



**SHADY SHORES PLANNING AND ZONING COMMISSION
SPECIAL CALLED MEETING
JULY 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
 - A. Public Hearing- Conduct a Public Hearing relative to a request for a Major Subdivision Preliminary Plat of the property known as A0330A W.DURHAM, TR 135 1.953 ACRES, OLD DCAD TR 22C(1); a0330a W. DURHAM, TR 136, 2.003 ACRES, OLD DCAD TR 21A; A0330A W. DURHAM, TR 137, 4.759 ACRES, OLD DCAD AB300 TR 21G; HARRELSON ADDN LOT 2R1; HARRELSON ADDN LOT 2R2; HARRELSON ADDN LOT 3R; HARRELSON ADDN LOT 1; A0330A W. DURHAM, TR 141, 10.612 ACRES, OLD DCAD TR 19A, 21C, 21D, 21F, 22C(1). The total acreage is 31.805
 - A) Staff Report
 - B) Open Public Hearing
 - C) Applicant
 - D) Those In Favor
 - E) Those Opposed
 - F) Rebuttal is Desired
 - G) Close Public Hearing
 - B. Action Regarding Public Hearing- Consider and act relative to a request for a Major Subdivision Preliminary Plat of the property known as A0330A W.DURHAM, TR 135 1.953 ACRES, OLD DCAD TR 22C(1); a0330a W. DURHAM, TR 136, 2.003 ACRES, OLD DCAD TR 21A; A0330A W. DURHAM, TR 137, 4.759 ACRES, OLD DCAD AB300 TR 21G; HARRELSON ADDN LOT 2R1; HARRELSON ADDN LOT 2R2; HARRELSON ADDN LOT 3R; HARRELSON ADDN LOT 1; A0330A W. DURHAM, TR 141, 10.612 RES, OLD DCAD TR 19A, 21C, 21D, 21F, 22C(1). The total acreage is 31.805

- C. Replat - Consider and act relative to a request made by Steve Watkins at 12 Hidden Valley Airpark to replat the property known as A0330A W. Durham, TR 73, 2.96 ACRES, OLD DCAD TR 13(1), 13(2). The applicant would like to divide the property into 2 lots.
- D. Minutes- Consider and act upon approving the minutes for the March 12, 2026 and May 21, 2026 meetings.

4. FUTURE AGENDA ITEMS

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



DATE:	July 21, 2026
TO:	Planning and Zoning Commission
FROM:	Amber Schuler , Municipal Court Administrator/Deputy Town Secretary
SUBJECT:	Public Hearing- Conduct a Public Hearing relative to a request for a Major Subdivision Preliminary Plat of the property known as A0330A W.DURHAM, TR 135 1.953 ACRES, OLD DCAD TR 22C(1); a0330a W. DURHAM, TR 136, 2.003 ACRES, OLD DCAD TR 21A; A0330A W. DURHAM, TR 137, 4.759 ACRES, OLD DCAD AB300 TR 21G; HARRELSON ADDN LOT 2R1; HARRELSON ADDN LOT 2R2; HARRELSON ADDN LOT 3R; HARRELSON ADDN LOT 1; A0330A W. DURHAM, TR 141, 10.612 ACRES, OLD DCAD TR 19A, 21C, 21D, 21F, 22C(1). The total acreage is 31.805 A) Staff Report B) Open Public Hearing C) Applicant D) Those In Favor E) Those Opposed F) Rebuttal is Desired G) Close Public Hearing

BACKGROUND/INFORMATION:

Mr. Nunez is requesting approval of a plat for a major subdivision. The current zoning is R-2000. The proposed plat contains 47 1/2 acre lots on 31.805 acres. The property is located on W Shady Shores Road. All submissions have been reviewed by the Town of Shady Shores Engineers.

FINANCIAL IMPLICATIONS:**RECOMMENDATION/ACTION DESIRED:****ATTACHMENTS/SUPPORTING DOCUMENTATION:**

1. 09 2025-115 Shady Acres - Plat
2. ApplicationRedacted
3. 4541SHADY SHORES TENTATIVE HYDROLOGY
4. 2025-115 422 W.Shady Shores Rd - Shady Shores Topo_Ground
5. 07-CONCEPTUAL GRADING DRAINAGE PLAN
6. 08-CONCEPTUAL STREET PLAN_
7. 11 HYDRO PRE AND POST
8. 09 2025-115 Shady Acres - Plat

REVIEWED BY:

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS Gary Bills, Andrea Bills, Barbara Harrelson, Matthew Curry Harrelson, Toree Marie Harrelson, George Nunez, and Renee Nunez are the owners of the following tract of land:

BEING a tract of land situated in the W. D. Durham Survey, Abstract No. 330, and the M.E.P. & P. RR. Co. Survey, Abstract No. 911, in the Town of Shady Shores, Denton County, Texas and being all of a called 1.950 acre tract described in a General Warranty Deed to George Nunez and Renee Nunez, as recorded in Volume 5298, Page 977 of said Official Records, all of a called 6.762 acre tract described in a General Warranty Deed to George Nunez and Renee Nunez, as recorded in Document No. 2021-102051 of said Official Records, all of Tract I, a called 10.608 acre tract and Tract II, a called 0.127 acre tract, both described in a Warranty Deed recorded in Volume 4539, Page 2050 of said Official Records, and conveyed in a Texas Quitclaim Deed to The Garry and Andrea Bills Family Trust, as recorded in Document No. 2023-113457 of said Official Records, all of a called 0.570 acre tract described in a Warranty Deed to Garry Bills and Andrea Bills, as recorded in Volume 5298, Page 977 of said Official Records, all of Lot 1 of Harrelson Addition, an addition to the Town of Shady Shores, according to the Final Plat thereof recorded in Cabinet V, Page 16 of the Plat Record of said county, and all of Lots 2R1, 2R2, and 3R of Harrelson Addition, an addition to the Town of Shady Shores, according to the Replat thereof recorded in Document No. 2019-496 of said Plat Records, and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod found on the occupied northerly right-of-way line of W. Shady Shores Road, a variable width right-of-way, the same being on the west line of a called 0.750 acre tract described in a Cash Warranty Deed to Lake Cities Municipal Utility Authority, as recorded in Document No. 2000-14511 of said Official Records, for the southeast corner of said 1.950 acre tract;

THENCE Northwesteily, with the northerly right-of-way line of said W. Shady Shores Road, the following courses and distances:

North 70°55'17" West, with the southerly line of said 1.950 acre tract, a distance of 159.73 feet to a 1/2 inch iron rod with a yellow plastic cap, stamped "Trinity 6854", set for an angle point is said southerly line;

North 59°58'42" West, continuing with said southerly line, a distance of 112.75 feet to a point for the southwest corner of said 1.950 acre tract and the southeast corner of a variable width right-of-way dedication according to said Replat recorded in Document No. 2019-496, from which a 1/2 inch iron rod found bears North 60° West, 0.5 feet;

North 02°21'45" East, along the east line of said right-of-way dedication, a distance of 8.77 feet to an iron rod with a cap, stamped "ARTHUR", found at the beginning of a non-tangent curve to the left, having a central angle of 02°26'02", a radius of 5.98073 feet, and a chord bearing and distance of North 58°05'42" West, 253.19 feet, said point being the northeast corner of said right-of-way dedication, the southeast corner of said Lot 2R1;

Northwesteily, along said curve and with the northerly line of said right-of-way dedication and, at an arc distance of 141.23 feet passing a 1/2 inch iron rod found for the southwest corner of said Lot 2R1 and the most southerly southeast corner of said Lot 2R2, at an arc distance of 165.00 feet passing a 1/2 inch iron rod found for the most southerly southwest corner of said Lot 2R2 and the most southerly southeast corner of said Lot 3R, and continuing for a total arc distance of 253.20 feet to an iron rod with a cap, stamped "ARTHUR", found at the end of said curve, same being on the east line of said Lot 1, for the most southerly southwest corner of said Lot 3R;

South 02°24'51" West, with the east line of said Lot 1, a distance of 8.71 feet to a 1/2 inch iron rod found on the northerly line of a variable width right-of-way dedication according to said Final Plat recorded in Cabinet V, Page 56, for the southeast corner of said Lot 1;

North 58°05'03" West, with the northerly line of said right-of-way dedication, a distance of 134.70 feet to an iron rod with a cap, stamped "COLEMAN 4001", found for the west corner of said right-of-way dedication and an angle point in the southerly line of said Lot 1;

North 68°47'43" West, continuing with the southerly line of said Lot 1, a distance of 50.97 feet to a 1/2 inch iron rod found for the southwest corner of said Lot 1 and the southeast corner of the aforementioned Tract II;

North 68°59'04" West, with the southerly line of said Tract II, a distance of 202.39 feet to an iron rod with a cap, stamped "COLEMAN 4001", found on the southerly line of the aforementioned Tract I, for the westerly corner of said Tract II;

THENCE South 83°01'21" West, crossing said W. Shady Shores Road and with the southerly line of said Tract I, a distance of 200.13 feet to a 1/2 inch iron rod found on the called south right-of-way line of said road for the southeast corner of Hidden Valley Airpark, Phase IV, an addition to the Town of Shady Shores according to the Fourth Amending Plat thereof recorded in Cabinet X, Page 603 of said Plat Records and the southwest corner of said Tract I;

THENCE North 29°18'40" West, crossing said W. Shady Shores Road and with the easterly line of said Hidden Valley Airpark and the westerly line of said Tract I, a distance of 43.01 feet to a mag nail found in said road for an angle point;

THENCE North 01°59'01" East, continuing across said W. Shady Shores Road, and with the common line of said Tract I and said Hidden Valley Airpark, passing at a distance of 661.56 feet, an iron rod with a cap, stamped "COLEMAN 4001", found for the southeast corner of Lot 127S-R of Hidden Valley Airpark, Lot 127S-R, Block A, an addition to the Town of Shady Shores according to the Replat thereof recorded in Document No. 2018-418 of said Plat Records, passing at a distance of 1,110.51 feet, a 1/2 inch iron rod found for the northwest corner of said Tract I and the southwest corner of the aforementioned 0.570 acre Bills tract, and continuing for a total distance of 1,170.91 feet to an iron rod with a cap, stamped "COLEMAN 4001", found on the southerly line of Lot 139S-R of Lots 139S-R, Hidden Valley Airpark, Phase V, an addition to the Town of Shady Shores, according to the Replat thereof recorded in Document No. 2018-465 of said Plat Records, for the northeast corner of said Lot 127S-R and the northwest corner of said 0.570 acre tract;

THENCE South 87°25'39" East, with the northerly line of said 0.570 acre tract, the northerly line of the aforementioned Lot 3R, and with the northerly line of the aforementioned 6.762 acre Nunez tract, passing at a distance of 411.08 feet, an iron rod with a cap, stamped "4561", found for the northeast corner of said 0.570 acre tract and the northwest corner of the aforementioned Lot 3R, passing at a distance of 798.57 feet, a 1/2 inch iron rod found for the northeast corner of said Lot 3R and the northwest corner of said 6.762 acre tract, and continuing for a total distance of 1,051.48 feet to a 3/8 inch iron rod found for the northeast corner of said 6.762 acre tract, the same being the northeast corner of Lot 1, Block A of Adkisson Ranch School Addition, an addition to the Town of Shady Shores according to the plat thereof recorded in Cabinet Y, Page 18 of said Plat Records;

THENCE South 02°06'52" West, with the east line of said 6.762 acre tract and the west line of said Adkisson Ranch School Addition, a distance of 1,377.49 feet to an iron rod with a cap, stamped "LLEGIBLE", found at the base of a metal fence post for an angle point in the easterly line of the aforementioned 1.950 acre Nunez tract, the most westerly southwest corner of said Lot 1, Block A, and the northwest corner of the aforementioned 0.750 acre Lake Cities Municipal Authority tract;

THENCE South 02°08'03" West, continuing with the easterly line of said 0.750 acre tract and with the westerly line of said 0.750 acre tract, a distance of 164.49 feet to the POINT OF BEGINNING and containing 1,385,411 square feet or 31.805 acres of land, more or less.

OWNER'S DEDICATION

STATE OF TEXAS §

COUNTY OF DENTON §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Gary Bills, Andrea Bills, Barbara Harrelson, Matthew Curry Harrelson, Toree Marie Harrelson, George Nunez, and Renee Nunez, the owners of the land shown on this plat and whose names are subscribed hereto, and in person or through a duly authorized agent do hereby adopt this plat, designating the herein described property as **SHADY ACRES**, an addition to the Town of Shady Shores, Denton County, Texas, and do hereby dedicate to the public use forever the streets, alleys, parks, watercourses, drains, easements and public places shown thereon for the purpose and consideration therein expressed.

Owner: George Nunez

BY: Signature Date

BY: PRINTED NAME AND TITLE

STATE OF TEXAS §

COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **George Nunez**, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledge to me that he/she/they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein set out, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

Notary Public, State of Texas

My Commission Expires _____

Owner: Renee Nunez

BY: Signature Date

BY: PRINTED NAME AND TITLE

STATE OF TEXAS §

COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **Renee Nunez**, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledge to me that he/she/they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein set out, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

Notary Public, State of Texas

My Commission Expires _____

Owner: Matthew Harrelson

BY: Signature Date

BY: PRINTED NAME AND TITLE

STATE OF TEXAS §

COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **Matthew Harrelson**, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledge to me that he/she/they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein set out, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

Notary Public, State of Texas

My Commission Expires _____

Owner: Toree Harrelson

BY: Signature Date

BY: PRINTED NAME AND TITLE

STATE OF TEXAS §

COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **Toree Harrelson**, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledge to me that he/she/they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein set out, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

Notary Public, State of Texas

My Commission Expires _____

Owner: Barbara Harrelson

BY: Signature Date

BY: PRINTED NAME AND TITLE

STATE OF TEXAS §

COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **Barbara Harrelson**, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledge to me that he/she/they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein set out, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

Notary Public, State of Texas

My Commission Expires _____

Owner: Garry Bills

BY: Signature Date

BY: PRINTED NAME AND TITLE

STATE OF TEXAS §

COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **Garry Bills**, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledge to me that he/she/they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein set out, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

Notary Public, State of Texas

My Commission Expires _____

Owner: Andrea Bills

BY: Signature Date

BY: PRINTED NAME AND TITLE

STATE OF TEXAS §

COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **Andrea Bills**, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledge to me that he/she/they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein set out, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

Notary Public, State of Texas

My Commission Expires _____

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, the undersigned, a public surveyor in the State of Texas, hereby state that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

Michael L. Black, R.P.L.S. #6854

Date

STATE OF TEXAS §

COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared Michael Black, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledge to me that he/she/they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein set out, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

Notary Public, State of Texas

My Commission Expires _____

SURVEYOR'S NOTES:

- Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are surface. To obtain grid dimensions, multiply the ground dimensions by the Project Combined (Ground to Grid) Scale Factor (PSF) of 0.999851929.
- All corners are 5/8" iron rods set with a plastic cap stamped "RPLS 6854" unless otherwise noted.
- The surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
- The purpose of this plat is to subdivide the property into lots and to dedicate the easements and right-of-way shown herein.
- Selling a portion of this addition by metes and bounds is a violation of state law, and is subject to fines and/or withholding of utilities and building permits.

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48121C0391H, for Denton County, Texas and incorporated areas, dated June 19, 2020, this property is located within:

Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

Zone X (shaded) defined as "Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood"

Zone AE defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (Base Flood Elevations determined)"

Regulatory Floodway defined as the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

FINAL PLAT
SHADY ACRES
BLOCK A, LOTS 1X, 2-27, & 28X
BLOCK B, LOTS 1X & 2-19

31.805 ACRES

OUT OF THE
W. D. DURHAM SURVEY, ABSTRACT NO. 330 AND
THE M.E.P. & P. RR. CO. SURVEY, ABSTRACT NO. 911
TOWN OF SHADY SHORES, DENTON COUNTY, TEXAS



4401 N. Interstate 35, #202 Denton, Texas 76201 FIRM # 10194687 Tel. No. (940) 293-3180

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	MLB	TLS	02/19/2026	2025-115	2 OF 3

Recommended for Approval by Planning & Zoning Commission:

Chairman: _____

Approved by Town Council:

Mayor: _____

Attested By:

Town Secretary: _____

Date of Town Council Approval: _____

OWNER:	OWNER:	OWNER:	OWNER:	ENGINEER:	SURVEYOR:
George & Renee Nunez 420 W. Shady Shores Rd., Shady Shores, Texas 76208 Ph. (562) 818-1149 Email: gnnunez@squasquared.com Contact: George Nunez	Matthew and Toree Harrelson 424 W. Shady Shores Rd., Shady Shores, Texas 76208 Ph. Email: Contact: Matthew Harrelson	Barbara Harrelson 422 W. Shady Shores Rd., Shady Shores, Texas 76208 Ph. (940) 000-0000 Email: email@email.com Contact: Barbara Harrelson	Garry & Andrea Bills 432 W. Shady Shores Rd., Shady Shores, Texas 76208 Ph. (940) 000-0000 Email: email@email.com Contact: Garry Bills	RENCIVIL Engineering 1014 Genesis Lane Howe, TX Ph: (951) 551-6932 Email: rudy@rencivil.com Contact: Rudy Nunez, PE PLS	Trinity Land Surveying, LLC 4401 N. Interstate 35, Unit 202 Denton, TX 76207 Ph: (940) 365-7885 Email: mblack@trinity-surveying.com Contact: Michael Black, RPLS

TOWN OF SHADY SHORES

PLATTING REQUEST PACKET

(UPDATED OCTOBER 10, 2023)



Minor Plat/Replat or Amending Plat Application Checklist

- ☐ Application (completed) signed by property owner or the designated agent.
- ☐ Aerial Photograph
- ☐ Property Detail from Denton CAD website
- ☐ 6-18 x24 Paper Copies of Plat and 1 Digital Copy
- ☐ 3 Copies of the Topography and Preliminary Drainage Plan
- ☐ One copy of private deed restrictions, if any as filed in the records of Denton County.
- ☐ Payment of Required Fees
- ☐ Upon Approval 4 Copies to be filed with the Denton County Clerk's Office
- ☐ Certified Tax Certificates

*Prior to filing of Major Subdivision applicant must schedule a meeting with Town Staff to discuss project

Major Subdivision (5 or more lots)

Items needed in addition to those listed above

- ☐ Concept Plan
- ☐ Preliminary Drainage Plans

PLAT APPLICATION

APPLICANT	OWNER (if different from applicant)
Name <u>GEORGE NUNEZ</u>	Name _____
Company <u>ATGM TX LLC III</u>	Company _____
Address <u>420 W SHADY SHORES RD</u>	Address _____
Town <u>SHADY SHORES</u> State <u>TX</u>	Town _____ State _____
Zip <u>76208</u> Fax <u>N/A</u>	Zip _____ Fax _____
Phone <u>[REDACTED]</u>	Phone _____
E-mail <u>GNUNEZ@ATGM TX.COM</u>	E-mail _____

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

- ☐ Minor Plat (new subdivision of 4 or fewer lots with no new infrastructure)
- ☐ Minor Replat (existing subdivision to create 4 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 5 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: 420 W. Shady Shores, Town of Shady Shores, Denton Co. TX

W.D.Durham Survey & M.E.P.and P.RR Co. Survey

Legal description: Survey _____ Abstract 330 & 911

Lot n/a new subdivision Block n/a new subdivision Total Acreage 31.805

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

APPLICANT SIGNATURE

DATE

OWNER SIGNATURE

DATE

OFFICE USE ONLY BELOW

PRELIMINARY and MINOR PLATS/REPLATS

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

Date Received: _____

Receipt #: _____

Check #: _____

Received by: _____

REQUIRED PLAT CONTENTS

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

The plat shall be drawn to a minimum scale of 100 feet to 1 inch by a licensed surveyor on sheets of 18 x 24 inches, unless otherwise approved by the Town. Whenever the size of the subdivision is such that a full area cannot be covered on a single sheet with space for titles and other required identifications, the plans shall be drawn on separate sheets with matching lines to facilitate joining them together as a continuous composite plat. If more than one sheet is necessary, a photographic reduction of the combined sheets to show the entire subdivision shall be prepared on an 18 x 24-inch sheet.

- ☐ Name and address of the subdivider, owner of record and surveyor.
- ☐ The signature of the owner on the preliminary plat, or a notarized statement from the owner, authorizing the applicant to submit a preliminary plat on the property.
- ☐ Proposed name under which the subdivision is to be recorded. All subdivisions shall be named, and the name approved by the Town before the Final Plat is submitted. No name shall be a duplication, either in part or in whole or be similar in spelling or pronunciation to the name of any other subdivision within the Town or within any distance outside the Town, which might result in confusion to operators of emergency vehicles. The name of the subdivider may be incorporated in the subdivision name. Whenever possible the name shall be in keeping with the geographical location, the natural features, and/or the historical significance of the area. Final acceptance and approval of the subdivision name shall be by the municipal authority approving the plat.
- ☐ Names of contiguous subdivisions and those across adjacent streets, location of contiguous lots, and the name and address of owners of contiguous parcels of land and indication of whether contiguous properties are platted and filed of record.
- ☐ The location of existing blocks, lots, building lines, watercourses, ravines, bridges, culverts, present structures and any pertinent natural features in the area affected, with principal dimensions and all significant information in regard to property immediately adjacent on all sides.
- ☐ Other conditions adjacent to the tract affecting design of the subdivision including such information as may be available from field observation, aerial photographs and available maps.
- ☐ The tract designation and other description according to the real estate records of the county.
- ☐ Primary control points or descriptions, and ties to such control points to which all dimensions, angles, bearings, block numbers and similar data shall be referred. Such primary control points shall be either a Town recorded benchmark or a USGS benchmark, if such monument is within 2,000 feet of the proposed subdivision.
- ☐ A location map of the proposed subdivision showing existing and proposed streets and thoroughfares covering an area of at least one (1) mile outside the proposed subdivision.
- ☐ Subdivision boundary lines of the total proposed for subdivision and the computed acreage of the total area.
- ☐ Bearing and length of each boundary line shall be shown and description by metes and bounds of the subdivision perimeter shall be placed on the plat.
- ☐ The location, dimensions, and name (if applicable) of all existing or recorded streets, alleys, reservations, public or private easements or other public rights-of-way within the proposed subdivision, intersecting or contiguous with its boundaries or forming such boundaries. All existing or recorded residential lots, parks, public areas, and permanent structures within or contiguous with the proposed subdivision shall be shown.
- ☐ The location, dimensions, rights-of-way, and names of all proposed streets according to current adopted Town ordinances and policies. When curved streets are proposed, the radius of the curve shall be shown.
- ☐ Each proposed street, within the subdivision area, shall be named and shall conform with names of any existing street of which they may be or become extensions. Extensions of existing streets or roads shall use the name already established. All streets shall be named, and the name approved by the

Town before the Final Plat is submitted. No name shall be a duplication, either in part or in whole, or be similar in spelling or pronunciation to, the name of any other street within the Town or within any distance outside the Town, which might result in confusion to operators of emergency vehicles. No street shall be named for a living person but may be named for a person of historical significance, especially within the immediate area. Whenever possible the name shall be in keeping with the geographical location, the natural features, and/or historical significance of the area. Final acceptance and approval of street names shall be by the Town Council.

