

LEGEND

⊖	UTILITY VAULT	⊖	WATER MANHOLE
⊖	UTILITY METER	⊖	WATER MARKER SIGN
⊖	UTILITY BOX	⊖	WATER CONNECTION
⊖	UTILITY RISER	⊖	MONITORING WELL
⊖	UTILITY MANHOLE	⊖	GREASE TRAP
⊖	UTILITY MARKER SIGN	⊖	VENT PIPE
⊖	UTILITY POLE	⊖	AIR CONDITIONER
⊖	GUY ANCHOR	⊖	MAILBOX
⊖	LIGHT POLE	⊖	GROUND LIGHT
⊖	TRANSFORMER	⊖	BOLLARD
⊖	ELECTRIC VAULT	⊖	GATE MOTOR
⊖	ELECTRIC METER	⊖	KEY PAD
⊖	ELECTRIC BOX	⊖	PARKING METER
⊖	ELECTRIC JUNCTION BOX	⊖	PET WASTE CONTAINER
⊖	ELECTRIC RISER	⊖	DOUBLE POST SIGN
⊖	ELECTRIC MANHOLE	⊖	HANDICAP PARKING
⊖	ELECTRIC MARKER SIGN	⊖	FLAG POLE
⊖	CATV VAULT	⊖	RAILROAD CROSSING
⊖	CATV BOX	⊖	MONUMENT FOUND (AS NOTED)
⊖	CATV RISER	⊖	MONUMENT SET (AS NOTED)
⊖	CATV MANHOLE	⊖	MONUMENT NOT FOUND OR SET
⊖	CATV MARKER SIGN	⊖	R.O.W. MONUMENT
⊖	FIBER OPTIC VAULT	⊖	CONCRETE
⊖	FIBER OPTIC BOX	⊖	WALL
⊖	FIBER OPTIC RISER	⊖	PARKING STRIPE
⊖	FIBER OPTIC MANHOLE	⊖	CALCULATED CALL
⊖	FIBER OPTIC MARKER SIGN	⊖	RECORD CALL
⊖	GAS VALVE	⊖	MEASURED CALL
⊖	GAS METER	⊖	R.O.W. = RIGHT-OF-WAY
⊖	GAS MANHOLE	⊖	P.O.B. = POINT OF BEGINNING
⊖	GAS MARKER SIGN	⊖	P.D.C. = POINT OF COMMENCEMENT
⊖	SANITARY SEWER MANHOLE	⊖	CATV = CABLE TELEVISION
⊖	SEWER CLEAN OUT	⊖	E = ELECTRIC
⊖	STORM SEWER MANHOLE	⊖	FO = FIBER OPTIC
⊖	GRATE INLET	⊖	G = GAS
⊖	CURB INLET	⊖	SAN = SANITARY SEWER
⊖	DRAIN INLET	⊖	STM = STORM SEWER
⊖	IRRIGATION CONTROL VALVE	⊖	T = TELEPHONE
⊖	TELEPHONE VAULT	⊖	W = WATER
⊖	TELEPHONE BOX	⊖	COV = COVERED AREA
⊖	TELEPHONE RISER	⊖	TE = TRASH ENCLOSURE
⊖	TELEPHONE MANHOLE	⊖	LS = LANDSCAPE AREA
⊖	TELEPHONE MARKER SIGN	⊖	BHL = BUILDING HEIGHT LOCATION
⊖	TRAFFIC SIGNAL POLE	⊖	--- = CENTER LINE
⊖	TRAFFIC SIGNAL BOX	⊖	--- = ADJOINING PROPERTY LINE
⊖	TRAFFIC SIGNAL VAULT	⊖	--- = BUILDING SETBACK LINE
⊖	FIRE HYDRANT	⊖	--- = EASEMENT LINE
⊖	FIRE RISER	⊖	--- = PROPERTY LINE
⊖	FIRE DEPARTMENT CONNECTION	⊖	--- = CHAIN LINK FENCE
⊖	WATER VALVE	⊖	--- = WOOD FENCE
⊖	WATER METER	⊖	--- = WIRE FENCE
⊖	WATER VAULT	⊖	--- = 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 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__.

