

VICINITY MAP
N.T.S.

GENERAL NOTES:

1. ALL CORNERS ARE MARKED WITH CARPED 1/2" IRON RODS STAMPED "K&Z" 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, DENIED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD (500-YEAR) AS SHOWN ON PANEL 240 G OF SAID MAP.

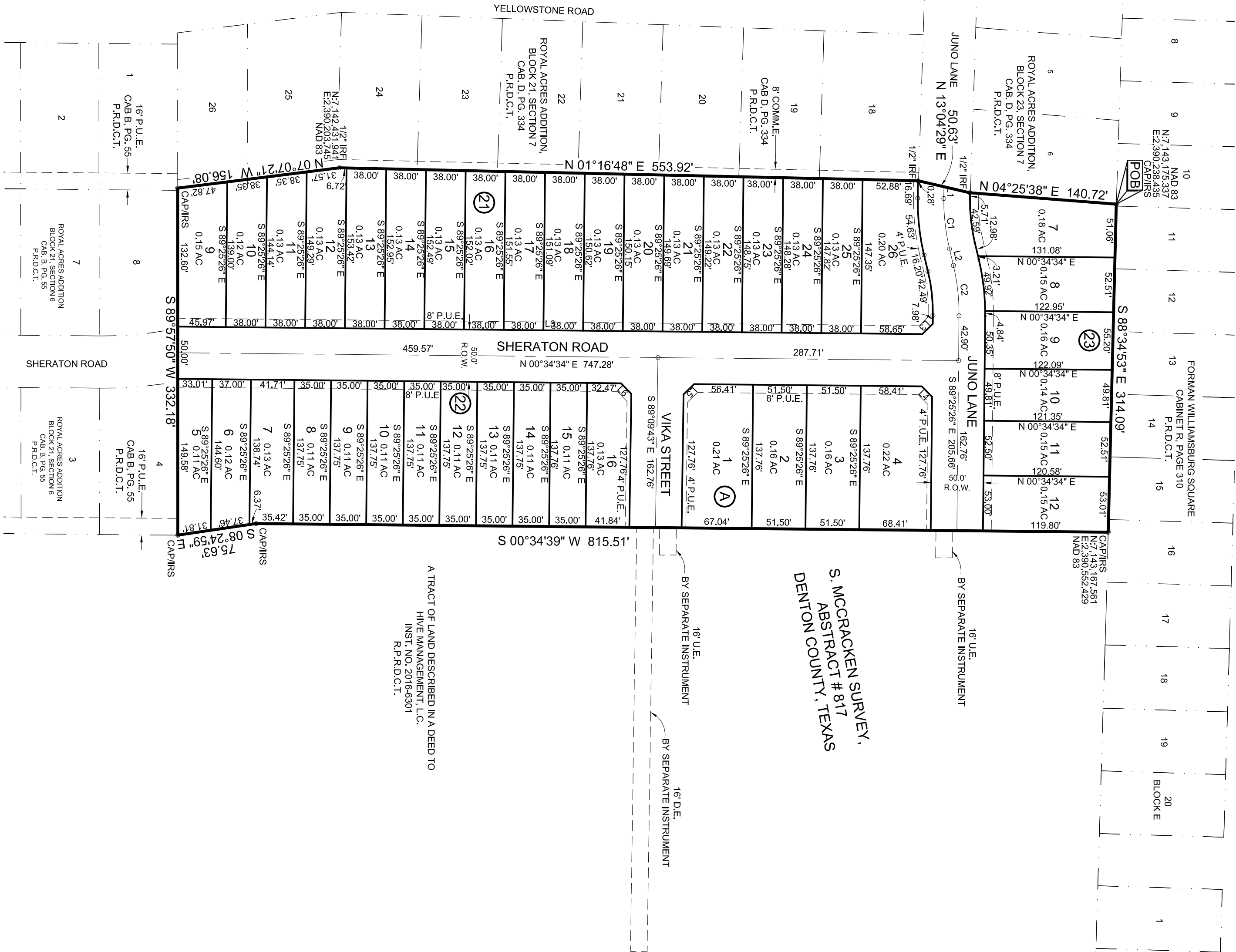
3. NOTE: THE CITY OF DENTON HAS ADOPTED THE NATIONAL ELECTRICAL SAFETY CODE (THE "CODE"). THE CODE GENERALLY PROHIBITS STRUCTURES WITHIN 17.5 FEET ON EITHER SIDE OF THE CENTERLINE OF OVERHEAD DISTRIBUTION LINES AND WITHIN 37.5 FEET ON EITHER SIDE OF THE CENTERLINE OF OVERHEAD TRANSMISSION LINES. IN SOME INSTANCES THE CODE REQUIRES GREATER CLEARANCES. BUILDING PERMITS WILL NOT BE ISSUED FOR STRUCTURES WITHIN THESE CLEARANCE AREAS. CONTRACT THE BUILDING OFFICIAL WITH SPECIFIC QUESTIONS.

4. THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 40 RESIDENTIAL LOTS FROM AN UNPLATTED TRACT.

5. 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.

6. 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 ON N.G.S. 1983 DATUM.

