

VICINITY MAP NOT TO SCALE

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 North 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, 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 _____, 2021.

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 tome 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 _____, 2021.

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, 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 _____, 2021.

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 tome 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 _____, 2021.

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 platting rules and regulations of the City of Denton, Denton County, Texas.

WITNESS MY HAND AT Dallas, TEXAS this ____ day of _____, 2021.

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 tome 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 _____, 2021.

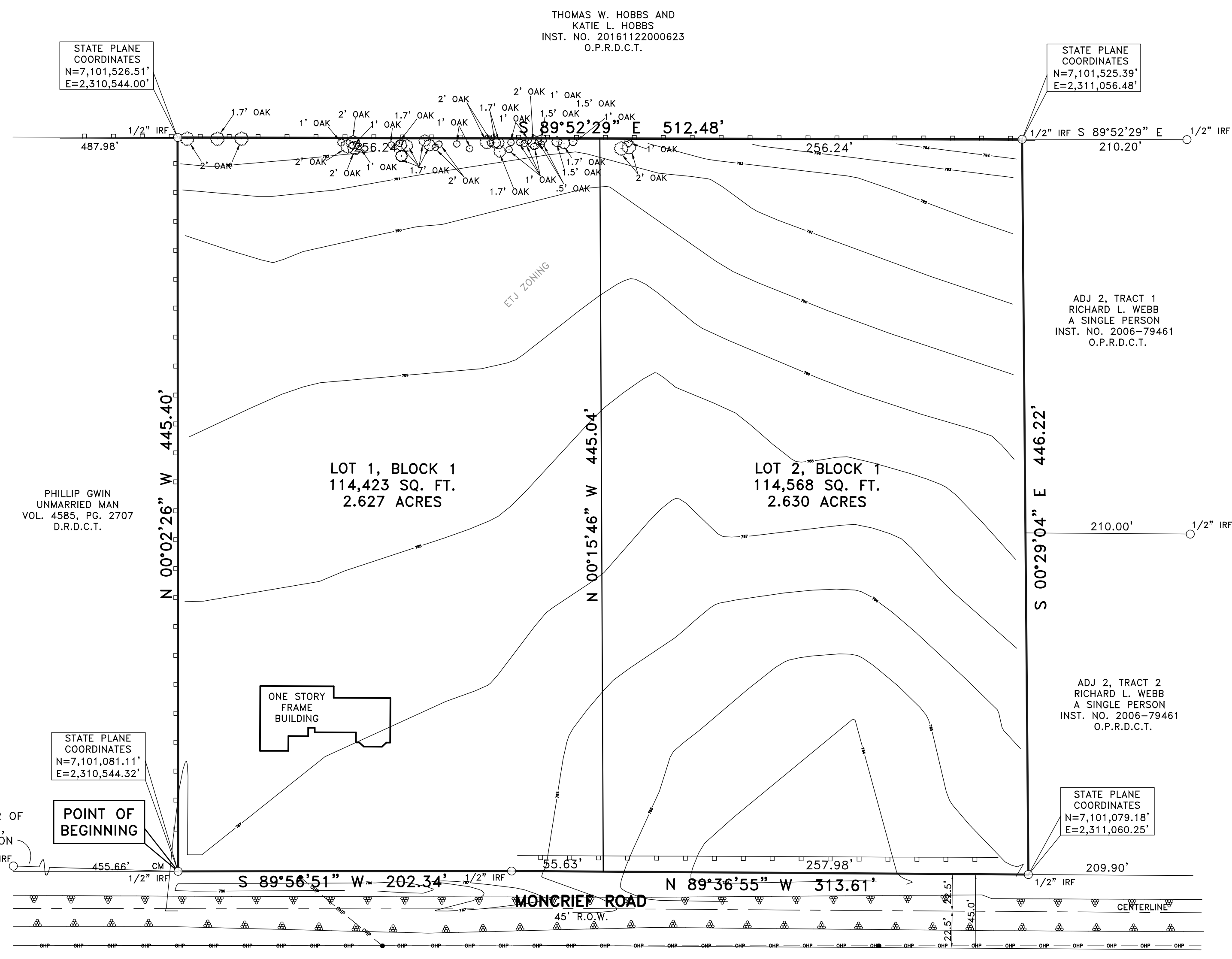
NOTARY PUBLIC
 STATE OF TEXAS
 MY COMMISSION EXPIRES: _____

OWNER: KYLE BURNS and
 STEPHANIE BURNS
 6249 PEDEN ROAD
 FORT WORTH, TEXAS, 76179
 817-915-8494
 steph@emeraldcustom_pools.com

PRELIMINARY 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



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- 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.
 - 3) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
 - 4) 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.
 - 5) NO INFORMATION HAS BEEN PROVIDED THAT THE PROPERTY CAN BE SEWERED CONVENTIONALLY.
 - 6) NO PROPOSED LAND USE HAS BEEN DETERMINED FOR THIS PROPERTY AT THIS TIME.
 - 7) THERE ARE NO GAS OR PETROLEUM EASEMENTS ON THIS PROPERTY.
 - 8) 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.

CERTIFICATE OF APPROVAL:

Approved this ____ day of _____, 2021, by the DRC Administrator, City of Denton.

By: _____
 DRC Administrator

Attest: _____
 City Secretary (Jennifer Walter)

- LEGEND**
- 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