

OWNER'S CERTIFICATION

WHEREAS HONEY FARM ESTATES LLC IS THE OWNER OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE T. J. MARTIN SURVEY, ABSTRACT NUMBER 900, DENTON COUNTY, TEXAS AND BEING ALL OF A 2.31 ACRE TRACT ONE, ALL OF A 6.93 ACRE TRACT 2 OF LANDS, TOGETHER WITH A 50' INGRESS AND EGRESS EASEMENTS KNOWN AS TRACT 3 OF LANDS CONVEYED TO HONEY FARM ESTATES LLC BY DEED OF RECORD IN DOCUMENT NUMBER 2022-105335, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A PREVIOUSLY SET MAG NAIL FOR THE NORTHEAST CORNER OF SAID TRACT 1, IN OR NEAR THE CENTER OF SANDERS ROAD;

THENCE SOUTH 00 DEGREES 45 MINUTES 17 SECONDS EAST, ALONG THE EAST LINE OF SAIT TRACT 1, PASSING EN ROUTE A 1/2 INCH IRON ROD FOUND WITH A CAP MARKED "4561" MAINTAINING THE NORTHWEST CORNER OF LOT 1, BLOCK A, SANDERS ROAD ESTATES, AN ADDITION IN THE CITY OF DENTON AS SHOWN BY PLAN OF RECORD IN DOCUMENT NUMBER 2020-252; PLAT RECORDS, DENTON COUNTY, TEXAS, AT A DISTANCE OF 45.44 FEET, AND CONTINUING ON SAID COURSE A TOTAL DISTANCE OF 348.46 FEET TO A 6 INCH WOODEN FENCE CORNER POST MAINTAINING THE SOUTHWEST CORNER OF SAID LOT 1, IN THE NORTH LINE OF SAID TRACT 2;

THENCE NORTH 89 DEGREES 14 MINUTES 39 SECONDS EAST, ALONG THE NORTH LINE OF SAID TRACT 2 AND THE SOUTH LINE OF SAID LOT 1, BLOCK A, SANDERS ROAD ESTATES, A DISTANCE OF 198.43 FEET TO A PREVIOUSLY SET 1/2 INCH IRON ROD WITH A CAP MARKED "KAZ";

THENCE NORTH 89 DEGREES 13 MINUTES 30 SECONDS EAST, ALONG THE NORTH LINE OF SAID TRACT 2 AND THE SOUTH LINE OF SAID LOT 1, BLOCK A, SANDERS ROAD ESTATES, A DISTANCE OF 75.44 FEET TO A 1/2 INCH IRON ROD FOUND MAINTAINING THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK A, SANDERS ROAD ESTATE SAND THE SOUTHWEST CORNER OF A 1.00 ACRE TRACT OF LAND CONVEYED TO WAYNE SIMMONS BY DEED OF RECORD IN DOCUMENT NUMBER 2005-80421 OF SAID REAL PROPERTY RECORDS;

THENCE NORTH 89 DEGREES 10 MINUTES 14 SECONDS EAST, ALONG THE NORTH LINE OF SAID TRACT 2 AND THE SOUTH LINE OF SAID 1.00 ACRE TRACT, A DISTANCE OF 124.99 FEET TO A 1/2 INCH IRON ROD MAINTAINING THE NORTHEAST CORNER OF SAID TRACT 2, THE SOUTHEAST CORNER OF SAID 1.00 ACRE TRACT, AND IN THE WEST LINE OF LOT 15, BLOCK A, ESTATES OF FORRESTRIDGE, SECTION ONE, AN ADDITION IN THE CITY OF DENTON, TEXAS AS SHOWN BY PLAN OF RECORD IN CABINET I, PAGE 151 OF SAID PLAT RECORDS;

THENCE SOUTH 80 DEGREES 51 MINUTES 12 SECONDS EAST, ALONG THE EAST LINE OF SAID TRACT 2 AND THE WEST LINE OF SAID ESTATES FORREST RIDGE ADDITION, A DISTANCE OF 457.05 FEET TO A 3/8 INCH IRON ROD MAINTAINING THE SOUTHEAST CORNER OF SAID TRACT 2, THE NORTHEAST CORNER OF A 3.927 ACRE TRACT OF LAND CONVEYED TO DRAKE J. LIVINGSTON BY DEED OF RECORD IN DOCUMENT NUMBER 2013-101576 OF SAID REAL PROPERTY RECORDS AND IN THE WEST LINE OF LOT 33, BLOCK A, ESTATES OF FORREST RIDGE, SECTION THREE, AS SHOWN BY PLAN OF RECORD IN CABINET K, PAGE 295 OF SAID PLAT RECORDS;

