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 8, 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:

- Hawk Road Estates – Replat
  (Lot 4 – 4.706 Acres) (Cab. N, Pg 159) Commissioner Precinct 1

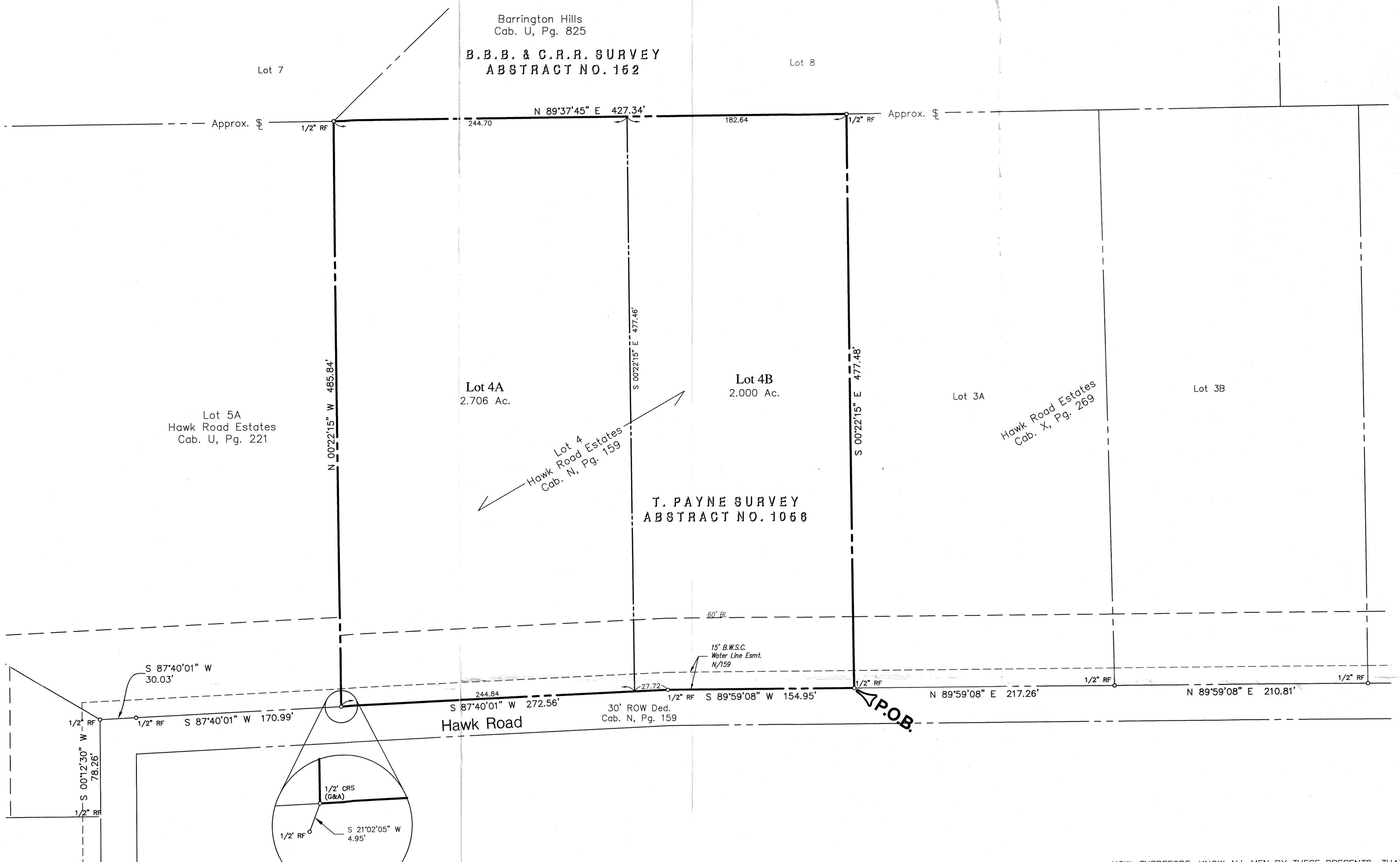
IV. Consider, discuss, approve and/or take any appropriate action on variance requests:

- None

V. Consider, discuss, approve and/or take any appropriate action on proposed infrastructure development plans, surveys and engineering plans:

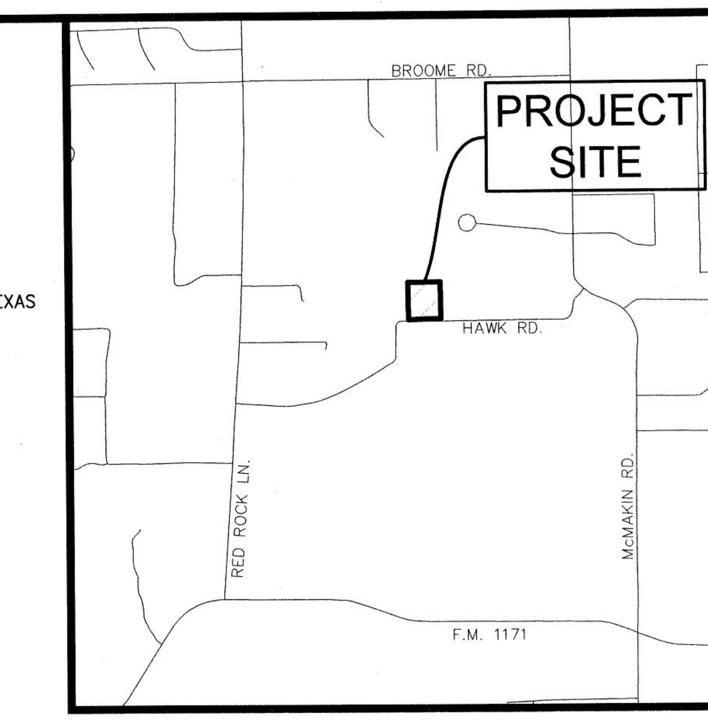
- None

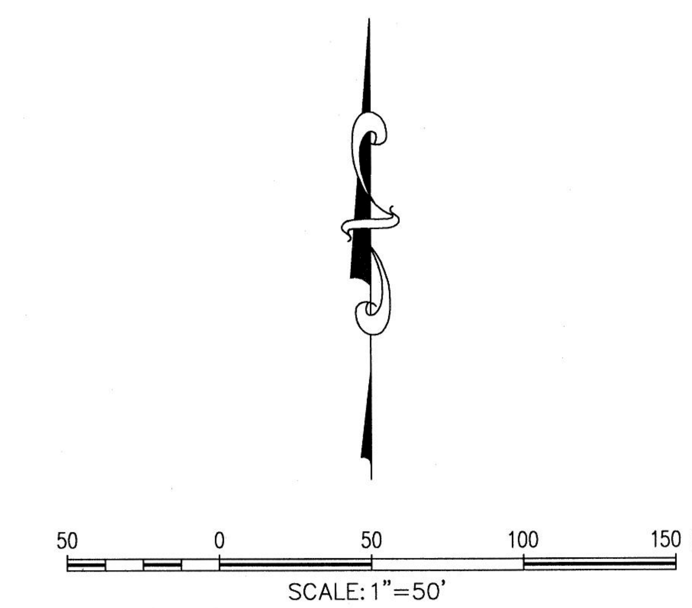
VI. **Adjournment**.



LEGEND

RF = REBAR FOUND
CRS = CAPPED REBAR SET
BL = BUILDING LINE
UE = UTILITY EASEMENT
CRF = CAPPED REBAR FOUND
P.O.B. = POINT OF BEGINNING
G&A = G&A CONSULTANTS, LLC.
PRDCT = PLAT RECORDS, DENTON COUNTY, TEXAS
RPRDCT = REAL PROPERTY RECORDS DENTON COUNTY, TEXAS
MAE = MUTUAL ACCESS EASEMENT
SSE = SANITARY SEWER EASEMENT
WLE = WATER LINE EASEMENT





UTILITY COMPANY APPROVAL

ELECTRIC COMPANY:

______________________________ Date

TELEPHONE COMPANY:

______________________________ Date

APPROVAL:

Reviewed and approved on ____________________, 2016.

____
County Judge, Denton County, Texas

SURVEYOR'S STATEMENT

I, James Stowell, a Registered Professional Land Surveyor in the State of Texas, have prepared this plat of the above property from an actual survey on the ground, and this plat represents that survey made by me or under my supervision.

THIS DOCUMENT IS PRELIMINARY.

James Stowell, RPLS
Texas Registration No. 6513

NOTES:

1. Bearings based on plat recorded in Cabinet N, Page 159.
2. Surveyor has made no investigation or independent search for easement of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
3. No flood zone area analysis has been performed on the subject property by G&A Consultants.
4. According to Community/Panel No. 48121C0520G, effective April 18, 2011, of the FLOOD INSURANCE RATE MAP for Denton County, Texas & Incorporated Areas, by graphic plotting only, this property appears to be within Flood Zone "X" (areas of minimal flooding), 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.
5. Selling a portion of this addition by metes and bounds is a violation of State Law and is subject to fines and withholding of utilities and permits.
6. Water Service to be provided by Cross Timbers Water Supply Corporation, 2032 E. Hickory Hill Road, Argyle, Tx 76226, Ph. 940-584-0780.
7. Sanitary Sewer to be handled by facilities approved by the Denton County, Health Department.
8. The maintenance of paving, grading and drainage improvements and/or easements shown on this plat are the responsibility of the individual property owner and does not constitute acceptance of the same for maintenance purposes by Denton County.
9. All surface drainage easements shall be kept clear of fences, buildings, foundation, plantings and other obstructions to the operation 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 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 said lots.
13. Construction not complete within the Commissioners Court approval shall be subject to current County Subdivision Rules and Regulations.
14. A driveway culvert permit must be obtained from the 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.
15. 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.
16. The purpose of this Replat is to create two lots from one existing lot.

