



Town Council Meeting

Monday, November 10, 2025 at 6:00 PM
102 W. Bailey Street, Ponder, TX 76259

NOTICE

THE TOWN COUNCIL FOR THE TOWN OF PONDER, TEXAS, WILL CONVENE IN PRE-COUNCIL AT 6:00 P.M. AND REGULAR SESSION AT 6:30 P.M. IN PONDER TOWN HALL, AT 102 W. BAILEY STREET, PONDER.

CALL TO ORDER

ROLL CALL

INVOCATION AND PLEDGE OF ALLEGIANCE

STAFF REPORTS

PRE-COUNCIL MEETING - 6:00PM *(Council members may have preliminary discussions about agenda items, allowing them to come to the regular meeting with a better understanding of the items.)*

1. Library October Staff Report
2. PD Staff Report
3. October Monthly Permit Report

REGULAR SESSION AGENDA

REGULAR MEETING - 6:30PM

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 Town Council on any subject. However, the Texas Open Meetings Act prohibits the Town Council 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.

RESOLUTION

[Proclamation](#) of Honor

CONSENT AGENDA *(All matters listed as Consent Agenda are considered to be routine by the Town Council and will be enacted by one motion. There will not be a separate discussion of these items. If discussion is desired, that item may be removed from the consent agenda and considered separately.)*

- [4.](#) Approval of meeting minutes from October 13, 2025 meeting.
- [5.](#) Receive a report, hold a discussion and take action on entering into a contract with Safe Built Code Enforcement for Town of Ponder Code Enforcement services not to exceed the amount of \$37,440 annually.
- [6.](#) Receive a report, hold a discussion and take action on entering into a contract with ZacTax for professional services not to exceed the amount of \$48,000 annually.
- [7.](#) Receive a report, hold a discussion and take action to approve contingent fee contracts (and appropriate ordinance) with Perdue Brandon Law Firm pursuant to Section 6.30 of the Property Tax Code, 103.0031 of the Code of Criminal Procedure and 552.001(b) of the Government Code, and to provide notice to current firm(s) (if any) of their termination. Said contracts being for the collection of delinquent government receivables (property taxes, court fine and fee and utility accounts) owed to City of Ponder and notice of said contract is posted with the agenda in accordance with Section 2254 of the Government Code.
- [8.](#) Discuss Candidates to the Denton CAD Board of Directors.
- [9.](#) Consider and act on approval of Final Minor Plat for Swafford parcel addition, a 7.429-acre tract in Ponder's town limits and City of Denton ETJ Division 2.

NEW BUSINESS

OLD BUSINESS

ITEMS FOR THE NEXT AGENDA

ADJOURN

The Town Council reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code, Section 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices) and 551.087 (Economic Development)

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 4th day of November 2025, at 5:00 p.m.

Alexis Norberg, Town Secretary

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 940-479-2396. Reasonable accommodations will be made to assist your needs.

Betty Foster Public Library

October 2025 Staff Report

Library Statistics:

	October 2025	October 2024
Total visits:	661	572
New cards:	15	21
Total circulation:	619	465

October programs and events:

Total programs held: 11

Total attendance: 319

Highlights of the month:

- Tiny Tot Time continues to be a favorite. Those littles love the library!
- Our Wise and Wonderful group is growing! We had 10 this month and several inquiries.
- Our Halloween Fun Day was indeed a fun day! We had 65 in attendance. Our own Mrs. Ginger the Pirate made an appearance.
- We have new more consistent hours—Tuesday through Friday from 10 a.m. to 5 p.m.

Looking forward:

*Our 2nd Annual Christmas Market is this Saturday from 9 a.m. to 2 p.m. So far we have 25 vendors so far! The weather is looking great too!

*The Texas Master Gardeners will be here on Nov. 14. The session will be “Preparing Your Garden for Winter”.

Cute quote of the month:

One toddler woke up her mom asking, “Are you going to take me to the library today?”

TOWN OF PONDER POLICE DEPARTMENT
ACTIVITY REPORT
OCTOBER 2025

	SEPTEMBER	OCTOBER	YTD	2024 Total
Calls for Service.	303	412	1444	1690
Reports Taken	12	6	111	90
		2		
Arrest	1		5	8
Citations Issued				
Traffic Tickets Issued	20	34	174	244
Non-Traffic Citations	3	2	27	20
Warning Tickets Written	17	46	350	228

Community Engagement – October 2025

In October, the Police Department participated in several community engagement activities. Chief Caster provided security detail for the Ponder Pals football playoffs on October 25th. Officer Watkins attended the Baptist Church Trunk or Treat event in collaboration with the Fire Department.

Officer Culwell, Detective Crow, and Chief Caster, accompanied by City Councilwoman Ginger Deussen, were present in the Remington neighborhood and other areas of town on Halloween evening, as well as at the home football game.

Jennifer Todd, our administrative assistant, organized a trunk or treat for police officers children, through her non-profit The Club of Denton.

The department continued to utilize Facebook to disseminate information to the public, resulting in a 247 percent increase in engagement compared to the previous 28-day period.

Town of Ponder, TX - Monthly Permit Issuance Report - 2024

Permit #	Permit Type	Date	Address	Owner	Project	Contractor	Value/Cost
OCTOBER							
BP-25-65	Fence	10/7/2025	231 Saratoga Dr	Young	replace fence	Apple Roofing DBA Epic Construction	unknown
BP-25-66	Fence	10/21/2025	401 Gulf Stream Ln	Crutsinger	replace fence	NS&D Detail and Landscaping	unknown
BP-25-67	Plumbing	10/22/2025	245 Saratoga Dr	Smith	replace water heater	Knee Deep Plumbing	unknown
BP-25-68	Fence	10/20/2025	203 Meadowlands Dr	Baxter	replace fence	C-FAB	unknown
BP-25-69	Fence	10/22/2025	300 Fairgrounds Ln	Staton-Hemb	replace fence	Double B Fencing	unknown
BP-25-70	Electrical - Solar	10/22/2025	313 Fairgrounds Ln	Kelly	residential solar roof panels	SunRun Installation Service	unknown
BP-25-71	Fence	10/30/2025	305 Meadow Dr	Nelson	replace fence	Buzz Custom Fence	unknown

TOWN OF PONDER, TEXAS

PROCLAMATION

Veterans Day | November 11, 2025

WHEREAS, the Town of Ponder is honored to join communities across our nation in paying tribute to the dedicated veterans who have served this great country with courage and distinction, both in times of peace and in times of war; and

WHEREAS, our community holds a deep and abiding gratitude for those who have given so much in the defense of the freedoms and liberties we continue to cherish; and

WHEREAS, Americans remain steadfast in their faith in the ideals upon which our nation was founded—freedom, democracy, and equality—and in the men and women of the Armed Forces who have stood ready to defend those ideals; and

WHEREAS, in honor of these brave men and women, we pledge our continued commitment to the defense of our nation, so that their sacrifice and service will forever stand as a testament to the spirit and determination of a free people; and

WHEREAS, on this Veterans Day, let us all renew our dedication to the principles that unite us as one nation under God—indivisible, with liberty and justice for all;

NOW, THEREFORE, BE IT PROCLAIMED that the Town Council of the Town of Ponder, Texas, does hereby recognize Tuesday, November 11, 2025, as:

Veterans Day

in the Town of Ponder, and urges all citizens to honor our veterans—past, present, and future—and to rededicate themselves to the preservation of freedom and democracy in our community and across this great nation.

