



Shady Shores

Life Happens Here

**TOWN OF SHADY SHORES
PLANNING AND ZONING COMMISSION
SPECIAL CALLED MEETING
AUGUST 19, 2026; 6:30 PM
SHADY SHORES COMMUNITY CENTER
101 S. SHADY SHORES ROAD
SHADY SHORES, TX 76208**

AGENDA

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

1. CALL TO ORDER

2. ROLL CALL

Establish a quorum.

3. REGULAR BUSINESS

1. 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

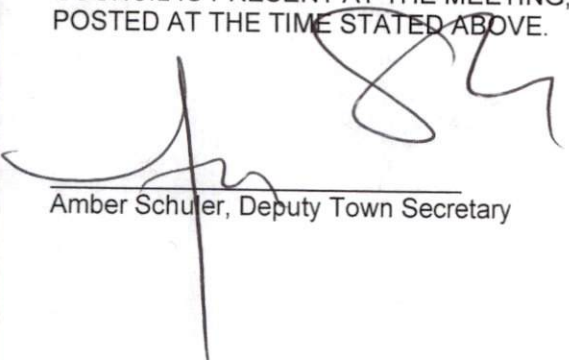
- A) Staff Report
- B) Open Public Hearing
- C) Applicant
- D) Those In Favor
- E) Those Opposed
- F) Rebuttal if Desired
- G) Close Public Hearing

2. 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 ACRES, OLD DCAD TR 19A, 21C, 21D, 21F, 22C(1). The total acreage is 31.805

