



**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 8, 2016  
9:00 A.M.**



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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:**
  - None
- 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:**
  - Infrastructure Development Plan for Woodhaven Mobile Home Park – Phase 2.
- VI. Adjournment.**



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS, Woodhaven MHC, Ltd. and Silver Dome Land Partners are the owners of a 62.7530 acre tract of land situated in the T.H. Living Survey, Abstract No. 729, Denton County, Texas; said tract being all of that certain tract of land described in Special Warranty Deed With Vendor's Lien to Woodhaven MHC, Ltd. recorded in County Clerk's File No. 2006-124543 of the Deed Records of Denton County, Texas and all of that certain tract of land described in Special Warranty Deed to Silver Dome Land Partners recorded in County Clerk's File No. 2006-124547 of the said Deed Records; said 62.7530 acre tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod with "Pogue Eng & Dev" cap set for corner in the north right-of-way line of Silver Dome Road; said point also being the most southerly southeast corner of said Silver Dome Land Partners tract and the southwest corner of that certain tract of land described in Oweley Deed to Roger Dean Williams recorded in Volume 5093, Page 2804 of the said Deed Records;

THENCE, along the said north line of Silver Dome Road, the south line of said Silver Dome Land Partners tract and the south line of said Woodhaven MHC tract, the following two (2) calls:

North 87 degrees, 54 minutes, 12 seconds West, at a distance of 687.93 feet passing the most southerly southwest corner of said Silver Dome Land Partners tract and the most southerly southeast corner of said Woodhaven MHC tract, continuing in all a total distance of 708.38 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap set at an angle point;

North 87 degrees, 54 minutes, 04 seconds West, a distance of 480.95 feet to a fence post found for corner; said point also being the most southerly southwest corner of said Woodhaven MHC tract and the southeast corner of that certain tract of land described in Warranty Deed to CanAm Car Wash, Ltd. recorded in County Clerk's File No. 2011-78439 of the said Deed Records;

THENCE, departing the said north line of Silver Dome Road and said south line of Woodhaven MHC tract and along the common line between said Woodhaven MHC tract and said CanAm Car Wash tract, the following three (3) calls:

North 00 degrees, 29 minutes, 45 seconds East, a distance of 307.69 feet to a fence corner post found for re-entrant corner; said point also being a re-entrant corner of said Woodhaven MHC tract and the most southerly northeast corner of said CanAm Car Wash tract;

North 87 degrees, 57 minutes, 41 seconds West, a distance of 62.07 feet to a fence corner post found for corner; said point also being the most northerly southwest corner of said Woodhaven MHC tract and a re-entrant corner of said CanAm Car Wash tract;

North 02 degrees, 03 minutes, 15 seconds East, a distance of 279.02 feet to a fence post found at an angle point;

THENCE, North 02 degrees, 57 minutes, 58 seconds East, along the common line between said Woodhaven MHC tract and that certain tract of land described in Warranty Deed to Paula Clair Davis recorded in County Clerk's File No. 2010-125228 of the said Deed Records, a distance of 419.41 feet to a fence post found at an angle point; said point also being the southeast corner of that certain tract of land described as Tract 2 in Warranty Deed With Vendor's Lien to Jody A. Payne and James C. Payne, Sr. recorded in County Clerk's File No. 98-R0034059 of the said Deed Records;

THENCE, North 01 degrees, 59 minutes, 01 seconds East, along the common line between said Woodhaven MHC tract and said Tract 2, at a distance of 319.85 feet passing the northeast corner of said Tract 1 and the southeast corner of that certain tract of land described as Tract 1 in said deed to Jody A. Payne and James C. Payne, Sr., continuing along the common line between said Woodhaven MHC tract and said Tract 1, at the distance of 512.62 feet passing the southeast corner of that certain tract of land described in Affidavit Of Heirship to Eiste R. Payne recorded in County Clerk's File No. 2005-16514 of the said Deed Records, continuing along the common line between said Woodhaven MHC tract and said Payne tract, in all a total distance of 640.51 feet to a 1/2-inch iron rod found at an angle point; said point also being the northeast corner of said Payne tract and the southeast corner of that certain tract of land described in General Warranty deed With Vendor's Lien to Roxane E. Clark recorded in County Clerk's File No. 2004-106180 of the said Deed Records;

