



**TOWN OF SHADY SHORES  
PLANNING AND ZONING COMMISSION  
SPECIAL CALLED SESSION  
MARCH 24, 2025; 6:30 PM  
SHADY SHORES COMMUNITY CENTER  
101 S. SHADY SHORES ROAD  
SHADY SHORES, TX 76208**

**AGENDA**

<https://shadyshorestx.civicclerk.com/>

1. CALL TO ORDER
2. ROLL CALL  
    Establish a quorum
3. REGULAR BUSINESS
  1. Minutes- Consider and act on approval of the February 13, 2025 meeting minutes.
  2. Public Hearing- Conduct a Public Hearing relative to a request for Preliminary Plat of the property legally known as 239 Garza Road (A0330A W.DURHAM, TR 124, 1.122 ACRES, OLD DCAD TR 18A(1) and 301 N. Garza Lane (A0330A W.DURHAM, TR 119,123, 25.64 ACRES, OLD DCAD TR #17(PT), 18A), 224 SMOKEY LANE (A0388A B.EAVES, TR 143, 32.742 ACRES, OLD DCAD TR # 8A) BROWN ADDN (SHADY SHORES) BLK A LOT 1 for a total of 60.50 acres. The property is currently zoned R-2000 and the applicant is proposing 87 residential lots and 9 open space lots.
    - A) Staff Report
    - B) Open Public Hearing
    - C) Applicant
    - D) Those in Favor
    - E) Those Opposed
    - F) Rebuttal if Desired
    - G) Close Public Hearing
  3. Action Regarding Public Hearing - Consider and act on a Preliminary Plat request of the property legally known as 239 Garza Road (A0330A W.DURHAM, TR 124, 1.122 ACRES, OLD DCAD TR 18A(1) and 301 N. Garza Lane (A0330A W.DURHAM, TR 119,123, 25.64 ACRES, OLD DCAD TR #17(PT), 18A), 224 SMOKEY LANE (A0388A B.EAVES, TR 143, 32.742 ACRES, OLD DCAD TR # 8A) BROWN ADDN (SHADY SHORES) BLK A LOT 1 for a total of 60.50 acres. The property is currently zoned R-2000 and the applicant is proposing 87 residential lots and 9 open space lots.
  4. Public Hearing- Conduct a Public Hearing relative to a request for Final Plat made by Dennis Herd for the property legally known as STEPHENS CORNER BLK A LOT 4(S PT)
    - A) Staff Report
    - B) Open Public Hearing
    - C) Applicant

- D) Those in Favor
- E) Those Opposed
- F) Rebuttal if Desired
- G) Close Public Hearing

5. Action Regarding Public Hearing- Consider and act on a request for Final Plat made by Dennis Herd for the property legally known as STEPHENS CORNER BLK A LOT 4(S PT)
6. Public Hearing- Conduct a Public Hearing relative to a request for Final Plat made by Brightland Homes LTD for the property described as 204 Dobbs Road.
  - A) Staff Report
  - B) Open Public Hearing
  - C) Applicant
  - D) Those in Favor
  - E) Those Opposed
  - F) Rebuttal if Desired
  - G) Close Public Hearing
7. Action Regarding Public Hearing- Consider and act upon a request for Final Plat made by Brightland Homes LTD for the property described as 204 Dobbs Road
8. Public Hearing- Conduct a Public Hearing relative to a request for a zoning change from R-2000 to Planned Development for the property known as THURMAN ADDN BLK 1 LOT 1RB AND A0388A B EAVES, TR 98F, 7.3087 ACRES, OLD DCAD TR #23M AND A0388A B.EAVES, TR 98L, 3.464 ACRES.
  - A) Staff Report
  - B) Open Public Hearing
  - C) Applicant
  - D) Those in Favor
  - E) Those Opposed
  - F) Rebuttal if Desired
  - G) Close Public Hearing

4. FUTURE AGENDA ITEMS

5. 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.

\_\_\_\_\_  
Amber Schuler, Deputy Town Secretary



SHADY SHORES PLANNING AND ZONING COMMISSION  
FEBRUARY 13, 2025; 6:30 PM  
SHADY SHORES COMMUNITY CENTER  
101 S. SHADY SHORES ROAD  
SHADY SHORES, TX 76208

MINUTES

Allen Lea	Chair	Present
Paul Brown	Vice- Chair	Present
Don Caver	Commissioner	Present
Nathan Abato	Commissioner	Absent
Frank Graham	Commissioner	Absent
Michael Young	Commissioner- Alternate	Absent
Randal DuPape	Commissioner- Alternate	Absent

**Staff present: Councilmember, Mike Knowles; Town Engineer, David Francis, Land Development Attorney, Cynthia Trevino; Town Administrator, Wendy Withers; Community Development, Katie Klein, Deputy Town Secretary, Amber Schuler**

1. CALL TO ORDER

2. ROLL CALL  
Establish a quorum

3. REGULAR BUSINESS

1. Minutes- Consider and act upon approval of the September 5, 2024, meeting minutes. Commissioner Brown made a motion to approve September 5, 2024, meeting minutes. The motion was seconded by Commissioner Caver and the motion carried.

2. Thoroughfare Plan-Consider and Act upon recommendation to Town Council to update the Town of Shady Shores Thoroughfare Plan.  
Town Engineer David Francis presented the commissioners with a proposed update to the thoroughfare plan. Commissioner Brown made a motion to recommend the updates to Town Council. Commissioner Caver seconded the motion, and the motion carried.
3. Review of the Right of Way Ordinance  
A discussion was held regarding the Right of Way Ordinance. No action was taken on this item.

4. WORKSESSION

1. Plat Training- Staff will present a refresher training session explaining plats/replats.  
This item was postponed to a future meeting.

5. FUTURE AGENDA ITEMS

No future agenda items were discussed.

6. ADJOURN

The meeting was adjourned at 7:03 p.m.

**Passed and approved this \_\_\_\_ day of \_\_\_\_\_, 2025**

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Allen Lea, Chairman

Attest:

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Amber Schuler, Deputy Town Secretary



<b>DATE:</b>	March 24, 2025
<b>TO:</b>	Planning and Zoning Commission
<b>FROM:</b>	municipal.court municipal.court, Municipal Court Administrator/Deputy Town Secretary
<b>SUBJECT:</b>	<p><b>Public Hearing- Conduct a Public Hearing relative to a request for Preliminary Plat of the property legally known as 239 Garza Road (A0330A W.DURHAM, TR 124, 1.122 ACRES, OLD DCAD TR 18A(1) and 301 N. Garza Lane (A0330A W.DURHAM, TR 119,123, 25.64 ACRES, OLD DCAD TR #17(PT), 18A), 224 SMOKEY LANE (A0388A B.EAVES, TR 143, 32.742 ACRES, OLD DCAD TR # 8A) BROWN ADDN (SHADY SHORES) BLK A LOT 1 for a total of 60.50 acres. The property is currently zoned R-2000 and the applicant is proposing 87 residential lots and 9 open space lots.</b></p> <p><b>A) Staff Report            B) Open Public Hearing            C) Applicant            D) Those in Favor            E) Those Opposed            F) Rebuttal if Desired            G) Close Public Hearing</b></p>

**BACKGROUND/INFORMATION:**

The subject property is currently zoned R-2000 and the proposed development of 87 single-family homes on 1/2 lots is in compliance with the existing zoning. The subject property is two tracts of land and the developer is asking for four (4) variances to the Subdivision Ordinance.

1. Exhibit 10A. Subdivision Ordinance - 7.6-A.2- Maximum Block Length

- The proposed block length, as measured along the frontage of the lots, is approximately 1,650 ft (1,320 ft maximum minimum according to ordinance)
- Access to the site is constrained by the shape of the property
- The proposed block length will allow the street to tie into the existing street in phase VI of Hidden Valley Airpark, providing an additional point of access.

2. Exhibit 10A. Subdivision Ordinance - 7.5-A.10-Thoroughfare Improvements

- Along with the construction of sidewalks along Garza Road the project will improve existing drainage conditions on Garza Road.
- The project will be responsible for construction of widened culverts along the property's frontage on Garza Road and dedicate the proportional right of way for streets abutting the property boundary.

3. Exhibit 10A. Subdivision Ordinance- 7.5-C.1 (Table 7.1)- Right-of-Way Width

- The proposed right-of-way width is 50 ft. (60 ft. minimum in ordinance).
- The narrow geometry is too narrow geometry of the site presents a challenge for builders to maintain necessary lot size and be able to utilize all floor plans for the homes.
- Like the Adkisson Ranch community adjacent to this property, Wild Oaks will maintain a similar feel with curb and gutter streets within a 50' right-of-way.

4. Exhibit 10A. Subdivision Ordinance- 7.6-B.6- Comer Lot Size

- Corner lots shall have a 15' side yard setback adjacent to a side street and maintain uniform dimensions with remainder of homes within the same block face
- The 10%-20% increase in lot size on comer lots creates a visual disparity with lots on the remainder of the block face. The 15' side yard requirements for comer lots provides ample space to adhere with the safety and visibility requirements of the Town.

**FINANCIAL IMPLICATIONS:**

**RECOMMENDATION/ACTION DESIRED:**

**ATTACHMENTS/SUPPORTING DOCUMENTATION:**

1. Engineer Letter Wild Oaks Preliminary Plat - Letter 03-19-2025
2. Elois Brown Denton CAD Property Detail
3. Laura Brown Denton CAD Property Detail
4. Laura Brown -- Plat Application (Owner form)
5. Revised Plat Wild Oaks Preliminary Plat - 3-19-2025
6. Wild Oaks Letter of Intent (Variances)
7. Wild Oaks Property Aerial

<b><u>REVIEWED BY:</u></b>

March 19, 2025

Via: E-Mail

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

**Re: Approval for Preliminary Plat – Wild Oaks Addition**  
Town of Shady Shores  
Project No. 0160012012

Dear Cindy Aughinbaugh:

On March 6, 2025 we received the following information:

- Preliminary Plat
- Letter of Intent (Variances)
- Property Aerial

After a review meeting held on March 10, 2025 with the developer and Town Staff, a revised Preliminary Plat was submitted by the developer on March 17, 2025 addressing the requested clarification of requested right-of-way dedication along Brown Terrace and Lakeshore Road.

Detention is the proposed method planned to meet drainage ordinance requirements. The developer was made aware of aesthetical requirements needed for these detention areas and structures, and agreed they would be provided. Sidewalks are proposed along Garza Rd frontages.

We have reviewed the conceptual layout for drainage, streets, water and sewer utilities location and find the acceptable. We find the preliminary plat acceptable, and we have reviewed the requested variances and recommend conditional approval of the Preliminary Plat provided that the following items are completed during subsequent submittals for construction plans and approval regarding the maximum block length variance:

1. A cul-de-sac is provided at the north end of the proposed Talon Drive. The Developer indicated this was possible during our review meeting March 10.
2. The developer will coordinate with Hidden Valley Airpark Association regarding acquiring either emergency access or permanent access. at the north end of the proposed Talon Drive.

Regards,

**Binkley & Barfield, Inc.**



**David Francis, PE**  
*Sr Project Manager*

dfrancis@dccm.com

Attachments (3):      Preliminary Plat (& concept plans)  
                                 Letter of Intent (Variances)  
                                 Property Aerial Exhibit

**GENERAL INFO**

**ACCOUNT**

Property ID: 38756  
 Geographic ID: A0388A-000-0143-0002  
 Type: R  
 Zoning:  
 Agent:  
 Legal Description: A0388A B. EAVES, TR 143, 32.742 ACRES, OLD DCAD TR #8A  
 Property Use:

**OWNER**

Name: BROWN, JAMES R  
 Secondary Name:  
 Mailing Address: 224 SMOKEY LN DENTON TX US 76208-7045  
 Owner ID: 294294  
 % Ownership: 100.00  
 Exemptions: HS - Homestead, OTHER

**LOCATION**

Address: 224 SMOKEY LN, SHADY SHORES TX 76208-7045  
 Market Area:  
 Market Area CD: DC34023  
 Map ID: SS01

**PROTEST**

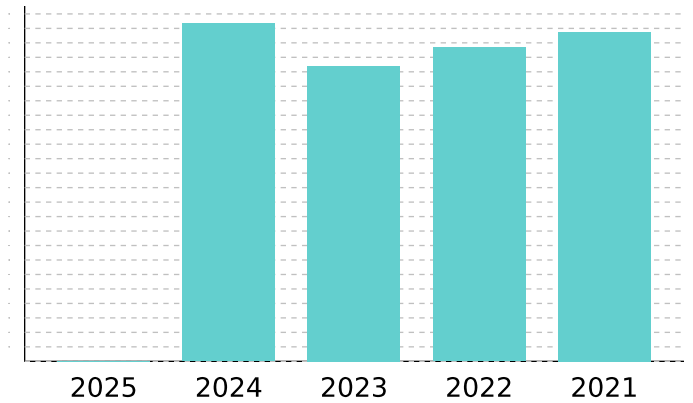
Protest Status:  
 Informal Date:  
 Formal Date:

**VALUES**

**CURRENT VALUES**

Land Homesite: N/A  
 Land Non-Homesite: N/A  
 Special Use Land Market: N/A  
 Total Land: N/A  
 Improvement Homesite: N/A  
 Improvement Non-Homesite: N/A  
 Total Improvement: N/A  
 Market: N/A  
 Special Use Exclusion (-): N/A  
 Appraised: N/A  
 Value Limitation Adjustment (-): N/A  
 Net Appraised: N/A

**VALUE HISTORY**



**VALUE HISTORY**

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2025	N/A	N/A	N/A	N/A	N/A	N/A
2024	\$1,480,415	\$12,009	\$1,434,089	\$58,335	\$2,402	\$55,933
2023	\$1,480,415	\$4,623	\$1,433,994	\$51,044	\$0	\$51,044
2022	\$1,419,571	\$9,616	\$1,374,977	\$54,210	\$2,265	\$51,945
2021	\$1,323,139	\$14,992	\$1,281,268	\$56,863	\$0	\$56,863

## TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
C34	SHADY SHORES TOWN OF	N/A	N/A	N/A
G01	DENTON COUNTY	N/A	N/A	N/A
S05	DENTON ISD	N/A	N/A	N/A
W02	LAKE CITIES MUA	N/A	N/A	N/A

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

## IMPROVEMENT

Improvement #1: **Mobile Home** Improvement Value: **N/A** Main Area: **1,075**  
 State Code: **E3** Description: Gross Building Area: **1,152**

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
MA	Main Area	MS2		1	1980	1980	624
AA	Attached Addition	MS2		1	1980	1980	451
OP	Open Porch	MS2		1	1980	1980	77

### Improvement Features

## LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
PN 3	NATIVE PASTURE III	31.7420	1,382,681	\$1.04	N/A	N/A
1	HOMESITE	1.0000	43,560	\$1.04	N/A	N/A

## DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
	CONV	CONVERSION	PRIOR OWNER	BROWN, JAMES R		966	859	

**GENERAL INFO**

**ACCOUNT**

Property ID: 98598  
 Geographic ID: A0388A-000-0142-0000  
 Type: R  
 Zoning:  
 Agent:  
 Legal Description: A0388A B. EAVES, TR 142, 4.155 ACRES, OLD DCAD TR #8A(3)  
 Property Use:

**OWNER**

Name: BROWN, JAMES R  
 Secondary Name:  
 Mailing Address: 224 SMOKEY LN DENTON TX US 76208-7045  
 Owner ID: 294294  
 % Ownership: 100.00  
 Exemptions:

**LOCATION**

Address: 224 SMOKEY LN, SHADY SHORES TX 76208-7045  
 Market Area:  
 Market Area CD: DC34023  
 Map ID: SS01

