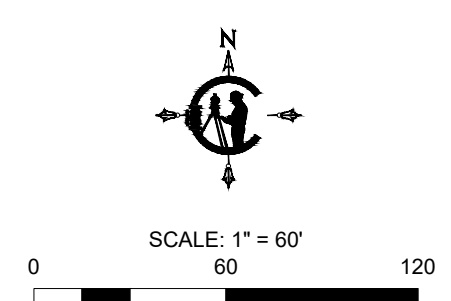
Sincerely,

HALFF ASSOCIATES, INC.
TBPELS Firm No. 312



Steven D. Templer, P.E.

Attachments: Markups



Show ROW on other side of Indian Lane

Did you execute a LOMR or LOMR-F to modify the flood plain? Provide an easement per Section 10.105.5 Where a subdivision is bounded by a watercourse, drainage way, channel or stream, there shall be provided a stormwater easement or drainage right-of-way conforming substantially to the lines of such watercourse, or of such width to provide for any future anticipated construction, plus a minimum to ten feet (10') on each side.

Per Section 10.104(c)(10): The location, widths and names of all existing or platted streets or other public ways within or adjacent to the tract, parks, existing permanent structures, land dedicated within or contiguous to the subject property, railroads, rights-of-way, easements, and other important features, such as abstract lines, political subdivision or corporation lines, and school district boundaries.

- 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 (AS NOTED)
 - MONUMENT NOT FOUND OR SET
 - R.O.W. MONUMENT
 - 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
 - CONTOUR ELEVATION
 - OVERHEAD UTILITY LINE
 - FEMA FLOOD LINE

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
FOR REVIEW PURPOSES ONLY

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

Date: January 2023	Drawn: CM	Checked: ARC	Scale: 1" = 60'	Sheet: 1 of 3
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-CP/SL(2757) acrowley@crowleysurveying.com		





PRELIMINARY PLAT
FOR REVIEW PURPOSES ONLY

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 cap stamped "Trope" 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 12.09 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 1,329.09 feet;

Along said curve to the right, with a central angle of 40°16'52" and an arc length of 1,356.86 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 19.71 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 595.78 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

_____, 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, and resides in Flood Zone "A", being a special flood hazard area subject to inundation by the 1% annual chance flood and does nor 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 55.764 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

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?

PRELIMINARY PLAT SANGER HIGH SCHOOL LOT 1, BLOCK 1 55.886 ACRES R. BEBEE SURVEY, ABSTRACT NO.29 CITY OF SANGER, DENTON COUNTY, TEXAS				
Date: January 2023	Drawn: CM	Checked: ARC	Scale: N/A	Sheet: 3 of 3
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		