

PROPERTY DESCRIPTION
TRACT THREE

BEING A TRACT OF LAND SITUATED IN THE THOMAS SAMUELS SURVEY, ABSTRACT NUMBER 1148, DENTON COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN CALLED 16.5152 ACRE TRACT OF LAND DESCRIBED BY DEED TO LINDA MONCRIEF, AS RECORDED IN INSTRUMENT NUMBER 2019-124046, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A P.K. NAIL SET IN THE APPROXIMATE CENTERLINE OF A.A. BUMGARNER ROAD (FM ROAD 1384, A 60 FOOT RIGHT-OF-WAY AT THIS POINT), SAID POINT BEING THE SOUTHEAST CORNER OF SAID CALLED 16.5152 ACRE TRACT AND THE NORTHEAST CORNER OF THAT CERTAIN CALLED 10.000 ACRE TRACT DESCRIBED BY DEED TO LINDA MONCRIEF, AS RECORDED IN INSTRUMENT NUMBER 2014-83449, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

THENCE N 89°53'01"W, (PREVIOUSLY RECORDED AS N 89°48'48"W) ALONG THE COMMON LINE OF THE SOUTH LINE OF SAID CALLED 16.5152 ACRE TRACT AND THE NORTH LINE OF SAID CALLED 10.000 ACRE TRACT, AT 30.3 FEET PASS A 5/8 INCH IRON ROD FOUND, IN ALL 797.62 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET, BEING THE MOST SOUTHERLY SOUTHEAST CORNER OF THAT CERTAIN CALLED 10.265 ACRE TRACT OF LAND DESCRIBED BY DEED TO RENEE COX, AS RECORDED IN INSTRUMENT NUMBER 99-108579, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

THENCE N 01°13'02"W, A DISTANCE OF 465.80 FEET DEPARTING THE SOUTH LINE OF SAID CALLED 16.5152 ACRE TRACT AND ALONG THE EAST LINE OF SAID CALLED 10.265 ACRE TRACT TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET, BEING AN ANGLE POINT IN THE EAST LINE OF SAID CALLED 10.265 ACRE TRACT AND BEING IN THE MOST WESTERLY NORTH LINE OF SAID CALLED 16.5152 ACRE TRACT;

THENCE N 89°59'31"E, A DISTANCE OF 285.28 FEET (PREVIOUSLY RECORDED AS EAST) ALONG THE COMMON LINE OF THE MOST WESTERLY NORTH LINE OF SAID CALLED 16.5152 ACRE TRACT AND THE MOST EASTERLY SOUTH LINE OF SAID CALLED 10.265 ACRE TRACT TO A 1/2 INCH IRON ROD FOUND, BEING THE MOST NORTHERLY SOUTHEAST CORNER OF SAID CALLED 10.265 ACRE TRACT;

THENCE N 00°19'22"W, A DISTANCE OF 281.03 FEET (PREVIOUSLY RECORDED AS N 00°23'41"W) ALONG THE COMMON LINE OF THE MOST NORTHERLY WEST LINE OF SAID CALLED 16.5152 ACRE TRACT THE MOST NORTHERLY EAST LINE OF SAID CALLED 10.265 ACRE TRACT TO A P.K. NAIL SET IN THE APPROXIMATE CENTERLINE OF THE AFOREMENTIONED A.A. BUMGARNER ROAD, BEING THE NORTHWEST CORNER OF SAID CALLED 16.5152 ACRE TRACT AND THE NORTHEAST CORNER OF SAID CALLED 10.265 ACRE TRACT;

THENCE N 89°58'22"E, A DISTANCE OF 156.94 FEET (PREVIOUSLY RECORDED AS EAST) ALONG THE NORTH LINE OF SAID CALLED 16.5152 ACRE TRACT AND SAID APPROXIMATE CENTERLINE TO THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CENTERLINE AND ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 567.02 FEET, A CENTRAL ANGLE OF 89°34'12", HAVING A RADIUS OF 362.71 FEET, AND A LONG CHORD OF WHICH BEARS S 45°17'49"E, 511.02 FEET (PREVIOUSLY RECORDED AS S 45°12'53"E) TO A P.K. NAIL SET;

THENCE S 00°32'21"E, A DISTANCE OF 389.00 FEET (PREVIOUSLY RECORDED AS S 00°25'48"E) ALONG THE EAST LINE OF SAID CALLED 16.5152 ACRE TRACT AND ALONG SAID CENTERLINE TO THE POINT OF BEGINNING AND CONTAINING 491,182 SQUARE FEET OR 11.276 ACRES OF LAND, MORE OR LESS.

PROPERTY DESCRIPTION
TRACT FOUR

BEING A TRACT OF LAND SITUATED IN THE THOMAS SAMUELS SURVEY, ABSTRACT NUMBER 1148, DENTON COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN CALLED 10.000 ACRE TRACT OF LAND DESCRIBED BY DEED TO LINDA MONCRIEF, AS RECORDED IN INSTRUMENT NUMBER 2014-83449, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

