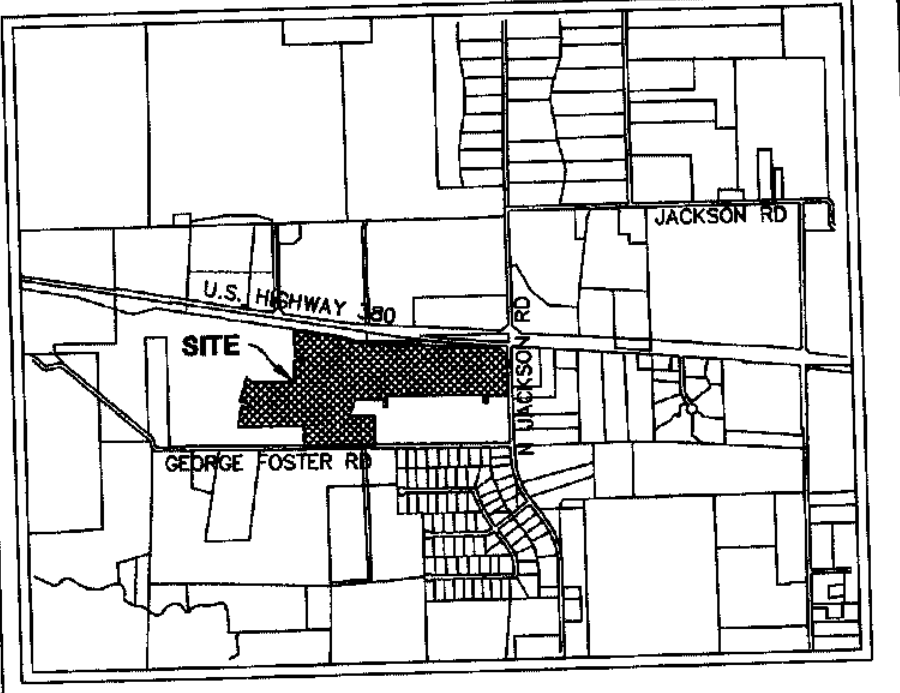


**LEGEND**

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.B. POINT OF BEGINNING  
 I.R.F. IRON ROD FOUND  
 P.K.F. P.K. NAIL FOUND  
 H.O.A. HOMEOWNER'S ASSOCIATION  
 B.L. BUILDING LINE  
 D.U.E. DRAINAGE AND UTILITY EASEMENT  
 W.E. WATER EASEMENT  
 U.E. UTILITY EASEMENT  
 G.W.L. GAS WELL LOT  
 W.W. WATER WELL

**LINE TYPE LEGEND**

BOUNDARY LINE  
 EASEMENT LINE  
 BUILDING LINE



**BENCH MARK LIST**

**BM 1 (KHA PT# 20000)**  
 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 PT# 20002)**  
 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 3 (KHA PT# 20909)**  
 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 PT# 20915)**  
 SET IN THE CENTER OF A CONCRETE HEADWALL APPROX. 38.9' 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')

- NOTES:**
- All corners are 5/8" iron rods with a plastic cap stamped "KHA" set unless otherwise noted.
  - See Sheet 2 for line and curve tables.
  - See Sheet 3 for complete notes.
  - The net area shown here on excludes the area within Zone "A" as scaled from FIRM

**SK0164A**  
**G01,S07,W49**

**FINAL PLAT**  
**MIDWAY RIDGE**  
**PHASE 2**

**712138 A0660A JOWELL, TR 22A(PT),25A(PT),26A(PT), 84.515AC/PT**

**84.515 ACRES**

BLOCK D LOTS 6-17; BLOCK E LOTS 3-24, 24X-HOA;  
 BLOCK F LOTS 1X-HOA, 1-2, 18-20, 21X-HOA, 22-23, 43-59;  
 BLOCK G LOTS 1-10;

**64 RESIDENTIAL LOTS**  
**3 HOMEOWNER'S ASSOCIATION (HOA) LOTS**  
**4 GAS WELL LOTS**

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

**Kimley»Horn**

400 North Oklahoma Dr., Suite 105 Denton, TX 76210 Tel. No. (469) 501-2200  
 Celina, Texas 75009 FIRM # 10194503 www.kimley-horn.com

