

OWNER'S DEDICATION AND ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

SITUATED in the State of Texas, the County of Collin and the City of Frisco, being part of the James Bolin Survey, Abstract No. 31, being all of a called 1.414 acre tract of land conveyed to Toscana Senior Living LLC by deed recorded in Document No. 20120507000529730 of the Deed Records of Collin County, Texas with these premises being more particularly described as follows:

BEGINNING at a 3/8 inch iron pipe found for corner in the east line of a tract of land conveyed to Mary Sue Watson by deed recorded in Volume 4170, Page 1472 of the Deed Records of Collin County, Texas and marking the southwest corner of a tract of land conveyed to Mary Sue Watson by deed recorded in Volume 1045, Page 55 of the Deed Records of Collin County, Texas and the northwest corner of said 1.414 acre tract;

THENCE with the south line of said Watson tract (1045/55) and the north line of said 1.414 acre tract, South 89°32'00" East, passing a 1/2 inch iron rod capped "Roome" found of reference marking the southeast corner of said Watson tract (1045/55) and continuing for a total distance of 184.70 feet to point for corner in the west right-of-way line of North County Road and marking the northeast corner of said 1.414 acre tract;

THENCE with said west right-of-way line and the east line of said 1.414 acre tract, South 00°12'40" West, 350.34 feet to a point for corner marking the intersection of the north right-of-way line of Maple Street and the west right-of-way line of North County Road and the southeast corner of said 1.414 acre tract;

THENCE with said north right-of-way line and the south line of said 1.414 acre tract, North 77°43'34" West, passing a 1/2 inch iron rod found for reference at 6.20 feet and continuing for a total distance of 191.44 feet to a 1/2 inch iron rod capped "Roome" found for corner marking the southwest corner of said 1.414 acre tract;

THENCE with the west line of said 1.414 acre tract and the east line of a called 0.3652 acre tract conveyed to George Purfoy by deed recorded in Volume 5742, Page 1861 of the Deed Records of Collin County, Texas, North 00°54'06" East, 151.94 feet to a 5/8 inch iron rod found for corner marking the southeast corner of said Watson tract (4170/1472) and the northeast corner of said 0.3652 acre tract;

THENCE with the east line of said Watson tract (4170/1472) and the west line of said 1.414 acre tract, North 00°27'22" East, 159.23 feet to the Point of Beginning and containing 61,435 square feet or 1.410 acres of land.

OWNER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Toscana Senior Living LLC, the owner, does hereby certify and adopt this plat designating the herein above described property as White Rock North Block A, Lots 1-5, in addition to the City of Frisco, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. Toscana Senior Living 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, 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.

BY: Brenda Sanders, Officer

ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Brenda Sanders 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 purpose and consideration therein expressed.

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

Notary Public for the State of Texas

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Michael Cuzzo, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of 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 \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Preliminary, Not for filing.

