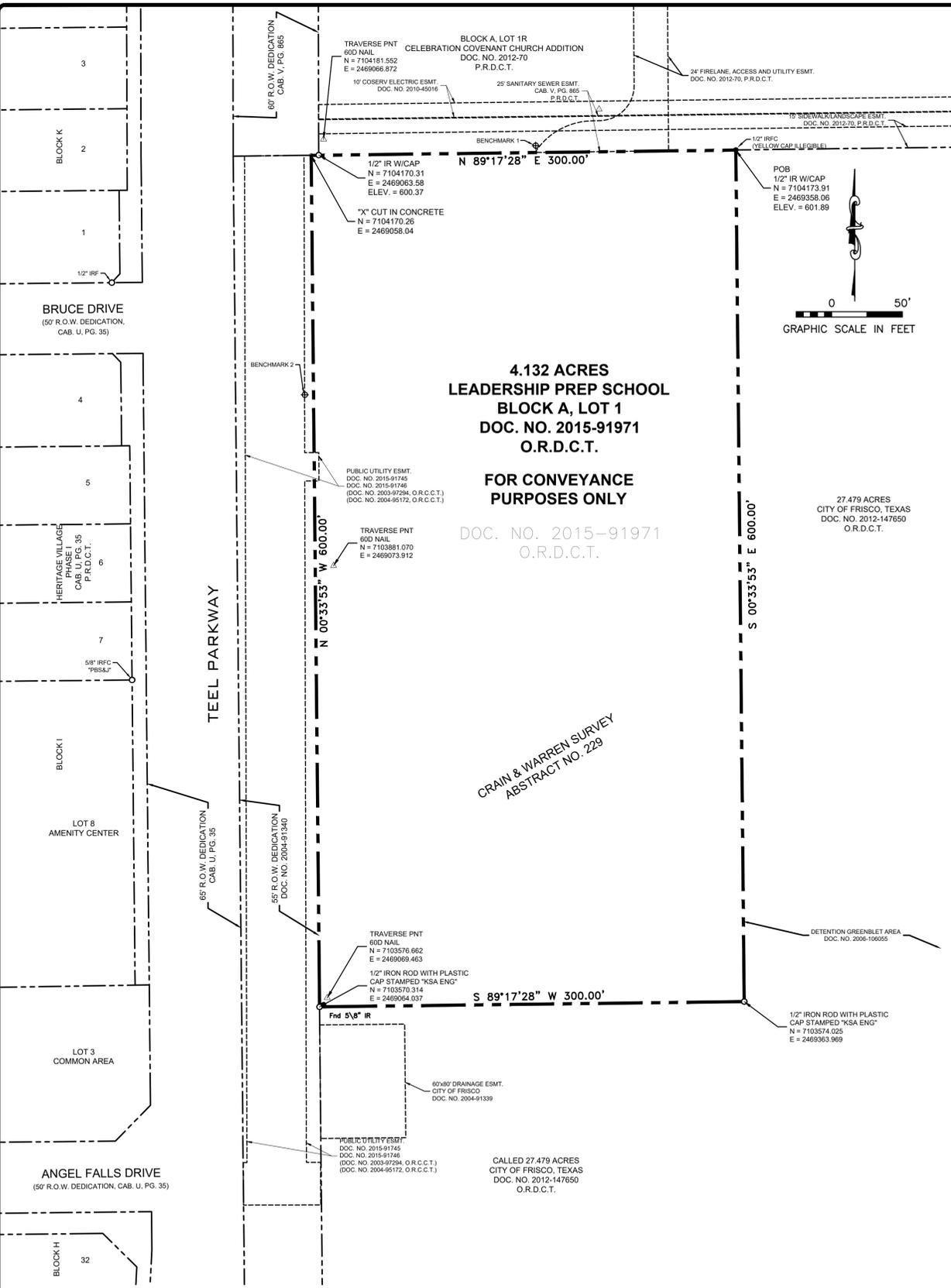


KSA-TLY-SERVER3\PROJECTS\PROJECTS\M1630\07 CAD\02 PROJECT\03 SURVEY\M1630 - CONVEYANCE PLAT.DWG



HORIZONTAL/VERTICAL CONTROL POINTS

Point No.	Northing	Easting	Elevation	Description
1	7103576.662	2469069.463		60D NAIL
2	7104181.552	2469066.872		60D NAIL
5	7103881.070	2469073.912	599.11	60D NAIL
1000	7104202.678	2469261.472	601.85	60D NAIL
BM 1	7104176.995	2469216.669	601.18	BM x in conc
BM 2	7104001.516	2469053.580	597.94	BM x in conc

LEGEND OF SYMBOLS

Symbol	Description
⊕	BM Benchmark
●	Found Iron Rod
○	Set 1/2" IR w/ "KSA ENG" CAP
△	TRAVERSE PNT

OWNER'S CERTIFICATE (PUBLIC STREETS)

STATE OF TEXAS §
 COUNTY OF DENTON §
 WHEREAS, Leadership Prep School are the owners of a tract of land situated in the Crain & Warren Survey, Abstract No. 229, Denton County, Texas and being out of a 4.132 acre tract conveyed to them by Dr Frisco Land, L.P., and being more particularly described as follows:

