



September 18, 2023  
AVO 37449.004

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

Re: Clear Creek – Final Plat  
First Review

Dear Ms. Hammonds,

Halff Associates, Inc. was requested by the City of Sanger to provide a first review of the Final Plat for Lot 1, Block A of the Clear Creek property. The property is located inside the City of Sanger limits. The Final Plat was prepared by Crowley Surveying and is dated July 27, 2023. Ordinance citations are provided on the attached markup. Our comments are as follows

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. Provide a closure report for the tract.
3. Update signature block to eliminate Preliminary Plat approval block.
4. Include ROW dedication acreage on the title block as required by Ordinance.
5. Verify document number called out for the TxDOT ROW dedication. It is different on the plat and the legal description.
6. Label all set monuments on the plat to match the legal description.
7. The subject property resides within two survey abstracts. Identify both in title block and legal description.
8. Fix ROW dedication label to show the correct width of dedication.
9. The configuration of the detention pond and associated drainage easement does not match final approved plans. Reconcile.
10. Include fire lane easements to encompass existing fire lanes to provide access accordingly.

If you have any questions or need additional information, please do not hesitate to call me at (817) 764 7467.

Sincerely,  
HALFF

A handwritten signature in black ink, appearing to read "Leigh A. Hollis", written in a cursive style.

Leigh A. Hollis, P.E.

Attachments: markups

NOTES:

1. Bearings, coordinates and distances are based on the Texas State Plane Coordinate System, NAD83 North Central Zone (4202) as per GPS observations.
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 HOI/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.
8. Minimum finished floor elevations (min FFE) are at least two (2) feet above the 100-year floodplain.
9. The subject property resides in Flood Zone "X", being areas determined to be outside the 0.2% annual chance floodplain, 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 13.356 acres.
11. Subject Parcel is subject to a Possession and Use Agreement filed January 19, 2021, recorded in Instrument Number 21-9542.
12. Subject Parcel is subject to a Possession and Use Agreement filed January 20, 2021, recorded in Instrument Number 21-10259.
13. Subject property has a total of 120 existing parking spaces (116 regular and 4 handicap). There are 24 proposed regular parking spaces and 2 proposed handicapped parking spaces. City of Sanger Ordinances requires 113 parking spaces.
14. The City of Sanger is not responsible for the design, construction, operation, maintenance, or use of the stormwater detention area, private drainage ditches, or associated private drainage easements, herein referred to as "features" to be developed and constructed by the Owners or their successors. Owners and successors agree to indemnify and hold harmless the City of Sanger, its 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. All of the above shall be covenants running with the land.

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

All ad valorem taxes, liens and fees have been paid for the subject property	
_____	_____
City Tax Collector/Proper Official of other taxing agencies	Date

APPROVED FOR PREPARATION OF FINAL PLAT	
_____	_____
City of Sanger, TX Planning & Zoning Commission	Date

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 M. R. BURLESON SURVEY, ABSTRACT NUMBER 71, DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

All that certain 13.356 acre tract of land in the M.R. Burleson Survey, Abstract No. 71, Denton County, Texas, and being part of a called 15.00 acre tract of land described in a Warranty Deed to Sanger Independent School District, recorded in Document Number 96-R0089957 of the Official Public Records of said county, and said 13.356 acre tract of land being more particularly described by metes and bounds as follows:

**BEGINNING** at a 5/8 inch iron rebar with a cap stamped "TXDOT" found for the northwest corner of Parcel 53, a right-of-way dedication to the State of Texas in the deed recorded in document 2021-9543 of said Official Public Records, in the south line of Lot 1, Block A of Sanger Travel Plaza, an addition to the City of Sanger recorded in Document Number 2017-8 of the Plat Records of said county and in the west right-of-way line of Interstate 35 (Stemmons Freeway), for the northeast corner herein described, from which, a 1/2 inch iron rebar with an illegible cap found for the southeast corner of said Lot 1, Block A bears South 88°24'36" East, a distance of 50.20 feet;

**THENCE** with the west line of said Parcel 53, the following courses and distances:

South 03°11'34" East, a distance of 379.95 feet to a 1/2 inch iron rebar with a cap stamped "RPLS 6484" set for the beginning of a curve to the left, with a radius of 6,505.00 feet and a chord which bears South 04°34'58" East, a distance of 315.59 feet;