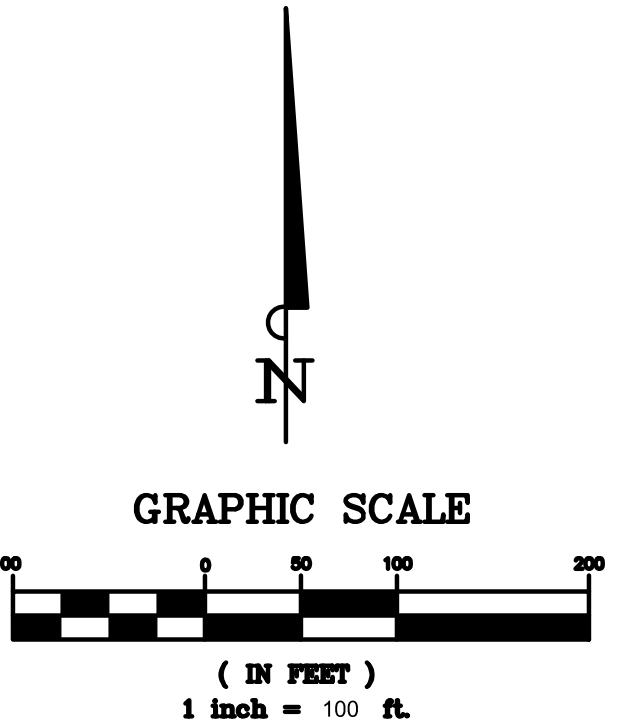
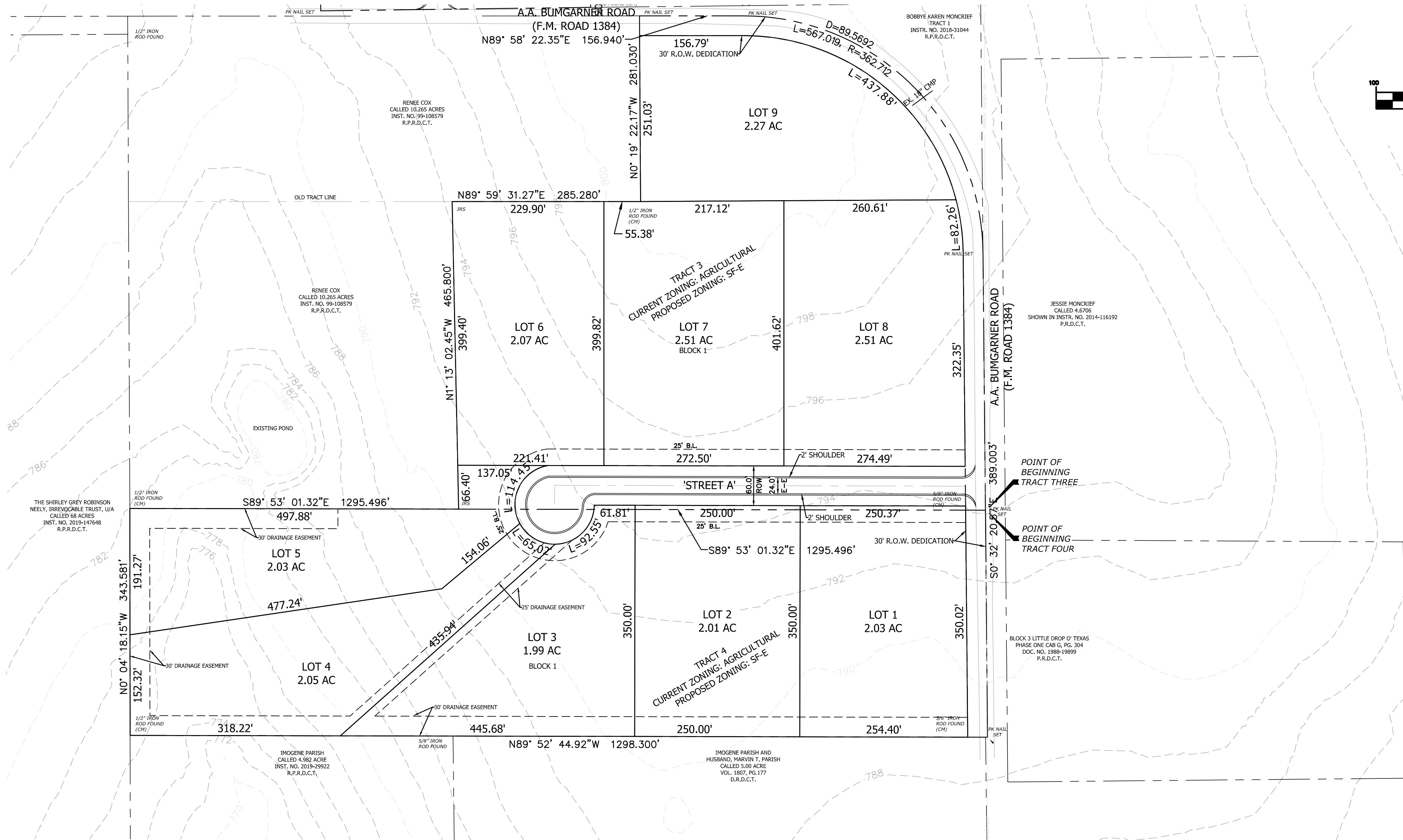
BEGINNING AT A P.K. NAIL SET IN THE APPROXIMATE CENTERLINE OF A.A. BUMGARNER ROAD (FM ROAD 1384, A 60 FOOT RIGHT-OF-WAY AT THIS POINT), SAID POINT BEING THE NORTHEAST CORNER OF SAID CALLED 10.000 ACRE TRACT AND THE SOUTHEAST CORNER OF THAT CERTAIN CALLED 16.5152 ACRE TRACT OF LAND DESCRIBED BY DEED TO LINDA MONCRIEF, AS RECORDED IN INSTRUMENT NUMBER 2019-124046, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

THENCE S 00°32'21"E, A DISTANCE OF 343.71 FEET (PREVIOUSLY RECORDED AS S 00°25'48"E) ALONG THE EAST LINE OF SAID CALLED 10.000 ACRE TRACT AND SAID APPROXIMATE CENTERLINE TO A P.K. NAIL SET, BEING THE SOUTHEAST CORNER OF SAID CALLED 10.000 ACRE TRACT;

THENCE N 89°52'45"W, (PREVIOUSLY RECORDED AS N 89°48'48"W), ALONG THE COMMON LINE OF THE SOUTH LINE OF SAID CALLED 10.000 ACRE TRACT, AT 3.00 FEET PASS THE NORTHEAST CORNER OF THAT CERTAIN CALLED 5.000 ACRE TRACT OF LAND DESCRIBED BY DEED TO IMOGENE PARISH AND HUSBAND, MARVIN T. PARISH, AS RECORDED IN VOLUME 1807, PAGE 177, DEED RECORDS, DENTON COUNTY, TEXAS, AT 33.00 FEET PASS A 5/8 INCH IRON ROD FOUND, AT 809.59 FEET PASS A 5/8 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID CALLED 5.000 ACRE TRACT AND THE MOST NORTHERLY NORTHEAST CORNER OF THAT CERTAIN CALLED 4.982 ACRE TRACT OF LAND DESCRIBED TO IMOGENE PARISH AS RECORDED IN INSTRUMENT NUMBER 2019-29922, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, IN ALL A DISTANCE OF 1298.30 FEET TO A 1/2 INCH IRON ROD FOUND, BEING THE SOUTHWEST CORNER OF SAID CALLED 10.000 ACRE TRACT AND THE NORTHWEST CORNER OF SAID CALLED 4.982 ACRE TRACT AND BEING IN THE EAST LINE OF A CALLED 68 ACRE TRACT DESCRIBED BY DEED TO THE SHIRLEY GREY ROBINSON NEELY, IRREVOCABLE TRUST, U/A, AS RECORDED IN INSTRUMENT NUMBER 2019-147648, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

