

"Water service to be provided by a private well for each home."
 "Individual onsite sewer service as recommended by a septic engineer for each home (aerobic system)."
 Utility providers:
ONCOR ELECTRIC - 95 2501 Urban Drive, Fort Worth, Texas, 76106, Phone No. - 888-313-6862
NEXLINK CABLE - 95 Parker Oaks, Hudson Oaks, Texas, 76087, Phone No. - 855-698-5465
ATMOS GAS - 2200 Strader Road, Justin, Texas, 76247, Phone No. 888-286-6700

"Sanitary sewer to be handled by facilities approved by the Denton County Health Department."

"The maintenance of paving, grading and drainage improvements and/or easements shown on this plat are the responsibility of the individual property owners and do not constitute acceptance of same for maintenance purposes by Denton County."

"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."

"Blocking the flow of water or constructing 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."

"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 Road and Bridge Departments 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 one foot above the 100-year flood elevation."

When engineering plans are provided, the engineer shall execute on the face of the plat the following statement:

"I, Russell J. Whitworth, P.E., a Texas Licensed Engineer, do hereby affirm that to the best of my knowledge, information, and belief and based upon the information provided, the drainage improvements shown on this plat will have no adverse effect on any property adjacent to the property shown. I further declare that I will accept full responsibility for the drainage design and will defend and hold harmless Denton County from any claim or litigation arising out of any errors, omissions or other acts of negligence in the preparation of same."

For those properties located within the Lake Ray Roberts Planning and Zoning Jurisdiction, the following note must be added: "These properties are located within the Lake Ray Roberts Land Use Ordinance jurisdiction and are subject to the ordinance. This property is zoned ETJ." All setback lines must be shown on the plat.

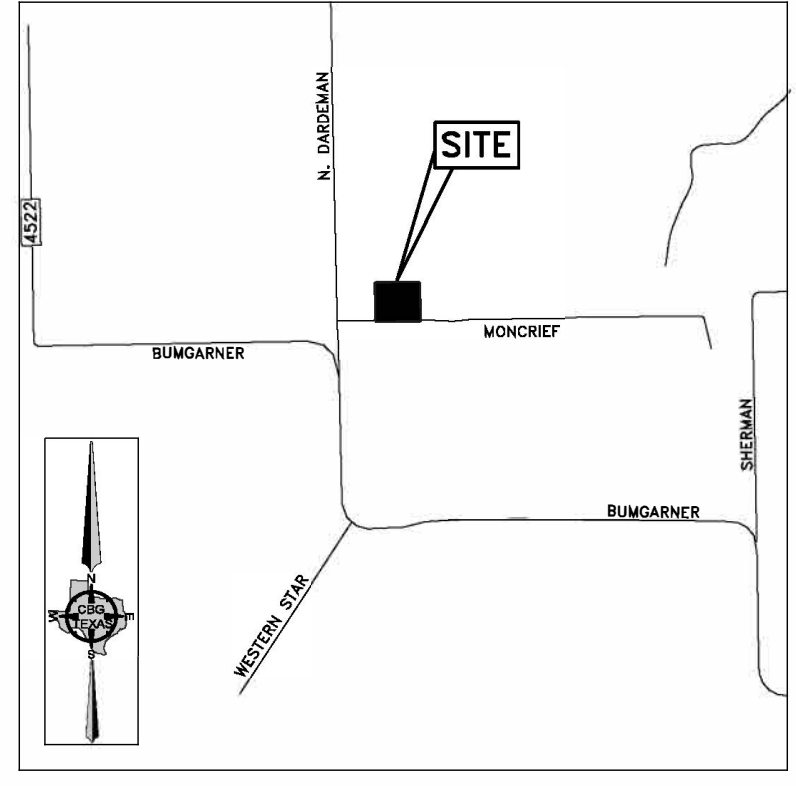
The following statement shall appear on any Plat containing private streets, drives, emergency access easements, recreation areas and open spaces.

"Denton County shall not be responsible for maintenance of private streets, 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 owners set forth in this paragraph."

