Denton County
Development Support Committee
Regular Meeting Minutes

Mary and Jim Horn Government Center
1505 East McKinney Street
Suite 176
Denton, TX 76209

July 28, 2016

Committee Members Present	**Title**	**Department**
Terri Crabtree, CFM	Planning Manager	Public Works
Stephen Belknap, CFM	Engineer-in-Training	Public Works
Leslie Freeman	Environmental Coordinator	Health Department/Environmental
Brad Sebastian	Fire Marshall	Fire Marshall
Committee Members Absent	**Title**	**Department**
None		
Staff Members Present	**Title**	**Department**
Gary Cook, CFM	Planning Coordinator	Public Works
Claire Yancey	Civil Attorney II	District Attorney

Gary Cook called the session to order at 8:59am am

I. Consider, discuss, approve and/or take any appropriate action on amending plats.

- **Timberlake Trails – Replat (Lots 4R & 5R – 10.002 acres) Precinct #1**

After some discussion, Stephen Belknap made a motion to approve.
Leslie Freeman seconded the motion. Motion passed unanimously 4-0.

II. Adjournment. 9:05 am

Denton County
Department of Public Works
Planning Division
1505 East McKinney Street, Suite 175 – Denton, Texas 76209
940.349.2990 phone – 940.349.2991 fax
www.dentoncounty.com

DEVELOPMENT REVIEW COMMITTEE

SIGN IN SHEET

MEETING DATE: **July 28, 2016**

TIME OF MEETING: 8 59

TIME MEETING ADJOURNED: 9 05

NAME AND CONTACT INFORMATION (E-MAIL OR PHONE)

1. Terri Crabtree - Planning 2990
2. Brad Sebastian - DCES 4349
3. Claire Yancey Civil DA 2755
4. Carole Ott Environmental 2920
5. Stephen Belknap PW 2998
6. GARY COOK 2993
7. [illegible] 2920
8.
9.
10.

VICINITY MAP

SCALE 1"= 2000'

GENERAL NOTES

1. 1/2 INCH IRON PINS SET OR FOUND AT ALL CORNERS.

2. 2 LOTS FOR RESIDENTIAL USE.

3. THESE PROPERTIES ARE LOCATED WITHIN THE LAKE RAY ROBERTS LAND USE ORDINANCE JURISDICTION AND ARE SUBJECT TO THE ORDINANCE. THIS PROPERTY IS ZONED R-2 AND R-5.

4. 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.

5. SANITARY SEWER TO BE HANDLED BY PRIVATE FACILITIES AS APPROVED UPON APPLICATION TO THE DENTON COUNTY HEALTH DEPARTMENT.

6. BEARINGS ARE BASED ON GPS OBSERVATIONS USING THE TEXAS STATE PLANE COORDINATE SYSTEM (NAD 83) NORTH CENTRAL TEXAS ZONE.

7. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS WITHIN ZONE "X". AREAS DETERMINED TO BE OUTSIDE OF A DESIGNATED 100 YEAR OR 500 YEAR FLOOD PLAIN, AS SHOWN BY FIRM MAP COMMUNITY-PANEL NUMBERS 48121C0115G, 48121C0235G, 48121C0250G AND 48121C0095G, DATED APRIL 18, 2011. NO SURVEYING WAS PERFORMED TO DETERMINE THIS FLOOD ZONE.

8. 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 MAINTENANCE PURPOSES BY DENTON COUNTY.

9. 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.

10. BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN SURFACE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTING THE FLOODWAY IS PROHIBITED.

11. DENTON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.

12. 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.

13. CONSTRUCTION NOT COMPLETE WITHIN TWO YEARS OF THE COMMISSIONERS COURT APPROVAL SHALL BE SUBJECT TO CURRENT COUNTY SUBDIVISION RULES AND REGULATIONS.

14. A DRIVEWAY CULVERT PERMIT MUST BE OBTAINED FROM THE DENTON COUNTY 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.

15. 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 ELEVATION SHALL BE A MINIMUM OF TWO FEET ABOVE THE 100-YEAR FLOOD ELEVATION.

