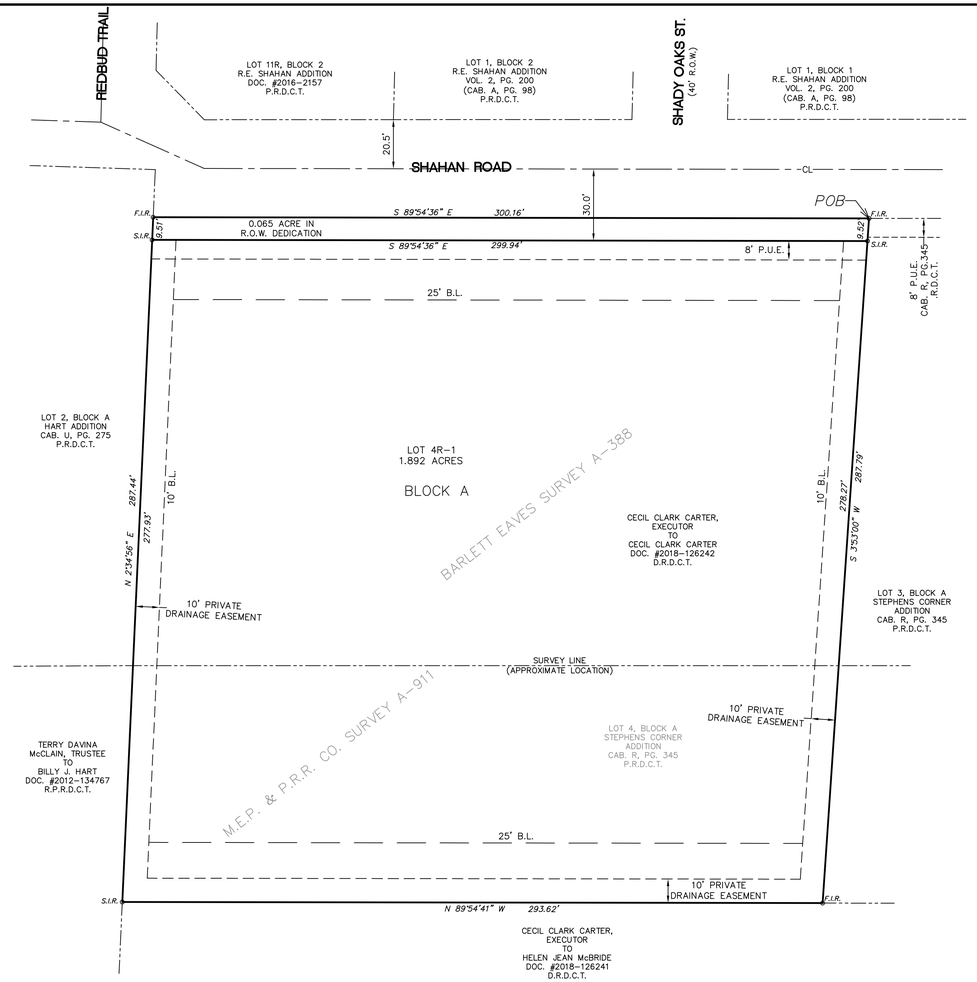


OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS
COUNTY OF DENTON; WHEREAS I, Cecil Clark Carter am the owner of that certain lot, tract, or parcel of land situated in the M.E.P. and P.R.R. Company Survey Abstract Number 911 and in the Bartlett Eaves Survey Abstract Number 388 in the Town of Shady Shores, Denton County, Texas, being a part of Lot 4, Block A of Stephens Corner Addition, an addition to the Town of Shady Shores, Denton County, Texas according to the plat thereof recorded in Cabinet R, Page 345, Plat Records, Denton County, Texas, and being all that certain tract of land conveyed by deed from Cecil Clark Carter, Executor to Cecil Clark Carter recorded under Document number 2018-126242, Real Property Records, Denton County, Texas and being more particularly described as follows: BEGINNING at an iron rod found for corner in the south line Shahan Road, a public roadway, said point being the northwest corner of Lot 3 in said Block A of said Stephens Corner Addition;

