

SURVEYOR'S NOTES:

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

**VICINITY MAP
NOT TO SCALE**



Lot Info Table:

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

STATE OF TEXAS §
COUNTY OF DENTON §

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

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT DATED 10/7/2022

Mark N. Peoples, R.P.L.S.
No. 6443

STATE OF TEXAS §
COUNTY OF DENTON §

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

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

Notary Public in and for the State of Texas

STATE OF TEXAS §
COUNTY OF DENTON §

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

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

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

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

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

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

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

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

Signature _____

Printed Name _____

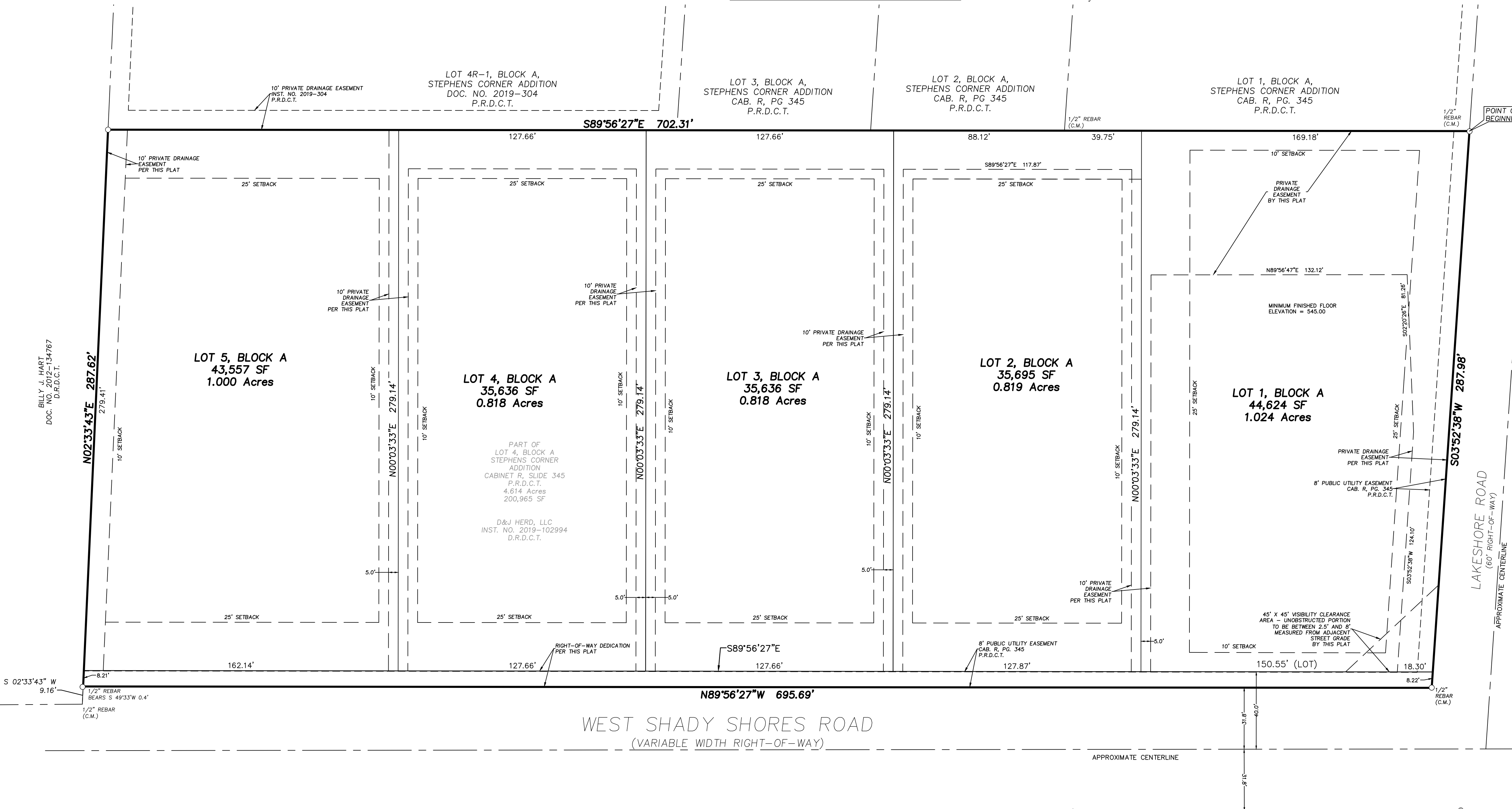
Title / Date _____

STATE OF TEXAS §
COUNTY OF _____ §

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

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

Notary Public in and for the State of Texas



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

Chairman: _____

Mayor: _____

Attested By: _____

Town Secretary: _____

Date of Approval: _____

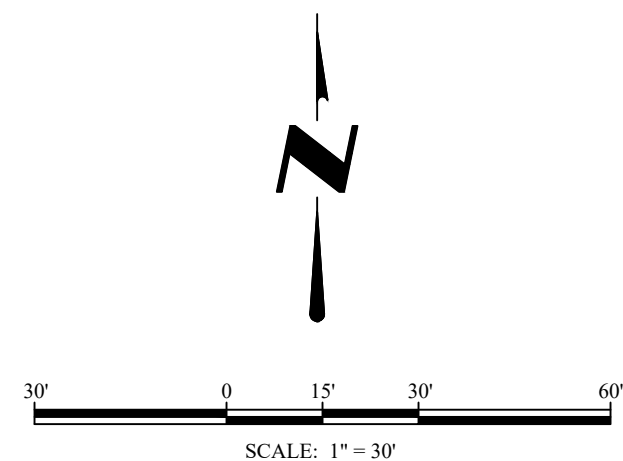
Plat not for Construction Purposes

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

FOR DENTON COUNTY USE ONLY

FOR DENTON COUNTY USE ONLY

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



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

Point of Contact:
Grayson CeBallos
972-370-5871
grayson.ceballos@windroseservices.com
Last Revision Date: 10/07/2022

WINDROSE
LAND SURVEYING | PLATTING
1955 LAKEWAY DRIVE, SUITE 220 | LEWISVILLE, TX 75057 | 214.217.2544
FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM

DRAWN BY: G.L.C. DATE: 08/25/2021 CHECKED BY: M.P. JOB NO.: D57039