THENCE SOUTH 89 DEGREES 26 MINUTES 47 SECONDS WEST, ALONG THE SOUTH LINE OF SAID TRACT 2 AND THE NORTH LINE OF SAID 3.927 ACRE TRACT, A DISTANCE OF 648.88 FEET TO A 1/2 INCH IRON ROD MAINTAINING THE SOUTHWEST CORNER OF SAID TRACT 2, THE NORTHWEST CORNER OF A 1.00 ACRE TRACT OF LAND CONVEYED TO RAY AND CLEO NEWLAND BY DEED OF RECORD IN VOLUME 597, PAGE 920 OF SAID REAL PROPERTY RECORDS, THE NORTHEAST CORNER OF A 3.00 ACRE TRACT OF LAND CONVEYED TO GUINN AND NICOL AMBER COLLATT BY DEED OF RECORD IN DOCUMENT NUMBER 2024-101911 OF SAID REAL PROPERTY RECORDS, AND THE SOUTHEAST CORNER OF A 6.811 ACRE TRACT OF LAND CONVEYED TO LAVY AND BENJAMIN SCHEENTHAL BY DEED OF RECORD IN DOCUMENT NUMBER 2019-105449 OF SAID REAL PROPERTY RECORDS;

THENCE NORTH 04 DEGREES 16 MINUTES 41 SECONDS WEST, ALONG THE WEST LINE OF SAID TRACT 2 AND THE EAST LINE OF SAID 6.811 ACRE TRACT, PASSING EN ROUTE A 1/2 INCH IRON ROD MAINTAINING THE NORTHWEST CORNER OF SAID TRACT 2 AND THE SOUTHWEST CORNER OF SAID TRACT 1, AT A DISTANCE OF 455.44 FEET, AND CONTINUING ON SAID COURSE A TOTAL DISTANCE OF 805.30 FEET TO A PREVIOUSLY SET MAG NAIL FOR THE NORTHWEST CORNER OF SAID TRACT 1, IN OR NEAR THE CENTER OF SAID SANDERS ROAD;

THENCE NORTH 89 DEGREES 23 MINUTES 13 SECONDS EAST, ALONG THE NORTH LINE OF SAID TRACT 1, ALONG SAID SANDERS ROAD, A DISTANCE OF 298.72 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.237 ACRES OF LAND, MORE OR LESS.

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, HONEY FARM ESTATES LLC DO HEREBY ADOPT THIS FINAL PLAT, DESIGNATING THE HEREINAFORE DESCRIBED PROPERTY AS HONEY FARM ESTATES, AN ADDITION TO THE CITY OF DENTON, TEXAS, AND DO HEREBY DEDICATE TO PUBLIC USE FOREVER ALL EASEMENT DEDICATIONS, WATERCOURSES, DRAINS, EASEMENTS, PUBLIC PLACES, AND OTHER LAND RIGHTS THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. ALL AND ANY PUBLIC UTILITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDING, FENCES, SHRUBS, TREES, OR OTHER IMPROVEMENTS OR GROWTHS, WHICH IN ANY WAY, ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON SAID EASEMENTS, AND ALL PUBLIC UTILITIES SHALL, AT ALL TIMES, HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEMS, WITHOUT THE NECESSITY AT ANY TIME, OF PROCURING THE PERMISSION OF ANYONE. THE CITY OF DENTON SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF ACCESS EASEMENTS, AND THE INDIVIDUAL OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ACCESS EASEMENTS, AND SAID OWNERS AGREE TO INDEMNIFY AND HOLD HARMLESS, THE CITY OF DENTON, FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.

NATHAN TUNE DATE REPRESENTATIVE HONEY FARM ESTATES LLC

STATE OF TEXAS COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NATHAN TUNE, 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 EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS DAY OF 20

NOTARY PUBLIC, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES

CERTIFICATE OF SURVEYOR

STATE OF TEXAS COUNTY OF DENTON

I, KENNETH A. ZOLLINGER, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AND 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 CITY OF DENTON, DENTON COUNTY, TEXAS.

