

GENERAL NOTES:

1. ALL CORNERS ARE MARKED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNLESS OTHERWISE NOTED.
2. FLOOD STATEMENT: I HAVE REVIEWED THE FEMA A FLOOD INSURANCE RATE MAP FOR THE TOWN OF PONDER, DENTON COUNTY, TEXAS. THE FLOOD ZONING MAP NUMBER 4804, EFFECTIVE DATE 08/2011, AND THAT MAP INDICATES AS SCALED, THAT A PORTION OF THIS PROPERTY IS WITHIN NON-SHADED ZONE "X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD (500-YEAR)" AS SHOWN ON PANEL 345 G OF SAID MAP.
3. THE PURPOSE OF THIS PLAT IS TO PLAT A PORTION OF AN EXISTING LOT INTO ONE LOT.
4. NOTE: BEARINGS SHOWN HEREON ARE BASED ON A WESTERLY PROPERTY LINE OF THE TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 2022-88328, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS.

5. THE SUBJECT TRACT SHOWN HEREON IS ZONED "C-1" COMMERCIAL CENTER. THE TOWN OF PONDER ZONING MAP, DATED FEBRUARY 06, 2021.

6. THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND THE APPLICANT SHOULD CONTACT THE TOWN REGARDING ANY APPLICABLE FEES DUE.

7. 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 OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENT 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 SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY OF AT ANY TIME OF PROOBUKING THE PERMISSION OF ANYONE.

8. WATER AND SEWER SERVICES ARE TO BE PROVIDED BY THE TOWN OF PONDER.

9. ELECTRICITY IS TO BE PROVIDED BY:

GREEN MOUNTAIN ENERGY  
910 LOUISIANA STREET  
HOUSTON, TX 77002  
PHONE: 855-226-1312

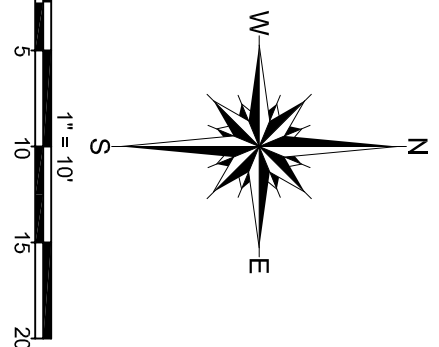
**STATEMENT OF RESTRICTIONS**

**Public Open Space Restriction:**

No structure, object or plant of any type may obstruct vision from the right-of-way (ROW) of any public street shown on this plat (11) feet above the top of curb, including, but not limited to buildings, fences, walls, signs, trees, shrubs, cars, trucks, etc.

**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 easement 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 said easements for the purpose of construction, reconstruction, inspection, and adding to or removing all part of its respective systems without the necessity of at any time of procuring the permission of anyone.



ROW = RIGHT-OF-WAY  
FIR = IRON ROD FOUND  
SIRCAP = CAPPED IRON ROD SET  
D.R.D.C.T. = DEED RECORDS, DENTON COUNTY, TEXAS  
C = CENTRALINE OF ROAD



SURVEYOR:  
KAZ SURVEYING, INC.  
1720 WESTMANSTER STREET  
DENTON, TEXAS 76205  
PHONE: 940-382-3440  
TBR-LS-FIRM# 10002100

OWNER:  
JORGE TAVERA  
112 WEST JAMES STREET  
PONDER, TEXAS 76299  
PHONE: 940-435-1992

**STATE OF TEXAS  
COUNTY OF DENTON**

**OWNER'S CERTIFICATION**

I, Jorge Tavera, the undersigned owner of the land shown on this plat within all that certain tract of land lying and being situated in the Nathaniel Rudder Survey, Abstract Number 1060, Town of Ponder, Denton County, Texas, being all that certain tract of land described in a deed to Jorge Tavera, as recorded in Instrument Number 2017-41186, Real Property Records, Denton County, Texas (R.P.D.C.T.), and being all that certain tract of land described in a deed to Jorge Tavera, as recorded in Instrument Number 2021-41186, Real Property Records, Denton County, Texas (R.P.D.C.T.), and being all that certain tract of land described in a deed to Jorge Tavera, as recorded in Instrument Number 2022-88328, Real Property Records, Denton County, Texas, according to the plat thereon recorded in Volume 75, Page 60, Deed Records, Denton County, Texas (D.R.D.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod capped "KAZ" set for corner, in the North line of West James Street, a 60-foot-wide Right-of-Way per Instrument Number 2011-156, Plat Records, Denton County, Texas (P.R.D.C.T.), for the Southeast corner of this herein described subject tract, same being the most Southwesterly Southwest corner of a tract of land described in a deed to Heriberto Hernandez, as recorded in Instrument Number 2022-88328, Real Property Records, Denton County, Texas, said point being North 47 degrees 55 seconds East, a distance of 2.40 feet from a 1/2" iron rod found in said James Street;

