



**TOWN OF SHADY SHORES  
PLANNING AND ZONING COMMISSION  
REGULAR SESSION  
JULY 1, 2019; 7:00 PM  
SHADY SHORES COMMUNITY CENTER  
101 S. SHADY SHORES ROAD  
SHADY SHORES, TX 76208**

**AGENDA**

1. CALL TO ORDER
2. ROLL CALL  
    Establish a quorum
3. PUBLIC HEARINGS
  1. PUBLIC HEARING – Carter Replat- Conduct a public hearing relative to a request for a replat made by Cecil Carter for the property known as 111 Lakeshore, (Stephens Corner, Block A, Lot 4)
    - A. Open Public Hearing
    - B. Applicant
    - C. Those in Favor
    - D. Those Opposed
    - E. Rebuttal
    - F. Close Public Hearing
  2. PUBLIC HEARING – Wells Replat- Conduct a public hearing relative to a request for a replat made by Kenneth Wells for the property known as 145 Chaparral.
    - A. Open Public Hearing
    - B. Applicant
    - C. Those in Favor
    - D. Those Opposed
    - E. Rebuttal
    - F. Close Public Hearing
4. REGULAR BUSINESS

1. Carter Replat- Consider and take appropriate action relative to a request for a replat made by Cecil Carter for the property known as 111 Lakeshore, (Stephens Corner, Block 4, Lot A)
2. Wells Replat- Consider and take appropriate action relative to a replat of 145 Chaparral Estates.

5. FUTURE AGENDA ITEMS

6. ADJOURN

I, \_\_\_\_\_, \_\_\_\_\_ of the Town of Shady Shores do hereby certify that the above notice of the Planning and Zoning Commission was posted on the bulletin board at the Community Center, 101 S. Shady Shores Road, Shady Shores, Texas on \_\_\_\_\_ Day of \_\_\_\_\_, \_\_\_\_\_, at \_\_\_\_\_ .M.

IN ADDITION, A QUORUM OF CITY COUNCIL MEMBERS MAY CHOOSE TO ATTEND THE PLANNING AND ZONING MEETING POSTED ABOVE. THEREFORE, THIS IS NOTICE OF A CITY COUNCIL MEETING AT THE SAME TIME AND PLACE, WITH THE SAME AGENDA AS THE P&Z MEETING. IN THE EVENT A QUORUM OF COUNCIL IS PRESENT AT THE MEETING, NO ACTION OF THE COUNCIL WILL BE TAKEN. THIS NOTICE IS POSTED AT THE TIME STATED ABOVE.

\_\_\_\_\_  
Wendy Withers, Town Secretary



## AGENDA MEMORANDUM

**DATE:** July 1, 2019  
**TO:** Planning and Zoning Commission  
**FROM:** Wendy Withers, Town Secretary  
**SUBJECT:** **PUBLIC HEARING – Carter Replat- Conduct a public hearing relative to a request for a replat made by Cecil Carter for the property known as 111 Lakeshore, (Stephens Corner, Block A, Lot 4)**

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**BACKGROUND/INFORMATION:**

**FINANCIAL IMPLICATIONS:**

**RECOMMENDATION/ACTION DESIRED:**

Conduct a public hearing relative to a request for a replat of the property legally known as Stephens Corner, Block A, Lot 4)

**ATTACHMENTS/SUPPORTING DOCUMENTATION:**

None

**REVIEWED BY:**



## AGENDA MEMORANDUM

**DATE:** July 1, 2019  
**TO:** Planning and Zoning Commission  
**FROM:** Wendy Withers, Town Secretary  
**SUBJECT:** **Carter Replat- Consider and take appropriate action relative to a request for a replat made by Cecil Carter for the property known as 111 Lakeshore, (Stephens Corner, Block 4, Lot A)**

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### **BACKGROUND/INFORMATION:**

### **FINANCIAL IMPLICATIONS:**

### **RECOMMENDATION/ACTION DESIRED:**

Consider and take appropriate action relative to request for a replat made by Cecil Carter for the property located at 111 Lakeshore Drive. A copy of the engineers report has been included in your packet.

### **ATTACHMENTS/SUPPORTING DOCUMENTATION:**

1. Engineer's Notes
2. 184401-PLAT 6-18-19
3. 184401-PLAT EXHIBIT
4. AERIAL

### **REVIEWED BY:**

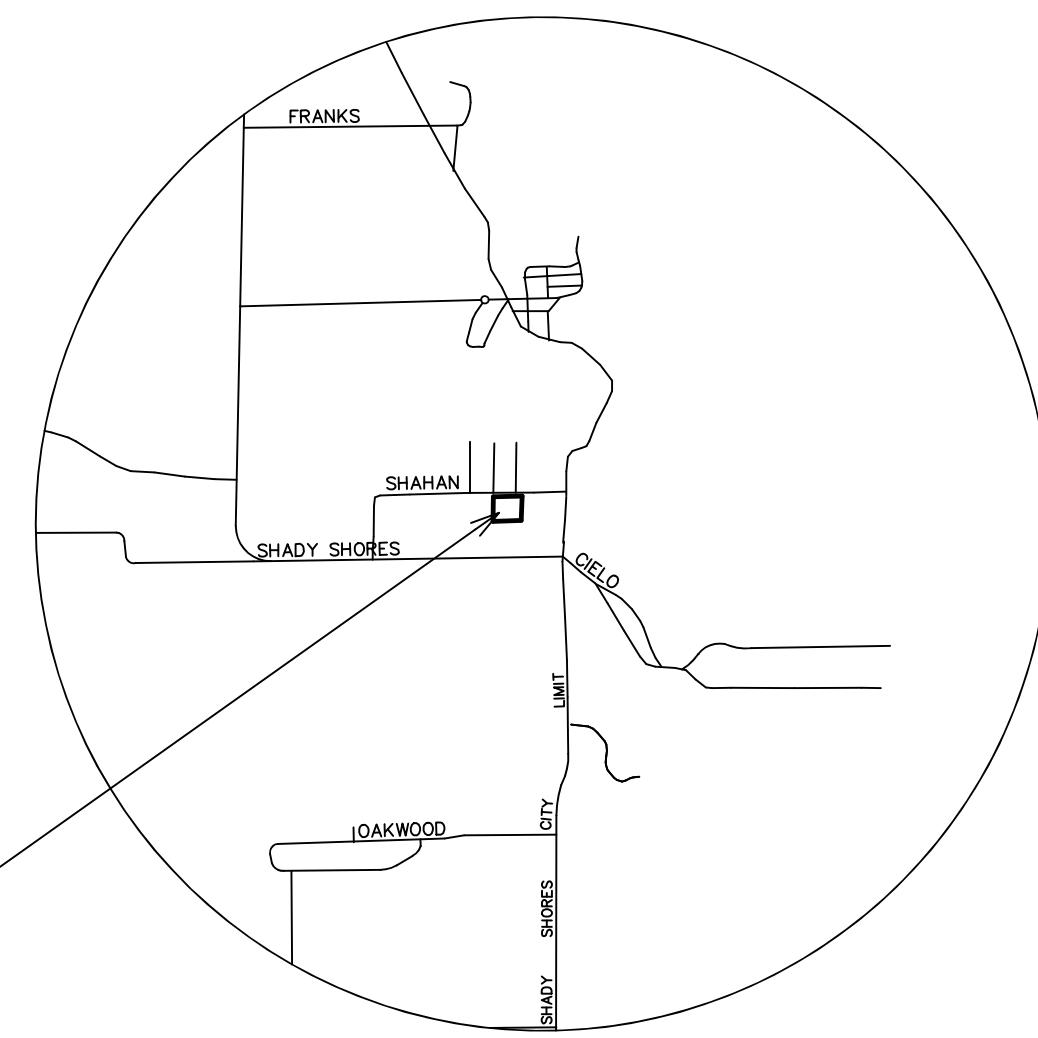
My comments on the attached plat and plat exhibit received are as follows:

