

April 8, 2014

**Preliminary Site Plan
& Conveyance Plat:**

Forum at Wade Park, Block A, Lots 1 & 2 (PSP14-0006 & CP14-0006)

Owner(s):

Wade Frisco Land Partners, Ltd., Pansy Family Partnership, and Thomas Land & Development

DESCRIPTION:

Eight retail buildings and one restaurant on two lots on 112.4± acres on the southeast corner of Lebanon Road and Dallas Parkway. Zoned Planned Development-69-Commercial-1. Neighborhood #30. MW

REMARKS:

Preliminary Site Plan

Access: Access is provided from Dallas Parkway, Lebanon Road, Parkwood Boulevard, and John Hickman Parkway.
Cross Access: Cross access is provided within the development.
Parking: Parking is adequate.
Open Space: Open space is adequate.
Tree Preservation: There are no protected trees on this site.
Screening: Screening is not required.
Façade Plan: Preliminary façade plans have been submitted for staff review. Façade plans for each building will be reviewed by staff during the site plan process.
Additional Information: The project complies with Planned Development-69 standards.

Conveyance Plat

This plat divides the property into two lots.

RECOMMENDATION:

Revised Preliminary Site Plan

Recommended for approval subject to staff approval of the Preliminary Façade Plans.

Conveyance Plat

Recommended for approval as submitted.

PSP14-0006 & CP14-0006

Forum at Wade Park

Block A, Lots 1-2



SUBJECT
PROPERTY

LEBANON RD

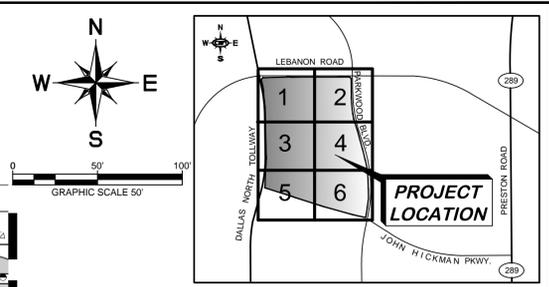
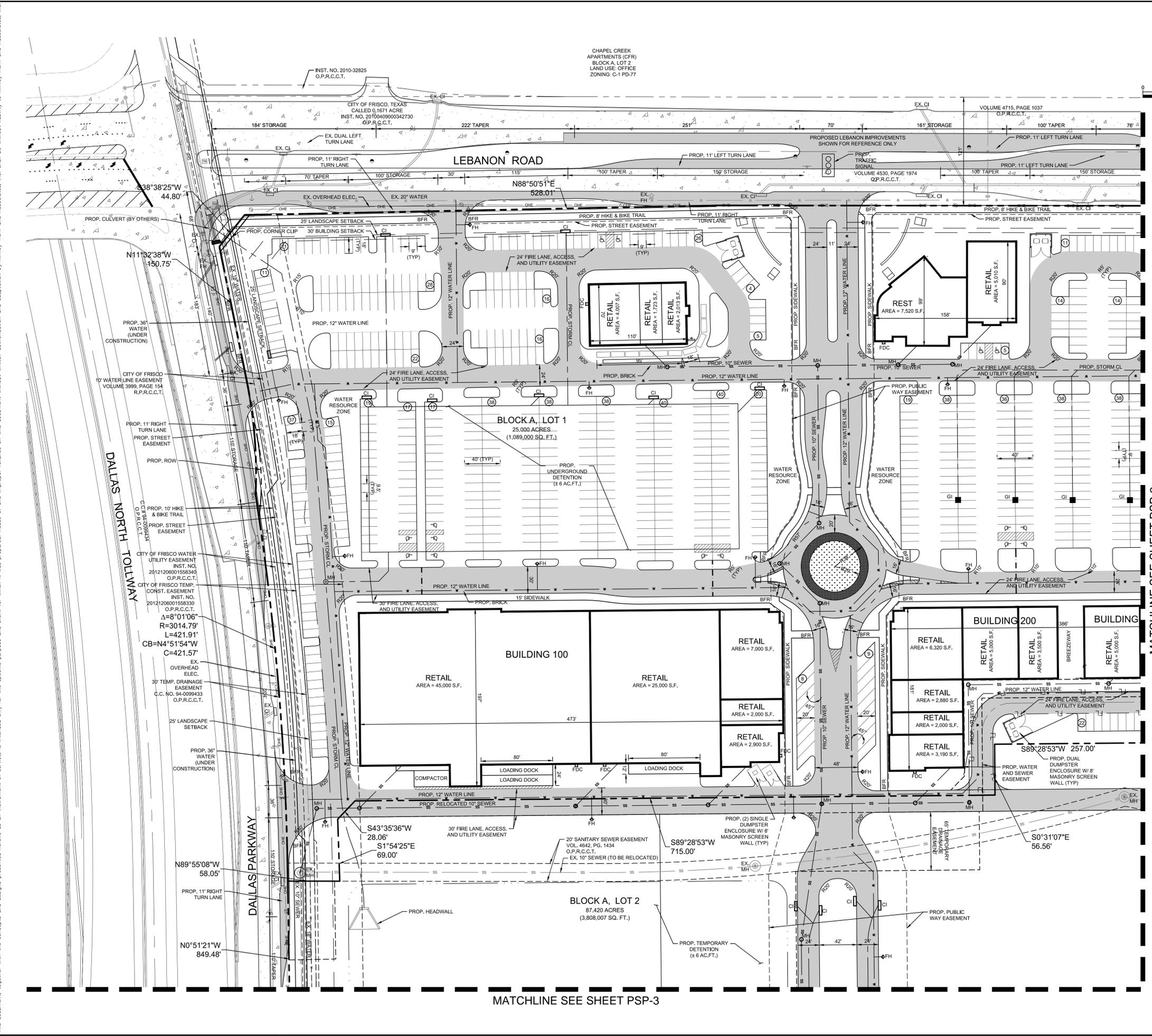
DALLAS NORTH TOLLWAY

(FUTURE) JOHN HICKMAN PKWY

PARKWOOD BLVD

JOHN HICKMAN PKWY

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LEGEND

- PROPOSED FIRE LANE/PUBLIC ROADWAY
- EXISTING PAVEMENT
- PROPOSED BUILDING
- X # OF PARKING SPACES
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE
- PROPOSED ADA ROUTE
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE DEPARTMENT CONNECTION

THOROUGHFARE NOTE

THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT THE TIME OF FINAL PLAT.

