



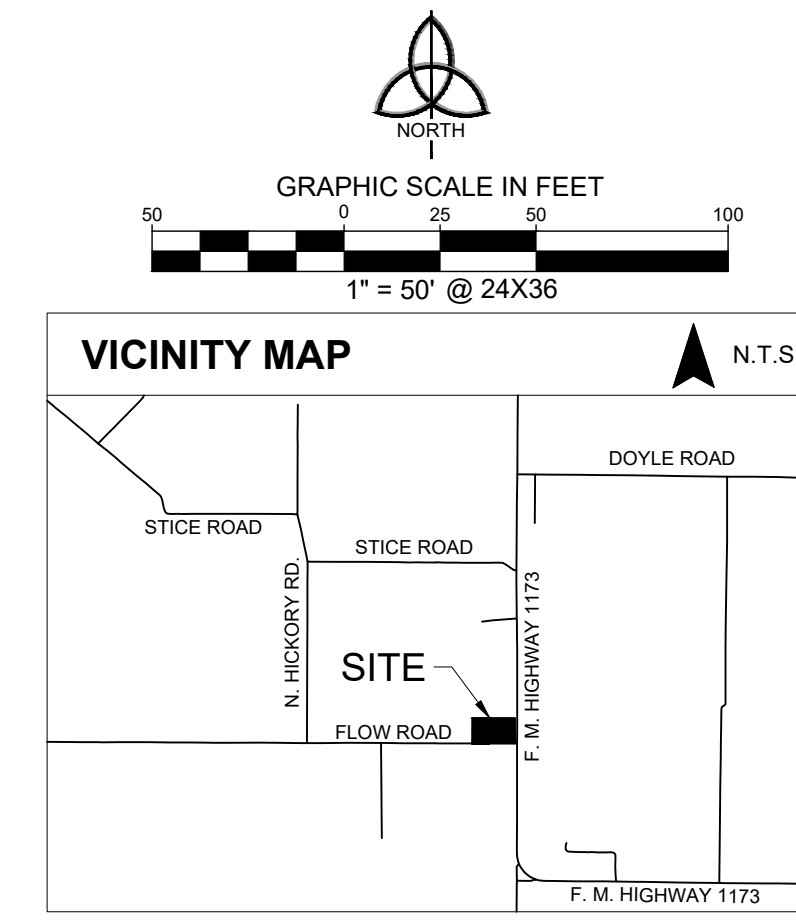
Notice of Public Meeting
Denton County Development Support Committee
Morse Street Facility
3900 Morse Street, 2nd Floor, Denton, TX 76208
April 5, 2023
9:00 A.M.



Denton County
Development Support Committee

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:**
 - **Aero Village – Replat** Commissioner Precinct 1
(Lots 1-14, Block A; HOA Lots 15X, 16X, 17X and 18X, Block A – 16.747 Acres)
- 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**



LEGEND

---	BOUNDARY LINE
---	EASEMENT LINE
---	BUILDING LINE
---	IRF
---	IRON ROD FOUND
---	IRON ROD FOUND WITH CAP
---	IRON ROD SET WITH CAP
---	IRON ROD SET WITH CAP
---	NOT TO SCALE
---	FOUND
---	DOC. NO.
---	DOCUMENT NUMBER
---	N.T.S.
---	OFFICIAL RECORDS OF DENTON COUNTY, TEXAS
---	P.R.D.C.T.
---	PLAT RECORDS OF DENTON COUNTY, TEXAS
---	O.R.D.C.T.
---	OFFICIAL RECORDS OF DENTON COUNTY, TEXAS
---	P.O.B.
---	POINT OF BEGINNING
---	V.E.
---	VEHICULAR EASEMENT
---	U.E.
---	UTILITY EASEMENT
---	B.L.
---	BUILDING LINE
---	W.E.
---	WATER EASEMENT
---	A.E.
---	ACCESS EASEMENT
---	R.O.W.
---	RIGHT OF WAY

