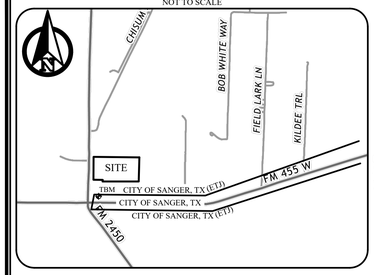
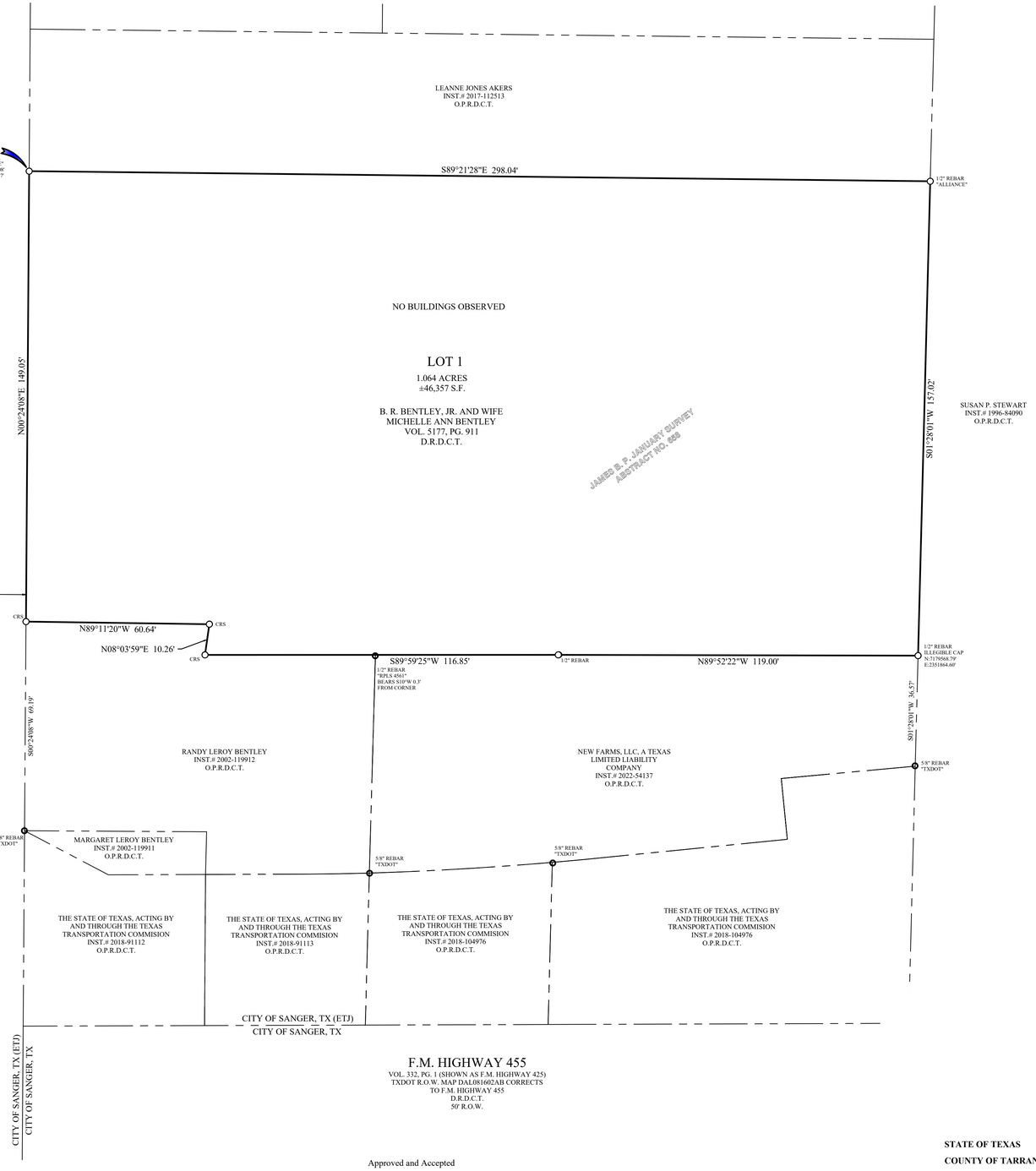
VICINITY MAP

NOT TO SCALE





MONUMENTS / DATUMS / BEARING BASIS

Monuments are found if not marked MNS or CRS.