FLOOD STATEMENT

FLOOD STATEMENT: According to Community Panel No. 4808560355J, revised June 2, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, portions of this property are within Zone X, which is not a Special Flood Hazard Area.

- ### NOTES
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
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- ### CITY OF FRISCO SITE PLAN NOTES
- ANY REVISION TO THIS PLAN WILL REQUIRE CITY APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
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KEY

TYP	TYPICAL
BFR	BARRIER FREE RAMP
FH	FIRE HYDRANT
MH	MANHOLE
CI	CURB INLET
GI	GRATE INLET

ACTION

APPROVED DENIED

STAFF _____ Date _____ Initials _____

P&Z _____ Date _____ Initials _____

Neighborhood # _____

See the Staff Approval Letter or P&Z Result Memo for any conditions associated with the approval of the project.

PRELIMINARY SITE PLAN

WADE PARK

BLOCK A, LOT 1; BLOCK A, LOT 2
Being 112.420 Acres Out of The
JONATHAN ALLEN SURVEY
Abstract No. 16
City of Frisco, Collin County, Texas
City Project No. PSP14-0006
Submitted February 24, 2014
Revised March 24, 2014

Owner/Applicant
 Wade Frisco Land Partners, LTD
 9801 Camfield Way
 Frisco, Texas 75034
 Contact: James Wade
 Phone: (972)335-3334

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 Parsy Family Partnership
 9801 Camfield Way
 Frisco, Texas 75034
 Contact: James Wade
 Phone: (972)335-3334

Owner/Applicant
 Thomas Land & Development
 45 Anasley Drive
 Newnan, Georgia 30263
 Contact: Robert Bergmann, P.E.
 Phone: (678)423-5445

Engineer/Surveyor:
 Kimley-Horn and Associates, Inc.
 12750 Merit Drive, Suite 1000
 Dallas, Texas 75251
 Contact: Kevin Gaskay, P.E.
 Phone: (972)770-1300

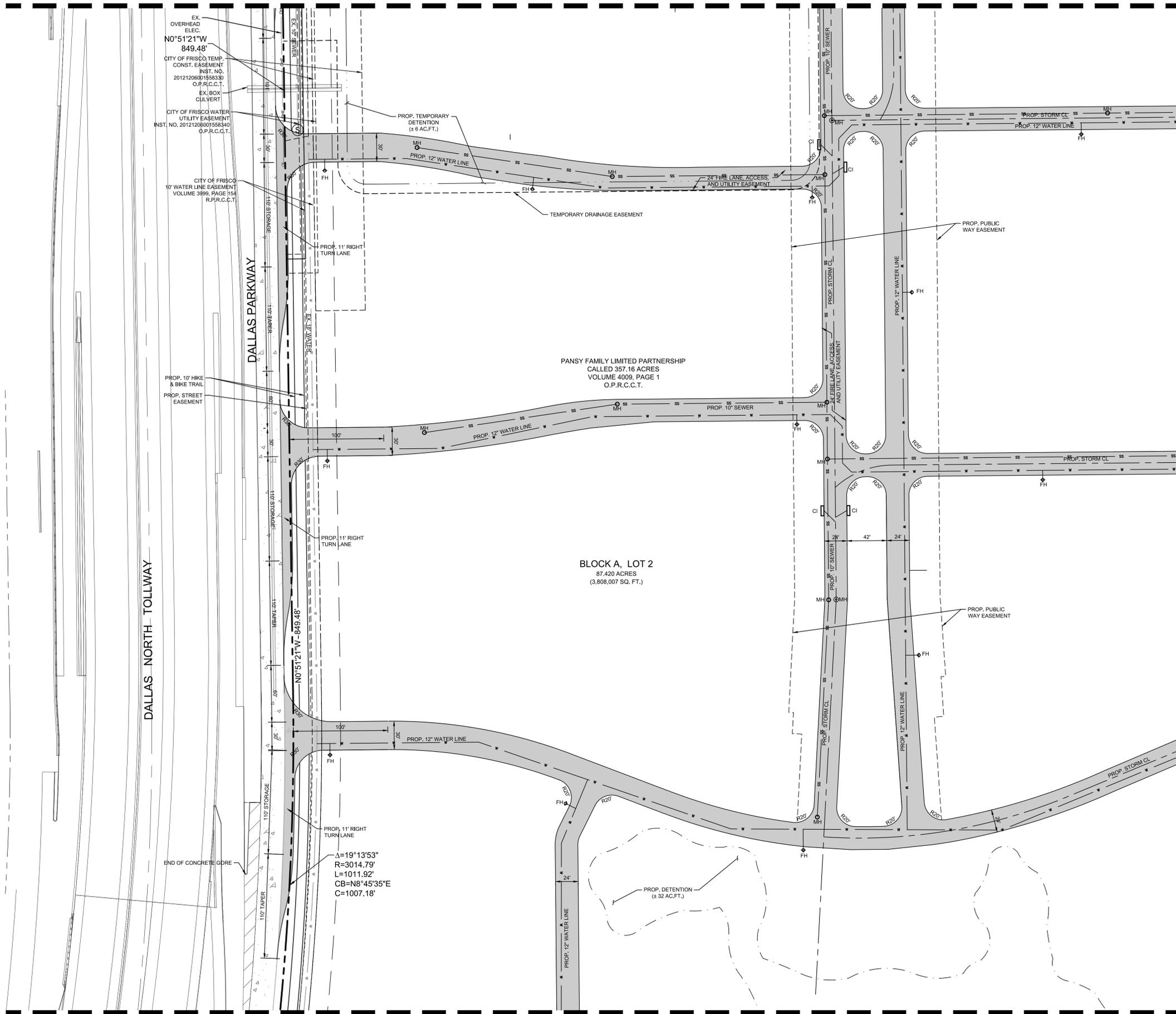
KHA PROJECT 089310802
 DATE 03/21/2014
 SCALE AS SHOWN
 DESIGNED BY XXX
 DRAWN BY XXX
 CHECKED BY XXX

