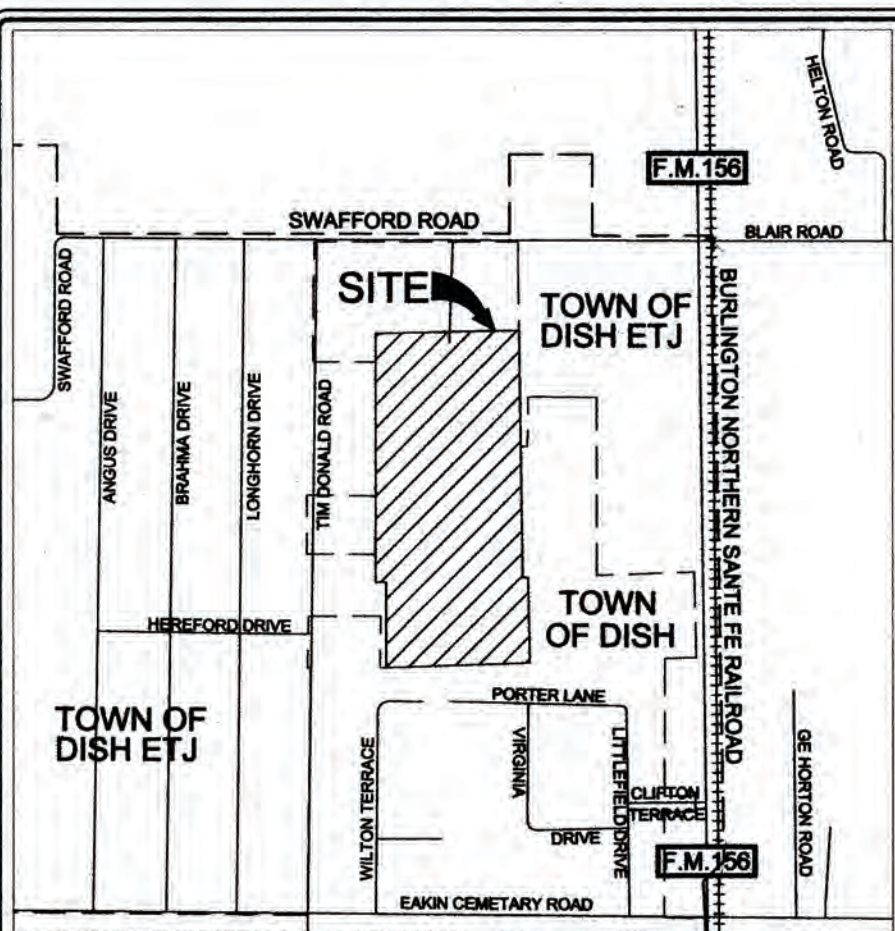


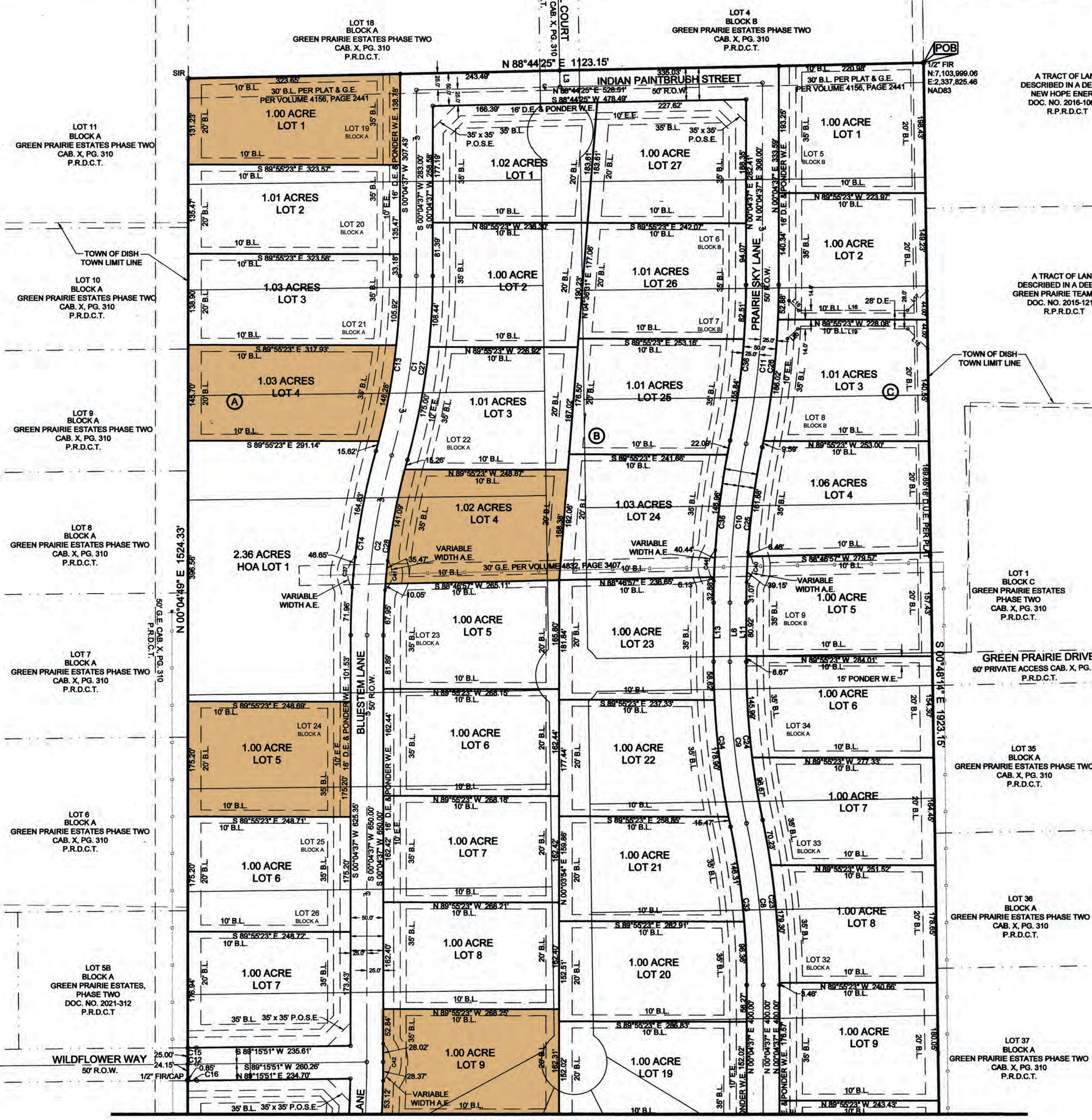
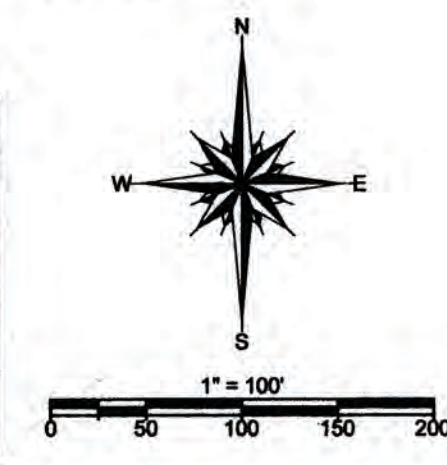


