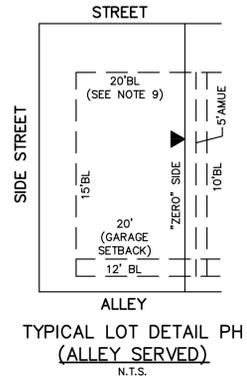
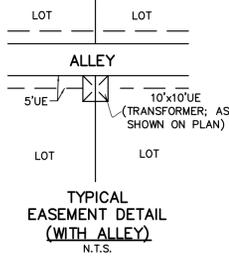
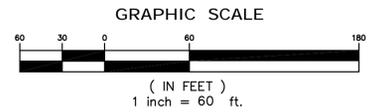
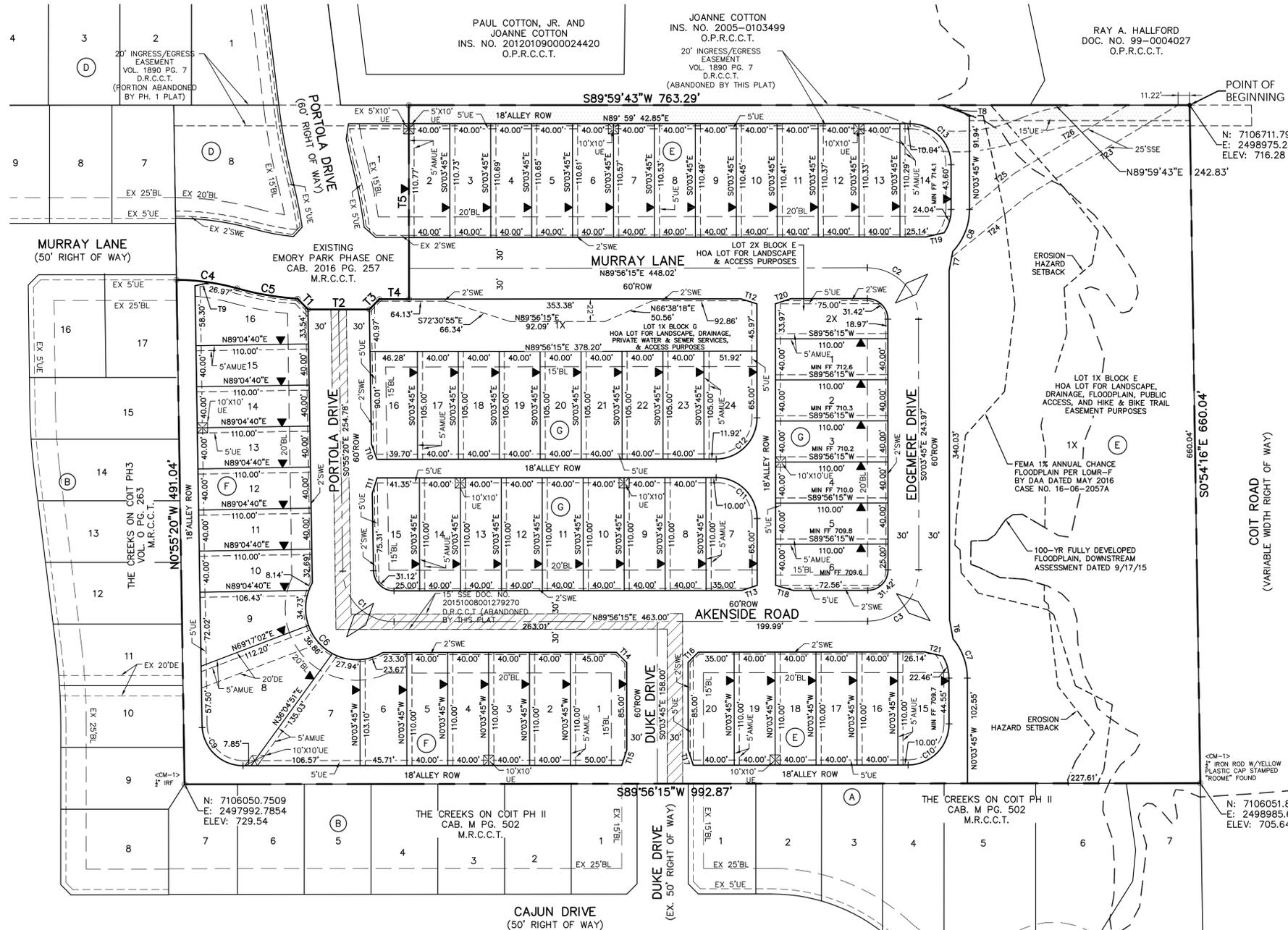
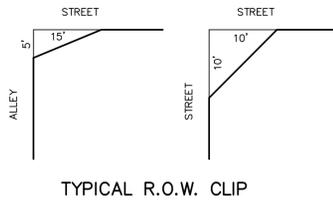


