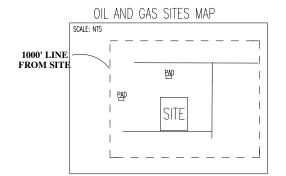


UTILITY LEGEND

- S SEPTIC
- T TELEPHONE RISER
- C | FIBER OPTIC CABLE
- WV WATER VALVE AIR CONDITIONER
- (C) CLEAN OUT
- POWER POLE
- **♥** | FIRE HYDRANT
- IRF IRON ROD FOUND
- G GAS MARKER G GAS METER
- W WATER METER

NOTIFICATION OF GAS/OIL PRODUCTION SITES: Please be advised that property is located within a 1000'radius of producing wells on a Drilling and Production Site(s) and there is a possibility that new wells may be drilled and fracture stimulated on the Drilling and Production Site(s), as well as the possibility that gas wells on the Drilling and Production Site(s) may be re-drilled and/or re-fracture stimulated in the future. This notice is required by Denton Development Code 35.16.7.4 as amended. Approximate location of known production sites are located in the map below:



- BEARINGS ARE BASED ON THE EAST LINE OF LOT 13, BLOCK 1 OF THE FINAL PLAT OF EAST PONDER ESTATES AS RECORDED IN CABINET C, PAGE 397A OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS

 2. ALL LOTS WILL HAVE SEPTIC.

 3. THIS PROPERTY LIES IN ZONE X: DETERMINED TO BE OUTSIDE OF A 500 YEAR FLOOD PLAIN ACCORDING TO FLOOD INSURANCE RATE MAP 48121C0365 G, PANEL 365 OF 750 DENTON COUNTY TEXAS. EFFECTIVE DATE: APRIL 18, 2011.

 4. GROSS AREA 13 12 ACPES

- 365 OF 750 DENTON COUNTY TEXAS. EFFECTIVE DATE: APRIL 18, 2011.

 4. GROSS AREA = 13.12 ACRES
 ROW DEDICATION = 0.00 ACRES
 NET RESIDENTIAL AREA = 13.12 ACRES

 5. RE-PLAT IS TO CREATE SUBDIVION INTO SINGLE FAMILY LOTS
 6. ALL PROPERTY CORNERS WILL BE 1/2" IRON RODS WITH CAPS
 UNLESS OTHERWISE NOTED
 7. THE MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE PROVIDED WHEN A BUILDING PERMIT
 APPLICATION IS SUBMITTED. THE MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE BASED ON
 THE CURRENT FEMA DATA. THE MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE AS MEAN SEA
 LEVEL RATHER THAN RELATIVE BASED ON NAVD 1988 DATUM.

 8. THIS RE-PLAT DOES NOT REMOVE ANY COVENANTS OR RESTRICTIONS THAT CURRENTLY EXIST
- LEVEL HAI HER THAN RELATIVE BASED ON NAVD 1988 DATUM.

 8. THIS RE-PLAT DOES NOT REMOVE ANY COVENANTS OR RESTRICTIONS THAT CURRENTLY EXIST IN V.1007, P.940 D.R.D.C.T.

 9. THE LOTS ARE LOCATED WITHIN THE CITY OF DENTON CCN SANITARY SERVICE AREA. THERE ARE NO NEARBY CITY OF DENTON SANITARY SEWER LINES AVAILABLE FOR TAPPING.

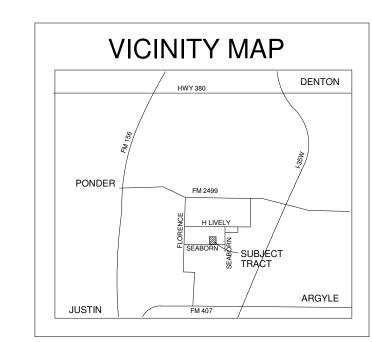
 10. THE LOTS ARE LOCATED WITHIN THE CITY OF DENTON AND THE TERRA SOUTHWEST, INC. SERVICE AREAS. THERE ARE NO NEARBY CITY OF DENTON WATER LINES AVAILABLE FOR TAPPING.

