

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
July 23, 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.

- **Chestnut Ridge Addition – Preliminary Plat (Lots 1-9, Block A – 10.389 Acres)**
- **Red Bird Ridge Development – Variance Request**
(Add 20' radius landscaping area centered at the cul-de-sac on Ellen Donald Road.)
- **Red Bird Ridge Development – Variance Request**
(Add 14' wide landscaping strip centered along Jess Wallace Road.)

- III. Adjournment

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

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 I, 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 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 UNTIL 02/25/2015

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:

- All iron rods found are 1/2 inch unless otherwise noted. All iron rods set are 1/2 inch with a yellow cap stamped "Arthur Surveying Company".
- Bearings shown are based on Texas State Plane Coordinate System, NAD 83 (U.S. Feet) with a combined scale factor of 1.00015.
- It is my opinion that the property described hereon 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).
- Water service to be provided by Denton County Fresh Water Supply District No. 10.
- Utility Providers:
 Electric & Gas Service: CoServ
 7701 S. Stemmons Fwy.
 Corinth, TX 75065
 Phone: 1-800-274-4014
 AT&T
 2301 Ridgeview Drive
 Plano, TX 75025
 Phone: (972) 569-3084
 Telephone Service: AT&T
 2301 Ridgeview Drive
 Plano, TX 75025
 Phone: (972) 569-3084
- Sanitary sewer to be handled by facilities approved by the Texas Commission on Environmental Quality.
- Proposed site is outside the extra territorial jurisdiction of any surrounding municipality.
- 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.
- All utilities and drainage structures are located in the right-of-way except as shown.
- All utility easements 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.
- 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.
- 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 --

Arthur Surveying Co., Inc.
Professional Land Surveyors
 (972) 221-9439 ~ Fax (972) 221-4875
 220 Elm Street, Suite 200 ~ P.O. Box 54
 Lewisville, Texas 75067 ~ TFRN No: 10063800
 Established 1968
 www.arthursurveying.com

SHEET
 2/2

FOR DENTON COUNTY USE ONLY
 FOR DENTON COUNTY USE ONLY

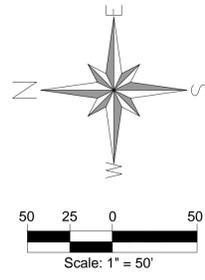
DENTON COUNTY FRESH WATER
 SUPPLY DISTRICT NO. 10
 19 Briar Hollow Lane, Suite 245
 Houston, TX 77027
 Contact: Clay E. Crawford
 Phone: (713) 621-3707

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

REVISED BY: J.H.B.
 DATE: 12/03/14
 DRAWN BY: Jav

DATE: 02/07/14
 SCALE: 1"=100'
 CHECKED BY: D.L.A.
 ASC NO.: 131217-4



OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT VAQUERO DEVELOPMENT DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS CHESTNUT RIDGE AN ADDITION TO DENTON COUNTY, TEXAS AND DO HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER THE STREETS AND ALLEYS SHOWN THEREON. THE EASEMENTS SHOWN THEREON ARE HEREBY RESERVED FOR THE PURPOSE INDICATED. THE UTILITY EASEMENTS SHALL BE OPEN TO THE PUBLIC, FIRE AND POLICE UNITS, GARBAGE AND RUBBISH COLLECTION AGENCIES, AND ALL PUBLIC AND PRIVATE UTILITIES FOR EACH PARTICULAR USE. THE MAINTENANCE OF THE UTILITY EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED, RECONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN. SAID EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES USING OR DESIRING TO USE THE SAME. ALL AND ANY PUBLIC UTILITY 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 MAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON THE EASEMENTS, AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM AND UPON THE SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. (ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSE OF READING METERS AND ANY MAINTENANCE OF SERVICE REQUIRED OR ORDINARILY PERFORMED BY THAT UTILITY).

WATER MAIN EASEMENTS SHALL ALSO INCLUDE ADDITIONAL AREA OF WORKING SPACE FOR CONSTRUCTION AND MAINTENANCE OF THE WATER SYSTEMS. ADDITIONAL EASEMENT AREA IS ALSO CONVEYED FOR INSTALLATION AND MAINTENANCE OF MANHOLES, CLEANOUTS, FIRE HYDRANTS AND WATER SERVICES FROM THE MAIN TO THE CURB OR PAVEMENT LINE, AND DESCRIPTION OF SUCH ADDITIONAL EASEMENTS HEREIN GRANTED SHALL BE DETERMINED BY THEIR LOCATION AS INSTALLED.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF DENTON COUNTY, TEXAS.

