



Notice of Public Meeting
Denton County Development Support Committee
Morse Street Facility
Via Videoconference
3900 Morse Street, 2nd Floor, Denton, TX 76208
July 28, 2021
9:00 A.M.



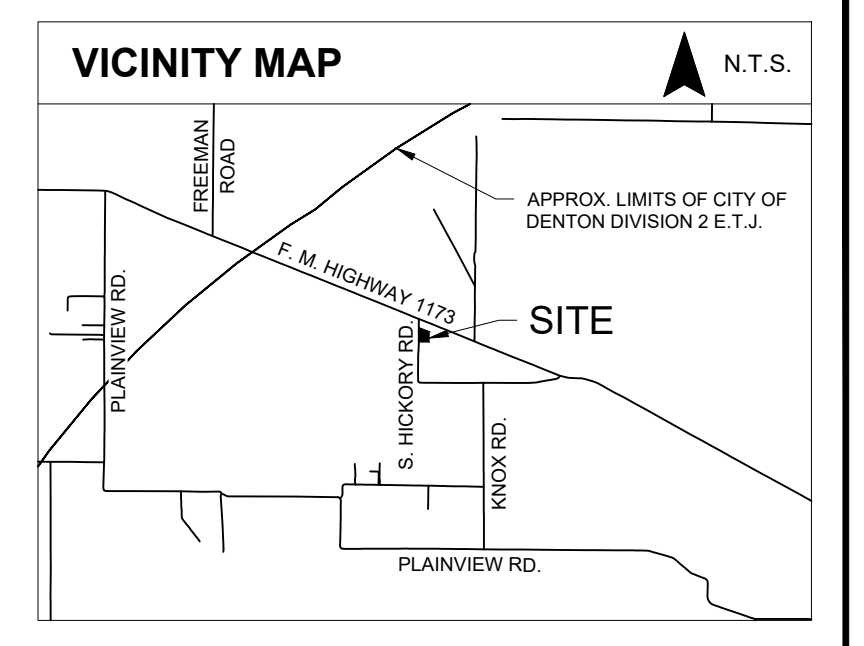
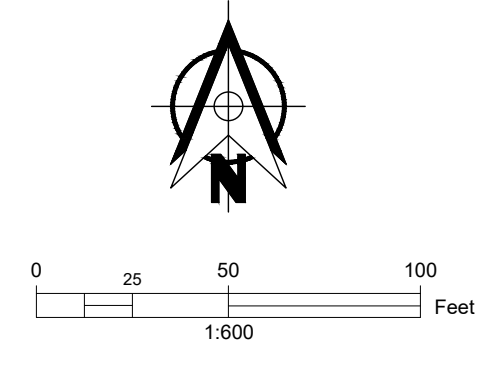
Effective March 16, 2020, Texas Governor Abbott suspended certain Open Meeting rules to allow telephonic or videoconference meetings of government bodies that are accessible to the public to decrease large groups of people from assembling. The suspension temporarily removes the requirement that government 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 958 6535 9056#, for participant ID press #, and for meeting password press 215823***

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:**
 - **Sacket Addition** (Lots 1 & 2, Block A – 2.791 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**



