



AGENDA
PLANNING AND ZONING COMMISSION
TUESDAY, APRIL 19, 2022
7:00 PM
HISTORIC CHURCH BUILDING - 403 N 7TH STREET
SANGER, TEXAS

1. **Call Meeting to Order, Establish a Quorum (Roll Call), Invocation.**

2. **CITIZEN INPUT:**

(Citizens are allowed 3 minutes to speak. The Planning and Zoning Commission is unable to respond or discuss any issues brought up during this section.)

3. **CONSENT AGENDA:**

a. **Approval of Minutes**

1. MINUTES FROM 03-14-22
2. MINUTES FROM 03-28-22

4. **Consider Any Items Removed from Consent Agenda.**

REGULAR AGENDA

5. **BLUE STAR INDUSTRIAL ADDITION - FINAL PLAT**

Consider a Final Plat of Lot 2, Block A of the Blue Star Industrial Addition, being 14.43 acres of the Jose Ruiz Survey, Abstract Number 1066 and the S.F. Lynch Survey, Abstract Number 725, Denton County, Texas, located within the City of Sanger and generally located approximately 2150 feet south of the intersection of Chisum Rd and I-35.

6. **INFORMATION ITEMS:**

7. **FUTURE AGENDA ITEMS:**

(The purpose of this item is to allow the Mayor and members of Board to bring forward items they wish to discuss at a future meeting, A Board Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting. Items may be placed on a future meeting agenda with a consensus of the Board or at the call of the Mayor).

8. **ADJOURN.**

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the City Website, and on the bulletin board, at the City Hall of the City of Sanger, Texas, a place convenient and

readily accessible to the general public at all times. Said notice was posted on the following date and time, and remained posted continuously for at least 72 hours prior to the scheduled time of said meeting and shall remain posted until meeting is adjourned.



Kelly Edwards, City Secretary
City of Sanger, Texas



Date/Time Posted

This facility is wheelchair accessible and accessible parking spaces are available. Requests for additional accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at (940) 458-7930 for further information.



PLANNING AND ZONING COMMISSION AGENDA MEMO

AGENDA ITEM NO.

AGENDA MEETING DATE: April 19, 2022

TO: John Noblitt, City Manager

FROM:

ITEM/CAPTION:

MINUTES FROM 03-14-22

AGENDA TYPE:

ACTION REQUESTED:

BACKGROUND:

LEGAL/BOARD COMMISSION RECOMMENDATIONS/CITIZEN NOTICE FEEDBACK:

FINANCIAL SUMMARY - FUNDING/FISCAL IMPACT:

FUNDS:

STAFF RECOMMENDATION/ACTION DESIRED:

ATTACHMENTS:

Description	Upload Date	Type
MINUTES 03-14-22	4/14/2022	Cover Memo



**MINUTES
PLANNING AND ZONING COMMISSION
MONDAY, MARCH 14, 2022
7:00 PM
HISTORIC CHURCH BUILDING - 403 NORTH 7TH STREET
SANGER, TEXAS**

BOARD MEMBERS PRESENT:

Shane Stone, Sally Amendola, Allen McAlister, Phillip Surles, Jason Miller

BOARD MEMBERS ABSENT:

Jackie Turner, Matt Fuller, Bo Cooper

STAFF MEMBERS PRESENT:

Director of Development Services Ramie Hammonds, Permit Technician Stefani Dodson

1. Call Meeting to Order, Establish a Quorum (Roll Call), Invocation.

Phillip Surles called the meeting to order at 7:19 p.m.

2. CITIZEN INPUT:

No citizens came forward to speak.

3. CONSENT AGENDA:

a. Approval of Minutes

1. MINUTES FROM 12-13-2022

Sally Amendola made a motion to accept the minutes with a correction to the agenda on the date. The minutes are from 12-13-21 instead of 2022. Motion was seconded by Allen McAlister. Motion passes unanimously.

4. Consider Any Items Removed from Consent Agenda.

No items were removed from the consent agenda.

REGULAR AGENDA

5. BLUE STAR - ZONING CHANGE -PH

Conduct a Public Hearing on a request for a zoning change from Agriculture (A) to Industrial 1 (I-1) of approximately 15.69 acres land described as A0725A S.F. Lynch, Tract 13A within the City of

Sanger and generally located on the east side of I-35 and approximately 2150 feet south of the intersection of Chisam Rd and I-35.

Phillip Surles opens the public hearing at 7:22 p.m.

Director of Development Services Ramie Hammonds gives brief statement about the project. She explains there was a piece of the land that was left out of the Zoning years ago. The reason this is being brought to the board is to zone it the same as surrounding properties.

No Citizens came forward to speak. Phillip Surles closed the public hearing at 7:23 p.m.

6. BLUE STAR - ZONING CHANGE

Consider a request for a zoning change from Agriculture (A) to Industrial 1 (I-1) of approximately 15.69 acres land described as A0725A S.F. Lynch, Tract 13A within the City of Sanger and generally located on the east side of I-35 and approximately 2150 feet south of the intersection of Chisam Rd and I-35.

Phillip Surles makes a motion to approve. Jason Miller seconded the motion. Motion passes unanimously with a 5-0 vote.

7. PARKBROOK - ZONING CHANGE -PH

Conduct a Public Hearing for a zoning change from Residential 1 (R-1) to Planned Development (PD) of approximately 19.1 acres land described as Marion Point Acres Block A, Lot 1A, 2A, 3A, 4A, 5A, 6A, 7A, and 8A within the City of Sanger and generally located on the east side of Marion Rd and approximately 1181 feet north of the intersection of Marion Rd and FM 455.

Phillip Surles opens the public hearing at 7:24 p.m.

Director of Development Services Ramie Hammonds gives brief statement about the project. She explains that the developer is wanting to change the zoning from R-1 (Residential 1) to a PD. They are wanting to have 33 residential 44 Town Homes and 3 open lots.

Steve Rork - 5001 Crown Ct stands to speak to the board.

We met with all the residence and we were suppose to be a closed gate community. He also says that this will be a safety hazard to have all the traffic.

Director of Development Services Ramie Hammonds explains to the citizen that Sanger Estates was not ever suppose to be a gated community.

Mr. Sahid stands to speak to the board and explains that Park Brook is already platted for 57 lots. He goes over his plans of the development.

