



Notice of Public Meeting
Denton County Development Support Committee
Mary and Jim Horn Government Center
Via Videoconference
1505 East McKinney Street, Ste. 176
Denton, TX 76209
August 5, 2020
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> ***

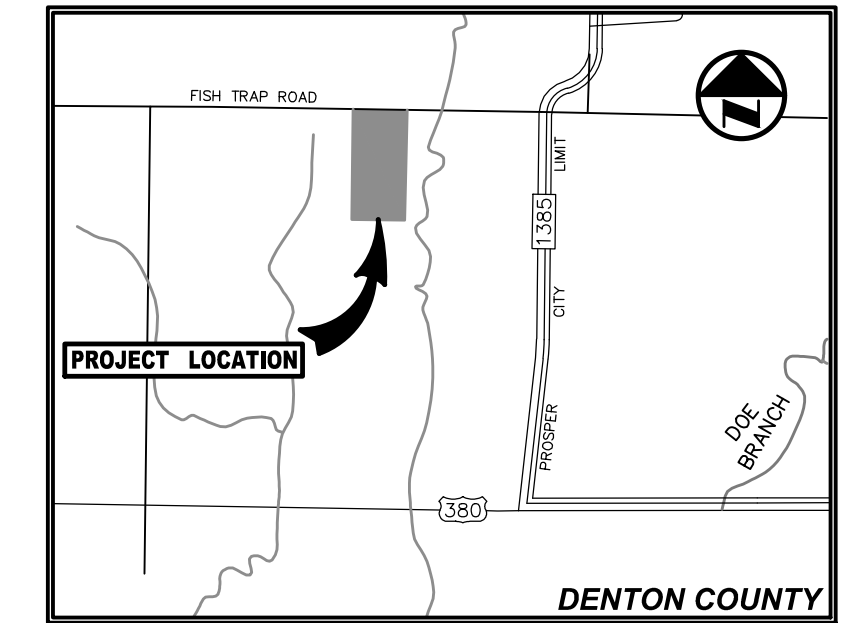
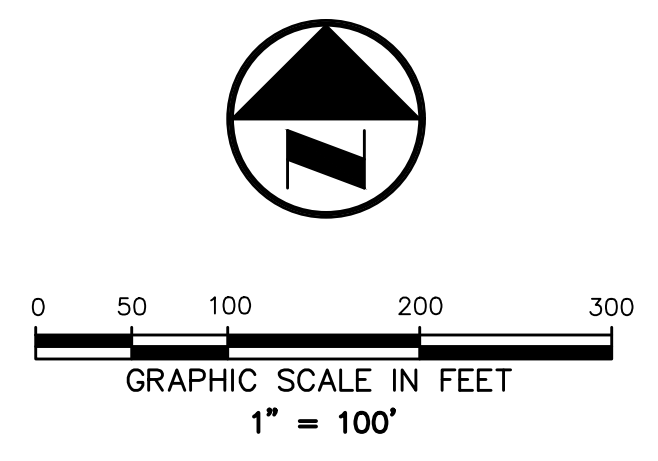
*** To listen to the meeting live from a telephone, call 1-346-248-7799, for meeting ID press 891 0823 3162#, for participant ID press #, and for meeting password press 490249***

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:**
 - **Prose Aubrey** – Lot 2, Block A – 17.480 Acres – Final Plat
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**