Along said curve to the left, with a central angle of 02°46'48" and an arc distance of 315.62 feet to a 5/8 inch iron rebar with cap stamped "TXDOT" found for the southwest corner of said Parcel 53, and in the north line of a called 73.025 acre tract described in a Special Warranty Deed to Agle Farms Inc, recorded in Document Number 2000-82434 of said Official Public Records, for the southeast corner herein described;

**THENCE** North 88°24'59" West, with the south line of said 15.00 acre tract and the north line of said 73.025 acre tract, a distance of 790.62 feet to a 1/2 inch iron rebar with a cap stamped "RPLS 6484" set for the southeast corner of a called 0.832 acre tract of land described in a Special Warranty Deed to the City of Sanger recorded in Document Number 2010-47109 of said Official Public Records, for the southwest corner herein described;

**THENCE** with the east line of said 0.832 acre tract the following courses and distances:

North 02°41'15" West, a distance of 7.31 feet to a 1/2 inch iron rebar with a cap stamped "RPLS 6484" set for the beginning of a curve to the left, with a radius of 550.00 feet and a chord which bears North 12°21'23" West, a distance of 186.62 feet;

Along said curve to the left, with a central angle of 19°32'06", and an arc length of 187.52 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 330.82 feet and a chord which bears North 10°08'26" West, a distance of 137.42 feet;

Along said curve to the right, with a central angle of 23°58'26" and an arc length of 138.42 feet to a 1/2 inch iron rebar with a cap stamped "RPLS 6484" set for corner;

North 01°50'47" East, a distance of 47.10 feet to a 1/2 inch iron rebar with a cap stamped "RPLS 6484" set for the northeast corner of said 0.832 acre tract;

**THENCE** North 88°07'53" West, with the north line of said 0.832 acre tract, a distance of 63.91 feet to a mag nail with a washer stamped "RPLS 6484" set for the northwest corner of said 0.832 acre tract and in the west line of said 15.00 acre tract;

**THENCE** North 02°14'42" East, with the west line of said 15.00 acre tract, a distance of 322.14 feet to a mag nail with a washer stamped "RPLS 6484" set for the northwest corner of said 15.00 acre tract, the southwest corner of a called 5.725 acre tract described in a Special Warranty Deed to Sanger Investment LLC, recorded in Document Number 2017-12388, of said Official Public Records, for the northwest corner herein described;

**THENCE** South 88°24'36" East, with the north line of said 15.00 acre tract and the south line of said 5.725 acre tract and said Lot 1, Block A, a distance of 858.48 feet to the **POINT OF BEGINNING** and containing 13.356 acres (581,802 square feet) of land.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

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

WITNESS MY HAND this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_, owner

\_\_\_\_\_, Title and Company (if applicable)

State of Texas

County of Denton

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

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Notary Public in and for the State of Texas

include ROW  
dedication in title  
block per 10.104(d)(  
10)(O)(vi)

document number  
doesn't match the  
plat

provide closure report 10.104(d)(10)(B)

SURVEYOR STATEMENT:

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

DATED, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
ANTHONY RAY CROWLEY  
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6484



