



**Notice of Public Meeting**  
**Denton County Development Support Committee**  
**Mary and Jim Horn Government Center**  
**Public Works Conference Room**  
**1505 East McKinney Street, Ste. 176**  
**Denton, TX 76209**  
**October 6, 2016**  
**9:00 A.M.**



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The following items may come before the Development Support Committee for discussion and/or possible action:

- I. Call to order.**
- II. Consider, discuss, approve and/or take any appropriate action on preliminary and proposed plats and/or plans:**
  - None
- III. Consider, discuss, approve and/or take any appropriate action on final plats, replats and other plats:**
  - Burns Branch Estates, Phase III – Replat (Lots 10R-1 & 10R-2)  
3.809 Acres Precinct 4
  - Ponder Acres Addition – Replat (Lots 19R1 & 19R2)  
4.181 Acres Precinct 4
- IV. Consider, discuss, approve and/or take any appropriate action on variance requests:**
  - None
- V. Consider, discuss, approve and/or take any appropriate action on proposed infrastructure development plans, surveys and engineering plans:**
  - None
- VI. Adjournment.**

**OWNER'S DEDICATION**

WHEREAS MICHAEL PAUL, KATHRYN PAUL, JOHN VANZEE AND MARIAN VANZEE ARE THE OWNERS OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE RICHARD JOWELL SURVEY, ABSTRACT NUMBER 660, DENTON COUNTY, TEXAS, BEING A PART OF LOT 10R, BURNS BRANCH ESTATES, AS SHOWN ON THE REPLAT RECORDED IN DOCUMENT NUMBER 2010-74, PLAT RECORDS, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CAPPED IRON ROD FOUND FOR CORNER AT THE SOUTHEAST CORNER OF LOT 7R OF SAID BURNS BRANCH ESTATES AND THE SOUTHWEST CORNER OF SAID LOT 10R;

THENCE NORTH 00 DEGREES 04 MINUTES 17 SECONDS WEST WITH THE WEST LINE OF SAID LOT 10R AND THE EAST LINE OF SAID LOT 7R A DISTANCE OF 459.22 FEET TO A CAPPED IRON ROD SET IN THE SOUTH LINE OF LOT 6R OF BURNS BRANCH ESTATES, AS SHOWN ON THE PLAT THEREOF RECORDED IN CABINET P, PAGE 74, SAID PLAT RECORDS AT THE NORTHWEST CORNER OF SAID LOT 10R;

THENCE SOUTH 89 DEGREES 54 MINUTES 26 SECONDS EAST WITH THE NORTH LINE OF SAID LOT 10R AND THE SOUTH LINE OF SAID LOT 8R, A DISTANCE OF 224.64 FEET TO A CAPPED IRON ROD SET FOR CORNER IN SAID NORTH LINE AT THE SOUTHEAST CORNER OF SAID LOT 8R AND THE SOUTHWEST CORNER OF LOT 9R;

THENCE SOUTH 89 DEGREES 59 MINUTES 58 SECONDS EAST WITH THE SOUTH LINE OF SAID LOT 8R PART OF THE WAY, A DISTANCE OF 361.74 FEET TO A CAPPED IRON ROD SET FOR CORNER ON THE WEST LINE OF A PRIVATE ROADWAY KNOWN AS "SKY VIEW LANE";

THENCE SOUTH 00 DEGREES 04 MINUTES 03 SECONDS EAST WITH THE WEST LINE OF SAID SKY VIEW LANE A DISTANCE OF 406.81 FEET TO A CAPPED IRON ROD SET AT THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET, AN ARC LENGTH OF 62.82 FEET AND A CHORD WHICH BEARS SOUTH 29 DEGREES 59 MINUTES 02 SECONDS WEST A DISTANCE OF 59.99 FEET TO A CAPPED IRON ROD SET FOR CORNER IN THE SOUTH LINE OF SAID LOT 10R;

THENCE SOUTH 89 DEGREES 59 MINUTES 28 SECONDS WEST WITH THE SOUTH LINE OF SAID LOT 10R A DISTANCE OF 646.37 FEET TO THE POINT OF BEGINNING AND ENCLOSING 6.152 ACRES OF LAND, MORE OR LESS.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WE, MICHAEL PAUL, KATHRYN PAUL, JOHN VANZEE, AND MARIAN VANZEE, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS THE FINAL REPLAT OF LOTS 10R-1 & 10R-2, BURNS BRANCH ESTATES, DENTON COUNTY, TEXAS, AND DO HEREBY DEDICATE THE PUBLIC USE FOREVER, THE STREETS AND RIGHTS-OF-WAY AND PUBLIC EASEMENTS SHOWN HEREON.