PROCLAIMED this 10th day of November, 2025.



Town Council Meeting

Monday, October 13, 2025 at 6:00 PM
102 W. Bailey Street, Ponder, TX 76259

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STAFF REPORTS

1. Staff Reports

PRE-COUNCIL MEETING - 6:00PM *(Council members may have preliminary discussions about agenda items, allowing them to come to the regular meeting with a better understanding of the items.)*

REGULAR SESSION AGENDA

REGULAR MEETING - 6:30PM

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CONSENT AGENDA *(All matters listed as Consent Agenda are considered to be routine by the Town Council and will be enacted by one motion. There will not be a separate discussion of these items. If discussion is desired, that item may be removed from the consent agenda and considered separately.)*

2. Approval of meeting minutes from September 26, 2025 meeting.
3. Consider and act on approval of Final Plat Phase IIIB Saddle side.
4. Consider and act on approval of CFA Phase I Saddle side
5. Consider and act on approval of CFA Phase IIIB Saddle side.
6. Consider and act on approval of Clairmont Drainage Improvements MOA.
7. Consider and act on approval of resolution for the town's Bank of the West bank accounts.
8. Consider and act on approval of Town Council Travel Policy.
9. Consider and act on approval of Ponder ISD School Resource Officer (SRO) Memorandum of Understanding (MOU).

NEW BUSINESS

10. Consider and act on construction contract award of Robinson Road package pump station.
11. Consider and act on construction contract award of emergency backup generator and ATS.
12. Consider and act on construction contract award of 0.75 MG ground storage tank (GST).
13. Discuss and provide guidance for a Downtown Comprehensive and Revitalization Plan.
14. Discuss and provide guidance for future event planning such as an Easter Egg Hunt and partnering with Ponder Polar Express for Christmas in the Park.

OLD BUSINESS

ITEMS FOR THE NEXT AGENDA

ADJOURN

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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 7th day of October 2025, at 5:00 p.m.

Rebecca Zielinski, Planning and Zoning Coordinator

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 940-479-2396. Reasonable accommodations will be made to assist your needs.

**SECOND AMENDMENT OF
PROFESSIONAL SERVICES AGREEMENT
BETWEEN TOWN OF PONDER, TEXAS
AND SAFEbuilt TEXAS, LLC**

THIS SECOND AMENDMENT OF PROFESSIONAL SERVICES AGREEMENT is made effective as of the date of the last signature below by and between Town of Ponder, Texas (Municipality) and SAFEbuilt Texas, LLC, a wholly owned subsidiary of SAFEbuilt, LLC, (Consultant). Municipality and Consultant shall be jointly referred to as the "Parties".

RECITALS AND REPRESENTATIONS

WHEREAS, Parties entered into a Professional Services Agreement (Agreement), by which both Parties established the terms and conditions for service delivery on August 22, 2023; and

WHEREAS, on May 5, 2025, Parties instituted First Amendment to the Agreement to include health services and update fee schedule; and

WHEREAS, pursuant to Section 2, changes to services shall that are mutually agreed upon between Parties shall be made in writing as a signed and fully executed amendment to the Agreement; and

WHEREAS, Parties wish to update services; and

WHEREAS, Parties hereto now desire to amend the Agreement as set forth herein.

NOW, THEREFORE, in consideration of the mutual promises and covenants herein contained, and other good and valuable consideration, the receipt and adequacy of which are acknowledged, the Parties agree as follows:

1. The above recitals are acknowledged as true and correct and are incorporated herein.
2. The below is added to the Agreement, Exhibit A, List of Services and Fee Schedule:

Code Enforcement Services

- Customize our approach at the direction of Municipal Council/Board and staff
- Customize services in compliance with applicable Municipal code and ordinance requirements
- Proactively work with Municipality and its citizens to maintain a safe and desirable community
- Respond to and investigate code violations as requested in writing by Municipality
- Post violation notices and provide initial citizen notifications and follow-up inspections
- Address specific code enforcement issues at the direction of Municipality
- Assist in the preparation of cases for court appearances and attend meetings as requested
- Participate in educational activities and customer service surveys related to code enforcement
- Provide professional recommendations for code revisions – as needed
- Make presentations to Municipal boards as requested
- Provide agreed upon reports to demonstrate our performance against set measurements

Code Enforcement Services	
1day a week, (4-6 hours on site/with additional hrs used as admin)	\$ 3,120.00 per month
Building Official (In support of substandard building inspection)	\$ 125 per hour
Code Enforcement Hourly Rate (in addition to the monthly rate to address extra hours for council meetings, court cases or other required meetings outside of weekly day onsite.)	\$ 90 per hour.

3. All other conditions and terms of the original Agreement and First Amendment not specifically amended herein, shall remain in full force and effect.

IN WITNESS HEREOF, the undersigned have caused this Amendment to be executed in their respective names on the dates hereinafter enumerated.

SAFEbuilt Texas, LLC

Town of Ponder, Texas

By: _____

By: _____

Name: Matthew K. Causley

Name: _____

Title: Chief Operating Officer

Title: _____

Date: October 7, 2025

Date: _____

October 14, 2025

Open Records Division
Texas Comptroller of Public Accounts
P.O. Box 13528
Austin, TX 78711-3528
Fax: (512) 475-1610

To Whom It May Concern:

The Town of Ponder is requesting the **Detailed Confidentiality Report** and records related to the sales and use tax received by the Town. The report should include the amount of sales and use tax paid to our Town by each person doing business in the Town for the current and prior years, as provided for by Section 321.3022 of the Tax Code.

Please also provide the quarterly **Delinquency Report** provided for in Section 321.302(b) of the Tax Code.

This request is made in my capacity as the town administrator of the Town of Ponder; I also request that this data be provided in electronic data format. Please email the data files directly to Eight20 Consulting LLC, at salestax@eight20consulting.com and/or salestax@zactax.com.

We understand that the information received by the Town and its agents under Section 321.3022 is confidential and not open to public inspection. Please keep this letter on file for one calendar year.

Sincerely,

Fred Tillman
Town Administrator
Ponder, Texas



October 14, 2025

City of Ponder
102 W. Bailey Street
Ponder, TX 76259

Fred:

Zactax, a division of Eight 20 Consulting LLC (dba Zactax), is pleased to provide the City of Ponder (hereinafter "you" or "your") with the professional services described below. This letter is to confirm our understanding of the terms and objectives of our engagement and the nature and limitations of the services we will provide. The engagement between you and our firm will be governed by the terms of this letter.

Scope of Engagement

The following table summarizes the services we will provide and how frequently we will provide them:

SERVICE	FREQUENCY
Zactax property tax annual subscription	As needed
Zactax sales tax annual subscription	As needed
Virtual CFO – audit prep and budget prep	As needed
Standing virtual strategy session	Monthly as scheduled
On-demand virtual session	As needed
Strategic planning retreat	Annually as scheduled
Confidential coaching sessions for executives and directors	As needed
Council-Manager relationship support	As needed
Other services listed on Attachment A	As needed (separate fee applies)

We will not perform management functions or make management decisions for you. However, we may provide advice, research materials and recommendations to assist your management in performing its functions and making decisions.

You may request that we perform additional services not contemplated by this engagement letter. If this occurs, we will communicate with you regarding the scope and estimated cost of these additional services. Engagements for significant additional services may necessitate that we amend this letter or issue a separate engagement letter to reflect the obligations of both parties. In the absence of any other written communications from us documenting additional services, our services will be limited to and governed by the terms of this engagement letter.

