

March 11, 2014

Preliminary Site Plan &

Revised Conveyance Plat: Parkwood at Frisco Bridges, Block A, Lots 3R, 4 & 5
(PSP14-0003 & CP14-0003)

Owner(s): Duke Realty Limited Partnership

DESCRIPTION:

Two hotels and three restaurants on three lots on 23.5± acres on the northeast and southeast corners of McCandless Way and Dallas Parkway. Zoned Planned Development-28-Retail/Office-2. Neighborhood #30. MW

REMARKS:

Preliminary Site Plan

Access: Access is provided from Dallas Parkway and McCandless Way.

Cross Access: Cross access is provided within the development and to the property to the east.

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-32 standards.

Revised Conveyance Plat

This plat divides Lot 3R into three lots and dedicates easements required to develop Lot 4.

RECOMMENDATION:

Revised Preliminary Site Plan

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

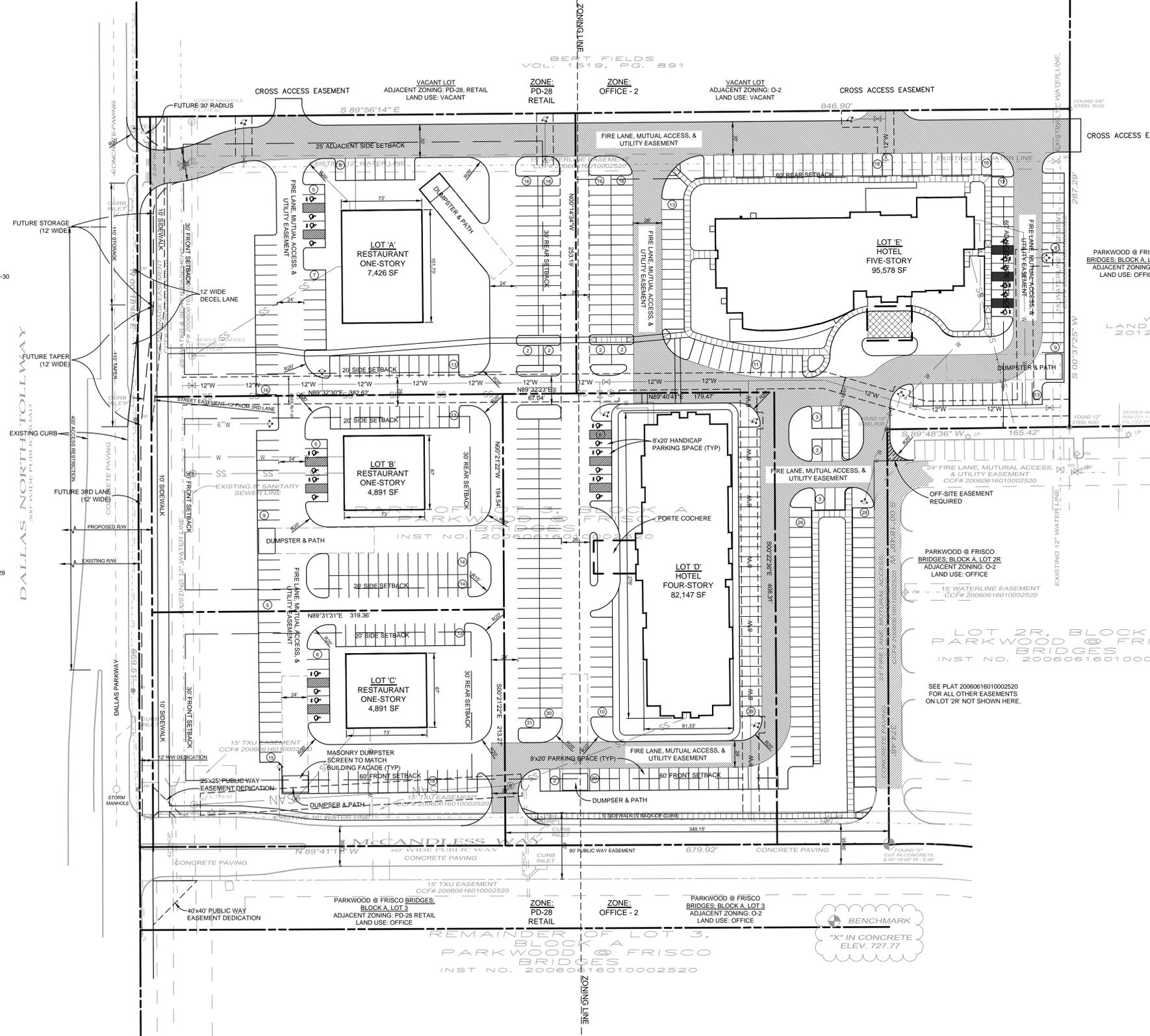
Revised Conveyance Plat

Recommended for approval as submitted.

