



**TOWN OF SHADY SHORES
PLANNING AND ZONING COMMISSION
REGULAR SESSION
SEPTEMBER 12, 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. MINUTES
 1. Consider and act on approval of the minutes of the August 8th, 2019 Planning and Zoning Commission Meeting.
4. PUBLIC HEARINGS
 1. PUBLIC HEARING – (Harrelson Request- 422 W. Shady Shores Road
 - A) Open Public Hearings
 - B) Applicant
 - C) Those in Favor
 - D) Opposed
 - E) Close Public Hearing
 2. PUBLIC HEARING – (Plaisier/Linnet Request 143S Hidden Valley Airpark)
 - A) Open Public Hearing
 - B) Applicant
 - C) Those in Favor
 - D) Those Opposed
 - E) Close Public Hearing
 3. PUBLIC HEARING – (Juve- 818 Driftwood)
 - A) Open Public Hearing
 - B) Applicant
 - C) Those in Favor
 - D) Those Opposed
 - E) Close Public Hearing
5. REGULAR BUSINESS
 1. Harrelson Request- 422 W. Shady Shores- Consider and act on approval of a request for a replat of the property known as 422 W. Shady Shores Road.

2. Plaisier/Linnet (143S Hidden Valley Airpark)- Consider and act on approval of a replat request for the property known as 143S Hidden Valley Airpark.
3. Juve Request (818 Driftwood) - Consider and act on approval of a replat request for a replat of the public right of way between 818 Driftwood and 100 Cove Drive.

6. WORKSESSION

1. Conduct a Worksession Relative to proposed changes to the Town of Shady Shores Subdivision Ordinance and Zoning Ordinance.

7. FUTURE AGENDA ITEMS

8. 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



**SHADY SHORES PLANNING AND ZONING COMMISSION
AUGUST 8, 2019; 7:00 PM
SHADY SHORES COMMUNITY CENTER
101 S. SHADY SHORES ROAD
SHADY SHORES, TX 76208**

MINUTES

1. CALL TO ORDER

The meeting was called to order at 7:00 PM

2. ROLL CALL

Establish a quorum
Allen Lea- Present
Rebecca Morgan- Present
Paul Brown-Present
Tillman Strahan
Tom Spencer-Absent
Linda Winter- Present

3. REGULAR BUSINESS

1. Consider and act on approval of the minutes from July 1, 2019 the Planning and Zoning Commission meeting.

Rebecca Morgan noticed that the minutes stated that Tillman Strahan was not present at the July 1st meeting. She made a motion to approve the minutes with the correction stating that Tillman Strahan was indeed present. Tillman Strahan seconded and the motion was carried. Paul Brown abstained from the vote.

4. WORKSESSION

1. Conduct a worksession relative to the Town of Shady Shores Subdivision Ordinance. Provide staff direction

Town Attorney Jim Shepherd gave a presentation to the board regarding new laws passed in legislation. He discussed some options with the board regarding future changes to the Shady Shores Subdivision Ordinance.

5. FUTURE AGENDA ITEMS

No future agenda items were given.

6. ADJOURN

Paul Brown made a motion to adjourn and Rebecca Morgan seconded. The motion carried and the meeting adjourned at 8:28 PM.

PASSED AND APPROVED THIS THE _____ DAY OF _____, 2019.

APPROVED:

Allen Lea, Chairman

ATTEST:

Amber Schuler, Deputy Town Secretary



AGENDA MEMORANDUM

DATE: September 12, 2019
TO: Planning and Zoning Commission
FROM: Wendy Withers, Town Administrator
SUBJECT: Harrelson Request- 422 W. Shady Shores- Consider and act on approval of a request for a replat of the property known as 422 W. Shady Shores Road.

BACKGROUND/INFORMATION:

The request for a replat was filed in April of 2019. The attached documents and recommendations were provided to Grayson Ceballos of Windrose Land Surveying on July 23, 2019. Mr. Ceballos was notified that a separate drainage easement would be acceptable. That easement was provided to our office on 09/09/2019. To date Richard Arvizu the Town Engineer has not received any other revisions or changes.

At this time, the Town Engineer is recommending denial of the proposed re-plat.

FINANCIAL IMPLICATIONS:

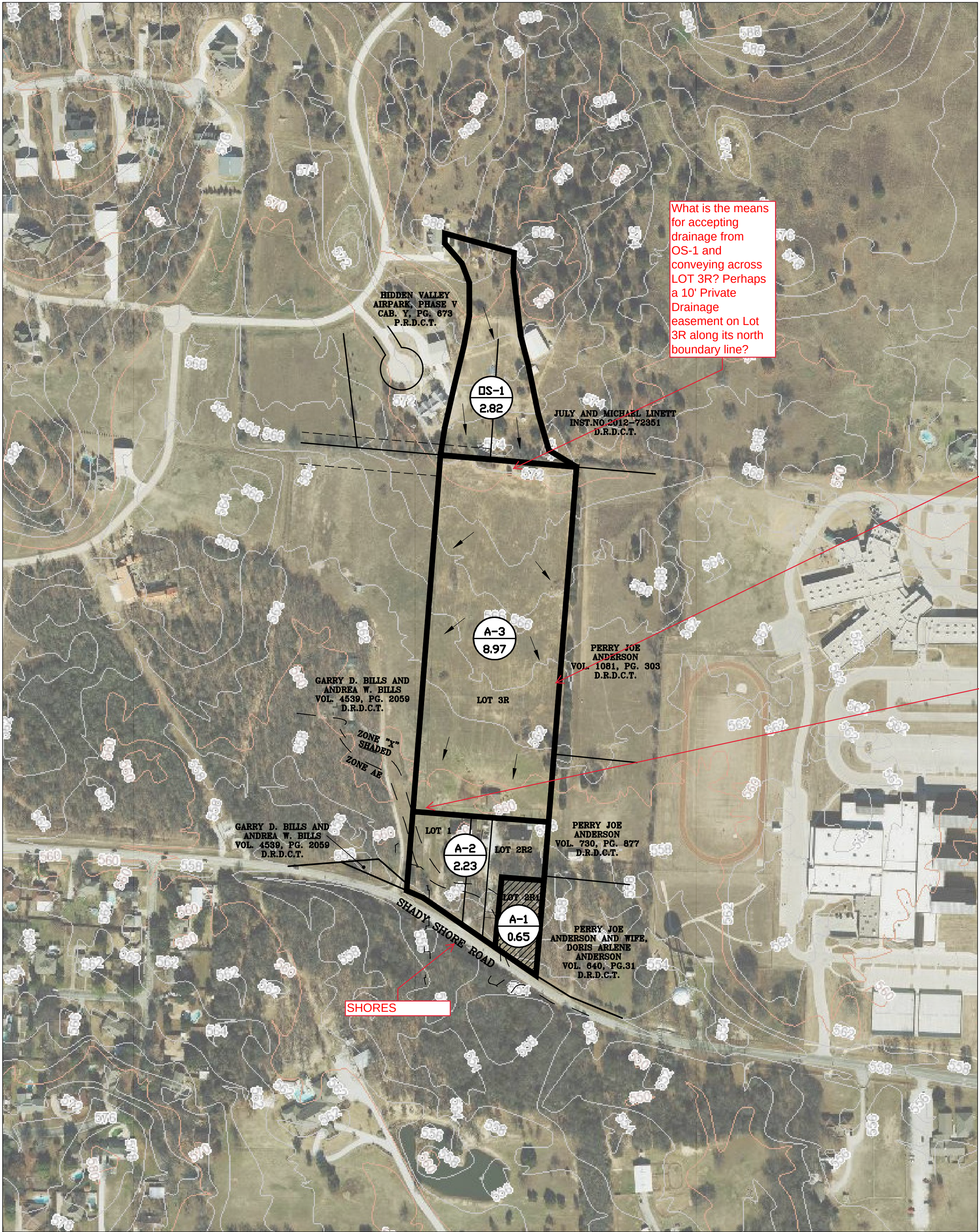
RECOMMENDATION/ACTION DESIRED:

If the replat is denied, the applicant may request additional time from the Planning and Zoning Commission for additional review. Or the applicant may resubmit the request.

ATTACHMENTS/SUPPORTING DOCUMENTATION:

1. THE007-ShadyShores-Drainage Plan markup
2. THE007-ShadyShores-Grading Plan (Aerial) markup
3. THE007-ShadyShores-Grading Plan markup
4. FILED Easement Agreement
5. 422 West Shady Shores Road markup

REVIEWED BY:



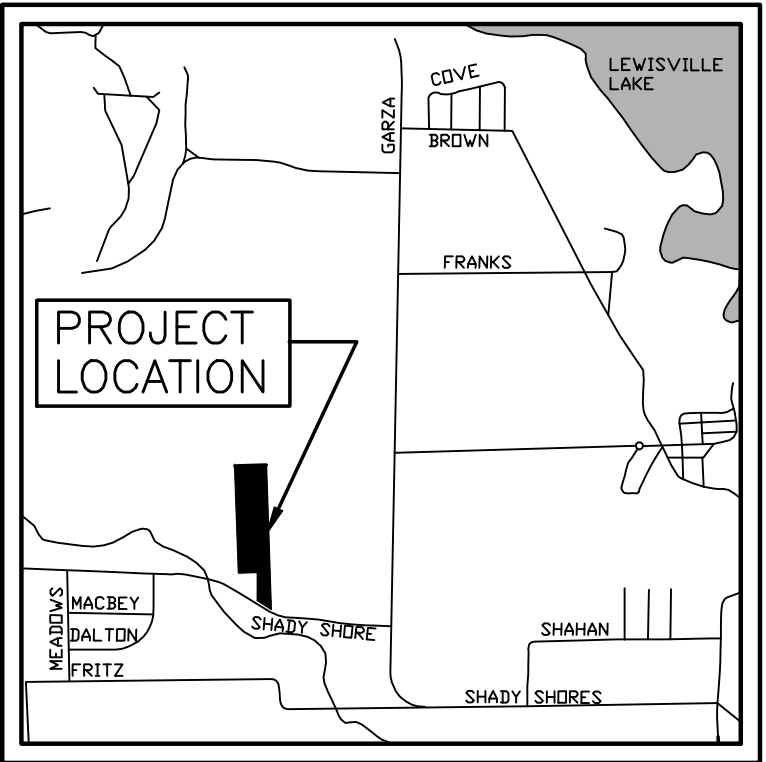
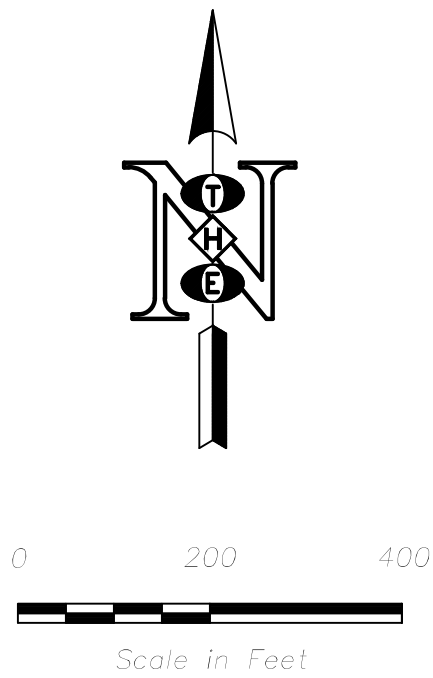
What is the means for accepting drainage from OS-1 and conveying across LOT 3R? Perhaps a 10' Private Drainage Easement on Lot 3R along its north boundary line?

Show 10' Private Drainage Easements along east and west boundary lines as presented on the proposed plat.

The proposed plat shows a 10' Private Drainage Easement ending at the north boundary line of Lot 1. What is the plan from there to convey and outfall drainage? Is another drainage easement long the south side of Lot 3R to the 60' Access Esmt needed?

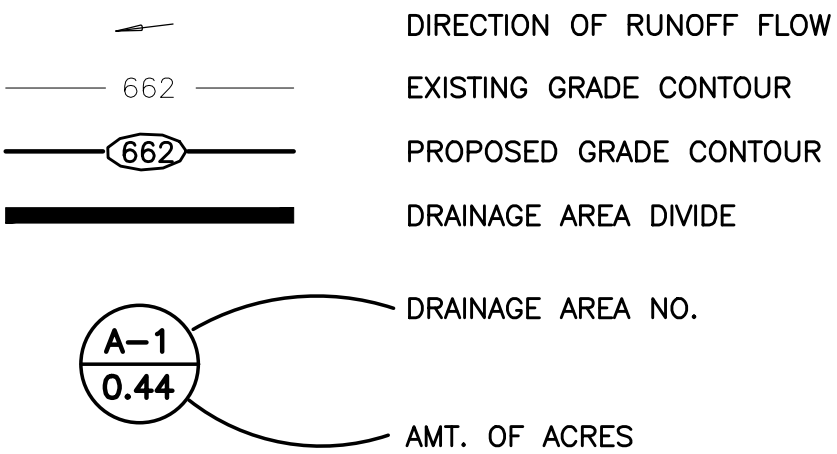
The above comments are made to ensure offsite drainage and drainage associated with Lot 3R has been considered and so that easements are in place for any future development of Lot 3R. With that being said, the Town will require detailed drainage and grading plans when Lot 3R is developed.

No.	REVISIONS/ SUBMISSIONS	Date



LOCATION MAP
SCALE: 1"=2000'

DRAINAGE AREA MAP



EXISTING DRAINAGE AREA TABLE

Drainage Area		C _f	C	T _c	Design Frequency	I ₁₀₀	Q ₁₀₀
No	Acres			(min)	(yr)	(in/hr)	(cfs)
A-1	0.65	1.25	0.35	15	100	7.91	2.25
A-2	2.23	1.25	0.55	15	100	7.91	12.13
A-3	8.97	1.25	0.35	15	100	7.91	31.04
OS-1	2.82	1.25	0.55	15	100	7.91	15.34

PROPOSED DRAINAGE AREA TABLE

Drainage Area		C _f	C	T _c	Design Frequency	I ₁₀₀	Q ₁₀₀
No	Acres			(min)	(yr)	(in/hr)	(cfs)
A-1	0.65	1.25	0.55	15	100	7.91	3.53
A-2	2.23	1.25	0.55	15	100	7.91	12.13
A-3	8.97	1.25	0.35	15	100	7.91	31.04
OS-1	2.82	1.25	0.55	15	100	7.91	15.34

PRELIMINARY
FOR INTERIM REVIEW ONLY

By THOMAS L. HOOVER P.E.# 62493
Date 05-29-19

THOMAS HOOVER ENGINEERING, LLC
NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES

Town

PREPARER/ENGINEER
THOMAS HOOVER ENGINEERING, LLC
P.O. BOX 1808
KELLER, TX 76244
817/913-1350
CONTACT: THOMAS HOOVER

THOMAS HOOVER ENGINEERING, LLC
P.O. BOX 1808
KELLER, TEXAS 76244
(817) 913-1350 PH.
T.B.P.E. FIRM REGISTRATION NO. 006009

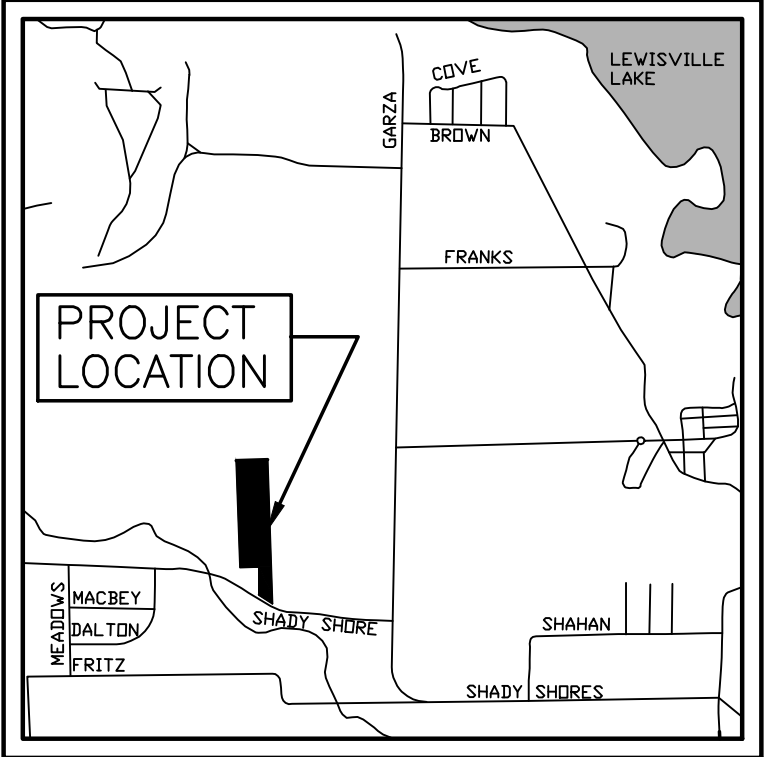
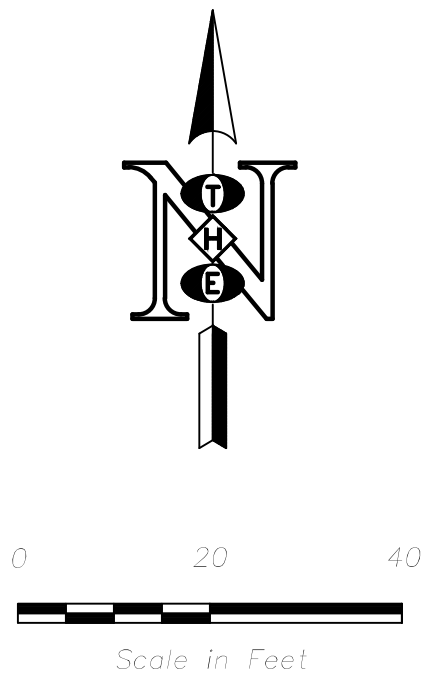
10.853 ACRES OF LAND
LOTS 2R1, 2R2 AND 3R
W.D. DURHAM SURVEY, A-330
CITY OF SHADY SHORES, DENTON COUNTY, TEXAS.