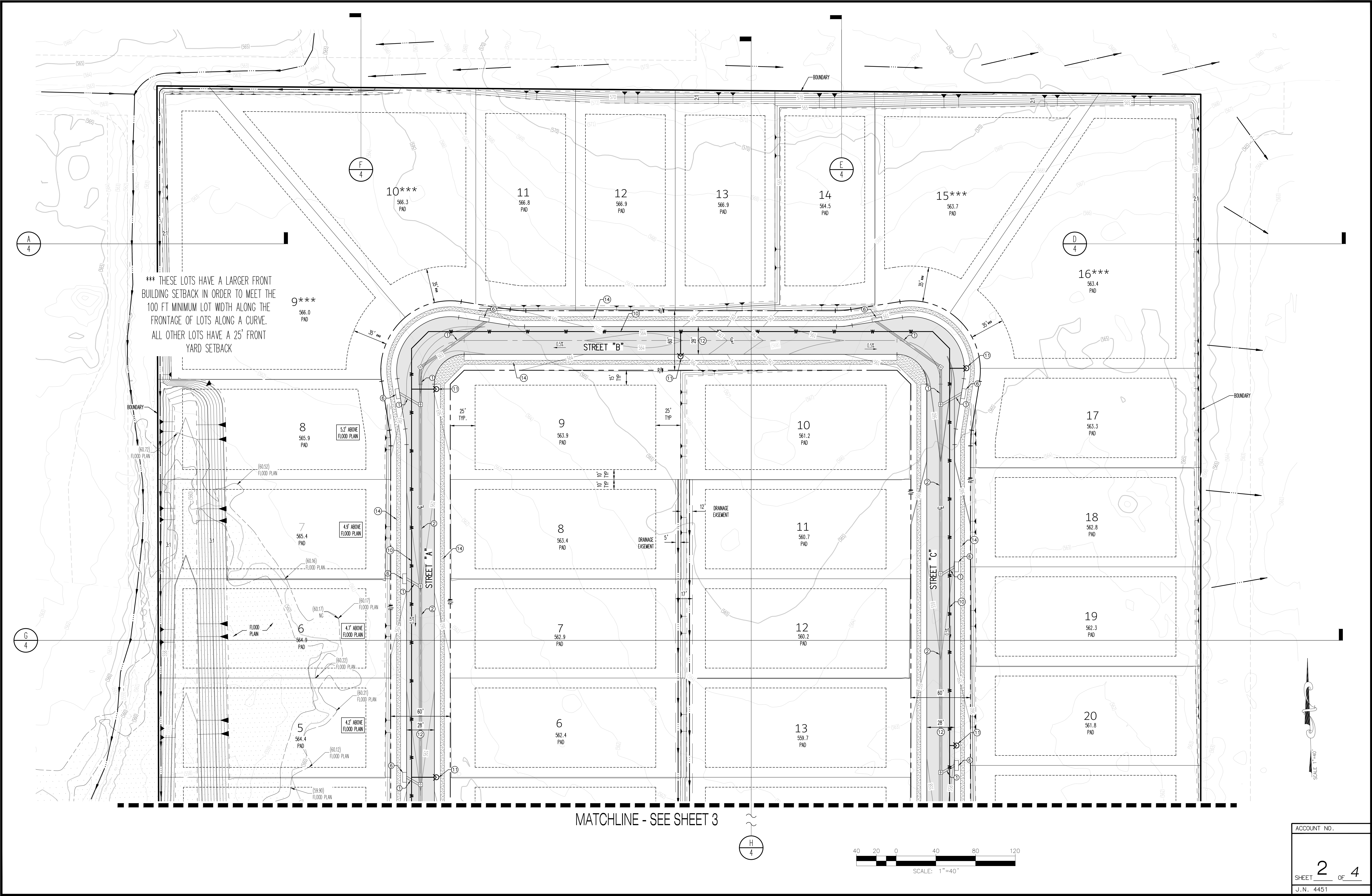
4. ADJOURN

I, Amber Schuler, Deputy Town Secretary of the Town of Shady Shores do hereby certify that the above notice of the Planning and Zoning Commission was posted on the bulletin board at the Community Center, 101 S. Shady Shores Road, Shady Shores, Texas on 12th Day of August, 2020, at 3:00 P.M.

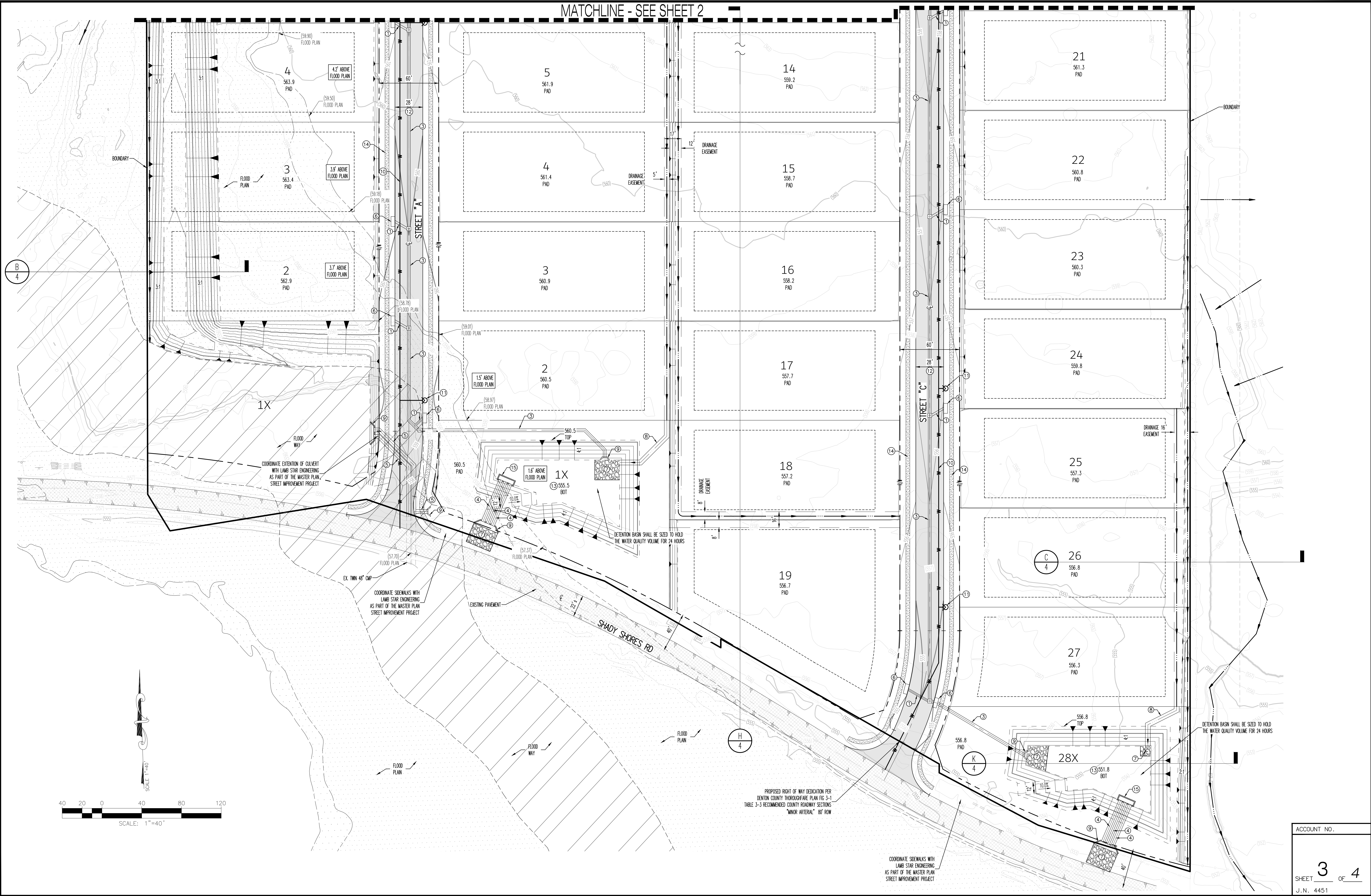
IN ADDITION, A QUORUM OF TOWN COUNCIL MEMBERS MAY CHOOSE TO ATTEND THE PLANNING AND ZONING MEETING POSTED ABOVE. THEREFORE, THIS IS NOTICE OF A TOWN COUNCIL MEETING AT THE SAME TIME AND PLACE, WITH THE SAME AGENDA AS THE P&Z MEETING. IN THE EVENT A QUORUM OF COUNCIL IS PRESENT AT THE MEETING, NO ACTION OF THE COUNCIL WILL BE TAKEN. THIS NOTICE IS POSTED AT THE TIME STATED ABOVE.