**PROTEST**

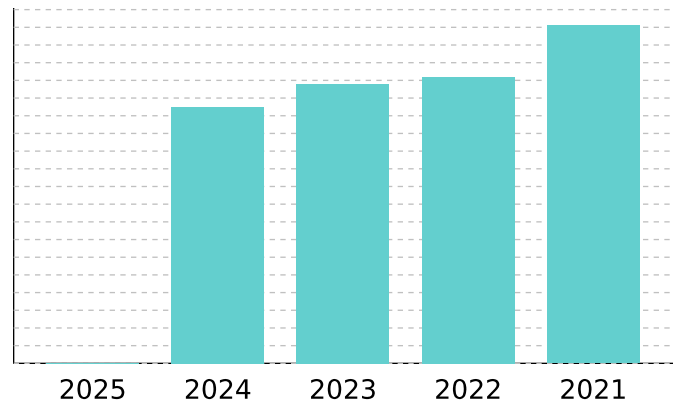
Protest Status:  
 Informal Date:  
 Formal Date:

**VALUES**

**CURRENT VALUES**

Land Homesite: N/A  
 Land Non-Homesite: N/A  
 Special Use Land Market: N/A  
 Total Land: N/A  
 Improvement Homesite: N/A  
 Improvement Non-Homesite: N/A  
 Total Improvement: N/A  
 Market: N/A  
 Special Use Exclusion (-): N/A  
 Appraised: N/A  
 Value Limitation Adjustment (-): N/A  
 Net Appraised: N/A

**VALUE HISTORY**



**VALUE HISTORY**

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2025	N/A	N/A	N/A	N/A	N/A	N/A
2024	\$169,079	\$0	\$168,934	\$145	\$0	\$145
2023	\$169,079	\$0	\$168,921	\$158	\$0	\$158
2022	\$162,131	\$0	\$161,969	\$162	\$0	\$162
2021	\$151,117	\$0	\$150,926	\$191	\$0	\$191

## TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
C34	SHADY SHORES TOWN OF	N/A	N/A	N/A
G01	DENTON COUNTY	N/A	N/A	N/A
S05	DENTON ISD	N/A	N/A	N/A
W02	LAKE CITIES MUA	N/A	N/A	N/A

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## IMPROVEMENT

### LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
PN 3	NATIVE PASTURE III	4.1550	180,992	\$0.93	N/A	N/A

### DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
	CONV	CONVERSION	PRIOR OWNER	BROWN, JAMES R		1297	0964	
	CONV	CONVERSION	BROWN, JAMES R	BROWN, JAMES R				

**GENERAL INFO**

**ACCOUNT**

Property ID: 251790  
 Geographic ID: SD2296A-00000A-0000-0001-0000  
 Type: R  
 Zoning:  
 Agent:  
 Legal Description: BROWN ADDN (SHADY SHORES)  
 BLK A LOT 1  
 Property Use:

**OWNER**

Name: BROWN, JAMES R  
 Secondary Name:  
 Mailing Address: 224 SMOKEY LN DENTON TX US 76208-7045  
 Owner ID: 294294  
 % Ownership: 100.00  
 Exemptions:

**LOCATION**

Address: N GARZA RD, SHADY SHORES TX 76208  
 Market Area:  
 Market Area CD: DC34023  
 Map ID: SS01

**PROTEST**

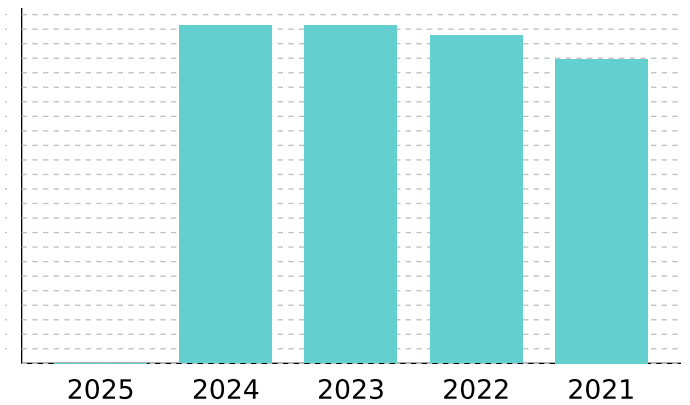
Protest Status:  
 Informal Date:  
 Formal Date:

**VALUES**

**CURRENT VALUES**

Land Homesite: N/A  
 Land Non-Homesite: N/A  
 Special Use Land Market: N/A  
 Total Land: N/A  
 Improvement Homesite: N/A  
 Improvement Non-Homesite: N/A  
 Total Improvement: N/A  
 Market: N/A  
 Special Use Exclusion (-): N/A  
 Appraised: N/A  
 Value Limitation Adjustment (-): N/A  
 Net Appraised: N/A

**VALUE HISTORY**



**VALUE HISTORY**

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2025	N/A	N/A	N/A	N/A	N/A	N/A
2024	\$23,249	\$0	\$0	\$23,249	\$0	\$23,249
2023	\$23,249	\$0	\$0	\$23,249	\$0	\$23,249
2022	\$22,561	\$0	\$0	\$22,561	\$0	\$22,561
2021	\$20,933	\$0	\$0	\$20,933	\$0	\$20,933

## TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
C34	SHADY SHORES TOWN OF	N/A	N/A	N/A
G01	DENTON COUNTY	N/A	N/A	N/A
S05	DENTON ISD	N/A	N/A	N/A
W02	LAKE CITIES MUA	N/A	N/A	N/A

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## IMPROVEMENT

### LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
8	RESIDENT LOT	0.5000	21,780	\$1.04	N/A	N/A

## DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
8/3/79	CONV	CONVERSION PRIOR OWNER		BROWN, JAMES R		966	859	

**GENERAL INFO**

**ACCOUNT**

Property ID: 36098  
 Geographic ID: A0330A-000-0119-0000  
 Type: R  
 Zoning:  
 Agent:  
 Legal Description: A0330A W. DURHAM, TR 119,123,  
 25.64 ACRES, OLD DCAD TR  
 17(PT),18A  
 Property Use:

**OWNER**

Name: BROWN, LAURA  
 Secondary Name:  
 Mailing Address: 3413 CAPETOWN DR DENTON TX US  
 76208-7652  
 Owner ID: 984738  
 % Ownership: 100.00  
 Exemptions:

**LOCATION**

Address: 301 N GARZA RD, SHADY SHORES  
 TX 76208-7203  
 Market Area:  
 Market Area CD: DC34023  
 Map ID: SS01

**PROTEST**

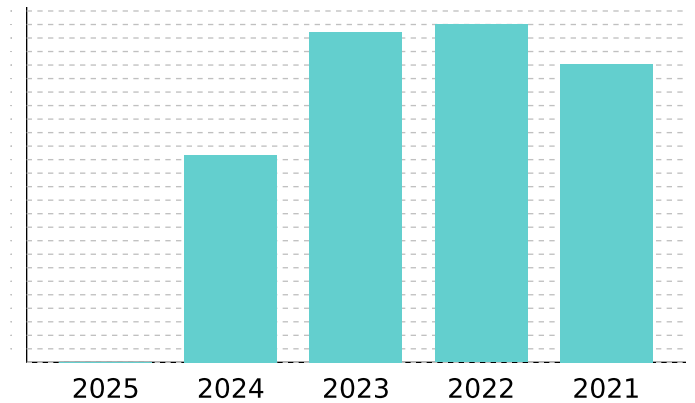
Protest Status:  
 Informal Date:  
 Formal Date:

**VALUES**

**CURRENT VALUES**

Land Homesite: N/A  
 Land Non-Homesite: N/A  
 Special Use Land Market: N/A  
 Total Land: N/A  
 Improvement Homesite: N/A  
 Improvement Non-Homesite: N/A  
 Total Improvement: N/A  
 Market: N/A  
 Special Use Exclusion (-): N/A  
 Appraised: N/A  
 Value Limitation Adjustment (-): N/A  
 Net Appraised: N/A

**VALUE HISTORY**



**VALUE HISTORY**

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2025	N/A	N/A	N/A	N/A	N/A	N/A
2024	\$1,258,071	\$26,887	\$1,208,142	\$76,816	\$0	\$76,816
2023	\$1,258,070	\$23,309	\$1,159,039	\$122,340	\$0	\$122,340
2022	\$1,239,771	\$27,356	\$1,142,143	\$124,984	\$0	\$124,984
2021	\$1,141,647	\$20,221	\$1,051,508	\$110,360	\$0	\$110,360

## TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
C34	SHADY SHORES TOWN OF	N/A	N/A	N/A
G01	DENTON COUNTY	N/A	N/A	N/A
S05	DENTON ISD	N/A	N/A	N/A
W02	LAKE CITIES MUA	N/A	N/A	N/A

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## IMPROVEMENT

Improvement #1: **Residential** Improvement Value: **N/A** Main Area: **1,056**  
 State Code: **E1** Description: **RESIDENCE** Gross Building Area: **1,216**

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
MA	Main Area	LW1		1	1965	1958	1,056
OP	Open Porch	LW1		1	1965	1958	160

### Improvement Features

MA Foundation: SLAB, Interior Finish: Sheetrock, Roof Covering: Composition Shingle, Heating/Cooling: Gas Stove, Heating/Cooling: Allowance, Flooring: Allowance, Accessories: Allowance

## LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
PN 3	NATIVE PASTURE III	24.6400	1,073,318	\$1.13	N/A	N/A
1	HOMESITE	1.0000	43,560	\$1.13	N/A	N/A

## DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
11/15/17	CD	CERTIFICATE OF DEATH	BROWN, LEON FRANKLIN &	BROWN, LAURA				SEE IMAGES/PT
9/15/17	GN	GENERAL WD	BROWN, LEON, BROWN, LEON	BROWN, LEON FRANKLIN &				2017-141676
7/8/13	CD	CERTIFICATE OF DEATH	BROWN, RUBY MURIEL FIPPS	BROWN, LEON FRANKLIN				2013-DEATH
3/3/10	DC	DEED OF CONVEYANC	BROWN, MURIEL	BROWN, RUBY MURIEL FIPPS				2010-20065
3/4/98	CD	CERTIFICATE OF DEATH	BROWN, CHESTER LEON	BROWN, MURIEL				
	CONV	CONVERSION PRIOR OWNER	BROWN, CHESTER LEON	BROWN, CHESTER LEON		418	137	

**GENERAL INFO**

**ACCOUNT**

Property ID: 36106  
 Geographic ID: A0330A-000-0124-0000  
 Type: R  
 Zoning:  
 Agent:  
 Legal Description: A0330A W. DURHAM, TR 124, 1.122 ACRES, OLD DCAD TR 18A(1)  
 Property Use:

**OWNER**

Name: BROWN, LAURA  
 Secondary Name:  
 Mailing Address: 3413 CAPETOWN DR DENTON TX US 76208-7652  
 Owner ID: 984738  
 % Ownership: 100.00  
 Exemptions:

**LOCATION**

Address: 239 N GARZA RD, SHADY SHORES TX 76208-7201  
 Market Area:  
 Market Area CD: DC34023  
 Map ID: SS01

**PROTEST**

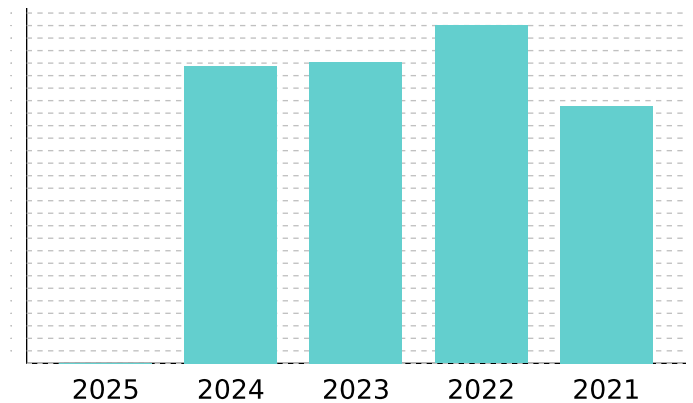
Protest Status:  
 Informal Date:  
 Formal Date:

**VALUES**

**CURRENT VALUES**

Land Homesite: N/A  
 Land Non-Homesite: N/A  
 Special Use Land Market: N/A  
 Total Land: N/A  
 Improvement Homesite: N/A  
 Improvement Non-Homesite: N/A  
 Total Improvement: N/A  
 Market: N/A  
 Special Use Exclusion (-): N/A  
 Appraised: N/A  
 Value Limitation Adjustment (-): N/A  
 Net Appraised: N/A

**VALUE HISTORY**



**VALUE HISTORY**

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2025	N/A	N/A	N/A	N/A	N/A	N/A
2024	\$75,735	\$43,009	\$0	\$118,744	\$0	\$118,744
2023	\$75,735	\$44,639	\$0	\$120,374	\$0	\$120,374
2022	\$76,016	\$58,995	\$0	\$135,011	\$0	\$135,011
2021	\$67,881	\$34,886	\$0	\$102,767	\$0	\$102,767

## TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
C34	SHADY SHORES TOWN OF	N/A	N/A	N/A
G01	DENTON COUNTY	N/A	N/A	N/A
S05	DENTON ISD	N/A	N/A	N/A
W02	LAKE CITIES MUA	N/A	N/A	N/A

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

## IMPROVEMENT

Improvement #1: **Residential** Improvement Value: **N/A** Main Area: **1,080**  
 State Code: **A1** Description: **RES** Gross Building Area: **1,520**

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
MA	Main Area	FW1		1	1975	1969	1,080
SA	STORAGE AREA	FW1		1	1975	1969	440

### Improvement Features

MA Plumbing: 2, Roof Covering: Composition Shingle, Interior Finish: Sheetrock, Number of Bedrooms: 3, Heating/Cooling: CHCA, Foundation: CONCRETE BLOCK, Heating/Cooling: Allowance, Flooring: Allowance, Accessories: Allowance, Bedrooms: 3, Fireplaces: S1 1

## LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
1	HOMESITE	1.1220	48,874.32	\$1.58	N/A	N/A

## DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
11/15/17	CD	CERTIFICATE OF DEATH	BROWN, LEON FRANKLIN &	BROWN, LAURA				SEE IMAGES/PT
9/15/17	GN	GENERAL WD	BROWN, LEON, BROWN, LEON	BROWN, LEON FRANKLIN &				2017-141676
	CONV	CONVERSION	PRIOR OWNER	BROWN, LEON		586	469	

**PLAT APPLICATION**

**APPLICANT**  
 Name DAN BELTRAN  
 Company SKORBERG COMPANY  
 Address 8214 WESTCLUSTER DR. Ste. 900  
 Town DALLAS State Tx  
 Zip 75225 Fax \_\_\_\_\_  
 Phone (832) 488-6649  
 E-mail DBELTRAN@SkorbergCompany.com

**OWNER (if different from applicant)**  
 Name Bonnie Brown - Representative  
 Company \_\_\_\_\_  
 Address 3413 Capetown Dr  
 Town Denton State TX  
 Zip 76208 Fax \_\_\_\_\_  
 Phone 940-391-7298  
 E-mail BONNIE@SUNNYSIDEPLAT.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: 239 + 301 N. GARZA RD. SHADY SHORES, TEXAS 76208

Legal description: Survey W.D. DURHAM Abstract No. 330  
B EAVES No. 388

Lot \_\_\_\_\_ Block \_\_\_\_\_ Total Acreage 26.76

**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 DAN BELTRAN (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.

