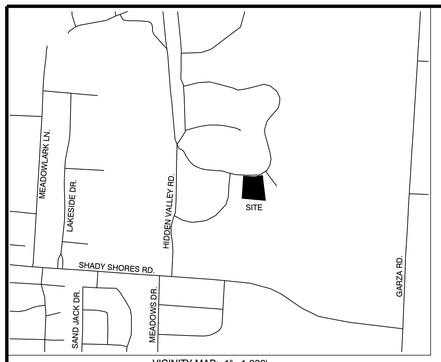

VICINITY MAP: 1"=1,000'

OWNER: CRAIG & KAREN THOMAS
17309 270TH SE
ISSAQUAH, WA 98027
(469) 583-9191

LAND SURVEYOR: COLEMAN & ASSOC. LAND SURVEYING
P.O. BOX 686
DENTON, TEXAS 76202
940-565-8215

DEDICATION

STATE OF TEXAS

COUNTY OF DENTON

WHEREAS, CRAIG & KAREN THOMAS are the owners of all that certain tract of land situated in the M.E.P.&P.R.R.CO. Survey Abstract Number 911 and being all of Lots 138S and 139S of Hidden Valley Airpark, Phase V as shown by the plat recorded in Cabinet Y, Page 673 of the Plat Records of Denton County, Texas; the subject tract being more particularly described as follows:

BEGINNING for the Northwest corner of the tract being described herein at a 1/2 inch iron rod with a yellow plastic stamped "COLEMAN RPLS 4001" found (herein after referred to as 1/2IRF) at the Northwest corner of the said Lot 138S and the Northeast corner of Lot 126S, Hidden Valley Airpark, Phase IV as shown by the plat recorded in Cabinet X, Page 603 of the said Plat Records on the South line of a 50-ft. Private Street and Public Utility Easement;

THENCE South 86 Degrees 06 Minutes 58 Seconds East with the South line of the said 50-ft. Private Street and Public Utility Easement and the North line of Lot 138S a distance of 152.98 feet to a 1/2IRF at the Northeast corner thereof and the Northwest corner of the said Lot 139S at the beginning of a curve to the left having a radius of 255.07 feet;

THENCE Northeasterly continuing with the South line of the 50-ft. Private Street and Public Utility Easement and the North line of Lot 139S, along the arc of the said curve, an arc length of 114.87 feet (chord bearing North 80 Degrees 59 Minutes 21 Seconds East a distance of 113.90 feet) to a 1/2IRF at the Northeast corner thereof and the Northwest corner of Lot 140S-R, Hidden Valley Airpark, Phase V as shown by the Replat recorded in Document 2011-172 of the said Plat Records;

THENCE South 06 Degrees 46 Minutes 23 Seconds East with the common line between the said Lot 140S-R and Lot 139S a distance of 351.37 feet to a 1/2IRF at the Southeast corner thereof;

THENCE North 84 Degrees 54 Minutes 12 Seconds West with the South line of Lot 139S passing at a distance of 174.13 feet a 1/2IRF at the Southwest corner thereof and the Southeast corner of Lot 138S and also being the Northeast corner of Lot 127S-R, Hidden Valley Airpark, Phase IV as shown by the Replat recorded in Document Number 2017-506 of the said Plat Records and continuing with the South line of Lot 138S along the same course, in all, a total distance of 329.06 feet to a 1/2 inch iron rod found at the Southwest corner thereof and the Southeast corner of Lot 126S, Hidden Valley Airpark, Phase IV;

THENCE North 03 Degrees 53 Minutes 03 Seconds East with the common line between Lot 126S and 138S a distance of 312.93 feet to the PLACE OF BEGINNING and enclosing 2.191 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, CRAIG & KAREN THOMAS do hereby adopt this plat designating the herein described property as LOT 139S-R, HIDDEN VALLEY AIRPARK, PHASE V in Town of Shady Shores, Denton County, Texas and does hereby dedicate to the public use forever the street rights-of-way and public easements shown hereon.