WITNESS, MY HAND AT _____, TEXAS, THIS THE _____ DAY OF _____, 20____.

OWNER

STATE OF TEXAS)
COUNTY OF _____)

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NEIL D. CULVER, OF TERRACORP LLC, 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, IN THE CAPACITY THEREIN STATED, AND AS THE ACT AND DEED OF SAID PARTNERSHIP.

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

NOTARY PUBLIC IN AND FOR STATE OF TEXAS
MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE:

I, _____, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY OF THE PROPERTY AND LEGALLY DESCRIBED HEREON WAS MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION AND CORRECTLY SHOWS THE BOUNDARY LINES, DIMENSIONS, AND AREA OF THE LAND, AND ALL ALLEYS, STREETS, RIGHTS-OF-WAY, EASEMENTS, AND OTHER MATTERS OF RECORD WHICH, TO MY KNOWLEDGE, AFFECT THE PROPERTY. THE UNDERSIGNED FURTHER CERTIFIES THAT THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, PROTRUSIONS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS, OR RIGHTS-OF-WAY EXCEPT AS SHOWN HEREON.

REGISTERED PROFESSIONAL LAND SURVEYOR NO. _____

STATE OF TEXAS)
COUNTY OF _____)

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NEIL D. CULVER, OF TERRACORP LLC, 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, IN THE CAPACITY THEREIN STATED, AND AS THE ACT AND DEED OF SAID PARTNERSHIP.

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

NOTARY PUBLIC IN AND FOR STATE OF TEXAS
MY COMMISSION EXPIRES: _____

DEVELOPER (PURCHASER)

VAQUERO DEVELOPMENT
P.O. BOX 270442
FLOWER MOUND, TX 75027
CONTACT: CURTIS GRANT
EMAIL: CURTIS@CURTISGRANT.COM
972.679.8600

ENGINEER / APPLICANT

CRANNELL, CRANNELL & MARTIN CORP.
2570 F.M. 407, S. 209
HIGHLAND VILLAGE, TEXAS 75077
972.691.6633
CONTACT: JEFF CRANNELL P.E.
EMAIL: JEFF@CCM-ENG.COM
TBPE FIRM #605

WATER COMPANY

ARGYLE WATER SUPPLY CORP.
P.O. BOX 249
ARGYLE, TEXAS 76226
940.464.7713
CONTACT: MIKE QUINTERO
EMAIL: MIKE@ARGYLEWATER.COM

LEGAL DESCRIPTION

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE WILLIAM GIBSON SURVEY, ABSTRACT NUMBER 460, DENTON COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED AS TRACT ONE, TRACT TWO AND TRACT THREE IN DEED TO JOHN L. MATTER AND WIFE, MARY ELAINE MATTER, RECORDED IN VOLUME 1119, PAGE 37 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

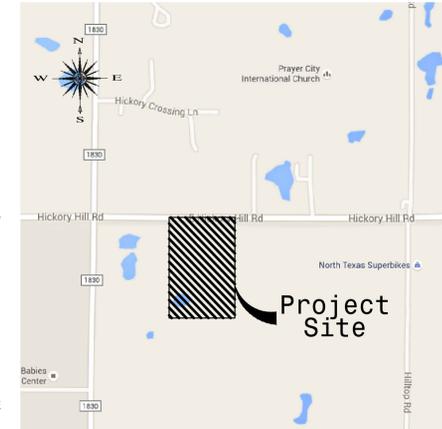
BEGINNING AT A PK NAIL SET IN THE CENTER OF HICKORY HILL ROAD, AT THE NORTHWEST CORNER OF SAID MATTER TRACT TWO, SAME BEING THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO THOMAS E. SKALSKI AND WIFE MARGARET N. SKALSKI, RECORDED IN VOLUME 762, PAGE 550 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS, AND BEING ON THE SOUTH LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO JAMES G. SHEFFIELD AND WIFE, SARAH E. SHEFFIELD, RECORDED IN VOLUME 2559, PAGE 860 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS;

