

#### NOTES:

Club Road #105

Water service to be provided by Aqua Texas, Inc./Denton County MUD No. 9:

 Aqua Texas, Inc.
 Denton County

 MUD No. 9
 9450 Silver Creek Road
 2925 Country

Fort Worth, TX 76108 Denton, TX 210
Phone: 817-367-1403 Phone:

- 940-536-1151

  2. Sanitary sewer to be handled by facilities approved by the Denton County Public
- 3. Sewer is to be provided by On-Site Sewage Facilities (O.S.S.F.).
- Owner is responsible to pull O.S.S.F. permit for individual lots.

  Utility Providers

Electric Service:

7701 S, Stemmons Fwy. Corinth, TX 75065 Phone: 1-800-274-4014

Service: CenturyLink
Lake Dallas, Texas 75065
Phone: 940-321-1945

. Gas will not be provided

- The maintenance of paving, grading, 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, building, foundation, plantings and other obstructions to the operation and maintenance drainage facility.
- Blocking the flow of water or constructing improvements in surface drainage
- easements, and filling or obstructing the floodway is prohibited.

  10. Denton County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding conditions.
- 11. The existing creeks or drainage channels traversing along or across the addition will remain as open channels 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 courses along or across the lots.

  12. Construction not complete within two years of the Commissioners Court approval shall be subject to current County Subdivision Rules and Regulations.
- 13. A driveway culvert permit must be obtained from the Road and Bridge Department by the owner of each lot prior to the construction, installation or placement of any driveway access improvements within the dedicated right-of-way
- 14. No construction without written approval from Denton County shall be allowed within an identified FIRM floodplain area, and then only after a detailed floodplain development permit including engineering plans and studies show that no rise in the Base Flood Elevation (BFE) will result, that no flooding will result, that no obstruction to the natural flow of water will result; and subject to all owners of the property affected by such construction becoming a party to the request. Where construction is permitted, all finished floor elevations shall be a minimum of two feet above the 100-year flood elevation.
- 15. Certification and Dedication by owner all right of ways, parks, easements (showing all existing & proposed including filing information for each), streets or any publicly owned areas shall be dedicated to the County by plat.
- Denton County shall not 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 said owners agree to indemnify and hold harmless Denton County from all claims, damages and losses arising out of or resulting from performance of the obligations of said owner set forth in this paragraph.
- 17. I, Scott E. Pangburn, P.E., a Professional Engineer licensed in the State of Texas, affirm to the best of my knowledge 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 improvements 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 "KHA" set unless otherwise noted.

# BENCH MARK LIST

BM 1 (KHA PT# 20000)

"X" SET IN THE CENTER OF A CONCRETE HEADWALL APPROX. 4478' WEST OF F.M. 2622 AND APPROX. 627' NORTH OF GEORGE FOSTER ROAD.

ELEV. = 796.24'

BM 2 (KHA PT# 20002)

"X" SET IN THE CENTER OF A CONCRETE
HEADWALL IN THE NORTHERLY RIGHT-OF-WAY
OF GEORGE FOSTER ROAD, APPROX. 4518'
WEST OF F.M. 2622

ELEV. = 778.98'

BM 9 (KHA PT# 20909)

"X" 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.

ELEV. = 807.96' (HELD)

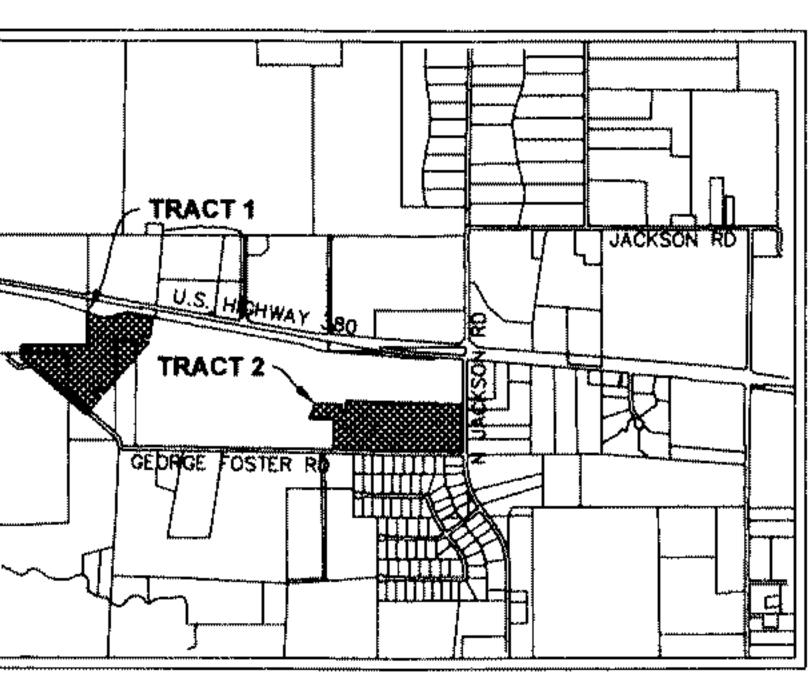
HIGHWAY 380.

