



AGENDA
CITY COUNCIL REGULAR MEETING
MONDAY, MAY 2, 2022
7:00 PM
HISTORIC CHURCH BUILDING
403 N 7TH STREET SANGER, TEXAS

1. CALL THE REGULAR MEETING TO ORDER, ESTABLISH A QUORUM, INVOCATION, AND PLEDGE

2. CITIZEN INPUT:

Citizens are allowed 3 minutes to speak. The City Council is unable to respond or discuss any issues brought up during this section.

3. SPECIAL PRESENTATIONS AND ANNOUNCEMENTS

Mayoral proclamations, presentations of awards and certificates, and other acknowledgements of significant accomplishments or service to the community.

A. GFOA DISTINGUISHED BUDGET PRESENTATION AWARD

B. NATIONAL PUBLIC WORKS WEEK PROCLAMATION

In recognition of National Public Works Week, present a proclamation to the Public Works Department designating May 15–21, 2022 as National Public Works Week. (Green)

C. NATIONAL ECONOMIC DEVELOPMENT WEEK PROCLAMATION

In recognition of National Economic Development Week, present a proclamation to Economic Development recognizing the week of May 9 through May 13, 2022, as Economic Development Week. (Green)

4. CONSENT AGENDA:

All items on the Consent Agenda will be acted upon by one vote without being discussed separately unless requested by a Councilmember to remove the item(s) for additional discussion. Any items removed from the Consent Agenda will be taken up for individual consideration.

A. MINUTES WORK SESSION

Consider the work session minutes from the April 18, 2022, meeting.

B. MINUTES REGULAR SESSION

Consider the regular session minutes from the April 18, 2022, meeting.

C. INTERLOCAL COOPERATION AGREEMENT BETWEEN DENTON COUNTY

Consider an Interlocal Agreement with Denton County for the replace or rehabilitate of the Cowling Road Bridge at Clear Creek authorizing the Mayor to execute said agreement. (Coleman)

D. ENGAGEMENT AGREEMENT WITH JULIE FORT

Consider an Engagement Agreement for Special Districts, Annexations, and Land Use with Julie Fort, Messer Fort McDonald, and authorizing the Mayor or City Manager to execute said agreement. (Coleman)

E. PROFESSIONAL SERVICES AGREEMENT WITH P3 WORKS

Consider a Professional Services Agreement with P3Works, LLC to provide Public Improvement District and Tax Reinvestment Zone creation and administrative services, authorizing the City Manager to execute the agreement. (Hammonds)

5. REGULAR AGENDA - ACTION ITEMS

A. KSA - PROFESSIONAL ENGINEERING SERVICES AGREEMENT

Consider a Professional Engineering Services Agreement with KSA Engineers, Inc in the amount of \$48,590 to evaluate potential sites for a future Wastewater Treatment Plant, and authorize the Mayor or City Manager to execute the necessary Work Authorization. (Bolz)

B. FM 455 UTILITY RELOCATION - CHANGE ORDER No. 4

Consider Changer Order No. 4 in the amount of \$44,260.45, with Quality Excavation, LLC for the FM 455 Project to include installation of a 12" tee, gate valve, and extension of 12" water line, and making connections to serve the Heritage West subdivision on north Tejas Drive; and to also include an additional 14' at Sable Creek Parkway in bore length made necessary by the discovery of an electrical line preventing anticipated bore pit placement; and, authorize the City Manager to execute said Change Order No. 4. (Bolz)

C. BRUSH COLLECTION SERVICES

Consider awarding a bid to Republic Services for brush collection services for the City of Sanger, and authorize the Mayor or City Manager to execute a contract. (Nolting)

D. 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. (Hammonds)

E. CITY CONNECTIVITY AND COMMUNICATIONS

Consider awarding a bid to Nortex Communications to upgrade the City's computer network and communications systems and authorizing the City Manager to negotiate a contract with Nortex. (Gray)

F. RIDGEVIEW ESTATES ADDITION - VARIANCE SIDEWALKS - PH

Conduct a Public Hearing on a request for a variance from Chapter 10 Subdivision Regulations Article 10.100 Subdivision Ordinance, Section 10.105 to allow a variance from the improvement of sidewalks and to allow no sidewalks be installed. (Hammonds)

G. RIDGEVIEW ESTATES ADDITION - VARIANCE STREET LIGHTS - PH

Conduct a Public Hearing on a request for a variance from Chapter 10 Subdivision Regulations, Article 10.100 Subdivision Ordinance, Section 10.104.c to allow a variance from street lights as a public improvement and to allow for no street lights to be installed and Section 10.104.f to allow a variance from the location of street lights and to allow for no street lights to be installed. (Hammonds)

H. RIDGEVIEW ESTATES ADDITION - VARIANCE WATER - PH

Conduct a Public Hearing for a request for a variance from Chapter 10 Subdivision Regulations, Article 10.100 Subdivision Ordinance, Section 10.106 (e) Water Systems to allow a variance from constructing water system improvements in accordance with the requirements outlined in this section (Section 10.106 (e) Water Systems). (Hammonds)

I. RIDGEVIEW ESTATES ADDITION - VARIANCE ROAD WIDTH AND STORM SEWER - PH

Conduct a Public Hearing on a request for a variance from Chapter 10 Subdivision Regulations, Article 10.100 Subdivision Ordinance, Section 10.105 to allow a variance from the required 31 feet street, face to face of curb and a 50 foot right-of-way with sidewalks, storm sewers, and utilities in the right-of-way and to allow for county requirements of no minimum street width in a 60 foot right-of-way without curb and gutter and storm sewers. (Hammonds)

J. RIDGEVIEW ESTATES ADDITION - VARIANCE DRAINAGE AND STORM SEWER - PH

Conduct a Public Hearing on a request for a variance from Chapter 10 Subdivision Regulations, Article 10.100 Subdivision Ordinance, Section 10.106.d.1 to allow a variance from the required underground drainage and storm sewer improvement and to allow for open ditch drainage in accordance with 1.5 acre residential estate lots and to allow for a variance from the requirement where lot to lot drainage occurs, the lot lines shall be aligned, and a dedicated private drainage easement shall be provided and to allow for misaligned lots without private drainage easements, and Section 10.106.d.12.A to allow a variance from the requirement that runoff shall cross no more than one additional lot before being directed to the street and to allow for the drainage to generally conform to natural drainage patterns and discharge to natural drainage pathways within the drainage basin. (Hammonds)

K. RIDGEVIEW ESTATES ADDITION - VARIANCE SIDEWALKS

Consider a request for a variance from Chapter 10 Subdivision Regulations, Article 10.100 Subdivision Ordinance, Section 10.105 to allow a variance from the improvement of sidewalks and to allow no sidewalks be installed. (Hammonds)

L. RIDGEVIEW ESTATES ADDITION - VARIANCE STREET LIGHTS

Consider a request for a variance from Chapter 10 Subdivision Regulations, Article 10.100 Subdivision Ordinance, Section 10.104.c to allow a variance from street lights as a public improvement and to allow for no street lights to be installed and Section 10.104.f to allow a variance from the location of street lights and to allow for no street lights to be installed. (Hammonds)

M. RIDGEVIEW ESTATES ADDITION - VARIANCE WATER

Consider a request for a variance from Chapter 10 Subdivision Regulations, Article 10.100 Subdivision Ordinance, Section 10.106 (e) Water Systems to allow a variance from constructing water system improvements in accordance with the requirements outlined in this section (Section 10.106 (e) Water Systems). (Hammonds)

N. RIDGEVIEW ESTATES ADDITION - VARIANCE DRAINAGE AND STORM SEWER

Consider a request for a variance from Chapter 10 Subdivision Regulations Article 10.100 Subdivision Ordinance, Section 10.106.d.1 to allow a variance from the required underground drainage and storm sewer improvement and to allow for open ditch drainage in

accordance with 1.5 acre residential estate lots and to allow for a variance from the requirement where lot to lot drainage occurs, the lot lines shall be aligned , and a dedicated private drainage easement shall be provided and to allow for misaligned lots without private drainage easements, and Section 10.106.d.12.A to allow a variance from the requirement that runoff shall cross no more than one additional lot before being directed to the street and to allow for the drainage to generally conform to natural drainage patterns and discharge to natural drainage pathways within the drainage basin. (Hammonds)

O. RIDGEVIEW ESTATES ADDITION - VARIANCE ROAD WIDTH AND STORM SEWER

Consider a request for a variance from Chapter 10 Subdivision Regulations Article 10.100 Subdivision Ordinance, Section 10.105 to allow a variance from the required 31 feet street, face to face of curb and a 50 foot right-of-way with sidewalks, storm sewers, and utilities in the right-of-way and to allow for county requirements of no minimum street width in a 60 foot right-of-way without curb and gutter and storm sewers. (Hammonds)

P. PROFESSIONAL SERVICES REIMBURSEMENT AGREEMENT WITH SANGER TEXAS LAND INVESTMENTS, LLC

Consider a Professional Services Reimbursement Agreement with Sanger Texas Land Investments, LLC, and authorize the Mayor to execute said agreement. (Hammonds)

6. FUTURE AGENDA ITEMS:

The purpose of this item is to allow the Mayor and members of Council to bring forward items they wish to discuss at a future meeting, A Council 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 Council or at the call of the Mayor.

7. ADJOURN.

NOTE: The City Council reserves the right to adjourn into Executive Session as authorized by Texas Government Code, Section 551.001, et seq. (The Texas Open Meetings Act) on any item on its open meeting agenda in accordance with the Texas Open Meetings Act, including, without limitation Sections 551.071-551.086 of the Texas Open Meetings Act.

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



April 28, 2022, at 2:30 PM

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.

AGENDA MEETING DATE: May 2, 2022

TO: John Noblitt, City Manager

FROM: Clayton Gray, Finance Director

ITEM/CAPTION:

GFOA DISTINGUISHED BUDGET PRESENTATION AWARD

AGENDA TYPE:

ACTION REQUESTED:

BACKGROUND:

The City of Sanger's Official Budget for the fiscal year beginning October 1, 2021, has been awarded the Distinguished Budget Presentation Award from the Government Finance Officers Association (GFOA). To receive this award, a governmental unit must publish a budget document that meets program criteria as a policy document, a financial plan, an operations guide, and a communications device. This is the fifth year in a row the City has made an application for and has received this honor.

LEGAL/BOARD COMMISSION RECOMMENDATIONS/CITIZEN NOTICE FEEDBACK:

FINANCIAL SUMMARY - FUNDING/FISCAL IMPACT:

FUNDS:

STAFF RECOMMENDATION/ACTION DESIRED:

ATTACHMENTS:

Description	Upload Date	Type
GFOA Award Notification	4/11/2022	Cover Memo
GFOA Award	4/11/2022	Cover Memo

April 07, 2022

Clayton Gray
Finance Director
City of Sanger
502 Elm Street
Sanger, TX 76266

Dear Mr. Gray:

We are pleased to inform you, based on the examination of your budget by a panel of independent reviewers, that your budget document has been awarded the Distinguished Budget Presentation Award from Government Finance Officers Association (GFOA) for the current fiscal period. This award is the highest form of recognition in governmental budgeting. Its attainment represents a significant achievement by your organization.

The Distinguished Budget Presentation Award is valid for one year. To continue your participation in the program, it will be necessary to submit your next annual budget document to GFOA within 90 days of the proposed budget's submission to the legislature or within 90 days of the budget's final adoption. Information about how to submit an application for the Distinguished Budget Program application is posted on GFOA's website.

Each program participant is provided with confidential comments and suggestions for possible improvements to the budget document. Your comments are enclosed. We urge you to carefully consider the suggestions offered by our reviewers as you prepare your next budget.

When a Distinguished Budget Presentation Award is granted to an entity, a Certificate of Recognition for Budget Presentation is also presented to the individual(s) or department designated as being primarily responsible for its having achieved the award. Enclosed is a Certificate of Recognition for Budget Preparation for:

Clayton Gray, Finance Director

Continuing participants will receive a brass medallion that will be mailed separately. First-time recipients will receive an award plaque within eight to ten weeks. Enclosed is a camera-ready reproduction of the award for inclusion in your next budget. If you reproduce the camera-ready image in your next budget, it should be accompanied by a statement indicating continued compliance with program criteria. The following standardized text should be used:

Government Finance Officers Association of the United States and Canada (GFOA) presented a Distinguished Budget Presentation Award to **City of Sanger, Texas**, for its Annual Budget for the fiscal year beginning **October 01, 2021**. In order to receive this award, a governmental unit must publish a budget document that meets program criteria as a policy document, as a financial plan, as an operations guide, and as a communications device.

This award is valid for a period of one year only. We believe our current budget continues to conform to program requirements, and we are submitting it to GFOA to determine its eligibility for another award.

A press release is enclosed.

Upon request, GFOA can provide a video from its Executive Director congratulating your specific entity for winning the Budget Award.

We appreciate your participation in this program, and we sincerely hope that your example will encourage others in their efforts to achieve and maintain excellence in governmental budgeting. The most current list of award recipients can be found on GFOA's website at www.gfoa.org. If we can be of further assistance, please contact the Technical Services Center at (312) 977-9700.

Sincerely,

A handwritten signature in black ink that reads "Michele Mark Levine". The signature is written in a cursive, flowing style.

Michele Mark Levine
Director, Technical Services Center

Enclosure

FOR IMMEDIATE RELEASE

April 07, 2022

For more information, contact:

Technical Services Center

Phone: (312) 977-9700

Fax: (312) 977-4806

E-mail: budgetawards@gfoa.org

(Chicago, Illinois)--Government Finance Officers Association is pleased to announce that **City of Sanger, Texas**, has received GFOA's Distinguished Budget Presentation Award for its budget.

The award represents a significant achievement by the entity. It reflects the commitment of the governing body and staff to meeting the highest principles of governmental budgeting. In order to receive the budget award, the entity had to satisfy nationally recognized guidelines for effective budget presentation. These guidelines are designed to assess how well an entity's budget serves as:

- a policy document
- a financial plan
- an operations guide
- a communications device

Budget documents must be rated "proficient" in all four categories, and in the fourteen mandatory criteria within those categories, to receive the award.

When a Distinguished Budget Presentation Award is granted to an entity, a Certificate of Recognition for Budget Presentation is also presented to the individual(s) or department designated as being primarily responsible for having achieved the award. This has been presented to **Clayton Gray, Finance Director**.

There are over 1,700 participants in the Budget Awards Program. The most recent Budget Award recipients, along with their corresponding budget documents, are posted quarterly on GFOA's website. Award recipients have pioneered efforts to improve the quality of budgeting and provide an excellent example for other governments throughout North America.

Government Finance Officers Association (GFOA) advances excellence in government finance by providing best practices, professional development, resources and practical research for more than 21,000 members and the communities they serve.



GOVERNMENT FINANCE OFFICERS ASSOCIATION

*Distinguished
Budget Presentation
Award*

PRESENTED TO

**City of Sanger
Texas**

For the Fiscal Year Beginning

October 01, 2021

Christopher P. Morill

Executive Director

AGENDA MEETING DATE: May 2, 2022

TO: John Noblitt, City Manager

FROM: Donna Green Director of Marketing & Civic Engagement

ITEM/CAPTION:

NATIONAL PUBLIC WORKS WEEK PROCLAMATION

In recognition of National Public Works Week, present a proclamation to the Public Works Department designating May 15–21, 2022 as National Public Works Week. (Green)

AGENDA TYPE: Regular

ACTION REQUESTED:

BACKGROUND:

Every year we celebrate our Public Works Department in May. I recommend that we do a proclamation designating May 15 - 21, 2022, National Public Works Week.

LEGAL/BOARD COMMISSION RECOMMENDATIONS/CITIZEN NOTICE FEEDBACK:

FINANCIAL SUMMARY - FUNDING/FISCAL IMPACT:

FUNDS:

STAFF RECOMMENDATION/ACTION DESIRED:

Proclaim May 15 - 21, 2022 as National Public Works Week.

ATTACHMENTS:

Description	Upload Date	Type
Public Works Proclamation	4/26/2022	Cover Memo



National Public Works Week Proclamation
May 15–21, 2022
“Ready and Resilient”

WHEREAS, public works professionals focus on infrastructure, facilities, emergency management, and services that are of vital importance to sustainable and resilient communities and the public health, high quality of life, and well-being of the people of **Sanger, Texas**; and,

WHEREAS, these infrastructures, facilities, and services could not be provided without the dedicated efforts of public works professionals, who are federally mandated first responders, and the engineers, managers, and employees at all levels of government and the private sector, who are responsible for rebuilding, improving, and protecting our nation’s transportation, water supply, water treatment and solid waste systems, public buildings, and other structures and facilities essential for our citizens; and,

WHEREAS, it is in the public interest for the citizens, civic leaders, and children in **Sanger, Texas** to gain knowledge and maintain ongoing interest and understanding of the importance of public works first responders and public works programs in their respective communities; and,

WHEREAS, the year 2022 marks the 62nd annual National Public Works Week sponsored by the American Public Works Association/Canadian Public Works Association be it now,

NOW, THEREFORE, I, Thomas E. Muir, Mayor of the City of Sanger, on behalf of the entire City Council hereby designate the week of May 15–21, 2022, as:

National Public Works Week

I urge all citizens to join with representatives of the American Public Works Association and government agencies in activities, events, and ceremonies designed to pay tribute to our public works professionals, engineers, managers, and employees and to recognize the substantial contributions they make to protecting our national health, safety, and quality of life.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Official Seal of the City of Sanger to be affixed this 2nd day of May 2022.

Thomas E. Muir, Mayor

AGENDA MEETING DATE: May 2, 2022

TO: John Noblitt, City Manager

FROM: Donna Green Director of Marketing & Civic Engagement

ITEM/CAPTION:

NATIONAL ECONOMIC DEVELOPMENT WEEK PROCLAMATION

In recognition of National Economic Development Week, present a proclamation to Economic Development recognizing the week of May 9 through May 13, 2022, as Economic Development Week. (Green)

AGENDA TYPE: Regular

ACTION REQUESTED:

BACKGROUND:

May 9 - 13 is National Economic Development Week.

LEGAL/BOARD COMMISSION RECOMMENDATIONS/CITIZEN NOTICE FEEDBACK:

FINANCIAL SUMMARY - FUNDING/FISCAL IMPACT:

FUNDS:

STAFF RECOMMENDATION/ACTION DESIRED:

Present EDC with Economic Development Week Proclamation

ATTACHMENTS:

Description	Upload Date	Type
Economic Development Proclamation	4/26/2022	Cover Memo

ECONOMIC DEVELOPMENT WEEK

May 9 - May 13, 2022



WHEREAS, the International Economic Development Council is the largest professional economic development organization dedicated to serving economic developers, and

WHEREAS, the International Economic Development Council provides leadership and excellence in economic development for communities, members, and partners through conferences, training courses, advisory services, and research, in-depth publications, public policy advocacy, and initiatives such as the Accredited Economic Development Organization program, the Certified Economic Developer designation, and the Entrepreneurship Development Professional, and

WHEREAS, economic developers promote economic well-being and quality of life for their communities by creating, retaining, and expanding jobs that facilitate growth, enhance wealth, and provide a stable tax base, and

WHEREAS, economic developers stimulate and incubate entrepreneurship in order to help establish the next generation of new businesses, which is the hallmark of the American economy, and

WHEREAS, economic developers are engaged in a wide variety of settings including rural and urban, local, state, provincial, and federal governments, public-private partnerships, chambers of commerce, universities, and a variety of other institutions, and

WHEREAS, economic developers attract and retain high-quality jobs, develop vibrant communities, improve the quality of life in their regions, and

WHEREAS, economic developers work in the Sanger within the State of Texas.

NOW, THEREFORE, I, Thomas E. Muir, Mayor of the City of Sanger, on behalf of the entire City Council hereby recognize the week of May 9 through May 13, 2022, as:

Economic Development Week

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Official Seal of the City of Sanger to be affixed this 2nd day of May 2022.

Thomas E. Muir, Mayor

AGENDA MEETING DATE: May 2, 2022

TO: John Noblitt, City Manager

FROM: Kelly Edwards, City Secretary

ITEM/CAPTION:

MINUTES WORK SESSION

Consider the work session minutes from the April 18, 2022, meeting.

AGENDA TYPE: Consent Agenda

ACTION REQUESTED: Approval

BACKGROUND:

LEGAL/BOARD COMMISSION RECOMMENDATIONS/CITIZEN NOTICE FEEDBACK:

FINANCIAL SUMMARY - FUNDING/FISCAL IMPACT:

FUNDS:

STAFF RECOMMENDATION/ACTION DESIRED:

ATTACHMENTS:

Description	Upload Date	Type
04-18-2022 CC WKS Mins FINAL	4/20/2022	Cover Memo



**MINUTES
CITY COUNCIL WORK SESSION
MONDAY, APRIL 18, 2022
6:00 PM
HISTORIC CHURCH BUILDING
403 N 7TH STREET SANGER, TEXAS**

COUNCIL MEMBERS PRESENT:

Mayor Thomas Muir and Councilmembers: Gary Bilyeu, Allen Chick, Dennis Dillon, and Victor Gann.

COUNCIL MEMBERS ABSENT:

Marissa Barrett

STAFF MEMBERS PRESENT:

City Manager John Noblitt, Assistant City Manager Alina Ciocan, City Secretary Kelly Edwards, City Attorney Hugh Coleman, Parks & Recreation Superintendent Ryan Nolting, Director of Development Ramie Hammonds, Director of Economic Development Shani Bradshaw, and Chief of Police Waylan Rhodes.

1. Call Meeting to Order

Mayor Muir called the Regular Session to order at 6:09 p.m.

2. CODE ENFORCEMENT REPORT

Staff will give a presentation and update on the Code Enforcement Program.

Staff provided a presentation and statistical update on the Code Enforcement Program.

Discussion ensued regarding proposed ordinance amendments and home occupations.

3. Overview of Items on the Regular Agenda

Discussion ensued regarding Items 5A & 5B of for Lane Ranch proposal.

4. Adjourn

There being no further business, Mayor Muir adjourned the meeting at 6:59 p.m.

Thomas Muir, Mayor

Kelly Edwards, City Secretary

AGENDA MEETING DATE: May 2, 2022

TO: John Noblitt, City Manager

FROM: Kelly Edwards, City Secretary

ITEM/CAPTION:

MINUTES REGULAR SESSION

Consider the regular session minutes from the April 18, 2022, meeting.

AGENDA TYPE: Consent Agenda

ACTION REQUESTED: Approval

BACKGROUND:

LEGAL/BOARD COMMISSION RECOMMENDATIONS/CITIZEN NOTICE FEEDBACK:

FINANCIAL SUMMARY - FUNDING/FISCAL IMPACT:

FUNDS:

STAFF RECOMMENDATION/ACTION DESIRED:

ATTACHMENTS:

Description	Upload Date	Type
04-18-2022 CC REG Mins FINAL	4/20/2022	Cover Memo



**MINUTES
CITY COUNCIL REGULAR MEETING
MONDAY, APRIL 18, 2022
7:00 PM
HISTORIC CHURCH BUILDING
403 N 7TH STREET SANGER, TEXAS**

COUNCIL MEMBERS PRESENT:

Mayor Thomas Muir and Councilmembers: Gary Bilyeu, Allen Chick, Dennis Dillon, and Victor Gann.

COUNCIL MEMBERS ABSENT:

Marissa Barrett

STAFF MEMBERS PRESENT:

City Manager John Noblitt, Assistant City Manager Alina Ciocan, City Secretary Kelly Edwards, City Attorney Hugh Coleman, Parks & Recreation Superintendent Ryan Nolting, Director of Development Ramie Hammonds, Director of Public Works Jim Bolz, Director of Economic Development Shani Bradshaw, and Chief of Police Waylan Rhodes.

1. CALL THE REGULAR MEETING TO ORDER, ESTABLISH A QUORUM, INVOCATION, AND PLEDGE

Mayor Muir called the Regular Session to order at 7:07 p.m.

The invocation given by Councilmember Dillon the Pledge of Allegiance was led by Councilmember Gann.

2. CITIZEN INPUT:

No one addressed the Council.

Mayor Muir moved to the Consent Agenda.

3. SPECIAL PRESENTATIONS AND ANNOUNCEMENTS

A. PROCLAMATION - MENTAL HEALTHMONTH

Proclaiming May 2022 as Mental Health Month and May 7th, 2022 as Children’s Mental Health Awareness Day.

Ms. Julie Wright, Program Manager for Denton & Wise Counties, thanked the Council for the proclamation supporting and bringing awareness to Mental Health

Mayor Muir moved to **Item 6A** of the agenda.

4. CONSENT AGENDA:

A. MINUTES WORK SESSION

Consider the work session minutes from the April 4, 2022, meeting.

B. MINUTES REGULAR SESSION

Consider the regular session minutes from the April 4, 2022, meeting.

C. CONTRACT FOR THE EMERGENCY REPAIR OF WATER WELL No. 8

Consider Resolution No. 2022-4 ratifying the approval of a contract with THI Water Well, LLC for the emergency repair of Water Well No. 8 in the amount of \$89,232.53; making findings of an emergency exempting the contract from the requirements of competitive bidding under Chapter 252 of the Texas Local Government Code, and authorize the City Manager to execute said contract. (Bolz)

D. MAPLE STREET ASSIGNMENT

Consider the Assignment of a Development Agreement from CWP Denton, LLC, a Texas limited liability company to Sanger Lodging, LLC, a Texas limited liability company, and authorize the Mayor to execute said agreement. (Hammonds)

E. EASEMENT DEDICATION AND AGREEMENT

Consider an Easement Dedication and Agreement between Stucky Family Limited Partnership and the City of Sanger for property located on Chapman Road for the FM 455 Construction Project and authorize the Mayor to execute the agreement. (Noblitt)

F. PEST CONTROL SERVICES

Consider awarding a bid to Adams Extermination Co. for pest control services for Sanger Facilities for an amount not to exceed \$5,709, and authorize the City Manager to executethe contract. (Nolting)

Motion made by Councilmember Bilyeu to approve the consent agenda. Councilmember Dillon seconded the motion. Motion passed unanimously.

Mayor Muir moved to back to **Item 3** of the agenda.

5. REGULAR AGENDA - ACTION ITEMS

A. LANE RANCH - ZONING CHANGE - PH

Conduct a Public Hearing regarding a zoning change from A (Agricultural District) to PD (Planned Development) for approximately 326 acres of tracts described as A0029A R. BEEBE, TR 56, 56A, 56B, 60, 61 and 65, generally located on the south side of FM 455 and approximately 330 feet east of the intersection of Marion Road and FM 455 and continuing south to McReynolds Rd. (Hammonds)

B. LANE RANCH - ZONING CHANGE

Consider Ordinance No. 04-11-22 regarding a zoning change from A (Agricultural) to PD (Planned Development) for approximately 326 acres of tracts described as A0029A R. BEEBE, TR 56, 56A, 56B, 60, 61 and 65, generally located on the south side of FM 455 and approximately 330 feet east of the intersection of Marion Road and FM 455 and continuing south to McReynolds Rd. (Hammonds)

Discussion ensued regarding the language for park benches, self-storage, and boat storage.

Applicant Casey McGinnis, JTWSCM Development LLC, answered the Council's questions regarding lot sizes, home sizes, roadway connections, access points, parkland, Bolivar CCN, and the location of housing types located near the commercial development.

The City Council took no action.

Mayor Muir moved to **Item 6B** of the agenda.

6. INFORMATION ITEMS:

A. DECORP (DANNENBAUM) CONSTRUCTION UPDATE

Construction update regarding the IH-35 / FM 455 Expansion Project

B. ECONOMIC DEVELOPMENT UPDATE

Presentation and discussion on Economic Development. (Bradshaw)

Director Bradshaw provided a presentation and update regarding the development in the city.

C. ATMOS RATE FILING - RIDER GCR

Atmos Energy Rider GCR Docket No. 10170 - March 28, 2022

D. FINANCIAL STATEMENT - FEBRUARY 28, 2022

E. CAPITAL PROJECTS RECAP - APRIL 6, 2022

F. DISBURSEMENTS REPORT - MARCH 2022

G. ALL AMERICAN DOGS REPORT - MARCH 2022

7. FUTURE AGENDA ITEMS:

None.

8. ADJOURN

There being no further business, Mayor Muir adjourned the meeting at 9:00 p.m.

Thomas Muir, Mayor

Kelly Edwards, City Secretary

AGENDA MEETING DATE: May 2, 2022

TO: John Noblitt, City Manager

FROM: Hugh Coleman, City Attorney

ITEM/CAPTION:

INTERLOCAL COOPERATION AGREEMENT BETWEEN DENTON COUNTY

Consider an Interlocal Agreement with Denton County for the replace or rehabilitate of the Cowling Road Bridge at Clear Creek authorizing the Mayor to execute said agreement. (Coleman)

AGENDA TYPE: Regular

ACTION REQUESTED: Approval, Contract/Agreement

BACKGROUND:

This is a BRINSAP Project in which Denton County in conjunction with TXDOT will rebuild Cowling Road Bridge at Clear Creek. Cowling Road is a City Road; therefore, the City needs to approve the contract to allow for the construction. The contract list "Amyx Hill Road Culvert Replacement Project" because it was a project completed by the County, and the funds were identified by the County, which would qualify for the needed local match.

LEGAL/BOARD COMMISSION RECOMMENDATIONS/CITIZEN NOTICE FEEDBACK:

Approved by City Attorney

FINANCIAL SUMMARY - FUNDING/FISCAL IMPACT:

N/A

FUNDS:

There is no cost to the City until City Utilities are identified and need to be moved.

STAFF RECOMMENDATION/ACTION DESIRED:

Approval

ATTACHMENTS:

Description	Upload Date	Type
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THE STATE OF TEXAS §
 §
COUNTY OF DENTON §

**INTERLOCAL COOPERATION AGREEMENT BETWEEN
DENTON COUNTY, TEXAS, AND THE CITY OF SANGER, TEXAS**

THIS AGREEMENT is made, entered into and executed by and between Denton County, Texas, a duly organized political subdivision of the State of Texas, hereinafter “the County,” and the City of Sanger, Texas, a duly organized municipality, existing under the laws of the State of Texas, hereinafter “the City.” The County and the City are collectively referred to herein as “the Parties.”

WHEREAS, the County and the City mutually desire to enter into this Agreement for the purpose of providing for the replacement and rehabilitation of the Cowling Road Bridge at Clear Creek, located entirely within the municipal limits of the City and Denton County Commissioner Precinct #1, hereinafter “the Project;” and

WHEREAS, the Interlocal Cooperation Act, Texas Government Code Chapter 791, hereinafter “the Act,” provides authorization for a local government to contract with one or more local governments to perform governmental functions and services under the terms of the Act and the County and the City hereby mutually agree to be subject to the provisions of the Act; and

WHEREAS, the County and the City value the timely completion of the Project which involves roads which are an integral part of the County’s road system and the Parties are undertaking the Project to facilitate safe travel on an improved roadway; and

WHEREAS, the County, acting by and through the Denton County Commissioners Court, proposes to approve a resolution authorizing participation in the Off System Bridge Replacement Program through a Local Project Advanced Funding Agreement (“LPAFA”) between Denton County, Texas, and the Texas Department of Transportation (“TxDOT”) for the Off System Bridge Replacement of the Cowling Road Bridge at Clear Creek under CSJ #0918-46-307; and

WHEREAS, the City proposes to accept all financial responsibility for the adjustment, removal or relocation of all the City’s utility facilities; and

NOW, THEREFORE, this Agreement is hereby made and entered into between the County and the City upon and for the mutual consideration stated herein:

WITNESSETH:

I.

Pursuant to Texas Government Code §791.011, the County and the City hereby enter into this Agreement in order to perform certain governmental functions and services in the area of streets, roads and drainage. The purpose of this Agreement is to provide a governmental function or service that each party is authorized to perform individually.

II.

The County will enter into a Local Project Advanced Funding Agreement (“LPAFA”) for Bridge Replacement or Rehabilitation Off the State System with the Texas Department of Transportation (“TxDOT”), whereby TxDOT will replace or rehabilitate the Cowling Road Bridge at Clear Creek and Denton County will perform, or cause to be performed an equivalent-match project in return for waiver of the local match fund participation requirement on the approved Federal Off System Bridge Program Project known as the Amyx Hill Road Culvert Replacement Project at an estimated cost to the County of seven-hundred-ninety-four-thousand eight-hundred-ninety-two dollars and no cents (\$794,892.00). This is the County’s contribution toward TxDOT agreeing to perform the replacement or rehabilitation of the Cowling Road Bridge at Clear Creek.

III.

The City authorizes the State, its consultant, contractor or other designated representative to enter the site of said the Cowling Road Bridge and adjacent right-of-way or relocation right-of-way to perform surveys, inspections, construction and other activities necessary to replace or rehabilitate said Cowling Road Bridge and approaches.

The City shall also be responsible for the adjustment, removal or relocation of the City’s utility facilities in accordance with applicable State laws, regulations, rules, policies and procedures, including any cost to the State of a delay resulting from the City’s failure to ensure that their utility facilities are adjusted, removed or relocated before the scheduled beginning of construction. The City will not be reimbursed with Federal, State or County funds for the cost of required utility work. The City must obtain advance approval for any variance from established procedures. Before a construction

contract is let, the City shall provide, at the State's request, a certification stating that the City has completed the adjustment of all utilities that must be adjusted before construction is completed.

IV.

This exchange of in-kind services between the County and the City is deemed adequate consideration for the obligations exchanged by the Parties herein.

V.

The County agrees and understands that the County, its employees, servants, agents or representatives shall at no time represent themselves to be employees, servants, agents and/or representatives of the City.

VI.

The City agrees and understands that the City, its employees, servants, agents or representatives shall at no time represent themselves to be employees, servants, agents and/or representatives of the County.

VII.

The County agrees to accept full responsibility for the acts, negligence or omissions of all County employees, agents, subcontractors and/or contract laborers and for those of all other persons doing work under a contract or agreement with the County.

VIII.

The City agrees to accept full responsibility for the acts, negligence or omissions of all City employees, agents, subcontractors and/or contract laborers and for those of all other persons doing work under a contract or agreement with the City.

IX.

This Agreement is not intended to extend the liability of the Parties beyond that provided by law. Neither the County nor the City waive, nor shall be deemed to have hereby waived, any immunity or defense that would otherwise be available to it against claims made by third parties.

X.

The validity of this Agreement and of any of its terms or provisions, as well as the rights and duties of the Parties hereto, shall be governed by the laws of the State of

Texas. Further, this Agreement shall be performable in Denton County, Texas, and venue for any dispute arising under this Agreement shall be in Denton County, Texas.

XI.

In the event that any portion of this Agreement shall be found to be contrary to law, it is the intent of the Parties hereto that the remaining portions shall remain valid and in full force and effect to the extent possible.

XII.

The undersigned officer or agents of the Parties hereto are the properly authorized officials and have the necessary authority to execute this Agreement on behalf of the Parties hereto, and each party hereby certifies to the other that any necessary resolutions extending said authority have been duly passed and are now in full force and effect.

XIII.

This Agreement represents the entire agreement between the County and the City and supersedes all prior negotiations, representations or agreements, either written or oral. This Agreement may be amended only by written instrument signed by the governing bodies of both the County and the City or those authorized to sign on behalf of those governing bodies.

XIV.

This Agreement becomes effective when signed by the last party whose signing makes the respective agreement fully executed.

XV.

This Agreement may be terminated in whole or in part by the County or the City upon thirty days written notice to the other party at any time, with or without cause. No such termination may be affected unless the non-terminating party is given written notice of intent to terminate and an opportunity for consultation with the terminating party prior to termination. Notices shall be directed as follows:

For City: Honorable Thomas Muir, Mayor
 City of Sanger, Texas
 P.O. Box 1729
 Sanger, Texas 75078

Copy To: John Noblitt, City Manager

City of Sanger, Texas
P.O. Box 1729
Sanger, Texas 75078

For County: Honorable Andy Eads, Denton County Judge
1 Courthouse Drive, Suite 3100
Denton, Texas 76208

Copy To: Denton County Criminal District Attorney’s Office - Civil Division
1450 East McKinney Street, Suite 3100
Denton, Texas 76201

EXECUTED this _____ day of _____, 2022.

DENTON COUNTY, TEXAS
1 Courthouse Drive, Suite 3100
Denton, Texas, 76201

CITY OF SANGER, TEXAS
P.O. Box 1729
Sanger, Texas 75078

By: _____
Honorable Andy Eads
Denton County Judge

By: _____
Honorable Thomas Muir
Mayor of the City of Sanger, Texas

Acting on behalf and by the authority of
the
Denton County Commissioners Court

Acting on behalf and by the authority of
the
City of Sanger, Texas

ATTEST:

ATTEST:

By: _____
Denton County Clerk

By: _____
City Secretary

Approved as to Form:

City Attorney

COUNTY AUDITOR'S CERTIFICATE

I hereby certify funds will be available to accomplish and pay the obligation of Denton County, Texas, under this Agreement.

County Auditor

APPROVAL OF INTERLOCAL COOPERATION AGREEMENT

Denton County, Texas, acting by and through the Denton County Commissioners Court, having been advised of the Project for the replacement or rehabilitation of the Cowling Road Bridge at Clear Creek, herein gives their specific written approval of the Project prior to beginning the Project in satisfaction of the requirements of Texas Government Code Chapter 791, the Interlocal Cooperation Act, and specifically Texas Government Code § 791.014.

The local governments which requested the project and with whom the agreement is by and between are Denton County, Texas, and the City of Sanger, Texas.

By vote on the date below, the Denton County Commissioners Court has approved the Project identified above and authorized execution of this document by the presiding officer of the Denton County Commissioners Court.

Date: _____

By: _____

Presiding Officer of the
Denton County Commissioners Court

AGENDA MEETING DATE: May 2, 2022

TO: John Noblitt, City Manager

FROM: Hugh Coleman, City Attorney

ITEM/CAPTION:

ENGAGEMENT AGREEMENT WITH JULIE FORT

Consider an Engagement Agreement for Special Districts, Annexations, and Land Use with Julie Fort, Messer Fort McDonald, and authorizing the Mayor or City Manager to execute said agreement. (Coleman)

AGENDA TYPE: Regular

ACTION REQUESTED: Approval, Contract/Agreement

BACKGROUND:

- The City currently has interest from a development group in creating a Public Improvement District (PID).
 - This agreement would allow the City to engage Messer Fort McDonald to provide PID creation and administrative services.
 - The City will be responsible for paying the fees for all services provided by Messer Fort McDonald; however, the source of payment will be funds advanced by the Developer or the District.
 - A Professional Services Reimbursement Agreement with the developer is also on this agenda for consideration.
-

LEGAL/BOARD COMMISSION RECOMMENDATIONS/CITIZEN NOTICE FEEDBACK:

Approved by City Attorney

FINANCIAL SUMMARY - FUNDING/FISCAL IMPACT:

N/A

FUNDS:

N/A

STAFF RECOMMENDATION/ACTION DESIRED:

Approval

ATTACHMENTS:

Description	Upload Date	Type
Engagement Agreement - Special Districts	4/19/2022	Cover Memo
Julie Fort Resume	4/19/2022	Cover Memo



MESSER ★ FORT ★ McDONALD

THE MUNICIPAL LAW FIRM

NORTH TEXAS | AUSTIN | ABILENE

April 14, 2022

Via email to: HColemand@sangertexas.org

Hugh Coleman, City Attorney
City of Sanger
502 Elm St.
Sanger, Texas 76266

Re: Legal Services Agreement – Special Districts, Annexations, and Land Use

Dear Hugh,

We are pleased and honored to act as outside counsel for the City of Sanger to perform legal services related to special districts, including project related annexations and land use. Additional services may be performed as agreed to by both parties. In connection with this representation, I would like to take this opportunity to briefly review our discussion as to fee arrangements and our firm's billing policies.

Outside Counsel Fee Factors. It is our firm's policy that the establishment of fees is accomplished through the exercise of judgment on each individual matter taking into consideration a number of factors including the time and labor required, the novelty and difficulty of the issues involved, the skill required to perform the legal services, time limitations imposed by the client or by the circumstances, the experience, reputation and ability of the attorney or attorneys performing services, and the results obtained through our services. These are standard factors from the State Bar Rules of Ethics.

Generally speaking, our objective of charging a fair fee for our services rendered is achieved through the maintaining of accurate records as to the time spent by each attorney and paralegal on a particular project and then billing for that time in accordance with a range of hourly rates established for each attorney and paralegal based upon the individual's experience and level of skill.

Hourly Rates. The hourly rate for the lawyers who I expect to be working for the City of Sanger will range from \$275.00 to \$350.00 when a developer pays the fees through a professional services agreement. Law clerk rates are \$150.00 per hour. Paralegal rates are \$95.00 per hour. All time is billed in tenths of an hour. I think you will find that these rates are fair and extremely competitive in the marketplace. In the event legal services are not funded through a professional services agreement, the hourly rate for lawyers will be reduced to \$250.00.

Opinion letters for bonds or certificates of obligation are a separate flat fee paid from the bond proceeds. Sanger understands that hourly rates may be modestly increased on an annual basis, but that any annual increase shall be no more than ten percent of the current rate and will not be applied until after the first year of the Firm's service to the City.

Monthly Payment of Our Statement Within Thirty Days. It is our practice to bill for

matters on a monthly basis and we would generally expect payment within thirty days of receipt of the bill regardless of the status of any professional services agreement.

Out-of-Pocket Expenses. In addition to reflecting the charges for attorneys' time, our statement will reflect out-of-pocket expenses incurred by the firm in the rendition of its services, including photocopying expenses, research databases, and messenger and special delivery services. These are billed at the actual cost of the expenses.

Miscellaneous.

(A) Pursuant to Section 2270.002, Texas Government Code, we hereby (i) represent that we do not boycott Israel, and (ii) subject to or as otherwise required by applicable federal law, including without limitation 50 U.S.C. Section 4607, agree we will not boycott Israel during the term of the Agreement. As used in the immediately preceding sentence, "boycott Israel" shall have the meaning given such term in Section 2270.001, Texas Government Code.

(B) We further represent that (i) we do not engage in business with Iran, Sudan or any foreign terrorist organization and (ii) we are not listed by the Texas Comptroller under Section 2252.153, Texas Government Code, as a company known to have contracts with or provide supplies or services to a foreign terrorist organization. As used in the immediately preceding sentence, "foreign terrorist organization" shall have the meaning given such term in Section 2252.151, Texas Government Code.

(C) All signatories below represent and warrant that they have the authority to execute this agreement and bind their respective entities.

Termination. Either party may terminate our representation at any time by notifying the other in writing. In either case, the firm's withdrawal will be accomplished pursuant to applicable ethical requirements. Upon termination of the representation, Sanger will be obligated to pay for all services rendered and expenses incurred.

I hope this information will provide you with sufficient information as to our billing practices and procedures I will be happy to discuss these matters further. Again, we appreciate your engaging us as outside counsel to represent the City of Sanger and we very much look forward to working with you.

Sincerely yours,
Messer, Fort & McDonald, PLLC



Julie Fort

AGREED:

CITY OF SANGER

By: _____
Hugh Coleman, City Attorney

Julie Fort

Partner

PRACTICE AREAS

Municipal Law
Economic Development
Land Use

PRACTICE DESCRIPTION

Julie's practice focuses exclusively on providing a range of legal services to cities and economic development corporations, both large and small. With over eighteen years of experience, Julie has represented municipalities, economic, community and industrial development corporations, community colleges, housing authorities, counties and other governmental entities on a wide range of matters, such as:

- Economic incentives
- Zoning, planning and land use
- Open meetings and public information
- PIDs and TIRZs
- Negotiations with special districts
- City charter adoption and amendment
- Easement and right-of-way acquisition
- Annexation and boundary disputes
- Employment issues and civil service
- Purchasing and bidding
- Conflicts of interest and nepotism
- Elections
- Municipal court prosecution
- Development agreements
- Ordinance and contract drafting
- Constitutional issues, including signs and SOBs
- Code Enforcement
- Utility issues
- Agenda review and attendance at posted meetings

REPRESENTATIVE EXPERIENCE

- Negotiated with the developer of a 2,900 acre tract for a development agreement on annexation, sales tax incentives, zoning and financial issues for the City of Van Alstyne
- Provided legal advise in creating PIDs and TIRZs for Celina, Denison, Fate and Frisco
- Regularly drafts performance agreements between economic development corporations and entities receiving incentives
- Drafted documents to create a Neighborhood Empowerment Zone for the Town of Prosper
- Regularly draft ordinances covering a variety of subject matters
- Regularly assist with open meetings issues and public information requests
- Assisted with negotiating and drafting agreements and leases for a baseball stadium, soccer stadium and hockey arena for the City of Frisco
- Assists with negotiating and drafting plans and ordinances for public improvement districts

PROFESSIONAL AND EDUCATIONAL BACKGROUND

- Named among Best Lawyers in Dallas in Land Use Law by D Magazine, 2009 and 2011
- Chair of the Government Law Section of the State Bar of Texas, 2011-2012
- Merit Certification in Municipal Law from Texas City Attorneys Association
- Member of Supreme Court Task Force to Expand Legal Services Delivery, 2010-2012
- McKinney Economic Development Corporation Board of Directors, 2012- Present
- Named Top 50 Women in Business in McKinney Living Magazine, 2010
- Member of the Board of the McKinney Chamber of Commerce, 2008-2011
- Chair of the Advocacy Sector of the McKinney Chamber of Commerce, 2010-2011
- Planning and Zoning Commissioner, City of Frisco, 1999-2000

LICENSURE AND MEMBERSHIPS

- State Bar of Texas

SPEAKING AND WRITING ACCOMPLISHMENTS

Texas Municipal League Economic Development Handbook, Texas Municipal League, January 2015

Tax Increment Reinvestment Zone (TIRZ) Agreements, UTCLE Land Use Conference, March 2014

Who are you and what do You do? The Public Interplay og the Roles of the City Manager, Planning Director and Developer, 2013 Land Use Fundamentals, March 2013

Zoning & Platting 101: Basic Concepts, Key Issues and Vocabulary, UTCLE Land Use Planning, March 2012

Annexation Development Agreements, UTCLE Land Use Planning, March 2010

MUDs, SUDs and Other Water Critters, UTCLE Land Use Planning, March 2009

Special Districts, Zoning, Subdivision and Land Development Law Seminar, November 2008

Options for Financing Special Districts, Texas City Managers Association Annual Conference, June 2008

Land Use, Texas City Attorney Association 9th Annual Riley Fletcher Basic Municipal Law Seminar, February 2008

Annexation: Prior Continuous Uses, Texas City Attorney Association Annual Meeting at the TML Conference, November 2007

Chapter 176 Conflict Disclosure Statements, Texas Municipal Clerks Association, Lone Star Chapter, November 2007

Government Approvals for Platting and Zoning, Lorman CLE Conference, Dallas, October 2006

The Freeze Law, Chapter 245, Land Use Planning Law Conference, UTCLE Conference, Austin, April 2006

Recent State Cases of Interest to Cities, Texas City Attorney Association Annual Meeting at the TML Conference, October 2005

Local Option Elections, Planning & Zoning for Public Officials and Attorneys CLE Conference, Dallas, June 2003

Local Option Elections & Recent SOB Cases, Land Use Law, CLE Conference, Austin, November 2002

Open Meetings & Conflicts of Interest, City of Wylie In-Service, Annual Presentation, 2002-2007

Basic Zoning Law and Conflicts of Interest, City of Frisco Training Seminar for Planning and Zoning Commissioners and/or Board of Adjustment members, Annual Presentation 2002-2006

AGENDA MEETING DATE: May 2, 2022

TO: John Noblitt, City Manager

FROM: Ramie Hammonds, Development Service Director

ITEM/CAPTION:

PROFESSIONAL SERVICES AGREEMENT WITH P3 WORKS

Consider a Professional Services Agreement with P3Works, LLC to provide Public Improvement District and Tax Reinvestment Zone creation and administrative services, authorizing the City Manager to execute the agreement. (Hammonds)

AGENDA TYPE: Consent Agenda

ACTION REQUESTED: Approval

BACKGROUND:

- The City currently has interest from a development group in creating a Public Improvement District (PID).
 - This agreement would allow the City to engage P3Works, LLC to provide PID creation and administrative services.
 - The City will be responsible for paying the fees for all services provided by P3Works; however, the source of payment will be funds advanced by the Developer or the District.
 - A Professional Services Reimbursement Agreement with the developer is also on this agenda for consideration.
-

LEGAL/BOARD COMMISSION RECOMMENDATIONS/CITIZEN NOTICE FEEDBACK:

This agreement has been reviewed by the City Attorney.

FINANCIAL SUMMARY - FUNDING/FISCAL IMPACT:

N/A

FUNDS:

N/A

STAFF RECOMMENDATION/ACTION DESIRED:

Staff recommends APPROVAL.

ATTACHMENTS:

Description	Upload Date	Type
2022-04-27_P3Works, LLC Engagement PID TRIZ	4/28/2022	Cover Memo

**MASTER SERVICE AGREEMENT FOR PUBLIC IMPROVEMENT DISTRICT (PID)
AND TAX INCREMENT REINVESTMENT ZONE (TIRZ) REVIEW, CREATION AND
ADMINISTRATION SERVICES**

This Agreement for Public Improvement District (“PID”) and Tax increment Reinvestment Zone (“TIRZ”), Consultation, Review, Creation and Administration Services (“Agreement”) is entered into this _____ day of _____, 2022, by and between P3Works, LLC (“P3Works”), and the City of Sanger, Texas (“City”).

RECITALS

WHEREAS, the City Council is contemplating the creation of Districts (“PID” or “TIRZ”) within its city limits to finance the costs of certain public improvements for the benefit of property and

WHEREAS, the City may consider issuing bonds to fund certain improvements as authorized by the Public Improvement District Assessment Act (“PID”), Texas Local Government Code, Chapter 372, as amended; and

WHEREAS, the City may consider creating a Tax Increment Reinvestment Zone (“TIRZ”), in which the boundary will be commensurate with the boundary of the District, to fund certain improvements as authorized by the Tax Increment Financing Act, of the Texas Tax Code, Chapter 311, as amended; and

WHEREAS, the City requires specialized services to perform due diligence and review of proposed Districts; and

WHEREAS, the City requires specialized services related to the creation, revision and updating of the Service and Assessment Plan ("Service and Assessment Plan"), bond issuance, and the administration of the District; the creation, revision and updating of the Final Project and Finance Plan (“Final Plan”) and the Annual Reporting of the TIRZ as more fully set forth in this Agreement; and

WHEREAS, P3Works has the expertise to properly establish and administer the District and ensure compliance with Texas Local Government Code Chapter 372, and Texas Tax Code 311; and

WHEREAS, the City desires to retain P3Works to provide District and TIRZ, review, due diligence, creation and administration services;

NOW THEREFORE, in consideration of the mutual promises and covenants contained in this Agreement, and for good and valuable consideration, P3Works and the City agree as follows:

ARTICLE I
TERM OF AGREEMENT

1.0 The Agreement shall be effective as of its approval by all parties, and shall be for a period of three (3) years and shall automatically continue on a year to year basis until terminated pursuant to Article IV of this Agreement.

ARTICLE II
SERVICES TO BE PROVIDED BY P3WORKS

2.0 P3Works and the City agree that P3Works will perform PID Services and Tax Reinvestment Zone Services as requested by the City as outlined in the **Public Improvement District Administration Services Addendum** and **Tax Increments Reinvestment Zone (“TIRZ”) Creation and Administration Services Addendum** attached as **EXHIBIT A** and **EXHIBIT B**, respectively.

2.1 P3Works agrees that its services pursuant to this Agreement shall at all times be subject to the control and supervision of the City and that nothing in this Agreement shall constitute an assignment of any right or obligation of the City under any applicable contract, agreement, or law. P3Works shall not represent to any property owner or any other person that it or any of its employees are acting as the City or employees of the City.

2.2 No substantial changes in the scope of services shall be made without the prior written approval of P3Works and the City.

2.3 P3Works shall supply all tools and means necessary to perform the services and production of the work product described in Exhibits A and B.

ARTICLE III
PAYMENT TERMS AND CONDITIONS

3.0 In consideration for the services to be performed by P3Works, the City agrees to pay P3Works the fees for all services and related costs and expenses set forth in Exhibit A and B, beginning the first day of the month following the execution of this Agreement. The fee to P3Works for Services performed will be based on the rates and terms specific to the various tasks as outline in Exhibit A. For each new PID, the City will request from P3Works an updated Exhibit A specific to the new PID, but which terms will remain the same Exhibit A. Once assessments have been levied the Monthly Collection Fees will begin, and then the February 1 following the levy of assessments, and each February 1 thereafter, the fees shall increase by 2%.

3.1 For each new TIRZ, which boundaries may or may not be coterminous with a PID administered by P3Works, the City will request from P3Works an updated Exhibit B specific to the new TIRZ, but which terms will remain the same as Exhibit B.

3.2 Monthly invoices shall be submitted to the City for work completed. City agrees to pay the amount due to P3Works upon receipt of each invoice.

3.3 Copies of all invoices to P3Works for expenses, materials, or services provided to P3Works will accompany the invoice to the City. P3Works will pass any third-party cost through to the City without markup and will not incur any expense in excess of \$200 without written consent of the City.

3.4 The only source of payment for P3Works' fees and services shall be the District or funds advanced by the developer. The City general fund shall never be used to pay for any expenses relating to P3Works' administration of the District. In the event there is insufficient District funds in a given year to pay P3Works' fees and expenses, P3Works agrees to defer the fees and expenses until such time as there are sufficient District funds or funds advanced by the developer.

ARTICLE IV **TERMINATION OF THIS AGREEMENT**

4.0 Notwithstanding any other provisions of this Agreement, either party may terminate this Agreement at any time by giving sixty (60) days written notice to the other party without penalty and without limitation of its right to seek damages. City shall pay P3Works, within 30 days of such termination, all of P3Works' fees and expenses actually accrued or incurred to and including the date of termination, including any amount incurred or accrued in connection with work in progress.

ARTICLE V **GENERAL PROVISIONS**

5.0 This Agreement supersedes any and all agreements, either oral or written, between the parties hereto with respect to rendering of services by P3Works for the City and contains all of the covenants and agreements between the parties with respect to the rendering of such services in any manner whatsoever. Each party of this Agreement acknowledges that no representations, inducements, promises, or agreements, orally or otherwise, have been made by any party which are not embodied herein and that no other agreement, statement, or promise not contained in this Agreement shall be valid or binding.

5.1 This Agreement shall be administered and interpreted under the laws of the State of Texas. This Agreement shall not be construed for or against any party by reason of who drafted the provisions set forth herein. If any part of this Agreement is found to be in conflict with applicable laws, such part shall be inoperative, null and void insofar as it is in conflict with said laws, but the remainder of this Agreement shall remain in full force and effect.

5.2 Neither this Agreement or any duties or obligations under this Agreement may be assigned by P3Works without the prior written consent of the City.

5.3 P3Works is a PID Administration firm, does not provide financial advice, and is not an Independent Registered Municipal Advisor under the SEC and MSRB Rules, therefore, P3Works will request an IRMA Exemption Letter if not already provided on the City's website, and then provide to the City an IRMA Exemption acceptance letter in the general form attached as Exhibit C upon execution of the Agreement.

5.4 The waiver by either party of a breach or violation of any provision of this Agreement will not operate as or be construed to be a waiver of any subsequent breach thereof.

5.5 All records, reports, and other documents prepared by P3Works for the purposes of providing the services described in this Agreement shall be property of the City. All such documents shall be made available to the City during the course of performance of this Agreement. Any reports, studies, photographs, negatives, or other documents or drawings prepared by P3Works in the performance of its obligations under this Agreement shall be the exclusive property of the City and all such materials shall be remitted to the City by P3Works upon completion, termination, or cancellation of this Agreement.

5.6 The City acknowledges P3Works' ownership of its software, programs, inventions, know-how, trade secrets, confidential knowledge, source code, or other proprietary information relating to products, processes, services, software, formulas, developmental or experimental work, business plans, financial information, or other subject matter ("Confidential Information") pertaining to the business of P3Works. This Agreement shall not in any way give rise to any requirement or obligation for P3Works to disclose or release any Confidential Information.

5.7 The headings and article titles of this Agreement are not a part of this Agreement and shall have no effect upon the construction or interpretation of any part hereof.

5.8 Should either party commence any legal action or proceeding against the other based upon this Agreement, the prevailing party shall be entitled to an award of reasonable attorney's fees and costs.

5.9 All notices, requests, demands, and other communications which are required to be given under this agreement shall be in writing and shall be deemed to have been duly given upon the delivery by registered or certified mail, return receipt requested, postage prepaid thereon, as follows:

To P3Works:

Mary V. Petty
Managing Partner
P3Works, LLC
9284 Huntington Square, Ste. 100
North Richland Hills, Texas 76182

To City:

John Noblitt
City Manager
City of Sanger
502 Elm Street
PO Box 1729
Sanger, Texas 76266

5.10 A person or business that contracts with the City or who seeks to contract with the City must file a “Conflict of Interest Questionnaire” (FORM CIQ) which is available online at www.ethics.state.tx.us and a copy of which is attached to this guideline. The form contains mandatory disclosures regarding “employment or business relationships” with a municipal officer. Officials may be asked to clarify or interpret various portions of the questionnaire.

WHEN: The person or business must file:

1. The questionnaire – no later than seven days after the date the person or business begins contract discussions or negotiations with the municipality, or submits an application, responds to a request for proposals or bids, correspondence, or other writing related to a potential contract or agreement with the City; and
2. An updated questionnaire – within seven days after the date of an event that would make a filed questionnaire incomplete or inaccurate.

5.11 Compliance with HB 89: Vendor agrees per HB 89 vendor shall not boycott Israel at any time while providing products or services to the City of Sanger.

Yes, we agree No, we do not agree N/A

5.12. Compliance with SB 252: Vendor agrees per SB 252 vendor shall not do business with Iran, Sudan or a foreign terrorist organization while providing products or services to the City of Sanger.

Yes, we agree No, we do not agree

5.13 The parties hereby warrant that the persons executing this Agreement are authorized to execute this Agreement and are authorized to obligate the respective parties to perform this Agreement. A facsimile signature on this Agreement shall be treated for all purposes as an original signature.

(Signature Page to Follow)

Executed on this _____ day of _____, 2022:

P3Works, LLC

BY: _____
Mary V. Petty
Managing Partner

City of Sanger

BY: _____
John Noblitt
City Manager

BY: _____
Hugh Coleman
City Attorney

**EXHIBIT A
PUBLIC IMPROVEMENT DISTRICT SERVICES ADDENDUM
SCOPE OF SERVICES TO BE PROVIDED**

PID Name: _____

Authorized Start Date by City Manager: _____

City Manager Signature: _____

Receipt by PID Administrator Signature: _____

Receipt by PID Administrator Date: _____

PID FORMATION, SERVICE AND ASSESSMENT PLAN PREPARATION, AND BOND ISSUANCE SUPPORT SERVICES

Billed at P3Works' prevailing hourly rates, which are currently as follows:

<i>Title</i>	<i>Hourly Rate</i>
<i>Managing Partner</i>	<i>\$250</i>
<i>Vice President</i>	<i>\$185</i>
<i>Senior Associate</i>	<i>\$160</i>
<i>Associate</i>	<i>\$135</i>
<i>Administrative</i>	<i>\$100</i>

**P3Works' hourly rates may be adjusted from time to time to reflect increased costs of labor and/or adding/reclassifying titles. Travel times will be billed at hourly rates.*

District Due Diligence and Preparation of PID Plan of Finance

1. P3Works will review project information and review the plan of finance for the proposed transaction, including
2. Assessed value schedules, value to lien analysis, and overall structuring to achieve City goals and objectives
3. Identify areas of risk and with the City's Financial Advisor, solutions to mitigate the risks,
4. Bond sizing and bond phasing by improvement area,
5. Sources and uses of funds by improvement area,
6. Debt service schedules, and;
7. Assessment allocation and associated estimated annual installment by lot type for each improvement area.