Director of Development Services Ramie Hammonds pointed out it is only platted for 8 lots.

Mike Meril - 5005 Diamond Dr stands to speak to the board and states that he is opposed to a lot of what they are hearing at the meeting. He does not want the townhomes or the street to go through their neighborhood.

Jody Roberts - states that for almost 5 years he has been trying to get the drainage fixed. The water covers most of his 10 acres. For 5years nothing has been fixed. Now with these new homes it will only get worse. He asked if the pond on Park Brook is ever going to be fixed?

Citizen - 7024 Adtel said they are worried about the safety of the kids. Also points out the drainage is bad in Sanger Estates. Also explains the crime rate will increase.

Juan Gloria - 7016 Adtel

He explains that they have an issue with the water that is standing behind their home. The water just stands there and doesn't drain properly. He explains him and his wife have been trying to get this fixed since they moved in.

Ronnie Beard- 2732 FM 455

The water is a major problem as they have dealt with the flooding on their property. Continuing to build is going to bring more water problems. He said with population increase the crime will also as that is the nature of the beast. He asked how is Marion Rd going to handle it? He told the board he appreciates them.

Close Public Hearing at 7:57 pm.

8. PARKBROOK - ZONING CHANGE

Consider a request for a zoning change from Residential 1 (R-1) to Planned Development (PD) of approximately 19.1 acres land described as Marion Point Acres Block A, Lot 1A, 2A, 3A, 4A, 5A, 6A, 7A, and 8A within the City of Sanger and generally located on the east side of Marion Rd and approximately 1181 feet north of the intersection of Marion Rd and FM 455.

Jason Miller makes a motion to oppose. Sally Amendola seconded the motion. Motion passes unanimously with a 5-0 vote.

9. LANE RANCH - ZONING CHANGE - PH

Conduct a Public Hearing for a zoning change from Agriculture (A) to Planned Development (IPD) of approximately 326 acres land described as A0029A R BEEBE, Tract 56, 56A, 56B, 60, 61 and 65 within the City of Sanger and generally located on the south side of FM 455 and approximately 330 feet east of the intersection of Marion Rd and FM 455 and continuing south to McReynolds Rd.

Phillip Surles opens the public hearing at 8:09 p.m.

Director of Development Services Ramie Hammonds gives brief statement about the project. She goes over the map that is in the packet and explains a little about what the developer is planning.

Phillip Surles closes the public hearing at 8:13 p.m.

10. LANE RANCH - ZONING CHANGE

Consider Ordinance XX-XX-XX regarding a zoning change from Agriculture (A) to Planned Development (IPD) of approximately 326 acres land described as A0029A R BEEBE, Tract 56, 56A, 56B, 60, 61 and 65 within the City of Sanger and generally located on the south side of FM

455 and approximately 330 feet east of the intersection of Marion Rd and FM 455 and continuing south to McReynolds Rd.

There was a brief discussion with the board. Allen McAlister made a motion to approve. Sally Amendola seconded the motion. Motion passes unanimously.

11. US CONCRETE - SUP - PH

Conduct a Public Hearing for a Specific Use Permit (SUP) for a Concrete Batching Plant use on approximately 5 acres of land described as A00290A R. BEEBE, TR 122, zoned as Industrial 2 (I-2) within the City of Sanger and generally located on the south side of Utility Rd and approximately 1560 feet east I-35.

Phillip Surles opens the public hearing at 8:15.

Director of Development Services Ramie Hammonds gives brief statement about the project. She explains that there was previously a concrete batch plant at this location about 20 years ago. She also states that it has not be active for about 20 years. Director of Development Services Ramie Hammonds explains staff is recommending denial, because Utility rd is not in shape to keep up with the heavy trucks that would be going in an out of the plant. Also the dust that a batch plant creates would be a problem to surrounding businesses.

Phillip Surles closes the public hearing at 8:17 p.m.

12. US CONCRETE - SUP

Consider a request for a Specific Use Permit (SUP) for a Concrete Batching Plant use on approximately 5 acres of land described as A00290A R. BEEBE, TR 122, zoned as Industrial 2 (I-2) within the City of Sanger and generally located on the south side of Utility Rd and approximately 1560 feet east I-35.

John, Operation Manager, with US Concrete explains to the board that they are wanting to open this site back up as the growth is moving to Sanger. He said that is has been closed for a long time but it has always been a batch plant it just hasn't been used. He stated that this would be called their satellite plant and would have 2-3 trucks, at most 8 trucks once it is busy. He said as far as the dust he has plants all over around restaurants, paint and body shops, etc. They do have to follow the TCEQ rules and regulations.

Jason Miller makes a motion to oppose the SUP. Shane Stone seconded the motion. Motion passes with a 4-1 vote.

13. INFORMATION ITEMS:

No items

14. FUTURE AGENDA ITEMS:

No items were discussed.

15. ADJOURN.

As there are not further items on the agenda Phillip Surles adjourned the meeting at 8:31 p.m.

AGENDA MEETING DATE: April 19, 2022

TO: John Noblitt, City Manager

FROM:

ITEM/CAPTION:

MINUTES FROM 03-28-22

AGENDA TYPE:

ACTION REQUESTED:

BACKGROUND:

LEGAL/BOARD COMMISSION RECOMMENDATIONS/CITIZEN NOTICE FEEDBACK:

FINANCIAL SUMMARY - FUNDING/FISCAL IMPACT:

FUNDS:

STAFF RECOMMENDATION/ACTION DESIRED:

ATTACHMENTS:

Description	Upload Date	Type
MINUTES 03-28-22	4/14/2022	Cover Memo



**MINUTES
PLANNING AND ZONING COMMISSION
MONDAY, MARCH 28, 2022
7:00 PM
HISTORIC CHURCH BUILDING - 403 N 7TH STREET,
SANGER, TEXAS**

BOARD MEMBERS PRESENT:

Matt Fuller, Shane Stone, Jason Miller, Sally Amendola, Jackie Turner, Allen McAlister, Phillip Surles

BOARD MEMBERS ABSENT:

STAFF MEMBERS PRESENT:

Director of Development Services Ramie Hammonds, Stefani Dodson Permit Technician

1. Call Meeting to Order, Establish a Quorum (Roll Call), Invocation.

There being a quorum present Matt Fuller calls the meeting to order at 7:00 PM.

2. CITIZEN INPUT:

No citizens came forward to speak to the board.

