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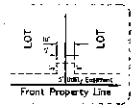
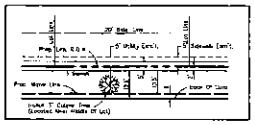
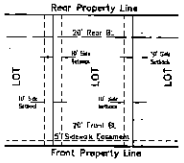


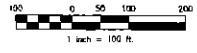
TYPICAL DETAIL OF TRANSFORMER LOCATION



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

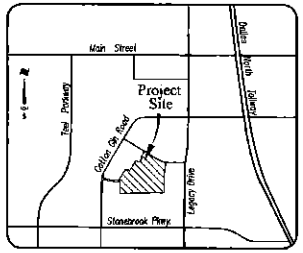


LOT DETAIL FOR
155 LOTS TO SF-3 STANDARDS
ON 60' R.O.W. (w/NO ALLEY ACCESS)

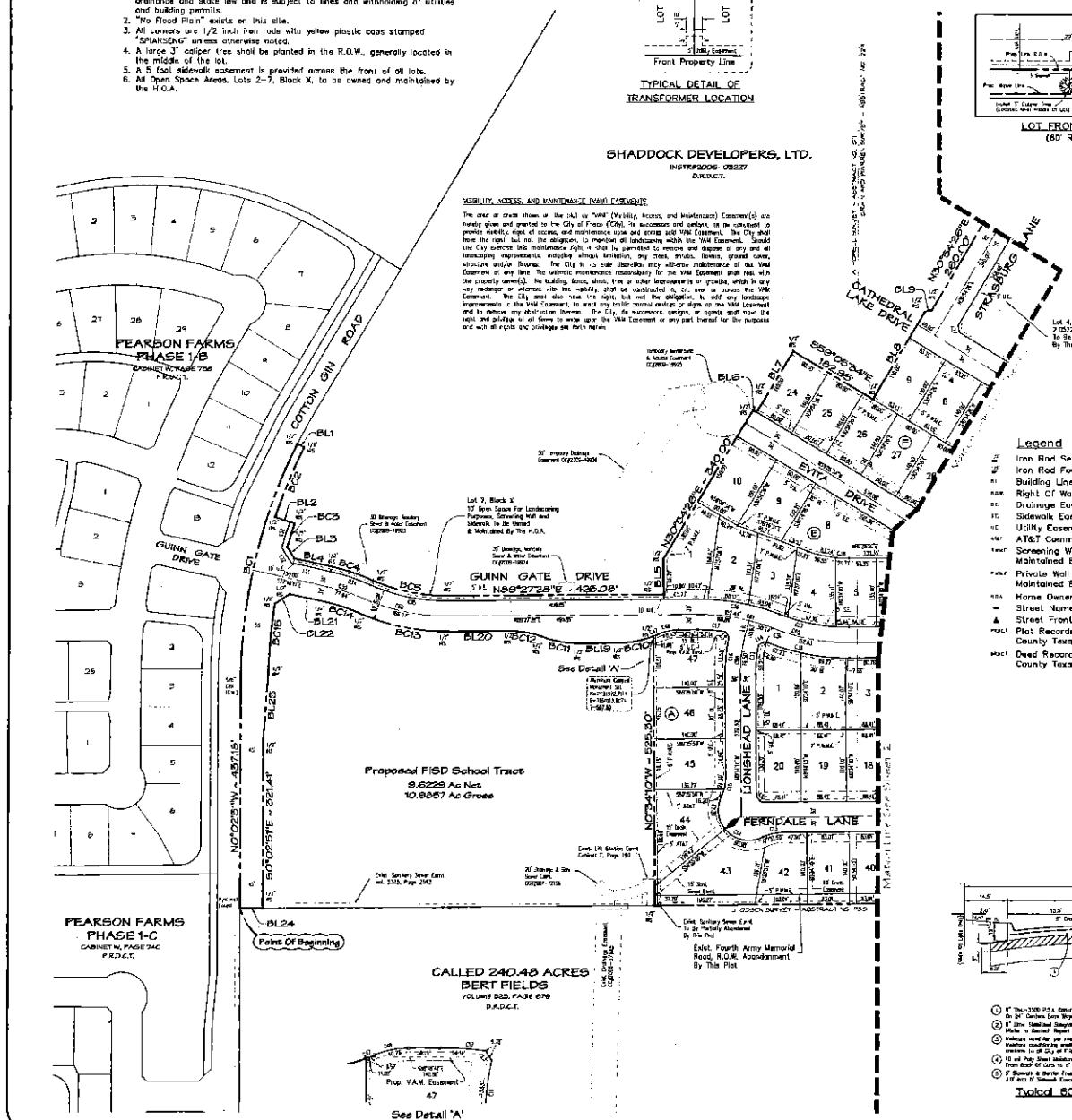


BASIS OF BEARINGS.