HARRELSON ADDITION
DRAINAGE PLAN

DESIGNED	JRM	SCALE	1"= 200'	PROJECT NO.	SHEET C-1 of
DRAWN	JRM	DATE	05-29-2019		
CHECKED	TLH				



No.	REVISIONS/ SUBMISSIONS	Date



LOCATION MAP
SCALE: 1"=2000'

LEGEND

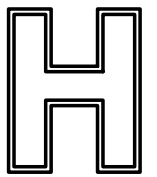
- | | |
|--|--------------------------------|
| | DIRECTION OF RUNOFF FLOW |
| | EXISTING GRADE CONTOUR |
| | PROPOSED GRADE CONTOUR |
| | PROPOSED TOP OF CURB ELEVATION |
| | PROPOSED PAVEMENT ELEVATION |

PRESERVATION OF TREES AND NATIVE VEGETATION
LANDSCAPE SHALL BE PRESERVED IN ITS NATURAL STATE TO THE GREATEST EXTENT FEASIBLE. STRUCTURES, DRIVEWAYS, AND PARKING AREAS SHALL BE DESIGNED AND LOCATED TO FIT HARMONIOUSLY WITH THE NATURAL ENVIRONMENT AND TO MINIMIZE THE NECESSITY FOR REMOVING TREES, NATIVE VEGETATION, AND SOIL, OR THE ADDITION OF FILL, SITE CLEARING, BEYOND WHAT IS NECESSARY TO PROVIDE LOCATIONS FOR STRUCTURES, DRIVEWAYS, PARKING, OR SMALL YARD AREAS NOT VISIBLE FROM THE STREET, SHALL NOT BE PERMITTED. THE DEVELOPER SHALL LEAVE UNDISTURBED NATIVE TREE GROWTH TO THE MAXIMUM EXTENT FEASIBLE. (ORDINANCE 130 ADOPTED 6/5/00; ORDINANCE 300-03-17 ADOPTED 3/13/17)

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KELLER, TEXAS 76244
(817) 913-1350 PH.
T.B.P.E. FIRM REGISTRATION NO. 006009

10.853 ACRES OF LAND
LOTS 2R1, 2R2 AND 3R
W.D. DURHAM SURVEY, A-330
CITY OF SHADY SHORES, DENTON COUNTY, TEXAS.

HARRELSON ADDITION

GRADING PLAN LOT 2R1

DESIGNED	JRM	SCALE	1"= 20'	PROJECT NO.	SHEET
DRAWN	JRM	DATE	05-29-2019		C-2
CHECKED	TLH				of

PREPARER/ENGINEER

THOMAS HOOVER ENGINEERING, LLC
P.O. BOX 1808
KELLER, TX 76244
817/913-1350

CONTACT: THOMAS HOOVER

List lot size %
percent of lot
coverage
(structure)

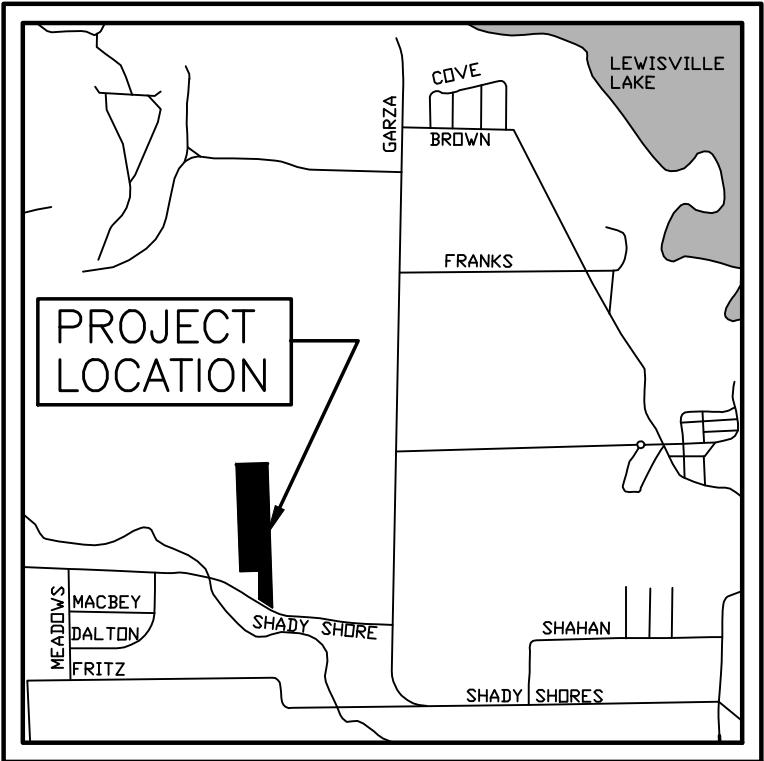
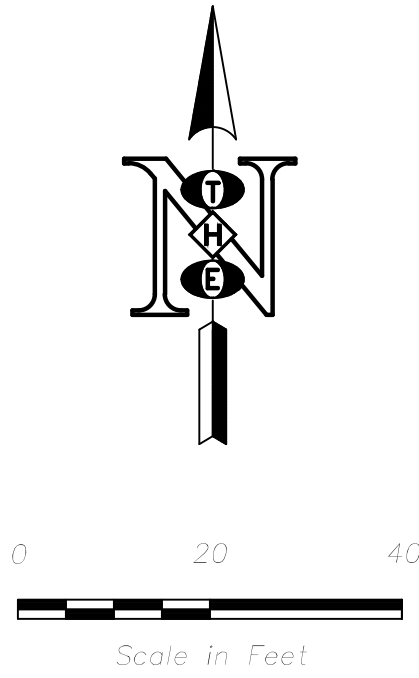
TOWN

Site Address?



See Comments on
Grading Plan
(Aerial) (C-2)

No.	REVISIONS/ SUBMISSIONS	Date



LOCATION MAP
SCALE: 1"=2000'

LEGEND

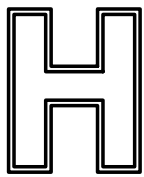
- | | |
|--|--------------------------------|
| | DIRECTION OF RUNOFF FLOW |
| | EXISTING GRADE CONTOUR |
| | PROPOSED GRADE CONTOUR |
| | PROPOSED TOP OF CURB ELEVATION |
| | PROPOSED PAVEMENT ELEVATION |

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FOR INTERIM REVIEW ONLY

By THOMAS L. HOOVER P.E.# 62493
Date 05-29-19

THOMAS HOOVER ENGINEERING, LLC
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PURPOSES



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10.853 ACRES OF LAND
LOTS 2R1, 2R2 AND 3R
W.D. DURHAM SURVEY, A-330
CITY OF SHADY SHORES, DENTON COUNTY, TEXAS.

HARRELSON ADDITION

GRADING PLAN

DESIGNED	JRM	SCALE	1"= 20'	PROJECT NO.	SHEET
DRAWN	JRM	DATE	05-29-2019		C-2
CHECKED	TLH				of

PREPARER/ENGINEER

THOMAS HOOVER ENGINEERING, LLC
P.O. BOX 1808
KELLER, TX 76244
817/913-1350

CONTACT: THOMAS HOOVER

Denton County
Juli Luke
County Clerk

Instrument Number: 112183

ERecordings-RP

EASEMENT

Recorded On: September 09, 2019 09:37 AM

Number of Pages: 9

" Examined and Charged as Follows: "

Total Recording: \$58.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 112183
Receipt Number: 20190909000145
Recorded Date/Time: September 09, 2019 09:37 AM
User: Melissa K
Station: Station 24

Record and Return To:

eRecording Partners



STATE OF TEXAS
COUNTY OF DENTON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Easement Agreement for Utilities

Date: Sept 5, 2019

Grantor: Odie Harrelson, Jr. and Mary Katherine Harrelson

Grantor's mailing address:

424 W Shady Shores Road
Shady Shores, Tx 76208
Denton County

Grantee: The Town of Shady Shores

Grantee's mailing address:

101 S Shady Shores Road
Denton, TX 76208
Denton County

Easement Property: A 10' wide strip located West of the East property line of Lot 1, in the Harrelson Addition, an addition to the Town of Shady Shores, Denton County, Texas, according to the Plat thereof recorded in Cabinet V, Page 56, Plat Records, Denton County, Texas, as more specifically described in Exhibit A, attached hereto and incorporated herein.

Easement Purpose: For the installation, construction, operation, maintenance, replacement, repair, upgrade, and removal of underground water distribution lines and related facilities (collectively, the "Facilities").

Consideration: The sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are acknowledged by Grantor.

Reservations from Conveyance: None.

Exceptions to Warranty: None.

Grant of Easement: Grantor, for the Consideration and subject to the Reservations from Conveyance and Exceptions to Warranty, grants, sells, and conveys to Grantee and Grantee's heirs, successors, and assigns an easement over, on, and across the Easement Property for the

Easement Purpose, together with all and singular the rights and appurtenances thereto in any way belonging (collectively, the "Easement"), to have and to hold the Easement to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs, successors, and assigns to warrant and forever defend the title to the Easement in Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the Easement or any part of the Easement, except as to the Reservations from Conveyance and Exceptions to Warranty.

Terms and Conditions: The following terms and conditions apply to the Easement granted by this agreement:

1. *Character of Easement.* The Easement is appurtenant to, runs with the Easement Property, whether or not the Easement is referenced or described in any conveyance. The Easement is nonexclusive and irrevocable. The Easement is for the benefit of Grantee and Grantee's heirs, successors, and assigns (the "Holder").

2. *Duration of Easement.* The duration of the Easement is perpetual.

3. *Reservation of Rights.* Holder's right to use the Easement Property is nonexclusive, and Grantor reserves for Grantor and Grantor's heirs, successors, and assigns the right to use all or part of the Easement Property in conjunction with Holder as long as such use by Grantor and Grantor's heirs, successors, and assigns does not interfere with the use of the Easement Property by Holder for the Easement Purpose, and the right to convey to others the right to use all or part of the Easement Property in conjunction with Holder, as long as such further conveyance is subject to the terms of this agreement.

4. *Secondary Easement.* Holder has the right (the "Secondary Easement") to use as much of the surface of the property that is adjacent to the Easement Property ("Adjacent Property") as may be reasonably necessary to install Facilities. However, Holder must promptly restore the Adjacent Property to its previous physical condition if changed by use of the rights granted by this Secondary Easement.

5. *Installation of Underground Water Distribution Lines.* The installation of any underground water distribution line over and across the Easement Property will be at the sole expense of Holder, including but not limited to, the cost of all necessary permits, insurance, etc. Before the installation of any underground water distribution line, Holder must coordinate the date and time of the installation with the local internet service provider and electric company to prevent any disruption of any utility service to Grantor. If utilities are disrupted during the installation Grantor shall be reimbursed for lost services unless Holder, at the sole expense of Holder, is able to provide temporary utility services. Holder must provide Grantor thirty (30) days written notice of intent to access over and across the Easement Property for the installation of underground water distribution lines and any non-emergency work on Easement Property.

6. *Improvement and Maintenance of Easement Property.* Improvement and maintenance of the Easement Property and the Facilities will be at the sole expense of Holder. Holder must maintain the Easement Property in a neat and clean condition. Holder has the right to construct, install, maintain, replace, and remove the Facilities under or across any portion of the Easement Property. All matters concerning the Facilities and their configuration, construction, installation, maintenance, replacement, and removal are at Holder's sole discretion, subject to performance of Holder's obligations under this agreement. Staging of Equipment and

materials is not to exceed one week before and after the installation of Facilities. This easement is granted solely for the installation of underground Facilities only and excludes installation of above ground Facilities.

7. *Liability.* Holder is solely responsible for all property damage and/or personal injury caused by the configuration, construction, installation, maintenance, replacement, and/or removal of the underground water distribution lines. If damage to private property occurs during the configuration, construction, installation, maintenance, replacement, and removal of the underground water distribution lines, the Holder is solely responsible for the repair to and/or replacement of the damaged property. If a person is injured during the configuration, construction, installation, maintenance, replacement, and removal of the underground water distribution lines, Holder, or its insurance company, will be solely responsible for all injuries. Holder agrees to indemnify, defend, and hold harmless Grantor from any loss, attorney's fees, expenses, or claims attributable to any property damage or personal injury caused by the configuration, construction, installation, maintenance, replacement, and removal of the underground water distribution lines.

8. *Attorney's Fees.* If either party retains an attorney to enforce this agreement, the party prevailing in litigation is entitled to recover reasonable attorney's fees and court and other costs.

9. *Binding Effect.* This agreement binds, benefits, and may be enforced by the parties and their respective heirs, successors, and permitted assigns.

10. *Choice of Law.* This agreement will be construed under the laws of the state of Texas, without regard to choice-of-law rules of any jurisdiction. Venue is in the county or counties in which the Easement Property is located.

11. *Counterparts.* This agreement may be executed in multiple counterparts. All counterparts taken together constitutes this agreement.

12. *Waiver of Default.* A default is not waived if the nondefaulting party fails to declare default immediately or delays in taking any action with respect to the default. Pursuit of any remedies set forth in this agreement does not preclude pursuit of other remedies in this agreement or provided by law.

13. *Further Assurances.* Each signatory party agrees to execute and deliver any additional documents and instruments and to perform any additional acts necessary or appropriate to perform the terms, provisions, and conditions of this agreement and all transactions contemplated by this agreement.

14. *Indemnity.* Each party agrees to indemnify, defend, and hold harmless the other party from any loss, attorney's fees, expenses, or claims attributable to breach or default of any provision of this agreement by the indemnifying party. The obligations of the parties under this provision will survive termination of this agreement.

15. *Survival.* The obligations of the parties in this agreement that cannot be or were not performed before termination of this agreement survive termination of this agreement.

16. *Entire Agreement.* This agreement and any exhibits are the entire agreement of the parties concerning the Easement Property and the grant of the Easement by Grantor to Grantee. There are no representations, agreements, warranties, or promises, and neither party is relying on any statements or representations of the other party or any agent of the other party, that are not expressly set forth in this agreement and any exhibits.

