

NOTES:

- Water service to be provided by Aqua Texas, Inc./Denton County MUD No. 9, Denton, Texas, Inc. 2925 County Club Road #106 Fort Worth, TX 76108. Phone: 817-387-1403.
- Sanitary sewer to be provided by facilities approved by the Denton County Health Department.
- Sewer is to be provided by Onsite Sewage Facilities (O.S.F.).
- Owner is responsible to get O.S.F. permit for individual lots.
- Utility Providers:
 - CoServ: 7701 S. Stemmons Fwy. Colton, TX 75005. Phone: 1-800-274-4014. CoServ, Ltd. Lake Dallas, Texas 75095. Phone: 940-321-1845.
- Gas will not be provided.
- The maintenance of grading, drainage and drainage improvements and/or easements shown on this plat are the responsibility of Denton County MUD No. 9 or the individual property owner and does not constitute acceptance of same for maintenance purposes by Denton County.
- All surface drainage easements shall be kept clear of fences, buildings, foundations, plantings and other obstructions to the operation and maintenance drainage facility.
- Blocking the flow of water or constructing improvements to surface drainage easements, and filling or obstructing the flowway is prohibited.
- Denton County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding conditions.
- The existing easements or drainage channels traversing along or across the addition will remain an open channel and will be maintained by Denton County MUD No. 9 or the individual property owners of the lot or lots that are traversed by or adjacent to the drainage easements or across the lots.
- Construction not complete within two years of the Commission Court approval shall be subject to current County Subdivision Rules and Regulations.
- A highway easement permit must be obtained from the Road and Bridge Department by the owner of each lot prior to the construction, installation or placement of any driveway access improvements within the dedicated right-of-way.
- No construction without written approval from Denton County shall be allowed within an identified FRM floodplain area, and then only after a detailed floodplain development permit including engineering plans and studies show that no rise in the Base Flood Elevation (BFE) will result, that no flooding will result, that no obstruction to the natural flow of water will result, and that all owners of the property affected by such construction becoming a party to the request. Where construction is permitted, all finished floor elevations shall be a minimum of one foot above the 100-year flood elevation.
- Certification and Dedication by owner - all right-of-way, water, drainage easements shall be dedicated to the County by plat.
- Denton County shall be responsible for maintenance of private roads, drives, emergency access easements, recreation areas and open spaces; and the owner shall be responsible for the maintenance of private streets, drives, emergency access easements, recreation areas and open spaces, and shall own and agree to be maintained and hold harmless Denton County from all claims, damages and losses arising out of or resulting from performance of the obligations of said owner set forth in this paragraph.
- Scott E. Pangburn, P.E., a Professional Engineer licensed in the State of Texas, attests that he has reviewed the plat and that the drainage easements on this plat are intended to contain drainage improvements proposed with the engineering plans for Midway Ridge - Phase 1. The design of the drainage easements is consistent with commonly accepted engineering standards and was designed in general accordance with current published requirements of the Denton County drainage criteria.
- All corners are 5/8" iron rods with a plastic cap stamped "5014" set unless otherwise noted.

MIDWAY/380 LLC
TRACT 2
DOC. NO. 2017-86859
R.P.R.D.C.T.

TEMPORARY TURNAROUND R.O.W. BY SEPARATE INSTRUMENT

10' D.E. BY SEPARATE INSTRUMENT

30' R.O.W. DEDICATION

HULL FAMILY LAND PARTNERS LTD. INST. NO. 2009-48479 R.P.R.D.C.T.

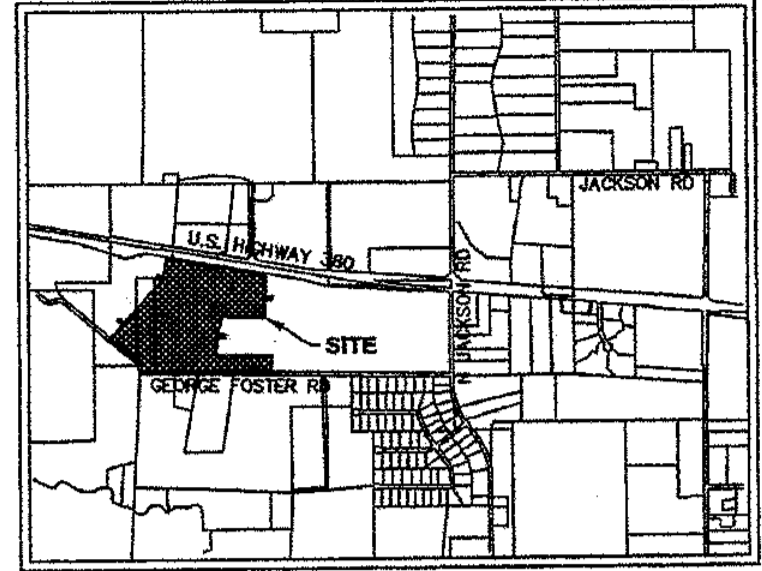
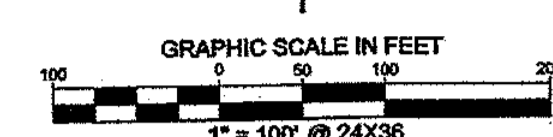
RICHARD R. JOWELL SURVEY, ABSTRACT # 690 DENTON COUNTY, TEXAS

