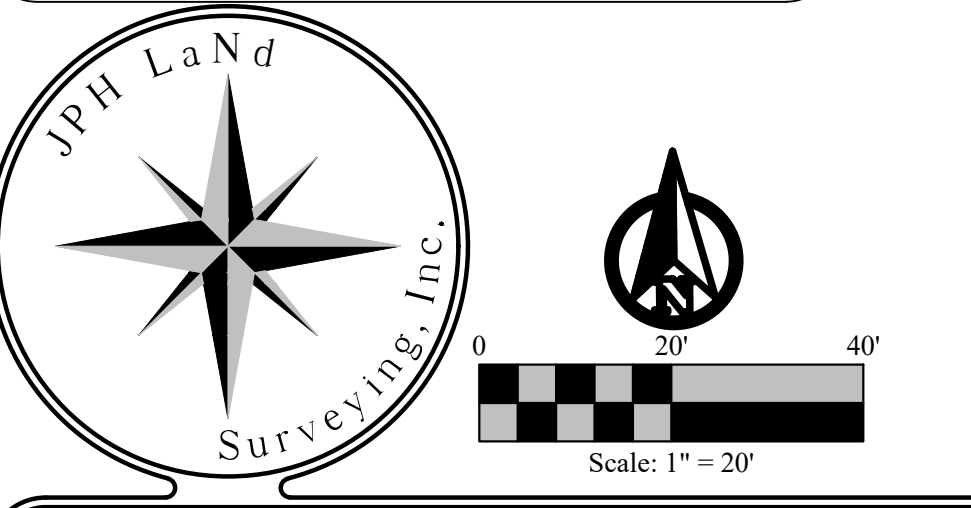


LINE TABLE LEGEND

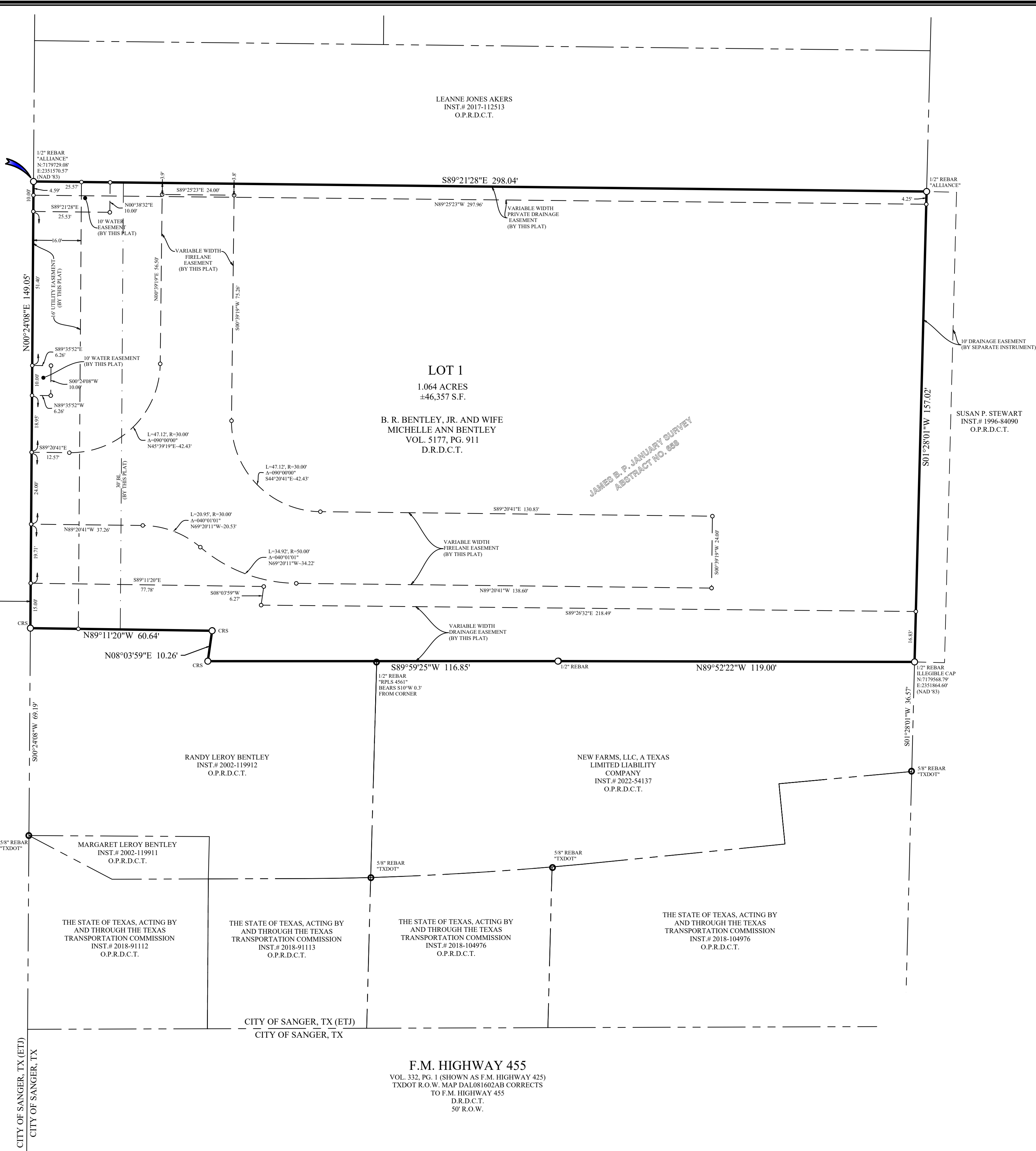
- Subject Boundary Line
- adjoining Boundary Line/City Limit
- Easement Line