Timing of Engagement

This engagement letter outlines the terms of the engagement for the above services for October 1, 2025, through September 30, 2026, or upon the termination of the engagement, if earlier. This engagement letter will automatically be renewed at the start of each fiscal year unless otherwise cancelled in writing by one or both parties.

Fees and Billings

Our fee for this engagement is \$48,000 annually. Software services are billed as a lump sum annual payment of \$10,000. All other services outlined in the Scope of Engagement are billed monthly at a rate of \$3,166.67 for the months of October through August and a rate of \$3,166.63 for the month of September. The lump sum for software services is payable at the start of the engagement, and monthly service fees are billed monthly. All services on Exhibit A are available on a separate fee-for-service basis based on the scope of work. Travel expenses (if any) will be billed separately.

We reserve the right to suspend or terminate our work. If our work is suspended or terminated, you agree that we will not be responsible for your failure to meet government and other deadlines, for any penalties or interest that may be assessed against you resulting from your failure to meet such deadlines, and for any other damages, including consequential damages.

We reserve the right to withdraw from this engagement without completing the work if you fail to comply with the terms of this engagement letter. If any portion of this agreement is deemed invalid or unenforceable, the finding shall not invalidate the remainder of the terms set forth in this engagement letter.

We appreciate the opportunity to be of service to the City of Ponder. Please date and sign below and return a copy of the engagement letter to acknowledge your agreement with its terms.

Very truly yours,



Robert Hanna
President – Strategic Services

APPROVED:

Fred Tillman
City Manager, City of Ponder

Date

EXHIBIT A

For all services, travel expenses will be billed separately. Special projects and other engagement related services are available on a fee for service basis, service areas include, but are not limited to:

Strategic Planning

- Development of long-term strategic plans aligned with community goals
- Facilitation of visioning workshops, leadership retreats and strategy sessions
- Stakeholder engagement, including surveys, focus groups, and interviews
- Performance measurement frameworks and implementation roadmaps

Organizational Assessments & Optimization

- Evaluation of departmental structures, staffing, and workflows
- Recommendations for improving efficiency, accountability, and service delivery
- Culture and values alignment initiatives
- Leadership development and succession planning

Economic Development Strategy

- Market analysis and feasibility studies
- Tax Increment Reinvestment Zones
- Public Improvement Districts
- Industrial District Agreements
- Public-private partnership structuring
- Incentive policy development and negotiation support
- Downtown revitalization and corridor planning
- Qualified Hotel Developments

Capital Improvement & Financial Planning

- Long-range financial forecasting
- Capital improvement program (CIP) development
- Budget alignment with strategic priorities
- Alternative Revenue Strategies

Executive Leadership Services

- Council-Manager Dynamics
- Senior Leadership Assistance – Hiring, Aligning, Rewarding
- Compensation and Classification
- Project Specific Services

CONTRACT FOR THE COLLECTION OF DELINQUENT TAXES

THE STATE OF TEXAS	§	
	§	
COUNTY OF DENTON	§	

THIS CONTRACT is made and entered into by and between the **TOWN OF PONDER**, acting herein and through the Mayor of its Town Council, hereinafter called Taxing Authority, and **PERDUE, BRANDON, FIELDER, COLLINS & MOTT, L.L.P.**, Attorneys at Law, Garland, Texas, or their duly authorized representatives, hereinafter called the Firm.

I.

Taxing Authority agrees to retain the services and does hereby retain the services of the Firm to enforce by suit or otherwise, the collection of all delinquent taxes, penalty and interest, owing to Taxing Authority which the Taxing Authority's Tax Collector refers to the Firm, provided current year taxes becoming delinquent within the period of this Contract shall become subject to its terms upon the following conditions:

- A. Taxes that become delinquent during the term of this Contract that are not delinquent for any prior year become subject to the terms of this Contract on the 1st day of the month in which penalties attach to the taxes pursuant to Section 33.07, 33.08 and/or 33.11 of the Texas Property Tax Code.
- B. Taxes that become delinquent during the term of this Contract on property that is delinquent for prior years shall become subject to its terms on the first day of delinquency when such property is under litigation or comes under litigation or is referred to the Firm for collection by Taxing Authority's Tax Collector.
- C. Notwithstanding A or B, the Taxing Authority may turn over to the Firm to pursue remedies under Sections 33.48 or 33.21, et. Seq. of the Texas Property

Tax Code at Tax Authority's discretion, and said taxes will become subject to the terms of this Contract.

D. All delinquent personal property taxes shall become subject to this Contract and are to be turned over to the Firm for collection 60 days after the delinquency date for said taxes. A penalty as set forth in Paragraph V shall be assessed to defray the cost of collecting those taxes as provided by section 33.11, Texas Property Tax Code. All collection penalties or attorney fees collected on those taxes are the property of the Firm and shall be paid in the same manner as all other collection penalties or attorney fees under this Contract.

E. Other taxes, including current taxes, which are turned over to the Firm by Taxing Authority's Tax Collector because of the necessity of filing claims in Bankruptcy, with other Federal authorities, or for other reasons, shall become subject to the terms of this Contract at the time they are turned over to the Firm and the Firm shall be entitled to the appropriate percentage, as set forth in Paragraph V, of any amounts of delinquent taxes, penalties, and interest actually received by Taxing Authority.

F. Taxing Authority reserves the right to make the final decision as to whether or not to enforce by suit any delinquent tax account turned over to the Firm for collection.

II.

The Firm is to call to the attention of the Taxing Authority's Tax Collector or other designated officials any errors, double assessments or other discrepancies coming under its observation during the progress of the work and is to intervene on behalf of Taxing Authority in all suits for taxes hereafter filed by any taxing unit on property located within its taxing jurisdiction.

III.

The Firm agrees to make progress reports to Taxing Authority on request and to advise Taxing Authority of all cases where investigation reveals taxpayers to be financially unable to pay their delinquent taxes.

IV.

All activities performed by the Firm in connection with this Contract are performed at no expense, fee, or cost to Taxing Authority.

V.

Taxing Authority agrees to pay to the Firm, as compensation for the services required herein twenty (20%) percent of the amount of taxes, penalty and interest subject to the terms of this contract as set forth in Paragraph I above, collected and paid to Taxing Authority Tax Collector during the term of this contract, as and when collected. For any previous years in which a 15% add-on compensation was assessed, Firm agrees to accept said 15%.

VI.

Taxing Authority agrees to furnish to the Firm all data and information as to the name, and address of the taxpayer, the legal description of the property, years and amount of taxes due. Taxing Authority further agrees to update said information by furnishing a list of paid accounts and adjustments to the tax roll as necessary. Section 33.48(a) (4) of the Texas Property Tax Code provides: "In addition to other costs authorized by law, a taxing unit is entitled to recover...reasonable expenses that are incurred by the taxing unit in determining the name, identity and location of necessary parties and in procuring necessary legal descriptions of the property on which a delinquent tax is due:..." The Firm agrees to advance on behalf of Taxing Authority such costs and expenses. In consideration of the advancement of such costs and expenses by the Firm, Taxing Authority assigns its right to recover the same to the extent approved by the Court and/or customarily and usually approved by the Court. The Firm expressly waives any claim against Taxing Authority for uncollected costs or expenses.

VII.

