



Notice of Public Meeting
Denton County Development Support Committee
Morse Street Facility
Via Videoconference
3900 Morse Street, 2nd Floor, Denton, TX 76208
July 14, 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 991 1762 1381#, for participant ID press #, and for meeting password press 447909***

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:**
 - **Hallmark Addition – Replat**
(Lots 2R & 3R, Block 1 – 4.00 Acres) Commissioner Precinct 4
- 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**

LEGAL DESCRIPTION:

Being Lot 2 and Lot 3, Block 1, Hallmark Addition to Denton County, Texas, according to the plat thereof recorded in Cabinet X, Page 202, Plat Records, Denton County, Texas being more particularly described as follows:
 BEGINNING at a 1/2" iron rod found for corner at the northeast corner of said Lot 2 of said Hallmark Addition, said place of beginning having Texas State Plane Coordinates (North Central Texas Zone 4202-NAD 83) of North 7151951.99 feet, East 2330878.01 feet, and being the basis of bearings for this description;
 THENCE S 00°06'34" W with the east line of Block 1 of said Hallmark Addition, a distance of 394.92 feet to a 1/2" iron rod found for corner at the southeast corner of said Lot 3, Block 1, Hallmark Addition;
 THENCE N 89°53'26" W with the south of said Lot 3, Block 1, Hallmark Addition, a distance of 521.55 feet to a 1/2" iron rod found for corner at southwest corner of said Lot 3;
 THENCE N 00°06'34" E with the east line of plainview Road, same being the westerly lines of said Lots 2 and 3, a distance of 394.92 feet to the northwest corner of said Lot 2, 1/2" iron rod found for corner;
 THENCE S 89°53'26" E with the north line of Said Lot 2, a distance of 521.55 feet to the PLACE OF BEGINNING and containing 205,971 square feet or 4.73 acres of Land.



VICINITY MAP (N.T.S)

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT JEFFREY FRANK LITTLE DOES HEREBY ADOPT THIS REPLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY LOTS 2R AND 3R AS REVISION OF LOTS 2 AND 3 HALLMARK ADDITION, AN ADDITION IN THE 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.

JEFFREY FRANK LITTLE

BY: _____ DATE _____

STATE OF TEXAS
 COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, 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.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF _____
 COUNTY

MY COMMISSION EXPIRES ON _____

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
 COUNTY OF DENTON

I, W.R. Lee, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AND ACTUAL SURVEY MADE ON THE GROUND AND THAT THE MONUMENTS SHOWN HEREON WERE FOUND OR PLACED WITH 1/2" IRON RODS CAPPED "KAZ" UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE ORDINANCES OF THE DENTON COUNTY, TEXAS.

W.R. Lee _____ DATE _____

PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS FINAL SURVEY DOCUMENT

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.

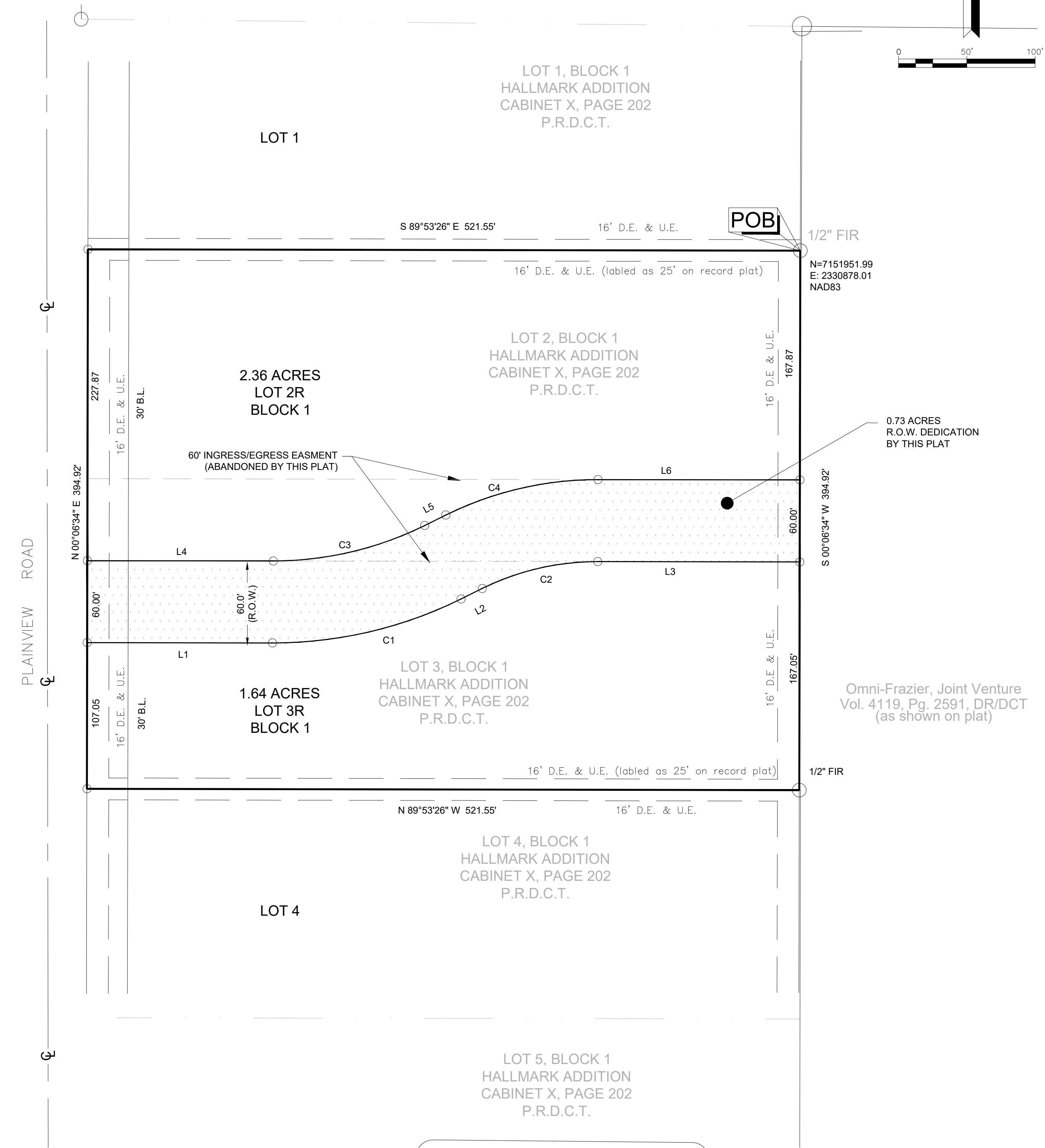
NOTARY PUBLIC, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES _____

