



Planning & Zoning Meeting

Wednesday, September 01, 2021 at 6:30 PM
102 W. Bailey Street, Ponder, TX 76259

NOTICE

THE PLANNING & ZONING COMMISSION FOR THE TOWN OF PONDER, TEXAS, WILL HOLD A REGULAR SESSION P&Z MEETING AT 6:30 P.M. ON September 1, 2021, IN PONDER TOWN HALL, AT 102 W. BAILEY STREET, PONDER.

REGULAR SESSION AGENDA

CALL TO ORDER

ROLL CALL

OPEN FORUM FOR CITIZEN INPUT (Please limit to 5 minutes per person and if you wish to speak on a particular agenda item, please list the agenda item next to your name).

This is a time for the public to address the P & Z Commission on any subject. However, the Texas Open Meetings Act prohibits the P & Z Commission from discussing issues which the public has not been given seventy-two (72) hours' notice. Issues raised may be referred to Town Staff for research and possible future action.

CONSENT AGENDA

1. Approval of minutes from the Planning & Zoning meeting held July 7, 2021.

ITEMS OF BUSINESS

2. Consider and act to approve a Preliminary Plat and requested Variances for the Fox Hollow Addition located in Ponder's ETJ.
3. Consider and act to approve the Replat of the Clairmont Estates Addition.

ADJOURN

CERTIFICATION

I hereby certify that the above notice was posted on the bulletin board at the Ponder Town Hall at 102 W. Bailey Street, Ponder, Texas on the 27th day of August, 2021 at 11:00 a.m.

Carolyn Farmer, Planning & Zoning Director

If you plan to attend this public meeting and you have a disability that requires special arrangements at the meeting, please contact our office at 940-479-7009. Reasonable accommodations will be made to assist your needs.

THE TOWN OF PONDER, TEXAS U.S.A.
102 W BAILEY ST, PONDER, TEXAS 76259
940-479-2396

MINUTES FROM PLANNING & ZONING MEETING HELD JULY 7, 2021

CALL TO ORDER

- Meeting called to order at 6:00 PM by Chairperson Staci Johnson.

ROLL CALL

- Members present were John Estes, Crystal Ramsey, Brandon Mitchell, and Staci Johnson

OPEN FORUM FOR CITIZEN INPUT (Please limit to 5 minutes per person and if you wish to speak on a particular agenda item, please list the agenda item next to your name).

- Citizens signed up to speak during Items 5 & 7, for the Sonic & Ferti Technologies public hearings respectively.
- Ferti Technologies representative Frank DeRosa, was present to give some background and general information regarding the fertilizer company coming to Ponder, TX. He stated that Ferti Technologies is a privately owned company out of Quebec and was founded in 1987. They've been in the United States since 2007 and have four other blending sites across this country. Frank spoke about the particular product they make, package, and sell, that it's non-toxic, non-hazardous, non-flammable, non-combustible and safe to work around without the use of PPEs (personal protection equipment). Frank was asked many questions, many of them the same ones from different people in the gallery. He had a Power Point presentation showing the other facilities across the U.S., showing the close proximity of residential housing to other sites. He was knowledgeable, polite, and very transparent in his answers regarding the company.

CONSENT AGENDA

1. Consider and act on approval of the February 3, 2021 P & Z minutes.
 2. Consider and act on approval of the April 7, 2021 P & Z minutes.
 3. Consider and act on approval of the June 2, 2021 P & Z / CIAC minutes
 4. Consider and act on approval of the June 8, 2021 P & Z / CIAC minutes
- P&Z Member John Estes motioned to approve the February, April, June 2, and June 8 Planning & Zoning minutes.
 - P&Z Member Crystal Ramsey seconded.
 - Motion passed with 4 Ayes, 0 Nays, 0 Abstentions

ITEMS OF BUSINESS

5. Conduct a public hearing to hear public comments and consider recommendations regarding a Zoning Change Request for Lot 2, Block 2, Merrifield Estates, First Section, in the Town limits of Ponder. This 1.74-acre vacant lot is physically located on the West side of the 1000 Block of N. FM 156, South King George Rd, and North of Owendale Way. The property owner requests rezoning from MF (Multi-Family) to C2 (Commercial General) to build a Sonic Drive-In restaurant.
- P&Z Member John Estes motioned to open the public hearing.
 - P&Z Member Brandon Mitchell seconded
 - Public hearing open with 4 Ayes, 0 Nays, 0 Abstentions

- Ponder Resident, Craig Prince spoke about the poor drainage on the property in question and how if they choose to change the zoning to commercial to allow the Sonic Drive In, something must be done about it getting worse, about the noise that it will bring and car headlights shining on his property directly behind the property in question.
- Marty Rader with DFW Realty Partners and representative for the Sonic Family says they plan to be good neighbors and will look at possible solutions to the surrounding community's concerns.
- Cathy Green, a Ponder business owner spoke of how Steamboat Est, a neighboring subdivision was supposed to handle the drainage issue and never did and said it's an engineering problem.
- No others signed up to speak regarding this zoning change request.
- P&Z Member John Estes motioned to close the public hearing.
- P&Z Member Crystal Ramsey seconded
- Public hearing closed with 4 Ayes, 0 Nays, 0 Abstentions

6. Consider and act to recommend approval to the Town Council for the rezoning of Lot 2, Block 2, Merrifield Estates, First Section from MF (Multi-Family) to C2 (Commercial General) to build a Sonic Drive-In restaurant.

- P&Z Member Brandon Mitchell motioned to approve the zoning change request for Lot 2, Block 2, Merrifield Estates, First Section from MF (Multi-Family) to C2 (Commercial General) to build a Sonic Drive-In restaurant.
- P&Z Member John Estes seconded
- Motion passed with 4 Ayes, 0 Nays, 0 Abstentions

7. Conduct a public hearing to hear public comments and consider recommendations regarding an SUP/Site Plan for Ferti Technologies for Tieszen Industrial Park, Block A Lot 1, DCAD Property ID 201828. This property is physically located at 100 E FM 2449, in Ponder's Town limits and is zoned M1 (Manufacturing/Industrial Light) Ferti Technologies proposes to remodel the existing building and bring it up to code for the blending and distribution of dry lawn-grade fertilizers, which is allowed in this zoning designation. They request a Specific Use Permit to be approved with the Site Plan allowing for deviations in the maximum height allowance from 50 ft to 70 ft, fewer parking spaces from 111 to 75, and a phased landscape and buffer plan.

- P&Z Member Brandon Mitchell motioned to open the public hearing.
- P&Z Member Crystal Ramsey seconded
- Public hearing open with 4 Ayes, 0 Nays, 0 Abstentions
- Ponder Resident Richard Rolls requested to deny anything to do with Ferti Technologies. He spoke of his concerns about what happened in West, Texas several years ago. He spoke about the additional traffic it will cause on an already congested roadway and says that all the homeowners are agreeable with him.
- Ponder business owner, Cathy Green said she's concerned about what "they'll" do with the additional acreage on the property and spoke of problems with trains. She stated she didn't want another West, Texas incident. She stated that additional ingress/egress is needed for the company to operate. She spoke of her concern over the use of chemicals and the effects it would have on the environment. She stated that "they" (Ferti) only plan to bring about 30 jobs and its not many. She spoke of her concern over property values dropping.
- Ponder Resident Jorge Gonzalez stated he'd obtained safety sheets from "their" website and voiced his concern over water and air pollutants. He said the air pollution would cause cancer and he already has health issues.
- Ponder Resident Lael McWilliams stated he had not prepared his thoughts. He stated he was part of the community but did not receive notification. He stated he has no reason to doubt that due diligence to address the community's concerns was being done, and that 2 of his neighbors have recently put their houses up for sale. He stated that he hoped the plant will be as safe as he's told it is but thinks there could be a better use of the property.
- Ponder Resident Taylor Goerner said that he can see the roof of that building from his house (not within 200 feet) and complained about the poor job of the Town not properly notifying the entire community. He said that property values were dropping and there would be water contamination and the possibility of an explosion just like in West,

Texas. He complained of soil contamination and said the Fire Department must be concerned about chemical fire and shouldn't there be a blast wall installed.

- A Ponder Resident, unknown to me, asked if Ferti has good insurance so if something happens how much money would the community get.
- A Ponder Resident, later identified to me as Miranda McClain, sat in the front row acting dramatic and made snide remarks and comments the whole time.
- Frank DeRosa, Ferti representative stated that safety is their top priority, and they have very strict standards. He stated that Ferti is eco-friendly, and they do care about the environment.
- P&Z Chairperson & Ponder Resident Staci Johnson asked if the property values would drop.
- Town Engineer, Mike Anderson with Belcheff and Asso, covered Mr. Belcheff's review letter concerning the SUP/Site Plan conditions (review letter attached in full)
- Ponder Volunteer Fire Chief Charles Williams spoke about there being no hazardous chemicals involved in the Ferti process. He stated that he's had over 20 years of chemical training and has seen the chemical list used in the process. He stated there's no reason for concern, it's all environmentally safe and non-toxic.
- No others signed up to speak.
- P&Z Member John Estes motioned to close the public hearing
- P&Z Member Crystal Ramsey seconded.
- Public hearing closed with 4 Ayes, 0 Nays, 0 Abstentions

8. Consider and act on the SUP/Site Plan for Ferti Technologies for Tieszen Industrial Park, Block A Lot 1, DCAD Property ID 201828. This property is physically located at 100 E FM 2449, in Ponder's Town limits and is zoned M1 (Manufacturing/Industrial Light) Ferti Technologies proposes to remodel the existing building and bring it up to code for the blending and distribution of dry lawn-grade fertilizers, which is allowed in this zoning designation. They request a Specific Use Permit to be approved with the Site Plan allowing for deviations in the maximum height allowance from 50 ft to 70 ft, fewer parking spaces from 111 to 75, and a phased landscape and buffer plan.

- P&Z Member John Estes made a motion to deny the SUP/Site Plan.
- P&Z Member Brandon Mitchell seconded.
- P&Z Chairperson Staci Johnson said she thought they would vote on each of the conditions separately. She was advised that they all needed to discuss the conditions and decide what they want and then vote for the SUP/Site Plan in its entirety. (There was no discussion amongst the P&Z Commission)
- Motion passed, the Ferti Technologies SUP/Site Plan was denied with 4 Ayes, 0 Nays, 0 Abstentions.

ADJOURN

- P&Z Member John Estes motioned to adjourn
- P&Z Member Brandon Mitchell seconded.
- Meeting adjourned at 7:39 PM.

APPROVED:

Matthew Poole, Mayor

Date

ATTEST:

Carolyn Farmer
Planning & Zoning Director

Belcheff & Associates, Inc.

Municipal Engineering & Management
TBPE Reg. No. F-368

1660 Keller Parkway, Ste. 103
Keller, Texas 76272

August 17, 2021

Via e-mail to cfarmer@pondertx.com

Matthew Poole, Mayor
Chairman, Planning & Zoning Commission
Town of Ponder
102 W Bailey St
Ponder, TX 76259

Re: Fox Hollow Preliminary Plat, Ponder ETJ (Review 2)

Dear Mayor:

Concerning the Preliminary Plat dated July 23, 2021 by LEMC, LLC, Midlothian, Texas, representing owner Tempus Development, LLC, Colleyville, Texas, as received by the Town on June 16, 2021, the following comments are provided:

Location –within Ponder Extraterritorial Jurisdiction (ETJ), Denton County, Texas

Comprehensive Plan

1. Future Land Use Plan – not addressed
2. Thoroughfare Plan –
 - a) Ponder – not addressed
 - b) Denton Co. – AA Bumgarner Road 2-lane undivided/70' ROW
3. Sewer Master Plan – not addressed; no Ponder service exists
4. Water Master Plan – not addressed; no Ponder service exists

Zoning – not applicable (ETJ)

Proposed Use

Single Family Residential

Final Plat Analysis

This proposed Preliminary Plat is located within the Town's ETJ, confirmed with Denton County's online GIS mapping and is therefore subject to the Town's Subdivision Ordinance (as amended) and an Inter-Cooperative Agreement with Denton County that essentially states that the Town has exclusive jurisdiction to regulate all subdivision plats within the Town's ETJ. However, plats within the Town's ETJ within Denton County remain subject to both entity's rules and regulations, while the more stringent of the two shall apply.

The plat is comprised of two tracts – one 3.335-acre tract south and west of AA Bumgarner Road, and one 10.231-acre tract north. The southwest tract is to be subdivided into nine

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lots and the north tract into eleven. All lots are at least 2.00 acres, with the largest being 2.51 acres.

The applicant has indicated the proposed use for the resulting lots as Single-Family in which any potential impacts and resulting exactions to offset such impacts have been based.

The Town does not provide water or sewer service in this area and the properties are not within a Water or Sewer CCN service area. Extending either service appears to be cost prohibitive. Since proposed lot sizes exceed County requirements (minimum 2 acres), on-site water well service with onsite sewer service, such as an aerobic system should be possible pending permitting by the appropriate jurisdiction. Proposed service should be stated on the plat.

Fire protection will be subject to County permitting without a sufficient water system for fire flows. Emergency vehicle access configuration is also subject to Denton County Fire Code requirements.

The submittal includes a preliminary drainage study showing runoff increases and routing changes to existing stormwater conditions. The applicant's engineer has not proposed detention for either developed area, stating that conditions should not require. It is not clear, however whether planned discharge locations may detrimentally effect downstream properties. The applicants engineer has stated that a downstream easement assessment study will be conducted to determine if any additional offsite easements are required.

Access to both platted areas is shown to be via proposed street connections to AA Bumgarner, which is shown to be a 2-lane Minor Arterial on the County's MTP with 70' ROW. The Preliminary Plat shows a dedication of 30', contrary to a required 35'. The adjacent blocks should also include a 16' drainage easement adjacent to the road ROW unless shown to not be necessary.

Both internal streets are proposed as Residential-Estate – 24' roadways within 70' of ROW.

The applicant has requested a variance to construct a "paved" roadway section meeting a design life of 20-years subject to County approval. County minimum is either 2" HMAC or 6" reinforced concrete over a base as determined by geotechnical design to meet the 20-year standard. It is unclear how this section would compare to the Town's minimum 6" HMAC or 5" RC over a 6" of stabilized subgrade.

Block length and hence street length for Street "B" exceed Town limits. The applicant has requested a variance to construct an "eyebrow" mid-length to reduce turn-a-round length to about 1000'. The Town might want to consider an eyebrow to satisfy maximum block length (1320') and maximum cul-de-sac length (600') due to original tract configuration and limited opportunity for eventual connection to future street development.

The applicant has stated that the Fire Marshall is in agreement with their access configuration.

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Lot 9 of Block 1 is proposed with direct access within a radius section of AA Bumgarner. The applicant has proposed to limit access to the westernmost frontage to provide maximum sight distance. (Please note that access drives are subject to County permitting requirements.)

Preliminary Plat deficiencies are therefore found as follows:

1. Plat should include an "Improvements Statement" consistent with County rules -
 - a. "Water service to be provided by XXXX."
 - b. All utility providers' names, addresses and phone numbers.
 - c. "Sanitary sewer to be handled by facilities approved by the Denton County Health Department."
 - d. "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."
 - e. "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."
 - f. "A driveway culvert must be obtained from Road and Bridge Departments by the owner of each lot prior to the construction, installation or placement of any driveway access improvements within the dedicated right-of-way."
2. *Variance* required to install single mid-length eye-brow in Street "B" in lieu of meeting block length limit of 1320'
3. *Variance* required to install single mid-length eye-brow in Street "B" in lieu of meeting maximum cul-de-sac length of 600'
4. Roadway cross-sections should meet minimum Town standards
 - a. *Variance requested* to defer to 20-year design life subject to County approval in lieu of Town standard
5. County Fire Marshall should approve emergency access configuration of Street "B"
 - a. Mid-length eyebrow to resolve cul-de-sac length conditions

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Rough Proportionality Certification

The Town Engineer certifies that the exaction requirements of the Town of Ponder Subdivision Ordinance, as applied to the proposed subdivision or development, do not impose costs on the applicant for public infrastructure improvements that exceed those roughly proportionate to the impact of the proposed subdivision or development with the following conditions:

1. none

Town Engineer's Recommendation –

If the Town is inclined to approve this Preliminary Plat, the following conditions should be included:

1. additional improvement notes as listed above
2. engineer should evaluate discharge of stormwater to adjacent properties for potential easement requirements subject to Town Engineer concurrence
3. approval of a variance to install single mid-length eye-brow in Street "B" in lieu of meeting block length limit of 1320' subject to County Fire Marshall approval
4. approval of a variance to install single mid-length eye-brow in Street "B" in lieu of meeting maximum cul-de-sac length of 600' subject to County Fire Marshal approval
5. approval of a variance to construct roadway section subject to County requirements in lieu of meeting Town standards

Sincerely,

o/s

George Belcheff, P.E.
 Town Engineer for Ponder

cc: Planning & Zoning Commission/Town Council Members *via meeting packets*
 Sheri Clearman, Town Secretary *via e-mail*
 Gary Morris, Director of Public Works *via e-mail*
 Carolyn Farmer, Planning & Zoning Director *via e-mail*
 Applicant
 Surveyor



TOWN OF PONDER
APPLICATION FOR VARIANCE

FEE \$250

APPLICATION FOR X VARIANCE _____ APPEAL _____ SPECIAL EXCEPTION _____

NAME OF APPLICANT House Fox LLC PHONE # (214) 629-7924

ADDRESS P.O. Box 284 C/S/Z Roanoke, TX 76262

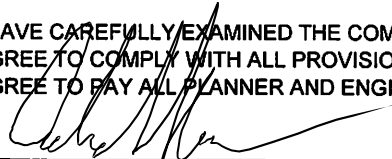
EXISTING USE Agriculture PROPOSED USE Single Family GROSS ACRES 47

DESCRIPTION OF REQUEST:

With the location of this property at the limits of the Town's ETJ limits, and the surrounding rural sections and gravel roads for existing acre homesites in the immediate area, we propose a similar rural street section with bar ditches for drainage to retain the same rural-neighborhood feel. While similar, this section would be an improvement on the surrounding gravel roads by meeting a design life requirement of 20-years as stipulated by Denton County, with a paved surface. In discussions with the County, who will be maintaining these roadways, we propose meeting their standard minimum rural section of 24' in width with the addition of 2' paved shoulders on either side of the roads. This section is acceptable to them, including their Fire Marshall who will be covering this area with emergency services. This total width would be 28' of paved roadway, in comparison to ~20' or less on those surrounding, existing neighborhood roadways.

ATTACH A LIST OF ALL PROPERTY OWNERS THAT HAVE PROPERTY WITHIN 200 FEET OF VARIANCE REQUEST.

I HAVE CAREFULLY EXAMINED THE COMPLETED APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. I HEREBY AGREE TO COMPLY WITH ALL PROVISIONS SET FORTH BY THE TOWN OF PONDER WHETHER HEREIN SPECIFIED OR NOT. I AGREE TO PAY ALL PLANNER AND ENGINEERING FEES.



