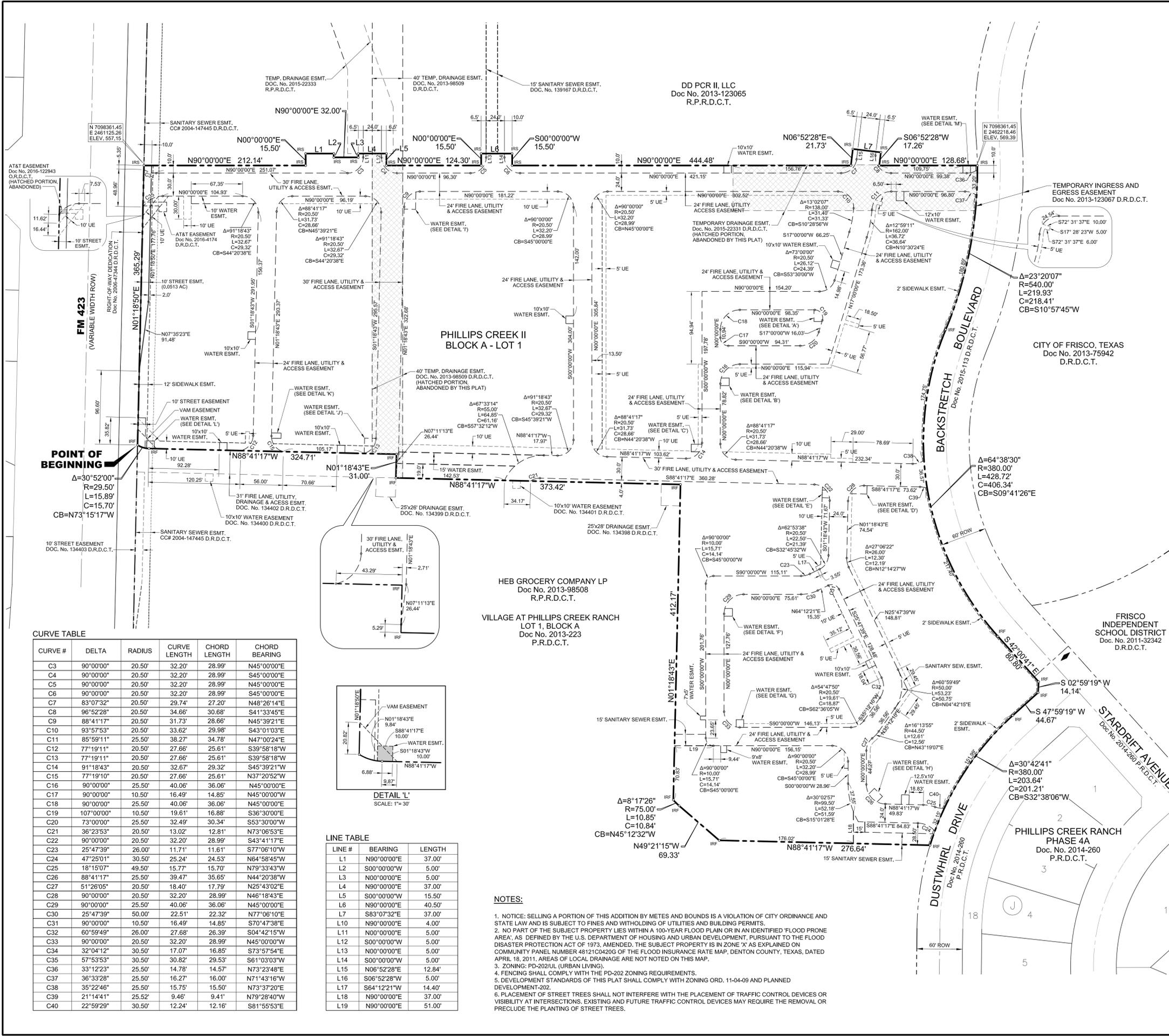


DWG: H:\P\2016\7760105 D:\cadd\URBAN LIVING PHASE 1\URBAN LIVING PHASE 1_FINAL_PLAT.dwg USER: tam
 DATE: Nov 02, 2016 2:54pm XREFS: URBAN LIVING-PH1_BASE FOR EXHIBIT URBAN LIVING-PH1_TFP-BORDER



BASIS OF BEARING:
 N.A.D. 83, TEXAS N00°00'00"E CENTRAL ZONE (4202)
 BASED ON CITY OF FRISCO CONTROL MONUMENTS
 STATION NUMBERS 11 & 23.

LEGEND

- IRF --- 5/8" IRON ROD FOUND
- IRS --- 5/8" IRON ROD SET
- BM --- BENCH MARK
- VAM --- VISIBILITY, ACCESS AND MAINTENANCE
- WME --- WALL MAINTENANCE EASEMENT
- VW HEBE --- VARIABLE WIDTH HIKE & BIKE TRAIL EASEMENT
- SWE --- SIDEWALK EASEMENT
- PWME --- PUBLIC WALL MAINTENANCE EASEMENT
- UE --- UTILITY EASEMENT
- BL --- BUILDING LINE
- STREET NAME CHANGE
- P.R.D.C.T. --- PLAT RECORDS, DENTON COUNTY, TEXAS
- D.R.D.C.T. --- DEED RECORDS, DENTON COUNTY, TEXAS

LOCATION MAP
N.T.S.

CURVE TABLE

| CURVE # | DELTA | RADIUS | CURVE LENGTH | CHORD LENGTH | CHORD BEARING |
|---------|------------|--------|--------------|--------------|---------------|
| C3 | 90°00'00" | 20.50' | 32.20' | 28.99' | N45°00'00"E |
| C4 | 90°00'00" | 20.50' | 32.20' | 28.99' | S45°00'00"E |
| C5 | 90°00'00" | 20.50' | 32.20' | 28.99' | N45°00'00"E |
| C6 | 90°00'00" | 20.50' | 32.20' | 28.99' | S45°00'00"E |
| C7 | 83°07'32" | 20.50' | 29.74' | 27.20' | N48°26'14"E |
| C8 | 96°52'28" | 20.50' | 34.66' | 30.68' | S41°33'45"E |
| C9 | 88°41'17" | 20.50' | 31.73' | 28.66' | N45°39'21"E |
| C10 | 93°57'53" | 20.50' | 33.62' | 29.98' | S43°01'03"E |
| C11 | 85°59'11" | 25.50' | 38.27' | 34.78' | N47°00'24"E |
| C12 | 77°19'11" | 20.50' | 27.66' | 25.61' | S39°58'18"W |
| C13 | 77°19'11" | 20.50' | 27.66' | 25.61' | S39°58'18"W |
| C14 | 91°18'43" | 20.50' | 32.67' | 29.32' | S45°39'21"E |
| C15 | 77°19'10" | 20.50' | 27.66' | 25.61' | N37°20'52"W |
| C16 | 90°00'00" | 25.50' | 40.06' | 36.06' | N45°00'00"E |
| C17 | 90°00'00" | 10.50' | 16.49' | 14.85' | N45°00'00"W |
| C18 | 90°00'00" | 25.50' | 40.06' | 36.06' | N45°00'00"E |
| C19 | 107°00'00" | 10.50' | 19.61' | 16.88' | S36°30'00"E |
| C20 | 73°00'00" | 25.50' | 32.49' | 30.34' | S53°30'00"W |
| C21 | 36°23'53" | 20.50' | 13.02' | 12.81' | N73°05'53"E |
| C22 | 90°00'00" | 20.50' | 32.20' | 28.99' | S43°41'17"E |
| C23 | 25°47'39" | 26.00' | 11.71' | 11.61' | S77°06'10"W |
| C24 | 47°25'01" | 30.50' | 25.24' | 24.53' | N64°58'45"W |
| C25 | 18°15'07" | 49.50' | 15.77' | 15.70' | N79°33'43"W |
| C26 | 88°41'17" | 25.50' | 39.47' | 35.65' | N44°20'38"W |
| C27 | 51°26'05" | 20.50' | 18.40' | 17.79' | N25°43'02"E |
| C28 | 90°00'00" | 20.50' | 32.20' | 28.99' | N46°18'43"E |
| C29 | 90°00'00" | 25.50' | 40.06' | 36.06' | N45°00'00"E |
| C30 | 25°47'39" | 50.00' | 22.51' | 22.32' | N77°06'10"E |
| C31 | 90°00'00" | 10.50' | 16.49' | 14.85' | S70°47'38"E |
| C32 | 60°59'49" | 26.00' | 27.68' | 26.39' | S04°42'15"W |
| C33 | 90°00'00" | 20.50' | 32.20' | 28.99' | N45°00'00"W |
| C34 | 32°04'12" | 30.50' | 17.07' | 16.85' | S73°57'54"E |
| C35 | 57°53'53" | 30.50' | 30.82' | 29.53' | S61°03'03"W |
| C36 | 33°12'23" | 25.50' | 14.78' | 14.57' | N73°23'48"E |
| C37 | 36°33'28" | 25.50' | 16.27' | 16.00' | N71°43'16"W |
| C38 | 35°22'46" | 25.50' | 15.75' | 15.50' | N73°37'20"E |
| C39 | 21°14'41" | 25.52' | 9.46' | 9.41' | N79°28'40"W |
| C40 | 22°59'29" | 30.50' | 12.24' | 12.16' | S81°55'53"E |

