



**TOWN OF SHADY SHORES
ZONING BOARD OF ADJUSTMENTS
SPECIAL CALLED SESSION
NOVEMBER 7, 2022; 7:00 PM
SHADY SHORES COMMUNITY CENTER
101 S. SHADY SHORES ROAD
SHADY SHORES, TX 76208**

TO VIEW THE MEETING LIVE: <https://shadyshorestx.civicclerk.com/>

AGENDA

1. CALL TO ORDER
2. ROLL CALL
Establish a quorum
3. MINUTES:
 1. Consider and act on approval of the minutes of the March 21, 2022 Zoning Board of Adjustments Meeting.
4. PUBLIC HEARINGS
 1. PUBLIC HEARING –Conduct a public hearing relative to a request made by Rudy Sustantio for a variance to the lot coverage and rear yard setbacks for the property known as 104 Brown Terrace #4 located in the Keatings Kove Subdivision.
 - A. Open Public Hearing
 - B. Applicant
 - C. Those in Favor
 - D. Those Opposed
 - E. Rebuttal
 - F. Close Public Hearing
5. REGULAR AGENDA
 1. Action Regarding Public Hearing- Consider and act on a request for a variance made by Rudy Sustantio for a variance to the lot size coverage and the rear yard setbacks.
6. ADJOURN

I, _____, _____ of the Town of Shady Shores do hereby certify that the above notice of the Zoning Board of Adjustments was posted on the bulletin board at the Community Center, 101 S. Shady Shores Road, Shady Shores, Texas on _____ Day of _____, _____, at _____ .M.

Wendy Withers, Town Secretary



SHADY SHORES ZONING BOARD OF ADJUSTMENTS
MARCH 21, 2022; 6:30 PM
SHADY SHORES COMMUNITY CENTER
101 S. SHADY SHORES ROAD
SHADY SHORES, TX 76208

MINUTES

MEMBERS PRESENT

Cindy Aughinbaugh	Mayor	Present
Tom Newell	Mayor Pro Tem	Present
Charles Grimes	Councilmember	Present
Jeff Belton	Councilmember	Present
Bill Emsoff	Councilmember	Absent
Mike Nowels	Councilmember	Present

Staff Present: Wendy Withers, Town Administrator; Amber Schuler, Deputy Town Secretary; Jim Shepherd, Town Attorney; Katie Klein, Community Relations.

1. CALL TO ORDER

Mayor Aughinbaugh called the meeting to order at 6:45 pm.

2. ROLL CALL

Establish a quorum

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

3. MINUTES:

1. Consider and act on approval of the minutes of the June 14, 2021 Zoning Board of Adjustments Meeting. Tom Newell made a motion to approve the minutes of the June 14, 2021, Zoning Board of Adjustments meeting. Charles Grimes seconded the motion.
Discussion: None
Ayes: Newell, Grimes, Belton, Nowels
Nays: None
The motion passed unanimously.

4. PUBLIC HEARINGS

1. PUBLIC HEARING –(Toll Brothers) Conduct a public hearing relative to a request for a variance to the lot size coverage for the following lots in the subdivision known as Lakeside at Cielo Ranch (located in the Cielo Ranch Subdivision- McClintock Drive) , Block A, Lots 3,4,5 and Block A Lots 24,25,26,27 and 28.
- A. Staff Report

Staff gave an overview of the request ; the applicant feels the variance is necessary for reasonable use of the land and % is based on what would be needed to construct these homes. The applicant feels that without the variance to the lot size, there would be a possibility of duplicating home designs on the lots.

B. Open Public Hearing

Mayor Aughinbaugh opened the public hearing at 6:47 pm.

C. Applicant

Demerius 2555 Southwest Parkway Grapevine Texas, thanked everyone for coming out this evening.

D. Those in Favor

- Read comments received from residents unable to be present at the meeting.

Omar Oweis 5225 Las Colinas Texas stated that he has worked with Toll Brothers in many other communities and was in support of the request. Mr. Oweis stated that Toll Brothers could still build the house, but they would like to build a home that would increase the value of the properties in the subdivision.

E. Those Opposed

- Read comments received from residents unable to be present at the meeting.

Mayor Aughinbaugh read a response opposing the request from Matt Michel

Randal DuPape, 121 Paradise Cove, would like to reiterate that the request should not be granted.

Tom Spencer, 203 W. 6th Street, spoke in opposition to the request.

Sean McBride 301 Paradise Cove, how did the 30% get overlooked by the developers?

Lisa Lindgren 1020 Cheyenne Court; stated that she was the HOA board president when the development was approved and that promises had been made that the houses would be a one-story home Ms. Lindgren stated that the houses were large enough and seemed to be too big for the lots. Ms. Lindgren further stated that it was disappointing to see what was being built.

F. Rebuttal

The applicant stated that if the variance to the lot coverage was granted the homes would still be built within the required setbacks.

G. Close Public Hearing

The public hearing was closed at 7:19 pm.

5. REGULAR AGENDA

1. Action Regarding Public Hearing- (Toll Brothers) Consider and act on the request for a variance to the lot size coverage made by Toll Brothers for the following lots: Block A, Lots 3,4,5 and Block A Lots 24,25,26,27 and 28

Councilmember Tom Newell asked the developer if it was possible to build a smaller home.

Councilmember Newell stated that he had reviewed other homes on the Toll Brothers website, and it seemed that there were some smaller homes that would fit within the permissible lot coverage.

Councilmember Mike Nowels stated that to change the lot coverage the grading would need to be changed and the pad sites had already been approved and signed off.

Councilmember Charles Grimes feels like clear direction had been given when the subdivision was approved, Mr. Grimes stated he wasn't in favor of the variance because he didn't see a hardship.

Town Attorney Jim Shepherd advised the Town Council that they could grant less than what the applicant was requesting, however; it was not appropriate to grant more. It would be a totally different request to increase the number of smaller homes on the property as the development agreement called for a minimum structure size.

It was proposed that the applicant could revise the request for a variance to only 4 lots as opposed to 8 lots.

Mike Nowels made a motion to table the agenda item. Tom Newell second.

Discussion: None
Ayes: Grimes, Belton, Nowels, Newell
Nays: None
The motion passed unanimously.

6. ADJOURN

The meeting was adjourned at 8:15 pm.