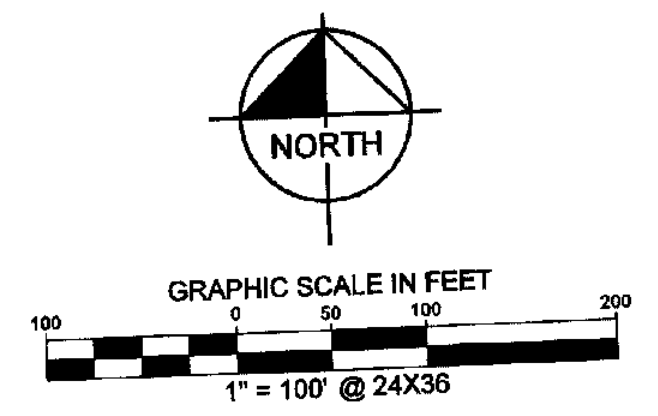
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	JTC/CDS	KHA	MAY. 2020	069306722	1 OF 3

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

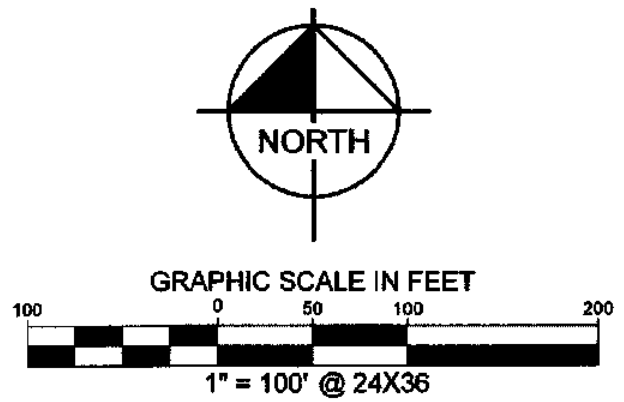
**APPLICANT:**  
 Kimley-Horn and Associates, Inc.  
 6160 Warren Pkwy, Suite 210  
 Frisco, Texas 75034  
 Phone: 972-335-3580  
 Fax: 972-335-3779  
 Contact: Scott E. Pangburn, P.E.

Filed for Record in the Official Records of Denton County On: 5/20/2020 2:23:04 PM in the PLAT Records MIDWAY RIDGE PHASE 2 Doc Number: 2020 - 159 Number of Pages: 3 Amount: 160.00 Orient: 262000520000448 By: BH

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 0.999890014.



PLOTTER: SEAN WILSON 1:50 PM 05/20/2020 1:50 PM LAST SAVED: 05/20/2020 1:37 PM

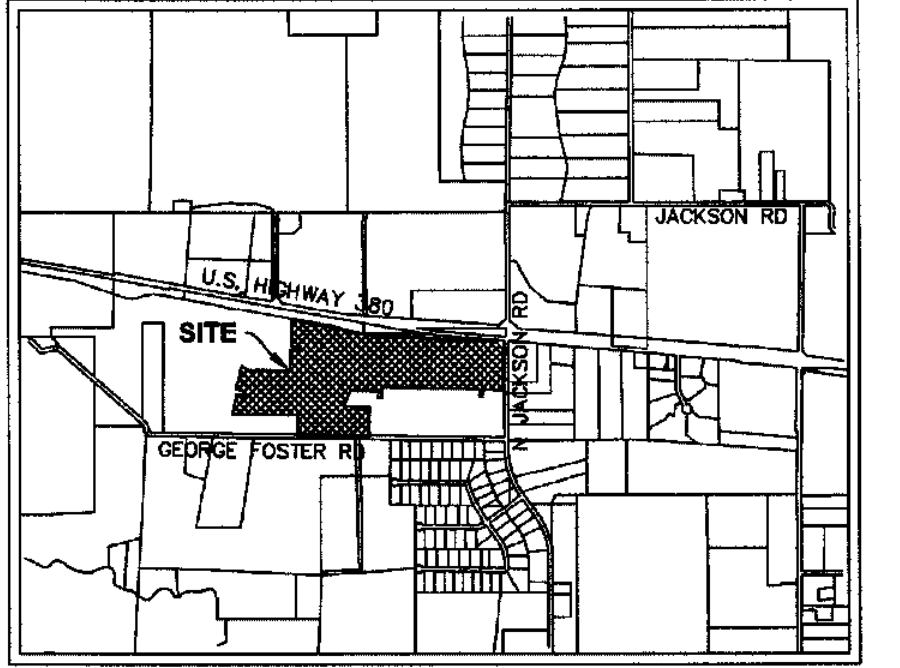


**LEGEND**

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.B. POINT OF BEGINNING  
 R.O.W. RIGHT OF WAY  
 IRF IRON ROD FOUND  
 PKF PK NAIL FOUND  
 HOA HOMEOWNER'S ASSOCIATION  
 B.L. BUILDING LINE  
 D.U.E. DRAINAGE AND UTILITY EASEMENT  
 W.E. WATER EASEMENT  
 U.E. UTILITY EASEMENT  
 (G) GAS WELL LOT  
 (W) WATER WELL

