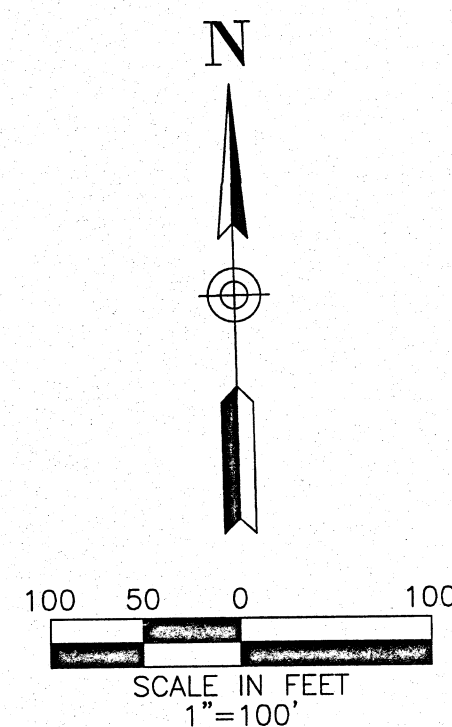


NOT TO SCALE



GENERAL NOTES

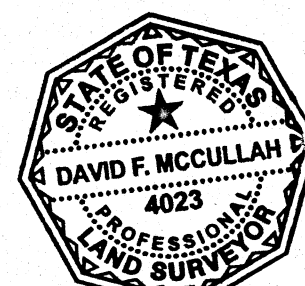
- The Basis of Bearings is from the Texas State Plane Coordinate System, NAD83, North Central Zone is derived from GPS Observations using the Allterra RTK Network and adjusted to surface using a scale factor of 1.00015063.
 - Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
 - The purpose of this plat is to create twelve (12) lots from a previously recorded lot.
 - The proposed lots meet the land use standards of the City of Denton for an On-Site Sewer Facility. Final approval of an On-Site Sewer Facility is subject to review and approval by Denton County.
 - Private improvements cannot encroach onto existing public or private easements.
 - On-site sewage facilities shall not be located inside publicly dedicated easements.
- Water service to be provided via Terra Southwest Inc.
 - Sanitary sewer to be handled by facilities approved by the Septic.
 - The maintenance of paving, grading and drainage improvements and/or easements shown on this plat are the responsibility of the individual property owner and does not constitute acceptance of same for maintenance purposes by Denton County.
 - Denton County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
 - A driveway culvert permit must be obtained from the 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.
 - 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.
 - 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.
 - 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 finish floor elevations shall be a minimum of two feet above the 100-year flood elevation.

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, David F. McCullah, 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.

David F. McCullah
 David F. McCullah
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 4023
 DATE: 8-10-23

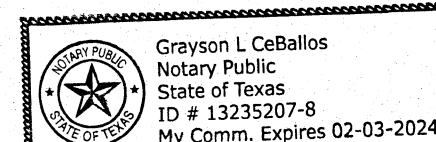


STATE OF TEXAS §
 COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared **David F. McCullah**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

Given under my hand and seal of office this 11th day of August, 2023

Ap 2 Ceballos
 Notary Public in and for the State of Texas

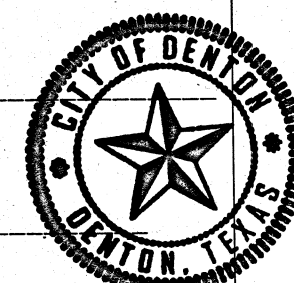


LEGEND:
 IRS - 5/8" REBAR CAPPED "TRAVERSE LS PROP COR" SET
 D.R.D.C.T. - DEED RECORDS, DENTON COUNTY, TEXAS
 P.R.D.C.T. - PLAT RECORDS, DENTON COUNTY, TEXAS
 (C.M.) - CONTROL MONUMENT
 * - LOTS WITHIN 1,000' OF GAS WELL

Approval Block:

Approved by the Planning and Zoning Commission for the City of Denton
 Day of August, 2023

[Signature]
 Chairperson
 City Secretary, City of Denton



THE CITY OF DENTON HAS ADOPTED THE NATIONAL ELECTRICAL SAFETY CODE (THE "CODE"). THE CODE GENERALLY PROHIBITS STRUCTURES WITHIN 17.5 FEET ON EITHER SIDE OF THE CENTER LINE OF OVERHEAD DISTRIBUTION LINES AND WITHIN 37.5 FEET ON EITHER SIDE OF THE CENTERLINE OF OVERHEAD TRANSMISSION LINES. IN SOME INSTANCES, THE CODE REQUIRES GREATER CLEARANCES. BUILDING PERMITS WILL NOT BE ISSUED FOR STRUCTURES WITHIN THESE CLEARANCE AREAS. CONTACT THE BUILDING OFFICIAL WITH SPECIFIC QUESTIONS (CL 6.12)