CP14-0003 & PSP14-0003 Parkwood at Frisco Bridges Block A, Lot 3R 4



DALLAS NORTH TOLLWAY
3000 WIDE PUBLIC ROAD



EXISTING LEGEND

- FOUND REBAR
- SANITARY SEWER MANHOLE
- WATER METER
- WATER VALVE
- CLEAN-OUT
- SIGN POST
- SANITARY SEWER LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- CONTOUR LINE
- SPOT ELEVATION
- TREE

PROPOSED LEGEND

- ▨ CONCRETE PAVING
- ▨ EXISTING FIRE LANE
- ▨ PROPOSED FIRE LANE, MUTUAL ACCESS, & UTILITY EASEMENT

- STANDARD 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.
 - OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
 - BUILDINGS WITH AN AGGREGATE SUM OF 5,000 SQUARE FEET OR GREATER ON A LOT SHALL HAVE AUTOMATIC FIRE SPRINKLERS INSTALLED THROUGHOUT ALL STRUCTURES. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
 - ALL SIGNAGE IS SUBJECT TO BUILDING INSPECTION DIVISION APPROVAL.
 - ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING INSPECTION DIVISION APPROVAL.
- NOTES:**
- NO TREES EXIST ON THIS EMPTY LOT, THEREFORE NO TREES WILL BE REMOVED FOR DEVELOPMENT.
 - PHASED DEVELOPMENT SHALL INCLUDE:
 - LOT E - HOLIDAY INN HOTEL
 - LOTS A, B, C, & D - RESTAURANTS AND SECOND HOTEL
 - DRAINAGE FOR THIS DEVELOPMENT WAS DESIGNED AND INSTALLED AS A PART OF THE OVERALL FRISCO BRIDGES DEVELOPMENT. THEREFORE, NO NEW DETENTION IS PROPOSED. STORM SEWER SHALL BE INSTALLED, AS NECESSARY, TO TRANSMIT RUNOFF TO THE EXISTING CONVEYANCE SYSTEMS.
 - ALL SITES DRAIN FROM NORTHEAST TO SOUTHWEST, AND WILL EMPTY INTO THE FRISCO BRIDGES' LINE 'A' (42' CULVERT) AT THE SW CORNER OF THIS DEVELOPMENT.
 - NO FLOODPLAIN EXISTS ON THE SITE.

- PROPERTY INFORMATION:**
- OWNER: DUKE REALTY (ATTN: JEFF THORNTON)
14241 DALLAS PARKWAY, SUITE 1000
DALLAS, TX 75254
(972) 361-6700
 - DEVELOPMENT: PARKWOOD @ FRISCO BRIDGES
 - ZONING: FRONT: PD-28 RETAIL
BACK: OFFICE-2

THIS DRAWING IS "PRELIMINARY - NOT FOR CONSTRUCTION" UNTIL ABOVE SEAL HOLDER ACKNOWLEDGES THE CANCELLATION OF THIS DISCLAIMER BELOW.

NO.	DATE	REVISION
1	2/25/14	PER CITY MTNG 02-24-14

PARKWOOD @ FRISCO BRIDGES
LOT 3, BLOCK A -
FRISCO, TX
PSP14-003

GRAY ROCK, L.L.C.
5204 Village Parkway, Suite 111
Rogers, Arkansas 72758
www.grayrockconsulting.com
479.964.4413 office
800.887.7685 fax



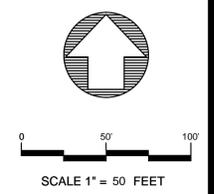
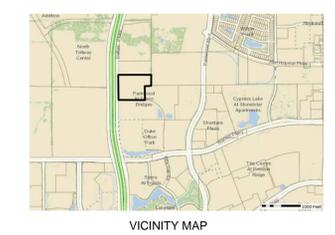
PROJECT NO. 14-200
DATE: JANUARY 27, 2014
SCALE 1"=50'

