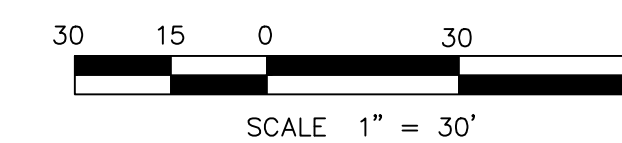
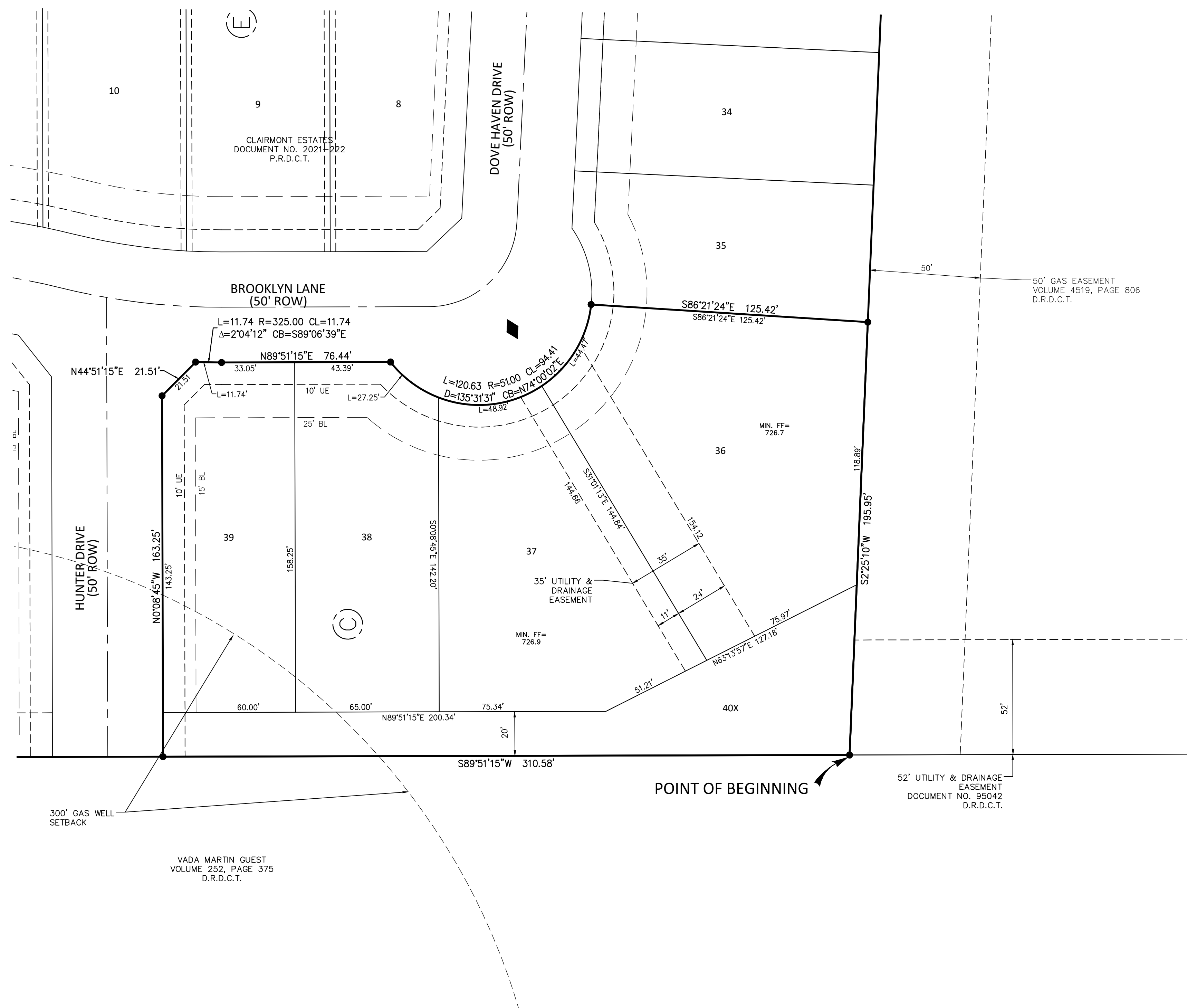


VICINITY MAP
SCALE: 1" = 3000'



