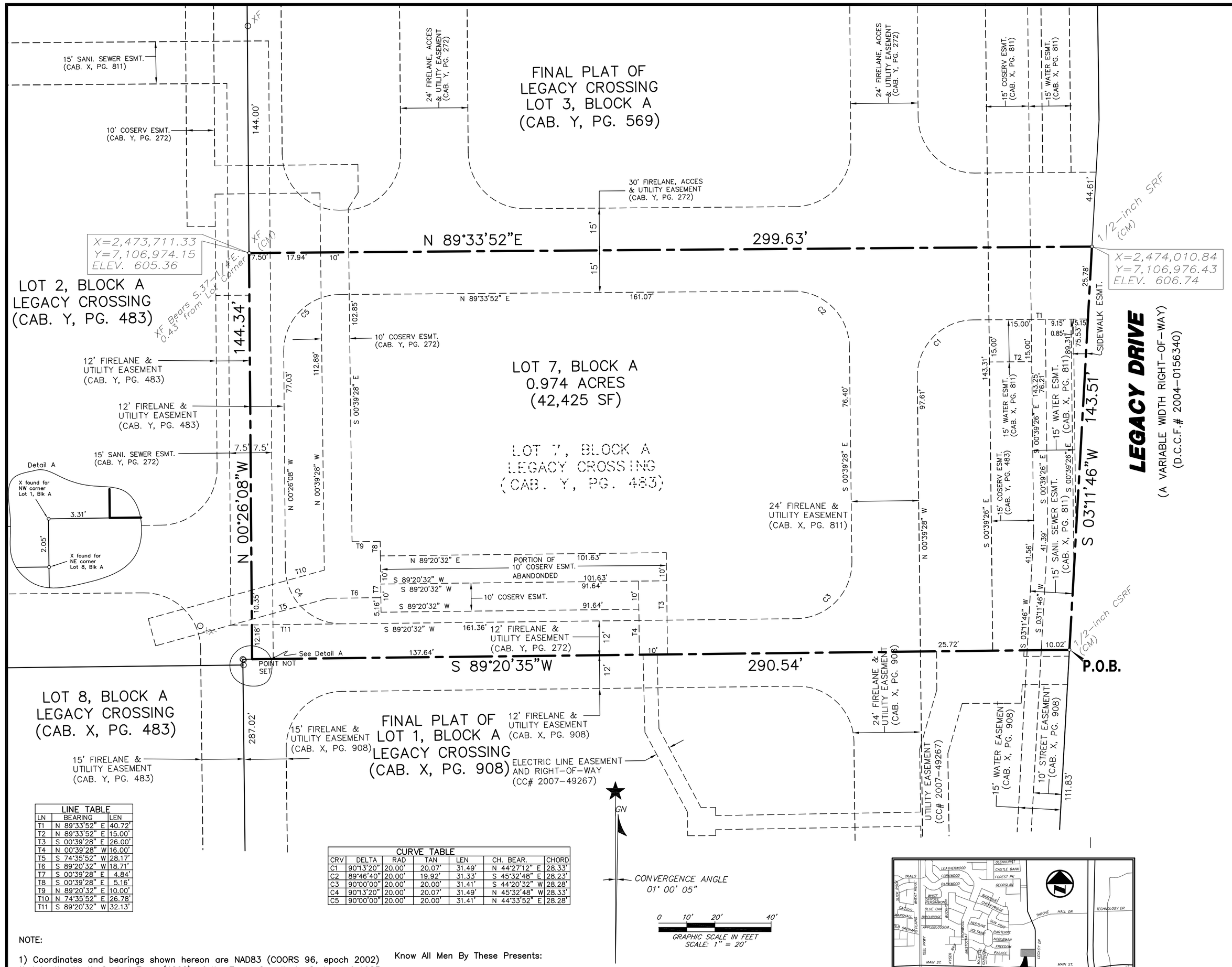


LINE TABLE		
LN	BEARING	LEN
T1	N 89°33'52" E	40.72'
T2	N 89°33'52" E	15.00'
T3	S 00°39'28" E	26.00'
T4	N 00°39'28" W	16.00'
T5	S 74°35'52" W	28.17'
T6	S 89°20'32" W	18.71'
T7	S 00°39'28" E	4.84'
T8	S 00°39'28" E	5.16'
T9	N 89°20'32" E	10.00'
T10	N 74°35'52" E	26.78'
T11	S 89°20'32" W	32.13'