17. *Legal Construction.* If any provision in this agreement is for any reason

unenforceable, to the extent the unenforceability does not destroy the basis of the bargain among the parties, the unenforceability will not affect any other provision hereof, and this agreement will be construed as if the unenforceable provision had never been a part of the agreement. Whenever context requires, the singular will include the plural and neuter include the masculine or feminine gender, and vice versa. This agreement will not be construed more or less favorably between the parties by reason of authorship or origin of language.

18. *Notices.* Any notice required or permitted under this agreement must be in writing. Any notice required by this agreement will be deemed to be given (whether received or not) the earlier of receipt or three business days after being deposited with the United States Postal Service, postage prepaid, certified mail, return receipt requested, and addressed to the intended recipient at the address shown in this agreement. Notice may also be given by regular mail, personal delivery, courier delivery, or e-mail and will be effective when received. Any address for notice may be changed by written notice given as provided herein.

Odie Harrelson, Jr.
Odie Harrelson, Jr.

Mary K. Harrelson
Mary Katherine Harrelson

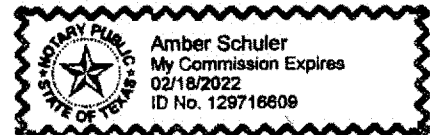
STATE OF TEXAS §

§

COUNTY OF DENTON §

This instrument was acknowledged before me on August 30, 2019, by
Odie Harrelson, Jr. and Mary Katherine Harrelson.

[Signature]
Notary Public, State of Texas



The Town of Shady Shores

STATE OF TEXAS

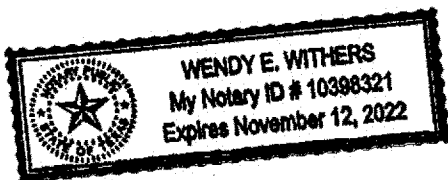
§

COUNTY OF Denton

§

§

This instrument was acknowledged before me on Sept 5, 2019
by Cindy Aughinbaugh Mayor of The Town of Shady Shores.



Wendy Withers
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

STOKES LAW OFFICE, PLLC
132 West Main St.
Lewisville, Texas 75057
Tel: (972) 436-8141
Fax: (972) 739-9161

AFTER RECORDING RETURN TO:

Odie Harrelson, Jr. and Mary Katherine Harrelson
424 W Shady Shores Road
Shady Shores, Tx 76208

Easement Agreement for Utilities
Page 5

EXHIBIT "A"

NOTE:

- Bearings and distances are based on the approved plat Harrelson Addition, an addition to the City of Shady Shores, Denton County, Texas as recorded in Cabinet V, Page 56. Plat Records, Denton County, Texas.

LEGEND:

IRF - IRON ROD FOUND
CM - CONTROL MONUMENT
POB - POINT OF BEGINNING



40 0 40
SCALE: 1" = 40'

GARRY D. BILLS AND
ANDREA W. BILLS
VOL. 4539, PG. 2059
D.R.D.C.T.

10' DRAINAGE EASEMENT
2,214 SF
0.051 Acres

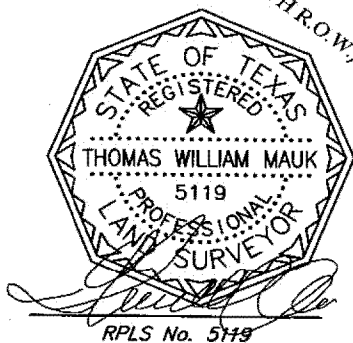
GARRY D. BILLS AND
ANDREA W. BILLS
VOL. 4539, PG. 2059
D.R.D.C.T.

LOT 3
HARRELSON ADDITION
CAB. V, PG. 56
P.R.D.C.T.

LOT 1
HARRELSON ADDITION
CAB. V, PG. 56
P.R.D.C.T.

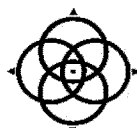
LOT 3
HARRELSON
ADDITION
CAB. V, PG. 56
P.R.D.C.T.

SHADY SHORE
ROAD
(VARIABLE WIDTH R.O.W.)



Page 2 of 2

EXHIBIT "B"
2,214 SQUARE FEET
SITUATED IN THE
W.D. DURHAM SURVEY,
ABSTRACT NO. 330
TOWN OF SHADY SHORES,
DENTON COUNTY, TEXAS



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220 ELM STREET, SUITE 200 | LEWISVILLE, TX 75057 | 214.217.2544
FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM



ARTHUR
LAND SURVEYING

220 Elm St., = 200 - Lewisville, TX 75057
Ph. 214.217.2544 - TFRN= 10063800
arthursurveying.com Established 1986

DRAWN BY: G.L.C. DATE: 08.23.2019 JOB NO.: 2019.3.116

EXHIBIT "A"
2,214 SQUARE FEET
SITUATED IN THE W.D. DURHAM SURVEY,
ABSTRACT NO. 330
TOWN OF SHADY SHORES, DENTON COUNTY, TEXAS

BEING a 2,214 square foot tract of land out of a portion of Lot 1, Harrelson Addition, an addition to the Town of Shady Shores, as recorded in Cabinet V, Page 56, Plat 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 northwest corner of said lot 1, same being a westernmost southern corner of Lot 3 of said Harrelson Addition, and lying on the east line of a tract of land conveyed to Garry D. Bills and Andrea W. Bills by deed recorded in Volume 4539, Page 2059, Deed Records, Denton County, Texas;

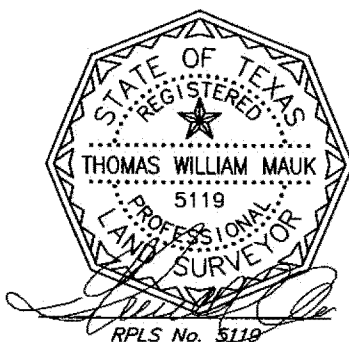
THENCE South 85 degrees 29 minutes 17 seconds East, departing the east line of said bills tract, with the south line of said Lot 3, same being the north line of said Lot 1, a distance of 10.00 feet to a point for corner;

THENCE South 04 degrees 36 minutes 27 seconds West, departing the south line of said Lot 3, over and through said Lot 1, a distance of 228.44 feet to a point for corner and lying on the north right of way line of Shady Shore Road (Variable Width Right of way);

THENCE North 66 degrees 29 minutes 16 seconds West, with the north right of way line of said Shady Shore Road, a distance of 10.57 feet to a point for the southeast corner of said Bills tract, same being the southwest corner of said Lot 1;

THENCE North 04 degrees 56 minutes 45 seconds East, departing the north right of way line of said Shady Shore Road, with the east line of said Bills tract, same being the west line of said Lot 1, a distance of 80.56 feet to a point for corner;

THENCE North 04 degrees 25 minutes 07 seconds East, with the east line of said Bills tract, same being the west line of said Lot 1, a distance of 144.44 feet to **THE POINT OF BEGINNING** and containing 2,214 square feet or 0.051 acres of land, more or less.



Page 1 of 2



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DRAWN BY: G.L.C. DATE: 08.23.2019 JOB NO.: 2019.3.116



AGENDA MEMORANDUM

DATE: September 12, 2019
TO: Planning and Zoning Commission
FROM: Wendy Withers, Town Administrator
SUBJECT: Plaisier/Linnet (143S Hidden Valley Airpark)- Consider and act on approval of a replat request for the property known as 143S Hidden Valley Airpark.

BACKGROUND/INFORMATION:

The Town Engineer has requested additional drainage information including a drainage plan and the boundary error closure report from the surveyor. Additionally, a letter from the Hidden Valley HOA was requested to confirm their approval of a lot less than 1 acre. (Richard Arvizu's comments are attached)

FINANCIAL IMPLICATIONS:

RECOMMENDATION/ACTION DESIRED:

The applicant may request additional time for the Planning and Zoning Commission to Consider the request. The applicant may refile the request.

ATTACHMENTS/SUPPORTING DOCUMENTATION:

1. export
2. 194851-PLAT - Town Engineer comments 8-27-19
3. 194851-PLAT

REVIEWED BY:

PLAT APPLICATION

APPLICANT

Name JERALD YENSAN
Company LANDMARK SURVEYORS
Address 4238 I-35 N.
Town DENTON State TX
Zip 76207 Fax (940)387-9784
Phone (940)382-4016
E-mail LANDMARKSV@AOL.COM

OWNER (if different from applicant)

Name MATT PLAISIER
Company _____
Address 144 HIDDEN VALLEY
Town SHADY SMOORES State TX
Zip 76208 Fax _____
Phone (940) 600-7828
E-mail N 974 MP@GMAIL.COM

Action Requested (check one – please complete a new application for each action):

- ☐ Minor Plat (new subdivision of 3 or fewer lots with no new infrastructure)
- ☐ Minor Replat (existing subdivision to create 3 or fewer lots with no new infrastructure)
- ☒ Amending Plat (existing subdivision minor amendments and no new lots or infrastructure)
- ☐ Preliminary Plat or Replat (new subdivision of 4 or more lots or new infrastructure)
- ☐ Final Plat (following approval of preliminary plat and installation of new infrastructure)

Property Information:

Street address or location of property: 144 HIDDEN VALLEY

Legal description: Survey W. DURHAM Abstract 330

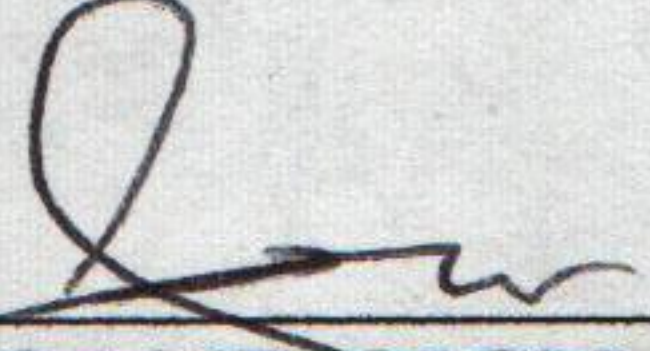
Lot 5 1435 & 1445 Block _____ Total Acreage 2.012

Attach a metes and bounds description.

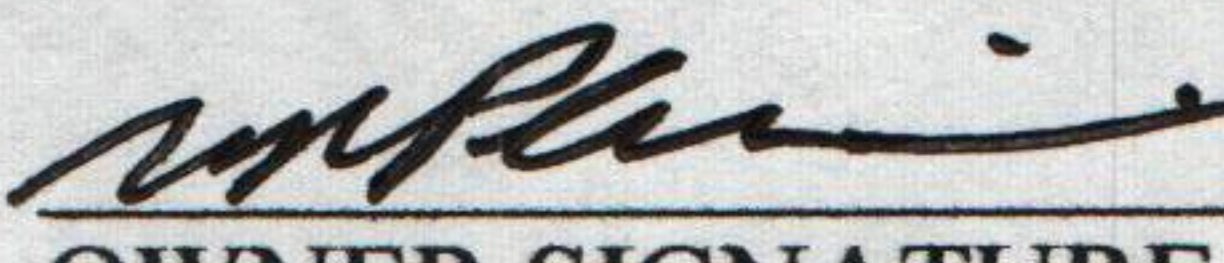
By signing this form, the applicant is acknowledging that:

No hearing will be scheduled nor will any reviews commence until required application fees are received by the town. Fees are non-refundable regardless of outcome of request.

I JERALD YENSAN (printed applicant name) hereby waive by rights to approval through lack of Town action on the above referenced plat application within the time frames set forth in Texas Government Code Section 212.009, and I agree the plat submitted will be approved only by affirmative Town Council action.


APPLICANT SIGNATURE

8/14/2019
DATE


OWNER SIGNATURE

8/16/2019 8/16/19
DATE

OFFICE USE ONLY BELOW

PRELIMINARY and MINOR PLATS/REPLATS

- ☐ Letters sent to property owners within 200-foot of subject property 10-days prior to meeting but no more than 20-days prior (P&Z meeting ONLY)

Date Received: _____

Receipt #: _____

Check #: _____

Received by: _____

REQUIRED PLAT CONTENTS

REFER TOWN OF SHADY SHORES CODE OF ORDINANCES CHAPTER 10 FOR COMPLETE PLATTING PROCEDURE.

- ☒ Title of Plat
- ☒ Name of subdivision, lots and blocks, etc.
- ☒ Date of preparation, scale, north arrow, and key map.
- ☒ Name and address of applicant, engineer and/or surveyor responsible for preparation.
- ☒ Survey and abstract with tract designation.
- ☒ Location of adjacent and proposed on-site thoroughfares and streets (existing, platted, or proposed, as necessary).
- ☒ Location of existing and proposed easements (utilities, drainage, etc.).
- ☒ Subdivision boundary lines, indicated by bolded lines, and the computed acreage of the subdivision. The subdivision boundary shall be construed to include the portion of adjacent boundary streets which were previously established by dedication or purchase from the subject property.
- ☒ Legal description of the subject property, and metes and bounds description of the subdivision perimeter.
- ☒ Primary control points or descriptions and ties to such control points which all dimensions, angles, bearings block number and similar data shall be referred.
- ☒ Names of the owners of contiguous parcels and names of contiguous subdivisions and adjacent streets, location of contiguous lots, and the name of address of owners of contiguous parcels of land and indication of whether contiguous properties are platted and filed for record.
- ☒ Location of Town Limits, the outer border of the Town's extraterritorial jurisdiction, and zoning district boundaries, if they traverse the subdivision or form part of the subdivision boundary.
- ☒ Drainage plans, paving plans, utility plans, etc., if new infrastructure is proposed.
- ☒ Topography shown at contour intervals of not more than two (2') feet.
- ☒ All other data as required by the Town Engineer and Chapter 10 of the Town of Shady shores Code of Ordinances.
- ☒ All application fees are due and payable at the time application.
- ☒ Attorney and Engineering review fees will be billed following Town Council action regarding the plat and are due prior to filing the plat with the County.

Include a letter of intent which, in detail, describes any variances requested from the Subdivision Ordinance. If this is not included, any variance to the Subdivision Ordinance may not be granted by the Town Council.

TYPES OF PLATS

Platting within the Town of Shady Shores is governed by the Town of Shady Shores Code of Ordinances Chapter 10 and the Texas Local Government Code Chapter 212. The following is a general description of the types of plats within the Town of Shady Shores.

The Subdivision Ordinance applies to all property within the corporate limits of the Town of Shady Shores as well as areas outside of the corporate limits of the Town, but within the extraterritorial jurisdiction (ETJ) of the Town. Any subdivision of land within the ETJ of the Town of Shady Shores shall be processed through the normal platting processes.

All plats are submitted to the Planning and Zoning Commission for a recommendation, and then to the Town Council for final action.

MINOR PLATS

1. A Minor Subdivision shall be one that has been determined to be of such character that there shall be minor measurable impact on the topography, drainage, sewage, streets, and similar features and facilities both within the subdivision, the neighboring properties, and/or the community at large. As a general rule, subdivisions creating three or fewer new lots and no new streets or other public improvements are required, shall be considered as Minor Plats.
2. A Minor Subdivision shall require the submittal of a preliminary plat and, following approval of the preliminary plat and required construction plans, and upon approval of construction in accordance with the approved plans, shall require the submittal of a final plat with required accompanying materials.

MINOR REPLATS

Minor replats are generally submitted for property that has been previously platted. Minor replats are filed for finalization with the County Clerk. A minor replat has the same characteristics of a minor plat with the exception that the subject property includes previously platted property.

MAJOR SUBDIVISION

1. A Major Subdivision shall be one that has been determined to be of such character that is or may have a substantial impact on the topography, drainage, sewage, streets, and similar features and facilities both within the subdivision, its neighboring properties, and/or the community at large. As a general rule, subdivisions creating four or more new lots or any subdivision with a proposed new street or requiring extension of the sanitary sewer shall be classified as a Major Plat.
2. A Major Subdivision shall require the submittal of a preliminary plat and, following approval of the preliminary plat and required construction plans, and upon approval of construction in accordance with the approved plans, shall require the submittal of a final plat with required accompanying materials.