VICINITY MAP
NOT TO SCALE

- GENERAL NOTES:**
1. ALL CORNERS ARE MARKED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNLESS OTHERWISE NOTED.
 2. FLOOD STATEMENT: I HAVE REVIEWED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR TOWN OF DISH COMMUNITY NUMBER 480228 EFFECTIVE DATE 4-18-2011 AND THAT MAP INDICATES AS SCALED, THAT THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD (500-YEAR)" AS SHOWN ON PANELS 354 G OF SAID MAP.
 3. THE PURPOSE OF THIS PLAT IS TO CREATE 54 LOTS AND 2 HOA LOTS OF RECORD.
 4. BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.
 5. ANY FRANCHISED PUBLIC UTILITY, INCLUDING THE TOWN OF DISH, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; ANY FRANCHISED PUBLIC UTILITY INCLUDING THE TOWN OF DISH, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSES OF CONSTRUCTING, RECONSTRUCTING, INSPECTION, PATROL, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.
 6. UTILITY EASEMENTS
ANY PUBLIC UTILITY, INCLUDING THE TOWNS OF DISH AND 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 TOWNS OF DISH AND PONDER, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSES OF CONSTRUCTING, RECONSTRUCTING, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.
 7. FLOODPLAIN RESTRICTION
NO CONSTRUCTION, WITHOUT THE WRITTEN APPROVAL OF THE TOWN OF DISH, SHALL BE ALLOWED WITHIN A FLOODPLAIN EASEMENT, AND THEN ONLY AFTER DETAILED ENGINEERING PLANS AND STUDIES SHOW THAT NO FLOODING WILL RESULT, THAT NO OBSTRUCTION TO THE NATURAL FLOW OF WATER WILL RESULT, AND SUBJECT TO ALL OWNERS OF THE INTERESTS AFFECTED BY SUCH CONSTRUCTION BECOMING A PARTY TO THE REQUEST. THESE ENGINEERING STUDIES SHALL BE DONE IN COMPLIANCE WITH FEMA (FEDERAL EMERGENCY MANAGEMENT AGENCY) GUIDELINES WHICH ADDRESS ACCEPTABLE STUDIES, METHODS, AND LIMITS OF WORK DONE INSIDE THE 100-YEAR FLOODPLAIN, WHERE CONSTRUCTION IS PERMITTED. ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF ONE (1) FOOT ABOVE THE 100-YEAR FLOOD ELEVATION.
 - THE EXISTING CREEKS, LAKES, RESERVOIRS, OR DRAINAGE CHANNEL TRAVELING ALONG OR ACROSS PORTIONS OF THIS ADDITION, WILL REMAIN AS AN OPEN CHANNEL AT ALL TIMES AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS SAID LOTS. THE TOWN OF DISH WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID DRAINAGE COURSES OR FOR THE CONTROL OF EROSION. EACH PROPERTY OWNER SHALL KEEP THE NATURAL DRAINAGE CHANNELS TRAVELING ADJACENT TO THIS PROPERTY CLEAN AND FREE OF DEBRIS, SILT, OR ANY SUBSTANCE WHICH WOULD RESULT IN UNSANITARY CONDITIONS AND THE TOWN SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTION AND SUPERVISION OF MAINTENANCE WORK BY THE PROPERTY OWNER TO ALLEVIATE ANY UNDESIRABLE CONDITIONS WHICH MAY OCCUR. THE NATURAL DRAINAGE CHANNEL, AS IN THE CASE OF ALL NATURAL DRAINAGE CHANNELS, ARE SUBJECT TO STORM WATER OVERFLOW AND NATURAL BANK EROSION TO AN EXTENT THAT CANNOT BE DEFINITELY DEFINED. THE TOWN OF DISH SHALL NOT BE LIABLE FOR DAMAGES OF ANY NATURE, RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA, NOR RESULTING FROM A FAILURE OF ANY STRUCTURE(S) WITHIN THE NATURAL DRAINAGE CHANNELS. THE NATURAL DRAINAGE CHANNEL CROSSING EACH LOT IS SHOWN BY THE FLOODPLAIN EASEMENT LINE AS SHOWN ON THE PLAT.
 8. PUBLIC OPEN SPACE RESTRICTION:
NO STRUCTURE, OBJECT, OR PLANT OF ANY TYPE MAY OBSTRUCT VISION FROM A HEIGHT OF TWENTY-FOUR (24) INCHES TO A HEIGHT OF ELEVEN (11) FEET ABOVE THE TOP OF THE CURB, INCLUDING, BUT NOT LIMITED TO BUILDINGS, FENCES, WALKS, SIGNS, TREES, SHRUBS, CARS, TRUCKS, ETC., IN THE PUBLIC OPEN SPACE EASEMENT AS SHOWN ON THIS PLAT. THESE OPEN SPACE EASEMENTS WILL REMAIN IN EFFECT UNTIL VACATED BY ORDINANCE ADOPTED BY THE TOWN COUNCIL OF DISH AND THE PROPERTY REPLATTED.
 9. CONNECTION TO PONDER PUBLIC WATER SYSTEM REQUIRED FOR ALL LOTS.
 10. SHARED DETENTION AGREEMENT PROVIDED BETWEEN LOTS 4, 5A AND 5B, BLOCK A (OFFSITE) AND PHASE 1 HOA.
 11. OFFSITE DOWNSIDE DRAINAGE EASEMENT(S) HAVE BEEN DETERMINED BY THE ENGINEER-OF-RECORD TO NOT BE NECESSARY PENDING PROPOSED DRAINAGE IMPROVEMENTS.
 12. THE MAINTENANCE OF COMMON AREAS, INCLUDING DETENTION PONDS, ARE TO BE HANDLED BY A PROPOSED HOME OWNERS ASSOCIATION.
 13. TRAFFIC CALMING DEVICES APPROVED IN LIEU OF BLOCK LENGTH IN EXCESS OF ALLOWABLE. [PART IV.30.1]
 14. PARKLAND PAYMENT APPROVED IN LIEU OF PARKLAND DEDICATION [PART IV.30.1]

