

DENTON COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, Hidden Valley Airpark Association, Inc. and Fuel 4 Fun, LLC are the owners of a tract of land situated in the W. Durham Survey, Abstract No. 330, in the Town of Shady Shores, Denton County, Texas, being all or called 19,268 acres tract of land described in Deed to Hidden Valley Airpark Association, Inc. and Fuel 4 Fun, LLC as recorded in Instrument No. 2018-70073, Official Records, Denton County, Texas and being more particularly described herein as follows:

BEGINNING at a 1/2 inch iron rod found for the Northwest corner of said 19,268 acres tract and the Southwest corner of a called 2,521 acres tract of land described in Deed to Benjamin Henry Crowell as recorded in Instrument No. 2017-119135, said Official Records;

THENCE South 88 degrees 59 minutes 46 seconds East, with the North line of said 19,268 acres tract and the South line of said Crowell tract, a distance of 645.29 feet to a 5/8 inch iron rod found for the Southeast corner of said Crowell tract and the Southwest corner of called 1,170 acres tract of land described in Deed to Tillman B. Strahan and wife, Ashley E. Wallace as recorded in Instrument No. 2015-52477, said Official Records;

THENCE South 88 degrees 55 minutes 34 seconds East, continuing with the North line of said 19,268 acres tract and with the South line of said Strahan tract, a distance of 261.52 feet to a 5/8 inch iron rod found for the Southeast corner of said Strahan tract and the Southwest corner of Eason-Gray Cemetery;

THENCE South 88 degrees 54 minutes 59 seconds East, continuing with the North line of said 19,268 acres tract and with the South line of said Cemetery tract, a distance of 103.21 feet to a 1/2 inch capped iron rod found in the West line of a called 5,775 acres tract of land described in Deed to Joanne Schnurbusch as recorded in Instrument No. 2012-105419, said Official Records for the Northeast corner of said 19,268 acres tract and the Southeast corner of Eason-Gray Cemetery;

THENCE with the Easterly line of said 19,268 acres tract, the following five (5) courses and distances:

1. South 00 degrees 48 minutes 48 seconds West, with the West line of said 5,775 acres tract, passing the Southwest corner thereof and the Northwest corner of Lot 2, Block One Madeline Murray Addition as recorded in Cabinet F, Page 293, Plat Records, Denton County, Texas, and continuing along said course, a distance of 339.90 feet to a 1/2 capped iron rod found for corner;
2. North 88 degrees 58 minutes 14 seconds West, a distance of 346.57 feet to a 1/2 capped iron rod found for corner;
3. South 01 degrees 00 minutes 26 seconds West, a distance of 453.18 feet to a 1/2 capped iron rod found for corner;
4. North 88 degrees 15 minutes 05 seconds West, a distance of 199.80 feet to a 1/2 capped iron rod found for corner;
5. South 01 degrees 44 minutes 26 seconds West, a distance of 425.86 feet to a 1/2 inch capped iron rod found in the North line of Lot 1515 of the Hidden Valley Airpark, Phase V as recorded in Cabinet V, Pg. 673, Plat Records, Denton County, Texas for the most Southerly-Southeast corner of said 19,268 acres tract;

THENCE North 88 degrees 21 minutes 57 seconds West, with the South line of said 19,268 acres tract and the North line of said Lot 1515, a distance of 152.64 feet to a 1/2 inch iron rod capped "COLEMAN RPLS 4001" found at the Northwest corner of said Lot 1515 and at the Northeast corner of Lot 1525 of said Hidden Valley Airpark, Phase V;

THENCE North 88 degrees 08 minutes 39 seconds West, with the South line of said 19,268 acres tract and the North line of said Lot 1525, a distance of 313.69 feet to a 5/8 inch iron rod with plastic cap stamped "VAUGHNS COP (typical) set in the East line of Lot 1065, Block A of the Hidden Valley Airpark, Phase III as recorded in Cabinet V, Page 650, Plat Records, Denton County, Texas for the Southwest corner of said 19,268 acres tract and the Northwest corner of said Lot 1525;

THENCE North 01 degrees 26 minutes 04 seconds East, with the West line of said 19,268 acres tract and the East line of said Lot 1065, a distance of 167.11 feet to a 1/2 inch iron rod capped "COLEMAN RPLS 4001" found for the Northeast corner of said Lot 1065;