WADE PARK
 PRELIMINARY SITE PLAN
 SHEET NUMBER
 PSP-1

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 12750 MERIT DRIVE, SUITE 1000, DALLAS, TX 75251
 PHONE: 972-770-1300 FAX: 972-239-8820
 WWW.KIMLEY-HORN.COM TX F-928

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MATCHLINE SEE SHEET PSP-1



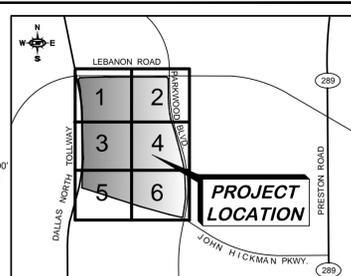
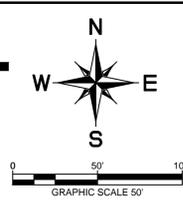
BLOCK A, LOT 2
87.420 ACRES
(3,808,007 SQ. FT.)

DALLAS NORTH TOLLWAY

DALLAS PARKWAY

MATCHLINE SEE SHEET PSP-4

MATCHLINE SEE SHEET PSP-5



VICINITY MAP
N.T.S.

LEGEND

- PROPOSED FIRE LANE/PUBLIC ROADWAY
- EXISTING PAVEMENT
- PROPOSED BUILDING
- # OF PARKING SPACES
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE
- PROPOSED ADA ROUTE
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE DEPARTMENT CONNECTION

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KEY

TYP TYPICAL
BFR BARRIER FREE RAMP
FH FIRE HYDRANT
MH MANHOLE
CI CURB INLET
GI GRATE INLET

ACTION

APPROVED DENIED

STAFF _____ Date _____ Initials _____
P&Z _____ Date _____ Initials _____

Neighborhood # _____

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City of Frisco, Collin County, Texas
City Project No. PSP14-0006
Submitted February 24, 2014
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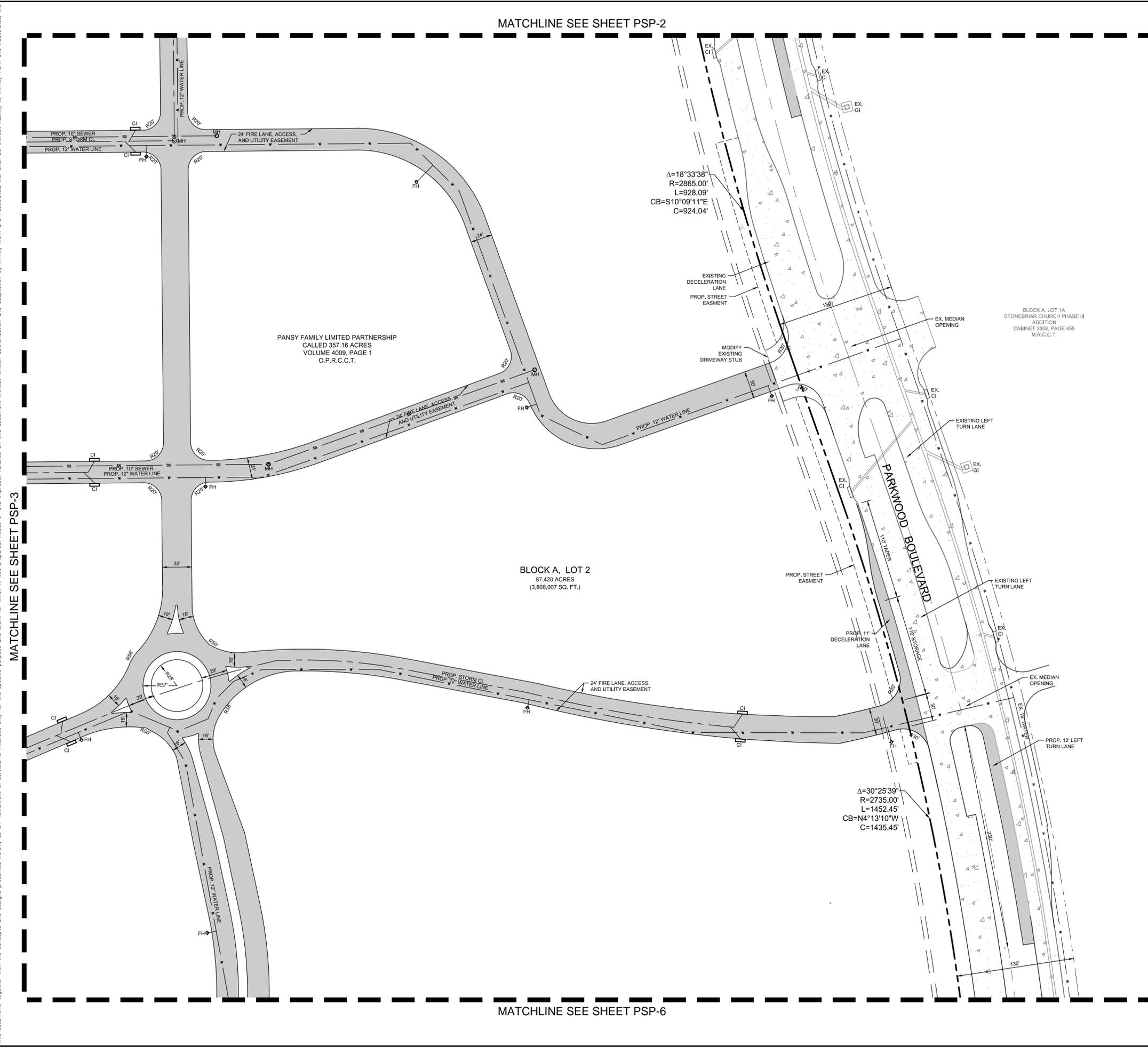
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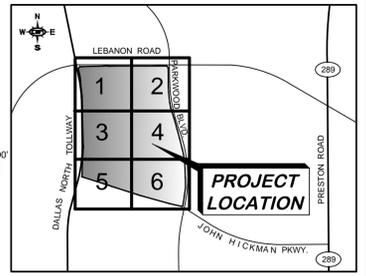
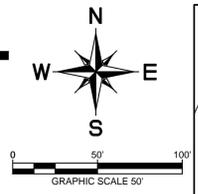
REVISIONS: _____ DATE: _____ BY: _____
 No. _____
 PPS 14-XXXX FORUM AT WADE PARK
Kimley-Horn and Associates, Inc.
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 12750 MERIT DRIVE, SUITE 1000, DALLAS, TX 75221
 PHONE: 972-770-1300 FAX: 972-239-9820
 WWW.KIMLEY-HORN.COM TX F-928
 KHA PROJECT: 069310802
 DATE: 03/31/2014
 SCALE: AS SHOWN
 DESIGNED BY: XXX
 DRAWN BY: XXX
 CHECKED BY: XXX
WADE PARK
PRELIMINARY SITE PLAN
 SHEET NUMBER
PSP-3

