



April 02, 2026
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: 26SANZON-0007 Fast Electric Addition - Review #1

Dear Ms. Hammonds,

Halff Associates, Inc. was requested by the City of Sanger to review the Final Plat and Civil Plans for Fast Electric Addition. This submittal was prepared by Gonzalez & Schneeberg, Inc. and was received on March 20, 2026.

General Comments

1. Please **address comments on attached markups and provide annotated responses on markups**. Please note, not all comments are written on letter since some comments are easier to show and explain on the markups. Please annotate markup with responses.
2. Please note additional comments may be provided in subsequent reviews once additional data/responses is received.

Final Plat

1. Show the drainage easement related to the pond. A perpetual, non-exclusive drainage easement and maintenance agreement shall be granted for all detention/retention facilities, regardless of size or ownership configuration. The maintenance agreement shall clearly define the responsibilities of all parties involved in the ongoing upkeep of the detention/retention facilities. This shall include provisions for routine maintenance tasks
2. Show Minimum Finished Floor Elevations on plat, must be min 1' above pond WSE.
3. There appears to be existing electric lines along existing southern and eastern property boundary, please verify if there are any existing utility easements along property boundary
4. For any stormwater outside the right of way, please provide a drainage easement
5. Please show dimensions from centerline to edges of existing and proposed right-of-way on both sides of the centerline per Ordinance § SO-6B.6.1.iv
6. Please provide closure report that matches plat acreage

Dimension Control Plan

1. Sidewalks in commercial areas shall be a minimum width of six (6) feet or extend from the back of the curb to the building line as required by the City per Ordinance § SO-11C.3

2. Adjust pond grading and/or SS lateral to avoid running lateral under pond.
3. Please note that any construction related activity within TxDOT ROW will require coordination with TxDOT

Paving Plan

1. Are there future expansion plans for vacant space west of development?
2. Please provide geotechnical engineering report to confirm suggested pavement thicknesses and strengths or ensure proposed paving meets minimum requirements of Ordinance § SO-11B.2

Grading Plan

1. A minimum slope of 0.50% is required for earthen channels and swales per Ordinance § SO-11D.9.c.v
2. Please provide cross sections in locations marked on the plans to show that flows are contained onsite and directed to the proposed pond with 1 ft of freeboard maintained.
3. Channelized flow down the bank is not acceptable. Provide a paved flume or other means (example: grate inlet w/pipe) to convey flow to pond. Subdivide DA 3 to determine flow to this area of the pond
4. Ditch drainage outside the right of way should be placed in a drainage easement. Show DE on plat
5. For the pond
 - a. a 10' crown required (we can possibly discuss a reduced width)
 - b. a 10' access ramp at no more than 15% to pond bottom is required
 - c. provide a spillway at or above the 100 year WSE. Spillway must pass the 100 year design assuming blockage of the closed conduit portion outlet works with 6 inches of freeboard.
 - d. Provide erosion protection down spillway slope to beyond the toe of pond slope. For chosen protection method, provide details/calcs as needed.

Drainage Area Map and Calculation Comments

1. Are the existing TXDOT grate inlets in serviceable condition?
2. Provide flow path calcs for DA1, if calced Tc is less than 10 mins, 10 mins may be used, else use calculated Tc
3. Please refer to City of Sanger Ordinance § SO-11D.2.d for coefficients of runoff
4. Please refer to City of Sanger Ordinance Appendix 11A. Intensity-Duration-Frequency Curve for rainfall intensity values
5. Please apply Cf based on Sanger requirement and provide 2-, 10-, 25-, 50-, and 100-year hydrology
6. Does Drainage Area 2 represent the ROW Dedication area?

7. Based on existing conditions, it seems flow might head east. Review and revise delineations as needed.
8. Need to account for pond bypass and reduce allowable pond outflow accordingly. at the 100 year, the allowable pond outfall is ~ 14 cfs (with Cf applied).
9. Must use NCTCOG method for detention which applies an additional volume factor. Please see COG hydrology manual section 1.5.2.
10. Facility volume is based on allowable flow rate and the facility design shall pass the allowable flow rate at the water surface elevation that matches the calculated volume
11. 1 foot of freeboard is required for proposed pond
12. Please account for tailwater in the outlet design

Storm Drain Plan and Profile Comments

1. City must provide permission for HDPE, else use concrete.
2. Show 100-year headwater and tailwater and 1' of freeboard to top of pavement is required
3. Recommend providing energy dissipation at the outfall (rip rap apron). Provide stone size and apron length calcs if provided.

Detention Plan Comments

1. Please provide pond cross sections showing provided 1ft freeboard and 1ft sediment storage
2. provide pond elevation, area, and volume charts
3. Provide stage/storage/discharge charts
4. Reminder that facility volume is based on allowable flow rate and the facility design shall pass the allowable flow rate at the water surface elevation that matches the calculated volume. Allowable and actual outlet structure outflow must match within ~1cfs

Storm Sewer Details Comments

1. Provide pipe bedding details

Wastewater Plan

1. Per detail, for 6" or larger services, install manhole at connection to main line.
2. Adjust pond grading and/or SS lateral to avoid running lateral under pond.

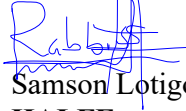
Erosion Control Plan

1. provide sediment protection for the pond outfall structure
2. Might need a stone overflow along this run of SF. could possibly dam up water without positive drainage.

If you have any questions or need additional information, please do not hesitate to email me at slotigo@halff.com or call me at (817) 764-7498.

Ms. Ramie Hammonds
April 02, 2026
Page 4 of 4

Sincerely,

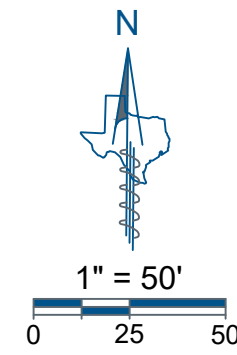
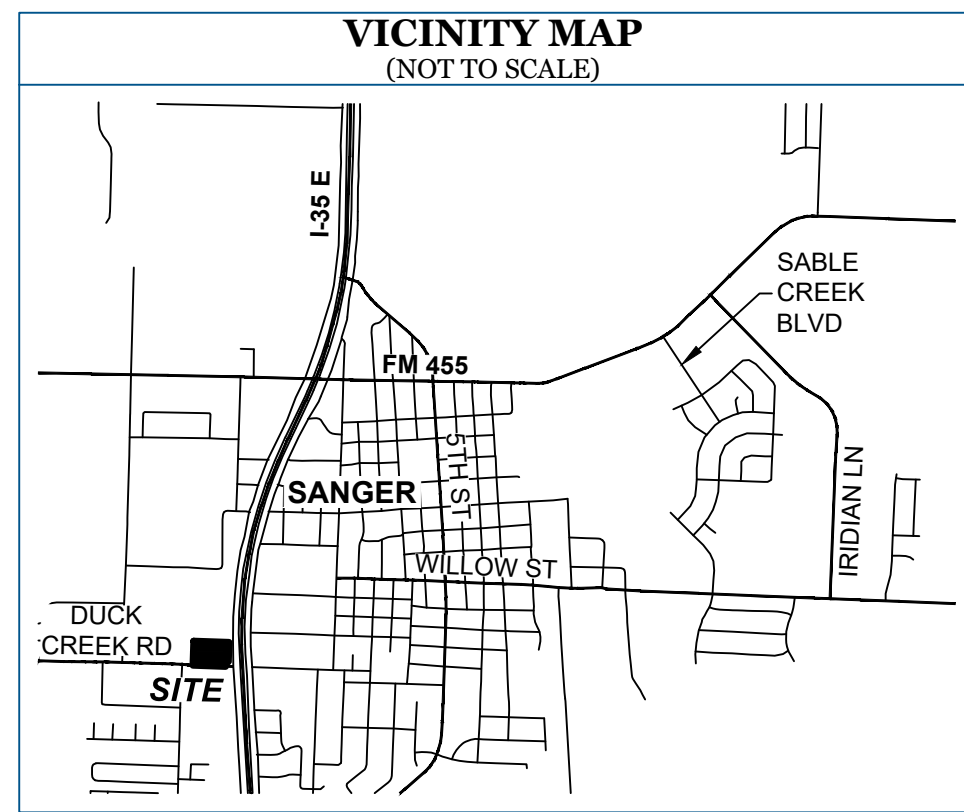


Samson Lotigo, PE

HALFF

Firm No. 0312

Attachments: Civil Plans markups



LINE	BEARING	DISTANCE
L1	S 47°17'15" W	49.77'
L2	S 00°00'00" E	30.30'
L3	N 87°44'51" W	18.84'
L4	N 88°26'00" W	99.78'
L5	N 01°34'00" E	15.00'
L6	S 88°26'00" E	99.74'
L7	N 87°49'20" W	33.64'
L8	N 02°10'40" E	88.23'
L9	N 02°10'40" E	92.02'
L10	S 87°49'20" E	93.25'
L11	S 02°10'40" W	93.25'
L12	N 87°49'20" W	93.20'
L13	S 02°10'40" W	32.63'
L14	N 87°49'20" W	93.25'
L15	N 02°10'40" E	93.25'
L16	S 87°49'20" E	93.25'
L17	S 02°10'40" W	93.25'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	9975.00'	251.95'	1°26'50"	S 01°49'22" W	251.94'
C2	3822.68'	15.00'	0°13'29"	S 01°24'39" W	15.00'
C3	30.00'	10.14'	19°22'21"	N 11°51'50" E	10.10'
C4	50.00'	15.88'	18°11'42"	N 11°16'31" E	15.81'
C5	50.00'	15.88'	18°11'42"	N 11°16'31" E	15.81'
C6	55.00'	86.39'	90°00'00"	N 47°10'40" E	77.78'
C7	55.00'	86.39'	90°00'00"	S 42°49'20" E	77.78'
C8	55.00'	86.39'	90°00'00"	S 47°10'40" W	77.78'
C9	30.08'	47.13'	89°46'09"	S 47°13'54" W	42.45'
C10	30.08'	10.80'	20°34'11"	S 08°15'24" W	10.74'
C11	30.00'	47.12'	90°00'00"	N 42°49'20" E	42.43'
C12	30.00'	47.12'	90°00'00"	N 47°10'40" E	42.43'
C13	30.00'	47.12'	90°00'00"	S 42°49'20" E	42.43'
C14	30.00'	47.12'	90°00'00"	S 47°10'40" W	42.43'

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
 COUNTY OF DENTON §

WHEREAS, I(we), **JOSE DE LA CRUZ RODRIGUEZ JIMENEZ** and **YASMINA IVETH JIMENEZ DE RODRIGUEZ**, are the owners of 3.31 acres of land out of the Henry Tierwester Survey, Abstract Number 1241, situated in the City of Sanger, Denton County, Texas, being all of a called 3.29 acre tract of land conveyed to Jose de la Cruz Rodriguez Jimenez and Yasmina Iveth Jimenez de Rodriguez by Warranty Deed of record in Document Number 2024-92236 of the Official Records of Denton County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a mag nail set in Duck Creek Road at the southeast corner of a right-of-way dedication by Powell Addition, a subdivision of record in Document Number 2023-392 of the Plat Records of Denton County, Texas, also being the southwest corner of said 3.29 acre tract and hereof;

THENCE, N01°57'11"E, leaving Duck Creek Road, along the west line of said 3.29 acre tract, in part being the common east line of said right-of-way dedication, and in part being the common east line of Lot 1R, Block 1 of said Powell Addition, a distance of 315.91 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the south line of Lot 1, Block A of Heaths Hollow Subdivision, a subdivision of record in Document Number 2020-140 of said Plat Records, being the northeast corner of said Lot 1R, also being the northwest corner of said 3.29 acre tract and hereof, from which a 1/2 inch iron rod found at the southwest corner of said Lot 1 bears N88°00'03"W, a distance of 82.63 feet, and from said southwest corner of Lot 1 a railroad spike found at the northwest corner of said Lot 1R bears N88°00'03"W, a distance of 72.23 feet;

THENCE, S88°00'03"E, along the south line of said Lot 1, being the common north line of said 3.29 acre tract, a distance of 459.91 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the west right-of-way line of Interstate Highway 35 (U.S. Highway 77; right-of-way width varies) and the common west line of a tract of land conveyed as Parcel 66 to The State of Texas by deed of record in Document Number 2021-11250 of said Official Records, being the northeast corner of said 3.29 acre tract and hereof;

THENCE, along the west right-of-way line of Interstate Highway 35, the common west line of said Parcel 66, and the common east line of said 3.29 acre tract, the following three (3) courses and distances:

1. Along a non-tangent curve to the right, having a radius of 9,975.00 feet, a chord bearing of S01°49'22"W, a chord length of 251.94 feet, a delta angle of 01°26'50", an arc length of 251.95 feet to a point from which a 5/8 inch iron rod found bears S44°25'57"W, a distance of 0.47 feet;
2. S47°17'15"W, a distance of 49.77 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found;
3. SOUTH, a distance of 30.30 feet to a mag nail set at the intersection of Duck Creek Road and the west right-of-way line of Interstate Highway 35, being the southwest corner of said Parcel 66, also being the southeast corner of said 3.29 acre tract and hereof;

THENCE, N87°49'20"W, along Duck Creek Road and the south line of said 3.29 acre tract, a distance of 426.12 feet to the **POINT OF BEGINNING**, and containing an area of 3.31 acres (144,180 square feet) of land, more or less.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

E DE LA CRUZ RODRIGUEZ JIMENEZ and **YASMINA IVETH JIMENEZ DE RODRIGUEZ**, acting herein by and through their duly authorized hereby adopt this plat designating hereinabove described property as **FAST ELECTRIC ADDITION, LOT 1, BLOCK A**, an addition to the City of Sanger, Texas, and do hereby dedicate to public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, fire aisles, parks, and watercourses, and to the public use forever easements for sidewalks, storm drainage facilities, utilities, and any other property to serve the plat and to implement the requirements of the subdivision regulations and other City codes and do hereby bind ourselves, our heirs, assigns to warrant and to forever defend the title on the land so dedicated. Further, the undersigned covenants and agrees that he/she shall easements and facilities in a state of good repair and functional condition at all times in accordance with City codes and regulations. No buildings, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape 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 without the necessity at any time of procuring permission from anyone.

MY HAND THIS ____ DAY OF _____, 20__.

A CRUZ RODRIGUEZ JIMENEZ

BY: _____ Date _____
 Signature _____

STATE OF TEXAS §
 COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared **JOSE DE LA CRUZ RODRIGUEZ JIMENEZ**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this ____ day of _____, 20__.

Notary Public in and for the State of Texas

WITNESS MY HAND THIS ____ DAY OF _____, 20__.

YASMINA IVETH JIMENEZ DE RODRIGUEZ

BY: _____ Date _____
 Signature _____

STATE OF TEXAS §
 COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared **YASMINA IVETH JIMENEZ DE RODRIGUEZ**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this ____ day of _____, 20__.

Notary Public in and for the State of Texas

- GENERAL NOTES**
- 1.) The purpose of this plat is to create one lot of record from an unplatted tract of land and to dedicate easements.
 - 2.) This property is located in **Zone "X" (Unshaded)** within Community Number 480786 as shown on F.E.M.A. Flood Insurance Rate Map Number 48121C0210G, effective April 18, 2011. The location of the Flood Zone is approximate. For additional information regarding Flood Zone designation, contact 1-(877) FEMA MAP.
 - 3.) The bearings and grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative Network, State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD '83).
 - 4.) Notice: Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and withholding of utilities and building permits.
 - 5.) All set property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
 - 6.) Water and Sanitary Sewer, are provided by the City of Sanger, PO Box 1729, Sanger, TX 76266, 940-458-2571. Electric Service is provided by Sanger Electric Utilities, 202 Railroad Ave., Sanger, TX 76266, 940-458-2064.
 - 7.) This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.
 - 8.) All common areas, drainage easements, and detention facilities will be owned and maintained by the HOA/POA. Any common area with in the City's right-of-way will require a facilities agreement, to be reviewed and approved by the City.
 - 9.) This plat does not alter or remove existing deed restrictions, if any, on this property.
 - 10.) Zoning District for this property is "RC" Regional Commercial.
 - 11.) All lots comply with the minimum size requirements of the zoning district.
 - 12.) Minimum finished floor elevations are at least 2 feet above the 100 year flood plain.

APPROVED AND ACCEPTED

CITY OF SANGER
 DENTON COUNTY, TEXAS

Chairman, Planning and Zoning Commission
 City of Sanger, Texas _____ Date _____

Mayor
 City of Sanger, Texas _____ Date _____

ATTEST:

City Secretary
 City of Sanger, Texas _____ Date _____

SURVEYOR
 Eagle Surveying, LLC
 Contact: Richard Spicer, Jr.
 222 S. Elm Street, Suite: 200
 Denton, TX 76201
 (940) 222-3009

OWNER
 Jose De La Cruz Rodriguez Jimenez &
 Yasmina Iveth Jimenez De Rodriguez
 8025 Jane Long Road
 Sanger, TX 76266
 (940) 297-9678

ENGINEER
 Gonzalez & Schneberg
 801 East Campbell Road, Suite 330
 Richardson, TX 75081
 (972) 516-8855

LEGEND

●	BOUNDARY MONUMENT (SUBJECT)
○	BOUNDARY MONUMENT (OTHERS)
POB	POINT OF BEGINNING
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
CIRS	1/2" IRON ROD SET WITH GREEN "EAGLE SURVEYING" CAP
RRF	RAILROAD SPIKE FOUND
MNS	MAG NAIL SET
VOL.	VOLUME
PG.	PAGE
DOC. NO.	DOCUMENT NUMBER
O.R.D.C.T.	OFFICIAL RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS, DENTON COUNTY, TEXAS

EAGLE SURVEYING

Eagle Surveying, LLC
 222 South Elm Street
 Suite: 200
 Denton, TX 76201
 940.222.3009
 www.eaglesurveying.com
 TX Firm # 10194177

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
 COUNTY OF DENTON §

I, **CALEB MCCANLIES**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Sanger, Denton County, Texas.

PRELIMINARY
 this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

Caleb McCanlies, R.P.L.S. # 7036

Date _____

STATE OF TEXAS §
 COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **CALEB MCCANLIES**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this ____ day of _____, 20__.

Notary Public in and for the State of Texas

FINAL PLAT
FAST ELECTRIC
ADDITION
LOT 1, BLOCK A

3.31 ACRES
 0.30 ACRES - RIGHT-OF-WAY DEDICATION
 HENRY TIERWESTER SURVEY, ABSTRACT NO. 1241,
 CITY OF SANGER, DENTON COUNTY, TEXAS

DATE OF PREPARATION: 11/24/2025

ENGINEERING PLANS FOR FOR FAST ELECTRIC ADDITION BLOCK A, LOT 1

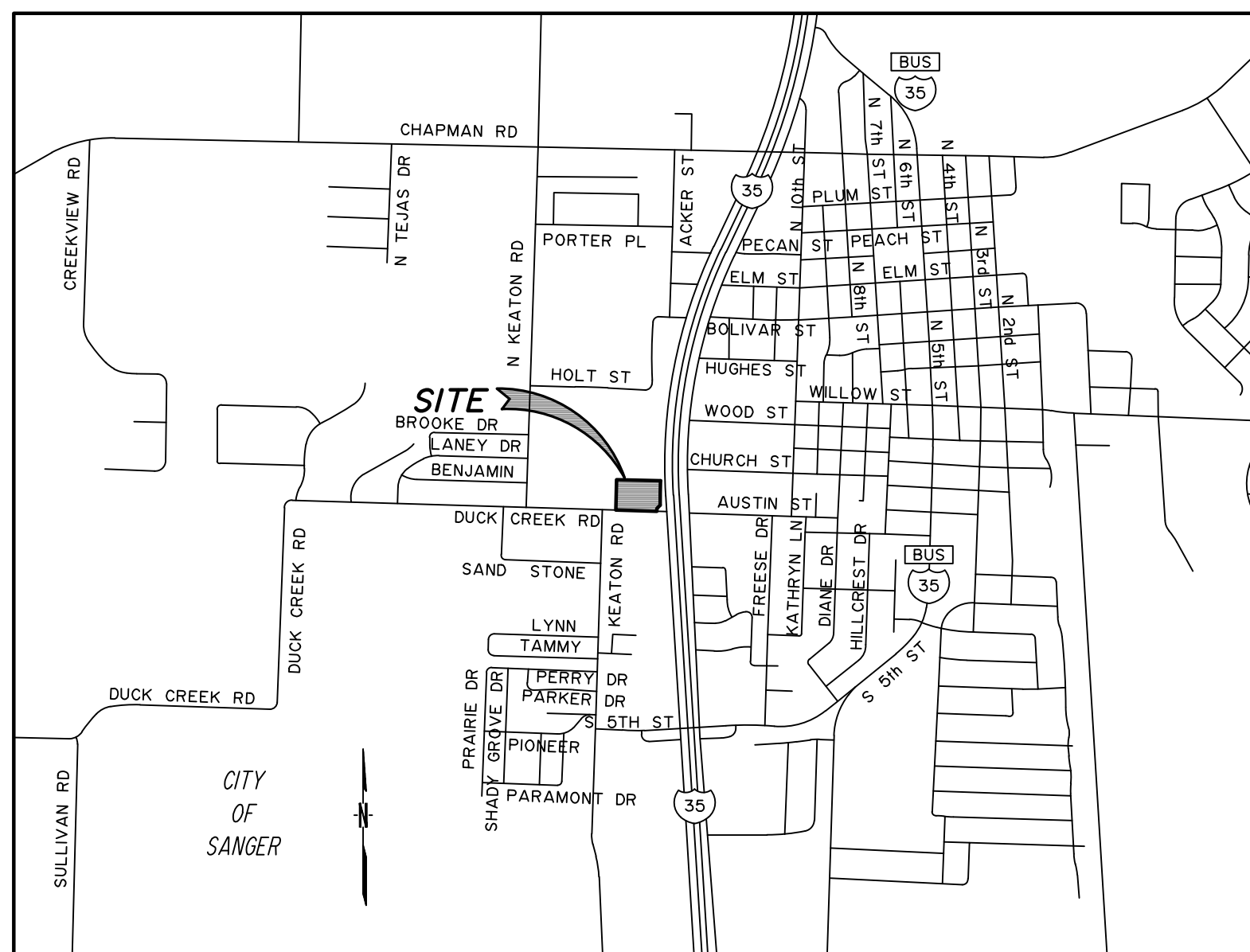
144,184 S.F. (3.310 ACRE) TRACT
CITY OF SANGER, DENTON COUNTY, TEXAS
CITY PROJECT NO. XXXX

Erin Storey
3.26.26
1st Review

1. txdot permit required for storm drain connection and other work in row
2. pond maintenance agreement is required
3. compliance review required

SHEET INDEX

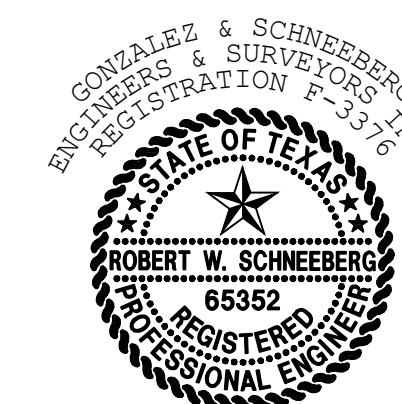
SHEET NO.	DESCRIPTION
C1	COVER SHEET
C02.01	GENERAL NOTES
C03.01	FINAL PLAT
C04.01	EXISTING CONDITION PLAN
C05.01	DIMENSIONAL CONTROL PLAN
C06.01	PAVING PLAN
C07.01	GRADING PLAN
C08.01	EXISTING DRAINAGE AREA MAP
C08.02	PROPOSED DRAINAGE AREA MAP
C09.01	OVERALL STORM SEWER PLAN
C09.02	STORM SEWER PROFILES
C09.03	DETENTION PLAN
C09.50	STORM SEWER DETAILS
C10.01	WATER PLAN
C10.50	WATER DETAILS
C11.01	WASTEWATER PLAN
C11.50	WASTEWATER DETAILS
C12.01	EROSION CONTROL PLAN
C12.50	EROSION CONTROL DETAILS



VICINITY MAP
NOT TO SCALE

MARCH 10, 2026

Robert W. Schneberg



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY ROBERT W. SCHNEBERG, P.E. 65352 ON 03/10/2026. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

APPLICANT/OWNER/DEVELOPER:

FAST ELECTRIC, LLC
ATTN: JOSE RODRIGUEZ J.
8025 JANE LONG RD
SANGER, TX 76266
(940) 315-0043

GONZALEZ & SCHNEEBERG, INC.
801 EAST CAMPBELL ROAD, SUITE 330
RICHARDSON, TEXAS 75081
(972) 516-8855 x102
ROBERT W. SCHNEEBERG, P.E.

THE DETAIL SHEETS SPECIFICALLY IDENTIFIED ABOVE HAVE BEEN SELECTED BY ME UNDER MY RESPONSIBLE SUPERVISION AS BEING APPLICABLE TO THIS PROJECT.

GONZALEZ & SCHNEEBERG
Engineering Firm No. F-3376
Surveying License No. 10075200
801 East Campbell Road
Suite 330, Richardson, Tx 75081

FAST ELECTRIC ADDITION
DENTON COUNTY, TEXAS

C1

P:\7875 - Fast Electric at the NW corner of Duck Creek and I-35 Sanger\7875 cover.dwg, 3/10/2026 12:02:39 PM, _DWG To PDF.pc3

GENERAL CONSTRUCTION NOTES:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION OR PRIOR TO MANUFACTURE OF PIPE. THE INFORMATION AND DATA SHOWN WITH RESPECT TO EXISTING UNDERGROUND FACILITIES AT OR CONTIGUOUS TO THE SITE IS APPROXIMATE AND BASED ON PHYSICAL APPURTENANCES OBSERVED IN THE FIELD. THE OWNER AND ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR THE COMPLETENESS OF ANY SUCH INFORMATION AND DATA; AND, THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA, FOR LOCATING ALL UNDERGROUND FACILITIES. FOR COORDINATION OF THE WORK WITH THE OWNERS OF SUCH UNDERGROUND FACILITIES DURING CONSTRUCTION, FOR THE SAFETY AND PROTECTION THEREOF, AND FOR REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK. THE COST OF ALL OF WHICH WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
 - CITY OF SANGER PUBLIC WORKS 1 940 458 2571
 - CALL BEFORE YOU DIG 8-1-1
 - (800) DIG TEST 1 800 344 8377
 - TEXAS ONE CALL SYSTEM 1 800 245 4545
 - LONGSTAR NOTIFICATION CENTER 1 800 669 8344
 - ONCOR 1 903 821 7029
 - AT&T 1 903 415 2028
 - ATMOS ENERGY 1 940 736 5187
 - COOKE COUNTY 1 940 668 5433
- THE CONTRACTOR SHALL COORDINATE WITH SANGER PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS PRIOR TO CUTTING OR CONNECTING TO EXISTING UTILITY LINES. PUBLIC WORKS DEPARTMENT PERSONNEL SHALL DETERMINE THE MOST APPROPRIATE TIME FOR THESE ACTIVITIES TO TAKE PLACE. THE CONTRACTOR SHALL CONTACT THE PUBLIC WORKS DIRECTOR AT (940)-458-2571 AT LEAST 48 HOURS PRIOR TO STARTING CONSTRUCTION.
- THE CONTRACTOR SHALL RE-ESTABLISH ANY PROPERTY MARKER, BENCHMARK, ETC. DISTURBED DURING CONSTRUCTION TO ITS ORIGINAL LOCATION AND ELEVATION.
- CONTRACTOR SHALL FIELD LOCATE EXISTING UTILITY LINES TO BE CONNECTED TO PRIOR TO COMMENCING WORK. IF DISCREPANCY EXISTS BETWEEN THE PLANS AND ACTUAL FIELD CONDITIONS THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND TxDOT IMMEDIATELY.
- CONTRACTOR SHALL VERIFY THE ELEVATION, CONFIGURATION AND ANGLATIONS OF EXISTING LINES PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE VERTICAL AND HORIZONTAL CONTROL SHOWN ON THE PLANS THROUGHOUT THE PROJECT.
- THE CONTRACTOR SHALL MAINTAIN A NEAT AND ACCURATE RECORD OF CONSTRUCTION FOR THE CITY'S RECORDS. THE CONTRACTOR SHALL PROVIDE THE CITY FULL SIZE REPRODUCIBLE MARKUPS THAT RECORD ALL CONSTRUCTION DEVIATING FROM THE PLANS AT SUBSTANTIAL COMPLETION.
- WHERE THE CONTRACTOR DESIRES TO MOVE EQUIPMENT NOT LICENSABLE FOR OPERATION ON PUBLIC HIGHWAYS OR ACROSS ANY PAVEMENT, HE SHALL PROTECT THE PAVEMENT FROM ALL DAMAGE.
- ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (N.C.T.C.O.G.) STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, FIFTH EDITION, EXCEPT WHERE MODIFIED IN THESE PLANS OR THE SPECIFICATION.
- ALL PHASES OF CONSTRUCTION MUST BE COORDINATED WITH THE CITY AND TxDOT.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR PERFORMING ALL CONSTRUCTION LAYOUTS FROM THE SITE LAYOUT CONTROL POINTS, AND FROM THE DIMENSIONS AND CENTERLINES SHOWN. THE CONTRACTOR MUST NOTIFY THE ENGINEER OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
- UNTIL THE WORK IS ACCEPTED BY THE CITY AND TxDOT, THE PROJECT SHALL BE UNDER THE CHARGE AND CUSTODY OF THE CONTRACTOR AND THE CONTRACTOR SHALL TAKE EVERY NECESSARY PRECAUTION AGAINST INJURY AND/OR DAMAGE TO THE WORK.
- CONTRACTOR SHALL IMMEDIATELY NOTIFY CITY INSPECTOR OF ANY DAMAGE OR CHANGED CONDITION CAUSED BY CONSTRUCTION ACTIVITIES THAT MAY RESULT IN COMPROMISED WATER QUALITY ENTERING THE DISTRIBUTION SYSTEM.
- CONTRACTOR SHALL TAKE SPECIAL PRECAUTIONS IN VICINITY OF ANY OVERHEAD ELECTRIC LINES. CONTRACTOR SHALL ABIDE BY NATIONAL ELECTRIC CODE AND ANY REQUIREMENT BY OWNER OF ELECTRIC LINE.
- ALL TESTING SHALL BE IN ACCORDANCE WITH THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (N.C.T.C.O.G.) STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, FIFTH EDITION.
- ALL PAVING DIMENSIONS ARE TO EDGE OF PAVEMENT AND/OR FACE OF UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL PROTECT ALL FRANCHISE UTILITIES (INCLUDING POWER POLES, TELEPHONE RISERS, ETC.) DURING ALL CONSTRUCTION PHASES. THE CONTRACTOR SHALL PROTECT AND SALVAGE ALL EXISTING CITY UTILITIES IN ACCORDANCE WITH CITY REQUIREMENTS AND PROVIDE TO THE CITY (IF REMAINING).
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING FENCING ALONG THE PROJECT.
- CONTRACTOR TO COVER ANY OPEN EXCAVATION WITH STEEL PLATE AT THE COMPLETION OF WORK EACH DAY UNLESS OTHERWISE DIRECTED BY THE ENGINEER. STEEL PLATES ARE NOT TO BE USED IN LOCATIONS WHERE PAVEMENT IS OUT AND RESTORED.
- SUBMIT MANUFACTURER'S INFORMATION PRIOR TO PURCHASING MATERIALS.
- PROVIDE AS-BUILTS WITH X,Y,Z COORDINATES AT END POINTS OF LINES AND AT EACH BEND, FITTING, OR APPURTENANCE.

WATER LINE NOTES

- THE CONTRACTOR SHALL VERIFY THE ELEVATION OF ALL UTILITY CROSSINGS PRIOR TO THE INSTALLATION OF ANY PIPE.
- THE CONTRACTOR SHALL MAINTAIN WATER SERVICE TO ALL CUSTOMERS THROUGHOUT CONSTRUCTION, BY USE OF TEMPORARY METHODS APPROVED BY THE OWNER. THIS WORK SHALL BE CONSIDERED SUBSIDIARY TO THE WATERLINE BY OPEN CUT BID ITEMS AND CONNECTION TO EXISTING WATERLINE BID ITEM.
- CONTRACTOR SHALL INSTALL STANDARD BENDS AT LOCATIONS SHOWN. ALL NON-STANDARD VERTICAL AND HORIZONTAL BENDS SHALL BE INSTALLED USING STANDARD BENDS AND 50% OF THE MAXIMUM ALLOWABLE JOINT DEFLECTIONS AND MINIMUM RADIUS AS RECOMMENDED BY THE PIPE MANUFACTURER.
- ALL WATER LINES SHALL BE PVC (AWWA C-900 DR-18) AS DEFINED IN THE SPECIFICATIONS UNLESS OTHERWISE NOTED. ALL MATERIAL TYPES SHALL CONFORM TO AMERICAN WATERWORKS ASSOCIATION, APPLICABLE LOCAL REQUIREMENTS, AND 30 TAC 290.44(a).
- ALL TEES, BENDS, REDUCERS, AND PLUGS SHALL BE MECHANICALLY RESTRAINED AND BLOCKED. MECHANICAL RESTRAINT SHALL BE BY EBAA MEGALUG FOR PVC PIPE OR APPROVED EQUAL.
- ALL VALVES, FIRE HYDRANTS, FITTINGS, AND OTHER METAL APPURTENANCES LOCATED BELOW GROUND SHALL BE POLYETHYLENE-ENCASED IN ACCORDANCE WITH AWWA C-509.
- WATER PIPE SHALL HAVE A MINIMUM OF 48 INCHES OF COVER (UNLESS NOTED OTHERWISE).
- CONCRETE THRUST BLOCKING SHALL BE USED AT ALL HORIZONTAL AND VERTICAL BENDS, TEES, AND WYES.
- THE CONTRACTOR SHALL INSTALL A FULL JOINT OF PIPE ON BOTH SIDES OF ALL FITTINGS WHERE POSSIBLE.
- CONTRACTOR SHALL INSTALL DETECTABLE WARNING TAPE A MINIMUM OF 12" ABOVE WATER LINES. DETECTABLE WARNING TAPE SHALL BE INCLUDED IN THE PRICE OF THE WATER PIPE. NO SEPARATE PAYMENT WILL BE MADE FOR THIS ITEM.
- WHERE THE CONTRACTOR CROSSES AN EXISTING, NON-PRESSURE RATED WASTEWATER MAIN OR LATERAL, WITH THE NEW POTABLE WATER LINE PIPE, ONE SEGMENT OF THE WATER LINE PIPE SHALL BE CENTERED OVER THE WASTEWATER MAIN OR LATERAL SUCH THAT THE JOINTS OF THE WATER LINE PIPE ARE EQUIDISTANT AND AT LEAST NINE FEET HORIZONTALLY FROM THE CENTERLINE OF THE WASTEWATER MAIN OR LATERAL. THE POTABLE WATER LINE SHALL BE AT LEAST TWO FEET ABOVE THE WASTEWATER MAIN OR LATERAL. WHENEVER POSSIBLE, THE CROSSING SHALL BE CENTERED BETWEEN THE JOINTS OF THE WASTEWATER MAIN OR LATERAL. IF THE EXISTING WASTEWATER MAIN OR LATERAL IS DISTURBED OR SHOWS SIGNS OF LEAKING, IT SHALL BE REPLACED FOR AT LEAST NINE FEET IN BOTH DIRECTIONS (18 FEET TOTAL) WITH AT LEAST 150 PSI PRESSURE RATED PIPE. NO SEPARATE PAY ITEM WILL BE MADE FOR THESE ITEMS.
- CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE AWWA, TCEQ AND ASTM STANDARDS FOR CONNECTIONS TO EXISTING ASBESTOS CEMENT PIPES.
- ALL EXISTING FIRE HYDRANTS SHALL BE SALVAGED AND RETURNED TO THE CITY OF SANGER PUBLIC WORKS FACILITY.

WATER LINE CONNECTION NOTES

- NOTIFY CITY OF SANGER A MINIMUM OF 48 HOURS PRIOR TO ANY PLANNED CONNECTIONS TO EXISTING WATERLINES.
- CONTRACTOR IS RESPONSIBLE FOR SHUTDOWN AND ISOLATION OF EXISTING MAINS; CUTTING PIPE FOR CONNECTION; DEWATERING THE EXCAVATION; CUSTOMER NOTIFICATION OF SHUTDOWNS; AND ALL OTHER REQUIREMENTS AS DIRECTED BY ENGINEER OR INSPECTOR TO PROVIDE COMPLETION IN A SAFE AND SECURE MANNER. ALL TIE-INS SHALL BE DONE AFTER NORMAL WORKING HOURS (8AM - 5PM). DURING CONSTRUCTION, THE PLANNED SHUTDOWNS SHALL BE COORDINATED THROUGH AND APPROVED BY THE CITY OF SANGER AT A TIME WHICH WILL BE LEAST INCONVENIENT TO THE CUSTOMERS. NO ADDITIONAL COMPENSATION FOR TIE-INS ACCOMPLISHED AFTER NORMAL WORKING HOURS.

