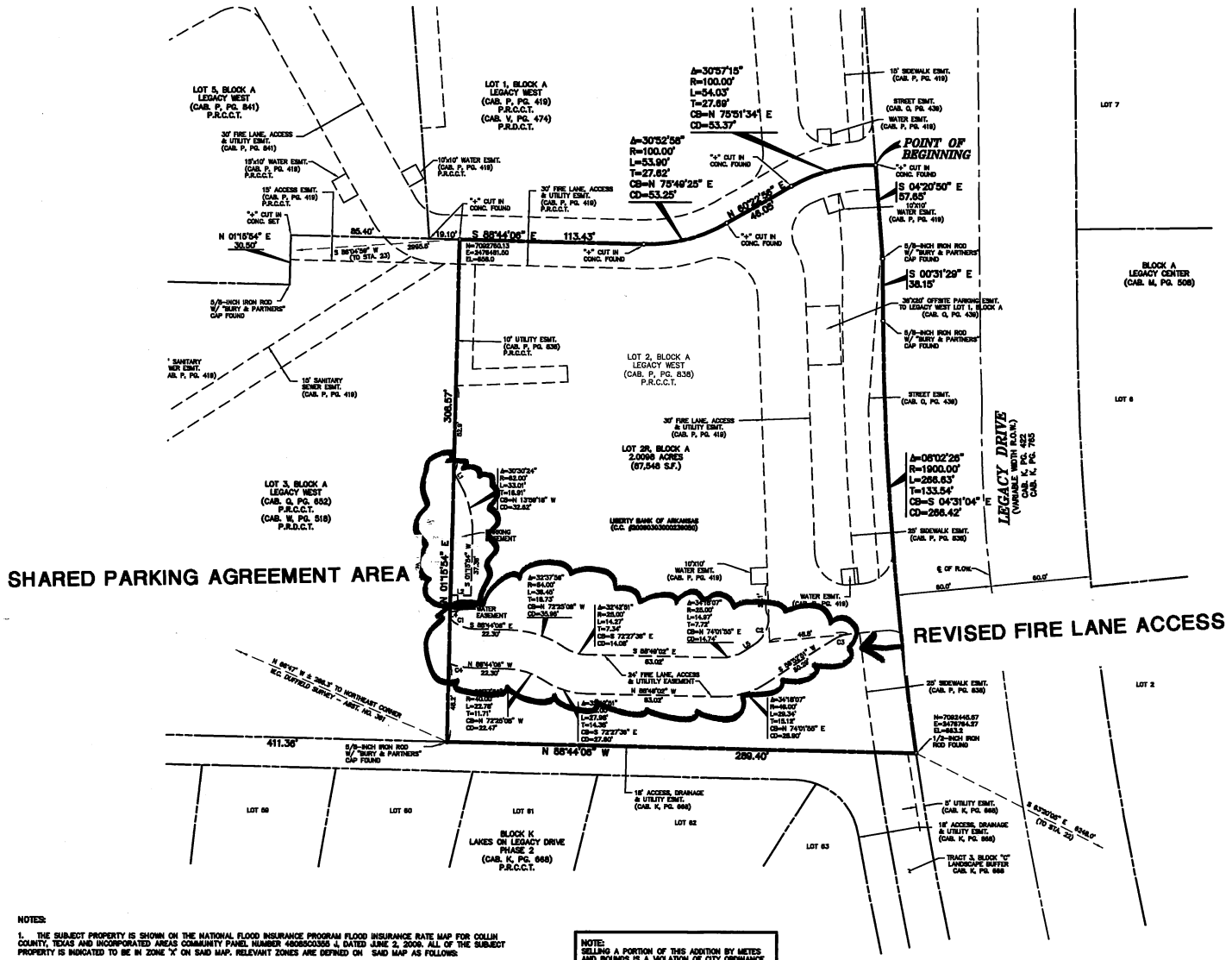

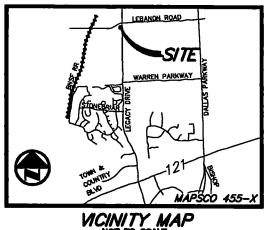

VICINITY MAP
NOT TO SCALE

GRAPHIC SCALE IN FEET
SCALE 1" = 30'

