

City of Denton, Texas

November 16, 2016

221N. Elm Street

Denton, Texas 76201

Chair, Development Review Committee:

Attached is an application for an easement abandonment. This is in support of Project Number MP16-0039. Enclosed is the easement document with a metes and bounds description included.

1. The reason for the abandonment is to relocate by way of a new plat.
2. The existing easement has no utilities within. The easement will be relocated by plat.
3. Future development in place of the easement will be a commercial building.
4. There is no alternative to this (and the existing easement is temporary)
5. The proposed project is under review under Project Number MP16-0039.
6. This action is precipitated by a plat of the property.
7. This action has no impact on the public's interest in the context of health, safety and welfare of the citizens of Denton.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jerald D. Yensan', with a large loop at the start and a long horizontal stroke extending to the right.

Jerald D. Yensan

President, Landmark Surveyors LLC

4238 I-35 N.

Denton, Texas 76207 (940) 382-4016



## Easement Abandonment Request Application and Checklist

### Property Information:

Project Name: TEASLEY COMMONS Parcel(s) Tax ID# (Required): 32942  
Project Address (Location): TBD TEASLEY LANE Total Acres 2.249  
Previous Project Number (If Applicable): MP 16-0039  
Brief Description of Project: ABANDON TEMPORARY DRAINAGE AND DETENTION EASEMENT  
Existing Zoning: NRMU # of Existing Lots: 1 # of Existing Units: 0  
Proposed Zoning: NRMU # of Proposed Lots: 1 # of Proposed Units: 0

### Owner Information and Authorization:

Name: STEPHEN R. SHANNON  
Company Name: COLO DEVELOPMENT  
Address: 319 W. OAK ST DENTON TX 76201  
Telephone: (940) 218-6686 Email: \_\_\_\_\_

### CHECK ONE OF THE FOLLOWING:

- ☐ I will represent the application myself; or  
☒ I hereby designate STEVE HUNEYER (name of project representative) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this development application. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this application.

I hereby certify that I am the owner of the property and further certify that the information provided on this development application is true and correct. By signing below, I agree that the City of Denton (the "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in connection with the application, if such reproduction is associated with the application in response to a Public Information Request.

Owner's Signature: Stephen Shannon Date: 12/21/2016  
STATE OF TEXAS COUNTY OF Denton BEFORE ME, a Notary Public, on this 21 day  
personally appeared Stephen Shannon (printed owner's name) the above signed, who, under oath, stated the following: "I  
hereby certify that I am the owner, for the purposes of this application; that all information submitted herein is true and correct."  
SUBSCRIBED AND SWORN TO before me, this the 21 day of December, 20 16.

Keri Michelle Holub  
Notary Signature



(seal)





## DEPARTMENT OF DEVELOPMENT SERVICES

Development Services Center – 215 W. Hickory Street – Denton, Texas 76201 voice: (940) 349-8541

[www.cityofdenton.com](http://www.cityofdenton.com)

### Easement Abandonment Request Application and Checklist

Please note that this checklist is intended to assist developers and design professionals in the preparation of submittals for DRC review and are generally what is needed to facilitate the review of the proposed **Easement Abandonment Request**. A submittal of a complete application will facilitate a timely review. Failure of the applicant to provide required information or obtain a waiver from the DRC Chair will result in application not being processed. Under special circumstances, additional items may be required through the Development Review Committee process prior to approval.

#### Items to be submitted:

- ☒ **Application and Checklist**
- ☒ **Associated Fee(s):** as listed on the **Development Review Fee Schedule**.
- ☒ **Project Narrative:** Written proposal from the petitioner(s) which provides detailed answers to the following questions:
  1. What are the reasons for the proposed abandonment?
  2. Is the subject easement abandonment tract currently occupied with public utilities, facilities or franchise utilities? If so, what are the plans for relocation, rearrangement, adjustment or abandonment of those facilities? If applicable, explain how alternative easements are to be provided.
  3. What are the future development plans for the subject easement area proposed for abandonment?
  4. Are there alternatives other than abandonment of the subject easement tract, and if so, what are they?
  5. If there is a proposed project, what is the anticipated start date?
  6. Are there related pending development actions such as platting, zoning or permitting with City departments, and if so, what are they?
  7. How does the subject land rights abandonment initiative affect the public's interests in the context of promoting the health, safety and welfare of the citizens of Denton?

If the proposal gains support through initial staff analysis, this letter will serve as an exhibit attachment for Agenda Information Sheet submissions to the applicable Boards, Commissions, Committees and City Council.

- ☒ Copy of the recorded deed(s) demonstrating current ownership of the petitioner's private property tract encumbered by the subject easement abandonment tract.
- ☒ Copy of any recorded subdivision plats and/or title boundary survey plats relevant to the subject easement abandonment tract.
- ☒ Copy of the recorded instrument(s) vesting City of Denton land rights in the subject easement abandonment tract.
- ☒ A metes and bounds field note description accompanied by a commensurate survey plat illustration of the proposed easement abandonment tract. These documents shall be provided in letter-sized format, 8 1/2 x 11 inches, and must be prepared, signed, and sealed by a Registered Professional Land Surveyor.
- ☒ **All documents are required to be PDF files, each sheet will be a single item and will be uploaded into ProjectDox.**