THENCE, North 02 degrees, 07 minutes, 44 seconds East, along the common line between said Woodhaven MHC tract and said Clark tract, at a distance of 127.77 feet passing the northeast corner of said Clark tract, continuing along the common line between said Woodhaven MHC tract and that certain tract of land described in Special Warranty Deed With Retained Life Estate to Kathryn Lea McWilliams recorded in County Clerk's File No. 2011-15798 of the said Deed Records, continuing at a distance of 171.07 feet passing the southeast corner of that certain tract of land described in Special Warranty Deed With Vendor's Lien to Anthony Lebsack and Elizabeth Ann Lebsack recorded in County Clerk's File No. 2007-111092 of the said Deed Records, continuing in all a total distance of 506.09 feet to a fence corner post found at an angle point; said point also being the northeast corner of said Lebsack tract and the southeast corner of that certain tract of land described as Tract No. 1 in Warranty Deed to Michael C. Murdock, Trustee recorded in County Clerk's File No. 2008-115149 of the said Deed Records;

THENCE, North 02 degrees, 43 minutes, 53 seconds East, along the common line between said Woodhaven MHC tract and said Tract No. 1, at a distance of 100.03 feet passing the northeast corner of said Tract No. 1 and the southeast corner of that certain tract of land described in Warranty Deed to Timothy Sell recorded in County Clerk's File No. 2003-R0119725 of the said Deed Records, continuing along the common line between said Woodhaven MHC tract and Sell tract, in all a total distance of 199.78 feet to a 1/2-inch iron rod found at an angle point; said point also being the northeast corner of said Sell tract and the southeast corner of that certain tract of land described in Special Warranty Deed With Vendor's Lien to Stiles V. Christner II and Lauren A. Christner recorded in County Clerk's File No. 2014-7333 of the said Deed Records;

THENCE, North 03 degrees, 10 minutes, 11 seconds East, along the common line between said Woodhaven MHC tract and said Christner tract, at a distance of 130.12 feet to a 1/2-inch iron rod found for corner in the south line of Lot 3, Block A, Coyote Point Addition, an addition to the Denton County, Texas according to the plat recorded in Cabinet Y, Page 574 of the Plat Records of Denton County, Texas; said point also being the northwest corner of said Woodhaven MHC tract and the northeast corner of said Christner tract;

THENCE, South 88 degrees, 46 minutes, 15 seconds East, departing the said common line between Woodhaven MHC tract and Christner tract and along the common line between said Woodhaven MHC tract and said Lot 3, Block A, at a distance of 152.51 feet passing the southeast corner of said Lot 3, Block A and the southwest corner of Lot 2, Block A of said Coyote Point Addition, continuing along the common line between said Woodhaven MHC tract and Lot 2, Block A, in all a total distance of 373.98 feet to a 1/2-inch iron rod found at an angle point; said point also being the southeast corner of said Lot 2, Block A and the southwest corner of that certain tract of land described in General Warranty Deed to Todd Judy and Louise Judy recorded in Volume 5150, Page 1874 of the said Deed Records;

THENCE, South 88 degrees, 34 minutes, 24 seconds East, along the common line between said Woodhaven MHC tract and said Judy tract, a distance of 454.29 feet to a 1/2-inch iron rod found at angle point; said point also being the southwest corner of that certain tract of land described in Warranty Deed to Charles Reid Ferring and Elizabeth Dunlop Ferring recorded in County Clerk's File No. 2014-11338 of the said Deed Records;