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MATCHLINE SEE SHEET PSP-2

MATCHLINE SEE SHEET PSP-6



VICINITY MAP
N.T.S.

LEGEND

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KEY

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BFR BARRIER FREE RAMP
FH FIRE HYDRANT
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ACTION

APPROVED DENIED

STAFF _____ Date _____ Initials _____
P&Z _____ Date _____ Initials _____

Neighborhood # _____

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PSP 14-XXXX FORUM AT WADE PARK
 REVISIONS
 DATE
 BY
 No.

Kimley-Horn and Associates, Inc.
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WADE PARK

PRELIMINARY SITE PLAN

SHEET NUMBER
PSP-4

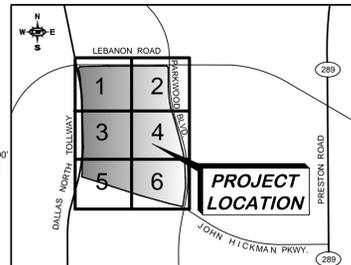
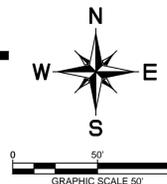
MATCHLINE SEE SHEET PSP-4

PANSY FAMILY LIMITED PARTNERSHIP
CALLED 357.16 ACRES
VOLUME 4009, PAGE 1
O.P.R.C.C.T.

BLOCK A, LOT 2
87.420 ACRES
(3,808,007 SQ. FT.)

J. K. WADE
49.71 ACRES
VOLUME 225, PAGE 563
D.R.C.C.T.

S. H. CHRISTIAN
103.04 ACRES
(11.52 ACRES IN J. ALLEN SURVEY AND
91.52 ACRES IN GARLAND A. MARTIN SURVEY)
VOLUME 216, PAGE 459
D.R.C.C.T.



VICINITY MAP
N.T.S.

LEGEND

	PROPOSED FIRE LANE/PUBLIC ROADWAY
	EXISTING PAVEMENT
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NO.	REVISIONS	DATE	BY

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PRELIMINARY

FOR REVIEW ONLY
 Not for construction or permit purposes.

Engineer: KEVIN S. GASKAY
 P.E. No. 89165 Date: 03/31/2014

KHA PROJECT	089310802	DATE	03/31/2014	SCALE	AS SHOWN	DESIGNED BY	XXX	DRAWN BY	XXX	CHECKED BY	XXX
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WADE PARK

PRELIMINARY SITE PLAN
PSP-6

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 MATCHLINE SEE SHEET PSP-4
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 PPS 14-XXXX FORUM AT WADE PARK

REMAINDER OF
THE RUDMAN PARTNERSHIP
FILE NO. F0061.00
VOLUME 3346, PAGE 764
O.P.R.C.C.T.

JAMES BOLIN SURVEY
ABSTRACT NO. 32

LEBANON ROAD
VARIABLE WIDTH ROW

VOLUME 4530, PAGE 1974
VOLUME 4715, PAGE 1037
INST. NO. 2010040900032730
INST. NO. 2010-32825
O.P.R.C.C.T.

JONATHAN ALLEN SURVEY
ABSTRACT NO. 16

BLOCK A, LOT 1
24.896 ACRES
(1,084,455 SQ. FT.)

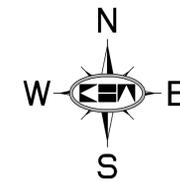
FOR CONVEYANCE
PURPOSES ONLY

REMAINDER OF
PANSY FAMILY LIMITED PARTNERSHIP
CALLED 357.16 ACRES
VOLUME 4009, PAGE 1
O.P.R.C.C.T.

BLOCK A, LOT 2
87.420 ACRES
(3,808,007 SQ. FT.)

