

(email) virginiaawilliamscrp (email) ww.ranch @yahoo.com 2730 N. Elm Denton, TX 76201 @vahoo.com



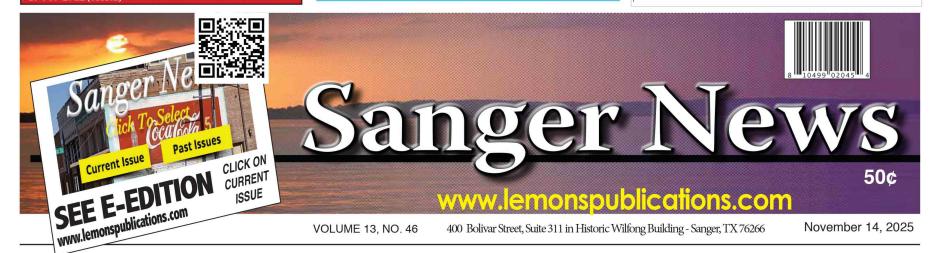
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Craver Ranch could have 9,000 homes near Ray Roberts Lake, city meetings planned Nov. 19 and Dec. 2

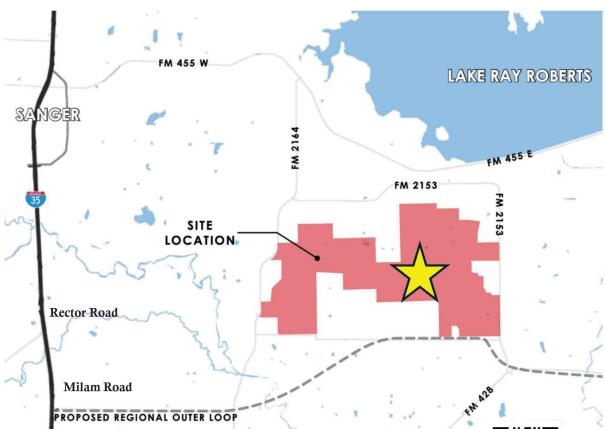
A developer is preparing to turn a large ranch just east of Sanger near Lake Ray Roberts into a large master-planned community worth billions.

Old Prosper Partners LLC has been working with the City of Denton to prepare the 2,870-acre Craver Ranch, which city officials estimate will become a \$5.1 billion development. Over the course of 17 years, the developer plans to have 7,091 homes, 584 townhomes, 1,515 apartments, 1.2 million square feet of commercial space, three schools and \$462 million of infrastructure, according to an Oct. 21 presentation to the Denton City Council.

The city annexed the land back in 2008 and 2009 and recently approved the creation of a municipal management district in March if a development agreement is signed with the developer. A municipal management district is a political subdivision of the city that can collect property taxes or assessments from property owners within the district. With that structure, the developers would foot the bill for infrastructure at first, but would be reimbursed by bonds issued by the district. Revenue from the assessments of property owners would pay the

A main component of the development will be parks about 380 acres will be dedicated to them across the development. That includes a 358-acre "central park" that would run through the development, as well as 13.5 miles of trails and 18.5 miles of shared paths.

If the master-planned community is approved, construction is expected to start in 2028 and continue over tinue at the zoning, comprehensive plan and mobility the next 17 years for completion in 2045. The area is located just south of Ray Roberts Lake. The developer's map of the vicinity also shows the area is near Denton request to for a zoning change from rural residential County's proposed Regional Outer Loop. The Denton district to a planned development district and a zoning County Outer Loop project calls for a six-lane freeway change from agriculture future land use designation to that goes east-west, spanning from I-35 at Milam or master planned community future land use. Rector Road just south of Sanger, to the Dallas North Tollway in Collin County.



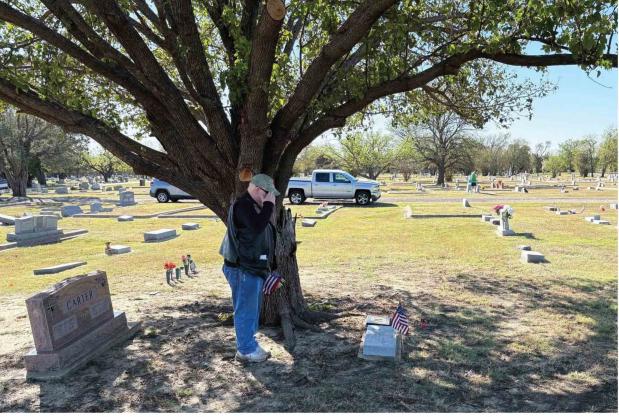
The proposed development will be located between FM 2164 east to FM 2153 and south to FM 428. To see a PDF of the master planned development presented to the City of Denton, scan the QR Code or go to www.lemonspublications.com.

The community would have two elementary schools and one middle school on-site, although most homes would be zoned for Denton ISD and a smaller percentage in Sanger ISD depending on location. Plans also include 1.2 million square feet of commercial space, space for two fire stations, 13.5 miles of trails and a 358-acre park.

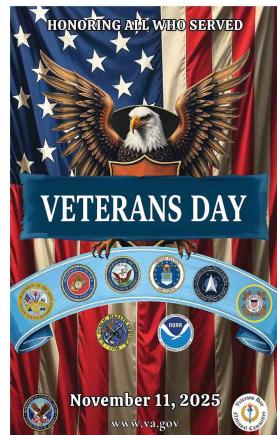
Discussions on the Craver Ranch project will conplan hearings of the City of Denton on Nov. 19. The public is invited to the meeting, which will include a

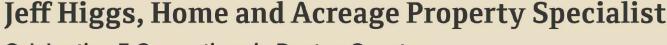
The project is expected to go before the Denton City Council on Dec. 2.

- Well appointed, planned & amenitized community
 - Trail system
 - Public Parks Open Space
 - Community Centers
 - **Public Schools**
 - Supporting retail Fire/Police stations
- FM 2164 west
- FM 2153 north & east
- Shepard Road/ Gribble Springs –









Celebrating 5 Generations in Denton County

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Nita Joyce Rathbun

December 28, 1944 - November 5, 2025

Nita Joyce Rathbun, 80, passed away peacefully at her home in Sanger, Texas, on Wednesday, November 5, 2025.

Born in Sulphur Springs on December 28, 1944, to Virgle Green McCann and Loretta Faye (Pruitt), Nita moved with her family to Garland at an early age, where she completed her schooling. She went on to earn her license as an Insurance Agent, embarking on a lifelong career in the insurance industry marked by dedication and resilience.

Nita was no stranger to hard work and purpose. Alongside her insurance career, she became a li-

censed Lay Speaker instructor in the United Methodist Church and managed a weight reduction center. Gifted with clairaudience, Nita recorded many of the messages she received, which culminated in the publication of her

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book, Magnitude of Whispers: Listening with the Heart to Timeless Truths, a labor of love encouraged by her

Left to cherish her memory are her husband, Larry

Rathbun of Sanger; daughter, Tori Hardcastle Dunn of

Garland; son, Thomas Chad Hardcastle of Sanger; and

two beloved grandchildren: Khane Hardcastle and Au-

brey Hardcastle of Sanger, and Kayla Kelly of Burleson.

2025, from 6:00 to 7:30 p.m. at Coker Funeral Home,

403 Pecan Street, Sanger, Texas. A celebration of Nita's

life will follow on Saturday, November 15, at 11:00 a.m.

at Blue Mound Methodist Church, 8421 N Interstate 35,

Denton, Texas. Pastor Buster Noah will officiate, with a

to share memories and condolences at www.cokerfuner-

The Rathbun family invites friends and loved ones

message from Rev. Dr. Al White.

A visitation will be held on Friday, November 14,

She was preceded in death by her loving parents.

devoted husband.

Helping House is a ministry of First Baptist Sanger, and other local churches, offering food and clothing assistance to our community. We will be taking applications for assistance from those in our community in need. The Helping House will be open the 1st and 3 Tuesday (11AM to 7 PM) and Wednesday (8-11AM).

713 S. 5th Street, Sanger, TX

If you would like to donate we need these food items: canned tuna and chicken, black, refried and pinto beans, canned corn, , instant potatoes, peanut butter, 5 pound bag rice, 5 pound bag beans, spaghetti sauce,

Helping House is located across 5th street from First Baptist Sanger in the former First Refuge Sanger house.

Sanger TX Senior Center November 2025 Schedule

All classes are being temporarily held at the First Baptist Church of Sanger-708 Fifth Street - enter through the door under the canopy facing 5th street – All Programs are currently <u>Free</u>

LAST DATE for SENIOR CENTER ACTIVITIES at the FBCS will be NOVEMBER

Mondays & Wednesdays (Nov 3rd 5th, 10th, 12th, 17th, 19th

**30 min. low impact exercise classes starting at: 10:30am & 11:00am

Watch for future Announcements about the opening of our new location - 2nd & Bolivar St

Questions? Contact us at:

Senior Center Phone: (940) 458-3128 email: sangertxsc@gmail.com Facebook Group: Sanger TX Senior Center



Thousands of digital scanned newspapers of **Sanger Courier** and News on **Texas History Portal website**

An original copy of a July 23, 1970 Sanger Courier newspaper, collected by the Sanger Historical Society and Sanger Public Library. Original copies are scanned, archived and are searchable in the new digital files.

The Sanger issues are searchable through The Portal to Texas History at https:// texashistory.unt.edu/explore/ collections/SANG/

or **SCAN QR CODE**:







CHURCH A House of Prayer and Worship

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Sunday 10:00am & 6:00pm Tuesday 7:30pm · Thursday 7:30pm

301 Freese Dr., Sanger, TX 76266 Pastor: R.S. Davis Phone: 940-453-3544



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SangerBibleChurch.org







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Breck Montgomery

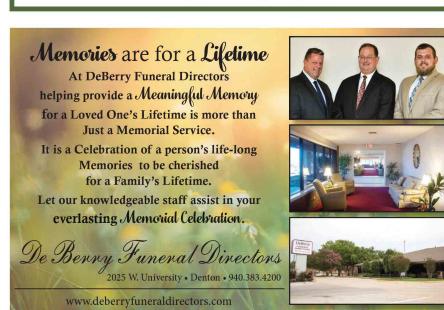
"Come all you who are thirsty, come to the water." Isaiah 55:1

Water's Edge Fellowship

Sunday Morning Worship - 11:00 am Sunday Morning Bible Study - 10 am 3003 Belz Road in Sanger 940-458-4769









403 E. Pecan Street, Sanger, Texas 940-458-3311

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Turkey Time again . . .

The Sanger Bargain Depot/Crisis Center is needing TURKEYS for food baskets. If you want to make a donation or just drop off a turkey. Their business hours are Monday, Tuesday and Thursday 12:30-4pm. and you can reach them at 940-453-5166. They are located at 100 N 5th St. "You can make a difference in your community."

