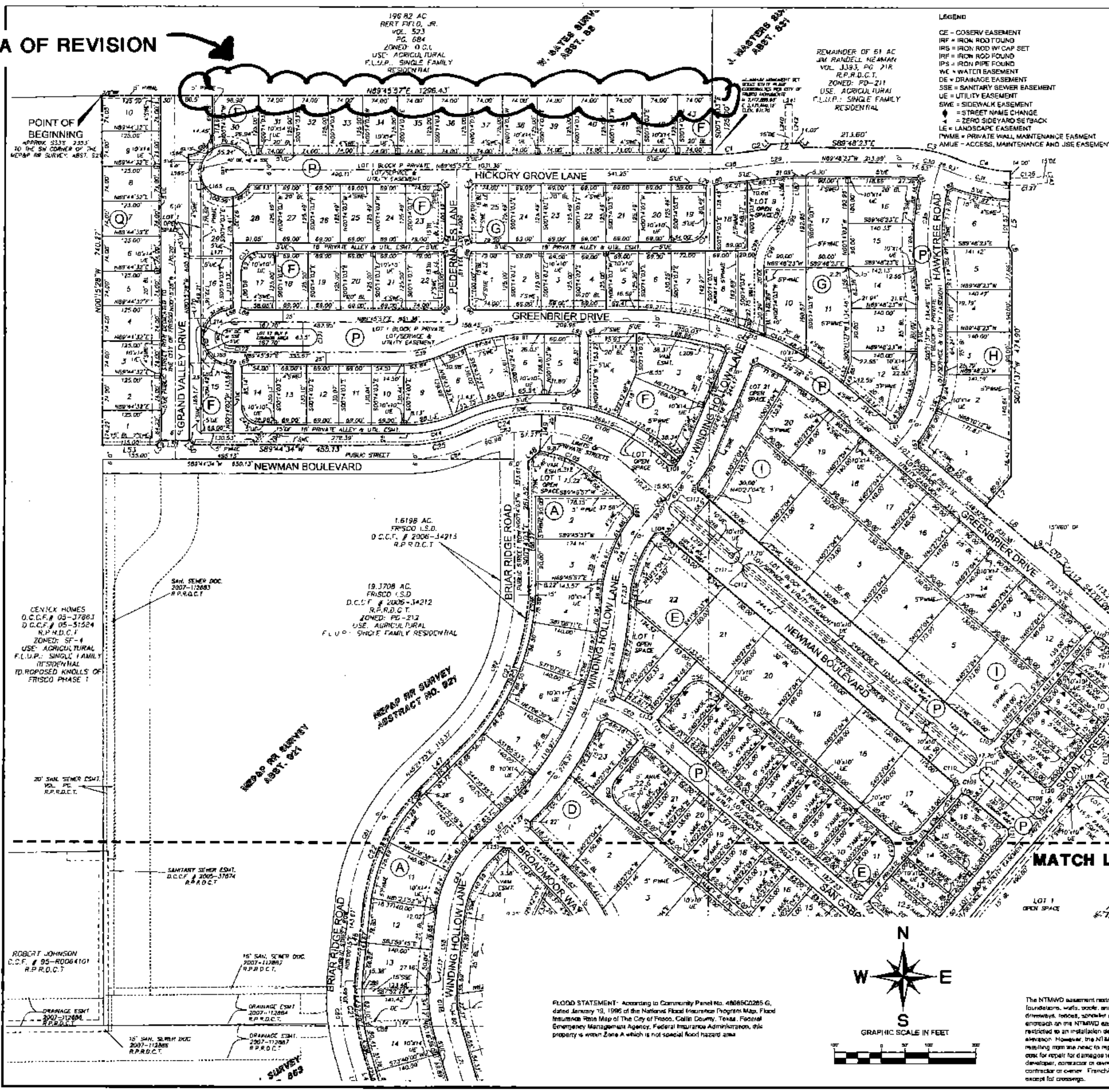
RECORDED PLAT

AREA OF REVISION



LEGEND

CE - COSERV EASEMENT
IRF = IRON ROD FOUND
IRS = IRON ROD W/ CAP SET
IRF = IRON ROD FOUND
IPS = IRON PIPE FOUND
WE = WATER EASEMENT
DE = DRAINAGE EASEMENT
SSE = SANITARY SEWER EASEMENT
UE = UTILITY EASEMENT
SWE = SIDEWALK EASEMENT
◆ = STREET NAME CHANGE
▼ = ZERO SIDEYARD SETBACK
LE = LANDSCAPE EASEMENT
PWME = PRIVATE WALL MAINTENANCE EASEMENT
AMUE - ACCESS, MAINTENANCE AND USE EASEMENT

