



**Notice of Public Meeting**  
**Denton County Development Support Committee**  
**Morse Street Facility**  
**Via Videoconference**  
**3900 Morse Street, 2<sup>nd</sup> Floor, Denton, TX 76208**  
**February 8, 2023**  
**9:00 A.M.**



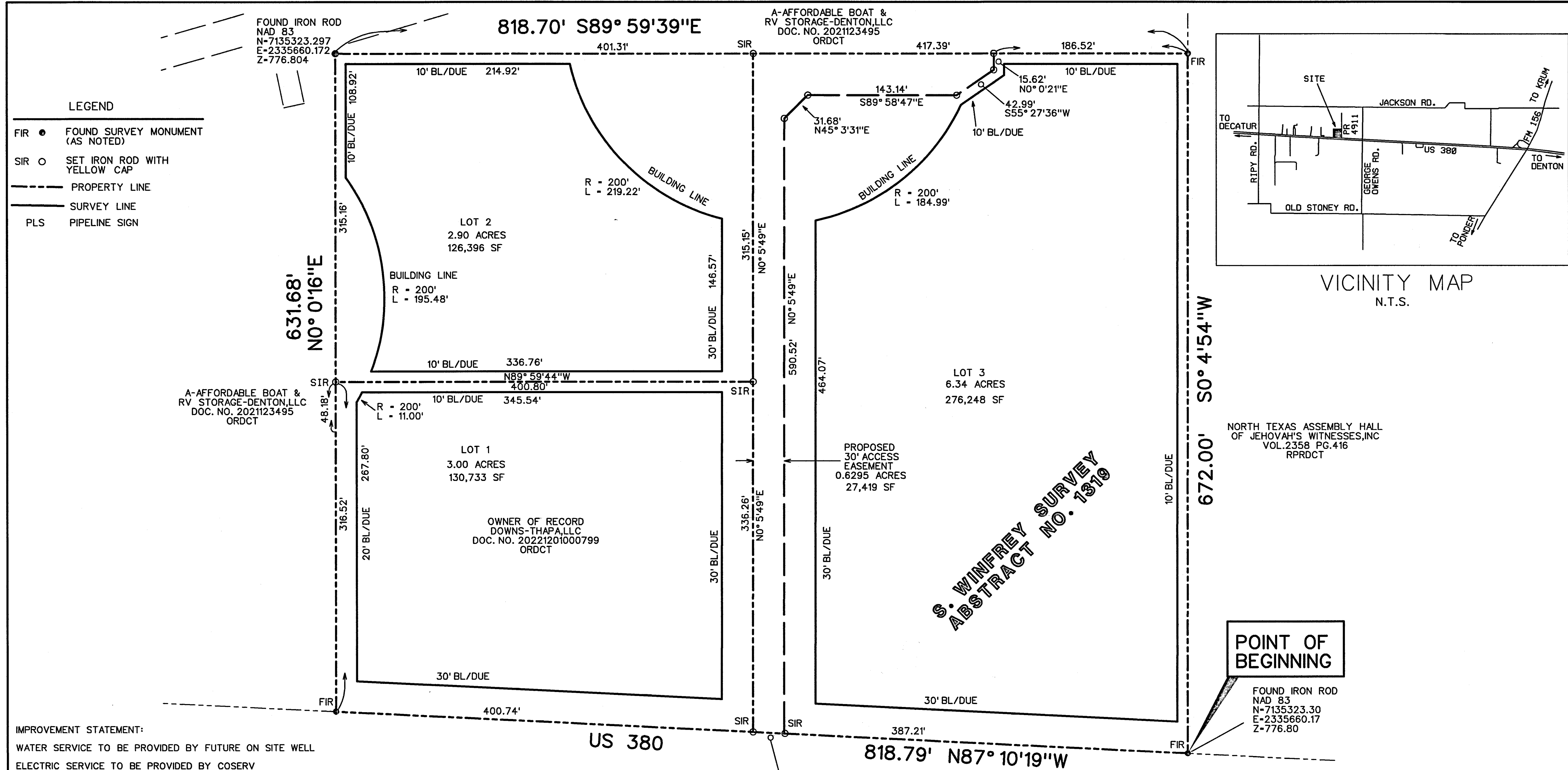
Effective March 16, 2020, Texas Governor Abbott suspended certain Open Meeting rules to allow telephonic or videoconference meetings of government bodies that are accessible to the public to decrease large groups of people from assembling. The suspension temporarily removes the requirement that government officials and members of the public be physically present at a meeting location. Development Services will hold the Development Support Committee (DSC) meetings via videoconference.

\*\*\* For information on how to watch or participate remotely from a computer or smartphone, visit <https://dentoncounty.gov/remot6> \*\*\*

\*\*\* To listen to the meeting live from a telephone, call 1-346-248-7799, for meeting ID press 896 7441 8379# for participant ID press #, and for meeting password press 841485\*\*\*

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:**
  - **Downs-Thapa 2 – Final Plat** Commissioner Precinct 4  
( Lots 1-3, Block 1, 12.24 Acres)
- 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**



**IMPROVEMENT STATEMENT:**

WATER SERVICE TO BE PROVIDED BY FUTURE ON SITE WELL

ELECTRIC SERVICE TO BE PROVIDED BY COSERV

SANITARY SEWER TO BE HANDLED BY FACILITIES APPROVED BY THE DENTON COUNTY HEALTH DEPARTMENT

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 PURPOSED 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 OBSTRUCTION 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.

