



A.H. Latimer Survey Abst. No. 727

Meador Addition
03 Dec. 2003 Vol.16 Pg.142 P.R.

Walterscheid Addition

Filed 10 May 2017 Vol.24 Pg. 142 P. R.

113563.8 Sq.Ft
2.607 Acres

Lot 1-R
Block 1

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	540.00'	427.96'	416.85'	S 88°38'05" W	45°24'28"
C2	720.00'	79.19'	79.15'	N 69°51'39" W	6°18'07"

NOTES:

- Water service is to be supplied by The City of Whitesboro.
- Electric service is to be supplied by The City of Whitesboro.
- This property forms no part of the owners homestead.
- Proposed land use for lot 1-R Block 1 is Commercial.
- I have examined the Department of Housing and Urban Development, Federal Flood Hazard Boundary Map for the County of Grayson, State of Texas, community Panel Number 48181C effective date of 29 September 2010, and that map indicates that this property is Not within Zone "A" (special flood hazard area) as shown on Panel Number 0225F of said map.

This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage on rare occasions. Greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

RePlat of Lots 1, 2, 3, and 4 Block 1 of the Walterscheid Addition

** PROPERTY DESCRIPTION **

We have made a careful and accurate survey on the ground of the property located on Ella Street in the City of Whitesboro, County of Grayson, State of Texas, and being described as follows: All of Lots 1, 2, 3, and 4 Block 1 of the Walterscheid Addition, an Addition to the City of Whitesboro, County of Grayson, State of Texas, according to the plat of the same, filed 10 May 2017, and Recorded in Volume 24 Page 142 of the Plat Records of Grayson County, Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, TK Lineage Properties LLC, does hereby adopt this plat designating the herein described property as Walterscheid Addition, City of Whitesboro, County of Grayson, Texas, and does hereby dedicate to the public use forever the Streets and easements for the same purpose and consideration expressed hereon.

Tim Ferguson, Principal

Kyle Ferguson, Principal

STATE OF TEXAS

Before me, the undersigned Notary Public for the State of State, on this day personally appeared Tim Ferguson, known to me to be the person whose name is subscribed to the forgoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity stated.

Given under my hand and seal of office this the ___ day of ___ 2024.

Notary Public-State of Texas

STATE OF TEXAS

Before me, the undersigned Notary Public for the State of State, on this day personally appeared Kyle Ferguson, known to me to be the person whose name is subscribed to the forgoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity stated.

Given under my hand and seal of office this the ___ day of ___ 2024.

