



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
September 15, 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:**
 - Plain Hill Estates – Replat (Lots 1 & 2, Block C)
10.0813 Acres 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.**

SAXON SURVEYING, INC. FIRM # 10080900
August 24, 2016
Field Notes for Robie Trask
10.0813 Acres
B.B.B. & C.R.R. Survey A-177
Denton County, Texas

GENERAL DESCRIPTION

All that certain tract lot or parcel of land, a part of the B.B.B. & C.R.R. Survey A-177, Denton County, Texas, and also being all of that certain called 10.022 acre tract of land that is described in a Deed from Midland Investments, L.L.C. to Karen V. Trask, et ux, Robie R. that is recorded in the Deed Records of Denton County, Texas, and being more completely described as follows to wit;

METES AND BOUNDS DESCRIPTION

Beginning at a 1/2 Inch Iron Rod found for corner (X= 7,160,448.12 Y=2,322,453.58 TX NC NAD 83, for mapping only) at the N.W.C. of said tract (the N.W.C. of Lot 1, Block 3 of Plain Hill Estates Addition, T-269) the S.W.C. of that certain tract to Garvey, called 121.18 acres, and in the E.B.L. of F.M. # 1173;

Thence North 89 Degrees 28 Minutes 32 Seconds East, along the N.B.L. of said tract, same being the N.B.L. of said Lot 1 and the S.B.L. of said Garvey tract, for a distance of 350.87 feet to a 1/2 Inch Iron Rod found for corner at the N.E.C. of said Lot 1;

Thence South 89 Degrees 56 Minutes 41 Seconds East, along the N.B.L. of said tract and the S.B.L. of said Garvey tract for a distance of 1258.13 feet to a 1/2 Inch Iron Rod found for corner at the N.E.C. of said tract;

Thence South 00 Degrees 38 Minutes 16 Seconds East, along the E.B.L. of said tract and the W.B.L. of that certain tract to Osborn, called 63.73 acres, 2013-21943 for a distance of 309.76 feet to a 1/2 Inch Iron Rod found for corner at the S.E.C. of said tract;

Thence North 87 Degrees 13 Minutes 30 Seconds West, along the S.B.L. of said tract and the N.B.L. of that certain tract to Anaya, called 18.562 acres, 2016-16416 for a distance of 1260.16 feet to a 1/2 Inch Iron Rod found for corner at the S.E.C. Lot 2 of said Addition;

Thence South 89 Degrees 58 Minutes 04 Seconds West, along the S.B.L. of Lot 2 and the N.B.L. of Lot 3 of said addition for a distance of 350.94 feet to a 1/2 Inch Iron Rod found for corner at the S.W.C. of said tract;

Thence North 00 Degrees 18 Minutes 11 Seconds West, along the E.B.L. of said F.M. # 1173 and the W.B.L. of said Lot 2 for a distance of 125.06 feet to a 1/2 Inch Iron Rod found for corner at the N.W.C. of said Lot 2 and the S.W.C. of said Lot 1;

Thence North 01 Degrees 00 Minutes 51 Seconds West, along the W.B.L. of said Lot 1 and the E.B.L. of said Road for a distance of 121.89 feet to the place of beginning containing 10.0813 Acres.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Karen V. Trask and Robie R. Trask the owners do hereby adopt this plat designating the herein before described property as Lot 1R and 2R, Block 3 of the Plain Hill Estates Addition (amended), a resubdivision of Lots 1 & 2, Block 3 of Plain Hill Estates, Phase 1 (T-269) amended and part of the B.B.B. & C.R.R. Survey A-177, Denton County, Texas, and does hereby dedicate to the public's use forever all streets and easements and parks shown thereon except the private easements shown thereon.

Pursuant to Section 12.002 of the Texas Property Code, as amended, I have obtained original certificates from each taxing unit with jurisdiction over each parcel of real property in said subdivision indicating that no delinquent as valorem taxes are owed on the real property which is the subject of the plat or replat I have submitted to Denton County, Texas for filing and recording with the Denton County Clerk's Office.