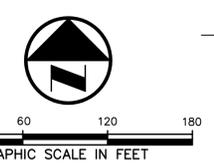
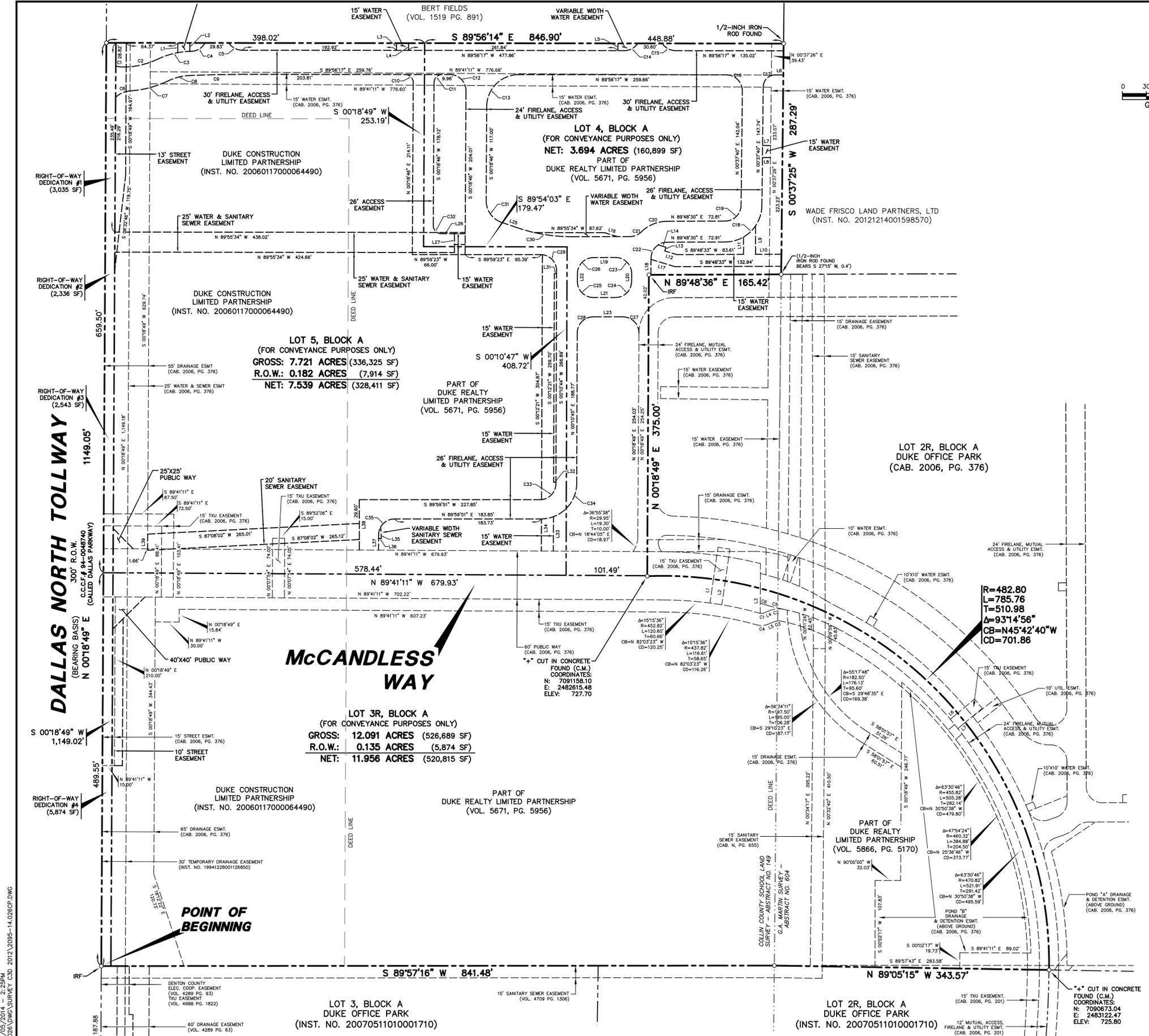
PRELIMINARY SITE PLAN