LINE TABLE

NO.	BEARING	LENGTH
L1	N89°59'20"E	110.53'
L2	S89°01'42"E	49.78'
L3	S87°31'12"W	49.94'
L4	S89°59'20"W	110.52'
L5	N00°07'23"W	6.00'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	22°28'08"	440.00'	172.55'	S78°45'56"W	171.44'
C2	22°28'08"	515.00'	201.96'	N78°45'56"E	200.67'
C3	21°20'35"	410.00'	152.73'	S79°19'42"W	151.85'
C4	23°32'36"	470.00'	193.13'	S78°13'42"W	191.77'
C5	23°32'36"	485.00'	199.29'	S78°13'42"W	197.89'
C6	21°20'35"	545.00'	203.02'	N79°19'42"E	201.84'
C7	300°00'00"	600.00'	314.16'	N00°00'00"E	600.00'
C8	176°32'50"	5.00'	15.41'	S00°45'14"E	10.00'
C9	89°53'17"	3.50'	5.49'	N45°04'02"W	4.94'
C10	90°06'43"	3.50'	5.50'	N44°55'58"E	4.95'

BENCH MARK LIST

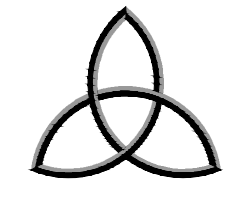
TBM 1 (X) SET IN CONCRETE AT THE NORTHWEST CORNER OF A GRATE INLET LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF F. M. HIGHWAY 1173 AND FLOW ROAD, 30± NORTH OF THE CENTERLINE OF FLOW ROAD AND 1,170± WEST OF THE CENTERLINE OF F. M. HIGHWAY 1173. ELEV: 868.83'

TBM 2 (X) SET IN CONCRETE AT THE NORTHWEST CORNER OF A CONCRETE DRIVEWAY LOCATED 10± SOUTH OF THE CENTERLINE OF FLOW ROAD AND 1,170± WEST OF THE CENTERLINE OF F. M. HIGHWAY 1173. ELEV: 866.95'

REPLAT AERO VILLAGE
 BEING A REPLAT OF SOUTH BIRD DOG ESTATES, AN ADDITION TO DENTON COUNTY, AS RECORDED IN DOC. NO. 2021-330, P.R.D.C.T.

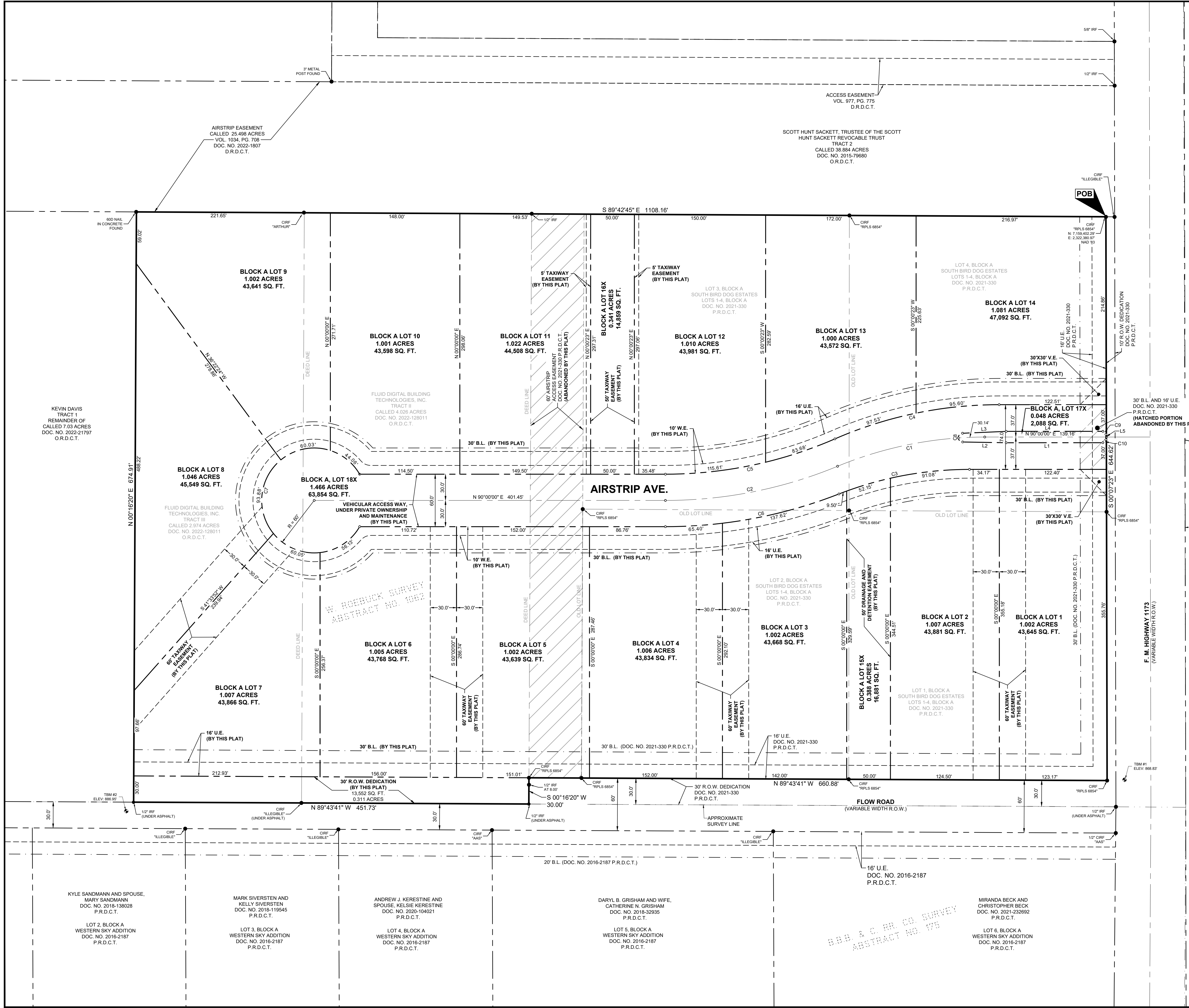
LOTS 1-14, BLOCK A
 HOA LOTS 15X, 16X, 17X AND 18X, BLOCK A

