

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS  
 COUNTY OF DENTON: WHEREAS WE, Rowena Torritt and Bluemountain Texas LLC 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 12, 13 and an unlabeled tract, Block A of J.W. Franck's Camp, an addition to the Town of Shady Shores, Denton County, Texas according to the plat thereof recorded in Volume 298, Page 61, Deed Records, Denton County, Texas, and being all of Lot 8, Block B of J.W. Franck's Camp, an addition to the Town of Shady Shores, Denton County, Texas according to the plat thereof recorded in Volume 321, Page 556, Deed Records, Denton County, Texas and being more particularly described as follows:

BEGINNING at an iron rod found for corner in the east line of Laura Street, a public roadway having a right-of-way of 20.0 feet, said point being the northwest corner of Lot 9 in said Block B of said Franck's Camp;

THENCE N 07° 15' 57" E, 142.03 feet with said east line of said Laura Street to a capped iron rod marked Arthur found for corner, said point being the southwest corner of Lot 11 in said Block A of said Franck's Camp;

THENCE S 88° 30' 03" E, 65.00 feet with the south line of said Lot 11 to a capped iron rod marked RPLS 4561 set for corner in the west line of Jay Street, a public roadway having a right-of-way of 20.0 feet;

THENCE S 07° 15' 57" W, 142.03 feet with said west line of said Jay Street to a capped iron rod marked RPLS 4561 set for corner, said point being the northeast corner of said Lot 9 in said Block B of said Franck's Camp;

THENCE N 88° 30' 03" W, 65.00 feet with the north line of said Lot 19 to the PLACE OF BEGINNING and containing 0.211 acre of land, of which 0.014 acre is hereby dedicated as public right of way.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT WE, the aforesaid do hereby adopt this plat designating the herein above tract as LOTS 8-A, BLOCK B AND 12-A, BLOCK A OF FRANCK'S CAMP, amending Lots 12 and 13, Block A and Lot 8, Block B and an unlabeled tract in Franck's Camp, 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

Rowena Torritt

STATE OF TEXAS  
 COUNTY OF DENTON:

This instrument was acknowledged before me on \_\_\_\_\_, 2021 by Rowena Torritt.

NOTARY PUBLIC  
 STATE OF TEXAS

WITNESS MY HAND this \_\_\_\_ day of \_\_\_\_\_, 2021

Shane Plummer, Manager, Bluemountain Texas LLC

STATE OF TEXAS  
 COUNTY OF DENTON:

This instrument was acknowledged before me on \_\_\_\_\_, 2021 by Shane Plummer.

