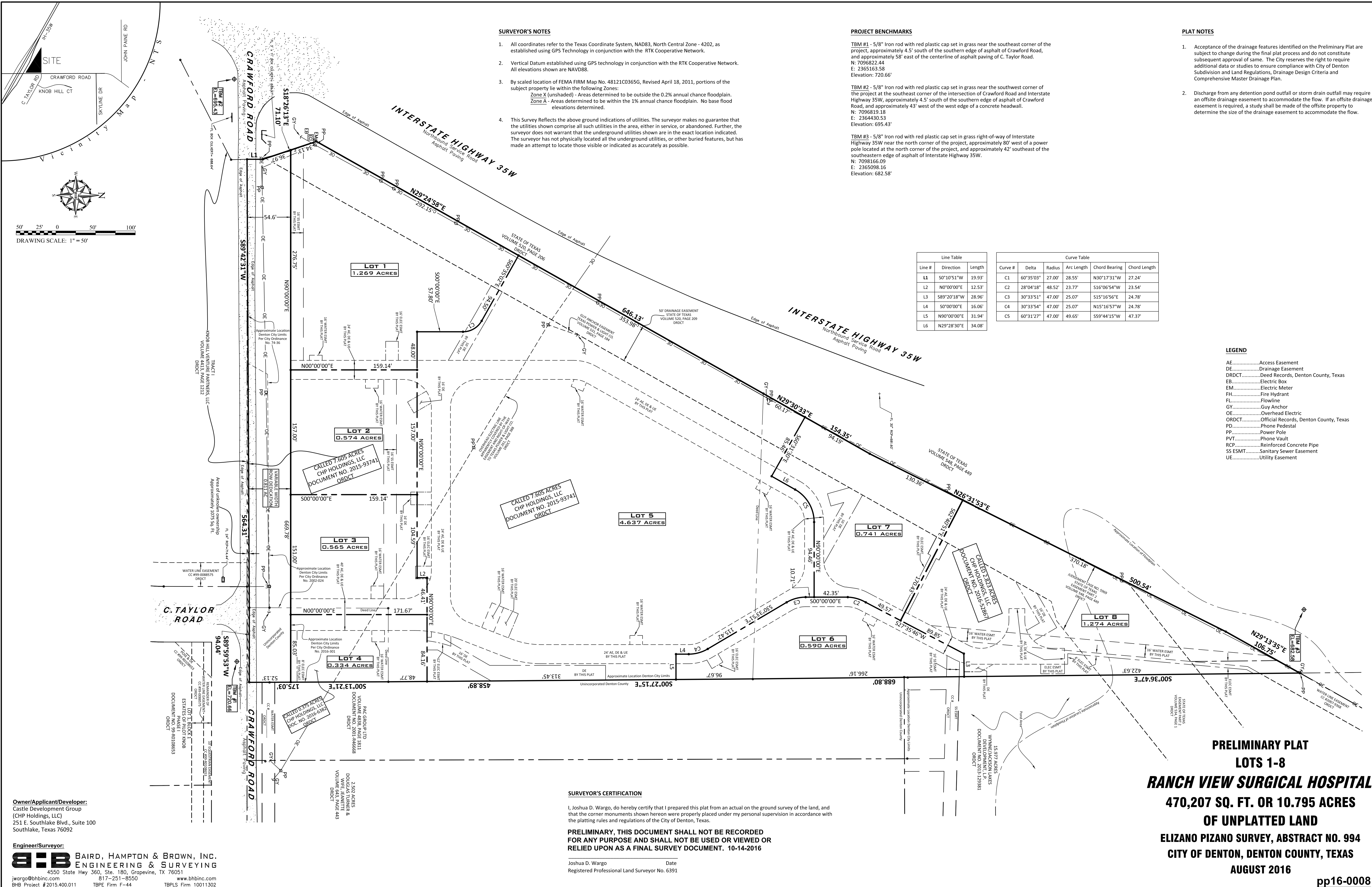




SURVEYOR'S NOTES

- All coordinates refer to the Texas Coordinate System, NAD83, North Central Zone - 4202, as established using GPS Technology in conjunction with the RTK Cooperative Network.
- Vertical Datum established using GPS technology in conjunction with the RTK Cooperative Network. All elevations shown are NAVD88.
- By scaled location of FEMA FIRM Map No. 48121C0365G, Revised April 18, 2011, portions of the subject property lie within the following Zones:
Zone X (unshaded) - Areas determined to be outside the 0.2% annual chance floodplain.
Zone A - Areas determined to be within the 1% annual chance floodplain. No base flood elevations determined.
- This Survey Reflects the above ground indications of utilities. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service, or abandoned. Further, the surveyor does not warrant that the underground utilities shown are in the exact location indicated. The surveyor has not physically located all the underground utilities, or other buried features, but has made an attempt to locate those visible or indicated as accurately as possible.

PROJECT BENCHMARKS

TBM #1 - 5/8" Iron rod with red plastic cap set in grass near the southeast corner of the project, approximately 4.5' south of the southern edge of asphalt of Crawford Road, and approximately 58' east of the centerline of asphalt paving of C. Taylor Road.
N: 7096822.44
E: 2365163.58
Elevation: 720.66'

TBM #2 - 5/8" Iron rod with red plastic cap set in grass near the southwest corner of the project at the southeast corner of the intersection of Crawford Road and Interstate Highway 35W, approximately 4.5' south of the southern edge of asphalt of Crawford Road, and approximately 43' west of the west edge of a concrete headwall.
N: 7096819.18
E: 2364430.53
Elevation: 695.43'

TBM #3 - 5/8" Iron rod with red plastic cap set in grass right-of-way of Interstate Highway 35W near the north corner of the project, approximately 80' west of a power pole located at the north corner of the project, and approximately 42' southeast of the southeastern edge of asphalt of Interstate Highway 35W.
N: 7098166.09
