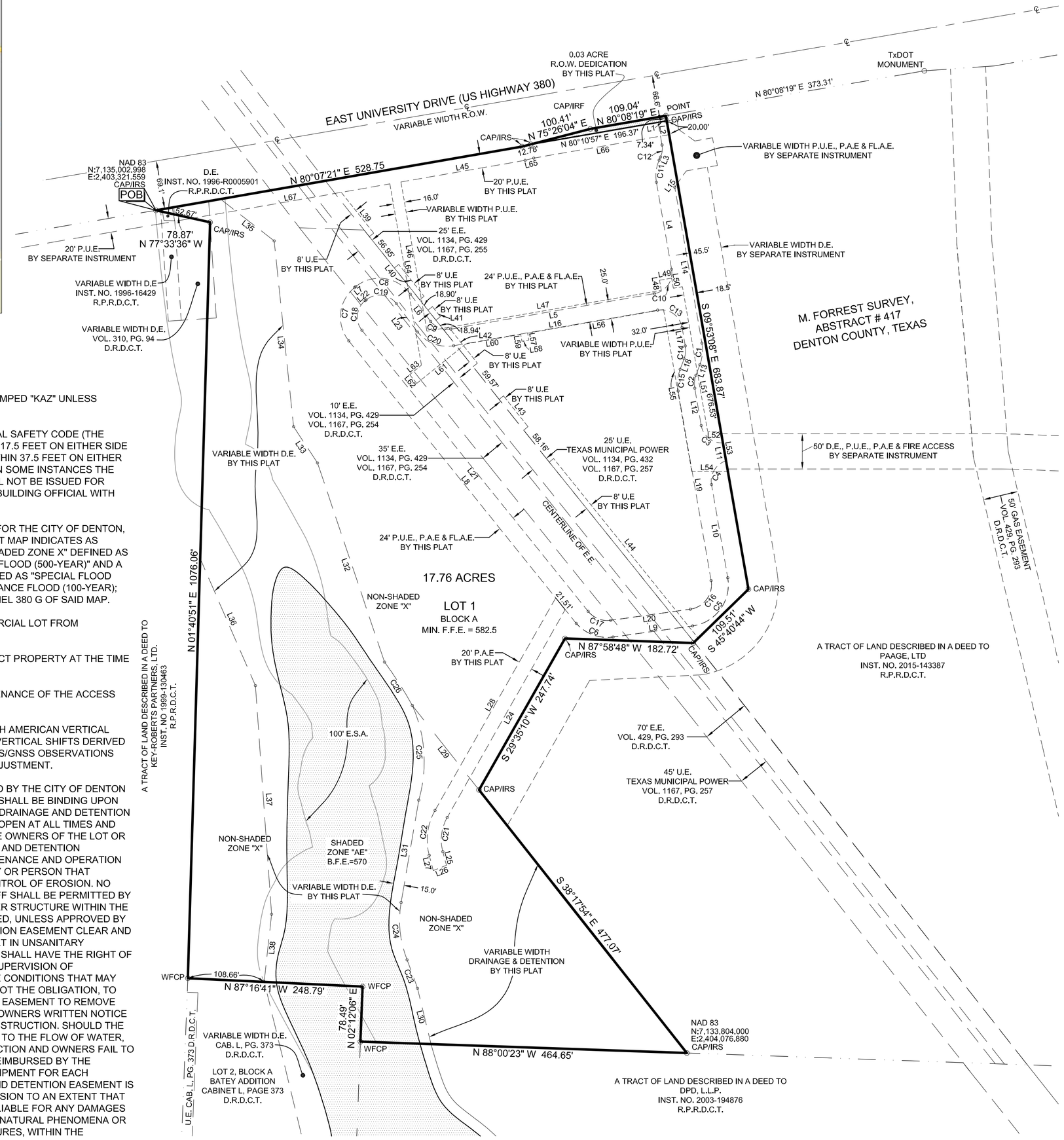
VICINITY MAP
NOT TO SCALE



GENERAL NOTES:

1. ALL CORNERS ARE MARKED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNLESS OTHERWISE NOTED.

2. 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 CENTERLINE 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.