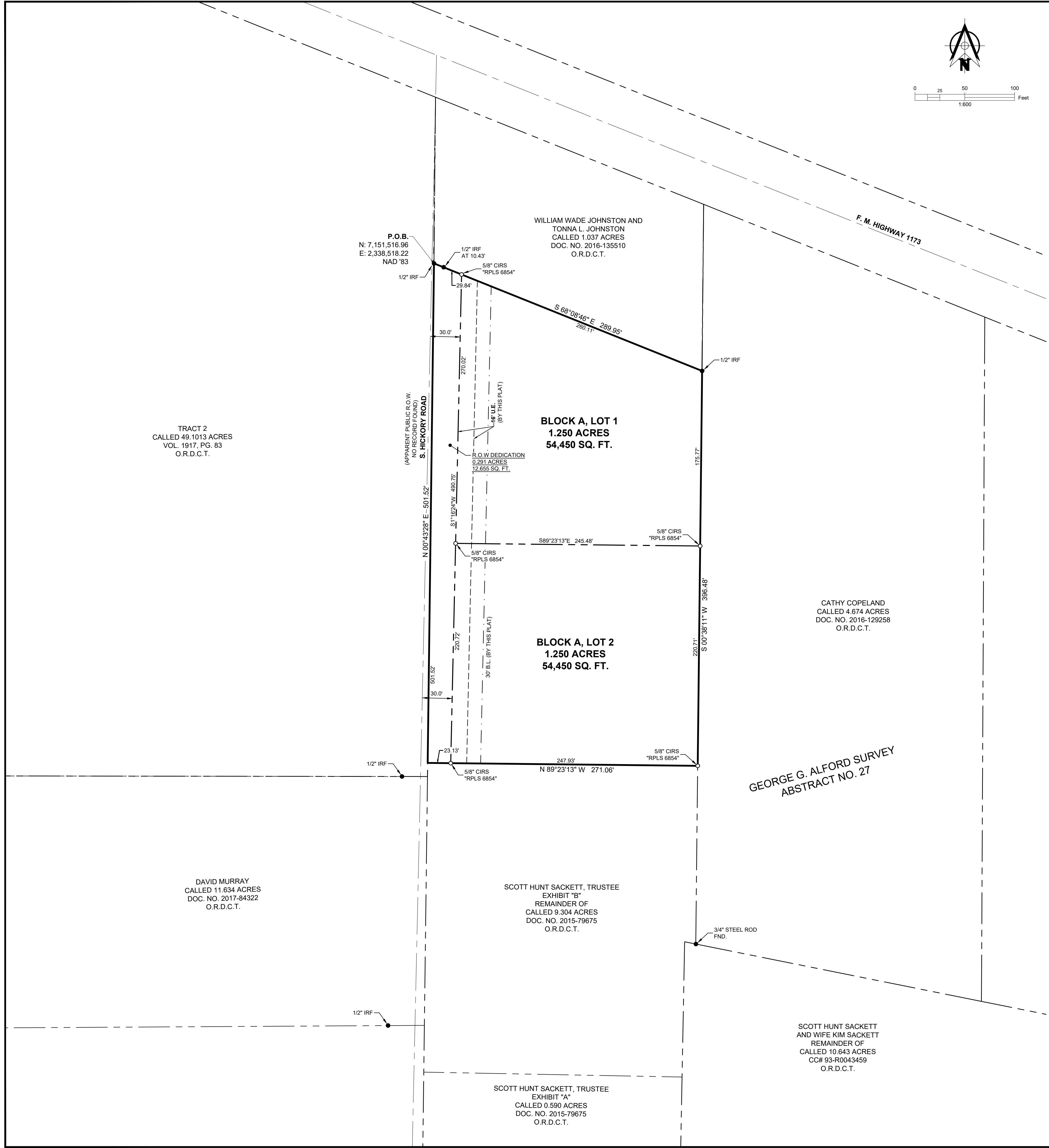
LEGEND	
---	BOUNDARY LINE
---	EASEMENT LINE
IRF	IRON ROD FOUND
CIRF	IRON ROD FOUND WITH CAP
CIRS	IRON ROD SET WITH CAP
INST. NO.	INSTRUMENT NUMBER
NIS	NOT TO SCALE
FND.	FOUND
P.R.D.C.T.	PLAT RECORDS OF DENTON COUNTY, TEXAS
O.R.D.C.T.	OFFICIAL RECORDS OF DENTON COUNTY, TEXAS
XS	"X" CUT IN CONCRETE SET
XP	"X" CUT IN CONCRETE FOUND
P.O.B.	POINT OF BEGINNING
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
S.W.E.	SIDE WALK EASEMENT
U.E.	UTILITY EASEMENT
B.L.	BUILDING LINE
W.E.	WATER EASEMENT
A.E.	ACCESS EASEMENT
R.O.W.	RIGHT OF WAY
E.T.J.	EXTRA TERRITORIAL JURISDICTION

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 4812C0195G, 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.

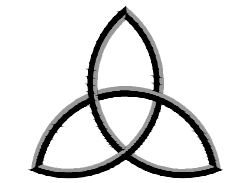
General Notes :

- 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 purpose of this plat is to create 2 residential lots from a portion of 1 tract.
- 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 is within the City of Denton, Division 2 E.T.J. The City of Denton does not approve plats for property in their Division 2 E.T.J. based on an I.C.A. with Denton County regarding platting in the E.T.J.
- 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.
- Electric Service to be provided by: CoServ Electric, 7701 S. Stemmons, Corinth, Texas 76210, (940) 274-4014
- 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 owner and does not constitute acceptance of same for maintenance purposes by Denton County
- All surface drainage easements shall be kept clear of fences, buildings, foundation, plantings and other obstructions 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 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 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.
- 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.
- This property is not located in the Lake Ray Roberts Planning and Zoning Jurisdiction.



