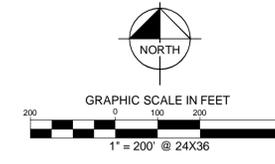
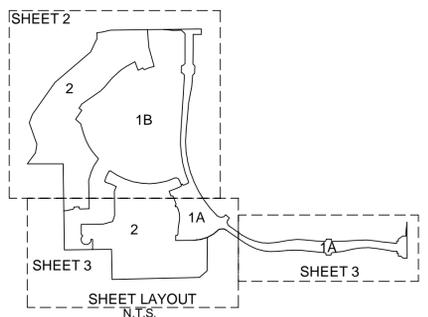


VICINITY MAP - N.T.S.



SEE SHEET 4 FOR LINE AND CURVE TABLES, DETAILS & NOTES



| LEGEND | |
|--------------|--|
| L.R.D.C.T. | LAND RECORDS COLLIN COUNTY, TEXAS |
| O.P.R.C.C.T. | OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS |
| P.R.C.C.T. | PLAT RECORDS COLLIN COUNTY, TEXAS |
| CMS | CONCRETE MONUMENT SET |
| IRF | IRON ROD FOUND |
| IRFC | IRON ROD WITH GAP FOUND |
| IRSC | IRON ROD WITH 'KHA' CAP SET |
| (CM) | CONTROLLING MONUMENT |
| HOA | HOMEOWNER'S ASSOCIATION |
| A.E. | ACCESS EASEMENT |
| B.L. | BUILDING LINE |
| U.E. | UTILITY EASEMENT |
| L.E. | LANDSCAPE EDGE (See Note 18) |
| D.E. | DRAINAGE EASEMENT |
| P.W.M.E. | PRIVATE WALL MAINTENANCE EASEMENT (SEE NOTE 8) |
| S.E. | SLOPE EASEMENT |
| S.S.E. | SANITARY SEWER EASEMENT |
| S.W.E. | SIDEWALK EASEMENT |
| W.L.E. | WATER LINE EASEMENT |
| S.U.E. | SIDEWALK & UTILITY EASEMENT |
| W.M.E. | WALL MAINTENANCE EASEMENT |
| V.A.M. | VISIBILITY ACCESS AND MAINTENANCE EASEMENT |
| OF | LOT REQUIRING OPEN STYLE FENCING ADJACENT TO OPEN SPACE OR STREET SIDE OF CORNER LOT |
| * | KEY LOT |
| ← | DRIVEWAY LOCATION |
| → | STREET NAME CHANGE |
| --- | PHASE LINE |
| ▨ | 6' MASONRY SCREENWALL |

| ACTION | |
|--|---------------------------------|
| <input type="checkbox"/> APPROVED | <input type="checkbox"/> DENIED |
| STAFF _____ | Date _____ Initials _____ |
| P&Z _____ | Date _____ Initials _____ |
| Neighborhood # _____ | |
| See the Staff Approval Letter or P&Z Results Memo for any conditions associated with the approval of the project | |

REVISED PRELIMINARY PLAT
GARTNER TRACT
PHASES 1A, 1B, & 2
 95 RESIDENTIAL LOTS BEING PH
 89 RESIDENTIAL LOTS BEING SF-7
 65 RESIDENTIAL LOTS BEING SF-8.5
 23 H.O.A. LOTS
 1 PARK SITE

BLOCK A, LOTS 1-29; BLOCK B, LOTS 1-40;
 BLOCK C, LOTS 1-40; BLOCK D, LOT 1;
 BLOCK E, LOTS 1-20; BLOCK F, LOTS 1-20;
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 BLOCK I, LOT 1; BLOCK J, LOTS 1-13;
 BLOCK K, LOTS 1-14; BLOCK L, LOTS 1-34;
 BLOCK M, LOT 1; BLOCK N, LOT 1; BLOCK O, LOT 1;
 BLOCK P, LOT 1; BLOCK Q, LOT 1; BLOCK R, LOT 1;
 BLOCK S, LOT 1; BLOCK T, LOT 1; BLOCK U, LOT 1

AN ADDITION TO THE CITY OF FRISCO, COLLIN COUNTY, TEXAS

BEING 110.930 ACRES OUT OF THE
 JOHN H. COX SURVEY, ABSTRACT NO. 160
 GEORGE HABBERMAHAR SURVEY, ABSTRACT NO. 364
 McKINNEY & WILLIAMS SURVEY, ABSTRACT NO. 651
 PETER BACUS SURVEY, ABSTRACT NO. 98