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

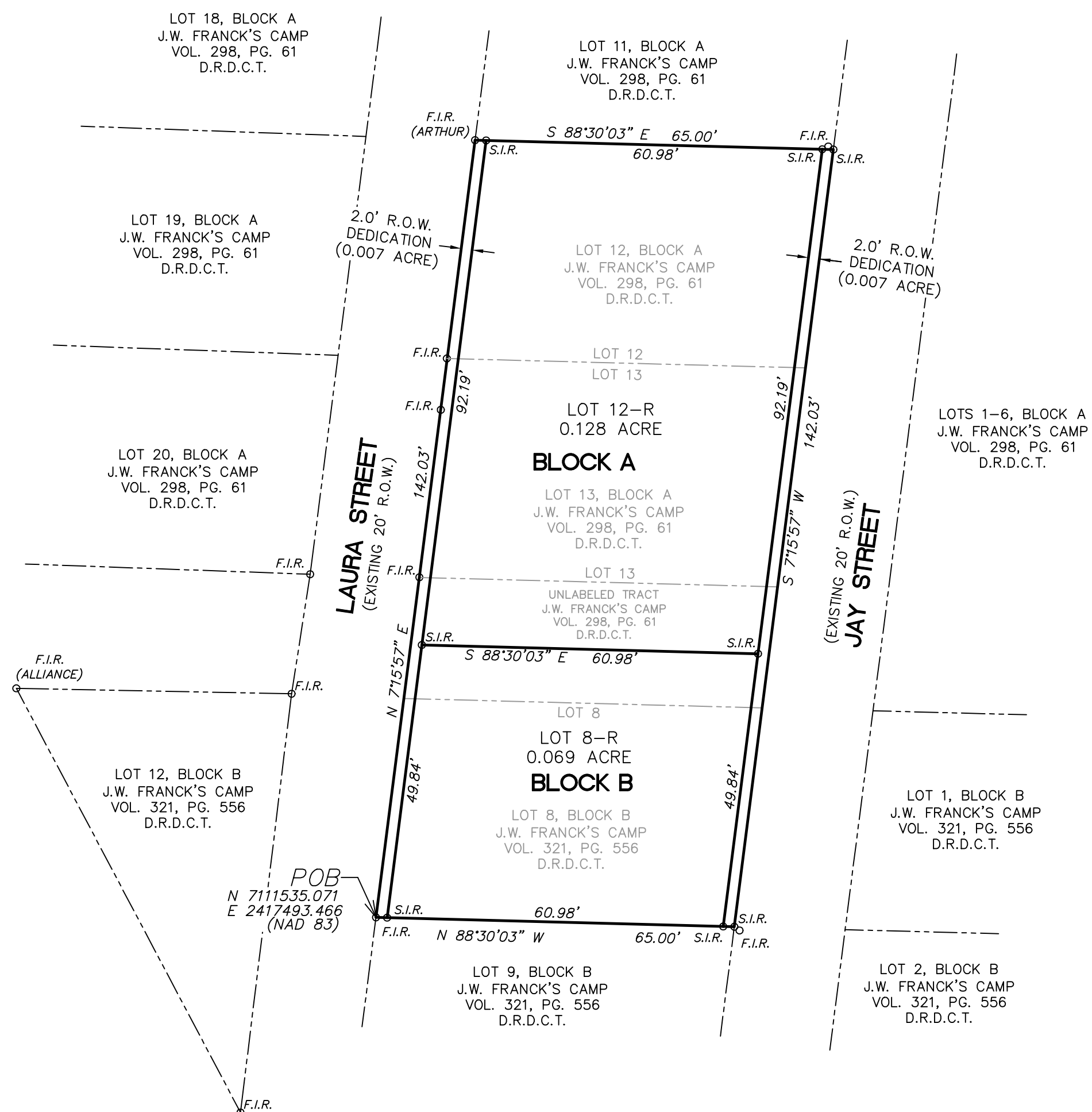
CERTIFICATE OF SURVEYOR

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.