SANITARY SEWER NOTES

- SANITARY SEWER SERVICE SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AT ALL TIMES. THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER AND OWNER A PLAN PRIOR TO CONSTRUCTION FOR APPROVAL FOR MAINTAINING SANITARY SEWER SERVICE. THE COST FOR MAINTAINING SEWER SERVICE AND ANY ASSOCIATED BYPASS PUMPING SHALL BE CONSIDERED SUBSIDIARY TO THE COST OF THE SANITARY SEWER PIPE INSTALLATION.
- SANITARY SEWER PIPE SHALL BE SDR-35, IN ACCORDANCE WITH N.C.T.C.O.G. TECHNICAL SPECIFICATION 501.17 EXCEPT WHERE OTHERWISE NOTED ON THE PLANS.
- ALL SANITARY SEWER MANHOLES SHALL BE CONSTRUCTED TO THE GRADES SHOWN ON THE PLANS.
- ALL SANITARY SEWER MANHOLE COVERS SHALL BE PROVIDED WITH PICK SLOTS. NO PICK HOLE COVERS WILL BE ACCEPTED.
- WHEN INSTALLED IN UNPAVED AREAS, PROPOSED MANHOLE RIMS SHALL BE 6-INCHES ABOVE FINISH GROUND SURFACES, UNLESS OTHERWISE INDICATED ON THE PLANS. MANHOLES INSTALLED IN EXISTING PAVEMENT SHALL MATCH EXISTING PAVEMENT ELEVATION. MANHOLES INSTALLED IN PROPOSED PAVEMENT SHALL MATCH PROPOSED PAVEMENT ELEVATION.
- SANITARY SEWER TESTING SHALL BE IN ACCORDANCE WITH N.C.T.C.O.G. TECHNICAL SPECIFICATION ITEM 507.5 FOR TESTING AND INSPECTIONS.
- SEWER LINES SHALL BE CONSTRUCTED PER TEXAS ADMINISTRATIVE CODE, CHAPTER 217, "DESIGN CRITERIA FOR SEWERAGE SYSTEMS."
- ALL SANITARY SEWER LINES SHALL BE INSTALLED WITH A MINIMUM COVER OF 4 FEET UNLESS OTHERWISE SPECIFIED.
- ABANDONMENT OF EXISTING SANITARY SEWER LINES AND MANHOLES SHALL CONSIST OF THE WORK, LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO LOCATE, CUT, AND PLUG THE EXISTING SANITARY SEWER LINE AND COLLAPSE THE CONE SECTION OF THE MANHOLE AT THE LOCATIONS IDENTIFIED ON THE PLANS AND IN ACCORDANCE WITH THE REFERENCED DETAIL.

UTILITY NOTES:

- THE LOCATION OF ALL WATER, SANITARY SEWER, TELEPHONE, FIBER-OPTIC, GAS, ELECTRIC AND CABLE TELEVISION UTILITIES AS SHOWN ON THE PLANS ARE APPROXIMATE AND HAVE BEEN DERIVED FROM PUBLIC RECORD DOCUMENTS BURIED UTILITY LINES AND INFRASTRUCTURE MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. ACCURATE LOCATIONS AND SIZES OF BURIED UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION AFTER CONSULTATION WITH THE RESPECTIVE UTILITY OWNERS OR PROPERTY OWNERS.
- THE CONTRACTOR SHALL VERIFY THAT NECESSARY CROSSING CLEARANCES BETWEEN EXISTING AND PROPOSED UTILITIES EXIST PRIOR TO CONSTRUCTION OF ANY SUCH CROSSINGS.
- THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND AND OVERHEAD FACILITIES AND BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO THEM. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT MANAGER AT ONCE OF ANY CONFLICTS WITH PROPOSED CONSTRUCTION.
- THE CONTRACTOR SHALL CONTACT 811 AND THE UTILITY COMPANIES, AS WELL AS ANY OTHER UTILITY COMPANY WITH UTILITY LINES ENCOUNTERED IN THE FIELD, WHETHER THE UTILITY LINES ARE SHOWN IN THE PLANS OR NOT, AT LEAST 48 HOURS PRIOR TO EXCAVATING.
- THERE MAY HAVE BEEN UTILITY IMPROVEMENTS WITHIN THE PROJECT LIMITS AFTER SURVEY WAS COMPLETED. CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY IF THERE ARE EXISTING UTILITY CONFLICTS NOT SHOWN ON THE PLANS.

EROSION CONTROL:

- THE CONTRACTOR SHALL PREPARE, IMPLEMENT, AND MAINTAIN AN EROSION CONTROL PLAN AND THE ASSOCIATED EROSION CONTROL MEASURES IN ACCORDANCE WITH THE GUIDELINES CONTAINED IN THESE PLANS.
- IN THE EVENT THAT SIGNIFICANT EROSION OCCURS AS A RESULT OF CONSTRUCTION THE CONTRACTOR SHALL RESTORE ALL AFFECTED AREAS TO ORIGINAL CONDITION.
- THE CONTRACTOR IS RESPONSIBLE FOR KEEPING STREETS AND SIDEWALKS ADJACENT TO THE PROJECT FREE OF MUD AND DEBRIS FROM THE CONSTRUCTION. CONTRACTOR SHALL IMMEDIATELY CLEAN STREETS AND CORRECT EROSION CONTROLS ON SITE TO PREVENT ADDITIONAL RELEASES OF MUD OR DELETERIOUS MATERIALS ONTO PUBLIC ROADWAYS OR PRIVATE PROPERTY.

HAULING EQUIPMENT:

- THE USE OF RUBBER-TIRED EQUIPMENT WILL BE REQUIRED FOR MOVING DIRT OR OTHER MATERIALS ALONG OR ACROSS PAVED SURFACES. WHERE THE CONTRACTOR DESIRES TO MOVE ANY EQUIPMENT NOT LICENSED FOR OPERATION ON PUBLIC HIGHWAYS, ON OR ACROSS PAVEMENT, THEY SHALL PROTECT THE PAVEMENT FROM DAMAGE AS DIRECTED/APPROVED BY THE PROJECT MANAGER.
- THROUGHOUT CONSTRUCTION OPERATIONS, THE CONTRACTOR WILL BE REQUIRED TO CONDUCT THEIR HAULING OPERATIONS IN A MANNER SUCH THAT VEHICLES WILL NOT HAUL OVER PREVIOUSLY RECOMPACTED SUBGRADE OR COMPACTED BASE MATERIAL EXCEPT IN SHORT SECTIONS FOR DUMPING MANIPULATIONS.

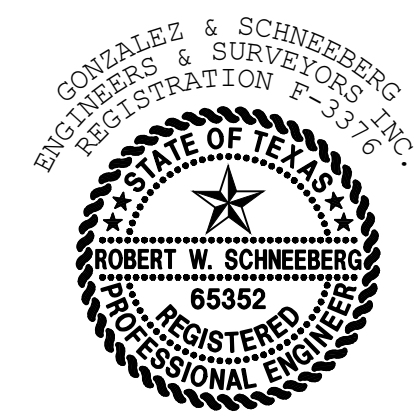
should this be denton county?

latest edition is the 5th edition

5th edition/latest edition

Sanger

Robert W. Schneeberg



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY ROBERT W. SCHNEEBERG, P.E. 65352 ON 03/10/2026. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

C02.01

APPLICANT/OWNER/DEVELOPER:
 FAST ELECTRIC, LLC
 ATTN: JOSE RODRIGUEZ J.
 8025 JANE LONG RD
 SANGER, TX 76266
 (940) 315-0043

ENGINEER/SURVEYOR:
 ROBERT W. SCHNEEBERG, P.E., R.P.L.S.
 GONZALEZ & SCHNEEBERG, INC.
 801 EAST CAMPBELL ROAD, SUITE 330
 RICHARDSON, TEXAS 75081
 (972) 516-8855

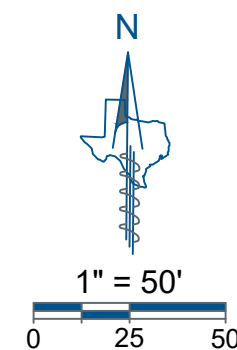
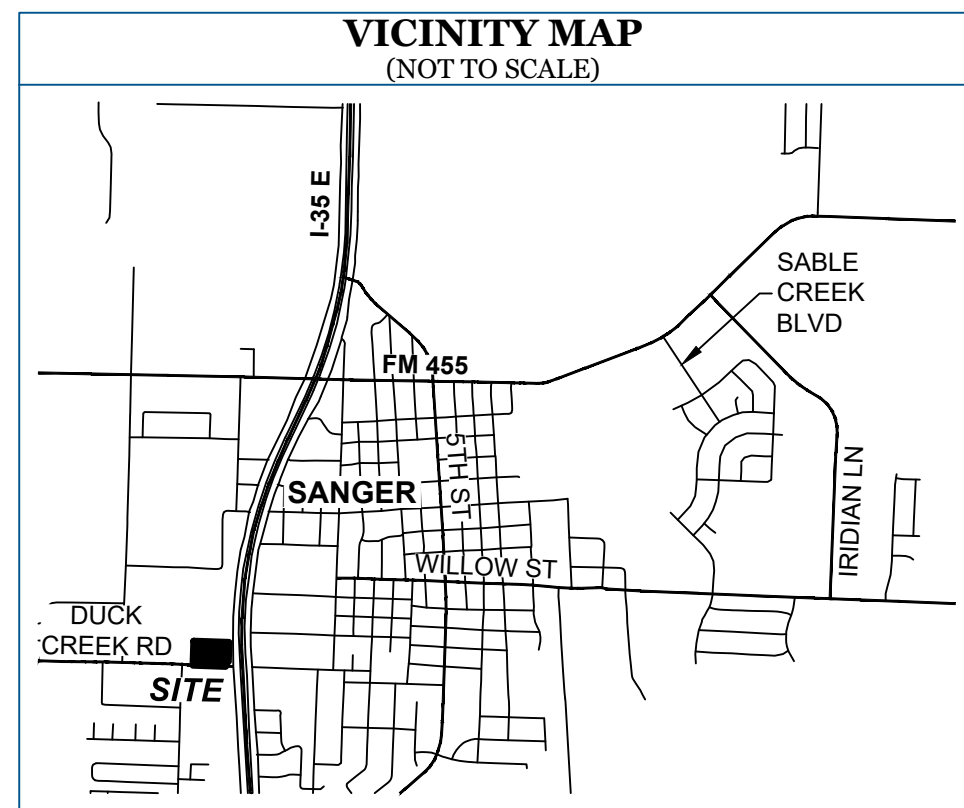
GONZALEZ & SCHNEEBERG
 Engineering Firm No. F-3376
 Surveying License No. 100752-00
 801 East Campbell Road, Suite 330
 Richardson, Texas 75081

PROJ. NO. 7875-25-10-21 DWG. NO. 7875 general notes.dwg
Gonzalez & Schneeberg 801 East Campbell Road
 engineers ■ surveyors Suite 330, Richardson, Texas 75081
 ENGINEERING FIRM NO. F-3376 SURVEYING LICENSE NO. 100752-00 (972) 516-8855

GENERAL NOTES
 FAST ELECTRIC
 LOT 1, BLOCK A
 SANGER, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
GSES	GSES	MARCH 2026	1:1			###

NO.	DATE	REVISION



LINE	BEARING	DISTANCE
L1	S 47°17'15" W	49.77'
L2	S 00°00'00" E	30.30'
L3	N 87°44'51" W	18.84'
L4	N 88°26'00" W	99.78'
L5	N 01°34'00" E	15.00'
L6	S 88°26'00" E	99.74'
L7	N 87°49'20" W	33.64'
L8	N 02°10'40" E	88.23'
L9	N 02°10'40" E	92.02'
L10	S 87°49'20" E	93.25'
L11	S 02°10'40" W	93.25'
L12	N 87°49'20" W	93.20'
L13	S 02°10'40" W	32.63'
L14	N 87°49'20" W	93.25'
L15	N 02°10'40" E	93.25'
L16	S 87°49'20" E	93.25'
L17	S 02°10'40" W	93.25'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	9975.00'	251.95'	1°26'50"	S 01°49'22" W	251.94'
C2	3822.68'	15.00'	0°13'29"	S 01°24'39" W	15.00'
C3	30.00'	10.14'	19°22'21"	N 11°51'50" E	10.10'
C4	50.00'	15.88'	18°11'42"	N 11°16'31" E	15.81'
C5	50.00'	15.88'	18°11'42"	N 11°16'31" E	15.81'
C6	55.00'	86.39'	90°00'00"	N 47°10'40" E	77.78'
C7	55.00'	86.39'	90°00'00"	S 42°49'20" W	77.78'
C8	55.00'	86.39'	90°00'00"	S 47°10'40" W	77.78'
C9	30.08'	47.13'	89°46'09"	S 47°13'54" W	42.45'
C10	30.08'	10.80'	20°34'11"	S 08°15'24" W	10.74'
C11	30.00'	47.12'	90°00'00"	N 42°49'20" E	42.43'
C12	30.00'	47.12'	90°00'00"	N 47°10'40" E	42.43'
C13	30.00'	47.12'	90°00'00"	S 42°49'20" E	42.43'
C14	30.00'	47.12'	90°00'00"	S 47°10'40" W	42.43'

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, I(we), **JOSE DE LA CRUZ RODRIGUEZ JIMENEZ** and **YASMINA IVETH JIMENEZ DE RODRIGUEZ**, are the owners of 3.31 acres of land out of the Henry Tierwester Survey, Abstract Number 1241, situated in the City of Sanger, Denton County, Texas, being all of a called 3.29 acre tract of land conveyed to Jose de la Cruz Rodriguez Jimenez and Yasmina Iveth Jimenez de Rodriguez by Warranty Deed of record in Document Number 2024-92236 of the Official Records of Denton County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a mag nail set in Duck Creek Road at the southeast corner of a right-of-way dedication by Powell Addition, a subdivision of record in Document Number 2023-392 of the Plat Records of Denton County, Texas, also being the southwest corner of said 3.29 acre tract and hereof;

THENCE, N01°57'11"E, leaving Duck Creek Road, along the west line of said 3.29 acre tract, in part being the common east line of said right-of-way dedication, and in part being the common east line of Lot 1R, Block 1 of said Powell Addition, a distance of 315.91 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the south line of Lot 1, Block A of Heaths Hollow Subdivision, a subdivision of record in Document Number 2020-140 of said Plat Records, being the northeast corner of said Lot 1R, also being the northwest corner of said 3.29 acre tract and hereof, from which a 1/2 inch iron rod found at the southwest corner of said Lot 1 bears N88°00'03"W, a distance of 82.63 feet, and from said southwest corner of Lot 1 a railroad spike found at the northwest corner of said Lot 1, being the common north line of said 3.29 acre tract, a distance of 459.91 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the west right-of-way line of Interstate Highway 35 (U.S. Highway 77; right-of-way width varies) and the centerline of said Interstate Highway 35, the common west line of said Parcel 66, and the common east line of said 3.29 acre tract, the

Show the drainage easement related to the pond. A perpetual, non-exclusive drainage easement and maintenance agreement shall be granted for all detention/retention facilities, regardless of size or ownership configuration.

show MFFE on plat, must be min 1' above pond WSE.

The maintenance agreement shall clearly define the responsibilities of all parties involved in the ongoing upkeep of the detention/retention facilities. This shall include provisions for routine maintenance tasks

of said Lot 1, being the common north line of said 3.29 acre tract, a distance of 459.91 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the west right-of-way line of Interstate Highway 35 (U.S. Highway 77; right-of-way width varies) and the centerline of said Interstate Highway 35, the common west line of said Parcel 66, and the common east line of said 3.29 acre tract, the

t, having a radius of 9,975.00 feet, a chord bearing of S01°49'22"W, a chord length of 251.94 feet, a delta angle of 1°26'50" to a point from which a 5/8 inch iron rod found bears S44°25'57"W, a distance of 0.47 feet;

t to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found;

mag nail set at the intersection of Duck Creek Road and the west right-of-way line of Interstate Highway 35, being the iso being the southeast corner of said 3.29 acre tract and hereof;

Road and the south line of said 3.29 acre tract, a distance of 426.12 feet to the **POINT OF BEGINNING**, and containing of land, more or less.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT, **JOSE DE LA CRUZ RODRIGUEZ JIMENEZ** and **YASMINA IVETH JIMENEZ DE RODRIGUEZ**, acting herein by and through their duly authorized officer(s) do hereby adopt this plat designating hereinabove described property as **FAST ELECTRIC ADDITION, LOT 1, BLOCK A**, an addition to the City of Sanger, Texas, and do hereby dedicate to 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__.

JOSE DE LA CRUZ RODRIGUEZ JIMENEZ

BY: _____ Signature _____ Date _____

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared **JOSE DE LA CRUZ RODRIGUEZ JIMENEZ**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this ____ day of _____, 20__.

Notary Public in and for the State of Texas

WITNESS MY HAND THIS ____ DAY OF _____, 20__.

YASMINA IVETH JIMENEZ DE RODRIGUEZ

BY: _____ Signature _____ Date _____

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared **YASMINA IVETH JIMENEZ DE RODRIGUEZ**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this ____ day of _____, 20__.

Notary Public in and for the State of Texas

GENERAL NOTES

- The purpose of this plat is to create one lot of record from an unplatted tract of land and to dedicate easements.
- This property is located in **Zone "X" (Unshaded)** within Community Number 480786 as shown on F.E.M.A. Flood Insurance Rate Map Number 48121C0210G, effective April 18, 2011. The location of the Flood Zone is approximate. For additional information regarding Flood Zone designation, contact 1-(877) FEMA MAP.
- The bearings and grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative Network, State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD '83).
- Notice: Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and withholding of utilities and building permits.
- All set property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- Water and Sanitary Sewer, are provided by the City of Sanger, PO Box 1729, Sanger, TX 76266, 940-458-2571. Electric Service is provided by Sanger Electric Utilities, 202 Railroad Ave., Sanger, TX 76266, 940-458-2064.
- 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/POA. Any common area with in the City's right-of-way will require a facilities agreement, to be reviewed and approved by the City.
- This plat does not alter or remove existing deed restrictions, if any, on this property.
- Zoning District for this property is "RC" Regional Commercial.
- All lots comply with the minimum size requirements of the zoning district.
- Minimum finished floor elevations are at least 2 feet above the 100 year flood plain.

APPROVED AND ACCEPTED

CITY OF SANGER
DENTON COUNTY, TEXAS

Chairman, Planning and Zoning Commission
City of Sanger, Texas _____ Date _____

Mayor
City of Sanger, Texas _____ Date _____

ATTEST:

City Secretary
City of Sanger, Texas _____ Date _____

SURVEYOR
Eagle Surveying, LLC
Contact: Richard Spicer, Jr.
222 S. Elm Street, Suite: 200
Denton, TX 76201
(940) 222-3009

OWNER
Jose De La Cruz Rodriguez Jimenez &
Yasmina Iveth Jimenez De Rodriguez
8025 Jane Long Road
Sanger, TX 76266
(940) 297-9678

ENGINEER
Gonzalez & Schneeberg
801 East Campbell Road, Suite 330
Richardson, TX 75081
(972) 516-8855

LEGEND	
●	BOUNDARY MONUMENT (SUBJECT)
○	BOUNDARY MONUMENT (OTHERS)
POB	POINT OF BEGINNING
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
CIRS	1/2" IRON ROD SET WITH GREEN "EAGLE SURVEYING" CAP
RRF	RAILROAD SPIKE FOUND
MNS	MAG NAIL SET
VOL.	VOLUME
PG.	PAGE
DOC. NO.	DOCUMENT NUMBER
O.R.D.C.T.	OFFICIAL RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS, DENTON COUNTY, TEXAS

EAGLE SURVEYING
Eagle Surveying, LLC
222 South Elm Street
Suite: 200
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, **CALEB MCCANLIES**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Sanger, Denton County, Texas.

PRELIMINARY
this document shall not be recorded for any purpose and shall not be used or relied or relied upon as a final survey document

Caleb McCanlies, R.P.L.S. # 7036

Date _____

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **CALEB MCCANLIES**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

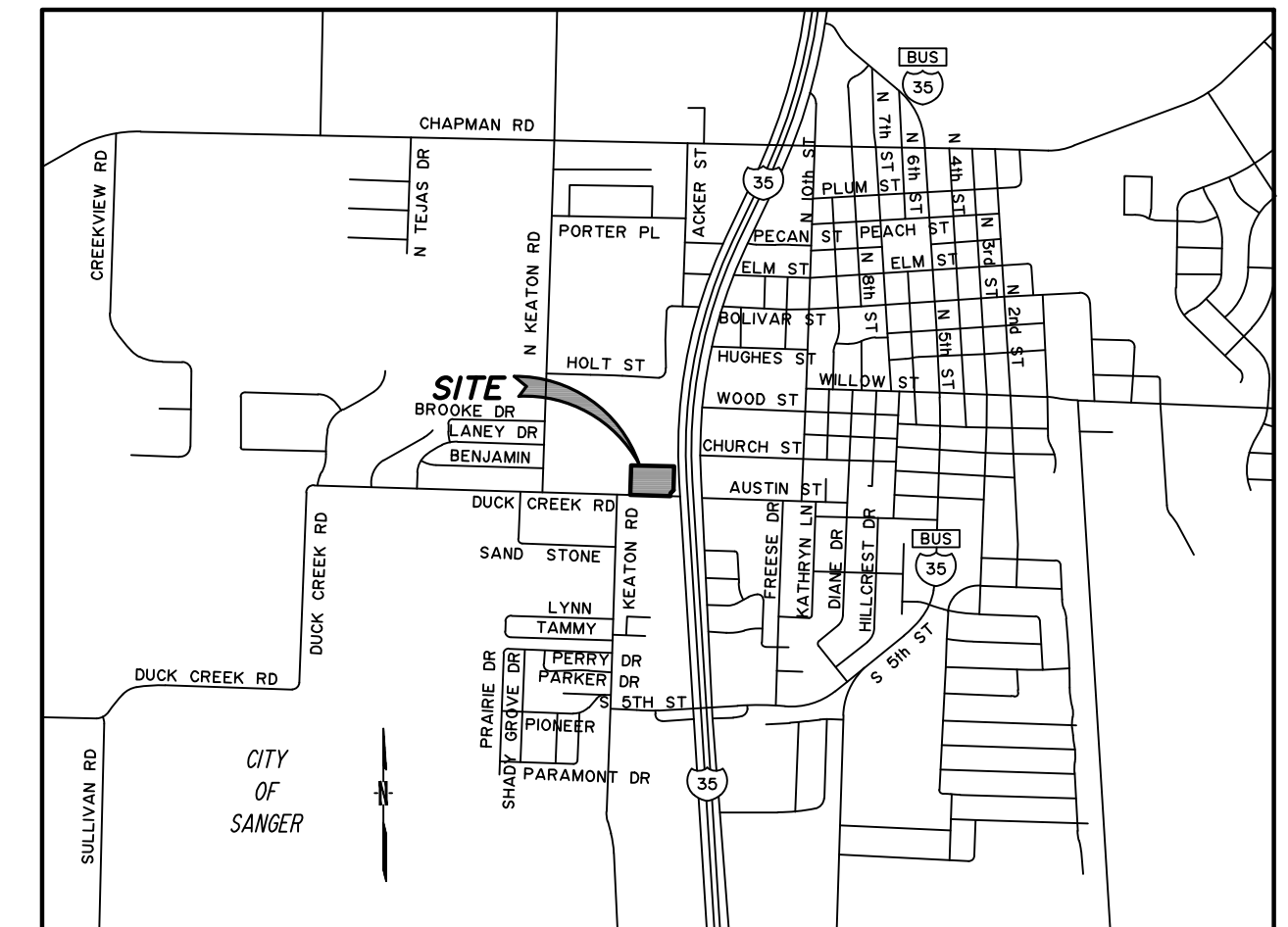
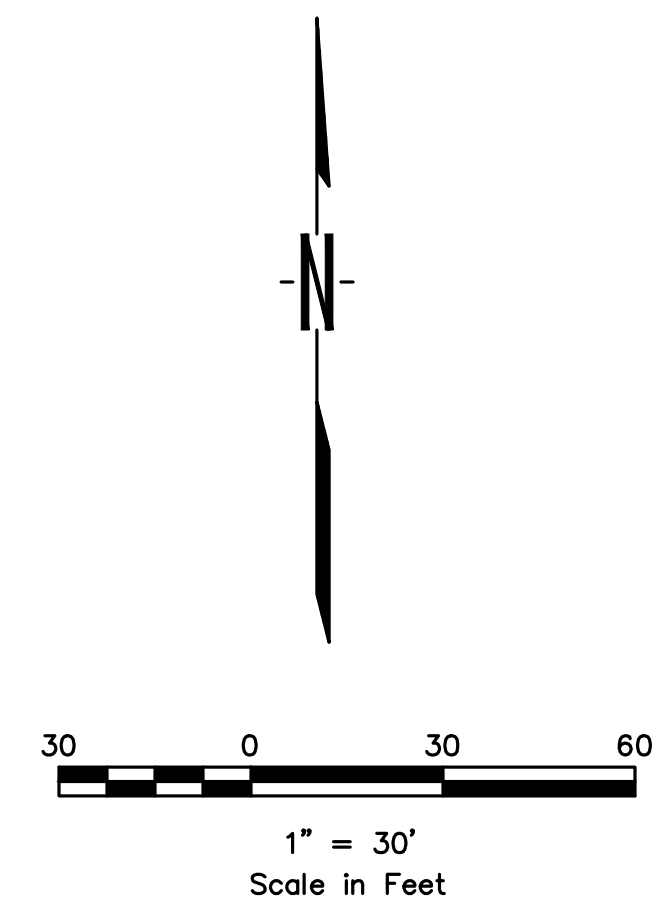
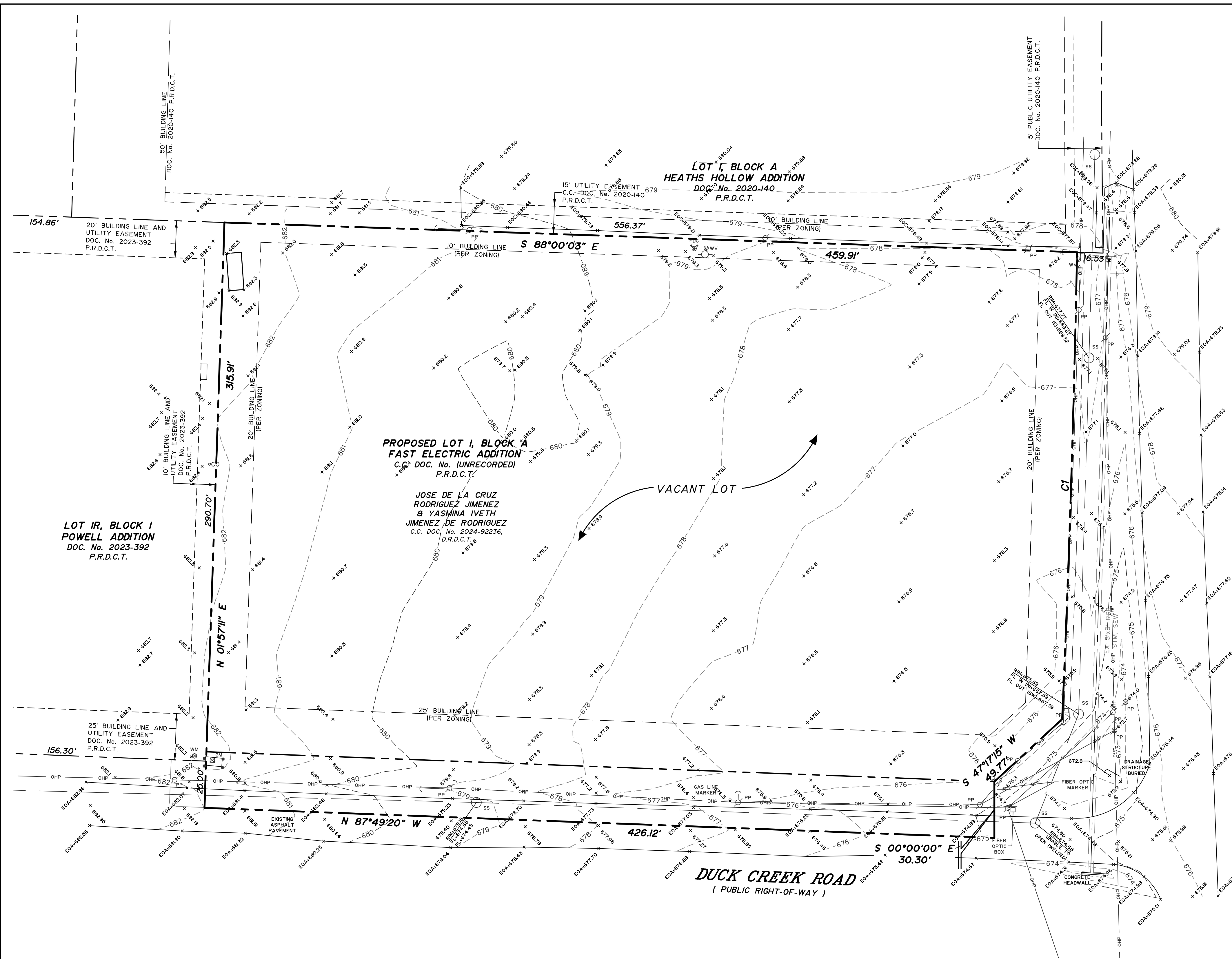
GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this ____ day of _____, 20__.

Notary Public in and for the State of Texas

FINAL PLAT
FAST ELECTRIC
ADDITION
LOT 1, BLOCK A

3.31 ACRES
0.30 ACRES - RIGHT-OF-WAY DEDICATION
HENRY TIERWESTER SURVEY, ABSTRACT NO. 1241,
CITY OF SANGER, DENTON COUNTY, TEXAS

DATE OF PREPARATION: 11/24/2025



VICINITY MAP
NTS

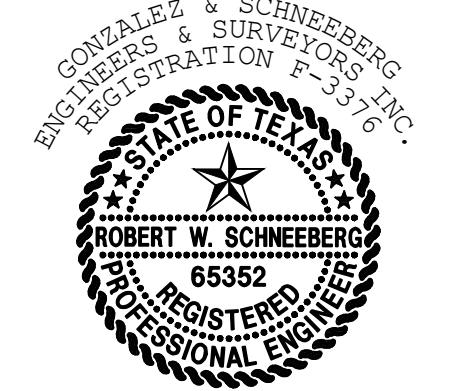
CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	CH. BEARING
C1	001°26'50"	9975.00'	125.98'	251.95'	251.94'	S 01°49'22" W

- LEGEND
- ⊙PP POWER POLE
 - ⊙WV WATER VALVE
 - ⊙WM WATER METER
 - ⊙MS METAL SIGN
 - ⊙FH FIRE HYDRANT
 - ⊙PPA POWER POLE ANCHOR
 - ⊙CO CLEANOUT
 - ⊙SS SANITARY SEWER MANHOLE
 - OHP— OVERHEAD POWER LINE
 - ⊙GM GAS METER

INTERSTATE HIGHWAY 35
(U.S. HIGHWAY 77)
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

Robert W. Schneeberg



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY ROBERT W. SCHNEEBERG, P.E. 65352 ON 03/10/2026. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

BENCHMARKS:

BM No. 1
"X" CUT SET ON CONCRETE SIDEWALK APPROXIMATELY 4.6' NORTH AND 11' WEST OF THE SOUTHEAST SIDEWALK CORNER LOCATED THAT THE NORTHEAST PROPERTY CORNER.
ELEV.: 677.82

BM No. 2
RAIL ROAD SPIKE FOUND ON SOUTHEAST SIDE OF THE EAST POWER POLE LOCATED AT THE SOUTHWEST CORNER OF PROPERTY CORNER CLIP.
ELEV.: 675.79

APPLICANT/OWNER/DEVELOPER:
FAST ELECTRIC, LLC
ATTN: JOSE RODRIGUEZ J.
8025 JANE LONG RD
SANGER, TX 76266
(940) 315-0043

ENGINEER/SURVEYOR:
ROBERT W. SCHNEEBERG, P.E., R.P.L.S.
GONZALEZ & SCHNEEBERG, INC.
801 EAST CAMPBELL ROAD, SUITE 330
RICHARDSON, TEXAS 75081
(972) 516-8855

GONZALEZ & SCHNEEBERG
Engineering Firm No. F-3376
Surveying License No. 100752-00
801 East Campbell Road, Suite 330
Richardson, Texas 75081

C04.01

PROJ. NO. 7875-25-10-21 DWG. NO. 7875 existing condition.dwg

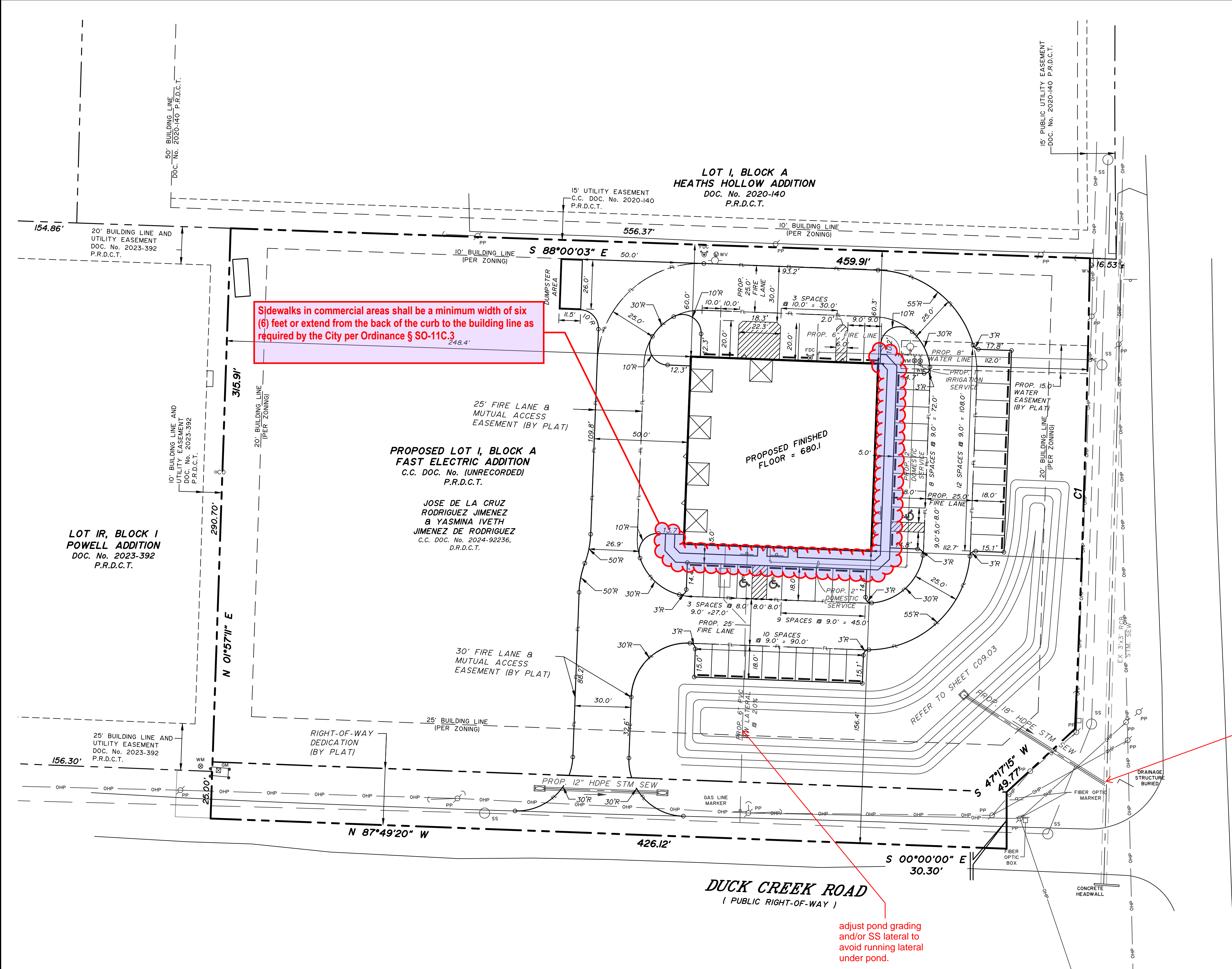
Gonzalez & Schneeberg 801 East Campbell Road
engineers & surveyors Suite 330, Richardson, Texas 75081
ENGINEERING FIRM NO. F-3376 SURVEYING LICENSE NO. 100752-00 (972) 516-8855

EXISTING CONDITIONS

FAST ELECTRIC
LOT 1, BLOCK A
SANGER, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
GSES	GSES	MARCH 2026	1:80			###

NO.	DATE	REVISION

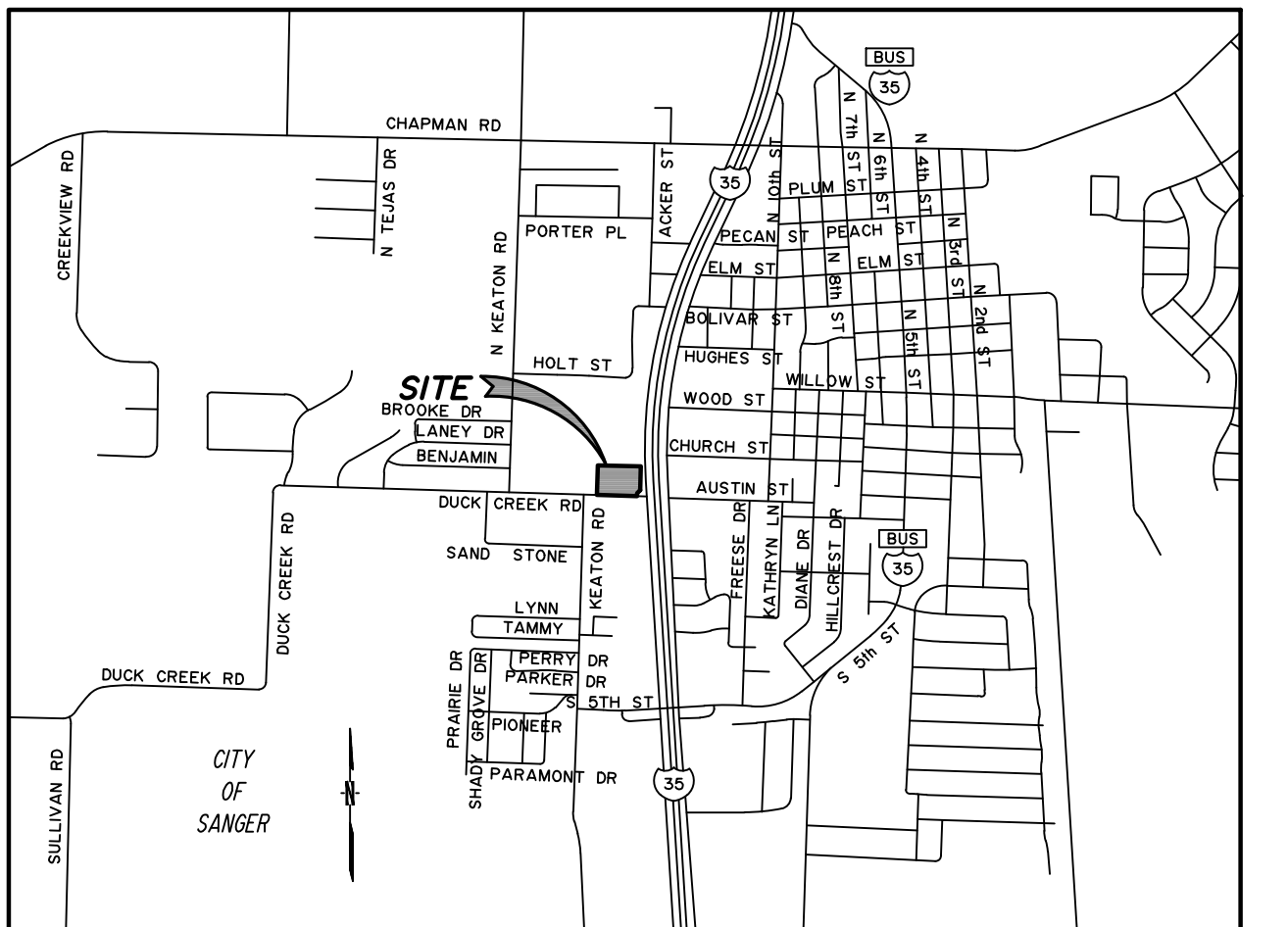
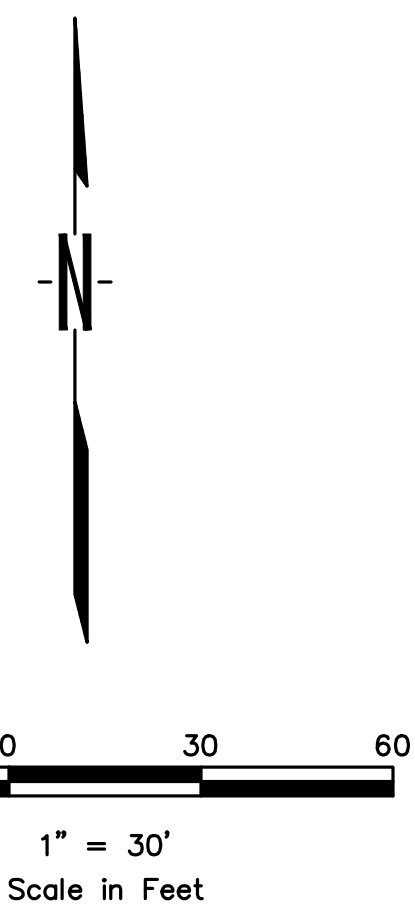


Sidewalks in commercial areas shall be a minimum width of six (6) feet or extend from the back of the curb to the building line as required by the City per Ordinance § 50-11C.3

INTERSTATE HIGHWAY 35
(U.S. HIGHWAY 77)
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

need to dot permission, provide copy of permit when issued

adjust pond grading and/or SS lateral to avoid running lateral under pond.