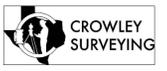
BY: _____
NOTARY PUBLIC IN AND FOR _____ COUNTY, TEXAS.



PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY

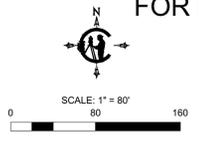
**PRELIMINARY PLAT
SANGER HIGH SCHOOL
LOT 1, BLOCK 1
55.886 ACRES
R. BEBEE SURVEY, ABSTRACT NO.29
CITY OF SANGER, DENTON COUNTY, TEXAS**

Date: 03/15/2023	Drawn: CM	Checked: ARC	Scale: 1" = 60'	Sheet: 1 of 6
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: 10194203 4521 FM 2181, #230-484 CORINTH, TX 76210 (469) 850-CPLS(2757) acrowley@crowleysurveying.com

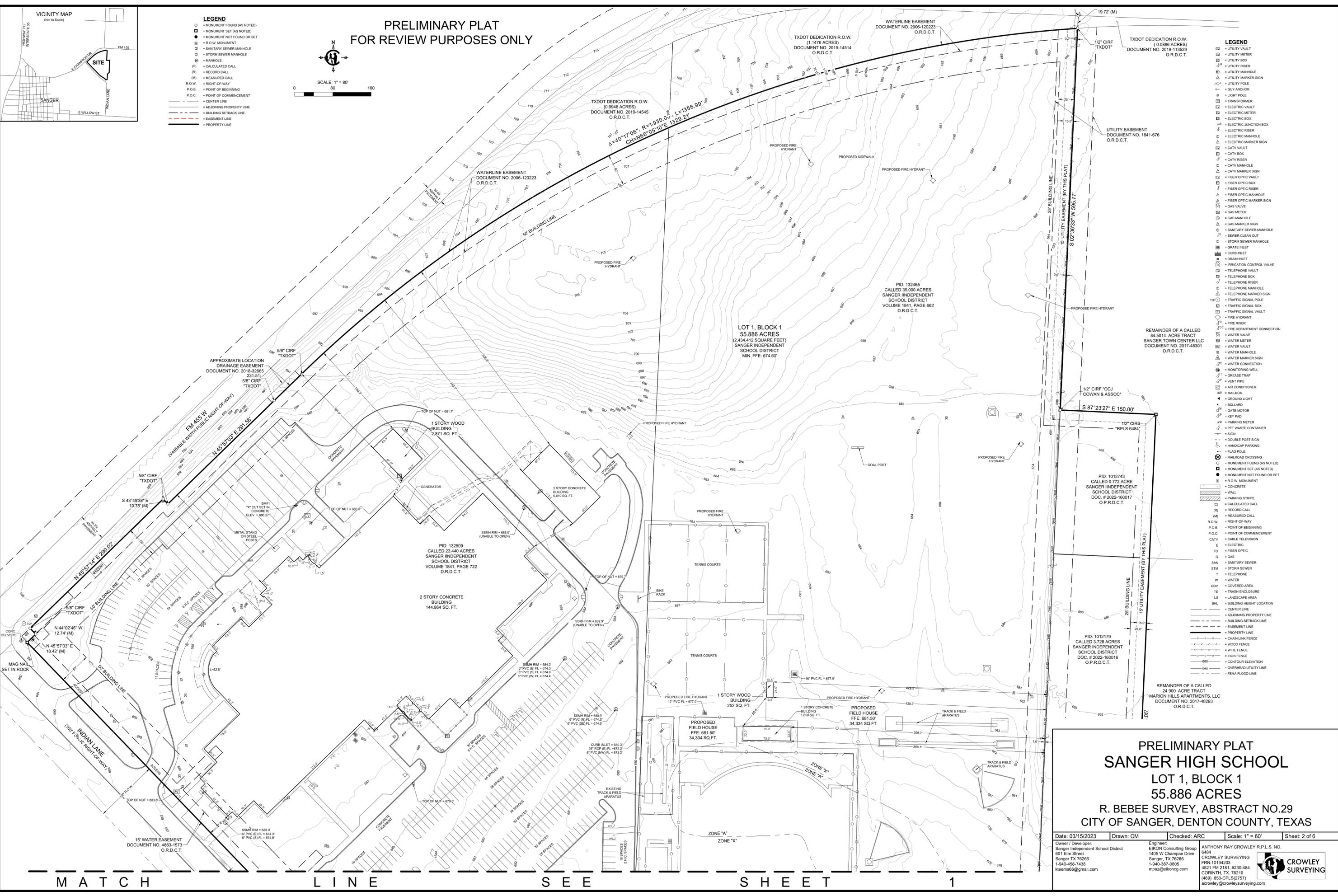