THENCE N 89°40'30" E, IN THE CENTER OF HICKORY HILL ROAD AND ALONG THE NORTH LINE OF SAID MATTER TRACT AND THE SOUTH LINE OF SAID SHEFFIELD TRACT, PASSING THE SOUTHEAST CORNER THEREOF AND THE SOUTHWEST CORNER OF THAT CERTAIN CALLED 2.342 ACRE TRACT OF LAND DESCRIBED IN DEED TO MARK RILA RECORDED IN CLERK'S FILE NUMBER 94-R034438 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS, CONTINUING ALONG THE SOUTH LINE PASSING THE SOUTHEAST CORNER THEREOF AND THE SOUTHWEST CORNER OF THAT CERTAIN CALLED 1.837 ACRE TRACT OF LAND DESCRIBED IN DEED TO RICKY SHONE GADBERRY RECORDED IN CLERK'S FILE NUMBER 95-R005296 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS, A TOTAL DISTANCE OF 512.28 FEET, TO A "PK" NAIL SET AT THE NORTHEAST CORNER OF SAID MATTER TRACT THREE, BEING THE NORTHWEST CORNER OF THAT CERTAIN CALLED 4.20 ACRE TRACT OF LAND DESCRIBED IN DEED TO DON R. MORRIS RECORDED IN VOLUME 553, PAGE 119 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS;

THENCE S 00°42'11" E, 884.44 FEET ALONG THE WEST LINE OF SAID MORRIS TRACT AND THE EAST LINE OF SAID MATTER TRACT THREE, TO A 1/2" REBAR FOUND AT THE SOUTHEAST CORNER THEREOF, BEING ON THE NORTH LINE OF THAT CERTAIN CALLED 9.521 ACRE TRACT OF LAND DESCRIBED IN DEED TO TYRONE M. CLINTON AND WIFE, DAISY A. CLINTON RECORDED IN VOLUME 1394, PAGE 780 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS;

THENCE N 89°52'40" W, 513.42 FEET, ALONG THE NORTH LINE OF SAID CLINTON TRACT AND THE SOUTH LINE OF SAID MATTER TRACT, TO A 1/2" REBAR SET AT THE SOUTHWEST CORNER THEREOF, BEING THE SOUTHEAST CORNER OF SAID SKALSKI TRACT;

THENCE N 00°37'52" W, 880.43 FEET ALONG THE EAST LINE OF SAID SKALSKI TRACT AND THE WEST LINE OF SAID MATTER TRACT TWO, TO THE POINT OF BEGINNING AND CONTAINING APPROXIMATELY 10.389 ACRES OF LAND.



LOCATION MAP
N.T.S.

DENTON COUNTY STANDARD NOTES:

- WATER SERVICE TO BE PROVIDED BY ARGYLE WATER SUPPLY CORPORATION.
- 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 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 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 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 ELEVATIONS 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 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.

GENERAL NOTES:

- THE SUBJECT PROPERTY IS LOCATED WITHIN THE CITY OF DENTON DIVISION 2 ETJ.
- THE CITY OF DENTON DOES NOT APPROVE PLATS FOR PROPERTY LOCATED IN THEIR DIVISION 2 ETJ BASED ON AN ICA WITH DENTON COUNTY REGARDING PLATTING IN THE ETJ.

APPROVALS

WATER SERVICE PROVIDER	DATE
ARGYLE WATER SUPPLY COMPANY	
GAS/ELECTRIC PROVIDER	DATE
COSERV	
COMMUNICATION SERVICE PROVIDER	DATE
VERIZON	

