



September 20, 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: Sanger New 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 the new Sanger High School and Field House development. The submittal was prepared by Crowley Surveying and was dated July 27, 2023.

We have completed our review and offer the following comments:

Final Plat 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. Adjust proposed easements to not be less than 15' per ordinance 10.105(5).
3. Emergency access easements shall be 24' wide per ordinance 10.105(5). Adjust fire lane easements to satisfy this requirement.
4. Dedicate necessary drainage easements.
5. Acceptance of the Civil Plans and Drainage Review are required prior to final plat acceptance.

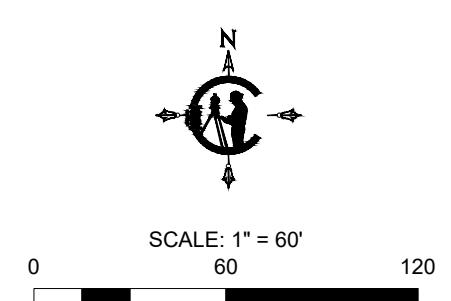
The Engineer shall revise the plans in accordance with the above comments and/or provide a written response that addresses each comment. If you have any questions or need additional information, please do not hesitate to call me at (214) 937-3928.

Sincerely,

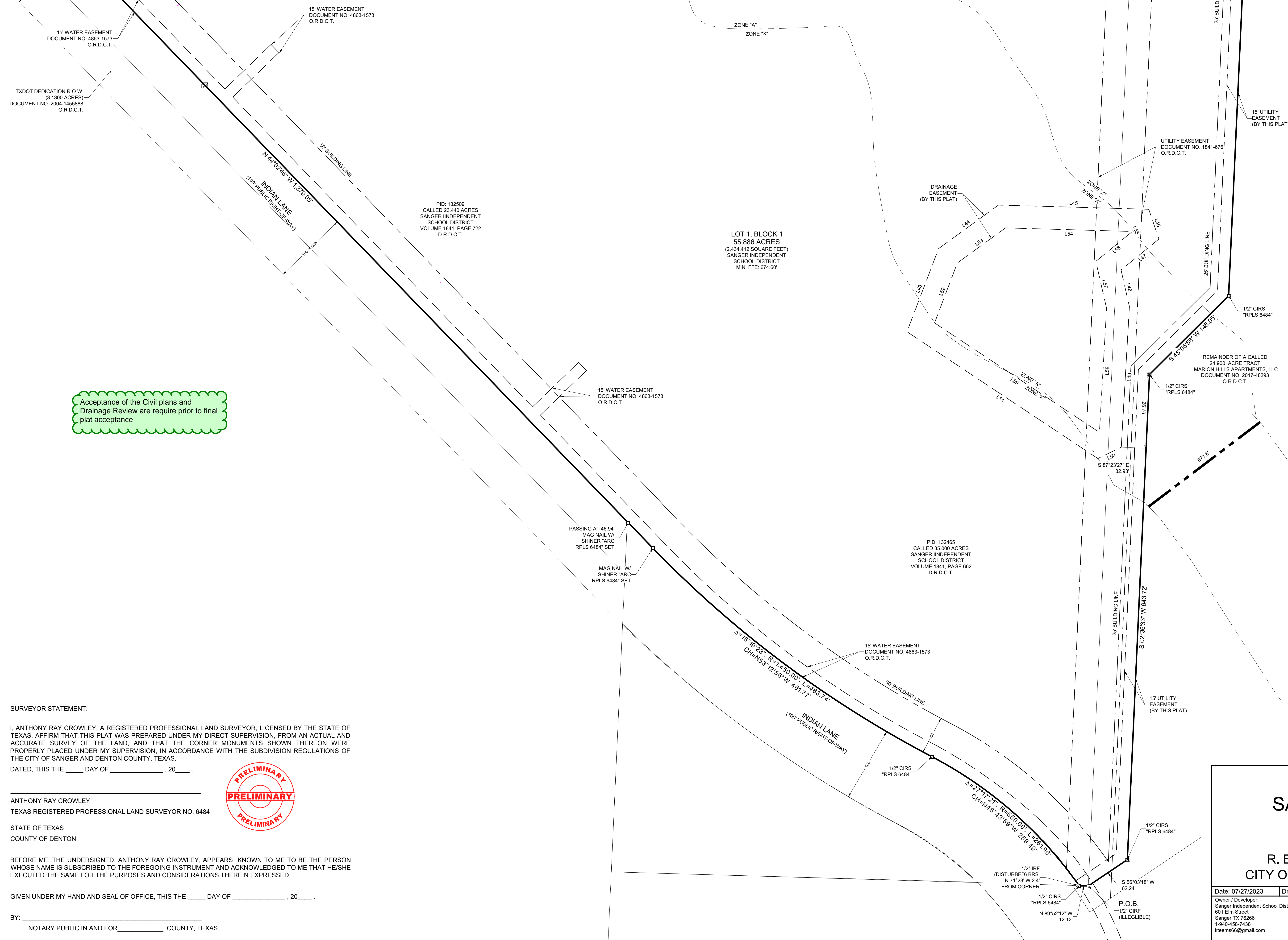
A handwritten signature in black ink, appearing to read "Jamie Akomer", is written over a light blue horizontal line.

