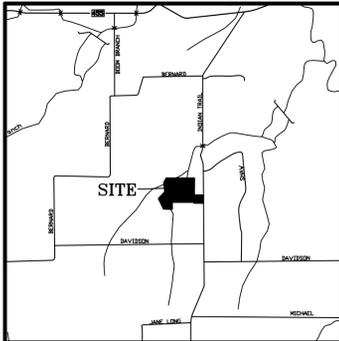


**Notice of Public Meeting**  
**Denton County Development Support Committee**  
**Mary and Jim Horn Government Center**  
**Public Works Conference Room**  
**1505 East McKinney Street, Ste. 176**  
**Denton, TX 76209**  
**September 3, 2015**  
**9:00 A.M.**

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 final plat, replat and/or plans.
  - **Denton Northwest Estates, Unit 1 - Replat**  
(Replat of Lot 6, Block F)
  - **Clark Ridge – Replat** (Lots 6R-1 and 6R-2)
- IV. Adjournment





**VICINITY MAP**  
SCALE 1" = 3000'

GENERAL NOTES:

- 1/2 INCH IRON PINS SET OR FOUND AT ALL CORNERS.
- 2 LOTS FOR RESIDENTIAL USE.
- SANITARY SEWER TO BE HANDLED BY PRIVATE FACILITIES AS APPROVED UPON APPLICATION TO THE DENTON COUNTY HEALTH DEPARTMENT.
- BEARINGS ARE BASED ON GPS OBSERVATIONS USING THE TEXAS STATE PLANE COORDINATE SYSTEM (NAD 83) NORTH CENTRAL TEXAS ZONE.
- BY GRAPHIC PLOTTING ONLY, PORTIONS OF THIS PROPERTY ARE WITHIN ZONE "A". AREAS DETERMINED TO BE INSIDE OF A DESIGNATED 100 YEAR OR 500 YEAR FLOOD PLAIN AND ZONE "X". AREAS DETERMINED TO BE OUTSIDE OF A DESIGNATED 100 YEAR OR 500 YEAR FLOOD PLAIN AS SHOWN BY FIRM MAP COMMUNITY-PANEL NUMBER 48121C0185G, DATED APRIL 18, 2011. NO SURVEYING WAS PERFORMED TO DETERMINE THIS FLOOD ZONE.
- THE MAINTENANCE OF PAVING, GRADING AND DRAINAGE IMPROVEMENTS AND/OR EASEMENTS SHOWN ON THIS PLAN ARE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNERS AND DOES NOT CONSTITUTE ACCEPTANCE OF SAME 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 THE DENTON COUNTY 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.
- 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 ELEVATION SHALL BE A MINIMUM OF TWO FEET ABOVE THE 100-YEAR FLOOD ELEVATION.
- DENTON COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACE; 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.
- NO WATER WELLS ON LOT 6R-1

SURVEYORS CERTIFICATE

THAT I, BRAD G. SHELTON DO HEREBY CERTIFY THAT A SURVEY WAS MADE ON THE GROUND UNDER MY PERSONAL SUPERVISION OF THE PROPERTY DESCRIBED HEREON AND THAT THE IRON RODS WERE PLACED IN ACCORDANCE WITH THE SUBDIVISION RULES AND REGULATIONS OF DENTON COUNTY, TEXAS.

BRAD G. SHELTON P.L.S. No. 6454  
**PRELIMINARY FOR REVIEW ONLY**  
**NOT TO BE RECORDED FOR ANY PURPOSE**  
**NOT TO BE RELIED UPON AS A FINAL SURVEY.**

LEGEND

- CM = CONTROLLING MONUMENT
- FP = FOUND IRON PIN
- SI = SET IRON PIN
- ⊕ = CENTERLINE
- FENCE = — x — x —
- POWER POLE = ⚡
- FIRE HYDRANT = ⚡
- WATER VALVE = ⚡
- HANDICAP RAMP = ♿
- SANITARY SEWER MANHOLE = Ⓢ
- CONCRETE = [Symbol]
- GAS LINE = — g — g —
- WATER LINE = — w — w —
- SEWER LINE = — s — s —
- POWER LINE = — e — e —
- DEED CALLS = ( )

**CALL 811 AT LEAST 48 HOURS BEFORE DIGGING**  
AS OF OCTOBER 1, 1998, IT IS TEXAS STATE LAW THAT YOU CONTACT A ONE-CALL SYSTEM BEFORE EXCAVATING!  
**ONE-CALL SYSTEMS OF TEXAS** 1-800-545-6005  
**DIG TESS** 1-800-344-8377  
**LONE STAR NOTIFICATION** 1-800-669-8344  
**TEXAS ONE-CALL** 1-800-245-4545  
A FEDERAL LAW NOW IN EFFECT ALSO STATES THAT ANY PERSON WHO ENGAGES IN EXCAVATION ACTIVITIES WITHOUT FIRST USING AS AVAILABLE ONE-CALL NOTIFICATION SYSTEM TO DETERMINE LOCATIONS OF UNDERGROUND FACILITIES; OR WITHOUT HEEDING LOCATION INFORMATION OR MARKINGS AND SUBSEQUENTLY DAMAGES A PIPELINE FACILITY SHALL BE SUBJECT TO A FINE, IMPRISONMENT, OR BOTH. THE LAW ALSO STATES THAT OSHA MAY BE NOTIFIED OF ANY ACCIDENT CAUSED BY AN EXCAVATOR.

