



**PLANNING AND ZONING COMMISSION  
SPECIAL CALLED MEETING  
MAY 21, 2026; 6:30 PM  
101 S.SHADY SHORES ROAD  
SHADY SHORES, TX 76208**

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

1. CALL TO ORDER
2. ROLL CALL  
Establish a quorum
3. REGULAR BUSINESS
  1. Plat Approval -Consider and act upon a request made by Phillip Scholling for a final plat of the property legally known as A1376A, T. White, TR 1C, (402 S Shady Shores Road). The total acreage is 0.8539 and the proposed plat is for a single-family homesite.
4. ADJOURN

I, AMBER SCHULER, DEPUTY TOWN SECRETARY 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 14TH Day of MAY, 2026, at 1:15 P.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.

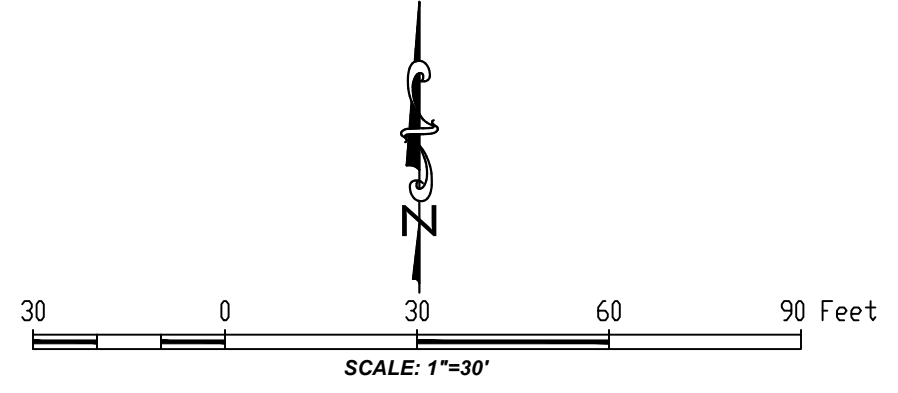
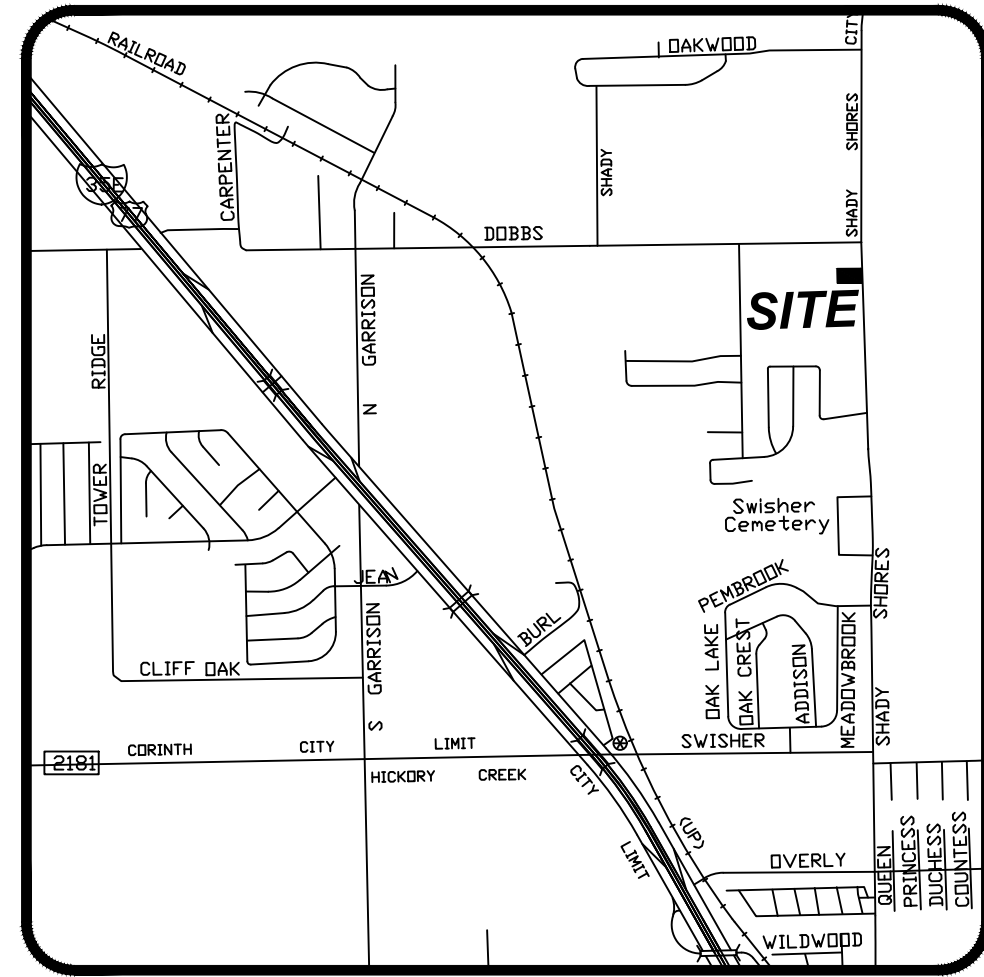
*Amber Schuler*