- LEGEND**
- = MONUMENT FOUND (AS NOTED)
 - ◻ = MONUMENT SET (AS NOTED)
 - = MONUMENT NOT FOUND OR SET
 - ◉ = R.O.W. MONUMENT
 - ⊙ = SANITARY SEWER MANHOLE
 - ⊕ = STORM SEWER MANHOLE
 - ⊗ = MANHOLE
 - (C) = CALCULATED CALL
 - (R) = RECORD CALL
 - (M) = MEASURED CALL
 - R.O.W. = RIGHT-OF-WAY
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - = CENTER LINE
 - - - = ADJOINING PROPERTY LINE
 - - - = BUILDING SETBACK LINE
 - - - = EASEMENT LINE
 - = PROPERTY LINE



**PRELIMINARY PLAT
FOR REVIEW PURPOSES ONLY**

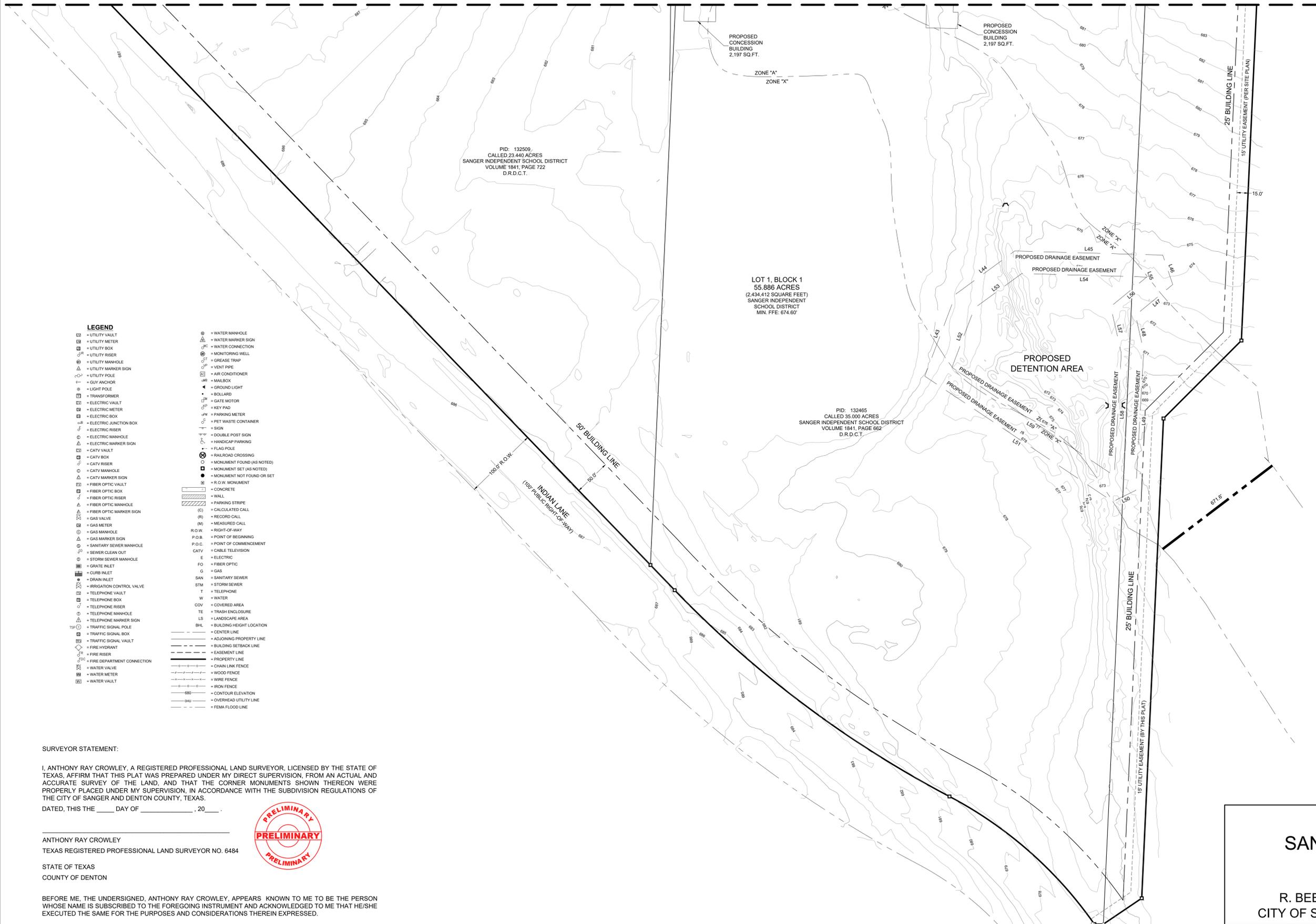
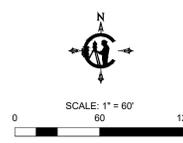