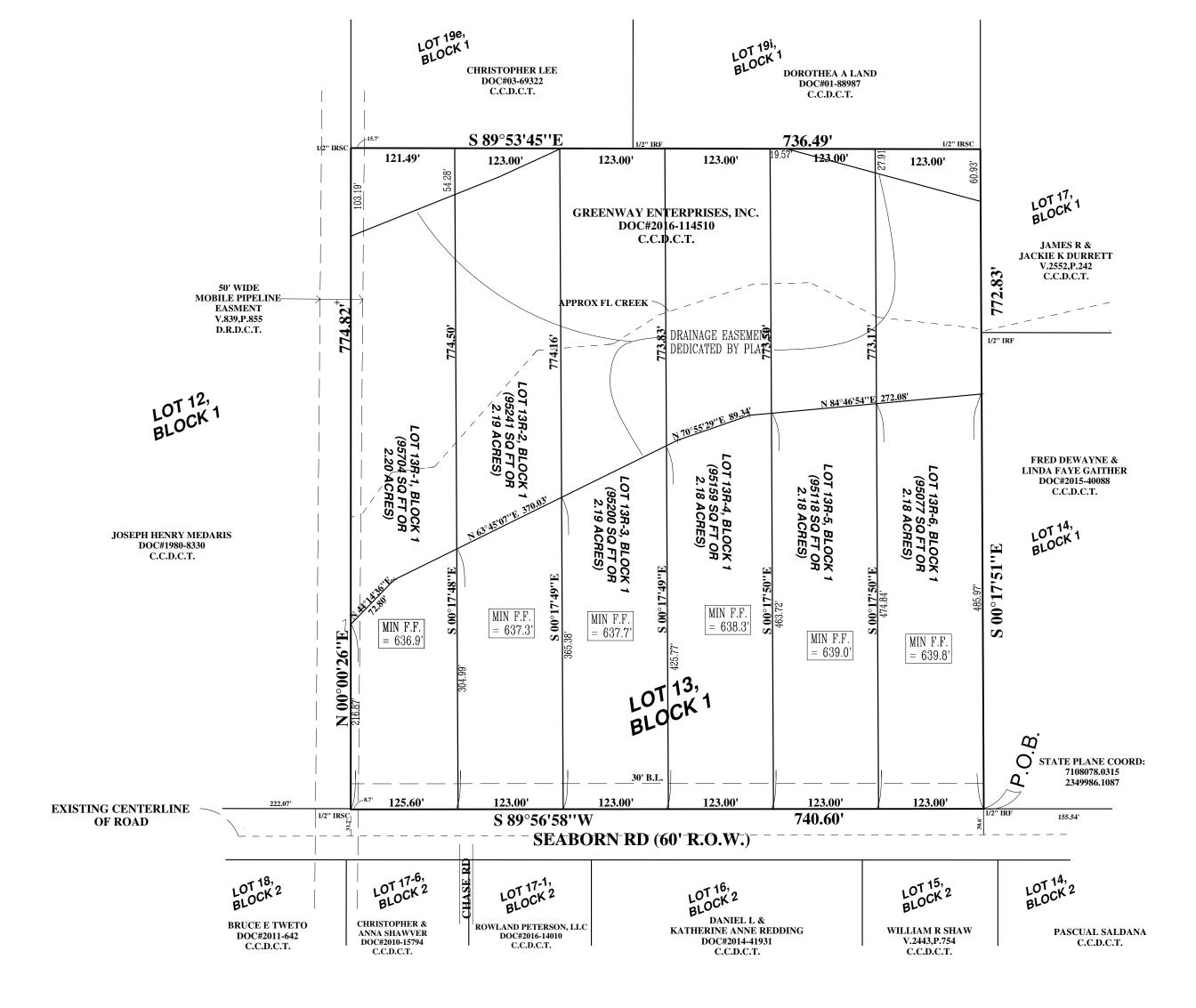
SURVEYORS CERTIFICATE

I, the undersigned, a 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. The word certify as used in various forms herein is understood to be an expression of Professional opinion by the surveyor based on his best knowledge, information, and belief.