BM 15 (KHA PT# 20915)

"X" SET IN THE CENTER OF A CONCRETE HEADWALL, APPROX. 39.9' 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')

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.



VICINITY MAP

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			
D.R.D.C.T.	DEED RECORDS OF DENTON COUNTY, TEXAS			
P.O.8.	POINT OF BEGINNING			
R.O.W.	RIGHT OF WAY IRON ROD FOUND PK NAIL FOUND			
IRF				
PKF				
HOA	HOMEOWNER'S ASSOCIATION			
B.L.	BUILDING LINE			
D.U.E.	DRAINAGE AND UTILITY EASEMENT			
W.€.	WATER EASEMENT			
U.E.	UTILITY EASEMENT			
<b>(A)</b>	GAS WELL LOT			
$\widecheck{\otimes}$	WATER WELL			
	ROAD NAME CHANGE			

SEE SHEET No. 3 FOR LINE AND CURE DATA

LINE TYPE LEGEND

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BOUNDARY LIN

EASEMENT LINE

BUILDING LINE

# FINAL PLAT MIDWAY RIDGE PHASE 3

64.951 ACRES (TRACT 1: 30.512 ACRES) (TRACT 2: 34.439 ACRES)

TRACT 1: BLOCK A LOTS 12-22; BLOCK B LOTS 1-6; TRACT 2: BLOCK F LOTS 1X-HOA, 2-5, 6X-HOA, 7-16, 60-61; BLOCK G LOTS 11-20;

41 RESIDENTIAL LOTS 2 HOMEOWNER'S ASSOCIATION (HOA) LOTS 2 GAS WELL LOTS

(TRACT 1: 16 RESIDENTIAL LOTS,1 GAS WELL LOT) (TRACT2: 25 RESIDENTIAL LOTS, 2 HOA LOTS, 1 GAS WELL LOT)

RICHARD R. JOWELL SURVEY, ABSTRACT NO. 660 WILLIAM H. CUNDIFF SURVEY, ABSTRACT NO. 312 DENTON COUNTY, TEXAS



 Scale
 Drawn by
 Checked by
 Date
 Project No.
 Sheet No.

 = 100'
 SPA
 KHA
 FEB. 2020
 069306741
 1 OF 3

OWNER/DEVELOPER: Midway/380 LLC 2925 Country Club Rd., #105 Denton, TX 76210 Tel: (940) 536-1151 Contact: Bob Shelton

APPLICANT:
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy, Suite 210
Frisco, Texas 75034
Phone: 972-335-3580
Fax: 972-335-3779
Contact: Scott E. Pangburn, P.E.

Filed for Record
in the Official Records Of:
Denton County
On: 5/10/2021 3:33:37 PM
In the PLAT Records
MIDWAY RIDGE PHASE 3
Doc Number: 2021 – 190
Number of Pages: 3
Amount: 150.00
Order#:20210510000866
By: DP