- ☐ Topography is required to be shown at contour intervals of not more than two feet (2')
- ☐ The location of existing and proposed sewers, water and gas mains and other public utilities easements and improvements and any existing on-site sewage systems and absorption fields.
- ☐ The location of any existing buildings or other structures.
- ☐ The location of existing and proposed drainage structures, storm drainage easements and improvements. A copy of all design computations shall be submitted along with the plans.
- ☐ The location of proposed blocks, lots and other sites within the proposed subdivision.
- ☐ A number shall be used to identify each lot, site or block.
- ☐ The specific size of each lot, in acres, and outside dimensions, in feet.
- ☐ Front building setback lines on all lots and sites. Second front yard building setback lines at street intersection. For lots facing on curved streets the chord width of the lot at the front building setback line shall be shown.
- ☐ Location of Town's limits line and the outer border of the Town's extraterritorial jurisdiction, if they traverse the subdivision, form part of the boundary of the subdivision, or are contiguous to such boundary.
- ☐ The date of preparation, and date of latest revision.
- ☐ The boundaries and flood elevations of all areas located in flood hazard areas as determined by the FEMA maps provided by the Flood Insurance Administration.
- ☐ The location of all existing pipeline easements and information concerning the size of the pipe, type of product being transported and the pressure in the pipeline.
- ☐ The name of the registered Surveyor or Engineer responsible for preparing the plat.
- ☐ A North Point arrow and graphic scale.
- ☐ Data specifying the gross area of the subdivision, the proposed number of residential lots and area thereof, and the approximate area in parks and in other nonresidential uses.
- ☐ All land intended to be dedicated for public use or reserved in the deeds for the use of purchasers or owners of lots in the proposed subdivision together with the purpose of conditions or limitations of such dedications, if any.
- ☐ Additional requirements for Phased Development:
- ☐ The plat shall show the entire subdivision.
- ☐ The location of lots and blocks proposed for inclusion in the first section of a development.
- ☐ Proposed plans for the remainder of the subdivision.
- ☐ The following notice shall be placed on the face of each preliminary plat by the subdivider. "Preliminary Plat"
- ☐ The following certificate shall be placed on the preliminary plat by the subdivider:

For Major Subdivisions:

- ☐ Recommended for Approval by Planning & Zoning Commission:

Chairman: _____

Approved by Town Council:

Mayor: _____

Attested By:

Town Secretary: _____

Date of Town Council Approval: _____

Folklore

For Minor Subdivisions:

- ☐ Recommended for Approval by Planning & Zoning Commission:

Chairman: _____

Attested By:

- ☐ Town Secretary: _____

For Administratively Approved Replats:

- ☐ Recommended for Approval by Town Engineer:

- ☐ Mayor: _____

Attested By:

- ☐ Town Secretary: _____

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

TYPES OF PLATS

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

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

MINOR PLATS

1. A Minor Subdivision shall be one that has been determined to be of such character that there shall be minor measurable impact on the topography, drainage, sewage, streets, and similar features and facilities both within the subdivision, the neighboring properties, and/or the community at large. As a rule, subdivisions creating four (4) or fewer new lots and no new streets or other public improvements are required, shall be considered as Minor Plats.
2. A Minor Subdivision shall require the submittal of a final plat and, following approval of the final, Minor subdivision plans shall be approved by the Commission. Town Council approval is not required for a minor replat.

REPLATS

A Replat shall include modification of an existing plat that creates new lots or alters any previously dedicated rights-of-way or easements, as provided in Sections 212.013, through 212.016 of the Texas Local Government Code, as applicable, and this Ordinance. Any Replat that meets the requirements of an Amending Plat including the combination of existing lots, may be processed as a Final Plat. Replats may be approved administratively upon recommendation of approval by the Town Engineer.

MAJOR SUBDIVISION.

1. A Major Subdivision shall be one that has been determined to be of such character that is or may have a substantial impact on the topography, drainage, sewage, streets, and similar features and facilities both within the subdivision, its neighboring properties, and/or the community at large. As a general rule, subdivisions creating five (5) or more new lots or any subdivision with a proposed new street or requiring extension of the sanitary sewer shall be classified as a Major Plat.
2. A Major Subdivision shall require the submittal of a preliminary plat and, following approval of the preliminary plat and required construction plans, and upon approval of construction in accordance with the approved plans, shall require the submittal of a final plat with required accompanying materials.

AMENDING PLATS

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

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

PRELIMINARY PLATS

Preliminary plats are submitted for large subdivisions that dedicate right-of-way for new streets and may contain more than four lots. The preliminary-final plat is not filed for final with the County Clerk. Construction plans shall have a different review period than the plat review process and will proceed in the normal course of business. No construction or grading may occur until the construction plans have been reviewed and approved by the Town Engineer. An associated final plat, which must generally conform to the approved preliminary plat, must be submitted within 6 months of the approval of the preliminary plat or the approval of the preliminary plat is voided. The Planning and Zoning Commission may grant additional time if it appears that the applicant is working in good faith towards completion of the project.

FINAL PLATS

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

Plat Filing Procedure

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

1) Staff review

- Only packets declared administratively complete will be accepted. Electronic copies should be submitted on a thumb drive or CD, no email submissions will be accepted. The conditions of approval noted above must be met before the filing of the plat.

2) Tax certificates

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

3) Town's Approval Certificate

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

4) Filing the plat

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





ENGINEERING • SURVEYING • LAND PLANNING

Transmittal

To: Town of Shady Shores
101 South Shady Shores Road
Shady Shores TX 76208
Office (940) 498-0044

Attention: Development Department

Reference: CONCEPTUAL GRADING & DRAINAGE PLAN

Subject: 1st Submittal

Purpose

- | | | | |
|---|-------------------------------------|---|---|
| ☐ Your Use | ☐ Your File | ☒ Your Approval | ☐ Your Information |
| ☒ Your Review | ☐ Signatures | ☐ At Your Request | |

Via

- | | | |
|---|---|--------------------------------|
| ☐ Attached | ☐ Under Separate Cover | ☐ Ups |
| ☐ Mail | ☐ Overnight Service | ☐ Fedex |
| ☐ Hand Delivered | | |

Of Copies:

Description/Remarks

3	CONCEPTUAL GRADING & DRAINAGE PLAN
1	CONCEPTUAL STREET PLAN
1	Shady Acres - Plat
1	Trinity Land Surveying - Lake Dallas - Map with Contours
1	HYDRO PRE AND POST
1	SHADY SHORES TENTATIVE HYDROLOGY
1	TUMB DRIVE : PLAT

Thank you,

Rudy Nunez PE PLS

Town of Shady Shores, Denton County, Texas

Hydrology Study for Shady Acres Subdivision

Rudy Nunez PE
RENCivil Engineering
Firm No. F-27848
1014 Genesis Lane
Howe Texas

Prepared For:

Mr. George Nunez
ATGM TX Series III
420 W. Shady Shores Rd
Shady Shores, TX 76208
Phone: (310) 468-2041

Contact:

Rudy Nunez P.E.
(951) 551-6932

JN 4541

I. Purpose and Scope

The purpose and scope of this study is to identify the following drainage parameters for the proposed residential subdivision on approximately 31.809 acres in Shady Shores, Texas:

1. Prepare on-site hydrologic studies using the NRCS method to determine the existing (pre-development) and proposed (post-development) flows and volumes for the project site.
2. Prepare Unit Hydrographs (NRCS-based) to determine the pre- and post-developed flood rates and volumes for design storms.
3. Size the proposed detention basins (POND 1 and POND 2) to ensure post-development flows are throttled to match or not exceed pre-development levels.
4. Confirm off-site flows and drainage patterns impacting the project, including verification of no significant on-site run-on.

II. Project Drainage Area Overview

The project site is located in the Town of Shady Shores, Denton County, Texas, on the north side of W. Shady Shores Rd, immediately adjacent to Bettye Myers Middle School. It is bounded on the east by the elementary and middle school properties, on the north by a residential subdivision, on the west by vacant land, and on the south by W. Shady Shores Rd. The site lies within the Upper Trinity River Basin (contributing to the Lewisville Lake watershed via local tributaries in the Elm Fork Trinity River system). Off-site flows originate primarily from the north and trend southerly toward the site. However, at the northerly boundary, these flows split easterly and westerly, routing around the existing residential subdivision and bypassing the project site, resulting in no significant on-site run-on from northern off-site areas. The easterly boundary is within a FEMA-regulated floodplain (per regional FIRMs; site-specific verification via FEMA MSC recommended). The site totals 31.809 acres and currently consists of 3 existing residences with associated undeveloped/open land. The primary existing grade splits along the middle of the property, with drainage trending southeasterly (Area PRE-DEV1) and southwesterly (Area PRE-DEV2) toward southern discharge points. The proposed project will develop the site into 44 large lots (approximately 0.5-acre minimum each, or as platted) with associated infrastructure, plus two detention basins (POND 1 and POND 2) designed to detain and throttle post-development stormwater flows to match pre-development conditions. The project site consists of two primary pre-development drainage areas (PRE-DEV1 and PRE-DEV2, totaling 31.809 acres) and two post-development sub-areas (POST-DEV3 and POST-DEV4) draining to the respective detention basins.

III. Hydrology

The NRCS (SCS) Runoff method was used to develop hydrologic parameters, including curve numbers appropriate for Soil Type D (high runoff potential, low infiltration). Unit Hydrographs were generated using standard NRCS procedures to analyze flood hydrographs, peak rates, and volumes for pre- and post-development conditions under NOAA-B 24-hour storm distributions. Pre- and post-construction hydrographs and volumes are compared to size detention basins. All computations were performed using Hydrology Studio software (v 3.0.0.42).

Rainfall depths and distributions for design storms (including 2-year, 10-year, 25-year, and 100-year events) were obtained from NOAA Atlas 14 precipitation frequency data (via NOAA-B temporal distribution), consistent with Denton County/City of Denton standards adopted by the Town of Shady Shores (per City of Denton Stormwater Design Criteria Manual and NCTCOG iSWM™ Hydrology Technical Manual). Flood prevention is achieved through on-site detention basins. The basins (POND 1 and POND 2) are designed to detain post-developed flows (for events up to and including the 100-year storm) and release them at rates not exceeding pre-developed conditions. Stormwater is metered via outlet structures to match historic outflows and discharged to the site's historic drainage points.

IV. Hydraulics

Pre-Developed Areas (PRE-DEV1 and PRE-DEV2) equivalent to Post-Developed Areas (POST-DEV3 to POND 1 Routed; POST-DEV4 to POND 2 Routed) Flows from pre-development Areas PRE-DEV1 and PRE-DEV2 coincide with post-development sub-areas POST-DEV3 and POST-DEV4, respectively, after routing through the detention basins. The pre-developed condition includes the existing 3 residences and open land (31.809 acres total), with drainage splitting centrally and trending SE/SW. No significant off-site run-on occurs due to northern flow splitting. Post-development flows from the subdivided lots will be conveyed via proposed storm drain systems (roadside ditches, inlets, culverts, etc.) to the two detention basins. The basins include outlet structures to control release rates. Routed outflows from POND 1 and POND 2 match or attenuate pre-development peaks (e.g., 2-year routed: 22.43 cfs + 26.67 cfs $\approx$ pre-dev total; similar for higher events). Culverts and conveyance elements were analyzed using standard hydraulic methods within Hydrology Studio. Off-site flows from the north are bypassed around the site (easterly/westerly routing), and the easterly FEMA floodplain boundary is accounted for in design by filling the pad elevation to be at least 2 ft above the mapped flood plan (no adverse impacts proposed).

V. Findings

Off-site flows from the north were evaluated and confirmed to split around the site, with no significant on-site run-on requiring interception. The proposed detention basins (POND 1 and POND 2) provide the required storage (e.g., 12,294 cu ft used in POND 1 and 15,453 cu ft in POND 2 for the 2-year event, with similar attenuation in higher storms) and attenuate post-development peak flows to match or not exceed pre-development levels across analyzed events (2-year through 100-year). Post-developed flows were successfully attenuated to pre-development conditions through detention, ensuring no increase in downstream flooding risk.

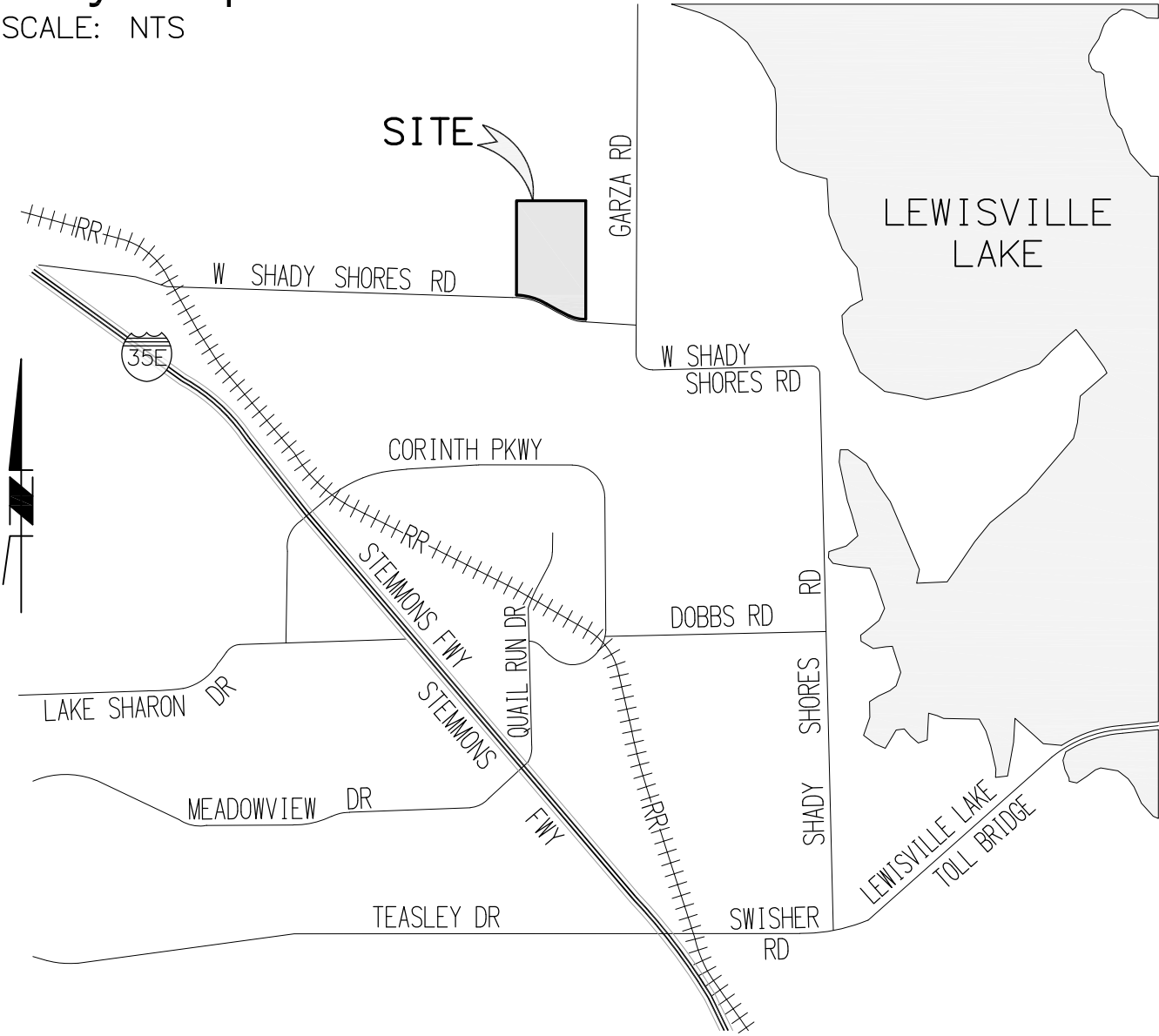
VI. References

1. NOAA Atlas 14, Volume 11: Precipitation-Frequency Atlas of the United States – Texas (via PFDS).
2. FEMA Flood Insurance Rate Maps (FIRM) and Flood Insurance Study for Denton County, Texas (applicable panels).
3. City of Denton Stormwater Design Criteria Manual (October 2022 or latest; adopted by Town of Shady Shores per Subdivision Ordinance).
4. NCTCOG iSWM™ Technical Manuals (Hydrology, Hydraulics, and related).
5. Hydrology Studio Software (v 3.0.0.42).
6. NRCS/SCS Soil Surveys and Hydrologic Soil Group classifications (Type D).

**Hydrology Study for
SHADY ACRES SUBDIVISION
Vicinity Map**

Vicinity Map

SCALE: NTS



**Hydrology Study for
SHADY ACRES SUBDIVISION
Hydrology Studio Worksheets**

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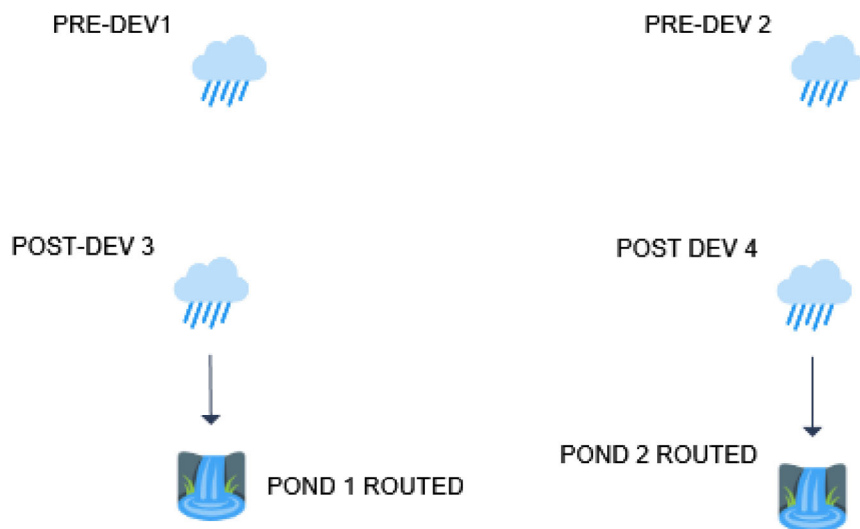
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Basin Model

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Hydrograph by Return Period

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Hydrograph 2-yr Summary

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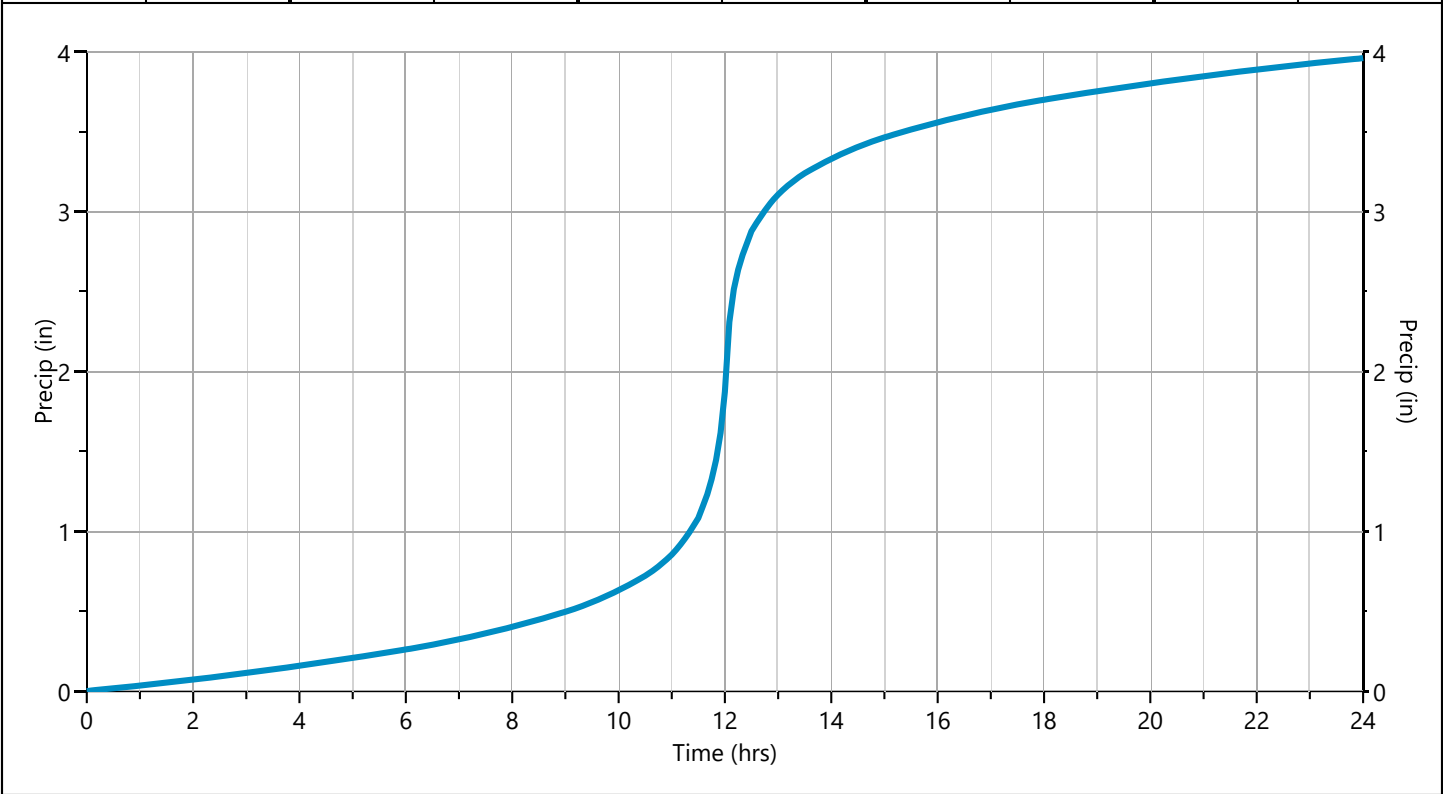
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Storm Distribution: NOAA-B, 24-hr

Storm Duration	Total Rainfall Volume (in)								
	1-yr	✓ 2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr	
24 hrs	3.31	3.96	0.00	4.98	5.85	7.08	8.04	9.06	

Incremental Rainfall Distribution, 2-yr									
Time (hrs)	Precip (in)	Time (hrs)	Precip (in)	Time (hrs)	Precip (in)	Time (hrs)	Precip (in)	Time (hrs)	Precip (in)
9.58	0.011451	10.50	0.016038	11.42	0.043085	12.33	0.093495	13.25	0.022948
9.67	0.011873	10.58	0.018084	11.50	0.045805	12.42	0.075471	13.33	0.021338
9.75	0.012276	10.67	0.019721	11.58	0.072435	12.50	0.072434	13.42	0.019721
9.83	0.012685	10.75	0.021338	11.67	0.075471	12.58	0.045805	13.50	0.018084
9.92	0.013101	10.83	0.022948	11.75	0.093495	12.67	0.043084	13.58	0.016037
10.00	0.013497	10.92	0.024565	11.83	0.121759	12.75	0.039970	13.67	0.015642
10.08	0.014025	11.00	0.026202	11.92	0.168999	12.83	0.036722	13.75	0.015246
10.17	0.014421	11.08	0.030261	12.00	0.257464	12.92	0.033482	13.83	0.014837
10.25	0.014837	11.17	0.033482	12.08	0.436325	13.00	0.030262	13.92	0.014421
10.33	0.015246	11.25	0.036723	12.17	0.204773	13.08	0.026202	14.00	0.014025
10.42	0.015642	11.33	0.039969	12.25	0.121758	13.17	0.024565	14.08	0.013497