C1.0

LOT	ZONING	PROPOSED USE	LOT AREA (SF)	BUILDING AREA (SF)	BUILDING HEIGHT (FT) (# STORIES)	LOT COVERAGE (%)	FLOOR AREA RATIO	PARKING REQ'D	PARKING PROV'D	WATER RESOURCE ZONE REQ'D (SF)	WATER RESOURCE ZONE PROV'D (SF)	IMPERVIOUS AREA (SF)	USABLE OPEN SPACE REQ'D (SF)	USABLE OPEN SPACE PROV'D (SF)
A	PD-28/RETAIL	RESTAURANT	97,658	7,426	(20), [1]	7.6	0.08	1 PER 100 SF 75	85	2,711	2,874	61,640	6,837	29,208
B	PD-28/RETAIL	RESTAURANT	62,143	4,891	(20), [1]	7.9	0.08	1 PER 100 SF 49	55	1,737	1,800	39,620	4,350	21,153
C	PD-28/RETAIL	RESTAURANT	58,554	4,891	(20), [1]	8.4	0.09	1 PER 100 SF 49	52	1,447	1,620	33,824	4,099	22,195
D	OFFICE-2	HOTEL	93,357	82,147	(48), [4]	22.5	0.88	116 *	122	2,788	2,880	76,690	6,535	10,032
E	OFFICE-2	HOTEL	157,980	95,578	(60), [5]	13.3	0.61	172 *	194	4,383	4,680	110,323	11,059	36,724

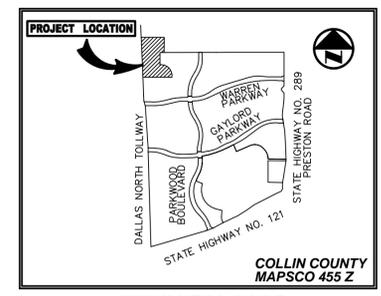
* PARKING COUNT IS BASED ON:
1 SPACE PER ROOM
1 SPACE PER 100 SF MEETING SPACE
1 SPACE PER 100 SF RESTAURANT





LEGEND

- PROPERTY LINE
- - - EXISTING EASEMENT LINE
- NEW EASEMENT LINE
- CONTROLLING MONUMENT
- 1/2-INCH IRON ROD W/ "PACHECO KOCH" CAP FOUND
- POINT FOR CORNER (UNLESS OTHERWISE NOTED)



EXISTING EASEMENT LINE TABLE

LINE	BEARING	LENGTH
L1	N 81°18'00" E	29.99'
L2	N 81°18'00" E	30.02'
L3	N 01°18'49" E	31.02'
L4	N 67°59'47" E	7.39'
L5	N 67°59'47" E	7.91'
L6	N 50°16'54" E	12.00'
L7	N 50°16'54" E	12.00'

EXISTING EASEMENT CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	33°57'02"	6.79'	4.02'	2.07'	N 87°33'11" E	3.96'
C2	35°03'37"	30.75'	18.81'	9.71'	S 83°42'16" W	18.52'
C3	35°40'45"	15.75'	9.81'	5.07'	S 83°17'24" W	9.65'
C4	35°49'39"	21.78'	13.62'	7.04'	N 87°20'39" E	13.40'
C5	4°54'05"	250.00'	21.39'	10.70'	S 76°12'20" E	21.38'
C6	1°04'28"	464.82'	8.72'	4.36'	N 74°17'32" W	8.72'

LINE TABLE

LINE	BEARING	LENGTH
L1	S 00°09'21" W	12.10'
L2	S 00°09'21" W	10.49'
L3	S 00°09'21" W	9.00'
L4	S 00°09'21" W	9.00'
L5	N 00°03'43" E	8.99'
L6	S 89°56'17" E	10.14'
L7	S 89°09'03" E	9.99'
L8	N 89°09'03" W	10.00'
L9	S 00°11'27" E	35.33'
L10	S 89°48'33" W	32.30'
L11	N 00°11'27" W	21.57'
L12	N 73°11'44" W	15.51'
L13	N 16°48'16" E	4.89'
L14	N 73°11'44" W	10.11'
L16	N 73°11'44" W	16.84'
L17	N 73°11'44" W	31.17'
L18	N 00°44'38" E	20.89'
L19	S 89°50'20" W	28.88'
L20	N 00°44'38" E	10.83'
L21	S 89°58'57" E	28.77'
L22	S 00°17'57" W	10.69'
L23	S 89°58'57" E	38.19'
L25	S 71°11'29" E	21.09'
L26	N 89°59'56" E	29.95'
L27	S 00°04'26" W	25.00'
L31	S 89°55'34" E	2.82'
L32	N 89°55'34" W	2.95'
L33	S 00°12'21" W	42.81'
L34	S 00°12'21" W	39.92'
L35	N 02°51'58" W	14.44'
L36	S 87°08'02" W	3.51'
L37	S 00°00'09" E	18.80'
L38	S 00°00'09" E	62.67'
L39	S 00°18'46" W	20.03'