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	8°39'37"	500.00'	75.58	N85°26'08"E	75.50
C2	2°59'56"	750.00'	39.26	N82°36'18"E	39.25
C3	22°20'01"	300.00'	115.07	S78°43'22"E	115.34
C4	19°39'12"	318.00'	115.84	S77°27'57"E	115.37
C5	8°39'18"	275.00'	41.54	S45°13'17"E	41.50
C6	14°05'24"	220.00'	61.78	S48°29'43"W	61.58
C7	31°02'59"	141.00'	76.33	S65°03'26"E	75.40
C8	24°05'24"	55.00'	23.12	S31°06'11"E	22.95
C9	90°00'00"	40.00'	62.83	S04°32'56"E	56.57
C10	90°00'00"	40.00'	62.83	S85°27'01"W	56.57
C11	90°00'00"	40.00'	62.83	S04°32'56"E	56.57
C12	90°00'00"	40.00'	62.83	S85°27'04"W	56.57
C13	90°00'00"	40.00'	62.83	S04°32'56"E	56.57
C14	9°51'02"	485.50'	83.75	N54°29'27"W	83.65
C15	12°25'28"	198.50'	42.50	S46°26'34"W	42.29
C16	37°52'32"	634.00'	419.11	S78°55'50"W	411.52
C17	46°07'00"	1052.92'	847.48	S66°49'55"E	824.79
C20	27°17'34"	480.00'	228.65	N07°41'37"W	226.49
C21	22°20'15"	420.00'	163.74	N05°09'51"W	162.71
C22	39°24'19"	470.00'	269.84	N75°42'20"E	263.18
C23	45°38'30"	480.00'	382.37	N22°35'10"E	372.34
C24	24°57'04"	375.00'	163.30	S75°51'07"W	162.02
C25	25°21'58"	295.00'	130.60	S77°03'35"W	129.51
C28	8°39'37"	530.00'	80.11	N85°26'08"E	80.03
C29	9°05'17"	720.00'	114.21	S85°38'59"W	114.09
C30	22°10'05"	270.00'	104.48	N78°43'22"W	103.81
C31	19°39'12"	368.00'	126.23	S77°27'57"E	125.61
C32	281°26'35"	51.00'	251.69	S06°28'37"E	50.36
C33	90°00'00"	40.00'	62.83	S44°45'57"W	56.57
C34	90°00'00"	40.00'	62.83	N44°45'37"E	56.57
C35	25°13'46"	500.00'	220.15	S05°01'36"W	218.68
C36	7°47'58"	440.00'	59.89	N03°42'22"W	59.85
C37	40°13'26"	250.00'	175.66	N20°19'20"E	172.06
C38	17°15'30"	100.00'	30.12	N31°49'18"E	30.01
C39	25°03'11"	225.00'	98.38	N77°14'21"E	97.60
C40	25°03'11"	450.00'	195.77	S77°14'21"W	195.20
C41	13°50'59"	1210.92'	285.88	N09°27'18"W	285.00
C42	40°41'07"	675.00'	476.31	N69°53'30"W	468.30
C43	90°01'23"	40.00'	62.85	S45°14'15"E	56.58
C44	25°21'39"	270.00'	119.54	N77°03'35"E	118.56
C45	66°04'28"	400.00'	461.29	N02°35'11"W	436.15
C46	94°38'17"	40.00'	66.07	N47°05'13"E	58.81
C47	17°44'16"	220.00'	68.11	N31°34'56"E	67.84
C48	37°38'15"	280.00'	185.40	S21°28'56"W	182.03
C49	180°00'00"	31.75'	99.76	S00°34'03"E	63.51
C50	6°19'16"	350.00'	37.76	N45°13'17"W	37.73
C51	16°05'24"	245.00'	68.80	S49°20'45"W	68.58
C52	108°41'51"	53.00'	102.47	N34°17'26"E	88.25
C53	90°00'00"	40.00'	62.83	N04°32'56"W	56.57
C54	163°50'36"	56.75'	162.29	S00°19'09"E	112.38
C55	94°46'28"	53.50'	82.15	N42°16'10"E	74.85
C56	90°00'00"	40.00'	62.83	S85°27'04"W	56.57
C57	90°00'00"	40.00'	62.83	N04°32'56"W	56.57
C58	90°00'00"	40.00'	62.83	N85°27'04"E	56.57
C59	90°00'00"	40.00'	62.83	S04°32'56"E	56.57
C60	21°13'32"	250.00'	92.61	N60°09'45"W	92.09
C61	42°53'56"	665.00'	497.84	N23°57'37"E	486.29
C62	40°42'15"	300.00'	213.13	N24°14'28"W	208.67
C63	39°24'10"	235.00'	161.61	S25°42'20"W	158.45
C64	8°20'37"	1095.92'	159.40	S47°39'55"E	159.26
C65	67°35'18"	70.00'	82.57	S34°13'18"E	77.87
C66	54°39'14"	366.00'	337.12	S31°30'41"E	324.03
C67	19°15'37"	506.00'	169.08	S38°31'06"W	167.29
C68	24°44'31"	1401.92'	605.35	N56°08'40"W	601.55
C69	280°38'52"	55.00'	269.40	N14°54'50"E	70.23
C70	9°18'58"	1746.92'	283.85	N53°40'50"W	282.74
C71	41°16'58"	256.00'	180.13	S12°48'55"W	176.20
C72	41°48'33"	256.00'	182.43	S68°55'38"E	178.41
C73	41°16'56"	256.00'	180.13	N70°11'25"W	176.36
C74	46°33'52"	556.00'	450.13	N23°36'57"E	437.67
C75	74°06'16"	40.00'	51.73	N12°29'49"W	48.20
C76	1°15'38"	490.50'	10.79	N43°28'10"E	10.79
C77	11°51'11"	490.50'	101.47	N35°44'41"E	101.29

