

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, as modified by the Frisco Station Planned Development District.

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

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

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 _____ day of _____, 2016.

NOTARY PUBLIC in and for the STATE OF TEXAS

Printed Name _____

NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S85°00'00"W	129.89	L11	N31°26'06"E	178.97
L2	S31°33'31"W	5.03	L12	S31°26'06"E	219.21
L3	N31°33'31"E	18.55	L13	N58°33'54"E	108.63
L4	N85°00'00"E	134.07	L14	N58°33'54"E	115.30
L5	S58°33'54"W	50.58	L15	S58°33'54"W	3.18
L6	S13°07'29"W	21.23	L16	N31°26'06"W	76.53
L7	S58°07'29"W	117.30	L17	N58°07'29"E	127.22
L8	S31°26'06"E	66.61	L18	N13°07'29"E	21.23
L9	N58°33'54"E	227.80	L19	N58°33'54"E	50.58
L10	N58°33'54"E	295.36			

REMAINDER OF 156.30 ACRES
FRISCO STATION PARTNERS, L.P.
DOC. NO. 20150112000036010
O.P.R.C.C.T.

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	6°25'57"	20.00	2.25	S88°12'59"W	2.24
C2	53°26'29"	20.00	18.65	S58°16'46"W	17.99
C3	53°26'29"	42.00	38.17	S58°16'46"W	37.77
C4	45°26'24"	20.00	15.86	N35°50'42"E	15.45
C5	45°00'00"	44.00	34.56	S35°37'29"W	33.68
C6	39°17'47"	30.00	20.58	S11°47'12"E	20.17
C7	39°17'47"	30.00	20.58	N51°05'00"W	20.17
C8	90°00'00"	30.00	47.12	N13°33'54"E	42.43
C9	90°00'00"	20.00	31.42	S76°26'06"E	28.28
C10	13°20'08"	20.00	4.66	N51°53'50"E	4.64
C11	58°09'39"	44.00	44.66	N87°38'43"E	42.77
C12	58°09'39"	20.00	20.30	S87°38'43"W	19.44
C13	90°00'00"	30.00	47.12	S13°33'54"W	42.43
C14	89°33'36"	44.00	68.78	N13°20'42"E	61.99
C15	45°00'00"	20.00	15.71	S35°37'29"W	15.31
C16	45°26'24"	44.00	34.90	N35°50'42"E	33.99
C17	90°00'00"	30.00	47.12	N76°26'06"W	42.43

Δ=19°19'56"
R=283.50'
L=95.66'
CB=N21°46'08"W
C=95.20'

NOTES:

- 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. Except as permitted by the Frisco Station Planned Development District zoning ordinance, 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.
- FLOOD STATEMENT: According to Community Panel No. 48085C0240 J, 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 within "Zone X" and is not within a special flood hazard area.
- Elevations shown on the iron rod set for property corners were correct at the time they were set. Due to construction activity and the movement of the soils KHA cannot guarantee the accuracies after that time.

STATE OF TEXAS §
COUNTY OF COLLIN §
CITY OF FRISCO §

WHEREAS FRISCO STATION PARTNERS, L.P. is the owner of a the two tracts of land out of the Collin County School Land No. 6 Survey, Abstract No. 149 in the City of Frisco, Collin County, Texas, and being more particularly described as follows:

BEING a tract of land out of the 156.30 acre tract of land described in deed to Frisco Station Partners, L.P. recorded in Document No. 20150112000036010 of the Official Public Records of Collin County, Texas, being part of Lot 1, Block B of Replat of ROW Dedications of Gaylord Parkway recorded in Volume 2014, Page 650 of the Map Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with a plastic cap stamped "KHA" found for the southwest corner of the terminus of John Hickman Parkway shown on the plat of Replat of ROW Dedications of Gaylord Parkway recorded in Volume 2014, Page 650 of the Map Records of Collin County, Texas;

THENCE with the south right-of-way line of said John Hickman Parkway, the following course and distances to wit:

North 58°33'54" East, a distance of 139.60 feet to a 5/8" iron rod with a plastic cap stamped "KHA" found for corner;
South 76°26'06" East, a distance of 77.07 feet to a 5/8" iron rod with a plastic cap stamped "KHA" set for corner in the west right-of-way line of Forest Green Avenue (102' ROW at this point);

THENCE with said west right-of-way line, the following courses and distances to wit:

South 31°26'06" East, a distance of 102.38 feet to a 5/8" iron rod with a plastic cap stamped "KHA" set at the beginning of a tangent curve to the left having a central angle of 4°47'06", a radius of 274.50 feet, a chord bearing and distance of South 33°49'39" East, 22.92 feet;
In a southeasterly direction, with said curve to the left, an arc distance of 22.92 feet to a 5/8" iron rod with a plastic cap stamped "KHA" set for corner;
South 36°13'12" East, a distance of 132.39 feet to a 5/8" iron rod with a plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right having a central angle of 31°26'06", a radius of 216.50 feet, a chord bearing and distance of South 15°43'03" East, 117.30 feet;
In a southeasterly direction, with said curve to the right, an arc distance of 118.78 feet to a 5/8" iron rod with a plastic cap stamped "KHA" set for corner;
South 0°00'00" East, a distance of 298.82 feet to a 5/8" iron rod with a plastic cap stamped "KHA" found for corner;