Amber Schuler, Deputy Town Secretary

TOWN OF SHADY SHORES, TEXAS

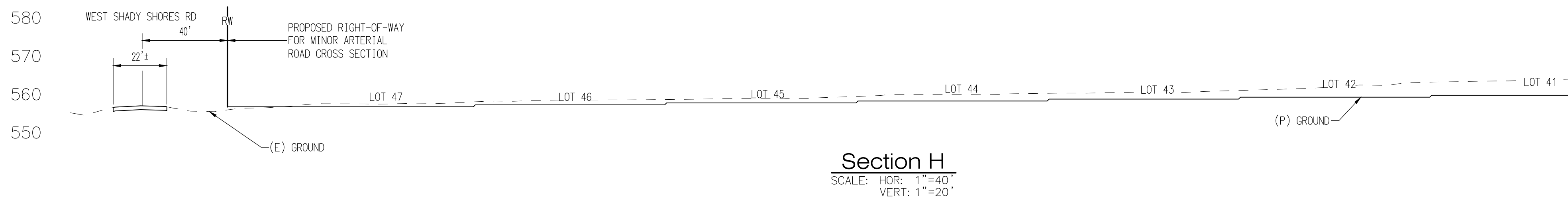
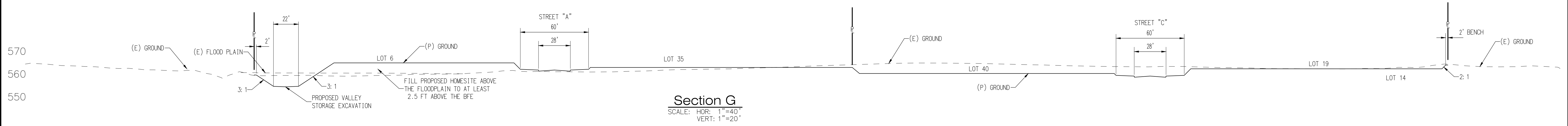
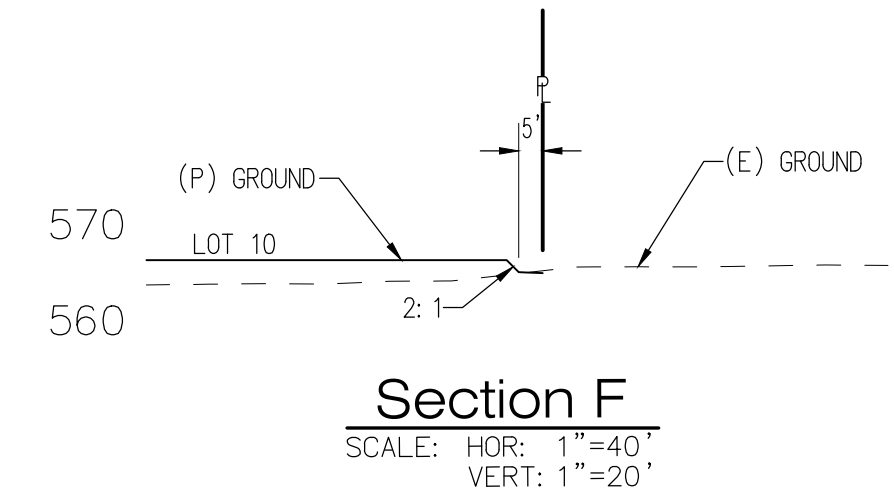
