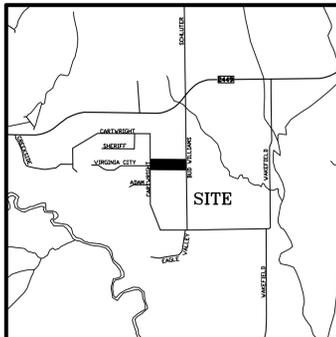


**Notice of Public Meeting**  
**Denton County Development Support Committee**  
**Mary and Jim Horn Government Center**  
**Public Works Conference Room**  
**1505 East McKinney Street, Ste. 176**  
**Denton, TX 76209**  
**April 14, 2016**  
**9:00 A.M.**

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

- I. Call to order.
- II. Consider discuss, approve and/or take any appropriate action on proposed plats.
  - a. **The Ponderosa Valley, Phase I – Replat (Block A, Lots 6R1 & 6R2– 10.010 acres) Precinct #4**
  - b. **Breezy Acres – Replat (Block B, Lots 5A, 5B and 5C – 4.787 Acres) City of Denton ETJ, Precinct #4**
- III. Adjournment

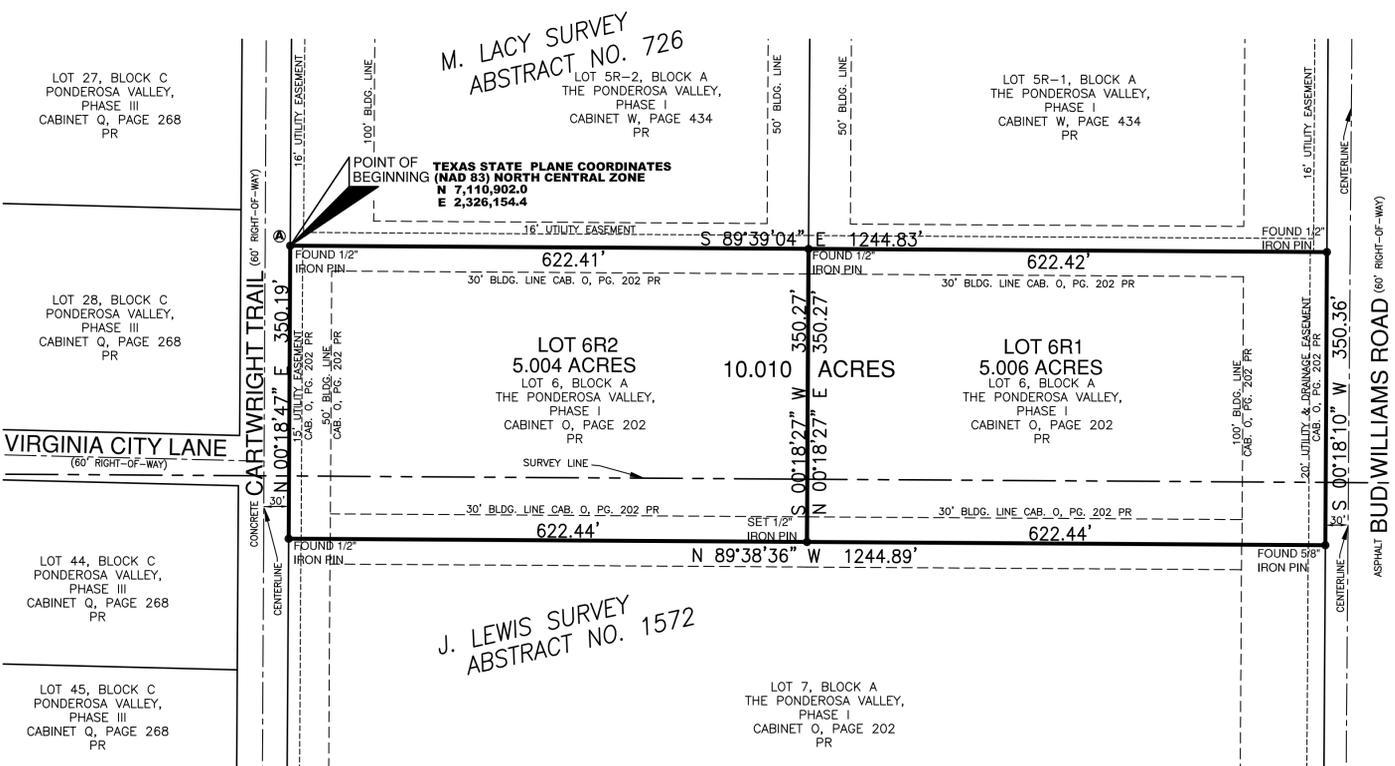


# VICINITY MAP

SCALE 1" = 3000'