LEGEND

⊙	1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
⊙	1/2" IRON ROD SET W/ YELLOW PLASTIC CAP STAMPED "JVC"
D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
WLE	WATER LINE EASEMENT
SSE	SANITARY SEWER EASEMENT
POSE	PUBLIC OPEN SPACE EASEMENT
BL	BUILDING LINE
<CM>	CONTROL MONUMENT
◆	DENOTES STREET NAME CHANGE



BENCHMARK NO. 1:
TXDOT MONUMENT FOUND ON TOP OF CONCRETE HEADWALL ON THE WEST SIDE OF FARM TO MARKET ROAD NO. 156 APPROXIMATELY 2,600' SOUTH OF THE INTERSECTION OF FARM TO MARKET ROAD NO. 156 WITH FARM TO MARKET ROAD NO. 2449. THE MONUMENT IS LOCATED APPROXIMATELY 53' EAST OF A TELEPHONE PEDESTAL AND APPROXIMATELY 102' SOUTH OF A POWER POLE. ELEVATION = 721.53' (FIELD)

BENCHMARK NO. 2:
PK NAIL FOUND ON THE SOUTH SIDE OF FARM TO MARKET ROAD NO. 2449 APPROXIMATELY 2,450' WEST OF THE INTERSECTION OF FARM TO MARKET ROAD NO. 2449 WITH FARM TO MARKET ROAD NO. 156. THE MONUMENT IS LOCATED APPROXIMATELY 7' NORTH OF A POWER POLE AND APPROXIMATELY 26' WEST OF THE WEST EDGE OF A GRAVEL DRIVEWAY. ELEVATION = 754.25' (FIELD)

A FINAL PLAT OF
**LOTS 36-39 & 40X, BLOCK C
CLAIRMONT ESTATES**
1.324 ACRES LOCATED IN THE
F. DAVIS SURVEY - ABSTRACT NO. 371
AN ADDITION TO THE TOWN OF PONDER,
DENTON COUNTY, TEXAS

BEING A REPLAT OF LOTS 36-39 & 40X,
BLOCK C CLAIMMONT ESTATES
AN ADDITION TO THE TOWN OF PONDER,
DENTON COUNTY, TEXAS ACCORDING TO
THE PLAT RECORDED IN DOCUMENT NO.
2021-222, PLAT RECORDS, DENTON
COUNTY, TEXAS

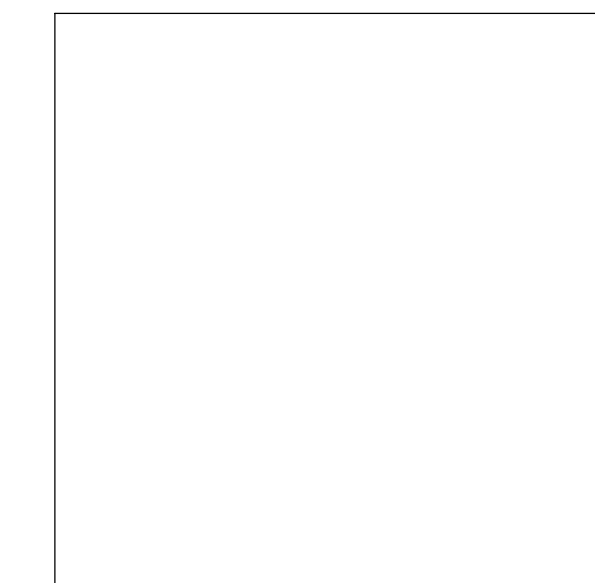
05 August 2021
SHEET 1 OF 2



830 Central Parkway East, Suite 300
Plano, Texas 75074
972.201.3100 Texas Registration No. F-11962

DEVELOPER:
BLOOMFIELD HOMES, LP
1050 E. HWY. 114, SUITE 210
SOUTH LAKE, TX 76092
972-877-1508

ENGINEER/SURVEYOR:
J. VOLK CONSULTING, INC.
830 CENTRAL PARKWAY EAST
SUITE 300
PLANO, TX 75074
972-201-2100
TBPLS FIRM NO 10194033



RECORDING INFORMATION

- NOTES:
- ALL LOT CORNERS TO BE MONUMENTED WITH 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JVC" UNLESS OTHERWISE NOTED.
 - BASIS OF BEARINGS DERIVED FROM THE PLAT FOR CLAIMMONT ESTATES AN ADDITION TO THE TOWN OF PONDER, DENTON COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN DOCUMENT NO. 2021-222, PLAT RECORDS, DENTON COUNTY, TEXAS.