ELECTRIC: COSERV  
7701 S. STEMMONS FRWY  
CORINTH, TX 75065  
940.321.7800

WATER: BOLLIVAR WATER SUPPLY CORP.  
310 N. 3rd ST.  
SANGER, TEXAS 76266  
940.458.3931

TELEPHONE: SPRINT/CENTEL TEXAS  
303 E. WALNUT  
DECATUR, TX 76234  
940.627.8151

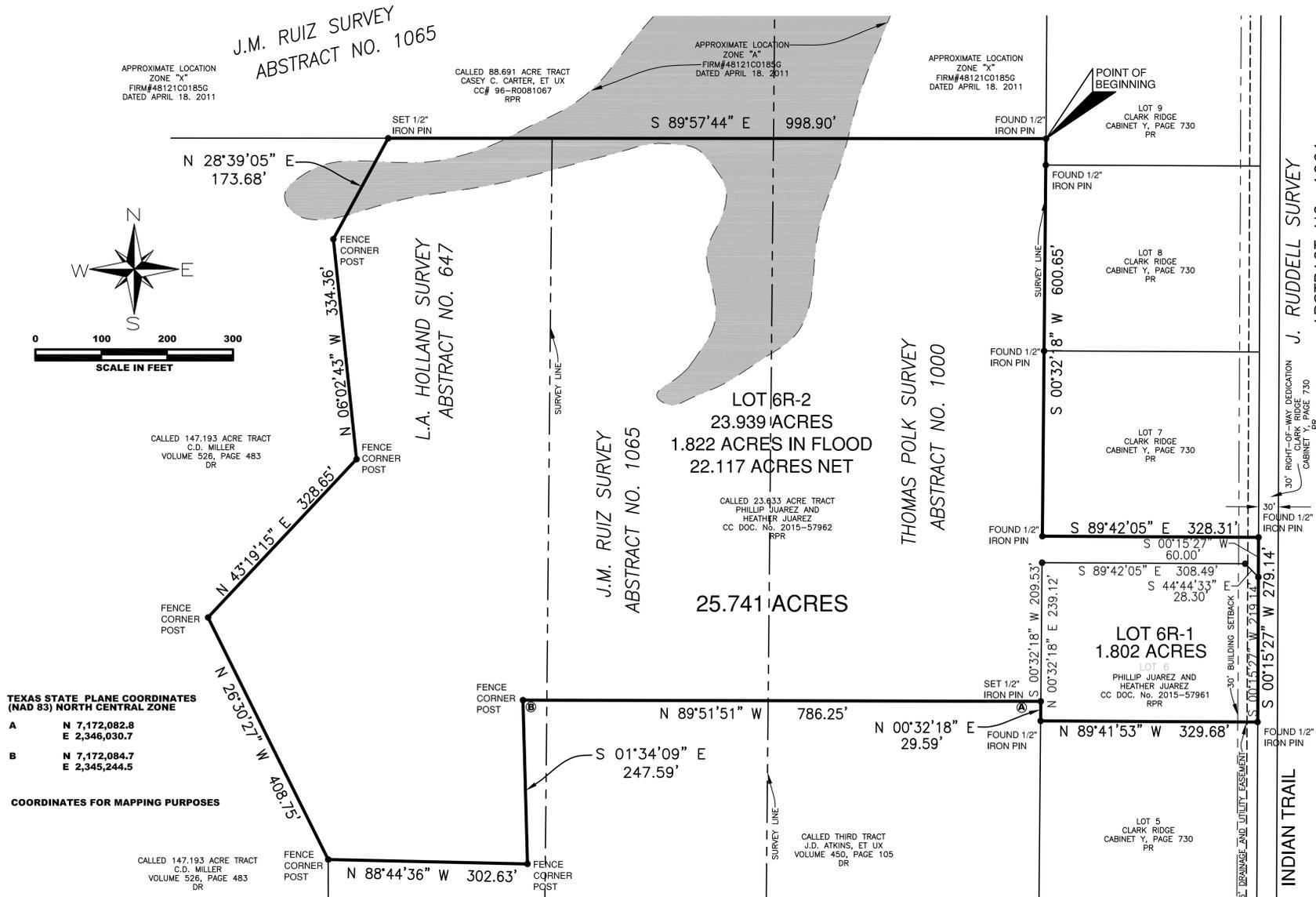
SEWER: SANITARY SEWER TO BE INDIVIDUAL SEPTIC SYSTEM ON EACH LOT. ALL SEPTIC SYSTEMS SHALL CONFORM TO DENTON COUNTY HEALTH DEPARTMENT RULES AND REGULATIONS