THENCE N 00°04'18"W, A DISTANCE OF 343.58 FEET (PREVIOUSLY RECORDED AS N 00°00'25"E, 343.81 FEET) ALONG THE WEST LINE IF SAID CALLED 10.000 ACRE TRACT AND THE EAST LINE OF SAID CALLED 68 ACRE TRACT TO A 1/2 INCH IRON ROD FOUND, BEING THE NORTHWEST CORNER OF SAID CALLED 10.000 ACRE TRACT AND THE SOUTHWEST CORNER OF THAT CERTAIN CALLED 10.265 ACRE TRACT OF LAND DESCRIBED BY DEED TO RENEE COX, AS RECORDED IN INSTRUMENT NUMBER 99-108579, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

THENCE S 89°53'01"E, (PREVIOUSLY RECORDED AS S 89°48'48"E, 1298.68 FEET) ALONG THE NORTH LINE OF SAID CALLED 10.000 ACRE TRACT AND THE SOUTH LINE OF SAID CALLED 10.265 ACRE TRACT, AT 497.88 FEET PASS A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET, SAID IRON ROD BEING THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID CALLED 10.265 ACRE TRACT, AT 1262.20 FEET PASS A 5/8 INCH IRON ROD FOUND, IN ALL A DISTANCE OF 1295.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 445,654 SQUARE FEET OR 10.231 ACRES OF LAND, MORE OR LESS.



PROPERTY DESCRIPTION
TRACT FOUR

BEING A TRACT OF LAND SITUATED IN THE THOMAS SAMUELS SURVEY, ABSTRACT NUMBER 1148, DENTON COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN CALLED 10.000 ACRE TRACT OF LAND DESCRIBED BY DEED TO LINDA MONCRIEF, AS RECORDED IN INSTRUMENT NUMBER 2014-83449, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A P.K. NAIL SET IN THE APPROXIMATE CENTERLINE OF A.A. BUMGARNER ROAD (FM ROAD 1384, A 60 FOOT RIGHT-OF-WAY AT THIS POINT), SAID POINT BEING THE NORTHEAST CORNER OF SAID CALLED 10.000 ACRE TRACT AND THE SOUTHEAST CORNER OF THAT CERTAIN CALLED 16.5152 ACRE TRACT OF LAND DESCRIBED BY DEED TO LINDA MONCRIEF, AS RECORDED IN INSTRUMENT NUMBER 2019-124046, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

THENCE S 00°32'21"E, A DISTANCE OF 343.71 FEET (PREVIOUSLY RECORDED AS S 00°25'48"E) ALONG THE EAST LINE OF SAID CALLED 10.000 ACRE TRACT AND SAID APPROXIMATE CENTERLINE TO A P.K. NAIL SET, BEING THE SOUTHEAST CORNER OF SAID CALLED 10.000 ACRE TRACT;

THENCE N 89°52'45"W, (PREVIOUSLY RECORDED AS N 89°48'48"W), ALONG THE COMMON LINE OF THE SOUTH LINE OF SAID CALLED 10.000 ACRE TRACT, AT 3.00 FEET PASS THE NORTHEAST CORNER OF THAT CERTAIN CALLED 5.000 ACRE TRACT OF LAND DESCRIBED BY DEED TO IMOGENE PARISH AND HUSBAND, MARVIN T. PARISH, AS RECORDED IN VOLUME 1807, PAGE 177, DEED RECORDS, DENTON COUNTY, TEXAS, AT 33.00 FEET PASS A 5/8 INCH IRON ROD FOUND, AT 809.59 FEET PASS A 5/8 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID CALLED 5.000 ACRE TRACT AND THE MOST NORTHERLY NORTHEAST CORNER OF THAT CERTAIN CALLED 4.982 ACRE TRACT OF LAND DESCRIBED TO IMOGENE PARISH AS RECORDED IN INSTRUMENT NUMBER 2019-29922, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, IN ALL A DISTANCE OF 1298.30 FEET TO A 1/2 INCH IRON ROD FOUND, BEING THE SOUTHWEST CORNER OF SAID CALLED 10.000 ACRE TRACT AND THE NORTHWEST CORNER OF SAID CALLED 4.982 ACRE TRACT AND BEING IN THE EAST LINE OF A CALLED 68 ACRE TRACT DESCRIBED BY DEED TO THE SHIRLEY GREY ROBINSON NEELY, IRREVOCABLE TRUST, U/A, AS RECORDED IN INSTRUMENT NUMBER 2019-147648, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

THENCE N 00°04'18"W, A DISTANCE OF 343.58 FEET (PREVIOUSLY RECORDED AS N 00°00'25"E, 343.81 FEET) ALONG THE WEST LINE IF SAID CALLED 10.000 ACRE TRACT AND THE EAST LINE OF SAID CALLED 68 ACRE TRACT TO A 1/2 INCH IRON ROD FOUND, BEING THE NORTHWEST CORNER OF SAID CALLED 10.000 ACRE TRACT AND THE SOUTHWEST CORNER OF THAT CERTAIN CALLED 10.265 ACRE TRACT OF LAND DESCRIBED BY DEED TO RENEE COX, AS RECORDED IN INSTRUMENT NUMBER 99-108579, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

THENCE S 89°53'01"E, (PREVIOUSLY RECORDED AS S 89°48'48"E, 1298.68 FEET) ALONG THE NORTH LINE OF SAID CALLED 10.000 ACRE TRACT AND THE SOUTH LINE OF SAID CALLED 10.265 ACRE TRACT, AT 497.88 FEET PASS A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET, SAID IRON ROD BEING THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID CALLED 10.265 ACRE TRACT, AT 1262.20 FEET PASS A 5/8 INCH IRON ROD FOUND, IN ALL A DISTANCE OF 1295.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 445,654 SQUARE FEET OR 10.231 ACRES OF LAND, MORE OR LESS.

