

LOCATION MAP
1" = 1000'

- NOTES:
1. Basis of bearing derived from the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, (2011).
 2. 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.
 3. 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 or 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 property by metes and bounds is a violation of the City Ordinance and State Law and is subject to fines and withholding of utilities and building permits.
 4. According to the Flood Insurance Rate Map (FIRM) Map No. 48121C04100, dated April 18, 2011, prepared by the Federal Emergency Management Agency for Denton County, Texas, a portion of Lot 10, Block is within FIRM Zone "AE" (Base flood elevations determined).
 5. A 1/2" iron rod with plastic cap stamped "SPIARSEN" to be set for all interior lot corners.
 6. The area designated as R.O.W. Reservation is not a R.O.W. dedication. Instead, it indicates the area that is intended to be dedicated as R.O.W. in the future. As such, no permanent improvements can be constructed within the reservation area (except those contained in an approved easement).

| LEGEND | |
|-----------------------------------|---|
| (Not all items may be applicable) | |
| o | 1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSEN" SET, UNLESS OTHERWISE NOTED |
| IRF | IRON ROD FOUND |
| CIRF | CAPPED IRON ROD FOUND |
| CM | CONTROL MONUMENT |
| (BTP) | BY THIS PLAT |
| R.O.W. | RIGHT-OF-WAY |
| DRDCT | DEED RECORDS, DENTON COUNTY, TEXAS |
| PRDCT | PLAT RECORDS, DENTON COUNTY, TEXAS |
| OPRDC | OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS |

CITY PROJECT NO. CP16-0023
CONVEYANCE PLAT

FOUR CORNERS SHOPPING CENTER

BLOCK A, LOTS 1 THROUGH 17
P. BARNES SURVEY, ABSTRACT NO. 79, &
THE M.E.P. & P.R.R. SURVEY, ABSTRACT NO. 1476
IN THE CITY OF FRISCO, DENTON COUNTY, TEXAS
83.786 ACRES GROSS/82.248 ACRES NET

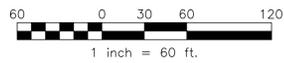
| | | |
|---|--|--|
| DEVELOPER United Commercial Development 7001 Preston Road, Suite 410 Dallas, Texas 75205 (214) 224-4600 Contact: Robert Dorazil | OWNER The Rudman Partnership 1700 Pacific Avenue, Suite 4700 Dallas, Texas 75201 (214) 220-3900 Contact: Trey Sibley | ENGINEER / SURVEYOR Spiars Engineering, Inc. 765 Custer Road, Suite 100 Plano, TX 75075 Telephone: (972) 422-0077 TBPE No. F-2121 Contact: Kevin Wier |
|---|--|--|



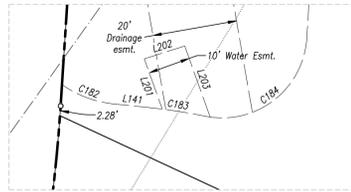
Master Developers-NWR, LLC
Doc. No. 2015-93788 DRDCT

Gary B. Davis
Doc. No. 1993-19613 DRDCT

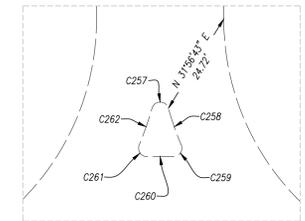
Drawing: 03/2016-0855, 16-055, Rudman Tract 1476-2015, Conveyance Plat, Sheet By: Thomett, Scale: 1" = 100', Date: 10/12/2016, 12:43:33 PM



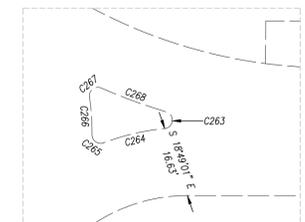
Detail "A"
1" = 20'



Detail "B"
1" = 20'



Detail "C"
1" = 20'



Rudman Resources, Inc., &
Raymond A. Williams, Jr.
Vol. 1038, Pg. 951 DRDCT

R.O.W. Abandonment
Doc. No. OPRDCT

Master Developers-TCB2, LLC
Doc. No. 2016-118892 OPRDCT
R. TAYLOR SURVEY
ABSTRACT NO. 1671

ESTATES AT ROCKHILL
PHASE I
Doc. No. 2016-118892 OPRDCT

PAGE 2: Easement annotation

U.S. HIGHWAY 380
Var. width R.O.W.