- NOTES
- NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
  - BLOCK E, LOT 1X AND BLOCK G, LOTS 1X & 2X ARE H.O.A. LOTS AND SHALL BE OWNED AND MAINTAINED BY H.O.A.
  - ALL LOT CORNERS ARE 1/2" IRON RODS SET WITH A YELLOW PLASTIC CAP STAMPED "DAA" UNLESS OTHERWISE NOTED.
  - "X" CUTS SET IN CONCRETE STREET PAVING AT ALL INTERSECTION AND POINTS OF CURVATURE.
  - ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48085C0245J DATED JUNE 2, 2009 AND CASE NO. 16-06-2057A DATED MAY 2016 PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR COLLIN COUNTY, TEXAS, THIS PROPERTY IS WITHIN ZONE X, UNSHADED, ZONE X, SHADED, AND ZONE AE.
  - BEARINGS SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE AS DETERMINED BY THE MONUMENTS <M-1> AND <M-2>, S 89° 56' 15" W, 992.87 FEET.
  - LOTS 2-20, BLOCK E, LOTS 1-16, BLOCK F, LOTS 1-24, BLOCK G SHALL BE DEVELOPED AS PATIO HOMES PER PLANNED DEVELOPMENT ORDINANCE NO. 15-08-52 AND COMPLY WITH ZONING ORDINANCE 11-04-09, AS AMENDED.
  - 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.
  - DEVELOPMENT STANDARDS OF THIS PLAT SHALL COMPLY WITH ZONING ORDINANCE 11-04-09, REFERENCE SECTION 4.07.02(j) FOR THE REDUCTION OF THE FRONT SETBACK WITH REQUIRED STREET TREES.
  - WHERE ALLEYS ARE PROVIDED, ALL DRIVEWAYS SHALL ACCESS THE ALLEYS; NO DRIVEWAYS MAY ACCESS STREETS.
  - NO DRIVEWAYS MAY ACCESS 27' B-B STREETS.
  - LOT 20, BLOCK E, LOT 16, BLOCK F, LOTS 6, 15 & 16, BLOCK G SHALL BE IN ACCORDANCE WITH THE FENCING REQUIREMENTS SET FORTH IN PLANNED DEVELOPMENT ORDINANCE NO. 15-08-52 AND THE PLANNED DEVELOPMENT SCREENING AND FENCING EXHIBIT E.
  - LOTS 2-14, BLOCK E, LOTS 1-6, AND LOTS 16-24, BLOCK G SHALL BE IN ACCORDANCE WITH THE FRONT PORCH REQUIREMENTS SET FORTH IN PLANNED DEVELOPMENT ORDINANCE NO. 15-08-52.
  - 5 FOOT AMUE SHALL BE ON OPPOSITE SIDE OF ZERO SIDE OF LOT, APPLICABLE TO ALL LOTS AND TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.



- LEGEND**
- SWE = SIDEWALK EASEMENT
  - AMUE = ACCESS, MAINTENANCE AND USE EASEMENT
  - BL = BUILDING LINE
  - SSE = SANITARY SEWER EASEMENT
  - DE = DRAINAGE EASEMENT
  - HOA = HOME OWNERS ASSOCIATION
  - IRF = IRON ROD FOUND
  - UE = UTILITY EASEMENT
  - <M> = CONTROL MONUMENT
  - M.R.C.C.T. = MAP RECORDS, COLLIN COUNTY, TEXAS
  - D.R.C.C.T. = DEED RECORDS, COLLIN COUNTY, TEXAS
  - O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
  - MIN FF = MINIMUM FINISHED FLOOR
  - = 1/2" IRON ROD FOUND
  - = 1/2" IRON ROD SET W/YELLOW PLASTIC CAP STAMPED "DAA"
  - ▼ = DENOTES "ZERO" SIDE OF LOT
  - ◇ = DENOTES STREET NAME CHANGE
  - ▨ = SANITARY SEWER EASEMENT TO BE ABANDONED BY THIS PLAT
  - ▩ = INGRESS/EGRESS EASEMENT TO BE ABANDONED BY THIS PLAT

LOT CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C6	150°30'25"	50.00'	189.96'	131.34'	S45°29'33"E 96.71'
C7	40°15'26"	59.00'	21.62'	41.45'	N20°11'28"W 40.61'
C8	43°44'33"	59.00'	23.68'	45.04'	N21°48'31"E 43.96'
C9	89°08'25"	40.00'	39.40'	62.23'	S45°29'33"E 56.14'
C10	90°00'00"	40.00'	40.00'	62.83'	S44°56'15"W 56.57'
C11	90°00'00"	40.00'	40.00'	62.83'	S45°03'45"E 56.57'
C12	90°00'00"	40.00'	40.00'	62.83'	S44°56'15"W 56.57'
C13	89°56'32"	40.00'	39.96'	62.79'	S45°02'01"E 56.54'