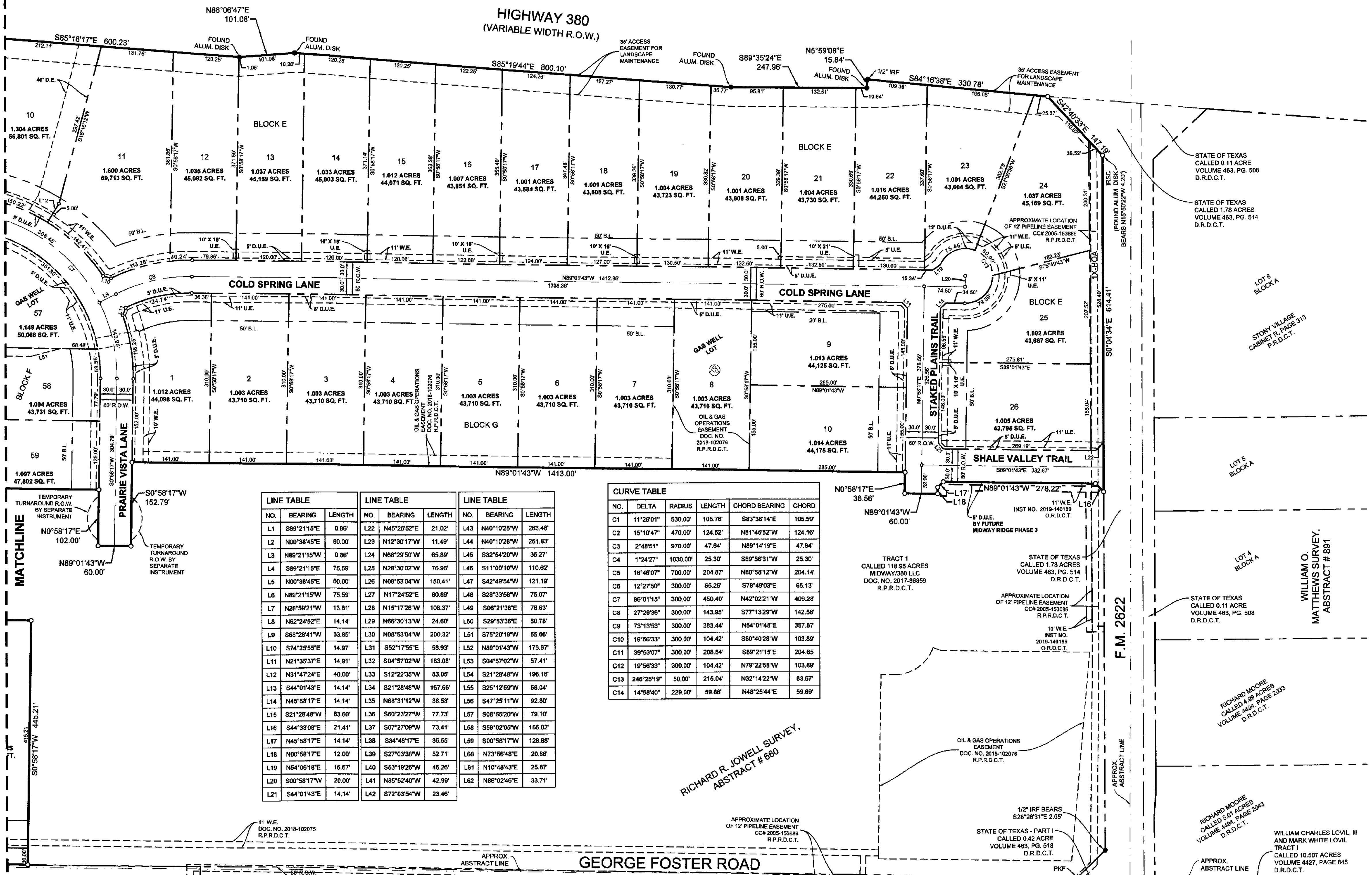
**LINE TYPE LEGEND**

BOUNDARY LINE  
 EASEMENT LINE  
 BUILDING LINE



**BENCH MARK LIST**

- BM 1 (KHA PTH 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 PTH 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 PTH 20009)**  
 [X] SET IN THE CENTER OF A CONCRETE HEADWALL APPROX. 39.9' SOUTH OF THE PAVEMENT OF F.M. 2622 AND APPROX. 752.6' SOUTH OF THE EDGE OF PAVEMENT OF U.S. HIGHWAY 380.  
 ELEV. = 807.96' (HELD)
- BM 15 (KHA PTH 20015)**  
 [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. = 808.36')



**LINE TABLE**

NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S89°21'15"E	0.86'	L22	N45°26'52"E	21.02'	L43	N40°10'28"W	283.48'
L2	N00°36'45"E	80.00'	L23	N12°30'17"W	11.49'	L44	N40°10'28"W	251.83'
L3	N89°21'15"W	0.86'	L24	N68°29'50"W	65.89'	L45	S32°54'20"W	36.27'
L4	S89°21'15"E	75.59'	L25	N28°30'02"W	76.86'	L46	S11°00'10"W	110.82'
L5	N00°36'45"E	80.00'	L26	N08°53'04"W	150.41'	L47	S42°49'54"W	121.19'
L6	N89°21'15"W	75.59'	L27	N17°24'52"E	80.89'	L48	S28°33'56"W	75.07'
L7	N28°59'21"W	13.81'	L28	N15°17'29"W	108.37'	L49	S06°21'38"E	76.63'
L8	N82°24'52"E	14.14'	L29	N66°30'13"W	24.60'	L50	S29°53'36"E	50.78'
L9	S63°28'41"W	33.85'	L30	N08°53'04"W	200.32'	L51	S75°20'16"W	55.86'
L10	S74°25'55"E	14.87'	L31	S52°17'55"E	58.83'	L52	N89°01'43"W	173.57'
L11	N21°35'37"E	14.91'	L32	S04°57'02"W	183.08'	L53	S04°57'02"W	57.41'