- LEGEND**
- ⊗ = UTILITY VAULT
 - ⊕ = UTILITY METER
 - ⊗ = UTILITY BOX
 - ⊕ = UTILITY RISER
 - ⊗ = UTILITY MANHOLE
 - ⊕ = UTILITY MARKER SIGN
 - ⊗ = UTILITY POLE
 - ⊕ = GUY ANCHOR
 - ⊗ = LIGHT POLE
 - ⊕ = TRANSFORMER
 - ⊗ = ELECTRIC VAULT
 - ⊕ = ELECTRIC METER
 - ⊗ = ELECTRIC BOX
 - ⊕ = ELECTRIC JUNCTION 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
 - ⊕ = SCLARE
 - ⊗ = GATE MOTOR
 - ⊕ = KEY PAD
 - ⊗ = PARKING METER
 - ⊕ = 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 CURB
 - ▨ = PARKING STRIPE
 - (C) = CALCULATED CALL
 - (R) = RECORD CALL
 - (M) = MEASURED CALL
 - R.O.W. = RIGHT-OF-WAY
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - CATV = CABLE TELEVISION
 - E = ELECTRIC
 - FO = FIBER OPTIC
 - G = GAS
 - SAN = SANITARY SEWER
 - STM = STORM SEWER
 - T = TELEPHONE
 - W = WATER
 - COV = COVERED AREA
 - TE = TRASH ENCLOSURE
 - LS = LANDSCAPE AREA
 - BHL = BUILDING HEIGHT LOCATION
 - = CENTER LINE
 - - - = ADJOINING PROPERTY LINE
 - - - = BUILDING SETBACK LINE
 - - - = EASEMENT LINE
 - = PROPERTY LINE
 - = CHAIN LINK FENCE
 - = WOOD FENCE
 - = WIRE FENCE
 - = IRON FENCE
 - 680 = CONTOUR ELEVATION
 - = OVERHEAD UTILITY LINE
 - = FEMA FLOOD LINE

**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: 03/15/2023	Drawn: CM	Checked: ARC	Scale: 1" = 60'	Sheet: 2 of 6
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: 10194203 4521 FM 2181, #230-484 CORRINTH, TX 75210 (469) 850-CPLS(2757) acrowley@crowleysurveying.com		