MICHAEL PAUL DATE

STATE OF TEXAS COUNTY OF

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MICHAEL PAUL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TOT HE 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 OFFICE THIS DAY OF 20

NOTARY PUBLIC, STATE OF TEXAS

KATHRYN PAUL DATE

STATE OF TEXAS COUNTY OF

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KATHRYN PAUL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TOT HE 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 OFFICE THIS DAY OF 20

NOTARY PUBLIC, STATE OF TEXAS

JOHN VANZEE DATE

STATE OF TEXAS COUNTY OF

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN VANZEE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TOT HE 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 OFFICE THIS DAY OF 20

NOTARY PUBLIC, STATE OF TEXAS

MARIAN VANZEE DATE

STATE OF TEXAS COUNTY OF

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARIAN VANZEE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TOT HE 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 OFFICE THIS DAY OF 20

NOTARY PUBLIC, STATE OF TEXAS

**SURVEYOR'S CERTIFICATION**

I, J.E. THOMPSON II, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY ON THE GROUND AND THAT ALL CORNERS ARE SET WITH 1/2" CAPPED IRON RODS OR FOUND AS INDICATED.

J.E. THOMPSON II, R.P.L.S. TEXAS REGISTRATION NO. 4857

STATE OF TEXAS COUNTY OF

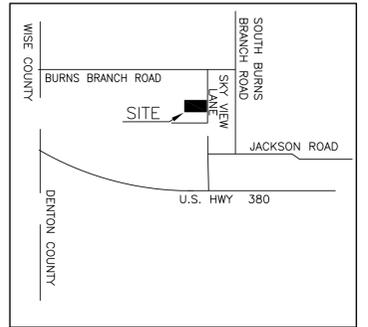
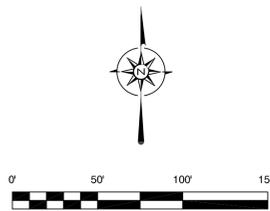
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED J.E. THOMPSON II, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TOT HE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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