LEGEND

R.O.W. = RIGHT OF WAY
POB = POINT OF BEGINNING
R.P.R.D.C.T. = REAL PROPERTY RECORDS DENTON COUNTY TEXAS
FIR = IRON ROD FOUND
SIR = CAPPED IRON ROD SET
D.E. = DRAINAGE EASEMENT
G.E. = GAS EASEMENT
E.E. = ELECTRIC EASEMENT
W.E. = WATER EASEMENT
A.E. = ACCESS EASEMENT
B.L. = BUILDING LINE
C.L. = CENTERLINE OF ROAD



MATCHLINE SEE PAGE 2

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1015.00'	276.63'	275.78'	N 07°53'05" E
C2	1015.00'	276.63'	275.78'	N 07°53'05" E
C3	1600.00'	387.64'	386.69'	N 07°01'03" E
C4	350.00'	634.57'	551.16'	N 37°58'57" W
C5	300.00'	103.03'	102.52'	N 80°14'17" E
C6	1200.00'	219.39'	219.09'	S 05°09'39" E
C7	1200.00'	219.39'	219.09'	S 05°09'39" E
C8	1200.00'	247.83'	247.39'	S 05°50'22" E
C9	1200.00'	247.83'	247.39'	S 05°50'22" E
C10	1200.00'	243.42'	243.00'	N 05°53'17" E
C11	1200.00'	243.42'	243.00'	S 05°53'17" W
C12	5000.00'	13.50'	13.50'	N 89°20'29" E
C13	990.00'	269.82'	268.98'	N 07°53'05" E
C14	1040.00'	283.45'	282.57'	N 07°53'05" E
C15	4975.00'	13.14'	13.14'	N 89°20'23" E
C16	5024.92'	13.85'	13.85'	S 89°20'35" W
C17	1575.00'	356.22'	355.46'	N 07°28'43" E
C18	375.00'	679.90'	590.53'	N 37°58'57" W
C19	325.00'	111.62'	111.07'	N 80°14'17" E
C20	275.00'	94.44'	93.98'	N 80°14'17" E
C21	1225.00'	223.93'	223.62'	S 05°09'41" E
C22	1175.00'	214.83'	214.53'	S 05°09'38" E
C23	1225.00'	252.99'	252.54'	S 05°50'22" E
C24	1175.00'	242.66'	242.23'	S 05°50'22" E
C25	1175.00'	238.35'	237.94'	N 05°53'17" E
C26	1225.00'	248.49'	248.07'	S 05°53'17" W
C27	1040.00'	283.45'	282.57'	S 07°53'05" W
C28	990.00'	269.82'	268.98'	N 07°53'05" E
C29	1625.00'	393.69'	392.73'	N 07°01'03" E
C30	325.00'	589.25'	511.79'	S 37°58'57" E
C31	1175.00'	214.85'	214.55'	S 05°09'38" E
C32	1225.00'	223.97'	223.66'	S 05°09'38" E
C33	1175.00'	242.66'	242.23'	S 05°50'22" E
C34	1225.00'	252.99'	252.55'	N 05°50'22" W
C35	1225.00'	248.49'	248.07'	N 05°53'17" E
C36	1175.00'	238.35'	237.94'	S 05°53'17" W
C37	34.00'	51.41'	46.65'	N 05°19'36" E
C38	40.00'	60.78'	55.10'	N 89°52'37" W
C39	34.00'	50.64'	46.09'	N 02°42'13" E
C40	34.00'	49.86'	45.51'	S 05°19'36" W
C41	34.00'	62.57'	56.38'	S 00°04'37" W
C42	40.00'	50.64'	46.09'	N 02°42'13" E
C43	34.00'	51.29'	46.56'	N 02°42'13" E
C44	40.00'	62.22'	56.13'	N 89°44'25" E