APPLICANT SIGNATURE

6/8/21

DATE

RECEIVED BY

DATE

MEETING DATE _____

PUBLISHED _____

1. Property ID #122112
Daniel & Ginger St. Clair
5210 High Mesa Drive
Justin, TX 76247

2. Property ID #662297
Jose Manuel & Sonia Alvarez
362 Opal Ct.
Saginaw, TX 76179

3. Property ID #662296
William & Jayme Wingo
5042 Creekwood Dr
Flower Mound, TX 75028

4. Property ID #662299
William & Jane Wingo
10883 Smoky Oak Trl
Argyle, TX 76226

5. Property ID #662298
Brandon & Hillary Puzonia
5380 High Mesa Dr.
Justin, TX 76247

6. Property ID #526257
Gary & Shannon Kissell
5464 High Mesa Dr.
Justin, TX 76247

7. Property ID #526258
Benjamin & Lilia Valdez
5530 High Mesa Dr
Justin, TX 76247

8. Property ID #526259
Jorge & Lilly Garcia
1605 Quail Grove Dr.
Fort Worth, TX 76177

9. Property ID #526260
Jarratt Acres, LLC
5700 High Mesa Dr
Justin, TX 76247

10. Property ID #173565
Ricky & Sally Murphey
2608 Gamma Rd
Flower Mound, TX 75208

11. Property ID #173565
Ricky & Sally Murphey
2608 Gamma Rd
Flower Mound, TX 75028

12. Property ID #225742
Ricky & Sally Murphey
2608 Gamma Rd
Flower Mound, TX 75028

13. Property ID #225744
Charles & Tracie Guyer
PO Box 531
Justin, TX 76247

14. Property ID #694794
No ownership info on Denton CAD site

15. Property ID #739878
Lisa Ann & Clayton Lee & Krenson Phillips
736 Willow Oak Dr.
Lewisville, TX 75067

16. Property ID #160685
Bobbye Moncrief
17240 AA Bumgarner Rd
Justin, TX 76247

17. Property ID #739611
Linda & Rust French
101 Crystal Ct.
Richardson, TX 75081

18. Property ID #69014
Amy Rust & Linda Moncrief
101 Crystal Ct
Richardson, TX 75081

19. Property ID #70819
Jessie Moncrief
11103 Sesame St
Dallas, TX 75238

20. Property ID #70821
Jessie Moncrief
11103 Sesame St
Dallas, TX 75238

21. Property ID #153987

Kyla Rice

1942 S. Roosevelt Rd 8

Portales, NM 8810

22. Property ID #75523

Kyla Rice

17000 AA Bumgarner Rd

Justin, TX 76247

23. Property ID #153982

Kyla Rice

1942 S. Roosevelt Rd 8

Portales, NM 8810

24. Property ID #112509

Imogene Parish

16923 AA Bumgarner Rd

Justin, TX 76247

25. Property ID #133170

Imogene Parish

16923 AA Bumgarner Rd

Justin, TX 76247

26. Property ID #69020

Shirley Neely Irrevocable Trust

17645 AA Bumgarner Rd

Justin, TX 76247

27. Property ID #191337

Renee Cox

17335 AA Bumgarner Rd

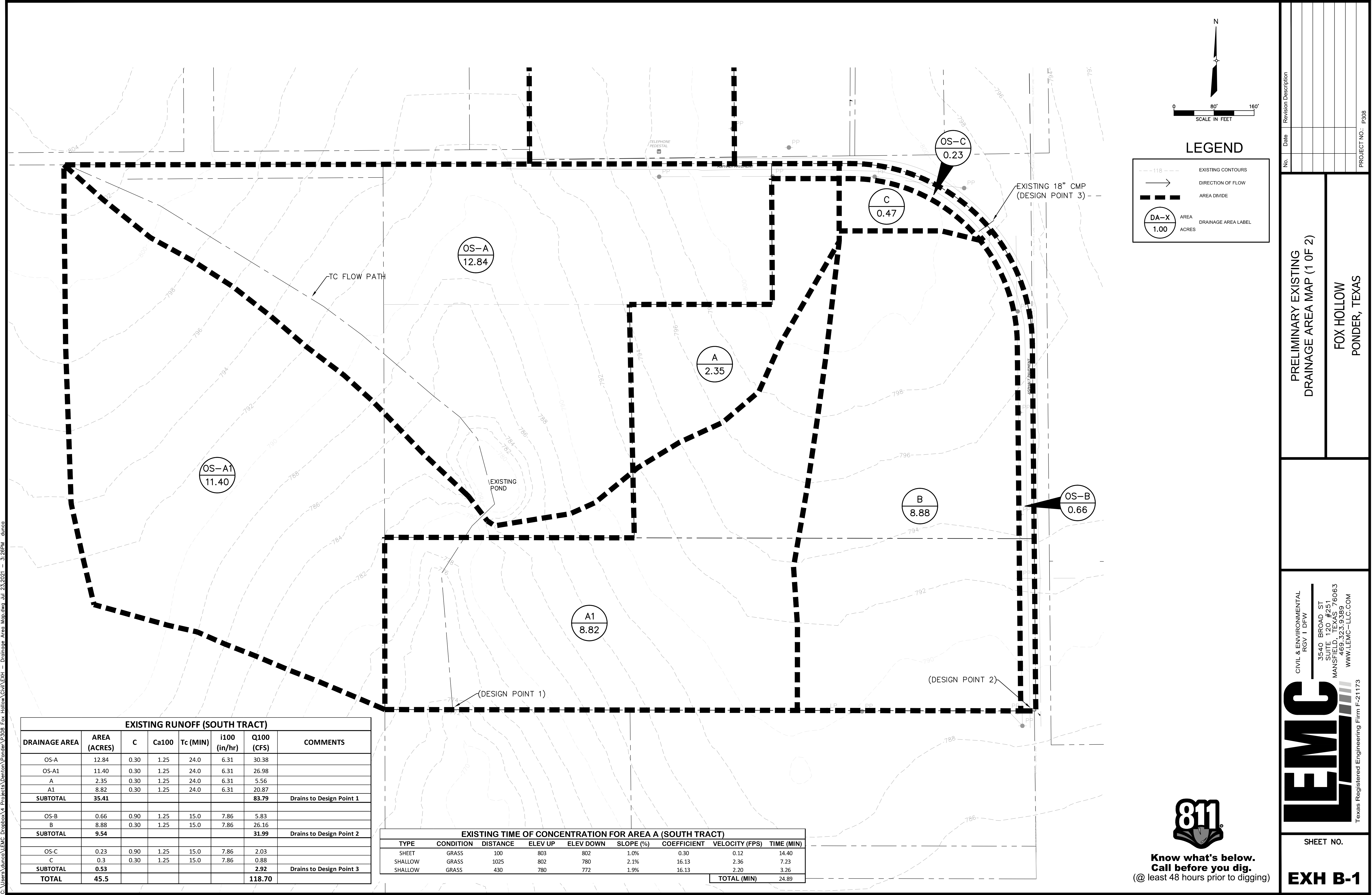
Justin, TX 76247

28. Property ID #69015

Renee Cox

17335 Bumgarner Rd

Justin, TX 76247



LEGEND

- 118 --- EXISTING CONTOURS
- DIRECTION OF FLOW
- - - - - AREA DIVIDE
- DA-X
1.00 AREA DRAINAGE AREA LABEL
ACRES

No.	Date	Revision Description

PRELIMINARY EXISTING
DRAINAGE AREA MAP (1 OF 2)

FOX HOLLOW
PONDER, TEXAS

CIVIL & ENVIRONMENTAL
REGV I DFW

LEMC

3540 BROAD ST
SUITE 120 #251
MANSFIELD, TEXAS 76063
469.323.9389
WWW.LEMC-LLC.COM

Texas Registered Engineering Firm F-21173

SHEET NO.

EXH B-1

EXISTING RUNOFF (SOUTH TRACT)

DRAINAGE AREA	AREA (ACRES)	C	Ca100	Tc (MIN)	i100 (in/hr)	Q100 (CFS)	COMMENTS
OS-A	12.84	0.30	1.25	24.0	6.31	30.38	
OS-A1	11.40	0.30	1.25	24.0	6.31	26.98	
A	2.35	0.30	1.25	24.0	6.31	5.56	
A1	8.82	0.30	1.25	24.0	6.31	20.87	
SUBTOTAL	35.41					83.79	Drains to Design Point 1
OS-B	0.66	0.90	1.25	15.0	7.86	5.83	
B	8.88	0.30	1.25	15.0	7.86	26.16	
SUBTOTAL	9.54					31.99	Drains to Design Point 2
OS-C	0.23	0.90	1.25	15.0	7.86	2.03	
C	0.3	0.30	1.25	15.0	7.86	0.88	
SUBTOTAL	0.53					2.92	Drains to Design Point 3
TOTAL	45.5					118.70	

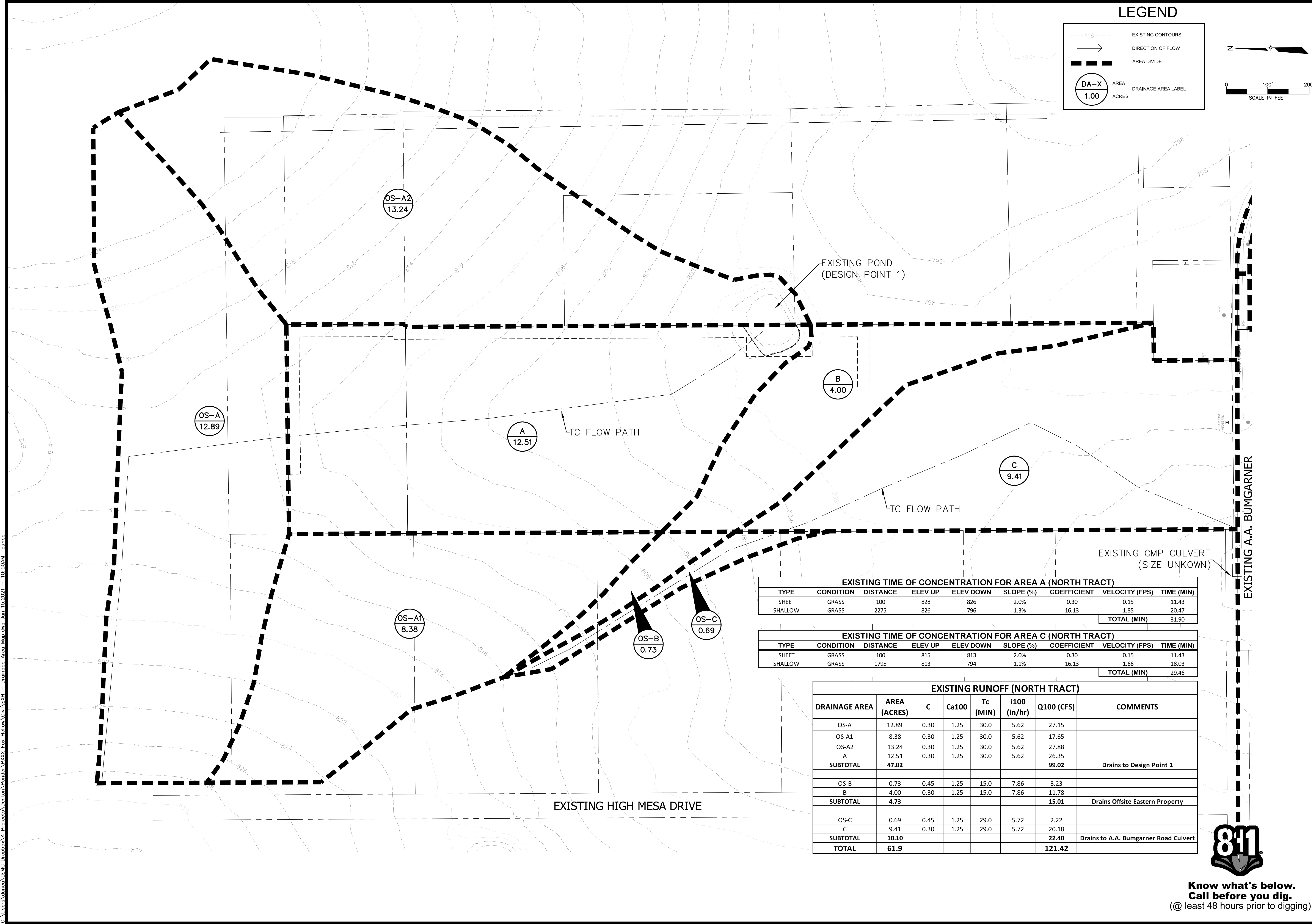
EXISTING TIME OF CONCENTRATION FOR AREA A (SOUTH TRACT)

TYPE	CONDITION	DISTANCE	ELEV UP	ELEV DOWN	SLOPE (%)	COEFFICIENT	VELOCITY (FPS)	TIME (MIN)
SHEET	GRASS	100	803	802	1.0%	0.30	0.12	14.40
SHALLOW	GRASS	1025	802	780	2.1%	16.13	2.36	7.23
SHALLOW	GRASS	430	780	772	1.9%	16.13	2.20	3.26
TOTAL (MIN)								24.89

C:\Users\aduroca\OneDrive\Documents\Projects\Fox Hollow\Civil\EXH - Drainage Area Map.dwg, Jul 23, 2021, 3:28PM, dmscc

811

Know what's below.
Call before you dig.
(@ least 48 hours prior to digging)



LEGEND

- - - 118 - - - EXISTING CONTOURS
- DIRECTION OF FLOW
- - - - - AREA DIVIDE
- DA-X
1.00
ACRES AREA DRAINAGE AREA LABEL

0 100' 200'
SCALE IN FEET

No.	Date	Revision Description

PRELIMINARY EXISTING
DRAINAGE AREA MAP (2 OF 2)

FOX HOLLOW
PONDER, TEXAS

EXISTING A.A. BUMGARNER

CIVIL & ENVIRONMENTAL
REGV I DFW

LEMC

3540 BROAD ST
SUITE 120 #251
MANSFIELD, TEXAS 76063
469.323.9389
WWW.LEMC-LLC.COM

Texas Registered Engineering Firm F-21173

SHEET NO.
EXH B-2

EXISTING POND
(DESIGN POINT 1)

A
12.51
TC FLOW PATH

B
4.00

C
9.41
TC FLOW PATH

EXISTING CMP CULVERT
(SIZE UNKNOWN)

EXISTING TIME OF CONCENTRATION FOR AREA A (NORTH TRACT)

TYPE	CONDITION	DISTANCE	ELEV UP	ELEV DOWN	SLOPE (%)	COEFFICIENT	VELOCITY (FPS)	TIME (MIN)
SHEET	GRASS	100	828	826	2.0%	0.30	0.15	11.43
SHALLOW	GRASS	2275	826	796	1.3%	16.13	1.85	20.47
TOTAL (MIN)								31.90

EXISTING TIME OF CONCENTRATION FOR AREA C (NORTH TRACT)

TYPE	CONDITION	DISTANCE	ELEV UP	ELEV DOWN	SLOPE (%)	COEFFICIENT	VELOCITY (FPS)	TIME (MIN)
SHEET	GRASS	100	815	813	2.0%	0.30	0.15	11.43
SHALLOW	GRASS	1795	813	794	1.1%	16.13	1.66	18.03
TOTAL (MIN)								29.46

EXISTING RUNOFF (NORTH TRACT)

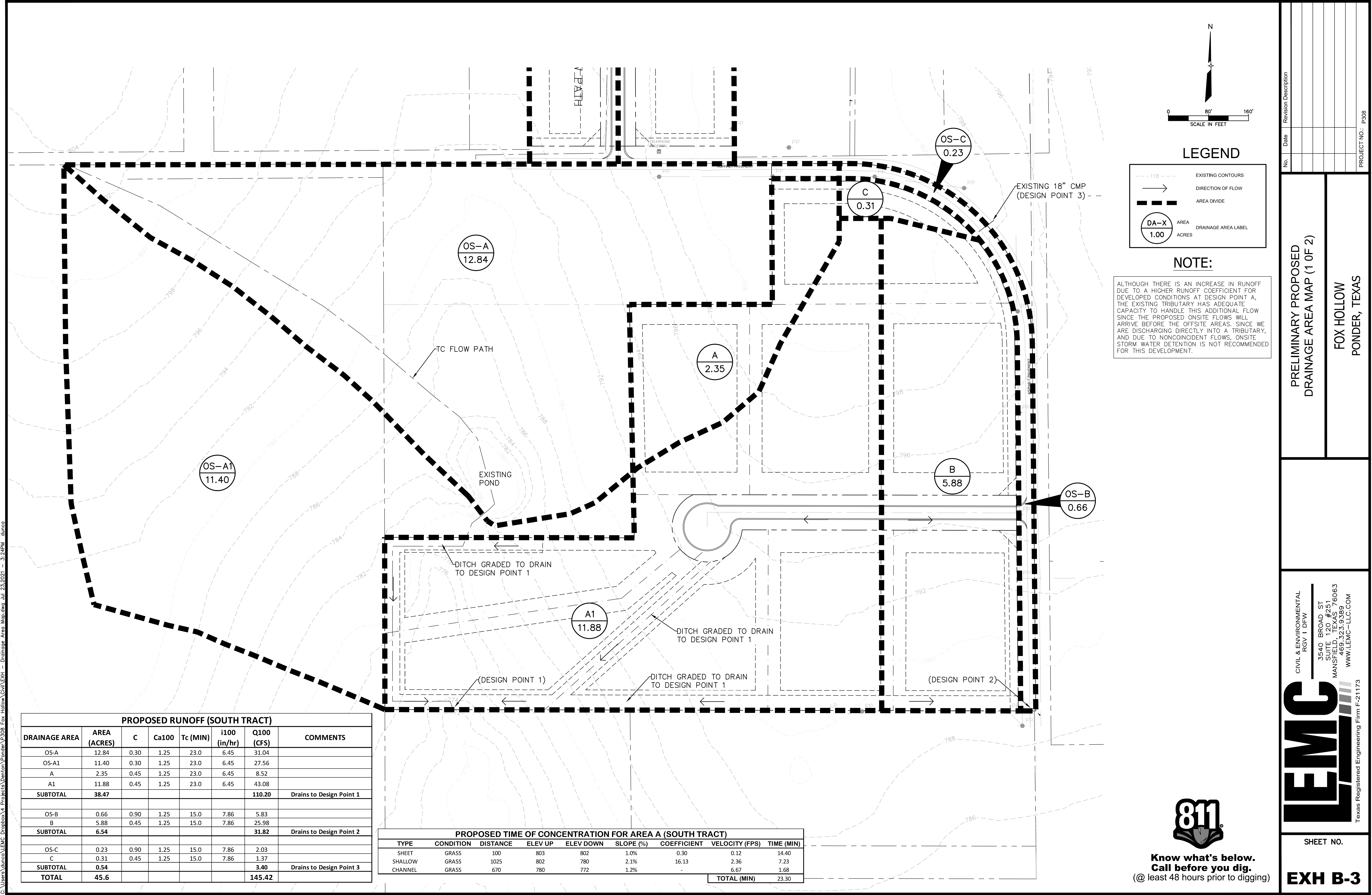
DRAINAGE AREA	AREA (ACRES)	C	Ca100	Tc (MIN)	i100 (in/hr)	Q100 (CFS)	COMMENTS
OS-A	12.89	0.30	1.25	30.0	5.62	27.15	Drains to Design Point 1
OS-A1	8.38	0.30	1.25	30.0	5.62	17.65	
OS-A2	13.24	0.30	1.25	30.0	5.62	27.88	
A	12.51	0.30	1.25	30.0	5.62	26.35	
SUBTOTAL	47.02					99.02	
OS-B	0.73	0.45	1.25	15.0	7.86	3.23	Drains Offsite Eastern Property
B	4.00	0.30	1.25	15.0	7.86	11.78	
SUBTOTAL	4.73					15.01	
OS-C	0.69	0.45	1.25	29.0	5.72	2.22	Drains to A.A. Bumgarner Road Culvert
C	9.41	0.30	1.25	29.0	5.72	20.18	
SUBTOTAL	10.10					22.40	
TOTAL	61.9					121.42	

EXISTING HIGH MESA DRIVE



**Know what's below.
Call before you dig.**
(@ least 48 hours prior to digging)

C:\Users\dunco\LEMC\Desktop\Projects\Fox Hollow\Civil\EXH - Drainage Area Map.dwg, Jun 15, 2021, 10:50AM, dunco



LEGEND

- 118 --- EXISTING CONTOURS
- DIRECTION OF FLOW
- AREA DIVIDE
- DA-X
1.00 AREA DRAINAGE AREA LABEL
ACRES

NOTE:

ALTHOUGH THERE IS AN INCREASE IN RUNOFF DUE TO A HIGHER RUNOFF COEFFICIENT FOR DEVELOPED CONDITIONS AT DESIGN POINT A, THE EXISTING TRIBUTARY HAS ADEQUATE CAPACITY TO HANDLE THIS ADDITIONAL FLOW SINCE THE PROPOSED ONSITE FLOWS WILL ARRIVE BEFORE THE OFFSITE AREAS. SINCE WE ARE DISCHARGING DIRECTLY INTO A TRIBUTARY, AND DUE TO NONCOINCIDENT FLOWS, ONSITE STORM WATER DETENTION IS NOT RECOMMENDED FOR THIS DEVELOPMENT.