ROADWAY CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	89°08'25"	50.00'	49.26'	77.79'	S45°29'33"E 70.18'
C2	90°00'00"	50.00'	50.00'	78.54'	S45°03'45"E 70.71'
C3	90°00'00"	50.00'	50.00'	78.54'	S44°56'15"W 70.71'

LOT LINE TABLE		
LINE	BEARING	LENGTH
T6	N10°21'02"W	18.98'
T7	N10°59'32"E	18.81'
T8	N70°47'06"W	29.18'
T9	N77°44'11"E	15.16'
T10	N19°16'11"W	15.88'
T11	N17°35'49"E	15.74'
T12	S72°16'38"E	16.37'
T13	S71°30'09"W	15.81'
T14	S45°03'45"E	14.14'
T15	S18°22'21"W	15.81'
T16	N44°56'15"E	14.14'
T17	N18°29'51"W	15.81'
T18	N74°03'43"W	18.14'
T19	S77°22'12"W	18.45'
T20	N71°30'09"E	15.81'
T21	S77°07'37"E	18.32'

BOUNDARY CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C4	15°37'41"	220.00'	30.19'	60.01'	S82°01'29"E 59.82'
C5	12°17'14"	280.00'	30.14'	60.05'	S80°21'16"E 59.93'

BOUNDARY LINE TABLE		
LINE	BEARING	LENGTH
T1	S44°13'18"E	14.56'
T2	S89°58'07"E	60.01'
T3	N44°30'27"E	14.04'
T4	N89°56'15"E	28.95'
T5	N00°03'45"W	188.77'

EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
T23	N59°10'21"E	169.57'
T24	N51°04'09"E	97.44'
T25	N51°04'09"E	56.57'
T26	N58°59'46"E	128.80'

FP16-0082  
FINAL PLAT  
**EMORY PARK PHASE TWO**

59 PH LOTS AND  
3 HOMEOWNER ASSOCIATION LOTS  
14.078 ACRES

AN ADDITION TO THE CITY OF FRISCO  
HAMILTON L. COOK SURVEY ~ ABSTRACT NO. 234  
COLLIN COUNTY, TEXAS

OCTOBER 2016 SCALE: 1"=60'

OWNER  
**EMORY PARK, LLC**  
1740 MIDWAY ROAD  
LEWISVILLE, TEXAS 75056  
CONTACT: BRYAN A. ROBERTSON

ENGINEER/SURVEYOR  
**DOWDEY, ANDERSON & ASSOCIATES, INC.**  
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694  
STATE REGISTRATION NUMBER: F-399  
SURVEY FIRM REGISTRATION NUMBER: 10077800  
CONTACT: COLIN HELFFRICH, P.E.

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS EMORY PARK, LLC, is the owner of a 14.078 acre tract of land situated in the HAMILTON L. COOK SURVEY, ABSTRACT NO. 234, Collin County, Texas and being part of that tract of land conveyed to Emory Park, LLC, according to the document filed of record in Document Number 20150818001038410, Deed Records, Collin County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with a yellow plastic cap stamped "DAA" set in the south line of a tract of land conveyed to Ray Halford according to the document filed of record in Document Number 99-0004027, Deed Records of Collin County, Texas, same being the west line of Coit Road, a variable width right-of-way, for the northeast corner of said Emory Park, LLC tract;

THENCE South 00° 54' 16" East, with said west line, a distance of 660.04 feet to a 1/2" iron rod with a yellow plastic cap stamped "ROOME" found for the common southeast corner of said Emory Park, LLC tract and northeast corner of Lot 7, Block A of THE CREEKS ON COIT PHASE II, and Addition to the City of Frisco, Collin County, Texas, as recorded in the Plat filed of record in Cabinet M, Page 502, Map Records, Collin County, Texas;

THENCE South 89° 56' 15" West, leaving said west line, with the south line of said Emory Park, LLC tract, being common with the north line of said Addition, a distance of 992.87 feet to a 1/2" iron rod with a yellow plastic cap stamped "ROOME" found for the common southwest corner of said Emory Park, LLC tract and northwest corner of Lot 7, Block B of said Addition, same being the most easterly, southeast corner of Lot 9, Block B of THE CREEKS ON COIT PHASE III, an Addition to the City of Frisco, Collin County, Texas, according to the Plat filed of record in Volume O, Page 263, Map Records, Collin County, Texas;

THENCE North 00° 55' 20" West, leaving said common corner, with the west line of said Emory Park, LLC tract, being common with the east line of said THE CREEKS ON COIT PHASE III Addition, a distance of 491.04 feet to a 1/2" iron rod with a yellow plastic cap stamped "DAA" found in the south line of Murray Lane, a 50.00 foot right-of-way, said being the beginning of a curve to the right having a radius of 220.00 feet, a central angle of 15° 37' 41", and a chord bearing and distance of South 82° 01' 29" East, 59.82 feet;