A TRACT OF LAND DESCRIBED IN A DEED TO NEW HOPE ENERGY D.C. NO. 2016-106538 R.P.R.D.C.T.

A TRACT OF LAND DESCRIBED IN A DEED TO GREEN PRAIRIE TEAM 3, L.L.C. D.C. NO. 2015-12174 R.P.R.D.C.T.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 88°37'58" E	41.41'
L2	N 87°57'55" E	83.39'
L3	N 00°46'38" W	25.00'
L4	N 70°23'58" E	87.51'
L5	S 00°03'48" E	100.00'
L6	S 00°04'37" W	99.59'
L7	S 70°23'58" W	79.21'
L8	S 70°23'58" W	95.80'
L9	S 89°55'23" E	75.05'
L10	N 00°03'48" W	75.03'
L11	S 00°04'37" W	99.59'
L12	N 00°03'48" W	74.97'
L13	N 00°04'37" E	99.59'
L14	S 89°55'23" E	109.57'
L15	N 44°11'56" W	20.94'
L16	N 89°55'23" W	166.33'
L17	N 44°38'11" E	42.10'
L18	S 45°21'49" E	42.75'
L19	S 89°55'23" E	167.96'
L20	N 46°47'40" E	21.84'

KAZ SURVEYING

1720 WESTMINSTER
DENTON, TX 76205
(940) 382-3446

JOB NUMBER: 210451
DRAWN BY: M.B.H.C.
DATE: 11-23-2022
R.P.L.S.