3. I HAVE REVIEWED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE CITY OF DENTON, COMMUNITY NUMBER 480194 EFFECTIVE DATE 4-18-2011 AND THAT MAP INDICATES AS SCALED, THAT A PORTION OF THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD (500-YEAR)" AND A PORTION OF THIS PROPERTY IS WITHIN "SHADED ZONE AE" DEFINED AS "SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (100-YEAR); WITH BASE FLOOD ELEVATIONS DETERMINED" AS SHOWN ON PANEL 380 G OF SAID MAP.

4. THE PURPOSE OF THIS FINAL PLAT IS TO CREATE ONE COMMERCIAL LOT FROM PREVIOUSLY UNPLATTED TRACTS.

5. THERE IS VISIBLE EVIDENCE OF A GAS PIPELINE ON THE SUBJECT PROPERTY AT THE TIME OF THIS SURVEY.

6. SUBJECT PROPERTY OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF THE ACCESS EASEMENT SHOWN HEREON.

7. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND WERE CALCULATED BY APPLYING VERTICAL SHIFTS DERIVED FROM GEOID 2009 TO ELLIPSOID HEIGHTS CALCULATED FROM GPS/GNSS OBSERVATIONS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.

8. THIS PLAT IS HEREBY ADOPTED BY THE OWNER AND APPROVED BY THE CITY OF DENTON (CALLED "CITY") SUBJECT TO THE FOLLOWING CONDITIONS THAT SHALL BE BINDING UPON THE OWNERS, THEIR HEIRS, GRANTEES, AND SUCCESSORS. THE DRAINAGE AND DETENTION EASEMENT WITHIN THE LIMITS OF THIS ADDITION, SHALL REMAIN OPEN AT ALL TIMES AND WILL BE MAINTAINED IN A SAFE AND SANITARY CONDITION BY THE OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE AND DETENTION EASEMENT. THE CITY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID EASEMENT OR FOR ANY DAMAGE TO PRIVATE PROPERTY OR PERSON THAT RESULTS FROM CONDITIONS IN THE EASEMENT, OR FOR THE CONTROL OF EROSION. NO OBSTRUCTION TO THE NATURAL FLOW OF STORM WATER RUN-OFF SHALL BE PERMITTED BY CONSTRUCTION OF ANY TYPE OF BUILDING, FENCE OR ANY OTHER STRUCTURE WITHIN THE DRAINAGE AND DETENTION EASEMENT, AS HEREIN ABOVE DEFINED, UNLESS APPROVED BY THE CITY. THE OWNERS SHALL KEEP THE DRAINAGE AND DETENTION EASEMENT CLEAR AND FREE OF DEBRIS, SILT, AND ANY SUBSTANCE THAT WOULD RESULT IN UNSANITARY CONDITIONS OR OBSTRUCT THE FLOW OF WATER. AND, THE CITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTION AND SUPERVISION OF MAINTENANCE BY THE OWNERS TO ALLEVIATE ANY UNDESIRABLE CONDITIONS THAT MAY OCCUR. FURTHERMORE, THE CITY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER UPON THE ABOVE-DESCRIBED DRAINAGE AND DETENTION EASEMENT TO REMOVE ANY OBSTRUCTION TO THE FLOW OF WATER, AFTER GIVING THE OWNERS WRITTEN NOTICE OF SUCH OBSTRUCTION AND OWNERS FAIL TO REMOVE SUCH OBSTRUCTION. SHOULD THE CITY OF DENTON BE COMPELLED TO REMOVE ANY OBSTRUCTION TO THE FLOW OF WATER, AFTER GIVING THE OWNERS WRITTEN NOTICE OF SUCH OBSTRUCTION AND OWNERS FAIL TO REMOVE SUCH OBSTRUCTION, THE CITY OF DENTON SHALL BE REIMBURSED BY THE OWNERS REASONABLE COSTS FOR LABOR, MATERIALS, AND EQUIPMENT FOR EACH INSTANCE. THE NATURAL DRAINAGE THROUGH THE DRAINAGE AND DETENTION EASEMENT IS SUBJECT TO STORM WATER OVERFLOW AND NATURAL BANK EROSION TO AN EXTENT THAT CANNOT BE DEFINITELY DEFINED. THE CITY SHALL NOT BE HELD LIABLE FOR ANY DAMAGES OF ANY NATURE RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA OR RESULTING FROM THE FAILURE OF ANY STRUCTURE OR STRUCTURES, WITHIN THE EASEMENT OR OTHERWISE.