3. CONSENT AGENDA:

4. Consider Any Items Removed from Consent Agenda.

No items were discussed.

REGULAR AGENDA

5. SANGER 2040 COMPREHENSIVE PLAN

Consider Ordinance #04-10-22 adopting the Sanger 2040 Comprehensive Plan to include updated Future Land Use Map and updated Thoroughfare Plan. (Hammonds)

Director of Development Services Ramie Hammonds goes over a few points on the finished Comp plan. She explains that this is the final product to present to the boards. She lets them know they did fix the typos and numbers that were brought up.

Matt Fuller makes a motion to approve the comp plan. Sally Amendola seconded the motion. Motion passes unanimously with a 8-0 vote.

6. INFORMATION ITEMS:

No items were discussed.

7. FUTURE AGENDA ITEMS:

No items were discussed.

8. ADJOURN.

There being not further items on the agenda Phillip Surles adjourned the meeting at 7:20 pm.

AGENDA MEETING DATE: April 19, 2022

TO: John Noblitt, City Manager

FROM: Ramie Hammonds, Development Service Director

ITEM/CAPTION:

BLUE STAR INDUSTRIAL ADDITION - FINAL PLAT

Consider a Final Plat of Lot 2, Block A of the Blue Star Industrial Addition, being 14.43 acres of the Jose Ruiz Survey, Abstract Number 1066 and the S.F. Lynch Survey, Abstract Number 725, Denton County, Texas, located within the City of Sanger and generally located approximately 2150 feet south of the intersection of Chisum Rd and I-35.

AGENDA TYPE: Regular

ACTION REQUESTED: Approval

BACKGROUND:

The applicant is proposing to create the Blue Star Industrial Addition which will be a 276 acre industrial park. Planning & Zoning and City Council previously approved the Preliminary Plat. This is the final plat for the first lot. The plan is to construct a 291,196 square foot warehouse on the 14.43 acre lot. The lot is zoned Industrial 1 (I-1). The subject property is generally located along the I-35 corridor approximately 2150 feet south of Chisum Road.

LEGAL/BOARD COMMISSION RECOMMENDATIONS/CITIZEN NOTICE FEEDBACK:

N/A

FINANCIAL SUMMARY - FUNDING/FISCAL IMPACT:

N/A

FUNDS:

N/A

STAFF RECOMMENDATION/ACTION DESIRED:

Staff recommends APPROVAL with the condition all comments are satisfied prior to City Council approval.

ATTACHMENTS:

Description	Upload Date	Type
Location Map	4/14/2022	Cover Memo
Application	4/14/2022	Cover Memo
Letter of Intent	4/14/2022	Cover Memo
Final Plat	4/14/2022	Cover Memo

SUBDIVISION APPLICATION

Preliminary Plat
Minor Plat

Final Plat/Replat
Amended Plat

Vacating Plat
Conveyance Plat

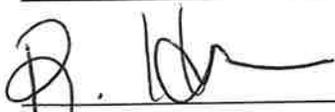
Applicant	Owner (if different from applicant)
Name: Drew Donosky	Name:
Company: Claymoore Engineering	Company: Sanger Texas Industrial, LLC
Address: 1903 Central Drive, Suite 406	Address 1 Cowboys Way
City, State, Zip: Bedford TX 76021	City, State, Zip: Frisco TX 75034
Phone 817-458-4008	Phone:
Fax:	Fax:
Email: Drew@Claymooreeng.com	Email:

Submittal Checklist

	Pre-Application Conference (Date: __/__/__)
	One (1) Paper Copy of Plat (24"x36", folded to 1/4 size)
	Letter of Intent
	Non-Refundable Application Fee (Check Payable to City of Sanger)
	Application Form (Signed by Owner)
	Applicable Plat Checklist (Completed)
	Additional Required Documents/Traffic & Drainage Studies etc.
	One (1) PDF Copy of all Documents Provided on a CD/DVD or Emailed to development@sangertexas.org

Supporting Materials (List if provided): _____

R Number(s): _____



Owner's Signature

4-11-22

Date



Applicant's Signature

4/11/22

Date

Office Use: Reviewed by Director of Development Services _____

	Complete (Check # _____)
	Incomplete (Returned to Applicant __/__/__)

City of Sanger
201 Bolivar / P.O Box 1729
Sanger, TX 76266

940-458-2059 (office)

940-458-4072 (fax)

www.sangertexas.org

Effective Date: 02/11/2020

SUBDIVISION PACKET

A Plat subdividing land within the city limits of Sanger or within Sanger Extraterritorial Jurisdiction (ETJ) requires the approval of the City of Sanger. The platting process involves the preparation of one or more plats by the landowner, a review by staff, and consideration by the Planning & Zoning Commission and City Council.

PLAT TYPES: There are seven different types of plats, each with their own function.

- **Preliminary Plat** – A preliminary plat is required for most subdivisions, particularly those providing for dedication of public right-of-way and construction of public improvements. It is used to determine the layout of the proposed development.
- **Final Plat** – A final plat will follow a preliminary plat to specify in detail the arrangement of lots, the dedication of public right-of-way, and the provision of public improvements and services.
- **Replat** – A replat revises an existing plat and is controlling over the preceding plat. A public hearing is required for replat.
- **Minor Plat** – A minor plat is one creating three lots or fewer, and not requiring the dedication of right-of-way or construction of improvements. Minor plats can be approved with the preparation of a preliminary plat.
- **Amended Plat** – An amended plat revises a previously platted lot to correct an error or add or modify a feature. Amending plats cannot increase the number of lots.
- **Conveyance Plat** – A conveyance plat may be used to convey the property or interests therein. It may also be used in lieu of a final plat to record a subdivision or property. A conveyance plat is an interim step in the subdivision of land and shall contain a notation that indicates that no development is intended.
- **Vacating Plat** – A vacating plat removes/vacates the plat covering a tract of land before any lot in the plat is sold. The plat is vacated when a signed, acknowledged instrument declaring the plat vacated is approved and recorded in the manner prescribed for the original plat.

SUBMISSION REQUIREMENTS: The submittal requirements for each kind of plat are included in this packet.