This Contract is for a period of one (1) year and shall commence on the 1st day of January, 2026, and shall automatically renew and continue in full force and effect thereafter from year to year for additional twelve month periods on the same terms and conditions unless either party delivers written notice to the other party of its intent to terminate this contract at least sixty (60) days prior to each renewal date of this contract. The notice to terminate can be given for any reason whatsoever. Upon termination, the Firm shall have an additional six (6) months to reduce to payment or judgment all tax litigation and bankruptcy claims filed prior to the date this Contract becomes terminated or expires. Taxing Authority agrees to compensate the Firm for any such accounts collected during the six (6) month period in accordance with the terms of section V above.

VIII.

Every provision of this Contract is intended to be severable. If any term or provision hereof is hereafter deemed by a Court to be illegal, invalid, void or unenforceable, for any reason or to any extent whatsoever, such illegality, invalidity, or unenforceability shall not affect the validity of the remainder of this Contract, it being intended that such remaining provisions shall be construed in a manner most closely approximating the intention of the Parties with respect to the illegal, invalid, void or unenforceable provision or part thereof.

In consideration of the terms and compensation here stated, the Firm hereby accepts said retention of services and undertakes the performance of this Contract as above written.

IX.

Notice to Clients

The State Bar of Texas investigates and prosecutes professional misconduct committed by Texas attorneys. If you have a complaint against or dispute with this firm involving professional misconduct, the State Bar's Office of Chief Disciplinary Counsel will provide you with information about how to file a complaint. Please call 1-800-932-1900 for more information.

The Firm hereby represents and warrants that at the time of this Contract neither the Firm, nor any wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of the Firm: (i) engages in business with Iran, Sudan, or any foreign terrorist organization pursuant to Subchapter F of Chapter 2252 of the Texas Government Code; or (ii) is a company listed by the Texas Comptroller pursuant to Section 2252.153 of the Texas Government Code. The term "foreign terrorist organization" has the meaning assigned to such term pursuant to Section 2252.151 of the Texas Government Code.

By signing and entering into the Contract, the Firm verifies, pursuant to Chapter 2271 and Chapter 2274 (as added by Senate Bill 13, 87th Legislature Regular Session) of the Government Code, it does not boycott Israel or boycott energy companies and will not boycott Israel or boycott energy companies during the term of this Contract. "Boycott Israel" has the meaning assigned by Section 808.001, Government Code. "Boycott energy company" has the meaning assigned by Section 809.001, Government Code.

By signing and entering into the Contract, the Firm verifies, pursuant to Chapter 2274 (as added by Senate Bill 19, 87th Legislature Regular Session) of the Government Code, that it does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and will not discriminate during the term of this Contract against a firearm entity or firearm trade association. "Discriminate against a firearm entity or firearm trade association" has the meaning assigned by Section 2274.001(3), Government Code.

WITNESS the signatures of all parties hereto in duplicate originals this the ____ day of _____, 2025, Denton County, Texas.

TOWN OF PONDER

By: _____
Mayor, Town Council

PERDUE, BRANDON, FIELDER, COLLINS & MOTT, L.L.P.

Attorneys at Law

1919 S. Shiloh Road, Suite 640, LB 40

Garland, TX 75042

(p) 972-278-8282

(f) 972-278-8222

By: _____
Partner

Written Findings as to the Collections Contract with Perdue Brandon Fielder Collins & Mott, LLP

In an open meeting, the City Council for the Town of Ponder considered all matters listed in Section 2254.1036(a)(1) of the Government Code, as they relate to a contingent fee contract with Perdue Brandon Fielder Collins and Mott, LLP.

The City Council, pursuant to Section 2254.1036(b) of the Government Code, hereby finds the following to be true: 1) there is a substantial need for the legal services specified in said contract; 2) these legal services cannot be adequately performed by the attorneys and supporting personnel of Town of Ponder; and 3) these legal services cannot reasonably be obtained from attorneys in private practice under a contract providing only for the payment of hourly fees, without regard to the outcome of the matter, because of the nature of the matter for which these services will be obtained or because Town of Ponder does not have funds to pay the estimated amounts required under a contract providing only for the payment of hourly fees.

Therefore, this Town Council hereby approves the contract by and between Town of Ponder and Perdue Brandon Fielder Collins & Mott, LLP, for professional legal services regarding the collection of delinquent ad valorem taxes with services to be paid in accordance with Section 6.30 of the Texas Property Tax Code.

APPROVED and EXECUTED this the ____ day of _____, 2025.

Town Mayor



Denton Central Appraisal District
3911 Morse Street
Denton, TX 76208

(940) 349-3800
 www.dentoncad.com

TO: Denton County Taxing Units
FROM: Don Spencer, Chief Appraiser
DATE: October 22, 2025
SUBJECT: Candidates to the Denton CAD Board of Directors

Candidates to the Denton Central Appraisal District Board of Directors are listed below.

Each voting unit must cast its vote by written resolution and submit it to the Chief Appraiser before Monday, December 15th. The Distribution of Votes for each voting unit is included with this letter. The unit may cast all its votes for one candidate or may distribute the votes among any number of candidates. When a voting unit casts its votes, it must cast the votes for a person that was nominated and is named on the ballot. There is no provision for write-in candidates. The Tax Code does not permit the Chief Appraiser to count votes cast for someone not listed on the official ballot. The two nominees receiving the most votes will be seated as Place 4 & 7 on the Denton CAD Board of Directors in January of 2026.


The candidates nominated by the taxing units are:

<u>Candidate</u>	<u>Nominating Unit</u>
1. Mike Hennefer	<i>City of Carrollton, C-FB ISD, City of The Colony, Denton County, City of Frisco, City of Highland Village, Lewisville ISD, City of Lewisville, Northwest ISD, City of Plano, Town of Shady Shores, City of Southlake</i>
2. Ann Pomykal	<i>City of Carrollton, City of The Colony, Denton County, City of Highland Village, City of Lewisville, Lewisville ISD, Northwest ISD, City of Plano, Town of Shady Shores, City of Southlake</i>
3. Jordan Villareal	<i>Frisco ISD, City of Frisco</i>
4. DeVon English	<i>Little Elm ISD</i>

Bio sheets on each candidate have been requested and are being gathered. If you would like further information on one(or more) of the candidates, please contact Misty Baptiste she will forward those information sheets to you as soon as they are available.

Since some of you may not be familiar with the process of selecting the Board, please do not hesitate to contact Misty Baptiste at (940) 349-3977 or misty.baptiste@dentoncad.com for clarification and/or information.