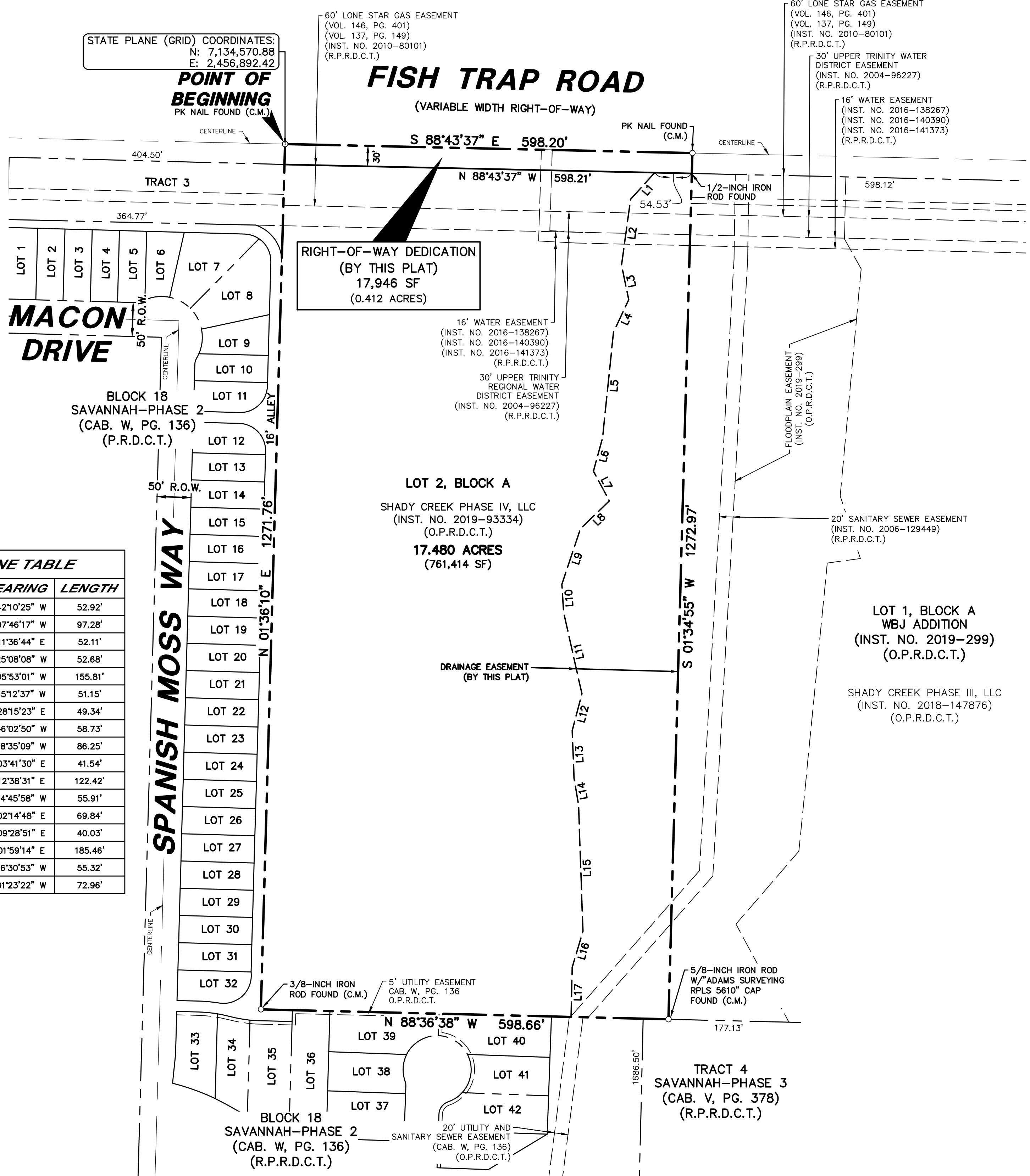
LEGEND

| | | |
|-----|------------------------|---|
| --- | PROPERTY LINE | SF SQUARE FEET |
| --- | PROPOSED EASEMENT LINE | INST. NO. INSTRUMENT NUMBER |
| --- | EXISTING EASEMENT LINE | VOL./PG. VOLUME/PAGE |
| | | O.P.R.D.C.T. OFFICIAL PUBLIC RECORD OF DENTON COUNTY, TEXAS |
| | | D.R.D.C.T. DEED RECORDS OF DENTON COUNTY, TEXAS |
| | | R.P.R.D.C.T. REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS |
| | | (C.M.) CONTROLLING MONUMENT |



STATE PLANE (GRID) COORDINATES:
N: 7,134,570.88
E: 2,456,892.42
POINT OF BEGINNING
PK NAIL FOUND (C.M.)

