

Notice of Public Hearing

Denton County Department of Development Services

The Director of the Development Services Department requested to hold a Public Hearing on 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 – Rosebrook Phase 1 – Partial Plat Cancellation
(Block P, Lot 2X-HOA – 19.476 Acres) Commissioner Precinct 4**

REQUESTED ACTION/RECOMMENDATION

9:00 A.M. Public Hearing on September 15, 2026 for the consideration of approval; approval with conditions; or disapproval of the Rosebrook Phase 1 Partial Plat Cancellation (Block P, Lot 2X-HOA – 19.476 Acres) located in Commissioner Precinct 4.

BACKGROUND

The purpose of this plat cancellation is to cancel Lot 2X from Rosebrook Phase 1. This area will be platted as part of future phases. 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.

GRK EDGWOOD, LLC &
TAYLOR MORRISON OF TEXAS, INC.
(CALLED 24.58 ACRES)
DOC. NO. 2024-2298
O.P.R.D.C.T.

GRK EDGWOOD, LLC &
TAYLOR MORRISON OF TEXAS, INC.
(CALLED 24.58 ACRES)
DOC. NO. 2024-2298
O.P.R.D.C.T.

32' SOUTHWESTERN GAS
PIPELINE COMPANY
EASEMENT
VOLUME 889, PAGE 706

SURFACE USE AGREEMENT
DOC. NO. 2023-44752
O.P.R.D.C.T.
27' SOUTHWESTERN GAS
PIPELINE COMPANY
EASEMENT
VOLUME 881, PAGE 1688

GRK EDGWOOD, LLC &
TAYLOR MORRISON OF TEXAS, INC.
(CALLED 24.58 ACRES)
DOC. NO. 2024-2298
O.P.R.D.C.T.

GUSTT & CARRE MCOWIE
(CALLED 4.5 ACRES)
DOC. NO. 2011-6196
O.P.R.D.C.T.

CERIE R. & ALOTHA
VAGANOV REVOCABLE LIVING TRUST
DOC. NO. 2011-6196
O.P.R.D.C.T.

Shaded Zone "A" per the Federal
Emergency Management
Agency's Flood Insurance Rate
Map No. 4812C03390 for
Denton County, Texas, dated
April 15, 2011.

567' 34.00" W 1660.71'

JUSTIN A. GALLI
DOC. NO. 2018-18892
O.P.R.D.C.T.

CONFIDENTIAL
DOC. NO. 2010-10709
O.P.R.D.C.T.

MARGARET CHANE REISCH
DOC. NO. 2001-5099
O.P.R.D.C.T.

HENRIKTO VEGA HERNANDEZ &
MARIEL GONZALEZ MONTEZ
(CALLED 1.17 ACRES)
DOC. NO. 2014-111861
O.P.R.D.C.T.

ATTORNEY VARIABLE WIDTH
GAS EASEMENT
INSTRUMENT NUMBER
2022-4251



GRAPHIC SCALE IN FEET
1" = 100' @ 2003



LINE TYPE TABLE		
NO.	BEARING	LENGTH
0.1	S 81° 12' 00" E	195.51'
0.2	S 81° 12' 00" E	77.58'
0.3	S 81° 12' 00" E	76.94'
0.4	S 81° 12' 00" E	63.89'
0.5	S 81° 12' 00" E	31.90'
0.6	S 81° 12' 00" E	63.89'
0.7	S 81° 12' 00" E	43.52'
0.8	S 72° 21' 00" E	63.89'

LINE TYPE LEGEND

LINE TYPE	DESCRIPTION
0.1	RIGHT-OF-WAY
0.2	RIGHT-OF-WAY
0.3	RIGHT-OF-WAY
0.4	RIGHT-OF-WAY
0.5	RIGHT-OF-WAY
0.6	RIGHT-OF-WAY
0.7	RIGHT-OF-WAY
0.8	RIGHT-OF-WAY

LEGEND

SYMBOL	DESCRIPTION
[Symbol]	RIGHT-OF-WAY
[Symbol]	RIGHT-OF-WAY
[Symbol]	RIGHT-OF-WAY
[Symbol]	RIGHT-OF-WAY
[Symbol]	RIGHT-OF-WAY
[Symbol]	RIGHT-OF-WAY
[Symbol]	RIGHT-OF-WAY
[Symbol]	RIGHT-OF-WAY

CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
0.1	59° 12' 00"	889.69'	144.55'	S 87° 12' 00" E
0.2	6° 49' 00"	1079.80'	49.14'	S 87° 12' 00" E
0.3	47° 21' 00"	10.07'	16.25'	S 47° 21' 00" E

PROPERTY DESCRIPTION

BEING all of Lot 2X-HOA, Block P, Rosebrook, Phase 1, an addition to Denton, County according to the plat herein recorded in Document Number 2025-429 and Document Number 2026-258, Plat Returns of Denton County, Texas.

NOTES:

- A portion of this property lies within Shaded Zone A, areas designated to be in the 1% annual chance floodplain (100-year flood) according to FEMA Map Number 4812C03390, dated April 15, 2011.
- All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (CZ02), North American Datum of 1983. All dimensions of lots are ground distances. To obtain a grid distance, multiply the ground distance by the Project Coordinated Factor (PCF) of 0.999999999.

CERTIFICATE OF REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS

COUNTY OF COLLIN

I, David R. Arthur, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual and accurate survey of the property made under my supervision on the ground.

David R. Arthur
Registered Professional Land Surveyor No. 5833
Kimley-Horn and Associates, Inc.
490 N. Oklahoma Dr., Suite 100
Celina, Texas 75009
Phone 469-587-2200



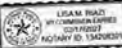
THE STATE OF TEXAS

COUNTY OF DENTON

Before me, the undersigned authority, a notary public for the State of Texas, on this day personally appeared David R. Arthur, 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 15th day of August, 2025.

Notary Public in and for the State of Texas

My commission expires:



THE STATE OF TEXAS

COUNTY OF DENTON

DECLARATION OF PETITION FOR VACATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT:

I (we), the undersigned, hereby acknowledge that I am (we are) the owner(s) of all of the land entity lots or portions of lots included in the certain plat entitled 2025-429 and certain amendments (the "Plat") returned to the Public Records of Denton County, Texas in Document Number 2025-429 and in Document Number 2026-258. A true and correct copy of said plat is attached hereto and was approved by Denton County Commissioners Court on 08/15/2025. Pursuant to Texas Local Government Code Section 214.012 and the Denton County Development Code, the undersigned hereby declares that each plat for portion of each plat as described herein known as Plat No. 2025-429 and Plat No. 2026-258 is to be vacated.

It is the intent of the undersigned to modify the locus and effect of the declaration of the above referenced plat for the portion described of the above referenced plat by filing this declaration in the Denton County Public Records, to cause the County Clerk to enter the word "vacated" in plain letters above the plat for portion of the 1980, and to be vacated.

It is further declared that the Denton County Commissioners Court has approved said instrument by its regular open and public, and duly adopted resolution. I (we) understand and acknowledge that I (we) will have no right to a refund of any monies, fees, or charges paid to Denton County for the return of any property or consideration dedicated or delivered to Denton County except as may have previously been approved by the Denton County Court pursuant to Article 20.15.18 of the Denton Development Code.

Signed by David R. Arthur day of August, 2025.

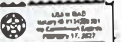
GRK EDGWOOD, LLC, a Texas limited liability company

by David R. Arthur

Its Authorized Signer

Witnessed by David R. Arthur day of August, 2025.

My commission expires:



This Declaration of Petition for Partial Vacation of Plat for Rosebrook Phase 1 Subdivision, Plat No. 2025-429 and Plat No. 2026-258, submitted to and considered by Denton County is hereby approved.

Signed this 15th day of August, 2025.

By County Judge

Attest:

Notary

ROSEBROOK, PHASE 1 PARTIAL PLAT CANCELLATION

BLOCK P, 2X-HOA
1 HOA LOT

ELIZANO PIZANO SURVEY,
ABSTRACT NO. 991
DENTON COUNTY, TEXAS

Kimley»Horn
400 North Oklahoma Dr., Suite 100
Celina, Texas 75009
Phone 469-587-2200
Fax 469-587-2205
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Printed No.	Sheet No.
1" = 100'	EMZ	DRA	AUG 2025	064497524	1 OF 1