



**Notice of Public Meeting**  
**Denton County Development Support Committee**  
**Morse Street Facility**  
**Via Videoconference**  
**3900 Morse Street, 2<sup>nd</sup> Floor, Denton, TX 76208**  
**January 11, 2023**  
**9:00 A.M.**



Effective March 16, 2020, Texas Governor Abbott suspended certain Open Meeting rules to allow telephonic or videoconference meetings of government bodies that are accessible to the public to decrease large groups of people from assembling. The suspension temporarily removes the requirement that government officials and members of the public be physically present at a meeting location. Development Services will hold the Development Support Committee (DSC) meetings via videoconference.

\*\*\* For information on how to watch or participate remotely from a computer or smartphone, visit <https://dentoncounty.gov/remote6> \*\*\*

\*\*\* To listen to the meeting live from a telephone, call 1-346-248-7799, for meeting ID press 895 3655 6312# for participant ID press #, and for meeting password press 827762\*\*\*

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 plats, replats and other plats:**
  - **Kysiak Acres – Final Plat** Commissioner Precinct 4  
( Lots 1-3, Block A, 16.002 Acres)
- III. Consider, discuss, approve and/or take any appropriate action on variance requests:**
  - **None**
- IV. Consider, discuss, approve and/or take any appropriate action on proposed infrastructure development plans, surveys and engineering plans:**
  - **None**
- V. Adjournment**

**OWNERS DEDICATION:**

WHEREAS TIMOTHY AND RACHEL KYSIK ARE THE OWNERS OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE J. MCGOWAN SURVEY, ABSTRACT NUMBER 902, DENTON COUNTY, TEXAS AND BEING ALL OF A CALLED 15.997 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO RACHEL AND TIMOTHY KYSIK AS RECORDED IN DOCUMENT NUMBER 2022-65670 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE TRACT BEING DESCRIBED HEREIN, AT A 1/2 INCH IRON ROD FOUND FOR CORNER AT THE NORTHWEST CORNER OF SAID 15.997 ACRE TRACT OF LAND, THE NORTHWEST CORNER OF A CALLED 15.997 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO CECIL W. JONES AS RECORDED DOCUMENT NUMBER 2018-17494 OF SAID REAL PROPERTY RECORDS AND IN THE SOUTH LINE OF A CALLED 79.475 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO CECIL W. JONES AS RECORDED IN DOCUMENT NUMBER 2018-17494 OF SAID REAL PROPERTY RECORDS, FROM WHICH A CAPPED IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 15.997 ACRE (JONES) TRACT BEARS SOUTH 89 DEGREES 36 MINUTES 53 SECONDS WEST A DISTANCE OF 527.28 FEET;

THENCE NORTH 89 DEGREES 36 MINUTES 53 SECONDS EAST WITH THE NORTH LINE OF SAID 15.997 ACRE TRACT AND THE SOUTH LINE OF SAID 79.475 ACRE TRACT ALONG OR NEAR A FENCE A DISTANCE OF 528.40 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER AT THE NORTHEAST CORNER OF SAID 15.997 ACRE TRACT AND THE NORTHWEST CORNER OF A CALLED 15.997 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO JENNIFER JONES HATTENBACH AS RECORDED IN VOLUME 0007-136224 OF SAID REAL PROPERTY RECORDS, FROM WHICH A 1/2 INCH IRON ROD FOUND FOR CORNER AT THE NORTHEAST CORNER OF SAID 15.997 (HATTENBACH) TRACT BEARS NORTH 89 DEGREES 36 MINUTES 53 SECONDS EAST A DISTANCE OF 527.72 FEET;

THENCE SOUTH 00 DEGREES 34 MINUTES 17 SECONDS EAST WITH THE EAST LINE OF SAID 15.997 ACRE TRACT AND THE WEST LINE OF SAID HATTENBACH TRACT A DISTANCE OF 1320.00 FEET TO A CAPPED IRON ROD SET FOR CORNER AT THE SOUTHEAST CORNER OF SAID 15.997 ACRE TRACT, THE SOUTHWEST CORNER OF SAID HATTENBACH TRACT AND IN THE NORTH LINE OF JANUARY LANE;