<b>DATE:</b>	May 21, 2026
<b>TO:</b>	Planning and Zoning Commission
<b>FROM:</b>	Amber Schuler , Municipal Court Administrator/Deputy Town Secretary
<b>SUBJECT:</b>	Plat Approval -Consider and act upon a request made by Phillip Scholling for a final plat of the property legally known as A1376A, T. White, TR 1C, (402 S Shady Shores Road). The total acreage is 0.8539 and the proposed plat is for a single-family homesite.

<b><u>BACKGROUND/INFORMATION:</u></b>
<b><u>FINANCIAL IMPLICATIONS:</u></b>
<b><u>RECOMMENDATION/ACTION DESIRED:</u></b>
<b><u>ATTACHMENTS/SUPPORTING DOCUMENTATION:</u></b>
1. Engineer approved plat 2602002-402 S SHADY SHORES RD_c3d_FP-24x36 - PLAT
<b><u>REVIEWED BY:</u></b>

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**LEGEND**

D.R.D.C.T. = DEED RECORDS, DENTON COUNTY, TEXAS	PROPERTY LINE
P.R.D.C.T. = PLAT RECORDS OF DENTON COUNTY, TEXAS	ADJOINER LINE
O.P.R.D.C.T. = OFFICIAL RECORDS, DENTON COUNTY, TEXAS	EASEMENT LINE
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS	BUILDING LINE
INST. NO. = INSTRUMENT NUMBER	OLD LOT LINE
VOL. = VOLUME	CENTERLINE
PG. = PAGE	IRF(S) = IRON ROD FOUND (SET)
CM = CONTROL MONUMENT	IPF = IRON PIPE FOUND
SQ. FT. = SQUARE FEET	FMF = FOUND MON. (AS DESCRIBED)
N = NORTHING	FBM = IRON CAP STAMPED
E = EASTING	*BAD SURVEYING
R.O.W. = RIGHT-OF-WAY	*ARTHUR = YELLOW CAP STAMPED
P.O.B. = POINT OF BEGINNING	*SURVEYING
BM = BENCHMARK	*5517 = BLUE CAP STAMPED
	*RPLS 5517*

**SURVEYOR'S STATEMENT**

I, Michael R. Doyle, a Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown hereon were properly placed under my supervision.



Michael R. Doyle  
Michael R. Doyle, R.P.L.S.  
No. 5517

**STATE OF TEXAS  
COUNTY OF DENTON**

BEFORE me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Michael R. Doyle, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

Given under my hand and seal of office, this \_\_\_ day of \_\_\_\_\_, 2026.