Jamie Akomer, PE, PMP
HALFF ASSOCIATES, INC.
Firm No. 0312
Attachments: Plat markups

MATCH LINE SEE SHEET 2



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



Acceptance of the Civil plans and
Drainage Review are require prior to final
plat acceptance

Add 3"x3" recording box per
ordinance 10.104(d)(10)(N)

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 ____.

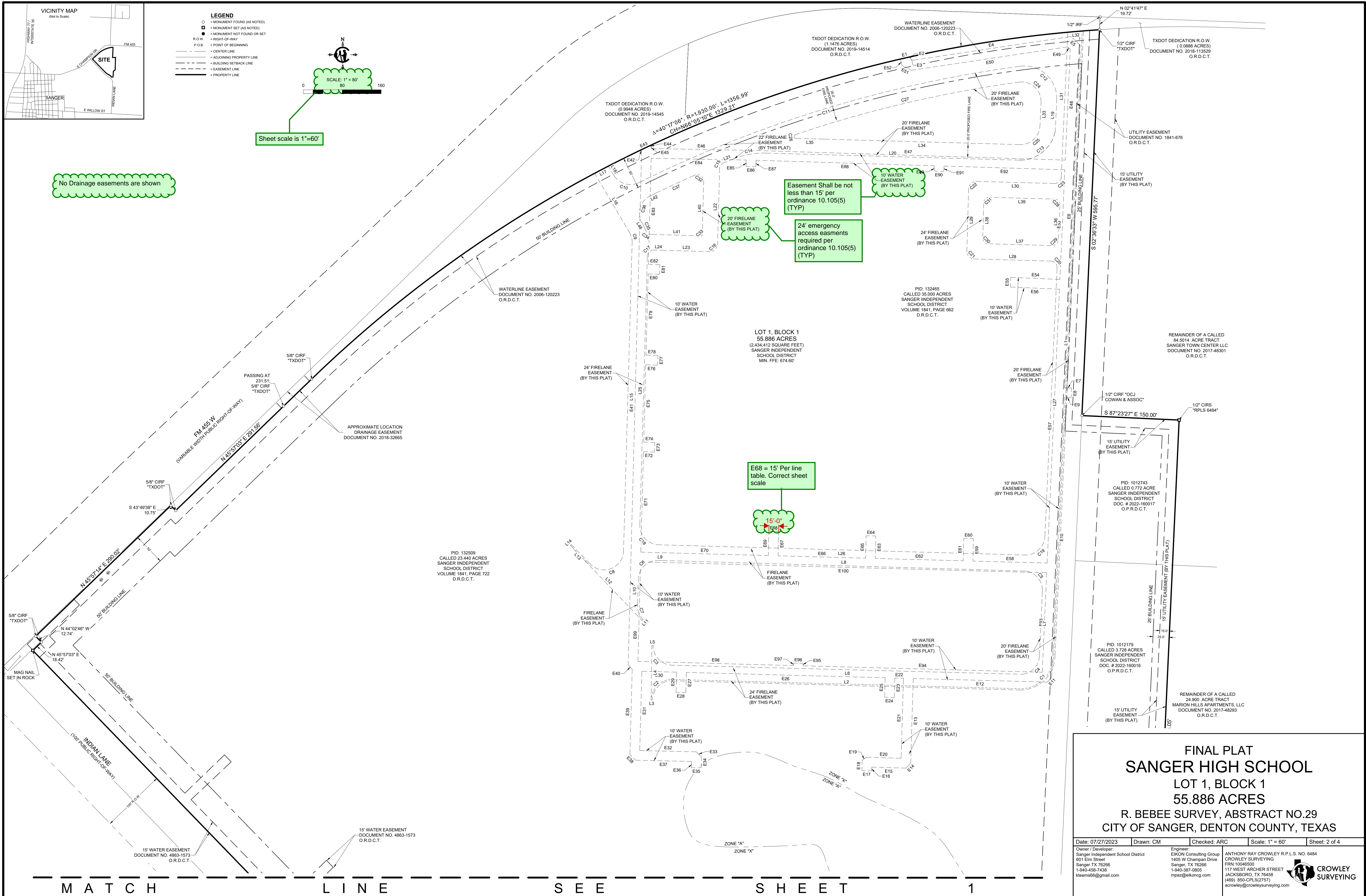
BY: _____
NOTARY PUBLIC IN AND FOR _____ COUNTY, TEXAS.