- Show 10' side yard setback lines
- Show 25' rear yard setback line.
- I recommend Note 1 on the plat be revised to change "separate" to "create"
- Note 5 should be revised to describe the correct special flood hazard zone(s) the replat area is in. It seems that for the current plat limits that the property is located outside Zone X (unshaded), if that is indeed the case.
- Show north ROW line of Shahan Road and label width. The location of the existing pavement and pavement centerline within that ROW would be helpful. Per the current master thoroughfare plan Shahan Road is classified as a Local Road with a prescribed ROW of 60'. Some dedication of ROW may be required as part of this plat.
- Concerning the "topo" Exhibit to Final Replat also received, there is not enough information to determine drainage patterns. In other words, it is not a Drainage Plan as required per ordinance. It should be pointed out, however, that a significant part of the Town in this area, including this lot, is flat with observed ponding water conditions in roadway ditches. As such, is difficult for me to determine existing drainage patterns for this proposed lot without more detailed information. This area may soon be studied as part of a drainage analysis by the Town. For now, I recommend the note "No cross lot drainage will be allowed" remain on the Final Plat, and that any approval of this plat be conditional on submittal of a detailed grading plan submitted with the required plot plan that would also show drainage patterns and means for preventing cross lot drainage.
- Right now, it is advisable to include a 10' private drainage easement along the side and rear lot lines to ensure there are prescribed areas to construct diversion swales, as necessary, in the future. Given that the 10' private drainage easement width matches that of the side yard set back lines and is less than the rear yard setback lines, I do not see this as adversely affecting useable building/lot space. In lieu of that, a detailed drainage plan designed by a licensed engineer in Texas could be submitted as part of this plat process to nail down swale and easement locations/needs. I am concerned that to adequately address drainage for this lot once it is developed that easements along the south side of Lots 1-3, Block A or the north side of the remainder of Lot 4 may end up being necessary as well, if there is not sufficient elevation difference to drain to the ditch along Shahan Rd.

Please share with the applicant/surveyor.

Best regards,

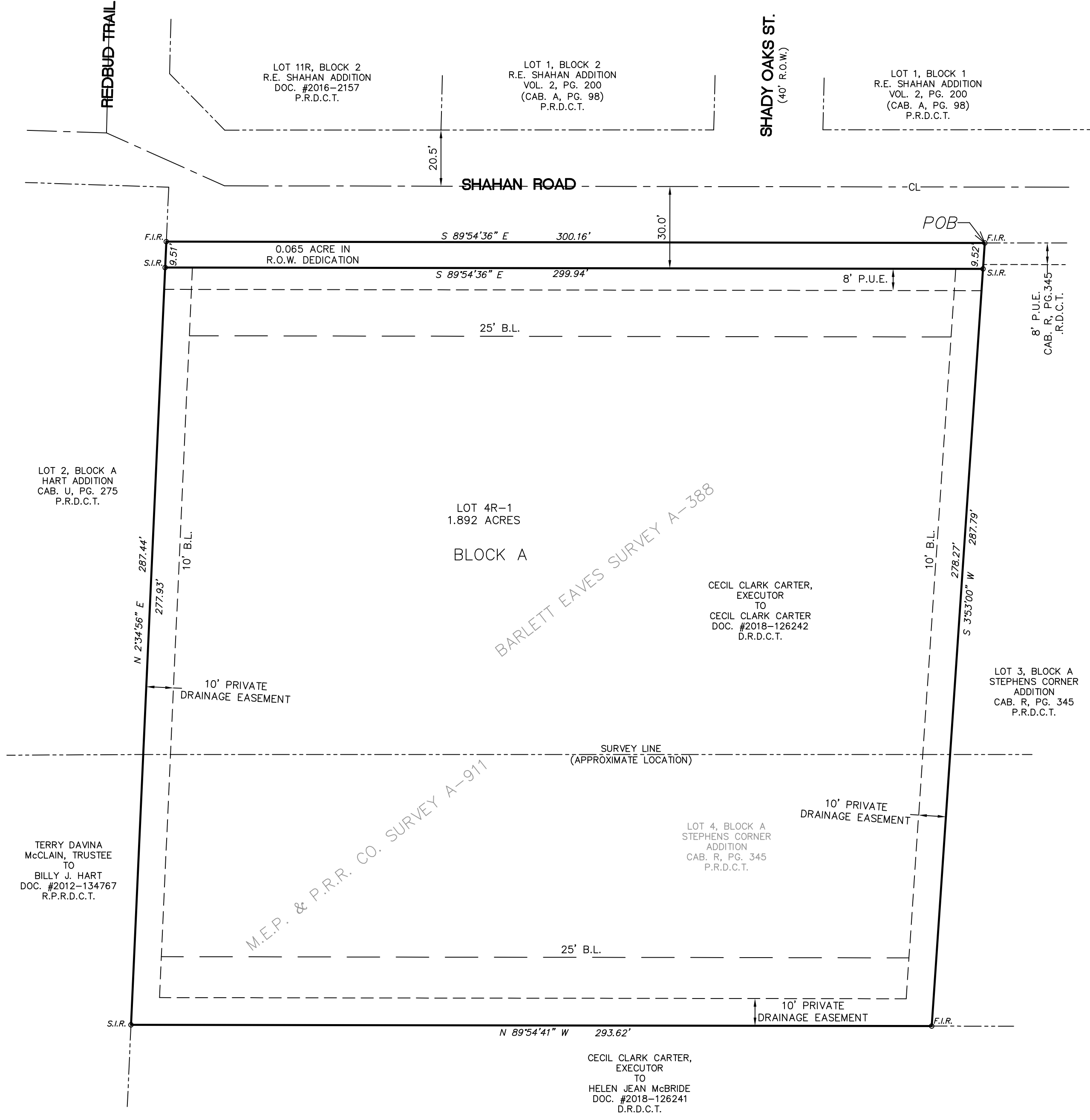
PROJECT LOCATION



VICINITY MAP  
SCALE 1" = 2000'



GRAPHIC SCALE 1"=30'



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 Shaham 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 Shaham Road;

THENCE S 89° 54' 36" E, 300.16 feet with said south line of said Shaham 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:
- The purpose of this Plat is to create a single lot for a single family residence.
  - No cross-lot drainage will be allowed.
  - Private plumbing will not be allowed to cross property lines.
  - All private drainage easements are to be maintained by the property owner.
  - 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