PRELIMINARY PROPOSED
DRAINAGE AREA MAP (1 OF 2)

FOX HOLLOW
PONDER, TEXAS

CIVIL & ENVIRONMENTAL
REGV I DFW

3540 BROAD ST
SUITE 120 #251
MANSFIELD, TEXAS 76063
469.323.9389
WWW.LEMC-LLC.COM



**Know what's below.
Call before you dig.**
(@ least 48 hours prior to digging)

PROPOSED RUNOFF (SOUTH TRACT)

DRAINAGE AREA	AREA (ACRES)	C	Ca100	Tc (MIN)	i100 (in/hr)	Q100 (CFS)	COMMENTS
OS-A	12.84	0.30	1.25	23.0	6.45	31.04	
OS-A1	11.40	0.30	1.25	23.0	6.45	27.56	
A	2.35	0.45	1.25	23.0	6.45	8.52	
A1	11.88	0.45	1.25	23.0	6.45	43.08	
SUBTOTAL	38.47					110.20	Drains to Design Point 1
OS-B	0.66	0.90	1.25	15.0	7.86	5.83	
B	5.88	0.45	1.25	15.0	7.86	25.98	
SUBTOTAL	6.54					31.82	Drains to Design Point 2
OS-C	0.23	0.90	1.25	15.0	7.86	2.03	
C	0.31	0.45	1.25	15.0	7.86	1.37	
SUBTOTAL	0.54					3.40	Drains to Design Point 3
TOTAL	45.6					145.42	

PROPOSED TIME OF CONCENTRATION FOR AREA A (SOUTH TRACT)

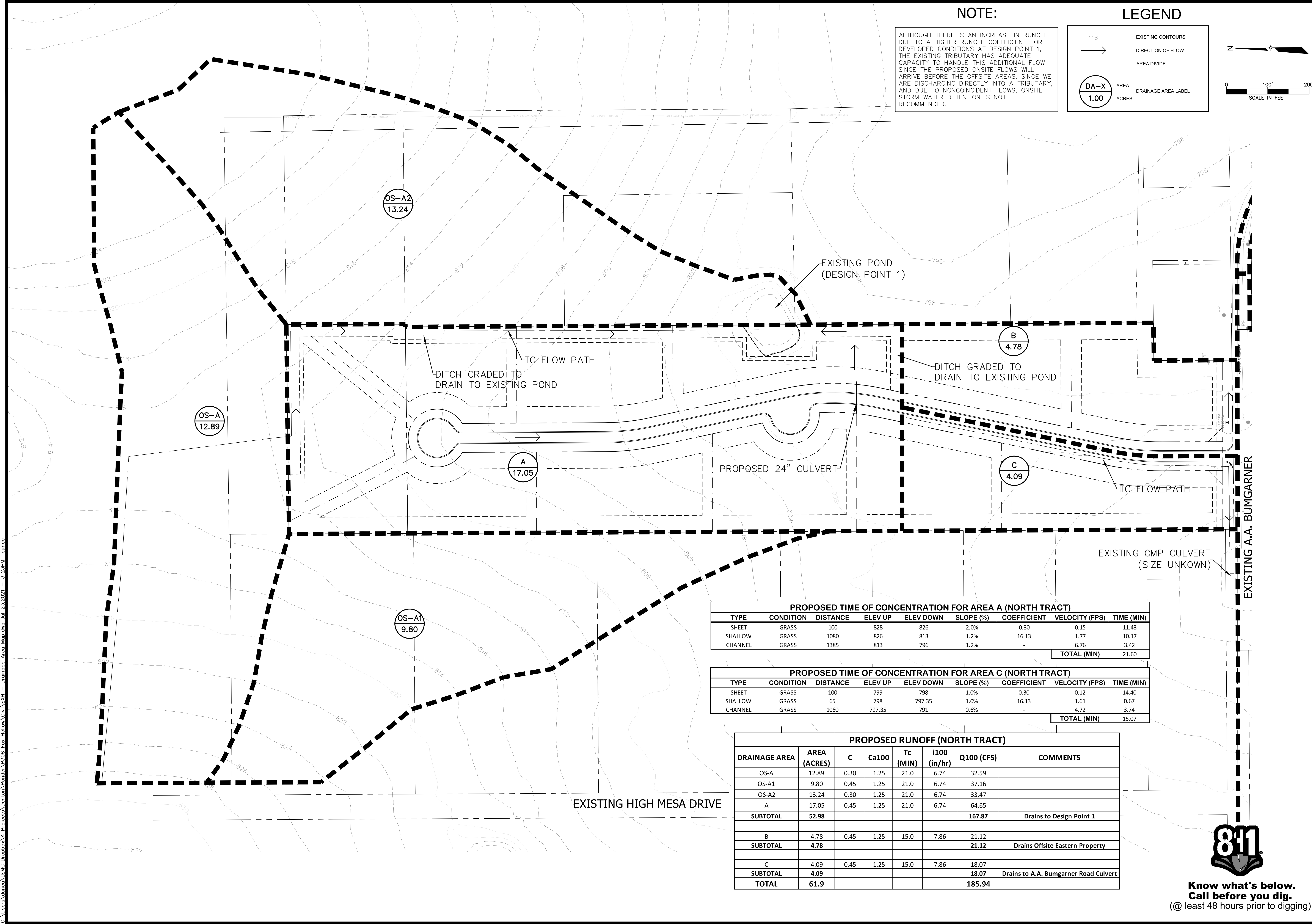
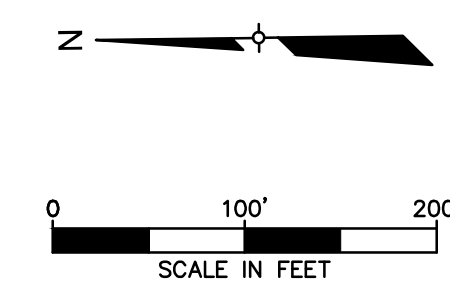
TYPE	CONDITION	DISTANCE	ELEV UP	ELEV DOWN	SLOPE (%)	COEFFICIENT	VELOCITY (FPS)	TIME (MIN)
SHEET	GRASS	100	803	802	1.0%	0.30	0.12	14.40
SHALLOW	GRASS	1025	802	780	2.1%	16.13	2.36	7.23
CHANNEL	GRASS	670	780	772	1.2%	-	6.67	1.68
TOTAL (MIN)								23.30

NOTE:

ALTHOUGH THERE IS AN INCREASE IN RUNOFF DUE TO A HIGHER RUNOFF COEFFICIENT FOR DEVELOPED CONDITIONS AT DESIGN POINT 1, THE EXISTING TRIBUTARY HAS ADEQUATE CAPACITY TO HANDLE THIS ADDITIONAL FLOW SINCE THE PROPOSED ONSITE FLOWS WILL ARRIVE BEFORE THE OFFSITE AREAS, SINCE WE ARE DISCHARGING DIRECTLY INTO A TRIBUTARY, AND DUE TO NONCOINCIDENT FLOWS, ONSITE STORM WATER DETENTION IS NOT RECOMMENDED.

LEGEND

--- 118 --- EXISTING CONTOURS
 → DIRECTION OF FLOW
 AREA DIVIDE
 (DA-X) AREA DRAINAGE AREA LABEL
 1.00 ACRES



PROPOSED TIME OF CONCENTRATION FOR AREA A (NORTH TRACT)

TYPE	CONDITION	DISTANCE	ELEV UP	ELEV DOWN	SLOPE (%)	COEFFICIENT	VELOCITY (FPS)	TIME (MIN)
SHEET	GRASS	100	828	826	2.0%	0.30	0.15	11.43
SHALLOW	GRASS	1080	826	813	1.2%	16.13	1.77	10.17
CHANNEL	GRASS	1385	813	796	1.2%	-	6.76	3.42
TOTAL (MIN)								21.60

PROPOSED TIME OF CONCENTRATION FOR AREA C (NORTH TRACT)

TYPE	CONDITION	DISTANCE	ELEV UP	ELEV DOWN	SLOPE (%)	COEFFICIENT	VELOCITY (FPS)	TIME (MIN)
SHEET	GRASS	100	799	798	1.0%	0.30	0.12	14.40
SHALLOW	GRASS	65	798	797.35	1.0%	16.13	1.61	0.67
CHANNEL	GRASS	1060	797.35	791	0.6%	-	4.72	3.74
TOTAL (MIN)								15.07

PROPOSED RUNOFF (NORTH TRACT)

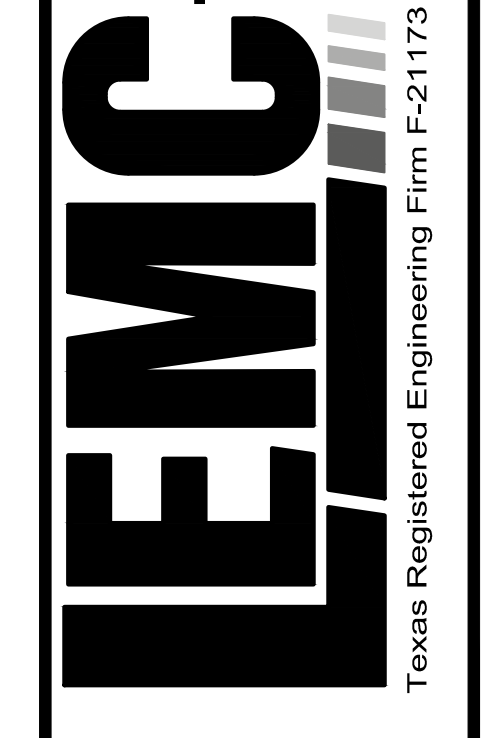
DRAINAGE AREA	AREA (ACRES)	C	Ca100	Tc (MIN)	i100 (in/hr)	Q100 (CFS)	COMMENTS
OS-A	12.89	0.30	1.25	21.0	6.74	32.59	
OS-A1	9.80	0.45	1.25	21.0	6.74	37.16	
OS-A2	13.24	0.30	1.25	21.0	6.74	33.47	
A	17.05	0.45	1.25	21.0	6.74	64.65	
SUBTOTAL	52.98					167.87	Drains to Design Point 1
B	4.78	0.45	1.25	15.0	7.86	21.12	
SUBTOTAL	4.78					21.12	Drains Offsite Eastern Property
C	4.09	0.45	1.25	15.0	7.86	18.07	
SUBTOTAL	4.09					18.07	Drains to A.A. Bumgarner Road Culvert
TOTAL	61.9					185.94	

No.	Date	Revision Description

PRELIMINARY PROPOSED
 DRAINAGE AREA MAP (2 OF 2)
 FOX HOLLOW
 PONDER, TEXAS

PROJECT NO.: P308

CIVIL & ENVIRONMENTAL
 REGV I DFW
 3540 BROAD ST
 SUITE 120 #251
 MANSFIELD, TEXAS 76063
 469.323.9389
 WWW.LEMC-LLC.COM



SHEET NO.
EXH B-4

8:1
 Know what's below.
 Call before you dig.
 (@ least 48 hours prior to digging)

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**TOWN OF PONDER
APPLICATION FOR VARIANCE**

FEE \$250

APPLICATION FOR X VARIANCE _____ APPEAL _____ SPECIAL EXCEPTION _____

NAME OF APPLICANT House Fox LLC PHONE # (214) 629-7924

ADDRESS P.O. Box 284 C/S/Z Roanoke, TX 76262

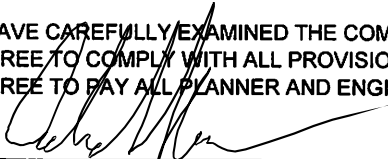
EXISTING USE Agriculture PROPOSED USE Single Family GROSS ACRES 47

DESCRIPTION OF REQUEST:

With the location of this property at the limits of the Town's ETJ limits, and the surrounding rural sections and gravel roads for existing acre homesites in the immediate area, we propose a similar rural street section with bar ditches for drainage to retain the same rural-neighborhood feel. While similar, this section would be an improvement on the surrounding gravel roads by meeting a design life requirement of 20-years as stipulated by Denton County, with a paved surface. In discussions with the County, who will be maintaining these roadways, we propose meeting their standard minimum rural section of 24' in width with the addition of 2' paved shoulders on either side of the roads. This section is acceptable to them, including their Fire Marshall who will be covering this area with emergency services. This total width would be 28' of paved roadway, in comparison to ~20' or less on those surrounding, existing neighborhood roadways.

ATTACH A LIST OF ALL PROPERTY OWNERS THAT HAVE PROPERTY WITHIN 200 FEET OF VARIANCE REQUEST.

I HAVE CAREFULLY EXAMINED THE COMPLETED APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. I HEREBY AGREE TO COMPLY WITH ALL PROVISIONS SET FORTH BY THE TOWN OF PONDER WHETHER HEREIN SPECIFIED OR NOT. I AGREE TO PAY ALL PLANNER AND ENGINEERING FEES.



 APPLICANT SIGNATURE

6/8/21

 DATE

 RECEIVED BY

 DATE

MEETING DATE _____

PUBLISHED _____

1. Property ID #122112
Daniel & Ginger St. Clair
5210 High Mesa Drive
Justin, TX 76247

2. Property ID #662297
Jose Manuel & Sonia Alvarez
362 Opal Ct.
Saginaw, TX 76179

3. Property ID #662296
William & Jayme Wingo
5042 Creekwood Dr
Flower Mound, TX 75028

4. Property ID #662299
William & Jane Wingo
10883 Smoky Oak Trl
Argyle, TX 76226

5. Property ID #662298
Brandon & Hillary Puzonia
5380 High Mesa Dr.
Justin, TX 76247

6. Property ID #526257
Gary & Shannon Kissell
5464 High Mesa Dr.
Justin, TX 76247

7. Property ID #526258
Benjamin & Lilia Valdez
5530 High Mesa Dr
Justin, TX 76247

8. Property ID #526259
Jorge & Lilly Garcia
1605 Quail Grove Dr.
Fort Worth, TX 76177

9. Property ID #526260
Jarratt Acres, LLC
5700 High Mesa Dr
Justin, TX 76247

10. Property ID #173565
Ricky & Sally Murphey
2608 Gamma Rd
Flower Mound, TX 75208

11. Property ID #173565
Ricky & Sally Murphey
2608 Gamma Rd
Flower Mound, TX 75028

12. Property ID #225742
Ricky & Sally Murphey
2608 Gamma Rd
Flower Mound, TX 75028

13. Property ID #225744
Charles & Tracie Guyer
PO Box 531
Justin, TX 76247

14. Property ID #694794
No ownership info on Denton CAD site

15. Property ID #739878
Lisa Ann & Clayton Lee & Krenson Phillips
736 Willow Oak Dr.
Lewisville, TX 75067

16. Property ID #160685
Bobbye Moncrief
17240 AA Bumgarner Rd
Justin, TX 76247

17. Property ID #739611
Linda & Rust French
101 Crystal Ct.
Richardson, TX 75081

18. Property ID #69014
Amy Rust & Linda Moncrief
101 Crystal Ct
Richardson, TX 75081

19. Property ID #70819
Jessie Moncrief
11103 Sesame St
Dallas, TX 75238

20. Property ID #70821
Jessie Moncrief
11103 Sesame St
Dallas, TX 75238

21. Property ID #153987

Kyla Rice

1942 S. Roosevelt Rd 8

Portales, NM 8810

22. Property ID #75523

Kyla Rice

17000 AA Bumgarner Rd

Justin, TX 76247

23. Property ID #153982

Kyla Rice

1942 S. Roosevelt Rd 8

Portales, NM 8810

24. Property ID #112509

Imogene Parish

16923 AA Bumgarner Rd

Justin, TX 76247

25. Property ID #133170

Imogene Parish

16923 AA Bumgarner Rd

Justin, TX 76247

26. Property ID #69020

Shirley Neely Irrevocable Trust

17645 AA Bumgarner Rd

Justin, TX 76247

27. Property ID #191337

Renee Cox

17335 AA Bumgarner Rd

Justin, TX 76247

28. Property ID #69015

Renee Cox

17335 Bumgarner Rd

Justin, TX 76247



APPLICATION FOR APPROVAL SUBDIVISION OF PLAT

- Minor
- Preliminary
- Short Form
- Major
- Final
- Re-plat

Name of Proposed Development: Fox Hollow

Applicant (Owner or Agent, Specify): House Fox LLC

Mailing Address: P.O. Box 284 City, State, Zip: Roanoke, TX 76262

Phone: (214) 629-7924 Fax: _____ Cell: (214) 629-7924

Owner's Name if different: _____ Phone: _____

Owner's Address: _____ City, State, Zip: _____

Phone: _____ Fax: _____ Cell: _____

Engineer or Surveyor: LEMC, LLC. c/o Tempus Development, LLC

Mailing Address: 3930 Glade Rd, Ste 108, #212 City, State, Zip: Colleyville, TX 76034

Contact Email: reeves@TempusTX.com

General Location of Subdivision: Dish/Ponder Area AA Bumgarner

Legal Description of Subdivision: Fox Hollow Estates

Number of Proposed: Acres: 47 Lots: 20 Blocks: 2 Streets: 2

Proposed use(s) of land (Single Family, Commercial, Industrial): Single Family

Current Zoning Classification: ETJ Does proposed use conform with current zoning? YES

I certify that the information concerning the proposed subdivision is true and correct and that I am the owner of record or the authorized agent' for the owner of the above described property. I hereby agree to comply with all provisions set forth by the Town of Ponder whether herein specified or not.

Signature 

Date 5/7/21

<input type="checkbox"/> Application complete? <input type="checkbox"/> Fee Paid \$ _____ Date to appear before P&Z _____ Council _____ Remarks: _____ _____	Received by: _____ Date & Time: _____
--	--

Fees: Preliminary Plat - \$200 plus \$5/ea residential lot plus \$30/ea commercial lot
 Final Plat - \$200 plus \$5/ea residential lot plus \$30/ea commercial lot
 Also due on final plat is 5% of the estimated construction costs for Engineer/Inspection fees if applicable
 Re-plat - \$200 plus \$5/ea residential lot plus \$30/ea commercial lot

PROPERTY DESCRIPTION
TRACT THREE
BEING A TRACT OF LAND SITUATED IN THE THOMAS SAMUELS SURVEY, ABSTRACT NUMBER 1148, DENTON COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN CALLED 16.5152 ACRE TRACT OF LAND DESCRIBED BY DEED TO LINDA MONCRIEF, AS RECORDED IN INSTRUMENT NUMBER 2019-124046, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A P.K. NAIL SET IN THE APPROXIMATE CENTERLINE OF A.A. BUMGARNER ROAD (FM ROAD 1384), A 60 FOOT RIGHT-OF-WAY AT THIS POINT, SAID POINT BEING THE SOUTHWEST CORNER OF SAID CALLED 16.5152 ACRE TRACT AND THE NORTHEAST CORNER OF THAT CERTAIN CALLED 10.000 ACRE TRACT OF LAND DESCRIBED BY DEED TO LINDA MONCRIEF, AS RECORDED IN INSTRUMENT NUMBER 2014-83449, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

THENCE N 89°53'01"W, (PREVIOUSLY RECORDED AS N 89°48'48"W) ALONG THE COMMON LINE OF THE SOUTH LINE OF SAID CALLED 16.5152 ACRE TRACT AND THE NORTH LINE OF SAID CALLED 10.000 ACRE TRACT, AT 30.3 FEET PASS A 5/8 INCH IRON ROD FOUND, IN ALL 797.62 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET, BEING THE MOST SOUTHERLY SOUTHEAST CORNER OF THAT CERTAIN CALLED 10.265 ACRE TRACT OF LAND DESCRIBED BY DEED TO RENEE COX, AS RECORDED IN INSTRUMENT NUMBER 99-108579, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

THENCE N 01°13'02"W, A DISTANCE OF 465.80 FEET DEPARTING THE SOUTH LINE OF SAID CALLED 16.5152 ACRE TRACT AND ALONG THE EAST LINE OF SAID CALLED 10.265 ACRE TRACT TO A P.K. NAIL SET, BEING THE SOUTHWEST CORNER OF SAID CALLED 16.5152 ACRE TRACT;

THENCE N 89°59'31"E, A DISTANCE OF 285.28 FEET (PREVIOUSLY RECORDED AS EAST) ALONG THE COMMON LINE OF THE MOST WESTERLY NORTH LINE OF SAID CALLED 16.5152 ACRE TRACT AND THE MOST EASTERLY SOUTH LINE OF SAID CALLED 10.265 ACRE TRACT TO A 1/2 INCH IRON ROD FOUND, BEING THE MOST NORTHERLY SOUTHEAST CORNER OF SAID CALLED 10.265 ACRE TRACT;

THENCE N 00°19'22"W, A DISTANCE OF 281.03 FEET (PREVIOUSLY RECORDED AS N 00°23'41"W) ALONG THE COMMON LINE OF THE MOST NORTHERLY WEST LINE OF SAID CALLED 16.5152 ACRE TRACT THE MOST NORTHERLY EAST LINE OF SAID CALLED 10.265 ACRE TRACT TO A P.K. NAIL SET IN THE APPROXIMATE CENTERLINE OF THE AFOREMENTIONED A.A. BUMGARNER ROAD, BEING THE NORTHWEST CORNER OF SAID CALLED 16.5152 ACRE TRACT AND THE NORTHEAST CORNER OF SAID CALLED 10.265 ACRE TRACT;

THENCE N 89°58'22"E, A DISTANCE OF 156.94 FEET (PREVIOUSLY RECORDED AS EAST) ALONG THE NORTH LINE OF SAID CALLED 16.5152 ACRE TRACT AND SAID APPROXIMATE CENTERLINE TO THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CENTERLINE AND ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 567.02 FEET, A CENTRAL ANGLE OF 89°34'12", HAVING A RADIUS OF 362.71 FEET, AND A LONG CHORD OF WHICH BEARS S 45°17'49"E, 511.02 FEET (PREVIOUSLY RECORDED AS S 45°12'53"E) TO A P.K. NAIL SET;

THENCE S 00°32'21"E, A DISTANCE OF 389.00 FEET (PREVIOUSLY RECORDED AS S 00°25'48"E) ALONG THE EAST LINE OF SAID CALLED 16.5152 ACRE TRACT AND ALONG SAID CENTERLINE TO THE POINT OF BEGINNING AND CONTAINING 491,182 SQUARE FEET OR 11.276 ACRES OF LAND, MORE OR LESS.