L12	N31°47'24"E	40.00'	L33	S12°22'35"W	83.05'	L54	S21°28'48"W	196.16'
L13	S44°01'43"E	14.14'	L34	S21°28'48"W	167.66'	L55	S25°12'59"W	58.04'
L14	N45°58'17"E	14.14'	L35	N68°31'12"W	38.53'	L56	S47°25'11"W	92.80'
L15	S21°28'48"W	83.60'	L36	S60°23'27"W	77.73'	L57	S08°59'20"W	79.10'
L16	S44°33'08"E	21.41'	L37	S07°27'09"W	73.41'	L58	S59°02'05"W	156.02'
L17	N45°58'17"E	14.14'	L38	S34°48'17"E	35.55'	L59	S00°58'17"W	128.88'
L18	N00°58'17"E	12.00'	L39	S27°03'38"W	52.71'	L60	N73°56'48"E	20.88'
L19	N54°06'18"E	16.67'	L40	S53°19'25"W	45.28'	L61	N10°48'43"E	25.87'
L20	S00°58'17"W	20.00'	L41	N85°52'40"W	42.99'	L62	N86°02'46"E	33.71'
L21	S44°01'43"E	14.14'	L42	S72°03'54"W	23.46'			

**CURVE TABLE**

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	11°29'01"	530.00'	105.76'	S83°38'14"E	105.59'
C2	15°10'47"	470.00'	124.52'	N81°45'52"W	124.16'
C3	2°48'51"	970.00'	47.84'	N89°14'19"E	47.84'
C4	1°24'27"	1030.00'	25.30'	S89°56'31"W	25.30'
C5	18°46'07"	700.00'	204.87'	N90°58'12"W	204.14'
C6	12°27'50"	300.00'	65.26'	S78°49'03"E	65.13'
C7	86°01'15"	300.00'	450.40'	N42°02'21"W	409.28'
C8	27°28'36"	300.00'	143.99'	S77°13'29"W	142.58'
C9	73°13'53"	300.00'	383.44'	N54°01'49"E	357.87'
C10	19°56'33"	300.00'	104.42'	S60°40'28"W	103.89'
C11	38°53'07"	300.00'	208.84'	S89°21'15"E	204.65'
C12	19°56'33"	300.00'	104.42'	N79°22'58"W	103.89'
C13	246°25'19"	50.00'	215.04'	N32°14'22"W	83.57'
C14	14°58'40"	229.00'	99.86'	N48°25'44"E	59.89'