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

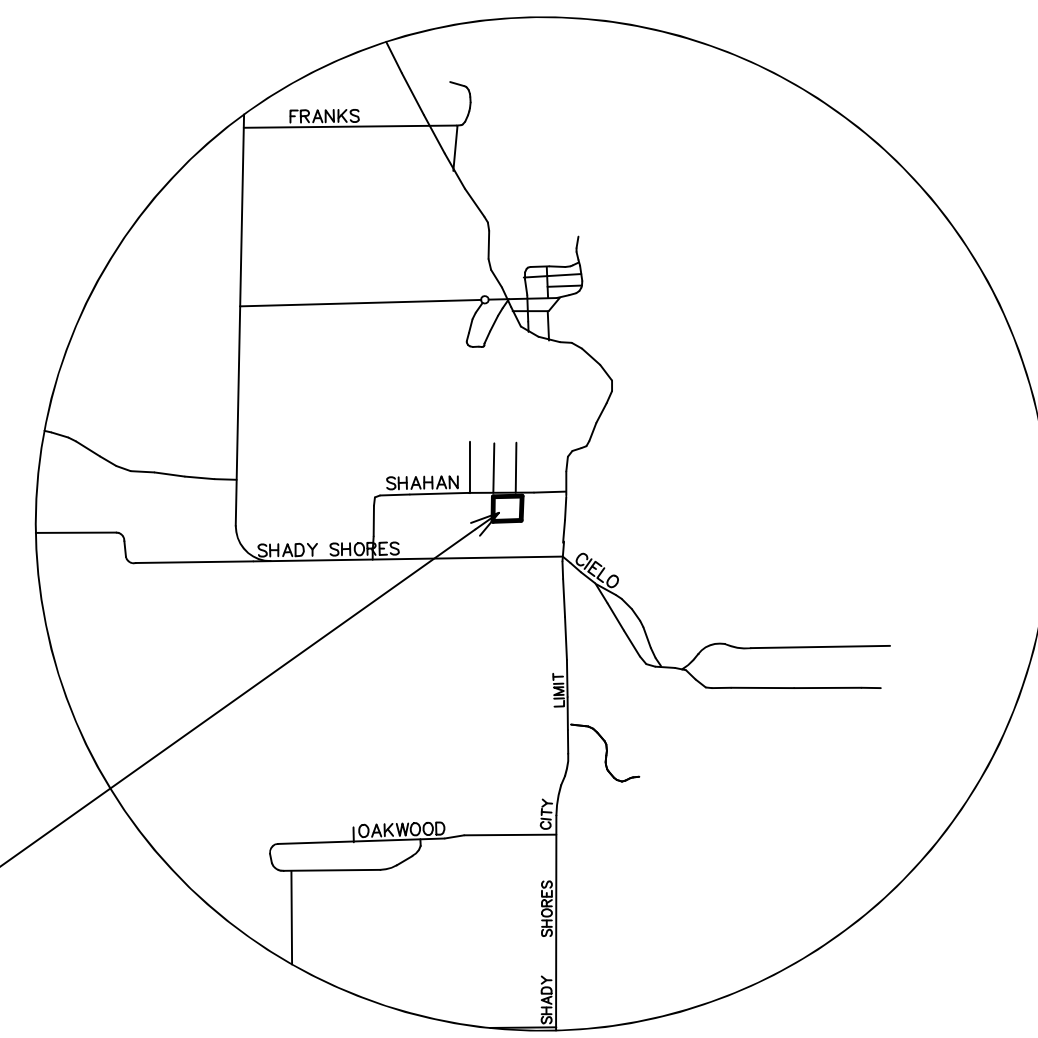
4238 I-35 NORTH  
DENTON, TEXAS 76207  
(940) 382-4016  
FAX (940) 387-9784  
REVISED: 18 JUNE, 2019

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

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

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



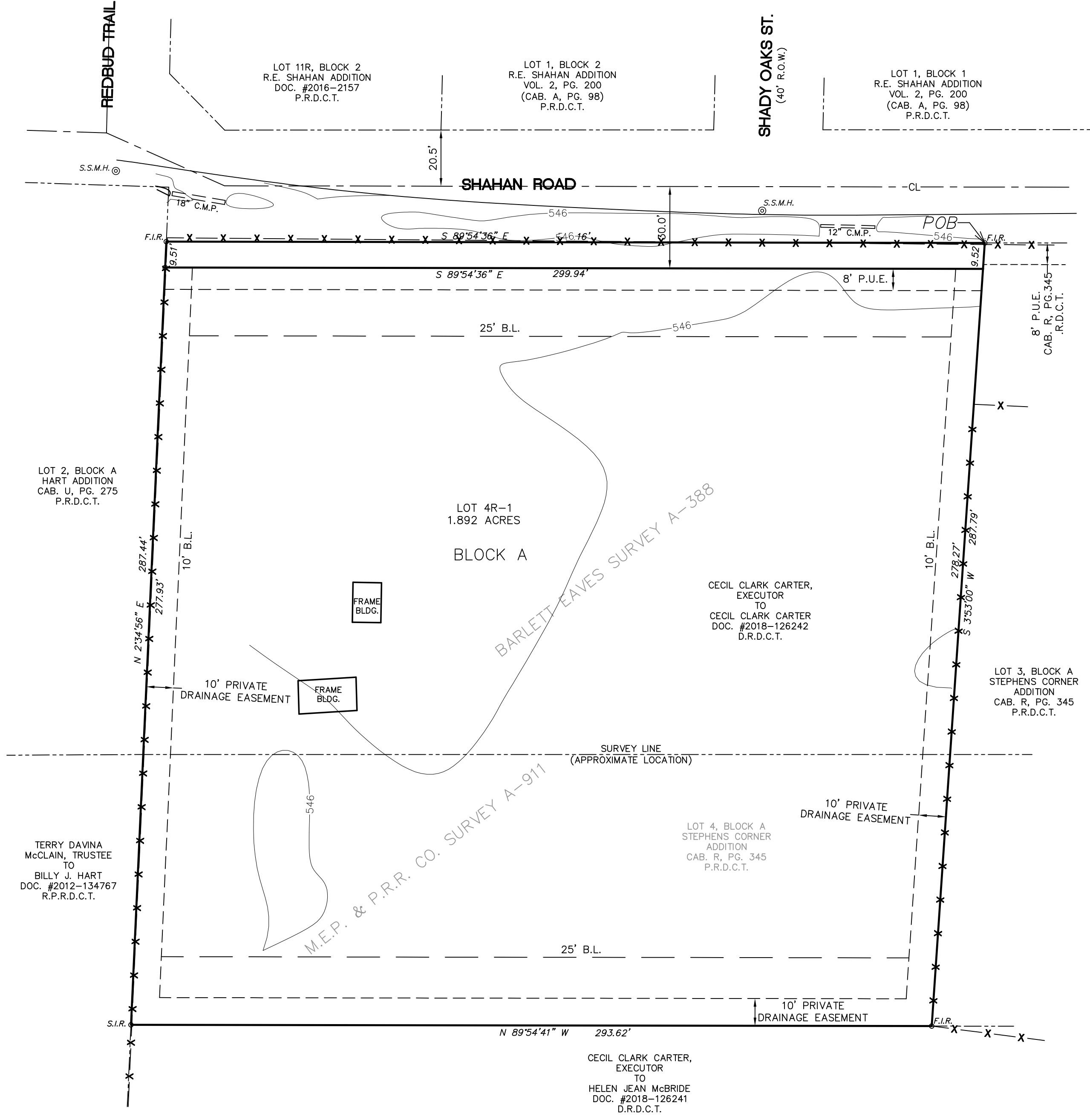
- NOTES:
1. PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
  2. Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983, as determined from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

LEGEND  
B.L. = BUILDING LINE  
D.E. = DRAINAGE EASEMENT  
F.I.R. = FOUND IRON ROD  
S.I.P. = SET CAPRED 1/2" RPL'S 4561 IRON ROD  
P.U.E. = PUBLIC UTILITY EASEMENT  
P.A.E. = PUBLIC ACCESS EASEMENT  
U.E. = UTILITY EASEMENT

**LANDMARK**  
**SURVEYORS, LLC.**  
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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

EXHIBIT TO 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





## AGENDA MEMORANDUM

**DATE:** July 1, 2019  
**TO:** Planning and Zoning Commission  
**FROM:** Wendy Withers, Town Secretary  
**SUBJECT:** Wells Replat- Consider and take appropriate action relative to a replat of 145 Chaparral Estates.

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### **BACKGROUND/INFORMATION:**

### **FINANCIAL IMPLICATIONS:**

### **RECOMMENDATION/ACTION DESIRED:**

Approval of a replat of the property legally known as 145 Chaparral Estates. A copy of the engineer's approval letter is attached.

### **ATTACHMENTS/SUPPORTING DOCUMENTATION:**

1. Town Engineer Letter- Lots 1 and 2 Wells Addition - 145 Chaparral
2. 10C-01 GRADING DRAINAGE PLAN
3. 145 Chaparral Estates - Shady Shores

### **REVIEWED BY:**



June 24, 2019

Mayor Cindy Aughinbaugh  
Town of Shady Shores  
101 S. Shady Shores Rd.  
Shady Shores, Texas 76208

Re: Plat Approval Request for Lots 1 and 2, Block A of the Wells Addition

Honorable Mayor Aughinbaugh:

The enclosed Minor Plat has been received from Windrose Land Surveying | Platting on behalf of property owners Kenneth and Teresa Wells. The applicant is requesting approval of creating two recorded lots (Lots 1 and 2, Block A) out of one unrecorded tract.

