

Notice of Public Hearing

Denton County Department of Development Services

The Director of the Development Services Department requested to hold a Public Hearing on Tuesday, September 15, 2026 at 9:00 AM. The location for the hearing will be the following:

**Denton County Commissioners Court
Commissioners Courtroom
1 Courthouse Drive, 3rd Floor, Denton, Texas 76208**

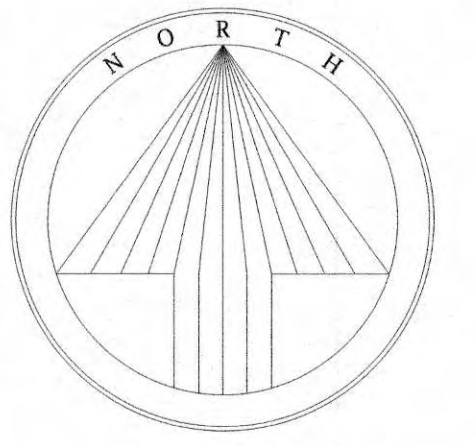
**SUBJECT: Public Hearing for American Equity Addition - Replat
(Lot 3R, Block A – 13.365 Acres) Commissioner Precinct 1**

REQUESTED ACTION/RECOMMENDATION

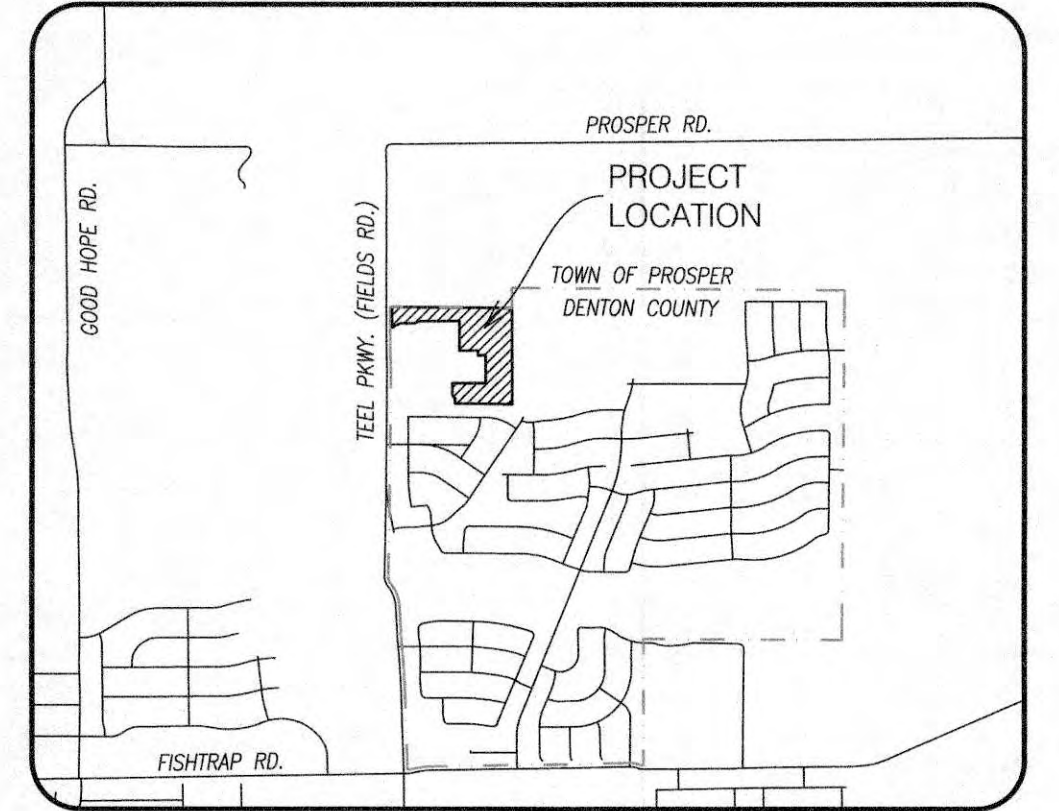
9:00 A.M. PUBLIC HEARING on September 15, 2026 for the consideration of the Approval; Approval with Conditions; or Disapproval of the American Equity Addition – Replat (Lot 3R, Block A – 13.365 Acres) located in Commissioner Precinct 1.