16.747 ACRES
 OUT OF THE
 W. ROEBUCK SURVEY, ABSTRACT NO. 1062,
 DENTON COUNTY, TEXAS
 MARCH 2023



TRINITY LAND SURVEYING LLC

1222 Greenbriar St. Denton, Texas 76201		FIRM # 10194687		Tel. No. (940) 293-3180	
Scale	1" = 50'	Drawn by	MLB	Checked by	TLS
Date	03/22/2023	Project No.	2022-031	Sheet No.	1 OF 2
OWNER / APPLICANT:	Trinity Land Surveying, LLC 109 West Main Street, Second Floor, Lewisville, Texas 75057 Ph: (214) 797-0050 Contact: Patrick Meagher		ENGINEER:	K.E. Ph: (940) 208-30164 Contact: Kevin Ware, PE	
SURVEYOR:	Trinity Land Surveying, LLC 1222 Greenbriar St. Denton, TX 76201 Ph: (940) 293-3180 Contact: Michael Black, RPLS				



KEVIN DAVIS
 TRACT 1
 REMAINDER OF
 CALLED 7.03 ACRES
 DOC. NO. 2022-21797
 O.R.D.C.T.

BLOCK A LOT 9
 1.002 ACRES
 43,641 SQ. FT.

BLOCK A LOT 10
 1.001 ACRES
 43,598 SQ. FT.

BLOCK A LOT 11
 1.022 ACRES
 44,508 SQ. FT.

BLOCK A LOT 12
 1.010 ACRES
 43,981 SQ. FT.

BLOCK A LOT 13
 1.000 ACRES
 43,572 SQ. FT.

BLOCK A LOT 14
 1.081 ACRES
 47,092 SQ. FT.

BLOCK A LOT 8
 1.046 ACRES
 45,549 SQ. FT.

BLOCK A LOT 18X
 1.486 ACRES
 63,854 SQ. FT.

BLOCK A LOT 17X
 0.048 ACRES
 2,088 SQ. FT.

BLOCK A LOT 7
 1.007 ACRES
 43,866 SQ. FT.

BLOCK A LOT 6
 1.005 ACRES
 43,768 SQ. FT.

BLOCK A LOT 5
 1.002 ACRES
 43,639 SQ. FT.

BLOCK A LOT 4
 1.006 ACRES
 43,834 SQ. FT.

BLOCK A LOT 3
 1.002 ACRES
 43,668 SQ. FT.

BLOCK A LOT 2
 1.007 ACRES
 43,881 SQ. FT.

BLOCK A LOT 1
 1.002 ACRES
 43,645 SQ. FT.

KYLE SANDMANN AND SPOUSE,
 MARY SANDMANN
 DOC. NO. 2016-198028
 P.R.D.C.T.

MARK SIVERSTEN AND
 KELLY SIVERSTEN
 DOC. NO. 2018-119545
 P.R.D.C.T.