In addition, also enclosed is the Grading & Drainage Plan, 145 Chaparral Estates (dated 6-18-19) designed by Jason R. Kilpatrick, P.E. of Ridinger Associates, Inc. This information was provided at my request to ensure no cross-lot drainage will result due to the platting. Details of the proposed diversion swales for both Lots 1 and 2 are shown on the referenced grading and drainage plan. I recommend the Town require these swales be constructed as a condition of or in conjunction with the issuance of any future building permit for Lot 2 and to be verified by inspection. Lot 1 currently has a residential structure in place, whereas Lot 2 does not. The current and/or future property owner of Lot 2 will need to coordinate with the property owner of Lot 1, if not owned by the same person(s), since diversion swales shown on the referenced drainage plan are located in proposed 15-foot wide Private Drainage Easements along the west and south boundary lines of Lot 1 in addition to along the west and south boundary lines of Lot 2. The horizontal alignment of the proposed swales can be constructed within the proposed private drainage easements to avoid as many trees as possible.

Note 6 on the plat states, "No cross-lot drainage between Lots 1 and 2, Block A of the Wells Addition and between Lot 2, Block A of the Wells Addition and Lot 1, Block A of the Simone Addition will be allowed". The Town should determine if this note is enough for a future property owner of Lot 2 to understand what will be required (construction of the swales prescribed in the enclosed Grading & Drainage Plan) as part of any future building permit.

It should be noted that an 11.25' Road and Utility Easement has been included along the east property lines of both lots to match that required from the Simone Addition to the south, when it was platted in 2014.

Based on the submitted information by Windrose Land Surveying | Platting and Ridinger Associates, Inc., including the proposed private drainage easement dedications and swale improvements, I recommend the Planning and Zoning Commission and Town Council consider approving the plat.

Sincerely,

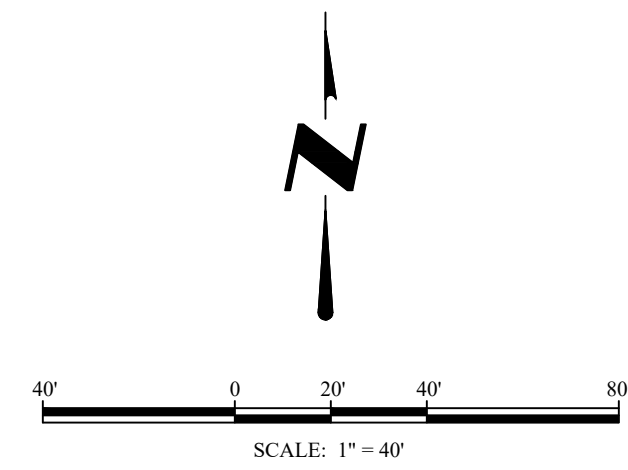
**Binkley & Barfield, Inc.**  
**Consulting Engineers**



Richard A. Arvizu, P.E., CFM  
Managing Director

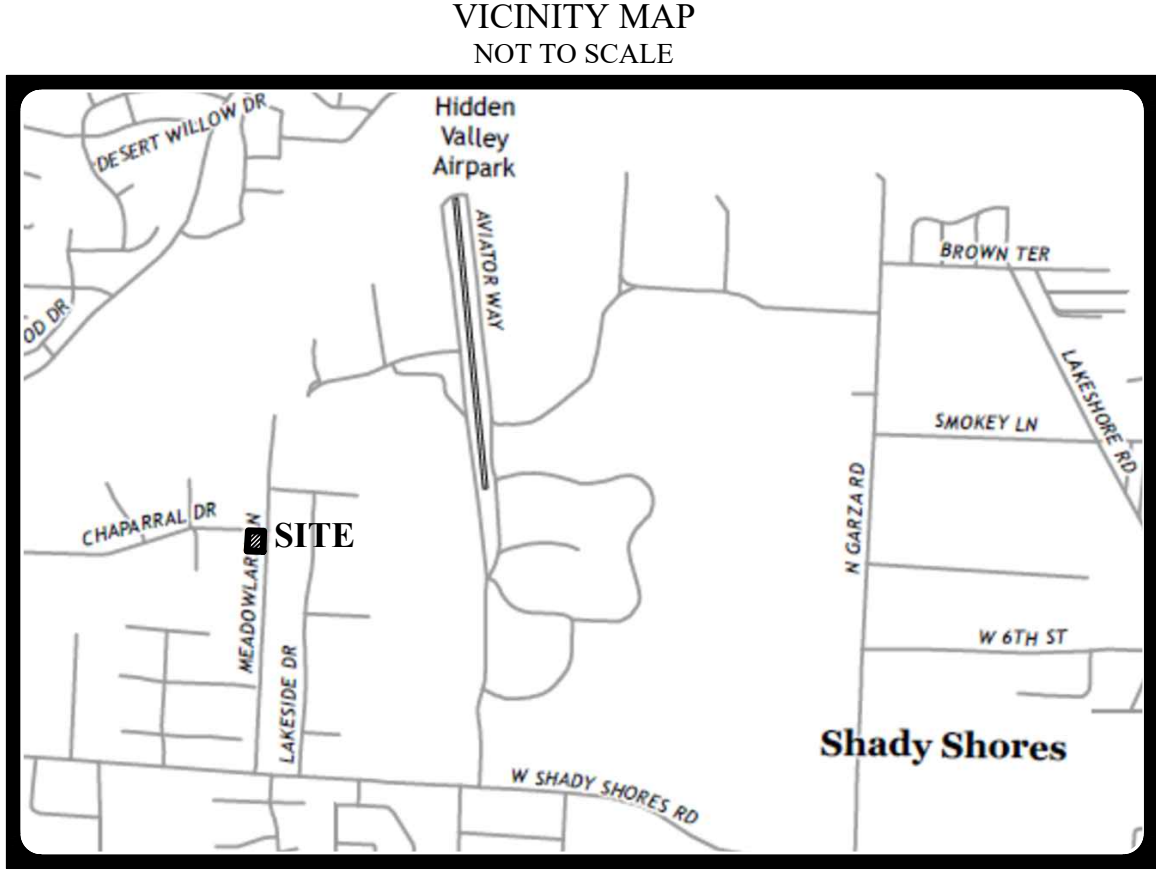
Attachments:

- Minor Plat
- Grading & Drainage Plan



**SURVEYOR'S NOTES:**

- Bearings and distances are taken on Texas State Plane Coordinate System, Texas North Central Zone 4202 North American Datum of 1983 (NAD 83) (U.S. Foot) with a combined scale factor of 1.000150630.
- This property lies within Zone "X" Unshaded of the Flood Insurance Rate Map for Denton County, Texas and Incorporated Areas, map no. 48121C0395G, dated April 18, 2011, via scaled map location and graphic plotting.
- Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
- The purpose of this plat is to take one unrecorded tract and create two recorded lots.
- All private drainage easements are to be maintained by the property owners.
- No cross-lot drainage between Lots 1 and 2, Block A of the Wells Addition and between Lot 2, Block A of the Wells Addition and Lot 1, Block A of the Simone Addition will be allowed.
- Private plumbing shall not be allowed to cross property lines.



STATE OF TEXAS §  
COUNTY OF DENTON §

This is to certify that I, Thomas W. Mauk, a Registered Professional Land Surveyor of the State of Texas, have platted 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.