PROPERTY DESCRIPTION
TRACT FOUR
BEING A TRACT OF LAND SITUATED IN THE THOMAS SAMUELS SURVEY, ABSTRACT NUMBER 1148, DENTON COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN CALLED 10.000 ACRE TRACT OF LAND DESCRIBED BY DEED TO LINDA MONCRIEF, AS RECORDED IN INSTRUMENT NUMBER 2014-83449, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A P.K. NAIL SET IN THE APPROXIMATE CENTERLINE OF A.A. BUMGARNER ROAD (FM ROAD 1384), A 60 FOOT RIGHT-OF-WAY AT THIS POINT, SAID POINT BEING THE NORTHEAST CORNER OF SAID CALLED 10.000 ACRE TRACT AND THE SOUTHWEST CORNER OF THAT CERTAIN CALLED 16.5152 ACRE TRACT OF LAND DESCRIBED BY DEED TO LINDA MONCRIEF, AS RECORDED IN INSTRUMENT NUMBER 2019-124046, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

THENCE S 00°32'21"E, A DISTANCE OF 343.71 FEET (PREVIOUSLY RECORDED AS S 00°25'48"E) ALONG THE EAST LINE OF SAID CALLED 10.000 ACRE TRACT AND SAID APPROXIMATE CENTERLINE TO A P.K. NAIL SET, BEING THE SOUTHWEST CORNER OF SAID CALLED 10.000 ACRE TRACT;

THENCE N 89°52'45"W, (PREVIOUSLY RECORDED AS N 89°48'48"W) ALONG THE COMMON LINE OF THE SOUTH LINE OF SAID CALLED 10.000 ACRE TRACT, AT 3.00 FEET PASS THE NORTHEAST CORNER OF THAT CERTAIN CALLED 5.000 ACRE TRACT OF LAND DESCRIBED BY DEED TO IMOGENE PARISH AND HUSBAND, MARVIN T. PARISH, AS RECORDED IN VOLUME 1807, PAGE 177, DEED RECORDS, DENTON COUNTY, TEXAS, AT 33.00 FEET PASS A 5/8 INCH IRON ROD FOUND, AT 809.59 FEET PASS A 5/8 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID CALLED 5.000 ACRE TRACT AND THE MOST NORTHERLY NORTHEAST CORNER OF THAT CERTAIN CALLED 4.982 ACRE TRACT OF LAND DESCRIBED TO IMOGENE PARISH AS RECORDED IN INSTRUMENT NUMBER 2019-29922, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, IN ALL A DISTANCE OF 1298.30 FEET TO A 1/2 INCH IRON ROD FOUND, BEING THE SOUTHWEST CORNER OF SAID CALLED 10.000 ACRE TRACT AND THE NORTHWEST CORNER OF SAID CALLED 4.982 ACRE TRACT AND BEING IN THE EAST LINE OF A CALLED 68 ACRE TRACT DESCRIBED BY DEED TO THE SHIRLEY GREY ROBINSON NEELY, IRREVOCABLE TRUST, U/A, AS RECORDED IN INSTRUMENT NUMBER 2019-147648, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

THENCE N 00°04'18"W, A DISTANCE OF 343.58 FEET (PREVIOUSLY RECORDED AS N 00°00'25"E, 343.81 FEET) ALONG THE WEST LINE IF SAID CALLED 10.000 ACRE TRACT AND THE EAST LINE OF SAID CALLED 68 ACRE TRACT TO A 1/2 INCH IRON ROD FOUND, BEING THE NORTHWEST CORNER OF SAID CALLED 10.000 ACRE TRACT AND THE SOUTHWEST CORNER OF THAT CERTAIN CALLED 10.265 ACRE TRACT OF LAND DESCRIBED BY DEED TO RENEE COX, AS RECORDED IN INSTRUMENT NUMBER 99-108579, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

THENCE S 89°53'01"E, (PREVIOUSLY RECORDED AS S 89°48'48"E, 1298.68 FEET) ALONG THE NORTH LINE OF SAID CALLED 10.000 ACRE TRACT AND THE SOUTH LINE OF SAID CALLED 10.265 ACRE TRACT, AT 497.88 FEET PASS A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET, SAID IRON ROD BEING THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID CALLED 10.265 ACRE TRACT, AT 1262.20 FEET PASS A 5/8 INCH IRON ROD FOUND, IN ALL A DISTANCE OF 1295.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 445,654 SQUARE FEET OR 10.231 ACRES OF LAND, MORE OR LESS.

THE SHIRLEY GREY ROBINSON NEELY, IRREVOCABLE TRUST, U/A CALLED 68 ACRES INST. NO. 2019-147648 R.P.R.D.C.T.

EXISTING POND

LOT 5 2.03 AC

LOT 4 2.05 AC

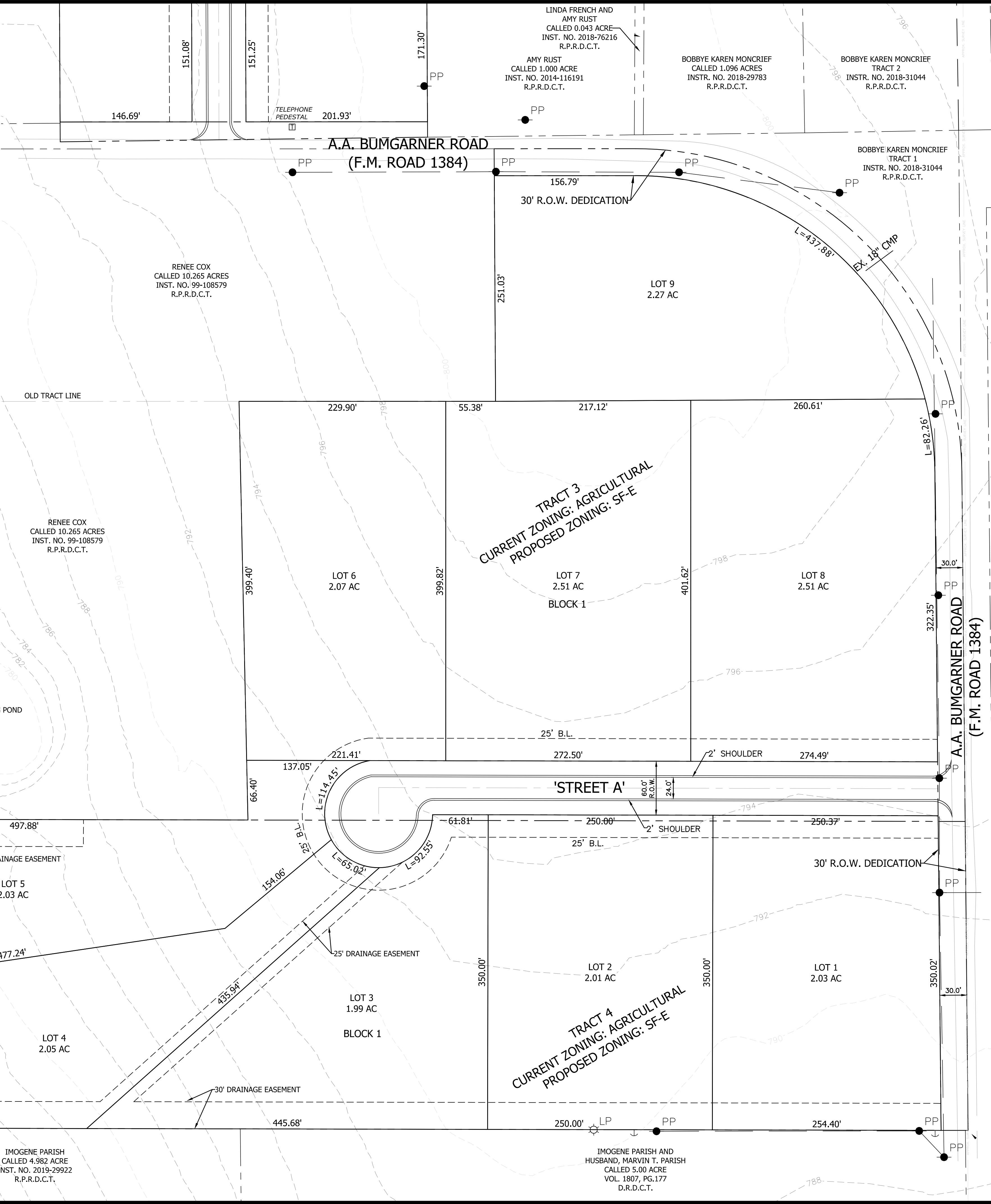
LOT 3 1.99 AC

LOT 2 2.01 AC

LOT 1 2.03 AC

LOT 4 2.05 AC

IMOGENE PARISH CALLED 4.982 ACRE INST. NO. 2019-29922 R.P.R.D.C.T.



VICINITY MAP
N.T.S.

JESSIE MONCRIEF CALLED 4.6706 SHOWN IN INSTR. NO. 2014-116192 P.R.D.C.T.

BLOCK 3 LITTLE DROP O' TEXAS PHASE ONE CAB G, PG. 304 DOC. NO. 1988-19899 P.R.D.C.T.

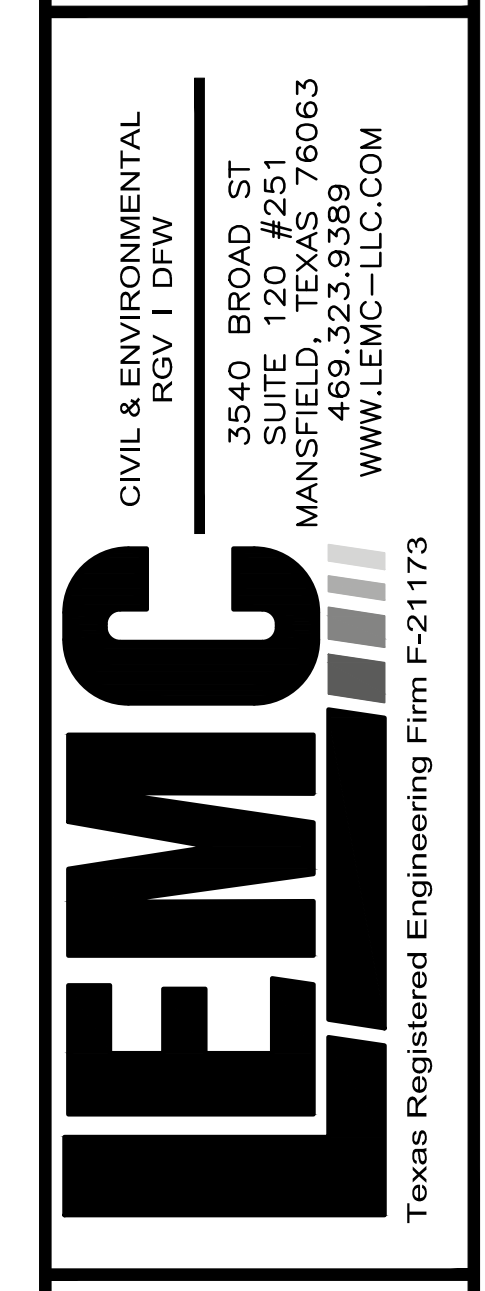


Know what's below.
Call before you dig.
(@ least 48 hours prior to digging)

No.	Date	Revision Description

SITE PLAN (1 OF 2)
FOX HOLLOW
PONDER, TEXAS

CIVIL & ENVIRONMENTAL
RGV I DFW
3540 BROAD ST
SUITE 120 #251
MANSFIELD, TEXAS 76063
469.323.9389
WWW.LEMC-LLC.COM



SHEET NO.
EXH A-1

C:\Users\dunco\Documents\Projects\Fox Hollow\Civil\EXH - Site Plan.dwg Jun 15, 2021 10:46AM dunco

PROPERTY DESCRIPTION
TRACT ONE

BEING A TRACT OF LAND SITUATED IN THE THOMAS SAMUELS SURVEY, ABSTRACT NUMBER 1148, DENTON COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN CALLED 3.333 ACRE TRACT OF LAND DESCRIBED BY DEED TO LINDA MONCRIEF, AS RECORDED IN INSTRUMENT NUMBER 2019-124048, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH RED CAP FOUND AT THE SOUTHWEST CORNER OF SAID CALLED 3.333 ACRE TRACT, ALSO BEING THE NORTHWEST CORNER OF THAT CERTAIN CALLED 22.47 ACRE TRACT OF LAND DESCRIBED BY DEED TO LINDA MONCRIEF, AS RECORDED IN INSTRUMENT NUMBER 2014-83446, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND ALSO BEING IN THE EAST LINE OF THE PLAT OF HIGH MESA ESTATES, AS RECORDED IN DOCUMENT NUMBER 2007-78812 (CAB. X, PG. 833), PLAT RECORDS, DENTON COUNTY, TEXAS;

THENCE N 00°13'05"W, A DISTANCE OF 286.78 FEET (PREVIOUSLY RECORDED AS N 00°21'49"E, 286.94 FEET) ALONG THE COMMON LINE OF THE WEST LINE OF SAID CALLED 3.333 ACRE TRACT AND THE EAST LINE OF SAID HIGH MESA ESTATES TO A 1/2 INCH IRON ROD WITH CAP STAMPED "4857" FOUND, BEING THE SOUTHWEST CORNER OF THAT CERTAIN CALLED 3.333 ACRE TRACT OF LAND DESCRIBED BY DEED TO RICK L. MURPHEY AND SALLY MURPHEY, AS RECORDED IN INSTRUMENT NUMBER 2010-6403, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

THENCE N 89°15'01"E, A DISTANCE OF 506.00 FEET (PREVIOUSLY RECORDED AS EAST) ALONG THE COMMON LINE OF THE NORTH PROPERTY LINE OF SAID MONCRIEF TRACT AND THE SOUTH LINE OF SAID MURPHEY TRACT TO A 3 INCH METAL POST, BEING THE NORTHWEST CORNER OF THAT CERTAIN CALLED 3.333 ACRE TRACT OF LAND DESCRIBED BY DEED TO CHARLES GUYER AND TRACIE GUYER, AS RECORDED IN INSTRUMENT NUMBER 2014-56107, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

THENCE S 00°11'49"E, A DISTANCE OF 287.57 FEET (PREVIOUSLY RECORDED AS S 00°21'49"W, A DISTANCE OF 286.94 FEET) ALONG THE COMMON LINE OF THE EAST LINE OF SAID MONCRIEF TRACT AND THE WEST LINE OF SAID GUYER TRACT TO A 1/2 INCH IRON ROD WITH CAP STAMPED "4857" FOUND, BEING THE SOUTHEAST CORNER OF SAID MONCRIEF TRACT, THE SOUTHWEST CORNER OF SAID GUYER TRACT AND BEING IN THE NORTH LINE OF THAT CERTAIN CALLED 11.234 ACRE TRACT OF LAND DESCRIBED BY DEED TO CHARLES GUYER AND TRACIE GUYER, AS RECORDED IN INSTRUMENT NUMBER 2014-56107, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

THENCE S 89°20'20"W, (PREVIOUSLY RECORDED AS WEST, 506.06 FEET) ALONG THE SOUTH LINE OF SAID MONCRIEF 3.333 ACRE TRACT AND THE NORTH LINE OF SAID GUYER 11.234 ACRE TRACT, AT 6.74 PASS A 1/2 INCH IRON ROD WITH CAP STAMPED "ALLIANCE" FOUND FOR THE NORTHEAST CORNER OF THE AFOREMENTIONED MONCRIEF 22.47 ACRE TRACT AND THE NORTHWEST CORNER OF SAID GUYER 11.234 ACRE TRACT, AND THEN ALONG THE COMMON LINE OF THE SOUTH LINE OF SAID MONCRIEF 3.333 ACRE TRACT AND THE NORTH LINE OF SAID MONCRIEF 22.47 ACRE TRACT, IN ALL A DISTANCE OF 505.89 FEET TO THE POINT OF BEGINNING AND CONTAINING 145,290 SQUARE FEET OR 3.335 ACRES OF LAND, MORE OR LESS.

