

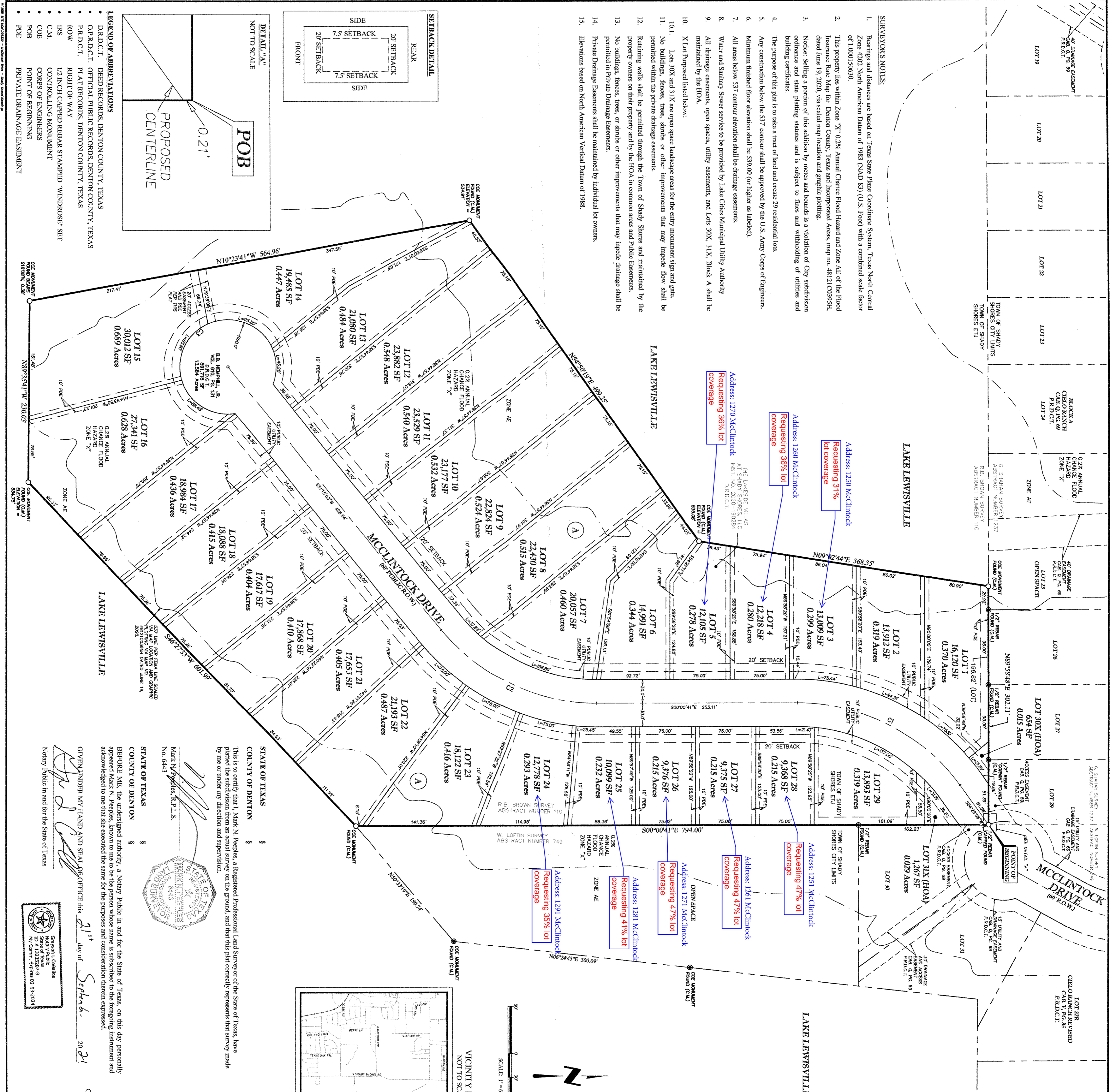


The Town of Shady Shores Zoning Board of Adjustment will conduct a public hearing on March 21, 2022 at 6:30 pm in order to hear the following: A request made by Toll Southwest LLC for a variance the Shady Shores Code of Ordinances Chapter 14, Article 2.5 (c) (8) **Lot Coverage: The combined area of the main building and accessory buildings shall not cover more than thirty (30) percent of the total area of any lot.** The requestor has asked for a variance to the following lots in the subdivision known as Lakeside at Cielo Ranch (located in the Cielo Ranch Subdivision-McClintock Drive) , Block A, Lots 3,4,5 and Block A Lots 24,25,26,27 and 28. For more information please contact town.administrator@shady-shores.com . The public hearing will be held at the Shady Shores Community Center located at 101 S. Shady Shores Road, Shady Shores, TX 76208. At this time all interested parties are encouraged to attend.

Proposed Lot Size Coverages:

- a. Block A, Lot 3- 31% lot coverage
- b. Block A, Lot 4- 36% lot coverage
- c. Block A, Lot 5- 36% lot coverage
- d. Block A, Lot 24- 35% lot coverage
- e. Block A, Lot 25- 41% lot coverage
- f. Block A, Lot 26- 47% lot coverage
- g. Block A, Lot 27- 47% lot coverage
- h. Block A, Lot 28- 47% lot coverage

Town of Shady Shores
101 S. Shady Shores Road
Shady Shores, TX 76208
(940) 498-0044 phone
(940) 497-2597 fax
www.shady-shores.com