Michael Cuzzo
Registered Professional Land Surveyor No. 5693

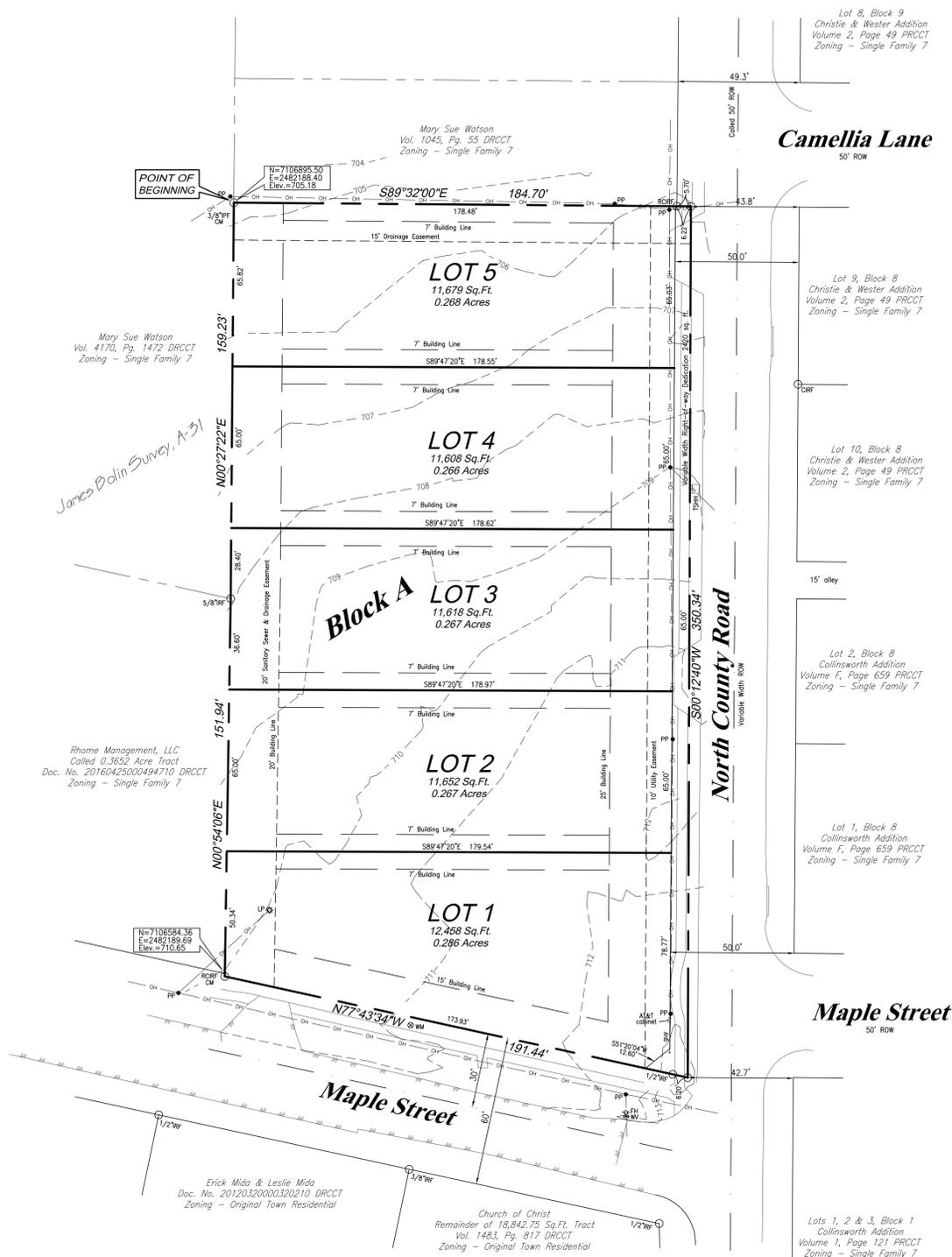
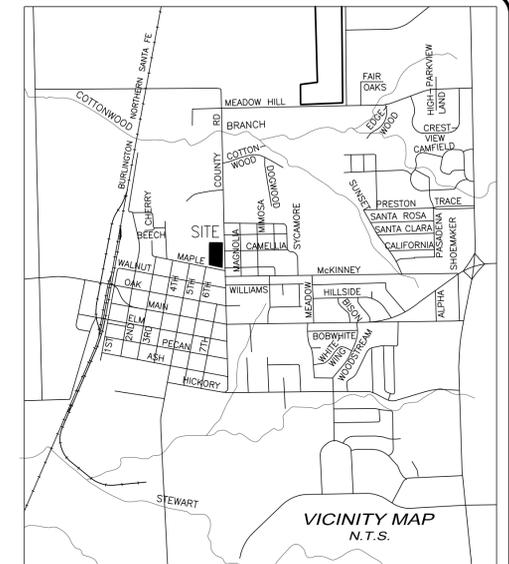
ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Michael Cuzzo, 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 purpose and consideration therein expressed.

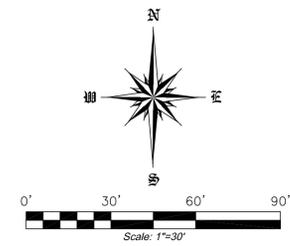
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Notary Public in and for
The State of Texas



Legend table with symbols for Room Capped Iron Rod Found, DRCCT, PRCCT, Iron Rod Found, Controlling Monument, Power Pole, Water Meter, Light Pole, Clean Out, Traffic Signal Hand Hole, Overhead Lines, Asphalt, Guy, Water Valve, Fire Hydrant.

- NOTES
1) 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.
2) This survey has been performed without the benefit of Title Commitment.
3) Source bearing is the south line of 1.414 acre tract described in deed recorded in Document No. 20120507000529730 of the Deed Records of Collin County, Texas.
4) CM is a controlling monument.
5) No part of the subject property is shown to lie within a Special Flood Hazard Area inundated by 100-year flood per Map No. 4808500240 J of the F.E.M.A. Flood Insurance Rate Maps for Collin County, Texas dated June 2, 2009 (Zone X).
6) Placement 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.
7) Development standards of this plat shall comply with Zoning Ordinance 11-04-09 as amended.
8) The current zoning for this property is SF-7.
9) Where a "J"-swing garage is not utilized, the face of the garage shall be set back a minimum of 25 feet from the front property line.
10) No walls, fences or structures are allowed in/on sewer easements.



Owner: Toscana Senior Living LLC
Brenda Sanders
3851 Adams Lane
Frisco, Texas 75034

Preliminary Plat of
White Rock North
Block A, Lots 1-5
1.410 Acres
Jame Bolin Survey, Abstract No. 31
City of Frisco, Collin County, Texas
July 2016
City Case Number: PP16-0017

Roome Land Surveying, Inc.
TRPLS Firm No. 00013100
2800 Avenue G, Suite 810
Plano, Texas 75074
Phone (972) 423-4372 / Fax (972) 423-7523
www.roomesurveying.com

CERTIFICATE OF APPROVAL
Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2016 by the Director of Development
Services for the City of Frisco, Texas.
\_\_\_\_\_ Planning Division
\_\_\_\_\_ City Secretary