

| LEGEND | |
|-----------------------------------|---|
| (Not all items may be applicable) | |
| o | 1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSEN" SET, UNLESS OTHERWISE NOTED |
| IRF | IRON ROD FOUND |
| CRF | CAPPED IRON ROD FOUND |
| IPF | IRON PIPE FOUND |
| AMF | ALUMINUM MONUMENT FOUND |
| CM | CONTROL MONUMENT |
| Esmt. | EASEMENT |
| Utl. | UTILITY |
| (BTP) | BY THIS PLAT |
| R.O.W. | RIGHT-OF-WAY |
| BD | BLOCK DESIGNATION |
| ST | STREET FRONTAGE |
| Cab. | CABINET |
| Vol. | VOLUME |
| Pg. | PAGE |
| No. | NUMBER |
| FEMA | FEDERAL EMERGENCY MANAGEMENT AGENCY |
| FIRM | FLOOD INSURANCE RATE MAP |
| Ord. No. | ORDINANCE NUMBER |
| Inst./Doc. | INSTRUMENT OR DOCUMENT |
| DRDCT | DEED RECORDS, DENTON COUNTY, TEXAS |
| OPRDCT | OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS |

NOTES:

- This replat was prepared without the benefit of a commitment for title insurance. No research was performed for any easements other than that shown on the record plat of this property. Therefore, easements, agreements, and other documents may exist that affect the subject property that are not shown on this replat.
- Basis of bearing: Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, Adjustment Realization 2011.
- 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 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 _____, 2023.

By: _____
Chairperson

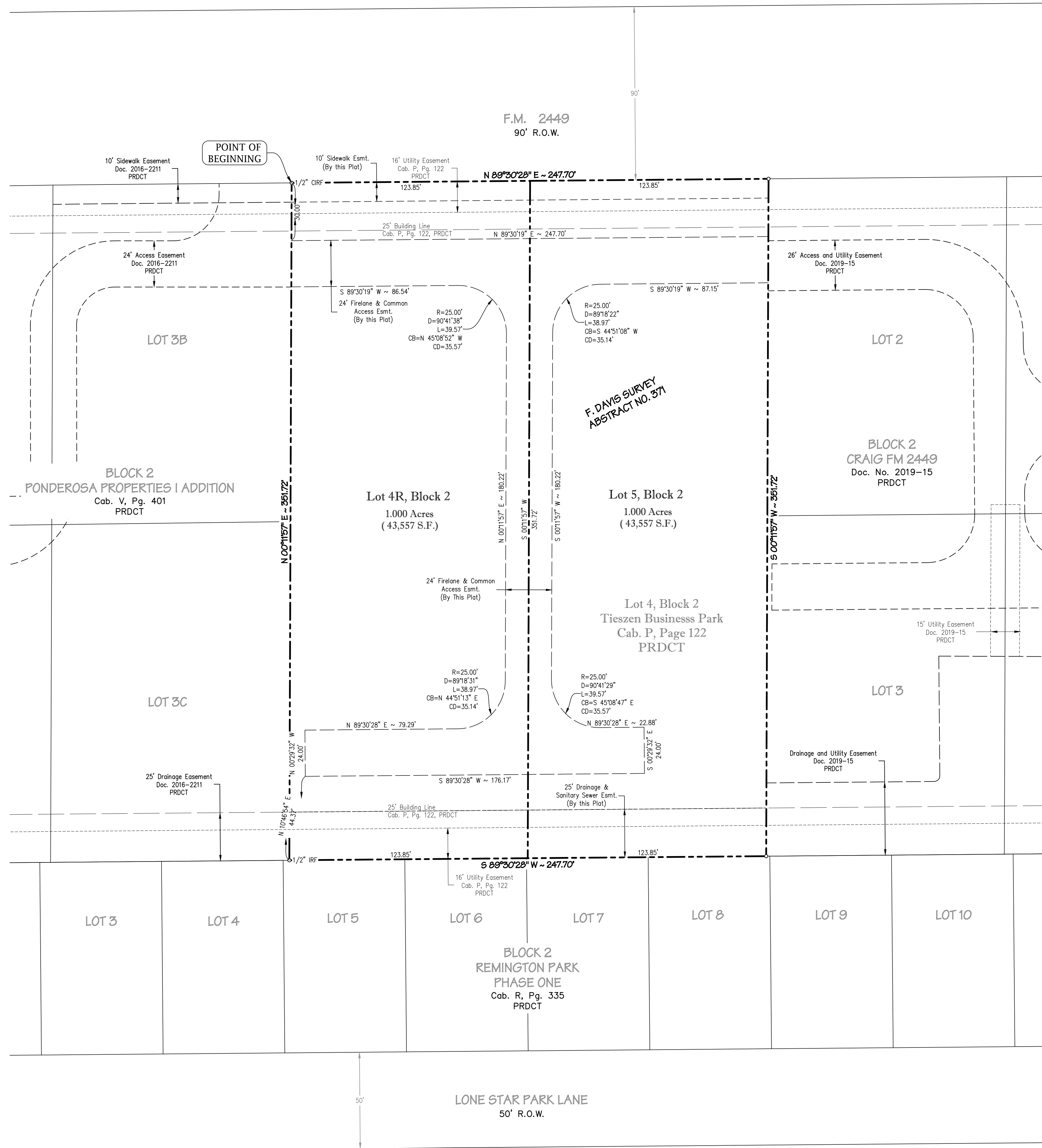
Attest: _____
Sheri Clearman, Town Secretary

