

STATE OF TEXAS §
COUNTY OF COLLIN §
CITY OF FRISCO §

WHEREAS the Legacy Wash Development, LLC is the owner of a tract of land out of the Collin County School Land Survey No. 6, Abstract No. 149, City of Frisco, Collin County, Texas, being all of a tract of land described in deed to Legacy Wash Development, LLC recorded in Document No. 201500700127290 of the Official Public Records of Collin County, Texas, being all of Block A, Lot 7R1 of Revised Conveyance Plat of Legacy Medical Plaza II, Block A, Lots 6R1, 7R1 and 11R, an addition to the City of Frisco according to the plat thereof recorded in Volume 2013, Page 478 of the Map Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the east right-of-way line of Legacy Drive (variable width ROW) for the southwest corner of said Lot 7R1;

THENCE with said east right-of-way line, the following courses and distances to wit:

North 0°04'50" West, a distance of 121.74 feet to a 1/2" iron rod found for corner;
North 3°44'54" East, a distance of 31.57 feet to a 5/8" iron rod found for the northwest corner of said Lot 7R1;

THENCE leaving said east right-of-way line and with the north line of said Lot 7R1, North 89°31'24" East, a distance of 324.18 feet to an X in concrete found for the northeast corner of said Lot 7R1;

THENCE with the east line of said Lot 7R1, South 0°10'23" West, a distance of 150.81 feet to a 5/8" iron rod found for the southeast corner of said Lot 7R1;

THENCE with the south line of said Lot 7R1, South 89°05'47" West, a distance of 325.65 feet to the **POINT OF BEGINNING** and containing 1.137 acres or 49,516 square feet of land.

Bearing system of this survey is based on a line oriented between City of Frisco monuments 1 and 7 found in the field, whose positions are published on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. The horizontal coordinates of this survey are local surface coordinates derived from Frisco Monument 1.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT the Legacy Wash Development, LLC, acting herein by and through their duly authorized officers, does hereby certify and adopt this plat designating the hereinabove described property as **LEGACY MEDICAL PLAZA II, BLOCK A, LOT 7R1**, an addition to the City of Frisco, and does hereby dedicate to the public use forever, the streets and alleys shown thereon.

Legacy Wash Development, LLC does hereby certify the following:

- The streets and alleys herein are dedicated in fee simple for street and alley purposes.
- All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
- The easements and public use areas, as shown and created by this plat, are dedicated for the public use forever for the purposes indicated on this plat.
- No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the utility easements as shown, except that landscape improvements may be placed in landscape easements if approved by the City of Frisco.
- The City of Frisco is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
- Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Frisco's use thereof.
- The City of Frisco and public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.
- The City of Frisco and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.
- All modifications to this document shall be by means of plat and approved by the City of Frisco.

ACCESS EASEMENT

The undersigned covenants and agrees that the access easement(s) may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of general public vehicular and pedestrian use and access, and for the Fire Department, Police and emergency use in along, upon and across said premises, with the right and privilege at all times of the City of Frisco, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon and across said premises.

FIRE LANE EASEMENT

The undersigned covenants and agrees that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a fire apparatus access road in accordance with the Fire Code and City standards and that he (they) shall maintain the same in a state of good repair at all times in accordance with City Ordinance. The fire lane easement for the fire apparatus access road shall be kept free of obstructions in accordance with City Ordinance. The maintenance of pavement in accordance to City Ordinance of the fire lane easements is the responsibility of the owner. The owner shall identify the fire apparatus access road in accordance with City Ordinance. The Chief of Police or his/her duly authorized representative is hereby authorized to cause such fire lane and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

DRAINAGE AND DETENTION EASEMENT (UNDERGROUND DETENTION)

THE STATE OF TEXAS §
COUNTY OF COLLIN §
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This plat is hereby adopted by the Owners and approved by the City of Frisco (Called "City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors and assigns:
The area or areas shown on the plat is called "Drainage and Detention Easement" shall remain accessible at all times and shall be maintained 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 the drainage facilities within the Drainage and Detention Easement or for any damage to private property or person that results from conditions within the Drainage and Detention Easement. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type within the Drainage and Detention Easement, unless approved by the Director of Engineering Services. Each property owner shall keep the Drainage and Detention Easement traversing or adjacent to their property clean and free of debris, silt, and any materials that would result in unsanitary conditions or obstruct the flow of water. The City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner. The City shall not be held liable for any damages of any nature resulting from the failure of facilities within the Drainage and Detention Easement. The City shall have the right to enter upon the Drainage and Detention Easement at any point, or points, to investigate, survey or construct and maintain any drainage facility deemed necessary for drainage purposes.