NORTH
1" = 100'
0 50 100 150 200

LEGEND

MIN. F.F.E. = MINIMUM FINISHED FLOOR ELEVATION
NAD 83 = NORTH AMERICAN DATUM 1983
R.O.W. = RIGHT-OF-WAY
D.E. = DRAINAGE EASEMENT
E.E. = ELECTRIC EASEMENT
P.A.E. = PUBLIC ACCESS EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
U.E. = UTILITY EASEMENT
POB = POINT OF BEGINNING
1/2"IRF = 1/2" IRON ROD FOUND
CAP/IRS = CAPPED IRON ROD SET
R.P.R.D.C.T. = REAL PROPERTY RECORDS DENTON COUNTY TEXAS
D.R.D.C.T. = DEED RECORDS DENTON COUNTY TEXAS
WFCP = WOOD FENCE CAPPED POST
INST. NO. = INSTRUMENT NUMBER
℄ = CENTERLINE OF ROAD

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 80°10'57" W	12.50'
L2	S 09°53'08" E	32.77'
L3	S 24°02'35" W	4.83'
L4	S 09°53'08" E	125.56'
L5	S 80°07'23" W	294.07'
L6	N 36°41'03" W	48.38'
L7	S 51°10'38" W	1.96'
L8	S 38°49'48" E	516.17'
L9	N 82°03'22" E	114.33'
L10	N 09°52'37" W	134.61'
L11	N 09°53'08" W	25.78'
L12	N 09°52'37" W	54.02'
L13	N 20°35'06" E	15.92'
L14	N 09°53'08" W	225.11'
L15	N 35°07'06" E	7.07'
L16	N 80°07'23" E	294.59'
L17	S 09°53'08" E	26.91'
L18	S 20°35'06" W	15.92'
L19	S 09°52'37" E	273.89'
L20	S 82°03'22" W	114.33'
L21	N 38°49'22" W	513.38'
L22	N 51°10'38" E	1.95'
L23	S 36°41'33" E	50.34'
L24	S 29°35'10" W	339.91'
L25	S 14°53'57" E	19.99'
L26	S 68°01'06" W	20.15'
L27	N 14°53'57" W	22.48'
L28	N 29°35'10" E	347.83'
L29	N 38°17'54" W	152.98'
L30	N 13°37'56" W	81.68'
L31	N 09°47'10" E	147.78'
L32	N 18°35'32" W	298.86'
L33	N 33°23'43" W	61.84'
L34	N 05°57'34" W	265.71'