THENCE SOUTH 89 DEGREES 36 MINUTES 53 SECONDS WEST WITH THE SOUTH LINE OF SAID 15.997 ACRE TRACT AND THE NORTH LINE OF SAID ROAD A DISTANCE OF 527.76 FEET TO A CAPPED IRON ROD SET FOR CORNER AT THE SOUTHWEST CORNER OF SAID 15.997 ACRE TRACT AND THE SOUTHEAST CORNER OF SAID 15.997 JONES TRACT;

THENCE NORTH 00 DEGREES 35 MINUTES 57 SECONDS WEST WITH THE WEST LINE OF SAID 15.997 ACRE TRACT AND EAST LINE OF SAID 15.997 JONES TRACT A DISTANCE OF 1320.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 16.002 ACRES OF LAND, MORE OR LESS.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WE, TIMOTHY J. KYSIK AND RACHEL M. KYSIK, DO HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS KYSIK ACRES, IN DENTON COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER ALL STREET, HIGHWAYS, ALLEYS, UTILITY AND DRAINAGE EASEMENTS, PARKS, IF ANY, ANY OTHER LAND DEDICATED FOR PUBLIC USE FOREVER, SIGNED AND ACKNOWLEDGES BEFORE A NOTARY PUBLIC BY SAID OWNER.

\_\_\_\_\_ DATED: \_\_\_\_\_

TIMOTHY J. KYSIK

STATE OF TEXAS  
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DATE PERSONALLY APPEARED TIMOTHY J. KYSIK, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME OF THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

NOTARY PUBLIC, TEXAS

\_\_\_\_\_ DATED: \_\_\_\_\_

RACHEL M. KYSIK

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DATE PERSONALLY APPEARED RACHEL M. KYSIK, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME OF THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

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 DENTON

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 \_\_\_\_\_, 2022.

NOTARY PUBLIC, TEXAS

SURVEYOR  
J.E. THOMPSON II  
ALL AMERICAN SURVEYING  
111 N. DIXON ST.  
GAINESVILLE, TX 76240  
PH. 940-665-9105

OWNER  
TIMOTHY & RACHEL KYSIK  
337 BROKEN BOW  
DENTON, TX 76209  
TKYSIA@BONDEDPL.COM  
(940) 453-8703

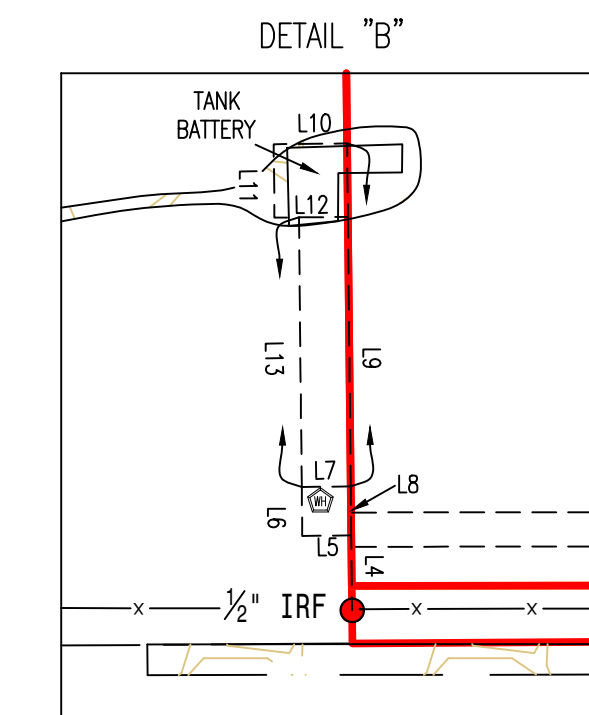
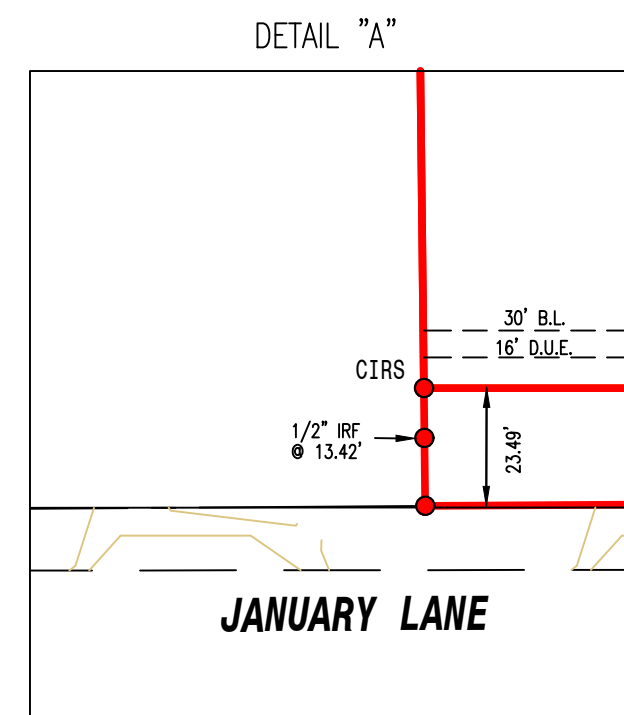


