



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
March 17, 2020
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 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:**
 - **Midway Ridge Phase 3 – Final Plat** (41 Residential Lots & 2 HOA Lots & 2 Gas Well Lots)
Tract 1: Block A, Lots 12-22; Block B, Lots 1-6
Tract 2: Block F, Lots 1X-HOA, 2-5, 6X-HOA, 7-16, 60-61; Block G, Lots 11-20
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**

NOTES:

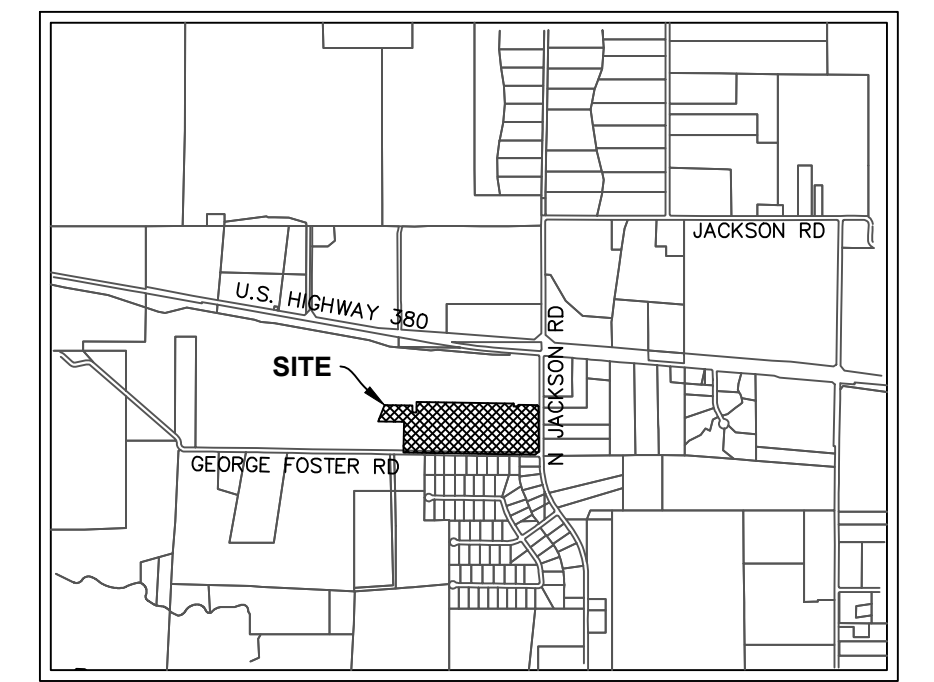
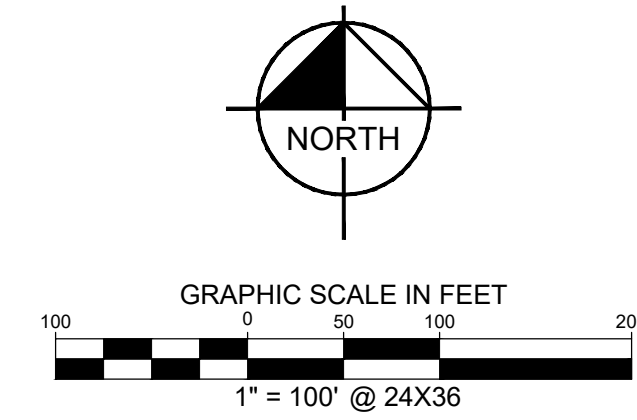
- Water service to be provided by Aqua Texas, Inc./Denton County MUD No. 9:
- Sanitary sewer to be handled by facilities approved by the Denton County Public Health.
- Sewer is to be provided by On-Site Sewage Facilities (O.S.S.F.).
- Owner is responsible to pull O.S.S.F. permit for individual lots.
- Utility Providers:
- Gas will not be provided.
- The maintenance of paving, grading, and drainage improvements and/or easements shown on this plat are the responsibility of Denton County MUD No. 9 or the individual property owner and does not constitute acceptance of same for maintenance purposes by Denton County.
- All surface drainage easements shall be kept clear of fences, building, foundation, plantings and other obstructions to the operation and maintenance 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 conditions.
- The existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by Denton County MUD No. 9 or 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 the 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.
- Certification and Dedication by owner - all right of ways, parks, easements (showing all existing & proposed including filing information for each), streets or any publicly owned areas shall be dedicated to the County by plat.
- Denton County shall not be responsible for maintenance of private roads, drives, emergency access easements, recreation areas and open spaces; and the owner 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 owner set forth in this paragraph.
- I, Scott E. Pangburn, P.E., a Professional Engineer licensed in the State of Texas, affirm to the best of my knowledge that the drainage easements on this plat are intended to contain drainage improvements proposed with the engineering plans for Midway Ridge - Phase 1. The design of the drainage improvements is consistent with commonly accepted engineering standards and was designed in general accordance with current published requirements of the Denton County drainage criteria.
- All corners are 5/8" iron rods with a plastic cap stamped "KHA" set unless otherwise noted.