Preparation of Service and Assessment Plan

1. P3Works will prepare a complete and final Service and Assessment Plan to be adopted by City Council and included in the Official Statement for the Bonds based on the Plan of Finance.
2. P3Works will present the Service and Assessment Plan to City Council and request approval of Assessment Roll.

Bond Issuance Support

1. P3Works will ensure bond documents, including the PID financing agreement, bond indenture, and official statement are all consistent with the Service and Assessment Plan.
2. P3Works will provide ad-hoc analysis as requested by the underwriter in preparation of the preliminary official statement.

Participation in Presentations to City Council or other Public Forums

1. P3Works will prepare and present information as requested to the City Council or any other public forum.

BASIC DISTRICT ADMINISTRATION SERVICES

MONTHLY COLLECTION FEES WILL BEGIN ONCE ASSESSMENTS ARE LEVIED

If no bonds are sold:

Monthly Fee = \$1,500 beginning the first of the month following execution of this Agreement for the first improvement area; and \$1,000 per month for each improvement area thereafter. (Proration will occur for any partial month if not begun on the 1st day of the month.)

If bonds are sold:

Monthly Fee amounts will be \$2,500 for the first improvement area beginning the first month following the issuance of bonds; and \$1,250 per month for each improvement area thereafter.

For PIDs that P3Works did not create: Monthly Collection Fees will not begin until the first Annual SAP Update is drafted by P3Works and approved by Council, therefore all work completed to that point will be billed hourly.

See Section below related to “Consulting Services Relating to Future Improvement Areas and related Bond Issuance” for hourly fees if bonds are contemplated.

Prepare Annual Service and Assessment Plan Update

1. If possible, obtain updated construction cost estimates (or actual costs for completed facilities) for District improvements, and update service and assessment plan text and tables.
2. Update service and assessment plan text and tables as necessary to account for any changes in development plan or land uses.
3. Update annual District assessment roll.
4. Identify parcel subdivisions, conveyance to owners’ associations, changes in land use, and any other information relevant to the levy of special assessments.
5. Review maps of tax parcels to compile/audit list of parcels that are within the District for the upcoming bond year. Classify each parcel pursuant to the approved service and assessment plan.
6. Identify and parcels dedicated to any property types classified as exempt by the service and assessment plan.
7. Update District database with newly subdivided parcels and property type classifications.
8. Calculate annual special assessment for each parcel. Verify the sum of annual installments for all parcels in the District is sufficient to meet the annual debt service requirement, administration expenses, and any provisions for delinquency or prepayment reserves.
9. Calculate other funds available, such as reserve fund income, capitalized interest, and interest income. Reduce annual assessment based on findings according to approved service and assessment plan.
10. Present preliminary annual assessment roll to City. Upon approval by City, submit final annual assessment roll to County Tax Collector.

Administration of Bond Funds (if bonds are sold)

1. Review and reconcile the account statements for the funds maintained by the trustee. Ensure annual special assessment calculation is compliant with Indenture as it relates to each fund.
2. Provide annual summary of all District accounts maintained by Trustee at the time the annual service and assessment plan update is performed.

Provide Public Information Request Support

1. If requested, P3Works will respond to any calls and or emails relating to the District. P3Works will only provide technical answers relating to the annual assessments or the District generally. P3Works will not provide any commentary on City policy relating to PIDs.
2. If the City receives a notice from a property owner alleging an error in the calculation of any matters related to the annual assessment roll for the District, P3Works will review and provide a written response to the City. If a calculation error occurred, P3Works will take corrective action as required to correct the error.

Delinquency Management

1. After the end of the annual assessment installment collection period, P3Works will prepare a delinquent special assessment report, which details which parcels are delinquent and the amount of delinquency.
2. P3Works will advise the City what action must be taken relating to delinquent parcels, if any, to remain in compliance with the District bond documents.

Website Setup

1. Prepare website database searchable by property tax ID for use by property owners, title companies, mortgage companies, or other interested parties. The search results will provide assessment information, including outstanding principal, annual installment amount, payment information, and a breakdown of the assessment installment by use (principal, interest, reserve fund accounts, administrations, etc.)
2. Prepare "District Information" page for website. Information will include a background of the District formation and bond issuance process, District boundary map, and description of improvements. In addition, P3Works will provide a link to District documents.

DISTRICT ADMINISTRATION SETUP SERVICES

\$7,500 One Time Lump Sum Fee

1. P3Works will review the full bond transcript and identify all requirements of the City relating to District administration and/or disclosure requirements.
2. Prepare written summary of all City administration and disclosure requirements.

3. Prepare calendar of all relevant dates and deadlines for District administration and disclosure requirements.
4. Meet with County Assessor’s office to establish procedure for obtaining parcel information for assessment roll.
5. Meet with County Tax Office to establish procedure to include District assessment roll on property tax bill.
6. Meet with City representatives to finalize policies and procedures relating to District Administration.

ADDITIONAL DISTRICT SERVICES

Billed at P3Works’ prevailing hourly rates, which are currently as follows:

<i>Title</i>	<i>Hourly Rate</i>
<i>Managing Partner</i>	<i>\$250</i>
<i>Vice President</i>	<i>\$185</i>
<i>Senior Associate</i>	<i>\$160</i>
<i>Associate</i>	<i>\$135</i>
<i>Administrative</i>	<i>\$100</i>

**P3Works’ hourly rates may be adjusted from time to time to reflect increased costs of labor and/or adding/reclassifying titles. Travel will be billed at the hourly rates.*

Continuing Disclosure Services

1. P3Works will prepare the form of the annual report as required by the continuing disclosure agreements and work with the City and the Developer to complete.
2. P3Works will request from developer the reports due pursuant to the developer disclosure agreement and disseminate these reports pursuant to the disclosure agreement; including Seller’s Disclosures.
3. Upon notification by any responsible party or if P3Works independently becomes aware of such knowledge, P3Works will prepare notices of material events covering the events enumerated in the disclosure agreements.
4. P3Works will coordinate with the Trustee or the City’s dissemination agent to disseminate the annual reports, quarterly reports from the developer, and notice of significant events to the Municipal Securities Rulemaking Board (MSRB) and any other parties required in the continuing disclosure agreement.

Developer Payment Request Administration

1. P3Works will review all developer payment requests to ensure the request complies with the PID Financing Agreement, the District service and assessment plan, and any other relevant provisions contained in the District documents.
2. P3Works will audit the developer payment request to ensure there is proper backup documentation and that the accounting is accurate.
3. P3Works will coordinate with the City’s designated representative to ensure the improvements were built to the standards of the accepting governing body.
4. P3Works will ensure improvements to be dedicated are free and clear of all liens and encumbrances.

Consulting Services Relating to Future Improvement Areas and related Bond Issuance (to be paid from Developer funds advanced to City)

1. P3Works will update the Service and Assessment Plan to comply with Bond documents.
2. P3Works will prepare an updated Assessment Roll including the future Improvement Area
3. P3Works will coordinate with City's bond counsel, financial advisor, and the bond underwriter to ensure the Bonds and all related documents are in compliance with State Law.
4. P3Works will prepare any additional reports or analyses as needed to successfully issue the Bonds.

Development Agreement Review Specific to the PID/TIRZ Boundary

1. Participate in meetings or calls at City Manager's, or his/her designee, direction.
2. Review and comment on Development Agreement drafts.
3. Prepare Ad hoc analysis as requested.

**EXHIBIT B
TAX INCREMENT REINVESTMENT ZONE SERVICES ADDENDUM
SCOPE OF SERVICES TO BE PROVIDED**

TIRZ Name: _____

Authorized Start Date by City Manager: _____

Signature of City Manager: _____

Receipt by PID Administrator Signature: _____

Receipt by PID Administrator Date: _____

TIRZ FORMATION, PRELIMINARY AND FINAL PROJECT AND FINANCE PLAN PREPARATION SERVICES

Billed at P3Works' prevailing hourly rates, which are currently as follows:

<i>Title</i>	<i>Hourly Rate</i>
<i>Managing Partner</i>	<i>\$250</i>
<i>Vice President</i>	<i>\$185</i>
<i>Senior Associate</i>	<i>\$160</i>
<i>Associate</i>	<i>\$135</i>
<i>Administrative</i>	<i>\$100</i>

**P3Works' hourly rates may be adjusted from time to time to reflect increased costs of labor and/or adding/reclassifying titles. Travel times will be billed at hourly rates.*

District Due Diligence and Preparation of TIRZ Project and Finance Plan

1. P3Works will review project information and prepare a Preliminary Plan for the proposed creation, including:
 - a) Assessed value schedules and overall structuring to achieve City goals and objectives.
 - b) Drafting the TIRZ Agreement.
 - c) At the direction of Staff, facilitate presentations to the Council and the TIRZ Board.
2. Estimated annual TIRZ Credit by lot type for each improvement area.

Preparation of Preliminary and Final Project Plan

1. P3Works will prepare a Preliminary Project and Finance Plan (“PPFP”) and a Final Project and Finance Plan (“FPPF”) to be adopted by the TIRZ Board and the City Council and included in the Official Statement for the PID Bonds based on the Plan of Finance.
2. P3Works will prepare a draft TIRZ Agreement to be adopted by the TIRZ Board
3. P3Works will present the PPFP to the Council at the creation of the TIRZ and request approval of TIRZ Creation Ordinance.
4. P3Works will present the FPPF to the Council after conducting all necessary steps for

- public hearings and notifications and request approval of TIRZ FPPF.
5. P3Works will file the necessary creation forms with the Secretary of the State of Texas after the creation of the TIRZ.

Bond Issuance Support

1. P3Works will ensure bond documents, including the bond indenture and official statement are all consistent with the TIRZ Final Plan.
2. P3Works will provide ad-hoc analysis as requested by the underwriter in preparation of the preliminary official statement.

Participation in Presentations to City Council or other Public Forums

1. P3Works will prepare and present information as requested to the City Council or any other public forum.
2. If requested by the City, P3Works will respond to any calls and or emails relating to the TIRZ.
3. P3Works will only provide technical answers relating to the annual TIRZ Credit or the TIRZ generally.
4. P3Works will not provide any commentary on City policy relating to TIRZs.

BASIC DISTRICT ADMINISTRATION SERVICES

Billed at P3Works’ prevailing hourly rates, which are currently as follows:

<i>Title</i>	<i>Hourly Rate</i>
<i>Managing Partner</i>	<i>\$250</i>
<i>Vice President</i>	<i>\$185</i>
<i>Senior Associate</i>	<i>\$160</i>
<i>Associate</i>	<i>\$135</i>
<i>Administrative</i>	<i>\$100</i>

Preparation of the Annual Report to be filed with the Secretary of State and then presented to the TIRZ Board and City Council for approval.

See Section below related to “Consulting Services Relating to Future Improvement Areas and related Bond Issuance” for hourly fees if future TIRZ changes are contemplated.

Consulting Services Relating to Future Improvement Areas and related Bond Issuance (to be paid from Developer funds advanced to City)

1. P3Works will coordinate with City’s bond counsel, financial advisor, and the bond underwriter to ensure the Bonds and all related documents are in compliance with State Law.
2. P3Works will prepare any additional reports or analyses as needed to successfully issue the Bonds.

Prepare Annual Report

1. If possible, obtain updated construction cost estimates (or actual costs for completed facilities) for TIRZ improvements
2. Update Annual Report as necessary to account for any changes in development plan or land uses.
3. Identify parcel subdivisions, conveyance to owners' associations, changes in land use, and any other information relevant to anticipated estimate of Tax Increment to be generated.
4. Calculate annual TIRZ Credit for each parcel.
5. Present preliminary Annual Report to TIRZ Board. Upon approval by TIRZ Board, submit final Annual Report to the Texas Secretary of State.

EXHIBIT C

IRMA EXEMPTION LETTER



P3Works, LLC.
9284 Huntington
Sq.
Suite 100
North Richland
Hills,
Texas 76182

Mary V. Petty
Managing Partner
+1.817.393-0353
Phone
[Admin@P3-
Works.com](mailto:Admin@P3-Works.com)

April 18, 2022

John Noblitt
City Manager
City of Sanger
502 Elm Street
PO Box 1729
Sanger, Texas 76266

RE: IRMA Exemption/Acceptance Letter

To Whom It May Concern:

We have received your written representation, dated _____, 20__, that the City of Sanger (the "City") has engaged and is represented by _____, an independent registered Municipal Advisor ("IRMA"). In accordance with Section 15Ba1-1(d)(3)(vi) of the Securities Exchange Act of 1934 ("Securities Exchange Act"), we understand and intend for the City to rely on IRMA's advice in evaluating recommendations brought forward by P3Works, LLC that constitute "advice" as defined in the Securities Exchange Act ("IRMA Exemption").

Furthermore, P3Works, LLC has conducted reasonable due diligence and is confirming that to the best of our knowledge, the IRMA is independent from P3Works, LLC, that P3Works, LLC is not a municipal advisor and is not subject to the fiduciary duty to municipal entities that the Security and Exchange Act imposes on municipal advisors, and that P3Works, LLC has a reasonable basis for relying on the IRMA Exemption. We will advise you, in writing, if we become aware of any changes.

P3Works, LLC provides PID Administration as consult services to Cities and Counties.

As required by the relevant sections of the Securities Exchange Act regarding Municipal Advisors, we are informing your identified IRMA of these facts.

Mary V. Petty
Managing Partner
P3Works, LLC

Jon Snyder
Managing Partner
P3Works, LLC

AGENDA MEETING DATE: May 2, 2022

TO: John Noblitt, City Manager

FROM: Jim Bolz, Director of Public Works

ITEM/CAPTION:

KSA - PROFESSIONAL ENGINEERING SERVICES AGREEMENT

Consider a Professional Engineering Services Agreement with KSA Engineers, Inc in the amount of \$48,590 to evaluate potential sites for a future Wastewater Treatment Plant, and authorize the Mayor or City Manager to execute the necessary Work Authorization. (Bolz)

AGENDA TYPE: Regular

ACTION REQUESTED: Approval

BACKGROUND:

- As more and more individuals and businesses continue to move to the North Texas region, Sanger is on the path of significant growth.
 - Currently, the City is in the permitting process to allow for increased treatment capacity at the current plant.
 - Current plant capacity is 0.98 mg/d. The proposed permit will allow for increased capacity in phases: 1.2 mg/d, and 1.86 mg/d.
 - Sanger's sewer CCN covers a significant area beyond city and ETJ boundaries.
 - In recent months, staff has had several meetings with large developers inquiring about sewer capacity in the City's CCN area.
 - As developers express interest in large development projects in the Sanger area, the City is seeking to identify future Wastewater Treatment Plant locations in preparation for anticipated future development.
 - The proposed agreement with KSA includes the evaluation of a City-owned property on Rector Road, and potentially, two other sites.
-

LEGAL/BOARD COMMISSION RECOMMENDATIONS/CITIZEN NOTICE FEEDBACK:

N/A

FINANCIAL SUMMARY - FUNDING/FISCAL IMPACT:

\$48,590.00

FUNDS:

Enterprise Capital Projects Fund

STAFF RECOMMENDATION/ACTION DESIRED:

Staff recommends approval.

ATTACHMENTS:

Description	Upload Date	Type
KSA Proposal for Professional Services	4/21/2022	Backup Material



8866 Synergy Drive
McKinney, TX 75070
972.542.2995

April 18, 2022

Jim Bolz
Public Works Director
City of Sanger, Texas
502 Elm St, Sanger, TX 76266
Office: 940-458-2571

**RE: Proposal for Professional Engineering Services
City of Sanger – WWTP Site Evaluation
Study Phase
KSA Project No. 100692**

Dear Mr. Bolz,

KSA Engineers, Inc., (KSA) is pleased to present this letter to serve as our proposal to provide professional engineering services associated with the above referenced project. The following is a general description of the project scope of work to be performed under this proposal.

The scope of work for the project involves evaluating potential WWTP sites (selected by the city) to plan for future development within the City's Sewer CCN. Total of three (3) potential sites have been identified by city staff for planning considerations. The broad scope of work will include the following:

- 1) Evaluate the Rector Road property (located south of the city) to site a new WWTP to service all or parts of the city's existing and future sub basins.
- 2) Evaluate two properties to site a new WWTP to service future development areas envisioned for the west side of the city.

Scope of Services

KSA proposes to provide the services outlined in the Study Phase of the attached General Services Agreement with the City, for the scope of work listed above. More specifically those services include:

- Project management and coordination.
- Collect and review available data and information relating to WWTP site evaluation.
- Kick-off meeting, site visit (total 3, one for each potential site), and monthly project review meetings.
- Evaluate a total of three sites (preselected by the city) against the location standards listed under TCEQ requirements in the following chapters of Texas Administrative Code - Title 30
 - o Chapter 309, Subchapter B: Location Standards (309.10 – 309.14)
 - o Chapter 217.35 & Chapter 217.38
 - o Additional factors/criteria to be used in the qualitative evaluation of potential WWTP sites will include: site size, grading, ability to accommodate future plant growth, proximity to receiving water body (for effluent discharge), road access, utility access, proximity to existing collection system infrastructure, general land use, general geology of the area (obtained from USGS) and their suitability to house potential WWTP, general wetlands in the area (based on available wetland inventory mapping data) and impacts on local archeological, historical and cultural heritage (based on readily available information from THC).
- Pre-consultation meeting and co-ordination with TCEQ to receive guidance with respect to future permit discharge requirements for the three sites.

ksaeng.com



8866 Synergy Drive
McKinney, TX 75070
972.542.2995

- Prepare a report to summarize the results of site evaluation and provide recommendations for next steps in the site selection process.

The following services are excluded from this proposal:

- Permitting services.
- Site specific studies such as endangered species study, archeological study, cultural resources study, geotechnical study, topographic study etc.
- Environmental services.

Compensation

We propose to perform the services described in the outlined scope for the following lump sum fees:

Design Project Management (Project Plan, Kick-off meeting, 3 Site visits, Invoicing and project administration, Monthly Progress meetings)	\$ 17,190
Site Evaluation (for three potential WWTP sites)	\$ 18,000
Pre-consultation and co-ordination with TCEQ	\$ 3,420
Reporting (Draft and Final)	\$ 9,980
Total for Engineering Services	\$ 48,590

Schedule

We propose to perform the scope of work in accordance with the following schedule.

- WWTP site evaluation study16 weeks from NTP
 - ↳ Background data review..... week 2
 - ↳ Kick-off meeting and site visits to potential sites week 3
 - ↳ TCEQ Meeting and co-ordination week 6
 - ↳ Site evaluation report (Draft) week 12
 - ↳ City review comments received week 14
 - ↳ Site evaluation report (Final)..... week 16
- Total from NTP to completion..... 16 weeks

Proposal Acceptance

If this scope of services and proposed fees are acceptable, KSA will prepare a Work Authorization for review and execution. KSA appreciates the opportunity to provide professional services for the City of Sanger. If you have any questions, please do not hesitate to call.

Respectfully,

KSA Engineers, Inc.

ksaeng.com



8866 Synergy Drive
McKinney, TX 75070
972.542.2995



John Reidy, P.E.
Municipal Practice Director

AGENDA MEETING DATE: May 2, 2022

TO: John Noblitt, City Manager

FROM: Jim Bolz, Director of Public Works

ITEM/CAPTION:

FM 455 UTILITY RELOCATION - CHANGE ORDER No. 4

Consider Changer Order No. 4 in the amount of \$44,260.45, with Quality Excavation, LLC for the FM 455 Project to include installation of a 12" tee, gate valve, and extension of 12" water line, and making connections to serve the Heritage West subdivision on north Tejas Drive; and to also include an additional 14' at Sable Creek Parkway in bore length made necessary by the discovery of an electrical line preventing anticipated bore pit placement; and, authorize the City Manager to execute said Change Order No. 4. (Bolz)

AGENDA TYPE: Regular

ACTION REQUESTED: Approval, Change Order

BACKGROUND:

When excavating along FM 455 around North Tejas Drive, it was discovered that the existing 12" pipe running parallel with FM 455 is farther South than noted on the original plan set. It was also discovered that the current tee and gate valve are not configured as noted on the original plan set and will have to be replaced.

When excavating along FM 455 beside Sable Creek Parkway in preparation for installing trench boxes to perform the sewer bore beneath Sable Creek Parkway, it was discovered that there was an electric line in conflict with where the trench boxes were originally scheduled to be located. This required the trench boxes to have to be moved back an additional 14' and, therefore, increased the bore's length.

LEGAL/BOARD COMMISSION RECOMMENDATIONS/CITIZEN NOTICE FEEDBACK:

N/A

FINANCIAL SUMMARY - FUNDING/FISCAL IMPACT:

\$44,260.45

Original Contract Amount \$4,546,550.20

Change Order No.1: \$ 39,993.00

Change Order No.2: \$ 3,145.00
Change Order No.3: \$ 23,650.00

FUNDS:

Enterprise Capital Projects Fund

STAFF RECOMMENDATION/ACTION DESIRED:

Staff recommends approval.

ATTACHMENTS:

Description	Upload Date	Type
Quality Excavation Change Order No 4	4/21/2022	Backup Material

ATTACHMENT "A"
ORIGINAL CONTRACT ITEMS

CO 4

Project: **Water & Sewer Pipeline Relocation in Advance of the TxDOT FM 455 Improvements**
 Project #: **CSJ: 0195-02-076 & 0195-02-072**
 Project #: **QE#21066**
 Contractor: **Quality Excavation**

Item No.	DESCRIPTION OF ITEM	Unit of Measure		Unit Price	Total Contract Amount	Quantity This CO	Total Complete This CO
		Bid Qty	Measure				
7	Trench Safety Plan	19526	LF	\$ 0.50	\$9,763.00	186	\$93.00
9	12" PVC Water Pipe (DR 18) by Open Cut (OC)	10345	LF	\$ 110.00	\$1,137,950.00	186	\$20,460.00
18	12" Resilient Seat Gate Valve	28	EA	\$ 3,045.00	\$85,260.00	1	\$3,045.00
21	Various DI Fittings, Valves & Related Appurt	8	TON	\$ 21,778.00	\$174,224.00	0.36	\$7,840.08
57	Thrust Blocking and/or Restraint	200	CY	\$ 147.00	\$29,400.00	1.1	\$161.70
PROJECT TOTALS					\$4,546,550.20		\$31,599.78

Qty per NCTCOG chart
in dirt

C153 FITTINGS WEIGHT CHART			
QUANTITY	FITTING	Weight Lbs.	Total Weight
	MJ Cross		
	MJ x FL Tees		
1	12 x 8	146	146.0
	MJ Bends		
1	12 45	111	111.0
	MJ Sleeve		
2	12	81	162.0
	Mega Lugs		
8	12	37.5	300.0

Total Wt Lbs. 719.0

Total Tons 0.36

CY THRUST BLOCKS	
EACH	TOTAL
0.6	0.6
0.5	0.5

Total CY 1.1

AGENDA MEETING DATE: May 2, 2022

TO: John Noblitt, City Manager

FROM: Ryan Nolting, Parks & Recreation Superintendent

ITEM/CAPTION:

BRUSH COLLECTION SERVICES

Consider awarding a bid to Republic Services for brush collection services for the City of Sanger, and authorize the Mayor or City Manager to execute a contract. (Nolting)

AGENDA TYPE: Regular

ACTION REQUESTED: Approval

BACKGROUND:

- Currently the City of Sanger does not have a brush collection company to service our residents.
 - On March 7th, City Council approved staff to issue a request for proposal for brush collection and disposal service
 - On March 11th, staff sent out proposals for brush collection services.
 - The deadline for the proposals was April 4th and two bids were submitted.
 - The contract will provide once a week brush collections.
 - The contract term is for one year. The City and the contractor may, upon mutual consent, extend the contract for four additional one-year periods.
 - This type of service will help with the overall look of the City of Sanger by keeping the brush piles collected in a timely manner.
-

LEGAL/BOARD COMMISSION RECOMMENDATIONS/CITIZEN NOTICE FEEDBACK:

N/A

FINANCIAL SUMMARY - FUNDING/FISCAL IMPACT:

\$78,000

FUNDS:

This is a budgeted expenditure in the Parks Department (001-32-5476).

STAFF RECOMMENDATION/ACTION DESIRED:

Staff recommends approval.

ATTACHMENTS:

Description	Upload Date	Type
Brush Collection Bid tabulation	4/25/2022	Cover Memo
Vendor Agreement	4/25/2022	Cover Memo

BRUSH COLLECTION & DISPOSAL

APRIL 4TH, 2022

Company	Rates	Annual Cost
1. Republic Services	\$125.00 per hour per truck	\$78,000.00
2. Samuel's Tree Service LLC.	\$2,000 per week	\$104,000.00

VENDOR AGREEMENT
TERMS AND CONDITIONS

1. Delivery of Products and/or Services

- A. Payment Terms: Unless otherwise specified in the Proposal, Scope of Services or otherwise agreed to in writing by the City of Sanger ("City"), payment terms for the City are Net 30 days upon receipt of invoice.
- B. Warranty of Products and Services: All goods or services furnished under this contract (See Exhibit A – Proposal/Scope of Service) by Republic Services ("Vender") shall be warranted to be merchantable, good quality and fit for the purposes intended as described in Exhibit A, to the satisfaction of City and in accordance with the specifications, terms, and conditions of the Submitted Proposal or Scope of Services, and all services performed shall be warranted to be of a good and workmanlike quality, in addition to, and not in lieu of, any other express written warranties provided.
- C. Late Delivery or Performance: If Vendor fails to deliver acceptable goods or services within the time frames established in the Proposal/Scope of Service, the City shall be authorized to purchase the goods or services from another source and assess any increase in costs to the defaulting Vendor, who agrees to pay such costs within ten days of invoice.
- D. Title to Goods and Risk of Loss: For goods to be provided by Vendors hereunder, if any, the title and risk of loss of the goods shall not pass to City until City actually receives, takes possession, and accepts the goods and the installation of such goods, has tested the system, and determined that it is in good and acceptable working order.

2. Miscellaneous

- A. Acceptable Waste Stream: Vender shall only be obligated to pick up brush and green waste. Vender will not be responsible for picking non-brush or non-green waste items.
- B. Independent Contractor: Vendor agrees that Vendor and Vendor's employees and agents have no employer-employee relationship with City. Vendor agrees that if Vendor is selected and awarded a contract, City shall not be responsible for the Federal Insurance Contribution Act (FICA) payments, Federal or State unemployment taxes, income tax withholding, Workers Compensation Insurance payments, or any other insurance payments, nor will City furnish any medical or retirement benefits or any paid vacation or sick leave.
- C. Assignments: The rights and duties awarded the successful Vendor shall not be assigned to another without the written consent of the City of Sanger. Such consent shall not relieve the assigner of liability in the event of default by the assignee.
- D. Gratuities / Bribes: Vendor certifies that no bribes in the form of entertainment, gifts, or

acknowledges that this contract may be terminated and/or payment withheld if this certification is inaccurate.

- F. Required Licenses: Vendor certifies that he holds all licenses required by the State of Texas for a provider of the goods and/or services described by the Scope of Services herein.
- G. Authority to Submit Proposal and Enter Contract: The person signing on behalf of Vendor certifies that the signer has authority to submit the Proposal on behalf of the Vendor and to bind the Vendor to any resulting contract.
- H. Compliance with Applicable Law: Vendor agrees that the contract will be subject to, and Vendor will strictly comply with, all applicable federal, state, and local laws, ordinances, rules, and regulations. Venue for any dispute shall be Denton County, Texas.
- I. Liens: (Bidder's Exception to RFP Accepted) Vendor shall not indemnify the City for any liens and encumbrances for all labor, good and services under this agreement.
- J. Indemnity: (Bidder's Exception to RFP Accepted) Vender shall be will be responsible and indemnify the City for any claims or any damage to existing sites, structures, utilities, or property if caused by Venders negligence or willful misconduct. Vender shall not be liable for repair of any normal wear and tear caused to a premises pursuant to this agreement.
- K. Terminate for Cause/ Opportunity to Cure: (Bidder's Exception to RFP Accepted) The occurrence of any one or more of the following events will justify termination of the contract by the City for cause:
 - 1. Vender fails to perform in accordance with the Scope of Services; or
 - 2. Vender violates any of the provisions of Request for Proposal; or
 - 3. Vendor disregards laws or regulations of any public body having jurisdiction; or
 - 4. Vendor transfers, assigns, or conveys any or all of its obligations or duties under the contract to another without written consent of the City.
 - 5. If one or more of the events identified in Subparagraphs J (1 through 4) occurs, the City may terminate the contract by giving Vender thirty (30) days written Notice to Cure the breach. If the Vender fails to cure the breach to the City's satisfaction within that time frame, the City may terminate the contract for cause. If the contract has been so terminated by the City, such termination shall not affect any rights or remedies of the City or Vender then existing or which may thereafter accrue.
- L. Termination for Convenience: This contract may be cancelled or terminated at any time by the City giving vendor six (60) days written notice. In such case, Vender shall only be entitled to receive payment for goods and services provided before the effective date of termination. The successful Bidder shall not receive any payment on account of loss of anticipated profits or revenue or other economic loss resulting from such termination.
- M. A person or business that contracts with the City or who seeks to contract with the City must file a "Conflict of Interest Questionnaire" (FORM CIQ) which is available online at www.ethics.state.tx.us and a copy of which is attached to this guideline. The form contains mandatory disclosures regarding "employment or business relationships" with a municipal officer.

J. Compliance with HB 89: Vendor agrees per HB 89 vendor shall not boycott Israel at any time while providing products or services to the City of Sanger.

Yes, we agree No, we do not agree
N/A

K. Compliance with SB 252: Vendor agrees per SB 252 vendor shall not do business with Iran, Sudan or a foreign terrorist organization while providing products or services to the City of Sanger.

Yes, we agree No, we do not agree

3. **Financial Responsibility Provisions**

Insurance: The Vendor shall procure and maintain in force during the terms of any contract awarded pursuant to the Request for Proposal, at its own cost, the following minimum insurance coverage:

A. **Workers' Compensation and Employers' Liability (Bidder's Exception to RFP Accepted):**

- i. State of Texas: \$1,000,000 Each Accident
- ii. Employer's Liability or other State approved program:
 - \$100,000 Each Accident
 - \$500,000 Disease- Policy Limit
 - \$100,000 Disease-Each Employee
- iii. Waiver of Subrogation as may be applicable.

B. **Commercial General Liability:**

- i. Bodily Injury & Property Damage with a General Aggregate Limit: \$1,000,000
- ii. Personal & Advertising Injury Limit \$500,000
- iii. Each Occurrence Limit \$1,000,000

The policy shall be on an Occurrence Form and include the following coverage: Premises Operations; Personal and Advertising Injury; Medical Payments; Liability assumed under an Insured Contract; Independent Contractors; and Broad Form

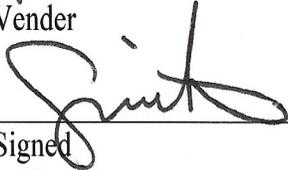
Prior to the execution of any awarded contract by the City, the successful Vendor shall forward Certificates of Insurance to the Purchasing Manager. The required insurance policies shall be procured and maintained in full force and effect for the duration of the awarded contract. Certificate Holder shall be the City of Sanger, Texas at 502 Elm Street, Sanger, Texas 76266.

This Agreement shall take effect upon execution by the signatories and shall be in effect from date of execution until completed or terminated by either party with thirty (30) written notice.

IN WITNESS WHEREOF, the parties hereto have caused this agreement to be executed by their authorized officers.

Republic Services of Lewisville

Vendor



Signed

Craig Mikolajchak

Printed Name

General Manager

Printed Title

4/20/22

Date

City of Sanger

Signed

Printed Name

Printed Title

Date

Approved as to Form:

City Attorney

AGENDA MEETING DATE: May 2, 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. (Hammonds)

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:

Planning & Zoning recommended APPROVAL.

FINANCIAL SUMMARY - FUNDING/FISCAL IMPACT:

N/A

FUNDS:

N/A

STAFF RECOMMENDATION/ACTION DESIRED:

Staff recommends APPROVAL.

ATTACHMENTS:

Description	Upload Date	Type
Location Map	4/21/2022	Cover Memo
Application	4/21/2022	Cover Memo
Letter of Intent	4/21/2022	Cover Memo
Final Plat	4/21/2022	Cover Memo

SUBDIVISION APPLICATION

Preliminary Plat
Minor Plat

Final Plat/Replat
Amended Plat

Vacating Plat
Conveyance Plat

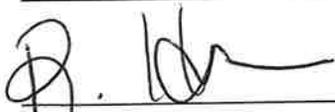
Applicant	Owner (if different from applicant)
Name: Drew Donosky	Name:
Company: Claymoore Engineering	Company: Sanger Texas Industrial, LLC
Address: 1903 Central Drive, Suite 406	Address 1 Cowboys Way
City, State, Zip: Bedford TX 76021	City, State, Zip: Frisco TX 75034
Phone 817-458-4008	Phone:
Fax: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

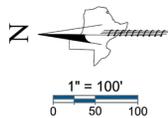
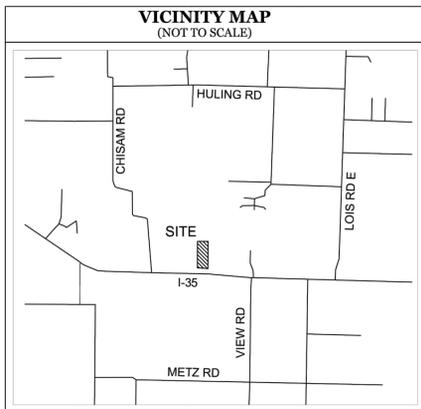
Please let this letter serve as our formal request for approval of the Final Plat of Lot 2, Block A of the Blue Star Industrial Addition along IH35. We have provided through separate submittals the required engineering plans to support the proposed Final Plat. Should you have any questions or concerns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

Sincerely

Claymoore Engineering, Inc.

A handwritten signature in blue ink that reads "Matt Moore".

Matt Moore, P.E.



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

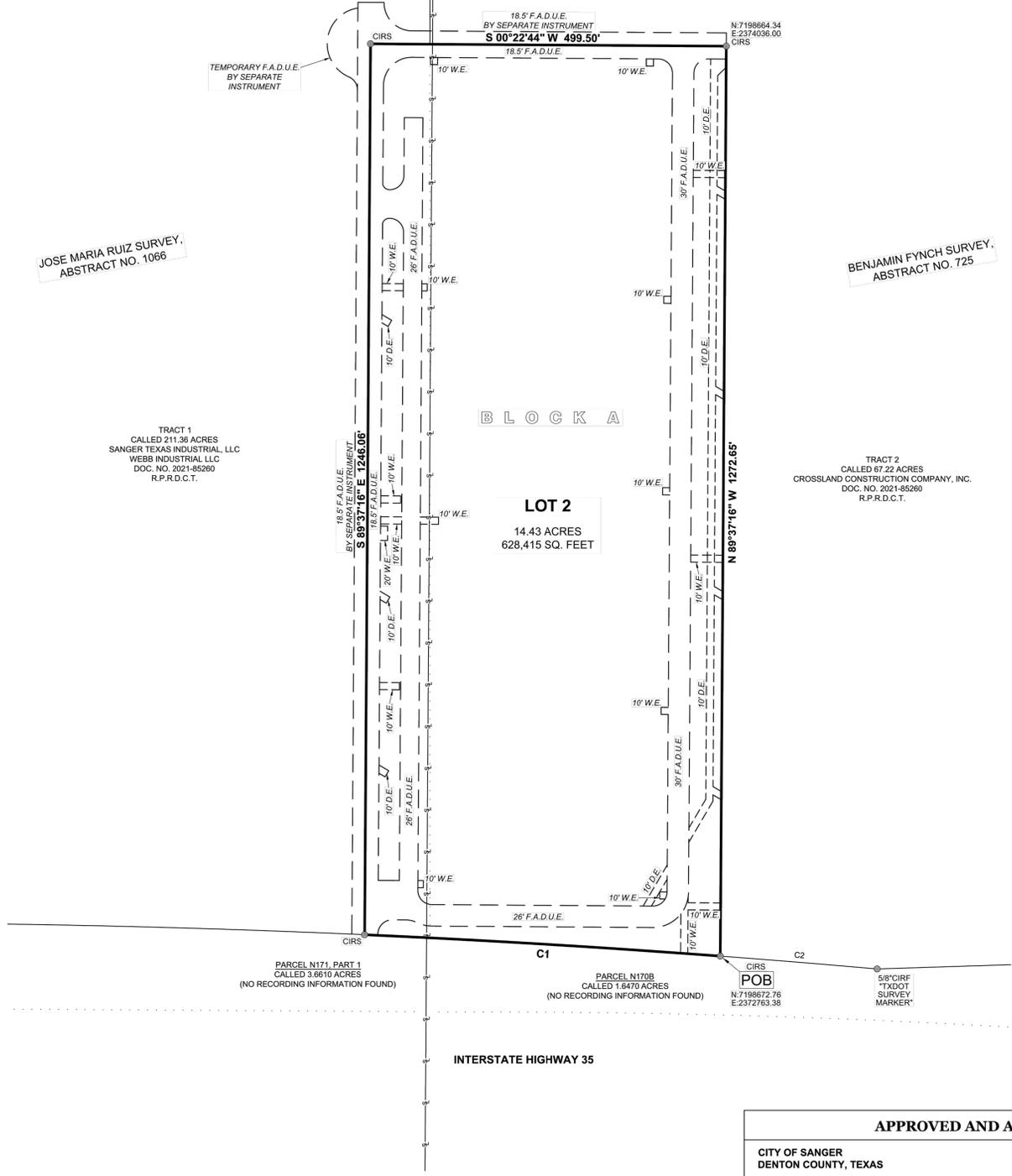
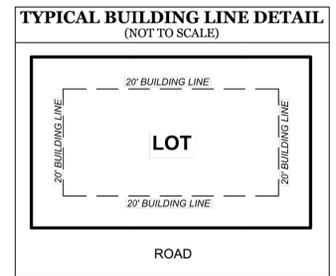
Matthew Raabe, R.P.L.S. # 6402
 Date _____

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

LEGEND

- Survey Abstract Line
- D.R.D.C.T. Deed Records, Denton County, Texas
- R.P.R.D.C.T. Real Property Records, Denton County, Texas
- CIRS Capped Iron Rod Set
- CIRF Capped Iron Rod Found
- IRF Iron Rod Found
- POB 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

AGENDA MEETING DATE: May 2, 2022

TO: John Noblitt, City Manager

FROM: Clayton Gray, Finance Director

ITEM/CAPTION:

CITY CONNECTIVITY AND COMMUNICATIONS

Consider awarding a bid to Nortex Communications to upgrade the City's computer network and communications systems and authorizing the City Manager to negotiate a contract with Nortex. (Gray)

AGENDA TYPE: Regular

ACTION REQUESTED: Approval

BACKGROUND:

The City of Sanger issued a Request for Proposals (RFP) to upgrade the City's outdated phone system, connect City facilities with a fiber-optic network, and provide fiber-optic internet services to City facilities in March 2022. Proposals were due from bidders on April 21, 2022.

A single response to the RFP was received from Nortex Communications. City Manager John Noblitt, Assistant City Manager Alina Ciocan, Director of Human Resources and Special Projects Jeriana Staton, and Finance Director Clayton Gray reviewed the proposal.

The proposal included four options:

1. Monthly fiber lease with a physical VoIP phone system
 2. 20-year fiber lease with a physical VoIP phone system
 3. 20-year fiber lease with a hosted VoIP phone system
 4. Monthly fiber lease with a hosted VoIP phone system
-

LEGAL/BOARD COMMISSION RECOMMENDATIONS/CITIZEN NOTICE FEEDBACK:

FINANCIAL SUMMARY - FUNDING/FISCAL IMPACT:

FUNDS:

This project is part of the \$500,000 Technology Updates included in the Capital Projects Fund in the 2021-22 budget.

STAFF RECOMMENDATION/ACTION DESIRED:

After reviewing the four options, City staff recommends selecting Nortex Communications to upgrade the City’s computer network and communications systems. Staff also recommends authorizing the City Manager to negotiate a contract with Nortex for Option 4 (a monthly fiber lease with a hosted VoIP phone system).

ATTACHMENTS:

Description	Upload Date	Type
Nortex Communications Proposal	4/21/2022	Cover Memo



April 20, 2022

RFP #03.22.22

City Connectivity and Communications Proposal

Prepared For: City of Sanger, TX

City of Sanger RFP #: 03.22.22

Summary Description Nortex Communications proposes to construct a fiber optic network to connect city locations and provide voice and data for use by the City of Sanger. Furthermore, this network will be used to the economic benefit of the community at large.



Service Description

Nortex Communications, a locally-owned telecommunications provider, proposes to meet the City of Sanger project requirements through the following:

- Nortex will design, engineer, construct and operate a fiber optic network that connects key city locations at a minimum of 10 Gigabit.
- Nortex will design the City's 10 Gigabit Wide Area Network (WAN) and install the firewall and network switches needed to provide a turn key solution.
- Nortex will install a VoIP phone system that meets or exceeds the minimum requirements of this RFP.
- Nortex will commit to maintaining the fiber network including any necessary service locates, repairs, and/ or upgrades required within the Nortex network.
- Nortex will also connect the City's network into Nortex's network that will create an avenue for Internet, voice and video services.
- Furthermore, Nortex will scale its network design with the intent to expand to other parts of community.



Company Description

Nortex Communications began in 1909 as Muenster's phone company. From those early days of connecting people, Nortex has been committed to be a key economic driver and a resource for high tech services including Internet, Voice, Video and IT services.

Key Business Facts

- Nortex employees 48 employees from the local area
- Nortex provides similar networking and/or Ethernet-based services to several local area businesses including:
 - Health Care: North Texas Medical Center, Muenster Memorial Hospital
 - Educational: Sanger ISD, Gainesville ISD
 - Financial: First State Bank, Muenster State Bank
 - Large & Medium Size Business: Safran, Glenn Polk Autoplex (All locations)
 - Governmental: Cooke County, City of Gainesville
 - Small Business: Over 800 businesses across the area
- Nortex has built and operated fiber-based networks for over 25 years. Today, Nortex has over 1200 miles of fiber in operation.

Principal Company Officials

Alvin & Gracie Fuhrman – Majority Owners

Joey Anderson – CEO

Alan Rohmer – CFO

Project Leadership

Chris McNamara – Network Operations Manager

Shay Evans – Plant Operations Manager

Chad White – IT Network Supervisor

Project References

Kevin Kelcey	City of Gainesville	IT Director	200 S. Rusk St., Gainesville, TX	940-668-4500	kkelcey@gvps.org
Darrell Hoberer	Cooke County	IT Director	112 S. Dixon St., Gainesville, TX	940-668-5589	darrell.hoberer@co.cooke.tx.us
Jennifer Coleman	Gainesville ISD	IT Director	800 S. Morris St., Gainesville, TX	940-665-4362	jcoleman@gainesvilleisd.org



Proposed Solution

City Government Solution: Nortex has reviewed the project requirements and completed a preliminary design that includes connecting the following City locations:

-

City Hall	Parks Department
Library	Streets Department
Police Department	Electric Department
Historic Church Building	Water Department
Court/Engineering	Wastewater Treatment Plant
Development Services	Community Center
Fire Department	Porter Park
Fleet Service Center	

- Full compliance with the RFP specifications related to design, engineering, permitting, construction, and testing.

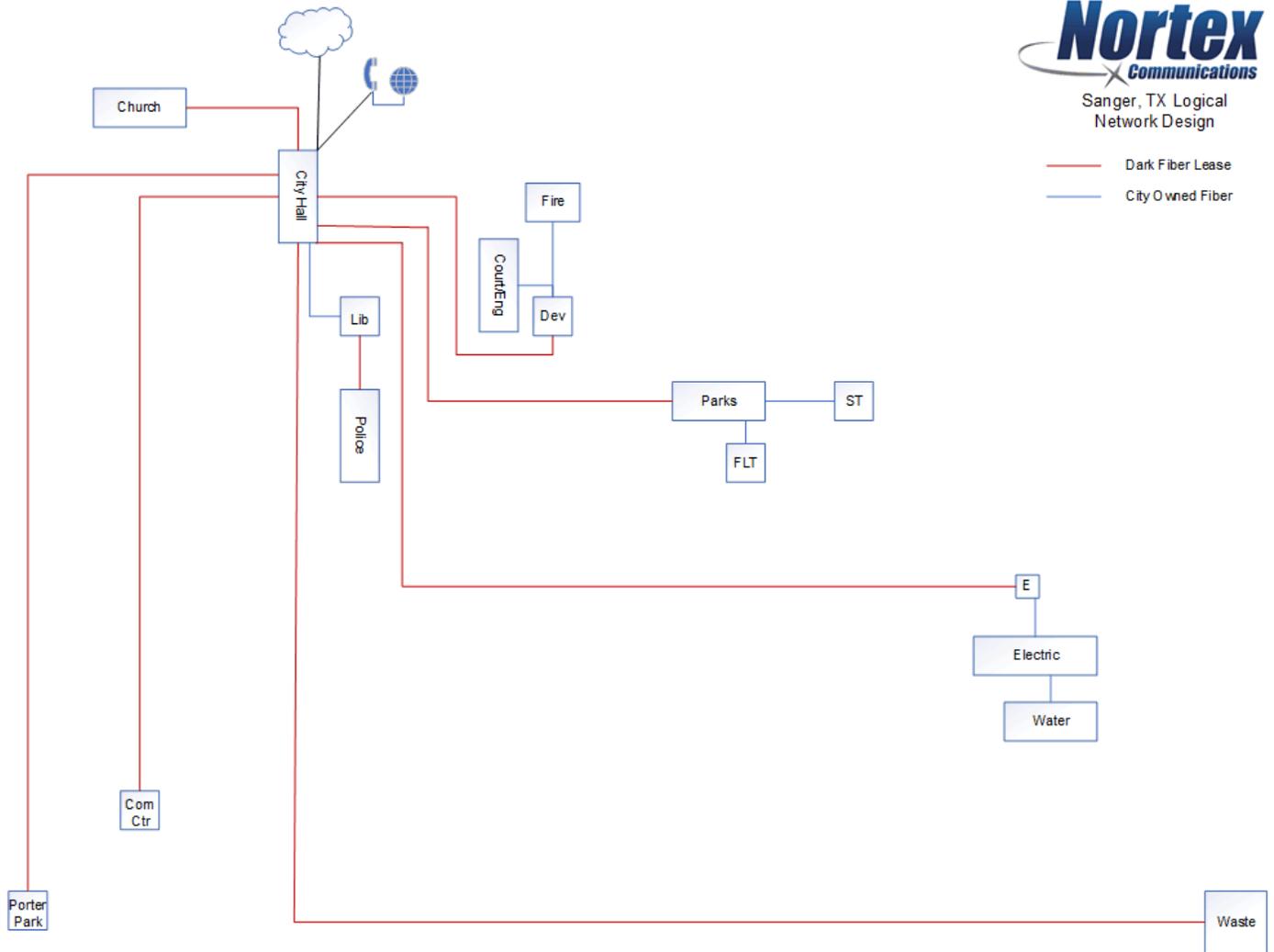
Nortex also maintains local staff that are on-call and prepared to provide a four-hour response in the event of any network outage or system failure.

Estimated Project Completion: The estimated project completion is 3-6 months. Due to the global material shortages, material availability could have an impact on the timeline.

Community Proposal: Nortex envisions making Sanger a “Gigabit” Community. In today’s world, broadband has become a key part of a city’s economic infrastructure. Excellent broadband service has proven to attract and retain better jobs, improve educational opportunities, enhance modern healthcare, and save the average person a lot of general frustration with their connected devices. Nortex would also provide free WiFi in community locations along the fiber route where feasible.



Logical Network Design





Cost Proposal

Nortex proposes two different cost structures:

Option 1: Monthly Fiber Lease with physical VoIP Phone System

This option includes a one-time purchase of network and phone system hardware. The City would also own a small portion of the fiber as notated in the logical network design. The City would then pay a monthly fee for the use of the dark fiber, voice and data services.

Description	QTY	Rate	Total
Network Hardware	1	\$ 36,918.00	\$ 36,918.00
Phone System	1	\$ 55,000.00	\$ 55,000.00
City Owned Fiber	1	\$ 10,000.00	\$ 10,000.00
Total NRC			\$ 101,918.00
Single PTP Fiber Lease - 10 year term	8	\$ 300.00	\$ 2,400.00
1Gx1G Internet Service with SLA	1	\$ 800.00	\$ 800.00
PRI with 100 DIDs	1	\$ 575.00	\$ 575.00
Additional Public Access Internet		-	-
Total MRC			\$ 3,775.00



Option 2: 20 Year Fiber Lease (IRU) with physical VoIP Phone System

This option includes a one-time purchase of network and phone system hardware. The City would also own a small portion of the fiber as notated in the logical network design. The City would then pay a 1 time fee that gives them access to the dark fiber for a minimum of 20 years. The City would then only be responsible for a monthly fee related to Internet and Voice services.

Description	QTY	Rate	Total
Network Hardware	1	\$ 36,918.00	\$ 36,918.00
Phone System	1	\$ 55,000.00	\$ 55,000.00
City Owned Fiber	1	\$ 10,000.00	\$ 10,000.00
20 Year Fiber IRU	1	\$ 400,000.00	\$ 400,000.00
Total NRC			\$ 501,915.00
1Gx1G Internet Service with SLA	1	\$ 800.00	\$ 800.00
PRI with 100 DIDs	1	\$ 575.00	\$ 575.00
Additional Public Access Internet		-	-
Total MRC			\$ 1,375.00



Option 3: 20 Year Fiber Lease (IRU) with Hosted VoIP Phone System

This option includes a one-time purchase of network equipment and phones. The City would also own a small portion of the fiber as notated in the logical network design. The City would then pay a monthly fee for the use of the dark fiber, voice and data services.

Description	QTY	Rate	Total
Network Hardware	1	\$ 36,918.00	\$ 36,918.00
IP Phones	1	\$ 24,000.00	\$ 24,000.00
City Owned Fiber	1	\$ 10,000.00	\$ 10,000.00
20 Year Fiber IRU	1	\$ 400,000.00	\$ 400,000.00
Total NRC			\$ 470,918.00
1Gx1G Internet Service with SLA	1	\$ 800.00	\$ 800.00
Hosted VoIP Service	70	\$ 20.00	\$ 1,400.00
Additional Public Access Internet		-	-
Total MRC			\$ 2,200.00



Option 4: Monthly Fiber Lease with Hosted VoIP Phone System

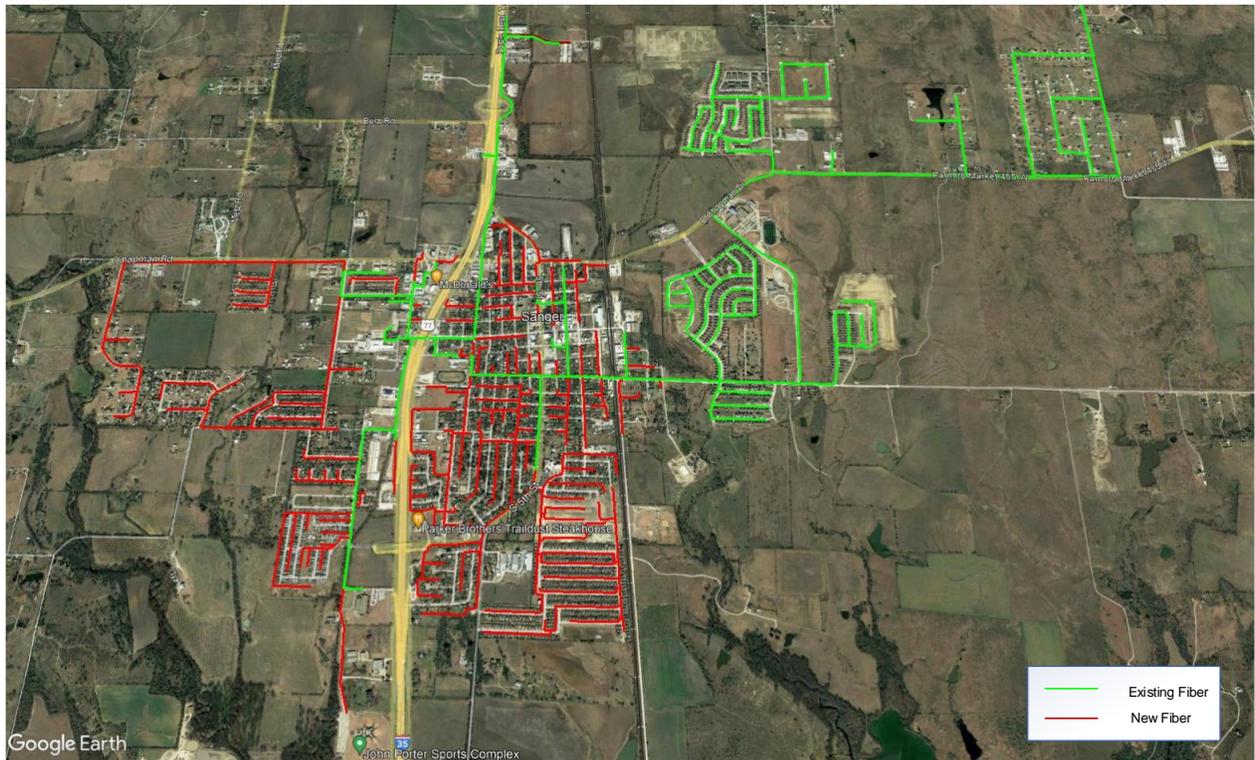
This option includes a one-time purchase of network equipment and phones. The City would also own a small portion of the fiber as notated in the logical network design. The City would then pay a 1 time fee that gives them access to the dark fiber for a minimum of 20 years. The City would then only be responsible for a monthly fee related to Internet and Voice services.

Description	QTY	Rate	Total
Network Hardware	1	\$ 36,918.00	\$ 36,918.00
IP Phones	1	\$ 24,000.00	\$ 24,000.00
City Owned Fiber	1	\$ 10,000.00	\$ 10,000.00
Total NRC			\$ 70,918.00
Single PTP Fiber Lease - 10 year term	8	\$ 300.00	\$ 2,400.00
1Gx1G Internet Service with SLA	1	\$ 800.00	\$ 800.00
Hosted VoIP Service	70	\$ 20.00	\$ 1,400.00
Additional Public Access Internet		-	-
Total MRC			\$ 4,600.00



Existing Investment

To date, Nortex has invested over \$2.5 million dollars placing over 60 miles of fiber to serve approximately 700 subscribers with gigabit Internet, voice and video services in the City of Sanger.





Detailed Cost Exhibits

Option 1: Monthly Fiber Lease

Description	QTY	Rate	Total
Watchguard Firewall With 3 Year Security Suite	1	\$ 6,035.00	\$ 6,035.00
Ubiquiti Layer 3 24 Port Aggregation Switch	1	\$ 1,499.00	\$ 1,499.00
Ubiquiti 48 Port POE+ Switch	5	\$ 2,199.00	\$ 10,995.00
Ubiquiti 24 Port POE+ Switch	1	\$ 1,399.00	\$ 1,399.00
Ubiquiti 8 Port POE+ Switch	10	\$ 799.00	\$ 7,990.00
10Gb SFP+	30	\$ 85.00	\$ 2,550.00
Patch Panel City Hall	1	\$ 600.00	\$ 600.00
Patch Panel Other Locations	15	\$ 350.00	\$ 5,250.00
Fiber Jumper	30	\$ 20.00	\$ 600.00
City Owned Fiber	1	\$ 10,000.00	\$ 10,000.00
Total NRC			\$ 46,918.00
Single PTP Fiber Lease	8	\$ 300.00	\$ 2,400.00
1Gx1G Internet Service with SLA	1	\$ 800.00	\$ 800.00
PRI with 100 DIDs	1	\$ 575.00	\$ 575.00
Total MRC			\$ 3,775.00



Option 2: 20 Year Fiber Lease (IRU)

Description	QTY	Rate	Total
Watchguard Firewall With 3 Year Security Suite	1	\$ 6,035.00	\$ 6,035.00
Ubiquiti Layer 3 24 Port Aggregation Switch	1	\$ 1,499.00	\$ 1,499.00
Ubiquiti 48 Port POE+ Switch	5	\$ 2,199.00	\$ 10,995.00
Ubiquiti 24 Port POE+ Switch	1	\$ 1,399.00	\$ 1,399.00
Ubiquiti 8 Port POE+ Switch	10	\$ 799.00	\$ 7,990.00
10Gb SFP+	30	\$ 85.00	\$ 2,550.00
Patch Panel City Hall	1	\$ 600.00	\$ 600.00
Patch Panel Other Locations	15	\$ 350.00	\$ 5,250.00
Fiber Jumper	30	\$ 20.00	\$ 600.00
City Owned Fiber	1	\$ 10,000.00	\$ 10,000.00
20 Year Fiber Lease	1	\$400,000.00	\$ 400,000.00
Total NRC			\$ 446,918.00
1Gx1G Internet Service with SLA	1	\$ 800.00	\$ 800.00
PRI with 100 DIDs	1	\$ 575.00	\$ 575.00
Total MRC			\$ 1,375.00



Phone System – Avaya IP Office VOIP

Description	QTY	Rate	Total
IP500V2 Control Unit	1	\$683.00	\$683.00
IP500V2 System SD Card	1	\$53.00	\$53.00
Essential Edition License	1	\$511.00	\$511.00
Voicemail Pro License	1	\$2,020.00	\$2,020.00
Additional Voicemail Pro 2 License	3	\$1,855.00	\$5,565.00
PRI Trunk Card	1	\$999.00	\$999.00
PRI 2 Additional T1 License	8	\$196.00	\$1,568.00
IPO MC VCM 64 V2	1	\$368.00	\$368.00
Mounting Kit	1	\$65.00	\$65.00
Avaya J179 Phone	60	\$455.00	\$27,300.00
IP Endpoint License	60	\$77.00	\$4,620.00
3rd Party IP License	10	\$175.00	\$1,750.00
IPO Power User License	10	\$175.00	\$1,750.00
Avaya Support Contract	1	\$348.00	\$348.00
Conference Phone	5	\$649.00	\$3,245.00
SIP ATA	5	\$149.00	\$745.00
Dell R350 Server	1	\$10,499.00	\$10,499.00
Windows 10 License	1	\$149.00	\$149.00
Installation			\$0.00
Discount	1	-\$7,238.00	-\$7,238.00
Total			\$55,000.00

Phone System – Hosted VoIP

Description	QTY	Rate	Total
Avaya J179 Phone	60	\$455.00	\$27,300.00
Conference Phone	5	\$649.00	\$3,245.00
Installation			\$0.00
Discount	1	-\$6,545.00	-\$6,545.00
Total			\$24,000.00

A photograph of an Avaya IP Phone J179 on a wooden desk. The phone is silver and black, featuring a color display screen at the top showing a red interface. Below the screen is a numeric keypad and several function buttons. The phone is on a stand. In the background, there is a blurred office setting with a computer monitor and a small potted plant.

Avaya IP Phone J179

Give Your Power Users Enhanced Communications Capabilities

The competitively priced, high-performing Avaya J179 IP Phone features a color display, 4 softkeys, high definition audio quality, integrated Gigabit Ethernet interface, headset support, up to three 24-button Expansion Modules, and optional Wi-Fi® / Bluetooth®. The J179 IP Phone leverages your enterprise IP network to deliver sophisticated voice communications from headquarters, remote locations, or home offices. Tightly integrated with the Avaya Aura® and IP Office™ platforms, the J179 IP Phone optimizes communications through a flexible architecture that leverages existing investments and accommodates changing business needs.

Key Features and Benefits

- Supports optional J100 Wireless Module for Wi-Fi connectivity and / or Bluetooth® headsets.
- Delivers high definition audio that can increase productivity by reducing fatigue and provides easier-to-understand multi-party calls through the wideband audio codec in the handset and headset.
- Simplifies call control on the display using softkeys for everyday functions such as transfer, conference and forwarding; also makes it easy to perform everyday tasks such as quick access to the corporate directory.
- Provides visual cues that can speed task management through 8 dual-color Red / Green LED buttons.



The Avaya IP Phone J179 is an 8-line phone ideally suited for power users who consider the phone to be one of many useful communication tools and who rely on common functions like directory and speed dial to enhance productivity and collaboration.

