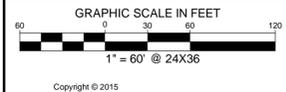


Notice of Public Meeting
Denton County Development Support Committee
Mary and Jim Horn Government Center
Public Works Conference Room
1505 East McKinney Street, Ste. 176
Denton, TX 76209
December 10, 2015
9:00 A.M.

The following items may come before the Development Support Committee for discussion and/or possible action:

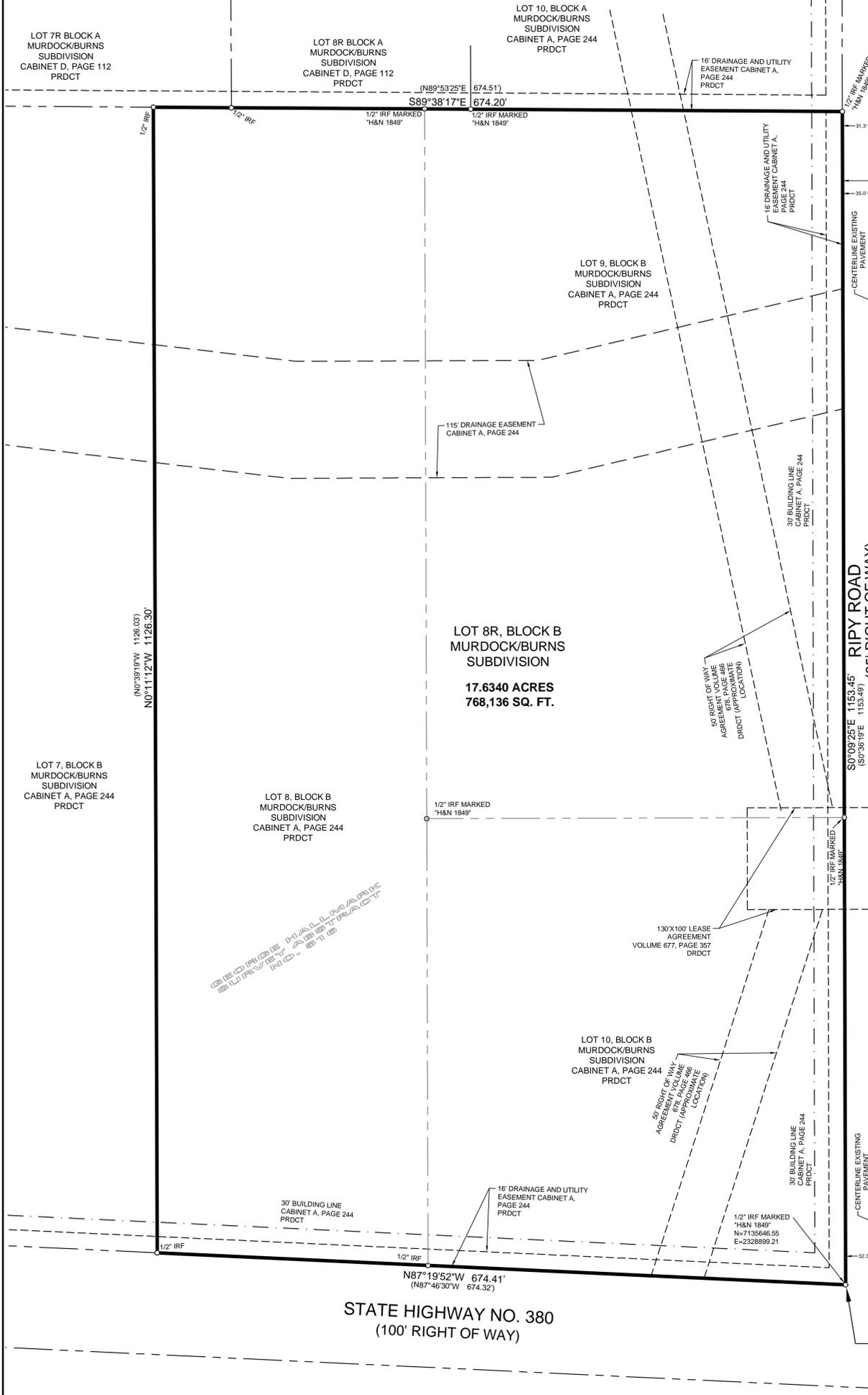
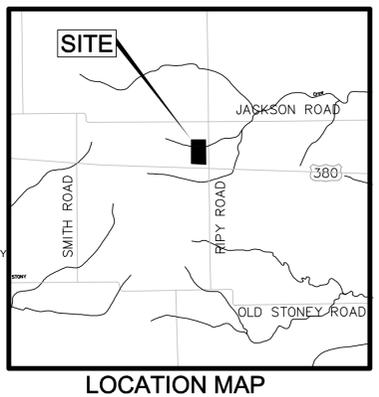
- I. Call to order.
- II. Consider and take any appropriate action on variance requests.
- III. Consider discuss, approve and/or take any appropriate action on proposed plats.
 - a. **Murdock/Burns Addition – Replat (Lots 8, 9, and 10; 17.3640 Acres) Precinct #4**
 - b. **East Ponder Estates (Lot 28) – Infrastructure Development Plan (Lot 28, Block 2) Precinct #4**
- IV. Adjournment



