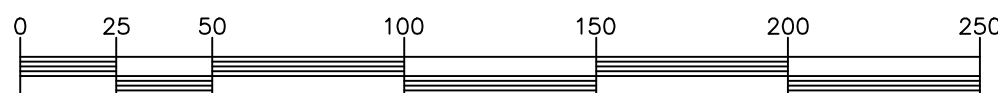


LEGEND
P.U.E. = PUBLIC UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
W.E. = WATER EASEMENT
F.I.R. = FOUND IRON ROD
S.I.R. = SET CAPPED 1/2" IRON ROD MARKED 4561
P.P. = POWER POLE
— OH — = OVERHEAD POWER LINE

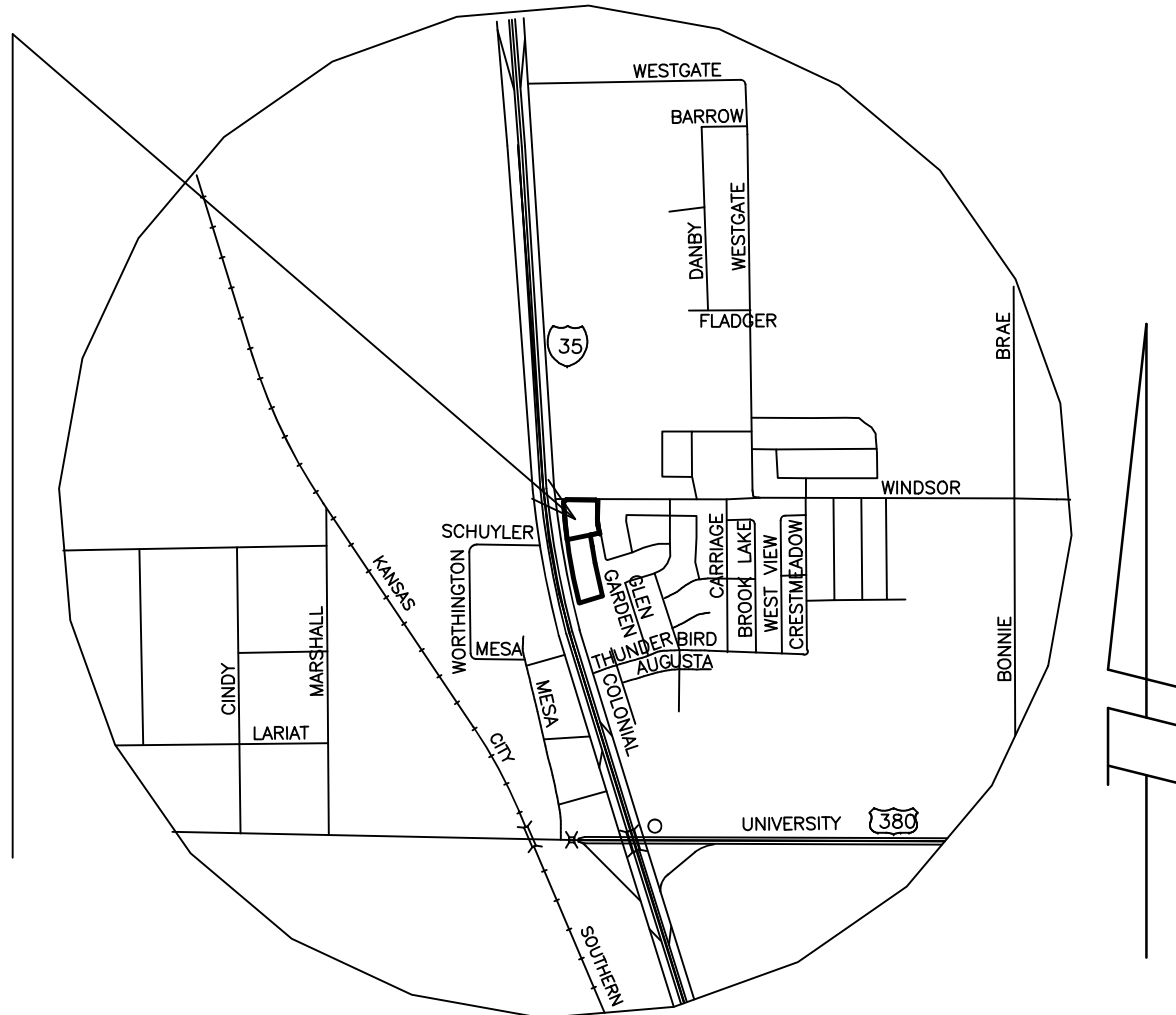
NOTES:

- The purpose of this plat is to plat a previously unplatted tract.
- The City of Denton 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.
- Any gas, petroleum, or similar common carrier easements located within the boundary of the property are shown hereon.
- All easements shown are proposed easements unless otherwise noted.

GRAPHIC SCALE



PROJECT LOCATION



VICINITY MAP
SCALE 1" = 2000'

PRELIMINARY PLAT
LOT 1 AND 2, BLOCK A
AVALON OF DENTON ADDITION
6.813 ACRES IN THE F. BATSON SURVEY A-43
CITY OF DENTON, DENTON COUNTY, TEXAS
CITY OF DENTON PROJECT NUMBER PP16-0014

LANDMARK SURVEYORS, L.L.C.
TX FIRM REGISTRATION NO. 10098600
4238 I-35 NORTH
DENTON, TEXAS 76207
(940) 382-4016
FAX (940) 387-9784
REVISED: 21 MARCH, 2017

DRAWN BY: BTH SCALE: 1"=50' DATE: 21 DECEMBER, 2016 JOB NO: 153317

OWNER/DEVELOPER
THREE WILLOWS LAND DEVELOPMENT
1625 N. STEMMONS FRWY
DALLAS, TX 75207
214-752-7050
SURVEYOR
LANDMARK SURVEYORS
4238 I-35 N
DENTON, TEXAS 76207
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