BACKGROUND

The purpose of this replat is to dedicate a utility easement. The proposed replat has met Denton County Subdivision Rules and Regulations and is recommended for approval by Denton County Development Services. This replat will continue to conform to the original approval.



60 0 30 60 120
1 inch = 60 ft.



LOCATION MAP
1" = 2000'

LEGEND	
(Not all items may be applicable)	
o	1/2" IRON ROD WITH PLASTIC CAP STAMPED
IRF	"SPARSE" SET, UNLESS OTHERWISE NOTED
IRF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
IRF	IRON PIPE FOUND
CM	CONTROL MONUMENT
(BTP)	BY THIS PLAT
ESMT.	EASEMENT
R.O.W.	RIGHT-OF-WAY
⓪	BLOCK DESIGNATION
Cab.	CABINET
Vol.	VOLUME
Pg.	PAGE
No.	NUMBER
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM	FLOOD INSURANCE RATE MAP
Ord. No.	ORDINANCE NUMBER
Instr./Doc.	INSTRUMENT OR DOCUMENT
DRDCT	DEED RECORDS, DENTON COUNTY, TEXAS
PRDCT	PLAT RECORDS, DENTON COUNTY, TEXAS
OPRDC	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS

The purpose of this replat is to dedicate a utility easement, as shown.

REPLAT
**AMERICAN EQUITY
ADDITION**
LOT 3R, BLOCK A
A REPLAT OF LOT 3, BLOCK A
BEING 13.365 ACRES
IN THE L. NETHERLY SURVEY
ABSTRACT NO. 962
DENTON COUNTY, TEXAS

OWNER / APPLICANT
JBI/CALDER FUND IX PROSPER, LLC
2150 S. Central Expwy, Ste. 260
McKinney, Texas 75072
Telephone: (972) 422-2000
Contact: Jeremy Jones

ENGINEER / SURVEYOR
Splars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPLS No. F-2121 and No. F-10043100
Contact: Mark Ewing

L. NETHERLY SURVEY
ABSTRACT
NO. 962

T. BUTTON SURVEY
ABSTRACT
NO. 88

TVG TEXAS, LLC
Doc. No. 2012-5827 OPRDCT

T. BUTTON SURVEY
ABSTRACT NO. 88

L. NETHERLY SURVEY
ABSTRACT NO. 962

Lot 1, Block A
Park Place Phase 2
Doc. No. 2024-211 PRDCT

100-YR FLOODPLAIN
LOMR-F Approved 12-26-2024
FEMA Case No. 25-06-0060A

L. NETHERLY SURVEY
ABSTRACT NO. 962

Lot 3R, Block A
13.365 Ac.
(582,168 S.F.)
American Equity Addition
Doc. No. 2025-418
OPRDC

LOT 2, BLOCK A
AMERICAN EQUITY ADDITION
DOC. NO. 2020-208 PRDCT

LOT 1, BLOCK A
AMERICAN EQUITY ADDITION
DOC. NO. 2018-488 PRDCT

CORPORATION OF THE PRESIDING BISHOP OF THE
CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
DOC. NO. 2018-144565, OPRDC

ARTESIA NORTH PHASE 1A
DOC. NO. 2015-267 PRDCT

ARTESIA NORTH PHASE 1B
DOC. NO. 2015-299 PRDCT

NOTES:

- Water service to be provided by Elm Ridge District.
- Sanitary sewer to be handled by facilities provided by Elm Ridge District.
- 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 constructing improvements in surface drainage easements, and filling or obstructing the floodway is prohibited.
- Neither Denton County nor Elm Ridge District will 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.
- No construction, without written approval from Denton County and Elm Ridge District 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.
- Neither Denton County nor Elm Ridge District shall 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 and Elm Ridge District 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 and Elm Ridge District.
- Basis of bearing: State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983, Adjustment Realization 2011.
- Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
- Certification and Dedication by owner - Sixteen-foot utility easement parallel to Teel Parkway and a 5-foot easement onsite shall be dedicated to the County by the plat.
- Development in Special Flood Hazard Area must comply with all provisions of the Denton County Flood Damage Prevention Regulations (Section VI.13).
 - Base Flood Elevation (B.F.E.)
 - Special Flood Hazard Area (S.F.H.A.)
 - Gross and New acreage for lots in the floodplain
 - Finish Floor Elevation (F.F.E.)

SURVEYOR'S CERTIFICATE

That I, Darren K. Brown, of Spiars Engineering, Inc., 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 the County of Denton, Texas.

Dated this 7 day of August, 2026.

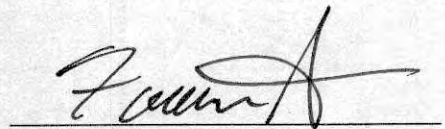

DARREN K. BROWN, RPLS NO. 5252

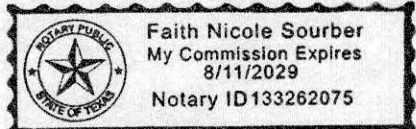


STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Darren K. Brown, 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 7 day of August, 2026.


Notary Public, State of Texas



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

BEING a tract of land situated in the L. Netherly Survey, Abstract No. 962, Denton County, Texas, being part of a tract conveyed to JBJ/Calder Fund X Prosper, LLC, by deed recorded in instrument No. 2025-119206, Official Public Records, Denton County, Texas, with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "SPIARSENG" set, in the east line of Teel Parkway, a variable width public right-of-way, for the southwest corner of Park Place Phase 2, an addition recorded in Document No. 2024-211, Plat Records, Denton County, Texas;

THENCE S 89°32'20" E, 1248.27 feet, with the south line of said Park Place Phase 2, to a 1/2" iron rod with yellow cap stamped "SPIARSENG" set, in the west line of Artesia North Phase 2, an addition recorded in Document No. 2017-164, of said Plat Records;

THENCE S 00°03'28" E, 1000.04 feet, with the west line of said Artesia North Phase 2, to a 5/8" iron rod with yellow cap found, for the northeast corner of Lot 26, Block I, Artesia North Phase 1A, an addition recorded in Document No. 2015-267, of said Plat Records;

THENCE N 89°32'20" W, 593.25 feet, with the north line of said Artesia North Phase 1A, to a 1/2" iron rod with yellow cap stamped "SPIARSENG" found for the southeast corner of Lot 2, Block A, American Equity Addition, recorded in Document No. 2020-208, of said Plat Records;

THENCE with said Lot 2, the following:

- N 00°03'32" W, 56.62 feet, to a 1/2" iron rod with red cap stamped "SCI" found for corner,
- Along a non-tangent curve to the right having a central angle of 73°58'35", a radius of 39.50 feet, a chord of N 37°07'59" W - 47.53 feet, an arc length of 51.00 feet, to a 1/2" iron rod with red cap stamped "SCI" found for corner,
- N 00°08'41" W, 118.09 feet, to a 1/2" iron rod with yellow cap stamped "SPIARSENG" set for corner,
- N 89°51'19" E, 348.71 feet, to a 1/2" iron rod with red cap stamped "SCI" found for corner,
- N 00°08'41" W, 287.50 feet, to a 1/2" iron rod with red cap stamped "SCI" found for corner,
- S 89°51'19" W, 78.32 feet, to a 1/2" iron rod with red cap stamped "SCI" found for corner,
- N 00°08'41" W, 50.32 feet, to a 1/2" iron rod with yellow cap stamped "SPIARSENG" set for corner,
- S 89°51'19" W, 193.94 feet, to a 1/2" iron rod with red cap stamped "SCI" found for corner,
- N 00°08'41" W, 307.74 feet, to a 1/2" iron rod with red cap stamped "SCI" found for corner,
- S 89°51'19" W, 404.19 feet, to a 1/2" iron rod with yellow cap stamped "SPIARSENG" set for corner,
- S 71°01'50" W, 74.91 feet, to a 1/2" iron rod with red cap stamped "SCI" found for corner,
- S 89°53'18" W, 142.06 feet, to a 1/2" iron rod with yellow cap stamped "SPIARSENG" set for corner,
- S 65°48'59" W, 58.26 feet, to a 1/2" iron rod with red cap stamped "SCI" found for corner,
- S 48°58'18" W, 26.04 feet, to a 1/2" iron rod with red cap stamped "SCI" found for corner,
- N 90°00'00" W, 11.35 feet, to a 1/2" iron rod with yellow cap stamped "SPIARSENG" set, in said east line of Teel Parkway, for the northwest corner of said Lot 2;

THENCE N 00°08'41" W, 213.57 feet, with said east line, to the POINT OF BEGINNING, with the subject tract containing 582,168 square feet or 13.365 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, JBJ/Calder Fund X Prosper, LLC, do hereby adopt this plat designating the hereinabove described property as **AMERICAN EQUITY ADDITION**, an Addition to the Denton County, Texas, and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strip for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the County of Denton, Texas.

Witness our hands at Denton County, Texas, this 7th day of August, 2026.

JBJ/Calder Fund X Prosper, LLC
a Texas limited liability company

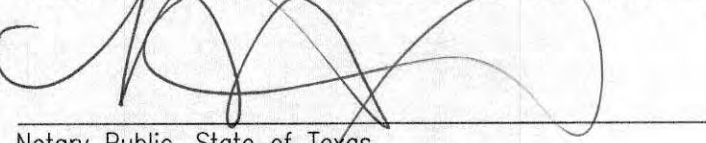
By: JBJ Equity Fund X Prosper, LLC
a Texas limited liability company
its manager

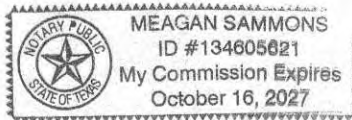
By: 
Jeremy Jones,
Vice President

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 Jeremy Jones, 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 7th day of August, 2026.


Notary Public, State of Texas



UTILITY CONTACTS:

Elm Ridge District (Water/Sewer):
Jennifer Bland
700 Savannah Blvd, Savannah, TX 76227
jennifer.bland@elmridgetx.org

CoServ (Electric/Gas):
Vincent Freeman
7701 S Stemmons, Corinth, TX 76210
(469) 794-5248

AI&I (Communication):
Tonja Van Vleck, Sr Specialist OSP Design Engineer
14012 Welch Rd, Farmers Branch, TX 75244
(972) 207-3027

I, Mark Ewing, 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 claim or litigation arising out of any errors, omissions, or other acts of negligence in the preparation of same.

APPROVAL BLOCK

Reviewed and approved on _____, 2026.