DENTON COUNTY MUD NO. 9 - DIRECTORS LOT COLBY KEVIN WALDING (20% INTEREST) STEPHEN COFFEY (20% INTEREST) BRADLEY GLEN SHELTON (20% INTEREST) RICHARD JONKSON (20% INTEREST) DAVID GRUENWALD (20% INTEREST) DOC. NO. 2018-22396 O.R.D.C.T.

MORGAN HULL DOCUMENT NO. 95-R0024909 R.P.R.D.C.T.

GEORGE FOSTER ROAD ROLAND BEEBE SURVEY, ABSTRACT # 1493 DENTON COUNTY, TEXAS

HULL FAMILY LAND PARTNERS LTD. INST. NO. 2009-48479 R.P.R.D.C.T.



VICINITY MAP N.T.S.

BENCH MARK LIST

- BM 1 (KHA PTH 20090)**
SET IN THE CENTER OF A CONCRETE HEADWALL APPROX. 447' WEST OF F.M. 2622 AND APPROX. 627' NORTH OF GEORGE FOSTER ROAD.
ELEV. = 796.24'
- BM 2 (KHA PTH 20092)**
SET IN THE CENTER OF A CONCRETE HEADWALL IN THE NORTHERLY RIGHT-OF-WAY OF GEORGE FOSTER ROAD, APPROX. 451' WEST OF F.M. 2622
ELEV. = 778.98'
- BM 3 (KHA PTH 20099)**
SET IN THE CENTER OF A CONCRETE HEADWALL APPROX. 11.4' WEST OF THE PAVEMENT OF F.M. 2622 AND APPROX. 752.6' SOUTH OF THE EDGE OF PAVEMENT OF U.S. HIGHWAY 380.
ELEV. = 807.98' (HELD)
- BM 15 (KHA PTH 20015)**
SET IN THE CENTER OF A CONCRETE HEADWALL APPROX. 39.3' SOUTH OF THE PAVEMENT OF U.S. HIGHWAY 380 AND APPROX. 2347.9' WEST OF THE EDGE OF PAVEMENT OF F.M. 2622.
ELEV. = 806.55' (PUBLISHED ELEV. = 806.36')

SK3445A-SOT, W 49
60487-AD660A Jewell TR22(PT)
25(PT), 26(PT) 78,844 - ALL

741252-AD660A Jewell TR25D
1.023AC-ALL
728781-AD660A Jewell TR22(PT)
25(PT), 26(PT), 094AC-ALL

**FINAL PLAT
MIDWAY RIDGE
PHASE 1**

80.966 ACRES

BLOCK A LOTS 1-11, 27-28; BLOCK B LOTS 7-13;
BLOCK C LOTS 1-16; BLOCK D LOTS 1-5, 18-19;
BLOCK E LOTS 1-2; BLOCK F LOTS 24-42;
BLOCK G LOT 1X-HOA

59 RESIDENTIAL LOTS
1 HOMEOWNER'S ASSOCIATION (HOA) LOTS
3 GAS WELL LOTS/ 1 AQUA TEXAS LOT

RICHARD R. JOWELL SURVEY, ABSTRACT NO. 660 DENTON COUNTY, TEXAS

LEGEND

- P.R.D.C.T. PLAT RECORDS DENTON COUNTY, TEXAS
- R.P.R.D.C.T. REAL PROPERTY RECORDS DENTON COUNTY, TEXAS
- O.R.D.C.T. OFFICIAL RECORDS OF DENTON COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT OF WAY
- IFRC CAPPED IRON ROD FOUND
- HOA HOMEOWNERS ASSOCIATION
- B.L. BUILDING LINE
- D.E. DRAINAGE EASEMENT
- D.U.E. DRAINAGE AND UTILITY EASEMENT
- W.E. WATER EASEMENT
- U.E. UTILITY EASEMENT
- GW GAS WELL LOT
- WW WATER WELL

LINE TYPE LEGEND

- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- BUILDING LINE

Kimley»Horn

5750 Genesis Court, Suite 200 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580 Fax No. (972) 335-3179

Scale: 1" = 100' Drawn by: BTL Checked by: KHA Date: 09/04/2018 Project No.: 063308722 Sheet No.: 1 OF 2

OWNER/DEVELOPER: Midway/380 LLC 2925 County Club Rd., #105 Denton, TX 76210 Tel: (840) 626-1151 Contact: Bob Shelton

APPLICANT: Kimley-Horn and Associates, Inc. 5750 Genesis Court, Suite 200 Frisco, Texas 75034 Phone: 972-335-3580 Fax: 972-335-3179 Contact: Scott E. Pangburn, P.E.