NOTES: No construction without written approval from Denton County shall be Bearing system for this survey is based upon NAD allowed within an identified FIRM floodplain area, and then only after a **BENCH MARK LIST** 83-Texas North Central Zone, Horizontal Adjustment Water service to be provided by Aqua Texas, Inc./Denton County MUD No. detailed floodplain development permit including engineering plans and to NAD 83 (1993). To convert the Surface distances studies show that no rise in the Base Flood Elevation (BFE) will result, that to Grid values, multiply the distances by a Combined BM 1 (KHA PT# 20000) no flooding will result, that no obstruction to the natural flow of water will Aqua Texas, Inc. Denton Scale Factor of 1.00012. "X" SET IN THE CENTER OF A CONCRETE TRACT 1 County MUD No. 9 result; and subject to all owners of the property affected by such construction HEADWALL APPROX, 4478' WEST OF F.M. 2622 2925 becoming a party to the request. Where construction is permitted, all finished 9450 Silver Creek Road AND APPROX. 627' NORTH OF GEORGE floor elevations shall be a minimum of two feet above the 100-year flood Country Club Road #105 FOSTER ROAD. Fort Worth, TX 76108 15. Certification and Dedication by owner - all right of ways, parks, easements TX 76210 GRAPHIC SCALE IN FEET ELEV. = 796.24' (showing all existing & proposed including filing information for each), streets Phone: 817-367-1403 or any publicly owned areas shall be dedicated to the County by plat. 940-536-1151 BM 2 (KHA PT# 20002) Sanitary sewer to be handled by facilities approved by the Denton County 16. Denton County shall not be responsible for maintenance of private roads, 1" = 100' @ 24X36 "N" SET IN THE CENTER OF A CONCRETE drives, emergency access easements, recreation areas and open spaces; Public Health. HEADWALL IN THE NORTHERLY RIGHT-OF-WAY Sewer is to be provided by On-Site Sewage Facilities (O.S.S.F.). and the owner shall be responsible for the maintenance of private streets, OF GEORGE FOSTER ROAD, APPROX. 4518 Owner is responsible to pull O.S.S.F. permit for individual lots. drives, emergency access easements, recreation areas and open spaces, WEST OF F.M. 2622 and said owners agree to indemnify and hold harmless Denton County from Utility Providers CoServ all claims, damages and losses arising out of or resulting from performance Electric Service: ELEV. = 778.98 7701 S, Stemmons Fwy. of the obligations of said owner set forth in this paragraph. 17. I, Scott E. Pangburn, P.E., a Professional Engineer licensed in the State of Corinth, TX 75065 BM 9 (KHA PT# 20909) Phone: 1-800-274-4014 Texas, affirm to the best of my knowledge that the drainage easements on "X" SET IN THE CENTER OF A CONCRETE VICINITY MAP this plat are intended to contain drainage improvements proposed with the CenturyLink Telephone Service: HEADWALL APPROX. 11.4' WEST OF THE Lake Dallas, Texas 75065 engineering plans for Midway Ridge - Phase 1. The design of the drainage PAVEMENT OF F.M. 2622 AND APPROX. 752.61 Phone: 940-321-1945 improvements is consistent with commonly accepted engineering standards SOUTH OF THE EDGE OF PAVEMENT OF U.S. and was designed in general accordance with current published Gas will not be provided HIGHWAY 380. requirements of the Denton County drainage criteria. The maintenance of paving, grading, and drainage improvements and/or easements shown on this plat are the responsibility of Denton County MUD 18. All corners are 5/8" iron rods with a plastic cap stamped "KHA" set unless LEGEND ELEV. = 807.96' (HELD) No. 9 or the individual property owner and does not constitute acceptance of otherwise noted. same for maintenance purposes by Denton County. P.R.D.C.T. PLAT RECORDS DENTON COUNTY, TEXAS BM 15 (KHA PT# 20915) All surface drainage easements shall be kept clear of fences, building, "X" SET IN THE CENTER OF A CONCRETE foundation, plantings and other obstructions to the operation and R.P.R.D.C.T. REAL PROPERTY RECORDS DENTON COUNTY, TEXAS HEADWALL, APPROX. 39.9' SOUTH OF THE maintenance drainage facility. PAVEMENT OF U.S. HIGHWAY 380 AND Blocking the flow of water or constructing improvements in surface drainage APPROX. 