CURVE TABLE						
CRV	DELTA	RAD	TAN	LEN	CH. BEAR.	CHORD
C1	90°13'20"	20.00'	20.07'	31.49'	N 44°27'12" E	28.33'
C2	89°46'40"	20.00'	19.92'	31.33'	S 45°32'48" E	28.23'
C3	90°00'00"	20.00'	20.00'	31.41'	S 44°20'32" W	28.28'
C4	90°13'20"	20.00'	20.07'	31.49'	N 45°32'48" W	28.33'
C5	90°00'00"	20.00'	20.00'	31.41'	N 44°33'52" E	28.28'

NOTE:

1) Coordinates and bearings shown hereon are NAD83 (COORS 96, epoch 2002) tied to the North Central Zone (4202) of the Texas Coordinate System of 1983 established from City of Frisco control monument (2002 datum) No. 8

City of Frisco Point No. 8: X. = 2,474,355.53 U. S. Survey feet
Y. = 7,114198.85 U. S. Survey feet.

The tie to the published control monument was made using GPS static methods. The convergence angle at the northwest corner of Lot 7 is +0 degree 54 minutes 01 seconds. All distances are reported as horizontal surface measurements with a combined scale factor of 0.99984938.

2) 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.

3) FLOOD STATEMENT: No floodplain exists on this site.

SRF – steel rod found

XF – Cut "+" in concrete found

CM – Controlling Monument

D.R.D.C.T. – Deed Records of Denton County

P.R.D.C.T. – Plat Records of Denton County

All citations of instruments are for the Deed Records of Denton County, Texas, unless otherwise noted.

Know All Men By These Presents:

That I, Wayne C. Terry, 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.

FOR REVIEW ONLY NOT TO
BE FILED FOR NAY PURPOSE

_____
Wayne C. Terry
Registered Professional Land Surveyor
Registration No. 4811

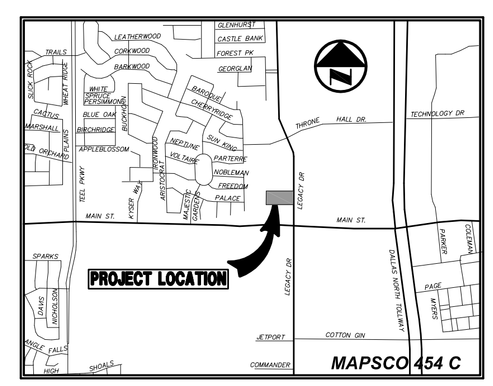
STATE OF TEXAS §
§
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public for the State of Texas, on this day personally appeared Wayne C. Terry, 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 purpose and consideration therein expressed in the capacity therein stated..

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2009.

_____
Notary Public for the State of Texas

My commission expires: _____



VICINITY MAP N.T.S

CERTIFICATE OF APPROVAL

Approved this the ____ day of _____,2009 by the Planning & Zoning Commission of the City of Frisco, Texas.

_____
Chairman Planning & Zoning Commission Chairman

_____
City Engineer

_____
City Secretary

_____
Planning Department

STATE OF TEXAS §
COUNTY OF DENTON §

OWNER'S CERTIFICATION

WHEREAS, Lagecy–Parkway, L.P. are the owners of a 0.974–acre tract of land situated in the J. Morrell Survey, Abstract No. 824, Denton County, Texas and being out of a 103.973 acre tract conveyed to them by Special Warranty Deed dated January 12, 2001 from HRC Ranch and recorded in Volume 4753, at Page 1708 of the Real Propety Records of Denton County, Texas, and being more particularly described as follows:

BEING a platted lot in the J. Morrell Survey Abstract No. 864, City of Frisco, Denton County, Texas, and being all of Lot 7, Block A of the Revised Conveyance Plat of Legacy Crossing Lots 2, 4, 7, 8 and 9, Block A, according to the plat thereof recorded in Cabinet Y, at Page 483 of the Plat Records of Denton County, Texas and being more particularly described as follows:

BEGINNING at a ½–inch capped steel rod bearing the inscription "W.A.I." in the westerly right–of–way line of Legacy Drive (variable width) for the southeast corner of said Lot 7 the same being the northeast corner of Lot 1, Block A of Legacy Crossing according to the plat thereof recorded in Cabinet X, at Page 908 of the Plat Records of Denton County, Texas;

THENCE South 89° 20' 35" West with the common line between said Lot 7 and the last mentioned Lot 1 for a distance of 290.54 feet to an unmarked reentrant corner of Lot 2, Block A of the aforementioned Revised Conveyance Plat of Legacy Crossing Lots 2, 4, 7, 8 and 9, Block A, said point being on the lid of a sanitary sewer manhole;

THENCE North 00° 26' 08" West with the common line between the aforementioned Lots 7 and 2, Block A for a distance of 144.34 feet to an "X" found cut in concrete pavement for the northwest corner of said Lot 7 the same being the southwest corner of Lot 3, Block A of the Final Plat of Legacy Crossing, Lot 3, Block A, an addition to the City of Frisco according to the plat thereof recorded in Cabinet Y, at Page 569 of the Plat Records of Denton County, Texas, from said found "X" another found "X" bears South 37–1/4° East a distance of 0.43 feet;

THENCE North 89° 33' 52" East with the north line of said Lot 7 the same being the south line of the last mentioned Lot 3, Block A for a distance of 299.63 feet to a ½–steel rod found in the expansion joint of the concrete drive apron in the westerly right–of–way line of Legacy Drive for the northeast corner of said Lot 7 and the southeast corner of said Lot 3;

THENCE South 03° 11' 46" West with the westerly right–of–way line of Legacy Drive and with the east line of said Lot 7 for a distance of 143.51 feet to the Place of Beginning.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Lagecy–Parkway, L.P. acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the hereinabove described property as **LEGACY CROSSING, Lot 7, Block A,** an addition to the City of Frisco, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. The Lagecy–Parkway, L.P. does herein certify the following:

1. The streets and alleys are dedicated for street and alley purposes.

2. All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.

3. The easements and public use areas, as shown, are dedicated for the public use forever for the purposes indicated on this plat.

4. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements if approved by the City of Frisco.

5. The City of Frisco is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.

6. 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.

7. 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.

8. 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.

9. All modifications to this document shall be by means of plat and approved by the City of Frisco.

10. Access Easements
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.

11. Fire Lane Easements
The undersigned covenants and agrees that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface paved in accordance with City standards and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking, loading, or unloading of motor vehicles, trailers, boats, or other impediments to the access of fire apparatus. The maintenance of pavement in accordance to City standards of the fire lane easements is the responsibility of the owner, and the owner shall post and maintain signage in accordance to City standards in conspicuous places along the fire lanes, stating "Fire Lane, No Parking". The Chief of Police or his/her duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Frisco, Texas.

WITNESS, my hand, this _____ the _____ day of 2009.

BY: Legacy–Parkway, L.P.

_____
Authorized Signature

_____
Printed Name and Title

STATE OF TEXAS §
§
COUNTY OF DENTON §

Before me, the undersigned authority, a Notary Public for the State of Texas, 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 he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2009.

_____
Notary Public for the State of Texas

My commission expires: _____

SPFP09–0003

FINAL PLAT

LEGACY CROSSING
LOT 7, BLOCK A

BEING A REPLAT OF ALL OF
LOT 7, BLOCK A
LEGACY CROSSING
AND BEING SITUATED IN THE
J. MORRELL SURVEY, ABSTRACT NO. 864,
CITY OF FRISCO, DENTON COUNTY, TEXAS
THIS PLAT FILED IN CABINET ____, AT PAGE _____, P.R.D.C.T.

OWNER: LEGACY–PARKWAY, L.P.
5008 PLANO PARKWAY
PLANO, TEXAS 75093
TEL (972) 759–0900

R-DELTA ENGINEERS, INC.
618 MAIN STREET, GARLAND, TEXAS 75040 TEL. (972) 494–5031 On the Web at WWW.RDELTA.COM
ENGINEERS, LAND PLANNERS AND LAND SURVEYORS

DRAWN BY:	CHECKED BY:	SCALE:	DATE:	
NDC	WCT	1"=20'	JANUARY 2009	1818T.dwg