Hydrograph 10-yr Summary

Hydrology Studio v 3.0.0.42

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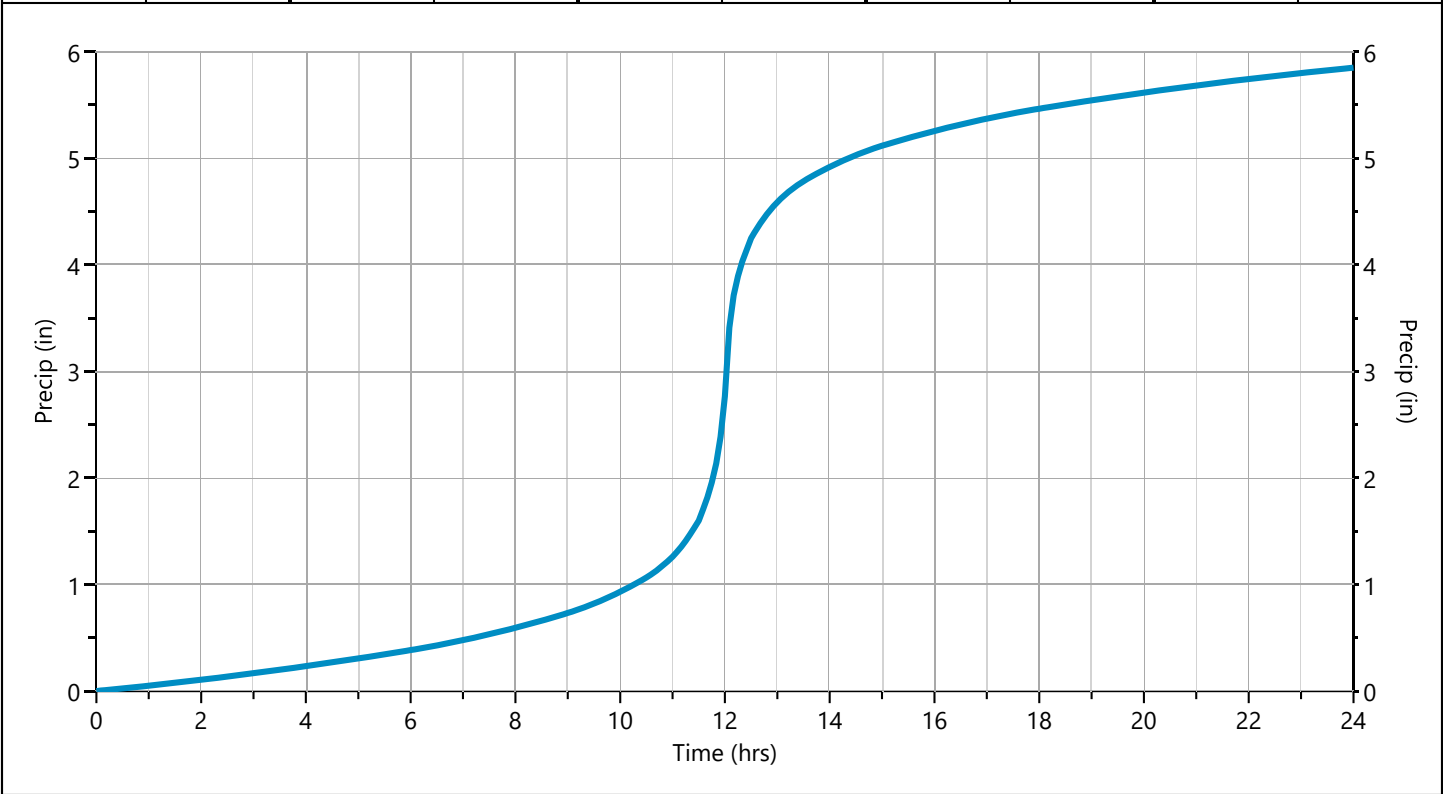
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Hyd. No.	Hydrograph Type	Hydrograph Name	Peak Flow (cfs)	Time to Peak (hrs)	Hydrograph Volume (cuft)	Inflow Hyd(s)	Maximum Elevation (ft)	Maximum Storage (cuft)
1	NRCS Runoff	PRE-DEV1	47.09	12.17	152,307	----		
2	NRCS Runoff	PRE-DEV 2	54.14	12.17	175,107	----		
3	NRCS Runoff	POST-DEV 3	54.63	12.17	177,564	----		
4	NRCS Runoff	POST DEV 4	65.40	12.17	212,556	----		
5	Pond Route	POND 1 ROUTED	39.95	12.33	173,302	3	3.21	24,759
6	Pond Route	POND 2 ROUTED	53.30	12.25	212,552	4	3.47	28,044

Storm Distribution: NOAA-B, 24-hr

Storm Duration	Total Rainfall Volume (in)								
	1-yr	2-yr	3-yr	5-yr	✓ 10-yr	25-yr	50-yr	100-yr	
24 hrs	3.31	3.96	0.00	4.98	5.85	7.08	8.04	9.06	

Incremental Rainfall Distribution, 10-yr									
Time (hrs)	Precip (in)	Time (hrs)	Precip (in)	Time (hrs)	Precip (in)	Time (hrs)	Precip (in)	Time (hrs)	Precip (in)
9.58	0.016916	10.50	0.023692	11.42	0.063648	12.33	0.138118	13.25	0.033901
9.67	0.017540	10.58	0.026715	11.50	0.067666	12.42	0.111492	13.33	0.031522
9.75	0.018135	10.67	0.029133	11.58	0.107006	12.50	0.107005	13.42	0.029133
9.83	0.018739	10.75	0.031522	11.67	0.111491	12.58	0.067666	13.50	0.026715
9.92	0.019354	10.83	0.033901	11.75	0.138118	12.67	0.063647	13.58	0.023692
10.00	0.019939	10.92	0.036290	11.83	0.179871	12.75	0.059046	13.67	0.023108
10.08	0.020719	11.00	0.038707	11.92	0.249658	12.83	0.054249	13.75	0.022523
10.17	0.021304	11.08	0.044704	12.00	0.380345	12.92	0.049461	13.83	0.021918
10.25	0.021918	11.17	0.049461	12.08	0.644571	13.00	0.044704	13.92	0.021304
10.33	0.022523	11.25	0.054249	12.17	0.302505	13.08	0.038707	14.00	0.020719
10.42	0.023107	11.33	0.059046	12.25	0.179869	13.17	0.036289	14.08	0.019938



Hydrograph 25-yr Summary

Hydrology Studio v 3.0.0.42

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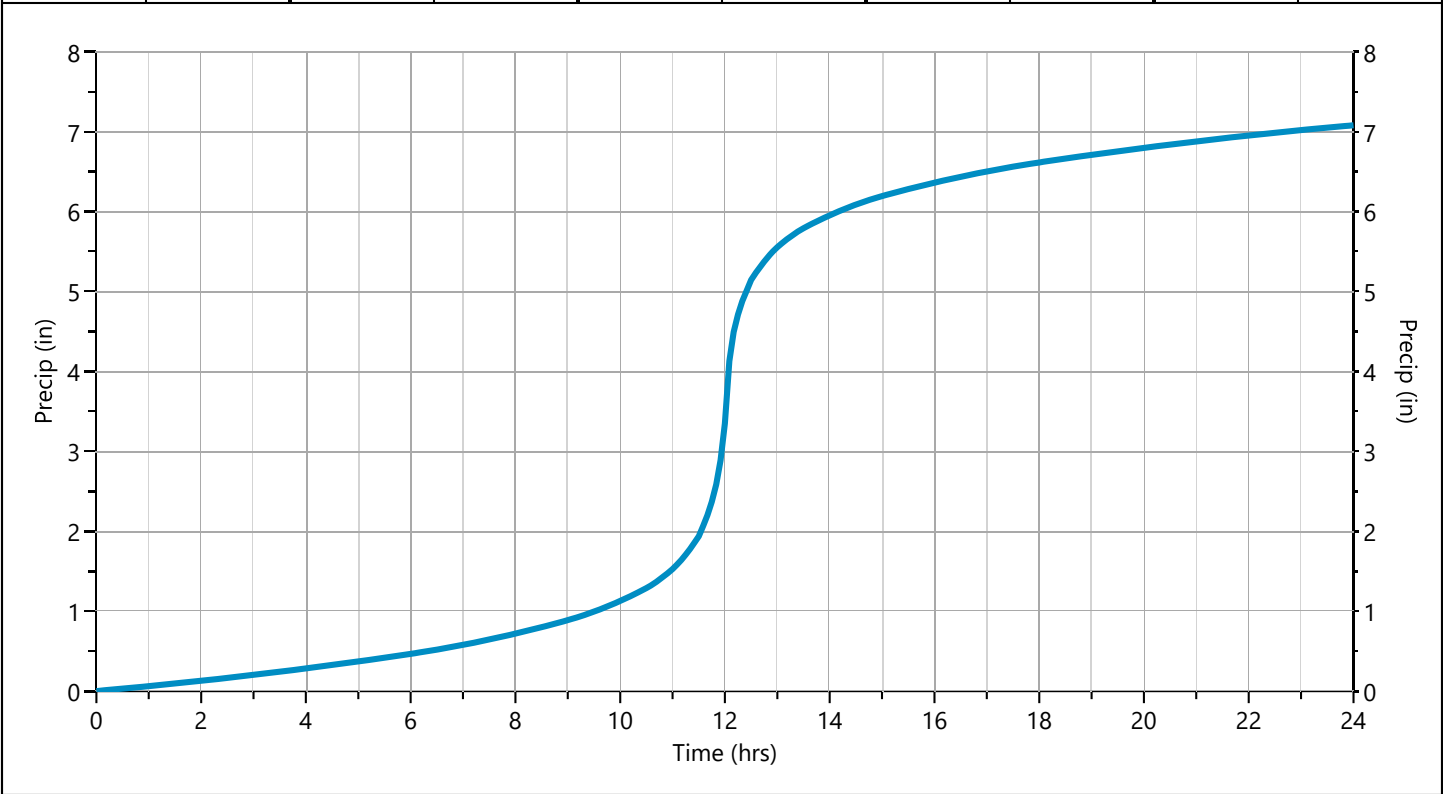
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Hyd. No.	Hydrograph Type	Hydrograph Name	Peak Flow (cfs)	Time to Peak (hrs)	Hydrograph Volume (cuft)	Inflow Hyd(s)	Maximum Elevation (ft)	Maximum Storage (cuft)
1	NRCS Runoff	PRE-DEV1	63.23	12.17	204,722	----		
2	NRCS Runoff	PRE-DEV 2	72.69	12.17	235,367	----		
3	NRCS Runoff	POST-DEV 3	70.89	12.17	232,211	----		
4	NRCS Runoff	POST DEV 4	84.86	12.17	277,972	----		
5	Pond Route	POND 1 ROUTED	60.46	12.25	227,950	3	3.59	29,860
6	Pond Route	POND 2 ROUTED	74.60	12.25	277,969	4	3.90	33,230

Storm Distribution: NOAA-B, 24-hr

Storm Duration	Total Rainfall Volume (in)								
	1-yr	2-yr	3-yr	5-yr	10-yr	✓ 25-yr	50-yr	100-yr	
24 hrs	3.31	3.96	0.00	4.98	5.85	7.08	8.04	9.06	

Incremental Rainfall Distribution, 25-yr									
Time (hrs)	Precip (in)	Time (hrs)	Precip (in)	Time (hrs)	Precip (in)	Time (hrs)	Precip (in)	Time (hrs)	Precip (in)
9.58	0.020473	10.50	0.028674	11.42	0.077030	12.33	0.167158	13.25	0.041029
9.67	0.021228	10.58	0.032332	11.50	0.081894	12.42	0.134934	13.33	0.038150
9.75	0.021948	10.67	0.035259	11.58	0.129505	12.50	0.129504	13.42	0.035259
9.83	0.022679	10.75	0.038150	11.67	0.134932	12.58	0.081893	13.50	0.032332
9.92	0.023423	10.83	0.041029	11.75	0.167158	12.67	0.077030	13.58	0.028673
10.00	0.024132	10.92	0.043920	11.83	0.217690	12.75	0.071461	13.67	0.027967
10.08	0.025075	11.00	0.046846	11.92	0.302151	12.83	0.065655	13.75	0.027258
10.17	0.025783	11.08	0.054103	12.00	0.460316	12.92	0.059861	13.83	0.026526
10.25	0.026526	11.17	0.059861	12.08	0.780096	13.00	0.054103	13.92	0.025783
10.33	0.027259	11.25	0.065655	12.17	0.366109	13.08	0.046846	14.00	0.025075
10.42	0.027966	11.33	0.071460	12.25	0.217688	13.17	0.043919	14.08	0.024131



Hydrograph 100-yr Summary

Hydrology Studio v 3.0.0.42

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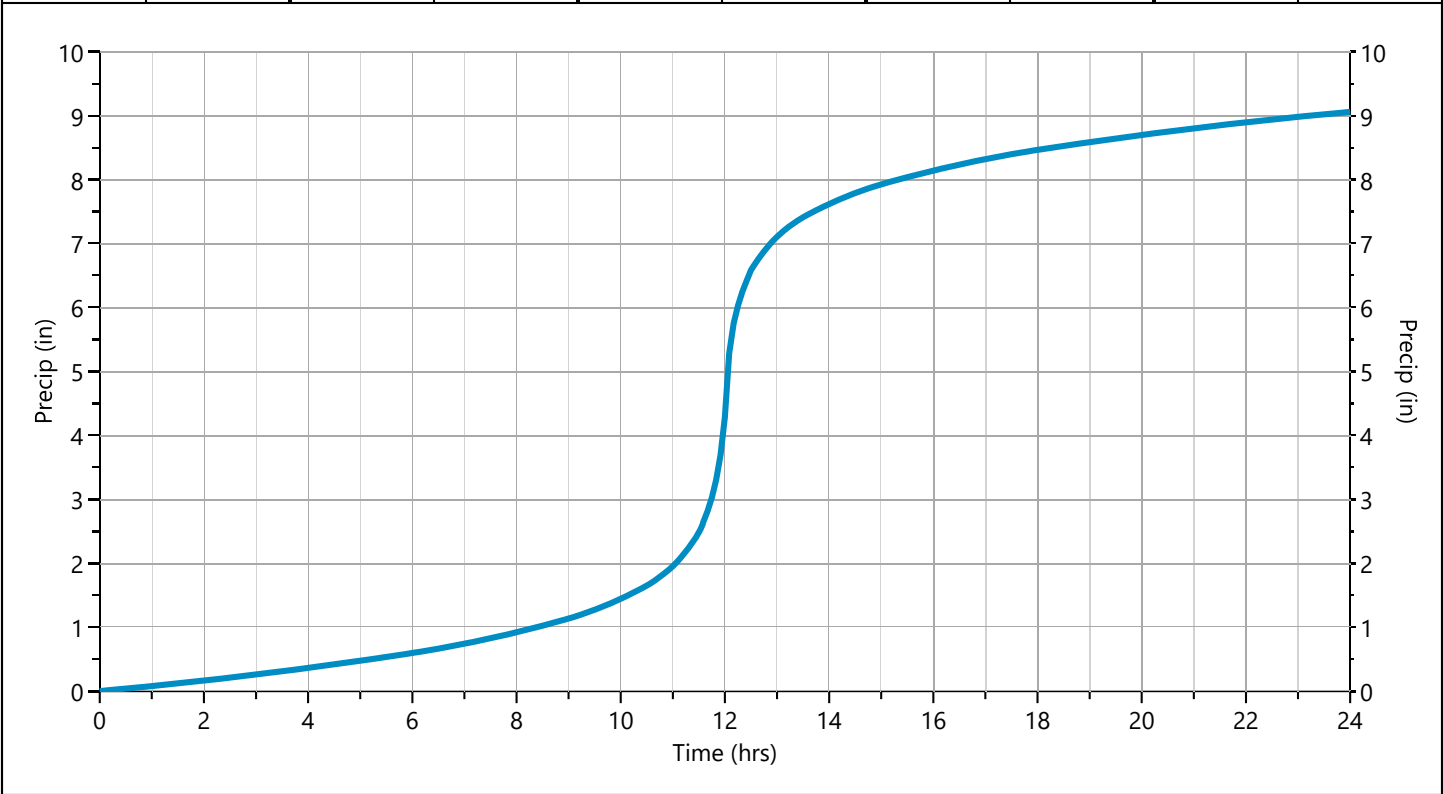
02-17-2026

Hyd. No.	Hydrograph Type	Hydrograph Name	Peak Flow (cfs)	Time to Peak (hrs)	Hydrograph Volume (cuft)	Inflow Hyd(s)	Maximum Elevation (ft)	Maximum Storage (cuft)
1	NRCS Runoff	PRE-DEV1	89.80	12.17	292,937	----		
2	NRCS Runoff	PRE-DEV 2	103.2	12.17	336,787	----		
3	NRCS Runoff	POST-DEV 3	97.18	12.17	322,633	----		
4	NRCS Runoff	POST DEV 4	116.3	12.17	386,213	----		
5	Pond Route	POND 1 ROUTED	86.25	12.25	318,372	3	4.17	36,353
6	Pond Route	POND 2 ROUTED	103.2	12.25	386,210	4	4.53	41,055

Storm Distribution: NOAA-B, 24-hr

Storm Duration	Total Rainfall Volume (in)							
	1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	✓ 100-yr
24 hrs	3.31	3.96	0.00	4.98	5.85	7.08	8.04	9.06

Incremental Rainfall Distribution, 100-yr									
Time (hrs)	Precip (in)	Time (hrs)	Precip (in)	Time (hrs)	Precip (in)	Time (hrs)	Precip (in)	Time (hrs)	Precip (in)
9.58	0.026199	10.50	0.036693	11.42	0.098572	12.33	0.213905	13.25	0.052503
9.67	0.027165	10.58	0.041374	11.50	0.104796	12.42	0.172669	13.33	0.048819
9.75	0.028086	10.67	0.045119	11.58	0.165722	12.50	0.165721	13.42	0.045119
9.83	0.029022	10.75	0.048819	11.67	0.172668	12.58	0.104795	13.50	0.041374
9.92	0.029973	10.83	0.052503	11.75	0.213905	12.67	0.098572	13.58	0.036692
10.00	0.030880	10.92	0.056203	11.83	0.278570	12.75	0.091446	13.67	0.035788
10.08	0.032087	11.00	0.059947	11.92	0.386650	12.83	0.084016	13.75	0.034881
10.17	0.032993	11.08	0.069234	12.00	0.589048	12.92	0.076602	13.83	0.033945
10.25	0.033945	11.17	0.076602	12.08	0.998259	13.00	0.069234	13.92	0.032993
10.33	0.034882	11.25	0.084017	12.17	0.468495	13.08	0.059947	14.00	0.032088
10.42	0.035787	11.33	0.091445	12.25	0.278566	13.17	0.056201	14.08	0.030879



IDF Report

IDF filename: DentonTX.idf

Hydrology Studio v 3.0.0.42

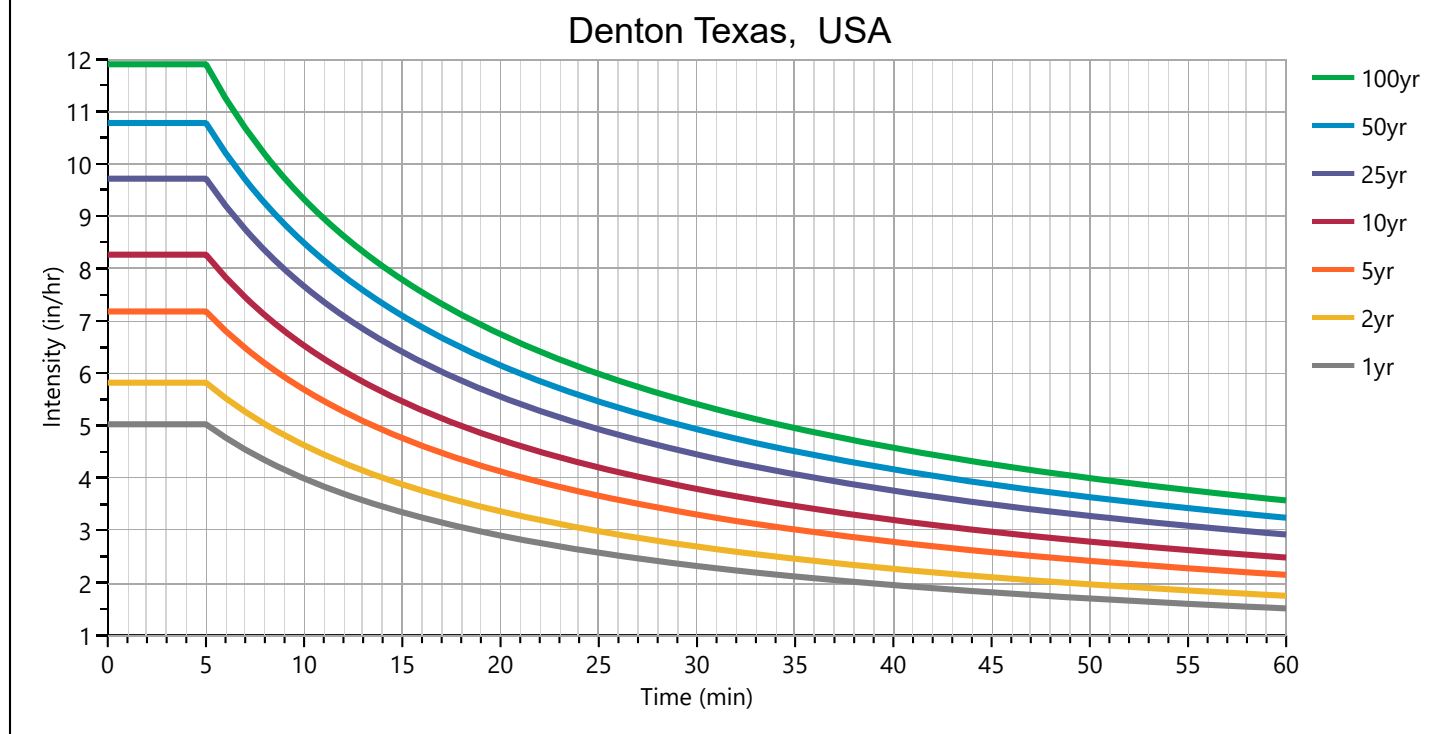
02-17-2026

Equation Coefficients	Intensity = B / (Tc + D)^E (in/hr)								
	1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr	
B	36.3018	42.5280	0.0000	50.1947	54.0909	61.0845	66.0738	67.7716	
D	8.9000	9.0000	0.0000	8.6000	8.1000	7.8000	7.6000	7.0000	
E	0.7512	0.7535	0.0000	0.7451	0.7303	0.7211	0.7156	0.7001	

Minimum Tc = 5 minutes

Tc (min)	Intensity Values (in/hr)								
	1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr	
Cf	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	
5	5.03	5.82	0	7.18	8.26	9.72	10.78	11.90	
10	3.99	4.62	0	5.69	6.53	7.66	8.49	9.32	
15	3.35	3.88	0	4.76	5.46	6.41	7.10	7.78	
20	2.90	3.36	0	4.13	4.73	5.55	6.15	6.75	
25	2.57	2.98	0	3.66	4.20	4.93	5.46	5.99	
30	2.32	2.69	0	3.30	3.79	4.45	4.93	5.41	
35	2.12	2.46	0	3.01	3.46	4.07	4.51	4.95	
40	1.95	2.26	0	2.78	3.20	3.76	4.16	4.58	
45	1.82	2.11	0	2.58	2.97	3.50	3.88	4.26	
50	1.70	1.97	0	2.42	2.78	3.28	3.63	4.00	
55	1.60	1.85	0	2.27	2.62	3.09	3.42	3.77	
60	1.51	1.75	0	2.15	2.48	2.92	3.24	3.57	

Cf = Correction Factor applied to Rational Method runoff coefficient.