[Signature]  
 APPLICANT SIGNATURE

3/6/2025  
 DATE

Laura Brown - OWNER  
 OWNER SIGNATURE

3/6/2025  
 DATE

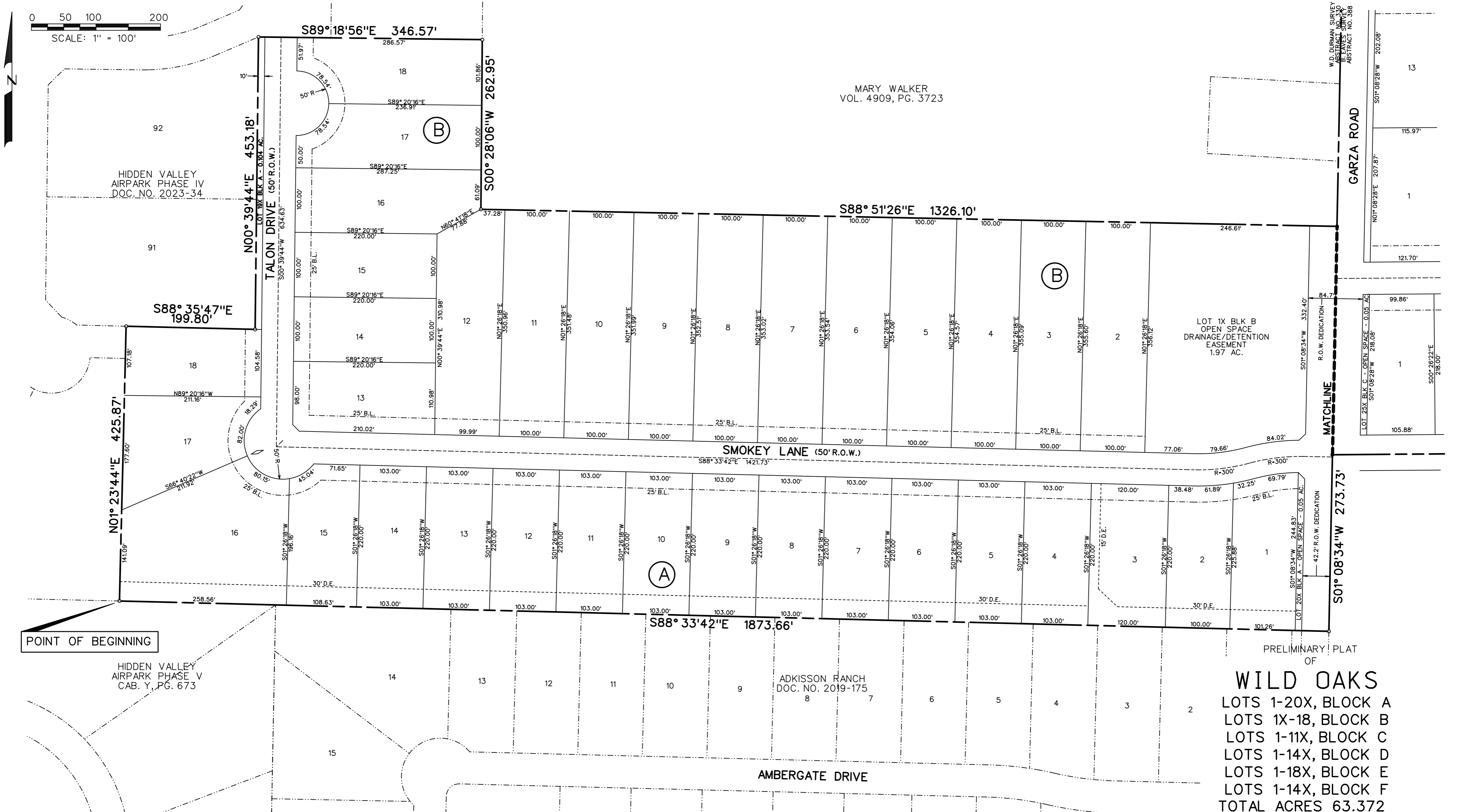
**OFFICE USE ONLY BELOW**

**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: \_\_\_\_\_

0 50 100 200  
SCALE: 1" = 100'



MARY WALKER  
VOL. 4909, PG. 3723

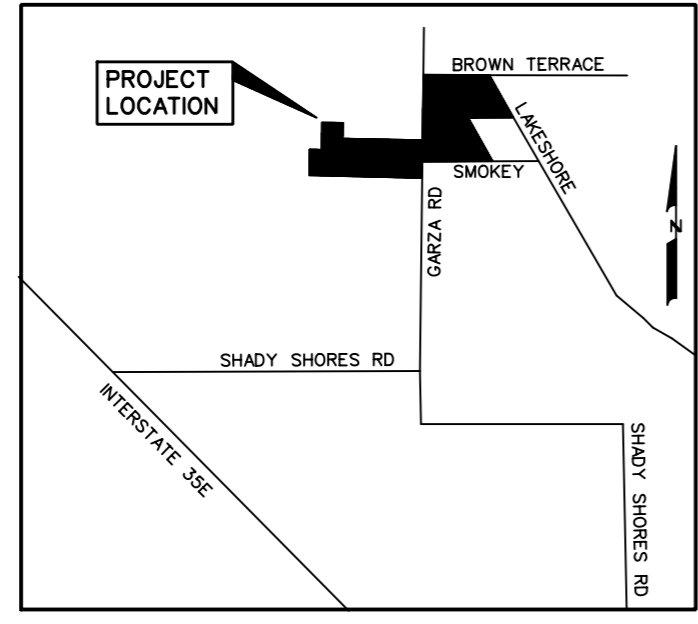
HIDDEN VALLEY  
AIRPARK PHASE IV  
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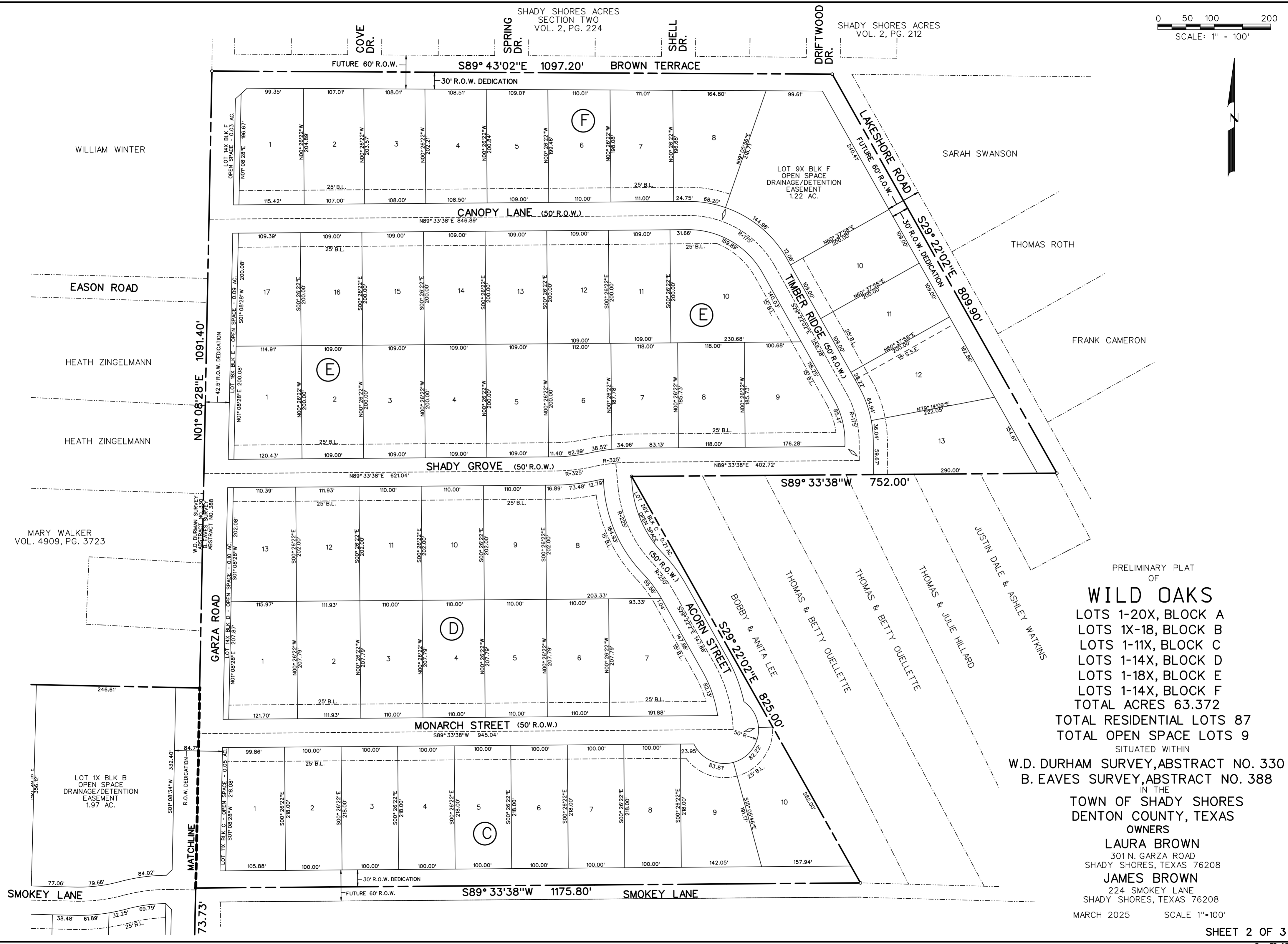
PRELIMINARY PLAT  
OF  
**WILD OAKS**  
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LOTS 1X-18, BLOCK B  
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TOTAL ACRES 63.372  
TOTAL RESIDENTIAL LOTS 87  
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SITUATED WITHIN  
W.D. DURHAM SURVEY, ABSTRACT NO. 330  
B. EAVES SURVEY, ABSTRACT NO. 388  
IN THE  
TOWN OF SHADY SHORES  
DENTON COUNTY, TEXAS  
OWNERS  
**LAURA BROWN**  
301 N. GARZA ROAD  
SHADY SHORES, TEXAS 76208  
**JAMES BROWN**  
224 SMOKEY LANE  
SHADY SHORES, TEXAS 76208



**LEGEND**  
B.L. - BUILDING LINE  
D.E. - DRAINAGE EASEMENT  
S.S.E. - SANITARY SEWER EASEMENT  
U.E. - UTILITY EASEMENT  
R.O.W. - RIGHT OF WAY  
H.O.A. - HOMEOWNERS ASSOCIATION

**Variations**

1. Developer will dedicate right-of-way to all abutting streets and construct sidewalks along Garza Rd, but will not be improve Garza Ln., Smokey Ln., Brown Terrace, or Lakeshore Rd. thoroughfares.
2. Right-of-way width for all residential streets shall be 50'.
3. The maximum block length shall be 1,650 linear feet for Smokey Ln.
4. Corner lot shall have a 15' side yard setback where adjacent to a side street in-lieu of 10%-20% increased lot size requirement.



PRELIMINARY PLAT  
OF  
**WILD OAKS**  
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SHADY SHORES, TEXAS 76208  
MARCH 2025 SCALE 1"=100'

LEGAL DESCRIPTION

Being, a tract of land situated in the W.D. Durham Survey, Abstract No. 330 and B. Eaves Survey, Abstract No. 388, being all of a 28.2 acre tract, as described in Doc. No. 2017-141676 of the Town of Shady Shores, Denton County, Texas and all of a 33.242 acre tract, as described in Vol. 966 Pg. 859 in said Deed Records and being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod found at the southwest corner of said 28.2 acre tract and being the most southerly southeast corner of Hidden Valley Airpark Phase IV, an addition to the City of Shady Shores, Texas, as described in Doc. No. 2023-34 in the Plat Records of Denton County, Texas same being in the north line of Hidden Valley Airpark Phase V, an addition to the City of Shady Shores, Texas, as described in Cab. Y, Pg. 673 in said Plat Records:

THENCE, North 01° 23' 44" East, along the west line of said 28.2 acre tract and the east line of said Hidden Valley Airpark Phase IV, for a distance of 425.87 feet, to a 5/16 inch iron rod found:

THENCE, South 88° 35' 47" East, continuing along said east and west lines, for a distance of 199.80 feet, to a 1/2 inch iron rod found:

THENCE, North 00° 39' 44" East, continuing along said lines, for a distance of 453.18 feet, to a 1/2 inch iron rod found:

THENCE, South 89° 18' 56" East, continuing along said lines, for a distance of 346.57 feet, to a 1/2 inch iron rod found at the most easterly southeast corner of said Hidden Valley Airpark Phase IV and being most northerly northeast corner of said 28.2 acre tract:

THENCE, South 00° 28' 06" West, along the north line of said 28.2 acre tract, for a distance of 262.95 feet, to a 1/2 inch iron rod set:

THENCE, South 88° 51' 26" East, along the north line of said 28.2 acre tract, for a distance of 1326.10 feet, to the northeast corner of said 28.2 acre tract and being in the west line of said 33.242 acre tract:

THENCE, North 01° 08' 28" East, along the west line of said 33.242 acre tract, for a distance of 1091.40 feet, to a 1/2 inch iron rod found at the northeast corner of said 33.242 acre tract:

THENCE, South 89° 43' 02" East, along the north line of said 33.242 acre tract, for a distance of 1097.20 feet, to a 1/2 inch iron rod found at the northeast corner of said 33.242 acre tract:

THENCE, South 29° 22' 02" East, along the east line of said 33.242 acre tract, for a distance of 809.90 feet, to a 1/2 inch iron rod found at the most easterly southeast corner of said 33.242 acre tract:

THENCE, South 89° 33' 38" West, along the south line of said 33.242 acre tract, for a distance of 752.00 feet, to a 1/2 inch iron rod found at an interior ellcorner of said 33.242 acre tract:

THENCE, South 29° 22' 02" East, along the east line of said 33.242 acre tract, for a distance of 825.00 feet, to a 1/2 inch iron rod found at the most southerly southeast corner of said 33.242 acre tract:

THENCE, South 89° 33' 38" West, along the south line of said 33.242 acre tract, for a distance of 1175.80 feet, at the southwest corner of said 33.242 acre tract and being in the east line of said 28.2 acre tract:

THENCE, South 01° 08' 34" West, along the east line of said 28.2 acre tract, for a distance of 273.73 feet, at the southeast corner of said 28.2 acre tract and being the northeast corner of Adkisson Ranch, an addition to the City of Shady Shores, as described in Doc. No. 2019-175 in said Plat Records:

THENCE, North 88° 33' 42" West, along the south line of said 28.2 acre tract and along the north line of said Adkisson Ranch, for a distance of 1873.66 feet, to the POINT OF BEGINNING and containing 65.372 acres of land.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS that I, WARREN L. CORWIN, do hereby certify that I prepared this Plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the Town of Shady Shores, Texas.

WARREN L. CORWIN
R.P.L.S. No. 4621

THE STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared WARREN L. CORWIN, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this day of , 2025.

NOTARY PUBLIC, STATE OF TEXAS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT we the aforesaid do hereby adopt this plat designating the herein above tract as "WILD OAKS" 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 of 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 system without the necessity at any time of procuring the permission of anyone.

WITNESS MY HAND AT Texas, this the day of , 2025.

LAURA BROWN

JAMES BROWN

THE STATE OF TEXAS
COUNTY OF DENTON

Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared LAURA BROWN, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this day of , 2025.

NOTARY PUBLIC, STATE OF TEXAS

THE STATE OF TEXAS
COUNTY OF DENTON

Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared JAMES BROWN, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this day of , 2025.

NOTARY PUBLIC, STATE OF TEXAS

RECOMMENDED FOR APPROVAL
Recommended for approval this day of A.D. 2025 by the Planning and Zoning Commission, Town of Shady Shores.

Chairperson, Planning and Zoning, Town of Shady Shores

APPROVED
Approved this day of A.D. 2025 by the Town Council, Town of Shady Shores.

