

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
January 15, 2015
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 final plat, replat and/or plans.
 - **Shepherd's Meadow Addition – Minor Plat (12.183 acres, Lot 1-3, Block A)**
- III. Adjournment

DEDICATION

WHEREAS RICHARD AND MARY KAY SHEPHERD ARE THE OWNERS OF THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE B.B.B. & C.R.R. CO. SURVEY, ABSTRACT NO. 169, DENTON COUNTY, TEXAS, AND BEING A PART OF A CALLED 160.01 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO RICHARD H. AND MARY KAY SHEPHERD, AS RECORDED IN DOCUMENT NUMBER 2014-44032, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" IRON ROD FOUND FOR CORNER, AT THE NORTHEAST CORNER OF SAID 160.01 ACRE TRACT DESCRIBED HEREIN AND THE NORTHWEST CORNER OF A CALLED 513.42 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO BUMB LTD, ET AL, AS RECORDED IN DOCUMENT NUMBER 02-52828, OF SAID PUBLIC RECORDS, AND IN THE SOUTH LINE OF RIEK ROAD, AN ASPHALT ROAD UNDER APPARENT PUBLIC USE

THENCE SOUTH 89 DEGREES 19 MINUTES 02 SECONDS WEST WITH THE NORTH LINE OF SAID 160.01 ACRE TRACT AND THE SOUTH LINE OF SAID RIEK ROAD PASSING AT A DISTANCE OF 60.27 FEET TO A 1/2 INCH IRON ROD FOUND, AND CONTINUING ON SAID COURSE A TOTAL DISTANCE OF 1211.10 FEET TO THE POINT OF BEGINNING, FROM WHICH THE NORTHWEST CORNER OF A CALLED 9.102 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO KATHRYN P. MENGER-PATTON AND MICHAEL A. CORLEY, AS RECORDED IN DOCUMENT NUMBER 2014-62608, OF SAID PUBLIC RECORDS, BEARS SOUTH 89 DEGREES 19 MINUTES 02 SECONDS WEST A DISTANCE OF 9.77 FEET;

THENCE SOUTH 00 DEGREES 40 MINUTES 58 SECONDS WEST A DISTANCE OF 809.11 FEET TO A 1/2 INCH IRON ROD SET FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 89 DEGREES 20 MINUTES 50 SECONDS A DISTANCE OF 655.89 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER;

THENCE NORTH 00 DEGREES 30 MINUTES 46 SECONDS WEST WITH THE WEST LINE OF THE HEREIN DESCRIBED TRACT PASSING AT A DISTANCE OF 797.14 FEET TO A 1/2 INCH IRON ROD SET FOR WITNESS AND CONTINUING ON SAID COURSE A TOTAL DISTANCE OF 809.45 FEET TO A POINT FOR CORNER IN A NORTH LINE OF SAID 160.01 ACRE TRACT AND IN THE SOUTH LINE OF SAID RIEK ROAD;

THENCE SOUTH 89 DEGREES 20 MINUTES 50 SECONDS EAST WITH THE NORTH LINE OF SAID 160.01 ACRE TRACT A DISTANCE OF 655.88 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.183 ACRES MORE OR LESS.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ROBERT & MARY KAY SHEPHERD, DO ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS SHEPHERD'S MEADOW ADDITION, DENTON COUNTY, TEXAS AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS RIGHTS-OF-WAY AND PUBLIC EASEMENTS SHOWN HEREON.

MARY KAY SHEPHERD DATE

STATE OF TEXAS COUNTY OF

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARY KAY SHEPHERD, 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 OFFICE THIS DAY OF 20

NOTARY PUBLIC, TEXAS

ROBERT SHEPHERD DATE

STATE OF TEXAS COUNTY OF

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERT SHEPHERD, 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 OFFICE THIS DAY OF 20

NOTARY PUBLIC, TEXAS

I, J.E. THOMPSON II, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY ON THE GROUND AND THAT ALL CORNERS ARE SET WITH 1/2" CAPPED IRON RODS OR FOUND AS INDICATED.