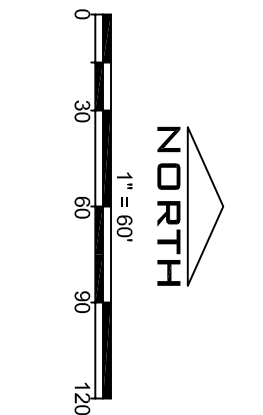
7. THERE WAS NO VISIBLE EVIDENCE OF A GAS PIPELINE AT THE TIME OF THIS SURVEY.



CURVE TABLE			
CURVE	RADIUS	ARC LENGTH	CHORD BEARING
C1	200.00'	48.89'	N 83°36'14" E
C2	200.00'	48.89'	N 83°36'14" E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 89°25'26" E	11.21'
L2	N 76°37'53" E	16.20'
L3	N 00°34'34" E	712.82'
L4	S 44°25'14" E	14.03'
L5	N 45°34'34" E	14.14'
L6	N 45°42'26" E	14.11'

NAO 83 = NORTH AMERICAN DATUM 1983
POB = POINT OF BEGINNING
P.D.C.T. = PUBLIC UTILITY EASEMENT
COMME = COMMUNICATION EASEMENT
CAPRES = CARPED IRON ROD SET
R.P.L.S. = PLAT RECORDS DENTON COUNTY TEXAS
P.D.C.T. = PLAT RECORDS DENTON COUNTY TEXAS
C = CENTERLINE OF ROAD



SURVEYOR:
K&Z SURVEYING, INC.
1720 WESTMINSTER STREET
DENTON, TEXAS 76205
PHONE: (940) 382-3446
TBP# FIRM #10002100

OWNER:
SHERMAN CROSSING DEVELOPMENT, LLC
18101 PRESTON ROAD, SUITE 201
DALLAS, TX 75252
PHONE: (972) 891-6633

ENGINEER:
CRANNELL, CRANNELL & MARTIN ENGINEERING CORPORATION
2570 FM 407, SUITE 209
HIGHLAND VILLAGE, TEXAS 75077
PHONE: 972.891.6633
TBP# FIRM #805

OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS, SHERMAN CROSSING DEVELOPMENT, LLC, is the owner of all that certain lot, tract or parcel of land lying and being situated in the City of Denton, Denton County, Texas and being a part of the S. McCracken Survey, Abstract number 817, and being part of that called 9.992 acre tract of land described in deed to Sherman Crossing Development, LLC recorded in Instrument number 2016-157605, Real Property Records, Denton County, Texas and being more fully described by metes and bounds as follows:

BEGINNING at a capped iron rod set stamped "K&Z" at the Northwest corner of said 9.992 acre tract and being the Northeast corner of Lot 6, Block 23, Royal Acres Addition, Section 7, Phase 1 an addition to the City of Denton, Denton County, Texas according to the plat recorded in Cabinet D, Page 334, Plat Records, Denton County, Texas;

THENCE South 88 degrees 34 minutes 53 seconds East, 314.09 feet to a capped iron rod set at the Northeast corner of said 9.992 acre tract;

THENCE South 00 degrees 34 minutes 39 seconds West, 815.51 feet to a capped iron rod set at an ell corner of said 9.992 acre tract;

THENCE South 08 degrees 24 minutes 59 seconds East, 175.63 feet to a capped iron rod set stamped "K&Z";

THENCE South 89 degrees 57 minutes 50 seconds West, 332.18 feet to a capped iron rod set stamped "K&Z" in the East line of Block 21 of said Royal Acres Addition;

THENCE along the common line of said Block 21 and this tract, North 07 degrees 07 minutes 21 seconds West, 156.08 feet to an angle point in said Block 21 and this tract;

THENCE continuing along said common line, North 01 degrees 16 minutes 48 seconds East, 553.92 feet to a 1/2 inch iron rod found at the Northeast corner of said Block 21 and also being in the South line of Juno Lane;

THENCE North 13 degrees 04 minutes 29 seconds East, 50.63 feet to a 1/2 inch iron rod found in the North line of said Juno Lane and also being the Southeast corner of said Lot 6, Block 23, of said Royal Acres;

THENCE along the common line of said Lot 6 and this tract, North 04 degrees 25 minutes 38 seconds East, 140.72 feet to the PLACE OF BEGINNING and containing 6.85 acres of land more or less;

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS,

THAT SHERMAN CROSSING DEVELOPMENT, LLC, DOES HEREBY ADOPT THIS FINAL PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS, HERCULES WEST 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.

SHERMAN CROSSING DEVELOPMENT, LLC

NAME 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 THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2017.

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 CARPED 1/2" IRON RODS STAMPED "K&Z" 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 _____, 2017.

NOTARY PUBLIC, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES _____.

APPROVED BY THE PLANNING & ZONING COMMISSION ON THIS
____ DAY OF _____, 2017.

CHAIRPERSON, PLANNING & ZONING COMMISSION
CITY SECRETARY _____

FINAL PLAT

HERCULES WEST ADDITION, PHASE 2B
LOTS 1-4 BLOCK A, LOTS 9-26, BLOCK 21,
LOTS 5-16, BLOCK 22, LOTS 7-12, BLOCK 23,
BEING 6.85 ACRES IN THE S. MCCRAKEN SURVEY, ABSTRACT
NUMBER 817, CITY OF DENTON, DENTON COUNTY, TEXAS