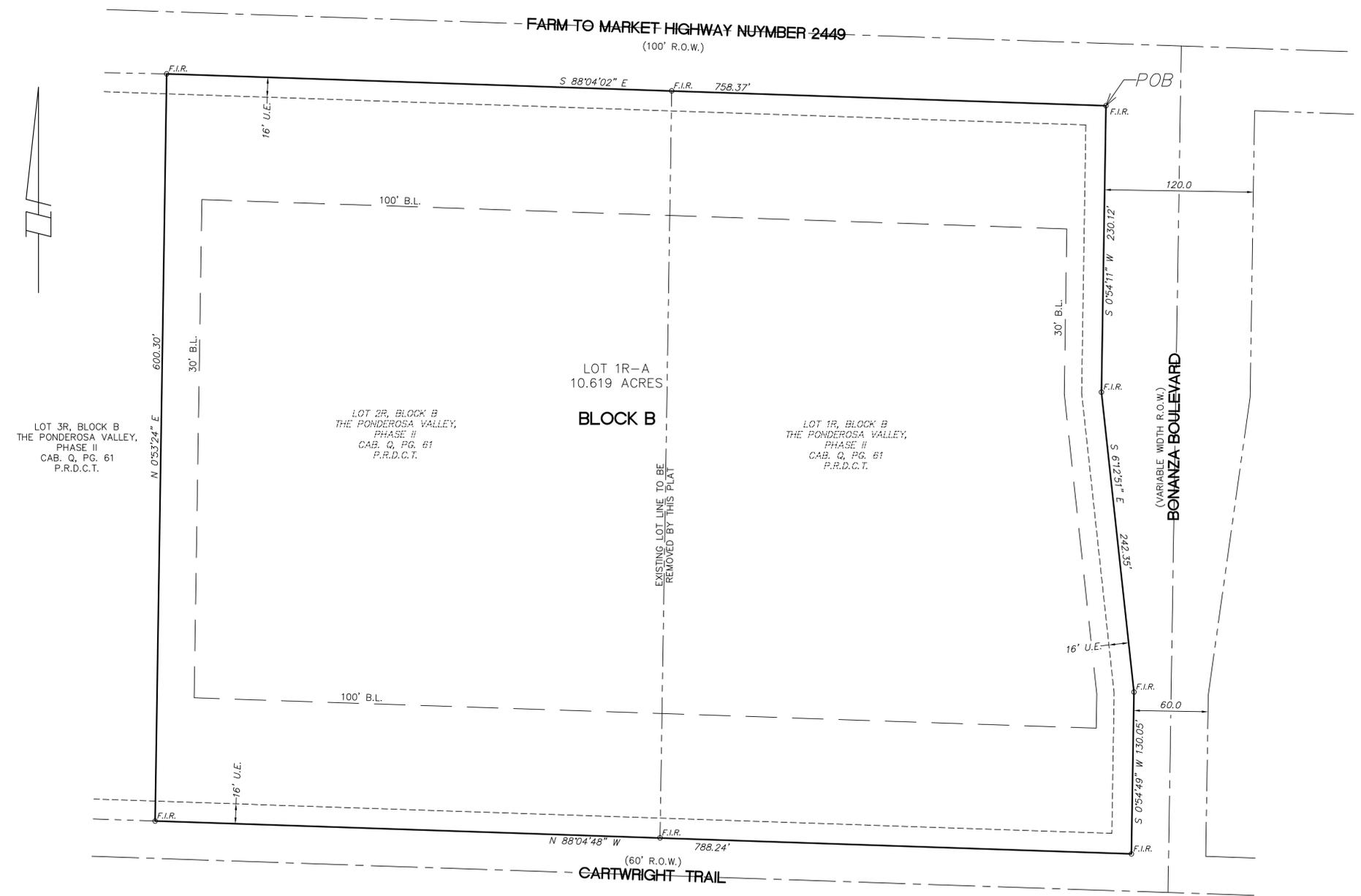


**Notice of Public Meeting**  
**Denton County Development Support Committee**  
**Mary and Jim Horn Government Center**  
**Public Works Conference Room**  
**1505 East McKinney Street, Ste. 176**  
**Denton, TX 76209**  
**April 28, 2016**  
**9:00 A.M.**

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 II – Replat (Block B, Lot 1R & 2R – 10.619 acres)**  
**Precinct #4**
- III. Adjournment

FARM-TO MARKET HIGHWAY NUMBER 2449  
(100' R.O.W.)



OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS  
COUNTY OF DENTON; WHEREAS WE, Jody Lopez and Elizabeth Lopez are the owners of that certain lot, tract, or parcel of land situated in the M. Lacy Survey Abstract Number 726 in Denton County, Texas, being all of Lots 1R and 2R, Block B, of Ponderosa Valley Phase II, an addition to Denton County, Texas according to the replat thereof recorded in Cabinet Q, Page 61, Plat Records, Denton County, Texas and being more particularly described as follows:  
BEGINNING at an iron rod found for corner in the south line of Farm-to-Market Highway Number 2449, a public roadway having a right-of-way of 100.0 feet and in the west line of Bonanza Boulevard, a public roadway having a variable width right-of-way;  
THENCE S 00° 54' 11" W, 230.12 feet with the west line of said Bonanza Boulevard to an iron rod found for corner;  
THENCE S 06° 12' 51" E, 242.35 feet with said west line of said Bonanza Boulevard to an iron rod found for corner;  
THENCE S 00° 54' 49" W, 130.05 feet with said west line of said Bonanza Boulevard to an iron rod found for corner in the north line of Cartwright Trail, a public roadway having a right-of-way of 60.0 feet;  
THENCE N 88° 04' 48" W, 788.24 feet with said north line of said Cartwright Trail to an iron rod found for corner, said point being the southeast corner of Lot 3R in said Block B of said Ponderosa Valley Phase II;  
THENCE N 00° 53' 24" E, 600.30 feet with the east line of said Lot 3R to an iron rod found for corner in said south line of said Farm-to-Market Highway;  
THENCE S 88° 04' 02" E, 758.37 feet with said south line of said Farm-to-Market Highway to the PLACE OF BEGINNING and containing 10.619 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT We, the aforesaid do hereby adopt this plat designating the herein above tract as LOT 1R-A, BLOCK B, PONDEROSA VALLEY PHASE II, Amending Lots 1R and 2R, Block B of Ponderosa Valley Phase II, an addition to Denton County, Texas, and do hereby dedicate to the public use forever all utility easements, drainage easements, and streets as shown hereon. All and any public utilities shall have the full right to remove and keep removed all growths which may endanger or interfere with the construction, maintenance, or efficiency of its respective system on the utility easement for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at anytime of procuring the permission of anyone.  
WITNESS MY HAND this \_\_\_\_ day of \_\_\_\_\_, 2016

Jody Lopez  
STATE OF TEXAS  
COUNTY OF DENTON:  
This instrument was acknowledged before me on \_\_\_\_\_, 2016 by Jody Lopez.

NOTARY PUBLIC  
STATE OF TEXAS  
My commission expires \_\_\_\_\_  
WITNESS MY HAND this \_\_\_\_ day of \_\_\_\_\_, 2016

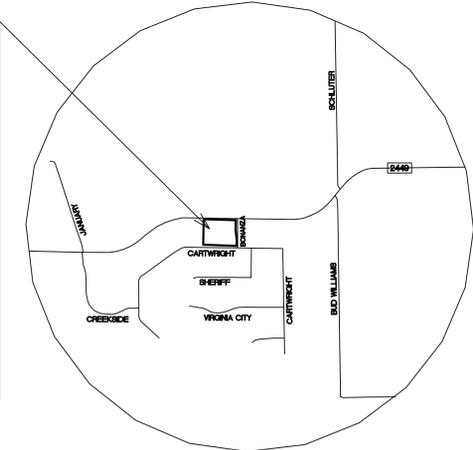
Elizabeth Lopez  
STATE OF TEXAS  
COUNTY OF DENTON:  
This instrument was acknowledged before me on \_\_\_\_\_, 2016 by Elizabeth Lopez.