**PRELIMINARY**  
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT DATED 6/24/2019

Thomas W. Mauk, R.P.L.S.  
No. 5119

STATE OF TEXAS §  
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Thomas W. Mauk, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

Notary Public in and for the State of Texas

STATE OF TEXAS §  
COUNTY OF DENTON §

WHEREAS Kenneth and Teresa Wells are the owners of a 2.105 acre tract of land situated in the G. Walker Survey, Abstract Number 1330, by deed conveyed to Kenneth and Tereas Wells by deed recorded in Instrument Number 2018-87450, Deed Records, Denton County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch rebar found for the northeast corner of a tract of land conveyed to Kenneth and Tereas Wells by deed recorded in Instrument Number 2013-60097, Deed Records, Denton County, Texas and lying on the south right of way line of Chaparral Estates (60 foot right of way);

THENCE South 88 degrees 09 minutes 33 seconds East with the south right of way line of said Chaparral Estates a distance of 261.00 feet to a 1/2 inch rebar capped "ASC" set for the northeast corner of said subject tract, same being at the intersection of the south right of way line of said Chaparral Estates and the west right of way line of Meadowlark Road (37.5 foot right of way as shown on Instrument Number 2014-413, P.R.D.C.T.) from which a 3/8 inch rebar found bears South 56 degrees 16 minutes 29 seconds East, 1.76 feet;

THENCE South 01 degrees 47 minutes 26 seconds West with the west right of way line of said Meadowlark Road, a distance of 344.24 feet to a 3/8 inch rebar found for the northeast corner of Lot 1, Block A of Simone Addition, an addition to the Town of Shady Shores, as recorded in Instrument Number 2014-413, Plat Records, Denton County, Texas;

THENCE North 88 degrees 10 minutes 54 seconds West departing the west right of way line of said Meadowlark Road, with the north line of said Lot 1, a distance of 271.58 feet to a 3/8 inch rebar found for the northwest corner of said Lot 1, same being the southeast corner of said second referenced Wells tract, and being the northeast corner of a tract of land conveyed to Trent and Nancy Leggett by deed recorded in Instrument Number 2002-141750, Deed Records, Denton County, Texas;

THENCE North 03 degrees 33 minutes 01 seconds East with the east line of said second referenced Wells tract, a distance of 344.50 feet to THE POINT OF BEGINNING and containing 91,681 square feet or 2.105 acres of land, more or less.

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS**

THAT Kenneth and Teresa Wells, the owners 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 replat, designating the herein described property as **Lots 1 and 2, Block A, Wells Addition**, 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. No buildings or other improvements shall be constructed or placed upon, over or across the easements as shown on this plat. Any public utility, including the Town of Shady Shores, shall have the right to move and keep moved all or part of any building, tree, shrub, other growth or improvements which in any way endanger, or interfere with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the 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: \_\_\_\_\_

Kenneth Wells

By: \_\_\_\_\_

Teresa Wells

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

Notary Public in and for the State of Texas

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

Notary Public in and for the State of Texas

**RECOMMENDED FOR APPROVAL BY THE  
PLANNING AND ZONING COMMISSION**

Chairman: \_\_\_\_\_

Mayor: \_\_\_\_\_

Attested By: \_\_\_\_\_

Town Secretary: \_\_\_\_\_

Date of Approval: \_\_\_\_\_

FOR DENTON COUNTY USE ONLY

FOR DENTON COUNTY USE ONLY

FOR DENTON COUNTY USE ONLY

**LEGEND OF ABBREVIATIONS**

- D.R.D.C.T. DEED RECORDS, DENTON COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
- P.R.D.C.T. PLAT RECORDS, DENTON COUNTY, TEXAS
- ROW RIGHT OF WAY
- IRS 1/2 INCH CAPPED REBAR STAMPED "ASC" SET
- C.M. CONTROLLING MONUMENT