County Judge, Denton County, TX

OWNER / APPLICANT
JBJ/Calder Fund X Prosper, LLC
2150 S. Central Expwy, Ste. 260
McKinney, Texas 75072
Telephone: (972) 422-2000
Contact: Jeremy Jones

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPELS No. F-2121 and No. F-10043100
Contact: Mark Ewing

Scale: 1" = 60' August, 2026 SEJ Job No. 23-228 SHEET 2 OF 2

Line Table			Line Table			Line Table			Line Table		
Line #	Bearing	Distance	Line #	Bearing	Distance	Line #	Bearing	Distance	Line #	Bearing	Distance
L1	N 00°08'41" W	4.96'	L24	N 90°00'00" W	10.00'	L47	S 00°00'00" E	7.90'	L70	N 89°51'19" E	57.55'
L2	N 90°00'00" W	175.67'	L25	N 00°00'00" E	10.00'	L48	N 90°00'00" W	8.87'	L71	S 00°08'41" E	6.61'
L3	N 00°00'00" E	35.70'	L26	N 90°00'00" E	3.49'	L49	S 00°08'41" E	102.52'	L72	N 89°51'19" E	2.50'
L4	N 90°00'00" W	1.43'	L27	N 00°08'41" W	23.58'	L50	N 89°51'19" E	2.55'	L73	S 00°08'41" E	3.53'
L5	N 00°00'00" E	10.00'	L28	S 89°51'19" W	92.29'	L51	S 00°08'41" E	9.24'	L74	N 89°51'19" E	185.18'
L6	N 90°00'00" E	10.00'	L29	S 44°51'19" W	17.99'	L52	S 60°08'41" E	17.85'	L75	N 00°08'41" W	3.03'
L7	S 00°00'00" E	10.00'	L30	S 89°51'19" W	181.84'	L53	S 00°08'41" E	229.04'	L76	N 89°51'19" E	2.51'
L8	N 90°00'00" W	3.57'	L31	S 00°00'00" E	12.20'	L54	S 44°55'39" W	9.15'	L77	N 00°00'00" E	7.11'
L9	S 00°00'00" E	30.70'	L32	N 90°00'00" W	10.00'	L55	S 89°51'19" W	106.02'	L78	N 89°51'19" E	201.51'
L10	N 90°00'00" E	175.66'	L33	N 00°00'00" E	10.00'	L56	S 00°08'41" E	10.14'	L79	N 44°55'39" E	5.01'
L11	S 00°08'41" E	9.94'	L34	N 90°00'00" E	3.03'	L57	S 89°51'19" W	9.00'	L80	N 00°08'41" W	224.08'
L12	S 00°08'20" E	10.27'	L35	N 13°29'59" E	12.39'	L58	N 00°08'41" W	10.14'	L81	N 60°08'41" W	19.37'
L13	S 89°59'58" W	85.37'	L36	N 00°08'41" W	105.91'	L59	S 89°51'19" W	81.00'	L82	N 00°08'41" W	3.26'
L14	S 38°41'33" W	12.42'	L37	S 89°51'19" W	15.93'	L60	S 00°08'41" E	10.14'	L83	S 89°51'19" W	3.95'
L15	S 00°08'41" E	32.23'	L38	N 00°08'41" W	9.00'	L61	S 89°51'19" W	205.80'	L84	S 29°51'19" W	14.62'
L16	N 90°00'00" E	2.51'	L39	N 89°51'19" E	15.93'	L62	N 00°08'41" W	10.14'	L85	S 89°51'19" W	98.30'
L17	S 00°00'00" E	10.00'	L40	N 00°08'41" W	72.72'	L63	S 89°51'19" W	44.02'	L86	S 00°08'41" E	2.50'
L18	N 90°00'00" W	10.00'	L41	N 90°00'00" W	7.97'	L64	S 00°08'41" E	10.14'	L87	S 89°51'19" W	10.00'
L19	N 00°00'00" E	12.87'	L42	N 00°00'00" E	10.00'	L65	S 89°51'19" W	99.62'	L88	N 00°08'41" W	2.50'
L20	S 89°51'19" W	220.99'	L43	N 90°00'00" E	7.95'	L66	N 89°51'19" E	95.22'	L89	S 89°51'19" W	30.27'
L21	S 00°08'41" E	23.59'	L44	N 00°08'41" W	270.37'	L67	N 00°08'41" W	2.98'	L90	S 00°00'00" E	2.51'
L22	N 90°00'00" E	1.51'	L45	N 90°00'00" W	72.61'	L68	N 89°51'19" E	4.41'	L91	N 90°00'00" W	12.08'
L23	S 00°00'00" E	10.00'	L46	N 90°00'00" W	63.71'	L69	N 00°08'41" W	7.15'	L92	S 63°58'11" W	7.94'