Mayor, Town of Shady Shores

ATTESTED

Town Secretary

PRELIMINARY PLAT
OF

WILD OAKS

LOTS 1-20X, BLOCK A
LOTS 1X-18, BLOCK B
LOTS 1-11X, BLOCK C
LOTS 1-14X, BLOCK D
LOTS 1-18X, BLOCK E
LOTS 1-14X, BLOCK F
TOTAL ACRES 63.372

TOTAL RESIDENTIAL LOTS 87
TOTAL OPEN SPACE LOTS 9

SITUATED WITHIN

W.D. DURHAM SURVEY, ABSTRACT NO. 330
B. EAVES SURVEY, ABSTRACT NO. 388

IN THE
TOWN OF SHADY SHORES
DENTON COUNTY, TEXAS

OWNERS

LAURA BROWN

301 N. GARZA ROAD
SHADY SHORES, TEXAS 76208

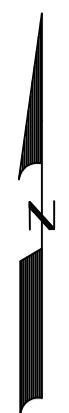
JAMES BROWN

224 SMOKEY LANE
SHADY SHORES, TEXAS 76208

MARCH 2025

0 50 100 200

SCALE: 1" = 100'



MARY WALKER  
VOL. 4909, PG. 3723

HIDDEN VALLEY  
AIRPARK PHASE IV  
DOC. NO. 2023-34

HIDDEN VALLEY  
AIRPARK PHASE V  
CAB. Y., PG. 673

ADKISSON RANCH  
DOC. NO. 2019-175

LOT 1X BLK B  
OPEN SPACE  
DRAINAGE/DETENTION  
EASEMENT  
1.97 AC.

PRELIMINARY  
WATER & SANITARY SEWER PLAN  
OF

### WILD OAKS

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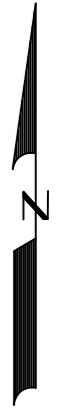
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












MARCH 2025 SCALE 1"=100'

#### LEGEND

- PROP. WATER LINE
- PROP. FIRE HYDRANT AND VALVE
- PROP. GATE VALVE
- PROP. FLUSH VALVE
- EXIST. WATER LINE
- EXIST. FIRE HYDRANT AND VALVE
- PROP. SANITARY SEWER
- PROP. MANHOLE
- PROP. CLEANOUT
- EXIST. SANITARY SEWER
- EXIST. MANHOLE
- PROP. STORM SEWER
- PROP. CURB INLETS
- PROP. CONC. HEADWALL



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PRELIMINARY  
WATER & SANITARY SEWER PLAN  
OF

**WILD OAKS**

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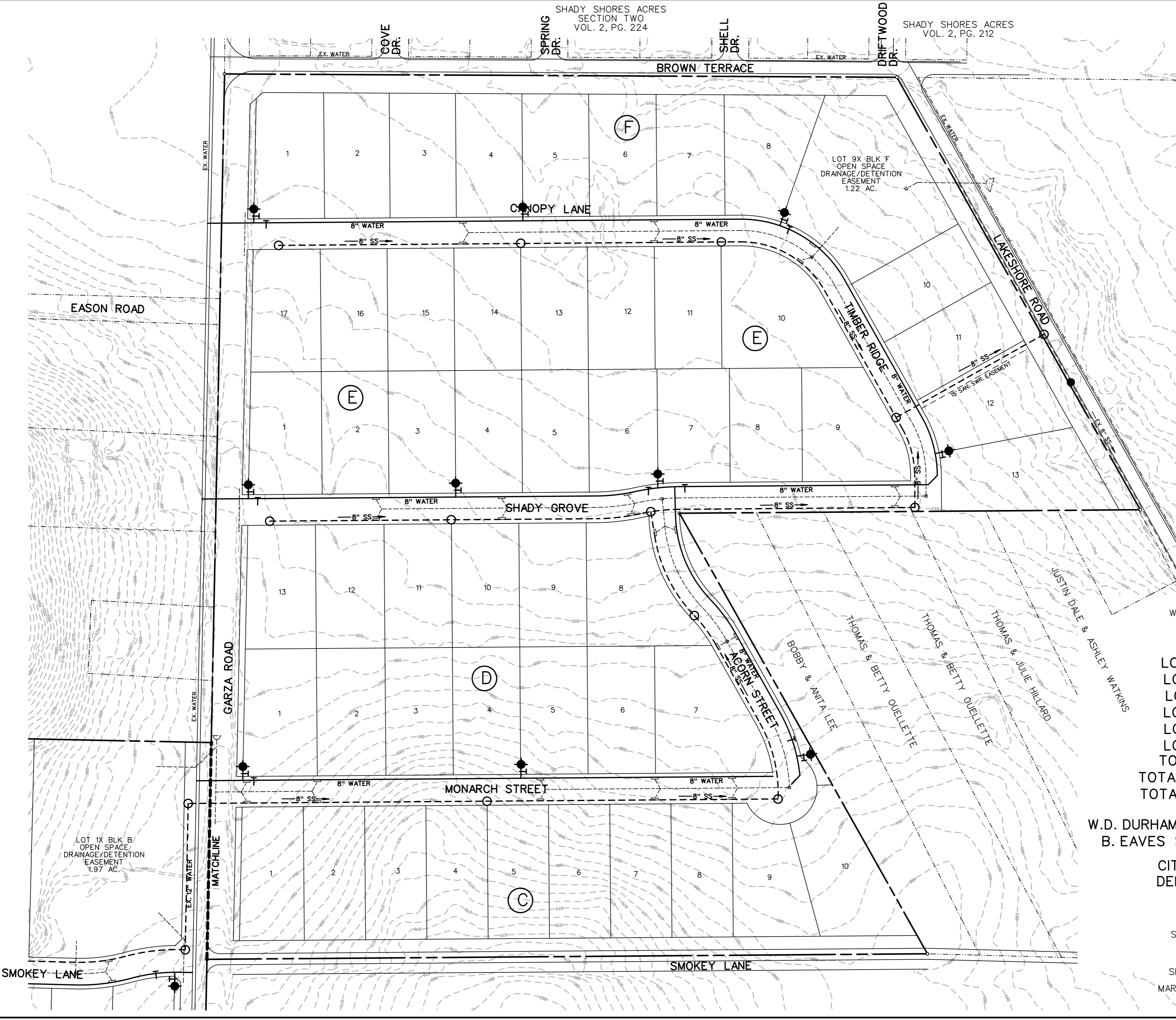
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301 N. GARZA ROAD  
SHADY SHORES, TEXAS 76208

**JAMES BROWN**  
224 SMOKEY LANE  
SHADY SHORES, TEXAS 76208

MARCH 2025 SCALE 1"=100'



EASON ROAD

GARZA ROAD

SMOKEY LANE

SMOKEY LANE

MONARCH STREET

SHADY GROVE

BROWN TERRACE

LAKESHORE ROAD

BOBBY & ANITA LEE

THOMAS & BETTY OUELLETTE

THOMAS & BETTY OUELLETTE

JUSTIN DALE & ASHLEY WATKINS

LOT 9X BLK F  
OPEN SPACE  
DRAINAGE/DETENTION  
EASEMENT  
1.22 AC.

LOT 1X BLK B  
OPEN SPACE  
DRAINAGE/DETENTION  
EASEMENT  
1.97 AC.

MATCHLINE

CANOPY LANE

ACORN STREET

THOMAS & BETTY OUELLETTE

THOMAS & BETTY OUELLETTE

JUSTIN DALE & ASHLEY WATKINS

TIMBER RIDGE

COVE DR.

SPRING DR.

SHELL DR.

DRIFTWOOD DR.

EX. WATER

EX. WATER

EX. WATER

EX. WATER

EX. WATER

EX. 12" WATER

8" WATER

8" WATER

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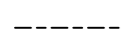
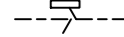
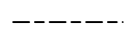


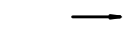
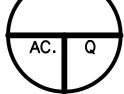
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SCALE: 1" = 100'



**LEGEND**

-  PROP. STORM SEWER
-  PROP. CURB INLETS
-  PROP. CONC. HEADWALL
-  EXIST. STORM SEWER
-  DRAINAGE AREA DIVIDE
-  FLOW ARROW
-  DRAINAGE AREA NO.

PRELIMINARY  
DRAINAGE AREA MAP  
OF

**WILD OAKS**

LOTS 1-20X, BLOCK A  
LOTS 1X-18, BLOCK B  
LOTS 1-11X, BLOCK C  
LOTS 1-14X, BLOCK D  
LOTS 1-18X, BLOCK E  
LOTS 1-14X, BLOCK F  
TOTAL ACRES 63.372  
TOTAL RESIDENTIAL LOTS 87  
TOTAL OPEN SPACE LOTS 9

SITUATED WITHIN  
W.D. DURHAM SURVEY, ABSTRACT NO. 330  
B. EAVES SURVEY, ABSTRACT NO. 388

IN THE  
CITY OF SHADY SHORES  
DENTON COUNTY, TEXAS

OWNERS

**LAURA BROWN**

301 N. GARZA ROAD  
SHADY SHORES, TEXAS 76208

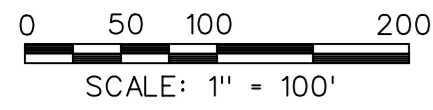
**JAMES BROWN**

224 SMOKEY LANE  
SHADY SHORES, TEXAS 76208

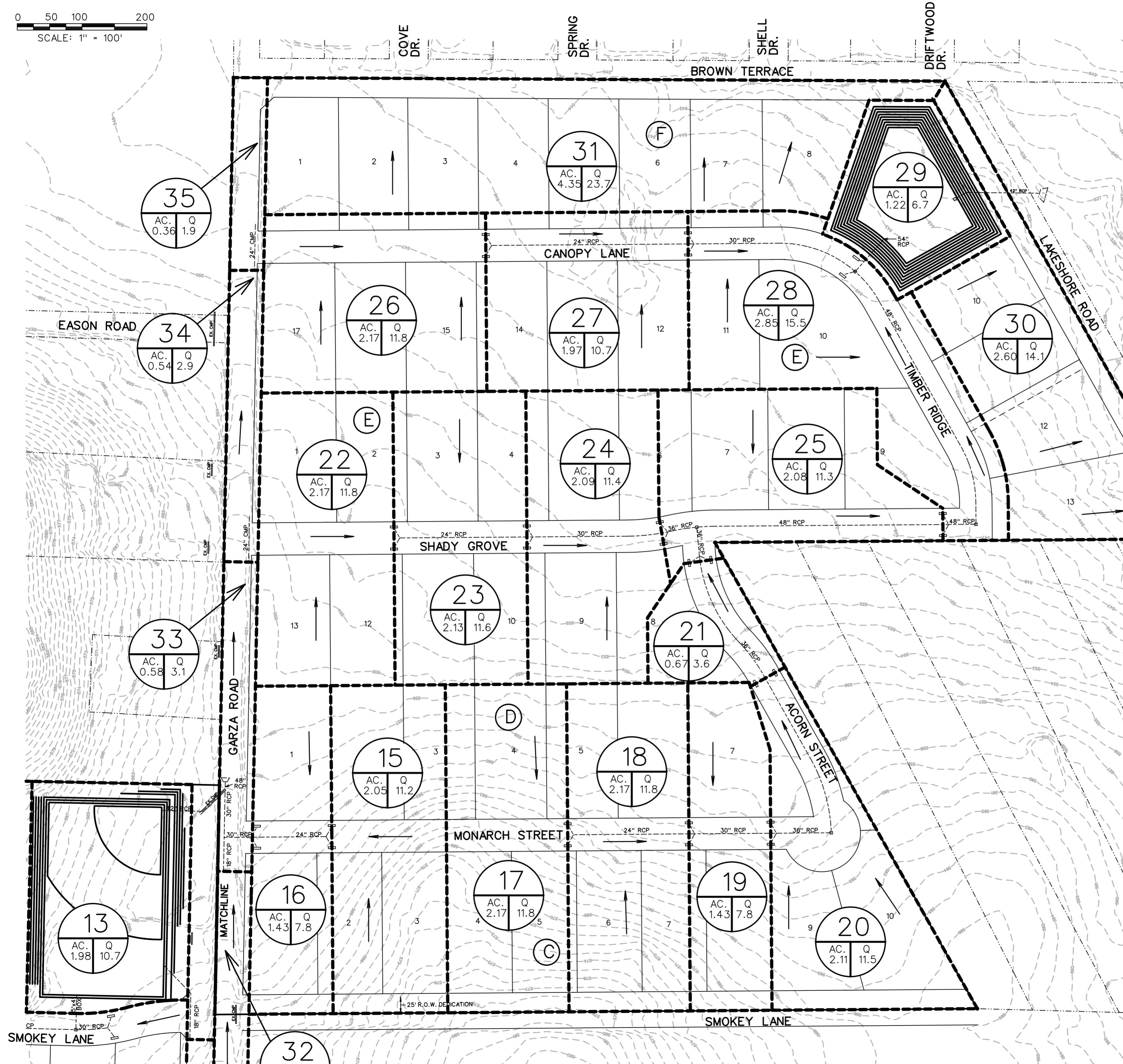
MARCH 2025

SCALE 1"=100'

SHEET 6 OF 7



PROPOSED CONDITIONS RUNOFF COMPUTATIONS								
Area #	Area (sf)	Area (acres)	Runoff Coefficient	CA	Cf	Tc (min)	I(100) (in/hr)	Q(100) (cfs)
1	83282	1.91	0.55	1.05	1.25	15	7.91	10.4
2	43266	0.99	0.55	0.55	1.25	15	7.91	5.4
3	103019	2.36	0.55	1.30	1.25	15	7.91	12.9
4	94416	2.17	0.55	1.19	1.25	15	7.91	11.8
5	94305	2.16	0.55	1.19	1.25	15	7.91	11.8
6	94452	2.17	0.55	1.19	1.25	15	7.91	11.8
7	94571	2.17	0.55	1.19	1.25	15	7.91	11.8
8	94690	2.17	0.55	1.20	1.25	15	7.91	11.8
9	94809	2.18	0.55	1.20	1.25	15	7.91	11.8
10	94304	2.16	0.55	1.19	1.25	15	7.91	11.8
11	296571	6.81	0.55	3.74	1.25	20.6	6.86	32.1
12	167345	3.84	0.55	2.11	1.25	15	7.91	20.9
13	86106	1.98	0.55	1.09	1.25	15	7.91	10.7
14	18967	0.44	0.55	0.24	1.25	15	7.91	2.4
15	89414	2.05	0.55	1.13	1.25	15	7.91	11.2
16	62184	1.43	0.55	0.79	1.25	15	7.91	7.8
17	94582	2.17	0.55	1.19	1.25	15	7.91	11.8
18	94582	2.17	0.55	1.19	1.25	15	7.91	11.8
19	62092	1.43	0.55	0.78	1.25	15	7.91	7.8
20	92055	2.11	0.55	1.16	1.25	15	7.91	11.5
21	29233	0.67	0.55	0.37	1.25	15	7.91	3.6
22	94535	2.17	0.55	1.19	1.25	15	7.91	11.8
23	92660	2.13	0.55	1.17	1.25	15	7.91	11.6
24	91066	2.09	0.55	1.15	1.25	15	7.91	11.4
25	90741	2.08	0.55	1.15	1.25	15	7.91	11.3
26	94632	2.17	0.55	1.19	1.25	15	7.91	11.8
27	85800	1.97	0.55	1.08	1.25	15	7.91	10.7
28	123943	2.85	0.55	1.56	1.25	15	7.91	15.5
29	53323	1.22	0.55	0.67	1.25	15	7.91	6.7
30	113138	2.60	0.55	1.43	1.25	15	7.91	14.1
31	189606	4.35	0.55	2.39	1.25	15	7.91	23.7
32	37289	0.86	0.55	0.47	1.25	15	7.91	4.7
33	25073	0.58	0.55	0.32	1.25	15	7.91	3.1
34	23616	0.54	0.55	0.30	1.25	15	7.91	2.9
35	15604	0.36	0.55	0.20	1.25	15	7.91	1.9



PRELIMINARY  
DRAINAGE AREA MAP  
OF  
**WILD OAKS**  
 LOTS 1-20X, BLOCK A  
 LOTS 1X-18, BLOCK B  
 LOTS 1-11X, BLOCK C  
 LOTS 1-14X, BLOCK D  
 LOTS 1-18X, BLOCK E  
 LOTS 1-14X, BLOCK F  
 TOTAL ACRES 63.372  
 TOTAL RESIDENTIAL LOTS 87  
 TOTAL OPEN SPACE LOTS 9  
 SITUATED WITHIN  
 W.D. DURHAM SURVEY, ABSTRACT NO. 330  
 B. EAVES SURVEY, ABSTRACT NO. 388  
 IN THE  
 CITY OF SHADY SHORES  
 DENTON COUNTY, TEXAS  
 OWNERS  
**LAURA BROWN**  
 301 N. GARZA ROAD  
 SHADY SHORES, TEXAS 76208  
**JAMES BROWN**  
 224 SMOKEY LANE  
 SHADY SHORES, TEXAS 76208  
 MARCH 2025 SCALE 1"=100'

March 6<sup>th</sup>, 2025

**Town of Shady Shores**

Attn: Wendy Withers  
101 South Shady Shores Rd.  
Shady Shores, Texas 76208

**Re: Wild Oaks Preliminary Plat – March 24<sup>th</sup> Special Session**

Town of Shady Shores Planning & Zoning Commission,

Skorburg Company is pleased to present our formal request for the Preliminary Plat of our Wild Oaks project be presented for consideration at the March 24<sup>th</sup> Planning and Zoning Commission Special Session. This Preliminary Plat is for the proposed development of 87 homes on the ±63.37 acre tract of land located in the W.D. Durham Survey, Abstract No. 330, and the B Eaves Survey, Abstract No. 388, Town of Shady Shores, Denton County, Texas, situated on Garza Road, north of Smokey Lane.

