

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

OWNER'S DEDICATION

WHEREAS RACHEL CORBIN IS THE OWNER OF ALL OF THAT CERTAIN TRACT OF LAND SITUATED IN THE W. OAKLEY SURVEY, ABSTRACT NUMBER 988 AND THE J.W. HAYNES & BULLION SURVEY, ABSTRACT NUMBER 627, DENTON COUNTY, TEXAS, AND BEING ALL OF LOT 6, BLOCK F OF DENTON COUNTY NORTHWEST ESTATES, UNIT 1, PLAT 2, AN ADDITION IN DENTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 7, PAGE 48, PLAT RECORDS OF DENTON COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND IN THE EAST RIGHT-OF-WAY LINE OF BOWIE STREET FOR THE SOUTHWEST CORNER OF LOT 5 OF SAID BLOCK F AND THE NORTHWEST CORNER OF SAID LOT 6;

THENCE SOUTH 88 DEGREES 54 MINUTES 44 SECONDS EAST, WITH THE SOUTH LINE OF SAID LOT 5 AND THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 593.82 FEET TO A CAPPED IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 5, THE NORTHEAST CORNER OF SAID LOT 6, THE SOUTHWEST CORNER OF LOT 21 OF SAID BLOCK F AND THE NORTHWEST CORNER OF LOT 20 OF SAID BLOCK F;

THENCE SOUTH 00 DEGREES 37 MINUTES 44 SECONDS WEST, WITH THE WEST LINE OF SAID LOT 20 AND THE EAST LINE OF SAID LOT 6, A DISTANCE OF 207.85 FEET TO A CAPPED IRON ROD SET FOR THE SOUTHWEST CORNER OF SAID LOT 20, THE SOUTHEAST CORNER OF SAID LOT 6, THE NORTHWEST CORNER OF LOT 19 OF SAID BLOCK F AND THE NORTHEAST CORNER OF LOT 7 OF SAID BLOCK F, FROM WHICH A 3/8-INCH IRON ROD FOUND FOR REFERENCE BEARS NORTH 24 DEGREES 57 MINUTES 29 SECONDS EAST, A DISTANCE OF 0.77 FEET;

THENCE NORTH 88 DEGREES 54 MINUTES 44 SECONDS WEST, WITH THE NORTH LINE OF SAID LOT 7 AND THE SOUTH LINE OF SAID LOT 6, A DISTANCE OF 593.82 FEET TO A CAPPED IRON ROD FOUND IN THE EAST RIGHT-OF-WAY LINE OF SAID BOWIE STREET FOR THE NORTHWEST CORNER OF SAID LOT 7 AND THE SOUTHWEST CORNER OF SAID LOT 6;

THENCE NORTH 00 DEGREES 37 MINUTES 44 SECONDS EAST, WITH SAID RIGHT-OF-WAY LINE AND THE WEST LINE OF SAID LOT 6, A DISTANCE OF 207.85 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.833 ACRES OF LAND, MORE OR LESS.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT RACHEL CORBIN DOES ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS REPLAT OF LOT 6, BLOCK F, DENTON NORTHWEST ESTATES, UNIT 1, PLAT 2, DENTON COUNTY, TEXAS AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS, RIGHT-OF-WAYS, AND PUBLIC EASEMENTS SHOWN HEREON.

RACHEL CORBIN DATE

STATE OF TEXAS COUNTY OF

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RACHEL CORBIN, 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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF 20

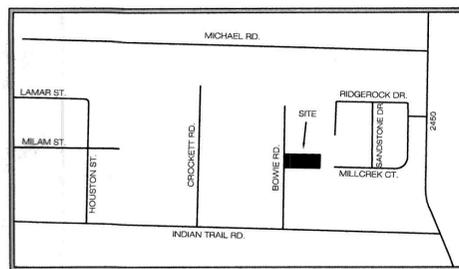
NOTARY PUBLIC, TEXAS

GENERAL NOTES:

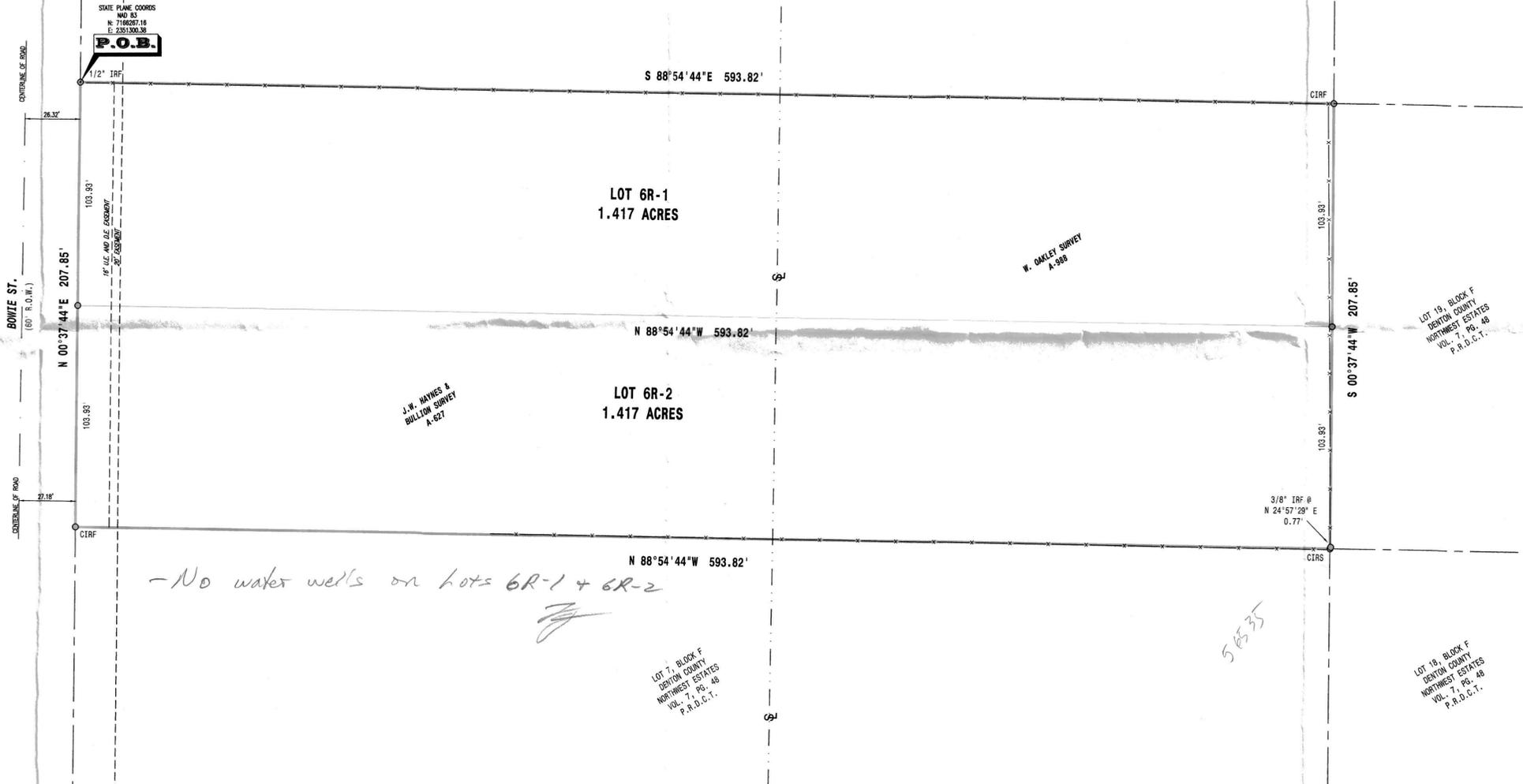
- FLOOD STATEMENT: I HAVE EXAMINED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR DENTON COUNTY, TEXAS, COMMUNITY NUMBER 480774, EFFECTIVE DATE 04/18/2011 AND THAT MAP INDICATES THAT THIS PROPERTY IS WITHIN THE "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AS SHOWN IN PANEL 0205 G OF SAID MAP. 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.
- THIS PROPERTY IS NOT WITHIN THE ETJ OF ANY TOWN OR CITY.
- WATER SERVICE TO BE SUPPLIED BY "AQUA TEXAS" CONTACT: CRAIG PEAK 9450 SILVER CREEK ROAD, FORT WORTH, TX. 76108 (817) 367-1407 FAX (817) 367-1626
- SANITARY SEWER TO BE PROVIDED BY PRIVATE FACILITIES AS APPROVED BY THE DENTON COUNTY HEALTH DEPARTMENT.
- ELECTRIC SERVICE TO BE PROVIDED BY "COSERV ELECTRIC" CONTACT: DEWEY BARNWALL 7701 SOUTH STEMMONS, CORINTH, TX. 76210 (940) 321-7800 X77549 FAX (940) 270-7790
- TELEPHONE TO BE PROVIDED BY "CENTURYLINK" CONTACT: GERALD BINKLEY 450 MAIN STREET, LAKE DALLAS, TEXAS 75065 (940) 627-8151
- BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM NAD 83 NORTH CENTRAL TEXAS ZONE AND G.P.S. OBSERVATIONS.
- THE MAINTENANCE OF PAVING, GRADING AND DRAINAGE IMPROVEMENTS AND/OR EASEMENTS SHOWN ON THIS PLAT ARE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNERS AND DO NOT CONSTITUTE ACCEPTANCE OF SAME FOR MAINTENANCE PURPOSES BY DENTON COUNTY.
- THIS PROPERTY IS NOT LOCATED IN THE LAKE RAY ROBERTS PLANNING AND ZONING JURISDICTION.
- ALL SURFACE DRAINAGE EASEMENTS SHALL BE KEPT FREE OF FENCES, BUILDINGS, FOUNDATION, PLANTINGS AND OTHER OBSTRUCTIONS TOT HE OPERATIONS 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 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.
- THE CITY OF DENTON DOES NOT APPROVE PLATS FOR PROPERTY LOCATED IN THEIR DIVISION 2 ETJ BASED UPON AN ICA WITH DENTON COUNTY REGARDING PLATTING IN THE ETJ.

