

GENERAL NOTES:

1) Bearings are based upon the Texas State Plane Coordinate System, North Central Zone, North American Datum 1983, U.S. Survey Feet from GPS observations. All distances and areas shown are surface measurements. Combined scale factor: 0.99987504, Convergence angle: 0° 39' 25". All Elevations Are Based upon the North American Vertical Datum of 1988.

2) All Iron Rods Set with Caps (IRSC) are 1/2 inch rebar with orange plastic caps stamped "CASTLEROCK SURVEYING RPLS 6357" unless otherwise noted.

3) This surveyor has made no investigation for restrictive covenants, easements of record, encumbrances, ownership title evidence, or any other facts that an accurate and current title search may disclose.

4) Due to unknown locations of underground utilities, in particular oil and gas facilities, the developer is to make know all locations of existing pipelines and easements, including blanket easements, across the property.

5) 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.

6) A driveway culvert permit must be obtained from the Denton County Centralized Road and Bridge Department by the owner of each lot prior to the construction, installation or placement of any driveway access improvements within the dedicated right-of-way.

7) No parks or common areas planned for this development.

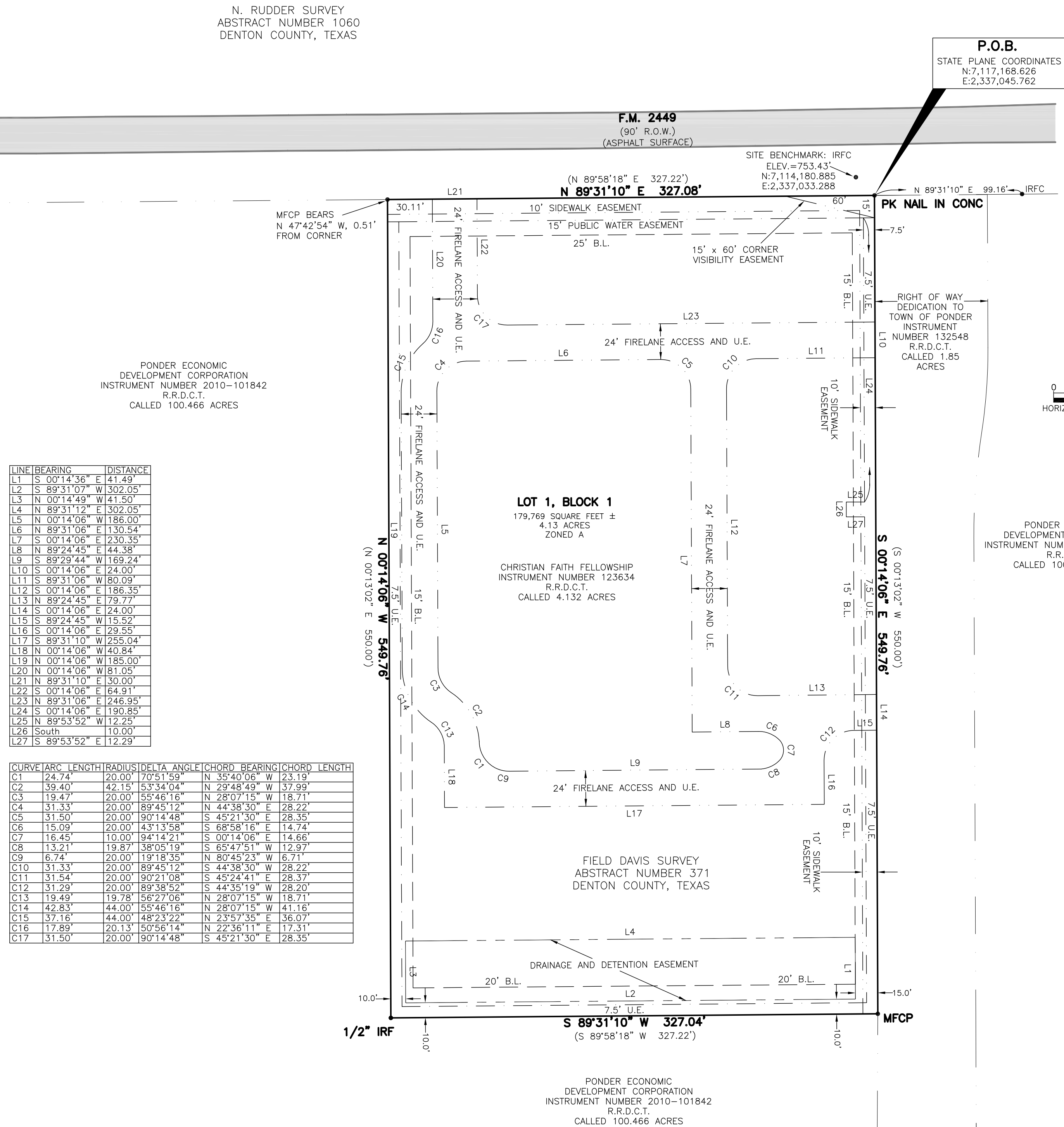
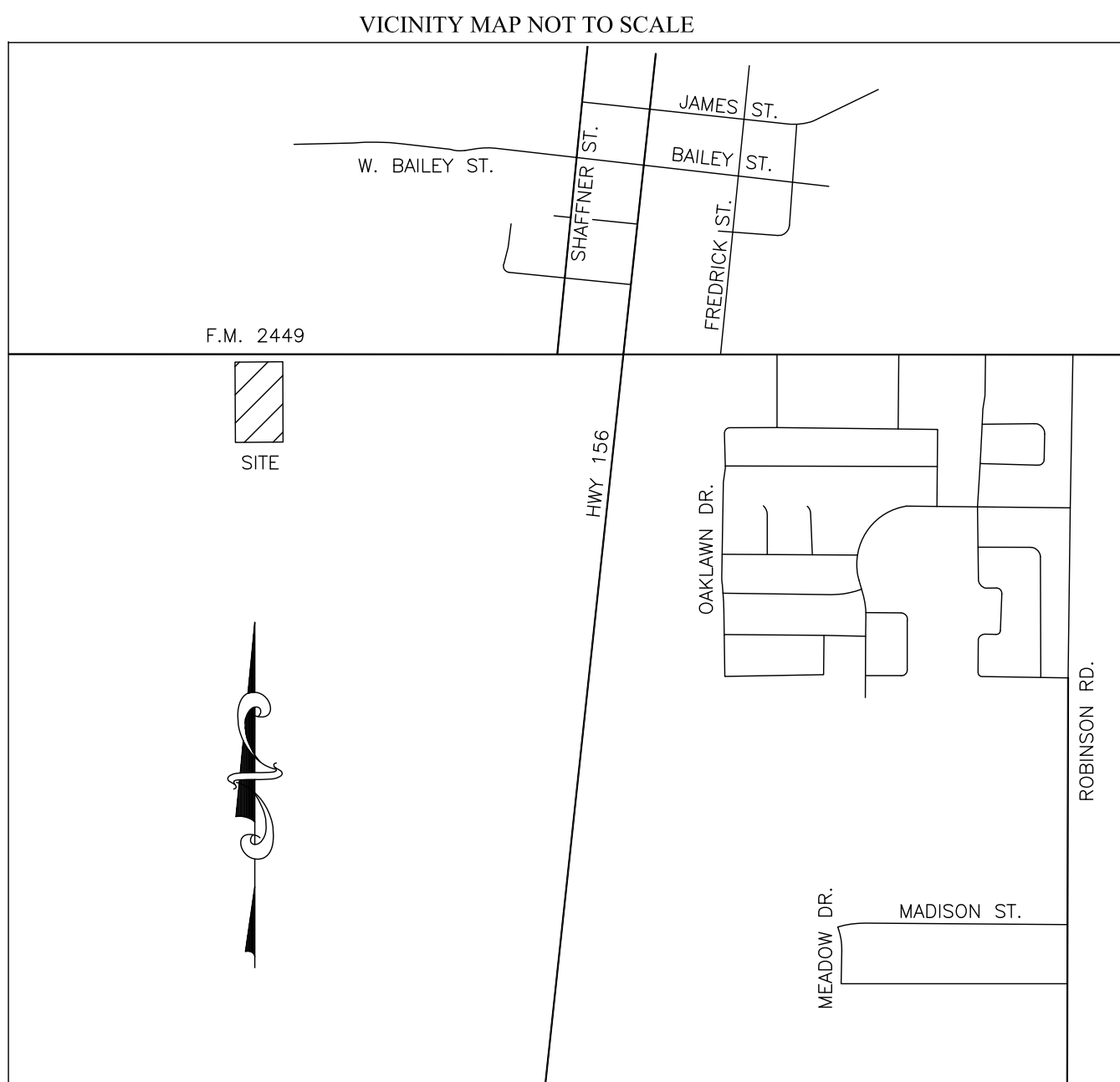
8) Sanitary Sewer to be handled by facilities approved by the Denton County Health Department.