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

Date: 07/27/2023	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 (409) 850-CPLS(2757) acrowley@crowleysurveying.com

CROWLEY SURVEYING





EASEMENT CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
E1	15.01'	1930.00'	0°26'44"	N77°13'20"E	15.01'
E43	16.27'	1930.00'	0°28'59"	N64°36'39"E	16.27'

EASEMENT LINE TABLE		
LINE #	BEARING	DISTANCE
E2	S15°06'31"E	3.12'
E3	S62°09'32"E	4.50'
E4	N81°28'03"E	246.19'
E5	S47°23'33"E	19.66'
E6	S02°34'23"W	528.85'
E7	S87°25'37"E	10.43'
E8	S02°34'23"W	15.00'
E9	N87°25'37"W	10.43'
E10	S02°34'23"W	431.59'
E11	S42°21'08"W	10.59'
E12	N88°27'37"W	206.57'
E13	S01°44'41"W	130.40'
E14	S42°21'08"W	10.66'
E15	N88°19'16"W	52.82'
E16	S00°51'05"W	5.73'
E17	N89°08'55"W	15.00'
E18	N00°51'05"E	15.72'
E19	N50°33'33"E	7.94'
E20	S88°19'16"E	53.93'
E21	N01°44'41"E	123.45'
E22	N88°27'37"W	13.34'
E23	S01°32'23"W	30.00'
E24	N88°27'37"W	15.00'
E25	N01°32'23"E	30.00'
E26	N88°27'37"W	306.71'
E27	S01°32'23"W	31.26'
E28	N88°27'37"W	15.00'
E29	N01°32'23"E	31.26'
E30	N88°27'37"W	53.56'
E31	S01°32'23"W	122.47'
E32	S88°44'37"E	87.31'
E33	S47°28'43"E	10.29'
E34	S00°11'16"E	17.59'
E35	S89°48'44"W	15.00'
E36	N00°11'16"W	9.75'
E37	N88°44'37"W	86.25'
E38	N44°20'30"W	12.64'
E39	N01°32'23"E	131.38'
E40	N44°20'30"W	8.98'
E41	N01°30'24"E	792.75'
E42	N48°12'54"W	2.44'
E44	S48°12'54"E	3.08'
E45	S01°30'24"W	2.50'
E46	S88°57'24"E	154.10'
E47	S88°13'46"E	484.31'
E48	N02°34'23"E	171.07'
E49	N47°23'33"W	5.49'
E50	S81°28'03"W	243.94'
E51	N62°09'32"W	15.96'
E52	N15°06'31"W	10.26'

