

N.T.S.

GENERAL NOTES:

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

2. FLOOD STATEMENT: I HAVE REVIEWED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR DENTON COUNTY, COMMUNITY NUMBER 480774 EFFECTIVE DATE 4-18-2011 AND THAT MAP INDICATES AS SCALED, THAT THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD (500-YEAR)" AS SHOWN ON PANEL 240 G OF SAID MAP.

3. NOTE: 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.

4. TAPS MADE TO EXISTING WATERLINES OR RELOCATION OF FIRE HYDRANT SHALL BE DONE BY THE CITY OF DENTON AT THE CONTRACTOR'S EXPENSE. CONTACT KENT CONKLE WITH THE WATER DEPARTMENT AT (940) 349-7181.

5. TAPS MADE TO EXISTING SEWER LINES SHALL BE DONE BY THE CITY OF DENTON AT THE CONTRACTOR'S EXPENSE. CONTACT JUSTIN DIVINEY WITH THE WASTEWATER DEPARTMENT AT (940) 349-8489.

6. THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 104 RESIDENTIAL LOTS FROM A PREVIOUSLY UNPLATTED TRACT.

7. NOTE: BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.

8. THE MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE PROVIDED WHEN A BUILDING PERMIT APPLICATION IS SUBMITTED. THE MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE BASED ON CURRENT FEMA DATA. THE MINIMUM FLOOR ELEVATIONS SHALL BE STATED AS MEAN SEA LEVEL RATHER THAN RELATIVE BASED ON CITY OF DENTON DATUM OR N.G.S. 1983 DATUM.

9. HOA TO OWN AND MAINTAIN THE SCREENING WALL LOCATED WITHIN THE WALL MAINTENANCE EASEMENT ALONG HERCULES DRIVE AND PICADILLY STREET.

LEGEND

R.P.R.D.C.T. = REAL PROPERTY RECORDS DENTON COUNTY TEXAS

POB = POINT OF BEGINNING D.E. = DRAINAGE EASEMENT

W.E. = WALL EASEMENT

U.E. = UTILITY EASEMENT

E.E. = ELECTRIC EASEMENT

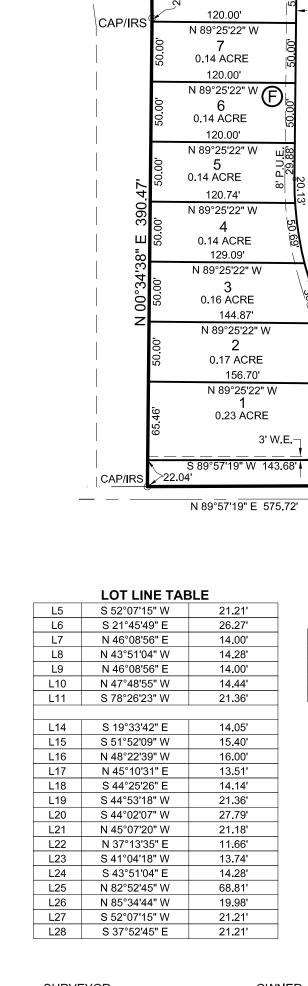
D.U.E. = DRAINAGE & UTILITY EASEMENT

MIN. FFE = MINIMUM FINISHED FLOOR ELEVATION

———Ç———— = CENTERLINE OF ROAD

P.U.E. = PUBLIC UTILITY EASEMENT

CAP/IRS = CAPPED IRON ROD SET



L6	S 21°45'49" E	26.27'
L7	N 46°08'56" E	14.00'
L8	N 43°51'04" W	14.28'
L9	N 46°08'56" E	14.00'
L10	N 47°48'55" W	14.44'
L11	S 78°26'23" W	21.36'
L14	S 19°33'42" E	14.05'
L15	S 51°52'09" W	15.40'
L16	N 48°22'39" W	16.00'
L17	N 45°10'31" E	13.51'
L18	S 44°25'26" E	14.14'
L19	S 44°53'18" W	21.36'
L20	S 44°02'07" W	27.79'
L21	N 45°07'20" W	21.18'
L22	N 37°13'35" E	11.66'
L23	S 41°04'18" W	13.74'
L24	S 43°51'04" E	14.28'
L25	N 82°52'45" W	68.81'
L26	N 85°34'44" W	19.98'
L27	S 52°07'15" W	21.21'
L28	S 37°52'45" E	21.21'