Thank you,



Don Spencer
Chief Appraiser
Denton Central Appraisal District

DENTON CENTRAL APPRAISAL DISTRICT 2025 DISTRIBUTION OF VOTES				
JURISDICTIONS		2024 LEVY	% OF TOTAL LEVIES	NUMBER OF VOTES
SCHOOL DISTRICTS:				
S01	ARGYLE ISD	65,674,321.88	2.1939%	44
S02	AUBREY ISD	39,352,904.49	1.3146%	25
S03	CARROLLTON-FB ISD	57,743,916.14	1.9290%	39
S04	CELINA ISD	3,833,678.65	0.1281%	3
S05	DENTON ISD	378,411,405.76	12.6413%	252
S15	ERA ISD	1,363.08	0.0000%	1
S06	FRISCO ISD	194,933,962.10	6.5120%	129
S07	KRUM ISD	23,764,217.83	0.7939%	16
S08	LAKE DALLAS ISD	39,650,352.26	1.3246%	25
S09	LEWISVILLE ISD	638,403,213.58	21.3267%	426
S10	LITTLE ELM ISD	97,843,078.39	3.2686%	64
S11	NORTHWEST ISD	228,547,521.30	7.6349%	152
S12	PILOT POINT ISD	12,948,005.21	0.4325%	9
S13	PONDER ISD	14,152,080.10	0.4728%	9
S17	PROSPER ISD	54,811,672.58	1.8311%	37
S14	SANGER ISD	25,375,386.78	0.8477%	17
S16	SLIDELL ISD	667,895.55	0.0223%	1
SCHOOL DISTRICTS TOTALS		\$1,876,114,975.68	62.674%	1248
G01	DENTON COUNTY	\$355,813,572.94	11.89%	238
CITIES:				
C26	TOWN OF ARGYLE	5,243,027.85	0.1752%	4
C01	CITY OF AUBREY	5,417,579.06	0.1810%	4
C31	TOWN OF BARTONVILLE	1,230,886.43	0.0411%	1
C02	CITY OF CARROLLTON	67,706,583.01	2.2618%	45
C49	CITY OF CELINA	7,844,726.08	0.2621%	5
C03	CITY OF THE COLONY	51,299,348.21	1.7137%	34
C21	TOWN OF COPPELL	1,146,465.63	0.0383%	1
C27	TOWN OF COPPER CANYON	1,799,333.55	0.0601%	1
C04	CITY OF CORINTH	18,804,368.34	0.6282%	13
C20	CITY OF DALLAS	16,959,752.07	0.5666%	10
C05	CITY OF DENTON	121,511,703.72	4.0593%	80
C42	CITY OF DISH	229,802.25	0.0077%	1
C30	TOWN OF DOUBLE OAK	1,303,943.09	0.0436%	1
C47	TOWN OF CORRAL CITY	29,938.96	0.0010%	1
C07	TOWN OF FLOWER MOUND	63,454,826.24	2.1198%	42
C36	CITY OF FORT WORTH	51,610,843.95	1.7241%	34
C32	CITY OF FRISCO	81,844,800.22	2.7341%	54
C39	CITY OF GRAPEVINE	306.38	0.0000%	1
C22	TOWN OF HACKBERRY	228,478.68	0.0076%	1
C38	CITY OF HASLET	3,218.15	0.0001%	1
C19	TOWN OF HICKORY CREEK	2,634,384.89	0.0880%	2
C08	CITY OF HIGHLAND VILLAGE	16,892,013.38	0.5643%	10
C09	CITY OF JUSTIN	6,546,518.74	0.2187%	4
C18	CITY OF KRUGERVILLE	1,475,331.88	0.0493%	1
C10	CITY OF KRUM	4,868,975.64	0.1627%	3
C11	CITY OF LAKE DALLAS	4,339,853.40	0.1450%	3
C25	CITY OF LAKEWOOD VILLAGE	723,384.86	0.0242%	1
C12	CITY OF LEWISVILLE	93,286,509.19	3.1164%	61
C13	TOWN OF LITTLE ELM	47,202,830.20	1.5769%	32
C45	CITY OF NEW FAIRVIEW	164,216.87	0.0055%	1
C33	TOWN OF NORTHLAKE	9,669,065.95	0.3230%	6
C24	CITY OF OAK POINT	5,031,372.81	0.1681%	3
C14	CITY OF PILOT POINT	4,795,191.43	0.1602%	3
C29	CITY OF PLANO	7,234,194.18	0.2417%	5
C15	TOWN OF PONDER	2,371,697.72	0.3114%	6
C48	CITY OF PROSPER	14,637,192.29	0.4890%	10
C51	TOWN OF PROVIDENCE VILLAGE	5,894,070.34	0.1969%	4
C17	CITY OF ROANOKE	11,798,191.28	0.3941%	8
C16	CITY OF SANGER	9,473,036.62	0.3165%	6
C34	TOWN OF SHADY SHORES	1,671,648.80	0.0558%	1
C37	CITY OF SOUTHLAKE	830,182.93	0.0277%	1
C28	CITY OF TROPHY CLUB	12,005,186.50	0.4010%	8
C44	TOWN OF WESTLAKE	305,951.53	0.0102%	1
CITY TOTAL		\$761,520,923.30	25.67%	514
TOTAL ALL JURISDICTIONS		\$2,993,449,471.92	100.00%	2000

**A RESOLUTION BY THE GOVERNING BODY OF [ENTITY NAME] EXERCISING THEIR
RIGHT TO CAST VOTES FOR CANDIDATES IN THE ELECTION OF THE DENTON
CENTRAL APPRAISAL DISTRICT BOARD OF DIRECTORS**

WHEREAS, the [ENTITY NAME] is a member of the Denton Central Appraisal District and is entitled to cast [# of votes] in the election of the Board of Directors in accordance with 6.03 of the Texas Property Tax Code; and,

Whereas, each voting unit must cast it's votes by resolution and submit it to the Chief Appraiser before December 15, 2025.

**NOW THEREFORE BE IT RESOLVED BY (ENTITY NAME) AS
FOLLOWS: THAT (ENTITY NAME) CAST VOTES ACCORDINGLY
AS REPRESENTED BELOW:**

Candidate Name	# of votes

This Resolution is hereby introduced and adopted by (ENTITY NAME)
at its open meeting on (DATE OF MEETING).

SIGNATURE OF PRESIDING OFFICER

NAME OF ENTITY

SECONDARY SIGNATURE ATTEST

NAME OF ENTITY



APPLICATION FOR APPROVAL SUBDIVISION OF PLAT

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

Name of Proposed Development: SWAFFORD PARCEL ADDITION
 Applicant (Owner or Agent, Specify): JERALD YENSAN, LANDMARK SURVEYORS
 Mailing Address: 4238 I35 NORTH City, State, Zip: DENTON, TEXAS 76207
 Phone: 940-382-4016 Fax: 940-387-9784 Cell: _____
 Owner's Name if different: DONNA CRIDER Phone: _____
 Owner's Address: 15948 OLD STONEY ROAD City, State, Zip: PONDER, TX 76259
 Phone: 940-390-2000 Fax: _____ Cell: _____
 Engineer or Surveyor: LANDMARK SURVEYORS
 Mailing Address: 4238 I35 NORTH City, State, Zip: DENTON, TEXAS 76207
 Contact Email: LANDMARKSV@AOL.COM
 General Location of Subdivision: JANUARY LANE AND GEORGE OWENS ROAD
 Legal Description of Subdivision: SWAFFORD PARCEL ADDITION
 Number of Proposed: Acres: 7.608 ACES Lots: 1 Blocks: _____ Streets: _____
 Proposed use(s) of land (Single Family, Commercial, Industrial): SINGLE FAMILY/AG
 Current Zoning Classification: SF-E 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.

JERALD YENSAN

Signature

01 OCTOBER, 2025

Date

☐ Application complete?
☐ 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

Belcheff & Associates, Inc.

