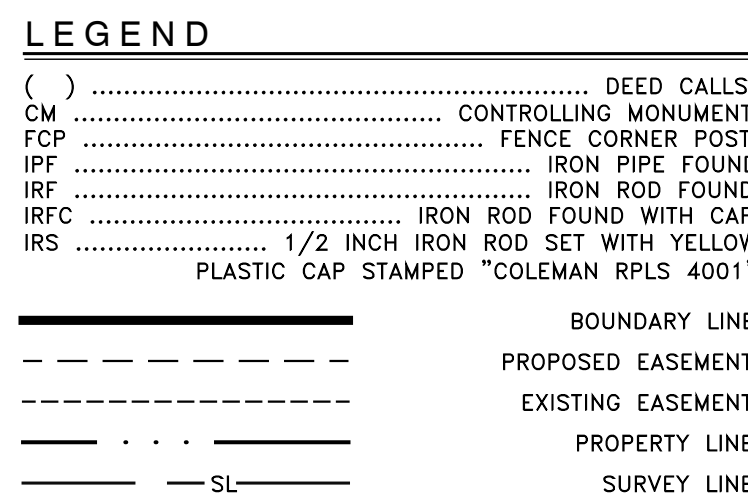
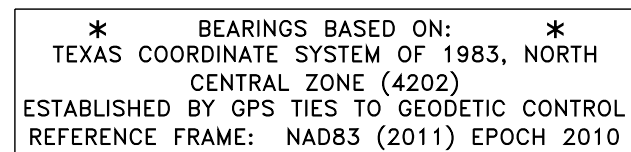
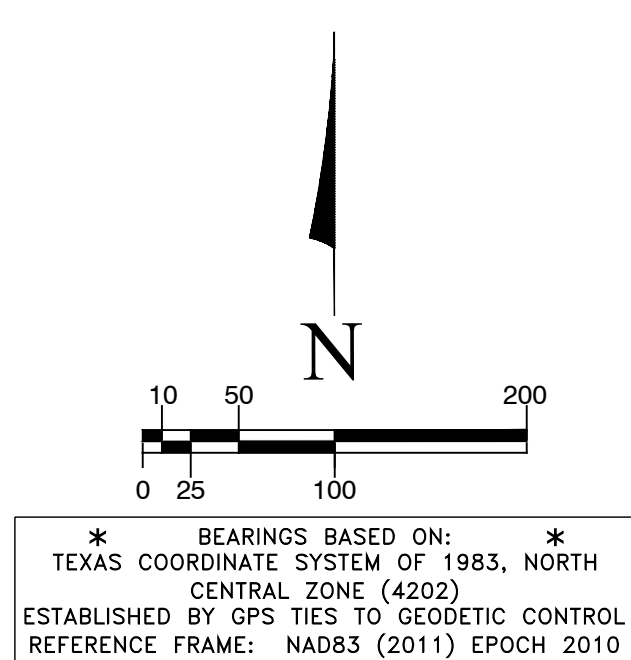