SUBMISSION SCHEDULE: Plats must be submitted during regular business hours before the submittal cut-off date for each Planning and Zoning (P&Z) Commission meeting. Before the application is filed, a mandatory completeness check is required. Application are encouraged to be submitted at least 9 days prior to the submittal cut-off date for completeness check. Plat will be scheduled for P&Z Commission and for City Council according to The Schedule for Planning Applications on the City's website. Staff will provide review comments within 2 weeks of application filing. All corrections must be made prior to the P&Z Commission meeting. If more time is needed for revisions/corrections, the applicant and owner must submit a request in the form of a signed letter a week before the P&Z meeting date. Staff may extend the application review time for up to 25 days upon receipt of the signed letter.

APPLICATION FEES: The non-refundable application fee covers part of the cost for the city to review and act on the plat application.

- **Residential Preliminary or Final Plat / Replat**
 - \$400.00 + \$6.00 per lot < 10
 - \$500.00 + \$10.00 per lot > 10
 - \$500.00 + \$15.00/acre for plats with lot sizes of one acre or more
- **Commercial Preliminary or Final Plat / Replat**
 - Less than five (5) acres - \$500.00 + \$15.00 per acre
 - Five (5) acres to less than 25 acres - \$600.00 + \$15.00 per acre
 - 25 acres to less than 100 acres - \$950.00
 - 100 acres or more - \$950.00 + \$5.00 per acre
- **Minor Plat** - \$400.00 + \$3.00 per lot, or \$15.00 per acre for lots larger than 1 acre
- **Amended Plat** - \$200.00 + \$3.00 per lot
- **Conveyance Plat** - \$200.00 + \$3.00 per lot
- **Vacating Plat** - \$200.00

PUBLIC NOTIFICATION FEE: Public notification fee for all plats requiring public notification shall be \$100.00 due at the time of submission/acceptance of application.

City of Sanger
201 Bolivar / P.O. Box 1729
Sanger, TX 76266

940-458-2059 (office)

940-458-4072 (fax)

www.sangertexas.org

Effective Date: 02/11/2020

SUBDIVISION PROCEDURE

The process for subdividing land involved the following steps:

1. **Pre-Application Conference:** Prior to filing of a plat, the owner must consult with the Director of Development Services, and other City staff concerning compliance with all applicable ordinances and regulations, and the provision of adequate infrastructure and public services. Also, the applicable application review and approval procedure for the plat will be identified.
2. **Completeness Check:** The applicant will provide all required documents and fees along with the signed application and applicable checklist for a completeness check 9 days prior to the submittal cut-off date. Staff will review the documents for completeness of items listed on the checklists and provide feedback about any additional information or documents required from the applicant. Applications deemed to be incomplete at the time of submittal cut-off date will be returned to the applicant without the application being filed.
3. **Submission:** Upon determination of application completeness, the application will be considered filed with the Development Services Department. The application submittal cut-off date will be considered as the application filing date and as the first day of review of application.
4. **Review:** City Staff will review the plat for compliance with the Subdivision Ordinance and other city requirements, and provide comments within 2 weeks of application submittal. The applicant may need to make changes and revisions to the plat or supporting materials. The applicant must provide additional copies of the plat if requested by staff prior to the P&Z Commission and City Council meetings.
5. **Planning & Zoning Commission:** The Planning & Zoning Commission will consider the plat at a regular meeting. The meeting date will be determined at the time of application filing. Staff will recommend approval of the project only if all of staff's comments have been addressed prior to P&Z meeting. If the plat is approved, it will be forwarded to the City Council. If the plat is denied, applicant may resubmit a response addressing all of staff's comments prior to City Council meeting date.
6. **City Council:** The City Council will consider the plat at a regular meeting. The meeting date will be determined at the time of application filing. Staff will recommend approval of the project only if all of staff's comments have been addressed prior to City Council meeting. City Council's action will be final. If the plat is denied, staff will provide written statement with specific reasons for disapproval. The applicant may resubmit a response satisfying all reasons for disapproval. Upon resubmittal of the applicant's response, City will have 15 days to either approve or deny the plat. If plat is denied again, the applicant will be required to start a new application. If approved, applicant may schedule a pre-construction meeting with City staff.
7. **Filing for Recordation:** Following approval by the City Council, and construction and acceptance of any required public improvements, the plat will be signed by the P&Z Chairman, Mayor, sealed by the City Secretary, and filed for record with Denton County. A Plat Execution Package containing the following must be provided to the Development Services to file the plat for record with Denton County:
 - a. three (3) full-sized (24"x36") notarized copies of the plat with all signatures (except P&Z Chairman, Mayor and City Secretary), seals, stamps or other validation/certifications of work as applicable in accordance with State law and local requirements, folded to 8.5"x11" with the title block facing outwards;
 - b. recent original certified & sealed tax certificates showing \$0.00 amount due;
 - c. \$100.00 plat filing fee;

Note: Preliminary Plats are not filed for record

Consult the Schedule of Planning Application for submittal dates and corresponding meeting dates of the Planning & Zoning Commission and City Council.



SUBMITTAL REQUIREMENTS & PROCESS

All plat submittals must include the correct copies of the plat, the completed and signed application form, plat checklist, the application fee, and a Letter of Intent. Some plats may also require additional copies of the plat and/or other supplementary materials. The Pre-Application Conference with city staff will determine the specific submittal requirements for each applicant.

PLAT: The applicant must provide one (1) copy of the plat, printed on a 24"x36" paper, folded to one quarter that size, along a pdf copy of the plat provided on a CD/DVD or emailed to development@sangertexas.org. Additional copies of the plat may be required for staff, depending on the nature of the plat. Additional copies may be required prior to the Planning & Zoning Commission and City Council meetings.

APPLICATION FORM: The application form must be completed and signed by the owner(s).

PLAT CHECKLIST: Each item on the applicable plat checklist must be check marked as completed and submitted along with the application form.

APPLICATION FEE: The required application fee must be provided by check made payable to the City of Sanger. If the submittal is complete, the payment will be accepted. If the submittal is incomplete, the check will be returned with the other materials.

LETTER OF INTENT: Each plat submittal must include a Letter of Intent which provides the following:

- The subdivider's name and address
- The contact information of the person(s) preparing the submitted documents
- The designated point of contact for future correspondence
- The intent of the plat application
- A brief description of the location, land area, particulars as to the intended use(s) of the property, and any intended future development on the property
- A request that the plat be reviewed and considered by the appropriate approval body

SUBMITTAL PROCESS: The applicant shall submit the plat application to the Department of Development Services as indicated by the Schedule of Planning Application. A plat application submittal is accepted by the City when the Director of Development Services has certified to the applicant that a complete submittal providing adequate information for a comprehensive review has been received. No plat application will be considered submitted with the city until and unless the prescribed application fees have been paid. All original plat application documents must be submitted to the Department of Development Services, as well as emailed to development@sangertexas.org.