MATCH LINE SEE SHEET 1



- 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
 - ⊕ = TRAFFIC MARKER SIGN
 - ⊕ = 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
 - R.O.W. = RIGHT-OF-WAY
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - CATV = CABLE TELEVISION
 - E = ELECTRIC
 - FO = FIBER OPTIC
 - G = GAS
 - SAN = SANITARY SEWER
 - STM = STORM SEWER
 - T = TELEPHONE
 - W = WATER
 - COV = COVERED AREA
 - TE = TRASH ENCLOSURE
 - LS = LANDSCAPE AREA
 - BHL = 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 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.



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: 03/15/2023	Drawn: CM	Checked: ARC	Scale: 1" = 60'	Sheet: 3 of 6
------------------	-----------	--------------	-----------------	---------------

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. Champaign Drive Sanger, TX 76266 1-940-387-0805 mpaz@eikoncg.com	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
--	--	---

**PRELIMINARY PLAT
FOR REVIEW PURPOSES ONLY**



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N02°36'15"E	965.24'
L2	S88°28'08"E	537.18'
L3	S89°13'22"E	2.00'
L4	S00°46'38"W	83.96'
L5	N89°13'22"W	2.00'
L6	N88°31'01"W	541.51'
L7	S02°34'40"W	99.42'
L8	S88°19'45"E	561.83'
L9	S88°24'09"E	5.18'
L10	N01°35'51"E	35.50'
L11	N45°26'36"E	2.00'
L12	S43°43'26"E	160.15'
L13	N44°18'20"W	40.17'
L14	S47°41'30"W	2.00'
L15	S01°35'51"W	475.98'
L16	S30°30'30"E	106.38'
L17	S62°22'28"W	24.03'
L18	N30°30'30"W	15.97'
L19	N02°36'25"E	47.68'
L20	S88°24'09"E	389.52'
L21	N67°54'21"E	15.04'
L22	N01°35'51"E	114.47'

LINE TABLE		
LINE #	BEARING	DISTANCE
L23	S88°24'09"E	72.00'
L24	S88°24'09"E	13.70'
L25	N01°35'51"E	414.20'
L26	N88°24'09"W	564.87'
L27	S02°36'25"W	414.64'
L28	S88°24'09"E	117.84'
L29	S01°35'51"W	95.78'
L30	N88°24'09"W	120.03'
L31	S02°35'36"W	224.23'
L32	S85°20'23"W	24.25'
L33	S02°36'25"W	36.67'
L34	N88°24'12"W	302.87'
L35	N88°24'09"W	43.05'
L36	N02°36'25"E	53.82'
L37	S88°24'09"E	98.62'
L38	S01°35'51"W	55.78'
L39	N88°24'09"W	101.57'
L40	N01°35'51"E	83.16'
L41	S88°24'09"E	77.21'
L42	S63°58'27"W	8.08'
L43	N20°48'44"E	117.94'
L44	N53°58'16"E	98.06'

LINE TABLE		
LINE #	BEARING	DISTANCE
L45	S88°24'09"E	199.24'
L46	S18°47'44"E	41.71'
L47	S50°45'56"W	64.77'
L48	S12°51'17"E	49.68'
L49	S03°17'53"W	186.76'
L50	S64°05'17"W	34.47'
L51	N56°24'13"W	303.67'
L52	N20°48'44"E	85.05'
L53	N53°58'16"E	78.91'
L54	S88°24'09"E	168.17'
L55	S18°47'44"E	0.02'
L56	S50°45'56"W	62.54'
L57	S12°51'17"E	64.04'
L58	S03°17'53"W	164.63'
L59	N56°24'13"W	262.29'

