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
June 11, 2015
9:00 A.M.

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

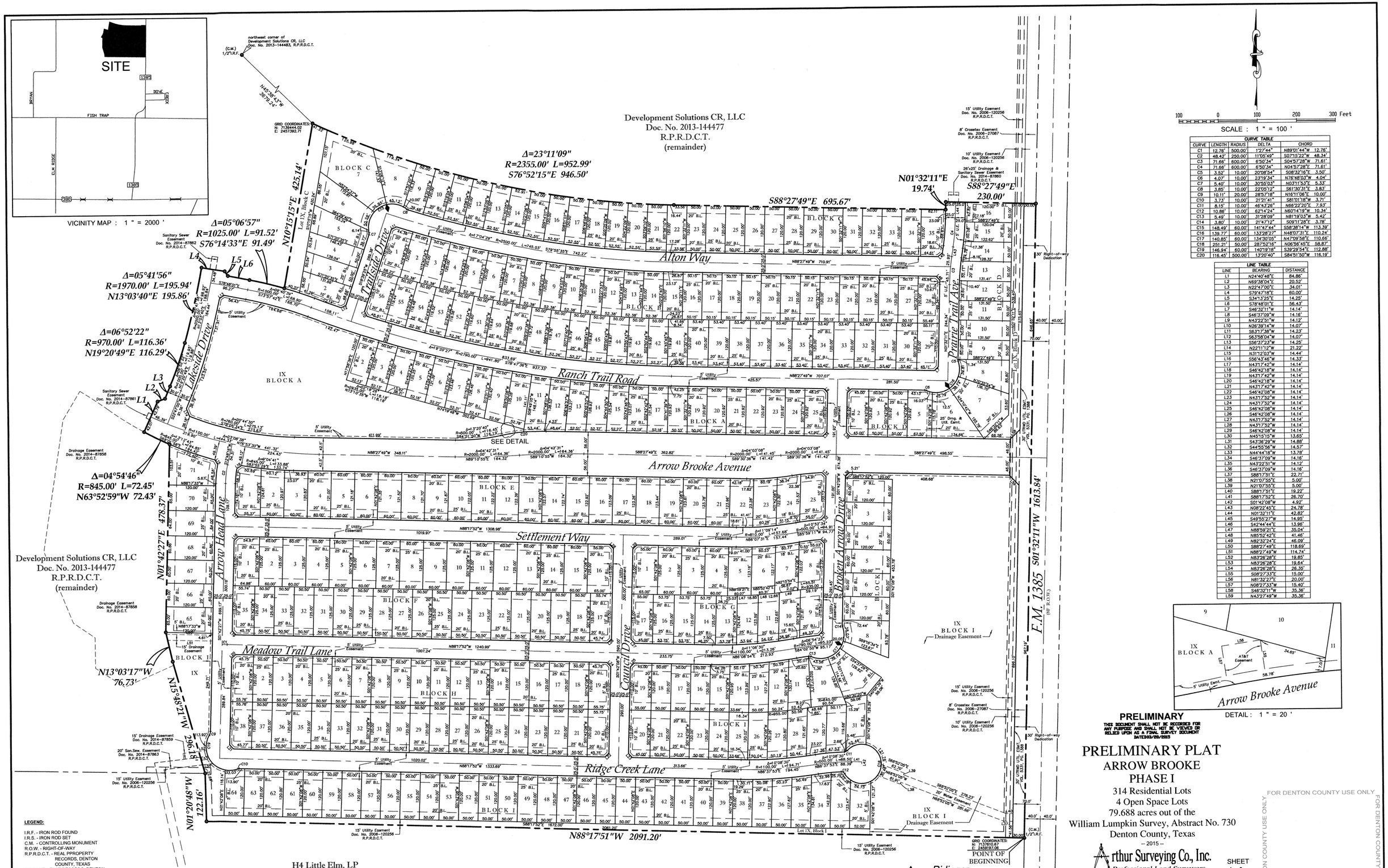
I. Call to order.