THENCE, South 88 degrees, 19 minutes, 53 seconds East, along the common line between said Woodhaven MHC tract and said Ferring tract, at a distance of 24.94 feet passing the southeast corner of said Ferring tract and the southwest corner of that certain tract of land described in Deed to Charles A. Reid et ux recorded in Volume 542, Page 235 of the said Deed Records, continuing along the common line between said Woodhaven MHC tract and said Reid tract, in all a total distance of 217.64 feet to a fence corner post found for corner; said point also being the most northerly northeast corner of said Woodhaven MHC tract and the most northerly northwest corner of that certain tract of land described in Warranty Deed to Kimberly Sue Webb recorded in County Clerk's File No. 2013-45851 of the said Deed Records;

THENCE, South 01 degrees, 27 minutes, 38 seconds West, departing the said common line between Woodhaven MHC tract and Reid tract and along the common line between said Woodhaven MHC tract and said Webb tract, at a distance of 568.91 feet passing the most northerly southwest corner of said Webb tract and the northwest corner of that certain tract of land described in Warranty Deed to Randy P. Webb recorded in County Clerk's File No. 94-R0037094 of the said Deed Records, continuing along the common line between said Woodhaven MHC tract and said Randy P. Webb tract, at a distance of 720.71 feet passing the southwest corner of said Randy P. Webb tract and the most southerly northwest corner of the first referenced Webb tract, continuing along the said common line between Woodhaven MHC tract and the first referenced Webb tract, at a distance of 858.00 feet passing the most southerly southwest corner of the first referenced Webb tract and the northwest corner of that certain tract of land described in Deed to M.L. Grimes, et ux recorded in Volume 510, Page 71 of the said Deed Records, continuing along the common line between said Woodhaven MHC tract and said Grimes tract, in all a total distance of 961.18 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap set at an angle point; said point also being the most northerly southeast corner of said Woodhaven MHC tract and the most northerly northeast corner of said Silver Dome Land Partners tract;

THENCE, along the common line between said Silver Dome Land Partners tract and said Grimes tract, the following two (2) calls:

South 01 degrees, 27 minutes, 38 seconds West, a distance of 24.69 feet to a fence corner post found for re-entrant corner; said point also being the southwest corner of said Grimes tract and a re-entrant corner of said Silver Dome Land Partners tract;

South 88 degrees, 43 minutes, 32 seconds East, a distance of 931.69 feet to a 1/2-inch iron rod found for corner in the west right-of-way line of Cooper Creek Road; said point also being the most easterly northeast corner of said Silver Dome Land Partners tract and the southeast corner of said Grimes tract;

THENCE, South 00 degrees, 01 minutes, 34 seconds East, departing the said common line between Silver Dome Land Partners tract and Grimes tract and along the said west line of Cooper Creek Road and an east line of said Silver Dome Land Partners tract, a distance of 48.39 feet to a 1/2-inch iron rod found for corner; said point also being the most easterly southeast corner of said Silver Dome Land Partners tract and the northeast corner of that certain tract of land described in Deed to Alden E. Birdsons, et ux recorded in Volume 1471, Page 728 of the said Deed Records;

THENCE, departing the said west line of Cooper Creek Road and said east line of Silver Dome Land Partners tract and along the common line between said Silver Dome Land Partners tract and said Birdsons tract, the following three (3) calls:

North 88 degrees, 51 minutes, 09 seconds West, a distance of 1062.30 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap set at an angle point;

North 89 degrees, 15 minutes, 43 seconds West, a distance of 100.62 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap set for re-entrant corner; said point also being a re-entrant corner of said Silver Dome Land Partners tract and the northwest corner of said Birdsons tract;