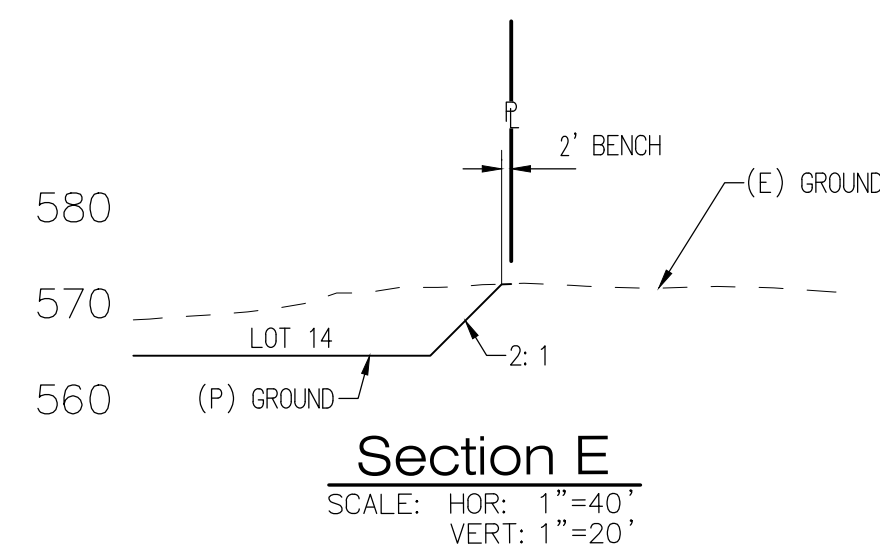
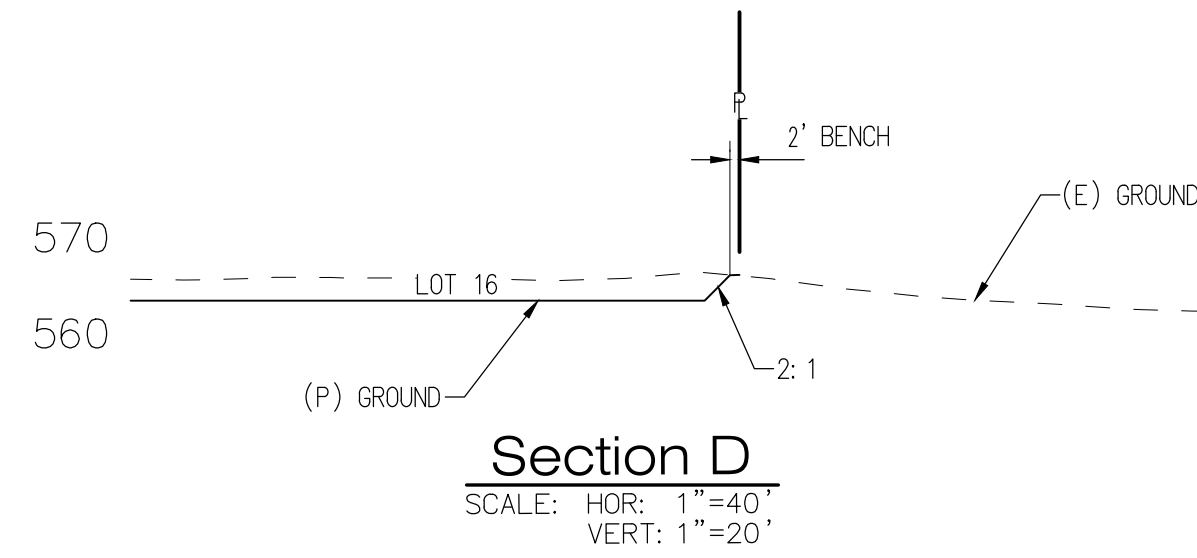
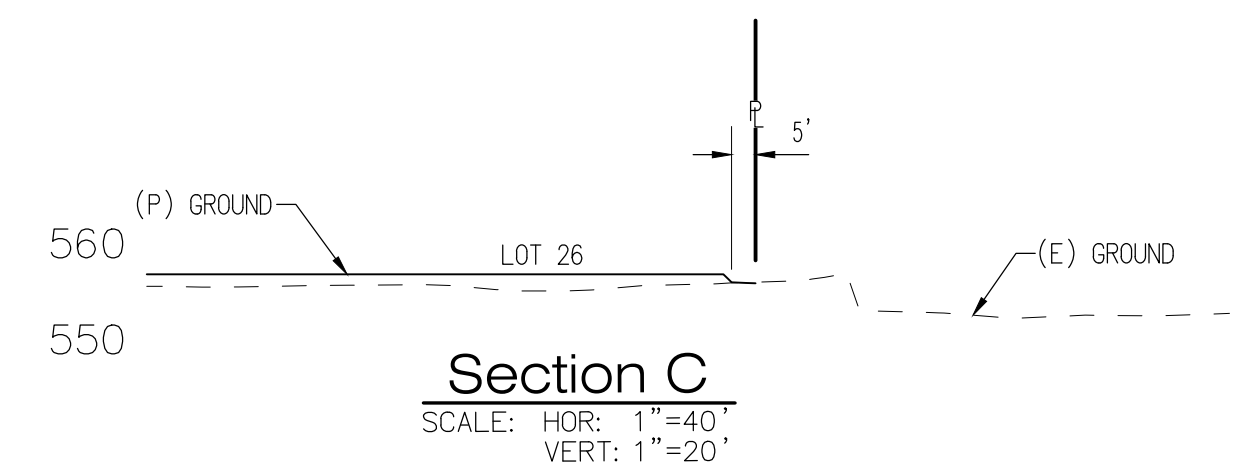
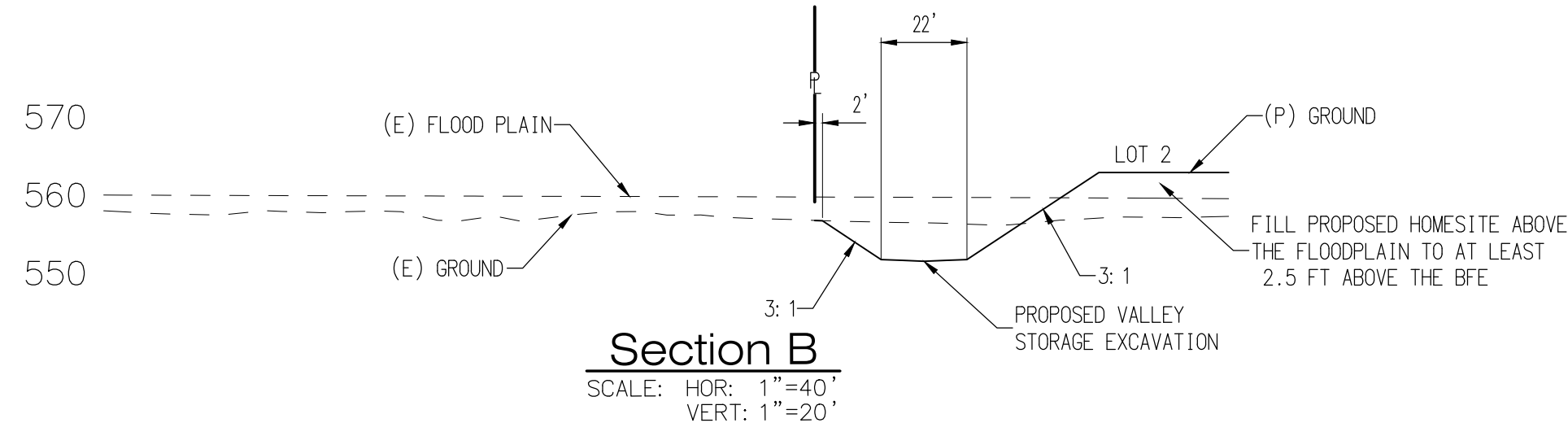
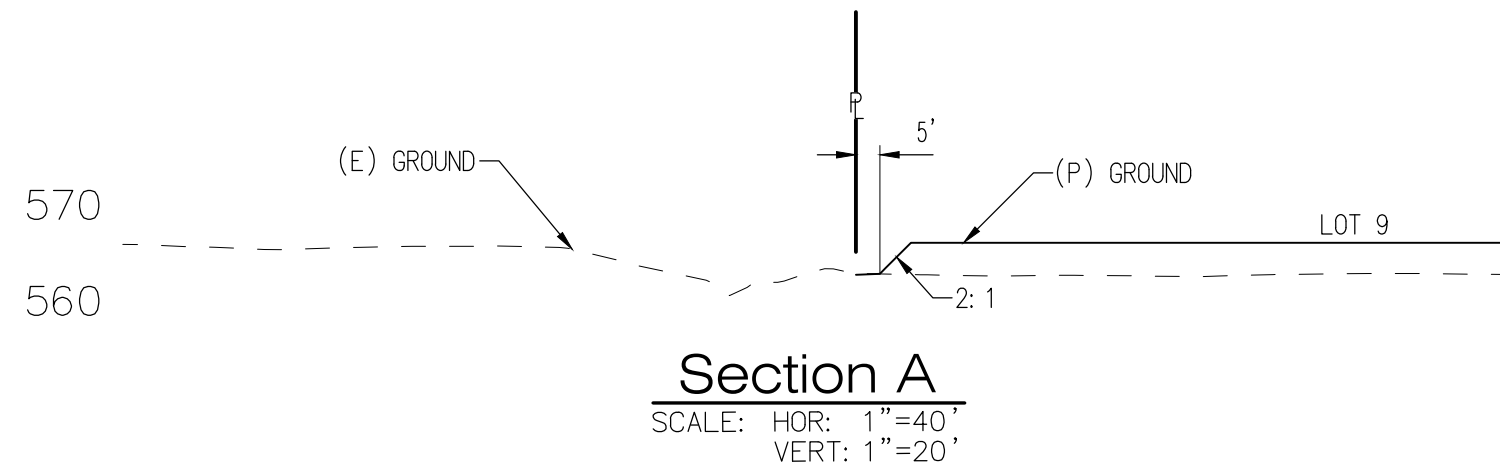


