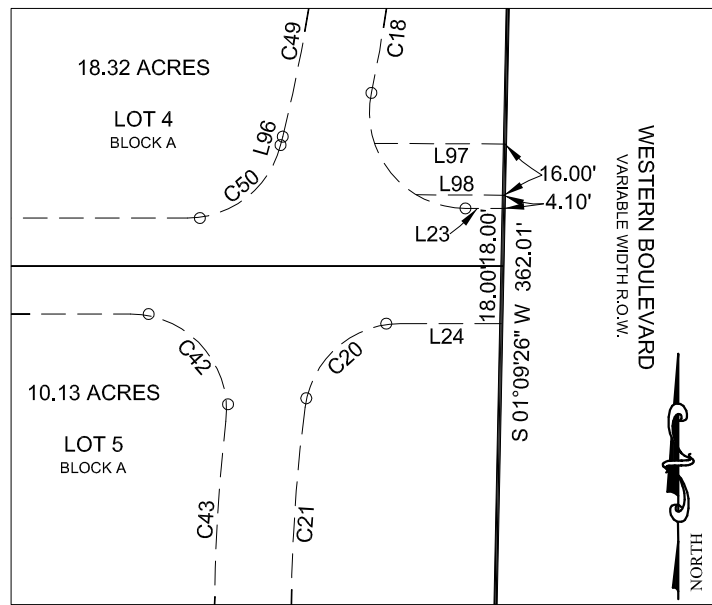




VICINITY MAP
N.T.S.



DETAIL "A"
1"=60'

GENERAL NOTES:

- ALL CORNERS ARE MARKED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNLESS OTHERWISE NOTED.
- 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.
- FLOOD STATEMENT: I HAVE REVIEWED THE F.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 SCALED, THAT A PORTION OF THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD (500-YEAR)"; A PORTION OF THIS PROPERTY IS WITHIN "SHADED ZONE X" DEFINED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD" AND A PORTION OF THIS PROPERTY IS WITHIN "SHADED ZONE AE" DEFINED AS "SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (100-YEAR); WITH BASE FLOOD ELEVATIONS DETERMINED AS SHOWN ON PANELS 355 G & 360 G OF SAID MAP.
- THE MINIMUM FINISHED FLOOR ELEVATIONS, WHICH IS 18 INCHES ABOVE 100 YEAR FLOODPLAIN ELEVATION, SHALL BE PROVIDED AT TIME OF FINAL PLATTING. 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.
- 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.
- ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND WERE CALCULATED BY APPLYING VERTICAL SHIFTS DERIVED FROM GEOID 2009 TO ELLIPSOID HEIGHTS CALCULATED FROM GPS/GNSS OBSERVATIONS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.
- PROPERTY OWNERS ARE RESPONSIBLE FOR THE MAINTENANCE OF THE PUBLIC ACCESS EASEMENTS.
- 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.
- THE INTERNAL FIRE LINES FOR EACH LOT SHALL BE PRIVATELY OWNED AND MAINTAINED. THE ULTIMATE EASEMENT CONFIGURATION WILL BE DETERMINED DURING THE FINAL PLAT REVIEW PROCESS.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 05°28'33" W	100.30'
L2	S 03°07'29" E	100.25'
L3	S 08°16'56" W	100.78'
L4	S 01°09'26" W	54.40'
L5	S 45°38'51" W	77.85'
L6	S 10°19'24" W	2.31'
L7	S 70°52'51" W	33.42'
L8	S 48°34'05" W	65.54'
L9	S 45°30'29" W	79.83'
L10	N 00°00'36" W	1727.02'
L11	S 89°59'24" W	103.40'
L12	N 00°17'25" E	1508.52'
L13	N 89°59'24" E	544.74'
L14	S 89°59'24" W	2.79'
L15	N 70°52'51" E	2.32'
L16	S 70°52'51" W	2.28'
L17	N 54°54'36" E	2.14'
L18	S 54°54'36" W	2.08'
L19	N 56°58'53" E	4.16'
L20	S 00°00'36" E	6.71'
L21	N 00°00'36" W	6.99'
L22	S 01°10'22" W	63.45'
L23	N 89°59'24" E	11.95'
L24	S 89°59'24" W	31.59'
L25	S 00°00'36" E	921.92'
L26	N 89°59'24" E	14.39'
L27	S 89°59'24" W	13.28'
L28	S 00°00'36" E	569.02'
L29	S 89°59'30" W	209.50'
L30	S 00°00'31" E	3.51'
L31	N 00°00'31" W	3.51'
L32	S 89°59'30" W	536.00'
L33	S 00°00'30" E	3.52'
L34	S 89°59'30" W	207.50'
L35	S 89°59'30" W	545.00'
L36	N 00°00'36" W	1227.50'
L37	N 89°59'24" E	545.00'
L38	S 00°00'36" E	1227.51'
L39	N 00°00'36" W	569.01'
L40	N 89°59'24" E	217.50'
L41	S 00°00'36" E	569.02'