The subject property is zoned R-2000-1/2, and the proposed development of 87 single-family homes on half-acre lots is in compliance with the existing zoning. With the development of Wild Oaks, we aim to build a high quality, single-family community, which will maintain and reflect the attractiveness and beauty of the existing neighborhoods in Shady Shores. This community will bring premier residential living and enhance the tax base of the Town.

Due to the unique shape of the property making up the Wild Oaks development, the Preliminary Plat contains four variances required to complete this project in line with the quality envisioned for future Shady Shores residents and the improved drainage conditions for the existing residents nearby. The complete list of the requested variances for the Wild Oaks development are presented for consideration as follows:

- Exhibit 10A. Subdivision Ordinance – 7.6-A.2- Maximum Block Length
  - The proposed block length, as measured along the frontage of the lots, is approximately 1,650 ft (1,320 ft maximum minimum according to ordinance)
    - Access to the site is constrained by the shape of the property
    - The proposed block length will allow the street to tie into the existing street in phase VI of Hidden Valley Airpark, providing an additional point of access.
- Exhibit 10A. Subdivision Ordinance – 7.5-A.10 – Thoroughfare Improvements
  - Along with the construction of sidewalks along Garza Road the project will improve existing drainage conditions on Garza Road.
    - The project will be responsible for construction of widened culverts along the property’s frontage on Garza Road and dedicate the proportional right of way for streets abutting the property boundary.

- Exhibit 10A. Subdivision Ordinance – 7.5-C.1 (Table 7.1)- Right-of-Way Width
  - The proposed right-of-way width is 50 ft. (60 ft. minimum in ordinance).
    - The narrow geometry is too narrow geometry of the site presents a challenge for builders to maintain necessary lot size and be able to utilize all floor plans for the homes.
    - Like the Adkisson Ranch community adjacent to this property, Wild Oaks will maintain a similar feel with curb and gutter streets within a 50' right-of-way.
  
- Exhibit 10A. Subdivision Ordinance – 7.6-B.6- Corner Lot Size
  - Corner lots shall have a 15' side yard setback adjacent to a side street and maintain uniform dimensions with remainder of homes within the same block face.
    - The 10%-20% increase in lot size on corner lots creates a visual disparity with lots on the remainder of the block face. The 15' side yard requirements for corner lots provides ample space to adhere with the safety and visibility requirements of the Town.

We appreciate the opportunity to bring this project forward in the Town of Shady Shores.

Sincerely,

Skorburg Company

  
Dan Beltran, Development Associate





<b>DATE:</b>	March 24, 2025
<b>TO:</b>	Planning and Zoning Commission
<b>FROM:</b>	municipal.court municipal.court, Municipal Court Administrator/Deputy Town Secretary
<b>SUBJECT:</b>	<b>Action Regarding Public Hearing - Consider and act on a Preliminary Plat request of the property legally known as 239 Garza Road (A0330A W.DURHAM, TR 124, 1.122 ACRES, OLD DCAD TR 18A(1) and 301 N. Garza Lane (A0330A W.DURHAM, TR 119,123, 25.64 ACRES, OLD DCAD TR #17(PT), 18A), 224 SMOKEY LANE (A0388A B.EAVES, TR 143, 32.742 ACRES, OLD DCAD TR # 8A) BROWN ADDN (SHADY SHORES) BLK A LOT 1 for a total of 60.50 acres. The property is currently zoned R-2000 and the applicant is proposing 87 residential lots and 9 open space lots.</b>

**BACKGROUND/INFORMATION:**

The subject property is currently zoned R-2000 and the proposed development of 87 single-family homes on 1/2 lots is in compliance with the existing zoning. The subject property is two tracts of land and the developer is asking for four (4) variances to the Subdivision Ordinance.

1. Exhibit 10A. Subdivision Ordinance - 7.6-A.2- Maximum Block Length
  - The proposed block length, as measured along the frontage of the lots, is approximately 1,650 ft (1,320 ft maximum minimum according to ordinance)
  - Access to the site is constrained by the shape of the property
  - The proposed block length will allow the street to tie into the existing street in phase VI of Hidden Valley Airpark, providing an additional point of access.

2. Exhibit 10A. Subdivision Ordinance - 7.5-A.10-Thoroughfare Improvements

- Along with the construction of sidewalks along Garza Road the project will improve existing drainage conditions on Garza Road.
- The project will be responsible for construction of widened culverts along the property's frontage on Garza Road and dedicate the proportional right of way for streets abutting the property boundary.

3. Exhibit 10A. Subdivision Ordinance- 7.5-C.1 (Table 7.1)- Right-of-Way Width

- The proposed right-of-way width is 50 ft. (60 ft. minimum in ordinance).
- The narrow geometry is too narrow geometry of the site presents a challenge for builders to maintain necessary lot size and be able to utilize all floor plans for the homes.
- Like the Adkisson Ranch community adjacent to this property, Wild Oaks will maintain a similar feel with curb and gutter streets within a 50' right-of-way.

4. Exhibit 10A. Subdivision Ordinance- 7.6-B.6- Comer Lot Size

- Comer lots shall have a 15' side yard setback adjacent to a side street and maintain uniform dimensions with remainder of homes within the same block face
- The 10%-20% increase in lot size on comer lots creates a visual disparity with lots on the remainder of the block face. The 15' side yard requirements for comer lots provides ample space to adhere with the safety and visibility requirements of the Town.

**FINANCIAL IMPLICATIONS:**

**RECOMMENDATION/ACTION DESIRED:**

The Commission could approve both tracts of land or approve them separately as desired.

**ATTACHMENTS/SUPPORTING DOCUMENTATION:**

None

**REVIEWED BY:**



<b>DATE:</b>	March 24, 2025
<b>TO:</b>	Planning and Zoning Commission
<b>FROM:</b>	municipal.court municipal.court, Municipal Court Administrator/Deputy Town Secretary
<b>SUBJECT:</b>	Public Hearing- Conduct a Public Hearing relative to a request for Final Plat made by Dennis Herd for the property legally known as STEPHENS CORNER BLK A LOT 4(S PT) A) Staff Report B) Open Public Hearing C) Applicant D) Those in Favor E) Those Opposed F) Rebuttal if Desired G) Close Public Hearing

**BACKGROUND/INFORMATION:**

This request is for the Final Plat of the Subdivision known as the Herd Addition, 5-1-acre lots. The purpose of the final plat is to accept all improvements to the subdivision. The Town Engineer has approved the Plat for filing with Denton County contingent on adding the recording information for the wastewater easement which was dedicated to LCMUA during construction. The easement is shown on the Final Plat but needs to have the recording information added. The easement was granted to LCMUA on Sept 16, 2024 but has never been filed for record at Denton County.

**FINANCIAL IMPLICATIONS:**

**RECOMMENDATION/ACTION DESIRED:**

**ATTACHMENTS/SUPPORTING DOCUMENTATION:**

1. Herd Addtion - Town Eng - Letter 02-26-2025

**REVIEWED BY:**

February 26, 2025

Via: E-Mail

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

**Re: Approval for Filing Plat - Lots 1-5, Block A Herd Addition**  
Town of Shady Shores  
Project No. 0160012012

Dear Cindy Aughinbaugh:

On February 4, 2025 we received the following information:


1. Revised Final Plat for Lots 1-5, Block A Herd Addition (dated 1/21/2025)

The revisions were made to the plat since the initial Town approval in December 2022 to account for a widening of a private drainage easement along the rear yards of Lots 2 & 3 per Owner's desire to avoid grading a swale through trees, and to show a wastewater easement which was dedicated by the Owner to LCMUA during construction. This new wastewater easement resulted in needing only one wastewater line street crossing in lieu of multiple service crossings which would have also required substantial road repair given the existing wastewater main's depth and proximity to the edge of W Shady Shores Rd pavement. The dedicated easement served the Owner's desire to minimize tree removal along the lot frontages and also minimized the presence of LCMUA facilities in the parkway.

Based on our review and inspection of the subdivision's constructed improvements we recommend the Town grant final approval for filing the final plat contingent on adding the recording information for the wastewater easement which was dedicated to LCMUA during construction. The easement is shown on the Final Plat but needs to have the recording information added. The easement was granted to LCMUA on Sept 16, 2024 but has never been filed for record at Denton County. LCMUA stated that the easement should have been filed for record at Denton County and they are proceeding to do so at this time.

Regards,

**Binkley & Barfield, Inc.**



**David Francis, PE**  
*Sr Project Manager*  
dfrancis@dccm.com

Attachments (1): Final Plat

**SURVEYOR'S NOTES:**

- Bearings and distances are based on Texas State Plane Coordinate System, Texas North Central Zone 4202 North American Datum of 1983 (NAD 83) (U.S. Foot) with a combined scale factor of 1.000150630.
- This property lies within Zone "X" and Zone "X" Shaded of the Flood Insurance Rate Map for Denton County, Texas and Incorporated Areas, map no. 48121C0395H, dated June 19, 2020, via scaled map location and graphic plotting.
- Notice: Selling a portion of this addition by metes and bounds is a violation of Town subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
- The purpose of this plat is to take a portion of a platted lot and create 5 newly recorded lots.
- Cross-lot drainage is not allowed unless in a drainage easement.
- Private plumbing will not be allowed to cross property lines.
- All private drainage easements are to be maintained by the property owner.

**VICINITY MAP  
NOT TO SCALE**



**Lot Info Table:**

Lot 1, Block A - Residential 44,624 Square feet 1.024 Acres	Lot 5, Block A - Residential 43,557 Square feet 1.000 Acres
Lot 2, Block A - Residential 35,695 Square feet 0.819 Acres	
Lot 3, Block A - Residential 35,636 Square feet 0.818 Acres	
Lot 4, Block A - Residential 35,636 Square feet 0.818 Acres	

STATE OF TEXAS §  
COUNTY OF DENTON §

This is to certify that I, Mark N. Peoples, a Registered Professional Land Surveyor of the State of Texas, have platted the subdivision from an actual survey on the ground, and that this plat correctly records that survey made by me or under my direction and supervision.

**PRELIMINARY**

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT DATED 1/20/2025

Daniel L. Jackson, R.P.L.S.  
No. 5577

STATE OF TEXAS §  
COUNTY OF DENTON §

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

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

Notary Public in and for the State of Texas

STATE OF TEXAS §  
COUNTY OF DENTON §

WHEREAS D&J Herd, LLC are the owners of a 4.611 acre tract of land situated in the M.E.P. & P.R.R. Survey, Abstract Number 911, in the Town of Shady Shores, Denton County, Texas, being part of Lot 4, Block A, Stephens Corner Addition, an addition to the Town of Shady Shores, according to the plat thereof recorded in Cabinet R, Slide 345, Plat Records, Denton County, Texas, and being all of that same tract of land described to D&J Herd, LLC, in General Warranty Deed recorded in Document Number 2019-102994, Deed Records, Denton County, Texas, and being more particularly described by metes and bounds as follows; (bearings and distances are based on the state plane coordinate system, Texas North Central Zone (4202) North American Datum of 1983 (NAD 83)(US Foot) with a combined scale factor of 1.00015063);

BEGINNING at a 1/2-inch rebar found for the easternmost northeast corner of said Lot 4, and the southeast corner of Lot 1, Block A, of said Stephens Corner Addition, said point lying on the west right-of-way line of Lakeshore Road (a variable-width right-of-way);

THENCE South 03 degrees 52 minutes 38 seconds West, with the southernmost east line of said Lot 4, and with the west right-of-way line of said Lakeshore Road, a distance of 287.98 feet to a 1/2-inch rebar found for the southeast corner of said Lot 4; said point lying at the intersection of the west right-of-way line of said Lakeshore Road with the north right-of-way line of West Shady Shores Road (a variable-width right-of-way);

THENCE North 89 degrees 56 minutes 27 seconds West, with the south line of said Lot 4, and with the north right-of-way line of said West Shady Shores Road, a distance of 695.69 feet to a point for the southwest corner of said Lot 4, said point lying on the east line of that same tract of land described to Billy J. Hart, in Warranty Deed recorded in Document Number 2012-134767, Deed Records, Denton County, Texas, from said point a 1/2-inch rebar found bears South 49 degrees 39 minutes West, a distance of 0.04 feet;

THENCE North 02 degrees 33 minutes 43 seconds East, departing the north right-of-way line of said West Shady Shores Road, with the west line of said Lot 4, and the east line of said Hart Tract, a distance of 287.62 feet to a point for the southwest corner of Lot 4R-1, Block A, Stephens Corner Addition, an addition to the Town of Shady Shores, according to the plat thereof recorded in Document Number 2019-304, Plat Records, Denton County, Texas;

THENCE South 89 degrees 56 minutes 27 seconds East, departing the east line of said Hart tract, with the south line of said Lot 4R-1, passing at a distance of 493.36 feet a 1/2-inch rebar found for the southeast corner of Lot 4, of said Stephens Corner Addition, same being the southwest corner of said Lot 1, and continuing with the south line of said Lot 1 for a total distance of 702.31 feet to the POINT OF BEGINNING and containing 200,853 square feet or 4.611 acres of land, more or less.