	_						
14.28'	C1		451.37'	244.56'	241.58'	S 22°10'41" W	31°02'39"
14.00'	C2	2	535.00'	353.67'	347.27'	S 18°17'46" W	37°52'35"
14.44'	C3	3	395.00'	58.70'	58.64'	N 03°40'47" W	8°30'51"
21.36'	C4	1	275.00'	16.99'	16.98'	S 17°49'28" E	3°32'20"
14.05'				CENTER	RLINE CURVE TA	BLE	
15.40'	C	5	474.99'	62.04'	61.99'	N 84°32'13" W	7°28'59"
16.00'	C		250.00'	23,56'	23,55'	N 85°34'40" W	5°23'58"
13.51'	C	-	250.00'	88.01'	87,56'	N 09°30'30" W	20°10'16"
14.14'	C		250.00'	95.13'	94.56'	N 08°41'34" W	21°48'07"
21.36'	CS		475.00'	269.12'	265.53'	N 73°11'30" W	32°27'42"
27.79'	C.	-	250.00'	102.27'	101.55'	N 11°08'29" W	23°26'16"
21.18'	C.		250.00'	78,50'	78.18'	N 08°25'06" W	17°59'28"
11.66'	_ <u> </u>	<u>. </u>	250.00'	75,79'	75.50'	N 08°43'45" W	17°22'09"
13.74'	C,		680.00'	244.22'	242.91'	N 20°35'28" E	20°34'40"
14.28'	C.		500.00'	262.78'	259.77'	N 22°10'41" E	30°06'44"
68.81'	l —	15	249.99'	81.80'	81.43'	N 71°25'38" W	18°44'52"
19.98'	C.		250.01'	90.97'	90.46'	N 72°27'58" W	20°50'48"
21 21'	1 6	10	230.01	30.31	30.40	IN 12 21 30 VV	20 30 40

L2	S 01°43'47" E	26.34'
L3	S 44°34'42" W	28.20'
L4	NORTH	50.00'
L5	N 35°43'28" E	11.61'
L6	N 19°35'38" W	12.78'
L7	N 70°24'22" E	50.00'
L8	S 19°35'38" E	14.24'
L9	S 53°07'24" E	15.62'
-	S 53°07'24" E	
-		
С	ENTERLINE LINE	TABLE
C	ENTERLINE LINE BEARING	E TABLE DISTANCE
C LINE L1	ENTERLINE LINE BEARING N 82°52'45" W	E TABLE DISTANCE 73.86'
LINE L1 L2	ENTERLINE LINE BEARING N 82°52'45" W N 00°02'41" W	TABLE DISTANCE 73.86' 71.58'

N 00°38'31" W

N 82°52'45" W

BOUNDARY LINE TABLE

L1 S 37°14'03" W 23.44'

BEARING DISTANCE

REMAINDER OF A TRACT OF LAND

DESCRIBED IN A DEED TO HIVE MANAGEMENT, L.C.

INSTR. NO. 2016-6301

19

N 88°16'39" W 603.51'

0.14 ACRE | 0.14 ACRE

20

0.14 ACRE 0.14 ACRE 0.14 ACRE 0.14 ACRE 0.14 ACRE 0.14 ACRE 0.14 ACRE

30' P.U.E.

DOC. NO. 2002-R0102734 -

R.P.R.D.C.T.

0.14 ACRE

22

C₁₆

.19 ACRE

50.43'

0.18 ACRE

15 ACRE

3' W.E.

0.43 ACRE

MIN. FFE = 640.1

3' W.E-

R.O.W.

POINSETTIA BLVD.

22

JUNO LANE

15 ACRE 0.15 ACRE 0.16 ACRE

15

17 ACRE

.18 ACRE

[™] 0.16 ACRE

0.31 ACRE

MIN. FFE = 639.4

AP/IR\$

N:7.141.942.36

E:2,391,938.609

0.31 ACRE

MIN. FFE = 639.4

10 ^{3' W.E.}

0.30 ACRE MIN. FFE = 639.4

_8' P.U.E. & P.A.E.

N 80°48'04" W 89.71'

.15 ACRE

PÖINSETTIA BLVD.

CAP/IRS

- INSTR. NO. 2002-R0102734

FUTURE LOT 1, BLOCK B

A TRACT OF LAND DESCRIBED IN A DEED TO

HIVE MANAGEMENT, L.C.

