

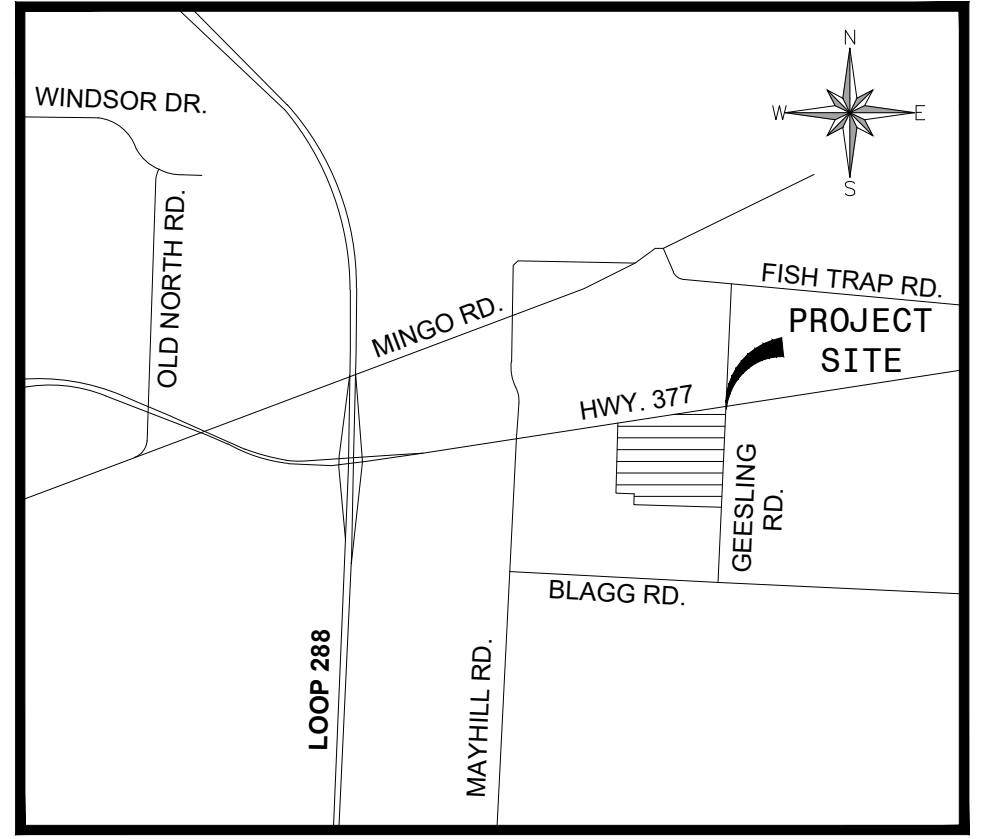
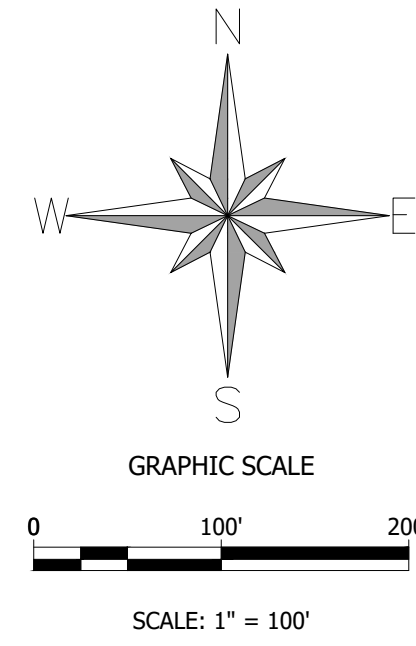
IMPORTANT NOTICE:

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 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 OFFICIAL WITH SPECIFIC QUESTIONS.

UNITED COPPER INC.  
LOT 2, 44.68 AC  
SD0173A

UNITED COPPER MANUFACTURING  
FACILITY ADDITION  
BLOCK A, LOT 1  
SD3858A

EAST UNIVERSITY DRIVE  
U.S. HIGHWAY 380  
(VARIABLE WIDTH R.O.W.)



VICINITY MAP

Scale: n.t.s.