GENERAL NOTES:

- According to surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP) "Flood Insurance Rate Map" (FIRM), Community Panel No. 48121C0320G, dated April 18, 2011. The property appears to lie within Zone "X", defined as "Areas determined to be outside the 0.2% annual chance floodplain" zone as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or the Federal Emergency Management Agency.
- The above referenced "FIRM" map is for use in administering the "NFIP"; it does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surface or subsurface conditions existing on or near the subject property which are not studied or addressed as a part of the "NFIP".
- All bearings shown herein are Texas State Plane Coordinate System, NAD83 (CORS), Texas North Central Zone (4202). All distances shown herein are surface distances.
- Building setback lines are to be obtained from the City of Ponder.
- X-Lots or open space lots shall be maintained by HOA.

CERTIFICATE OF DIRECTOR OF PUBLIC WORKS

LOTS 1 - 9, BLOCK 1 AND LOTS 1-11, BLOCK 2 FOX HOLLOW

LOCATION DESCRIPTION

I hereby certify that all requirements of the "Town of Ponder Code of Ordinance" [i.e., Ch. 154 Zoning Ordinance] concerning submission and/or approval of information and data to the Director of Public Works and the City Engineer, required for Preliminary Plat approval, have been complied with for the above referenced subdivision.

DIRECTOR OF PUBLIC WORKS

DATE

City Council Approval

WHEREAS the City Council of the City of Ponder, Texas voted affirmatively on this ___ day of _____, 2021, to approve this plat.

Mayor, City of Ponder

Attest: City Secretary

Planning and Zoning Commission Approval

WHEREAS the Planning and Zoning Commission of the City of Ponder, Texas voted affirmatively on this ___ day of _____, 2021, to approve this plat.

Chairman, Planning and Zoning Commission

Engineer:
LEMC, Inc.
Contact: Chris Franke
Phone: 469.323.9389
Email: chris@lemc-llc.com
3066 Mount Zion Rd
Midlothian, TX 76065

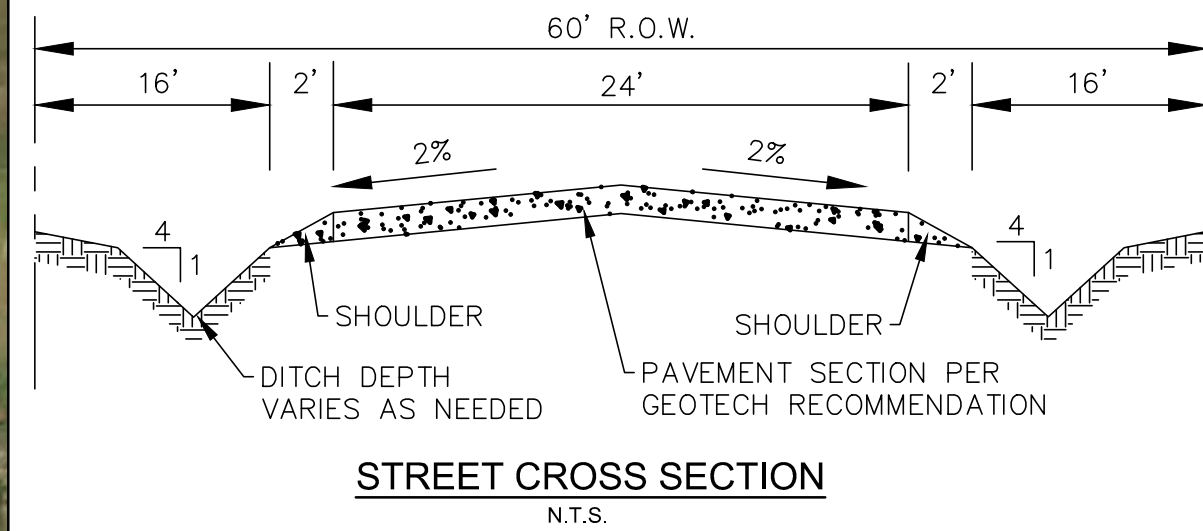
Owner/Developer:
HOUSE FOX, LLC
129 S. Main St. Ste 110
Grapevine, TX 76051-5479

Application:
TEMPUS DEVELOPMENT, LLC.
Contact: Michael Martin
Phone: 817.223.8489
Email: mmartin@tempustx.com
Contact: Adam Reeves
Phone: 972.273.0102
Email: reeves@tempustx.com
3930 Glade Rd. Ste. 108 # 212
Colleyville, Texas 76034

PRELIMINARY PLAT FOR FOX HOLLOW (SHEET 1 OF 2) REVIEW PURPOSES ONLY
LOTS 1-9, BLOCK 1, LOTS 1-11, BLOCK 2 AN ADDITION TO THE CITY OF PONDER
DENTON COUNTY, TEXAS AND BEING 47.326 ACRES OUT OF FOUR TRACTS OF THE THOMAS SAMUELS SURVEY, ABSTRACT NO. 1148, DENTON COUNTY, TEXAS SHOWING 20 RESIDENTIAL LOTS



VICINITY MAP
N.T.S.



STREET CROSS SECTION
N.T.S.

No.	Date	Revision Description

PRELIMINARY PLAT OF FOX HOLLOW

FOX HOLLOW PONDER, TEXAS

PROJECT NO.: P308

CIVIL & ENVIRONMENTAL
REGV I DFV
3540 BROAD ST
SUITE 120 #251
MANSFIELD, TEXAS 76063
469.323.9389
WWW.LEMC-LLC.COM



Texas Registered Engineering Firm F-21173

SHEET NO.

