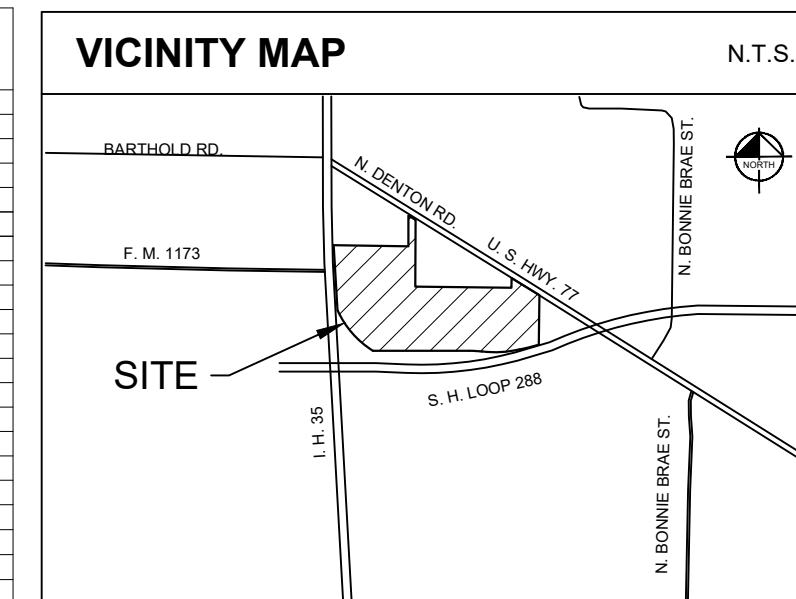


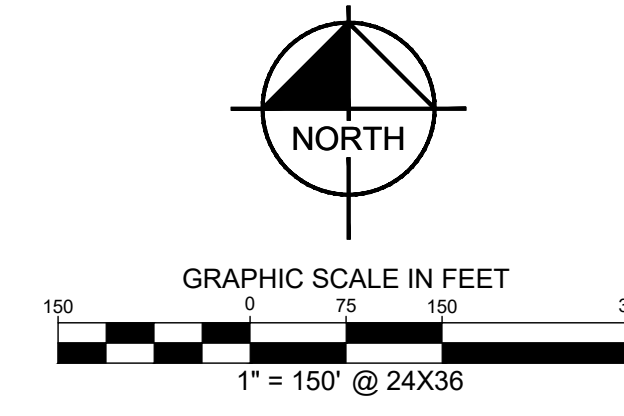
LEGEND

IRSC	58" IRON ROD W/ "044" CAP SET
IRFC	IRON ROD WITH CAP FOUND
IRF	IRON ROD FOUND
P.O.B.	POINT OF BEGINNING
A.E.	ACCESS EASEMENT
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
VOL.	VOLUME
PG.	PAGE
INST.	INSTRUMENT
D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS, DENTON COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
●	FOUND MONUMENT
○	SET MONUMENT
R.O.W.	RIGHT-OF-WAY
○	PORTION TO BE VACATED



LINE TYPE LEGEND

---	BOUNDARY LINE
- - - -	ADJACENT PROPERTY LINE
- · - · -	PROPOSED LOT LINE
- · - · -	EASEMENT LINE
- · - · -	ABSTRACT LINE
---	CENTERLINE
---	ESA LIMIT LINE
---	INTERIOR ROW PARCEL LINE
---	OVERHEAD ELECTRIC LINE
---	ONE
---	OVERHEAD ELECTRIC DISTRIBUTION LINE CLEARANCE ZONE



SEE NOTES ON SHEET 4
SEE LINE & CURVE & LOT TABLE ON SHEET 3

IMPORTANT NOTICE:
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 CENTER LINE OF OVERHEAD DISTRIBUTION LINES AND WITHIN 37.5 FEET ON EITHER SIDE OF THE CENTER LINE 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 OFFICE WITH SPECIFIC QUESTIONS.

