



Notice of Public Meeting
Denton County Development Support Committee
Morse Street Facility
Via Videoconference
3900 Morse Street, 2nd Floor, Denton, TX 76208
January 20, 2021
9:00 A.M.



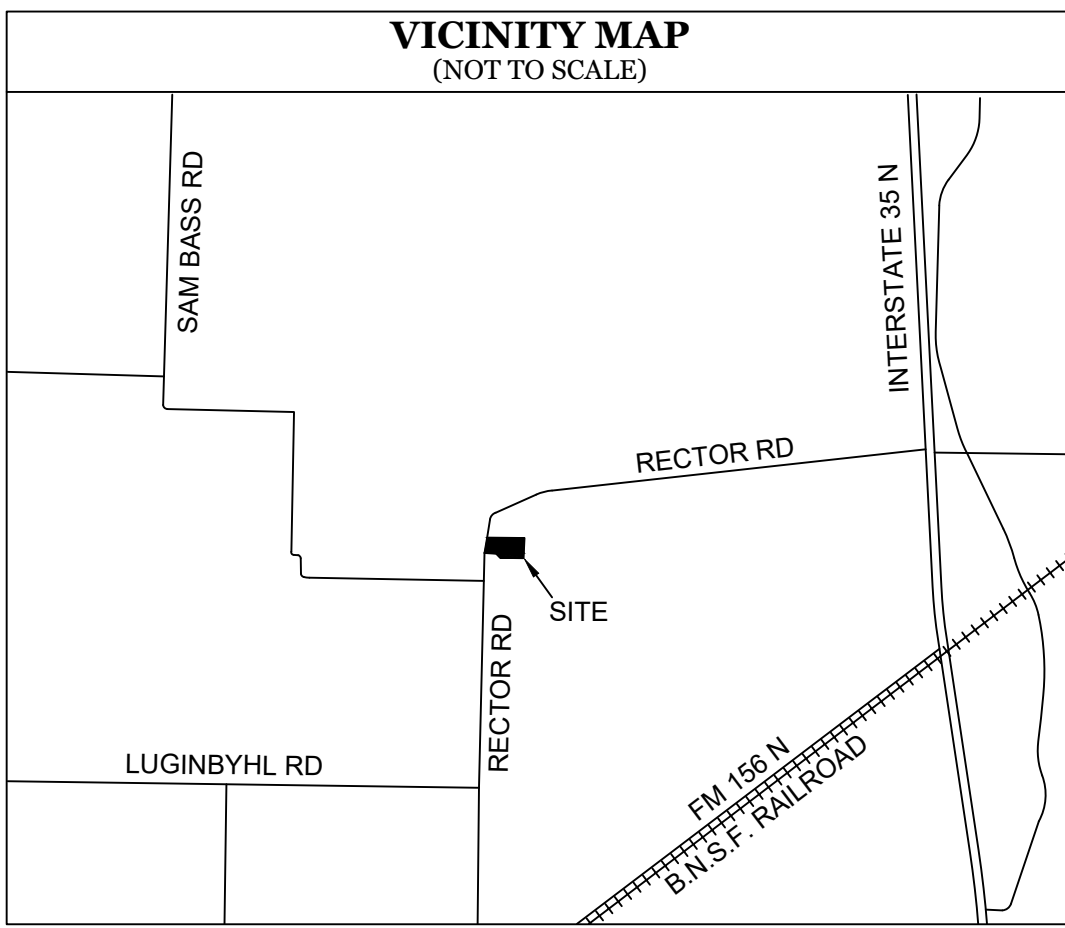
Effective March 16, 2020, Texas Governor Abbott suspended certain Open Meeting rules to allow telephonic or videoconference meetings of government bodies that are accessible to the public to decrease large groups of people from assembling. The suspension temporarily removes the requirement that government officials and members of the public be physically present at a meeting location. Development Services will hold the Development Support Committee (DSC) meetings temporarily via videoconference and will not be held at the Mary & Jim Horn Government Building in the Public Works Conference Room.

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

*** To listen to the meeting live from a telephone, call 1-346-248-7799, for meeting ID press 875 7931 7280 #, for participant ID press #, and for meeting password press 800154***

The following items may come before the Development Support Committee for discussion and/or possible action:

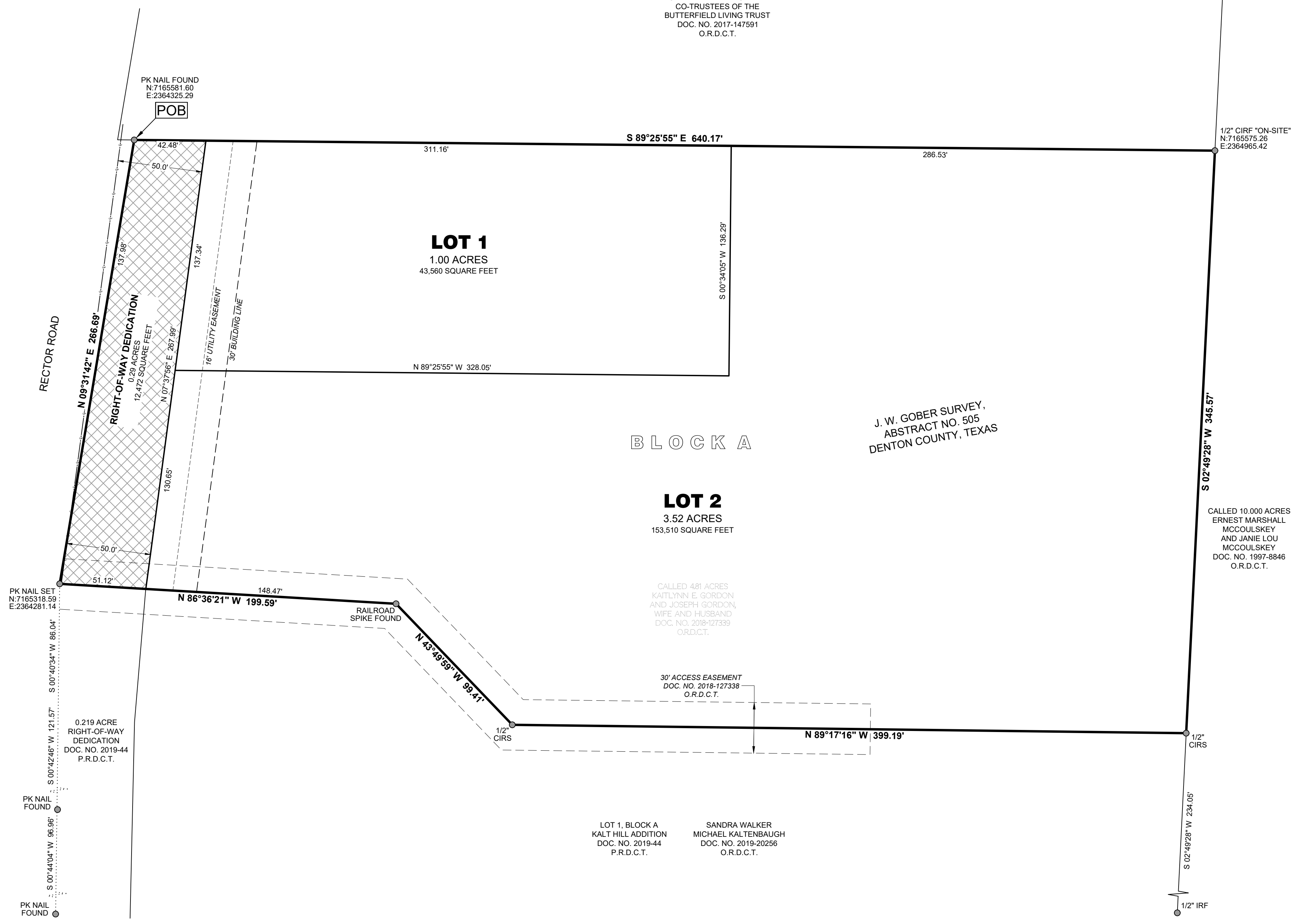
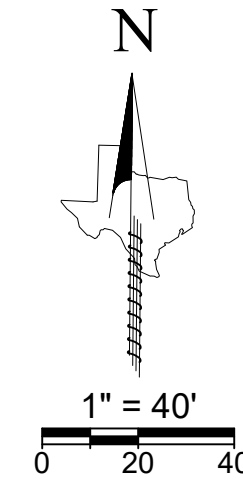
- I. Call to order.**
- II. Consider, discuss, approve and/or take any appropriate action on preliminary and proposed plats and/or plans:**
 - None
- III. Consider, discuss, approve and/or take any appropriate action on final plats, replats and other plats:**
 - **Gordon Addition – Final Plat** (Lots 1 & 2, Block A - 4.81 Acres) Commissioner Precinct 4
- 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:**
 - None
- VI. Adjournment**



- GENERAL NOTES**
- The purpose of this plat is to create two lots of record from one tract of land.
 - This property is located in "Non-shaded Zone X" according to the F.E.M.A. Flood Insurance Rate Map dated April 18, 2011, as shown on Map Number 48121C0205G.
 - The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network, NAD 83(2011) State Plane Coordinate System (Texas North Central Zone - 4202).
 - Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
 - All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
 - The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network, NAD 83(2011) Datum.