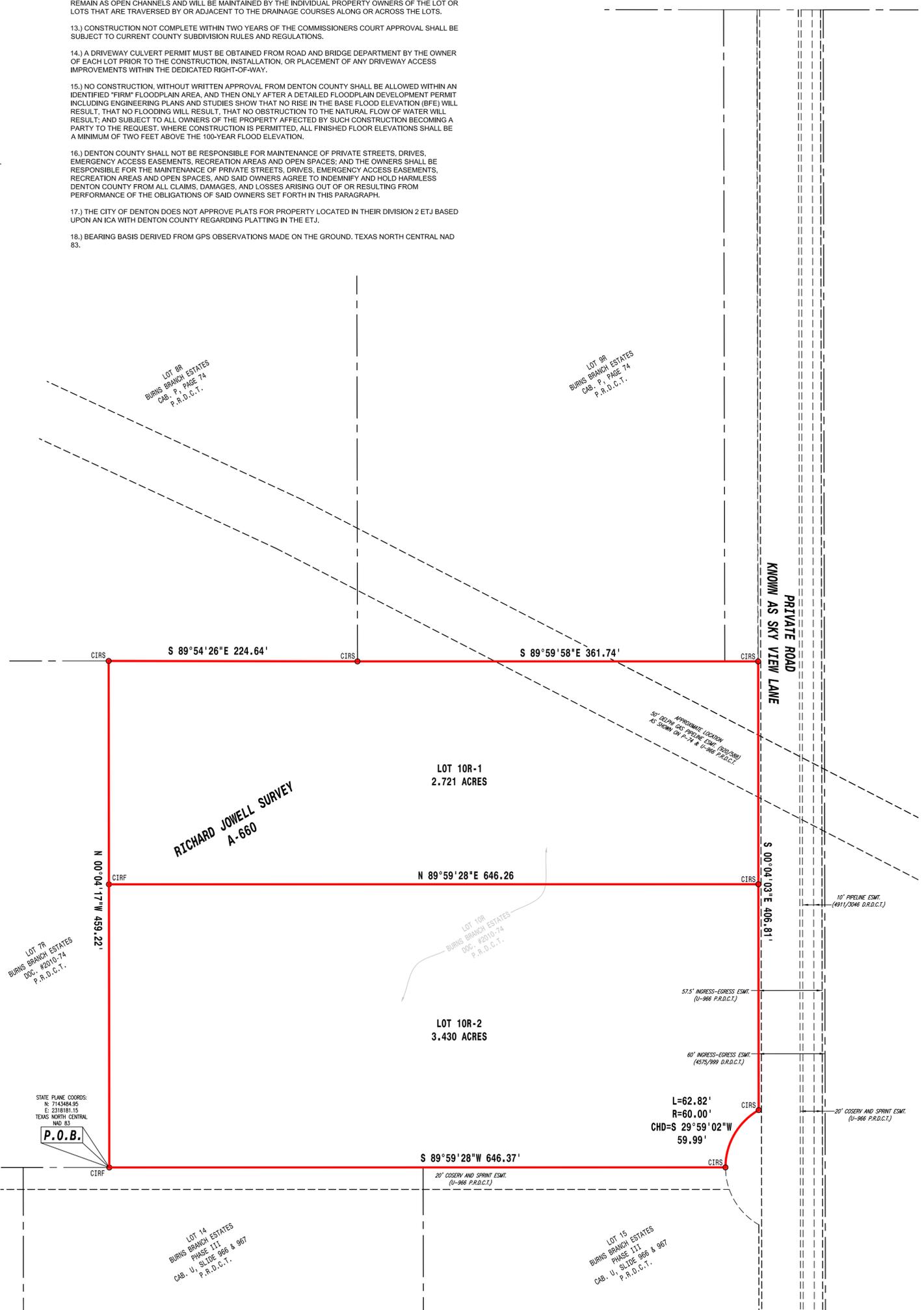
NOTARY PUBLIC, STATE OF TEXAS

**GENERAL NOTES:**

- 1.) FLOOD STATEMENT: I HAVE EXAMINED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR DENTON COUNTY, TEXAS, COMMUNITY NUMBER 480774, EFFECTIVE DATE 04-18-2011 AND THAT MAP INDICATES THAT THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN" AS SHOWN IN PANEL 0185 G OF SAID MAP. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- 2.) THIS PROPERTY IS NOT WITHIN THE ETJ OF ANY TOWN OR CITY.
- 3.) WATER SERVICE TO BE SUPPLIED BY PRIVATE WATER WELLS.
- 4.) SANITARY SEWER TO BE PROVIDED BY PRIVATE FACILITIES AS APPROVED BY THE DENTON COUNTY HEALTH DEPARTMENT.
- 5.) ELECTRIC SERVICE TO BE PROVIDED BY "COSERV ELECTRIC" CONTACT: DEWEY BARNWALL 7701 SOUTH STEMMONS, CORINTH, TX. 76210 (940) 321-7800 X77549 FAX (940) 270-7790
- 6.) BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM NAD 83 NORTH CENTRAL TEXAS ZONE AND G.P.S. OBSERVATIONS.
- 7.) 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.
- 8.) THIS PROPERTY IS NOT LOCATED IN THE LAKE RAY ROBERTS PLANNING AND ZONING JURISDICTION.
- 9.) ALL SURFACE DRAINAGE EASEMENTS SHALL BE KEPT FREE OF FENCES, BUILDINGS, FOUNDATION, PLANTINGS AND OTHER OBSTRUCTIONS TOT HE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY.
- 10.) BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN SURFACE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTING THE FLOODWAY IS PROHIBITED.
- 11.) DENTON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.
- 12.) THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS THE LOTS.
- 13.) CONSTRUCTION NOT COMPLETE WITHIN TWO YEARS OF THE COMMISSIONERS COURT APPROVAL SHALL BE SUBJECT TO CURRENT COUNTY SUBDIVISION RULES AND REGULATIONS.
- 14.) A DRIVEWAY CULVERT PERMIT MUST BE OBTAINED FROM ROAD AND BRIDGE DEPARTMENT BY THE OWNER EACH LOT PRIOR TO THE CONSTRUCTION, INSTALLATION, OR PLACEMENT OF ANY DRIVEWAY ACCESS IMPROVEMENTS WITHIN THE DEDICATED RIGHT-OF-WAY.
- 15.) 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 TWO FEET ABOVE THE 100-YEAR FLOOD ELEVATION.
- 16.) 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.
- 17.) THE CITY OF DENTON DOES NOT APPROVE PLATS FOR PROPERTY LOCATED IN THEIR DIVISION 2 ETJ BASED UPON AN ICA WITH DENTON COUNTY REGARDING PLATTING IN THE ETJ.
- 18.) BEARING BASIS DERIVED FROM GPS OBSERVATIONS MADE ON THE GROUND, TEXAS NORTH CENTRAL NAD 83.