The Sanger Bargain Depot & Crisis Center is an organization dedicated to assisting the community in short term need. Community Organization · Thrift & Consignment Store · Financial Aid Service



PLEASE DONATE CLOTHES & ITEMS LOCALLY



Saturday, November 15, 2025 @ 5 PM

at North Texas Trinity Cowboy Church 9901 FM 2164, Sanger, TX 76266

Fish Dinner - \$15 per plate

Gun Raffle - \$20 each or 6 for \$100

5 Guns = 5 Winners Remington 9mm Automatic w/2 Mags Lower Rail Optic Ready Ruger American 6.5 Creedmoor Ranch Rifle Tristar 20 Gauage Shotgun Pump Action Savage 6.5 Creedmoor w/3x9 Scope Rossi Pump 22 LR Gallery Gun

FOR QUESTIONS CALL STEPHANIE 940-367-5182





Monthly Business

Luncheon

Wednesday November 19, 2025 12:00 - 1:00pm

Riley's Room Event Studio 305 Bolivar St Sanger, TX 76266

Nonprofit Organization Panel

Born2Be Therapeutic Equestrian Center

Denco Area 9-1-1 District Sanger Area Historical Society Sanger Bible Church

Sanger Education Foundation **CLICK HERE TO REGISTER**





SATURDAY IN YOUR HOMETOWN

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December 6 | 2 PM - 8 PM

The City of Sanger invites local and regional vendors to submit an application for consideration for vending space at our Christmas Market. Vendors selling handmade items, pottery, art, jewelry, and more are encouraged to apply. The event takes place

Saturday, December 6th from 2 PM-8 PM.

Spots are very limited for this event. Apply today.

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inancial Advisor

As the year winds down, it's the perfect time to make some smart moves before the calendar flips to 2026. Think of it as a financial tune-up that could help with saving money and setting you up for success in the months ahead. Here are some things to consider.

required withdrawals. If you're 73 or older, you'll need to take your required minimum

people who inherited re- workplace plan allows it, dard deductions. Howev-

your flexible spending money. Got remember to do it later. money sitting in a flexible spending account at work? Remember, these accounts follow a "use it or lose it" rule. Check with your HR department about your plan's specific deadlines lifetime gift tax exempfor spending the money and submitting receipts. Whether it's that dental off or new prescription Don't forget about glasses you need, now's before they disappear.

Boost your retirement all. distribution savings. Consider ramping from traditional retire- up your pretax retirement changes. The recently ment accounts to avoid contributions before yeara 25% penalty on any end. Not only will this amount you should have help your future self, but tax provisions permanent, withdrawn but didn't. This it might also reduce your including lower individual

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tirement accounts, includ- you can even set up autoyear so you won't have to

Smart financial moves to make before year-end

wealth Share the through gifting. In 2025, the current tax rules let you give family or friends up to \$19,000 per person without affecting your tion. Married couples can combine their allowances to give up to \$38,000 per work you've been putting person. Plus, you can pay someone's tuition or medical bills directly without the time to use those funds these payments counting against your gift limits at

passed One Big Beautiful Bill Act has made several rule also applies to some current tax bill. If your tax rates and higher stan-

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er, it also introduces new ing certain Roth accounts. matic increases for next changes that might affect your situation. It's worth sitting down with a financial advisor or tax professional to understand how these updates impact your specific circumstances.

Examine your investments. Take some time to review your investment portfolio. Ask yourself: Did your investments perform as expected this year? Do they still match your goals and comfort level with risk? You might need to rebalance things to get back on track.

Build up your emer-Navigate new tax gency fund. It's ideal to have enough cash saved to cover three to six months of living expenses in an easily accessible account. This safety net can prevent you from having to raid your retirement savings when unexpected expenses pop up.

Review your estate planning documents. This is especially important if you've had major life changes like marriage, divorce or a new baby. Don't forget to check the beneficiary designations on all your bank and brokerage accounts as well as life insurance policies - these often override what's written in your will.

Taking care of these financial housekeeping tasks now can help you start the new year on solid ground.

Edward Jones, its employees and financial advisors cannot provide tax or legal advice. You should consult your attorney or qualified tax advisor regarding your situation.

Nikki Smith is a financial advisor with Edward Jones in Sanger. She can be reached at 940-458-7866.



Sanger Area Chamber of Commerce 300 Bolivar Street Sanger, TX 76266 (940) 458-7702 email: chamber@sangertexas.com



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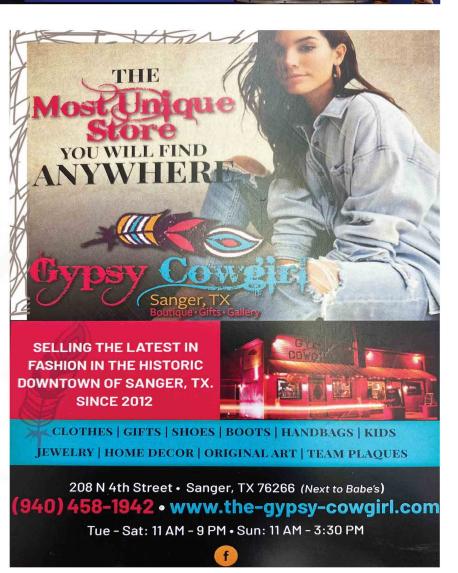


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CITY OF SANGER NEWS

Watch November 3, 2025 City Council Meeting...

Missed the November 3, 2025 City Council Meeting?

You can now watch the full recording online! Stay informed about the latest discussions, decisions, and updates impacting our community.

Watch here: https://www.sangertexas.org/129/Agendas-Minutes

#CityofSanger #SangerTX #CityCouncil #CommunityUpdate





2026 Planned

3rd St. (Willow → Wayne)

Austin St. (3rd → 5th)

Jackilu (2nd → 3rd)

Church St. (2nd → 5th)

Locust St. (2nd → 3rd)

Wayne St. (3rd → 5th)

Wood St. (2nd → 5th)

Marshall (3rd → 5th)

Infrastructure

Our commitment to upgrading infrastructure is vital for enhancing community wellbeing and economic strength in Sanger, TX.

Street Rehabilitation Projects

2025 Reynolds Asphalt Finishing Work:

- South Manor Dr. (S. Meadow → Dead End)
- South Park Ct. (S. Meadow → Dead End)
- Southside Dr. (I-35 → Southland Dr.) South Meadow Dr. (Southland Dr. →
- Southside Dr.) Carolyn Dr. (I-35 → David Dr.)
- Allen Dr. (I-35 → Carolyn Dr.)
- David Dr. (I-35 → Freese Dr.)
- Stephen Dr. (I-35 → David Dr.)

SUMP

Street Utility Maintenance Program

- April 2025: Kimley-Horn presented to Council (4/11/25).
- Overview of proposed SUMP and data usage. Adjustments made to exclude Chapman Rd., Duck Creek, 5th/Keaton, and mobile home park streets from scoring.
- Total cost to repair all City-owned streets estimated at \$60M (excluding County/ TXDOT)
- Prioritization strategies for reconstruction explained.
- Kimley-Horn preparing project packages in \$100K increments

Interlocal Agreement

- Denton County
- Entered into an interlocal agreement to redesign Marion Rd and reconstruct Belz Rd & Jennifer Circle
- Currently at 30% design phase for Marion Rd redesign.



New 266 Express Podcast

Take a fast, clear look at Sanger's standout year - from winning national communications awards to securing a 16-year power deal and welcoming major mixed-use growth.

In this episode, we cover how Sanger continues to grow while keeping its hometown values

- 🜠 Transparent, resident-first communications strategy
- Recognition from TAMEO, PR Daily, and Lit Advertising
- Long-term LCRA power agreement and Brazos substation upgrades
- E Arrival of Sanger's first ladder truck and ongoing public safety planning
- 🏋 Tom Thumb mixed-use build and shifts in retail tax base
- The 2040 Plan shaping housing, industry, and regional growth
- SUMP street and utility maintenance program rollout
- Miracle Field fundraising and the Downtown Destination Park vision
- 🔼 How to volunteer, join city boards, and stay informed
- Listen now: https://www.buzzsprout.com/2236698/episodes/18058414

Stay connected Visit sangertexas.org

or Scan QR Code above:

and discoversanger.com

, and follow Discover Sanger, City of Sanger, Sanger Public Library, Sanger Police, and Sanger

#266ExpressPodcast #CityofSanger #DiscoverSanger #CommunityGrowth #SangerTexas

Public Notices

CITY OF SANGER, TEXAS **ORDINANCE 11-33-25**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANGER, DENTON COUNTY, TEXAS, REPEALING EXISTING ARTICLE 4.200, ITINERANT MERCHANTS, PEDDLERS AND VENDORS, OF CHAPTER 4, BUSINESS REGULATIONS, OF THE CODE OF ORDINANCES OF THE CITY OF SANGER, TEXAS, AND REPLACING IT WITH A NEW ARTICLE 4.200, SO-LICITORS AND ITINERANT MERCHANTS; HANDBILL DISTRIBUTION; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A CUMULATIVE CLAUSE; PRO-VIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY IN ACCORDANCE WITH SECTION 1.109 OF THE CODE OF ORDINANCE FOR VIOLATIONS; AND PROVIDING A SAVINGS CLAUSE; AUTHORIZING PUBLICATION; AND ESTABLISHING AN EFFECTIVE DATE. SECTION 5. Any person, firm or corporation who shall violate any of the provisions of this article shall be guilty of a misdemeanor and upon conviction shall be fined in accordance with the general penalty provision found in The Code of Ordinances, Section 1.109 General Penalty for Violations of Code. Passed and Approved by the City Council of the City of Sanger, Texas on this the 3rd day of November 2025.

CITY OF SANGER, TEXAS **ORDINANCE 11-30-25**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANGER, DENTON COUNTY, TEXAS, REGARDING AMENDING THE ZONING MAP OF APPROXIMATELY 5.624 ACRES OF TRACT DESCRIBED AS A0792A J. MORTON, TR 53B, 5.624 ACRES: FROM AGRICULTURE TO LIGHT INDUSTRIAL; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A CUMULATIVE CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVID-ING FOR A PENALTY OF FINE IN ACCORDANCE WITH SECTION 1.109 OF THE CODE OF ORDINANCE FOR VIOLATIONS; AND PROVIDING A SAVINGS CLAUSE; AUTHORIZING PUB-LICATION; AND ESTABLISHING AN EFFECTIVE DATE. SECTION 4. Any person, firm or corporation who shall violate any of the provisions of this article shall be guilty of a misdemeanor and upon conviction shall be fined in accordance with the general penalty provision found in The Code of Ordinances, Section 1.109 General Penalty for Violations of Code. PASSED AND APPROVED by the City Council of the City of Sanger, Texas, on this 3rd day of November, 2025.