- Improves flexibility through support of a secondary Gigabit Ethernet port for a PC.
- Enables high-speed call handling through support of up to three Avaya J100 Expansion Modules.
- The handset has built in volume boost for hearing impaired to avoid having to purchase a separate amplified headset.
- Accommodates advanced unified communications solutions through Session Initiation Protocol (SIP).
- Supports reduced energy consumption and lower costs through Powerover-Ethernet Class 1 design with “sleep mode”.

Specifications

- Color display—2.8 inches x 2.1 inches (7.0 cm x 5.3 cm)—Diagonal width: 3.5 inches (8.8 cm)
- 8 buttons with dual LEDs (red, green)
- 4 softkeys
- Hard buttons for phone, messages, contacts, history, home, navigation cluster, headset, speaker, volume, mute
- LEDs for speaker, mute, headset, message, history
- 24 administrative buttons
- Wideband audio in handset and headset
- Full duplex speakerphone



The Avaya IP Phone J179 leverages your enterprise IP network to deliver sophisticated voice communications from headquarters, remote locations, or home offices.

- Ergonomic hearing aid compatible handset supports TTD acoustic coupler
- Message waiting indicator
- Mute indicator with optional mute alerting
- IC call alerting with 360-degree visibility
- Rich, classic, alternate, and downloadable ringtones
- Dual-position stand, optional wallmount stand
- Gigabit Ethernet (10 / 100 / 1000) line interface
- Second Ethernet interface 10 / 100 / 1000 Mbps
- PoE Class (IEEE 802.3af) registers as class 1 device and supports 802.3az
- Optional AC to 5 volt adapter
- Order Custom Bezels / Faceplates
- SIP & H.323 protocol support
- Standards-based codec support: G.711, G.726, G.729A / B, G.722, Opus.
- Zero touch deployment via Device Enrollment Services Support
- Supports the following languages: Arabic, Brazilian Portuguese, Simplified Chinese, Dutch, English, Canadian French, Parisian French, German, Hebrew, Italian, Japanese, Korean, Polish, Latin American Spanish, Castilian Spanish, Thai, Turkish, and Russian



The J179 IP Phone optimizes communications through a flexible architecture that leverages existing investments and accommodates changing business needs.

Software Compatibility

- Avaya Aura® 6.2 FP4
- Avaya IP Office™ 11.0
- Avaya OneCloud 3.0
- Avaya Approved Third Party Platforms: RingCentral, 3CX 15.5, Netsapiens 40, FreeSwitch 1.8.5, Asterisk 16, Broadsoft 22, Kandy, Microsoft, Kamalio, Metaswitch, Zang Office R1.0

Highlights

- Optional Wireless Deployment
- Bluetooth Connectivity
- User Interface Personalization

Learn More

To learn more about the Avaya IP Phone J100 Series contact your Avaya Account Manager, Avaya Authorized Partner or visit avaya.com for white papers, case studies and other information showcasing Avaya solutions in action.



About Avaya

Businesses are built by the experiences they provide, and every day millions of those experiences are delivered by Avaya Holdings Corp. (NYSE: AVYA). Avaya is shaping what's next for the future of work, with innovation and partnerships that deliver game-changing business benefits. Our cloud communications solutions and multi-cloud application ecosystem power personalized, intelligent, and effortless customer and employee experiences to help achieve strategic ambitions and desired outcomes. Together, we are committed to help grow your business by delivering Experiences that Matter. Learn more at www.avaya.com.

AGENDA MEETING DATE: May 2, 2022

TO: John Noblitt, City Manager

FROM: Ramie Hammonds, Development Service Director

ITEM/CAPTION:

RIDGEVIEW ESTATES ADDITION - VARIANCE SIDEWALKS - PH

Conduct a Public Hearing on a request for a variance from Chapter 10 Subdivision Regulations Article 10.100 Subdivision Ordinance, Section 10.105 to allow a variance from the improvement of sidewalks and to allow no sidewalks be installed. (Hammonds)

AGENDA TYPE: Public Hearing

ACTION REQUESTED:

BACKGROUND:

The proposed subdivision is located within the City of Sanger's Extra Territorial Jurisdiction. The subdivision will consist of 47 lots that are approximately 1.0 acre in size. Per city regulations 4 foot sidewalks will be installed on both sides of streets except along residential/estate streets. The applicant is requesting not to install sidewalks.

Staff mailed 21 public hearing notices to the owners of properties within 200 feet of the subject property. No response forms have been returned at the time of this report.

LEGAL/BOARD COMMISSION RECOMMENDATIONS/CITIZEN NOTICE FEEDBACK:

N/A

FINANCIAL SUMMARY - FUNDING/FISCAL IMPACT:

N/A

FUNDS:

N/A

STAFF RECOMMENDATION/ACTION DESIRED:

N/A

AGENDA MEETING DATE: May 2, 2022

TO: John Noblitt, City Manager

FROM: Ramie Hammonds, Development Service Director

ITEM/CAPTION:

RIDGEVIEW ESTATES ADDITION - VARIANCE STREET LIGHTS - PH

Conduct a Public Hearing on a request for a variance from Chapter 10 Subdivision Regulations, Article 10.100 Subdivision Ordinance, Section 10.104.c to allow a variance from street lights as a public improvement and to allow for no street lights to be installed and Section 10.104.f to allow a variance from the location of street lights and to allow for no street lights to be installed. (Hammonds)

AGENDA TYPE: Public Hearing

ACTION REQUESTED:

BACKGROUND:

The proposed subdivision is located within the City of Sanger's Extra Territorial Jurisdiction. The subdivision will consist of 47 lots that are approximately 1.0 acre in size. The applicant is requesting a variance from the street light requirement. Currently street lights are installed at every intersection and approximately every 250 feet. The applicant is requesting that street lights not be required.

Staff mailed 21 public hearing notices to the owners of properties within 200 feet of the subject property. No response forms have been returned at the time of this report.

LEGAL/BOARD COMMISSION RECOMMENDATIONS/CITIZEN NOTICE FEEDBACK:

N/A

FINANCIAL SUMMARY - FUNDING/FISCAL IMPACT:

N/A

FUNDS:

N/A

STAFF RECOMMENDATION/ACTION DESIRED:

N/A

AGENDA MEETING DATE: May 2, 2022

TO: John Noblitt, City Manager

FROM: Ramie Hammonds, Development Service Director

ITEM/CAPTION:

RIDGEVIEW ESTATES ADDITION - VARIANCE WATER - PH

Conduct a Public Hearing for a request for a variance from Chapter 10 Subdivision Regulations, Article 10.100 Subdivision Ordinance, Section 10.106 (e) Water Systems to allow a variance from constructing water system improvements in accordance with the requirements outlined in this section (Section 10.106 (e) Water Systems). (Hammonds)

AGENDA TYPE: Public Hearing

ACTION REQUESTED:

BACKGROUND:

The proposed subdivision is located within the City of Sanger's Extra Territorial Jurisdiction. The subdivision will consist of 47 lots that are approximately 1.0 acre in size. Per city regulations water improvement such as mains, gate valve, fire hydrants, and installation and testing must be done per city specifications. There are also details for size and material. The applicant is requesting to not follow city regulations for water improvements.

Staff mailed 21 public hearing notices to the owners of properties within 200 feet of the subject property. No response forms have been returned at the time of this report.

LEGAL/BOARD COMMISSION RECOMMENDATIONS/CITIZEN NOTICE FEEDBACK:

N/A

FINANCIAL SUMMARY - FUNDING/FISCAL IMPACT:

N/A

FUNDS:

N/A

STAFF RECOMMENDATION/ACTION DESIRED:

N/A

AGENDA MEETING DATE: May 2, 2022

TO: John Noblitt, City Manager

FROM: Ramie Hammonds, Development Service Director

ITEM/CAPTION:

RIDGEVIEW ESTATES ADDITION - VARIANCE ROAD WIDTH AND STORM SEWER - PH

Conduct a Public Hearing on a request for a variance from Chapter 10 Subdivision Regulations, Article 10.100 Subdivision Ordinance, Section 10.105 to allow a variance from the required 31 feet street, face to face of curb and a 50 foot right-of-way with sidewalks, storm sewers, and utilities in the right-of-way and to allow for county requirements of no minimum street width in a 60 foot right-of-way without curb and gutter and storm sewers. (Hammonds)

AGENDA TYPE: Public Hearing

ACTION REQUESTED:

BACKGROUND:

The proposed subdivision is located within the City of Sanger's Extra Territorial Jurisdiction. The subdivision will consist of 47 lots that are approximately 1.0 acre in size. Per city regulations streets must be a minimum of 31 feet wide from face of curb to face of curb. The minimum right-of-way is 50 feet. The applicant is requesting to follow Denton County standards of no minimum street width and a 60 foot right-of way. They are also requesting to not install curb and gutter or storm sewers.

Staff mailed 21 public hearing notices to the owners of properties within 200 feet of the subject property. No response forms have been returned at the time of this report.

LEGAL/BOARD COMMISSION RECOMMENDATIONS/CITIZEN NOTICE FEEDBACK:

N/A

FINANCIAL SUMMARY - FUNDING/FISCAL IMPACT:

N/A

FUNDS:

N/A

STAFF RECOMMENDATION/ACTION DESIRED:

N/A

AGENDA MEETING DATE: May 2, 2022

TO: John Noblitt, City Manager

FROM: Ramie Hammonds, Development Service Director

ITEM/CAPTION:

RIDGEVIEW ESTATES ADDITION - VARIANCE DRAINAGE AND STORM SEWER - PH

Conduct a Public Hearing on a request for a variance from Chapter 10 Subdivision Regulations, Article 10.100 Subdivision Ordinance, Section 10.106.d.1 to allow a variance from the required underground drainage and storm sewer improvement and to allow for open ditch drainage in accordance with 1.5 acre residential estate lots and to allow for a variance from the requirement where lot to lot drainage occurs, the lot lines shall be aligned, and a dedicated private drainage easement shall be provided and to allow for misaligned lots without private drainage easements, and Section 10.106.d.12.A to allow a variance from the requirement that runoff shall cross no more than one additional lot before being directed to the street and to allow for the drainage to generally conform to natural drainage patterns and discharge to natural drainage pathways within the drainage basin. (Hammonds)

AGENDA TYPE: Public Hearing

ACTION REQUESTED:

BACKGROUND:

The proposed subdivision is located within the City of Sanger's Extra Territorial Jurisdiction. The subdivision will consist of 47 lots that are approximately 1.0 acre in size. Per city regulations any lot under 1.5 acres must install underground drainage. The applicant is requesting to be able to construct open ditch drainage on 1 acre lots. The City also has a requirement that if drainage crosses more than one additional lot before being directed to the street lots shall be aligned and any misaligned lots will have a private drainage easement. The developer would like to allow drainage across multiple misaligned lots with no easement and rather than directing drainage toward the street allow drainage to generally conform to the natural drainage patterns.

Staff mailed 21 public hearing notices to the owners of properties within 200 feet of the subject property. No response forms have been returned at the time of this report.

LEGAL/BOARD COMMISSION RECOMMENDATIONS/CITIZEN NOTICE FEEDBACK:

N/A

FINANCIAL SUMMARY - FUNDING/FISCAL IMPACT:

N/A

FUNDS:

N/A

STAFF RECOMMENDATION/ACTION DESIRED:

N/A

AGENDA MEETING DATE: May 2, 2022

TO: John Noblitt, City Manager

FROM: Ramie Hammonds, Development Service Director

ITEM/CAPTION:

RIDGEVIEW ESTATES ADDITION - VARIANCE SIDEWALKS

Consider a request for a variance from Chapter 10 Subdivision Regulations, Article 10.100 Subdivision Ordinance, Section 10.105 to allow a variance from the improvement of sidewalks and to allow no sidewalks be installed. (Hammonds)

AGENDA TYPE: Regular

ACTION REQUESTED: Approval

BACKGROUND:

The proposed subdivision is located within the City of Sanger's Extra Territorial Jurisdiction. The subdivision will consist of 47 lots that are approximately 1.0 acre in size. Per city regulations 4 foot sidewalks will be installed on both sides of streets except along residential/estate streets. The applicant is requesting not to install sidewalks.

Staff mailed 21 public hearing notices to the owners of properties within 200 feet of the subject property. No response forms have been returned at the time of this report.

LEGAL/BOARD COMMISSION RECOMMENDATIONS/CITIZEN NOTICE FEEDBACK:

N/A

FINANCIAL SUMMARY - FUNDING/FISCAL IMPACT:

N/A

FUNDS:

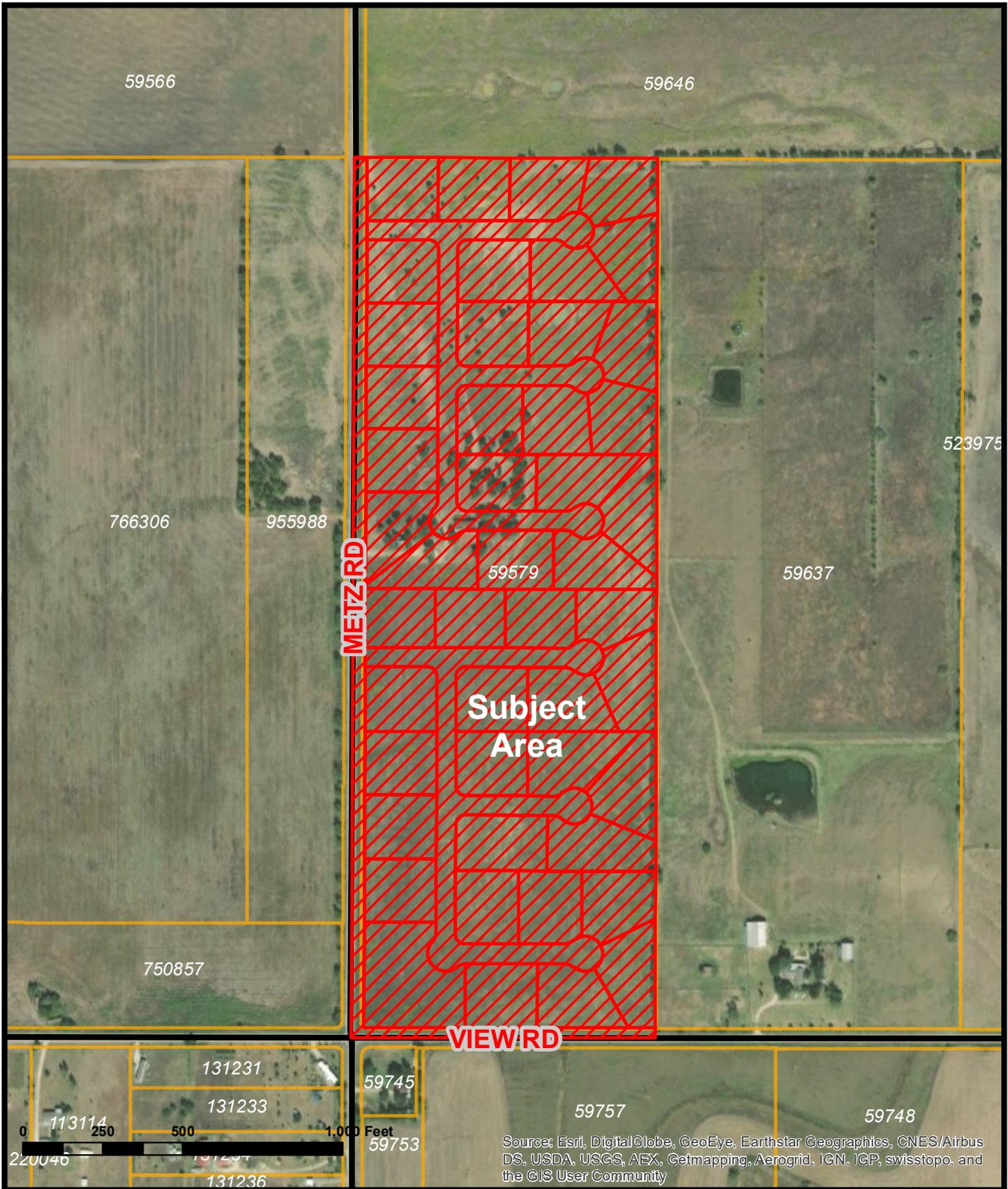
N/A

STAFF RECOMMENDATION/ACTION DESIRED:

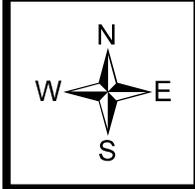
Staff recommends DENIAL.

ATTACHMENTS:

Description	Upload Date	Type
Location Map	4/21/2022	Cover Memo
Application	4/25/2022	Cover Memo
Letter of Intent	4/21/2022	Cover Memo
Sidewalk Conditions Map	4/21/2022	Cover Memo
Site Plan	4/21/2022	Cover Memo
Vicinity Map	4/21/2022	Cover Memo
Sec 10.105	4/21/2022	Cover Memo



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



Location Exhibit: Ridgeview Estates Addition NE View and Metz Road

 City Limits  Exhibits

DISCLAIMER:
This map was generated by GIS data provided by the Sanger GIS Department. The City of Sanger does not guarantee the correctness or accuracy of any features on this map. These map products are for illustration purposes only and are not suitable for site-specific decision making. GIS data is subject to constant changes, and may not be complete, accurate or current.
Date: 11/21/2021 3:54:59 PM
Doc Name: 21SANZON-0025_MetzViewAddn



SANGER

★ TEXAS

VARIANCE APPLICATION - (SUBDIVISION) Sec 10.110 Other Requirements, (a) Exceptions.

Applicant	Owner (if different from applicant)
Name: Lee Allison	Name: Randall Smith
Company: Allison Engineering Group, Inc.	Company: Hive Management, LLC.
Address: 2415 N. Elm St.	Address: 5428 Lake Victoria Court
City, State, Zip Denton, TX 76201	City, State, Zip Flower Mound, TX 75022
Phone: 940-380-9453	Phone: 972-333-4258
Fax:	Fax:
Email: lallison@ae-grp.com	Email: rasmith76@verizon.net

Submittal Checklist

	Site Plan
	Letter of Intent
	\$200.00 Application Fee (Check Payable to City of Sanger)

Describe the subject property (address, location, size, etc.):

Proposed Ridgeview Addition, NE corner of View and Metz Roads, in ETJ, 60 Acres, 47 Lots.

Describe the proposed variance (how much, where on the property, for what purpose):

Sec.10.105 General Plat Requirements, (3)(L), Sidewalks and Bikeways and Sec.10.106 Improvements, (c) Sidewalks
- Request to not construct sidewalks as a part of this development.

Owner Signature

1-30-22

Date

Office Use

	Fee
	Date



Planning Communities - Designing the Systems That Serve Them

2415 N. Elm Street
Denton, TX 76201
Office: 940.380.9453
Fax: 940.380.9431
www.ae-grp.com
TBPE Firm #: 7898

January 28, 2022

City of Sanger
Department of Development Services
Attn: Ramie Hammonds
201 Bolivar St.
Sanger, Tx 76266

Re: Ridgeview Estates
Request for Variances from the Subdivision Ordinance - Sidewalks
Letter of Intent

AEG No: IRE2101

Dear Ms. Hammonds,

Project Description:

The developer is presenting a single-family residential development at the northeast corner of Metz Road and View Road. It is within Denton County and the extraterritorial jurisdiction (ETJ) of the City of Sanger.

The proposed development will create 47 lots with a minimum size of 1 acre.

It is desired to construct the development in generally in accordance with the City of Sangers regulations for estate developments. However, estate developments require a minimum lot size of 1.5 acres. Therefore, a number of variances are necessary. In particular we are presenting a request to not construct sidewalks.

Variance Requests:

Below is a list of references in the Subdivision Ordinance where the requirements for sidewalks are discussed:

- 10.105 General Plat Requirements, (3) Gated Community/Private Streets, (L), Sidewalks and Bikeways
 - Does not apply as this is not a gated community or private streets.
- 10.106 Improvements, (c) Sidewalks
 - Request to not require sidewalks

Attachment A is a set of excerpts from the Subdivision Ordinance regarding the requirements for sidewalks and some excerpts from the Zoning Ordinance where sidewalks are mentioned. Hopefully these will help establish the framework for our request.



Discussion:

As noted above, we are not constructing nor proposing a gated community or private streets. Therefore Section 10.105 of the Subdivision Ordinance does not apply.

In regards to Section 10.106 please consider:

The City of Sanger specifies that sidewalks are a public work improvement to be constructed within the right of way, by the developer, to city standards, dedicated to the City, maintained by the developer for the warranty period (warranty bond) and then maintained by the City.

Denton County does not allow sidewalks in the right of way and will not maintain sidewalks.

Denton County and the City of Sanger have an interlocal agreement that requires the more stringent condition to be implemented. It seems to us that not allowing sidewalks is the more stringent condition.

The proposed development does not include any common areas or amenities that would be served by a pedestrian system.

There are not any public facilities or areas of common interest within a 10 to 15 minute walking distances that would be served by these sidewalks.

There are not any existing sidewalks in the immediate area or nearby for which these sidewalks would complete or compliment a pedestrian system.

The City does not have any capital improvements plans to extend sidewalks out to the area.

If sidewalks were allowed or if they were constructed in public sidewalk easements then it is not clear how the city would maintain sidewalks in the county.

If sidewalks were constructed in a public sidewalk easement, then there is still not a provision to connect the sidewalks via a sidewalk with bridges crossing the Denton County right of way as the county does not allow sidewalks. Then there is still the issue of sidewalk maintenance.

We are not averse to constructing sidewalks in the development (mostly as houses are constructed) if the City and the County can make arrangements to accommodate city sidewalks in the county (ETJ) areas.

Conclusions:

It is our humble opinion that the City of Sanger does not have all of the pieces in place to require sidewalks in its developments in its extraterritorial jurisdiction. However, we are seeking a variance to be sure this is fully vetted.

We do suggest that the City should meet with the county to determine what if any means is available to construct a public sidewalk system in the county along with city maintenance.



Once this is accomplished then it may be appropriate to amend the city ordinances to discuss sidewalks in ETJ developments as well as within the city limits.

Contacts:

Lee Allison, P.E., applicant or Randall Smith, owner may be contacted regarding additional information needed to consider this request.

We are confident that the City of Sanger will give reasonable and responsible consideration of this request.

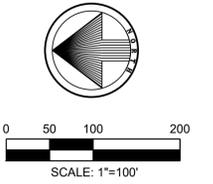
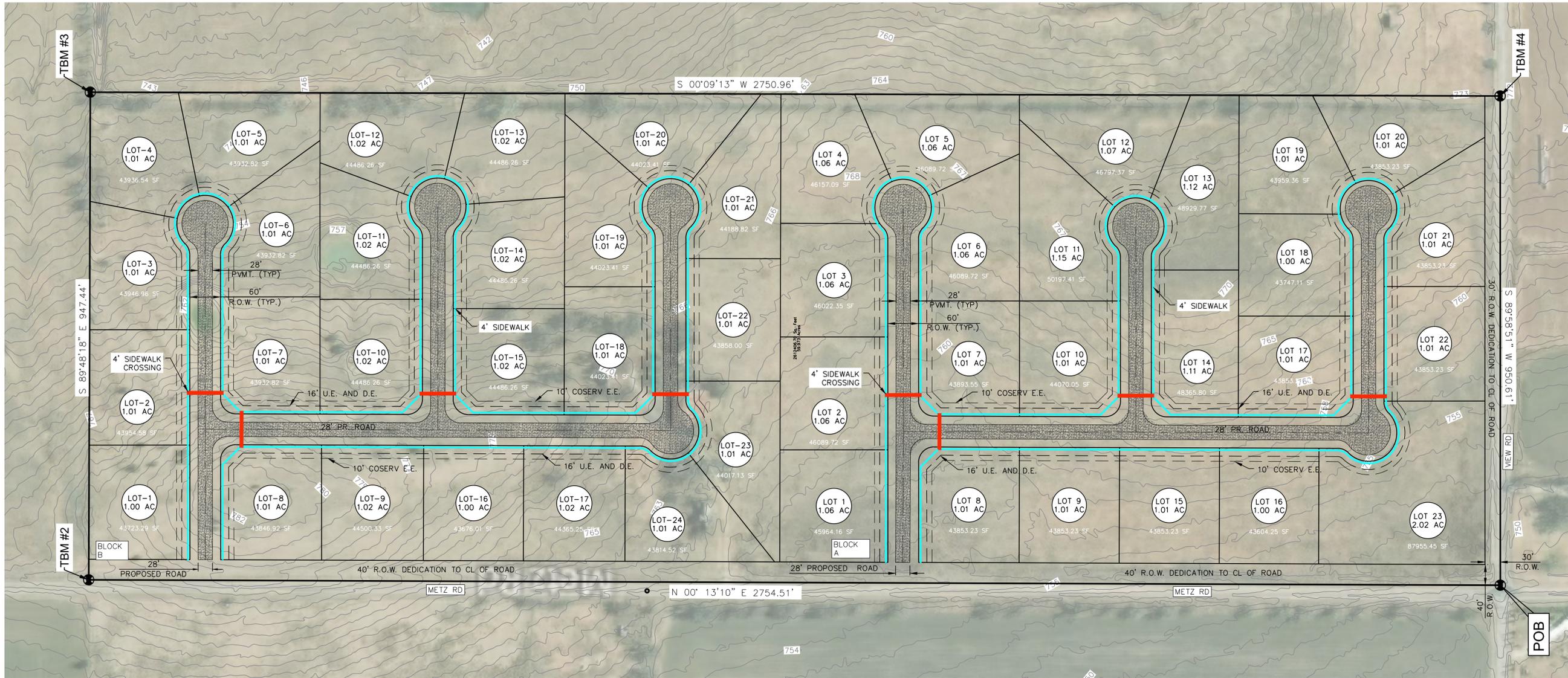
We eagerly look forward to working with the City to help shape the future of Sanger.

Respectfully Submitted,
Allison Engineering Group

Lee Allison, P.E.

Attachments:

- A – Excerpts from City Ordinances
- B – Sidewalk/Streetlight Proximity Map



LEGEND

- PROPERTY BOUNDARY
- PROPOSED LOTS
- ADJACENT LOT LINE
- CENTER LINE OF ROAD
- 24' PROPOSED ROAD
- 4' SIDE WALK
- SIDEWALK CROSSING
- PROPOSED ROAD PAVEMENT

CITY OF SANGER ARTICLE 10-100 SUBDIVISION ORDINANCE VARIANCE REQUEST	
SECTION	VARIANCE REQUEST
10.105 GENERAL PLAT REQUIREMENTS, (3) (L), SIDEWALKS AND BIKEWAYS	NO SIDEWALKS
10.106 IMPROVEMENTS, (C) SIDEWALKS	NO SIDEWALKS
10.106 IMPROVEMENTS, (B) STREET PAVING (1) (A) CONCRETE CURB AND GUTTER	NO CONCRETE, CURB AND GUTTER
10.106 IMPROVEMENTS (B) STREET PAVING (3) (A)	CONSTRUCT ESTATE STREET IN LIEU OF RESIDENTIAL STREET SECTION

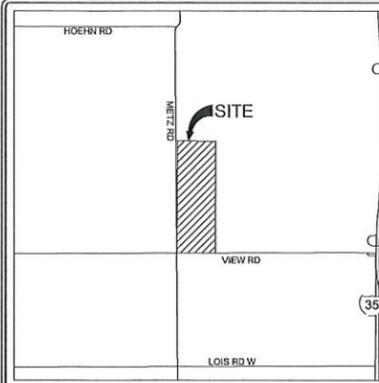
**SIDEWALK CONDITIONS MAP
METZ /VIEW RD**



2415 N. ELM STREET
DENTON, TEXAS 76201
Phone (940) 380-9453
FAX (940) 380-9431
info@ae-grp.com

Texas Board of Professional Engineers
Registration Number: F-7898

AEG PROJECT IRE2101



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

1. ALL CORNERS ARE MARKED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNLESS OTHERWISE NOTED.
2. FLOOD STATEMENT: I HAVE REVIEWED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE CITY OF SANGER, COMMUNITY NUMBER 460766 EFFECTIVE DATE 04-18-2011 AND THAT MAP INDICATES AS SCALED, THAT THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD (500-YEAR) AS SHOWN ON PANEL 70 G OF SAID MAP.
3. BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.
4. THE PURPOSE OF THIS PRELIMINARY PLAT IS TO CREATE 47 RESIDENTIAL LOTS.
5. WATER SERVICE TO BE PROVIDED BY: BOLIVAR WATER SUPPLY CORPORATION.
6. SANITARY SEWER TO BE HANDLED BY PRIVATE FACILITIES APPROVED BY THE DENTON COUNTY PUBLIC HEALTH.
7. TELEPHONE SERVICE TO BE PROVIDED BY: ?
8. ELECTRIC SERVICE TO BE PROVIDED BY: ?
9. THE MAINTENANCE OF PAVING, GRADING AND DRAINAGE IMPROVEMENTS AND/OR EASEMENTS SHOWN ON THIS PLAT ARE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER AND DOES NOT CONSTITUTE ACCEPTANCE OF SAME FOR MAINTENANCE PURPOSES BY DENTON COUNTY.
10. ALL SURFACE DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATION, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
11. BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN SURFACE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTING THE FLOODWAY IS PROHIBITED.
12. DENTON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.
13. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNERS OF THE LOT OR LOT THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS THE LOTS.
14. CONSTRUCTION NOT COMPLETE WITHIN TWO YEARS OF THE CITY OF SANGER APPROVAL SHALL BE SUBJECT TO CURRENT CITY OF SANGER CODE OF ORDINANCES AND DENTON COUNTY SUBMISSION RULES AND REGULATIONS.
15. A DRIVEWAY CULVERT PERMIT MUST BE OBTAINED FROM THE ROAD AND BRIDGE DEPARTMENT BY THE OWNER OF EACH LOT PRIOR TO THE CONSTRUCTION, INSTALLATION OR PLACEMENT OF ANY DRIVEWAY ACCESS IMPROVEMENTS WITHIN THE DEDICATED RIGHT-OF-WAY.
16. NO CONSTRUCTION WITHOUT WRITTEN APPROVAL FROM DENTON COUNTY SHALL BE ALLOWED WITHIN AN IDENTIFIED "FIRM" FLOODPLAIN AREA, AND THEN ONLY AFTER A DETAILED FLOODPLAIN DEVELOPMENT PERMIT INCLUDING ENGINEERING PLANS AND STUDIES SHOW THAT NO RISE IN THE BASE FLOOD ELEVATION (BFE) WILL RESULT, THAT NO FLOODING WILL RESULT, THAT NO OBSTRUCTION TO THE NATURAL FLOW OF WATER WILL RESULT, AND SUBJECT TO ALL OWNERS OF THE PROPERTY AFFECTED BY SUCH CONSTRUCTION BECOMING A PARTY TO THE REQUEST. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO FEET ABOVE THE 100-YEAR FLOOD ELEVATION.
17. DENTON COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES, AND THE OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES, AND SAID OWNERS AGREE TO INDEMNIFY AND HOLD HARMLESS DENTON COUNTY FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.
18. THE CITY OF SANGER IS NOT RESPONSIBLE FOR REPLACING ANY IMPROVEMENTS IN, UNDER, OR OVER ANY EASEMENTS CAUSED BY MAINTENANCE OR REPAIR.
19. UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY THE PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND CITY OF SANGER'S USE THEREOF.
20. THE CITY OF SANGER AND PUBLIC UTILITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN THE EASEMENTS.
21. THE CITY OF SANGER AND PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.
22. ALL MODIFICATIONS TO THIS DOCUMENT SHALL BE BY MEANS OF PLAT AND APPROVED BY THE CITY OF SANGER.
23. THIS PLAT IS HEREBY ADOPTED BY THE OWNERS AND APPROVED BY THE CITY OF SANGER (CALLED "CITY") SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE OWNERS, THEIR HEIRS, GRANTEES, SUCCESSORS AND ASSIGNS: THE DRAINAGE EASEMENTS WITHIN THE LIMITS OF THIS ADDITION, WILL REMAIN OPEN AT ALL TIMES AND WILL BE MAINTAINED IN A SAFE AND SANITARY CONDITION BY THE OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE EASEMENT. NEITHER THE CITY NOR THE COUNTY WILL BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID EASEMENT OR FOR ANY DAMAGE TO PRIVATE PROPERTY OR PERSON THAT RESULTS FROM CONDITIONS IN THE EASEMENT, OR FOR THE CONTROL OF FLOODING. NO OBSTRUCTIONS TO THE NATURAL FLOW OR STORAGE OF WATER SHALL BE PERMITTED BY CONSTRUCTION OF ANY TYPE OF BUILDING, FENCE OR ANY OTHER STRUCTURE WITHIN THE DRAINAGE AND DETENTION EASEMENT, AS HEREIN ABOVE DEFINED, UNLESS APPROVED BY THE CITY ENGINEER AND COUNTY ENGINEER. PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE CITY OR COUNTY TO ERRECT OR CONSIDER ERRECTING ANY TYPE OF DRAINAGE STRUCTURE IN ORDER TO IMPROVE THE STORM DRAINAGE THAT MAY BE OCCASIONED BY DRAINAGE IN OR ADJACENT TO THE SUBDIVISION, THEN IN SUCH EVENT, THE CITY OR COUNTY SHALL HAVE THE RIGHT TO ENTER UPON THE DRAINAGE EASEMENT AT ANY POINT, OR POINTS, TO INVESTIGATE, SURVEY OR TO ERRECT, CONSTRUCT AND MAINTAIN ANY DRAINAGE FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES. EACH PROPERTY OWNER SHALL KEEP THE DRAINAGE EASEMENT CLEAN AND FREE OF DEBRIS, SILT, AND ANY SUBSTANCE WHICH WOULD RESULT IN UNSANITARY CONDITIONS OR OBSTRUCT THE FLOW OF WATER, AND THE CITY OR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTION AND SUPERVISION OF MAINTENANCE WORK BY THE PROPERTY OWNER TO ALLEVIATE ANY UNDESIRABLE CONDITIONS WHICH MAY OCCUR. THE NATURAL DRAINAGE THROUGH THE DRAINAGE EASEMENT IS SUBJECT TO STORM WATER OVERFLOW AND NATURAL BANK EROSION TO AN EXTENT WHICH CANNOT BE DEFINITELY DEFINED. NEITHER THE CITY, NOR THE COUNTY, SHALL BE HELD LIABLE FOR ANY SUCH DAMAGES OF ANY NATURE RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA, OR RESULTING FROM THE FAILURE OF ANY STRUCTURE OR STRUCTURES, WITHIN THE EASEMENT.
24. ALL LOTS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE ZONING DISTRICT.
25. 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.
26. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS IF ANY, ON THIS PROPERTY.
27. THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND THE APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES DUE.

WILLIAM MASON SURVEY,
ABSTRACT # 801
DENTON COUNTY, TEXAS

REMAINDER OF A TRACT OF
LAND DESCRIBED IN A DEED
TO EDWARD F. WOLSKI
INST# 2011-154955
R.P.L.S.

NAD83
N7.199,195.37
E2,368,314.23
122° FIR

137,506 SQ. FT.
3.16 ACRES
R.O.W. DEDICATION

137,506 SQ. FT.
3.16 ACRES
R.O.W. DEDICATION

A TRACT OF LAND
DESCRIBED IN A DEED TO
CALVIN K. MILLERBORG AND
JOAN D. MILLERBORG
VOL. 538, PG. 159
D.R.D.C.T.

A TRACT OF LAND
DESCRIBED IN A DEED TO
CALVIN K. MILLERBORG AND
JOAN D. MILLERBORG
VOL. 538, PG. 159
D.R.D.C.T.

METZ ROAD
N 00°13'10" E 2754.51'

METZ ROAD
N 00°13'10" E 2754.51'

MAG HAIL SET
S 00°09'13" W 2750.96'

MATCHLINE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	30.00'	23.63'	23.02'	N 67°24'53" E	45°07'45"
C2	55.00'	259.37'	77.65'	S 00°03'02" E	270°11'54"
C3	30.00'	23.60'	22.99'	N 67°29'10" W	45°04'09"
C4	30.00'	47.17'	42.46'	S 44°56'16" W	90°04'59"
C5	30.00'	47.23'	42.50'	S 44°55'05" E	90°12'18"
C6	30.00'	23.62'	23.01'	N 67°25'30" E	45°06'31"
C7	55.00'	259.37'	77.65'	S 00°01'48" E	270°11'54"
C8	30.00'	23.61'	23.00'	N 67°28'33" W	45°05'23"
C9	30.00'	47.02'	42.35'	S 45°04'55" W	89°47'42"
C10	30.00'	47.23'	42.50'	S 44°55'05" E	90°12'18"
C11	30.00'	23.62'	23.01'	N 67°25'27" E	45°06'37"
C12	55.00'	259.37'	77.65'	S 00°01'54" E	270°11'54"
C13	30.00'	23.61'	23.00'	N 67°28'36" W	45°05'17"
C14	30.00'	23.62'	23.01'	S 67°25'33" W	45°06'25"
C15	55.00'	173.16'	110.00'	N 44°55'19" W	180°24'40"
C16	30.00'	23.61'	23.01'	N 22°44'03" E	45°05'57"
C17	30.00'	47.23'	42.50'	N 44°55'05" W	90°12'18"

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C18	30.00'	26.62'	23.01'	N 67°25'27" E	45°06'37"
C19	55.00'	259.37'	77.65'	S 00°01'54" E	270°11'54"
C20	30.00'	23.61'	23.00'	N 67°28'36" W	45°05'17"
C21	30.00'	47.02'	42.35'	S 45°04'55" W	89°47'42"
C22	30.00'	46.83'	42.22'	S 44°31'46" E	89°25'21"
C23	30.00'	23.75'	23.14'	N 67°19'17" E	45°21'51"
C24	55.00'	259.37'	77.65'	S 00°15'50" E	270°11'52"
C25	30.00'	23.47'	22.88'	N 67°34'51" W	44°49'54"
C26	30.00'	47.02'	42.35'	S 45°04'55" W	89°47'42"
C27	30.00'	47.23'	42.50'	S 44°55'05" E	90°12'18"
C28	30.00'	23.62'	23.01'	N 67°25'27" E	45°06'37"
C29	55.00'	259.37'	77.65'	S 00°01'54" E	270°11'54"
C30	30.00'	23.61'	23.01'	N 67°28'36" W	45°05'17"
C31	30.00'	23.61'	23.01'	S 67°25'47" W	45°05'57"
C32	55.00'	173.17'	110.00'	N 44°55'05" W	180°24'12"
C33	30.00'	23.61'	23.01'	N 22°44'03" E	45°05'57"
C34	30.00'	47.23'	42.50'	N 44°55'05" W	90°12'18"

LINE	BEARING	DISTANCE
L1	N 89°56'58" E	60.21'
L2	N 89°58'12" E	60.20'
L3	N 89°58'18" E	60.22'
L4	N 89°58'06" E	60.20'
L5	N 89°58'06" E	60.22'
L6	N 89°44'16" E	60.49'
L7	N 89°58'06" E	60.22'

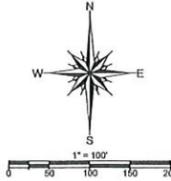
PRELIMINARY PLAT FOR
REVIEW PURPOSES ONLY

PRELIMINARY PLAT
TOTAL LOTS: 47 RESIDENTIAL
LOTS 1-23, BLOCK A,
LOTS 1-24, BLOCK B
METZ/VIEW ADDITION

BEING 59.97 ACRES, 3.16 ACRES R.O.W. DEDICATION, IN THE
WILLIAM MASON SURVEY, ABSTRACT NUMBER 801, DENTON
COUNTY, TEXAS, IN THE EXTRATERRITORIAL JURISDICTION
OF THE CITY OF SANGER, DENTON COUNTY, TEXAS

LEGEND

POB = POINT OF BEGINNING
SIR = IRON ROD SET
FIR = IRON ROD FOUND
R.O.W. = RIGHT OF WAY
P.U.E. = PUBLIC UTILITY EASEMENT
B.W.S.C.E. = BOLIVAR WATER SUPPLY CORPORATION EASEMENT
C = CENTERLINE OF ROAD



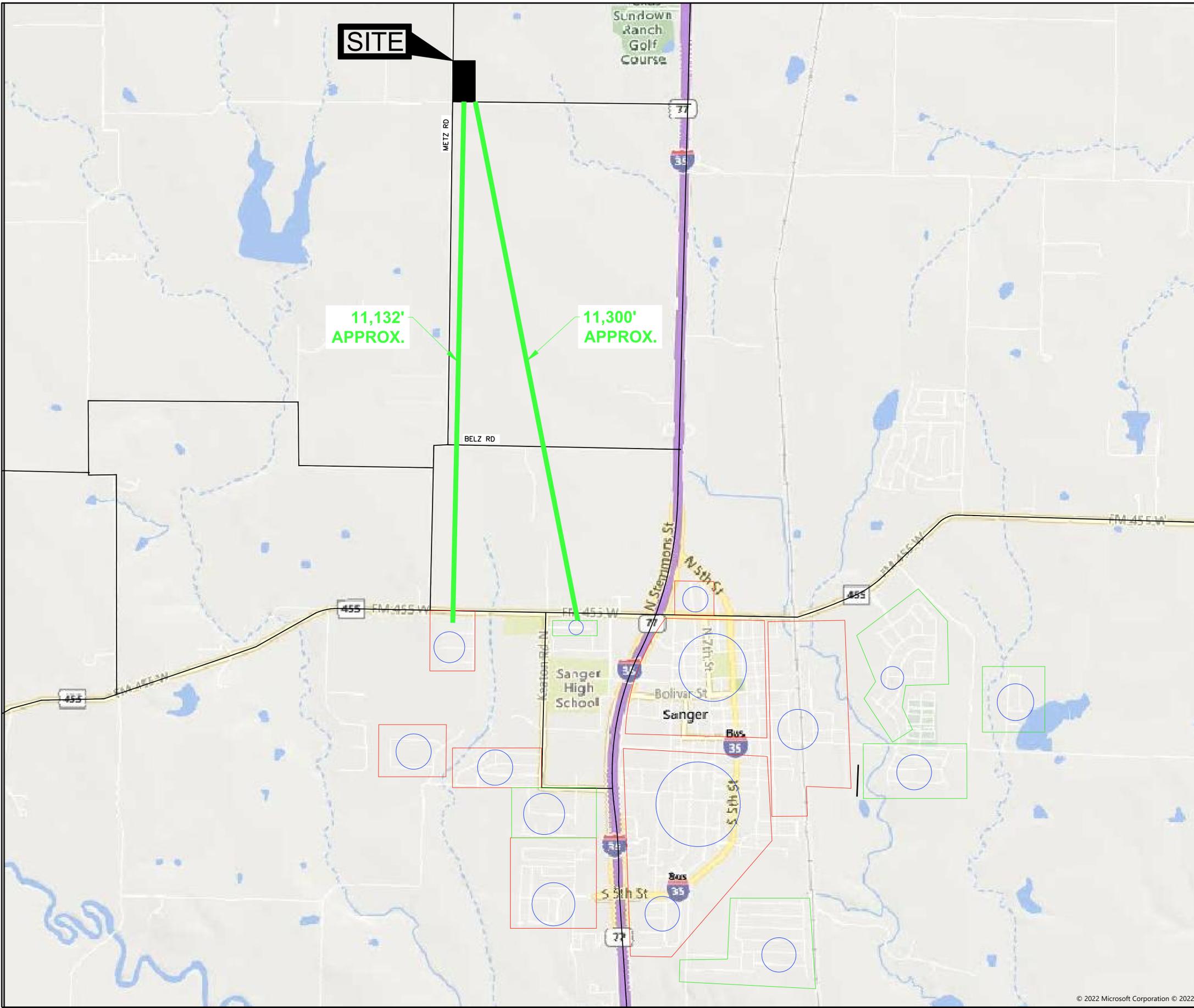
SURVEYOR:
KAZ SURVEYING, INC.
1720 WESTMINSTER STREET
DENTON, TEXAS 76205
PHONE: (940) 382-3446
TBPLS FIRM #10002100

OWNER:
EDWARD F. WOLSKI
13424 CASHES MILL RD
SANGER, TEXAS 76266
PHONE: (940) 300-0002

ENGINEER:
ALLISON ENGINEERING GROUP
2415 N. ELM STREET
DENTON, TEXAS 76201
PHONE: (940) 380-9453
TBPE FIRM #F-7998

1720 WESTMINSTER
DENTON, TX 76205
(940) 382-3446
JOB NUMBER: 210782-02
DRAWN BY: M.L.B.
DATE: 11-11-2021
R.P.L.S.
KENNETH A. ZOLLINGER

SITE



LEGEND

- NO SIDEWALK
- SIDEWALK
- STREET LIGHTS

**SIDEWALK/ STREET SIGN VICINITY MAP
METZ /VIEW RD**



2415 N. ELM STREET
DENTON, TEXAS 76201
Phone (940) 380-9453
FAX (940) 380-9431
info@ae-grp.com

Texas Board of
Professional Engineers
Registration Number: F-7898

AEG PROJECT IRE2101

Sec. 10.105 General Plat Requirements

All requirements pertaining to lot size, yard size, dwelling size, lot coverage, height, parking, loading and screening contained in the current zoning ordinance of the city shall be adhered to for development under this article.

(1) Streets.

(A) The arrangement, character, extent, width, grade and location of all proposed streets shall conform to the general plan of the community, and their relationship shall be considered to that of the existing and planned streets, to topographical conditions, to public convenience and safety, and in their appropriate relation to the proposed uses of the land to be served by such streets.

(B) The reservation in private ownership of strips of land, at the end of offered or existing streets intended solely or primarily for the purpose of controlling access to property not included in the subdivision shall be prohibited.

(C) Where such is not shown in the general plan for the community, the arrangement of streets in a subdivision shall:

- (i) Provide for the continuation or appropriate projection of existing principal streets in surrounding areas;
- (ii) Conform to a plan for the neighborhood approved or adopted by the city to meet a situation where topographical or other conditions make continuation of or conformance to an existing street impracticable; and
- (iii) Be planned so that they shall intersect, as nearly as possible, at right angles.

(D) Residential streets shall be aligned so that their use by through traffic is discouraged.

(E) In phased developments, streets which are continuous through more than a single phase shall be provided with temporary turnarounds (at the point of temporary termination) until the street is fully constructed per the original approved plan.

(F) Developers shall be required to coordinate all planning and engineering work with all adjacent property owners/developers.

(G) Street jogs with centerline offsets of less than one hundred twenty-five feet (125') shall be avoided.

(H) The street minimum right-of-way widths and centerline radius shall be in accordance with the city's thoroughfare plan and shall conform to the following:

Code	Type of Street	Minimum Right-of-Way Width	Minimum Centerline Radii	Intersection
FW	Freeway	200 feet	Varies	varies
P4U	Principal arterial four lane undivided	100 feet	150'	1,000 feet
P3U	Principal arterial three lane undivided	75 feet	85'	1,000 feet
M4U	Minor arterial four lane undivided	80 feet	90'	1,000 feet
C2U	Collector two lane undivided	60 feet	75'	500 feet
R2U	Residential/local two lane undivided	50 feet	70'	250 feet
REU	Residential/estate two lane undivided	60 feet	75'	250 feet

(I) Streets shall be classified according to the following:

- (i) Arterial (Principal, Minor): The main function of arterial is to carry traffic from one urban area to another. The thoroughfare system serves the major activity centers of urbanized areas. An arterial is used for longer urban trips and carries a high portion of the total traffic with a minimum of mileage.
- (ii) Collector: Carries traffic from local streets to arterial. Also, may serve local facilities such as schools and churches. Uses served would include medium and high density residential, limited commercial facilities, elementary schools, some small offices and as direct access within industrial parks. Collector streets also carry heavy traffic to major commercial and industrial facilities from thoroughfare. Uses would include office parks, industrial parks, and community level commercial facilities.
- (iii) Residential/Local: Carries traffic from residential and commercial areas to collector streets and interconnects individual sites. Local streets carry light traffic volumes and trips are of a short duration.
- (iv) Residential/Estate: Carries traffic from rural residential areas to collector streets and interconnects individual sites. Local streets carry light traffic volumes and trips are of a short duration. This type of street section can only be utilized in residential subdivisions of lots at least 1-1/2 acres in size.
- (J) Street widths proposed for industrial subdivisions or commercial developments shall be not less than that required for a collector.
- (K) Half streets shall be prohibited, except where there is no alternative for reasonable development of the subdivision in conformance with the other requirements of these regulations and where the city finds it will be practicable to require the dedication of the other half when the adjoining property is subdivided. Wherever a half street has already been provided adjacent to an area to be subdivided, the other remaining portion of the street shall be platted within such subdivision. Where part of a residential or collector street is being dedicated along a common property line, the first dedication shall be one-half (1/2) of the proposed street right-of-way plus five feet (5') unless a construction easement on the adjoining parcel has been obtained, and the developer shall construct the half street or place in escrow cash for the estimated half-paving cost as determined by the city council.
- (L) Cul-de-sacs in residential additions shall not be longer than six hundred feet (600') from the nearest intersection, except under unusual conditions with the approval of the city council, and there shall be provided at the closed-end a turnaround having a minimum outside roadway diameter of eighty-one feet (81'). In industrial areas, cul-de-sacs shall not exceed one thousand feet (1,000') from the nearest intersecting street, and there shall be provided at the closed-end a turnaround having a minimum outside roadway diameter of one hundred feet (100') and a minimum street property line diameter of one hundred feet (100'). Alternate turnaround designs in residential tract developments which provide adequate turnaround area may be considered or approved by the city.
- (M) All streets shall be paved, and paving shall conform to the requirements of [section 10.106](#), improvements, of these regulations.
- (N) Street grades shall be established regarding topography, proposed land-use and the facilities in the area surrounding the land to be subdivided. Minimum grades shall be five-tenths percent (0.50%) on concrete streets and five-tenths percent (0.50%) on all other types of street paving. Cross (transverse) slopes between pavement and the right-of-way shall not be less than 100:1 or steeper than 3:1. Where necessary, additional right-of-way or slope easement shall be provided to meet this requirement.
- (O) Street name markers shall be installed in accordance with the prescribed type currently in use by the city or an approved equal, as approved by the city manager. Street markers and erections will be at the expense of the subdivider.
- (P) The materials for all traffic-control and regulatory signs shall be furnished by the subdivider and installed by the city for all intersections within or abutting the subdivision. Such signs shall be in strict compliance with the regulations of the Federal Highway Administration and according to the requirements of the Manual on Uniform Traffic-Control Devices, latest edition. No signs will be placed in undeveloped portions of the subdivision.
- (Q) The subdivider shall comply with the guidelines and criteria for driveways, including the design requirements, grades, spacing, and access standards as provided by the city's thoroughfare plan.
- (R) If a proposed development is projected to generate a lesser traffic volume than would normally require roadways as specified in the master thoroughfare plan, the developer may install a "minimum acceptable alternative" approved by the city. The full right-of-way and pavement thickness are

unchanged. Only the outside two (2) lanes would be paved in this situation. The city must approve the use of this option.

(2) Alleys.

(A) Alleys are not required, except where the city has determined that one is necessary for adequate service access, such as off-street loading, unloading and parking consistent with and adequate for the uses proposed.

(B) All alleys shall be paved with reinforced concrete, and the paving shall conform to [section 10.106](#), improvements, of these regulations.

(C) All alleys must be privately maintained by the homeowners' association or other entity.

(D) The minimum width of any alley shall be twenty feet (20') in industrial and commercial areas and fifteen feet (15') in residential areas.

(E) Alley intersections, sudden changes in alignment, and dead-end alleys shall be avoided.

(F) Residential driveway and alley pavement cuts must be approved by the city engineer onto loop and major thoroughfares. Alleys on frontage roads shall be provided along side and rear lot lines which front on loop and major thoroughfares for rear entrance.

(3) Gated Community/Private Streets.

(A) Private streets in gated communities shall conform to the same standards regulating the design and construction of public streets. A gated community will only be permitted in a planned development (PD) zoning district.

(B) Any gate installation must conform to the following provisions:

(i) All gate installations must be approved by the city prior to installation. The installation must be completed and tested prior to the city's acceptance of the subdivision.

(ii) Gate design may incorporate one or two gate sections to meet the required minimum gate width of twenty-four feet (2'). If the entrance will incorporate a median, guard shack or similar structure that necessitates a divided gate arrangement, the gate widths may be reduced if approved by the city, but in no case shall any single gate or street pavement have a clear opening of less than twenty (20) feet.

(iii) Approach and departure areas on both sides of a gated entrance must provide adequate setbacks and proper alignment to allow free and unimpeded passage of emergency vehicles through the entrance area. All entry gates must be setback a minimum of 100 ft from any adjacent public street right-of-way to allow for vehicle stacking out of the public travel lanes. Any exception must be approved by the city.

(iv) Automatic gate installations must conform to the design and performance guidelines established by the fire chief and directors of transportation and public works.

(v) All components of the gate system must be maintained in an approved operating condition, with all components serviced and maintained on a regular basis as needed to insure proper gate operation. A proper power supply shall be maintained to all electrical and electronic components at all times.

(vi) Each security gate regulated under this section will be subject to a performance test as determined by either the fire chief or public works or a designated city official. Upon failure of a performance test, the security gate system shall be disabled and maintained in the open position until repaired and shall not be placed back in service until tested and authorized by the city.

(vii) All streets, gates and other fire protection features, signage, and equipment are subject to periodic inspection by the city and must be repaired immediately if found to be in condition of disrepair. The city shall have the right to enter the subdivision and disable, open, or remove any gate, device, or other feature that impedes or controls vehicle access at the sole expense of the homeowner's association. Emergency repairs shall be assessed against the homeowner's association.

(viii) The person or corporation in control of the property is responsible for, and liable for any violations of this section. This includes, but is not limited to, the developer, property owner, the homeowner's association and its officers, if applicable, or other who may own or exercise control over the property.

(C) Property Associations Required. Subdivisions developed with private streets or alleys must have a

mandatory property owners association which includes all property served by private streets or alleys. The association shall own and be responsible for the maintenance of private streets, parks and other homeowner association appurtenances. The association documents shall be reviewed by the city attorney and subject to approval by the city to ensure that they conform to this and other applicable city ordinances and concerns. The documents shall be filed of record prior to the approval of the final plat. Lot deeds may not be dissolved without the prior written consent of the city. No portion of the association documents pertaining to the maintenance of the private streets and alleys and assessments therefore [therefor] may be amended without the written consent of the city.

(D) Private Street Lot. Private streets and alleys must be constructed within a separate lot owned by the property owners' association. This lot must conform to the city's standards for public street and alley right-of-way. An easement covering the street lot shall be granted to the city providing unrestricted use of the property for utilities and storm drainage systems and the maintenance of same. This right shall extend to all utility providers including telecable companies, operating within the city. The easement shall also provide the city or its contractors with the right of access for any purpose related to the exercise of a governmental service or function, including but not limited to fire and police protection, inspection and code enforcement, trash collection or utility maintenance. The easement shall permit the city to remove any vehicle or obstacle within the street lot that impairs emergency access.

(E) Construction and Maintenance Cost. The city shall not pay for any portion of the cost of construction or maintaining a private street. The homeowners' association shall maintain an escrow account as approved by the city for all road maintenance.

(F) Reserved.

(G) City Utilities. Water, sewer and drainage facilities placed within the private street and alley lot shall be installed to city standards and dedicated to the city as part of the approval of the final plat. All city regulations relating to infrastructure, financing, developer cost participation and capital cost recovery shall apply to developments with private streets except for those applying to internal street construction.

(i) Street lights and signs shall be installed and maintained by the homeowners' association subject to approval by the city.

(ii) The property association documents shall give the city the right, after giving written notice to perform maintenance upon streets and alleys to protect health, safety and welfare of the residents and to place a lien upon the lots within the association to recover the cost of such maintenance.

(H) Plans and Inspections. Developments proposed with private streets must submit to the city the same plans and engineering information required to construct public streets and utilities. Requirements pertaining to inspection and approval of improvements prior to issuance of building permits shall apply. Inspection fees charged for these services shall also apply. The city may periodically inspect private streets and require repairs necessary to ensure emergency access.

(I) Waiver of Services. The subdivision final plat, property deeds and property owners' association documents shall note that certain city services shall not be provided on private streets. Among the services which will not be provided are: routine police patrols, street lighting, enforcement of traffic and parking ordinances and preparation of accident reports. All private traffic regulatory signs shall conform to the Texas Manual of Uniform Traffic-Control Devices. Depending on the characteristics of the proposed development other services may not be provided.

(J) Petition to Convert to Public Streets. The property association documents shall allow the association to request [that] the city accept private streets and alleys and the associated property as public streets and right-of-way upon written notice to all association members and the favorable vote of 75% of the membership. However, in no event shall the city be obligated to accept said streets and alleys as public. Should the city elect to accept the streets and alleys as public, the city may inspect the private streets and assess the lot owners for the expense of needed repairs concurrent with the city's acceptance of the street and alleys.

The city will be the sole judge of whether repairs are needed. The city may also require, at the association's expense, the removal of guard houses, access control devices, landscaping or other aesthetic amenities located within the street lot. The association document shall provide for the city's right to such assessment. Those portions of the association documents pertaining to the subject matter contained in this paragraph shall not be amended without the written consent of the city.

(K) Hold Harmless. On the subdivision final plat shall be language whereby the property owners association, as owner of the private streets and appurtenances, agrees to release, indemnify, defend and hold harmless the city, any governmental entity and public utility for damages to the private street occasioned by the reasonable use of the private street by the city, governmental entity or public utility, for damages and injury (including death) arising from the condition of said private street; for damages and injury (including death) arising out of the use by the city, governmental entity or public utility of any restricted access gate or entrance; and for damages and injury (including death) arising out of any use of the subdivision by the city, governmental entity or public utility. Further, such language shall provide that all the owners of all lots shall release the city, governmental entities and public utilities for such damages and injuries. The indemnifications contained in this paragraph apply regardless of whether such damages and injury (including death) are caused by the negligent act or omission of the city, governmental entity or public utility, or their representative officers, employees or agents.

(L) Sidewalks and Bikeways.

(i) Sidewalks. Sidewalks shall be constructed in accordance with city standards for all lots adjoining dedicated streets, along major thoroughfares where lots do not adjoin the street or in other areas as required by the city. Sidewalk construction may be delayed until development of lots, but in locations not adjacent to lots and across bridges and culverts, the sidewalk shall be constructed with the other improvements to the subdivision or addition. Exceptions to this section must be approved by the city.

(ii) Pedestrian Accesses. The city may require, in order to facilitate Pedestrian access from the streets to schools, parks, playgrounds, or other nearby streets, perpetual unobstructed easements at least fifteen (15) feet in width. Easements will be indicated on the plat.

(iii) Bikeways. Hike and bike sidewalks, designed and located according to city standards, shall be constructed along streets designated for hike and bike trails. Such sidewalks shall be built by the owner at the time of site development.

(M) Drainage and Storm Sewers.

(i) General Requirements. All plats shall conform to the city's standards for drainage facilities.

(ii) Design of Facilities. Design of storm sewer systems shall be in accordance with city standards. Materials and construction shall conform to the standard specifications.

(N) Secondary Access. All gated subdivisions shall provide a secondary access point accessible by means approved by the city and the fire marshal for emergency services unless specifically exempted by the city.

(O) Federal Requirements. The post office requires 7-day access for mail delivery. If a security gate or fencing is used, a key keeper box with retractable key reel that will accommodate a post office arrow lock and/or the device (mechanical/electronic) needed to gain access into complex, must be installed next to the door or gate that the carrier uses to enter the complex. (Systems that use a key board to punch in codes, in most cases, will accept a post office arrow lock in the control panel).

Note: Carriers must not carry keys, written codes, electronic openers or badges for entrance into buildings or complex.

(4) Lots.

(A) Lot Size: The size or area of the lot shall be measured in square feet and shall conform to the zoning requirements for the area.