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

3575 Lone Star Circle, Suite 124
Fort Worth, Texas 76177

October 29, 2025

Via e-mail to rzielinski@pondertx.com

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

Re: Final [Minor] Plat – Swafford Parcel Addition Lot 1 Block A Ponder and Denton County, Texas

Dear Mayor:

Concerning the Final Plat dated September 16, 2025, by Jerald D. Yensen, RPLS, Denton, Texas, representing owner/developer Donna Crider, Ponder, Texas, as received by the Town on October 14, 2025, the following comments are provided:

Location –within Ponder corporate limits and City of Denton Division II ETJ, Denton County, Texas

Comprehensive Plan

1. Future Land Use Plan –adjacent 250' +/- to January Lane recommended as “C”; remainder “SFR-L”
2. Thoroughfare Plan – January Lane
 - a) Ponder – 4- lane undivided/P4U/90' ROW
 - (1) Proposed 22.43' dedication across frontage – appears adequate to achieve ½ of 90'
3. Sewer Master Plan –
 - a) Existing 8” sewer (south side of January Ln.)
 - b) Future 12” sewer - TBD
4. Water Master Plan –
 - a) Existing 4” water line (north side January Ln.)
 - (1) *Minimum 8” waterline required; would require extension from George Owens*
 - b) Future 16” waterline - TBD

Zoning – Single Family Estate (SF-E)

Proposed Use

1. Single Family/Ag

Mayor Nick McGregor
October 29, 2025
Page 2 of 4

Final Plat Analysis

This Final Plat submittal is subject to the Town's Subdivision Ordinance (as amended). However, a portion of the Plat is located outside of the jurisdiction of the Town, inside of the an area consider as City of Denton Division II ETJ, understood to have been assigned to Denton County for platting authority. The Town attempted to contact Denton County for coordination of processing requirements but did not receive a response as of the date of this letter. Therefore, we have assumed that the Town can only conditionally approve this Plat – additional approval is required by the County for the Plat to be considered correct and fileable.

The platting area consists of two tracts owned by the applicant. This Plat proposes to create a single lot-of-record of 7.429 acres, after a ROW dedication of 0.179 acres to provide ½ of a required 90' ROW for January Lane.

The applicant has indicated a proposed use for the resulting lot as Single Family/Agricultural (consistent with SF-E zoning) and as such, potential impacts and resulting exactions to offset possible impacts have been so based. Any future use that may differ, such as commercial as suggested by the Town's Future Land Use Plan will require an new evaluation in order to determine exactions that may be necessary at that time (such as a water line extension).

The Town provides water or sewer service in this area and is within the Town's Water CCN service area. Town maps indicate a 4" water line on the north side of January Lane. A minimum 8" waterline is required by Town codes and has not been proposed. However, under the current zoning/proposed use, extending an 8" waterline from George Owens may exceed being a roughly proportional exaction. The applicant should however, acknowledge an understanding of deficient fire flow availability from the existing 4" waterline.

Sewer service for the proposed use should be adequately provided by the existing 8" sewer line on the south side of January Lane. (Available capacity of the downstream lift station has not been evaluated.)

No information has been provided to determine the need for potential drainage solutions and/or easements. A note requiring a drainage study is recommended to be included on a revised Plat.

No building setback line has been proposed. A 45' minimum front building setback line consistent with "SF-E" zoning is recommended to be shown. Side and rear set back lines should be verified to be consistent with SF-E zoning during the site plan review with a building permit request.

A proposed subdivision requires the submittal of a preliminary plat showing public facilities that are necessary to serve the proposed development. No such Preliminary Plat has been provided. However, since no new public facilities are expected to service the proposed Plat and use, it is recommended that the applicant be allowed to proceed directly to a Final Plat, as has been requested.

Mayor Nick McGregor
 October 29, 2025
 Page 3 of 4

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. A single-family residence and/or light agricultural use.

Town Engineer's Recommendation –

It is recommended that this Final Plat be conditionally approved subject to resolution of the following deficiencies and/or concerns –

1. Acknowledgement by the Town to not require a preliminary plat
2. Show front set back line of at least 45' consistent with SF-E zoning
3. Show dedication of a 15" Ponder Water and Drainage Easement
4. Show Town and Denton ETJ boundaries on the vicinity map
5. Denton County approval of the Final Plat (subject to Town administrative revisions)
6. Include additional notes –
 - a. 6. Ponder ROW dedication/roadway access and improvements/water-sewer utility or other necessary exactions based on proposed single family/agricultural use. More intensive uses (i.e. zoning change to C) shall be subject to potential additional exactions.
 - b. 7. No building permit may be issued without prior approval by the Town Engineer and/or County Engineer (as applicable) of a drainage plan and/or access drive permit.
 - c. 8. Owner acknowledges that the existing Town water system in the immediate area is inadequate to provide fire flows as required by Town codes until such time as appropriate improvements are made either by the development and/or the Town.
 - d. 9-X. [County required notes/improvement statements]

Mayor Nick McGregor
October 29, 2025
Page 4 of 4

Sincerely,

o/s

George Belcheff, P.E.
Town Engineer for Ponder

cc: Planning & Zoning Commission/Town Council Members *via meeting packet*
Fred Tillman, Town Administrator *via email*
Town Secretary *via e-mail*
Gary Morris, Director of Public Works *via e-mail*
Becca Zielinski, Planning & Zoning Coordinator *via e-mail*
Applicant (Owner/Developer)
Surveyor

CERTIFICATE OF APPROVAL
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 such Commission. Dated this _____ day of _____, 2025

Chairman, Planning and Zoning Commission

ATTEST:
THE TOWN COUNCIL OF PONDER, TEXAS ON _____, 2025 VOTED AFFIRMATIVELY TO ADOPT THIS PLAT AND APPROVE IT FOR FILING OF RECORD.

TOWN SECRETARY

CERTIFICATE OF SURVEYOR

I, the undersigned, a registered public land surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

Jerald D. Yensan
Registered Professional Land Surveyor No. 4561

NOTES:

- 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 easement 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 receptice systems without the necessity of at any time of procuring the permission of anyone.
- Water service is provided by Ponder Water Supply Corporation.
- Sanitary sewer to be handled by on-site sewer facilities approved by the Town of Ponder and Denton County Health Department.
- Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983, as determined from GNSS observations.
- No portion of subject property lies within a special flood hazard area according to the FLOOD INSURANCE RATE MAP for Denton County and Incorporated Area, Map Number 48121C0335G, dated April 18, 2011. (Subject property lies in Zone X).

6. Ponder ROW dedication/roadway access and improvements/water-sewer utility or other necessary exactions based on proposed single family/AG use. More intensive uses (i.e. zoning change to C) shall be subject to potential additional exactions.

7. No building permit may be issued without prior approval by the Town Engineer and/or County Engineer (as applicable) of a drainage plan and/or access drive permit.

8. Owner acknowledges that the existing Town water system in the immediate area is inadequate to provide fire flows as required by Town codes until such time as appropriate improvements are made either by the development and/or the Town.