THE SOUTHERLY LINE OF A CALLED 63.5864 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



Legend

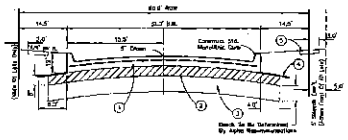
- Iron Rod Set
- Iron Rod Found
- B.L. Building Line Setback
- R.O.W. Right Of Way
- D.E. Drainage Easement
- S.E. Sidewalk Easement
- U.E. Utility Easement
- AT&T AT&T Communication Easement
- S.W.M.E. Screening Wall Maintenance Easement, Maintained By H.O.A.
- P.W.M.E. Private Wall Maintenance Easement, 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
- D.R.D.C.T. Deed Records Of Denton County Texas

Boundary Line Table

Line #	Length	Direction
BL1	15.00'	S65°23'45"E
BL2	40.00'	S77°40'07"E
BL3	25.99'	S31°35'43"E
BL4	75.25'	S77°48'11"E
BL5	68.22'	N07°33'32"W
BL6	8.00'	S59°05'34"E
BL7	140.00'	N30°54'26"E
BL8	200.00'	N30°54'26"E
BL9	14.14'	N75°54'26"E
BL10	14.14'	N14°05'34"W
BL11	60.00'	N30°54'26"E
BL12	45.37'	S59°05'34"E
BL13	42.60'	N59°05'34"W
BL14	60.00'	N30°54'26"E
BL15	23.82'	S59°05'34"E
BL16	106.98'	N30°55'02"E
BL17	45.60'	N14°07'05"W
BL18	76.50'	N30°54'26"E
BL19	73.14'	S89°27'28"W
BL20	119.55'	S89°27'28"W
BL21	69.54'	N77°48'11"W
BL22	34.59'	S85°58'10"W
BL23	150.00'	S4°00'08"W
BL24	46.00'	S89°27'28"W

Boundary Curve Table

Curve #	Radius	Delta	Tangent	Length	Curve Bearing	Chord
BC1	1050.00'	25°33'27"	247.80'	466.68'	N13°14'14"E	462.54'
BC2	1055.00'	8°11'08"	74.06'	147.87'	S22°25'24"W	147.74'
BC3	995.00'	2°45'24"	25.94'	47.87'	S16°57'08"W	47.87'
BC4	440.00'	11°08'56"	42.95'	85.62'	S72°15'42"E	85.48'
BC5	560.00'	25°33'59"	76.15'	150.10'	S78°35'52"E	149.01'
BC6	330.00'	12°29'01"	36.09'	71.90'	S52°51'05"E	71.76'
BC7	570.00'	6°41'37"	33.33'	66.58'	S49°57'23"E	66.55'
BC8	330.00'	1°28'08"	4.25'	8.56'	N36°21'00"W	8.56'
BC9	270.00'	1°28'08"	3.50'	7.00'	S36°21'00"E	7.00'
BC10	210.00'	20°02'51"	37.11'	73.46'	S73°26'12"W	73.08'
BC11	210.00'	20°02'51"	37.72'	74.84'	N60°23'37"W	74.23'
BC12	190.00'	20°21'51"	34.18'	67.55'	N60°23'37"W	67.16'
BC13	450.00'	25°32'16"	90.98'	179.25'	N76°53'52"W	177.99'
BC14	570.00'	11°08'56"	56.11'	72.00'	N72°15'42"W	71.59'
BC15	935.00'	7°05'25"	61.64'	125.12'	S62°25'37"W	125.04'



Typical 60' R.O.W. Section

CITY PROJECT NO. FP09-0001

FINAL PLAT

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.
2460 Dallas Parkway, Suite 560
Plano, Texas 75093
Telephone (972) 985-5505

