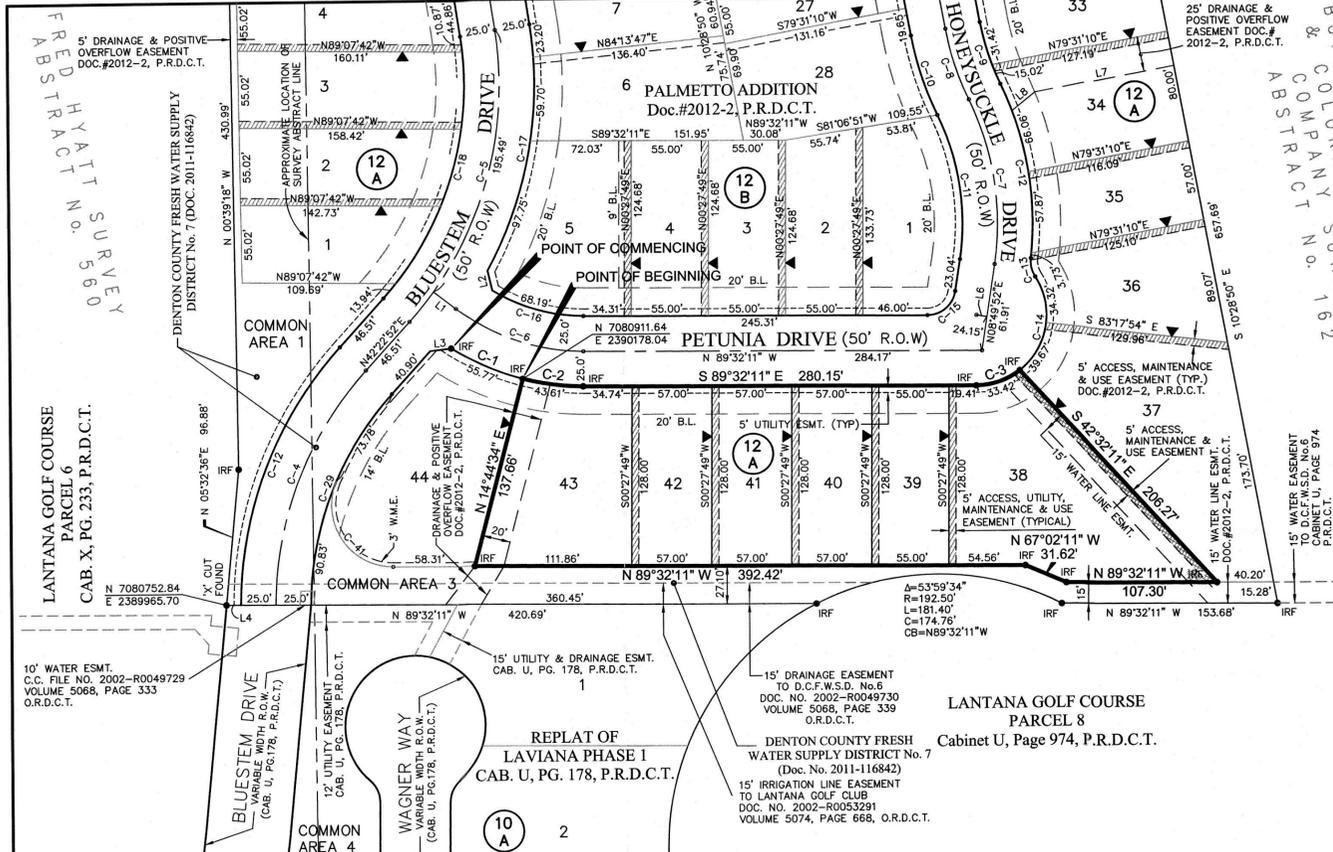


Notice of Public Meeting
Denton County Development Support Committee
Mary and Jim Horn Government Center
Public Works Conference Room
1505 East McKinney Street Ste 176
Denton, TX 76209
January 29, 2015
9:00 A.M.

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

- I. Call to order.
- II. Consider discuss, approve and/or take any appropriate action on final plat, replat and/or plans.
 - **Palmetto Addition – Replat (1.3357 acres, Lot 38-43, Block 12A)**
- III. Adjournment



BUFFALO, BAYOU, BRAZOS & COLORADO RAILROAD SURVEY
 ABSTRACT NO. 162

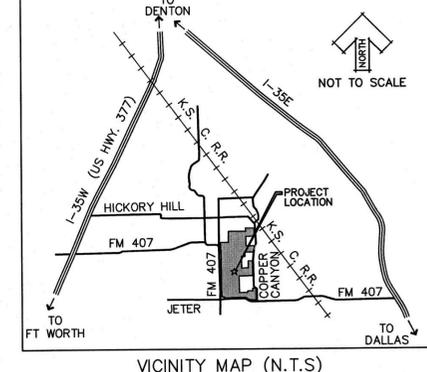
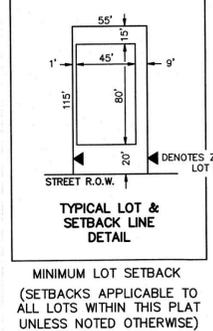
LINE TABLE