1 OF 2

PROPERTY DESCRIPTION
TRACT ONE

BEING A TRACT OF LAND SITUATED IN THE THOMAS SAMUELS SURVEY, ABSTRACT NUMBER 1148, DENTON COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN CALLED 3.333 ACRE TRACT OF LAND DESCRIBED BY DEED TO LINDA MONCRIEF, AS RECORDED IN INSTRUMENT NUMBER 2019-124048, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH RED CAP FOUND AT THE SOUTHWEST CORNER OF SAID CALLED 3.333 ACRE TRACT, ALSO BEING THE NORTHWEST CORNER OF THAT CERTAIN CALLED 22.47 ACRE TRACT OF LAND DESCRIBED BY DEED TO LINDA MONCRIEF, AS RECORDED IN INSTRUMENT NUMBER 2014-8346, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND ALSO BEING IN THE EAST LINE OF THE PLAT OF HIGH MESA ESTATES, AS RECORDED IN DOCUMENT NUMBER 2007-78812 (CAB. X, PG. 833), PLAT RECORDS, DENTON COUNTY, TEXAS;

THENCE N 00°13'05"W, A DISTANCE OF 286.78 FEET (PREVIOUSLY RECORDED AS N 00°21'49"E, 286.94 FEET) ALONG THE COMMON LINE OF THE WEST LINE OF SAID CALLED 3.333 ACRE TRACT AND THE EAST LINE OF SAID HIGH MESA ESTATES TO A 1/2 INCH IRON ROD WITH CAP STAMPED "4857" FOUND, BEING THE SOUTHWEST CORNER OF THAT CERTAIN CALLED 3.333 ACRE TRACT OF LAND DESCRIBED BY DEED TO RICK L. MURPHEY AND SALLY MURPHEY, AS RECORDED IN INSTRUMENT NUMBER 2010-6403, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

THENCE N 89°15'01"E, A DISTANCE OF 506.06 FEET (PREVIOUSLY RECORDED AS EAST) ALONG THE COMMON LINE OF THE NORTH PROPERTY LINE OF SAID MONCRIEF TRACT AND THE SOUTH LINE OF SAID MURPHEY TRACT TO A 3 INCH METAL POST, BEING THE NORTHWEST CORNER OF THAT CERTAIN CALLED 3.333 ACRE TRACT OF LAND DESCRIBED BY DEED TO CHARLES GUYER AND TRACIE GUYER, AS RECORDED IN INSTRUMENT NUMBER 2014-56107, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

THENCE S 00°11'49"E, A DISTANCE OF 287.57 FEET (PREVIOUSLY RECORDED AS S 00°21'49"W, A DISTANCE OF 286.94 FEET) ALONG THE COMMON LINE OF THE EAST LINE OF SAID MONCRIEF TRACT AND THE WEST LINE OF SAID GUYER TRACT TO A 1/2 INCH IRON ROD WITH CAP STAMPED "4857" FOUND, BEING THE SOUTHWEST CORNER OF SAID MONCRIEF TRACT, THE SOUTHWEST CORNER OF SAID GUYER TRACT AND BEING IN THE NORTH LINE OF THAT CERTAIN CALLED 11.234 ACRE TRACT OF LAND DESCRIBED BY DEED TO CHARLES GUYER AND TRACIE GUYER, AS RECORDED IN INSTRUMENT NUMBER 2014-56107, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

THENCE S 89°20'20"W, (PREVIOUSLY RECORDED AS WEST, 506.06 FEET) ALONG THE SOUTH LINE OF SAID MONCRIEF 3.333 ACRE TRACT AND THE NORTH LINE OF SAID GUYER 11.234 ACRE TRACT, AT 6.74 PASS A 1/2 INCH IRON ROD WITH CAP STAMPED "ALLIANCE" FOUND FOR THE NORTHEAST CORNER OF THE AFOREMENTIONED MONCRIEF 22.47 ACRE TRACT AND THE NORTHWEST CORNER OF SAID GUYER 11.234 ACRE TRACT, AND THEN ALONG THE COMMON LINE OF THE SOUTH LINE OF SAID MONCRIEF 3.333 ACRE TRACT AND THE NORTH LINE OF SAID MONCRIEF 22.47 ACRE TRACT, IN ALL A DISTANCE OF 505.89 FEET TO THE POINT OF BEGINNING AND CONTAINING 145,290 SQUARE FEET OR 3.335 ACRES OF LAND, MORE OR LESS.

PROPERTY DESCRIPTION
TRACT TWO

BEING A TRACT OF LAND SITUATED IN THE THOMAS SAMUELS SURVEY, ABSTRACT NUMBER 1148, DENTON COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN CALLED 22.47 ACRE TRACT OF LAND DESCRIBED BY DEED TO LINDA MONCRIEF, AS RECORDED IN INSTRUMENT NUMBER 2014-8346, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH RED CAP FOUND AT THE NORTHWEST CORNER OF SAID CALLED 22.47 ACRE TRACT, ALSO BEING THE SOUTHWEST CORNER OF THAT CERTAIN CALLED 3.333 ACRE TRACT OF LAND DESCRIBED BY DEED TO LINDA MONCRIEF, AS RECORDED IN INSTRUMENT NUMBER 2019-124047, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND ALSO BEING IN THE EAST LINE OF THE PLAT OF HIGH MESA ESTATES, AS RECORDED IN DOCUMENT NUMBER 2007-78812 (CAB. X, PG. 833), PLAT RECORDS, DENTON COUNTY, TEXAS;

THENCE N 89°20'20"E, A DISTANCE OF 499.21 FEET (PREVIOUSLY RECORDED AS EAST) ALONG THE NORTH LINE OF SAID CALLED 22.47 ACRE TRACT AND THE SOUTH LINE OF SAID CALLED 3.333 ACRE TRACT TO A 1/2 INCH IRON ROD WITH CAP STAMPED "ALLIANCE" FOUND, BEING THE NORTHWEST CORNER OF THAT CERTAIN CALLED 11.234 ACRE TRACT OF LAND DESCRIBED BY DEED TO CHARLES GUYER AND TRACIE GUYER, AS RECORDED IN INSTRUMENT NUMBER 2014-56107, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

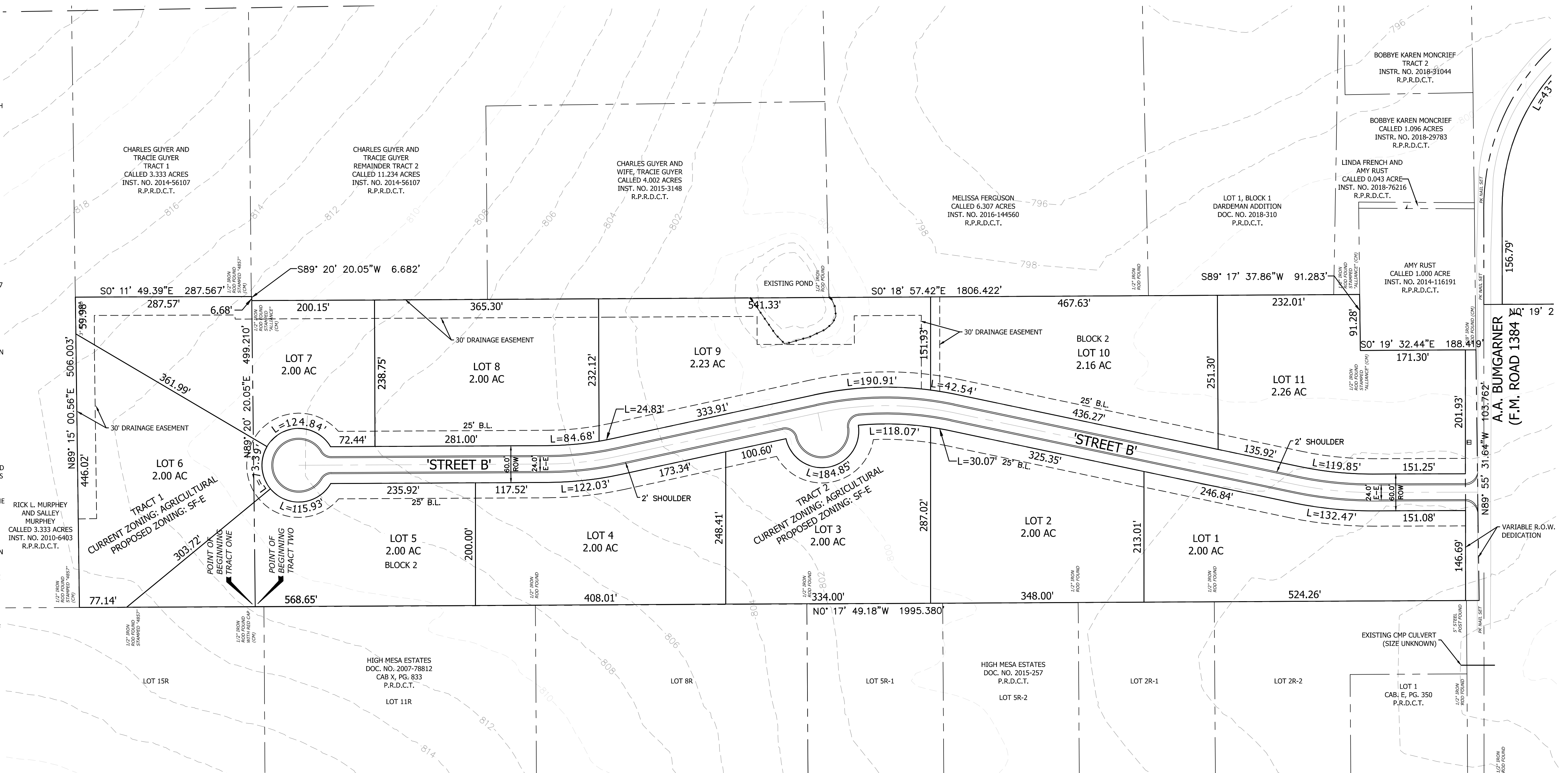
THENCE S 00°18'57"E, A DISTANCE OF 1806.42 FEET ALONG THE EAST LINE OF SAID CALLED 22.47 ACRE TRACT AND THE WEST LINE OF SAID CALLED 11.234 ACRE TRACT AND THE WEST LINE OF A CALLED 4.002 ACRE TRACT DESCRIBED BY DEED TO CHARLES GUYER AND WIFE, TRACIE GUYER, AS RECORDED IN INSTRUMENT NUMBER 2015-3148, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND THE WEST LINE OF THAT CERTAIN CALLED 6.307 ACRE TRACT OF LAND DESCRIBED BY DEED TO MELISSA FERGUSON, AS RECORDED IN INSTRUMENT NUMBER 2015-14450, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND THE WEST LINE OF LOT 1, BLOCK 1, DARDEMAN ADDITION, AS RECORDED IN DOCUMENT NUMBER 2018-310, PLAT RECORDS, DENTON COUNTY, TEXAS, AND THEN ALONG THE WEST LINE OF THAT CERTAIN CALLED 1.096 ACRE TRACT OF LAND DESCRIBED BY DEED TO AMY RUST CALLED 1.096 ACRE TRACT OF LAND DESCRIBED BY DEED TO AMY RUST, AS RECORDED IN INSTRUMENT NUMBER 2014-116191, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

THENCE S 89°17'38"W, A DISTANCE OF 91.28 FEET (PREVIOUSLY RECORDED AS WEST) ALONG THE COMMON LINE OF SAID CALLED 22.47 ACRE TRACT AND SAID 1.000 ACRE RUST TRACT TO A 1/2 INCH IRON ROD FOUND, BEING THE NORTHWEST CORNER OF SAID CALLED 1.000 ACRE RUST TRACT;

THENCE S 00°19'32"E, A DISTANCE OF 188.42 FEET (PREVIOUSLY RECORDED AS S 00°21'49"W, 188.60 FEET) ALONG THE COMMON LINE OF SAID THE EAST LINE OF SAID CALLED 22.47 ACRE TRACT AND THE WEST LINE OF SAID CALLED 1.000 ACRE RUST TRACT TO A 5/8 INCH IRON ROD FOUND IN A.A. BUMGARDNER ROAD (FM 1384, AN EXISTING 54 FOOT RIGHT-OF-WAY AT THIS POINT);

THENCE S 89°16'27"W, A DISTANCE OF 408.62 FEET (PREVIOUSLY RECORDED AS WEST, 408.02 FEET) ALONG THE SOUTH LINE OF SAID CALLED 22.47 ACRE TRACT AND IN AND ALONG SAID A.A. BUMGARDNER ROAD TO A P.K. NAIL SET, BEING THE SOUTHWEST CORNER OF SAID CALLED 22.47 ACRE TRACT;

THENCE N 00°17'49"W, (PREVIOUSLY RECORDED AS N 00°21'49"E), AT 20.6 FEET PASS A 5 INCH STEEL POST, BEING THE SOUTHWEST CORNER OF LOT 2R-2, HIGH MESA ESTATES, AS RECORDED IN DOCUMENT NUMBER 2015-257, PLAT RECORDS, DENTON COUNTY, TEXAS, AND THE ALONG THE COMMON LINE OF THE WEST LINE OF SAID CALLED 22.47 ACRE TRACT AND THE EAST LINE OF SAID HIGH MESA ESTATES RECORDED IN DOCUMENT NUMBER 2015-257 AND THEN ALONG THE EAST LINE OF THE AFOREMENTIONED HIGH MESA ESTATES AS RECORDED IN DOCUMENT NUMBER 2007-78812, IN ALL A DISTANCE OF 1995.38 FEET TO THE POINT OF BEGINNING AND CONTAINING 979,416 SQUARE FEET OR 22.484 ACRES OF LAND, MORE OR LESS.



PROPERTY DESCRIPTION
TRACT ONE

BEING A TRACT OF LAND SITUATED IN THE THOMAS SAMUELS SURVEY, ABSTRACT NUMBER 1148, DENTON COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN CALLED 22.47 ACRE TRACT OF LAND DESCRIBED BY DEED TO LINDA MONCRIEF, AS RECORDED IN INSTRUMENT NUMBER 2014-8346, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH RED CAP FOUND AT THE NORTHWEST CORNER OF SAID CALLED 22.47 ACRE TRACT, ALSO BEING THE SOUTHWEST CORNER OF THAT CERTAIN CALLED 3.333 ACRE TRACT OF LAND DESCRIBED BY DEED TO LINDA MONCRIEF, AS RECORDED IN INSTRUMENT NUMBER 2019-124047, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND ALSO BEING IN THE EAST LINE OF THE PLAT OF HIGH MESA ESTATES, AS RECORDED IN DOCUMENT NUMBER 2007-78812 (CAB. X, PG. 833), PLAT RECORDS, DENTON COUNTY, TEXAS;

THENCE N 89°20'20"E, A DISTANCE OF 499.21 FEET (PREVIOUSLY RECORDED AS EAST) ALONG THE NORTH LINE OF SAID CALLED 22.47 ACRE TRACT AND THE SOUTH LINE OF SAID CALLED 3.333 ACRE TRACT TO A 1/2 INCH IRON ROD WITH CAP STAMPED "ALLIANCE" FOUND, BEING THE NORTHWEST CORNER OF THAT CERTAIN CALLED 11.234 ACRE TRACT OF LAND DESCRIBED BY DEED TO CHARLES GUYER AND TRACIE GUYER, AS RECORDED IN INSTRUMENT NUMBER 2014-56107, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

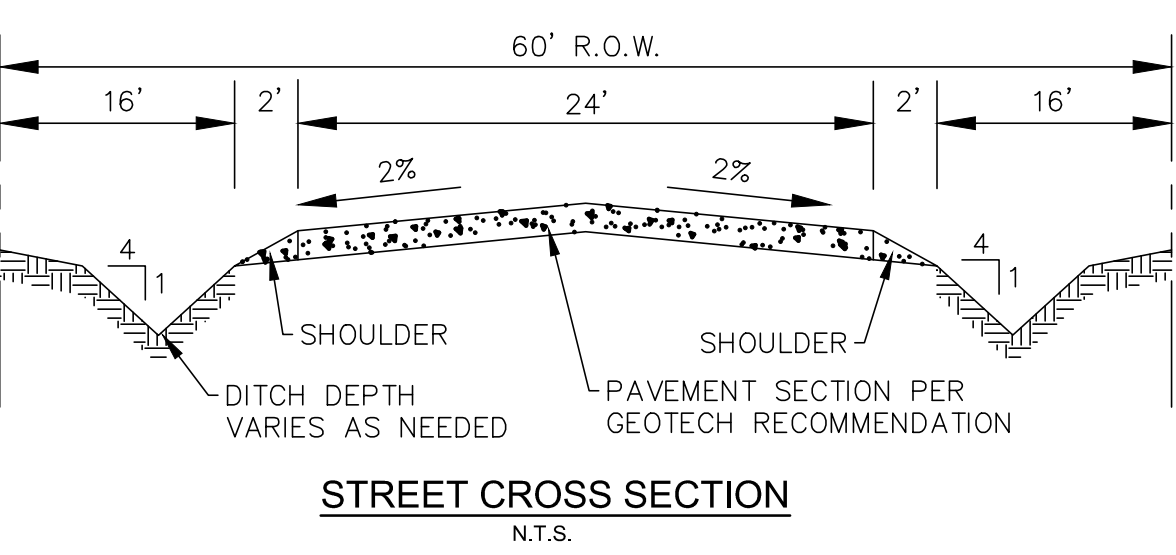
THENCE S 00°18'57"E, A DISTANCE OF 1806.42 FEET ALONG THE EAST LINE OF SAID CALLED 22.47 ACRE TRACT AND THE WEST LINE OF SAID CALLED 11.234 ACRE TRACT AND THE WEST LINE OF A CALLED 4.002 ACRE TRACT DESCRIBED BY DEED TO CHARLES GUYER AND WIFE, TRACIE GUYER, AS RECORDED IN INSTRUMENT NUMBER 2015-3148, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND THE WEST LINE OF THAT CERTAIN CALLED 6.307 ACRE TRACT OF LAND DESCRIBED BY DEED TO MELISSA FERGUSON, AS RECORDED IN INSTRUMENT NUMBER 2015-14450, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND THE WEST LINE OF LOT 1, BLOCK 1, DARDEMAN ADDITION, AS RECORDED IN DOCUMENT NUMBER 2018-310, PLAT RECORDS, DENTON COUNTY, TEXAS, AND THEN ALONG THE WEST LINE OF THAT CERTAIN CALLED 1.096 ACRE TRACT OF LAND DESCRIBED BY DEED TO AMY RUST CALLED 1.096 ACRE TRACT OF LAND DESCRIBED BY DEED TO AMY RUST, AS RECORDED IN INSTRUMENT NUMBER 2014-116191, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

THENCE S 89°17'38"W, A DISTANCE OF 91.28 FEET (PREVIOUSLY RECORDED AS WEST) ALONG THE COMMON LINE OF SAID CALLED 22.47 ACRE TRACT AND SAID 1.000 ACRE RUST TRACT TO A 1/2 INCH IRON ROD FOUND, BEING THE NORTHWEST CORNER OF SAID CALLED 1.000 ACRE RUST TRACT;

THENCE S 00°19'32"E, A DISTANCE OF 188.42 FEET (PREVIOUSLY RECORDED AS S 00°21'49"W, 188.60 FEET) ALONG THE COMMON LINE OF SAID THE EAST LINE OF SAID CALLED 22.47 ACRE TRACT AND THE WEST LINE OF SAID CALLED 1.000 ACRE RUST TRACT TO A 5/8 INCH IRON ROD FOUND IN A.A. BUMGARDNER ROAD (FM 1384, AN EXISTING 54 FOOT RIGHT-OF-WAY AT THIS POINT);

THENCE S 89°16'27"W, A DISTANCE OF 408.62 FEET (PREVIOUSLY RECORDED AS WEST, 408.02 FEET) ALONG THE SOUTH LINE OF SAID CALLED 22.47 ACRE TRACT AND IN AND ALONG SAID A.A. BUMGARDNER ROAD TO A P.K. NAIL SET, BEING THE SOUTHWEST CORNER OF SAID CALLED 22.47 ACRE TRACT;

THENCE N 00°17'49"W, (PREVIOUSLY RECORDED AS N 00°21'49"E), AT 20.6 FEET PASS A 5 INCH STEEL POST, BEING THE SOUTHWEST CORNER OF LOT 2R-2, HIGH MESA ESTATES, AS RECORDED IN DOCUMENT NUMBER 2015-257, PLAT RECORDS, DENTON COUNTY, TEXAS, AND THE ALONG THE COMMON LINE OF THE WEST LINE OF SAID CALLED 22.47 ACRE TRACT AND THE EAST LINE OF SAID HIGH MESA ESTATES RECORDED IN DOCUMENT NUMBER 2015-257 AND THEN ALONG THE EAST LINE OF THE AFOREMENTIONED HIGH MESA ESTATES AS RECORDED IN DOCUMENT NUMBER 2007-78812, IN ALL A DISTANCE OF 1995.38 FEET TO THE POINT OF BEGINNING AND CONTAINING 979,416 SQUARE FEET OR 22.484 ACRES OF LAND, MORE OR LESS.



- GENERAL NOTES:**
- According to surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP) "Flood Insurance Rate Map" (FIRM), Community Panel No. 48121C0320G, dated April 18, 2011. The property appears to lie within Zone "X", defined as "Areas determined to be outside the 0.2% annual chance floodplain" zone as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or the Federal Emergency Management Agency.
 - The above referenced "FIRM" map is for use in administering the "NFIP"; it does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surface or subsurface conditions existing on or near the subject property which are not studied or addressed as a part of the "NFIP".
 - All bearings shown herein are Texas State Plane Coordinate System, NAD83 (CORRS), Texas North Central Zone (4202). All distances shown herein are surface distances.
 - Building setback lines are to be obtained from the City of Ponder.
 - X-Lots or open space lots shall be maintained by HOA.

CERTIFICATE OF DIRECTOR OF PUBLIC WORKS

LOTS 1 - 9, BLOCK 1 AND LOTS 1-11, BLOCK 2 FOX HOLLOW

LOCATION DESCRIPTION

I hereby certify that all requirements of the "Town of Ponder Code of Ordinance" [i.e., Ch. 154 Zoning Ordinance] concerning submission and/or approval of information and data to the Director of Public Works and the City Engineer, required for Preliminary Plat approval, have been complied with for the above referenced subdivision.

DIRECTOR OF PUBLIC WORKS

DATE

City Council Approval

WHEREAS the City Council of the City of Ponder, Texas voted affirmatively on this _____ day of _____, 2021, to approve this plat.

Mayor, City of Ponder

Attest: City Secretary

Planning and Zoning Commission Approval

WHEREAS the Planning and Zoning Commission of the City of Ponder, Texas voted affirmatively on this _____ day of _____, 2021, to approve this plat.

Chairman, Planning and Zoning Commission

Engineer:
LEMC, Inc.
Contact: Chris Franke
Phone: 469.323.9389
Email: chris@lemc-llc.com
3066 Mount Zion Rd
Midlothian, TX 76065

Owner/Developer:
HOUSE FOX, LLC
129 S. Main St. Ste 110
Grapevine, TX 76051-5479

Application:
TEMPUS DEVELOPMENT, LLC.
Contact: Michael Martin
Phone: 817.223.8489
Email: mmartin@tempustx.com
Contact: Adam Reeves
Phone: 972.273.0102
Email: reeves@tempustx.com
3930 Glade Rd. Ste. 108 # 212
Colleyville, Texas 76034

**PRELIMINARY PLAT FOR
FOX HOLLOW
(SHEET 2 OF 2)
REVIEW PURPOSES ONLY
LOTS 1-9, BLOCK 1, LOTS 1-11,
BLOCK 2 AN ADDITION TO THE CITY
OF PONDER
DENTON COUNTY, TEXAS AND
BEING 47.326 ACRES OUT OF FOUR
TRACTS OF THE THOMAS
SAMUELS SURVEY, ABSTRACT NO.
1148, DENTON COUNTY, TEXAS
SHOWING 20 RESIDENTIAL LOTS**

No.	Date	Revision Description

**PRELIMINARY PLAT OF
FOX HOLLOW
FOX HOLLOW
PONDER, TEXAS**

PROJECT NO.: P308

CIVIL & ENVIRONMENTAL
REGV I DFW

3540 BROAD ST
SUITE 120 #251
MANSFIELD, TEXAS 76063
469.323.9389
WWW.LEMC-LLC.COM