AMENDING PLATS

Amending plats are generally submitted for property that has been previously platted. Amending plats are filed for finalization with the County Clerk. An amending plat is typically submitted for the following reasons:

- To correct an error in a course of distance shown on the preceding plat.
- To add a course of distance that was omitted on the preceding plat.
- To correct an error in a real property description shown on the preceding plat.
- To indicate monuments set after the death, disability, or retirement from practice of the engineer or surveyor responsible for setting monuments.
- To show the location or character of a monument that been changed in location or character or that is shown incorrectly as to location or character on the preceding plat.
- To correct any other type of scrivener or clerical error or omission previously approved by the municipal authority responsible for approving plats, including lot numbers, acreage, street names, and identification of adjacent finalized plats.

PRELIMINARY PLATS or REPLATS

Preliminary plats are submitted for large subdivisions that dedicate right-of-way for new streets and may contain more than four lots. The preliminary-final plat is not filed for final with the County Clerk. An associated final plat, which must generally conform to the approved preliminary plat, must be submitted within 6 months of the approval of the preliminary plat or the approval of the preliminary plat is voided.

FINAL PLATS

Final plats are submitted following approval of a preliminary plat. The final plat must conform to the approved preliminary plat. Any required public improvements must be constructed and accepted prior to filing the final plat with the County Clerk, unless otherwise specified by ordinance or an approved facilities agreement.

PLATTING PROCESS FLOWCHART

(process in its entirety can be found in Shady Shores Code of Ordinances Chapter 10)

Property owner would like to subdivide property and contracts with a surveyor to draw the proposed plat. By speaking with Staff, they can guide property owner to the correct type of plat, if there is a question.

Property owner (or representative) submits plat to Staff for review. Staff will forward the plat to the Town Engineer, the Town Attorney, Fire Department, Police Department, Public Works, or other department as necessary.

For Preliminary and Minor Plats/Replats:
A minimum of 10 days prior to the P&Z meeting, Staff mails notices to all property owners within 200-feet of the subject property.

The plat is heard before P&Z and receives a recommendation for approval, a recommendation for approval with conditions, or a recommendation for denial.

The plat request is heard before Town Council and is approved or denied. Conditions for approval cannot typically be assigned--the plat must be finalized prior to Town Council review.

Plat Filing Procedure

The following items must occur following approval so the plat can be filed with the County.

1) Staff review

- Please submit a .pdf file of the plat to wendy.withers@shady-shores.com for final review and approval prior to printing original paper copy. This may avoid the need to correct or reprint plats that need revisions. The conditions of approval noted above must be met before the filing of the plat.
- Once all conditions of the approval have been met on the plat, the applicant submits six (6) blue-line paper copies of each sheet to be filed and one (2) original mylar copies of each sheet to be filed, with legible seals and signatures. All notaries should write their expiration date with their signature and seal.

2) Tax certificates

- The applicant must provide certified, original tax certificates for the property being platted showing that no taxes are due.
- For property inside the Town limits, tax certificates are needed for the Town, County, and the appropriate school district.
- The certificate for the Town, ISD, and County taxes can be obtained by contacting:
Michelle French, Tax Assessor/Collector
1505 E. Shady Shores Street
Denton, Texas 76202

3) Town's Approval Certificate

- Once the original paper copies are acceptable for filing, they will be presented to the applicable Town official for his/her signature.

4) Filing the plat

- After the Town has the original paper copy and the tax certificates, the Town will file the plat with the Denton County Clerk.
- After the plat is filed, the applicant, or their agent, will be notified to pick up their copy of the filed plat.

REAL PROPERTY RECORDS

VOL 3042 PG0036

HIDDEN VALLEY AIRPARK ASSOCIATION, INC.

DECLARATION OF COVENANTS AND RESTRICTIONS

This Declaration, made this 10 day of March, 1968, by HIDDEN VALLEY AIRPARK ASSOCIATION, INC., hereinafter called Declarant.

WITNESSETH:

40803

WHEREAS, Declarant is the owner of the real property described in the BY-LAWS of the HIDDEN VALLEY AIRPARK ASSOCIATION, INC., of which these are made a part, and desires to create thereon a residential community with permanent parks, recreational areas, open spaces and other common facilities for the benefit of the community; and

WHEREAS, Declarant desires to provide for the preservation of the values and amenities in said community and for the maintenance of said parks, recreational areas, open spaces and other common facilities; and, to this end, desires to subject the real property described herein together with such additions as may hereafter be made thereto (as herein provided) to the covenants, restrictions, easements, charges and liens, hereinafter set forth, each and all of which is and are for the benefit of said property and each owner thereof; and

WHEREAS, Declarant has deemed it desirable for the efficient preservation of the values and amenities in said community, to create an agency to which should be delegated and assigned the powers of maintaining and administering the community properties and facilities and administering and enforcing the covenants and restrictions and collecting and disbursing the assessments and charges hereinafter created; and

WHEREAS, Declarant has incorporated under the laws of the State of Texas, as a non-profit corporation, Hidden Valley Airpark Association, Inc. for the purpose of exercising the functions aforesaid;

NOW THEREFORE, Hidden Valley Airpark Association, Inc., declares that the real property described in the BY - LAWS of the Corporation and such additions thereto as may hereafter be made pursuant to the Articles hereof, is and shall be held, transferred, sold, conveyed and occupied subject to the covenants, restrictions, easements, charges and liens (sometimes referred to as "covenants and restrictions") hereinafter set forth.

ARTICLE I

ARCHITECTURAL CONTROL COMMITTEE

No erection of buildings or exterior additions to any building situated upon the Corporation Properties or those within the confines of the HIDDEN VALLEY AIRPARK owned by individual owners, nor erection of or changes or additions in fences, hedges, walls and other structures shall be commenced, erected, or

Maintained until the plans and specifications showing the nature, kind, shape, height, materials, and location of the same shall have been submitted to and approved in writing as to harmony of external design, appearance and location in relation to surrounding structures and topography by an Architectural Committee composed of the Board of Directors of the Hidden Valley Airpark Association, or by a committee properly appointed by the Board of Directors. They will be responsible to protect the owners of lots against such improper use of lots as will depreciate the value of their property; to preserve, so far as practicable, the natural beauty of said property; to insure the erection of attractive homes thereon; and, in general, to provide adequately for a high calibre of quality of improvements in said property, and thereby enhance the value of investments made by the purchasers of lots therein.

ARTICLE II

PROTECTIVE COVENANTS

SECTION 1. HUNTING IS PROHIBITED.

SECTION 2. Discharging of firearms (including B-B guns, air rifles, crossbows, bows and arrows) is not allowed, except at the designated Range, or Ranges approved by a majority of the membership.

SECTION 3. No storage of personal property on Corporation Land unless approval granted by the Corporation.

SECTION 4. No signs of any description may be placed, erected, built up or constructed on Corporation property unless approved by the Corporation. However, one sign on an individual lot not exceeding one square foot, or a sign of not more than three square feet advertising the property for sale or signs needed during construction will be allowed.

SECTION 5. No business or private activity which brings excessive vehicular or aircraft traffic to our community.

SECTION 6. No Commercial flying from the Hidden Valley Airport.

SECTION 7. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

SECTION 8. No lot or portion of any lot shall be used as a dumping ground for rubbish or trash; also, trash will not be burned in the open, or buried. All garbage will be kept in sanitary containers.

SECTION 9. No storage of items or materials (except during construction of a building), and all lots shall be kept clean and free of any boxes, rubbish, trash or other derelict items. The Board of Directors or those authorized by the Board shall have the right to enter the property where a violation exists and remove the incomplete structure or other items at the expense of the offending party or

parties. A formal notice shall be given and 60 days will be allowed for compliance. If the party or parties involved do not agree, they may seek a General Membership vote on the matter. They must have a majority vote to over-rule the Board of Directors decision.

Section 10. Houses are restricted to a single family dwelling and occupancy.

SECTION 11. Speed limits of 30 MPH on entrance road and 20 MPH on roads within the confines of the Hidden Valley Airpark.

SECTION 12. Any building, structure or improvement, commenced upon any lot shall be completed as to exterior finish and appearance, within 12 months from the commencement date.

SECTION 13. No boats with any type of motor will be operated on the lakes or ponds within Hidden Valley Airpark and no trot or set lines allowed.

ARTICLE III

GENERAL PROVISIONS

SECTION 1. The covenants and restrictions of this declaration shall run with and bind the land, and insure to the benefit of and be enforceable by Hidden Valley Airpark Association, Inc. or the owner of any land subject to this Declaration, their respective legal representatives, heirs, successors, and assigns, for a term of thirty (30) years from _____ after which time said covenants shall be automatically extended for a successive period of ten (10) years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants and restrictions in whole or in part.

SECTION 2. ENFORCEMENT. Enforcement of these covenants and restrictions shall be by any proceeding at Law or in Equity against any person or persons violating or attempting to violate any covenant or restrictions, either to restrain violation or to recover damages and against the land to enforce any lien created by these covenants and failure by the Hidden Valley Airpark Association, or any owner to enforce any covenant or restriction herein contained, shall in no event be deemed a waiver of the right to do so thereafter.

SECTION 3. SEVERABILITY. Invalidity of any one of these covenants or restrictions by judgment or court order shall in no wise affect any other provisions which shall remain in force and effect.

ATTEST: _____ HIDDEN VALLEY AIRPARK ASSOCIATION, INC.
By _____

Secretary

President

ARTICLE IV

CONTINUING COVENANTS AND RESTRICTIONS

As amended and approved by the Hidden Valley Airpark Association, Inc. on May 10, 1977. The revisions and additions, constituting the amended Article IV, shall run concurrently with Articles I through III, dated the 14th of March, 1968, (actual date is March 10, 1968) as provided for in Section 1 of Article III.

- SECTION 1. The property shall be used and employed for residential and recreational use only, or as approved by Hidden Valley Airpark building committee and two-thirds (2/3) majority of membership.
- SECTION 2. Residential structures shall contain a minimum of twelve hundred (1200) square feet enclosed and no temporary or unfinished structures shall be permitted.
- SECTION 3. Residential structures shall comply with the building codes and municipal ordinances of Hidden Valley Building Committee and other governing regulations covering this tract of land, at the time of construction. The sanitary facilities shall meet the State of Texas Health Department requirements. No structure, residential or otherwise, shall be located on less than one (1) acre and no part of any structure, residential or otherwise, may exist within fifty (50) feet of the property front and rear boundary and twenty (20) feet of the side boundaries, except as approved by the Hidden Valley Airpark Building Committee and 2/3 majority of membership; that 2/3 must include owners of the immediately adjacent property.
- SECTION 4. No right of way or other part of the property shall be dedicated to the public without the prior consent of two-thirds (2/3) majority of the membership and all roadways dedicated shall have a minimum right of way of not less than fifty (50) feet.
- SECTION 5. All rights of way established or dedicated shall be deemed easements in favor of Hidden Valley Airpark property owners and shall in every instance provide a minimum of fifty (50) foot easements so as to establish an uninterrupted right of way to all portions.
- SECTION 6. Fresh water supply offered by Hidden Valley Airpark to any part of the tract shall be made available to any other owner at the current installation cost scale and at the same consumption rates.

VOL 3042 PG 0040

SECTION 7. Hidden Valley Airpark Association, Inc. is an airpark and access from all lots to the airstrip tract, including service area, by taxiing aircraft and other vehicles, shall remain available to all Hidden Valley Airpark property owners and their assigns, except that in the case of Lots 38, 40, 41, 42, 43, 44, 45, 46, 47, and 48, as shown on the plat of Hidden Valley Estates, dated May 5, 1967, on which taxiing or towing of aircraft will be prohibited, unless abandoned by mutual consent of all Hidden Valley Airpark property owners; also the present lakes now existing together with their dam structures shall remain available to all Hidden Valley members and their assigns, together with rights of way access thereto, unless abandoned by mutual consent of all Hidden Valley Airpark property owners. Aircraft shall have the right of way at all times on rights of way and airstrip tract including service area. The runway and taxiways on either side are to be used exclusively by aircraft for taxiing, takeoffs and landings except that areas designated as roadways are available for all traffic.

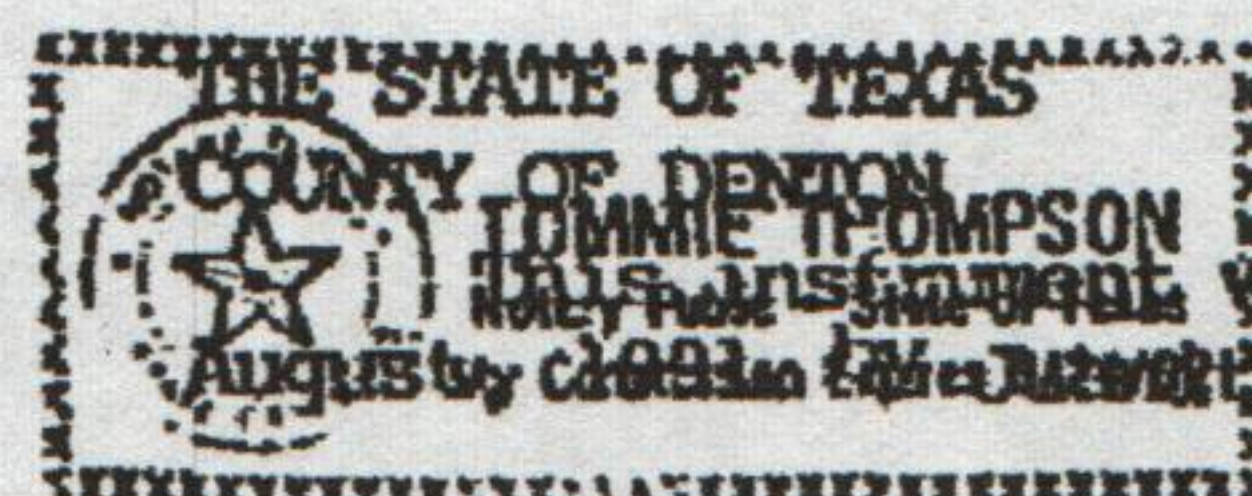
Members covenant and agree that each conveyance made by members shall contain the above and foregoing covenants, Sections 1 through 7, so as to bind each successor in interest thereto unless abandoned by mutual consent of all Hidden Valley Airpark owners.

SECTION 8. The operation, parking and maintenance of large commercial trucks and other such vehicles weighing in excess of 10,000 pounds shall be prohibited within the confines of Hidden Valley Airpark, Inc., except for delivery of materials or performance of services by outside contractors. As amended and approved by Hidden Valley Airpark, Inc. on May 2, 1986.

SECTION 9. All aircraft operating to, from, and on the Hidden Valley Airpark runway shall be limited to a maximum of FAA certified gross weight of 7200 pounds. (No vehicular traffic allowed.) As amended and approved by Hidden Valley Airpark, Inc. on July 20, 1991.

As reaffirmed by the membership of Hidden Valley Airpark Association, Inc., on August 7, 1991. All the membership reaffirms that the By-Laws, Covenants and Restrictions of Hidden Valley Airpark Association, Inc., are fully binding and applicable in present and future matters of the Hidden Valley Airpark Association, Inc., and the membership agrees to uphold them.

Hidden Valley Airpark Association, Inc.
C/o Juanita M. Watkins, V.P.
14 Hidden Valley
Denton, Tx. 76205



was acknowledged before me on the 16th day of August, 1991, by Juanita M. Watkins.