II. Consider discuss, approve and/or take any appropriate action on final plat, replat and/or plans.

- **Arrow Brooke Phase 1 – Preliminary Plat – Variance Request**
  (The minimum lot area to be reduced from 1 acre to 6,000 s.ft. - Precinct #1)
- **Arrow Brooke Phase 1 – Preliminary Plat – Variance Request**
  (The minimum lot frontage to be reduced from 60 ft. to 50 ft. - Precinct #1)
- **Arrow Brooke Phase 1 – Preliminary Plat – Variance Request**
  (The minimum setback line to be reduced from 30 ft. to a Front Setback of 20 ft., a Rear Setback of 20 ft. and a Side Setback of 5 ft. - Precinct #1)
- **Arrow Brooke Phase 1 – Preliminary Plat – Variance Request**
  (The minimum road right of way width to be reduced from 60 ft. to 50 ft. - Precinct #1)

The lot sizes, lot frontage, setbacks and right of way widths are consistent with existing developments in the DCFWSD10, and the District is in support of the development as presented.

III. Adjournment



CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	12.76'	500.00'	1°27'44"	N89°01'44"W 12.76'
C2	48.42'	250.00'	11°05'49"	S07°15'22"W 48.34'
C3	71.66'	600.00'	6°50'34"	S04°57'28"W 71.61'
C4	71.66'	600.00'	6°50'34"	N04°57'28"E 71.61'
C5	3.52'	10.00'	20°08'54"	S08°32'16"E 3.50'
C6	4.07'	10.00'	23°19'34"	N76°48'03"W 4.04'
C7	5.40'	10.00'	30°55'03"	N03°11'53"E 5.33'
C8	3.85'	10.00'	22°05'12"	S61°30'31"E 3.83'
C9	10.11'	20.00'	28°57'16"	N16°11'06"E 10.00'
C10	3.73'	10.00'	21°21'41"	S81°01'18"W 3.71'
C11	8.15'	10.00'	46°43'26"	N68°22'20"E 7.93'
C12	10.86'	10.00'	62°14'24"	N60°14'19"W 10.34'
C13	5.49'	10.00'	31°28'09"	N81°18'03"W 5.42'
C14	3.80'	10.00'	21°47'12"	S09°11'28"E 3.78'
C15	148.49'	60.00'	141°47'44"	S58°38'14"W 113.39'
C16	139.77'	60.00'	133°28'27"	N48°07'31"E 110.24'
C17	140.85'	60.00'	134°30'05"	N47°09'58"E 110.66'
C18	251.21'	50.00'	287°52'16"	N06°56'45"E 58.87'
C19	146.94'	60.00'	140°19'18"	S39°29'54"E 112.86'
C20	116.45'	500.00'	13°20'40"	S84°51'50"W 116.19'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N24°40'48"E	84.86'
L2	N69°38'04"E	20.52'
L3	N22°47'00"E	34.01'
L4	S79°47'18"E	60.00'
L5	S34°13'25"E	14.25'
L6	S78°46'01"E	56.43'
L7	S46°32'11"W	14.14'
L8	S46°37'09"W	14.16'
L9	N43°22'51"W	14.12'
L10	N26°39'14"W	14.07'
L11	S63°17'38"W	14.23'
L12	S63°58'04"W	14.07'
L13	S56°37'23"W	14.25'
L14	N22°11'12"W	21.22'
L15	N31°12'03"W	14.44'
L16	S56°43'46"W	14.33'
L17	N43°17'42"W	14.14'
L18	S46°42'18"W	14.14'
L19	N43°17'42"W	14.14'
L20	S46°42'18"W	14.14'
L21	N43°17'42"W	14.14'
L22	S46°42'08"W	14.14'
L23	N43°17'52"W	14.14'
L24	N43°17'52"W	14.14'
L25	S46°42'08"W	14.14'
L26	S46°42'08"W	14.14'
L27	N43°17'52"W	14.14'
L28	N43°17'52"W	14.14'
L29	S46°42'08"W	14.14'
L30	N45°15'15"W	13.65'
L31	S43°36'29"W	14.88'
L32	S44°55'56"W	14.57'
L33	N44°44'18"W	13.78'
L34	S46°37'09"W	14.16'
L35	N43°22'51"W	14.12'
L36	S46°37'09"W	14.16'
L37	S88°17'51"E	22.71'
L38	N21°07'55"E	5.00'
L39	N21°07'55"E	5.00'
L40	S88°17'51"E	19.22'
L41	S88°17'52"E	26.70'
L42	S01°42'08"W	4.92'
L43	N08°22'45"E	24.78'
L44	N01°32'11"E	42.82'
L45	S49°55'27"W	14.95'
L46	S42°44'44"E	13.98'
L47	N88°59'21"E	35.04'
L48	N85°52'42"E	41.46'
L49	N82°32'24"E	46.09'
L50	S88°27'49"E	118.69'
L51	N88°27'49"W	114.74'
L52	N83°26'28"E	19.85'
L53	N83°26'28"E	19.64'
L54	N83°26'28"E	26.35'
L55	S08°27'33"E	15.00'
L56	N81°32'27"E	20.00'
L57	N08°27'33"W	15.40'
L58	S46°32'11"W	35.36'
L59	N43°27'49"W	35.36'