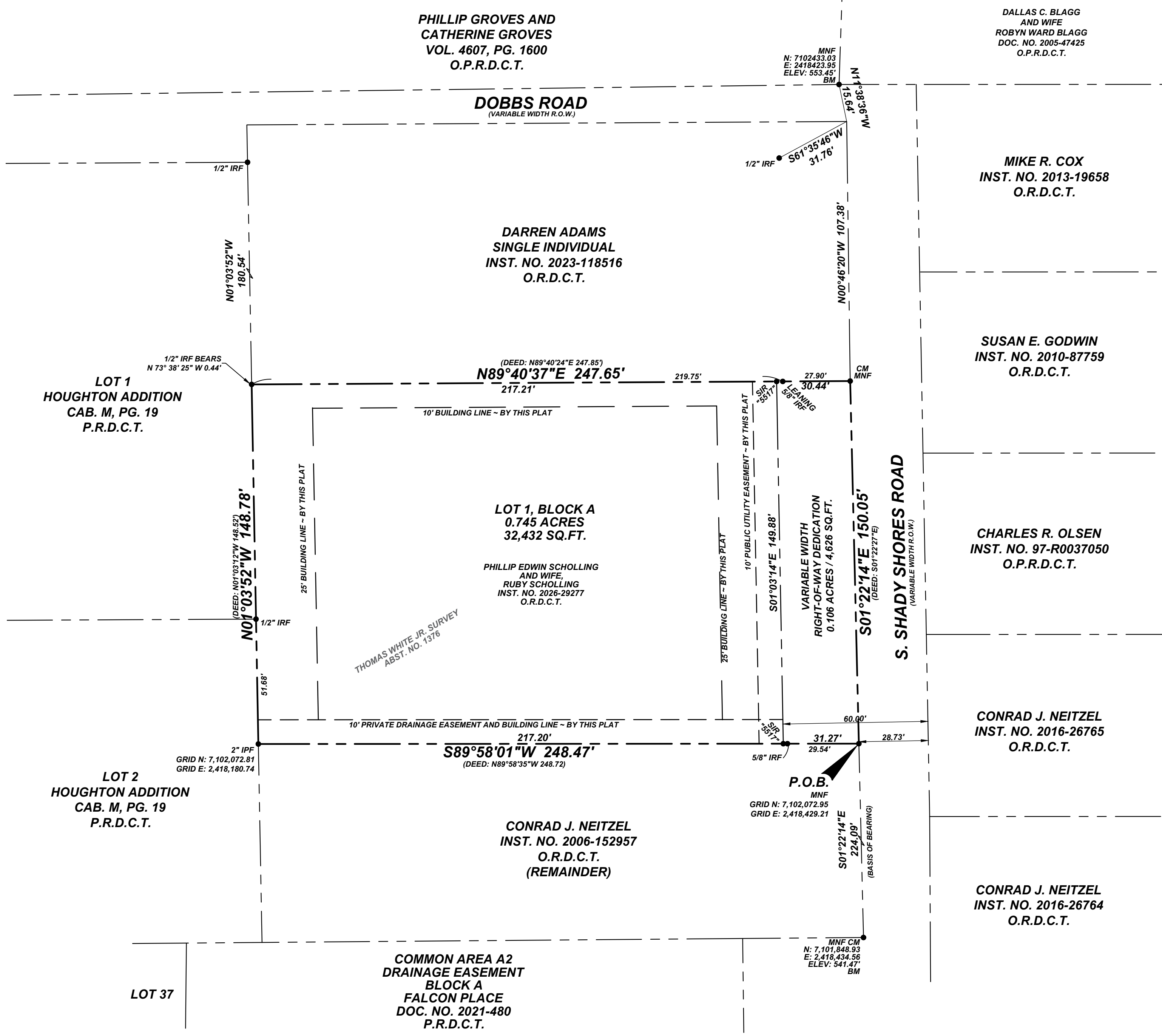
Notary Public in and for the State of Texas

**FLOOD STATEMENT**

THE PROPERTY DESCRIBED HEREON IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL NO. 48121C0395H PRESENT EFFECTIVE DATE OF MAP JUNE 19, 2020, HEREIN PROPERTY SITUATED WITHIN ZONE X (UNSHADED).