STATE OF TEXAS  
COUNTY OF DENTON

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

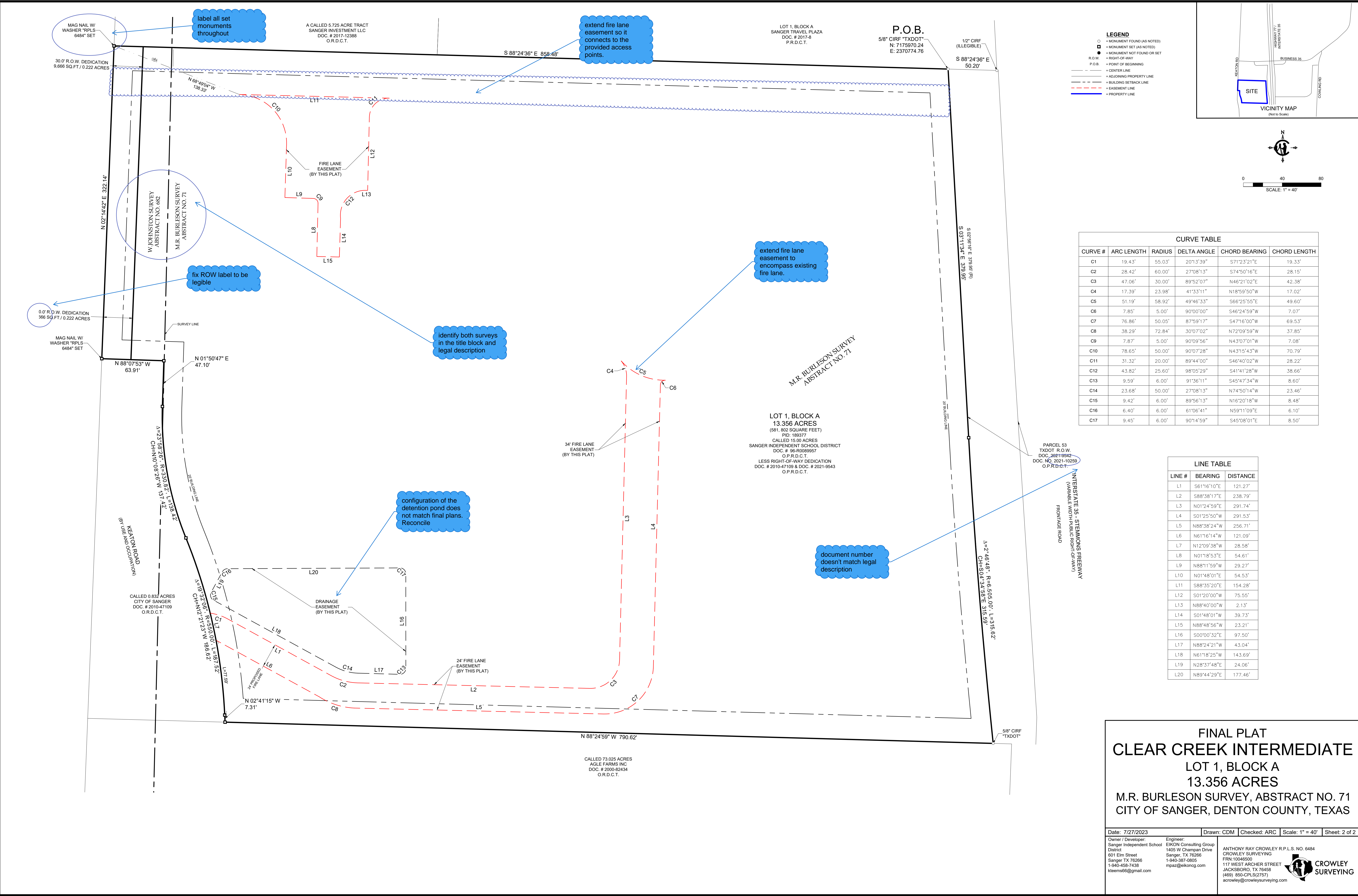
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

BY: \_\_\_\_\_  
NOTARY PUBLIC IN AND FOR \_\_\_\_\_ COUNTY, TEXAS.

FINAL PLAT  
CLEAR CREEK INTERMEDIATE  
LOT 1, BLOCK A  
13.356 ACRES  
M.R. BURLESON SURVEY, ABSTRACT NO. 71  
CITY OF SANGER, DENTON COUNTY, TEXAS

