



If additional ROW dedication is required for corner clips or deceleration lanes provide a current title opinion to identify any lien holders per 6-27. Provide current tax certificate per 6-28.

GENERAL NOTES

1. The Basis of Bearing is the Texas Coordinate System of 1983, North Central Zone (4202). All distances shown hereon are surface distances. Surface Adjustment Scale Factor: 1.00015063.
2. By graphical plotting, the parcel described hereon lies within Zone "X" (unshaded), as delineated on the FIRM Flood Insurance Rate Map Denton County, Texas and Incorporated Areas, Map Number 48121C0580G, dated April 18, 2011, as published by the Federal Emergency Management Agency. Zone "X" (unshaded) is defined as "Areas determined to be outside 0.2% annual chance floodplain. The Surveyor utilized the above referenced flood plain information for this determination and the Surveyor does not certify that revised flood plain information has or has not been published by the Federal Emergency Management Agency or some other source.

add note
specifying purpose
of replat i.e.
Combining 3 lots
into 2 lots

(CALLED 81.7201 ACRES)
LONZAR DELAWARE, INC.
VOL. 4707, PG. 868
D.R.D.C.T.

purpose

3 lots

3 lots

**REPLAT
AUSTIN RANCH WEST
LOTS 1R-1 & 2R, BLOCK A
21.577 ACRES
LIGHT INDUSTRIAL ZONING**

BEING A REPLAT OF
AUSTIN RANCH WEST
LOTS 1R, 2 & 3, BLOCK A, LOTS 1R & 2R, BLOCK B
CABINET U, PAGE 690
SITUATED IN THE
THOMAS A. WEST SURVEY, ABSTRACT NO. 1344
CITY OF LEWISVILLE, DENTON COUNTY, TEXAS

BY