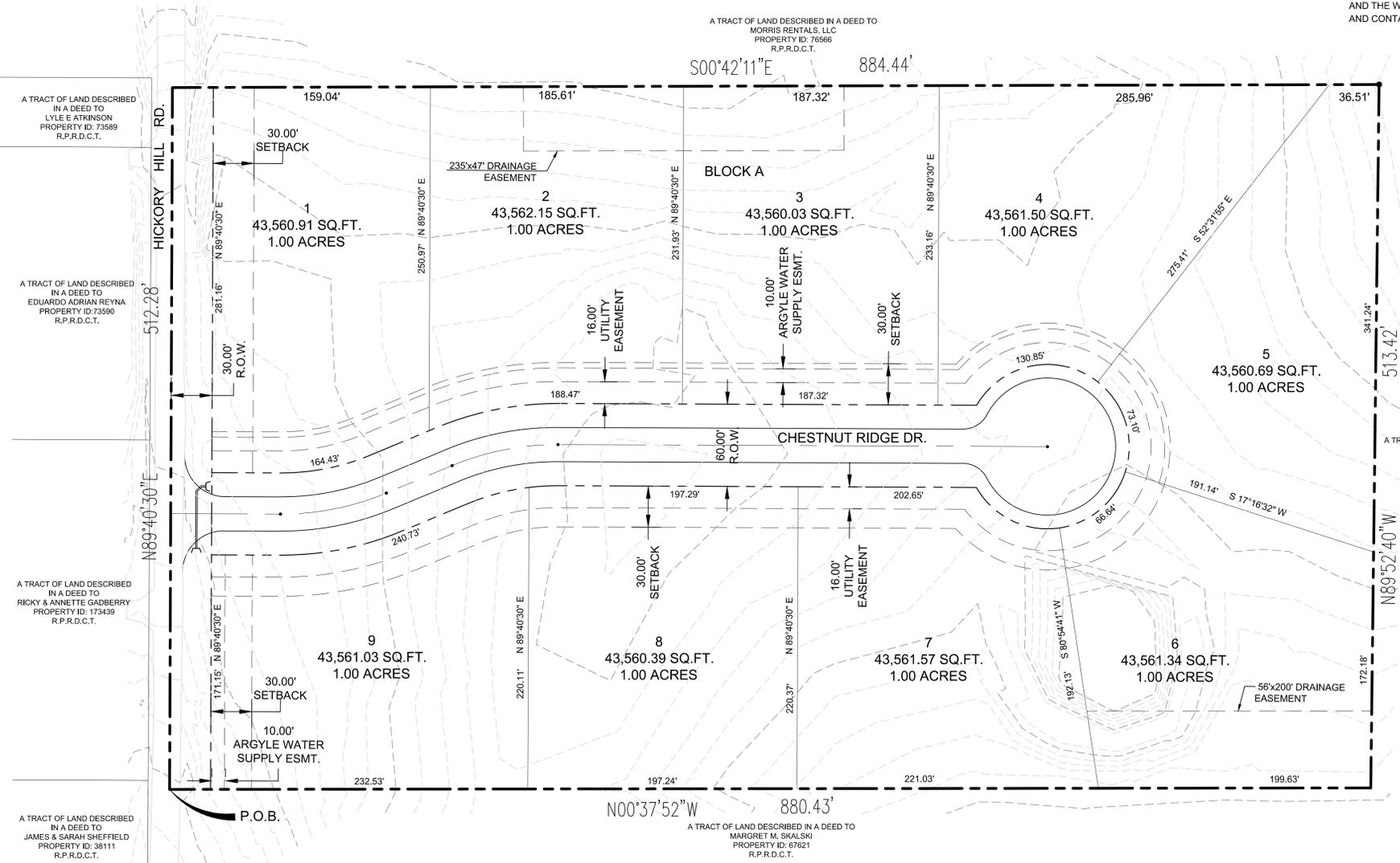
ACCORDING TO FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48121C0510G DATED APRIL 11, 2011, NO PORTION OF THIS PROPERTY LIES WITHIN THE 100 YR FLOODPLAIN AS SHOWN BY SCALE FROM SAID MAPS.

PRELIMINARY PLAT FOR CHESTNUT RIDGE AT HICKORY HILL

Lots 1-9, Block A
A 10.389 ACRE TRACT OF LAND, TRACTS 4, 5 AND 6 OUT OF THE WILLIAM GIBSON SURVEY, ABSTRACT NO. 460 CITY OF ARGYLE, DENTON COUNTY, TEXAS

REVIEWED AND APPROVED ON _____, 20____.

COUNTY JUDGE, DENTON COUNTY, TX



A TRACT OF LAND DESCRIBED IN A DEED TO LYLE E ATKINSON PROPERTY ID: 73589 R.P.R.D.C.T.

A TRACT OF LAND DESCRIBED IN A DEED TO EDUARDO ADRIAN REYNA PROPERTY ID: 73590 R.P.R.D.C.T.

A TRACT OF LAND DESCRIBED IN A DEED TO RICKY & ANNETTE GADBERRY PROPERTY ID: 173439 R.P.R.D.C.T.

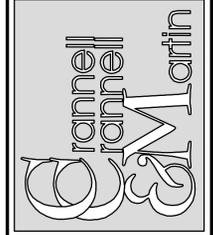
A TRACT OF LAND DESCRIBED IN A DEED TO JAMES & SARAH SHEFFIELD PROPERTY ID: 38111 R.P.R.D.C.T.

A TRACT OF LAND DESCRIBED IN A DEED TO MORRIS RENTALS, LLC PROPERTY ID: 76566 R.P.R.D.C.T.

A TRACT OF LAND DESCRIBED IN A DEED TO TYRONE M. CLINTON PROPERTY ID: 72903 R.P.R.D.C.T.