LEGEND			
○	= PROPERTY CORNER	CRF	= CAPPED IRON ROD FOUND
+	= BENCHMARK	IRF	= IRON ROD FOUND
□	= TELEPHONE/UTILITY RISER (TR/R)	CRS	= CAPPED IRON ROD SET
■	= BURIED CABLE MARKER (BCM)	MFCP	= METAL FENCE CORNER POST
○	= TELEPHONE MANHOLE (TMH)	WFPCP	= WOOD FENCE CORNER POST
⊕	= POWER/UTILITY POLE (P/PUR)	PL	= PLATED CALLS
⊙	= LIGHT POLE (LP)	POB	= POINT OF BEGINNING
○	= GUY WIRE (GW)	R.O.W	= RIGHT-OF-WAY
⊖	= ELECTRIC VALVE (EV)	CS	= CONCRETE SURFACE
⊕	= ELECTRIC TRANSFORMER (TRAN)	AS	= ASPHALT SURFACE
⊙	= WATER METER (WM)	GS	= GRAVEL SURFACE
⊕	= WATER VALVE (WV)		

LINETYPE LEGEND	
---	PROPERTY LINE
---	EASEMENT LINE
---	DEED LOT LINE
---	ADJACENT LINE
---	OVERHEAD UTILITY
---	ASPHALT ROAD
---	GRAVEL ROAD
---	WIRE FENCE LINE



VICINITY MAP
(NOT TO SCALE)



LOT 5, BLOCK F
DENTON COUNTY
NORTHWEST ESTATES
VOL. 7, PG. 48
P.R.D.C.T.

LOT 20, BLOCK F
DENTON COUNTY
NORTHWEST ESTATES
VOL. 7, PG. 48
P.R.D.C.T.

LOT 19, BLOCK F
DENTON COUNTY
NORTHWEST ESTATES
VOL. 7, PG. 48
P.R.D.C.T.

LOT 18, BLOCK F
DENTON COUNTY
NORTHWEST ESTATES
VOL. 7, PG. 48
P.R.D.C.T.

J.W. HAYNES &
BULLION SURVEY
A-627

W. OAKLEY SURVEY
A-988

SURVEYOR
JOHN E. THOMPSON, II
ALL AMERICAN SURVEYING
301 W. BROADWAY ST.
GAINESVILLE, TX 76240
940-665-9105

OWNER / DEVELOPER
RACHEL CORBIN
1898 BOWIE STREET
SANGER TEXAS, 76266
940-390-7375



I, J.E. THOMPSON II, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY ON THE GROUND AND THAT ALL CORNERS ARE SET WITH 1/2" CAPPED IRON RODS OR FOUND AS INDICATED.

J.E. THOMPSON II, R.P.L.S.
TEXAS REGISTRATION NO. 4857
STATE OF TEXAS
COUNTY OF

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED J.E. THOMPSON II, 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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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NOTARY PUBLIC, TEXAS

REPLAT
DENTON NORTHWEST ESTATES
REPLAT OF LOT 6, BLOCK F OF
DENTON NORTHWEST ESTATES
UNIT 1, PLAT 2
BEING 2.833 ACRES
IN THE W. OAKLEY SURVEY, ABSTRACT NO. 988
AND THE J.W. HAYNES & BULLION
SURVEY, ABSTRACT NO. 627
DENTON COUNTY, TEXAS

CERTIFICATE OF APPROVAL
REVIEWED AND APPROVED ON 20

DENTON COUNTY JUDGE

	301 W. BROADWAY ST. GAINESVILLE, TX 76240 PH. 940-665-9105 FAX. 940-665-9106	
	DRAWN BY: CJ DATE: 07/14/2015 JOB NO.: 1507.0003 SCALE: 1" = 30' PAGE: 1 OF 1	

FOR PRELIMINARY REVIEW ONLY