



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 Final Plat 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,

A handwritten signature in blue ink, appearing to read "Samson Lotigo", is written over a blue horizontal line.

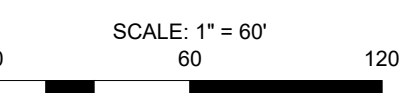
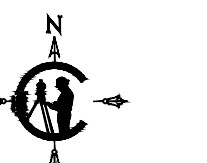
Samson Lotigo, PE

HALFF

Firm No. 0312

Attachments: Final Plat markups

MATCH LINE SEE SHEET 2



LEGEND

- \bigcirc = MONUMENT FOUND (AS NOTED)
- \square = MONUMENT SET (AS NOTED)
- \bullet = MONUMENT NOT FOUND OR SET
- R.O.W. = RIGHT-OF-WAY
- P.O.B. = POINT OF BEGINNING
- = CENTER LINE
- = ADJOINING PROPERTY LINE
- = BUILDING SETBACK LINE
- = EASEMENT LINE
- = PROPERTY LINE

15' WATER EASEMENT
DOCUMENT NO. 4863-1573
O.R.D.C.T.

15' WATER EASEMENT
DOCUMENT NO. 4863-1573
O.R.D.C.T.

TXDOT RIGHT-OF-WAY DEDICATION
(3.1300 ACRES)
DOCUMENT NO. 2004-1456888
O.R.D.C.T.

INDIAN LANE
(100' PUBLIC RIGHT-OF-WAY)

N 44° 02' 36" W 1,379.05'

50' BUILDING LINE

CENTERLINE OF ROAD

LOT 1, BLOCK A
55.886 ACRES
(2,434,412 SQUARE FEET)
SANGER INDEPENDENT
SCHOOL DISTRICT
(BY THIS PLAT)
MIN. FFE: 674.60'

78,224 SQ. FT. 1,796 ACRE
DRAINAGE EASEMENT
(BY THIS PLAT)
PROPOSED DETENTION AREA

REMAINDER OF A CALLED
24,900 ACRE TRACT
MARION HILLS APARTMENTS, LLC
DOCUMENT NO. 2017-48293
O.R.D.C.T.

Please provide ownership information
for adjacent properties

PASSING AT 46.94'
MAG NAIL W/
SHINER "ARC"
RPLS 6484" SET

MAG NAIL W/
SHINER "ARC"
RPLS 6484" SET

15' WATER EASEMENT
DOCUMENT NO. 4863-1573
O.R.D.C.T.

15' WATER EASEMENT
DOCUMENT NO. 4863-1573
O.R.D.C.T.

15' UTILITY
EASEMENT
(BY THIS PLAT)

A=18° 19' 28" R=1,450.00' L=29.96'
CH=N53° 12' 56" W 461.77'

INDIAN LANE
(100' PUBLIC RIGHT-OF-WAY)

1/2" CIRS
"RPLS 6484"

A=27° 17' 21" R=500.00' L=20.96'
CH=N49° 43' 51" W 259.49'

1/2" IRF
(DISTURBED) BRS
N 71° 23' W 2.4'
FROM CORNER

1/2" CIRS
"RPLS 6484"

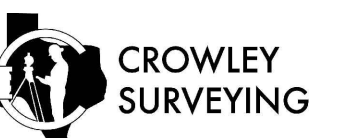
1/2" CIRS
"RPLS 6484"

1/2" CIRS
"RPLS 6484"

