

January 07, 2025 AVO 37449.004

Ms. Ramie Hammonds
Development Services Director/Building Official
City of Sanger
201 Bolivar Street
P.O. Box 1729
Sanger, Texas 76266

Re: Sanger High School Final Plat - Review #1

Dear Ms. Hammonds,

Halff Associates, Inc. was requested by the City of Sanger to review the <u>Final Plat</u> for Sanger High School. This submittal was prepared by Crowley Surveying and was received on December 19, 2024.

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. Denton County requires 30' interior radius and 50' exterior radius on all fire lanes. Please verify all radii in fire lane configuration.
- 2. Please include the pond maintenance agreement statement to the final plat notes.
- 3. Please provide ownership information for adjacent properties south of platted area.

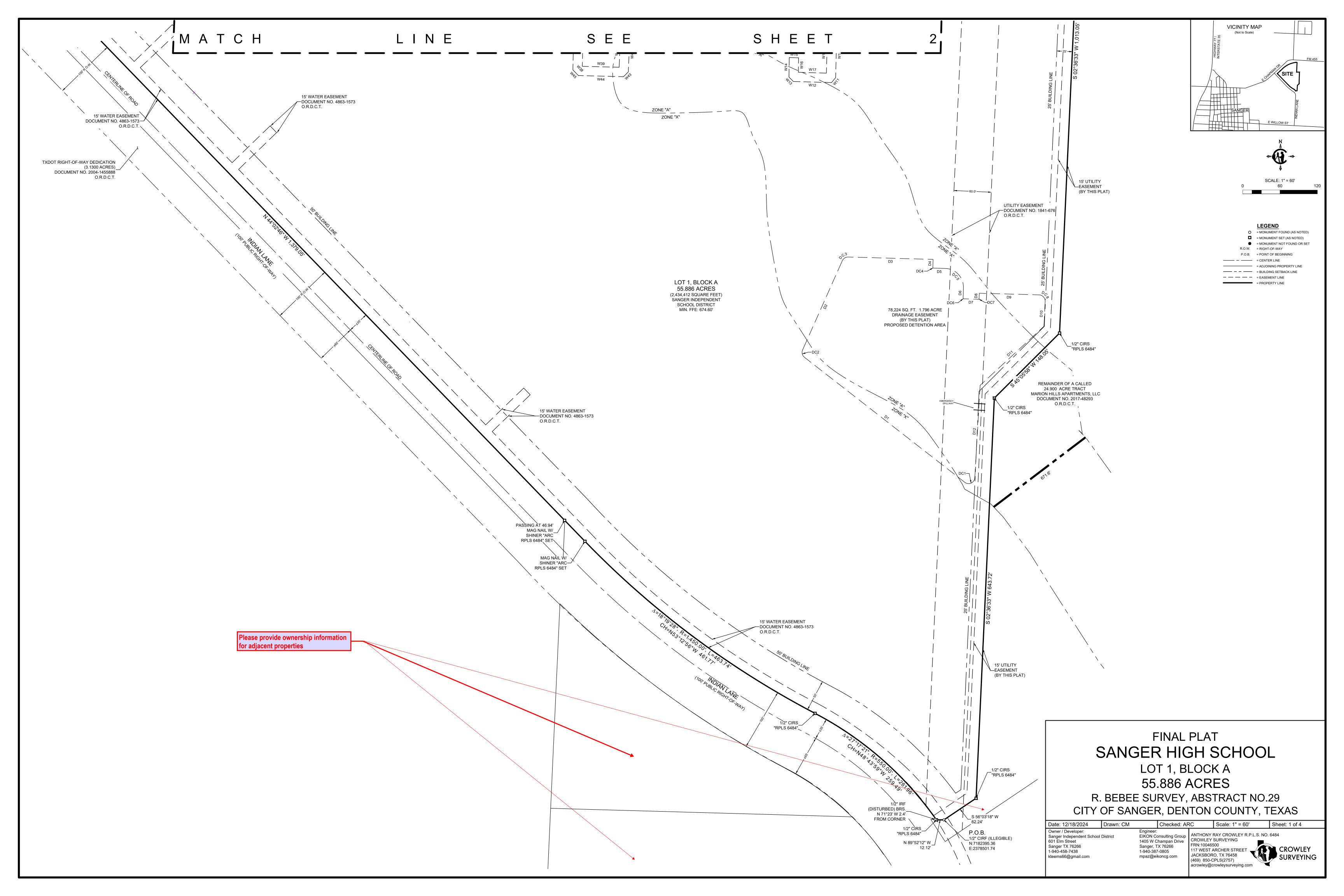
If you have any questions or need additional information, please do not hesitate to call me at (817) 764-7498.

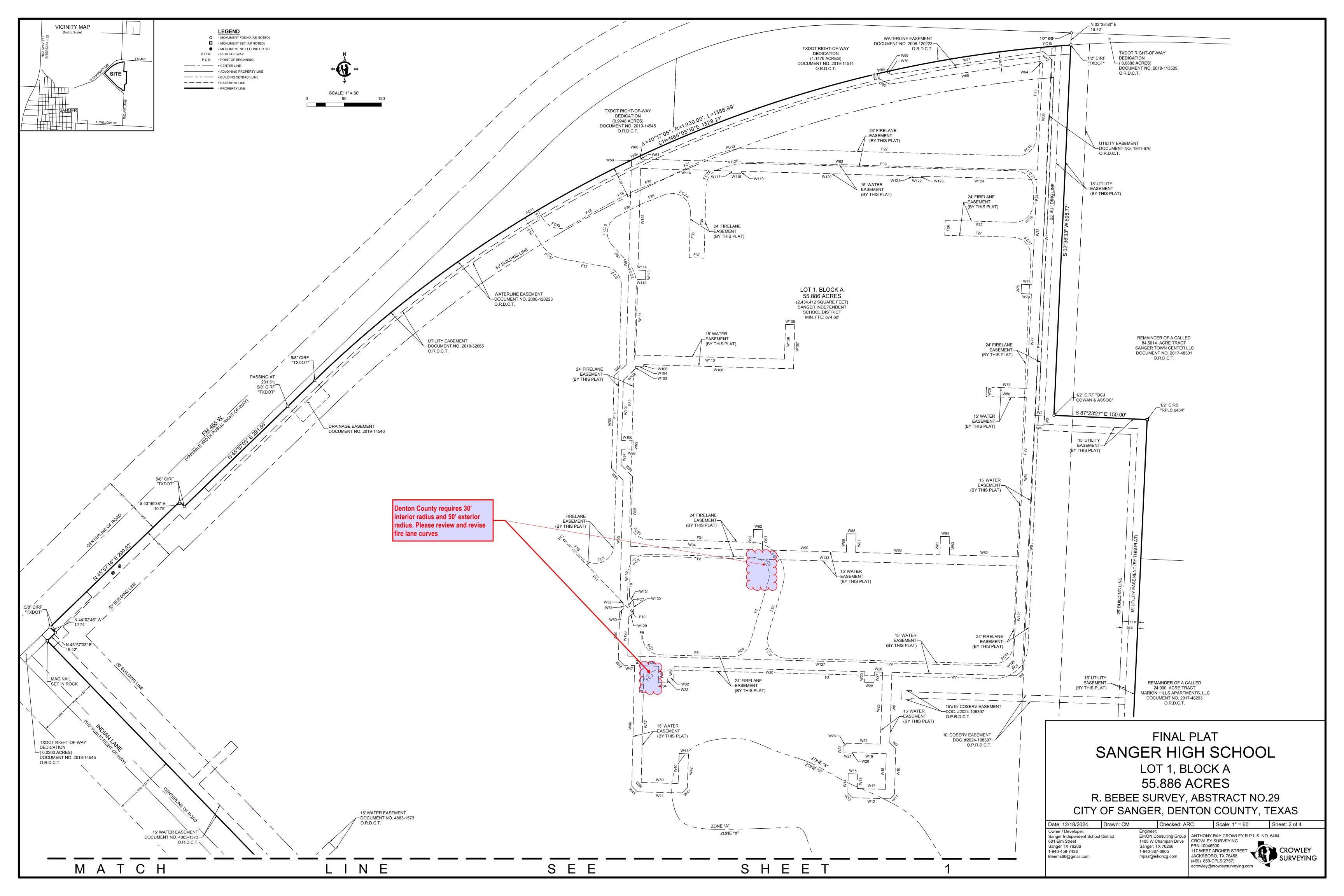
Sincerely.

