

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS
 COUNTY OF DENTON; WHEREAS WE, Kristin Kerce and Chase Folks are the owners 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, 2, 18, 19, 20 and a part of Lots 3 and 17, Block 35 of 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 Coleman found for corner in the north line of East 7th Street, a public roadway having a right-of-way of 16.0 feet, said point being the southwest corner of that certain tract of land described in Affidavit of Heirship to Michael Kellam recorded under Document Number 2011-77088, Real Property Records, Denton County, Texas;

THENCE N 88° 36' 18" W, 83.50 feet with said north line of said East 7th Street to a capped iron rod marked RPLS 4561 set for corner in the east line of June Road, a public roadway having a right-of-way of 16.0 feet;

THENCE N 11° 32' 14" E, 102.22 feet with said east line of said June Road to a capped iron rod marked RPLS 4561 set for corner in the south line of East 8th Street, a public roadway having a right-of-way of 16.0 feet;

THENCE S 88° 36' 18" E, 65.50 feet with said south line of said East 8th Street to a fence corner for corner, said point being the northwest corner of said Kellam tract;

THENCE S 01° 23' 42" W, 100.62 feet with the west line of said Kellam tract to the PLACE OF BEGINNING and containing 0.172 acre of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT WE, the aforesaid do hereby adopt this plat designating the herein above tract as LOT 1-A, BLOCK 35 OF SHADY SHORES SUBDIVISION, amending Lots 1, 2, 18, 19, 20 and part of Lots 3 and 17, Block 35 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 _____, 2021

Kristin Kerce

STATE OF TEXAS
 COUNTY OF DENTON:
 This instrument was acknowledged before me on _____, 2021 by Kristin Kerce.

NOTARY PUBLIC
 STATE OF TEXAS

WITNESS MY HAND this ____ day of _____, 2021.

Chase Folks

STATE OF TEXAS
 COUNTY OF DENTON:
 This instrument was acknowledged before me on _____, 2021 by Chase Folks.

NOTARY PUBLIC
 STATE OF TEXAS

RECOMMENDED FOR APPROVAL

Recommended for approval this ____ day of _____ A. D. 2021 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. 2021 by the Town Council, Town of Shady Shores