LEGEND

(C.M.)	CONTROLLING MONUMENT
SIR	5/8-INCH IRON ROD WITH "POGUE ENG & DEV" CAP SET

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 29°14'30" E	7.72'
L2	N 88°44'06" W	12.50'
L3	S 01°15'54" W	10.00'
L4	N 88°44'06" W	4.44'
L5	N 88°38'31" E	7.13'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	48°13'07"	20.00'	16.13'	8.53'	S 56°37'33" E	15.70'
C2	59°26'52"	20.00'	20.38'	11.31'	N 27°27'36" E	19.70'
C3	27°21'06"	20.00'	9.55'	4.87'	S 70°33'24" W	9.46'
C4	18°08'28"	44.00'	14.71'	7.43'	S 79°08'22" E	14.64'

THE PURPOSE OF THIS REPLAT IS TO ADD A FIRE LANE, ACCESS & UTILITY EASEMENT ALONG THE SOUTH SIDE OF THE EXISTING BUILDING FOR THE BENEFIT OF LOT 3B (TO THE WEST) AND TO ADD SHARED PARKING EASEMENT WITH LOT 3B, BLOCK A.

NOTES:

1. THE SUBJECT PROPERTY IS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR COLLIN COUNTY, TEXAS AND INCORPORATED AREAS COMMUNITY PANEL NUMBER 48085C0355 J, DATED JUNE 2, 2009. ALL OF THE SUBJECT PROPERTY IS INDICATED TO BE IN ZONE 'X' ON SAID MAP. RELEVANT ZONES ARE DEFINED ON SAID MAP AS FOLLOWS:

ZONE 'X' – AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

2. BEARING SYSTEM BASED ON BEARING OF NORTH 60 DEGREES, 45 MINUTES, 30 SECONDS EAST FOR THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF LEBANON ROAD ACCORDING TO LEGACY WEST, AN ADDITION TO THE CITY OF FRISCO, TEXAS ACCORDING TO THE PLAT RECORDED IN CABINET Q, PAGE 652 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS AND IN CABINET W, PAGE 518 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS.

NOTE:
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.

NOTES:
1. NO 100-YEAR FLOODPLAIN EXISTS ON-SITE.
2. DETENTION FOR SITE IS PROVIDED BY DEVELOPER ON LOT 6.

CITY PROJECT NO. SPRP09-0004
REPLAT
LOT 2R, BLOCK A
LEGACY WEST ADDITION
2.0098 ACRE TRACT
AN ADDITION TO THE CITY OF FRISCO, TEXAS
BEING A REPLAT OF LOT 2, BLOCK A,
LEGACY WEST ADDITION, CABINET P, PAGE 838, P.R.C.C.T.
AND BEING OUT OF THE
COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT No. 149
COLLIN COUNTY, TEXAS
SHEET 1 OF 2

APPLICANT	PREPARED FOR:	OWNER:
POGUE ENGINEERING & DEVELOPMENT CO., INC. 1512 BRAY CENTRAL DRIVE SUITE 100 MCKINNEY, TEXAS 75069 (214) 544-8880 PHONE	KIDS R KIDS INTERNATIONAL, INC. 9593 PEWTER DRIVE FRISCO, TEXAS 75035 (214) 770-1930 PHONE	LIBERTY BANK OF ARKANSAS 270 SW BUSINESS CENTER JONESBORO, ARKANSAS 72401

POGUE
ENGINEERING & DEVELOPMENT COMPANY, INC.
1512 BRAY CENTRAL DRIVE
SUITE 100
McKINNEY, TEXAS 75069
(214) 544-8880 PHONE
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www.PogueEngineering.com

P.I. NO:	1227-09-025
DATE:	05-06-09
SCALE:	1" = 30'
DRAWN BY:	RLG
CHECKED BY:	AWS

PI NO: 1227-09-025

DWG NO: 1227-09-025-04A.DWG

SUBMISSION 05/06/2009 – 3:38PM
N:\JOBS\1200-1599\1227-09-025\DWG\1227-09-025-04A.DWG
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