EASEMENT LINE TABLE		
LINE #	BEARING	DISTANCE
E53	N02°34'23"E	169.36'
E54	S87°25'37"E	75.67'
E55	N02°34'23"E	15.00'
E56	N87°25'37"W	75.67'
E57	N02°34'23"E	422.74'
E58	S88°27'39"E	114.50'
E59	S01°15'53"W	34.47'
E60	S88°44'07"E	15.00'
E61	N01°15'53"E	34.40'
E62	S88°27'39"E	135.56'
E63	S01°15'53"W	34.65'
E64	S88°44'07"E	15.00'
E65	N01°15'53"E	34.57'
E66	S88°27'39"E	135.08'
E67	S01°15'53"W	37.58'
E68	S88°44'07"E	15.00'
E69	N01°15'53"E	37.50'
E70	S88°27'39"E	196.68'
E71	S01°30'24"W	154.81'
E72	N88°29'36"W	17.09'
E73	S01°30'24"W	15.00'
E74	S88°29'36"E	17.09'
E75	S01°30'24"W	119.16'
E76	N88°29'36"W	18.23'
E77	S01°30'24"W	15.00'
E78	S88°29'36"E	18.23'
E79	S01°30'24"W	125.15'
E80	N88°29'36"W	17.59'
E81	S01°30'24"W	15.00'
E82	S88°29'36"E	17.59'
E83	S01°30'24"W	163.50'
E84	N88°57'24"W	146.64'
E85	N01°20'22"E	10.00'
E86	N88°39'38"W	15.00'
E87	S01°20'22"W	9.98'
E88	N88°13'46"W	275.09'
E89	N01°15'05"E	8.19'
E90	N88°44'55"W	15.00'
E91	S01°15'05"W	8.05'
E92	N88°13'46"W	186.40'
E93	N02°34'23"E	153.56'
E94	S88°27'37"E	368.99'
E95	S01°32'23"W	3.75'
E96	S88°27'37"E	15.00'
E97	N01°32'23"E	3.75'
E98	S88°27'37"E	239.69'
E99	S01°30'24"W	153.53'
E100	N88°27'39"W	626.54'

CURVE TABLE FIRE LANE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	82.43'	54.00'	87°27'41"	N45°19'41"E	74.66'
C2	47.41'	30.00'	90°32'18"	N46°19'42"E	42.63'
C3	46.80'	30.00'	89°22'27"	N43°42'56"W	42.19'
C4	41.57'	30.00'	79°23'34"	S41°17'38"W	38.32'
C5	44.02'	30.00'	84°03'54"	S39°25'32"E	40.17'
C6	47.12'	30.00'	90°00'00"	N46°35'51"E	42.43'
C7	29.06'	31.68'	52°34'42"	N17°09'58"W	28.05'
C8	71.74'	30.00'	137°00'59"	S70°06'20"W	55.83'
C9	15.69'	28.00'	32°06'21"	S14°27'20"E	15.49'
C10	44.94'	30.00'	85°50'16"	N73°25'38"W	40.86'
C11	616.99'	1886.00'	18°44'38"	S73°01'32"W	614.24'
C12	87.45'	50.00'	100°12'34"	N47°29'52"W	76.72'
C13	78.47'	55.50'	81°00'43"	N51°05'29"E	72.10'
C14	53.23'	130.00'	23°27'35"	N79°52'03"E	52.86'
C15	13.45'	10.43'	73°53'17"	N29°53'32"E	12.54'
C16	18.85'	12.00'	90°00'00"	N46°35'52"E	16.97'
C17	15.71'	10.00'	90°00'00"	N46°35'51"E	14.14'
C18	47.12'	30.00'	90°00'00"	N43°24'09"W	42.43'
C19	46.60'	30.00'	88°59'26"	S47°06'08"W	42.05'