PASSED AND APPROVED THIS THE _____ DAY OF _____, 2022

APPROVED:

Cindy Aughinbaugh, Mayor

ATTEST:

Wendy Withers, Town Administrator/Secretary



AGENDA MEMORANDUM

DATE: November 7, 2022
TO: Zoning Board of Adjustment
FROM: Wendy withers, Town Administrator
SUBJECT: **PUBLIC HEARING –Conduct a public hearing relative to a request made by Rudy Sustantio for a variance to the lot coverage and rear yard setbacks for the property known as 104 Brown Terrace #4 located in the Keatings Kove Subdivision.**

BACKGROUND/INFORMATION:

FINANCIAL IMPLICATIONS:

RECOMMENDATION/ACTION DESIRED:

Conduct a public hearing relative to a request made by Rudy Susantio for a variance to the lot size coverage and the setbacks for the lot known as 104 Brown Terrace #4. The lot is approximately 6300 square feet. According to the original plat dedication for Keatings Kove subdivision, the following restrictions apply to the lot currently:

Minimum 400 square foot home
Front Yard Setback 20'
Side and Rear Yard setbacks of 5'.

Lot Area: On any lot held under separate distinct ownership from adjoining lots at the time of passage of this ordinance, such separately owned property being of record at the time, a single-family dwelling may be erected even though the lot be of less area than required by the regulations relating to lot area; provided, however, that in any event the combined area of the dwelling and accessory building shall not cover more than forty (40) percent of the total area of the lot.

Mr. Susantio is requesting a variance from the 40% lot coverage to 49%. Mr. Susantio is proposing a 7' setback on the rear of the property. Additionally, Mr. Susantio would like to request a variance to the front yard set-back from 20' to 10' however, but that request was not made at the time of publication of this meeting.

The property would meet the requirements of the historic district, which would allow the variances below, however Mr. Susantio would still need a variance to the lot size coverage and the rear setback

Historic District Re-zoning requirements

Building Regulations:

Minimum Size: The minimum floor area of the main building shall be one thousand two hundred (1,200) square feet living area, which excludes porches, breezeways, attached garages and caretaker's quarters.

(c) Area Regulations:

- (1) Front Yards: There shall be a front yard for every building having a depth of not less than ten (10) feet from the front property line to the face of the building.
- (2) Rear Yard: There shall be a rear yard for every building which shall have a depth of not less than ten (10) feet measured from the back of the building to the rear property line.
- (3) Side Yard: There shall be two (2) side yards for each building, one on each side of the building. No side yard shall be less than five (5) feet, measured from the side property line to the side of the building.
- (4) Corner Lots: The Town's standard corner lot regulations are set forth in the Zoning Ordinance and Subdivision Ordinances shall apply. The owners of existing developed areas designated in the Comprehensive Plan as available for rezoning to the H-1200-4300 zoning may, upon rezoning, have the front and side yard on the corner of not less than 10 feet each. Or, they may request alternative regulations for corner lots based on the limitations of the proposed development on the corner lot, and the available and acquired right-of-way. The City Engineer may review alternative plans, and refer the applicant to the Zoning Board of Adjustment with his recommendation.
- (5) Lot Area: The minimum lot area in the H-1200-4300 district shall be 4300 square feet, excluding Public Rights-of-Way, alleys, and Private streets.
- (6) Lot Width: The minimum lot width shall be fifty (50) feet.
- (7) Lot Depth: The minimum lot depth shall be thirty (30) feet.
- (8) Lot Coverage: The combined area of the main building and accessory buildings shall not cover more than forty (40) percent of the total area of any lot.
- (9) Parking: A minimum of two (2) off-street all-weather surfaced parking spaces shall be provided for each residential lot. A carport must be set back not less than ten (10) feet from the front property line. A garage must be set back not less than twenty (20) feet from the front property line.

POSSIBLE DECISIONS:

Council could approve the request as presented (49% Lot coverage)

Council could request that Mr. Susantio pursue the Historic District Zoning in order to clarify the issues. However, Mr. Susantio would still need a variance to the lot coverage if he chooses to build the house he desires.

Council could deny the request.

ATTACHMENTS/SUPPORTING DOCUMENTATION:

1. Zoning Variance Packet 104 Brown Terrace #4
2. 104 BROWN TERRACE-1-2 (2)
3. Brown Terrace Platting Requirements
4. V-BOUNDARY-KEATINGS KOVE_20220422 (1)
5. SUSANTIO PROPERTY

REVIEWED BY:

TOWN OF SHADY SHORES

ZONING VARIANCE REQUEST PACKET

(UPDATED APRIL 29, 2014)



Application Checklist

- ☒ Application
- ☒ \$500 Application Fee
- ☒ Cost for Property Owner Mailings (\$1/Property – Minimum \$25)
- ☒ Property Detail from Denton Central Appraisal District Website
- ☒ Aerial Photograph or Plat
- ☐ Development Plans (if applicable) TBP
- ☐ Received a minimum of 30-days prior to Board meeting

Variance Request Summary

- ☒ Main Structure Setback: _____
- ☐ Accessory Structure Setback: _____
- ☐ Lot Size: _____
- ☐ Residential Structure Size: _____
- ☒ Other: Lot coverage around 49% instead of 40% limit

ZONING VARIANCE APPLICATION

TO THE HONORABLE ZONING BOARD OF ADJUSTMENTS OF THE
TOWN OF SHADY SHORES, TEXAS:

I/WE, the undersigned owner(s) (Print) Rudy Susantio
of all property within described do hereby file this, my/our Application for a Zoning Variance under
the provisions of the Zoning Ordinance of the Town of Shady Shores, Texas on said property, so
there may be permitted on said property the following Zoning Variance:

The said property is located at: (Address) 104 Brown Terrace #4

Legal description: Survey _____ Abstract _____

Lot 4 Block Keating Cove Acres Total Acreage 0.1446

Said property is currently zoned: Residential

Proposed development plans are/are not submitted herewith, explanation if any.

Discussed with Wendy Withers to have this done first before final Revision

Explanation of hardship:

Size need to accommodate 3 bedroom down due to aging mother.

I/We REPRESENT AND CERTIFY that I/We own said property and have full authority to make
and file this application. I/We have read in full the attached Zoning Variance Request Packet and
acknowledge that the variance application fee is non-refundable.


