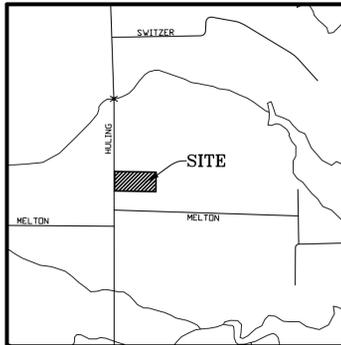


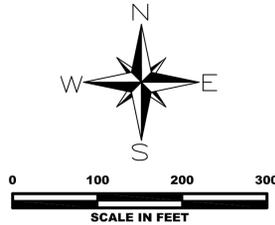
Notice of Public Meeting
Denton County Development Support Committee
Mary and Jim Horn Government Center
Public Works Conference Room
1505 East McKinney Street Ste 176
Denton, TX 76209
February 19, 2014
9:00 A.M.

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.
 - **Amyx Higgs Addition – Final Plat (10.188 acres, Lots 1-2, Block A)**
- III. Adjournment



VICINITY MAP
SCALE 1" = 2000'



WATER:
TO BE PROVIDED BY
INDIVIDUAL WATER
WELLS.

TELEPHONE:
CENTURY LINK
303 E. WALNUT ST.
DECATUR, TEXAS 76234
PH: (940)627-8151

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

ELECTRIC:
COSERV ELECTRIC
7701 STEMMONS
CORINTH, TEXAS 76210
PH: (800)274-4014

STATE OF TEXAS XX
COUNTY OF DENTON XX

WHEREAS I, BURNES R. HIGGS REVOCABLE LIVING TRUST, AM THE OWNER OF A 10.188 ACRE TRACT LYING AND BEING SITUATED IN THE J. MORTON SURVEY, ABSTRACT NUMBER 792, DENTON COUNTY, TEXAS, AND BEING PART OF A CALLED 176 ACRE TRACT DESCRIBED IN A DEED TO BURNES R. HIGGS REVOCABLE LIVING TRUST, RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2004-62924, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A PK NAIL FOUND AT THE SOUTHWEST CORNER OF SAID 176 ACRE TRACT AT THE INTERSECTION OF THE EAST LINE OF HULING ROAD AND THE NORTH LINE OF MELTON ROAD;

THENCE NORTH 00 DEGREES 56 MINUTES 18 SECONDS EAST WITH THE WEST LINE OF SAID 176 ACRE TRACT IN HULING ROAD, A DISTANCE OF 451.19 FEET TO A PK NAIL SET AT THE WEST LINE OF SAID 176 ACRE IN HULING ROAD;

THENCE NORTH 00 DEGREES 56 MINUTES 18 SECONDS EAST WITH THE WEST LINE OF SAID 176 ACRE TRACT IN HULING ROAD, A DISTANCE OF 455.31 FEET TO A PK NAIL SET ON THE WEST LINE OF SAID 176 ACRE TRACT AND THE SOUTHWEST CORNER OF A CALLED 12.186 ACRE TRACT DESCRIBED IN A DEED TO MARK W. HENDRICKS AND SPOUSE, RHONDA C. HENDRICKS, RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2014-67997, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, SAID NAIL ALSO BEING IN HULING ROAD;

THENCE SOUTH 89 DEGREES 03 MINUTES 42 SECONDS EAST WITH THE SOUTH LINE OF SAID 12.186 ACRE TRACT, A DISTANCE OF 974.69 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "METROPLEX 1849" SET AT THE SOUTHEAST CORNER OF SAID 12.186 ACRE TRACT;

THENCE SOUTH 00 DEGREES 56 MINUTES 18 SECONDS WEST, A DISTANCE OF 455.31 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "METROPLEX 1849" SET FOR CORNER;

THENCE NORTH 89 DEGREES 03 MINUTES 42 SECONDS WEST, A DISTANCE OF 974.69 FEET TO THE POINT OF BEGINNING AND CONTAINING IN ALL 10.188 ACRES OF LAND.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT BURNES R. HIGGS REVOCABLE LIVING TRUST, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOTS 1 AND 2, BLOCK A, AMYX HIGGS ADDITION, 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.

