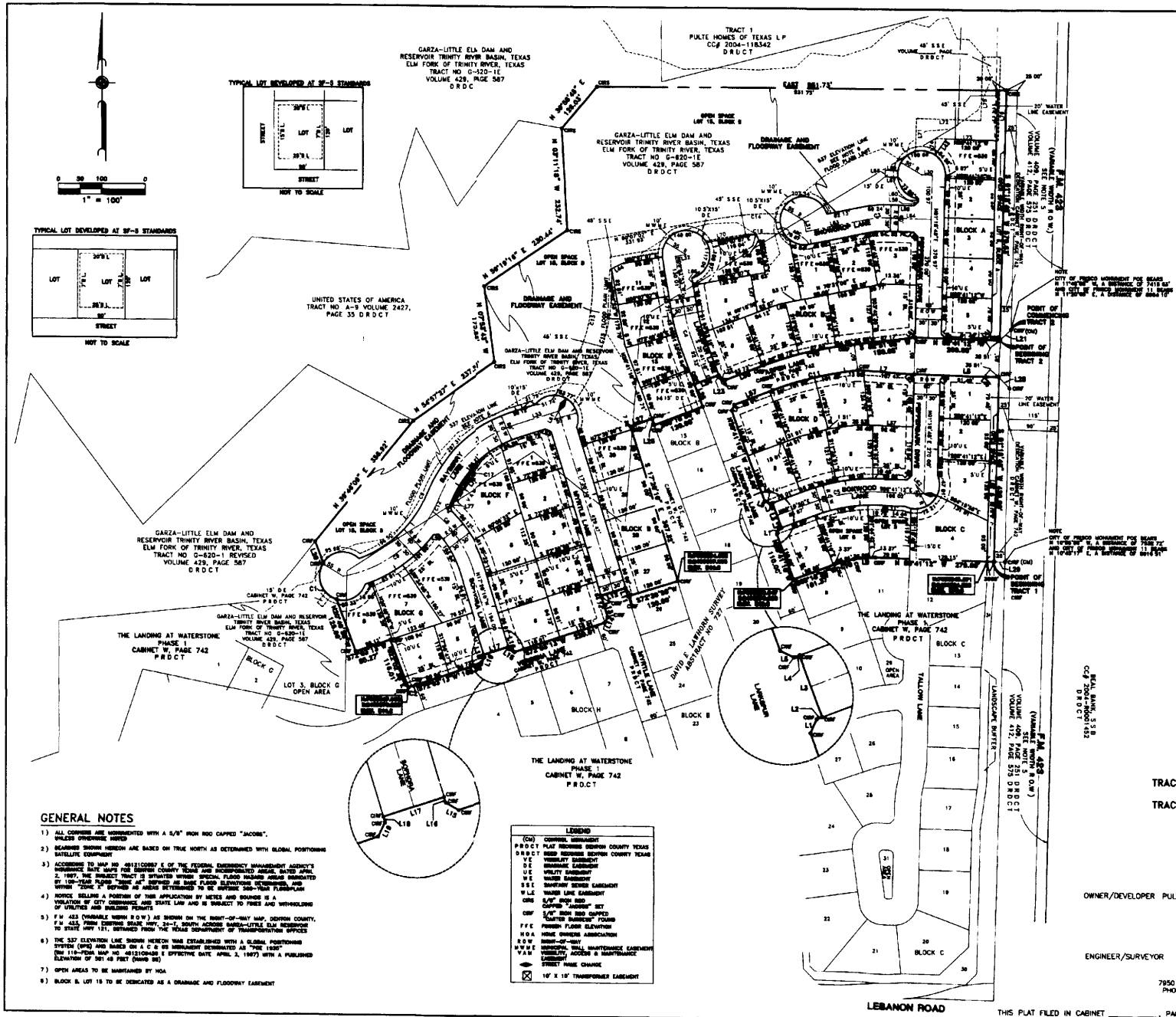

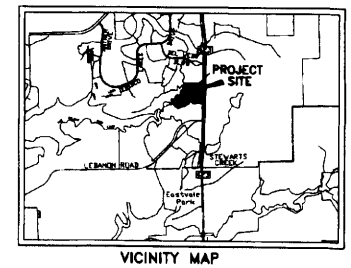

VICINITY MAP
NOT TO SCALE

CURVE TABLE

LINE TABLE

FINAL PLAT
THE LANDING AT WATERSTONE PHASE 2
FP06-0050
OUT OF THE
DAVID E LAWHORN SURVEY, ABSTRACT NO 727
IN THE CITY OF FRISCO, DENTON COUNTY, TEXAS