Tommie Thompson
Notary Public, State of Texas

VOL 3042 PG 0041

040803

FILED FOR RECORD

91 AUG 15 PM 3:28

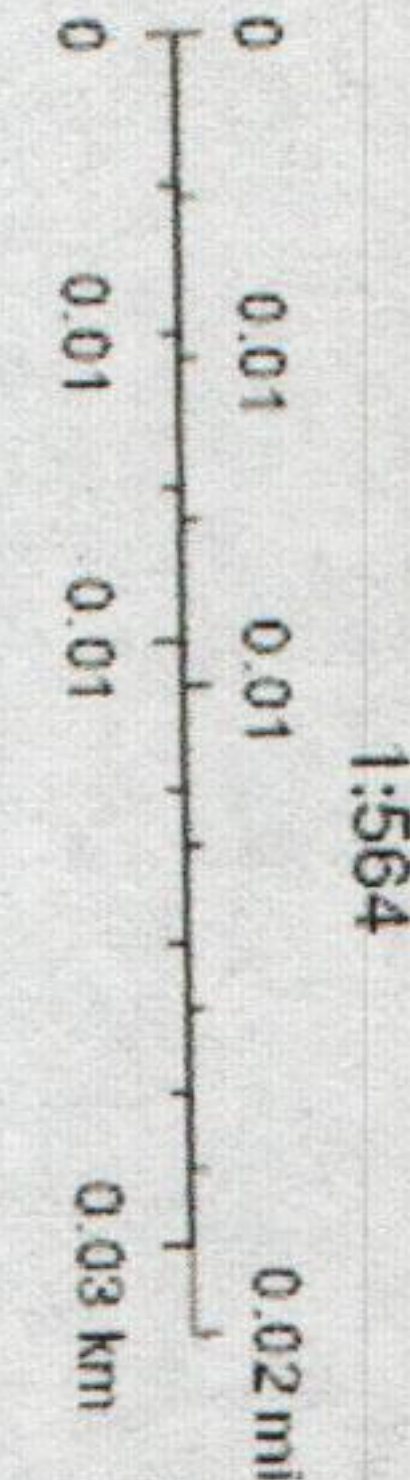
TIM HODGES
COUNTY CLERK DENTON CO. TEX
BY D DEPUTY

FILED FOR RECORD 16th DAY OF August A.D. 19 91 at 3:28 M.
DULY RECORDED 16th DAY OF August A.D. 19 91
BY: Andrea Nelson DEPUTY
TIM HODGES, COUNTY CLERK
DENTON COUNTY, TEXAS

Denton CAD Webmap



August 15, 2019



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Property Details for Account: 613682

General		Values		
Market Value	\$142,844.00	Imp. Total	\$0.00	
Address		Land Homesite	\$0.00	
Owner	HIDDEN VALLEY AIRPARK ASSOC—100%	Land Non-Homesite	\$142,844.00	
Mailing Address	99 HIDDEN VALLEY AIRPARK DENTON TX 76208-7321	Agricultural Market	\$0.00	
Property Type	Real Property	Timber Market	\$0.00	
Area	0ft²	Timber Reduction	\$0.00	
Class		Homestead Cap	\$0.00	
Legal Description	HIDDEN VALLEY AIRPARK PHASE V LOT 143S	Appraised Value	\$142,844.00	
Geo ID	SD4156A-00000000-0000-0143-0000	Assessed Value	\$142,844.00	
Subdivision	HIDDEN VALLEY AIRPARK PHASE V—SD4156A			
Neighborhood	HIDDEN VALLEY AIR PARK (ALL PHASES)—DC34016			
Homestead Cap	\$0.00	Land Segments		
Taxing Jurisdictions	SHADY SHORES TOWN OF—C34	Type	Acres	Area
	DENTON COUNTY—G01	8 - RESIDENT LOT	1.009	43952.04 ft²
	DENTON ISD—S05			
	LAKE CITIES MUA—W02			

Subdivision Stats

HIDDEN VALLEY AIRPARK PHASE V	
Minimum Market	\$613,964.00
Median Market	\$772,903.50
Maximum Market	\$1,062,533.00
Median Living Area	6623.5ft²
Difference from Median Market	-200.00%
Difference from Median Living Area	-200.00%

Denton CAD Webmap

Main DCAD Site



Property Details for Account: 613683

General		Values	
Market Value	\$770,807.00	Imp. Total	\$628,812.00
Address	144 HIDDEN VALLEY AIRPARK TX	Land Homesite	\$141,995.00
Owner	PLAISIER, MATTHEW & JENNIFER—100%	Land Non-Homesite	\$0.00
Mailing Address	144 HIDDEN VALLEY AIRPARK DENTON TX 76208-7332	Agricultural Market	\$0.00
Property Type	Real Property	Timber Market	\$0.00
Area	6631ft²	Timber Reduction	\$0.00
Class	10B	Homestead Cap	\$81,107.00
Legal Description	HIDDEN VALLEY AIRPARK PHASE V LOT 144S	Appraised Value	\$770,807.00
Geo ID	SD4156A-00000000-0000-0144-0000	Assessed Value	\$689,700.00
Subdivision	HIDDEN VALLEY AIRPARK PHASE V—SD4156A		
Neighborhood	HIDDEN VALLEY AIR PARK (ALL PHASES)—DC34016		
Homestead Cap	\$81,107.00		
Taxing Jurisdictions	SHADY SHORES TOWN OF—C34 DENTON COUNTY—G01 DENTON ISD—S05 LAKE CITIES MUA—W02		
Subdivision Stats			
HIDDEN VALLEY AIRPARK PHASE V			
Minimum Market	\$613,964.00		
Median Market	\$772,903.50		
Maximum Market	\$1,062,533.00		
Median Living Area	6623.5ft²		
Difference from Median Market	-0.27%		
Difference from Median Living Area	0.11%		

Property Details for Account: 613683

Deed History

Date	Type	Seller	Buyer	Deed Number	Sale Price
2011-11-22	WARRANTY DEED	HIDDEN VALLEY AIRPARK ASSOC	PLAISIER, MATTHEW & JENNIFER	2011-112729	\$117,000.00

Improvements

Class	Description	Square Feet	Effective Year Built	Year Built	Value
10B	MAIN AREA	2584.6ft²	2012	2012	
10B	BONUS ROOM	146.7ft²	2012	2012	
10B	ATTACHED GARAGE	552ft²	2012	2012	
10B	OPEN PORCH	42ft²	2012	2012	
10B	OPEN PORCH	59ft²	2012	2012	
10B	DETACHED GARAGE	560ft²	2012	2016	
Improvement Total		3944.3ft²			\$436,794.00
1750S2	POOL	1ft²	2016	2016	
Improvement Total		1ft²			\$37,200.00
1030	MAIN AREA	3900ft²	2016	2016	
1030	OPEN PORCH	518ft²	2016	2016	
Improvement Total		4418ft²			\$154,818.00

Land Segments

Type	Acres	Area
8 - RESIDENT LOT	1.003	43690.68 ft²

Denton CAD Webmap

Main DCAD Site



613683

613682

PROJECT LOCATION

VICINITY MAP
SCALE 1" = 2000'



- NOTES:
1. The purpose of this Plat is to relocate the common line between two platted lots.
 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 shown 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).
 6. PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
 7. Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983, as determined from GPS observations.

RECOMMENDED FOR
Recommended for approval by
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

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

AMENDING PLAT
LOTS 143S-A AND 144S-A OF
HIDDEN VALLEY AIRPARK, PHASE V
AMENDING LOTS 143S AND 144S OF
HIDDEN VALLEY AIRPARK, PHASE V
BEING 2.012 ACRES IN THE W. DURHAM SURVEY A-330
TOWN OF SHADY SHORES, DENTON COUNTY, TEXAS

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

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

DRAWN BY: BTH SCALE: 1"=20' DATE: 13 AUGUST, 2019 JOB NO: 194851

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS
COUNTY OF DENTON; WHEREAS WE, Matthew Plaisier, Jennifer Plaisier, Michael Linett and Jul Linett are the owners of that certain lot, tract, or parcel of land situated in the W. Durham Survey Abstract Number 330 in the Town of Shady Shores, Denton County, Texas, being all of Lots 143S and 144S of Hidden Valley Airpark Phase V, an addition to the Town of Shady Shores, Denton County, Texas according to the plat thereof recorded in Cabinet Y, Page 673, Plat Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at an capped iron rod marked Coleman found for corner in the west line of Lot 33, Block A, Adkisson Ranch, an addition to the Town of Shady Shores, Denton County, Texas according to the plat thereof recorded under Document Number 2019-175, Plat Records, Denton County, Texas, said point being the southeast corner of Lot 145S of said Hidden Valley Airpark, Phase V;

THENCE S 01° 22' 28" W, 275.35 feet with said west line of said Lot 33 and with the west line of 34 in said Block A of said Adkisson Ranch to a capped iron rod marked RPLS 4561 set for corner, said point being the northeast corner of Lot 140S-R of Hidden Valley Airpark, Phase V, an addition to the Town of Shady Shores, Denton County, Texas, according to the plat thereof recorded under Document Number 2011-172, Plat Records, Denton County, Texas ;

THENCE N 88° 36' 18" W, 350.68 feet with the north line of said Lot 140S-R to a capped iron rod marked Coleman found for corner in the east line of a 50.0 foot Private Street and Public Utility Easement;

THENCE along the arc of a curve to the left having a central angle of 02° 35' 03", a radius of 506.81 feet, an arc length of 22.86 feet whose chord bears N 46° 05' 44" W, 22.86 feet with said east line of said Private Drive and Public Utility Easement to a capped iron rod marked Coleman found for corner;

THENCE along the arc of a curve to the left having a central angle of 61° 27' 06", a radius of 255.00 feet, an arc length of 273.50 whose chord bears N 13° 16' 42" E, 260.57 feet with said east line of said Private Drive and Public Utility Easement to a capped iron rod marked Coleman found for corner;

THENCE N 17° 58' 17" W, 5.24 feet with said east line of said Private Drive and Public Utility Easement to a capped iron rod marked Coleman found for corner, said point being the southwest corner of said Lot 144S;

THENCE S 88° 35' 58" E, 315.51 feet with the south line of said Lot 144S to the PLACE OF BEGINNING and containing 2.012 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 143S-A and 144S-A, HIDDEN VALLEY AIRPARK PHASE V, amending Lots 143S and 144S of Hidden Valley Airpark Phase V, 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 _____, 2019

Matthew Plaisier

STATE OF TEXAS
COUNTY OF DENTON:
This instrument was acknowledged before me on _____, 2019 by Matthew Plaisier.

NOTARY PUBLIC
STATE OF TEXAS

WITNESS MY HAND this _____ day of _____, 2019

Jennifer Plaisier

STATE OF TEXAS
COUNTY OF DENTON:
This instrument was acknowledged before me on _____, 2019 by Jenifer Plaisier.

NOTARY PUBLIC
STATE OF TEXAS

WITNESS MY HAND this _____ day of _____, 2019

Michael Linett

STATE OF TEXAS
COUNTY OF DENTON:
This instrument was acknowledged before me on _____, 2019 by Matthew Michael Linett.

NOTARY PUBLIC
STATE OF TEXAS

WITNESS MY HAND this _____ day of _____, 2019

July Linett

STATE OF TEXAS
COUNTY OF DENTON:
This instrument was acknowledged before me on _____, 2019 by July Linett.

NOTARY PUBLIC
STATE OF TEXAS

HVAA LISTED AS
OWNER IN
DENTON CAD.
ASSUMED DCAD
HAS NOT BEEN
UPDATED TO
REFLECT
CURRENT
OWNERSHIP OF
LOT 143S. IS
THAT
ACCURATE?

"STREET" (TYP)

NORTHWEST

NORTH

HVAA requires
1 acre minimum

IS THE INTENT FOR THE LINETT'S TO
ADD A PORTION OF CURRENT LOT
143S-A INTO THEIR LOT 140S-R? IF
SO, THE REVISED LOT 140S-R
SHOULD BE SHOWN .

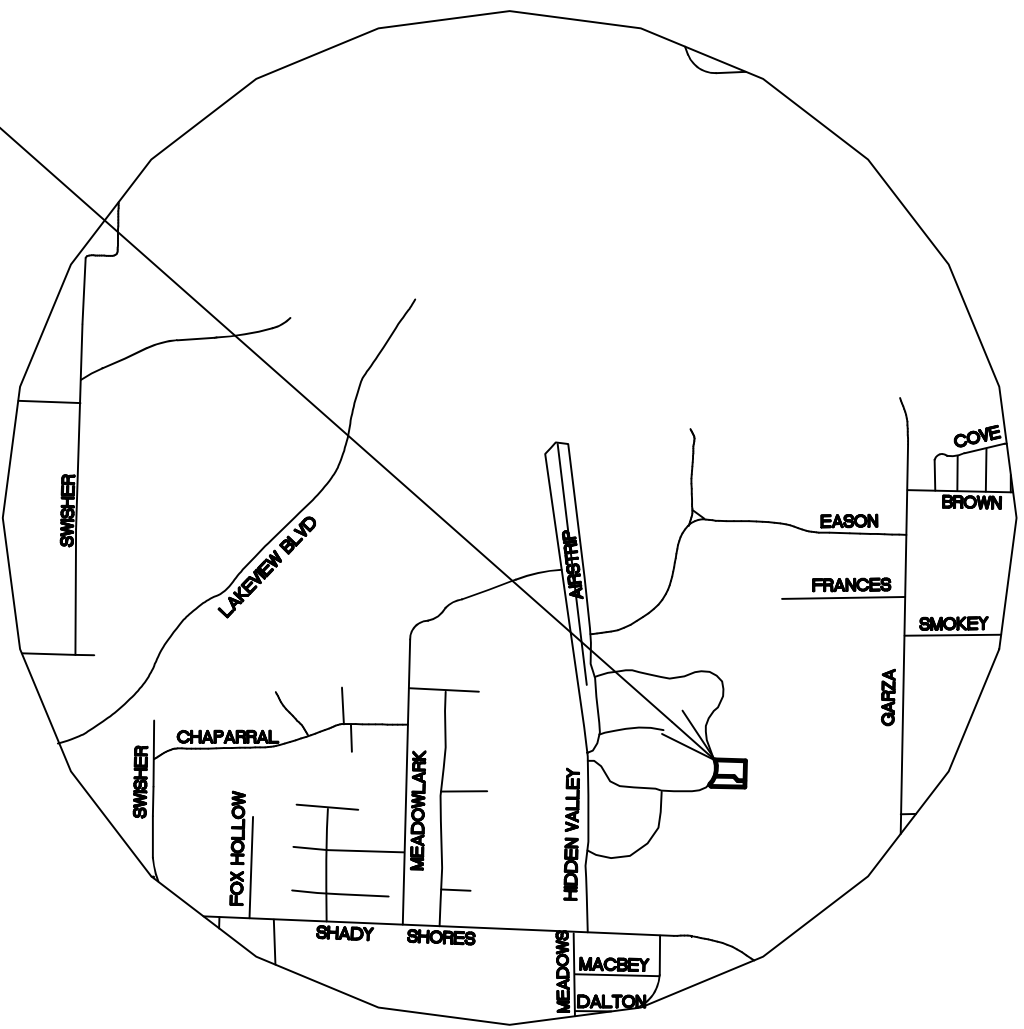
SHOULD 140S-A
ALSO BE LISTED
AS SHOULD
140S-R, IF THAT
IS INDEED THE
INTENT?