OWNER/DEVELOPER
 3 Farmers, LLC
 3111 N. I-35, Suite 140
 Denton, Texas 76207
 Justin Newland
 940-565-8326

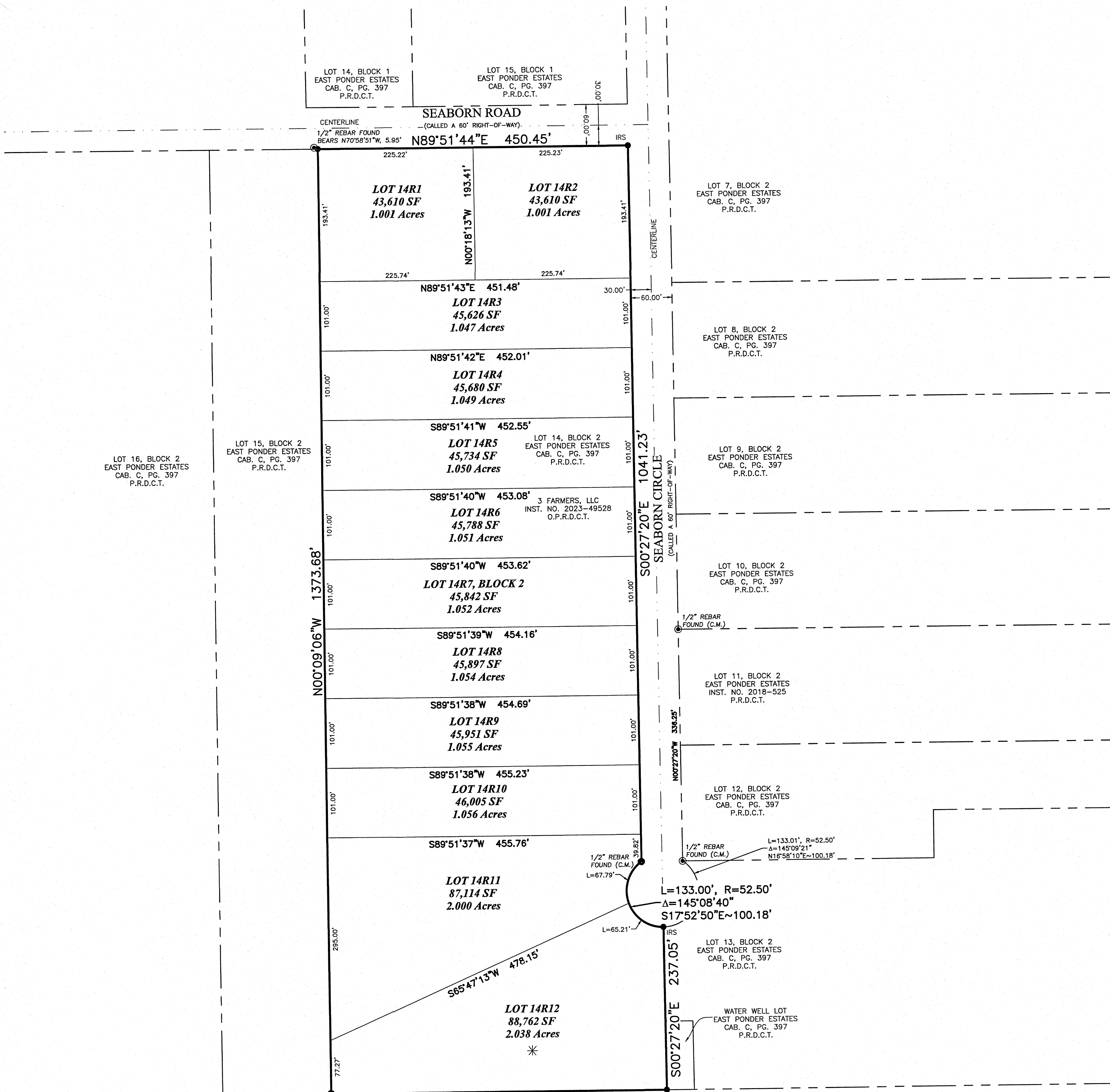
TRAVERSE LAND SURVEYING LLC
 14200 Midway Road, Suite 130, Dallas, TX 75244 | T: 469.784.9321
 W: TraverseLandSurveying.com | Texas Firm No. 10194631
 Surveying | Construction Staking | Platting
 Date: June 7, 2023 Project No.: TR-24-23
 Drawn by: GLC Checked by: DM