Line	Bearing	Distance
L1	N 52°14'21" W	20.06'
L2	N 12°59'52" W	14.63'
L3	N 83°30'37" E	15.06'
L4	N 89°32'11" W	10.24'
L5	S 10°28'50" E	15.28'
L6	N 81°10'08" W	7.82'
L7	S 79°31'10" W	100.88'
L8	S 51°19'14" W	20.97'

LANTANA GOLF COURSE
PARCEL 8
 Cabinet U, Page 974, P.R.D.C.T.

CURVE TABLE

Curve	Radius	Length	Delta	Chord	Chord Bear.
C-1	175.00'	55.77'	18°15'34"	55.53'	S 66°07'39" E
C-2	175.00'	43.61'	14°16'41"	43.50'	S 82°23'49" E
C-3	50.00'	33.42'	38°17'47"	32.80'	N 71°18'52" E
C-4	250.00'	182.90'	41°55'04"	178.85'	N 21°25'21" E
C-5	250.00'	222.82'	51°03'59"	215.52'	N 16°50'51" E
C-6	150.00'	97.64'	37°17'51"	95.93'	N 70°53'16" W
C-7	200.00'	120.48'	34°30'55"	118.67'	S 08°25'36" E
C-8	200.00'	53.07'	15°12'13"	52.92'	S 18°04'57" E
C-9	175.00'	46.44'	15°12'13"	46.30'	S 18°04'57" E
C-10	225.00'	59.70'	15°12'13"	59.53'	S 18°04'57" E
C-11	175.00'	105.42'	34°30'55"	103.83'	S 08°25'36" E
C-12	225.00'	127.66'	32°30'29"	125.95'	S 09°25'49" E
C-13	20.00'	13.77'	39°26'43"	13.50'	S 12°53'56" E
C-14	50.00'	107.41'	12°30'50"	87.92'	N 28°51'16" E
C-15	20.00'	28.50'	81°37'57"	26.15'	S 49°38'50" W
C-16	125.00'	68.19'	31°15'16"	67.34'	S 73°54'33" E
C-17	275.00'	180.65'	37°38'14"	177.42'	N 10°08'01" E
C-18	225.00'	200.54'	51°03'59"	193.97'	N 16°50'51" E
C-19	275.00'	201.19'	41°55'04"	196.73'	N 21°25'21" E
C-20	225.00'	164.61'	41°55'04"	160.96'	N 21°25'21" E



