



Notice of Public Meeting
Denton County Development Support Committee
Morse Street Facility
Via Videoconference
3900 Morse Street, 2nd Floor, Denton, TX 76208
February 17, 2021
9:00 A.M.



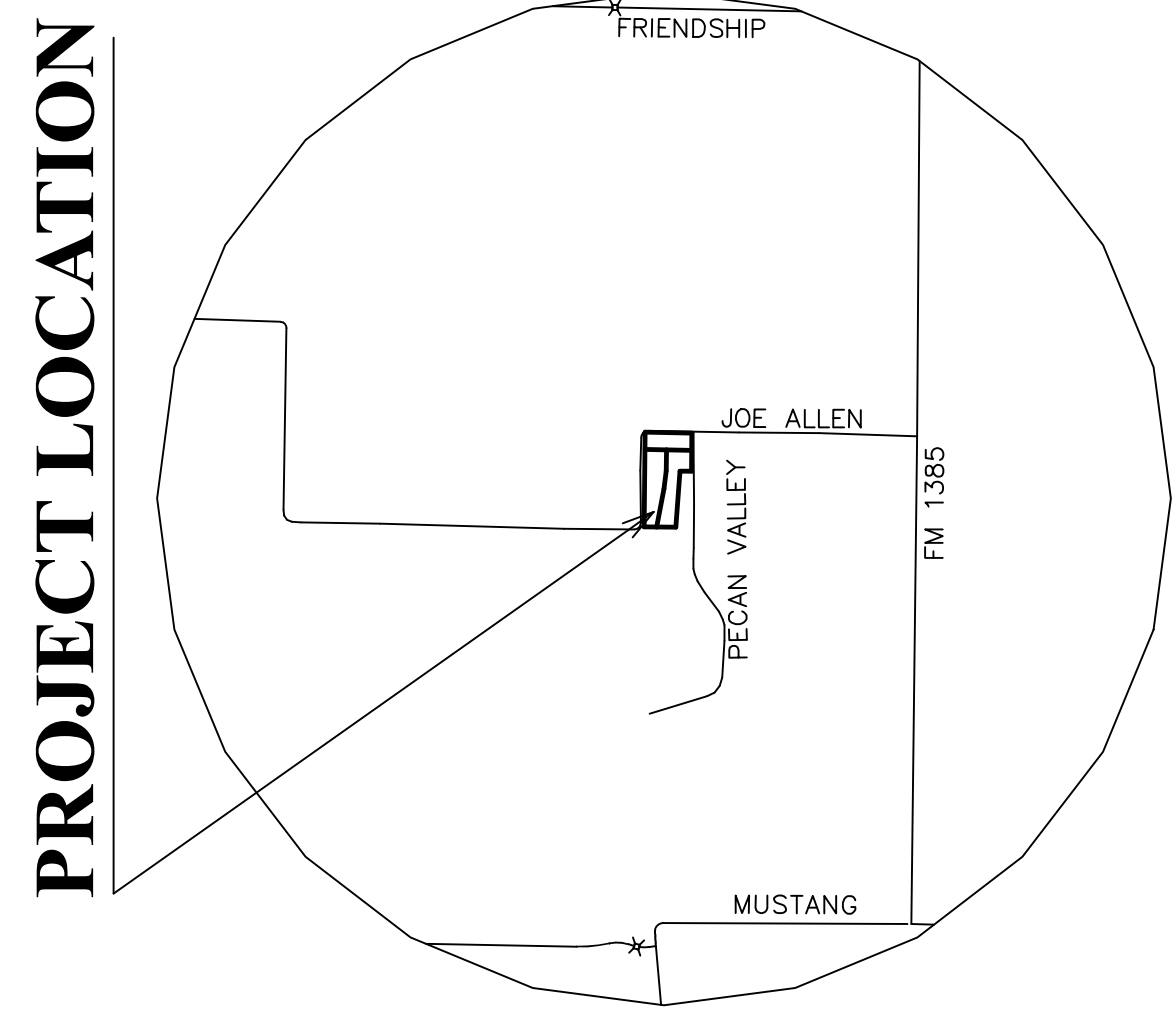
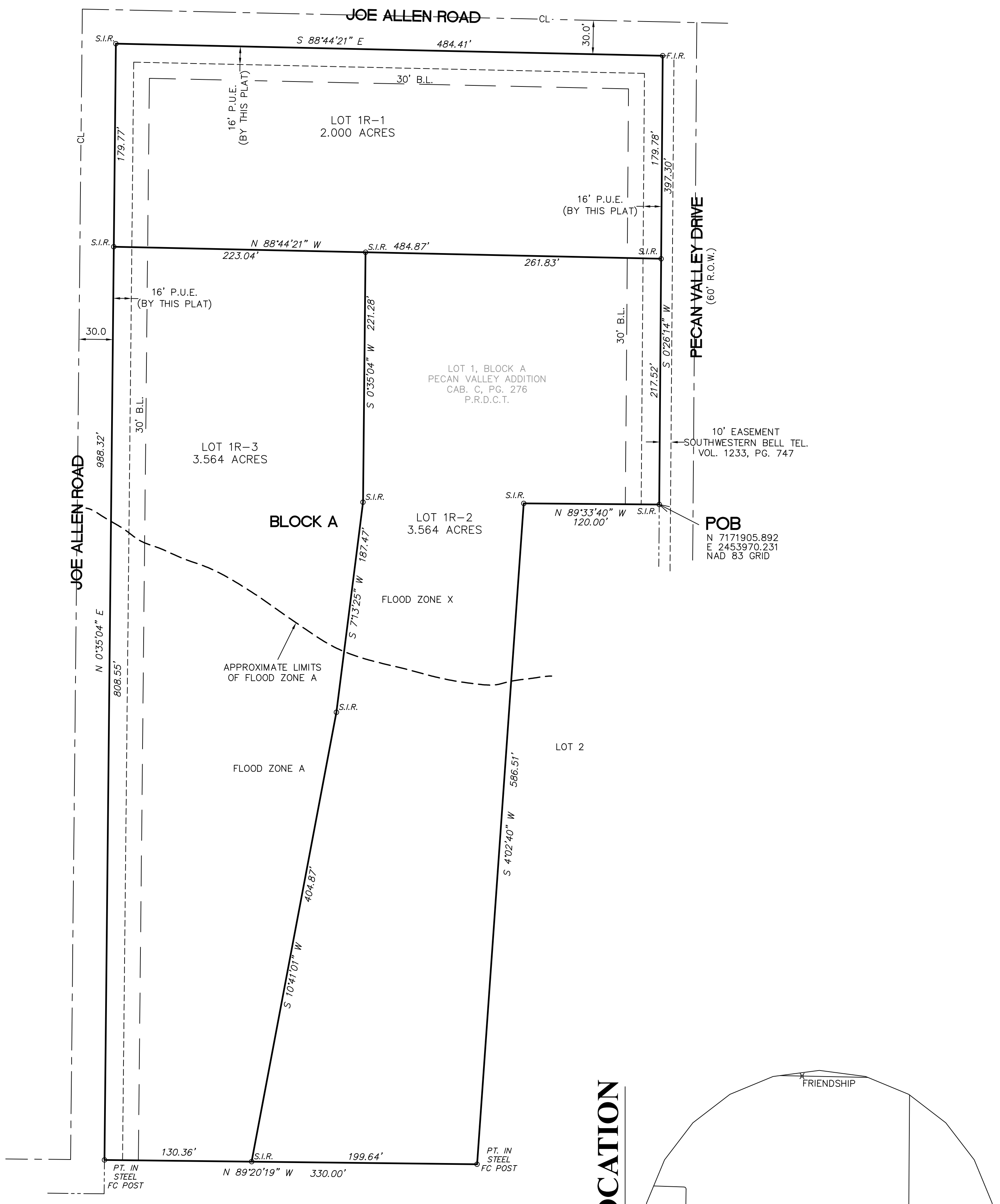
Effective March 16, 2020, Texas Governor Abbott suspended certain Open Meeting rules to allow telephonic or videoconference meetings of government bodies that are accessible to the public to decrease large groups of people from assembling. The suspension temporarily removes the requirement that government 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 834 0957 1176 #, for participant ID press #, and for meeting password press 786480***