E: 2365098.16
Elevation: 682.58'

PLAT NOTES

- Acceptance of the drainage features identified on the Preliminary Plat are subject to change during the final plat process and do not constitute subsequent approval of same. The City reserves the right to require additional data or studies to ensure compliance with City of Denton Subdivision and Land Regulations, Drainage Design Criteria and Comprehensive Master Drainage Plan.
- Discharge from any detention pond outfall or storm drain outfall may require an offsite drainage easement to accommodate the flow. If an offsite drainage easement is required, a study shall be made of the offsite property to determine the size of the drainage easement to accommodate the flow.

Line Table		
Line #	Direction	Length
L1	S0°10'51"W	19.93'
L2	N0°00'00"E	12.53'
L3	S89°20'18"W	28.96'
L4	S0°00'00"E	16.06'
L5	N90°00'00"E	31.94'
L6	N29°28'30"E	34.08'

Curve Table				
Curve #	Delta	Radius	Arc Length	Chord Bearing
C1	60°35'03"	27.00'	28.55'	N30°17'31"W
C2	28°04'18"	48.52'	23.77'	S16°06'54"W
C3	30°33'51"	47.00'	25.07'	S15°16'56"E
C4	30°33'54"	47.00'	25.07'	N15°16'57"W
C5	60°31'27"	47.00'	49.65'	S59°44'15"W

LEGEND

AE.....Access Easement
DE.....Drainage Easement
DRDCT.....Deed Records, Denton County, Texas
EB.....Electric Box
EM.....Electric Meter
FH.....Fire Hydrant
FL.....Flowline
GY.....Guy Anchor
OE.....Overhead Electric
ORDCT.....Official Records, Denton County, Texas
PD.....Phone Pedestal
PP.....Power Pole
PVT.....Phone Vault
RCP.....Reinforced Concrete Pipe
SS ESMT.....Sanitary Sewer Easement
UE.....Utility Easement

SURVEYOR'S CERTIFICATION

I, Joshua D. Wargo, do hereby certify that I prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Denton, Texas.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. 10-14-2016

Joshua D. Wargo Date
Registered Professional Land Surveyor No. 6391

Owner/Applicant/Developer:
Castle Development Group
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Southlake, Texas 76092

Engineer/Surveyor:
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ENGINEERING & SURVEYING
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BHB Project # 2015.400.011 TBPE Firm F-44 TBPLS Firm 10011302