CITY OF SANGER, TEXAS **ORDINANCE 11-29-25**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANGER, DENTON COUNTY, TEXAS, REGARDING AMENDING THE FUTURE LAND USE MAP OF APPROXIMATELY 5.624 ACRES OF TRACT DESCRIBED AS A0792A J. MORTON, TR 53B, 5.624 ACRES, FROM MEDI-UM RESIDENTIAL TO INDUSTRIAL LIGHT; PROVIDING FOR THE REPEAL OF ALL ORDINANC-ES IN CONFLICT; PROVIDING A CUMULATIVE CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE IN ACCORDANCE WITH SECTION 1.109 OF THE CODE OF ORDINANCE FOR VIOLATIONS; AND PROVIDING A SAVINGS CLAUSE; AUTHORIZING PUBLICATION; AND ESTABLISHING AN EFFECTIVE DATE. SECTION 4. Any person, firm or corporation who shall violate any of the provisions of this article shall be guilty of a misdemeanor and upon conviction shall be fined in accordance with the general penalty provision found in The Code of Ordinances, Section 1.109 General Penalty for Violations of Code. PASSED AND APPROVED by the City Council of the City of Sanger, Texas, on this 3rd day of November,

CITY OF SANGER, TEXAS **ORDINANCE 11-31-25**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANGER, DENTON COUNTY, TEX-AS, REGARDING AMENDING THE ZONING MAP BY AMENDING (PD 08-22-25) THE PLANNED DEVELOPMENT DISTRICT CREATED BY ORDINANCE NO. 08-22-25 TO AMEND THE LAN-GUAGE FOR OPEN SPACE C TO BE DEVELOPED BEFORE THE 101ST BUILDING PERMIT IS ISSUED; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A CUMULATIVE CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE IN ACCORDANCE WITH SECTION 1.109 OF THE CODE OF ORDINANCE FOR VIOLATIONS; AND PROVIDING A SAVINGS CLAUSE; AUTHORIZING PUBLICATION; AND ESTABLISHING AN EFFECTIVE DATE. SECTION 4. Any person, firm or corporation who shall violate any of the provisions of this article shall be guilty of a misdemeanor and upon conviction shall be fined in accordance with the general penalty provision found in The Code of Ordinances, Section 1.109 General Penalty for Violations of Code. PASSED AND APPROVED by the City Council of the City of Sanger, Texas, on this 3rd day of November, 2025.



Stay Connected with the City of Sanger!

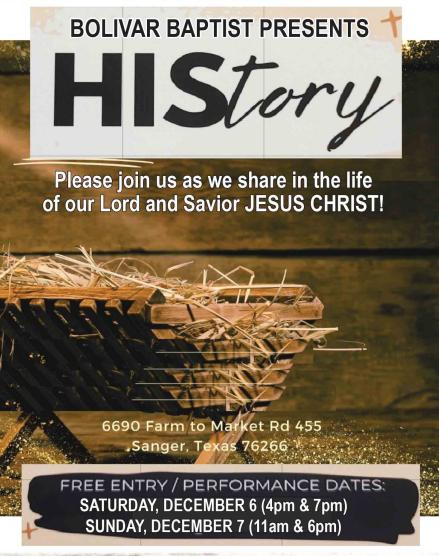
Looking for the latest updates and information about our community? The City of Sanger has you covered! • Check out our multiple media outlets: The Sanger Sentinel for all things local; Monthly video updates from our Mayor and City Manager; Our official websites: sangertexas.org and discoversanger.com for government news and tourism highlights; Weekly features in our local newspaper; Meet and greet events with our City Manager and Emergency Services Departments. Can't find what you're looking for? No worries! Just send an email to marketing@sangertexas.org with the subject line "Ask Your City," and we'll get you the answers you need directly. Stay informed, stay involved—together, we make Sanger a great place to call home!





It's Market Week in Downtown Sanger! Join us November 15 and 16 at the Downtown Sanger Square. Shop local vendors, enjoy fresh finds, and explore the downtown business. Saturday hours are 9 am to 1 pm, and Sunday hours are 10 am to 2 pm. Its the last market of the season so we hope you'll join us!

Police collect three boxes of medications





The Sanger Police Department wants to thank everyone who participated in DEA National Rx Drug Take Back Day, recently. They collected 3 boxes of medications totaling 41 pounds and dropped them off for destruction. If you were unable to stop by, you can find the closest collection site to drop off your unneeded and/or expired medications year-round. Just scan the QR code on the flyer to find a location near you.

#savelives #protecttheenvironment #cleanwater Take Back Day

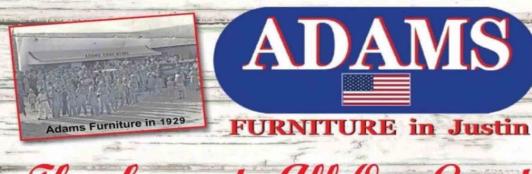
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On November 11, we paused to honor the brave men and women who have served and sacrificed to protect our freedom. Your courage, dedication, and love for our country embody the very best of what it means to serve others.

To every veteran in Sanger and across our nation—thank you. Your service continues to inspire us and reminds us of the strength, unity, and resilience that define our community and our country.

May we never take for granted the freedoms you fought to preserve.

With gratitude, The City of Sanger





Volunteers Needed 🕏

Looking for a way to serve your community Join the Sanger Lions Club as a **Volunteer Flag Bearer!

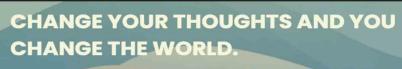
Help put out flags around Sanger on six patriotic holidays a year.

Great for families, students, or anyone who loves showing their pride in Sanger!

Email us at: sangertxlionsclub@gmail.com







New Hope Counseling Serving Sanger and Surrounding Areas since 2018







Indians football continue setting records, play Quinland Ford in playoffs

Sanger running back Reggie Jones ecliped the 2,000-yard mark during a 91-56 win against Farmersville on Nov. 6, in the final district game of the season. Scoring 80 points on Gainesville on Halloween wasn't just a trick by Sanger.

The treat came on Nov. 6, when the Indians picked up a 91-56 shootout win against Farmersville in the Texas high school football District 5-4A Division II regular-season finale.

According to MaxPreps, which had stats dating back to 2004, this was the most points Sanger had scored in that

According to Dave Campbell's Texas Football, the 147 combined points weren't even enough to crack the top 16 all-time scores.

The record came in 2016 with Bells beating Celeste, 94-74. And as crazy as it sounds, even the 91 points isn't even one of the top 20 scoring games in UIL

The 91 points bested last week's mark for the Indians, which came in an 80-22 win vs. Gainesville. Before that, it high-point mark for the program was 73 points scored against Van Alstyne on Oct. 10.

Going into the game, Farmersville had an outside shot at the playoffs but needed a win. They were 5-4 overall and 2-3 in district play.

With a 4-1 mark in district play, Sanger was sitting in second place and in the driver's seat for a playoff berth. In a Déjà vu moment, Sanger was in a similar spot last year when the two met. Sitting in a playoff spot and a chance to be the No. 2 seed.

Then, Farmesville won 39-38 and the Indians went from a potential playoff berth to turning in the equipment after the loss on Nov. 6, 2024.

Farmersville, at one point 5-1 this year, took an early lead on Marquis Oshodi's 6-yard touchdown only 30 seconds into the game. The 7-0 lead was short-lived lived and by the end of the opening 12 minutes, Sanger led 42-21.

Here's a recap of how the Indians scored.

Chris Ramirez 21-yard TD run, 9:54 Reed Sebastian 4-yard pass to Levi Hendricks, 7:34 (Set up by Jonas Autry, interception and return to the 15)

Sebastian 22-yard pass to Joel Rodriguez, 7:16 (set up Luke Hendricks recovering onside kick)

Sebastian 21-yard TD run, 5:26

Ramirez 4-yard TD run, 2:40 (set up by Hendrick's interception and return to

Reggie Jones 43-yard TD run, 1:17 (set up by fumble recovery)

At one point, the Farmers pulled within 21-14, but would give up four straight touchdowns and trail 49-21 following a 35-yard run by Jones early in the second

By halftime, Sanger led 63-28.

Piling Up Points

Sebastian had two more touchdown asses for 41 and 13 yards

Austin Martin ran for a pair of touchdowns and his 21-vard score with 4:26 left pushed the Indians to 90 points.

Sophomore Christian Bush added a

75-yard rushing score as well. **Superlative Stats**

Jones went over the 2,000-yard rushing mark in the second quarter. He ran for 243 yards in the first half. Sebastian went over 2,000 yards passing for the season in the third quarter. Senior running back Reggie Jones racked up 246 rushing vards and three touchdowns on just 11 carries, raising his season-long tally to 2,027 rushing yards. He's the first 2,000yard rusher at Sanger since 2006, when Nathan Pegues ran for 2,112 yards in 12 games.

Sanger coach Chad Rogers has coached 2,000-yard passers and 2,000yard rushers individually during his lengthy coaching career. Jones and Sebastian doing so in the same season, though, marks a first for Rogers.

The pair headline a prolific offense that wrapped up the regular season averaging 55.1 points per game.

Senior offensive linemen Camden Turbeville, Jonathan Valdez, Alex Zuniga, Zane Garcia and Jayson Lemayan have helped pave the way for the group's historic success.

'You've got a pretty good offensive line if you have a 2,000-yard rusher and a 2,000-yard passer," Rogers said. "Both of those guys understand that, and you've got pretty good receivers who can block and catch balls. It was just an impressive night.'

The 2025 Indians are now the highest scoring offense in school history.

The teams combined for nearly 1,400 yards of total offense and 147 points in their District 5-4A DII tilt to wrap up the regular season at Indian Stadium.

Sanger set a program record with its tally of 91 points and racked up 827 vards offensively, including an efficient 540 rushing yards on 38 carries. Farmersville added 555 yards of offense and eight touchdowns to keep the scores flowing back and forth. Despite giving up 91 points, the Farmers never went away.

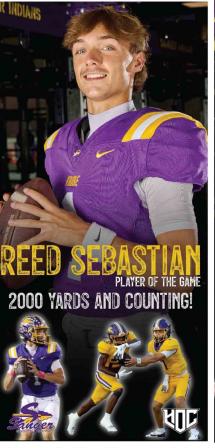
Levi McAbee tossed five touchdown passes. Oshodi added two touchdowns in the second half to give him three in the

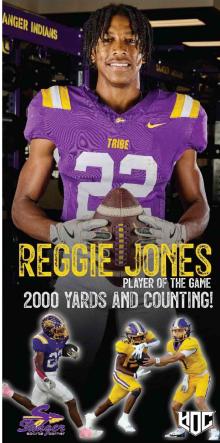
Sanger (7-3, 5-1 in district) heads into its first playoff berth since 2022 on a high note after besting Farmersville (5-5, 2-4). The Indians are set to face Quinlan Ford (8-2) in the bi-district round at 7 p.m. Friday, Nov. 14, at Munson Stadium in Denison.



Sanger Sports Corner PLAYER OF THE GAME Presented by House of Carts







The record-setting performance against Farmersville wasn't just about the 91 points on the scoreboard — it was about two seniors etching their names into Sanger history.

