

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS  
 COUNTY OF DENTON; WHEREAS WE, I, Tom Spencer am the owner of that certain lot, tract, or parcel of land situated in the Bartlett Eaves Survey Abstract Number 388 in the Town of Shady Shores, Denton County, Texas, being all of Lots 1 through 14, Block 12 of the Shady Shores Subdivision, an addition to the Town of Shady Shores, Denton County, Texas according to the plat thereof recorded in Volume 1, Page 32, Plat Records, Denton County, Texas, and being more particularly described as follows:  
 BEGINNING at a capped iron rod marked RPLS 4561 found for corner in the east line of Shady Lane, a public roadway having a right-of-way of 16.0 feet, said point being the northwest corner of Lot 16 in said Block 12 of said Shady Shores Subdivision;

THENCE N 25° 53' 17" E, 175.00 feet with said east line of said east line of said Shady Lane to a capped iron rod marked RPLS 4561 found for corner in the south line of a 16.0 foot unimproved right-of-way;

THENCE S 64° 06' 43" E, 100.00 feet with said south line of said unimproved right-of-way to a capped iron rod marked RPLS 4561 found for corner in the west line of a 16.0 foot unimproved right-of-way;

THENCE S 25° 53' 17" W, 175.00 feet with said west line of said unimproved right-of-way to a capped iron rod marked RPLS 4561 found for corner, said point being the northeast corner of Lot 15 in said Block 12;

THENCE N 64° 06' 43" W, 100.00 feet with the north line of said Lots 15 and 16 to the PLACE OF BEGINNING and containing 0.402 acre of land, of which 0.008 acre is hereby dedicated for public roadway.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT WE, the aforesaid do hereby adopt this plat designating the herein above tract as LOTS 1-R, 2-R AND 3-R, BLOCK 12 OF SHADY SHORES SUBDIVISION, amending Lots 1 through 14, Block 12 of Shady Shores Subdivision, an addition to the Town of Shady Shores, Denton County, Texas, and do hereby dedicate to the public use forever all road and utility easements, drainage easements, and streets as shown hereon. Any public utility, including the Town of Shady Shores shall have the right to move and keep moved all or part of any building, fences, trees, shrubs other growths or improvements which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on any of the easements shown on the plat. Any public utility including the Town of Shady Shores shall have the right at all times of ingress and egress to and from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

WITNESS MY HAND this \_\_\_\_ day of \_\_\_\_\_, 2020

\_\_\_\_\_  
 Tom Spencer

STATE OF TEXAS  
 COUNTY OF DENTON:  
 This instrument was acknowledged before me on \_\_\_\_\_, 2020 by Tom Spencer.

\_\_\_\_\_  
 NOTARY PUBLIC  
 STATE OF TEXAS

RECOMMENDED FOR APPROVAL  
 Recommended for approval this \_\_\_\_ day of \_\_\_\_\_ A. D. 2020 by the Planning and Zoning Commission, Town of Shady Shores

\_\_\_\_\_  
 Chairperson, Planning and Zoning, Town of Shady Shores

APPROVED  
 Approved this \_\_\_\_ day of \_\_\_\_\_ A. D. 2020 by the Town Council, Town of Shady Shores