**DENTON COUNTY PLANNING DEPARTMENT EXTRA TERRITORIAL JURISDICTION (ETJ) AFFIDAVIT**

I, \_\_\_\_\_ DO HEREBY SWEAR OR AFFIRM THAT THE PROPERTY WITHIN CLARK RIDGE IS, TO MY PERSONAL KNOWLEDGE: OUTSIDE THE EXTRA TERRITORIAL JURISDICTION, DIVISION II, OF THE CITY OF DENTON

SWORN TO AND SUBSCRIBED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

NOTARY PUBLIC, DENTON COUNTY TEXAS.



TEXAS STATE PLANE COORDINATES (NAD 83) NORTH CENTRAL ZONE  
**A** N 7,172,082.8  
E 2,346,030.7  
**B** N 7,172,084.7  
E 2,345,244.5

COORDINATES FOR MAPPING PURPOSES

CALL 147.193 ACRE TRACT C.D. MILLER VOLUME 526, PAGE 483 DR  
CALL 147.193 ACRE TRACT C.D. MILLER VOLUME 526, PAGE 483 DR  
CALL 147.193 ACRE TRACT C.D. MILLER VOLUME 526, PAGE 483 DR

STATE OF TEXAS XX  
COUNTY OF DENTON XX

BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED HEATHER JUAREZ, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND THE CAPACITY THEREIN STATED;

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF 2015.

NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS XX  
COUNTY OF DENTON XX

BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED PHILLIP JUAREZ, 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 CONSIDERATION THEREIN EXPRESSED AND THE CAPACITY THEREIN STATED;

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF 2015.

NOTARY PUBLIC, STATE OF TEXAS

PLAT IS APPROVED BY COMMISSIONERS COURT, DENTON COUNTY, TEXAS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
COUNTY JUDGE

STATE OF TEXAS XX  
COUNTY OF DENTON XX

WHEREAS WE, PHILLIP AND HEATHER JUAREZ, ARE THE OWNERS OF A CALLED 25.741 ACRE TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE L.A. HOLLAND SURVEY, ABSTRACT NUMBER 647, THE J.M. RUIZ SURVEY, ABSTRACT NUMBER 1065, AND THE THOMAS POLK SURVEY, ABSTRACT NUMBER 1000, AND THE J. RUDELL SURVEY, ABSTRACT NUMBER 1061, DENTON COUNTY, TEXAS, AND BEING ALL OF A CALLED 23.633 ACRE TRACT DESCRIBED IN A DEED TO PHILLIP JUAREZ AND HEATHER JUAREZ, RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2015-57961, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND ALL OF LOT 6, CLARK RIDGE, RECORDED IN CABINET Y, PAGE 730, PLAT RECORDS, DENTON COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON PIN FOUND AT THE NORTHERN MOST NORTHEAST CORNER OF SAID 23.633 ACRE TRACT AND THE SOUTHEAST CORNER OF A CALLED 88.691 ACRE TRACT DESCRIBED IN A DEED TO CASEY C. CARTER, ET UX, RECORDED UNDER COUNTY CLERK'S FILE NUMBER 96-R0081067, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, SAID PIN ALSO BEING ON THE WEST LINE OF LOT 9 OF SAID CLARK RIDGE;

THENCE SOUTH 00 DEGREES 32 MINUTES 18 SECONDS WEST WITH THE EAST LINE OF SAID 23.633 ACRE TRACT, A DISTANCE OF 600.65 FEET TO A 1/2 INCH IRON PIN FOUND ON THE EAST LINE OF SAID 23.633 ACRE TRACT AND THE NORTHWEST CORNER OF SAID LOT 6 AND THE SOUTHWEST CORNER OF LOT 7 OF SAID CLARK RIDGE;

THENCE SOUTH 89 DEGREES 42 MINUTES 05 SECONDS EAST WITH THE NORTH LINE OF SAID LOT 6 AND THE SOUTH LINE OF SAID LOT 7, A DISTANCE OF 328.31 FEET TO A 1/2 INCH IRON PIN FOUND AT THE NORTHEAST CORNER OF SAID LOT 6 AND THE SOUTHEAST CORNER OF SAID LOT 7, SAID PIN ALSO BEING ON THE WEST LINE OF INDIAN TRAIL;