**FINAL PLAT  
 MIDWAY RIDGE  
 PHASE 2**

84.515 ACRES

BLOCK D LOTS 6-17; BLOCK E LOTS 3-24, 24X-HOA;  
 BLOCK F LOTS 1X-HOA, 1-2, 18-20, 21X-HOA, 22-23, 43-59;  
 BLOCK G LOTS 1-10;

64 RESIDENTIAL LOTS  
 3 HOMEOWNER'S ASSOCIATION (HOA) LOTS  
 4 GAS WELL LOTS

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

**Kimley»Horn**  
 400 North Oklahoma Dr., Suite 105  
 Celina, Texas 75009 FIRM # 10194503 Tel. No. (469) 501-2200  
 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	JTC/CDS	KHA	MAY, 2020	069306722	2 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.  
 Frisco, Texas 75034  
 Phone: 972-336-3580  
 Fax: 972-335-3779  
 Contact: Scott E. Pangburn, P.E.

Filed for Record  
 in the Official Records of:  
 Denton County  
 On: 5/20/2020 2:23:04 PM  
 in the PLAT Records  
 MIDWAY RIDGE PHASE 2  
 Doc Number: 2020-159  
 Number of Pages: 3  
 Amount: 150.00  
 Order#: 20200520000448  
 By: BH

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 Gnd values, multiply the distances by a Combined Scale Factor of 0.999880014.

PLAT NO. 2020-159, DATED MAY 20, 2020, BY KIMLEY-HORN & ASSOCIATES, INC., ENGINEERS AND SURVEYORS, LICENSE NO. 10194503, DENTON COUNTY, TEXAS.



LEGAL DESCRIPTION

WHEREAS MIDWAY/380 LLC, is the rightful owner of a tract of land situated in the R.R. Jewell Survey, Abstract No. 660, Denton County, Texas, and being a portion of a called 118.95 acre tract of land described as "Tract 1" in a deed to Midway/380 LLC, according to the document filed of record in Document No. 2017-86859 of the Real Property Records of Denton County, Texas (R.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap stamped "KHA" set in the south line of Highway 380, a variable width right-of-way, same being the common north line of said Tract 1, said iron being the most northerly northeast corner of Midway Ridge, Phase 1, an addition to Denton County, Texas, according to the plat filed of record in Document No. 2018-421 of the Plat Records of Denton County, Texas (P.R.D.C.T.), and the most northerly northwest corner of this tract;

THENCE with the south line of said Highway 380 and the common north line of said Tract 1, the following eight (8) courses and distances:

South 80°07'31" East, passing at a distance of 255.84 feet a TXDOT aluminum disk found for reference, continuing for a total distance of 643.36 feet to a TXDOT aluminum disk found for a corner of this tract;

South 72°55'42" East, a distance of 312.20 feet to a TXDOT aluminum disk found for a corner of this tract;

South 85°18'17" East, a distance of 600.23 feet to a TXDOT aluminum disk found for a corner of this tract;

North 86°06'47" East, a distance of 101.08 feet to a TXDOT aluminum disk found for a corner of this tract;

South 85°19'44" East, a distance of 800.10 feet to a TXDOT aluminum disk found for a corner of this tract;

South 89°35'24" East, a distance of 247.96 feet to a TXDOT aluminum disk found for a corner of this tract;

North 05°59'08" East, a distance of 15.84 feet to a 1/2 inch iron rod found for a corner of this tract;

South 84°16'38" East, a distance of 330.78 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the most northerly northeast corner of this tract at the intersection of the south line of the above mentioned Highway 380 and the west line of F.M. 2622, a variable width right-of-way, said iron also being common with the most northerly northeast corner of the above mentioned Tract 1, and the most northerly northwest corner of a called 1.78 acre right-of-way dedication to the State of Texas, according to the document filed of record in Volume 463, Page 514 of the Deed Records of Denton County, Texas (D.R.D.C.T.);

THENCE leaving the south line of said Highway 380, with the common lines of said Tract 1 and F.M. 2622, the following two (2) courses and distances:

South 42°40'33" East, a distance of 147.19 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the most easterly northeast corner of this tract, from which a TXDOT aluminum disk found for reference bears North 15°50'22" West, 4.20 feet;

