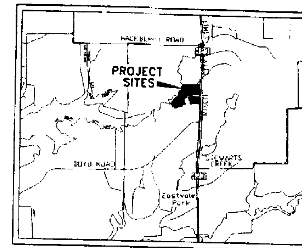
THE LANDING AT WATERSTONE PHASE 2



GENERAL NOTES

1.) ALL CORNERS ARE MONUMENTED WITH A 5/8" IRON ROD CAPPED "CARTER & BURGESS", UNLESS OTHERWISE NOTED.

2.) BEARINGS SHOWN HEREON ARE BASED ON TRUE NORTH AS DETERMINED WITH GLOBAL POSITIONING SATELLITE EQUIPMENT.

3.) ACCORDING TO MAP NO. 48121C0537 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 "POE 1935" (RM 110-FEMA MAP NO. 48121C0420 E EFFECTIVE DATE: APRIL 2, 1997) WITH A PUBLISHED ELEVATION OF 581.45 FEET (NAVD 88)

7.) OPEN AREAS TO BE MAINTAINED BY HOA.

LEGEND

(CM)	CONTROL MONUMENT
CWS	ALUMINUM DISC STAMPED "CARTER BURGESS" SET IN CONCRETE
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 "CARTER BURGESS" SET
F.F.E.	FINISH FLOOR ELEVATION
H.O.A.	HOME OWNERS ASSOCIATION
◆	STREET NAME CHANGE
⊠	10' X 10' TRANSFORMER EASEMENT

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	106°52'35"	55.00'	N 20°48'58" W	88.35'	102.59'
C2	04°05'48"	280.00'	N 70°00'18" E	20.02'	20.02'
C3	12°47'48"	280.00'	N 84°54'54" E	62.41'	62.54'
C4	10°48'17"	370.00'	N 15°17'01" W	69.67'	69.77'
C5	21°58'57"	400.00'	S 80°14'49" W	152.64'	153.58'
C6	37°00'08"	254.75'	S 38°09'45" E	161.68'	164.31'
C7	49°53'03"	300.00'	N 47°43'18" E	253.02'	261.19'
C8	51°01'01"	300.00'	S 54°39'28" W	258.39'	267.12'
C9	06°23'54"	270.00'	S 29°58'45" W	30.14'	30.15'
C10	13°32'15"	880.00'	S 78°04'58" W	207.44'	207.92'
C11	14°11'01"	820.00'	N 76°34'21" E	202.47'	202.99'
C12	06°22'11"	300.00'	S 23°57'02" W	33.33'	33.35'

LINE TABLE

L1	N 24°18'50" E	14.14'
L2	N 69°18'50" E	3.50'
L3	N 20°41'10" W	60.00'
L4	S 69°18'50" W	5.50'
L5	N 65°41'10" W	14.14'
L6	N 24°18'50" E	14.14'
L7	S 88°32'38" E	120.53'
L8	N 43°41'12" W	35.36'
L9	S 88°35'01" W	49.86'
L10	S 74°34'54" W	45.91'
L11	N 17°20'10" W	20.00'
L12	S 72°38'50" W	60.00'
L13	S 17°20'10" E	61.03'
L14	S 27°21'31" W	14.22'
L15	N 62°38'25" W	14.07'
L16	N 17°20'10" W	3.50'
L17	S 72°03'15" W	60.00'
L18	S 17°20'10" E	3.50'
L19	S 27°21'31" W	14.22'
L20	N 20°48'58" W	52.60'
L21	S 46°18'48" W	35.36'
L22	N 65°41'10" W	14.14'
L23	N 20°41'10" W	5.50'
L24	S 69°18'50" W	60.00'
L25	S 20°41'10" E	54.22'
L26	N 20°41'10" W	15.00'
L27	S 69°18'50" W	52.36'
L28	S 88°32'38" E	10.00'
L29	S 88°41'12" E	200.00'
L30	N 88°41'12" W	25.00'
L31	S 11°29'00" E	25.00'
L32	N 00°07'08" E	25.00'
L33	N 72°38'50" E	89.75'
L34	N 88°49'53" E	58.82'
L35	N 74°27'49" E	68.59'
L36	S 81°43'58" W	68.87'
L37	S 88°41'12" E	128.00'
L38	N 46°18'48" E	14.14'
L39	N 46°18'48" E	14.14'
L40	S 43°41'12" E	26.17'
L41	N 46°18'48" E	26.17'
L42	S 43°41'12" E	14.14'
L43	S 34°31'10" W	45.43'
L44	N 63°55'34" E	24.33'
L45	N 58°58'03" W	2.24'
L46	S 21°48'55" E	22.44'
L47	S 88°18'50" W	187.63'
L48	N 78°31'00" E	246.04'
L49	S 88°41'12" E	77.82'
L50	S 43°41'12" E	14.14'
L51	N 42°04'58" E	16.16'
L52	S 42°36'54" E	14.40'
L53	S 62°20'10" E	14.14'
L54	S 10°37'35" E	16.88'
L55	N 66°52'36" E	12.84'
L56	S 87°18'50" W	95.58'
L57	N 87°18'50" E	95.58'
L58	S 88°41'12" E	87.74'
L59	N 46°18'48" E	14.14'
L60	S 01°18'48" W	6.20'
L61	S 27°58'50" W	21.21'
L62	N 43°41'12" W	28.28'
L63	N 78°51'00" E	136.91'
L64	N 88°41'12" W	82.74'
L65	S 78°51'00" W	13.42'
L66	N 08°52'53" W	16.15'
L67	S 88°41'13" E	29.51'
L68	N 01°18'47" E	15.00'
L69	S 88°41'13" E	28.51'

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

5.601 ACRES (TRACT 1)
25.486 ACRES (TRACT 2)
15 LOTS (TRACT 1) & 37 LOTS (TRACT 2)
1 OPEN SPACE (TRACT 1) = 0.197 ACRES
2 OPEN SPACES (TRACT 2) = 11.404 ACRES

P&Z Commission
Date: 8/23/05
Approved / Denied 4-3

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: Carter::Burgess
CARTER & BURGESS, INC.
7950 ELMBROOK DRIVE, SUITE 250
DALLAS, TX 75247-4951
(214) 638-0145

THIS PLAT FILED IN XXXXXXXXXX, XXXX ~~MAY 2005~~ SHEET 1 OF 2

FILE NO:

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PREVIOUS P&Z APPROVED FINAL PLAT