Mayor, Town of Shady Shores

ATTESTED

Town Secretary

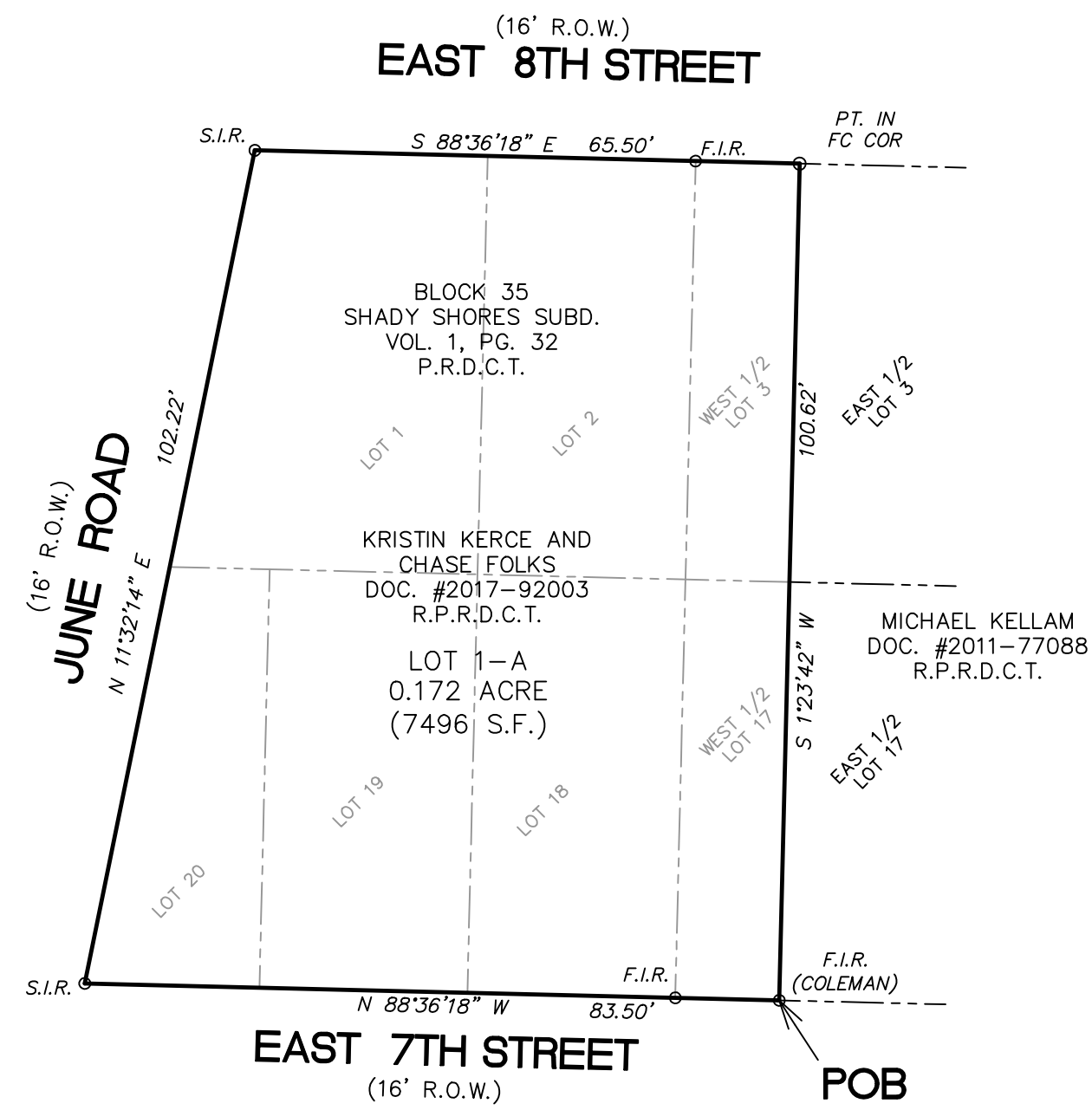
CERTIFICATE OF SURVEYOR

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.

