

# OWNER'S ACKNOWLEDGEMENT AND DEDICATION

Being all that tract of land situated in the J. N. SANDERSON SURVEY, Abstract No. 1680, Town Ponder (ETJ), Denton County, Texas, and being the same tracts of land described in deeds to Linda Moncrief, recorded in Instrument No. 2019-124047 and 2021-174939, Official Public Records, Denton County, Texas, and being more particularly described by metes and bounds as

That I, Barry S. Rhodes, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of Denton County, Texas.

NOW ALL MEN BY THESE PRESENTS:

SURVEYOR'S CERTIFICATE

Beginning at a 1/2 inch iron rod with a yellow plastic cap stamped "RPLS 3691" set in the West line of a tract of land described in deed to Michael Chaisson and Tanya Reed-Chaisson, recorded in Instrument No. 2018-54305, Official Public Records, Denton County, Texas, at the Southeast corner of Moncrief Road, a 45 foot private street, and being the Northeast corner of said Moncrief

ance South 00 deg. 34 min. 03 sec. East, 233.03 feet to a 1/2 inch iron rod found at the uthwest comer of said Chaisson tract, same being the Northwest comer of a tract of land scribed in deed to Steffanie M. Wiggins, recorded in Instrument No. 2020-143011, Official Public pords, Denton County, Texas;

STATE OF TEXAS:
COUNTY OF DALLAS:
BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Barry S. Rhodes, R.P.L.S. 3691, State of Texas, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged and in the capacity therein stated.

eyor R.P.L.S. No. 3691

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 20\_\_.

Thence South 00 deg. 28 min. 53 sec. East, a distance of 729.45 feet to a 1/2 inch iron rod found in the North line of a tract of land described in deed to Kyla Gall Rice, recorded in Instrument No. 2014-73499, Official Public Records, Denton County, Texas, at the Southwest corner of said Wiggins tract;

Thence North 89 deg. 52 min. 36 sec. West, along said North line, a distance of 651.49 feet to a 1/2 inch iron rod found at the Southeast corner of a tract of land described in deed to Tami T. Sanberg, recorded in Volume 5379, Page 4032, Deed Records, Denton County, Texas;

Notary Public in and for the State of Texas My commission expires:

Sanitary sewer to be handled by facilities approved by the Denton

Water service to be provided by pri

**FINAL PLAT NOTES** 

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.

Thence South 89 deg. 37 min. 48 sec. East, a distance of 621.95 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RPLS 3691" set for corner in the West line of 30 foot access easement, recorded in said Instrument No. 2021-174939, Official Public Records, Denton County Thence North 00 deg. 31 min. 08 sec. West, along the East line of said Sanberg tract, a distance of 788.58 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RPLS 3691" set for corner;

Thence South 89 deg. 40 min. 24 sec. East, along said South line, a distance of 30.00 feet to the PLACE OF BEGINNING and containing 518,305 square feet or 11.899 acres of land. Thence North 00 deg. 34 min. 03 sec. West, a distance of 176.69 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RPLS 3691" set for corner in the said South line of Moncrief Road;

and designated herein as the MEADOW VIEW ACRES subdivision to the Town of Ponder, 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, right-of-way and public places thereon shown for the purpose and consideration therein expressed.

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, perspanioned by flooding or flooding conditions.

All surface drainage easements shall be kept clear of fences, buildings, foundations, plantings of ther obstructions to the operation and maintenance of the drainage facility.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 20\_.. known to me to be the person whose same for the purpose and considerations therein stated.

10. 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.

Construction not complete within two years of the Commissioners Court app subject to current County Subdivision Rules and Regulations.

oval shall be

The existing creeks or drainage channels traversing along or across the addition will remain as pen channels and will be maintained by the individual property owners of the lot or lots that are aversed by or adjacent to the drainage courses along or across the lots.

Notary Public in and for the State of Texas My commission expires:

## PRELIMINARY PLAT FOR REVIEW PURPOSE ONLY

PROPERTY ADDRESS: MONCRIEF RD., JUSTIN, TEXAS 76247

LEGEND

CABINE I
SLIDE
INSTRUMENT NUMBER
IRON ROD FOUND
IRON ROD SET WITH A YELLOW PLASTIC CAP
STAMPED "RPLS 3691" DEED RECORDS, DENTON COUNTY, TEXAS
OFFICIAL PUBLIC RECORDS, DENTON
COUNTY, TEXAS
CONTROLLING MONUMENT
VOLUME

### BURNS

PROFESSIONAL LAND SURVEYORS

WEBSITE: WWW.BURNSSURVEY.COM
PHONE: (214) 326-1090
JOB NO.: 202112117 PREPARATION DATE: 02/08/2022 DRAWN BY: TD OFFICE: 1529 EAST INTERSTATE 30, GARLAND, TX 75043
SURVEYOR: BARRY S. RHODES - RPLS NO. 3691
FIRM NO. 10194366

5. SANITARY SEWER TO BE SERVICED BY ONSITE SEPTIC SYSTEM (AEROBIC).

WATER TO BE SERVICED BY PRIVATE WELLS

6. FOR EACH LOT, PRIPOR TO DEVELOPMENT OR CONSTRUCTION OF ANY FACILITY, COUNTY APPROVAL SHALL BE ONBTAINED FOR AN ACCEPTABLE DRINAGE PLAN.

3. FLOOD NOTE: ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48121C0320G, DATED 04/18/2011 PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR DENTON COUNTY, TEXAS, THIS PROPERTY IS WITHIN ZONE X.

2. ALL BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983

KYLA GAIL RICE, INST. NO. 2014-73499, O.P.R.D.C.T.

1. ALL NEW LOT CORNERS SHALL BE MONUMENTED WITH A 1/2" IRON RODS SET ALL HAVE A YELLOW PLASTIC CAP STAMPED "R.P.L.S. 3691" UNLESS OTHERWISE NOTED.

NOTES

## CERTIFICATE OF APPROVAL

12. ELECTRIC PROVIDER: COSERV ELECTRIC ADDRESS: 7701 S. STEMMONS FREEWAY, CORINTH, TX 76210 PHONE: 940-321-7800

11. 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.

Date of Town Council Approval:	Town Secretary:	Attested by:	Mayor:	Approved by Town Council	Chairman:

#### **MEADOW VIEW ACRES,** PRELIMINARY PLAT

LOTS 1 - 4

BEING A PORTION OF A TRACT OF LAND SITUATED IN THE J. N. SANDERSON SURVEY, ABSTRACT NO. 1680, TOWN OF PONDER (ETJ), DENTON COUNTY, TEXAS OWNER: LINDA MONCRIEF ADDRESS: 101 CRYSTAL COURT, RICHARDSON, TX 75081