### GENERAL NOTES:

- 1/2 INCH IRON PINS SET AT ALL INTERIOR CORNERS WITH YELLOW PLASTIC CAP STAMPED "METROPLEX 1849".
- TWO LOTS FOR RESIDENTIAL USE.
- SANITARY SEWER TO BE HANDLED BY PRIVATE FACILITIES AS 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 48121C0340G, DATED APRIL 18, 2011. NO SURVEYING WAS PERFORMED TO DETERMINE THIS FLOOD ZONE.
- 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.
- 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 THE SAME FOR MAINTENANCE PURPOSES BY DENTON COUNTY.
- 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
- 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.
- 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.
- A DRIVEWAY CULVERT 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.
- THERE ARE NO SUBDIVISION RESTRICTIONS IMPOSED BY THIS PLAT.



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:(840)627-8132

ELECTRIC-  
COSEY ELECTRIC  
3501 FM 2181  
CORINTH, 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.

STATE OF TEXAS XX  
COUNTY OF DENTON XX

WHEREAS I, JOYCE L. BRAY, AM THE OWNER OF A 10.010 ACRE TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE M. LACY SURVEY, ABSTRACT NUMBER 726 AND THE J. LEWIS SURVEY, ABSTRACT NUMBER 1572, DENTON COUNTY, TEXAS; AND BEING ALL OF LOT 6, BLOCK A, THE PONDEROSA VALLEY, PHASE I, AN ADDITION TO DENTON COUNTY, TEXAS, RECORDED IN CABINET Q, PAGE 202, PLAT 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 6 AND THE SOUTHWEST CORNER OF LOT 5R-2, BLOCK A, THE PONDEROSA VALLEY, PHASE I, RECORDED IN CABINET W, PAGE 434, PLAT RECORDS, DENTON COUNTY, TEXAS, SAID PIN ALSO BEING ON THE EAST LINE OF CARTWRIGHT TRAIL;

THENCE SOUTH 89 DEGREES 39 MINUTES 04 SECONDS EAST WITH THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 1244.83 FEET TO A 1/2 INCH IRON PIN FOUND AT THE NORTHEAST CORNER OF SAID LOT 6 AND THE SOUTHEAST CORNER OF LOT 5R-1, BLOCK A, OF SAID THE PONDEROSA VALLEY, PHASE I (CAB. W, PG. 434), SAID PIN ALSO BEING ON THE WEST LINE OF BUD WILLIAMS ROAD;

THENCE SOUTH 00 DEGREES 18 MINUTES 10 SECONDS WEST WITH THE EAST LINE OF SAID LOT 6 AND THE WEST LINE OF BUD WILLIAMS ROAD, A DISTANCE OF 350.36 FEET TO A 5/8 INCH IRON PIN FOUND AT THE SOUTHWEST CORNER OF SAID LOT 6 AND THE NORTHEAST CORNER OF LOT 7, BLOCK A, OF SAID THE PONDEROSA VALLEY, PHASE I, (CAB. O, PG. 202), SAID PIN ALSO BEING ON THE WEST LINE OF BUD WILLIAMS ROAD;

THENCE NORTH 89 DEGREES 38 MINUTES 36 SECONDS WEST WITH THE SOUTH LINE OF SAID LOT 6 AND THE NORTH LINE OF SAID LOT 7, A DISTANCE OF 1244.89 FEET TO A 1/2 INCH IRON PIN FOUND AT THE SOUTHWEST CORNER OF SAID LOT 6 AND THE NORTHWEST CORNER OF SAID LOT 7, SAID PIN ALSO BEING ON THE EAST LINE OF CARTWRIGHT TRAIL;

THENCE NORTH 00 DEGREES 18 MINUTES 47 SECONDS EAST WITH THE WEST LINE OF SAID LOT 6 AND THE EAST LINE OF CARTWRIGHT TRAIL, A DISTANCE OF 350.19 FEET TO THE POINT OF BEGINNING AND CONTAINING IN ALL 10.010 ACRES OF LAND.

### OWNER'S CERTIFICATE

NOW THEREFORE KNOW THESE MEN BY THESE PRESENTS:

THAT I, JOYCE L. BRAY, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOTS 6R1 AND 6R2, BLOCK A, THE PONDEROSA VALLEY, PHASE I, AN ADDITION TO DENTON COUNTY, TEXAS AND DO HEREBY DEDICATE THE ROAD RIGHTS-OF-WAY AND EASEMENTS AS SHOWN HEREON.

JOYCE L. BRAY

STATE OF TEXAS  
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED JOYCE L. BRAY, 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

## REPLAT OF LOT 6R1 & 6R2, BLOCK A THE PONDEROSA VALLEY, PHASE I BEING 10.010 ACRES IN THE J. LEWIS SURVEY ABSTRACT NO. 1572 & M. LACY SURVEY ABSTRACT NO. 726 DENTON COUNTY, TEXAS

### LEGEND

- CM = CONTROLLING MONUMENT
- FIP = FOUND IRON PIN
- SP = SET IRON PIN
- ℄ = CENTERLINE
- FENCE = — x — x —
- POWER POLE = ⚡
- FIRE HYDRANT = ⚓
- WATER VALVE = ⚓
- HANDICAP RAMP = ♿
- SANITARY SEWER MANHOLE = Ⓢ
- CONCRETE = [Symbol]
- GAS LINE = — g —
- WATER LINE = — w —
- SEWER LINE = — s —
- POWER LINE = — e —
- DEED CALLS = \* ( )

### SURVEYOR'S CERTIFICATE

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

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

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

**CALL 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 AS 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 APPROVED BY COMMISSIONER'S COURT, DENTON COUNTY, TEXAS  
THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016.

COUNTY JUDGE, DENTON COUNTY, TEXAS DATE



DATE	REVISIONS	DWN.	JRH	SCALE	1"=100'
4/6/16	REVISIONS TO TITLE AND LOCATION OF COORDINATES	RLG	CKD.	DATE	01/26/16
3/22/16	REVISIONS PER DENTON COUNTY COMMENTS	BY:	BGS		

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

OWNER:  
JOYCE L. BRAY  
11940 CARTWRIGHT TRAIL  
PONDER, TX. 76259  
PH:(940)453-8490

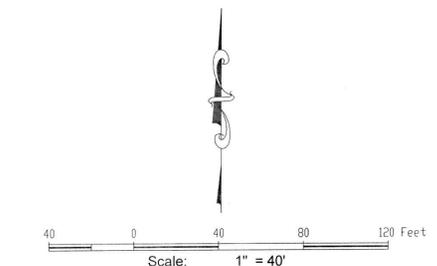
SURVEYOR:  
BRAD G. SHELTON  
223 W. HICKORY ST.  
DENTON, TX. 76201  
PH:(940)387-0506  
FAX:(940)565-0436

FIRM NO. 10023300

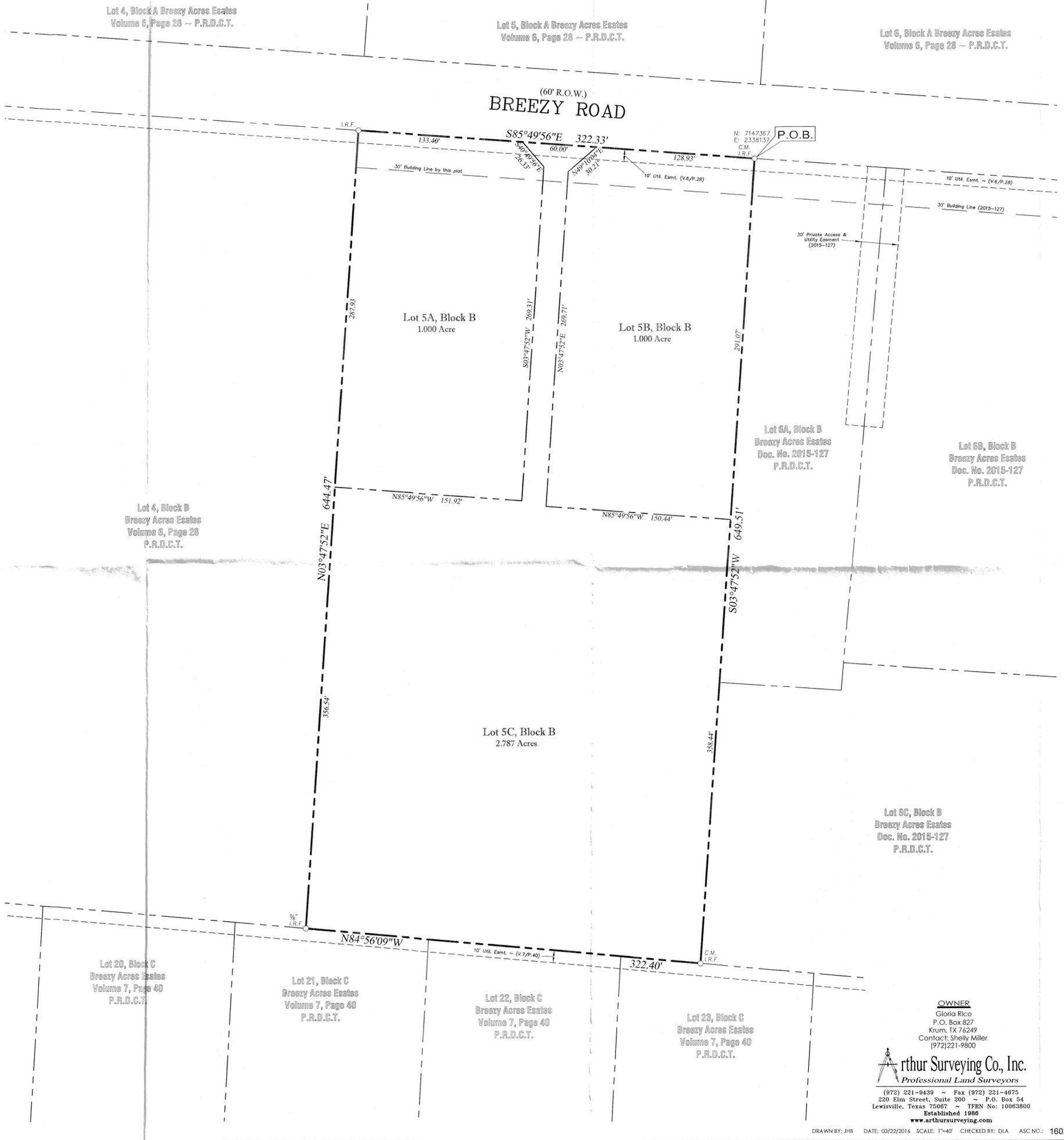
SHEET  
OF 1 1  
JOB No. 37605



VICINITY MAP 1" = 2000'



- NOTES**
- No portion of subject property appears to lie within a Special Flood Hazard Area according to the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel No. 480774 0195 G, present effective date of map April 18, 2011, herein property is situated within Zone X (unshaded).
  - All iron rods found are 1/2 inch unless otherwise noted. All iron rods set are 1/2 inch with a yellow cap stamped "Arthur Surveying Company".
  - Bearings shown hereon are based on the west line of Breezy Acres, according to plat recorded under Doc. No. 2015-127, P.R.D.C.T.
  - Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.
  - Water service to be provided by Bolivar Water, 4151 FM 455 W, Sanger TX 76266 (940) 458-3931
  - Sanitary sewer to be handled by private facilities approved by the Denton County Health Department.
  - Telephone service to be provided by CenturyLink, 14801 FAA Blvd, Irving, TX 75039 (877)-862-9343
  - Electric service to be provided by Coserv Electric, 7701 South Stemmons, Coriath, TX 76210 (800) 274-4014.
  - 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.
  - 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.
  - 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 roadway 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 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 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.
  - The purpose of this replat is to divide one lot into three lots for future development.
  - State Plane Coordinates are derived from the Denton County GIS map.



