



**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
December 22, 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:**
 - Burns Branch Estates, Phase III – Replat (Lot 10R-1)
6.152 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.**

OWNER'S DEDICATION

WHEREAS MICHAEL PAUL AND KATHRYN PAUL ARE THE OWNERS OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE RICHARD JOWELL SURVEY, ABSTRACT NUMBER 860, DENTON COUNTY, TEXAS, BEING A PART OF LOT 10R, BURNS BRANCH ESTATES, AS SHOWN ON THE REPLAT RECORDED IN DOCUMENT NUMBER 2010-74, PLAT RECORDS, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CAPPED IRON ROD FOUND FOR CORNER AT THE SOUTHEAST CORNER OF LOT 7R OF SAID BURNS BRANCH ESTATES AND THE SOUTHWEST CORNER OF SAID LOT 10R;

THENCE NORTH 00 DEGREES 04 MINUTES 17 SECONDS WEST WITH THE WEST LINE OF SAID LOT 10R AND THE EAST LINE OF SAID LOT 7R A DISTANCE OF 459.22 FEET TO A CAPPED IRON ROD SET IN THE SOUTH LINE OF LOT 6R OF BURNS BRANCH ESTATES, AS SHOWN ON THE PLAT THEREOF RECORDED IN CABINET P, PAGE 74, SAID PLAT RECORDS AT THE NORTHWEST CORNER OF SAID LOT 10R;

THENCE SOUTH 89 DEGREES 54 MINUTES 26 SECONDS EAST WITH THE NORTH LINE OF SAID LOT 10R AND THE SOUTH LINE OF SAID LOT 8R, A DISTANCE OF 224.64 FEET TO A CAPPED IRON ROD SET FOR CORNER IN SAID NORTH LINE AT THE SOUTHEAST CORNER OF SAID LOT 8R AND THE SOUTHWEST CORNER OF LOT 9R;

THENCE SOUTH 89 DEGREES 59 MINUTES 58 SECONDS EAST WITH THE SOUTH LINE OF SAID LOT 9R PART OF THE WAY, A DISTANCE OF 361.74 FEET TO A CAPPED IRON ROD SET FOR CORNER ON THE WEST LINE OF A PRIVATE ROADWAY KNOWN AS "SKY VIEW LANE";

THENCE SOUTH 00 DEGREES 04 MINUTES 03 SECONDS EAST WITH THE WEST LINE OF SAID SKY VIEW LANE A DISTANCE OF 406.81 FEET TO A CAPPED IRON ROD SET AT THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET, AN ARC LENGTH OF 62.82 FEET AND A CHORD WHICH BEARS SOUTH 29 DEGREES 59 MINUTES 02 SECONDS WEST A DISTANCE OF 59.99 FEET TO A CAPPED IRON ROD SET FOR CORNER IN THE SOUTH LINE OF SAID LOT 10R;

THENCE SOUTH 89 DEGREES 59 MINUTES 28 SECONDS WEST WITH THE SOUTH LINE OF SAID LOT 10R A DISTANCE OF 646.37 FEET TO THE POINT OF BEGINNING AND ENCLOSING 6.152 ACRES OF LAND, MORE OR LESS.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WE, MICHAEL PAUL AND KATHRYN PAUL DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS THE FINAL REPLAT OF LOT 10R-1, BURNS BRANCH ESTATES, DENTON COUNTY, TEXAS, AND DO HEREBY DEDICATE THE THE PUBLIC USE FOREVER, THE STREETS AND RIGHTS-OF-WAY AND PUBLIC EASEMENTS SHOWN HEREON.