NEW EASEMENT CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	16°36'13"	30.00'	8.69'	4.38'	S 81°19'20" E	8.66'
C2	25°56'19"	100.00'	45.27'	23.03'	N 77°24'24" E	44.89'
C3	24°49'47"	100.00'	43.34'	22.01'	S 76°51'08" W	43.00'
C4	80°42'23"	20.00'	21.19'	11.71'	N 58°54'50" E	20.21'
C5	56°37'41"	20.00'	19.77'	10.78'	S 61°37'26" E	18.97'
C6	38°57'13"	30.00'	20.40'	10.61'	S 68°35'12" W	20.01'
C7	21°37'34"	130.00'	49.07'	24.83'	N 75°15'01" E	48.78'
C8	23°48'45"	70.00'	29.09'	14.76'	S 76°20'37" W	28.88'
C9	2°07'27"	1746.35'	64.75'	32.38'	S 88°45'02" W	64.74'
C10	90°15'03"	10.00'	15.75'	10.04'	N 44°48'45" W	14.17'
C11	89°44'57"	10.00'	15.66'	9.96'	S 45°11'15" W	14.11'
C12	90°15'03"	20.00'	31.50'	20.09'	N 44°48'45" W	28.35'
C13	89°44'57"	40.00'	62.66'	39.83'	S 45°11'15" W	56.44'
C14	56°36'27"	20.00'	19.76'	10.77'	N 61°45'30" E	18.97'
C15	56°36'23"	20.00'	19.76'	10.77'	S 61°38'05" E	18.97'
C16	90°33'56"	20.00'	31.61'	20.20'	N 44°39'18" W	28.42'
C17	89°02'48"	15.00'	23.31'	14.75'	S 45°32'20" W	21.04'
C18	88°58'00"	46.00'	71.42'	45.18'	N 45°06'20" E	64.46'
C19	88°51'12"	20.00'	31.01'	19.60'	N 45°02'56" E	28.00'
C20	44°54'11"	46.00'	36.05'	19.01'	S 67°29'41" W	35.13'
C21	44°47'44"	19.00'	14.85'	7.83'	N 67°26'28" E	14.48'
C22	89°16'26"	20.00'	31.16'	19.75'	S 45°22'51" W	28.10'
C23	87°48'54"	20.05'	30.72'	19.30'	N 46°09'16" W	27.80'
C24	89°16'25"	20.00'	31.16'	19.75'	N 45°22'50" E	28.10'
C25	87°07'44"	20.04'	30.48'	19.06'	S 43°25'59" E	27.63'
C26	83°55'13"	20.05'	29.36'	18.03'	S 44°54'08" W	26.81'
C27	90°17'46"	20.00'	31.52'	20.10'	N 44°50'04" W	28.36'
C28	86°48'17"	20.05'	30.37'	18.96'	S 43°37'31" W	27.55'
C29	84°44'02"	20.00'	29.58'	18.24'	N 44°55'22" W	26.95'
C30	18°58'11"	209.00'	69.20'	34.92'	S 80°40'34" E	68.88'
C31	71°30'15"	28.26'	35.26'	20.34'	S 35°04'00" E	33.02'
C32	90°18'50"	10.00'	15.76'	10.05'	S 44°50'39" E	14.18'
C33	80°41'07"	20.20'	28.45'	17.16'	N 43°26'23" E	26.16'
C34	86°37'56"	44.77'	67.69'	42.21'	N 45°44'56" E	61.42'
C35	90°00'00"	20.00'	31.42'	20.00'	S 44°59'51" W	28.28'

ANDRICOPOULOS 03/05/2014 2:25PM
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McCANDLESS WAY

LOT 3R, BLOCK A
 (FOR CONVEYANCE PURPOSES ONLY)
 GROSS: 12.091 ACRES (526,689 SF)
 R.O.W.: 0.135 ACRES (5,874 SF)
 NET: 11.956 ACRES (520,815 SF)