Being 4.132 acres of land, situated in the Crain & Warren Survey, A-229, Denton County, Texas, and being all of a 4.132 acre tract which was conveyed to Leadership Prep School by an instrument recorded in document number 2015-91971, Official Records of Denton County, Texas, and 4.132 acres of land being more particularly described by metes and bounds as follows:
 BEGINNING at 1/2" iron rod found with a plastic cap found at the northeast corner of the above mentioned 4.132 acre tract, the same being the northwest corner of a 27.479 acre tract which was conveyed to the City of Frisco by an instrument recorded in document number 2012-147650, Official Records of Denton County, Texas, the same also being in the south boundary line of Lot 1R, Block A, of the Celebration Church Addition according to the plat recorded in Cabinet V, Page 865, Plat Records Denton County, Texas;
 THENCE S 00° 33' 53" E, along the east boundary line of said 4.132 acre tract, the same being the most northerly west boundary line of said 27.479 acre tract, a distance of 600.00 feet to a 1/2" iron rod with a plastic cap stamped "KSA ENG" set at the southeast corner of said 4.132 acre tract, the same being an interior corner of said 27.479 acre tract;
 THENCE S 89° 17' 28" W, along the south boundary line of said 4.132 acre tract, the same being the most westerly north boundary line of said 27.479 acre tract, 300.00 feet to a 1/2" iron rod with a plastic cap stamped "KSA ENG" set at the southwest corner of said 4.132 acre tract, the same being the most westerly northwest corner of said 27.479 acre tract, and also being in the east right-of-way line of Teel Parkway;
 THENCE N 00° 33' 53" W, along the west boundary line of said 4.132 acre tract, the same being the east right-of-way line of Teel Parkway, a distance of 600.00 feet to an "X" cut in concrete at the northwest corner of said 4.132 acre tract;
 THENCE N 89° 17' 28" E, along the north boundary line of said 4.132 acre tract, the same being the south boundary line of the aforementioned Lot 1R, Block A, at a distance of 5.46 feet pass a 1/2" iron rod with a plastic cap found at the southwest corner of said Lot 1R, Block A, and continuing for a total distance of 300.00 feet to the PLACE OF BEGINNING and containing 4.132 acres of land, more or less.

- NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
- The streets and alleys 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 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.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Frisco, Texas.
 WITNESS, my hand, this _____ day of _____, 20____.

BY: _____
 Authorized Signature
 Printed Name and Title

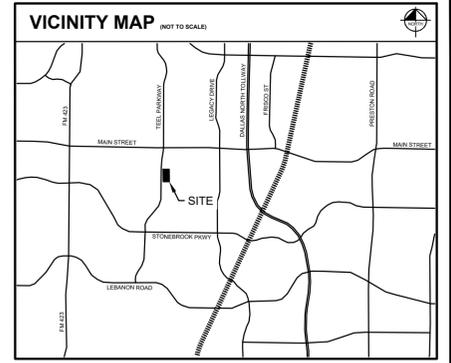
NOTARY BLOCK

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 _____, 20____.

Notary Public, State of Texas



DRAWN BY: PCH DATE: 10/21/16
 SCALE: 1" = 50' JOB No. MI-1630



Know All Men By These Presents:

That I, Jeffrey Elsworth Hudson, 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 _____, A.D. 2016.

Jeffrey Elsworth Hudson
 Registered Professional Land Surveyor
 Texas Registration No. 4850

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 _____ 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 _____, A.D. 2016.

Notary Public, State of Texas

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.

GENERAL:

- Notice: A conveyance plat is a record of property approved by the City of Frisco, Texas, for the purpose of sale or conveyance in it entirety or interests thereon defined. 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.
- 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.
- 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.

FLOOD STATEMENT:

According to Community Panel No. 48121C0440G, dated April 18, 2011 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Denton County, Federal Emergency Management Agency, Federal Insurance Administration, this property is within Flood Zone X, which is not a special flood hazard area. If this site is not within an identified special flood zone area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

Approved THIS ___ DAY OF _____, A.D. 2016 by the Planning & Zoning Commission of the City of Frisco, Texas.

BY: _____, Planning & Zoning Commission Chairperson

BY: _____, Planning & Zoning Commission Secretary

BY: _____, City Secretary

OWNER / APPLICANT
 LEADERSHIP PREP SCHOOL
 STACY ALTON
 8500 TEEL PARKWAY
 FRISCO, TEXAS 75034
 (972) 294-6921
 Surveyor:
 KSA ENGINEERS
 8875 SYNERGY DR.
 MCKINNEY, TX 75070
 (972) 542-2995

LEADERSHIP PREP SCHOOL
CONVEYANCE PLAT
 BLOCK A, LOT 1
 CRAIN & WARREN SURVEY,
 ABSTRACT NO. 229
 4.132 ACRES
 Preparation Date: October 21, 2016
 CITY OF FRISCO,
 DENTON COUNTY, TEXAS
 CP16-0040