**BURNS BRANCH ROAD**



**SURVEYOR'S CERTIFICATION**

I, J.E. THOMPSON II, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY ON THE GROUND AND THAT ALL CORNERS ARE SET WITH 1/2" CAPPED IRON RODS OR FOUND AS INDICATED.

J.E. THOMPSON II, R.P.L.S. TEXAS REGISTRATION NO. 4857

STATE OF TEXAS COUNTY OF

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED J.E. THOMPSON II, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TOT HE 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 OFFICE THIS DAY OF 20

NOTARY PUBLIC, STATE OF TEXAS

LEGEND table with symbols for property corners, easements, utility lines, and other survey features.

LINETYPE LEGEND table defining line styles for property lines, easements, utility lines, and other features.

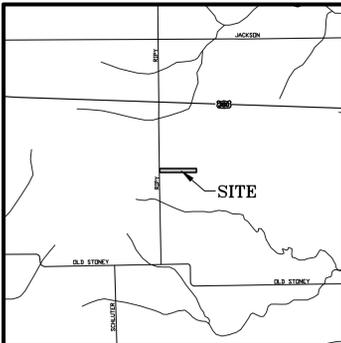
OWNERS: MICHAEL AND KATHRYN PAUL, JOHN AND MARIAN VANZEE, 2236 MITCHELL ROAD, KRUM, TX 76249, 940-230-4874. SURVEYOR: J.E. THOMPSON II, ALL AMERICAN SURVEYING, 301 W BROADWAY STREET, GAINESVILLE, TX 76240, 940-665-9105.

FINAL REPLAT LOTS 10R-1 & 10R-2 BURNS BRANCH ESTATES PHASE III BEING 3.809 ACRES IN THE R. POWELL SURVEY ABSTRACT NO. 660 DENTON COUNTY, TEXAS

Table with columns: DRAWN BY: T.A.R., DATE: 09/18/2018, JOB NO.: 130310-2, SCALE: 1" = 50', PAGE: 1 OF 1.

CERTIFICATE OF APPROVAL APPROVED THIS DAY OF 20 BY THE DENTON COUNTY COMMISSIONERS COURT. DENTON COUNTY JUDGE

THE PROPOSE OF THIS REPLAT IS TO CREATE TWO (2) SEPARATE LOTS OUT OF EXISTING LOT 10R.



**VICINITY MAP**  
SCALE 1"= 3000'

NOTES:

- 1/2 INCH IRON PINS SET OR FOUND AT ALL CORNERS.
- 2 LOTS FOR RESIDENTIAL USE.
- THE CITY OF DENTON DOES NOT APPROVE PLATS FOR PROPERTY LOCATED IN THEIR DIVISION 2 ETJ BASED ON AN ICA WITH DENTON COUNTY REGARDING PLATTING IN THE ETJ.
- SANITARY SEWER TO BE HANDLED BY FACILITIES APPROVED BY THE DENTON COUNTY HEALTH DEPARTMENT.
- BEARINGS ARE BASED ON GPS OBSERVATIONS USING TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83 NORTH CENTRAL TEXAS ZONE.
- BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE OF A DESIGNATED 100 YEAR OR 500 YEAR FLOOD PLAIN AS SHOWN BY FIRM MAP COMMUNITY-PANEL NUMBER 48121C0330G, DATED APRIL 18, 2011. NO SURVEYING WAS PERFORMED TO DETERMINE THIS FLOOD ZONE.
- THE MAINTENANCE OF PAVING, GRADING AND DRAINAGE IMPROVEMENTS AND/OR EASEMENTS SHOWN ON THIS PLAT ARE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNERS AND DOES NOT CONSTITUTE ACCEPTANCE OF SAME MAINTENANCE PURPOSES BY DENTON COUNTY.
- ALL SURFACE DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- 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, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.
- THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS THE LOTS.
- CONSTRUCTION NOT COMPLETE WITHIN TWO YEARS OF THE COMMISSIONERS COURT APPROVAL SHALL BE SUBJECT TO CURRENT COUNTY SUBDIVISION RULES AND REGULATIONS.
- A DRIVEWAY CULVERT PERMIT MUST BE OBTAINED FROM THE DENTON COUNTY ROAD AND BRIDGE DEPARTMENT BY THE OWNER OF EACH LOT PRIOR TO THE CONSTRUCTION, INSTALLATION OR PLACEMENT OF ANY DRIVEWAY ACCESS IMPROVEMENTS WITHIN THE DEDICATED RIGHT-OF-WAY.
- 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 ELEVATION SHALL BE A MINIMUM OF TWO FEET ABOVE THE 100-YEAR FLOOD ELEVATION.
- DENTON COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACE, 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.
- ALL SETBACKS MUST BE SHOWN ON THIS PLAT

I, BRAD G. SHELTON, DO HEREBY CERTIFY THAT A SURVEY WAS MADE ON THE GROUND OF THE PROPERTY DESCRIBED HEREON UNDER MY PERSONAL SUPERVISION AND THE IRON PINS WERE PLACED IN ACCORDANCE WITH THE SUBDIVISION RULES AND REGULATIONS OF THE CITY OF DENTON, TEXAS.

PRELIMINARY FOR REVIEW ONLY  
NOT TO BE RECORDED FOR ANY PURPOSE  
NOT TO BE RELIED UPON AS A FINAL SURVEY.

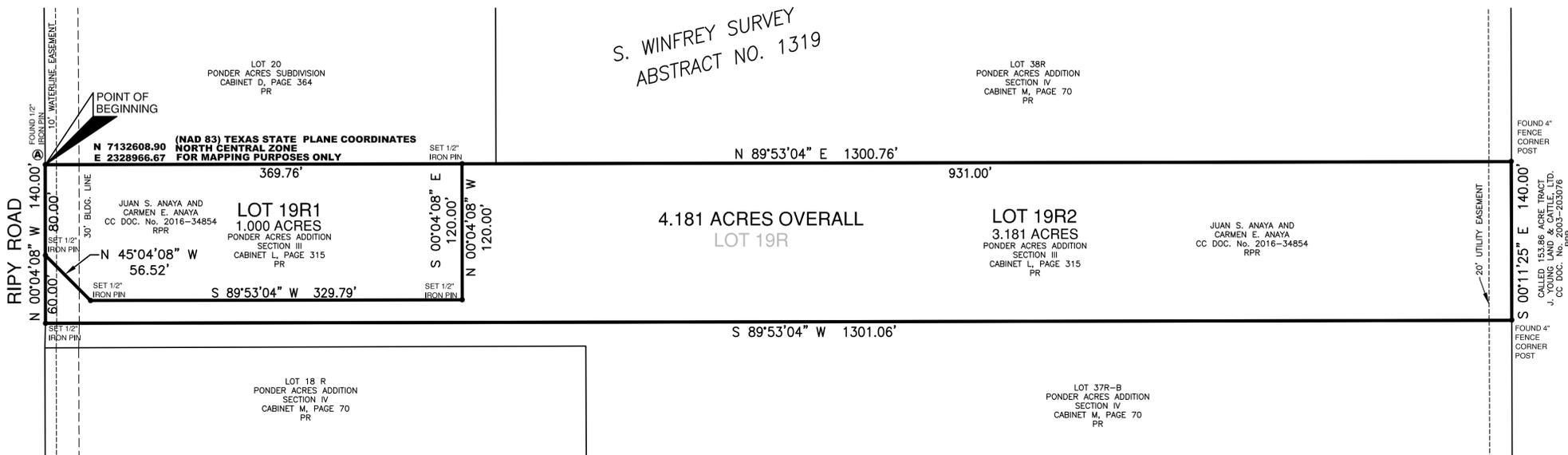
BRAD G. SHELTON  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS NO. 5452