J.E. THOMPSON II R.P.L.S. TEXAS REGISTRATION NO. 4857

STATE OF TEXAS COUNTY OF

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED J.E. THOMPSON II, 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 OFFICE THIS DAY OF 20

NOTARY PUBLIC, TEXAS

FLOOD STATEMENT: I HAVE EXAMINED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR DENTON COUNTY, TEXAS, COMMUNITY NUMBER 48121C, EFFECTIVE DATE 4-18-11 AND THAT MAP INDICATES THAT THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AS SHOWN IN PANEL 0190 G OF SAID MAP & A PORTION OF THIS PROPERTY IS WITHIN "SHADED ZONE A THAT BASE FLOOD ELEVATION IS DETERMINED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

ERRORS: THE CLIENT OR CLIENT'S REPRESENTATIVES WILL HAVE 45 DAYS FROM THE DATE THE SURVEY WAS ISSUED TO CHANGE ANY MISPELLINGS OR ANY ERRORS ON THE SURVEY REPORT, AFTER THIS TIME HAS EXPIRED ALL PARTIES INVOLVED MUST ACCEPT THE SURVEY AS ISSUED.

NOTE: BEARING BASIS DERIVED FROM GPS OBSERVATIONS, TEXAS NORTH CENTRAL NAD 83, VERTICAL DATUM NAVD 83.

NOTE: WATER SERVICE TO BE PROVIDED BY PRIVATE WELLS.

NOTE: SANITARY SEWER TO BE HANDLED BY FACILITIES APPROVED BY THE DENTON COUNTY HEALTH DEPARTMENT.

NOTE: ELECTRIC SERVICE TO BE PROVIDED BY "COSERV", 7701 S. STEMMONS, CORINTH, TX 76210, PHONE (940) 270-6847.

NOTE: TELEPHONE SERVICE TO BE PROVIDED BY "CENTURYLINK", 303 E. WALNUT, DECATUR, TX 76234, PHONE (940) 627-8151.

NOTE: THIS PROPERTY IS NOT WITHIN THE ETJ OF ANY TOWN OR CITY.

NOTE: 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.

NOTE: NOTE: EXISTING IMPROVEMENTS AND EXISTING UTILITIES ARE NOT SHOWN.

NOTE: A DRIVEWAY CULVERT PERMIT MUST BE OBTAINED FROM THE DENTON COUNTY ROAD & 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.

NOTE: 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.

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

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

NOTE: 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.

NOTE: 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 CONSTRUCTION BECOMING A PARTY TO THE REQUEST, WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM ON 2 FEET ABOVE THE 100-YEAR FLOOD ELEVATION.