LINE TABLE

| LINE # | BEARING | LENGTH |
|--------|-------------|--------|
| L1 | N90°00'00"E | 37.00' |
| L2 | S00°00'00"W | 5.00' |
| L3 | N00°00'00"E | 5.00' |
| L4 | N90°00'00"E | 37.00' |
| L5 | S00°00'00"W | 15.50' |
| L6 | N90°00'00"E | 40.50' |
| L7 | S83°07'32"E | 37.00' |
| L10 | N90°00'00"E | 4.00' |
| L11 | N00°00'00"E | 5.00' |
| L12 | S00°00'00"W | 5.00' |
| L13 | N00°00'00"E | 5.00' |
| L14 | S00°00'00"W | 5.00' |
| L15 | N06°52'28"E | 12.84' |
| L16 | S06°52'28"W | 5.00' |
| L17 | S64°12'21"W | 14.40' |
| L18 | N90°00'00"E | 37.00' |
| L19 | N90°00'00"E | 51.00' |

- NOTES:**
- 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 WITHOLDING OF UTILITIES AND BUILDING PERMITS.
 - NO PART OF THE SUBJECT PROPERTY LIES WITHIN A 100-YEAR FLOOD PLAIN OR IN AN IDENTIFIED 'FLOOD PRONE AREA' AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, PURSUANT TO THE FLOOD DISASTER PROTECTION ACT OF 1973, AMENDED. THE SUBJECT PROPERTY IS IN ZONE 'X' AS EXPLAINED ON COMMUNITY PANEL NUMBER 48121C0420G OF THE FLOOD INSURANCE RATE MAP, DENTON COUNTY, TEXAS, DATED APRIL 18, 2011. AREAS OF LOCAL DRAINAGE ARE NOT NOTED ON THIS MAP.
 - ZONING: PD-202JUL (URBAN LIVING).
 - FENCING SHALL COMPLY WITH THE PD-202 ZONING REQUIREMENTS.
 - DEVELOPMENT STANDARDS OF THIS PLAT SHALL COMPLY WITH ZONING ORD. 11-04-09 AND PLANNED DEVELOPMENT-202.
 - PLACEMENT OF STREET TREES SHALL NOT INTERFERE WITH THE PLACEMENT OF TRAFFIC CONTROL DEVICES OR VISIBILITY AT INTERSECTIONS. EXISTING AND FUTURE TRAFFIC CONTROL DEVICES MAY REQUIRE THE REMOVAL OR PRECLUDE THE PLANTING OF STREET TREES.