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

THAT D&J Herd, LLC, the owner of land shown on this plat and whose name is subscribed hereto, and in person or through a duly authorized agent do hereby adopt this replat, designating the herein described property as **Herd Addition**, an addition to the Town of Shady Shores, Denton County, Texas, and does hereby dedicate to the use of public forever all streets, unless shown as private, and all easements shown and for the purposes indicated on this plat. The drainage easements that serve to recognize the known and obvious drainage ways used as natural water courses for the purpose of accommodating drainage are dedicated to the use of the public forever. No buildings or other improvements shall be constructed or placed upon, over or across the easements as shown on this plat. Any public utility, including the Town of Shady Shores, shall have the right to move and keep moved all or part of any building, tree, shrub, other growth or improvements which in any way endanger, or interfere with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat, and they shall have the right at all times to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

Signature \_\_\_\_\_

Printed Name \_\_\_\_\_

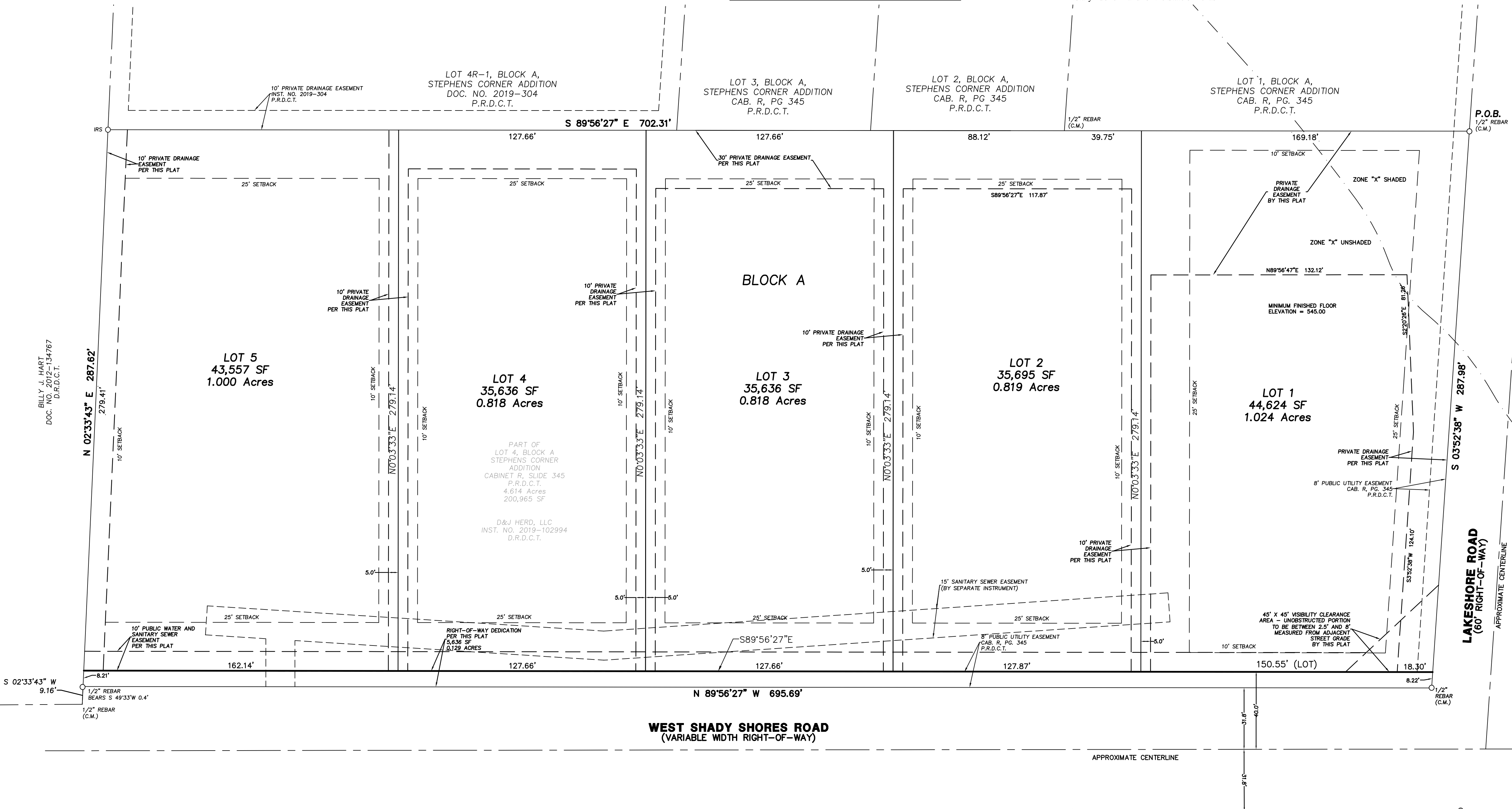
Title / Date \_\_\_\_\_

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

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

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

Notary Public in and for the State of Texas



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

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

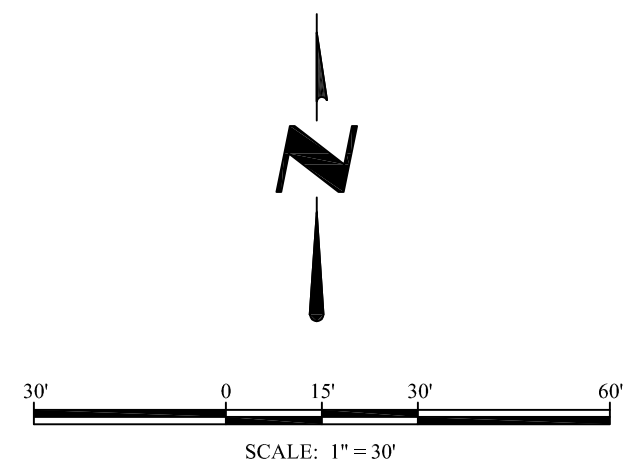
Mayor: \_\_\_\_\_

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

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

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

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



**OWNER/DEVELOPER**  
D&J Herd, LLC  
7142 Gregg Road  
Krum, Texas 76249

**WINDROSE**  
LAND SURVEYING | PLATTING  
1760 SOUTH STEMMONS FREEWAY, SUITE 180 | LEWISVILLE, TX 75067 | 214.217.2544  
FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM

DRAWN BY: M.D.H. DATE: 01/21/2025 CHECKED BY: D.L.J. JOB NO.: D57039

Point of Contact:  
Luke Jackson  
682-419-6934  
luke.jackson@windroseservices.com  
Last Revision Date: 01/21/2025

**FINAL PLAT**  
**LOTS 1-5, BLOCK A**  
**HERD ADDITION**  
Being 4.611 Acres  
Situated in the M.E.P. & P.R.R. Co Survey  
Abstract Number 911  
Being part of Lot 4, Block A of  
Stephens Corner Addition, an addition  
to the Town of Shady Shores  
Denton County, Texas

FOR DENTON COUNTY USE ONLY



<b>DATE:</b>	March 24, 2025
<b>TO:</b>	Planning and Zoning Commission
<b>FROM:</b>	municipal.court municipal.court, Municipal Court Administrator/Deputy Town Secretary
<b>SUBJECT:</b>	Action Regarding Public Hearing- Consider and act on a request for Final Plat made by Dennis Herd for the property legally known as STEPHENS CORNER BLK A LOT 4(S PT)

**BACKGROUND/INFORMATION:**

Approval of the final Plat of the Herd Addition contingent on adding the recording information for the wastewater easement which was dedicated to LCMUA during construction. The easement is shown on the Final Plat but needs to have the recording information added. The easement was granted to LCMUA on Sept 16, 2024 but has never been filed for record at Denton County.

**FINANCIAL IMPLICATIONS:**

**RECOMMENDATION/ACTION DESIRED:**

Approve the final plat. Suggested motion: *I make a motion to approve the final plat of the Herd Addition contingent on adding the recording information for the wastewater easement which was dedicated to LCMUA during construction. The easement is shown on the Final Plat but needs to have the recording information added. The easement was granted to LCMUA on Sept 16, 2024 but has never been filed for record at Denton County*

**ATTACHMENTS/SUPPORTING DOCUMENTATION:**

None

**REVIEWED BY:**



<b>DATE:</b>	March 24, 2025
<b>TO:</b>	Planning and Zoning Commission
<b>FROM:</b>	municipal.court municipal.court, Municipal Court Administrator/Deputy Town Secretary
<b>SUBJECT:</b>	Public Hearing- Conduct a Public Hearing relative to a request for Final Plat made by Brightland Homes LTD for the property described as 204 Dobbs Road. A) Staff Report B) Open Public Hearing C) Applicant D) Those in Favor E) Those Opposed F) Rebuttal if Desired G) Close Public Hearing

<b><u>BACKGROUND/INFORMATION:</u></b>
<b><u>FINANCIAL IMPLICATIONS:</u></b>
<b><u>RECOMMENDATION/ACTION DESIRED:</u></b>

**ATTACHMENTS/SUPPORTING DOCUMENTATION:**

1. Lakeshore Bluffs 3399-00-02 Final Plat
2. Engineer Lett Lakeshore Bluffs Final Plat - Letter 03-19-2025

**REVIEWED BY:**



**GENERAL NOTES**

1. THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND THE APPLICANT SHOULD CONTACT THE TOWN REGARDING ANY APPLICABLE FEES DUE.
2. BEARINGS AND COORDINATES ARE GRID BASED ON THE "TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE" AS DETERMINED BY GPS OBSERVATIONS. THE CONVERGENCE ANGLE AT THE POINT OF BEGINNING IS 0°48'02.7". ALL DISTANCES HAVE BEEN ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR IS 1.00014811127.
3. VISIBILITY TRIANGLES SHALL BE PROVIDED AT ALL PUBLIC OR PRIVATE STREET INTERSECTION IN ACCORDANCE WITH CURRENT ORDINANCE. THE AREA BETWEEN TWO AND ONE-HALF FEET AND EIGHT FEET IN HEIGHT, MEASURED FROM THE GRADE OF THE STREET ADJACENT TO THE VISIBILITY TRIANGLE. SHRUBS IN THIS AREA MUST BE KEPT TRIMMED SO AS TO BE SHORTER THAN TWO AND ONE-HALF FEET TALL AND TREES ARE TO BE KEPT TRIMMED SO AS NOT TO HAVE ANY SIDE BRANCHES BELOW EIGHT FEET.
4. THE PROPERTY OWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PERIMETER FENCING AND LOTS 1X AND 31X, BLOCK 1, LOT 1X, BLOCK 2 TO SERVE AS OPEN SPACE FOR LANDSCAPING WHICH WILL BE HELD IN COMMON OWNERSHIP. LOT 16X, BLOCK 1 TO SERVE AS A DETENTION POND AND LOT 17X, BLOCK 1 TO CONTAIN THE LIFT STATION TO BE HELD IN COMMON OWNERSHIP.
5. APPROXIMATE LOCATION OF THE 537 CONTOUR ELEVATION IS BASED ON THE SURVEY BY SPIARS ENGINEERING & SURVEYING DATED 04/13/2021.
6. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDINGS OF UTILITIES AND BUILDING CERTIFICATES.
7. THE PURPOSE OF THIS PLAT IS TO CREATE 57 RESIDENTIAL LOTS & 5 OPEN SPACE LOTS.
8. WATER AND SANITARY SEWER SERVICE TO BE PROVIDED BY LAKE CITIES MUNICIPAL UTILITY AUTHORITY.
9. RETAINING WALLS SHALL BE PERMITTED THROUGH THE TOWN OF SHADY SHORES AND MAINTAINED BY THE PROPERTY OWNERS ON THEIR PROPERTY AND BY THE HOA IN COMMON AREAS AND PUBLIC EASEMENTS.
10. NO BUILDINGS, FENCES, TREES, OR SHRUBS OR OTHER IMPROVEMENTS THAT MAY IMPEDE DRAINAGE SHALL BE PERMITTED IN PRIVATE DRAINAGE EASEMENTS.
11. PRIVATE DRAINAGE EASEMENTS SHALL BE MAINTAINED BY INDIVIDUAL LOT OWNERS. 5 FOOT WIDE PRIVATE DRAINAGE EASEMENTS ARE PARALLEL TO EACH SIDE LOT LINE.
12. ELEVATIONS BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.
13. MINIMUM FINISHED FLOOR ELEVATION FOR ALL LOTS SHALL BE 539'.
14. BY SCALED MAP LOCATION, THE SUBJECT PROPERTY IS LOCATED IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND ZONE "X", AREAS OF 0.2% ANNUAL CHANCE FLOOD, AND ZONE "AE" BASE FLOOD ELEVATIONS DETERMINED, ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 4812C0393H, DATED JUNE 19, 2020.
15. THE FOLLOWING LOTS ARE SUBJECT TO THE LAKE CITIES MUNICIPAL UTILITY AUTHORITY'S (LCMUA) LIFT STATION AFFIDAVIT REQUIREMENT:
  - LOTS 16X, 17X, AND 18 OF BLOCK 1
  - LOTS 1 AND 12 OF BLOCK 3
  - LOTS 1, 2, AND 3 OF BLOCK 4

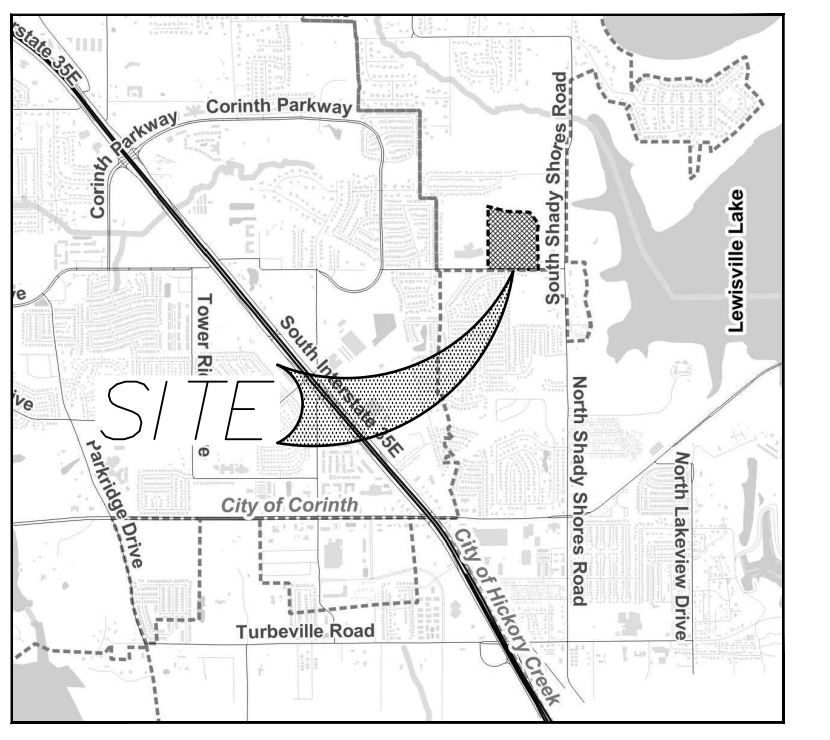
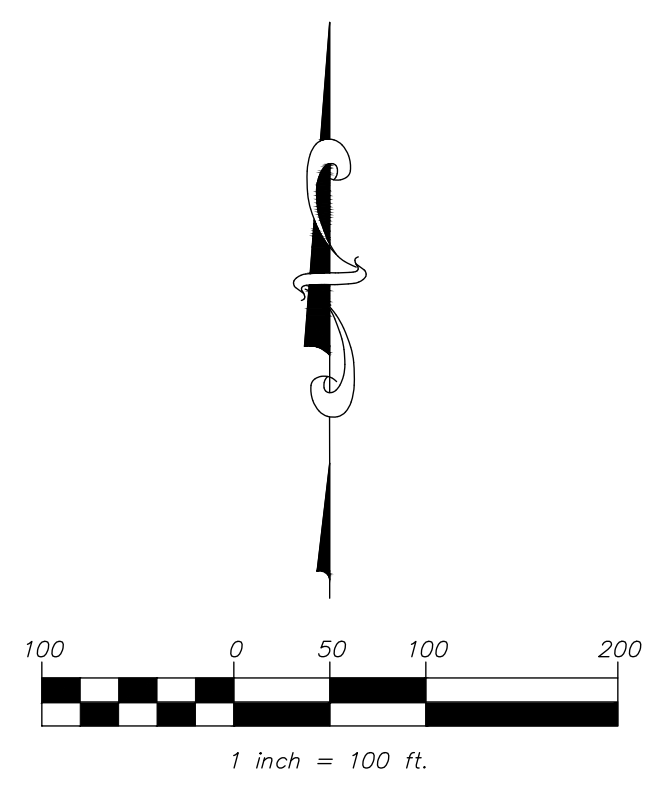
**NOTICE:**

THE LAKE CITIES MUNICIPAL UTILITY AUTHORITY (LCMUA), SHALL HAVE THE RIGHT TO, AT ALL TIMES AND WITH THE PERMISSION OF THE PROPERTY OWNER AND/OR HOA, ACCESS, PATROL, INSPECT, OPERATE, MAINTAIN, REPAIR OR REPLACE ALL PUBLIC WATER AND SANITARY SEWER FACILITIES, LOCATED WITHIN EASEMENTS AND/OR HOA LOTS SHOWN ON THIS PLAT. MAINTENANCE OF SAID EASEMENTS OR HOA LOTS SHALL BE THE RESPONSIBILITY OF THE LOT OWNER/HOA, AND LCMUA SHALL NOT BE RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF ANY IMPROVEMENTS (LANDSCAPING, IRRIGATION, DRAINAGE FACILITIES, SIGNAGE, LIGHTING, ETC.) LOCATED WITHIN THE EASEMENTS OR HOA LOTS SHOWN ON THIS PLAT.

