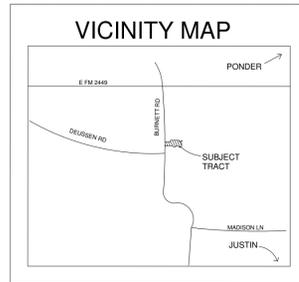
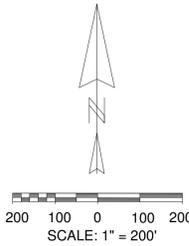


Notice of Public Meeting
Denton County Development Support Committee
Mary and Jim Horn Government Center
Public Works Conference Room
1505 East McKinney Street, Ste. 176
Denton, TX 76209
May 19, 2016
9:00 A.M.

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. **Ponderosa Estates – Replat (Lots 4R-1A & 4R-1B – 41.611 acres) Precinct #4**
- III. Adjournment



- UTILITY LEGEND**
- SEPTIC
 - TELEPHONE RISER
 - FIBER OPTIC CABLE
 - WATER VALVE
 - AIR CONDITIONER
 - CLEAN OUT
 - POWER POLE
 - FIRE HYDRANT
 - IRON ROD FOUND
 - GAS MARKER
 - GAS METER
 - WATER METER

SPECIAL FLOOD PLAIN NOTES:

1. A PORTION OF THIS PROPERTY LIES IN ZONE X; DETERMINED TO BE OUTSIDE OF A 500 YEAR FLOOD PLAIN ACCORDING TO FLOOD INSURANCE RATE MAP 48121C0340G, PANEL 340 OF 750 DENTON COUNTY TEXAS, EFFECTIVE DATE: APRIL 18, 2011.
2. A PORTION OF THIS PROPERTY LIES IN ZONE A; DETERMINED TO BE INUNDATED BY 1% ANNUAL CHANCE OF FLOOD ACCORDING TO FLOOD INSURANCE RATE MAP 48121C0340G, PANEL 340 OF 750 DENTON COUNTY TEXAS, EFFECTIVE DATE: APRIL 18, 2011.
3. AREA OF FLOOD ZONES ARE SCALED IN FROM SAID FEMA MAP AND 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.

STANDARD DENTON COUNTY NOTES:

1. ALL LOTS WILL BE SERVICED BY PRIVATE WATER WELL.
2. ALL LOTS WILL HAVE SEPTIC PROVIDED BY PRIVATE FACILITIES AS APPROVED BY THE DENTON COUNTY HEALTH DEPARTMENT.
3. 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 SAME FOR MAINTENANCE PURPOSES BY DENTON COUNTY. 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.
5. BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN SURFACE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTING THE FLOODWAY IS PROHIBITED.
6. DENTON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.
7. 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 LOTS.
8. CONSTRUCTION NOT COMPLETE WITHIN TWO YEARS OF THE COMMISSIONERS COURT APPROVAL SHALL BE SUBJECT TO CURRENT COUNTY SUBDIVISION RULES AND REGULATIONS.
9. A DRIVEWAY CULVERT PERMIT MUST BE OBTAINED FROM THE DENTON COUNTY CENTRALIZED 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.
10. 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.
11. 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.

UTILITY SERVICE TO BE PROVIDED BY CURRENT UTILITY PROVIDERS TO LOT 4R-1:

ELECTRIC:
COSERV
7701 S STEMMONS
CORINTH, TX 76065
(940)321-7844

TELEPHONE:
VERIZON
3827 MORSE STREET
DENTON, TX 76208
(940)381-9294

STATE OF TEXAS
OWNERS ACKNOWLEDGEMENT AND DEDICATION
COUNTY OF DENTON

Kyle Bookout and Shawn Bookout, are the owner of a 41.611 acre tract of land in the J. Brooks Survey, Abstract No. 86, and the M. Brooks Survey, Abstract No. 102 in and being a portion of that certain tract of land known as Lot 4R-1 of the Ponderosa Estates, an addition to Denton County as recorded in County Clerk's No. 2009-153 of the Plat Records of Denton County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found with a cap at the northwest corner of said Lot 4R-1 and also being by plat call the southwest corner of Lot 4R-2 Ponderosa and also being by plat call in the east right-of-way line of Burnett Road;

THENCE S 88°07'38" E leaving said right-of-way line and along the south line of said Lot 4R-2 a distance of 1584.05 feet to a 1/2" iron rod found with a cap;

THENCE N 01°55'54" E along the east line of said Lot 4R-2 a distance of 275.00 feet to a 1/2" iron rod found with a cap and said point being in the south line of Lot 3 Ponderosa;