**GENERAL NOTES**

- 1) THE BASIS OF BEARING FOR THIS SURVEY BEING STATE PLANE GRID - TEXAS NORTH CENTRAL ZONE (4202) AS ESTABLISHED USING GPS TECHNOLOGY IN CONJUNCTION WITH RTK, COOPERATIVE NETWORK. REFERENCE FRAME IS NAD83 CORS96 EPOCH 2002.000.
- 2) AS OF THIS DATE, ALL EASEMENTS, RIGHTS-OF-WAY OR OTHER LOCATABLE MATTERS OF RECORD SHOWN OR NOTED HEREON WERE DERIVED FROM THE RECORDED PLAT, THE VESTING DEED, OR THE TITLE REPORT AND SUPPORTING DOCUMENTS. ALL SUCH ITEMS WERE OBTAINED DURING THE RESEARCH PHASE OF THIS SURVEY OR PROVIDED BY THE QUANTITY COMPANY LISTED HEREON. THE SURVEYOR MAKES NO REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF SUCH ITEMS AND HAS MADE NO ATTEMPTS TO OBTAIN OR SHOW ANY ADDITIONAL RESTRICTIONS ON OR NEAR THIS PROPERTY PUT IN PLACE BY LOCAL MUNICIPALITIES OR ASSOCIATIONS.
- 3) THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
- 4) SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS DESCRIPTION, WITHOUT A REPLAT BEING APPROVED BY THE TOWN OF SHADY SHORES, IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- 5) THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FOR FUTURE DEVELOPMENT.
- 6) NO CROSS-LOT DRAINAGE WILL BE ALLOWED.
- 7) PRIVATE PLUMBING WILL NOT BE ALLOWED TO CROSS PROPERTY LINES.
- 8) ALL PRIVATE DRAINAGE EASEMENTS ARE TO BE MAINTAINED BY THE PROPERTY OWNER.
- 9) LOT OWNER TO CONNECT TO SEWAGE COLLECTION SYSTEM WHEN MADE AVAILABLE.



**OWNER'S CERTIFICATE & DEDICATION:**

STATE OF TEXAS  
COUNTY OF DENTON

WHEREAS PHILLIP EDWIN SCHOLLING AND WIFE RUBY SCHOLLING ARE THE OWNERS OF A 0.851 ACRE TRACT OF LAND SITUATED IN THE THOMAS WHITE JR. SURVEY, ABSTRACT NUMBER 1376 IN THE TOWN OF SHADY SHORES, DENTON COUNTY, TEXAS, AND BEING THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO PHILLIP EDWIN SCHOLLING AND WIFE, RUBY SCHOLLING, AS RECORDED UNDER INSTRUMENT NUMBER 2026-29277, OFFICIAL RECORDS, DENTON COUNTY, TEXAS (O.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A MAG NAIL FOUND IN AND NEAR THE CENTER LINE OF S. SHADY SHORES ROAD (A VARIABLE WIDTH RIGHT-OF-WAY), BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO CONRAD J. NEITZEL, AS RECORDED UNDER INSTRUMENT NUMBER 2006-152957, O.R.D.C.T., FROM WHICH A MAG NAIL FOUND FOR THE SOUTHWEST CORNER OF SAID NEITZEL TRACT BEARS SOUTH 01 DEGREE 22 MINUTES 14 SECONDS EAST, A DISTANCE OF 224.09 FEET,

THENCE SOUTH 89 DEGREES 58 MINUTES 01 SECOND WEST (DEED: N89°58'35"W), ALONG THE NORTH LINE SAID NEITZEL TRACT, WITH THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT, PASSING A 5/8 INCH IRON ROD FOUND AT A DISTANCE OF 29.54 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 248.47 (DEED: 248.72) FEET TO A 2 INCH IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, BEING THE NORTHWEST CORNER OF SAID NEITZEL TRACT AND BEING IN THE EAST LINE OF LOT 2 OF HOUGHTON ADDITION, AN ADDITION TO THE TOWN OF SHADY SHORES, DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET M, PAGE 19, PLAT RECORDS, DENTON COUNTY, TEXAS;

THENCE NORTH 01 DEGREE 03 MINUTES 52 SECONDS WEST (DEED: N01°03'12"W), WITH THE WEST LINE OF THE HEREIN DESCRIBED TRACT AND THE EAST LINE OF SAID LOT 2, PASSING A 1/2 INCH IRON ROD FOUND FOR THE COMMON EAST CORNER OF SAID LOT 2 AND LOT 1 OF SAID HOUGHTON ADDITION AT A DISTANCE OF 51.68 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 148.78 FEET (DEED: 148.52) TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO DARREN ADAMS, A SINGLE INDIVIDUAL, AS RECORDED UNDER INSTRUMENT NUMBER 2023-118516, O.R.D.C.T., FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS NORTH 73 DEGREES 38 MINUTES 25 SECONDS WEST, A DISTANCE OF 0.44 FEET, AND FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS NORTH 01 DEGREE 03 MINUTES 52 SECONDS WEST, A DISTANCE OF 180.54 FEET;