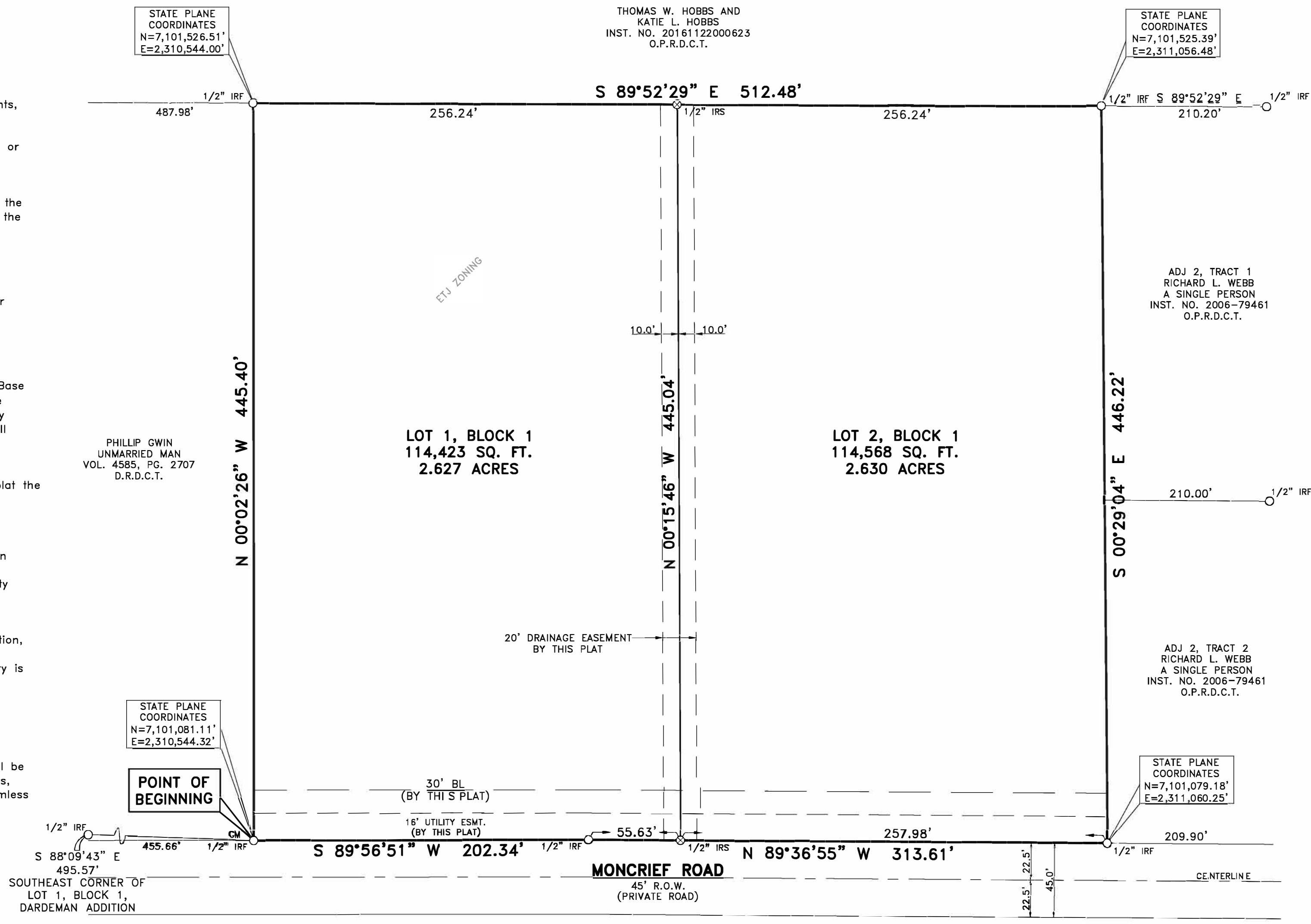
GENERAL NOTES

- 1) BEARINGS ARE REFERENCED TO GRID NORTH, BASED ON GPS OBSERVATIONS AND CONFORM TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE.
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOT OUT OF A 5.26 ACRE TRACT OF LAND CONVEYED TO KYLE/STEPHANIE BURNS, INST. NO. 84392, O.P.R.D.C.T.
- 3) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 4) IMPORTANT NOTICE: THE CITY OF DENTON HAS ADOPTED THE NATIONAL ELECTRICAL SAFETY CODE (THE "CODE"). THE CODE GENERALLY PROHIBITS STRUCTURES WITHIN 17.5 FEET ON EITHER SIDE OF THE CENTERLINE OF OVERHEAD DISTRIBUTION LINES AND WITHIN 30 FEET ON EITHER SIDE OF THE CENTERLINE OF OVERHEAD TRANSMISSION LINES. IN SOME INSTANCES THE CODE REQUIRES GREATER CLEARANCES. BUILDING PERMITS WILL NOT BE ISSUED FOR STRUCTURES WITHIN THESE CLEARANCE AREAS. CONTACT THE BUILDING OFFICIAL WITH SPECIFIC QUESTIONS.
- 5) SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE TOWN ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- 6) NO INFORMATION HAS BEEN PROVIDED THAT THE PROPERTY CAN BE SEWERED CONVENTIONALLY.
- 7) NO PROPOSED LAND USE HAS BEEN DETERMINED FOR THIS PROPERTY AT THIS TIME.
- 8) THERE ARE NO GAS OR PETROLEUM EASEMENTS ON THIS PROPERTY.
- 9) FLOOD NOTE: ACCORDING TO THE F.I.R.M. NO. 48121C0320G, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.
- 10) PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN VOL. 402, PG. 609, VOL. 403, PG. 334.
- 11) EACH LOT SHALL ABUT ON A DEDICATED PUBLIC STREET OR AN APPROVED PRIVATE STREET.
- 12) "THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE PROVIDED WHEN A BUILDING PERMIT APPLICATION IS SUBMITTED. THE MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE BASED ON THE CURRENT FEMA DATA. THE MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE STATED AS MEAN SEA LEVEL RATHER THAN RELATIVE BASED ON CITY OF DENTON DATUM OR N.G.S. 1983DATUM."

BM 1:
BRASS CAP SET IN CONCRETE AT THE
SOUTHEAST CORNER OF B JUDGE LANE
AND PALOMINO COURT.
NORTHING: 7,083,263.90
EASTING: 2,315,564.12
ELEVATION: 778.07'
BM 2:
BRASS CAP SET IN CONCRETE AT THE
SOUTHEAST CORNER OF HACKAMORE
COURT AND MANE COURT.
NORTHING: 7,086,500.61
EASTING: 2,316,189.17
ELEVATION: 779.80'



VICINITY MAP
NOT TO SCALE



STATE PLANE COORDINATES
N=7,101,081.11'
E=2,310,544.32'

POINT OF BEGINNING

STATE PLANE COORDINATES
N=7,101,079.18'
E=2,311,060.25'

THOMAS W. HOBBS AND
KATIE L. HOBBS
INST. NO. 20161122000623
O.P.R.D.C.T.

STATE PLANE COORDINATES
N=7,101,525.39'
E=2,311,056.48'

ADJ. 2, TRACT 1
RICHARD L. WEBB
A SINGLE PERSON
INST. NO. 2006-79461
O.P.R.D.C.T.

ADJ. 2, TRACT 2
RICHARD L. WEBB
A SINGLE PERSON
INST. NO. 2006-79461
O.P.R.D.C.T.

STATE PLANE COORDINATES
N=7,101,079.18'
E=2,311,060.25'

STATE OF TEXAS:
COUNTY OF DENTON:
WHEREAS, Kyle Burns and Stephanie Burns are the owners of a tract of land situated in the J. B. Sanderson Survey, Abstract No. 1680, Denton County, Texas, being a tract of land conveyed to Jessie Moncrief, by General Warranty Deed recorded in Instrument Number 84392, Official Public Records, Denton County, Texas, and being more particularly described as follows:
BEGINNING at a 1/2 inch iron rod found for corner, said corner being the Southeast corner of that tract of land conveyed to Phillip Gwin, an unmarried man, by deed recorded in Volume 4585, Page 2707, Deed Records of Denton County, Texas, and being in the North right-of-way line of Moncrief Road (public right-of-way);
THENCE North 00 degrees 02 minutes 26 seconds West, along the East line of said Gwin tract, a distance of 445.40 feet to a 1/2 inch iron rod found for corner, said corner being the Northeast corner of said Gwin tract, and being the South line of a tract of land conveyed to Thomas W. Hobbs and Katie L. Hobbs, recorded in Instrument Number 20161122000623, Official Public Records, Denton County, Texas;
THENCE South 89 degrees 52 minutes 29 seconds East, along the South line of said Hobbs Tract, a distance of 512.48 feet to a 1/2 inch iron rod found for corner, said corner being the Northwest corner of a tract of land conveyed to Richard L. Webb, a single person, (Tract 1 & 2) recorded in Instrument Number 2006-79461, Official Public Records, Denton County, Texas, from which a 1/2 inch iron rod found for witness, bears South 89 degrees 52 minutes 29 seconds East, a distance of 210.20 feet;
THENCE South 00 degrees 29 minutes 04 seconds East, along the West line of said Webb tract, a distance of 446.22 feet to a 1/2 inch iron rod found for corner, said corner being the Southwest corner of said Webb tract (Tract 2), and being the North right-of-way line of said Moncrief Road ;
THENCE North 89 degrees 36 minutes 55 seconds West, along the North right-of-way line of said Moncrief Road, a distance of 313.61 feet to a 1/2 inch iron rod found for corner;
THENCE South 89 degrees 56 minutes 51 seconds West, along the North right-of-way line of said Moncrief Road, a distance of 202.34 feet to the POINT OF BEGINNING and containing 228,991 square feet or 5.257 acres of land.

OWNER'S STATEMENT:
I, do hereby certify that Kyle Burns and Stephanie Burns, are the owners and developers of Lot 1 and Lot 2, Block 1, shown hereon and do accept this as its plan for the subdivision into lots and blocks and do hereby dedicate to the public forever the streets and easement shown hereon.

By: _____
Kyle Burns

WITNESS MY HAND AT Denton, TEXAS this ____ day of _____, 2022.

STATE OF TEXAS
COUNTY OF DALLAS:
BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day personally appeared Kyle Burns, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purposes and considerations therein expresses and in the capacity therein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2022.

NOTARY PUBLIC
STATE OF TEXAS
MY COMMISSION EXPIRES: _____

OWNER'S STATEMENT:
I, do hereby certify that Kyle Burns and Stephanie Burns, are the owners and developers of Lot 1 and Lot 2, Block 1, shown hereon and do accept this as its plan for the subdivision into lots and blocks and do hereby dedicate to the public forever the streets and easement shown hereon.

By: _____
Stephanie Burns

WITNESS MY HAND AT Denton, TEXAS this ____ day of _____, 2022.

STATE OF TEXAS
COUNTY OF DALLAS:
BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day personally appeared Stephanie Burns, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purposes and considerations therein expresses and in the capacity therein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2022.

NOTARY PUBLIC
STATE OF TEXAS
MY COMMISSION EXPIRES: _____

STATE OF TEXAS:
That, I Bryan Connally, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual survey of the land and that the corner monuments shown thereon were found and/or properly placed under supervision in accordance with the plotting rules and regulations of the City of Denton, Denton County, Texas.
WITNESS MY HAND AT Dallas, TEXAS this ____ day of _____, 2022.

RELEASED FOR REVIEW 10/29/2021 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
By: _____
Bryan Connally, RPLS No. 5513

STATE OF TEXAS
COUNTY OF DALLAS:
BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day personally appeared Bryan Connally, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purposes and considerations therein expresses and in the capacity therein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2022.

NOTARY PUBLIC
STATE OF TEXAS
MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL:
"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 such Commission.
Dated this ____ day of _____, 2022
Chairman _____
ATTEST:
Secretary _____

CERTIFICATE OF APPROVAL:
Approved this ____ day of _____, 2022, by the DRC Administrator, City of Denton.
By: _____
DRC Administrator
Attest: _____
City Secretary (Jennifer Walter)

CERTIFICATE OF TOWN COUNCIL'S ENDORSEMENT:
THE TOWN COUNCIL OF PONDER, TEXAS, ON _____, 2022.
VOTED AFFIRMATIVELY TO ADOPT THIS PLAT AND APPROVE IT FOR FILING OF RECORD.
BY: _____
TOWN SECRETARY

- LEGEND**
- O 1/2" IRON ROD FOUND
 - CM CONTROLLING MONUMENT
 - ESMT. EASEMENT
 - CAB. CABINET
 - VOL., PG. VOLUME, PAGE
 - INST. NO. INSTRUMENT NUMBER
 - R.O.W. RIGHT-OF-WAY
 - O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
 - D.R.D.C.T. DEED RECORDS, DENTON COUNTY, TEXAS

APPROVAL BLOCK
Received and APPROVED on this the ____ day of _____, 2022

County Judge, Denton County, Texas

OWNER: KYLE BURNS and
STEPHANIE BURNS
6248 PEDEN ROAD
FORT WORTH, TEXAS, 76179
817-915-8494
steph@emeraldcustompools.com

MINOR PLAT
MONCRIEF-BURNS ADDITION
228,991 SQ.FT. / 5.257 ACRES
OUT OF THE
J.B. SANDERSON SURVEY, ABSTRACT NO. 1680
TOWN OF PONDER ETJ, DENTON COUNTY, TEXAS
CITY CASE NO. MP00-0000
PLANNING & SURVEYING
Main Office
12025 Shiloh Road, Ste. 230
Dallas, TX 75228
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbgtllc.com