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, ALL PERMANENT LAKE CITIES MUNICIPAL UTILITY AUTHORITY (LCMUA) EASEMENTS DEDICATED PER THIS PLAT WERE APPROVED AND ACCEPTED BY

SIGNED: \_\_\_\_\_

GENERAL MANAGER  
LCMUA



**VICINITY MAP**  
NO SCALE

**LEGEND/ABBREVIATIONS**

- CIRS 5/8" CAPPED IRON ROD SET STAMPED "MMA" (UNLESS OTHERWISE NOTED)
- CIRF CAPPED IRON ROD FOUND
- FND. FOUND
- IRF IRON ROD FOUND
- IFF IRON PIPE FOUND
- DRDCT DEED RECORDS DENTON COUNTY, TEXAS
- PRDCT PLAT RECORDS DENTON COUNTY, TEXAS
- OPRDCT OFFICIAL PUBLIC RECORDS DENTON COUNTY, TEXAS
- VOL. VOLUME
- PG. PAGE
- CC# COUNTY CLERK'S INSTRUMENT NUMBER
- ESMT. EASEMENT
- UE UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- PDE PRIVATE DRAINAGE EASEMENT
- SSE SANITARY SEWER EASEMENT
- WE WATER LINE EASEMENT
- PSWE PRIVATE SCREENING WALL ESMT.
- POB POINT OF BEGINNING
- MFF MINIMUM FINISHED FLOOR ELEVATION
- \* FEMA ELEVATION CERTIFICATE NOT REQUIRED
- BL BUILDING LINE
- [123] FRONTAGE LENGTH AT BL
- VT VISIBILITY TRIANGLE
- CM CONTROLLING MONUMENT
- ◆ STREET NAME CHANGE
- USACOE U.S. ARMY CORPS OF ENGINEERS

Recommended for Approval by Planning and Zoning Commission:

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

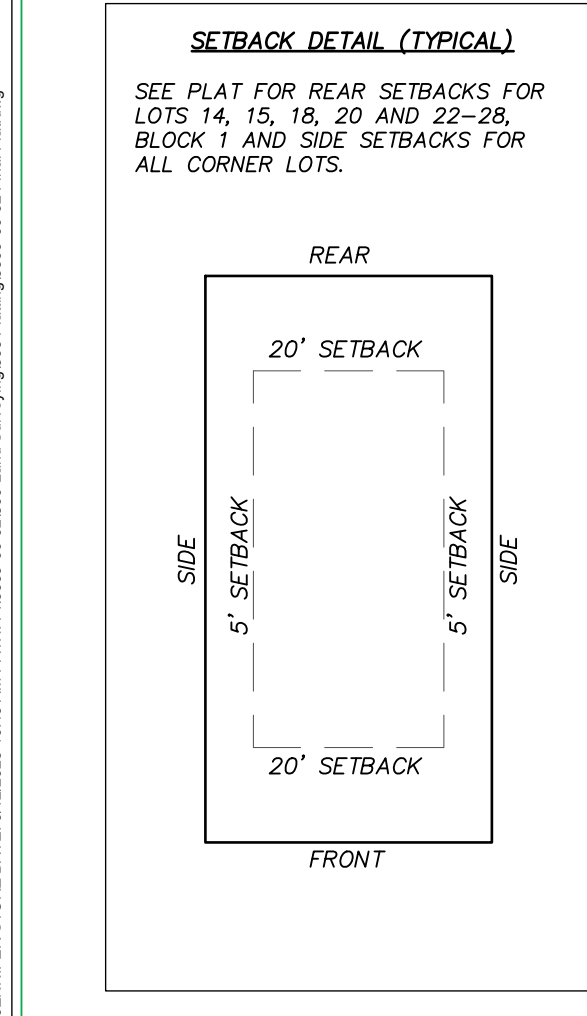
Approved by Town Council:

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

Attested by: \_\_\_\_\_

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

Date of Town Council Approval: \_\_\_\_\_



CURVE	RADIUS	ARC LENGTH	CURVE TABLE	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	50.00'	78.54'	90° 00' 00"	N 45°12'48" W	70.71'	
C2	500.00'	122.31'	14° 00' 57"	N 06°47'41" E	122.01'	
C3	50.00'	78.54'	90° 00' 00"	N 44°47'12" E	70.71'	
C4	50.00'	78.54'	90° 00' 00"	S 45°12'48" E	70.71'	
C5	50.00'	78.54'	90° 00' 00"	S 44°47'12" W	70.71'	
C6	75.00'	117.81'	90° 00' 00"	N 45°12'48" W	106.07'	
C7	525.00'	72.55'	7° 55' 05"	N 03°44'44" E	72.49'	
C8	10.50'	9.93'	54° 11' 04"	N 19°23'15" W	9.56'	
C9	55.00'	282.49'	294° 17' 07"	S 79°20'14" E	59.68'	
C10	10.50'	10.23'	55° 48' 29"	S 39°54'05" W	9.83'	
C11	475.00'	62.76'	7° 34' 13"	S 03°34'19" W	62.71'	
C12	75.00'	117.81'	90° 00' 00"	N 44°47'12" E	106.07'	
C13	75.00'	117.81'	90° 00' 00"	S 45°12'48" E	106.07'	
C14	75.00'	117.81'	90° 00' 00"	S 44°47'12" W	106.07'	
C15	20.50'	21.88'	61° 08' 56"	S 28°57'44" W	20.85'	
C16	35.50'	37.89'	61° 08' 56"	N 28°57'44" E	36.11'	

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 44°47'12" E	24.32'	L21	N 00°12'48" W	94.15'	L41	S 00°12'48" E	34.85'
L2	N 45°12'48" W	14.21'	L22	N 89°47'12" E	54.51'	L42	N 54°19'08" W	11.11'
L3	S 45°12'48" E	14.14'	L23	S 41°35'52" E	201.85'	L43	N 54°19'08" W	13.43'
L4	N 44°47'12" E	14.14'	L24	S 41°35'52" E	217.62'	L44	S 89°49'17" E	27.45'
L5	S 44°47'12" W	14.14'	L25	N 89°47'12" W	42.48'	L45	S 89°47'12" W	54.51'
L6	S 45°19'11" E	24.43'	L26	N 59°32'12" E	27.44'	L46	S 00°12'48" E	84.15'
L7	S 44°53'35" W	24.43'	L27	S 01°27'42" E	17.15'	L47	N 89°47'12" E	64.51'
L8	S 45°12'48" E	14.14'	L28	S 59°32'12" W	19.13'	L48	S 67°16'30" E	81.67'
L9	N 44°47'08" E	14.21'	L29	S 00°05'35" W	7.24'	L49	S 78°55'45" E	89.71'
L10	N 45°12'48" W	24.32'	L30	N 44°47'12" E	10.24'	L50	S 23°51'02" E	58.22'
L11	N 45°12'48" W	14.14'	L31	S 44°47'12" W	14.08'	L51	N 79°15'11" E	26.97'
L12	N 44°47'12" E	14.14'	L32	N 45°12'48" W	14.08'	L52	S 64°52'20" E	88.56'
L13	S 45°12'48" E	14.14'	L33	S 45°12'48" W	10.24'			
L14	S 44°47'12" W	14.14'	L34	S 44°53'35" W	10.26'			
L15	N 45°12'48" W	14.14'	L35	S 44°53'35" W	14.17'			
L16	N 44°47'12" E	14.14'	L36	N 45°19'11" W	14.16'			
L17	S 45°12'48" E	14.14'	L37	S 82°52'25" E	5.04'			
L18	S 44°47'12" W	14.14'	L38	N 00°05'23" E	258.16'			
L19	N 45°19'11" W	10.26'	L39	S 00°12'48" E	15.00'			
L20	S 01°36'45" E	7.24'	L40	N 00°12'48" W	19.71'			

LAND USE	LOTS	ACREAGE	SQUARE FEET
RIGHT-OF-WAY	N/A	5.92	257,832
OPEN SPACE	5	2.13	92,565
RESIDENTIAL LOT	57	21.95	956,229
TOTAL	62	30.00	1,306,626

BY: \_\_\_\_\_

BRIGHTLAND HOMES, LTD.

PRINTED NAME: \_\_\_\_\_

DATE: \_\_\_\_\_

OWNER:  
**GEHAN HOMES**  
(dba BRIGHTLAND HOMES)  
15725 N. DALLAS PARKWAY, STE. 300  
ADDISON, TX 75001  
CONTACT: TYLER WALTERS  
PHONE: 512-554-7808  
EMAIL: twalters@brightlandhomes.com

DEVELOPER:  
**BRIGHTLAND HOMES**  
15725 N. DALLAS PARKWAY, STE. 300  
ADDISON, TX 75001  
CONTACT: TYLER WALTERS  
PHONE: 512-554-7808  
EMAIL: twalters@brightlandhomes.com

**mima**  
civil engineering surveying landscape architecture planning  
license registration number: 1 - 2759  
license registration/number: 10088000  
519 east border  
billingsville, texas 76010  
817-469-1671  
fax: 817-274-8757  
www.mimatexas.com  
CONTACT: DOUGLAS COOPER, AICP  
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SHEET 1 OF 2

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS GEHAN HOMES, LTD., ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, IS THE SOLE OWNER OF A 30.00 ACRE TRACT OF LAND SITUATED IN THE J. G. BULLARD SURVEY, ABSTRACT NO. 1566, DENTON COUNTY, TEXAS;

BEING A 30.00 ACRE (1,307,000 SQUARE FOOT) TRACT OF LAND SITUATED IN THE J. G. BULLARD SURVEY, ABSTRACT NO. 1566, DENTON COUNTY, TEXAS AND BEING ALL OF A CALLED 30.006 ACRE TRACT OF LAND DESCRIBED IN DEED TO GEHAN HOMES, LTD. AS RECORDED IN DOCUMENT NO. 2022-41383, OFFICIAL RECORDS, DENTON COUNTY, TEXAS. SAID 30.00 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

(BEARINGS AND COORDINATES ARE GRID BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE" AS DETERMINED BY GPS OBSERVATIONS. THE CONVERGENCE ANGLE AT THE POINT OF COMMENCING IS 0°48'02.7". THE DISTANCES SHOWN WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00014811122)

BEGINNING AT A LEANING 1/2" IRON ROD FOUND (N: 7102427.06, E: 2417854.93) FOR THE COMMON SOUTHEAST CORNER OF SAID 30.00 ACRE TRACT AND THE SOUTHWEST CORNER OF A CALLED 0.970 ACRE TRACT CALLED TRACT 3 DESCRIBED IN DEED TO ROB KNIGHT AS RECORDED IN DOCUMENT NO. 2022-63817 OF SAID OFFICIAL RECORDS, SAID POINT BEING IN DOBBS ROAD, A PUBLIC RIGHT-OF-WAY AND BEING IN THE COMMON SOUTH BOUNDARY LINE OF SAID BULLARD SURVEY AND THE NORTH BOUNDARY LINE OF THE THOMAS WHITE SURVEY, ABSTRACT NO. 1376 OF SAID COUNTY;

THENCE, SOUTH 89°47'12" WEST, WITH SAID ROAD AND SAID COMMON LINE, A DISTANCE OF 1071.83 FEET [1072.02] TO A LEANING 1/2" IRON ROD FOUND IN ASPHALT FOR THE COMMON SOUTHWEST CORNER OF SAID 30.00 ACRE TRACT AND THE SOUTHEAST CORNER OF A CALLED 40 FOOT RIGHT-OF-WAY DEDICATION, SHADY SHORES ELEMENTARY SCHOOL ADDITION, LOT 1, BLOCK A, AN ADDITION TO THE TOWN OF SHADY SHORES AS SHOWN ON THE PLAT RECORDED IN CABINET W, PAGE 211, PLAT RECORDS, DENTON COUNTY, TEXAS;

THENCE, NORTH 00°05'35" EAST, WITH THE COMMON WEST BOUNDARY LINE OF SAID 30.00 ACRE TRACT AND THE EAST BOUNDARY LINE OF SAID SHADY SHORES ELEMENTARY SCHOOL ADDITION, AT 40.00 FEET PASSING A POINT FOR THE COMMON NORTHEAST CORNER OF SAID 40 FOOT RIGHT-OF-WAY DEDICATION AND THE SOUTHEAST CORNER OF LOT 1, BLOCK A OF SAID SHADY SHORES ELEMENTARY SCHOOL ADDITION, CONTINUING WITH THE COMMON WEST BOUNDARY LINE OF SAID 30.000 ACRE TRACT AND THE EAST BOUNDARY LINE OF SAID LOT 1, IN ALL A DISTANCE OF 1344.13 FEET [1344.23] TO A 1/2" IRON ROD FOUND FOR THE COMMON NORTHWEST CORNER OF SAID 30.000 ACRE TRACT AND THE SOUTHERNMOST NORTHEAST CORNER OF SAID LOT 1 AND BEING IN THE SOUTHEAST BOUNDARY LINE OF A CALLED 14.590 ACRE TRACT OF LAND CALLED TRACT NO. M-1101-2, GARZA-LITTLE ELM RESERVOIR (NOW KNOWN AS LEWISVILLE LAKE) DESCRIBED IN DEED TO THE UNITED STATES OF AMERICA AS RECORDED IN BOOK 411, PAGE 427, DEED RECORDS, DENTON COUNTY, TEXAS;

THENCE, WITH THE COMMON NORTHEAST BOUNDARY LINE OF SAID 30.00 ACRE TRACT AND SAID SOUTHEAST BOUNDARY LINE, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

SOUTH 75°38'58" EAST, AT 119.37 FEET PASSING A 3-1/4" BRASS CORPS OF ENGINEERS DISC FOUND IN CONCRETE (HEREINAFTER CALLED COE MONUMENT), CONTINUING IN ALL A DISTANCE OF 419.56 FEET [419.49] TO A COE MONUMENT FOUND,

SOUTH 87°56'19" EAST, A DISTANCE OF 477.04 FEET TO A COE MONUMENT FOUND FOR THE NORTHERNMOST NORTHEAST CORNER OF SAID 30.00 ACRE TRACT, AND

SOUTH 37°28'41" EAST, A DISTANCE OF 308.70 FEET [308.99] TO A LEANING 5/8" IRON ROD FOUND AT A FENCE CORNER POST FOR THE COMMON EASTERNMOST NORTHEAST CORNER OF SAID 30.000 ACRE TRACT AND A NORTH CORNER OF A CALLED 3.342 ACRE TRACT OF LAND DESCRIBED IN DEED TO SHAY SANDERS AS RECORDED IN DOCUMENT NO. 2017-141278 OF SAID OFFICIAL RECORDS;

THENCE, SOUTH 06°20'53" WEST, WITH THE COMMON EAST BOUNDARY LINE OF SAID 30.000 ACRE TRACT AND THE WEST BOUNDARY LINE OF SAID 3.342 ACRE TRACT, A DISTANCE OF 207.92 [207.31] FEET TO A 3"x3" CONCRETE MONUMENT WITH NAIL FOUND FOR THE COMMON SOUTHWEST CORNER OF SAID 3.342 ACRE TRACT AND THE NORTHWEST CORNER OF A CALLED 2.036 ACRE TRACT DESCRIBED IN DEED TO FRANK A. GRAHAM, CO-TRUSTEE, ETAL AS RECORDED IN DOCUMENT NO. 2007-101414 OF SAID OFFICIAL RECORDS;

THENCE, SOUTH 01°36'45" EAST, WITH SAID COMMON EAST BOUNDARY LINE AND THE WEST BOUNDARY LINE OF SAID 2.036 ACRE TRACT, PASSING A POINT FOR THE COMMON SOUTHWEST CORNER OF SAID 2.036 ACRE TRACT AND BEING THE NORTHWEST CORNER OF A CALLED 2.1018 ACRE TRACT, CONTINUING WITH SAID COMMON EAST BOUNDARY LINE AND THE WEST BOUNDARY LINE OF SAID 2.1018 ACRE TRACT, AT 300.82 FEET PASSING A POINT FOR THE COMMON SOUTHWEST CORNER OF SAID 2.1018 ACRE TRACT AND THE NORTHWEST CORNER OF A CALLED 0.96 ACRE TRACT (TRACT 1) DESCRIBED IN AFOREMENTIONED DEED (DOCUMENT NO. 2022-63817), FROM WHICH A 1/2" IRON ROD FOUND BEARS SOUTH 89°22'55" WEST, A DISTANCE OF 1.65 FEET; CONTINUING WITH SAID COMMON EAST BOUNDARY LINE AND THE WEST BOUNDARY LINE OF SAID 0.96 ACRE TRACT (TRACT 1), AT 451.08 FEET PASSING A POINT FOR THE COMMON SOUTHWEST CORNER OF SAID 0.96 ACRE TRACT (TRACT 1) AND THE NORTHWEST CORNER OF A CALLED 0.970 ACRE TRACT (TRACT 3) DESCRIBED IN SAID DEED (DOCUMENT NO. 2022-63817), FROM WHICH A LEANING 1/2" IRON ROD FOUND BEARS NORTH 89°58'32" EAST, A DISTANCE OF 1.61 FEET; CONTINUING WITH SAID COMMON EAST BOUNDARY LINE AND THE WEST BOUNDARY LINE OF SAID 0.970 ACRE TRACT, (TRACT 3) AT 737.87 FEET PASSING A 1/2" ALUMINUM CAPPED IRON ROD FOUND STAMPED "CROWLEY PIPELINE & LAND SURVEYING DONALD R. CROWLEY RPLS 5210" IN THE NORTH RIGHT-OF-WAY LINE OF THE AFORESAID DOBBS ROAD; CONTINUING WITH SAID COMMON LINE, IN ALL A DISTANCE OF 767.66 [767.75] FEET TO THE POINT OF BEGINNING AND BEING 30.00 ACRES OR 1,307,000 SQUARE FEET OF LAND, MORE OR LESS.