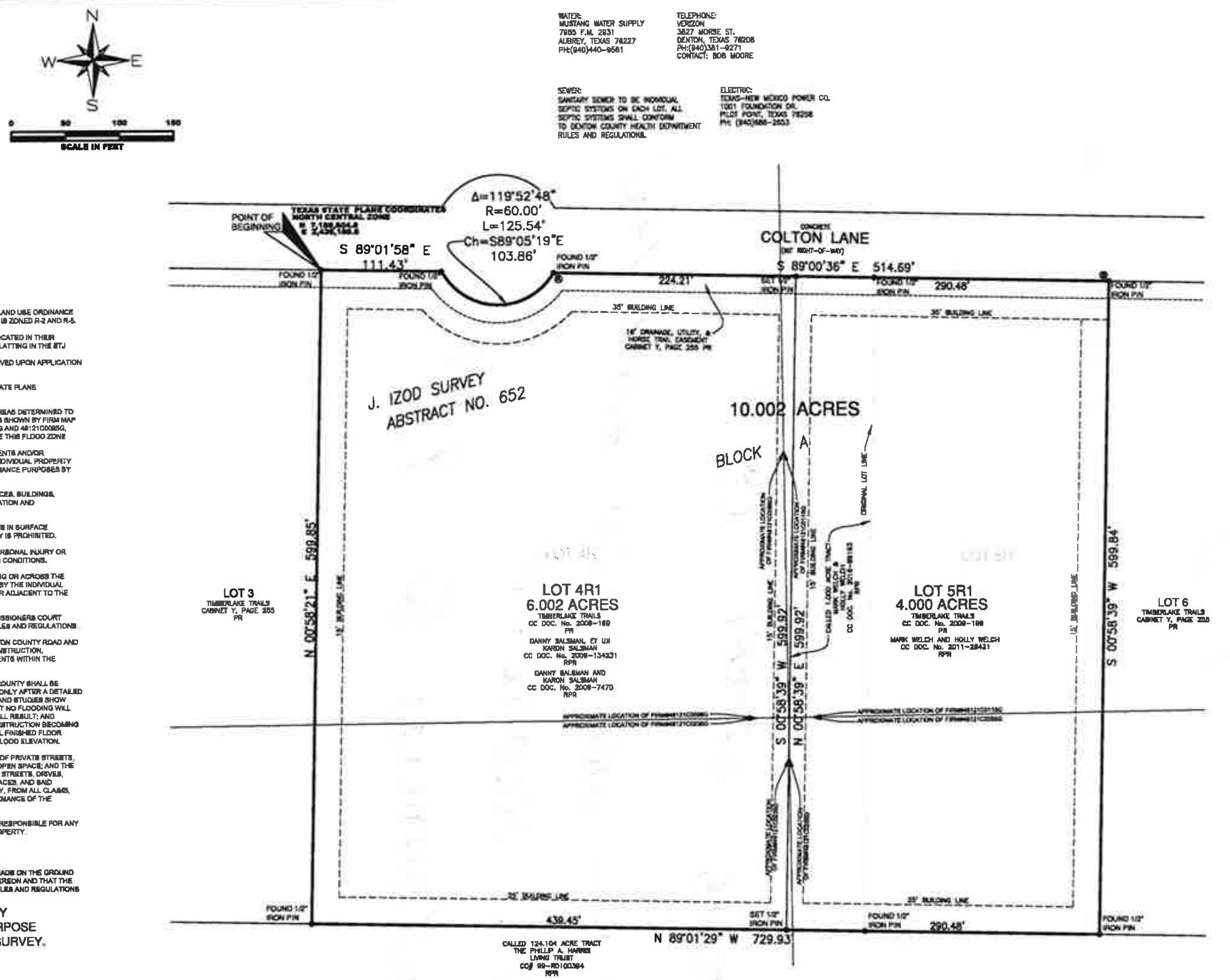
16. DENTON COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACE; AND THE OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES, AND SAID 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.

17. THE HOMEOWNERS ASSOCIATION (NOT DENTON COUNTY) WILL BE RESPONSIBLE FOR ANY OFF-SITE DRAINAGE AND/OR DETENTION PONDS ON THE SUBJECT PROPERTY.

SURVEYORS CERTIFICATE

THAT I, BRAD G. SHELTON DO HEREBY CERTIFY THAT A SURVEY WAS MADE ON THE GROUND UNDER MY PERSONAL SUPERVISION OF THE PROPERTY DESCRIBED HEREON AND THAT THE IRON RODS WERE PLACED IN ACCORDANCE WITH THE SUBDIVISION RULES AND REGULATIONS OF DENTON COUNTY, TEXAS.

PRELIMINARY FOR REVIEW ONLY
NOT TO BE RECORDED FOR ANY PURPOSE
NOT TO BE RELIED UPON AS A FINAL SURVEY.



STATE OF TEXAS XX
COUNTY OF DENTON XX

WHEREAS WE, DANNY SALSMAN, KARON SALSMAN, MARK WELCH AND HOLLY WELCH, ARE THE OWNERS OF A CALLED 10.002 ACRE TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN J. IZOD SURVEY, ABSTRACT NUMBER 652, DENTON COUNTY, TEXAS, AND BEING ALL OF LOTS 4R AND 5R, BLOCK A, TIMBERLAKE TRAILS, AN ADDITION TO DENTON COUNTY, TEXAS, RECORDED IN COUNTY CLERK'S DOCUMENT NUMBER 2009-189, PLAT RECORDS, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON PIN FOUND AT THE NORTHWEST CORNER OF SAID LOT 4R AND THE NORTHEAST CORNER OF LOT 3, BLOCK A, TIMBERLAKE TRAILS, RECORDED IN CABINET Y, PAGE 255, PLAT RECORDS, DENTON COUNTY, TEXAS, SAID PIN ALSO BEING ON THE SOUTH LINE OF COLTON ROAD;