- IMPROVEMENTS STATEMENT**
- Water service to be provided by:
Bolivar Water Supply Corporation
PO Box 1789
Sanger, TX 76266
(940) 458-3931
 - All other utility providers:
COSERV (Electric) CenturyLink (Telephone)
7701 S. Stemmons 450 Main Street
Corinth, Texas 76210 Lake Dallas, Texas 75065
(940) 274-4014 (940) 227-4202
 - Sanitary sewer to be handled by facilities approved by the Denton County Public Health Department.
 - 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.
 - All surface drainage easements shall be kept clear of fences, buildings, foundations, plantings, and other obstruction to the operation and maintenance of the drainage facility.
 - Blocking the flow of water or constructing 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.
 - 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.
 - Construction not complete within two years of the commissioners court approval shall be subject to current county subdivision rules and regulations.
 - A driveway culvert permit must be obtained from road and bridge departments 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 the 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 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 elevations shall be a minimum of two feet above the 100-year flood elevation.
 - 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.
 - 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.

Project	2011.026	EAGLE SURVEYING, LLC 210 S. Elm Street, Suite: 104 Denton, TX 76201 (940) 222-3009 TX Firm #10194177
Date	12-15-2020	
Drafter	CHM	



LEGEND

PG	= PAGE
VOL	= VOLUME
POB	= POINT OF BEGINNING
IRF	= IRON ROD FOUND
CAPPED IRON ROD SET	= "EAGLE SURVEYING"
CIRF	= CAPPED IRON ROD FOUND
DOC. NO.	= DOCUMENT NUMBER
P.R.D.C.T.	= PLAT RECORDS, DENTON COUNTY, TEXAS
O.R.D.C.T.	= OFFICIAL RECORDS, DENTON COUNTY, TEXAS

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of Denton County, Texas.

PRELIMINARY
this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

Matthew Raabe, R.P.L.S. # 6402 _____ Date _____

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **MATTHEW RAABE**, 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 stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2021.

Notary Public in and for the State of Texas

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, **KAITLYNN E. GORDON** and **JOSEPH GORDON** are the owners of a 4.81 acres of land situated in the J. W. Gober Survey, Abstract Number 505 in Denton County, Texas, and being all of that same called 4.81 acre tract of land conveyed to Kaitlynn E. Gordon and Joseph Gordon, wife and husband, by deed of record in Document Number 2018-127339 of the Official Records of Denton County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a PK nail found within Rector Road, and being in the South line of a called 7.154 acre tract of land conveyed to Christopher Ryan Butterfield and Chandra Dawn Butterfield, Co-Trustees of the Butterfield Living Trust, by deed of record in Document Number 2017-147591 of said Records, and being the Northwest corner of said 4.81 acres and hereof;

THENCE, S89°25'55"E, leaving Rector Road, along the South line of said 7.154 acres and the common North line of said 4.81 acres, a distance of 640.17 feet to a 1/2" iron rod with plastic cap stamped "ON-SITE" found at the Southeast corner of said 7.154 acres, and being in the West line of a called 10,000 acre tract of land conveyed to Ernest Marshall McCouskey and Janie Lou McCouskey by deed of record in Document Number 1997-8846 of said Records, and being the Northeast corner of said 4.81 acres and hereof;

THENCE, S02°49'28"W, along the West line of said 10,000 acres and the common East line of said 4.81 acres, a distance of 345.57 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Northeast corner of Lot 1, Block A of Kalt Hill Addition, a subdivision of record in Document Number 2019-44 of the Plat Records of Denton County, Texas, and being the Southeast corner of said 4.81 acres and hereof;

THENCE, along the North line of said Kalt Hill Addition and the common South line of said 4.81 acres the following three (3) courses and distances:

- N89°17'16"W, a distance of 399.19 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- N43°49'59"W, a distance of 99.41 feet to a railroad spike found;
- N86°36'21"W, a distance of 199.59 feet to a PK nail set within Rector Road, being the Northwest corner of a 0.219 acre right-of-way dedication of record in Document Number 2019-44 of said Plat Records;

THENCE, N09°31'42"E, along Rector Road and the West line of said 4.81 acres, a distance of 266.69 feet to the **POINT OF BEGINNING**, containing an area of 4.81 Acres, or (209,497 Square Feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **KAITLYNN E. GORDON** and **JOSEPH GORDON**, do hereby adopt this plat, designating herein described property as **GORDON ADDITION**, an addition to Denton County, Texas, and does hereby dedicate to public use forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the drainage and utility easements as shown. Said drainage and utility easements being hereby reserved for the mutual use and accommodation of all public utilities desiring to use same. All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the drainage and utility easement and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said drainage and utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone.

OWNER: **KAITLYNN E. GORDON**

BY: _____ Date _____
Kaitlynn E. Gordon

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared _____, 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 stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2021.

Notary Public in and for the State of Texas

OWNER: **JOSEPH GORDON**

BY: _____ Date _____
Joseph Gordon

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared _____, 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 stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2021.

Notary Public in and for the State of Texas

APPROVAL BLOCK

Reviewed and APPROVED on this the _____ day of _____, 2021.

County Judge, Denton County, TX

FINAL PLAT
GORDON ADDITION
LOTS 1 & 2, BLOCK A
4.81 ACRES
 J. W. GOBER SURVEY, ABSTRACT NO. 505
 DENTON COUNTY, TEXAS