PROPERTY DESCRIPTION
TRACT TWO

BEING A TRACT OF LAND SITUATED IN THE THOMAS SAMUELS SURVEY, ABSTRACT NUMBER 1148, DENTON COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN CALLED 22.47 ACRE TRACT OF LAND DESCRIBED BY DEED TO LINDA MONCRIEF, AS RECORDED IN INSTRUMENT NUMBER 2014-83446, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH RED CAP FOUND AT THE NORTHWEST CORNER OF SAID CALLED 22.47 ACRE TRACT, ALSO BEING THE SOUTHWEST CORNER OF THAT CERTAIN CALLED 3.333 ACRE TRACT OF LAND DESCRIBED BY DEED TO LINDA MONCRIEF, AS RECORDED IN INSTRUMENT NUMBER 2019-124047, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND ALSO BEING IN THE EAST LINE OF THE PLAT OF HIGH MESA ESTATES, AS RECORDED IN DOCUMENT NUMBER 2007-78812 (CAB. X, PG. 833), PLAT RECORDS, DENTON COUNTY, TEXAS;

THENCE N 89°20'30"E, A DISTANCE OF 499.21 FEET (PREVIOUSLY RECORDED AS EAST) ALONG THE NORTH LINE OF SAID CALLED 22.47 ACRE TRACT AND THE SOUTH LINE OF SAID CALLED 3.333 ACRE TRACT TO A 1/2 INCH IRON ROD WITH CAP STAMPED "ALLIANCE" FOUND, BEING THE NORTHWEST CORNER OF THAT CERTAIN CALLED 11.234 ACRE TRACT OF LAND DESCRIBED BY DEED TO CHARLES GUYER AND TRACIE GUYER, AS RECORDED IN INSTRUMENT NUMBER 2014-56107, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

THENCE S 00°18'57"E, A DISTANCE OF 1806.42 FEET ALONG THE EAST LINE OF SAID CALLED 22.47 ACRE TRACT AND THE WEST LINE OF SAID CALLED 11.234 ACRE TRACT AND THE WEST LINE OF A CALLED 4.002 ACRE TRACT DESCRIBED BY DEED TO CHARLES GUYER AND WIFE, TRACIE GUYER, AS RECORDED IN INSTRUMENT NUMBER 2015-3148, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND THE WEST LINE OF THAT CERTAIN CALLED 6.307 ACRE TRACT OF LAND DESCRIBED BY DEED TO MELISSA FERGUSON, AS RECORDED IN INSTRUMENT NUMBER 2016-144560, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND THE WEST LINE OF LOT 1, BLOCK 1, DARDEMAN ADDITION, AS RECORDED IN DOCUMENT NUMBER 2018-310, PLAT RECORDS, DENTON COUNTY, TEXAS, AND THEN ALONG THE WEST LINE OF THAT CERTAIN CALLED 1.096 ACRE TRACT OF LAND DESCRIBED BY DEED TO BOBBY KAREN MONCRIEF, AS RECORDED IN INSTRUMENT NUMBER 2018-29783, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS TO A 1/2 INCH IRON ROD WITH CAP STAMPED "ALLIANCE" FOUND IN THE NORTH LINE OF THAT CERTAIN CALLED 1.000 ACRE TRACT OF LAND DESCRIBED BY DEED TO AMY RUST, AS RECORDED IN INSTRUMENT NUMBER 2014-116191, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

THENCE S 89°17'38"W, A DISTANCE OF 91.28 FEET (PREVIOUSLY RECORDED AS WEST) ALONG THE COMMON LINE OF SAID CALLED 22.47 ACRE TRACT AND SAID 1.000 ACRE RUST TRACT TO A 1/2 INCH IRON ROD FOUND, BEING THE NORTHWEST CORNER OF SAID CALLED 1.000 ACRE RUST TRACT;

THENCE S 00°19'32"E, A DISTANCE OF 188.42 FEET (PREVIOUSLY RECORDED AS S 00°21'49"W, 188.60 FEET) ALONG THE COMMON LINE OF SAID THE EAST LINE OF SAID CALLED 22.47 ACRE TRACT AND THE WEST LINE OF SAID CALLED 1.000 ACRE RUST TRACT TO A 5/8 INCH IRON ROD FOUND IN A.A. BUMGARDNER ROAD (FM 1384, AN EXISTING 54 FOOT RIGHT-OF-WAY AT THIS POINT);

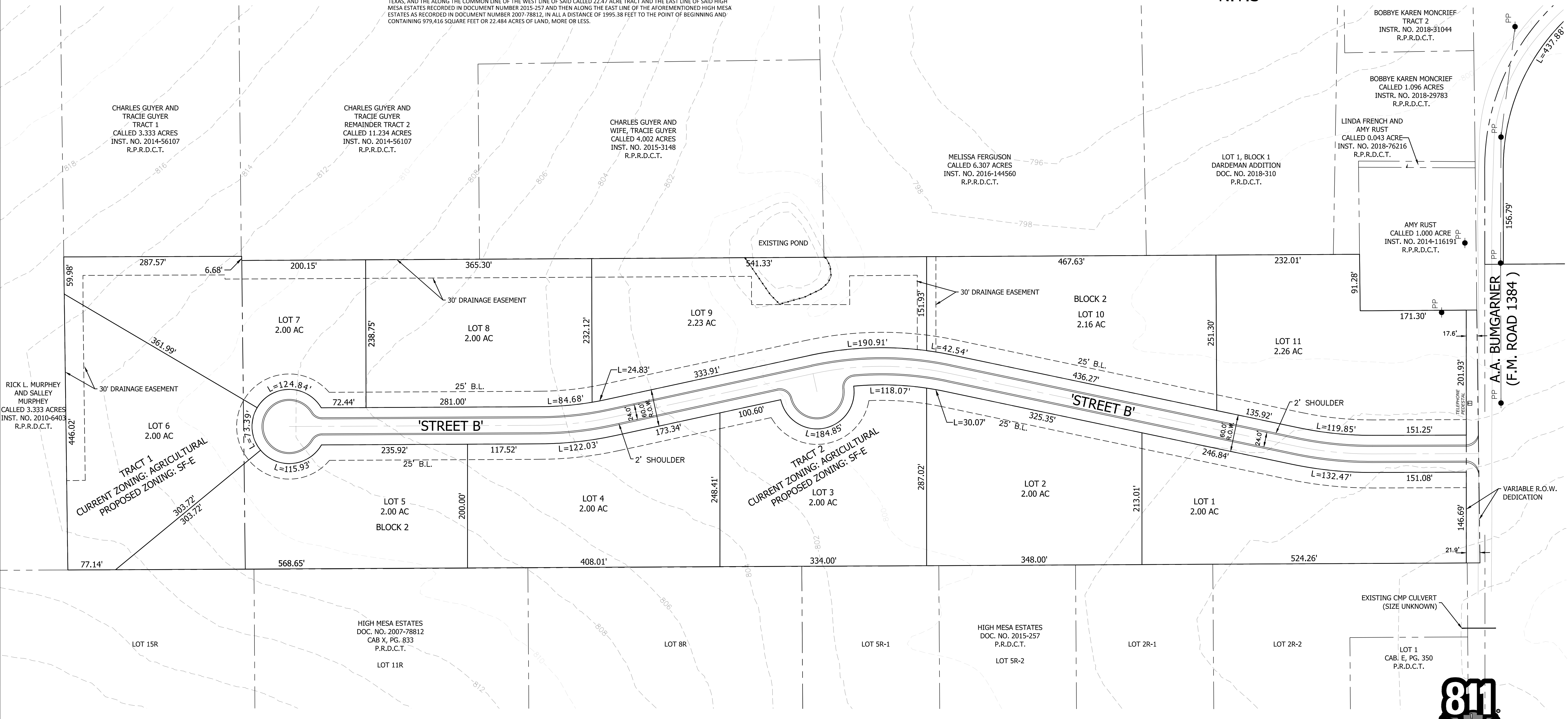
THENCE S 89°16'27"W, A DISTANCE OF 408.62 FEET (PREVIOUSLY RECORDED AS WEST, 408.02 FEET) ALONG THE SOUTH LINE OF SAID CALLED 22.47 ACRE TRACT AND IN AND ALONG SAID A.A. BUGBANE ROAD TO A P.K. NAIL SET, BEING THE SOUTHWEST CORNER OF SAID CALLED 22.47 ACRE TRACT;

THENCE N 00°17'49"W, (PREVIOUSLY RECORDED AS N 00°21'49"E), AT 20.6 FEET PASS A 5 INCH STEEL POST, BEING THE SOUTHEAST CORNER OF LOT 2R-2, HIGH MESA ESTATES, AS RECORDED IN DOCUMENT NUMBER 2015-257, PLAT RECORDS, DENTON COUNTY, TEXAS, AND THE ALONG THE COMMON LINE OF THE WEST LINE OF SAID CALLED 22.47 ACRE TRACT AND THE EAST LINE OF SAID HIGH MESA ESTATES RECORDED IN DOCUMENT NUMBER 2015-257 AND THEN ALONG THE EAST LINE OF THE AFOREMENTIONED HIGH MESA ESTATES AS RECORDED IN DOCUMENT NUMBER 2007-78812, IN ALL A DISTANCE OF 1995.38 FEET TO THE POINT OF BEGINNING AND CONTAINING 979,416 SQUARE FEET OR 22.484 ACRES OF LAND, MORE OR LESS.

- NOTES:**
1. EACH LOT WILL HAVE A PRIVATE SEPTIC SYSTEM AND A PRIVATE WATER WELL.
 2. THE PAVEMENT WIDTH WILL BE TWENTY-FOUR (24) FEET WITH A TWO (2) FOOT SHOULDER AND WILL UTILIZE BAR DITCHES TO CAPTURE ALL RUNOFF.

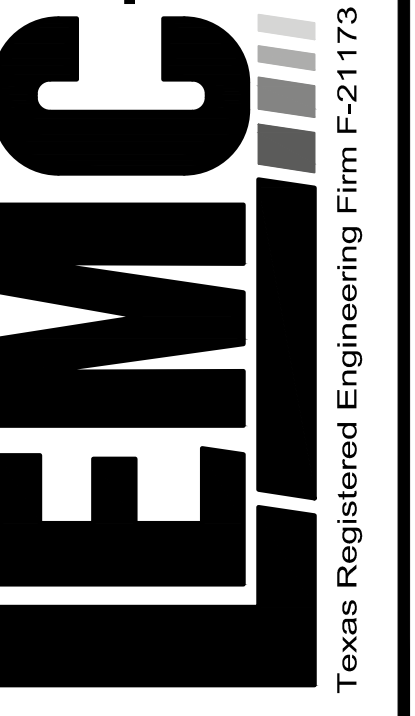


VICINITY MAP
N.T.S



SITE PLAN (2 OF 2)
FOX HOLLOW
PONDER, TEXAS

CIVIL & ENVIRONMENTAL
REGV I DFW
3540 BROAD ST
SUITE 120 #251
MANSFIELD, TEXAS 76063
469.323.9369
WWW.LEMC-LLC.COM



SHEET NO.
EXH A-2

811
Know what's below.
Call before you dig.
(@ least 48 hours prior to digging)

C:\Users\adnaco\LEMC\Desktop\Projects\Denton\Project\EXH - Site Plan.dwg Jun 15, 2021 10:45AM duncan

PROPERTY DESCRIPTION
TRACT THREE

BEING A TRACT OF LAND SITUATED IN THE THOMAS SAMUELS SURVEY, ABSTRACT NUMBER 1148, DENTON COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN CALLED 16.5152 ACRE TRACT OF LAND DESCRIBED BY DEED TO LINDA MONCRIEF, AS RECORDED IN INSTRUMENT NUMBER 2019-124046, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A P.K. NAIL SET IN THE APPROXIMATE CENTERLINE OF A.A. BUMGARDNER ROAD (FM ROAD 1384, A 60 FOOT RIGHT-OF-WAY AT THIS POINT), SAID POINT BEING THE SOUTHEAST CORNER OF SAID CALLED 16.5152 ACRE TRACT AND THE NORTHEAST CORNER OF THAT CERTAIN CALLED 10.000 ACRE TRACT OF LAND DESCRIBED BY DEED TO LINDA MONCRIEF, AS RECORDED IN INSTRUMENT NUMBER 2014-83449, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

THENCE N 89°53'01"W (PREVIOUSLY RECORDED AS N 89°48'48"W) ALONG THE COMMON LINE OF THE SOUTH LINE OF SAID CALLED 16.5152 ACRE TRACT AND THE NORTH LINE OF SAID CALLED 10.000 ACRE TRACT, AT 30.3 FEET PASS A 5/8 INCH IRON ROD FOUND, IN ALL 797.62 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET, BEING THE MOST SOUTHERLY SOUTHEAST CORNER OF THAT CERTAIN CALLED 10.265 ACRE TRACT OF LAND DESCRIBED BY DEED TO RENEE COX, AS RECORDED IN INSTRUMENT NUMBER 99-108579, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

THENCE N 01°13'02"W, A DISTANCE OF 465.80 FEET DEPARTING THE SOUTH LINE OF SAID CALLED 16.5152 ACRE TRACT AND ALONG THE EAST LINE OF SAID CALLED 10.265 ACRE TRACT TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET, BEING AN ANGLE POINT IN THE EAST LINE OF SAID CALLED 10.265 ACRE TRACT AND BEING IN THE MOST WESTERLY NORTH LINE OF SAID CALLED 16.5152 ACRE TRACT;

THENCE N 89°59'31"E, A DISTANCE OF 285.28 FEET (PREVIOUSLY RECORDED AS EAST) ALONG THE COMMON LINE OF THE MOST WESTERLY NORTH LINE OF SAID CALLED 16.5152 ACRE TRACT AND THE MOST EASTERLY SOUTH LINE OF SAID CALLED 10.265 ACRE TRACT TO A 1/2 INCH IRON ROD FOUND, BEING THE MOST NORTHERLY SOUTHEAST CORNER OF SAID CALLED 10.265 ACRE TRACT;

THENCE N 00°19'22"W, A DISTANCE OF 281.03 FEET (PREVIOUSLY RECORDED AS N 00°23'41"W) ALONG THE COMMON LINE OF THE MOST NORTHERLY WEST LINE OF SAID CALLED 16.5152 ACRE TRACT THE MOST NORTHERLY EAST LINE OF SAID CALLED 10.265 ACRE TRACT TO A P.K. NAIL SET IN THE APPROXIMATE CENTERLINE OF THE AFOREMENTIONED A.A. BUMGARDNER ROAD, BEING THE NORTHWEST CORNER OF SAID CALLED 16.5152 ACRE TRACT AND THE NORTHEAST CORNER OF SAID CALLED 10.265 ACRE TRACT;

THENCE N 89°58'22"E, A DISTANCE OF 156.94 FEET (PREVIOUSLY RECORDED AS EAST) ALONG THE NORTH LINE OF SAID CALLED 16.5152 ACRE TRACT AND SAID APPROXIMATE CENTERLINE TO THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CENTERLINE AND ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 567.02 FEET, A CENTRAL ANGLE OF 89°34'12", HAVING A RADIUS OF 362.71 FEET, AND A LONG CHORD OF WHICH BEARS S 45°17'49"E, 511.02 FEET (PREVIOUSLY RECORDED AS S 45°12'53"E) TO A P.K. NAIL SET;

THENCE S 00°32'21"E, A DISTANCE OF 389.00 FEET (PREVIOUSLY RECORDED AS S 00°25'48"E) ALONG THE EAST LINE OF SAID CALLED 16.5152 ACRE TRACT AND ALONG SAID CENTERLINE TO THE POINT OF BEGINNING AND CONTAINING 491,182 SQUARE FEET OR 11.276 ACRES OF LAND, MORE OR LESS.

PROPERTY DESCRIPTION
TRACT FOUR

BEING A TRACT OF LAND SITUATED IN THE THOMAS SAMUELS SURVEY, ABSTRACT NUMBER 1148, DENTON COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN CALLED 10.000 ACRE TRACT OF LAND DESCRIBED BY DEED TO LINDA MONCRIEF, AS RECORDED IN INSTRUMENT NUMBER 2014-83449, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

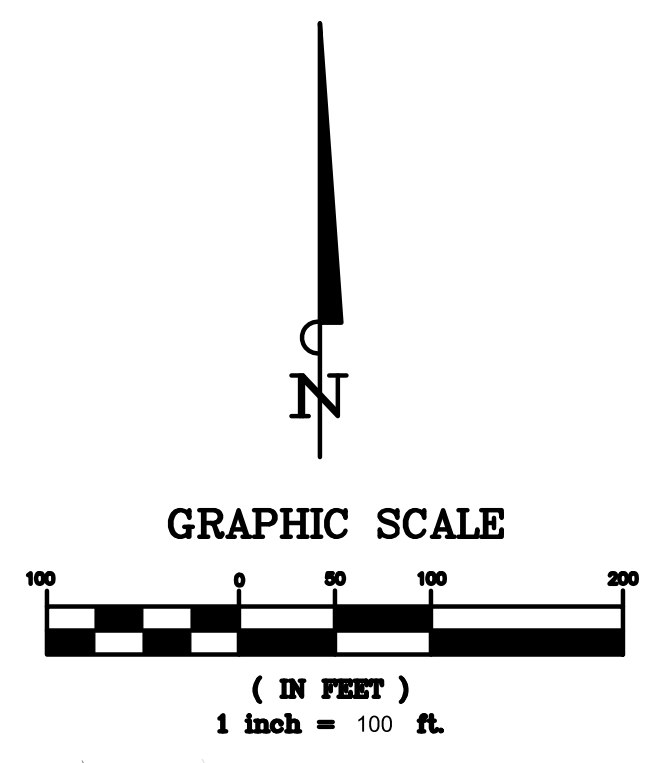
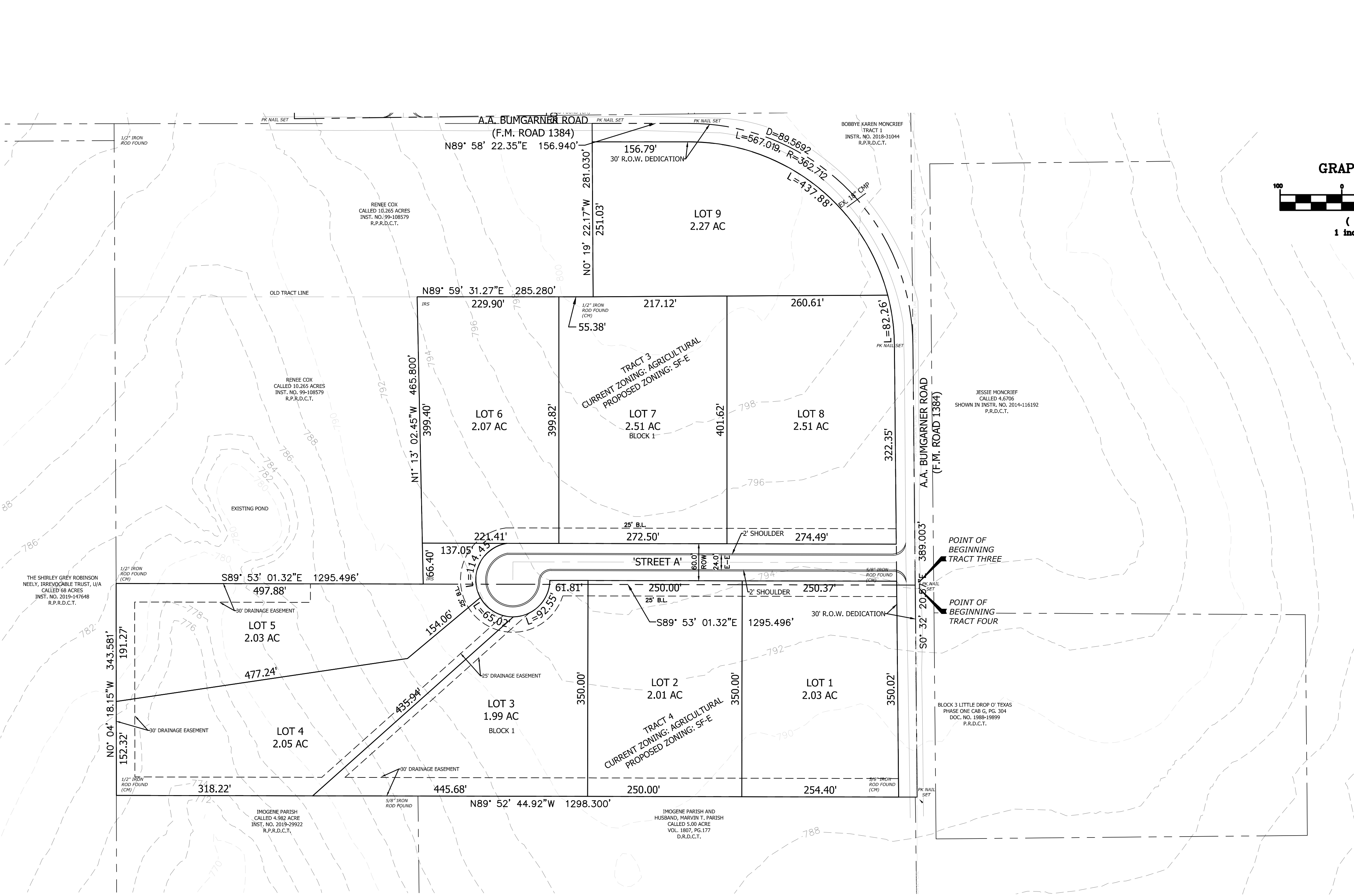
BEGINNING AT A P.K. NAIL SET IN THE APPROXIMATE CENTERLINE OF A.A. BUMGARDNER ROAD (FM ROAD 1384, A 60 FOOT RIGHT-OF-WAY AT THIS POINT), SAID POINT BEING THE NORTHEAST CORNER OF SAID CALLED 10.000 ACRE TRACT AND THE SOUTHEAST CORNER OF THAT CERTAIN CALLED 16.5152 ACRE TRACT OF LAND DESCRIBED BY DEED TO LINDA MONCRIEF, AS RECORDED IN INSTRUMENT NUMBER 2019-124046, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

THENCE S 00°32'21"E, A DISTANCE OF 343.71 FEET (PREVIOUSLY RECORDED AS S 00°25'48"E) ALONG THE EAST LINE OF SAID CALLED 10.000 ACRE TRACT AND SAID APPROXIMATE CENTERLINE TO A P.K. NAIL SET, BEING THE SOUTHEAST CORNER OF SAID CALLED 10.000 ACRE TRACT;

THENCE N 89°52'45"W (PREVIOUSLY RECORDED AS N 89°48'48"W) ALONG THE COMMON LINE OF THE SOUTH LINE OF SAID CALLED 10.000 ACRE TRACT, AT 3.00 FEET PASS THE NORTHEAST CORNER OF THAT CERTAIN CALLED 5.000 ACRE TRACT OF LAND DESCRIBED BY DEED TO IMOGENE PARISH AND HUSBAND, MARVIN T. PARISH, AS RECORDED IN VOLUME 1807, PAGE 177, DEED RECORDS, DENTON COUNTY, TEXAS, AT 33.00 FEET PASS A 5/8 INCH IRON ROD FOUND, AT 809.59 FEET PASS A 5/8 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID CALLED 5.000 ACRE TRACT AND THE MOST NORTHERLY NORTHEAST CORNER OF THAT CERTAIN CALLED 4.982 ACRE TRACT OF LAND DESCRIBED TO IMOGENE PARISH AS RECORDED IN INSTRUMENT NUMBER 2019-29922, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, IN ALL A DISTANCE OF 1298.30 FEET TO A 1/2 INCH IRON ROD FOUND, BEING THE SOUTHWEST CORNER OF SAID CALLED 10.000 ACRE TRACT AND THE NORTHWEST CORNER OF SAID CALLED 4.982 ACRE TRACT AND BEING IN THE EAST LINE OF A CALLED 68 ACRE TRACT DESCRIBED BY DEED TO THE SHIRLEY GREY ROBINSON NEELY, IRREVOCABLE TRUST, U/A, AS RECORDED IN INSTRUMENT NUMBER 2019-147648, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

THENCE N 00°04'18"W, A DISTANCE OF 343.58 FEET (PREVIOUSLY RECORDED AS N 00°00'25"E, 343.81 FEET) ALONG THE WEST LINE IF SAID CALLED 10.000 ACRE TRACT AND THE EAST LINE OF SAID CALLED 68 ACRE TRACT TO A 1/2 INCH IRON ROD FOUND, BEING THE NORTHWEST CORNER OF SAID CALLED 10.000 ACRE TRACT AND THE SOUTHWEST CORNER OF THAT CERTAIN CALLED 10.265 ACRE TRACT OF LAND DESCRIBED BY DEED TO RENEE COX, AS RECORDED IN INSTRUMENT NUMBER 99-108579, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

THENCE S 89°53'01"E (PREVIOUSLY RECORDED AS S 89°48'48"E, 1298.68 FEET) ALONG THE NORTH LINE OF SAID CALLED 10.000 ACRE TRACT AND THE SOUTH LINE OF SAID CALLED 10.265 ACRE TRACT, AT 497.88 FEET PASS A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET, SAID IRON ROD BEING THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID CALLED 10.265 ACRE TRACT, AT 1262.20 FEET PASS A 5/8 INCH IRON ROD FOUND, IN ALL A DISTANCE OF 1295.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 445,654 SQUARE FEET OR 10.231 ACRES OF LAND, MORE OR LESS.