CITY OF FRISCO, COLLIN COUNTY, TEXAS
 CITY PROJECT # PP16 - 0012

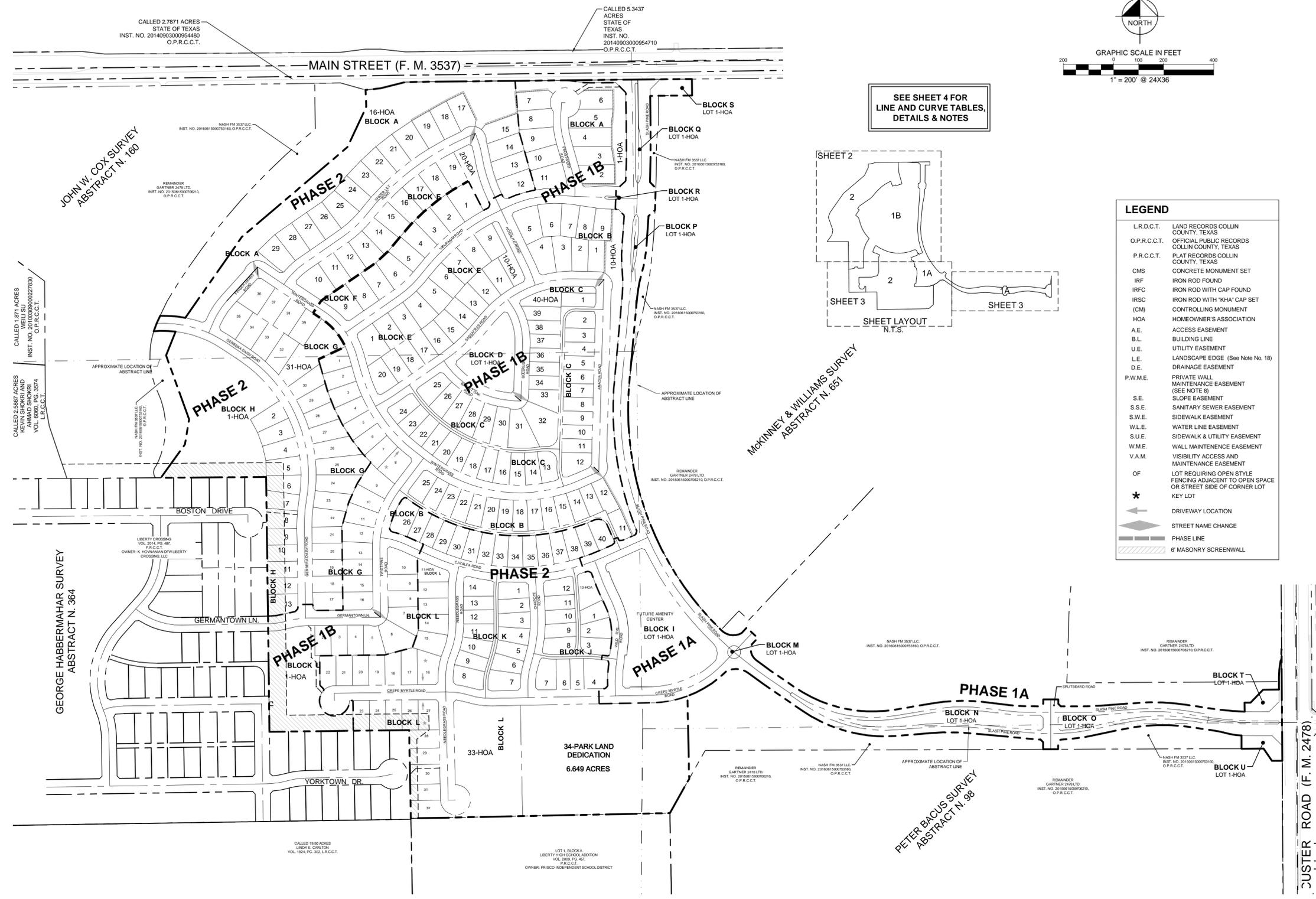
OWNER:
 Gartner 2478, Ltd.
 8525 Ferris Road, Suite 204
 Frisco, Texas 75034
 Contact : Gigi Gartner

OWNER:
 NASH FM 3537, LLC
 4835 LBJ Freeway, Suite 475
 Dallas, TX 75244
 Phone: 972-992-3159
 Contact : Brian Cramer

APPLICANT:
 Kimley-Horn and Associates, Inc.
 5750 Genesis Court, Suite 200
 Frisco, Texas 75034
 Phone: 972-335-3580
 Fax: 972-335-3779
 Contact : Kevin Kane, P.E.

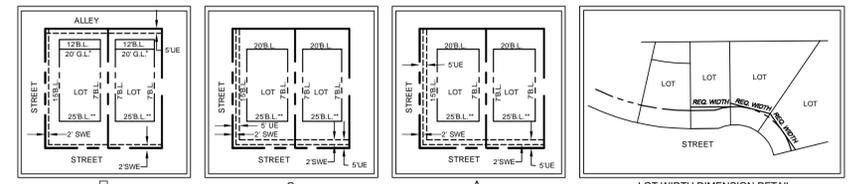
| | | | | | |
|--------------------|-----------------|--|-------------------|---|---------------------|
| Kimley»Horn | | 5750 Genesis Court, Suite 200 Frisco, Texas 75034 | | Tel. No. (972) 335-3580 Fax No. (972) 335-3779 | |
| | | FIRM # 10193822 | | Project No. 069312009 | |
| Scale 1" = 200' | Drawn by JMH | Checked by KHA | Date NOV. 2016 | Project No. 069312009 | Sheet No. 1 OF 5 |

PRELIMINARY
 THIS DOCUMENT SHALL NOT BE
 RECORDED FOR ANY PURPOSE



PHASING PLAN

| ZONING CLASSIFICATION | PHASE 1A | PHASE 1B | PHASE 2 | TOTAL |
|-----------------------|----------|----------|---------|-------|
| PH | 0 | 54 | 41 | 95 |
| SF-7 | 0 | 42 | 47 | 89 |
| SF-8.5 | 0 | 30 | 35 | 65 |
| TOTAL RESIDENTIAL | 0 | 126 | 123 | 249 |
| HOA | 9 | 8 | 6 | 19 |
| PARK SITE | 0 | 0 | 1 | 1 |



