



PLAT NOTIFICATION REQUIREMENTS PER ORDINANCE NO. 2015-233

DENTON DEVELOPMENT CODE – SUBCHAPTER 35.16.7

Lots, Access, Common Areas and Gas Well Notification Disclosure

- E. **Gas Well Notification Disclosure.** A Plat that proposes single- or multi-family residential lots that will be within 1, 000 feet of one or more Drilling and Production Sites, except for those Drilling and Production Sites and their subsurface mineral interests which are eliminated through plugging and abandonment, the Developer shall be required to provide all of the following disclosure notifications to all lot purchasers:
1. A note shall be placed on the Plat identifying the Drilling and Production Site(s) and those proposed lots that are within 1, 000 feet of the Drilling and Production Site(s). Said note shall also include a statement that advises lot purchasers of the existence of producing wells on the Drilling and Production Site(s), the possibility of new wells that may be drilled and fracture stimulated on the Drilling and Production Site(s), as well as the possibility that gas wells on the Drilling and Production Site(s) may be redrilled and /or re- fracture stimulated in the future.
 2. There shall be depicted on the Plat, and on a lot survey submitted as part of a building permit application, the location of the Drilling and Production Site(s) in relation to the lots that are within 1,000 feet of a Drilling and Production Site(s).
 3. A provision shall be included in the Declaration of Restrictive Covenants that advises lot purchasers of the existence of producing wells on the Drilling and Production Site(s), the possibility that new wells may be drilled and fracture stimulated on the Drilling and Production Site(s), as well as the possibility that gas wells on the Drilling and Production Site(s) may be re-drilled and /or re- fracture stimulated in the future.
 4. A Notice document that advises lot purchasers of the existence of producing wells on the Drilling and Production Site(s), the possibility that new wells may be drilled and fracture stimulated on the Drilling and Production Site(s), as well as the possibility that gas wells on the Drilling and Production Site(s) may be re- drilled and /or re- fracture stimulated in the future, shall be recorded with the Denton County Clerk's Office.

The form of the disclosure notifications required in Sections E.3 and E.4 shall be approved by the City Attorney.