KENNETH A. ZOLLINGER

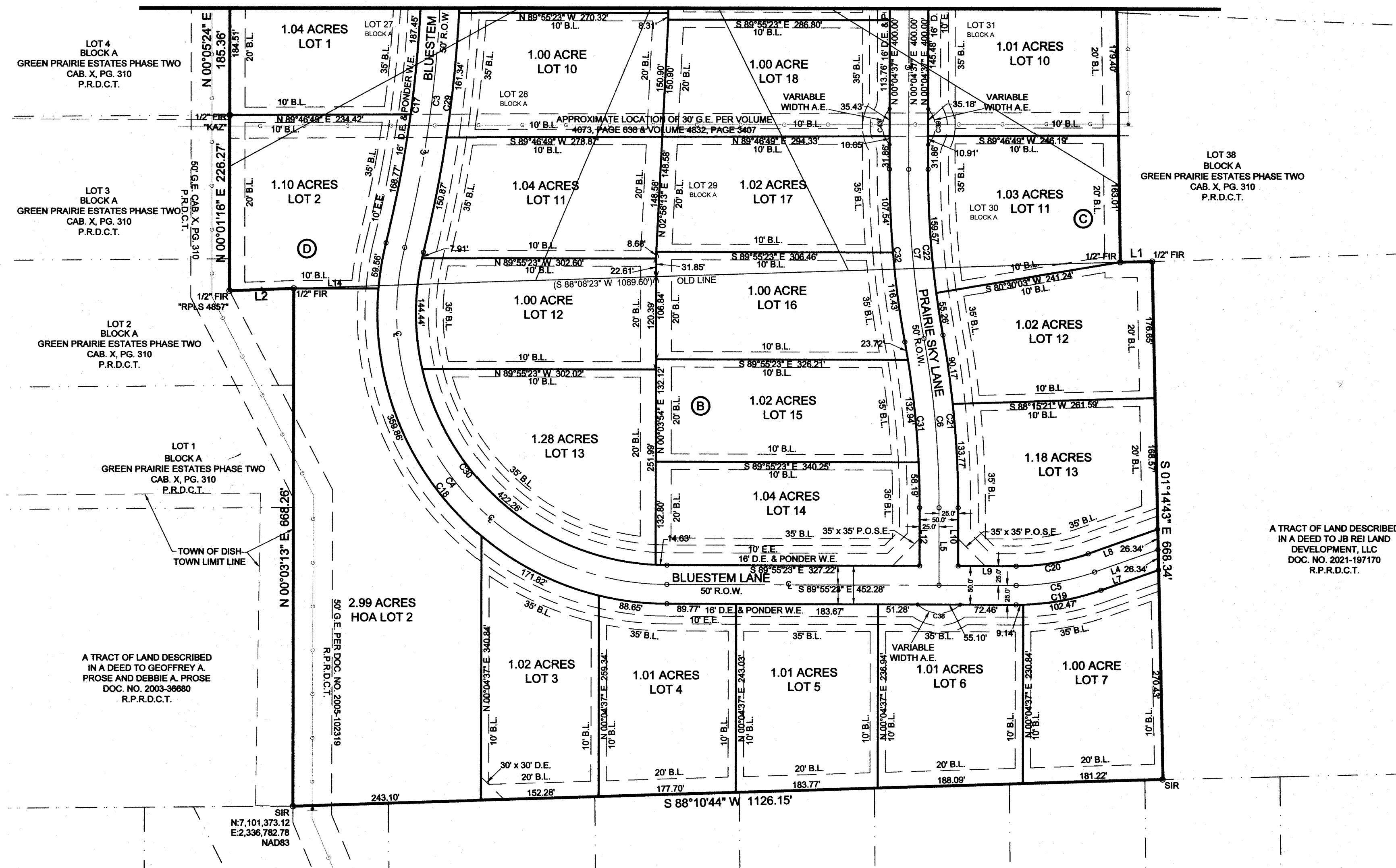
TX FIRM REGISTRATION # 10002100

REPLAT
GREEN PRAIRIE COUNTRY
ESTATES, PHASE I

BEING A REPLAT OF GREEN PRAIRIE ESTATES PHASE II LOTS 19-34, BLOCK A, AND LOTS 5-9, BLOCK B AND A FINAL PLAT OF LOTS 1-7 & HOA LOT 1, BLOCK A IN THE I. ELDE SURVEY, ABSTRACT NUMBER 387, DENTON COUNTY, TEXAS

Filed for Record
in the Official Records Of:
Denton County
On: 2/21/2023 9:18:40 AM
In the PLAT Records
REPLAT GREEN PRAIRIE CO
Doc Number: 2023-52
Number of Pages: 2
Amount: 100.00
Order#: 20230221000206
By: MK

MATCHLINE SEE PAGE 1



THE TOWN COUNCIL OF DISH, TEXAS ON June 11, 2022, VOTED TO AFFIRMATIVELY TO ADOPT THIS PLAT AND APPROVE IT FOR FILING OF RECORD.