POINT OF BEGINNING

APPLICANT
 PACHECO KOCH CONSULTING ENGINEERS
 8350 N. CENTRAL EXPWY, SUITE 1000
 DALLAS, TEXAS 75208-1612
 CONTACT: JOHN ANDRICOPOULOS
 PHONE: (972) 235-3031
 FAX: (972) 235-9544

OWNER
 DUKE REALTY LIMITED PARTNERSHIP
 14241 N. DALLAS PKWY, STE 1000
 DALLAS, TEXAS 75254
 CONTACT: TRAVIS BAXTER
 PHONE: (972) 361-6733
 FAX: (972) 361-6800

OWNER
 DUKE CONSTRUCTION LIMITED PARTNERSHIP
 14241 N. DALLAS PKWY, STE 1000
 DALLAS, TEXAS 75254
 CONTACT: TRAVIS BAXTER
 PHONE: (972) 361-6733
 FAX: (972) 361-6800

Pacheco Koch
 8350 N. CENTRAL EXPWY, SUITE 1000
 DALLAS, TX 75206 972.235.3031
 TX REG. ENGINEERING FIRM F-14439
 TX REG. SURVEYING FIRM LS-10193805

DRAWN BY GMP	CHECKED BY JSA	SCALE 1"=60'	DATE MARCH 2014	JOB NUMBER 2095-12.398
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SHEET 1 OF 2
CONVEYANCE PLAT
PARKWOOD @
FRISCO BRIDGES
BLOCK A,
LOTS 3R, 4 & 5
 A PLAT OF 23.506 ACRES
 LOCATED IN THE CITY OF FRISCO, TEXAS
 AND BEING OUT OF THE
 COLLIN COUNTY SCHOOL LAND SURVEY,
 ABSTRACT NO. 149, AND THE
 G.A. MARTIN SURVEY, ABSTRACT NO. 604
 COLLIN COUNTY, TEXAS
 CP14-003

PRELIMINARY
 THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY
 PURPOSE AND SHALL NOT BE USED OR VIEWED OR
 RELIED UPON AS A FINAL SURVEY DOCUMENT.
 RELEASED 3/5/14.

CONVEYANCE PLAT - PARKWOOD @ FRISCO BRIDGES

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF COLLIN §

WHEREAS, Duke Realty Limited Partnership and Duke Construction Limited Partnership are the owners of a tract of land situated in the G.A. Martin Survey, Abstract No. 604 and the Collin County School Land Survey, Abstract No. 149, Collin County, Texas and being out of a 22.248 acre tract conveyed to them by PARKWAY 26 JOINT VENTURE and a 13.000 acre tract conveyed to them by Sealy Parkwood, L.P., and being more particularly described as follows:

DESCRIPTION, of a 23.506 acre tract of land situated in the G.A. Martin Survey, Abstract No. 604 and the Collin County School Land Survey, Abstract No. 149, Collin County, Texas; said tract being all of Lot 3, Block A, Parkwood @ Frisco Bridges, an addition to the City of Frisco, Texas according to the plat recorded in Cabinet 2006, Page 376 of the Plat Records of Collin County, Texas; said tract also being part of that certain tract of land described in Special Warranty Deed to Duke Realty Limited Partnership recorded in Volume 5671, Page 5956 and part of that certain tract of land described in Special Warranty Deed to Duke Realty Limited Partnership recorded in Volume 5886, Page 5170, both of the Deed Records of Collin County, Texas and all of that certain tract of land described in General Warranty Deed to Duke Construction Limited Partnership recorded in Instrument No. 20060117000064490 of the Official Public Records of Collin County, Texas; said 23.506 acre tract being more particularly described as follows:

BEGINNING, 1/2-inch iron rod with "PACHECO KOCH" cap found for corner in the east right-of-way line of Dallas North Tollway (a variable width right-of-way); said point being the northwest corner of Lot 3, Block A, Duke Office Park, an addition to the City of Frisco, Texas according to the plat recorded in Instrument No. 2007051010001710 of said Official Public Records;

THENCE, North 00 degrees, 18 minutes, 49 seconds East, along the said east line of Dallas North Tollway, a distance of 1149.05 feet to a point for corner; said point being the southwest corner of that certain tract of land described in deed to Bert Fields recorded in Volume 1519, Page 891 of said Deed Records;