**OWNER/DEVELOPER**

Kenneth Wells  
144 Chaparral Estates  
Shady Shores, TX, 76208

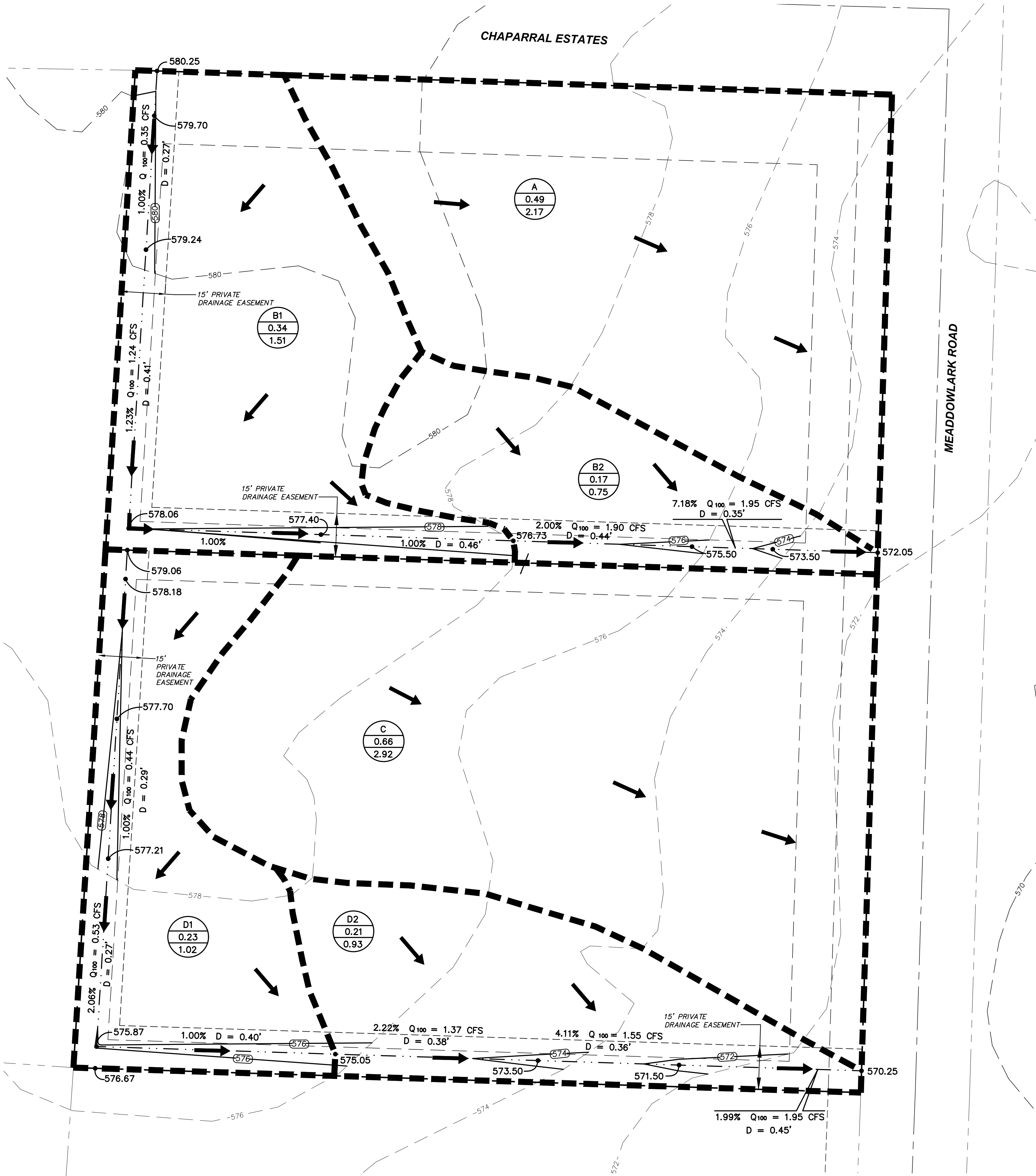


DRAWN BY: G.L.C. DATE: 05/02/2019 CHECKED BY: T.M. JOB NO.: 2019.4.201

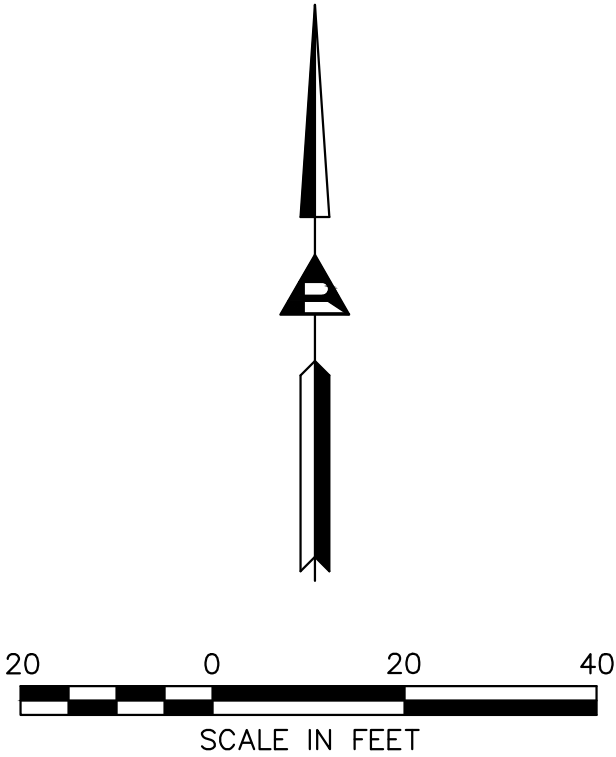
-- 2019 --

FOR DENTON COUNTY USE ONLY

**MINOR PLAT  
WELLS ADDITION  
LOTS 1 AND 2, BLOCK A**  
Being 2.105 Acres situated in the  
G. Walker Survey, Abstract No. 1330  
Town of Shady Shores, Denton County, Texas



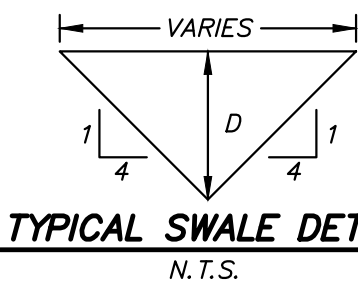
ATTENTION !!!  
CONTRACTOR TO FIELD VERIFY LOC. AND ELEV.  
OF ALL EXISTING UTILITIES PRIOR TO  
CONSTRUCTION. CALL: 1-800-DIG-TESS 48 HRS.  
PRIOR TO CONSTRUCTION.  
ATENCIÓN!  
CONTRATISTA DE CAMPO DE CONTROL DE  
LOCALIZACIÓN Y ELEVACIÓN DE TODOS LOS  
SERVICIOS EXISTENTES ANTES DE  
CONSTRUCCIÓN. CALL: 1-800-DIG-TESS 48 HORAS  
ANTES DE LA CONSTRUCCIÓN.



**LEGEND**

- DRAINAGE AREA DIVIDE
- FLOW ARROWS
- 1  
0.64  
5.03  
DRAINAGE AREA NUMBER  
ACRES  
Q<sub>100</sub>
- 605 --- EXISTING CONTOURS
- 605 --- PROPOSED CONTOURS
- FL SWALE
- PDE PRIVATE DRAINAGE EASEMENT

| DRAINAGE AREA RUNOFF CALCULATIONS |           |            |                |         |                      |                          |                        |                                   |
|-----------------------------------|-----------|------------|----------------|---------|----------------------|--------------------------|------------------------|-----------------------------------|
| DRAINAGE AREA NO.                 | AREA (ac) | C (coeff.) | C <sub>f</sub> | C (adj) | t <sub>c</sub> (min) | I <sub>100</sub> (in/hr) | Q <sub>100</sub> (cfs) | COMMENTS                          |
| A                                 | 0.49      | 0.45       | 1.25           | 0.56    | 15                   | 7.91                     | 2.17                   | TO MEADOWLARK ROAD                |
| B1                                | 0.34      | 0.45       | 1.25           | 0.56    | 15                   | 7.91                     | 1.51                   | TO MEADOWLARK RD. VIA PROP. SWALE |
| B2                                | 0.17      | 0.45       | 1.25           | 0.56    | 15                   | 7.91                     | 0.75                   | TO MEADOWLARK RD. VIA PROP. SWALE |
| C                                 | 0.66      | 0.45       | 1.25           | 0.56    | 15                   | 7.91                     | 2.92                   | TO MEADOWLARK ROAD                |
| D1                                | 0.23      | 0.45       | 1.25           | 0.56    | 15                   | 7.91                     | 1.02                   | TO MEADOWLARK RD. VIA PROP. SWALE |
| D2                                | 0.21      | 0.45       | 1.25           | 0.56    | 15                   | 7.91                     | 0.93                   | TO MEADOWLARK RD. VIA PROP. SWALE |



AREA B1 CALCS      AREA D1 + D2 CALCS  
Q<sub>100</sub> = 1.51 cfs      Q<sub>100</sub> = 1.95 cfs  
S = 1.00%      S = 1.99%  
n = 0.03      n = 0.03  
D<sub>100</sub> = 0.46'      D<sub>100</sub> = 0.45'

No.

Date

Revisions

App.

**Ridinger Associates, Inc.**  
Civil Engineers - Planners  
Firm No. 1989  
5000 West Loop, Suite 101  
Lewisville, Texas 75067  
Tel. No. (972) 353-8000  
Fax No. (972) 353-8011