Precipitation Report

Precipitation filename: DentonTX.pcp

Hydrology Studio v 3.0.0.42 (Rainfall totals in Inches)

02-17-2026

	Active	1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr
Active			✓			✓	✓		✓
SCS Storms	> SCS Dimensionless Storms								
SCS 6hr		2.41	2.87	0	3.60	4.22	5.11	5.80	6.54
Type I, 24-hr		3.31	3.96	0	4.98	5.85	7.08	8.04	9.06
Type IA, 24-hr		3.31	3.96	0	4.98	5.85	7.08	8.04	9.06
Type II, 24-hr		3.31	3.96	0	4.98	5.85	7.08	8.04	9.06
Type II FL, 24-hr		3.31	3.96	0	4.98	5.85	7.08	8.04	9.06
Type III, 24-hr		3.31	3.96	0	4.98	5.85	7.08	8.04	9.06
Synthetic Storms	> IDF-Based Synthetic Storms								
1-hr		1.51	1.75	0	2.15	2.48	2.92	3.24	3.57
2-hr		1.89	2.18	0	2.69	3.13	3.70	4.11	4.56
3-hr		2.12	2.46	0	3.04	3.54	4.20	4.68	5.22
6-hr		2.57	2.97	0	3.69	4.34	5.18	5.79	6.51
12-hr		3.08	3.55	0	4.44	5.27	6.33	7.10	8.07
24-hr		3.68	4.24	0	5.32	6.38	7.71	8.68	9.97
Huff Distribution	> 1st Quartile (0 to 6 hrs)								
1-hr		1.51	1.75	0	2.15	2.48	2.92	3.24	3.57
2-hr		1.84	2.16	0	2.68	3.11	3.70	4.16	4.62
3-hr		2.04	2.41	0	3.00	3.50	4.20	4.75	5.32
6-hr		2.41	2.87	0	3.60	4.22	5.11	5.80	6.54
Huff Distribution	> 2nd Quartile (>6 to 12 hrs)								
8-hr		0	0	0	0	0	0	0	0
12-hr		2.83	3.38	0	4.26	5.00	6.06	6.88	7.76
Huff Distribution	> 3rd Quartile (>12 to 24 hrs)								
18-hr		0	0	0	0	0	0	0	0
24-hr		3.31	3.96	0	4.98	5.85	7.08	8.04	9.06
Custom Storms	> Custom Storm Distributions								
My Custom Storm 1		0	0	0	0	0	0	0	0
My Custom Storm 2		0	0	0	0	0	0	0	0
My Custom Storm 3		0	0	0	0	0	0	0	0
My Custom Storm 4		0	0	0	0	0	0	0	0
My Custom Storm 5		0	0	0	0	0	0	0	0
My Custom Storm 6		0	0	0	0	0	0	0	0
My Custom Storm 7		0	0	0	0	0	0	0	0
My Custom Storm 8		0	0	0	0	0	0	0	0
My Custom Storm 9		0	0	0	0	0	0	0	0
My Custom Storm 10		0	0	0	0	0	0	0	0

Precipitation Report Cont'd

Precipitation filename: DentonTX.pcp

Rainfall totals in Inches

02-17-2026

	Active	1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr
Active			✓			✓	✓		✓
Huff Indiana	> Indianapolis								
30-min		1.16	1.34	0	1.65	1.89	2.22	2.47	2.71
1-hr		1.51	1.75	0	2.15	2.48	2.92	3.24	3.57
2-hr		1.84	2.16	0	2.68	3.11	3.70	4.16	4.62
3-hr		2.04	2.41	0	3.00	3.50	4.20	4.75	5.32
6-hr		2.41	2.87	0	3.60	4.22	5.11	5.80	6.54
12-hr		2.83	3.38	0	4.26	5.00	6.06	6.88	7.76
24-hr		3.31	3.96	0	4.98	5.85	7.08	8.04	9.06
Huff Indiana	> Evansville								
30-min		1.16	1.34	0	1.65	1.89	2.22	2.47	2.71
1-hr		1.51	1.75	0	2.15	2.48	2.92	3.24	3.57
2-hr		1.84	2.16	0	2.68	3.11	3.70	4.16	4.62
3-hr		2.04	2.41	0	3.00	3.50	4.20	4.75	5.32
6-hr		2.41	2.87	0	3.60	4.22	5.11	5.80	6.54
12-hr		2.83	3.38	0	4.26	5.00	6.06	6.88	7.76
24-hr		3.31	3.96	0	4.98	5.85	7.08	8.04	9.06
Huff Indiana	> Fort Wayne								
30-min		1.16	1.34	0	1.65	1.89	2.22	2.47	2.71
1-hr		1.51	1.75	0	2.15	2.48	2.92	3.24	3.57
2-hr		1.84	2.16	0	2.68	3.11	3.70	4.16	4.62
3-hr		2.04	2.41	0	3.00	3.50	4.20	4.75	5.32
6-hr		2.41	2.87	0	3.60	4.22	5.11	5.80	6.54
12-hr		2.83	3.38	0	4.26	5.00	6.06	6.88	7.76
24-hr		3.31	3.96	0	4.98	5.85	7.08	8.04	9.06
Huff Indiana	> South Bend								
30-min		1.16	1.34	0	1.65	1.89	2.22	2.47	2.71
1-hr		1.51	1.75	0	2.15	2.48	2.92	3.24	3.57
2-hr		1.84	2.16	0	2.68	3.11	3.70	4.16	4.62
3-hr		2.04	2.41	0	3.00	3.50	4.20	4.75	5.32
6-hr		2.41	2.87	0	3.60	4.22	5.11	5.80	6.54
12-hr		2.83	3.38	0	4.26	5.00	6.06	6.88	7.76
24-hr		3.31	3.96	0	4.98	5.85	7.08	8.04	9.06

Precipitation Report Cont'd

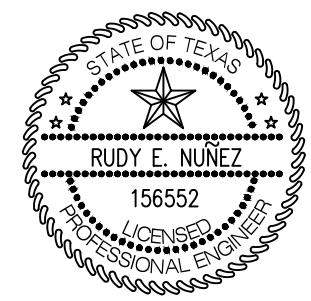
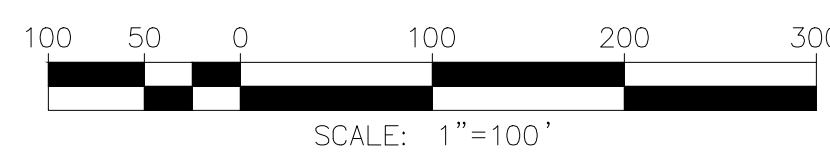
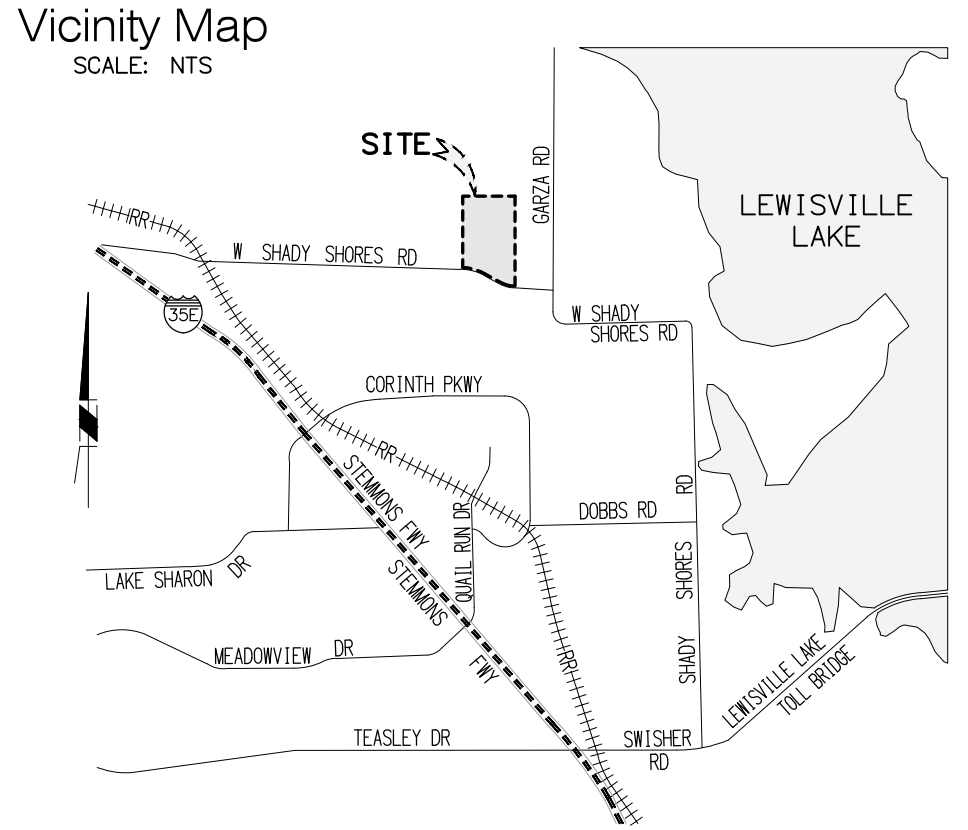
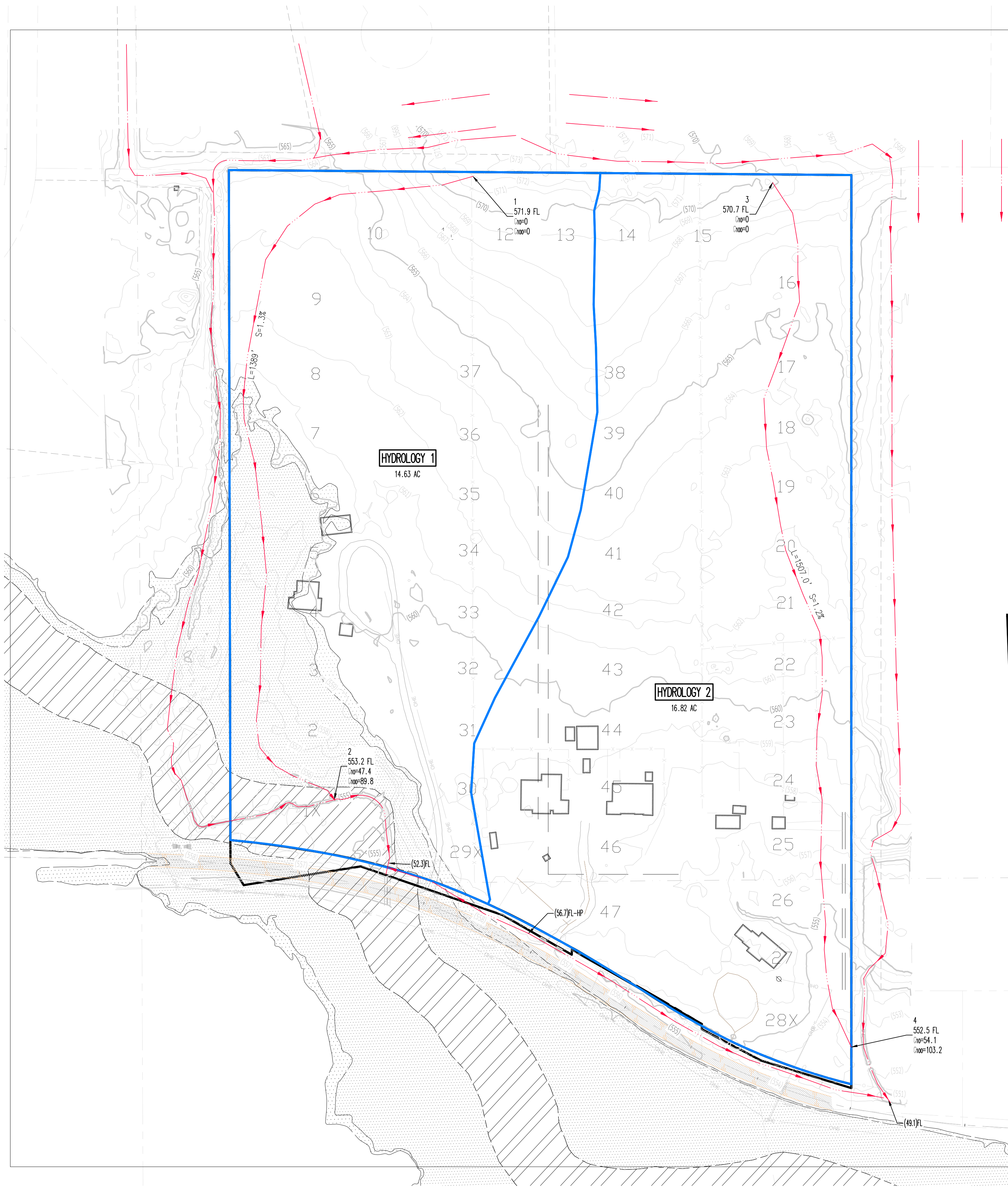
Precipitation filename: DentonTX.pcp

Rainfall totals in Inches

02-17-2026

	Active	1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr
Active			✓			✓	✓		✓
NRCS Storms	> NRCS Dimensionless Storms								
NRCS MSE1, 24-hr		3.31	3.96	0	4.98	5.85	7.08	8.04	9.06
NRCS MSE2, 24-hr		3.31	3.96	0	4.98	5.85	7.08	8.04	9.06
NRCS MSE3, 24-hr		3.31	3.96	0	4.98	5.85	7.08	8.04	9.06
NRCS MSE4, 24-hr		3.31	3.96	0	4.98	5.85	7.08	8.04	9.06
NRCS MSE5, 24-hr		3.31	3.96	0	4.98	5.85	7.08	8.04	9.06
NRCS MSE6, 24-hr		3.31	3.96	0	4.98	5.85	7.08	8.04	9.06
NOAA-A, 24-hr		3.31	3.96	0	4.98	5.85	7.08	8.04	9.06
NOAA-B, 24-hr	✓	3.31	3.96	0	4.98	5.85	7.08	8.04	9.06
NOAA-C, 24-hr		3.31	3.96	0	4.98	5.85	7.08	8.04	9.06
NOAA-D, 24-hr		3.31	3.96	0	4.98	5.85	7.08	8.04	9.06
NRCC-A, 24-hr		3.31	3.96	0	4.98	5.85	7.08	8.04	9.06
NRCC-B, 24-hr		3.31	3.96	0	4.98	5.85	7.08	8.04	9.06
NRCC-C, 24-hr		3.31	3.96	0	4.98	5.85	7.08	8.04	9.06
NRCC-D, 24-hr		3.31	3.96	0	4.98	5.85	7.08	8.04	9.06
CA-1, 24-hr		3.31	3.96	0	4.98	5.85	7.08	8.04	9.06
CA-2, 24-hr		3.31	3.96	0	4.98	5.85	7.08	8.04	9.06
CA-3, 24-hr		3.31	3.96	0	4.98	5.85	7.08	8.04	9.06
CA-4, 24-hr		3.31	3.96	0	4.98	5.85	7.08	8.04	9.06
CA-5, 24-hr		3.31	3.96	0	4.98	5.85	7.08	8.04	9.06
CA-6, 24-hr		3.31	3.96	0	4.98	5.85	7.08	8.04	9.06
FDOT Storms	> Florida DOT Storms								
FDOT, 1-hr		0	2.14	2.36	2.58	2.92	3.35	3.66	3.95
FDOT, 2-hr		0	2.70	3.00	3.26	3.69	4.24	4.64	5.00
FDOT, 4-hr		0	3.28	3.76	4.00	4.80	5.50	6.20	6.80
FDOT, 8-hr		0	3.76	4.32	4.80	5.60	6.20	7.20	8.00
FDOT, 24-hr		0	4.28	4.75	5.21	6.11	7.53	8.78	10.20
FDOT, 72-hr		0	5.44	6.10	6.74	7.98	9.92	11.60	13.40
SFWMD, 72-hr		0	5.44	6.10	6.74	7.98	9.92	11.60	13.40
Austin Storms	> Austin Frequency Storms								
Austin Zone 1, 24-hr		0	4.14	0	5.51	6.84	8.90	10.69	12.80
Austin Zone 2, 24-hr		0	4.06	0	5.38	6.65	8.59	10.28	12.23

**Hydrology Study for
SHADY ACRES SUBDIVISION
Pre-developed Hydrology Map**



MARK	REVISIONS	APPR.	DATE
DESIGNED BY	DRAWN BY	CHECKED BY	

City of Shady Shores

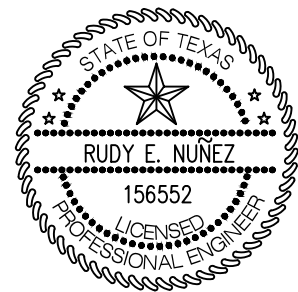
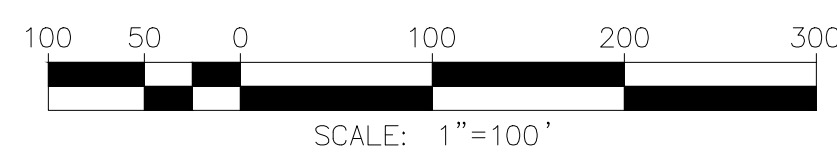
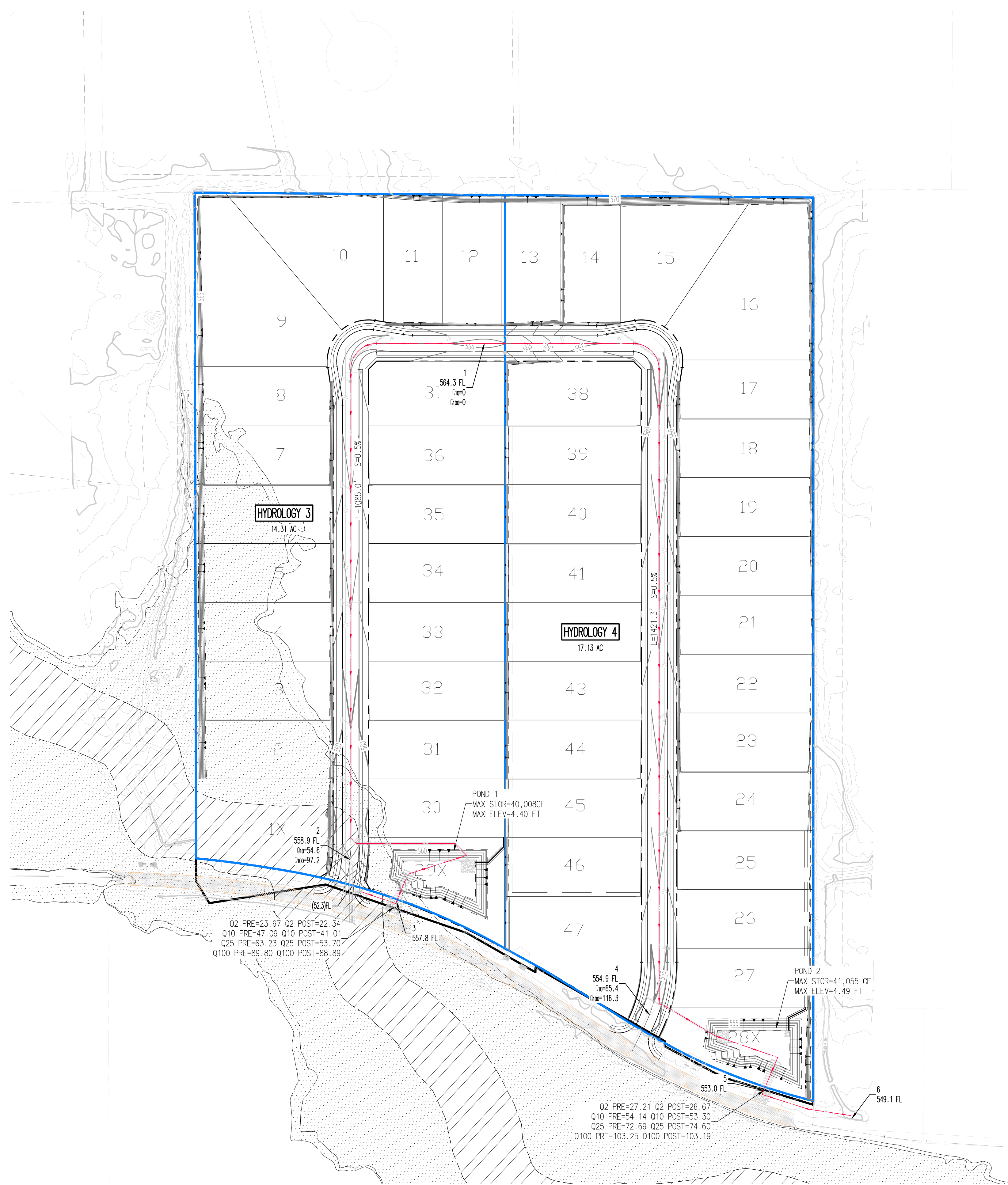
APPROVED BY
CITY ENGINEER
DATE

HYDROLOGY EXHIBIT
SHADY ACRES
PRE-DEVELOPMENT

HORIZ. SCALE: AS NOTED VERT. SCALE: AS NOTED

ACCOUNT NO.
SHEET 1 OF 2
J.N. 4451

**Hydrology Study for
SHADY ACRES SUBDIVISION
Post-developed Hydrology Map**



MARK	REVISIONS	APPR.	DATE
DESIGNED BY	DRAWN BY	CHECKED BY	

City of Shady Shores

APPROVED BY

CITY ENGINEER

DATE

HYDROLOGY EXHIBIT
SHADY ACRES
POST-DEVELOPMENT

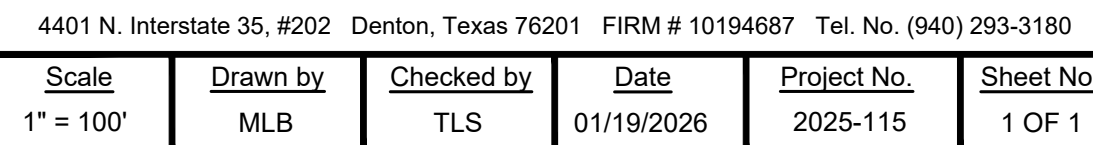
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VERT. SCALE: AS NOTED

ACCOUNT NO.