\_\_\_\_\_  
 Mayor, Town of Shady Shores

ATTESTED

\_\_\_\_\_  
 Town Secretary

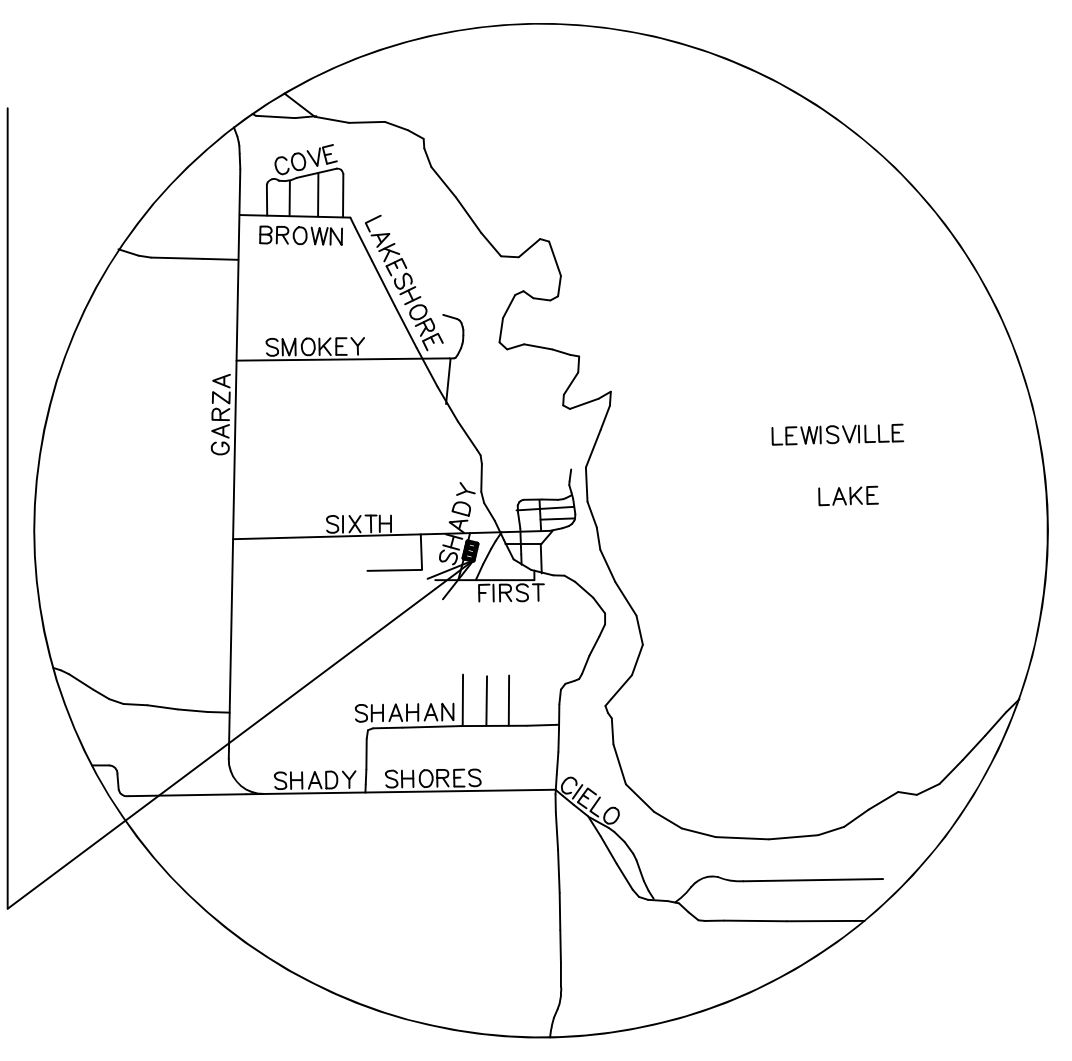
CERTIFICATE OF SURVEYOR

I, the undersigned, a registered professional land surveyor in the State of Texas, do hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

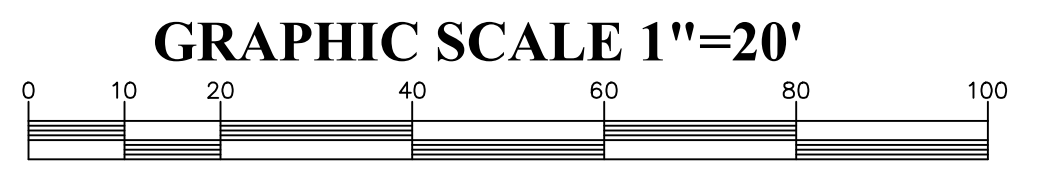
\_\_\_\_\_  
 Jerald D. Yensan  
 Registered Professional Land Surveyor No. 4561

- NOTES:
- The purpose of this Plat is to reduce 14 lots into three residential lots.
  - Cross-lot drainage is not permitted.
  - Private plumbing will not be allowed to cross property lines.
  - All private drainage easements are to be maintained by the property owner.
  - Only portion shown of subject property lies within a special flood hazard area according to the FLOOD INSURANCE RATE MAP for Denton County and Incorporated Area, Map Number 48121CO391H, dated June 19, 2020. (Subject property lies in Zone X (shaded) and Zone X.)
  - Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983, as determined from GPS observations.
  - Minimum finished floor (FF) elevations for Lots 1R, 2R and 3R shall be 539' (NAVD 88)
  - Property lines for Lots 1-14, Block 12 to be abandoned per this plat.

PROJECT LOCATION



VICINITY MAP  
 SCALE 1" = 2000'



- LEGEND  
 B.L. = BUILDING LINE  
 P.D.E. = PRIVATE DRAINAGE EASEMENT  
 F.I.R. = FOUND IRON ROD  
 S.I.R. = SET CAPPED 1/2" RPLS 4561 IRON ROD  
 P.U.E. = PUBLIC UTILITY EASEMENT  
 P.A.E. = PUBLIC ACCESS EASEMENT  
 U.E. = UTILITY EASEMENT  
 W.E. = WATER EASEMENT

OWNER/DEVELOPER  
 TOM SPENCER  
 PO BOX 2954  
 DENTON, TX 76202

SURVEYOR  
 LANDMARK SURVEYORS  
 4238 I-35 NORTH  
 DENTON, TEXAS 76207  
 (940) 382-4016  
 (940) 387-9784

AMENDING FINAL PLAT  
 LOTS 1-R, 2-R, AND 3-R, BLOCK 12  
 OF SHADY SHORES SUBDIVISION  
 AMENDING LOTS 1-14, BLOCK 12  
 OF SHADY SHORES SUBDIVISION  
 BEING 0.402 ACRE IN THE B. EAVES SURVEY A-388  
 TOWN OF SHADY SHORES  
 DENTON COUNTY, TEXAS

LANDMARK SURVEYORS, L.L.C.  
 TX FIRM REGISTRATION NO. 10098600

DRAWN BY: BTH SCALE: 1"=20' DATE: 28 MAY, 2020 JOB NO: 205128