State of Texas §
§ **Owner's Certificate and Dedication**
County of Collin §

WHEREAS DEVELOPMENT SOLUTIONS CR, LLC are the owner of all that certain lot, tract or parcel of land situated in The William Lumpkin Survey, Abstract No. 730, in Denton County, Texas and being a part of that certain tract of land as described by deed to Development Solutions CR, LLC, a Delaware limited liability company, as recorded under Instrument Number 2013-144477 of the Real Property Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at an iron found for the most southeast corner of said Development Solutions CR, LLC tract, being in the west line of F.M. 1385;

THENCE North 88 degrees 17 minutes 51 seconds West, a distance of 2091.20 feet to a set stamped Arthur Surveying Company "ASC" iron rod for corner;

THENCE North 01 degrees 20 minutes 48 seconds West, a distance of 122.16 feet to a set "ASC" iron rod for corner;

THENCE North 15 degrees 48 minutes 21 seconds West, a distance of 296.18 feet to a set "ASC" iron rod for corner;

THENCE North 13 degrees 03 minutes 17 seconds West, a distance of 76.73 feet to a set "ASC" iron rod for corner;

THENCE North 01 degrees 42 minutes 27 seconds East, a distance of 478.37 feet to a set "ASC" iron rod for corner and being the beginning of a non-tangent curve to the right having a radius of 845.00 feet, a central angle of 04 degrees 54 minutes 46 seconds, and whose chord bears North 63 degrees 52 minutes 59 seconds West at 72.43 feet;

THENCE with said curve to the right, an arc length of 72.45 feet to a set "ASC" iron rod for corner;

THENCE North 24 degrees 40 minutes 48 seconds East, a distance of 84.86 feet to a set "ASC" iron rod for corner;

THENCE North 69 degrees 38 minutes 04 seconds East, a distance of 20.52 feet to a set "ASC" iron rod for corner;

THENCE North 22 degrees 47 minutes 00 seconds East, a distance of 34.01 feet to a set "ASC" iron rod for corner and being the beginning of a tangent curve to the left having a radius of 970.00 feet, a central angle of 06 degrees 52 minutes 22 seconds, and whose chord bears North 19 degrees 20 minutes 49 seconds East at 116.29 feet;

THENCE with said curve to the left, an arc length of 116.36 feet to a set "ASC" iron rod for corner and being the beginning of a compound tangent curve to the left having a radius of 1970.00 feet, a central angle of 05 degrees 41 minutes 56 seconds, and whose chord bears North 13 degrees 03 minutes 40 seconds East at 195.86 feet;