LINE TABLE		
LINE	BEARING	DISTANCE
L42	S 89°59'24" W	217.50'
L43	N 00°00'36" W	544.50'
L44	N 89°59'24" E	207.50'
L45	S 00°00'36" E	564.50'
L46	S 89°59'24" W	842.50'
L47	N 00°00'36" W	328.00'
L48	N 89°59'24" E	851.28'
L49	S 00°00'36" E	258.42'
L50	S 89°59'24" W	1052.46'
L51	N 00°17'25" E	478.01'
L52	N 89°59'24" E	999.23'
L53	S 89°59'24" W	903.11'
L54	N 00°17'25" E	278.03'
L55	N 89°59'24" E	753.20'
L56	S 41°25'55" E	162.53'
L57	S 41°25'55" E	250.38'
L58	N 00°17'25" E	277.98'
L59	N 89°59'24" E	521.67'
L60	S 54°54'36" W	491.92'
L61	N 00°17'25" E	231.53'
L62	S 00°00'36" E	452.63'
L63	S 01°10'22" W	63.45'
L64	S 30°00'01" W	115.45'
L65	S 50°45'17" W	43.56'
L66	S 84°18'00" W	69.09'
L67	N 28°32'52" W	74.07'
L68	N 12°22'53" E	155.74'
L69	N 12°22'53" E	290.88'
L70	N 45°32'20" E	264.02'
L71	N 00°32'20" E	74.69'
L72	N 45°15'52" E	71.05'
L73	N 89°59'24" E	862.37'
L74	N 89°59'24" E	862.49'
L75	N 45°59'24" E	37.12'
L76	N 00°00'36" W	226.96'
L77	N 67°19'00" E	61.84'
L78	S 67°19'00" W	95.09'
L79	S 00°00'36" E	234.51'
L80	S 89°59'24" W	842.49'
L81	S 45°15'52" W	95.73'
L82	S 00°32'20" W	74.61'
L83	S 45°32'20" W	300.54'
L84	N 85°06'30" W	60.81'