OWNER/DEVELOPER
MATTHEW PLAISIER
JENNIFER PLAISIER
144 HIDDEN VALLEY AIRPARK
DENTON, TX 76208

OWNER/DEVELOPER
MICHAEL LINETT
JULY LINETT
140 HIDDEN VALLEY AIRPARK
DENTON, TX 76208

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

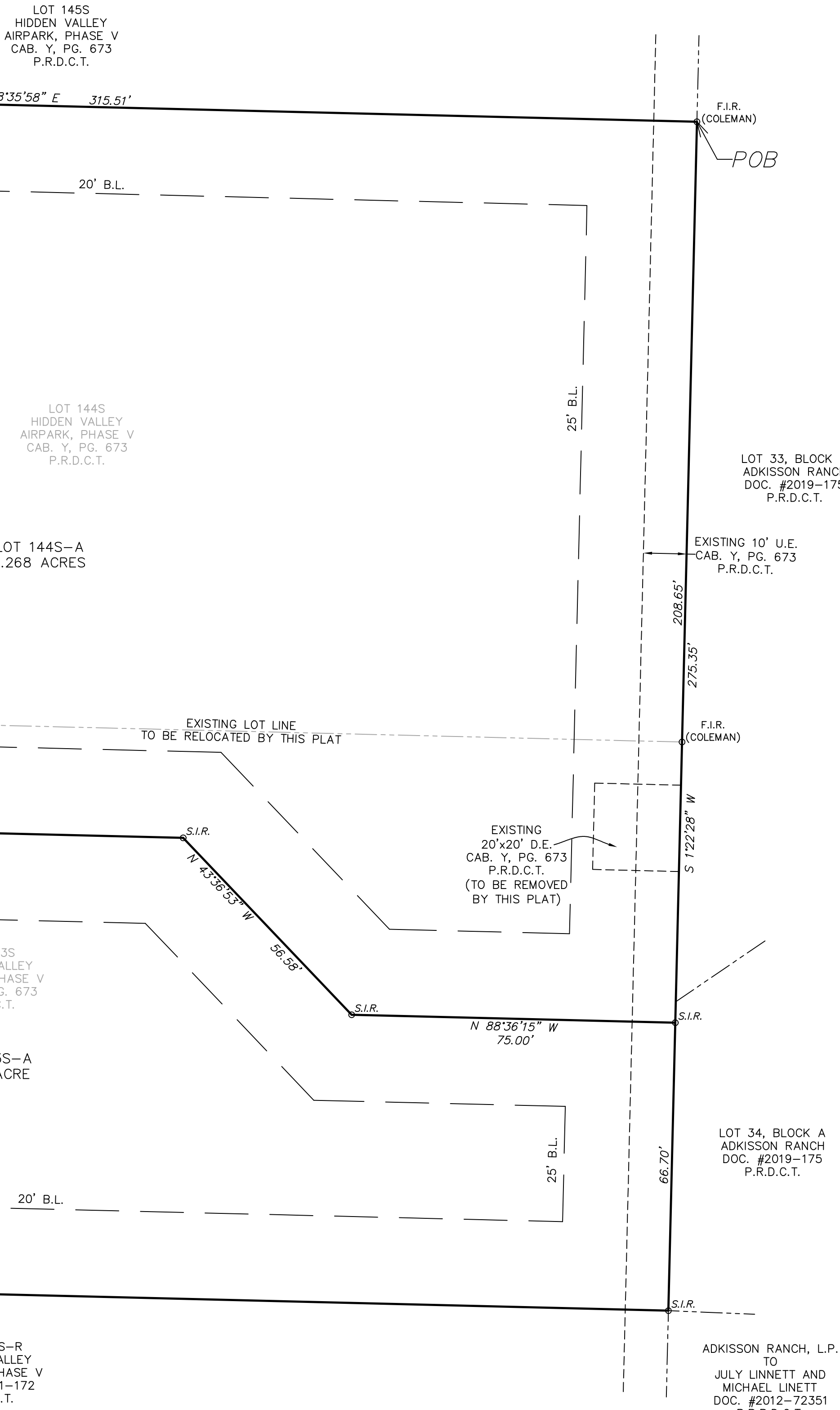
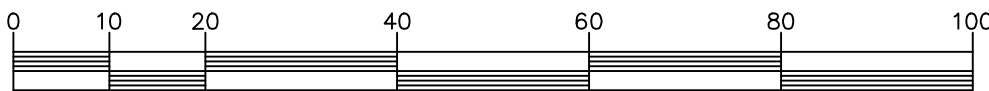
PROJECT LOCATION



VICINITY MAP
SCALE 1" = 2000'

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 - Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983, as determined from GPS observations.

GRAPHIC SCALE



RECOMMENDED FOR APPROVAL
Recommended for approval this _____ day of _____ A. D. 2019 by the Planning and Zoning Commission, 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

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COUNTY OF DENTON:
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NOTARY PUBLIC
STATE OF TEXAS

WITNESS MY HAND this _____ day of _____, 2019

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STATE OF TEXAS
COUNTY OF DENTON:
This instrument was acknowledged before me on _____, 2019 by Jenifer Plaisier.

NOTARY PUBLIC
STATE OF TEXAS

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STATE OF TEXAS
COUNTY OF DENTON:
This instrument was acknowledged before me on _____, 2019 by Matthew Michael Linett.

NOTARY PUBLIC
STATE OF TEXAS

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July Linett

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COUNTY OF DENTON:
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NOTARY PUBLIC
STATE OF TEXAS

AMENDING PLAT
LOTS 143S-A AND 144S-A OF
HIDDEN VALLEY AIRPARK, PHASE V
AMENDING LOTS 143S AND 144S OF
HIDDEN VALLEY AIRPARK, PHASE V
BEING 2.012 ACRES IN THE W. DURHAM SURVEY A-330
TOWN OF SHADY SHORES, DENTON COUNTY, TEXAS

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

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

DRAWN BY: BTH SCALE: 1"=20' DATE: 13 AUGUST, 2019 JOB NO: 194851

OWNER/DEVELOPER
MATTHEW PLAISIER
JENNIFER PLAISIER
144 HIDDEN VALLEY AIRPARK
DENTON, TX 76208

OWNER/DEVELOPER
MICHAEL LINETT
JULY LINETT
140 HIDDEN VALLEY AIRPARK
DENTON, TX 76208

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



AGENDA MEMORANDUM

DATE: September 12, 2019
TO: Planning and Zoning Commission
FROM: Wendy Withers, Town Administrator
SUBJECT: Juve Request (818 Driftwood) - Consider and act on approval of a replat request for a replat of the public right of way between 818 Driftwood and 100 Cove Drive.

BACKGROUND/INFORMATION:

FINANCIAL IMPLICATIONS:

RECOMMENDATION/ACTION DESIRED:

ATTACHMENTS/SUPPORTING DOCUMENTATION:

1. 070971 CLOSURE-2
2. 070971 SUBMITTAL 6-28-19 REPLAT (1)
3. Juve Concept3
4. Juve Drainage3
5. Scanned Original Plat Shady Shores Acres
6. Map

REVIEWED BY:

Lot Report

Fri Jun 28 11:41:16 2019

Lot File: Y:\PLATS - KAZ\2007\070971 (SHAHDY SHORES - DENTON COUNTY DRIFTWOOD)\DWG
CRD File: Y:\COORDS\070971.crd

Lot: ALL , Block: 1, Type: LOT

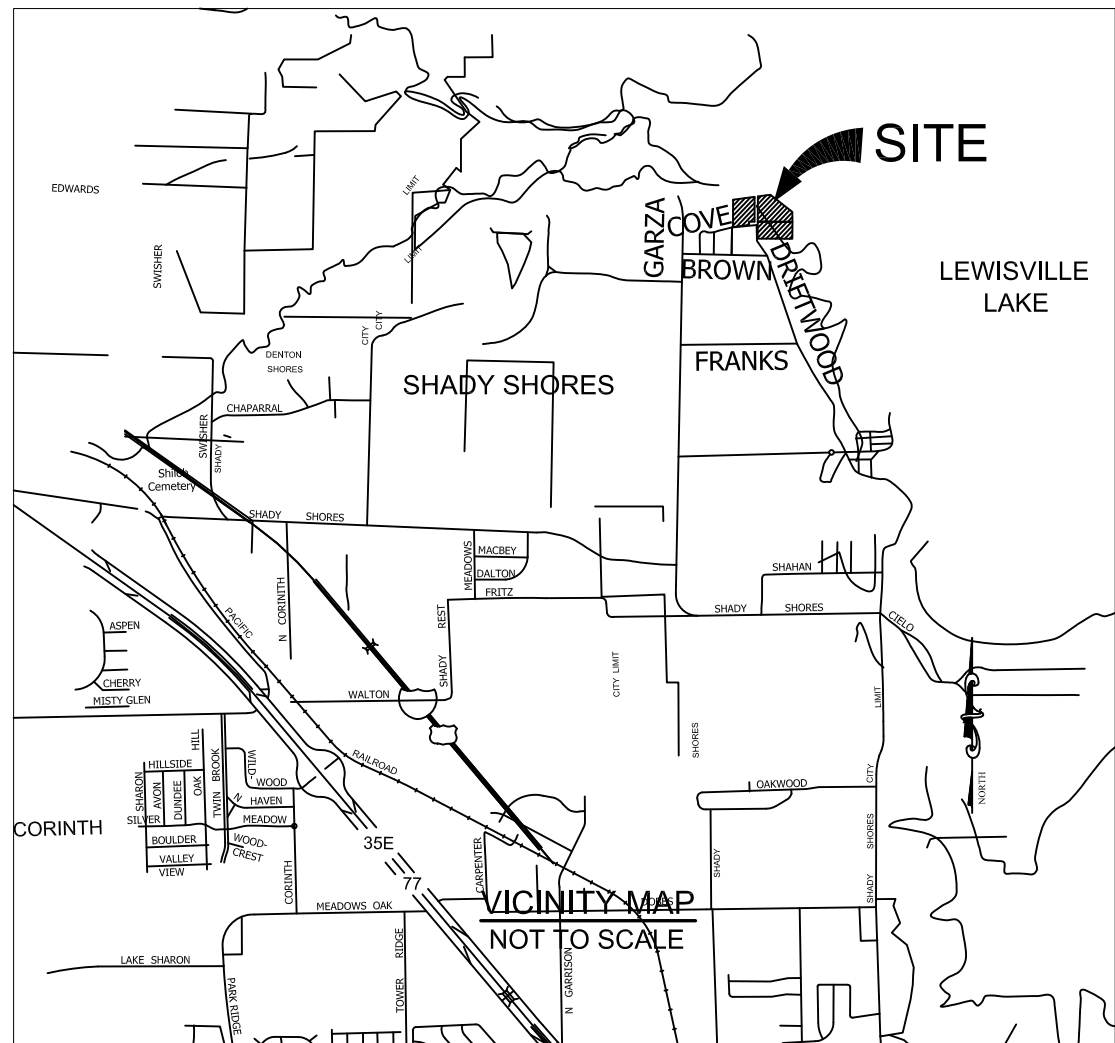
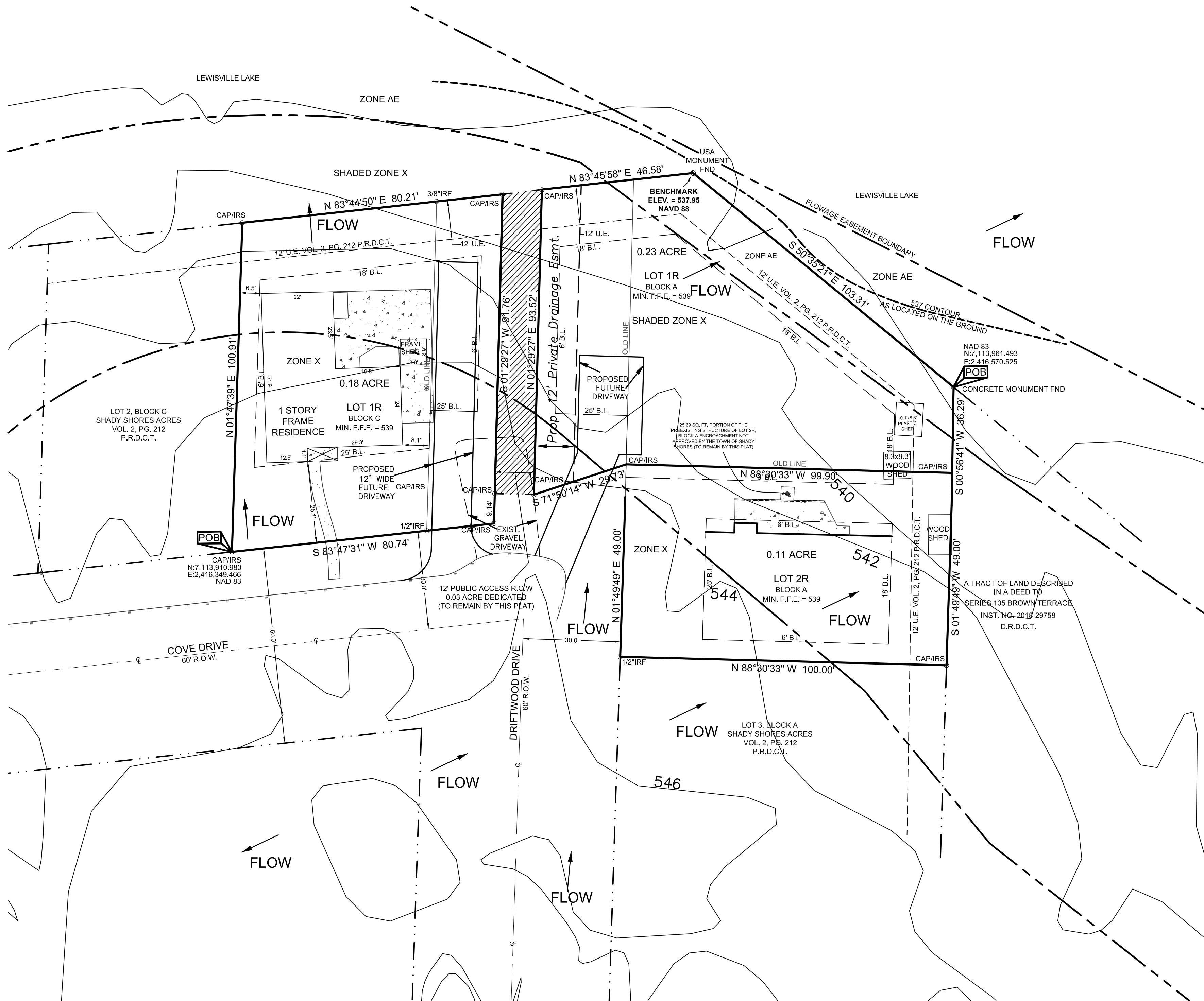
PNT#	Bearing	Distance	Northing	Easting	Station
137			7113961.493	2416570.525	0.000
	S 00°56'41" W	36.291			
50			7113925.207	2416569.926	36.291
	S 01°49'49" W	49.000			
91			7113876.232	2416568.362	85.291
	N 88°30'33" W	100.000			
90			7113878.834	2416468.395	185.291
	N 01°49'49" E	49.000			
144			7113927.809	2416469.960	234.291
	N 88°30'33" W	40.000			
415			7113928.849	2416429.974	274.291
	S 01°29'27" W	9.141			
1020			7113919.711	2416429.736	283.432
	S 83°47'31" W	80.743			
80			7113910.980	2416349.466	364.176
	N 01°47'39" E	100.911			
82			7114011.841	2416352.625	465.087
	N 83°42'09" E	138.922			
134			7114027.080	2416490.709	604.009
	S 50°35'21" E	103.306			
137			7113961.493	2416570.525	707.315
Closure Error Distance> 0.00000					
Total Distance> 707.315					
Area: 24068.88 SQ. FT., 0.55 ACRES					

Block 1 Total Area: 24068.88 SQ. FT., 0.55 ACRES

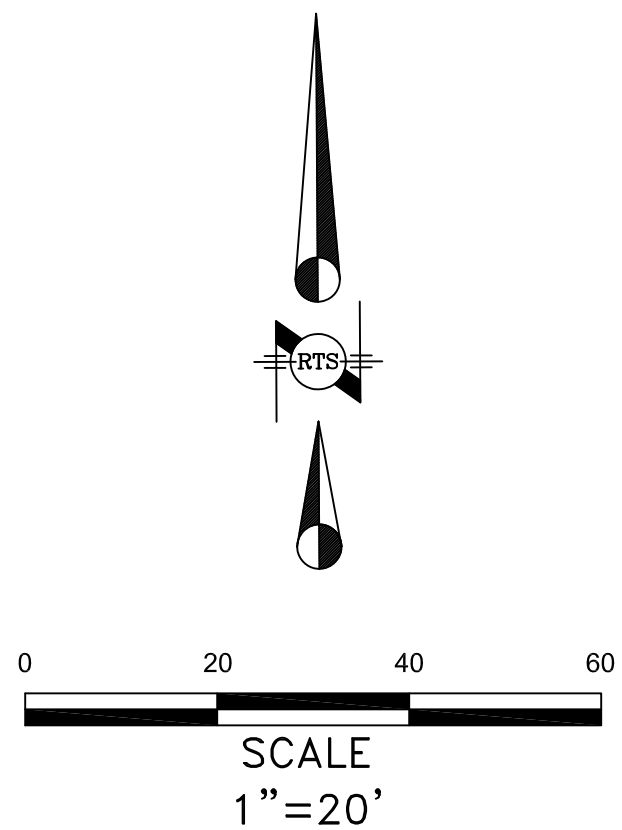
CAUTION
CONTACT
Texas One Call: 1-800-245-4545
48 HOURS PRIOR TO CONSTRUCTION

CAUTION !!!
CONTRACTOR TO FIELD VERIFY LOCATIONS OF ALL
EXISTING UTILITIES PRIOR TO CONSTRUCTION &
NOTIFY ENGINEER OF ANY VARIATIONS BETWEEN PLANS
& EXISTING FIELD CONDITIONS

NOTE:
ANY FUTURE BUILDING PERMIT OR
REPLAT FOR LOT 1R, BLOCK A WILL
REQUIRE A DRAINAGE DITCH AND CULVERT
TO BE CONSTRUCTED WITHIN THE
12 FEET PRIVATE DRAINAGE EASEMENT AS SHOWN



VICINITY MAP
NOT TO SCALE



LEGEND

684 EXISTING CONTOUR

USA MONUMENT FOUND
USA MONUMENT WAS FOUND IN THE NORTHEAST CORNER OF LOT 1R, BLK A OF
SHADY SHORES ACRES BY KAZ SURVEYING, INC. DATUM = NAVD88
ELEV=537.95

— ALL PROPERTY LINES, BEARINGS, DISTANCES, AND LABELS FOR
PROPERTY BOUNDARIES ARE SHOWN AS PROVIDED BY KAZ SURVEYING, INC.