Table with 2 columns: LINE, BEARING, DISTANCE. Rows L1 to L3.

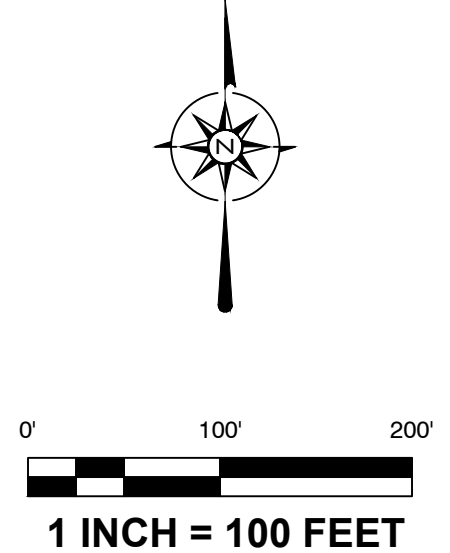
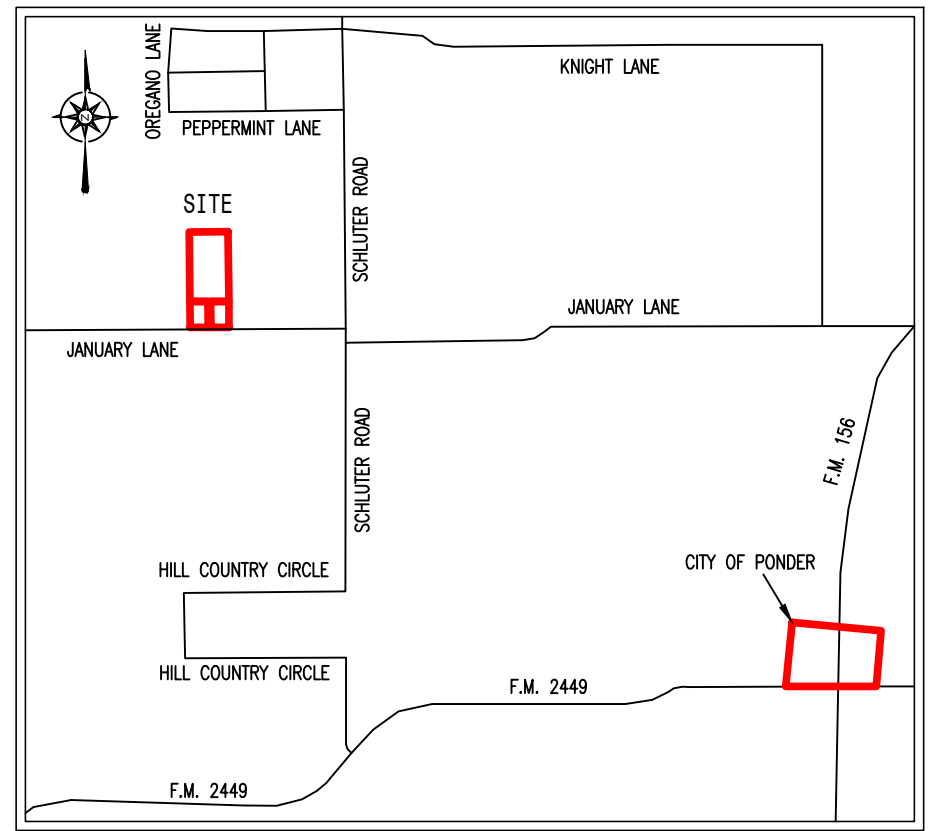
Table with 2 columns: LINE, BEARING, DISTANCE. Rows L4 to L13.

LINETYPE LEGEND table listing various line types and their corresponding symbols for property lines, easements, and utilities.