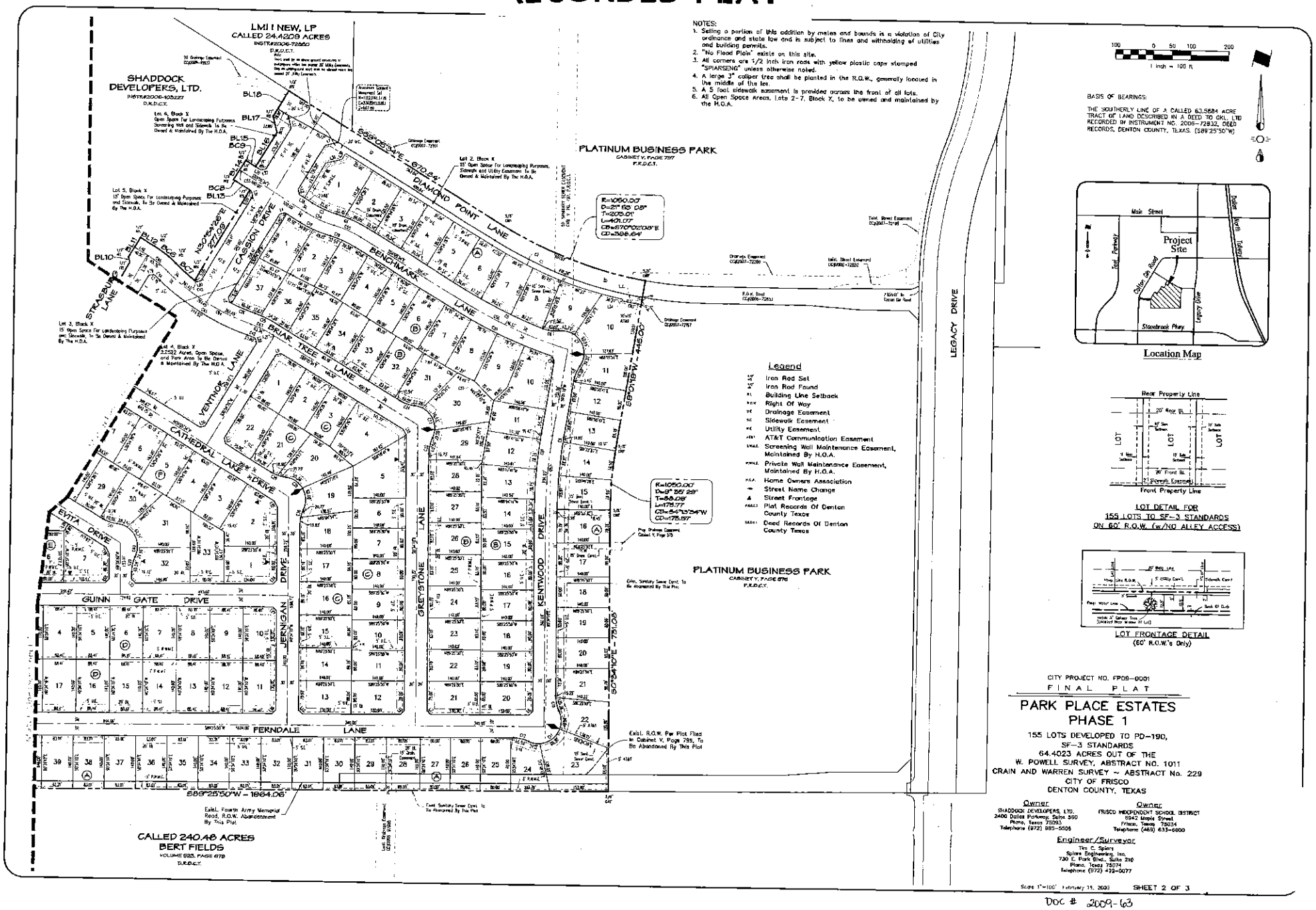
Owner
FRISCO INDEPENDENT SCHOOL DISTRICT
6897 Maple Street
Frisco, Texas 75034
Telephone (469) 633-6000

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

Scale 1"=100' February 19, 2009 SHEET 1 OF 3

Doc # 2009-63

RECORDED PLAT



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