BENCH MARK LIST

- BM 1 (KHA PT# 20000)**
 [X] SET IN THE CENTER OF A CONCRETE HEADWALL APPROX. 4478' WEST OF F.M. 2622 AND APPROX. 627' NORTH OF GEORGE FOSTER ROAD.
- ELEV. = 796.24'
- BM 2 (KHA PT# 20002)**
 [X] SET IN THE CENTER OF A CONCRETE HEADWALL IN THE NORTHERLY RIGHT-OF-WAY OF GEORGE FOSTER ROAD, APPROX. 4518' WEST OF F.M. 2622
- ELEV. = 778.98'
- BM 9 (KHA PT# 20909)**
 [X] SET IN THE CENTER OF A CONCRETE HEADWALL APPROX. 11.4' WEST OF THE PAVEMENT OF F.M. 2622 AND APPROX. 752.6' SOUTH OF THE EDGE OF PAVEMENT OF U.S. HIGHWAY 380.
- ELEV. = 807.96' (HELD)
- BM 15 (KHA PT# 20915)**
 [X] SET IN THE CENTER OF A CONCRETE HEADWALL, APPROX. 39.9' SOUTH OF THE PAVEMENT OF U.S. HIGHWAY 380 AND APPROX. 2347.9' WEST OF THE EDGE OF PAVEMENT OF F.M. 2622.
- ELEV. = 806.55' (PUBLISHED ELEV. = 806.36')

Bearing system for this survey is based upon NAD 83-Texas North Central Zone, Horizontal Adjustment to NAD 83 (1993). To convert the Surface distances to Grid values, multiply the distances by a Combined Scale Factor of 1.00012.



VICINITY MAP
N.T.S.

LEGEND

- P.R.D.C.T. PLAT RECORDS DENTON COUNTY, TEXAS
- R.P.R.D.C.T. REAL PROPERTY RECORDS DENTON COUNTY, TEXAS
- O.R.D.C.T. OFFICIAL RECORDS OF DENTON COUNTY, TEXAS
- D.R.D.C.T. DEED RECORDS OF DENTON COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT OF WAY
- IRF IRON ROD FOUND
- PKF PK NAIL FOUND
- HOA HOMEOWNER'S ASSOCIATION
- B.L. BUILDING LINE
- D.U.E. DRAINAGE AND UTILITY EASEMENT
- W.E. WATER EASEMENT
- U.E. UTILITY EASEMENT
- GAS WELL LOT
- WATER WELL
- ROAD NAME CHANGE

LINE TYPE LEGEND

- BOUNDARY LINE
- EASEMENT LINE
- BUILDING LINE

SEE SHEET NO. 3 FOR LINE AND CURVE DATA

**FINAL PLAT
MIDWAY RIDGE
PHASE 3**

64.951 ACRES
 (TRACT 1: 30.512 ACRES)
 (TRACT 2: 34.439 ACRES)

TRACT 1: BLOCK A LOTS 12-22; BLOCK B LOTS 1-6;
 TRACT 2: BLOCK F LOTS 1X-HOA, 2-5, 6X-HOA, 7-16,
 60-61; BLOCK G LOTS 11-20;

41 RESIDENTIAL LOTS
 2 HOMEOWNER'S ASSOCIATION (HOA) LOTS
 2 GAS WELL LOTS

(TRACT 1: 16 RESIDENTIAL LOTS, 1 GAS WELL LOT)
 (TRACT 2: 25 RESIDENTIAL LOTS, 2 HOA LOTS,
 1 GAS WELL LOT)

