

OWNER'S CERTIFICATION

STATE OF TEXAS §

COUNTY OF COLLIN §

WHEREAS THE ASPENS AT WADE PARK, LP is the owner of a tract of land situated in the Stephen Combs Survey, Abstract No. 218, City of Frisco, Collin County, Texas, and being all of Block A, Lot 1 of Aspens at Wade Park Block A, Lot 1, according to the Conveyance Plat thereof recorded in Volume 2015, Page 578 of the Real Property Records of Collin County, Texas, also being all of a tract of land described in a Special Warranty Deed with Vendor's Lien to The Aspens at Wade Park, L.P., recorded in Instrument No. 20151023001344440 of the Real Property 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 for the northerly northwest corner of said Lot 1, on the southerly right of way line of John Hickman Parkway, a 100' wide right of way, at the beginning of a curve to the left having a central angle of 05°04'45", a radius of 3050.00 feet, a chord bearing and distance of South 87°24'03" East, 270.29 feet;

THENCE along the southerly line of said John Hickman Parkway and along the northerly line of said Lot 1, the following courses:

In a southeasterly direction, with said curve to the left, an arc distance of 270.38 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for corner;

South 89°56'25" East, a distance of 211.52 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set at the northeast corner of said Lot 1, same being the northwest corner of a called 6.775 acre tract of land described in a Correction Special Warranty Deed with Vendor's Lien to Texaforma Investors, LLC, recorded in Instrument No. 20150826001082490, Real Property Records, Collin County, Texas;

THENCE South 00°03'35" West, departing the southerly right of way line of said John Hickman Parkway, along the easterly line of said Lot 1 and along the westerly line of said 6.775 acre tract, a distance of 446.26 feet to a 5/8-inch iron rod with a plastic cap, stamped "CLARK GEOGRAM" found at the southeast corner of said Lot 1, same being the southwest corner of said 6.775 acre tract, the northwest corner of Lot 6, Block 1 of Frisco Bridges North, an addition to the City of Frisco, according to the plat thereof recorded in Cabinet Q, Page 623, Plat records, Collin County, Texas, and the northeast corner of Lot 1, Block A of the Lodge at Frisco Bridges, an addition to the City of Frisco, according to the plat thereof recorded in Cabinet L, Page 870, Plat Records, Collin County, Texas;

THENCE South 89°22'55" West, along the southerly line of said Lot 1 of Aspens of Wade Park, and along the north line of said Lot 1, Block A of the Lodge at Frisco Bridges, a distance of 529.72 feet, to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for the southwest corner of said Lot 1 of Aspens of Wade Park Block A, same being the northwest corner of said Lot 1, Block A of the Lodge at Frisco Bridges, on the easterly right of way line of Legendary Drive, a variable width right of way, dedicated in Fee Simple to the City of Frisco in aforesaid Conveyance Plat of Aspens at Wade Park Block A, Lot 1;

THENCE along the westerly line of said Lot 1 and along the easterly right of way line of said Legendary Drive, the following courses:

North 00°08'46" West, a distance of 222.77 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for corner;

North 05°33'52" East, a distance of 100.50 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for corner;

North 00°08'46" West, a distance of 105.50 feet to a point for corner;\

North 47°41'03" East, a distance of 53.71 feet to the **POINT OF BEGINNING** and containing 5.451 acres (237.438 sq. ft.) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, THE ASPENS AT WADE PARK, LP, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as **ASPENS AT WADE PARK BLOCK A, LOT 1**, an addition to the City of Frisco, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. **THE ASPENS AT WADE PARK, LP**, does herein certify the following:

- 1. The streets and alleys herein 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.

ACCESS 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.

FIRE LANE EASEMENT

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.

DRAINAGE AND DETENTION EASEMENT (UNDERGROUND DETENTION)

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 is called "Drainage and Detention Easement 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 Drainage and Detention Easement. The City will not be responsible for the maintenance and operation of the drainage facilities within the Drainage and Detention 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 type within the Drainage and Detention Easement, unless approved by the Director of Engineering Services. Each property owner shall keep the Drainage and Detention Easement traversing or adjacent to their property clean and free of debris, silt, and any materials that 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 the 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 or construct and maintain any drainage facility deemed necessary for drainage purposes.

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

WITNESS, my hand, this _____ day of _____, 2016.

BY: THE ASPENS AT WADE PARK, LP

Representative

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Barry Metcalf, 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 _____, 20____.

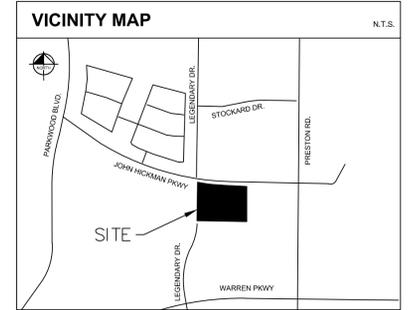
Notary Public, State of Texas

NOTES:

- 1. Bearing system of this survey is based on City of Frisco Monuments 14 and 15 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 grid coordinates derived by computing a project combined scale factor of 0.999841831.
- 2. All corners are 5/8" iron rods set with a red plastic cap stamped "KHA" unless otherwise noted.
- 3. All property corners were described as "set" were set on November 11, 2015.
- 4. Notice: 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 utility and building permits.

FLOOD STATEMENT:

According to Map No. 48085C0360J, 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 located in Zone X (unshaded) which is not within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

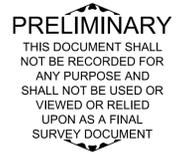


SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Michael B. Marx, 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.

Michael B. Marx
Registered Professional Land Surveyor No. 5181
Kimley-Horn and Associates, Inc.
5750 Genesis Court, Suite 200
Frisco, Texas 75034
Phone 972-335-3580
Fax 972-335-3779



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 Michael B. Marx, 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 _____, 20____.

Notary Public, State of Texas

CERTIFICATE OF APPROVAL

APPROVED this the _____ day of _____, 20____
by the Planning & Zoning Commission of the City of Frisco, Texas.

PLANNING & ZONING COMMISSION CHAIRPERSON

PLANNING & ZONING COMMISSION SECRETARY

CITY SECRETARY

**FINAL PLAT
ASPENS AT WADE PARK
BLOCK A, LOT 1**

BEING 5.451 ACRES SITUATED IN THE
STEPHEN COMBS SURVEY, ABSTRACT NO. 218
CITY OF FRISCO, COLLIN COUNTY, TEXAS
CITY PROJECT # FP16-0067

Kimley»Horn

5750 Genesis Court, Suite 200 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580 Fax No. (972) 335-3779

| Scale | Drawn by | Checked by | Date | Project No. | Sheet No. |
|-------|----------|------------|------------|-------------|-----------|
| N/A | APS | KHA | 10/18/2016 | 063163001 | 2 OF 2 |

Engineer:
Kimley-Horn and Associates, Inc.
106 West Louisiana St.
McKinney, TX 75069
Ph: 469-301-2595
Contact: Joe Riccardi, PE

Owner:
The Aspens at Wade Park, L.P.
505 Pecan Street, Ste. 101
Fort Worth, TX 76102
Ph: 817-632-6307
Contact: Barry Metcalf