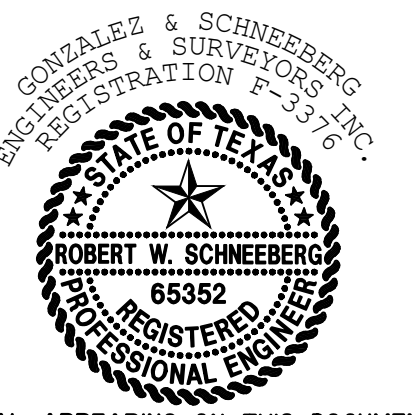


CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	CH. BEARING
C1	001°26'50"	9975.00'	125.98'	251.95'	251.94'	S 01°49'22" W

- LEGEND**
- ⊙ PP POWER POLE
 - ⊙ WV WATER VALVE
 - ⊙ WM WATER METER
 - ⊙ MS METAL SIGN
 - ⊙ FH FIRE HYDRANT
 - ⊙ PA POWER POLE ANCHOR
 - ⊙ CO CLEANOUT
 - ⊙ SS SANITARY SEWER MANHOLE
 - OHP OVERHEAD POWER LINE
 - ⊙ GM GAS METER

Robert W. Schneeberg



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C05.01

PROJ. NO. 7875-25-10-21 DWG. NO. 7875 dlm.dwg

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engineers ■ surveyors
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DIMENSIONAL CONTROL PLAN

FAST ELECTRIC

LOT 1, BLOCK A

SANGER, TEXAS

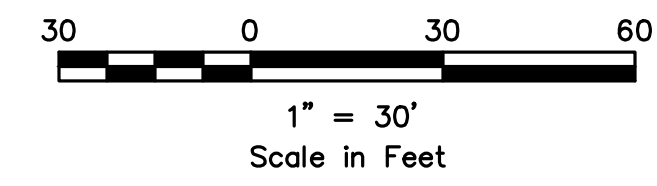
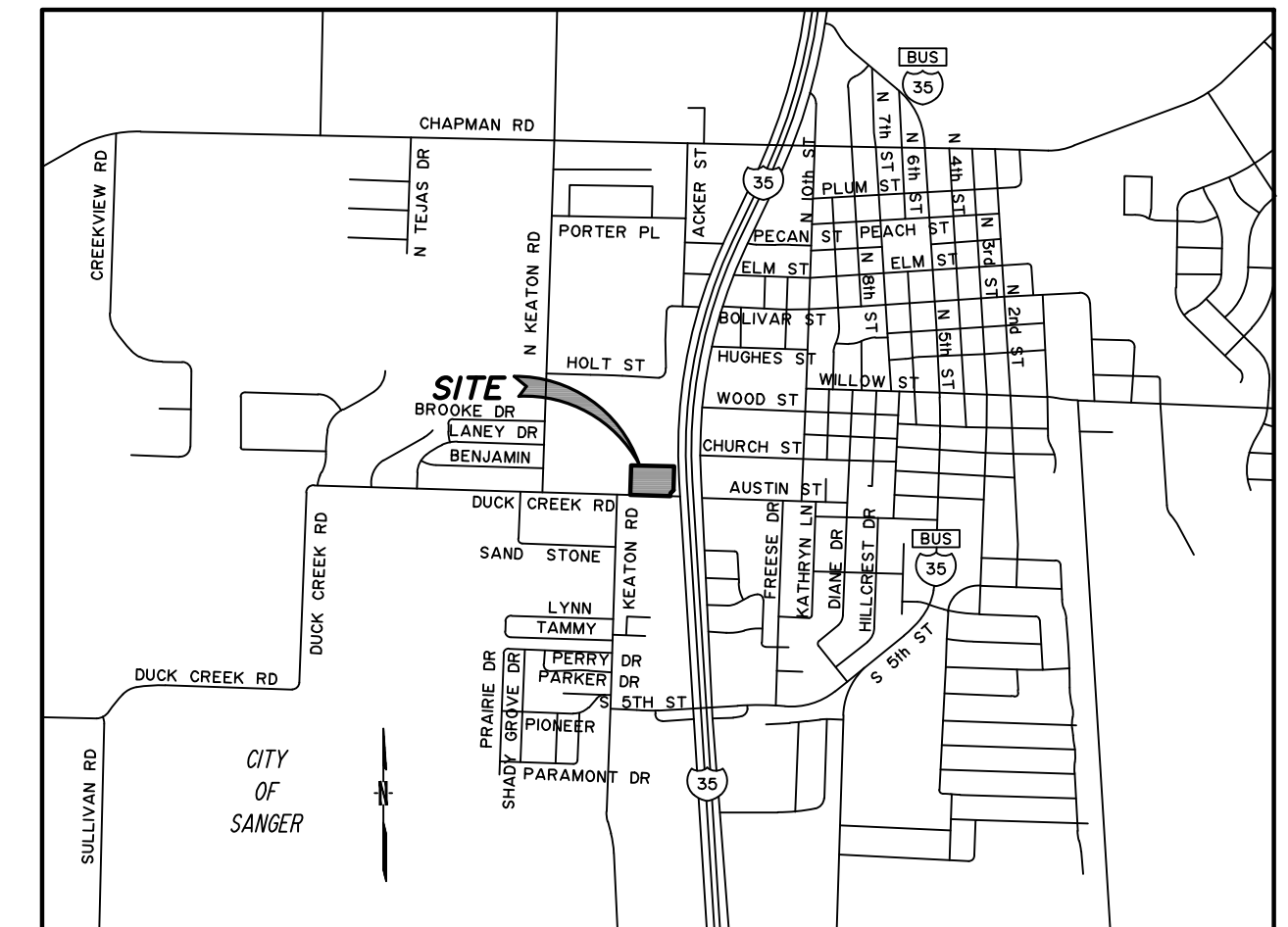
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GSES	GSES	MARCH 2026	1:30			###

P:\17975 - Fast Electric at the NW corner of Duck Creek and I-35 Sanger\17975 dlm.dwg, 3/10/2026 12:02:56 PM, _DWG To PDF.pc3

WARNING!!!
EXISTING UTILITIES IN THE AREA.
CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL EXISTING UTILITIES WITH THE FRANCHISE UTILITIES PRIOR TO START OF CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY CONFLICTS DISCOVERED. CONTRACTOR IS RESPONSIBLE FOR COORDINATING UTILITY RELOCATION WHERE NECESSARY AND PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN), IF ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REPAIRS/REPLACEMENTS.

CAUTION!!!!
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1-800-344-8377 (DIG-TESS)
Contractor shall contact Dig-Tess or other utility locator service no earlier than 14 days and no later than 48 hours prior to construction activity. Gonzalez & Schneeberg Engineers & Surveyors, Inc. is not responsible for knowing all existing utilities or depicting exact location of utilities on drawing.



CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT LENGTH	CHORD	CH. BEARING
C1	001°26'50"	8975.00'	125.98'	251.95'	S 01°49'22" W

PAVING NOTES:

- ALL CONCRETE FOR PAVEMENT AND SIDEWALKS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,600 PSI AT 28 DAYS.
- ALL PAVEMENTS SHALL BE PLACED ON A SCARIFIED AND COMPACTED SUBGRADE. COMPACTION SHALL BE 95% STANDARD PROCTOR DENSITY.
- ALL PAVEMENTS SHALL BE REINFORCED WITH No. 3 REBAR ON 18" ON CENTER EACH WAY.
- CONTRACTOR SHALL FOLLOW RECOMMENDATIONS IN THE GEOTECHNICAL REPORT PREPARED BY BUILD GEOTECH ENGINEERING GROUP, LLC, INC, DATED 12/09/2025.
- ALL SIDEWALKS, LANDINGS, RAMPS, AND FLARES IN THIS PROJECT COMPLY WITH TAS, ADA, PROWAG AND FHWA STANDARDS.

LEGEND

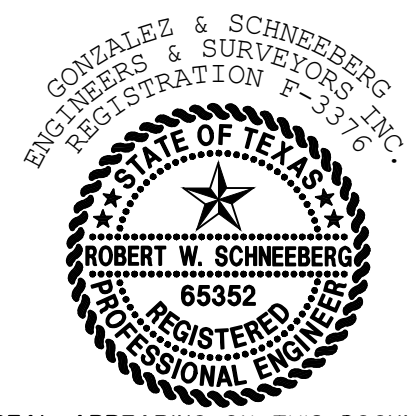
- ⊕ POWER POLE
- ⊕ WATER VALVE
- ⊕ WATER METER
- ⊕ METAL SIGN
- ⊕ FIRE HYDRANT
- ⊕ POWER POLE ANCHOR
- ⊕ CLEANOUT
- ⊕ SANITARY SEWER MANHOLE
- OHP OVERHEAD POWER LINE
- FL PROPOSED FIRE LANE
- ⊕ GAS METER
- ▨ PROPOSED 7" CONCRETE CONCRETE FIRELANE OVER WELL-COMPACTED SUBGRADE. (REFER TO GEOTECHNICAL REPORT PREPARED BY BUILD GEOTECH ENGINEERING GROUP, LLC, INC. DATED 12/09/2025)
- ▨ PROPOSED 7" CONCRETE DUMPSTER AREA OVER WELL-COMPACTED SUBGRADE. (REFER TO GEOTECHNICAL REPORT PREPARED BY BUILD GEOTECH ENGINEERING GROUP, LLC, INC. DATED 12/09/2025)
- ▨ PROPOSED 6" CONCRETE PARKING AREA OVER WELL-COMPACTED SUBGRADE. (REFER TO GEOTECHNICAL REPORT PREPARED BY BUILD GEOTECH ENGINEERING GROUP, LLC, INC. DATED 12/09/2025)
- ▨ PROPOSED 5-FIT CONCRETE SIDEWALK 4" THICK

BENCHMARKS:

- BM No. 1
"+" CUT SET ON CONCRETE SIDEWALK APPROXIMATELY 4.6' NORTH AND 11' WEST OF THE SOUTHEAST SIDEWALK CORNER LOCATED THAT THE NORTHEAST PROPERTY CORNER.
ELEV.: 677.82
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ELEV.: 675.79

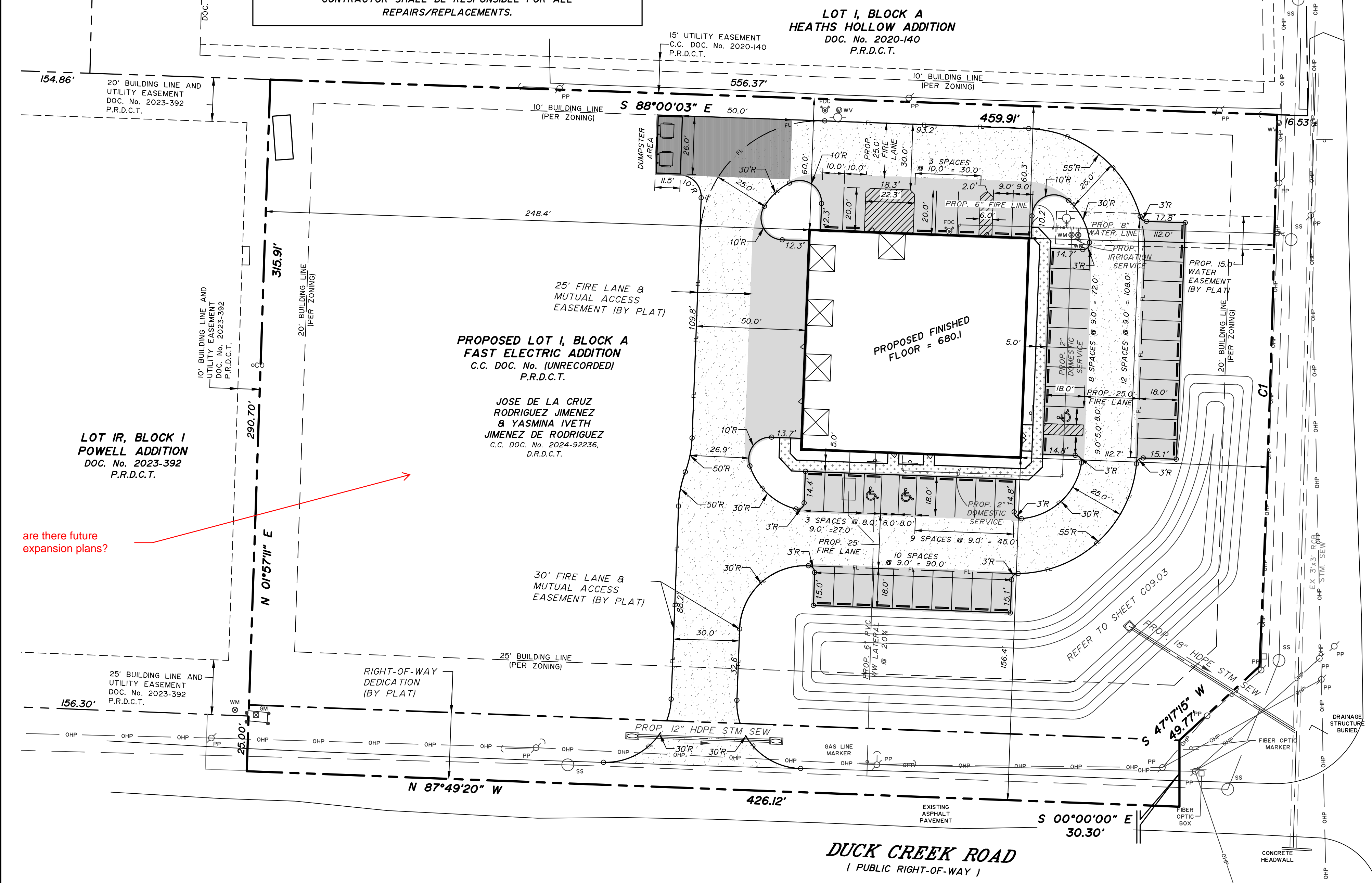
Please provide geotechnical engineering report to confirm suggested pavement thicknesses and strengths

Robert W. Schneeberg

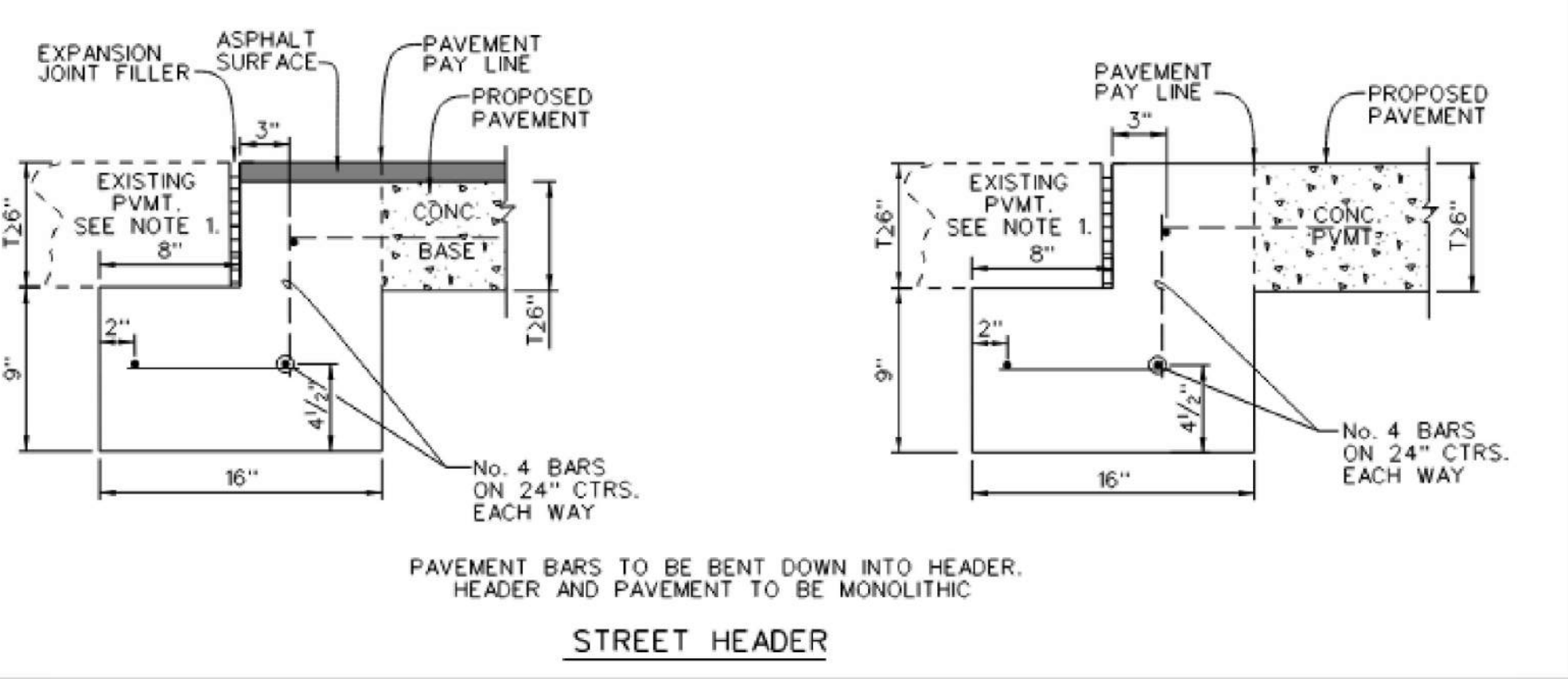
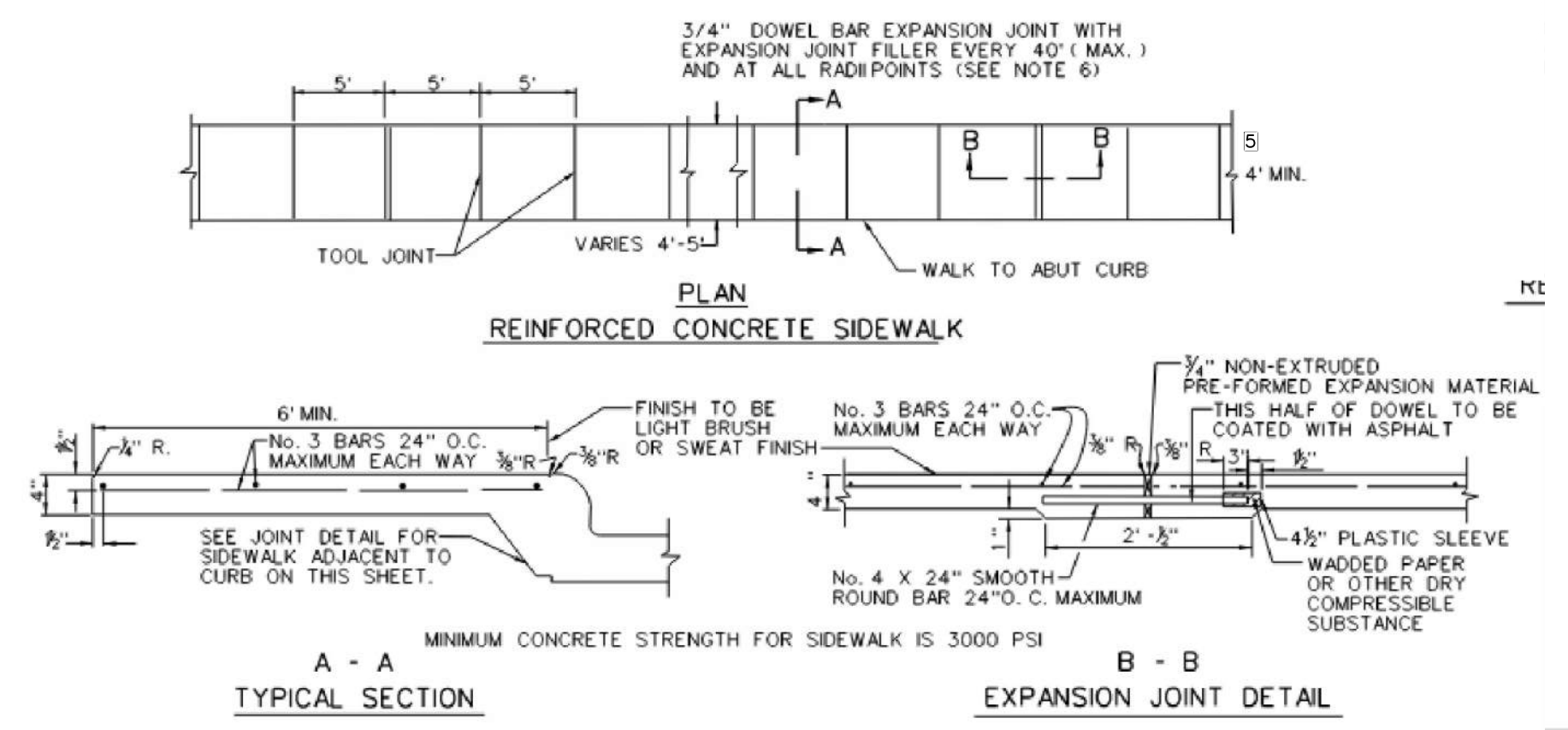
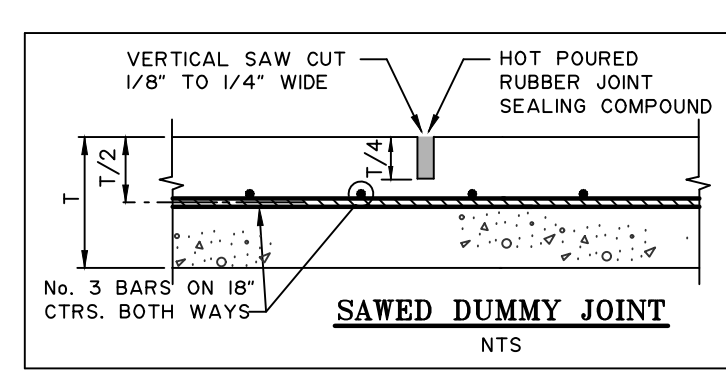
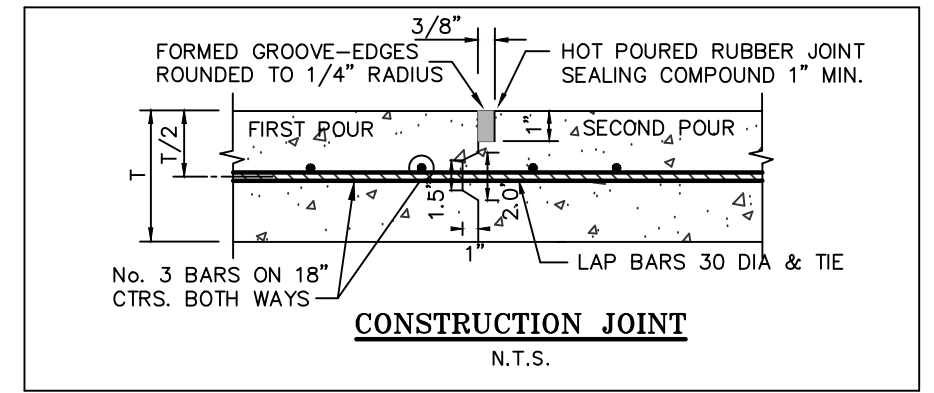
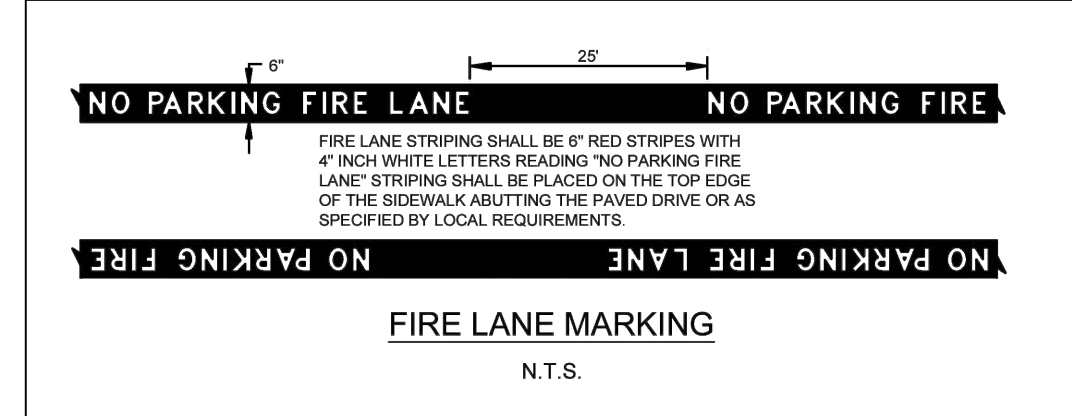


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C06.01



are there future expansion plans?



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SANGER, TX 76266
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Richardson, Texas 75081

PROJ. NO. 7875-25-10-21 DWG. NO. 7875 pav.dwg

Gonzalez & Schneeberg
engineers ■ surveyors
ENGINEERING FIRM NO. F-3376 SURVEYING LICENSE NO. 100752-00

801 East Campbell Road
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PAVING PLAN
FAST ELECTRIC
LOT 1, BLOCK A
SANGER, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
GSES	GSES	MARCH 2026	1:80			

P:\17975 - Fast Electric at the NW corner of Duck Creek and L-35 Sanger\7875 pav.dwg, 3/10/2026 12:03:01 PM, _DWG To PDF.pc3

did something get cut off?

A minimum slope of 0.50% is required for earthen channels and swales per Ordinance § SO-11D.9.c.v

section to confirm all sw is contained in the swale, subdivide DA 3 to determine contributing area

channeled flow down the bank is not acceptable. provide a paved flume or other means (example: grate inlet w/pipe) to convey flow to pond
subdivide DA 3 to determine flow to this area of the pond

recommend putting a curve on this.

flow will likely concentrate in this area. concentrated flow down banks is not acceptable. provide an acceptable method for conveying concentrated flow to pond bottom.

considerations include flume inlet and pipe paved or rip rap side slope (green area, from pavement to pond bottom)
subdivide DA 3 to determine flow to this area of the pond

section to show all flow is contained and received by the pond

ditch drainage outside the right of way should be placed in a drainage easement

show DE on plat

the culvert invert is 676.83. please review 677.19 spot elevation.

676.25? please review

per previous comment adjust pond grading and/or SS lateral to avoid running lateral under pond.

provide a section to document all ditch flow is contained in the ROW

any water outside the right of way will require a drainage easement

show DE on plat

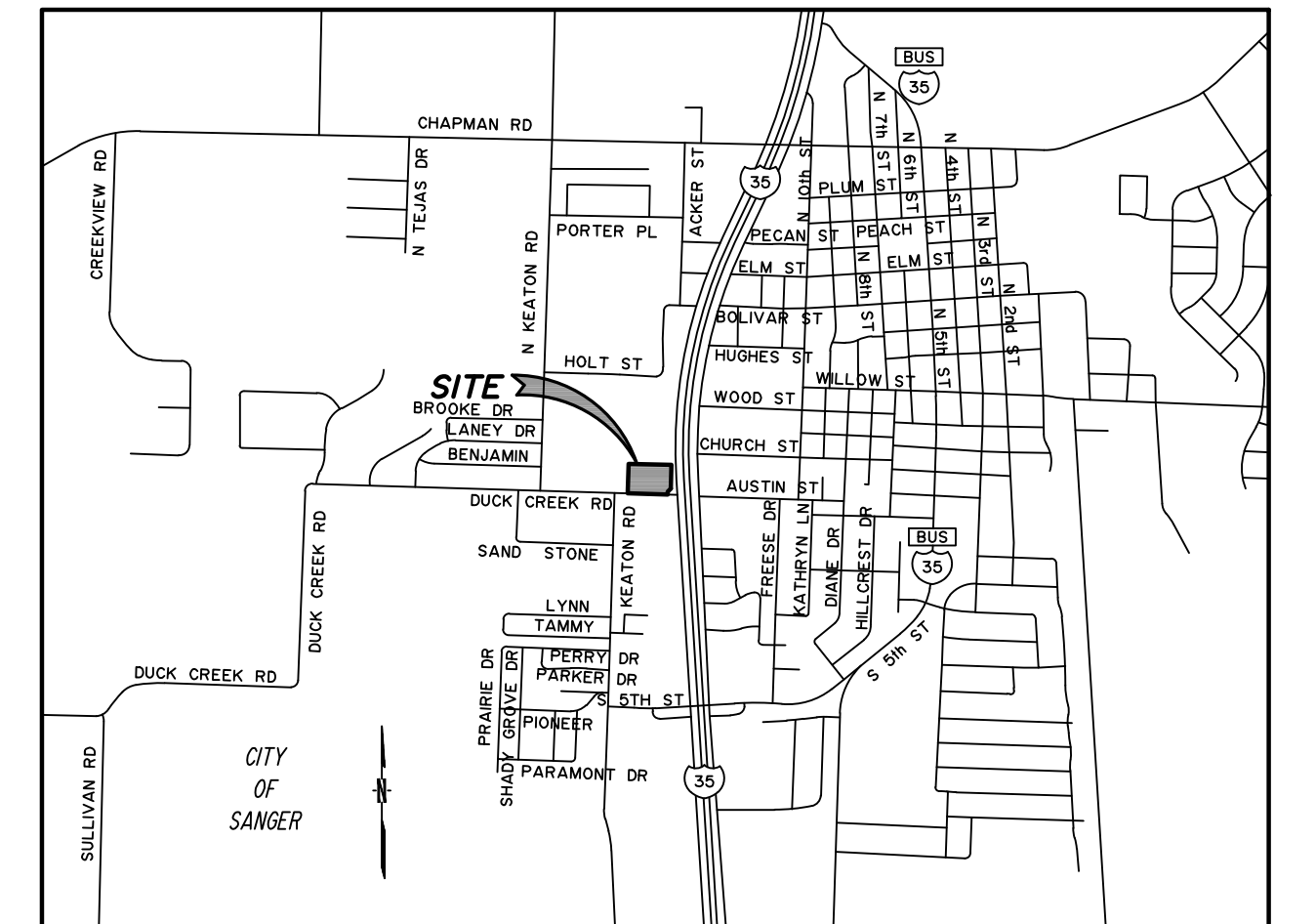
for the pond

1. a 10' crown required (we can possibly discuss a reduced width)
2. a 10' access ramp at no more than 15% to pond bottom is required
3. provide a spillway at or above the 100 year WSE. Spillway must pass the 100 year design assuming blockage of the closed conduit portion outlet works with 6 inches of freeboard.
4. Provide erosion protection down spillway slope to beyond the toe of pond slope. For chosen protection method, provide details/calcs as needed.

show and callout crown, access, spillway provide spillway calculations

callout these items on the detention plan too

IN SOUTHEAST SIDE OF THE EAST POWER POLE LOCATED AT THE SOUTHWEST CORNER OF PROPERTY CORNER CLIP.
ELEV.: 675.79

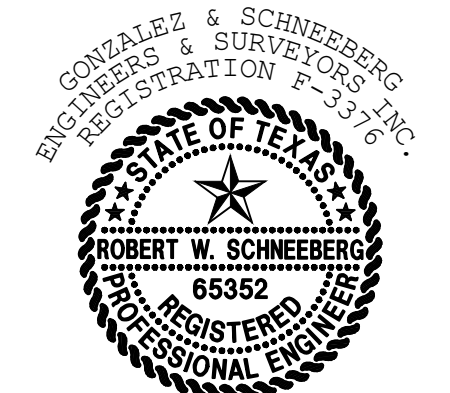


CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT LENGTH	CHORD	CH. BEARING	
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 - WV WATER VALVE
 - WM WATER METER
 - MS METAL SIGN
 - FH FIRE HYDRANT
 - PPA POWER POLE ANCHOR
 - CO CLEANOUT
 - SS SANITARY SEWER MANHOLE
 - OHP OVERHEAD POWER LINE
 - GM GAS METER
 - FL FLOW LINE
 - 676.75 PROPOSED ELEVATIONS
 - 664 EXISTING CONTOUR LINE
 - 664 PROPOSED CONTOUR LINE

