

VICINITY MAP  
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 8 COMMERCIAL 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. PROPERTY OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF THE PUBLIC ACCESS EASEMENT.

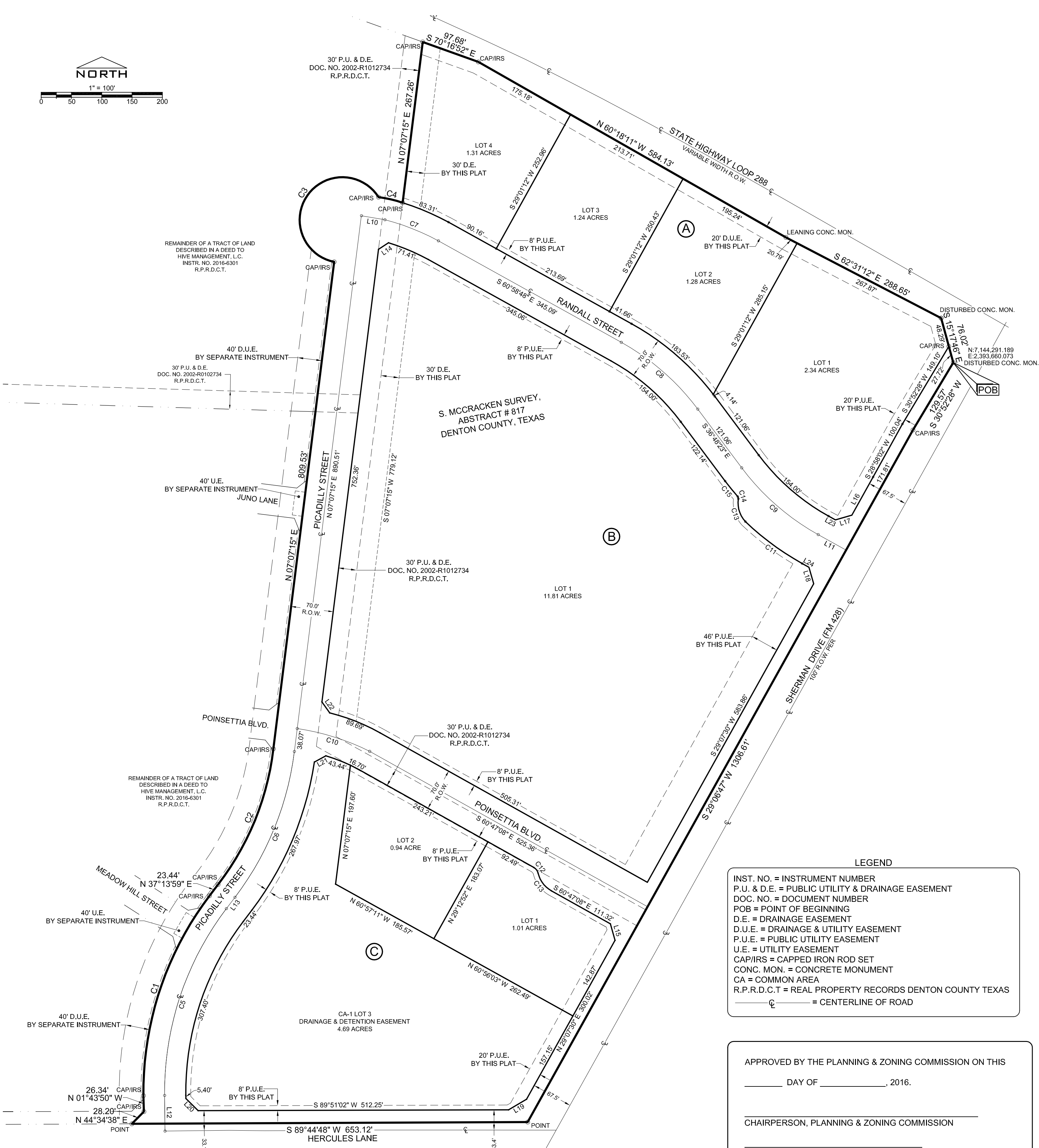
10. THE HOA IS RESPONSIBLE FOR THE MAINTENANCE AND CARE OF CA-1 LOT 3, DRAINAGE & DETENTION EASEMENT.

11. 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, GRANTEEES, 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.

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



CENTERLINE LINE TABLE		
LINE	BEARING	DISTANCE
L10	S 80°31'38" E	39.54'
L11	S 60°58'48" E	52.62'
L12	N 00°38'35" W	58.83'
L13	N 37°13'59" E	23.44'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	535.00'	353.67'	347.27'	N 18°17'42" E	37°52'35"
C2	451.37'	244.56'	241.58'	N 22°10'37" E	31°02'39"
C3	70.50'	278.93'	129.46'	N 34°26'48" E	226°41'15"
C4	192.12'	23.61'	23.59'	S 74°18'58" E	7°02'26"
C5	500.00'	330.53'	324.55'	N 18°17'42" E	37°52'35"
C6	500.00'	262.78'	259.77'	N 22°10'37" E	30°06'44"
C7	400.00'	95.12'	94.90'	S 68°28'20" E	13°37'32"
C8	400.00'	168.76'	167.51'	S 48°53'36" E	24°10'25"
C9	400.00'	168.76'	167.51'	S 48°53'36" E	24°10'25"
C10	400.00'	125.87'	125.35'	S 72°33'59" E	18°01'45"
C11	454.50'	116.81'	116.49'	S 53°37'03" E	14°43'31"
C12	14.50'	12.03'	11.69'	S 37°00'45" E	47°32'45"
C13	45.50'	40.82'	39.46'	S 17°03'54" E	51°23'52"
C14	4.50'	3.92'	3.80'	S 16°19'19" E	49°54'41"
C15	435.00'	32.86'	32.86'	S 39°06'48" E	4°19'43"