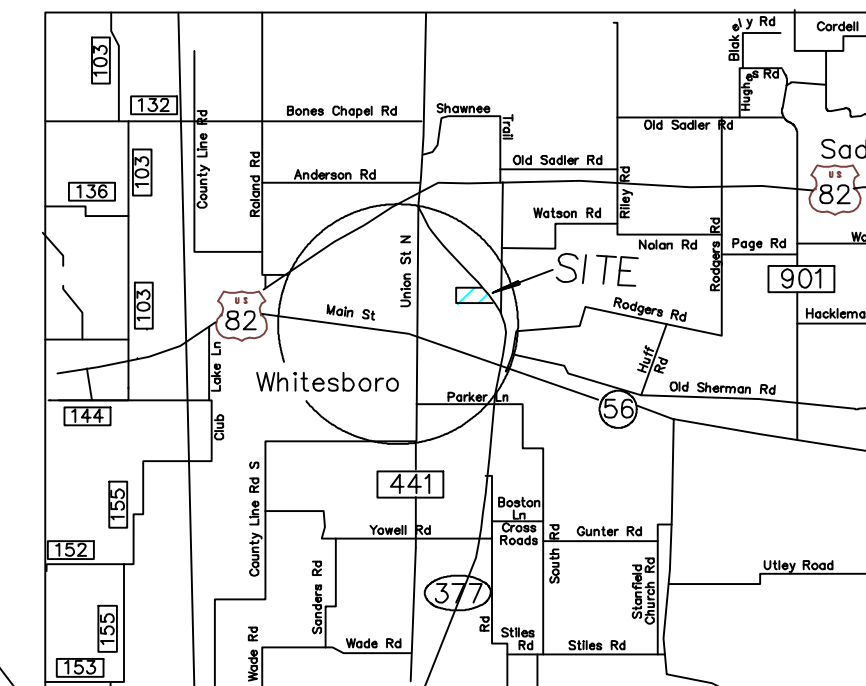
Notary Public-State of Texas

SURVEYORS CERTIFICATION

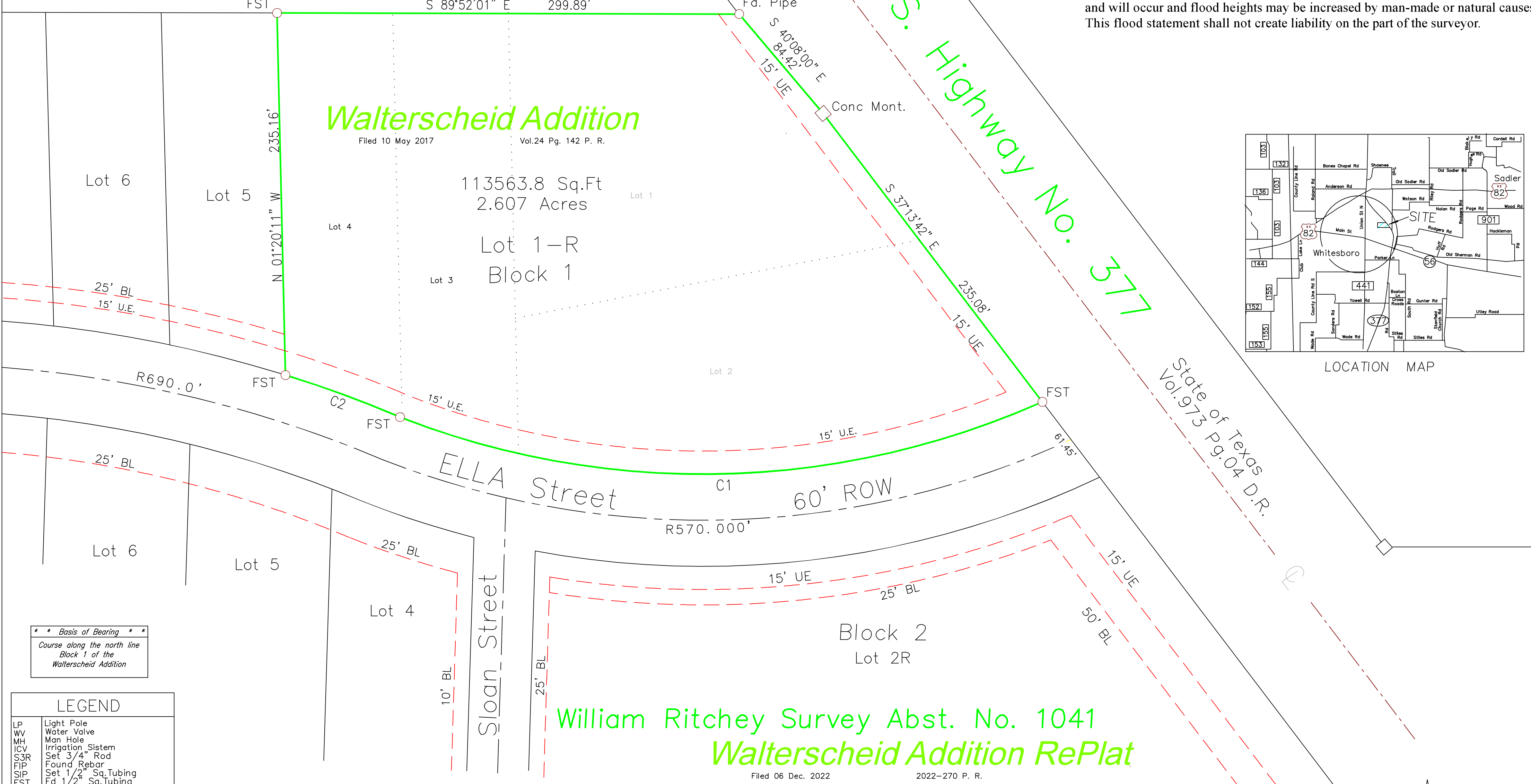
The undersigned does hereby State that the map or plat is based upon an on the ground survey, and that it is a true, correct and accurate representation of the property as surveyed; that the quantity of land therein has been accurately calculated; that the plat conforms to the Standards for Professional Land Surveyors as adopted by the Texas Board of Professional Land Surveying.