RICHARD R. JOWELL SURVEY, ABSTRACT NO. 660
 WILLIAM H. CUNDIFF SURVEY, ABSTRACT NO. 312
 DENTON COUNTY, TEXAS

Kimley»Horn

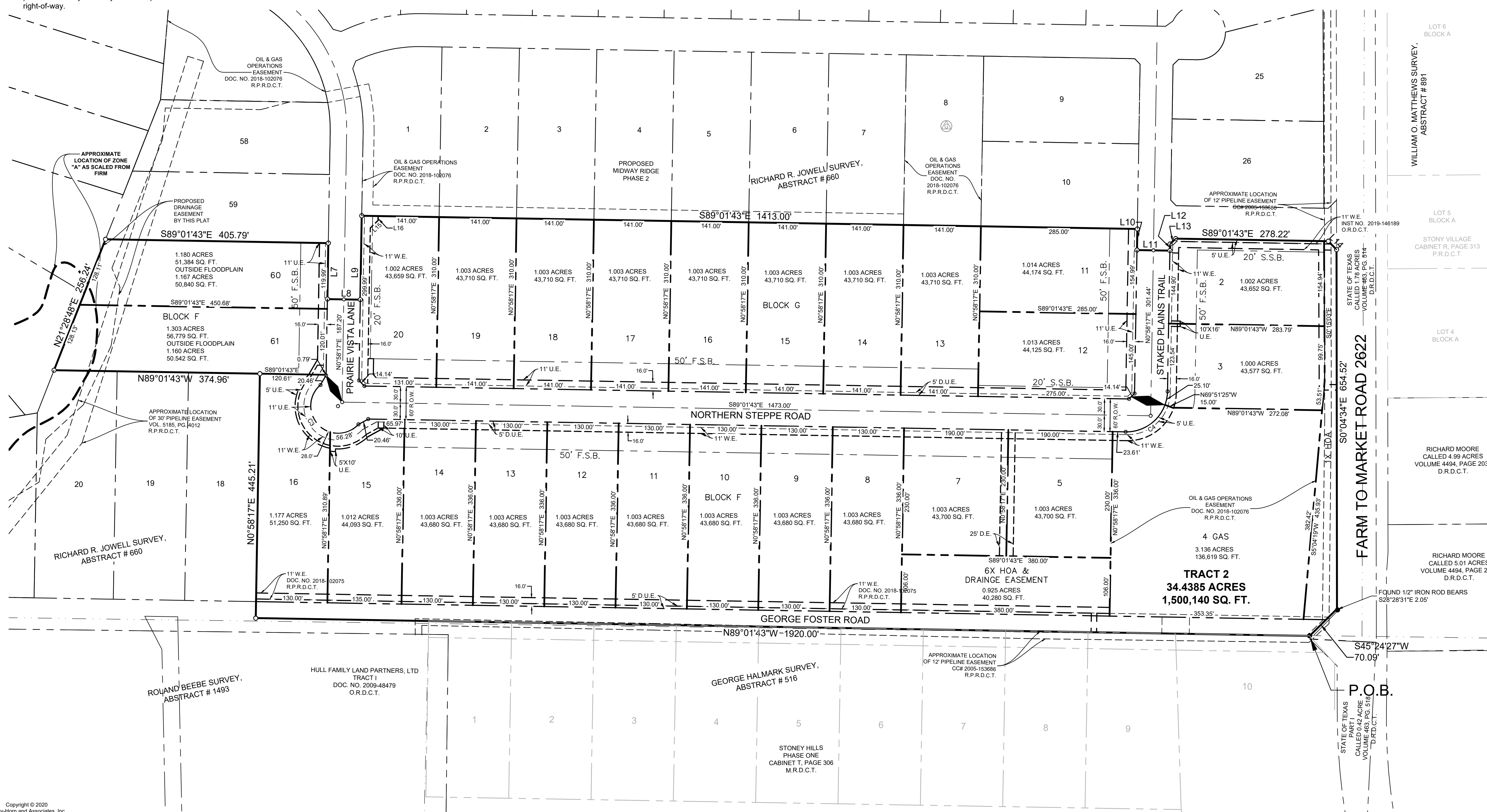
5750 Genesis Court, Suite 200 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580 Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	SPA	KHA	FEB. 2020	069306741	2 OF 3