- GENERAL NOTES:**
- WHOLESALE WATER AND SANITARY SEWER SERVICE TO BE PROVIDED BY: UPPER TRINITY REGIONAL WATER DISTRICT 900 NORTH KEAY STREET, LEWISVILLE, TEXAS 75067 P.O. BOX DRAWER 305 LEWISVILLE, TEXAS 75067 (972) 219-1228, (972) 221-9896 FAX
 - GAS & ELECTRIC TO BE PROVIDED BY: COSERV 7701 SOUTH STEMMONS FREEWAY CORINTH, TEXAS 76210-1842 (800) 274-4014 (940) 270-7790 FAX
 - CABLE & TELEPHONE TO BE PROVIDED BY: VERIZON 2090 MCGEE LANE LEWISVILLE, TEXAS 75077 (972) 318-0655 (972) 317-7420 FAX
 - THIS PLAT IS NOT WITHIN A FEMA-DESIGNATED FLOODPLAIN. FOR LIMITS OF THE 100-YEAR FLOODPLAIN IN THIS AREA, REFER TO FEMA MAP NUMBER 48121003506, APRIL 18, 2011 DENTON COUNTY.
 - THE MAINTENANCE OF PAVING, GRADING AND DRAINAGE IMPROVEMENTS AND/OR ACCESSMENTS OF DENTON COUNTY FRESH WATER SUPPLY DISTRICT NO. 7 AND DOES NOT CONSTITUTE ACCEPTANCE OF THE SAME FOR MAINTENANCE PURPOSES BY DENTON COUNTY.
 - "LANDSCAPE & WALL MAINTENANCE EASEMENTS" SHOWN ON THIS PLAT ARE FOR THE PURPOSE OF PROVIDING ACCESS FOR LANDSCAPE AND WALL MAINTENANCE OPERATIONS. MAINTENANCE OF THE IMPROVEMENTS WITHIN THE "LANDSCAPE AND WALL MAINTENANCE EASEMENTS" IS THE RESPONSIBILITY OF DENTON COUNTY FRESH WATER SUPPLY DISTRICT NO. 7 AND DOES NOT CONSTITUTE ACCEPTANCE OF THE SAME FOR MAINTENANCE PURPOSES BY DENTON COUNTY.
 - THE MAINTENANCE OF THE ACCESS EASEMENT SHOWN ON THIS PLAT IS FOR THE PURPOSE OF PROVIDING ACCESS TO THE ADJACENT PROPERTY. MAINTENANCE OF THE IMPROVEMENTS WITHIN THE ACCESS EASEMENT IS THE RESPONSIBILITY OF DENTON COUNTY FRESH WATER SUPPLY DISTRICT NO. 7 AND DOES NOT CONSTITUTE ACCEPTANCE OF THE SAME FOR MAINTENANCE PURPOSES BY DENTON COUNTY.
 - 5-FOOT ACCESS, MAINTENANCE, AND USE EASEMENTS SHOWN ON THIS PLAT ARE FOR THE PURPOSE OF PROVIDING SIDE YARD ACCESS FOR MAINTENANCE AND USE BY ADJACENT PROPERTY OWNERS.
 - ALL POSITIVE OVERFLOW EASEMENTS SHALL BE KEPT CLEAR OF PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY BY THE PROPERTY OWNER. ANY FENCES WITHIN THE EASEMENT SHALL BE KEPT AT AN ELEVATION HIGH ENOUGH TO NOT BLOCK OR RESTRICT THE FLOW OF WATER WITHIN THE EASEMENT.
 - BLOCKING THE FLOW OF WATER OR CONSTRUCTION IMPROVEMENTS IN THE POSITIVE OVERFLOW EASEMENTS IS PROHIBITED.
 - THE CITY OF DENTON DOES NOT APPROVE PLATS FOR PROPERTIES LOCATED WITHIN THEIR DIVISION 2 ETJ BASED ON AN ICA WITH DENTON COUNTY REGARDING PLATTING IN THE ETJ.
 - DENTON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY, OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.
 - NO CREEKS OR DRAINAGE CHANNELS TRAVERSE ALONG OR ACROSS THIS ADDITION.
 - CONSTRUCTION NOT COMPLETE WITHIN TWO YEARS OF THE COMMISSIONERS COURT APPROVAL SHALL BE SUBJECT TO CURRENT COUNTY SUBDIVISION RULES AND REGULATIONS.
 - 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, TO THE EXTENT PERMITTED BY LAW, 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.

OWNER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Palmetto/Lantana, L.P., (owners of Lot 41 & 42, Block 12A) acting by and through the undersigned, their duly authorized agent, do hereby adopt this plat designating the herein described property as, PALMETTO ADDITION REPLAT, Denton County, Texas and do hereby dedicate to the public use forever the street right-of-way and public easements shown hereon. It is further affirmed that the property within this plat is within the Extra Territorial Jurisdiction of Division II City of Denton, Denton County, Texas.

Palmetto/Lantana, L.P., a Texas Limited Partnership By: Palmetto/Lantana G.P., Inc. its General Partner

Printed Name _____
Title _____

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned Notary Public in and for the State of Texas, 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/she executed the same for the purpose and consideration therein expressed, and in the capacity therein stated:

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2015.

Notary Public in the State of Texas _____
My Commission Expires: _____

OWNER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Robert D. Dubek and Sandra L. Dubek, (owners of Lot 38, Block 12A) acting by and through the undersigned, their duly authorized agent, do hereby adopt this plat designating the herein described property as, PALMETTO ADDITION REPLAT, Denton County, Texas and do hereby dedicate to the public use forever the street right-of-way and public easements shown hereon. It is further affirmed that the property within this plat is within the Extra Territorial Jurisdiction of Division II City of Denton, Denton County, Texas.

Robert D. Dubek _____
Sandra L. Dubek _____

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned Notary Public in and for the State of Texas, on this day personally appeared Robert D. Dubek and Sandra L. Dubek, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, and in the capacity therein stated:

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2015.

Notary Public in the State of Texas _____
My Commission Expires: _____

OWNER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Dean H. Butler and Mary K. Butler (owners of Lot 39, Block 12A), do hereby adopt this plat designating the herein described property as, PALMETTO ADDITION REPLAT, Denton County, Texas and do hereby dedicate to the public use forever the street right-of-way and public easements shown hereon. It is further affirmed that the property within this plat is within the Extra Territorial Jurisdiction of Division II City of Denton, Denton County, Texas.

Dean H. Butler _____
Mary K. Butler _____

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned Notary Public in and for the State of Texas, on this day personally appeared Dean H. Butler and Mary K. Butler, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, and in the capacity therein stated:

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2015.