LINE TYPE LEGEND

	BOUNDARY LINE
	EASEMENT LINE
	BUILDING LINE

LEGEND
 P.O.B. = POINT OF BEGINNING
 5/8" IRS = 5/8" IRON ROD W/ "GHA" CAP SET
 CIRF = CAPPED IRON ROD FOUND
 IRF = IRON ROD FOUND
 MON = MONUMENT
 DRDCT = DEED RECORDS DENTON COUNTY, TEXAS
 OPDRCT = OFFICIAL PUBLIC RECORDS DENTON COUNTY, TEXAS
 PRDCT = PLAT RECORDS DENTON COUNTY TEXAS (NORTH 100) = CALL BEARING AND DISTANCE



NOTES:

One lot in one phase, lot area is 17.6430 acres.

According to Map No. 48121C0330G, dated April 18, 2011 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Denton County, Texas and Incorporated Areas, Federal Emergency Management Agency, Federal Insurance Administration, this property is located in Zone X and is not within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

All bearings and coordinates shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. Horizontal distances and area shown are ground.

Water may be supplied by either Bolivar water supply or by private water well. Each water well shall conform to Denton County Health Department Rules and regulations.

Sanitary sewer to be individual septic system on each lot. All septic systems shall conform to Denton County Department rules and regulations.

The maintenance of paving, grading and drainage improvements and/or easements shown on this plat are the responsibility of 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, foundation, plantings and other obstructions to the operation and maintenance of the drainage facility.

Blocking the flow of water or constructing improvements in surface drainage easements, and filling or obstructing the roadway is prohibited.

Denton County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.

The existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual property owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across the lots.

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.

Denton County shall not be responsible for maintenance of private streets, drives, emergency access easements, recreation areas and open spaces; and the owners 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 owners set forth in this paragraph.

The City of Denton does not approve plat for property located in their Division 2 ETJ based on an ICA with Denton County regarding platting in the ETJ.

Construction not completed within two years of the Commissioners' Court approval shall be subject to current County Subdivision Rules and Regulations.

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 finish floor elevations shall be a minimum of two-foot above the 100-year flood elevation.

SURVEYORS CERTIFICATE
 KNOW ALL MEN BY THESE PRESENTS:

I, James Paul Ward, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

PRELIMINARY
 THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

GIVEN under my hand and seal of office, this _____ day of _____, 2015.

Notary Public of Texas

James Paul Ward
 RPLS No. 5606

STATE OF TEXAS
 COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public, on this day personally appeared James Paul Ward, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

Electric:
 Denton County Electric Cooperative
 3501 FM 2181
 Corinth, TX 76205
 (817)383-1671

Telephone:
 Sprint/Centel Texas
 PO Box 179
 Decatur, TX 76234
 (817)627-8132

Water:
 Bolivar Water Supply
 4151 FM 455 West
 Sanger, TX 76266
 (840)458-3931

TRACT NO. 35C
 ABSTRACT NO. 1319
 MUSLIM CEMETERY, INC.
 VOLUME 2923, PAGE 35
 DRDCT

P.O.B.
 N=7135646.55
 E=2328899.21

STATE OF TEXAS §
 COUNTY OF _____ §

WHEREAS Brazos Electric Power Cooperative, Inc., is the owner of a tract of land situated in the GEORGE HALLMARK SURVEY, Abstract No. 516 and being all of Lots 8, 9 and 10 in Block B of MURDOCK/BURNS SUBDIVISION, an addition to Denton County, Texas according to the plat thereof recorded in Cabinet A, Page 244 of the Plat Records of Denton County, Texas and being more particularly described by metes and bounds as follows:
BEGINNING at a capped 1/2" iron rod found marked "H&N 1849" for the southeast corner of said Lot 10 at the intersection of the north right-of-way line of Farm to Market Highway No. 380 (having a 100 foot right-of-way) and the west right-of-way line of Rippy Road (having a dedicated 35 foot right-of-way);
THENCE North 87°19'52" West, along the south line of said Lot 10 and said north right-of-way line of Farm to Market Highway No. 380, to and along the south line of said Lot 8, a distance of 674.41 feet to a 1/2" iron rod found for the southwest corner of said Lot 8 and the southeast corner of Lot 7 in said Block B;
THENCE North 0°11'12" West, along the west line of said Lot 8 and the east line of said Lot 7, a distance of 1126.30 feet to a 1/2" iron rod found for the northwest corner of said Lot 8, the northeast corner of said Lot 7 and being in the south line of Lot 7R in Block A of MURDOCK/BURNS SUBDIVISION, an addition to Denton County, Texas according to the plat thereof recorded in Cabinet D, Page 112 of said Plat Records;
THENCE South 89°38'17" East, along the north line of said Lot 8 and said south line of Lot 7R, to and along the south line of Lot 8R in said Cabinet D, Page 112, to and along the north line of said Lot 9, to and along the south line of Lot 10 in first mentioned Block A, a distance of 674.20 feet to a capped 1/2" iron rod found marked "H&N 1849" for the northeast corner of said Lot 9 and the southeast corner of said Lot 10 in Block A and being in said west right-of-way line of Rippy Road;
THENCE South 0°09'25" East, along the east line of said Lot 9 and said west right-of-way line of Rippy Road, a distance of 1153.45 feet to the **POINT OF BEGINNING** and containing 17.6340 acres or 768,136 square feet of land.

NOW THEREFOR KNOW ALL MEN BY THESE PRESENTS:
 THAT Brazos Electric Power Cooperative, Inc., acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the herein above described real property as
LOT 8R, BLOCK B OF MURDOCK/BURNS SUBDIVISION
 an addition to Denton County, Texas, and do hereby dedicate to the public use forever the easements as shown hereon to the public's use unless otherwise noted and do hereby adopt this Final Plat.

EXECUTED THIS _____ day of _____, 2015.

Brazos Electric Power Cooperative, Inc.,

By: _____
 Name:
 Title:

STATE OF TEXAS)
 COUNTY OF _____)

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, Owner, 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 purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2015.

Notary Public in and for the State of Texas

My Board Expires On: _____

Reviewed and approved this the _____ day of _____, 2015

County Judge, Denton County, Texas

THE PURPOSE OF THIS REPLAT IS TO COMBINE LOTS 8, 9 AND 10 INTO ONE LOT.

REPLAT
LOT 8R, BLOCK B
MURDOCK/BURNS SUBDIVISION
 Being a replat of
 Lots 8, 9 and 10 in Block B
MURDOCK/BURNS SUBDIVISION
 an addition to Denton County according to the Plat thereof recorded in Cabinet A, Page 244 of the Plat Records of Denton County, Texas and being a portion of the GEORGE HALLMARK SURVEY, Abstract No. 516.
 One lot, 17.6340 acres
 November, 2015

OWNER:
 BRAZOS ELECTRIC COOPERATIVE, INC
 PO BOX 2585
 WACO, TX 76702
 ATTN: PAUL WARD
 PHONE:

SURVEYOR:
 KIMLEY-HORN AND ASSOCIATES, INC.
 801 CHERRY STREET, UNIT 11
 SUITE 950
 FORT WORTH, TX 76102
 ATTN: PAUL WARD
 PHONE: 817-335-6511

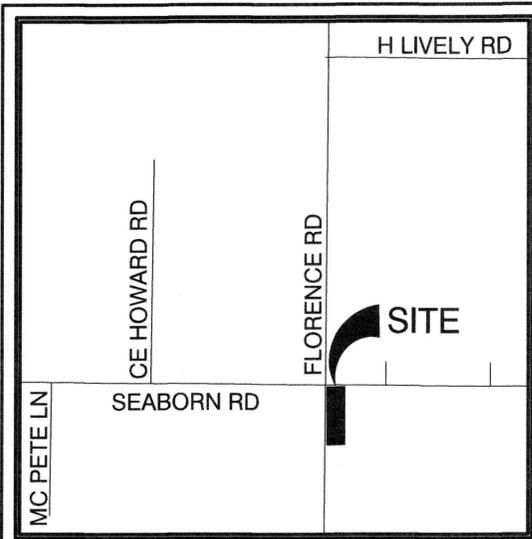
No.	DATE	REVISION DESCRIPTION
1	11/19/15	CITY COMMENTS

Kimley»Horn

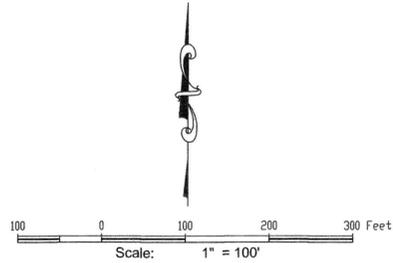
801 Cherry Street, Unit 11, # 950
 Fort Worth, Texas 76102 FIRM # 10194040 Tel. No. (817) 335-6511
 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JPW	DAB	10/23/2015	064425905	1 OF 1

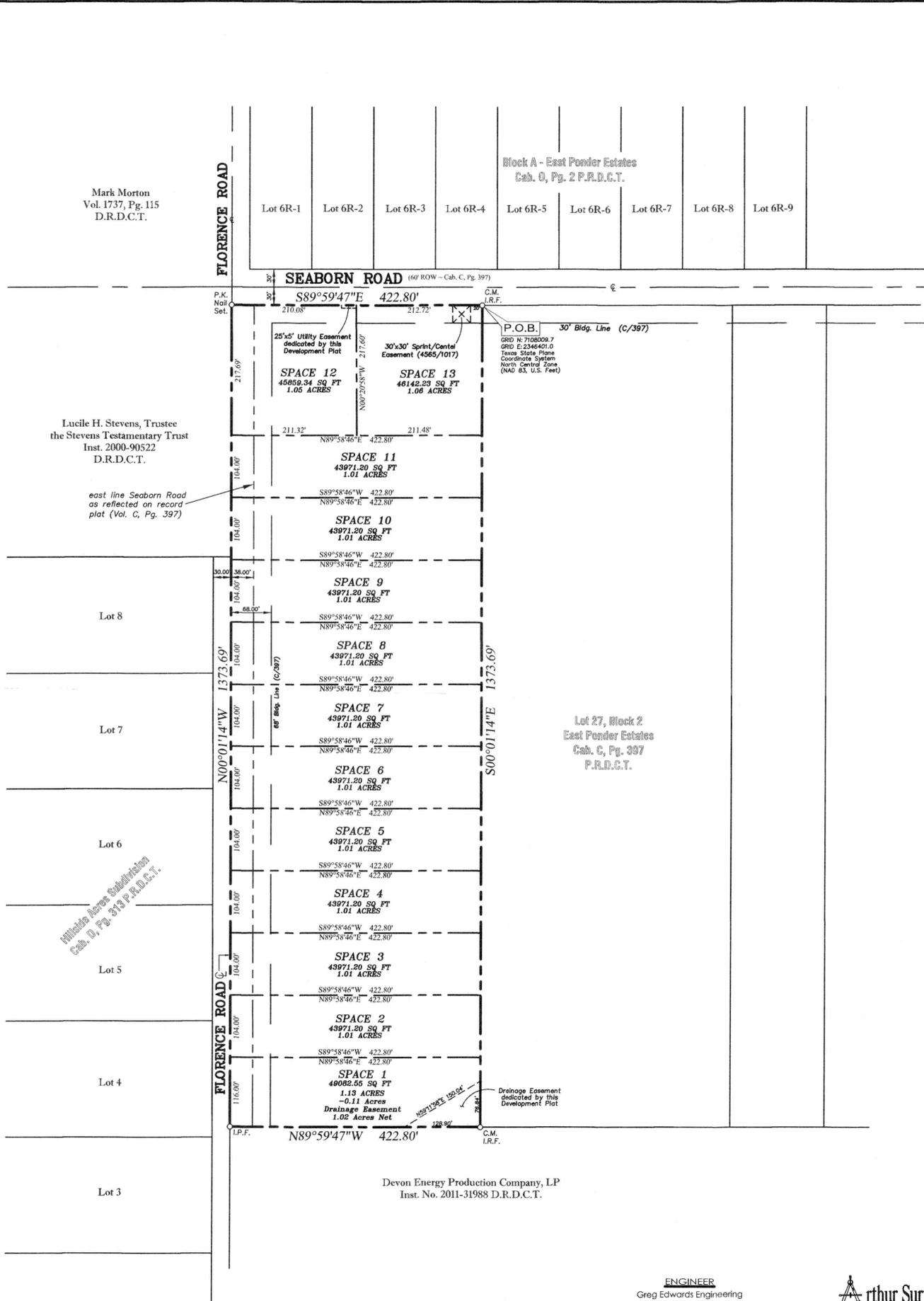
DWG NAME: K:\FW SURVEY\106425905-KRUM ELEC. AL ADD\106425905 FROM SERVICE CENTER\PLATTING - NOTED BY: WARD, PAUL 11/19/2015 2:34 PM LAST SAVED: 10/22/2015 4:13 PM