PRELIMINARY PLAT CHECKLIST

The plat shall be drawn to a scale of not more than two hundred feet to the inch (1" = 200'). The information to be included and the procedure for submittal are as follows:

- Legal Description (Metes and Bounds) with total acreage
- Describe and locate all permanent survey monument, pins, and control points and tie and reference the survey corners at two points to the Texas State Plane Coordinate System North Central Zone 1983-1999 datum. The Point of Beginning (POB) shall be clearly marked including State Plane Coordinates, NAD 83.
- An accurate location of at least two (2) corners of the subdivision with reference to original corners of the original survey of which the subdivision is a part or an existing permanent monument to an approved and recorded plat or permanent markers established by and approved by the City Engineer.
- North Arrow
- Scale (both graphic and written) appropriate for the level of detail and not more than two hundred feet to the inch (1"=200)
- Legend for any symbols used
- Location/Vicinity Map showing the location of the subject property, existing and proposed streets and thoroughfares covering an area at least one thousand feet (1,000') outside the proposed subdivision.
- Title Block with the following information:
 - 1) Plat Type (ex: "Final Plat", "Preliminary Plat", etc.)
 - 2) Name of the proposed development/addition
 - 3) Total number of lots and HOA/Open Space lots
 - 4) Survey name and abstract number
 - 5) Gross acreage
 - 6) Right-of-Way acreage, if dedicated
 - 7) Date of preparation and subsequent revisions
- Block with name(s), address, phone number, and email of preparer, owner, developer, engineer, and/or surveyor
- Existing Features:
 - 1) Location and dimension of all boundary lines (accurate in scale) with dimensions and bearings including lot lines, building lines, and City Limits lines (if any).
 - 2) The location, widths, and names of all existing or platted streets or other public areas, parks, existing permanent structures, land dedicated within or contiguous to the subject property, railroads, rights-of-way, easements, and other important features, such as abstract lines, political subdivision or corporation lines, and school district boundaries.
 - 3) Existing sewer mains, water mains, drainage culverts or other underground structures within the tract and immediately adjacent thereto with pipe sizes, grades, locations and dimensions indicated.
 - 4) Contours with intervals of two feet (2') or less, referred to mean sea level datum. In areas where the terrain is relatively flat, supplementary contours shall be shown so that the average horizontal distance between said lines does not exceed two hundred feet (200').
 - 5) Subdivision name of adjacent properties (P.R.D.C.T) or ownership information for adjacent unplatted properties (D.R.D.C.T.) with recording information.
 - 6) Location of existing fire hydrants and fire lanes

PRELIMINARY PLAT CHECKLIST (cont.)

- New Features:**
 - 1) The layout, names, and widths (from centerline to edge as well as from edge to edge) of the proposed streets, fire lanes, drives, alleys and easements.
 - 2) Length and radii of all street segments
 - 3) Curve table for all streets, drives, and alleys
 - 4) Acreage or square footage of right-of-way dedicated should be shown, including corner clips and deceleration/turn lanes on the plat
 - 5) Lot and block numbers (lot number are numbers; and block numbers are letters), square footage, and other description according to the real estate records of the city or county auditor and recorder; also, designation of the proposed uses of land within the subdivision.
 - 6) All parcels of land intended to be dedicated for public use or reserved in the deeds for the use of all property owner(s) in the proposed subdivision, together with the purpose or limitations of such reservations.
 - 7) The layout, numbers, set-back lines, and approximate dimensions of proposed lots, blocks, parks, etc.
 - 8) Location of proposed fire hydrants and fire lanes
 - 9) USPS Postmaster approved location of mailboxes (if cluster mailboxes)
 - 10) Proposed building lines with square footage and proposed use
 - 11) Proposed Parking layout

- Table showing the following information:**
 - 1) Listing of the lots with square footage, and the associated lot widths at the front building line
 - 2) Square footage of total building footprint and of each land use (if known)
 - 3) Number of required and provided parking spaces
 - 4) Required and provided total landscaped area and front yard landscaped area

- Existing and proposed FEMA 100-year floodplain boundaries and elevation. Include minimum finished floor elevations (minimum 2 feet above the 100-year elevation) of all lots adjacent to floodplain. If the site does not contain a floodplain, note that: "No 100-year floodplain exists on the site." A Floodplain reclamation study will be required with Final Plat if necessary.

- Submittals for preliminary plats shall include plans, documents, and information adequate for the review of the provision of public improvements to the properties involved. This includes but is not limited to streets, water services, wastewater services, franchise utilities, street lighting, and stormwater detention (ex: preliminary drainage plans, preliminary utility plans, floodplain study, traffic impact study etc.).

- Two (2) copies of the typical cross-sections of proposed streets showing the width of pavement, type of pavement, and location and widths of sidewalks when not in conformance with standard details.

- Approval Block:**
 The following notice shall be placed on the face of each preliminary plat by the subdivider:

"Preliminary Plat for Review Purposes Only"

The following certificates shall be placed on the preliminary plat by the subdivider:

Approved for Preparation of Final Plat

 City of Sanger, TX
 Planning & Zoning Commission

 Date

FINAL, REPLAT, MINOR, AMENDED, AND CONVEYANCE PLAT CHECKLIST

- The Plat shall be drawn to a scale of not more than two hundred feet to the inch (1" = 200').
- The boundary marked with heavy weighted lines with accurate distances and bearings, a metes and bounds description of the boundary (error of closure shall not exceed one (a) in fifty thousand (50,000) for the plat boundary), exact acreage to hundredths, and the exact location and width of all existing or recorded rights-of-way intersecting the boundary of or bordering on the tract. One (1) copy of the traverse closure sheet shall be enclosed.
- True bearings and distances to the nearest established street lines, official monuments or subdivision corner, which shall be accurately described on the plat. Municipal, township, county or abstract survey lines shall be accurately tied to the lines of the subdivision by the distances and bearings, where applicable.
- Describe and locate all permanent survey monument, pins, and control points and tie and reference the survey corners at two points to the Texas State Plane Coordinate System North Central Zone 1983-1999 datum. The Point of Beginning (POB) shall be clearly marked including State Plane Coordinates, NAD 83.
- An accurate location of at least two (2) corners of the subdivision with reference to original corners of the original survey of which the subdivision is a part or an existing permanent monument to an approved and recorded plat or permanent markers established by and approved by the City Engineer.
- Subdivision name of adjacent properties (P.R.D.C.T) or ownership information for adjacent unplatted properties (D.R.D.C.T.) with recording information.
- An accurate location of the subdivision in reference to the deed records of the county which shall include the volume and page of the deed of the property to be subdivided.
- If the property owner information does not match the Denton Central Appraisal District record, then information related to the purchase must be provided.
- The exact layout, including:
 - 1) Street and/or alley names
 - 2) The length of all arcs, radii, internal angles and points of curvature, length and bearing of the tangents
 - 3) All existing and proposed easements for right-of-way, public services, utilities or any other easements and any limitations of the easements
 - 4) Show centerline of existing streets. Dimensions from centerline to edges of existing and proposed right-of-way on both sides of the centerline.
 - 5) All lot number and lines, with accurate dimensions in feet and hundredths and with bearings and angles to street and alley lines to the nearest second
- The accurate location, material, and approximate size of all monuments.
- The accurate outline description of all property which is offered for dedication for public use, such as parks, etc., with the purpose indicated thereon, and all property that may be reserved by deed covenant for the common use of the property owners in the subdivision.
- A signed and notarized copy of private restriction (if any), that are filed for record in the office of the County Clerk shall be provided with the Final Plat.
- Name and addresses of the owner, subdivider, engineer, and surveyor.

FINAL, REPLAT, MINOR, AMENDED, AND CONVEYANCE PLAT CHECKLIST (cont.)

- North point, written and graphic scale, and date.
- 3"x3" recording box at the lower right hand corner.
- A Title Block with the following information shall be provided on each page:
 - 1) Plat Type (ex: "Final Plat", "Preliminary Plat", etc.)
 - 2) Name of the proposed development/addition/subdivision
 - 3) Total number of lots and HOA/Open Space lots
 - 4) Survey name and abstract number
 - 5) Gross acreage
 - 6) Right-of-Way acreage, if dedicated
 - 7) Date of preparation and subsequent revisions
- Standard Notation to be added on the plat:
 - 1) "All lots comply with the minimum size requirements of the zoning district."
 - 2) "This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due."
 - 3) "All common areas, drainage easements, and detention facilities will be owned and maintained by the HOA/POA. Any common area within the City's right-of-way will require a facilities agreement, to be reviewed and approved by the City."
 - 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) "This plat does not alter or remove existing deed restrictions, if any, on this property."
 - 6) "Minimum finished floor elevations are at least 2 feet above the 100 year flood plain."
 - 7) "The subject property does not lie within a 100 – year floodplain according to Community Panel No. _____, dated _____, of the National Flood Insurance Rate Maps for Denton County, Texas."
 - 8) "The purpose of this plat is _____ [state the purpose] _____"
 - 9) "Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD '83)"
- The name, address and phone number of all utilities providing service to the development is required. A signature from each provider or a will-serve letter, signifying their ability to provide service to the subdivision is required.
- Location map showing existing and proposed streets and thoroughfares covering an area at least one thousand feet (1000') outside the proposed subdivision.
- One paper copy (24"x36") and one soft copy (pdf) of approved civil/construction plans, along with GIS/CAD files for all approved public improvements on a CD/DVD.
- For Conveyance Plats Only: All conveyance plats must be titled "Conveyance Plat" and carry the following text:

"A conveyance plat is a record of property approved by the City of Sanger for the purpose of sale or conveyance in its entirety or interests thereon defined. No building permit may be issued, nor development begin, nor permanent public utility service provided until a final plat is approved, filed of record and public improvements are accepted in accordance with the City of Sanger Code of Ordinances. Selling a portion of this property by metes and bounds, except as shown on an approved, filed and accepted conveyance plat, final plat or replat is a violation of the state law."

FINAL, REPLAT, MINOR, AMENDED, AND CONVEYANCE PLAT CHECKLIST (cont.)

- Certification by a registered public surveyor or licensed state land surveyor, registered in the State of Texas to the effect that the plat represents a survey made by him or under his direct supervision and that all monuments shown thereon have been verified and actually exist, and that their location, size, and material are correctly shown. Such surveyor's certificate may be prepared as follows:

*"State of Texas
County of Denton*

I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made on the ground under my supervision.

(Engineer or Surveyor's Seal)

Licensed Professional Engineer OR
Registered Public Land Surveyor Texas R.P.L.S. No.

Date"

- A certificate of ownership and dedication of all streets, alleys, parks, and playgrounds to public use forever, signed and acknowledged before a notary public, by the owner or authorized representative and lien holder of the land, and a complete and accurate description of the land subdivided and the streets dedicated. Such owner's certificate may be prepared as follows:

*"State of Texas
County of Denton*

I (we), the undersigned, owner(s) of the land shown on this plat within the area described by metes and bounds as follows:

(Metes and Bounds Description of Boundary)

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT _____, acting herein by and through its duly authorized officer, does hereby adopt this plat designating the hereinabove described property as _____ (lot/block/subdivision), 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 utility 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)"

FINAL, REPLAT, MINOR, AMENDED, AND CONVEYANCE PLAT CHECKLIST (cont.)

*“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

Type or Print Notary’s Name

My Commission Expires _____.”

- The following certificate shall be included on the plat in a manner that will allow the signatures of the designated officials and the affixing of the City Seal.