OWNER/DEVELOPER:
 Midway380 LLC
 2925 Country Club Rd., #105
 Denton, TX 76210
 Tel: (940) 536-1151
 Contact: Bob Shelton

APPLICANT:
 Kimley-Horn and Associates, Inc.
 6160 Warren Pkwy., Suite 210
 Frisco, Texas 75034
 Phone: 972-335-3580
 Fax: 972-335-3779
 Contact: Scott E. Pangburn, P.E.

3/9/2020 3:30 PM



LEGAL DESCRIPTION

OWNER'S CERTIFICATE

SURVEYOR'S CERTIFICATION

TRACT 1

WHEREAS MIDWAY380 LLC, is the rightful owner of a tract of land situated in the R.R. Jewell Survey, Abstract Number 660 and W.H. Cundiff Survey, Abstract Number 312, Denton County, Texas and being a portion of those tracts of land described in deed to The JP Griffin Family Limited Partnership recorded in Document Numbers 1995-1682 and 1995-1683, Real Property Records, Denton County, Texas and further described as a portion of the First Tract, Second Tract and Third Tract in Volume 347, Page 141, Deed Records, Denton County, Texas, said tract being described as follows:

BEGINNING at an aluminum disk found in the south line of US 380 for the most eastern northwest corner of this tract in the west line of that tract of land conveyed to Sarax Ranch, LTD according to the County Clerk File No. 95-R0070429 Land Records, Denton County, Texas

THENCE with said south line the following four (4) courses and distances:

South 71°55'00" East, a distance of 180.29 feet to an aluminum disk for corner of this tract;

South 80°01'46" East, a distance of 99.99 feet to an aluminum disk for the northeast corner of this tract;

North 76°08'36" East, a distance of 327.87 feet to an aluminum disk found for corner of this tract;

South 80°08'48" East, a distance of 351.00 feet to an aluminum disk found in said south line for the northeast corner of this tract same being common with the northwest corner of that tract of land described as Midway Ridge Phase 1 conveyed to Riverside Homebuilders, LTD as described in Document No. 2016-421;

THENCE leaving said south line with the west line of said Riverside tract the following nine (9) courses and distances:

South 9°51'12" West, a distance of 305.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 80°08'48" West, a distance of 103.08 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 9°51'12" West, a distance of 60.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 80°08'48" East, a distance of 100.16 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 40°59'38" West, a distance of 972.73 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 49°00'22" West, a distance of 100.16 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 40°59'38" West, a distance of 60.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 49°00'22" East, a distance of 105.16 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 40°59'38" West, a distance of 326.60 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in the north line of George Foster Road for the south east corner of this tract;

THENCE North 49°00'24" West, a distance of 1,222.89 feet to a point for the southwest corner of this tract same being common with the most southern southeast corner of the above-mentioned Sarax tract from which a 1/2-inch iron rod found for reference bears North 37°48'53" East, 0.18 feet;

THENCE North 0°09'00" East, a distance of 186.74 feet to a point for corner of this tract from which a 1/2-inch iron rod found for reference bears South 80°27'30" East, 0.32 feet;

THENCE South 89°51'00" East, a distance of 938.96 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

THENCE North 0°21'14" East, a distance of 456.75 feet to the POINT OF BEGINNING and containing 30.5118 acres or 1,329,095 square feet of land, more or less.

TRACT 2

WHEREAS MIDWAY380 LLC, is the rightful owner of a tract of land situated in the R.R. Jewell Survey, Abstract Number 660 and W.H. Cundiff Survey, Abstract Number 312, Denton County, Texas and being a portion of those tracts of land described in deed to The JP Griffin Family Limited Partnership recorded in Document Numbers 1995-1682 and 1995-1683, Real Property Records, Denton County, Texas and further described as a portion of the First Tract, Second Tract and Third Tract in Volume 347, Page 141, Deed Records, Denton County, Texas, said tract being described as follows:

BEGINNING at a PK Nail found in the north line of George Foster Road for the southeast corner of this tract;