South 00°04'34" East, a distance of 614.41 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the most easterly southeast corner of this tract;

THENCE leaving the above mentioned common line, over and across the above Tract 1, the following fourteen (14) course and distances:

North 44°33'08" West, a distance of 21.41 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

North 89°01'43" West, a distance of 278.22 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

South 45°58'17" West, a distance of 14.14 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

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

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

North 0°58'17" East, a distance of 38.56 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

North 89°01'43" West, a distance of 1413.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

South 00°58'17" West, a distance of 152.79 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

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

North 00°58'17" East, a distance of 102.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

North 89°01'43" West, a distance of 405.79 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

South 21°28'48" West, a distance of 256.24 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

South 89°01'43" East, a distance of 374.96 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

South 00°58'17" West, a distance of 445.21 feet to a 5/8 inch iron rod with plastic cap

stamped "KHA" set for the most southerly southeast corner of this tract on the south line of the above mentioned Tract 1, same being the common north line of a tract of land described in a deed to Hull Family Land Partnership II, Ltd., according to the document filed of record in Instrument No. 2017-124521 (R.P.R.D.C.T.), same also being a point in George Foster Road, no record found;

THENCE with the common south line of said Tract 1, the north line of said Hull Family Land Partnership II, Ltd., tract, and the approximate centerline of said George Foster Road, the following two (2) courses and distances:

North 89°01'43" West, passing at a distance of 142.11 feet the northeast corner of a called 1.85 acre tract of land described in a deed to Jennifer Alexander, according to the document filed of record in Volume 4780, Page 168 (D.R.D.C.T.), continuing with the common lines of said Tract 1 and 1.85 acre tract, and the approximate centerline of said George Foster Road, passing at a distance of 60.01 feet the northwest corner of said 1.85 acre tract, same being common with a point on the north line of said Hull Family Land Partnership II, Ltd., tract, continuing with the common lines of said Tract 1 and said Hull Family Land Partnership II, Ltd., tract for a total distance of 538.67 feet to a PK nail found for a corner of this tract;

North 89°21'15" West, a distance of 506.12 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the most southerly southwest corner of this tract, same being the common most southerly southeast corner of the above mentioned Phase 1;

THENCE leaving the above mentioned common line, with the east line of said Phase 1, the following eighteen (18) courses and distances:

North 00°38'45" East, a distance of 318.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

North 89°21'15" West, a distance of 965.31 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

North 12°04'46" East, a distance of 304.56 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract at the beginning of a non-tangent curve to the left having a central angle of 11°28'01", a radius of 530.00 feet, and a chord bearing and distance of South 83°38'14" East, 105.59 feet;

In a southeasterly direction, with said curve to the left, an arc distance of 105.76 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

South 89°21'15" East, a distance of 0.86 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

North 00°38'45" East, a distance of 60.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

North 89°21'15" West, a distance of 0.86 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract at the beginning of a tangent curve to the right having a central angle of 15°10'47", a radius of 470.00 feet, and a chord bearing and distance of North 81°45'52" West, 124.16 feet;

In a northwesterly direction, with said curve to the right, an arc distance of 124.52 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

North 15°49'32" East, a distance of 365.05 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

South 49°00'22" East, a distance of 106.13 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

South 89°21'15" East, a distance of 619.60 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

North 00°38'45" East, a distance of 298.83 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract at the beginning of a non-tangent curve to the right having a central angle of 02°48'51", a radius of 970.00 feet, and a chord bearing and distance of North 89°14'19" East, 47.64 feet;

In a northeasterly direction, with said curve to the right, an arc distance of 47.64 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

South 89°21'15" East, a distance of 75.69 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

North 00°38'45" East, a distance of 60.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

North 89°21'15" West, a distance of 75.59 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract at the beginning of a tangent curve to the left having a central angle of 01°24'27", a radius of 1030.00 feet, and a chord bearing and distance of South 89°56'31" West, 25.30 feet;

In a southwesterly direction, with said curve to the left, an arc distance of 25.30 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

North 00°45'42" West, a distance of 380.63 feet to the POINT OF BEGINNING and containing 84.515 acres (3,881,458 square feet) of land, more or less.

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That we, Midway/380 LLC, do hereby adopt this plat designating the herein shown property as MIDWAY RIDGE, PHASE 2, an addition to Denton County. This plat approved subject to all platting ordinances rules, regulations, and resolutions of Denton County, Texas.