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS :
COUNTY OF DENTON : WHEREAS WE, Ted J. Lyles and wife, Angela L. Lyles, are the owners of property situated in the Town of Flower Mound described as follows:

BEING all of that certain lot, tract or parcel of land, situated in the T. Payne Survey, Abstract Number 1056, Denton County, Texas, and being all of Lot 4, Hawk Road Estates, an addition to the County of Denton, according to the plat thereof, recorded in Cabinet N, Page 159, Plat Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" rebar found at the southeast corner of said Lot 4, and being the southwest corner of Lot 3A, The Hawk Addition, an addition to the County of Denton, according to the plat thereof, recorded in Cabinet X, Page 369, Plat Records, Denton County, Texas, and being on the north line of Hawk Road (30' ROW), as dedicated by said plat of Hawk Road Estates, recorded in Cabinet N, Page 159;

THENCE S 89°59'08" W, 154.95 with the south line of said Lot 4, and the north line of said Hawk Road to a 1/2" rebar found;

THENCE S 87°40'01" W, 272.56 feet continuing with the south line of said Lot 4, and the north line of said Hawk Road, to a 1/2" capped rebar set (G&A Consultants) at the southwest corner of said Lot 4, and being the southeast corner of Lot 5A, Hawk Road Estates, an addition to the Town of Flower Mound ETJ, Denton County, Texas, according to the plat thereof, recorded in Cabinet U, Page 225, Plat Records, Denton County, Texas, from which a 1/2" rebar found bears S 21°02'05" W, 4.95 feet;

THENCE N 00°22'15" W, 485.84 feet with the west line of said Lot 4, and the east line of said Lot 5A, to a 1/2" rebar found at the northeast corner thereof, being the northwest corner of said Lot 4, and being on the south line of Barrington Hills, an addition to the Town of Bartonville, according to the plat thereof, recorded in Cabinet U, Page 825, Plat Records Denton County, Texas;

THENCE N 89°37'45" E, 427.34 feet with the south line of said Barrington Hills, and the north line of said Lot 4, to a 1/2" rebar found at the northeast corner thereof, and being the northwest corner of said Lot 3A;

THENCE S 00°22'15" E, 477.48 feet with the east line of said Lot 4, and the west line of said Lot 3A, to the POINT OF BEGINNING and containing approximately 4.706 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT WE, Ted J. Lyles and wife, Angela L. Lyles, do hereby adopt this plat designated herein as HAWK ROAD ESTATES, an addition to the Town of Bartonville, Denton County, Texas and does hereby dedicate, in fee simple, to the public use forever, the streets and easements shown thereon. The streets are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the Town of Bartonville. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public by public utilities being subordinate to the public's and Town of Bartonville's use thereof. The Town of Bartonville and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance or efficiency of their respective systems in said easements. The Town of Bartonville and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, re3constructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Bartonville.

WITNESS OUR HAND this ________ day of ________________, 2016.

______________________ ______________________
Ted J. Lyles Angela L. Lyles
Owner Owner

STATE OF TEXAS :
COUNTY OF DENTON : BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared Ted J. Lyles and Angela L. Lyles, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this __________ day of ________________, 2016.

____
Notary Public State of Texas

My commission expires the __________ day of ________________, __________.

FILED ______________________ DOC # ______________________ P.R.D.C.T.

FINAL PLAT
Lot 4A & 4B
HAWK ROAD ESTATES
Being a Replat of Lot 4
Hawk Road Estates
Cab. N, Pg. 159
4.706 Acres
in the
T. PAYNE SURVEY, ABSTRACT NO. 1056
DENTON COUNTY, TEXAS

THIS DOCUMENT IS PRELIMINARY. IT IS INTENDED FOR REVIEW OR PLANNING PURPOSES ONLY AND SHALL NOT BE RECORDED OR FILED FOR PUBLIC RECORD.

G&A SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE
111 Hillside Drive • Lewisville, TX 75057 • P: 972.436.9712 • F: 972.436.9715
144 Old Town Blvd. North, Ste 2 • Argyle, TX 76226 • P: 940.240.1012 • F: 940.240.1028
TBPE Firm No. 1798 TBPLS Firm No. 10047700

DRAWN BY: JS DATE: 10/14/16 SCALE: 1"=50' JOB. No. 16280

OWNER
TED LYLES
and wife
ANGELA LYLES
7080 Hawk Road
Flower Mound Tx, 75022

2016 NOV -9 PM 4:48

File: Z:\2016\16280\Drawings\FP & Const Plans\16280 REPLAT
Plotted: 11/9/2016 11:19 AM, by James Stowell; Saved: 10/31/2016 1:17 PM, by james