SHEET **2** OF **2**

J.N. 4451



CONCEPTUAL GRADING AND DRAINAGE PLAN
FOR
SHADY ACRES
TOWN OF SHADY SHORES, TEXAS

CONSTRUCTION NOTES

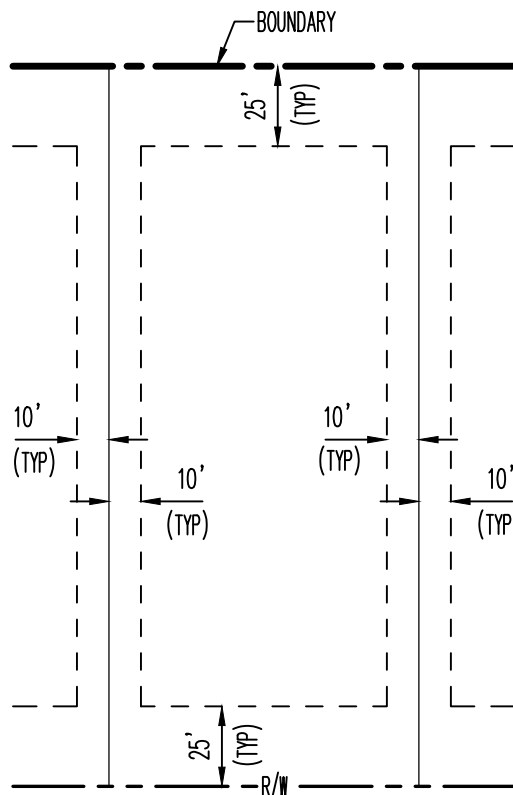
1. INSTALL 24" RCP
2. INSTALL 30" RCP
3. INSTALL 36" RCP
4. INSTALL 42" RCP
5. INSTALL 48" RCP
6. INSTALL 10' WIDE CURB INLET CATCH BASIN
7. INSTALL 1/4 TON RIP-RAP
8. INSTALL 5' WIDE CONCRETE CHANNEL
9. INSTALL CONCRETE HEADWALL & WINGWALL
10. INSTALL 8" C-900 WATER MAIN
11. INSTALL FIRE HYDRANT
12. INSTALL 28' WIDE 6" THICK CONCRETE ROAD WITH 6" CURB
13. INSTALL DETENTION BASIN
14. CONSTRUCT 4' WIDE SIDEWALK
15. INSTALL WEIR & ORIFICE STRUCTURE

LEGEND:

- BOUNDARY LINE
--- RIGHT OF WAY
--- UTILITY EASEMENT LINE
--- WATER LINE
--- FIRE HYDRANT
--- STORM DRAIN
--- CATCH BASIN / HEADWALL
--- RIP RAP PAD
--- PROP. CONCRETE ROAD
--- EXISTING STREET
--- FLOOD PLAIN
--- FLOOD WAY

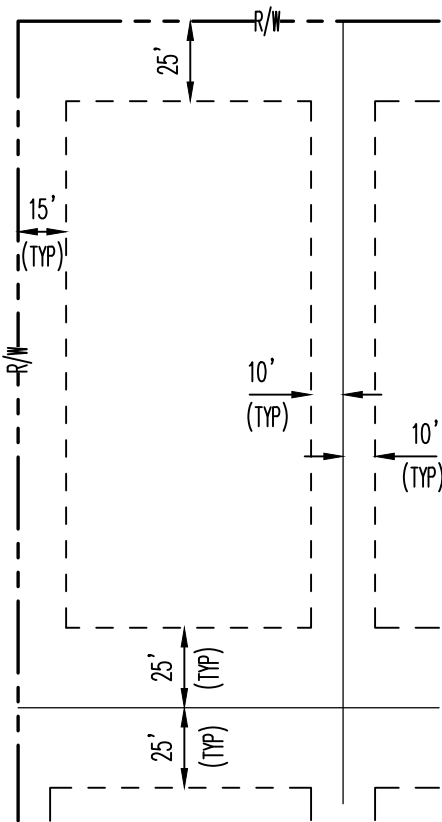
TYPICAL LOT DETAIL

SCALE: 1"=60'



TYPICAL CORNER LOT DETAIL

SCALE: 1"=60'



MARK	REVISIONS	APPR.	DATE
DESIGNED BY	DRAWN BY	CHECKED BY	

Town of Shady Shores

APPROVED BY

CITY ENGINEER

DATE 02-19-2026

OWNER

ATGM TX SERIES II
420 W. SHADY SHORES ROAD
SHADY SHORES, TX 76208

CONTACT

GEORGE NUNEZ
EMAIL: GNUNEZ@SQASQUARED.COM
PHONE: 310.468.2041

ENGINEER

RENCIVIL ENGINEERING
RUDY NUNEZ PE PLS
(951) 551-6932
RUDY@RENCIVIL.COM

SURVEYOR

TRINITY LAND SURVEYING LLC
FIRM# 10194687
4401 N INTERSTATE 35, SUITE 202
DEBTON, TX 76207
MICHAEL BLACK: RPLS # 6854
PHONE: 940.293.3180

BASIS OF BEARINGS

GRID NORTH, NAD 83
TEXAS STATE PLANE COORDINATE SYSTEM
NORTH CENTRAL ZONE (EPSG: 2276)

BENCHMARK

EPSG: 6360
NAVD88

SITE INFORMATION

LOT SIZE 31.809 AC

SHEET INDEX

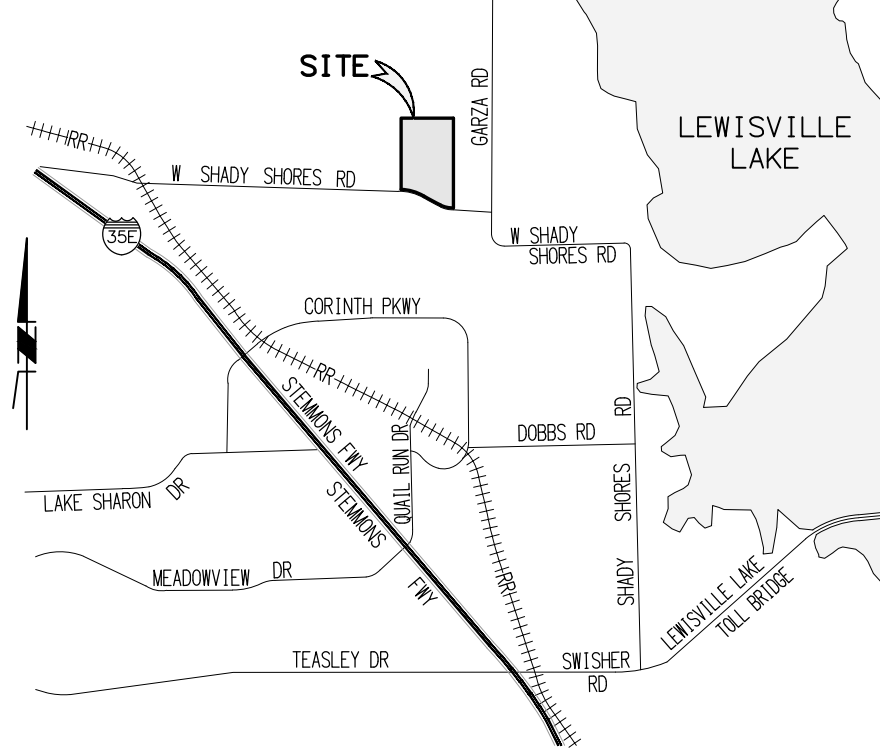
SHEET No.	DESCRIPTION
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2	CONCEPTUAL GRADING & DRAINAGE PLAN
3	CONCEPTUAL GRADING & DRAINAGE PLAN
4	CROSS SECTIONS

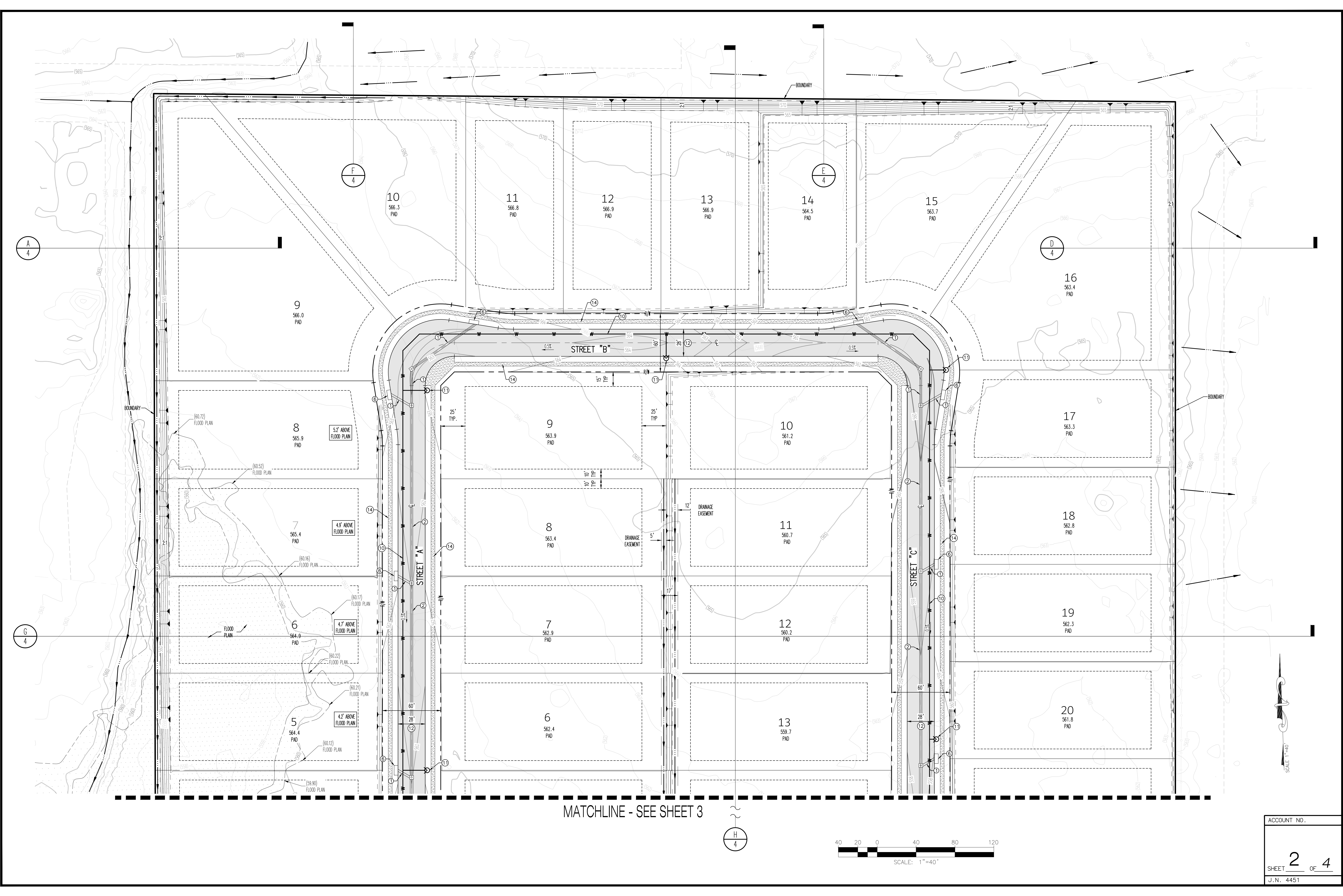
EARTHWORK QUANTITIES

	CUT	FILL
SITE AREA= 31.809 AC; 1,385,617 SF		
RAW VOLUME	60,600	53,300
SHRINKAGE (@ 20%)		10,700
STREETS ROUGH CUT (2,550FTx1FTx28FT)	2,600	
FOOTINGS	2,200	
TOTALS	65,400	64,000
BALANCED SITE		

Vicinity Map

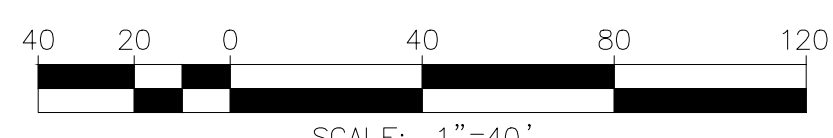
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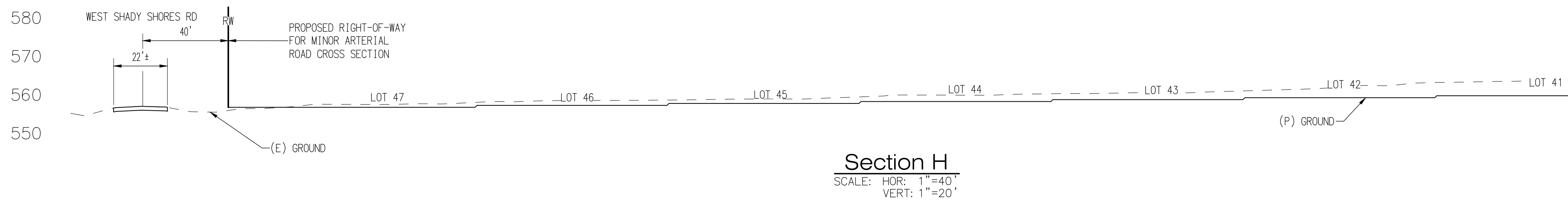
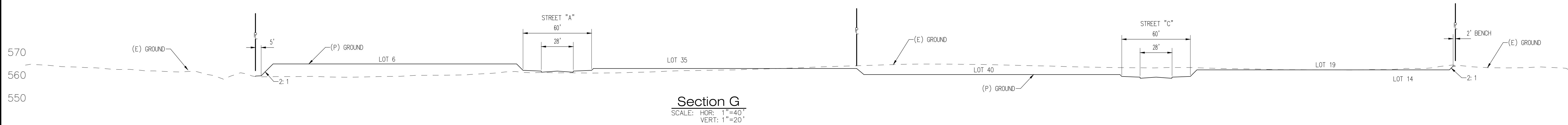
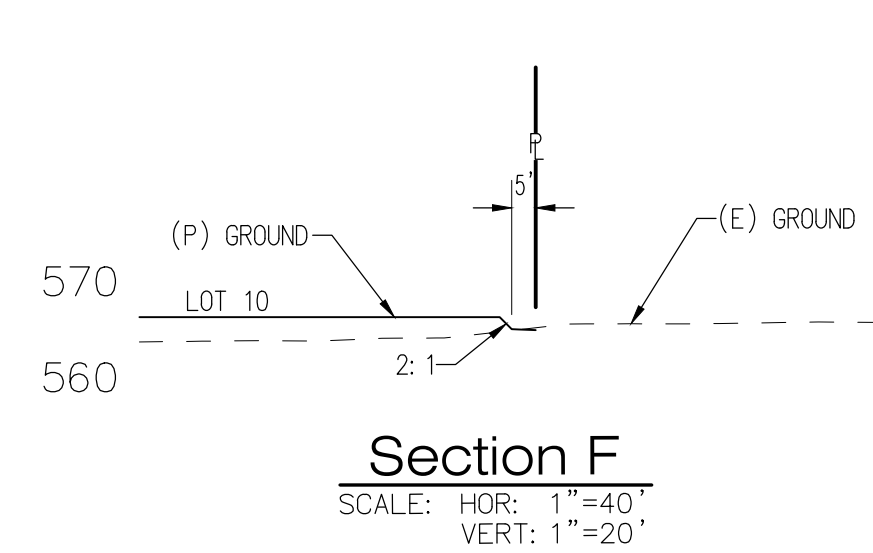
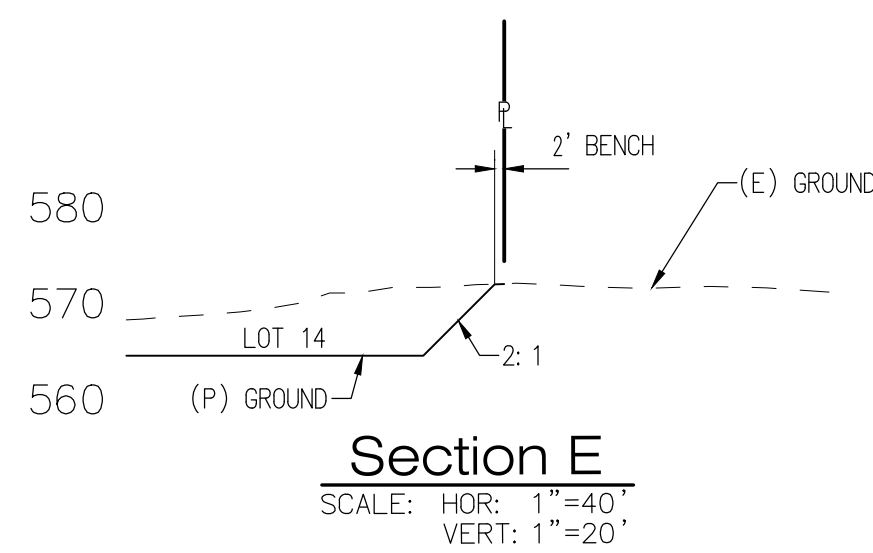
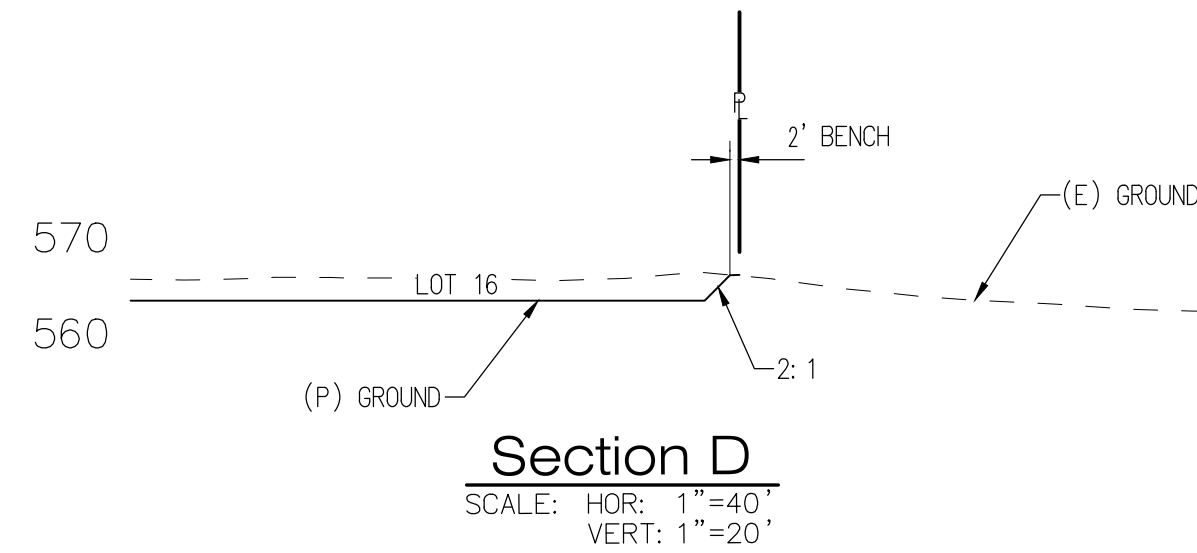
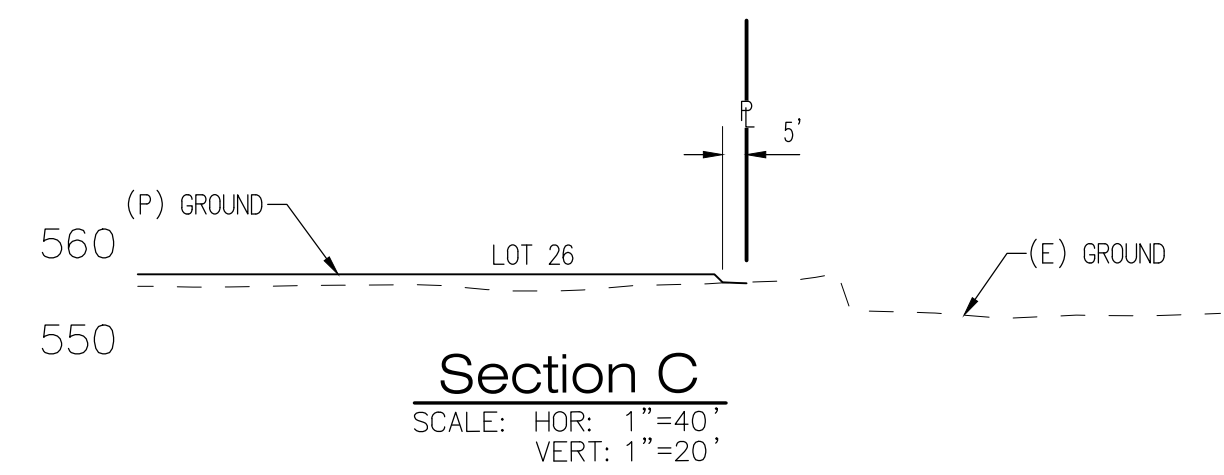
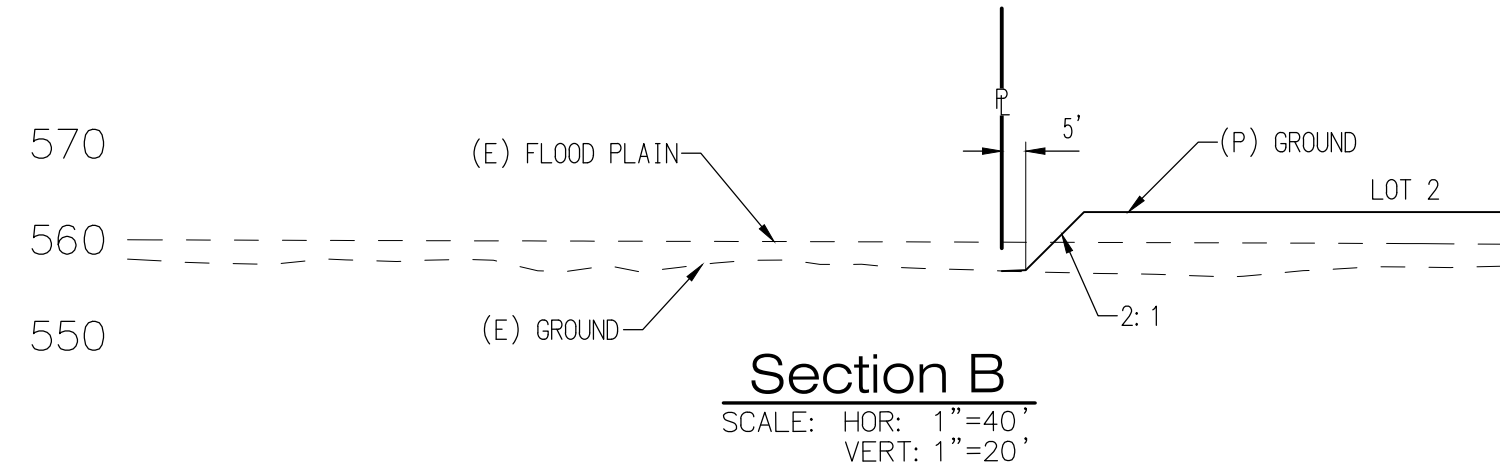
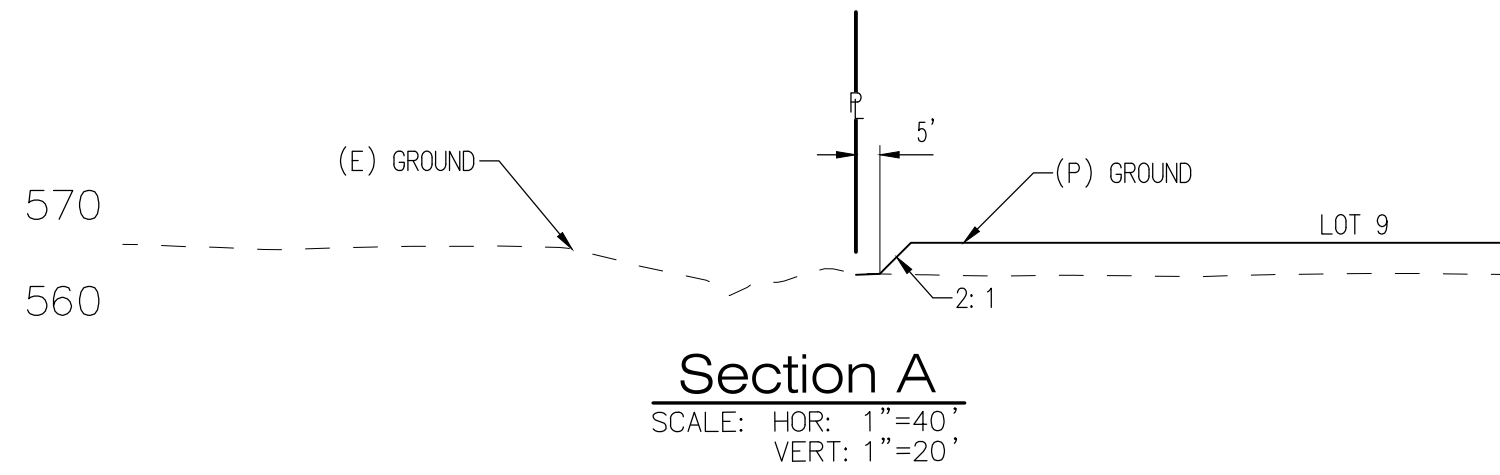


