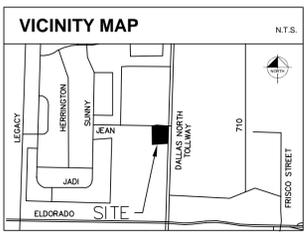


LEGEND

IRF = IRON ROD FOUND
 IRFC = IRON ROD WITH CAP FOUND
 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
 SE = STREET 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

NOTES:

- All corners are a 5/8-inch iron rod with "KHA" cap set unless otherwise noted.
- According to Community Panel No. 480134 0355 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 in Zone X and is not within a special flood hazard area.
- 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.



STATE OF TEXAS §
 COUNTY OF DENTON §
 CITY OF FRISCO §

WHEREAS ELDORADO MARKETPLACE ASSOCIATES, LLC are the owners of a tract of land out of the T. Cassidy Survey, Abstract No. 236, City of Frisco, Denton County, Texas, being part of the 1.453 acre tract of land described in deed to Eldorado Marketplace Associates, LLC recorded in Document No. 2014-99648 of the Official Records of Denton County, Texas, being a final plat of all of Lot 6, Block 1 of Eldorado Market Place, Lots 5 and 6, Block 1, an addition to the City of Frisco, Texas, according to the plat recorded in Document No. 2013-202, Plat Records of Denton County, Texas and being more particularly described as follows:

BEGINNING at an X in concrete set in the west right-of-way line of Dallas North Tollway (a variable width right-of-way) for the easterly most southeast corner of Lot 2 of said Eldorado Market Place, Lots 1-15, Block 1, an addition to the City of Frisco, Texas, according to the plat recorded in Cabinet Y, Page 735, Plat Records of Denton County, Texas;

THENCE with said west right-of-way line, South 0°50'54" West, a distance of 217.05 feet to an X in concrete found for the southeast corner of said Lot 6;

THENCE with the south line of said Lot 6, North 88°54'55" West, a distance of 250.62 feet to an X in concrete found in the east line of Lot 3, Block 1 of said of Eldorado Market Place, Lots 1-15, Block 1;

THENCE with said east line, North 1°10'46" East, a distance of 277.48 feet to a pk nail found in a south line of said Lot 2;

THENCE with the south lines of said Lot 2, the following courses and distances to wit:
 South 88°49'00" East, a distance of 149.37 feet to a 1/2" iron rod found with a cap stamped "W.A.I." for corner;
 South 1°11'00" West, a distance of 60.00 feet to a 1/2" iron rod found with a cap stamped "W.A.I." for corner;
 South 88°49'00" East, a distance of 100.00 feet to the **POINT OF BEGINNING** and containing 1.453 acres or 63,278 square feet of land.

Bearing system of this survey is based on a line oriented between City of Frisco monuments 8 and 34 found in the field, whose positions are published on the Texas Coordinate System of 1983, North Central Zone (4202) North American Datum of 1983. The horizontal coordinates of this survey are local surface coordinates derived from Frisco Monument 8.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ELDORADO MARKETPLACE ASSOCIATES, LLC, acting herein by and through their duly authorized officers, does hereby certify and adopt this plat designating the hereinabove described property as **ELDORADO MARKET PLACE ADDITION, BLOCK 1, LOT 6**, an addition to the City of Frisco, and does hereby dedicate to the public use forever, the streets and alleys shown thereon.

ELDORADO MARKETPLACE ASSOCIATES, LLC 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.

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.

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.

STREET EASEMENT

The area or areas shown on the plat as "Street Easement" are hereby given and granted to the City of Frisco (City), its successors and assigns, as an easement to construct, reconstruct, operate, repair, re-build, replace, relocate, alter, remove and perpetually maintain street and highway facilities, together with all appurtenances and incidental improvements, in, upon and across certain real property owned by Grantor. Appurtenances and incidental improvements include, but are not limited to, curbs, gutters, inlets, aprons, traffic signs with or without attached flashing lights, guard rails, sidewalks, buried conduits, buried City utilities, and underground franchise utilities. Street Easements shall remain accessible at all times and shall be maintained by the Owners of the lot or lots that are traversed by, or adjacent to the Street Easement. After doing any work in connection with the construction, operation or repair of the street and highway facilities, the City shall restore the surface of the Street Easement as close to the condition in which it was found before such work was undertaken as is reasonably practicable, except for trees, shrubs and structures within the Street Easement that were removed as a result of such work.

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.

Dana Brown
 Registered Professional Land Surveyor #53336
Kimley-Horn and Associates, Inc.
 12750 Merit Drive, Suite 1000
 Dallas, Texas 75251
 972-770-1300

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 the ___ day of ____, 2016.

NOTARY PUBLIC in and for the STATE OF TEXAS

Printed Name

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.

ELDORADO MARKETPLACE ASSOCIATES, LLC

By: Fidal, LLC
 a Delaware limited liability company
 its sole member

By: FRP Fidal, LLC
 a Texas limited liability company
 its manager

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

CERTIFICATE OF APPROVAL

APPROVED this the ___ day of ____, 2016 by the Planning & Zoning Commission of the City of Frisco, Texas.

PLANNING & ZONING COMMISSION CHAIR

PLANNING & ZONING COMMISSION SECRETARY

CITY SECRETARY

CITY OF FRISCO PROJECT NO. FP16-0068

**FINAL PLAT
 ELDORADO MARKET
 PLACE ADDITION
 BLOCK 1, LOT 6**

BEING 1.453 ACRES OUT OF THE
 T. CASSIDY SURVEY, ABSTRACT NO. 236
 CITY OF FRISCO, DENTON 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	August 2016	067784904	1 OF 2

OWNER/APPLICANT:
 ELDORADO MARKETPLACE ASSOCIATES, LLC
 2828 WOODSIDE STREET
 DALLAS, TEXAS 75204
 214-953-1400
 CONTACT: RICK COE

ENGINEER:
 KIMLEY-HORN AND ASSOCIATES, INC.
 106 W. LOUISVILLE STREET
 MCKINNEY, TEXAS 75069
 469-301-2590
 CONTACT : JOE RICCARDI, P.E.