

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
January 14, 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 and take any appropriate action on variance requests.
- III. Consider discuss, approve and/or take any appropriate action on proposed plats.
 - a. **Timberlake Trails – Replat (Block A, Lot 21R – 9.72 acres) Precinct #1**
- IV. Adjournment

WHEREAS Glenda K. Sarmiento and Anibal Sarmiento are the owners of that certain tract or parcel of land lying and being situated in Denton County, Texas, a part of the JAMES IZOD SURVEY, ABSTRACT No. 652, and being comprised of the following:
 1) Lot 20A of the Replat of Lots 19 and 20, Block A, Timberlake Trails, an addition to Denton County according to the Replat thereof recorded under Document No. 2011-120, Denton County Plat Records, and
 2) All of Lot 21, Block A, Timberlake Trails, an addition to Denton County according to the Plat thereof recorded in Cabinet Y, page 255, Denton County Plat Records, said tract or parcel of land is herein described as follows; to wit:

BEGINNING at an one-half inch iron rod found on the north line of Bright Lane (a 60 ft. wide dedicated right-of way) at the southwest corner of said Lot 21 for the southwest corner of the premises herein described, said corner being the southeast corner of Lot 22;
 THENCE along the common line between said Lots 21 and 22, north 22 degrees 43 minutes 36 seconds east 416.63 feet to an one-half inch iron rod found on the south line of said Lot 20A at a re-entrant corner hereof;
 THENCE north 65 degrees 12 minutes 01 seconds west 59.54 feet to an one-half inch iron rod found at the southwest corner of said Lot 20A;
 THENCE north 05 degrees 44 minutes 03 seconds west 49.64 feet to a railroad spike found at the northeast corner of said Lot 22, said corner being a southeasterly corner of a U.S.A. Tract;
 THENCE along the east line of said U.S.A. Tract, north 06 degrees 01 minute 10 seconds west 395.23 feet to an one-half inch iron rod found for the northwest corner of said Lot 20A and the northwest corner hereof, said corner being the southwest corner of Lot 20B;
 THENCE along the common line between said Lots 20A and Lot 20B (of said Replat), south 65 degrees 16 minutes 10 seconds east 476.13 feet to an one-half inch iron rod found at the northeast corner of said Lot 20A for the northeast corner hereof;
 THENCE south 17 degrees 09 minutes 50 seconds east at 107.45 feet passing a southerly corner of said Lot 2B (same being northwest corner of an Access, Drainage and Utility Easement) and in all a total distance of 515.05 feet to a one-half inch iron rod found on the north line of said Lot 21;
 THENCE south 65 degrees 12 minutes 00 seconds east 6.38 feet to an one-half inch iron rod found at the northeast corner of said Lot 21;
 THENCE continuing along the west line of said Access, Drainage and Utility Easement, south 22 degrees 44 minutes 56 seconds west 397.41 feet to an one-half inch iron rod set on the north line of said Bright Lane right-of-way for the southeast corner of said Lot 21 and the southeast corner hereof;
 THENCE along the north right-of-way line of Bright Lane, north 67 degrees 14 minutes 39 seconds west a distance of 538.46 feet to the Place of BEGINNING and containing 10.87 acres of land.

OWNER'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
 THAT WE, Glenda K. Sarmiento and Anibal Sarmiento, do hereby adopt this REPLAT designating the herein described property as BLOCK B, LOT 27R OF TIMBERLAKE TRAILS, an addition to Denton County, Texas, and do hereby dedicate for public use the streets, alleys, easements, parks and open spaces shown hereon. Any public or private utility desiring to use or using same shall have the right at all times of ingress and egress to and from any designated utility easement strips for the purpose of constructing, reconstructing, patrolling, maintaining or adding to or removing all or part of their respective system without the necessity of procuring the permission of anyone.

 GLENDA K. SARMIENTO

 ANIBAL SARMIENTO

STATE OF TEXAS
 COUNTY OF DENTON

Before me, the undersigned Notary Public in and for the State of Texas, Denton County, on this day did personally appear GLENDA K. SARMIENTO, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed same for the purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal this ____day of _____, 2016.