LINE TABLE		
LINE	BEARING	DISTANCE
L85	N 23°40'16" W	33.80'
L86	N 08°07'00" W	92.02'
L87	N 00°36'55" E	702.44'
L88	N 00°15'55" E	1512.29'
L89	N 45°56'37" E	69.87'
L90	S 89°22'41" E	528.80'
L91	S 48°46'48" E	134.68'
L92	N 88°13'12" E	62.43'
L93	S 88°13'12" W	50.00'
L94	N 48°46'48" W	133.63'
L95	N 88°22'41" W	680.83'
L96	S 13°54'14" W	2.72'
L97	S 89°43'23" E	40.80'
L98	N 89°43'23" W	27.46'
L99	S 44°59'24" W	12.27'
L100	N 89°59'24" E	50.34'
L101	S 89°59'24" W	50.01'
L102	S 00°00'00" E	29.77'
L103	N 89°59'24" E	36.92'
L104	S 00°00'36" E	1200.52'
L105	N 04°38'47" E	74.24'
L106	S 00°00'36" E	51.52'
L107	N 00°00'36" W	1276.05'
L108	S 89°59'24" W	7.40'
L109	N 90°00'00" W	18.78'
L110	N 00°00'02" E	17.29'
L111	S 89°52'29" E	435.79'
L112	N 89°52'29" W	426.88'
L113	N 00°00'36" W	1233.89'
L114	S 00°00'36" E	1233.79'
L115	N 10°09'26" E	95.21'
L116	S 10°09'26" W	55.21'
L117	N 45°00'00" E	44.73'
L118	N 90°00'00" E	23.14'
L119	N 90°00'00" W	16.57'
L120	S 45°00'00" W	22.09'

SURVEYOR:

KAZ SURVEYING, INC.
1720 WESTMINSTER STREET
DENTON, TX 76205
PHONE: (972) 906-3446
TBPLS FIRM #10002100

ENGINEER:

HOMEYER ENGINEERING, INC.
P.O. BOX 294527
LEWISVILLE, TX 75057
PHONE: (972) 906-9985
TBPE FIRM #F-8440

DEVELOPER:

LINKS CONSTRUCTION
525 S. LOOP 288, SUITE 105
DENTON, TX 76205
PHONE: (940) 566-5465

OWNER:

DENTON TRIFECTA PARTNERS, LTD
525 S. LOOP 288, STE 105
DENTON, TX 76205-4508
PHONE: (940) 566-5465

OWNER'S CERTIFICATION

STATE OF TEXAS COUNTY OF DENTON

is the owner of all that certain tract of land situated in the William Bryan Survey Abstract Number 148, in Denton County, Texas, and being all a called 22.48 acre tract of land described in a deed to WGBP Investments, Ltd. as recorded in County Clerk's File Number 2014-121439 of the Real Property Records of Denton County, Texas, the subject tract being more particularly described as follows:

WHEREAS; DENTON TRIFECTA PARTNERS, LTD., is the owner of all that certain tract of land situated in the William Bryan Survey Abstract Number 148, in Denton County, Texas, and being all of that called 104.75 acre tract of land described in a deed to Denton Trifecta Partners, Ltd., recorded in Instrument number 2015-101942, Real Property Records, Denton County, Texas, and being more fully described by metes and bounds as follows:

BEGINNING at a capped iron rod found for Northeast corner of the tract being described herein at a capped iron rod set at the intersection of the West line of Western Boulevard and also being the Southeast corner of a called 6.3403 acre tract of land recorded in Instrument number 2005-97873, Real Property Records, Denton County, Texas;

THENCE along the following 13 courses and distances with the East line of the herein described tract and the West line of said road:

- South 00 degrees 11 minutes 50 seconds East a distance of 139.63 feet to a capped iron rod set at the beginning of a curve to the left having a radius of 867.51 feet and a chord bearing of South 20 degrees 47 minutes 53 seconds East, 610.47 feet;
- Southeasterly with the arc of said curve a distance of 623.82 feet to a capped iron rod found stamped "Arthur";
- South 41 degrees 23 minutes 56 seconds East a distance of 250.38 feet to a capped iron rod found stamped "Arthur" at the beginning of a curve to the right having a radius of 882.49 feet and a chord bearing of South 20 degrees 07 minutes 15 seconds East, 640.51 feet;
- Southeasterly with the arc of said curve a distance of 655.47 feet to a capped iron rod found stamped "Arthur";
- South 01 degrees 09 minutes 26 seconds West a distance of 362.01 feet to a capped iron rod set;
- South 05 degrees 26 minutes 33 seconds West a distance of 100.30 feet to a capped iron rod found stamped "Arthur";
- South 01 degrees 09 minutes 08 seconds West a distance of 300.09 feet to capped iron rod found stamped "Arthur";
- South 03 degrees 07 minutes 29 seconds East a distance of 100.25 feet to a capped iron rod found stamped "Arthur";
- South 01 degrees 09 minutes 29 seconds West a distance of 947.71 feet to capped iron rod set;
- South 08 degrees 16 minutes 56 seconds West a distance of 100.78 feet to a capped iron rod set;
- South 01 degrees 09 minutes 26 seconds West a distance of 54.40 feet to a capped iron rod set;
- South 45 degrees 38 minutes 51 seconds West, 77.85 feet to a capped iron rod set;
- South 10 degrees 19 minutes 24 seconds West, 2.31 feet to a capped iron rod set at the intersection of the West line of Western Boulevard and the apparent North line of Jim Christal Road;