BURNES R. HIGGS REVOCABLE LIVING TRUST DATE
BY: BURNES R. HIGGS

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 BURNES R. HIGGS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME ON THE BEHALF OF BURNES R. HIGGS REVOCABLE LIVING TRUST 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

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 R.P.L.S. No. 5452

PRELIMINARY FOR REVIEW ONLY
NOT TO BE RECORDED FOR ANY PURPOSE
NOT TO BE RELIED UPON AS A FINAL SURVEY.

GENERAL NOTES:

- 1/2 INCH IRON PINS SET OR FOUND AT ALL CORNERS.
- 2 LOTS FOR RESIDENTIAL USE.
- THESE PROPERTIES ARE LOCATED WITHIN THE LAKE RAY ROBERTS LAND USE ORDINANCE JURISDICTION AND ARE SUBJECT TO THE ORDINANCE.
- 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.
- SANITARY SEWER TO BE HANDLED BY FACILITIES APPROVED BY 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, THIS PROPERTY IS WITHIN 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 48121C0070 G, 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 PLAT 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.
- THIS PROPERTY IS LOCATED WITHIN THE LAKE RAY ROBERTS LAND USE ORDINANCE JURISDICTION AND IS THEREFORE SUBJECT TO THE ORDINANCE. THIS PROPERTY IS ZONED R-4.

TEXAS STATE PLANE COORDINATES
NORTH CENTRAL ZONE

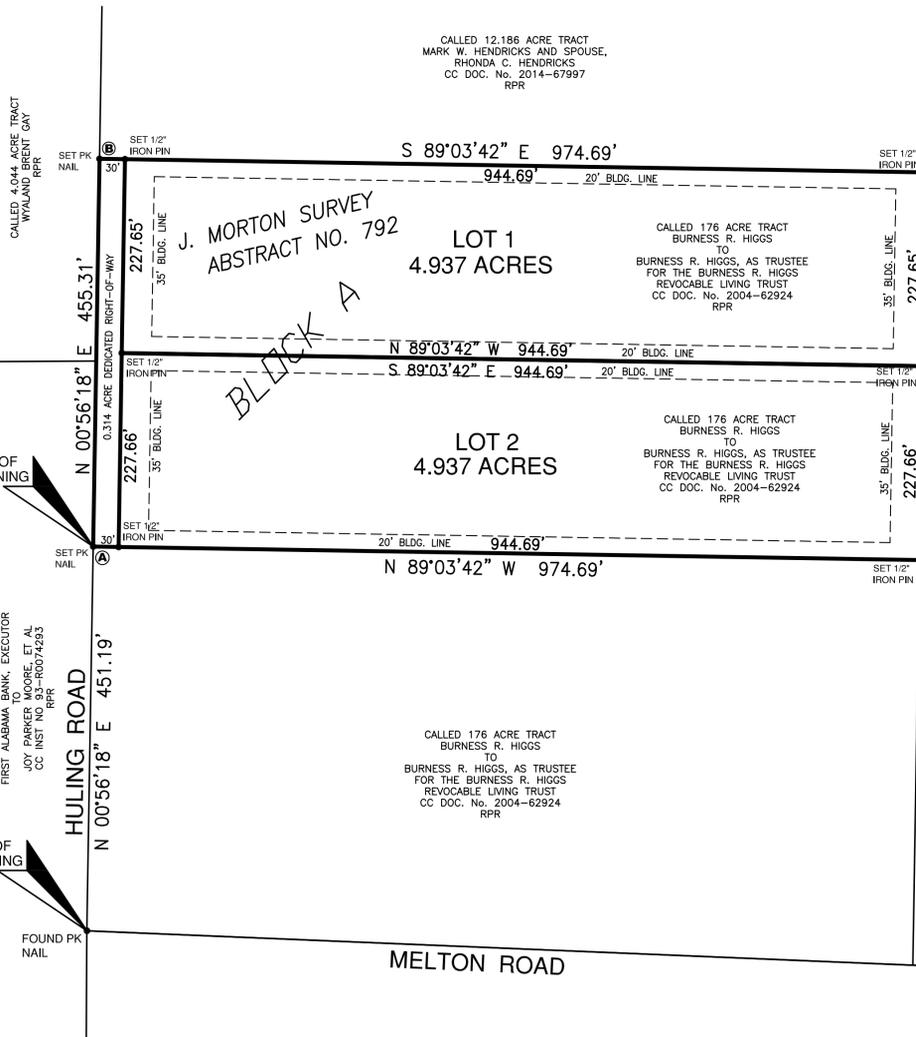
A N 7,196,262.6
E 2,381,595.9
B N 7,196,717.9
E 2,381,603.4