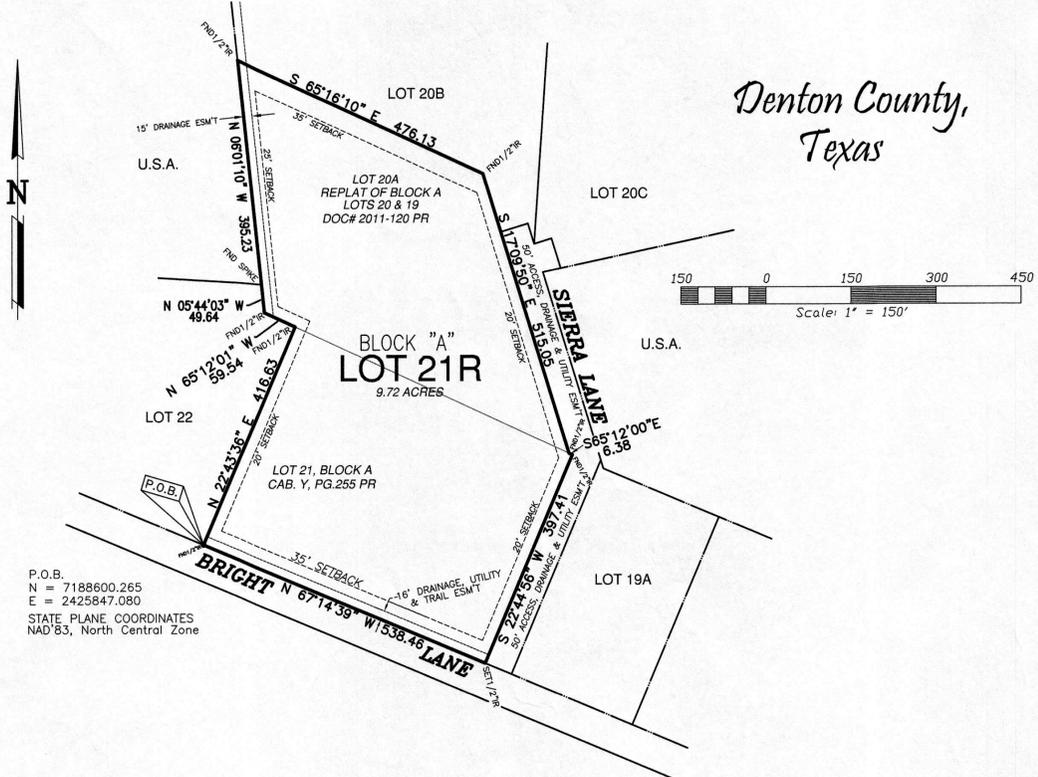
 NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS
 COUNTY OF DENTON

Before me, the undersigned Notary Public in and for the State of Texas, Denton County, on this day did personally appear ANIBAL SARMIENTO known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal this ____day of _____, 2016.

 NOTARY PUBLIC, STATE OF TEXAS



P.O.B.
 N = 7188600.265
 E = 2425847.080
 STATE PLANE COORDINATES
 NAD83, North Central Zone

GENERAL PLAT NOTES:

- Sanitary sewer to be handled by private facilities approved by the Denton County Health Department.
- Water service to be provided by: "Mustang Water Supply" 7985 FM Highway No. 2931, Aubrey, Texas 76227, 940-440-9561.
- Telephone service to be provided by: "Verizon", 3827 Morse Street, Denton, Texas 76208, 940-381-9271.
- Electric service to be provided by: Texas New Mexico Power Co., 1001 Foundation Drive, Pilot Point, Texas, 940-686-2653.
- Flood information: The premises shown hereon is not situated in a designated flood hazard area per FEMA map no. 4812C0095G, dated April 18, 2011.
- The City of Denton does not approve plats for property located in their division 2 ETJ, based on an ICA with Denton County regarding plating in the ETJ.
- These properties are located within the Lake Ray Roberts Land Use Ordinance jurisdiction and are subject to the ordinance. This property is zoned R5.

SURVEYOR'S CERTIFICATE

I, James E. Smith II, do hereby certify that the map hereon is an accurate representation of the property as determined by an on the ground survey, and that the monuments shown actually exist, and that their location, size and material are correctly shown in accordance with the ordinances of Denton County, Texas.

 JAMES E. SMITH II, REG. PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 3700

STATE OF TEXAS
 COUNTY OF DENTON

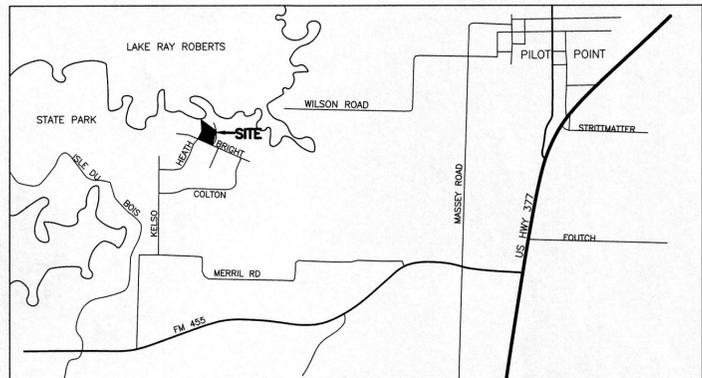
Before me, the undersigned Notary Public in and for the State of Texas, Denton County, on this day did personally appear JAMES E. SMITH II, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal this ____day of _____, 2016.

 NOTARY PUBLIC, STATE OF TEXAS

Denton County,
 Texas

VICINITY MAP



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 for 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 are 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 commissioner's court approval shall be subject to current county subdivision rules and regulations.

A driveway culvert permit must be obtained from road and bridge departments 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 to 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.

PLAT IS APPROVED BY COMMISSIONER'S COURT,
 DENTON COUNTY, TEXAS
 THIS _____ DAY OF _____, 2016
 BY _____ DATE _____
 COUNTY JUDGE

**REPLAT
 BLOCK A, LOT 21R
 TIMBERLAKE TRAILS**

**an addition to
 DENTON COUNTY,
 TEXAS**

**BEING 9.72 ACRES IN THE
 JAMES IZOD SURVEY, ABSTRACT NO. 652
 DENTON COUNTY, TEXAS**

DECEMBER, 2015
 W.O. 4689

OWNER:
 Glenda Kay Sarmiento
 Anibal Sarmiento
 9135 Clearlake Drive
 Dallas, Texas 75225
 (214)-793-6531

**J.E. Smith,
 Land Surveyor**
 TEXAS LICENSED SURVEYING
 SURVEYING FIRM NO. 10106000
 5269 Highway 377 South
 AUBREY, TEXAS 76227
 (940) 365-9289
 jesmith@cebridge.net