FISH TRAP ROAD
(VARIABLE WIDTH RIGHT-OF-WAY)



LINE TABLE

| LINE | BEARING | LENGTH |
|------|---------------|---------|
| L1 | S 42°10'25" W | 52.92' |
| L2 | S 07°46'17" W | 97.28' |
| L3 | S 11°36'44" E | 52.11' |
| L4 | S 25°08'08" W | 52.68' |
| L5 | S 05°53'01" W | 155.81' |
| L6 | S 15°12'37" W | 51.15' |
| L7 | S 28°15'23" E | 49.34' |
| L8 | S 46°02'50" W | 58.73' |
| L9 | S 18°35'09" W | 86.25' |
| L10 | S 03°41'30" E | 41.54' |
| L11 | S 12°38'31" E | 122.42' |
| L12 | S 14°45'58" W | 55.91' |
| L13 | S 02°14'48" E | 69.84' |
| L14 | S 09°28'51" E | 40.03' |
| L15 | S 01°59'14" E | 185.46' |
| L16 | S 16°30'53" W | 55.32' |
| L17 | S 01°23'22" W | 72.96' |

RIGHT-OF-WAY DEDICATION
(BY THIS PLAT)
17,946 SF
(0.412 ACRES)

LOT 2, BLOCK A
SHADY CREEK PHASE IV, LLC
(INST. NO. 2019-93334)
(O.P.R.D.C.T.)
17,480 ACRES
(761,414 SF)

LOT 1, BLOCK A
WBJ ADDITION
(INST. NO. 2019-299)
(O.P.R.D.C.T.)

SHADY CREEK PHASE III, LLC
(INST. NO. 2018-147876)
(O.P.R.D.C.T.)

BLOCK 18 SAVANNAH-PHASE 2
(CAB. W, PG. 136)
(R.P.R.D.C.T.)

TRACT 4 SAVANNAH-PHASE 3
(CAB. V, PG. 378)
(R.P.R.D.C.T.)

UTILITIES

- Water service to be provided by Mustang Special Utility District. 7985 FM 2931, Aubrey, TX 76227; (940) 440-9561
- Electric service to be provided by Co-Serv. S. South Stemmons Fwy, Corinth, TX 76210; (940) 321-7800
- Sanitary Sewer to be handled by facilities approved by the Mustang Special Utility District. 7985 FM 2931, Aubrey, TX 76227; (940) 440-9561
- Telephone service to be provided by AT&T, Phone: 208 S. Akard Street, Dallas, TX, 75202; 972-649-8736

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
That, SHADY CREEK PHASE IV, LLC, does hereby adopt this plat designating the herein described property as PROSE AUBREY, an addition to 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. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the drainage and utility easements as shown. Said drainage and utility easements being hereby reserved for the mutual use and accommodation of all public utilities desiring to use same. All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the drainage and utility easement and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said drainage easement and utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone.

OWNER: SHADY CREEK-PHASE IV, LLC

By: BJ Martin

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 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 _____, 2020.

Notary Public in and for the State of Texas

GENERAL NOTES

- Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the Denton County TxDOT surface adjustment factor of 1.000150630.
- Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Denton County, Texas and Incorporated Areas, Map No. 48121C0410G, Community-Panel No. 480774 0410 G, Revised Date: April 18, 2011. All of the subject property is shown to be located in Zone "X" on said map. Relevant zones are defined on said map as follows:
Zone "X" - Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.
- Selling a portion of this addition by metes and bounds is a violation of city subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
- There is a gas pipeline located on this property. No excavation was performed on the site to determine the actual location. For the exact location of the gas pipeline call 1-800-545-6005. Pacheco Koch accepts no liability for the placement accuracy of the gas pipeline.
- Construction not complete within two years of the Commissioners Court approval shall be subject to current County 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.
- No construction, without written approval from Denton County shall be allowed within an identified "IRM" 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.
- 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 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.
- 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.
- 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.