MATCHLINE - SEE SHEET 2

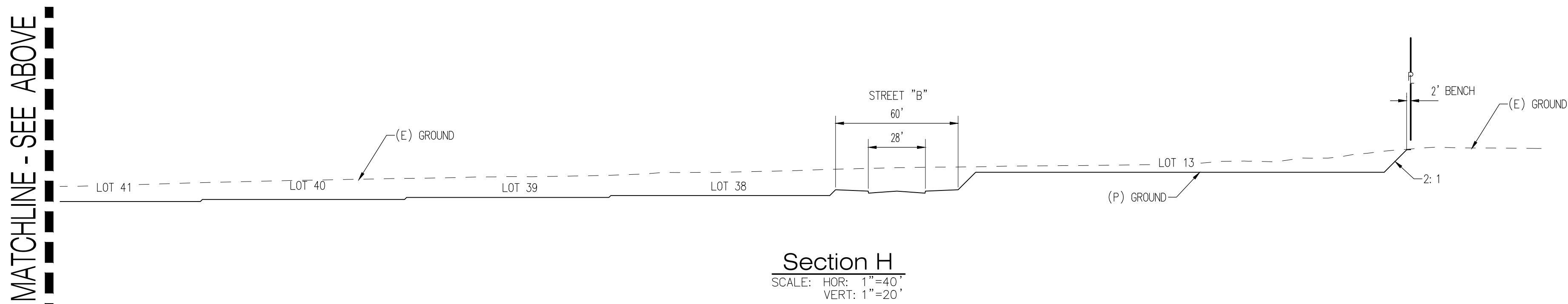
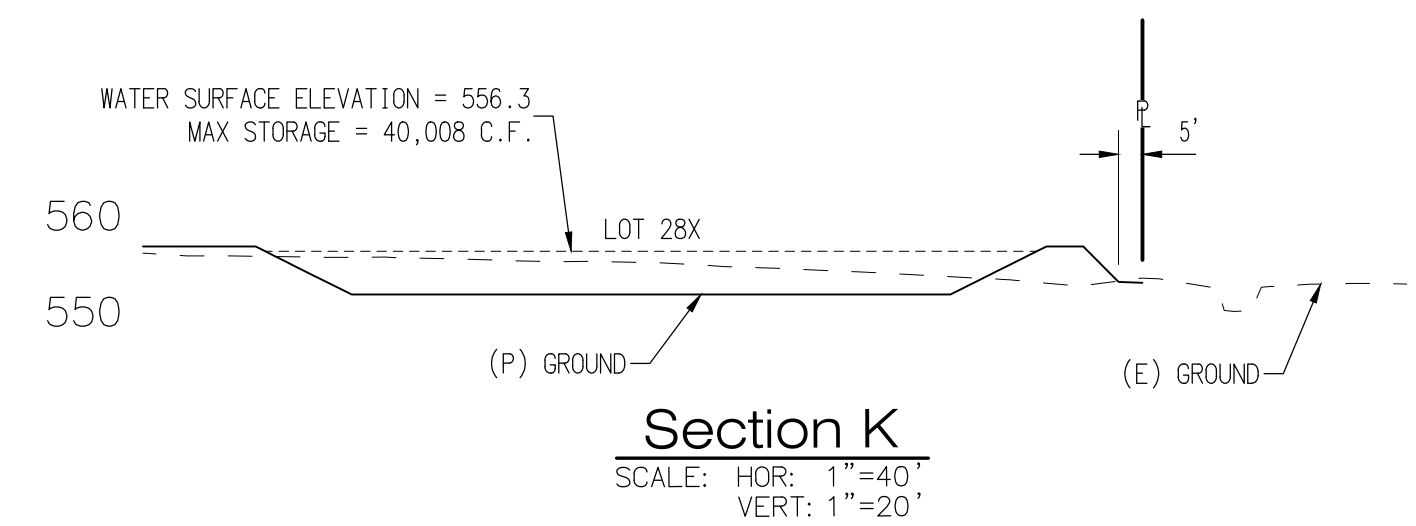


ACCOUNT NO.