LINE TABLE

LINE	BEARING	DISTANCE
L35	N 52°01'50" W	96.78'
L36	S 23°29'30" E	197.06'
L37	S 04°02'27" E	325.98'
L38	S 06°14'07" W	96.60'
L39	S 38°33'40" E	74.15'
L40	S 38°33'40" E	57.99'
L41	S 38°33'40" E	18.16'
L42	S 38°33'40" E	65.68'
L43	S 38°33'40" E	55.95'
L44	S 38°49'22" E	328.23'
L45	N 80°07'21" E	179.21'
L46	S 09°52'39" E	215.48'
L47	N 80°07'21" E	338.47'
L48	N 09°52'37" W	14.60'
L49	N 80°06'34" E	17.44'
L50	S 09°52'39" E	14.61'
L51	S 09°52'37" E	208.98'
L52	N 90°00'00" E	18.85'
L53	S 09°53'08" E	57.86'
L54	N 90°00'00" W	51.34'
L55	N 09°52'37" W	233.88'
L56	S 80°07'23" W	196.34'
L57	S 09°56'08" E	10.00'
L58	S 80°03'52" W	10.00'
L59	N 09°56'08" W	10.01'
L60	S 80°07'23" W	79.36'
L61	S 51°10'38" W	89.54'
L62	N 38°49'22" W	16.00'
L63	N 51°10'38" E	21.47'
L64	N 09°52'39" W	261.81'
L65	N 75°26'04" E	12.77'
L66	N 80°10'57" E	195.57'
L67	N 80°07'21" E	285.63'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	59.00'	31.38'	31.01'	S 05°20'59" W	30°28'14"
C2	35.00'	18.61'	18.39'	S 05°21'14" W	30°27'43"
C3	30.00'	43.18'	39.55'	S 51°06'43" E	82°28'11"
C4	30.00'	43.18'	39.55'	S 31°21'42" W	82°28'38"
C5	59.00'	94.64'	84.82'	S 36°06'09" W	91°54'26"
C6	59.00'	58.09'	55.77'	N 69°44'12" W	56°24'54"
C7	54.00'	84.82'	76.37'	N 06°10'38" E	90°00'00"
C8	54.00'	88.01'	78.59'	S 82°07'55" E	93°22'54"
C9	30.00'	32.10'	30.59'	S 69°13'09" E	61°18'58"
C10	30.00'	47.13'	42.43'	N 35°07'07" E	90°00'31"
C11	54.50'	32.27'	31.80'	N 07°04'44" E	33°55'43"
C12	29.50'	17.47'	17.21'	N 07°04'44" E	33°55'43"
C13	30.00'	47.12'	42.42'	S 54°52'53" E	89°59'29"
C14	35.00'	18.61'	18.39'	S 05°20'59" W	30°28'14"
C15	59.00'	31.37'	31.00'	S 05°21'14" W	30°27'43"
C16	35.00'	56.13'	50.31'	S 36°06'41" W	91°53'22"
C17	35.00'	36.11'	34.53'	N 68°23'00" W	59°07'16"
C18	30.00'	47.12'	42.43'	N 06°10'38" E	90°00'00"
C19	30.00'	48.24'	43.21'	S 82°45'27" E	92°07'49"
C20	54.00'	57.79'	55.07'	S 69°13'09" E	61°18'58"
C21	65.00'	50.47'	49.21'	S 07°20'37" W	44°29'07"
C22	85.00'	66.00'	64.35'	N 07°20'37" E	44°29'07"
C23	842.88'	43.04'	43.04'	N 20°08'38" W	2°55'33"
C24	151.98'	83.27'	82.23'	N 05°54'37" W	31°23'34"
C25	195.94'	137.64'	134.83'	N 03°52'35" W	40°14'49"
C26	551.79'	73.53'	73.48'	N 32°41'20" W	7°38'08"

SURVEYOR:
KAZ SURVEYING, INC.
1720 WESTMINSTER STREET
DENTON, TEXAS 76205
PHONE: (940) 382-3446
TBPLS FIRM #10002100

OWNER:
PAAGE, LTD.
5428 LAKE VICTORIA COURT
FLOWER MOUND, TX 75022
PHONE: (972) 333-4258
CONTACT: RANDY SMITH

ENGINEER:
CRANNELL, CRANNELL & MARTIN ENGINEERING CORPORATION
2570 FM 407, SUITE 209
HIGHLAND VILLAGE, TX 75077
PHONE: (972) 691-6633
TBPE FIRM #605

OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS; PAAGE, LTD. is the owner of all that certain lot, tract or parcel of land situated in the MOREAU FORREST SURVEY, Abstract Number 417, Denton County, Texas and being all of that called 11.20 acre tract of land described in deed to 380 Storage of Denton, LLC recorded in Instrument number 2017-19261 and being a part of that called 43.049 acre tract of land described in a deed to PAAGE, Ltd. as recorded in Instrument Number 2015-143387, of the Real Property Records of Denton County, Texas and being more fully described by metes and bounds as follows:

BEGINNING at a capped iron rod set stamped "KAZ" at the most Westerly Northwest corner of said 11.20 tract and also being in the South line of U.S. Highway 380;

