

SITE DATA SUMMARY LOT 1	
PROPOSED USE	RETAIL
PROPOSED ZONING	"LR"
GROSS LOT AREA	89,410 S.F. (2.05 AC.)
NET LOT AREA	87,489 S.F.
BUILDING AREA	13,440 S.F.
LANDSCAPE BUFFER PROVIDED	15'
PARKING REQUIRED	1 per 200 SqFt. = 67
PARKING PROVIDED	91

SITE DATA SUMMARY LOT 2	
PROPOSED USE	RETAIL
PROPOSED ZONING	"LR"
GROSS LOT AREA	81,026 S.F. (1.86 AC.)
NET LOT AREA	72,756 S.F.
BUILDING AREA	9,600 S.F.
LANDSCAPE BUFFER PROVIDED	VARIABLE 20'-25'
PARKING REQUIRED	1 per 200 SqFt. = 48
PARKING PROVIDED	72

LEGAL DESCRIPTION:
BEING A tract of land located in the PETER FISHER SURVEY, ABSTRACT 10, 24, 4, Allen, Texas, containing 2.05 acres, more or less, as shown on the plat thereof recorded in Volume 4020, Page 556 Deed Records, Collin County, Texas and being more particularly described as follows:

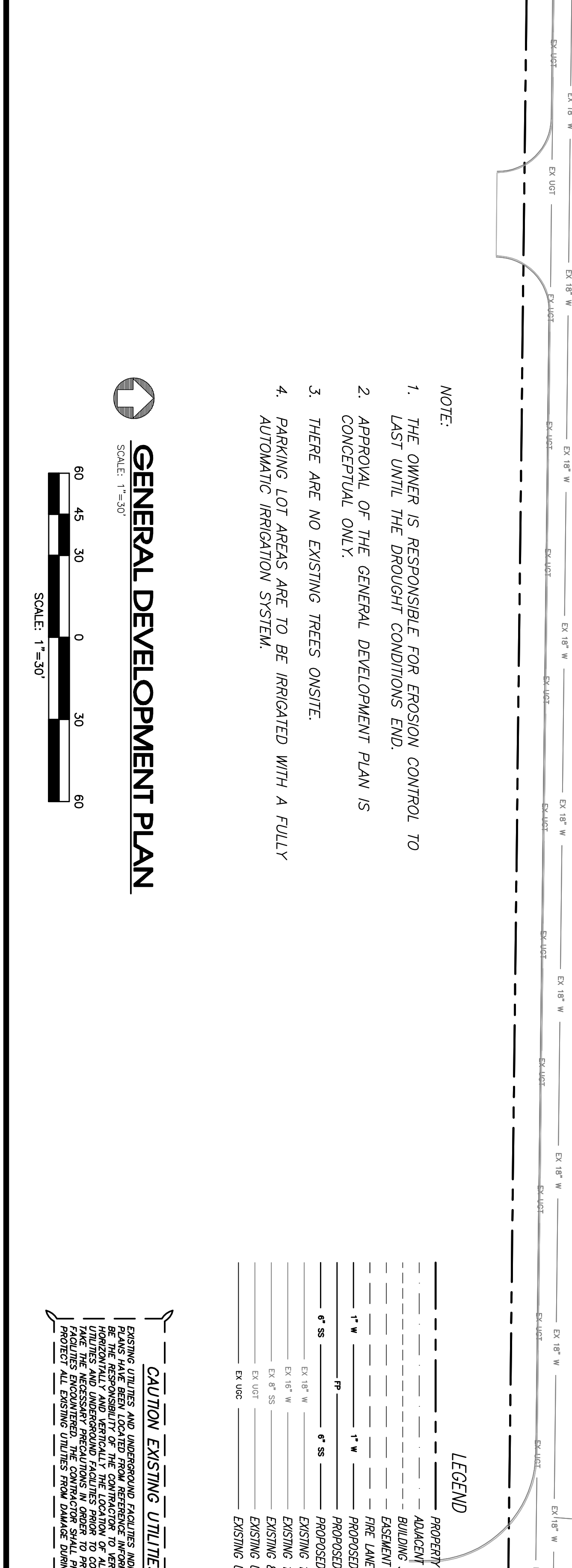
BEGINNING at a 1/2 inch iron rod with a yellow plastic cap stamped "D44" found in the West right-of-way line of Malone Road, a variable width public right-of-way, at the Southeast corner of MORNINGSIDE ADDITION PHASE 5, an addition to the City of Allen, Collin County, Texas, according to the Plat thereof recorded in Cabinet "L", Page 762, Map Records, Collin County, Texas;

THENCE South 00 degrees 15 minutes 58 seconds East, along said West right-of-way line, a distance of 243.08 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "D44" set at the intersection of said West right-of-way line with the North right-of-way line of from a marked South West 2710' Main Street, a variable width right-of-way, of the most Northerly Southeast corner of said Lennor (1925);

THENCE South 41 degrees 18 minutes 32 seconds West, along said North right-of-way line, a distance of 46.11 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "D44" set;

THENCE North 89 degrees 20 minutes 24 seconds West, leaving said North right-of-way line, a distance of 588.54 feet to a 1/2 inch iron rod with a yellow cap stamped "D44" set in the Eastern line of MORNINGSIDE ADDITION PHASE 3, in addition to the City of Allen, Collin County, Texas, according to the Plat thereof recorded in Cabinet "K", Page 398, Map Records, Collin County, Texas, said point being at the beginning of a non-tangent curve to the left having a central angle of 09 degrees 17 minutes 04 seconds, a radius of 1,380.21 feet, and a chord bearing and distance of North 04 degrees 19 minutes 58 seconds East, 223.41 feet;

THENCE Northwesterly, along the Southern line of said MORNINGSIDE ADDITION PHASE 5 and said curve to the right, an arc distance of 68.64 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "D44" found for corner;



- NOTE:**
1. THE OWNER IS RESPONSIBLE FOR EROSION CONTROL TO LAST UNTIL THE DROUGHT CONDITIONS END.
 2. APPROVAL OF THE GENERAL DEVELOPMENT PLAN IS CONCEPTUAL ONLY.
 3. THERE ARE NO EXISTING TREES ONSITE.
 4. PARKING LOT AREAS ARE TO BE IRRIGATED WITH A FULLY AUTOMATIC IRRIGATION SYSTEM.

LEGEND

---	PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	BUILDING SETBACK
---	EASEMENT
---	FIRE LANE STRIPING
---	PROPOSED 1" WATER LINE
---	PROPOSED 6" SANITARY SEWER LINE
---	EXISTING 18" WATER LINE
---	EXISTING 8" SANITARY SEWER LINE
---	EXISTING UNDERGROUND TELEPHONE LINE
---	EXISTING UNDERGROUND CABLE LINE

CAUTION EXISTING UTILITIES !!!

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS ARE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION. TO TAKE THE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL PROJECTS FROM DAMAGE DURING CONSTRUCTION.

IBG 4064 Southside Drive, Fort Worth, Texas 76137
Phone (817) 244-9066 Fax (817) 244-9463
www.ibgdevelopment.com

GENERAL DEVELOPMENT PLAN
FAMILY VIDEO

ALLIEN, TEXAS

ENR DWG DATE JOB NO. SCALE
LBR SMC 08/01/07 08/01/07 1"=30'

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF LARRY J. ADKINS, P.E., 06-26-2007. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

C1.1