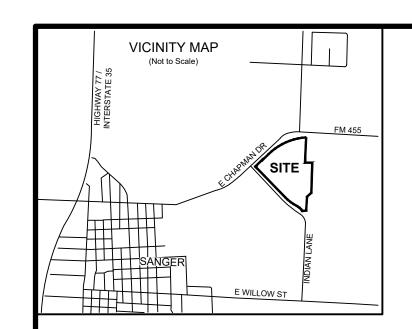
Samson Lotigo, PE

HALFF Firm No. 0312

Attachments: Final Plat markups







W1 S02°48'26"W 572.30 W2 S87°37'58"E 15.21' W3 S02°22'02"W 15.00 W4 N87°37'58"W 15.32 W5 S02°48'26"W 395.31 W6 S48°50'32"W 12.54 W7 N88°29'02"W 200.16 W8 S01°44'41"W 113.43 W9 S44°36'24"E 13.50 W10 S01°25'07"W 72.15 W11 S39°18'58"W 10.44 W12 N88°16'11"W 61.39 W13 N44°36'24"W 10.00 W14 N00°47'42"E 31.35 W15 S88°10'14"E 15.00 W16 S00°47'42"W 23.23 W17 S88°16'11"E 45.09 W18 N01°25'07"E 57.35 W19 N88°19'16"W 54.58 W20 S00°51'05"W 0.73' W21 N89°08'55"W 15.00 W22 N00°51'05"E 10.72 W23	LINE#	BEARING	DISTANCE
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W23 N50°33'33"E 7.94' W24 \$88°19'16"E 53.93 W25 N01°44'41"E 115.78 W26 \$88°29'02"W 13.31' W27 \$01°32'23"W 17.33' W28 \$88°27'37"W 15.00' W29 \$N01°32'23"E 17.32' W30 \$88°29'02"W 306.71 W31 \$01°32'23"W 18.46' W32 \$88°27'37"W 9.74' W33 \$01°32'23"W 8.07' W34 \$88°27'37"W 15.00' W35 \$01°32'23"E 26.52 W36 \$88°29'02"W 23.92 W37 \$01°20'00"W 187.40 W38 \$44°20'30"E 0.28' W39 \$88°32'48"E 59.07 W40 \$82°47'17"E 15.00' W41 \$87°47'17"E 15.00' W42 \$02°12'43"E 48.20 W41 \$87°47'17"E 15.00' W42 \$02°12'43"W 55.14' <t< td=""><td>W21</td><td>N89°08'55"W</td><td>15.00'</td></t<>	W21	N89°08'55"W	15.00'
W24 \$88°19'16"E 53.93 W25 \$N01°44'41"E \$115.76 W26 \$N88°29'02"W \$13.31' W27 \$S01°32'23"W \$17.33' W28 \$N88°27'37"W \$15.00' W29 \$N01°32'23"E \$17.32' W30 \$N88°29'02"W \$306.74' W31 \$S01°32'23"W \$18.46' W32 \$N88°27'37"W \$9.74' W33 \$S01°32'23"W \$8.07' W34 \$N88°27'37"W \$15.00' W35 \$N01°32'23"E \$26.52' W36 \$N88°29'02"W \$23.92' W37 \$S01°20'00"W \$187.40' W38 \$44°20'30"E \$0.28' W39 \$88°32'48"E \$9.07' W40 \$N02°12'43"E \$48.20' W41 \$87°47'17"E \$15.00' W42 \$02°12'43"W \$5.14' W43 \$45°23'25"W \$10.92' W44 \$88°32'48"W \$72.49' W44 \$12.69' </td <td>W22</td> <td>N00°51'05"E</td> <td>10.72'</td>	W22	N00°51'05"E	10.72'
W25 N01°44'41"E 115.78 W26 N88°29'02"W 13.31' W27 S01°32'23"W 17.33' W28 N88°27'37"W 15.00' W29 N01°32'23"E 17.32' W30 N88°29'02"W 306.71' W31 S01°32'23"W 18.46' W32 N88°27'37"W 9.74' W33 S01°32'23"W 8.07' W34 N88°27'37"W 15.00' W35 N01°32'23"E 26.52 W36 N88°29'02"W 23.92 W37 S01°20'00"W 187.40' W38 S44°20'30"E 0.28' W39 S88°32'48"E 59.07' W40 N02°12'43"E 48.20' W41 S87°47'17"E 15.00' W42 S02°12'43"W 55.14' W43 S45°23'25"W 10.92' W44 N88°32'48"W 72.49' W45 N44°20'30"W 12.69'	W23	N50°33'33"E	7.94'
W26 N88°29'02"W 13.31' W27 S01°32'23"W 17.33' W28 N88°27'37"W 15.00' W29 N01°32'23"E 17.32' W30 N88°29'02"W 306.71' W31 S01°32'23"W 18.46' W32 N88°27'37"W 9.74' W33 S01°32'23"W 8.07' W34 N88°27'37"W 15.00' W35 N01°32'23"E 26.52 W36 N88°29'02"W 23.92 W37 S01°20'00"W 187.40' W38 S44°20'30"E 0.28' W39 S88°32'48"E 59.07' W40 N02°12'43"E 48.20' W41 S87°47'17"E 15.00' W42 S02°12'43"W 55.14' W43 S45°23'25"W 10.92' W44 N88°32'48"W 72.49' W44 N88°32'48"W 72.49' W45 N44°20'30"W 12.69'	W24	S88°19'16"E	53.93'
W27 S01°32'23"W 17.33 W28 N88°27'37"W 15.00 W29 N01°32'23"E 17.32 W30 N88°29'02"W 306.74 W31 S01°32'23"W 18.46 W32 N88°27'37"W 9.74' W33 S01°32'23"W 8.07' W34 N88°27'37"W 15.00 W35 N01°32'23"E 26.52 W36 N88°29'02"W 23.92 W37 S01°20'00"W 187.40 W38 S44°20'30"E 0.28' W39 S88°32'48"E 59.07 W40 N02°12'43"E 48.20 W41 S87°47'17"E 15.00 W42 S02°12'43"W 55.14 W43 S45°23'25"W 10.92 W44 N88°32'48"W 72.49 W45 N44°20'30"W 12.69	W25	N01°44'41"E	115.78'
W28 N88°27'37"W 15.00 W29 N01°32'23"E 17.32' W30 N88°29'02"W 306.71 W31 S01°32'23"W 18.46 W32 N88°27'37"W 9.74' W33 S01°32'23"W 8.07' W34 N88°27'37"W 15.00' W35 N01°32'23"E 26.52 W36 N88°29'02"W 23.92 W37 S01°20'00"W 187.40 W38 S44°20'30"E 0.28' W39 S88°32'48"E 59.07 W40 N02°12'43"E 48.20 W41 S87°47'17"E 15.00' W42 S02°12'43"W 55.14 W43 S45°23'25"W 10.92' W44 N88°32'48"W 72.49 W45 N44°20'30"W 12.69	W26	N88°29'02"W	13.31'
W29 N01°32'23"E 17.32' W30 N88°29'02"W 306.71 W31 S01°32'23"W 18.46 W32 N88°27'37"W 9.74' W33 S01°32'23"W 8.07' W34 N88°27'37"W 15.00' W35 N01°32'23"E 26.52 W36 N88°29'02"W 23.92 W37 S01°20'00"W 187.40 W38 S44°20'30"E 0.28' W39 S88°32'48"E 59.07 W40 N02°12'43"E 48.20 W41 S87°47'17"E 15.00' W42 S02°12'43"W 55.14 W43 S45°23'25"W 10.92 W44 N88°32'48"W 72.49 W45 N44°20'30"W 12.69	W27	S01°32'23"W	17.33'
W30 N88°29'02"W 306.74 W31 S01°32'23"W 18.46 W32 N88°27'37"W 9.74' W33 S01°32'23"W 8.07' W34 N88°27'37"W 15.00' W35 N01°32'23"E 26.52 W36 N88°29'02"W 23.92 W37 S01°20'00"W 187.40 W38 S44°20'30"E 0.28' W39 S88°32'48"E 59.07 W40 N02°12'43"E 48.20 W41 S87°47'17"E 15.00' W42 S02°12'43"W 55.14' W43 S45°23'25"W 10.92' W44 N88°32'48"W 72.49' W45 N44°20'30"W 12.69'	W28	N88°27'37"W	15.00'
W31 \$01°32'23"W 18.46 W32 \$01°32'23"W 9.74' W33 \$01°32'23"W 8.07' W34 \$01°32'23"W 15.00' W35 \$01°32'23"E 26.52 W36 \$01°32'23"E 23.92 W37 \$01°20'00"W 187.40 W38 \$44°20'30"E 0.28' W39 \$88°32'48"E 59.07 W40 \$02°12'43"E 48.20 W41 \$87°47'17"E 15.00' W42 \$02°12'43"W 55.14 W43 \$45°23'25"W 10.92' W44 \$02'30"W 72.49 W45 \$044°20'30"W 12.69	W29	N01°32'23"E	17.32'
W32 N88°27'37"W 9.74' W33 S01°32'23"W 8.07' W34 N88°27'37"W 15.00' W35 N01°32'23"E 26.52 W36 N88°29'02"W 23.92 W37 S01°20'00"W 187.40 W38 S44°20'30"E 0.28' W39 S88°32'48"E 59.07 W40 N02°12'43"E 48.20 W41 S87°47'17"E 15.00' W42 S02°12'43"W 55.14 W43 S45°23'25"W 10.92 W44 N88°32'48"W 72.49 W45 N44°20'30"W 12.69	W30	N88°29'02"W	306.71'
W33 \$01°32'23"W 8.07' W34 \$01°32'23"E \$15.00 W35 \$01°32'23"E \$26.52 W36 \$01°32'23"E \$23.92 W37 \$01°20'00"W \$187.40 W38 \$44°20'30"E \$0.28' W39 \$88°32'48"E \$9.07 W40 \$02°12'43"E \$48.20 W41 \$87°47'17"E \$15.00 W42 \$02°12'43"W \$55.14 W43 \$45°23'25"W \$10.92 W44 \$0.92 \$0.92 W44 \$0.92 \$0.92 W45 \$0.92 \$0.90 \$0.92 \$0.92 \$0.92 \$0.92 \$0.92 \$0.92 \$0.92 \$0.92 \$0.92 \$0.92 \$0.92 \$0.92 \$0.92 \$0.92 \$0.92 \$0.92 \$0.92 \$0.92 \$0.92 \$0.92 \$0.92 \$0.92 \$0.92 \$0.92 \$0.92 \$0.92	W31	S01°32'23"W	18.46'
W34 N88°27'37"W 15.00 W35 N01°32'23"E 26.52 W36 N88°29'02"W 23.92 W37 S01°20'00"W 187.40 W38 S44°20'30"E 0.28' W39 S88°32'48"E 59.07 W40 N02°12'43"E 48.20 W41 S87°47'17"E 15.00 W42 S02°12'43"W 55.14 W43 S45°23'25"W 10.92 W44 N88°32'48"W 72.49 W45 N44°20'30"W 12.69	W32	N88°27'37"W	9.74'
W35 N01°32'23"E 26.52 W36 N88°29'02"W 23.92 W37 S01°20'00"W 187.40 W38 S44°20'30"E 0.28' W39 S88°32'48"E 59.07 W40 N02°12'43"E 48.20 W41 S87°47'17"E 15.00 W42 S02°12'43"W 55.14 W43 S45°23'25"W 10.92 W44 N88°32'48"W 72.49 W45 N44°20'30"W 12.69	W33	S01°32'23"W	8.07'
W36 N88°29'02"W 23.92 W37 S01°20'00"W 187.40 W38 S44°20'30"E 0.28' W39 S88°32'48"E 59.07 W40 N02°12'43"E 48.20 W41 S87°47'17"E 15.00 W42 S02°12'43"W 55.14 W43 S45°23'25"W 10.92 W44 N88°32'48"W 72.49 W45 N44°20'30"W 12.69	W34	N88°27'37"W	15.00'
W36 N88°29'02"W 23.92 W37 S01°20'00"W 187.40 W38 S44°20'30"E 0.28' W39 S88°32'48"E 59.07 W40 N02°12'43"E 48.20 W41 S87°47'17"E 15.00 W42 S02°12'43"W 55.14 W43 S45°23'25"W 10.92 W44 N88°32'48"W 72.49 W45 N44°20'30"W 12.69	W35	N01°32'23"E	26.52'
W37 S01°20'00"W 187.40 W38 S44°20'30"E 0.28' W39 S88°32'48"E 59.07 W40 N02°12'43"E 48.20 W41 S87°47'17"E 15.00 W42 S02°12'43"W 55.14 W43 S45°23'25"W 10.92 W44 N88°32'48"W 72.49 W45 N44°20'30"W 12.69	W36		23.92'
W38 S44°20'30"E 0.28' W39 S88°32'48"E 59.07 W40 N02°12'43"E 48.20 W41 S87°47'17"E 15.00 W42 S02°12'43"W 55.14 W43 S45°23'25"W 10.92 W44 N88°32'48"W 72.49 W45 N44°20'30"W 12.69	W37		187.40'
W39 \$88°32'48"E 59.07 W40 N02°12'43"E 48.20 W41 \$87°47'17"E 15.00 W42 \$02°12'43"W 55.14 W43 \$45°23'25"W 10.92 W44 \$88°32'48"W 72.49 W45 \$12.69	-		
W40 N02°12'43"E 48.20 W41 S87°47'17"E 15.00 W42 S02°12'43"W 55.14 W43 S45°23'25"W 10.92 W44 N88°32'48"W 72.49 W45 N44°20'30"W 12.69			
W41 \$87°47'17"E 15.00 W42 \$02°12'43"W 55.14 W43 \$45°23'25"W 10.92' W44 \$88°32'48"W 72.49 W45 \$12.69			
W42 \$02°12'43"W 55.14 W43 \$45°23'25"W 10.92 W44 \$88°32'48"W 72.49 W45 \$12.69			
W43 S45°23'25"W 10.92 W44 N88°32'48"W 72.49 W45 N44°20'30"W 12.69		-	
W44 N88°32'48"W 72.49 W45 N44°20'30"W 12.69			
W45 N44°20'30"W 12.69			
			72.49'
W46 N01°20'00"E 193.77			12.69'
	W46	N01°20'00"E	193.77'
W47 N88°29'02"W 17.13'	W47	N88°29'02"W	17.13'
W48 N44°20'30"W 12.89	W48	N44°20'30"W	12.89'

LINE#	BEARING	DISTANCE
W51	N00°00'00"E	6.59'
W52	N41°05'16"W	9.74'
W53	N01°29'55"E	192.59'
W54	N43°51'04"W	26.76'
W55	N01°35'52"E	148.17'
W56	N46°25'15"E	26.62'
W57	N01°30'03"E	327.98'
W58	N26°17'49"W	0.81'
W59	N64°38'29"E	15.00'
W60	S26°17'49"E	4.28'
W61	S01°30'03"W	0.95'
W62	S88°24'35"E	637.67'
W63	N02°48'26"E	171.13'
W64	N47°23'33"W	5.45'
W65	S81°28'03"W	244.87'
W66	N62°19'35"W	20.11'
W67	N15°06'31"W	7.51'
W68	N77°06'13"E	15.01'
W69	S15°06'31"E	0.38'
W70	S62°19'35"E	8.65'
W71	N81°28'03"E	247.14'
W72	S47°23'33"E	19.66'
W73	S02°48'26"W	169.32'
W74	N87°25'37"W	16.73'
W75	S02°34'23"W	15.00'
W76	S87°25'37"E	16.67'
W77	S02°48'26"W	151.67'
W78	N88°30'14"W	64.97'
W79	S01°29'46"W	15.00'
W80	S88°30'14"E	64.63'
W81	S02°48'26"W	256.13'
W82	N88°27'39"W	111.23'
W83	N01°15'53"E	29.47'
W84	N88°44'07"W	15.00'
W85	S01°15'53"W	29.40'
W86	N88°27'39"W	135.56'
W87	N01°15'53"E	29.65'
W88	N88°44'07"W	15.00'
W89	S01°15'53"W	29.57'
W90	N88°27'39"W	135.08'
W91	N01°15'53"E	32.58'
W92	N88°44'07"W	15.00'
W93	S01°15'53"W	32.50'
W94	N88°27'39"W	196.62'
W95	N01°29'55"E	112.24'
W96	N43°51'04"W	26.75'
W97	N01°35'52"E	23.82'
W98	S88°13'56"E	18.40'
W99	N01°46'04"E	15.00'

LINE TABLE WATER EASEMENT			
LINE#	BEARING	DISTANCE	
W101	N01°35'52"E	96.88'	
W102	N46°25'15"E	26.63'	
W103	N01°30'03"E	3.37'	
W104	S88°29'36"E	13.20'	
W105	N01°30'24"E	3.59'	
W106	S88°24'09"E	240.94'	
W107	N01°35'51"E	70.86'	
W108	N88°24'09"W	15.00'	
W109	S01°35'51"W	55.86'	
W110	N88°24'09"W	239.16'	
W111	N01°30'03"E	121.56'	
W112	S88°24'09"E	12.56'	
W113	N01°35'51"E	15.00'	
W114	N88°24'09"W	12.59'	
W115	N01°30'03"E	163.40'	
W116	S88°24'35"E	146.63'	
W117	S01°18'27"W	3.53'	
W118	S88°41'33"E	15.00'	
W119	N01°18'27"E	3.46'	
W120	S88°24'35"E	275.09'	
W121	S01°15'05"W	2.53'	
W122	S88°44'55"E	15.00'	
W123	N01°15'05"E	2.44'	
W124	S88°24'35"E	185.60'	
W125	S02°48'26"W	160.95'	
W126	S48°50'32"W	0.30'	
W127	N88°29'02"W	619.36'	
W128	N01°32'16"E	63.31'	
W129	N53°08'10"E	8.97'	
W130	N00°00'00"E	19.71'	
W131	N41°05'16"W	9.51'	
W132	N01°29'55"E	65.77'	
W133	S88°27'39"E	623.14'	

LINE#	BEARING	DISTANCE
D1	S52°03'05"E	326.64'
D2	S23°59'23"W	156.87'
D3	N88°24'09"W	136.54'
D4	N01°35'51"E	13.00'
D5	N88°24'09"W	19.00'
D6	N01°35'51"E	17.00'
D7	N88°24'09"W	23.68'
D8	S01°35'51"W	8.74'
D9	N88°24'09"W	96.16'
D10	N02°36'33"E	40.07'
D11	N47°14'18"E	139.76'
D12	N03°18'09"E	148.81'

CURVE TABLE DRAINAGE EASEMENT					
CURVE#	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
DC1	21.75'	10.00'	124°38'46"	N65°37'32"E	17.71'
DC2	13.27'	10.00'	76°02'28"	S14°01'51"E	12.32'
DC3	11.80'	10.00'	67°36'28"	S57°47'37"W	11.13'
DC4	1.57'	1.00'	90°00'00"	N43°24'09"W	1.41'
DC5	47.12'	30.00'	90°00'00"	N43°24'09"W	42.43'
DC6	1.57'	1.00'	90°00'00"	N43°24'09"W	1.41'
DC7	1.57'	1.00'	90°00'00"	S46°35'51"W	1.41'
DC8	15.88'	10.00'	91°00'43"	N42°53'48"W	14.27'

Denton County requires 30' interior radius and 50' exterior radius. Please review and revise fire lane curves

		CUR\	/E TABLE FIRE	ELANE	
CURVE#	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
FC1	83.81'	54.00'	88°55'28"	S47°03'48"W	75.65'
FC2	47.42'	~3Q:0Q'~	90°33'25"	S46°19'08"W	42.63'
FC3	48.05'	29.99'	91°49'09"	S44°51'43"E	43.07'
FC4	39.32'	Sport	75°05'14"	N53°58'55"E	36.56'
FC5	54.12'	28.92'	107°14'37"	N36°49'58"W	46.56'
FC6	47.12'	\30.00L	89°59'56"	S46°35'48"W	42.43'
FC7	23.94'	30.04'	45°38'55"	S21°13'18"E	23.31'
FC8	70.21'	30.00'	134°05'27"	N68°38'56"E	55.25'
FC9	42.68'	30.00'	81°30'29"	N39°09'02"W	39.17'
FC10	47.44'	56.00'	48°32'05"	N55°38'14"W	46.03'
FC11	24.00'	1930.00'	0°42'45"	N59°00'06"E	24.00'
FC12	49.12'	32.00'	87°56'35"	S75°20'29"E	44.44'
FC13	66.47'	154.00'	24°43'52"	N79°13'55"E	65.96'
FC14	46.60'	30.00'	88°59'47"	N47°05'57"E	42.05'
FC15	24.21'	1930.00'	0°43'07"	N85°07'48"E	24.21'
FC16	46.60'	30.00'	88°59'47"	S47°05'57"W	42.05'
FC17	47.65'	30.00'	91°00'13"	S42°54'03"E	42.80'
FC18	46.56'	30.00'	88°55'28"	S47°03'48"W	42.03'
FC19	54.93'	30.00'	104°54'46"	N36°01'05"W	47.57'
FC20	98.47'	52.92'	106°37'02"	N36°36'40"W	84.86'
FC21	47.13'	30.00'	90°00'27"	N43°24'00"W	42.43'
FC22	42.42'	54.00'	45°00'22"	N20°53'58"W	41.34'
FC23	55.57'	30.00'	106°07'50"	N09°39'46"E	47.96'
FC24	59.36'	30.00'	113°22'36"	S55°05'27"E	50.14'
FC25	34.29'	30.00'	65°29'51"	N34°20'46"E	32.46'
FC26	55.59'	130.00'	24°30'09"	N79°20'46"E	55.17'
FC27	47.65'	30.00'	91°00'13"	S42°54'03"E	42.80'