VICINITY MAP 1" = 2000'



- Water service to be provided by Terra Southwest P.O. Box 140, Alvord, TX 76225 (940) 391-2826.
- All utility providers **CoServ** 7701 S Stemmons, Corinth, TX 76210-1842 (940) 321-7800
CenturyLink (telephone) 100 Centurylink Dr., Monroe, LA 71203 (877)787-3987
- Sanitary sewer to be handled by facilities approved by the Denton County Health Department."
- The maintenance of paving, grading and drainage improvements and/or easements shown on this survey are the responsibility of the individual property owners 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 of the drainage facility.
- Blocking the flow of water or constructing improvements in surface drainage easements, and filling or obstructing the floodway is prohibited.
- Denton County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
- The existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by 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.
- A driveway culvert PERMIT must be obtained from Road and Bridge Departments by the owner of each space 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 "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 foot above the 100-year flood elevation.
- Denton County shall not be responsible for maintenance of private roads, drives, emergency access easements, recreation areas and open spaces; and the owners 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 to for resulting from performance of the obligation of said owner set for in this paragraph.
- These spaces can not be sold, split or separated unless it is replated and meets the Denton County Subdivision Rules and Regulations.
- The purpose of this "Development Plat" is to identify rental spaces for future manufactured home sites.
- Subject property lies within City of Denton Extraterritorial Jurisdiction Division I



*Milinda Acres Subdivision
Cab. D, Pg. 213 P. A.D.C.T.*

Devon Energy Production Company, LP
Inst. No. 2011-31988 D.R.D.C.T.