MICHAEL PAUL DATE

STATE OF TEXAS COUNTY OF

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MICHAEL PAUL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TOT HE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE 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, STATE OF TEXAS

KATHRYN PAUL DATE

STATE OF TEXAS COUNTY OF

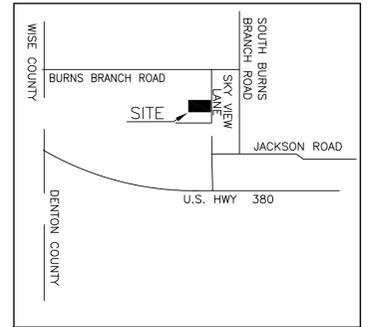
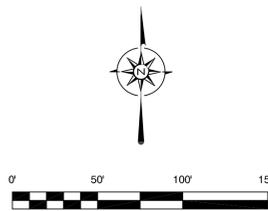
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KATHRYN PAUL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TOT HE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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

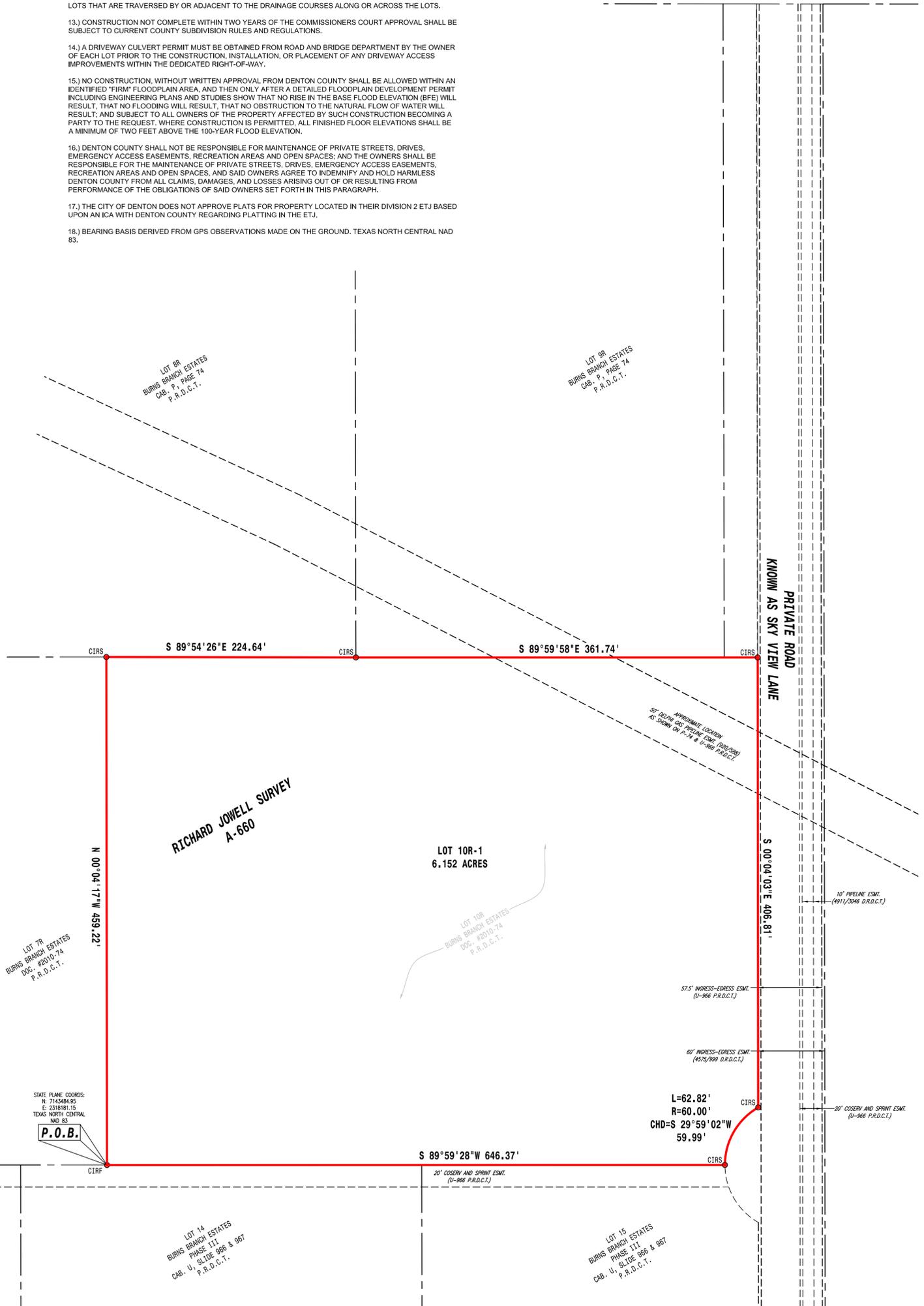
NOTARY PUBLIC, STATE OF TEXAS

GENERAL NOTES:

- 1.) 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 "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN" AS SHOWN IN PANEL 0185 G OF SAID MAP. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR 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.
- 2.) THIS PROPERTY IS NOT WITHIN THE ETJ OF ANY TOWN OR CITY.
- 3.) WATER SERVICE TO BE SUPPLIED BY PRIVATE WATER WELLS.
- 4.) SANITARY SEWER TO BE PROVIDED BY PRIVATE FACILITIES AS APPROVED BY THE DENTON COUNTY HEALTH DEPARTMENT.
- 5.) 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
- 6.) BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM NAD 83 NORTH CENTRAL TEXAS ZONE AND G.P.S. OBSERVATIONS.
- 7.) 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.
- 8.) THIS PROPERTY IS NOT LOCATED IN THE LAKE RAY ROBERTS PLANNING AND ZONING JURISDICTION.
- 9.) 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.
- 10.) BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN SURFACE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTING THE FLOODWAY IS PROHIBITED.
- 11.) DENTON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.
- 12.) 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.
- 13.) CONSTRUCTION NOT COMPLETE WITHIN TWO YEARS OF THE COMMISSIONERS COURT APPROVAL SHALL BE SUBJECT TO CURRENT COUNTY SUBDIVISION RULES AND REGULATIONS.
- 14.) A DRIVEWAY CULVERT PERMIT MUST BE OBTAINED FROM ROAD AND BRIDGE DEPARTMENT BY THE OWNER EACH LOT PRIOR TO THE CONSTRUCTION, INSTALLATION, OR PLACEMENT OF ANY DRIVEWAY ACCESS IMPROVEMENTS WITHIN THE DEDICATED RIGHT-OF-WAY.
- 15.) 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.
- 16.) 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.
- 17.) 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.
- 18.) BEARING BASIS DERIVED FROM GPS OBSERVATIONS MADE ON THE GROUND, TEXAS NORTH CENTRAL NAD 83.



BURNS BRANCH ROAD



SURVEYOR'S CERTIFICATION

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 TOT HE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE 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, STATE OF TEXAS

STATE PLANE COORDS: N: 7143484.95 E: 2318181.15 TEXAS NORTH CENTRAL NAD 83 P.O.B.

LEGEND table with symbols for property corners, easements, utility lines, and other survey features.

LINETYPE LEGEND table defining line styles for property lines, easements, utility lines, and roads.

OWNERS

MICHAEL AND KATHRYN PAUL 2236 MITCHELL ROAD KRUM, TX 76249 940-230-4874

SURVEYOR

J.E. THOMPSON II ALL AMERICAN SURVEYING 301 W BROADWAY STREET GAINESVILLE, TX 76240 940-665-9105

CERTIFICATE OF APPROVAL

APPROVED THIS DAY OF 20 BY THE DENTON COUNTY COMMISSIONERS COURT.

DENTON COUNTY JUDGE

FINAL REPLAT LOT 10R-1 BURNS BRANCH ESTATES PHASE III BEING 6.152 ACRES IN THE R. POWELL SURVEY ABSTRACT NO. 660 DENTON COUNTY, TEXAS



301 W. BROADWAY ST. GAINESVILLE, TX 76240 PH: 940-665-9105 FAX: 940-665-9106 TBPLS FIRM NO. 10048000

DRAWN BY: T.A.R. DATE: 09/18/2016 JOB NO.: 130310-2 SCALE: 1" = 50' PAGE: 1 OF 1

THE PROPOSE OF THIS REPLAT IS TO COMBINE TWO (2) SEPARATE TRACTS INTO ONE (1) LOT - OUT OF EXISTING LOT 10R.