Witness my, this _____ day of _____, 2016

Karen V. Trask

Robie R. Trask

Before me, the undersigned, a Notary Public in and for said County and State on this date appeared Karen V. Trask and Robie R. Trask known to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office this _____ day of _____, 2016

Notary Public for the State of Texas

My Commission Expires: _____

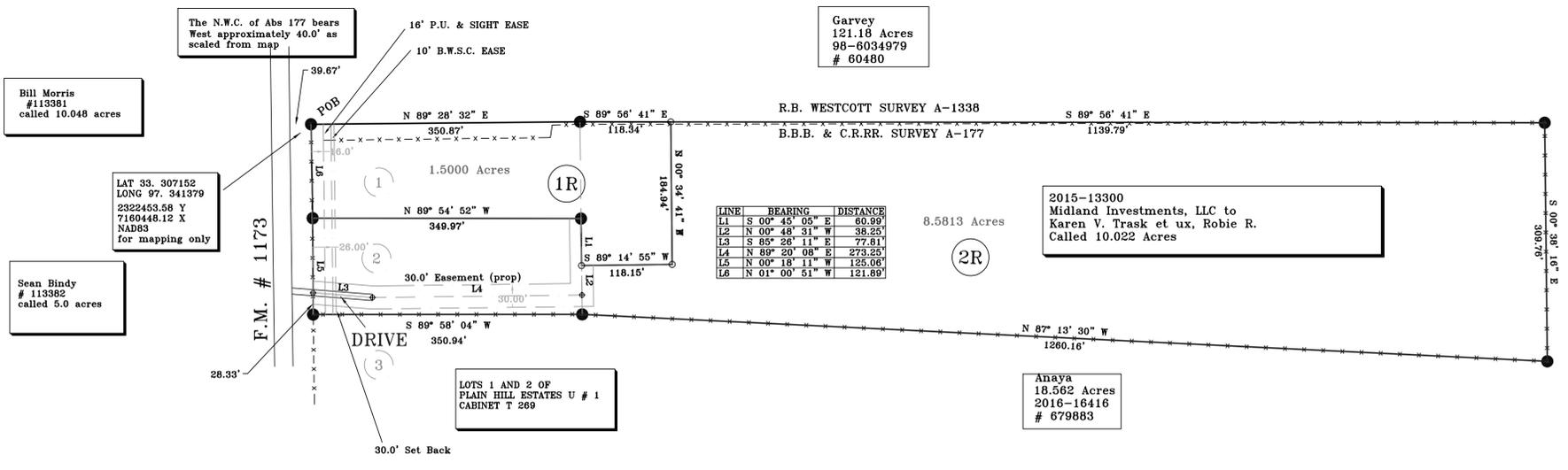
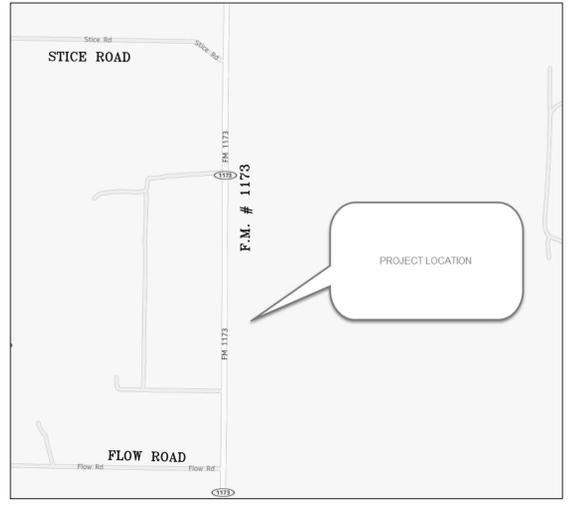
The purpose of this plat is to divide the 10.0813 acres into two lots to deed Lot 1R (1.5 acres) to the daughter