SOURCE OF TOPOGRAPHY MAP IS NCTCOG

SEE SHEET 2
FOR PROPOSED DRAINAGE
DITCH PLAN

GENERAL NOTES:

- ALL CORNERS ARE MARKED WITH CAPPED 1/2" IRON RODS
STAMPED "KAZ" UNLESS OTHERWISE NOTED.
- FLOOD STATEMENT: KAZ SURVEYING, INC. PROVIDED THE
INFORMATION ON THIS DRAWING FROM F.E.M.A. FLOOD INSURANCE
RATE MAP FOR THE TOWN OF SHADY SHORES, COMMUNITY NUMBER
481135 EFFECTIVE DATE 4-18-2011 AND THAT MAP INDICATES AS
SCALED, THAT A PORTION OF THIS PROPERTY IS WITHIN
"NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE
OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD (500-YEAR)"; A PORTION
OF THIS PROPERTY IS WITHIN "SHADED ZONE X" DEFINED AS "AREAS
OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE
FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH
DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS
PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD" AND A
PORTION OF THIS PROPERTY IS WITHIN "SHADED ZONE AE" DEFINED
AS "SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE
1% ANNUAL CHANCE FLOOD (100-YEAR); WITH BASE FLOOD
ELEVATIONS DETERMINED AS SHOWN ON PANEL 395 G OF SAID MAP.
- THE PURPOSE OF THIS REPLAT IS TO CREATE 3 LOTS AND
DEDICATE A 12 FOOT WIDE PUBLIC ACCESS R.O.W. SEPARATING SAID
LOTS.
- BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS
COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), AND
ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011
ADJUSTMENT.
- ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH
AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND WERE
CALCULATED BY APPLYING VERTICAL SHIFTS DERIVED FROM
GEOID12A TO ELLIPSOID HEIGHTS CALCULATED FROM GPS/GNSS
OBSERVATIONS REFERENCED TO THE NORTH AMERICAN DATUM OF
1983, 2011 ADJUSTMENT.
- LOT 1R, BLOCK A IS PROHIBITED FROM USING THE 12' PUBLIC
ACCESS R.O.W., AND ADJOINING PROPERTY FOR DRIVEWAY ACCESS.

THIS DOCUMENT IS RELEASED FOR
THE PURPOSE OF INTERIM REVIEW
UNDER THE AUTHORITY OF
DALE E. HOELTING, P.E. NO. 67096
ON APRIL 15, 2019 IT IS NOT TO BE
USED FOR CONSTRUCTION BIDDING
OR PERMIT PURPOSES.

DEH CONSULTING, LTD

2513 MOSSWOOD DR.
CARROLLTON, TEXAS 75010
PHONE: (972) 345-1231 FIRM NO.
5663

SCALE	DATE	JOB NO.	DESIGN
1"=20'	04/15/2019	1910	DEH

CONCEPT PLAN
SHADY SHORES ACRES
LOT 1R, BLOCK A & LOT 1R, BLOCK C
& LOT 2R, BLK A

SITUATED IN THE

TOWN OF SHADY SHORES, DENTON COUNTY, TEXAS

OWNERS: JOSHUA JUVE

100 COVE DRIVE & 818 DRIFTWOOD DRIVE
SHADY SHORES, TEXAS 76208 PHONE: (940) 390-4875

1

CAUTION
CONTACT
Texas One Call: 1-800-245-4545
48 HOURS PRIOR TO CONSTRUCTION

CAUTION !!!
CONTRACTOR TO FIELD VERIFY LOCATIONS OF ALL
EXISTING UTILITIES PRIOR TO CONSTRUCTION &
NOTIFY ENGINEER OF ANY VARIATIONS BETWEEN PLANS
& EXISTING FIELD CONDITIONS

NOTE:

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REQUIRE A DRAINAGE DITCH AND CULVERT
TO BE CONSTRUCTED WITHIN THE
12 FEET PRIVATE DRAINAGE EASEMENT AS SHOWN

DEPTH(1.5'-2.0')

2.5:1 Side Slope 2.5:1 Side Slope

TYPICAL DRAINAGE SWALE SECTION

GENERAL NOTES:

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6. LOT 1R, BLOCK A IS PROHIBITED FROM USING THE 12' PUBLIC
ACCESS R.O.W., AND ADJOINING PROPERTY FOR DRIVEWAY ACCESS.

PROPOSED CONDITIONS FOR DRAINAGE DITCH

DRAINAGE CALCULATIONS Q=CfCiA 100-YEAR							
DRAINAGE AREA	AREA (Acres)	C	"c" Factor Adjust.	Time of Conc. (Min.)	I ₁₀₀	Q ₁₀₀	COMMENTS
1	0.28	0.55	1.25	15	7.91	1.5	FLOW INTERCEPTED BY PROPOSED DRAINAGE DITCH

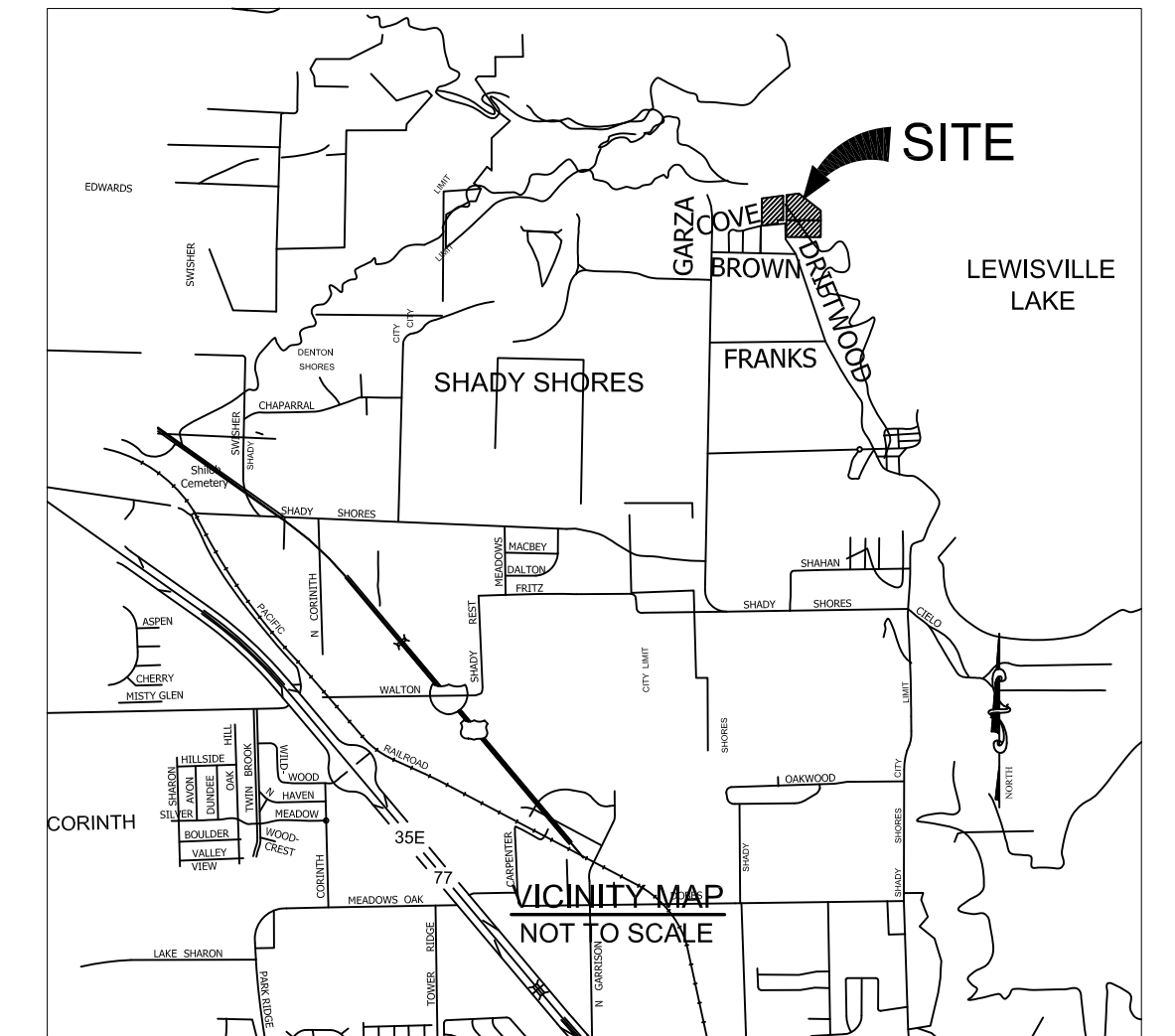
USA MONUMENT FOUND

USA MONUMENT WAS FOUND IN THE NORTHEAST CORNER OF LOT 1R, BLK A OF
SHADY SHORES ACRES BY KAZ SURVEYING, INC. DATUM = NAVD88
ELEV=537.95

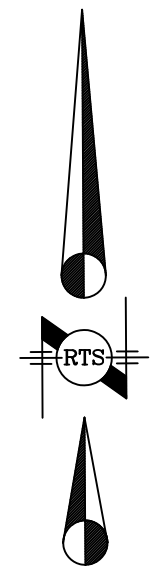
DEH CONSULTING, LTD

2513 MOSSWOOD DR.
CARROLLTON, TEXAS 75010
PHONE: (972) 345-1231 FIRM NO. 566.3

SCALE	DATE	JOB NO.	DESIGN
1"=20'	04/15/2019	1910	DEH



VICINITY MAP
NOT TO SCALE



0 20 40 60
SCALE
1"=20'

LEGEND

- 684 EXISTING CONTOUR
DRAINAGE AREA
1 DRAINAGE AREA NO.
1.02 DRAINAGE AREA IN ACRES
DIRECTION OF FLOW

— ALL PROPERTY LINES, BEARINGS, DISTANCES, AND LABELS FOR
PROPERTY BOUNDARIES ARE SHOWN AS PROVIDED BY KAZ SURVEYING, INC.

SOURCE OF TOPOGRAPHY MAP IS NCTCOG

THIS DOCUMENT IS RELEASED FOR
THE PURPOSE OF INTERIM REVIEW
UNDER THE AUTHORITY OF
DALE E. HOELTING, P.E. NO. 67096
ON APRIL 15, 2019 IT IS NOT TO BE
USED FOR CONSTRUCTION BIDDING
OR PERMIT PURPOSES.

DRAINAGE PLAN
SHADY SHORES ACRES
LOT 1R, BLOCK A & LOT 1R, BLOCK C
& LOT 2R, BLK A

SITUATED IN THE

TOWN OF SHADY SHORES, DENTON COUNTY, TEXAS

OWNERS: JOSHUA JUVE

100 COVE DRIVE & 818 DRIFTWOOD DRIVE
SHADY SHORES, TEXAS 76208 PHONE: (940) 390-4875

LAKE DALLAS

LAKE DALLAS

Private property

U.S.A. Property Line

CON. MON.

S-84°-46'-W 19.02'

COVE DR.

N-84°-46'-E 100.98'

94.24'

100'

89'

89'

89'

89'

89'

89'

89'

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89'

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89'

89'

89'

89'

89'

DRIFTWOOD DRIVE

Private property

SCALE



1"=100'

PUBLIC ROAD

SHADY SHORES ACRES

A SUBDIVISION OF 3.86 ACRES OF LAND CONSISTING OF BLOCK A of 10 LOTS, BLOCK B of 7 LOTS, and BLOCK C of 2 LOTS, AND BEING A PART OF THE BARTLETT EAVES SURVEY, ABSTRACT NO. 388, DENTON COUNTY, TEXAS., in the town of SHADY SHORES, TEXAS. Dedicate COVE DRIVE, a street, 60 feet in width; DRIFTWOOD DRIVE, a street, 60 feet in width; and 30 feet of public road.

E. K. BLUDWORTH ----- OWNER





**SHADY SHORES TOWN COUNCIL
REGULAR SESSION
APRIL 09, 2018; 7:00 PM
SHADY SHORES COMMUNITY CENTER
101 S. SHADY SHORES ROAD
SHADY SHORES, TX 76208**

MINUTES

Cindy Aughinbaugh	Mayor	Present
Paula Woolworth	Mayor Pro-Tem	Present
Charles Grimes	Councilmember	Present
Matthew Haines	Councilmember	Present
Jack Nelson	Councilmember	Present
Tom Newell	Councilmember	Present

STAFF PRESENT: Wendy Withers, Town Secretary; Jim Shepherd, Town Attorney; Amber Schuler, Deputy Town Secretary

1. CALL TO ORDER

Mayor Aughinbaugh called the meeting to order at 7:00 pm.

2. ROLL CALL

Establish a quorum.

Mayor Aughinbaugh called the roll and a quorum was established for the record.

3. PLEDGE ALLEGIANCE TO THE UNITED STATES FLAG AND THE TEXAS FLAG. (HONOR THE TEXAS FLAG; I PLEDGE ALLEGIANCE TO THEE, TEXAS, ONE STATE UNDER GOD, ONE AND INDIVISIBLE.)

4. MAYOR'S PROCLAMATION

Mayor Aughinbaugh gave a proclamation in support of Child Abuse Prevention Month.

5. COUNCILMEMBER/COMMITTEE/STAFF REPORTS:

1 TC 04.09.2018

- A. Keep Shady Shores Beautiful(Grimes)- Vice Chairman Mindy Grimes gave the Keep Shady Shores Beautiful Committee and the Community Events Report.
- B. Community Events (Grimes)
- C. Animal Control (Grimes)- Councilmember Charles Grimes gave the Animal Control Report
- D. Code Enforcement (Grimes) Councilmember Charles Grimes gave the Code Enforcement Report
- E. Police Report (Haines)- Councilmember Haines gave the Police Report
- F. Fire Report (Woolworth)- Mayor Pro Tem Paula Woolworth gave the Fire Report
- G. Planning and Zoning Report (Lea)- Vice Chairman Rebecca Morgan reported that the Planning and Zoning Commission had not met since the last Town Council meeting.
- H. Staff Report (Withers)- Town Secretary Wendy Withers gave the Staff Report.
- I. Road Repairs, Flooding and Drainage Issues- Mayor Pro Tem Paula Woolworth and Councilmember Charles Grimes gave an update regarding the S. Shady Shores Road raising project.
- J. Announcements
 - a. May 12, 2018 Extreme Clean Up Event 8 am- 12

Documents:

1. [MARCH 2018 REDACTED.PDF](#)
2. [MARCH 2018 CASE SUMMARY REPORT.PDF](#)
3. [COPY OF SS POLICE ACTIVITY 2018- FEBRUARY.PDF](#)
4. [SHADY SHORES.PDF](#)
5. [COPY OF SHADY SHORES JAN-MARCH 2018.PDF](#)
6. [DEPT SUMMARY.PDF](#)
7. [AID RESPONSE.PDF](#)
8. [TOWNSHIPS.PDF](#)
9. [LAKE DALLAS.PDF](#)
10. [CORINTH.PDF](#)
11. [APRIL 2018 STAFF REPORT.PDF](#)
12. [PERMIT REPORT FOR MARCH 2018.PDF](#)

6. CONSENT AGENDA

Each item listed on the consent agenda is considered to be routine by the Town Council and will be enacted by one motion. There will be no separate discussion of these items unless a Council Member so requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda. Information concerning consent agenda items is available for public review.

