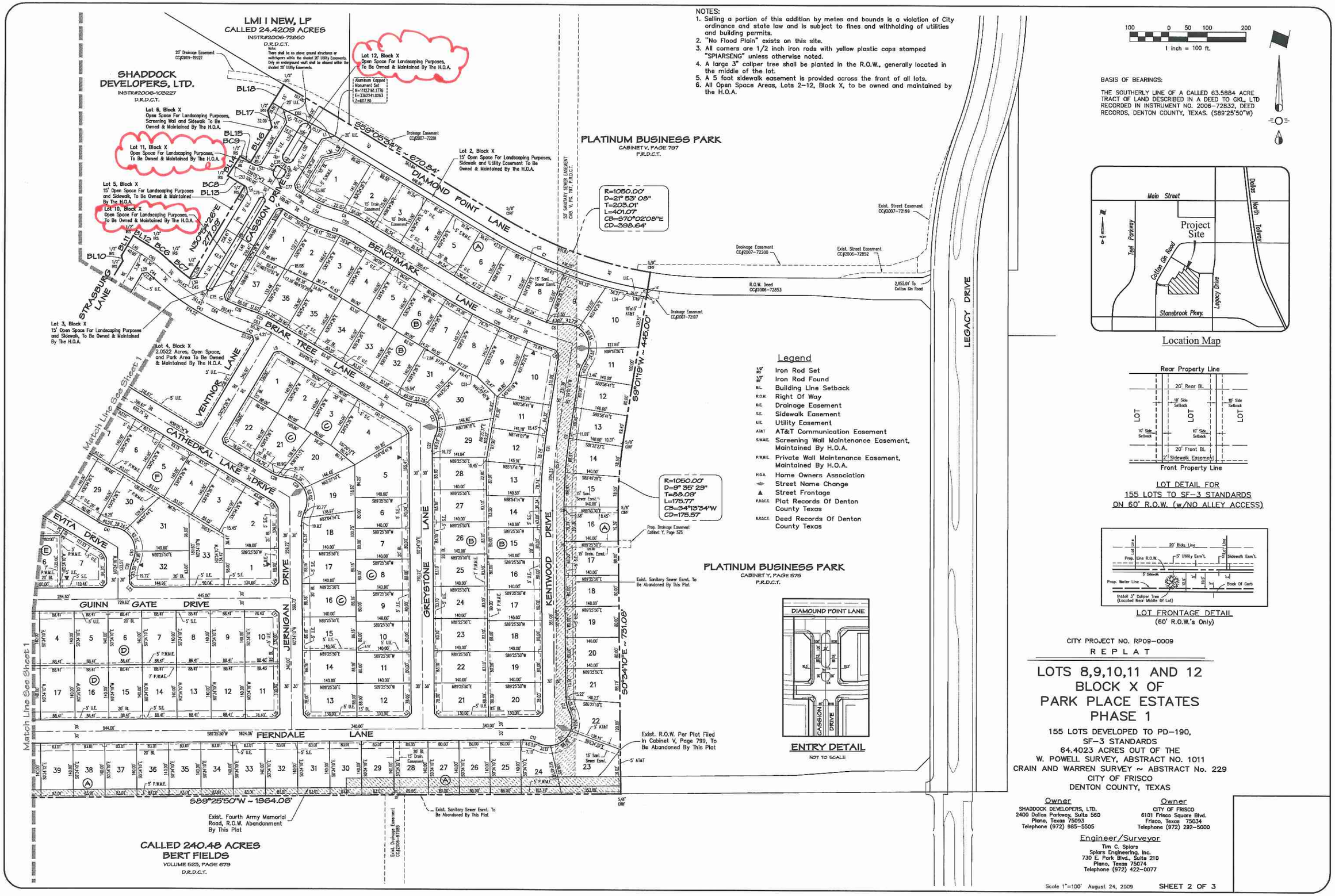

NOTES:

1. 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.
2. "No Flood Plain" exists on this site.
3. All corners are 1/2 inch iron rods with yellow plastic caps stamped "SPIARSENG" unless otherwise noted.
4. A large 3" caliper tree shall be planted in the R.O.W., generally located in the middle of the lot.
5. A 5 foot sidewalk easement is provided across the front of all lots.
6. All Open Space Areas, Lots 2–12, Block X, to be owned and maintained by the H.O.A.

Legend

1/2" IRS	Iron Rod Set
1/2" IRF	Iron Rod Found
B.L.	Building Line Setback
R.O.W.	Right Of Way
D.E.	Drainage Easement
S.E.	Sidewalk Easement
U.E.	Utility Easement
AT&T	AT&T Communication Easement
S.W.M.E.	Screening Wall Maintenance Easement, Maintained By H.O.A.
P.W.M.E.	Private Wall Maintenance Easement, Maintained By H.O.A.
H.O.A.	Home Owners Association
	Street Name Change
	Street Frontage
P.R.D.C.T.	Plat Records Of Denton County Texas
R.R.D.C.T.	Deed Records Of Denton County Texas

1 inch = 100 ft.

BASIS OF BEARINGS:

THE SOUTHERLY LINE OF A CALLED 63.5884 ACRE TRACT OF LAND DESCRIBED IN A DEED TO GKL, LTD RECORDED IN INSTRUMENT NO. 2006–72832, DEED RECORDS, DENTON COUNTY, TEXAS. (S89°25'50"W)

Location Map

LOT DETAIL FOR
155 LOTS TO SF–3 STANDARDS
ON 60' R.O.W. (w/NO ALLEY ACCESS)

LOT FRONTAGE DETAIL
(60' R.O.W.'s Only)

CITY PROJECT NO. RP09–0009

REPLAT

LOTS 8,9,10,11 AND 12 BLOCK X OF PARK PLACE ESTATES PHASE 1

155 LOTS DEVELOPED TO PD–190, SF–3 STANDARDS
64.4023 ACRES OUT OF THE
W. POWELL SURVEY, ABSTRACT NO. 1011
CRAIN AND WARREN SURVEY ~ ABSTRACT No. 229
CITY OF FRISCO
DENTON COUNTY, TEXAS

Owner
SHADDOCK DEVELOPERS, LTD.
2400 Dallas Parkway, Suite 560
Plano, Texas 75093
Telephone (972) 985–5505

Owner
CITY OF FRISCO
6101 Frisco Square Blvd.
Frisco, Texas 75034
Telephone (972) 292–5000

Engineer/Surveyor
Tim C. Spiars
Spiars Engineering, Inc.
730 E. Park Blvd., Suite 210
Plano, Texas 75074
Telephone (972) 422–0077

Scale 1"=100' August 24, 2009