2347.9' WEST OF THE EDGE OF O.R.D.C.T. OFFICIAL RECORDS OF DENTON COUNTY, TEXAS easements, and filling or obstructing the floodway is prohibited PAVEMENT OF F.M. 2622. Denton County will not be responsible for any damage, personal injury or DEED RECORDS OF loss of life or property occasioned by flooding conditions. ELEV. = 806.55' (PUBLISHED ELEV. = 806.36') DENTON COUNTY, TEXAS 11. The existing creeks or drainage channels traversing along or across the POINT OF BEGINNING addition will remain as open channels and will be maintained by Denton RIGHT OF WAY County MUD No. 9 or the individual property owners of the lot or lots that are IRON ROD FOUND traversed by or adjacent to the drainage courses along or across the lots. 12. Construction not complete within two years of the Commissioners Court PK NAIL FOUND approval shall be subject to current County Subdivision Rules and HOMEOWNER'S ASSOCIATION BUILDING LINE 13. A driveway culvert permit must be obtained from the Road and Bridge DRAINAGE AND UTILITY EASEMENT Department by the owner of each lot prior to the construction, installation or WATER EASEMENT placement of any driveway access improvements within the dedicated UTILITY EASEMENT right-of-way. GAS WELL LOT LINE TYPE LEGEND **OPERATIONS** - EASEMENT BOUNDARY LIN DOC NO. 2018-102076 R.P.R.D.C.T \_\_\_\_\_ APPROXIMATE LOCATION OF 12' PIPELINE EASEMENT - APPROXIMATE OIL & GAS 26 CC# 2005-153688 T **OPERATIONS** LOCATION OF ZONE PROPOSED OIL & GAS OPERÁTIONS EASEMENT "A" AS SCALED FROM MIDWAY RIDGE DOC. NO. 2018-102078 DOC. NO. PHASE 2 2018-102076 SEE SHEET No. 3 FOR R.P.R.D.C.T. LINE AND CURE DATA H-----S89°01'43"E 1413.00" - --- --- ---- ----\_ ---- --- ---- ---- ----EASEMENT BY THIS PLAT INST NO. 2019-146189 S89°01'43"E 278.22' S89°01'43"E 405.79' STORY VOLACE 5' D.U.E. 20' S.S.B. FINAL PLAT 41' W.E. MIDWAY RIDGE 51,384 SQ. FT. 1.014 ACRES 44,174 SQ. FT. OUTSIDE FLOODPLAIN 1.003 ACRES 43,710 SQ. FT. 1.003 ACRES 1,003 ACRES 1.003 ACRES 43,659 SQ. FT. 1,167 ACRES 50,840 SQ. FT. 43,710 SQ. FT. 43,710 SQ. FT. 43,710 SQ. FT. 1.002 ACRES 43,652 SQ, FT. 43,710 SQ, FT. PHASE 3 S89°01'43"E 450.68" BLOCK G \$89\*01'43\*E 285.00' BLOCK F 64.951 ACRES 10'X16' N89°01'43"W 283.79' 1.303 ACRES 56,779 SQ. FT. (TRACT 1: 30.512 ACRES) 1.013 ACRES OUTSIDE FLOODPLAIN 44,125 SQ. FT. (TRACT 2: 34.439 ACRES) 1.160 ACRES 50.542 SQ. FT. 1.000 ACRES 43,577 SQ. FT. 25' D.E. 120.61' 20.46' 2 TRACT 1: BLOCK A LOTS 12-22; BLOCK B LOTS 1-6; N89°01'43"W 374.96' TRACT 2: BLOCK F LOTS 1X-HOA, 2-5, 6X-HOA, 7-16, 60-61; BLOCK G LOTS 11-20; N89°01'43"W 272.08' NORTHERN STEPPE ROAD APPROXIMATE LOCATION OF 30' PIPELINE EASEMENT 41 RESIDENTIAL LOTS 2 HOMEOWNER'S ASSOCIATION (HOA) LOTS 2 GAS WELL LOTS RICHARD MOORE CALLED 4.99 ACRES VOLUME 4494, PAGE 2033 D.R.D.C.T. (TRACT 1: 16 RESIDENTIAL LOTS,1 GAS WELL LOT) (TRACT2: 25 RESIDENTIAL LOTS, 2 HOA LOTS, 1 GAS WELL LOT) BLOCK OIL & GAS OPERATIONS EASEMENT 1,003 ACRES 43,700 SQ. FT 1.003 ACRES 1.003 ACRES 1,003 ACRES 43,680 SQ. FT 1,003 ACRES 43,700 SQ. FT 1.177 ACRES 51,250 SQ. FT. 1.003 ACRES R.P.R.D.C.T. 1.003 ACRES 1.012 ACRES 1,003 ACRES 1,003 ACRES RICHARD R. JOWELL SURVEY, ABSTRACT NO. 660 43,680 SQ. FT. 43,680 SQ, FT. 44,093 SQ, FT 43,680 SQ. FT. 43,680 SQ. FT 43,680 SQ. FT WILLIAM H. CUNDIFF SURVEY, ABSTRACT NO. 312 25' D.E. -4 GAS DENTON COUNTY, TEXAS 3.136 ACRES 136,619 SQ. FT. — 11° W.E. DOC. NO. 2018-102075 R.P.R.D.C.T. RICHARD MOORE CALLED 5.01 ACRES S89°01'43"E 380.00" VOLUME 4494, PAGE 2043 6X HOA & TRACT 2 11' W.E. DOC. NO. 2018-102075 D.R.D.C.T. DRAINGE EASEMENT \_\_\_\_10' X 18' 34,4385 ACRES DOC. NO. 2018-102075 FOUND 1/2" IRON ROD BEARS 400 N. Oklahoma Drive, Suite 105 Tel. No. (469) 501-2200 GEORGE FOSTER ROAD Celina, Texas 75009 FIRM # 10194503 FEB. 2020 069306741 2 OF 3 1" = 100' APPROXIMATE LOCATION OF 12 PIPELINE EASEMENT HULL FAMILY LAND PARTNERS, LTD OWNER/DEVELOPER R.P.R.D.C.T - P.O.B. Midway/380 LLC DOC. NO. 2009-48479 ROLAND BEEBE SURVEY, ABSTRACT # 1493 2925 Country Club Rd., #105 O.R.D.C.T. Filed for Record in the Official Records Of: Denton, TX 76210 Tel: (940) 536-1151 Denton County On: 5/10/2021 3:33:37 PM Contact: Bob Shelton In the PLAT Records
MIDWAY RIDGE PHASE 3 APPLICANT: Doc Number: 2021 - 190 Kimlev-Hom and Associates, Inc. Number of Pages: 3 6160 Warren Pkwy, Suite 210 PHASE ONE Amount: 150.00 Order#:20210510000866 CABINET T, PAGE 306 Frisco, Texas 75034 M.R.D.C.T. Phone: 972-335-3580 BV: DP Fax: 972-335-3779 Contact : Scott E. Pangburn, P.E. Copyright © 2020 Kimley-Horn and Associates, Inc. All rights reserved