THENCE with said curve to the left, an arc length of 195.94 feet to a set "ASC" iron rod for corner;

THENCE South 79 degrees 47 minutes 18 seconds East, a distance of 60.00 feet to a set "ASC" iron rod for corner;

THENCE South 34 degrees 13 minutes 25 seconds East, a distance of 14.25 feet to a set "ASC" iron rod for corner;

THENCE South 78 degrees 48 minutes 01 seconds East, a distance of 56.43 feet to a set "ASC" iron rod for corner and being the beginning of a tangent curve to the right having a radius of 1025.00 feet, a central angle of 05 degrees 06 minutes 57 seconds, and whose chord bears South 76 degrees 14 minutes 33 seconds East at 91.49 feet;

THENCE with said curve to the right, an arc length of 91.52 feet to a set "ASC" iron rod for corner;

THENCE North 10 degrees 15 minutes 15 seconds East, a distance of 425.14 feet to a set "ASC" iron rod for corner and being the beginning of a non-tangent curve to the left having a radius of 2355.00 feet, a central angle of 23 degrees 11 minutes 09 seconds, and whose chord bears South 76 degrees 52 minutes 15 seconds East at 946.50 feet;

THENCE with said curve to the right, an arc length of 952.99 feet to a set "ASC" iron rod for corner;

THENCE South 88 degrees 27 minutes 49 seconds East, a distance of 695.67 feet to a set "ASC" iron rod for corner;

THENCE North 01 degrees 32 minutes 11 seconds East, a distance of 19.74 feet to a set "ASC" iron rod for corner;

THENCE South 88 degrees 27 minutes 49 seconds East, a distance of 230.00 feet to a set "ASC" iron rod for corner in the west line of said F.M. 1385;

THENCE South 01 degrees 32 minutes 11 seconds West, with the west line of said F.M. 1385, a distance of 1613.84 feet to the **POINT OF BEGINNING** and containing 79.688 acres of land, more or less.

THAT DEVELOPMENT SOLUTIONS CR, LLC acting herein by and through its duly authorized officer, does hereby adopt this plat designating the hereinabove described property as ARROW BROOKE, PHASE 1, an addition to Denton County, Texas, and does hereby dedicate, in fee simple, to Denton County Fresh Water Supply District No. 10 (DCFWSD10), the exclusive use forever of the streets, alleys and public use areas shown hereon, and does hereby dedicate the easements shown on the plat for the purposes indicated to the DCFWSD10 use forever, said dedications being free and clear of all liens and encumbrances except as shown hereon. No buildings, fences, trees, shrubs or other improvements shall be constructed or placed upon, over or across the easements on said plat. At the discretion of the DCFWSD10 and subject to its written approval, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use the same unless the easement limits the use to a particular utility or utilities, said use by public utilities being subordinate to the DCFWSD10 use thereof. Any public utility give the right by the DCFWSD10 to use said easements shall have the right to: remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone. I do hereby bind myself, my successors and assigns to forever warrant and defend, all and singular, the above described streets, alleys, easements and rights unto the addition against every person whomsoever lawfully comes claiming the same or any part thereof. This property is not located within the extraterritorial jurisdiction of any municipality. This plat approved subject to all the platting ordinances, rules and regulations of the County of Denton.

Witness my hand this _____ day of _____, 2014.

DEVELOPMENT SOLUTIONS CR, LLC

By: _____
Gregory Rich, Manager

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 Gregory Rich, 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.

GIVEN under my hand and seal of office this the _____ day of _____, 2014.

_____
Notary Public in and for the State of Texas

State of Texas §
County of Denton §
SURVEYOR'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS:

That I, Douglas L. Arthur, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Denton County Subdivision Rules and Regulations.

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT
DATED:03/25/2015

_____
Douglas L. Arthur, R.P.L.S.
No. 4357

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 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 purposes and considerations therein expressed.

GIVEN under my hand and seal of office this the _____ day of _____, 2014.