 Reggie Jones – 2,027 Rushing Yards and Counting Reggie exploded for 246 rushing yards and 3 touchdowns on just 11 carries, officially crossing the 2,000-yard mark for the season. He becomes Sanger's first 2,000-yard rusher since 2006 and

continues to be one of the most dominant backs in all of 4A. Reed Sebastian – 2,069 Passing Yards and Counting

Reed delivered an elite performance of his own, going 16/19 for 287 yards and 4 touchdowns while also adding a rushing score. His big night pushed him past 2,000 passing yards on the year the latest milestone in one of the most efficient seasons any Sanger QB has ever had.

Together, Reggie and Reed made school history as the first Sanger duo to produce a 2,000yard rusher AND a 2,000-yard passer in the same season. Their chemistry, leadership, and relentless work have fueled one of the most explosive offenses in Texas.

· Congratulations, Reed & Reggie!

Two elite athletes. Two milestone seasons. One unstoppable Tribe.

· Your House of Carts Co-Players of the Game





LEFT: Wyatt Pennington (15) and Levi Henricks (5) celebrate a touchdown catch against Farmersville. ABOVE: Austin Martin (2) blocks for Reggie Jones (22) in the final district game of the season at Indian Stadium last Friday. The Indians play Quinland Ford in the playoffs on Friday, Nov. 14 at 7 p.m. at Denison High School and Sanger Sports Corner will broadcast the game live on their Facebook page/ YouTube.































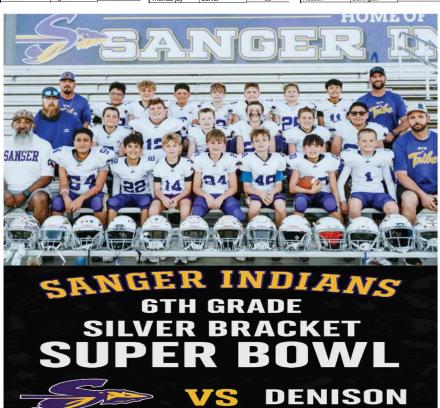






The fifth grade Sanger Indians football team coached by David York will play Pottsboro for the Superbowl on Saturday. Sanger is going for the 3-Peat to win the championship.

First Name	Last Name	#	Maverick	Monden	10	Micah	Guzman	23
Kadrian (KJ)	Chacon	0	Beckam	Turner	12	Eli	Latham	24
Adalyn	Hill	1	Lincoln	Juarez	13	Jameson	Rawls	25
Chase	Long	2	Jatniel	Bonet	14	Caleb	Ortega	28
Kacen	Clark	3	Isaiah	Espinal	15	Noah	King	33
Wilson	Gattis	5	Sawver	Attaway	16	Caleb	Yates	80
Dax	York	7	Jace	Ashworth	20	Alexander	Pichardo	88
Noah	Mcpherson	8	Grayson	Black	21	Ayden	Guay	90
Maddox	Highfill	9	Thomas-jay	Carver	22	Hudson	Buffington	94



The sixth grade Sanger Indians football team coached by Freddie Garza made it to the Silver Bracket Superbowl last week. They fell in the championship game, but had a great season!

			Josiah	Chavira	10	Jac
First Name	Last Name	#	Kobe	Mitchell	11	Ma
Noah	Aldrich	0	Austin	Dudenhoeffer	12	Nol
Tyler	Callahan	1_	Damian	Cuevas	13	Cai
Levi	Barrett	2	Brayden	Juarez	14	Zeo
Camdyn	Patterson	3	Julian	Amador	20	Yer
Beau	Gardner	4	Ruxton	Turner	21	Jay
Cheston	Moore	5	Ezekiel	Molina	22	We
Diego	Aguilar	7	Riley	Sprabary	24	Rol
Andrew	Garza	8	Tanner	Riecke	26	

		1	
10	Jackson	Webb	28
11	Marcus	Austin	29
12	Nolan	Stamper	34
13	Carsen	Dooley	42
14	Zechariah	Scott	49
20	Yeremiah	Espinal	54
21	Jayce	Cargile	58
22	Westin	Whitlock	82
24	Robert	Hernandez	88
26			





The second grade Sanger Indians football team coached by Brody Burton will play Gainesville for the Superbowl on Saturday.

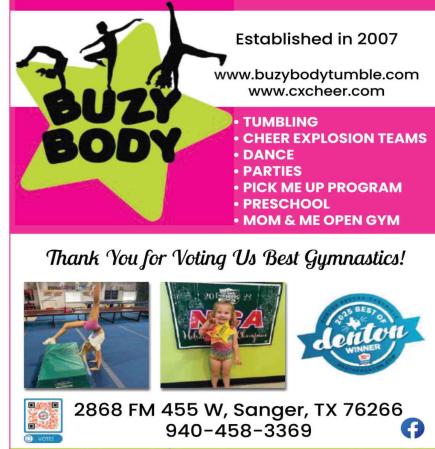
First Name	Last Name	#
Elijah	Avalos	1
Beck	Burton	2
Wyatt	Scheffler	3
Easton	Parnell	4
Sawyer	Shewmaker	5
Emmett	Wood	6
Crue	Long	8
Mateo	Aguilar	9
William	Schmitz	10

Summit	Chapman	11	
Carter	Shewmaker	12	
Braxton	Glover	14	
Leonardo	Porter	15	В
Grayson	Dennington	17	L
Davis	Shewmaker	18	z
Easton	Hulcher	20	N.
Tilden	Thomason	21	
Truett	Martin	22	к

Colton	Attaway	23
Hudson	Reynolds	25
Everett	Tripp	33
Bayne	Autry	38
Luke	Mosman	41
Zane	Wardrup	44
Micah	Leathers	62
Payton	Keith	88
Kenneth (KJ)	Hulstein	99



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The Indians are one of the hottest offensive teams in Class 4A heading into the playoffs.

QUINLAN FORD PANTHERS — KEY STAT LEADERS

(All stats pulled from the images you provided — their official 2025

OFFENSE — The Panthers lean heavily on the run

- Rushing Attack
- D. Williams (So) 1,005 yards, 10 TDs, 10.1 YPC
- M. Tigue (Jr) 438 yards, 9 TDs • T. Andrews (Jr) — 430 yards, 7 TDs
- P. Wallen (Sr) 428 yards, 6 TDs They feature four runners over 400 yards — a committee built on speed and physical downhill running.

Passing Game • P. Wallen (Sr) — 690 yards, 3 TD, 4 INT

The Panthers prefer the ground game but will take deep shots off play-action.

- Receiving
- M. Tigue (Jr) 330 yards, 1 TD • D. Williams (So) — 256 yards, 2 TD
- **DEFENSE** FORD'S TOP STOPPERS
- E. Sevilla (Sr) 84 tackles (team leader)
- J. Seigler (Jr) 53 tackles • Z. Sharp (Sr) — 46 tackles

- R. Capps (Sr) 45 tackles
- JJ Perez 7 tackles, limited games Ford's defense swarms the ball but has struggled with big plays—an area Sanger excels in.

THE MATCHUP

Sanger brings elite balance, record-setting numbers, and explosive playmakers at every level.

Quinlan Ford brings a deep rushing attack and a scrappy defense.

It's speed vs strength.

Star power vs committee football. A surging Tribe vs a Ford team hungry

for an upset. But make no mistake—Sanger enters the postseason as one of the hottest teams in Texas 4A.

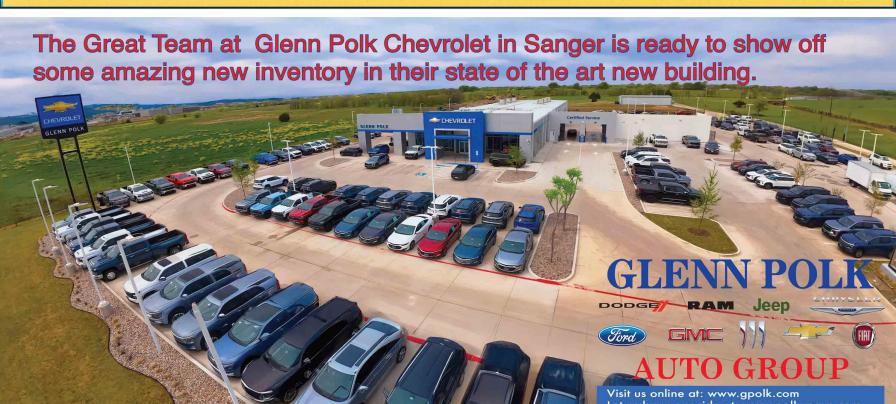
Quinland Ford is 8-2 on the season with district losses to Sunnyvalle 58-21 and Canton 35-10. They ended up third in their district. They have wins over Brownsboro (49-28), Nevada-Community (49-20), Longview

Springhill (49-41), Mineral Wells 35-21), Paris North Lamar (63-18), Willis Point (42-0), Ferris (49-15) and Kemp (57-0).

Sanger is 7-3 overall and 5-1 in district. The Indians have losses to Paris (35-28), Gunter (60-42) and Krum (49-35). The Indians finished second in district with Krum taking the first seed in the playoffs. Sanger has wins over Pottsboro (28-21), Nevada Community (62-26), Bonham (63-6), Caddo Mills (49-20), Van Alstyne (73-23), Gainesville (80-22) and Farmersville (91-56).









TICKETS...

2025 Football Playoffs -Class 4A Division I **Bi-District Round**

Sanger vs Quinlan Ford Friday, November 14th Kickoff: 7:00 PM

Denison Munson Stadium 326 W Crawford St, Denison, TX Sanger will be the visiting team, and Quinlan Ford will be the home team. •Clear bag policy in effect.

• Tickets: \$7.75

• Get yours here now: https://events. hometownticketing.com/.../L2VtYmVkL2V2ZW50... District passes, THSCA passes, and Senior Citizen passes will be accepted.

• No cash accepted at the gate.

TRIBE VS PANTHERS: THE LEADERS COLLIDE

The playoffs are here—and the Sanger Indians storm into the postseason with record-breaking firepower, elite playmakers on both sides of the ball, and momentum you can feel from every corner of the Tribe. This Bi-District matchup features two teams loaded with star talent. Let's break down the best of Sanger and Quinlan Ford heading into Friday night.

SANGER INDIANS — SEASON LEADERS & DOMINANT PLAYMAKERS OFFENSE: PURE FIREPOWER

QB1 — Reed Sebastian A historic season.

- 2,072 passing yards
- 22 TDs
- Only 6 INTs
- 77% completion rate elite at any level

Reed has been nothing short of spectacular-efficient, explosive, and dangerous every time the ball leaves his hand.

RB1 — The Hammer: Reggie Jones

- One of the most dominant rushing seasons in Texas 4A football.
- 2,036 rushing yards
- 24 rushing TDs
- 10+ yards per carry

Every time he touches it, something special happens. A true workhorse.