- A. Minutes of the March 12, 2018 Regular Town Council Meeting

Documents:

1. [TC MINUTES 03.12.2018.PDF](#)

Tom Newell made a motion to approve. Paula Woolworth seconded the motion.

DISCUSSION: None

AYES: Grimes, Haines, Nelson, Woolworth, Newell

NAYS: NONE

The motion passed unanimously.

2 TC 04.09.2018

7. CITIZENS COMMENTS

This is your opportunity to comment on an item on the agenda, or any other relevant topic. If the item on the agenda you wish to comment on is set for a public hearing, please give your remarks on that item when the public hearing is opened. Speakers will be limited to three (3) minutes.

Tom Spencer 203 W Sixth Street stated that he felt that the S. Shady Shores Road Bridge project was going to be approved. Mr. Spencer encouraged the Council to think regionally instead of locally, and that the Council should consider that when they vote tonight on the Juve request.

8. BOARD MEMBER APPOINTMENTS

Consider and take action relative to appointing members to serve on the Community Events Committee.

Documents:

1. [BOARD MEMBER APPOINTMENTS.PDF](#)

Matthew Haines made a motion to approve the staff recommendation for appointment. Jack Nelson seconded the motion.

DISCUSSION: MPT Woolworth asked if the terms were to be staggered.

AYES: Grimes, Haines, Nelson, Woolworth, Newell

NAYS: None

The motion passed unanimously.

9. REQUEST FOR THE CLOSURE OF ROAD RIGHT OF WAY

Consider and take action relative to a request made by Josh Juve to close/abandon a 60' right of way that runs between 100 Cove Drive and 818 Driftwood.

Documents:

1. [AGENDA MEMO JUVE REQUEST 04.09.2018.PDF](#)

Matthew Haines stated that as much as he wanted to support the project he was not comfortable with that appraisal.

Paula Woolworth made a motion to accept the appraisal of the right of way and offer 80% proposing a sales price of 11,082 subject to Mr. Juve's acceptance and the final replat indicating the 12' easement that Mr. Juve would leave the easement. Jack Nelson seconded the motion.

DISCUSSION: Charles Grimes asked for suggestions as to what to do with the property if it were not used as this use.

Tom Newell, stated that it appeared that it was for parking and not for launching a boat.

Mr. Grimes stated that if we were going to keep the property we should do something to make it attractive for the town.

AYES: Grimes, Nelson, Woolworth, Newell

NAYS: Haines
The motion passed 4:1

Tom Newell made a motion to waive the replat fee in favor of the improvements being done by the new owner. Jack Nelson seconded the motion

DISCUSSION: NONE
AYES: Grimes, Nelson, Woolworth, Newell
NAYS: HAINES
The motion passed 4:1

10. BANK DEPOSITORY SERVICES

Consider and take action relative to approving a Bank to serve as the official depository for the Town of Shady Shores Municipal Funds.

Documents:

1. [AGENDA MEMO BANK DEPOSITORY SERVICES.DOCX](#)
2. [INDEPENDENT BANK.PDF](#)
3. [OAKWOOD BANK.PDF](#)
4. [TEXAS SECURITY BANK.PDF](#)

Matthew Haines stated that the officer at Oakwood Bank had helped with our accounts at Green Bank.

Charles Grimes made a motion to stay with Independent Bank, making Oakwood Bank a secondary bank. Jack Nelson seconded the motion.

DISCUSSION: NONE
AYES: Grimes, Haines, Nelson, Woolworth, Newell
NAYS: None
The motion passed unanimously.

11. SALES TAX COMPLIANCE REVIEW

Conduct a work session relative to a sales tax compliance review. Staff will update Councilmembers regarding any new information. Consider and take any appropriate action.

Documents:

1. [AGENDA MEMO SALES TAX COMPLIANCE REVIEW 04.09.2018.PDF](#)

There was no action taken on this agenda item

12. RIGHT OF WAY ORDINANCE

Conduct a work session relative to the review of a proposed Right-of-Way Ordinance. Consider and take appropriate action.

Documents:

1. [AGENDA MEMO RIGHT OF WAY ORDINANCE.PDF](#)
2. [RIGHT OF WAY ORDINANCE-SSDRAFTRED4318- UNAPPROVED.PDF](#)

There was no action taken on this agenda item.

4 TC 04.09.2018

13. EXECUTIVE SESSION:

Pursuant to the provisions of Chapter 551, Texas Government Code, Vernon's Texas Codes Annotated, The Town Council may hold a closed meeting.

1. 551.071 (Consultation with Attorney)
 - a. Sarah Swanson VS Town of Shady Shores
 - b. Parsons Vs Town of Shady Shores

Charles Grimes made a motion to adjourn to executive session. Matthew Haines seconded the motion.

DISCUSSION: None
AYES: Grimes, Haines, Nelson, Woolworth, Newell
NAYS: None

The motion passed unanimously and the council adjourned into Executive Session at 8:28 pm.

Matthew Haines made a motion to reconvene into Open Session. Paula Woolworth seconded the motion.

DISCUSSION: None
AYES: Grimes, Haines, Nelson, Newell Woolworth
NAYS: None

The motion passed unanimously and the meeting reconvened into Open Session at 8:48 pm.

14. ACTION AS RESULT OF EXECUTIVE SESSION

Consider and take action on any items necessary as a result of Executive Session.

There was no action to take as a result of Executive Session.

15. FUTURE AGENDA ITEMS AND STAFF DIRECTION

Discuss future agenda items and provide staff direction.

Code Enforcement Reports to reflect Year to Date numbers.

Signs for Lake Access

16. ADJOURN

Matthew Haines made a motion to adjourn. Charles Grimes seconded the motion.

DISCUSSION: None
AYES: Grimes, Haines, Nelson, Woolworth, Newell
NAYS: NONE

The motion passed unanimously and the meeting was adjourned at 8:48 pm.

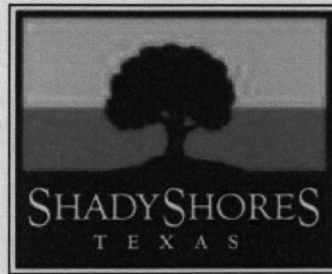
PASSED AND APPROVED THIS THE _____ DAY OF _____, 2018.

APPROVED:

Cindy Aughinbaugh, Mayor

ATTEST:

Wendy Withers, Town Secretary



**SHADY SHORES TOWN COUNCIL
REGULAR SESSION
OCTOBER 9, 2017; 7:00 PM
SHADY SHORES COMMUNITY CENTER
101 S. SHADY SHORES ROAD
SHADY SHORES, TX 76208**

MINUTES

Cindy Aughinbaugh	Mayor	Present
Paula Woolworth	Mayor Pro-Tem	Present
Matthew Haines*	Councilmember	Present
Charles Grimes	Councilmember	Absent
Jack Nelson	Councilmember	Present
Tom Newell	Councilmember	Present

Staff Present: Amber Schuler, Deputy Town Secretary; Jim Shepherd, Town Attorney

* Councilmember Haines arrived at the meeting at 7:40 pm.

1. CALL TO ORDER

Mayor Aughinbaugh called the meeting to order at 7:06 pm.

2. ROLL CALL

Establish a quorum.

Mayor Aughinbaugh called the roll and a quorum was established for the record.

3. PLEDGE ALLEGIANCE TO THE UNITED STATES FLAG AND THE TEXAS FLAG. (HONOR THE TEXAS FLAG; I PLEDGE ALLEGIANCE TO THEE, TEXAS, ONE STATE UNDER GOD, ONE AND INDIVISIBLE.)

4. MAYORS PROCLAMATIONS

Mayor Aughinbaugh will present a proclamation to Denton County Friends of the Family recognizing October as National Domestic Violence Awareness Month.

5. COUNCILMEMBER/COMMITTEE/STAFF REPORTS:

- A. Keep Shady Shores Beautiful-Ashlea Grimes gave the Keep Shady Shores Beautiful Report, Reporting that the town collected over 1200 lbs. of e-waste and over 240 tires for recycling.
- B. Community Events – Ms. Grimes also reported the dates for the Hoot N Holler and the Chili
- C. Animal Control (Grimes)- There was no animal control report given
- D. Code Enforcement (Grimes)- There was no code enforcement report given.

- E. Police Report (Haines)- The police report was placed in the packet.
- F. Fire Report (Woolworth)- Mayor Pro Tem Paula Woolworth and Brandon Shepherd gave the Fire Department Report.
- G. Planning and Zoning Report (Morgan)- Rebecca Morgan reported on the Planning and Zoning Commissions Activities.
- H. Staff Report (Withers)- Amber Schuler gave the staff report.
- I. Road Repairs, Flooding and Drainage Issues
- J. Announcements
 - a. October 28, 2017- Hoot N Holler 6-8 pm
 - b. November 11, 2017- Chili Cook Off

Documents:

- 1. [SEPTEMBER 2017 CODE ENFORCEMENT COMPARISON.PDF](#)
- 2. [SHADY SHORES JAN-SEPT 2017.PDF](#)
- 3. [FIRE REPORTS SEPTEMBER 2017.PDF](#)
- 4. [JULY 2017 POLICE ACTIVITY.PDF](#)
- 5. [SEPTEMBER 2017 BUILDING PERMIT REPORT TOWN COUNCIL.PDF](#)

6. CITIZENS COMMENTS- This is your opportunity to comment on an item on the agenda, or any other relevant topic. If the item on the agenda you wish to comment on is set for a public hearing, please give your remarks on that item when the public hearing is opened. Speakers will be limited to three (3) minutes.

Rebecca Morgan 114 N. Garza Road stated that she and her husband were concerned about the large trucks that were driving across the S. Shady Shores Bridge.

7. CONSENT AGENDA

Each item listed on the consent agenda is considered to be routine by the Town Council and will be enacted by one motion. There will be no separate discussion of these items unless a Council Member so requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda. Information concerning consent agenda items is available for public review.

- A. Minutes of the September 11, 2017 Town Council Meeting
- B. Resolution Designating an Official Newspaper
- C. September 2017 Financial Reports
- D. Ordinance Updating the Juvenile Curfew Ordinance

Documents:

- 1. [TC 09.11.2017.PDF](#)
- 2. [SEPTEMBER 2017 FINANCIAL REPORTS.PDF](#)
- 3. [RESOLUTION DESIGNATING OFFICIAL NEWSPAPER.PDF](#)
- 4. [CONTINUATION OF JUVENILE CURFEW2017.PDF](#)

Tom Newell made a motion to approve the items on the consent agenda as presented. Paula Woolworth seconded the motion.

DISCUSSION: None

AYES: Haines, Nelson, Woolworth, Newell (?)

NAYS: NONE

The motion passed unanimously.

2 TC 10/09/2017

8. REQUEST TO CLOSE RIGHT OF WAY-JUVE

Consider and take action relative to a request made by Josh Juve to close abandon a 60' right of way that runs between 100 Cove Drive and 818 Driftwood.

Documents:

1. AGENDA MEMO 09.14.2017 JUVE REQUEST.PDF
2. ALLEY WAY ABANDONMENT REQUEST PACKET REDACTED.PDF
3. MAP.PDF

Vice Chairman Rebecca Morgan reported that the Planning and Zoning Commission had approved the overall concept of Mr. Juve's request.

The council discussed the following provisions that should be met prior to the approval of the request:

1. The size of the pedestrian walkway in the ROW should be expanded to 10' (possibly even 12') to allow emergency vehicles access.
2. Mr. Juve will be required to obtain an appraisal of the property.
3. Mr. Juve will be required to have the property surveyed and eventually replatted.

Tom Spencer 203 W. 6th Street stated that as a citizen and a taxpayer he was opposed to the abandonment of any town property. Mr. Spencer stated that he felt the property being discussed was an asset to the town and if the town wanted to abandon it, they should sell it to Mr. Juve. Mr. Spencer went on to state that he felt the appraisal and the survey were necessary to determine the price as the land on one side of the request was valued at \$10 a square foot and \$12.14 on the other side.

Mr. Juve reaffirmed his intentions for the property and stated that he agreed with the recommendations that were given by the Planning and Zoning Commission.

9. HOUSEHOLD HAZARDOUS WASTE

Consider and take action relative to the approval of a Hazardous Waste Clean-Up Day on April 21, 2017.

Documents:

1. AGENDA MEMO WASTE MANAGEMENT 10.09.2017.PDF
2. X-TREME HOUSEHOLD HAZARDOUS WASTE.PDF

Tom Newell made a motion to approve the X-Treme clean-up day for April 21, 2017. Matthew Haines seconded the motion.

DISCUSSION: None

AYES: Haines, Nelson, Woolworth, Newell

NAYS: None

The motion passed unanimously.

10. FUND VIEW SOFTWARE

Consider and take action relative to adding upgrading the existing Fund View software.

Documents:

1. AGENDA MEMO FUND VIEW ACCOUNTING SOFTWARE 10.09.2017.PDF
2. SHADY SHORES SOFTWARE SUBSCRIPTION PROPOSAL GL AP PY UB 10-4-2017.PDF
3. RE GENERAL LEDGER SOFTWARE.PDF
4. ZAYO GROUP LLC 2016 ZCOLO SOC 3 REPORT.PDF

Paula Woolworth made a motion to approve the first four (4) modules followed by the next four modules with the exception of the secure signatures. Matthew Haines seconded the motion.

DISCUSSION: None

AYES: Haines, Nelson, Woolworth, Nelson

NAYS: None

The motion passed unanimously.

11. EXECUTIVE SESSION:

Pursuant to the provisions of Chapter 551, Texas Government Code, Vernon's Texas Codes Annotated, The Town Council may hold a closed meeting.

1. 551.074 (Personnel Matters)
 - a. Town Secretary Annual Evaluation
 - b. Assistant Town Secretary Evaluation

Tom Newell made a motion to adjourn to executive session for personnel matters. Paula Woolworth seconded the motion.

DISCUSSION: None

AYES: Haines, Nelson, Woolworth, Newell

NAYS: None

The motion passed unanimously and the council recessed into executive session at 7:49 pm.

Paula Woolworth made a motion to reconvene into executive session. Matthew Haines seconded the motion.

DISCUSSION: None

AYES: Haines, Nelson, Woolworth, Newell

NAYS: None

The motion passed unanimously and the council reconvened into open session at 7:54 pm.

12. ACTION AS RESULT OF EXECUTIVE SESSION

Consider and take action on any items necessary as a result of Executive Session.

There was no action to be taken as a result of executive session.

13. FUTURE AGENDA ITEMS AND STAFF DIRECTION

Discuss future agenda items and provide staff direction.

14. ADJOURN

Paula Woolworth made a motion to adjourn. Matthew Haines seconded the motion.

DISCUSSION: None

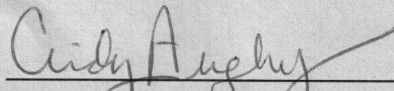
AYES: Haines, Nelson, Woolworth, Newell

NAYS: None

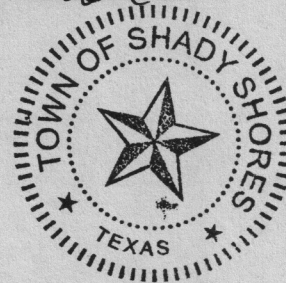
The motion passed unanimously and the meeting was adjourned at 7:55 pm.

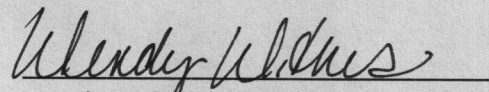
PASSED AND APPROVED THIS THE 13th DAY OF November, 2017

APPROVED:


Cindy Aughinbaugh, Mayor

ATTEST:




Wendy Withers, Town Secretary