No.	Date	Revision Description

PRELIMINARY PLAT OF
FOX HOLLOW
FOX HOLLOW
PONDER, TEXAS

CIVIL & ENVIRONMENTAL
REGV I DFW
3540 BROAD ST
SUITE 120 #251
MANSFIELD, TEXAS 76063
469.323.9389
WWW.LEMC-LLC.COM

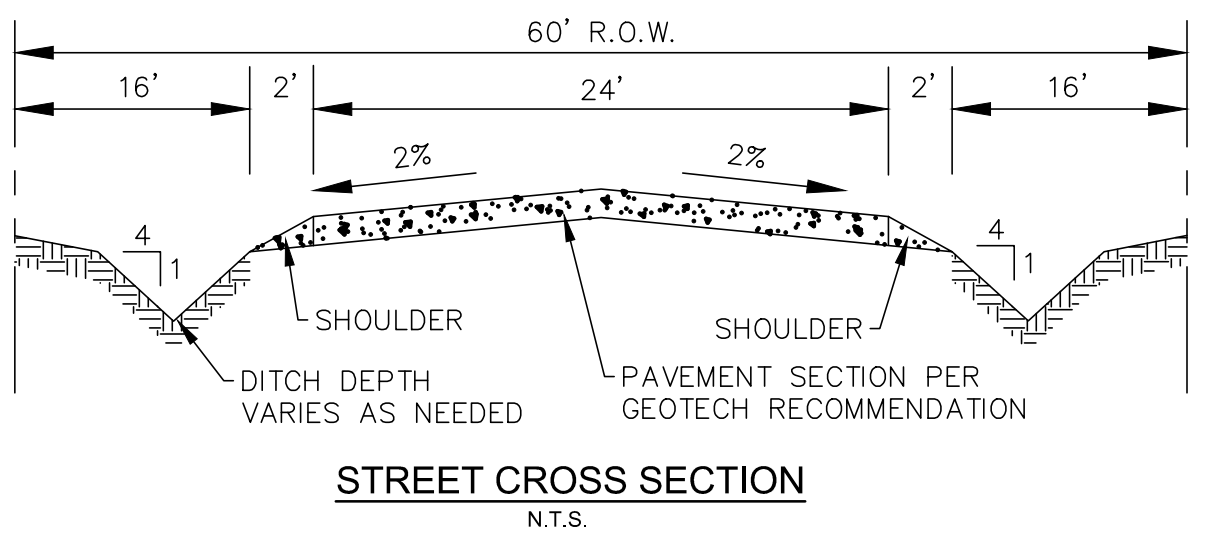
Application:
TEMPUS DEVELOPMENT, LLC.
Contact: Michael Martin
Phone: 817.223.8489
Email: mmartin@tempustx.com
Contact: Adam Reeves
Phone: 972.273.0102
Email: reeves@tempustx.com
3930 Glade Rd. Ste. 108 # 212
Colleyville, Texas 76034

PRELIMINARY PLAT FOR
FOX HOLLOW
(SHEET 1 OF 2)
REVIEW PURPOSES ONLY
LOTS 1-9, BLOCK 1, LOTS 1-11,
BLOCK 2 AN ADDITION TO THE CITY
OF PONDER
DENTON COUNTY, TEXAS AND
BEING 47.326 ACRES OUT OF FOUR
TRACTS OF THE THOMAS
SAMUELS SURVEY, ABSTRACT NO.
1148, DENTON COUNTY, TEXAS
SHOWING 20 RESIDENTIAL LOTS

SHEET NO.
1 OF 2



VICINITY MAP
N.T.S.



- GENERAL NOTES:**
- According to surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP) "Flood Insurance Rate Map" (FIRM), Community Panel No. 48121C0320G, dated April 18, 2011. The property appears to lie within Zone "X", defined as "Areas determined to be outside the 0.2% annual chance floodplain" zone as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or the Federal Emergency Management Agency.
 - The above referenced "FIRM" map is for use in administering the "NFIP"; it does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surface or subsurface conditions existing on or near the subject property which are not studied or addressed as a part of the "NFIP".
 - All bearings shown herein are Texas State Plane Coordinate System, NAD83 (CORS), Texas North Central Zone (4202). All distances shown herein are surface distances.
 - Building setback lines are to be obtained from the City of Ponder.
 - X-Lots or open space lots shall be maintained by HOA.

CERTIFICATE OF DIRECTOR OF PUBLIC WORKS

LOTS 1 - 9, BLOCK 1 AND LOTS 1-11, BLOCK 2 FOX HOLLOW

LOCATION DESCRIPTION

I hereby certify that all requirements of the "Town of Ponder Code of Ordinance" [i.e., Ch. 154 Zoning Ordinance] concerning submission and/or approval of information and data to the Director of Public Works and the City Engineer, required for Preliminary Plat approval, have been complied with for the above referenced subdivision.

DIRECTOR OF PUBLIC WORKS

DATE

City Council Approval

WHEREAS the City Council of the City of Ponder, Texas voted affirmatively on this ____ day of _____, 2021, to approve this plat.

Mayor, City of Ponder

Attest: City Secretary

Planning and Zoning Commission Approval

WHEREAS the Planning and Zoning Commission of the City of Ponder, Texas voted affirmatively on this ____ day of _____, 2021, to approve this plat.

Chairman, Planning and Zoning Commission

Engineer:
LEMC, Inc.
Contact: Chris Franke
Phone: 469.323.9389
Email: chris@lemc-llc.com
3066 Mount Zion Rd
Midlothian, TX 76065

Owner/Developer:
HOUSE FOX, LLC
129 S. Main St. Ste 110
Grapevine, TX 76051-5479

PROPERTY DESCRIPTION TRACT ONE
 BEING A TRACT OF LAND SITUATED IN THE THOMAS SAMUELS SURVEY, ABSTRACT NUMBER 1148, DENTON COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN CALLED 3.333 ACRE TRACT OF LAND DESCRIBED BY DEED TO LINDA MONCRIEF, AS RECORDED IN INSTRUMENT NUMBER 2019-124048, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH RED CAP FOUND AT THE SOUTHWEST CORNER OF SAID CALLED 3.333 ACRE TRACT, ALSO BEING THE NORTHWEST CORNER OF THAT CERTAIN CALLED 22.47 ACRE TRACT OF LAND DESCRIBED BY DEED TO LINDA MONCRIEF, AS RECORDED IN INSTRUMENT NUMBER 2014-8346, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND ALSO BEING IN THE EAST LINE OF THE PLAT OF HIGH MESA ESTATES, AS RECORDED IN DOCUMENT NUMBER 2007-78812 (CAB. X, PG. 833), PLAT RECORDS, DENTON COUNTY, TEXAS;

THENCE N 00°13'05"W, A DISTANCE OF 286.78 FEET (PREVIOUSLY RECORDED AS N 00°21'49"E, 286.94 FEET) ALONG THE COMMON LINE OF THE WEST LINE OF SAID CALLED 3.333 ACRE TRACT AND THE EAST LINE OF SAID HIGH MESA ESTATES TO A 1/2 INCH IRON ROD WITH CAP STAMPED "4857" FOUND, BEING THE SOUTHWEST CORNER OF THAT CERTAIN CALLED 3.333 ACRE TRACT OF LAND DESCRIBED BY DEED TO RICK L. MURPHEY AND SALLY MURPHEY, AS RECORDED IN INSTRUMENT NUMBER 2010-6403, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

THENCE N 89°15'01"E, A DISTANCE OF 506.06 FEET (PREVIOUSLY RECORDED AS EAST) ALONG THE COMMON LINE OF THE NORTH PROPERTY LINE OF SAID MONCRIEF TRACT AND THE SOUTH LINE OF SAID MURPHEY TRACT TO A 3 INCH METAL POST, BEING THE NORTHWEST CORNER OF THAT CERTAIN CALLED 3.333 ACRE TRACT OF LAND DESCRIBED BY DEED TO CHARLES GUYER AND TRACIE GUYER, AS RECORDED IN INSTRUMENT NUMBER 2014-56107, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

THENCE S 00°11'49"E, A DISTANCE OF 287.57 FEET (PREVIOUSLY RECORDED AS S 00°21'49"W, A DISTANCE OF 286.94 FEET) ALONG THE COMMON LINE OF THE EAST LINE OF SAID MONCRIEF TRACT AND THE WEST LINE OF SAID GUYER TRACT TO A 1/2 INCH IRON ROD WITH CAP STAMPED "4857" FOUND, BEING THE SOUTHWEST CORNER OF SAID MONCRIEF TRACT, THE SOUTHWEST CORNER OF SAID GUYER TRACT AND BEING IN THE NORTH LINE OF THAT CERTAIN CALLED 11.234 ACRE TRACT OF LAND DESCRIBED BY DEED TO CHARLES GUYER AND TRACIE GUYER, AS RECORDED IN INSTRUMENT NUMBER 2014-56107, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

THENCE S 89°20'20"W, (PREVIOUSLY RECORDED AS WEST, 506.06 FEET) ALONG THE SOUTH LINE OF SAID MONCRIEF 3.333 ACRE TRACT AND THE NORTH LINE OF SAID GUYER 11.234 ACRE TRACT, AT 6.74 PASS A 1/2 INCH IRON ROD WITH CAP STAMPED "ALLIANCE" FOUND FOR THE NORTHEAST CORNER OF THE AFOREMENTIONED MONCRIEF 22.47 ACRE TRACT AND THE NORTHWEST CORNER OF SAID GUYER 11.234 ACRE TRACT, AND THEN ALONG THE COMMON LINE OF THE SOUTH LINE OF SAID MONCRIEF 3.333 ACRE TRACT AND THE NORTH LINE OF SAID MONCRIEF 22.47 ACRE TRACT, IN ALL A DISTANCE OF 505.89 FEET TO THE POINT OF BEGINNING AND CONTAINING 145,290 SQUARE FEET OR 3.335 ACRES OF LAND, MORE OR LESS.

PROPERTY DESCRIPTION TRACT TWO
 BEING A TRACT OF LAND SITUATED IN THE THOMAS SAMUELS SURVEY, ABSTRACT NUMBER 1148, DENTON COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN CALLED 22.47 ACRE TRACT OF LAND DESCRIBED BY DEED TO LINDA MONCRIEF, AS RECORDED IN INSTRUMENT NUMBER 2014-8346, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH RED CAP FOUND AT THE NORTHWEST CORNER OF SAID CALLED 22.47 ACRE TRACT, ALSO BEING THE SOUTHWEST CORNER OF THAT CERTAIN CALLED 3.333 ACRE TRACT OF LAND DESCRIBED BY DEED TO LINDA MONCRIEF, AS RECORDED IN INSTRUMENT NUMBER 2019-124047, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND ALSO BEING IN THE EAST LINE OF THE PLAT OF HIGH MESA ESTATES, AS RECORDED IN DOCUMENT NUMBER 2007-78812 (CAB. X, PG. 833), PLAT RECORDS, DENTON COUNTY, TEXAS;

THENCE N 89°20'20"E, A DISTANCE OF 499.21 FEET (PREVIOUSLY RECORDED AS EAST) ALONG THE NORTH LINE OF SAID CALLED 22.47 ACRE TRACT AND THE SOUTH LINE OF SAID CALLED 3.333 ACRE TRACT TO A 1/2 INCH IRON ROD WITH CAP STAMPED "ALLIANCE" FOUND, BEING THE NORTHWEST CORNER OF THAT CERTAIN CALLED 11.234 ACRE TRACT OF LAND DESCRIBED BY DEED TO CHARLES GUYER AND TRACIE GUYER, AS RECORDED IN INSTRUMENT NUMBER 2014-56107, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

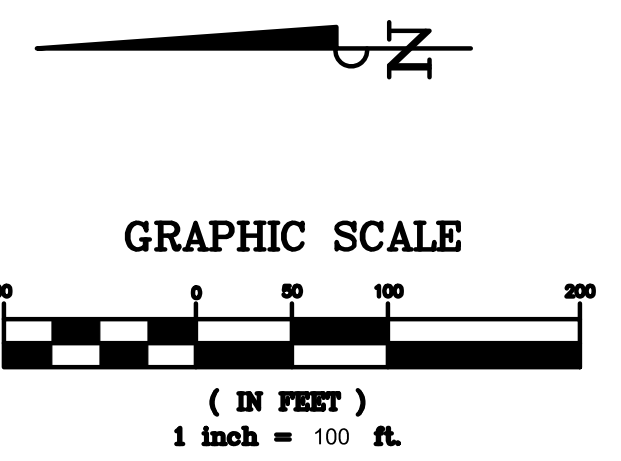
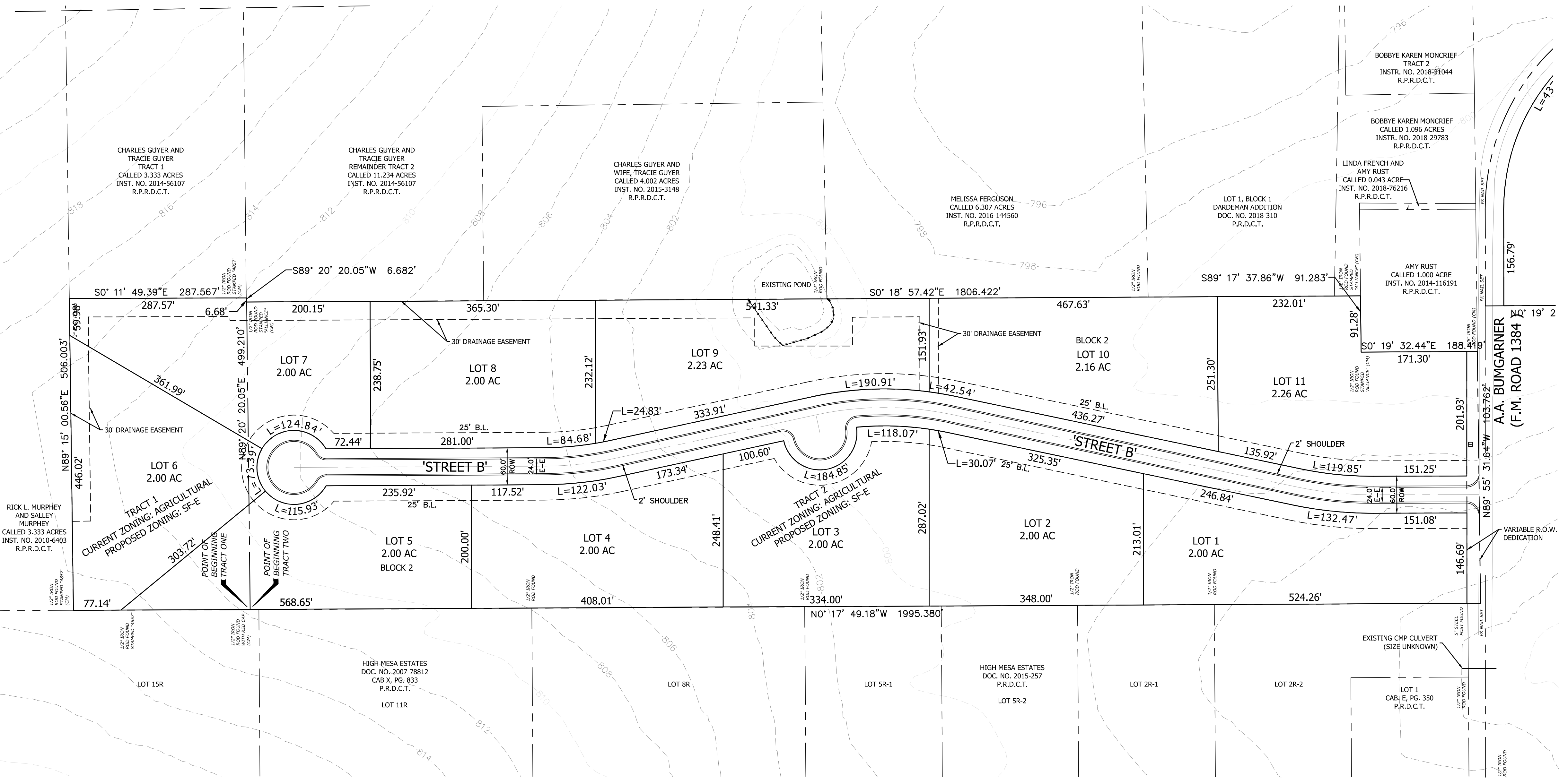
THENCE S 00°18'57"E, A DISTANCE OF 1806.42 FEET ALONG THE EAST LINE OF SAID CALLED 22.47 ACRE TRACT AND THE WEST LINE OF SAID CALLED 11.234 ACRE TRACT AND THE WEST LINE OF A CALLED 4.002 ACRE TRACT DESCRIBED BY DEED TO CHARLES GUYER AND WIFE, TRACIE GUYER, AS RECORDED IN INSTRUMENT NUMBER 2015-3148, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND THE WEST LINE OF THAT CERTAIN CALLED 6.307 ACRE TRACT OF LAND DESCRIBED BY DEED TO MELISSA FERGUSON, AS RECORDED IN INSTRUMENT NUMBER 2015-14450, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND THE WEST LINE OF LOT 1, BLOCK 1, DARDEMAN ADDITION, AS RECORDED IN DOCUMENT NUMBER 2018-310, PLAT RECORDS, DENTON COUNTY, TEXAS, AND THEN ALONG THE WEST LINE OF THAT CERTAIN CALLED 1.096 ACRE TRACT OF LAND DESCRIBED BY DEED TO BOBBY KAREN MONCRIEF, AS RECORDED IN INSTRUMENT NUMBER 2018-31044, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND ALSO BEING IN THE EAST LINE OF THE PLAT OF HIGH MESA ESTATES, AS RECORDED IN DOCUMENT NUMBER 2007-78812 (CAB. X, PG. 833), PLAT RECORDS, DENTON COUNTY, TEXAS;