LEGAL DESCRIPTION
CLAIRMONT ESTATES REPLAT OF LOTS 36-39 & 40X, BLOCK C

1.324 ACRES

BEING a tract of land situated in the F. DAVIS SURVEY, ABSTRACT NO. 371, Town of Ponder, Denton County, Texas and being all of Lots 36-39 & 40X, Block C of CLAIRMONT ESTATES, an Addition to the Town of Ponder, Denton County, Texas according to the Plat thereof recorded in Document No. 2021-222, Plat Records, Denton County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for the southeast corner of said Addition;

THENCE South 89 degrees 51 minutes 15 seconds West, with the south line of said Addition, a distance of 310.58 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found at the intersection of said south line with the east line of Hunter Drive, a 50 foot right-of-way, for the southwest corner of said Lot 39;

THENCE North 00 degrees 08 minutes 45 seconds West, leaving said south line and with said east line, a distance of 163.25 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner at the south end of a corner clip;

THENCE North 44 degree 51 minutes 15 seconds East, with said corner clip, a distance of 21.51 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found in the south line of Brooklyn Lane, a 50 foot right-of-way, at the beginning of a non-tangent curve to the left having a central angle of 02 degrees 04 minutes 12 seconds, a radius of 325.00 feet and a chord bearing and distance of South 89 degrees 06 minutes 39 seconds East, 11.74 feet;

THENCE Easterly, with said south line, the following three (3) courses and distances:

Easterly, with said curve to the left, an arc distance of 11.74 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner;

North 89 degrees 51 minutes 15 seconds East, a distance of 76.44 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner at the beginning of a non-tangent curve to the left having a central angle of 135 degrees 31 minutes 31 seconds, a radius of 51.00 feet and a chord bearing and distance of North 74 degrees 00 minutes 02 seconds East, 94.41 feet;

Easterly, with said curve to the left, an arc distance of 120.63 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for the northwest corner of said Lot 36;

THENCE South 86 degrees 21 minutes 24 seconds East, leaving said south line, a distance of 125.42 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found in the east line of said Addition for the northeast corner of said Lot 36;

THENCE South 02 degrees 25 minutes 10 seconds West, with said east line, a distance of 195.95 feet to the POINT OF BEGINNING and containing 1.324 acres of land, more or less.

PUBLIC OPEN SPACE RESTRICTION

No structure, object, or plant of any type may obstruct vision from a height of twenty-four (24) inches to a height of eleven (11) feet above the top of the curb, including, but not limited to buildings, fences, walls, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on this plat. These open space easements will remain in effect until vacated by ordinance adopted by the Town Council of Ponder and the property replatted.

UTILITY EASEMENTS

Any public utility, including the Town of Ponder, shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growth or improvements which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and any public utility, including the Town of Ponder, shall have the right at all times of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its receptive systems without the necessity of at any time of procuring the permission of anyone.

FLOODPLAIN RESTRICTION

No construction, without the written approval of the Town of Ponder shall be allowed within a floodplain easement, and then only after detailed engineering plans and studies show 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. These engineering studies shall be done in compliance with FEMA (Federal Emergency Management Agency) guidelines which address acceptable studies, methods and limits of work done inside the 100-year floodplain. Where construction is permitted, all finished floor elevations shall be a minimum of one (1) foot above the 100-year flood elevation.

The existing creeks, lakes, reservoirs, or drainage channel traversing along or across portions of this addition, will remain as an open channel at all times and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots. The Town of Ponder will not be responsible for the maintenance and operation of said drainage-ways or for the control of erosion. Each property owner shall keep the natural drainage channels traversing adjacent to his property clean and free of debris, silt, or any substance which would result in unsanitary conditions and the Town 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 channel, as in the case of all natural drainage channels, are subject to storm water overflow and natural bank erosion to an extent that cannot be definitely defined. The Town of Ponder shall not be liable for damages of any nature resulting from the occurrence of these natural phenomena, nor resulting from a failure of any structure(s) within the natural drainage channels. The natural drainage channel crossing each lot is shown by the floodplain easement line as shown on the plat.