THENCE North 84 degrees 21 minutes 55 seconds West, along said North Right-of-Way line, a distance of 65.20 feet to a 1/2" iron rod found in same being the Southeast corner of a tract of land described in a deed to Christian Faith Fellowship, Inc., as recorded in Instrument Number 2016-155225, R.P.D.C.T.;

THENCE North 05 degrees 30 minutes 45 seconds East, along the East line of said Christian Faith Fellowship tract, a distance of 90.47 feet, to a 1/2" iron rod found in a Southerly line of said Hernandez tract, being the Northeast corner of said Christian Faith Fellowship tract;

THENCE South 84 degrees 21 minutes 55 seconds East, along said Southerly line, a distance of 65.20 feet, to a 1/2" iron rod found being a re-entrant corner of said Hernandez tract;

THENCE South 05 degrees 30 minutes 45 seconds West, along a Westerly line of said Hernandez tract, a distance of 90.47 feet to the POINT OF BEGINNING and containing 0.135 Acres more or less.

**STATE OF TEXAS  
COUNTY OF DENTON**

**OWNER'S DEDICATION**

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT JORGE TAVERA, DOES HEREBY ADOPT THIS MINOR REPLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOT 6A IN BLOCK 6, REPLAT OF THE SOUTHEAST PORTION OF LOT 6 IN BLOCK 6, ORIGINAL TOWN OF GERALD, AN ADDITION IN THE TOWN OF PONDER, DENTON COUNTY, TEXAS AND DO HEREBY DEDICATE IN FEE SIMPLE TO THE PUBLIC FOR THE USE OF THE PUBLIC FOR BENCH, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

JORGE TAVERA, OWNER \_\_\_\_\_ DATE \_\_\_\_\_

**STATE OF TEXAS  
COUNTY OF DENTON**

BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED JORGE TAVERA, 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 PURPOSES AND CONSIDERATIONS THEREIN.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS \_\_\_\_\_  
DENTON COUNTY

MY COMMISSION EXPIRES ON \_\_\_\_\_

**STATE OF TEXAS  
COUNTY OF DENTON**

I, KENNETH A. ZOLLINGER, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND AND THAT THE MONUMENTS SHOWN HEREON WERE FOUND OR PLACED WITH 1/2" IRON RODS CAPPED "KAZ" UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE ORDINANCES OF THE TOWN OF PONDER, DENTON COUNTY, TEXAS.

KENNETH A. ZOLLINGER \_\_\_\_\_ DATE \_\_\_\_\_  
REGISTERED PROFESSIONAL LAND SURVEYOR



GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

NOTARY PUBLIC, DENTON COUNTY, TEXAS.  
MY COMMISSION EXPIRES \_\_\_\_\_

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 of such Commission.  
Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2023

Chairman \_\_\_\_\_  
ATTEST:  
Secretary \_\_\_\_\_

THE TOWN COUNCIL OF PONDER, TEXAS ON \_\_\_\_\_, 2023  
VOTED AFFIRMATIVELY TO ADOPT THIS PLAT AND APPROVE IT FOR FILING OF RECORD  
BY: \_\_\_\_\_  
TOWN SECRETARY \_\_\_\_\_

**KAZ SURVEYING**  
1720 WESTMANSTER STREET  
DENTON, TEXAS 76205  
PHONE: (940) 382-3440  
FAX: (940) 382-3440  
CEN NUMBER: 228707-01  
DATE: 03-20-2023  
R.P.L.S.  
TX RPLM REGISTRATION # 10002100  
KENNETH A. ZOLLINGER

**MINOR REPLAT  
LOT 6A, BLOCK 6  
ORIGINAL TOWN OF GERALD  
BEING 0.135 OF AN ACRE, OR 5,898 SQUARE FEET  
OF LAND OUT OF THE NATHANIEL RUDDER SURVEY,  
ABSTRACT NUMBER 1060, IN THE TOWN OF  
PONDER, DENTON COUNTY, TEXAS, AND BEING A  
REPLAT OF THE SOUTHEAST PORTION OF LOT 6,  
BLOCK 6 OF ORIGINAL TOWN OF PONDER (GERALD),  
AS RECORDED IN VOLUME 75, PAGE 80, D.R.D.C.T.**