MATCHLINE - SEE SHEET 3

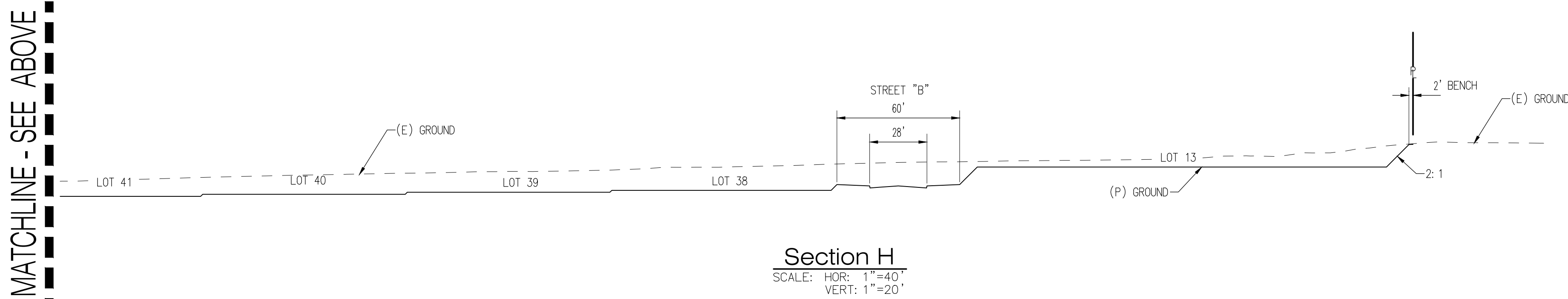
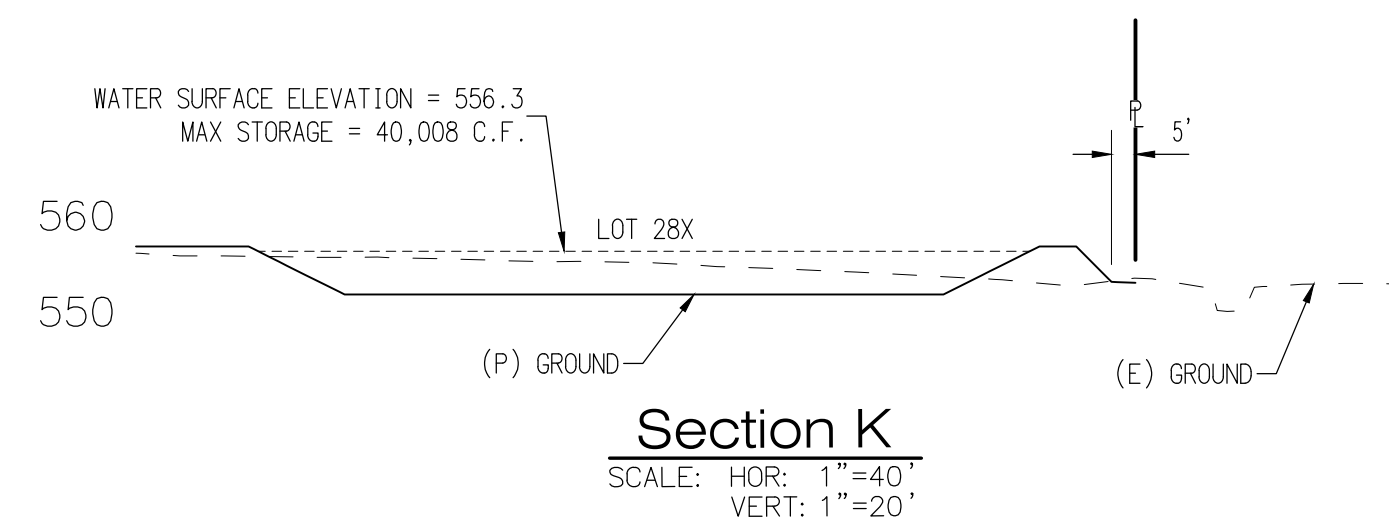
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4



ACCOUNT NO.
SHEET 2 OF 4
J.N. 4451



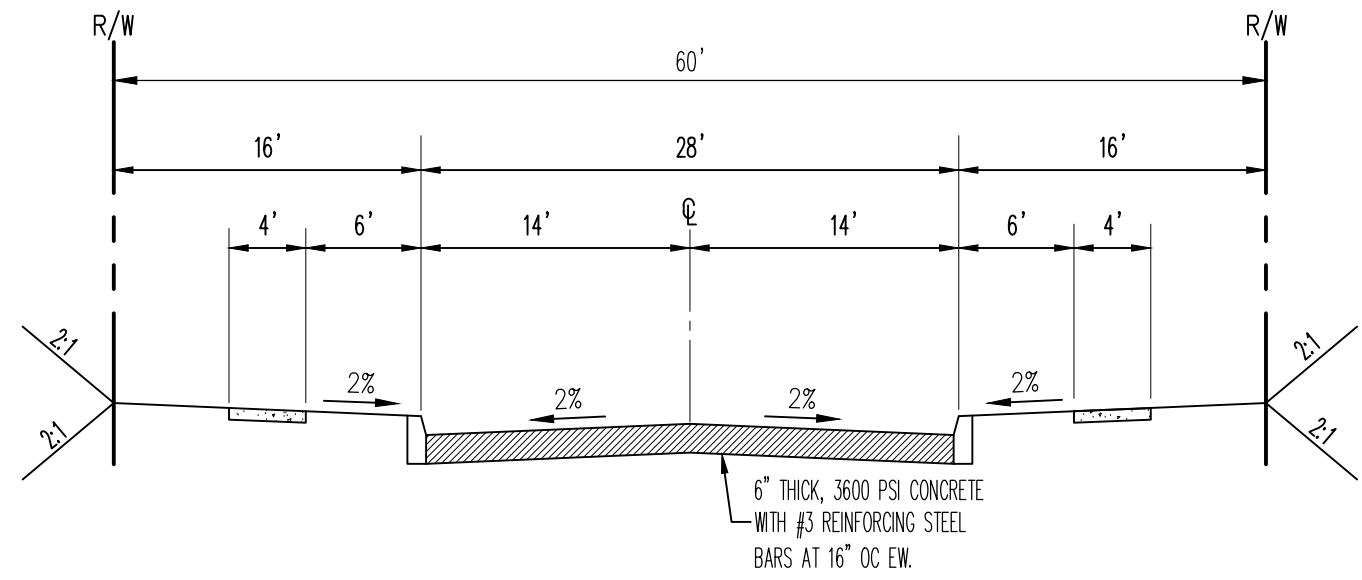
MATCHLINE - SEE BELOW



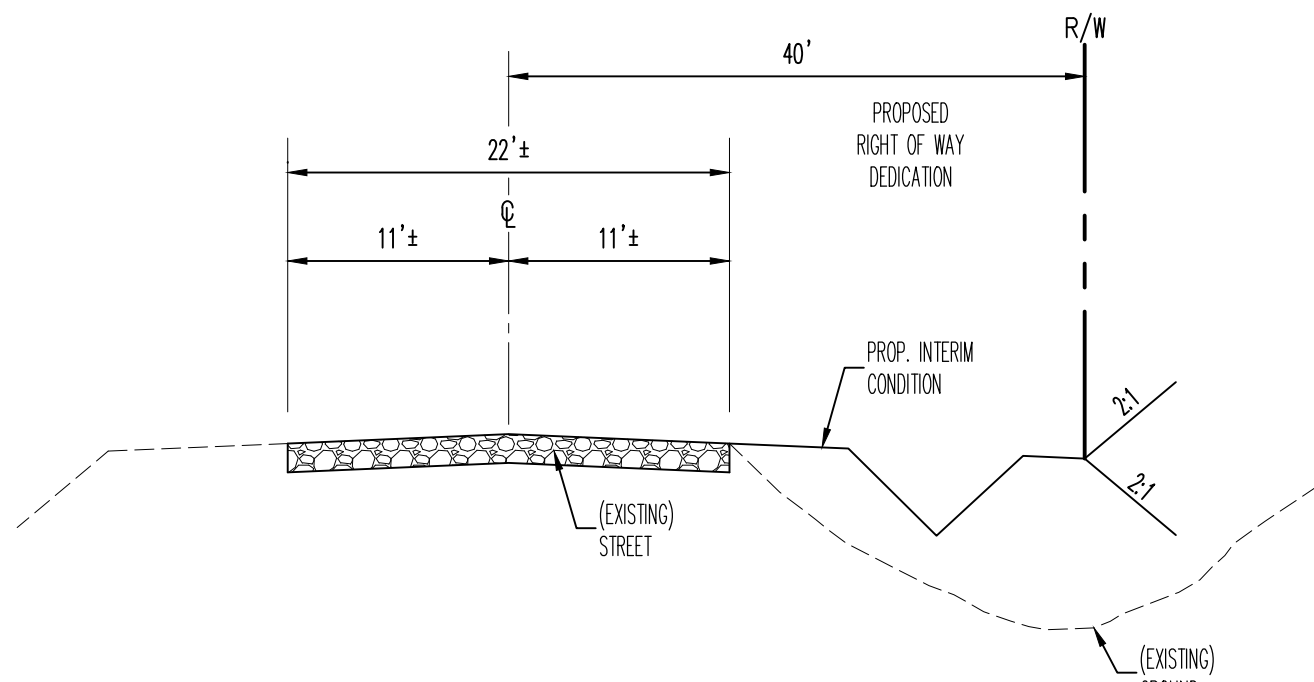
MATCHLINE - SEE ABOVE

ACCOUNT NO.
SHEET 4 OF 4
J.N. 4451

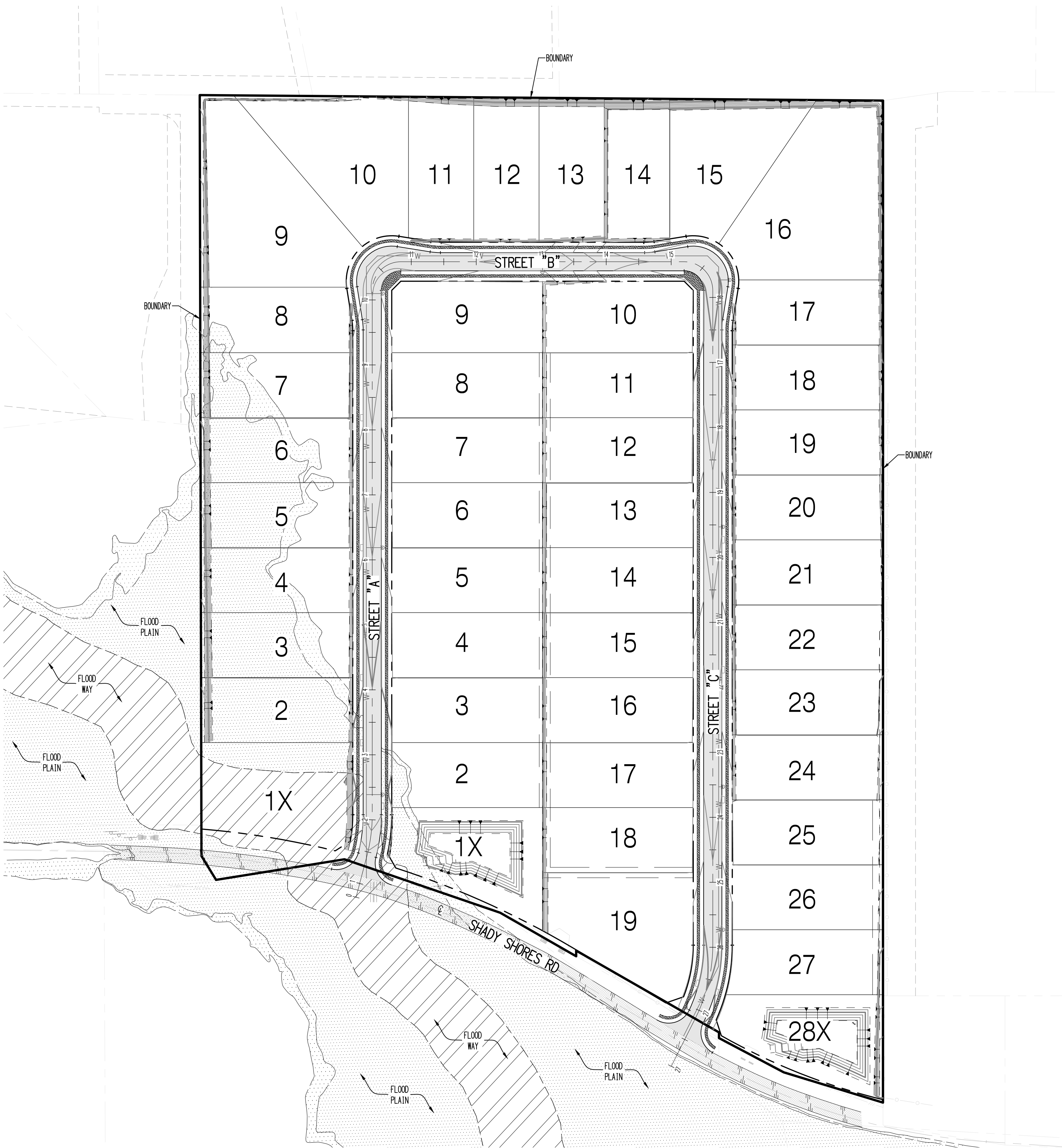
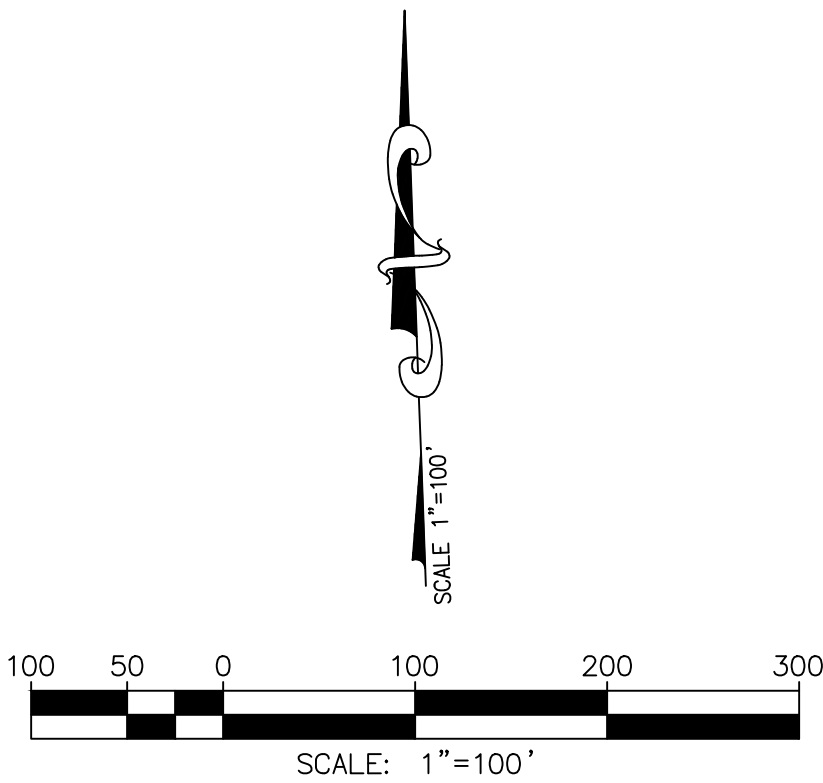
CONCEPTUAL STREET PLAN
FOR
SHADY ACRES
TOWN OF SHADY SHORES, TEXAS



TYPICAL ROAD SECTION
LOCAL STREETS
"A", "B", & "C"
SCALE: 1"=10'



WEST SHADY SHORES ROAD
MINOR ARTERIAL TYPICAL ROAD SECTION
SCALE: 1"=10'



OWNER
ATGM TX SERIES 11
420 W. SHADY SHORES ROAD
SHADY SHORES, TX 76208

BASIS OF BEARINGS
GRID NORTH, NAD 83
TEXAS STATE PLANE COORDINATE SYSTEM
NORTH CENTRAL ZONE (EPSG: 2276)

CONTACT
GEORGE NUNEZ
EMAIL: GNUNEZ@SQASQUARED.COM
PHONE: 310.468.2041

BENCHMARK
EPSG: 6360
NAVD88

ENGINEER
RENCIVIL ENGINEERING
RUDY NUNEZ PE PLS
(951) 551-8932
RUDY@RENCIVIL.COM

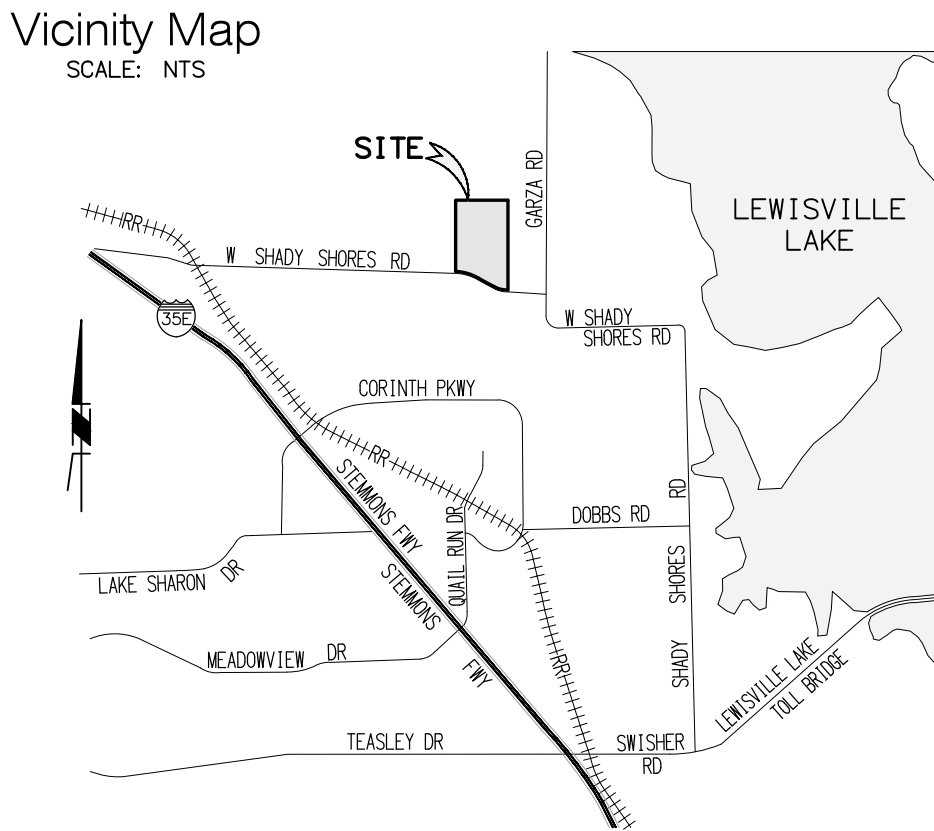
SITE INFORMATION
LOT SIZE 31.809 AC

SURVEYOR
TRINITY LAND SURVEYING LLC
FIRM# 10194687
4401 N INTERSTATE 35, SUITE 202
DEBTON, TX 76207
MICHAEL BLACK: RPLS # 6854
PHONE: 940.293.3180

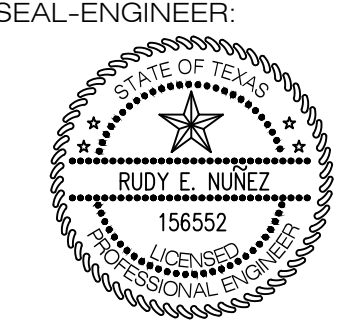
SHEET No.	DESCRIPTION
1	TITLE SHEET
2	STREET "A" STA: 1+00.00 TO 10+00.00
3	STREET "B" STA: 10+00.00 TO 16+00.00
4	STREET "C" STA: 16+00.00 TO 27+57.33

- CONSTRUCTION NOTES**
- INSTALL 28' WIDE 6" THICK CONCRETE ROAD WITH 6" CURB OVER LIME TREATED BASE
 - CONSTRUCT 4' WIDE SIDEWALK

LEGEND:	
	BOUNDARY LINE
	RIGHT OF WAY
	UTILITY EASEMENT LINE
	WATER LINE
	FIRE HYDRANT
	STORM DRAIN
	CATCH BASIN / HEADWALL
	RIP RAP PAD
	PROP. CONCRETE ROAD
	EXISTING STREET
	FLOOD PLAIN
	FLOOD WAY



MARK	DESIGNED BY	REVISIONS	DRAWN BY	CHECKED BY	APPR.	DATE



Town of Shady Shores	
	APPROVED BY
	CITY ENGINEER
	DATE 02-18-2026

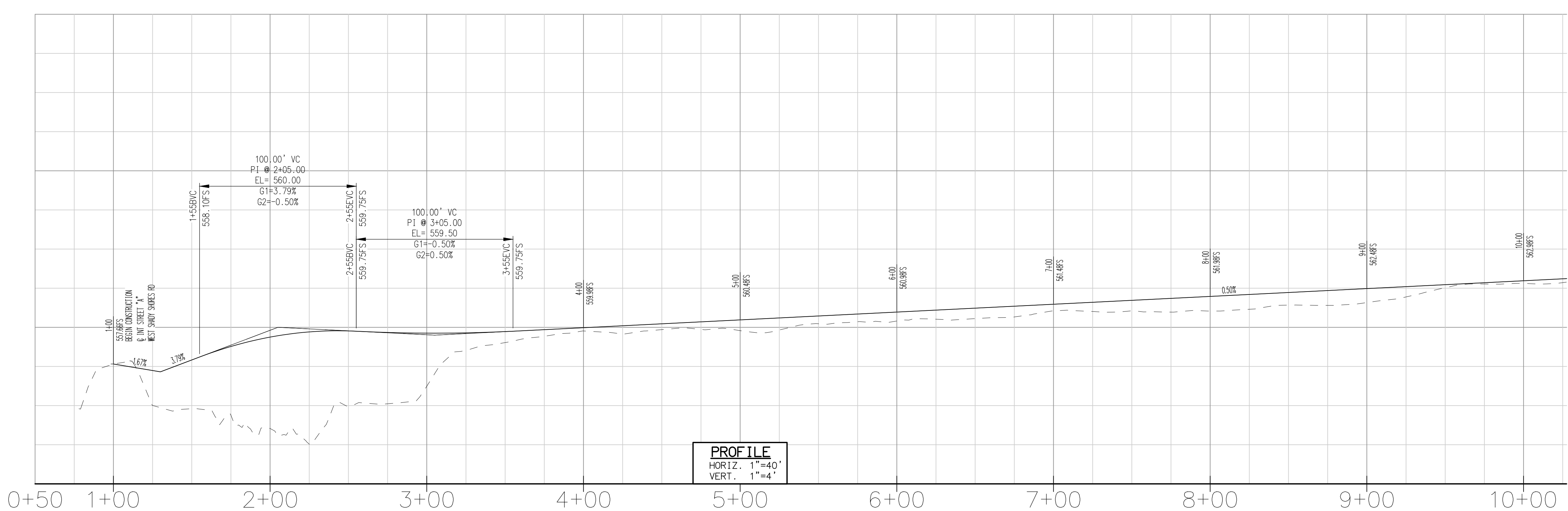
SHADY ACRES CONCEPTUAL STREET PLAN	
HORIZ. SCALE: AS NOTED	VERT. SCALE: AS NOTED

ACCOUNT NO.
1 OF 4
SHEET 1 OF 4
J.N. 4451

580

570

560

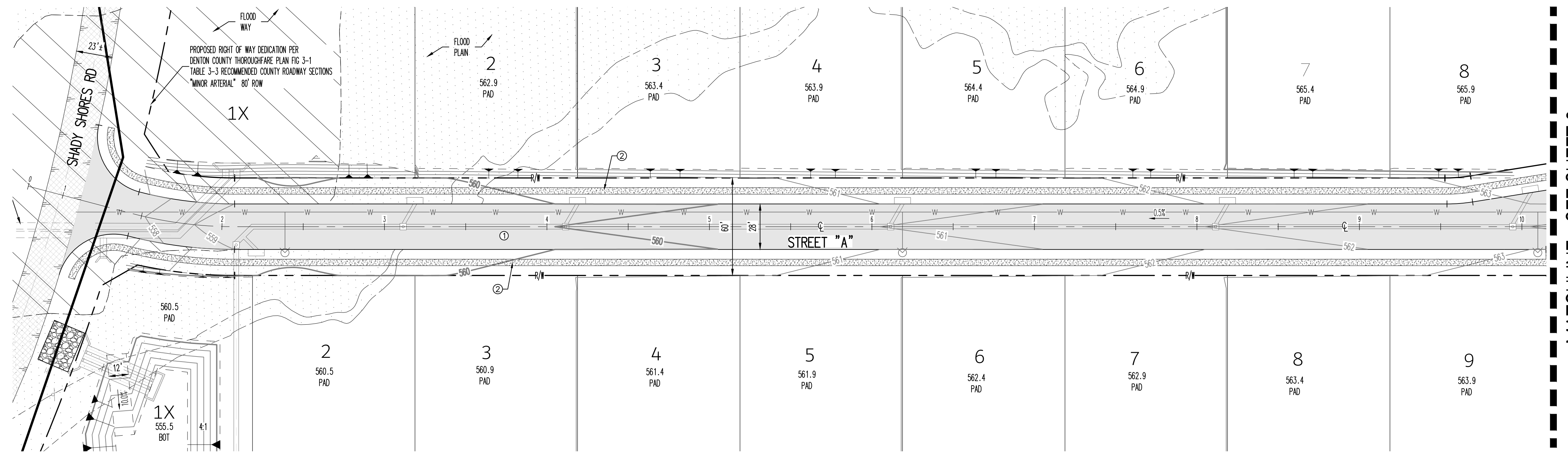


MATCHLINE - SEE SHEET 3

580

570

560



MATCHLINE - SEE SHEET 3

STREET "A"