10) Primary Benchmark used is a USGS brass disk, D 247, Elev. = 732.99', having State Plane Coordinates of N:7,115,582.783, E:2,339,439.563.

FLOOD STATEMENT: I have examined the F.E.M.A. Flood Insurance Rate Map for the Town of Ponder, Denton County, Texas Map Number 48121C345G, Community Number 480784, effective date 04-18-2011 and that map indicates that this property is within "Non-Shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance floodplain" as shown on Panel 345 G of said map.

OWNERS:
CHRISTIAN FAITH FELLOWSHIP
114 W. JAMES STREET,
PONDER, TEXAS, 76259
940-488-1041

SURVEYOR:
ERIC M. ZOLLINGER, R.P.L.S. 6357
CASTLEROCK SURVEYING
P.O. BOX 232
JUSTIN, TEXAS
76247
940-242-1533



LINE	BEARING	DISTANCE
L1	S 00°14'36" E	41.49
L2	S 89°31'07" W	302.05
L3	N 00°14'49" W	41.50
L4	N 89°31'12" E	302.05
L5	N 00°14'06" W	186.00
L6	N 89°31'06" E	130.54
L7	S 00°14'06" E	230.35
L8	N 89°24'45" E	44.38
L9	S 89°29'44" W	169.24
L10	S 00°14'06" E	24.00
L11	S 89°31'06" W	80.09
L12	S 00°14'06" E	186.35
L13	N 89°24'45" E	79.77
L14	S 00°14'06" E	24.00
L15	S 89°24'45" W	15.52
L16	S 00°14'06" E	29.55
L17	S 89°31'10" W	255.04
L18	N 00°14'06" W	40.84
L19	N 00°14'06" W	185.00
L20	N 00°14'06" W	81.05
L21	N 89°31'10" E	30.00
L22	S 00°14'06" E	64.91
L23	N 89°31'06" E	246.95
L24	S 00°14'06" E	190.85
L25	N 89°53'52" W	12.25
L26	South	10.00
L27	S 89°53'52" E	12.29