**FINAL PLAT
SUMMIT 35 ADDITION**

LOTS 1-6, BLOCK A
6 COMMERCIAL LOTS

68.175 ACRES SITUATED IN THE
ALEXANDER WHITE SURVEY, ABSTRACT NO. 1406 AND
NATHAN WADE SURVEY, ABSTRACT NO. 1407
CITY OF DENTON, DENTON COUNTY, TEXAS
CITY OF DENTON PROJECT NO. FP26-0012

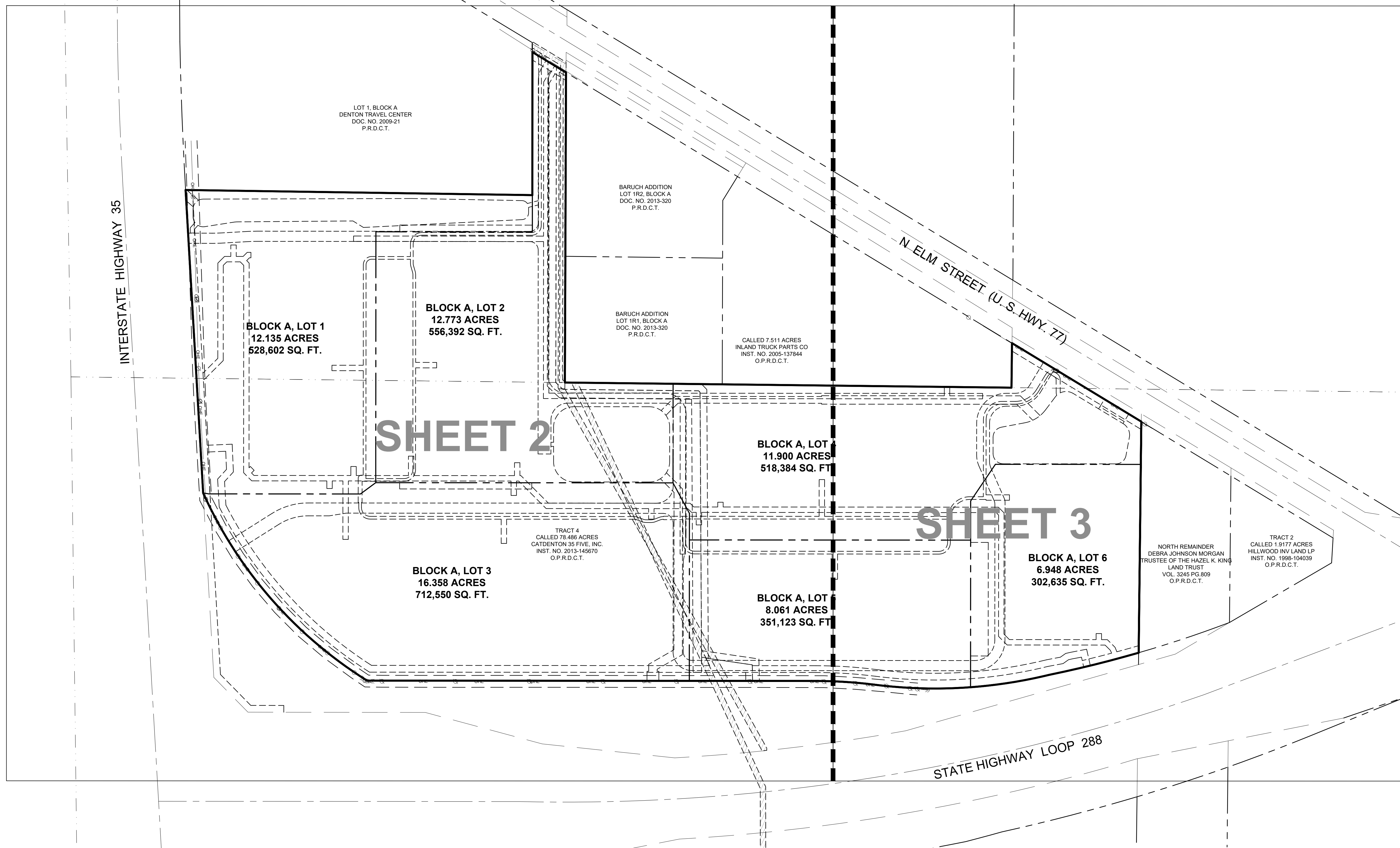
SURVEYOR: Kimley»Horn

6160 Warren Parkway, Suite 210 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580 Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	SHEET
1" = 150'	MBM/JCC	KHA	APRIL 2026	063411024	1 OF 4