Line Table			Line Table			Line Table		
Line #	Bearing	Distance	Line #	Bearing	Distance	Line #	Bearing	Distance
L93	S 00°08'41" E	60.86'	L116	S 89°51'19" W	73.00'	L139	N 89°51'19" E	18.50'
L94	S 89°51'19" W	28.24'	L117	N 00°08'41" W	270.38'	L140	S 00°08'41" E	173.96'
L95	N 89°51'19" E	23.24'	L118	N 09°24'22" E	8.85'	L141	S 09°24'22" W	9.26'
L96	N 00°08'41" W	58.99'	L119	S 89°54'49" W	2.04'	L142	S 89°54'49" W	2.89'
L97	N 63°58'11" E	15.82'	L120	N 00°05'11" W	10.00'	L143	S 00°05'11" E	10.00'
L98	N 00°00'00" E	3.42'	L121	N 89°54'49" E	2.50'	L144	N 89°54'49" E	2.50'
L99	N 90°00'00" E	10.00'	L122	N 00°08'41" W	40.68'	L145	S 00°08'41" E	40.68'
L100	S 00°00'00" E	2.49'	L123	S 89°51'19" W	253.24'	L146	S 89°51'19" W	61.06'
L101	N 89°51'19" E	30.26'	L124	S 00°08'41" E	26.10'	L147	N 00°08'41" W	62.78'
L102	N 00°08'41" W	2.50'	L125	S 38°46'23" W	16.60'	L148	N 89°51'19" E	15.42'
L103	N 89°51'19" E	10.00'	L126	S 89°59'58" W	82.73'	L149	N 00°08'41" W	9.00'
L104	S 00°08'41" E	2.50'	L127	S 00°08'20" E	5.25'	L150	S 89°51'19" W	15.42'
L105	N 89°51'19" E	95.42'	L128	N 00°08'41" W	3.20'	L151	N 00°08'41" W	153.00'
L106	N 29°51'19" E	25.84'	L129	S 89°51'19" W	153.45'	L152	N 89°51'19" E	18.50'
L107	N 00°08'41" W	577.39'	L130	N 89°51'19" E	5.28'	L153	N 00°08'41" W	9.00'
L108	N 13°29'59" E	4.37'	L131	N 00°08'41" W	5.00'	L154	S 89°51'19" W	18.50'
L109	S 89°51'19" W	179.86'	L132	N 89°51'19" E	10.00'	L155	N 00°08'41" W	81.98'
L110	S 44°51'19" W	15.92'	L133	S 00°08'41" E	5.00'	L156	N 89°59'24" E	12.95'
L111	S 00°08'41" E	270.69'	L134	N 89°51'19" E	143.17'	L157	N 00°00'36" W	9.05'
L112	N 89°51'19" E	17.00'	L135	S 00°08'41" E	8.20'	L158	N 89°51'19" E	50.03'
L113	S 00°08'41" E	10.00'	L136	S 00°08'41" E	82.00'	L159	N 00°08'41" W	209.41'
L114	S 89°51'19" W	17.00'	L137	S 89°51'19" W	18.50'			
L115	S 00°08'41" E	50.55'	L138	S 00°08'41" E	9.00'			

REPLAT

AMERICAN EQUITY
ADDITION
LOT 3R, BLOCK A
A REPLAT OF LOT 3, BLOCK A
BEING 13.365 ACRES
IN THE L. NETHERLY SURVEY
ABSTRACT NO. 962
DENTON COUNTY, TEXAS