FOR CONVEYANCE
PURPOSES ONLY

MATCH LINE

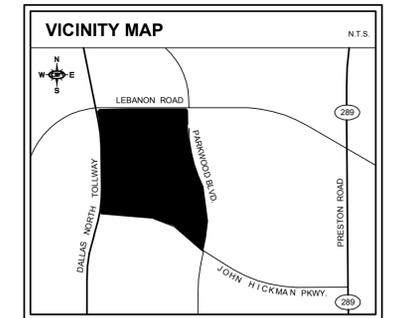


LEGEND

- IRF = IRON ROD FOUND
- IRFC = IRON ROD WITH CAP FOUND
- IRSC = IRON ROD WITH CAP SET
- XF = "X" CUT IN CONCRETE FOUND
- XS = "X" CUT IN CONCRETE SET
- S.S.E. = SANITARY SEWER ESMT.
- D.E. = DRAINAGE ESMT.
- W.E. = WATER ESMT.
- C.M. = CONTROLLING MONUMENT
- R.O.W. = RIGHT-OF-WAY
- P.O.B. = POINT OF BEGINNING
- CAB. = CABINET
- SL = SLIDE
- VOL = VOLUME
- PG. = PAGE
- D.R.C.C.T. = DEED RECORDS, COLLIN COUNTY, TEXAS
- M.R.C.C.T. = MAP RECORDS, COLLIN COUNTY, TEXAS
- O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
- R.P.R.D.C.T. = REAL PROPERTY RECORDS DENTON COUNTY, TEXAS
- P.R.D.C.T. = PLAT RECORDS DENTON COUNTY, TEXAS

NOTES:

- 1.) 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 interests 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.
- 2.) All corners are 5/8" iron rods set with "KHA" cap unless otherwise noted.
- 3.) According to Map No. 48085C0355J, dated June 2, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is not within a special flood hazard area.



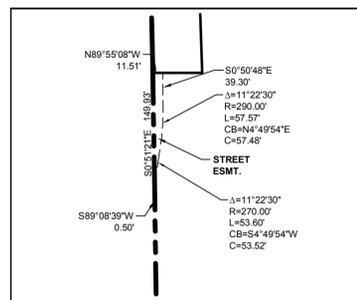
CITY OF FRISCO REFERENCE NO. CP14-0006
CONVEYANCE PLAT
FORUM AT WADE PARK
BEING 112.420 ACRES OUT OF THE
JONATHAN ALLEN SURVEY, ABSTRACT NO. 16
GARLAND A. MARTIN SURVEY ABSTRACT NO. 604
CITY OF FRISCO, COLLIN COUNTY, TEXAS

		Kimley-Horn and Associates, Inc.		5750 Genesis Court, Suite 200 Frisco, Texas 75034		Tel. No. (972) 335-3580 Fax No. (972) 335-3779	
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.		
1" = 100'	DAB	JAD	02/24/2014	0693109002	1 OF 3		

APPLICANT / OWNER Lot 1:
Lebanon 390 WR, LLC
945 East Paces Ferry Road, Suite 2200
Atlanta, Georgia 30326
678-423-5445
Contact: Robert Bergmann, P.E.

OWNERS Lot 2:
Pansy Wade Family Partnership
Nancy Anne Wade
Suzanne Wade
Charles Thomas Wade
Wade Frisco Land Partners, Ltd.
c/o
Newman Real Estate
9801 Camfield Way
Frisco, Texas 75034
972-335-3334
Contact: Jim Newman

ENGINEER
Kimley-Horn and Associates, Inc.
12750 Merit Drive, Suite 1000
Dallas, Texas 75251
Tel. No. 972.770.1300
Contact: Kevin Gaskey, P.E.
kevin.gaskey@kimley-horn.com



STREET EASEMENT DETAIL

EXXON ADDITION
CAB. 2006 PG. 520
M.R.C.C.T.

FRISCO APARTMENT ADDITION
CAB. 2008 PG. 598
M.R.C.C.T.

IGO-FRISCO 1 LLC
DOC. 20121227001635900
O.P.R.C.C.T.

IGO-FRISCO 1 LLC
DOC. 20121227001635900
O.P.R.C.C.T.

IGO-FRISCO 1 LLC
DOC. 20121227001635900
O.P.R.C.C.T.

A
10N
000690

JAMES BOLIN SURVEY
ABSTRACT NO. 32

DALLAS NORTH TOLLWAY
FRONTAGE ROAD KNOWN AS DALLAS PARKWAY
10' ROW
C.C. NO. 94-009433
O.P.R.C.C.T.

CITY OF FRISCO
10' WATER LINE EASEMENT
VOLUME 3999, PAGE 154
R.P.R.C.C.T.

JOHN HICKMAN PARKWAY
VARIABLE WIDTH ROW
DOC. 2008042400492780
O.P.R.C.C.T.

COLLIN COUNTY SCHOOL LAND SURVEY
ABSTRACT NO. 149

20' SANITARY SEWER EASEMENT
DOC. NO. 2009071600096820
DOC. NO. 2010100701084880
O.P.R.C.C.T.

TRIKE INVESTORS LP
VOL. 5644 PG. 4865
L.R.C.C.T.

JONATHAN ALLEN SURVEY
ABSTRACT NO. 16

BLOCK A, LOT 2
87.420 ACRES
(3,808,007 SQ. FT.)

FOR CONVEYANCE
PURPOSES ONLY

FUTURE
JOHN HICKMAN PARKWAY

THE PROPERTY OWNER SHALL DEDICATE THE RIGHT-OF-WAY
FOR JOHN HICKMAN PARKWAY WHEN ANY OF THE FOLLOWING
CONDITIONS ARE MET:

1. ANY PORTION OF THE PROPERTY IS DEVELOPED ABUTTING THIS FUTURE ROADWAY;
2. LOT 2 IS SUBDIVIDED BY PLAT IN A WAY THAT CREATES ANY NEW LOT THAT ABUTS THIS FUTURE RIGHT-OF-WAY;
3. THE OWNER RECEIVES A WRITTEN REQUEST FROM THE CITY OF FRISCO TO DEDICATE THE RIGHT-OF-WAY WITHIN 30 DAYS.