9-X. [County required notes/improvement statements]

OWNER/DEVELOPER
DONNA CRIDER
15948 OLD STONEY ROAD
PONDER, TX 76259
940-390-2000

SURVEYOR
LANDMARK SURVEYORS
4238 I-35 N
DENTON, TEXAS 76207
(940) 382-4016

FINAL PLAT
LOT 1, BLOCK A OF
SWAFFORD PARCEL ADDITION
BEING 7.608 ACRES IN THE
E. PIZANO SURVEY A-991
TOWN OF PONDER
DENTON COUNTY, TEXAS

LANDMARK SURVEYORS, LLC.
4238 I-35 NORTH
DENTON, TEXAS 76207
(940) 382-4016
FAX (940) 387-9784
TX FIRM REGISTRATION NO. 10098600
DRAWN BY: BTH SCALE: 1"=50' DATE: 16 SEPTEMBER, 2025 JOB NO: 258190

BAI reviewed
10/31/2025

STATE OF TEXAS §
§ OWNER'S
ACKNOWLEDGMENT AND DEDICATION
COUNTY OF DENTON §
WE, the undersigned, are the owners of the land shown on this plat within the area described by metes and bounds as follows:

BEING all that certain lot, tract, or parcel of land situated in the E. Pizano Survey Abstract Number 991 in Division II Extra Territorial Jurisdiction of the City of Denton, Texas and in the Town of Ponder, Denton County, Texas, being all that certain tract of land conveyed by deed from Donna Crider, Executor to Donna Crider recorded under Document Number 2025-109179 Real Property Records, Denton County, Texas, and being all that certain tract of land conveyed by deed from Donald H. Swafford to Donna Crider recorded under Document Number 2017-149936, Real Property Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a capped iron rod marked RPLS 4561 set for corner in the existing north line of January Lane, a public roadway, said point being the southwest corner of that certain tract of land conveyed by deed from Mariom Spalding to Vic Pope and Cindy Pope recorded under Clerk's File Number 93-R0092386, Real Property Records, Denton County, Texas;

THENCE N 89° 55' 33" W, 349.65 feet with said north line of January Lane to a capped iron rod marked RPLS 4561 set for corner, said point being the southeast corner of that certain tract of land conveyed by deed from Susan B. Hardin and Gerald H. Hardin to Tracy Lynch recorded under Document Number 2004-123425, Real Property Records, Denton County, Texas;

THENCE N 00° 37' 53" W, pass at 22.34 feet a capped iron rod marked RPLS 4561 set for the proposed north line of said January Lane, a total distance of 622.05 feet with the east line of said Lynch tract and with the east line of that certain tract of land conveyed by deed from Vicky L. Owens to Brenda G. Sanner recorded under Document Number 2006-110468, Real Property Records, Denton County, Texas to a capped iron rod marked RPLS 4561 set for corner in the south line of that certain tract of land conveyed by deed from Mariom Spalding to Ryan Rouse and Lori Rouse recorded under Clerk's File Number 97-R0050148, Real Property Records, Denton County, Texas;

THENCE S 89° 58' 14" E, 187.60 feet with said south line of said Rouse tract to a two-inch diameter metal fence post for corner, said point being the southeast corner of said Rouse tract;

THENCE N 00° 32' 16" W, 330.22 feet with the east line of said Rouse tract to an iron rod found for corner in the south line of that certain tract of land conveyed by deed from Vista Manufacturing, Inc. to Tierra De Oeste, L.P. recorded under Document Number 2006-27226, Real Property Records, Denton County, Texas;

THENCE N 88° 33' 33" E, 164.68 feet with said south line of said Tierra De Oeste tract to a capped iron rod marked RPLS 4561 set for corner;

THENCE N 88° 08' 32" E, 175.16 feet with said south line of said Tierra De Oeste tract to a capped iron rod marked Vaughn found for corner, said point being the northwest corner of that certain tract of land conveyed by deed from Donald H. Swafford to Ronald Buford Dugger recorded under Document Number 2021-33024, Real Property Records, Denton County, Texas;

THENCE SOUTH, 340.94 feet with the west line of said Dugger tract tract to a capped iron rod marked PLS found for corner at an inner ell of said Dugger tract;

THENCE N 89° 48' 56" W, 172.80 feet with a north line of said Dugger tract to a three-inch diameter metal fence corner for corner at an inner ell of said Dugger tract;

THENCE S 00° 28' 13" E, with a pass at 599.69 feet a capped iron rod marked RPLS 4561 set for said proposed north line of said January Lane a total distance of 622.03 feet with said west line of said Dugger tract and with the west line of said Pope tract to the PLACE OF BEGINNING and containing 7.608 acres of land of which 0.179 acre is hereby dedicated for public roadway and designated herein as LOT 1, BLOCK A, SWAFFORD PARCEL ADDITION to Denton County, Texas, and whose name is subscribed hereto, hereby dedicate in fee simple to the use of the public forever all streets, alleys, parks, water courses, drains, easements, rights-of-way and public places thereon shown for the purpose and consideration therein expressed.

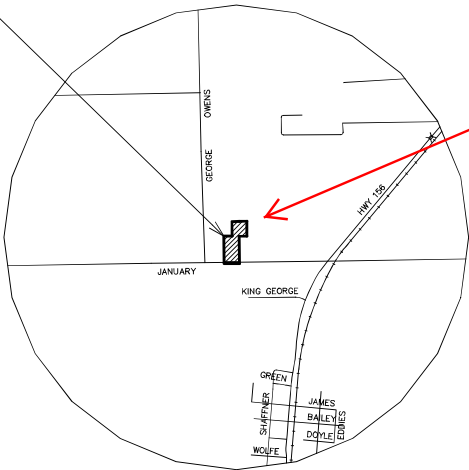
WITNESS MY HAND this _____ day of _____, 2025.

Donna Crider

STATE OF TEXAS
COUNTY OF DENTON:
This instrument was acknowledged before me on _____, 2025 by Donna Crider.

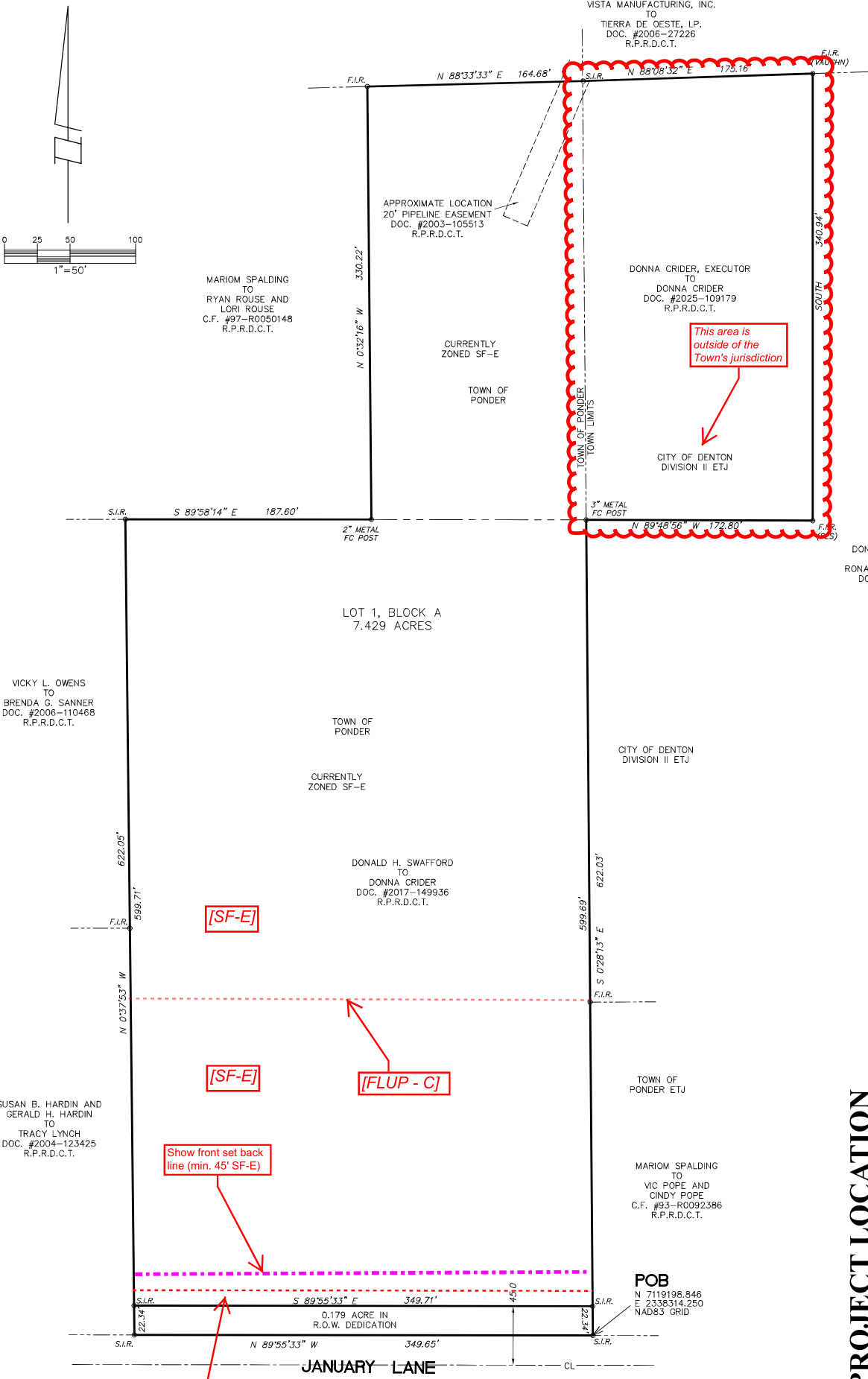
NOTARY PUBLIC
STATE OF TEXAS
My commission expires _____