SIGNATURE(S)

09/16/22
DATE

torudy@gmail.com
E-MAIL ADDRESS

972.342.3774
PHONE NUMBER

OFFICE USE ONLY BELOW

- ☐ Letters sent to property owners within
200-foot of subject property 10-days
prior to meeting but no more than 20-
days prior
- ☐ Legal notice published in official
newspaper 10-days prior to meeting but
no more than 20-days prior

Date Received: _____

Receipt #: _____

Check #: _____

Received by: _____

Property**Account**

Property ID: 26519
 Geographic ID: SD0151A-000000 0000-0004-0000
 Type: Real
 Property Use Code:
 Property Use Description:

Legal Description: KEATING KOVE ACRES LOT 4
 Zoning: Residential
 Agent Code:

Location

Address:
 SHADY SHORES, TX 76208
 Neighborhood: LEE MEADOWS, KEATING COVE
 Neighborhood CD: DC34026

Map ID: 5501

Owner

Name: QUEST TRUST COMPANY FBO RUDY SUSANTIO IRA 33776-11
 Mailing Address: 17171 PARK ROW STE 100
 HOUSTON, TX 77084-4935

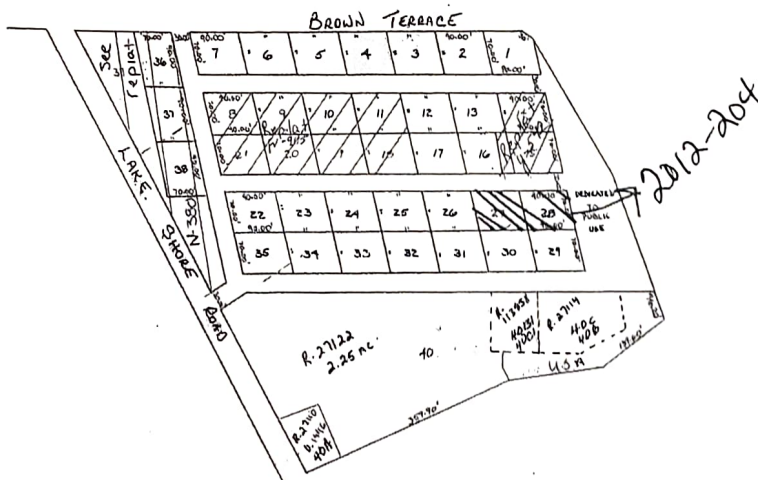
Owner ID: 1778257
 % Ownership: 100.000000000000%

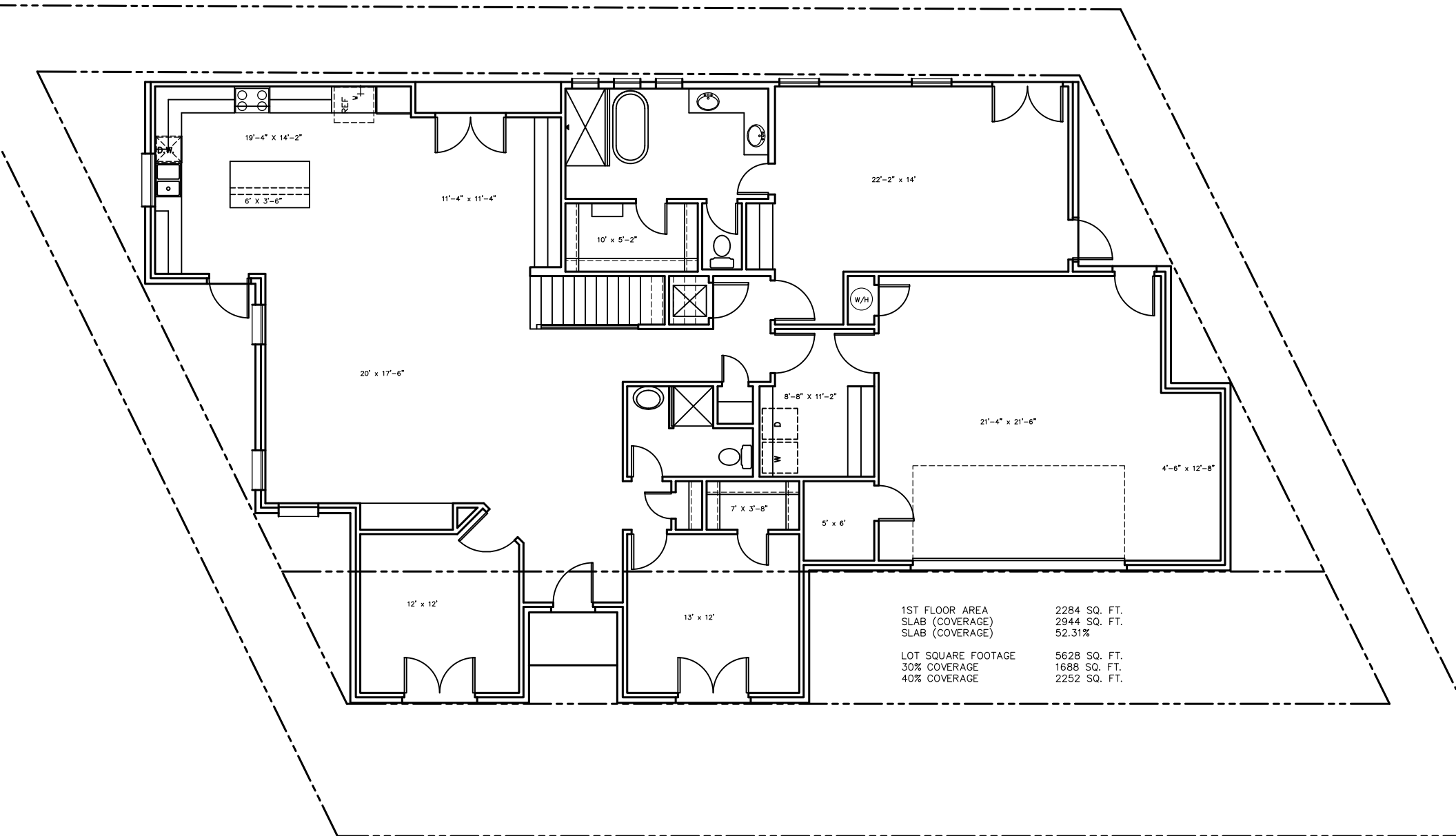
Exemptions:

Values**Taxing Jurisdiction****Improvement / Building****Land**

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	1	HOMESITE	0.1446	6300.00	6300.00	1.00	\$28,350	\$0

KEATING'S KOVE ACRES
 A-388 SCALE: 1" = 100' SCD 151A





TO THE

DEDICATION AND PLAT OF KEATINGS KOVE ACRES

Pursuant to the provisions of sub-paragraph (h) of the Dedication and Plat of the KEATINGS KOVE ACRES, an Addition in Denton County, Texas, executed on March 26, 1954 and recorded in Volume 359, pages 139 to 143, of the Deed Records of Denton County, Texas, the undersigned, owner of a majority of the lots in said Addition, adopt the following amendments to said Dedication and Plat:

The right and use of all lots in such Addition, save and except Lot 39 as shown on said Plat which is not included in these covenants and restrictions, shall be restricted in accordance with the following terms and conditions:

- (a) Any house constructed on such lots shall be of masonry, stone, brick or wooden construction; and provided that any wooden structure shall be stained or painted (excluding the painting of shingles) or may be covered in sidings, such as Johns Mansville Asbestos Shingles, Bond Stone, and other similar construction.
- (b) No house shall be constructed on such lots of less interior floor space containing a minimum of 400 sq. ft. in any said house constructed on said lots. Porches, car ports, and garages shall not be included in computing the minimum floor space required herein.
- (c) The front building line of any house constructed herein shall be at least twenty (20) feet from any of said streets and at least five (5) feet from the boundary line of said lots, both on the sides and rear boundary lines of such lots.
- (d) No outside or dry pit toilets shall be permitted, and all of such houses shall be equipped with inside toilets and septic tanks.
- (e) No metal buildings, tents, trailers, buses, or streetcar type construction shall be permitted on any of said lots in such Addition.
- (f) The use of such lots shall be for residential use only.
- (g) These lots may be sold and resold only to persons of the Caucasian (white) race.
- (h) It is provided, understood and agreed that these restrictions and covenants are made for the mutual benefit and protection of all lot owners in such Addition, and that any owner of any lot in said Addition may enforce covenants and restrictions by injunction,

- (i) These covenants and restrictions shall be covenants running with the land inuring to the benefit of the owners of such lots, to their respective heirs, administrators and assigns, and shall continue in full force and effect unless amended as hereinafter provided for a period of twenty-five years from and after the filing of said plat and dedication.
- (j) It is further provided and agreed that these conditions and restrictions may be removed or amended in any manner hereinafter by the property owners in this Addition owning a majority of these lots, computed upon a front footage basis of said lots fronting upon the streets running in front of such lots and excluding any side lines abutting on streets. It will be sufficient for the amendment or revocation of these restrictions for such amendment to be executed by a majority of the property owners computed as hereinabove specified, and being specifically provided and understood that the owners of Lot 39 as shown on said plat, shall not be permitted to vote on any such amendments inasmuch as their respective lot is not in anywise controlled or governed by these restrictions and covenants.

EXECUTED this 7th day of October, 1963.

Richard V. Keating Sr.
Richard V. Keating

Anne Keating
ANNE Keating

JOINT ACKNOWLEDGMENT

THE STATE OF TEXAS §

COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared

Richard V. Keating and Anne Keating, his wife both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said Richard V. Keating, wife of the said Anne Keating having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Anne Keating acknowledged such instrument to be her act and deed and she declared that she had willingly signed same for the purposes and consideration expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This 7th day of October, A.D. 1963.

(L.S.)

J. Jack Yarbrough
Notary Public in and for
Denton County, Texas

FILED FOR RECORD: 11 day of Oct A.D. 1963 at 9:50 o'clock AM.
RECORDED: 16 day of Oct A.D. 1963 at 1:55 o'clock PM.
By: _____ Deputy Theta Parker, Clerk County Court,
Denton County, Texas

USER: Heather Welch-Westfall TAB: Layout 24x36 (1)
DATE: April 22, 2022 - 1:35:49 PM
DRAWING: u:\TOShadyShores\0160012012\007 Keatings Kove ROW Survey\8.00_Survey\8.02_CADD\8.02.2.dwg\Y-BOUNDARY-KEATINGS KOVE.dwg

LEGEND:			
P.R.D.C.T.	PLAT RECORDS DENTON COUNTY, TEXAS		DEDICATED RIGHT OF WAY (PUBLIC)
D.R.D.C.T.	DEED RECORDS DENTON COUNTY, TEXAS		DEDICATED RIGHT OF WAY (PRIVATE)
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DENTON COUNTY, TEXAS		PROPERTY OR LOT LINE
DOC. NO.	DOCUMENT NUMBER		SUBDIVISION BOUNDARY
CAB.	CABINET		EASEMENT OR SETBACK LINE
VOL.	VOL.		SURVEY ABSTRACT LINE (APPROXIMATE)
PG.	PG.		
FND	FOUND		
CIR	CAPPED IRON ROD		
IRF	IRON ROD FOUND		

GENERAL NOTES:

- A. THE ORIGINAL PARENT TRACTS ARE AS FOLLOWS: (1) CALLED 210 ACRES AS CONVEYED IN WARRANTY DEED FROM THOS. P. HUGHES TO MATHEW GRAY WITH RECORD DATE OF 04/24/1882 AS RECORDED IN VOL. R, PG. 534, DEED RECORDS, DENTON COUNTY, TEXAS (D.R.D.C.T.), AND (2) CALLED 250-1/4 ACRES AS CONVEYED IN WARRANTY DEED FROM THOS. P. HUGHES TO R. S. BROWN WITH RECORD DATE OF 11/24/1893 AS RECORDED IN VOL. 57, PG. 47, D.R.D.C.T.
- B. THE WESTERN PORTION OF THE CALLED 250-1/4 ACRES WAS SUBSEQUENTLY DIVIDED AS FOLLOWS: (1) CALLED 62.50 ACRES CONVEYED IN WARRANTY DEED FROM R. S. BROWN AND MILLIE BROWN, HUSBAND AND WIFE, TO L. A. BROWN WITH RECORD DATE OF 12/17/1902 AS RECORDED IN VOL. 84, PG. 360, D.R.D.C.T., (2) SAID 62.50 ACRES CONVEYED AS 64.1 ACRES IN WARRANTY DEED FROM L. A. BROWN, A SINGLE MAN, AND H. H. BROWN AND WIFE, ERIE BROWN, TO A. D. TURNER WITH RECORD DATE OF 03/20/1917 AS RECORDED IN VOL. 154, PG. 13, D.R.D.C.T., (3) CALLED 1.1 ACRE PORTION OF SAID 64.1 ACRES WAS CONVEYED FROM MRS. N. A. TURNER TO THE CITY OF DALLAS RECORD DATE 03/15/1927 AS RECORDED IN VOL. 211, PG. 290, D.R.D.C.T., (4) THE REMAINDER OF SAID 64.1 ACRES NOW KNOW AS CALLED 63 ACRE TRACT WAS CONVEYED IN WARRANTY DEED FROM MRS. N. A. TURNER, A FEME SOLE, INDIVIDUALLY AND AS ADMINISTRATIX WITH WILL ANNEXED OF THE ESTATE OF A. D. TURNER, DECEASED, TO J. T. CAMPBELL AS RECORDED IN VOL. 219, PG. 116, D.R.D.C.T., AND (5) CALLED 65.9 ACRES CONVEYED IN WARRANTY DEED FROM LEWIS A. BROWN TO W. D. FORTUNE RECORDED DATED 04/19/1919 AS RECORDED IN VOL. 163, PG. 430, D.R.D.C.T.
- C. SAID 64.1 ACRE TRACT AS DESCRIBED IN WARRANTY DEED VOL. 154, PG. 13, D.R.D.C.T. INCLUDED CALLS TO THE NORTHWEST (3.5 VARAS SOUTH OF NWC) AND NORTHEAST (3.3 VARAS SOUTH OF NEC) CORNERS OF THE ORIGINAL 62.5 ACRES TRACT REFERENCED IN VOL. 84, PG. 360, D.R.D.C.T.; SAID CALLS DESCRIBE A TRACT OF LAND EXCLUDED FROM THE SAID 64.1 ACRES TRACT OF LAND AND THAT RUNS ALONG THE NORTH LINE OF SAID 64.1 ACRE TRACT OF LAND AND IS HELD IN FEE BY BROWN, ET AL.,
- D. KEATINGS KOVE ACRES SUBDIVISION PARENT TRACTS: (1) CALLED 0.65 ACRE (PART OF A 2.62 ACRE TRACT OUT OF A 65.9 ACRE TRACT) AS CONVEYED CHARLES E. BOYD AND WIFE, MARY BOYD, TO RICHARD V. KEATING RECORD DATE OF 02/28/1952 AS RECORDED IN VOL. 375, PG. 536, D.R.D.C.T., AND (2) CALLED 10 ACRE (PORTION OF SAID 63 ACRES TRACT) AND CALLED 1.75 ACRE (PORTION OF 2.62 ACRES OUT OF 65.9 ACRE TRACT) TRACTS OF LAND CONVEYED FROM J. LEONARD BOYD AND WIFE, ORA BOYD TO RICHARD V. KEATING AND WIFE, MARIE KEATING, RECORD DATE 02/28/1952, AS RECORDED IN VOL. 375, PG. 537, D.R.D.C.T.
- E. THERE ALSO APPEARS TO BE AN OFFSET ALONG THE EASTERN EDGE OF SAID 63 ACRE TRACT OF LAND AND THE WESTERN EDGE OF SAID 65.9 ACRE TRACT OF LAND; WHEREAS, THE NORTHWEST CORNER OF THE 65.9 ACRE TRACT OF LAND APPEARS TO LIE ON THE SOUTH LINE OF 210 ACRE TRACT OF LAND AND THE NORTH LINE OF SAID 250-1/4 ACRE TRACT OF LAND; ALSO, AS NOTED THE LEGAL DESCRIPTION OF THE "SECOND TRACT" OF SAID KEATINGS KOVE ACRES, THE POINT OF BEGINNING OF THE "SECOND TRACT" IS 10.8 FEET NORTH OF THE NORTHEAST CORNER OF SAID 64.1 ACRE TRACT SAID POINT BEING THE NORTHWEST CORNER OF SAID 65.9 ACRE TRACT OF LAND.
- F. THE WESTERN PORTION OF SAID 210 ACRE TRACT OF LAND WAS CONVEYED AS FOLLO: (1) 125 ACRES DESCRIBED IN WARRANTY DEED FROM WILLIAM W. WRIGHT AND GENA WRIGHT TO M. L. MARTIN RECORDED 08/10/1903 AS RECORDED IN VOL. 84, PG. 621, D.R.D.C.T., (2) 108.5 ACRES (EASTERN PORTION OF SAID 125 ACRES) DESCRIBED IN DEED TO THE CITY OF DALLAS RECORD DATE 10/17/1924 AS RECORDED IN VOL. 195, PG. 76, D.R.D.C.T., (3) 16.777 ACRES OF LAND (WESTERN PORTION OF SAID 125 ACRE TRACT OF LAND) AS DESCRIBED IN WARRANTY DEED FROM JAKE M. BLACK TO ERSKINE K. BLUDWORTH, WITH RECORD DATE 03/27/1961 AS RECORDED IN VOL. 466, PG. 281, D.R.D.C.T., (4) 2 ACRE TRACT OF LAND CONVEYED FROM M. L. MARTIN AND WIFE, AISLEY MARTIN, TO ESTHERMELVIN EASELEY AND WIFE EDITH LOUIS EASELY, WITH RECORD DATE 02/18/1939 AS RECORDED IN VOL. 275, PG. 234, D.R.D.C.T., AND (5) 3 ACRES TRACT OF LAND RECORDED IN WARRANT DEED FROM M. MARTIN, MD, AND WIFE, AILSEY MARTIN, TO GROVER S. CAMPBELL RECORD DATED 06/30/1939 AS RECORDED IN VOL. 277, PG. 183, D.R.D.C.T.,
- G. THE 16.777 ACRE BLUDWORTH TRACT WAS PLATTED AS FOLLOWS: (1) SHADY SHORES ACRES [SECTION ONE], AN ADDITION TO THE TOWN OF SHADY SHORES, DENTON COUNTY, TEXAS, AS RECORDED IN VOL. 2, PG. 212, PLAT RECORDS OF DENTON COUNTY, TEXAS (P.R.D.C.T.) AND (2) SHADY SHORES ACRES, SECTION TWO, AN ADDITION TO THE TOWN OF SHADY SHORES, DENTON COUNTY, TEXAS, AS RECORDED IN VOL. 2, PG. 224, P.R.D.C.T., AS SHOWN ON THE PLAT OF SHADY SHORES ACRES [SECTION ONE] THE EASTERN MOST LINE OF SUBDIVISION IS SHOWN AS HAVING A TOTAL LENGTH OF 593.40 FEET; WHEREAS, SAID WARRANTY DEED VOL. 466, PG. 281, DESCRIBES THE SAME EAST LINE AS BEING 593.4 FEET IN LENGTH AND "SOUTH 21 FEET OF A NORTH BOUNDARY LINE OF AND EAST AND WEST PUBLIC ROAD, AND BEING 9 FEET NORTH OF THE SOUND BOUNDARY LINE OF SAID ROAD." THE SAME LINE IS NOTED AS BEING 594 FEET LONG IN VOL. 275, PG. 234, D.R.D.C.T. AND IN THAT CERTAIN AGREED FINAL DECREE OF DIVORCE FROM CYNTHIA LOU MURRAY TO DONALD JACKSON MURRAY RECORD DATE 03/16/2007 AS RECORDED IN INSTRUMENT NUMBER 2007-31392, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS (O.P.R.D.C.T.)
- H. SAID 2 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT NTHE TWO 5/8" IRON RODS WITH CAPS STAMPED "CROWLEY RPLS 5210" MARK THE PROPOSED NORTHERN DEDICATION OF RIGHT OF WAY AS SHOWN ON THE MINOR PLAT FOR STEWART ADDITION THAT WAS PROVIDED BY THE TOWN OF SHADY SHORES IN ORDER TO FACILITATE THIS RETRACEMENT. THE PLAT IS NOT A FINAL SURVEY DOCUMENT AND IS NOT A PART OF THE PUBLIC RECORD.

SURVEYOR'S CERTIFICATION:

BASELINE CORPORATION
TX-SURV F-10183033

THIS IS TO CERTIFY THAT BASELINE CORPORATION HAS, DURING THE MONTHS OF NOVEMBER AND DECEMBER, 2021, AT THE REQUEST OF BINKLEY & DARFIELD, INC. AS AGENT FOR THE TOWN OF SHADY SHORES, PERFORMED A RETRACEMENT SURVEY OF A PORTION OF A PUBLIC RIGHT OF WAY KNOWN AS BROWN TERRACE AND THE KEATINGS KOVE SUBDIVISION, BEING SITUATED IN THE BARTLET EAVES SURVEY, ABSTRACT 388, TOWN OF SHADY SHORES, DENTON COUNTY, TEXAS, AND THE RESULTS OF SAID SURVEY ARE SHOWN HEREON.

THIS SURVEY CONSISTS OF A NUMBERED SET OF SIX (6) SHEETS ISSUED CONCURRENTLY AND INDIVIDUAL SHEETS ARE NOT INTENDED TO STAND ALONE. SIGNIFICANT INFORMATION BEYOND THE DOBBS ROAD CORRIDOR IS SHOWN TO DOCUMENT THE CONNECTION BETWEEN RECORDED SUBDIVISIONS AND METES & BOUNDS DESCRIPTIONS BUT THIS IS NOT A CERTIFIED SURVEY OF SAID PARCELS. THIS SURVEY IS SUBJECT TO THE NOTES SHOWN HEREON.

ON THIS DAY, April 22, 2022

HEATHER WELCH-WESTFALL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6624



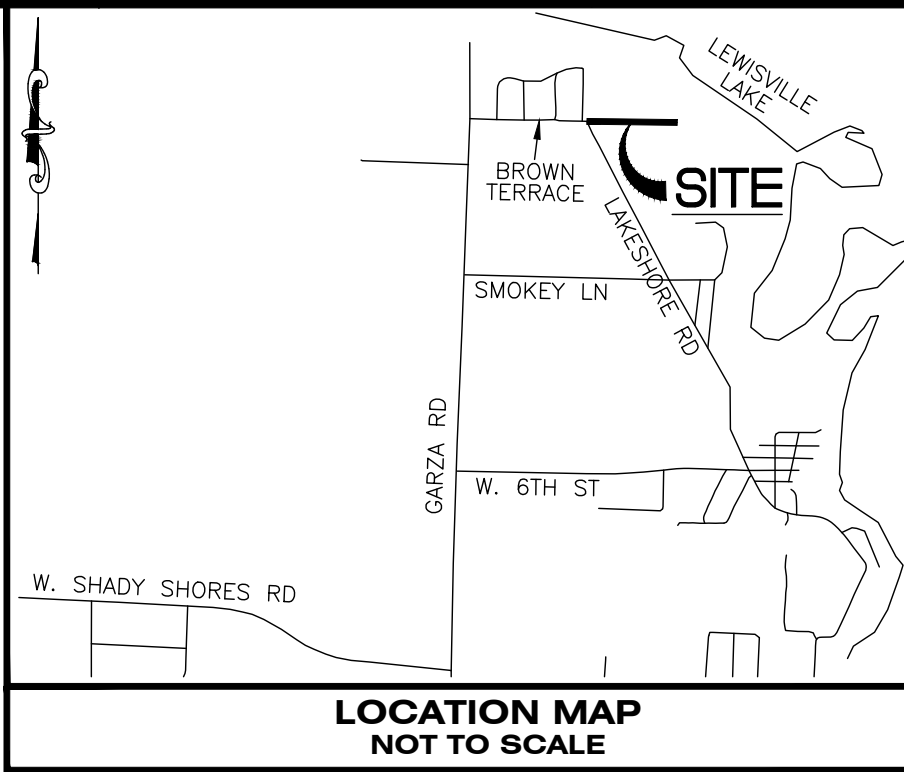
SURVEY NOTES:

- COORDINATES AND BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202). ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999852397861. COORDINATES ARE BASED UPON NORTH AMERICAN DATUM OF 1983 (NAD 83) CORS ADJUSTMENT BASED FROM REDUNDANT RTK GPS OBSERVATIONS.
- SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. THERE MAY BE EASEMENTS OR ENCUMBRANCES OF RECORD WHICH ARE NOT SHOWN ON THE SURVEY.
- SURVEYOR COORDINATED WITH THE TOWN OF SUNNYVALE IN RETRACING THE DEDICATED AND PRESCRIPTIVE RIGHT OF WAY.
- SURVEY ABSTRACT LINES SHOWN HEREON ARE APPROXIMATE BASED ON PUBLIC RECORD.
- SURVEYED ON THE GROUND IN OCTOBER AND NOVEMBER, 2021.

A SURVEY OF A PORTION OF
**BROWN TERRACE AND
KEATINGS KOVE ACRES**

IN THE
**BARTLET EAVES SURVEY
ABSTRACT NO. 388,
TOWN OF SHADY SHORES
DENTON COUNTY, TEXAS**

DRAWN BY WJH
CHECKED BY HWW
DRAWING SCALE
DATE 12/17/2021
Job Number 0160012012.007
Sheet Number 1 of 6

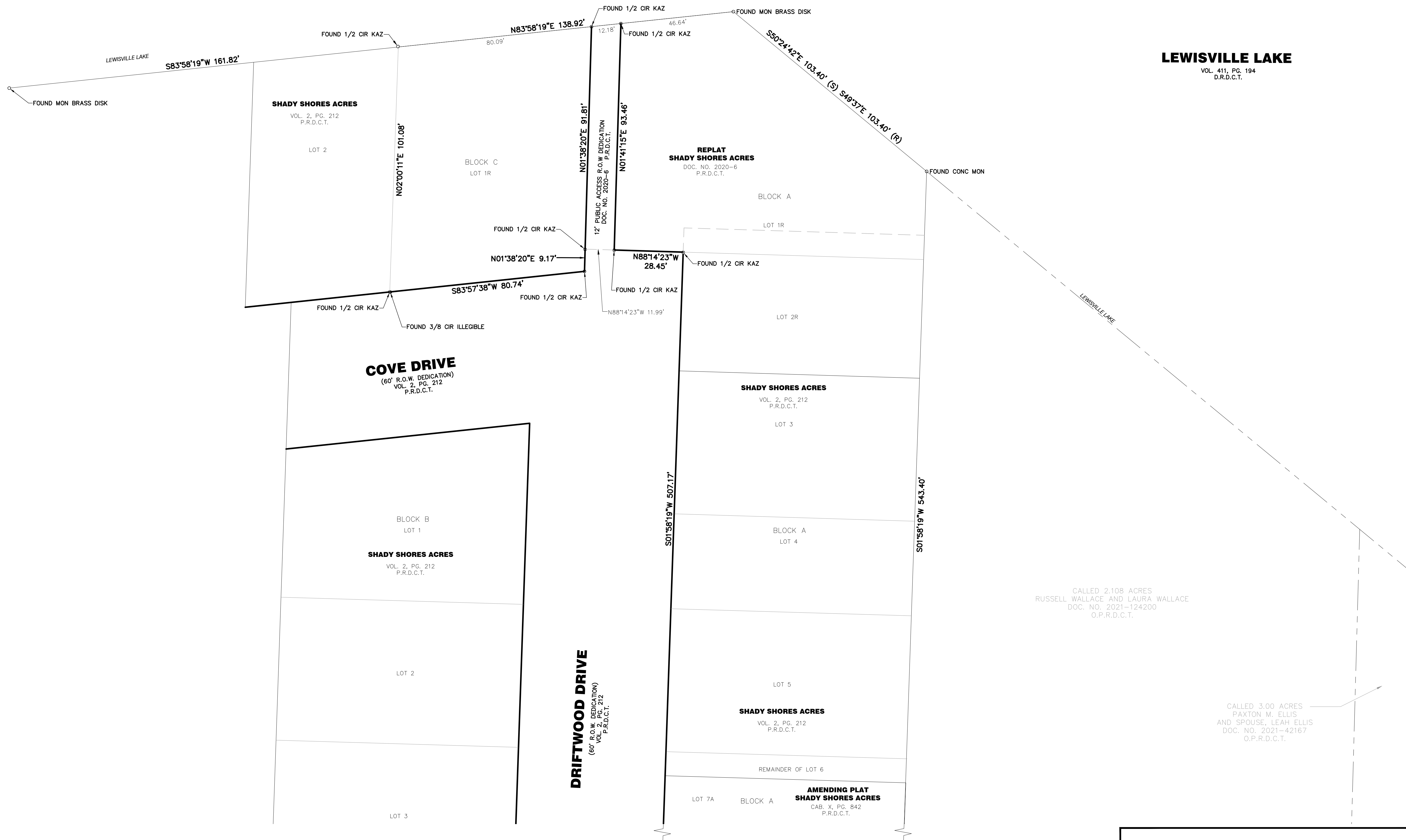
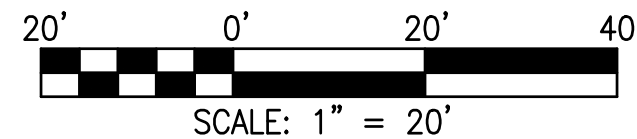


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**BROWN TERRACE &
KEATINGS KOVE ACRES**
**TOWN OF SHADY SHORES
DENTON COUNTY, TEXAS**
BOUNDARY SURVEY



LEWISVILLE LAKE
VOL. 411, PG. 194
D.R.D.C.T.