THENCE leaving said west right-of-way line, the following courses and distances to wit:

North 90°00'00" West, a distance of 193.20 feet to a 5/8" iron rod with a plastic cap stamped "KHA" set for corner;
South 77°53'49" West, a distance of 159.65 feet to a 5/8" iron rod with a plastic cap stamped "KHA" set in the east right-of-way line of Convergence Drive (67' ROW) for the beginning of a non-tangent curve to the left having a central angle of 19°19'56", a radius of 283.50 feet, a chord bearing and distance of North 21°46'08" West, 95.20 feet;

THENCE with said east right-of-way line, the following courses and distances to wit:

In a northwesterly direction, with said curve to the left, an arc distance of 95.66 feet to a 5/8" iron rod with a plastic cap stamped "KHA" set for corner;
North 31°26'06" West, a distance of 432.11 feet to a 5/8" iron rod with a plastic cap stamped "KHA" set for corner;
North 13°33'54" East, a distance of 14.14 feet to a 5/8" iron rod with a plastic cap stamped "KHA" found for corner in the south right-of-way line of John Hickman Parkway, dedicated by the plat recorded in Volume 2016, Page 641, of the Map Records of Collin County, Texas;

THENCE with said south right-of-way line, the following courses and distances to wit:

North 58°33'54" East, a distance of 121.02 feet to a 5/8" iron rod with a plastic cap stamped "KHA" found for corner;
North 62°22'45" East, a distance of 150.33 feet to the POINT OF BEGINNING and containing 6.3141 acres or 275,043 square feet of land.

Bearing system based on the City of Frisco Geodetic Monuments No. 22 and 23.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT FRISCO STATION PARTNERS, L.P., acting herein by and through their duly authorized officers, does hereby certify and adopt this plat designating the hereinabove described property as FRISCO STATION DISTRICT C ADDITION, BLOCK A, LOTS 1-5, an addition to the City of Frisco, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon.

Frisco Station Partners, L.P. 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 and created by this plat, 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 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.

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.

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.

Frisco Station Partners, L.P.,
a Delaware limited partnership

By: _____

Print name and title

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 _____, 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 _____, 2016.

NOTARY PUBLIC in and for the STATE OF TEXAS

My commission expires: _____

Printed Name _____

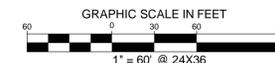
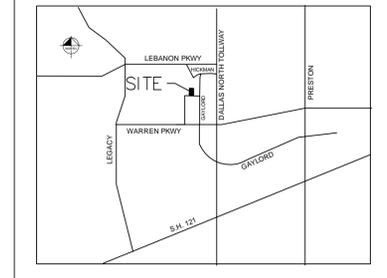
LEGEND

IRF = IRON ROD FOUND
IRFC = IRON ROD WITH CAP FOUND
IRSC = 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "KHA" SET
XF = "X" CUT IN CONCRETE FOUND
M.R.C.C.T. = MAP RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
L.R.C.C.T. = LAND RECORDS, COLLIN COUNTY, TEXAS
SSE = SANITARY SEWER EASEMENT
CE = CONSTRUCTION EASEMENT
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
W.E. = WATER EASEMENT
F.L.A.U.E. = FIRE LANE, ACCESS & UTILITY EASEMENT
ESMT. = EASEMENT
R.O.W. = RIGHT-OF-WAY
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCING

ENGINEER:
Kimley-Horn and Associates, Inc.
106 West Louisiana Street
McKinney, Texas 75069
469-301-2580
Contact : Joe Riccardi, P.E.

OWNER/APPLICANT:
Frisco Station Partners, L.P.
3090 Olive Street Ste. 300
Dallas, Texas 75219
214-303-5535
Contact : Robert Folzenloger

VICINITY MAP



CITY OF FRISCO PROJECT NO. CP16-0021

CONVEYANCE PLAT
FRISCO STATION DISTRICT C ADDITION
BLOCK A, LOTS 1-5
BEING 6.3141 ACRES OUT OF THE
COLLIN COUNTY SCHOOL LAND NO. 6 SURVEY,
ABSTRACT NO. 149
CITY OF FRISCO, COLLIN COUNTY, TEXAS

Kimley»Horn

12750 Merit Drive, Suite 1000 Dallas, Texas 75251 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	DAB	JAD	Oct 2016	06353007	1 OF 1

DWG NAME: KCDL_SURVEY\06353007 - FRISCO STATION DISTRICT C ADDITION CONVEYANCE PLAT.DWG PLOTTED BY: BROWN, DANA 10/20/2016 1:41 PM LAST SAVED: 10/20/2016 1:33 PM