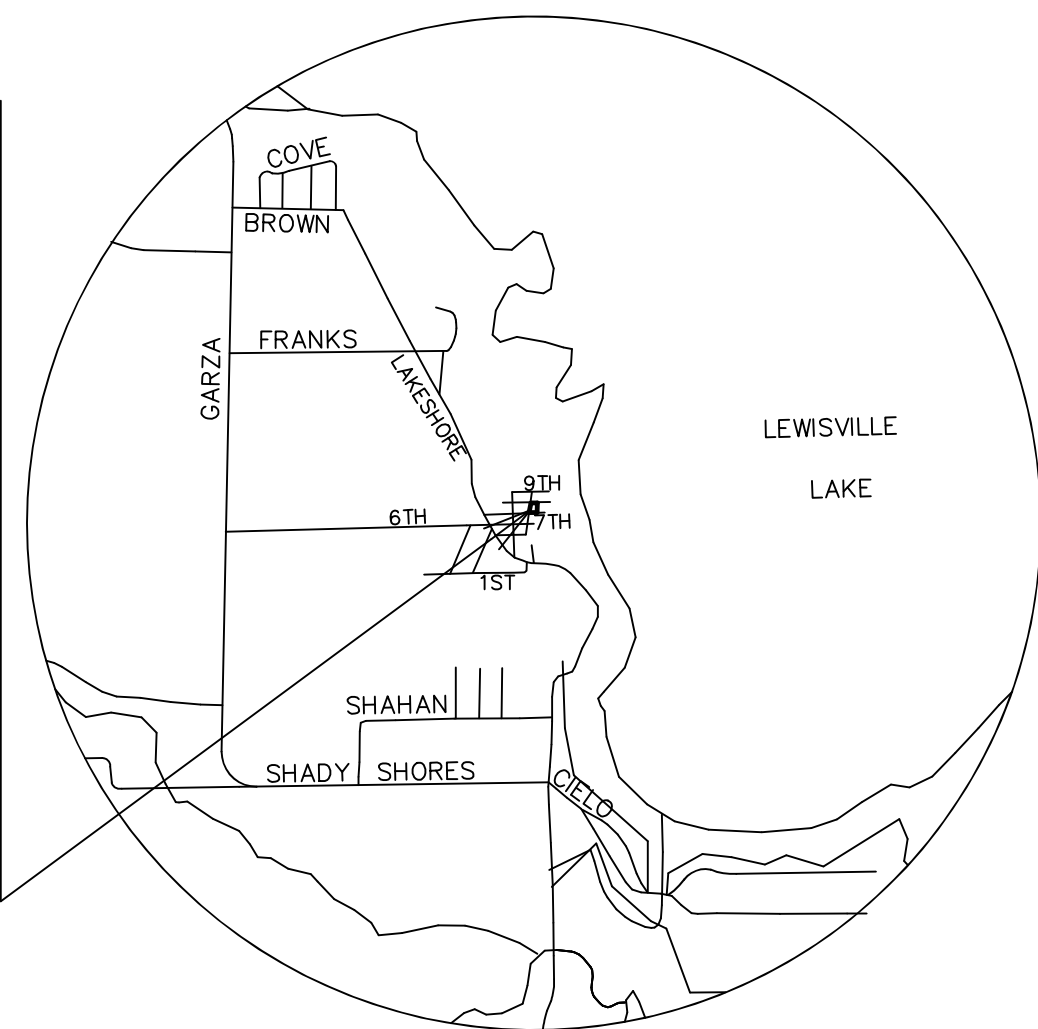
Jerald D. Yensan
 Registered Professional Land Surveyor No. 4561

NOTES:

1. The purpose of this Plat is to reduce multiple lots into a single residential lot.
2. Cross-lot drainage is not permitted.
3. Private plumbing will not be allowed to cross property lines.
4. All private drainage easements are to be maintained by the property owner.
5. No portion shown of subject property lies within a special flood hazard area according to the FLOOD INSURANCE RATE MAP for Denton County and Incorporated Areas, Map Number 48121CO395H, dated June 19, 2020. (Subject property lies in Zone X.)
6. Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983, as determined from GPS observations.



PROJECT LOCATION



VICINITY MAP
 SCALE 1" = 2000'



GRAPHIC SCALE

- LEGEND
- B.L. = BUILDING LINE
 - D.E. = 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

FINAL PLAT
 LOT 1-A, BLOCK 35 OF
 SHADY SHORES SUBDIVISION
 AMENDING LOTS LOTS 1, 2, 18, 19, 20 AND
 THE WEST 1/2 OF LOTS 3 AND 17, BLOCK 35
 OF SHADY SHORES SUBDIVISION
 BEING 0.172 ACRE IN THE B. EAVES SURVEY A-388
 TOWN OF SHADY SHORES
 DENTON COUNTY, TEXAS

LANDMARK SURVEYORS, L.L.C.
 4238 I-35 NORTH
 DENTON, TEXAS 76207
 (940) 382-4016
 (940) 387-9784
 TX FIRM REGISTRATION NO. 10098600

DRAWN BY: BTH SCALE: 1"=20' DATE: 14 JANUARY, 2021 JOB NO: 205449

OWNER/DEVELOPER
 KRISTIN KERCE
 CHASE FOLKS
 301 E. 7TH STREET
 SHADY SHORES, TX 76208
 (405) 278-1827

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