ENGINEER
Greg Edwards Engineering
1621 Amanda Court
Ponder, Texas 76259
OWNER/DEVELOPER
1192 Seaborn, LLC
Brad Rowland - Manager
(214) 226-1702
6833 Greenwich Lane
Dallas, Texas 75230

Arthur Surveying Co., Inc.
Professional Land Surveyors
(972) 221-9430 ~ Fax (972) 221-4675
220 Elm Street, Suite 200 ~ P.O. Box 54
Lewisville, Texas 75007 ~ TFRN No: 10069800
Established 1996
www.arthursurveying.com

DRAWN BY: JHB DATE: 10/21/2015 SCALE: 1"=100' CHECKED BY: DLA ASC NO: C151047-1
REVISED: 12/01/2015 - Comments

State of Texas §
County of Denton §
Owner's Certificate and Dedication
WHEREAS 1192 Seaborn, LLC is the owner of Lot 28, Block 2, of East Ponder Estates, an addition to Denton County, Texas, according to the plat thereof, as recorded in Cabinet C, Page 397, of the Plat Records of Denton County, Texas, and being more particularly described as follows:
BEGINNING at a 1/2 inch iron rod found for the northeast corner of the herein described tract, same being the northwest corner of Lot 27, in said Block 2, also being in the south line of Seaborn Road;
THENCE South 00 degrees 01 minutes 14 seconds East, with the west line of said Lot 27, a distance of 1373.69 feet to a 1/2 inch iron rod found for corner, same being the southwest corner of said Lot 27, also being in the north line of a tract of land described by deed to Devon Energy Production Company, LP, as recorded under Document Number 2011-31988, of the Deed Records of Denton County, Texas;
THENCE North 89 degrees 59 minutes 47 seconds West, with the north line of said Devon Energy Production Company tract, a distance of 422.80 to an iron pipe found for corner within Florence Road;
THENCE North 00 degrees 01 minute 14 seconds West, within said Florence Road, a distance of 1373.69 feet to a P.K. nail set for corner in the south line of said Seaborn Road;
THENCE South 89 degrees 59 minutes 47 seconds East, with the south line of said Seaborn Road, a distance of 422.80 feet to the POINT OF BEGINNING and containing 13.333 acres of land, more or less, and being subject to any and all easements that may affect.

Now, therefore, know all men by these presents:
THAT 1192 Seaborn, acting by and through its duly authorized representatives, does hereby adopt this "Development Plat" designating the hereinabove described property as EAST PONDER ESTATES, LOT 28, BLOCK 2, an addition to Denton County, Texas, and do hereby dedicate, in fee simple, to the public, the exclusive use forever of the streets, alleys and public use areas shown hereon, and do hereby dedicate the easements shown on the plat for the purposes indicated. No buildings, fences, trees, shrubs or other improvements shall be constructed or placed upon, over or across the easements on said plat. This plat approved subject to all the platting ordinances, rules and regulations of the County of Denton.
Witness my hand this ___ day of ___, 2015.

NAME _____ TITLE _____
State of Texas §
County of Denton §
Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____ 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 purpose and considerations therein expressed.
Given under my hand and seal of office, this ___ day of ___, 20___.
Notary Public in and for the State of Texas

State of Texas §
County of Denton §
Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Douglas L. Arthur, 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 purpose and considerations therein expressed.
Given under my hand and seal of office, this ___ day of ___, 20___.
Notary Public in and for the State of Texas

State of Texas §
County of Denton §
THIS is to certify that I, Douglas L. Arthur, a Registered Professional Land Surveyor in the State of Texas, have prepared the hereon "Development Plat" from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my supervision.
PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT DATED 12/1/2015
Douglas L. Arthur, R.P.L.S.
No. 4357

State of Texas §
County of Denton §
I, Gregory K. Edwards, a Texas Licensed Engineer, do hereby affirm that to the best of my knowledge, information, and belief and based upon the information provided, the drainage improvements shown on this survey will have no adverse effect on any property adjacent to the property shown. I further declare that I will accept full responsibility for the drainage design and will defend and hold harmless Denton County from any claim or litigation arising out of any errors, omissions or other acts of negligence in the preparation of same.
Gregory K. Edwards

APPROVED by Denton County Commissioners
Court this ___ day of ___, 2015.
Denton County Judge _____

DEVELOPMENT PLAT
EAST PONDER ACRES
Lot 28, Block 2
Being all of Lot 28, Block 2, East Ponder Estates, an addition to Denton County, Texas, according to the plat thereof, as recorded in Cab. C, Pg. 387, Plat Records of Denton County, Texas.

FOR DENTON COUNTY USE ONLY
FOR DENTON COUNTY USE ONLY