P.O.B.
N 71° 23' W 2.4'
E 2378501.74

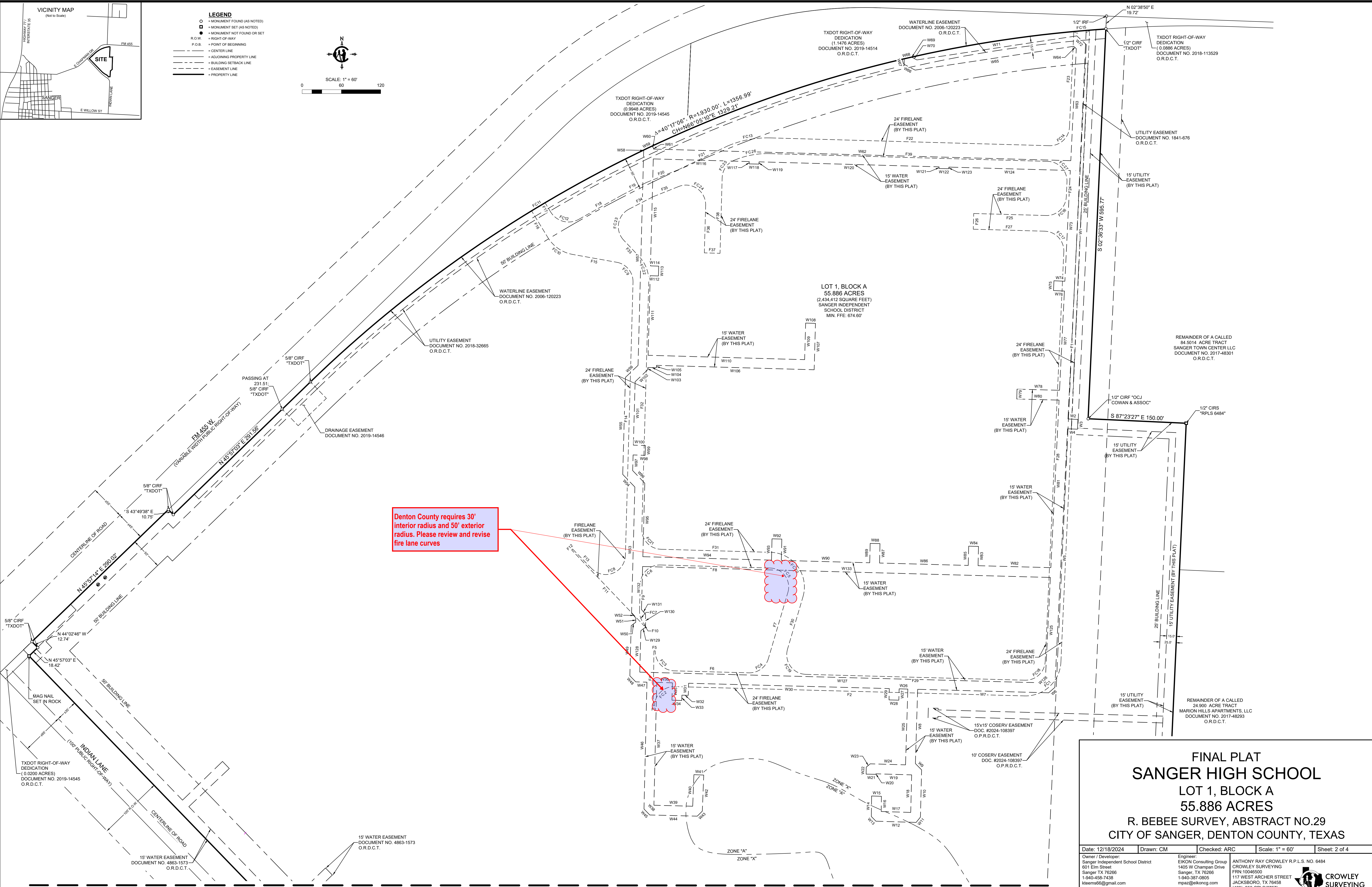
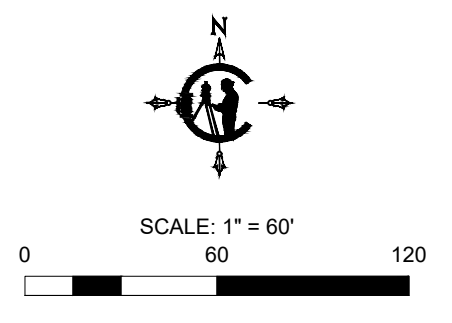
**FINAL PLAT
SANGER HIGH SCHOOL
LOT 1, BLOCK A
55.886 ACRES
R. BEBEE SURVEY, ABSTRACT NO.29
CITY OF SANGER, DENTON COUNTY, TEXAS**

Date: 12/18/2024	Drawn: CM	Checked: ARC	Scale: 1" = 60'	Sheet: 1 of 4
Owner / Developer: Sanger Independent School District 601 Elm Street Sanger, TX 76266 1-940-458-7438 kteems66@gmail.com		Engineer: EIKON Consulting Group 1405 W Champan Drive Sanger, TX 76266 1-940-387-0805 mpaz@eikoncg.com		ANTHONY RAY CROWLEY R.P.L.S. NO. 6484 CROWLEY SURVEYING FRN: 10046500 117 WEST ARCHER STREET JACKSBORO, TX 76458 (469) 850-CRLS(2757) acrowley@crowleysurveying.com