WR Corps — The Most Explosive Sanger Has Had in YEARS Joel Rodriguez - WR1 breakout star

- 824 yards
- 10 TDs

Joel has leveled up in the back half of the season and is now one of the most dangerous big-play threats in the region. Wyatt Pennington - Mr. Reliable

- 502 yards
- 5 TDs
- · Elite blocker on the perimeter

A technician—smart, tough, and always where Reed needs

Austin Martin - The Swiss Army Knife

- 461 receiving yards, 3 TDs
- · 359 rushing yards, 6 TDs
- · 820 total yards from scrimmage

A matchup nightmare from anywhere on the field.

DEFENSE: SANGER'S WALL OF SPEED & PHYSICALITY Tackle Machines

- Luke Hendricks 67 tackles
- Max Taylor 57 tackles
- Kale Barr 56 tackles
- JJ Mikas 55 tackles

A balanced, relentless core.

- **Backfield Disruptors** • JJ Mikas - 12 TFL
- Dez Sampson 8 TFL
- Mikas (38) & Sampson (22) QB hurries
- Chaos creators.

Turnover Kings

- Jaise Jackson leads DISTRICT in INTs (5) · Jaise Jackson — leads DISTRICT in takeaways (7)
- Dez Sampson team-high 3 fumble recov-



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2025 Sanger Indian Football Roster







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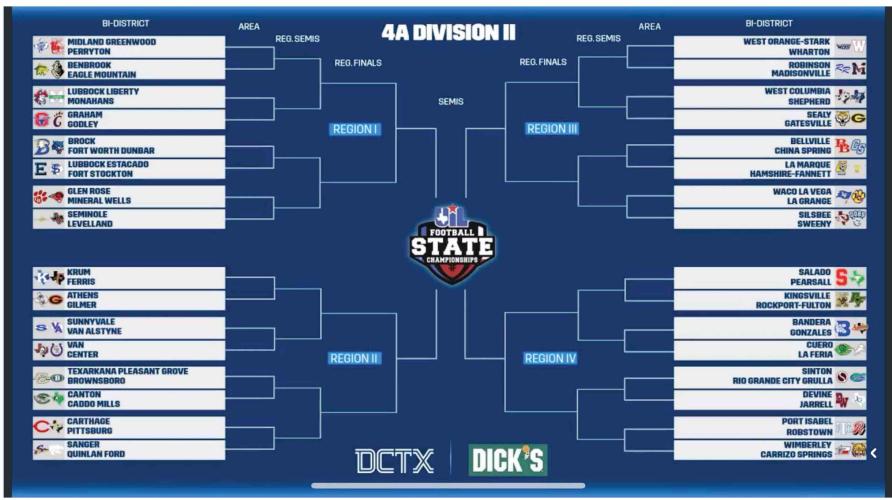


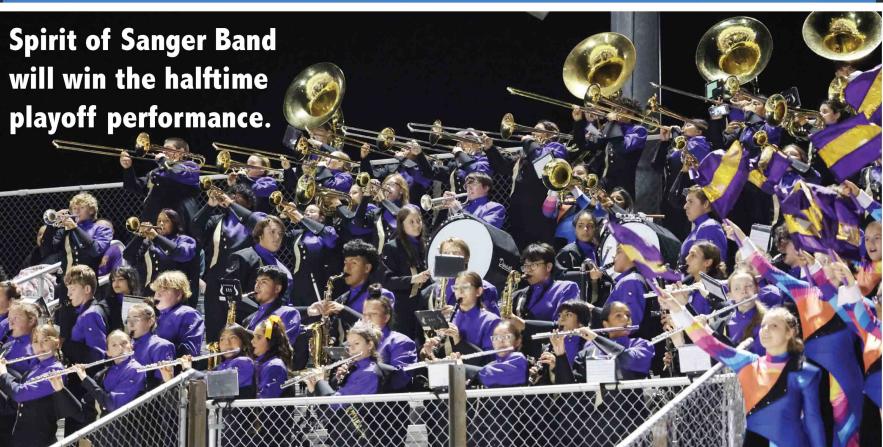
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Good Luck In The Playoffs Indians!!!!



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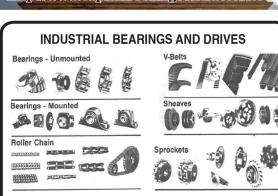
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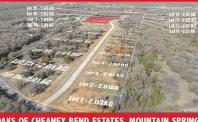


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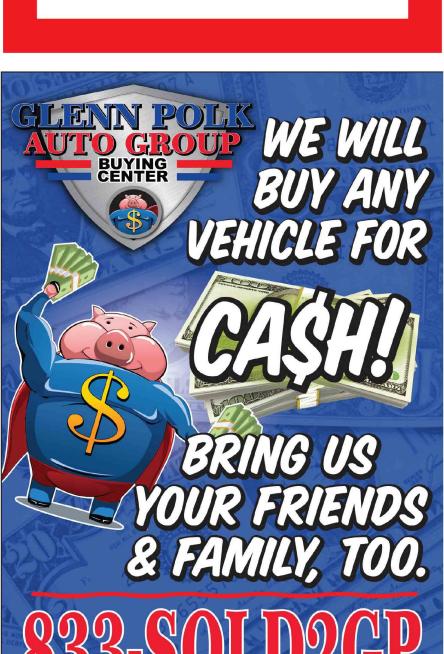
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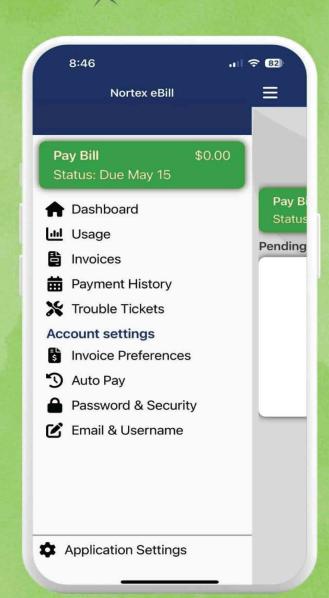
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Craver Ranch Master Planned Development



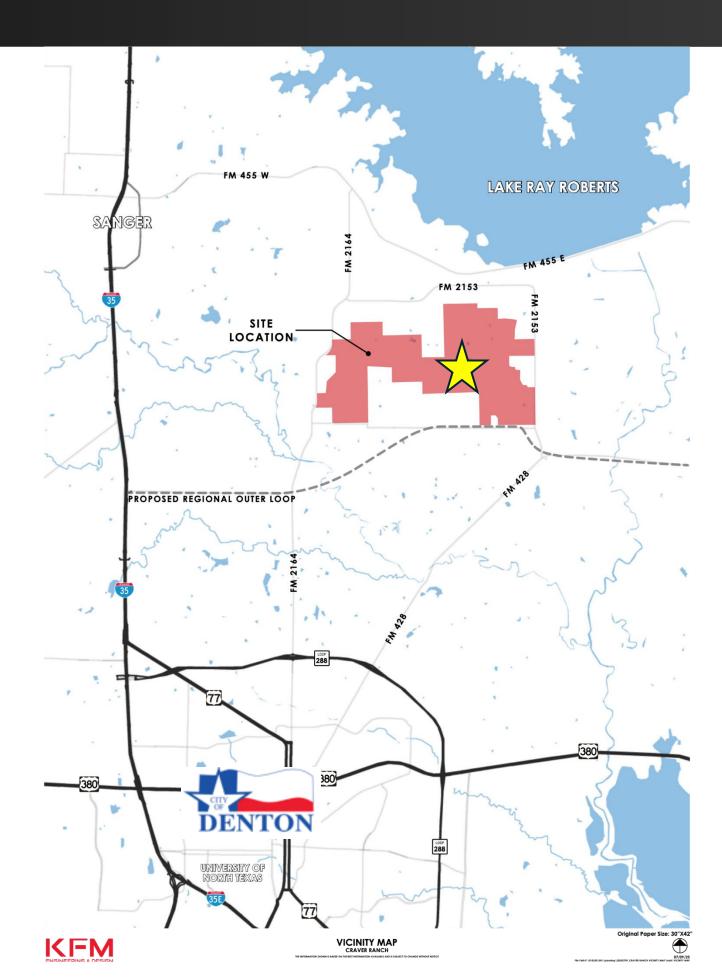
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VICINITY MAP | Craver Ranch

Craver Ranch Master Planned Development

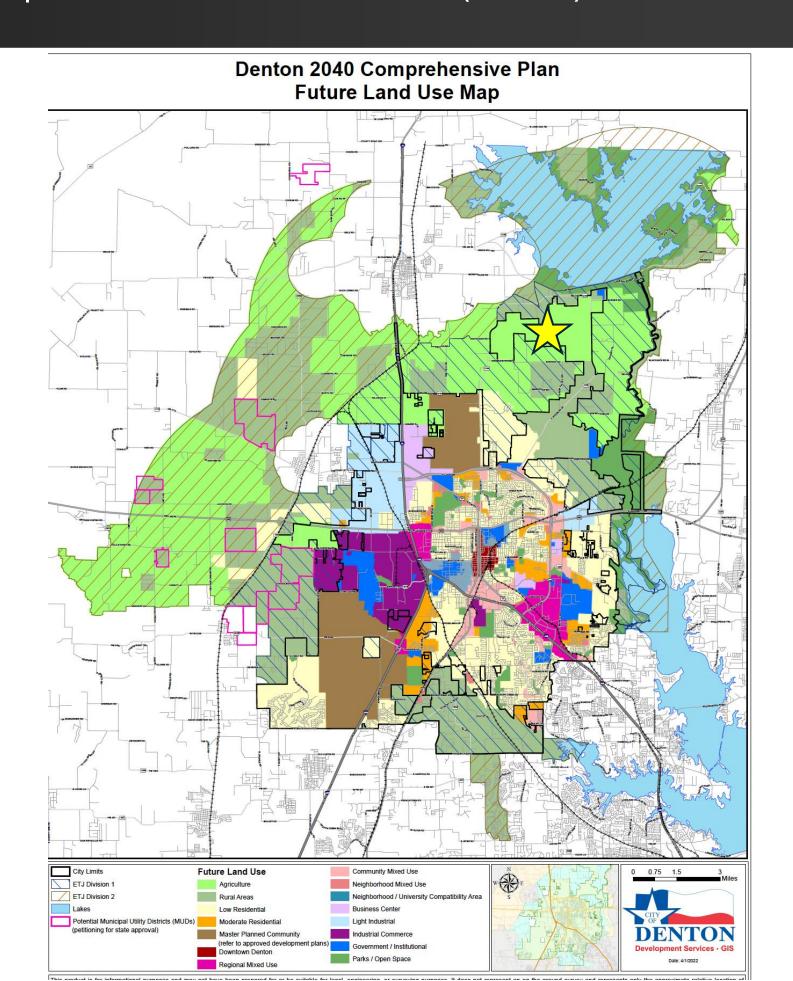
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 - Community Centers
 - Public Schools
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- FM 2153 north & east
- Shepard Road/ Gribble Springs south
- Proposed alignment of Regional Outer Loop to the south