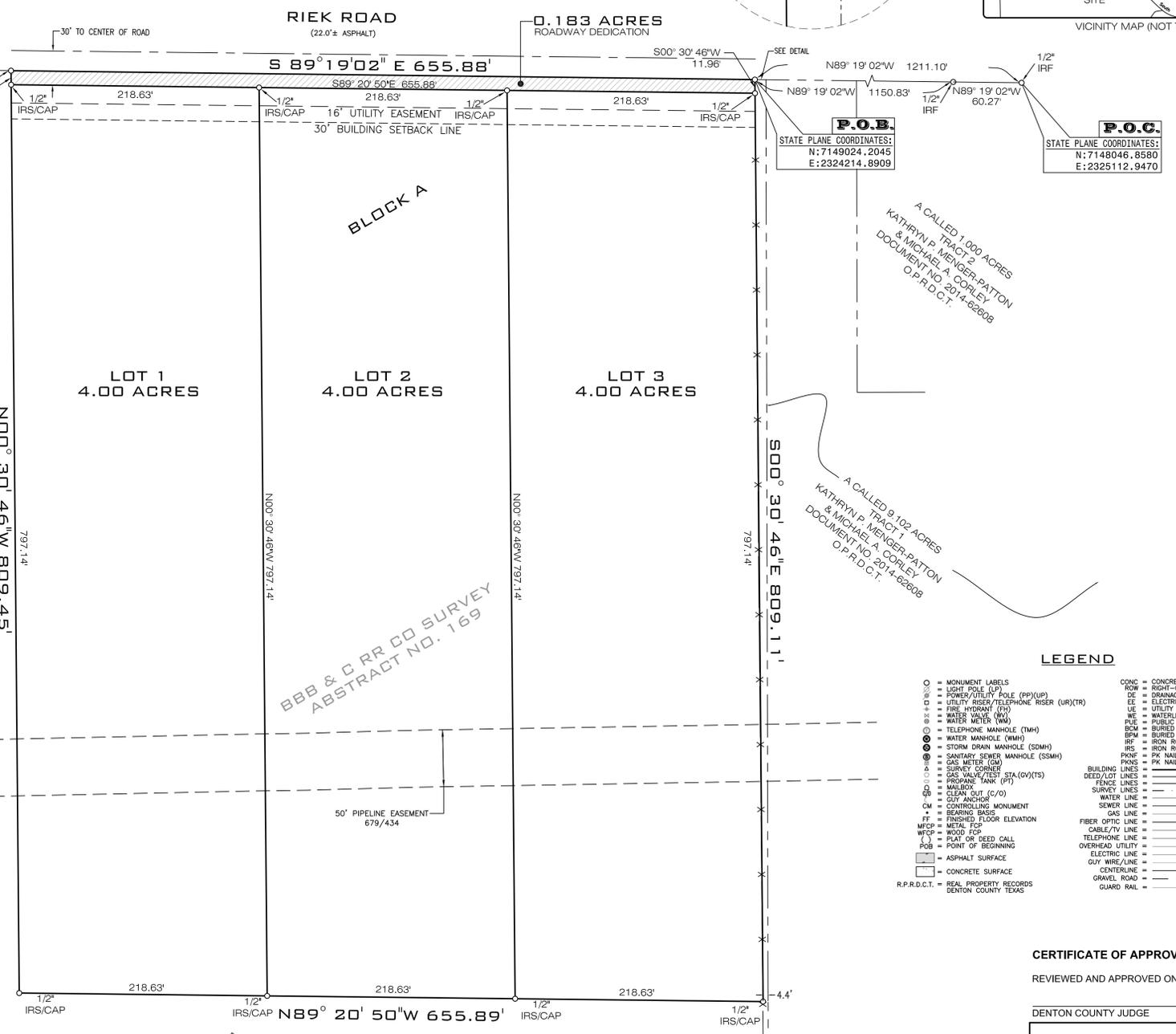
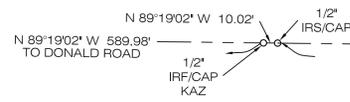
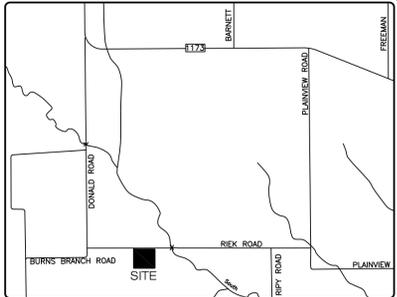
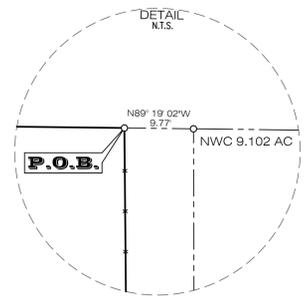
NOTE: CONSTRUCTION NOT COMPLETE WITHIN TWO YEARS OF THE COMMISSIONERS COURT APPROVAL SHALL BE SUBJECT TO CURRENT COUNTY SUBDIVISION RULES AND REGULATIONS.

NOTE: 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, AND 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 FOR IN THIS PARAGRAPH.



OWNER / DEVELOPER ROBERT & MARY KAY SHEPHERD 11861 RIEK RD. KRUM, TX 76249 940-453-0665

SURVEYOR JOHN E. THOMPSON, II ALL AMERICAN SURVEYING 211 N. COMMERCE ST. GAINESVILLE, TX 76240 940-665-9105



LEGEND

- Legend symbols and descriptions for monument labels, utility lines, easements, and other features.

CERTIFICATE OF APPROVAL

REVIEWED AND APPROVED ON 20

DENTON COUNTY JUDGE

MINOR PLAT LOTS 1-3, BLOCK A SHEPHERD'S MEADOW ADDITION BEING 12.183 ACRES B.B.B. & C. R.R. CO. SURVEY, ABSTRACT NO. 169, DENTON COUNTY, TEXAS

PLAT PREPARED 10-15-2014 PLAT REVISED 01-08-2015



APD A CALLED 160.01 ACRES RICHARD H. & MARY KAY SHEPHERD DOCUMENT NO. 2014-44032 O.P.R.D.C.T.

APD A CALLED 107.083 ACRES RICHARD H. & MARY KAY SHEPHERD DOCUMENT NO. 2014-44032 O.P.R.D.C.T.