South 01 degrees, 07 minutes, 56 seconds West, at a distance of 187.25 feet passing the southwest corner of said Birdsons tract and the northwest corner of that certain tract of land described in Deed to Alden E. Birdsons, et ux recorded in Volume 585, Page 568 of the said Deed Records, continuing along the common line between said Silver Dome Land Partners tract and the second referenced Birdsons tract, at a distance of 280.03 feet passing the southwest corner of the second referenced Birdsons tract and the northwest corner of that certain tract of land described as Tract 1 in General Warranty Deed to Boyd Connolly and Sheila Connolly recorded in County Clerk's File No. 2006-65132 of the said Deed Records, continuing along the common line between said Silver Dome Land Partners tract and said Connolly tract, at the distance of 373.46 feet passing the southwest corner of said Connolly tract and northwest corner of that certain tract of land described in Deed to Allen Lublers recorded in Volume 1107, Page 283 of the said Deed Records, continuing along the common line between said Silver Dome Land Partners tract and said Lublers tract, in all a total distance of 531.14 feet to a fence corner post found for re-entrant corner; said point also being the re-entrant corner of said Silver Dome Land Partners tract;

THENCE, North 89 degrees, 13 minutes, 10 seconds East, continuing along the said common line between Silver Dome Land Partners tract and Lublers tract, a distance of 148.25 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap set at an angle point;

THENCE, South 83 degrees, 47 minutes, 07 seconds East, continuing along the said common line between Silver Dome Land Partners tract and Lublers tract, a distance of 287.05 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap set for corner; said point also being the most southerly northeast corner of said Silver Dome Land Partners tract and the northwest corner of that certain tract of land described in General Warranty Deed (With Third Party Vendor's Lien) to Rodney J. Hess and Lucinda H. Hess recorded in County Clerk's File No. 2008-64041 of the said Deed Records;

THENCE, South 03 degrees, 28 minutes, 34 seconds West, departing the said common line between Silver Dome Land Partners tract and Lublers tract and along the common line between said Silver Dome Land Partners tract and said Hess tract, a distance of 284.66 feet to a 3/8-inch iron rod found at an angle point; said point also being the southwest corner of said Hess tract and the northwest corner of said Williams tract;

THENCE, South 03 degrees, 21 minutes, 11 seconds West, along the common line between said Silver Dome Land Partners tract and said Williams tract, a distance of 625.53 feet to the POINT OF BEGINNING;

CONTAINING, 2,733,522 square feet or 62.7530 acres of land, more or less.

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF DENTON

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, We, Woodhaven MHC, Ltd. and Silver Dome Land Partners do hereby adopt this plat designating the hereinabove described property as WOODHAVEN MHC ADDITION, BLOCK A, LOT 1, an addition to the Denton County, Texas, and do hereby dedicate to the public use forever the streets right-of-way and public easements shown hereon.

WITNESS MY HAND at \_\_\_\_\_, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

By: Woodhaven MHC, Ltd. By: Silver Dome Land Partners

NAME \_\_\_\_\_ NAME \_\_\_\_\_

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared \_\_\_\_\_, authorized representative of Woodhaven MHC, Ltd, authorized to do business in the State of Texas.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Notary Public in and for the State of Texas \_\_\_\_\_

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared \_\_\_\_\_, authorized representative of Silver Dome Land Partners, authorized to do business in the State of Texas.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Notary Public in and for the State of Texas \_\_\_\_\_

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Roman L. Groysman, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the Denton County, Texas.

PRELIMINARY

RELEASED 07/22/16 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

Roman L. Groysman, Registered Professional Land Surveyor No. 5864



STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Roman L. Groysman, 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 consideration therein expressed and in the capacity therein stated.

WITNESS MY HAND at \_\_\_\_\_, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Notary Public in and for the State of Texas. \_\_\_\_\_

FINAL PLAT
SILVER DOME MHP ADDITION
62.7530 ACRE TRACT

BEING OUT OF THE
T.H. LIVING SURVEY, ABSTRACT No. 729
DENTON COUNTY, TEXAS
SHEET 2 OF 2

Table with 2 columns: OWNER, PREPARED, SURVEYED, SCALE, W NUMBER, DRAWN BY, CHECKED BY. Includes details for Silver Dome Land Partners and Pogue Engineering & Development Company, Inc.