LINE	TABLE FIF	RE LANE
LINE#	BEARING	DISTANCE
F1	S02°36'04"W	965.97'
F2	N88°28'28"W	534.80'
F3	N89°13'22"W	2.00'
F4	N00°44'28"E	83.97'
F5	S89°13'22"E	2.00'
F6	S88°28'28"E	112.85'
F7	N16°26'18"E	105.59'
F8	N88°24'14"W	166.83'
F9	S01°35'51"W	40.61'
F10	S45°26'36"W	2.00'
F11	N43°42'19"W	160.15'
F12	N45°41'40"E	2.00'
F13	S44°18'20"E	41.74'
F14	N01°36'13"E	417.40'
F15	N79°54'17"W	68.58'
F16	N31°22'12"W	47.51'
F17	S31°22'12"E	16.48'
F18	N60°41'13"E	75.24'
F19	N62°43'41"E	42.34'
F20	N68°13'15"E	52.85'
F21	N64°16'51"E	83.31'
F22	S88°24'09"E	426.76'
F23	N02°36'04"E	145.87'
F24	S02°36'04"W	22.71'
F25	N88°24'09"W	110.73'
F26	S01°35'51"W	24.00'
F27	S88°24'09"E	109.26'
F28	S02°36'04"W	626.22'
F29	N88°28'28"W	335.02'
F30	N16°26'18"E	83.16'
F31	N88°24'14"W	166.40'
F32	N01°36'13"E	377.78'
F33	N43°24'09"W	34.29'
F34	N62°43'41"E	41.19'
F35	N68°13'15"E	42.50'
F36	S01°35'51"W	72.70'
F37	S88°24'09"E	24.00'
F38	N01°35'51"E	115.27'
F39	S88°24'09"E	425.29'

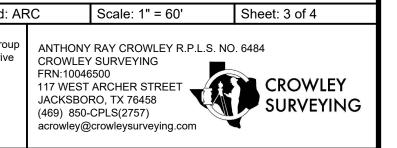
FINAL PLAT
SANGER HIGH SCHOOL
LOT 1, BLOCK A
55.886 ACRES
R. BEBEE SURVEY, ABSTRACT NO.29

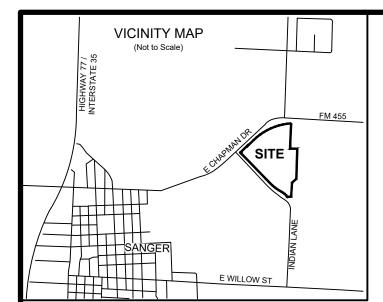
CITY OF SANGER, DENTON COUNTY, TEXAS

Date: 12/18/2024 Drawn: CM

Owner / Developer:
Sanger Independent School District
601 Elm Street
Sanger TX 76266
1-940-458-7438
kteems66@gmail.com

Checked: ARC
Engineer:
EIKON Consulting Group
1405 W Champan Drive
Sanger, TX 76266
1-940-387-0805
mpaz@eikoncg.com





	UTILITY PROVIDERS	
NAME	ADDRESS	PHONE
SANGER ELECTRIC	202 RAILROAD AVE. SANGER, TX 76266	940-458-6054
CITY OF SANGER UTILITIES	202 RAILROAD AVE.	940-458-7930

NOTES:

- 1. Bearings, coordinates and distances are based on the Texas State Plane Coordinate System, NAD83 (2011) North Central Zone (4202).
- 2. This survey was prepared without the benefit of a title commitment. There may be easements of record that are not shown.
- 3. All lots comply with the minimum size requirements of the zoning district.
- 4. This property may be subject to charges related to impact fees and the applicant should contact the city regarding any applicable fees due.
- 5. All common areas, drainage easements, and detention facilities will be owned and maintained by the HO/property owner. Any common area within the city's right-of-way will require a facilities agreement, to be reviewed and approved by the city.
- 6. NOTICE-selling a portion of this addition by metes and bounds is a violation of state law and is subject to fines and withholding of utilities and building permits.
- 7. This plat does not alter or remove existing deed restrictions, if any, on this property.
- Minimum finished floor elevations (min FFE) are at least two (2) feet above the 100-year floodplain.
- The subject property resides in Flood Zone "X", being areas determined to be outside the 0.2% annual chance floodplain, and resides in Flood Zone "A", being a special flood hazard area subject to inundation by the 1% annual chance flood and does nor have a determined base flood elevation, as determined of shown by the FIRM Community Panel No. 48121C0210G dated 04/18/2011.
- 10. The purpose of this plat is to make 1 lot out of 55.886 acres.
- 11. The subject property has a total of 503 existing parking spaces (488 regular and 15 handicap). There are 813 more proposed parking spaces (791 regular and 22 handicap). City of Sanger Ordinances requires 1 parking space for each 4 seats in the auditorium or main assembly room and 1 space for each classroom.