THENCE, South 89 degrees, 56 minutes, 14 seconds East, along the south line of said Fields tract, a distance of 846.90 feet to a 1/2-inch iron rod found for corner in the west line of that certain tract of land listed as Item No. 7 in Exhibit "A" of the Special Warranty Deed to Wade Frisco Land Partners, Ltd recorded in Instrument No. 20121214001598570 of said Official Public Records;

THENCE, South 00 degrees, 37 minutes, 25 seconds West, along the said west line of the Wade tract, a distance of 287.29 feet to a point for corner in the north line of Lot 2R, Block A of said Parkwood @ Frisco Bridges; said point being the southwest corner of said Wade tract;

THENCE, South 89 degrees, 48 minutes, 36 seconds West, along the said north line of Lot 2R, a distance of 165.42 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found for corner; said point being the northwest corner of said Lot 2R;

THENCE, South 00 degrees, 18 minutes, 49 seconds West, along the west line of said Lot 2R, a distance of 375.00 feet to a "x" cut in concrete found for corner; said point being the northernmost southwest corner of said Lot 2R and the beginning of a non-tangent curve to the right;

THENCE, in a southeasterly direction, continuing along the said west line of Lot 2R and along said curve to the right, having a central angle of 93 degrees, 14 minutes, 56 seconds, a radius of 482.80 feet, a chord bearing and distance of South 45 degrees, 42 minutes, 40 seconds East, 785.76 feet, an arc distance of 785.76 feet to a "x" cut in concrete found for corner at the end of said curve; said point being at the northwest corner of Lot 1, Block A, Duke Office Park, an addition to the City of Frisco, Texas according to the plat recorded in Cabinet 2006, Page 201 of said Official Public Records and the northeast corner of Lot 2R, Block A of the first referenced Duke Office Park;

THENCE, North 89 degrees, 05 minutes, 15 seconds West, along the north line of the second referenced Lot 2R, a distance of 343.56 feet to an angle point;

THENCE, South 89 degrees, 57 minutes, 16 seconds West, continuing along the said north line of the second referenced Lot 2R and long the north line of the second referenced Lot 3, a distance of 841.49 feet to the POINT OF BEGINNING;

CONTAINING, 1,023,913 square feet or 23.506 acres of land, more or less.

Know All Men By These Presents:

That I, John S. Andricopoulos, 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.

Dated this the ____ day of March, 2014.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR WEIVED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. RELEASED 3/5/14.

John S. Andricopoulos
Registered Professional Land Surveyor
No. 6354

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 John S. Andricopoulos, 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 ____ day of March, 2014.

Notary Public, State of Texas

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Duke Realty Limited Partnership and Duke Construction Limited Partnership acting herein by and through their duly authorized officers, do hereby certify and adopt this plat designating the herein above described property as Parkwood @ Frisco Bridges, Block A, Lots 3R, 4 & 5, an addition to the City of Frisco, and do hereby dedicate to the public use forever, the streets and alleys shown thereon. Duke Realty Limited Partnership and Duke Construction Limited Partnership do herein certify the following:

- 1. The streets and alleys are dedicated in fee simple for street and alley purposes.
2. All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
3. The easements and public use areas, as shown, and created by this plat, are dedicated for the public use forever for the purposes indicated on this plat.
4. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements if approved by the City of Frisco.
5. The City of Frisco is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
6. 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.
7. 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.
8. 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.
9. All modifications to this document shall be by means of plat and approved by the City of Frisco.
10. 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 purpose 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.
11. The undersigned covenants and agrees that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a fire apparatus access road 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 fire lane easement for the fire apparatus access road shall be kept free of obstructions 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 lane and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.
12. 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.

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:

DRAINAGE AND DETENTION EASEMENT - ABOVE GROUND

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.

PUBLIC WAY EASEMENTS

The undersigned covenants and agrees that the PublicWay may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose 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. The undersigned covenants and agrees that the Public Way may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same, with said use being subordinate to the public's and City of Frisco's use thereof. The undersigned covenants and agrees that he (they) shall construct within the Public Way an access road that meets or exceeds the requirements of a fire apparatus access road 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 access road within the Public Way shall be kept free of obstructions in accordance with City Ordinance. The Chief of Police or his/her duly authorized representative is hereby authorized to cause such access road within the Public Way to be maintained free and unobstructed at all times for fire department and emergency use. The undersigned covenants and agrees that he (they) shall construct within the Public Way a sidewalk along the access road in accordance with City standards and shall maintain the same in a state of good repair at all times. The maintenance of the access road (and its appurtenances), sidewalks, landscaping and traffic signs within the Public Way is the responsibility of the owner.