CRS ○	1/2" rebar stamped "JPH Land Surveying" set
MNS ○	Mag nail & washer stamped "JPH Land Surveying" set
TBM ◆	Site benchmark (see vicinity map for general location)
"+" ○	"+" cut in concrete
○	Vertex or common point (not a monument)
	Coordinate values, if shown, are US.SyFt./TxCS,'83,NCZ
	Elevations, if shown, are NAVD'88 (Geoid 18)
	Bearings are based on the TxCS,'83,NCZ
	Distances & areas shown are represented in surface values
TYPE I ○	TxDOT Right of Way tapered concrete monument.
TYPE II ○	TxDOT Right of Way bronze cap in concrete.
TYPE III ○	TxDOT Right of Way aluminum cap.

LEGEND OF ABBREVIATIONS

US.SyFt.	United States Survey Feet
TxCS,'83,NCZ	Texas Coordinate System of 1983, North Central Zone
NAVD'88	North American Vertical Datum of 1988
P.R.D.C.T.	Plat Records of Denton County, Texas
O.P.R.D.C.T.	Official Public Records of Denton County, Texas
D.R.D.C.T.	Deed Records of Denton County, Texas
VOL/PG/INST#	Volume/Page/Instrument Number
ESMT/BL	Easement/Building Line
POB/POC	Point of Beginning/Point of Commencing
A.K.A.	Also Known As
S.F./R.O.W.	Square Feet/Right of Way

JPH LaNd Surveying, Inc.

0 20' 40'

Scale: 1" = 20'

JPH Job/Drawing No. (see below)
2023.022.001 FM 2450 Sanger, Denton Co., Tx - Plat.dwg

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785 Lonesome Dove Trail, Hurst, Texas 76054
Telephone (817) 431-4971 www.jphlandsurveying.com
TBPELS Firm #10019500
DFW | Central Texas | West Texas | Houston

OWNER:
B. R. Bentley, Jr. and wife,
Michelle Ann Bentley
1717 Laurelwood Dr
Denton, Texas 76209

SURVEYOR:
JPH Land Surveying, Inc.
785 Lonesome Dove Trail
Hurst, Texas 76054
Phone: (817) 431-4971

ENGINEER:
To be determined.

Approved and Accepted

Chairman, Planning and Zoning Commission
City of Sanger, Texas — Date

Mayor
City of Sanger, Texas — Date

City Secretary
City of Sanger, Texas — Date

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:

WHEREAS, B. R. Bentley, Jr. and wife, Michelle Ann Bentley are the owners of that certain tract situated in the James B. P. January Survey, Abstract No. 658, City of Sanger ETJ, Denton County, Texas, said tract being the same tract described in the deed to B. R. Bentley, JR., and wife Michelle Ann Bentley, recorded in Volume 5177, Page 911, Deed Records, Denton County, Texas (D.R.D.C.T.); the subject tract is more particularly described as follows (bearings are based on the Texas Coordinate System of 1983, North Central Zone):

BEGINNING at a 1/2 inch capped rebar stamped "Alliance" found on the monumented east line of FM Highway 2450 (no dedicating document found) at the northwest corner of said Bentley tract;

THENCE with the perimeter and to the corners of the Bentley tract, the following calls:

1. SOUTH 89°21'28" EAST, a distance of 298.04 feet to a found 1/2 inch capped rebar stamped "Alliance";
2. SOUTH 01°28'01" WEST, a distance of 157.02 feet to a found 1/2 inch capped rebar stamped with an illegible cap, from which a found 5/8 inch capped rebar stamped "Texas Department of Transportation" bears SOUTH 01°28'01" WEST a distance of 36.57 feet;
3. NORTH 89°52'22" WEST, a distance of 119.00 feet to a found 1/2 inch capped rebar;
4. SOUTH 89°59'25" WEST, a distance of 116.85 feet to a set 1/2 inch capped rebar stamped "JPH Land Surveying";
5. NORTH 08°03'59" EAST, a distance of 10.26 feet to a set 1/2 inch capped rebar stamped "JPH Land Surveying";
6. NORTH 89°11'20" WEST, a distance of 60.64 feet (deed call 60.00 feet) to a set 1/2 inch capped rebar stamped "JPH Land Surveying", from which a found 5/8 inch capped rebar stamped "Texas Department of Transportation" monumenting the said east line of FM 2450 bears SOUTH 00°24'08" WEST a distance of 69.19 feet;
7. NORTH 00°24'08" EAST, a distance of 149.05 feet (deed call 149.95 feet) returning to the **POINT OF BEGINNING** and enclosing 1.064 acres (± 46,357 square feet).

GENERAL PLAT NOTES:

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 or 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.
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. 48121C0205G, dated 2011/04/18, of the National Flood Insurance Rate Maps for Denton County, Texas.
8. The purpose of this plat is to plat a previously un-platted tract of land.
9. Bearings are based on the Grid North, State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD '83).
10. This survey was performed with the benefit of a title commitment provided by Fidelity National Title Insurance Company, GF# FT-44122-9001222202680-TW, Commitment # 9001222202680, effective August 29, 2022, and issued September 8, 2022. Therefore, easements, agreements, or other documents, either recorded, or unrecorded may exist that affect the subject property that are not shown on this survey.
11. Subject property's record description's error of closure, 1.68'.

UTILITY PROVIDERS

Water
Bolivar Water Supply Corp
4151 FM 455 West
Sanger, TX 76266
940-458-3931

Gas
Atmos Energy Corp
P.O. Box 740353
Cincinnati, OH 45274-0353
1800-460-3030

Electric
CoServ Electric
P.O. Box 734803
Dallas, TX 75373-4803
833-890-6264

Sanger Electric
P.O. Box 1729
Sanger, TX 76266
940-458-7930

Communication
Brightspeed
833-692-7773

STATE OF TEXAS §
COUNTY OF TARRANT §

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.

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

Jewel Chadd
Registered Professional
Land Surveyor No. 5754
jewel@jphls.com
Date: TBD

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT B. R. Bentley, Jr. and wife, Michelle Ann Bentley do hereby adopt this plat designating the hereinabove described property as Lot 1, ***Bentley Addition***, an addition in the City of Sanger ETJ, 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_____.

_____
B. R. Bentley, Jr.
Owner

STATE OF _____ §
COUNTY OF _____ §

Before me, **B. R. Bentley, Jr.**, 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 office this _____, day of_____, 20_____.

_____ _____
Notary Public in and for the State of _____ Notary's Name

My Commission Expires _____.

WITNESS MY HAND this _____, day of_____, 20_____.

_____
Michelle Ann Bentley
Owner

STATE OF _____ §
COUNTY OF _____ §

Before me, **Michelle Ann Bentley**, 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 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 _____ Notary's Name

My Commission Expires _____.

FINAL PLAT
BENTLEY ADDITION
LOT 1

BEING A 1.064-ACRE FINAL PLAT
SITUATED IN THE JAMES B. P. JANUARY SURVEY,
ABSTRACT NO. 658,
CITY OF SANGER ETJ, DENTON COUNTY, TEXAS

TOTAL LOTS - 1
HOA/OPEN SPACE LOTS - 0
RIGHT-OF-WAY ACREAGE - 0.0 ACRES

PREPARED IN MAY 2023