GARLAND A. MARTIN SURVEY
ABSTRACT NO. 604

PANSY FAMILY LIMITED PARTNERSHIP
CALLED 357.16 ACRES
VOLUME 4009, PAGE 1
O.P.R.C.C.T.

MATCH LINE

SURVEY LINE

IRFC
65.0' 65.0'

$\Delta=30^{\circ}25'39''$
R=2735.00'
L=1452.45'
CB=S4¹13'10"E
C=1435.45'

$\Delta=25^{\circ}30'49''$
R=3000.00'
L=1335.89'
CB=N77¹17'03"W
C=1324.88'

S63³53'59"W
60.99'

S25²28'20"W
50.00'

N64⁴20'23"W
20.00'

PARKWOOD BOULEVARD
VOLUME 4550, PAGE 1680
O.P.R.C.C.T.

SERENE POND DRIVE

WILLOW POND
PHASE II
CAB. Q. PG. 30
M.R.C.C.T.

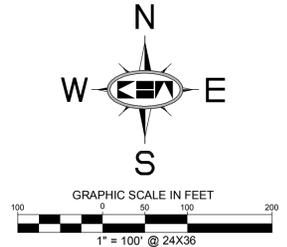
JOHN HICKMAN
PARKWAY

LEGEND

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NOTES:

- 1.) 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 interests therein 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.
- 2.) All corners are 5/8" iron rods set with "KHA" cap unless otherwise noted.
- 3.) According to Map No. 48095C0355J, dated June 2, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is not within a special flood hazard area.



CITY OF FRISCO REFERENCE NO. CP14-0006
CONVEYANCE PLAT
FORUM AT WADE PARK
 BEING 112.420 ACRES OUT OF THE
 JONATHAN ALLEN SURVEY, ABSTRACT NO. 16
 GARLAND A. MARTIN SURVEY ABSTRACT NO. 604
 CITY OF FRISCO, COLLIN COUNTY, TEXAS

		Kimley-Horn and Associates, Inc.	
5750 Genesis Court, Suite 200 Frisco, Texas 75034		Tel. No. (972) 335-3580 Fax No. (972) 335-3779	
Scale	Drawn by	Checked by	Date
1" = 100'	DAB	JAD	02/24/2014
Project No.	Sheet No.		
0693109002	2 OF 3		

APPLICANT / OWNER Lot 1:
 Lebanon 390 WR, LLC
 945 East Paces Ferry Road, Suite 2200
 Atlanta, Georgia 30326
 678-423-5445
 Contact: Robert Bergmann, P.E.

OWNERS Lot 2:
 Pansy Wade Family Partnership
 Nancy Anne Wade
 Suzanne Wade
 Charles Thomas Wade
 Wade Frisco Land Partners, Ltd.
 c/o
 Newman Real Estate
 9801 Camfield Way
 Frisco, Texas 75034
 972-335-3334
 Contact: Jim Newman

ENGINEER
 Kimley-Horn and Associates, Inc.
 12750 Merit Drive, Suite 1000
 Dallas, Texas 75251
 Tel. No. 972.770.1300
 Contact: Kevin Gaskey, P.E.
 kevin.gaskey@kimley-horn.com

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, PANSY FAMILY LIMITED PARTNERSHIP, WADE FRISCO LAND PARTNERS, LTD., NANCY WADE, SUZANNE WADE, CHARLES WADE AND LEBANON 390 WR, LLC are the owners of a tract of land situated in the Jonathan Allen Survey, Abstract No. 16, City of Frisco, Collin County, Texas, and being a portion of a called 357.16 acre tract of land described in deed to the Pansy Family Limited Partnership recorded in Volume 4009, Page 1 of the Official Public Records of Collin County, Texas, being all of the 25.00 acre tract of land described in deed to Lebanon 390 WR, LLC recorded in Document No. 20140123000066460 of the Official Public Records of Collin County, Texas, being part of the tract of land described in deed to Wade Frisco Land Partners, Ltd. recorded in Document No. 20121214001598570 of the Official Public Records of Collin County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set at the north end of a corner clip at the intersection of Lebanon Road, (variable width ROW) and the westerly right of way line of Parkwood Boulevard, (variable width ROW);

THENCE in a southerly direction, with the westerly right-of-way line of said Parkwood Boulevard, the following courses and distances to wit:
South 45°23'45" East, a distance of 35.64 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for corner;
South 0°52'22" East, a distance of 270.03 feet to a bent 1/2-inch iron rod found at the beginning of a tangent curve to the left having a central angle of 18°33'38", a radius of 2865.00 feet, a chord bearing and distance of South 10°09'11" East, 924.04 feet;
In a southeasterly direction, with said curve to the left, an arc distance of 928.09 feet to a point at the end of said curve;
South 19°25'59" East, a distance of 181.42 feet to a 5/8-inch iron rod found at the beginning of a tangent curve to the right having a central angle of 30°25'39", a radius of 2735.00 feet, a chord bearing and distance of South 4°13'10" East, 1435.45 feet;
In a southeasterly direction, with said curve to the right, an arc distance of 1452.45 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found at the end of said curve;
South 63°53'59" West, a distance of 60.99 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for corner;
North 64°20'23" West, a distance of 20.00 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for corner;
South 25°28'20" West, a distance of 50.00 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found in the centerline of future John Hickman Parkway for the beginning of a non-tangent curve to the left having a central angle of 25°30'49", a radius of 3000.00 feet, a chord bearing and distance of North 77°17'03" West, 1324.88 feet;