C78	37°35'03"	300.00'	196.79	N68°20'48"W	193.28
C79	27°17'34"	450.00'	214.36	N07°41'37"W	212.34
C80	22°20'15"	450.00'	175.44	S05°09'53"E	174.33
C81	39°24'10"	450.00'	309.47	S25°42'20"W	303.40
C82	45°38'30"	450.00'	358.47	N22°35'10"E	349.07
C83	28°10'53"	300.00'	148.26	S78°42'34"W	146.75
C84	25°10'40"	325.00'	142.82	N77°58'27"E	141.67
C85	83°33'07"	35.00'	50.84	N07°36'23"W	46.48
C86	51°17'03"	245.00'	219.29	N75°11'28"W	212.05
C88	28°47'01"	97.97	49.22	S73°23'32"W	48.70
C89	6°26'07"	292.50'	32.85	S68°54'35"E	32.83
C91	39°45'58"	530.00'	367.85	S22°09'21"E	360.51
C93	34°02'07"	500.50'	298.33	N27°01'25"E	293.93
C94	38°20'25"	608.00'	407.52	N19°45'54"E	399.95
C95	46°27'51"	110.00'	89.20	S21°24'27"W	86.78
C96	46°52'25"	90.00'	73.63	S23°39'10"W	71.59
C97	25°20'37"	90.00'	39.81	N12°26'10"E	39.48
C98	46°52'25"	110.00'	89.99	N23°12'10"E	87.50
C99	46°27'51"	90.00'	72.99	N23°21'27"E	71.00
C104	0°34'16"	1230.92	12.27	S76°54'58"E	12.27
C105	31°39'36"	250.00'	138.14	N85°22'44"W	136.39
C106	41°07'25"	375.00'	269.15	N70°06'39"W	263.41
C107	9°00'45"	300.00'	47.19	N86°50'26"E	47.14
C108	180°00'00"	17.00'	53.41	N40°27'04"E	34.00
C109	180°00'00"	17.00'	53.41	S40°27'04"W	34.00
C110	180°00'00"	17.00'	53.41	N40°27'04"E	34.00
C111	180°00'00"	17.00'	53.41	S40°27'04"W	34.00
C112	180°00'00"	17.00'	53.41	N40°27'04"E	34.00
C113	180°00'00"	17.00'	53.41	S40°27'04"W	34.00
C114	15°24'21"	665.00	178.81	N08°17'49"W	178.28
C115	22°20'15"	320.00'	124.76	S05°09'53"E	123.97
C116	83°13'07"	50.00'	72.62	N07°36'23"W	66.40
C117	32°59'17"	250.00'	143.94	N21°14'43"E	141.96
C118	17°48'15"	448.00'	139.21	S15°39'22"W	138.65
C119	42°02'05"	289.50'	212.39	S69°38'23"E	207.68
C120	40°56'26"	235.00'	167.92	S69°28'48"E	164.37
C121	180°00'00"	18.25	57.34	N00°34'03"W	36.50
C122	180°00'00"	18.25	57.34	S00°34'03"E	36.50
C123	55°05'25"	110.50'	106.18	S45°27'12"W	101.91
C124	71°17'17"	110.50	137.48	N18°28'04"W	128.79
C125	45°36'24"	110.50	87.98	S40°39'26"E	85.65
C126	12°35'14"	352.00	77.43	N86°24'20"E	77.28
C127	12°35'14"	367.00	80.73	N86°24'20"E	80.57
C128	18°04'18"	246.00	77.59	S65°34'36"W	77.27
C129	18°04'18"	231.00'	72.86	S65°34'36"W	72.56