M. LANGSTON SY. A-737



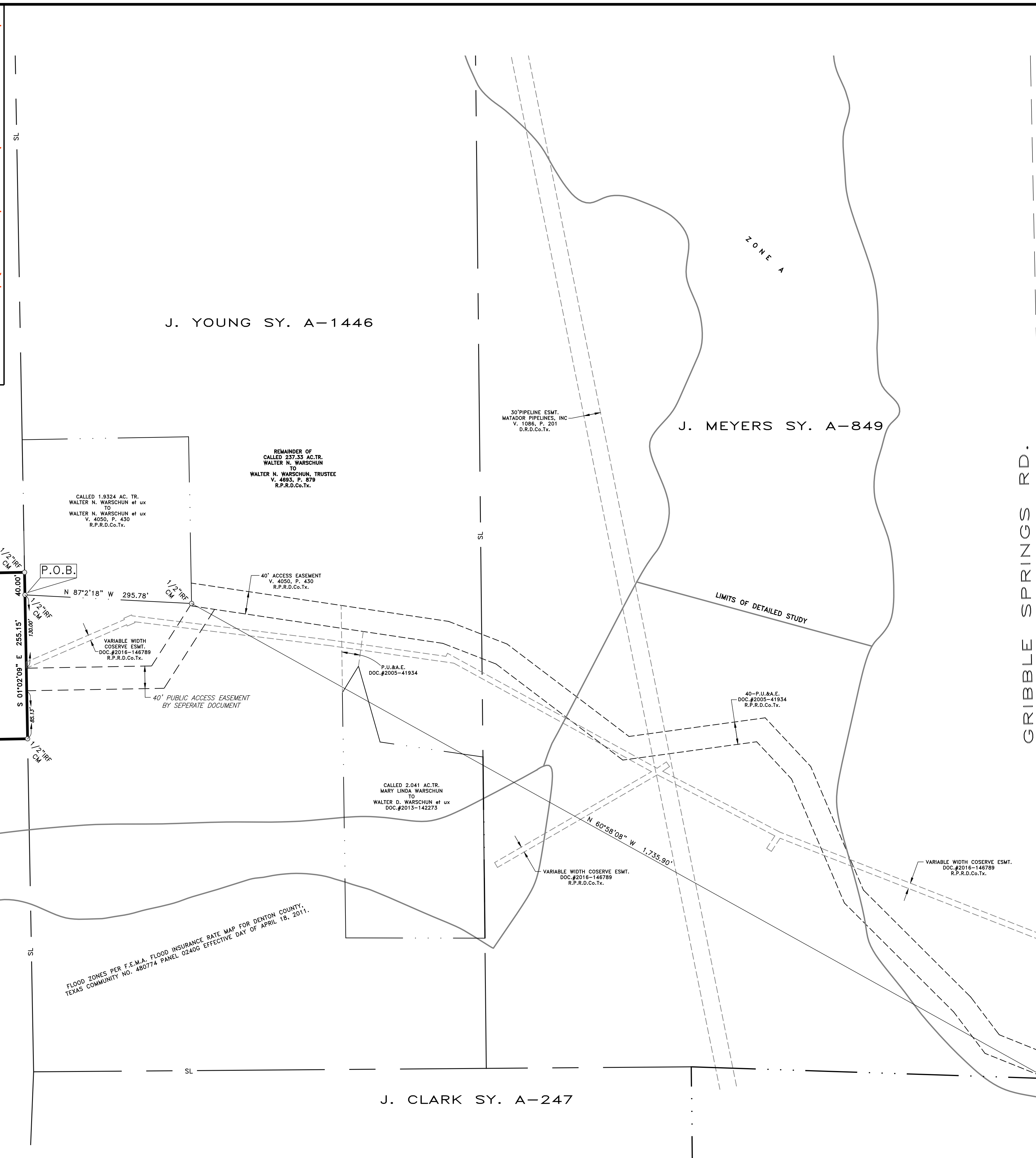
## NOTES

1. AT THE TIME OF THIS PLAN, NO GAS, PETROLEUM OR SIMILAR PIPELINES OR EASEMENTS WERE VISIBLE, EXCEPT AS SHOWN HEREON.
2. THE PURPOSE OF THIS FINAL PLAN IS TO ACQUIRE A BUILDING PERMIT FOR PROPOSED LOT 1.
3. FLOOD STATEMENT: I HAVE EXAMINED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE DENTON COUNTY, TEXAS, COMMUNITY X 480794 EFFECTIVE DAY OF APRIL 18, 2011 AND THAT MAP INDICATES THAT ALL OF LOT 1 AS SHOWN HEREIN IS WITHIN "ZONE X".
- NOTE: IF ANY SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS, GREATER FLOODS THAN THOSE SHOWN ON THE FLOOD MAP MAY OCCUR. THIS FLOOD STATEMENT IS MADE BY MEAN-MADE AND NOT BASED ON THIS FLOOD STATEMENT SHALL NOT LIABILITY ON THE PART OF THE SURVEYOR.
4. IMPORTANT NOTICE - THE CITY OF DENTON HAS ADOPTED THE NATIONAL ELECTRICAL SAFETY CODE (THE "CODE"), THE CODE GENERALLY REQUIRES THAT ALL OVERHEAD TRANSMISSION LINES BE DISTRIBUTED IN PANEL 02400 OF THE SECTION 24 OF THE SUBDIVISION. THE CITY OF DENTON REQUESTS THAT YOU LOCATE ALL OVERHEAD TRANSMISSION LINES, IN SOME INSTANCES THE CODE REQUIRES GREATER CLEARANCE THAN THE MINIMUM REQUIRED BY THE NATIONAL ELECTRICAL SAFETY CODE. YOUR CLIENTS SHOULD BE ADVISED THAT THE CITY OF DENTON DOES NOT ISSUE PERMITS WITHOUT BEING ISSUED FOR STRUCTURES WITHIN THESE CLEARANCE AREAS. CONTACT THE BUILDING DEPARTMENT FOR MORE QUESTIONS.
5. THE MINIMUM FINISHED FLOOR ELEVATIONS SHOWN HEREON WERE DERIVED FROM HOLDING 'S'. ABOVE THE NEAREST BASE FLOOR LEVEL OF 252'.
6. PROPERTY OWNERS WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE ACCESS EASEMENTS SHOWN HEREON.

4. 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.

5. THE MINIMUM FINISHED FLOOR ELEVATIONS SHOWN HEREON WAS DERIVED FROM HOLDING 5'. ABOVE THE NEAREST BASE FLOOD ELEVATION OF 575'

6. PROPERTY OWNERS WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE ACCESS EASEMENTS SHOWN HEREON



## DEDICATION

STATE OF TEXAS