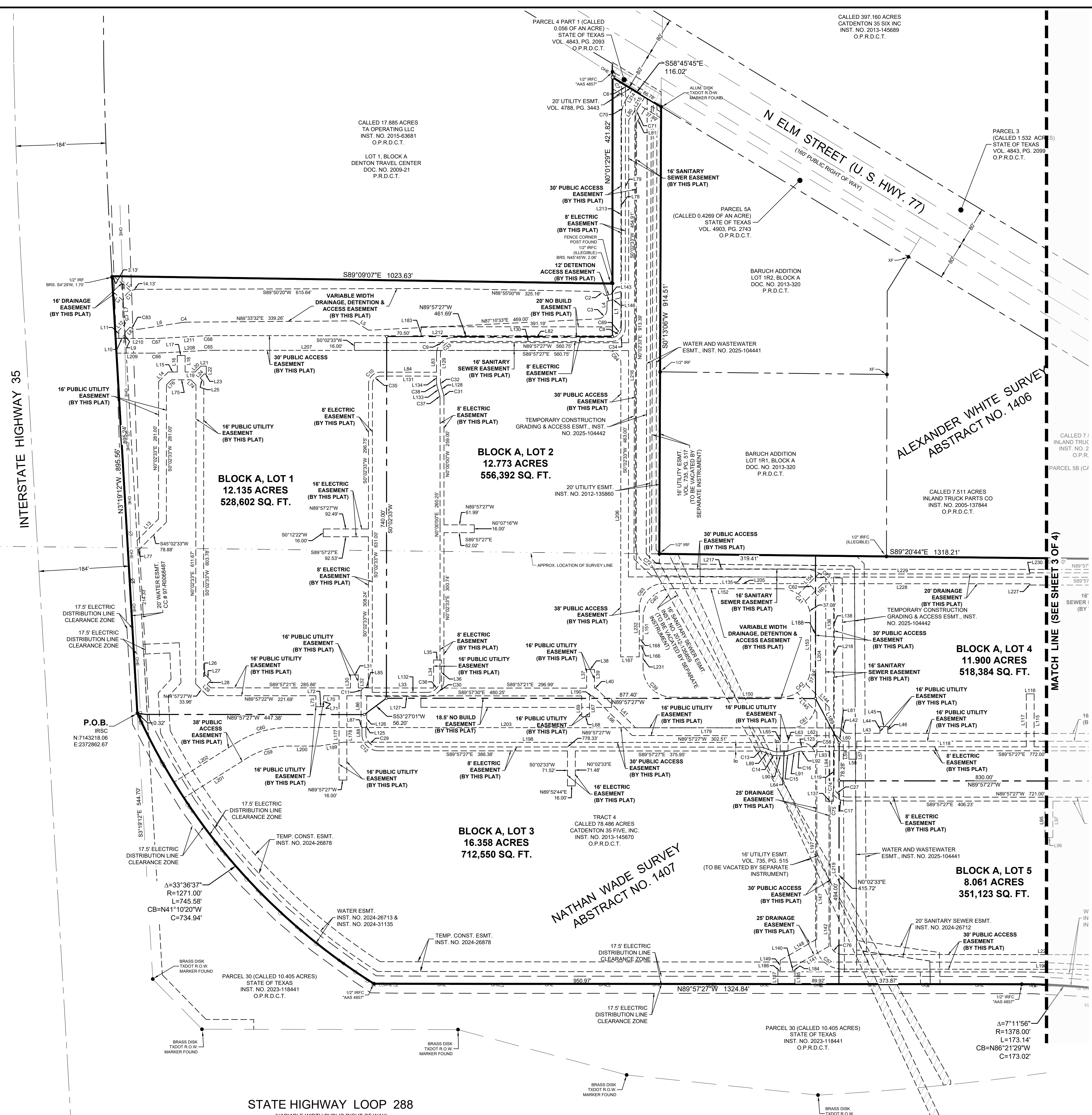
OWNER:
Caldenton 35 Five, Inc.
16950 Dallas Pkwy., Suite 120
Dallas, Texas 76248
Ph: 972-732-9000
Contact: Shula Netzer

APPLICANT:
Kimley-Horn and Associates, Inc.
100 W. Oak St., Suite 203
Denton, TX 76201
Ph: 940-287-3620
Contact: Mack Mattke, P.E.