STATE OF TEXAS
COUNTY OF DENTON

OWNER'S CERTIFICATE
(NOT TO SCALE)

WHEREAS, SHADY CREEK PHASE IV, LLC is the owner of a 17,480 acre tract of land situated in the JOSE GONZALES Survey, Abstract No. 447, Denton County, Texas; said tract being all of that certain tract of land described in General Warranty Deed to SHADY CREEK PHASE IV, LLC recorded in Instrument No. 2019-93334 of the Official Public Records of Denton County, Texas; said 17,480 acre tract being more particularly described as follows:

BEGINNING, at a PK-Nail found for corner in the centerline of Fish Trap Road (a variable width right-of-way); said point being North 01 degrees, 36 minutes, 10 seconds East, 30.00 feet from the northeast corner of Tract 3, Savannah-Phase 2, an addition to Denton County according to the plat recorded in Cabinet W, Page 136 of the Plat Records of Denton County, Texas;

THENCE, South 88 degrees, 43 minutes, 37 seconds East, along the said centerline of Fish Trap Road, a distance of 598.20 feet to a PK-Nail found for corner;

THENCE, South 01 degrees, 34 minutes, 55 seconds West, at a distance of 30.00 feet to a 1/2-inch iron rod found for the northwest corner of Lot 1, Block A, WBJ Addition an addition to Denton County according to the plat recorded in Instrument No. 2019-299 of said Official Public Records, continuing along the west line of said Lot 1 a total distance of 1,272.97 feet to a 5/8-inch iron rod with "ADAMS SURVEYING" cap found for corner in the north line of Tract 4, Savannah-Phase 3, an addition to Denton County according to the plat recorded in Cabinet V, Page 378 of the Plat Records of Denton County, Texas; said point being the southwest corner of said Lot 1;

THENCE, North 88 degrees, 36 minutes, 38 seconds West, along the north line of said Tract 4 and the north line of Block 18 of said Savannah-Phase 2, a distance of 598.66 feet to a 3/8-inch iron rod found for corner;

THENCE, North 01 degrees, 36 minutes, 10 seconds East, along the east line of said Block 18 and said Tract 3, a distance of 1,271.76 feet to the POINT OF BEGINNING;

CONTAINING: 761,414 square feet or 17,480 acres of land, more or less.

SURVEYOR'S STATEMENT

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

That I, Jonathan E. Cooper, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation, and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Engineers and Land Surveyors, the Texas Administrative Code and the Ordinances of Denton County, Texas; and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the _____ day of _____, 2020.

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. RELEASED 7/24/20.

Jonathan E. Cooper
Texas Registered Professional Land Surveyor
No. 5369

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the understand authority, a Notary Public in and for the State of Texas, on this day personally appeared Jonathan E. Cooper, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2020.

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

Reviewed and Approved on this the _____ day of _____, 2020.

County Judge, Denton County, TX

Print: _____
Name

FINAL PLAT
PROSE AUBREY
LOT 2, BLOCK A

BEING 17,480 ACRES OF LAND SITUATED IN THE JOSE GONZALES SURVEY, ABSTRACT NO. 447, DENTON COUNTY, TEXAS

OWNER:
SHADY CREEK PHASE IV, LLC
1893 FM 1385
AUBREY, TX 76227
PHONE NO. 214-793-5790
CONTACT: BJ MARTIN

SURVEYOR/ENGINEER:
PACHECO KOCH
7557 RAMBLER ROAD
SUITE 1400
DALLAS, TEXAS 75321
PHONE NO. (972) 235-3031
CONTACT: JONATHAN E. COOPER

| | | | | |
|---------------------|---|------------------|-------------------|---------------------------|
| Pacheco Koch | 7557 RAMBLER ROAD SUITE 1400 DALLAS, TX 75231 972.235.3031 TX REG. ENGINEERING FIRM F-469 TX REG. SURVEYING FIRM LS-10008000 | | | |
| DRAWN BY AMY | CHECKED BY ACD | SCALE 1"=100' | DATE JULY 2020 | JOB NUMBER 4451-19.557 |

ADETZ, 09/09, 8:46 AM, M:\DWG-44\4451-19.557\DWG\SURVEY_C3D_2018\4451-19.557\FP.DWG

FINAL PLAT - PROSE AUBREY, LOT 2, BLOCK A