State of Texas §  
County of Denton §

Owner's Certificate and Dedication  
WHEREAS Gloria Rico is the owner of a 4.787 acre tract of land situated in the George Alford Survey, Abstract Number 27, ETJ of the City of Denton, Denton County, Texas, being all of Lot 5, in Block B, of Breezy Acres, an addition to Denton County, Texas, according to the plat thereof, as recorded in Volume 6, Page 28, of the Plat Records of Denton County, Texas (P.R.D.C.T.), and being more particularly described as follows:

**BEGINNING** at a 1/2 inch iron rod found for the northeast corner of the herein described tract, same being the northwest corner of Lot 6A, in Block B, of Breezy Acres, an addition to the ETJ of the City of Denton, Denton County, Texas, according to the plat thereof, as recorded under Document Number 2015-127, P.R.D.C.T., also being in the south line of Breezy Road;

**THENCE** South 03 degrees 47 minutes 52 seconds West, partially with the west line of said Lot 6A, a distance of 649.51 feet to a 1/2 inch iron rod found for corner, same being the southwest corner of Lot 6C, in Block B, of said Breezy Acres (Doc. 2015-127), also being in the north line of Lot 23, in Block C, of Breezy Acres, an addition to Denton County, Texas, according to the plat thereof, as recorded in Volume 7, Page 40, P.R.D.C.T.;

**THENCE** North 84 degrees 56 minutes 09 seconds West, partially with the north line of said Lot 23, a distance of 322.40 feet to a 1/2 inch iron rod found for corner, same being the southeast corner of Lot 4, in Block B, of Breezy Acres (V.6, P.28), also being in the north line of Lot 21, in said Block C;

**THENCE** North 03 degrees 47 minutes 52 seconds East, with the east line of said Lot 4, a distance of 644.47 feet to a 1/2 inch iron rod found for corner, same being the northeast corner of said Lot 4, also being in the south line of said Breezy Road;

**THENCE** South 85 degrees 49 minutes 56 seconds East, with the south line of said Breezy Road, a distance of 322.33 feet to the **POINT OF BEGINNING** and containing 4.787 acres of land, more or less, and being subject to any and all easements that may affect.

**NOW, therefore, know all men by these presents:**  
THAT Gloria Rico acting by and through its duly authorized representative, does hereby adopt this replat designating the herein described property as Lots 5A, 5B, and 5C, Block B, BREEZY ACRES, an addition in the City of Denton's Division 2 Extraterritorial Jurisdiction, Denton County, Texas, and does hereby dedicate to public use forever all streets, alleys, parks, watercourses, drains, easements, and public places thereon shown for the purpose and consideration therein expressed

By: \_\_\_\_\_  
Name/Title: \_\_\_\_\_

State of Texas §  
County of Denton §  
Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared *Gloria Rico*, 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.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
Notary Public in and for the State of Texas

State of Texas §  
County of Denton §  
Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared *Douglas L. Arthur*, 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.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
Notary Public in and for the State of Texas

State of Texas §  
County of Denton §  
**THIS is to certify that I, Douglas L. Arthur, a Registered Professional Land Surveyor in the State of Texas, have platted the above subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my supervision.**

**PRELIMINARY**  
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT DATED 4/7/2016  
Douglas L. Arthur, R.P.L.S.  
No. 4357

**OWNER**  
Gloria Rico  
P.O. Box 827  
Krum, TX 76249  
Contact: Shelly Miller  
(972) 221-9800

**Arthur Surveying Co., Inc.**  
Professional Land Surveyors  
(972) 221-9439 ~ Fax (972) 221-4675  
220 Elm Street, Suite 200 ~ P.O. Box 54  
Lewisville, Texas 75067 ~ TFRN No: 10063800  
Established 1986  
www.arthursurveying.com

**REPLAT**  
**BREEZY ACRES**  
Lots 5A, 5B, and 5C, Block B  
Being 4.787 Acres of land located in the George Alford Survey, Abstract Number 27  
Being all of Lot 5, Block B, Breezy Acres  
in the Extraterritorial Jurisdiction  
of the City of Denton, Denton County, Texas

FOR DENTON COUNTY USE ONLY  
2016 APR -7 AM 11:05  
FOR DENTON COUNTY USE ONLY