Notes:

1.) All corners are 5/8" iron rods set with a plastic cap stamped "KHA" unless otherwise noted.

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.) All common areas and open space to be conveyed to and maintained by the H.O.A.

4.) All streets are private streets, access and utility easements.

5.) All alleys are 18' private alleys, access and utility easements.

6.) All alleys and streets are Lot 1, Block P.

7.) All private retaining walls shall be maintained by the H.O.A.

FINAL PLAT
NEWMAN VILLAGE
PHASE ONE

BEING 207 LOTS BEING DEVELOPED TO PLANNED DEVELOPMENT STANDARDS IN PLANNED DEVELOPMENT ORDINANCE NO. 211 AND 213

93 SF-3 LOTS
27 SF-4 LOTS
42 SF-5 LOTS
45 PATIO HOME LOTS
8 OPEN SPACES

BEING 98.9467 ACRES OUT OF
J. MASTERS SURVEY ABSTRACT NO. 831
L. MORRELL SURVEY ABSTRACT NO. 883
MEP& P RR SURVEY ABSTRACT NO. 921
CITY OF FRISCO, DENTON COUNTY, TEXAS

OWNER/APPLICANT:
Darling Frisco Partners, Ltd.
2500 Legacy Drive #100
Frisco, Texas 75034
Tel. No. 972-624-4100
Fax No. 972-624-4106

SURVEYOR
Kimley-Horn and Associates, Inc.
5750 Genesis Court, Suite 200
Frisco, Texas 75034
Tel No. 972-335-3580
Fax No. 972-335-3779

DATE: August 21, 2008

KHA JOB NO. 67292002 SHEET 2 OF 3
CITY OF FRISCO PROJECT FP06-0046

FLOOD STATEMENT: According to Community Panel No. 48085C0265 G, dated January 19, 1996 of the National Flood Insurance Program Map, Flood Insurance Rate Map of The City of Frisco, Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is within Zone A which is not special flood hazard area.

N W E S
GRAPHIC SCALE IN FEET

The NTMWD easement restricts construction of permanent structures such as foundations, walls, pools, and permanent storage buildings. Items such as driveways, fences, sprinkler systems and normal landscaping plants that encroach on the NTMWD easements are allowed. Fence post foundations are restricted to an installation depth of no deeper than 18-inches below final ground elevation. However, the NTMWD assumes no responsibility for damages resulting from the need to repair or maintain the NTMWD pipeline. Further, any cost for repair for damages to the pipeline resulting from construction by the developer, contractor or owner will be the responsibility of the developer, contractor or owner. Franchised utilities are not permitted in NTMWD easement except for crossings.

Cab 4
Pg 605

CITY OF FRISCO PROJECT FP06-0046

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