THENCE North 89°01'43" West, with said north line, a distance of 1,920.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the southwest corner of this tract;

THENCE leaving said north line over and across that tract of land conveyed to Midway/380 LLC according to the document filed of record in Document No. 2017-86859 Deed Records, Denton County, Texas the following fourteen (14) courses and distances:

North 0°58'17" East, a distance of 445.21 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 89°01'43" West, a distance of 374.96 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 21°28'48" East, a distance of 256.24 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the northwest corner of this tract;

South 89°01'43" East, a distance of 405.79 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 0°58'17" West, a distance of 102.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 89°01'43" East, a distance of 60.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 0°58'17" East, a distance of 152.79 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 89°01'43" East, a distance of 1,413.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 0°58'22" West, a distance of 38.55 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 89°01'43" East, a distance of 60.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 0°58'17" East, a distance of 12.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 45°58'17" East, a distance of 14.14 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 89°01'43" East, a distance of 278.22 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 44°33'09" East, a distance of 21.41 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in the west line of FM 2622 for the southernmost northeast corner of this tract;

THENCE South 0°04'34" East, with said west line, a distance of 654.52 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract from which a 1/2-inch iron rod found bears South 28°28'31" East, 2.05 feet;

THENCE South 45°24'27" West, a distance of 70.09 feet to the POINT OF BEGINNING and containing 34.4385 acres or 1,500,140 square feet of land, more or less.

STATE OF TEXAS §

COUNTY OF DENTON §

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That we, Midway/380 LLC, Aqua Texas, Inc., Colby Kevin Walding, Richard Johnson, Stephen Coffey, Bradley Glen Shelton, and David Gruenwald do hereby adopt this plat designating the herein shown property as Midway Ridge, an addition to Denton County, This plat approved subject to all platting ordinances rules, regulations, and resolutions of Denton County, Texas.

Witness, my hand this the _____ day of _____, 2018.

MIDWAY/380 LLC

BY: _____ Robert B. Shelton, President

STATE OF TEXAS §

COUNTY OF _____ §

Before me, the undersigned authority, a notary public in an for the State of Texas, on this day personally appeared Robert B. Shelton, known to me to be the person whose name is subscribed for the purpose and consideration therein expressed.

Given under my hand and seal this _____ day of _____, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

Witness, my hand this the _____ day of _____, 2018.

Denton County MUD Number 9

BY: _____ Stephen Coffey, Owner

STATE OF TEXAS §

COUNTY OF _____ §

Before me, the undersigned authority, a notary public in an for the State of Texas, on this day personally appeared Stephen Coffey, known to me to be the person whose name is subscribed for the purpose and consideration therein expressed.

Given under my hand and seal this _____ day of _____, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

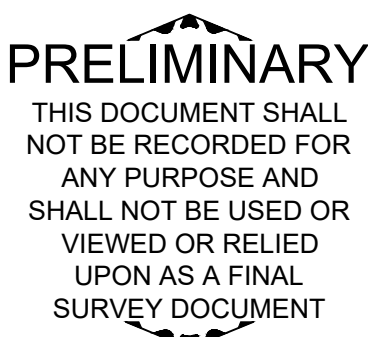
MY COMMISSION EXPIRES: _____

NOTES:

- 1. Water service to be provided by Aqua Texas, Inc./Denton County MUD No. 9: Aqua Texas, Inc. Denton County MUD No. 9 9450 Silver Creek Road 2925 Country Club Road #105 Fort Worth, TX 76108 Denton, TX 76210 Phone: 817-367-1403 Phone: 940-536-1151
2. Sanitary sewer to be handled by facilities approved by the Denton County Public Health.
3. Sewer is to be provided by On-Site Sewage Facilities (O.S.S.F.).
4. Owner is responsible to pull O.S.S.F. permit for individual lots.
5. Utility Providers: Co/Serv 7701 S. Stemmons Fwy, Corinth, TX 75065 Phone: 1-800-274-4014 Telephone Service: CenturyLink Lake Dallas, Texas 75065 Phone: 940-321-1945
6. Gas will not be provided.
7. The maintenance of paving, grading, and drainage improvements and/or easements shown on this plat are the responsibility of Denton County MUD No. 9 or the individual property owner and does not constitute acceptance of same for maintenance purposes by Denton County.
8. All surface drainage easements shall be kept clear of fences, building, foundation, plantings and other obstructions to the operation and maintenance drainage facility.
9. Blocking the flow of water or constructing improvements in surface drainage easements, and filling or obstructing the floodway is prohibited.
10. Denton County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding conditions.
11. The existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by Denton County MUD No. 9 or the individual property owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across the lots.
12. Construction not complete within two years of the Commissioners Court approval shall be subject to current County Subdivision Rules and Regulations.
13. A driveway culvert permit must be obtained from the 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.
14. 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.
15. Certification and Dedication by owner - all right of ways, parks, easements (showing all existing & proposed including filing information for each), streets or any publicly owned areas shall be dedicated to the County by plat.
16. Denton County shall not be responsible for maintenance of private roads, drives, emergency access easements, recreation areas and open spaces; and the owner 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 owner set forth in this paragraph.
17. I, Scott E. Pangburn, P.E., a Professional Engineer licensed in the State of Texas, affirm to the best of my knowledge that the drainage easements on this plat are intended to contain drainage improvements proposed with the engineering plans for Midway Ridge - Phase 1. The design of the drainage improvements is consistent with commonly accepted engineering standards and was designed in general accordance with current published requirements of the Denton County drainage criteria.
18. All corners are 5/8" iron rods with a plastic cap stamped "KHA" set unless otherwise noted.

KNOW ALL MEN BY THESE PRESENTS:

That I, Sean Patton, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of Denton County, Texas.



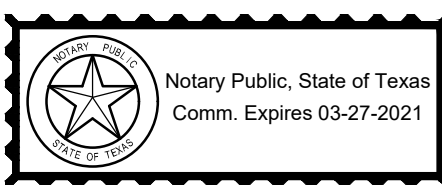
Sean Patton R.P.L.S. Registered Professional Land Surveyor No. 5660 Kimley-Horn and Associates, Inc. 5750 Genesis Court, Suite 200 Frisco, Texas 75034 Phone 972-335-3580 Fax 972-335-3779

STATE OF TEXAS §

COUNTY OF DENTON §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Sean Patton, known to me to be the person and officer 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 OFFICE this the _____ day of _____, 2018.



Notary Public, State of Texas

UTILITY COMPANY APPROVAL

Form for utility company approval with fields for Electric Company (CoServ, CenturyLink) and Telephone Company.

REVIEWED and APPROVED on _____, 2019.

County Judge, Denton County, Texas

FINAL PLAT MIDWAY RIDGE PHASE 3

64.951 ACRES (TRACT 1: 30.512 ACRES) (TRACT 2: 34.439 ACRES)

TRACT 1: BLOCK A LOTS 12-22; BLOCK B LOTS 1-6; TRACT 2: BLOCK F LOTS 1X-HOA, 2-5, 6X-HOA, 7-16, 60-61; BLOCK G LOTS 11-20;

41 RESIDENTIAL LOTS 2 HOMEOWNER'S ASSOCIATION (HOA) LOTS 2 GAS WELL LOTS

(TRACT 1: 16 RESIDENTIAL LOTS 1 GAS WELL LOT) (TRACT2: 25 RESIDENTIAL LOTS, 2 HOA LOTS, 1 GAS WELL LOT)

RICHARD R. JOWELL SURVEY, ABSTRACT NO. 660 WILLIAM H. CUNDIFF SURVEY, ABSTRACT NO. 312 DENTON COUNTY, TEXAS

Kimley >>> Horn

5750 Genesis Court, Suite 200 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580 Fax No. (972) 335-3779

Table with 6 columns: Scale, Drawn by, Checked by, Date, Project No., Sheet No. Values: 1" = NA, SPA, KHA, 02/10/2020, 069306722, 3 OF 3

OWNER/DEVELOPER: Midway/380 LLC 2925 Country Club Rd., #105 Denton, TX 76210 Tel: (940) 536-1151 Contact: Bob Shelton

APPLICANT: Kimley-Horn and Associates, Inc. 83-Texas North Central Zone, Horizontal Adjustment to NAD 83 (1993). To convert the Surface distances to Grid values, multiply the distances by a Combined Scale Factor of 1.00012.

3/9/2020 3:30 PM