**A SURVEY OF A PORTION OF
BROWN TERRACE AND
KEATINGS KOVE ACRES
IN THE
BARTLET EAVES SURVEY
ABSTRACT NO. 388,
TOWN OF SHADY SHORES
DENTON COUNTY, TEXAS**

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**BROWN TERRACE &
KEATING'S KOVE ACRES**

**TOWN OF SHADY SHORES
DENTON COUNTY, TEXAS**

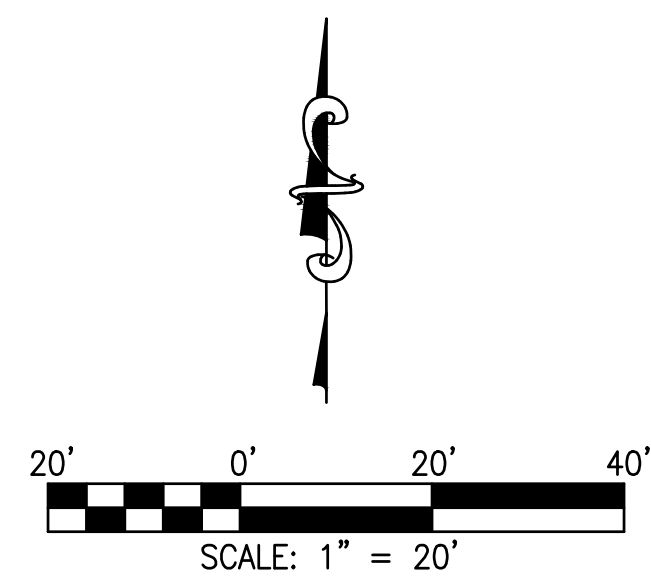
BOUNDARY SURVEY

DRAWN BY	WJH
CHECKED BY	HWW
DRAWING SCALE	1" = 20'
DATE	12/17/2021
<i>Job Number</i>	
0160012012.007	
<i>Sheet Number</i>	
2 of 6	

[illegible]

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BASELINE CORPORATION
Professional Surveyors

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VOL. 411, PG. 194
D.R.D.C.T.

KEATINGS KOVE SUBDIVISION
VOL. 395, PG. 139
P.R.D.C.T.

(UNNAMED ROAD)
[MIN. WIDTH = 26.06', MAX. WIDTH = 27.28'
(30' R.O.W. DEDICATION)
VOL. 395, PG. 139
D.R.D.C.T.]

KEATINGS KOVE SUBDIVISION
DOC. NO. 2016-187
P.R.D.C.T.

(UNNAMED ROAD)
[MIN. WIDTH = 25.63', MAX. WIDTH = 26.72']
(30' R.O.W. DEDICATION)
VOL. 395, PG. 139
D.R.D.C.T.

KEATINGS KOVE SUBDIVISION
VOL. 395, PG. 139
P.R.D.C.T.

REPLAT
KEATINGS KOVE SUBDIVISION
CAB. Y, PG. 542
P.R.D.C.T.

**IN THE
BARTLET EAVES SURVEY
ABSTRACT NO. 388,
TOWN OF SHADY SHORES
DENTON COUNTY, TEXAS**



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**BROWN TERRACE &
KEATING'S KOVE ACRES**

**TOWN OF SHADY SHORES
DENTON COUNTY, TEXAS**

BOUNDARY SURVEY

DRAWN BY	WJH
CHECKED BY	HWW
DRAWING SCALE	1" = 20'
DATE	12/17/2021
Job Number	
0160012012.007	
Sheet Number	
4 of 6	



LAKE SHORE DRIVE
(UNNAMED ROAD)
MIN. WIDTH = 39.95' MAX. WIDTH = 55.82'
(PUBLIC ROAD) DEDICATION
VOL. 399, PG. 139
D.A.D.C.

BLOCK A
LOT 38R2

(UNNAMED ROAD)
MIN. WIDTH = 33.58', MAX. WIDTH = 34.00'
(30' R.O.W. DEDICATION)
VOL. 395, PG. 139
D.R.D.C.T.

[MIN. WIDTH = 25.63', MAX. WIDTH = 26.72'
(30' R.O.W. DEDICATION)
VOL. 395, PG. 139
D.R.D.C.T. S8

S89°31'55"E 180.35'

VOL. 395, PG. 139
P.R.D.C.T.

[MIN. WIDTH = 28.82', MAX. WIDTH = 30.45'
(30' R.O.W. DEDICATION)
VOL. 395, PG. 139
D.R.D.C.T.

S89°23'47"E 314.83

VOL. 395, PG. 139
P.R.D.C.T.

BROWN TERRACE AND KEATINGS KOVE ACRES

**BARTLET LEAVES SURVEY
ABSTRACT NO. 388,
TOWN OF SHADY SHORES
DENTON COUNTY, TEXAS**

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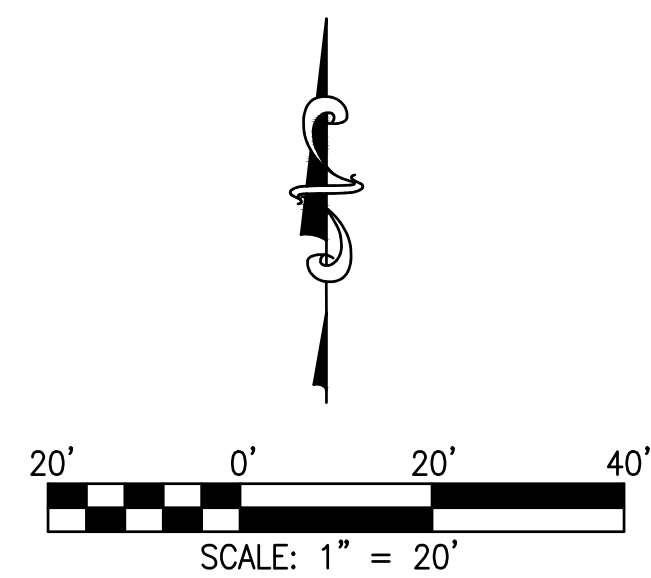
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KEATING'S KOVE ACRES**

**TOWN OF SHADY SHORES
DENTON COUNTY, TEXAS**

BOUNDARY SURVEY

DRAWN BY	WJH
CHECKED BY	HWW
DRAWING SCALE	1" = 20'
DATE	12/17/2021
<i>Job Number</i>	
0160012012.007	
<i>Sheet Number</i>	

5 of 6



DRAWN BY	WJH
CHECKED BY	HWW
DRAWING SCALE	1" = 20'
DATE	12/17/2021
Job Number	
0160012012.007	
Sheet Number	
6 of 6	

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**BROWN TERRACE &
KEATING'S KOVE ACRES**

**TOWN OF SHADY SHORES
DENTON COUNTY, TEXAS**

BOUNDARY SURVEY



BROWN TER

138037

26522

26519

78074

152155

26514

683499

26947

26953

75766

26971

611274