	APPROVED & A	ACCEPTED
Please include the pond maintenance agreement statement below to the final plat.		
'The City of Sanger is not responsible for the design, construction, operation, maintenance, or use of the storm vater detention area, and their associated private drainage	Chairman, Planning & Zoning Commission City of Sanger, Texas	Date
asements, herein referred to as "features" to be developed and constructed by the Owners or their successors. Owners or successors agree to indemnify and hold harmless the City of Sanger, it's officers, employees, and agents from any lirect or indirect loss, damage, liability, or expense and attorney's fees for any negligence or omissions whatsoever,	Attested by	Date
rising out of the design, construction, operation, naintenance, condition or use of the "features" including	City Secretary, City of Sanger, Texas	Date
Iny non-performance of the foregoing. owners and successors accept full responsibility and liability for the features". All of the above shall be covenants running with he land."		
	All ad valorem taxes, liens and fees have	been paid for the subject property
This is the final plat		

City Tax Collector/Proper Official of

other taxing agencies

	APPROVED FOR	PREPARATION OF FINAL PLAT	
City Plar	of Sanger, TX nning & Zoning Commission	Date	

Date

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS **COUNTY OF DENTON**

ndian Lane

WHEREAS, SANGER INDEPENDENT SCHOOL DISTRICT, IS THE OWNER OF A TRACT OF LAND SITUATED IN THE R. BEBEE SURVEY, ABSTRACT NUMBER 29, DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

All that certain 55.886 acre tract of land in the R. Bebee Survey, Abstract No. 29, Denton County, Texas and being the remainder of a called 35.000 acre tract of land described in a Warranty Deed to Sanger Independent School District, recorded in Volume 1841, Page 662 of the Deed Records of said county, being the remainder of a called 23.440 acre tract of land described in a Warranty Deed to Sanger Independent School District, recorded in Volume 1841, Page 722 of said Deed Records, being all of a called 3.728 acre tract of land described in a Special Warranty Deed to Sanger Independent School District, recorded in Document Number 2022-160016 of the Official Public Records of said county, and being all of a called 0.772 acre tract of land described in a Special Warranty Deed to Sanger Independent School District, recorded in Document Number 2022-160016 of said Official Public Records and said 55.886 acre tract of land being more particularly described as follows:

BEGINNING at a 1/2 inch iron rebar with a plastic cap found for the southeast corner of said 35.000 acre tract, the southwest corner of said 3.728 acre tract and in the west line of a called 24.900 acre tract of land described in a Warranty Deed to Marion Hills Apartments, LLC, recorded in Document No. 2017-48293 of the Official Public Records of said county;

THENCE North 89°52'12" West, with the south line of said 35.000 acre tract, a distance of 12.12 feet to a 1/2 inch iron rebar with a cap stamped "RPLS 6484" set in the northeast right-of-way line of Indian Lane, a 100 foot wide public right-of-way, and the beginning of a non-tangent curve to the left, with a radius of 550.00 feet and a chord which bears North 48°43'59" West, a distance of 259.49 feet, from which a 1/2 inch iron rebar (disturbed) bears North 71°23' West, a distance of 2.4 feet from said

THENCE with the northeast right-of-way line of said ladian Trail, the following courses and distances;

Along said curve to the left, with a central angle of 27°17'21" and an arc length of 261.96 feet to a 1/2 inch iron rebar with a cap stamped "RPLS 6484" set for the beginning of a reverse curve to the right, with a radius of 1,450.00 feet and a chord which bears North 53°12'56" West, a distance of 461.77 feet;

Along said curve to the right, with a central angle of 18°19'28" and an arc length of 463.74 feet to a mag nail with a shiner stamped "ARC RPLS 6484" set for corner:

North 44°02'46" West, passing at a distance of 46.94 feet, a mag nail with a shiner stamped "ARC RPLS 6484" set for the common corner of said 35.000 acre tract and said 23.440 acre tract, in all, a total distance of 1,379.05 feet to a mag nail set in a rock at the intersection of said northeast right-of-way line of said Indian Lane and the southeast right-of-way line of Farm to Market 455 West (FM 455 W), a variable width public right-of-way;

THENCE with the southeast right-of-way of said FM 455 W, the following courses and distances;

North 45°57'03" East, a distance of 18.42 feet to a 5/8 inch iron rebar with a cap stamped "TXDOT" found for corner;

North 44°02'46" West, a distance of 12.74 feet to a 5/8 inch iron rebar with a cap stamped "TXDOT" found for corner;

North 45°57'14" East, a distance of 290.02 feet to a 5/8 inch iron rebar with a cap stamped "TXDOT" found for corner;

South 43°49'38" East, a distance of 10.75 feet to a 5/8 inch iron rebar with a cap stamped "TXDOT" found corner;

North 45°57'03" East, passing at a distance of 231.51 feet, to a 5/8 inch iron rebar with a cap stamped "TXDOT" found, in all, a total distance of 291.56 feet to a 5/8 inch iron rebar with a cap stamped "TXDOT" found for the beginning of a curve to the right, with a radius of 1,930.00 feet and a chord which bears North 66°05'03" East, a distance of 1,329.21 feet;

Along said curve to the right, with a central angle of 40°17'06" and an arc length of 1,356.99 feet to a 5/8 inch iron rebar with a cap stamped "TXDOT" found for corner in the west line of a called 84.5014 acre tract of land described in a Warranty Deed to Sanger Town Center LLC, recorded in Document No. 2017-48301 of said Official Public Records, from which a 1/2 inch iron rebar found bears North 02°41'47" East, a distance of 19.72 feet;

THENCE South 02°36'33" West, with the common line of said 35.000 acre tract and said 85.5014 acre tract, a distance of 595.77 feet to a 1/2 inch iron rebar with a cap stamped "OCJ Cowan & Assoc" found for the northwest corner of said 0.772 acre

a cap stamped "RPLS 6484" set for corner; THENCE South 02°36'33" West, with the east line of said 0.772 acre tract and the east line of said 3.728 acre tract, a distance

THENCE South 87°23'27" East, with the north line of said 0.772 acre tract, a distance of 150.00 feet to a 1/2 inch iron rebar with