THENCE along said South line, North 80 degrees 07 minutes 21 seconds East, 528.75 feet to a capped iron rod found stamped "KAZ";

THENCE continuing along said South line, North 75 degrees 26 minutes 04 seconds East, 12.78 feet to a capped iron rod found stamped "KAZ";

THENCE continuing along said South line, North 75 degrees 26 minutes 04 seconds East, 100.41 feet to a capped iron rod found stamped "KAZ";

THENCE continuing along said South line, North 80 degrees 08 minutes 19 seconds East, 109.04 feet to a point for corner;

THENCE South 09 degrees 53 minutes 08 seconds East, 683.87 feet to a capped iron rod set stamped "KAZ";

THENCE South 45 degrees 40 minutes 44 seconds West, 109.51 feet to a capped iron rod set stamped "KAZ";

THENCE North 87 degrees 58 minutes 48 seconds West, 182.72 feet to a capped iron rod set stamped "KAZ";

THENCE South 29 degrees 35 minutes 10 seconds West, 247.74 feet to a capped iron rod set stamped "KAZ";

THENCE South 38 degrees 17 minutes 54 seconds East, 477.07 feet to a capped iron rod set stamped "KAZ" in the South line of said 43.049 acre tract;

THENCE North 88 degrees 00 minutes 23 seconds West, 464.65 feet to a wood fence corner post found at the most Southerly Southwest corner of said 43.049 acre tract and also being in the East line of Lot 2, Block A, Batley Addition, as shown on plat recorded in Cabinet L, Page 373, Plat Records, Denton County, Texas;

THENCE along the common line of said Lot 2 and this tract, North 02 degrees 12 minutes 06 seconds East, 78.49 feet to a wood fence corner post found at the Northeast corner of said Lot 2;

THENCE continuing along said common line, North 87 degrees 16 minutes 41 seconds West, 248.79 feet to a wood fence corner post found at the Northwest corner of said Lot 2 and being the Southwest corner of said 43.049 acre tract;

THENCE North 01 degrees 40 minutes 51 seconds East, 1076.06 feet to a capped iron rod found stamped "KAZ";

THENCE North 77 degrees 33 minutes 36 seconds West, 78.87 feet to the PLACE OF BEGINNING and containing 17.78 acres of land more or less;

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT PAAGE, LTD., DOES HEREBY ADOPT THIS FINAL PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **GEESLING INDUSTRIAL PARK ADDITION** , AN ADDITION IN THE CITY OF DENTON, DENTON COUNTY, TEXAS AND DOES HEREBY DEDICATE TO PUBLIC USE FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

PAAGE, LTD.

BY:_____
RANDY SMITH

DATE _____

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED RANDY SMITH, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2017.

_____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, DENTON COUNTY

MY COMMISSION EXPIRES ON _____

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF DENTON

I, KENNETH A. ZOLLINGER, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND AND THAT THE MONUMENTS SHOWN HEREON WERE FOUND OR PLACED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF DENTON, DENTON COUNTY, TEXAS.

FOR REVIEW ONLY

_____

KENNETH A. ZOLLINGER, R.P.L.S. # 5312 DATE

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KENNETH A. ZOLLINGER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS _____ DAY OF _____, 2017.

_____

NOTARY PUBLIC, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES _____.

APPROVED BY THE PLANNING & ZONING COMMISSION ON THIS

_____ DAY OF _____, 2017.

_____
CHAIRPERSON, PLANNING & ZONING COMMISSION

_____
CITY SECRETARY

CITY OF DENTON PROJECT NUMBER
FP17-0001

KAZ SURVEYING
www.kazsurveying.com

1720 WESTMINSTER
DENTON, TX 76205
(940) 382-3446

JOB NUMBER: 140972-FP
DRAWN BY: TK
DATE: 6-23-2017
R.P.L.S.
KENNETH A. ZOLLINGER

FINAL PLAT
LOT 1, BLOCK A
GEESLING INDUSTRIAL PARK ADDITION

BEING 17.78 ACRES IN THE
MOREAU FORREST SURVEY, ABSTRACT NUMBER 417,
CITY OF DENTON, DENTON COUNTY, TEXAS