Witness, my hand this the 13th day of MAY, 2020.

MIDWAY/380 LLC

BY: Robert B. Shelton, Managing Partner

STATE OF TEXAS §
COUNTY OF DENTON §

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Robert B. Shelton, 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 13th day of MAY, 2020.

Notary Public section with signature and seal for Carol Self, Notary Public in and for the State of Texas, My Commission Expires: 24 OCTOBER 2022

Witness, my hand this the 13th day of MAY, 2020.

Denton County Municipal Utility District No. 9

BY: Stephen Coffey, President

STATE OF TEXAS §
COUNTY OF DENTON §

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared 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 13th day of MAY, 2020.

Notary Public section with signature and seal for Carol Self, Notary Public in and for the State of Texas, My Commission Expires: 24 OCTOBER 2022

NOTES:

- 1. 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, Fort Worth, TX 76108, Phone: 817-367-1403, 2925 Country Club Road #105, Denton, TX 76210, Phone: 940-536-1151
2. Sanitary sewer to be handled by facilities approved by the Denton County Public Health.
3. Sewer is to be provided by On-Site Sewage Facilities (O.S.S.F.).
4. Owner is responsible to pull O.S.S.F. permit for individual lots.
5. Utility Providers: Electric Service: CoServ 7701 S. Stemmons Fwy. Corinth, TX 75065, Phone: 1-800-274-4014, CenturyLink Lake Dallas, Texas 75065, Phone: 940-321-1945
6. Gas will not be provided.
7. The maintenance of paving, grading, and drainage improvements and/or easements shown on this plat are the responsibility of Denton County or the individual property owner and does not constitute acceptance of same for maintenance purposes by Denton County.
8. 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 obstructing the roadway 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.
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" iron rods with a plastic cap stamped "KHA" set unless otherwise noted.
19. Development in S.F.H.A must comply with all provisions of the Denton County Flood Damage Prevention Regulations

- Base Flood Elevations (B.F.E.)
- Special Flood Hazard Area (S.F.H.A.)
- Gross and New acreage for lots in floodplain
- Finish Floor Elevation (F.F.E.)

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.

Sean Patton R.P.L.S. Registered Professional Land Surveyor No. 5680 Kimley-Horn and Associates, Inc. 400 North Oklahoma Drive, Suite 105 Celina, Texas 75009 Phone 469-501-2200 Fax 972-335-3779



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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 12th day of MAY, 2020.

Notary Public section with signature and seal for Carol Self, Notary Public, State of Texas, My Notary ID # 124370901, Expires October 24, 2022

UTILITY COMPANY APPROVAL

Form for utility company approval with fields for Electric Company (Misty N. Boto, 5-13-20), Telephone Company (CenturyLink, 5/13/2020), and Date.

FINAL PLAT
MIDWAY RIDGE
PHASE 2

84.515 ACRES

BLOCK D LOTS 6-17; BLOCK E LOTS 3-24, 24X-HOA; BLOCK F LOTS 1X-HOA, 1-2, 18-20, 21X-HOA, 22-23, 43-59; BLOCK G LOTS 1-10;

64 RESIDENTIAL LOTS
3 HOMEOWNER'S ASSOCIATION (HOA) LOTS
4 GAS WELL LOTS

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

Reviewed and Approved on 5/13/2020 by County Judge, Denton County, Texas

Kimley Horn

400 North Oklahoma Dr., Suite 105 Celina, Texas 75009 FIRM # 10194603 Tel. No. (469) 501-2200 www.kimley-horn.com

Table with 6 columns: Scale, Drawn by, Checked by, Date, Project No., Sheet No. Values: N/A, JTC/CDS, KHA, MAY, 2020, 069306722, 3 OF 3

OWNER/DEVELOPER: Midway/380 LLC 2925 Country Club Rd., #105 Denton, TX 76210 Tel: (940) 536-1161 Contact: Bob Shelton

Filed for Record in the Official Records Of: Denton County On: 5/20/2020 2:23:04 PM In the PLAT Records MIDWAY RIDGE PHASE 2 Doc Number: 2020-159 Number of Pages: 3 Amount: 150.00 Order#: 20200520000448 By: BH

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.

Beating 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 0.999880014.

VERTICAL SCALE: 1"=100' HORIZONTAL SCALE: 1"=40' DATE PLOTTED: 5/13/2020 1:57 PM