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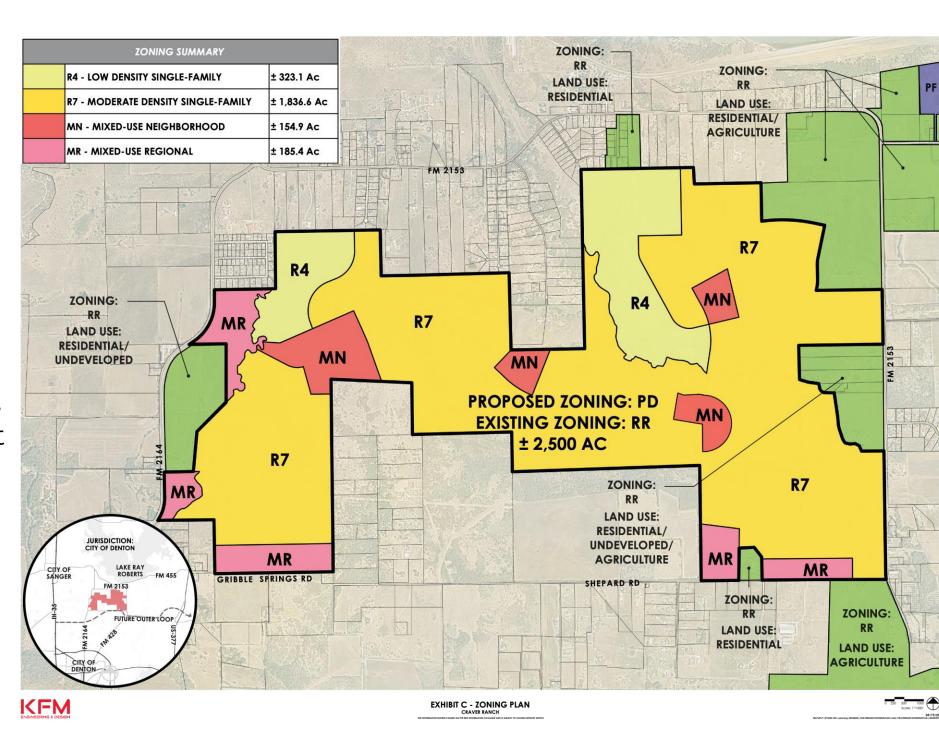
- City of Denton's 2040 Comprehensive Plan approved March 22, 2022
- ETJ vs. Full Purpose City Limits
- Master Planned Community
- Why here, why now?
 - Annexed back in 2008
 - Smart growth





Zoning | And all that goes with it

- Zoning first step in the entitlement process
 - Rural Residential (RR) -> Planned Development (PD)
 - Most surrounding neighbors are within the City's ETJ
 - 2,500 ac. of defined, well planned community vs. numerous smaller/disjointed applications
- Entitlements past 12 months
 - Overall:
- Pre-Application Conference (PAC)
- Zoning Planned Development District (PD)
- Held two neighborhood meetings
- Comprehensive Plan Amendment
- Thoroughfare Plan Amendment
- Traffic Assessment
- Drainage Assessment
- Environmental Assessment
- Project Agreement
- Operating Agreement
- By Phase:
 - Preliminary Plat
 - Traffic Assessment
 - Drainage Assessment
 - Environmental Assessment
 - Civil Engineering Plans
 - Final Plat

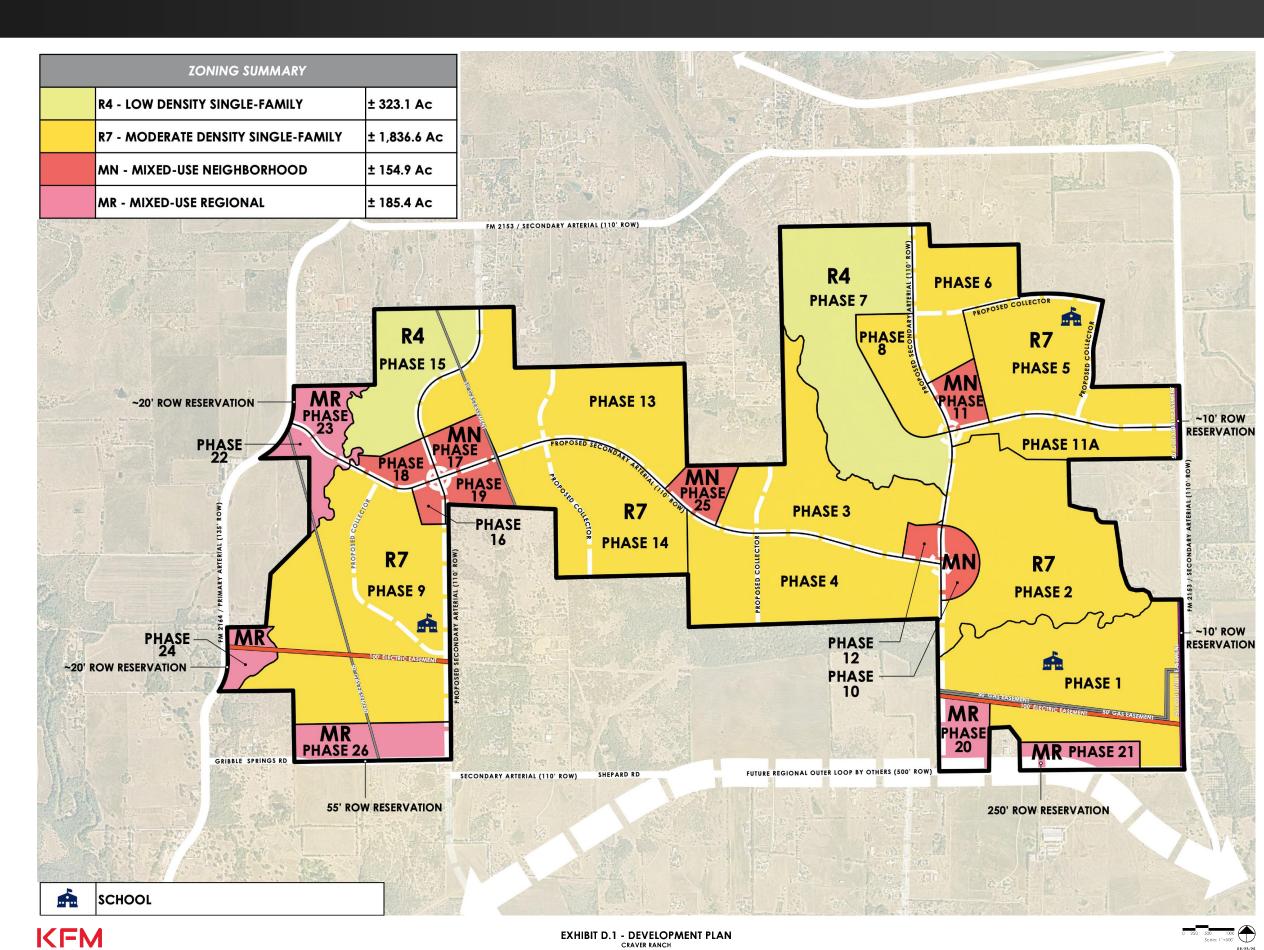




ZONING EXHIBIT | Development Plan

- Rezone request from RR to PD
- Simplified zoning districts
- Quality master planned community with a trail system linking phases and pocket parks throughout.
- Provides a fabric of land use within a community while transitioning densities.
- Variety of residential products offered to encourage people to stay within the community as their economic standing evolves