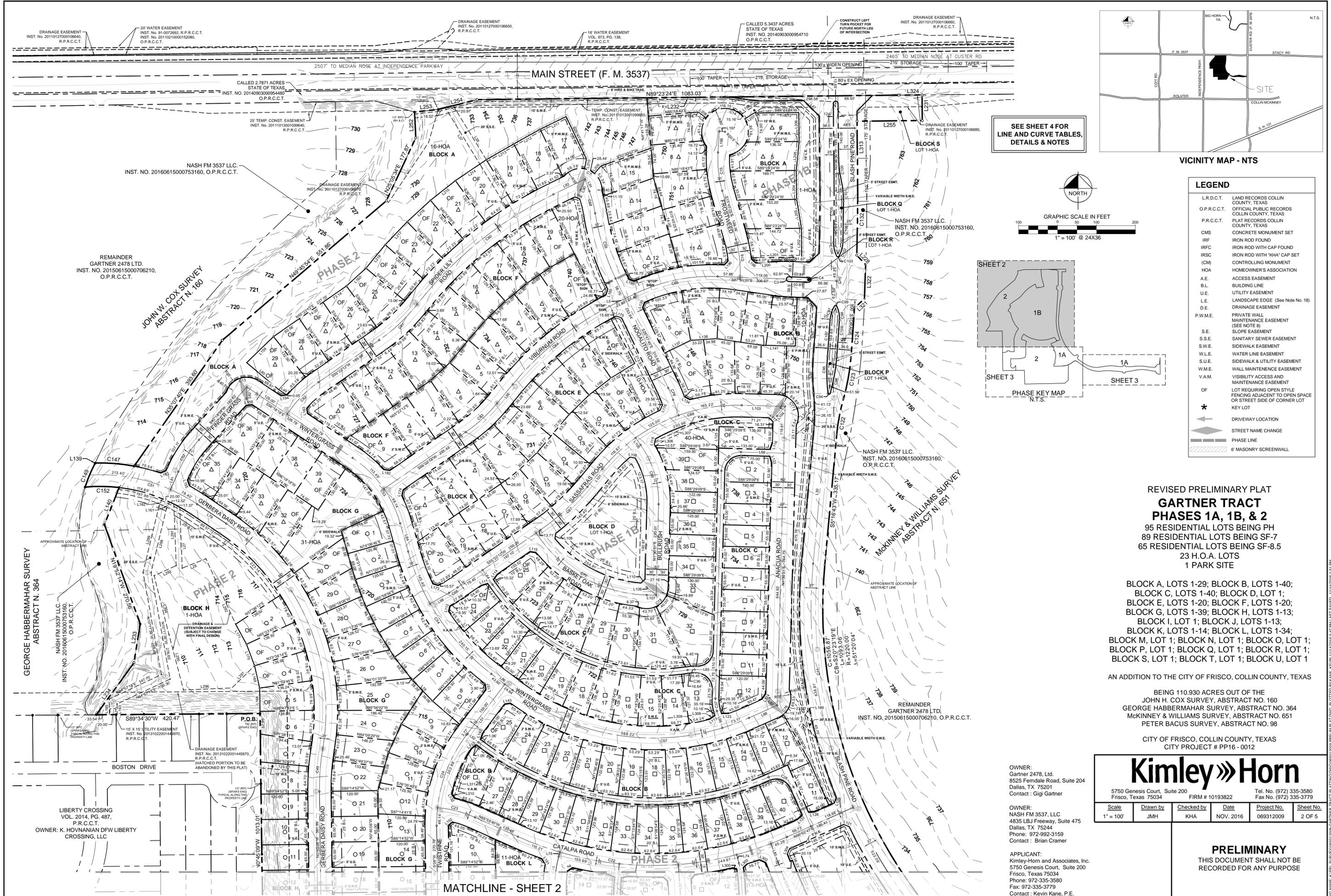
PH-CENTER OPTION (N.T.S.)
 - G.L. = GARAGE LINE
 - FRONT SETBACK MAY BE REDUCED AS ALLOWED BY ZONING CODE, SEE NOTE 14

SF-7 (N.T.S.)
 - FRONT SETBACK MAY BE REDUCED AS ALLOWED BY ZONING CODE, SEE NOTE 14

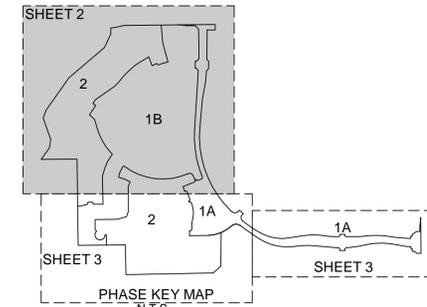
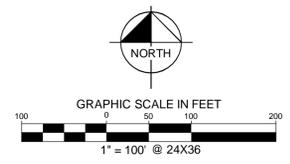
SF-8.5 (N.T.S.)
 - FRONT SETBACK MAY BE REDUCED AS ALLOWED BY ZONING CODE, SEE NOTE 14

LOT WIDTH DIMENSION DETAIL (N.T.S.)

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SEE SHEET 4 FOR
LINE AND CURVE TABLES,
DETAILS & NOTES



VICINITY MAP - N.T.S.

LEGEND

- L.R.D.C.T. LAND RECORDS COLLIN COUNTY, TEXAS
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS
- P.R.C.C.T. PLAT RECORDS COLLIN COUNTY, TEXAS
- CMS CONCRETE MONUMENT SET
- IRF IRON ROD FOUND
- IRFC IRON ROD WITH CAP FOUND
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- (CM) CONTROLLING MONUMENT
- HOA HOMEOWNER'S ASSOCIATION
- A.E. ACCESS EASEMENT
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- L.E. LANDSCAPE EDGE (See Note No. 18)
- D.E. DRAINAGE EASEMENT
- P.W.M.E. PRIVATE WALL MAINTENANCE EASEMENT (SEE NOTE 9)
- S.E. SLOPE EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- S.W.E. SIDEWALK EASEMENT
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- OF LOT REQUIRING OPEN STYLE FENCING ADJACENT TO OPEN SPACE OR STREET SIDE OF CORNER LOT
- * KEY LOT
- DRIVEWAY LOCATION
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- PHASE LINE
- 6" MASONRY SCREENWALL

REVISED PRELIMINARY PLAT
**GARTNER TRACT
PHASES 1A, 1B, & 2**
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AN ADDITION TO THE CITY OF FRISCO, COLLIN COUNTY, TEXAS

BEING 110.930 ACRES OUT OF THE
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GEORGE HABBERMAHAR SURVEY, ABSTRACT NO. 364
McKINNEY & WILLIAMS SURVEY, ABSTRACT NO. 651
PETER BACUS SURVEY, ABSTRACT NO. 98

CITY OF FRISCO, COLLIN COUNTY, TEXAS
CITY PROJECT # PP16 - 0012

Kimley»Horn

5750 Genesis Court, Suite 200 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580 Fax No. (972) 335-3779

| Scale | Drawn by | Checked by | Date | Project No. | Sheet No. |
|-----------|----------|------------|-----------|-------------|-----------|
| 1" = 100' | JMH | KHA | NOV. 2016 | 069312009 | 2 OF 5 |

