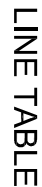




GENERAL NOTES:

1. ALL CORNERS ARE MARKED WITH CAPPED 1/2" IRON RODS STAMPED "K&Z" UNLESS OTHERWISE NOTED.
2. THE CITY OF DENTON HAS ADOPTED THE NATIONAL ELECTRICAL SAFETY CODE (THE "NEC"), THE CODE GENERALLY PROHIBITS STRUCTURES WITHIN 17.5 FEET ON EITHER SIDE OF THE CENTRELINE OF OVERHEAD DISTRIBUTION LINES AND WITHIN 37.5 FEET ON EITHER SIDE OF THE CENTRELINE OF OVERHEAD TRANSMISSION LINES IN SOME INSTANCES THE CODE REQUIRES THE STRUCTURES TO BE REMOVED OR RELOCATED TO CLEAR THE STRUCTURES WITHIN THESE CLEARANCE AREAS. CONTACT THE BUILDING OFFICIAL WITH SPECIFIC QUESTIONS.
3. I HAVE RECEIVED THE E.E.M.A. FLOOD INSURANCE RATE MAP FOR THE CITY OF DENTON. COMMUNITY NUMBER 480194. EFFECTIVE DATE 4-18-2011 AND THAT MAP INDICATES AS SCATELE THAT THIS PROPERTY IS WITHIN NON-SHADED ZONE "X" DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD (600-YEAR) AS SHOWN ON PANEL 380 G OF SALUD MAP.
4. THE PURPOSE OF THIS PRELIMINARY PLAT IS TO CREATE ONE COMMERCIAL LOT FROM AN UNPLATTED TRACT.
5. THE ANNUMINUM FINISHED FLOOR ELEVATIONS SHALL BE PROVIDED WHEN A BUILDING PERMIT APPLICATION IS SUBMITTED. THE ANNUMINUM FINISHED FLOOR ELEVATIONS SHALL BE BASED ON CURRENT FEMA DATA. THE ANNUMINUM FLOOR ELEVATIONS SHALL BE STATED AS MEAN SEA LEVEL RATHER THAN RELATIVE BASED ON CITY OF DENTON DATUM OR N.G.S. 1983 DATUM.
6. THERE IS NO VISIBLE EVIDENCE OF A GAS PIPELINE ON THE SUBJECT PROPERTY AT THE TIME OF THIS SURVEY.

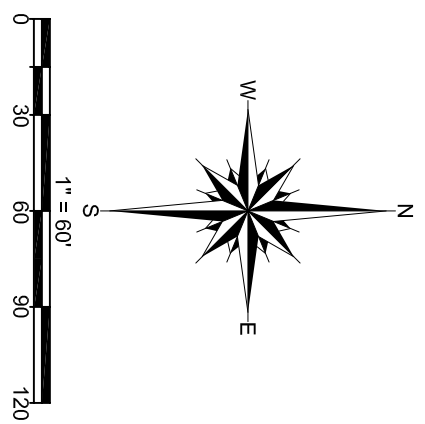
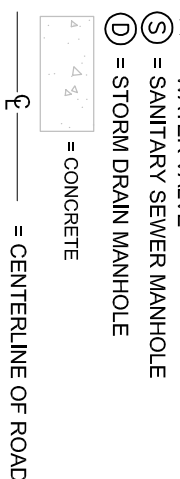


LINE	BEARING	DISTANCE
L1	N 11°33'09" W	47.07'
L2	N 12°50'28" W	46.43'
L3	N 08°04'36" W	60.36'
L4	N 09°04'36" E	59.09'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	60.00	115.28	98.33	S 16°51'30" E	110°03'20"
C2	80.00	83.78	80.00	N 18°06'55" E	60°00'00"
C3	76.57	91.81	86.41	N 05°19'15" E	68°41'57"

LEGEND

MADD3 = NORTH AMERICAN DATUM 1983
 ROW = RIGHT-OF-WAY
 TDE = TEMPORARY DRAINAGE EASEMENT
 PUE = PUBLIC UTILITY EASEMENT
 PUG & SW.E = PUBLIC UTILITY, DRAINAGE & SIDEWALK EASEMENT
 PUD = POINT OF BEGINNING
 POC = POINT OF COMMENCEMENT
 CARRIED = CARRIED FROM/TO SET
 R.P.R.O.C.T. = REAL PROPERTY RECORDS DENTON COUNTY TEXAS
 P.R.O.C.T. = PLAT RECORDS DENTON COUNTY TEXAS
 INST. NO. = INSTRUMENT NUMBER



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

OWNER:	PAAGE, LTD. 5428 LAKE VICTORIA CT. FLOWER MOUND, TX 75022 PHONE: (972) 353-4258 CONTACT: RANDALL SMITH
DEVELOPER	LINKS CONSTRUCTION, LLC 525 SOUTH LOOP 288, STE DENTON, TX 76205 PHONE: (940) 566-5465 CONTACT: ALISON WINGET

STATE OF TEXAS
COUNTY OF DENTON

OWNER'S CERTIFICATION

WHEREAS, PAGE LTD., 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 Early Survey Abstract number 1279 and being a part of a plat called 21.3/376 acre tract of land described by metes and bounds as follows:

Texas and being more fully described by metes and bounds as follows;

COMMENCING at a ½ inch iron rod found at the intersection of the North line of Wingo Road with the East line of Sirius Drive for the Southwest corner of Lot 1, Block A, Sirius Enterprises Addition, an addition to the City of Denton, Denton County, Texas according to the plat recorded in Cabinet W, Page 171, Plat Records, Denton County, Texas.

THENCE along the North line of said Mingo Road, South 69 degrees 12 minutes 43 seconds West, 61.32 feet to a ½ inch iron rod found in the West line of said Sirius Drive;

THEENCE South 78 degrees 06 minutes 50 seconds West, 247.00 feet to a capped from rod set stamped "KAZ".

THENCE North 11 degrees 53 minutes 05 seconds West, 187.34 feet to a capped iron rod set stamped "KAZ" at the P.C. of a curve to the right whose long chord bears, North 18 degrees 06 minutes 55 seconds East, 80.00 feet;

THENCE along said curve whose radius is 80.00 feet and an arc length of 83.78 feet to a capped iron rod set stamped "KAZ" at the P.T. of said curve;

THENCE North 48 degrees 06 minutes 55 seconds East, 51.02 feet to a capped iron rod set stamped "KAZ";

THENCE South 51 degrees 50 minutes 22 seconds East, 240.26 feet to a capped iron rod set stamped "KAZ" in the West line of Sirius Drive;

THENCE along said West line and along a curve to the left whose long chord bears, South 16 degrees 51 minutes 30 seconds East, 98.33 feet and whose radius is 60.00 feet and an arc length of 115.25 feet to the PLACE OF BEGINNING and containing 1.13 acres of land more or less;

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT PAGE 1, LTD., DOES HEREBY ADOPT THIS PRELIMINARY P.L.I. DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **PAGE CROSSING**. IN ADDITION IN THE CITY OF DENTON DENTON COUNTY, TEXAS AND DOES HEREBY DEDICATE TO PUBLIC USE FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREIN SHOWN FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED.

PAGE, LTD.

BY: _____

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 RANDAL SMITH, 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 _____, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, DENTON COUNTY

MY COMMISSION EXPIRES ON

PRELIMINARY PLAT

LOT 2, BLOCK A

BEING 1.13 ACRES IN THE
S. WILLIAMS SURVEY, ABSTRACT NUMBER 1279
CITY OF DENTON, DENTON COUNTY, TEXAS

CITY OF DENTON PROJECT NUMBER
PP17-0017