THENCE with the centerline of said John Hickman Parkway, the following courses and distances to wit:
In a northwesterly direction, with said curve to the left, an arc distance of 1335.89 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set at the end of said curve;
South 89°57'33" West, a distance of 23.89 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for corner;

THENCE leaving said centerline, South 0°22'46" West, a distance of 0.73 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for the northeast corner of the tract of land described in deed to the City of Frisco for the right-of-way of said John Hickman Parkway recorded in Document No. 20080424000492780 of the Official Public Records of Collin County, Texas, said iron rod being in the westerly most south line of said Pansy Family Limited Partnership tract;

THENCE with said south line and the north line of the John Hickman Parkway right-of-way, South 89°28'46" West, a distance of 689.05 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set in the east right-of-way line of the Dallas North Tollway (variable width ROW) for the beginning of a non-tangent curve to the left having a central angle of 19°13'53", a radius of 3014.79 feet, a chord bearing and distance of North 8°45'35" East, 1007.18 feet;

THENCE with said east right-of-way line, the following courses and distances to wit:
In a northeasterly direction, with said curve to the left, an arc distance of 1011.92 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set at the end of said curve;
North 0°51'21" West, a distance of 849.48 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found at the beginning of a tangent curve to the left having a central angle of 8°01'06", a radius of 3014.79 feet, a chord bearing and distance of North 4°51'54" West, 421.57 feet;
In a northwesterly direction, with said curve to the left, an arc distance of 421.91 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found at the beginning of a non-tangent curve to the left having a central angle of 14°05'24", a radius of 526.00 feet, a chord bearing and distance of North 4°31'19" West, 129.03 feet;
In a northwesterly direction, with said curve to the left, an arc distance of 129.35 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found at the end of said curve;
North 11°34'01" West, a distance of 150.75 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for corner;
North 38°38'25" East, a distance of 44.80 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found in the south right-of-way line of said Lebanon Road;

THENCE with said south right-of-way line, the following courses and distances to wit:
North 88°50'51" East, a distance of 528.01 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for corner;
South 89°57'20" East, a distance of 1120.84 feet to the **POINT OF BEGINNING** and containing 112.420 acres or 4,897,008 square feet of land.

Bearing system of this survey is based on a line oriented between City of Frisco monuments 1 and 7 found in the field, whose positions are published on the Texas State Plane Coordinate System, North American Datum of 1983, North Central Zone 4202. The horizontal coordinates of this survey are local surface coordinates derived from Frisco Monument 1.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT PANSY FAMILY LIMITED PARTNERSHIP, WADE FRISCO LAND PARTNERS, LTD., NANCY WADE, SUZANNE WADE, CHARLES WADE AND LEBANON 390 WR, LLC acting herein by and through their duly authorized officers, do hereby certify and adopt this plat designating the hereinabove described property as **FORUM AT WADE PARK**, addition to the City of Frisco, and do hereby dedicate to the public use forever, the streets and alleys shown thereon.

PANSY FAMILY LIMITED PARTNERSHIP, WADE FRISCO LAND PARTNERS, LTD., NANCY WADE, SUZANNE WADE, CHARLES WADE AND LEBANON 390 WR, LLC, does herein certify the following:

- The streets and alleys herein are dedicated in fee simple for street and alley purposes.
- All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
- The easements and public use areas, as shown, are dedicated for the public use forever for the purposes indicated on this plat.
- No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the utility easements as shown, except that landscape improvements may be placed in landscape easements if approved by the City of Frisco.
- The City of Frisco is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
- Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Frisco's use thereof.
- The City of Frisco and public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.
- The City of Frisco and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.
- All modifications to this document shall be by means of plat and approved by the City of Frisco.

ACCESS EASEMENT

The undersigned covenants and agrees that the access easement(s) may be utilized by any person or the general public for ingress and egress to other real property, and for the purposes of general public vehicular and pedestrian use and access, and for the Fire Department, Police and emergency use in along, upon and across said premises, with the right and privilege at all times of the City of Frisco, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon and across said premises.

FIRE LANE EASEMENT

The undersigned covenants and agrees that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface paved in accordance with the Fire Code and City standards and that he (they) shall maintain the same in a state of good repair at all times in accordance with City Ordinance. The maintenance of pavement in accordance to City Ordinance of the fire lane easements is the responsibility of the owner. The owner shall identify the fire apparatus access road in accordance with City Ordinance. The Chief of Police or his/her duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

STREET EASEMENT

The area or areas shown on the plat as "Street Easement" are hereby given and granted to the City of Frisco (City), its successors and assigns, as an easement to construct, reconstruct, operate, repair, re-build, replace, relocate, alter, remove and perpetually maintain street and highway facilities, together with all appurtenances and incidental improvements, in, upon and across certain real property owned by Grantor. Appurtenances and incidental improvements include, but are not limited to, curbs, gutters, inlets, aprons, traffic signs with or without attached flashing lights, guard rails, sidewalks, buried conduits, buried City utilities, and underground franchise utilities. Street Easements shall remain accessible at all times and shall be maintained by the Owners of the lot or lots that are traversed by, or adjacent to the Street Easement. After doing any work in connection with the construction, operation or repair of the street and highway facilities, the City shall restore the surface of the Street Easement as close to the condition in which it was found before such work was undertaken as is reasonably practicable, except for trees, shrubs and structures within the Street Easement that were removed as a result of such work.