A TRACT OF LAND DESCRIBED IN A DEED TO MARGRET M. SKALSKI PROPERTY ID: 67621 R.P.R.D.C.T.

Engineering Corporation
2570 FM 407, Suite 209
Highland Village, Texas 75077
Ph: 972.691.6633
Fax: 972.691.6628
TBPE FIRM #605



Chestnut Ridge At Hickory Hill

Preliminary Plat
Denton County, Texas

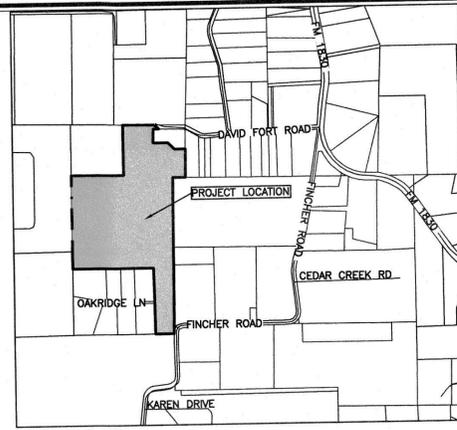
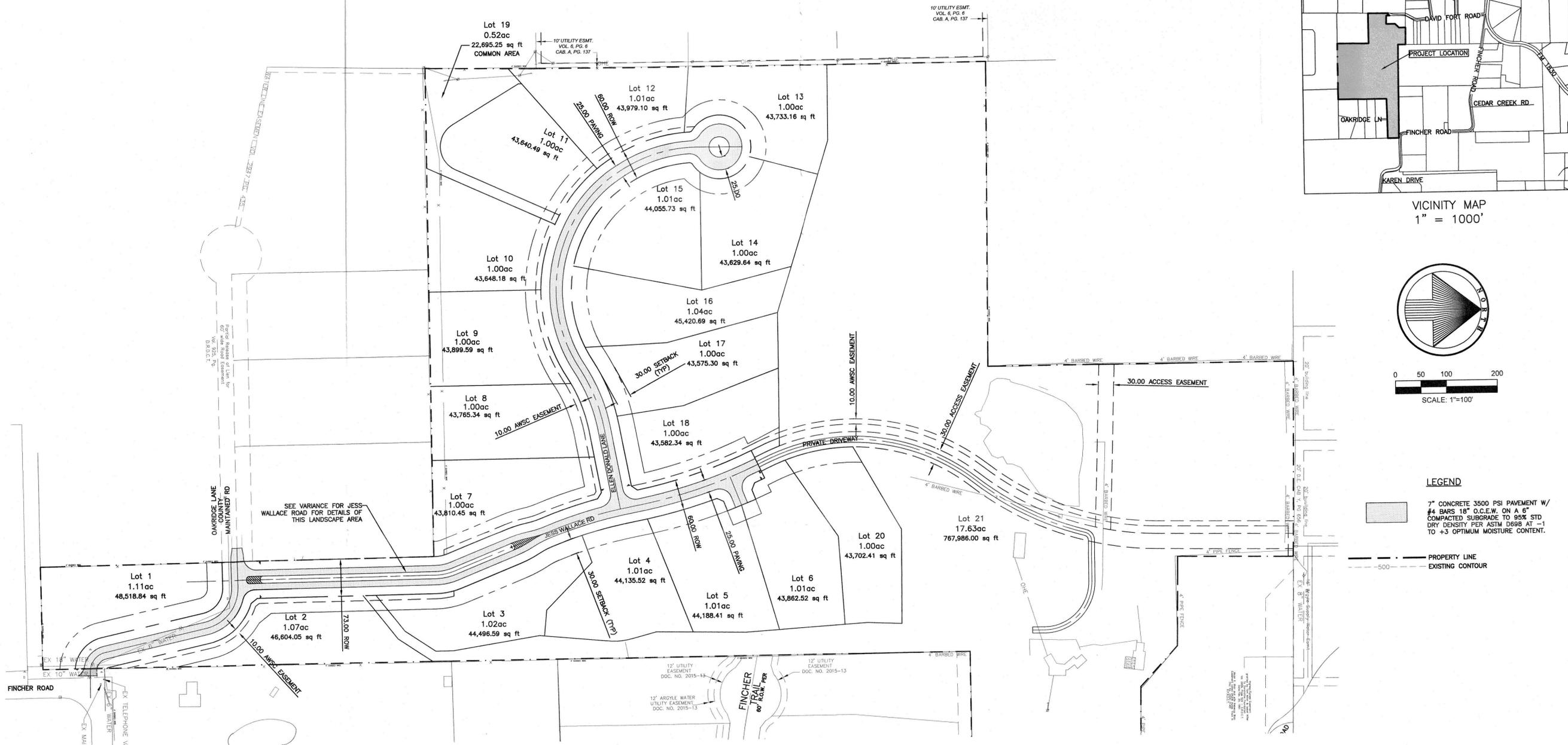
FOR PRELIMINARY REVIEW ONLY