_____ _____
CRAIG THOMAS KAREN THOMAS

STATE OF TEXAS

COUNTY OF DENTON

BEFORE ME, the undersigned Notary Public in and for the State of Texas on this day personally appeared CRAIG THOMAS, known to me to be the person whose name is subscribed to the forgoing instrument and acknowledges to me that he/she executed the same for the purpose and consideration thereon expressed, and in the capacity therein stated:

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2018.

_____
Notary Public in the State of Texas

My Commission Expires: _____

STATE OF TEXAS

COUNTY OF DENTON

BEFORE ME, the undersigned Notary Public in and for the State of Texas on this day personally appeared KAREN THOMAS, known to me to be the person whose name is subscribed to the forgoing instrument and acknowledges to me that he/she executed the same for the purpose and consideration thereon expressed, and in the capacity therein stated:

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2018.

_____
Notary Public in the State of Texas

My Commission Expires: _____

DATE:
03-08-18
REVISIONS:

Coleman & Assoc.
Land Surveying
P.O. BOX 686 DENTON, TEXAS 76202
PH940-565-8215 FAX (940)565-8805
WWW.COLEMANSURVEYING.COM
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REPLAT

CLIENT
CRAIG & KAREN THOMAS
17309 270th Ave. SE
Issaquah, Wa. 98027

REPLAT OF LOTS 138S & 139S, HIDDEN VALLEY AIRPARK, PH. V TO LOT 139S-R, HIDDEN VALLEY AIRPARK, PHASE V

2.191 ACRES IN THE MEP&PRR CO SY A-911
TOWN OF SHADY SHORES
DENTON COUNTY, TEXAS

JOB NUMBER
18-2156

DRAWN: MGD
CHECKED: WMC

SCALE
1" = 40'

ORIGINAL PAPER
SIZE = 24"x36"

01
OF
01

LEGEND

( )	PLAT CALLS
C&A	CALL & ACTUAL
CL	CENTER LINE
BL	BUILDING LINE
CM	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
1/2"IRFC	1/2" IRON ROD FOUND W/YELLOW PLASTIC CAP STAMPED "COLEMAN RPLS 4001"
SL	SURVEY LINE
	BOUNDARY LINE
	BUILDING LINE
	PROPERTY LINE
	EASEMENT
	SURVEY LINE

NOTES:

1. The purpose of this replat is to combine Lot 138S and Lot 139S into a single Lot 139S-R.

2. All of the building setback lines and easements created by the previous plat will not chnage by this plat.

3. Bearing basis is the plat of Hidden Valley Airpark, Phase V recorded in Cabinet Y, Page 673 of the Plat Records of Denton County, Texas;

4. 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 purposes of constructing, reconstructing, inspection, patrol 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.

5. Lot owner to connect to sewage collection system when made available.

RECOMMENDED FOR APPROVAL BY PLANNING AND ZONING COMMISSION:

CHAIRMAN:_____

APPROVED BY TOWN COUNCIL:

MAYOR:_____

ATTESTED BY:
TOWN SECRETARY:_____

DATE OF TOWN COUNCIL APPROVAL:_____

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, WILLIAM M. COLEMAN, Registered Professional Land Surveyor, do hereby state that this plat was prepared from an actual survey of the land described hereon, and that the corner monuments shown hereon were found or placed under my personal supervision in accordance with the ordinances of the Town of Shady Shores, Texas.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

_____ _____
Wm. M. Coleman, R.P.L.S. 4001 DATE

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF WILLIAM M. COLEMAN, RPLS 4001 DURING MAY 2015. IT IS NOT TO BE USED FOR RECORDING, CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THIS DOCUMENT IS NOT TO BE RELIED UPON AS A COMPLETE SURVEY AND SHALL NOT BE RECORDED