INSTR. NO. 2016-6301

FUTURE LOT 2

APPROVED BY THE PLANNING & ZONING COMMISSION ON THIS __ DAY OF ______, 2016. CHAIRPERSON, PLANNING & ZONING COMMISSION CITY SECRETARY

FUTURE CA-LOT 3, BLOCK C

A TRACT OF LAND DESCRIBED IN A DEED TO

HIVE MANAGEMENT, L.C. INSTR. NO. 2016-6301

R.P.R.D.C.T.

OWNER'S CERTIFICATION

STATE OF TEXAS **COUNTY OF DENTON**

WHEREAS; HIVE MANAGEMENT, L.C., is the owner of all that certain tract of land situated in the S. McCracken Survey, Abstract Number 817, City of Denton, Denton County, Texas and being a part of a called 85.74 acre tract of land described in the deed from Edward F. Wolski to Hive Management, L.C., as recorded in Document Number 2016-6301, Real Property Records of said County; the

BEGINNING at a capped iron rod stamped "KAZ" set for the Northwest corner of the herein described tract, from which a capped iron rod stamped "SENTCORP" found for the Southeast corner of Lot 8, Block A, of

THENCE South 88 degrees 16 minutes 43 seconds East, a distance of 686.06 feet to a capped iron rod set;

THENCE South 07 degrees 07 minutes 15 seconds West, a distance of 560.39 feet to a capped iron rod set at the beginning of a curve to the right having a radius of 451.37 feet and a chord bearing and distance of South 22 degrees 10 minutes 37 seconds West 241.58 feet;

Forman Williamsburg Square Phase II, an addition to said City according to the plat thereof recorded in Cabinet U, Page 553, Plat Records of said County, bears North 88 degrees 16 minutes 43 seconds West, 97.91 feet

Thence along said curve an arc distance of 244.56 feet to a capped iron rod set;

THENCE South 37 degrees 13 minutes 59 seconds West, a distance of 23.44 feet to a capped iron rod set at the beginning of a curve to the left having a radius of 535.00 feet and a chord bearing and distance of South 18 degrees 17 minutes 42 seconds West 347.27 feet;

Thence along said curve an arc distance of 353.67 feet to a capped iron rod set;

THENCE South 01 degrees 43 minutes 50 seconds East, a distance of 26.34 feet to a capped iron rod set;

THENCE South 44 degrees 34 minutes 38 seconds West, a distance of 28.20 feet to a capped iron rod set;

THENCE South 89 degrees 44 minutes 48 seconds West, a distance of 766.27 feet to a capped iron rod set;

THENCE North 00 degrees 34 minutes 34 seconds East, a distance of 390.47 feet to a capped iron rod set at the beginning of a curve to the left having a radius of 395.00 feet and a chord bearing and distance of North 03 degrees 40 minutes 51 seconds West 58.64 feet;

Thence along said curve an arc distance of 58.70 feet to a capped iron rod set;

THENCE North, a distance of 50.00 feet to a capped iron rod set;

THENCE South 89 degrees 25 minutes 22 seconds East, a distance of 103.86 feet to a capped iron rod set;

THENCE North 35 degrees 43 minutes 24 seconds East, a distance of 11.61 feet to a capped iron rod set;

THENCE North 19 degrees 35 minutes 42 seconds West, a distance of 12.78 feet to a capped iron rod set;

THENCE North 70 degrees 24 minutes 18 seconds East, a distance of 50.00 feet to a capped iron rod set;

THENCE South 19 degrees 35 minutes 42 seconds East, a distance of 14.24 feet to a capped iron rod set;

at the beginning of a curve to the right having a radius of 275.00 feet and a chord bearing and distance of South 17 degrees 49 minutes 32 seconds East 16.98 feet;

THENCE South 53 degrees 07 minutes 28 seconds East, a distance of 15.62 feet to a capped iron rod set;

THENCE South 89 degrees 25 minutes 26 seconds East, a distance of 119.21 feet to a capped iron rod set;

THENCE North 19 degrees 35 minutes 42 seconds West, a distance of 152.40 feet to a capped iron rod set;

THENCE North 00 degrees 34 minutes 34 seconds East, a distance of 443.00 feet to a capped iron rod set;

THENCE South 88 degrees 16 minutes 39 seconds East, a distance of 131.17 feet to a capped iron rod set

THENCE North 01 degrees 43 minutes 21 seconds East, a distance of 120.00 feet to the PLACE OF BEGINNING and enclosing 21.57 acres of land more or less.

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT HIVE MANAGEMENT, L.C., DOES HEREBY ADOPT THIS FINAL PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS, SHERMAN CROSSING ADDITION, AN ADDITION IN THE CITY OF DENTON, 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.