STREET EASEMENT

The area or areas shown on the plat as "Street Easement" are hereby given and granted to the City of Frisco (City), its successors and assigns, as an easement to construct, reconstruct, operate, repair, re-build, replace, relocate, alter, remove and perpetually maintain street and highway facilities, together with all appurtenances and incidental improvements, in, upon and across certain real property owned by Grantor. Appurtenances and incidental improvements include, but are not limited to, curbs, gutters, inlets, aprons, traffic signs with or without attached flashing lights, guard rails, sidewalks, buried conduits, buried City utilities, and underground franchise utilities. Street Easements shall remain accessible at all times and shall be maintained by the Owners of the lot or lots that are traversed by, or adjacent to the Street Easement. After doing any work in connection with the construction, operation or repair of the street and highway facilities, the City shall restore the surface of the Street Easement as close to the condition in which it was found before such work was undertaken as is reasonably practicable, except for trees, shrubs and structures within the Street Easement that were removed as a result of such work.

WITNESS, my hand, this _____ day of _____, 2016.

Legacy Wash Development, LLC

By: John R. Huffman, Manager / President

STATE OF TEXAS §
COUNTY OF COLLIN §

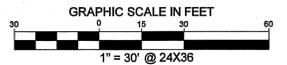
BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared John R. Huffman, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2016.

NOTARY PUBLIC in and for the STATE OF TEXAS

My commission expires: _____

Printed Name _____



CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	3°48'51"	224.00'	14.91'	S01°49'35"W	14.91'
C2	91°52'19"	20.02'	32.10'	N45°51'17"E	28.77'
C3	34°22'50"	20.50'	12.30'	S72°54'33"W	12.12'
C4	81°14'43"	20.00'	28.36'	S48°54'03"W	28.04'
C5	35°39'33"	34.00'	21.16'	N71°41'38"E	20.82'
C6	35°39'33"	30.00'	18.67'	S71°41'38"W	18.37'
C7	24°27'15"	20.00'	8.54'	N78°14'59"W	8.47'
C8	89°34'13"	20.00'	31.27'	N45°07'22"W	28.18'

LINE TABLE		
NO.	BEARING	LENGTH
L1	S03°44'01"W	24.98'
L2	N89°54'51"W	24.37'
L4	S89°31'28"W	35.00'
L5	N00°09'20"E	3.00'
L6	S77°55'07"E	40.75'
L7	N59°43'48"W	19.65'
L8	N00°09'20"E	40.00'
L9	S89°31'28"W	10.87'
L10	N77°55'07"W	44.97'
L11	S00°09'20"W	20.00'
L12	S89°54'28"E	13.48'
L13	N03°38'16"W	20.38'

CERTIFICATE OF APPROVAL

APPROVED this _____ day of _____, 2016 by the Planning & Zoning Commission of the City of Frisco, Texas.

PLANNING & ZONING COMMISSION CHAIRPERSON _____

PLANNING & ZONING COMMISSION SECRETARY _____

CITY SECRETARY _____

CITY OF FRISCO PROJECT NO. FP16-0079

FINAL PLAT
LEGACY MEDICAL PLAZA II
BLOCK A, LOT 7R1
BEING 1.137 ACRES SITUATED IN THE
COLLIN COUNTY SCHOOL
LAND SURVEY NO. 6, ABSTRACT NO. 149
CITY OF FRISCO, COLLIN COUNTY, TEXAS