COORDINATES FOR MAPPING PURPOSES

B. LYNCH SURVEY
ABSTRACT NO. 725
CALLED 135.766 ACRE TRACT
FIRST ALABAMA BANK, EXECUTOR
LOY PARKER TO OSORE, ET AL
CC INST NO 93-00074933
RPR

0.314 ACRE DEDICATED RIGHT-OF-WAY
CALLED 176 ACRE TRACT
BURNES R. HIGGS
TO
BURNES R. HIGGS, AS TRUSTEE
FOR THE BURNES R. HIGGS
REVOCABLE LIVING TRUST
CC DOC. No. 2004-62924
RPR

POINT OF BEGINNING
POINT OF BEGINNING
FOUND PK NAIL



CALLED 176 ACRE TRACT
BURNES R. HIGGS
TO
BURNES R. HIGGS, AS TRUSTEE
FOR THE BURNES R. HIGGS
REVOCABLE LIVING TRUST
CC DOC. No. 2004-62924
RPR

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BURNES R. HIGGS
TO
BURNES R. HIGGS, AS TRUSTEE
FOR THE BURNES R. HIGGS
REVOCABLE LIVING TRUST
CC DOC. No. 2004-62924
RPR

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BURNES R. HIGGS
TO
BURNES R. HIGGS, AS TRUSTEE
FOR THE BURNES R. HIGGS
REVOCABLE LIVING TRUST
CC DOC. No. 2004-62924
RPR

CALLED 176 ACRE TRACT
BURNES R. HIGGS
TO
BURNES R. HIGGS, AS TRUSTEE
FOR THE BURNES R. HIGGS
REVOCABLE LIVING TRUST
CC DOC. No. 2004-62924
RPR

MELTON ROAD

HULING ROAD

- LEGEND
- FP = FOUND IRON PIN
 - SIP = SET IRON PIN
 - CL = CENTERLINE
 - FENCE = — x —
 - POWER POLE = — x —
 - FIRE HYDRANT = — x —
 - WATER VALVE = — x —
 - HANDICAP RAMP = — x —
 - SANITARY SEWER MANHOLE = — x —
 - CONCRETE = — x —
 - GAS LINE = — g —
 - WATER LINE = — w —
 - SEWER LINE = — s —
 - POWER LINE = — 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 DIG TESS LONE STAR NOTIFICATION TEXAS ONE-CALL
1-800-545-6005 1-800-344-8377 1-800-669-8344 1-800-245-4545
A FEDERAL LAW NOW IN EFFECT ALSO STATES THAT ANY PERSON WHO ENGAGES IN EXCAVATION ACTIVITIES WITHOUT FIRST USING AN 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.

PLAT IS APPROVED BY COMMISSIONERS COURT, DENTON COUNTY, TEXAS
THIS _____ DAY OF _____, 2015.
BY: _____ DATE _____
COUNTY JUDGE

FINAL PLAT
OF
LOTS 1-2, BLOCK A
AMYX HIGGS ADDITION
BEING 10.188 ACRES OUT OF
THE J. MORTON SURVEY,
ABSTRACT No. 792
DENTON COUNTY, TEXAS

DATE	REVISIONS
2/9/15	REVISIONS PER DENTON COUNTY COMMENTS

DWN.	JRH	SCALE	1"=100'
JRH	CKD.	DATE	12/03/14
BY:	BGS		

MSI **Metroplex**
Surveying, Inc.
940-387-0506 223 W. HICKORY, DENTON, TEXAS 76201 info@metroplexsurveying.com

OWNER:
BURNES R. HIGGS
3081 MELTON RD.
SANGER, TX. 76266
PH:(940)458-4240

SURVEYOR:
BRAD G. SHELTON
223 W. HICKORY ST.
DENTON, TX. 76201
PH:(940)387-0506
FAX:(940)565-0436

SHEET	1
OF	1
JOB No.	36993

FIRM NO. 10023300