BY: Daniel Williams
TOWN SECRETARY
TOWN OF DISH

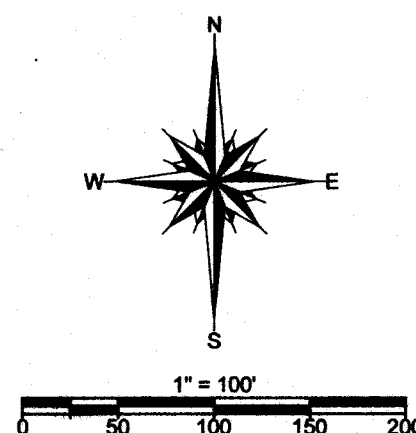
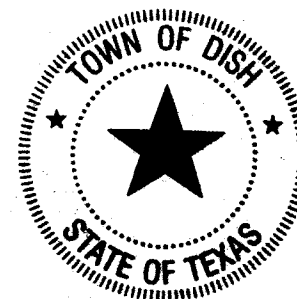
THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DISH, TEXAS, AND IS HEREBY RECOMMENDED FOR APPROVAL BY SUCH COMMISSION.

DATED THIS 15th DAY OF June, 2022.

Daniel Williams
CHAIRMAN, PLANNING AND ZONING COMMISSION

ATTEST:

Daniel Williams
TOWN SECRETARY
TOWN OF DISH



SURVEYOR:
KAZ SURVEYING, INC.
1720 WESTMINSTER STREET
DENTON, TEXAS 76205
PHONE: (940) 382-3446
TBPLS FIRM #10002100

OWNER:
JB REI LAND DEVELOPMENT, LLC
1656 BRICHMONT LANE
KELLER, TEXAS 76248

ENGINEER:
ALLISON ENGINEERING GROUP
2415 N ELM STREET
DENTON, TEXAS 76201
PHONE: (940) 380-9453
TBPE FIRM #F-7898
CONTACT: COURTNEY VANMAN

STATE OF TEXAS
COUNTY OF DENTON

OWNER'S CERTIFICATION

WHEREAS, JB REI LAND DEVELOPMENT, LLC, is the owner of all that certain tract of land situated in the I. Elde Survey, Abstract Number 387, Denton County, Texas and being all of Lots 19-34, Block A and Lots 5-9, Block B, Green Prairie Estates, Phase Two, recorded in Cabinet X, Page 310, Plat Records, Denton County, Texas, and being all of a tract of land described in a deed to JB REI Land Development, LLC, recorded in Document Number 2020-72241, Real Property Records, Denton County, Texas, and being all of a tract of land described in a deed to JB REI Land Development, LLC, recorded in Document Number 2020-197146, Real Property Records, Denton County, Texas, and being described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the Northeast corner of the herein described tract, same being the Southeast corner of Lot 4, of said Block B, Green Prairie Estates, Phase Two;
THENCE South 00 degrees 48 minutes 14 seconds East, a distance of 1,923.15 feet to a 1/2 inch iron rod found for the Southwest corner of Lot 38, of said Block A, Green Prairie Estates, Phase Two;
THENCE North 88 degrees 37 minutes 58 seconds East, a distance of 1/2 inch iron rod found for the Northeast corner of said JB tract;
THENCE South 01 degrees 11 minutes 16 seconds East, a distance of 668.39 feet to a capped 1/2 inch iron rod set stamped "KAZ SURVEYING" for the Southeast corner of said herein described tract;
THENCE South 88 degrees 10 minutes 52 seconds West, a distance of 1,125.48 feet to a capped 1/2 inch iron rod set stamped "KAZ SURVEYING" for the Southwest corner of said herein described tract;
THENCE North 00 degrees 03 minutes 13 seconds East, a distance of 668.26 feet to a 1/2 inch iron rod found for the Eastemmost Northeast corner of Lot 2, of said Block A;
THENCE South 87 degrees 57 minutes 55 seconds West, a distance of 83.39 feet to a 1/2 inch iron rod found stamped "RPLS 4857" for the Westernmost Southwest corner of said herein described tract;
THENCE North 00 degrees 01 minute 16 seconds East, a distance of 226.27 feet to a 1/2 inch iron rod found stamped "KAZ";
THENCE North 00 degrees 05 minutes 24 seconds East, a distance of 185.36 feet to a capped 1/2 inch iron rod found;
THENCE North 00 degrees 04 minutes 49 seconds East, a distance of 1,524.33 feet to a capped 1/2 inch iron rod set stamped "KAZ SURVEYING" for the Northwest corner of said herein described tract;
THENCE North 88 degrees 44 minutes 25 seconds East, a distance of 1,123.15 feet to the POINT OF BEGINNING and containing 2,942,753 square feet or 67.56 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT JB REI LAND DEVELOPMENT, LLC, DOES HEREBY ADOPT THIS FINAL PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS GREEN PRAIRIE COUNTRY ESTATES, PHASE I, AN ADDITION IN THE TOWN OF DISH, DENTON COUNTY, TEXAS AND DOES HEREBY DEDICATE IN FEE SIMPLE TO PUBLIC USE FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