LEGEND table listing symbols for property corners, bearings, utilities, and other survey features.

**FINAL PLAT**  
**LOTS 1-3, BLOCK A**  
**KYSIAK ACRES**  
**16.002 ACRES**  
**(0.267 ACRE RIGHT OF WAY DEDICATION)**  
**IN THE DENTON DIVISION 2 ETJ**  
**J. MCGOWAN SURVEY**  
**ABSTRACT NUMBER 902**  
**DENTON COUNTY, TEXAS**

Logo for American Surveying and a table with fields: DRAWN BY: T.E.P., DATE: 12/29/2022, JOB NO.: 22255, SCALE: 1" = 100', PAGE: 1 OF 1.



**GENERAL NOTES**

- 1. BEARING BASIS DERIVED FROM GPS OBSERVATIONS. TEXAS NORTH CENTRAL NAD 83. VERTICAL DATUM NAVD 88.
- 2. SANITARY SEWER TO BE HANDLED BY FACILITIES APPROVED BY THE DENTON COUNTY PUBLIC HEALTH DEPARTMENT.
- 3. ELECTRIC SERVICE TO BE PROVIDED BY: COSERV, 7701 S. STEMMONS CORINTH, TX 76210, (940) 270-6823
- 4. WATER SERVICE TO BE PROVIDED BY PRIVATE WATER WELL FACILITIES.
- 5. THERE IS NO VISIBLE EVIDENCE OF PIPELINES OR PIPELINE EASEMENTS WITHIN THE BOUNDARY OF THIS PROPERTY EXCEPT AS SHOWN HEREON.
- 6. THE PURPOSE OF THIS PLAT IS TO CREATE THREE (3) RESIDENTIAL LOTS.
- 7. **FLOOD STATEMENT:** I HAVE EXAMINED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR DENTON COUNTY, TEXAS, COMMUNITY NUMBER 480774, EFFECTIVE DATE 4/18/2011 AND THAT MAP INDICATES THAT THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN" AS SHOWN IN PANEL 0330 G OF SAID MAP. 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.
- 8. CONSTRUCTION NOT COMPLETE WITHIN TWO YEARS OF THE COMMISSIONERS COURT APPROVAL SHALL BE SUBJECT TO CURRENT COUNTY SUBDIVISION RULES AND REGULATIONS.
- 9. A DRIVEWAY CULVERT PERMIT MUST BE OBTAINED FROM THE DEVELOPMENT SERVICES DEPARTMENTS BY THE OWNER OF EACH LOT PRIOR TO CONSTRUCTION. INSTALLATION OR PLACEMENT OF ANY DRIVEWAY ACCESS IMPROVEMENTS WITHIN THE DEDICATED RIGHT-OF-WAY.
- 10. 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 FINISH FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO FOOT ABOVE THE 100-YEAR FLOOD ELEVATION.
- 11. ALL SURFACE DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDING FOUNDATIONS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- 12. THE MAINTENANCE OF PAVING, GRADING AND DRAINAGE IMPROVEMENTS AND/OR EASEMENTS SHOWN ON THIS PLAT ARE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNERS AND DO NOT CONSTITUTE ACCEPTANCE OF SAME FOR MAINTENANCE PURPOSES BY DENTON COUNTY.
- 13. BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN SURFACE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTING THE FLOODWAY IS PROHIBITED.
- 14. DENTON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.
- 15. 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.
- 16. 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.
- 17. THIS PROPERTY IS LOCATED WITHIN DENTON COUNTY'S ETJ, DIVISION TWO.
- 18. PRIVATE IMPROVEMENTS SHALL NOT ENCROACH ONTO EXISTING PUBLIC OR PRIVATE EASEMENTS.
- 19. ONSITE SEWAGE FACILITIES SHALL NOT BE LOCATED INSIDE PUBLICLY DEDICATED EASEMENTS.
- 20. THE SOUTH LINE OF ALL LOTS, INTENDED TO BE THE NORTH RIGHT OF WAY LINE OF JANUARY LANE IS 30 FOOT NORTH OF THE CENTER LINE OF JANUARY LANE.
- 21. THE CITY OF DENTON DOES NOT APPROVE PLATS FOR PROPERTY LOCATED IN THEIR DIVISION 2 ETJ BASED ON ICA WITH DENTON COUNTY REGARDING PLATTING IN THE ETJ.