KENNETH A. ZOLLINGER DATE



STATE OF TEXAS COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KENNETH A. ZOLLINGER, 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 EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS DAY OF 20

NOTARY PUBLIC, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES

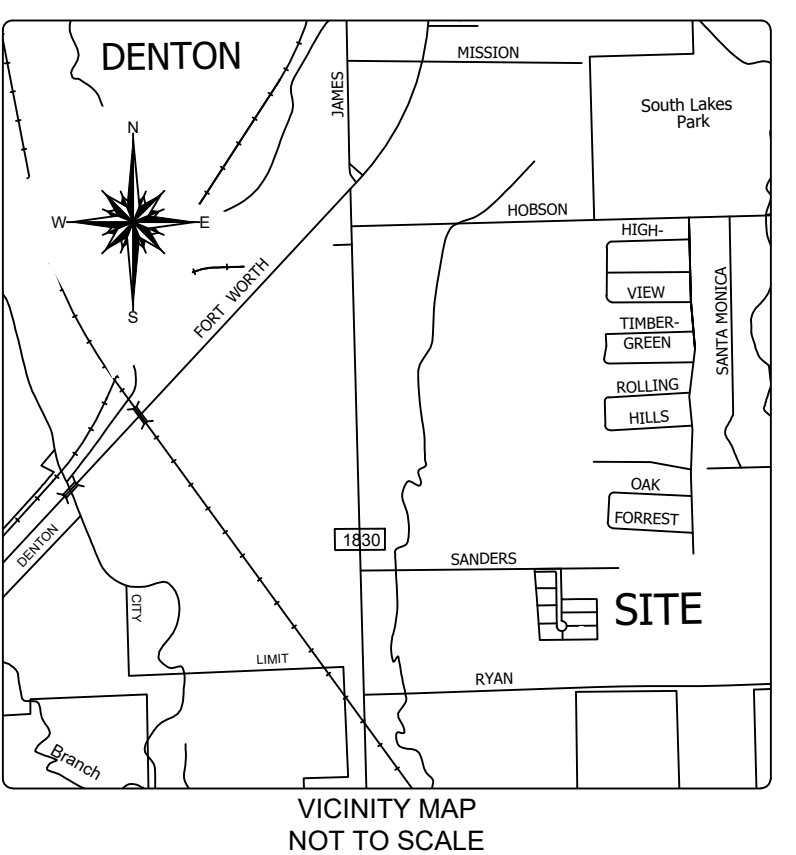
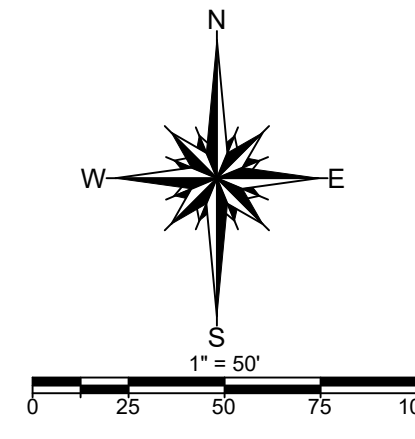
THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF DENTON, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF WILD HAVEN WOODS ADDITION IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF DENTON AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS DAY OF 20