- 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 U.S. S.F.T. TxCS, 83, NCZ
 - Elevations, if shown, are NAVD83 (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 S.F.T. United States Survey Feet
 - TxCS, 83, NCZ Texas Coordinate System of 1983, North Central Zone
 - NAVD83 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/PAGE/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 Job/Drawing No. (see below)
2023.022.001 FM 2450 Sanger, Denton Co., Tx - Plat.33.0.dwg
© 2024 JPH Land Surveying, Inc. - All Rights Reserved
785 Lonesome Dove Trail, Hurst, Texas 76054
Telephone (817) 431-4971 www.jphlandsurveying.com
TBP/ELS Firm #10019500
DFW | Central Texas | West Texas | Houston | San Antonio



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:
Triangle Engineering, LLC
1782 W. McDermott Drive
Allen, Texas 75013
682.230.0201

Approved and Accepted

Chairman, Planning and Zoning Commission
City of Sanger, Texas

Mayor
City of Sanger, Texas

City Secretary
City of Sanger, Texas

Date

Date

Date

Date

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@jphs.com
Date: TBD

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:

- SOUTH 89°21'28" EAST, a distance of 298.04 feet to a found 1/2 inch capped rebar stamped "Alliance";
- 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;
- NORTH 89°52'22" WEST, a distance of 119.00 feet to a found 1/2 inch capped rebar;
- SOUTH 89°59'25" WEST, a distance of 116.85 feet to a set 1/2 inch capped rebar stamped "JPH Land Surveying";
- NORTH 08°03'59" EAST, a distance of 10.26 feet to a set 1/2 inch capped rebar stamped "JPH Land Surveying";
- 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;
- 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).

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 _____

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 OCTOBER 2023
REVISED IN NOVEMBER 2023
REVISED IN JANUARY 2024

- GENERAL PLAT NOTES:**
- All lots comply with the minimum size requirements of the zoning district.
 - This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.
 - All common areas, drainage easements, and detention facilities will be owned and maintained by the property owner. Any common area within the City's right-of-way will require a facilities agreement, to be reviewed and approved by the City.
 - Notice - selling a portion of this addition by metes and bounds is a violation of City ordinance and State Law and is subject to fines and withholding of utilities and building permits.
 - This plat does not alter or remove existing deed restrictions, if any, on this property.
 - Minimum finished floor elevations are at least 2 feet above the 100 year flood plain.
 - 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.
 - The purpose of this plat is to plat a previously un-platted tract of land.
 - Bearings are based on the Grid North, State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD '83).
 - This survey was performed with the benefit of a title commitment provided by Fidelity National Title Insurance Company, GF# FT-44122-900122202680-TW, Commitment # 900122202680, 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 in this survey.
 - Subject property's record description's error of closure, 1.68'.
 - Sanitary sewer to be handled by facilities approved by the Denton County Public Health Department.
 - Construction not complete within two years of the Commissioners Court approval shall be subject to current County Subdivision Rules and Regulations.
 - A driveway culvert must be obtained from Development Services by the owner of each lot prior to the construction, installation or placement of any driveway access improvements within the dedicated right-of-way.
 - 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-foot above the 100-year flood elevation.
 - All surface drainage easements shall be kept clear of fences, buildings, foundations, plantings and other obstructions to the operation and maintenance of the drainage facility.
 - The maintenance of paving, grading and drainage improvements and/or easements shown on this plat are the responsibility of the individual property owners and does not constitute acceptance of same for maintenance purposes by Denton County.
 - Blocking the flow of water or construction improvements in surface drainage easements, and filling or obstructing the floodway is prohibited.
 - Denton County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
 - 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 lots that are traversed by or adjacent to the drainage courses along or across the lots.
 - Denton County shall not be responsible for maintenance of private roads, 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 owner set forth in this paragraph.
 - The northern variable width drainage easement shall accept surface drainage from the northern adjacent property via the drainage improvements to be constructed pursuant to the Site Development Plans prepared by Triangle Engineering, LLC, dated June 2, 2023, last revised February 28, 2024, and approved by the City of Sanger, Texas on March 20, 2024. The northern adjacent property owner shall not be allowed to increase amounts and/or rates of surface drainage into the northern variable width drainage easement beyond the capacity for such drainage provided for in the aforementioned plans. Lot 1, Bentley Addition [our property] shall be responsible for the regular maintenance of the northern variable width private drainage easement, except that any owner who increases the amount and/or flow of surface drainage in violation of this section shall be liable for any damages caused thereby.

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	Communication Brightspeed 833-692-7773
Sanger Electric P.O. Box 1729 Sanger, TX 76266 940-458-7930	