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	82.43'	54.00'	87°27'41"	N45°19'41"E	74.66'
C2	47.41'	30.00'	90°32'18"	N46°19'42"E	42.63'
C3	46.80'	30.00'	89°22'27"	N43°42'56"W	42.19'
C4	41.57'	30.00'	79°23'34"	S41°17'38"W	38.32'
C5	44.02'	30.00'	84°03'54"	S39°25'32"E	40.17'
C6	47.12'	30.00'	90°00'00"	N46°35'51"E	42.43'
C7	29.06'	31.66'	52°34'42"	N17°09'58"W	28.05'
C8	71.74'	30.00'	137°00'59"	S70°06'20"W	55.83'
C9	15.69'	28.00'	32°06'21"	S14°27'20"E	15.49'
C10	44.94'	30.00'	85°50'16"	N73°25'38"W	40.86'
C11	616.99'	1886.00'	18°44'38"	S73°01'32"W	614.24'
C12	87.45'	50.00'	100°12'34"	N47°29'52"W	76.72'
C13	78.47'	55.50'	81°00'43"	N51°05'29"E	72.10'
C14	53.23'	130.00'	23°27'35"	N79°52'03"E	52.86'
C15	13.45'	10.43'	73°53'17"	N29°53'32"E	12.54'
C16	18.85'	12.00'	90°00'00"	N46°35'51"E	16.97'
C17	15.71'	10.00'	90°00'00"	N46°35'51"E	14.14'
C18	47.12'	30.00'	90°00'00"	N43°24'09"W	42.43'
C19	46.60'	30.00'	88°59'26"	S47°06'08"W	42.05'
C20	15.88'	10.00'	91°00'34"	S42°53'52"E	14.27'

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C21	18.85'	12.00'	90°00'00"	S43°24'09"E	16.97'
C22	18.85'	12.00'	90°00'00"	S46°35'51"W	16.97'
C23	15.81'	10.01'	90°32'09"	S47°53'21"W	14.22'
C24	52.55'	30.00'	100°21'32"	S47°34'21"E	46.08'
C25	46.11'	30.00'	88°04'04"	S46°38'27"W	41.70'
C26	8.36'	3.00'	159°44'28"	N08°31'55"W	5.91'
C27	354.53'	1862.00'	10°54'34"	N76°47'35"E	354.00'
C28	12.71'	8.00'	91°00'34"	N42°53'52"W	11.41'
C29	15.53'	10.00'	85°59'26"	N47°06'08"E	14.02'
C30	12.57'	8.00'	90°00'00"	S43°24'09"E	11.31'
C31	12.57'	8.00'	90°00'00"	S46°35'51"W	11.31'
C32	20.15'	10.00'	115°25'22"	N56°06'50"W	16.91'
C33	1.57'	1.00'	90°00'00"	N46°35'51"E	1.41'
C34	11.87'	10.00'	68°00'03"	S54°24'08"E	11.18'
C35	9.17'	52.00'	10°06'24"	S25°27'18"E	9.16'
C36	49.41'	30.00'	94°21'29"	S16°40'14"W	44.01'
C37	67.39'	1860.00'	2°04'33"	S65°08'12"W	67.38'

**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: 03/15/2023	Drawn: CM	Checked: ARC	Scale: 1" = 60'	Sheet: 5 of 6
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. 6464 CROWLEY SURVEYING FRN:10194203 4521 FM 2181, #230-484 CORRITH, TX 76210 (469) 850-CPLS(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 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 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.
- 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	
_____ Chairman, Planning & Zoning Commission City of Sanger, Texas	_____ Date
_____ Mayor, City of Sanger, Texas	_____ Date
_____ Attested by	_____ Date
_____ 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: 03/15/2023	Drawn: CM	Checked: ARC	Scale: 1" = 60'	Sheet: 6 of 6
Owner / Developer: Sanger Independent School District 601 Elm Street Sanger, TX 76266 1-940-456-7438 kteems66@gmail.com	Engineer: EIKON Consulting Group 1405 W Champian Drive Sanger, TX 76266 mpaz@eikoncg.com	ANTHONY RAY CROWLEY R.P.L.S. NO. 6464 CROWLEY SURVEYING FRN:10194203 4521 FM 2181, #230-484 CORINTH, TX 76210 (469) 850-CPLS(2757) acrowley@crowleysurveying.com		