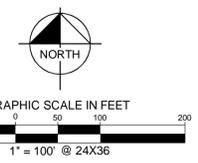
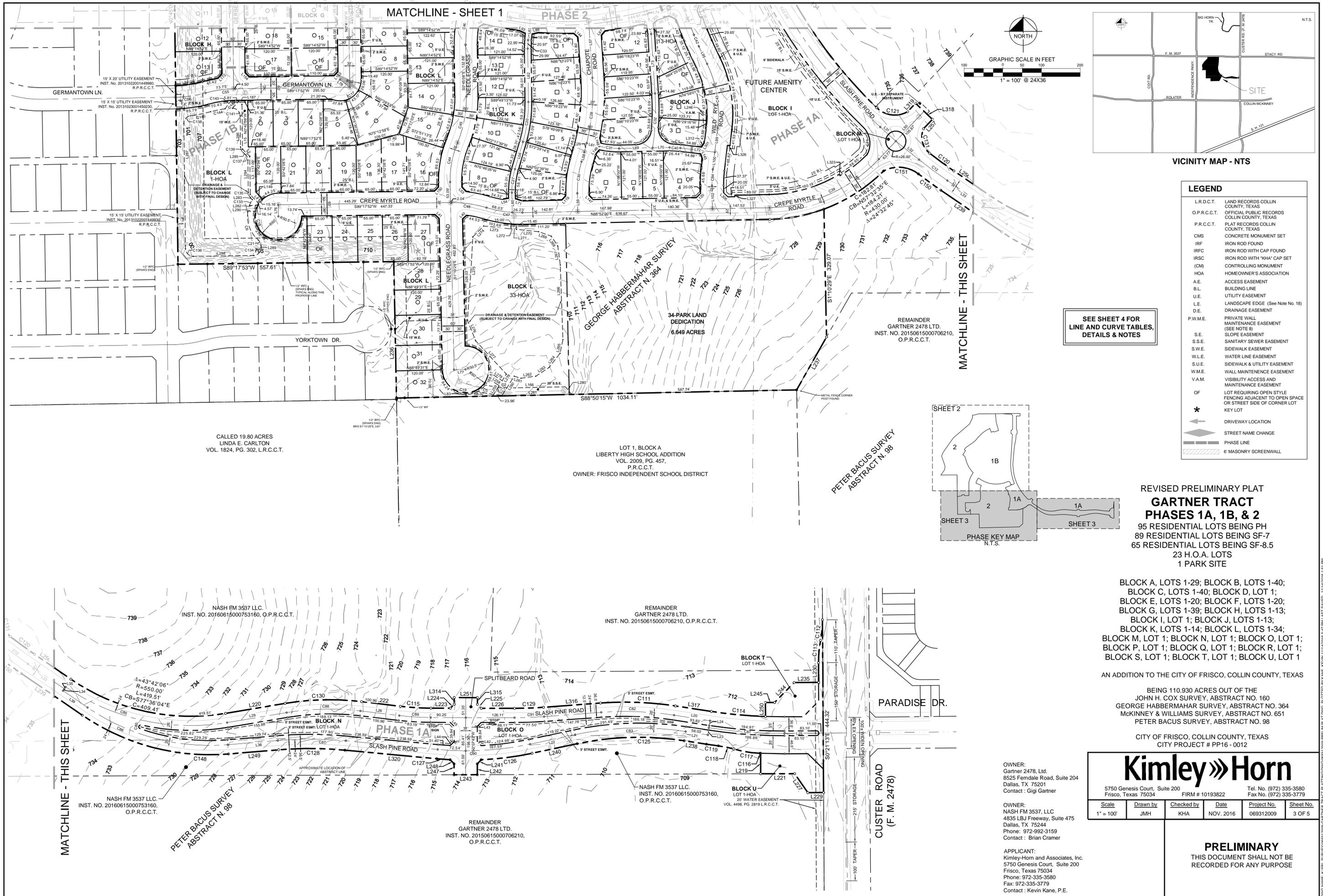
OWNER:
Gartner 2478, Ltd.
8525 Fernside Road, Suite 204
Dallas, TX 75201
Contact : Gigi Gartner

OWNER:
NASH FM 3537, LLC
4835 LBJ Freeway, Suite 475
Dallas, TX 75244
Phone: 972-992-3159
Contact : Brian Cramer

APPLICANT:
Kimley-Horn and Associates, Inc.
5750 Genesis Court, Suite 200
Frisco, Texas 75034
Phone: 972-335-3580
Fax: 972-335-3779
Contact : Kevin Kane, P.E.

MATCHLINE - SHEET 2

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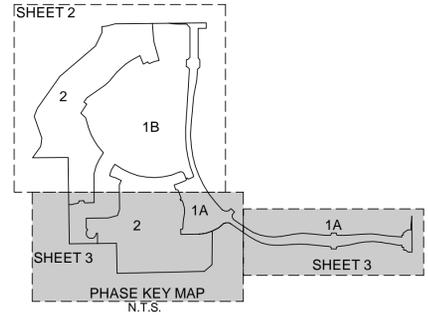


VICINITY MAP - N.T.S.

LEGEND

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| * | KEY LOT |
| ← | DRIVEWAY LOCATION |
| ◊ | STREET NAME CHANGE |
| --- | PHASE LINE |
| ▨ | 6" MASONRY SCREENWALL |

SEE SHEET 4 FOR LINE AND CURVE TABLES, DETAILS & NOTES



REVISED PRELIMINARY PLAT
GARTNER TRACT PHASES 1A, 1B, & 2
 95 RESIDENTIAL LOTS BEING PH
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CITY OF FRISCO, COLLIN COUNTY, TEXAS
 CITY PROJECT # PP16 - 0012

Kimley»Horn

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|-----------|----------|------------|-----------|-------------|-----------|
| Scale | Drawn by | Checked by | Date | Project No. | Sheet No. |
| 1" = 100' | JMH | KHA | NOV. 2016 | 069312009 | 3 OF 5 |

OWNER: Gartner 2478, Ltd. 8525 Ferndale Road, Suite 204 Dallas, TX 75244 Contact : Gigi Gartner

OWNER: NASH FM 3537, LLC 4835 LBJ Freeway, Suite 475 Dallas, TX 75244 Phone: 972-992-3159 Contact : Brian Cramer

APPLICANT: Kimley-Horn and Associates, Inc. 5750 Genesis Court, Suite 200 Frisco, Texas 75034 Phone: 972-335-3580 Fax: 972-335-3779 Contact : Kevin Kane, P.E.