Robert W. Schaefer



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Richardson, Texas 75081

NO.	DATE	REVISION
GSES	GSES	MARCH 2026

PROJ. NO. 7875-25-10-21 DWG. NO. 7875 grd.dwg

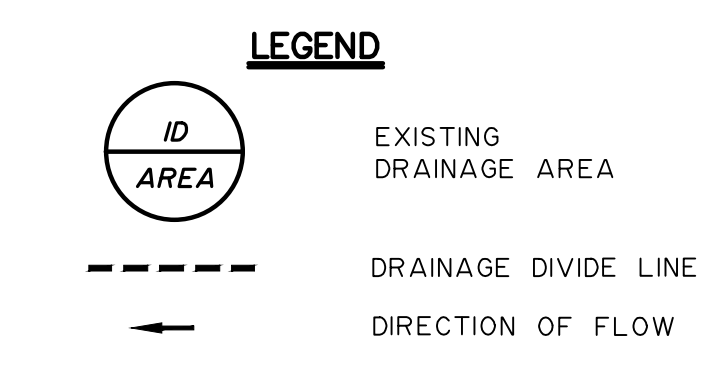
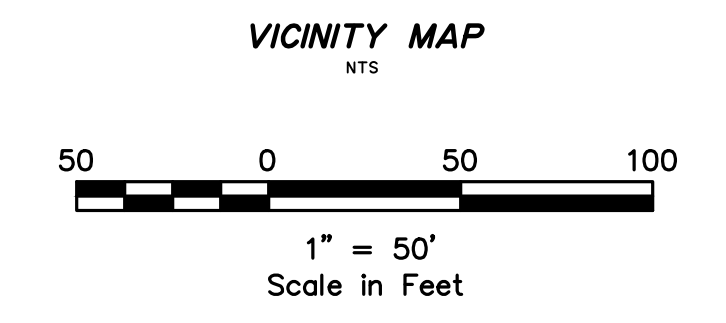
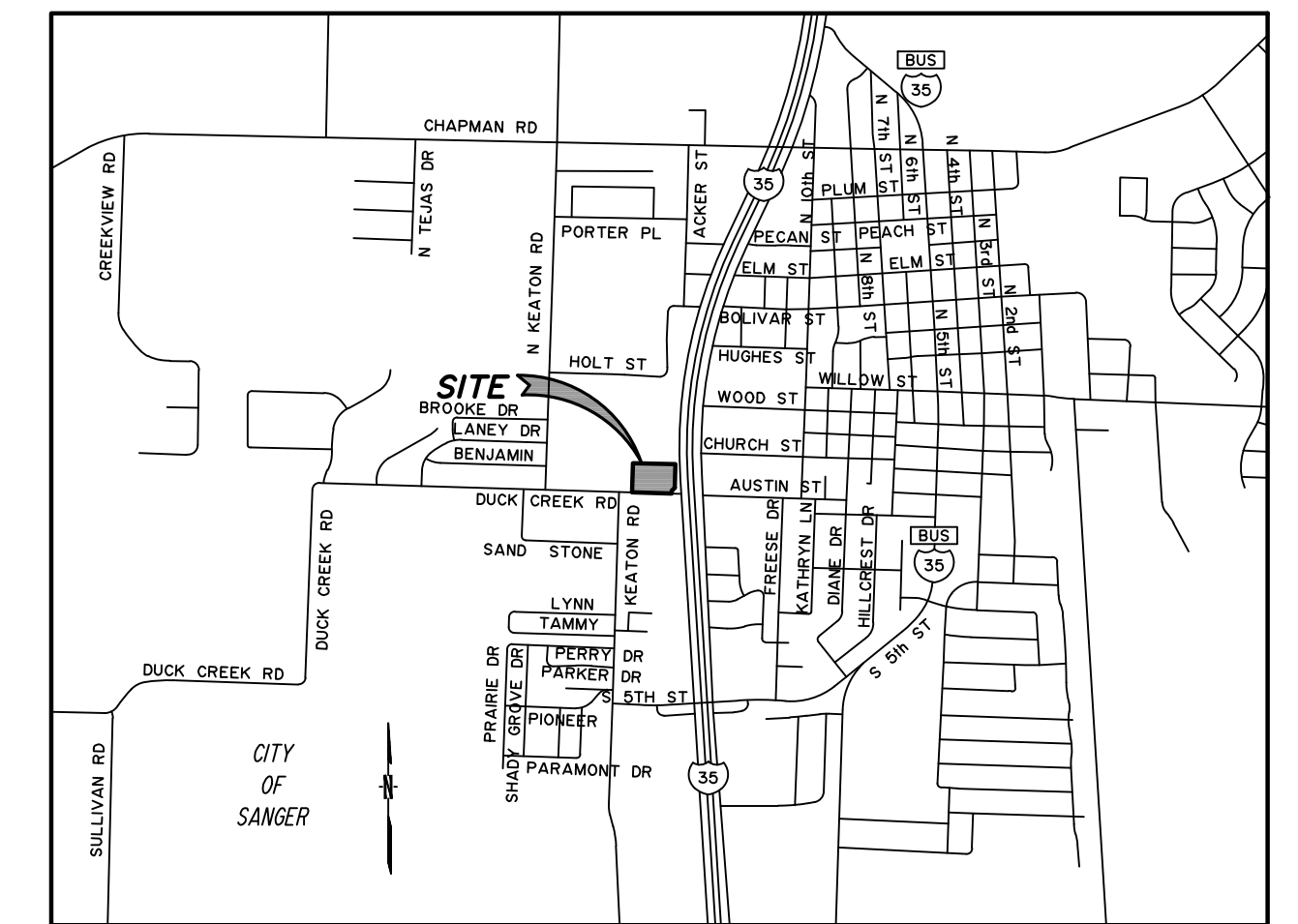
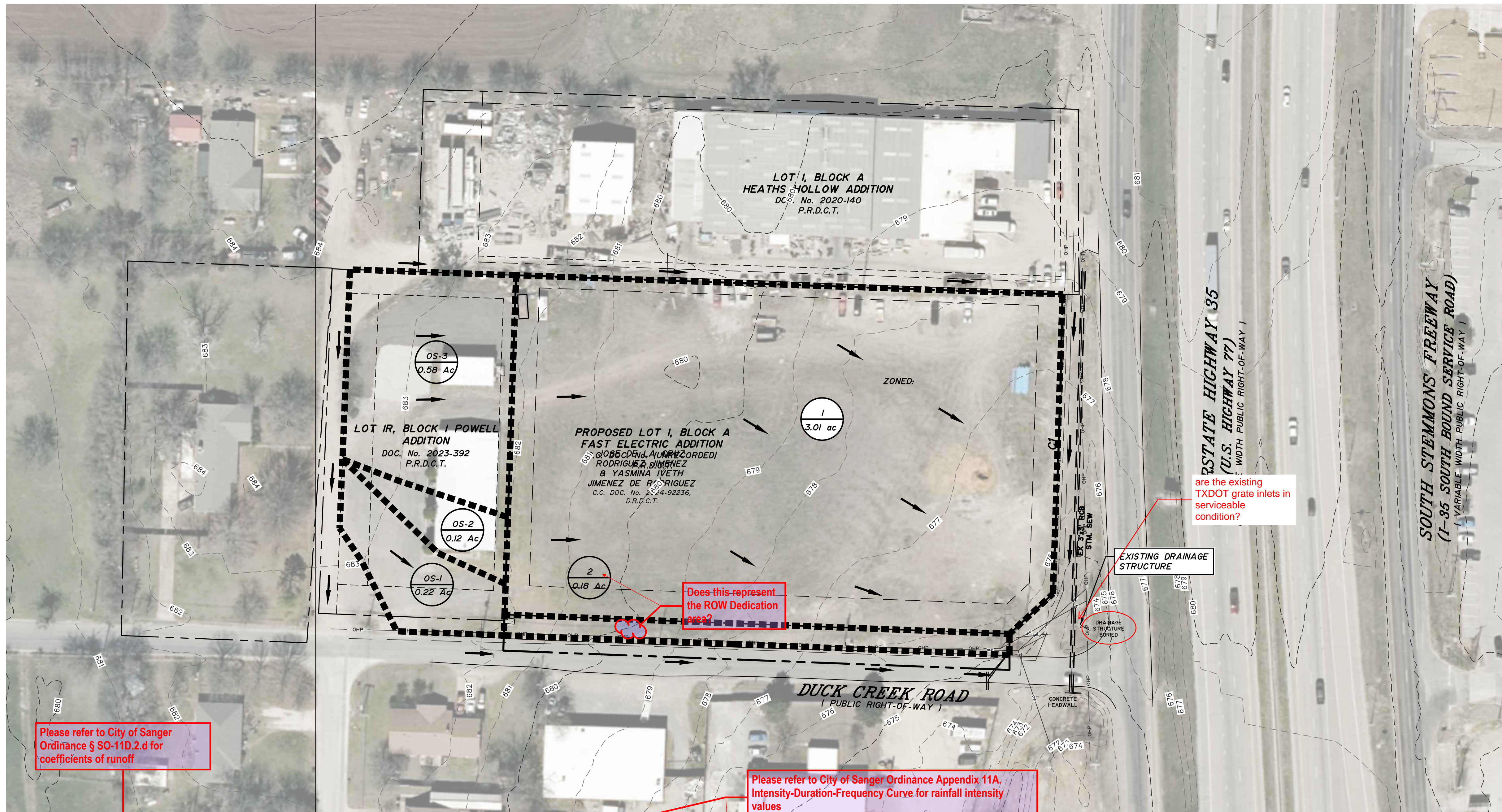
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GRADING PLAN
FAST ELECTRIC
LOT 1, BLOCK A
SANGER, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
GSES	GSES	MARCH 2026	1:80			###

C07.01



Please refer to City of Sanger Ordinance § SO-110.2.d for coefficients of runoff

Does this represent the ROW Dedication?

are the existing TXDOT grate inlets in serviceable condition?

Please refer to City of Sanger Ordinance Appendix 11A, Intensity-Duration-Frequency Curve for rainfall intensity values

use 0.3 for onsite undeveloped areas

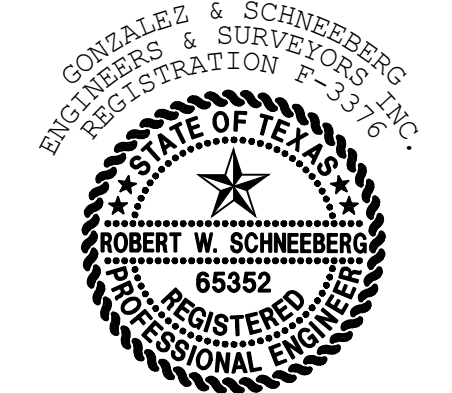
Area No.	Square Feet	Acres	Existing Drainage Conditions			Tc [min]	I100 [in/h]	Q100 [cfs]	Comments
			C	CxA	Q				
1	131116	3.01	0.40	1.20	10	9.59	11.55	sheet flows to existing drainage structure	
2	7841	0.18	0.40	0.07	10	9.59	0.69	sheet flows to existing drainage structure	
OS-1	9583	0.22	0.90	0.20	10	9.59	1.90	sheet flows to DA1	
OS-2	5227	0.12	0.90	1.04	10	9.59	1.04	sheet flows to DA1	
OS-3	25265	0.58	0.90	0.52	10	9.59	5.01	sheet flows to DA1	

- apply Cf based on Sanger requirements
10, Cf = 1
25, Cf = 1.1
50, Cf = 1.2
100, Cf = 1.25
- provide 2, 10, 25, 50, and 100 year hydrology

provide flow path calcs for DA1, if calcd Tc is less than 10 mins, 10 mins may be used, else use calcd Tc

- DRAINAGE NOTES:**
- The Rainfall Intensity values are based on National Oceanic and Atmospheric Administration's (NOAA) National Weather Service (NWS) Precipitation Data Server (PFDS)
 - NTCOG aerial photography and contours were used to delineate drainage area boundaries.
 - The runoff coefficients were determined based on existing land use.
 - Existing storm sewer structures identified during field work are shown in this plan set.

Robert W. Schneeberg



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NO.	DATE	REVISION

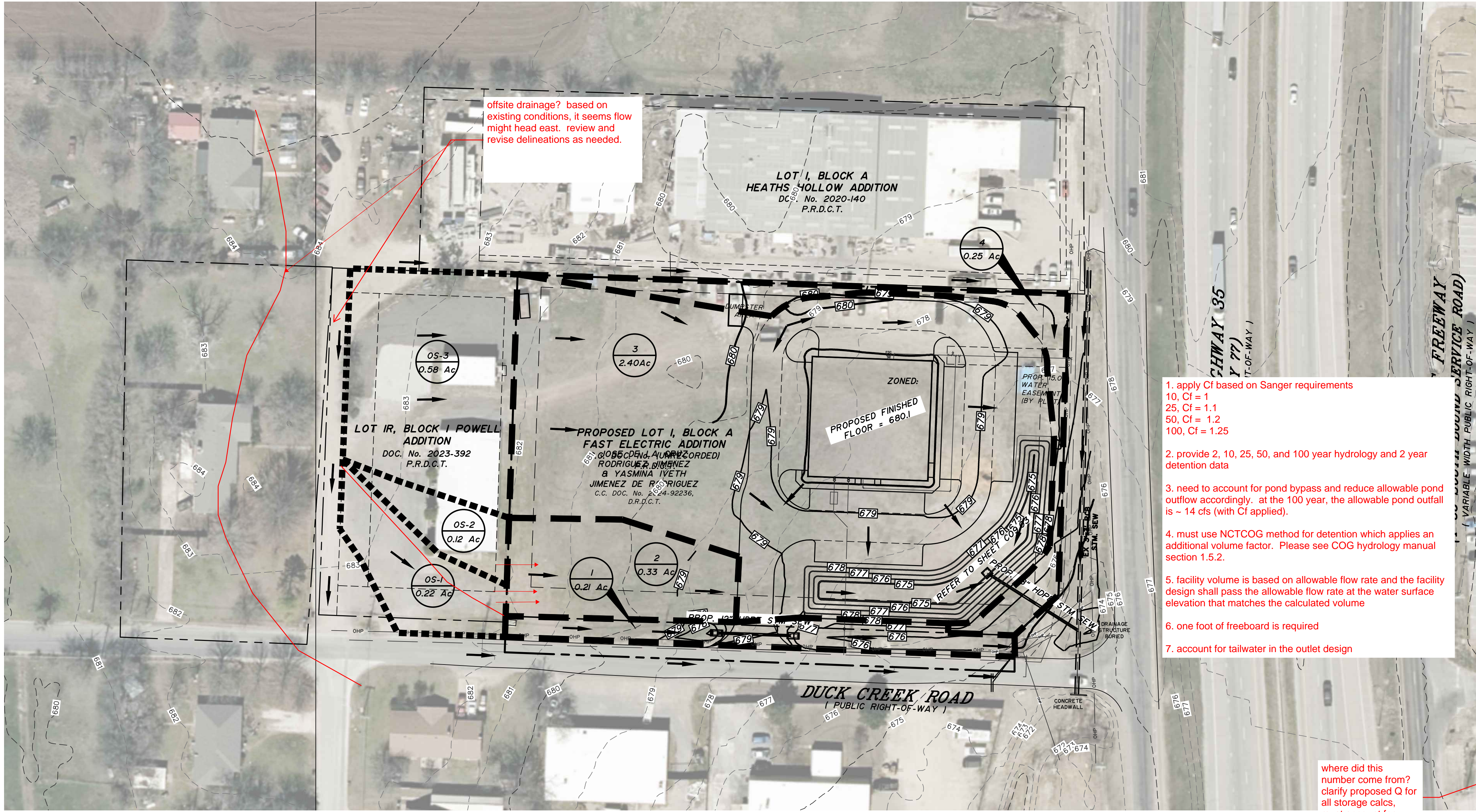
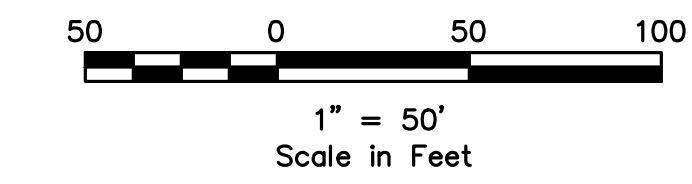
C08.01

PROJ. NO. 7875-25-10-21 DWG. NO. 7875 Ex DAM.dwg

Gonzalez & Schneeberg
engineers ■ surveyors
801 East Campbell Road
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ENGINEERING FIRM NO. F-3376 SURVEYING LICENSE NO. 100752-00

EXISTING DRAINAGE AREA MAP
FAST ELECTRIC
LOT 1, BLOCK A
SANGER, TEXAS

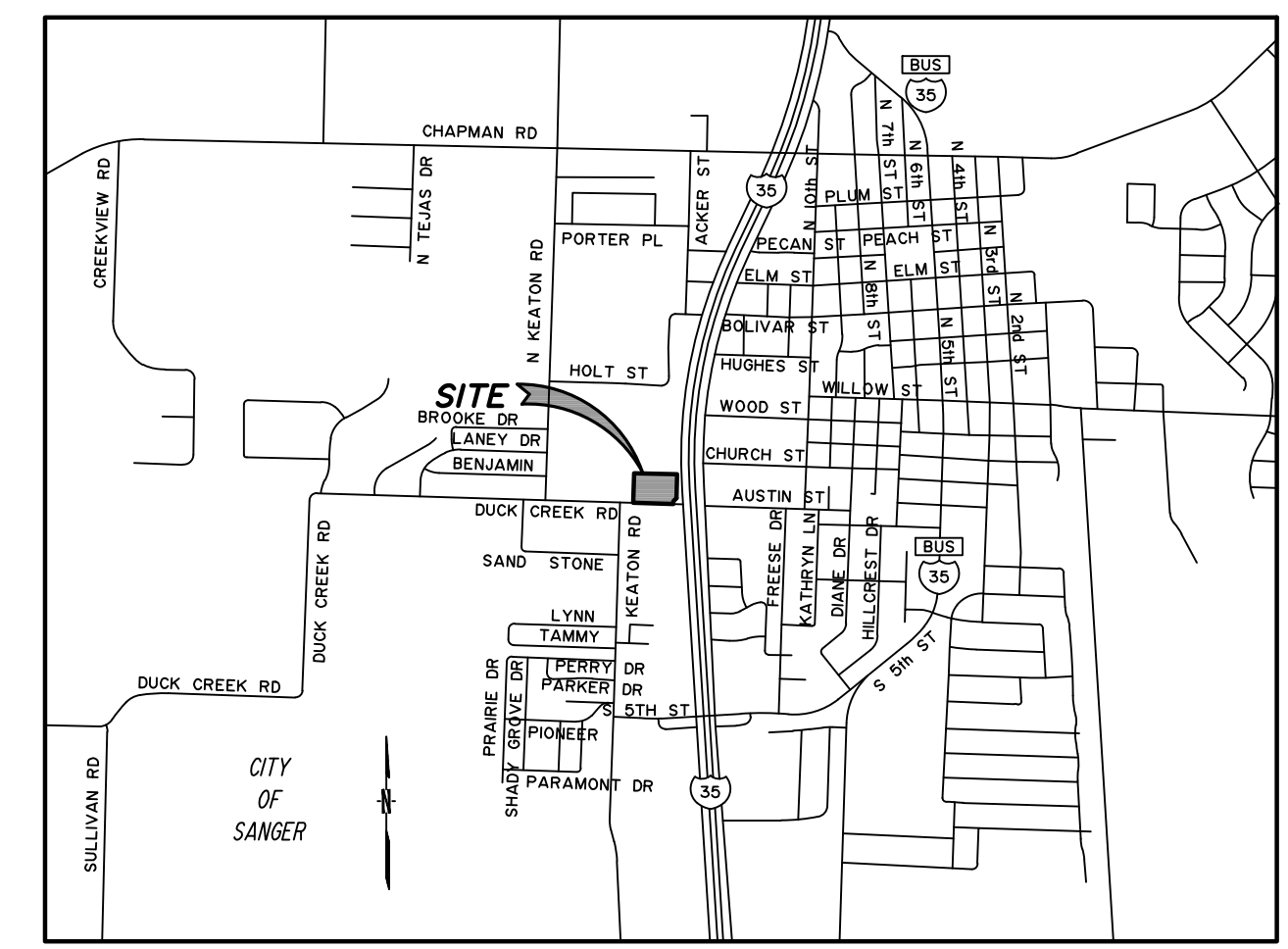
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
GSES	GSES	MARCH 2026	1:50			###



offsite drainage? based on existing conditions, it seems flow might head east. review and revise delineations as needed.

1. apply Cf based on Sanger requirements
10, Cf = 1
25, Cf = 1.1
50, Cf = 1.2
100, Cf = 1.25
2. provide 2, 10, 25, 50, and 100 year hydrology and 2 year detention data
3. need to account for pond bypass and reduce allowable pond outflow accordingly. at the 100 year, the allowable pond outfall is ~ 14 cfs (with Cf applied).
4. must use NCTCOG method for detention which applies an additional volume factor. Please see COG hydrology manual section 1.5.2.
5. facility volume is based on allowable flow rate and the facility design shall pass the allowable flow rate at the water surface elevation that matches the calculated volume
6. one foot of freeboard is required
7. account for tailwater in the outlet design

where did this number come from? clarify proposed Q for all storage calcs, must account for bypass.



- DRAINAGE NOTES:**
1. The Rainfall Intensity values are based on National Oceanic and Atmospheric Administration's (NOAA) National Weather Service (NWS) Precipitation Data Server (PFDS)
 2. NTCOG aerial photography and contours were used to delineate offsite drainage area boundaries.
 3. The runoff coefficients were determined based on proposed land use and fully developed conditions.
 4. Existing storm sewer structures identified during field work are shown in this plan set.

Area No.	Square Feet	Acres	C	CxA	Tc [min]	I [in/h]	Q [cfs]	Comments
1	9148	0.21	0.87	0.18	10	9.59	1.75	to ex. drainage structure
2	14375	0.33	0.87	0.29	10	9.59	2.75	to detention pond
3	104544	2.40	0.87	2.09	10	9.59	20.02	to detention pond
4	10890	0.25	0.87	0.22	10	9.59	2.09	to ex. drainage structure
OS-1	9583	0.22	0.90	0.20	10	9.59	1.90	to DA1
OS-2	5227	0.12	0.90	0.11	10	9.59	1.04	to DA2
OS-3	25265	0.58	0.90	0.52	10	9.59	5.01	to DA3

100 - YEAR STORAGE CALCULATIONS

Ex. Drainage Area [ac]:	3.43 (DA2, DA3, OS-2, OS-3)	Prop. Drainage Area [ac]:	3.43
Design Storm [yrs]:	100	Design Storm [yrs]:	100

Existing Conditions [100yr]	Proposed Conditions [100yr]
C= 0.51 (composite)	C= 0.90
Tc [min]= 10.00	Tc [min]= 10.00
I [in/h]= 6.62	I [in/h]= 9.59
Cf= 1.00	Cf= 1.25
Q [cfs]= 11.58	Q [cfs]= 37.01

10 - YEAR STORAGE CALCULATIONS

Ex. Drainage Area [ac]:	3.43	Prop. Drainage Area [ac]:	3.43
Design Storm [yrs]:	10	Design Storm [yrs]:	10

Existing Conditions [10-yr]	Proposed Conditions [10-yr]
C= 0.51 (Composite)	C= 0.90
Tc [min]= 10.00	Tc [min]= 10.00
I [in/h]= 6.62	I [in/h]= 6.62
Cf= 1.00	Cf= 1.00
Q [cfs]= 11.58	Q [cfs]= 20.44

25 - YEAR STORAGE CALCULATIONS

Ex. Drainage Area [ac]:	3.43	Prop. Drainage Area [ac]:	3.43
Design Storm [yrs]:	25	Design Storm [yrs]:	25

Existing Conditions [25-yr]	Proposed Conditions [25-yr]
C= 0.51 (Composite)	C= 0.90
Tc [min]= 10.00	Tc [min]= 10.00
I [in/h]= 7.80	I [in/h]= 7.80
Cf= 1.00	Cf= 1.00
Q [cfs]= 13.64	Q [cfs]= 24.08

50 - YEAR STORAGE CALCULATIONS

Ex. Drainage Area [ac]:	3.43	Prop. Drainage Area [ac]:	3.43
Design Storm [yrs]:	50	Design Storm [yrs]:	50

Existing Conditions [50-yr]	Proposed Conditions [50-yr]
C= 0.51 (Composite)	C= 0.90
Tc [min]= 10.00	Tc [min]= 10.00
I [in/h]= 8.71	I [in/h]= 8.71
Cf= 1.15	Cf= 1.15
Q [cfs]= 17.52	Q [cfs]= 30.92

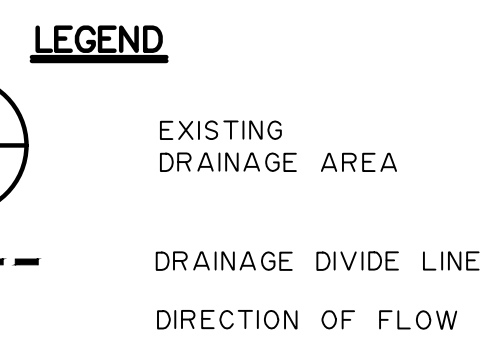
Storm Duration	I [in/h]	Q [cfs]	Inflow [cu.ft.]	Outflow [cu.ft.]	Storage [cu.ft.]
10	6.62	20.44	12262	6948.22	5313
15	5.47	16.89	15197	8685.275	6512
20	4.70	14.51	17411	10422.33	6988
30	3.79	11.70	21060	13896.44	7163
40	3.18	9.82	23560	17370.55	6189
50	2.77	8.55	25653	20844.66	4808
60	2.48	7.66	27561	24318.77	3242
120	1.56	4.82	34673	45163.43	-10490
180	1.17	3.61	39007	66008.09	-27001
360	0.72	2.21	47676	128542.1	-80866

Storm Duration	I [in/h]	Q [cfs]	Inflow [cu.ft.]	Outflow [cu.ft.]	Storage [cu.ft.]
10	7.80	24.08	14447	8186.724	6260
15	6.44	19.88	17892	10233.41	7659
20	5.52	17.04	20448	12280.09	8168
30	4.45	13.74	24727	16373.45	8353
40	3.74	11.55	27709	20466.81	7242
50	3.26	10.06	30191	24560.17	5631
60	2.92	9.01	32451	28653.53	3797
120	1.86	5.74	41341	53213.71	-11873
180	1.41	4.35	47009	77773.88	-30765
360	0.88	2.72	58678	151454.4	-92777

Storm Duration	I [in/h]	Q [cfs]	Inflow [cu.ft.]	Outflow [cu.ft.]	Storage [cu.ft.]
10	8.71	30.92	18553	10513.12	8039
15	7.18	25.49	22940	13141.4	9799
20	6.15	21.83	26199	15769.68	10430
30	4.95	17.57	31631	21026.24	10605
40	4.16	14.77	35444	26282.8	9161
50	3.64	12.92	38767	31539.35	7227
60	3.26	11.57	41663	36795.91	4867
120	2.09	7.42	53421	68335.27	-14914
180	1.60	5.68	61345	99874.62	-38530
360	1.01	3.59	77448	194492.7	-117045

Weighted Coefficient - Existing

Area [ac]	C	CA
OS 1,2,3	0.92	0.90
DA 1,2,3,4	3.17	0.40
Total Area	4.09	Total CA 2.10
	CA/A=	0.51



APPLICANT/OWNER/DEVELOPER:
FAST ELECTRIC, LLC
ATTN: JOSE RODRIGUEZ J.
8025 JANE LONG RD
SANGER, TX 76266
(940) 315-0043

ENGINEER/SURVEYOR:
ROBERT W. SCHNEEBERG, P.E., R.P.L.S.
GONZALEZ & SCHNEEBERG, INC.
801 EAST CAMPBELL ROAD, SUITE 330
RICHARDSON, TEXAS 75081
(972) 516-8855

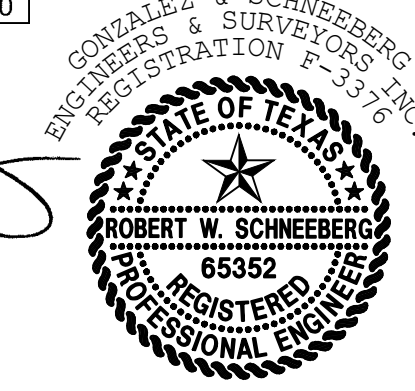
BENCHMARKS:

BM No. 1
"X" CUT SET ON CONCRETE SIDEWALK
APPROXIMATELY 4.6' NORTH AND 11' WEST
OF THE SOUTHEAST CORNER
LOCATED AT THE NORTHEAST PROPERTY CORNER.
ELEV.: 677.82

BM No. 2
RAIL ROAD SPIKE FOUND ON SOUTHEAST
SIDE OF THE EAST CORNER POLE LOCATED
AT THE SOUTHWEST CORNER OF PROPERTY
CORNER CLIP.
ELEV.: 675.79

**DETENTION POND
12,621 cu.ft.
STORAGE NEEDED**

**DETENTION POND
19,396 cu.ft.
STORAGE PROVIDED**



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C08.02

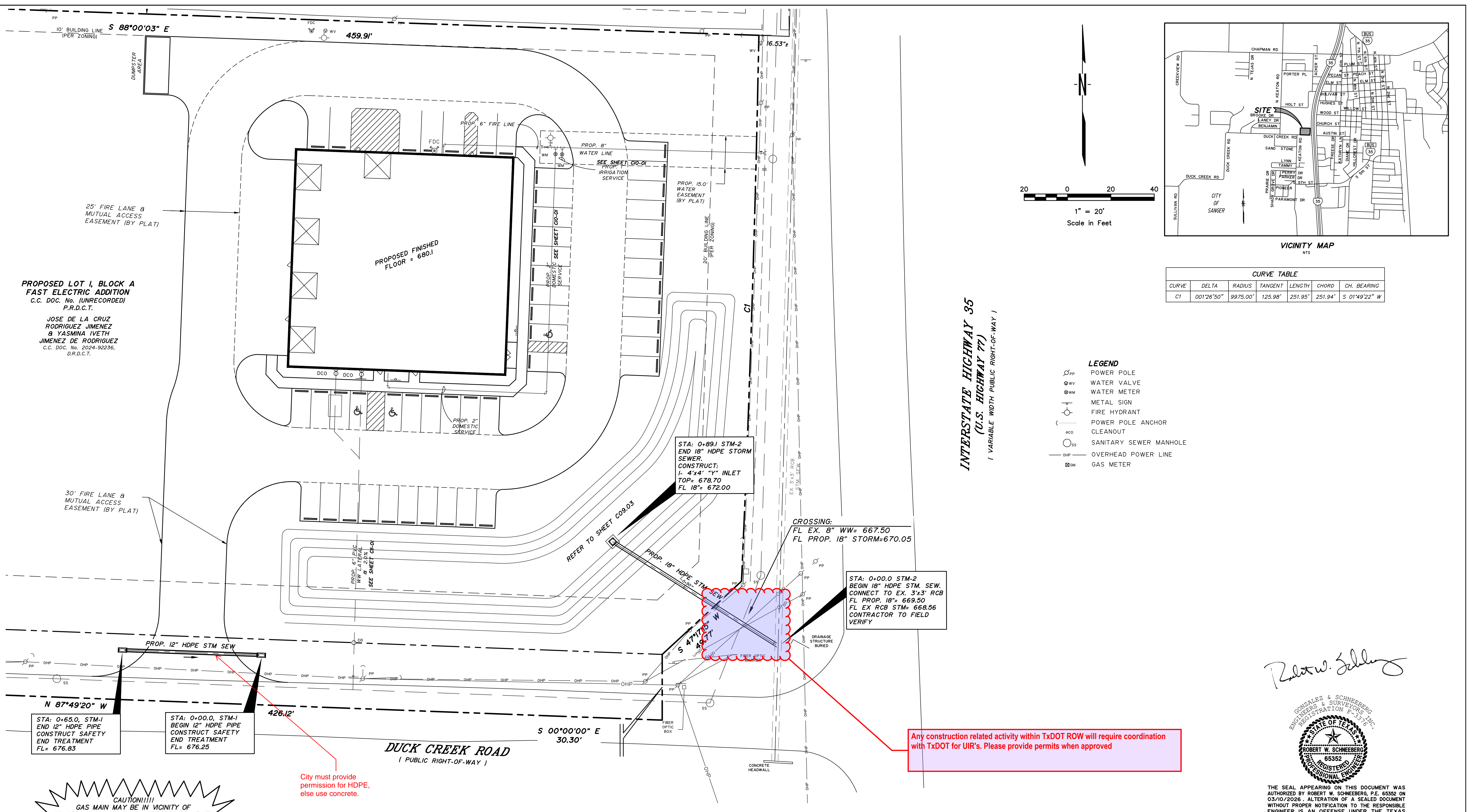
PROJ. NO. 7875-25-10-21 DWG. NO. 7875 Prop DAM.dwg

Gonzalez & Schneeberg
engineers ■ surveyors
801 East Campbell Road, Suite 330, Richardson, Texas 75081
(972) 516-8855
ENGINEERING FIRM NO. F-3376 SURVEYING LICENSE NO. 100752-00

PROPOSED DRAINAGE AREA MAP
FAST ELECTRIC
LOT 1, BLOCK A
SANGER, TEXAS

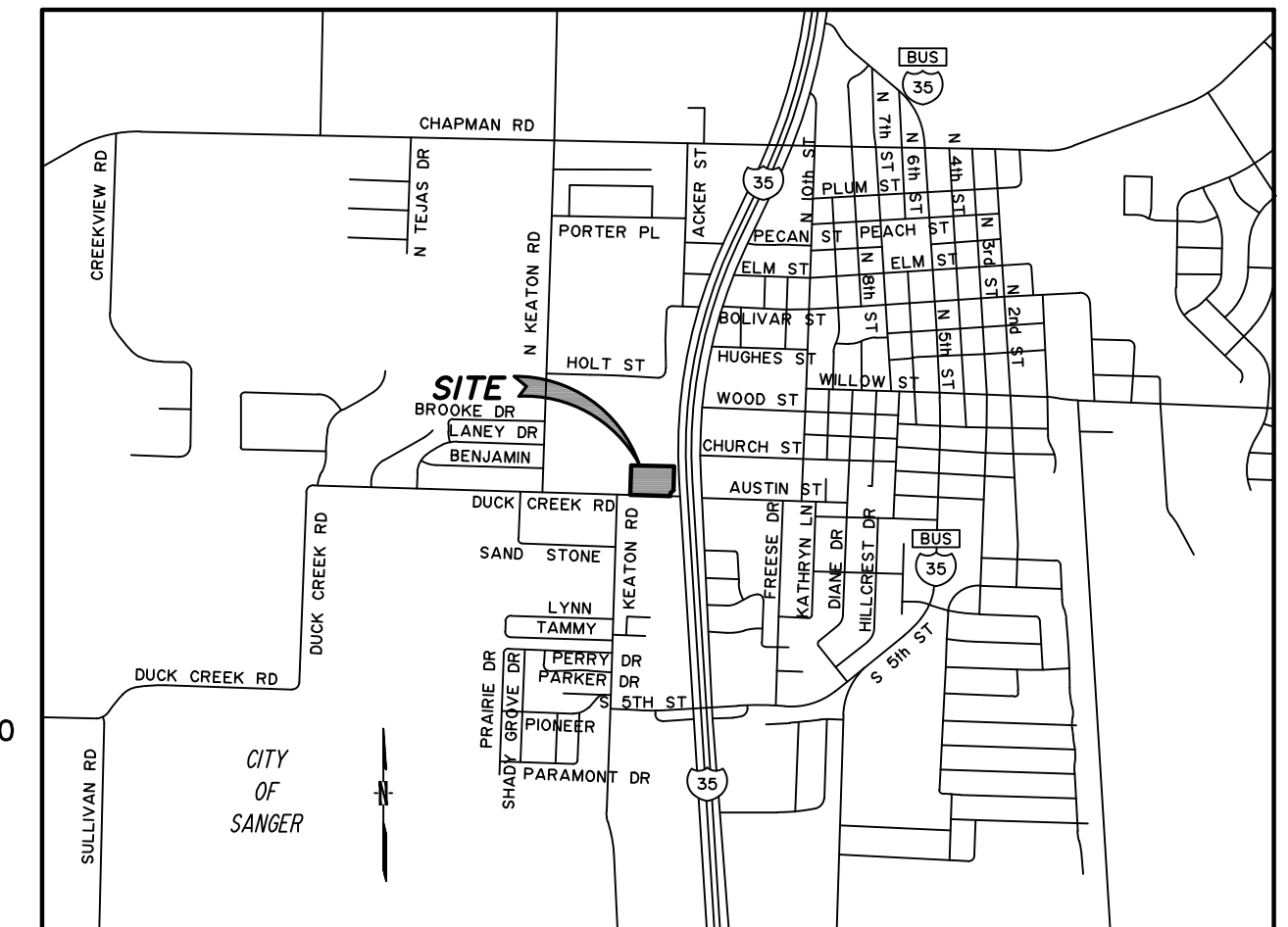
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GSES	GSES	MARCH 2026	1:50			###

NO.	DATE	REVISION



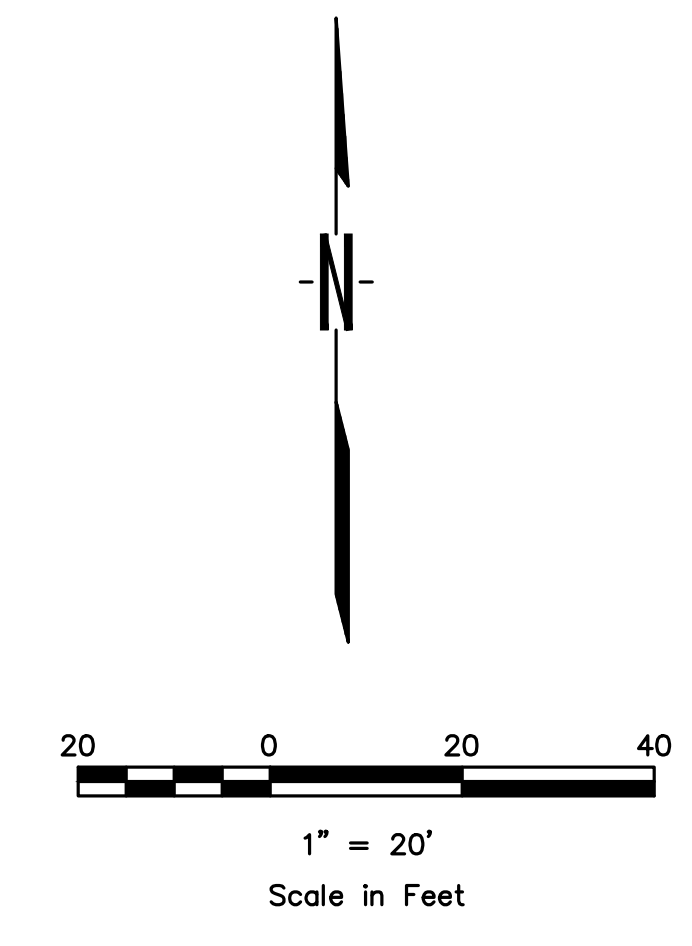
**PROPOSED LOT 1, BLOCK A
FAST ELECTRIC ADDITION**
C.C. DOC. No. (UNRECORDED)
P.R.D.C.T.

JOSE DE LA CRUZ
RODRIGUEZ JIMENEZ
& YASMINA IVETH
JIMENEZ DE RODRIGUEZ
C.C. DOC. No. 2024-92236,
D.R.D.C.T.