[ ] BRACKETS INDICATE RECORD CALLS.

NOW THEREFORE, KNOWN ALL MEN BY THESE PRESENTS

BRIGHTLAND HOMES, LTD. DOES HEREBY DEDICATE TO THE USE OF PUBLIC FOREVER ALL STREETS, UNLESS SHOWN AS PRIVATE, AND ALL EASEMENTS SHOWN AND FOR ALL PURPOSES ACCOMMODATING DRAINAGE TO THE USE OF PUBLIC FOREVER. NO BUILDINGS OR OTHER IMPROVEMENTS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN ON THIS PLAT. ANY PUBLIC UTILITY, INCLUDING THE TOWN OF SHADY SHORES, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, TREE SHRUB OTHER GROWTH OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND THEY SHALL HAVE THE RIGHT AT ALL TIMES TO INGRESS AND EGRESS UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, MAINTAIN AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, BRIGHTLAND HOMES, LTD., ACTING BY AND THROUGH THE UNDERSIGNED, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOT 1X, LOTS 2-15, LOTS 16X-17X, LOTS 18-30, LOT 31X, BLOCK 1, LOT 1X, LOTS 2-3, BLOCK 2, LOTS 1-12, BLOCK 3, LOTS 1-16, BLOCK 4, LAKESHORE BLUFFS, AN ADDITION TO THE TOWN OF SHADY SHORES, DENTON COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS, ALLEYS, EASEMENTS, PARKS AND OTHER OPEN SPACES SHOWN THEREON, EXCEPT THE PRIVATE EASEMENTS SHOWN THEREON. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTION OR COVENANTS, IF ANY, ON THIS PROPERTY.

PURSUANT TO SECTION 12.002 OF THE TEXAS PROPERTY CODE, I HAVE OBTAINED ORIGINAL TAX CERTIFICATES FROM EACH TAXING UNIT WITH JURISDICTION OVER EACH PARCEL OF REAL PROPERTY IN SAID SUBDIVISION INDICATING THAT NO DELINQUENT AD VALOREM TAXES ARE OWED ON THE REAL PROPERTY WHICH IS THE SUBJECT OF THE PLAT OR REPLAT I HAVE SUBMITTED TO THE TOWN OF SHADY SHORES, DENTON COUNTY, TEXAS FOR FILING AND RECORDING WITH THE DENTON COUNTY CLERK'S OFFICE.

WITNESS MY HAND THIS THE \_\_\_ DAY OF \_\_\_\_\_, 2025.

GRANTOR:

BRIGHTLAND HOMES, LTD.
A TEXAS LIMITED PARTNERSHIP

BY: SPENCER WILSON

ITS: DIVISION PRESIDENT

STATE OF TEXAS §
COUNTY OF TARRANT §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_ DAY OF \_\_\_\_\_, 2025, BY SPENCER WILSON, DIVISION PRESIDENT, BRIGHTLAND HOMES, LTD., A TEXAS LIMITED PARTNERSHIP.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: \_\_\_\_\_

COMMISSION EXPIRES: \_\_\_\_\_

SURVEYOR'S CERTIFICATE

THIS IS TO STATE THAT I, LON E. WHITTEN, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL ON THE GROUND SURVEY, AND THAT ALL LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVE SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THE PROPERTY AS DETERMINED BY A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

LON E. WHITTEN DATE: MARCH 12, 2025
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5893

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LON E. WHITTEN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS \_\_\_ DAY OF \_\_\_\_\_, 2025

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

FINAL PLAT
LAKESHORE BLUFFS

LOTS 1X, LOTS 2-15, LOTS 16X-17X, LOTS 18-30, LOT 31X, BLOCK 1, LOTS 1X, LOTS 2-3, BLOCK 2, LOTS 1-12, BLOCK 3, LOTS 1-16, BLOCK 4

AN ADDITION TO THE TOWN OF SHADY SHORES DENTON COUNTY, TEXAS
BEING 30.00 ACRES OF LAND SITUATED IN THE J. G. BULLARD SURVEY, ABSTRACT NO. 1566 TOWN OF SHADY SHORES DENTON COUNTY, TEXAS

57 BUILDABLE LOTS
5 OPEN SPACE LOTS

MARCH 2025

SURVEYOR/ENGINEER:



civil engineering surveying landscape architecture planning

lspels registration number: 1 - 2759
lspels registration/license number: 10088000
519 east border

orllington, texas 76010
817-469-1671
fax: 817-274-8757
www.mmatexas.com

CONTACT: DOUGLAS COOPER, AICP
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SHEET 2 OF 2

OWNER:
GEHAN HOMES
(dba BRIGHTLAND HOMES)
15725 N. DALLAS PARKWAY, STE. 300
ADDISON, TX 75001
CONTACT: TYLER WALTERS
PHONE: 512-554-7808
EMAIL: twalters@brightlandhomes.com

DEVELOPER:
BRIGHTLAND HOMES
15725 N. DALLAS PARKWAY, STE. 300
ADDISON, TX 75001
CONTACT: TYLER WALTERS
PHONE: 512-554-7808
EMAIL: twalters@brightlandhomes.com

March 19, 2025

Via: E-Mail

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

**Re: Approval for Final Plat – Lakeshore Bluffs Addition**  
Town of Shady Shores  
Project No. 0160012012

Dear Cindy Aughinbaugh:

On March 12, 2025 we received the following information:


- Final Plat for Lakeshore Bluffs Additions Lots 1X, Lots 2-15, Lots 16X-17X, Lots 18-30, Lot 31X, Block 1, Lots 1X, Lots 2-3, Block 2, Lots 1-12, Block 3, Lots 1-16 Block 4 (dated March 2025)

The plat is acceptable and we recommend conditional approval for filing pending the following conditions are met:

1. The Town's upcoming review of the subdivision's constructed improvements is deemed acceptable, and the Town will issue an acceptance letter.
2. Receiving all required maintenance bonds from the Developer.
3. Receiving LCMUA approval of their improvements to file the Final Plat.

Regards,

**Binkley & Barfield, Inc.**



**David Francis, PE**  
*Sr Project Manager*  
dfrancis@dccm.com

Attachments (1): Final Plat



<b>DATE:</b>	March 24, 2025
<b>TO:</b>	Planning and Zoning Commission
<b>FROM:</b>	municipal.court municipal.court, Municipal Court Administrator/Deputy Town Secretary
<b>SUBJECT:</b>	<b>Action Regarding Public Hearing- Consider and act upon a request for Final Plat made by Brightland Homes LTD for the property described as 204 Dobbs Road</b>

**BACKGROUND/INFORMATION:**

Consider and act on accepting the final plat and all improvements to the subdivision known as Lakeshore Bluffs. The Town Engineer's approval letter is attached with the following contingencies:

1. The Town's upcoming review of the subdivision's construction improvements is deemed acceptable, and the Town will issue an acceptance letter.
2. Receiving all required maintenance bonds from the Developer
3. Receiving LCMUA approval of their improvements to the file the Final Plat.

**FINANCIAL IMPLICATIONS:**

**RECOMMENDATION/ACTION DESIRED:**

Approve the plat with contingencies:  
***I motion to approve the final plat for Lakeshore Bluffs contingent upon the following: 1. The Town's upcoming review of the subdivision's construction improvements is deemed acceptable, and the Town will***

*issue an acceptance letter. 2. Receiving all required maintenance bonds from the Developer 3. Receiving LCMUA approval of their improvements to the file the Final Plat.*

**ATTACHMENTS/SUPPORTING DOCUMENTATION:**

None

**REVIEWED BY:**



<b>DATE:</b>	March 24, 2025
<b>TO:</b>	Planning and Zoning Commission
<b>FROM:</b>	municipal.court municipal.court, Municipal Court Administrator/Deputy Town Secretary
<b>SUBJECT:</b>	<p>Public Hearing- Conduct a Public Hearing relative to a request for a zoning change from R-2000 to Planned Development for the property known as THURMAN ADDN BLK 1 LOT 1RB AND A0388A B EAVES, TR 98F, 7.3087 ACRES, OLD DCAD TR #23M AND A0388A B.EAVES, TR 98L, 3.464 ACRES.</p> <p>A) Staff Report          B) Open Public Hearing          C) Applicant          D) Those in Favor          E) Those Opposed          F) Rebuttal if Desired          G) Close Public Hearing</p>

**BACKGROUND/INFORMATION:**

Conduct a public hearing relative to a request made by LYFE for a zoning change from R-2000 to Planned Development. Engineering Comments are attached. There will be no action taken on this item tonight. However, it will be considered at the April 10, 2025, Planning and Zoning Commission Meeting.

**FINANCIAL IMPLICATIONS:**

**RECOMMENDATION/ACTION DESIRED:**

**ATTACHMENTS/SUPPORTING DOCUMENTATION:**

1. Lyfe Zoning Change Application
2. LYFE\_Shady Shores\_Garza Road\_Letter of Intent 2\_6\_25
3. Lyfe Survey and Abstract
4. Lyfe 20250212-2401-Site Topo
5. Lyfe 20250206-2401-Zoning-Layout

**REVIEWED BY:**

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**Online Form Submittal: Town of Shady Shores Planning and Zoning-Zoning Boundary Change and Annexation Request**

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**From** noreply@civicplus.com <noreply@civicplus.com>

**Date** Fri 2025-02-07 8:58 AM

**To** Town Administrator <town.administrator@shady-shores.com>; Development-Building Permits <Development.Permits@shady-shores.com>; Amber Schuler <amber.schuler@shady-shores.com>

Town of Shady Shores Planning and Zoning-Zoning Boundary Change and Annexation Request

**Step 1**

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**Town of Shady Shores**

**Development Department**

*101 S. Shady Shores Rd.*

*Shady Shores, TX 76208*

*940-498-0044 x 110*

*Hours: 9:00 am- 2:00 pm; Monday-Friday*

**Permit Tech: Joan Davis**

*development.permits@shady-shores.com*

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**Zoning Boundary Change Application Form  
Annexation Request Form**

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Enter the Date and Time      2/6/2025 2:30 PM

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Requesting      Re-Zoning

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Letter Stating nature of re-zoning request      [LYFE\\_Shady Shores\\_Garza Road\\_Letter of Intent 2\\_6\\_25.pdf](#)

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Company/Applicant      LYFE Residential

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Address -If different than project Address	2811 Timber Hill Drive
City	Grapevine
State	TX
Zip	76051
Phone	<i>Field not completed.</i>
Cell Phone	6823007067
Email Address	adam@lyferesidential.com
Project Address	136 N Garza Road, Shady Shores
Legal Description	THURMAN ADDN BLK 1 LOT 1RB and A0388A B. EAVES, TR 98F, 7.3087 ACRES, OLD DCAD TR #23M and A0388A B. EAVES, TR 98L, 3.464 ACRES
Location Further Described	Located East of Garza Road across from Stephens Elementary and Bettye Myers Middle School, just south of W 6th Street.

## Step 2

Survey and Abstract	<a href="#">Garza Road Survey.pdf</a>
Attach metes and bounds description, and photo, (Such as Google Earth)	<a href="#">Garza Road_Google Earth Map with Boundary.JPG</a>
Total number of Acres	20.18
The property is:	All within the Town Limits
Attach concept plan and survey	<a href="#">20250206-2401-Zoning-Map.pdf</a>

(Section Break)

Fees (Non-Refundable)

*Zoning Requests -\$750 for the first lot or acre*

*Plus \$100 per lot or \$500 per acre for each additional lot or acre, whichever is greater.*

*All fees are due and payable at the time of application. No hearing will be scheduled nor will any reviews be made until payment of required filing fees has been made. Fees are non-refundable regardless of the outcome of the request.*

*\*All Zoning Requests, Platting Variances and other Professional Services require applicant to pay all attorney review and engineering review costs + 10% Administrative Fee*

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*Applicants will receive an email from the Permit Department with instructions once the application has been accepted.*

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**Acknowledgement**

*All the requirements and fees of this application are submitted to the Town of Shady Shores requesting a hearing date for a Public Hearing before the Planning and Zoning Commission and/or the Town Council as may be required. Hearing dates will be scheduled in accordance with provisions of the Town of Shady Shores Comprehensive Zoning Ordinance.*

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By entering submitter's name, you are signing the acknowledgement. Adam Stetson

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Date of Acknowledgment 2/7/2025

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For Office Use  
Accepted by:

Date:

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Email not displaying correctly? [View it in your browser.](#)



February 6, 2025

Town of Shady Shores  
Planning Services Division  
101 S Shady Shores Road  
Shady Shores, TX 76208

RE: Garza Residential – Planned Development Application

To Whom It May Concern,

The property is 20.18 acres of a residential planned development. The proposed development will have approximately 91 detached single-family lots with 3.4 acres (148,104 square feet) of open space usable by the public and community. This property is located east of Garza Road and south of 6<sup>th</sup> Street. This development is cohesive towards the long-term vision of a Planned Development (PD) District and provides added value not only for the development but to Shady Shores as a whole.

The purpose of this development is to allow a unique housing product that provides more residential housing in Shady Shores but also connects different neighborhoods with a series of parks and trails. The area is surrounded by single family living, elementary schools, and amenities Shady Shores has become known. It is a location that fits the Town's goals of adding planned development projects in locations that make sense.

The property is currently zoned R2000-1/2. The property directly west is Public Use while the property to the east and south is zoned R200-1/2. The property to the north is a mix of R2000-1/2 and R1800-1/2.

This PD will serve as a regulatory document to guide the development of these single-family homes.

Please feel free to contact me if you have any questions or comments regarding this submittal.

Sincerely,

Adam R. Stetson  
Managing Member  
LYFE Residential  
EML: adam@lyferesidential.com  
MBL: 682.300.7067