WATER:  
AQUA TEXAS, INC.  
SUPPLY CORPORATION  
9450 SILVER CREEK ROAD  
FORT WORTH, TEXAS 76108  
PH:(817)367-3625  
OR PRIVATE WELL

TELEPHONE-  
SPRINT  
P.O. BOX 179  
303 EAST WALNUT STREET  
DECATUR, TEXAS 76234  
PH:(940)627-8132

ELECTRIC-  
COSERV ELECTRIC  
3501 FM 2181  
CORNTH, TEXAS 76210  
PH:(877)267-3781

SEWER:  
SANITARY SEWER TO BE INDIVIDUAL  
SEPTIC SYSTEMS ON EACH LOT. ALL  
SEPTIC SYSTEMS SHALL CONFORM  
TO DENTON COUNTY HEALTH DEPARTMENT  
RULES AND REGULATIONS.



PRELIMINARY FOR REVIEW ONLY  
NOT TO BE RECORDED FOR ANY PURPOSE  
NOT TO BE RELIED UPON AS A FINAL SURVEY.

STATE OF TEXAS  
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED JUAN S. ANAYA, 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 PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016.

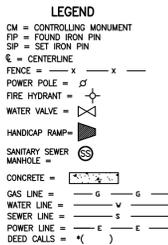
NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED CARMEN E. ANAYA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016.

NOTARY PUBLIC, STATE OF TEXAS



**CALL AT LEAST 48 HOURS BEFORE DIGGING**  
AS OF OCTOBER 1, 1998, IT IS TEXAS STATE LAW THAT YOU CONTACT A ONE-CALL SYSTEM BEFORE EXCAVATING!  
ONE-CALL SYSTEMS OF TEXAS DIG TESS LONE STAR NOTIFICATION TEXAS ONE-CALL  
1-800-545-6005 1-800-344-8377 1-800-669-3344 1-800-245-4545  
A FEDERAL LAW NOW IN EFFECT ALSO STATES THAT ANY PERSON WHO ENGAGES IN EXCAVATION ACTIVITIES WITHOUT FIRST USING AS AVAILABLE ONE-CALL NOTIFICATION SYSTEM TO DETERMINE LOCATIONS OF UNDERGROUND FACILITIES; OR WITHOUT HEEDING LOCATION INFORMATION OR MARKINGS AND SUBSEQUENTLY DAMAGES A PIPELINE FACILITY SHALL BE SUBJECT TO A FINE, IMPRISONMENT, OR BOTH. THE LAW ALSO STATES THAT OSHA MAY BE NOTIFIED OF ANY ACCIDENT CAUSED BY AN EXCAVATOR.

STATE OF TEXAS XX  
COUNTY OF DENTON XX

WHEREAS WE, JUAN S. ANAYA AND CARMEN E. ANAYA, ARE THE OWNERS OF A 4.181 ACRE TRACT OF LAND LYING AND BEING SITUATED IN THE S. WINFREY SURVEY, ABSTRACT NUMBER 1319, DENTON COUNTY, TEXAS, AND BEING ALL OF LOT 19R, PONDER ACRES ADDITION, SECTION III, AN ADDITION TO DENTON COUNTY, TEXAS, RECORDED IN CABINET L, PAGE 315, PLAT RECORDS, DENTON COUNTY, TEXAS, AND ALL OF A TRACT DESCRIBED IN A DEED TO JUAN S. ANAYA AND CARMEN E. ANAYA, RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2016-34854, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON PIN FOUND AT THE NORTHWEST CORNER OF SAID LOT 19R AND THE SOUTHWEST CORNER OF LOT 20, PONDER ACRES SUBDIVISION, RECORDED IN CABINET D, PAGE 364, PLAT RECORDS, DENTON COUNTY, TEXAS, SAID PIN ALSO BEING ON THE EAST LINE OF RIPPY ROAD;