THENCE NORTH 89 DEGREES 40 MINUTES 37 SECONDS EAST (DEED: N89°40'37"E), WITH THE NORTH LINE OF THE HEREIN DESCRIBED TRACT AND THE SOUTH LINE OF SAID ADAMS TRACT, PASSING A LEANING 5/8 INCH IRON ROD FOUND AT A DISTANCE OF 219.75 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 247.65 FEET (DEED: 247.85) TO A MAG NAIL FOUND FOR THE COMMON EAST CORNER OF SAID ADAMS TRACT AND THE HEREIN DESCRIBED TRACT, BEING IN AND NEAR THE CENTER OF SAID S. SHADY SHORES ROAD;

THENCE SOUTH 01 DEGREE 22 MINUTES 14 SECONDS EAST (DEED: S01°22'14"E), WITH THE EAST LINE OF THE HEREIN DESCRIBED TRACT AND WITH SAID S. SHADY SHORES ROAD, A DISTANCE OF 150.05 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.851 ACRES OR 37,058 SQUARE FEET OF LAND, PLUS OR MINUS.

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

THAT, PHILLIP EDWIN SCHOLLING AND WIFE, RUBY SCHOLLING, are the owners of the land shown on this plat, and designated herein as LOT 1, BLOCK A, SCHOLLING ADDITION, an addition to the Town of Shady Shores, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places hereon shown for the purpose and consideration herein expressed.

There are no liens on this property to the best of my knowledge.

PHILLIP EDWIN SCHOLLING, Owner  
RUBY SCHOLLING, Owner

**STATE OF TEXAS  
COUNTY OF DENTON**

Before me, the undersigned authority, on this day personally appeared Phillip Edwin Scholling, known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed, in the capacity therein stated, and as the act and deed of said corporation.

Given under my hand and seal of office on this the \_\_\_ day of \_\_\_\_\_, 2026.

Notary Public

My Commission Expires:

**STATE OF TEXAS  
COUNTY OF DENTON**

Before me, the undersigned authority, on this day personally appeared Ruby Scholling, known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that she executed the same for the purpose and considerations therein expressed, in the capacity therein stated, and as the act and deed of said corporation.

Given under my hand and seal of office on this the \_\_\_ day of \_\_\_\_\_, 2026.

Notary Public

My Commission Expires:

**STATE OF TEXAS  
COUNTY OF DENTON**

Before me, the undersigned authority, on this day personally appeared Conrad J. Neitzel, known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed, in the capacity therein stated, and as the act and deed of said corporation.

Given under my hand and seal of office on this the \_\_\_ day of \_\_\_\_\_, 2026.

Notary Public

My Commission Expires:

TOWN SIGNATURE BLOCK

Recommended for Approval by Planning and Zoning Commission:

Chairperson: \_\_\_\_\_

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

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

**MINOR PLAT**

**SCHOLLING ADDITION**

**LOT 1, BLOCK A**

AN ADDITION TO THE TOWN OF SHADY SHORES  
DENTON COUNTY, TEXAS  
BEING 0.851 ACRES OF LAND  
SITUATED IN THE  
THOMAS WHITE JR. SURVEY, ABST. NO. 1376  
TOWN OF SHADY SHORES  
DENTON COUNTY, TEXAS  
1 BUILDABLE LOT  
APRIL 2026

**OWNER:**  
PHILLIP EDWIN SCHOLLING  
RUBY SCHOLLING  
109 SHASTA DRIVE  
LAKE DALLAS, TX 75065  
PHONE: (512) 779-8063

**SURVEYOR:**  
MICHAEL R. DOYLE  
RPLS # 5517  
P.O. BOX 293264  
LEWISVILLE, TEXAS 75029  
PHONE: 972-221-2838  
JOB NO. 2602002P  
bd@bandsurveying.com