HIVE MANAGEMENT, L.C.

STATE OF TEXAS

COUNTY OF DENTON

PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2016.

___ COUNTY MY COMMISSION EXPIRES ON

NOTARY PUBLIC IN AND FOR THE STATE OF ____

CERTIFICATE OF SURVEYOR

STATE OF TEXAS **COUNTY OF DENTON**

I, KENNETH A. ZOLLINGER, RESISTERED 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.

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

STATE OF TEXAS **COUNTY OF DENTON**

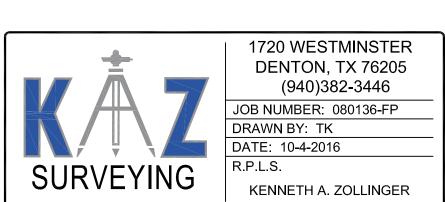
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KENNETH A. ZOLLINGER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN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

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS ______ DAY OF ______, 2016.

NOTARY PUBLIC, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES

CITY OF DENTON PROJECT NUMBER



FINAL PLAT SHERMAN CROSSING ADDITION, PHASE 2A LOTS 14-26 BLOCK A, LOTS 1-23, BLOCK B, LOTS 1-19, BLOCK C, LOTS 1-18, BLOCK D, LOTS 1-13, BLOCK E, LOTS 1-8, BLOCK F, LOTS 1-10, BLOCK G,

BEING 21.57 ACRES IN THE S. McCRACKEN SURVEY, ABSTRACT NUMBER 817, CITY OF DENTON, DENTON COUNTY, TEXAS



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

OWNER: HIVE MANAGEMENT, L.C. 5428 LAKE VICTORIA CT. FLOWER MOUND, TX 76022 PHONE: (972) 691-6633

ENGINEER:

BLOCK A

PRDCT.

S. MCCRACKEN SURVEY,

ABSTRACT #817

DENTON COUNTY, TEXAS

30' D.U.E. CABINET U, PAGE 553 N:7,143,137.550

S 88°16'39" E

S 88°16'39" E

0.16 ACRE

120 00' N 89°25'22" W

0.15 ACRE

0.15 ACRE

0.15 ACRE

•♥ **6** 5

120 00'

S 89°25'22" E

0.15 ACRE

N 89°57'31" E

N 89°57'31" E

N 89°25'22" W 412.00'

0.14 ACRE

0.15 ACRE

127.34'

N 89°57'31" E

0.15 ACRE

S 89°25'22" E

0.16 ACRE

109.00'

293.89' MEADOW HILL STREET 63.39'

14

0.14 ACRE | 0.14 ACRE | 0.14 ACRE | 0.14 ACRE | 0.14 ACRE |

N 89°25'22" W 493.27'

15 ACRE 0.15 ACRE 0.15 ACRE 0.15 ACRE 0.15 ACRE 0.15 ACRE

EUSTON STREET

\$ 89°44'51" W 766.27' HERCULES LANE

BOUNDARY CURVE TABLE

CURVE RADIUS ARC LENGTH CHORD LENGTH CHORD BEARING DELTA ANGLE

15

0.15 ACRE

0.16 ACRE

0.16 ACRE

0.14 ACRE

14 ACRE 0.14 ACRE 0.14 ACRE 0.15 ACRE 2

.17 ACRE

ည္ 0.18 ACRE

0.24 ACRE

17 8 0 0.18 ACRE

).14 ACRE

_3' W.Е.

).14 ACRE

N 88°16'39" W 223.08' o ≥

0.22 ACRE 8

14 ACRE 0 13 ACRE

145.03'

LOT 7

FUTURE PHASE 2B

REMAINDER OF A TRACT OF LAND

DESCRIBED IN A DEED TO

HIVE MANAGEMENT, L.C.

INSTR. NO. 2016-6301

VARIABLE WIDTH D.E.

0.15 ACRE

0.16 ACRE

.14 ACRE

14 ACRE

0.18 ACRE

BY SEPARATE INSTRUMENT

R.P.R.D.C.T.

103.86' L5-

_____ 145.62'

0.17 ACRE

CAP/IRS

S 89°25'22" E

CRANNELL, CRANNELL & MARTIN ENGINEERING CORPORATION 2570 FM 407, SUITE 209 HIGHLAND VILLAGE, TEXAS 75077 PHONE: 972. 691.6633 TBPE FIRM #605