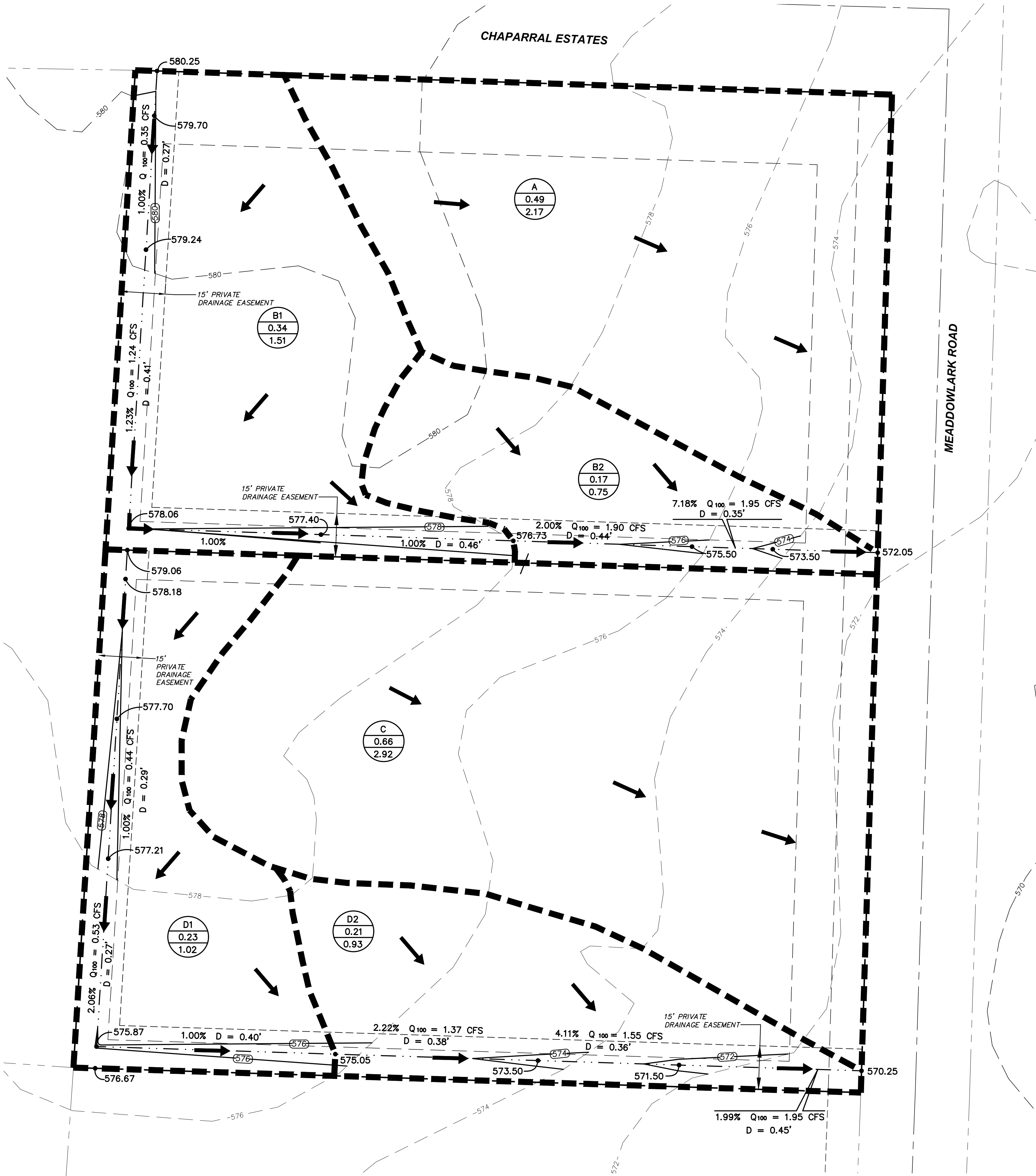
*Jason R. Kilpatrick*  
06/18/19

145 CHAPARRAL ESTATES  
SHADY SHORES, TEXAS

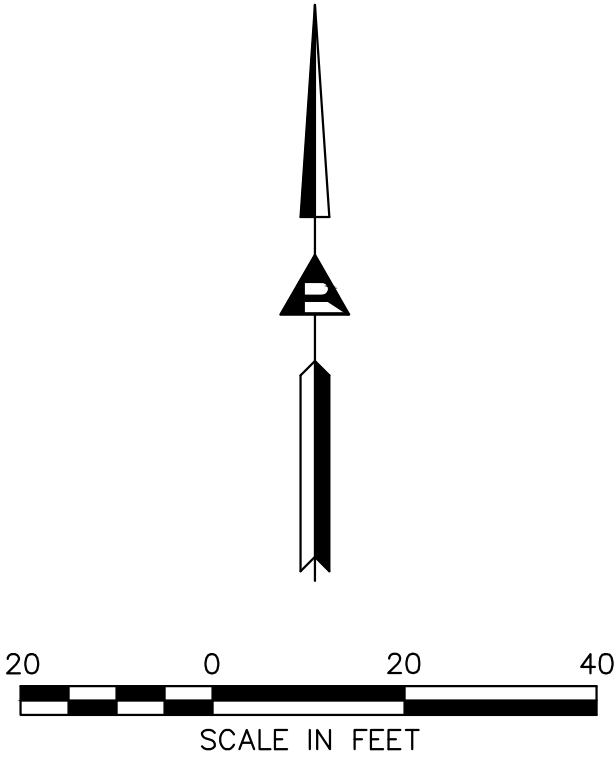
GRADING &  
DRAINAGE PLAN

|                     |
|---------------------|
| Scale: 1" = 20'     |
| Designed by: LDR    |
| Drawn by: MAB       |
| Checked by: JRK     |
| Date: JUNE 18, 2019 |
| Project No. 000-003 |

SHEET  
C-01



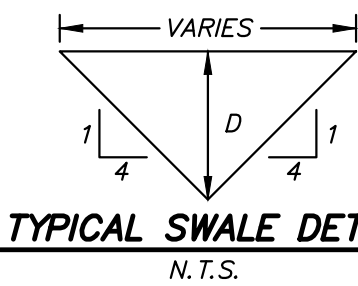
ATTENTION !!!  
CONTRACTOR TO FIELD VERIFY LOC. AND ELEV.  
OF ALL EXISTING UTILITIES PRIOR TO  
CONSTRUCTION. CALL: 1-800-DIG-TESS 48 HRS.  
PRIOR TO CONSTRUCTION.  
ATENCIÓN!  
CONTRATISTA DE CAMPO DE CONTROL DE  
LOCALIZACIÓN Y ELEVACIÓN DE TODOS LOS  
SERVICIOS EXISTENTES ANTES DE  
CONSTRUCCIÓN. CALL: 1-800-DIG-TESS 48 HORAS  
ANTES DE LA CONSTRUCCIÓN.



**LEGEND**

- DRAINAGE AREA DIVIDE
- FLOW ARROWS
- DRAINAGE AREA NUMBER
- ACRES
- Q<sub>100</sub>
- EXISTING CONTOURS
- PROPOSED CONTOURS
- FL SWALE
- PRIVATE DRAINAGE EASEMENT

| DRAINAGE AREA RUNOFF CALCULATIONS |           |            |                |         |                      |                          |                        |                                   |
|-----------------------------------|-----------|------------|----------------|---------|----------------------|--------------------------|------------------------|-----------------------------------|
| DRAINAGE AREA NO.                 | AREA (ac) | C (coeff.) | C <sub>f</sub> | C (adj) | t <sub>c</sub> (min) | I <sub>100</sub> (in/hr) | Q <sub>100</sub> (cfs) | COMMENTS                          |
| A                                 | 0.49      | 0.45       | 1.25           | 0.56    | 15                   | 7.91                     | 2.17                   | TO MEADOWLARK ROAD                |
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AREA B1 CALCS  
Q<sub>100</sub> = 1.51 cfs  
S = 1.00%  
n = 0.03  
D<sub>100</sub> = 0.46'

AREA D1 + D2 CALCS  
Q<sub>100</sub> = 1.95 cfs  
S = 1.99%  
n = 0.03  
D<sub>100</sub> = 0.45'

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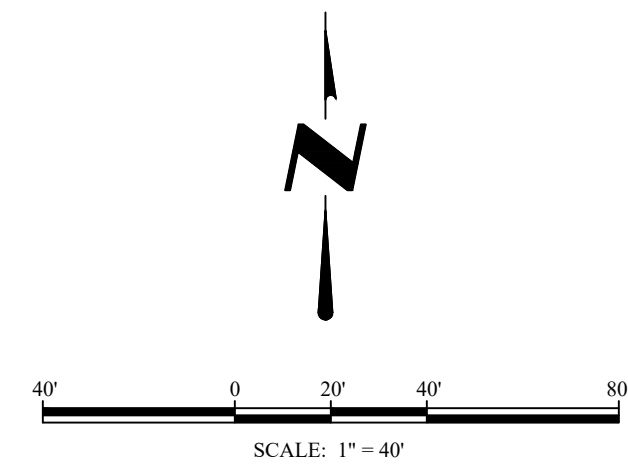
STATE OF TEXAS  
JASON R. KILPATRICK  
130269  
LICENSED PROFESSIONAL ENGINEER  
06/18/19