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	24.74	20.00	170°51'59"	N 35°40'06" W	23.19
C2	39.40	42.15	53°34'04"	N 29°48'49" W	37.99
C3	19.47	20.00	85°46'16"	N 28°07'15" W	18.71
C4	31.33	20.00	89°45'12"	N 44°38'30" E	28.22
C5	31.50	20.00	90°14'48"	S 45°21'30" E	28.35
C6	15.09	20.00	43°13'58"	S 68°58'16" E	14.74
C7	18.45	10.00	94°14'21"	S 00°14'06" E	14.86
C8	13.21	19.87	38°05'19"	S 65°47'51" W	12.97
C9	6.74	20.00	19°18'35"	N 80°45'23" W	6.71
C10	31.33	20.00	89°45'12"	S 44°38'30" W	28.22
C11	31.54	20.00	90°21'08"	S 45°24'41" E	28.37
C12	31.29	20.00	89°38'52"	S 44°35'19" W	28.20
C13	19.49	19.78	86°27'06"	N 28°07'15" W	18.71
C14	42.83	44.00	55°46'16"	N 28°07'15" W	41.16
C15	37.16	44.00	48°23'22"	N 23°57'35" E	36.07
C16	17.89	20.13	50°56'14"	N 22°36'11" E	17.31
C17	31.50	20.00	90°14'48"	S 45°21'30" E	28.35

STATE OF TEXAS §
CERTIFICATE OF SURVEYOR
COUNTY OF DENTON §
I, the undersigned, a (registered professional land surveyor) in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.



Registered Professional Land Surveyor
Date: _____

LEGEND

● IRF = IRON ROD FOUND	⊙ SEPTIC LID	— B.L. = BUILDING LINE	— GRVEL
● IRFC = IRON ROD FOUND WITH CAP	⊙ SANITARY SEWER MANHOLE	— O.P.L. = OIL/GAS PIPELINE MARKER	— CONCRETE
Ⓣ TELEPHONE RISER(TR)	⊙ STORM SEWER MANHOLE	— R.O.W. = RIGHT OF WAY	— D.R.D.C.T. = DEED RECORDS, DENTON COUNTY TEXAS
Ⓞ BURIED CABLE MARKER(BCM)	⊙ CULVERT	— FF = FINISHED FLOOR	— R.P.R.D.C.T. = REAL PROPERTY RECORDS, DENTON COUNTY TEXAS
Ⓢ ELECTRIC RISER	⊙ WATER METER	— CM = CONTROLLING MONUMENT	—
Ⓢ ELECTRIC TRANSFORMER(ET)	⊙ WATER VALVE (WV)	* = BASE BEARING	—
Ⓢ GAS METER	⊙ WELL	() = PLAT OR DEED CALL	—
Ⓢ OIL & GAS PIPELINE MARKER	⊙ IRRIGATION CONTROL VALVE	P.O.B. = POINT OF BEGINNING	—
Ⓢ UTILITY POLE	⊙ MFCP	P.O.C. = POINT OF COMMENCEMENT	—
Ⓢ QUY ANCHOR	⊙ W.U.S.M.E. = WATER, SEWER AND/OR UTILITY CONSTRUCTION, SERVICE AND MAINTENANCE EASEMENT	U.E. = UTILITY EASEMENT	—
Ⓢ CLEAN OUT		D.E. = DRAINAGE EASEMENT	—
		— GRVEL	—
		— P.R.D.C.T. = PLAT RECORDS, DENTON COUNTY, TEXAS	—

STATE OF TEXAS §

OWNER'S
ACKNOWLEDGEMENT AND
DEDICATION

COUNTY OF DENTON §

I (we), Christian Faith Fellowship, the undersigned, owner(s) of the land shown on this plat, within the area described by metes and bounds being all that certain lot, tract or parcel of land situated in the FIELD DAVIS SURVEY, ABSTRACT NUMBER 371, Denton County, Texas, and being all of a called 4.132 acre tract of land described in the deed to Christian Faith Fellowship, recorded in Instrument Number 123634, Real Property Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a PK nail in concrete found in the South right-of-way line of F.M. 2449 for the Northeast corner of said Christian Faith Fellowship tract of land, same being an exterior ell corner of a called 100.466 acre tract of land described in the deed to Ponder Economic Development Corporation, recorded in Instrument Number 2010-101842, Real Property Records, Denton County, Texas, from which a capped iron rod found for a North corner of said 100.466 acre tract of land at the beginning of a curve bears North 89 Degrees 31 Minutes 10 Seconds East, a distance of 99.16 feet;