Reviewed and Approved, _____, 2016
County Judge, Denton County, TX

PLAIN HILL ESTATES (T-269)
REPLAT OF LOTS
LOTS 1 & 2, BLOCK C INTO 1R AND 2R,
BLOCK C
PART OF THE B.B.B. & C.R.R. SURVEY A-177
DENTON, TEXAS
SURVEYED AUGUST, 2016
SCALE 1 INCH = 100.00 FEET

10.0813 Acres

- NOTES
- " Water services to be provided by Bolivar Water Supply."
 - " Sanitary sewer to be handled by facilities approved by the Denton County Health Department.
 - All irons set (IRS) are 1/2" diameter and have a cap stamped "SAXON S SURVEYING".
 - " 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 clean 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."
 - " 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."
 - " 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 the following private roads, 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."
 - When engineering plans are provided, the engineer shall execute on the face of the plat the following statement:
"I, _____ a Texas Licensed Engineer, do hereby affirm that to the best of my knowledge, information and belief and based upon the information provided, the drainage improvements shown on this plat will have no adverse effect on any property adjacent to the property shown. I further declare that I will accept full responsibility and hold harmless Denton County from any claim or litigation arising out of any claim or litigation arising out of any errors, omissions or other acts of negligence in the preparation of the same."
 - For those properties located within the Lake Ray Roberts Planning and Zoning Jurisdiction the following note must be added: "These properties are located within the Lake Ray Roberts Land Use Ordinance Jurisdiction and are subject to the ordinance. This property is zoned _____." All setbacks must be shown on the plat.



Water
Bolivar Water Supply Corporation
4151 FM 455 W
Sanger, TX 76286
940- 458- 3931

Electric
CoServ Electric
7701 S Stemmons
Corinth, TX 76210-1842
940 321 7800

Sewage
On Site Septic

Surveyed for Trask
The area shown does not appear to lie in a designated flood zone according to FIRM Community Panel No. 46121C 0190C Effective Date: April 18, 2011
This information was obtained from FEMA prepared maps and should not be used as a hydrology study. Saxon Surveying, Inc. assumes no liability for flood damages to this property.

Owner/Applicant
Robie R. and Karen V. Trask
1700 Fuqua Drive
Flower Mound, Denton County, Texas 75028
Phone # 214-232-5228

- ⊙ = Railroad Spike Fnd.
- ⊙ = Railroad Spike Set
- ⊙ = point for corner
- ⊙ = 1/2" Iron Rod Fnd.
- ⊙ = 1/2" Iron Pipe Fnd.
- ⊙ = 3/4" Iron Rod Fnd.
- ⊙ = 1" Iron Pipe Fnd.
- ⊙ = Con. Mrkr. Fnd.
- ⊙ = 1/2" Iron Rod Set
- ⊙ = utility pole
- ⊙ = "X" cut
- ⊙ = 1/2" Iron Pipe Fnd.
- ⊙ = 3/4" Iron Pipe Fnd.
- ⊙ = 60D Nail Fnd.
- ⊙ = 60D Nail Set
- — — — — Overhead Power Line
- - - - - Barbed Wire Fence
- ⊙ — — — — — Chain link Fence
- ⊙ — — — — — Wood Privacy Fence
- - - - - Pipeline
- - - - - Telephone

I, RUBEN GREGG SAXON, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5669, do hereby certify to United Built Homes that the plat shown hereon was prepared from an actual survey made on the ground under my direction and supervision during the month of August, 2016. Apparent, above ground, conflicts, protrusions or encroachments, if any, are as shown.

GIVEN UNDER MY HAND AND SEAL, this the 4th day of August, 2016.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5669
Bearing Source: (TXNC) NAD 83



This survey is Copyrighted and Warranted for one transaction involving the party certified to. Use of this survey for another transaction or when the certified party is not a party to is a violation of copyright law and will void any warranty expressed or implied.

Saxon Surveying, Inc.
P.O. Box 573
Mineola, TX, 75773
saxonsurveying.com
gregg@saxonsurveying.com
FIRM # 10080900

Drawn by: R.G.S.
Field Work by:

Book/Page: