

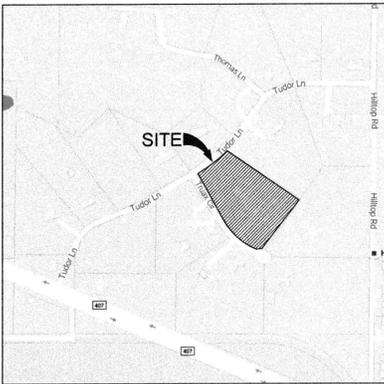


Notice of Public Meeting
Denton County Development Support Committee
Mary and Jim Horn Government Center
Public Works Conference Room
1505 East McKinney Street, Ste. 176
Denton, TX 76209
September 29, 2016
9:00 A.M.



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:**
 - Shadylane Estates Addition – Replat (Lots 18R1 & 18R2, Block A)
3.42 Acres Precinct 4
- 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.**



VICINITY MAP
NOT TO SCALE

GENERAL PLAT NOTES:

1. WATER SERVICE TO BE PROVIDED BY: CITY OF ARGYLE WATER SUPPLY CORP. 825 FM 407 ARGYLE, TX 76225 PHONE: (940) 464-7713
2. SANITARY SEWER TO BE HANDLED BY PRIVATE FACILITIES APPROVED BY THE DENTON COUNTY HEALTH DEPARTMENT.
3. TELEPHONE SERVICE TO BE PROVIDED BY: FRONTIER COMMUNICATIONS 805 CENTRAL EXPRESSWAY S. DALLAS, TX (888) 608-8023
4. ELECTRIC SERVICE TO BE PROVIDED BY: COSERV ELECTRIC 7701 SOUTH STEMMONS CORINTH, TX 76210; 800-274-4014
5. FLOOD STATEMENT: 2. FLOOD STATEMENT: I HAVE REVIEWED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR DENTON COUNTY, COMMUNITY NUMBER 480774 EFFECTIVE DATE 4-18-2011 AND THAT MAP INDICATES AS SCALED, THAT THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD (500-YEAR)" AS SHOWN ON PANEL 510 G OF SAID MAP.
6. THE PURPOSE OF THIS REPLAT IS TO CREATE 2 RESIDENTIAL LOTS FROM A PREVIOUSLY PLATTED LOT.
7. BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.
8. 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.
9. 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.

IMPROVEMENT STATEMENT:

1. 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.
2. 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.
3. BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN SURFACE DRAINAGE EASEMENTS AND FILLING OR OBSTRUCTING THE FLOODWAY IS PROHIBITED.
4. DENTON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.
5. CONSTRUCTION NOT COMPLETE WITHIN TWO YEARS OF THE COMMISSIONERS COURT APPROVAL SHALL BE SUBJECT TO CURRENT COUNTY SUBDIVISION RULES AND REGULATIONS.
7. 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.
8. 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.
9. 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."

LEGEND

- NAD 83 = NORTH AMERICAN DATUM 1983
- POB = POINT OF BEGINNING
- R.O.W. = RIGHT-OF-WAY
- R.P.R.D.C.T. = REAL PROPERTY RECORD DENTON COUNTY TEXAS
- P.R.D.C.T. = PLAT RECORD DENTON COUNTY TEXAS
- IRS = IRON ROD SET
- IRF = IRON ROD FOUND
- CAP/IRS = CAPPED IRON ROD SET
- = RIGHT-OF-WAY OF CENTERLINE

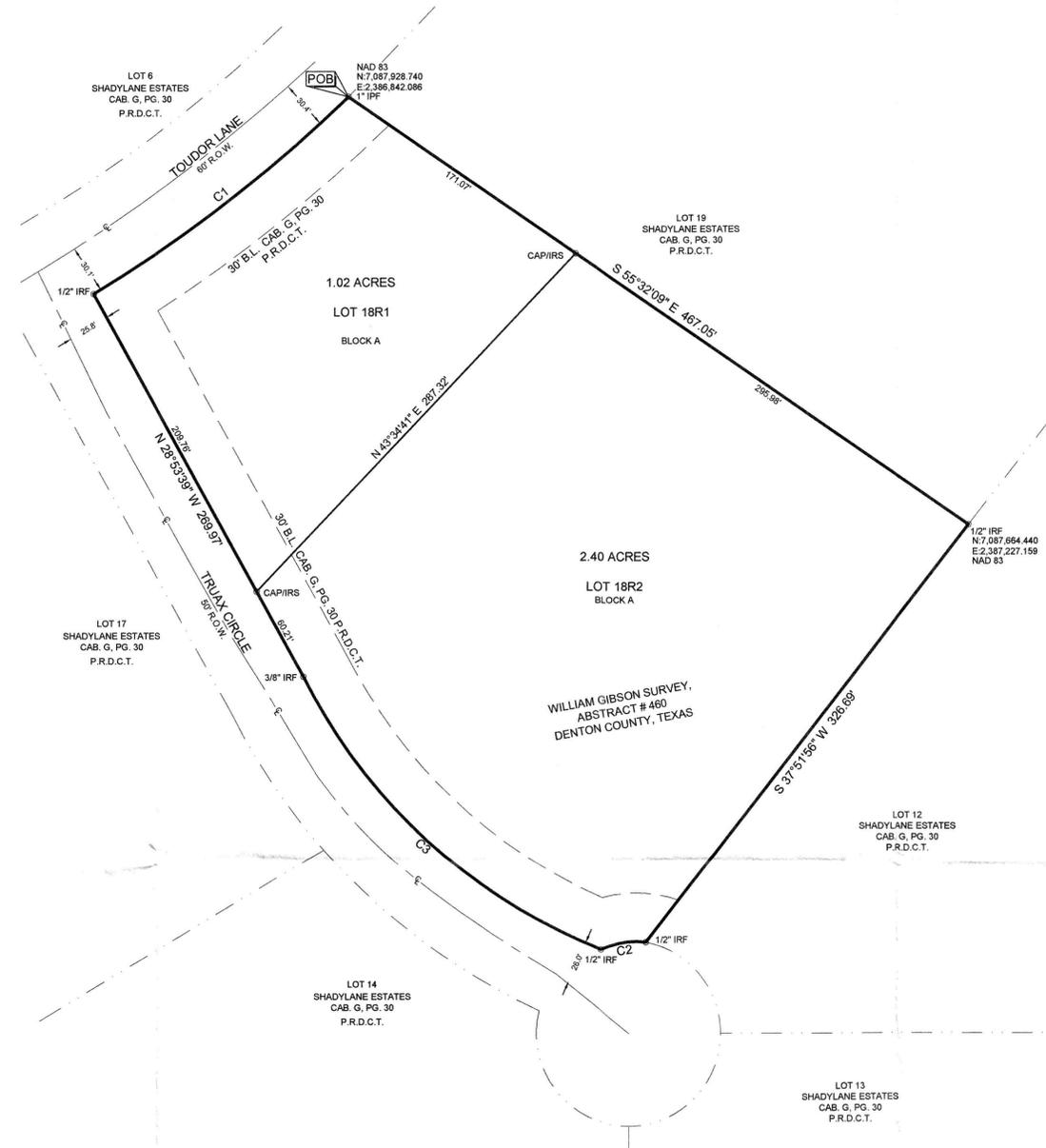


SURVEYOR:

KAZ SURVEYING, INC.
1720 WESTMINSTER STREET
DENTON, TEXAS 76205
PHONE: (940) 382-3446
TBPLS FIRM #10092100

OWNER:

DON W. COTTON
7761 TRUAX CIRCLE
ARGYLE, TX 76226
PHONE: (972) 355-7687



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	896.38'	199.90'	199.49'	N 52°32'54" E	12°45'40"
C2	50.00'	28.57'	28.18'	S 80°50'35" W	32°44'26"
C3	357.90'	255.73'	250.32'	N 47°31'48" W	40°56'20"

OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS, DON W. COTTON is the owner of all that certain lot, tract or parcel of land situated in the William Gibson Survey, Abstract Number 460, Denton County, Texas and being all of Lot 18, Shadylane Estates Addition, an addition to Denton County, Texas as recorded in Cabinet G, Page 30 of the Plat Records, Denton County, Texas, and according to an Affidavit Heirship recorded in Instrument Number 2011-109051 of said County;

All that certain lot, tract or parcel of land lying and being situated in Denton County, Texas and being all of Lot 18, Shadylane Estates, an addition to the City of Argyle, Denton County, Texas according to the plat recorded in Cabinet G, Page 30, Plat Records, Denton County, Texas and also being the same tract of land as described in deed to Don W. Cotton and wife, Mary E. Cotton recorded in Instrument number 96-R0065195, Real Property Records, Denton County, Texas and being more fully described by metes and bounds as follows;

- BEGINNING at the most Northerly corner of said Lot 18 and also being the most Westerly corner of Lot 19 of said Shadylane Estates and being in the Southeasterly line of Touador Lane;
- THENCE along the common line of said Lots 18 and 19, South 55 degrees 32 minutes 09 seconds East, 467.05 feet to a 1/2 inch iron rod found at the most Easterly corner of said Lot 18 and the most Southerly corner of said Lot 19;
- THENCE South 37 degrees 51 minutes 56 seconds West, 326.69 feet to a 1/2 inch iron rod found and being in the North line of Truax Circle;
- THENCE along said North line and along a curve to the left whose long chord bears, South 80 degrees 50 minutes 35 seconds West, 28.18 feet and whose radius is 50.00 feet and an arc length of 28.57 feet to a 1/2 inch iron rod found;
- THENCE along the Northeasterly line of said Truax Circle and along a curve to the right whose long chord bears, North 47 degrees 31 minutes 48 seconds West, 250.32 feet and whose radius is 357.90 feet and an arc length of 255.73 feet to a 3/8 inch iron rod found at the P. T. of said curve;
- THENCE continuing along said Northeasterly line, North 28 degrees 53 minutes 39 seconds West, 269.97 feet to a 1/2 inch iron rod found in the Southeasterly line of said Touador Lane;
- THENCE along said Southeasterly line and along a curve to the left whose long chord bears, North 52 degrees 32 minutes 54 seconds East, 199.49 feet and whose radius is 896.38 feet and an arc length of 199.90 feet to the PLACE OF BEGINNING and containing 3.41 acres of land more or less;

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT THE PROPERTY OWNER, DON W. COTTON, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT DOES HEREBY ADOPT THIS REPLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS SHADYLANE ESTATES, AN ADDITION IN 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.

DON W. COTTON _____ DATE _____

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DON W. COTTON, 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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS _____ DAY OF _____, 2016.

NOTARY PUBLIC, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES _____

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF DENTON

I, KENNETH A. ZOLLINGER, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND AND THAT THE MONUMENTS SHOWN HEREON WERE FOUND OR PLACED WITH A CAPPED 1/2" IRON RODS STAMPED "KAZ" UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH, DENTON COUNTY, TEXAS.

KENNETH A. ZOLLINGER, R.P.L.S. # 5312 _____ DATE _____

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KENNETH A. ZOLLINGER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS _____ DAY OF _____, 2016.

NOTARY PUBLIC, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES _____

UTILITY CERTIFICATE

CITY OF ARGYLE WATER SUPPLY CORP. _____

FRONTIER COMMUNICATIONS _____

COSERVE ELECTRIC _____

THE PURPOSE OF THIS REPLAT IS TO CREATE 2 RESIDENTIAL LOTS FROM A PREVIOUSLY PLATTED LOT.

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

BY: _____ DATE _____
COUNTY JUDGE



1720 WESTMINSTER
DENTON, TX 76205
(940) 382-3446
JOB NUMBER: 160273-RP
DRAWN BY: TK
DATE: 9-14-2016
R.P.L.S.
KENNETH A. ZOLLINGER

**REPLAT
LOTS 18R1 & 18R2, BLOCK A
SHADYLANE ESTATES ADDITION**

BEING 3.42 ACRES IN THE WILLIAM GIBSON SURVEY, ABSTRACT NUMBER 460, IN THE EXTRATERRITORIAL JURISDICTION DIVISION 2 OF THE CITY OF DENTON, DENTON COUNTY, TEXAS