The Town Council of Ponder, Texas on _____, 2023

Voted affirmatively to adopt this plat and approve it for filing of record.

By: _____
Matthew Poole, Mayor

Attest: _____
Sheri Clearman, Town Secretary



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

I, the undersigned, owner of the land shown on this plat within the area described by metes and bounds as follows:

WHEREAS Chris Norwood is the owner of Lot 4, Block 2 of Tieszen Business Park, an addition to the Town of Ponder, Denton County, Texas, according to the plat thereof recorded in Cabinet P, Page 122 of the Plat Records of Denton County, Texas, with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap found for the northwest corner of Lot 4, the northeast corner of Lot 3B, Block 2, Ponderosa Properties I Addition, according to the plat recorded in Cabinet V, Page 401 PRDCT, also being on the south line of Farm to Market Road 2449, a 90-foot right-of-way;

THENCE N 89°30'28" E, 247.70 feet along the south line of FM 2449 and the north line of Lot 4 to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set for the northeast corner of Lot 4, also being the northeast corner of Lot 2, Block 2, Craig FM 2449, an addition recorded in Document No. 2019-15 PRDCT;

THENCE S 00°11'57" W, 351.72 feet along the east line of Lot 4 to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set for the southeast corner thereof, also being for the southwest corner of Lot 3, Block 2, Craig FM 2449 Addition, and being on the north line of Lot 8, Block 2, Remington Park Phase One, an addition recorded in Cabinet R, Page 335 PRDCT;

THENCE S 89°30'28" W, 247.70 feet along the north line of Remington Park Phase One and the south line of Lot 4 to a 1/2" iron rod found for the southwest corner thereof, also being the southeast corner of Lot 3C, Block 2, Ponderosa Properties I Addition;

THENCE N 00°11'57" E, 351.72 feet along the west line of Lot 4, to the POINT OF BEGINNING with the subject tract containing 87,115 square feet or 2.000 acres of land.

and designated herein as the **Lots 4R and 5, Block 2, Tieszen Business Park Addition**, subdivision to the Town of Ponder, Texas, and whose name is subscribed hereto, hereby dedicate in fee simple to the use of public forever all streets, alleys, parks, watercourses, drains, easements, rights-of-way and public places thereon shown for the purpose and consideration therein expressed.

CHRIS NORWOOD

By: _____
OWNER

DATE _____

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Chris Norwood, known to me to be the person and officer 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.

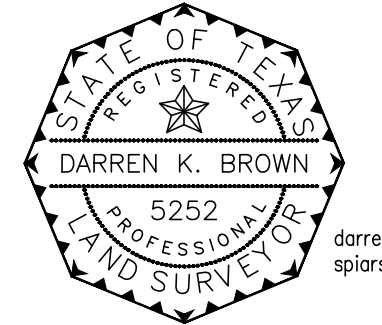
GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2022.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

That I, Darren K. Brown, of Spiars Engineering, Inc., do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the Town of Ponder, Texas.

Dated this the _____ day of _____, 2022.



PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

DARREN K. BROWN, R.P.L.S. NO. 5252

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Darren K. Brown, known to me to be the person and officer 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 the _____ day of _____, 2022.

Notary Public, State of Texas

REPLAT

TIESZEN BUSINESS PARK ADDITION

LOTS 4R AND 5, BLOCK 2
BEING A REPLAT OF LOT 4, BLOCK 2
TIESZEN BUSINESS PARK

Recorded in Cabinet P, Slide 122, Plat Records, Denton County, Texas

2.000 Acres
Current Zoning: C-1

OWNER / APPLICANT
Chris Norwood
9200 Burnett Rd
Ponder, Texas 76247
Contact: Chris Norwood

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
3575 Lone Star Circle, Suite 434
Fort Worth, TX 76177
Telephone: (972) 422-0077
TBPELS No. F-2121 and No. F-10043100
Contact: Tyler Barnett