ANDREW J. KERESTINE AND
 SPOUSE, KELSIE KERESTINE
 DOC. NO. 2020-104021
 P.R.D.C.T.

LOT 4, BLOCK A
 WESTERN SKY ADDITION
 DOC. NO. 2016-2187
 P.R.D.C.T.

LOT 5, BLOCK A
 WESTERN SKY ADDITION
 DOC. NO. 2016-2187
 P.R.D.C.T.

DARYL B. GRISHAM AND WIFE,
 CATHERINE N. GRISHAM
 DOC. NO. 2018-32935
 P.R.D.C.T.

LOT 6, BLOCK A
 WESTERN SKY ADDITION
 DOC. NO. 2016-2187
 P.R.D.C.T.

MIRANDA BECK AND
 CHRISTOPHER BECK
 DOC. NO. 2021-232692
 P.R.D.C.T.

LOT 6, BLOCK A
 WESTERN SKY ADDITION
 DOC. NO. 2016-2187
 P.R.D.C.T.

B.B.B. & C. RR. CO. SURVEY
 ABSTRACT NO. 175

General Notes :

- All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.
- All corners are 5/8" iron rods set with a plastic cap stamped "RPLS 6854" unless otherwise noted.
- The surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
- The purpose of this replat is to revise and expand an existing subdivision to create 14 residential lots and 4 HOA lots.
- Selling a portion of this addition by metes and bounds is a violation of state law, and is subject to fines and/or withholding of utilities and building permits.
- This property does not lie within the ETJ of any town or city.
- Water service to be provided by Bolivar Water Supply, 4161 FM 455 West, Sanger, Texas (940) 458-3931
- Sanitary sewer to be handled by facilities approved by the Denton County Public Health Department.
- Electric Service to be provided by: Oncor Electric Delivery Company, 3100 S. Garrison Rd., Corinth, Texas 76210, (888) 313-6862
- Telephone service provider: Centurylink, 450 Main St., Lake Dallas, TX, 75065, (940) 367-1992
- 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 obstructions to the operation and maintenance of the drainage facility.
- Blocking the flow of water or construction 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.
- 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 Development Services by the owner of each lot prior to the construction, installation or placement of any driveway access improvements within the dedicated right-of-way.
- 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.
- 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-foot 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.
- I, _____, a Texas Licensed Engineer, do hereby affirm that to the best of my knowledge, information and belief and based upon the information provided, the drainage improvements shown on this plat will have no adverse effect on any property adjacent to the property shown. I further declare that I will accept full responsibility and hold harmless Denton County from any claim or litigation arising out of any errors, omissions or other acts of negligence in the preparation of same.

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48121C0180G, for Denton County, Texas and incorporated areas, dated April 18, 2011, this property is located within:

Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the 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.

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS Fluid Digital Building Technologies, Inc., is the owner of the following tract of land:

BEING a tract of land situated in the W. Roebuck Survey, Abstract No. 1062, Denton County, Texas and being all of Block A of South Bird Dog Estates, an addition to Denton County, Texas, as shown on the Final Plat recorded in Document No. 2021-330 of the Plat Records of said county and conveyed in a Special Warranty Deed to Fluid Digital Building Technologies, Inc., as recorded in Document No. 2022-128011 of the Official Records of said county, and all of Tract II, a called 4.026 acre tract and Tract III, a called 2.974 acre tract, both described in said Special Warranty Deed to Fluid Digital Building Technologies, Inc., and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod with a yellow cap, stamped "RPLS 6854", found on a south line of Tract 2, a called 38.884 acre tract described in a General Warranty Deed to Scott Hunt Sackett, Trustee of the Scott Hunt Sackett Revocable Trust, as recorded in Document No. 2015-79680 of said Official Records, being the northwest corner of a 10 feet-wide right-of-way dedication for F. M. Highway 1173 (variable width right-of-way), as shown on said Final Plat of South Bird Dog Estates, for the northeast corner of said Block A;

THENCE South 00°07'23" East, leaving the south line of said 38.884 acre tract and along the west line of said F. M. Highway 1173 and the east line of said Block A, a distance of 644.62 feet to an iron rod with a yellow cap, stamped "RPLS 6854", found at the intersection of the west line of said 10 feet-wide right-of-way dedication with the north line of a 30 feet-wide right-of-way dedication for Flow Road (variable width right-of-way), as shown on said Final Plat of South Bird Dog Estates, for the southeast corner of said Block A;