This plat is approved subject to all platting ordinances, rules, regulations and resolutions of the City of Frisco, Texas.

WITNESS, my hand, this the ____ day of March, 2014.

BY: DUKE REALTY LIMITED PARTNERSHIP, an Indiana limited partnership, authorized to do business in the State of Texas under the name Duke Realty Indiana Limited Partnership

By: DUKE REALTY CORPORATION, an Indiana corporation, authorized to do business in the State of Texas under the name Indiana Duke Realty Corporation, its General Partner

Jeffrey D. Thornton
Senior Vice 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 Jeffrey D. Thornton, Senior Vice President of Duke Realty Corporation, an Indiana corporation, as the general partner of Duke Realty Limited Partnership, an Indiana limited partnership, 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 ____ day of March, 2014.

Notary Public, State of Texas

WITNESS, my hand, this the ____ day of March, 2014.

BY: DUKE CONSTRUCTION LIMITED PARTNERSHIP, an Indiana limited partnership

By: Duke Business Centers Corporation, an Indiana corporation, its general partner

Authorized Signature

Jeffrey D. Thornton
Senior Vice 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 Jeffrey D. Thornton, Senior Vice President of Duke Business Centers Corporation, an Indiana corporation, as the general partner of Duke Construction Limited Partnership, an Indiana limited partnership, 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 ____ day of March, 2014.

Notary Public, State of Texas

APPLICANT
PACHECO KOCH CONSULTING ENGINEERS
8550 N. CENTRAL EXPWY, SUITE 1000
DALLAS, TEXAS 75208-1612
CONTACT: JOHN ANDRICOPOULOS
PHONE: (972) 235-3031
FAX: (972) 235-9544

OWNER
DUKE REALTY LIMITED PARTNERSHIP
14241 N. DALLAS PKWY, STE 1000
DALLAS, TEXAS 75254
CONTACT: TRAVIS BAXTER
PHONE: (972) 361-6733
FAX: (972) 361-6800

OWNER
DUKE CONSTRUCTION LIMITED PARTNERSHIP
14241 N. DALLAS PKWY, STE 1000
DALLAS, TEXAS 75254
CONTACT: TRAVIS BAXTER
PHONE: (972) 361-6733
FAX: (972) 361-6800

CERTIFICATE OF APPROVAL

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

Planning & Zoning Commission Chairperson

Planning & Zoning Commission Secretary

City Secretary

NOTES

- 1. Bearing system is North 00 degrees, 18 minutes, 49 seconds East for the east right-of-way line of Dallas North Tollway according to the plat of Parkwood @ Frisco Bridges, an addition to the City of Frisco, Texas recorded in Cabinet 2006, Page 376 of the Plat Records of Collin County, Texas.
2. Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Collin County, Texas and Incorporated Areas, Map No. 48085C0355J, Community-Panel No. 480134 0355 J, Effective Date: June 2, 2009. All of the subject property is shown to be located in Zone "X" on said map. The location of the said floodzones is based on said map, is approximate and is not located on the ground. Relevant zones are defined on said map as follows:
Zone "X" - Other Areas: Areas determined to be outside 500-year floodplain.
3. The distances shown hereon for adjoining and adjacent properties have been compiled from recorded plats and deeds, and do not necessarily represent field verified or monumented distances.
4. No floodplain exists on the site.
5. Notice: 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.

SHEET 2 OF 2
CONVEYANCE PLAT
PARKWOOD @
FRISCO BRIDGES
BLOCK A,
LOTS 3R, 4 & 5
A PLAT OF 23.506 ACRES
LOCATED IN THE CITY OF FRISCO, TEXAS
AND BEING OUT OF THE
COLLIN COUNTY SCHOOL LAND SURVEY,
ABSTRACT NO. 149, AND THE
G.A. MARTIN SURVEY, ABSTRACT NO. 604
COLLIN COUNTY, TEXAS
CP14-003

Pacheco Koch
8350 N. CENTRAL EXPWY, SUITE 1000
DALLAS, TX 75206 972.235.3031
TX REG. ENGINEERING FIRM F-14439
TX REG. SURVEYING FIRM LS-10193805
DRAWN BY GMP CHECKED BY JSA SCALE NONE DATE MARCH 2014 JOB NUMBER 2095-12.398