THENCE South 00 Degrees 14 Minutes 06 Seconds East with the East line of said Christian Faith Fellowship tract of land and a West line of said Ponder Economic Development tract of land, a distance of 549.76 feet to a metal fence corner post found for the Southeast corner of said Christian Faith Fellowship tract of land, same being an interior ell corner of said Ponder Economic Development tract of land;

THENCE South 89 Degrees 31 Minutes 10 Seconds West with the South line of said Christian Faith Fellowship tract of land and a North line of said Ponder Economic Development tract of land, a distance of 327.04 feet to a point in the South right-of-way line of said F.M. 2449 for the Northwest corner of said Christian Faith Fellowship tract of land, same being an exterior ell corner of said Ponder Economic Development tract of land, from which a metal fence corner post found for reference bears North 47 Degrees 42 Minutes 54 Seconds West, a distance of 0.51 feet;

THENCE North 00 Degrees 14 Minutes 06 Seconds West with the West line of said Christian Faith Fellowship tract of land and an East line of said Ponder Economic Development tract of land, a distance of 549.76 feet to a point in the South right-of-way line of said F.M. 2449 for the Northwest corner of said Christian Faith Fellowship tract of land, same being an exterior ell corner of said Ponder Economic Development tract of land, from which a metal fence corner post found for reference bears North 47 Degrees 42 Minutes 54 Seconds West, a distance of 0.51 feet;

THENCE North 89 Degrees 31 Minutes 10 Seconds East with the South right-of-way line of said F.M. 2449 and the North line of said Christian Faith Fellowship tract of land, a distance of 327.08 feet to the POINT OF BEGINNING and enclosing 4.13 acres of land, more or less, and designated herein as Lot 1, Block 1, Christian Faith Fellowship Addition, an addition to the Town of Ponder, Denton County, Texas, and whose name is subscribed hereto, hereby dedicate in fee simple to the use of the public forever all streets, alleys, parks, water courses, drains, easements, rights-of-way and public places thereon shown for the purpose and consideration therein expressed.

Representative, Christian Faith Fellowship

Date

State of Texas

County of _____

Before me, the undersigned authority, on this day personally appear _____, 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 stated.

Given under my hand and seal of office this _____ day of _____, 20 _____.

Notary Public,

_____ County, TX

THE TOWN COUNCIL OF PONDER, TEXAS ON

_____, 20 _____.

VOTED AFFIRMATIVELY TO ADOPT THIS PLAT AND APPROVE IT FOR FILING OF RECORD.

BY:
TOWN SECRETARY

"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 _____, 20 _____.

Chairman

ATTEST:

Secretary

LAND AREA

GROSS AREA: 4.13 ACRES

NUMBER OF LOTS: 1 LOT

FINAL PLAT
of
LOT 1, BLOCK 1
CHRISTIAN FAITH FELLOWSHIP ADDITION
AN ADDITION TO THE TOWN OF PONDER
DENTON COUNTY, TEXAS
BEING 4.13 ACRES
IN THE FIELD DAVIS SURVEY
ABSTRACT NUMBER 371
IN THE TOWN OF PONDER
DENTON COUNTY, TEXAS
PREPARED ON 11/24/2020

Public Open Space Restriction
No structure, object, or plant of any type may obstruct vision from a height of 24 inches to a height of 11 feet above the top of the curb, including but not limited to buildings, fences, walks, signs, trees, shrubs, cars, trucks, and the like 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 the easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective 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 the 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 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 the lots. The Town of Ponder will not be responsible for the maintenance and operation of the drainageways or for the control of erosion. Each property owner shall keep the natural drainage channels traversing adjacent to his or her 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 channels, as in the case of all natural drainage channels, are subject to stormwater 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.

JOB NO. 2019081
PAGE 1 OF 1
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TEXAS BOARD OF PROFESSIONAL LAND SURVEYING FIRM # 1009438