

C.W. BENEDICT AND WIFE PATTIE EDITH BENEDICT TO DENNIS L. OHLEMEIER AND WIFE VICKI K. OHLEMEIER VOL. 632, PG. 316 D.R.D.C.T.

U.S.A. C.O.E.

FLOOD ZONE X

LOT 12-R
1.619 ACRES

GREGORY P. STEWART AND KAREN JEAN ROBINSON TO STEPHEN R. WATKINS VOL. 4855, PG. 2260 R.P.R.D.C.T.

LOT 13-R
1.322 ACRES

"TRACT 2"
HEATH ZINGELMANN TO LEANNE ZINGELMANN DOC. #2015-84189 R.P.R.D.C.T.

REMNANT HIDDEN VALLEY AIRPARK ASSOC., INC VOL. 551, PG. 415 D.R.D.C.T. (AIRSTRIP)

ROAD R.O.W.
(50' R.O.W. REFERENCED IN VOL. 4855, PG. 2260)

HIDDEN VALLEY DRIVE
(100' R.O.W. PER HIDDEN VALLEY ESTATES PLAT CAB. D, PG. 377)
(GAS PIPELINE EASEMENT)

100' INGRESS/EGRESS EASEMENT
DOC. #2010-21881

LOT 74W
HIDDEN VALLEY ESTATES
CAB. D, PG. 377
P.R.D.C.T.

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS
COUNTY OF DENTON; WHEREAS I, Stephen R. Watkins am the owner of that certain lot, tract, or parcel of land situated in the W. D. Durham Survey Abstract Number 330 in the Town of Shady Shores, Denton County, Texas, being all that certain tract of land conveyed by deed from Gregory P. Stewart and Karen Jean Robinson to Stephen R. Watkins recorded in Volume 4855, Page 2260, Real Property Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod found for corner in the west line of a 50.0 foot road right-of-way referenced in Volume 4855, Page 2260, Real Property Records, Denton County, Texas and in the west line of the remnant of that certain tract of land conveyed by deed to Hidden Valley Airpark Association, Inc. recorded in Volume 551, Page 415, Deed Records, Denton County, Texas, said point being the southeast corner of that certain tract of land conveyed by deed from C. W. Benedict and wife, Pattie Edith Benedict to Dennis L. Ohlemeier and wife, Vicki K. Ohlemeier recorded in Volume 632, Page 316, Deed Records, Denton County, Texas;

THENCE S 07° 20' 45" E, 239.98 feet with said west line of said 50.0 foot road right-of-way and with said west line of said Hidden Valley Airpark Association remnant tract to an iron rod found for corner, said point being the northeast corner of that certain "Tract 2" of land conveyed by deed from Heath Zingelmann to Leanne Zingelmann recorded under Document Number 2015-84189, Real Property Records, Denton County, Texas;

THENCE S 82° 39' 01" W, 553.56 feet the north line of said Zingelmann tract to a capped iron rod marked RPLS 4561 set for corner in the east line of Hidden Valley Drive, a public roadway and pipeline easement having a right-of-way of 100.0 feet as shown on the plat of Hidden Valley Estates recorded in Cabinet D, Page 377, Plat Records, Denton County, Texas, also being a 100.0 foot ingress/egress easement recorded under Document Number 2010-21881, Real Property Records, Denton County, Texas;

THENCE N 00° 18' 08" E, 172.60 feet with said east line of said Hidden Valley Drive to a capped iron rod marked RPLS 4561 set for corner in an east line of a tract of land conveyed by deed to the United States of America;

THENCE N 19° 18' 06" E, 77.12 feet with said east line of said U. S. A. tract to an iron rod found for corner, said point being the southwest corner of said Ohlemeier tract;

THENCE N 82° 39' 06" E, 496.00 feet with the south line of said Ohlemeier tract to the **PLACE OF BEGINNING** and containing 2.941 acres 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 **LOTS 12-R and 13-R, HIDDEN VALLEY ESTATES**, 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. All and any public utilities shall have the full right to remove and keep removed all growths which may endanger or interfere with the construction, maintenance, or efficiency of its respective system on the utility easement for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity of procuring the permission of anyone.

WITNESS MY HAND this ____ day of _____, 2018

Stephen R. Watkins

STATE OF TEXAS
COUNTY OF DENTON:
This instrument was acknowledged before me on _____, 2018 by Stephen R. Watkins.

NOTARY PUBLIC
STATE OF TEXAS

RECOMMENDED FOR APPROVAL

Recommended for approval this _____ day of _____ A. D. 2018 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. 2018 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 divide a single tract into two residential lots.