145 CHAPARRAL ESTATES  
SHADY SHORES, TEXAS

GRADING &  
DRAINAGE PLAN

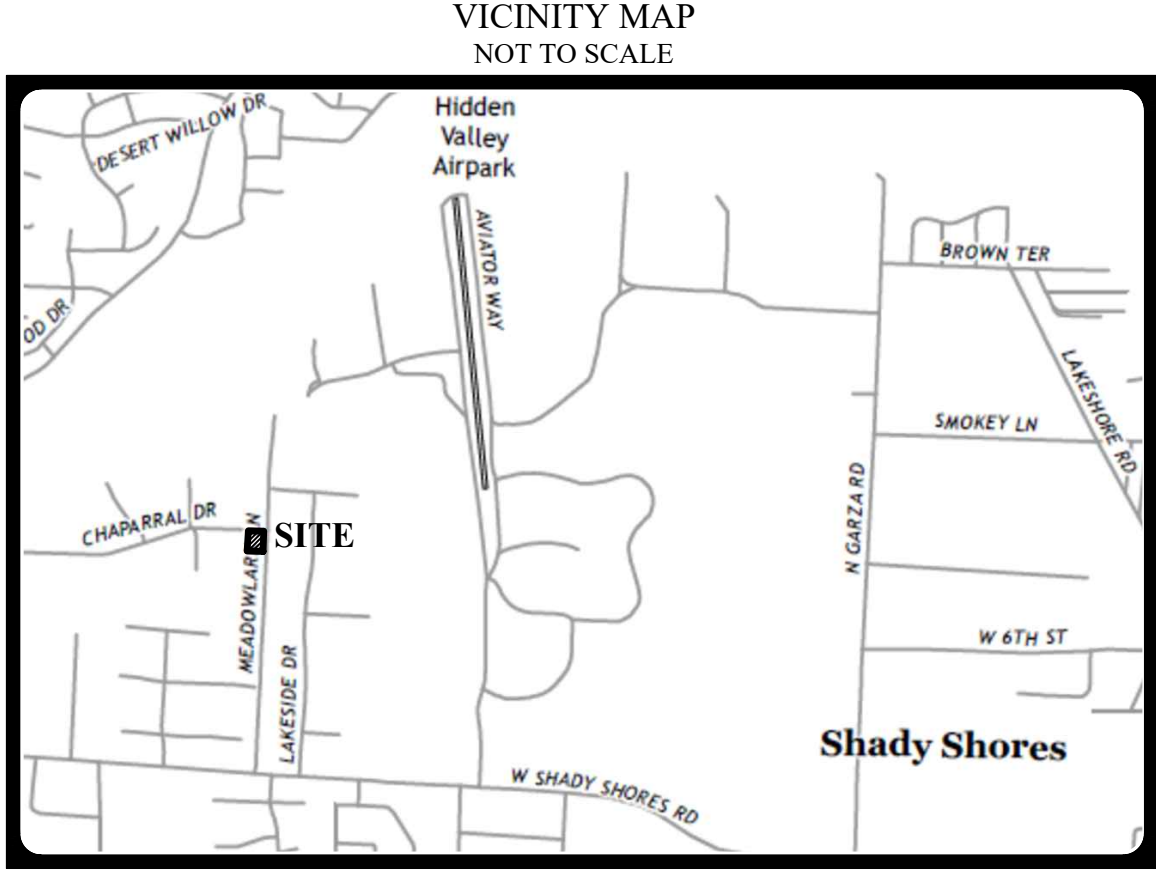
|                     |
|---------------------|
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| Drawn by: MAB       |
| Checked by: JRK     |
| Date: JUNE 18, 2019 |
| Project No. 000-003 |

SHEET  
C-01



SURVEYOR'S NOTES:

- Bearings and distances are based on Texas State Plane Coordinate System, Texas North Central Zone 4202 North American Datum of 1983 (NAD 83) (U.S. Foot) with a combined scale factor of 1.000150630.
- This property lies within Zone "X" Unshaded of the Flood Insurance Rate Map for Denton County, Texas and Incorporated Areas, map no. 48121C0395G, dated April 18, 2011, via scaled map location and graphic plotting.
- Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
- The purpose of this plat is to take one unrecorded tract and create two recorded lots.
- All private drainage easements are to be maintained by the property owners.
- No cross-lot drainage between Lots 1 and 2, Block A of the Wells Addition and between Lot 2, Block A of the Wells Addition and Lot 1, Block A of the Simone Addition will be allowed.
- Private plumbing shall not be allowed to cross property lines.



STATE OF TEXAS §  
COUNTY OF DENTON §

This is to certify that I, Thomas W. Mauk, a Registered Professional Land Surveyor of the State of Texas, have platted 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.

**PRELIMINARY**  
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT DATED 6/24/2019

Thomas W. Mauk, R.P.L.S.  
No. 5119

STATE OF TEXAS §  
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Thomas W. Mauk, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

Notary Public in and for the State of Texas

STATE OF TEXAS §  
COUNTY OF DENTON §

WHEREAS Kenneth and Teresa Wells are the owners of a 2.105 acre tract of land situated in the G. Walker Survey, Abstract Number 1330, by deed conveyed to Kenneth and Tereas Wells by deed recorded in Instrument Number 2018-87450, Deed Records, Denton County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch rebar found for the northeast corner of a tract of land conveyed to Kenneth and Tereas Wells by deed recorded in Instrument Number 2013-60097, Deed Records, Denton County, Texas and lying on the south right of way line of Chaparral Estates (60 foot right of way);

THENCE South 88 degrees 09 minutes 33 seconds East with the south right of way line of said Chaparral Estates a distance of 261.00 feet to a 1/2 inch rebar capped "ASC" set for the northeast corner of said subject tract, same being at the intersection of the south right of way line of said Chaparral Estates and the west right of way line of Meadowlark Road (37.5 foot right of way as shown on Instrument Number 2014-413, P.R.D.C.T.) from which a 3/8 inch rebar found bears South 56 degrees 16 minutes 29 seconds East, 1.76 feet;

THENCE South 01 degrees 47 minutes 26 seconds West with the west right of way line of said Meadowlark Road, a distance of 344.24 feet to a 3/8 inch rebar found for the northeast corner of Lot 1, Block A of Simone Addition, an addition to the Town of Shady Shores, as recorded in Instrument Number 2014-413, Plat Records, Denton County, Texas;

THENCE North 88 degrees 10 minutes 54 seconds West departing the west right of way line of said Meadowlark Road, with the north line of said Lot 1, a distance of 271.58 feet to a 3/8 inch rebar found for the northwest corner of said Lot 1, same being the southeast corner of said second referenced Wells tract, and being the northeast corner of a tract of land conveyed to Trent and Nancy Leggett by deed recorded in Instrument Number 2002-141750, Deed Records, Denton County, Texas;

THENCE North 03 degrees 33 minutes 01 seconds East with the east line of said second referenced Wells tract, a distance of 344.50 feet to THE POINT OF BEGINNING and containing 91,681 square feet or 2.105 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT Kenneth and Teresa Wells, the owners 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 replat, designating the herein described property as **Lots 1 and 2, Block A, Wells Addition**, 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. No buildings or other improvements shall be constructed or placed upon, over or across the easements as shown on this plat. Any public utility, including the Town of Shady Shores, shall have the right to move and keep moved all or part of any building, tree, shrub, other growth or improvements which in any way endanger, or interfere with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the 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: \_\_\_\_\_

Kenneth Wells

By: \_\_\_\_\_

Teresa Wells

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

Notary Public in and for the State of Texas

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

Notary Public in and for the State of Texas

RECOMMENDED FOR APPROVAL BY THE  
PLANNING AND ZONING COMMISSION

Chairman: \_\_\_\_\_

Mayor: \_\_\_\_\_

Attested By: \_\_\_\_\_

Town Secretary: \_\_\_\_\_

Date of Approval: \_\_\_\_\_

FOR DENTON COUNTY USE ONLY

FOR DENTON COUNTY USE ONLY

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LEGEND OF ABBREVIATIONS

- D.R.D.C.T. DEED RECORDS, DENTON COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
- P.R.D.C.T. PLAT RECORDS, DENTON COUNTY, TEXAS
- ROW RIGHT OF WAY
- IRS 1/2 INCH CAPPED REBAR STAMPED "ASC" SET
- C.M. CONTROLLING MONUMENT

OWNER/DEVELOPER

Kenneth Wells  
144 Chaparral Estates  
Shady Shores, TX, 76208



DRAWN BY: G.L.C. DATE: 05/02/2019 CHECKED BY: T.M. JOB NO.: 2019.4.201

-- 2019 --

FOR DENTON COUNTY USE ONLY