PROJECT LOCATION



VICINITY MAP
SCALE 1" = 2000'

- LEGEND
B.L. = BUILDING LINE
D.E. = DRAINAGE EASEMENT
F.I.R. = FOUND IRON ROD
S.I.R. = SET CAPPED 1/2" RPLS 4561 IRON ROD
P.U.E. = PUBLIC UTILITY EASEMENT
R.P.R.D.C.T. = REAL PROPERTY RECORDS DENTON COUNTY TEXAS
P.R.D.C.T. = PLAT RECORDS DENTON COUNTY TEXAS
P.O.B. = PLACE OF BEGINNING
R.O.W. = RIGHT OF WAY
C.F. = CLERK'S FILE
R = RADIUS
L = LENGTH
CD = CHORD DISTANCE
CB = CHORD BEARING
Δ = DELTA
CL = CENTERLINE OF ROAD
- - - - - PROPERTY LINE
- - - - - CENTER LINE OF ROAD
- - - - - EASEMENT LINE
- - - - - TRACT LINE



Provide 15' Ponder
Drainage and Utility
Easement

Show front set back
line (min. 45' SF-E)

[SF-E]

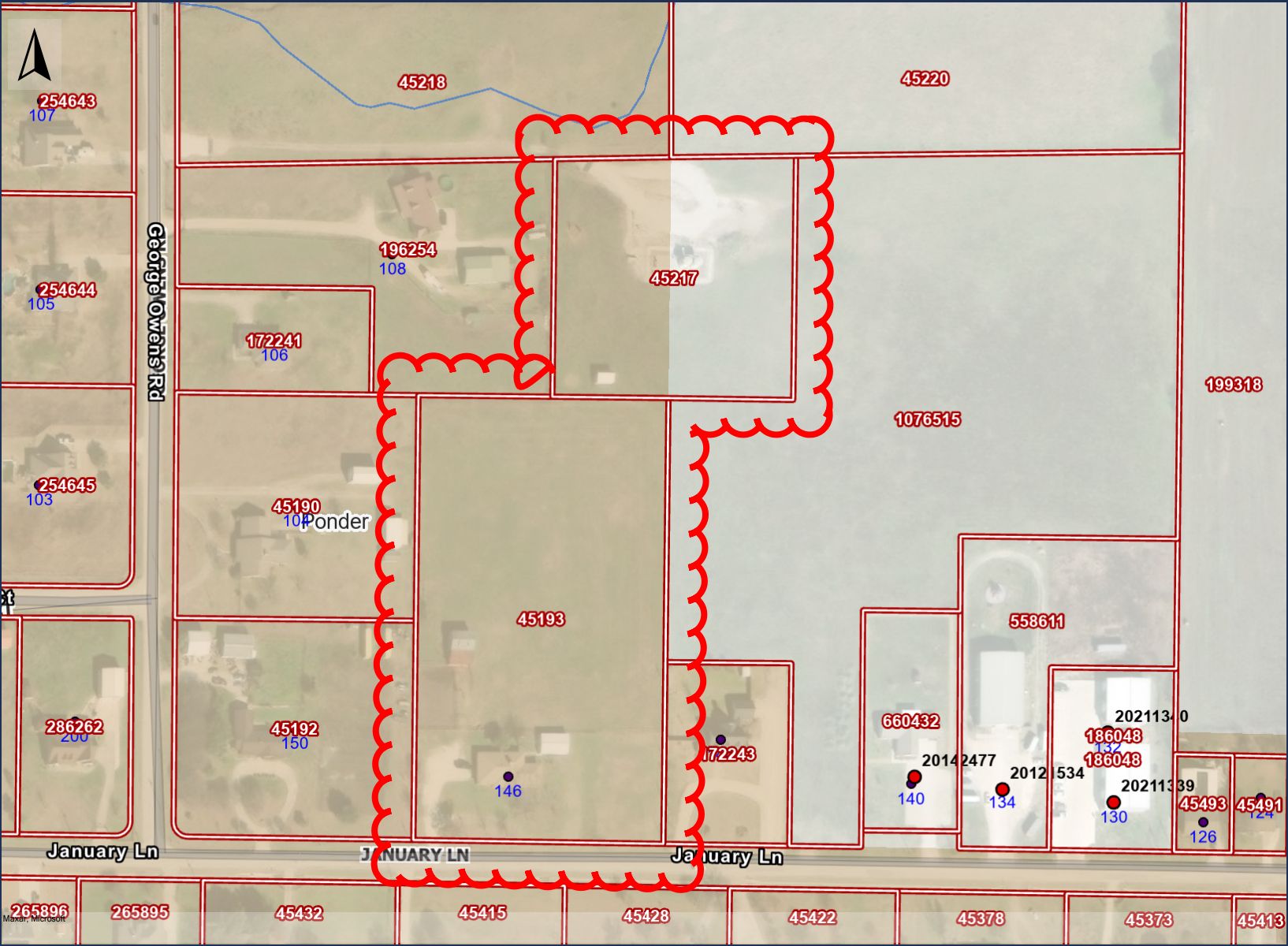
[FLUP - C]

[P4-U]

Show Town/
ETJ/County

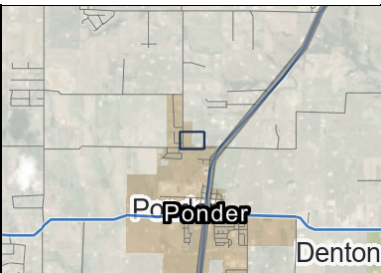
[Considered/
evaluated as a
"Minor Plat"]

Denton County Landmark Map



Legend

- DCAD (Property Lines)
- Parcels
- Planning and Zoning
- Culvert Permits (1/05-7/23)
- Not Approved
- Public Safety
- Addresses 911
- Lakes and Streams
- Streams



<https://www.dentoncounty.gov/1147/Geographic-Information-Systems-GIS>
10/7/2025 3:02:51 PM

Notes:
Swafford-Crider Tracts

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Denton County does not guarantee the correctness or accuracy of any features on this product and assumes no responsibility in connection therewith. This product may be revised at any time without notification to any user.