#### LEGAL DESCRIPTION

WHEREAS MIDWAY/386 LLC, is the rightful owner of a tract of land situated in the R.R. Jowell Survey, Abstract Number 660 and W.H. Cundiff 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 1995-1682 and 1995-1683, 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;

BEGINNING at an aluminum disk found in the south line of US 380 for the most eastern northwest comer of this tract in the west line of that tract of land conveyed to Sarax Ranch, LTD according to the County Clerk File No. 95-R0070429 Land Records, Denton

THENCE with said south line the following four (4) courses and distances:

South 71°55'00" East, a distance of 180.29 feet to an aluminum disk for corner of this tract;

South 80°01'46" East, a distance of 99.99 feet to an aluminum disk for the northeast corner of this tract;

North 76"08'36" East, a distance of 327.87 feet to an aluminum disk found for corner of this tract;

South 80°08'48" East, a distance of 351.00 feet to an aluminum disk found in said south line for the northeast comer of this tract same being common with the northwest comer of that tract of land described as Midway Ridge Phase 1 conveyed to Riverside Homebuilders, LTD as described in Document No. 2018-421;

THENCE leaving said south line with the west line of said Riverside tract the following nine (9) courses and distances:

South 9°51'12" West, a distance of 305.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for comer of this tract;

North 80°08'48" West, a distance of 103.08 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract:

South 9"51"12" West, a distance of 60.00 feet to a 5/8-inch fron rod with plastic cap stamped "KHA" set for corner of this tract;