“Approved and Accepted

*Chairman, Planning & Zoning Commission
City of Sanger, TX*

Date

*Mayor
City of Sanger, TX*

Date

Attested by

*City Secretary
City of Sanger, TX”*

Date



VACATING PLAT CHECKLIST

- A letter signed by the property owner(s) indicating their consent. If the property owner information does not match the Denton Central Appraisal District record, then information related to the purchase must be provided.
- Current tax certificate(s) indicating all taxes for the subject property have been paid to the current year (available from Denton Central Appraisal District). Tax statements printed from the DCAD website (pdf) are acceptable in lieu of the original certificate(s). Original tax certificates shall be required for recording the plat at the County.
- Letter of Intent that should include
 - 1) Existing legal description (subdivision name, lot(s), block(s));
 - 2) Original legal description that will be resumed upon plat vacation;
 - 3) Explain the location of all structures on the property.
 - 4) The contact information of the person(s) preparing the submitted documents
 - 5) The designated point of contact for future correspondence
 - 6) The intent of the plat application
 - 7) A request that the plat be reviewed and considered by the appropriate approval body
- A signed and notarized affidavit filled out completely and accurately by the land owner for the type of plat that is proposed to be vacated must be included.
- A map(s) showing the location, size, use and arrangement of all buildings/structures showing height in stories and feet, total floor area, total square feet of ground area coverage of existing buildings which will remain, if any, and the location, designation and total area of all usable open space.
- Vicinity Map



April 14, 2022

Ms. Ramie Hammonds
City of Sanger
Development Services
201 Bolivar
Sanger, TX 76266

RE: Letter of Intent – Final Plat Bluestar Industrial Addition

Ramie,

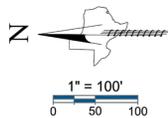
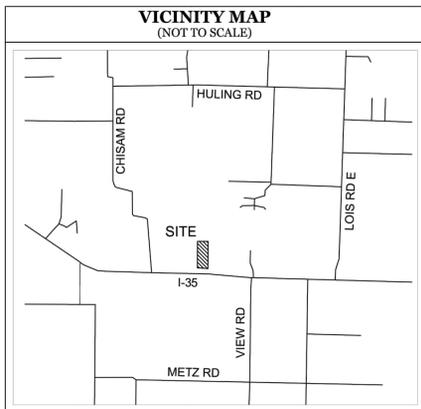
Please let this letter serve as our formal request for approval of the Final Plat of Lot 2, Block A of the Blue Star Industrial Addition along IH35. We have provided through separate submittals the required engineering plans to support the proposed Final Plat. Should you have any questions or concerns related to the Final Plat, please let me know.

Sincerely

Claymoore Engineering, Inc.

A handwritten signature in blue ink, appearing to read "Matt Moore".

Matt Moore, P.E.



CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	500.23'	16615.00'	1°43'30"	N 03°25'32" E	500.21'
C2	221.40'	16615.00'	0°45'48"	N 04°39'46" E	221.39'

GENERAL NOTES

- 1.) The purpose of this plat is to create one lot of record and dedicate easements.
- 2.) This property is located in **Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated April 18, 2011 and is located in Community Number 480786 as shown on Map Number 48121C0070G. The location of the Flood Zone is approximate, no vertical datum was collected at the time of the survey. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.
- 3.) The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTK Network. North American Datum of 1983 (Adjustment Realization 2011).
- 4.) 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/or withholding of utilities and building permits.
- 5.) All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- 6.) The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTK Network. North American Datum of 1983 (Adjustment Realization 2011).
- 7.) The elevations shown on this plat are based on GPS observations utilizing the AllTerra RTK Network. North American Vertical Datum of 1988, (Geoid 12A).
- 8.) Building setbacks will be 20' from all lot lines.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
 COUNTY OF DENTON §

I, **MATTHEW RAABE**, 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

Matthew Raabe, R.P.L.S. # 6402

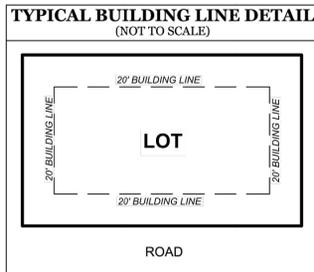
Date _____

STATE OF TEXAS §
 COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared **MATTHEW RAABE**, 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 _____, 2022.

Notary Public in and for the State of Texas



OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
 COUNTY OF DENTON §

WHEREAS, **SANGER TEXAS INDUSTRIAL, LLC, WEBB INDUSTRIAL, LLC, and CROSSLAND CONSTRUCTION COMPANY, INC.**, are the owners of a 14.43 acre tract of land out of the Jose Maria Ruiz Survey, Abstract Number 1066, and the Benjamin Fynch Survey, Abstract Number 725, situated in the City of Sanger, Denton County, Texas, being a part of a called 211.36 acre tract of land described as Tract 1, conveyed to Sanger Texas Industrial, LLC and Webb Industrial, LLC by Special Warranty Deed of Record in Document Number 2021-85260 of the Real Property Records of Denton County, Texas, also being a part of a called 67.22 acre tract of land described as Tract 2, conveyed to Crossland Construction Company, Inc. by said Special Warranty Deed of record in Document Number 2021-85260 of said Real Property Records, and being more particularly described by metes and bounds, as follows:

BEGINNING, at a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the East right-of-way line of Interstate Highway 35 (I-35), being in the South line of said Tract 2, also being the Southwest corner hereof, and also being the beginning of a non-tangent curve to the left from which a 5/8" iron rod with cap stamped "TXDOT SURVEY MARKER" found at the end of a curve to the right, a chord bearing and distance of S04°39'46"W, a chord distance of 221.39 feet;

THENCE, along the East right-of-way line of I-35, being in part the common West line of said Tract 2, and also being in part the common West line of said Tract 1, along said non-tangent curve to the left, having a radius of 16532.67 feet, a chord bearing of N03°25'32"E, a chord length of 500.21 feet, a delta angle of 01°44'01", an arc length of 500.23 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Northwest corner hereof;

THENCE, S89°37'16"E, across said Tract 1, being the North line hereof, a distance of 1246.06 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Northeast corner hereof;

THENCE, S00°22'44"W, in part across said Tract 1, and in part across said Tract 2, being the East line hereof, a distance of 499.50 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Southeast corner hereof;

THENCE, N89°37'16"W, across said Tract 2, a distance of 1272.65 feet to the **POINT OF BEGINNING** and containing an area of 14.43 Acres, or (628417 Square Feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **SANGER TEXAS INDUSTRIAL, LLC, WEBB INDUSTRIAL, LLC, and CROSSLAND CONSTRUCTION COMPANY, INC.**, do hereby adopt this plat, designating herein described property as **LOT 2, BLOCK A, BLUE STAR INDUSTRIAL ADDITION**, an addition to the City of Sanger, Denton County, Texas, and does hereby dedicate to public use forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the drainage and utility easements as shown. Said drainage and utility easements being hereby reserved for the mutual use and accommodation of all public utilities desiring to use same. All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the drainage and utility easement and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said drainage and utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone.