DETAIL 'A'
SCALE: 1" = 30'

DETAIL 'E'
SCALE: 1" = 30'

DETAIL 'I'
SCALE: 1" = 30'

DETAIL 'B'
SCALE: 1" = 30'

DETAIL 'F'
SCALE: 1" = 30'

DETAIL 'J'
SCALE: 1" = 30'

DETAIL 'C'
SCALE: 1" = 30'

DETAIL 'G'
SCALE: 1" = 30'

DETAIL 'K'
SCALE: 1" = 30'

DETAIL 'D'
SCALE: 1" = 30'

DETAIL 'H'
SCALE: 1" = 30'

DETAIL 'M'
SCALE: 1" = 30'

FINAL PLAT
PHILLIPS CREEK II
BLOCK A - LOT 1
 AN ADDITION TO THE CITY OF FRISCO,
 DENTON COUNTY, TEXAS
 13.965 ACRES SITUATED IN
 THE DAVID E. LAWHORN SURVEY, ABSTRACT No. 727
 CITY PROJECT No. - FP16-0062

OWNER
DD PCR II, LLC
 403 CORPORATE CENTER DRIVE, SUITE 201
 STOCKBRIDGE, GA 30281
 TEL. 770-474-5213 FAX. 770-474-52131

PREPARED BY:
HUNT-ZOLIARS
 Hunt-Zoliars, Inc. Dallas
 1717 McKinney Avenue, Suite 1400, Dallas, TX 75202
 Phone (214) 871-3311 Fax (214) 871-0757

NOVEMBER, 2016 SHEET 1 of 2

OWNER'S CERTIFICATE

STATE OF TEXAS §
DENTON COUNTY §

WHEREAS DD PCR II, LLC is the owner of a tract of land situated in the David E. Lawhorn Survey, Abstract No. 727, in the City of Frisco, Denton County, Texas, and being a portion of 27.50 acres of land described in instrument to DD PCR II, LLC as recorded under Document No. 2013-123065 of the Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found with plastic cap stamped "Half & Associates" on the east right-of-way of FM 423 described in instrument to the State of Texas and recorded under Document No. 2006-47344 of the Official Records of Denton County, Texas and being the northwest corner of Village at Phillips Creek Ranch, Block A, Lot 1, an addition to the City of Frisco, Texas and recorded under Document No. 2013-223 of the Plat Records of Denton County, Texas;

THENCE North 01 degree 18 minutes 50 seconds East along the east right-of-way line of said FM 423, a distance of 365.29 feet to a 5/8 inch iron rod set with plastic cap stamped "Huilt-Zollars" for a corner;

THENCE North 90 degrees 00 minutes 00 seconds East departing the east right-of-way line of said FM 423, a distance of 212.14 feet to a 5/8 inch iron rod set with plastic cap stamped "Huilt-Zollars" for a corner;

THENCE North 00 degrees 00 minutes 00 seconds East a distance of 15.50 feet to a 5/8 inch iron rod set with plastic cap stamped "Huilt-Zollars" for a corner;

THENCE North 90 degrees 00 minutes 00 seconds East a distance of 37.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huilt-Zollars" for a corner;

THENCE South 00 degrees 00 minutes 00 seconds East a distance of 5.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huilt-Zollars" for a corner;

THENCE North 90 degrees 00 minutes 00 seconds East a distance of 32.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huilt-Zollars" for a corner;

THENCE North 00 degrees 00 minutes 00 seconds East a distance of 5.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huilt-Zollars" for a corner;

THENCE North 90 degrees 00 minutes 00 seconds East a distance of 37.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huilt-Zollars" for a corner;

THENCE South 00 degrees 00 minutes 00 seconds East a distance of 15.50 feet to a 5/8 inch iron rod set with plastic cap stamped "Huilt-Zollars" for a corner;

THENCE North 90 degrees 00 minutes 00 seconds East a distance of 124.30 feet to a 5/8 inch iron rod set with plastic cap stamped "Huilt-Zollars" for a corner;

THENCE North 00 degrees 00 minutes 00 seconds East a distance of 15.50 feet to a 5/8 inch iron rod set with plastic cap stamped "Huilt-Zollars" for a corner;

THENCE North 90 degrees 00 minutes 00 seconds East a distance of 40.50 feet to a 5/8 inch iron rod set with plastic cap stamped "Huilt-Zollars" for a corner;

THENCE South 00 degrees 00 minutes 00 seconds East a distance of 15.50 feet to a 5/8 inch iron rod set with plastic cap stamped "Huilt-Zollars" for a corner;