THENCE S 88°07'38" E along said Lot 3 a distance of 1132.16 feet to a point in the middle of a creek and being the northeast corner of said Lot 4R-1 and said point is in the west line of Lot 2 Ponderosa;

THENCE THE FOLLOWING CALL ALONG THE CENTERLINE OF SAID CREEK:
S 46°27'07" W a distance of 80.72 feet to a point in said creek;
S 34°04'05" E a distance of 93.90 feet to a point in said creek;
N 82°14'53" E a distance of 340.36 feet to a point in said creek;
S 68°08'09" E a distance of 179.16 feet to a point in said creek;
S 32°34'46" W a distance of 74.98 feet to a point in said creek;
S 81°20'17" W a distance of 193.07 feet to a point in said creek;
S 08°23'11" E a distance of 64.49 feet to a point in said creek;
S 44°02'15" E a distance of 74.04 feet to a point in said creek;
S 47°24'49" W a distance of 288.06 feet to a point in said creek;
N 89°08'46" W a distance of 131.17 feet to a point in said creek;
N 03°23'11" E a distance of 199.79 feet to a point in said creek;
N 03°23'11" E a distance of 199.79 feet to a point in said creek;
S 89°08'46" W a distance of 162.01 feet to a point in said creek;
S 08°06'45" W a distance of 272.50 feet to a point in said creek;
S 24°02'24" E a distance of 221.33 feet to a point in said creek;
S 38°20'38" W a distance of 150.81 feet to a point in said creek;
N 67°59'39" W a distance of 341.93 feet to a point in said creek;
S 51°19'54" W a distance of 140.01 feet to a point in said creek;
N 54°5'12" W a distance of 87.39 feet to a point in said creek;
N 17°58'01" W a distance of 115.43 feet to a point in said creek;
S 75°12'31" W a distance of 33.97 feet to a point in said creek;

THENCE N 88°07'38" W along the south line of said 4R-1 a distance of 1949.52 feet to a 1/2" iron rod found with a cap in the east right-of-way line of said Burnett Road at the southwest corner of said Lot 4R-1 and being the northwest corner of Lot 5 Ponderosa and said point being at the Point of Curvature of a curve to the left having a Radius of 429.698, 22 feet, a Central Angle of 00°04'03", a Chord Bearing of N 01°59'01" E and a Chord Distance of 505.78 feet.

THENCE along said curve and right-of-way in a northerly direction a distance of 505.78 feet to the Point of Beginning and containing in all 1,812,559 square feet or 41.611 acres of land.

And designated herein as Lots 4R-1A and 4R-1B Ponderosa Estates, a subdivision to Denton County, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements, rights-of-way and public places thereon shown for the purpose and consideration therein expressed.

Kyle Bookout
Date

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, the undersigned authority, on this day personally appeared Kyle Bookout known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 2016

Notary Public
Commission expires: _____

And designated herein as Lots 4R-1A and 4R-1B Ponderosa Estates, a subdivision to Denton County, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements, rights-of-way and public places thereon shown for the purpose and consideration therein expressed.

Shawn Bookout
Date

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, the undersigned authority, on this day personally appeared Shawn Bookout known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 2016