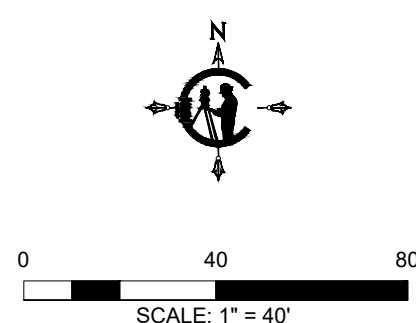
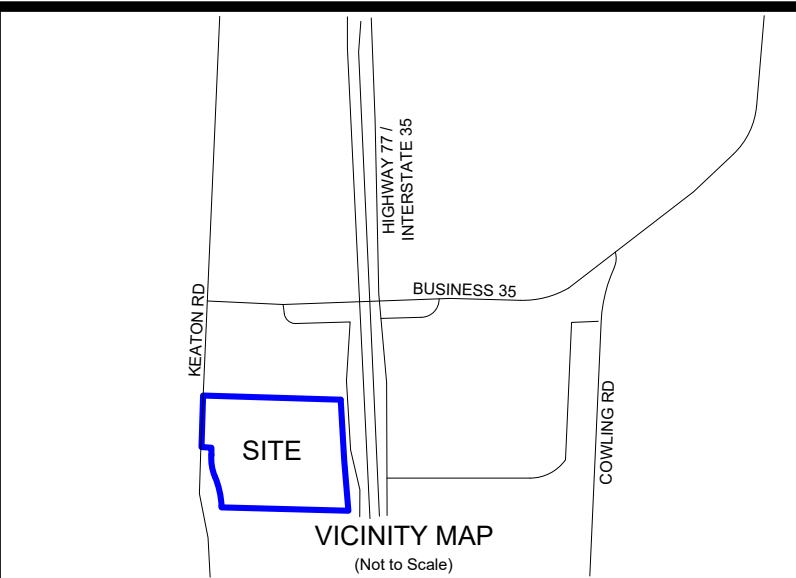
Date: 7/27/2023	Drawn: CDM	Checked: ARC	Scale: 1" = 40'	Sheet: 2 of 2
Owner / Developer: Sanger Independent School District, 601 Elm Street Sanger TX 76266 1-940-458-7438 kteems66@gmail.com	Engineer: EIKON Consulting Group 1405 W Champan Drive Sanger, TX 76266 1-940-387-0805 mpaz@eikoncg.com	ANTHONY RAY CROWLEY R.P.L.S. NO. 6484 CROWLEY SURVEYING FRN:10046500 117 WEST ARCHER STREET JACKSBORO, TX 76438 (469) 850-CPLS(82757) acrowley@crowleysurveying.com		





**LEGEND**

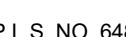
- MONUMENT FOUND (AS NOTED)
- MONUMENT SET (AS NOTED)
- MONUMENT NOT FOUND OR SET
- R.O.W.
- P.O.B.
- POINT OF BEGINNING
- CENTER LINE
- ADJOINING PROPERTY LINE
- BUILDING SETBACK LINE
- EASEMENT LINE
- PROPERTY LINE



CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	19.43'	55.03'	201°3'39"	S71°23'21"E	19.33'
C2	28.42'	60.00'	27°08'13"	S74°50'16"E	28.15'
C3	47.06'	30.00'	89°52'07"	N46°21'02"E	42.38'
C4	17.39'	23.98'	41°33'11"	N18°59'50"W	17.02'
C5	51.19'	58.92'	49°46'33"	S66°25'55"E	49.60'
C6	7.85'	5.00'	90°00'00"	S46°24'59"W	7.07'
C7	76.86'	50.05'	87°59'17"	S47°16'00"W	69.53'
C8	38.29'	72.84'	30°07'02"	N72°09'59"W	37.85'
C9	7.87'	5.00'	90°09'56"	N43°07'01"W	7.08'
C10	78.65'	50.00'	90°07'28"	N43°15'43"W	70.79'
C11	31.32'	20.00'	89°44'00"	S46°40'02"W	28.22'
C12	43.82'	25.60'	98°05'29"	S41°41'28"W	38.66'
C13	9.59'	6.00'	91°36'11"	S45°47'34"W	8.60'
C14	23.68'	50.00'	27°08'13"	N74°50'14"W	23.46'
C15	9.42'	6.00'	89°56'13"	N16°20'18"W	8.48'
C16	6.40'	6.00'	61°06'41"	N59°11'09"E	6.10'
C17	9.45'	6.00'	90°14'59"	S45°08'01"E	8.50'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S61°16'10"E	121.27'
L2	S88°38'17"E	238.79'
L3	N01°24'59"E	291.74'
L4	S01°25'50"W	291.53'
L5	N88°38'24"W	256.71'
L6	N61°16'14"W	121.09'
L7	N12°09'38"W	28.58'
L8	N01°18'53"E	54.61'
L9	N88°11'59"W	29.27'
L10	N01°48'01"E	54.53'
L11	S88°35'20"E	154.28'
L12	S01°20'00"W	75.55'
L13	N88°40'00"W	2.13'
L14	S01°48'01"W	39.73'
L15	N88°48'56"W	23.21'
L16	S00°00'32"E	97.50'
L17	N88°24'21"W	43.04'
L18	N61°18'25"W	143.69'
L19	N28°37'48"E	24.06'
L20	N89°44'29"E	177.46'

**FINAL PLAT**  
**CLEAR CREEK INTERMEDIATE**  
**LOT 1, BLOCK A**  
**13.356 ACRES**  
**M.R. BURLESON SURVEY, ABSTRACT NO. 71**  
**CITY OF SANGER, DENTON COUNTY, TEXAS**

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