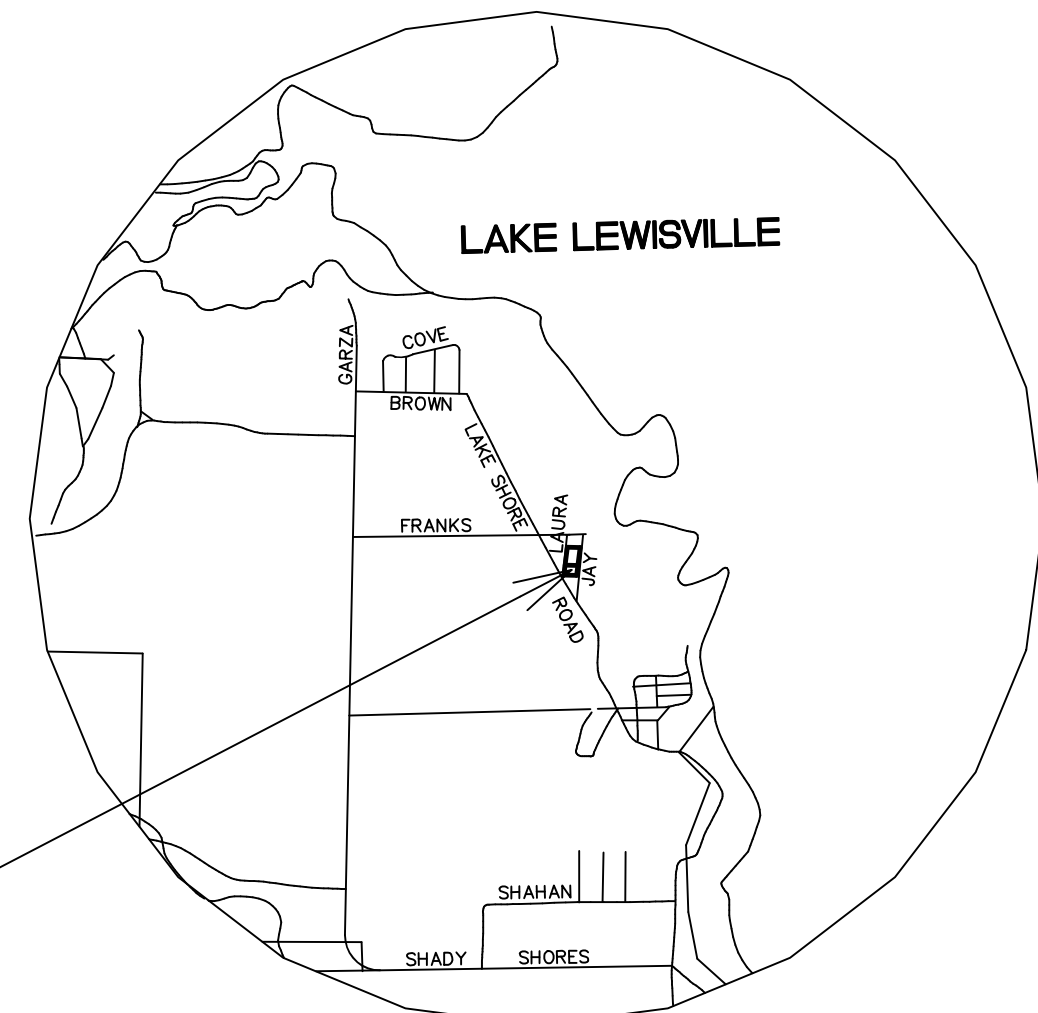
Jerald D. Yensan  
 Registered Professional Land Surveyor No. 4561

NOTES:

- The purpose of this Plat is to reduce 3 lots into 2 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.
- 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 48121CO391H, dated June 19, 2020. (Subject property lies in 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.

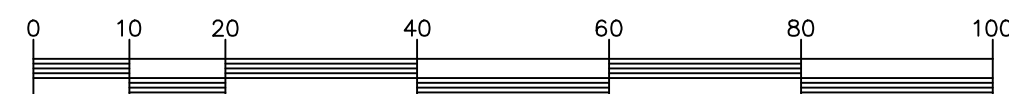


PROJECT LOCATION



VICINITY MAP  
 SCALE 1" = 2000'

GRAPHIC SCALE



NOTE: PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.

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

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

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

DRAWN BY: BTH SCALE: 1"=20' DATE: 13 AUGUST, 2020 JOB NO: 205167

OWNER/DEVELOPER  
 ROWENA TORRIT  
 557 LAURA ST.  
 SHADY SHORES, TX 76208

OWNER/DEVELOPER  
 BLUEMOUNTAIN TEXAS, LLC  
 1790 FM 2871  
 FORT WORTH, TX 76121

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

AMENDING PLAT  
 LOT 8-A, BLOCK B AND  
 LOT 12-A, BLOCK A OF J.W. FRANCK'S  
 CAMP ADDITION, AMENDING  
 LOT 8, BLOCK B AND LOTS 12-13, BLOCK A  
 OF J.W. FRANCK'S CAMP ADDITION  
 BEING 0.211 ACRE IN THE B. EAVES SURVEY A-388  
 TOWN OF SHADY SHORES  
 DENTON COUNTY, TEXAS