THENCE North 01 degrees 19 minutes 07 seconds East, with the West line of said 19,268 acres tract, a distance of 1,043.19 feet to the **POINT OF BEGINNING** and containing, within the metes and bounds herein recited, 19,351 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT HIDDEN VALLEY AIRPARK ASSOCIATION, INC. and Fuel 4 Fun, LLC the owners 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 plat, designating the herein described property as Lots 1X-4X, Lots 86-95, Block A, Hidden Valley Airpark Phase V, in addition to the Town of Shady Shores, Denton County, Texas and does hereby dedicate to the use of public forever all streets, unless shown as private, and all easements shown and for the purposes indicated on this plat. The drainage easements that serve to recognize the known and obvious drainage ways used as natural water courses for the purpose of accommodating drainage are dedicated to the use of the public forever. No buildings or other improvements shall be constructed or placed upon, over or across the easements as shown on this plat. Any public utility, including the Town of Shady Shores, shall have the right to move and keep moved or 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 this 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.

Linda A. Eggers
Signature
Linda A. Eggers
Printed Name
HVAAP President 3/5/2025
Title / Date

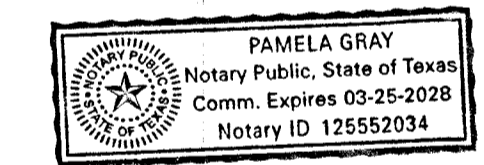
MADALINE MURRAY ADDITION
LOT TWO, BLOCK ONE
CAB. F, PG. 293
P.R.D.C.T.

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 Linda A. Eggers, 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 5th day of March 2025

Pamela Gray
Notary Public in and for the State of Texas

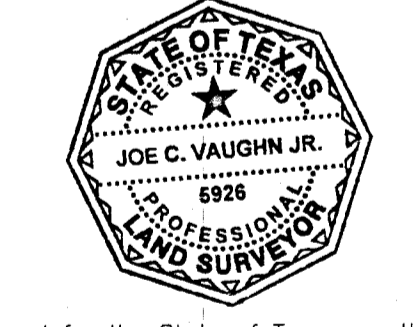


SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
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THAT I, Joe C. Vaughn, Jr., do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my supervision. This plat was prepared in accordance with the subdivision rules and regulations of the Town of Shady Shores, Denton County, Texas.

Joe C. Vaughn, Jr.
JOE C. VAUGHN, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5926
February 4, 2025
FIRM REGISTRATION NO. 10194786

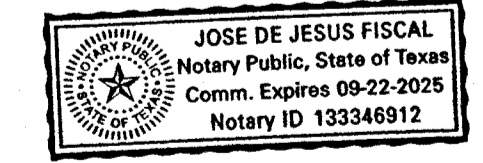


STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Joe C. Vaughn, Jr., 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 4th day of FEBRUARY 2025

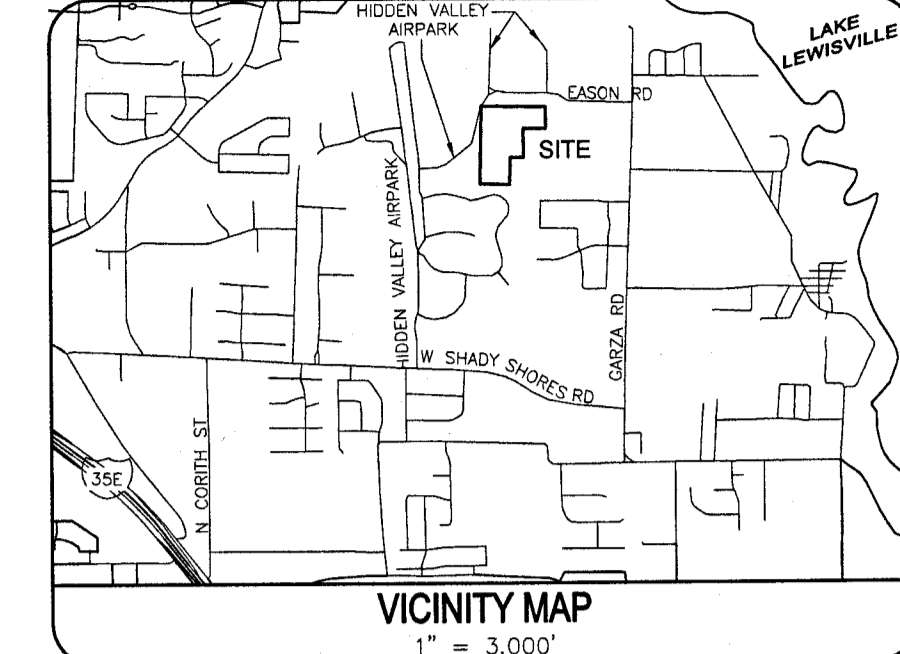
Joe De Jesus Fiscal
Notary Public in and for the State of Texas



THE PURPOSE OF THIS AMENDED PLAT IS TO ADD A 5' P.U.E. ON LOT 3X, 6' P.U.E. AND 20' P.U.E. ON LOT 89, BLOCK A

AMENDED PLAT
HIDDEN VALLEY AIRPARK PHASE VI
LOTS 1X-4X, LOTS 86-95, BLOCK A
BEING 19,351 ACRES
SITUATED IN THE W.D. DURHAM SURVEY
ABSTRACT NUMBER 330
TOWN OF SHADY SHORES
DENTON COUNTY, TEXAS
DATE OF PREPARATION: February 4, 2025

Filed for Record
in the Official Records Of:
Denton County
On: 3/18/2025 4:32:11 PM
In the PLAT Records
HIDDEN VALLEY AIRPARK
Doc Number: 2025-101
Number of Pages: 1
Amount: 50.00
Order#: 20250318000714
By: WD



NOTES

1. ALL BEARINGS CONTAINED HEREIN ARE BASED ON THE TEXAS STATE PLANE COORDINATES SYSTEM, NAD 83, NORTH CENTRAL ZONE (4202), WITH A COMBINED SCALE FACTOR OF 1,000,000.00, DERIVED FROM GPS OBSERVATION AND DERIVED FROM AN ON-THE-GROUND SURVEY CONDUCTED ON MAY 3, 2022.
2. THE PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN A DESIGNATED ZONE X AND DOES NOT APPEAR TO BE LOCATED IN A 100 OR 500 YEAR FLOOD AREA AS PLOTTED ON COMMUNITY PANEL # 481135 0391 H OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE OR FLOOD HAZARD BOUNDARY MAP BEARING A REVISED EFFECTIVE DATE OF JUNE 19, 2020.
3. 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.
4. THE PURPOSE OF THIS PLAT IS TO CREATE 10 RESIDENTIAL LOTS FROM A PREVIOUSLY UNPLATTED TRACT OF LAND.
5. A LOT GRADING AND DRAINAGE PLAN THAT COMPLIES WITH THE DESIGN AND INTENT OF THE CONSTRUCTION PLANS FOR THE ASSOCIATED SUBDIVISION IS REQUIRED BY THE TOWN OF SHADY SHORES WHEN A BUILDING PERMIT IS SOUGHT.
6. ALL PRIVATE DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE PROPERTY OWNER.
7. *NOTICE OF AIRPORT: THIS IS A NOTICE THAT HIDDEN VALLEY AIRPARK IS AN AIRPORT AND THAT SMALL PLANES MAY OR MAY NOT BE TAKING OFF AND LANDING FROM TIME TO TIME. PLANES MAY BE TAXING ON ROADWAYS AT ANY TIME AND HAVE THE RIGHT OF WAY OVER ALL VEHICLE TRAFFIC.
8. LOT 1X IS HOA MAINTAINED FOR DETENTION.
9. LOTS 2X-4X ARE INTENDED FOR ACQUISITION BY NEIGHBORING PROPERTIES AND SHALL BE MAINTAINED BY THE HOA UNTIL ACQUIRED BY OTHERS.
10. BUILDING PERMITS FOR RESIDENTIAL LOTS WILL NOT BE APPROVED UNTIL THE SUBDIVISION'S STREETS, DRAINAGE IMPROVEMENTS, AND UTILITIES HAVE BEEN CONSTRUCTED AND ACCEPTED BY THE TOWN OF SHADY SHORES.

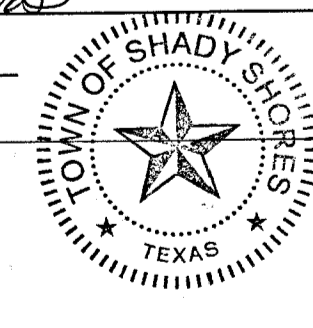
LINE	BEARING	DISTANCE
L1	S 01°02'05" W	50.30'
L2	N 01°44'26" E	49.35'
L3	N 01°28'04" E	117.66'
L4	N 88°03'23" W	58.82'
L5	N 51°24'35" E	52.55'
L6	N 00°00'00" W	9.55'
L7	S 88°57'55" E	35.00'
L8	N 88°24'01" E	40.73'
L9	N 36°02'30" E	42.79'
L10	S 01°01'46" W	60.00'
L11	S 42°45'00" E	36.10'
L12	N 01°02'05" E	9.34'
L13	N 01°19'07" E	32.59'
L14	N 01°19'07" E	63.52'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	250.00'	172.88'	39°37'13"	N 71°13'12" E	169.45'
C2	250.00'	103.97'	23°49'45"	N 79°06'56" E	103.23'
C3	275.00'	169.41'	35°17'48"	N 73°22'55" E	166.75'
C4	225.00'	8.48'	2°09'36"	N 88°57'00" E	8.48'
C5	225.00'	85.09'	21°40'09"	N 78°02'08" E	84.59'
C6	60.00'	63.04'	62°08'17"	N 30°01'22" W	61.90'
C7	275.00'	114.37'	23°49'45"	S 79°06'56" W	113.55'
C8	60.00'	26.58'	25°23'05"	S 61°49'04" E	26.37'
C9	60.00'	117.30'	112°00'47"	N 61°03'21" E	99.49'
C10	60.00'	66.99'	63°58'21"	S 30°57'06" E	63.57'
C11	225.00'	135.59'	39°37'13"	N 71°13'12" W	152.51'
C12	60.00'	106.83'	102°01'03"	S 67°54'58" W	93.27'

LOT	BLOCK	AREA (SQ. FT.)	AREA (AC.)
86	A	50,498	1.159
87	A	67,321	1.545
88	A	66,322	1.523
89	A	56,877	1.306
90	A	80,660	1.852
91	A	64,049	1.470
92	A	67,591	1.552
93	A	73,925	1.697
94	A	67,054	1.539
95	A	73,783	1.694
1X	A	50,510	1.160
2X	A	18,298	0.420
3X	A	6,924	0.159
4X	A	15,487	0.356

RECOMMENDED FOR APPROVAL BY THE

Mayor: Cindy Ayres
Attested By: Wendy Wilkins
Town Secretary: Wendy Wilkins
Date of Approval: 3/13/2025

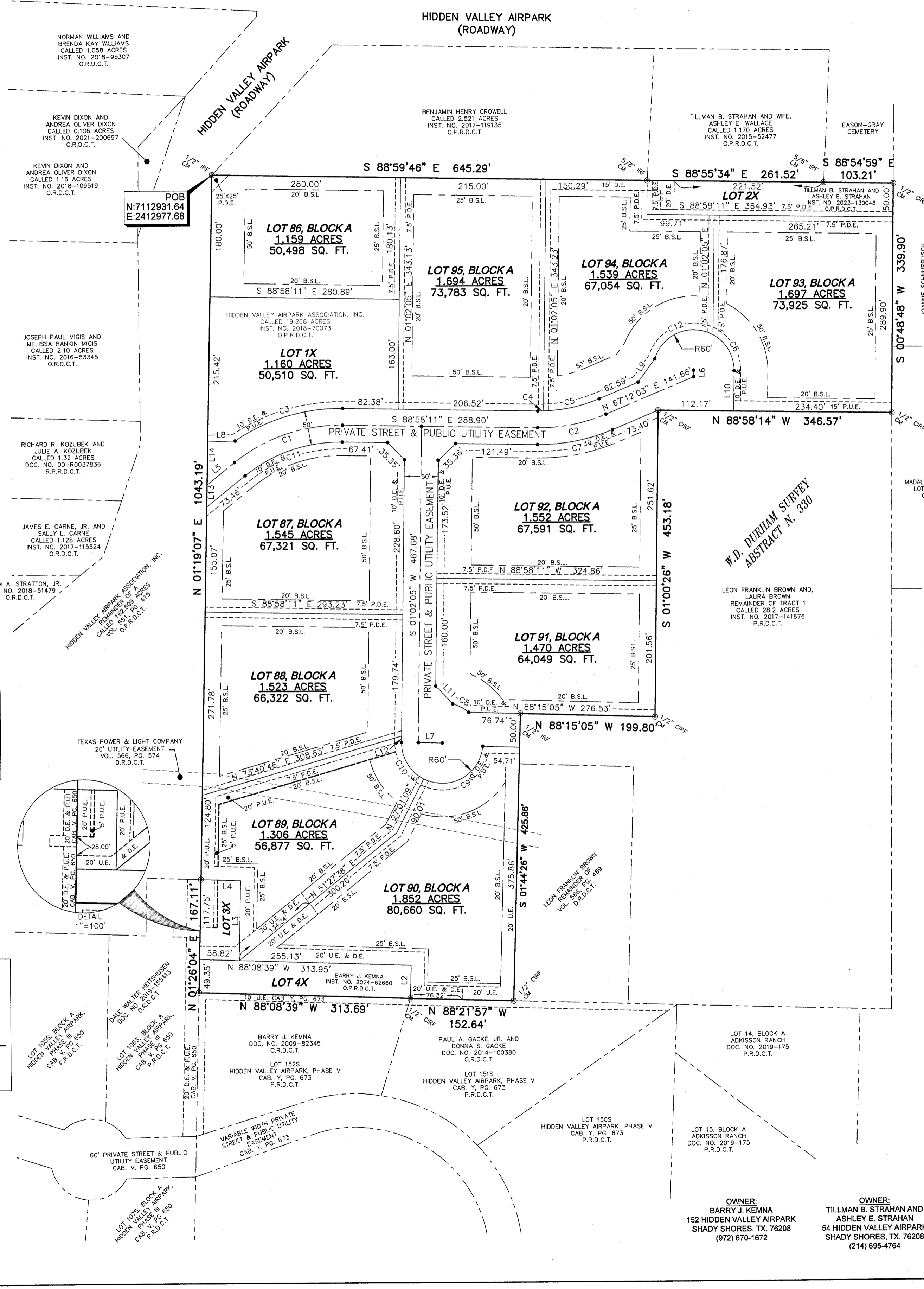
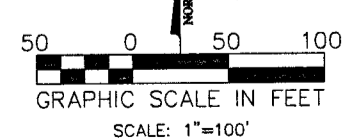


LEGEND

- SUBDIVISION BOUNDARY LINE
- EASEMENT LINE
- ADJOINING PROPERTY LINE
- BUILDING SETBACK LINE
- W - CAPPED IRON ROD SET
- M - MARKED "VAUGHNS COP"
- IR - IRON ROD FOUND
- CM - CONTROL MONUMENTS
- CRP - CAPPED IRON ROD FOUND
- IR - IRON ROD SET
- D.R.D.C.T. = DEED RECORDS OF DENTON COUNTY, TEXAS
- O.R.D.C.T. = OFFICIAL RECORDS OF DENTON COUNTY, TEXAS
- P.R.D.C.T. = PLAT RECORDS OF DENTON COUNTY, TEXAS
- P.U.E. = PUBLIC UTILITY EASEMENT
- P.D.E. = PRIVATE DRAINAGE EASEMENT

NOTE: LEGEND IS TYPICAL, NOT ALL ITEMS IN LEGEND APPEAR IN DRAWING.

PLEASE REFER TO BAR SCALE DRAWING MAY HAVE BEEN REDUCED OR ENLARGED.



OWNER:
BARRY J. KEMNA
152 HIDDEN VALLEY AIRPARK
SHADY SHORES, TX, 76208
(872) 670-1672

OWNER:
TILLMAN B. STRAHAN AND
ASHLEY E. STRAHAN
54 HIDDEN VALLEY AIRPARK
SHADY SHORES, TX, 76208
(214) 695-4764

OWNER:
HIDDEN VALLEY AIRPARK ASSOCIATION, INC. &
FUEL 4 FUN, LLC
99 HIDDEN VALLEY AIRPARK
DENTON, TX, 76208
(940) 989-6770

SURVEYOR:
JOE C. VAUGHN, JR.
TEXAS R.P.L.S. NO. 5926
VAUGHN'S SURVEY CO.
(940) 808-1191
1228 S. U.S. HIGHWAY 377
PILOT POINT, TX, 76285
FIRM REGISTRATION NO. 10194786