THENCE North 89°43'41" West, along the north right-of-way line of said Flow Road and the south line of said Block A, a distance of 660.88 feet to an iron rod with a yellow cap, stamped "RPLS 6854", found on the east line of the aforementioned 4.026 acre tract, for the southwest corner of said Block A, same being the northwest corner of said 30 feet-wide right-of-way dedication;

THENCE South 00°16'20" West, along the west line of said 30 feet-wide right-of-way dedication and the east line of said 4.026 acre tract, a distance of 30.00 feet to a 1/2 inch iron rod found (under asphalt) in said Flow Road for the southwest corner of said 30 feet-wide right-of-way dedication and the southeast corner of said 4.026 acre tract;

THENCE North 89°43'41" West, along said Flow Road, the south line of said 4.026 acre tract, and the south line of the aforementioned 2.974 acre tract, a distance of 451.73 feet to a 1/2 inch iron rod found (under asphalt) for the southwest corner of said 2.974 acre tract and the southeast corner of Tract 1, a called 7.03 acre tract described in a General Warranty Deed to Larry Snell and Shirley Snell, as recorded in Document No. 2004-62264 of said Official Records;

THENCE North 00°16'20" East, leaving said Flow Road and along the west line of said 2.974 acre tract and the east line of said 7.03 acre tract, a distance of 674.91 feet to a 60D nail in concrete found on a south line of the aforementioned 38.884 acre tract, for the northeast corner of said 7.03 acre tract and the northwest corner of said 2.974 acre tract;

THENCE South 89°42'45" East, along a south line of said 38.884 acre tract, the north line of said 2.974 acre tract, the north line of said 4.026 acre tract, and the north line of said Block A, a distance of 1,108.16 feet to the POINT OF BEGINNING and containing 729,478 square feet or 16,747 acres of land, more or less.

OWNER'S DEDICATION

STATE OF TEXAS §

COUNTY OF DENTON §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Fluid Digital Building Technologies, Inc., does hereby adopt this plat designating the herein described property as **AERO VILLAGE**, an addition to Denton County, Texas, and does hereby dedicate to the public use forever the streets, alleys, parks, watercourses, drains, easements and public places shown thereon for the purpose and consideration therein expressed.

WITNESS MY HAND, this _____ day of _____, 2023.

BY: Najeeb Khan

By: _____ Signature Title: CEO

STATE OF TEXAS §

COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared Najeeb Khan, 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 purpose and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2023.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Michael L. Black, 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.

Michael L. Black
Registered Professional Land Surveyor No. 6854



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 Michael L. Black, 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 _____, 2023.

Notary Public, State of Texas

The purpose of this replat is to revise and expand an existing subdivision to create 14 residential lots and 4 HOA lots.

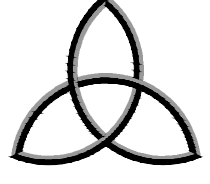
PLAT IS APPROVED BY COMMISSIONER'S COURT, DENTON COUNTY, TEXAS
ON THIS THE _____ DAY OF _____, 2023

COUNTY JUDGE

REPLAT
AERO VILLAGE
BEING A REPLAT OF SOUTH BIRD DOG ESTATES, AN ADDITION TO DENTON COUNTY, AS RECORDED IN DOC. NO. 2021-330, P.R.D.C.T.

LOTS 1-14, BLOCK A
HOA LOTS 15X, 16X, 17X AND 18X, BLOCK A

16.747 ACRES
OUT OF THE
W. ROEBUCK SURVEY, ABSTRACT NO. 1062,
DENTON COUNTY, TEXAS
MARCH 2023



TRINITY
LAND SURVEYING LLC

1222 Greenbriar St. Denton, Texas 76201 FIRM # 10194687 Tel. No. (940) 293-3180

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	MLB	TLS	03/22/2023	2022-031	2 OF 2

OWNER / APPLICANT: Fluid Digital Building Technologies, Inc. 109 West Main Street, Second Floor Lewisville, Texas 75057 Ph: (214) 797-0050 Contact: Najeeb Khan	ENGINEER: KJE Ph: (940) 208-30164 Contact: Kevin Ware, PE
SURVEYOR: Trinity Land Surveying, LLC 1222 Greenbriar St. Denton, TX 76201 Ph: (940) 293-3180 Contact: Michael Black, RPLS	