THENCE South 89 degrees 59 minutes 24 seconds West with the apparent North line of said road along or near a fence a distance of 1354.83 feet to a capped iron rod set at the Southwest corner of said 104.75 acre tract;

THENCE North 00 degrees 32 minutes 20 seconds East with the West line of said 104.75 acre tract along or near a fence a distance of 3533.12 feet to capped iron rod set at the Northwest corner of said 104.75 acre tract;

THENCE South 89 degrees 06 minutes 16 seconds East with the North line of said Atkinson & Davis tract along or near a fence a distance of 826.80 feet to the PLACE OF BEGINNING and containing 104.75 acres of land more or less.

OWNER'S DEDICATION

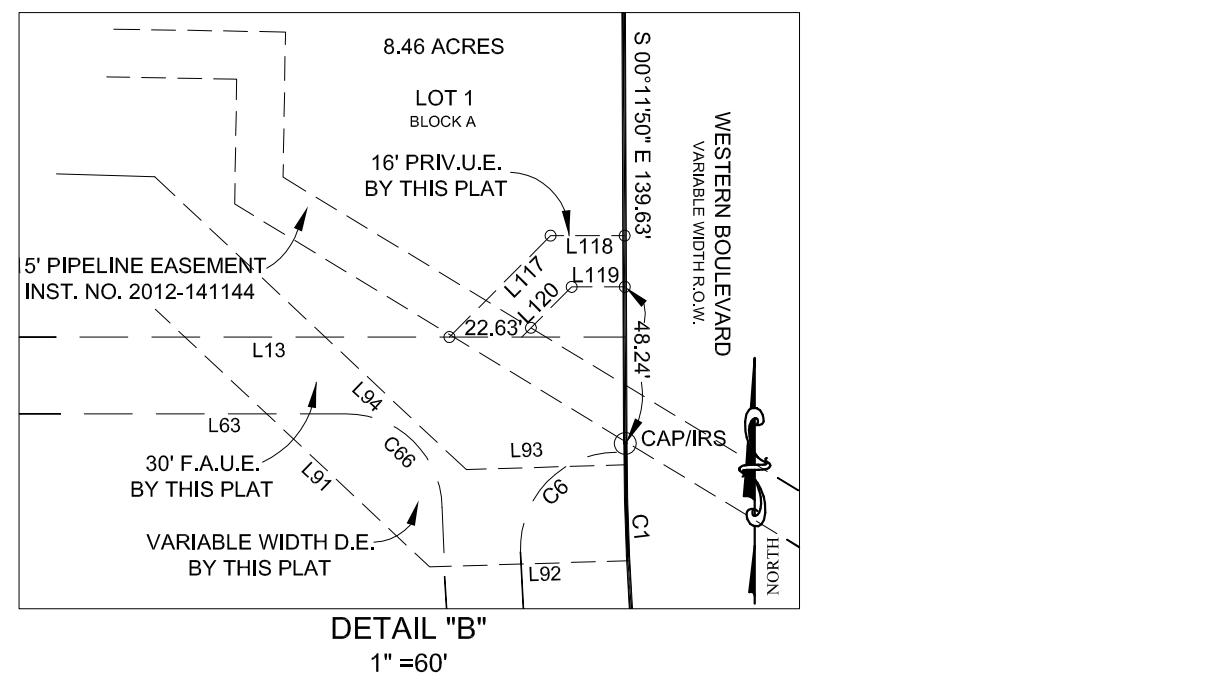
NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT DENTON TRIFECTA PARTNERS, LTD., DOES HEREBY ADOPT THIS PRELIMINARY PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS WEST GATE BUSINESS PARK ADDITION, AN ADDITION TO 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 THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: DENTON TRIFECTA PARTNERS, LTD