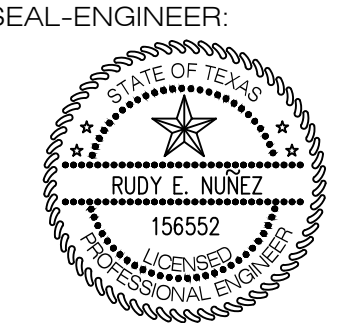
STA: 1+00.00 TO 10+00.00

SCALE 1"=40'

SCALE: 1"=40'



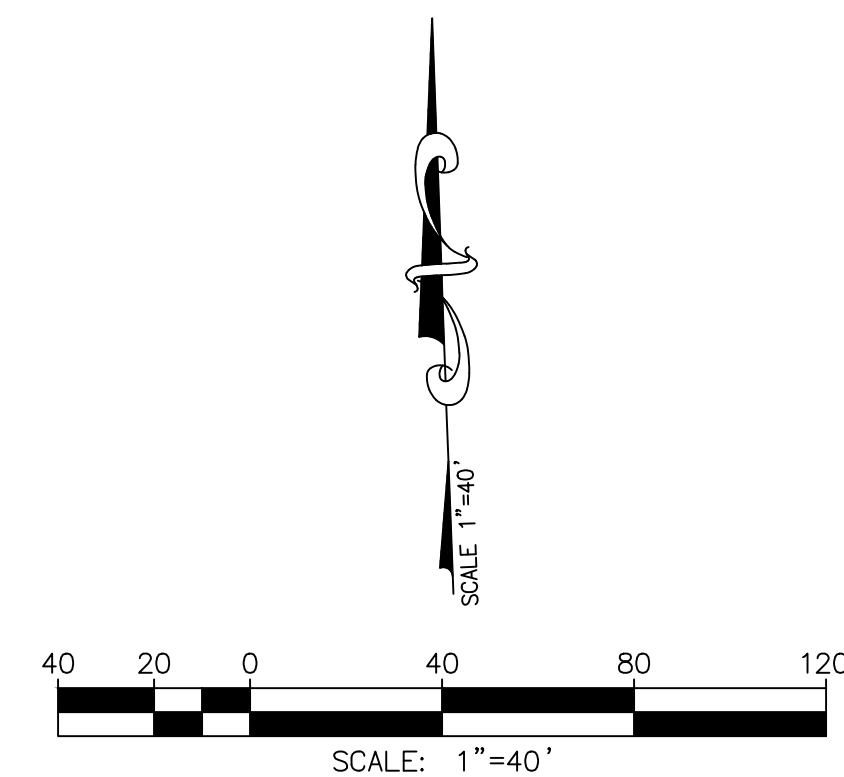
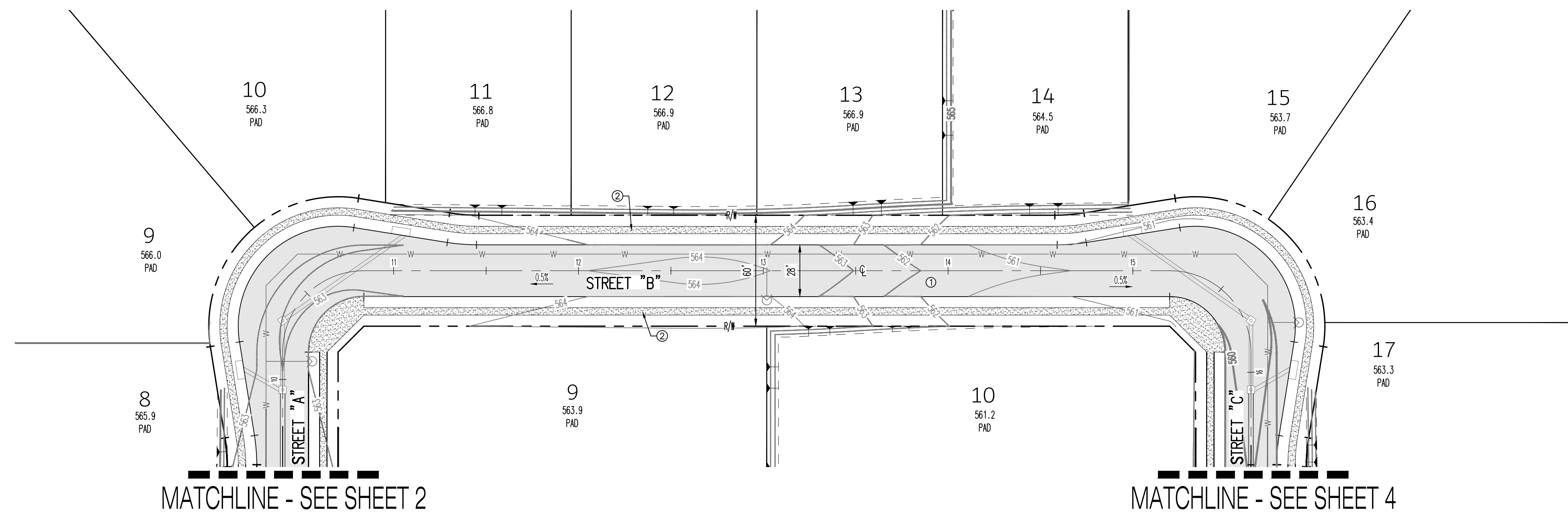
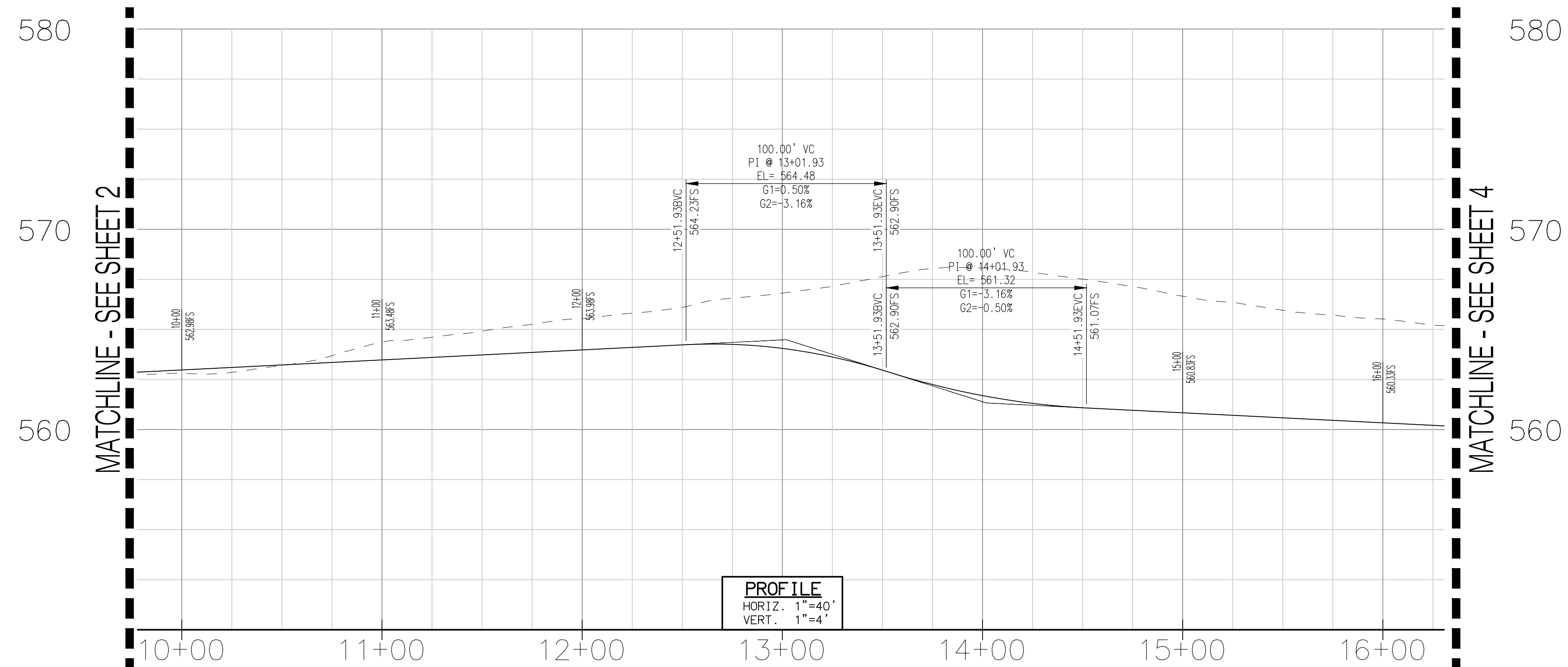
MARK DESIGNED BY REVISIONS DRAWN BY CHECKED BY APPR. DATE



Town of Shady Shores
APPROVED BY
CITY ENGINEER
DATE 02-18-2026

SHADY ACRES
CONCEPTUAL STREET PLAN
STREET "A"
STA: 1+00.00 TO 10+00.00
HORIZ. SCALE: AS NOTED
VERT. SCALE: AS NOTED

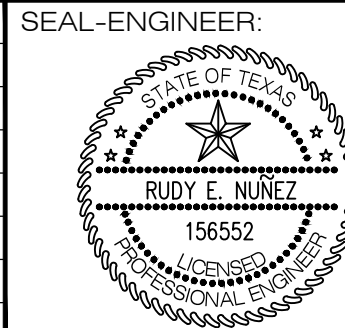
ACCOUNT NO.
SHEET 2 OF 4
J.N. 4451



STREET "B"
STA: 10+00.00 TO 16+00.00

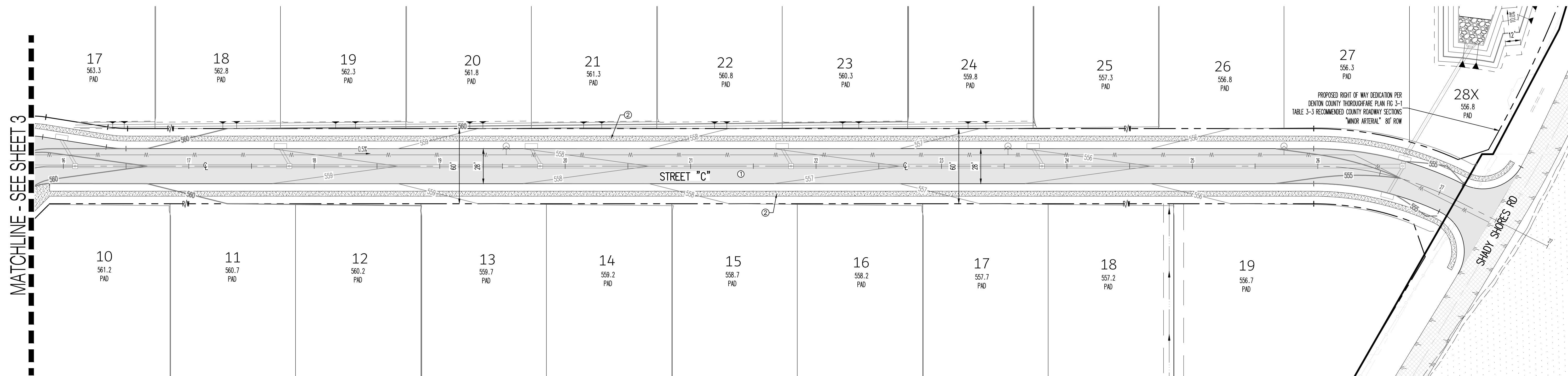
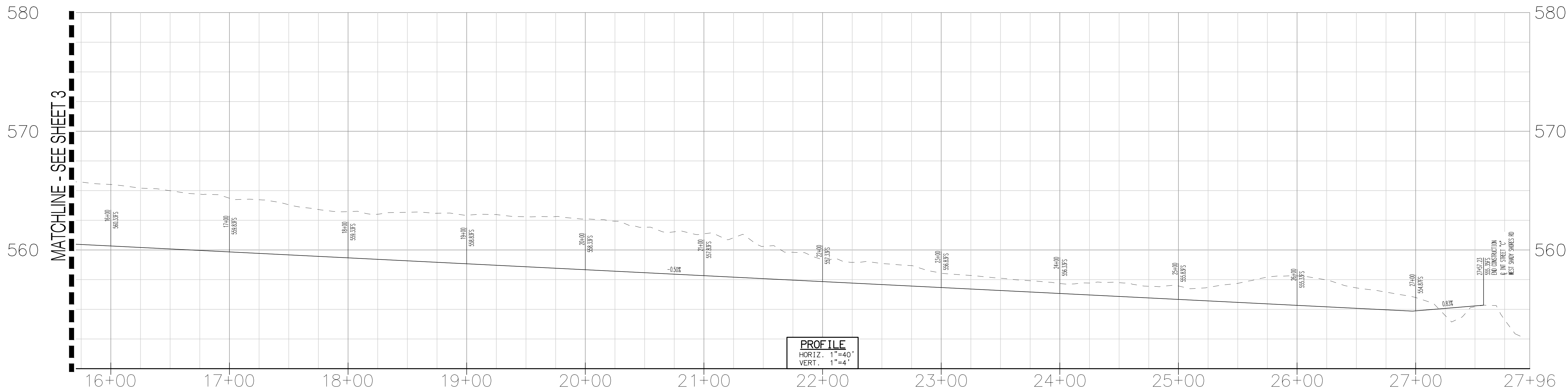


MARK	DESIGNED BY	REVISIONS	DRAWN BY	CHECKED BY	APPR.	DATE



Town of Shady Shores	
APPROVED BY	
CITY ENGINEER	
DATE	02-18-2026

SHADY ACRES CONCEPTUAL STREET PLAN		ACCOUNT NO.
STREET "B" STA: 10+00.00 TO 16+00.00		
HORIZ. SCALE: AS NOTED	VERT. SCALE: AS NOTED	J.N. 4451
SHEET 3 OF 4		

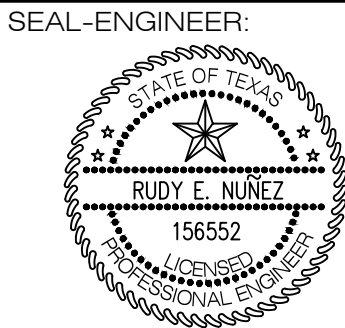


STREET "C"

STA: 16+00.00 TO 27+57.33



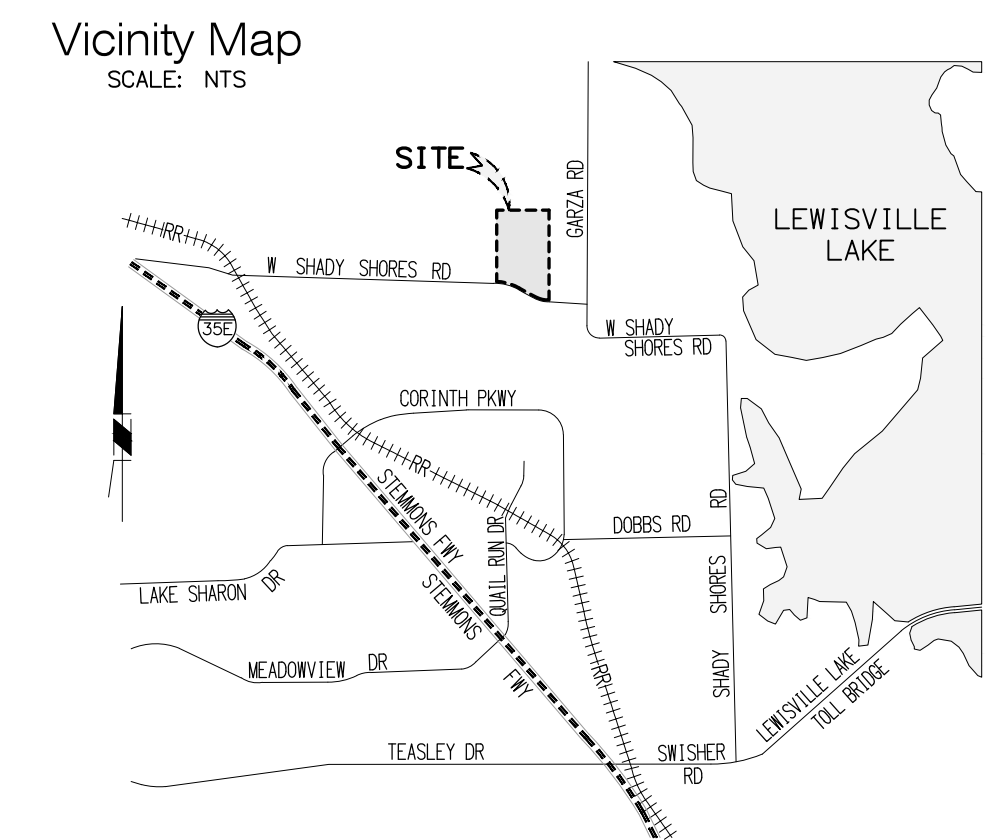
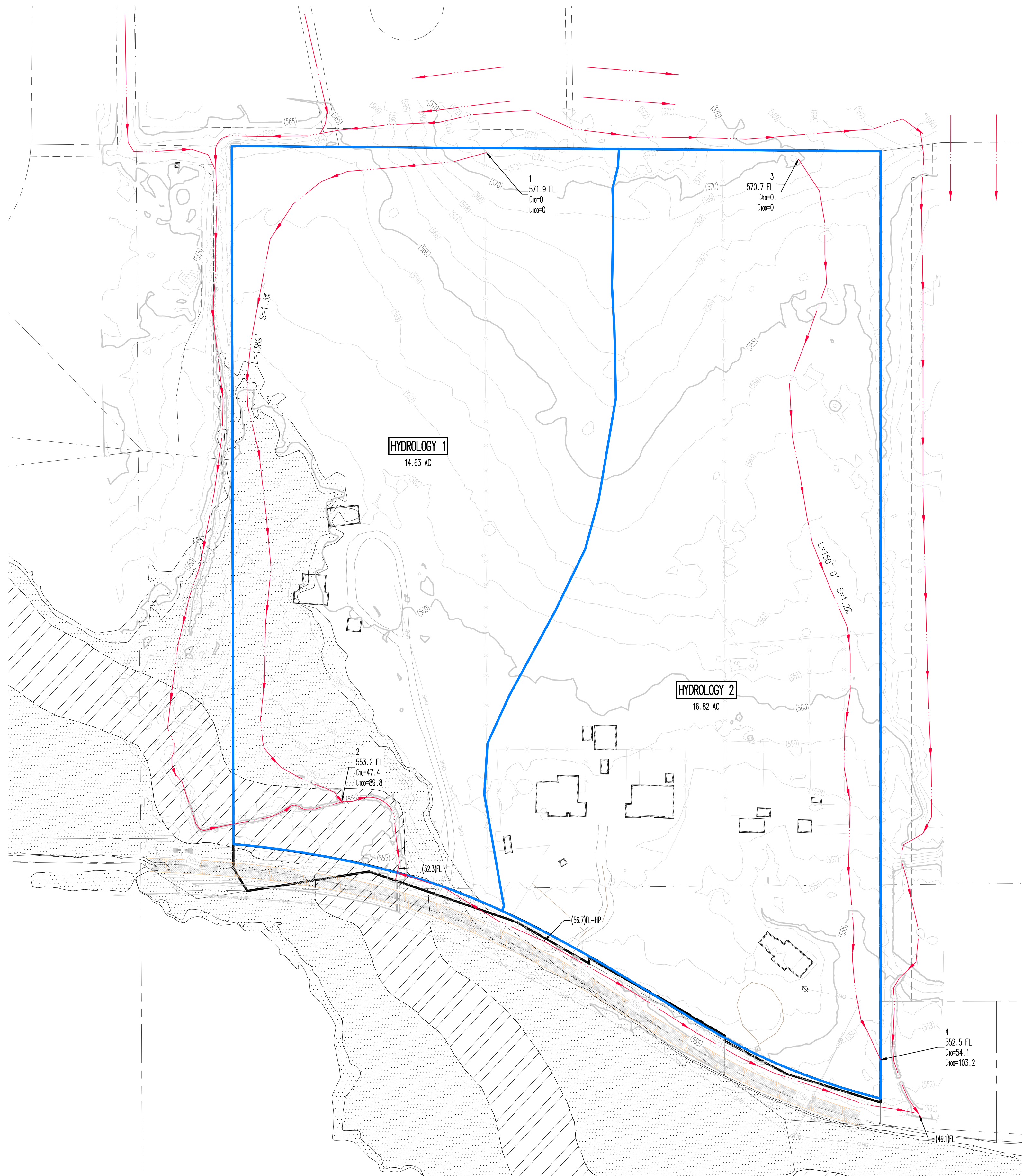
MARK	DESIGNED BY	REVISIONS	DRAWN BY	CHECKED BY	APPR.	DATE



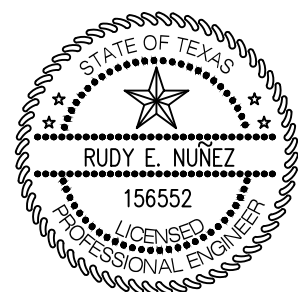
Town of Shady Shores	
APPROVED BY	
CITY ENGINEER	
DATE	02-18-2026

SHADY ACRES CONCEPTUAL STREET PLAN STREET "C" STA: 16+00.00 TO 27+57.33	
HORIZ. SCALE: AS NOTED	VERT. SCALE: AS NOTED

ACCOUNT NO.	
SHEET	4 OF 4
J.N.	4451



SCALE: 1"=100'



MARK	REVISIONS	APPR.	DATE
DESIGNED BY	DRAWN BY	CHECKED BY	

City of Shady Shores

APPROVED BY

CITY ENGINEER

DATE

HYDROLOGY EXHIBIT
SHADY ACRES
PRE-DEVELOPMENT

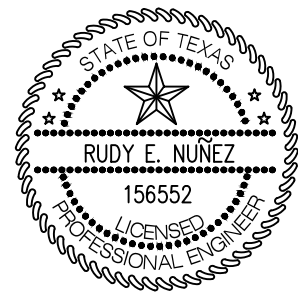
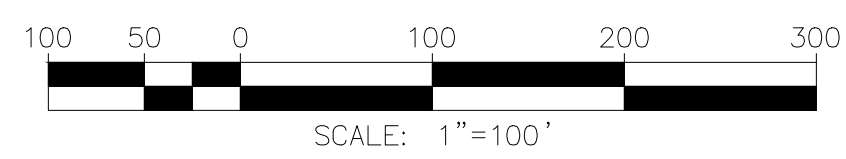
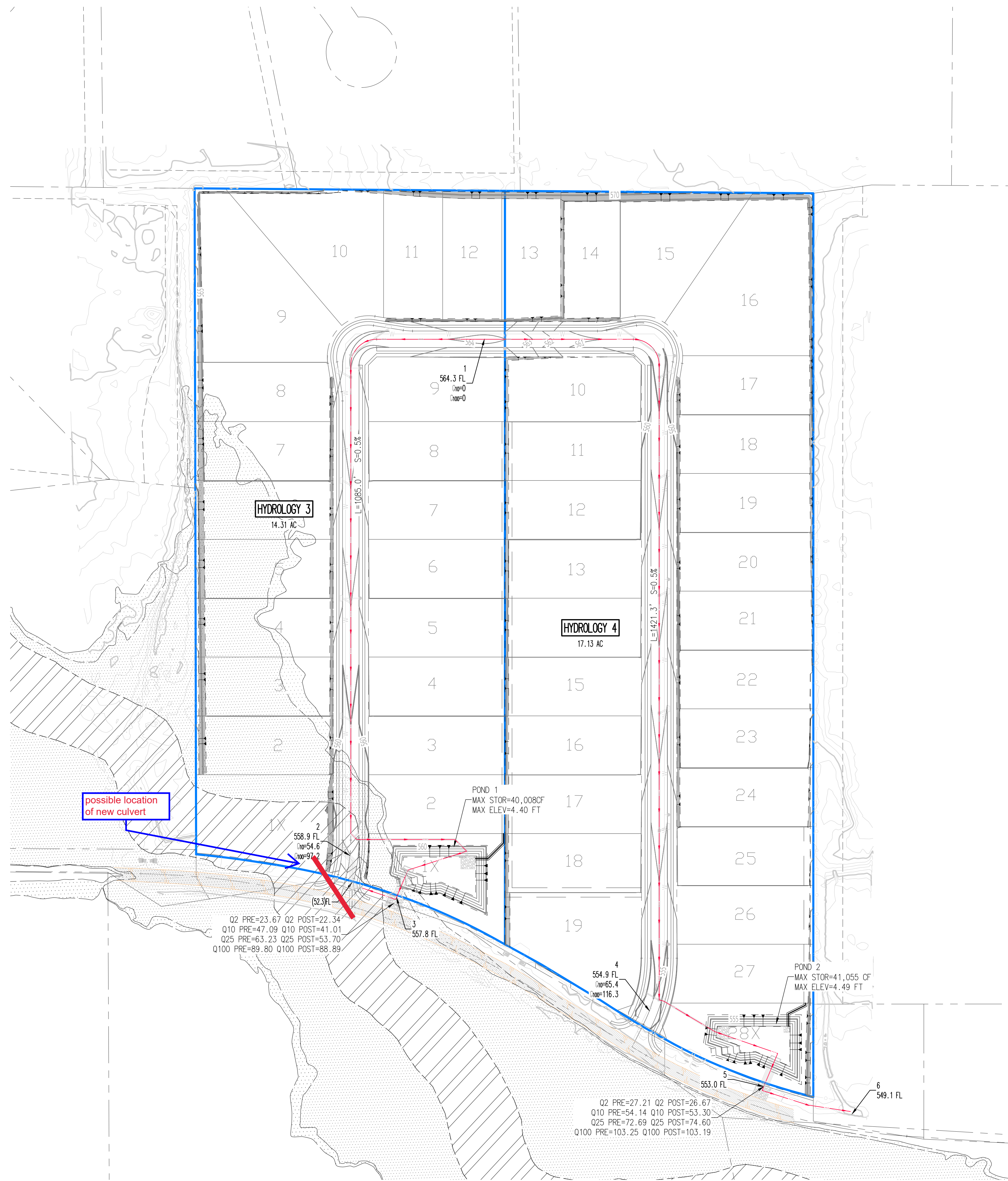
HORIZ. SCALE: AS NOTED

VERT. SCALE: AS NOTED

ACCOUNT NO.