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:**
 - **Pecan Valley Addition – Replat** (Lots 1R-1, 1R-2 and 1R-3, Block A – 9.128 Acres)
Commissioner Precinct 1
- 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**



- NOTES:
- Sanitary Sewer is handled by facilities approved by the Denton County Public 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 roadway 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 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 elevations shall be a minimum of two feet above the 100-year flood elevation.
 - 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.
 - A portion of subject property lies within a special flood hazard area according to the FLOOD INSURANCE RATE MAP for Denton County and Incorporated Area, Map Number 48121CO260G, dated April 18, 2011. (Subject property lies in Zone A and Zone X approximately as shown)
 - The purpose of this replat is to divide a platted lot into three lots.
 - Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983, as determined from GPS observations.

Water service is provided by:
 Mustang Water Supply Corporation
 7985 FM 2931
 Aubrey, Texas 76227
 (940) 440-9561

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 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

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS
 COUNTY OF DENTON; WHEREAS WE, Jeffrey Kossack, Melinda Kossack and Sandra Kossack are the owners of that certain lot, tract, or parcel of land situated in the Isaac Walters Survey Abstract Number 1329 in Denton County, Texas, being all that certain tract of land conveyed by deed from Rebecca Bombel aka Rebeca Sue Nutter to Jeffrey Kossack, Melinda Kossack and Sandra Kossack recorded under Document Number 2020-204596, Real Property Records, Denton County, Texas, and being all of Lot 1, Block A of Pecan Valley Addition, an addition to Denton County, Texas according to the plat thereof recorded in Cabinet C, Page 276, Plat Records, Denton County, Texas and being more particularly described as follows:
 BEGINNING at a capped iron rod marked RPLS 4561 iron rod set for corner in the west line of Pecan Valley Drive, a public roadway having a right-of-way of 60.0 feet, said point being the most northerly northeast corner of Lot 2, Block A of said Pecan Valley Addition;

THENCE N 89° 33' 40" W, 120.00 feet with the north line of said Lot 2 to a capped iron rod marked RPLS 4561 set for corner, said point being the most northerly northwest corner of said Lot 2;

THENCE S 04° 02' 40" W, 586.51 feet with a west line of said Lot 2 to a steel fence post for corner at an inner ell of said Lot 2;

THENCE N 89° 20' 19" W, 330.00 feet with a north line of said Lot 2 to a steel fence post for corner in the east line of Joe Allen Road, a public roadway having a right-of-way of 60.0 feet;

THENCE N 00° 35' 04" E, 988.32 feet with said east line of said Joe Allen Road to a capped iron rod marked RPLS 4561 set for corner in the south line of a bend in said Joe Allen Road;

THENCE S 88° 44' 21" E, 484.41 feet with said south line of said Joe Allen Road to an iron rod found for corner in said west line of said Pecan Valley Drive;

THENCE S 00° 26' 14" W, 397.30 feet with said west line of said Pecan Valley Drive to the PLACE OF BEGINNING and containing 9.128 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 LOTS 1R-1, 1R-2 AND 1R-3, BLOCK A, PECAN VALLEY ADDITION, being a replat of Lot 1, Block A, Pecan Valley Addition, 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 _____, 2021

Jeffrey Kossack

STATE OF TEXAS
 COUNTY OF DENTON:
 This instrument was acknowledged before me on _____, 2021 by Jeffrey Kossack.

NOTARY PUBLIC
 STATE OF TEXAS

WITNESS MY HAND this ____ day of _____, 2021

Melinda Kossack

STATE OF TEXAS
 COUNTY OF DENTON:
 This instrument was acknowledged before me on _____, 2021 by Melinda Kossack.

NOTARY PUBLIC
 STATE OF TEXAS

WITNESS MY HAND this ____ day of _____, 2021

Sandra Kossack

STATE OF TEXAS
 COUNTY OF DENTON:
 This instrument was acknowledged before me on _____, 2021 by Sandra Kossack.

NOTARY PUBLIC
 STATE OF TEXAS

The purpose of this replat is to divide a platted lot into three lots.

CERTIFICATE OF APPROVAL
 Reviewed and approved on this ____ day of _____ A. D. 2021

 County Judge, Denton County, Texas

OWNER/DEVELOPER
 JEFFREY KOSSACK
 13791 FRIENDSHIP ROAD
 PILOT POINT, TX 76258

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

REPLAT
 LOTS 1R-1, 1R-2 AND 1R-3, BLOCK A
 OF PECAN VALLEY ADDITION
 BEING A REPLAT OF LOT 1, BLOCK A OF
 PECAN VALLEY ADDITION
 BEING 9.128 ACRES IN THE
 ISAAC WALTERS SURVEY A-1329
 DENTON COUNTY, TEXAS

LANDMARK SURVEYORS, L.L.C.
 4238 I-35 NORTH DENTON, TEXAS 76207
 (940) 382-4016
 (940) 382-9784
 TX FIRM REGISTRATION NO. 10098600 REVISED: 10 FEBRUARY, 2021
 DRAWN BY: BTH SCALE: 1"=60' DATE: 25 JANUARY, 2021 JOB NO: 205147

Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983, as determined from GPS observations.

VICINITY MAP
 SCALE 1" = 2000'



- LEGEND
 B.L. = BUILDING LINE
 D.E. = DRAINAGE EASEMENT
 F.I.R. = FOUND IRON ROD
 S.I.R. = SET CAPPED 1/2" RPLS 4561 IRON ROD
 P.U.E. = PUBLIC UTILITY EASEMENT
 P.A.E. = PUBLIC ACCESS EASEMENT
 U.E. = UTILITY EASEMENT
 W.E. = WATER EASEMENT