COUNTY OF DENTON

WHEREAS, SARAH WAITE, is the owner of all that certain tract of land situated in the M. Langston Survey Abstract Number 737, Denton County, Texas and being all of the called 2.000 acre tract described in the deed from Walter N. Warschun et ux to Sarah Waite recorded in Document Number 2016-112765 of the Real Property Records of Denton County, Texas; the subject tract being more particularly described as follows with Bearings relative to Texas Coordinate System of 1983 North Central Zone (4202) based on GPS ties to Geodetic Control:

COMMENCING at a 1/4 inch iron rod found at the Eastern Southeast corner of the called 237.33 acre tract described in the deed from Walter N. Warschun to Walter N. Warschun, Trustee recorded in Volume 4693, Page 879 of the said Real Property Records at the Intersection of Gribble Springs Road running North and Warsaw Road running East;

THENCE North 60 Degrees 58 Minutes 08 Seconds West across the 237.33 acre tract a distance of 1,737.90 feet to a 1/2 inch iron rod found at the Southeast corner of a called 1.9324 acre tract described in the deed from Walter N. Warschun et ux to Walter N. Warschun et ux, Trustees recorded in Volume 4050, Page 430 of the said Real Property Records;

THENCE North 87 Degrees 02 Minutes 18 Seconds West with the South line of the said 1.9324 acre tract a distance of 295.78 feet to the PLACE OF BEGINNING at a 1/2 inch iron rod found at the Southwest corner thereof in the East line of the said 2.000 acre tract;

THENCE North 87 Degrees 02 Minutes 18 Seconds West with the South line of the said 1.9324 acre tract a distance of 295.78 feet to the PLACE OF BEGINNING at a 1/2 inch iron rod found at the Southwest corner thereof in the EAST line of the said 2.000 acre tract;

THENCE South 01 Degrees 02 Minutes 09 Seconds East with the East line of the 2.0000 acre tract a distance of 255.15 feet to a 1/2 inch iron rod found at the Southeast corner thereof;