CURVE TABLE FIRE LANE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C20	15.88'	10.00'	91°00'34"	S42°53'52"E	14.27'
C21	18.85'	12.00'	90°00'00"	S43°24'09"E	16.97'
C22	18.85'	12.00'	90°00'00"	S46°35'51"W	16.97'
C23	15.81'	10.01'	90°32'09"	S47°53'21"W	14.22'
C24	52.55'	30.00'	100°21'32"	S47°34'21"E	46.08'
C25	46.11'	30.00'	88°04'04"	S46°38'27"W	41.70'
C26	8.36'	3.00'	159°44'28"	N08°31'55"W	5.91'
C27	354.53'	1862.00'	10°54'34"	N76°47'35"E	354.00'
C28	12.71'	8.00'	91°00'34"	N42°53'52"W	11.41'
C29	15.53'	10.00'	88°59'26"	N47°06'08"E	14.02'
C30	12.57'	8.00'	90°00'00"	S43°24'09"E	11.31'
C31	12.57'	8.00'	90°00'00"	S46°35'51"W	11.31'
C32	20.15'	10.00'	115°25'22"	N56°06'50"W	16.91'
C33	1.57'	1.00'	90°00'00"	N46°35'51"E	1.41'
C34	11.87'	10.00'	68°00'03"	S64°24'08"E	11.18'
C35	9.17'	52.00'	10°06'24"	S25°27'18"E	9.16'
C36	49.41'	30.00'	94°21'29"	S16°40'14"W	44.01'
C37	67.39'	1860.00'	2°04'33"	S65°08'12"W	67.38'

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

LINE TABLE FIRE LANE		
LINE #	BEARING	DISTANCE
L23	S88°24'09"E	72.00'
L24	S88°24'09"E	13.70'
L25	N01°35'51"E	414.20'
L26	N88°24'09"W	564.87'
L27	S02°36'25"W	414.64'
L28	S88°24'09"E	117.84'
L29	S01°35'51"W	95.78'
L30	N88°24'09"W	120.03'
L31	S02°35'36"W	224.23'
L32	S85°20'23"W	24.25'
L33	S02°36'25"W	36.67'
L34	N88°24'12"W	302.87'
L35	N88°24'09"W	43.05'
L36	N02°36'25"E	53.82'
L37	S88°24'09"E	98.62'
L38	S01°35'51"W	55.78'
L39	N88°24'09"W	101.57'
L40	N01°35'51"E	83.16'
L41	S88°24'09"E	77.21'
L42	S63°58'27"W	8.08'
L48	S30°30'30"E	2.96'

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

Date: 7/27/2023

Drawn: CM

Checked: ARC


Scale: 1" = 60'

Sheet: 3 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
mpaz2@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

CROWLEY
SURVEYING



NOTES:

- Bearings, coordinates and distances are based on the Texas State Plane Coordinate System, NAD83 North Central Zone (4202) as per GPS observations.
- This survey was prepared without the benefit of a title commitment. There may be easements of record that are not shown.
- All lots comply with the minimum size requirements of the zoning district.
- This property may be subject to charges related to impact fees and the applicant should contact the city regarding any applicable fees due.
- All common areas, drainage easements, and detention facilities will be owned and maintained by the 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.
- NOTICE-selling a portion of this addition by metes and bounds is a violation of state law and is subject to fines and withholding of utilities and building permits.
- This plat does not alter or remove existing deed restrictions, if any, on this property.
- Minimum finished floor elevations (min FFE) are at least two (2) feet above the 100-year floodplain.
- The subject property resides in Flood Zone "X", being areas determined to be outside the 0.2% annual chance floodplain, and resides in Flood Zone "A", being a special flood hazard area subject to inundation by the 1% annual chance flood and does nor have a determined base flood elevation, as determined of shown by the FIRM Community Panel No. 48121C0210G dated 04/18/2011.
- The purpose of this plat is to make 1 lot out of 55.764 acres.
- The subject property has a total of 503 existing parking spaces (488 regular and 15 handicap). There are 813 more proposed parking spaces (791 regular and 22 handicap). City of Sanger Ordinances requires 1 parking space for each 4 seats in the auditorium or main assembly room and 1 space for each classroom.