18 November 2024

Don K Cox
Professional Land Surveyor
Number 4577



LOCATION MAP



William Ritchey Survey Abst. No. 1041 Walterscheid Addition RePlat

Filed 06 Dec. 2022 2022-270 P. R.

Recommended for Approval

THIS ___ DAY OF ___ 2024.
BY The Planning & Zoning Committee OF THE CITY OF
WHITESBORO, GRAYSON COUNTY, TEXAS.

Planning & Zoning Chair person _____ DATE _____

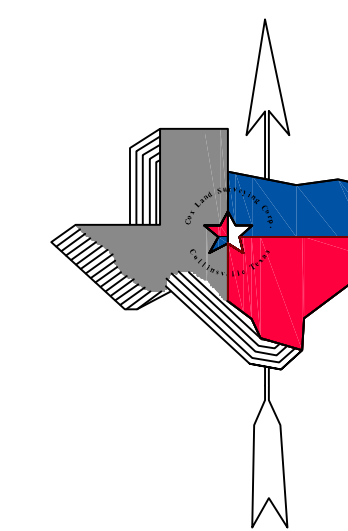
ATTEST: _____ SECRETARY _____ DATE _____

APPROVED THIS ___ DAY OF ___ 2024.
BY THE CITY COUNCIL OF THE CITY OF Whitesboro
GRAYSON COUNTY, TEXAS.

MAYOR _____ City of Whitesboro _____ DATE _____

ATTEST: _____ CITY SECRETARY _____ DATE _____

OWNER:
TK Lineage Properties LLC
29 August 2024
2024-23339 D. R. (Lots 1&2)
P. O. Box 201 (Block 1)
Whitesboro, Tx. 76273



SCALE: 1" = 40'



LEGEND	
LP	Light Pole
WV	Water Valve
WH	Man Hole
ICV	Irrigation System
S3R	Set 3/4" Rod
FIP	Found Rebor
SIP	Set 1/2" Sq.Tubing
FST	Fd 1/2" Sq.Tubing
FSR	Fd Sq. Rod
ROW	Right-of-Way
X	Fence Line
()	Deed Calls
-E-	Electric Line
-T-	Telephone Line
GM	Gas Meter
PP	Power Pole
WM	Water Meter
AC	Air Cond.
BL	Building Line
UGT	Underground phone
WFCP	Wood Fence Corner Post
PFCP	Pipe Fence Corner Post
UE	Utility Easement
BC	Back of Curb
FH	Fire Hydrant
	Concrete/Asphalt Surfaced
	Gravel Surfaced
	TREE
- - -	Edge of Road

COX LAND SURVEYING CO.
P.O. BOX 597 108 N. MAIN ST. COLLINSVILLE, TEXAS 76233
COLLINSVILLE 903-429-6125 E-mail: CLS108@aol.com
Gainesville 940-612-LAND Denton 940-381-5070
McKinney 469-952-5070

RePlat of
Lots 1, 2, 3 & 4 Block 1 in the
Walterscheid Addition
City of Whitesboro
County of Grayson
State of Texas

Drawn by: DKC
Check by: DKC

Job No.
24-16006-F
Firm # 10005500

Date: 18 November 2024