CURVE TABLE		
CURVE	RADIUS	ARC LENGTH
C1	867.51'	623.82'
C2	862.49'	655.47'
C3	25.00'	39.27'
C4	55.00'	86.68'
C5	55.00'	86.11'
C6	30.00'	48.35'
C7	30.00'	48.78'
C8	30.00'	48.80'
C9	899.61'	151.16'
C10	30.00'	48.77'
C11	30.00'	48.79'
C12	899.61'	48.90'
C13	30.00'	45.42'
C14	100.00'	93.02'
C15	40.00'	55.43'
C16	74.00'	76.50'
C17	846.80'	316.80'
C18	512.00'	94.03'
C19	30.00'	53.25'
C20	30.00'	43.18'
C21	500.00'	65.70'
C22	30.00'	47.12'
C23	30.00'	47.12'
C24	49.00'	76.87'
C25	30.00'	47.12'
C26	30.00'	47.12'
C27	30.00'	47.12'
C28	30.00'	47.12'
C29	30.00'	47.12'
C30	30.00'	47.12'
C31	30.00'	47.12'
C32	30.00'	47.12'
C33	25.00'	39.27'
C34	25.00'	39.27'
C35	30.00'	47.12'
C36	25.00'	39.27'
C37	30.00'	47.12'

CURVE TABLE		
CURVE	RADIUS	ARC LENGTH
C38	30.00'	47.12'
C39	25.00'	39.27'
C40	30.00'	47.12'
C41	25.00'	39.27'
C42	30.00'	50.63'
C43	524.00'	61.23'
C44	30.00'	47.12'
C45	25.00'	39.40'
C46	25.00'	39.14'
C47	50.00'	61.15'
C48	822.80'	304.42'
C49	488.00'	108.64'
C50	30.00'	39.83'
C51	25.00'	39.40'
C52	30.00'	46.97'
C53	30.00'	25.44'
C54	848.80'	76.36'
C55	822.80'	88.41'
C56	30.00'	34.04'
C57	136.00'	70.82'
C58	25.00'	39.27'
C59	30.00'	47.28'
C60	25.00'	39.14'
C61	30.00'	36.18'
C62	923.61'	308.14'
C63	30.00'	68.07'
C64	25.00'	39.40'
C65	30.00'	46.97'
C66	30.00'	46.38'
C67	899.61'	214.17'
C68	923.61'	222.24'
C69	30.00'	55.08'
C70	138.89'	24.14'
C71	185.41'	95.23'
C72	288.89'	159.31'
C73	270.72'	243.80'
C74	172.29'	63.69'
C75	25.00'	21.53'



DETAIL "B"
1"=60'



1720 WESTMINSTER
DENTON, TX 76205
(940)382-3446
JOB #: 080783-PP
DRAWN BY: TK
DATE: 12-14-2017
R.P.L.S.
KENNETH A. ZOLLINGER

PRELIMINARY PLAT LOTS 1-8, BLOCK A WESTERN GATE BUSINESS PARK ADDITION

BEING 104.75 ACRES IN THE WILLIAM BRYAN SURVEY, ABSTRACT
NUMBER 148, IN THE CITY OF DENTON, DENTON COUNTY, TEXAS,

CITY OF DENTON PROJECT NUMBER
PP16-0022