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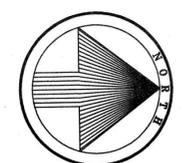
IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

SUBMITTAL / REVISIONS

DESIGN: CCM
DRAWN: CCM
DATE: 07 / 15 / 2015
SCALE:
NOTES:
FILE:



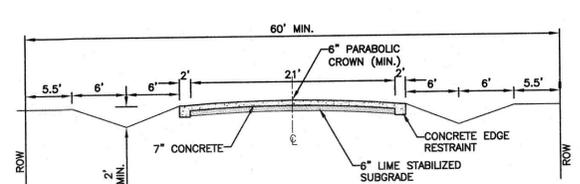
VICINITY MAP
1" = 1000'



SCALE: 1"=100'

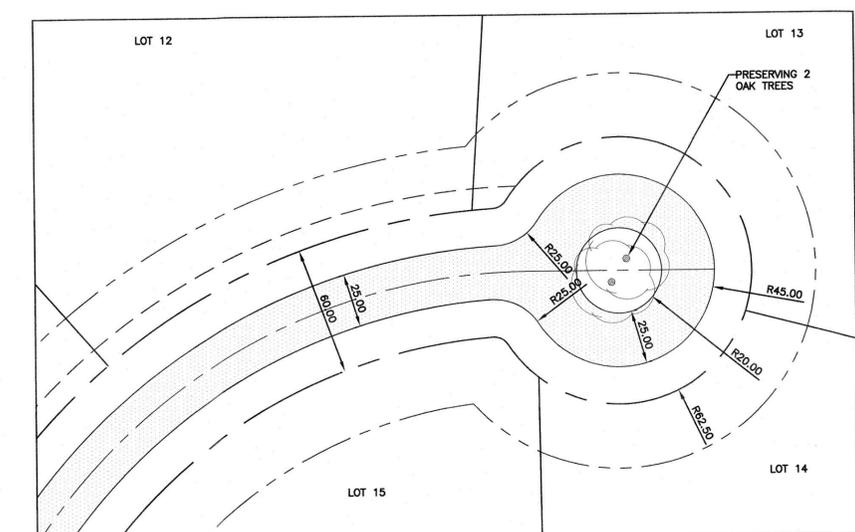
LEGEND

- 7" CONCRETE 3500 PSI PAVEMENT W/ #4 BARS 18" O.C.E.W. ON A 6" COMPACTED SUBGRADE TO 95% STD DRY DENSITY PER ASTM D698 AT -1 TO +3 OPTIMUM MOISTURE CONTENT.
- PROPERTY LINE
- EXISTING CONTOUR



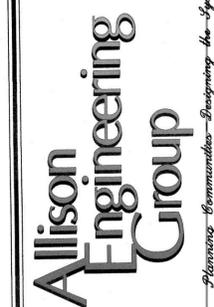
RURAL/SUBURBAN STREET NEIGHBORHOOD SECTION

- NOTES
1. ALL REBAR TO BE SUPPORTED ON APPROVED PLASTIC CHAIRS.
 2. PLACE KEYED CONSTRUCTION JOINTS AT END OF THE DAYS' POUR OR WHEN POURING OPERATIONS ARE DELAYED FOR MORE THAN 30 MINUTES.
 3. APPROVED CURING COMPOUND SHALL BE APPLIED TO THE FINISHED SLAB AS SOON AS POSSIBLE AFTER PLACEMENT OF CONCRETE.
 4. JOINTS ARE TO BE SAWS AS SOON AS THE SETTING OF THE CONCRETE WILL PERMIT WITHOUT SPALLING OR MARKING THE SLAB.
 5. CONTINUOUS REINFORCING STEEL #4 BARS ON 18" CENTERS TO BE REQUIRED ON ALL PAVING AT MINIMUM.
 6. STANDARD DIVIDED STREET CROSS SLOPE (2% AVERAGE MAY VARY UPON CITY ENGINEER'S APPROVAL).
 7. CONCRETE SHALL BE MINIMUM 3500 PSI COMPRESSION AND 500 PSI FLEXUAL.
 8. THIS SECTION IS TYPICAL. SEE GRADING PLAN AND CROSS SECTIONS FOR ANY DEVIATIONS FROM THIS SECTION.