Legend

P.U.E.	Public Utility Easement
D.E.	Drainage Easement
W.M.U.E.	Water Main Util. Esmt.
U.E.	Util. Esmt.
C.A.	Common Area
P.A.E.	Public Access Easement

NOTES:

1. 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.
2. 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 OFF-SITE PROPERTY TO DETERMINE THE SIZE OF THE DRAINAGE EASEMENT TO ACCOMMODATE THE FLOW.
3. ALL COMMON AREAS & PUBLIC ACCESS EASEMENTS WILL BE OWNED AND MAINTAINED BY THE HOA AND/OR THE PROPERTY OWNER.
4. 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.

PLAN SUMMARY TABLE

TOTAL ACREAGE: 43.05 AC  
NUMBER OF LOTS: 2  
NUMBER OF COMMON AREAS: 0

2 LOTS  
PRELIMINARY PLAT

GEESLING INDUSTRIAL PARK

BEING 43.05 ACRES OUT OF THE  
M. FORREST SURVEY, ABST. NO. 417  
CITY OF DENTON, DENTON COUNTY, TEXAS

Owner:

GEESLING PROPERTY TRUST  
5428 Lake Victoria Court  
Flower Mound, Texas 75022  
Contact: Randy Smith  
972.333.4258

Engineer:

CRANNELL, CRANNELL & MARTIN ENGINEERING  
2570 F.M. 407, S. 209  
Highland Village, Texas 75077  
Contact: Jeff Crannell, P.E.  
972.691.6633  
TBPE Firm #605

June 26, 2017

Project Number: PP16-0023

Sheet: C1.02

FOR PRELIMINARY  
REVIEW ONLY

THIS DOCUMENT IS RELEASED FOR  
THE PURPOSE  
OF INTERIM REVIEW UNDER THE  
AUTHORITY OF  
CODY D. CRANNELL, PE#105947  
ON 6/26/2017

IT IS NOT TO BE USED FOR  
CONSTRUCTION PURPOSES.

APPROXIMATE FLOODPLAIN  
LIMITS PER FEMA FIRM  
MAP #8121C03803  
REVISED APRIL 18, 2011

LOT 2 BLOCK A  
BATEY ADDITION  
CABINET L.P. PAGE 373  
D.R.D.C.T.

A TRACT OF LAND DESCRIBED IN  
A DEED TO DPD, L.L.P.  
INST#2003-194876  
R.P.R.D.C.T.

CITY OF DENTON  
ARCO SUBSTATION ADDITION  
BLOCK A, LOT  
SD4431A.

JAMES GUY & LEIGH ANN HILTON  
FAMILY LIVING TRUST  
A0417a M. FORREST, TR 263c  
1.043 ac  
A0417A

WADE & BETTY JEAN HILTON  
A0417a M. FORREST, TR 263b  
1.043 ac  
A0417A

STEVEN E. BOWLES  
A0417a M. FORREST, TR 263a  
1.043 ac  
A0417A

LYNNEL CAWOOD  
A0417a M. FORREST, TR 263c  
1.043 ac  
A0417A

JOHN POWELL WALKER, Etal  
A0417a M. FORREST, TR 261  
86.9051 ac  
A0417A

GT REVOCABLE LIVING TRUST & GT LILLARD  
A0417a M. FORREST, TR 262  
8.53 ac  
A0417A

GEESLING ROAD  
(VARIABLE WIDTH R.O.W.)

GEESLING ROAD BUSINESS PARK  
ADDITION  
BLOCK A, LOT 1  
SD2536A

PHASE 2  
LOT 2  
24.05 AC

PHASE 1  
LOT 1  
17.76 AC

M. FORREST SURVEY  
ABSTRACT #417  
DENTON COUNTY, TEXAS

M. FORREST SURVEY,  
ABSTRACT #417  
DENTON COUNTY, TEXAS

VARIABLE WIDTH  
DRAINAGE & DETENTION  
EASEMENT  
100,704 S.F. (2.31 AC)

LOT 2 BLOCK A  
BATEY ADDITION  
CABINET L.P. PAGE 373  
D.R.D.C.T.