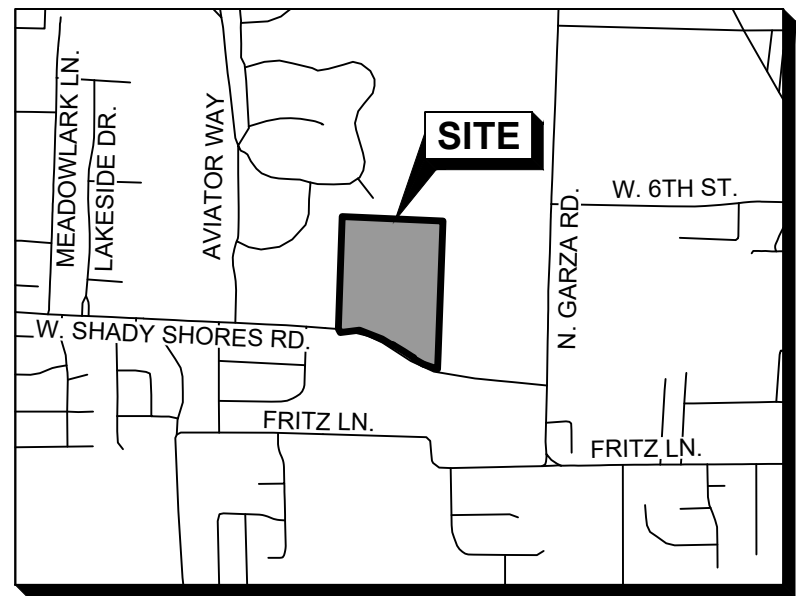
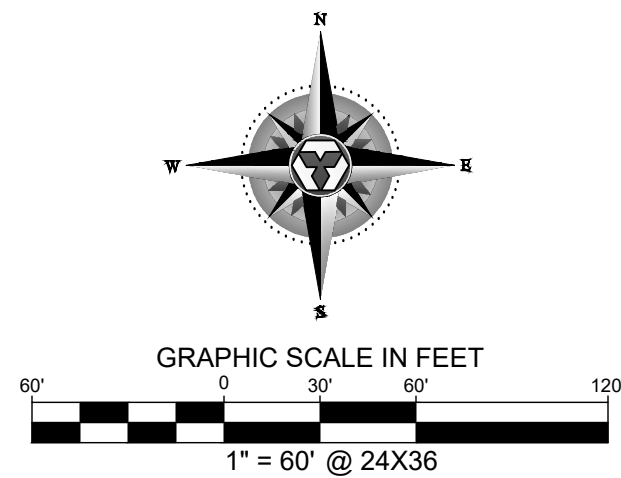
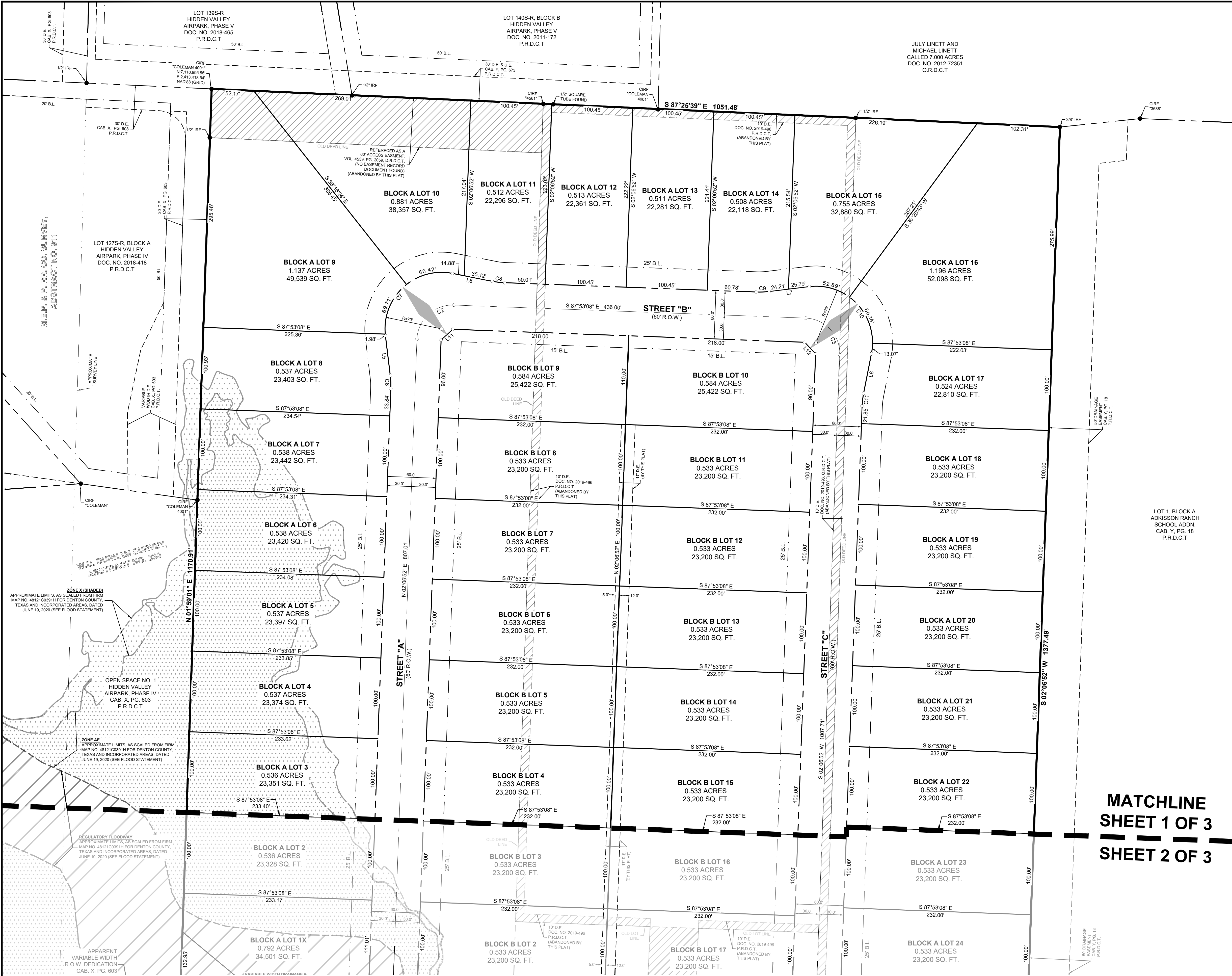
SHEET 3 OF 4
J.N. 4451