THENCE South 45°05'58" West, continuing with said east line of the 3.728 acre tract, a distance of 148.05 feet to a 1/2 inch iron

rebar with a cap stamped "RPLS 6484" set for corner: **THENCE** South 02°36'33" West, continuing with said east line of the 3.728 acre tract, a distance of 643.72 feet to a 1/2 inch iron

rebar with a cap stamped "RPLS 6484" set for the southeast corner of said 3.728 acre tract;

THENCE South 56°03'18" West, with the southeast line of sa 3.728 acre tract, a distance of 62.24 feet to the POINT OF BEGINNING and containing 55.886 acres (2,434,412 square feet) of the decision of the containing 55.886 acres (2,434,412 square feet) of the containing 55.886 acres (2,434,412 s

orrect typographica

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT Sanger Independent School District, acting herein by and through its duly authorized officer does hereby adopt this plat designating the hereinabove described property as Lot 1, Block A, Sanger High School, an addition to the City of Sanger, Texas, and does hereby dedicate to the public use forever by fee simple title free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, fire lanes, drive aisles, parks, and watercourses, and to the public use forever easements for sidewalks, storm drainage facilities, utilities, and any other property necessary to serve the plat and to implement the requirements of the subdivision regulations and other City codes and do hereby bind ourselves, our heirs, successors and assigns to warrant and to forever defend the title on the land so dedicated. Further, the undersigned covenants and agrees that he/she shall maintain all easements and facilities in a state of good repair and functional condition at all times in accordance with City codes and regulations. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be installed, if approved by the City of Sanger. The City of Sanger and public entities shall have the right to access and maintain all respective easements without the necessity at any time of procuring permission from anyone.

WITNESS MY HAND this	day of	, 20
	·	
Owner		
	······································	

Kelly Teems, Authorized Representative of Sanger Independent School District

State of Texas

County of Denton

Before me, the undersigned authority, on this day personally appeared, known tome to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this _____ day of ____, 20____

Notary Public in and for the State of Texas

My commission expires

TITLE INFORMATION:

PERMANENT 15' WATERLINE EASEMENT VOLUME 4863, PAGE 01573 CITY OF SANGER PLOTTABLE, AS SHOWN

UTILITY EASEMENT DOCUMENT #2018-32665 NORTEX COMMUNICATIONS COMPANY PLOTTABLE, AS SHOWN

PERPETUAL WATER LINE EASEMENT DOCUMENT #2006-120223 THE CITY OF SANGER PLOTTABLE, AS SHOWN

EASEMENT VOLUME 339, PAGE 131 DENTON COUNTY ELECTRIC CO-OPERATIVE, INC.

EASEMENT FOREVER TO ENTER UPON THE PROPERTY, WITHIN A RIGHT OF WAY NOT EXCEEDING 2 FEET IN WIDTH, TO CONSTRUCT, OPERATE, MAINTAIN, PATROL, INSPECT, SERVICE, REPAIR, REMOVE RELOCATE AND RECONSTRUCT, UPON, ALONG, ACROSS, OVER AND

UNDER PROPERTY, A LINE OR LINES FOR THE TRANSMISSION OR DISTRIBUTION OF ELECTRIC ENERGY.

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EASEMENT VOLUME 339. PAGE 132

DENTON COUNTY ELECTRIC CO-OPERATIVE, INC.

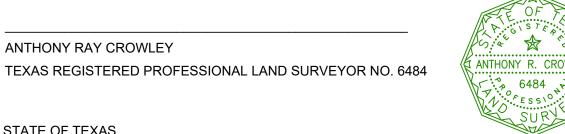
EASEMENT TO PLACE, CONSTRUCT, OPERATE, REPAIR, MAINTAIN, RELOCATE AND REPLACE THEREON AND IN OR UPON ALL STREETS, ROADS OR HIGHWAYS ABUTTING SAID LAND, AN ELECTRIC TRANSMISSION OR DISTRIBUTION LINE OR SYSTEM, INCLUDING THE RIGHT TO CUT AND TRIM TREES TO THE EXTENT NECESSARY TO KEEP THEM CLEAR OF SAID ELECTRIC LINE OR SYSTEM AND TO CUT DOWN FROM TIME TO TIME ALL DEAD, WEAK, LEANING OR DANGEROUS TRESS THAT ARE TALL ENOUGH TO STRIKE THE WIRES IN FALLING. **BLANKET**

SURVEYOR STATEMENT:

I, ANTHONY RAY CROWLEY, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF TEXAS. AFFIRM THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED UNDER MY DIRECT SUPERVISION, FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF SANGER AND DENTON COUNTY, TEXAS.

TED, THIS THE _	DAY OF _	, 20	

ANTHONY RAY CROWLEY



STATE OF TEXAS **COUNTY OF DENTON**

BEFORE ME, THE UNDERSIGNED, ANTHONY RAY CROWLEY, APPEARS KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFIC	E, THIS THE DAY OF ,	20
BY:		
NOTARY PUBLIC IN AND FOR	COUNTY, TEXAS.	

MY COMMISSION EXPIRES

FINAL PLAT LOT 1, BLOCK A 55.886 ACRES

R. BEBEE SURVEY, ABSTRACT NO.29 CITY OF SANGER, DENTON COUNTY, TEXAS

Date: 12/18/2024 Drawn: CM Owner / Developer: Sanger Independent School District 601 Elm Street Sanger TX 76266 1-940-458-7438

kteems66@gmail.com

mpaz@eikoncg.com

Scale: 1" = 60' ANTHONY RAY CROWLEY R.P.L.S. NO. 6484 CROWLEY SURVEYING FRN:10046500 117 WEST ARCHER STREET
JACKSBORO, TX 76458
(469) 850-CPI S(2757) SURVEYING (469) 850-CPLS(2757) acrowley@crowleysurveying.com

RECORDING INFORMATION

SANGER HIGH SCHOOL

Checked: ARC EIKON Consulting Group 1405 W Champan Drive Sanger, TX 76266 1-940-387-0805