_____
Notary Public in and for the State of Texas

NOTES:

1. All iron rods found are ½ inch unless otherwise noted. All iron rods set are ½ inch with a yellow cap stamped "Arthur Surveying Company".

2. Bearings shown are based on Texas State Plane Coordinate System, NAD 83 (U.S. Feet) with a combined scale factor of 1.00015.

3. It is my opinion that the property described herreon is not within the 100-year flood zone according to the Federal Emergency Management Agency Flood Insurance Rate Map Community-Panel No. 480774 0410 G, present effective date of map, April 18, 2011, herein property situated within Zone "X" (unshaded).

4. Water service to be provided by Denton County Fresh Water Supply District No. 10.

5. Utility Providers:
   Electric & Gas Service: CoServ, 7701 S. Stemmons Fwy., Corinth, TX 75065, Phone: 1-800-274-4014
   Telephone Service: AT&T, 2301 Ridgeview Drive, Plano, TX 75025, Phone: (972) 569-3084

6. Sanitary sewer to be handled by facilities approved by the Texas Commission on Environmental Quality.

7. Proposed site is outside the extra territorial jurisdiction of any surrounding municipality.

8. The maintenance of paving, grading and drainage improvements and/or easements shown on this plat are the responsibility of Denton County Fresh Water Supply District No. 10 and approval of this plat does not constitute acceptance of same for maintenance purposes by Denton County.

9. All utilities and drainage structures are located in the right-of-way except as shown.

10. All utility easments and rights-of-way shown hereon are hereby dedicated by this plat for the exclusive use of Denton County Fresh Water Supply District No. 10, unless otherwise noted.

11. Lot 1X Block A, Lot 1X Block C, and Lot 1X Block D shall be dedicated to the Home Owners Association.
    Lot 1X Block I shall be dedicated to the Denton County Fresh Water Supply District No. 10.

12. The Home Owners Association shall be responsible for the maintenance of landscaping on Lot 1X Block I.

UTILITY COMPANY APPROVAL

ELECTRIC COMPANY:

_____
CoServ Date

TELEPHONE COMPANY:

_____
AT&T Date

REVIEWED and **APPROVED** on _____, 2014.

_____
Denton County Fresh Water District No. 10

REVIEWED and **APPROVED** on _____, 2014.

_____
County Judge, Denton County, Texas

PRELIMINARY PLAT
ARROW BROOKE
PHASE I
314 Residential Lots
4 Open Space Lots
79.688 acres out of the
William Lumpkin Survey, Abstract No. 730
Denton County, Texas
– 2015 –

FOR DENTON COUNTY USE ONLY

DENTON COUNTY FRESH WATER SUPPLY DISTRICT NO. 10
19 Briar Hollow Lane, Suite 245
Houston, TX 77027
Contact: Clay E. Crawford
Phone: (713) 621-3707

OWNER / DEVELOPER
Development Solutions CR, LLC
12222 Merit Drive, Suite 1020
Dallas, TX 75251
Contact: Kevin Kendrick
Phone: (972) 960-2777

Ridinger Associates, Inc.
Civil Engineers - Planners
Firm No. 1969
550 S. Edmonds Lane, Suite 101
Lewisville, Texas 75067
Tel. No. (972) 353-8000
Fax No. (972) 353-8011

Arthur Surveying Co., Inc.
Professional Land Surveyors
(972) 221-0439 ~ Fax (972) 221-4675
220 Elm Street, Suite 200 ~ P.O. Box 54
Lewisville, Texas 75067 ~ TFRN No: 10063800
Established 1986
www.arthursurveying.com

SHEET 2/2

REVISED BY: J.H.B.
DATE: 12/03/14
DATE: 02/07/14 SCALE: 1"=100' CHECKED BY: D.L.A. DRAWN BY: Jav ASC NO.: 131217-4

FOR DENTON COUNTY USE ONLY

P:\J-ARTHUR\Engineering\ARR\Comanche Ridge\dwg\131217-4_preliminary plat.dwg 3/25/2015 9:47:05 AM CST