LOT LINE TABLE		
L14	N 57°00'09" E	19.81'
L15	S 15°48'33" E	28.33'
L16	S 29°07'30" W	91.99'
L17	S 74°04'21" W	28.31'
L18	S 15°55'39" E	28.26'
L19	S 59°27'58" W	34.52'
L20	N 45°02'32" W	28.49'
L21	N 61°32'52" E	21.54'
L22	N 35°03'11" W	22.16'
L23	N 60°58'48" E	12.91'
L24	S 60°58'48" E	12.75'

STATE OF TEXAS  
COUNTY OF DENTON

WHEREAS; EDWARD F. WOLSKI 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 Bruce Park to Edward F. Wolski, as recorded in Document Number 2004-152078, Real Property Records of said County; the subject tract being more particularly described as follows:

BEGINNING at a broken concrete monument at a flare in the South line of S.H. Loop 288 and the West line of E. Sherman Drive (FM 428) for the East Northeast corner of said Wolski tract;

Thence South 30 degrees 52 minutes 28 seconds West with said common line a distance of 129.57 feet to a point;

Thence South 29 degrees 06 minutes 47 seconds West with said common line a distance of 1306.61 feet to a point in Hercules Drive for the Southeast corner of said Wolski tract;

Thence South 89 degrees 44 minutes 48 seconds West with said common line a distance of 653.12 feet to a point for the Southwest corner of the herein described tract;

Thence North 44 degrees 34 minutes 38 seconds East a distance of 28.20 feet to a capped iron rod stamped "KAZ" set;

Thence North 01 degrees 43 minutes 50 seconds West a distance of 26.34 feet to a capped iron rod stamped "KAZ" set at the beginning of a curve to the right having a radius of 535.00 feet, and a chord bearing and distance of North 22 degrees 10 minutes 37 seconds East, 347.27 feet;

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

Thence North 37 degrees 13 minutes 59 seconds East a distance of 23.44 feet to a capped iron rod stamped "KAZ" set at the beginning of a curve to the left having a radius of 451.37 feet, and a chord bearing and distance of North 22 degrees 10 minutes 37 seconds East, 347.27 feet;

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

Thence North 07 degrees 07 minutes 15 seconds East a distance of 809.53 feet to a capped iron rod stamped "KAZ" set at the beginning of a curve to the right having a radius of 70.50 feet, and a chord bearing and distance of North 34 degrees 26 minutes 48 seconds East, 129.46 feet;

Thence along said curve an arc distance of 278.93 feet to a capped iron rod stamped "KAZ" set at the beginning of a curve to the right having a radius of 192.13, and a chord bearing and distance of South 76 degrees 53 minutes 25 seconds East, 40.80 feet;

Thence along said curve an arc distance of 40.87 feet to a capped iron rod stamped "KAZ" set;

Thence North 07 degrees 07 minute 15 seconds East a distance of 267.26 feet to a capped iron rod stamped "KAZ" set in the South line of said Loop 288 and the North line of said Wolski tract;

Thence South 70 degrees 16 minutes 52 seconds East with said common line a distance of 97.68 feet to a capped iron rod stamped "KAZ" set;

Thence South 60 degrees 18 minutes 11 seconds East with said common line a distance of 584.13 feet to a leaning concrete monument found;

Thence South 62 degrees 31 minutes 12 seconds East with said common line a distance of 288.65 feet to a broken concrete monument found at a flare;

Thence South 15 degrees 17 minutes 46 seconds East a distance of 76.02 feet to the PLACE OF BEGINNING and enclosing 30.58 acres of land more or less.

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT EDWARD F. WOLSKI, 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.

EDWARD F. WOLSKI 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 \_\_\_\_\_, 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 \_\_\_\_\_, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_  
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.

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 \_\_\_\_\_, 2016.

NOTARY PUBLIC, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES \_\_\_\_\_.

CITY OF DENTON PROJECT NUMBER  
FP16-0021

FINAL PLAT  
SHERMAN CROSSING ADDITION  
PHASE 1  
LOTS 1-4, BLOCK A,  
LOT 1, BLOCK B,  
LOTS 1 & 2, BLOCK C,  
LOT CA-1 LOT 3, BLOCK C

BEING 30.58 ACRES IN THE S. MCCracken  
SURVEY, ABSTRACT NUMBER 817, CITY OF  
DENTON, DENTON COUNTY, TEXAS