THENCE with said south line, the following courses and distances;

With said curve to the right, an arc distance of 60.01 feet to a 1/2" iron rod with a yellow plastic cap stamped "DAA" found for corner at the beginning of a reverse curve to the left having a radius of 280.00 feet, a central angle of 12° 17' 14", and a chord bearing and distance of South 80° 21' 16" East, 59.93 feet;

With said curve to the left, an arc distance of 60.05 feet to a 1/2" iron rod with a yellow plastic cap stamped "DAA" found for the north end of a corner clip;

South 44° 13' 18" East, with said corner clip, a distance of 14.56 feet to a 1/2" iron rod with a yellow plastic cap stamped "DAA" found for the south end of said corner clip;

South 89° 58' 07" East, a distance of 60.01 feet to a 1/2" iron rod with a yellow plastic cap stamped "DAA" found for the south end of a corner clip;

North 44° 30' 27" East, with said corner clip a distance of 14.04 feet to a 1/2" iron rod with a yellow plastic cap stamped "DAA" found for the north end of said corner clip;

North 89° 56' 15" East, a distance of 28.95 feet to a 1/2" iron rod with a yellow plastic cap stamped "DAA" found for the southeast corner of EMORY PARK PHASE ONE, an Addition to the City of Flower Mound, Collin County, Texas, according to the Plat filed of record in Cabinet 2016, Page 257, Map Records, Collin County, Texas, being common with an interior ell corner of the above mentioned Emory Park, LLC tract;

THENCE North 00° 03' 45" East, leaving the above mentioned south line, a distance of 188.77 feet to a 1/2" iron rod with a yellow plastic cap stamped "DAA" found in the south line of a tract of land conveyed to Paul Cotton and Joanne Cotton, according to the document filed of record in Document Number 2005-0103499, Official Public Records, Collin County, Texas, for the most northern, northwest corner of said Emory Park, LLC tract;

THENCE North 89° 59' 43" East, with said south line and the south line of the above mentioned Ray Halford tract, being common with the north line of said Emory Park, LLC tract, a distance of 763.29 feet to the POINT OF BEGINNING and containing 14.078 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT EMORY PARK, LLC, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as EMORY PARK PHASE TWO, an addition to the City of Frisco, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. EMORY PARK, LLC, 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, 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 area or areas shown on the plat as "Floodplain Drainage Easement" shall remain unimproved at all times and be maintained by the Owners of the lot or lots that are traversed by, or adjacent to the said Floodplain Drainage Easement. The area within the Floodplain Drainage Easement is subject to storm water overflow and bank erosion to an extent that cannot be defined. The City shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena. The City will not be responsible for the maintenance and operation of the Floodplain Drainage Easement or for any damage to private property or person that results from the flow of water within the Floodplain Drainage Easement. No obstruction to the natural flow of storm water shall be permitted by construction of any type within the Floodplain Drainage Easement unless approved by the Director of Engineering Services. Each property owner shall keep the portion of the Floodplain Drainage Easement traversing or adjacent to his 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. Provided, however, it is understood that in the event it becomes necessary for the City of Frisco to erect or consider erecting any type of drainage structure in order to improve the storm drainage that may be occasioned by streets and alleys in or adjacent to the subdivision, then in such event, the City shall have the right to enter upon the Floodplain Drainage Easement at any point, or points, to investigate, survey or to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. The natural drainage through the Floodplain Drainage Easement, as in the case of all natural channels, are subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. Building areas outside the Floodplain Drainage Easement line shall be filled to a minimum elevation as shown on the plat. The minimum floor elevation for each lot shall be as shown on the plat.

The 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.

By: EMORY PARK, LLC

By: Bryan A. Robertson

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 Bryan A. Robertson, of EMORY PARK, LLC, 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 consideration therein expressed and in the capacity therein stated.

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

Notary Public in and for the State of Texas

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Sean Patton, 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.

SEAN PATTON
Registered Professional Land Surveyor No. 5660

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 Sean Patton, known to me to be the person 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 in and for the State of Texas

CERTIFICATE OF APPROVAL

Approved this 8th day of NOVEMBER, 2016 by the Planning & Zoning Commission of the City of Frisco, Texas.

Planning & Zoning Commission Chair

Planning & Zoning Commission Secretary

City Secretary

FP16-0082
FINAL PLAT
EMORY PARK PHASE TWO

59 PH LOTS AND
3 HOMEOWNER ASSOCIATION LOTS
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AN ADDITION TO THE CITY OF FRISCO
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LEWISVILLE, TEXAS 75056
CONTACT: BRYAN A. ROBERTSON
ENGINEER/SURVEYOR
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