Notary Public
Commission expires: _____

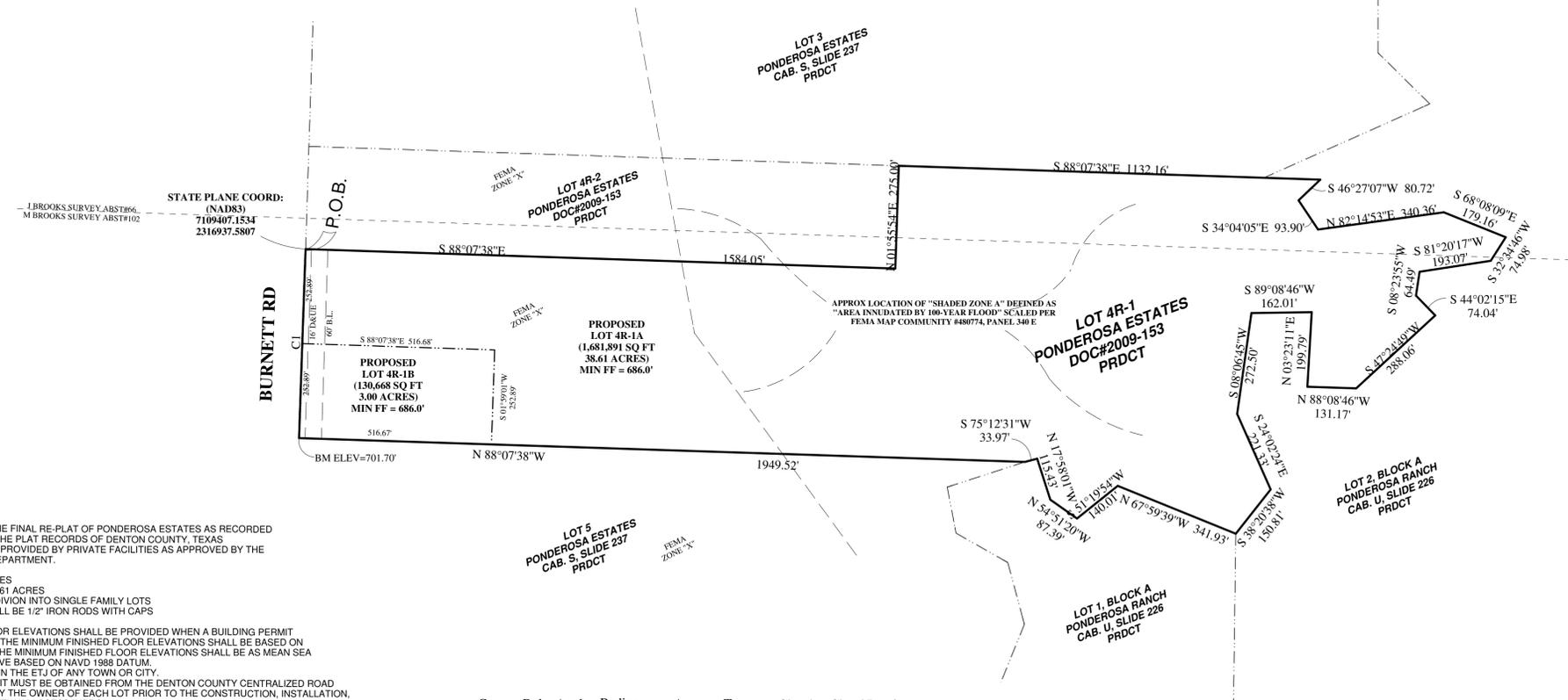
FINAL PLAT
OF
LOTS 4R-1A - 4R-1B
OF THE
PONDEROSA ESTATES
AND BEING A
RE-PLAT
OF
LOT 4R-1
OF THE
PONDEROSA ESTATES
IN THE

PREPARATION DATE: 04-27-16
REVISION 1: 05-04-16

JOHN MCGOWAN SURVEY, ABSTRACT NO. 798
SITUATED IN
DENTON COUNTY, TEXAS

DEVELOPED BY:
WILLIAM BOOKOUT
9390 BURNETT RD
DENTON, TEXAS 76234
PHONE 817-991-0167

PREPARED BY:
BURKS LAND SURVEYING
223 County Road 1260
Decatur, Texas 76234
817/228-5577
E-MAIL: blsurvey98@yahoo.com
MAY 2016



Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	00°04'03"	429698.23	505.78	252.89	505.78	N 01°59'01" E

NOTES:

1. BEARINGS ARE BASED ON THE FINAL RE-PLAT OF PONDEROSA ESTATES AS RECORDED IN CABINET S, PAGE 237 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS
2. ALL LOTS WILL HAVE SEPTIC PROVIDED BY PRIVATE FACILITIES AS APPROVED BY THE DENTON COUNTY HEALTH DEPARTMENT.
3. GROSS AREA = 41.61 ACRES
ROW DEDICATION = 0.00 ACRES
NET RESIDENTIAL AREA = 41.61 ACRES
4. RE-PLAT IS TO CREATE SUBDIVISION INTO SINGLE FAMILY LOTS
5. ALL PROPERTY CORNERS WILL BE 1/2" IRON RODS WITH CAPS UNLESS OTHERWISE NOTED
6. THE MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE PROVIDED WHEN A BUILDING PERMIT APPLICATION IS SUBMITTED. THE MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE BASED ON THE CURRENT FEMA DATA. THE MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE AS MEAN SEA LEVEL RATHER THAN RELATIVE BASED ON NAVD 1988 DATUM.
7. THE PROPERTY IS NOT WITHIN THE ETJ OF ANY TOWN OR CITY.
8. A DRIVEWAY CULVERT PERMIT MUST BE OBTAINED FROM THE DENTON COUNTY CENTRALIZED 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.

SURVEYORS CERTIFICATE

I, the undersigned, a Professional Land Surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

The word certify as used in various forms herein is understood to be an expression of Professional opinion by the surveyor based on his best knowledge, information, and belief.

Tommy Q. Burks
Registered Professional Land Surveyor No. 5509
Burks Land Surveying
3988 N HWY 287, UNIT 3
Alvord, TX 76225



Reviewed and approved, _____, 20__

County Judge, Denton County, TX