STATE OF TEXAS
COUNTY OF DENTON

ENGINEER
 CRANNELL CRANNELL/MARTIN ENGINEERING
 2570 FM 407, Suite 209
 Highland Village, Texas, 75077
 972-491-6433
 Point of Contact: Austin Sheck
OWNER/DEVELOPER
 The Lakeside Villas at Shady Shores, LLC
 3605 Vuca Drive,
 Flower Mound, Texas 75022

WINDROSE
 LAND SURVEYING & PLATTING
 208 FMA STREET, SUITE 200, LAKEVILLE, TX 75827, 12442172344
 FMA REGISTRATION NO. 1074531 | WINDROSESERVICES.COM
 DRAWN BY: G.L.C. DATE: 09/29/2020 CHECKED BY: M.P. JDS/MOJ, DMS/BS9
 Point of Contact: Grayson Ceballos
 972-370-8871
 grayson.ceballos@windroseservices.com
 Last Revision Date: 07/29/2021

FINAL PLAT
LAKESIDE AT CIELO RANCH
 LOTS 1-29, 30X,
 AND 31X, BLOCK A
 13.584 Acre Tract of Land
 Situated in the R.B. Brown Survey
 Abstract Number 110
 Town of Shady Shores ETJ,
 Denton County, Texas

RECOMMENDED FOR APPROVAL BY THE
PLANNING AND ZONING COMMISSION

Chairman: *Rebecca Morgan*
 Mayor: *Coby Angley*
 Assisted By: *Madelynn Williams*
 Town Secretary: *Madelynn Williams*
 Date of Approval: *10/11/2021*

STATE OF TEXAS
COUNTY OF DENTON

Mark N. Peoples, a Registered Professional Land Surveyor of the State of Texas, have placed the subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

Mark N. Peoples, R.P.L.S., No. 6443

STATE OF TEXAS
 COUNTY OF DENTON

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 21st day of September, 2021

Mark N. Peoples
 Notary Public in and for the State of Texas

FIELD FOR RECORD
 In the Official Records of:
 Denton County
 On: 10/14/2021 8:28:29 AM
 In the Public Index to Plat
 in the Public Index to Plat
 Doc Number: 2021-384
 Number of Pages: 1
 Amount: \$0.00
 Order# 20211014000102
 By: T.M.

LEGEND OF ABBREVIATIONS

- D.R.D.C.T. DEED RECORDS, DENTON COUNTY, TEXAS
- O.P.R.C.T. OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
- P.R.D.C.T. PLAT RECORDS, DENTON COUNTY, TEXAS
- ROW RIGHT OF WAY
- 1/2 INCH CARPETED REBAR STAMPED "WINDROSE" SET
- IRMS CONTROLING MONUMENT
- C.M. CORNER OF ENGINEERS
- COE POINT OF BEGINNING
- POB PRIVATE DRAINAGE EASEMENT

SETBACK DETAIL

REAR: 20' SETBACK
 SIDE: 7.5' SETBACK
 FRONT: 20' SETBACK

DETAIL "A"
 NOT TO SCALE

POB
 0.21'

VICINITY MAP
 NOT TO SCALE

TABLE

| CURVE | RADIUS | DELTA | LENGTH | BEARING | CHORD |
|-------|---------|------------|---------|---------------|---------|
| C1 | 250.00' | 54.5037° | 237.85' | S 27°14.57' W | 228.98' |
| C2 | 250.00' | 51°15.45' | 223.67' | N 25°37'11" E | 216.29' |
| C3 | 60.00' | 300°00'00" | 314.16' | S 35°44'57" E | 60.00' |

STATE OF TEXAS
COUNTY OF DENTON

THENCE North 89 degrees 02 minutes 44 seconds East, with a west line of said The Lakeside Villas tract and an east line of said Lake Lewisville, a distance of 366.35 feet to a Corp of Engineers Monument found on the south line of Lot 25, Block A of said Cielo Ranch, same being a northeast corner of said Lake Lewisville;

THENCE North 89 degrees 58 minutes 48 seconds East, with the south line of said Lot 25, passing at a distance of 29.92 feet a 1/2 inch rebar found for the southwest corner of said Lot 25, same being the southwest corner of Lot 26 of said Cielo Ranch, and continuing with the south line of said Lot 26, same being the southwest corner of Lot 27 of said Cielo Ranch, and continuing with the south line of said Lot 27, passing at a distance of 219.92 feet to the southeast corner of said Lot 27, same being the southwest corner of said Lot 29, and continuing with the south line of said Lot 29, a total distance of 302.11 feet to THE POINT OF BEGINNING and containing 591,718 square feet or 13.584 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT The Lakeside Villas at Shady Shores, LLC, the owner of land shown on this plat and whose name is subscribed hereto, and in person or through a duly authorized agent do hereby adopt this Final Plat, designating the property as **Lakeside at Cielo Ranch**, an addition to the Town of Shady Shores, Denton County, Texas and does hereby dedicate to the use of public forever all streets, unless shown as private, and all easements shown and for the purposes indicated on this plat. The drainage easements that serve or recognize the known and obvious drainage ways used as natural water courses for the purposes of this plat. The drainage easements that serve or recognize the known and obvious drainage ways used as natural water courses for the purposes of this plat. The drainage easements that serve or recognize the known and obvious drainage ways used as natural water courses for the purposes of this plat. The drainage easements that serve or recognize the known and obvious drainage ways used as natural water courses for the purposes of this plat. Any public utility, including the Town of Shady Shores or other governmental entity, shall be deemed to have accepted the easements shown on this plat, and they shall have the right at all times to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, 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.

By: *DMT Davis*
 Director, Lakeside Villas at Shady Shores, LLC

Date: 09-29-21

PRINTED GUIDE
 Notary Public, State of Texas
 My Comm. Expires 12-27-2023
 Notary ID: 123285009