- LEGEND**
- MONUMENT FOUND (AS NOTED)
 - ◻ MONUMENT SET (AS NOTED)
 - MONUMENT NOT FOUND OR SET
 - R.O.W.
 - P.O.B.
 - CENTER LINE
 - ADJOINING PROPERTY LINE
 - BUILDING SETBACK LINE
 - EASEMENT LINE
 - PROPERTY LINE

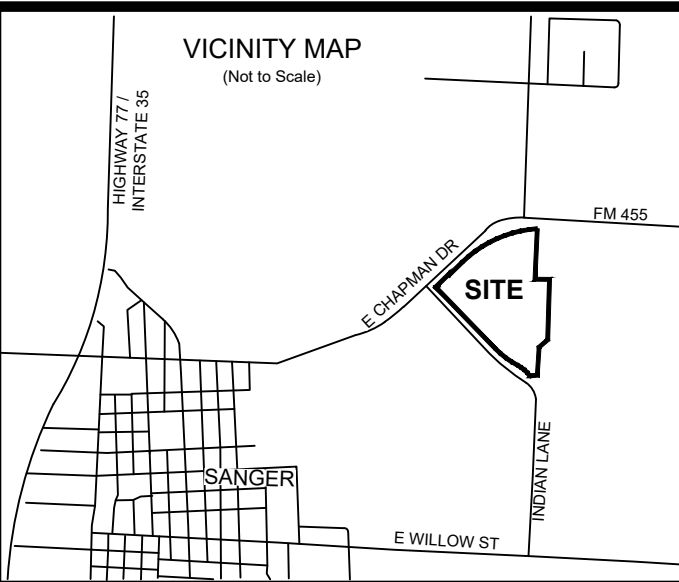


Denton County requires 30' interior radius and 50' exterior radius. Please review and revise fire lane curves

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	Checked: ARC	Scale: 1" = 60'	Sheet: 2 of 4
Owner / Developer: Sanger Independent School District 801 Elm Street Sanger, TX 76266 1-940-558-7438 kteems66@gmail.com		Engineer: EIKON Consulting Group 1405 W. Champian Drive Sanger, TX 76266 1-940-387-0805 mpaz@eikoncg.com	ANTHONY RAY CROWLEY R.P.L.S. NO. 6484 CROWLEY SURVEYING FRN 10046500 117 WEST ARCHER STREET JACKSBORO, TX 76458 (409) 850-CPLS(2757) acrowley@crowleysurveying.com	

MATCH LINE SEE SHEET 1



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:

- Bearings, coordinates and distances are based on the Texas State Plane Coordinate System, NAD83 (2011) North Central Zone (4202).
- This survey was prepared without the benefit of a title commitment. There may be easements of record that are not shown.
- All lots comply with the minimum size requirements of the zoning district.
- This property may be subject to charges related to impact fees and the applicant should contact the city regarding any applicable fees due.
- All common areas, drainage easements, and detention facilities will be owned and maintained by the HOA/property owner. Any common area within the city's right-of-way will require a facilities agreement, to be reviewed and approved by the city.
- NOTICE-selling a portion of this addition by metes and bounds is a violation of state law and is subject to fines and withholding of utilities and building permits.
- This plat does not alter or remove existing deed restrictions, if any, on this property.
- Minimum finished floor elevations (min FFE) are at least two (2) feet above the 100-year floodplain.
- The subject property resides in Flood Zone "X", being areas determined to be outside the 0.2% annual chance floodplain, and resides in Flood Zone "A", being a special flood hazard area subject to inundation by the 1% annual chance flood and does not have a determined base flood elevation, as determined of shown by the FIRM Community Panel No. 48121C0210G dated 04/18/2011.
- The purpose of this plat is to make 1 lot out of 55.886 acres.
- The subject property has a total of 503 existing parking spaces (488 regular and 15 handicap). There are 813 more proposed parking spaces (791 regular and 22 handicap). City of Sanger Ordinances requires 1 parking space for each 4 seats in the auditorium or main assembly room and 1 space for each classroom.

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 water detention area, and their associated private drainage easements, 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 direct or indirect loss, damage, liability, or expense and attorney's fees for any negligence or omissions whatsoever, arising out of the design, construction, operation, maintenance, condition or use of the "features" including any 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 the land."