South 80°08'48" East, a distance of 100,16 feet to a 5/8-inch fron rod with plastic cap stamped "KHA" set for corner of this tract;

South 40°59'38" West, a distance of 972.73 feet to a 5/8-inch fron rod with plastic cap stamped "KHA" set for corner of this tract;

North 49°00'22" West, a distance of 100.16 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 40°59'38" West, a distance of 60.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for comer of this tract;

South 49"00"22" East, a distance of 105.16 feet to a 5/8-inch fron rod with plastic cap stamped "KHA" set for corner of this tract;

South 40°59'38" West, a distance of 328.60 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in the north line of George

THENCE North 49°00'24" West, a distance of 1,222.89 feet to a point for the southwest corner of this tract same being common with the most southern southeast comer of the above-mentioned Serax tract from which a 1/2-inch Iron rod found for reference

bears North 37°48'53" East, 0.18 feet: THENCE North 0°09'00" East, a distance of 186.74 feet to a point for corner of this tract from which a 1/2-inch iron rod found for

reference bears South 80°27'30" East, 0.32 feet; THENCE South 89"51"00" East, a distance of 938.96 feet to a 5/8-inch fron rod with plastic cap stamped "KHA" set for corner of this

THENCE North 0"21"14" East, a distance of 456.75 feet to the POINT OF BEGINNING and containing 30.5118 acres of 1,329,095

TRACT

Foster Road for the south east corner of this tract.

WHEREAS MIDWAY/380 LLC, is the rightful owner of a tract of land situated in the R.R. Jowell Survey, Abstract Number 880 and W.H. Cundiff Survey, Abstract Number 312, Denton County, Texas and being a portion of those tracts of land described in deed to 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:

BEGINNING at a PK Nail found in the north line of George Foster Road for the southeast comer of this tract;

THENCE North 89°01'43" West, with said north line, a distance of 1,920.00 feet to a 5/8-inch iron rod with plastic cap

THENCE leaving said north line over and across that tract of land conveyed to Midway/380 LLC according to the document filed of record in Document No. 2017-86859 Deed Records, Denton County, Texas the following fourteen (14) courses and distances:

North 0"58'17" East, a distance of 445,21 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for comer of this tract;

North 89°01'43" West, a distance of 374.96 feet to a 5/8-inch fron rod with plastic cap stamped "KHA" set for comer of this tract;

North 21°28'48" East, a distance of 256.24 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the northwest corner of

South 89°01'43" East, a distance of 405.79 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for comer of this tract:

South 0°58'17" West, a distance of 102.00 feet to a 5/8-inch fron rod with plastic cap stamped "KHA" set for corner of this tract;

South 89°01'43" East, a distance of 60.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 0°58'17" East, a distance of 152.79 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 89°01'43" East, a distance of 1,413.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for comer of this tract;

South 0"58'22" West, a distance of 38.55 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for comer of this tract;

South 89°01'43" East, a distance of 60.00 feet to a 5/8-Inch fron rod with plastic cap stamped "KHA" set for corner of this tract;

North 0°58'17" East, a distance of 12.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for comer of this tract;

North 45°58'17" East, a distance of 14.14 feet to a 5/8-inch fron rod with plastic cap stamped "KHA" set for corner of this tract; South 89°01'43" East, a distance of 278.22 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for comer of this tract;

South 44°33'09" East, a distance of 21.41 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in the west line of

THENCE South 0°04'34" East, with said west line, a distance of 654.52 feet to a 5/8-inch iron rod with plastic cap

stamped "KHA" set for comer of this tract from which a 1/2-inch iron rod found bears South 28°28'31" East. 2.05 feet;

FM 2622 for the southernmost northeast corner of this tract;

square feet of land, more or less.

THENCE South 45°24'27" West, a distance of 70.09 feet to the POINT OF BEGINNING and containing 34.4385 acres or 1,500,140

### OWNER'S CERTIFICATE

STATE OF TEXAS

COUNTY OF DENTON §

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That we, Midway/380 LLC, Aqua Texas, Inc., Colby Kevin Walding, 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.