1/2" CIRF

20' Drainage Esmt.

10'x10' Water Esmt.

MATCH LINE PAGE 3

MATCH LINE

PAGE 5

10'x10' Water Esmt.

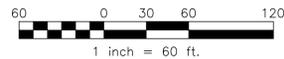
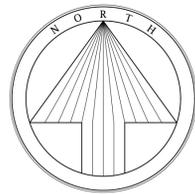
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DEVELOPER
United Commercial Development
7001 Preston Road, Suite 410
Dallas, Texas 75205
(214) 224-4600
Contact: Robert Dorazil

OWNER
The Rudman Partnership
1700 Pacific Avenue, Suite 4700
Dallas, Texas 75201
(214) 220-3900
Contact: Trey Sibley

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: Kevin Wier

Drawing: 03/2016-0053, 16-055, Rudman, Inc. 16-055, Conveyance Plat, Sheet By: Thorndyke, Date: 10/19/2016, 3:59 PM, 12:43:13 PM



U.S. HIGHWAY 380
Var. width R.O.W.

Alum. Man. Fnd.

R.O.W. Reservation

MATCH LINE PAGE 2

MATCH LINE PAGE 4

1/2" CIRS
"SPARSENG"
N=7130041.31
E=2483731.94
Elev.=527.24

Detail "A"
1" = 10'

FARM TO MARKET ROAD 425
Var. width R.O.W.

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|---|--|--|

PAGE 3: Easement annotation

Drawing: 03/2016-0853, 16-008, Business Tract\16-008, Conveyance Plat.dwg, Saved By: thornett, Save Time: 10/12/2016 12:43:13 PM, Printed by: kear, Plot Date: 10/19/2016 3:59 PM

Curve Table with columns: Curve #, Length, Radius, Delta, Chord Bearing, Chord Dist.

Curve Table with columns: Curve #, Length, Radius, Delta, Chord Bearing, Chord Dist.

Curve Table with columns: Curve #, Length, Radius, Delta, Chord Bearing, Chord Dist.

Line Table with columns: Line #, Bearing, Distance.

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...

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...

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...

VISIBILITY, ACCESS AND MAINTENANCE EASEMENT (VAM)

The area or areas shown on the plat as "VAM (Visibility, Access and Maintenance) Easement(s)" are hereby given and granted to the City of Frisco (City), its successors and assigns...

DRAINAGE AND DETENTION EASEMENT (ABOVE GROUND DETENTION)

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...

CERTIFICATE OF APPROVAL

APPROVED this _____ day of _____, 2016 by the Planning & Zoning Commission of the City of Frisco, Texas.

PLANNING & ZONING COMMISSION CHAIRPERSON

PLANNING & ZONING COMMISSION SECRETARY

CITY SECRETARY

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 Darren K. Brown, known to me to be the person and officer whose name is subscribed to the foregoing instrument...

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2016.

Notary Public, State of Texas

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 Darren K. Brown, known to me to be the person and officer whose name is subscribed to the foregoing instrument...

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2016.