GENERAL NOTES:

- Construction not complete within two years of the Commissioners court approval shall be subject to current country subdivision rules and regulations.
- A driveway culvert 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.
- Utilities: Sanitary sewer to be handled by facilities approved by the Denton County Public Health Department. For these existing lots, electric service is provided by Coserv. Water is provided by Bolivar water supply corp.
- Easements: 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.
- Maintenance: The maintenance of paving, grading and drainage improvements and/or easements showed on this plat are the responsibility of the individual property owners and do not constitute acceptance of same for maintenance purposes by Denton County.
- Drainage: Blocking the flow of water or construction 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.
- Floodplain: 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 minimum of two-foot above the 100-year flood elevation.
- Private Streets: "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."

COUNTY JUDGE
 DENTON COUNTY, TEXAS



0.73 ACRES
 R.O.W. DEDICATION
 BY THIS PLAT

Omni-Frazier, Joint Venture
 Vol. 4119, Pg. 2591, DR/DC/T
 (as shown on plat)

LEGEND

R.O.W. = RIGHT-OF-WAY
 POB = POINT OF BEGINNING
 1/2"IRF = 1/2" IRON ROD FOUND
 CAPI/IRS = CAPPED IRON ROD SET
 R.P.R.D.C.T. = REAL PROPERTY RECORDS DENTON COUNTY TEXAS
 DOC. NO. = DOCUMENT NUMBER
 MFPCP = METAL FENCE CORNER POST
 NAD = NORTH AMERICAN DATUM 1983
 D.E. & F.P.E. = DRAINAGE AND FLOODPLAIN EASEMENT
 = CENTERLINE OF ROAD

| LENGTH AND CURVE | | | | | |
|------------------|---------|------------|--------------|-------------|------------------|
| | RADIUS | ARC LENGTH | CHORD LENGTH | DELTA ANGLE | CHORD BEARING |
| C1 | 310.00' | 143.10' | 141.79' | 26°26'29" | N 76°53'19.25" E |
| C2 | 190.00' | 87.70' | 86.90' | 26°26'29" | S 76°53'19.25" W |
| C3 | 250.00' | 115.40' | 114.35' | 26°26'29" | N 76°53'19.25" E |
| C4 | 250.00' | 115.40' | 114.35' | 26°26'29" | S 76°53'19.25" W |

| LENGTH AND CURVE | |
|------------------|------------------|
| | BEARING |
| L1 | S 89°53'26.00" E |
| L2 | N 63°40'04.50" E |
| L3 | S 89°53'26.00" E |
| L4 | S 89°53'26.00" E |
| L5 | N 63°40'04.50" E |
| L6 | S 89°53'26.00" E |

A REPLAT OF
 LOTS 2R AND 3R, BLOCK 1 HALLMARK ADDITION
 BEING 2.36 AND 1.64 ACRES IN DENTON COUNTY, TEXAS
 SITUATED IN THE
 D. M. HALLMARK SURVEY, ABSTRACT 524
 T. L. SHAW SURVEY, ABSTRACT NO. 1647

CONTACT PERSON:
 Ryan Abernathy
 ryan@whitmanlandgroup.com
 972-930-5373

| No. | Revision/Issue | Date |
|-----|----------------|------|
| | | |

JOB NUMBER

DWG:

Firm Name and Address

SHIELDS & LEE SURVEYORS
 1421 Ferndale Avenue
 Dallas, Texas 75224

Project Name and Address

| | | |
|---------|-------|----|
| Project | Sheet | 01 |
| Date | | OF |
| Scale | | 01 |

SURVEYOR:
 Shields and Lee Surveyors
 W.R. (Bob) Lee, RPLS
 1421 Ferndale Avenue
 Dallas, Texas 75224
 bob.lee@shieldsandlee.com
 shieldsandlee.com
 TBPLS 10011700
 Phone 214.942.8496

OWNER:
 JEFFREY FRANK LITTLE
 12440 PLANVIEW RD KRUM TX
 76249-4051

CONTACT PERSON:
 Ryan Abernathy
 ryan@whitmanlandgroup.com
 972-930-5373

PATH: C:\Users\jfrank\OneDrive\Documents\20200802\REPLAT.LAYOUT: REPLAT