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 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.

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 (2) 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.

SUBJECT PROPERTY LIES WITHIN CITY OF DENTON DIVISION 2

**Notes:**

- 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 portion of this property lies in a special flood hazard area as defined by Federal Emergency Management Agency; the property lies within clear Zone 'X' of the Flood Insurance Rate Map Number 48121C0335G, bearing an effective date of April 18, 2011.
- TEXAS LICENSE SURVEY FIRM NO. 100736-00
- U.S. State Plane 1983 NCT Zone 4202, NAD 83, Geoid 12A (Conus), NAVD 1988.
- All lot corners will be marked with a capped 1/2 inch iron rod set (unless otherwise noted hereon) upon approval and before filing this plat.
- Due to unknown locations of underground utilities, in particular gas and oil facilities, the Developer is to make known all locations of existing pipeline and/or easements, including blanket easements, across the property.
- I, Jason G. Swaim, a Texas Licensed Engineer, do hereby affirm that to the best of my knowledge, information and belief and based on 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 claim or litigation arising out of any errors, omissions or other acts of negligence in the preparation of same.

**Letters of approval were issued by:**  
BY COSERV ELECTRIC KEVITT VALLEY 7701 S STEMMONS FWY CORINTH, TX 76210 940-321-7800 EXT 7543

**OWNER / DEVELOPER:**  
**DOWNS-THAPA, LLC**  
4401 GOLDEN TRIANGLE BLVD  
KELLER, TX 76244  
CONTACT: Manoj Thapa  
214-534-4461  
mkthapa@gmail.com

**ENGINEER / SURVEYOR**  
NAME: JASON SWAIM, PE, RPLS  
ADDRESS: 506 N. MASON STREET  
BOWIE, TEXAS 76230  
PHONE: (840)872-5075  
FAX: (840)872-4078  
EMAIL: jswaim@swaimengineering.com

**PHYSICAL ADDRESS:**  
US 380  
KRUM, TX 76249

**RECORDING INFORMATION**

STATE OF TEXAS  
COUNTY OF DENTON

OWNER'S ACKNOWLEDGMENT AND DEDICATION

I, MANOJ THAPA, AS AGENT FOR DOWNS-THAPA, LLC, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT WITHIN THE AREA DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**LEGAL DESCRIPTION**

BEING 12.24 acres of land, more or less, in the S. Winfrey Survey, Abstract No. 1319, Denton County, Texas, being part of a tract of land to Downs- Thapa, LLC, of record in Document No. 20221201000799, Official Records, Denton County, Texas, said 12.24 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a found iron rod at the southeast corner of said Downs- Thapa, LLC tract on the north right of way line of U.S. 380;

THENCE N 87 deg. 10 min. 19 sec. W a distance of 818.79 feet to a found iron rod for corner;

THENCE N 00 deg. 00 min. 16 sec. E a distance of 631.68 feet to a found iron rod for corner;

THENCE S 89 deg. 59 min. 39 sec. E a distance of 818.70 feet to a found iron rod for corner;

THENCE S 00 deg. 04 min. 54 sec. W a distance of 672.00 feet to the POINT OF BEGINNING and containing 533,376 square feet, or 12.24 acres, more or less.

AND DESIGNATED HEREIN AS THE HWY 380 BUSINESS PARK TO DENTON COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, RIGHTS-OF-WAY AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

**DOWNS-THAPA, LLC**  
BY: \_\_\_\_\_  
AGENT MANOJ THAPA

NOTARY  
STATE OF TEXAS  
COUNTY OF DENTON  
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED MANOJ THAPA, AS AGENT FOR DOWNS-THAPA, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

**CERTIFICATE OF SURVEYOR**  
STATE OF TEXAS  
COUNTY OF DENTON

THIS SURVEY WAS PREPARED FROM A TRUE AND ACCURATE SURVEY AS SURVEYED ON THE GROUND UNDER MY SUPERVISION ON THIS DATE AND THERE WERE NO APPARENT VISIBLE EASEMENTS OR ENCROACHMENTS, EXCEPT WHERE SHOWN.

JUSTIN LOCEY  
Notary Public, State of Texas  
Comm. Expires 03-31-2026  
Notary ID 125640458

JASON SWAIM RPLS 1-11-23 \*5550

NOTARY

STATE OF TEXAS  
COUNTY OF MONTAGUE

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED JASON SWAIM, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 11th DAY OF JANUARY, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

JOSEPHINE LEE  
Notary ID #593857  
My Commission Expires  
December 7, 2024

REVIEWED AND APPROVED ON \_\_\_\_\_, 2023.

COUNTY JUDGE, DENTON COUNTY, TX

**FINAL PLAT**  
**LOT 1-3 BLOCK 1**  
**DOWNS-THAPA 2**  
**AN ADDITION IN**  
**DENTON COUNTY, TEXAS**  
**BEING 12.24 ACRES**  
**PART OF S. WINFREY SURVEY**  
**ABSTRACT 1319**

DENTON COUNTY TEXAS

SWAIM PROJECT NO. 22130: A-1319  
JANUARY 9, 2023