THENCE SOUTH 00 DEGREES 15 MINUTES 27 SECONDS WEST WITH THE EAST LINE OF SAID LOT 6 AND THE WEST LINE OF INDIAN TRAIL, A DISTANCE OF 279.14 FEET TO A 1/2 INCH IRON PIN FOUND AT THE SOUTHWEST CORNER OF SAID LOT 6 AND THE NORTHWEST CORNER OF SAID LOT 5, OF SAID CLARK RIDGE, SAID PIN ALSO BEING ON THE WEST LINE OF INDIAN TRAIL;

THENCE NORTH 89 DEGREES 41 MINUTES 53 SECONDS WEST WITH THE SOUTH LINE OF SAID LOT 6 AND THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 328.68 FEET TO A 1/2 INCH IRON PIN FOUND AT THE SOUTHWEST CORNER OF SAID LOT 6 AND THE NORTHWEST CORNER OF SAID LOT 5;

THENCE NORTH 00 DEGREES 32 MINUTES 18 SECONDS EAST WITH THE WEST LINE OF SAID LOT 6, A DISTANCE OF 29.59 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "10023300" SET AT THE EASTERN MOST SOUTHEAST CORNER OF SAID 23.633 ACRE TRACT AND THE WEST LINE OF SAID LOT 6;

THENCE NORTH 89 DEGREES 51 MINUTES 51 SECONDS WEST, A DISTANCE OF 786.25 FEET TO A FENCE POST FOUND FOR CORNER;

THENCE SOUTH 01 DEGREES 34 MINUTES 09 SECONDS EAST, A DISTANCE OF 247.59 FEET TO A FENCE POST FOUND FOR CORNER;

THENCE NORTH 88 DEGREES 44 MINUTES 36 SECONDS WEST, A DISTANCE OF 302.63 FEET TO A FENCE POST FOUND FOR CORNER;

THENCE NORTH 26 DEGREES 30 MINUTES 27 SECONDS WEST, A DISTANCE OF 408.75 FEET TO A FENCE POST FOUND FOR CORNER;

THENCE NORTH 43 DEGREES 19 MINUTES 15 SECONDS EAST, A DISTANCE OF 328.65 FEET TO A FENCE POST FOUND FOR CORNER;

THENCE NORTH 06 DEGREES 02 MINUTES 02 SECONDS WEST, A DISTANCE OF 334.36 FEET TO A FENCE POST FOUND FOR CORNER;

THENCE NORTH 28 DEGREES 39 MINUTES 05 SECONDS EAST, A DISTANCE OF 173.68 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "10023300" SET FOR CORNER ON THE NORTHWEST CORNER OF SAID 23.633 ACRE TRACT AND A SOUTH LINE OF SAID 88.691 ACRE TRACT;

THENCE SOUTH 89 DEGREES 57 MINUTES 44 SECONDS EAST WITH THE NORTH LINE OF SAID 23.633 ACRE TRACT AND A SOUTH LINE OF SAID 88.691 ACRE TRACT, A DISTANCE OF 998.90 FEET TO THE POINT OF BEGINNING AND CONTAINING IN ALL 25.741 ACRES OF LAND.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT WE, PHILLIP AND HEATHER JUAREZ, DO HEREBY ADOPT THIS PLAN, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOTS 6R-1 AND 6R-2, CLARK RIDGE, AN ADDITION TO DENTON COUNTY, TEXAS AND DO HEREBY DEDICATE TO PUBLIC USE FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON AS SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

PHILLIP JUAREZ \_\_\_\_\_ DATE \_\_\_\_\_  
HEATHER JUAREZ \_\_\_\_\_ DATE \_\_\_\_\_

**REPLAT OF LOT 6R-1 & 6R-2, CLARK RIDGE**  
BEING 25.741 ACRES OUT OF THE J. RUDELL SURVEY, ABSTRACT No. 1061, THE THOMAS. POLK SURVEY, ABSTRACT No. 1000, THE J.M. RUIZ SURVEY, ABSTRACT No. 1065, AND THE L.A. HOLLAND SURVEY, ABSTRACT No. 647 DENTON COUNTY, TEXAS

08/28/15	ADDRESSED COUNTY COMMENTS	DWN.	JRH	SCALE	1"=100'		OWNER: PHILLIP AND HEATHER JUAREZ 6129 HIGH MEADOWS DRIVE KRUM, TX. 76249 PH:(940)465-9782	SURVEYOR: BRAD G. SHELTON 223 W. HICKORY ST. DENTON, TX. 76201 PH:(940)387-0506 FAX:(940)565-0436	SHEET	1
DATE	REVISIONS	BGS	CKD.	DATE	07/22/15				JOB No.	37507
BY:		BGS</								