THENCE SOUTH 89 DEGREES 01 MINUTES 58 SECONDS EAST WITH THE NORTH LINE OF SAID LOT 4R AND THE SOUTH LINE OF COLTON LANE, A DISTANCE OF 111.43 FEET TO A 1/2 INCH IRON PIN FOUND ON THE NORTH LINE OF SAID LOT 4R AND THE SOUTH LINE OF COLTON LANE AND BEING THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 119 DEGREES 52 MINUTES 48 SECONDS, A RADIUS OF 60.00 FEET, AN ARC LENGTH OF 125.54 FEET, AND A CHORD BEARING SOUTH 89 DEGREES 05 MINUTES 19 SECONDS EAST, A DISTANCE OF 103.86 FEET TO A 1/2 INCH IRON PIN FOUND ON THE NORTH LINE OF SAID LOT 4R AND THE SOUTH LINE OF COLTON LANE;

THENCE SOUTH 89 DEGREES 00 MINUTES 36 SECONDS EAST WITH THE SOUTH LINE OF COLTON LANE, A DISTANCE OF 514.69 FEET TO A 1/2 INCH IRON PIN FOUND AT THE NORTHEAST CORNER OF SAID LOT 5R AND THE NORTHWEST CORNER OF LOT 6, BLOCK A, OF SAID TIMBERLAKE TRAILS (CAB. Y, PAGE 255);

THENCE SOUTH 00 DEGREES 58 MINUTES 39 SECONDS WEST WITH THE EAST LINE OF SAID LOT 5R AND THE EAST LINE OF SAID LOT 5, A DISTANCE OF 599.84 FEET TO A 1/2 INCH IRON PIN FOUND AT THE SOUTHEAST CORNER OF SAID LOT 5R AND THE SOUTHWEST CORNER OF SAID LOT 6, SAID PIN ALSO BEING ON THE NORTH LINE OF A CALLED 124.104 ACRE TRACT DESCRIBED IN A DEED TO THE PHILLIP A HARRIS LIVING TRUST, RECORDED UNDER COUNTY CLERK'S INSTRUMENT FILE NUMBER 99-R0100394, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

THENCE NORTH 89 DEGREES 01 MINUTES 29 SECONDS WEST WITH THE NORTH LINE OF SAID 124.104 ACRE TRACT, A DISTANCE OF 729.93 FEET TO A 1/2 INCH IRON PIN FOUND AT THE SOUTHWEST CORNER OF SAID LOT 4R AND THE SOUTHWEST CORNER OF SAID LOT 3;

THENCE NORTH 00 DEGREES 58 MINUTES 21 SECONDS EAST WITH THE WEST LINE OF SAID LOT 4R AND THE EAST LINE OF SAID LOT 3, A DISTANCE OF 599.85 FEET TO THE POINT OF BEGINNING AND CONTAINING IN ALL 10.002 ACRES OF LAND.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

THAT WE, DANNY SALSMAN, KARON SALSMAN, MARK WELCH AND HOLLY WELCH, DO HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOTS 4R1 AND 5R1, BLOCK A, TIMBERLAKE TRAILS, AN ADDITION TO DENTON COUNTY, TEXAS AND DO HEREBY DEDICATE TO PUBLIC USE FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON AS SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

____
DANNY SALSMAN

____
KARON SALSMAN

____
MARK WELCH

____
HOLLY WELCH

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED DANNY SALSMAN, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ________ DAY OF __________ 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED KARON SALSMAN, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ________ DAY OF __________ 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

LEGEND

CALL 811 AT LEAST 48 HOURS BEFORE DIGGING

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED HOLLY WELCH, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ________ DAY OF __________ 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED MARK WELCH, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ________ DAY OF __________ 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

REASON FOR THE REPLAT IS TO CREATE TWO LOTS FOR RESIDENTIAL USE.

PLAT IS APPROVED BY COMMISSIONERS COURT, DENTON COUNTY, TEXAS THIS ____ DAY OF ________ 2016.

BY: __________ COUNTY JUDGE DATE: ______

REPLAT OF LOTS 4R & 5R, BLOCK A TIMBERLAKE TRAILS

BEING 10.002 ACRES OUT OF THE J. IZOD SURVEY, ABSTRACT No. 652
DENTON COUNTY, TEXAS

FIRM NO. 10023300

DATE	REVISIONS
7/13/16	DENTON COUNTY COMMENTS ADDRESSED

DWN. JRH | SCALE 1"=50'
CKD. BGS | DATE 05/20/16

Metroplex Surveying, Inc.
223 W. HICKORY, DENTON, TEXAS 76201

OWNER:
MARK & HOLLY WELCH
7410 COLTON LANE
PILOT POINT TX. 76258
PH:(940)686-2089

OWNER:
DANNY & KARON SALSMAN
7400 COLTON LANE
PILOT POINT, TX. 76258

SURVEYOR:
BRAD G. SHELTON
223 W. HICKORY ST.
DENTON, TX. 76201
PH:(940)387-0506
FAX:(940)565-0436

SHEET 1 OF 1
JOB No. 37669