Architectural Product Type | 50' / 60' / 70' Lots













Architectural Product Type | 40' Lots







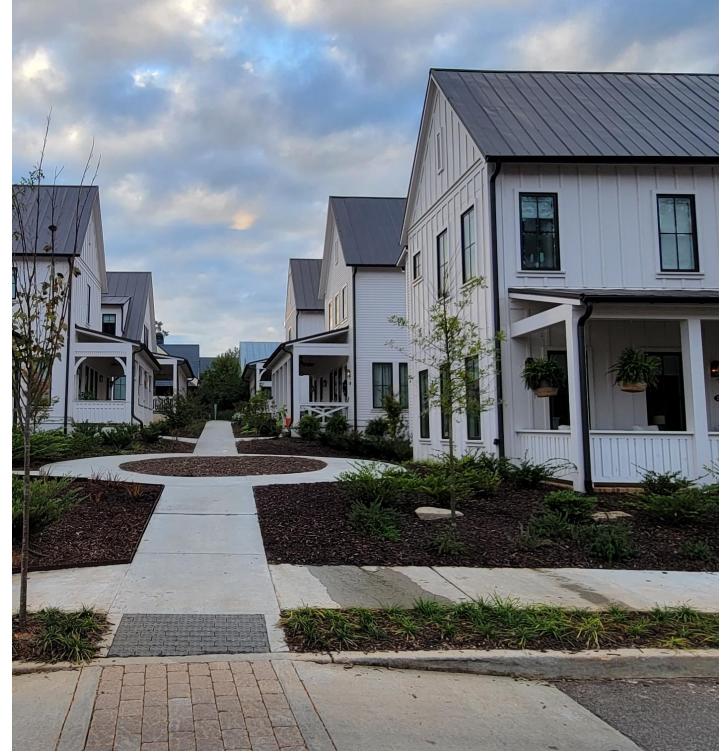






Architectural Product Type | Cottage









Architectural Product Type | Townhome & Live + Work













Architectural Product Type | Neighborhood Commercial









Architectural Product Type | Urban Multiplex & Multi-family







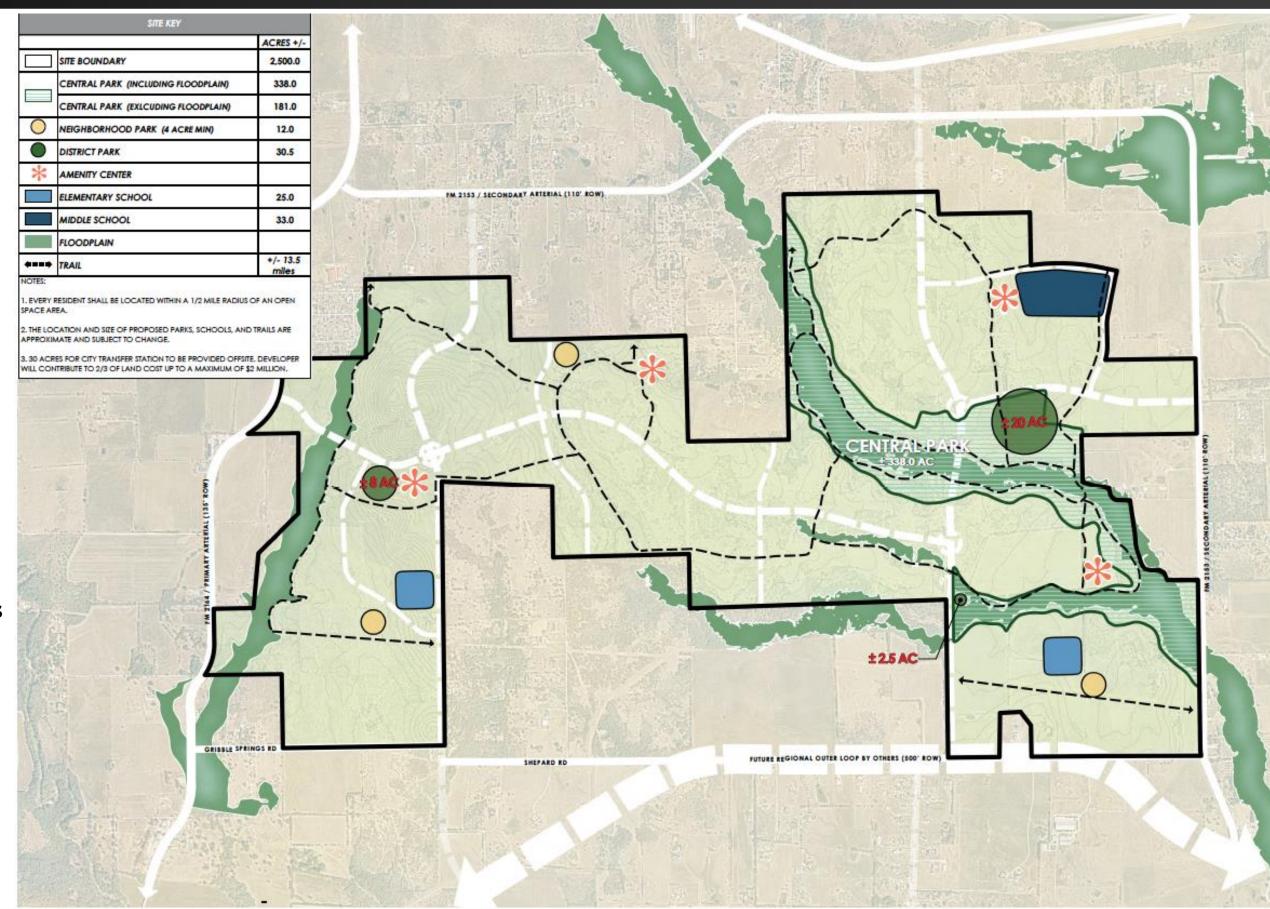






CRAVER RANCH Developer Land Contribution Plan

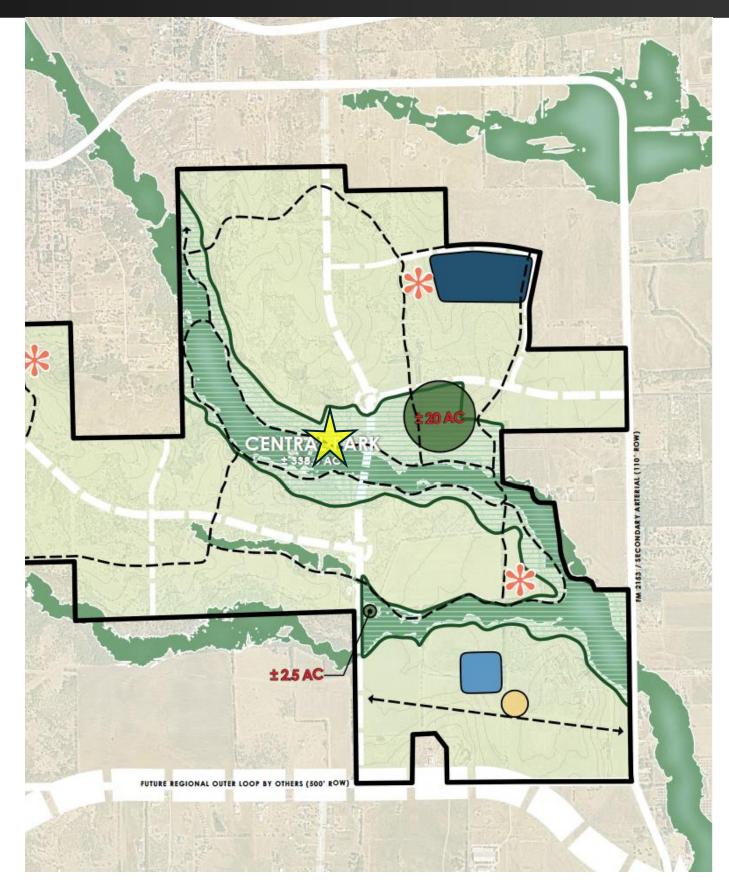
- Over 474 ac of combined green space/open space/park land excluding additional trails and neighborhood pocket parks
- Parkland
- Open Space
- Two fire stations: 6 ac
- City Parkland: 380.5 ac
- Trail system: 13.5 miles
- ROW for water transmission line through center of project
- Elevated water storage tank
- Donate two school sites
- Resulted in a significant loss of single family lots







