

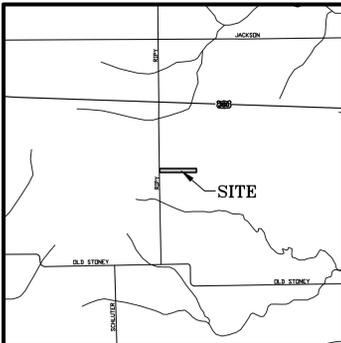


Notice of Public Meeting
Denton County Development Support Committee
Mary and Jim Horn Government Center
Public Works Conference Room
1505 East McKinney Street, Ste. 176
Denton, TX 76209
October 13, 2016
9:00 A.M.

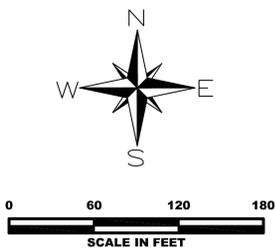


The following items may come before the Development Support Committee for discussion and/or possible action:

- I. Call to order.**
- II. Consider, discuss, approve and/or take any appropriate action on preliminary and proposed plats and/or plans:**
 - None
- III. Consider, discuss, approve and/or take any appropriate action on final plats, replats and other plats:**
 - Ponder Acres Addition – Replat (Lots 19R1 & 19R2)
4.181 Acres Precinct 4
- IV. Consider, discuss, approve and/or take any appropriate action on variance requests:**
 - None
- V. Consider, discuss, approve and/or take any appropriate action on proposed infrastructure development plans, surveys and engineering plans:**
 - None
- VI. Adjournment.**



VICINITY MAP
SCALE 1" = 3000'



WATER:
AQUA TEXAS, INC.
SUPPLY CORPORATION
9450 SILVER CREEK ROAD
FORT WORTH, TEXAS 76108
PH:(817)367-3625
OR PRIVATE WELL

TELEPHONE-
SPRINT
P.O. BOX 179
303 EAST WALNUT STREET
DECATUR, TEXAS 76234
PH:(940)627-8132

ELECTRIC-
COSERV ELECTRIC
3501 FM 2181
CORNTH, TEXAS 76210
PH:(877)267-3781

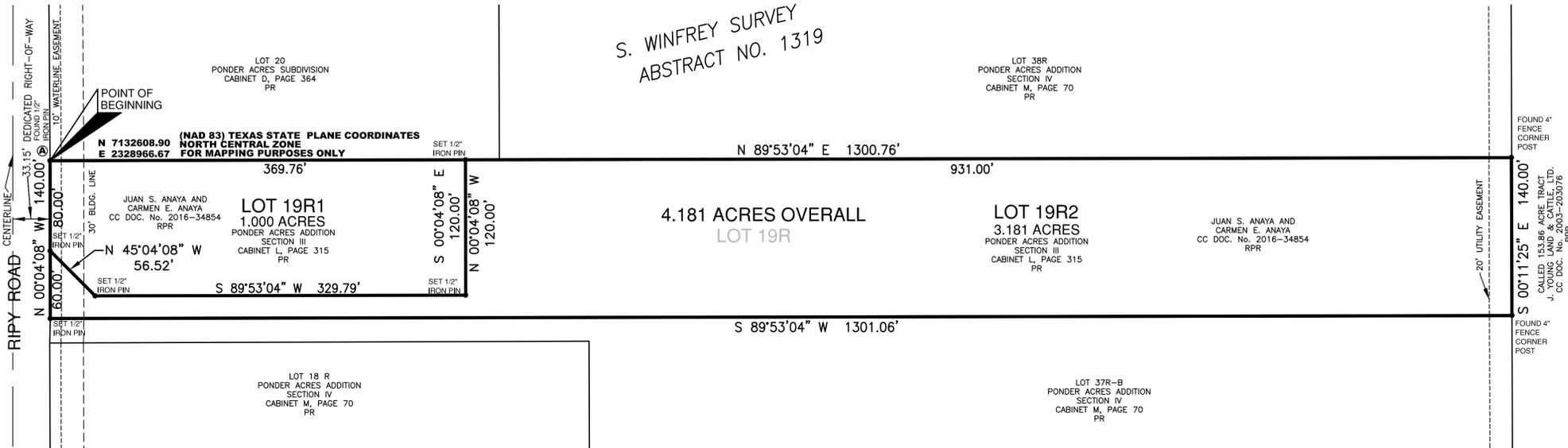
SEWER:
SANITARY SEWER TO BE INDIVIDUAL
SEPTIC SYSTEMS ON EACH LOT. ALL
SEPTIC SYSTEMS SHALL CONFORM
TO DENTON COUNTY HEALTH DEPARTMENT
RULES AND REGULATIONS.

- NOTES:
- 1/2 INCH IRON PINS SET OR FOUND AT ALL CORNERS.
 - 2 LOTS FOR RESIDENTIAL USE.
 - 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 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 48121C0330G, 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.
 - ALL SETBACKS MUST BE SHOWN ON THIS PLAT

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

BRAD G. SHELTON
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5452

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



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

- LEGEND**
- CM = CONTROLLING MONUMENT
 - PIP = FOUND IRON PIN
 - SIP = SET IRON PIN
 - CL = CENTERLINE
 - FENCE = — x —
 - POWER POLE = — β —
 - FIRE HYDRANT = — ⊕ —
 - WATER VALVE = — ⊕ —
 - HANDICAP RAMP = — ▽ —
 - SANITARY SEWER MANHOLE = — ⊙ —
 - CONCRETE = — [] —
 - GAS LINE = — g —
 - WATER LINE = — w —
 - SEWER LINE = — s —
 - POWER LINE = — e —
 - DEED CALLS = — () —

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED JUAN S. ANAYA, 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 PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF ____ 2016.

NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED CARMEN E. ANAYA, 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 PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF ____ 2016.

NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS XX
COUNTY OF DENTON XX

WHEREAS WE, JUAN S. ANAYA AND CARMEN E. ANAYA, ARE THE OWNERS OF A 4.181 ACRE TRACT OF LAND LYING AND BEING SITUATED IN THE S. WINFREY SURVEY, ABSTRACT NUMBER 1319, DENTON COUNTY, TEXAS, AND BEING ALL OF LOT 19R, PONDER ACRES ADDITION, SECTION III, AN ADDITION TO DENTON COUNTY, TEXAS, RECORDED IN CABINET L, PAGE 315, PLAT RECORDS, DENTON COUNTY, TEXAS, AND ALL OF A TRACT DESCRIBED IN A DEED TO JUAN S. ANAYA AND CARMEN E. ANAYA, RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2016-34854, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON PIN FOUND AT THE NORTHWEST CORNER OF SAID LOT 19R AND THE SOUTHWEST CORNER OF LOT 20, PONDER ACRES SUBDIVISION, RECORDED IN CABINET D, PAGE 364, PLAT RECORDS, DENTON COUNTY, TEXAS, SAID PIN ALSO BEING ON THE EAST LINE OF RIPPY ROAD;

THENCE NORTH 89 DEGREES 53 MINUTES 04 SECONDS EAST WITH THE NORTH LINE OF SAID LOT 19R, A DISTANCE OF 1300.76 FEET TO A 4 INCH FENCE POST FOUND AT THE NORTHEAST CORNER OF SAID LOT 19R AND THE SOUTHEAST CORNER OF A LOT 38R, PONDER ACRES ADDITION, SECTION IV, RECORDED IN CABINET M, PAGE 70, PLAT RECORDS, DENTON COUNTY, TEXAS, SAID POST ALSO BEING ON THE WEST LINE OF A CALLED 153.86 ACRE TRACT DESCRIBED IN A DEED TO J. YOUNG LAND & CATTLE LTD., RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2003-203076, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

THENCE SOUTH 00 DEGREES 11 MINUTES 25 SECONDS EAST WITH THE EAST LINE OF SAID LOT 19R AND THE WEST LINE OF SAID 153.86 ACRE TRACT, A DISTANCE OF 140.00 FEET TO A 4 INCH FENCE POST FOUND AT THE SOUTHEAST CORNER OF SAID LOT 19R AND THE WEST LINE OF SAID 153.86 ACRE TRACT, SAID POST ALSO BEING AT THE NORTHEAST CORNER OF LOT 37R-B, PONDER ACRES ADDITION, SECTION IV, RECORDED IN CABINET M, PAGE 70, PLAT RECORDS, DENTON COUNTY, TEXAS;

THENCE SOUTH 89 DEGREES 53 MINUTES 04 SECONDS WEST WITH THE SOUTH LINE OF SAID LOT 19R AND THE NORTH LINE OF SAID 37R-B, A DISTANCE OF 1301.06 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "10023300" SET AT THE SOUTHWEST CORNER OF SAID LOT 19R AND THE NORTHWEST CORNER OF SAID LOT 37R-B, SAID PIN ALSO BEING ON THE EAST LINE OF RIPPY ROAD;

THENCE NORTH 00 DEGREES 04 MINUTES 08 SECONDS WEST WITH THE WEST LINE OF SAID LOT 19R AND THE EAST LINE OF RIPPY ROAD, A DISTANCE OF 140.00 FEET TO THE POINT OF BEGINNING AND CONTAINING IN ALL 4.181 ACRES OF LAND.

OWNER'S CERTIFICATE

NOW THEREFORE KNOW THESE MEN BY THESE PRESENTS:

THAT WE, JUAN S. ANAYA AND CARMEN E. ANAYA, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOTS 19R1 & 19R2, PONDER ACRES ADDITION, SECTION III, AN ADDITION TO DENTON COUNTY, TEXAS AND DO HEREBY DEDICATE THE ROAD RIGHTS-OF-WAY AND EASEMENTS AS SHOWN HEREON.

JUAN S. ANAYA

CARMEN E. ANAYA

**REPLAT
OF
LOT 19R1 & 19R2
PONDER ACRES
ADDITION,
SECTION III
BEING 4.181 ACRES IN
THE S. WINFREY SURVEY
ABSTRACT NO. 1319
CITY OF DENTON ETJ
DENTON COUNTY, TEXAS**

THE PURPOSE OF THIS PLAT IS TO CREATE TWO RESIDENTIAL LOTS.

PLAT IS APPROVED BY COMMISSIONERS COURT, DENTON COUNTY, TEXAS THIS ____ DAY OF ____ 2016.

BY: _____ DATE _____
COUNTY JUDGE

FIRM NO. 10023300

10/07/16	UPDATED INFORMATION REGARDING CENTERLINE	DWN.	JRH	SCALE	1"=60'
9/30/16	REVISIONS PER DENTON COUNTY COMMENTS	RLG	BGS	DATE	05/03/16
DATE	REVISIONS	CKD.	BY:		



**Metroplex
Surveying, Inc.**

940-387-0506 223 W. HICKORY, DENTON, TEXAS 76201 info@metroplexsurveying.com

OWNER:
JUAN S. ANAYA &
CARMEN E. ANAYA
11260 OLD STONEY ROAD
PONDER, TX 76259
PH:(940)300-5601

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

SHEET

OF 1 1
JOB No. 37661