THENCE North 90 degrees 00 minutes 00 seconds East a distance of 444.48 feet to a 5/8 inch iron rod set with plastic cap stamped "Huilt-Zollars" for a corner;

THENCE North 06 degrees 52 minutes 28 seconds East a distance of 21.73 feet to a 5/8 inch iron rod set with plastic cap stamped "Huilt-Zollars" for a corner;

THENCE South 83 degrees 07 minutes 32 seconds East a distance of 37.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huilt-Zollars" for a corner;

THENCE South 06 degrees 52 minutes 28 seconds West a distance of 17.27 feet to a 5/8 inch iron rod set with plastic cap stamped "Huilt-Zollars" for a corner;

THENCE North 90 degrees 00 minutes 00 seconds East a distance of 128.68 feet to a 5/8 inch iron rod set with plastic cap stamped "Huilt-Zollars" for a corner on the westerly line of a Temporary Ingress and Egress Easement described in instrument to DD PCR II, LLC as recorded under Document No. 2013-123067 of the Official Records of Denton County, Texas, said point also being on the easterly line of the aforementioned 27.50 acre tract and being the beginning of a non-tangent curve to the right having a central angle of 23 degrees 20 minutes 07 seconds, a radius of 540.00 feet and being subtended by a 218.41 foot chord which bears South 10 degrees 57 minutes 46 seconds West;

THENCE continuing along the westerly line of said Temporary Ingress and Egress Easement and westerly line of said 27.50 acre tract the following courses:

Continuing southerly along said curve to the right, an arc distance of 219.93 feet to a 5/8 inch iron rod found with plastic cap stamped "Huilt-Zollars" at the beginning of a reverse curve to the left having a central angle of 64 degrees 38 minutes 31 seconds, a radius of 380.00 feet and being subtended by a 406.34 foot chord which bears South 09 degrees 41 minutes 22 seconds East;

Continuing southerly along said curve to the left, an arc distance of 428.72 feet to a 5/8 inch iron rod found with plastic cap stamped "Huilt-Zollars" at the end of said curve;

South 42 degrees 00 minutes 41 seconds East passing a 5/8 inch iron rod found with plastic cap stamped "Huilt-Zollars" at a westerly corner of Phillips Creek Ranch Phase 4A, an addition to the City of Frisco, Texas as recorded under Document No. 2014-260 of the Plat Records of Denton County, Texas, and being on the southwesterly right-of-way line of Stardrift Avenue (a 60 foot wide right-of-way) shown on said plat at a distance of 71.50 feet and continuing along the southwesterly right-of-way line a total distance of 80.00 feet to a 5/8 inch iron rod found with plastic cap stamped "Huilt-Zollars" for a corner, said point being the most northerly point of the westerly right-of-way corner clip with Dustwhirl Drive (a 60 foot wide right-of-way) shown on said plat;

THENCE continuing along the westerly right-of-way line of said Dustwhirl Drive and easterly line of said 27.50 acre tract the following courses:

South 02 degrees 59 minutes 19 seconds West a distance of 14.14 feet to a 5/8 inch iron rod found with plastic cap stamped "Huilt-Zollars" for a corner;

South 47 degrees 59 minutes 19 seconds West a distance of 44.67 feet to a 5/8 inch iron rod found with plastic cap stamped "Huilt-Zollars" at the beginning of a curve to the left having a central angle of 30 degrees 42 minutes 15 seconds, a radius of 380.00 feet and being subtended by a 201.21 foot chord which bears South 32 degrees 38 minutes 06 seconds West;

Continuing southwesterly along said curve to the left, an arc distance of 203.64 feet to a 5/8 inch iron rod found with plastic cap stamped "Huilt-Zollars" at the southeast corner of said 27.50 acre tract, said point also being on the north line of the Village at Phillips Creek Ranch, Block A, Lot 1, an addition to the City of Frisco, Texas as recorded under Document No. 2013-223 of the Plat Records of Denton County, Texas;

THENCE continuing along the northerly lines of said Village at Phillip Creek Ranch, Block A, Lot 1 and southerly lines of said 27.50 acre tract the following courses:

North 88 degrees 41 minutes 17 seconds West departing the westerly right-of-way line of Dustwhirl Drive, a distance of 276.64 feet to a 1/2 inch iron rod found with plastic cap stamped "Half & Associates" for a corner;

North 49 degrees 21 minutes 15 seconds West a distance of 69.33 feet to a 1/2 inch iron rod found with plastic cap stamped "Half & Associates" at the beginning of a curve to the right having a central angle of 8 degrees 17 minutes 26 seconds, a radius of 75.00 feet and being subtended by a 10.84 foot chord which bears North 45 degrees 12 minutes 32 seconds West;

Continuing northwesterly along said curve to the right, an arc distance of 10.85 feet to a 1/2 inch iron rod found with plastic cap stamped "Half & Associates" for a corner;

North 01 degree 18 minutes 43 seconds East a distance of 412.17 feet to a 5/8 inch iron rod found with plastic cap stamped "Huilt-Zollars" for a corner;

North 88 degrees 41 minutes 17 seconds West a distance of 373.42 feet to a 5/8 inch iron rod found with plastic cap stamped "Huilt-Zollars" for a corner;

North 01 degree 18 minutes 43 seconds East a distance of 31.00 feet to a 5/8 inch iron rod found with plastic cap stamped "Huilt-Zollars" for a corner;

North 88 degrees 41 minutes 17 seconds West a distance of 324.71 feet to a 1/2 inch iron rod found with plastic cap stamped "Half & Associates" at the beginning of a curve to the right having a central angle of 30 degrees 52 minutes 00 seconds, a radius of 29.50 feet and being subtended by a 15.70 foot chord which bears North 73 degrees 15 minutes 17 seconds West;

Continuing northwesterly along said curve to the right, an arc distance of 15.89 feet to the POINT OF BEGINNING and containing 13.965 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT DD PCR II, LLC ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY CERTIFY AND ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS PHILLIPS CREEK II, 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. DD PCR II, LLC DOES HEREBY 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.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF FRISCO, TEXAS.

WITNESS, MY HAND, THIS THE _____ DAY OF _____, 2016.

DD PCR II, LLC, A GEORGIA LIMITED LIABILITY COMPANY

BY: MORROW INVESTORS, INC., A GEORGIA CORPORATION, ITS MANAGER

BY: FRED S. HAZEL, VICE PRESIDENT

NOTARY BLOCK

STATE OF TEXAS §
COUNTY OF DENTON §

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 THE _____ DAY OF _____, 2016.

NOTARY PUBLIC, STATE OF TEXAS

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, ERIC J. YAHOUUDY, 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 _____, 2016.

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.
ERIC J. YAHOUUDY, R.P.L.S. #4862
FIRM REGISTRATION No. 10025600

NOTARY BLOCK

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED ERIC J. YAHOUUDY, 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 _____, 2016.

NOTARY PUBLIC, STATE OF TEXAS

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 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.

CERTIFICATE OF APPROVAL

APPROVED THIS _____ DAY OF _____, 2016
BY THE PLANNING & ZONING COMMISSION OF THE CITY OF FRISCO, TEXAS

PLANNING & ZONING COMMISSION CHAIR

PLANNING & ZONING COMMISSION SECRETARY

CITY SECRETARY

FINAL PLAT
PHILLIPS CREEK II
BLOCK A - LOT 1

AN ADDITION TO THE CITY OF FRISCO,
DENTON COUNTY, TEXAS
13.965 ACRES SITUATED IN
THE DAVID E. LAWHORN SURVEY, ABSTRACT No. 727

CITY PROJECT No. - FP16-0062

Table with 2 columns: Owner information (DD PCR II, LLC) and Notary/Prepared by information (HUITT-ZOLLARS). Includes date NOVEMBER, 2016 and SHEET 2 of 2.

DNUG: h:\p\93017760105 Dns\p\cadd\URBAN LIVING TRACT\FP_URBAN LIVING PHASE 1\DNUG\URBAN LIVING-PH1_FINAL PLAT.dwg USER: tam DATE: Nov 02, 2016 2:56pm XREFS: URBAN LIVING-PH1_BASE FOR EXHAUSE URBAN LIVING-PH1_FF-BORDER

COUNTY RECORDING INFORMATION