THENCE South 88 Degrees 57 Minutes 51 Seconds West with the South line of the 2.000 acre tract a distance of 295.14 feet to a 1/2 inch iron rod found at the Southwest corner thereof;

THENCE North 01 Degrees 02 Minutes 09 Seconds West with the West line of the 2.000 acre tract a distance of 295.15 feet to a 1/2 inch iron rod found at the Northwest corner thereof;

THENCE North 88 Degrees 57 Minutes 51 Seconds East with the North line of the 2.000 acre tract a distance of 295.14 feet to a 1/2 inch iron rod found at the Northeast corner thereof in the West line of the said 1.9234 acre tract;

THENCE South 01 Degrees 02 Minutes 09 Seconds East with the West line of the 1.9324 acre tract a distance of 40.00 feet to the PLACE OF BEGINNING and enclosing 2.000 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENT:

THAT, SARAH WAITE does hereby adopt this plat designating the herein described property as LOT 1, BLOCK A, WALTER WARSCHUN RANCH ADDITION in Denton County, Texas and does hereby dedicate to the public use forever the street rights-of-way and public easements shown hereon.

SARAH WAITE

STATE OF TEXAS

COUNTY OF DENTON

BEFORE ME, the undersigned Notary Public in and for the State of Texas on this day personally appeared SARAH WAITE, known to me to be the person whose name is subscribed to the forgoing instrument and acknowledges to me that he/she executed the same for the purpose and consideration thereon expressed, and in the capacity therein stated:

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

-----  
Notary Public in the State of Texas

FINAL PLAT FP17-0009  
LOTS 1, BLOCK A,  
WALTER WARSCHUN RANCH ADDITION  
AND BEING 2.000 ACRES LOCATED IN  
THE M. LANGSTON SY.  
DENTON COUNTY TEXAS

SURVEYOR'S CERTIFICATE

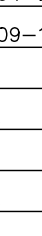
KNOW ALL MEN BY THESE PRESENTS:

THAT I, WILLIAM M. COLEMAN, Registered Professional Land Surveyor, do hereby state that this plat was prepared from an actual survey of the land described hereon, and that the corner monuments shown hereon were found or placed under my personal supervision in accordance with the ordinances of the City of Denton, Texas.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

Wm. M. Coleman. R.P.L.S. 4001

THIS DOCUMENT  
IS RELEASED FOR THE PURPOSE  
OF INTERIM REVIEW UNDER THE  
AUTHORITY OF WILLIAM M. COLEMAN  
RPLS 4001 DURING MARCH, 2016. IT  
NOT TO BE USED FOR RECORDING  
CONSTRUCTION, BIDDING, OR PERM  
PURPOSES. THIS DOCUMENT IS NOT  
TO BE RELIED UPON AS A  
COMPLETE SURVEY AND  
SHALL NOT  
BE RECORDED



**Coleman & Assoc.  
Land Surveying**

P.O. BOX 688 • DENTON, TEXAS 76202  
 PH(817)956-8215, FAX (817)956-9900  
 WWW.COLEMAN-SURVEYING.COM  
 REGISTRATION # 11069210

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**DATE:**  
**01-30-17**

**REVISIONS:**

04-24-17	comments 1
09-15-17	comments 2

FINAL PLAT	ROGER WAITE
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**WALTER WARSCHUN RANCH ADDITION**  
**LOT 1, BLOCK A**

AND BEING 2.000 ACRES LOCATED IN THE M. LANGSTON SY. A-737

CITY OF DENTON EXTRA TERRITORIAL JURISDICTION,  
DENTON COUNTY, TEXAS

JOB NUMBER  
17-2083

DRAWN: MGD  
CHECKED: WMC

SCALE  
1" = 100'

ORIGINAL PAPER  
SIZE = 24"x36"

01  
OF  
01