DRAINAGE AND DETENTION EASEMENT (ABOVE GROUND DETENTION)

**THE STATE OF TEXAS §
COUNTY OF COLLIN §
CITY OF FRISCO §**
This plat is hereby adopted by the Owners and approved by the City of Frisco (Called "City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors and assigns:
The area or areas shown on the plat as "Drainage and Detention Easement" shall remain accessible at all times and shall be maintained by Owners of the lot or lots that are traversed by, or adjacent to the Drainage and Detention Easement. The City will not be responsible for the maintenance and operation of the drainage facilities within the Drainage and Detentions Easement or for any damage to private property or person that results from conditions within the Drainage and Detention Easement. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any within the Drainage and Detention Easement, unless approved by the Director of Engineering Services. Each property owner shall keep the portion Drainage and Detention Easement traversing or adjacent to their property clean and free of debris, silt, and any materials which would result in unsanitary conditions or obstruct the flow of water. The City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner. The City shall not be held liable for any damages of any nature resulting from failure of facilities within the Drainage and Detention Easement. The City shall have the right to enter upon the Drainage and Detention Easement at any point, or points, to investigate, survey, construct and maintain any drainage facility deemed necessary for drainage purposes. The minimum finished floor elevation for each lot shall be as shown on the plat.

WITNESS, my hand, this _____ day of _____, 2014.

By: **LEBANON 390 WR, LLC**
a Wyoming limited liability company

By: Lebanon 390 WR Manager, LLC
a Georgia limited liability company
its manager

By: _____
David Mathew Boone
Manager

**STATE OF GEORGIA §
COUNTY OF FULTON §**

BEFORE ME, the undersigned, a Notary Public in and for The State of Georgia, on this day personally appeared David Mathew Boone, 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 OFFICE THIS _____ DAY OF _____, 2014.

NOTARY PUBLIC in and for the STATE OF GEORGIA

My commission expires: _____

Printed Name _____

WITNESS, my hand, this _____ day of _____, 2014.

By: **WADE FRISCO LAND PARTNERS, LTD.**
a Texas limited partnership

By: Wade Frisco Land Partners GP, LLC
its general partner

By: _____
James A. Wade
President

**STATE OF TEXAS §
COUNTY OF COLLIN §**

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared James A. Wade, 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 OFFICE THIS _____ DAY OF _____, 2014.

NOTARY PUBLIC in and for the STATE OF TEXAS

My commission expires: _____

Printed Name _____

WITNESS, my hand, this _____ day of _____, 2014.

By: **PANSY FAMILY LIMITED PARTNERSHIP**
a Texas limited partnership

By: pansy Incorporated
its general partner

By: _____
Ricky E. Wade
its President

**STATE OF TEXAS §
COUNTY OF COLLIN §**

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Ricky E. Wade, 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 OFFICE THIS _____ DAY OF _____, 2014.

NOTARY PUBLIC in and for the STATE OF TEXAS

My commission expires: _____

Printed Name _____

WITNESS, my hand, this _____ day of _____, 2014.

By: **NANCY WADE**

**STATE OF TEXAS §
COUNTY OF COLLIN §**

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Nancy Wade, 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 OFFICE THIS _____ DAY OF _____, 2014.

NOTARY PUBLIC in and for the STATE OF TEXAS

My commission expires: _____

Printed Name _____

WITNESS, my hand, this _____ day of _____, 2014.

By: **SUZANNE WADE**

**STATE OF TEXAS §
COUNTY OF COLLIN §**

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Suzanne Wade, 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 OFFICE THIS _____ DAY OF _____, 2014.

NOTARY PUBLIC in and for the STATE OF TEXAS

My commission expires: _____

Printed Name _____

WITNESS, my hand, this _____ day of _____, 2014.

By: **CHARLIE WADE**

**STATE OF TEXAS §
COUNTY OF COLLIN §**

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Charlie Wade, 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 OFFICE THIS _____ DAY OF _____, 2014.

NOTARY PUBLIC in and for the STATE OF TEXAS

My commission expires: _____

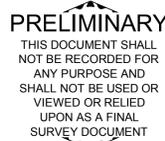
Printed Name _____

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Dana Brown, 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.

Dana Brown
Registered Professional Land Surveyor #5336
Kimley-Horn and Associates, Inc.
12750 Merit Drive, Suite 1000
Dallas, Texas 75251
972-770-1300



**THE STATE OF TEXAS §
COUNTY OF DALLAS §**

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Dana Brown, 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 OFFICE this the 27 th day of January, 2014.

NOTARY PUBLIC in and for the STATE OF TEXAS

Printed Name _____

CERTIFICATE OF APPROVAL

APPROVED this the _____ day of _____, 2014 by the Planning & Zoning Commission of the City of Frisco, Texas.

PLANNING & ZONING COMMISSION CHAIRPERSON

PLANNING & ZONING COMMISSION SECRETARY

CITY SECRETARY

CITY OF FRISCO REFERENCE NO. CP14-0006
CONVEYANCE PLAT
FORUM AT WADE PARK
BEING 112.420 ACRES OUT OF THE
JONATHAN ALLEN SURVEY, ABSTRACT NO. 16
GARLAND A. MARTIN SURVEY ABSTRACT NO. 604
CITY OF FRISCO, COLLIN COUNTY, TEXAS



5750 Genesis Court, Suite 200 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3590 Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
	DAB	JAD	02/24/2014	0693109002	3 OF 3

APPLICANT / OWNER Lot 1:
Lebanon 390 WR, LLC
945 East Paces Ferry Road, Suite 2200
Atlanta, Georgia 30326
678-423-5445
Contact : Robert Bergmann, P.E.

OWNERS Lot 2:
Pansy Wade Family Partnership
Nancy Anne Wade
Suzanne Wade
Charles Thomas Wade
Wade Frisco Land Partners, Ltd.
c/o
Newman Real Estate
9801 Camfield Way
Frisco, Texas 75034
972- 335-3334
Contact : Jim Newman

ENGINEER
Kimley-Horn and Associates, Inc.
12750 Merit Drive, Suite 1000
Dallas, Texas. 75251
Tel. No. 972.770.1300
Contact: Kevin Gaskey, P.E.
kevin.gaskey@kimley-horn.com