Add Note:
"Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD '83)"

Per Ordinance
10.104(d)(10)(P)(ix)

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 R. BEBEE SURVEY, ABSTRACT NUMBER 29, DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

All that certain 55.886 acre tract of land in the R. Bebee Survey, Abstract No. 29, Denton County, Texas and being the remainder of a called 35,000 acre tract of land described in a Warranty Deed to Sanger Independent School District, recorded in Volume 1841, Page 662 of the Deed Records of said county, being the remainder of a called 23.440 acre tract of land described in a Warranty Deed to Sanger Independent School District, recorded in Volume 1841, Page 722 of said Deed Records, being all of a called 3.728 acre tract of land described in a Special Warranty Deed to Sanger Independent School District, recorded in Document Number 2022-160016 of the Official Public Records of said county, and being all of a called 0.772 acre tract of land described in a Special Warranty Deed to Sanger Independent School District, recorded in Document Number 2022-160016 of said Official Public Records and said 55.886 acre tract of land being more particularly described as follows:

BEGINNING at a 1/2 inch iron rebar with a cap stamped "Trope" found for the southeast corner of said 35,000 acre tract, the southwest corner of said 3.728 acre tract and in the west line of a called 24.900 acre tract of land described in a Warranty Deed to Marion Hills Apartments, LLC, recorded in Document No. 2017-48293 of the Official Public Records of said county;

THENCE North 89°52'12" West, with the south line of said 35,000 acre tract, a distance of 12.09 feet to a 1/2 inch iron rebar with a cap stamped "RPLS 6484" set in the northeast right-of-way line of Indian Lane, a 100 foot wide public right-of-way, and the beginning of a non-tangent curve to the left, with a radius of 550.00 feet and a chord which bears North 48°43'59" West, a distance of 259.49 feet, from which a 1/2 inch iron rebar (disturbed) bears North 71°23' West, a distance of 2.4 feet from said corner;

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

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

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

North 44°02'46" West, passing at a distance of 46.94 feet, a mag nail with a shiner stamped "ARC RPLS 6484" set for the common corner of said 35,000 acre tract and said 23.440 acre tract, in all, a total distance of 1,379.05 feet to a mag nail set in a rock at the intersection of said northeast right-of-way line of said Indian Lane and the southeast right-of-way line of Farm to Market 455 West (FM 455 W), a variable width public right-of-way;

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

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

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

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

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

North 45°57'03" East, passing at a distance of 231.51 feet, to a 5/8 inch iron rebar with a cap stamped "TXDOT" found, in all, a total distance of 291.56 feet to a 5/8 inch iron rebar with a cap stamped "TXDOT" found for the beginning of a curve to the right, with a radius of 1,930.00 feet and a chord which bears North 66°05'03" East, a distance of 1,329.09 feet;

Along said curve to the right, with a central angle of 40°16'52" and an arc length of 1,356.86 feet to a 5/8 inch iron rebar with a cap stamped "TXDOT" found for corner in the west line of a called 84.5014 acre tract of land described in a Warranty Deed to Sanger Town Center LLC, recorded in Document No. 2017-48301 of said Official Public Records, from which a 1/2 inch iron rebar found bears North 02°41'47" East, a distance of 19.71 feet;

THENCE South 02°36'33" West, with the common line of said 35,000 acre tract and said 85.5014 acre tract, a distance of 595.78 feet to a 1/2 inch iron rebar with a cap stamped "OCJ Cowan & Assoc" found for the northwest corner of said 0.772 acre tract;

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

THENCE South 02°36'33" West, with the east line of said 0.772 acre tract and the east line of said 3.728 acre tract, a distance of 1,013.05 feet to a 1/2 inch iron rebar with a cap stamped "RPLS 6484" set for corner;

THENCE South 45°05'58" West, continuing with said east line of the 3.728 acre tract, a distance of 148.05 feet to a 1/2 inch iron rebar with a cap stamped "RPLS 6484" set for corner;

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

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

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

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

WITNESS MY HAND this _____ day of _____, 20____.

_____ owner

_____ Title and Company (if applicable)

State of Texas

County of Denton

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

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

Notary Public in and for the State of Texas

Add line for Commission expiration

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

Provide Name, address and Phone
Number of all utilities providing service
per the Final Plat Checklist

FINAL PLAT
SANGER HIGH SCHOOL
LOT 1, BLOCK 1
55.886 ACRES

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

Date: 7/27/2023	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 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-CPLS(2757) acrowley@crowleysurveying.com		