REV. 1
REV. 2
REV. 3
REV. 4
REV. 5
REV. 6
REV. 7
REV. 8
REV. 9
REV. 10

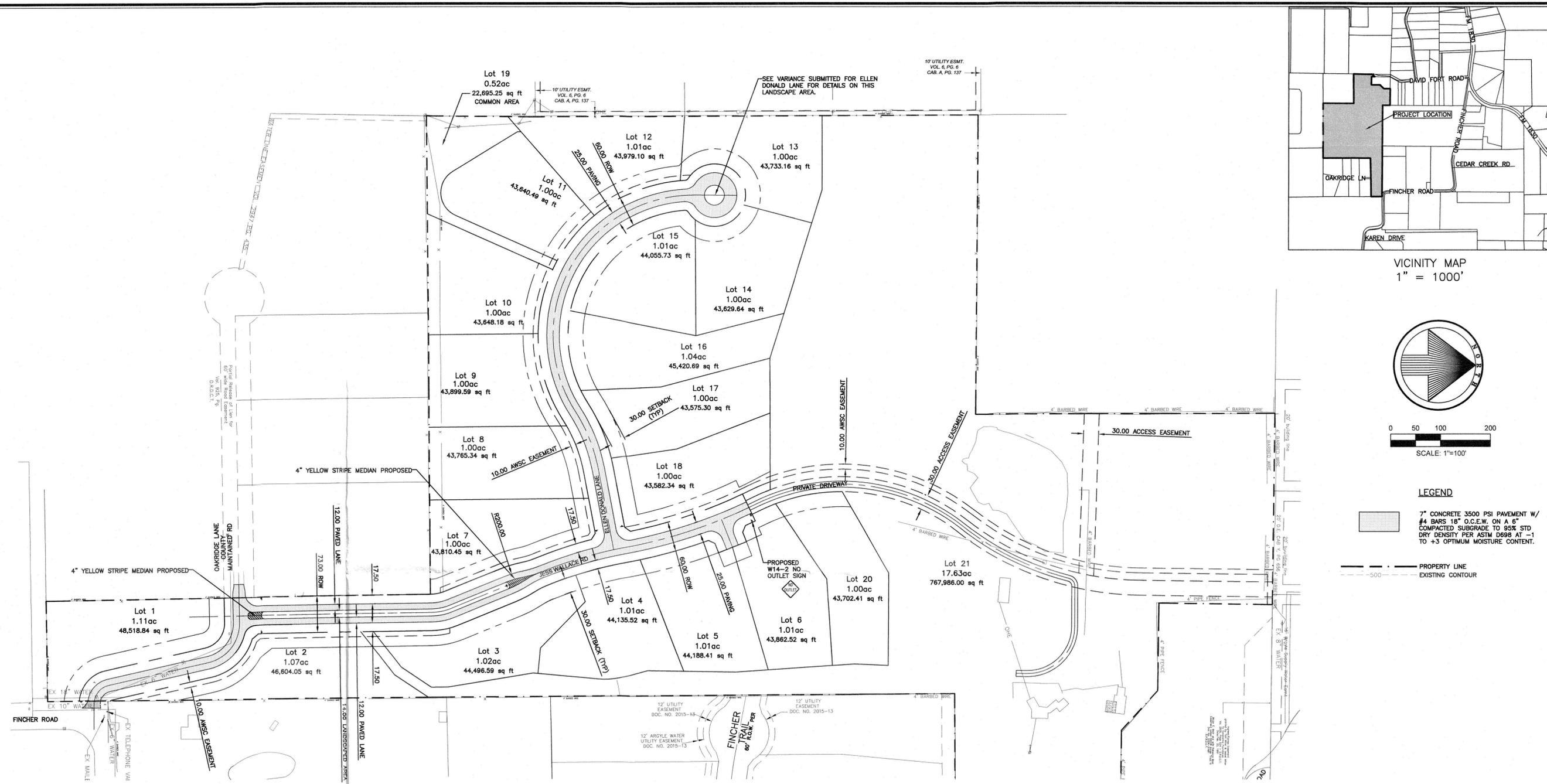
4401 N. I-35, SUITE 102
DENTON, TEXAS 76207
Phone (940) 380-6463
FAX (940) 380-6431
Texas Board of Professional Engineers
Registration Number: F-7898
info@ae-grp.com