Notary Public in the State of Texas _____
My Commission Expires: _____

OWNER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, William Thomas Morrow & Shelley Morrow (owners of Lot 43, Block 12A), do hereby adopt this plat designating the herein described property as, PALMETTO ADDITION REPLAT, Denton County, Texas and do hereby dedicate to the public use forever the street right-of-way and public easements shown hereon. It is further affirmed that the property within this plat is within the Extra Territorial Jurisdiction of Division II City of Denton, Denton County, Texas.

William Thomas Morrow _____
Shelley Morrow _____

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned Notary Public in and for the State of Texas, on this day personally appeared William Thomas Morrow and Shelley Morrow, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, and in the capacity therein stated:

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2015.

Notary Public in the State of Texas _____
My Commission Expires: _____

OWNER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Eric J. Yahoudy, a Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual and accurate survey of the land described hereon, and that the corner monuments shown hereon were found or placed under my personal supervision in accordance with the Ordinances of Denton County.

Eric J. Yahoudy R.P.L.S. #4882 Date _____
Firm Registration No. 10029600 _____

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned Notary Public in and for the State of Texas, on this day personally appeared Eric J. Yahoudy, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, and in the capacity therein stated:

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2015.

Notary Public in the State of Texas _____
My Commission Expires: _____

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT, I, Eric J. Yahoudy, a Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual and accurate survey of the land described hereon, and that the corner monuments shown hereon were found or placed under my personal supervision in accordance with the Ordinances of Denton County.

Eric J. Yahoudy R.P.L.S. #4882 Date _____
Firm Registration No. 10029600 _____

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned Notary Public in and for the State of Texas, on this day personally appeared Eric J. Yahoudy, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, and in the capacity therein stated:

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2015.

Notary Public in the State of Texas _____
My Commission Expires: _____

ENGINEERS CERTIFICATE

I, Kevin N. Carlson, 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 plat will have no adverse effect on any property adjacent to the property shown. I further declare that I will accept full responsibility for the integrity of the drainage design and will defend and hold harmless Denton County from any claim or litigation arising out of or resulting from performance of the obligations of said owners set forth in this paragraph.

Kevin N. Carlson, P.E. #89232

CERTIFICATE OF APPROVAL

Approved this _____ day of _____, 2015.
by the Denton County Freshwater Supply District Number 7

David J. Ware
President

CERTIFICATE OF APPROVAL

This plat approved this _____ day of _____, 2015.
by Denton County Commissioners Court.

(County Judge)

BENCHMARKS:

Square cut on top of curb inlet on the west side of intersection of Bluestem Drive and Petunia Drive. Elevation: 627.47

"X" cut on concrete walk at the southwest corner of Palmetto Addition, 35.24 feet westerly from the centerline of Bluestem Drive. Elevation: 658.89

NOTE:

- ALL LOT CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION USING A 5/8 INCH REBAR WITH A YELLOW PLASTIC CAP STAMPED "HUITT-ZOLLARS" (IN AREAS WHERE IT IS NOT PHYSICALLY POSSIBLE TO SET REBAR, AN "X" CUT OR P.K. NAIL WILL BE UTILIZED). THE CENTERLINE OF THE STREET RIGHT-OF-WAY WILL BE MONUMENTED WITH A SCRIBED "X" IN CONCRETE AT THE P.C.'S, P.T.'S AND INTERSECTION POINTS.
- COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD 1983 GRID VALUES.

THIS PURPOSE OF THIS REPLAT IS: TO REMOVE THE ZERO LOT LINE INDICATOR FROM LOT 43. MOVE THE 5' UTILITY EASEMENT TO THE EAST SIDE OF THE LOT LINE LOTS 38-42 AND ADD A 5 FOOT ACCESS, MAINTENANCE & USE EASEMENT TO THE EAST SIDE OF LOT 38.

PALMETTO ADDITION REPLAT
Lots 38, 39, 40, 41, 42 & 43, Block 12A

AN ADDITION TO DENTON COUNTY, TEXAS
SITUATED IN THE BUFFALO, BAYOU, BRAZOS & COLORADO RAILROAD Co. SURVEY, ABSTRACT No. 162

6 RESIDENTIAL LOTS, 1.3357 ACRES

OWNERS:
PALMETTO / LANTANA, L.P.
8401 N. Central Expressway
Suite 350, Dallas, Texas 75225
Phone: (214) 292-3410

DARLING HOMES TEXAS, LLC
2500 Legacy Drive
Suite 100, Frisco, Texas 75034
Phone: (469) 252-2200

PREPARED BY:
HUITT-ZOLLARS
Huitt-Zollars, Inc. Dallas
1717 McKinney Avenue, Suite 1400, Dallas, TX 75202
Phone (214) 871-3311 Fax (214) 871-0757

JANUARY, 2015 Sheet 1 of 1

215-1113-1113 County Recording Information