MATCHLINE - SEE BELOW

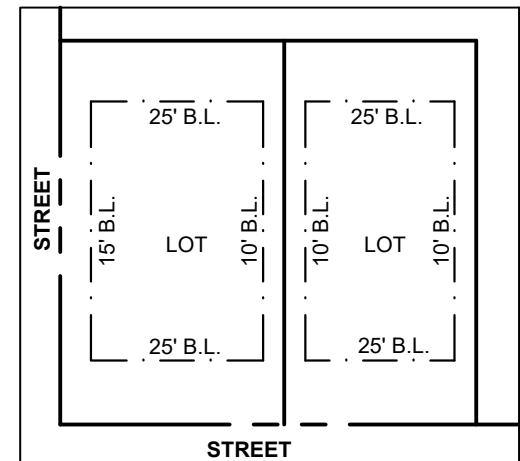


MATCHLINE - SEE ABOVE



VICINITY MAP (N.T.S.)

LEGEND	
—	BOUNDARY LINE
- - -	EASEMENT LINE
- · - · -	ADJONER LINE
—	ROAD LINE
—	LOT LINE
—	ROAD NAME CHANGE
●	MONUMENT FOUND, AS NOTED
○	MONUMENT SET, AS NOTED
CBS	1/2" IRON ROD W/ "TRINITY 885" CAP SET
IRF	IRON ROD FOUND
CRF	IRON ROD FOUND WITH CAP
P.O.B.	POINT OF BEGINNING
CAB.	CABINET
DOC. NO.	DOCUMENT NUMBER
PS	PAGE
VOL.	VOLUME
R.O.W.	RIGHT-OF-WAY
FND.	FOUND
N.T.S.	NOT TO SCALE
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
B.L.	BUILDING SETBACK LINE
P.R.D.C.T.	PLAT RECORDS, DENTON COUNTY, TEXAS
O.R.D.C.T.	OFFICIAL RECORDS, DENTON COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS



TYPICAL LOT DETAIL (N.T.S.)

LINE TABLE		
NO.	BEARING	LENGTH
L1	N02°21'45"E	8.77'
L1	N02°21'45"E	8.77'
L2	S02°24'51"W	8.71'
L2	S02°24'51"W	8.71'
L3	N16°51'10"E	15.94'
L4	N59°18'05"E	27.59'
L5	N06°56'59"W	50.00'
L6	S78°49'17"E	50.00'
L7	N83°03'01"E	50.00'
L8	S11°10'43"W	50.00'
L9	S57°15'11"E	37.03'
L10	S27°46'39"E	25.54'
L11	S47°06'52"W	19.80'
L12	N42°53'08"W	19.80'
L13	N73°00'35"E	25.54'
L14	S15°57'42"E	25.59'

CURVE TABLE					
NO.	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	250.00'	64.31'	14°44'18"	N09°29'01"E	64.13'
C2	44.00'	69.12'	90°00'00"	S47°06'52"W	62.23'
C3	44.00'	69.12'	90°00'00"	N42°53'08"W	62.23'
C4	250.00'	116.69'	26°44'38"	N15°29'11"E	115.64'
C5	1340.00'	208.84'	8°55'46"	S78°36'47"E	208.62'
C6	100.00'	15.82'	9°03'51"	N02°25'04"W	15.80'
C7	70.00'	132.10'	108°07'43"	N47°06'52"E	113.35'
C8	100.00'	15.82'	9°03'51"	S83°21'13"E	15.80'
C9	100.00'	15.82'	9°03'51"	N87°34'58"E	15.80'
C10	70.00'	132.10'	108°07'43"	S42°53'08"E	113.35'
C11	100.00'	15.82'	9°03'51"	S06°38'47"W	15.80'
C12	1340.00'	298.22'	12°45'05"	N63°37'44"W	297.61'
C13	960.00'	268.35'	16°00'58"	S66°17'45"E	267.48'

PRELIMINARY 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	1 OF 2

AIRPORT NOTE:
THIS IS A NOTICE TO ALL THAT
HIDDEN VALLEY AIRPORT EXISTS TO
THE NORTHWEST OF THIS
DEVELOPMENT AND THAT SMALL
PLANES MAY OR MAY NOT BE
TAKING OFF AND LANDING FROM
TIME TO TIME

OWNER:	OWNER:	OWNER:	OWNER:	ENGINEER:	SURVEYOR:
George & Renee Nunez 420 W. Shady Shores Rd., Shady Shores, Texas 76208 Ph. (562) 818-1149 Email: gnunez@squasquared.com Contact: George Nunez	Barbara 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: rudy@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

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.

PRELIMINARY 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	Barbara and 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:	August 19, 2026
TO:	
FROM:	Amber Schuler , Municipal Court Administrator/Deputy Town Secretary
SUBJECT:	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; A0330 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

<u>BACKGROUND/INFORMATION:</u>
<u>FINANCIAL IMPLICATIONS:</u>
<u>RECOMMENDATION/ACTION DESIRED:</u>
<u>ATTACHMENTS/SUPPORTING DOCUMENTATION:</u>
None

<u>REVIEWED BY:</u>