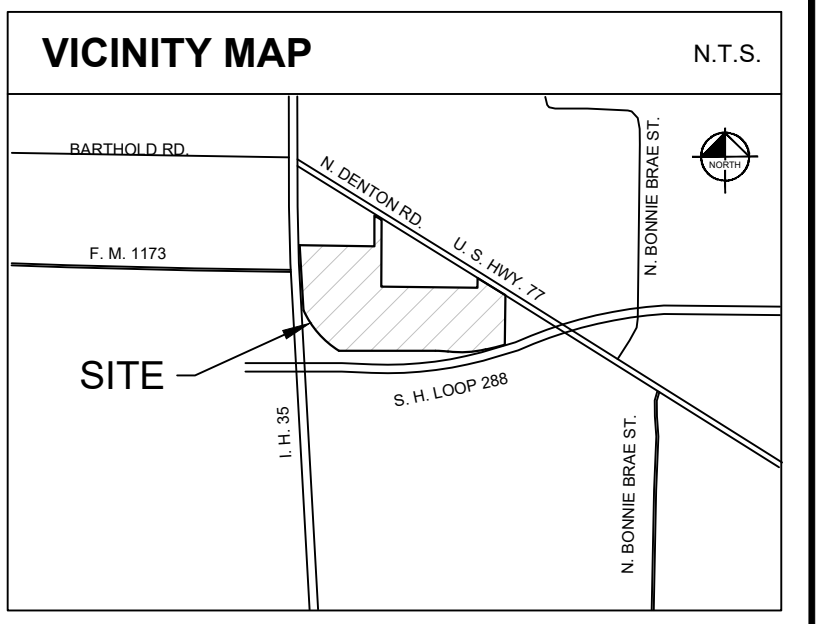
SHEET 2

SHEET 3



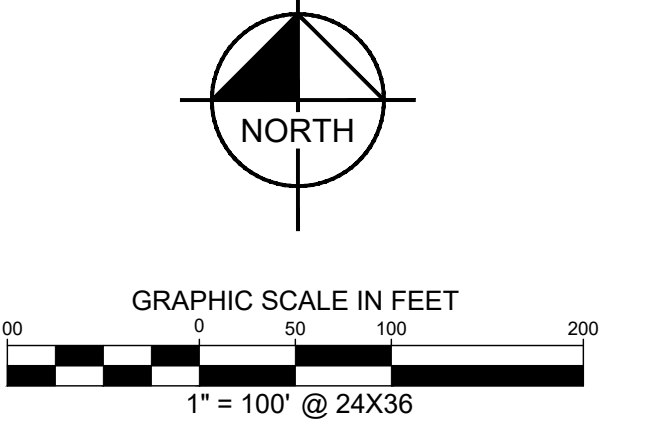
LEGEND

IRSC	5/8" IRON ROD W/ "X" CAP SET
IRFC	IRON ROD W/ CAP FOUND
IRF	IRON ROD FOUND
P.O.B.	POINT OF BEGINNING
A.E.	ACCESS EASEMENT
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
VOL.	VOLUME
PG.	PAGE
INST.	INSTRUMENT
D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS, DENTON COUNTY, TEXAS
O.P.R.	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
●	FOUND MONUMENT
○	SET MONUMENT
R.O.W.	RIGHT-OF-WAY
○	PORTION TO BE VACATED



LINE TYPE LEGEND

---	BOUNDARY LINE
- - -	ADJACENT PROPERTY LINE
---	PROPOSED LOT LINE
---	EASEMENT LINE
---	ABSTRACT LINE
---	CENTERLINE
---	ESA LIMIT LINE
---	INTERIOR ROW PARCEL LINE
---	OVERHEAD ELECTRIC LINE
---	ONE
---	OVERHEAD ELECTRIC DISTRIBUTION LINE CLEARANCE ZONE



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**FINAL PLAT
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CITY OF DENTON, DENTON COUNTY, TEXAS
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SURVEYOR: Kimley»Horn

6160 Warren Parkway, Suite 210 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580 Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	SHEET
1" = 100'	MBM/JCC	KHA	APRIL 2026	063411024	2 OF 4

OWNER:
Caldenton 35 Five, Inc.
16950 Dallas Pkwy., Suite 120
Dallas, Texas 76248
Ph: 972-732-9000
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