THENCE S 89°17'38"W, A DISTANCE OF 91.28 FEET (PREVIOUSLY RECORDED AS WEST) ALONG THE COMMON LINE OF SAID CALLED 22.47 ACRE TRACT AND SAID 1.000 ACRE RUST TRACT TO A 1/2 INCH IRON ROD FOUND, BEING THE NORTHWEST CORNER OF SAID CALLED 1.000 ACRE RUST TRACT;

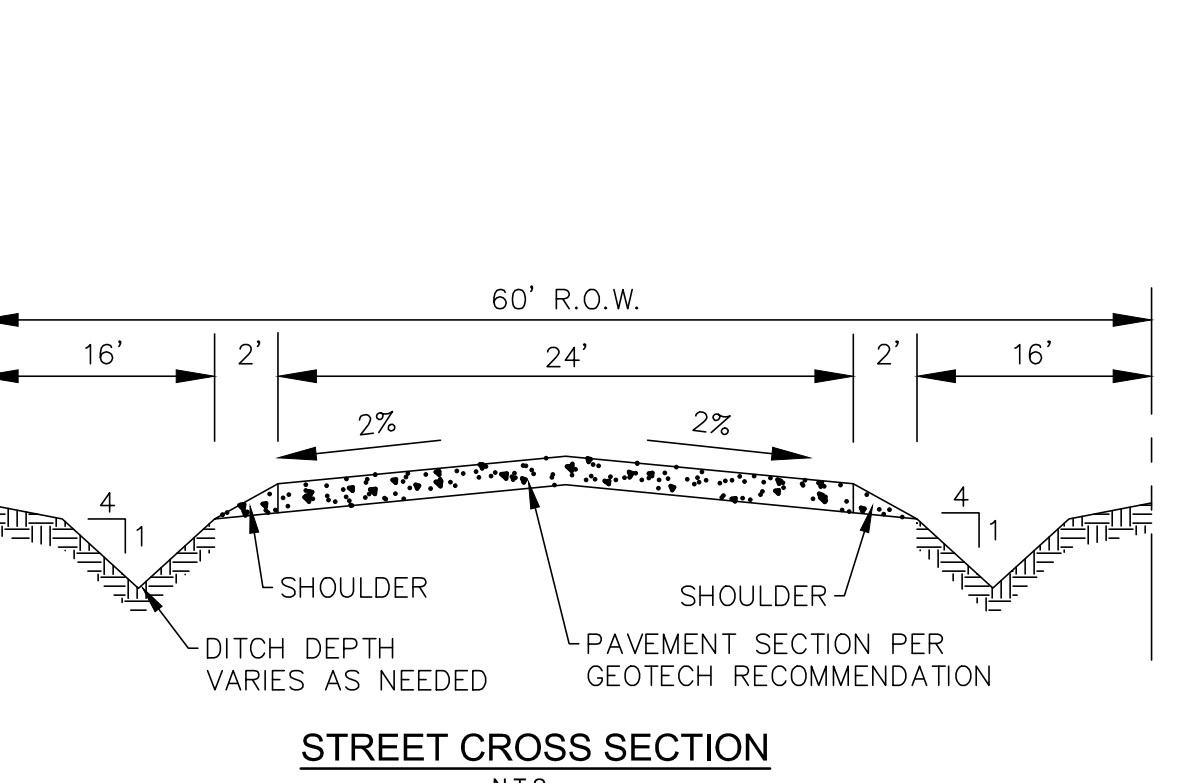
THENCE S 00°19'32"E, A DISTANCE OF 188.42 FEET (PREVIOUSLY RECORDED AS S 00°21'49"W, 188.60 FEET) ALONG THE COMMON LINE OF SAID THE EAST LINE OF SAID CALLED 22.47 ACRE TRACT AND THE WEST LINE OF SAID CALLED 1.000 ACRE RUST TRACT TO A 5/8 INCH IRON ROD FOUND IN A.A. BUMGARDNER ROAD (FM 1384, AN EXISTING 54 FOOT RIGHT-OF-WAY AT THIS POINT);

THENCE S 89°16'27"W, A DISTANCE OF 408.62 FEET (PREVIOUSLY RECORDED AS WEST, 408.02 FEET) ALONG THE SOUTH LINE OF SAID CALLED 22.47 ACRE TRACT AND IN AND ALONG SAID A.A. BUMGARDNER ROAD TO A P.I. NAIL SET, BEING THE SOUTHWEST CORNER OF SAID CALLED 22.47 ACRE TRACT;

THENCE N 00°17'49"W, (PREVIOUSLY RECORDED AS N 00°21'49"E), AT 20.6 FEET PASS A 5 INCH STEEL POST, BEING THE SOUTHWEST CORNER OF LOT 2R-2, HIGH MESA ESTATES, AS RECORDED IN DOCUMENT NUMBER 2015-257, PLAT RECORDS, DENTON COUNTY, TEXAS, AND THE ALONG THE COMMON LINE OF THE WEST LINE OF SAID CALLED 22.47 ACRE TRACT AND THE EAST LINE OF SAID HIGH MESA ESTATES RECORDED IN DOCUMENT NUMBER 2015-257 AND THEN ALONG THE EAST LINE OF THE AFOREMENTIONED HIGH MESA ESTATES AS RECORDED IN DOCUMENT NUMBER 2007-78812, IN ALL A DISTANCE OF 1995.38 FEET TO THE POINT OF BEGINNING AND CONTAINING 979,416 SQUARE FEET OR 22.484 ACRES OF LAND, MORE OR LESS.



CURRENT ZONING: AGRICULTURAL
PROPOSED ZONING: SF-E



GENERAL NOTES:

- According to surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP) "Flood Insurance Rate Map" (FIRM), Community Panel No. 48121C0320G, dated April 18, 2011. The property appears to lie within Zone "X", defined as "Areas determined to be outside the 0.2% annual chance floodplain" zone as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or the Federal Emergency Management Agency.
- The above referenced "FIRM" map is for use in administering the "NFIP"; it does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surface or subsurface conditions existing on or near the subject property which are not studied or addressed as a part of the "NFIP".
- All bearings shown herein are Texas State Plane Coordinate System, NAD83 (CORs), Texas North Central Zone (4202). All distances shown herein are surface distances.
- Building setback lines are to be obtained from the City of Ponder.
- X-Lots or open space lots shall be maintained by HOA.

CERTIFICATE OF DIRECTOR OF PUBLIC WORKS

LOTS 1 - 9, BLOCK 1 AND LOTS 1-11, BLOCK 2 FOX HOLLOW

LOCATION DESCRIPTION

I hereby certify that all requirements of the "Town of Ponder Code of Ordinance" [i.e., Ch. 154 Zoning Ordinance] concerning submission and/or approval of information and data to the Director of Public Works and the City Engineer, required for Preliminary Plat approval, have been complied with for the above referenced subdivision.

DIRECTOR OF PUBLIC WORKS

DATE

City Council Approval

WHEREAS the City Council of the City of Ponder, Texas voted affirmatively on this _____ day of _____, 2021, to approve this plat.

Mayor, City of Ponder

Attest: City Secretary

Planning and Zoning Commission Approval

WHEREAS the Planning and Zoning Commission of the City of Ponder, Texas voted affirmatively on this _____ day of _____, 2021, to approve this plat.

Chairman, Planning and Zoning Commission

Engineer:
 LEMC, Inc.
 Contact: Chris Franke
 Phone: 469.323.9389
 Email: chris@lemc-llc.com
 3066 Mount Zion Rd
 Midlothian, TX 76065

Owner/Developer:
 HOUSE FOX, LLC
 129 S. Main St. Ste 110
 Grapevine, TX 76051-5479

Application:
 TEMPUS DEVELOPMENT, LLC.
 Contact: Michael Martin
 Phone: 817.223.8489
 Email: mmartin@tempustx.com
 Contact: Adam Reeves
 Phone: 972.273.0102
 Email: reeves@tempustx.com
 3930 Glade Rd. Ste. 108 # 212
 Colleyville, Texas 76034

PRELIMINARY PLAT FOR FOX HOLLOW (SHEET 2 OF 2) REVIEW PURPOSES ONLY
 LOTS 1-9, BLOCK 1, LOTS 1-11, BLOCK 2 AN ADDITION TO THE CITY OF PONDER
 DENTON COUNTY, TEXAS AND BEING 47.326 ACRES OUT OF FOUR TRACTS OF THE THOMAS SAMUELS SURVEY, ABSTRACT NO. 1148, DENTON COUNTY, TEXAS SHOWING 20 RESIDENTIAL LOTS

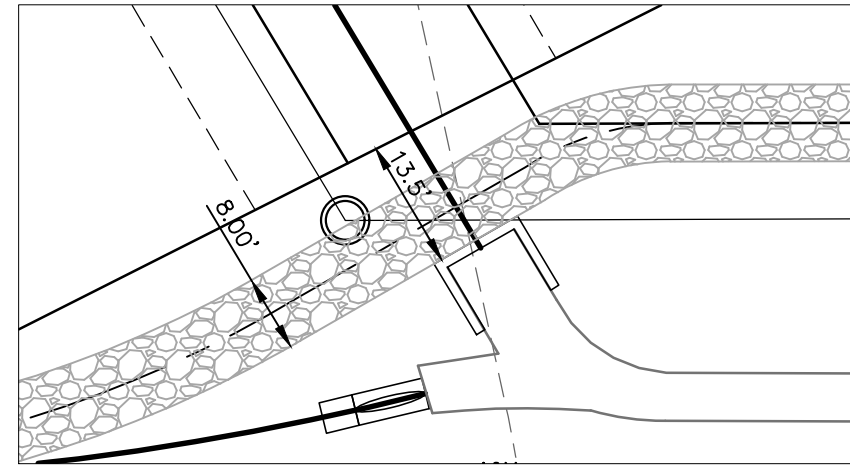
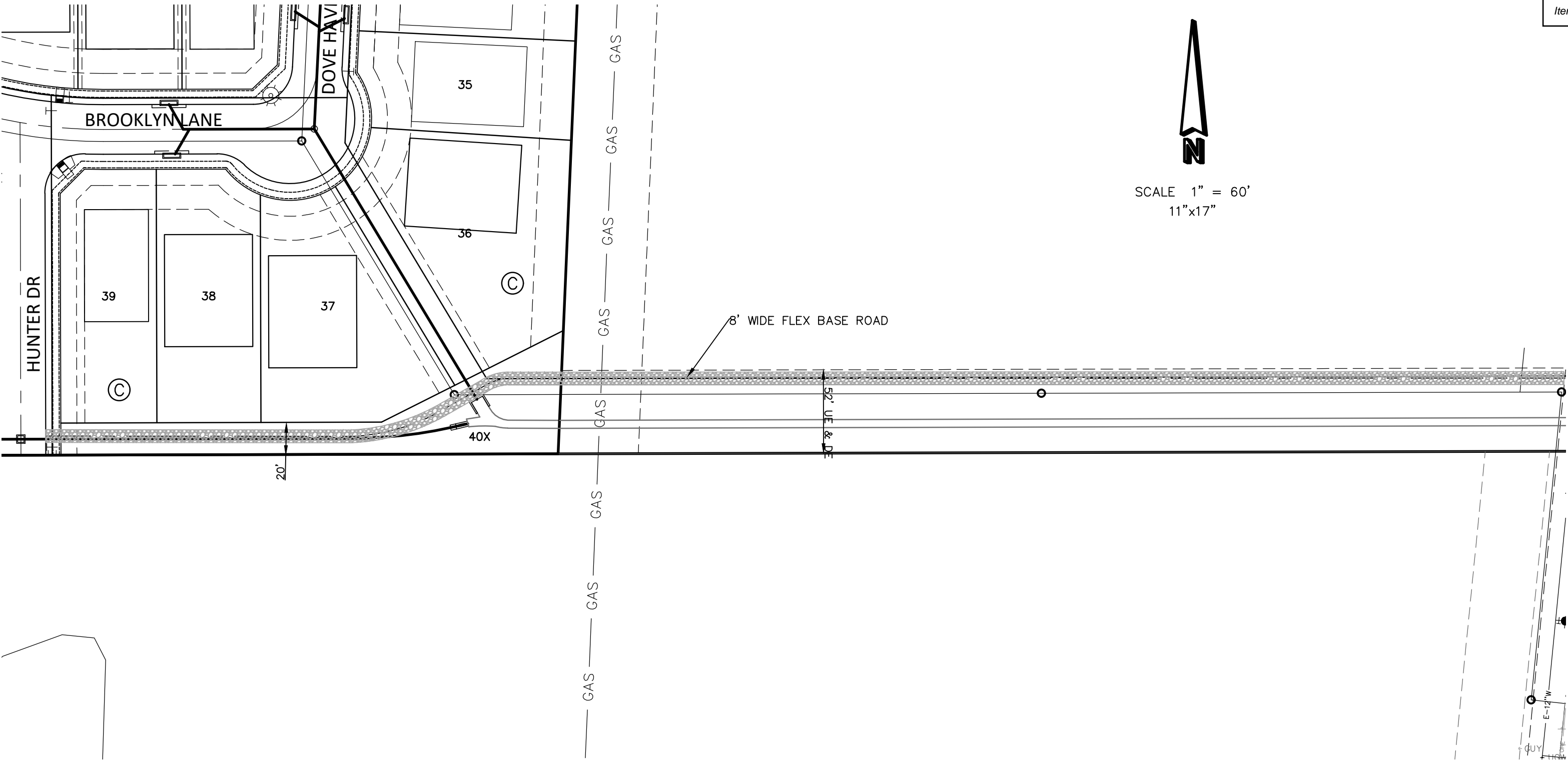
No.	Date	Revision Description

PRELIMINARY PLAT OF FOX HOLLOW
FOX HOLLOW
PONDER, TEXAS

CIVIL & ENVIRONMENTAL
 REGV I DFW
 3540 BROAD ST
 SUITE 120 #251
 MANSFIELD, TEXAS 76063
 469.323.9389
 WWW.LEMC-LLC.COM



SHEET NO.
2 OF 2



SCALE 1"=20'

CLAIRMONT ESTATES FLEX BASE ROAD EXHIBIT

August 3, 2021

Belcheff & Associates, Inc.

Municipal Engineering & Management
TBPE Reg. No. F-368

1660 Keller Parkway., Ste. 103
Keller, Texas 76248

August 18, 2021

Via e-mail to cfarmer@pondertx.com

Matthew Poole, Mayor and
Chairman Planning & Zoning Commission
Town of Ponder
102 W Bailey St.
Ponder, TX 76259

Re: Replat of Lots 36-39 & 40X, Block C – Clairmont Estates

Dear Mayor:

A Replat dated August 5th, 2021 by J. Volk Consulting, Plano, Texas, representing Developer Don Dykstra, Bloomfield Homes, LP was received by the Town electronically and reviewed in accordance with Town Ordinances and Regulations.

As you recall, the Final Plat of Clairmont Estates was approved by the Town and recorded in Denton County Plat Records earlier this year.

The purpose of this Replat is to amend 4 residential lots and 1 open space lot to allow for all-weather temporary access to the sanitary sewer facilities and an open drainage channel located within a public off-site drainage and utility easement. A permanent all-weather access to these facilities will be provided when the adjacent commercial property fully develops.

As a result of this Replat, a 20 ft. wide drainage and utility easement located within the residential lots as defined by the current Final Plat will now be part of the open space lot. A gravel road will be constructed within the limits of that open space lot to allow for access and its layout is shown on the attached Clairmont Estates Flex Base Road Exhibit.

This Replat meets the requirements of the Town's Code of Ordinances Chapter 153.031 and 153.032, and can be processed without public notice and hearing.

It is recommended that this Replat be approved as submitted.

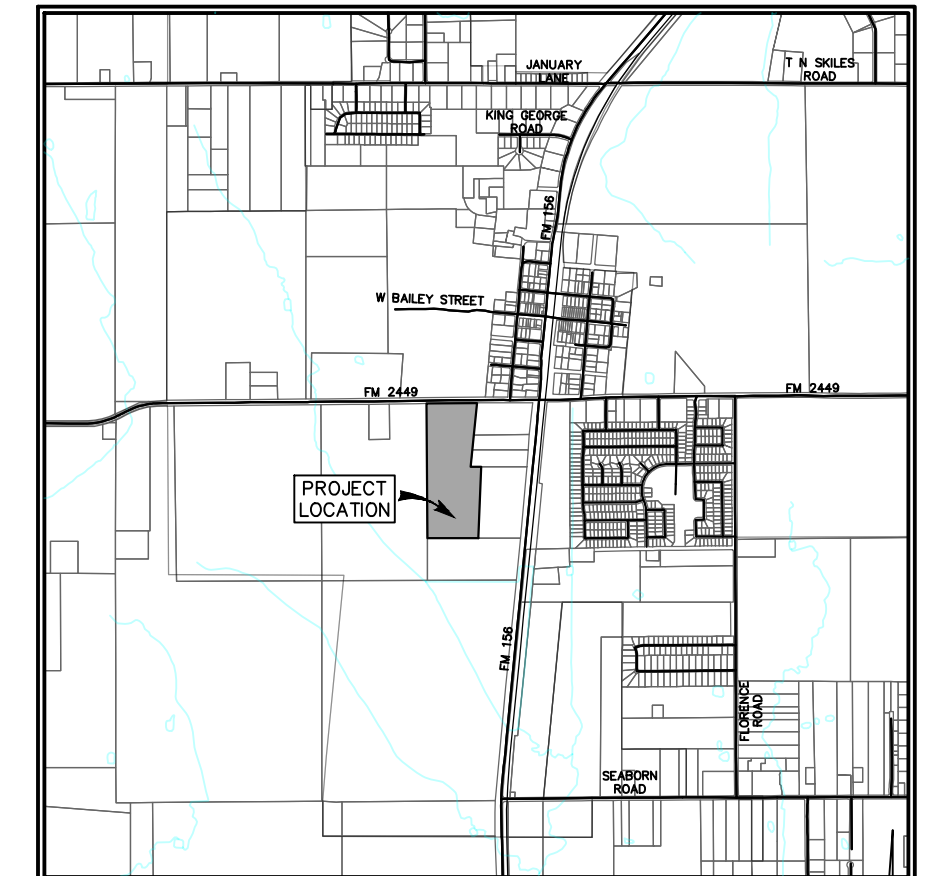
Sincerely,

o/s
Roman Boitsov, P.E.
Belcheff & Associates, Inc.
Town Engineer for Ponder

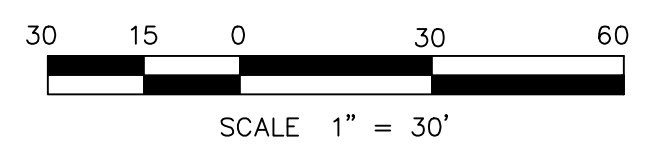
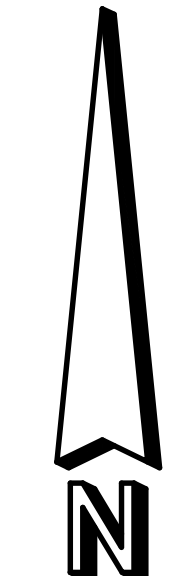
Attachments: Replat of Lots 36-39 & 40X, Block C, Clairmont Estates dated August 5, 2021
Clairmont Estates Flex Base Road Exhibit

Mayor Mathew Poole
August 18, 2021
Page 2 of 2

cc: Planning & Zoning Commission/Town Council Members *via meeting packets*
Sheri Clearman, Town Secretary *via e-mail*
Gary Morris, Director of Public Works *via e-mail*
Carolyn Farmer, Planning & Zoning Director *via e-mail*
Tom Dayton, PE, J. Volk Consulting *via e-mail*
Don Dykstra, Bloomfield Homes, LP *via e-mail*