THENCE NORTH 89 DEGREES 53 MINUTES 04 SECONDS EAST WITH THE NORTH LINE OF SAID LOT 19R, A DISTANCE OF 1300.76 FEET TO A 4 INCH FENCE POST FOUND AT THE NORTHEAST CORNER OF SAID LOT 19R AND THE SOUTHEAST CORNER OF A LOT 38R, PONDER ACRES ADDITION, SECTION IV, RECORDED IN CABINET M, PAGE 70, PLAT RECORDS, DENTON COUNTY, TEXAS, SAID POST ALSO BEING ON THE WEST LINE OF A CALLED 153.86 ACRE TRACT DESCRIBED IN A DEED TO J. YOUNG LAND & CATTLE LTD., RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2003-203076, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

THENCE SOUTH 00 DEGREES 11 MINUTES 25 SECONDS EAST WITH THE EAST LINE OF SAID LOT 19R AND THE WEST LINE OF SAID 153.86 ACRE TRACT, A DISTANCE OF 140.00 FEET TO A 4 INCH FENCE POST FOUND AT THE SOUTHEAST CORNER OF SAID LOT 19R AND THE WEST LINE OF SAID 153.86 ACRE TRACT, SAID POST ALSO BEING AT THE NORTHEAST CORNER OF LOT 37R-B, PONDER ACRES ADDITION, SECTION IV, RECORDED IN CABINET M, PAGE 70, PLAT RECORDS, DENTON COUNTY, TEXAS;

THENCE SOUTH 89 DEGREES 53 MINUTES 04 SECONDS WEST WITH THE SOUTH LINE OF SAID LOT 19R AND THE NORTH LINE OF SAID 38R-B, A DISTANCE OF 1301.06 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "10023300" SET AT THE SOUTHWEST CORNER OF SAID LOT 19R AND THE NORTHWEST CORNER OF SAID LOT 38R-B, SAID PIN ALSO BEING ON THE EAST LINE OF RIPPY ROAD;

THENCE NORTH 00 DEGREES 04 MINUTES 08 SECONDS WEST WITH THE WEST LINE OF SAID LOT 19R AND THE EAST LINE OF RIPPY ROAD, A DISTANCE OF 140.00 FEET TO THE POINT OF BEGINNING AND CONTAINING IN ALL 4.181 ACRES OF LAND.

OWNER'S CERTIFICATE

NOW THEREFORE KNOW THESE MEN BY THESE PRESENTS:

THAT WE, JUAN S. ANAYA AND CARMEN E. ANAYA, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOTS 19R1 & 19R2, PONDER ACRES ADDITION, SECTION III, AN ADDITION TO DENTON COUNTY, TEXAS AND DO HEREBY DEDICATE THE ROAD RIGHTS-OF-WAY AND EASEMENTS AS SHOWN HEREON.

JUAN S. ANAYA

CARMEN E. ANAYA

**REPLAT**  
OF  
**LOT 19R1 & 19R2**  
**PONDER ACRES**  
**ADDITION,**  
**SECTION IV**  
BEING 4.181 ACRES IN  
THE S. WINFREY SURVEY  
ABSTRACT NO. 1319  
CITY OF DENTON ETJ  
DENTON COUNTY, TEXAS

THE PURPOSE OF THIS PLAT IS TO CREATE TWO RESIDENTIAL LOTS.

PLAT IS APPROVED BY COMMISSIONERS COURT, DENTON COUNTY, TEXAS THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016.

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
COUNTY JUDGE

FIRM NO. 10023300

|      |           |       |          |
|------|-----------|-------|----------|
| DWN. | JRH       | SCALE | 1"=60'   |
| CKD. | BGS       | DATE  | 05/03/16 |
| BY:  |           |       |          |
| DATE | REVISIONS |       |          |

**MSI Metroplex Surveying, Inc.**  
940-387-0506 223 W. HICKORY, DENTON, TEXAS 76201 info@metroplexsurveying.com

OWNER:  
JUAN S. ANAYA &  
CARMEN E. ANAYA  
11260 OLD STONEY ROAD  
PONDER, TX 76259  
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|---------|-------|
| SHEET   | 1     |
| OF      | 1     |
| JOB No. | 37661 |