DWG NAME: K:\P\PLAT_SURVEY\980812009-GARTNER TRACT PLATTING\DWG15009 PRELIM PLAT.DWG PLOTTED BY: KANE, KEVIN 11/14/2016 5:47 PM LAST SAVED: 11/14/2016 1:31 PM

STATE OF TEXAS §

COUNTY OF COLLIN §

CITY OF FRISCO §

WHEREAS GARTNER 2478, LTD & NASH FM 3537, LLC, are the sole owners of a tract of land situated in the Peter Bacus Survey, Abstract No. 98, John W. Cox Survey, Abstract No. 160, George Habbermahar Survey, Abstract No. 364 and the McKinney & Williams Survey, Abstract No. 651, City of Frisco, Collin County, Texas, and being a portion of that tract of land, conveyed to Gartner 2478, LTD., as evidenced in a Special Warranty Deed, recorded in Instrument No. 20150615000706210, Official Public Records, Collin County, Texas, and a portion of that tract of land, conveyed to Nash FM 3537, LLC., as evidenced in a Special Warranty Deed, recorded in Instrument No. 20160615000753160, said Official Public Records, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with plastic cap stamped "SPIARS ENG" on the southerly line of said Nash tract found for the most northerly northeast corner of Liberty Crossing Addition, an Addition to the City of Frisco, according to the plat thereof recorded in Volume 2014, Page 487, Plat Records, Collin County, Texas;

THENCE South 89°34'30" West, along the southerly line of said Nash tract and the northerly line of said Liberty Crossing, a distance of 420.47 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set (hereinafter referred to as an iron rod set) for corner;

THENCE departing the northerly line of said Liberty Crossing and crossing said Nash tract the following courses and distances:

1. North 35°56'56" East, a distance of 164.46 feet to an iron rod set for corner;
2. North 9°19'28" East, a distance of 100.16 feet to an iron rod set for corner;
3. North 19°52'14" West, a distance of 270.56 feet to an iron rod set for corner;
4. North 21°48'28" East, a distance of 101.97 feet to an iron rod set for corner at the beginning of a non-tangent curve to the left having a central angle of 11°56'52", a radius of 420.00 feet, and a chord bearing and distance of North 89°16'15" West, 87.42 feet;
5. In a northwesterly direction, with said curve to the left, an arc distance of 87.58 feet to an iron rod set at the end of said curve to the left on the westerly line of said Nash tract, same being the beginning of a non-tangent curve to the right having a central angle of 11°13'30", a radius of 337.87 feet, and a chord bearing and distance of North 22°48'09" East, 66.09 feet;

THENCE in a northeasterly direction, with the westerly line of said Nash tract and with said curve to the right, and arc distance of 66.19 feet to an iron rod set at the end of said curve to the right;

THENCE North 25°12'20" East, continuing along the westerly line of said Nash tract, a distance of 0.74 feet to an iron rod set at the beginning of a non-tangent curve to the right having a central angle of 12°00'05", a radius of 480.00 feet, and a chord bearing and distance of South 85°29'13" East, 100.36 feet;

THENCE departing the westerly line of said Nash tract and crossing said Nash tract the following courses and distances:

1. In a southeasterly direction, with said curve to the right, an arc distance of 100.54 feet to an iron rod set at the end of said curve to the right;
2. North 35°07'40" East, a distance of 393.60 feet to an iron rod set for corner;
3. North 49°45'54" East, a distance of 551.86 feet to an iron rod set for corner;
4. North 25°05'34" East, a distance of 177.87 feet to an iron rod set for corner;
5. North 2°36'42" West, a distance of 66.17 feet to 1/2 inch iron rod with plastic cap stamped "BH&C" found for corner on the southerly right-of-way line of Main Street (FM 3537, a variable width right-of-way);

THENCE along the southerly right-of-way line of said Main Street the following courses and distances:

1. North 83°46'20" East, a distance of 61.29 feet to a 1/2 inch iron rod (disturbed) found for corner;
2. North 75°53'57" East, a distance of 102.84 feet to an iron rod set for corner;
3. North 89°23'24" East, a distance of 1083.03 feet to an iron rod set for corner;
4. North 89°28'24" East, a distance of 59.84 feet to an iron rod set for corner;

THENCE departing the southerly right-of-way line of said Main Street and across said Nash and Gartner tracts the following courses and distances:

1. South 0°34'53" East, a distance of 65.45 feet to an iron rod set for corner;
2. South 89°23'24" West, a distance of 167.58 feet to an iron rod set for corner;
3. South 0°36'36" East, a distance of 133.17 feet to an iron rod set at the beginning of a tangent curve to the right having a central angle of 2°22'43", a radius of 5048.50 feet, a chord bearing and distance of South 0°34'46" West, 209.58 feet;
4. In a southwesterly direction, with said curve to the right, an arc distance of 209.60 feet to an iron rod set for corner at the end of said curve to the right;
5. South 43°05'00" East, a distance of 33.25 feet to an iron rod set for corner;
6. South 1°55'22" West, a distance of 87.12 feet to an iron rod set for corner;
7. South 47°36'31" West, a distance of 34.88 feet to an iron rod set at the beginning of a non-tangent curve to the right having a central angle of 1°27'22", a radius of 5048.50 feet, a chord bearing and distance of South 4°01'44" West, 128.30 feet;
8. In a southwesterly direction, with said curve to the right, an arc distance of 128.30 feet to an iron rod set at the beginning of a compound curve to the right having a central angle of 1°12'206", a radius of 536.50 feet, a chord bearing and distance of South 10°26'29" West, 106.28 feet;
9. In a southwesterly direction, with said curve to the right, an arc distance of 106.45 feet to an iron rod set at the beginning of a reverse curve to the left having a central angle of 10°50'49", a radius of 488.50 feet, a chord bearing and distance of South 10°42'07" West, 92.34 feet;
10. In a southwesterly direction, with said curve to the left, an arc distance of 92.48 feet to an iron rod set for corner at the end of said curve to the left;
11. South 5°16'43" West, a distance of 335.17 feet to an iron rod set at the beginning of a tangent curve to the left having a central angle of 51°20'04", a radius of 1220.00 feet, a chord bearing and distance of South 20°23'19" East, 1056.87 feet;
12. In a southeasterly direction, with said curve to the left, an arc distance of 1295.05 feet to an iron rod set at the beginning of a compound curve to the left having a central angle of 73°21'08", a radius of 67.50 feet, a chord bearing and distance of South 82°43'55" East, 80.63 feet;
13. In a southeasterly direction, with said curve to the left, an arc distance of 86.42 feet to an iron rod set for corner at the end of said curve to the left;
14. North 43°26'45" East, a distance of 29.90 feet to an iron rod set for corner;
15. South 46°33'15" East, a distance of 60.00 feet to an iron rod set for corner;
16. South 43°26'45" West, a distance of 33.50 feet to an iron rod set at the beginning of a non-tangent curve to the left having a central angle of 76°05'16", a radius of 62.50 feet, a chord bearing and distance of South 14°03'39" East, 64.71 feet;
17. In a southeasterly direction, with said curve to the left, an arc distance of 69.72 feet to an iron rod set at the beginning of a compound curve to the left having a central angle of 3°38'44", a radius of 1220.00 feet, a chord bearing and distance of South 53°55'39" East, 77.61 feet;
18. In a southeasterly direction, with said curve to the left, an arc distance of 77.62 feet to an iron rod set for corner at the end of said curve to the left;
19. South 55°45'01" East, a distance of 113.70 feet to an iron rod set at the beginning of a tangent curve to the left having a central angle of 43°42'06", a radius of 550.00 feet, a chord bearing and distance of South 77°36'04" East, 409.41 feet;
20. In a southeasterly direction, with said curve to the left, an arc distance of 419.51 feet to an iron rod set for corner at the end of said curve to the left;
21. North 80°32'53" East, a distance of 155.88 feet to an iron rod set at the beginning of a tangent curve to the right having a central angle of 16°16'14", a radius of 699.00 feet, a chord bearing and distance of North 88°41'00" East, 197.83 feet;
22. In a northeasterly direction, with said curve to the right, an arc distance of 198.50 feet to an iron rod set for corner at the end of said curve to the right;
23. South 83°10'54" East, a distance of 100.96 feet to an iron rod set at the beginning of a tangent curve to the left having a central angle of 6°41'24", a radius of 676.00 feet, a chord bearing and distance of South 86°31'36" East, 78.89 feet;
24. In a southeasterly direction, with said curve to the left, an arc distance of 78.93 feet to an iron rod set for corner at the end of said curve to the left;
25. South 89°52'18" East, a distance of 50.25 feet to an iron rod set for corner;
26. North 45°07'42" East, a distance of 14.14 feet to an iron rod set for corner;

27. North 0°07'42" East, a distance of 17.35 feet to an iron rod set for corner;

28. South 89°52'18" East, a distance of 60.00 feet to an iron rod set for corner;

29. South 0°07'42" West, a distance of 17.35 feet to an iron rod set for corner;

30. South 44°52'18" East, a distance of 14.14 feet to an iron rod set for corner;

31. South 89°52'18" East, a distance of 86.11 feet to an iron rod set at the beginning of a tangent curve to the left having a central angle of 4°23'09", a radius of 976.00 feet, a chord bearing and distance of North 87°56'07" East, 74.69 feet;

32. In a northeasterly direction, with said curve to the left, an arc distance of 74.71 feet to an iron rod set for corner at the end of said curve to the left;

33. North 85°44'33" East, a distance of 147.78 feet to an iron rod set at the beginning of a tangent curve to the right having a central angle of 12°56'17", a radius of 861.00 feet, a chord bearing and distance of South 87°47'19" East, 194.01 feet;

34. In a southeasterly direction, with said curve to the right, an arc distance of 194.42 feet to an iron rod set for corner at the end of said curve to the right;

35. South 81°19'10" East, a distance of 93.83 feet to an iron rod set at the beginning of a tangent curve to the left having a central angle of 6°42'37", a radius of 1200.00 feet, a chord bearing and distance of South 84°40'28" East, 140.46 feet;

36. In a southeasterly direction, with said curve to the left, an arc distance of 140.54 feet to an iron rod set for corner at the end of said curve to the left;

37. North 0°21'13" West, a distance of 35.98 feet to an iron rod set for corner;

38. North 89°48'41" East, a distance of 23.54 feet to an iron rod set for corner;

39. North 44°38'47" East, a distance of 71.98 feet to an iron rod set for corner;

40. North 89°38'47" East, a distance of 63.32 feet to an iron rod set for corner;

41. North 0°21'13" West, a distance of 50.70 feet to an iron rod set at the beginning of a tangent curve to the right having a central angle of 11°22'30", a radius of 291.50 feet, a chord bearing and distance of North 5°20'02" East, 57.78 feet;

42. In a northeasterly direction, with said curve to the right, an arc distance of 57.87 feet to an iron rod set at the beginning of a reverse curve to the left having a central angle of 11°22'30", a radius of 268.50 feet, a chord bearing and distance of North 5°20'02" East, 53.22 feet;

43. In a northeasterly direction, with said curve to the left, an arc distance of 53.31 feet to an iron rod set for corner at the end of said curve to the left on the westerly right-of-way line of Custer Road (FM 2478 - a variable width right-of-way);

THENCE South 0°21'13" East, along the westerly right-of-way line of said Custer Road, a distance of 444.32 feet to an iron rod set for corner;

THENCE departing the westerly right-of-way line of said Custer Road and across said Nash and Gartner tracts the following courses and distances:

1. South 89°38'58" West, a distance of 40.73 feet to an iron rod set for corner;
2. North 44°42'50" West, a distance of 59.36 feet to an iron rod set for corner;
3. South 89°48'41" West, a distance of 87.99 feet to an iron rod set for corner;
4. North 0°11'19" West, a distance of 52.61 feet to an iron rod set at the beginning of a non-tangent curve to the right having a central angle of 0°03'34", a radius of 1295.00 feet, a chord bearing and distance of North 87°34'52" West, 1.34 feet;
5. In a northwesterly direction, with said curve to the right, an arc distance of 1.34 feet to an iron rod set at the beginning of a compound curve to the right having a central angle of 13°31'31", a radius of 291.50 feet, a chord bearing and distance of North 80°47'20" West, 68.65 feet;
6. In a northwesterly direction, with said curve to the right, an arc distance of 68.81 feet to an iron rod set at the beginning of a reverse curve to the left having a central angle of 8°41'21", a radius of 268.50 feet, a chord bearing and distance of North 78°22'15" West, 40.68 feet;
7. In a northwesterly direction, with said curve to the left, an arc distance of 40.72 feet to an iron rod set at the beginning of a reverse curve to the right having a central angle of 1°23'45", a radius of 1285.00 feet, a chord bearing and distance of North 82°01'03" West, 31.31 feet;
8. In a northwesterly direction, with said curve to the right, an arc distance of 31.31 feet to an iron rod set for corner at the end of said curve to the right;
9. North 81°19'10" West, a distance of 58.04 feet to an iron rod set at the beginning of a tangent curve to the left having a central angle of 20°33'18", a radius of 776.00 feet, a chord bearing and distance of South 88°24'11" West, 276.90 feet;
10. In a southwesterly direction, with said curve to the left, an arc distance of 278.39 feet to an iron rod set for corner at the end of said curve to the left;
11. South 78°07'32" West, a distance of 119.22 feet to an iron rod set at the beginning of a tangent curve to the right having a central angle of 9°13'15", a radius of 824.00 feet, a chord bearing and distance of South 82°44'10" West, 132.47 feet;
12. In a southwesterly direction, with said curve to the right, an arc distance of 132.61 feet to an iron rod set for corner at the end of said curve to the right;
13. South 43°54'41" West, a distance of 14.44 feet to an iron rod set for corner;
14. South 0°07'42" West, a distance of 27.97 feet to an iron rod set for corner on the southerly line of said Nash tract;
15. South 89°48'41" West, along the southerly line of said Nash tract, a distance of 60.00 feet to an iron rod set for corner;
16. North 0°07'42" East, departing said Nash tract, a distance of 28.31 feet to an iron rod set for corner;
17. North 43°39'17" West, a distance of 14.44 feet to an iron rod set at the beginning of a non-tangent curve to the right having a central angle of 2°24'48", a radius of 824.00 feet, a chord bearing and distance of North 85°53'00" West, 34.70 feet;
18. In a northwesterly direction, with said curve to the right, an arc distance of 34.71 feet to an iron rod set for corner at the end of said curve to the right;
19. North 84°40'36" West, a distance of 238.59 feet to an iron rod set at the beginning of a tangent curve to the left having a central angle of 10°04'02", a radius of 976.00 feet, a chord bearing and distance of North 89°42'37" West, 171.27 feet;
20. In a northwesterly direction, with said curve to the left, an arc distance of 171.49 feet to an iron rod set for corner at the end of said curve to the left;
21. South 85°15'22" West, a distance of 129.74 feet to an iron rod set at the beginning of a tangent curve to the right having a central angle of 38°59'37", a radius of 585.50 feet, a chord bearing and distance of North 75°14'49" West, 390.63 feet;
22. In a northwesterly direction, with said curve to the right, an arc distance of 398.47 feet to an iron rod set for corner at the end of said curve to the right;
23. North 55°45'01" West, a distance of 190.46 feet to an iron rod set at the beginning of a tangent curve to the right having a central angle of 3°12'16", a radius of 1280.00 feet, a chord bearing and distance of North 54°08'53" West, 71.58 feet;
24. In a northwesterly direction, with said curve to the right, an arc distance of 71.59 feet to an iron rod set at the beginning of a reverse curve to the left having a central angle of 65°21'52", a radius of 83.50 feet, a chord bearing and distance of North 85°13'41" West, 90.18 feet;
25. In a northwesterly direction, with said curve to the left, an arc distance of 95.26 feet to an iron rod set at the beginning of a non-tangent curve to the right having a central angle of 24°32'45", a radius of 430.00 feet, a chord bearing and distance of South 57°32'35" West, 182.81 feet;
26. In a southwesterly direction, with said curve to the right, an arc distance of 184.21 feet to an iron rod set at the end of said curve to the right;
27. South 1°10'29" East, a distance of 329.07 feet to an iron rod set for corner;

28. South 29°36'55" West, a distance of 156.47 feet to a metal fence post found for the northeast corner of Lot 1, Block A, Liberty High School Addition, an Addition to the City of Frisco, according to the plat thereof recorded in Volume 2009, Page 457, aforementioned Plat Records, same being on the southerly line of said Nash tract;

THENCE South 88°50'15" West, along the southerly line of said Nash tract and the northerly line of said Liberty High School Addition, a distance of 1034.11 feet to an iron rod set for the northwest corner of said Liberty High School Addition, from which a 1/2 inch iron rod with plastic cap stamped "SPIARS ENG" found for the southeast corner of the aforementioned Liberty Crossing Addition bears: South 1°10'29" East, 3.61 feet;

THENCE along the southerly line of said Nash tract and the easterly line of said Liberty Crossing Addition the following courses and distances:

1. North 1°10'29" West, a distance of 351.03 feet to a 1/2 inch iron rod with plastic cap stamped "SPIARS ENG" found for corner;
2. South 89°17'53" West, a distance of 557.61 feet to a 1/2 inch iron rod with plastic cap stamped "SPIARS ENG" found for corner;
3. North 0°45'09" West, a distance of 1013.01 feet to the **POINT OF BEGINNING** and containing 110.930 acres (4,832.097 sq. ft.) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, GARTNER 2478, LTD & NASH FM 3537, LLC, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as **GARTNER TRACT - PHASES 1A, 1B, & 2**, an addition to the City of Frisco, and does hereby dedicate to the public use forever, the streets and alleys shown thereon.