OWNER: **SANGER TEXAS INDUSTRIAL, LLC, WEBB INDUSTRIAL, LLC, and CROSSLAND CONSTRUCTION COMPANY, INC.**

BY: _____
 Date _____

STATE OF TEXAS §
 COUNTY OF _____ §

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 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 _____, 2022.

Notary Public in and for the State of Texas

OWNER: **WEBB INDUSTRIAL, LLC**

BY: _____
 Date _____

STATE OF TEXAS §
 COUNTY OF _____ §

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 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 _____, 2022.

Notary Public in and for the State of Texas

OWNER: **CROSSLAND CONSTRUCTION COMPANY, INC.**

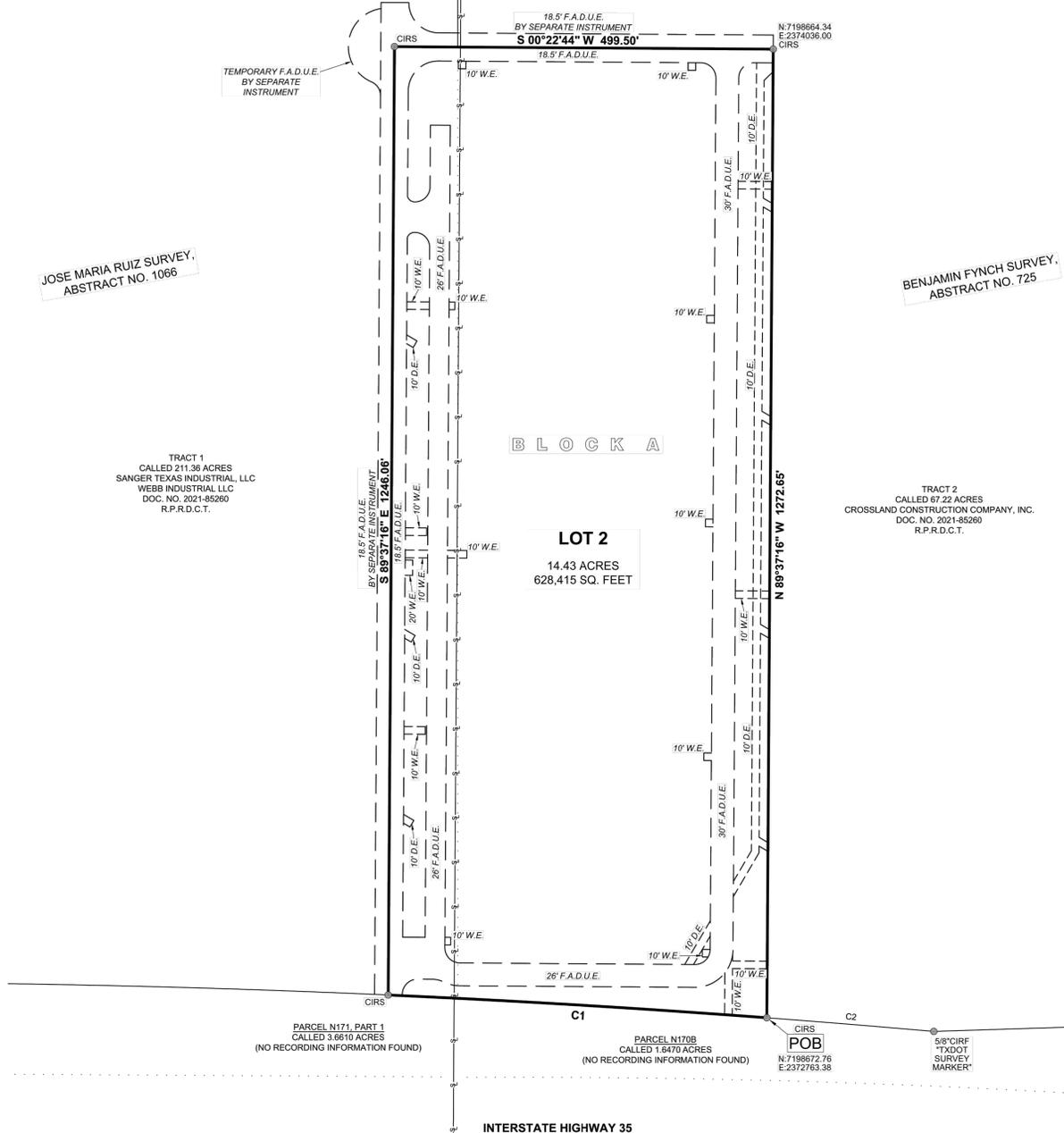
BY: _____
 Date _____

STATE OF TEXAS §
 COUNTY OF _____ §

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 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 _____, 2022.

Notary Public in and for the State of Texas



B L O C K A

LOT 2
 14.43 ACRES
 628,415 SQ. FEET

INTERSTATE HIGHWAY 35

LEGEND

—	Survey Abstract Line
—	Deed Records, Denton County, Texas
—	Real Property Records, Denton County, Texas
—	Capped Iron Rod Set
—	Capped Iron Rod Found
—	Iron Rod Found
—	Point of Beginning

APPROVED AND ACCEPTED

CITY OF SANGER
 DENTON COUNTY, TEXAS

Thomas Muir
 Mayor, City of Sanger, Texas

Attest:
 Cheryl Price, City Secretary
 City of Sanger, Tx

Date _____
 Date _____

FINAL PLAT
BLUE STAR INDUSTRIAL
ADDITION
 LOT 2, BLOCK A
 14.43 ACRES

JOSE MARIA RUIZ SURVEY, ABSTRACT No. 1066
 BENJAMIN FYNCH SURVEY, ABSTRACT No. 725
 CITY OF SANGER, DENTON COUNTY, TEXAS

Project	2106.072-04		EAGLE SURVEYING, LLC 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009 TX Firm #10194177
Date	04/11/2022		
Drafter	TAR		

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

ENGINEER
 Claymore Engineering, Inc.
 1903 Central Drive, Suite: 406
 Bedford, TX 76021

OWNER
 Sanger Texas Industrial, LLC
 Webb Industrial, LLC
 Crossland Construction Company, Inc.
 1 Cowboys Way
 Frisco, TX 75034