SHEET **1** OF **2**

J.N. 4451



MARK	REVISIONS	APPR.	DATE
DESIGNED BY	DRAWN BY	CHECKED BY	

City of Shady Shores

APPROVED BY

CITY ENGINEER

DATE

HYDROLOGY EXHIBIT
SHADY ACRES
POST-DEVELOPMENT

HORIZ. SCALE: AS NOTED

VERT. SCALE: AS NOTED

ACCOUNT NO.

SHEET **2** OF **2**

J.N. 4451

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS Gary Bills, Andrea Bills, Barbara Harrelson, Matthew Curry Harrelson, Toree Marie Harrelson, George Nunez, and Renee Nunez are the owners of the following tract of land:

BEING a tract of land situated in the W. D. Durham Survey, Abstract No. 330, and the M.E.P. & P. RR. Co. Survey, Abstract No. 911, in the Town of Shady Shores, Denton County, Texas and being all of a called 1.950 acre tract described in a General Warranty Deed to George Nunez and Renee Nunez, as recorded in Volume 5298, Page 977 of said Official Records, all of a called 6.762 acre tract described in a General Warranty Deed to George Nunez and Renee Nunez, as recorded in Document No. 2021-102051 of said Official Records, all of Tract I, a called 10.608 acre tract and Tract II, a called 0.127 acre tract, both described in a Warranty Deed recorded in Volume 4539, Page 2050 of said Official Records, and conveyed in a Texas Quitclaim Deed to The Garry and Andrea Bills Family Trust, as recorded in Document No. 2023-113457 of said Official Records, all of a called 0.570 acre tract described in a Warranty Deed to Garry Bills and Andrea Bills, as recorded in Volume 5298, Page 977 of said Official Records, all of Lot 1 of Harrelson Addition, an addition to the Town of Shady Shores, according to the Final Plat thereof recorded in Cabinet V, Page 16 of the Plat Record of said county, and all of Lots 2R1, 2R2, and 3R of Harrelson Addition, an addition to the Town of Shady Shores, according to the Replat thereof recorded in Document No. 2019-496 of said Plat Records, and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod found on the occupied northerly right-of-way line of W. Shady Shores Road, a variable width right-of-way, the same being on the west line of a called 0.750 acre tract described in a Cash Warranty Deed to Lake Cities Municipal Utility Authority, as recorded in Document No. 2000-14511 of said Official Records, for the southeast corner of said 1.950 acre tract;

THENCE Northwesteily, with the northerly right-of-way line of said W. Shady Shores Road, the following courses and distances:

North 70°55'17" West, with the southerly line of said 1.950 acre tract, a distance of 159.73 feet to a 1/2 inch iron rod with a yellow plastic cap, stamped "Trinity 6854", set for an angle point is said southerly line;

North 59°58'42" West, continuing with said southerly line, a distance of 112.75 feet to a point for the southwest corner of said 1.950 acre tract and the southeast corner of a variable width right-of-way dedication according to said Replat recorded in Document No. 2019-496, from which a 1/2 inch iron rod found bears North 60° West, 0.5 feet;

North 02°21'45" East, along the east line of said right-of-way dedication, a distance of 8.77 feet to an iron rod with a cap, stamped "ARTHUR", found at the beginning of a non-tangent curve to the left, having a central angle of 02°26'02", a radius of 5.98073 feet, and a chord bearing and distance of North 58°05'42" West, 253.19 feet, said point being the northeast corner of said right-of-way dedication, the southeast corner of said Lot 2R1;

Northwesteily, along said curve and with the northerly line of said right-of-way dedication and, at an arc distance of 141.23 feet passing a 1/2 inch iron rod found for the southwest corner of said Lot 2R1 and the most southerly southeast corner of said Lot 2R2, at an arc distance of 165.00 feet passing a 1/2 inch iron rod found for the most southerly southwest corner of said Lot 2R2 and the most southerly southeast corner of said Lot 3R, and continuing for a total arc distance of 253.20 feet to an iron rod with a cap, stamped "ARTHUR", found at the end of said curve, same being on the east line of said Lot 1, for the most southerly southwest corner of said Lot 3R;

South 02°24'51" West, with the east line of said Lot 1, a distance of 8.71 feet to a 1/2 inch iron rod found on the northerly line of a variable width right-of-way dedication according to said Final Plat recorded in Cabinet V, Page 56, for the southeast corner of said Lot 1;

North 58°05'03" West, with the northerly line of said right-of-way dedication, a distance of 134.70 feet to an iron rod with a cap, stamped "COLEMAN 4001", found for the west corner of said right-of-way dedication and an angle point in the southerly line of said Lot 1;

North 68°47'43" West, continuing with the southerly line of said Lot 1, a distance of 50.97 feet to a 1/2 inch iron rod found for the southwest corner of said Lot 1 and the southeast corner of the aforementioned Tract II;

North 68°59'04" West, with the southerly line of said Tract II, a distance of 202.39 feet to an iron rod with a cap, stamped "COLEMAN 4001", found on the southerly line of the aforementioned Tract I, for the westerly corner of said Tract II;

THENCE South 83°01'21" West, crossing said W. Shady Shores Road and with the southerly line of said Tract I, a distance of 200.13 feet to a 1/2 inch iron rod found on the called south right-of-way line of said road for the southeast corner of Hidden Valley Airpark, Phase IV, an addition to the Town of Shady Shores according to the Fourth Amending Plat thereof recorded in Cabinet X, Page 603 of said Plat Records and the southwest corner of said Tract I;

THENCE North 29°18'40" West, crossing said W. Shady Shores Road and with the easterly line of said Hidden Valley Airpark and the westerly line of said Tract I, a distance of 43.01 feet to a mag nail found in said road for an angle point;

THENCE North 01°59'01" East, continuing across said W. Shady Shores Road, and with the common line of said Tract I and said Hidden Valley Airpark, passing at a distance of 661.56 feet, an iron rod with a cap, stamped "COLEMAN 4001", found for the southeast corner of Lot 127S-R of Hidden Valley Airpark, Lot 127S-R, Block A, an addition to the Town of Shady Shores according to the Replat thereof recorded in Document No. 2018-418 of said Plat Records, passing at a distance of 1,110.51 feet, a 1/2 inch iron rod found for the northwest corner of said Tract I and the southwest corner of the aforementioned 0.570 acre Bills tract, and continuing for a total distance of 1,170.91 feet to an iron rod with a cap, stamped "COLEMAN 4001", found on the southerly line of Lot 139S-R of Lots 139S-R, Hidden Valley Airpark, Phase V, an addition to the Town of Shady Shores, according to the Replat thereof recorded in Document No. 2018-465 of said Plat Records, for the northeast corner of said Lot 127S-R and the northwest corner of said 0.570 acre tract;

THENCE South 87°25'39" East, with the northerly line of said 0.570 acre tract, the northerly line of the aforementioned Lot 3R, and with the northerly line of the aforementioned 6.762 acre Nunez tract, passing at a distance of 411.08 feet, an iron rod with a cap, stamped "4561", found for the northeast corner of said 0.570 acre tract and the northwest corner of the aforementioned Lot 3R, passing at a distance of 798.57 feet, a 1/2 inch iron rod found for the northeast corner of said Lot 3R and the northwest corner of said 6.762 acre tract, and continuing for a total distance of 1,051.48 feet to a 3/8 inch iron rod found for the northeast corner of said 6.762 acre tract, the same being the northeast corner of Lot 1, Block A of Adkisson Ranch School Addition, an addition to the Town of Shady Shores according to the plat thereof recorded in Cabinet Y, Page 18 of said Plat Records;

THENCE South 02°06'52" West, with the east line of said 6.762 acre tract and the west line of said Adkisson Ranch School Addition, a distance of 1,377.49 feet to an iron rod with a cap, stamped "LLEGIBLE", found at the base of a metal fence post for an angle point in the easterly line of the aforementioned 1.950 acre Nunez tract, the most westerly southwest corner of said Lot 1, Block A, and the northwest corner of the aforementioned 0.750 acre Lake Cities Municipal Authority tract;

THENCE South 02°08'03" West, continuing with the easterly line of said 0.750 acre tract and with the westerly line of said 0.750 acre tract, a distance of 164.49 feet to the POINT OF BEGINNING and containing 1,385,411 square feet or 31.805 acres of land, more or less.

OWNER'S DEDICATION

STATE OF TEXAS §

COUNTY OF DENTON §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Gary Bills, Andrea Bills, Barbara Harrelson, Matthew Curry Harrelson, Toree Marie Harrelson, George Nunez, and Renee Nunez, the owners of the land shown on this plat and whose names are subscribed hereto, and in person or through a duly authorized agent do hereby adopt this plat, designating the herein described property as **SHADY ACRES**, an addition to the Town of Shady Shores, Denton County, Texas, and do hereby dedicate to the public use forever the streets, alleys, parks, watercourses, drains, easements and public places shown thereon for the purpose and consideration therein expressed.

Owner: George Nunez

BY: Signature Date

BY: PRINTED NAME AND TITLE

STATE OF TEXAS §

COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **George Nunez**, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledge to me that he/she/they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein set out, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

Notary Public, State of Texas

My Commission Expires _____

Owner: Renee Nunez

BY: Signature Date

BY: PRINTED NAME AND TITLE

STATE OF TEXAS §

COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **Renee Nunez**, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledge to me that he/she/they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein set out, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

Notary Public, State of Texas

My Commission Expires _____

Owner: Matthew Harrelson

BY: Signature Date

BY: PRINTED NAME AND TITLE

STATE OF TEXAS §

COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **Matthew Harrelson**, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledge to me that he/she/they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein set out, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

Notary Public, State of Texas

My Commission Expires _____

Owner: Toree Harrelson

BY: Signature Date

BY: PRINTED NAME AND TITLE

STATE OF TEXAS §

COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **Toree Harrelson**, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledge to me that he/she/they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein set out, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

Notary Public, State of Texas

My Commission Expires _____

Owner: Barbara Harrelson

BY: Signature Date

BY: PRINTED NAME AND TITLE

STATE OF TEXAS §

COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **Barbara Harrelson**, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledge to me that he/she/they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein set out, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

Notary Public, State of Texas

My Commission Expires _____

Owner: Garry Bills

BY: Signature Date

BY: PRINTED NAME AND TITLE

STATE OF TEXAS §

COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **Garry Bills**, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledge to me that he/she/they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein set out, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

Notary Public, State of Texas

My Commission Expires _____

Owner: Andrea Bills

BY: Signature Date

BY: PRINTED NAME AND TITLE

STATE OF TEXAS §

COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **Andrea Bills**, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledge to me that he/she/they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein set out, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

Notary Public, State of Texas

My Commission Expires _____

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, the undersigned, a public surveyor in the State of Texas, hereby state that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

Michael L. Black, R.P.L.S. #6854

Date

STATE OF TEXAS §

COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared Michael Black, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledge to me that he/she/they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein set out, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

Notary Public, State of Texas

My Commission Expires _____

SURVEYOR'S NOTES:

- Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are surface. To obtain grid dimensions, multiply the ground dimensions by the Project Combined (Ground to Grid) Scale Factor (PSF) of 0.999851929.
- All corners are 5/8" iron rods set with a plastic cap stamped "RPLS 6854" unless otherwise noted.
- The surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
- The purpose of this plat is to subdivide the property into lots and to dedicate the easements and right-of-way shown herein.
- Selling a portion of this addition by metes and bounds is a violation of state law, and is subject to fines and/or withholding of utilities and building permits.

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48121C0391H, for Denton County, Texas and incorporated areas, dated June 19, 2020, this property is located within:

Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

Zone X (shaded) defined as "Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood"

Zone AE defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (Base Flood Elevations determined)"

Regulatory Floodway defined as the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

FINAL PLAT
SHADY ACRES
BLOCK A, LOTS 1X, 2-27, & 28X
BLOCK B, LOTS 1X & 2-19

31.805 ACRES
OUT OF THE

W. D. DURHAM SURVEY, ABSTRACT NO. 330 AND
THE M.E.P. & P. RR. CO. SURVEY, ABSTRACT NO. 911
TOWN OF SHADY SHORES, DENTON COUNTY, TEXAS



4401 N. Interstate 35, #202 Denton, Texas 76201 FIRM # 10194687 Tel. No. (940) 293-3180

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	MLB	TLS	02/19/2026	2025-115	2 OF 3

Recommended for Approval by Planning & Zoning Commission:

Chairman: _____

Approved by Town Council:

Mayor: _____

Attested By:

Town Secretary: _____

Date of Town Council Approval: _____

OWNER:	OWNER:	OWNER:	OWNER:	ENGINEER:	SURVEYOR:
George & Renee Nunez 420 W. Shady Shores Rd., Shady Shores, Texas 76208 Ph. (562) 818-1149 Email: gnnunez@squasquared.com Contact: George Nunez	Matthew and Toree Harrelson 424 W. Shady Shores Rd., Shady Shores, Texas 76208 Ph. Email: Contact: Matthew Harrelson	Barbara Harrelson 422 W. Shady Shores Rd., Shady Shores, Texas 76208 Ph. (940) 000-0000 Email: email@email.com Contact: Barbara Harrelson	Garry & Andrea Bills 432 W. Shady Shores Rd., Shady Shores, Texas 76208 Ph. (940) 000-0000 Email: email@email.com Contact: Garry Bills	RENCIVIL Engineering 1014 Genesis Lane Howe, TX Ph: (951) 551-6932 Email: rudy@rencivil.com Contact: Rudy Nunez, PE PLS	Trinity Land Surveying, LLC 4401 N. Interstate 35, Unit 202 Denton, TX 76207 Ph: (940) 365-7885 Email: mblack@trinity-surveying.com Contact: Michael Black, RPLS



DATE:	July 21, 2026
TO:	Planning and Zoning Commission
FROM:	Amber Schuler , Municipal Court Administrator/Deputy Town Secretary
SUBJECT:	Replat - Consider and act relative to a request made by Steve Watkins at 12 Hidden Valley Airpark to replat the property known as A0330A W Durham, TR 73, 2.96 ACRES, OLD DCAD TR 13(1), 13(2). The applicant would like to divide the property into 2 lots.

BACKGROUND/INFORMATION:

Mr. Watkins is requesting a replat of his property located at 12 Hidden Valley Airpark. This was previously approved by PZ on June 13, 2019 however it was never filed. The applicant originally thought he would pursue a different lot configuration. The applicant has now decided to continue with the configuration that was originally approved. Attached is the plat that was approved on June 13, 2019.

FINANCIAL IMPLICATIONS:

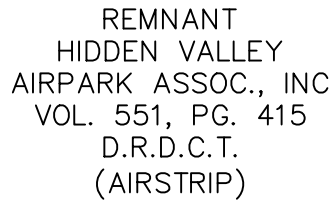
RECOMMENDATION/ACTION DESIRED:

ATTACHMENTS/SUPPORTING DOCUMENTATION:

1. 184593-PLAT Resubmittal 07.01.2026

2. Watkins application 07.01.2026 redacted

REVIEWED BY:



4238-135 NORTH
DENTON, TEXAS 76207
(940) 382-4016
FAX (940) 387-9784
TX FIRM REGISTRATION NO. 10098600 REVISED: 31 JULY, 2019
DRAWN BY: BTH SCALE: 1"=30' DATE: 31 OCTOBER, 2018 JOB NO: 184592

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

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

LANDMARK
SURVEYORS, LLC.
TX FIRM REGISTRATION NO. 100

DRAWN BY: BTH SCALE: 1"=30' DATE: 31 OCTOBER, 2018 JOB NO: 184593

VICINITY MAP

SCALE 1" = 2000'

TOWN OF SHADY SHORES

PLATTING REQUEST PACKET

(UPDATED OCTOBER 10, 2023)



Minor Plat/Replat or Amending Plat Application Checklist

- ☐ Application (completed) signed by property owner or the designated agent.
- ☐ Aerial Photograph
- ☐ Property Detail from Denton CAD website
- ☐ 6-18 x24 Paper Copies of Plat and 1 Digital Copy
- ☐ 3 Copies of the Topography and Preliminary Drainage Plan
- ☐ One copy of private deed restrictions, if any as filed in the records of Denton County.
- ☐ Payment of Required Fees
- ☐ Upon Approval 4 Copies to be filed with the Denton County Clerk's Office
- ☐ Certified Tax Certificates

*Prior to filing of Major Subdivision applicant must schedule a meeting with Town Staff to discuss project

Major Subdivision (5 or more lots)

Items needed in addition to those listed above

- ☐ Concept Plan
- ☐ Preliminary Drainage Plans

PLAT APPLICATION

APPLICANT	
Name	<u>STEPHEN WATKINS</u>
Company	_____
Address	<u>12 HIDDEN VALLEY</u>
Town	<u>SHAW STORES TX</u>
Zip	<u>76078</u>
Fax	_____
Phone	_____
E-mail	<u>SEVEOWATKINS@COMMERCIAL.COM</u>

OWNER (if different from applicant)	
Name	_____
Company	_____
Address	_____
Town	_____ State _____
Zip	_____ Fax _____
Phone	_____
E-mail	_____

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

- ☐ Minor Plat (new subdivision of 4 or fewer lots with no new infrastructure)
- ☒ Minor Replat (existing subdivision to create 4 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 5 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: 12 HIDDEN VALLEY AIRPARK SHAW STORES TX

Legal description: Survey A0330 A W. DORTCH TR 73 OLD DASH Abstract _____

Lot TR 13(1) 13(2) Block _____ Total Acreage 2.96

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

APPLICANT SIGNATURE

OWNER SIGNATURE

7/1/26
DATE

7/1/26
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: _____



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

MINUTES

Allen Lea	Chair	Present
Don Caver	Vice-Chair	Absent
Tonia Crews	Commissioner	Absent
Nathan Abato	Commissioner	Present
Billy Roussel	Commissioner	Absent
Michael Young	Commissioner-Alternate	Present
Paul Brown	Commissioner-Alternate	Present

1. CALL TO ORDER

Chairman Lea called the meeting to order at 6:30 P.M.

2. ROLL CALL

Establish a quorum

Chairman Lea called the roll and established 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.

Commissioner Brown made a motion to accept the plat. Commissioner Young seconded the motion, and the motion was carried.

4. ADJOURN

The meeting was adjourned at 6:36 P.M

Passed and approved this ____ day of _____, 2026

Allen Lea, Chairman

Attest:

Amber Schuler, Deputy Town Secretary



**SHADY SHORES PLANNING AND ZONING COMMISSION
MARCH 12, 2026; 6:30 PM
SHADY SHORES COMMUNITY CENTER
101 S. SHADY SHORES ROAD
SHADY SHORES, TX 76208**

MINUTES

Allen Lea	Chair	Present
Don Caver	Vice-Chair	Absent
Tonia Crews	Commissioner	Present
Nathan Abato	Commissioner	Present
Billy Roussel	Commissioner	Absent
Michael Young	Commissioner-Alternate	Present
Paul Brown	Commissioner-Alternate	Present

1. CALL TO ORDER

Chairman Lea called the meeting to order at 6:36 P.M.

2. ROLL CALL

Establish a quorum

The roll was called and a quorum was established.

3. REGULAR BUSINESS

1. Minutes- Consider and act upon approval of the October 9, 2025 meeting minutes.
Commissioner Crews made a motion to approved the minutes. Commissioner Brown seconded and the motion was approved.

4. WORKSESSION

1. Discussion and possible action: Conduct a worksession regarding amendments to the subdivision and zoning regulations. The amendments will include an option for conveyance plats, tree preservation regulations and other items that may need to be revised in compliance with Local Government Code, Chapter 211.

The members worked through the draft ordinance. The discussion included some minor word changes. The major wording changes included Section 1.9 adding H. No building permit shall be issued by the town prior to a tree removal permit is issued and/or a tree protection plan is submitted and approved. Section 7.2 (A) add number 7. Section 7.2 (E) add number 5. If a tree within a preservation area dies within 2 years of development, the tree must be replaced. No certificate of occupancy will be issued until all preservation/mitigation fees and fines are paid. Need a definition of a landscape plan. Commissioner Crews made a motion to approve the revisions and recommend to council for approval. Commissioner Abato seconded, and the motion was approved.

5. FUTURE AGENDA ITEMS

6. ADJOURN

The meeting was adjourned at 8:52 P.M.

Passed and approved this ____ day of _____, 2026.

Allen Lea, Chairman

Attest:

Amber Schuler, Deputy Town Secretary