OWNER/DEVELOPER
STEVE WATKINS
12 HIDDEN VALLEY AIRPARK
DENTON, TX 76208

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

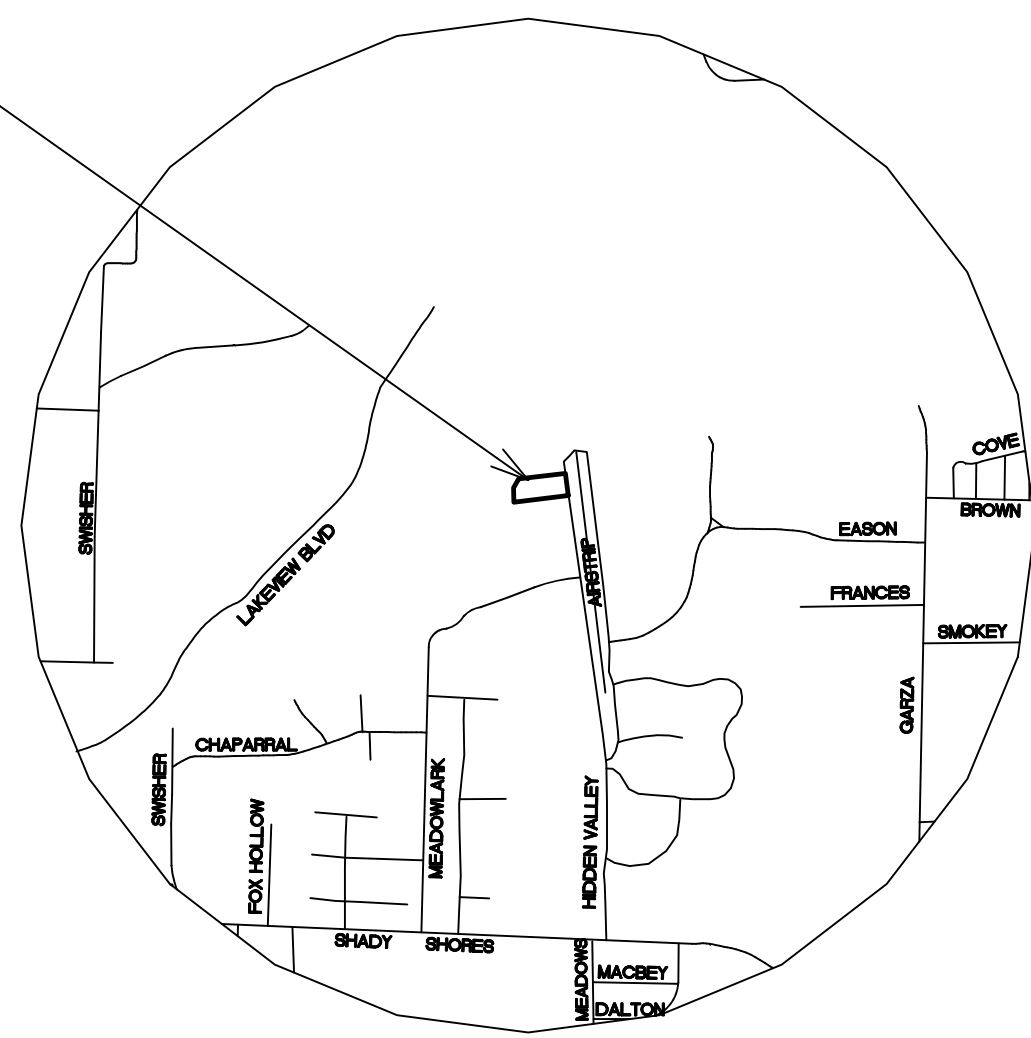
FINAL PLAT
LOTS 12-R AND 13-R OF
HIDDEN VALLEY ESTATES
BEING 2.941 ACRES IN THE
W.D. DURHAM SURVEY A-330
TOWN OF SHADY SHORES
DENTON COUNTY, TEXAS

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

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

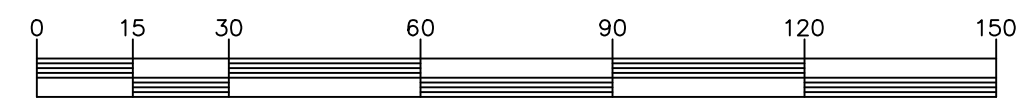
DRAWN BY: BTH SCALE: 1"=30' DATE: 31 OCTOBER, 2018 JOB NO: 184593

PROJECT LOCATION



VICINITY MAP
SCALE 1" = 2000'

GRAPHIC SCALE



NOTES:
1. PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
2. Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983, as determined from GPS observations.

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