REPLAT EAST PONDER ESTATES

BEING A REPLAT OF LOT 14, BLOCK 2 OF EAST PONDER ESTATES, AN ADDITION TO DENTON COUNTY
 14.454 ACRES (629,618 SQUARE FEET)
 OF LAND SITUATED IN THE JOHN MCGOWAN SURVEY, ABSTRACT NUMBER 798
 CITY OF DENTON ETJ, DENTON COUNTY, TEXAS
 JULY 2023
 CITY CASE NO: FR-23-0009

FOR THE USE OF DENTON COUNTY

Filed for Record in the Official Records Of: Denton County
 On: 8/25/2023 10:51:20 AM
 In the PLAT Records
 EAST PONDER ESTATES
 Doc Number: 2023-302
 Number of Pages: 1
 Amount: 50.00
 Order#: 20230825000244
 By: KH



STATE OF TEXAS
 COUNTY OF COLLIN

WHEREAS 3 Farmers, LLC are the owners of a 14.454 acre tract of land situated in the John McGowan Survey, Abstract Number 798, Denton County, Texas, being all of Lot 14, Block 2 of East Ponder Estates, an addition to Denton County, as recorded in Cabinet C, Page 397, Plat Records, Denton County, Texas, same being all of a tract of land described in General Warranty Deed recorded in Instrument Number 2023-49528, Official Public Records, Denton County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch rebar found for the southwest corner of said Lot 15, Block 2 of said East Ponder Estates and lying on the north line of a tract of land described to BKV Barnett, LLC by deed recorded in Instrument Number 2020-165983, Deed Records, Denton County, Texas;

THENCE North 00 degrees 09 minutes 06 seconds West, departing the north line of said BKV tract, with the east line of said Lot 15, a distance of 1373.68 feet to a point for the northeast corner of said Lot 15, same being a point on the south right-of-way line of Seaborn Road (Called a 60 foot right-of-way) from which a 1/2 inch rebar found bears North 70 degrees 58 minutes 51 seconds West, a distance of 5.95 feet;

THENCE North 89 degrees 51 minutes 44 seconds East, with the south right-of-way line of said Seaborn Road, a distance of 450.45 feet to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" set for the northeast corner of said Lot 14;

THENCE South 00 degrees 27 minutes 20 seconds East, with the west right-of-way line of Seaborn Circle (Called a 60 foot right-of-way), a distance of 1041.23 feet to a 1/2 inch rebar found for corner and being the beginning of a curve to the left with a radius of 52.50 feet, a central angle of 145 degrees 08 minutes 40 seconds and a chord bearing and distance of South 17 degrees 52 minutes 50 seconds East, a distance of 100.18 feet;

THENCE with the cul-de-sac of said Seaborn Circle, an arc length of 133.00 feet to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" set for corner, said corner being a northwest corner of Lot 13, Block 2 of said East Ponder Estates;

THENCE South 00 degrees 27 minutes 20 seconds East, with a west line of said Lot 13, continuing with a west line of a tract of land referenced as "Water Well Lot" as shown on said East Ponder Estates, a total distance of 237.05 feet to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" set for the southwest corner of said Water Well Lot, same being the southeast corner of said Lot 14, and lying on the north line of BKV Barnett tract;

THENCE South 89 degrees 51 minutes 44 seconds West, with the north line of said BKV Barnett, a distance of 487.74 feet to THE POINT OF BEGINNING and containing 629,618 square feet or 14.454 acre tract of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT 3 Farmers, LLC, does hereby adopt this plat designating the herein above described property as East Ponder Estates, an addition to Denton County, Texas. The easements shown hereon are hereby reserved for the purposes as indicated. All streets, alleys, rights-of-way are hereby dedicated in fee simple to the County of Denton for municipal purposes.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the County of Denton, Texas.

Witness my hand this 11th day of August, 2023

Justin Newland
 Signature - 3 Farmers, LLC Representative

Justin Newland
 Printed Name

Managing member 8/11/23
 Title / Date

STATE OF TEXAS §
 COUNTY OF Denton §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Justin Newland, 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 purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 11th day of August, 2023.

Jeanette C. Ceballos
 Notary Public in and for the State of Texas