Tommy Q. Burks Registered Professional Land Surveyor No. 5509 Burks Land Surveying 3988 N HWY 287, UNIT 3 Alvord, Tx 76225







DEVELOPED BY: GREENWAY ENTERPRISES, INC. JOHN GRIFFITH 1313 HARDAGE LANE

PHONE 817-442-5220

COLLEYVILLE, TEXAS 76034

STATE OF TEXAS

OWNERS ACKNOWLEDGEMENT AND DEDICATION

COUNTY OF DENTON

Greenway Enterprises Inc., is the owner of a 13.12 acre tract of land in the John McGowan Suvery, Abstract No. 798, Denton County, Texas and being a portion of that certain tract of land know as Lot 13, Block 1 East Ponder Estates as recorded in Cabinet C, Page 397 of the Plat Records of Denton County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the north line of Seaborn Road (60' R.O.W.) said point being by plat call the southeast corner of said Lot 13 and the southwest corner of Lot 14 of said Block 1;

THENCE N 89°56'58" W along said north right-of-way line of said Seaborn Road a distance of 740.60 feet to a 1/2" iron rod set with a "TQ Burks #5509" cap at the southwest corner of said Lot 13 and being by plat call the southeast corner of Lot 12 of said Block 1;

THENCE N 00 °00'26" E leaving said Seaborn Road along the west line of said lot 13 a distance of 774.82 feet to a 1/2" iron rod set with a "TQ Burks #5509" cap and said point being by plat call the northwest corner of Lot 13;

THENCE S 89°53'45" E along the north line of said Lot 13 and passing at 330.09 feet a 1/2" iron rod found and continuing in all a distance of 736.49 feet to a 1/2" iron rod set with a "TQ Burks #5509" cap;

THENCE S 00°17'51" E and passing a 1/2" iron rod found at a distance of 214.77 feet and continuing in all a distance of 772.83 feet to the Point of Beginning and containing in all 571,499 square feet or 13.12 acres of land.

And designated herein as Lots 13R-1 thru 13R-6, Block 1 East Ponder Estates, a subdivision to Denton County, Texas, and whose name is subscribed hereto, hereby dedicate 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. Further, Owner(s) hereby certifies that this replat does not attempt to alter, amend, or remove any covenants or restrictions of the property directly affected by this replat. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Denton, Texas.

	John Griffith (Greenway	Representative)	
TATE OF TEXAS DUNTY OF DENTON	Date		
BEFORE ME, the undersigned authority, or person whose name is subscribed to the executed the same for the purposes and	above and foregoing inst	rument, and ackr	nowledged to me that
GIVEN UNDER MY HAND AND SEAL	. OF OFFICE on this the $_$	day of	, 2017
Notary Public			
Commission expires	s:		
			1

and Zoning Commission of the City of Denton, Denton County, Texas.

_, 2017 by the Planning

Approved, this ____ day of __

Certified by:

City Secretary

Chairperson, Planning and Zoning Commission

FINAL RE-PLAT LOTS 13R-1 - 13R-6, BLOCK EAST PONDER ESTATES AND BEING A **RE-PLAT**

LOT 13, BLOCK 1

EAST PONDER ESTATES

JOHN McGOWAN SURVEY, ABSTRACT NO. 798 SITUATED IN

DENTON COUNTY, TEXAS 13.12 ACRES 6 RESIDENTAL LOTS

PREPARED BY: **BURKS LAND SURVEYING**

> 223 County Road 1260 Decatur, Texas 76234 817/228-5577 E-MAIL: blsurvey98@yahoo.com MAY 2017

> > 16039

SUBMITTED: 09-06-16 REVISED: 12-20-16

REVISED: 02-27-17

REVISED: 04-14-17 REVISED: 05-31-17

FR 17-0005