



VICINITY MAP
NOT TO SCALE



LINE	BEARING	DISTANCE
L1	S 89°48'13" W	20.77
L2	S 44°48'00" W	24.96
L3	N 89°54'23" W	20.73
L4	N 89°54'23" W	20.73
L5	N 08°03'12" W	49.17
L6	N 08°03'12" W	49.17
L7	S 09°54'24" E	133.14
L8	N 89°54'24" E	142.12
L9	S 09°54'12" E	46.32
L10	S 89°54'24" E	102.48
L11	S 44°48'00" E	102.47
L12	S 08°39'12" E	430.78
L13	S 89°51'38" E	105.38
L14	N 08°39'12" E	448.09

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	1585.12	428.59	N 73°35'01" W	404.44	16°33'45"
C2	25.57	38.24	N 45°44'58" E	34.78	86°40'21"
C3	24.00	10.14	S 72°08'48" E	10.07	24°12'52"

GENERAL PLAT NOTES

- A conveyance plat is a record of property approved by the City of Frisco, Texas, for the purpose of sale or conveyance in its entirety or interest thereon defined. No building permit shall be issued nor permanent public utility service provided until a final plat is approved, filed of record and public improvements accepted in accordance with the provisions of the Subdivision Ordinance of the City of Frisco. 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.
- The purpose for this conveyance plat is to subdivide a part of Lot 2, Block A of the previously conveyed plat and dedicate easements for development.
- All interior property corners are marked with a 1/2" iron rod with a green cap stamped "Eagle Surveying" unless otherwise noted.
- According to Flood Insurance Rate Map (FIRM) Map No. 48085C0355J dated June 2, 2009 prepared by the Federal Emergency Management Agency (FEMA) for Denton County, Texas, this property is within **Non-shaded Zone X**.
- The bearings shown on this survey were derived from Western Data Systems RTK Network and are referenced to the Texas Coordinate System of 1983, North Central Zone (4202) and are based on the American Datum of 1983, 2011 Adjustment.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF DENTON

That I, **Ernest Wooster**, 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.

Ernest Wooster R.P.L.S. # 6509
DATE **28 Oct 2016**

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared **Ernest Wooster**, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this **25th** day of **October**, 2016.

John Cox, Notary Public, Tarrant County, Texas.

My commission expires on July 11, 2020.



201610101000550 01/31/2017 08:28:13 PM PL 1/1

LOT 3, BLOCK A
LEBANON-PARKWOOD ADDITION
INST# 2015-189
P.R.C.C.T.

F11467 847 "Reorder"
07/01/13 Build Up Resurvey
Stacey Kemp, County Clerk
Collin County, TEXAS
01/31/2017 08:28:13 PM
\$51.86 C.M.P.M.
2017013101000550

2017-73



JAMES BOLIN SURVEY,
ABSTRACT # 32
COLLIN COUNTY, TEXAS

LOT 2
(FOR CONVEYANCE PURPOSES ONLY)
307.78 SQ. FT. / 7.096 ACRES

A

10'X10' WATER ESMT.
INST# 2014-239
P.R.C.C.T.

N 89°54'24" W 309.68'
30' FIRELANE ACCESS &
UTILITY EASEMENT
INST# 2014-239 - P.R.C.C.T.

N 89°54'24" W 517.96'

157.13'

10'X10' WATER ESMT.
INST# 2014-239
P.R.C.C.T.

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LOT 1, BLOCK A
INSIGHT FOR LIVING
INST# 2015-521
P.R.C.C.T.

LEBANON ROAD
120' RIGHT-OF-WAY
VOL. 4530, PG. 1974 - O.P.R.C.T.

N 89°54'24" W 115.01'
CIRS 'EAGLE'

N 89°54'24" W 307.71'

N 00°52'17" W 305.04'

N 89°54'24" W 309.68'

N 89°54'24" W 517.96'

N 89°10'26" E 680.51'

N 69°13'20" E 80.48'

CIRS 'EAGLE'

CIRS 'EAGLE'

CIRS 'EAGLE'

10'X10' WATER ESMT.
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10'X10' WATER ESMT.
INST# 2015-189
P.R.C.C.T.

Y 708620.04
X 248458.28
Z 732.89
CIRS 'BROWN & GAY'

5' WATER ESMT.
INST# 2015-189
P.R.C.C.T.

10' WATER ESMT.
DOC# 20-000036
O.P.R.C.C.T.

10'X10' WATER ESMT.
INST# 2015-189
P.R.C.C.T.

80.82'

CIRS 'EAGLE'

CIRS 'EAGLE'

30' RIGHT-OF-WAY
INST# 2015-657 - P.R.C.C.T.

30' RIGHT-OF-WAY
INST# 2015-657 - P.R.C.C.T.

30' RIGHT-OF-WAY
INST# 2015-657 - P.R.C.C.T.

30' RIGHT-OF-WAY
INST# 2015-657 - P.R.C.C.T.

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INST# 2015-657 - P.R.C.C.T.

30' RIGHT-OF-WAY
INST# 2015-657 - P.R.C.C.T.

30' RIGHT-OF-WAY
INST# 2015-657 - P.R.C.C.T.

JONATHAN ALLEN SURVEY,
ABSTRACT # 16
COLLIN COUNTY, TEXAS

LOT 1, BLOCK A
THE SHOPS AT LEBANON ROAD
INST# 2014-657
P.R.C.C.T.

LOT 1, BLOCK A
STONEBARK COMMUNITY CHURCH
INST# 2014-695
P.R.C.C.T.

LOT 1, BLOCK A
STONEBARK COMMUNITY CHURCH
INST# 2014-695
P.R.C.C.T.

LOT 1, BLOCK A
STONEBARK COMMUNITY CHURCH
INST# 2014-695
P.R.C.C.T.

LOT 1, BLOCK A
STONEBARK COMMUNITY CHURCH
INST# 2014-695
P.R.C.C.T.

LOT 1, BLOCK A
STONEBARK COMMUNITY CHURCH
INST# 2014-695
P.R.C.C.T.

LOT 1, BLOCK A
STONEBARK COMMUNITY CHURCH
INST# 2014-695
P.R.C.C.T.

LOT 1, BLOCK A
STONEBARK COMMUNITY CHURCH
INST# 2014-695
P.R.C.C.T.

LOT 1, BLOCK A
STONEBARK COMMUNITY CHURCH
INST# 2014-695
P.R.C.C.T.

LOT 1, BLOCK A
STONEBARK COMMUNITY CHURCH
INST# 2014-695
P.R.C.C.T.

LOT 1, BLOCK A
STONEBARK COMMUNITY CHURCH
INST# 2014-695
P.R.C.C.T.

LOT 1, BLOCK A
STONEBARK COMMUNITY CHURCH
INST# 2014-695
P.R.C.C.T.

LOT 1, BLOCK A
STONEBARK COMMUNITY CHURCH
INST# 2014-695
P.R.C.C.T.

LOT 1, BLOCK A
STONEBARK COMMUNITY CHURCH
INST# 2014-695
P.R.C.C.T.

LOT 1, BLOCK A
STONEBARK COMMUNITY CHURCH
INST# 2014-695
P.R.C.C.T.

LOT 1, BLOCK A
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INST# 2014-695
P.R.C.C.T.

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