

STATE OF TEXAS §
\$ OWNER'S
ACKNOWLEDGMENT AND DEDICATION
COUNTY OF DENTON §
WE, the undersigned, are the owners of the land shown on this plat within the area described by metes and bounds as follows:

BEING all that certain lot, tract, or parcel of land situated in the E. Pizano Survey Abstract Number 991 in Division II Extra Territorial Jurisdiction of the City of Denton, Texas and in the Town of Ponder, Denton County, Texas, being all that certain tract of land conveyed by deed from Donna Crider, Executor to Donna Crider recorded under Document Number 2025-109179 Real Property Records, Denton County, Texas, and being all that certain tract of land conveyed by deed from Donald H. Swafford to Donna Crider recorded under Document Number 2017-149936, Real Property Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a capped iron rod marked RPLS 4561 set for corner in the existing north line of January Lane, a public roadway, said point being the southwest corner of that certain tract of land conveyed by deed from Mariom Spalding to Vic Pope and Cindy Pope recorded under Clerk's File Number 93-R0092386, Real Property Records, Denton County, Texas;

THENCE N 89° 55' 33" W, 349.65 feet with said north line of January Lane to a capped iron rod marked RPLS 4561 set for corner, said point being the southeast corner of that certain tract of land conveyed by deed from Susan B. Hardin and Gerald H. Hardin to Tracy Lynch recorded under Document Number 2004-123425, Real Property Records, Denton County, Texas;

THENCE N 00° 37' 53" W, pass at 22.34 feet a capped iron rod marked RPLS 4561 set for the proposed north line of said January Lane, a total distance of 622.05 feet with the east line of said Lynch tract and with the east line of that certain tract of land conveyed by deed from Vicki L. Owens to Brenda G. Sanner recorded under Document Number 2006-110468, Real Property Records, Denton County, Texas, to a capped iron rod marked RPLS 4561 set for corner in the south line of that certain tract of land conveyed by deed from Mariom Spalding to Ryan Rouse and Lori Rouse recorded under Clerk's File Number 97-R0050148, Real Property Records, Denton County, Texas;

THENCE S 89° 58' 14" E, 187.60 feet with said south line of said Rouse tract to a two-inch diameter metal fence post for corner, said point being the southeast corner of said Rouse tract;

THENCE N 00° 32' 16" W, 330.22 feet with the east line of said Rouse tract to an iron rod found for corner in the south line of that certain tract of land conveyed by deed from Vista Manufacturing, Inc. to Tierra De Oeste, L.P. recorded under Document Number 2006-27226, Real Property Records, Denton County, Texas;

THENCE N 89° 33' 33" E, 164.68 feet with said south line of said Tierra De Oeste tract to a capped iron rod marked RPLS 4561 set for corner;

THENCE N 89° 08' 32" E, 175.16 feet with said south line of said Tierra De Oeste tract to a capped iron rod marked Vaughn found for corner, said point being the northwest corner of that certain tract of land conveyed by deed from Donald H. Swafford to Ronald Buford Dugger recorded under Document Number 2021-33024, Real Property Records, Denton County, Texas;

THENCE SOUTH, 340.94 feet with the west line of said Dugger tract to a capped iron rod marked PLS found for corner at an inner ell of said Dugger tract;

THENCE N 89° 48' 56" W, 172.80 feet with the north line of said Dugger tract to a three-inch diameter metal fence corner for corner at an inner ell of said Dugger tract;

THENCE S 00° 28' 13" E, with a pass at 599.69 feet a capped iron rod marked RPLS 4561 set for said proposed north line of said January Lane a total distance of 622.03 feet with said west line of said Dugger tract and with the west line of said Pote tract to the PLACE OF BEGINNING and containing 7.608 acres of land of which 0.179 acre is hereby dedicated for public roadway and designated herein as LOT 1, BLOCK A, SWAFFORD PARCEL ADDITION to 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.

WITNESS MY HAND this _____ day of _____, 2025.

Donna Crider

STATE OF TEXAS

COUNTY OF DENTON:

This instrument was acknowledged before me on _____, 2025 by Donna Crider.