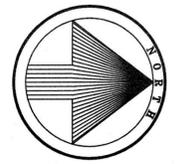
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Drawn by: AE
Checked by: LKA

ABIGAIL MOUNT MILLER VARIANCE
RED BIRD RIDGE DEVELOPMENT
CITY OF DENTON ETJ, DENTON COUNTY, TEXAS
VARIANCE - ELLEN DONALD ROAD

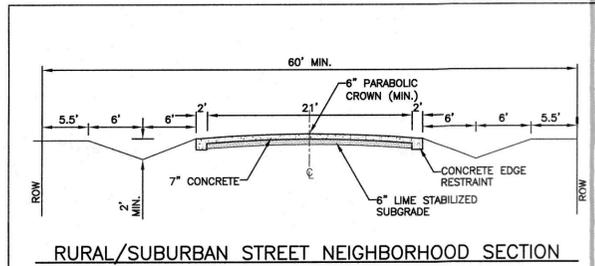


VICINITY MAP
1" = 1000'

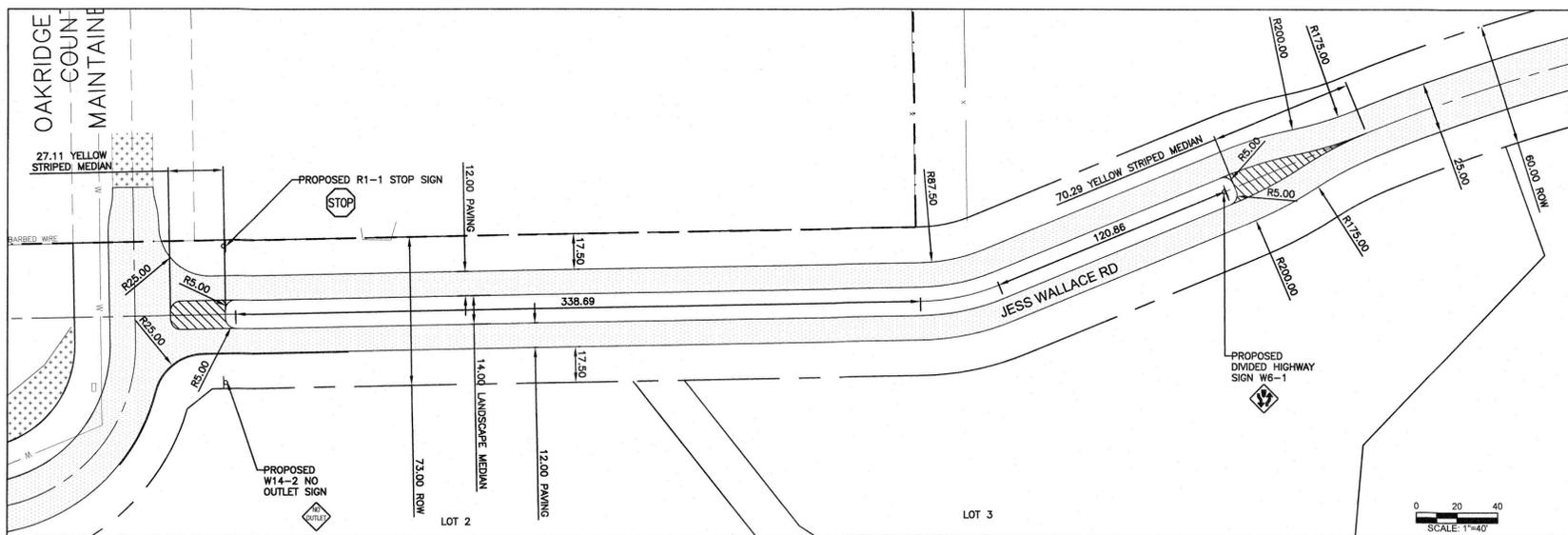


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SCALE: 1"=40'

REV. 1
REV. 2
REV. 3
REV. 4
REV. 5
REV. 6
REV. 7
REV. 8
REV. 9
REV. 10

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Planning Communities - Designing the Systems that Serve Them

Allison Engineering Group

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Checked by: LKA

ABIGAIL MOUNT MILLER VARIANCE
RED BIRD RIDGE DEVELOPMENT
CITY OF DENTON ET.J, DENTON COUNTY, TEXAS
VARIANCE - JESS WALLACE ROAD