OWNER'S ACKNOWLEDGEMENT AND DEDICATION:

STATE OF TEXAS §
COUNTY OF DENTON §

I, the undersigned, owner of the land shown on this plat and within the area described by metes and bounds on this plat and designated herein as the CLAIRMONT ESTATES subdivision to the Town of Ponder, Texas and whose name is subscribed hereto, hereby dedicate in fee simple to the use of the public forever all streets, alleys, parks, watercourses, drains, easements, rights of ways and public places thereon shown for the purpose and consideration therein expressed.

ON BEHALF OF: BLOOMFIELD HOMES, L.P.
A TEXAS LIMITED PARTNERSHIP

BY: BLOOMFIELD PROPERTIES, INC.
A TEXAS CORPORATION, GENERAL PARTNER

DON J. DYKSTRA, PRESIDENT

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this date personally appeared DON DYKSTRA, Owner's Agent, 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 purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20____.

Notary Public in and for the State of Texas

My Commission Expires: _____

SURVEYORS CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS: That I, Ryan S. Reynolds, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the Town of Ponder.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20____.

RYAN S. REYNOLDS, R.P.L.S.
Registered Professional Land Surveyor No. 6385

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this day personally appeared Ryan S. Reynolds, Land Surveyor 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 purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20____.

Notary Public in and for the State of Texas

My Commission Expires: _____

Certificate of Approval for execution by the Planning & Zoning Commission:

This plat has been submitted to and considered by the Planning and Zoning Commission of the Town of Ponder, Texas, and is hereby recommended for approval by that Commission.

Dated this _____ day of _____, 2021.

Chairperson _____

ATTEST:

Secretary _____

Certificate for the Town Council's endorsement:

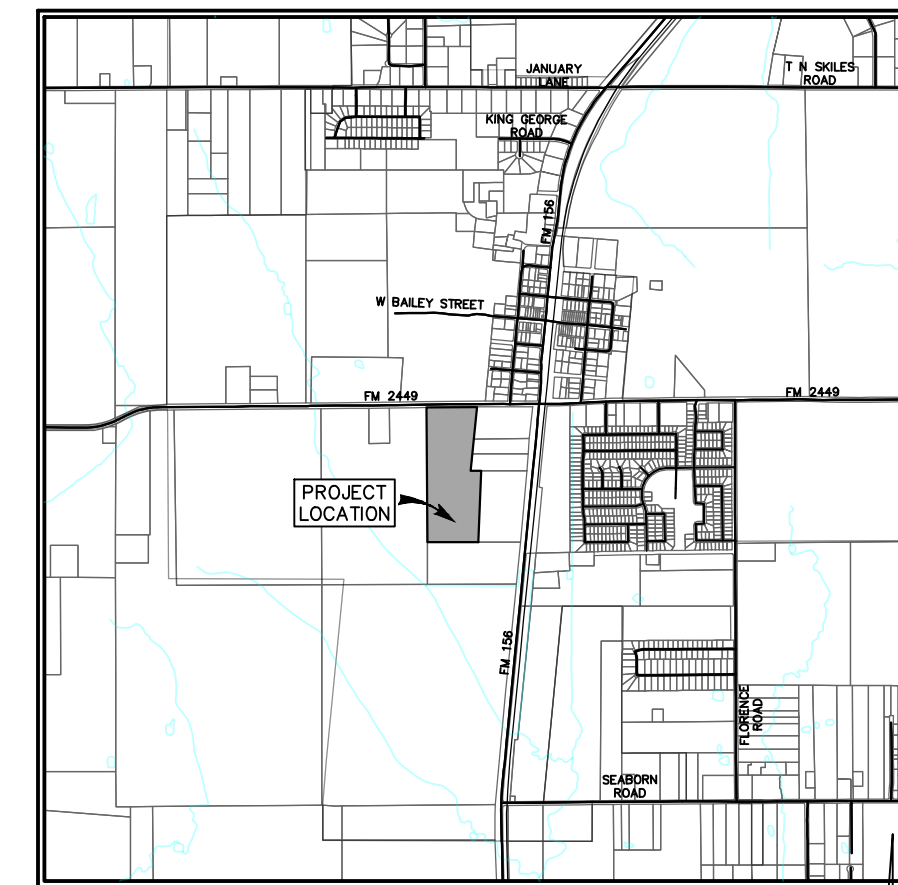
The Town Council of Ponder, Texas on _____, 2021,
Voted affirmatively to adopt this plat and approve it for filing of record.