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 _____, 2025

Chairman, Planning and Zoning Commission

ATTEST:
THE TOWN COUNCIL OF PONDER, TEXAS ON _____, 2025 VOTED AFFIRMATIVELY
TO ADOPT THIS PLAT AND APPROVE IT FOR FILING OF RECORD.

TOWN SECRETARY

CERTIFICATE OF SURVEYOR

I, the undersigned, a registered public 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.

Jerald D. Yensan
Registered Professional Land Surveyor No. 4561

NOTES:

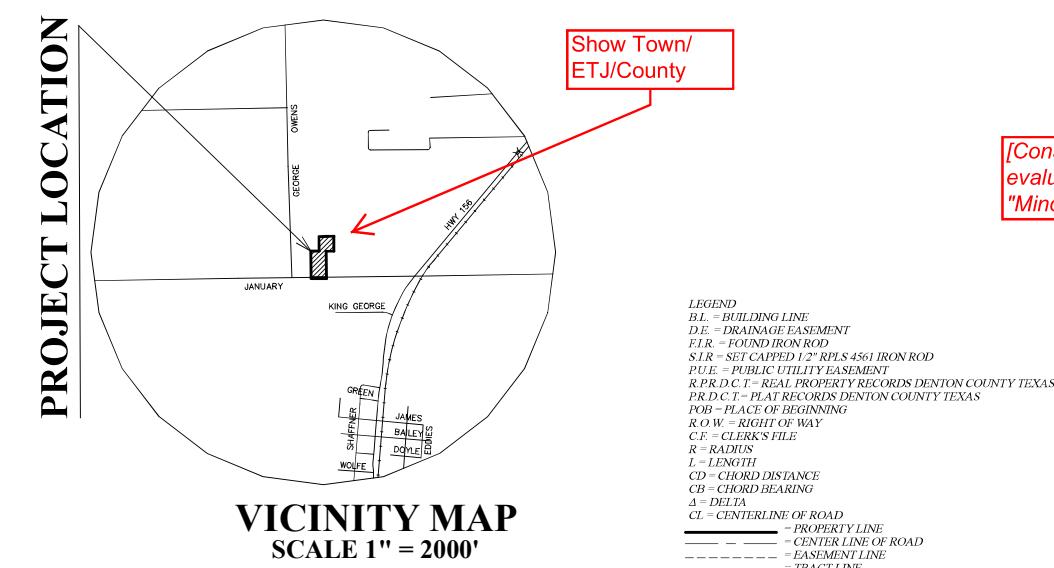
- Any public utility, including the Town of Ponder, shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growth or improvements which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and any public utility, including the Town of Ponder, shall have the right at all times of inspection, patrolling, maintaining and adding to or removing all or part of its receptive systems without the necessity of any time of procuring the permission of anyone.
- Water service is provided by Ponder Water Supply Corporation.
- Sanitary sewer to be handled by on-site sewer facilities approved by the Town of Ponder and Denton County Health Department.
- Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983, as determined from GNSS observations.
- No portion of subject property lies within a special flood hazard area according to the FLOOD INSURANCE RATE MAP for Denton County and Incorporated Area, Map Number 48121C0335G, dated April 18, 2011. (Subject property lies in Zone X).

6. Ponder ROW dedication/roadway access and improvements/water-sewer utility or other necessary exactions based on proposed single family/AG use. More intensive uses (i.e. zoning change to C) shall be subject to potential additional exactions.

7. No building permit may be issued without prior approval by the Town Engineer and/or County Engineer (as applicable) of a drainage plan and/or access drive permit.

8. Owner acknowledges that the existing Town water system in the immediate area is inadequate to provide fire flows as required by Town codes until such time as appropriate improvements are made either by the development and/or the Town.

9-X. [County required notes/improvement statements]



4238 I-35 NORTH
DENTON, TEXAS 76207
(940) 382-4016
FAX (940) 387-9784

DRAWN BY: BTH SCALe: 1"=50' DATE: 16 SEPTEMBER, 2025 JOB NO: 258190