(B) Corner Lots: Corner lots with a width of less than seventy-five feet (75') are to be at least five feet (5') wider than the average of interior lots in the block. Corner lots with a width of less than eighty-five feet (85') adjacent to a thoroughfare are to be at least fifteen feet (15') wider than the average of interior lots in the block.

(C) Lot Shape: Lots should be rectangular where practicable. Sharp angles between lot lines should be avoided. The ratio of depth to width should not ordinarily exceed two and one-half to one (2-1/2:1).

(D) Lot Facing:

(i) Each lot shall be provided with adequate access to an existing or proposed street by frontage on such street. Residential lots shall front on residential class streets;

(ii) Double frontage lots are prohibited except where the lot has rear frontage on thoroughfares; and

(iii) Wherever feasible, each lot should face the front of a similar lot across the street. In general, an arrangement placing facing lots at right angles to each other should be avoided.

(E) Lot Lines: Radial to street frontage, and the following note may be used on the plat in lieu of bearings: "All side lot lines are perpendicular or radial to street frontage unless otherwise noted."

(F) Lot Numbering: All lots are to be numbered consecutively within each block. Lot numbering may be cumulative throughout the subdivision if the numbering continues from block to block in a uniform manner that has been approved on an overall preliminary plat.

(G) Lot Grading: Finished grade for the building site will be not less than six inches (6") above the top of the curb grade or alley pavement or two feet (2') above the adjacent base flood elevation as defined by the Federal Emergency Management Agency, whichever is greater. In any case, the property line grades adjacent to the street should not be below the top of curb grade.

(H) Exceptions: Plats involving cluster developments or zero-lot lines shall be reviewed by the city on a case-by-case basis.

(5) Easements.

(A) Use: Where necessary to provide access for the purposes of maintenance, construction or other service, easements shall be provided for poles, wires, conduits, storm sewers, sanitary sewers, water lines, open drainage, floodplains, gas lines or other utilities. Such easements may be required across parts of lots, including rear and side lot lines, where alleys are not provided.

(B) Size: Where possible, easements shall be provided fully located upon one (1) lot and shall be not less than fifteen feet (15') in width. Where such is not feasible, easements shall be not less than seven and one-half feet (7-1/2') on each side of the lot line.

Where overhead utility service on poles is allowed, an additional easement of five feet (5') on each side shall be provided. The full width of easements shall not be less than twenty-five feet (25').

Where a subdivision is bounded by a watercourse, drainage way, channel or stream, there shall be provided a stormwater easement or drainage right-of-way conforming substantially to the lines of such watercourse, or of such width to provide for any future anticipated construction, plus a minimum to ten feet (10') on each side.

(C) Where Required by the City, Emergency Access Easements shall have: (i) a clear, unobstructed width of twenty-four feet (24'); (ii) an all-weather surface constructed and maintained by the owner; (iii) a connection at each end to a dedicated public street or have a turnaround of suitable size at the dead-end; and (iv) appropriate turning space at inside corners to permit free movement of fire trucks. An emergency access easement may be used as a driveway to gain access to parking or loading spaces but shall not be used for parking. The limits of the easement shall be marked by the city, and the marking shall be maintained by the city.

(6) Blocks.

(A) The lengths, widths and shapes of blocks shall be determined with regard to the following items:

(i) Provision of adequate building sites suitable to the special needs of the type of use proposed;

(ii) Zoning requirements as to lot sizes and dimensions;

(iii) Needs for convenient access, circulation, control and safety of traffic; and

(iv) Limitations of topography.

(B) Where no existing subdivision controls, the blocks shall not exceed one thousand feet (1,000') in length nor be less than five hundred feet (500') in length, except in certain instances where topographical features warrant special consideration. These limits shall be exceeded only upon specific approval by the city. Blocks longer than six hundred feet (600') shall be avoided in business districts.

(C) Blocks are to be numbered or lettered consecutively within the overall plat and/or section of an overall plat, as recorded.

(7) HUD-Code Manufactured Home Park.

(A) Location.

(i) Mobile homes/mobile home parks are prohibited within the city limits.

- (ii) HUD-code manufactured homes may only be located in the appropriate zoning districts as permitted in [chapter 14](#) of this code.
- (B) Platting. HUD-code manufactured home parks are governed by the same requirements for all other subdivisions. Both preliminary and final plats will be required, and both will be subject to the specifications of [sections 10.104\(c\)](#) and [10.104\(d\)](#) of this article.
- (C) Streets. Each HUD-code manufactured home park must abut a public street and provide access there from. Each lot/unit may only be accessed from a private interior street. Minimum pavement widths of interior streets shall be twenty feet (20') to allow for emergency vehicle and trash removal access and shall have a nine-foot (9') parking lane on one side of the street, and a marked fire lane. All streets must be maintained by the park owner.
- (D) Screening. Each HUD-code manufactured home park must include a landscaping/screening plan to buffer the park from adjoining land uses. (This plan must receive approval from the city engineer.) A landscaped strip of not less than ten feet (10') in width shall be established and maintained within the park's property along the exterior boundaries. Fencing and other materials must also be used as approved by the city engineer.
- (E) Utilities. A master water meter and backflow prevention device shall be installed at the connection to the public water main. The water and sewer lines in each HUD-code manufactured home park must remain private and will be maintained by the park owner. The park owner is responsible for the entire water and sewer usage fees and individual lots will not be billed by the city.
- (F) Prohibited Use. No HUD-code manufactured home for the purpose of residential living shall be located outside an approved HUD-code manufactured home park. HUD-code manufactured homes in approved parks must be used for no other purpose than residential and will be allowed only as a temporary residence during home construction, as a construction/security office, or as a temporary business site if the permanent building is being rebuilt/rehabilitated. These temporary uses must not exceed one (1) year. Extensions may be granted by the city upon proof of extreme hardship. These regulations shall not apply to manufactured housing.
- (G) Additional Requirements. All other sections of this document shall apply as appropriate to HUD-code manufactured home parks. The city council may also impose additional conditions, requirements or limitations concerning the design, development and/or operation of said park as it deems necessary for the protection and general welfare of adjacent properties and the public interest.
- (H) Filing Fees. Refer to [section 10.107](#), filing fees and charges, of this article.
- (8) Survey Monuments and Lot Markers.
- (A) Permanent Survey Reference Monuments. A concrete monument, six inches (6") in diameter and twenty-four inches (24") long, shall be placed on all boundary corners, block corners, curve points and angle points. A copper pin one-fourth inch (1/4") in diameter embedded at least three inches (3") in the monument shall be placed at the exact intersection point on the monument. The monuments shall be set at such an elevation that will not be disturbed during construction, and the top of the monument shall be not less than twelve inches (12") below the finished grade of the development.
- (B) Lot Markers. Lot markers shall be one-half inch (1/2") reinforcing bar, eighteen inches (18") long, or approved equal, and shall be placed at all lot corners flush with the ground, or below ground, if necessary, in order to avoid being disturbed.
- (C) Schedule for Placement. At the developer's option, permanent monuments and lot markers may be placed before or following construction of on-site improvements. If installed prior to construction, the final plat of the subdivision will be filed for record as set forth in [section 10.104](#) of these regulations. If installed following construction of improvements, the plat will be held for filing until, and the certificates of occupancy will be issued when the monuments and markers are set (see [section 10.106\(m\)](#) surveyor's certificate).

AGENDA MEETING DATE: May 2, 2022

TO: John Noblitt, City Manager

FROM: Ramie Hammonds, Development Service Director

ITEM/CAPTION:

RIDGEVIEW ESTATES ADDITION - VARIANCE STREET LIGHTS

Consider a request for a variance from Chapter 10 Subdivision Regulations, Article 10.100 Subdivision Ordinance, Section 10.104.c to allow a variance from street lights as a public improvement and to allow for no street lights to be installed and Section 10.104.f to allow a variance from the location of street lights and to allow for no street lights to be installed. (Hammonds)

AGENDA TYPE: Regular

ACTION REQUESTED: Approval

BACKGROUND:

The proposed subdivision is located within the City of Sanger's Extra Territorial Jurisdiction. The subdivision will consist of 47 lots that are approximately 1.0 acre in size. The applicant is requesting a variance from the street light requirement. Currently street lights are installed at every intersection and approximately every 250 feet. The applicant is requesting that street lights not be required.

Staff mailed 21 public hearing notices to the owners of properties within 200 feet of the subject property. No response forms have been returned at the time of this report.

LEGAL/BOARD COMMISSION RECOMMENDATIONS/CITIZEN NOTICE FEEDBACK:

N/A

FINANCIAL SUMMARY - FUNDING/FISCAL IMPACT:

N/A

FUNDS:

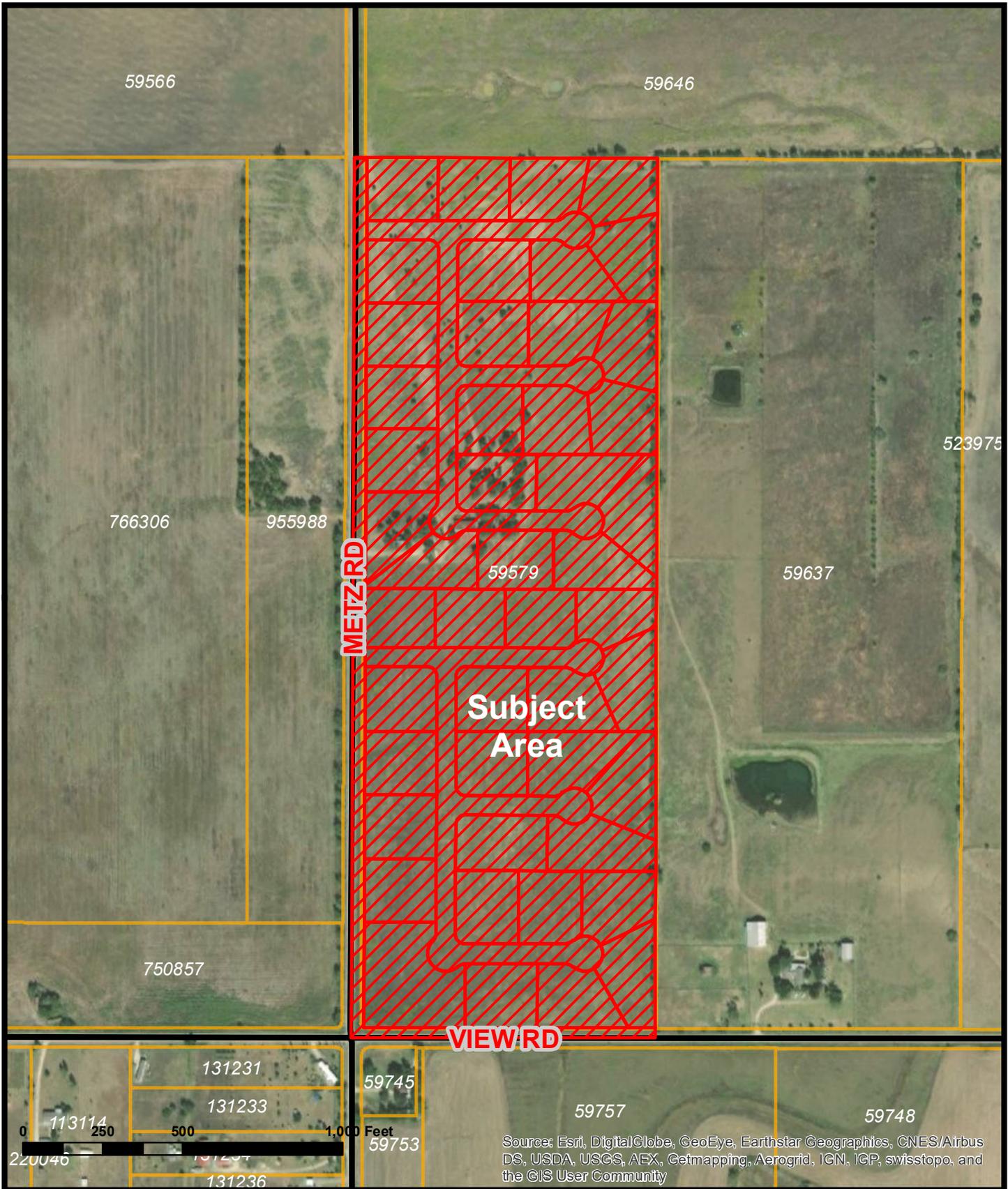
N/A

STAFF RECOMMENDATION/ACTION DESIRED:

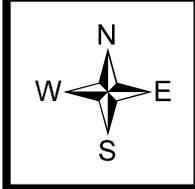
Staff recommends DENIAL.

ATTACHMENTS:

Description	Upload Date	Type
Location Map	4/21/2022	Cover Memo
Application	4/25/2022	Cover Memo
Letter of Intent	4/21/2022	Cover Memo
Site Plan	4/21/2022	Cover Memo
Vicinity Map	4/21/2022	Cover Memo
Sec 10.104	4/21/2022	Cover Memo



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



Location Exhibit: Ridgeview Estates Addition NE View and Metz Road

 City Limits  Exhibits

DISCLAIMER:
 This map was generated by GIS data provided by the Sanger GIS Department. The City of Sanger does not guarantee the correctness or accuracy of any features on this map. These map products are for illustration purposes only and are not suitable for site-specific decision making. GIS data is subject to constant changes, and may not be complete, accurate or current.
 Date: 11/21/2021 3:54:59 PM
 Doc Name: 21SANZON-0025_MetzViewAddn



SANGER

★ TEXAS

VARIANCE APPLICATION - (SUBDIVISION) Sec 10.110 Other Requirements, (a) Exceptions.

Applicant	Owner (if different from applicant)
Name: Lee Allison	Name: Randall Smith
Company: Allison Engineering Group, Inc.	Company: Hive Management, LLC.
Address: 2415 N. Elm St.	Address: 5428 Lake Victoria Court
City, State, Zip Denton, TX 76201	City, State, Zip Flower Mound, TX 75022
Phone: 940-380-9453	Phone: 972-333-4258
Fax:	Fax:
Email: lallison@ae-grp.com	Email: rasmith76@verizon.net

Submittal Checklist

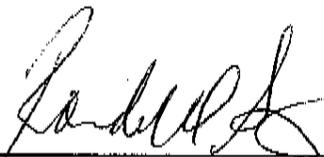
	Site Plan
	Letter of Intent
	\$200.00 Application Fee (Check Payable to City of Sanger)

Describe the subject property (address, location, size, etc.):

Proposed Ridgeview Addition, NE corner of View and Metz Roads, in ETJ, 60 Acres, 47 Lots.

Describe the proposed variance (how much, where on the property, for what purpose):

10.1036 Improvements, (h) Street Lighting



Owner Signature

Date

1-30-22

Office Use

	Fee
	Date

January 28, 2022

City of Sanger
Department of Development Services
Attn: Ramie Hammonds
201 Bolivar St.
Sanger, Tx 76266

Re: Ridgeview Estates
Request for Variances from the Subdivision Ordinance – Street Lights
Letter of Intent

AEF No: IRE2101

Dear Ms. Hammonds,

Project Description:

The developer is presenting a single-family residential development at the northeast corner of Metz Road and View Road. It is within Denton County and the extraterritorial jurisdiction (ETJ) of the City of Sanger.

The proposed development will create 47 lots with a minimum size of 1 acre.

It is desired to construct the development in generally in accordance with the City of Sangers regulations for estate developments. However, estate developments require a minimum lot size of 1.5 acres. Therefore, a number of variances are necessary. In particular we are presenting a request to not construct street lights.

Variance Requests:

Below is a list of references in the Subdivision Ordinance where the requirements for street lights are discussed:

- 10.104 Procedure, (c) Preliminary Plat
 - Defines street lights as a public improvement and indicates that the preliminary plat must provide sufficient information regarding the provision of public utilities.
- 10.104 Procedure, (f) Construction of Improvements
 - Calls for the relative location of proposed public improvements to be shown. It does not require any particular improvement.



Attachment A is a set of excerpts from the Subdivision Ordinance regarding the requirements for street lights and some excerpts from the Zoning Ordinance where street lights are mentioned. Hopefully these will help establish the framework for our request.

Discussion:

As noted above, we are not constructing nor proposing a gated community or private streets. Therefore Section 10.105 of the Subdivision Ordinance does not apply.

We were not able to find any language in the code that explicitly requires street lights. We did find language regarding the inclusion of street lights and the specifications for the lights. It could be argued that the requirements for street lights are implied but we also believe that it could be argued that the reference to street lights is only for those instances where they are proposed and appropriate.

In regards to Section 10.104 please consider:

The City of Sanger specifies that street lights are a public works improvement to be constructed within the right of way, by the developer, to city standards, dedicated to the City, maintained by the developer for the warranty period (warranty bond) and then maintained by the City.

Denton County does not allow street lights in the right of way and will not maintain street lights.

Denton County and the City of Sanger have an interlocal agreement that requires the more stringent condition to be implemented. It seems to us that not allowing street lights is the more stringent condition.

There are not any existing developments with street lights in the general area of the development.

The City does not have any capital improvements plans to extend street lights out to the area.

If street lights are required then they must be constructed in public utility easements dedicated to the City of Sanger.

If constructed in public utility easements then there is still the issue of street light maintenance.

We are not averse to constructing street lights in the development if the City and the County can make arrangements to accommodate city street lights in the county (ETJ) areas.

Conclusions:

It is our humble opinion that the City of Sanger does not have all of the pieces in place to require street lights in its developments in its extraterritorial jurisdiction. However, we are seeking a variance to be sure this is fully vetted.

We do suggest that the City should meet with the county to determine what if any means is available to construct a public street lights system in the county along with city maintenance.



Once this is accomplished then it may be appropriate to amend the city ordinances to discuss street light in ETJ developments as well as within the city limits.

Contacts:

Lee Allison, P.E., applicant or Randall Smith, owner may be contacted regarding additional information needed to consider this request.

We are confident that the City of Sanger will give reasonable and responsible consideration of this request.

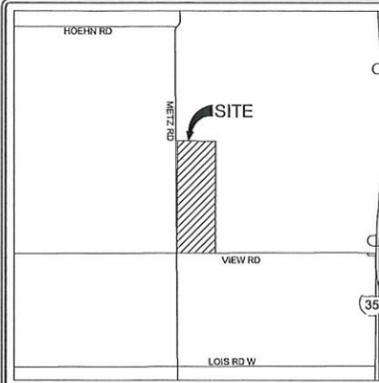
We eagerly look forward to working with the City to help shape the future of Sanger.

Respectfully Submitted,
Allison Engineering Group

Lee Allison, P.E.

Attachments:

- A – Excerpts from City Ordinances
- B – Sidewalk/Streetlight Proximity Map



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

1. ALL CORNERS ARE MARKED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNLESS OTHERWISE NOTED.
2. FLOOD STATEMENT: I HAVE REVIEWED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE CITY OF SANGER, COMMUNITY NUMBER 480786 EFFECTIVE DATE 04-18-2011 AND THAT MAP INDICATES AS SCALED, THAT THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD (500-YEAR) AS SHOWN ON PANEL 70 G OF SAID MAP.
3. BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.
4. THE PURPOSE OF THIS PRELIMINARY PLAT IS TO CREATE 47 RESIDENTIAL LOTS.
5. WATER SERVICE TO BE PROVIDED BY: BOLIVAR WATER SUPPLY CORPORATION.
6. SANITARY SEWER TO BE HANDLED BY PRIVATE FACILITIES APPROVED BY THE DENTON COUNTY PUBLIC HEALTH.
7. TELEPHONE SERVICE TO BE PROVIDED BY: ?
8. ELECTRIC SERVICE TO BE PROVIDED BY: ?
9. THE MAINTENANCE OF PAVING, GRADING AND DRAINAGE IMPROVEMENTS AND/OR EASEMENTS SHOWN ON THIS PLAT ARE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER AND DOES NOT CONSTITUTE ACCEPTANCE OF SAME FOR MAINTENANCE PURPOSES BY DENTON COUNTY.
10. ALL SURFACE DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATION, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
11. BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN SURFACE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTING THE FLOODWAY IS PROHIBITED.
12. DENTON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.
13. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNERS OF THE LOT OR LOT THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS THE LOTS.
14. CONSTRUCTION NOT COMPLETE WITHIN TWO YEARS OF THE CITY OF SANGER APPROVAL SHALL BE SUBJECT TO CURRENT CITY OF SANGER CODE OF ORDINANCES AND DENTON COUNTY SUBMISSION RULES AND REGULATIONS.
15. A DRIVEWAY CULVERT PERMIT MUST BE OBTAINED FROM THE ROAD AND BRIDGE DEPARTMENT BY THE OWNER OF EACH LOT PRIOR TO THE CONSTRUCTION, INSTALLATION OR PLACEMENT OF ANY DRIVEWAY ACCESS IMPROVEMENTS WITHIN THE DEDICATED RIGHT-OF-WAY.
16. NO CONSTRUCTION WITHOUT WRITTEN APPROVAL FROM DENTON COUNTY SHALL BE ALLOWED WITHIN AN IDENTIFIED "FIRM" FLOODPLAIN AREA, AND THEN ONLY AFTER A DETAILED FLOODPLAIN DEVELOPMENT PERMIT INCLUDING ENGINEERING PLANS AND STUDIES SHOW THAT NO RISE IN THE BASE FLOOD ELEVATION (BFE) WILL RESULT, THAT NO FLOODING WILL RESULT, THAT NO OBSTRUCTION TO THE NATURAL FLOW OF WATER WILL RESULT, AND SUBJECT TO ALL OWNERS OF THE PROPERTY AFFECTED BY SUCH CONSTRUCTION BECOMING A PARTY TO THE REQUEST. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO FEET ABOVE THE 100-YEAR FLOOD ELEVATION.
17. DENTON COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES, AND THE OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES, AND SAID OWNERS AGREE TO INDEMNIFY AND HOLD HARMLESS DENTON COUNTY FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.
18. THE CITY OF SANGER IS NOT RESPONSIBLE FOR REPLACING ANY IMPROVEMENTS IN, UNDER, OR OVER ANY EASEMENTS CAUSED BY MAINTENANCE OR REPAIR.
19. UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY THE PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND CITY OF SANGER'S USE THEREOF.
20. THE CITY OF SANGER AND PUBLIC UTILITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN THE EASEMENTS.
21. THE CITY OF SANGER AND PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.
22. ALL MODIFICATIONS TO THIS DOCUMENT SHALL BE BY MEANS OF PLAT AND APPROVED BY THE CITY OF SANGER.
23. THIS PLAT IS HEREBY ADOPTED BY THE OWNERS AND APPROVED BY THE CITY OF SANGER (CALLED "CITY") SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE OWNERS, THEIR HEIRS, GRANTEES, SUCCESSORS AND ASSIGNS: THE DRAINAGE EASEMENTS WITHIN THE LIMITS OF THIS ADDITION, WILL REMAIN OPEN AT ALL TIMES AND WILL BE MAINTAINED IN A SAFE AND SANITARY CONDITION BY THE OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE EASEMENT. NEITHER THE CITY NOR THE COUNTY WILL BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID EASEMENT OR FOR ANY DAMAGE TO PRIVATE PROPERTY OR PERSON THAT RESULTS FROM CONDITIONS IN THE EASEMENT, OR FOR THE CONTROL OF EROSION. NO OBSTRUCTIONS TO THE NATURAL FLOW OR STORAGE OF WATER RUN-OFF SHALL BE PERMITTED BY CONSTRUCTION OF ANY TYPE OF BUILDING, FENCE OR ANY OTHER STRUCTURE WITHIN THE DRAINAGE AND DETENTION EASEMENT, AS HEREIN ABOVE DEFINED, UNLESS APPROVED BY THE CITY ENGINEER AND COUNTY ENGINEER. PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE CITY OR COUNTY TO ERRECT OR CONSIDER ERRECTING ANY TYPE OF DRAINAGE STRUCTURE IN ORDER TO IMPROVE THE STORM DRAINAGE THAT MAY BE OCCASIONED BY DRAINAGE IN OR ADJACENT TO THE SUBDIVISION, THEN IN SUCH EVENT, THE CITY OR COUNTY SHALL HAVE THE RIGHT TO ENTER UPON THE DRAINAGE EASEMENT AT ANY POINT, OR POINTS, TO INVESTIGATE, SURVEY OR TO ERRECT, CONSTRUCT AND MAINTAIN ANY DRAINAGE FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES. EACH PROPERTY OWNER SHALL KEEP THE DRAINAGE EASEMENT CLEAN AND FREE OF DEBRIS, SILT, AND ANY SUBSTANCE WHICH WOULD RESULT IN UNSANITARY CONDITIONS OR OBSTRUCT THE FLOW OF WATER, AND THE CITY OR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTION AND SUPERVISION OF MAINTENANCE WORK BY THE PROPERTY OWNER TO ALLEVIATE ANY UNDESIRABLE CONDITIONS WHICH MAY OCCUR. THE NATURAL DRAINAGE THROUGH THE DRAINAGE EASEMENT IS SUBJECT TO STORM WATER OVERFLOW AND NATURAL BANK EROSION TO AN EXTENT WHICH CANNOT BE DEFINITELY DEFINED. NEITHER THE CITY, NOR THE COUNTY, SHALL BE HELD LIABLE FOR ANY SUCH DAMAGES OF ANY NATURE RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA, OR RESULTING FROM THE FAILURE OF ANY STRUCTURE OR STRUCTURES, WITHIN THE EASEMENT.
24. ALL LOTS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE ZONING DISTRICT.
25. 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.
26. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS IF ANY, ON THIS PROPERTY.
27. THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND THE APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES DUE.

WILLIAM MASON SURVEY,
ABSTRACT # 801
DENTON COUNTY, TEXAS

REMAINDER OF A TRACT OF
LAND DESCRIBED IN A DEED
TO EDWARD F. WOLSKI
INST# 2011-154955
R.P.L.S.

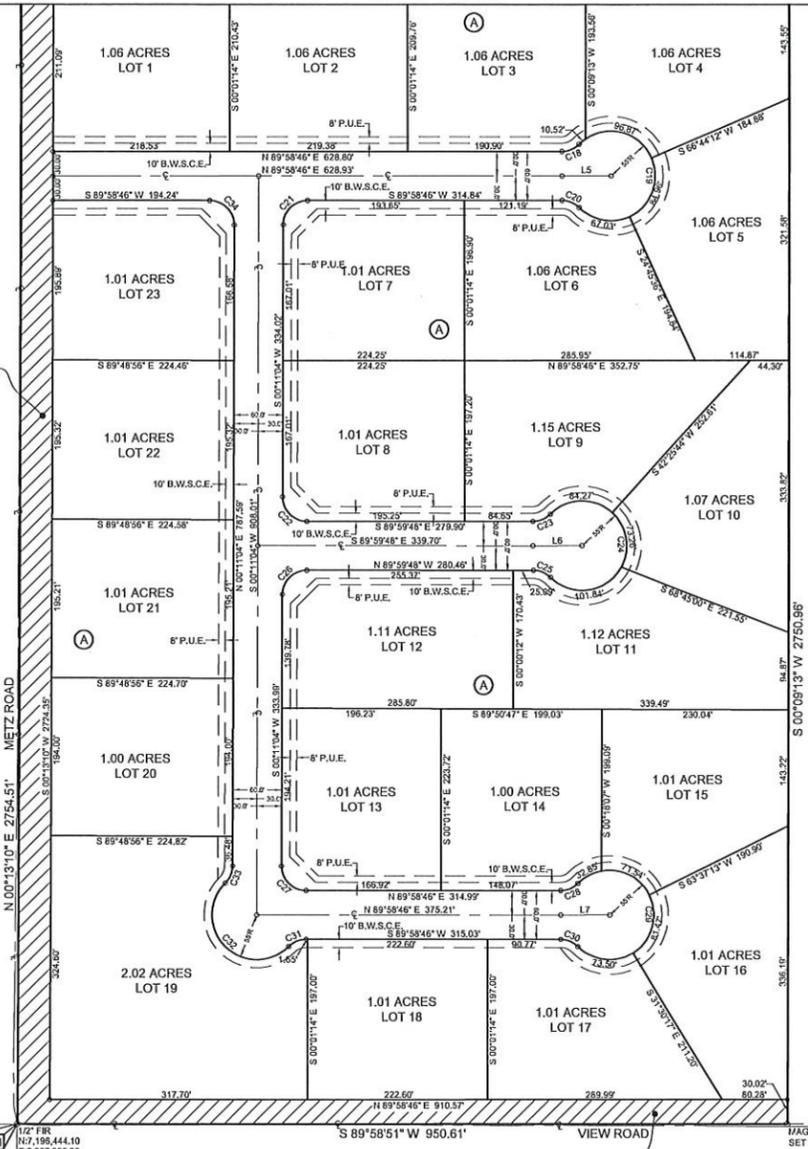
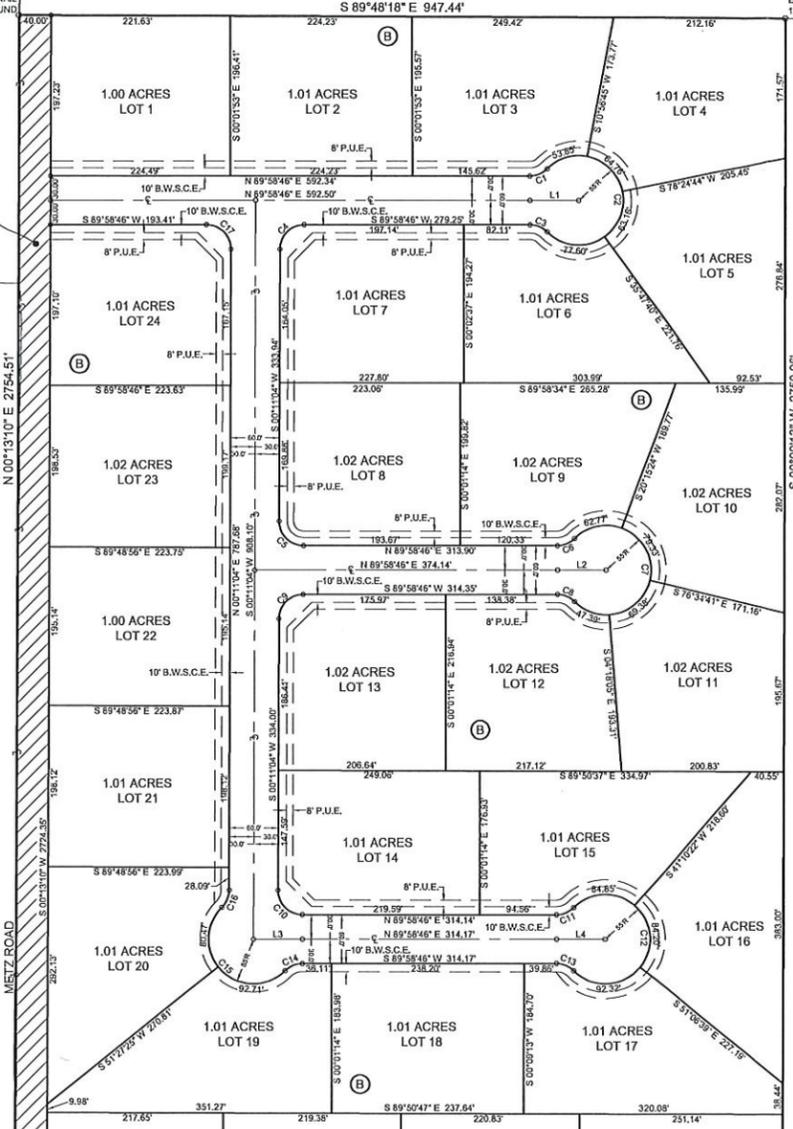
NAD83
N7.199,195.37
E2,368,314.23
122° FIR

137,506 SQ. FT.
3.16 ACRES
R.O.W. DEDICATION

137,506 SQ. FT.
3.16 ACRES
R.O.W. DEDICATION

A TRACT OF LAND
DESCRIBED IN A DEED TO
CALVIN K. MILLERBORG AND
JOAN D. MILLERBORG
VOL. 538, PG. 159
D.R.D.C.T.

A TRACT OF LAND
DESCRIBED IN A DEED TO
CALVIN K. MILLERBORG AND
JOAN D. MILLERBORG
VOL. 538, PG. 159
D.R.D.C.T.



MATCHLINE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	30.00'	23.63'	23.02'	N 67°24'53" E	45°07'45"
C2	55.00'	259.37'	77.65'	S 00°03'02" E	270°11'54"
C3	30.00'	23.60'	22.99'	N 67°29'10" W	45°04'09"
C4	30.00'	47.17'	42.46'	S 44°56'16" W	90°04'59"
C5	30.00'	47.23'	42.50'	S 44°55'05" E	90°12'18"
C6	30.00'	23.62'	23.01'	N 67°25'30" E	45°06'31"
C7	55.00'	259.37'	77.65'	S 00°01'48" E	270°11'54"
C8	30.00'	23.61'	23.00'	N 67°28'33" W	45°05'23"
C9	30.00'	47.02'	42.35'	S 45°04'55" W	89°47'42"
C10	30.00'	47.23'	42.50'	S 44°55'05" E	90°12'18"
C11	30.00'	23.62'	23.01'	N 67°25'27" E	45°06'37"
C12	55.00'	259.37'	77.65'	S 00°01'54" E	270°11'54"
C13	30.00'	23.61'	23.00'	N 67°28'36" W	45°05'17"
C14	30.00'	23.62'	23.01'	S 67°25'33" W	45°06'25"
C15	55.00'	173.16'	110.00'	N 44°55'19" W	180°24'40"
C16	30.00'	23.61'	23.01'	N 22°44'03" E	45°05'57"
C17	30.00'	47.23'	42.50'	N 44°55'05" W	90°12'18"

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C18	30.00'	26.62'	23.01'	N 67°25'27" E	45°06'37"
C19	55.00'	259.37'	77.65'	S 00°01'54" E	270°11'54"
C20	30.00'	23.61'	23.00'	N 67°28'36" W	45°05'17"
C21	30.00'	47.02'	42.35'	S 45°04'55" W	89°47'42"
C22	30.00'	46.83'	42.22'	S 44°31'46" E	89°25'21"
C23	30.00'	23.75'	23.14'	N 67°19'17" E	45°21'51"
C24	55.00'	259.37'	77.65'	S 00°15'50" E	270°11'52"
C25	30.00'	23.47'	22.88'	N 67°34'51" W	44°49'54"
C26	30.00'	47.02'	42.35'	S 45°04'55" W	89°47'42"
C27	30.00'	47.23'	42.50'	S 44°55'05" E	90°12'18"
C28	30.00'	23.62'	23.01'	N 67°25'27" E	45°06'37"
C29	55.00'	259.37'	77.65'	S 00°01'54" E	270°11'54"
C30	30.00'	23.61'	23.00'	N 67°28'36" W	45°05'17"
C31	30.00'	23.61'	23.01'	S 67°25'47" W	45°05'57"
C32	55.00'	173.17'	110.00'	N 44°55'05" W	180°24'12"
C33	30.00'	23.61'	23.01'	N 22°44'03" E	45°05'57"
C34	30.00'	47.23'	42.50'	N 44°55'05" W	90°12'18"

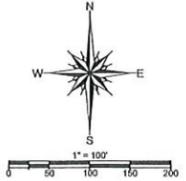
LINE	BEARING	DISTANCE
L1	N 89°56'58" E	60.21'
L2	N 89°58'12" E	60.20'
L3	N 89°58'18" E	60.22'
L4	N 89°58'06" E	60.20'
L5	N 89°58'06" E	60.22'
L6	N 89°44'16" E	60.49'
L7	N 89°58'06" E	60.22'

PRELIMINARY PLAT FOR
REVIEW PURPOSES ONLY

PRELIMINARY PLAT
TOTAL LOTS: 47 RESIDENTIAL
LOTS 1-23, BLOCK A,
LOTS 1-24, BLOCK B
METZ/VIEW ADDITION

BEING 59.97 ACRES, 3.16 ACRES R.O.W. DEDICATION, IN THE
WILLIAM MASON SURVEY, ABSTRACT NUMBER 801, DENTON
COUNTY, TEXAS, IN THE EXTRATERRITORIAL JURISDICTION
OF THE CITY OF SANGER, DENTON COUNTY, TEXAS

LEGEND
POB = POINT OF BEGINNING
SIR = IRON ROD SET
FIR = IRON ROD FOUND
R.O.W. = RIGHT OF WAY
P.U.E. = PUBLIC UTILITY EASEMENT
B.W.S.C.E. = BOLIVAR WATER SUPPLY CORPORATION EASEMENT
C = CENTERLINE OF ROAD



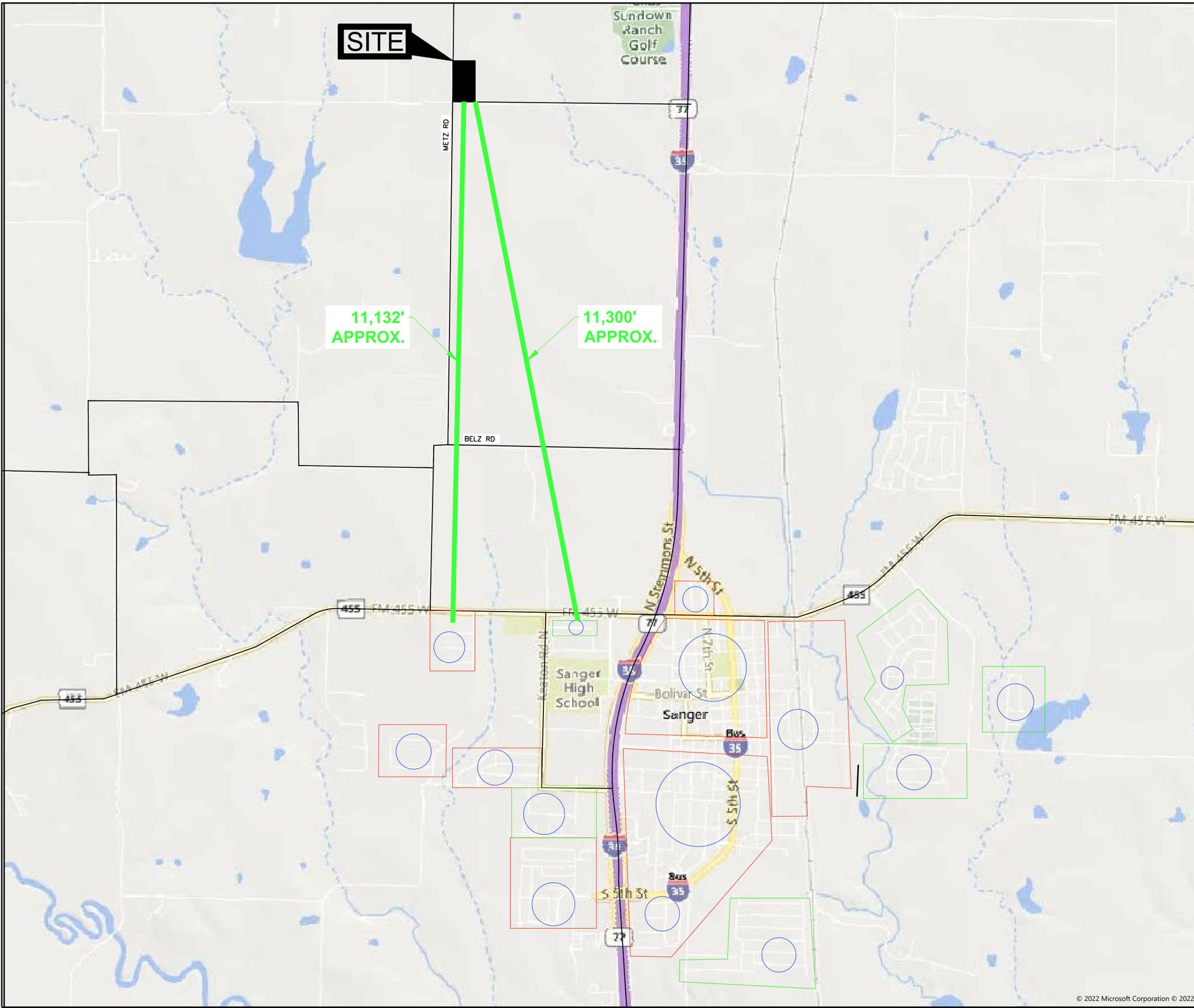
SURVEYOR:
KAZ SURVEYING, INC.
1720 WESTMINSTER STREET
DENTON, TEXAS 76205
PHONE: (940) 382-3446
TBPLS FIRM #10002100

OWNER:
EDWARD F. WOLSKI
13424 CASHS MILL RD
SANGER, TEXAS 76266
PHONE: (940) 300-0002

ENGINEER:
ALLISON ENGINEERING GROUP
2415 N. ELM STREET
DENTON, TEXAS 76201
PHONE: (940) 380-9453
TBPE FIRM #F-7998

KAZ SURVEYING
1720 WESTMINSTER
DENTON, TX 76205
(940) 382-3446
JOB NUMBER: 210782-02
DRAWN BY: M.L.B.
DATE: 11-11-2021
R.P.L.S.
KENNETH A. ZOLLINGER

SITE



LEGEND

- NO SIDEWALK
- SIDEWALK
- STREET LIGHTS

**SIDEWALK/ STREET SIGN VICINITY MAP
METZ /VIEW RD**



2415 N. ELM STREET
DENTON, TEXAS 76201
Phone (940) 380-9453
FAX (940) 380-9431
info@ae-grp.com

Texas Board of
Professional Engineers
Registration Number: F-7898

AEG PROJECT IRE2101

Sec. 10.104 Procedure

(a) Pre-Application Conference. Prior to the filing of a plat, the subdivider shall consult with the director of development services, fire marshal, and city engineer concerning compliance with the comprehensive master plan, the ultimate land use of the proposed development, the suitability of the location of the proposed subdivision, the most advantageous subdivision plan, the arrangement of streets, alleys and lots, and the layout of utility lines and availability of service from trunk mains.

(b) Application Procedure.

(1) All property not subdivided into lots, blocks and streets, or property to be resubdivided within the city or within its jurisdiction, shall hereafter be laid out under the direction of the planning and zoning commission and city council and no other subdivision will be recognized by the city. Prior to the consideration of the plat by the planning and zoning commission, the city manager and his or her duly authorized representatives shall check the plat and make recommendations.

(2) When a plat is filed with the city for review and approval, it shall be immediately forwarded to the director of development services, who will make a preliminary study of the plat. If it appears substantially complete, an on-site review of the tract to be subdivided will be made to determine any apparent problems with development of the subject land. Any plat which is found to be incomplete or requires significant changes shall be returned to the subdivider for additions or changes before resubmission.

(3) It shall be unlawful for any owner, or agent of any owner, to lay out, subdivide or plat any land into lots, blocks and streets within the city, or to sell property therein, which has not been laid out, subdivided and platted according to these regulations.

(4) No officer or employee of the city shall perform, or cause to be performed, any work upon any streets or in any addition or subdivision of the city, unless all requirements of these regulations have been complied with by the owner of the addition or subdivision.

(5) The city hereby defines its policy to be that the city will withhold improvements of any nature whatsoever, including the maintenance of streets, issuance of building permits or furnishing of sewage facilities and water service, until the subdivision plat has been approved by the city council. No improvements shall be initiated, nor any contracts executed until this approval has been obtained.

(6) Any owner or developer of any lot, tract or parcel of land located within the corporate limits of the city or within its extraterritorial jurisdiction who may wish to affect a subdivision of such land shall conform to the general procedure described as follows:

(A) The subdivider shall prepare and submit a "preliminary plat" for subdivisions not eligible for the short form subdivision procedure;

(B) In the case of a proposed phased development, the subdivider shall file a preliminary plat showing the entire proposed subdivision, the various phases by which the subdivision will be developed, and lots that will be sold within the phase to be developed upon approval of the final plat by the city council. If the subdivision is to be developed in phases or units, an overall master development plan for street, drainage, water and sewer improvements shall be submitted to the city engineer by the subdivider's engineer at the time the first phase of construction is submitted for approval. This overall plan shall show the layout of streets and easements, lot configurations, water and sewer main locations and sizes, fire hydrant locations, manhole locations and drainage improvements;

(C) After approval of the preliminary plat by the planning and zoning commission, and the city council the subdivider may then prepare a "final plat" of all or a portion of the land included in the preliminary plat for submission to and approval by the planning and zoning commission and then for final approval by the city council;

(D) Upon final action on any such plat by the city planning and zoning commission, the same shall be referred to the city council, and the city council shall consider such final plat and approve the same if the plat shall in all things fully comply with the terms and provisions of this article;

(E) Upon completion of required public facilities and acceptance by the city or the filing of a performance bond by the developer which covers said facilities that are not complete, copies of the

approved final plat in the number determined by the director of development services shall be submitted to the county clerk for recordation with Denton County. The recording of the final plat shall be the responsibility of the director of development services;

(F) In subdivisions approved for phased development no building permits shall be issued by the building official until the public improvements, including installation of franchise utilities, within that phase are completed and accepted by the city;

(G) The subdivider shall include in the conditions of sale for each lot within the subdivision a notice to the purchaser that no certificate of occupancy shall be issued for any structure or building constructed therein unless and until the city has approved and accepted that phase of the subdivision;

(H) All proposed improvements are to be installed or constructed at the subdivider's own cost and expense, unless otherwise noted herein; and

(I) Where a plat of a lot of record of undivided property is proposed to be subdivided and meets the criteria for abbreviated procedures set forth under the "short form subdivision," and provided all the requirements have been met, the subdivider may submit a final plat to the city for approval. Where circumstances in the opinion of the administrative officer warrant, such plat may receive administrative approval, which action shall authorize the building official to issue a building permit for improvements on said parcel.

(c) Preliminary Plat. 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 procedures for submittals are as follows:

(1) Legal description (metes and bounds) with total acreage.

(2) Describe and locate all permanent survey monument pins, and control points, and ties and reference the survey corner 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.

(3) 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.

(4) North arrow.

(5) Scale (both graphic and written) appropriate for the level of detail and not more than two hundred feet to the inch (1"=200').

(6) Legend for any symbols used.

(7) 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.

(8) Title block with the following information:

(A) Plat type (ex: "final plat", "preliminary plat", etc.);

(B) Name of the proposed development/addition;

(C) Total number of lots and HOA/open space lots;

(D) Survey name and abstract number;

(E) Gross acreage;

(F) Right-of-way acreage if dedicated;

(G) Date of preparation and subsequent revisions;

(9) Block with name(s), address, phone number, and email of preparer, owner, developer, engineer, and/or surveyor.

(10) Existing Features.

(A) 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).

(B) The location, widths and names of all existing or platted streets or other public ways within or

adjacent to the tract, 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.

(C) 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.

(D) 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').

(E) Subdivision name of adjacent (P.R.D.C.T) or ownership information for adjacent unplatted properties (D.R.D.C.T) with recording information.

(F) Location of existing fire hydrants and fire lanes.

(11) New Features.

(A) The layout, names, and widths (from centerline to both edges as well as from edge to edge) of the proposed streets, fire lanes, drives, alleys and easements.

(B) Length and radii of all street segments.

(C) Curve table for all streets, drives, and alleys.

(D) Acreage or square footage of rights-of-way dedicated should be shown, including corner clips and deceleration/turn lanes on the plat.

(E) 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.

(F) All parcels of land intended to be dedicated for public use or reserved in the deeds for the use of all property owners in the proposed subdivision, together with the purpose or limitations of such reservations.

(G) The layout, numbers, setback lines and approximate dimensions of proposed lots, blocks, parks, etc.

(H) Location of proposed fire hydrants and fire lanes.

(I) USPS Postmaster approved location of mailboxes (if cluster mailboxes).

(J) Proposed building line with square footage of the lot and proposed use.

(K) Proposed parking layout.

(12) Table showing the following information:

(A) Listing of the lots with square footage and the associated lot widths at the front building line.

(B) Square footage of the total building footprint and of each land use (if known).

(C) Number of required and provided parking spaces.

(D) Required and provided total landscaped area and front yard landscaped area.

(13) 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.

(14) 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 service, wastewater service, franchise utilities, street lighting, and stormwater detention (ex: preliminary drainage plan [plan], preliminary utility plans, floodplain study, traffic impact study, etc.).

(15) 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.

(16) 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 certificate shall be placed on the preliminary plat by the subdivider:

Approved for Preparation of Final Plat

City of Sanger, TX Date

Planning & Zoning Commission

(17) Submission.

(A) The subdivider shall furnish the city with one (1) copy of the drawings of the plat, plus any additional copies determined necessary for a complete review by the director of development services. The subdivider shall also provide any necessary supporting documents describing the type of development, provision of services, development procedure and timing, and engineering studies. Such materials shall be received in accordance with the submittal schedule as published by the department of development services.

(B) The subdivider shall submit a letter of intent to the director of development services providing their name and address, the contact information of the person(s) preparing the submitted documents and designating a point of contact for future correspondence. The letter shall also state the intent of the plat application, briefly describing the location, amount of land, and particulars as to the intended use(s) of the property and requesting that the plat be reviewed and considered by the appropriate approval body. Such letter of intent shall be received in accordance with the submittal schedule as published by the department of development services and shall be accompanied by an application for plat approval, the appropriate fee and drawings of the plat, as indicated herein.

(C) A plat is “filed for approval by the city” when the director of development services (or designee) has certified to the applicant that a complete submittal providing required information for a comprehensive review has been received.

(D) No plat will be considered filed with the city until and unless the prescribed application fees have been paid.

(18) Approval.

(A) The approval of the preliminary plat shall be effective for a period of one hundred eighty (180) days after the approval date, unless reviewed by the planning and zoning commission in the light of new or significant information, which would necessitate the revision of the preliminary plat. Such revision shall be subject to the same procedures as the original preliminary plat.

(B) If a final plat for the subdivision, or a portion thereof, has not been submitted, or if a change in requirements has not occurred which would affect the preliminary plat, at the end of the one hundred eighty (180) days after approval, then the city planning and zoning commission may declare the preliminary plat null and void, unless the subdivider has requested and received an extension of time.

(19) Exceptions. Where the subdivider may request exceptions or a waiver of these regulations or disagrees with the intent or interpretation of the requirements set forth herein, the city planning and zoning commission may submit such requests of the subdivider to the city council with recommendations for either an approval or disapproval.

(d) Final Plat.

(1) After approval of the preliminary plat, a final plat, prepared by a registered public surveyor and bearing his seal, shall be submitted to the city for consideration.

(2) The subdivider shall furnish the city with one (1) copy of the drawings of the plat, plus any additional copies determined necessary for a complete review by the director of development services. The subdivider shall also provide any necessary supporting documents describing the type of development, provision of services, development procedure and timing, and engineering studies. Such materials shall be received in accordance with the submittal schedule as published by the department of development services.

(3) The subdivider shall submit a letter of intent to the director of development services providing his name and address, the contact information of the person(s) preparing the submitted documents and designating a point of contact for future correspondence. The letter shall also state the intent of the plat

application, briefly describing the location, amount of land, and o the intended use(s) of the property and requesting that the plat be reviewed and considered by the appropriate approval body. Such letter of intent shall be received in accordance with the submittal schedule as published by the department of development services and shall be accompanied by an application for plat approval, the appropriate fee and drawings of the plat, as indicated herein.

(4) A plat is “filed for approval” by the city when the director of development services (or designee) has certified to the applicant that a complete submittal providing the required information for a comprehensive review has been received.

(5) No plat will be considered filed with the city until and unless the prescribed application fees have been paid.

(6) No plat will be considered by the city until all the prescribed filing fees have been paid. The final plat may constitute all or only a portion of the approved preliminary plat, but any portion thereof shall conform to all the requirements of these regulations unless an exception has been granted by city council.

(7) If final plats are submitted for approval for portions or sections of the proposed subdivision, each portion or section shall carry the name of the entire subdivision but shall bear a distinguishing letter, number or subtitle. Block letters shall run consecutively throughout the entire subdivision, even though such subdivision might be finally approved in sections.

(8) Upon receipt of the proper submittal (required copies of the final plat, the detailed engineering plans and other required data, and payment of all applicable fees,) and the individual cost estimates for site improvements for water, sanitary sewer, storm sewer and paving improvements shall be prepared and submitted in accordance with the following table:

Item No.	Description	Unit	Quantity	Unit Price	Cost

(9) Also, to be included as other required data, the developer shall submit additional detailed cost estimates for any improvements to be constructed in which the city may be obligated for pro-rata or other refund amounts. These improvements shall be determined by the city and in accordance with the city’s comprehensive plan.

(10) The final plat shall show or be accompanied by the following information:

(A) The plat shall be drawn to a scale of not more than two hundred feet to the inch (1"=200')

(B) 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 (1) 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.

(C) 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 distances and bearings, where applicable.

(D) Describe and locate all permanent survey monument pins, and control points and ties 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.

(E) An accurate location of at least two (2) corner of the subdivision with reference to an original corner of the original survey of which the subdivision is a part or an existing permanent monument on an approved and recorded plat or permanent markers established by and approved by the city engineer.

- (F) 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
- (G) 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.
- (H) The exact layout, including:
- (i) Street and/or alley names;
 - (ii) The length of all arcs, radii, internal angles and points of curvature, length and bearing of the tangents;
 - (iii) All existing and proposed easements for right-of-way, public services, utilities, or any other easements and any limitations of the easements;
 - (iv) Show centerline of existing street. Dimensions from centerline to edges of existing and proposed right-of-way on both sides of the centerline;
 - (v) All lot numbers and lines, with accurate dimensions in feet and hundredths and with bearings and angles to street and alley lines to the nearest second.
- (I) The accurate location, material and approximate size of all monuments.
- (J) 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.
- (K) A signed and notarized copy of private restrictions (if any), that are filed for record in the office of the county clerk shall be provided with the final plat.
- (L) Name and address of the owner, subdivider, engineer, and surveyor.
- (M) North point, written and graphic scale and date.
- (N) 3" x 3" recording box at the lower right hand corner.
- (O) A title block with the following information shall be provided on each page:
- (i) Plat type (ex: "final plat", "preliminary plat", etc.);
 - (ii) Name of the proposed development/addition/subdivision;
 - (iii) Total number of lots and HOA/Open Space lots;
 - (iv) Survey name and abstract number;
 - (v) Gross acreage;
 - (vi) Right-of-way acreage, if dedicated;
 - (vii) Date of preparation and subsequent revisions.
- (P) Standard notation to be added on the plat:
- (i) "All lots comply with the minimum size requirements of the zoning district."
 - (ii) "This property may be subject to charges related to impact fees and the applicant should contact the city regarding any applicable fees due."
 - (iii) "All common areas, drainage easements, and detention facilities will be owned and maintained by the HOA/property owner. Any common area within the city's right-of-way will require a facilities agreement, to be reviewed and approved by the city."
 - (iv) "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."
 - (v) "This plat does not alter or remove existing deed restrictions, if any, on this property."
 - (vi) "Minimum finished floor elevations (min. FFE) are at least two (2) feet above the 100-year floodplain." - Add this note only if subject property is within or adjacent to the floodplain.
 - (vii) "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."

(viii) "The purpose of this plat is _____ [state the purpose] _____."

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

(Q) City limits line, if it traverses the subdivision.

(R) Location map showing existing and proposed streets and thoroughfares covering an area at least one thousand feet (1,000') outside the proposed subdivision.

(S) One paper copy (24" x 36") and one soft copy (pdf) of approved civil/construction plans, along with GIS/Cad files for all approved public improvements on a CD/DVD.

(Ordinance 10-30-19 adopted 10/21/19)

(T) Reserved. (Ordinance 02-09-20 adopted 2/2/20)

(U) For conveyance plats only: All conveyance plats must be titled "conveyance plat" and carry the following text:

"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."

(V) 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 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 seal)

Licensed Professional Engineer OR Date _____

Registered Public Land Surveyor - Texas R.P.L.S. No. _____"

(W) 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/lock/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

regulations, he/she shall present the final plat to the commission and council for review.

(4) The final short form plat shall be filed with the city accompanied with the required filing fee. After all requirements have been met and signatures obtained, the plat and all other necessary instruments shall be filed for record with the county clerk by the city secretary.

(5) In the case of plats for record, after all requirements have been met and the final short form plat properly filed, administrative approval may be granted.

(Ordinance 10-30-19 adopted 10/21/19)

(f) Construction of Improvements.

(1) The developer shall contract for construction of the public improvements required for the subdivision, except where city participation is involved. In cases of city participation, the developer/owner shall comply with state statutes and city regulations regarding competitive bidding, if required by law.

(2) The developer's engineer shall administer the contract.

(3) A pre-construction conference, to be held at city hall, will be required. This conference shall be attended by the city engineer (or authorized representative), the developer's engineer, the engineer's inspectors, the contractor(s), and other appropriate representative as deemed necessary by the city.

(4) Two (2) sets of construction plans and specifications for water, sanitary sewer, paving and drainage improvements, prepared by a registered professional civil engineer, shall be submitted to the city engineer.

(5) The approval of the construction plans by the city engineer shall be effective for a period of two (2) years after the approval date, unless the developer has requested and received an extension of time. Construction plans which have expired shall be resubmitted to the city engineer for approval before any construction is begun. The design of the proposed improvements shall be based on the city's construction requirements which are in effect at the time of resubmittal.

(6) Construction plans must be submitted and approved prior to construction of the public improvements, must have profiles drawn on sheets, measuring twenty-four inches (24") by thirty-six inches (36"), the same size as the final plat, and must include the following information:

(A) A plan and profile of each street with top of curb grades shown. Each sheet shall include north point, scale, date and benchmark description to mean sea level datum. Unless otherwise approved by the city, scales shall be one inch equals forty feet (1" = 40') horizontally and one inch equals four feet, five feet or six feet (1" = 4', 5' or 6') vertically. Each plan shall show the seal and signature of the registered professional civil engineer who prepared it.

(B) The typical cross-sections of proposed streets showing the width of roadways and type of pavement and location and width of sidewalk.

(C) A plan and profile of proposed sanitary sewers, with grades and pipe sizes indicated and showing locations of manholes, cleanouts, etc., and a plan of the proposed water distribution system showing pipe sizes and locations of valves, fire hydrants, fittings, etc., in conformance with the applicable criteria presented in [Section 10.106](#), improvements. Unless otherwise approved by the city, scales shall be one inch equals forty feet (1" = 40') horizontally and one inch equals four feet, five feet or six feet (1" = 4', 5' or 6') vertically. Each plan shall show the seal and signature of the registered professional civil engineer who prepared the plan. Each sheet shall include north point, scale, date and benchmark description to mean sea level datum.

(D) A plan and profile of the proposed storm sewers, showing hydraulic data, pipe grades and sizes, manholes, inlets, pipe connections, outlet structures, etc., in conformance with the criteria as shown in [Section 10.106](#), improvements. Unless otherwise approved by the city, scales shall be one inch equals forty feet (1" = 40') horizontally and one inch equals four feet, five feet or six feet (1" = 4', 5' or 6') vertically. Each plan shall show the seal and signature of the registered professional civil engineer who prepared it. Each sheet shall include north point, scale, date and benchmark description to mean sea level datum.

(E) A plan of all the other utilities, showing the relative locations proposed for the water, sewer, storm sewer and gas mains, utility poles, TV and electrical services, street lighting, traffic-control signs, and street signs, and acknowledged by the appropriate representative of each agency involved.

(g) Amending Plat.

(1) Any person who wishes to revise a subdivision plat which has been previously filed for record must make an application of the proposed revised plat to the city council. An amendment of a subdivision may be done for one of the following purposes:

- (A) To correct an error in a course or distance shown on the preceding plat;
- (B) To add a course or distance that was omitted on the preceding plat;
- (C) To correct an error in a real property description shown on the preceding plat;
- (D) To correct any other type of error or omission on a previously filed plat;
- (E) To replat one or more lots fronting on an existing street if:
 - (i) The owners of all lots join in the application for amending the plat;
 - (ii) The amendment does not attempt to remove any restrictions;
 - (iii) The amendment does not increase the number of lots; and
 - (iv) The amendment does not create or require the creation of a new street or make necessary the extension of municipal facilities.

(2) A public hearing is not required for the approval and issuance of an amended plat.

(3) The city manager and director of development services are delegated the approval responsibility of an amended plat. At any time, the city manager or city engineer may elect to present the plat for approval to the planning and zoning commission and to the city council, neither the city manager nor the director of development services shall disapprove a plat, and upon refusal to approve the amended plat shall refer the amended plat to the planning and zoning commission and city council.

(h) Replat or Resubdivision of Plats.

(1) General.

(A) Replat or resubdivision of a plat, or a portion thereof, but without vacation of the immediate previous plat, is hereby authorized; and shall be deemed valid and controlling, when approved, after a public hearing, by the planning and zoning commission, when:

- (i) It has been signed and acknowledged by all the owners of the particular property which is being resubdivided or replatted.
- (ii) It has been approved by the planning and zoning commission, after a public hearing in relation thereto at which parties in interest and citizens shall have an opportunity to be heard.
- (iii) It does not attempt to alter, amend, or remove any covenants, easements or restrictions.
- (iv) There is compliance, when applicable, with subsections (i), (ii), and (iii) of this section.

(2) Filing Time. Replats or resubdivisions shall show or be accompanied by the information that is required for preliminary plats or final plats, whichever is applicable. Replats or resubmissions shall not be docketed for planning and zoning commission consideration unless the requirements of this chapter are met.

(3) Notice and Hearing. The following additional requirements for approval shall apply, in any resubdivision or replatting of a subdivision, without vacating the immediate previous plat, if any of the proposed area to be resubdivided or replatted was, within the immediate preceding five (5) years, limited by an interim or permanent zoning classification to residential use for not more than two (2) residential units per lot, or if any lot in the immediate previous subdivision was limited by deed restriction to residential use for not more than two (2) residential units per lot:

(A) Notice of planning and zoning commission hearing shall be given in advance, in the following manner:

- (i) Publication at least fifteen (15) days in advance of hearing being published in the official newspaper of the City of Sanger.
- (ii) Written notice of such public hearing forwarded, with a copy of this subsection (3) attached, by the planning and zoning commission to owners (as the ownerships appear on the last approved ad valorem

tax roll of such governing body) of all lots in the immediately preceding subdivision plat not less than fifteen (15) days prior to the date of such hearing. Such notice may be served by depositing the same, properly addressed and postage paid, in the post office in closest proximity to the city hall of the City of Sanger, provided, however, if such immediate preceding subdivision plat shall contain more than one hundred (100) lots, such notice shall be mailed only to those owners of lots which are located within two hundred (200) feet of the lot or lots which are sought to be replatted or resubdivided.

(B) If the proposed replat requires a variance or is protested in accordance with this subsection, the proposed replat must receive, in order to be approved, the affirmative vote of at least three-fourths of the members present of the planning and zoning commission and city council.

For a legal protest, written instruments signed by the owners of at least 20% of the area of the lots or land immediately adjoining the area covered by the proposed replat and extending 200 feet from that area, but within the original subdivision, must be filed with the planning and zoning commission and city council prior to the close of the public hearings.

(C) Provided, however, compliance with subsections (A) or (B) of this subsection (3) shall not be required for approval of a replatting or resubdividing of a portion of a prior plat, if all of the proposed area sought to be replatted or resubdivided was designated or reserved for usage other than for single- or duplex-family residential usage, by notation on the last legally recorded plat or in the legally recorded restriction applicable to such plat.

AGENDA MEETING DATE: May 2, 2022

TO: John Noblitt, City Manager

FROM: Ramie Hammonds, Development Service Director

ITEM/CAPTION:

RIDGEVIEW ESTATES ADDITION - VARIANCE WATER

Consider a request for a variance from Chapter 10 Subdivision Regulations, Article 10.100 Subdivision Ordinance, Section 10.106 (e) Water Systems to allow a variance from constructing water system improvements in accordance with the requirements outlined in this section (Section 10.106 (e) Water Systems). (Hammonds)

AGENDA TYPE: Regular

ACTION REQUESTED: Approval

BACKGROUND:

The proposed subdivision is located within the City of Sanger's Extra Territorial Jurisdiction. The subdivision will consist of 47 lots that are approximately 1.0 acre in size. Per city regulations water improvement such as mains, gate valve, fire hydrants, and installation and testing must be done per city specifications. There are also details for size and material. The applicant is requesting to not follow city regulations for water improvements. Staff mailed 21 public hearing notices to the owners of properties within 200 feet of the subject property. No response forms have been returned at the time of this report.

LEGAL/BOARD COMMISSION RECOMMENDATIONS/CITIZEN NOTICE FEEDBACK:

N/A

FINANCIAL SUMMARY - FUNDING/FISCAL IMPACT:

N/A

FUNDS:

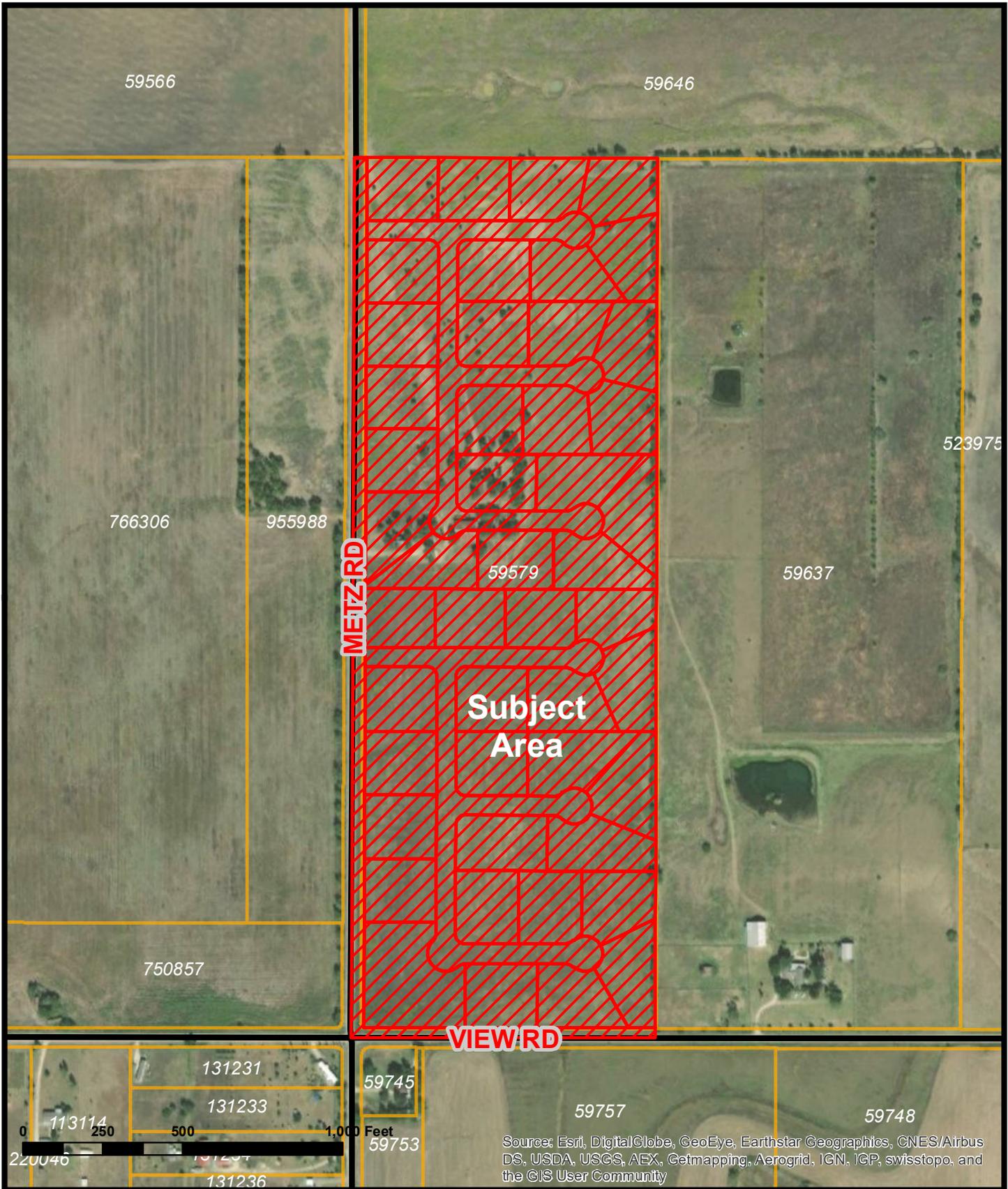
N/A

STAFF RECOMMENDATION/ACTION DESIRED:

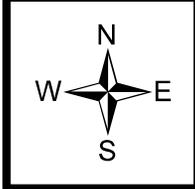
Staff recommends DENIAL.

ATTACHMENTS:

Description	Upload Date	Type
Location Map	4/21/2022	Cover Memo
Application	4/25/2022	Cover Memo
Letter of Intent	4/21/2022	Cover Memo
Site Plan	4/21/2022	Cover Memo
Vicinity Map	4/21/2022	Cover Memo
Sec 10.106	4/21/2022	Cover Memo



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



Location Exhibit: Ridgeview Estates Addition NE View and Metz Road

 City Limits  Exhibits

DISCLAIMER:
This map was generated by GIS data provided by the Sanger GIS Department. The City of Sanger does not guarantee the correctness or accuracy of any features on this map. These map products are for illustration purposes only and are not suitable for site-specific decision making. GIS data is subject to constant changes, and may not be complete, accurate or current.
Date: 11/21/2021 3:54:59 PM
Doc Name: 21SANZON-0025_MetzViewAddn



SANGER

★ TEXAS

VARIANCE APPLICATION - (SUBDIVISION) Sec 10.110 Other Requirements, (a) Exceptions.

Applicant	Owner (if different from applicant)
Name: Lee Allison	Name: Randall Smith
Company: Allison Engineering Group, Inc.	Company: Hive Management, LLC.
Address: 2415 N. Elm St.	Address: 5428 Lake Victoria Court
City, State, Zip Denton, TX 76201	City, State, Zip Flower Mound, TX 75022
Phone: 940-380-9453	Phone: 972-333-4258
Fax:	Fax:
Email: lallison@ae-grp.com	Email: rasmith76@verizon.net

Submittal Checklist

	Site Plan
	Letter of Intent
	\$200.00 Application Fee (Check Payable to City of Sanger)

Describe the subject property (address, location, size, etc.):

Proposed Ridgeview Addition, NE corner of View and Metz Roads, in ETJ, 60 Acres, 47 Lots.

Describe the proposed variance (how much, where on the property, for what purpose):

Sec 10.106 Improvements, (e) Water Systems:

Water systems will be designed as a public water supply system in accordance with the requirements of the Bolivar Water Supply Corporation (BWSC).

Owner Signature



Date

1-30-22

Office Use

	Fee
	Date

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

940-458-2059 (office)

940-458-4077 (fax)

www.sangertexas.org

January 28, 2022

City of Sanger
Department of Development Services
Attn: Ramie Hammonds
201 Bolivar St.
Sanger, Tx 76266

Re: Ridgeview Estates
Request for Variances from the Subdivision Ordinance – Public Water System Design Criteria
Letter of Intent

AEF No: IRE2101

Dear Ms. Hammonds,

Project Description:

The developer is presenting a single-family residential development at the northeast corner of Metz Road and View Road. It is within Denton County and the extraterritorial jurisdiction (ETJ) of the City of Sanger.

The proposed development will create 47 lots with a minimum size of 1 acre.

It is desired to construct the development in generally in accordance with the City of Sangers regulations for estate developments. However, estate developments require a minimum lot size of 1.5 acres. Therefore, a number of variances are necessary. In particular we are presenting a request to construct water system improvements.

Variance Requests:

Below is a list of references in the Subdivision Ordinance where the requirements for street lights are discussed:

Sec. 10.103 Purposes, Authority and Jurisdiction

- (a) Under the authority of chapter 212 of the Texas Local Government Code, as amended, which is hereby made a part of these regulations, the city does hereby adopt the following regulations to control the subdivision of land within the corporate limits of the city and in the unincorporated areas lying within the extraterritorial jurisdiction of the city, in order to provide for the orderly development of the areas and to secure adequate provisions for traffic, light, air, recreation, transportation, water, drainage, sewage and other facilities.



The Subdivision Ordinance has many more references to design of water systems, specifications and platting. However, those do not appear pertinent to this request.

Discussion:

There is not any question that the Subdivision Ordinance is applicable in the ETJ.

As noted above, the city does have authority to “secure adequate provisions” for water.

Bolivar Water Supply Corporation (BWSC) has a Certificate of Convenience and Necessity (CCN) issued by the State of Texas that essentially establishes BWSC as the sole provider of public water service in this area.

The City of Sanger does not possess such a CCN in this area. The City does have a CCN issued by the State of Texas with a prescribed service area boundary.

The City does not have an interlocal agreement with BWSC regarding the review of plans and specifications for public water supply within the City’s ETJ.

In accordance with its Subdivision Ordinance it does seem appropriate that the City of Sanger require the developer to obtain approvals from BWSC for the water system design prior to approval of a final plat.

It does not appear that the Subdivision Ordinance or the Texas Local Government code gives the City the authority to overrule BWSC’s requirements for the design and construction of a public water supply system.

Conclusions:

It is our humble opinion that the City of Sanger may require that the design for the water system improvements be approved by BWSC before the final plat can be approved and that BWSC must accept the construction before final acceptance will be issued for the completion of improvements.

It is also our opinion that the City does not possess the right to impose its design requirements on the developer.

We are seeking a variance as a means of making this determination.

Contacts:

Lee Allison, P.E., applicant or Randall Smith, owner may be contacted regarding additional information needed to consider this request.

We are confident that the City of Sanger will give reasonable and responsible consideration of this request.

We eagerly look forward to working with the City to help shape the future of Sanger.



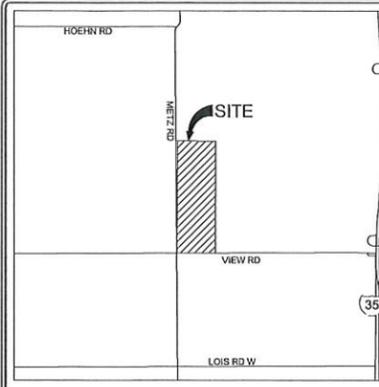
Respectfully Submitted,
Allison Engineering Group

A handwritten signature in blue ink that reads "Lee Allison".

Lee Allison, P.E.

Attachments:

A – Proposed Water System Map



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

1. ALL CORNERS ARE MARKED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNLESS OTHERWISE NOTED.
2. FLOOD STATEMENT: I HAVE REVIEWED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE CITY OF SANGER, COMMUNITY NUMBER 460766 EFFECTIVE DATE 04-18-2011 AND THAT MAP INDICATES AS SCALED, THAT THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD (500-YEAR) AS SHOWN ON PANEL 70 G OF SAID MAP.
3. BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.
4. THE PURPOSE OF THIS PRELIMINARY PLAT IS TO CREATE 47 RESIDENTIAL LOTS.
5. WATER SERVICE TO BE PROVIDED BY: BOLIVAR WATER SUPPLY CORPORATION.
6. SANITARY SEWER TO BE HANDLED BY PRIVATE FACILITIES APPROVED BY THE DENTON COUNTY PUBLIC HEALTH.
7. TELEPHONE SERVICE TO BE PROVIDED BY: ?
8. ELECTRIC SERVICE TO BE PROVIDED BY: ?
9. THE MAINTENANCE OF PAVING, GRADING AND DRAINAGE IMPROVEMENTS AND/OR EASEMENTS SHOWN ON THIS PLAT ARE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER AND DOES NOT CONSTITUTE ACCEPTANCE OF SAME FOR MAINTENANCE PURPOSES BY DENTON COUNTY.
10. ALL SURFACE DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATION, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
11. BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN SURFACE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTING THE FLOODWAY IS PROHIBITED.
12. DENTON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.
13. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNERS OF THE LOT OR LOT THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS THE LOTS.
14. CONSTRUCTION NOT COMPLETE WITHIN TWO YEARS OF THE CITY OF SANGER APPROVAL SHALL BE SUBJECT TO CURRENT CITY OF SANGER CODE OF ORDINANCES AND DENTON COUNTY SUBMISSION RULES AND REGULATIONS.
15. A DRIVEWAY CULVERT PERMIT MUST BE OBTAINED FROM THE ROAD AND BRIDGE DEPARTMENT BY THE OWNER OF EACH LOT PRIOR TO THE CONSTRUCTION, INSTALLATION OR PLACEMENT OF ANY DRIVEWAY ACCESS IMPROVEMENTS WITHIN THE DEDICATED RIGHT-OF-WAY.
16. NO CONSTRUCTION WITHOUT WRITTEN APPROVAL FROM DENTON COUNTY SHALL BE ALLOWED WITHIN AN IDENTIFIED "FIRM" FLOODPLAIN AREA, AND THEN ONLY AFTER A DETAILED FLOODPLAIN DEVELOPMENT PERMIT INCLUDING ENGINEERING PLANS AND STUDIES SHOW THAT NO RISE IN THE BASE FLOOD ELEVATION (BFE) WILL RESULT, THAT NO FLOODING WILL RESULT, THAT NO OBSTRUCTION TO THE NATURAL FLOW OF WATER WILL RESULT, AND SUBJECT TO ALL OWNERS OF THE PROPERTY AFFECTED BY SUCH CONSTRUCTION BECOMING A PARTY TO THE REQUEST. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO FEET ABOVE THE 100-YEAR FLOOD ELEVATION.
17. DENTON COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES, AND THE OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES, AND SAID OWNERS AGREE TO INDEMNIFY AND HOLD HARMLESS DENTON COUNTY FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.
18. THE CITY OF SANGER IS NOT RESPONSIBLE FOR REPLACING ANY IMPROVEMENTS IN, UNDER, OR OVER ANY EASEMENTS CAUSED BY MAINTENANCE OR REPAIR.
19. UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY THE PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND CITY OF SANGER'S USE THEREOF.
20. THE CITY OF SANGER AND PUBLIC UTILITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN THE EASEMENTS.
21. THE CITY OF SANGER AND PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.
22. ALL MODIFICATIONS TO THIS DOCUMENT SHALL BE BY MEANS OF PLAT AND APPROVED BY THE CITY OF SANGER.
23. THIS PLAT IS HEREBY ADOPTED BY THE OWNERS AND APPROVED BY THE CITY OF SANGER (CALLED "CITY") SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE OWNERS, THEIR HEIRS, GRANTEES, SUCCESSORS AND ASSIGNS: THE DRAINAGE EASEMENTS WITHIN THE LIMITS OF THIS ADDITION, WILL REMAIN OPEN AT ALL TIMES AND WILL BE MAINTAINED IN A SAFE AND SANITARY CONDITION BY THE OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE EASEMENT. NEITHER THE CITY NOR THE COUNTY WILL BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID EASEMENT OR FOR ANY DAMAGE TO PRIVATE PROPERTY OR PERSON THAT RESULTS FROM CONDITIONS IN THE EASEMENT, OR FOR THE CONTROL OF FLOODING. NO OBSTRUCTIONS TO THE NATURAL FLOW OR STORM WATER RUN-OFF SHALL BE PERMITTED BY CONSTRUCTION OF ANY TYPE OF BUILDING, FENCE OR ANY OTHER STRUCTURE WITHIN THE DRAINAGE AND DETENTION EASEMENT, AS HEREIN ABOVE DEFINED, UNLESS APPROVED BY THE CITY ENGINEER AND COUNTY ENGINEER. PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE CITY OR COUNTY TO ERRECT OR CONSIDER ERRECTING ANY TYPE OF DRAINAGE STRUCTURE IN ORDER TO IMPROVE THE STORM DRAINAGE THAT MAY BE OCCASIONED BY DRAINAGE IN OR ADJACENT TO THE SUBDIVISION, THEN IN SUCH EVENT, THE CITY OR COUNTY SHALL HAVE THE RIGHT TO ENTER UPON THE DRAINAGE EASEMENT AT ANY POINT, OR POINTS, TO INVESTIGATE, SURVEY OR TO ERRECT, CONSTRUCT AND MAINTAIN ANY DRAINAGE FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES. EACH PROPERTY OWNER SHALL KEEP THE DRAINAGE EASEMENT CLEAN AND FREE OF DEBRIS, SILT, AND ANY SUBSTANCE WHICH WOULD RESULT IN UNSANITARY CONDITIONS OR OBSTRUCT THE FLOW OF WATER, AND THE CITY OR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTION AND SUPERVISION OF MAINTENANCE WORK BY THE PROPERTY OWNER TO ALLEVIATE ANY UNDESIRABLE CONDITIONS WHICH MAY OCCUR. THE NATURAL DRAINAGE THROUGH THE DRAINAGE EASEMENT IS SUBJECT TO STORM WATER OVERFLOW AND NATURAL BANK EROSION TO AN EXTENT WHICH CANNOT BE DEFINITELY DEFINED. NEITHER THE CITY, NOR THE COUNTY, SHALL BE HELD LIABLE FOR ANY SUCH DAMAGES OF ANY NATURE RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA, OR RESULTING FROM THE FAILURE OF ANY STRUCTURE OR STRUCTURES, WITHIN THE EASEMENT.
24. ALL LOTS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE ZONING DISTRICT.
25. 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.
26. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS IF ANY, ON THIS PROPERTY.
27. THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND THE APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES DUE.

WILLIAM MASON SURVEY,
ABSTRACT # 801
DENTON COUNTY, TEXAS

REMAINDER OF A TRACT OF
LAND DESCRIBED IN A DEED
TO EDWARD F. WOLSKI
INST# 2011-154955
R.P.L.S.

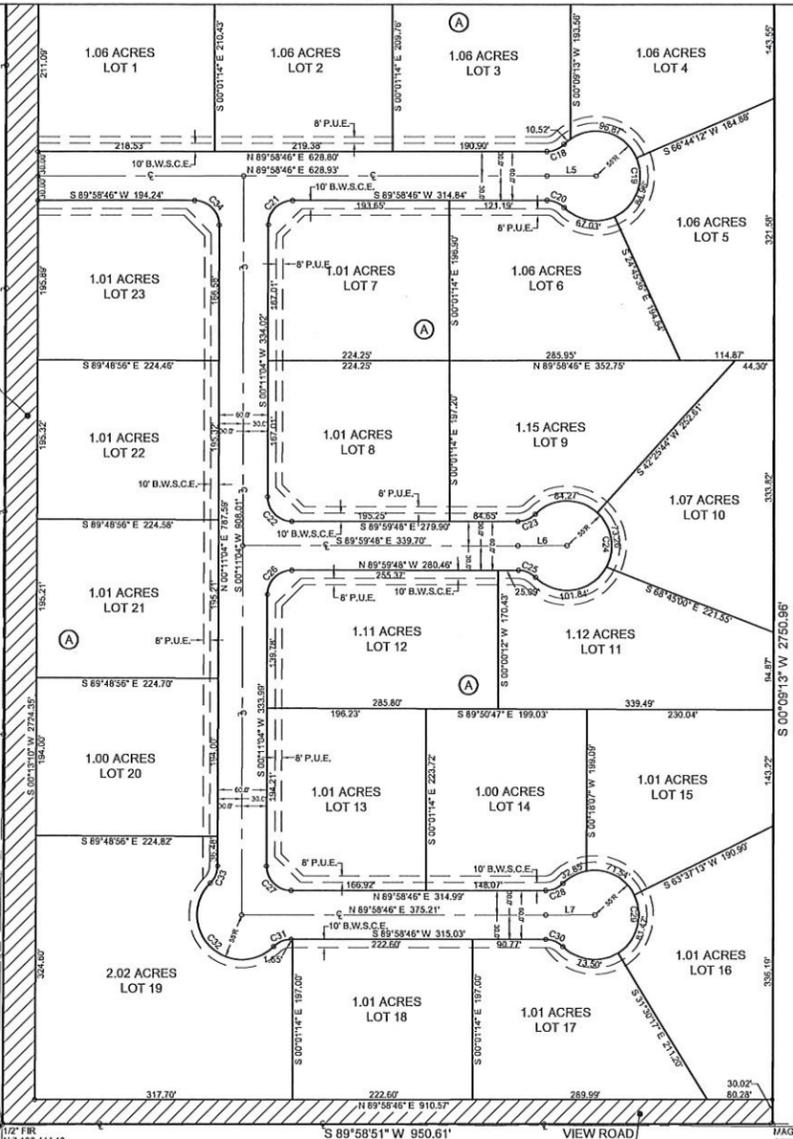
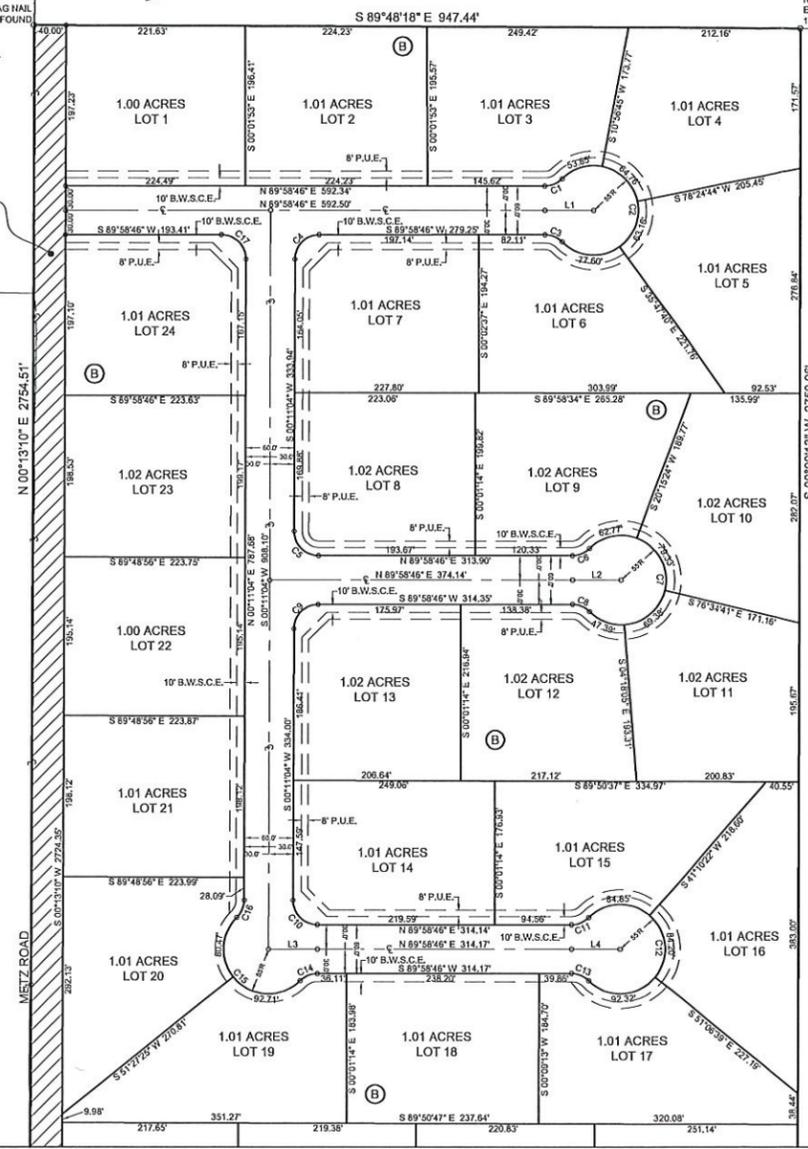
NAD83
N7.199,195.37
E2,368,314.23
122° FIR

137,506 SQ. FT.
3.16 ACRES
R.O.W. DEDICATION

137,506 SQ. FT.
3.16 ACRES
R.O.W. DEDICATION

A TRACT OF LAND
DESCRIBED IN A DEED TO
CALVIN K. MILLERBORG AND
JOAN D. MILLERBORG
VOL. 538, PG. 159
D.R.D.C.T.

A TRACT OF LAND
DESCRIBED IN A DEED TO
CALVIN K. MILLERBORG AND
JOAN D. MILLERBORG
VOL. 538, PG. 159
D.R.D.C.T.



MATCHLINE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	30.00'	23.63'	23.02'	N 67°24'53" E	45°07'45"
C2	55.00'	259.37'	77.65'	S 00°03'02" E	270°11'54"
C3	30.00'	23.60'	22.99'	N 67°29'10" W	45°04'09"
C4	30.00'	47.17'	42.46'	S 44°56'16" W	90°04'59"
C5	30.00'	47.23'	42.50'	S 44°55'05" E	90°12'18"
C6	30.00'	23.62'	23.01'	N 67°25'30" E	45°08'31"
C7	55.00'	259.37'	77.65'	S 00°01'48" E	270°11'54"
C8	30.00'	23.61'	23.00'	N 67°28'33" W	45°05'23"
C9	30.00'	47.02'	42.35'	S 45°04'55" W	89°47'42"
C10	30.00'	47.23'	42.50'	S 44°55'05" E	90°12'18"
C11	30.00'	23.62'	23.01'	N 67°25'27" E	45°06'37"
C12	55.00'	259.37'	77.65'	S 00°01'54" E	270°11'54"
C13	30.00'	23.61'	23.00'	N 67°28'36" W	45°05'17"
C14	30.00'	23.62'	23.01'	S 67°25'33" W	45°08'25"
C15	55.00'	173.18'	110.00'	N 44°55'19" W	180°24'40"
C16	30.00'	23.61'	23.01'	N 22°44'03" E	45°05'57"
C17	30.00'	47.23'	42.50'	N 44°55'05" W	90°12'18"

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C18	30.00'	26.62'	23.01'	N 67°25'27" E	45°06'37"
C19	55.00'	259.37'	77.65'	S 00°01'54" E	270°11'54"
C20	30.00'	23.61'	23.00'	N 67°28'36" W	45°05'17"
C21	30.00'	47.02'	42.35'	S 45°04'55" W	89°47'42"
C22	30.00'	46.83'	42.22'	S 44°31'46" E	89°25'21"
C23	30.00'	23.75'	23.14'	N 67°19'17" E	45°21'51"
C24	55.00'	259.37'	77.65'	S 00°15'50" E	270°11'52"
C25	30.00'	23.47'	22.88'	N 67°34'51" W	44°49'54"
C26	30.00'	47.02'	42.35'	S 45°04'55" W	89°47'42"
C27	30.00'	47.23'	42.50'	S 44°55'05" E	90°12'18"
C28	30.00'	23.62'	23.01'	N 67°25'27" E	45°06'37"
C29	55.00'	259.37'	77.65'	S 00°01'54" E	270°11'54"
C30	30.00'	23.61'	23.00'	N 67°28'36" W	45°05'17"
C31	30.00'	23.61'	23.01'	S 67°25'47" W	45°05'57"
C32	55.00'	173.17'	110.00'	N 44°55'05" W	180°24'12"
C33	30.00'	23.61'	23.01'	N 22°44'03" E	45°05'57"
C34	30.00'	47.23'	42.50'	N 44°55'05" W	90°12'18"

LINE	BEARING	DISTANCE
L1	N 89°56'58" E	60.21'
L2	N 89°58'12" E	60.20'
L3	N 89°58'18" E	60.22'
L4	N 89°58'06" E	60.20'
L5	N 89°58'06" E	60.22'
L6	N 89°44'16" E	60.49'
L7	N 89°58'06" E	60.22'

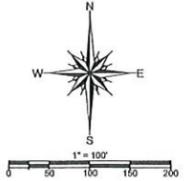
PRELIMINARY PLAT FOR
REVIEW PURPOSES ONLY

PRELIMINARY PLAT
TOTAL LOTS: 47 RESIDENTIAL
LOTS 1-23, BLOCK A,
LOTS 1-24, BLOCK B
METZ/VIEW ADDITION

BEING 59.97 ACRES, 3.16 ACRES R.O.W. DEDICATION, IN THE
WILLIAM MASON SURVEY, ABSTRACT NUMBER 801, DENTON
COUNTY, TEXAS, IN THE EXTRATERRITORIAL JURISDICTION
OF THE CITY OF SANGER, DENTON COUNTY, TEXAS

LEGEND

POB = POINT OF BEGINNING
SIR = IRON ROD SET
FIR = IRON ROD FOUND
R.O.W. = RIGHT OF WAY
P.U.E. = PUBLIC UTILITY EASEMENT
B.W.S.C.E. = BOLIVAR WATER SUPPLY CORPORATION EASEMENT
C = CENTERLINE OF ROAD



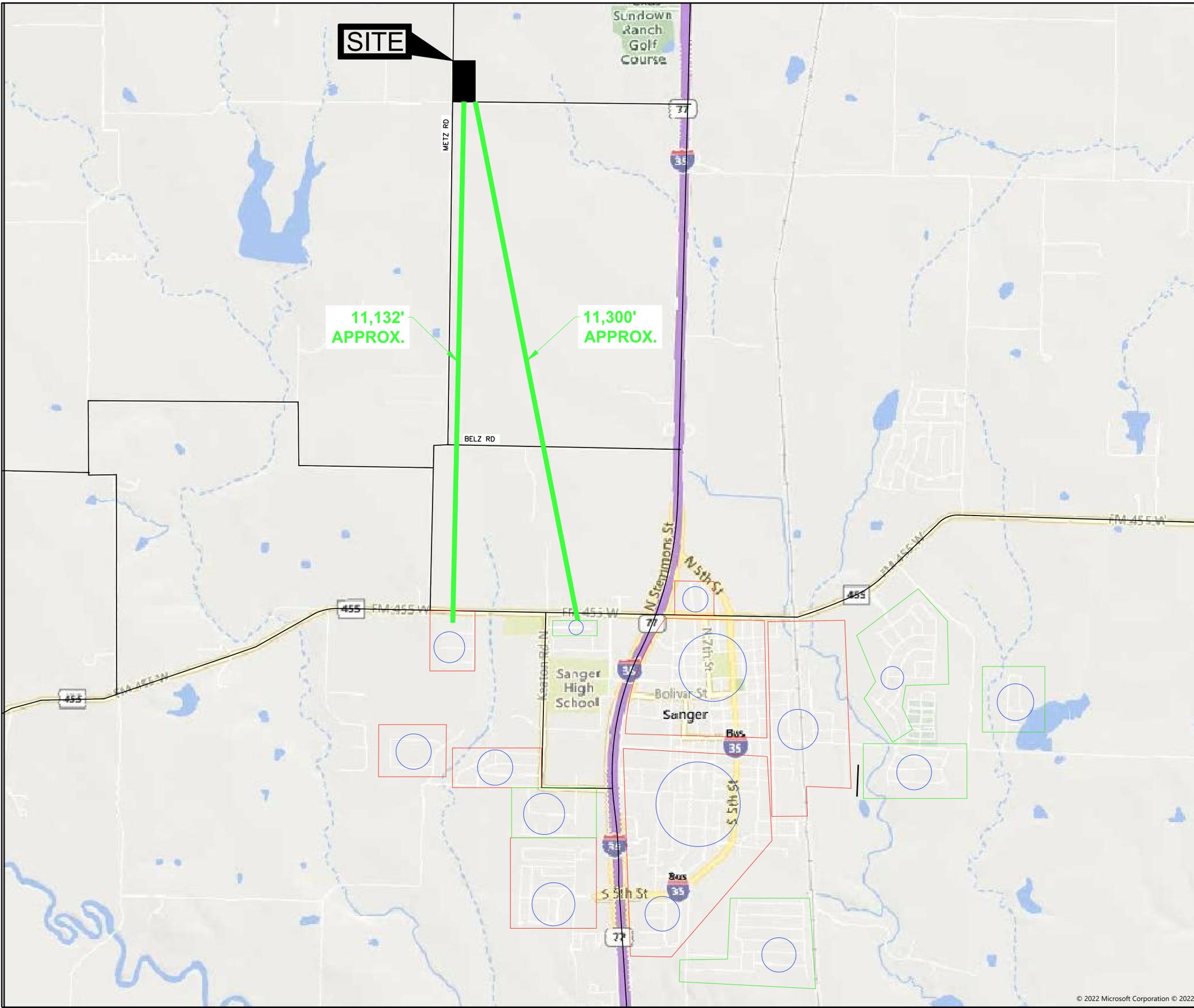
SURVEYOR:
KAZ SURVEYING, INC.
1720 WESTMINSTER STREET
DENTON, TEXAS 76205
PHONE: (940) 382-3446
TBPLS FIRM #10002100

OWNER:
EDWARD F. WOLSKI
13424 CASHES MILL RD
SANGER, TEXAS 76266
PHONE: (940) 300-0002

ENGINEER:
ALLISON ENGINEERING GROUP
2415 N. ELM STREET
DENTON, TEXAS 76201
PHONE: (940) 380-9453
TBPE FIRM #F-7998

1720 WESTMINSTER
DENTON, TX 76205
(940) 382-3446
JOB NUMBER: 210782-02
DRAWN BY: M.L.B.
DATE: 11-11-2021
R.P.L.S.
KENNETH A. ZOLLINGER

SITE



LEGEND

- NO SIDEWALK
- SIDEWALK
- STREET LIGHTS

**SIDEWALK/ STREET SIGN VICINITY MAP
METZ /VIEW RD**



2415 N. ELM STREET
DENTON, TEXAS 76201
Phone (940) 380-9453
FAX (940) 380-9431
info@ae-grp.com

Texas Board of
Professional Engineers
Registration Number: F-7898

AEG PROJECT IRE2101

Sec. 10.106 Improvements

(a) Standard Specifications and Construction Details.

(1) All improvements proposed for any subdivision to be developed under the jurisdiction of these ordinances shall be furnished and installed by the subdivider in accordance with the applicable divisions of the North Central Texas Council of Governments (NCTCOG) standard specifications for public works construction, as adopted by the city and the other applicable specifications noted herein, or in the absence of such specifications and details, to meet the approval of the city.

(2) References are made herein to specific divisions, items and sections of the NCTCOG standard specifications, and it is not intended to preclude other portions of the NCTCOG standard specifications that may be appropriate and applicable to the development of a subdivision. Therefore, by reference to the fact that the city has adopted the NCTCOG standard specifications for public works construction, the NCTCOG standard specifications, latest edition, are to be considered a part of this ordinance.

(3) All improvements, even in previously approved but still unimproved subdivisions, or in resubdivided tracts, shall conform to the city's current regulations and specifications for street, drainage and utility construction.

(4) Where reference is made within these regulations to the standard specifications, it shall be understood that the word "owner" is to be interpreted as the developer or subdivider and the words "engineer," "inspector," and "owner's representative" are to be interpreted as the developer's engineer. Where the standard specifications allow options not specifically addressed by these regulations, the developer's engineer shall request guidance from the city engineer in writing.

(b) Street Paving - Concrete.

(1) Concrete Strength Requirements.

(A) Concrete Curb and Gutter. Concrete curb and gutter shall be constructed thirty inches (30") in width and in accordance with division 8, item 8.2, of the Standard Specifications.

(B) Reinforced concrete pavements and monolithic curb refer to Standard Specifications, division 5, item 5.8.

(2) Pavement Thickness Requirements. The following specifies minimum standards required for the pavement and subgrade design for roadways and alleys within the city. These minimum standards are not intended to replace the professional judgment of the geotechnical engineer for any specific project. The standards may need to be expanded or modified on a case-by-case basis as determined necessary and appropriate by the geotechnical engineer, and as approved by the city engineer.

All roadways and alleys shall have a geotechnical investigation and pavement and subgrade design performed. Results of the geotechnical investigations, engineering analyses, and recommendations shall be presented in a geotechnical report for roadways ("report"). The report and any subsequent reevaluations or supplemental reports shall be signed and sealed by a licensed professional engineer in the State of Texas trained and qualified to provide geotechnical engineering analysis and pavement and subgrade design recommendations.

(A) Residential/Local Street, Residential/Estate Street and Alley Construction.

(i) The subdivider shall, at his own cost and expense, pay for constructing all residential streets and alleys within his subdivision and one-half (1/2) of all existing and/or proposed perimeter streets. Monies for the construction of the one-half (1/2) street shall be placed in an escrow account if the construction of the street is to be deferred to a later date.

(ii) A six-inch (6") thickness of three thousand six hundred (3,600) p.s.i. reinforced concrete pavement on a compacted sub-base shall be required. All steel reinforcing shall be deformed No. 3 bars on eighteen-inch (18") center both ways or No. 4 bars on twenty-four-inch (24") centers both ways.

(iii) Where the plasticity index of the soil is twelve (12) or greater, stabilization of the subgrade, eight inches (8") thick with six percent (6%) hydrated lime by weight, shall be required. Compaction of the lime stabilized sub-grade shall be according to the Standard Specifications, division 4, item 4.6., section 4.6.4(d).

(iv) Unless otherwise approved by city, the concrete shall be placed using either forms or slipform paver. Concrete strength shall be increased to four thousand (4,000) p.s.i. for hand poured concrete.

(v) Any proposed pavement section of lesser thickness or alternate materials shall be fully documented by the design engineer to substantiate the fact that such alternate will provide an equivalent capacity for the pavement noted above and must be approved by the city.

(B) Collector, Commercial or Industrial Street and Alley Construction.

(i) The subdivider shall, at his own cost and expense, pay for constructing all streets and alleys within his subdivision and one-half (1/2) of all existing and/or proposed perimeter streets. Monies for the construction of the one-half (1/2) street shall be placed in an escrow account if the construction of the street is to be deferred to a later date.

(ii) Collector streets and alleys shall, at a minimum, be designed and constructed with eight-inch (8") thickness of four thousand (4,000) p.s.i. reinforced concrete pavement on a compacted sub-base. All steel reinforcing shall be deformed No. 4 bars on eighteen-inch (18") centers both ways.

(iii) Where the plasticity index of the soil is twelve (12) or greater, stabilization of the subbase with an eight-inch (8") thickness of six percent (6%) hydrated lime by weight will be required. Compaction of the lime stabilized sub-grade shall be according to the Standard Specifications, division 4, item 4.6., section 4.6.4(d).

(iv) Unless otherwise approved by city, the concrete shall be placed using either forms or slipform paver. Concrete strength shall be increased to four thousand five hundred (4,500) p.s.i. for hand poured concrete.

(v) Any proposed pavement section of lesser thickness or alternate materials shall be fully documented by the design engineer to substantiate the fact that such alternate will provide an equivalent capacity for the pavement noted above and must be approved by the city.

(C) Major or Secondary Thoroughfare Construction.

(i) On roadways, adjacent to the proposed subdivision, that are designated to be major or secondary thoroughfares (except class A Loop Highway), the subdivider shall be required to construct, at his own cost and expense, one-half (1/2) of the street section, up to a width of twenty-four feet (24'), measured to face of curbs, with integral curbs on each side.

(ii) Where thoroughfares traverse a subdivision, the subdivider shall be required, at his own cost and expense, to construct a twenty-four foot (24') wide section on each side of the roadway.

(iii) Thoroughfares shall be designed and constructed with a nine-inch (9") thickness of four thousand (4,000) p.s.i. reinforced concrete pavement on a compacted sub-base. All steel reinforcing shall be deformed No. 4 bars at eighteen-inch (18") centers both ways.

(iv) Where the plasticity index of the soil is twelve (12) or greater, stabilization of the subgrade, ten inches (10") thick with six percent (6%) hydrated lime by weight, shall be required. Compaction of the lime stabilized sub-grade shall be according to the Standard Specifications, division 4, item 4.6., section 4.6.4(d).

(v) Unless otherwise approved by city, the concrete shall be placed using either forms or slipform paver. Concrete strength shall be increased to four thousand five hundred (4,500) p.s.i. for hand poured concrete.

(vi) Any proposed pavement section of lesser thickness or alternate materials shall be fully documented by the design engineer to substantiate the fact that such alternate will provide an equivalent capacity for the pavement noted above and must be approved by the city.

(3) Paving Width Requirements.

(A) Residential/Local Streets, Residential/Estate Streets, Collector Street, and Alleys.

(i) Residential/local street paving shall be a minimum of thirty-one feet (31') in width, measured between the faces of curbs.

(ii) Residential/estate street paving shall be a minimum of twenty-eight feet (28') in width, measured from edge to edge of pavement.

(iii) Collector street paving shall be a minimum of forty feet (40') in width, measured between the

faces of the curbs.

(B) Thoroughfares. The following minimum pavement widths are set by this ordinance for the construction of thoroughfares as follows:

Thoroughfare Classification	Minimum Right-of-Way Width	Minimum Pavement Width Between Faces of Curbs
Class A (loop)	180'	Two 12' traffic lanes on each side of the roadway centerline
Class B (major)	120'	Three 12' traffic lanes divided by a 16' median
Class C (major)	100'	Three 11' traffic lanes divided by a 15' median
Class D (secondary)	80'	Four 11" traffic lanes or two 12' traffic lanes and two 10" parking lanes

Note: The minimum width of a median adjacent to a left turn lane shall be five feet (5').

(C) Street Returns.

(i) The minimum radii for all street returns shall be twenty feet (20') on collector and minor streets and thirty feet (30') on thoroughfares.

(ii) Returns for driveways on minor streets shall be ten feet (10'). Driveway returns onto commercial and industrial property shall be a minimum of fifteen feet (15') and a maximum of twenty-five feet (25') except in special cases.

(4) Miscellaneous.

(A) Reinforcing Steel. Steel furnished for street and alley paving shall meet Standard Specifications, division 2, item 2.2., sections 2.2.6. and 2.2.7.

(B) Sawed Dummy Joints. Refer to Standard Specifications, division 5, item 5.8., section 5.8.2.

(C) Expansion Joints. Refer to Standard Specifications, division 5, item 5.8., section 5.8.2.

(D) Longitudinal Pavement Slopes. The maximum longitudinal slopes are as follows:

Type of Street	Maximum Slope
Class A - Major Thoroughfare	6%
Class B - Major Thoroughfare	6%
Class C - Major Thoroughfare	6%
Class D - Secondary Thoroughfare	6%
Class E - Collector	8%
Class F - Collector	8%
Class G - Minor (residential)	10%

Maximum grades for an alley shall be eight percent (8%) within thirty feet (30') of its intersection with a street and fourteen percent (14%) elsewhere. Maximum longitudinal slopes within one hundred feet (100') of intersections shall not exceed two percent (2%).

(E) Transverse Pavement Slopes. The transverse pavement slope for all non-divided streets may consist of either a straight cross slope or a parabolic curve from the pavement centerline to the gutter. The

crown at the pavement centerline shall be four inches (4") above the gutter grade on residential streets and six inches (6") on collector streets and secondary thoroughfares. For divided streets, the transverse slope shall be as required by the city engineer.

(F) Lime Stabilization. Refer to NCTCOG Standard Specifications, division 4, item 4.6.

(c) Sidewalks. Refer to NCTCOG Standard Specifications, division 8, item 8.3.

(1) Concrete sidewalks shall be constructed on both sides of streets and thoroughfares, except in industrial areas and along residential/estate streets, by the subdivider. The sidewalks shall have a width of not less than four feet (4') and thickness of not less than four inches (4") and shall be constructed of three thousand (3,000) p.s.i. concrete on both sides of all streets within the subdivision and of a width not less than eight feet (8') on all major thoroughfares. Sidewalks shall be constructed one foot (1') from the property line within the street or thoroughfare right-of-way and shall extend along the street frontage including the side of corner lots and block ends. Alternate sidewalk designs may be considered and shall be approved on a case-by-case basis by the city.

(2) Construction of sidewalks adjacent to curb in residential areas will be considered where driveway entrances are constructed from the rear of lots on each side of the street for the full length of the block or where mountable curbs are installed. In these instances, the sidewalks shall be five feet (5') wide.

(3) Sidewalks in commercial areas shall be a minimum width of six feet (6') or extend from the back of the curb to the building line as required by the city.

(4) Sidewalks in industrial areas and planned developments will be as required by the city.

(5) All concrete for sidewalks shall be placed on a two-inch (2") sand cushion.

(6) Longitudinal slope of sidewalks shall be that of the curb adjacent to the sidewalk. The longitudinal slope of the sidewalk shall be one-fourth inch (1/4") per foot starting at the back of the curb. The maximum ground slope from the back of the curb to the property line shall not exceed six percent (6%). If it does exceed six percent (6%), a retaining wall, that is acceptable to the city, shall be provided on the property line or the private property graded to a 3:1 maximum slope.

(d) Drainage and Storm Sewer Improvements.

(1) General. Drainage facilities shall be provided and constructed by the developer in accordance with all city standards and the following basic requirements. If development utilizes residential/estate street section and is located within the ETJ of the City of Sanger at the time improvements are constructed, the developer's engineer shall follow the current Denton County Subdivision Rules and Regulations as outlined in section VIII - chapter IV titled "drainage-design."

(2) Runoff Calculations.

(A) The selection of which method to use for calculating runoff depends upon the size of the contributing drainage area at the most downstream point of the project. The "rational method" is acceptable for designing projects in which the drainage area is less than two hundred (200) acres. A unit hydrograph method is required for projects with larger drainage areas.

(B) No matter which method is used to calculate runoff, a developer or builder of property greater than one (1) acre in size, or any property that was platted as a part of an overall tract which was greater than one (1) acre in size (including churches and schools), shall develop the property so that the rate of runoff created by the development as it leaves the property does not exceed the rate of runoff that would have been created if the property had developed as a single-family residential property.

(C) Runoff computations shall be based upon fully developed watershed conditions in accordance with the land use projections in the latest master plan. The design engineer shall size drainage facilities by disregarding the detention effects of upstream property and calculating the runoff as if the off-site property was developed without any detention. If an approved regional detention/retention facility is in operation, the design engineer may size downstream drainage facilities based on consideration of the detention effects of the regional facility.

(D) Procedure for drainage areas less than two hundred (200) acres:

(i) Computation of stormwater runoff for drainage areas less than two hundred (200) acres shall be by the "rational method," which is based on the principle that the maximum rate of runoff from a given drainage area for an assumed rainfall intensity occurs when all parts of the area are contributing to the

flow at the point of discharge. The formula for calculation of runoff by the “rational method” is:

$$Q = CIA$$

Where: Q = the maximum rate of discharge, expressed in cubic feet per second.

C = Coefficient of runoff.

Park areas - No developed land	0.30
Developed Park sites	0.40
Single-Family Residential	0.55
Duplex	0.60
Multiple Family	0.70
Schools	0.70
Churches	0.70
Neighborhood Commercial	0.70
Office Commercial	0.70
Commercial	0.85
Industrial	0.85

I = Intensity of Runoff in inches per hour (use appendix A - IDF curve).

A = Drainage area in acres.

(ii) Time of concentration is the longest time, without interruption of flow by detention devices that a drop of water takes to flow from the farthest point of the drainage area to the point of concentration (i.e. the point of design). The time of concentration is composed of the inlet time and the flow time in a conduit or channel to the point of design.

(iii) When designing inlets and laterals, the time of concentration is equal to the inlet time. The design engineer will compare the above specified inlet times to the actual calculated inlet time by computing the flow time overland and along the gutter to the first inlet. Manning’s equation shall be used to determine flow time to the inlet. The design engineer may use the actual calculated or specified inlet time.

a. The inlet time shall be ten (10) minutes for property zoned multiple family, churches, schools, local business, central business, commercial, or industrial.

b. An inlet time of fifteen (15) minutes shall be used for property zoned for parks, cemeteries, agricultural, and single-family residential.

(E) Procedures for drainage areas greater than two hundred (200) acres:

(i) For drainage areas in excess of two hundred (200) acres where the use of the “rational method” does not provide reliable results, the use of a unit hydrograph method shall be made. The use of a unit hydrograph calculation will be based upon standard and accepted engineering principles subject to the approval of the city engineer. Acceptable methods include the soil conservation service (SCS) technical release number 55 or the Corps of Engineers HEC-1 models for drainage areas 200 acres or more.

(ii) The unit hydrograph method shall be based upon fully developed watershed conditions assuming no effects from the small on-site detention facilities for maintaining the rate of runoff as if the property was developed as single-family residential use. The detention effects of large regional detention

facilities can be considered in unit hydrograph methods.

(iii) Circumstances that may require the use of a unit hydrograph method include sizing open channels, reclaiming floodplains, creating lakes, or building other types of drainage-related facilities on major drainage courses. Design engineers of these types of facilities should be aware that the requirement of designing for fully developed watershed conditions will mean that they will have to calculate these fully developed flows instead of using the flows calculated in the Federal Emergency Management Agency's (FEMA) flood insurance studies for Sanger or Denton County.

(3) Design Storm Frequencies. The approved drainage system shall provide for positive overflow at all low points. The term "positive overflow" means that when the inlets do not function properly or when the design capacity of the conduit is exceeded, the excess flow can be conveyed overland along a grassed or paved course. Normally, this would mean along a street or alley, or shall require the dedications of special drainage easements on private property.

Drainage Facility	Design Recurrenceinterval
Closed Storm Sewer Systems	10-year with 100-year positive overflow in streets such that the depth of flow in the street does not exceed the top of curb.
Closed Storm Sewer Systems and Inlets at Street Low Point or Sag	100-year with positive overflow
Culverts and Bridges	100-year
Concrete-lined Channels	100-year
Earthen Channels	100-year

(4) Street and Alley Capacity.

- (A) The depth of flow in the streets shall not exceed the top of curb for the 100-year storm.
- (B) The flows created by the 100-year storm shall be contained within the capacity of all paved alleys.
- (C) The first-floor elevations of all residential and other structures shall be set at a minimum elevation of one foot above the top of the street curb elevation or the alley invert, and with positive drainage provided away from the structure. Positive overflow sections shall provide a minimum of 1 foot of freeboard from the overflow invert adjacent to structures and the corresponding first floor elevation of all residential and other structures.

(5) Inlet Placement and Capacity.

- (A) Storm sewer inlets shall be built along paved streets at such intervals that the depth of flow, based upon the 100-year storm, does not exceed the top of curb. Inlets shall be located as necessary to remove the flow based on a 100-year storm. If in the opinion of the city engineer the flow in the gutters would be excessive using the above design criteria, the storm sewers or inlet locations could be altered to relieve adverse conditions.
- (B) Inlets shall be placed upstream from an intersection whenever possible. At any intersection, only one street shall be crossed with surface drainage and this street shall be the lower classified street. When an alley intersects a street, inlets shall be placed in the alley whenever flow down that alley would cause the capacity of the intersecting street to be exceeded.
- (C) The minimum inlet size shall be five (5) feet. No more than twenty (20) feet of inlet shall be placed along one gutter at any given location. Minimum sizes of laterals shall be 18 inches for use with 5-foot inlets, 21-inch laterals with 10-foot, 15 foot, and drop inlets and 24-inch laterals for 20-foot inlets. Where laterals tie into trunk lines, place the laterals on a 60-degree angle with the trunk line and connect them so that the longitudinal centers intersect.

(6) Pipe Design Standards.

- (A) Storm sewer conduit shall be sized to flow full. Manning's equation shall be used to determine the

conduit size.

(B) Minimum and maximum velocities in pipes:

(i) The minimum velocities in conduit shall be 2.5 feet per second.

(ii) Maximum velocity in the pipe shall not exceed 12 feet per second.

(iii) The maximum discharge velocities in the pipe shall also not exceed the permitted velocity of the receiving channel or conduit at the outfall to prevent erosive conditions. The maximum outfall velocity of a conduit in partial flow shall be computed for partial depth and shall not exceed the maximum permissible velocity of the receiving channel unless controlled by an appropriate energy dissipater (e.g. stilling basins, impact basins, riprap protection).

(C) In general, stormwater shall be carried in concrete pipe conduit, but other types of conduit can be used to carry stormwater. However, prior permission to use other conduit materials must be obtained from the city engineer.

(D) Hydraulic gradient:

(i) Conduits must be sized, and slopes must be set such that runoff flows smoothly down the drainage system. To insure this smooth passage, the hydraulic gradient must be at the proper elevations. The hydraulic grade line shall be established and shown on the plans for all storm sewer design.

(ii) The hydraulic grade line shall in no case be closer to the surface of the ground or street than one (1) foot.

(iii) Hydraulic gradient calculations shall account for all head losses that may occur in the storm sewer line. Friction head loss shall be determined by direct application of Manning's Equation. Minor losses due to turbulence at structures shall be determined using appendix B of this section.

(7) Culvert Design.

(A) One (1) foot of freeboard is required between the 100-year water surface elevation and the top of curb elevation. Exceptions must be approved in writing by the city engineer.

(B) Culverts must be designed using standard methods and engineering judgment. Culverts shall be designed in accordance with the latest edition of the Texas Department of Transportation (TxDOT) Hydraulic Design Manual. Standards of the City of Sanger will take precedence over TxDOT Manual in cases of conflict.

(C) Culvert hydraulic grade line calculations shall consider both inlet and outlet control.

(D) Culverts shall be skewed such that impacts due to the flood and normal flow angles of attack on the structure are minimized.

(E) The maximum velocity through a culvert shall be fifteen (15) feet per second.

(F) Stream stability shall be assessed when determining the number of barrels, height and width and culvert skew. Potential for scour shall be accounted for in the design.

(8) Bridges.

(A) Two (2) feet of freeboard is required between the 100-year water surface elevation and the low chord of the bridge. Exceptions to this requirement must be approved by the city engineer in writing.

(B) The skew of the bridge piers and abutments shall be oriented as close to the normal or flood direction of flow resulting in an angle of attack as close to 0 degrees as possible.

(C) Bridges shall be designed using standard methods.

(D) Stream stability shall be assessed when designing the abutments and interior bents of the bridge. Scour shall be accounted for in the design.

(9) Channels.

(A) Open channels are discouraged in urban areas. Open channels may be used instead of an enclosed system when the pipe size, necessary to carry the design storm event, exceeds the capacity of 2 60-inch RCP. Open channels shall not be permitted when 2 60-inch RCP pipes will carry the design flow, unless approved by the city engineer.

(B) Open channel design criteria:

- (i) Channels may be left in their natural state provided that the channel velocities are 6.0 feet per second or less and that one (1) foot of freeboard is available during the design storm event.
- (ii) If the natural channel is to be replaced by an improved channel, the flow from the 100-year design flood must be contained within the improved channel while allowing for one (1) foot of freeboard.
- (iii) Improved channels shall be trapezoidal shaped and include a lined section if the design velocity is greater than six (6) feet per second. Lining types such as concrete, rock walls and gabions may be used upon approval of the city engineer. The maximum velocity allowed in concrete lined channels is fifteen (15) feet per second.
- (iv) Unless shown to be feasible in a soils report sealed by a licensed professional engineer in the State of Texas and approved by the city engineer, improved channels shall have minimum side slopes of:
 - a. Four (4) feet horizontal to one (1) foot vertical for earthen, grassed-lined side slopes.
 - b. 1.5 feet horizontal to one (1) foot vertical for concrete-lined side slopes in rock.
- (v) Where practicable, all unpaved channels should have enough grade to avoid ponding during backwater flow conditions. A minimum slope of 0.50% is required for earthen channels and swales, except those used as part of a wetlands area.
- (vi) The developer or owner shall use low maintenance vegetation for vegetative cover, as approved by the city engineer prior to planting. The selection of materials shall comply with either the current ground cover listing for North Central Texas furnished through the Texas Agricultural Extension Service.
- (C) Manning's equation can be used to design channels and determine water surface elevations and velocities when backwater effects are negligible. Channels where backwater effects occur must be designed using models accepted by FEMA.
- (D) All channel sections must consider and account for channel stabilization in their design. This requirement pertains to all sections whether they are left in their natural condition or are modified in any manner. The design of all drainage channels and swales shall assure adequate capacity and minimum maintenance to overcome the result of erosion, silting, sloughing of bends or similar occurrences.
- (E) When performing hydraulic analyses for channel or drainageway design, the starting water surface shall be based on the following criteria:
 - (i) When the ratio of the drainage area of the receiving creek (at the confluence location) to the drainage area of the channel or drainageway being designed is 15 or greater, the 10-year water surface of the receiving creek shall be used as the starting water surface for hydraulic design calculations. For creeks where the 10-year water surface is not available, the slope-area method will be used for starting design calculations.
 - (ii) When the ratio of the drainage area is less than 15, the 100-year elevation on the receiving creek shall be used as the starting water surface for design calculations.
- (10) Detention Design. Detention/retention facilities shall be designed for the 100-year design flood according to the following criteria:
 - (A) Dedicated detention/retention basins shall also include an additional one (1) foot of freeboard and two (2) feet of sediment storage. The volume of runoff storage for drainage areas greater than two hundred (200) acres shall be computed using unit hydrograph procedures. Acceptable unit hydrograph procedures are provided in section XI.B.5 [[section 10.106](#)] of this document [article].

For drainage areas less than two hundred (200) acres, the above methods are recommended; however, an approximate routing method based on the rational formula is allowable.
 - (B) All detention facilities designed shall consider the timing of the flood peak in the main channel into which the detention facility drains. Delaying the peak from a site in lower portions of a watershed may result in a higher peak on the main channel.
 - (C) A detention facility shall have enough gradient to ensure positive drainage to the outlet structures to avoid nuisance conditions such as standing water, odors, insects, and weeds. A minimum slope of 0.50% towards the outlet structure is required for all detention facilities.
 - (D) Detention areas in parking lots shall not be:

- (i) In required parking spaces but in extra spaces.
 - (ii) Behind speed bumps unless the speed bumps are made with reinforced concrete.
 - (iii) Deeper than six (6) inches unless otherwise approved by the city engineer and warning signs shall be posted.
- (E) Drainage easements shall be provided for all regional detention/retention facilities and for other detention/retention facilities where two (2) or more owners are involved.
- (F) Detention facilities shall be designed to empty in less than 24 hours, unless it is also serving as an erosion control facility.
- (G) Detention facilities used as a sediment control device shall meet the following requirements:
- (i) The sediment control facility shall be designed with minimal velocities such that sediment is dropped and not picked up by flows at any time during the storm event;
 - (ii) The basin shall be designed with adequate sediment storage area so that sediment removal is not required more than twice a year. Expected removal periods greater than twice a year must be specified in the maintenance plan and approved by the city engineer; and,
 - (iii) Sediment control facilities cannot be used to meet detention requirements unless the volume of sediment is included in the calculations for the detention basin design;
- (H) The owner shall maintain detention/retention facilities unless the facilities are dedicated to the City of Sanger. The following measures are required to ensure the facility functions properly:
- (i) Facilities should be mowed at least twice a year to control weeds and discourage woody growth;
 - (ii) Debris, litter and accumulated sediment should be removed from detention facilities at least twice a year. Particular attention should be given to removal of debris, litter and sediment around outlet structures; and,
 - (iii) Detention basins designed for sediment removal shall be maintained as specified in the maintenance plan and approved by the city with construction plan submittal.
- (11) Flumes. The widespread use of flumes is not recommended. Flumes shall not be permitted when the purpose of a permanent flume is to carry runoff down the sides of earthen channels. A flume may be used to direct overflow runoff along property lines until the runoff can be intercepted by streets or conduits. Flumes crossing sidewalks shall be covered or bridged such as to minimize Residential danger to pedestrians.
- (12) Grading and Drainage.
- (A) Surface runoff from residential lots shall cross no more than one additional lot before being directed toward the street or a dedicated drainage system. When the flow reaches the second lot, side lot swales shall be in place to direct the flows to the street or to a dedicated city drainage system within an easement in the rear yard. Furthermore, no more than one lot may drain to a second lot before the flow is directed to a street or to a dedicated city drainage system. Where lot to lot drainage occurs, the lot lines shall be aligned, and a dedicated private drainage easement shall be provided.
- (B) Three general categories of residential lot grading and drainage plans are anticipated within the City of Sanger as shown in Figure No. 1. Specific deviations from these three plans will be considered on an individual basis.
- (C) When adjacent to the floodplain, the finished floor (FF) elevation of commercial buildings shall be two foot [feet] (2') above the 100-year fully developed based flood elevation (BFE) of the ultimate floodplain. The FF elevation of residential buildings shall be two feet (2') above the 100-year fully developed based flood elevation (BFE).

Appendix A. Intensity - Duration - Frequency Curve

Appendix B. Minor Head Losses

- (e) Water Systems. Water systems shall be of enough size to furnish adequate domestic water, to furnish fire protection to all lots and shall conform to the city's comprehensive plan and meet the requirements, in all respects, of the Texas Department of Health. The city shall make the final determination of the adequacy of water mains proposed.

(1) Materials.

(A) Water Mains.

(i) All water mains twelve inches (12") in diameter and smaller may be AWWA C900 polyvinyl chloride (PVC) pipe or an approved equal. Water mains larger than twelve inches (12") in diameter may be constructed with either pre-tensioned or pre-stressed concrete steel cylinder pipe, AWWA C900 polyvinyl chloride (PVC) pipe or an approved equal.

(ii) The subdivider shall comply with all applicable NCTCOG Standard Specifications, division 2, item 2.12., sections 2.12.5., 2.12.8., and 2.12.20.

(B) Gate Valves. Gate valves shall be furnished in accordance with the NCTCOG Standard Specifications, division 2, item 2.13., section 2.13.1.

(C) Fire Hydrants.

(i) Fire hydrants shall be furnished in accordance with the NCTCOG Standard Specifications, division 2, item 2.14.

(ii) The subdivider shall furnish drawings with complete detailed dimensions of the fire hydrant proposed for the subdivision.

(2) Installation and Testing.

(A) Water Mains, Fittings, Gate Valves and Fire Hydrants.

(i) The subdivider shall comply with all applicable NCTCOG Standard Specifications in division 6, for installing materials that comply with the standards of the city.

(ii) Prior to approval of plans and specifications for ductile iron pipe, the subdivider shall perform a soil survey to establish the corrosive characteristics of the soil at, and along, the alignment of the proposed water mains. If the corrosive characteristics of the soil are found to be excessive or indicate a potential for a corrosive condition, then an approved polyethylene encasement or wrapping shall be installed to protect the pipe in accordance with the NCTCOG Standard Specifications, division 2, item 2.9., section 2.9.5.

(iii) Tap installations on PVC pipe will be made by attaching a bronze service clamp equipped with a sealed threaded port on the periphery of the main; then drilling through the pipe wall to complete each service port. Taps may be made either on an uncharged system or into a main under pressure.

(B) Location.

(i) All water mains shall be constructed within street rights-of-way or easements dedicated to the city.

(ii) Easements shall be provided for water mains which parallel any state numbered highway.

(iii) Water mains shall be installed in or extended along all frontage streets of the proposed subdivision and shall be connected to all existing water mains where convenient. Provision of water mains in conjunction with cul-de-sac streets shall be at the discretion of the city engineer. To insure reliability of service, dead-end mains of adequate capacity shall not exceed three thousand feet (3,000') in length. Adequate capacity shall be determined by the standards for fire flow as adopted by the city and/or required by the State of Texas whichever is more stringent.

(iv) In zoning districts commonly referred to as "residential sections," the minimum size of water main shall be six inches (6") in diameter. Where intervals between "cross-connecting" mains must exceed one thousand two hundred feet (1,200'), or where dead-ends must exist, eight-inch (8") diameter or larger mains shall be installed.

(v) Eight-inch (8") diameter and larger mains shall be installed in zoning districts commonly referred to as "commercial," "industrial," or "multifamily" with minimum size eight-inch (8") diameter intersecting mains every six hundred feet (600') as required by the city. Where dead-ends must exist, eight-inch (8") diameter or larger mains shall be installed. The minimum limits set forth in the above shall not be exceeded except upon the specific approval by the city engineer, city building official and the fire chief, but in no event shall these requirements be less than the minimum required by the city and/or the State of Texas whichever is more stringent

(vi) All valves buried in the ground shall be provided with cast-iron valve boxes of proper dimensions to fit over the valve bonnets and to extend to such elevation at or slightly above the finished street grade

or ground line, as approved by the city. Tops shall be complete with covers marked "water" and shall be adjustable. Valve boxes shall be set vertical and concentric with the valve stem.

Any valve box which has so moved from its original position as to prevent the application of the valve key shall be satisfactorily reset by the developer at his own expense. A reinforced concrete pad of the dimensions, 3'-0" x 3'-0" x 6", shall be poured around all valve boxes that are outside the pavement section, unless otherwise directed by the city.

(vii) Fire hydrants shall be placed to conform to the requirements as adopted by the city. Each hydrant shall be set upon a slab of stone or concrete not less than four inches (4") thick and not less than one (1) square foot of surface area. Where solid rock exists in the bottom of the trench and same is excavated to the proper depth to form a foundation for the hydrant, the slab of stone or concrete above specified may be omitted.

The hydrant shall be set perpendicular, and to the proper depth, and shall be carefully and substantially blocked against firm trench walls using class 2,000 concrete.

(viii) Fire hydrants shall be installed and operable prior to the erection of any building in which any combustible material is used as determined by the fire chief.

(f) Sanitary Sewers. Sanitary sewer facilities shall be furnished and installed to adequately service the subdivision and shall conform to the city's sanitary sewer plan and meet the requirements, in all respects, of the Texas Commission on Environmental Quality or its successors. The adequacy of the sewerage facilities provided by the subdivider shall be determined by the city.

(1) Materials.

(A) Sewer Mains and Appurtenances.

(i) Sanitary sewer mains may be vitrified clay sewer pipe (extra strength), cement-lined bituminous coated ductile iron pipe, polyethylene-lined ductile iron pipe or polyvinyl chloride (PVC) pipe.

The subdivider shall comply with the applicable Standard Specifications of division 2, which are related to the materials for the sewer mains accepted by the city.

Connections shall be made with a fabricated fitting. Field-glued connections are not allowed. When PVC pipes pass through a manhole wall, asbestos cement sleeves with a rubber ring joint shall be used to provide a positive water-tight connection.

(ii) The minimum diameter of sewer mains shall be eight inches (8"). Six-inch (6") diameter sewer mains may be acceptable only for short distances (not to exceed 400 feet) and only in locations where the main will not be extended, as approved by the city.

(iii) Manholes shall be constructed in accordance with the applicable NCTCOG Standard Specifications, division 6, item 6.7., section 6.7.2.(i).

The manholes shall be placed at points of change in alignment, grade, size of sewer, the intersection of sewers; at the right-of-way lines of major and secondary thoroughfares, whether existing or proposed, and the end of all sanitary sewer mains subject to extension.

Maximum manhole spacing for sewers with straight alignment and uniform grades should be determined to assure continuous operation based on available Gleaning equipment. The maximum manhole spacing shall be five hundred feet (500') in all cases.

(iv) Standard cleanouts shall be constructed at the ends of all sanitary sewers not subject to extension and shall be in accordance with the applicable Standard Specifications, division 6, item 6.7., section 6.7.2(j).

(B) Lift Stations and Force Main.

(i) All lift stations shall be designed and constructed with two (2) or more sewage pumps, and the stations shall be capable of pumping the design maximum flow with the largest pump out of service. Detailed layout, projected flows, design data, plans and specifications of the lift station and pumps shall be submitted to the city engineer prior to the purchase and installation of the pumps.

(ii) All force mains shall be polyvinyl chloride (PVC) or and [an] approved equal, furnished in accordance with the applicable NCTCOG Standard Specifications, division 2.

For the initial flows or at design for average flows, a cleansing velocity of at least two feet (2) per second

shall be maintained, with the velocity not to exceed five feet (5) per second at the peak pumping rate. Where high points are necessary in the design of the force main, automatic air relief valves shall be placed at high points in the force main to prevent air locking.

(iii) The design of the lift station and force main shall comply, in all respects, with the “design criteria for sewerage systems” of the Texas Commission on Environmental Quality (TCEQ) or its successors.

(C) Location. Wherever possible, sewers shall be in the alleys or easements and shall be a minimum of five feet (5') to six and one-half feet (6-1/2') deep to the invert. Easements shall be provided for sewer mains which parallel any state-numbered highway.

(D) Installation and Testing.

(i) All sewers shall be laid in straight alignment where possible with a uniform grade between the manholes. In those cases where horizontal curvature must be utilized to serve a particular area, the minimum radius of curvature shall be one hundred feet (100').

Grades and appurtenances of sanitary sewers shall conform to the requirements of the Texas Commission on Environmental Quality (TCEQ) or its successors and the following are the minimum slopes which should be provided for a velocity of at least two feet (2') per second; however, slopes greater than these are desirable:

Sanitary Sewer - Diameter	Minimum Slope in Feet Per 100 Feet
4 inches (for service lines only)	1.000
6 inches	0.500
8 inches	0.330
10 inches	0.250
12 inches	0.200
15 inches	0.150
18 inches	0.110
21 inches	0.090
24 inches	0.080
27 inches	0.060
30 inches	0.055
36 inches	0.045

(ii) The excavation, embedment and backfill requirements for the sewer pipe shall all be in accordance with the applicable Standard Specifications, division 6, item 6.2. On non-ferrous pipe, class B+ embedment shall be used per Standard Specifications, division 6, item 6.2.9.(c)(6).

(iii) Performance tests of the sewer mains, manholes and appurtenances shall be performed and documented by the subdivider in accordance with the procedures and requirements of the Standard Specifications, division 6, item 6.7.

Visual inspection by photographic means (either video or film) shall be required on all sewer mains under the proposed street pavement and shall be performed after completion and acceptance of the street subgrade but prior to the final paving.

Prior to any testing being performed, the subdivider shall submit for approval to the city engineer a full

description of the method for testing and the procedures that are to be employed.

(g) Utility Services.

(1) All services for utilities shall be installed for each lot in such a manner to eliminate the necessity for disturbing the street and the alley pavement, curb, gutter, sidewalks and drainage structures when connections are made.

(2) The subdivider shall provide separate service lines for water and sanitary sewerage to each lot or point of metering. The developer shall install separate service lines for each potential business.

(3) Water service lines shall be in accordance with Standard Specifications, division 6.7., and shall be provided with a corporation stop at the main and a curb stop located at least two feet (2') outside of curb at a depth of not less than one and one-half feet (1-1/2'). All service lines shall be on an individual basis. No bullhead connections allowed.

A meter box, meter yoke and miscellaneous fittings shall be furnished and installed by the subdivider and shall conform to the standard materials currently used by the city.

(4) Sanitary sewer service lines shall have a minimum diameter of four inches (4") in residential districts and six inches (6") in commercial and industrial districts, shall meet the same requirements for sanitary sewers described above, shall be constructed from the main to the building using wyes and necessary bends, and shall have a minimum cover at the property line of four feet (4'), where possible.

(5) The subdivider shall place a suitable marker at the point where said service lines are stubbed out so that these lines can be easily located for connection by the city. Suitable markers shall be "W" for water and "S" for sewer stamped in top of curb, or edge of the pavement if no curb is constructed. Letters shall have a minimum height of two inches (2") and a minimum width of two inches (2").

(6) The subdivider shall make arrangements with all other appropriate utility companies for the extension of their respective utility lines and service, including telephone and cable services, to and within the addition and for any costs or refunds of such costs.

(7) The use of underground electrical services and transmission lines is required for all subdivisions.

(h) Street Lighting.

(1) Street lighting shall conform to the latest edition of the Illuminating Engineering Society Handbook. Aggregate poles with approved fixtures shall be used and lighting levels, as recommended, shall be provided for very light traffic in residential areas, medium traffic on collector streets, and heavy traffic on thoroughfares. In no instance shall the spacing between street lights exceed four hundred feet (400').

(2) The street lighting plan shall be approved by the city engineer.

(3) Initial cost of installation of street lighting shall be borne by the subdivider. Street lighting shall not be installed in undeveloped areas, unless monitored and maintained by the developer, until homes/businesses have been occupied within one hundred feet (100') of the light.

(i) Construction Contracts. The subdivider shall contract for construction of the street, drainage, water and sewer improvements in accordance with the plans and specifications approved by the city.

(j) Record Drawings (As-Built Plans). The subdivider shall furnish the city engineer one (1) set of reproducible as-built drawings and one electronic copy compatible with the City of Sanger's CAD system prepared and certified correct by the subdivider's engineer within thirty (30) days after completion of construction. These as-built drawings shall be twenty-four-inch (24") by thirty-six-inch (36") sheets and shall show complete details of the installation improvements and appurtenances as required by the city, including, but not limited to:

(1) Plans, profiles and cross sections of all streets and alleys;

(2) Plans, profiles and cross sections of all drainage projects;

(3) Locations of water and sewer mains with respect to property lines;

(4) Size, manufacturer and location with respect to property corners of all water valves and fire hydrants;

(5) Profiles of sanitary sewers with manhole locations referenced to property corners;

- (6) Detailed diagrams of any special installations such as inlets, junction boxes, headwalls, bores, roadway crossing, siphons and channel crossings;
 - (7) The size, materials and locations with respect to property corners of all water and sewer service lines installed;
 - (8) Locations and quantities of rock excavation and pavement cut;
 - (9) Locations of other utilities encountered;
 - (10) Oversize designations (if any) for water and sewer mains; and
 - (11) Ground elevation of each lot at the front and rear building lines to be shown on the grading plan.
- (k) Inspection. The subdivider shall provide inspection service through his/her engineer to ensure that construction is being accomplished in accordance with the plans and specifications approved by the city engineer. The subdivider shall notify the city engineer forty-eight (48) hours prior to commencement of construction. This notice shall give the location and date of the start of construction. If the city engineer determines it necessary, he/she shall have the right to inspect any construction work being performed to ensure that it is proceeding in accordance with the intent of the provisions of this article.
- (l) Testing. The city will determine which lab is to be used for testing service, testing services will be arranged and paid for by the owner/developer. It shall be the responsibility of the developer's engineer to coordinate the scheduling of all required tests with the testing laboratory. Testing shall be conducted in accordance with the procedures set forth in part III of the Standard Specifications for like work at the frequency specified therein or as directed by the city engineer.
- (m) Surveyor's Certificate. The subdivider shall furnish a certificate, prepared and certified correct by the subdivider's surveyor, stating that the positions of all monuments and lot markers have been confirmed, or corrected, if necessary, following completion of on-site public improvements to conform to the location of same on the final plat of the development.
- (n) Contract Completion Certificate. The subdivider shall furnish the city a "contract completion certificate" prepared and certified correct by the subdivider's engineer showing an itemized final statement of all costs, including engineering, related to the construction as required by the city, within ten (10) days after completion of construction, and indicating that all improvements have been completed in accordance with the approved plans and specifications.
- (o) Acceptance. The city's acceptance of such work shall be by the city's approval and endorsement of the contract completion certificate. Such acceptance by the city will not be given until satisfactory record drawings have been received by the city.
- (p) Affidavits. The subdivider and the contractor shall furnish the city a subdivider's payment affidavit stating that all payments due the contractor have been paid and a contractor's payment affidavit stating that any and all amounts due for labor, materials, supplies, services or claims in conjunction with said construction have been paid in full. These affidavits shall be furnished within thirty (30) days following acceptance of work by the city.
- (q) Compliance by Subdivider. The city shall not be obligated to permit connection of any water or sewer extension to existing system facilities or provide service therefrom or to reimburse any oversize main cost prior to the full compliance by the subdivider with all the requirements of this article.

AGENDA MEETING DATE: May 2, 2022

TO: John Noblitt, City Manager

FROM: Ramie Hammonds, Development Service Director

ITEM/CAPTION:

RIDGEVIEW ESTATES ADDITION - VARIANCE DRAINAGE AND STORM SEWER

Consider a request for a variance from Chapter 10 Subdivision Regulations Article 10.100 Subdivision Ordinance, Section 10.106.d.1 to allow a variance from the required underground drainage and storm sewer improvement and to allow for open ditch drainage in accordance with 1.5 acre residential estate lots and to allow for a variance from the requirement where lot to lot drainage occurs, the lot lines shall be aligned , and a dedicated private drainage easement shall be provided and to allow for misaligned lots without private drainage easements, and Section 10.106.d.12.A to allow a variance from the requirement that runoff shall cross no more than one additional lot before being directed to the street and to allow for the drainage to generally conform to natural drainage patterns and discharge to natural drainage pathways within the drainage basin. (Hammonds)

AGENDA TYPE: Regular

ACTION REQUESTED: Approval

BACKGROUND:

The proposed subdivision is located within the City of Sanger's Extra Territorial Jurisdiction. The subdivision will consist of 47 lots that are approximately 1.0 acre in size. Per city regulations any lot under 1.5 acres must install underground drainage. The applicant is requesting to be able to construct open ditch drainage on 1 acre lots. The City also has a requirement that if drainage crosses more than one additional lot before being directed to the street lots shall be aligned and any misaligned lots will have a private drainage easement. The developer would like to allow drainage across multiple misaligned lots with no easement and rather than directing drainage toward the street allow drainage to generally conform to the natural drainage patterns.

Staff mailed 21 public hearing notices to the owners of properties within 200 feet of the subject property. No response forms have been returned at the time of this report.

LEGAL/BOARD COMMISSION RECOMMENDATIONS/CITIZEN NOTICE FEEDBACK:

N/A

FINANCIAL SUMMARY - FUNDING/FISCAL IMPACT:

N/A

FUNDS:

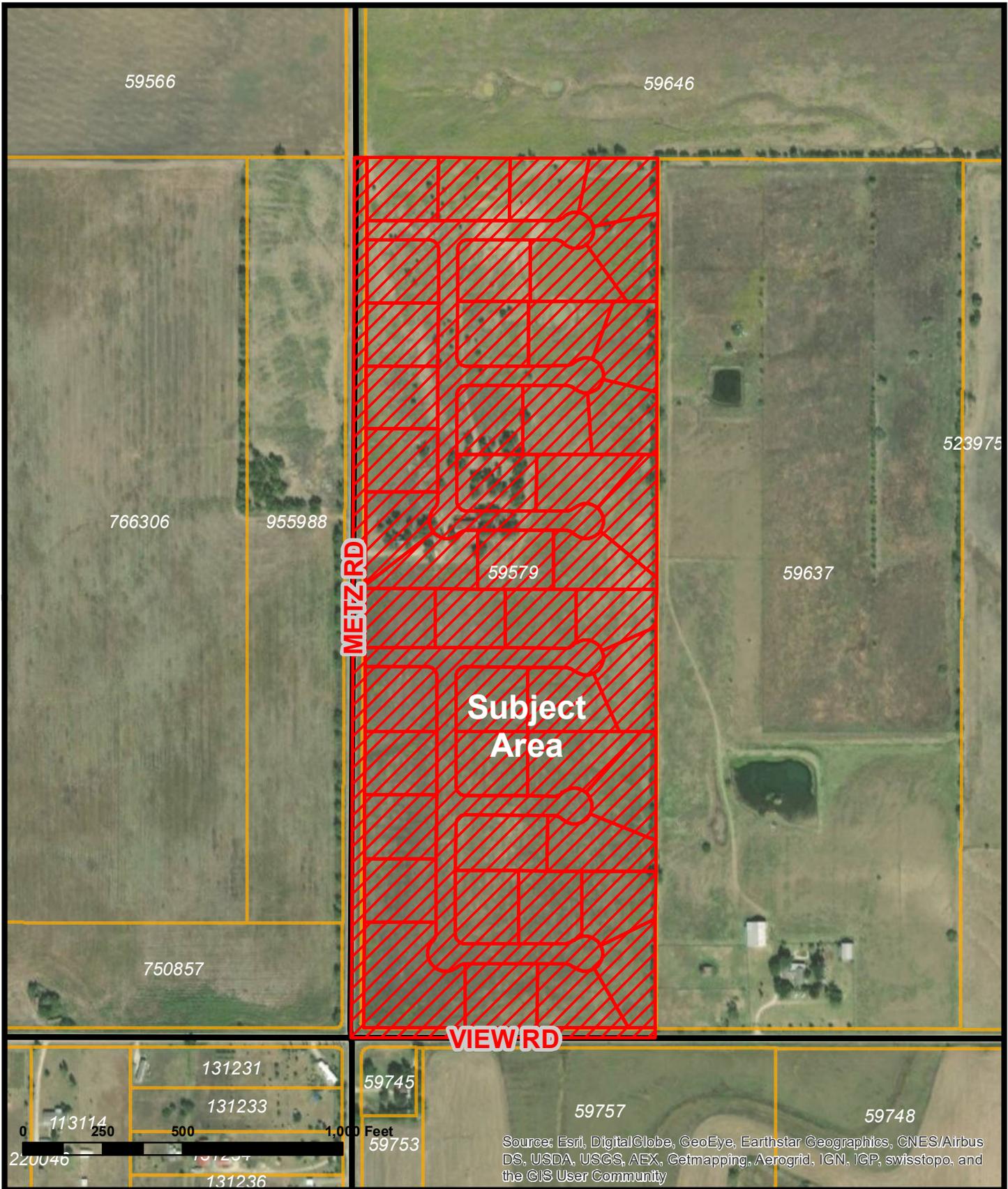
N/A

STAFF RECOMMENDATION/ACTION DESIRED:

Staff recommends DENIAL.

ATTACHMENTS:

Description	Upload Date	Type
Location Map	4/21/2022	Cover Memo
Application	4/25/2022	Cover Memo
Letter of Intent	4/21/2022	Cover Memo
Site Plan	4/21/2022	Cover Memo
Proposed Drainage Plan	4/21/2022	Cover Memo
Vicinity Map	4/21/2022	Cover Memo
Sec 10.106	4/21/2022	Cover Memo



Location Exhibit: Ridgeview Estates
Addition NE View and Metz Road

City Limits Exhibits

DISCLAIMER:
This map was generated by GIS data provided by the Sanger GIS Department. The City of Sanger does not guarantee the correctness or accuracy of any features on this map. These map products are for illustration purposes only and are not suitable for site-specific decision making. GIS data is subject to constant changes, and may not be complete, accurate or current.
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SANGER

★ TEXAS

VARIANCE APPLICATION - (SUBDIVISION) Sec 10.110 Other Requirements, (a) Exceptions.

Applicant	Owner (if different from applicant)
Name: Lee Allison	Name: Randall Smith
Company: Allison Engineering Group, Inc.	Company: Hive Management, LLC.
Address: 2415 N. Elm St.	Address: 5428 Lake Victoria Court
City, State, Zip Denton, TX 76201	City, State, Zip Flower Mound, TX 75022
Phone: 940-380-9453	Phone: 972-333-4258
Fax:	Fax:
Email: lallison@ae-grp.com	Email: rasmith76@verizon.net

Submittal Checklist

	Site Plan
	Letter of Intent
	\$200.00 Application Fee (Check Payable to City of Sanger)

Describe the subject property (address, location, size, etc.):

Proposed Ridgeview Addition, NE corner of View and Metz Roads, in ETJ, 60 Acres, 47 Lots.

Describe the proposed variance (how much, where on the property, for what purpose):

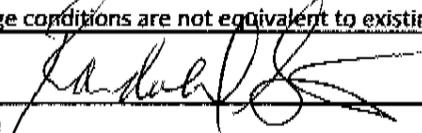
Sec 10.106 Improvements, (d) Drainage and Storm Sewer Improvements:

Request to use borrow ditches, driveway culverts, low water crossings and road culverts in accordance with Denton County Subdivision standards.

Sec10.106 Improvements, (d) Drainage and Storm Sewer Improvements, (12) Grading and drainage:

Request to allow drainage patterns to remain similar to natural drainage patterns, directing flows to and on to adjacent properties in a manner equivalent to existing conditions ad patterns and to provide drainage easements on site when flows cross a second lot and proceed onto the third lot. The easements will start on the third lot. Easements will not be required for offsite drainage unless the proposed drainage conditions are not equivalent to existing; if point discharges are created where there is now sheet flow.

Owner Signature



Date

1-30-22

Office Use

	Fee
	Date

January 31, 2022

City of Sanger
Department of Development Services
Attn: Ramie Hammonds
201 Bolivar St.
Sanger, Tx 76266

Re: Ridgeview Estates
Request for Variances from the Subdivision Ordinance – Drainage
Letter of Intent

AEG No: IRE2101

Dear Ms. Hammonds,

Project Description:

The developer is presenting a single-family residential development at the northeast corner of Metz Road and View Road. It is within Denton County and the extraterritorial jurisdiction (ETJ) of the City of Sanger.

The proposed development will create 47 lots with a minimum size of 1 acre.

It is desired to construct the development in generally in accordance with the City of Sangers regulations for estate developments. However, estate developments require a minimum lot size of 1.5 acres. Therefore, a number of variances are necessary. In particular we are presenting a request to design and construct storm sewer systems in accordance with the Denton County Subdivision Regulations.

Variance Requests:

Below is a list of references in the Subdivision Ordinance where the requirements for storm sewer design are discussed:

Sec. 10.106 Improvements

(d) Drainage and Storm Sewer Improvements.

(1) General. Drainage facilities shall be provided and constructed by the developer in accordance with all city standards and the following basic requirements. **If development utilizes residential/estate street section and is located within the ETJ of the City of Sanger at the time improvements are constructed, the developer's engineer shall follow the current Denton County Subdivision Rules and Regulations as outlined in section VIII - chapter IV titled "drainage-design."**



(12) Grading and Drainage.

(A) Surface runoff from residential lots shall cross no more than one additional lot before being directed toward the street or a dedicated drainage system. When the flow reaches the second lot, side lot swales shall be in place to direct the flows to the street or to a dedicated city drainage system within an easement in the rear yard. Furthermore, no more than one lot may drain to a second lot before the flow is directed to a street or to a dedicated city drainage system. Where lot to lot drainage occurs, the lot lines shall be aligned, and a dedicated private drainage easement shall be provided.

(B) Three general categories of residential lot grading and drainage plans are anticipated within the City of Sanger as shown in Figure No. 1. Specific deviations from these three plans will be considered on an individual basis.

Note: We could not find Figure No. 1 when searching the ordinance.

The Subdivision Ordinance has many more references to design of sanitary sewer systems, specifications and platting. However, those do not appear pertinent to this request.

The Denton County Subdivision Regulations state in part the following:

IV.2.1 General Design Considerations

- Storm water systems should be planned and designed so as to generally conform to natural drainage patterns and discharge to natural drainage pathways within a drainage basin. These natural drainage pathways should only be modified as a last resort to contain and safely convey the peak flows generated by the development.
- Runoff must be discharged in a manner that will not cause adverse impacts on downstream properties or storm water systems. In general, runoff from development sites within a drainage basin should be discharged at the existing natural drainage outlet or outlets. If the developer wishes to change discharge points he or she must demonstrate that the change will not have any adverse impacts on downstream properties or storm water (minor) systems.

County regulations also state that concentrated runoff less than 25 cfs must be contained in swales.

Discussion:

According to the City of Sanger Subdivision Ordinance it is our opinion that the drainage analysis and system design should be performed in accordance with the Denton County contingent upon the City approval of our request to construct the residential/estate street section.

Denton County does not prohibit lot to lot drainage. Concentrated flows less than 25 cfs are to be conveyed in a swale as opposed to a channel or underground storm sewer system.

One area that has a concentrated flow over 25 cfs (~65 cfs) is less than 25 cfs from any direction before it is concentrated and then it leaves a naturally occurring stream.



Once concentrated flows reach 25 cfs then private drainage easements will be provided to accommodate the swales.

Detention is provided for other areas where the concentrated flow exceeds 25 cfs thereby satisfying the Denton County requirements for stormwater management.

Flows to adjacent properties will be returned to the natural flow conditions prior to exiting the site.

Conclusions:

The design, platting and construction of storm sewer systems should be conducted in accordance with the Denton County Subdivision Regulations.

Contacts:

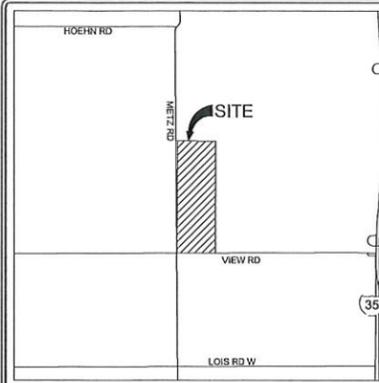
Lee Allison, P.E., applicant or Randall Smith, owner may be contacted regarding additional information needed to consider this request.

We are confident that the City of Sanger will give reasonable and responsible consideration of this request.

We eagerly look forward to working with the City to help shape the future of Sanger.

Respectfully Submitted,
Allison Engineering Group

Lee Allison, P.E.



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

1. ALL CORNERS ARE MARKED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNLESS OTHERWISE NOTED.
2. FLOOD STATEMENT: I HAVE REVIEWED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE CITY OF SANGER, COMMUNITY NUMBER 460766 EFFECTIVE DATE 04-18-2011 AND THAT MAP INDICATES AS SCALED, THAT THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD (500-YEAR) AS SHOWN ON PANEL 70 G OF SAID MAP.
3. BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.
4. THE PURPOSE OF THIS PRELIMINARY PLAT IS TO CREATE 47 RESIDENTIAL LOTS.
5. WATER SERVICE TO BE PROVIDED BY: BOLIVAR WATER SUPPLY CORPORATION.
6. SANITARY SEWER TO BE HANDLED BY PRIVATE FACILITIES APPROVED BY THE DENTON COUNTY PUBLIC HEALTH.
7. TELEPHONE SERVICE TO BE PROVIDED BY: ?
8. ELECTRIC SERVICE TO BE PROVIDED BY: ?
9. THE MAINTENANCE OF PAVING, GRADING AND DRAINAGE IMPROVEMENTS AND/OR EASEMENTS SHOWN ON THIS PLAT ARE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER AND DOES NOT CONSTITUTE ACCEPTANCE OF SAME FOR MAINTENANCE PURPOSES BY DENTON COUNTY.
10. ALL SURFACE DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATION, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
11. BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN SURFACE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTING THE FLOODWAY IS PROHIBITED.
12. DENTON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.
13. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNERS OF THE LOT OR LOT THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS THE LOTS.
14. CONSTRUCTION NOT COMPLETE WITHIN TWO YEARS OF THE CITY OF SANGER APPROVAL SHALL BE SUBJECT TO CURRENT CITY OF SANGER CODE OF ORDINANCES AND DENTON COUNTY SUBMISSION RULES AND REGULATIONS.
15. A DRIVEWAY CULVERT PERMIT MUST BE OBTAINED FROM THE ROAD AND BRIDGE DEPARTMENT BY THE OWNER OF EACH LOT PRIOR TO THE CONSTRUCTION, INSTALLATION OR PLACEMENT OF ANY DRIVEWAY ACCESS IMPROVEMENTS WITHIN THE DEDICATED RIGHT-OF-WAY.
16. NO CONSTRUCTION WITHOUT WRITTEN APPROVAL FROM DENTON COUNTY SHALL BE ALLOWED WITHIN AN IDENTIFIED "FIRM" FLOODPLAIN AREA, AND THEN ONLY AFTER A DETAILED FLOODPLAIN DEVELOPMENT PERMIT INCLUDING ENGINEERING PLANS AND STUDIES SHOW THAT NO RISE IN THE BASE FLOOD ELEVATION (BFE) WILL RESULT, THAT NO FLOODING WILL RESULT, THAT NO OBSTRUCTION TO THE NATURAL FLOW OF WATER WILL RESULT, AND SUBJECT TO ALL OWNERS OF THE PROPERTY AFFECTED BY SUCH CONSTRUCTION BECOMING A PARTY TO THE REQUEST. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO FEET ABOVE THE 100-YEAR FLOOD ELEVATION.
17. DENTON COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES, AND THE OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES, AND SAID OWNERS AGREE TO INDEMNIFY AND HOLD HARMLESS DENTON COUNTY FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.
18. THE CITY OF SANGER IS NOT RESPONSIBLE FOR REPLACING ANY IMPROVEMENTS IN, UNDER, OR OVER ANY EASEMENTS CAUSED BY MAINTENANCE OR REPAIR.
19. UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY THE PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND CITY OF SANGER'S USE THEREOF.
20. THE CITY OF SANGER AND PUBLIC UTILITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN THE EASEMENTS.
21. THE CITY OF SANGER AND PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.
22. ALL MODIFICATIONS TO THIS DOCUMENT SHALL BE BY MEANS OF PLAT AND APPROVED BY THE CITY OF SANGER.
23. THIS PLAT IS HEREBY ADOPTED BY THE OWNERS AND APPROVED BY THE CITY OF SANGER (CALLED "CITY") SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE OWNERS, THEIR HEIRS, GRANTEES, SUCCESSORS AND ASSIGNS: THE DRAINAGE EASEMENTS WITHIN THE LIMITS OF THIS ADDITION, WILL REMAIN OPEN AT ALL TIMES AND WILL BE MAINTAINED IN A SAFE AND SANITARY CONDITION BY THE OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE EASEMENT. NEITHER THE CITY NOR THE COUNTY WILL BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID EASEMENT OR FOR ANY DAMAGE TO PRIVATE PROPERTY OR PERSON THAT RESULTS FROM CONDITIONS IN THE EASEMENT, OR FOR THE CONTROL OF EROSION. NO OBSTRUCTIONS TO THE NATURAL FLOW OR STORAGE OF WATER SHALL BE PERMITTED BY CONSTRUCTION OF ANY TYPE OF BUILDING, FENCE OR ANY OTHER STRUCTURE WITHIN THE DRAINAGE AND DETENTION EASEMENT, AS HEREIN ABOVE DEFINED, UNLESS APPROVED BY THE CITY ENGINEER AND COUNTY ENGINEER. PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE CITY OR COUNTY TO ERRECT OR CONSIDER ERRECTING ANY TYPE OF DRAINAGE STRUCTURE IN ORDER TO IMPROVE THE STORM DRAINAGE THAT MAY BE OCCASIONED BY DRAINAGE IN OR ADJACENT TO THE SUBDIVISION, THEN IN SUCH EVENT, THE CITY OR COUNTY SHALL HAVE THE RIGHT TO ENTER UPON THE DRAINAGE EASEMENT AT ANY POINT, OR POINTS, TO INVESTIGATE, SURVEY OR TO ERRECT, CONSTRUCT AND MAINTAIN ANY DRAINAGE FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES. EACH PROPERTY OWNER SHALL KEEP THE DRAINAGE EASEMENT CLEAN AND FREE OF DEBRIS, SILT, AND ANY SUBSTANCE WHICH WOULD RESULT IN UNSANITARY CONDITIONS OR OBSTRUCT THE FLOW OF WATER, AND THE CITY OR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTION AND SUPERVISION OF MAINTENANCE WORK BY THE PROPERTY OWNER TO ALLEVIATE ANY UNDESIRABLE CONDITIONS WHICH MAY OCCUR. THE NATURAL DRAINAGE THROUGH THE DRAINAGE EASEMENT IS SUBJECT TO STORM WATER OVERFLOW AND NATURAL BANK EROSION TO AN EXTENT WHICH CANNOT BE DEFINITELY DEFINED. NEITHER THE CITY, NOR THE COUNTY, SHALL BE HELD LIABLE FOR ANY SUCH DAMAGES OF ANY NATURE RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA, OR RESULTING FROM THE FAILURE OF ANY STRUCTURE OR STRUCTURES, WITHIN THE EASEMENT.
24. ALL LOTS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE ZONING DISTRICT.
25. 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.
26. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS IF ANY, ON THIS PROPERTY.
27. THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND THE APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES DUE.

WILLIAM MASON SURVEY,
ABSTRACT # 801
DENTON COUNTY, TEXAS

REMAINDER OF A TRACT OF
LAND DESCRIBED IN A DEED
TO EDWARD F. WOLSKI
INST# 2011-154955
R.P.L.S.

NAD83
N7.199,195.37
E2,368,314.23
122° FIR

137,506 SQ. FT.
3.16 ACRES
R.O.W. DEDICATION

137,506 SQ. FT.
3.16 ACRES
R.O.W. DEDICATION

A TRACT OF LAND
DESCRIBED IN A DEED TO
CALVIN K. MILLERBORG AND
JOAN D. MILLERBORG
VOL. 538, PG. 159
D.R.D.C.T.

A TRACT OF LAND
DESCRIBED IN A DEED TO
CALVIN K. MILLERBORG AND
JOAN D. MILLERBORG
VOL. 538, PG. 159
D.R.D.C.T.

METZ ROAD
N 00°13'10" E 2754.51'

METZ ROAD
N 00°13'10" E 2754.51'

MAG HAIL
SET

MATCHLINE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	30.00'	23.63'	23.02'	N 67°24'53" E	45°07'45"
C2	55.00'	259.37'	77.65'	S 00°03'02" E	270°11'54"
C3	30.00'	23.60'	22.99'	N 67°29'10" W	45°04'09"
C4	30.00'	47.17'	42.46'	S 44°56'16" W	90°04'59"
C5	30.00'	47.23'	42.50'	S 44°55'05" E	90°12'18"
C6	30.00'	23.62'	23.01'	N 67°25'30" E	45°06'31"
C7	55.00'	259.37'	77.65'	S 00°01'48" E	270°11'54"
C8	30.00'	23.61'	23.00'	N 67°28'33" W	45°05'23"
C9	30.00'	47.02'	42.35'	S 45°04'55" W	89°47'42"
C10	30.00'	47.23'	42.50'	S 44°55'05" E	90°12'18"
C11	30.00'	23.62'	23.01'	N 67°25'27" E	45°06'37"
C12	55.00'	259.37'	77.65'	S 00°01'54" E	270°11'54"
C13	30.00'	23.61'	23.00'	N 67°28'36" W	45°05'17"
C14	30.00'	23.62'	23.01'	S 67°25'33" W	45°06'25"
C15	55.00'	173.16'	110.00'	N 44°55'05" W	180°24'40"
C16	30.00'	23.61'	23.01'	N 22°44'03" E	45°05'57"
C17	30.00'	47.23'	42.50'	N 44°55'05" W	90°12'18"

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C18	30.00'	26.62'	23.01'	N 67°25'27" E	45°06'37"
C19	55.00'	259.37'	77.65'	S 00°01'54" E	270°11'54"
C20	30.00'	23.61'	23.00'	N 67°28'36" W	45°05'17"
C21	30.00'	47.02'	42.35'	S 45°04'55" W	89°47'42"
C22	30.00'	46.83'	42.22'	S 44°31'46" E	89°25'21"
C23	30.00'	23.75'	23.14'	N 67°19'17" E	45°21'51"
C24	55.00'	259.37'	77.65'	S 00°15'50" E	270°11'52"
C25	30.00'	23.47'	22.88'	N 67°34'51" W	44°49'54"
C26	30.00'	47.02'	42.35'	S 45°04'55" W	89°47'42"
C27	30.00'	47.23'	42.50'	S 44°55'05" E	90°12'18"
C28	30.00'	23.62'	23.01'	N 67°25'27" E	45°06'37"
C29	55.00'	259.37'	77.65'	S 00°01'54" E	270°11'54"
C30	30.00'	23.61'	23.00'	N 67°28'36" W	45°05'17"
C31	30.00'	23.61'	23.01'	S 67°25'47" W	45°05'57"
C32	55.00'	173.17'	110.00'	N 44°55'05" W	180°24'42"
C33	30.00'	23.61'	23.01'	N 22°44'03" E	45°05'57"
C34	30.00'	47.23'	42.50'	N 44°55'05" W	90°12'18"

LINE	BEARING	DISTANCE
L1	N 89°56'58" E	60.21'
L2	N 89°58'12" E	60.20'
L3	N 89°58'18" E	60.22'
L4	N 89°58'06" E	60.20'
L5	N 89°58'06" E	60.22'
L6	N 89°44'16" E	60.49'
L7	N 89°58'06" E	60.22'

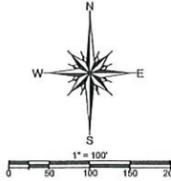
PRELIMINARY PLAT FOR
REVIEW PURPOSES ONLY

PRELIMINARY PLAT
TOTAL LOTS: 47 RESIDENTIAL
LOTS 1-23, BLOCK A,
LOTS 1-24, BLOCK B
METZ/VIEW ADDITION

BEING 59.97 ACRES, 3.16 ACRES R.O.W. DEDICATION, IN THE
WILLIAM MASON SURVEY, ABSTRACT NUMBER 801, DENTON
COUNTY, TEXAS, IN THE EXTRATERRITORIAL JURISDICTION
OF THE CITY OF SANGER, DENTON COUNTY, TEXAS

LEGEND

POB = POINT OF BEGINNING
SIR = IRON ROD SET
FIR = IRON ROD FOUND
R.O.W. = RIGHT OF WAY
P.U.E. = PUBLIC UTILITY EASEMENT
B.W.S.C.E. = BOLIVAR WATER SUPPLY CORPORATION EASEMENT
C = CENTERLINE OF ROAD

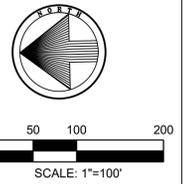
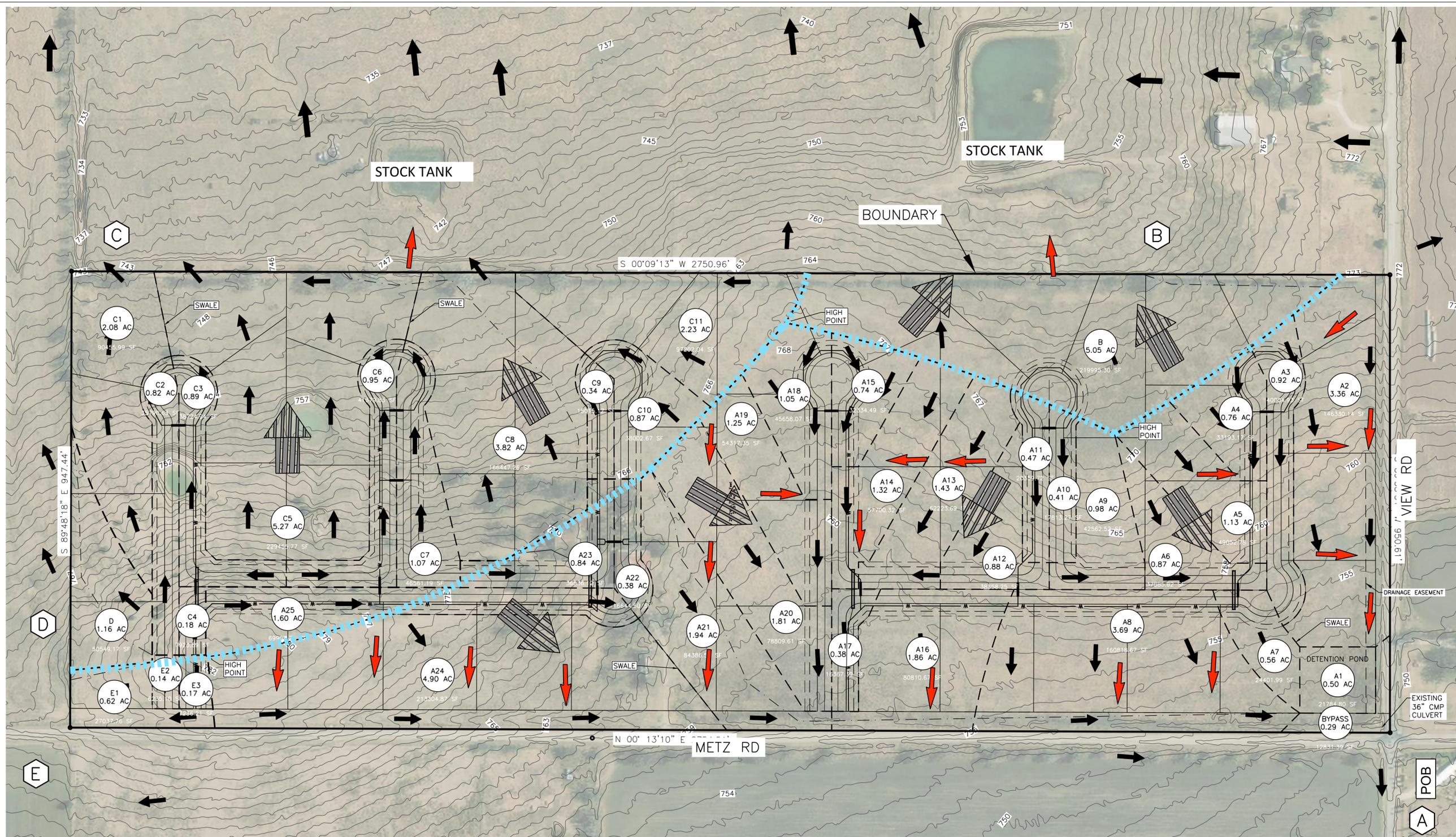


SURVEYOR:
KAZ SURVEYING, INC.
1720 WESTMINSTER STREET
DENTON, TEXAS 76205
PHONE: (940) 382-3446
TBPLS FIRM #10002100

OWNER:
EDWARD F. WOLSKI
13424 CASHS MILL RD
SANGER, TEXAS 76266
PHONE: (940) 300-0002

ENGINEER:
ALLISON ENGINEERING GROUP
2415 N. ELM STREET
DENTON, TEXAS 76201
PHONE: (940) 380-9453
TBPE FIRM #F-7998

1720 WESTMINSTER
DENTON, TX 76205
(940) 382-3446
JOB NUMBER: 210782-02
DRAWN BY: MLS
DATE: 11-11-2021
R.P.L.S.
KENNETH A. ZOLLINGER



LEGEND

- PROPERTY BOUNDARY
- DRAINAGE AREA BOUNDARY
- DRAINAGE FLOW ARROW
- EXISTING CONTOUR
- TIME OF CONCENTRATION
- AREA ACREAGE
- PROPOSED DRAINAGE AREA LABEL
- CULVERT
- DRAINAGE OUTFALL
- DRAINAGE FLOW

NOTES:
 DRAINAGE TO ADJACENT PROPERTIES WILL BE RELEASED AT EXISTING RATES OR LESS AND IN ACCORDANCE WITH EXISTING DRAINAGE PATTERNS.
 DETENTION IS PROVIDED FOR ALL AREAS FLOWING TO THE SOUTHWEST CORNER.

CITY OF SANGER	
ARTICLE 10-100 SUBDIVISION ORDINANCE	
VARIANCE REQUEST	
SECTION	VARIANCE REQUEST
10.106 IMPROVEMENTS, (d) Drainage and Storm Sewer Improvements	Borrow ditches, driveway culverts, low water crossings and road
10.106 IMPROVEMENTS, (d) Drainage and Storm Sewer Improvements, (12) Grading and Drainage	Drainage patterns to remain similar to the natural drainage patterns

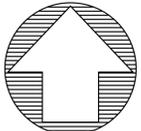
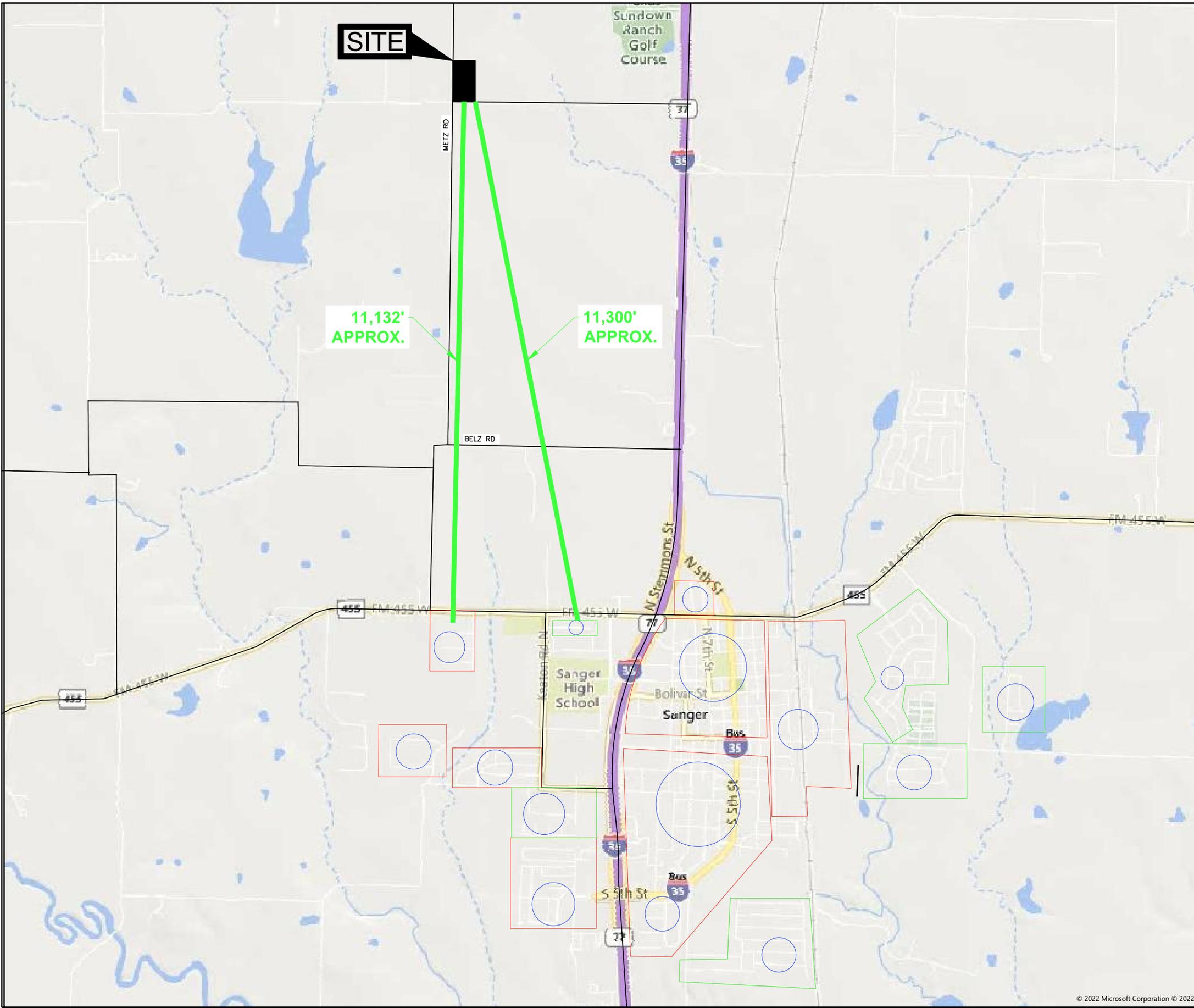
**PROPOSED DRAINAGE MANAGEMENT PLAN
 METZ /VIEW RD**



2415 N. ELM STREET
 DENTON, TEXAS 76201
 Phone (940) 380-9453
 FAX (940) 380-9431
 info@ae-grp.com

Texas Board of Professional Engineers
 Registration Number: F-7898
 AEG PROJECT IRE2101

SITE



N.T.S

LEGEND

- NO SIDEWALK
- SIDEWALK
- STREET LIGHTS

**SIDEWALK/ STREET SIGN VICINITY MAP
METZ /VIEW RD**



2415 N. ELM STREET
DENTON, TEXAS 76201
Phone (940) 380-9453
FAX (940) 380-9431
info@ae-grp.com

Texas Board of
Professional Engineers
Registration Number: F-7898

AEG PROJECT IRE2101

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Sec. 10.106 Improvements

(a) Standard Specifications and Construction Details.

(1) All improvements proposed for any subdivision to be developed under the jurisdiction of these ordinances shall be furnished and installed by the subdivider in accordance with the applicable divisions of the North Central Texas Council of Governments (NCTCOG) standard specifications for public works construction, as adopted by the city and the other applicable specifications noted herein, or in the absence of such specifications and details, to meet the approval of the city.

(2) References are made herein to specific divisions, items and sections of the NCTCOG standard specifications, and it is not intended to preclude other portions of the NCTCOG standard specifications that may be appropriate and applicable to the development of a subdivision. Therefore, by reference to the fact that the city has adopted the NCTCOG standard specifications for public works construction, the NCTCOG standard specifications, latest edition, are to be considered a part of this ordinance.

(3) All improvements, even in previously approved but still unimproved subdivisions, or in resubdivided tracts, shall conform to the city's current regulations and specifications for street, drainage and utility construction.

(4) Where reference is made within these regulations to the standard specifications, it shall be understood that the word "owner" is to be interpreted as the developer or subdivider and the words "engineer," "inspector," and "owner's representative" are to be interpreted as the developer's engineer. Where the standard specifications allow options not specifically addressed by these regulations, the developer's engineer shall request guidance from the city engineer in writing.

(b) Street Paving - Concrete.

(1) Concrete Strength Requirements.

(A) Concrete Curb and Gutter. Concrete curb and gutter shall be constructed thirty inches (30") in width and in accordance with division 8, item 8.2, of the Standard Specifications.

(B) Reinforced concrete pavements and monolithic curb refer to Standard Specifications, division 5, item 5.8.

(2) Pavement Thickness Requirements. The following specifies minimum standards required for the pavement and subgrade design for roadways and alleys within the city. These minimum standards are not intended to replace the professional judgment of the geotechnical engineer for any specific project. The standards may need to be expanded or modified on a case-by-case basis as determined necessary and appropriate by the geotechnical engineer, and as approved by the city engineer.

All roadways and alleys shall have a geotechnical investigation and pavement and subgrade design performed. Results of the geotechnical investigations, engineering analyses, and recommendations shall be presented in a geotechnical report for roadways ("report"). The report and any subsequent reevaluations or supplemental reports shall be signed and sealed by a licensed professional engineer in the State of Texas trained and qualified to provide geotechnical engineering analysis and pavement and subgrade design recommendations.

(A) Residential/Local Street, Residential/Estate Street and Alley Construction.

(i) The subdivider shall, at his own cost and expense, pay for constructing all residential streets and alleys within his subdivision and one-half (1/2) of all existing and/or proposed perimeter streets. Monies for the construction of the one-half (1/2) street shall be placed in an escrow account if the construction of the street is to be deferred to a later date.

(ii) A six-inch (6") thickness of three thousand six hundred (3,600) p.s.i. reinforced concrete pavement on a compacted sub-base shall be required. All steel reinforcing shall be deformed No. 3 bars on eighteen-inch (18") center both ways or No. 4 bars on twenty-four-inch (24") centers both ways.

(iii) Where the plasticity index of the soil is twelve (12) or greater, stabilization of the subgrade, eight inches (8") thick with six percent (6%) hydrated lime by weight, shall be required. Compaction of the lime stabilized sub-grade shall be according to the Standard Specifications, division 4, item 4.6., section 4.6.4(d).

(iv) Unless otherwise approved by city, the concrete shall be placed using either forms or slipform paver. Concrete strength shall be increased to four thousand (4,000) p.s.i. for hand poured concrete.

(v) Any proposed pavement section of lesser thickness or alternate materials shall be fully documented by the design engineer to substantiate the fact that such alternate will provide an equivalent capacity for the pavement noted above and must be approved by the city.

(B) Collector, Commercial or Industrial Street and Alley Construction.

(i) The subdivider shall, at his own cost and expense, pay for constructing all streets and alleys within his subdivision and one-half (1/2) of all existing and/or proposed perimeter streets. Monies for the construction of the one-half (1/2) street shall be placed in an escrow account if the construction of the street is to be deferred to a later date.

(ii) Collector streets and alleys shall, at a minimum, be designed and constructed with eight-inch (8") thickness of four thousand (4,000) p.s.i. reinforced concrete pavement on a compacted sub-base. All steel reinforcing shall be deformed No. 4 bars on eighteen-inch (18") centers both ways.

(iii) Where the plasticity index of the soil is twelve (12) or greater, stabilization of the subbase with an eight-inch (8") thickness of six percent (6%) hydrated lime by weight will be required. Compaction of the lime stabilized sub-grade shall be according to the Standard Specifications, division 4, item 4.6., section 4.6.4(d).

(iv) Unless otherwise approved by city, the concrete shall be placed using either forms or slipform paver. Concrete strength shall be increased to four thousand five hundred (4,500) p.s.i. for hand poured concrete.

(v) Any proposed pavement section of lesser thickness or alternate materials shall be fully documented by the design engineer to substantiate the fact that such alternate will provide an equivalent capacity for the pavement noted above and must be approved by the city.

(C) Major or Secondary Thoroughfare Construction.

(i) On roadways, adjacent to the proposed subdivision, that are designated to be major or secondary thoroughfares (except class A Loop Highway), the subdivider shall be required to construct, at his own cost and expense, one-half (1/2) of the street section, up to a width of twenty-four feet (24'), measured to face of curbs, with integral curbs on each side.

(ii) Where thoroughfares traverse a subdivision, the subdivider shall be required, at his own cost and expense, to construct a twenty-four foot (24') wide section on each side of the roadway.

(iii) Thoroughfares shall be designed and constructed with a nine-inch (9") thickness of four thousand (4,000) p.s.i. reinforced concrete pavement on a compacted sub-base. All steel reinforcing shall be deformed No. 4 bars at eighteen-inch (18") centers both ways.

(iv) Where the plasticity index of the soil is twelve (12) or greater, stabilization of the subgrade, ten inches (10") thick with six percent (6%) hydrated lime by weight, shall be required. Compaction of the lime stabilized sub-grade shall be according to the Standard Specifications, division 4, item 4.6., section 4.6.4(d).

(v) Unless otherwise approved by city, the concrete shall be placed using either forms or slipform paver. Concrete strength shall be increased to four thousand five hundred (4,500) p.s.i. for hand poured concrete.

(vi) Any proposed pavement section of lesser thickness or alternate materials shall be fully documented by the design engineer to substantiate the fact that such alternate will provide an equivalent capacity for the pavement noted above and must be approved by the city.

(3) Paving Width Requirements.

(A) Residential/Local Streets, Residential/Estate Streets, Collector Street, and Alleys.

(i) Residential/local street paving shall be a minimum of thirty-one feet (31') in width, measured between the faces of curbs.

(ii) Residential/estate street paving shall be a minimum of twenty-eight feet (28') in width, measured from edge to edge of pavement.

(iii) Collector street paving shall be a minimum of forty feet (40') in width, measured between the

faces of the curbs.

(B) Thoroughfares. The following minimum pavement widths are set by this ordinance for the construction of thoroughfares as follows:

Thoroughfare Classification	Minimum Right-of-Way Width	Minimum Pavement Width Between Faces of Curbs
Class A (loop)	180'	Two 12' traffic lanes on each side of the roadway centerline
Class B (major)	120'	Three 12' traffic lanes divided by a 16' median
Class C (major)	100'	Three 11' traffic lanes divided by a 15' median
Class D (secondary)	80'	Four 11" traffic lanes or two 12' traffic lanes and two 10" parking lanes

Note: The minimum width of a median adjacent to a left turn lane shall be five feet (5').

(C) Street Returns.

(i) The minimum radii for all street returns shall be twenty feet (20') on collector and minor streets and thirty feet (30') on thoroughfares.

(ii) Returns for driveways on minor streets shall be ten feet (10'). Driveway returns onto commercial and industrial property shall be a minimum of fifteen feet (15') and a maximum of twenty-five feet (25') except in special cases.

(4) Miscellaneous.

(A) Reinforcing Steel. Steel furnished for street and alley paving shall meet Standard Specifications, division 2, item 2.2., sections 2.2.6. and 2.2.7.

(B) Sawed Dummy Joints. Refer to Standard Specifications, division 5, item 5.8., section 5.8.2.

(C) Expansion Joints. Refer to Standard Specifications, division 5, item 5.8., section 5.8.2.

(D) Longitudinal Pavement Slopes. The maximum longitudinal slopes are as follows:

Type of Street	Maximum Slope
Class A - Major Thoroughfare	6%
Class B - Major Thoroughfare	6%
Class C - Major Thoroughfare	6%
Class D - Secondary Thoroughfare	6%
Class E - Collector	8%
Class F - Collector	8%
Class G - Minor (residential)	10%

Maximum grades for an alley shall be eight percent (8%) within thirty feet (30') of its intersection with a street and fourteen percent (14%) elsewhere. Maximum longitudinal slopes within one hundred feet (100') of intersections shall not exceed two percent (2%).

(E) Transverse Pavement Slopes. The transverse pavement slope for all non-divided streets may consist of either a straight cross slope or a parabolic curve from the pavement centerline to the gutter. The

crown at the pavement centerline shall be four inches (4") above the gutter grade on residential streets and six inches (6") on collector streets and secondary thoroughfares. For divided streets, the transverse slope shall be as required by the city engineer.

(F) Lime Stabilization. Refer to NCTCOG Standard Specifications, division 4, item 4.6.

(c) Sidewalks. Refer to NCTCOG Standard Specifications, division 8, item 8.3.

(1) Concrete sidewalks shall be constructed on both sides of streets and thoroughfares, except in industrial areas and along residential/estate streets, by the subdivider. The sidewalks shall have a width of not less than four feet (4') and thickness of not less than four inches (4") and shall be constructed of three thousand (3,000) p.s.i. concrete on both sides of all streets within the subdivision and of a width not less than eight feet (8') on all major thoroughfares. Sidewalks shall be constructed one foot (1') from the property line within the street or thoroughfare right-of-way and shall extend along the street frontage including the side of corner lots and block ends. Alternate sidewalk designs may be considered and shall be approved on a case-by-case basis by the city.

(2) Construction of sidewalks adjacent to curb in residential areas will be considered where driveway entrances are constructed from the rear of lots on each side of the street for the full length of the block or where mountable curbs are installed. In these instances, the sidewalks shall be five feet (5') wide.

(3) Sidewalks in commercial areas shall be a minimum width of six feet (6') or extend from the back of the curb to the building line as required by the city.

(4) Sidewalks in industrial areas and planned developments will be as required by the city.

(5) All concrete for sidewalks shall be placed on a two-inch (2") sand cushion.

(6) Longitudinal slope of sidewalks shall be that of the curb adjacent to the sidewalk. The longitudinal slope of the sidewalk shall be one-fourth inch (1/4") per foot starting at the back of the curb. The maximum ground slope from the back of the curb to the property line shall not exceed six percent (6%). If it does exceed six percent (6%), a retaining wall, that is acceptable to the city, shall be provided on the property line or the private property graded to a 3:1 maximum slope.

(d) Drainage and Storm Sewer Improvements.

(1) General. Drainage facilities shall be provided and constructed by the developer in accordance with all city standards and the following basic requirements. If development utilizes residential/estate street section and is located within the ETJ of the City of Sanger at the time improvements are constructed, the developer's engineer shall follow the current Denton County Subdivision Rules and Regulations as outlined in section VIII - chapter IV titled "drainage-design."

(2) Runoff Calculations.

(A) The selection of which method to use for calculating runoff depends upon the size of the contributing drainage area at the most downstream point of the project. The "rational method" is acceptable for designing projects in which the drainage area is less than two hundred (200) acres. A unit hydrograph method is required for projects with larger drainage areas.

(B) No matter which method is used to calculate runoff, a developer or builder of property greater than one (1) acre in size, or any property that was platted as a part of an overall tract which was greater than one (1) acre in size (including churches and schools), shall develop the property so that the rate of runoff created by the development as it leaves the property does not exceed the rate of runoff that would have been created if the property had developed as a single-family residential property.

(C) Runoff computations shall be based upon fully developed watershed conditions in accordance with the land use projections in the latest master plan. The design engineer shall size drainage facilities by disregarding the detention effects of upstream property and calculating the runoff as if the off-site property was developed without any detention. If an approved regional detention/retention facility is in operation, the design engineer may size downstream drainage facilities based on consideration of the detention effects of the regional facility.

(D) Procedure for drainage areas less than two hundred (200) acres:

(i) Computation of stormwater runoff for drainage areas less than two hundred (200) acres shall be by the "rational method," which is based on the principle that the maximum rate of runoff from a given drainage area for an assumed rainfall intensity occurs when all parts of the area are contributing to the

flow at the point of discharge. The formula for calculation of runoff by the “rational method” is:

$$Q = CIA$$

Where: Q = the maximum rate of discharge, expressed in cubic feet per second.

C = Coefficient of runoff.

Park areas - No developed land	0.30
Developed Park sites	0.40
Single-Family Residential	0.55
Duplex	0.60
Multiple Family	0.70
Schools	0.70
Churches	0.70
Neighborhood Commercial	0.70
Office Commercial	0.70
Commercial	0.85
Industrial	0.85

I = Intensity of Runoff in inches per hour (use appendix A - IDF curve).

A = Drainage area in acres.

(ii) Time of concentration is the longest time, without interruption of flow by detention devices that a drop of water takes to flow from the farthest point of the drainage area to the point of concentration (i.e. the point of design). The time of concentration is composed of the inlet time and the flow time in a conduit or channel to the point of design.

(iii) When designing inlets and laterals, the time of concentration is equal to the inlet time. The design engineer will compare the above specified inlet times to the actual calculated inlet time by computing the flow time overland and along the gutter to the first inlet. Manning’s equation shall be used to determine flow time to the inlet. The design engineer may use the actual calculated or specified inlet time.

a. The inlet time shall be ten (10) minutes for property zoned multiple family, churches, schools, local business, central business, commercial, or industrial.

b. An inlet time of fifteen (15) minutes shall be used for property zoned for parks, cemeteries, agricultural, and single-family residential.

(E) Procedures for drainage areas greater than two hundred (200) acres:

(i) For drainage areas in excess of two hundred (200) acres where the use of the “rational method” does not provide reliable results, the use of a unit hydrograph method shall be made. The use of a unit hydrograph calculation will be based upon standard and accepted engineering principles subject to the approval of the city engineer. Acceptable methods include the soil conservation service (SCS) technical release number 55 or the Corps of Engineers HEC-1 models for drainage areas 200 acres or more.

(ii) The unit hydrograph method shall be based upon fully developed watershed conditions assuming no effects from the small on-site detention facilities for maintaining the rate of runoff as if the property was developed as single-family residential use. The detention effects of large regional detention

facilities can be considered in unit hydrograph methods.

(iii) Circumstances that may require the use of a unit hydrograph method include sizing open channels, reclaiming floodplains, creating lakes, or building other types of drainage-related facilities on major drainage courses. Design engineers of these types of facilities should be aware that the requirement of designing for fully developed watershed conditions will mean that they will have to calculate these fully developed flows instead of using the flows calculated in the Federal Emergency Management Agency's (FEMA) flood insurance studies for Sanger or Denton County.

(3) Design Storm Frequencies. The approved drainage system shall provide for positive overflow at all low points. The term "positive overflow" means that when the inlets do not function properly or when the design capacity of the conduit is exceeded, the excess flow can be conveyed overland along a grassed or paved course. Normally, this would mean along a street or alley, or shall require the dedications of special drainage easements on private property.

Drainage Facility	Design Recurrenceinterval
Closed Storm Sewer Systems	10-year with 100-year positive overflow in streets such that the depth of flow in the street does not exceed the top of curb.
Closed Storm Sewer Systems and Inlets at Street Low Point or Sag	100-year with positive overflow
Culverts and Bridges	100-year
Concrete-lined Channels	100-year
Earthen Channels	100-year

(4) Street and Alley Capacity.

- (A) The depth of flow in the streets shall not exceed the top of curb for the 100-year storm.
- (B) The flows created by the 100-year storm shall be contained within the capacity of all paved alleys.
- (C) The first-floor elevations of all residential and other structures shall be set at a minimum elevation of one foot above the top of the street curb elevation or the alley invert, and with positive drainage provided away from the structure. Positive overflow sections shall provide a minimum of 1 foot of freeboard from the overflow invert adjacent to structures and the corresponding first floor elevation of all residential and other structures.

(5) Inlet Placement and Capacity.

- (A) Storm sewer inlets shall be built along paved streets at such intervals that the depth of flow, based upon the 100-year storm, does not exceed the top of curb. Inlets shall be located as necessary to remove the flow based on a 100-year storm. If in the opinion of the city engineer the flow in the gutters would be excessive using the above design criteria, the storm sewers or inlet locations could be altered to relieve adverse conditions.
- (B) Inlets shall be placed upstream from an intersection whenever possible. At any intersection, only one street shall be crossed with surface drainage and this street shall be the lower classified street. When an alley intersects a street, inlets shall be placed in the alley whenever flow down that alley would cause the capacity of the intersecting street to be exceeded.
- (C) The minimum inlet size shall be five (5) feet. No more than twenty (20) feet of inlet shall be placed along one gutter at any given location. Minimum sizes of laterals shall be 18 inches for use with 5-foot inlets, 21-inch laterals with 10-foot, 15 foot, and drop inlets and 24-inch laterals for 20-foot inlets. Where laterals tie into trunk lines, place the laterals on a 60-degree angle with the trunk line and connect them so that the longitudinal centers intersect.

(6) Pipe Design Standards.

- (A) Storm sewer conduit shall be sized to flow full. Manning's equation shall be used to determine the

conduit size.

(B) Minimum and maximum velocities in pipes:

(i) The minimum velocities in conduit shall be 2.5 feet per second.

(ii) Maximum velocity in the pipe shall not exceed 12 feet per second.

(iii) The maximum discharge velocities in the pipe shall also not exceed the permitted velocity of the receiving channel or conduit at the outfall to prevent erosive conditions. The maximum outfall velocity of a conduit in partial flow shall be computed for partial depth and shall not exceed the maximum permissible velocity of the receiving channel unless controlled by an appropriate energy dissipater (e.g. stilling basins, impact basins, riprap protection).

(C) In general, stormwater shall be carried in concrete pipe conduit, but other types of conduit can be used to carry stormwater. However, prior permission to use other conduit materials must be obtained from the city engineer.

(D) Hydraulic gradient:

(i) Conduits must be sized, and slopes must be set such that runoff flows smoothly down the drainage system. To insure this smooth passage, the hydraulic gradient must be at the proper elevations. The hydraulic grade line shall be established and shown on the plans for all storm sewer design.

(ii) The hydraulic grade line shall in no case be closer to the surface of the ground or street than one (1) foot.

(iii) Hydraulic gradient calculations shall account for all head losses that may occur in the storm sewer line. Friction head loss shall be determined by direct application of Manning's Equation. Minor losses due to turbulence at structures shall be determined using appendix B of this section.

(7) Culvert Design.

(A) One (1) foot of freeboard is required between the 100-year water surface elevation and the top of curb elevation. Exceptions must be approved in writing by the city engineer.

(B) Culverts must be designed using standard methods and engineering judgment. Culverts shall be designed in accordance with the latest edition of the Texas Department of Transportation (TxDOT) Hydraulic Design Manual. Standards of the City of Sanger will take precedence over TxDOT Manual in cases of conflict.

(C) Culvert hydraulic grade line calculations shall consider both inlet and outlet control.

(D) Culverts shall be skewed such that impacts due to the flood and normal flow angles of attack on the structure are minimized.

(E) The maximum velocity through a culvert shall be fifteen (15) feet per second.

(F) Stream stability shall be assessed when determining the number of barrels, height and width and culvert skew. Potential for scour shall be accounted for in the design.

(8) Bridges.

(A) Two (2) feet of freeboard is required between the 100-year water surface elevation and the low chord of the bridge. Exceptions to this requirement must be approved by the city engineer in writing.

(B) The skew of the bridge piers and abutments shall be oriented as close to the normal or flood direction of flow resulting in an angle of attack as close to 0 degrees as possible.

(C) Bridges shall be designed using standard methods.

(D) Stream stability shall be assessed when designing the abutments and interior bents of the bridge. Scour shall be accounted for in the design.

(9) Channels.

(A) Open channels are discouraged in urban areas. Open channels may be used instead of an enclosed system when the pipe size, necessary to carry the design storm event, exceeds the capacity of 2 60-inch RCP. Open channels shall not be permitted when 2 60-inch RCP pipes will carry the design flow, unless approved by the city engineer.

(B) Open channel design criteria:

- (i) Channels may be left in their natural state provided that the channel velocities are 6.0 feet per second or less and that one (1) foot of freeboard is available during the design storm event.
- (ii) If the natural channel is to be replaced by an improved channel, the flow from the 100-year design flood must be contained within the improved channel while allowing for one (1) foot of freeboard.
- (iii) Improved channels shall be trapezoidal shaped and include a lined section if the design velocity is greater than six (6) feet per second. Lining types such as concrete, rock walls and gabions may be used upon approval of the city engineer. The maximum velocity allowed in concrete lined channels is fifteen (15) feet per second.
- (iv) Unless shown to be feasible in a soils report sealed by a licensed professional engineer in the State of Texas and approved by the city engineer, improved channels shall have minimum side slopes of:
 - a. Four (4) feet horizontal to one (1) foot vertical for earthen, grassed-lined side slopes.
 - b. 1.5 feet horizontal to one (1) foot vertical for concrete-lined side slopes in rock.
- (v) Where practicable, all unpaved channels should have enough grade to avoid ponding during backwater flow conditions. A minimum slope of 0.50% is required for earthen channels and swales, except those used as part of a wetlands area.
- (vi) The developer or owner shall use low maintenance vegetation for vegetative cover, as approved by the city engineer prior to planting. The selection of materials shall comply with either the current ground cover listing for North Central Texas furnished through the Texas Agricultural Extension Service.
- (C) Manning's equation can be used to design channels and determine water surface elevations and velocities when backwater effects are negligible. Channels where backwater effects occur must be designed using models accepted by FEMA.
- (D) All channel sections must consider and account for channel stabilization in their design. This requirement pertains to all sections whether they are left in their natural condition or are modified in any manner. The design of all drainage channels and swales shall assure adequate capacity and minimum maintenance to overcome the result of erosion, silting, sloughing of bends or similar occurrences.
- (E) When performing hydraulic analyses for channel or drainageway design, the starting water surface shall be based on the following criteria:
 - (i) When the ratio of the drainage area of the receiving creek (at the confluence location) to the drainage area of the channel or drainageway being designed is 15 or greater, the 10-year water surface of the receiving creek shall be used as the starting water surface for hydraulic design calculations. For creeks where the 10-year water surface is not available, the slope-area method will be used for starting design calculations.
 - (ii) When the ratio of the drainage area is less than 15, the 100-year elevation on the receiving creek shall be used as the starting water surface for design calculations.
- (10) Detention Design. Detention/retention facilities shall be designed for the 100-year design flood according to the following criteria:
 - (A) Dedicated detention/retention basins shall also include an additional one (1) foot of freeboard and two (2) feet of sediment storage. The volume of runoff storage for drainage areas greater than two hundred (200) acres shall be computed using unit hydrograph procedures. Acceptable unit hydrograph procedures are provided in section XI.B.5 [[section 10.106](#)] of this document [article].

For drainage areas less than two hundred (200) acres, the above methods are recommended; however, an approximate routing method based on the rational formula is allowable.
 - (B) All detention facilities designed shall consider the timing of the flood peak in the main channel into which the detention facility drains. Delaying the peak from a site in lower portions of a watershed may result in a higher peak on the main channel.
 - (C) A detention facility shall have enough gradient to ensure positive drainage to the outlet structures to avoid nuisance conditions such as standing water, odors, insects, and weeds. A minimum slope of 0.50% towards the outlet structure is required for all detention facilities.
 - (D) Detention areas in parking lots shall not be:

- (i) In required parking spaces but in extra spaces.
 - (ii) Behind speed bumps unless the speed bumps are made with reinforced concrete.
 - (iii) Deeper than six (6) inches unless otherwise approved by the city engineer and warning signs shall be posted.
- (E) Drainage easements shall be provided for all regional detention/retention facilities and for other detention/retention facilities where two (2) or more owners are involved.
- (F) Detention facilities shall be designed to empty in less than 24 hours, unless it is also serving as an erosion control facility.
- (G) Detention facilities used as a sediment control device shall meet the following requirements:
- (i) The sediment control facility shall be designed with minimal velocities such that sediment is dropped and not picked up by flows at any time during the storm event;
 - (ii) The basin shall be designed with adequate sediment storage area so that sediment removal is not required more than twice a year. Expected removal periods greater than twice a year must be specified in the maintenance plan and approved by the city engineer; and,
 - (iii) Sediment control facilities cannot be used to meet detention requirements unless the volume of sediment is included in the calculations for the detention basin design;
- (H) The owner shall maintain detention/retention facilities unless the facilities are dedicated to the City of Sanger. The following measures are required to ensure the facility functions properly:
- (i) Facilities should be mowed at least twice a year to control weeds and discourage woody growth;
 - (ii) Debris, litter and accumulated sediment should be removed from detention facilities at least twice a year. Particular attention should be given to removal of debris, litter and sediment around outlet structures; and,
 - (iii) Detention basins designed for sediment removal shall be maintained as specified in the maintenance plan and approved by the city with construction plan submittal.
- (11) Flumes. The widespread use of flumes is not recommended. Flumes shall not be permitted when the purpose of a permanent flume is to carry runoff down the sides of earthen channels. A flume may be used to direct overflow runoff along property lines until the runoff can be intercepted by streets or conduits. Flumes crossing sidewalks shall be covered or bridged such as to minimize Residential danger to pedestrians.
- (12) Grading and Drainage.
- (A) Surface runoff from residential lots shall cross no more than one additional lot before being directed toward the street or a dedicated drainage system. When the flow reaches the second lot, side lot swales shall be in place to direct the flows to the street or to a dedicated city drainage system within an easement in the rear yard. Furthermore, no more than one lot may drain to a second lot before the flow is directed to a street or to a dedicated city drainage system. Where lot to lot drainage occurs, the lot lines shall be aligned, and a dedicated private drainage easement shall be provided.
- (B) Three general categories of residential lot grading and drainage plans are anticipated within the City of Sanger as shown in Figure No. 1. Specific deviations from these three plans will be considered on an individual basis.
- (C) When adjacent to the floodplain, the finished floor (FF) elevation of commercial buildings shall be two foot [feet] (2') above the 100-year fully developed based flood elevation (BFE) of the ultimate floodplain. The FF elevation of residential buildings shall be two feet (2') above the 100-year fully developed based flood elevation (BFE).

Appendix A. Intensity - Duration - Frequency Curve

Appendix B. Minor Head Losses

- (e) Water Systems. Water systems shall be of enough size to furnish adequate domestic water, to furnish fire protection to all lots and shall conform to the city's comprehensive plan and meet the requirements, in all respects, of the Texas Department of Health. The city shall make the final determination of the adequacy of water mains proposed.

(1) Materials.

(A) Water Mains.

(i) All water mains twelve inches (12") in diameter and smaller may be AWWA C900 polyvinyl chloride (PVC) pipe or an approved equal. Water mains larger than twelve inches (12") in diameter may be constructed with either pre-tensioned or pre-stressed concrete steel cylinder pipe, AWWA C900 polyvinyl chloride (PVC) pipe or an approved equal.

(ii) The subdivider shall comply with all applicable NCTCOG Standard Specifications, division 2, item 2.12., sections 2.12.5., 2.12.8., and 2.12.20.

(B) Gate Valves. Gate valves shall be furnished in accordance with the NCTCOG Standard Specifications, division 2, item 2.13., section 2.13.1.

(C) Fire Hydrants.

(i) Fire hydrants shall be furnished in accordance with the NCTCOG Standard Specifications, division 2, item 2.14.

(ii) The subdivider shall furnish drawings with complete detailed dimensions of the fire hydrant proposed for the subdivision.

(2) Installation and Testing.

(A) Water Mains, Fittings, Gate Valves and Fire Hydrants.

(i) The subdivider shall comply with all applicable NCTCOG Standard Specifications in division 6, for installing materials that comply with the standards of the city.

(ii) Prior to approval of plans and specifications for ductile iron pipe, the subdivider shall perform a soil survey to establish the corrosive characteristics of the soil at, and along, the alignment of the proposed water mains. If the corrosive characteristics of the soil are found to be excessive or indicate a potential for a corrosive condition, then an approved polyethylene encasement or wrapping shall be installed to protect the pipe in accordance with the NCTCOG Standard Specifications, division 2, item 2.9., section 2.9.5.

(iii) Tap installations on PVC pipe will be made by attaching a bronze service clamp equipped with a sealed threaded port on the periphery of the main; then drilling through the pipe wall to complete each service port. Taps may be made either on an uncharged system or into a main under pressure.

(B) Location.

(i) All water mains shall be constructed within street rights-of-way or easements dedicated to the city.

(ii) Easements shall be provided for water mains which parallel any state numbered highway.

(iii) Water mains shall be installed in or extended along all frontage streets of the proposed subdivision and shall be connected to all existing water mains where convenient. Provision of water mains in conjunction with cul-de-sac streets shall be at the discretion of the city engineer. To insure reliability of service, dead-end mains of adequate capacity shall not exceed three thousand feet (3,000') in length. Adequate capacity shall be determined by the standards for fire flow as adopted by the city and/or required by the State of Texas whichever is more stringent.

(iv) In zoning districts commonly referred to as "residential sections," the minimum size of water main shall be six inches (6") in diameter. Where intervals between "cross-connecting" mains must exceed one thousand two hundred feet (1,200'), or where dead-ends must exist, eight-inch (8") diameter or larger mains shall be installed.

(v) Eight-inch (8") diameter and larger mains shall be installed in zoning districts commonly referred to as "commercial," "industrial," or "multifamily" with minimum size eight-inch (8") diameter intersecting mains every six hundred feet (600') as required by the city. Where dead-ends must exist, eight-inch (8") diameter or larger mains shall be installed. The minimum limits set forth in the above shall not be exceeded except upon the specific approval by the city engineer, city building official and the fire chief, but in no event shall these requirements be less than the minimum required by the city and/or the State of Texas whichever is more stringent

(vi) All valves buried in the ground shall be provided with cast-iron valve boxes of proper dimensions to fit over the valve bonnets and to extend to such elevation at or slightly above the finished street grade

or ground line, as approved by the city. Tops shall be complete with covers marked "water" and shall be adjustable. Valve boxes shall be set vertical and concentric with the valve stem.

Any valve box which has so moved from its original position as to prevent the application of the valve key shall be satisfactorily reset by the developer at his own expense. A reinforced concrete pad of the dimensions, 3'-0" x 3'-0" x 6", shall be poured around all valve boxes that are outside the pavement section, unless otherwise directed by the city.

(vii) Fire hydrants shall be placed to conform to the requirements as adopted by the city. Each hydrant shall be set upon a slab of stone or concrete not less than four inches (4") thick and not less than one (1) square foot of surface area. Where solid rock exists in the bottom of the trench and same is excavated to the proper depth to form a foundation for the hydrant, the slab of stone or concrete above specified may be omitted.

The hydrant shall be set perpendicular, and to the proper depth, and shall be carefully and substantially blocked against firm trench walls using class 2,000 concrete.

(viii) Fire hydrants shall be installed and operable prior to the erection of any building in which any combustible material is used as determined by the fire chief.

(f) Sanitary Sewers. Sanitary sewer facilities shall be furnished and installed to adequately service the subdivision and shall conform to the city's sanitary sewer plan and meet the requirements, in all respects, of the Texas Commission on Environmental Quality or its successors. The adequacy of the sewerage facilities provided by the subdivider shall be determined by the city.

(1) Materials.

(A) Sewer Mains and Appurtenances.

(i) Sanitary sewer mains may be vitrified clay sewer pipe (extra strength), cement-lined bituminous coated ductile iron pipe, polyethylene-lined ductile iron pipe or polyvinyl chloride (PVC) pipe.

The subdivider shall comply with the applicable Standard Specifications of division 2, which are related to the materials for the sewer mains accepted by the city.

Connections shall be made with a fabricated fitting. Field-glued connections are not allowed. When PVC pipes pass through a manhole wall, asbestos cement sleeves with a rubber ring joint shall be used to provide a positive water-tight connection.

(ii) The minimum diameter of sewer mains shall be eight inches (8"). Six-inch (6") diameter sewer mains may be acceptable only for short distances (not to exceed 400 feet) and only in locations where the main will not be extended, as approved by the city.

(iii) Manholes shall be constructed in accordance with the applicable NCTCOG Standard Specifications, division 6, item 6.7., section 6.7.2.(i).

The manholes shall be placed at points of change in alignment, grade, size of sewer, the intersection of sewers; at the right-of-way lines of major and secondary thoroughfares, whether existing or proposed, and the end of all sanitary sewer mains subject to extension.

Maximum manhole spacing for sewers with straight alignment and uniform grades should be determined to assure continuous operation based on available Gleaning equipment. The maximum manhole spacing shall be five hundred feet (500') in all cases.

(iv) Standard cleanouts shall be constructed at the ends of all sanitary sewers not subject to extension and shall be in accordance with the applicable Standard Specifications, division 6, item 6.7., section 6.7.2(j).

(B) Lift Stations and Force Main.

(i) All lift stations shall be designed and constructed with two (2) or more sewage pumps, and the stations shall be capable of pumping the design maximum flow with the largest pump out of service. Detailed layout, projected flows, design data, plans and specifications of the lift station and pumps shall be submitted to the city engineer prior to the purchase and installation of the pumps.

(ii) All force mains shall be polyvinyl chloride (PVC) or and [an] approved equal, furnished in accordance with the applicable NCTCOG Standard Specifications, division 2.

For the initial flows or at design for average flows, a cleansing velocity of at least two feet (2) per second

shall be maintained, with the velocity not to exceed five feet (5) per second at the peak pumping rate. Where high points are necessary in the design of the force main, automatic air relief valves shall be placed at high points in the force main to prevent air locking.

(iii) The design of the lift station and force main shall comply, in all respects, with the “design criteria for sewerage systems” of the Texas Commission on Environmental Quality (TCEQ) or its successors.

(C) Location. Wherever possible, sewers shall be in the alleys or easements and shall be a minimum of five feet (5') to six and one-half feet (6-1/2') deep to the invert. Easements shall be provided for sewer mains which parallel any state-numbered highway.

(D) Installation and Testing.

(i) All sewers shall be laid in straight alignment where possible with a uniform grade between the manholes. In those cases where horizontal curvature must be utilized to serve a particular area, the minimum radius of curvature shall be one hundred feet (100').

Grades and appurtenances of sanitary sewers shall conform to the requirements of the Texas Commission on Environmental Quality (TCEQ) or its successors and the following are the minimum slopes which should be provided for a velocity of at least two feet (2') per second; however, slopes greater than these are desirable:

Sanitary Sewer - Diameter	Minimum Slope in Feet Per 100 Feet
4 inches (for service lines only)	1.000
6 inches	0.500
8 inches	0.330
10 inches	0.250
12 inches	0.200
15 inches	0.150
18 inches	0.110
21 inches	0.090
24 inches	0.080
27 inches	0.060
30 inches	0.055
36 inches	0.045

(ii) The excavation, embedment and backfill requirements for the sewer pipe shall all be in accordance with the applicable Standard Specifications, division 6, item 6.2. On non-ferrous pipe, class B+ embedment shall be used per Standard Specifications, division 6, item 6.2.9.(c)(6).

(iii) Performance tests of the sewer mains, manholes and appurtenances shall be performed and documented by the subdivider in accordance with the procedures and requirements of the Standard Specifications, division 6, item 6.7.

Visual inspection by photographic means (either video or film) shall be required on all sewer mains under the proposed street pavement and shall be performed after completion and acceptance of the street subgrade but prior to the final paving.

Prior to any testing being performed, the subdivider shall submit for approval to the city engineer a full

description of the method for testing and the procedures that are to be employed.

(g) Utility Services.

(1) All services for utilities shall be installed for each lot in such a manner to eliminate the necessity for disturbing the street and the alley pavement, curb, gutter, sidewalks and drainage structures when connections are made.

(2) The subdivider shall provide separate service lines for water and sanitary sewerage to each lot or point of metering. The developer shall install separate service lines for each potential business.

(3) Water service lines shall be in accordance with Standard Specifications, division 6.7., and shall be provided with a corporation stop at the main and a curb stop located at least two feet (2') outside of curb at a depth of not less than one and one-half feet (1-1/2'). All service lines shall be on an individual basis. No bullhead connections allowed.

A meter box, meter yoke and miscellaneous fittings shall be furnished and installed by the subdivider and shall conform to the standard materials currently used by the city.

(4) Sanitary sewer service lines shall have a minimum diameter of four inches (4") in residential districts and six inches (6") in commercial and industrial districts, shall meet the same requirements for sanitary sewers described above, shall be constructed from the main to the building using wyes and necessary bends, and shall have a minimum cover at the property line of four feet (4'), where possible.

(5) The subdivider shall place a suitable marker at the point where said service lines are stubbed out so that these lines can be easily located for connection by the city. Suitable markers shall be "W" for water and "S" for sewer stamped in top of curb, or edge of the pavement if no curb is constructed. Letters shall have a minimum height of two inches (2") and a minimum width of two inches (2").

(6) The subdivider shall make arrangements with all other appropriate utility companies for the extension of their respective utility lines and service, including telephone and cable services, to and within the addition and for any costs or refunds of such costs.

(7) The use of underground electrical services and transmission lines is required for all subdivisions.

(h) Street Lighting.

(1) Street lighting shall conform to the latest edition of the Illuminating Engineering Society Handbook. Aggregate poles with approved fixtures shall be used and lighting levels, as recommended, shall be provided for very light traffic in residential areas, medium traffic on collector streets, and heavy traffic on thoroughfares. In no instance shall the spacing between street lights exceed four hundred feet (400').

(2) The street lighting plan shall be approved by the city engineer.

(3) Initial cost of installation of street lighting shall be borne by the subdivider. Street lighting shall not be installed in undeveloped areas, unless monitored and maintained by the developer, until homes/businesses have been occupied within one hundred feet (100') of the light.

(i) Construction Contracts. The subdivider shall contract for construction of the street, drainage, water and sewer improvements in accordance with the plans and specifications approved by the city.

(j) Record Drawings (As-Built Plans). The subdivider shall furnish the city engineer one (1) set of reproducible as-built drawings and one electronic copy compatible with the City of Sanger's CAD system prepared and certified correct by the subdivider's engineer within thirty (30) days after completion of construction. These as-built drawings shall be twenty-four-inch (24") by thirty-six-inch (36") sheets and shall show complete details of the installation improvements and appurtenances as required by the city, including, but not limited to:

(1) Plans, profiles and cross sections of all streets and alleys;

(2) Plans, profiles and cross sections of all drainage projects;

(3) Locations of water and sewer mains with respect to property lines;

(4) Size, manufacturer and location with respect to property corners of all water valves and fire hydrants;

(5) Profiles of sanitary sewers with manhole locations referenced to property corners;

- (6) Detailed diagrams of any special installations such as inlets, junction boxes, headwalls, bores, roadway crossing, siphons and channel crossings;
 - (7) The size, materials and locations with respect to property corners of all water and sewer service lines installed;
 - (8) Locations and quantities of rock excavation and pavement cut;
 - (9) Locations of other utilities encountered;
 - (10) Oversize designations (if any) for water and sewer mains; and
 - (11) Ground elevation of each lot at the front and rear building lines to be shown on the grading plan.
- (k) Inspection. The subdivider shall provide inspection service through his/her engineer to ensure that construction is being accomplished in accordance with the plans and specifications approved by the city engineer. The subdivider shall notify the city engineer forty-eight (48) hours prior to commencement of construction. This notice shall give the location and date of the start of construction. If the city engineer determines it necessary, he/she shall have the right to inspect any construction work being performed to ensure that it is proceeding in accordance with the intent of the provisions of this article.
- (l) Testing. The city will determine which lab is to be used for testing service, testing services will be arranged and paid for by the owner/developer. It shall be the responsibility of the developer's engineer to coordinate the scheduling of all required tests with the testing laboratory. Testing shall be conducted in accordance with the procedures set forth in part III of the Standard Specifications for like work at the frequency specified therein or as directed by the city engineer.
- (m) Surveyor's Certificate. The subdivider shall furnish a certificate, prepared and certified correct by the subdivider's surveyor, stating that the positions of all monuments and lot markers have been confirmed, or corrected, if necessary, following completion of on-site public improvements to conform to the location of same on the final plat of the development.
- (n) Contract Completion Certificate. The subdivider shall furnish the city a "contract completion certificate" prepared and certified correct by the subdivider's engineer showing an itemized final statement of all costs, including engineering, related to the construction as required by the city, within ten (10) days after completion of construction, and indicating that all improvements have been completed in accordance with the approved plans and specifications.
- (o) Acceptance. The city's acceptance of such work shall be by the city's approval and endorsement of the contract completion certificate. Such acceptance by the city will not be given until satisfactory record drawings have been received by the city.
- (p) Affidavits. The subdivider and the contractor shall furnish the city a subdivider's payment affidavit stating that all payments due the contractor have been paid and a contractor's payment affidavit stating that any and all amounts due for labor, materials, supplies, services or claims in conjunction with said construction have been paid in full. These affidavits shall be furnished within thirty (30) days following acceptance of work by the city.
- (q) Compliance by Subdivider. The city shall not be obligated to permit connection of any water or sewer extension to existing system facilities or provide service therefrom or to reimburse any oversize main cost prior to the full compliance by the subdivider with all the requirements of this article.

AGENDA MEETING DATE: May 2, 2022

TO: John Noblitt, City Manager

FROM: Ramie Hammonds, Development Service Director

ITEM/CAPTION:

RIDGEVIEW ESTATES ADDITION - VARIANCE ROAD WIDTH AND STORM SEWER

Consider a request for a variance from Chapter 10 Subdivision Regulations Article 10.100 Subdivision Ordinance, Section 10.105 to allow a variance from the required 31 feet street, face to face of curb and a 50 foot right-of-way with sidewalks, storm sewers, and utilities in the right-of-way and to allow for county requirements of no minimum street width in a 60 foot right-of-way without curb and gutter and storm sewers. (Hammonds)

AGENDA TYPE: Regular

ACTION REQUESTED: Approval

BACKGROUND:

The proposed subdivision is located within the City of Sanger's Extra Territorial Jurisdiction. The subdivision will consist of 47 lots that are approximately 1.0 acre in size. Per city regulations streets must be a minimum of 31 feet wide from face of curb to face of curb. The minimum right-of-way is 50 feet. The applicant is requesting to follow Denton County standards of no minimum street width and a 60 foot right-of way. They are also requesting to not install curb and gutter or storm sewers.

Staff mailed 21 public hearing notices to the owners of properties within 200 feet of the subject property. No response forms have been returned at the time of this report.

LEGAL/BOARD COMMISSION RECOMMENDATIONS/CITIZEN NOTICE FEEDBACK:

N/A

FINANCIAL SUMMARY - FUNDING/FISCAL IMPACT:

N/A

FUNDS:

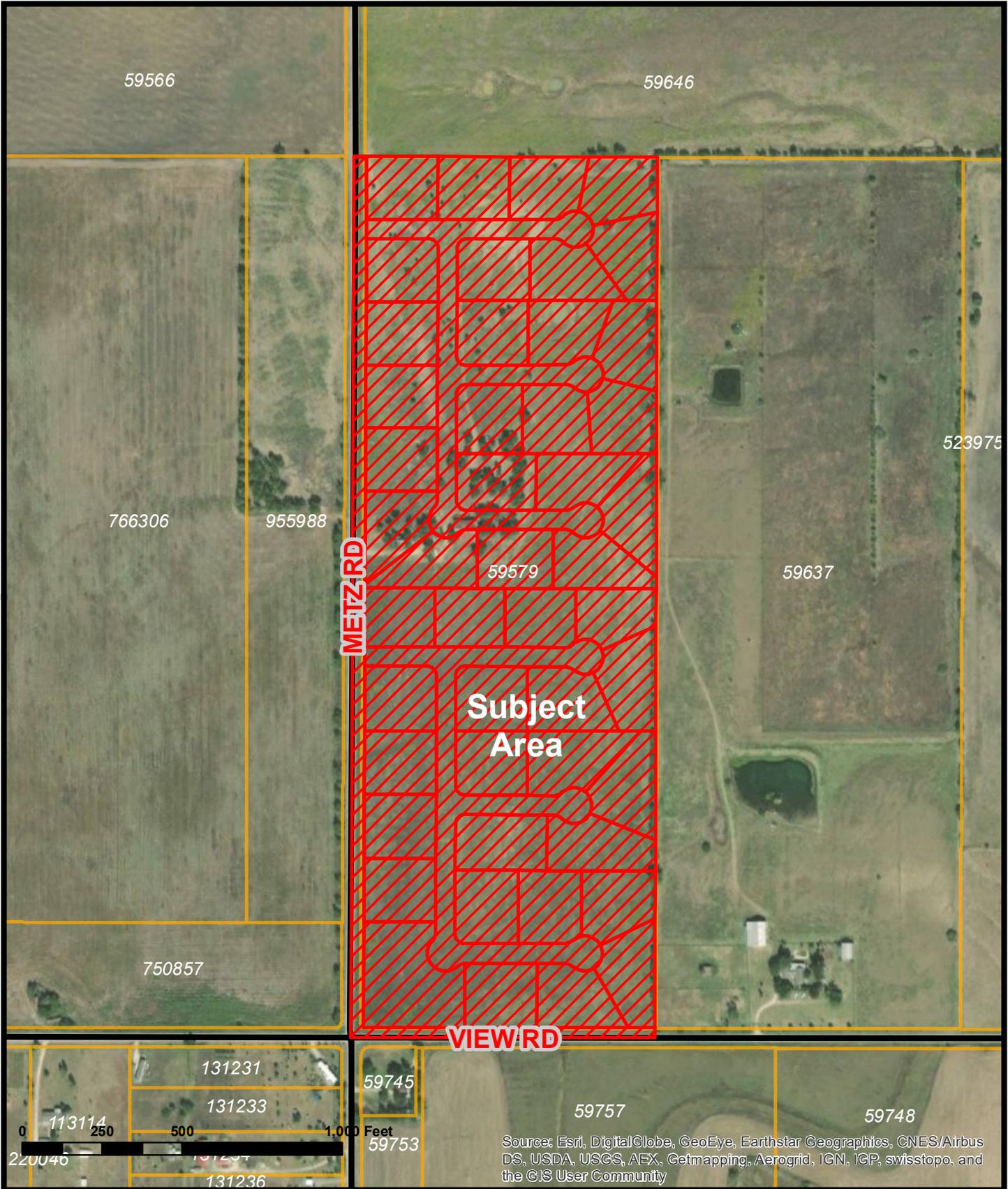
N/A

STAFF RECOMMENDATION/ACTION DESIRED:

Staff recommends DENIAL.

ATTACHMENTS:

Description	Upload Date	Type
Location Map	4/21/2022	Cover Memo
Application	4/25/2022	Cover Memo
Letter of Intent	4/21/2022	Cover Memo
Site Plan	4/21/2022	Cover Memo
Vicinity Map	4/21/2022	Cover Memo
Sec 10.105	4/21/2022	Cover Memo



Location Exhibit: Ridgeview Estates Addition NE View and Metz Road

 City Limits  Exhibits

DISCLAIMER:
This map was generated by GIS data provided by the Sanger GIS Department. The City of Sanger does not guarantee the correctness or accuracy of any features on this map. These map products are for illustration purposes only and are not suitable for site-specific decision making. GIS data is subject to constant changes, and may not be complete, accurate or current.
Date: 11/21/2021 3:54:59 PM
Doc Name: 21SANZON-0025_MetzViewAddn



SANGER

★ TEXAS

VARIANCE APPLICATION - (SUBDIVISION) Sec 10.110 Other Requirements, (a) Exceptions.

Applicant	Owner (if different from applicant)
Name: Lee Allison	Name: Randall Smith
Company: Allison Engineering Group, Inc.	Company: Hive Management, LLC.
Address: 2415 N. Elm St.	Address: 5428 Lake Victoria Court
City, State, Zip Denton, TX 76201	City, State, Zip Flower Mound, TX 75022
Phone: 940-380-9453	Phone: 972-333-4258
Fax:	Fax:
Email: lallison@ae-grp.com	Email: rasmith76@verizon.net

Submittal Checklist

	Site Plan
	Letter of Intent
	\$200.00 Application Fee (Check Payable to City of Sanger)

Describe the subject property (address, location, size, etc.):

Proposed Ridgeview Addition, NE corner of View and Metz Roads, in ETJ, 60 Acres, 47 Lots.

Describe the proposed variance (how much, where on the property, for what purpose):

Sec 10.106 Improvements, (b) Street Paving (1) (A) Concrete Curb and Gutter:

Request to not have curb and gutter.

Sec 10.106 Improvements, (b) Street Paving (2) (A) Residential/ Local Street, Residential/ Estate Street and Alley Construction:

Request to construct a Residential/Estate Street.

Owner Signature



Date

1-30-22

Office Use

	Fee
	Date

January 28, 2022

City of Sanger
Department of Development Services
Attn: Ramie Hammonds
201 Bolivar St.
Sanger, Tx 76266

Re: Ridgeview Estates
Request for Variances from the Subdivision Ordinance – Residential/Estate Street
Letter of Intent

AEG No: IRE2101

Dear Ms. Hammonds,

Project Description:

The developer is presenting a single-family residential development at the northeast corner of Metz Road and View Road. It is within Denton County and the extraterritorial jurisdiction (ETJ) of the City of Sanger.

The proposed development will create 47 lots with a minimum size of 1 acre.

It is desired to construct the development in generally in accordance with the City of Sangers regulations for estate developments. However, estate developments require a minimum lot size of 1.5 acres. Therefore, a number of variances are necessary. In particular we are presenting a request to construct a residential/estate street section.

Variance Requests:

Below is a list of references in the Subdivision Ordinance where the requirements for residential/estate streets are discussed:

- 10.105 General Plat Requirements, (1) Streets, (I) (iv) Residential Estate
 - Requires a minimum of 1 ½ acres compared to the county requirement of 1 acre.

Attachment A is a set of excerpts from the Subdivision Ordinance regarding the requirements for residential/estate streets. Hopefully these will help establish the framework for our request.

Discussion:



In regards to Section 10.105 please consider:

The proposed development is on the far reaches of the ETJ. It will be many years before the urban additions currently within the city limits expand to adjoin the rural developments within the ETJ and beyond. Residential/Estate type developments within the city limits and on its fringes should reasonably be required to adhere to the Residential/Estate type developments.

Residential/Estate streets provide for the elimination of curb and gutter, sidewalks and storm sewer systems. Borrow ditches are commonly constructed to provide for drainage along with driveway culverts.

The minimum street widths for the City of Sanger are 31 feet, face to face of curb for residential streets in a 50 foot right-of-way with sidewalks, storm sewers and city utilities in the right-of-way and franchise utilities in utility easements adjacent to the right-of-way.

The minimums for a residential street are 28 feet from edge to edge in a 60 foot right-of-way without curb and gutter, without sidewalks and without storm sewers. City utilities are within the right-of-way and franchise utilities in utility easements adjacent to the right-of way.

The minimums for Denton County are no minimum for the street width in a 60 foot right-of-way without curb and gutter, without sidewalks and without storm sewers. Drainage is accommodated by borrow ditches and culverts. All utilities are in utility easements adjacent to the right-of-way except for roadway crossings perpendicular to the roadway.

We typically provide a minimum pavement width of 24 feet edge to edge for residential development in Denton County.

The proposed development will connect to county roads that are expected to remain in the county for years to come. They will be maintained by Denton County.

It is a common understanding that county developments are rural. The county minimum is one acre. It seems appropriate that the residential/estate section is applicable in the ETJ.

The City of Sanger's residential/estate street section is much more in line with the Denton County road section than the City's residential street section.

It seems appropriate that the city's regulations for a rural type street, particularly in the ETJ, should align more with the county's requirements for streets except perhaps in those areas where annexation is imminent.

Conclusions:

It is our humble opinion that the City of Sanger's residential/estate street section more closely aligns with the Denton County requirements and should be allowed for this development.

Contacts:



Lee Allison, P.E., applicant or Randall Smith, owner may be contacted regarding additional information needed to consider this request.

We are confident that the City of Sanger will give reasonable and responsible consideration of this request.

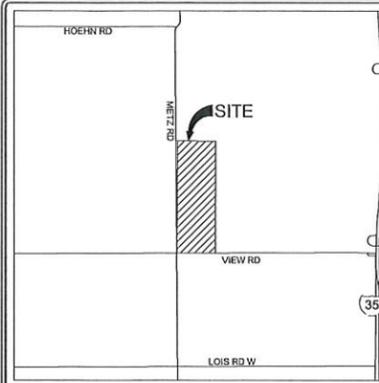
We eagerly look forward to working with the City to help shape the future of Sanger.

Respectfully Submitted,
Allison Engineering Group

Lee Allison, P.E.

Attachments:

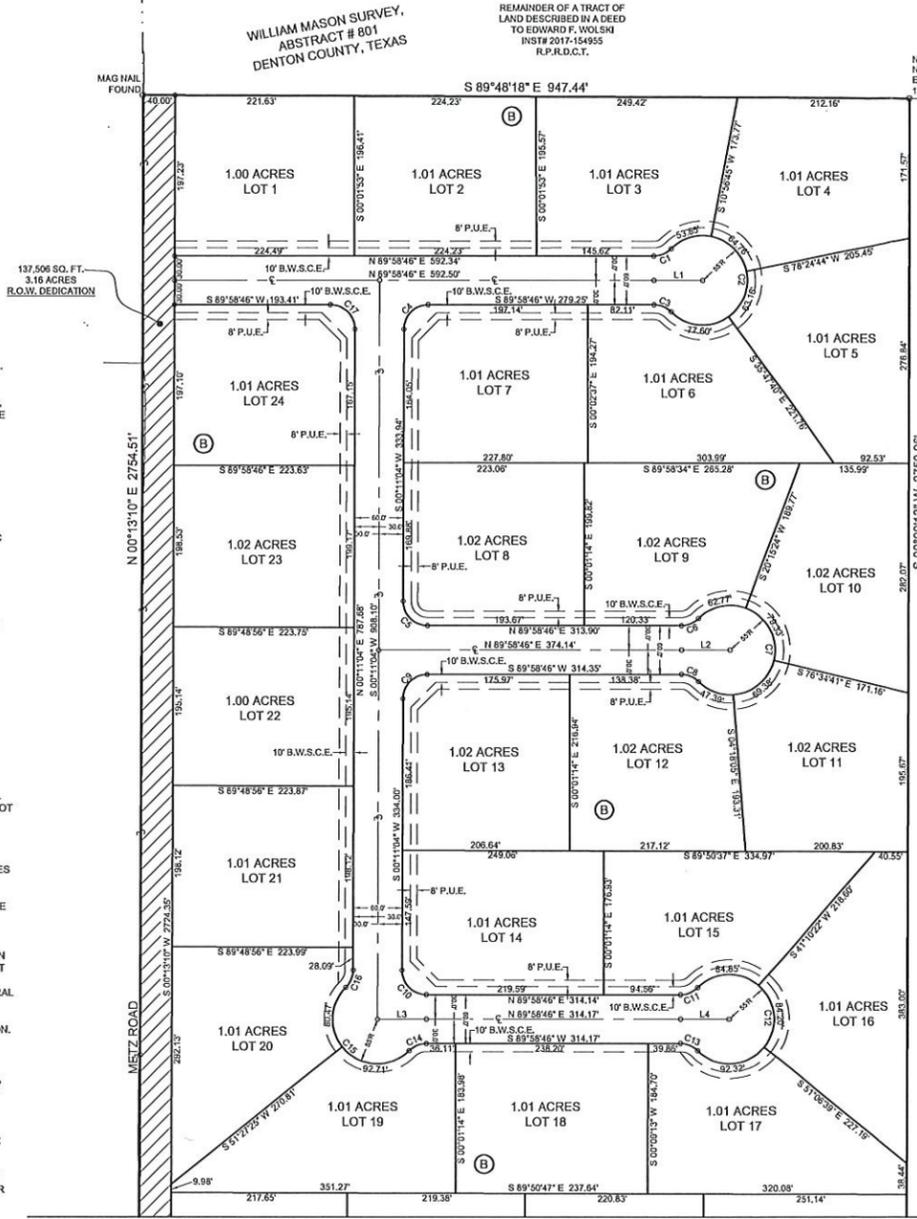
- A – Excerpts from City Ordinances
- B – Sidewalk/Streetlight Proximity Map



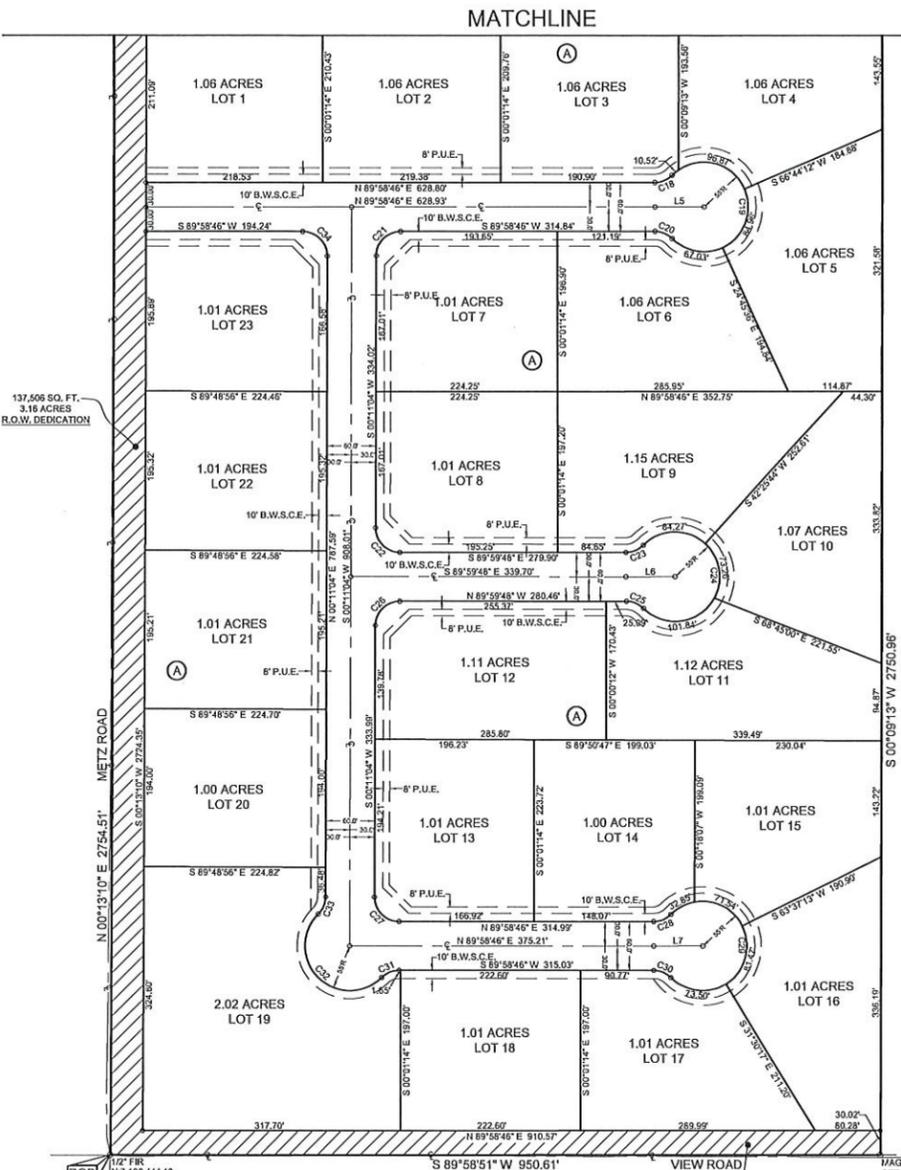
VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

1. ALL CORNERS ARE MARKED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNLESS OTHERWISE NOTED.
2. FLOOD STATEMENT: I HAVE REVIEWED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE CITY OF SANGER, COMMUNITY NUMBER 460766 EFFECTIVE DATE 04-18-2011 AND THAT MAP INDICATES AS SCALED, THAT THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD (500-YEAR) AS SHOWN ON PANEL 70 G OF SAID MAP.
3. BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.
4. THE PURPOSE OF THIS PRELIMINARY PLAT IS TO CREATE 47 RESIDENTIAL LOTS.
5. WATER SERVICE TO BE PROVIDED BY: BOLIVAR WATER SUPPLY CORPORATION.
6. SANITARY SEWER TO BE HANDLED BY PRIVATE FACILITIES APPROVED BY THE DENTON COUNTY PUBLIC HEALTH.
7. TELEPHONE SERVICE TO BE PROVIDED BY: ?
8. ELECTRIC SERVICE TO BE PROVIDED BY: ?
9. THE MAINTENANCE OF PAVING, GRADING AND DRAINAGE IMPROVEMENTS AND/OR EASEMENTS SHOWN ON THIS PLAT ARE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER AND DOES NOT CONSTITUTE ACCEPTANCE OF SAME FOR MAINTENANCE PURPOSES BY DENTON COUNTY.
10. ALL SURFACE DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATION, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
11. BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN SURFACE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTING THE FLOODWAY IS PROHIBITED.
12. DENTON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.
13. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNERS OF THE LOT OR LOT THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS THE LOTS.
14. CONSTRUCTION NOT COMPLETE WITHIN TWO YEARS OF THE CITY OF SANGER APPROVAL SHALL BE SUBJECT TO CURRENT CITY OF SANGER CODE OF ORDINANCES AND DENTON COUNTY SUBMISSION RULES AND REGULATIONS.
15. A DRIVEWAY CULVERT PERMIT MUST BE OBTAINED FROM THE ROAD AND BRIDGE DEPARTMENT BY THE OWNER OF EACH LOT PRIOR TO THE CONSTRUCTION, INSTALLATION OR PLACEMENT OF ANY DRIVEWAY ACCESS IMPROVEMENTS WITHIN THE DEDICATED RIGHT-OF-WAY.
16. NO CONSTRUCTION WITHOUT WRITTEN APPROVAL FROM DENTON COUNTY SHALL BE ALLOWED WITHIN AN IDENTIFIED "FIRM" FLOODPLAIN AREA, AND THEN ONLY AFTER A DETAILED FLOODPLAIN DEVELOPMENT PERMIT INCLUDING ENGINEERING PLANS AND STUDIES SHOW THAT NO RISE IN THE BASE FLOOD ELEVATION (BFE) WILL RESULT, THAT NO FLOODING WILL RESULT, THAT NO OBSTRUCTION TO THE NATURAL FLOW OF WATER WILL RESULT, AND SUBJECT TO ALL OWNERS OF THE PROPERTY AFFECTED BY SUCH CONSTRUCTION BECOMING A PARTY TO THE REQUEST. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO FEET ABOVE THE 100-YEAR FLOOD ELEVATION.
17. DENTON COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES, AND THE OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES, AND SAID OWNERS AGREE TO INDEMNIFY AND HOLD HARMLESS DENTON COUNTY FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.
18. THE CITY OF SANGER IS NOT RESPONSIBLE FOR REPLACING ANY IMPROVEMENTS IN, UNDER, OR OVER ANY EASEMENTS CAUSED BY MAINTENANCE OR REPAIR.
19. UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY THE PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND CITY OF SANGER'S USE THEREOF.
20. THE CITY OF SANGER AND PUBLIC UTILITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN THE EASEMENTS.
21. THE CITY OF SANGER AND PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.
22. ALL MODIFICATIONS TO THIS DOCUMENT SHALL BE BY MEANS OF PLAT AND APPROVED BY THE CITY OF SANGER.
23. THIS PLAT IS HEREBY ADOPTED BY THE OWNERS AND APPROVED BY THE CITY OF SANGER (CALLED "CITY") SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE OWNERS, THEIR HEIRS, GRANTEES, SUCCESSORS AND ASSIGNS: THE DRAINAGE EASEMENTS WITHIN THE LIMITS OF THIS ADDITION, WILL REMAIN OPEN AT ALL TIMES AND WILL BE MAINTAINED IN A SAFE AND SANITARY CONDITION BY THE OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE EASEMENT. NEITHER THE CITY NOR THE COUNTY WILL BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID EASEMENT OR FOR ANY DAMAGE TO PRIVATE PROPERTY OR PERSON THAT RESULTS FROM CONDITIONS IN THE EASEMENT, OR FOR THE CONTROL OF FLOODING. NO OBSTRUCTIONS TO THE NATURAL FLOW OR STORAGE OF WATER SHALL BE PERMITTED BY CONSTRUCTION OF ANY TYPE OF BUILDING, FENCE OR ANY OTHER STRUCTURE WITHIN THE DRAINAGE AND DETENTION EASEMENT, AS HEREIN ABOVE DEFINED, UNLESS APPROVED BY THE CITY ENGINEER AND COUNTY ENGINEER. PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE CITY OR COUNTY TO ERRECT OR CONSIDER ERRECTING ANY TYPE OF DRAINAGE STRUCTURE IN ORDER TO IMPROVE THE STORM DRAINAGE THAT MAY BE OCCASIONED BY DRAINAGE IN OR ADJACENT TO THE SUBDIVISION, THEN IN SUCH EVENT, THE CITY OR COUNTY SHALL HAVE THE RIGHT TO ENTER UPON THE DRAINAGE EASEMENT AT ANY POINT, OR POINTS, TO INVESTIGATE, SURVEY OR TO ERRECT, CONSTRUCT AND MAINTAIN ANY DRAINAGE FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES. EACH PROPERTY OWNER SHALL KEEP THE DRAINAGE EASEMENT CLEAN AND FREE OF DEBRIS, SILT, AND ANY SUBSTANCE WHICH WOULD RESULT IN UNSANITARY CONDITIONS OR OBSTRUCT THE FLOW OF WATER, AND THE CITY OR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTION AND SUPERVISION OF MAINTENANCE WORK BY THE PROPERTY OWNER TO ALLEVIATE ANY UNDESIRABLE CONDITIONS WHICH MAY OCCUR. THE NATURAL DRAINAGE THROUGH THE DRAINAGE EASEMENT IS SUBJECT TO STORM WATER OVERFLOW AND NATURAL BANK EROSION TO AN EXTENT WHICH CANNOT BE DEFINITELY DEFINED. NEITHER THE CITY, NOR THE COUNTY, SHALL BE HELD LIABLE FOR ANY SUCH DAMAGES OF ANY NATURE RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA, OR RESULTING FROM THE FAILURE OF ANY STRUCTURE OR STRUCTURES, WITHIN THE EASEMENT.
24. ALL LOTS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE ZONING DISTRICT.
25. 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.
26. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS IF ANY, ON THIS PROPERTY.
27. THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND THE APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES DUE.