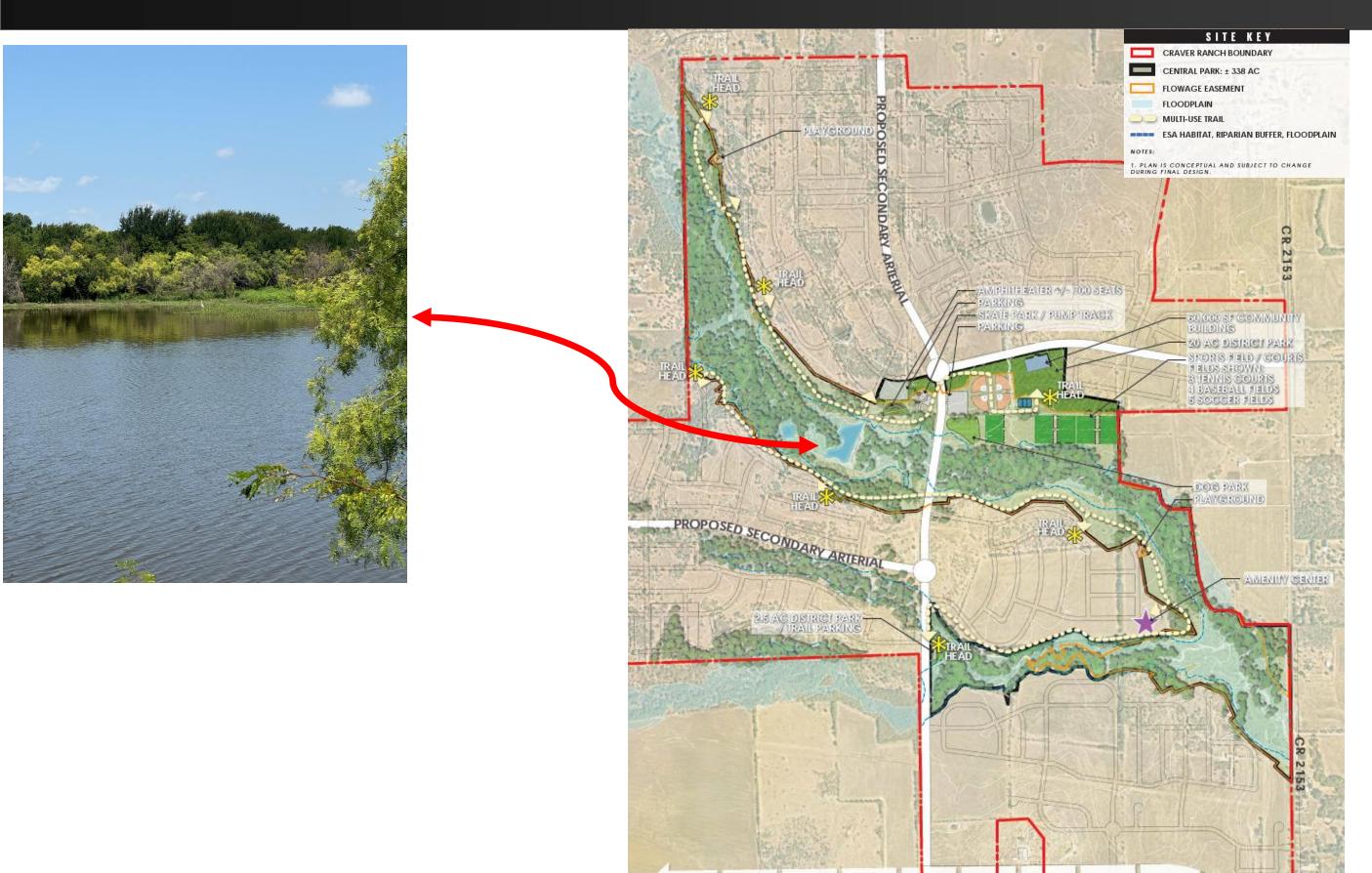
CONCEPT PLAN | Central Park







CONCEPT PLAN | Central Park

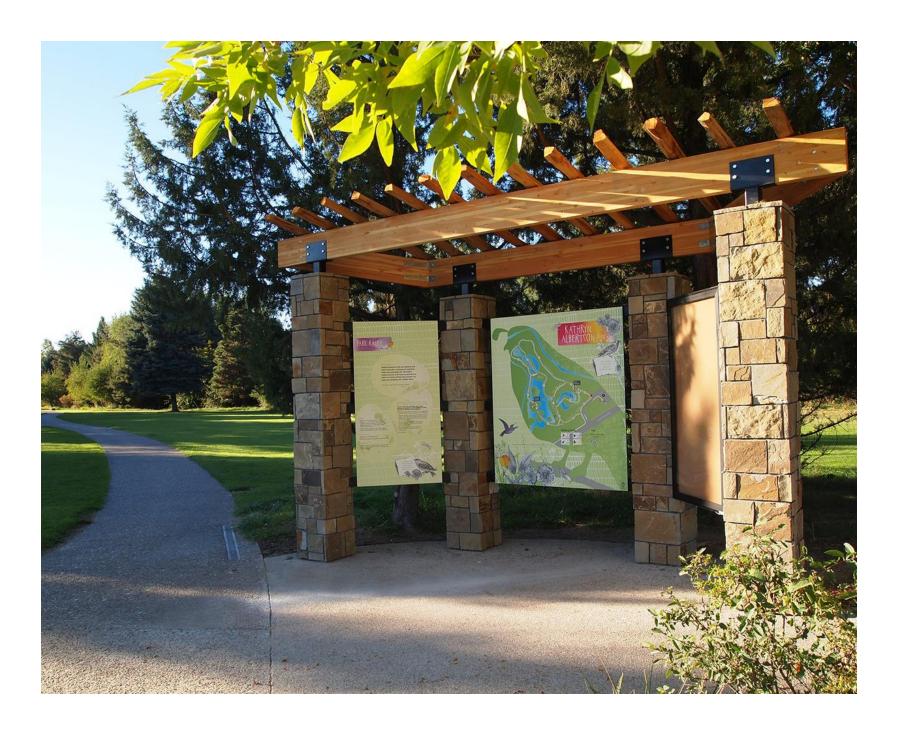






FUTURE REGIONAL OUTER LOOP BY OTHERS

Park Land | Trail Head Examples





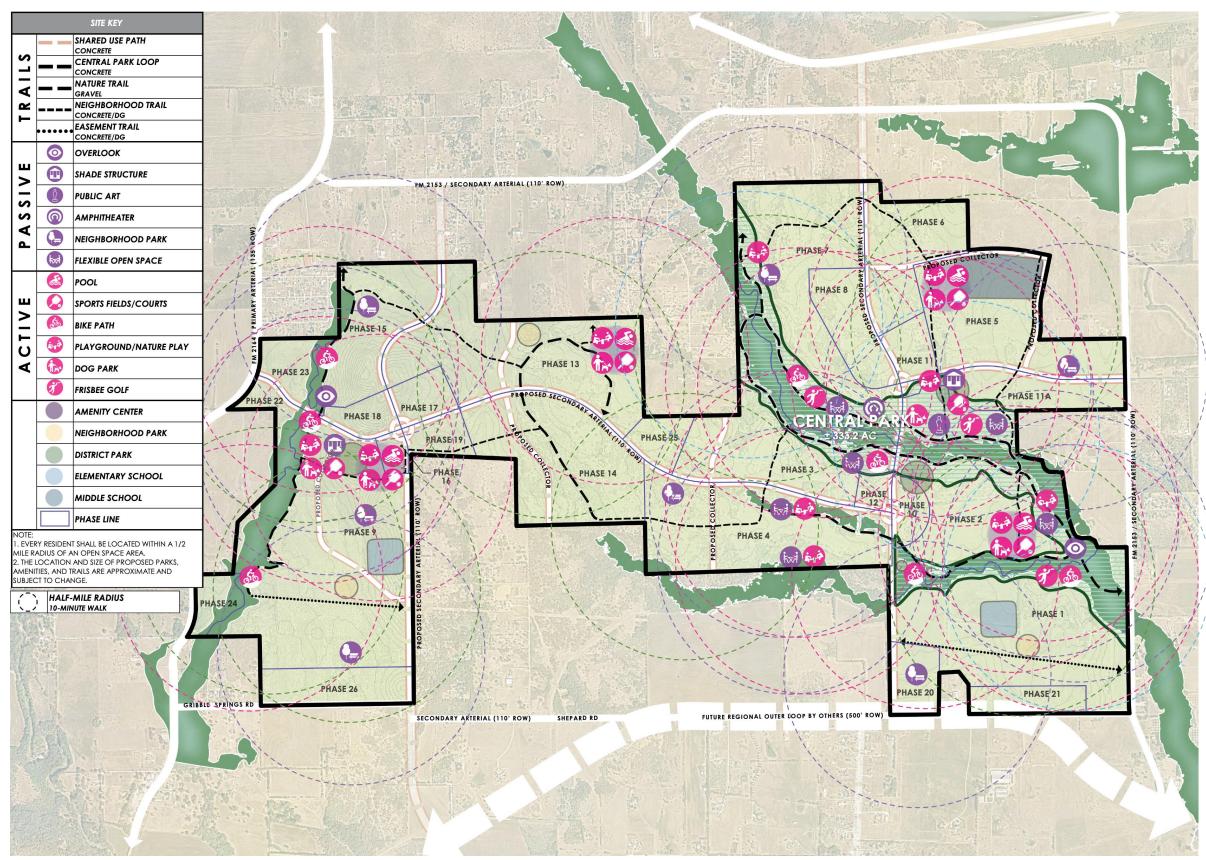






CONCEPT PLAN | Open Space Plan

KFM

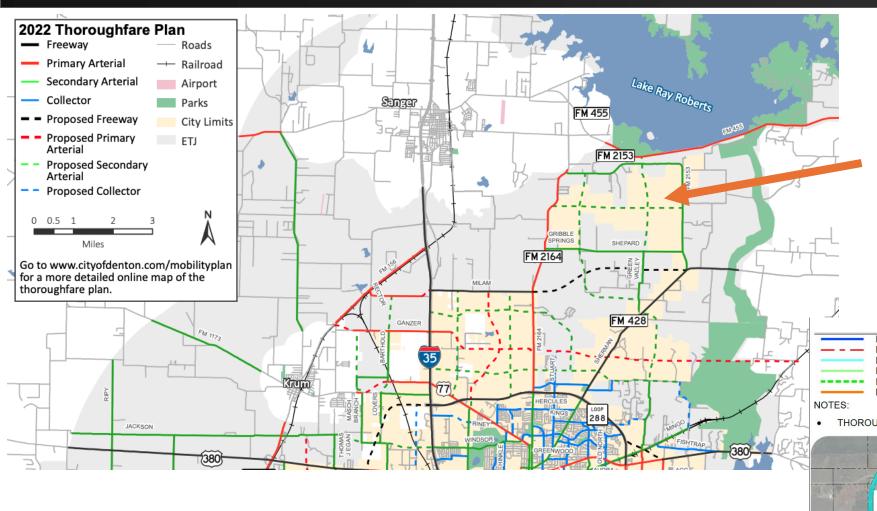




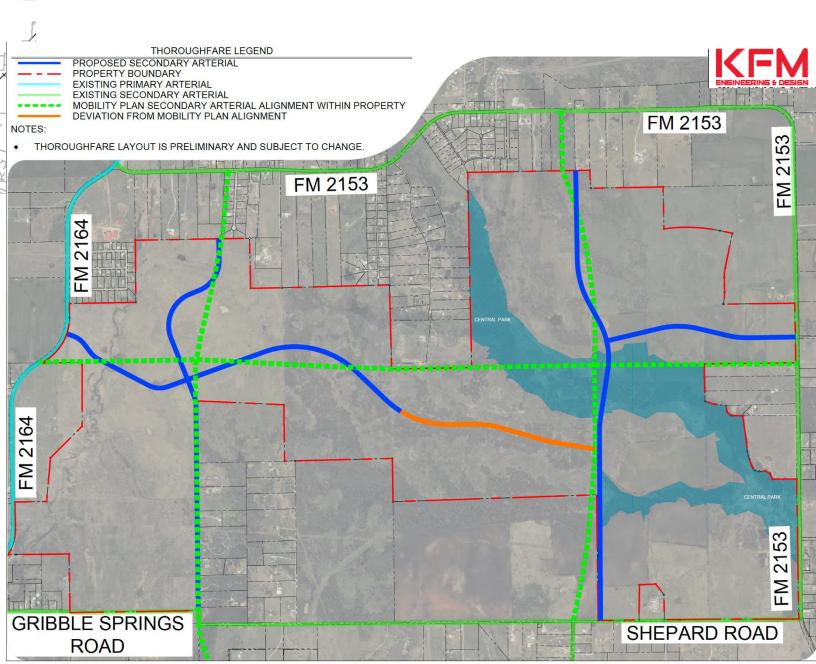


THOROUGHFARE PLAN | Mobility Plan Amendment

SITE



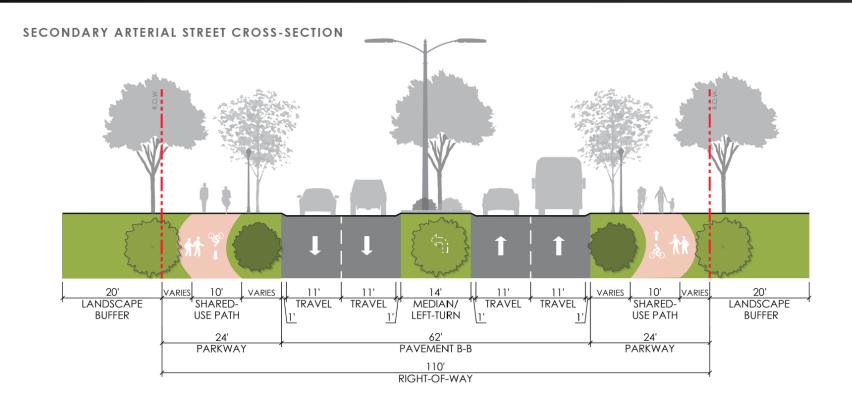
• City of Denton's Current Thoroughfare Plan



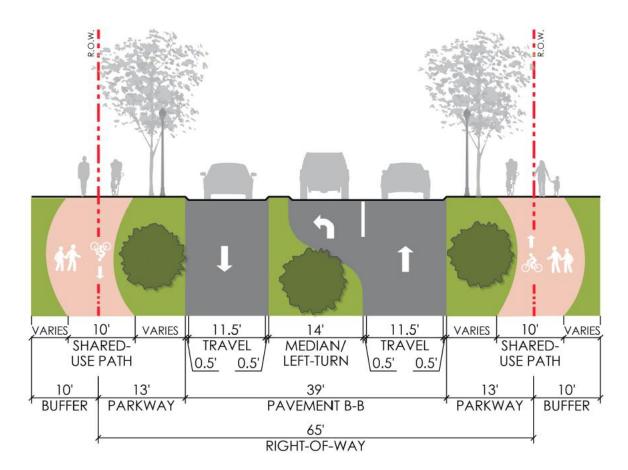
1,000' deviation



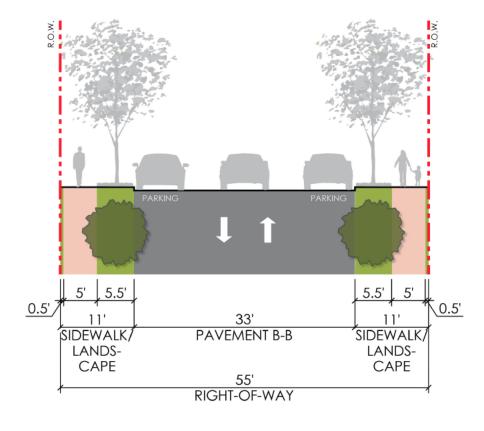
INTERNAL ROADWAYS | Typical Cross-Sections



COLLECTOR STREET CROSS-SECTION











CRAVER RANCH | The benefit of this Master Planned Community

A benefit for

- City of Denton
- Surrounding Community
- Developer





- Land Gifted to the City:
 - Two fire stations: 6 ac
 - City Parkland: 380.5 ac
 - Trail system: 13.5 miles
 - ROW for water transmission line through center of project
 - Elevated water storage tank
- Land Gifted to the ISD's:
 - Two school sites

- Smart growth
- Neighbors know what is planned
- Well thought out/designed/HOA MPC
- Heavy on greenspace, parkland & open space
- Opens up the development corridor for the City
- Converting tax revenue from Ag to developed land
- · At build out:
 - \$5.1 Billion total assessed value
 - \$1.2 Billion in Denton tax revenue
- Funding Contributions: \$7.5 M
 - Police/Fire Services: \$2.5 M
 - Offsite Public Works Facility: \$2.0 M
 - Affordable Housing: \$3.0







THANK YOU