

VICINITY MAP

NOT TO SCALE

NOT TO SCALE

KRUM BOAT AND RV
STORAGE, LLC
INST. NO.
2022-105152
O.P.R.D.C.T.

GENERAL NOTES

- IMPORTANT NOTICE
- THE CITY OF DENTON HAS ADOPTED THE NATIONAL ELECTRICAL SAFETY CODE (THE "CODE"). THE CODE GENERALLY PROHIBITS STRUCTURES WITHIN 17.5 FEET ON EITHER SIDE OF THE CENTER LINE OF OVERHEAD DISTRIBUTION LINES AND WITHIN 37.5 FEET ON EITHER SIDE OF THE CENTERLINE OF OVERHEAD TRANSMISSION LINES. IN SOME INSTANCES THE CODE REQUIRES GREATER CLEARANCES. BUILDING PERMITS WILL NOT BE ISSUED FOR STRUCTURES WITHIN THESE CLEARANCE AREAS. CONTACT THE BUILDING OFFICIAL WITH SPECIFIC QUESTIONS.

Sanitary Sewer to be handled by facilities approved by the Denton County Public Health Department.

The maintenance of paving, grading and drainage improvements and/or easements shown on this plat are responsibility of the individual property owners and do not constitute acceptance of same for maintenance purposes by Denton County.

All surface drainage easements shall be kept clear of fences, buildings, foundations, plantings, and other obstructions to the operation and maintenance of the drainage facility.

Blocking the flow of water or constructing improvements in surface drainage easements, and filling or obstructing the floodway is prohibited.

Denton County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.

The existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual property owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across the lots.

Construction not completed within two years of the Commissioners Court approval shall be subject to current County Subdivision Rules and Regulations.

A driveway culvert must be obtained from Road and Bridge Departments by the owner of each lot prior to the construction, installation or placement of any driveway access improvements within the dedicated right-of-way.

No construction, without written approval from Denton County shall be allowed within an identified "FIRM" floodplain area, and then only after a detailed floodplain development permit including engineering plans and studies show that no rise in the Base Flood Elevation (BFE) will result, that no flooding will result, that no obstruction to the natural flow of water will result; and subject to all owners of the property affected by such construction becoming a party to the request. Where construction is permitted, all finished floor elevations shall be a minimum of three foot above the 100 year flood elevation.


TRAVERSE
LAND SURVEYING LLC

359 Lake Park Road, Suite 102, Lewisville, Texas 75057 T: 469.784.9321
W: TraverseLandSurveying.com | Texas Firm No. 10194631

Surveying | Construction Staking | Platting

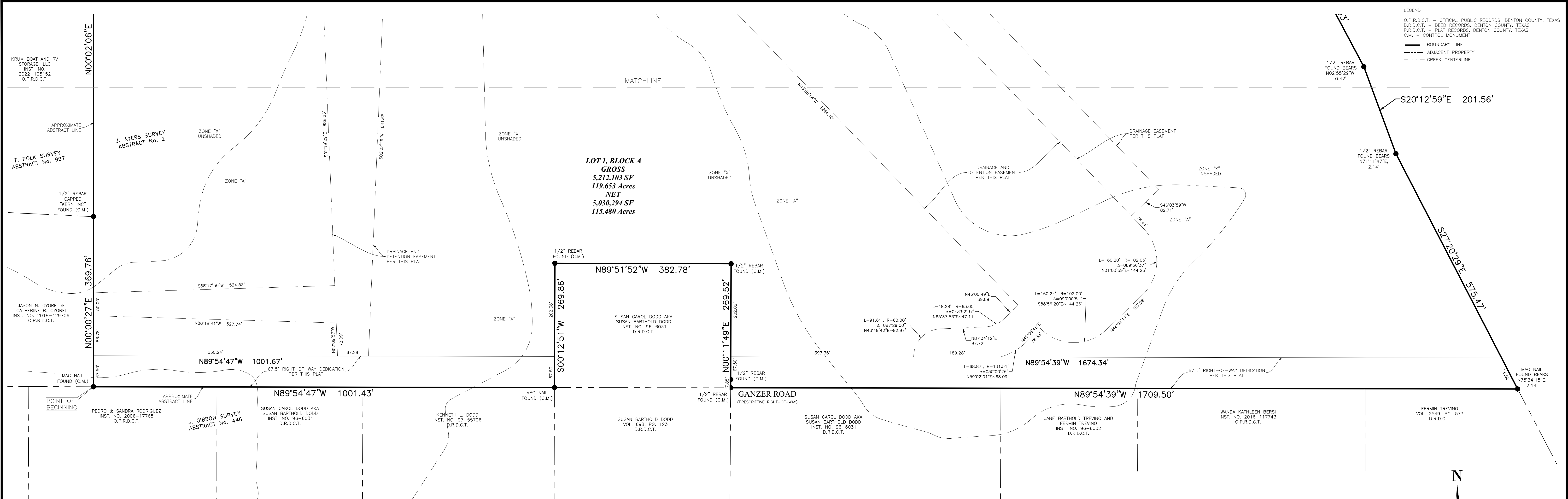
Date: 2025.10.22 Project No.: TR-5902

Date of Preparation: October 22, 2025
Resubmittal:

BEING 119.653 ACRES
OUT OF THE JOHN AYRES SURVEY,
ABSTRACT NUMBER 2
DENTON COUNTY, TEXAS
OCTOBER 2025

1 OF 2

FOR DENTON COUNTY PURPOSES ONLY



Dedication Language

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT we, the aforesaid do hereby adopt this plat designating the herein above tract as Ganzer Railroad Addition, an addition to Denton County, Texas, and do hereby dedicate to the public use forever all utility easements, drainage easements, and streets as shown hereon. All and any public utilities shall have the right to remove and keep removed all growths which may endanger or interfere with the construction, maintenance or efficiency of its respective systems on the utility easement for the purpose of constructing, reconstructing, inspecting, patrolling, 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.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Denton, Texas.

Witness, my hand at _____ This ____ day of _____, 20____.

Signature Block

Signature – Denton & North Texas Railroad LLC Representative

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

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, David F. McCullah, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision.

PRELIMINARY, THIS SURVEY SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

David F. McCullah
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4023

DATE: _____

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared David F. McCullah, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

Given under my hand and seal of office this ____ day of _____, 202__

Notary Public in and for the State of Texas

OWNER/DEVELOPER
Denton & North Texas Railroad, LLC
10752 Deerwood Park Boulevard, Suite 300
Jacksonville, FL 32256

359 Lake Park Road, Suite 102, Lewisville, Texas 75057 T. 469.784.9321
W. TraverseLandSurveying.com | Texas Firm No. 10194631

Surveying | Construction Staking | Platting
Date: 2025.10.22 Project No.: TR-590-25

FINAL PLAT
LOT 1, BLOCK 1
GANZER RAILROAD
ADDITION
BEING 119.653 ACRES
OUT OF THE JOHN AYRES SURVEY,
ABSTRACT NUMBER 2
DENTON COUNTY, TEXAS
OCTOBER 2025

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