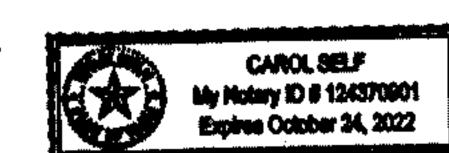
MIDWAY/380 LLC Robert B. Shelton, President

STATE OF TEXAS

COUNTY OF JENTON &

Before me, the undersigned authority, a notary public in an for the State of Texas, on this day personally appeared Robert B. Shelton, known to me to be the person whose name is subscribed for the purpose and consideration therein expressed.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

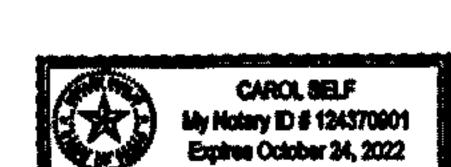


Denton County MUD/Number 9

STATE OF TEXAS

Before me, the undersigned authority, a notary public in an for the State of Texas, on this day personally appeared Stephen Coffey, known to me to be the person whose name is subscribed for the purpose and consideration therein expressed.

Given under my hand and seal this 15th day of FRIL



NOTES:

. Water service to be provided by Aqua Texas, Inc./Denton County MUD No. 9

2925 Country Club Road #105

Phone: 940-536-1151 2. Sanitary sewer to be handled by facilities approved by the Denton County Public Health

 Sewer is to be provided by On-Site Sewage Facilities (O.S.S.F.) Owner is responsible to pull O.S.S.F. permit for individual lots.

Utility Providers Electric Service: 7701 S, Stemmons Fwy.

> Phone: 1-800-274-4014 Lake Dallas, Texas 75065 Phone: 940-321-1945

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 All surface drainage easements shall be kept clear of fences, building, foundation, plantings and other obstructions to the operation and maintenance drainage facility. 9. Blocking the flow of water or constructing improvements in surface drainage easements, and filling or

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channels 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 courses along or across the lots. Construction not complete within two years of the Commissioners Court approval shall be subject to

current County Subdivision Rules and Regulations. 13. A driveway culvert permit must be obtained from the Road and Bridge Department by the owner of each tot prior to the construction, installation or placement of any driveway access improvements within

14. No construction without written approval from Denton County shall be allowed within an identified FIRM floodplain area, and then only after a detailed floodplain development permit including engineering plans and studies show that no rise in the Base Flood Elevation (BFE) will result, that no flooding will result, that no obstruction to the natural flow of water will result; and subject to all owners of the property affected by such construction becoming a party to the request. Where construction is permitted, all finished floor elevations shall be a minimum of two feet above the 100-year flood

 Certification and Dedication by owner - all right of ways, parks, easements (showing all existing & proposed including filing information for each), streets or any publicly owned areas shall be dedicated to the County by plat.

16. Denton County shall not 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 said owners agree to indemnify and hold harmless Denton County from all claims, damages and losses arising out of or resulting from performance of the obligations of said owner set forth in this paragraph 17. I, Scott E. Pangburn, P.E., a Professional Engineer licensed in the State of Texas, affirm to the best of my knowledge 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 improvements is consistent with commonly accepted engineering standards and was designed in general accordance with current published requirements of the Denton County drainage criteria. 18. All corners are 5/8" fron rods with a plastic cap stamped "KHA" set unless otherwise noted.

## 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 comer monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of Denton County, Texas.

Sean Patton R.P.L.S. Registered Professional Land Surveyor No. 5660 Kimley-Horn and Associates, Inc. 400 N. Oklahoma Dr. Suite 105 Celina, Texas 75009



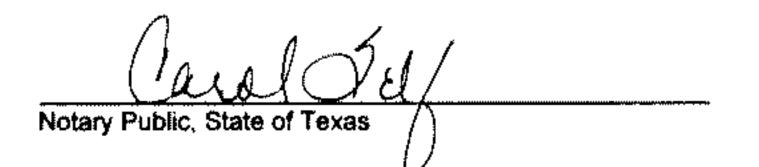
STATE OF TEXAS

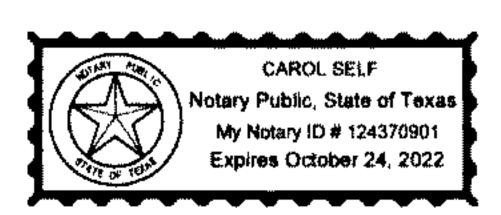
Phone 469-501-2200

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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 15th day of HPRIC. 2020.