GARTNER 2478, LTD & NASH FM 3537, LLC, does herein certify the following:

1. The streets and alleys herein 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.

VISIBILITY, ACCESS AND MAINTENANCE EASEMENT (VAM)

The area or areas shown on the plat as "VAM" (Visibility, Access and Maintenance) Easement(s) are hereby given and granted to the City of Frisco (City), its successors and assigns, as an easement to provide visibility, right of access, and maintenance upon and across said VAM Easement. The City shall have the right, but not the obligation, to maintain all landscaping within the VAM Easement. Should the City exercise this maintenance right it shall be permitted to remove and dispose of any and all landscaping improvements, including without limitation, any trees, shrubs, flowers, ground cover, structure and/or fixtures. The City in its sole discretion may withdraw maintenance of the VAM Easement at any time. The ultimate maintenance responsibility for the VAM Easement shall rest with the property owner(s). No building, fence, wall, screen, berm, sign, parking stall, drive aisle, driveway, hedge, shrub, tree or other improvement or growths, which in any way endanger or interfere with the visibility, shall be constructed in, on, over or across the VAM Easement. The City shall also have the right, but not the obligation, to add any landscape improvements to the VAM Easement, to erect any traffic control devices or signs on the VAM Easement and to remove any obstruction thereon. The City, its successors, assigns, or agents shall have the right and privilege at all times to enter upon the VAM Easement or any part thereof the purposes and with all rights and privileges set forth herein.

DRAINAGE AND DETENTION EASEMENT - ABOVE GROUND DETENTION

The area or areas shown on the plat as "Drainage and Detention Easement" 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 Drainage and Detention Easement. The City will not be responsible for the maintenance and operation of the drainage facilities within the Drainage and Detention Easement or for any damage to private property or person that results from conditions within the Drainage and Detention Easement. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any within the Drainage and Detention Easement, unless approved by the Director of Engineering Services. Each property owner shall keep the portion of the Drainage and Detention Easement traversing or adjacent to their property clean and free of debris, silt, and any materials which 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. The City shall not be held liable for any damages of any nature resulting from failure of facilities within the Drainage and Detention Easement. The City shall have the right to enter upon the Drainage and Detention Easement at any point, or points, to investigate, survey, construct and maintain any drainage facility deemed necessary for drainage purposes. The minimum finished floor elevation for each lot will be as shown on the plat.

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.

WITNESS, my hand, this _____ day of _____, 20_____.

By: GARTNER 2478, LTD, a Texas limited partnership

By: _____
Name - Title

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 the _____ day of _____, 20_____.

Notary Public, State of Texas

By: NASH FM 3537, LLC, a Texas limited partnership

By: _____
Name - Title

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 the _____ day of _____, 20_____.

Notary Public, State of Texas

OWNER:
Gartner 2478, Ltd.
8525 Ferndale Road, Suite 204
Dallas, TX 75201
Contact : Gigi Gartner

OWNER:
NASH FM 3537, LLC
4835 LBJ Freeway, Suite 475
Dallas, TX 75244
Phone: 972-992-3159
Contact : Brian Cramer

APPLICANT:
Kimley-Horn and Associates, Inc.
5750 Genesis Court, Suite 200
Frisco, Texas 75034
Phone: 972-335-3580
Fax: 972-335-3779
Contact : Kevin Kane, P.E.

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Michael B. Marx, 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.

Michael B. Marx
Registered Professional Land Surveyor No. 5181
Kimley-Horn and Associates, Inc.
5750 Genesis Court, Suite 200
Frisco, Texas 75034
Phone 972-335-3580
Fax 972-335-3779

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

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 Michael B. Marx, 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

REVISED PRELIMINARY PLAT

**GARTNER TRACT
PHASES 1A, 1B, & 2**

95 RESIDENTIAL LOTS BEING PH
89 RESIDENTIAL LOTS BEING SF-7
65 RESIDENTIAL LOTS BEING SF-8.5
23 H.O.A. LOTS
1 PARK SITE

BLOCK A, LOTS 1-29; BLOCK B, LOTS 1-40;
BLOCK C, LOTS 1-40; BLOCK D, LOT 1;
BLOCK E, LOTS 1-20; BLOCK F, LOTS 1-20;
BLOCK G, LOTS 1-39; BLOCK H, LOTS 1-13;
BLOCK I, LOT 1; BLOCK J, LOTS 1-13;
BLOCK K, LOTS 1-14; BLOCK L, LOTS 1-34;
BLOCK M, LOT 1; BLOCK N, LOT 1; BLOCK O, LOT 1;
BLOCK P, LOT 1; BLOCK Q, LOT 1; BLOCK R, LOT 1;
BLOCK S, LOT 1; BLOCK T, LOT 1; BLOCK U, LOT 1

AN ADDITION TO THE CITY OF FRISCO, COLLIN COUNTY, TEXAS

BEING 110.930 ACRES OUT OF THE
JOHN H. COX SURVEY, ABSTRACT NO. 160
GEORGE HABBERMAHAR SURVEY, ABSTRACT NO. 364
MCKINNEY & WILLIAMS SURVEY, ABSTRACT NO. 651
PETER BACUS SURVEY, ABSTRACT NO. 98

CITY OF FRISCO, COLLIN COUNTY, TEXAS
CITY PROJECT # PP16 - 0012

| | | | | | |
|--|-----------------|-------------------|-------------------|---|---------------------|
| Kimley»Horn | | | | | |
| 5750 Genesis Court, Suite 200 Frisco, Texas 75034 | | FIRM # 10193822 | | Tel. No. (972) 335-3580 Fax No. (972) 335-3779 | |
| Scale NTS | Drawn by JMH | Checked by KHA | Date NOV. 2016 | Project No. 069312009 | Sheet No. 5 OF 5 |