APPROVED & ACCEPTED

_____ Chairman, Planning & Zoning Commission City of Sanger, Texas	_____ Date
_____ Mayor, City of Sanger, Texas	_____ Date
Attested by	
_____ City Secretary, City of Sanger, Texas	_____ Date

All ad valorem taxes, liens and fees have been paid for the subject property

_____ City Tax Collector/Proper Official of other taxing agencies	_____ Date
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APPROVED FOR PREPARATION OF FINAL PLAT

_____ City of Sanger, TX Planning & Zoning Commission	_____ Date
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OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS
COUNTY OF DENTON

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

All that certain 55.886 acre tract of land in the R. Bebee Survey, Abstract No. 29, Denton County, Texas and being the remainder of a called 35,000 acre tract of land described in a Warranty Deed to Sanger Independent School District, recorded in Volume 1841, Page 662 of the Deed Records of said county, being the remainder of a called 23,440 acre tract of land described in a Warranty Deed to Sanger Independent School District, recorded in Volume 1841, Page 722 of said Deed Records, being all of a called 3,728 acre tract of land described in a Special Warranty Deed to Sanger Independent School District, recorded in Document Number 2022-160016 of the Official Public Records of said county, and being all of a called 0.772 acre tract of land described in a Special Warranty Deed to Sanger Independent School District, recorded in Document Number 2022-160016 of said Official Public Records and said 55.886 acre tract of land being more particularly described as follows:

BEGINNING at a 1/2 inch iron rebar with a 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 corner;

THENCE with the northeast right-of-way line of said Indian Lane, 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 tract;

THENCE South 87°23'27" East, with the north line of said 0.772 acre tract, a distance of 150.00 feet to a 1/2 inch iron rebar with a cap stamped "RPLS 6484" set for corner;

THENCE South 02°36'33" West, with the east line of said 0.772 acre tract and the east line of said 3,728 acre tract, a distance of 1,013.05 feet to a 1/2 inch iron rebar with a cap stamped "RPLS 6484" set for corner;

THENCE South 45°05'58" West, continuing with said east line of the 3,728 acre tract, a distance of 148.05 feet to a 1/2 inch iron rebar with a cap stamped "RPLS 6484" set for corner;

THENCE South 02°36'33" West, continuing with said east line of the 3,728 acre tract, a distance of 643.72 feet to a 1/2 inch iron rebar with a cap stamped "RPLS 6484" set for the southeast corner of said 3,728 acre tract;

THENCE South 56°03'18" West, with the southeast line of said 3,728 acre tract, a distance of 62.24 feet to the **POINT OF BEGINNING** and containing 55.886 acres (2,434,412 square feet) of land.

correct typographical error

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 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 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.
BLANKET

EASEMENT
VOLUME 339, PAGE 132
DENTON COUNTY ELECTRIC CO-OPERATIVE, INC.
EASEMENT TO PLACE, CONSTRUCT, OPERATE, REPAIR, MAINTAIN, RELOCATE AND REPLACE THEREON AND IN OR UPON ALL STREETS, ROADS OR HIGHWAYS ABUTTING SAID LAND, AN ELECTRIC TRANSMISSION OR DISTRIBUTION LINE OR SYSTEM, INCLUDING THE RIGHT TO CUT AND TRIM TREES TO THE EXTENT NECESSARY TO KEEP THEM CLEAR OF SAID ELECTRIC LINE OR SYSTEM AND TO CUT DOWN FROM TIME TO TIME ALL DEAD, WEAK, LEANING OR DANGEROUS TRESS THAT ARE TALL ENOUGH TO STRIKE THE WIRES IN FALLING.
BLANKET

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.

DATED, THIS THE _____ DAY OF _____, 20____.

ANTHONY RAY CROWLEY
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6484



STATE OF TEXAS
COUNTY OF DENTON

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____.

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

MY COMMISSION EXPIRES _____

RECORDING INFORMATION

**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	Checked: ARC	Scale: 1" = 60'	Sheet: 4 of 4
Owner / Developer: Sanger Independent School District 601 Elm Street Sanger, TX 76266 1-940-458-7438 kteems66@gmail.com	Engineer: EIKON Consulting Group 1405 W Champion Drive Sanger, TX 76266 1-940-387-0805 mpaz@eikoncg.com	ANTHONY RAY CROWLEY R.P.L.S. NO. 6484 CROWLEY SURVEYING FRN:10046500 117 WEST ARCHER STREET JACKSBORO, TX 76458 (469) 850-CPLS(2757) acrowley@crowleysurveying.com		