THENCE S 03° 53' 00" W, 287.79 feet with the west line of said Lot 3 to an iron rod found for corner in the north line of that certain tract of land conveyed by deed from Cecil Clark Carter, Executor to Helen Jean McBride recorded under Document number 2018- 126241, Real Property Records, Denton County, Texas, said point being the southwest corner of said Lot 3;

THENCE N 89° 54' 41" W, 293.62 feet with said north line of said McBride tract to a capped iron rod marked RPLS 4561 set for corner in the east line of that certain tract of land conveyed by deed from Terry Davina McClain, Trustee to Billy J. Hart recorded under Document Number 2012-134767, Real Property Records, Denton County, Texas;

THENCE N 02° 34' 56" E, 287.44 feet with said east line of said Hart tract and with the east line of Lot 2, Block A of Hart Addition, an addition to the Town of Shady Shores, Denton County, Texas according to the plat thereof recorded in Cabinet U, Page 275, Plat Records, Denton County, Texas to an iron rod found for corner in said south line of said Shahan Road;

THENCE S 89° 54' 36" E, 300.16 feet with said south line of said Shahan Road to the PLACE OF BEGINNING and containing 1.957 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT I, the aforesaid do hereby adopt this plat designating the herein above tract as LOT 4R-1, BLOCK A, STEPHEN'S CORNER ADDITION, being a replat of part of Lot 4, Block A of Stephen's Corner Addition, 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 anytime of procuring the permission of anyone.

WITNESS MY HAND this _____ day of _____, 2019

_____
Cecil Clark Carter

STATE OF TEXAS
COUNTY OF DENTON:
This instrument was acknowledged before me on _____, 2019 by Cecil Clark Carter.

_____
NOTARY PUBLIC
STATE OF TEXAS
My commission expires _____

RECOMMENDED FOR APPROVAL
Recommended for approval this _____ day of _____ A. D. 2019 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. 2019 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.

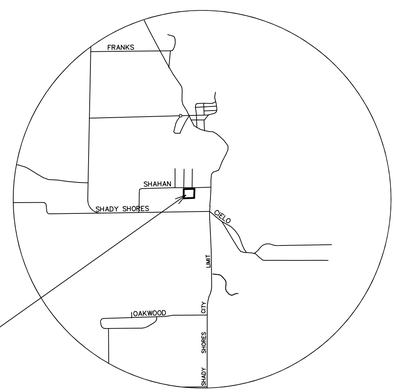
_____
Jerald D. Yensan
Registered Professional Land Surveyor No. 4561

NOTES:
1. The purpose of this Plat is to create a single lot for a single family residence.
2. No cross-lot drainage will be allowed.
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 of subject property lies within a special flood hazard area according to the FLOOD INSURANCE RATE MAP for Denton County and Incorporated Area, Map Number 48121CO395G, dated April 18, 2011. (Subject property lies in Zone X)

OWNER/DEVELOPER
CECIL CALRK CARTER
111 LAKESHORE DRIVE
SHADY SHORES, TX 76208

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

PROJECT LOCATION



VICINITY MAP
SCALE 1" = 2000'

GRAPHIC SCALE 1"=30'
0 15 30 60 90 120 150

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

FINAL REPLAT
LOT 4R-1, BLOCK A OF
STEPHENS CORNER ADDITION
BEING A REPLAT OF PART OF LOT 4, BLOCK A
OF STEPHENS CORNER ADDITION
BEING 1.957 ACRES IN THE
M.E.P. & P.R.R. CO. SURVEY A-911 AND
THE BARTLETT EAVES SURVEY A-388
CITY OF SHADY SHORES
DENTON COUNTY, TEXAS

LANDMARK SURVEYORS, LLC.
TX FIRM REGISTRATION NO. 10098600
4238 I-35 NORTH
DENTON, TEXAS 76207
(940) 382-4016
FAX (940) 387-9784
REVISED: 18 JUNE, 2019

DRAWN BY: BTH SCALE: 1"=30' DATE: 24 APRIL, 2019 JOB NO: 184401