FINAL PLAT
SACKETT ADDITION
 LOTS 1-2, BLOCK A

2.791 ACRES
 OUT OF THE
 GEORGE G. ALFORD SURVEY, ABSTRACT NO. 27,
 CITY OF DENTON DIVISION 2 E.T.J.,
 DENTON COUNTY, TEXAS
 JULY 2021



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	07/21/2021	2021-001	1 OF 2

OWNER / APPLICANT:
 Scott Hunt Sackett, Trustee
 9300 S. Hickory Road
 Krum, Texas 76249
 Ph. 940-208-7399

SURVEYOR:
 Trinity Land Surveying, LLC
 1222 Greenbriar St.
 Denton, TX 76201
 Ph. (940) 293-3180
 Contact: Michael Black, RPLS

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS Scott Hunt Sackett, Trustee of the Scott Hunt Sackett Revocable Trust, is the owner of the following tract of land:

BEING a tract of land situated in the George G. Alford Survey, Abstract No. 27, Denton County, Texas and being part of the remainder of a called 9.304 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. 2015-79675 of the Official Records of said county, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found in South Hickory Road, an apparent variable width public right-of-way, same being on the west line of said 9.304 acre tract, for the southwest corner of a called 1.037 acre tract described in a Warranty Deed with Vendor's Lien to William Wade Johnston and Tonna L. Johnston, as recorded in Document No. 2016-135510 of said Official Records;

THENCE South 68°08'46" East, leaving the west line of said 9.304 acre tract and said South Hickory Road and along the southerly line of said 1.037 acre tract, passing at a distance of 10.43 feet, a 1/2 inch iron rod found for reference, and continuing a total distance of 289.95 feet to a 1/2 inch iron rod found in a fence line on the common line of said 9.304 acre tract and a called 4.674 acre tract described in a General Warranty Deed to Cathy Copeland, as recorded in Document No. 2016-129258 of said Official Records, for the southeast corner of said 1.037 acre tract;

THENCE South 00°38'11" West, along said common line and generally along a fence, a distance of 396.48 feet to a 5/8 inch iron rod with a cap, stamped "RPLS 6854", set;

THENCE North 89°23'13" West, leaving said common line and crossing said 9.304 acre tract, a distance of 271.06 feet to a point on the west line of said 9.304 acre tract, same being in said South Hickory Road;

THENCE North 00°43'28" East, along the west line of said 9.304 acre tract and said South Hickory Road, a distance of 501.52 feet to the POINT OF BEGINNING and containing 121,555 square feet or 2.791 acres of land, more or less.

OWNER'S DEDICATION

STATE OF TEXAS §

COUNTY OF DENTON §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Scott Hunt Sackett, Trustee of the Scott Hunt Sackett Revocable Trust, does hereby adopt this plat designating the herein described property as SACKETT ADDITION, 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 _____, 2021.

BY: Scott Hunt Sackett

By: _____
Signature

By: _____
Title

STATE OF TEXAS §

COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared Scott Hunt Sackett, 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 _____, 2021.

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
Trinity Land Surveying LLC
1222 Greenbriar St.
Denton, Texas 76201
Phone 940-293-3180

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

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 _____, 2021.

Notary Public, State of Texas

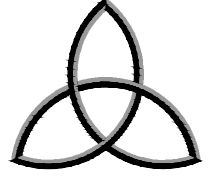
PLAT IS APPROVED BY COMMISSIONER'S COURT, DENTON COUNTY, TEXAS

ON THIS THE _____ DAY OF _____, 2021

COUNTY JUDGE

FINAL PLAT
SACKETT ADDITION
LOTS 1-2, BLOCK A

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OUT OF THE
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CITY OF DENTON DIVISION 2 E.T.J.,
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		TRINITY LAND SURVEYING LLC		1222 Greenbriar St. Denton, Texas 76201 FIRM # 10194687 Tel. No. (940) 293-3180			
				Scale	Drawn by	Checked by	Date
		1" = 50'	MLB	TLS	07/21/2021	2021-001	2 OF 2
OWNER / APPLICANT: Scott Hunt Sackett, Trustee 6300 S. Hickory Road Krum, Texas 76249		SURVEYOR: Trinity Land Surveying, LLC 1222 Greenbriar St. Denton, TX 76201 Ph: (940) 293-3180 Contact: Michael Black, RPLS					