Filed for Record in the Official Records of Denton County On: 9/26/2018 2:22:31 PM In the Plat Records MIDWAY RIDGE PH1 Doc Number: 2018 - 421 Number of Pages: 2 Amount: 100.00 Order#: 2018092500593 By: CH

All bearings shown herein are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. To convert the Grid distance to Surface values, multiply the distance by a Combined Scale Factor of 1.00012.

LEGAL DESCRIPTION
WHEREAS MIDWAY380 LLC, is the rightful owner of a tract of land situated in the R.R. Jewell Survey, Abstract Number 660 and W.H. Crawford Survey, Abstract Number 312, Denton County, Texas and being a portion of those tracts of land described in deed to The JP Griffin Family Limited Partnership recorded in Document Numbers 1995-1882 and 1995-1883, Real Property Records, Denton County, Texas and further described as a portion of the First Tract, Second Tract and Third Tract in Volume 347, Page 141, Deed Records, Denton County, Texas, said tract being described as follows:

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF DENTON
NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:
That we, Midway380 LLC, Aqua Texas, Inc., Colby Kevin Waidling, Richard Johnson, Stephen Coffey, Bradley Glen Shelton, and David Gruenwald do hereby adopt this plat designating the herein shown property as Midway Ridge, an addition to Denton County. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of Denton County, Texas.

BY: [Signatures]
STATE OF TEXAS
COUNTY OF Denton
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
VICTORIA JACKSON
Notary Public, State of Texas
Comm. Expires 11-29-2021
Notary ID 131384881

SURVEYOR'S CERTIFICATION
KNOW ALL MEN BY THESE PRESENTS:
That I, Sean Patton, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of Denton County, Texas.

STATE OF TEXAS
COUNTY OF DENTON
BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Sean Patton, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

UTILITY COMPANY APPROVAL
ELECTRIC COMPANY:
TELEPHONE COMPANY:
Marty D. Solis
CoServ
Date: 09-05-18

CURVE TABLE
Table with 5 columns: NO., DELTA, RADIUS, LENGTH, CHORD BEARING, CHORD. Contains 24 rows of curve data.

FINAL PLAT
MIDWAY RIDGE
PHASE 1
80.966 ACRES

BLOCK A LOTS 1-11, 27-28; BLOCK B LOTS 7-13;
BLOCK C LOTS 1-18; BLOCK D LOTS 1-5, 18-19;
BLOCK E LOTS 1-2; BLOCK F LOTS 24-42;
BLOCK G LOT 1X-HOA

59 RESIDENTIAL LOTS
1 HOMEOWNER'S ASSOCIATION (HOA) LOTS
3 GAS WELL LOTS/ 1 AQUA TEXAS LOT

RICHARD R. JOWELL SURVEY, ABSTRACT NO. 660
DENTON COUNTY, TEXAS

Kimley Horn
5750 Genesis Court, Suite 200
Frisco, Texas 75034
Tel. No. (972) 335-3580
Fax No. (972) 335-3778

OWNER/DEVELOPER:
Midway380 LLC
2925 Country Club Rd., #105
Denton, TX 76210
Tel: (840) 536-1151
Contact: Bob Shelton

LINE TABLE
Table with 2 columns: LINE NO., BEARING, LENGTH. Contains 25 rows of line data.

- NOTES:
1. Water service to be provided by Aqua Texas, Inc./Denton County MUD No. 9
2. Sanitary sewer to be handled by facilities approved by the Denton County Health Department.
3. Sewer to be provided by On-Site Sewage Facilities (O.S.S.F.).
4. Owner is responsible to get O.S.S.F. permit for individual lots.
5. Utility Providers
Electric Service: CoServ
7701 S. Stemmons Fwy.
Colville, TX 75045
Phone: 817-367-1403
Telephone Service: CenturyLink
Lata Dallas, Texas 75045
Phone: 940-321-1945

Bearing system for this survey is based upon NAD 83-Texas North Central Zone, Horizontal Adjustment to NAD 83 (1993). To convert the Surface distances to Grid values, multiply the distances by a Combined Scale Factor of 1.00012.

9/25/2018 2:22:31 PM
MIDWAY RIDGE PH1
Doc Number: 2018 - 421
Number of Pages: 2
Amount: 100.00
Order#: 2018092000903
By: CR