MATCHLINE



MATCHLINE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	30.00'	23.63'	23.02'	N 67°24'53" E	45°07'45"
C2	55.00'	259.37'	77.65'	S 00°03'02" E	270°11'54"
C3	30.00'	23.60'	22.99'	N 67°29'10" W	45°04'09"
C4	30.00'	47.17'	42.46'	S 44°56'16" W	90°04'59"
C5	30.00'	47.23'	42.50'	S 44°55'05" E	90°12'18"
C6	30.00'	23.62'	23.01'	N 67°25'30" E	45°06'31"
C7	55.00'	259.37'	77.65'	S 00°01'48" E	270°11'54"
C8	30.00'	23.61'	23.00'	N 67°28'33" W	45°05'23"
C9	30.00'	47.02'	42.35'	S 45°04'55" W	89°47'42"
C10	30.00'	47.23'	42.50'	S 44°55'05" E	90°12'18"
C11	30.00'	23.62'	23.01'	N 67°25'27" E	45°06'37"
C12	55.00'	259.37'	77.65'	S 00°01'54" E	270°11'54"
C13	30.00'	23.61'	23.00'	N 67°28'36" W	45°05'17"
C14	30.00'	23.62'	23.01'	S 67°25'33" W	45°06'25"
C15	55.00'	173.16'	110.00'	N 44°55'19" W	180°24'40"
C16	30.00'	23.61'	23.01'	N 22°44'03" E	45°05'57"
C17	30.00'	47.23'	42.50'	N 44°55'05" W	90°12'18"

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C18	30.00'	26.62'	23.01'	N 67°25'27" E	45°06'37"
C19	55.00'	259.37'	77.65'	S 00°01'54" E	270°11'54"
C20	30.00'	23.61'	23.00'	N 67°28'36" W	45°05'17"
C21	30.00'	47.02'	42.35'	S 45°04'55" W	89°47'42"
C22	30.00'	46.83'	42.22'	S 44°31'46" E	89°25'21"
C23	30.00'	23.75'	23.14'	N 67°19'17" E	45°21'51"
C24	55.00'	259.37'	77.65'	S 00°15'50" E	270°11'52"
C25	30.00'	23.47'	22.88'	N 67°34'51" W	44°49'54"
C26	30.00'	47.02'	42.35'	S 45°04'55" W	89°47'42"
C27	30.00'	47.23'	42.50'	S 44°55'05" E	90°12'18"
C28	30.00'	23.62'	23.01'	N 67°25'27" E	45°06'37"
C29	55.00'	259.37'	77.65'	S 00°01'54" E	270°11'54"
C30	30.00'	23.61'	23.01'	N 67°28'36" W	45°05'17"
C31	30.00'	23.61'	23.01'	S 67°25'47" W	45°05'57"
C32	55.00'	173.17'	110.00'	N 44°55'05" W	180°24'42"
C33	30.00'	23.61'	23.01'	N 22°44'03" E	45°05'57"
C34	30.00'	47.23'	42.50'	N 44°55'05" W	90°12'18"

LINE	BEARING	DISTANCE
L1	N 89°56'58" E	60.21'
L2	N 89°58'12" E	60.20'
L3	N 89°58'18" E	60.22'
L4	N 89°58'06" E	60.20'
L5	N 89°58'06" E	60.22'
L6	N 89°44'16" E	60.49'
L7	N 89°58'06" E	60.22'

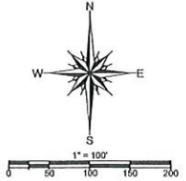
PRELIMINARY PLAT FOR
REVIEW PURPOSES ONLY

PRELIMINARY PLAT
TOTAL LOTS: 47 RESIDENTIAL
LOTS 1-23, BLOCK A,
LOTS 1-24, BLOCK B
METZ/VIEW ADDITION

BEING 59.97 ACRES, 3.16 ACRES R.O.W. DEDICATION, IN THE WILLIAM MASON SURVEY, ABSTRACT NUMBER 801, DENTON COUNTY, TEXAS, IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF SANGER, DENTON COUNTY, TEXAS

LEGEND

POB = POINT OF BEGINNING
SIR = IRON ROD SET
FIR = IRON ROD FOUND
R.O.W. = RIGHT OF WAY
P.U.E. = PUBLIC UTILITY EASEMENT
B.W.S.C.E. = BOLIVAR WATER SUPPLY CORPORATION EASEMENT
C = CENTERLINE OF ROAD



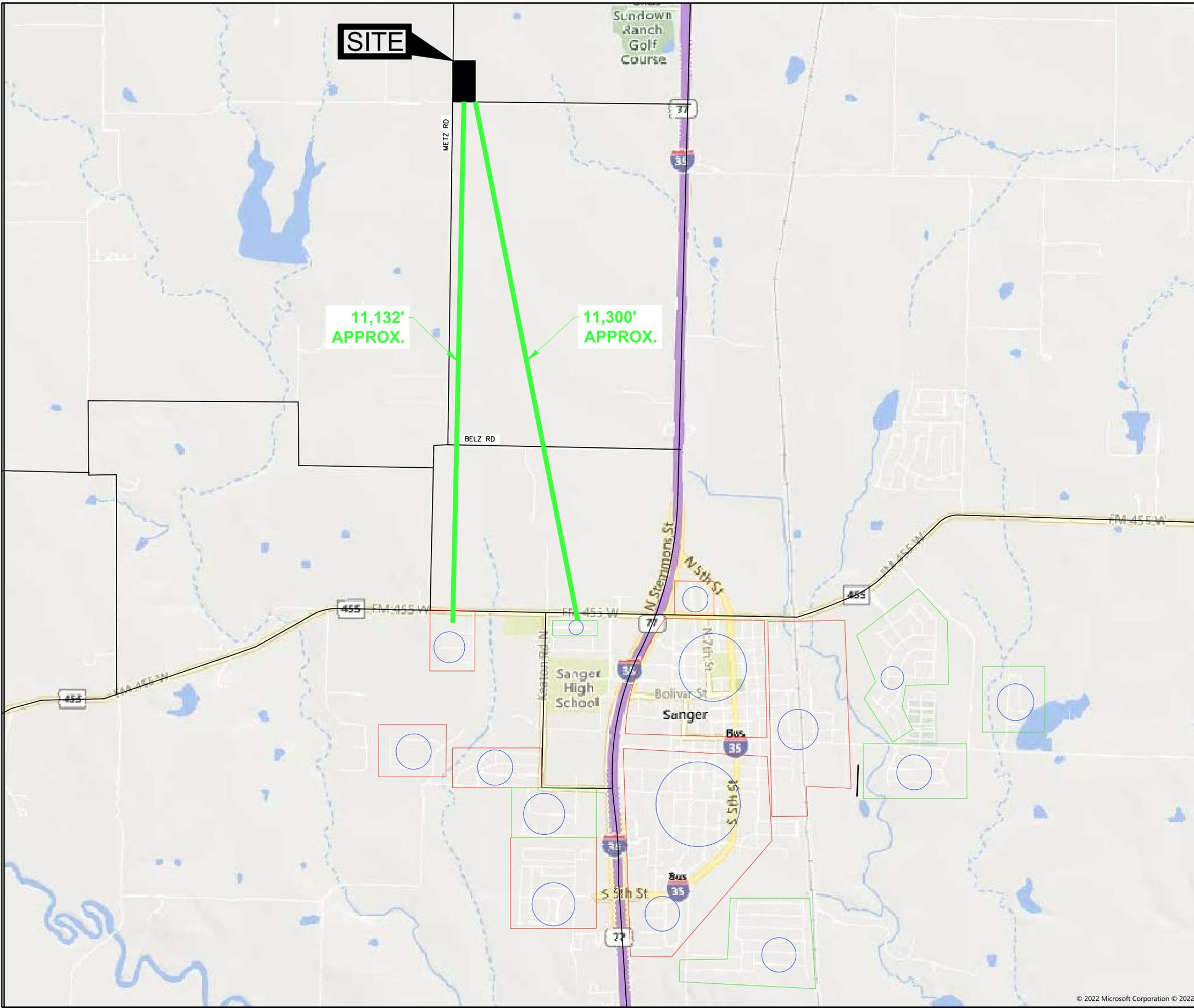
SURVEYOR:
KAZ SURVEYING, INC.
1720 WESTMINSTER STREET
DENTON, TEXAS 76205
PHONE: (940) 382-3446
TBPLS FIRM #10002100

OWNER:
EDWARD F. WOLSKI
13424 CASHMILL RD
SANGER, TEXAS 76266
PHONE: (940) 300-0002

ENGINEER:
ALLISON ENGINEERING GROUP
2415 N. ELM STREET
DENTON, TEXAS 76201
PHONE: (940) 380-9453
TBPE FIRM #F-7998

KAZ SURVEYING
1720 WESTMINSTER
DENTON, TX 76205
(940) 382-3446
JOB NUMBER: 210782-02
DRAWN BY: M.L.B.
DATE: 11-11-2021
R.P.L.S.
KENNETH A. ZOLLINGER

SITE



LEGEND

- NO SIDEWALK
- SIDEWALK
- STREET LIGHTS

**SIDEWALK/ STREET SIGN VICINITY MAP
METZ /VIEW RD**



2415 N. ELM STREET
DENTON, TEXAS 76201
Phone (940) 380-9453
FAX (940) 380-9431
info@ae-grp.com

Texas Board of
Professional Engineers
Registration Number: F-7898

AEG PROJECT IRE2101

Sec. 10.105 General Plat Requirements

All requirements pertaining to lot size, yard size, dwelling size, lot coverage, height, parking, loading and screening contained in the current zoning ordinance of the city shall be adhered to for development under this article.

(1) Streets.

(A) The arrangement, character, extent, width, grade and location of all proposed streets shall conform to the general plan of the community, and their relationship shall be considered to that of the existing and planned streets, to topographical conditions, to public convenience and safety, and in their appropriate relation to the proposed uses of the land to be served by such streets.

(B) The reservation in private ownership of strips of land, at the end of offered or existing streets intended solely or primarily for the purpose of controlling access to property not included in the subdivision shall be prohibited.

(C) Where such is not shown in the general plan for the community, the arrangement of streets in a subdivision shall:

(i) Provide for the continuation or appropriate projection of existing principal streets in surrounding areas;

(ii) Conform to a plan for the neighborhood approved or adopted by the city to meet a situation where topographical or other conditions make continuation of or conformance to an existing street impracticable; and

(iii) Be planned so that they shall intersect, as nearly as possible, at right angles.

(D) Residential streets shall be aligned so that their use by through traffic is discouraged.

(E) In phased developments, streets which are continuous through more than a single phase shall be provided with temporary turnarounds (at the point of temporary termination) until the street is fully constructed per the original approved plan.

(F) Developers shall be required to coordinate all planning and engineering work with all adjacent property owners/developers.

(G) Street jogs with centerline offsets of less than one hundred twenty-five feet (125') shall be avoided.

(H) The street minimum right-of-way widths and centerline radius shall be in accordance with the city's thoroughfare plan and shall conform to the following:

Code	Type of Street	Minimum Right-of-Way Width	Minimum Centerline Radii	Intersection
FW	Freeway	200 feet	Varies	varies
P4U	Principal arterial four lane undivided	100 feet	150'	1,000 feet
P3U	Principal arterial three lane undivided	75 feet	85'	1,000 feet
M4U	Minor arterial four lane undivided	80 feet	90'	1,000 feet
C2U	Collector two lane undivided	60 feet	75'	500 feet
R2U	Residential/local two lane undivided	50 feet	70'	250 feet
REU	Residential/estate two lane undivided	60 feet	75'	250 feet

(I) Streets shall be classified according to the following:

- (i) Arterial (Principal, Minor): The main function of arterial is to carry traffic from one urban area to another. The thoroughfare system serves the major activity centers of urbanized areas. An arterial is used for longer urban trips and carries a high portion of the total traffic with a minimum of mileage.
- (ii) Collector: Carries traffic from local streets to arterial. Also, may serve local facilities such as schools and churches. Uses served would include medium and high density residential, limited commercial facilities, elementary schools, some small offices and as direct access within industrial parks. Collector streets also carry heavy traffic to major commercial and industrial facilities from thoroughfare. Uses would include office parks, industrial parks, and community level commercial facilities.
- (iii) Residential/Local: Carries traffic from residential and commercial areas to collector streets and interconnects individual sites. Local streets carry light traffic volumes and trips are of a short duration.
- (iv) Residential/Estate: Carries traffic from rural residential areas to collector streets and interconnects individual sites. Local streets carry light traffic volumes and trips are of a short duration. This type of street section can only be utilized in residential subdivisions of lots at least 1-1/2 acres in size.
- (J) Street widths proposed for industrial subdivisions or commercial developments shall be not less than that required for a collector.
- (K) Half streets shall be prohibited, except where there is no alternative for reasonable development of the subdivision in conformance with the other requirements of these regulations and where the city finds it will be practicable to require the dedication of the other half when the adjoining property is subdivided. Wherever a half street has already been provided adjacent to an area to be subdivided, the other remaining portion of the street shall be platted within such subdivision. Where part of a residential or collector street is being dedicated along a common property line, the first dedication shall be one-half (1/2) of the proposed street right-of-way plus five feet (5') unless a construction easement on the adjoining parcel has been obtained, and the developer shall construct the half street or place in escrow cash for the estimated half-paving cost as determined by the city council.
- (L) Cul-de-sacs in residential additions shall not be longer than six hundred feet (600') from the nearest intersection, except under unusual conditions with the approval of the city council, and there shall be provided at the closed-end a turnaround having a minimum outside roadway diameter of eighty-one feet (81'). In industrial areas, cul-de-sacs shall not exceed one thousand feet (1,000') from the nearest intersecting street, and there shall be provided at the closed-end a turnaround having a minimum outside roadway diameter of one hundred feet (100') and a minimum street property line diameter of one hundred feet (100'). Alternate turnaround designs in residential tract developments which provide adequate turnaround area may be considered or approved by the city.
- (M) All streets shall be paved, and paving shall conform to the requirements of [section 10.106](#), improvements, of these regulations.
- (N) Street grades shall be established regarding topography, proposed land-use and the facilities in the area surrounding the land to be subdivided. Minimum grades shall be five-tenths percent (0.50%) on concrete streets and five-tenths percent (0.50%) on all other types of street paving. Cross (transverse) slopes between pavement and the right-of-way shall not be less than 100:1 or steeper than 3:1. Where necessary, additional right-of-way or slope easement shall be provided to meet this requirement.
- (O) Street name markers shall be installed in accordance with the prescribed type currently in use by the city or an approved equal, as approved by the city manager. Street markers and erections will be at the expense of the subdivider.
- (P) The materials for all traffic-control and regulatory signs shall be furnished by the subdivider and installed by the city for all intersections within or abutting the subdivision. Such signs shall be in strict compliance with the regulations of the Federal Highway Administration and according to the requirements of the Manual on Uniform Traffic-Control Devices, latest edition. No signs will be placed in undeveloped portions of the subdivision.
- (Q) The subdivider shall comply with the guidelines and criteria for driveways, including the design requirements, grades, spacing, and access standards as provided by the city's thoroughfare plan.
- (R) If a proposed development is projected to generate a lesser traffic volume than would normally require roadways as specified in the master thoroughfare plan, the developer may install a "minimum acceptable alternative" approved by the city. The full right-of-way and pavement thickness are

unchanged. Only the outside two (2) lanes would be paved in this situation. The city must approve the use of this option.

(2) Alleys.

(A) Alleys are not required, except where the city has determined that one is necessary for adequate service access, such as off-street loading, unloading and parking consistent with and adequate for the uses proposed.

(B) All alleys shall be paved with reinforced concrete, and the paving shall conform to [section 10.106](#), improvements, of these regulations.

(C) All alleys must be privately maintained by the homeowners' association or other entity.

(D) The minimum width of any alley shall be twenty feet (20') in industrial and commercial areas and fifteen feet (15') in residential areas.

(E) Alley intersections, sudden changes in alignment, and dead-end alleys shall be avoided.

(F) Residential driveway and alley pavement cuts must be approved by the city engineer onto loop and major thoroughfares. Alleys on frontage roads shall be provided along side and rear lot lines which front on loop and major thoroughfares for rear entrance.

(3) Gated Community/Private Streets.

(A) Private streets in gated communities shall conform to the same standards regulating the design and construction of public streets. A gated community will only be permitted in a planned development (PD) zoning district.

(B) Any gate installation must conform to the following provisions:

(i) All gate installations must be approved by the city prior to installation. The installation must be completed and tested prior to the city's acceptance of the subdivision.

(ii) Gate design may incorporate one or two gate sections to meet the required minimum gate width of twenty-four feet (2'). If the entrance will incorporate a median, guard shack or similar structure that necessitates a divided gate arrangement, the gate widths may be reduced if approved by the city, but in no case shall any single gate or street pavement have a clear opening of less than twenty (20) feet.

(iii) Approach and departure areas on both sides of a gated entrance must provide adequate setbacks and proper alignment to allow free and unimpeded passage of emergency vehicles through the entrance area. All entry gates must be setback a minimum of 100 ft from any adjacent public street right-of-way to allow for vehicle stacking out of the public travel lanes. Any exception must be approved by the city.

(iv) Automatic gate installations must conform to the design and performance guidelines established by the fire chief and directors of transportation and public works.

(v) All components of the gate system must be maintained in an approved operating condition, with all components serviced and maintained on a regular basis as needed to insure proper gate operation. A proper power supply shall be maintained to all electrical and electronic components at all times.

(vi) Each security gate regulated under this section will be subject to a performance test as determined by either the fire chief or public works or a designated city official. Upon failure of a performance test, the security gate system shall be disabled and maintained in the open position until repaired and shall not be placed back in service until tested and authorized by the city.

(vii) All streets, gates and other fire protection features, signage, and equipment are subject to periodic inspection by the city and must be repaired immediately if found to be in condition of disrepair. The city shall have the right to enter the subdivision and disable, open, or remove any gate, device, or other feature that impedes or controls vehicle access at the sole expense of the homeowner's association. Emergency repairs shall be assessed against the homeowner's association.

(viii) The person or corporation in control of the property is responsible for, and liable for any violations of this section. This includes, but is not limited to, the developer, property owner, the homeowner's association and its officers, if applicable, or other who may own or exercise control over the property.

(C) Property Associations Required. Subdivisions developed with private streets or alleys must have a

mandatory property owners association which includes all property served by private streets or alleys. The association shall own and be responsible for the maintenance of private streets, parks and other homeowner association appurtenances. The association documents shall be reviewed by the city attorney and subject to approval by the city to ensure that they conform to this and other applicable city ordinances and concerns. The documents shall be filed of record prior to the approval of the final plat. Lot deeds may not be dissolved without the prior written consent of the city. No portion of the association documents pertaining to the maintenance of the private streets and alleys and assessments therefore [therefor] may be amended without the written consent of the city.

(D) Private Street Lot. Private streets and alleys must be constructed within a separate lot owned by the property owners' association. This lot must conform to the city's standards for public street and alley right-of-way. An easement covering the street lot shall be granted to the city providing unrestricted use of the property for utilities and storm drainage systems and the maintenance of same. This right shall extend to all utility providers including telecable companies, operating within the city. The easement shall also provide the city or its contractors with the right of access for any purpose related to the exercise of a governmental service or function, including but not limited to fire and police protection, inspection and code enforcement, trash collection or utility maintenance. The easement shall permit the city to remove any vehicle or obstacle within the street lot that impairs emergency access.

(E) Construction and Maintenance Cost. The city shall not pay for any portion of the cost of construction or maintaining a private street. The homeowners' association shall maintain an escrow account as approved by the city for all road maintenance.

(F) Reserved.

(G) City Utilities. Water, sewer and drainage facilities placed within the private street and alley lot shall be installed to city standards and dedicated to the city as part of the approval of the final plat. All city regulations relating to infrastructure, financing, developer cost participation and capital cost recovery shall apply to developments with private streets except for those applying to internal street construction.

(i) Street lights and signs shall be installed and maintained by the homeowners' association subject to approval by the city.

(ii) The property association documents shall give the city the right, after giving written notice to perform maintenance upon streets and alleys to protect health, safety and welfare of the residents and to place a lien upon the lots within the association to recover the cost of such maintenance.

(H) Plans and Inspections. Developments proposed with private streets must submit to the city the same plans and engineering information required to construct public streets and utilities. Requirements pertaining to inspection and approval of improvements prior to issuance of building permits shall apply. Inspection fees charged for these services shall also apply. The city may periodically inspect private streets and require repairs necessary to ensure emergency access.

(I) Waiver of Services. The subdivision final plat, property deeds and property owners' association documents shall note that certain city services shall not be provided on private streets. Among the services which will not be provided are: routine police patrols, street lighting, enforcement of traffic and parking ordinances and preparation of accident reports. All private traffic regulatory signs shall conform to the Texas Manual of Uniform Traffic-Control Devices. Depending on the characteristics of the proposed development other services may not be provided.

(J) Petition to Convert to Public Streets. The property association documents shall allow the association to request [that] the city accept private streets and alleys and the associated property as public streets and right-of-way upon written notice to all association members and the favorable vote of 75% of the membership. However, in no event shall the city be obligated to accept said streets and alleys as public. Should the city elect to accept the streets and alleys as public, the city may inspect the private streets and assess the lot owners for the expense of needed repairs concurrent with the city's acceptance of the street and alleys.

The city will be the sole judge of whether repairs are needed. The city may also require, at the association's expense, the removal of guard houses, access control devices, landscaping or other aesthetic amenities located within the street lot. The association document shall provide for the city's right to such assessment. Those portions of the association documents pertaining to the subject matter contained in this paragraph shall not be amended without the written consent of the city.

(K) Hold Harmless. On the subdivision final plat shall be language whereby the property owners association, as owner of the private streets and appurtenances, agrees to release, indemnify, defend and hold harmless the city, any governmental entity and public utility for damages to the private street occasioned by the reasonable use of the private street by the city, governmental entity or public utility, for damages and injury (including death) arising from the condition of said private street; for damages and injury (including death) arising out of the use by the city, governmental entity or public utility of any restricted access gate or entrance; and for damages and injury (including death) arising out of any use of the subdivision by the city, governmental entity or public utility. Further, such language shall provide that all the owners of all lots shall release the city, governmental entities and public utilities for such damages and injuries. The indemnifications contained in this paragraph apply regardless of whether such damages and injury (including death) are caused by the negligent act or omission of the city, governmental entity or public utility, or their representative officers, employees or agents.

(L) Sidewalks and Bikeways.

(i) Sidewalks. Sidewalks shall be constructed in accordance with city standards for all lots adjoining dedicated streets, along major thoroughfares where lots do not adjoin the street or in other areas as required by the city. Sidewalk construction may be delayed until development of lots, but in locations not adjacent to lots and across bridges and culverts, the sidewalk shall be constructed with the other improvements to the subdivision or addition. Exceptions to this section must be approved by the city.

(ii) Pedestrian Accesses. The city may require, in order to facilitate Pedestrian access from the streets to schools, parks, playgrounds, or other nearby streets, perpetual unobstructed easements at least fifteen (15) feet in width. Easements will be indicated on the plat.

(iii) Bikeways. Hike and bike sidewalks, designed and located according to city standards, shall be constructed along streets designated for hike and bike trails. Such sidewalks shall be built by the owner at the time of site development.

(M) Drainage and Storm Sewers.

(i) General Requirements. All plats shall conform to the city's standards for drainage facilities.

(ii) Design of Facilities. Design of storm sewer systems shall be in accordance with city standards. Materials and construction shall conform to the standard specifications.

(N) Secondary Access. All gated subdivisions shall provide a secondary access point accessible by means approved by the city and the fire marshal for emergency services unless specifically exempted by the city.

(O) Federal Requirements. The post office requires 7-day access for mail delivery. If a security gate or fencing is used, a key keeper box with retractable key reel that will accommodate a post office arrow lock and/or the device (mechanical/electronic) needed to gain access into complex, must be installed next to the door or gate that the carrier uses to enter the complex. (Systems that use a key board to punch in codes, in most cases, will accept a post office arrow lock in the control panel).

Note: Carriers must not carry keys, written codes, electronic openers or badges for entrance into buildings or complex.

(4) Lots.

(A) Lot Size: The size or area of the lot shall be measured in square feet and shall conform to the zoning requirements for the area.

(B) Corner Lots: Corner lots with a width of less than seventy-five feet (75') are to be at least five feet (5') wider than the average of interior lots in the block. Corner lots with a width of less than eighty-five feet (85') adjacent to a thoroughfare are to be at least fifteen feet (15') wider than the average of interior lots in the block.

(C) Lot Shape: Lots should be rectangular where practicable. Sharp angles between lot lines should be avoided. The ratio of depth to width should not ordinarily exceed two and one-half to one (2-1/2:1).

(D) Lot Facing:

(i) Each lot shall be provided with adequate access to an existing or proposed street by frontage on such street. Residential lots shall front on residential class streets;

(ii) Double frontage lots are prohibited except where the lot has rear frontage on thoroughfares; and

(iii) Wherever feasible, each lot should face the front of a similar lot across the street. In general, an arrangement placing facing lots at right angles to each other should be avoided.

(E) Lot Lines: Radial to street frontage, and the following note may be used on the plat in lieu of bearings: "All side lot lines are perpendicular or radial to street frontage unless otherwise noted."

(F) Lot Numbering: All lots are to be numbered consecutively within each block. Lot numbering may be cumulative throughout the subdivision if the numbering continues from block to block in a uniform manner that has been approved on an overall preliminary plat.

(G) Lot Grading: Finished grade for the building site will be not less than six inches (6") above the top of the curb grade or alley pavement or two feet (2') above the adjacent base flood elevation as defined by the Federal Emergency Management Agency, whichever is greater. In any case, the property line grades adjacent to the street should not be below the top of curb grade.

(H) Exceptions: Plats involving cluster developments or zero-lot lines shall be reviewed by the city on a case-by-case basis.

(5) Easements.

(A) Use: Where necessary to provide access for the purposes of maintenance, construction or other service, easements shall be provided for poles, wires, conduits, storm sewers, sanitary sewers, water lines, open drainage, floodplains, gas lines or other utilities. Such easements may be required across parts of lots, including rear and side lot lines, where alleys are not provided.

(B) Size: Where possible, easements shall be provided fully located upon one (1) lot and shall be not less than fifteen feet (15') in width. Where such is not feasible, easements shall be not less than seven and one-half feet (7-1/2') on each side of the lot line.

Where overhead utility service on poles is allowed, an additional easement of five feet (5') on each side shall be provided. The full width of easements shall not be less than twenty-five feet (25').

Where a subdivision is bounded by a watercourse, drainage way, channel or stream, there shall be provided a stormwater easement or drainage right-of-way conforming substantially to the lines of such watercourse, or of such width to provide for any future anticipated construction, plus a minimum to ten feet (10') on each side.

(C) Where Required by the City, Emergency Access Easements shall have: (i) a clear, unobstructed width of twenty-four feet (24'); (ii) an all-weather surface constructed and maintained by the owner; (iii) a connection at each end to a dedicated public street or have a turnaround of suitable size at the dead-end; and (iv) appropriate turning space at inside corners to permit free movement of fire trucks. An emergency access easement may be used as a driveway to gain access to parking or loading spaces but shall not be used for parking. The limits of the easement shall be marked by the city, and the marking shall be maintained by the city.

(6) Blocks.

(A) The lengths, widths and shapes of blocks shall be determined with regard to the following items:

(i) Provision of adequate building sites suitable to the special needs of the type of use proposed;

(ii) Zoning requirements as to lot sizes and dimensions;

(iii) Needs for convenient access, circulation, control and safety of traffic; and

(iv) Limitations of topography.

(B) Where no existing subdivision controls, the blocks shall not exceed one thousand feet (1,000') in length nor be less than five hundred feet (500') in length, except in certain instances where topographical features warrant special consideration. These limits shall be exceeded only upon specific approval by the city. Blocks longer than six hundred feet (600') shall be avoided in business districts.

(C) Blocks are to be numbered or lettered consecutively within the overall plat and/or section of an overall plat, as recorded.

(7) HUD-Code Manufactured Home Park.

(A) Location.

(i) Mobile homes/mobile home parks are prohibited within the city limits.

- (ii) HUD-code manufactured homes may only be located in the appropriate zoning districts as permitted in [chapter 14](#) of this code.
- (B) Platting. HUD-code manufactured home parks are governed by the same requirements for all other subdivisions. Both preliminary and final plats will be required, and both will be subject to the specifications of [sections 10.104\(c\)](#) and [10.104\(d\)](#) of this article.
- (C) Streets. Each HUD-code manufactured home park must abut a public street and provide access there from. Each lot/unit may only be accessed from a private interior street. Minimum pavement widths of interior streets shall be twenty feet (20') to allow for emergency vehicle and trash removal access and shall have a nine-foot (9') parking lane on one side of the street, and a marked fire lane. All streets must be maintained by the park owner.
- (D) Screening. Each HUD-code manufactured home park must include a landscaping/screening plan to buffer the park from adjoining land uses. (This plan must receive approval from the city engineer.) A landscaped strip of not less than ten feet (10') in width shall be established and maintained within the park's property along the exterior boundaries. Fencing and other materials must also be used as approved by the city engineer.
- (E) Utilities. A master water meter and backflow prevention device shall be installed at the connection to the public water main. The water and sewer lines in each HUD-code manufactured home park must remain private and will be maintained by the park owner. The park owner is responsible for the entire water and sewer usage fees and individual lots will not be billed by the city.
- (F) Prohibited Use. No HUD-code manufactured home for the purpose of residential living shall be located outside an approved HUD-code manufactured home park. HUD-code manufactured homes in approved parks must be used for no other purpose than residential and will be allowed only as a temporary residence during home construction, as a construction/security office, or as a temporary business site if the permanent building is being rebuilt/rehabilitated. These temporary uses must not exceed one (1) year. Extensions may be granted by the city upon proof of extreme hardship. These regulations shall not apply to manufactured housing.
- (G) Additional Requirements. All other sections of this document shall apply as appropriate to HUD-code manufactured home parks. The city council may also impose additional conditions, requirements or limitations concerning the design, development and/or operation of said park as it deems necessary for the protection and general welfare of adjacent properties and the public interest.
- (H) Filing Fees. Refer to [section 10.107](#), filing fees and charges, of this article.
- (8) Survey Monuments and Lot Markers.
- (A) Permanent Survey Reference Monuments. A concrete monument, six inches (6") in diameter and twenty-four inches (24") long, shall be placed on all boundary corners, block corners, curve points and angle points. A copper pin one-fourth inch (1/4") in diameter embedded at least three inches (3") in the monument shall be placed at the exact intersection point on the monument. The monuments shall be set at such an elevation that will not be disturbed during construction, and the top of the monument shall be not less than twelve inches (12") below the finished grade of the development.
- (B) Lot Markers. Lot markers shall be one-half inch (1/2") reinforcing bar, eighteen inches (18") long, or approved equal, and shall be placed at all lot corners flush with the ground, or below ground, if necessary, in order to avoid being disturbed.
- (C) Schedule for Placement. At the developer's option, permanent monuments and lot markers may be placed before or following construction of on-site improvements. If installed prior to construction, the final plat of the subdivision will be filed for record as set forth in [section 10.104](#) of these regulations. If installed following construction of improvements, the plat will be held for filing until, and the certificates of occupancy will be issued when the monuments and markers are set (see [section 10.106\(m\)](#) surveyor's certificate).

AGENDA MEETING DATE: May 2, 2022

TO: John Noblitt, City Manager

FROM: Ramie Hammonds, Development Service Director

ITEM/CAPTION:

PROFESSIONAL SERVICES REIMBURSEMENT AGREEMENT WITH SANGER TEXAS LAND INVESTMENTS, LLC

Consider a Professional Services Reimbursement Agreement with Sanger Texas Land Investments, LLC, and authorize the Mayor to execute said agreement. (Hammonds)

AGENDA TYPE: Regular

ACTION REQUESTED: Approval

BACKGROUND:

- Sanger Texas Land Investments, LLC is proposing the creation of a Public Improvement District (PID) for approximately 1000 acres owned or under contract by Sanger Texas Land Investments, LLC.
 - This property is generally located between McReynolds Road and Railroad Avenue.
 - It will be a mixed use development including residential, multifamily, and commercial elements.
 - The agreement would allow for the reimbursement of funds expended by the City in review of the potential PID.
-

LEGAL/BOARD COMMISSION RECOMMENDATIONS/CITIZEN NOTICE FEEDBACK:

The agreement has been reviewed by Legal Counsel.

FINANCIAL SUMMARY - FUNDING/FISCAL IMPACT:

N/A

FUNDS:

N/A

STAFF RECOMMENDATION/ACTION DESIRED:

Staff recommends APPROVAL.

ATTACHMENTS:

Description	Upload Date	Type
Professional Service Agreement	4/25/2022	Cover Memo

PROFESSIONAL SERVICES REIMBURSEMENT AGREEMENT

This Professional Services Reimbursement Agreement (this "Agreement"), effective as of the ____ day of _____, 20__, (the "Effective Date"), is made and entered into by and between The **CITY OF SANGER, TEXAS (the "City")** and **Sanger Texas Land Investments, LLC**, a Texas limited liability company ("Developer"), herein collectively referred to as ("Party" or "Parties").

WHEREAS, the Developer owns or has under contract approximately 1000 (one thousand) acres of land (the "Developer Tract") in the City that the Developer desires to develop, further described in Exhibit B hereto; and

WHEREAS, the Parties have determined that the financing of a portion of the costs of the Public Improvements necessary for the development of the Property, can be achieved by means of Chapter 372, Texas Local Government Code, as amended, entitled the Public Improvement District Assessment Act ("PID Act"); and

WHEREAS, the Developer desires to develop the Property and will cause a petition to be filed with the City for a Public Improvement Districts ("PID") under the PID Act; and

WHEREAS, the Parties hereto recognize that the City will continue to incur reasonable and necessary expenses through the entire PID review process until final completion of the development ("City Expenses") including but not limited to: professional services, legal publications, notices, reproduction of materials, public hearing expenses, recording of documents, engineering fees, attorney fees, and special consultant fees; and

WHEREAS, the Developer hereby agrees to pay for reasonable and necessary professional services provided by the consultants listed on Exhibit A and by additional consultants approved in writing by the Developer (collectively, the "City Consultants").

NOW, THEREFORE, in consideration of the mutual benefits and promises contained herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Payment for Professional Services. The Developer shall deposit with the City \$50,000.00 (the "Initial Deposit") for payment of City Expenses necessary to conduct the review and creation of the PID request within fifteen (15) days of Effective Date:

- (a) City agrees to hold all Developer's contributions in a separate fund maintained by the City which may only be used for reasonable and necessary City Expenses related to the PID.
- (b) The City will pay City Expenses out of the amount deposited with the City and keep accounting of all charges for City Expenses incurred for the PID and any unused contributions shall be returned to the Developer within five

(5) business days of the City's payment of the final invoice.

- (c) The City will submit copies of all monthly invoices to the Developer showing amounts paid for reasonable and necessary City Expenses for any City Consultant fees. If the Developer objects to any portion of an invoice, the City staff, the Developer, and the City Consultant shall attempt to resolve the dispute within a reasonable period of time; however, if the dispute cannot be timely resolved, the payment of the disputed amounts shall be resolved by the City Council of the City.
- (d) After any monthly City Consultant fees have been paid for reasonable and necessary City Expenses, the City Consultants shall not be paid for the same City Expenses through any additional invoices or through PID bond proceeds.
- (e) Notwithstanding anything to the contrary, City Expenses invoiced and due within thirty (30) days prior to the closing of PID bonds may be paid to City Consultants, at Developer's option, through PID bond proceeds upon the closing of PID bonds.
- (f) The Developer may be reimbursed for City Consultant fees paid in accordance with this Agreement and the PID Act.
- (g) Developer agrees that in the event the Initial Deposit for City Expenses balance falls below \$5,000.00 and upon notice from the City, then Developer shall remit an additional amount of not less than \$10,000.00 within ten (10) business days of receipt of such notice.
- (h) In the event the balance for City Expenses is exhausted, upon notice, Developer shall pay the balance owed in full within ten (10) days in addition to the remittance of the additional funds as provided above.
- (i) In the instance that deposits of additional funds are not timely made, the City has no obligation to incur any additional City Expenses in connection with the PID.

2. No Obligation to Establish PID. The Developer acknowledges that the City has no obligation to establish the PID or to issue any bonds or other indebtedness with respect thereto, and nothing contained within this Agreement shall create any such obligation. The Developer's obligation to pay the City Expenses shall exist and continue independent of whether the PID or bonds or other indebtedness are approved. This Agreement shall confer no vested rights or development rights on the Property or to the Developer. Further, this Agreement shall provide no assurances, promises, or covenants to approve any development in the Property.

3. Termination. This Agreement shall terminate upon the closing of the PID bonds

for all phases of the development on the Property.

4. Entire Agreement. This Agreement contains the entire agreement between the Parties with respect to the transactions contemplated herein.

5. Amendment. This Agreement may only be amended, altered or revoked by written instrument executed by the Parties.

6. Successors and Assigns. Neither City nor Developer may assign or transfer their interest in the Agreement without prior written consent of the other Party.

7. Notice. Any notice and/or statement required and permitted to be delivered shall be deemed delivered by depositing same in the United States Mail, Certified, with Return Receipt Requested, postage prepaid, addressed to the appropriate party at the following addresses, or at such other addresses provided by the parties in writing:

To the City: Attn: John Noblitt, City Manager
 City of Sanger, Texas
 502 Elm Street
 Sanger, TX 76266

With a copy to: Attn: City Attorney
 Attn: City Financial Advisor
 Attn: City Bond Counsel

To the Developer: Attn: Sanger Texas Land Investments, LLC,
 a Texas limited liability company

With a copy to: Attn: Robert Miklos
 Miklos Cinclair, PLLC
 1800 Valley View Lane, Suite 360
 Farmers Branch, Texas 75234

8. Interpretation. Regardless of the actual drafter of this Agreement, this Agreement shall, in the event of any dispute over its meaning or application, be interpreted fairly and reasonably and neither more strongly for or against either party.

9. Applicable Law. This Agreement is made and shall be construed in accordance with the laws of the State of Texas and venue shall lie in Denton County, Texas.

10. Severability. In the event any portion or provision of this Agreement is illegal, invalid, or unenforceable under present or future law, then and in that event, it is the intention of the parties hereto that the remainder of this Agreement shall not be affected thereby, and it is also the intention of the parties to this Agreement that in lieu of each clause or provision that is found to be illegal, invalid or unenforceable, a provision be added to this Agreement which is legal, valid and enforceable and is as similar in terms as possible to the provision found to be illegal, invalid or unenforceable.

11. Counterparts. This Agreement may be executed in multiple counterparts, each of which shall be considered an original, but all of which shall constitute one instrument.

CITY OF SANGER, TEXAS

By _____
_____, Mayor

Date: _____

DEVELOPER

Sanger Texas Land Investments, LLC
A Texas limited liability company

By: 
Its Managing Member

Date: 04/21/2022

EXHIBIT A

CITY CONSULTANTS

Government Capital Securities Corporation, Financial Advisor

Orrick Herington & Sutcliff, LLP, Bond Counsel

P3Works, LLC, PID Consultant

Halff Associates, Inc, Engineering Services

Julie Fort, Messer, Fort, & McDonald, Attorney

EXHIBIT B
Developer Metes and Bounds

FIELD NOTE DESCRIPTION

Being a 500.263 acre tract of land situated in the F. Jamie Survey, Abstract No. 664, the J. Chesson Survey, Abstract No. 259 and the W. Gillespie Survey, Abstract No. 1465, Denton County, Texas, and being the remainder portion of a called 518.48 acre tract of land as described in deed to James Degan as recorded in Volume 410, Page 530 of the Deed Records of Denton County, Texas, said 500.263 acre tract being more particularly described as follows:

BEGINNING at an iron rod set in McReynolds Road (also known as Sanger Pilot Point Road) and being the northernmost northwest corner of the herein described tract, said iron rod also being the northeast corner of a tract of land as described in deed to Joe R. Falls as recorded in Volume 591, Page 50 of said Deed Records;

THENCE South 89 degrees 14 minutes 01 seconds East, along said McReynolds Road, a distance of 2037.88 feet to a iron rod set for the northernmost corner of a Boundary Line Agreement between James Degan and John Porter and wife, Margaret Porter as recorded in Volume 1009, Page 622 of said Deed Records;

THENCE along said Boundary Line Agreement the following calls:

South 00 degrees 44 minutes 55 seconds West, a distance of 890.73 feet to a fence corner post;

South 00 degrees 56 minutes 55 seconds West, a distance of 764.69 feet to an iron rod set;

South 00 degrees 38 minutes 08 seconds West, a distance of 725.65 feet to a fence corner post;

South 00 degrees 06 minutes 36 seconds East, a distance of 425.84 feet to an iron rod set;

South 00 degrees 21 minutes 32 seconds East, a distance of 1023.71 feet to a fence corner post;

South 00 degrees 32 minutes 38 minutes East, a distance of 124.52 feet to a fence corner post;

South 00 degrees 12 minutes 34 seconds East, a distance of 583.74 feet to an iron rod set;

South 00 degrees 14 minutes 36 seconds East, a distance of 1375.84 feet to an iron rod set;

South 00 degrees 24 minutes 53 seconds East, a distance of 1607.00 feet to an iron rod found;

South 00 degrees 14 minutes 13 seconds East, a distance of 851.30 feet to an iron rod set;

South 01 degrees 55 minutes 05 seconds East, a distance of 303.24 feet to a nail found for the southern most corner of said Boundary Line Agreement, same being in the north line of Tract 1 as described in deed to Rainbow Valley Agricultural Cooperative as recorded in Volume 2771, Page 416 of the Real Property Records of Denton County, Texas;

THENCE South 88 degrees 31 minutes 10 seconds West, along the north line of said to Rainbow Valley Agricultural Cooperative tract, a distance of 613.31 feet to a fence corner post for the northwest corner of said Rainbow Valley Agricultural Cooperative tract, same being the northeast corner of a tract of land as described in deed to Tim Beatty as recorded under County Clerk's file number 94-R0054018 of said Real Property Records;

THENCE South 89 degrees 32 minutes 32 seconds West, along the north line of said Beatty tract, a distance of 835.47 feet to a fence corner post for the southeast corner of a tract of land as described in deed to Sybil W. Taylor, June W. Hines and Jane Woffard tract as recorded in Volume 2144, Page 779 of said Real Property Records;

THENCE North 00 degrees 01 minutes 02 seconds West, along the east line of said Taylor tract, a distance of 2649.19 feet to a fence corner post for the northeast corner of said Taylor tract;

THENCE South 89 degrees 56 minutes 44 seconds West, along the north line of said Taylor tract, a distance of 2632.72 feet to a fence corner post for the southeast corner of a tract of land as described in deed to Green Tree farm, L.C. as recorded under County Clerk's file number 94-R0015271 of said Real Property Records;

THENCE North 00 degrees 20 minutes 21 seconds East, along the east line of said Green Tree Farm tract, a distance of 2836.31 feet to a fence corner post for the northeast corner of said Green Tree farm tract, same being in the south line of a tract of land as described in deed to Joe R. Falls as recorded in Volume 591, Page 54 of said Deed Records;

THENCE South 88 degrees 10 minutes 33 seconds East, along the south line of said Falls tract (Volume 591, Page 54), a distance of 1961.55 feet to a fence corner post for the southeast corner of said Falls tract (Volume 591, Page 54);

THENCE North 01 degrees 00 minutes 00 seconds East, along the east line of said Falls tract, passing a 2 inch iron pipe found at a distance of 2460.97 feet for the easternmost northeast corner of said Falls Tract (Volume 591, page 54), same being the southeast corner of said Falls tract (Volume 591, Page 50), in all a total distance of 3305.56 feet to the POINT OF BEGINNING and containing 500.263 acres or 21,791,477 square feet of land more or less and being subject to any and all easements that may affect.

434.213 ACRES
RECTOR ROAD

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE W.G. HUDSON SURVEY, ABSTRACT NUMBER 562, THE W. CRAWFORD SURVEY, ABSTRACT NUMBER 280, AND THE S. WILLIAMS SURVEY, ABSTRACT NUMBER 1281, DENTON COUNTY, TEXAS, AND BEING A PART OF A CALLED 449.772 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO RILEY MDT HOLDINGS AS RECORDED IN DOCUMENT NUMBER 2013-26980 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND AT A WOOD FENCE CORNER POST FOUND FOR CORNER AT THE NORTHEAST CORNER OF SAID 449.772 ACRE TRACT, COMMON TO A RE-ENTRANT CORNER IN THE WEST LINE OF A CALLED 500.236 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO DENTON SECURITY INVESTMENT, INC., AS RECORDED IN COUNTY CLERK'S FILE NUMBER 98-75811, SAID REAL PROPERTY RECORDS, AND AT THE APPARENT NORTHEAST CORNER OF SAID CRAWFORD SURVEY;

THENCE SOUTH 00 DEGREES 31 MINUTES 03 SECONDS WEST WITH A WEST LINE OF SAID 500.236 ACRE TRACT, AND ALONG A FENCE, A DISTANCE OF 2647.98 FEET TO A WOOD FENCE CORNER POST FOUND FOR THE SOUTHWEST CORNER OF SAID 500,236 ACRE TRACT, AND IN THE NORTH LINE OF A CALLED 55,91 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO DECR PROPERTY, LLC, AS RECORDED IN COUNTY CLERK'S FILE NUMBER 11-23593, SAID REAL PROPERTY RECORDS, AND AT THE APPARENT SOUTHEAST CORNER OF SAID CRAWFORD SURVEY;

THENCE SOUTH 89 DEGREES 06 MINUTES 33 SECONDS WEST WITH THE NORTH LINE OF SAID 55,91 ACRE TRACT, ALONG A FENCE, AND A SOUTH LINE OF SAID CRAWFORD SURVEY, A DISTANCE OF 1143.51 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 55,91 ACRE TRACT, COMMON TO THE NORTHEAST CORNER OF A CALLED 57.74 ACRE TRACT OF LAND DESCRIBED IN THE DEED RECORDED IN COUNTY CLERK'S FILE NUMBER 99-110358, SAID REAL PROPERTY RECORDS;

THENCE NORTH 89 DEGREES 43 MINUTES 47 SECONDS WEST WITH THE NORTH LINE OF SAID 57.74 ACRE TRACT, AND ALONG SAID RECTOR ROAD, AND CONTINUING WITH SAID SOUTH LINE OF SAID CRAWFORD SURVEY, A DISTANCE OF 1507.66 FEET TO CAPPED IRON ROD SET FOR CORNER ON THE SOUTHWEST SIDE OF A BEND IN SAID RECTOR ROAD AT THE NORTHWEST CORNER OF SAID 57.74 ACRE TRACT, AND IN THE EAST LINE OF A TRACT OF LAND CONVEYED IN THE DEED TO JANE LOWREY FULTON REVOCABLE TRUST, AS RECORDED IN COUNTY CLERK'S FILE NUMBER 12-91285, SAID REAL PROPERTY RECORDS, AND DESCRIBED AS 335.92 ACRES IN COUNTY CLERK'S FILE NUMBER 00-064185, SAID REAL PROPERTY RECORDS;

THENCE NORTH 00 DEGREES 24 MINUTES 12 SECONDS WEST WITH THE EAST LINE OF SAID REVOCABLE TRUST, AND IN RECTOR ROAD A PART OF THE WAY, A DISTANCE OF 659.71 FEET TO A 60-D NAIL SET FOR CORNER IN SAID RECTOR ROAD AT THE NORTHEAST CORNER OF SAID REVOCABLE TRUST;

THENCE SOUTH 89 DEGREES 23 MINUTES 50 SECONDS WEST WITH THE NORTH LINE OF SAID REVOCABLE TRUST A PART OF THE WAY, AND ALONG SAID RECTOR ROAD, A DISTANCE OF 3281.53 FEET TO A CAPPED IRON ROD SET FOR CORNER AT THE SOUTHEAST CORNER A CALLED 15,559 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO LAUREN RILEY AS RECORDED IN DOCUMENT NUMBER 2014-120066 OF SAID REAL PROPERTY RECORDS;

THENCE NORTH 01 DEGREE 42 MINUTES 24 SECONDS WEST A DISTANCE OF 997.70 FEET TO A WOOD FENCE CORNER POST FOR CORNER AT THE NORTHEAST CORNER OF SAID 15.559 ACRE TRACT;

THENCE NORTH 89 DEGREES 29 MINUTES 00 SECONDS WEST A DISTANCE OF 706.01 FEET TO A CAPPED IRON ROD SET FOR CORNER AT THE NORTHWEST CORNER OF SAID 15.559 ACRE TRACT IN THE EAST RIGHT-OF-WAY LINE OF THE A.T. & S.F. RAILROAD ;

THENCE NORTH 03 DEGREES 28 MINUTES 36 SECONDS WEST WITH SAID RIGHT-OF-WAY LINE A DISTANCE OF 2958.24 FEET TO A CAPPED IRON ROD SET FOR CORNER AT THE SOUTHWEST CORNER OF A CALLED 9.57 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO GREEN TREE FARM, L.C., AS RECORDED IN COUNTY CLERK'S FILE NUMBER 01-02354, SAID REAL PROPERTY RECORDS;

THENCE NORTH 88 DEGREES 37 MINUTES 29 SECONDS EAST WITH THE SOUTH LINE OF SAID 9.57 ACRE TRACT, A DISTANCE OF 799.28 FEET TO A METAL FENCE CORNER POST FOUND FOR CORNER AT THE SOUTHEAST CORNER OF SAID 9,57 ACRE TRACT, COMMON TO THE SOUTHERN-MOST SOUTHWEST CORNER OF A CALLED 34,5 ACRE TRACT OF LAND DESCRIBED AS FIRST TRACT IN THE DEED TO GREEN TREE FARM, L.C., A TEXAS LIMITED PARTNERSHIP, AS RECORDED IN COUNTY CLERK'S FILE NO. 94-15271, SAID REAL PROPERTY RECORDS;

THENCE SOUTH 49 DEGREES 14 MINUTES 13 SECONDS EAST WITH A SOUTH LINE OF SAID FIRST TRACT A PART OF THE WAY, AND ALONG OR NEAR A FENCE, A DISTANCE OF 1606.75 FEET TO A TREE FOR FENCE CORNER FOUND AT A CORNER IN THE SOUTH LINE OF A CALLED 140.5 ACRE TRACT OF LAND DESCRIBED AS SECOND TRACT IN SAID COUNTY CLERK'S FILE NO. 94-15271;

THENCE WITH THE OCCUPIED SOUTH LINE OF SAID SECOND TRACT, AND ALONG OR NEAR A FENCE, THE FOLLOWING TWENTY-FIVE (25) COURSES AND DISTANCES:

- 1) NORTH 31 DEGREES 01 MINUTES 15 SECONDS EAST A DISTANCE OF 143.77 FEET TO AN ELM TREE FENCE POST FOUND FOR CORNER AT AN ANGLE POINT IN A FENCE;
- 2) NORTH 16 DEGREES 39 MINUTES 33 SECONDS EAST A DISTANCE OF 64.40 FEET TO AN ELM TREE FENCE POST FOUND FOR CORNER AT AN ANGLE POINT IN A FENCE;
- 3) NORTH 73 DEGREES 23 MINUTES 53 SECONDS EAST A DISTANCE OF 29.15 FEET TO A HACKBERRY TREE FENCE POST FOUND FOR CORNER AT AN ANGLE POINT IN A FENCE;
- 4) NORTH 27 DEGREES 56 MINUTES 45 SECONDS EAST A DISTANCE OF 37.62 FEET TO A METAL FENCE CORNER POST FOUND FOR CORNER;
- 5) NORTH 04 DEGREES 32 MINUTES 51 SECONDS EAST A DISTANCE OF 11.76 FEET TO A TREE FENCE POST FOUND FOR CORNER AT AN ANGLE POINT IN A FENCE;
- 6) NORTH 71 DEGREES 29 MINUTES 18 SECONDS EAST A DISTANCE OF 44.33 FEET TO A METAL FENCE CORNER POST FOUND FOR CORNER;
- 7) SOUTH 61 DEGREES 59 MINUTES 10 SECONDS EAST A DISTANCE OF 355.98 FEET TO A WOOD FENCE CORNER POST FOUND FOR CORNER
- 8) SOUTH 49 DEGREES 09 MINUTES 44 SECONDS EAST A DISTANCE OF 152.18 FEET TO A TREE FENCE POST FOUND FOR CORNER AT AN ANGLE POINT IN A FENCE;
- 9) SOUTH 75 DEGREES 13 MINUTES 34 SECONDS EAST A DISTANCE OF 112.87 FEET TO A TREE FENCE POST FOUND FOR CORNER AT AN ANGLE POINT IN A FENCE;
- 10) NORTH 78 DEGREES 01 MINUTES 48 SECONDS EAST A DISTANCE OF 39.62 FEET TO A TREE CORNER POST FOUND FOR CORNER AT AN ANGLE POINT IN A FENCE;
- 11) SOUTH 78 DEGREES 44 MINUTES 51 SECONDS EAST A DISTANCE OF 134.17 FEET TO AN ELM TREE FENCE POST FOUND FOR CORNER AT AN ANGLE POINT IN A FENCE;
- 12) SOUTH 64 DEGREES 06 MINUTES 15 SECONDS EAST A DISTANCE OF 48.37 FEET TO AN ELM TREE FENCE POST FOUND FOR CORNER AT AN ANGLE POINT IN A FENCE;
- 13) SOUTH 54 DEGREES 19 MINUTES 41 SECONDS EAST A DISTANCE OF 79.92 FEET TO AN ELM TREE FENCE POST FOUND FOR CORNER AT AN ANGLE POINT IN A FENCE;
- 14) SOUTH 34 DEGREES 48 MINUTES 30 SECONDS EAST A DISTANCE OF 101.78 FEET TO AN ELM TREE FENCE POST FOUND FOR CORNER AT AN ANGLE POINT IN A FENCE;
- 15) SOUTH 28 DEGREES 18 MINUTES 30 SECONDS EAST A DISTANCE OF 138.98 FEET TO A STUMP FOUND FOR CORNER IN AN ANGLE POINT IN A FENCE;
- 16) SOUTH 33 DEGREES 03 MINUTES 09 SECONDS EAST A DISTANCE OF 98.82 FEET TO AN ELM TREE FENCE POST FOUND FOR CORNER AT AN ANGLE POINT IN A FENCE;
- 17) SOUTH 51 DEGREES 36 MINUTES 10 SECONDS EAST A DISTANCE OF 118.31 FEET TO A STUMP FOUND FOR CORNER IN AN ANGLE POINT IN A FENCE;

- 18) SOUTH 33 DEGREES 17 MINUTES 35 SECONDS EAST A DISTANCE OF 74.38 FEET TO A STUMP FOUND FOR CORNER IN AN ANGLE POINT IN A FENCE;
- 19) SOUTH 50 DEGREES 09 MINUTES 05 SECONDS EAST A DISTANCE OF 72.87 FEET TO AN ELM TREE FENCE POST FOUND FOR CORNER AT AN ANGLE POINT IN A FENCE;
- 20) SOUTH 79 DEGREES 33 MINUTES 12 SECONDS EAST A DISTANCE OF 20.49 FEET TO AN ELM TREE FENCE POST FOUND FOR CORNER AT AN ANGLE POINT IN A FENCE;
- 21) SOUTH 69 DEGREES 36 MINUTES 51 SECONDS EAST A DISTANCE OF 121.47 FEET TO AN ELM TREE FENCE POST FOUND FOR CORNER AT AN ANGLE POINT IN A FENCE;
- 22) SOUTH 61 DEGREES 15 MINUTES 44 SECONDS EAST A DISTANCE OF 80.82 FEET TO AN ELM TREE FENCE POST FOUND FOR CORNER AT AN ANGLE POINT IN A FENCE;
- 23) SOUTH 54 DEGREES 39 MINUTES 02 SECONDS EAST A DISTANCE OF 69.68 FEET TO AN ELM TREE FENCE POST FOUND FOR CORNER AT AN ANGLE POINT IN A FENCE;
- 24) SOUTH 43 DEGREES 42 MINUTES 50 SECONDS EAST A DISTANCE OF 201.12 FEET TO A HACKBERRY TREE FENCE POST FOUND FOR CORNER AT AN ANGLE POINT IN A FENCE;
- 25) SOUTH 88 DEGREES 44 MINUTES 35 SECONDS EAST A DISTANCE OF 415.24 FEET TO A FENCE CORNER POST FOUND FOR CORNER;

THENCE SOUTH 89 DEGREES 42 MINUTES 45 SECONDS EAST ALONG OR NEAR A FENCE, AND WITH A NORTH LINE OF SAID CRAWFORD SURVEY, A DISTANCE OF 2678.39 FEET TO THE PLACE OF BEGINNING AND ENCLOSING 434,213 ACRES OF LAND MORE OR LESS,

LESS AND ACCEPT THE FOLLOWING DESCRIBED TRACT

1,000 ACRE

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE W. CRAWFORD SURVEY, ABSTRACT NUMBER 280, DENTON COUNTY, TEXAS, AND BEING A PART OF A CALLED 449.772 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO RILEY MDT HOLDINGS, L.P., AS RECORDED IN DOCUMENT NUMBER 2013-26980, REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING IN THE SOUTHWEST CORNER OF THE TRACT DESCRIBED HEREIN AT A CAPPED IRON ROD SET FOR CORNER FROM WHICH A 60-D NAIL SET IN A REENTRANT CORNER ON THE SOUTH LINE OF SAID 449,772 ACRE TRACT AND IN A CURVE IN RECTOR ROAD, AN ASPHALT SURFACE UNDER APPARENT PUBLIC USE, BEARS SOUTH 18 DEGREES 07 MINUTES 52 SECONDS EAST A DISTANCE OF 285.13 FEET AND FROM WHICH A CAPPED IRON ROD FOUND IN THE SOUTHWEST CORNER OF SAID 449.772 ACRE TRACT BEARS SOUTH 85 DEGREES 21 MINUTES 09 SECONDS WEST A DISTANCE OF 3854.56 FEET;

THENCE NORTH, A DISTANCE OF 208.71 FEET TO A CAPPED IRON ROD SET FOR CORNER;

THENCE EAST, A DISTANCE OF 208.71 FEET TO A CAPPED IRON ROD SET FOR CORNER;

THENCE SOUTH, A DISTANCE OF 208.71 FEET TO A CAPPED IRON ROD SET FOR CORNER;

THENCE WEST, A DISTANCE OF 208.71 FEET TO THE POINT OF BEGINNING AND ENCLOSING 1,000 ACRES OF LAND MORE OR LESS.