NOTARY PUBLIC  
STATE OF TEXAS  
My commission expires \_\_\_\_\_

CERTIFICATE OF SURVEYOR  
I, the undersigned, a registered professional land surveyor in the State of Texas, do 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.

Jerald D. Yensan  
Registered Professional Land Surveyor No. 4561

PROJECT LOCATION



VICINITY MAP  
SCALE 1" = 2000'

NOTES:

- Sanitary Sewer is handled by facilities approved by the Denton County Health Department.
- 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 construction of 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.
- Construction not complete within two years of the Commissioners Court approval shall be subject to current Subdivision Rules and Regulations.
- A driveway culvert permit must be obtained from 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 showing that no rise to the Base Flood Elevation (BFE) 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 one foot above the 100-year flood elevation.
- There are no restrictions on this property.
- 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 do not constitute acceptance of same for maintenance purposes by Denton County.
- Any 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.

LEGEND

- P.U.E. = PUBLIC UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- S.Y.S.L. = SIDE YARD SETBACK LINE
- B.L. = BUILDING LINE
- R.Y.S.L. = REAR YARD SETBACK LINE
- C/W = CONCRETE SIDEWALK
- W/V = WATER VALVE
- W/M = WATER METER
- F.I.R. = FOUND IRON ROD
- S.I.R. = SET IRON ROD
- P.P. = POWER POLE
- L.P. = LIGHT POLE
- I.C.V. = IRRIGATION CONTROL VALVE
- F.O.C. = FIBER OPTIC CABLE
- T.C.B. = TRAFFIC CONTROL BOX
- C/O = SANITARY SEWER CLEANOUT
- E.B. = ELECTRIC BOX
- TEL. PED. = TELEPHONE BOX
- F.H. = FIRE HYDRANT
- STM MH = STORM SEWER MANHOLE

NOTE: PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.



Water service is provided by:

Bolivar Water Supply Corporation  
4151 F.M. 455 West  
Sanger, Texas  
(940) 458-3931

Electric service is provided by:

Coserv  
7701 S. Stemmons  
Corinth, Texas 76210  
(940) 274-4014

Telephone service is provided by:

Centurylink  
450 Main Street  
Lake Dallas, Texas 75065  
(940) 321-1900

CERTIFICATE OF APPROVAL  
Approved this \_\_\_\_\_ day of \_\_\_\_\_ A. D. 2016  
By the Commissioners Court, County of Denton  
\_\_\_\_\_  
County Judge

AMENDING PLAT  
LOT 1R-A, BLOCK B OF THE PONDEROSA VALLEY, PHASE II  
AMENDING LOTS 1R AND 2R, BLOCK B OF  
THE PONDEROSA VALLEY, PHASE II  
BEING 10.619 ACRES IN THE M. LACY SURVEY A-726  
DENTON COUNTY, TEXAS

4238 I-35 NORTH  
DENTON, TEXAS 76207  
(940) 382-4016  
LANDMARK SURVEYORS, L.L.C. FAX (940) 387-9784  
TX FIRM REGISTRATION NO. 10098600  
DRAWN BY: BTH SCALE: 1"=50' DATE: 14 APRIL, 2016 JOB NO: 163630

OWNER/DEVELOPER  
JODY LOPEZ  
ELIZABETH LOPEZ  
12610 CARTWRIGHT TRAIL  
PONDER, TX 76259  
(817-) 773-2005

SURVEYOR  
LANDMARK SURVEYORS  
4238 I-35 N  
DENTON, TEXAS 76207  
(940) 382-4016