VICINITY MAP
NTS

CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	CHORD	CH. BEARING
C1	001°26'50"	9975.00'	125.98'	251.95'	251.94' S 01°49'22" W



1" = 20'
Scale in Feet

INTERSTATE HIGHWAY 35
(U.S. HIGHWAY 77)
1 VARIABLE WIDTH PUBLIC RIGHT-OF-WAY 1

- LEGEND**
- ⊙ PP POWER POLE
 - ⊙ WV WATER VALVE
 - ⊙ WM WATER METER
 - M METAL SIGN
 - ⊙ FH FIRE HYDRANT
 - PA POWER POLE ANCHOR
 - ⊙ CO CLEANOUT
 - ⊙ SS SANITARY SEWER MANHOLE
 - OHP OVERHEAD POWER LINE
 - ⊙ GM GAS METER

STA: 0+89.1 STM-2
END 18" HDPE STORM
SEWER.
CONSTRUCT:
1- 4'x4' "Y" INLET
TOP= 678.70
FL 18"= 672.00

CROSSING:
FL EX. 8" WW= 667.50
FL PROP. 18" STORM=670.05

STA: 0+00.0 STM-2
BEGIN 18" HDPE STM. SEW.
CONNECT TO EX. 3'x3' RCB
FL PROP. 18"= 669.50
FL EX RCB STM= 668.56
CONTRACTOR TO FIELD
VERIFY

STA: 0+65.0 STM-1
END 12" HDPE PIPE
CONSTRUCT SAFETY
END TREATMENT
FL= 676.83

STA: 0+00.0 STM-1
BEGIN 12" HDPE PIPE
CONSTRUCT SAFETY
END TREATMENT
FL= 676.25

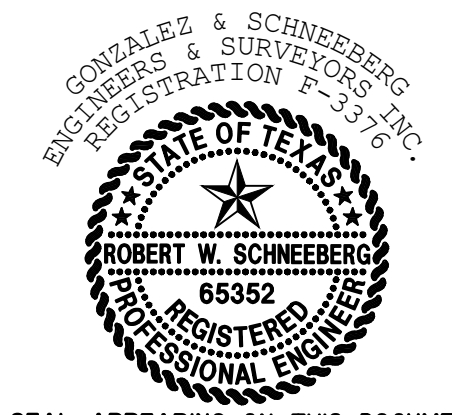
Any construction related activity within TxDOT ROW will require coordination with TxDOT for UIR's. Please provide permits when approved

CAUTION!!!
GAS MAIN MAY BE IN VICINITY OF CONSTRUCTION. CONTACT APPROPRIATE UTILITY FRANCHISE 72 HOURS IN ADVANCE OF CONSTRUCTION FOR UTILITY LOCATION.

City must provide permission for HDPE, else use concrete.

WARNING!!!
EXISTING UTILITIES IN THE AREA. CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL EXISTING UTILITIES WITH THE FRANCHISE UTILITIES PRIOR TO START OF CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY CONFLICTS DISCOVERED. CONTRACTOR IS RESPONSIBLE FOR COORDINATING UTILITY RELOCATION WHERE NECESSARY AND PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN), IF ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REPAIRS/REPLACEMENTS.

Robert W. Schneeberg



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BENCHMARKS:

BM No. 1
"- CUT SET ON CONCRETE SIDEWALK APPROXIMATELY 4.6' NORTH AND 11' WEST OF THE SOUTHEAST SIDEWALK CORNER LOCATED THAT THE NORTHEAST PROPERTY CORNER. ELEV.: 677.82

BM No. 2
RAIL ROAD SPIKE FOUND ON SOUTHEAST SIDE OF THE EAST POWER POLE LOCATED AT THE SOUTHWEST CORNER OF PROPERTY CORNER CLIP. ELEV.: 675.79

APPLICANT/OWNER/DEVELOPER:
FAST ELECTRIC, LLC
ATTN: JOSE RODRIGUEZ J.
8025 JANE LONG RD
SANGER, TX 76266
(940) 315-0043

ENGINEER/SURVEYOR:
ROBERT W. SCHNEEBERG, P.E., R.P.L.S.
GONZALEZ & SCHNEEBERG, INC.
801 EAST CAMPBELL ROAD, SUITE 330
RICHARDSON, TEXAS 75081
(972) 516-8855

GONZALEZ & SCHNEEBERG
Engineering Firm No. F-3376
Surveying License No. 100752-00
801 East Campbell Road, Suite 330
Richardson, Texas 75081

C09.01

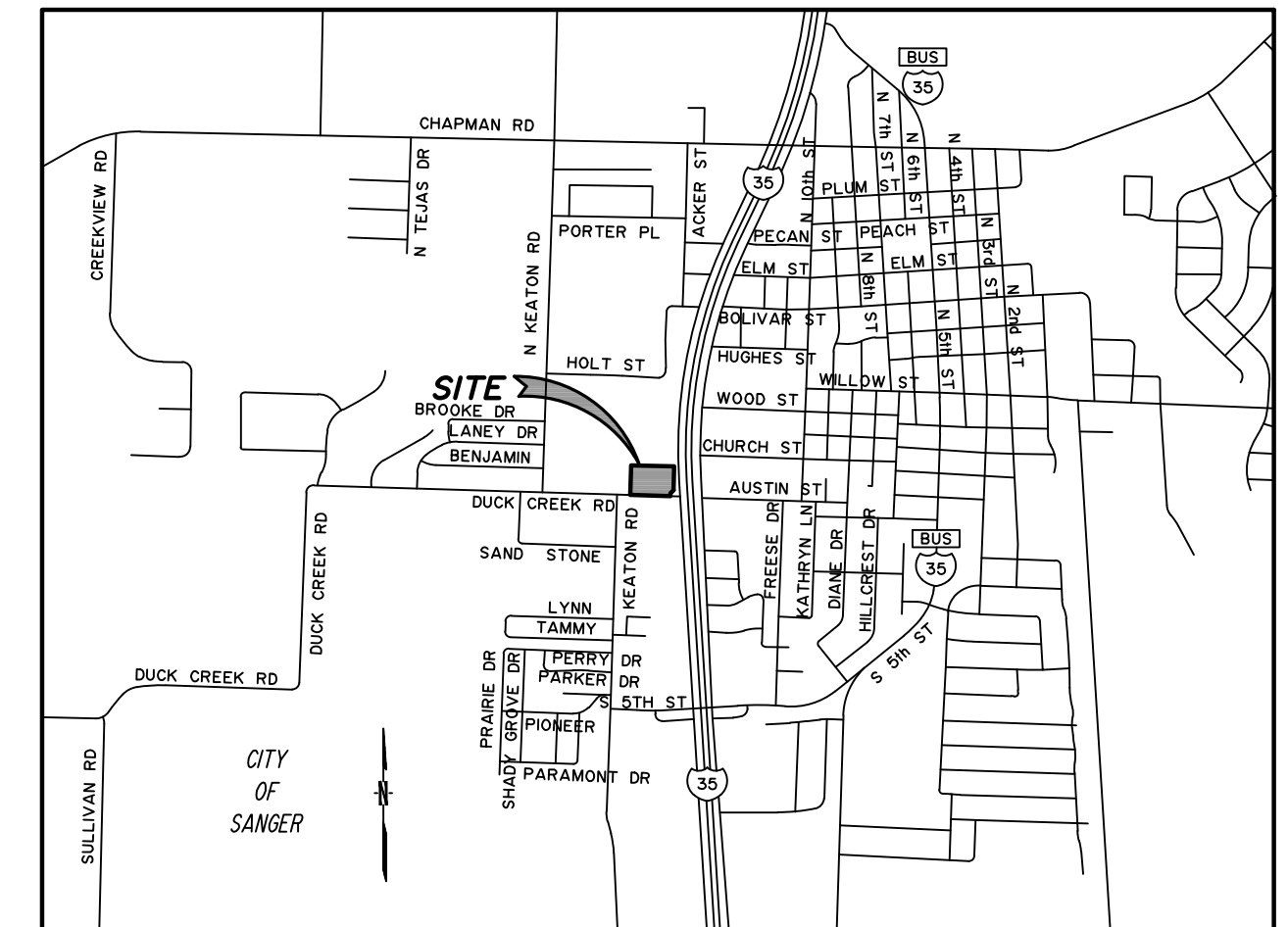
PROJ. NO. 7875-25-10-21 DWG. NO. 7875 storm.dwg

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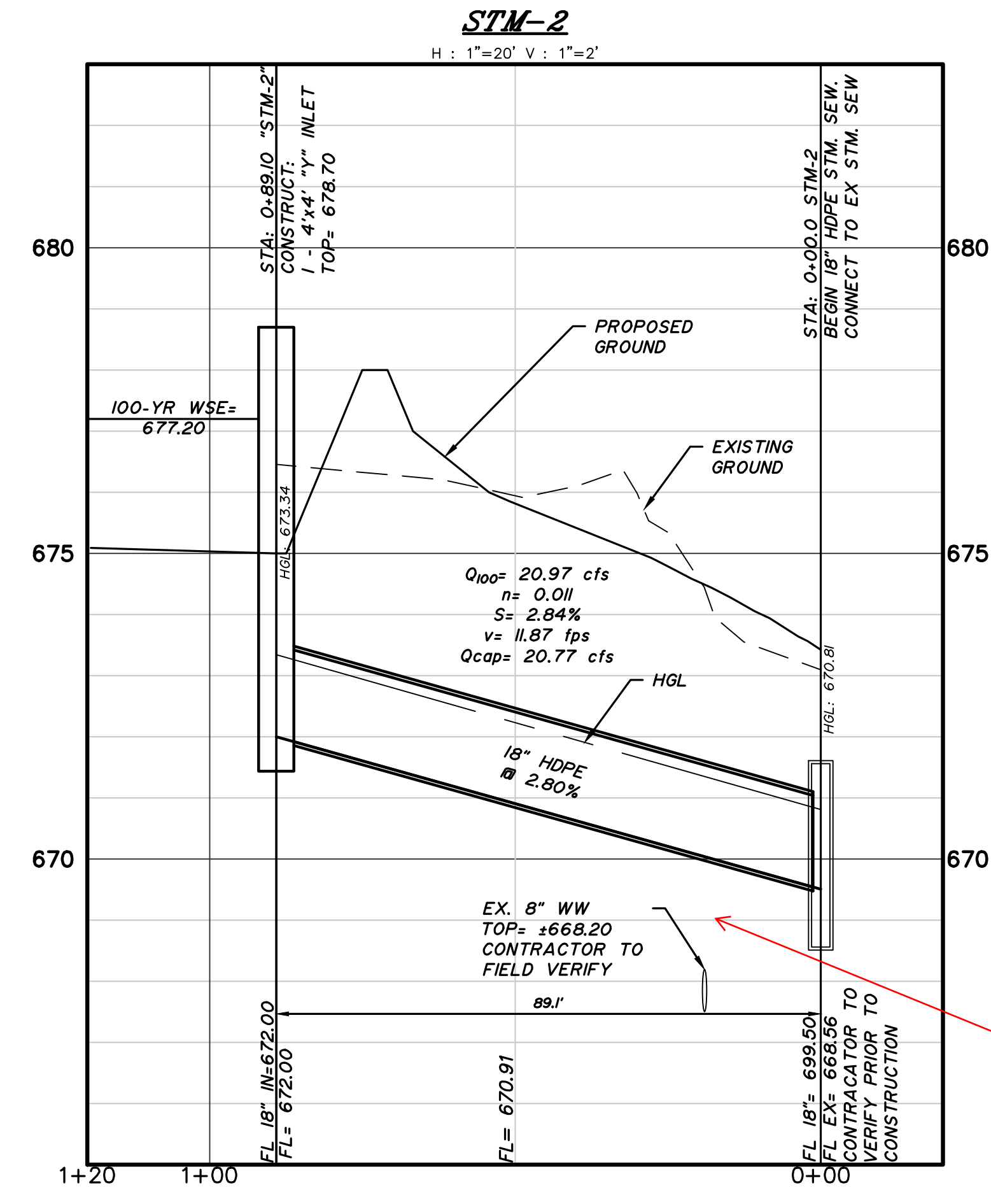
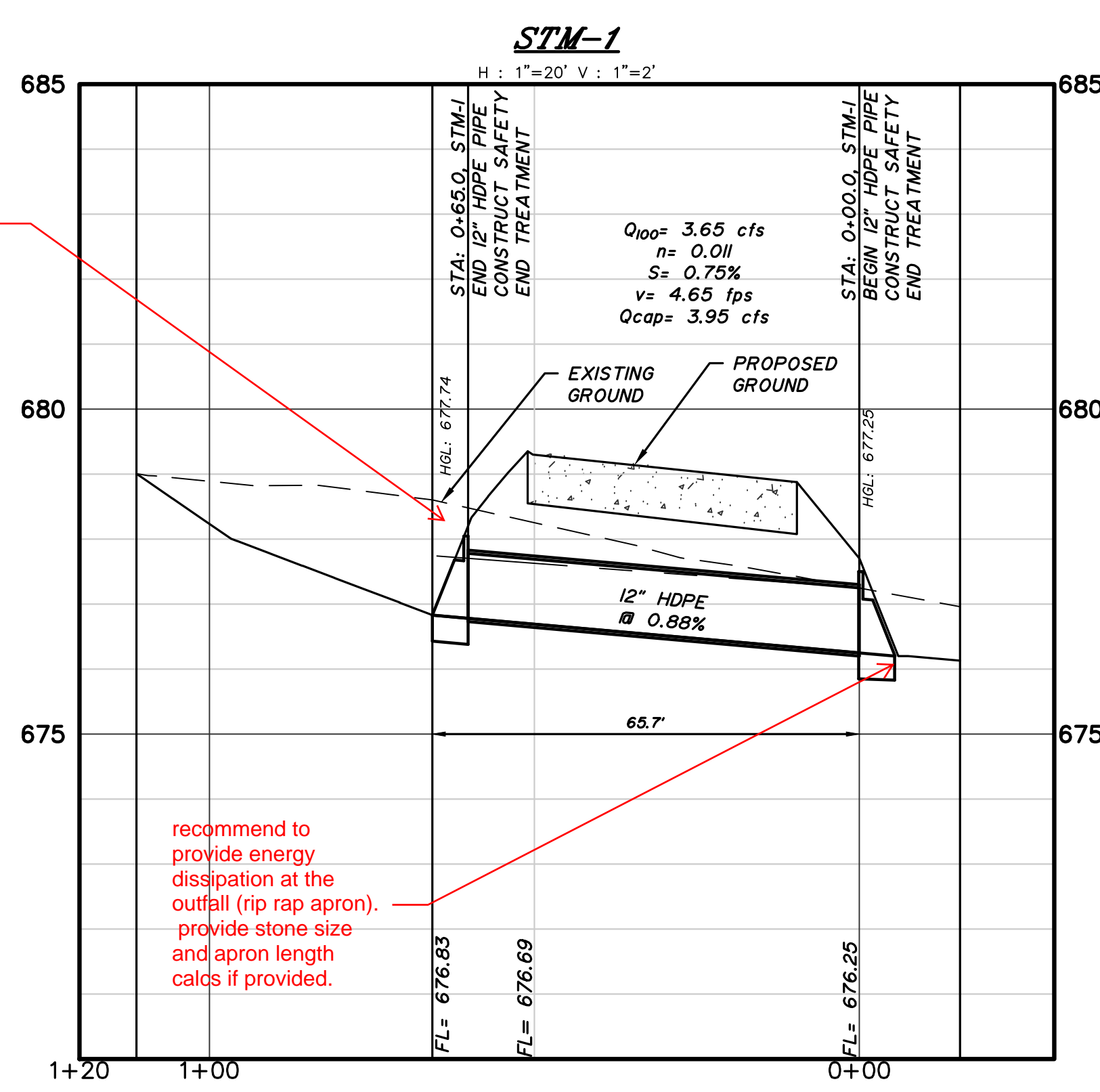
STORM SEWER PLAN
FAST ELECTRIC
LOT 1, BLOCK A
SANGER, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
GSES	GSES	MARCH 2026	1:80			###

NO.	DATE	REVISION



VICINITY MAP
NTS



show 100 year headwater and tailwater
1' of freeboard to top of pavement is required

recommend to provide energy dissipation at the outfall (rip rap apron), provide stone size and apron length calcs if provided.

label separation, min 2' required

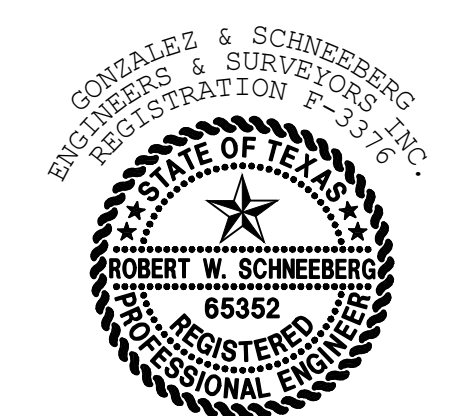
specify units
update all data as needed based on hydrology revisions

678.4 per Hy-8, please review calcs or provide hy-8 or similar analysis

how was tailwater determined?

POINT NO.		DRAINAGE AREA DATA		TOTAL		TIME OF CONCENTRATION		FLOW		PIPE		FRICTION		JUNCTION		HGL		NOTES
FROM	TO	DIST.	NO.	C X A	C X A	TC	TRAVEL	TOT. TIME	INTENS	CFS	SIZE	SLOPE	V1	V2	Loss	UPSTR.	DOWNSTR.	
STM-1		65.0	DA1, OS1	0.38	0.38	10.0	0.23	10.23	9.59	3.65	12	0.00748		4.65	0.50	677.74	677.25	
STM-2		89.0	DA2, DA3, OS2, OS3	3.01	3.01	10.0	0.13	10.13	9.59	20.97	18	0.0284		11.87	3.28	673.34	670.81	

Robert W. Schneeborg



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C09.02

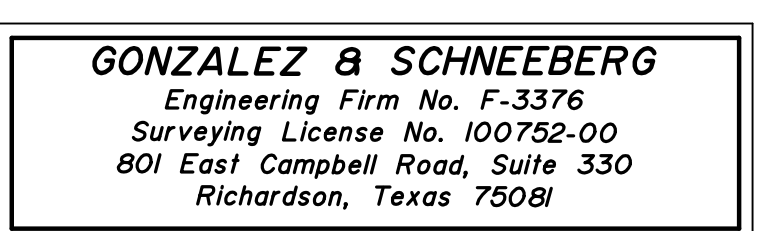
BENCHMARKS:

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ELEV.: 677.82

BM No. 2
RAIL ROAD SPIKE FOUND ON SOUTHEAST SIDE OF THE EAST POWER POLE LOCATED AT THE SOUTHWEST CORNER OF PROPERTY CORNER CLIP.
ELEV.: 675.79

APPLICANT/OWNER/DEVELOPER:
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SANGER, TX 76266
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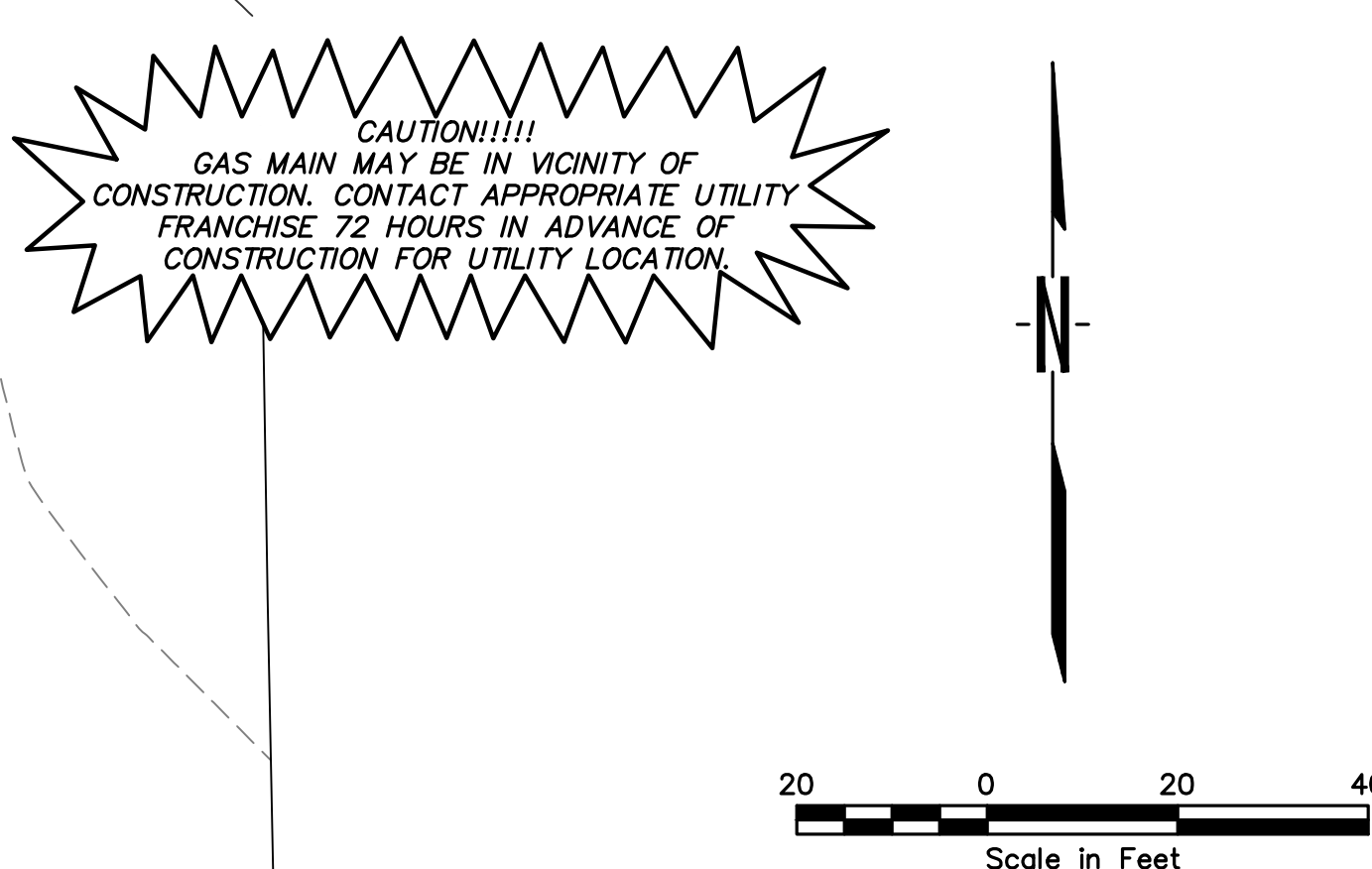
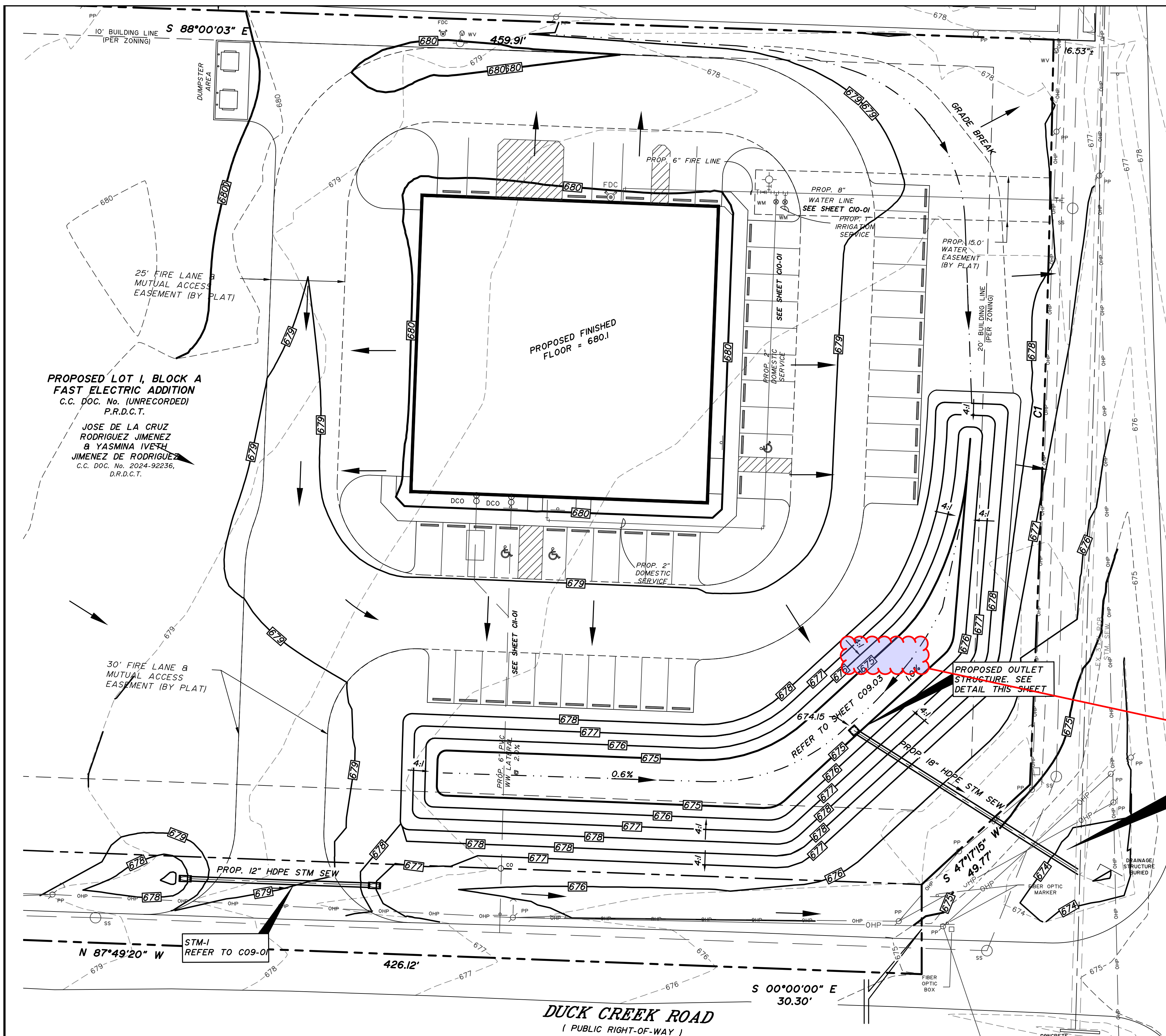


PROJ. NO. 7875-25-10-21 DWG. NO. 7875 storm.dwg

Gonzalez & Schneeborg
engineers ■ surveyors
801 East Campbell Road, Suite 330, Richardson, Texas 75081
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ENGINEERING FIRM NO. F-3376 SURVEYING LICENSE NO. 100752-00

STORM SEWER PROFILES
FAST ELECTRIC
LOT 1, BLOCK A
SANGER, TEXAS

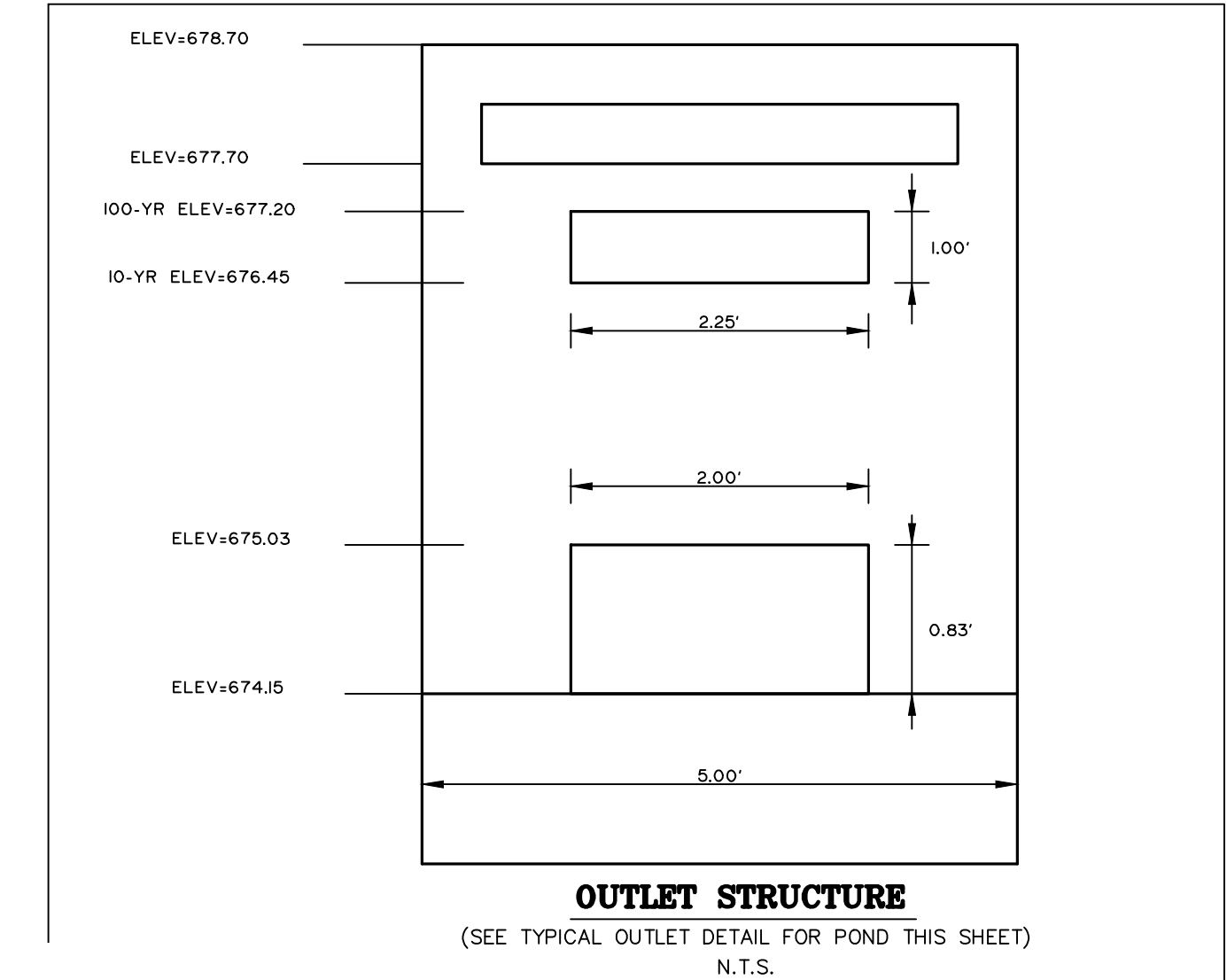
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CURVE TABLE

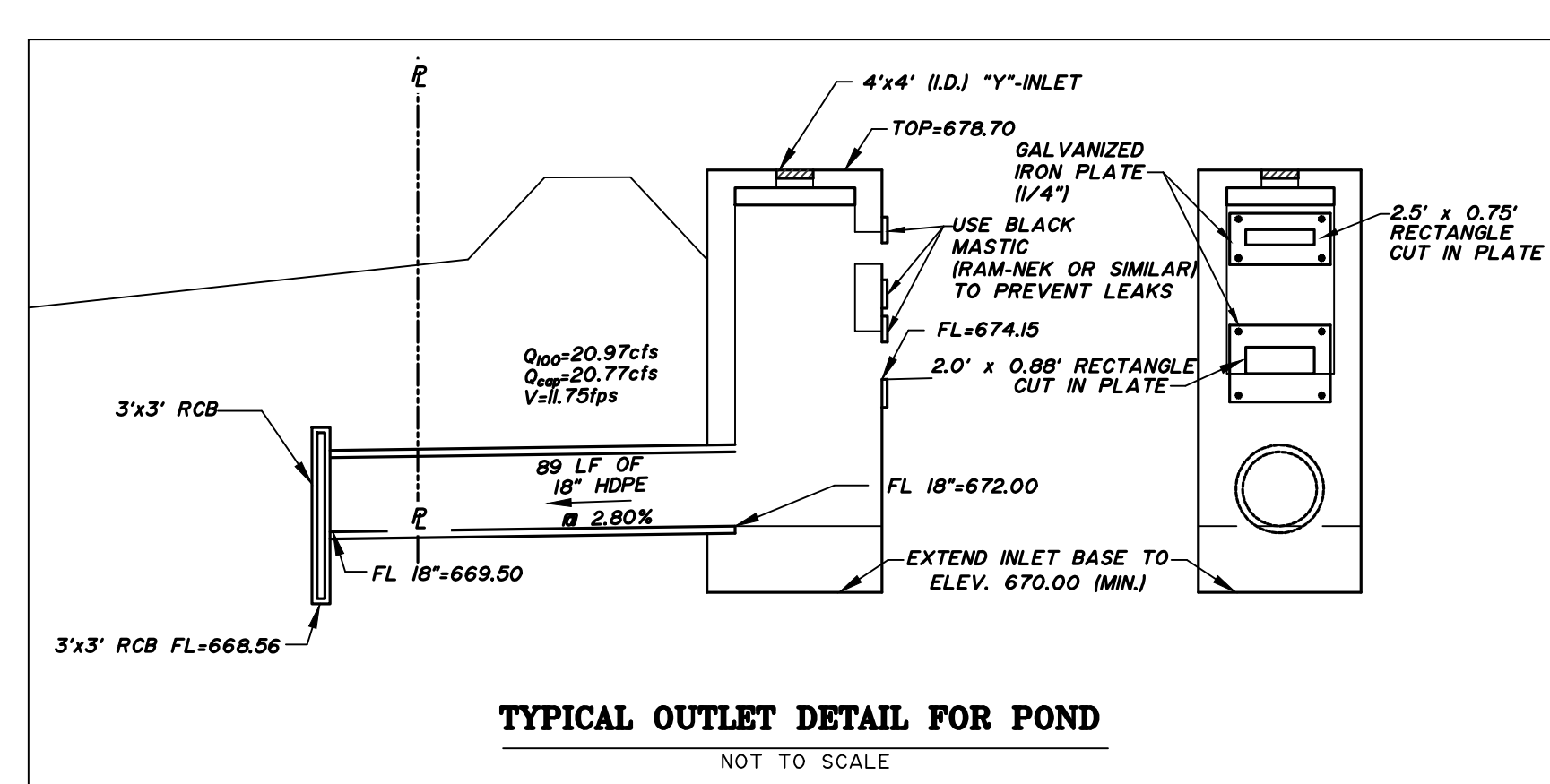
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	CH. BEARING
C1	001°26'50"	9975.00'	125.98'	251.95'	251.94'	S 01°49'22" W

- NOTES:**
- TEMPORARY IRRIGATION WILL BE REQUIRED TO ESTABLISH TURF IN ALL DISTURBED AREAS WITHOUT A PERMANENT IRRIGATION SYSTEM. HYDROMULCH & ESTABLISH TURF IN ALL DISTURBED AS IDENTIFIED ON GRADING AND EROSION CONTROL PLANS.
 - INSTALL EROSION CONTROL MATTING ON ALL DETENTION AREAS AND HYDROMULCH ON ALL SLOPES AND BOTTOM.



Please provide pond cross sections showing provided 1ft freeboard and 1ft sediment storage

- provide pond elevation, area, and volume charts
- provide stage/storage/discharge charts
- reminder that facility volume is based on allowable flow rate and the facility design shall pass the allowable flow rate at the water surface elevation that matches the calculated volume. allowable and actual outlet structure outflow must match within -1cfs
- additional comments will apply once all design data is received



OUTLET STRUCTURE OUTPUT

	W	H	A	Flowline Elev	Top Elev
Stage 1	2.00	0.88	1.76	674.15	675.03
Stage 2	2.50	0.75	1.88	676.45	677.20

W.S.E.	STAGE 1		STAGE 2	
	h	Q	h	Q
676.45	1.86	11.56	0	0.00
677.20	2.61	13.69	0.375	5.53

Q TOTAL	Q ALLOWED	CHECK % CHANGE	FREQUENCY
11.56	11.58	-0.19	10 year
19.22	20.97	-8.35	100 year

WARNING!!
EXISTING UTILITIES IN THE AREA.
CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL EXISTING UTILITIES WITH THE FRANCHISE UTILITIES PRIOR TO START OF CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY CONFLICTS DISCOVERED. CONTRACTOR IS RESPONSIBLE FOR COORDINATING UTILITY RELOCATION WHERE NECESSARY AND PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN), IF ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REPAIRS/REPLACEMENTS.

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Engineering Firm No. F-3376
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BENCHMARKS:

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"X" CUT SET ON CONCRETE SIDEWALK APPROXIMATELY 4.6' NORTH AND 11' WEST OF THE SOUTHEAST SIDEWALK CORNER LOCATED THAT THE NORTHEAST PROPERTY CORNER.
ELEV.: 677.82

BM No. 2
RAIL ROAD SPIKE FOUND ON SOUTHEAST SIDE OF THE EAST POWER POLE LOCATED AT THE SOUTHWEST CORNER OF PROPERTY CORNER CLIP.
ELEV.: 675.79

Robert W. Schneeburg

GONZALEZ & SCHNEEBERG
ENGINEERS & SURVEYORS INC.
REGISTRATION F-3376

ROBERT W. SCHNEEBERG
P.E., R.P.L.S.
65352
REGISTERED PROFESSIONAL ENGINEER

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C09.03

PROJ. NO. 7875-25-10-21 DWG. NO. 7875 detention.dwg

Gonzalez & Schneeburg
engineers & surveyors
ENGINEERING FIRM NO. F-3376 SURVEYING LICENSE NO. 100752-00

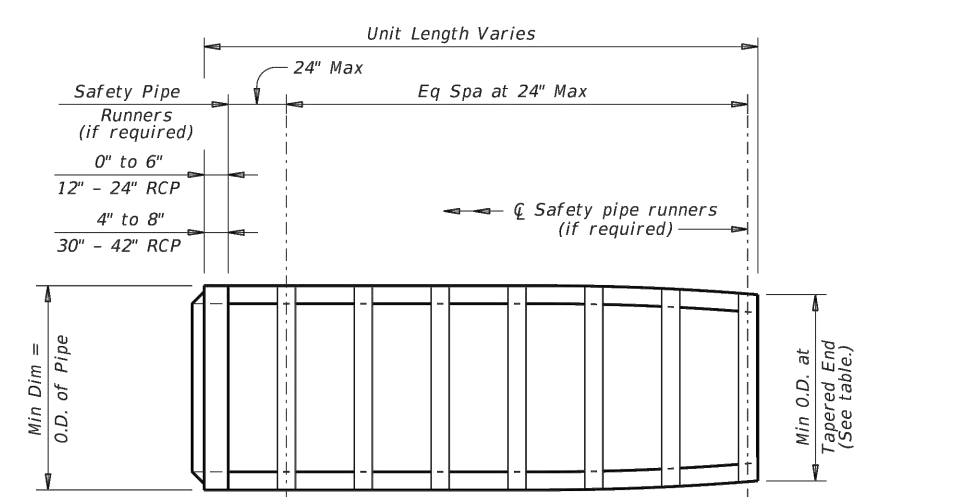
801 East Campbell Road
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DETENTION PLAN
FAST ELECTRIC
LOT 1, BLOCK A
SANGER, TEXAS

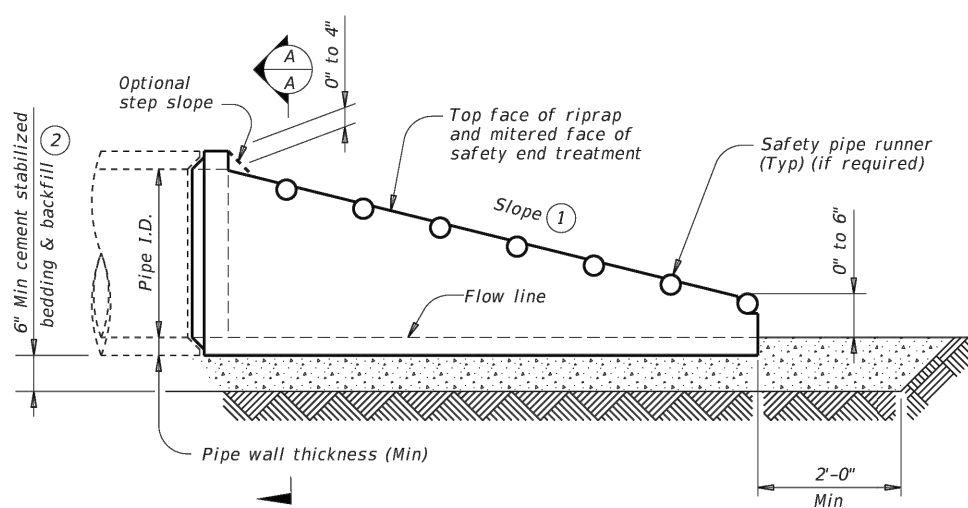
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GSES	GSES	MARCH 2026	1:80			

P:\17935 - Fast Electric at the NW corner of Duck Creek and L-35 Sanger\17935 detention.dwg, 3/10/2026 12:03:54 PM, _DWG To PDF.pcd

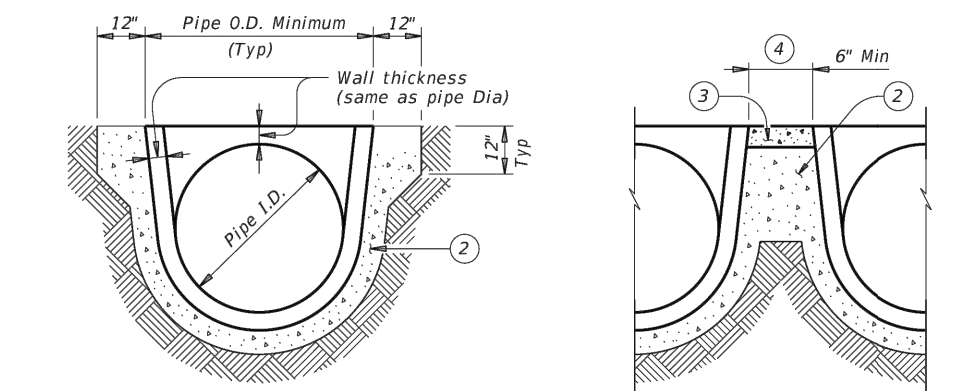
The use of this standard is intended to be governed by the Texas Engineering Practice Act. No warranty of any kind is made by TxDOT for any purpose whatsoever. TxDOT assumes no responsibility for the consequences of this standard or for incorrect results or damages resulting from its use.



PLAN VIEW - 12" THRU 24"
(Showing spigot end connection.)



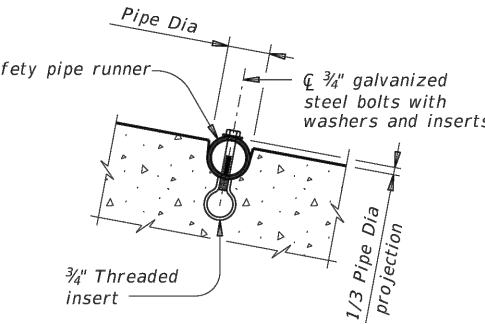
LONGITUDINAL ELEVATION - 12" THRU 24"
(Showing spigot end connection.)



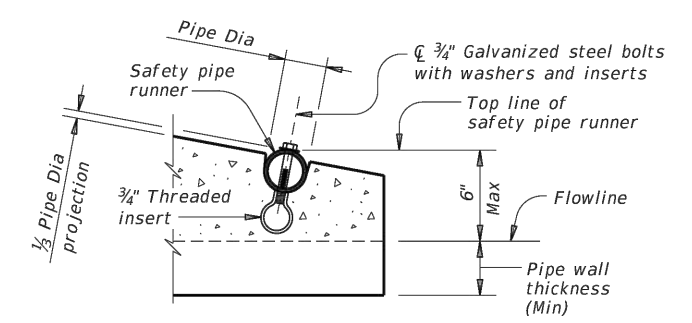
SECTION A-A **MULTIPLE PIPE INSTALLATION**

- 1 Slope as shown elsewhere in the plans. Slope of 6:1 or flatter is required for vehicle safety.
- 2 Provide cement stabilized bedding and backfill in accordance with the Item "Excavation and Backfill for Structures". Bedding and backfill is considered subsidiary to the Item 467, "Safety End Treatment". When concrete riprap is specified around the safety end and treatment, backfill as directed by Engineer.
- 3 Fill the top 4" of void between precast and treatments with concrete riprap. Concrete riprap is considered subsidiary to the Item 467, "Safety End Treatment".
- 4 Adjust clear distance between pipes to provide for the minimum distance between safety end treatments.
- 5 Safety pipe runners are required for multiple pipe culverts with more than two pipes.

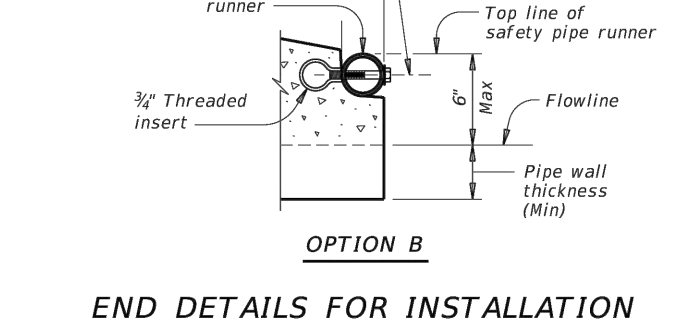
REQUIREMENTS FOR CULVERT PIPES AND SAFETY PIPE RUNNERS									
Pipe I.D.	Min Wall Thickness	Min O.D.	Min Tapered End O.D.	Min Reinforcement (sq. in. per ft. of Pipe)	Max Slope	Min Length of Unit	Single Pipe	Multiple Pipe	Required Pipe Runner Sizes
12"	2"	16"	16"	0.07 Circ.	6:1	4'-0"	No	(5)	3" STD 3.500" 3.068"
15"	2 1/2"	19 1/2"	19"	0.07 Circ.	6:1	5'-0"	No	(5)	3" STD 3.500" 3.068"
18"	2 1/2"	23"	21 1/2"	0.07 Circ.	6:1	7'-3"	No	(5)	3" STD 3.500" 3.068"
24"	3"	30"	27"	0.07 Circ.	6:1	10'-0"	No	(5)	3" STD 3.500" 3.068"
30"	3 1/2"	37"	31"	0.18 Circ.	6:1	12'-1"	No	Yes	4" STD 4.500" 4.026"
36"	4"	44"	36"	0.19 Ellip.	6:1	15'-4"	Yes	Yes	4" STD 4.500" 4.026"
42"	4 1/2"	51"	41 1/2"	0.23 Ellip.	6:1	18'-7"	Yes	Yes	4" STD 4.500" 4.026"



INSTALLATION DETAIL FOR SAFETY PIPE RUNNERS
(If required)



OPTION A



OPTION B

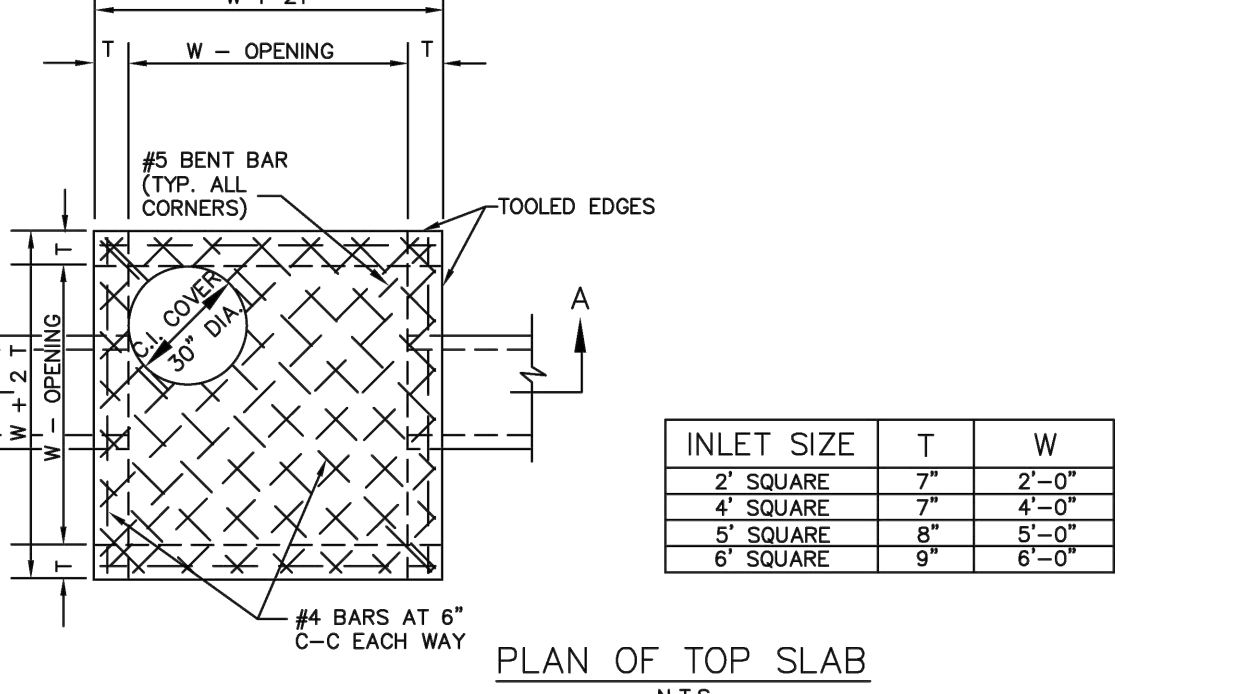
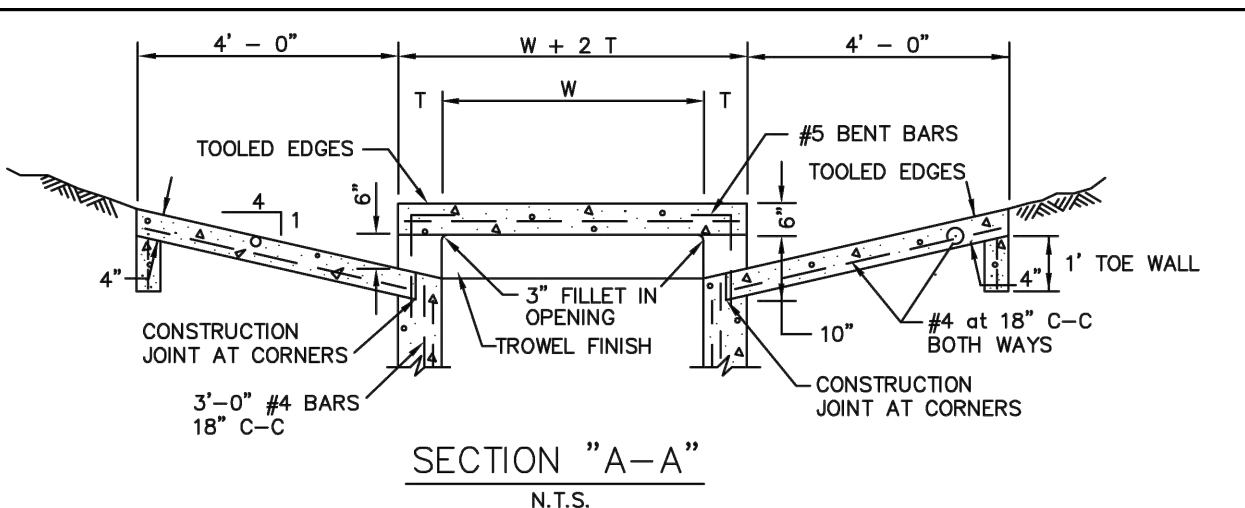
MATERIAL NOTES:
 Synthetic fibers listed on the "Fibers for Concrete" Material Producer List (MPL) may be used in lieu of steel reinforcing in riprap concrete unless noted otherwise.
 Provide pipe runners meeting the requirements of ASTM A53 (Type E or S, or B), ASTM A500 or B, or API 5LX52.
 Galvanize steel components except reinforcing steel after fabrication. Repair galvanizing damaged during transport or construction in accordance with the specifications.
GENERAL NOTES:
 Process safety end treatment for reinforced concrete pipe (RCP) may be used for TYPE II end treatment as specified in Item 467, "Safety End Treatment."
 When precast safety end treatment is used as a Contractor's alternate to mirrored RCP, riprap will not be required unless noted otherwise on the plans.
 Manufacture precast concrete end sections in accordance with Item 464, "Reinforced Concrete Pipe and in accordance with ASTM Specification C-76, Class III, Wall B for circular pipe."
 Provide precast concrete end sections with a spigot or bell end for compatibility to upstream or downstream end conditions with sufficient annular space to allow for grout, mortar, cold applied asphalt, joint compound or pre-formed plastic gasket material.
 Methods of lifting shall be provided by the manufacturer for ease of loading, unloading and installation.
 Pipe runners are designed for a traversing load of 10,000 lbs at yield as recommended by Research Report 280-2F, "Safety Treatment of Roadside Parallel-Drainage Structures", Texas Transportation Institute, March 1981.

TEXAS DEPARTMENT OF TRANSPORTATION **Bridge Division Standard**

PRECAST SAFETY END TREATMENT
TYPE II ~ PARALLEL DRAINAGE

PSET-RP

Rev. CD-PSET-RP-2016pp	Rev. 02/18	CD 12/17	Rev. 07/18	Rev. 04/19
02/20/20	02/20	02/20	02/20	02/20
Revisions	DATE	DESCRIPTION	BY	CHKD BY



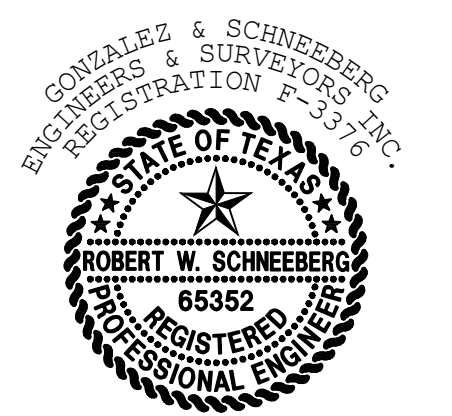
INLET SIZE	T	W
2' SQUARE	7"	2'-0"
4' SQUARE	7"	4'-0"
5' SQUARE	8"	5'-0"
6' SQUARE	9"	6'-0"

- NOTES:**
1. MATERIAL AND WORKMANSHIP SHALL CONFORM WITH THE REQUIREMENTS OF NCTCOG STANDARD SPECIFICATIONS FOR STANDARD CONCRETE MANHOLES, MINIMUM CLASS "C" CONCRETE.
 2. LAYERS OF REINFORCING STEEL NEAREST THE INTERIOR AND EXTERIOR SURFACES SHALL HAVE A COVER OF 2" CLEAR OF BARS, UNLESS OTHERWISE NOTED.
 3. FOR DETAILS OF REINFORCING OF LOWER PORTION OF INLET SEE APPROPRIATE SQUARE MANHOLE DETAILS.
 4. DEPTH OF DROP INLET FROM FINISHED GRADE TO FLOW LINE OF INLET IS VARIABLE. APPROXIMATE DEPTH WILL BE SHOWN ON PLANS AT LOCATION OF INLET.
 5. ALL STANDARD DROP INLETS SHALL HAVE ONE OPENING ON EACH SIDE UNLESS OTHERWISE SHOWN ON PLANS.
 6. TOP SLAB MAY BE REINFORCED SAME AS 4' SQUARE MANHOLE.
 7. PRECAST PRODUCTS MAY BE USED AT THE APPROVAL OF THE OWNER.
 8. ALLOW 1" MIN CLEAR SPACE BETWEEN OD OF PIPE OR BOX AND INSIDE WALL OF INLET (OD OF PIPE OR BOX SHOULD ACCOUNT FOR SKEWED CONDITIONS).
 9. DEPTHS OF GREATER THAN 10' NEED TO BE STRUCTURALLY ENGINEERED.

DROP INLET	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE
2', 4', 5', OR 6' SQUARE		702
	DATE	STANDARD DRAWING NO.
	AUG '23	6040

provide pipe bedding detail

Robert W. Schneeberg



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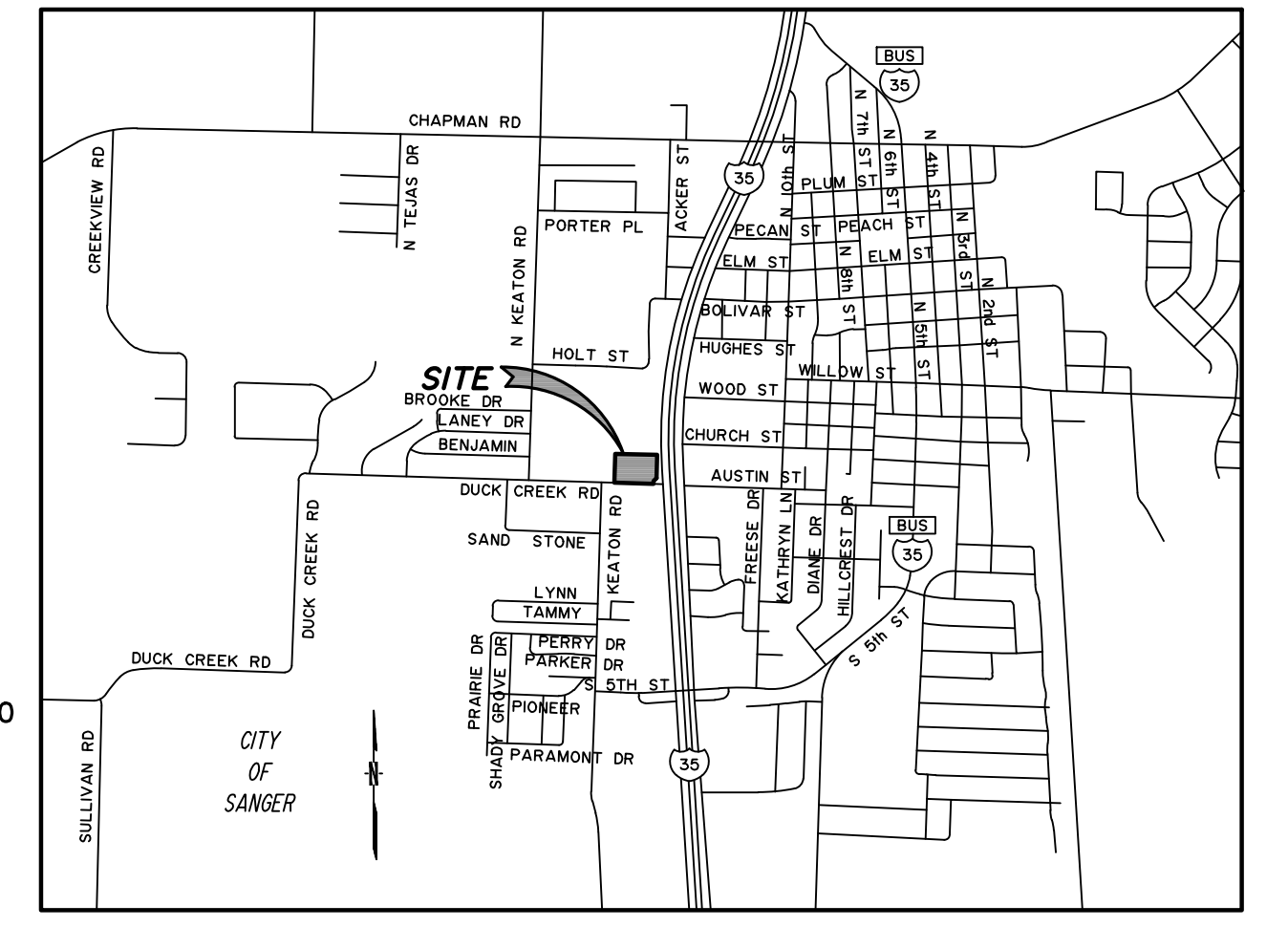
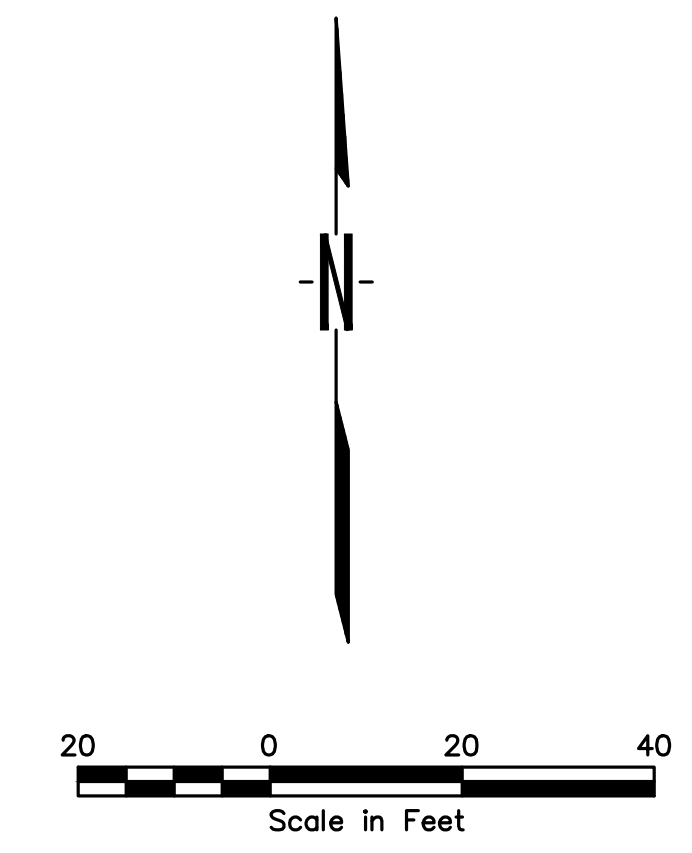
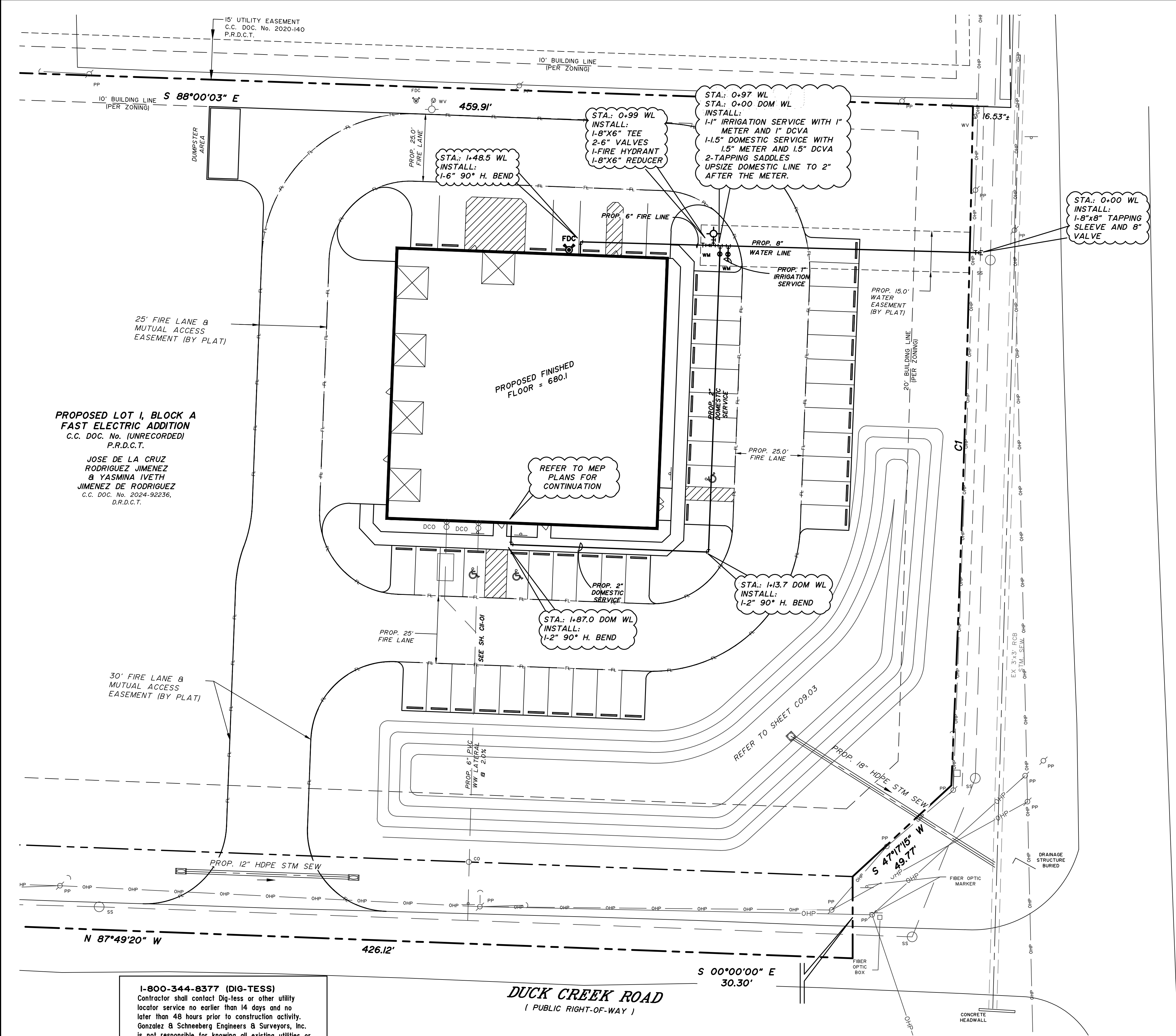
C09.50

APPLICANT/OWNER/DEVELOPER:
 FAST ELECTRIC, LLC
 ATTN: JOSE RODRIGUEZ J.
 8025 JANE LONG RD
 SANGER, TX 76266
 (940) 315-0043

ENGINEER/SURVEYOR:
 ROBERT W. SCHNEEBERG, P.E., R.P.L.S.
 GONZALEZ & SCHNEEBERG, INC.
 801 EAST CAMPBELL ROAD, SUITE 330
 RICHARDSON, TEXAS 75081
 (972) 516-8855

GONZALEZ & SCHNEEBERG
 Engineering Firm No. F-3376
 Surveying License No. 100752-00
 801 East Campbell Road, Suite 330
 Richardson, Texas 75081

PROJ. NO. 7875-25-10-21		DWG. NO. 7875 stm details.dwg	
Gonzalez & Schneeberg engineers ■ surveyors		801 East Campbell Road Suite 330, Richardson, Texas 75081 (972) 516-8855	
ENGINEERING FIRM NO. F-3376		SURVEYING LICENSE NO. 100752-00	
STORM SEWER DETAILS			
FAST ELECTRIC			
LOT 1, BLOCK A			
SANGER, TEXAS			
DESIGN	DRAWN	DATE	SCALE
GSES	GSES	MARCH 2026	1:2
NO.	DATE	REVISION	



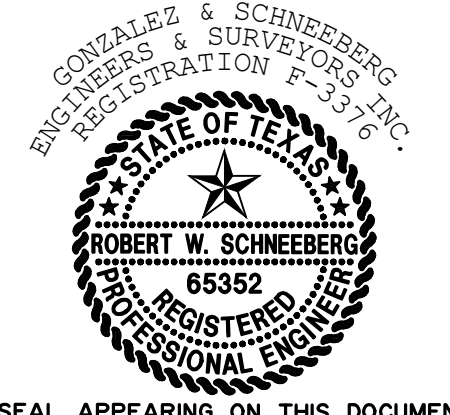
CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	CH. BEARING
C1	001°26'50"	9975.00'	125.98'	251.95'	251.94'	S 01°49'22" W

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- ⊙ PP POWER POLE
 - ⊙ WV WATER VALVE
 - ⊙ WM WATER METER
 - ⊙ FM FIRE HYDRANT
 - ⊙ PA POWER POLE ANCHOR
 - ⊙ CO CLEANOUT
 - ⊙ SS SANITARY SEWER MANHOLE
 - OHP OVERHEAD POWER LINE
 - FL PROPOSED FIRE LANE
 - ⊙ GM GAS METER

INTERSTATE HIGHWAY 35
(U.S. HIGHWAY 77)
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

Robert W. Schneeburg



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1-800-344-8377 (DIG-TESS)
Contractor shall contact Dig-Tess or other utility locator service no earlier than 14 days and no later than 48 hours prior to construction activity. Gonzalez & Schneeburg Engineers & Surveyors, Inc. is not responsible for knowing all existing utilities or depicting exact location of utilities on drawing.

WARNING!!!
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8025 JANE LONG RD
SANGER, TX 76266
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ENGINEER/SURVEYOR:
ROBERT W. SCHNEEBURG, P.E., R.P.L.S.
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(972) 516-8855

GONZALEZ & SCHNEEBURG
Engineering Firm No. F-3376
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801 East Campbell Road, Suite 330
Richardson, Texas 75081

BENCHMARKS:

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"- CUT SET ON CONCRETE SIDEWALK APPROXIMATELY 4.6' NORTH AND 11' WEST OF THE SOUTHEAST SIDEWALK CORNER LOCATED AT THE NORTHEAST PROPERTY CORNER. ELEV.: 677.82

BM No. 2
RAIL ROAD SPIKE FOUND ON SOUTHEAST SIDE OF THE EAST POWER POLE LOCATED AT THE SOUTHWEST CORNER OF PROPERTY CORNER CLIP. ELEV.: 675.79

C10.01

PROJ. NO. 7875-25-10-21 DWG. NO. 7875 water.dwg

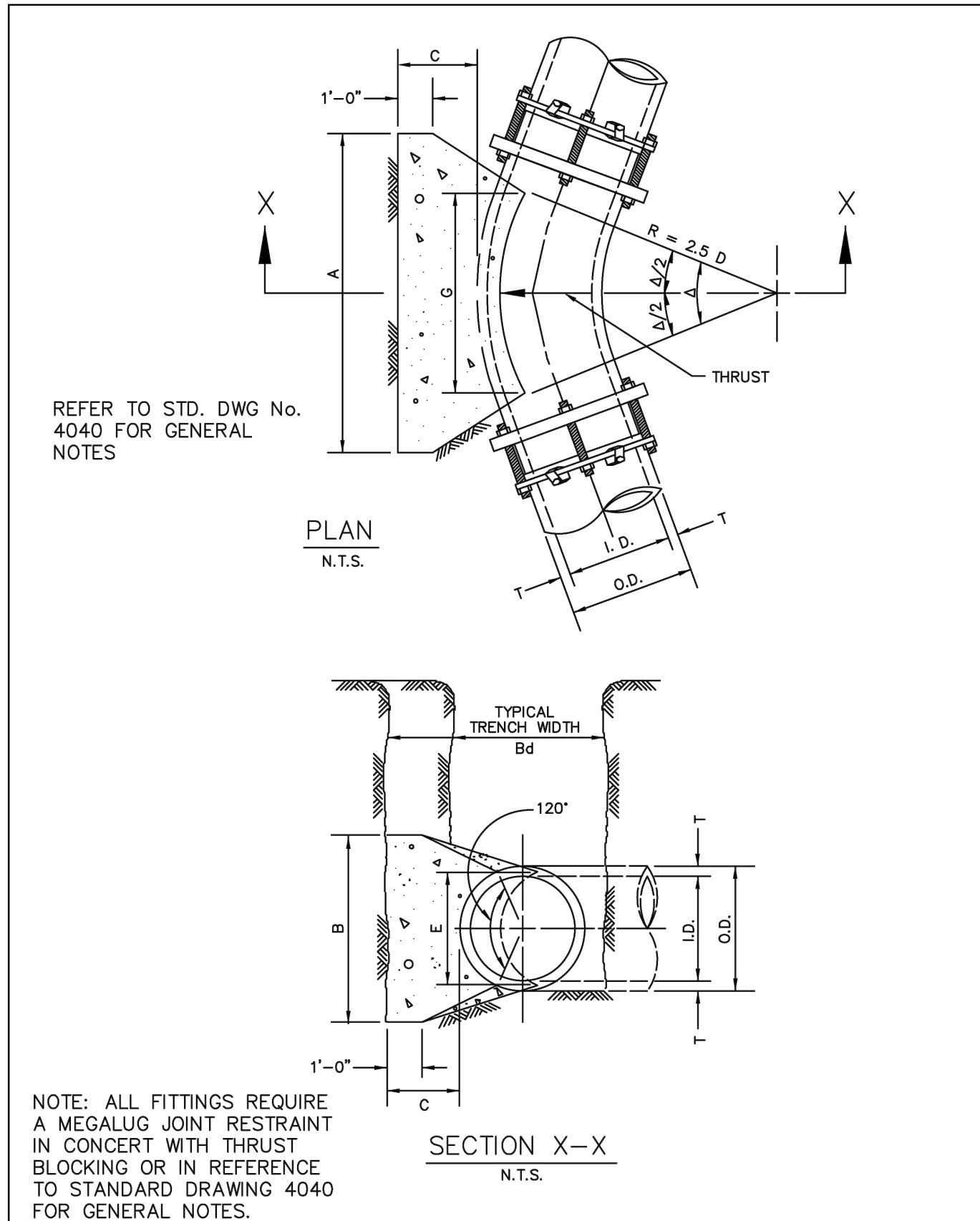
Gonzalez & Schneeburg
engineers ■ surveyors
ENGINEERING FIRM NO. F-3376 SURVEYING LICENSE NO. 100752-00

801 East Campbell Road
Suite 330, Richardson, Texas 75081
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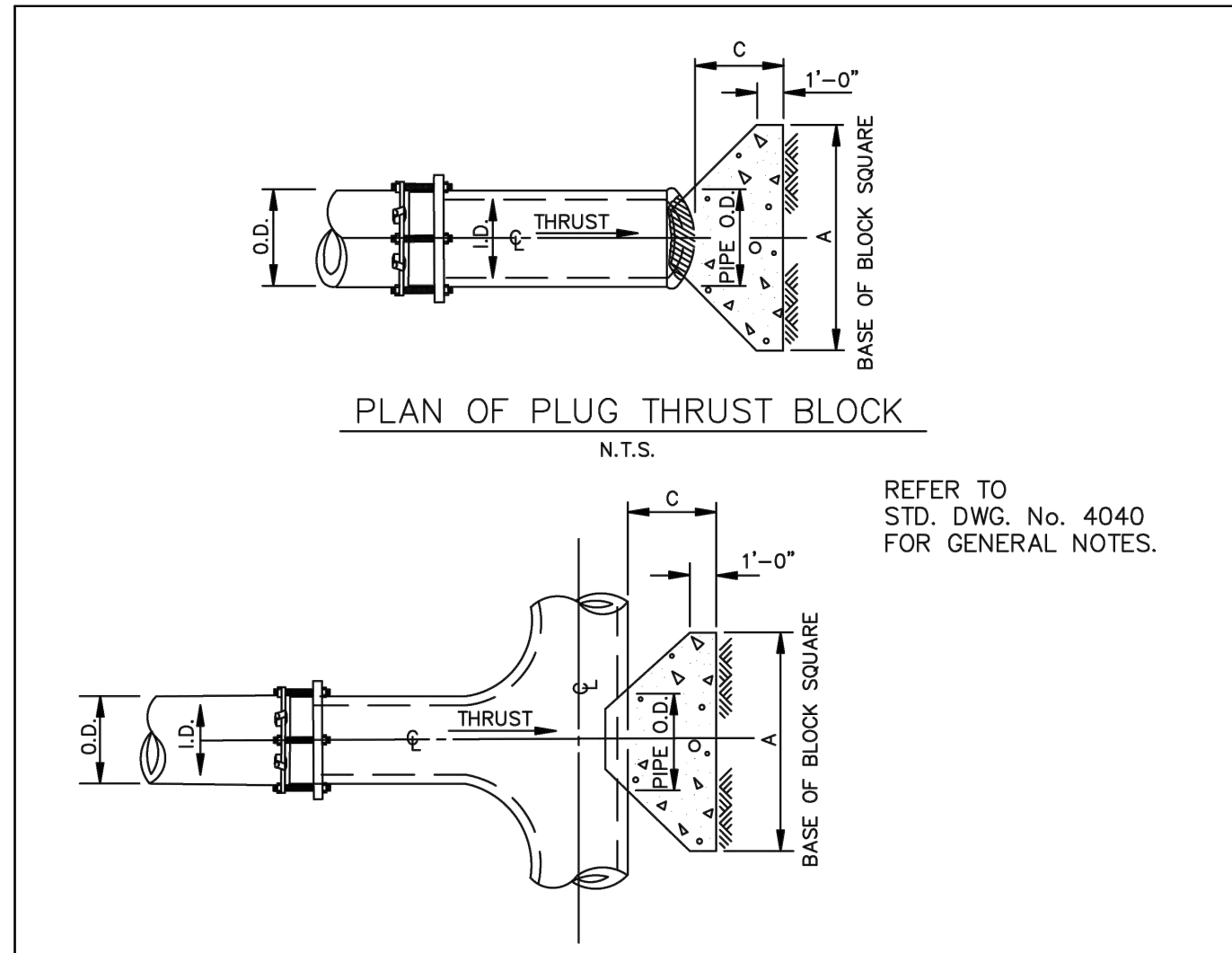
WATER PLAN
FAST ELECTRIC
LOT 1, BLOCK A
SANGER, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
GSES	GSES	MARCH 2026	1:80			

P:\17975 - Fast Electric at the NW corner of Duck Creek and I-35 Sanger\17975 water.dwg, 3/10/2026 12:04:13 PM, _DWG To PDF.pc3



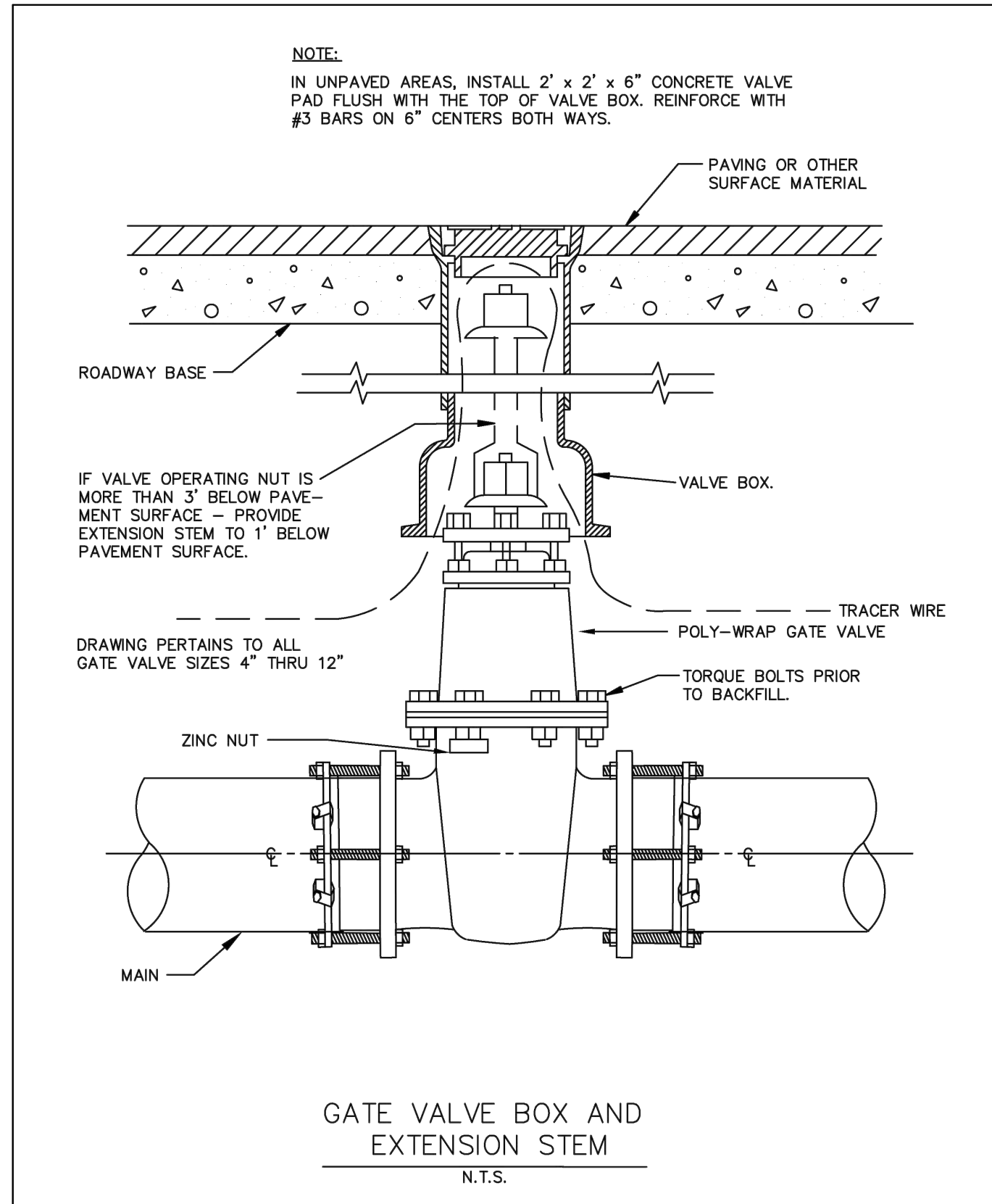
HORIZONTAL THRUST BLOCK AT PIPE BEND
 North Central Texas Council of Governments
 STANDARD SPECIFICATION REFERENCE: 502.4
 DATE: AUG '23
 STANDARD DRAWING NO.: 4010A



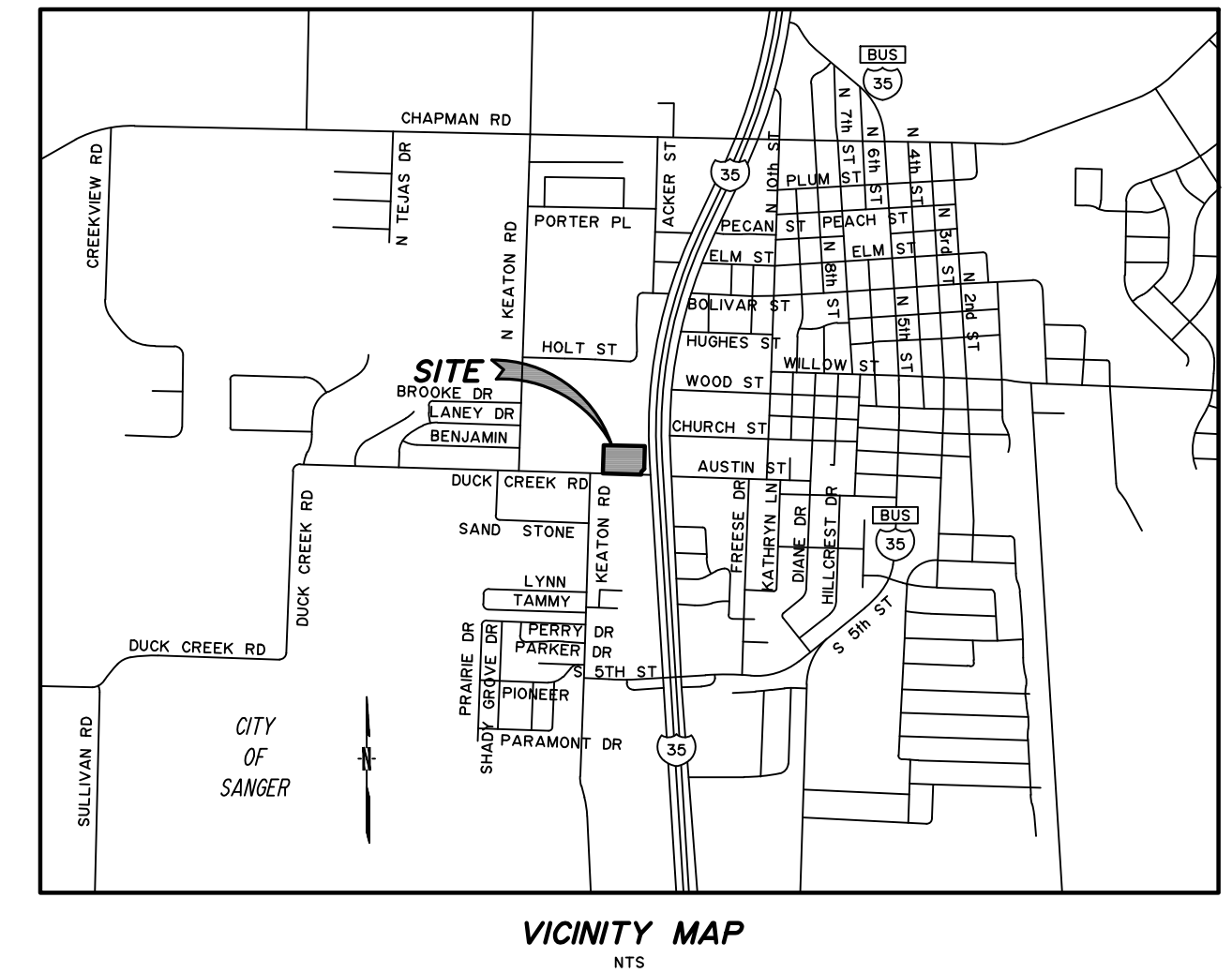
PLAN OF TEE THRUST BLOCK
 N.T.S.

I.D. (IN.)	THRUST (TONS)	C (FT.)	EARTH		ROCK	
			A (FT.)	VOL. (C.Y.)	A (FT.)	VOL. (C.Y.)
4.5,8	5.7	1.5	2.5	0.3	2.0	0.2
10,12	11.3	1.5	3.5	0.6	2.5	0.3
16,18	25.5	2.0	5.5	1.6	4.0	0.9
20	31.5	2.0	6.0	1.9	4.0	0.9
24	45.2	2.5	7.0	3.1	5.0	1.7
30	53.0	3.0	7.5	4.1	5.5	2.4
36	76.3	4.0	9.0	7.3	6.5	4.2
42	105.0	4.5	10.5	11.0	7.5	6.2
48	136.0	5.0	12.0	15.6	8.5	8.7
54	172.0	5.5	13.5	21.4	9.5	11.9
60	212.0	6.0	15.0	28.4	10.5	15.7
66	257.0	6.5	16.5	36.8	11.5	20.5
72	305.0	7.5	17.5	47.2	12.5	27.2
78	358.0	8.0	19.0	58.9	13.5	33.7
84	416.0	8.5	20.5	72.3	14.5	41.2
90	477.0	9.0	22.0	87.7	15.5	49.7
96	543.0	9.5	23.5	104.8	16.5	61.0

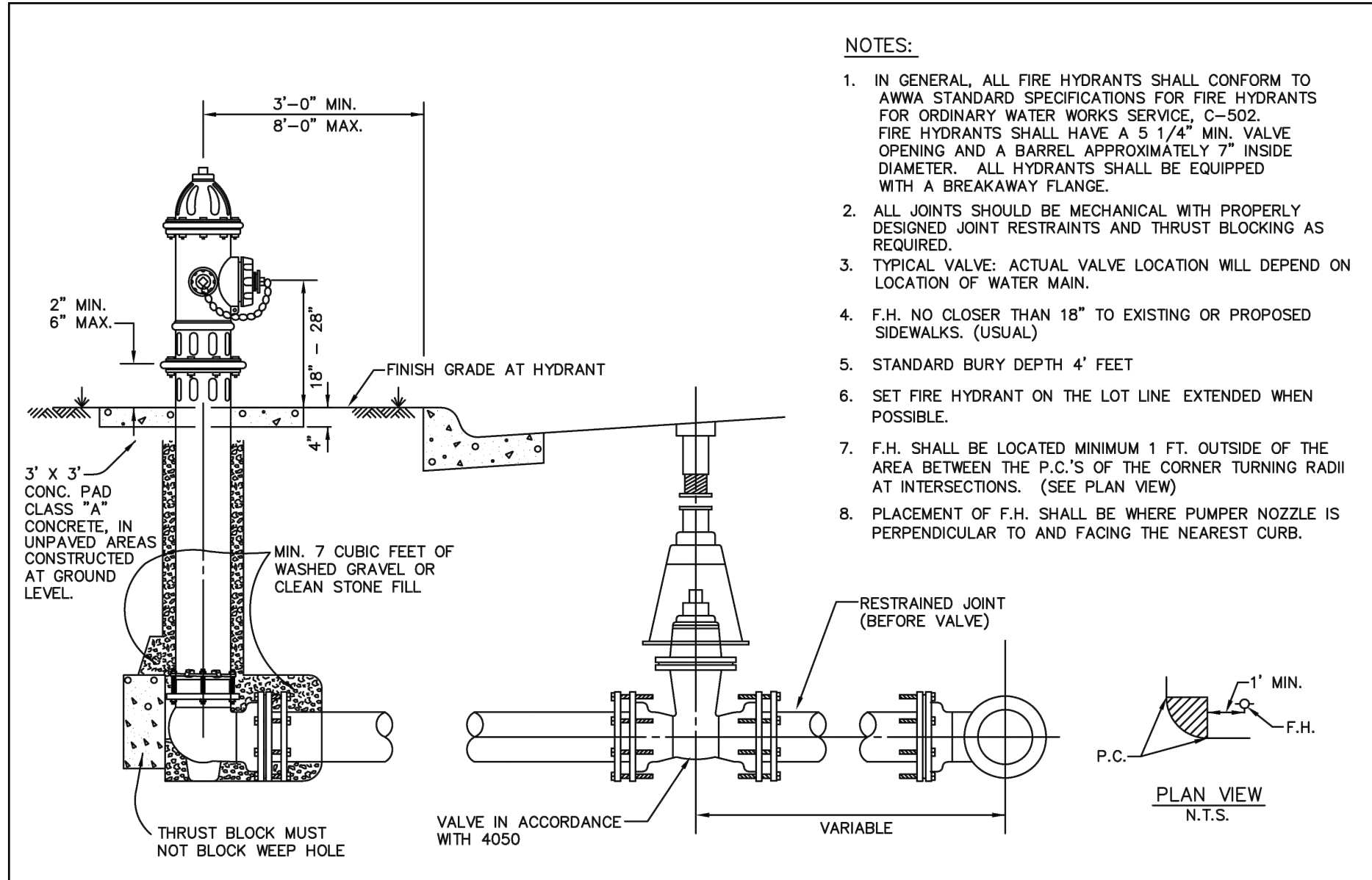
HORIZONTAL THRUST BLOCK AT TEES AND PLUGS
 North Central Texas Council of Governments
 STANDARD SPECIFICATION REFERENCE: 502.4
 DATE: AUG '23
 STANDARD DRAWING NO.: 4020



GATE VALVE 4" TO 12" BOX & EXTENSION STEM
 North Central Texas Council of Governments
 STANDARD SPECIFICATION REFERENCE: 502.6
 DATE: AUG '23
 STANDARD DRAWING NO.: 4050

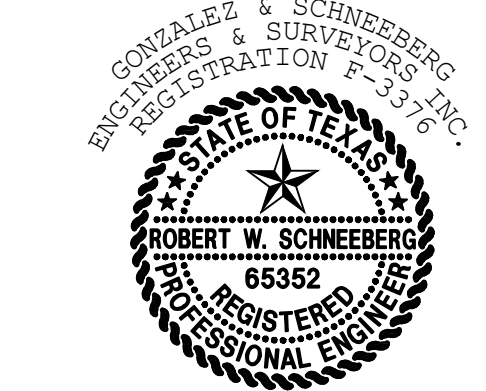


VICINITY MAP
 N.T.S.



FIRE HYDRANT INSTALLATION
 North Central Texas Council of Governments
 STANDARD SPECIFICATION REFERENCE: 502.3
 DATE: AUG '23
 STANDARD DRAWING NO.: 4120

Robert W. Schneberg



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C10.50

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 ATTN: JOSE RODRIGUEZ J.
 8025 JANE LONG RD
 SANGER, TX 76266
 (940) 315-0043

ENGINEER/SURVEYOR:
 ROBERT W. SCHNEBERG, P.E., R.P.L.S.
 GONZALEZ & SCHNEBERG, INC.
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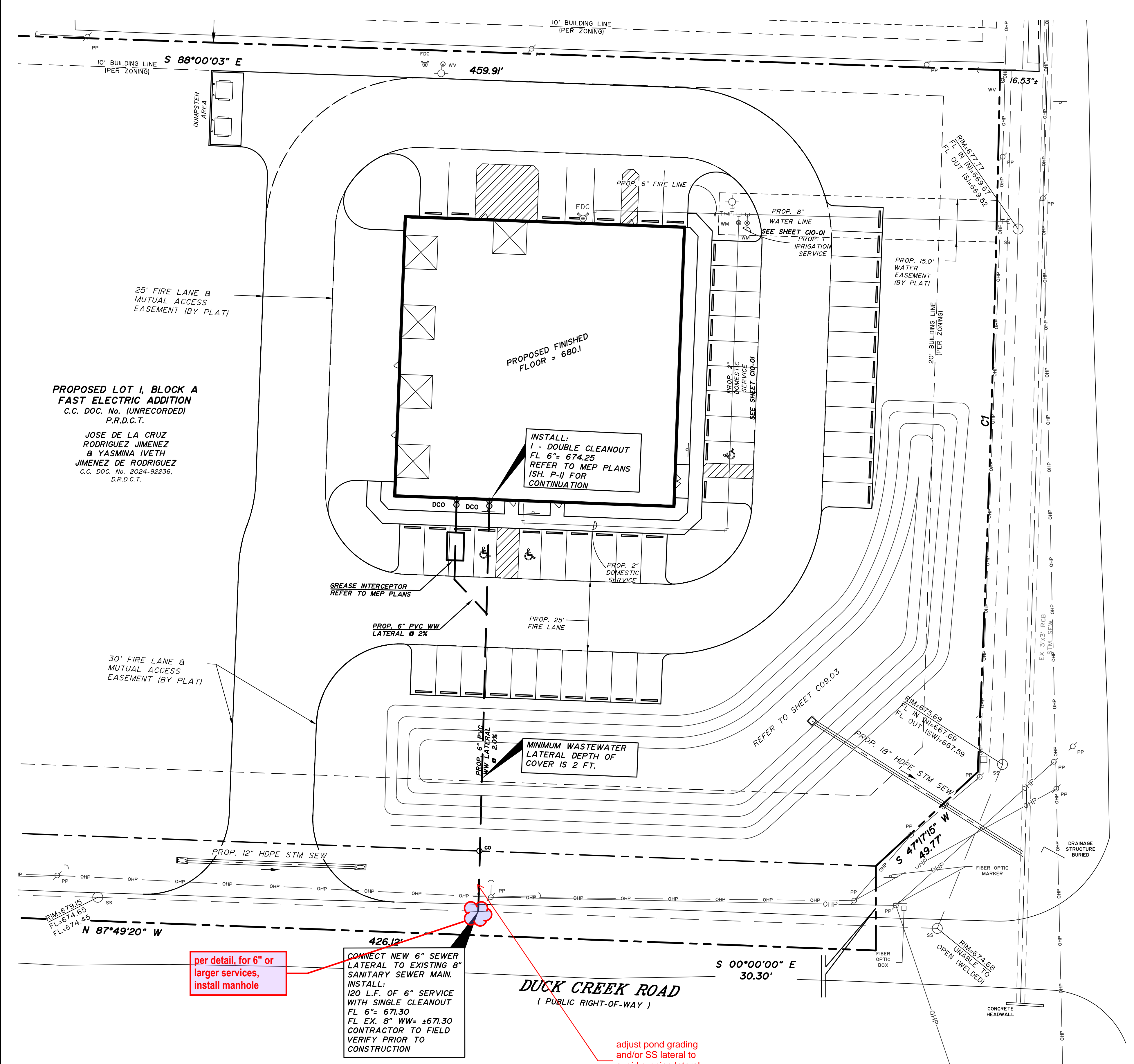
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 Engineering Firm No. F-3376
 Surveying License No. 100752-00
 801 East Campbell Road, Suite 330
 Richardson, Texas 75081

PROJ. NO. 7875-25-10-21 DWG. NO. 7875 water details.dwg
Gonzalez & Schneberg 801 East Campbell Road
 engineers ■ surveyors Suite 330, Richardson, Texas 75081
 ENGINEERING FIRM NO. F-3376 SURVEYING LICENSE NO. 100752-00 (972) 516-8855

WATER DETAILS
 FAST ELECTRIC
 LOT 1, BLOCK A
 SANGER, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
GSES	GSES	MARCH 2026				

NO.	DATE	REVISION



**PROPOSED LOT 1, BLOCK A
FAST ELECTRIC ADDITION**
C.C. DOC. No. (UNRECORDED)
P.R.D.C.T.

JOSE DE LA CRUZ
RODRIGUEZ JIMENEZ
& YASMINA IVETH
JIMENEZ DE RODRIGUEZ
C.C. DOC. No. 2024-92236,
D.R.D.C.T.

PROPOSED FINISHED
FLOOR = 680.1

INSTALL:
1 - DOUBLE CLEANOUT
FL 6" = 674.25
REFER TO MEP PLANS
(SH. P-I) FOR
CONTINUATION

GREASE INTERCEPTOR
REFER TO MEP PLANS

PROP. 6" PVC WW
LATERAL @ 2X

PROP. 25'
FIRE LANE

PROP. 6" PVC
WW LATERAL @ 2X
MINIMUM WASTEWATER
LATERAL DEPTH OF
COVER IS 2 FT.

REFER TO SHEET C09.03

PROP. 18" HDPE STM SEW
FL IN (W/667.69)
FL OUT (S/W)=667.59

S 47°11'15" W
49.77'

per detail, for 6" or
larger services,
install manhole

CONNECT NEW 6" SEWER
LATERAL TO EXISTING 8"
SANITARY SEWER MAIN.
INSTALL:
120 L.F. OF 6" SERVICE
WITH SINGLE CLEANOUT
FL 6" = 671.30
FL EX. 8" WW = ±671.30
CONTRACTOR TO FIELD
VERIFY PRIOR TO
CONSTRUCTION

adjust pond grading
and/or SS lateral to
avoid running lateral
under pond.

DUCK CREEK ROAD
(PUBLIC RIGHT-OF-WAY)

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CONSTRUCTION. CONTACT APPROPRIATE UTILITY
FRANCHISE 72 HOURS IN ADVANCE OF
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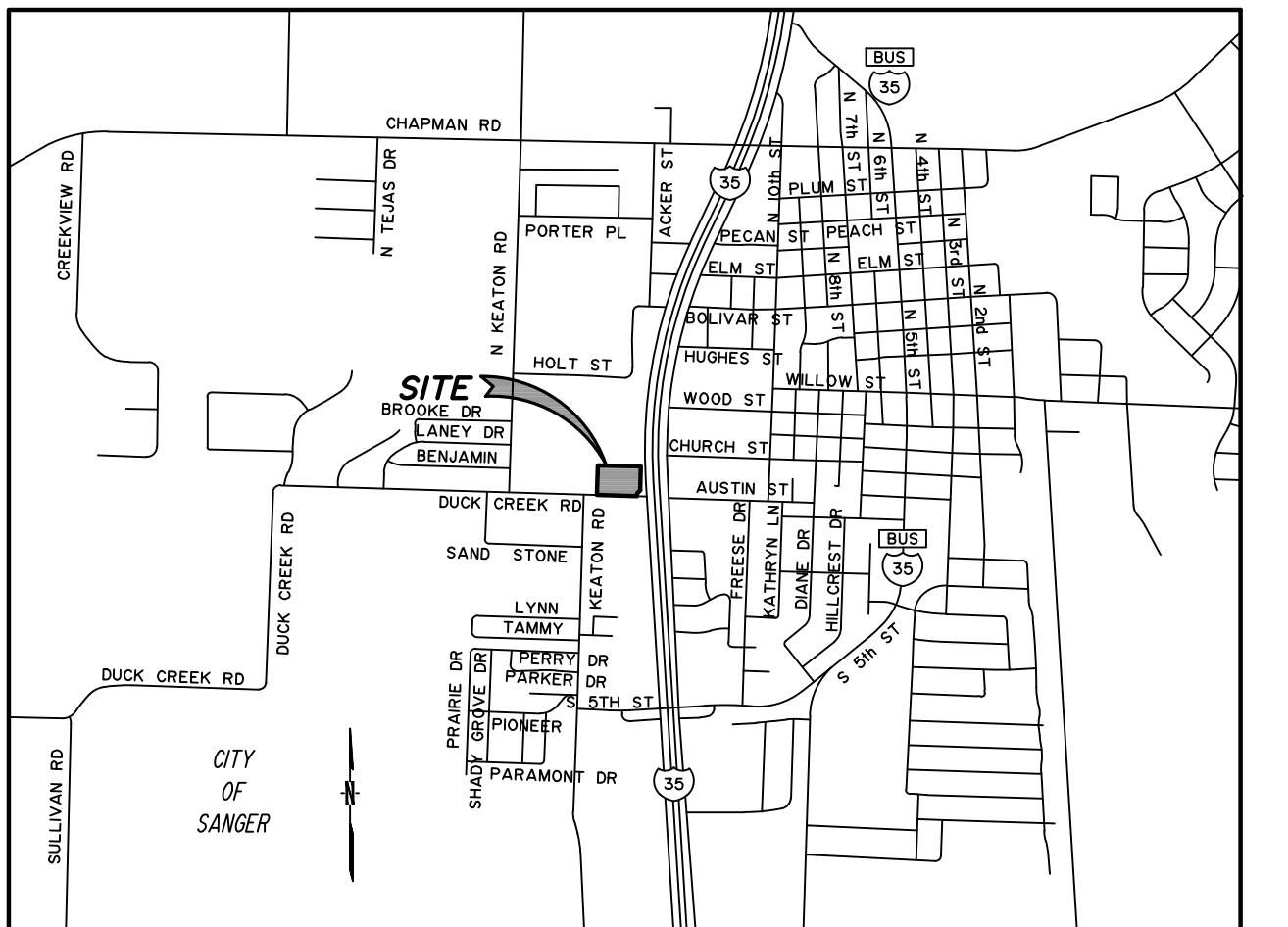
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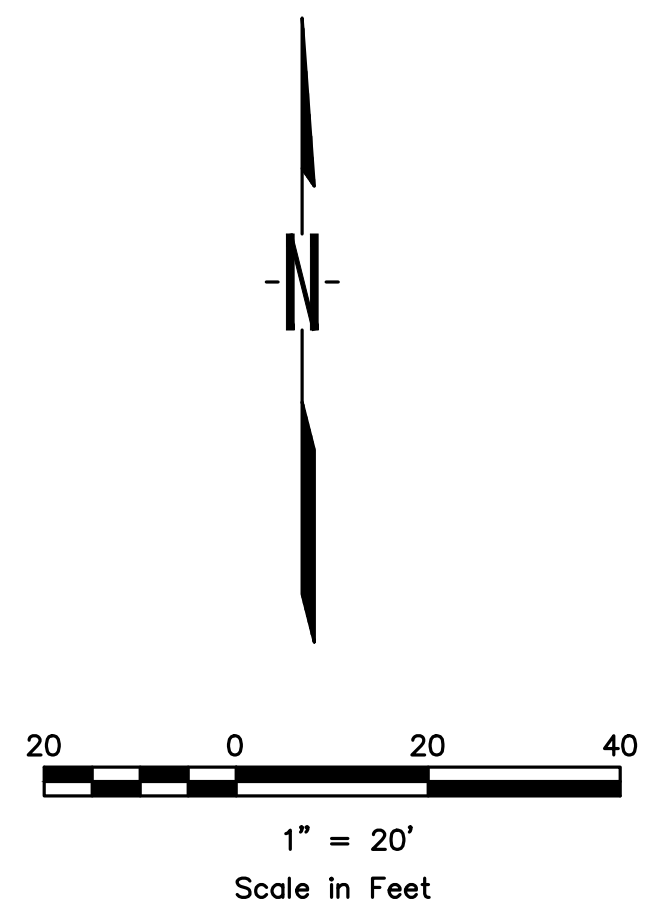
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GONZALEZ & SCHNEEBERG
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801 East Campbell Road, Suite 330
Richardson, Texas 75081



CURVE TABLE

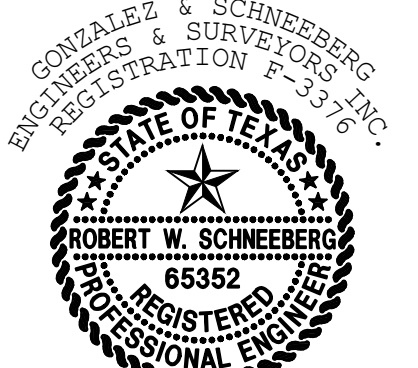
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C1	001°26'50"	9975.00'	125.98'	251.95'	251.94'	S 01°49'22" W



- LEGEND**
- ⊙_{PP} POWER POLE
 - ⊙_{WV} WATER VALVE
 - ⊙_{WM} WATER METER
 - ⊙_{MS} METAL SIGN
 - ⊙_{FD} FIRE HYDRANT
 - ⊙_{PPA} POWER POLE ANCHOR
 - ⊙_{CO} CLEANOUT
 - ⊙_{SS} SANITARY SEWER MANHOLE
 - _{OHP} OVERHEAD POWER LINE
 - ⊙_{GM} GAS METER

INTERSTATE HIGHWAY 35
(U.S. HIGHWAY 77)
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

Robert W. Schneeberg



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BENCHMARKS:

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LOCATED THAT THE NORTHEAST PROPERTY
CORNER. ELEV.: 677.82

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AT THE SOUTHWEST CORNER OF PROPERTY
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C11.01

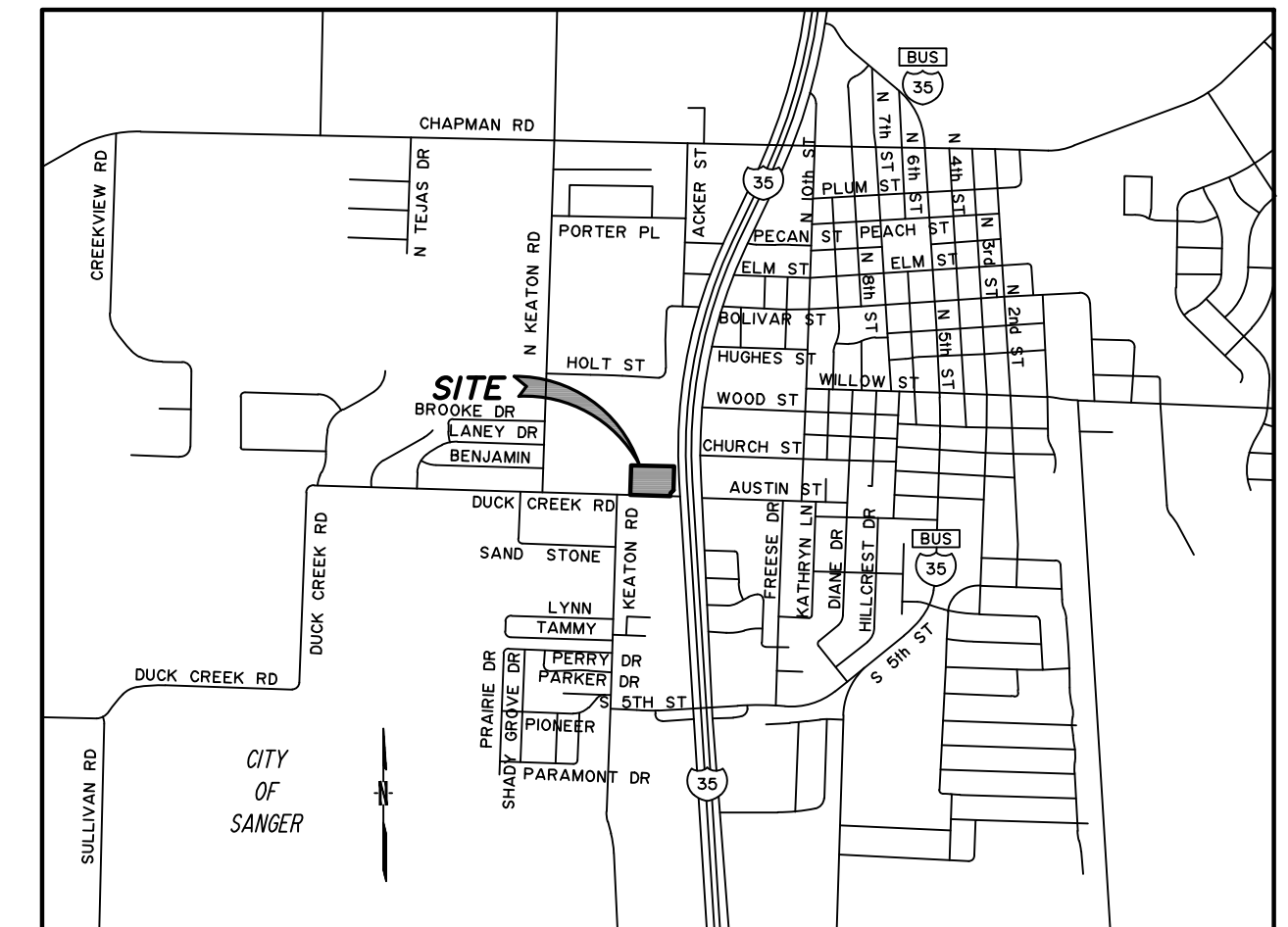
PROJ. NO. 7875-25-10-21 DWG. NO. 7875 ww.dwg

Gonzalez & Schneeberg
engineers ■ surveyors
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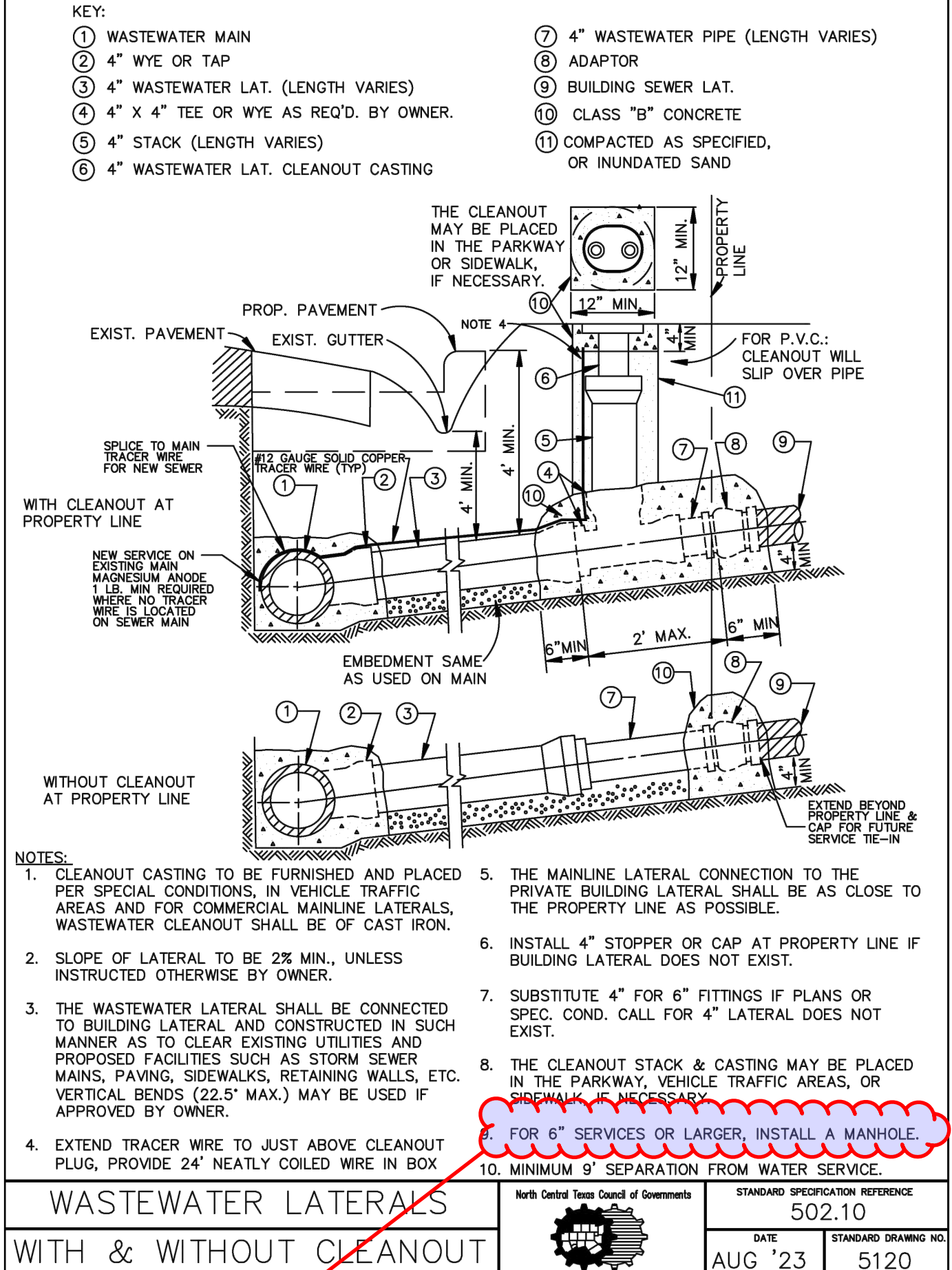
WASTEWATER PLAN
FAST ELECTRIC
LOT 1, BLOCK A
SANGER, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
GSES	GSES	MARCH 2026	1:80			

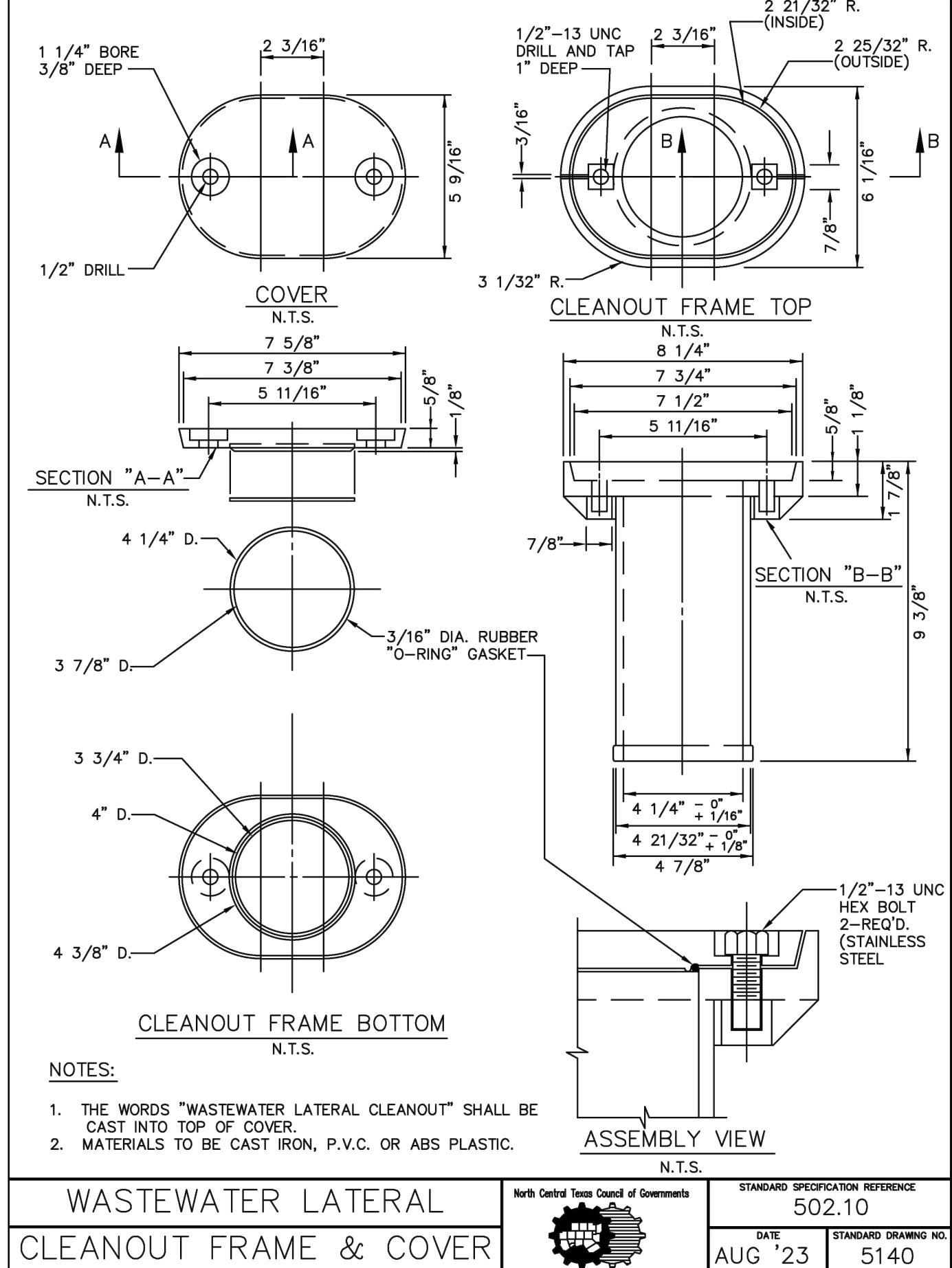
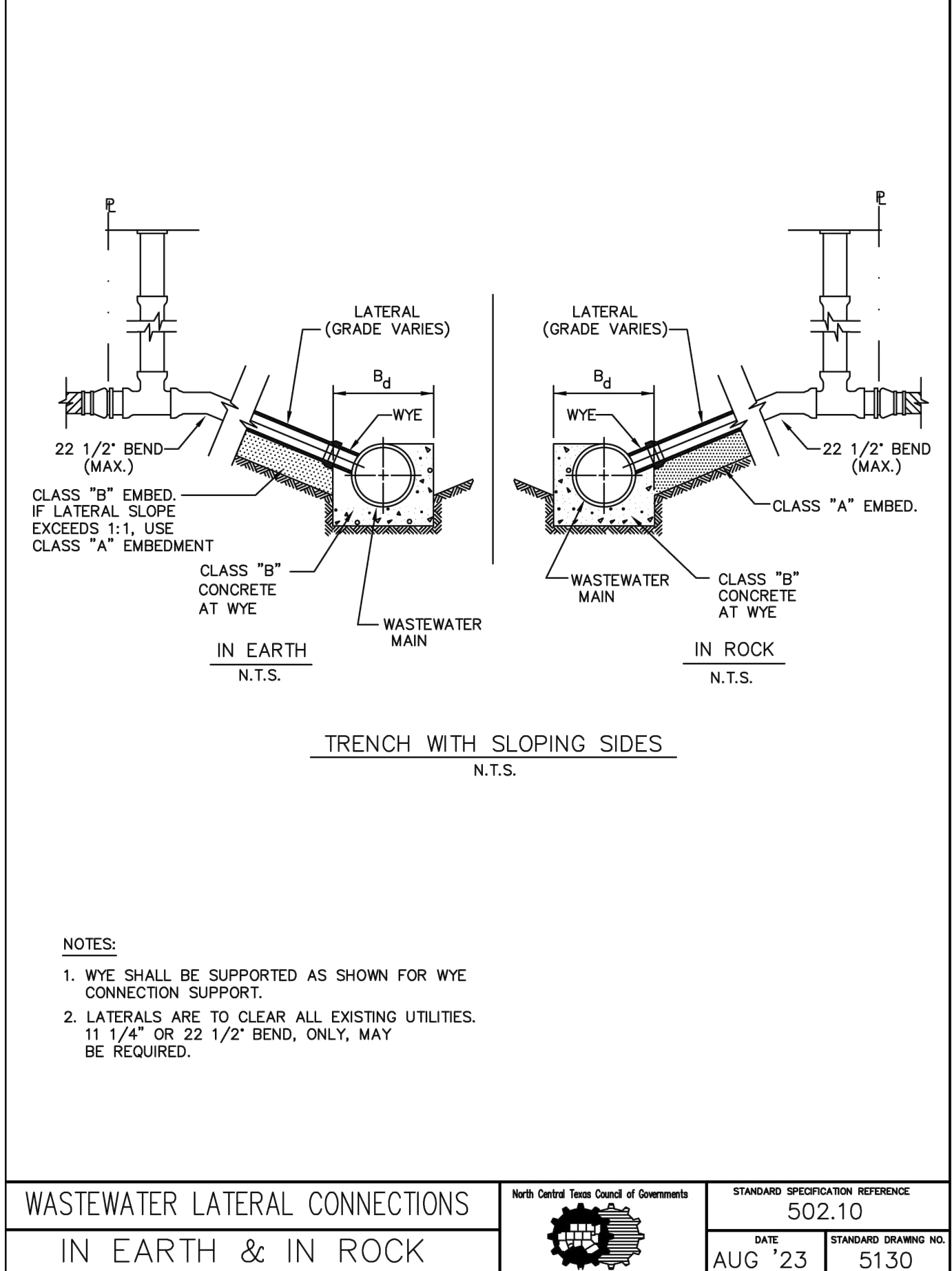
P:\17975 - Fast Electric at the NW corner of Duck Creek and I-35 Sanger\17975 ww.dwg, 3/10/2026 12:04:33 PM, _DWG To PDF.pc3



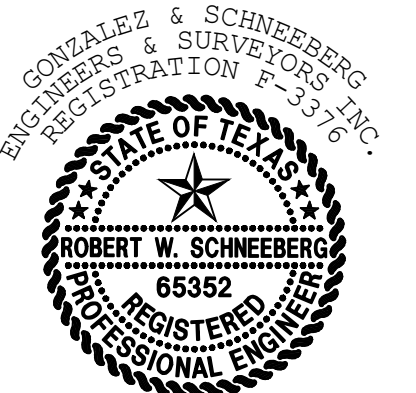
VICINITY MAP
N.T.S.



per detail, for 6" or larger services, install manhole



Robert W. Schneeberg



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C11.50

APPLICANT/OWNER/DEVELOPER:
FAST ELECTRIC, LLC
ATTN: JOSE RODRIGUEZ J.
8025 JANE LONG RD
SANGER, TX 76266
(940) 315-0043

ENGINEER/SURVEYOR:
ROBERT W. SCHNEEBERG, P.E., R.P.L.S.
GONZALEZ & SCHNEEBERG, INC.
801 EAST CAMPBELL ROAD, SUITE 330
RICHARDSON, TEXAS 75081
(972) 516-8855

GONZALEZ & SCHNEEBERG
Engineering Firm No. F-3376
Surveying License No. 100752-00
801 East Campbell Road, Suite 330
Richardson, Texas 75081

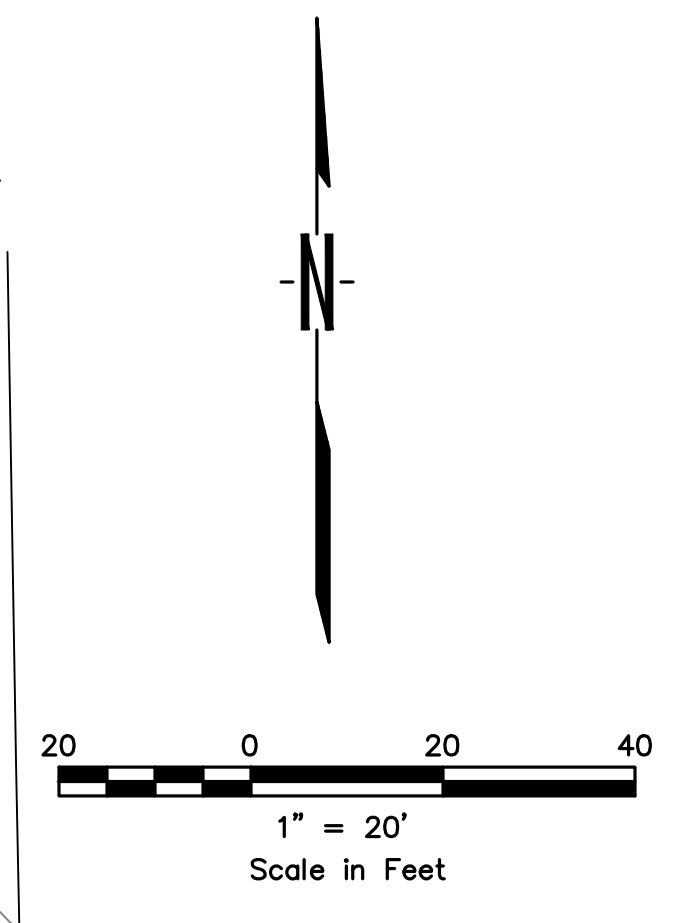
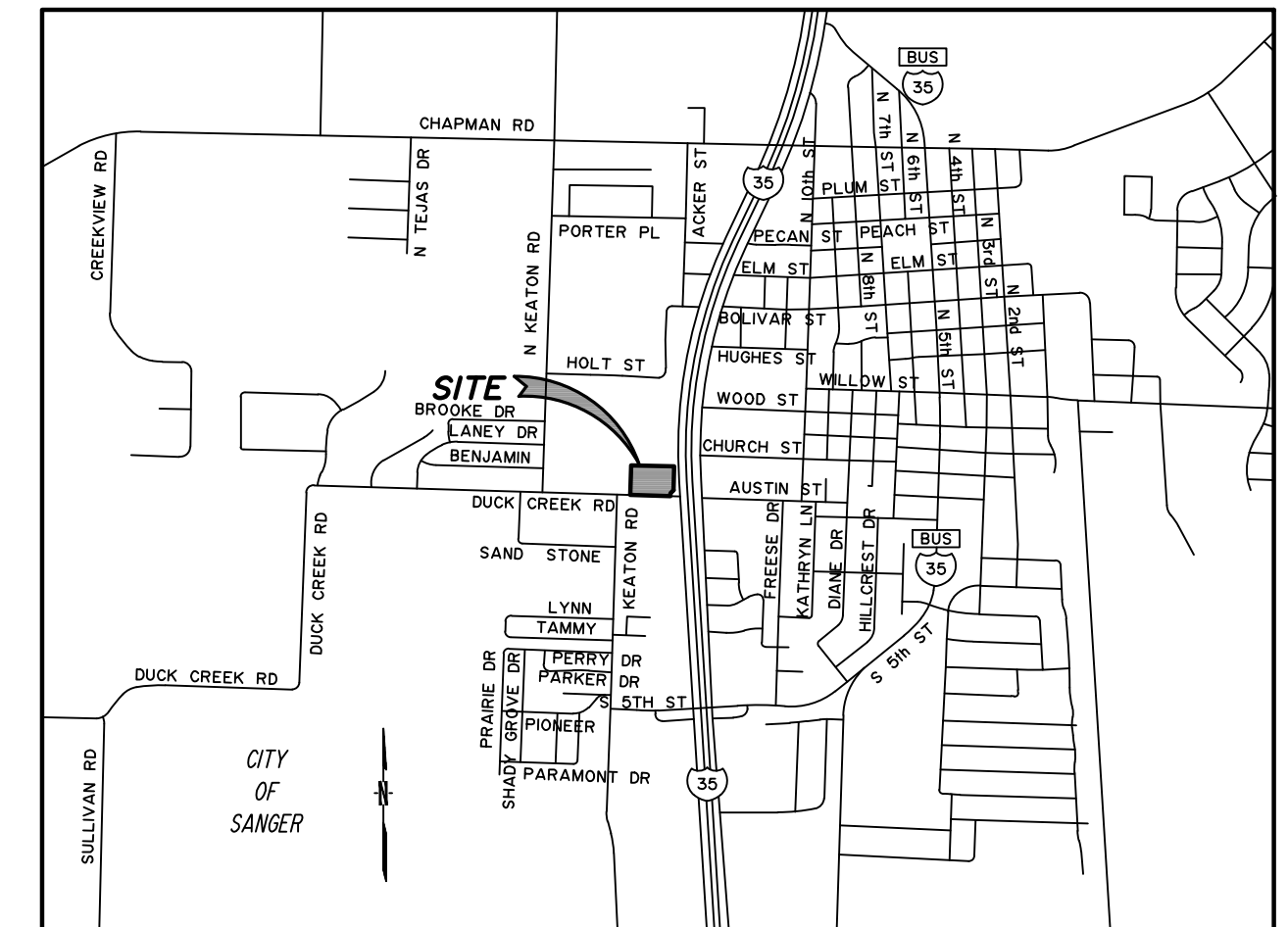
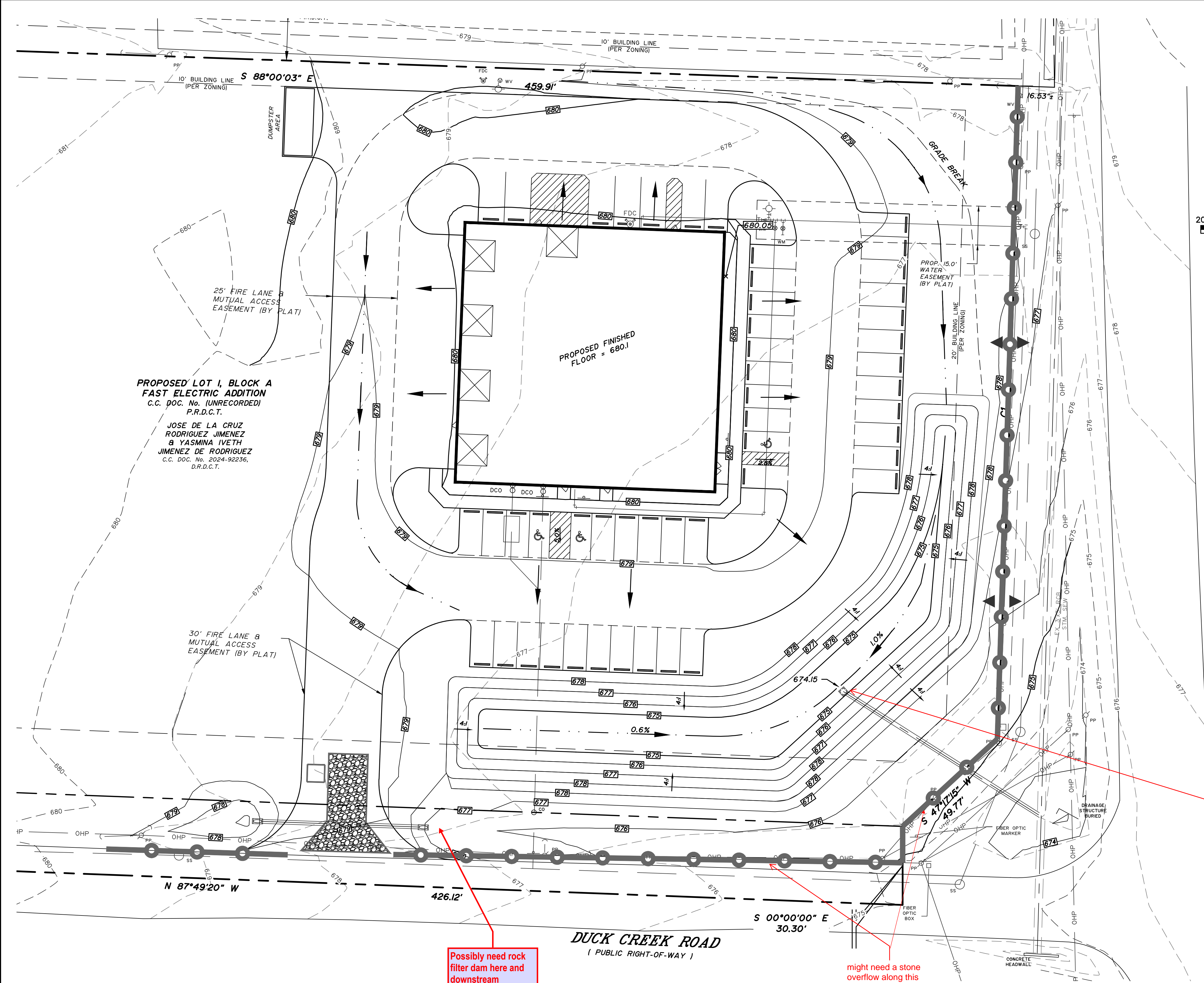
PROJ. NO. 7875-25-10-21 DWG. NO. 7875 ww details.dwg

Gonzalez & Schneeberg 801 East Campbell Road
engineers ■ surveyors Suite 330, Richardson, Texas 75081
ENGINEERING FIRM NO. F-3376 SURVEYING LICENSE NO. 100752-00 (972) 516-8855

WASTEWATER DETAILS

FAST ELECTRIC
LOT 1, BLOCK A
SANGER, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
GSES	GSES	MARCH 2026	1:2			



CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT LENGTH	CHORD	CH. BEARING
C1	001°26'50"	9975.00'	125.98'	251.94'	S 01°49'22" W

**PROPOSED LOT 1, BLOCK A
FAST ELECTRIC ADDITION**
C.C. DOC. No. (UNRECORDED)
P.R.D.C.T.
JOSE DE LA CRUZ
RODRIGUEZ JIMENEZ
& YASMINA IVETH
JIMENEZ DE RODRIGUEZ
C.C. DOC. No. 2024-92236,
D.R.D.C.T.

- LEGEND**
- PP POWER POLE
 - WV WATER VALVE
 - WM WATER METER
 - MS METAL SIGN
 - FH FIRE HYDRANT
 - PA POWER POLE ANCHOR
 - CS CLEANOUT
 - SS SANITARY SEWER MANHOLE
 - OHP OVERHEAD POWER LINE
 - GM GAS METER
 - FL FLOW LINE
 - 562.75 PROPOSED ELEVATIONS
 - 564 EXISTING CONTOUR LINE
 - 564 PROPOSED CONTOUR LINE
 - SF SILT FENCE
 - CE CONSTRUCTION ENTRANCE
 - ▲ PROPOSED SILT FENCE OVERFLOW STRUCTURE (SEE DETAIL SHEET C12.50)

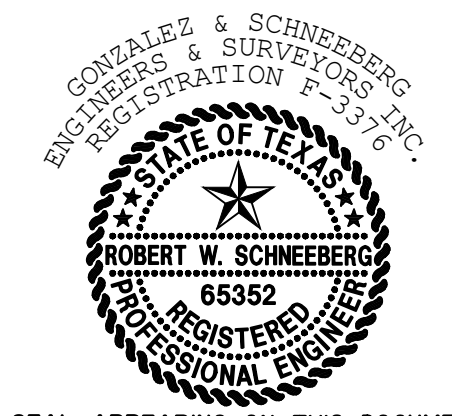
- GENERAL NOTES:**
- EROSION CONTROL MEASURES SHALL FOLLOW THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP). ANY CHANGES TO THE SWPPP SHALL BE SUPERSEDED BY THE EROSION CONTROL PLAN. THE SWPPP IS TO BE KEPT ON-SITE AT ALL TIMES WITH THESE CONSTRUCTION DOCUMENTS AS NECESSARY FOR COMPLIANCE WITH THE TEXAS POLLUTANT DISCHARGE ELIMINATION SYSTEM (TDES) GENERAL PERMIT.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS AND MAINTAINING COMPLIANCE WITH THE GENERAL PERMIT.
 - PRIOR TO COMMENCING ANY CONSTRUCTION, A CONSTRUCTION ENTRANCE AND NECESSARY PERIMETER CONTROLS SHALL BE INSTALLED.
 - CONTRACTOR IS RESPONSIBLE FOR INSTALLATION, ROUTINE INSPECTION AND/OR MAINTENANCE OF STORM WATER POLLUTION PREVENTION CONTROL MEASURES.
 - AS SOON AS PRACTICAL, ALL DISTURBED SOIL THAT WILL NOT BE COVERED BY IMPERVIOUS COVER SHOULD BE STABILIZED BY PER APPLICABLE PROJECT SPECIFICATIONS AND LANDSCAPE PLANS.
 - THE EROSION CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL ACCEPTABLE VEGETATION COVERAGE HAS BEEN ACHIEVED IN ACCORDANCE WITH THE GENERAL PERMIT.
 - ANY ADDITIONAL EROSION CONTROL MEASURES REQUIRED TO COMPLY WITH THE SWPPP OR TCEQ STORMWATER REGULATIONS SHALL BE IMPLEMENTED BY CONTRACTOR, AT HIS EXPENSE.
 - CONTRACTOR SHALL PROTECT ALL INLETS FROM DEBRIS DURING CONSTRUCTION. CONTRACTOR SHALL CLEAR ALL DEBRIS FROM LINES AT COMPLETION OF CONSTRUCTION.

provide sediment protection for the pond outfall structure

Possibly need rock filter dam here and downstream

might need a stone overflow along this run of SF. could possibly dam up water without positive drainage.

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C12.01

1-800-344-8377 (DIG-TESS)
Contractor shall contact Dig-less or other utility locator service no earlier than 14 days and no later than 48 hours prior to construction activity. Gonzalez & Schneeberg Engineers & Surveyors, Inc. is not responsible for knowing all existing utilities or depicting exact location of utilities on drawing.

WARNING!!!
EXISTING UTILITIES IN THE AREA.
CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL EXISTING UTILITIES WITH THE FRANCHISE UTILITIES PRIOR TO START OF CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY CONFLICTS DISCOVERED. CONTRACTOR IS RESPONSIBLE FOR COORDINATING UTILITY RELOCATION WHERE NECESSARY AND PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN), IF ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REPAIRS/REPLACEMENTS.

CAUTION!!!!
GAS MAIN MAY BE IN VICINITY OF CONSTRUCTION. CONTACT APPROPRIATE UTILITY FRANCHISE 72 HOURS IN ADVANCE OF CONSTRUCTION FOR UTILITY LOCATION.

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BENCHMARKS:
BM No. 1
"X" CUT SET ON CONCRETE SIDEWALK APPROXIMATELY 4.6' NORTH AND 11' WEST OF THE SOUTHEAST SIDEWALK CORNER LOCATED AT THE NORTHEAST PROPERTY CORNER. ELEV.: 677.82
BM No. 2
RAIL ROAD SPIKE FOUND ON SOUTHEAST SIDE OF THE EAST POWER POLE LOCATED AT THE SOUTHWEST CORNER OF PROPERTY CORNER CLIP. ELEV.: 675.79

NO.	DATE	REVISION

PROJ. NO. 7875-25-10-21 DWG. NO. 7875 eros.dwg

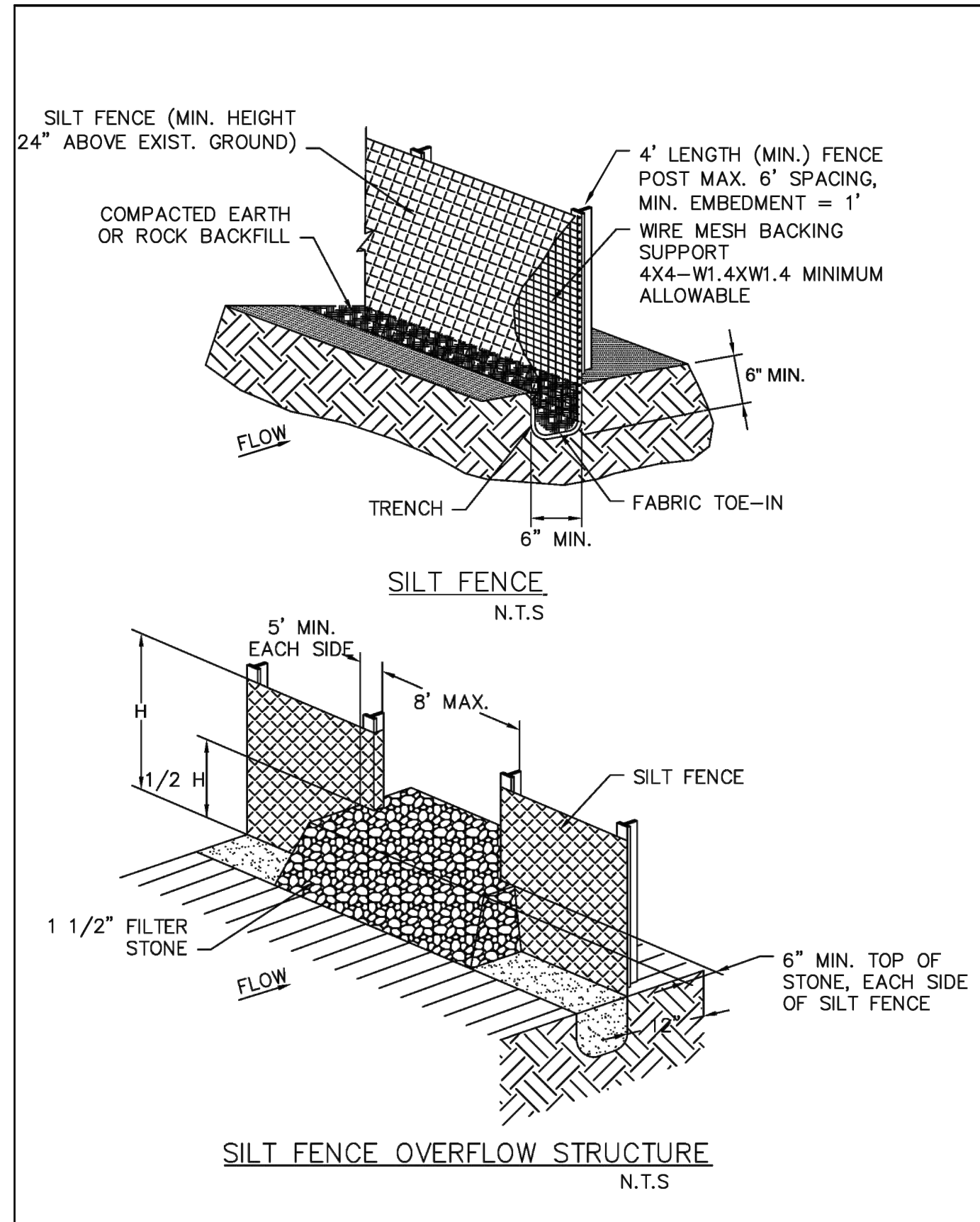
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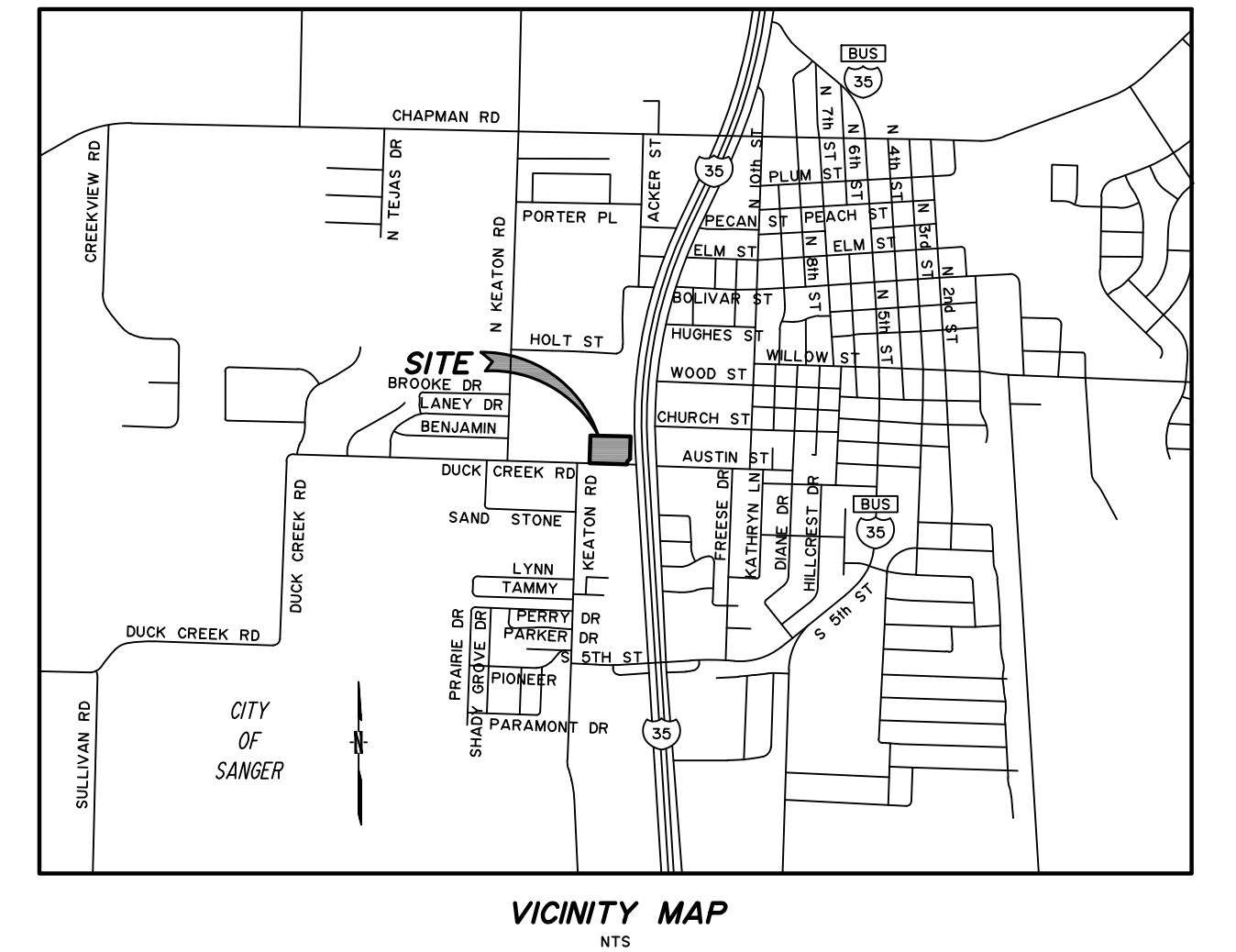
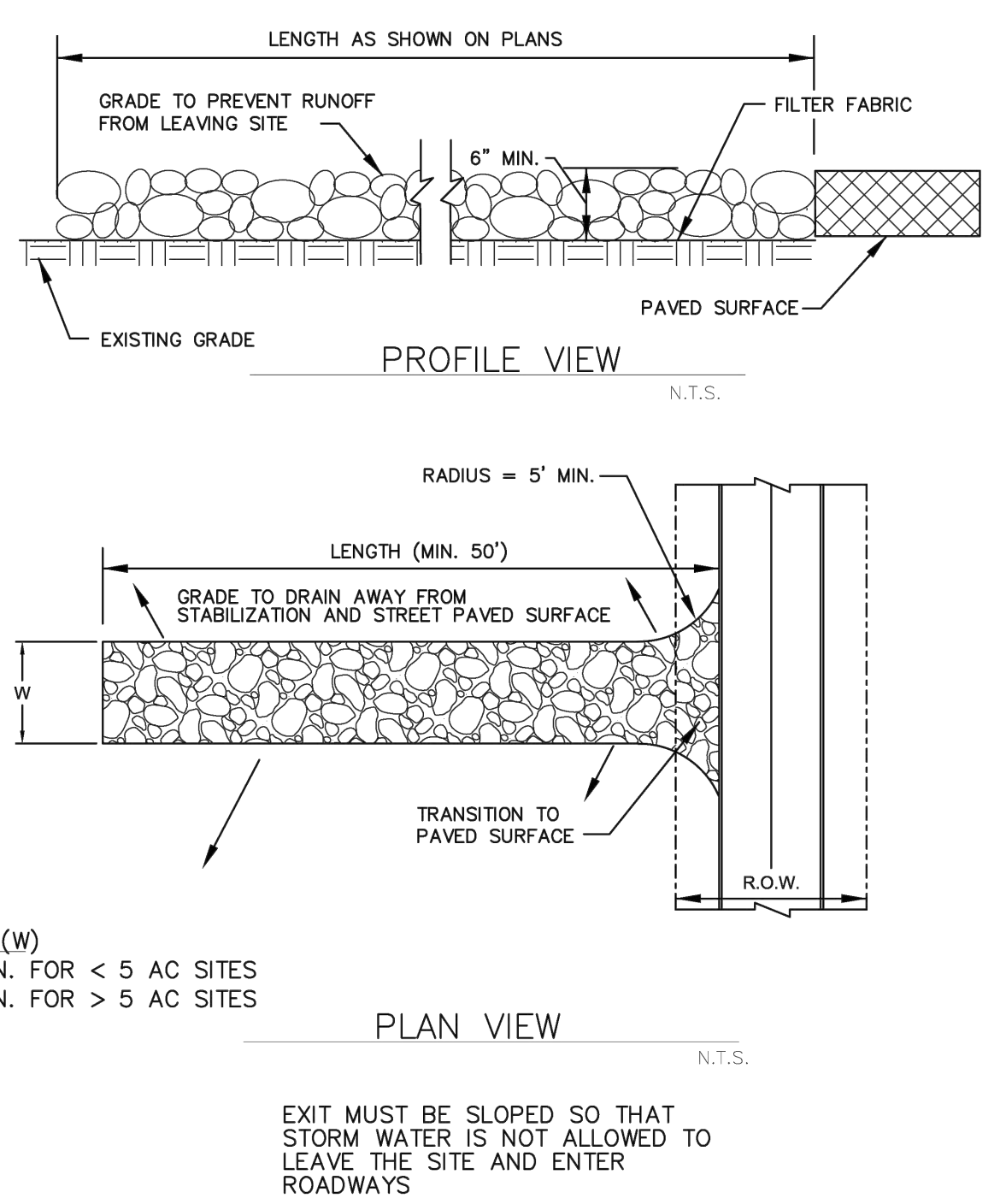
EROSION CONTROL PLAN
FAST ELECTRIC
LOT 1, BLOCK A
SANGER, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
GSES	GSES	MARCH 2026	1:80			

P:\17975 - Fast Electric at the NW corner of Duck Creek and L-35 Sanger\17975 eros.dwg, 3/10/2026 12:04:55 PM, DWG to PDF.pc3



- SILT FENCE GENERAL NOTES:**
- DESIGN SHALL SHOW ON THE DRAWINGS THE LOCATIONS WHERE OVERFLOW STRUCTURES SHALL BE INSTALLED. OVERFLOW STRUCTURES ARE REQUIRED AT ALL LOW POINTS AND AT A SPACING OF APPROXIMATELY 300 FEET WHERE NO LOW POINT IS APPARENT.
 - DESIGNER SHALL SHOW ON THE DRAWINGS THE LOCATIONS WHERE SILT FENCE IS TO BE TURNED UPSLOPE AT THE ENDS. UPSLOPE LENGTHS SHALL BE A MINIMUM OF 10 FEET.
 - POST WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
 - THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW.
 - THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
 - SILT FENCE SHOULD BE SECURELY FASTENED TO EACH SUPPORT POST OR TO WIRE BACKING, WHICH IN TURN IS ATTACHED TO THE FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
 - INSPECTION SHALL BE AS SPECIFIED IN THE SWPPP. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
 - SILT FENCE SHALL BE REMOVED WHEN FINAL STABILIZATION IS ACHIEVED OR ANOTHER EROSION OR SEDIMENT CONTROL DEVICE IS EMPLOYED.
 - ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.
 - SEE NCTCOG STANDARD SPECIFICATIONS (2017), SECTION 202.5



SILT FENCE	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE
		202.5
	DATE	STANDARD DRAWING NO.
	AUG '23	1020A

SILT FENCE GENERAL NOTES	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE
		202.5
	DATE	STANDARD DRAWING NO.
	AUG '23	1020B

STABILIZED CONSTRUCTION EXIT	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE
		202.11
	DATE	STANDARD DRAWING NO.
	AUG '23	1070A

- STABILIZED CONSTRUCTION EXIT GENERAL NOTES:**
- SEE NCTCOG STANDARD SPECIFICATIONS (2017), SECTION 202.11
 - THE THICKNESS SHALL NOT BE LESS THAN 6 INCHES.
 - STONE SHALL BE 3 TO 5 INCH DIAMETER COURSE AGGREGATE, NO CRUSHED PORTLAND CEMENT CONCRETE ALLOWED.
 - LENGTH SHALL BE SHOWN ON PLANS, WITH A MINIMUM LENGTH OF 50 FEET.
 - THE WIDTH SHALL BE NO LESS THAN 20' FOR SITES LESS THAN 5 AC, AND 30' FOR SITES GREATER THAN 5 AC, AT POINTS OF INGRESS OR EGRESS.
 - WHEN NECESSARY, VEHICLES SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WITH DRAINAGE FLOWING AWAY FROM BOTH THE STREET AND THE STABILIZED EXIT. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.
 - THE EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PAVED SURFACES. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PAVED SURFACES MUST BE REMOVED IMMEDIATELY.
 - THE EXIT MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.
 - INSPECTION SHALL BE SPECIFIED IN THE SWPPP.

STABILIZED CONSTRUCTION EXIT, GENERAL NOTES	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE
		202.11
	DATE	STANDARD DRAWING NO.
	AUG '23	1070B

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EROSION CONTROL DETAILS

FAST ELECTRIC

LOT 1, BLOCK A

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GSES	GSES	MARCH 2026	1:1			

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