



*FINAL PLAT
LOT 11, BLOCK 1 OF
RANCHO VISTA ADDITION
BEING 0.872 ACRE IN
THE R. BEAUMONT SURVEY A-31
CITY OF DENTON, DENTON COUNTY, TEXAS*

LANDMARK
SURVEYORS, LLC.
TX FIRM REGISTRATION NO. 10098600

4238 I-35 NORTH
DENTON, TEXAS 76207
(940) 382-4016
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REVISED: 16 NOVEMBER, 2016

DRAWN BY: BTH SCALE: 1"=20' DATE: 31 AUGUST, 2016 JOB NO: 153425

1. The purpose of this plat is to plat a previously unplatted tract in order permit construction of a commercial building.
2. The City of Denver has adopted the National Electric Safety Code (The "CODE"). The CODE generally prohibits structures within 17.5 feet on either side of the centerline 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.
3. Any gas, fire alarm, or similar common carrier easements located within the boundary of the property are shown hereon.
4. Property owner is responsible for maintenance of Access Easement shown on the plat.

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FP16-0034