BEARING LENGTH L1 | N80"08'48"W | 103.08" i.2 | S09\*51'12"W | 60.00' L3 | \$80°08'48"E | 100.16' L4 N49"00'22"W 100.16' L5 S40\*59'38"W 60.00" L6 S49"00"22"E 105.16" £7 | S00\*58'17"W | 102.00' £8 S89"01'43"E 60.00' L9 N00\*56'17"E 152.79" L10 | \$00\*58'22"W | 38.55' £11 | \$69\*01'43"E | 60.00" L12 N00\*58'17"E | 12.00' L13 N45\*58'17"E 14.14' L14 | S44"33"08"E | 21.41" L15 S45\*58'17"W 19.80" L17 | \$75"20"19"W | 55.66" L18 N89\*01'43"W 173.67" L19 | S04"57'02"W | 57.41' L20 | S21\*28'48"W | 251.84" L21 | S22\*52'13"E | 37.70 L22 | S08\*33'57"W | 108.09' L23 | S25\*12'59"W | 118.74" £24 S47"25'11"W 92.80' L25 S08\*55'20"W 79.10" L26 | S59\*02'05"W | 155.02' L27 \$45\*57'49"W 10.60"

LINE TABLE

| NO. | DELTA      | RADIUS | LENGTH   | CHORD BEARING | CHORD  |
|-----|------------|--------|----------|---------------|--------|
| C1  | 58*51'34"  | 75.001 | 77.05    | N70°25'25"E   | 73.70  |
| C2  | 90*00'00"  | 75.00' | \$17.81° | S04*00'22"E   | 106.07 |
| C3  | 187*24'01" | 50.00′ | 163.54   | \$44"01'43"E  | 99.79  |
| C4  | 90"00"00"  | 75.00' | \$17,81° | N45*58'17"E   | 106.07 |

UTILITY COMPANY APPROVAL ELECTRIC COMPANY <u>4-15-20</u> Date TELEPHONE COMPANY:

FINAL PLAT MIDWAY RIDGE PHASE 3

64.951 ACRES (TRACT 1: 30.512 ACRES) (TRACT 2: 34,439 ACRES)

TRACT 1: BLOCK A LOTS 12-22; BLOCK B LOTS 1-6; TRACT 2: BLOCK F LOTS 1X-HOA, 2-5, 6X-HOA, 7-16, 60-61: BLOCK G LOTS 11-20:

41 RESIDENTIAL LOTS 2 HOMEOWNER'S ASSOCIATION (HOA) LOTS 2 GAS WELL LOTS

(TRACT 1: 16 RESIDENTIAL LOTS,1 GAS WELL LOT) (TRACT2: 25 RESIDENTIAL LOTS, 2 HOA LOTS, 1 GAS WELL LOT)

RICHARD R. JOWELL SURVEY, ABSTRACT NO. 660 WILLIAM H. CUNDIFF SURVEY, ABSTRACT NO. 312 DENTON COUNTY, TEXAS

400 N. Oklahoma Drive, Suite 105 Tel. No. (469) 501-2200 Celina, Texas 75009

Checked by

KHA

OWNER/DEVELOPER Midway/380 LLC 2925 Country Club Rd., #105 Denton, TX 76210 Tel: (940) 536-1151

Scale

1" = NA

Drawn by

SPA

Contact: Bob Shelton APPLICANT: Kimley-Horn and Associates, Inc. 6160 Warren Pkwy, Suite 210 Frisco, Texas 75034 Phone: 972-335-3580 Fax: 972-335-3779

Contact : Scott E. Pangburn, P.E.

Filed for Record in the Official Records Of: Denton County On: 5/10/2021 3:33:37 PM In the PLAT Records
MIDWAY RIDGE PHASE 3
Doc Number: 2021 – 190 Number of Pages: 3 Amount: 150.00 Order#:20210510000866 By: DP

FIRM # 10194503

Sheet No.

3 OF 3

Project No.

02/10/2020 069306722

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.