JB REI LAND DEVELOPMENT, LLC

Jeff Braden DATE 2-17-23
JEFF BRADEN, PRESIDENT/CEO

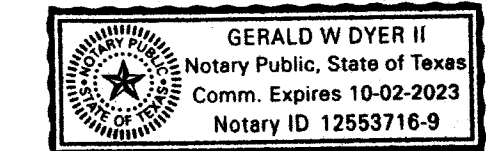
STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED Jeff Braden, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE 17 DAY OF 2, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
Denton COUNTY

MY COMMISSION EXPIRES ON 10-2-23



CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF DENTON

I, KENNETH A. ZOLLINGER, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AND ACTUAL SURVEY MADE ON THE GROUND AND THAT THE MONUMENTS SHOWN HEREON WERE FOUND OR PLACED WITH 1/2" IRON RODS CAPPED "KAZ" UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE ORDINANCES OF THE TOWN OF DISH, DENTON COUNTY, TEXAS.

Kenneth A. Zollinger DATE 2-17-23
KENNETH A. ZOLLINGER R.P.L.S. # 5312

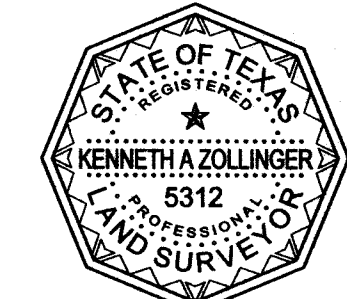
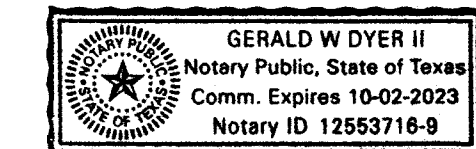
STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KENNETH A. ZOLLINGER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS 17 DAY OF 2, 2023.

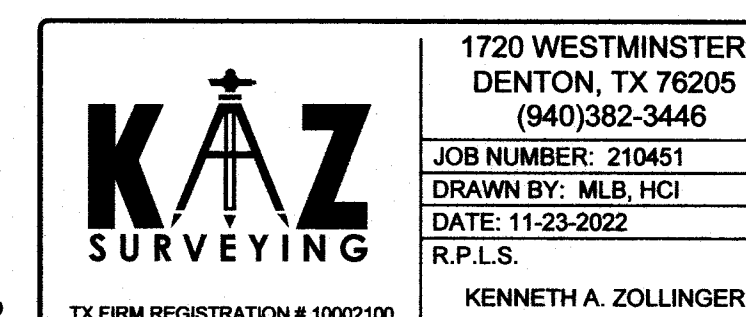
NOTARY PUBLIC, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES 10-2-23



REPLAT GREEN PRAIRIE COUNTRY ESTATES, PHASE I

BEING A REPLAT OF GREEN PRAIRIE ESTATES PHASE II LOTS 19-34, BLOCK A, AND LOTS 5-9, BLOCK B AND A FINAL PLAT OF LOTS 1-7 & HOA LOT 1, BLOCK A IN THE I. ELDE SURVEY, ABSTRACT NUMBER 387, DENTON COUNTY, TEXAS



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