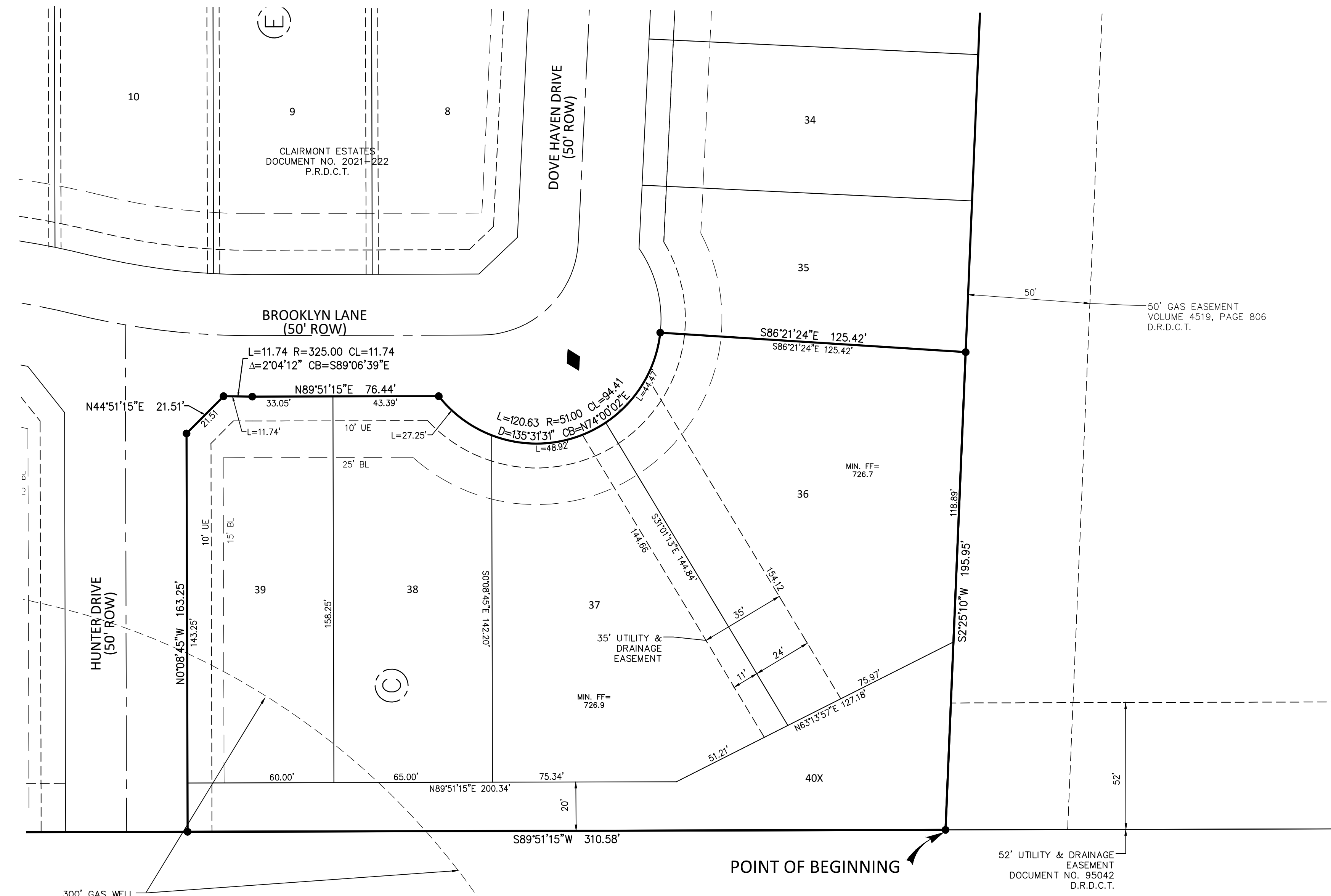


VICINITY MAP
SCALE: 1" = 3000'



LEGEND

- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD SET W/ YELLOW PLASTIC CAP STAMPED "JVC"
- D.R.D.C.T. DEED RECORDS, DENTON COUNTY, TEXAS
- UE UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- WLE WATER LINE EASEMENT
- SSE SANITARY SEWER EASEMENT
- POSE PUBLIC OPEN SPACE EASEMENT
- BL BUILDING LINE
- <CM> CONTROL MONUMENT
- ◆ DENOTES STREET NAME CHANGE



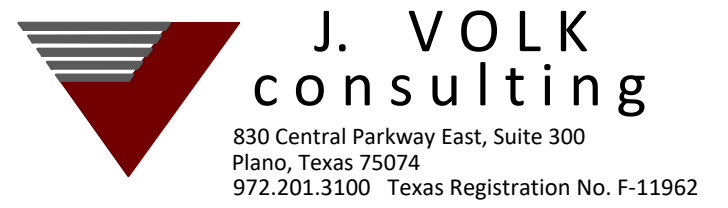
BENCHMARK NO. 1:
TXDOT MONUMENT FOUND ON TOP OF CONCRETE HEADWALL ON THE WEST SIDE OF FARM TO MARKET ROAD NO. 156 APPROXIMATELY 2,600' SOUTH OF THE INTERSECTION OF FARM TO MARKET ROAD NO. 156 WITH FARM TO MARKET ROAD NO. 2449. THE MONUMENT IS LOCATED APPROXIMATELY 53' EAST OF A TELEPHONE PEDESTAL AND APPROXIMATELY 102' SOUTH OF A POWER POLE.
ELEVATION = 721.53' (FIELD)

BENCHMARK NO. 2:
PK NAIL FOUND ON THE SOUTH SIDE OF FARM TO MARKET ROAD NO. 2449 APPROXIMATELY 2,450' WEST OF THE INTERSECTION OF FARM TO MARKET ROAD NO. 2449 WITH FARM TO MARKET ROAD NO. 156. THE MONUMENT IS LOCATED APPROXIMATELY 7' NORTH OF A POWER POLE AND APPROXIMATELY 26' WEST OF THE WEST EDGE OF A GRAVEL DRIVEWAY.
ELEVATION = 754.25' (FIELD)

A FINAL PLAT OF
**LOTS 36-39 & 40X, BLOCK C
 CLAIMMONT ESTATES**
 1.324 ACRES LOCATED IN THE
 F. DAVIS SURVEY - ABSTRACT NO. 371
 AN ADDITION TO THE TOWN OF PONDER,
 DENTON COUNTY, TEXAS

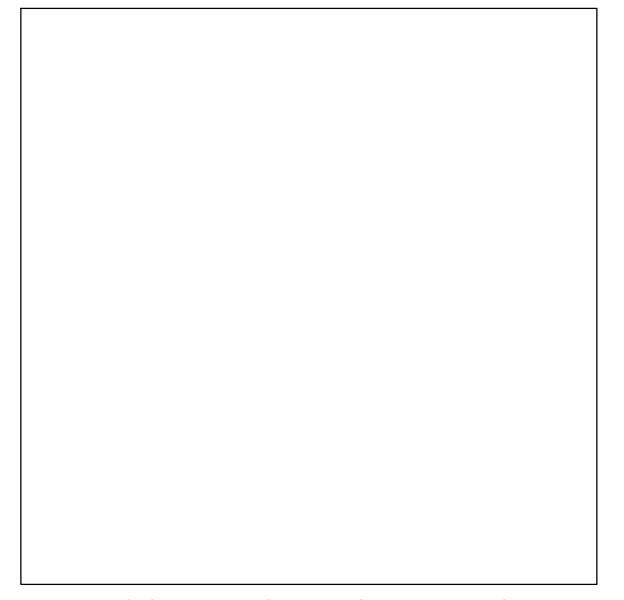
BEING A REPLAT OF LOTS 36-39 & 40X,
 BLOCK C CLAIMMONT ESTATES
 AN ADDITION TO THE TOWN OF PONDER,
 DENTON COUNTY, TEXAS ACCORDING TO
 THE PLAT RECORDED IN DOCUMENT NO.
 2021-222, PLAT RECORDS, DENTON
 COUNTY, TEXAS

05 August 2021
 SHEET 1 OF 2



DEVELOPER:
 BLOOMFIELD HOMES, LP
 1050 E. HWY. 114, SUITE 210
 SOUTHLAKE, TX 76092
 972-877-1508

ENGINEER/SURVEYOR:
 J. VOLK CONSULTING, INC.
 830 CENTRAL PARKWAY EAST
 SUITE 300
 PLANO, TX 75074
 972-201-2100
 TBPLS FIRM NO 10194033



- NOTES:
1. ALL LOT CORNERS TO BE MONUMENTED WITH 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JVC" UNLESS OTHERWISE NOTED.
 2. BASIS OF BEARINGS DERIVED FROM THE PLAT FOR CLAIMMONT ESTATES AN ADDITION TO THE TOWN OF PONDER, DENTON COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN DOCUMENT NO. 2021-222, PLAT RECORDS, DENTON COUNTY, TEXAS.

LEGAL DESCRIPTION
CLAIRMONT ESTATES REPLAT OF LOTS 36-39 & 40X, BLOCK C

1.324 ACRES

BEING a tract of land situated in the F. DAVIS SURVEY, ABSTRACT NO. 371, Town of Ponder, Denton County, Texas and being all of Lots 36-39 & 40X, Block C of CLAIRMONT ESTATES, an Addition to the Town of Ponder, Denton County, Texas according to the Plat thereof recorded in Document No. 2021-222, Plat Records, Denton County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for the southeast corner of said Addition;

THENCE South 89 degrees 51 minutes 15 seconds West, with the south line of said Addition, a distance of 310.58 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found at the intersection of said south line with the east line of Hunter Drive, a 50 foot right-of-way, for the southwest corner of said Lot 39;

THENCE North 00 degrees 08 minutes 45 seconds West, leaving said south line and with said east line, a distance of 163.25 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner at the south end of a corner clip;

THENCE North 44 degree 51 minutes 15 seconds East, with said corner clip, a distance of 21.51 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found in the south line of Brooklyn Lane, a 50 foot right-of-way, at the beginning of a non-tangent curve to the left having a central angle of 02 degrees 04 minutes 12 seconds, a radius of 325.00 feet and a chord bearing and distance of South 89 degrees 06 minutes 39 seconds East, 11.74 feet;

THENCE Easterly, with said south line, the following three (3) courses and distances:

Easterly, with said curve to the left, an arc distance of 11.74 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner;

North 89 degrees 51 minutes 15 seconds East, a distance of 76.44 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner at the beginning of a non-tangent curve to the left having a central angle of 135 degrees 31 minutes 31 seconds, a radius of 51.00 feet and a chord bearing and distance of North 74 degrees 00 minutes 02 seconds East, 94.41 feet;

Easterly, with said curve to the left, an arc distance of 120.63 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for the northwest corner of said Lot 36;

THENCE South 86 degrees 21 minutes 24 seconds East, leaving said south line, a distance of 125.42 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found in the east line of said Addition for the northeast corner of said Lot 36;

THENCE South 02 degrees 25 minutes 10 seconds West, with said east line, a distance of 195.95 feet to the POINT OF BEGINNING and containing 1.324 acres of land, more or less.

PUBLIC OPEN SPACE RESTRICTION

No structure, object, or plant of any type may obstruct vision from a height of twenty-four (24) inches to a height of eleven (11) feet above the top of the curb, including, but not limited to buildings, fences, walls, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on this plat. These open space easements will remain in effect until vacated by ordinance adopted by the Town Council of Ponder and the property replatted.

UTILITY EASEMENTS

Any public utility, including the Town of Ponder, shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growth or improvements which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and any public utility, including the Town of Ponder, shall have the right at all times of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its receptive systems without the necessity of at any time of procuring the permission of anyone.

FLOODPLAIN RESTRICTION

No construction, without the written approval of the Town of Ponder shall be allowed within a floodplain easement, and then only after detailed engineering plans and studies show 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. These engineering studies shall be done in compliance with FEMA (Federal Emergency Management Agency) guidelines which address acceptable studies, methods and limits of work done inside the 100-year floodplain. Where construction is permitted, all finished floor elevations shall be a minimum of one (1) foot above the 100-year flood elevation.

The existing creeks, lakes, reservoirs, or drainage channel traversing along or across portions of this addition, will remain as an open channel at all times and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots. The Town of Ponder will not be responsible for the maintenance and operation of said drainage-ways or for the control of erosion. Each property owner shall keep the natural drainage channels traversing adjacent to his property clean and free of debris, silt, or any substance which would result in unsanitary conditions and the Town shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage channel, as in the case of all natural drainage channels, are subject to storm water overflow and natural bank erosion to an extent that cannot be definitely defined. The Town of Ponder shall not be liable for damages of any nature resulting from the occurrence of these natural phenomena, nor resulting from a failure of any structure(s) within the natural drainage channels. The natural drainage channel crossing each lot is shown by the floodplain easement line as shown on the plat.

OWNER'S ACKNOWLEDGEMENT AND DEDICATION:

STATE OF TEXAS §
COUNTY OF DENTON §

I, the undersigned, owner of the land shown on this plat and within the area described by metes and bounds on this plat and designated herein as the CLAIRMONT ESTATES 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, watercourses, drains, easements, rights of ways and public places thereon shown for the purpose and consideration therein expressed.

ON BEHALF OF: BLOOMFIELD HOMES, L.P
A TEXAS LIMITED PARTNERSHIP

BY: BLOOMFIELD PROPERTIES, INC.
A TEXAS CORPORATION, GENERAL PARTNER

DON J. DYKSTRA, PRESIDENT

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this date personally appeared DON DYKSTRA, Owner's Agent, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20____.

Notary Public in and for the State of Texas

My Commission Expires: _____

SURVEYORS CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS: That I, Ryan S. Reynolds, 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 the Town of Ponder.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20____.

RYAN S. REYNOLDS, R.P.L.S.
Registered Professional Land Surveyor No. 6385

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 Ryan S. Reynolds, Land Surveyor 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20____.

Notary Public in and for the State of Texas

My Commission Expires: _____

Certificate of Approval for execution by the Planning & Zoning Commission:

This plat has been submitted to and considered by the Planning and Zoning Commission of the Town of Ponder, Texas, and is hereby recommended for approval by that Commission.

Dated this _____ day of _____, 2021.

Chairperson _____

ATTEST:

Secretary _____

Certificate for the Town Council's endorsement:

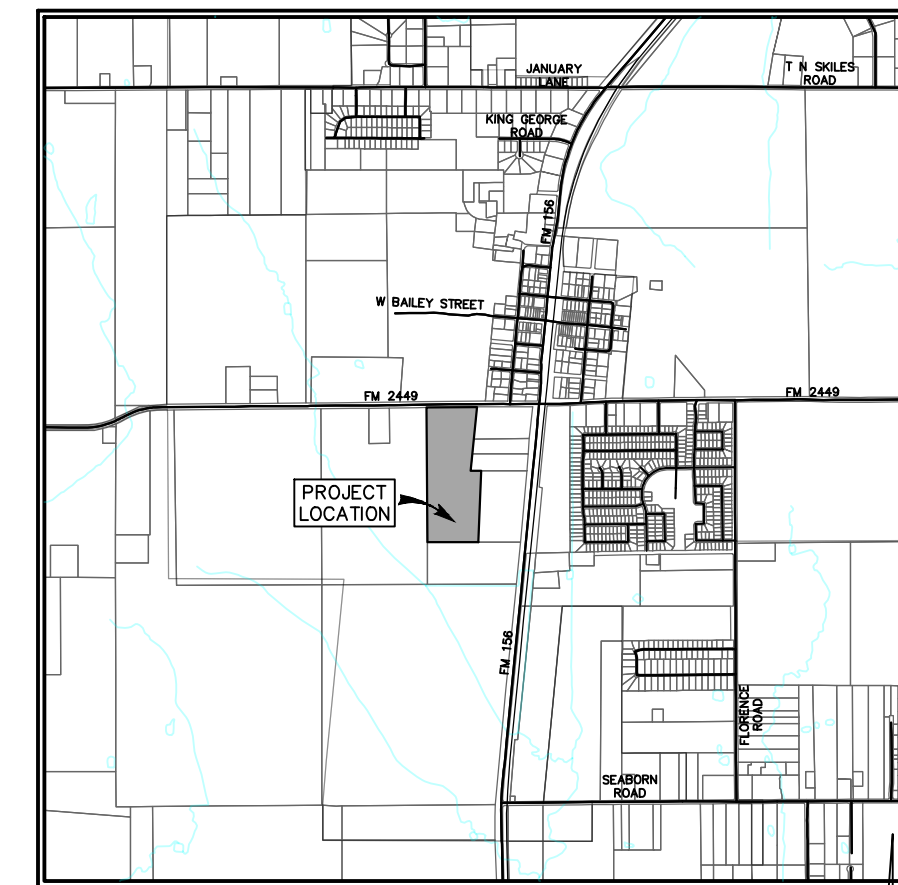
The Town Council of Ponder, Texas on _____, 2021,
Voted affirmatively to adopt this plat and approve it for filing of record.

By: _____

Town Secretary _____

NOTES:

- PER TOWN OF PONDER ORDINANCES, A MANDATORY HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED AND CREATED TO ASSUME AND BE RESPONSIBLE FOR THE CONTINUOUS AND PERPETUAL OPERATION, MAINTENANCE AND/OR SUPERVISION OF DRAINAGE EASEMENTS, LANDSCAPING SYSTEMS OR THEIR PHYSICAL FACILITIES OF GROUND HELD IN COMMON AND NECESSARY OR DESIRABLE FOR THE WELFARE OF THE AREA OF SUBDIVISION OR THAT ARE OF COMMON USE OR BENEFIT. SAID MANDATORY HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE CONTINUOUS AND PERPETUAL OPERATION, MAINTENANCE AND/OR SUPERVISION OF THE LANDSCAPE SYSTEMS, FEATURES OR ELEMENTS LOCATED IN PARKWAY COMMON AREA, BETWEEN SCREENING WALLS OR LIVING SCREENS AND ADJACENT CURBS OR STREET PAVEMENT EDGES, ADJACENT TO DRAINAGE WAYS OR DRAINAGE STRUCTURES, OR AT SUBDIVISION ENTRYPWAYS.
- ALL X-LOTS ARE UNBUILDABLE AND SHALL BE DEDICATED TO AND MAINTAINED BY THE HOA. X-LOTS SHALL ALSO BE USED FOR ACCESS, UTILITY & DRAINAGE EASEMENTS WHERE NECESSARY.
- WALL MAINTENANCE EASEMENTS SHALL BE DEDICATED TO THE HOA FOR PERPETUAL MAINTENANCE.
- RETAINING WALLS SHALL BE MAINTAINED BY PROPERTY OWNERS.
- SCREEN WALLS, ENTRY MONUMENTS AND ROUNDABOUT LANDSCAPING IN INNER CIRCLE SHALL BE MAINTAINED BY HOA.
- FENCING IN DRAINAGE EASEMENTS SHALL BE MAINTAINED BY INDIVIDUAL HOMEOWNERS.
- NO HABITABLE STRUCTURES SHALL BE CONSTRUCTED WITHIN THE 300' WELL SETBACKS AS SHOWN ON FINAL PLAT.



VICINITY MAP
SCALE: 1" = 3000'

A FINAL PLAT OF
LOTS 36-39 & 40X, BLOCK C
CLAIRMONT ESTATES

1.324 ACRES LOCATED IN THE
F. DAVIS SURVEY -ABSTRACT NO. 371
AN ADDITION TO THE TOWN OF PONDER,
DENTON COUNTY, TEXAS

BEING A REPLAT OF LOTS 36-39 & 40X,
BLOCK C CLAIRMONT ESTATES
AN ADDITION TO THE TOWN OF PONDER,
DENTON COUNTY, TEXAS ACCORDING TO
THE PLAT RECORDED IN DOCUMENT NO.
2021-222, PLAT RECORDS, DENTON
COUNTY, TEXAS

05 August 2021
SHEET 2 OF 2



830 Central Parkway East, Suite 300
Plano, Texas 75074
972.201.3100 Texas Registration No. F-11962

DEVELOPER:
BLOOMFIELD HOMES, LP
1050 E. HWY. 114, SUITE 210
SOUTHLAKE, TX 76092
972-877-1508

ENGINEER/SURVEYOR:
J. VOLK CONSULTING, INC.
830 CENTRAL PARKWAY EAST
SUITE 300
PLANO, TX 75074
972-201-2100
TBPLS FIRM NO 10194033



RECORDING INFORMATION