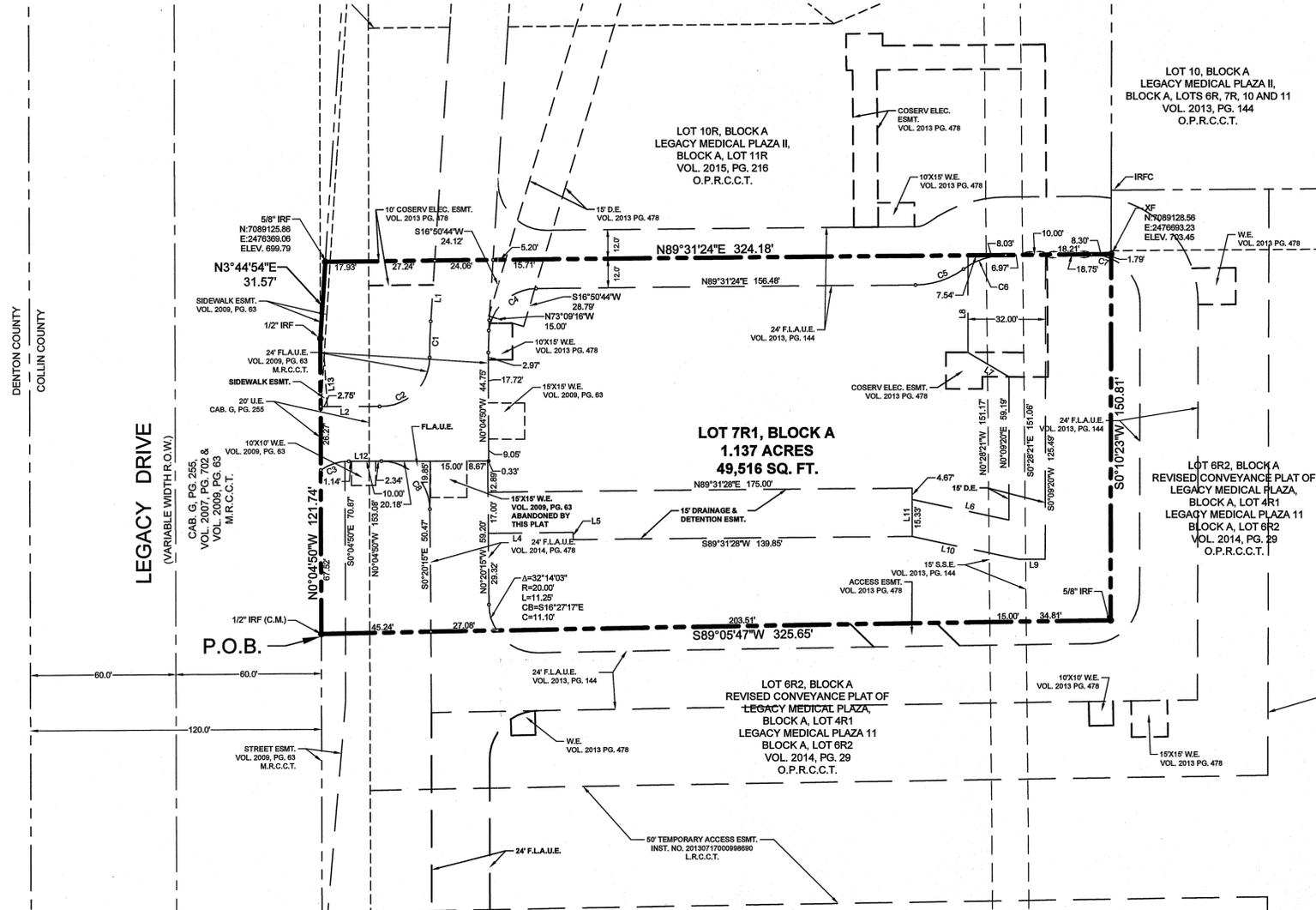
Kimley»Horn

12750 Merit Drive, Suite 1000 Dallas, Texas 75251 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 30'	DAB	JAD	Oct 2016	064468002	1 OF 1

OWNER:
Legacy Wash Development, LLC
4824 Nashwood Lane
Dallas, TX 75244
Ph: 972-458-9761
Fax: 972-458-0948
Contact: John Huffman

SURVEYOR:
Kimley-Horn and Associates, Inc.
12750 Merit Drive, Suite 1000
Dallas, TX 75251
Ph: 972-770-1300
Fax: 972-239-3820
Contact: Dana Brown, RPLS
dana.brown@kimley-horn.com



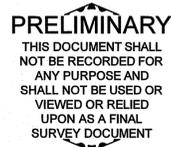
NOTES:

- FLOOD STATEMENT:** According to Community Panel No. 48085C0240 J, dated June 2, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is within "Zone X" and is not within a special flood hazard area.
- All corners are a 5/8-inch iron rod with "KHA" cap set unless otherwise noted.
- Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Dana Brown, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Frisco, Texas.



THE STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Dana Brown, known to me to be the person and officer 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 OFFICE this _____ day of _____, 2016

NOTARY PUBLIC in and for the STATE OF TEXAS

Printed Name _____