TRACT 1 5.367 ACRES BLOCK C, LOTS 1-4, 7
BLOCK D, LOTS 1-8
TRACT 2 25.165 ACRES BLOCK A, LOTS 1-5
BLOCK B, LOTS 1-14, 27-30
BLOCK F, LOTS 1-9
BLOCK G, LOTS 4-8

3 OPEN SPACES (TRACT 1) = 0.755 ACRES
2 OPEN SPACES (TRACT 2) = 11.404 ACRES

SHEET 1 OF 2

GENERAL NOTES

1) ALL CORNERS ARE MONUMENTED WITH A 5/8" IRON ROD CAPPED "JACOBS", UNLESS OTHERWISE NOTED
2) BEARINGS SHOWN HEREON ARE BASED ON TRUE NORTH AS DETERMINED WITH GLOBAL POSITIONING SATELLITE EQUIPMENT
3) ACCORDING TO MAP NO 48121C0057 E OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S INSURANCE RATE MAPS FOR DENTON COUNTY TEXAS AND INCORPORATED AREAS, DATED APRIL 2, 1997, THE SUBJECT TRACT IS SITUATED WITHIN SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD "ZONE AE" DEFINED AS BASE FLOOD ELEVATIONS DETERMINED, AND WITHIN "ZONE X" DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN
4) NOTICE SELLING A PORTION OF THIS APPLICATION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS
5) F M 423 (VARIABLE WIDTH R O W) AS SHOWN ON THE RIGHT-OF-WAY MAP, DENTON COUNTY, F M 423, FROM EXISTING STATE HWY, 24-T, SOUTH ACROSS GARZA-LITTLE ELM RESERVOIR TO STATE HWY 121, OBTAINED FROM THE TEXAS DEPARTMENT OF TRANSPORTATION OFFICES
6) THE 537 ELEVATION LINE SHOWN HEREON WAS ESTABLISHED WITH A GLOBAL POSITIONING SYSTEM (GPS) AND BASED ON A C & GS MONUMENT DESIGNATED AS "PGE 1930" (RM 110-PEMA MAP NO 48121C0430 E EFFECTIVE DATE APRIL 2, 1997) WITH A PUBLISHED ELEVATION OF 581 48 FEET (NAVD 88)
7) OPEN AREAS TO BE MAINTAINED BY HOA
8) BLOCK B, LOT 15 TO BE DEDICATED AS A DRAINAGE AND FLOODWAY EASEMENT

LEGEND

(CM)	CONTROL MONUMENT
P R D C T	PLAT RECORDS DENTON COUNTY TEXAS
D R D C T	DEED RECORDS DENTON COUNTY TEXAS
V E	VISIBILITY EASEMENT
D E	DRAINAGE EASEMENT
U E	UTILITY EASEMENT
W E	WATER EASEMENT
S S E	SANITARY SEWER EASEMENT
W L E	WATER LINE EASEMENT
CIRS	5/8" IRON ROD CAPPED "JACOBS" SET
CIRF	5/8" IRON ROD CAPPED "CARTER BURGESS" FOUND
F F E	FINISH FLOOR ELEVATION
H O A	HOME OWNERS ASSOCIATION
R O W	RIGHT-OF-WAY
M W M E	MUNICIPAL WALL MAINTENANCE EASEMENT
V A M	VISIBILITY, ACCESS & MAINTENANCE EASEMENT
	STREET NAME CHANGE
☒	10' X 10' TRANSFORMER EASEMENT

OWNER/DEVELOPER PULTE HOMES OF TEXAS, L P,
1234 LAKESHORE DRIVE,
SUITE 750A
COPPELL, TEXAS 75019
(972) 304-2800
FAX (972) 304-2802

ENGINEER/SURVEYOR JACOBS
7950 ELMBROOK DRIVE DALLAS, TX 75247-4961
PHONE 214-638-0145 FAX 214-638-0447

THIS PLAT FILED IN CABINET _____, PAGE _____ APRIL 2009

FILE NO: 01-7185

LANDING AT WATERSTONE PHASE 2