CHAIR, PLANNING AND ZONING COMMISSION

CITY SECRETARY

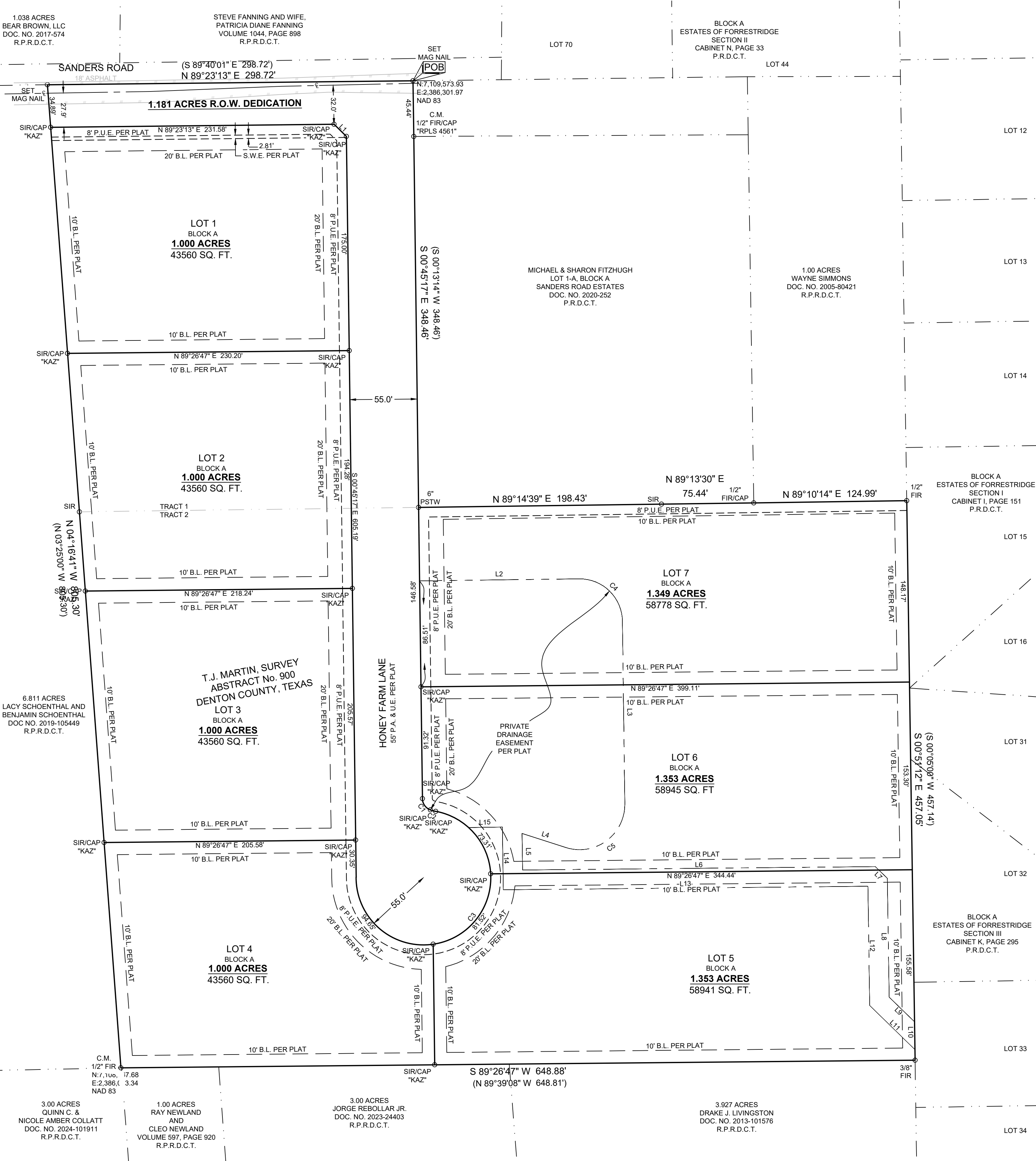
FINAL PLAT HONEY FARM ESTATES ADDITION BEING 9.237 ACRES (1.181 ACRES RIGHT-OF-WAY DEDICATION) IN THE T. J. MARTIN SURVEY, ABSTRACT NUMBER 900, CITY OF DENTON, TEXAS

KAZ SURVEYING logo and contact information: 4321 I-35 SUITE 575 GAINESVILLE, TX 76205 (940) 382-3446



GENERAL NOTES:

- 1. THE PURPOSE OF THIS PLAT IS TO CREATE 7 LOTS OF RECORD FROM AN UNPLATTED TRACT OF LAND.
2. ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD 1988 DATUM.
3. THE BEARINGS AND GRID COORDINATES SHOWN ON THIS PLAT ARE BASED ON NAD83, TEXAS NORTH CENTRAL 4202.
...
33. THE CITY OF DENTON HAS ADOPTED THE NATIONAL ELECTRICAL SAFETY CODE (THE "CODE"), THE CODE GENERALLY PROHIBITS STRUCTURES WITH 17.5 FEET ON EITHER SIDE OF THE CENTER LINE OF OVERHEAD DISTRIBUTION LINES AND WITH 37.5 FEET ON EITHER SIDE OF THE CENTERLINE OF OVERHEAD TRANSMISSION LINES IN SOME INSTANCES, THE CODE REQUIRES CLEARANCES. BUILDING PERMITS WILL NOT BE ISSUED FOR STRUCTURES WITH THESE CLEARANCE AREAS. CONTACT THE BUILDING OFFICIAL WITH SPECIFIC QUESTIONS.
39. THIS FINAL PLAT DOES NOT VACATE, NOR DOES IT AMEND OR REMOVE ANY DEED COVENANTS OR RESTRICTIONS.
44. ALL NUMBERS OMITTED ABOVE ARE CITY OF DENTON MASTER NOTES THAT DO NOT APPLY TO THIS PROPERTY AND WERE INTENTIONALLY OMITTED.



Closure Report table with columns: Northing, Easting, Bearing, Distance. Total Distance: 2957.269, Polyline Area: 402350 sq ft, 9.237 acres.

LEGEND table defining symbols for boundary lines, easements, roads, and monuments.

LINE BEARING DISTANCE table listing line numbers, bearings, and distances.

CURVE RADIUS ARC LENGTH CHORD LENGTH CHORD BEARING DELTA ANGLE table for curve data.

SURVEYOR: KAZ SURVEYING, INC. 4321 I-35 SUITE 575 GAINESVILLE, TEXAS 76240 PHONE: 940-382-3446 TBPLS FIR# 10002100

OWNER: HONEY FARM ESTATES LLC 3201 CARMEL STREET DENTON, TEXAS 76205