By: _____

Town Secretary _____

NOTES:

1. PER TOWN OF PONDER ORDINANCES, A MANDATORY HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED AND CREATED TO ASSUME AND BE RESPONSIBLE FOR THE CONTINUOUS AND PERPETUAL OPERATION, MAINTENANCE AND/OR SUPERVISION OF DRAINAGE EASEMENTS, LANDSCAPING SYSTEMS OR THEIR PHYSICAL FACILITIES OF GROUND HELD IN COMMON AND NECESSARY OR DESIRABLE FOR THE WELFARE OF THE AREA OF SUBDIVISION OR THAT ARE OF COMMON USE OR BENEFIT. SAID MANDATORY HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE CONTINUOUS AND PERPETUAL OPERATION, MAINTENANCE AND/OR SUPERVISION OF THE LANDSCAPE SYSTEMS, FEATURES OR ELEMENTS LOCATED IN PARKWAY COMMON AREA, BETWEEN SCREENING WALLS OR LIVING SCREENS AND ADJACENT CURBS OR STREET PAVEMENT EDGES, ADJACENT TO DRAINAGE WAYS OR DRAINAGE STRUCTURES, OR AT SUBDIVISION ENTRYWAYS.
2. ALL X-LOTS ARE UNBUILDABLE AND SHALL BE DEDICATED TO AND MAINTAINED BY THE HOA. X-LOTS SHALL ALSO BE USED FOR ACCESS, UTILITY & DRAINAGE EASEMENTS WHERE NECESSARY.
3. WALL MAINTENANCE EASEMENTS SHALL BE DEDICATED TO THE HOA FOR PERPETUAL MAINTENANCE.
4. RETAINING WALLS SHALL BE MAINTAINED BY PROPERTY OWNERS.
5. SCREEN WALLS, ENTRY MONUMENTS AND ROUNDABOUT LANDSCAPING IN INNER CIRCLE SHALL BE MAINTAINED BY HOA.
6. FENCING IN DRAINAGE EASEMENTS SHALL BE MAINTAINED BY INDIVIDUAL HOMEOWNERS.
7. NO HABITABLE STRUCTURES SHALL BE CONSTRUCTED WITHIN THE 300' WELL SETBACKS AS SHOWN ON FINAL PLAT.



VICINITY MAP
SCALE: 1" = 3000'

**A FINAL PLAT OF
LOTS 36-39 & 40X, BLOCK C
CLAIRMONT ESTATES
1.324 ACRES LOCATED IN THE
F. DAVIS SURVEY -ABSTRACT NO. 371
AN ADDITION TO THE TOWN OF PONDER,
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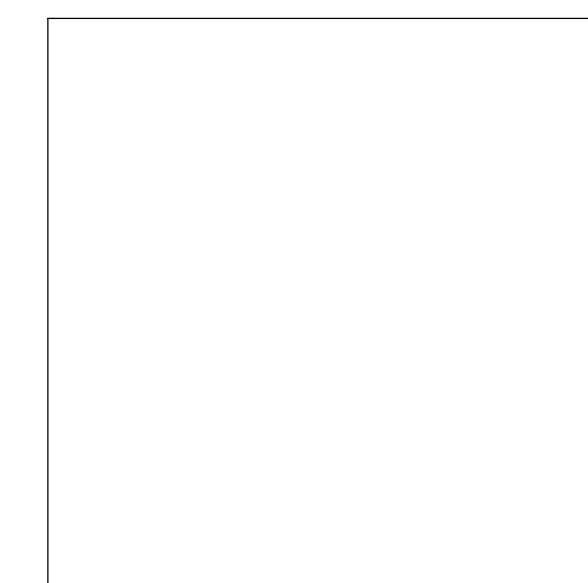
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COUNTY, TEXAS**

05 August 2021
SHEET 2 OF 2



DEVELOPER:
BLOOMFIELD HOMES, LP
1050 E. HWY. 114, SUITE 210
SOUTHLAKE, TX 76092
972-877-1508

ENGINEER/SURVEYOR:
J. VOLK CONSULTING, INC.
830 CENTRAL PARKWAY EAST
SUITE 300
PLANO, TX 75074
972-201-2100
TBPLS FIRM NO 10194033



RECORDING INFORMATION