Notary Public, State of Texas

OWNER'S CERTIFICATE

STATE OF TEXAS COUNTY OF DENTON

WHEREAS The Rudman Partnership is the owner of a tract of land situated in the P. Barnes Survey, Abstract No. 79, and the M.E.P. & P.R.R. Survey, Abstract No. 1476, City of Frisco, Denton County, Texas, the subject tract being a portion of a tract conveyed to Rudman Resources, Inc., & Raymond A. Williams, Jr. according to the deed recorded in Volume 1038, Page 951 of the Deed Records, Denton County, Texas (DRDCT), with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for the northeast corner of the Estates at Rockhill Phase I, an addition to the City of Frisco, according to the plat thereof recorded in Document No. 2016-190, Plat Records, Denton County, Texas, and for the most easterly corner of a tract conveyed to Milton Hansel and wife, Clyne Taylor Hansel, recorded in Volume 468, Page 563 DRDCT;

THENCE N 57°49'48" W, 218.64 feet along a northeast line of said Hansel tract to a 5/8" iron rod with plastic cap found on the east line of Doe Creek Road, a variable width public right-of-way;

THENCE along the east line of Doe Creek Road, the following:

N 28°56'40" E, 149.97 feet to a 5/8" iron rod with plastic cap found;

N 27°51'52" E, 253.80 feet to an "X" found in concrete;

N 03°42'12" E, 120.22 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set;

And N 04°39'49" E, 45.13 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set at the intersection of the east line of Doe Creek Road with the south line of U.S. Highway 380, a variable width public right-of-way;

THENCE along the south line of U.S. Highway 380, the following:

S 89°11'49" E, 337.66 feet to a 1/2" iron rod with plastic cap found;

S 84°02'26" E, 100.33 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set;

S 89°02'04" E, 500.00 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set;

THENCE along the west line of Farm to Market Road 423, the following:

S 00°20'14" E, 83.35 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set;

A tangent curve to the left having a central angle of 01°17'22", a radius of 11538.16 feet, a chord of S 00°58'55" E - 259.68 feet, an arc length of 259.69 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set;

S 04°05'45" E, 57.44 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set;

N 85°54'15" E, 1.00 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set;

S 04°04'23" E, 122.78 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set;

A non-tangent curve to the right having a central angle of 01°12'06", a radius of 11389.16 feet, a chord of S 00°52'01" E - 238.84 feet, an arc length of 238.84 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set;

And S 00°15'58" E, 749.08 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set for the northeast corner of a tract conveyed to Gary B. Davis by deed recorded in Document No. 1993-19613 DRDCT;

THENCE S 89°22'02" W, 1253.45 feet along the north line thereof to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set for the northeast corner of a tract conveyed to Master Developers-NWR, LLC, recorded in Document No. 2015-93768 DRDCT;

THENCE S 89°18'38" W, 933.54 feet along the north line thereof to a 1/2" iron rod found at the east line of Estates at Rockhill Phase I;

THENCE N 00°03'59" W, 897.91 feet along the east line thereof to the POINT OF BEGINNING with the containing 3,649,720 square feet or 83.786 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT The Rudman Partnership, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as FOUR CORNERS SHOPPING CENTER, an addition to the City of Frisco, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. That The Rudman Partnership, does 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 of any prior procuring permission from anyone.
9. All modifications to this document shall be by means of plat and approved by the City of Frisco.

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

By: The Rudman Partnership

Name: _____ Title: _____

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FOUR CORNERS SHOPPING CENTER

BLOCK A, LOTS 1 THROUGH 17

P. BARNES SURVEY, ABSTRACT NO. 79, & THE M.E.P. & P.R.R. SURVEY, ABSTRACT NO. 1476

IN THE CITY OF FRISCO, DENTON COUNTY, TEXAS 83.786 ACRES GROSS/82.248 ACRES NET

Table with columns: DEVELOPER (United Commercial Development), OWNER (The Rudman Partnership), ENGINEER/SURVEYOR (Spars Engineering, Inc.), and contact information for Robert Dorazil and Kevin Wier.

Vertical text on the left margin: D:\2016\0023\16-0023_Conveyance Plat.dwg, Sheet By: Tharrett, Date: 10/12/2016, 12:43:33 PM



DARREN K. BROWN, R.P.L.S. NO. 5252