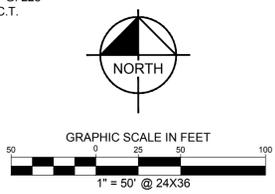


CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	90°00'00"	20.00'	31.42'	N44°34'56"E	28.28'
C2	89°59'43"	20.00'	31.41'	S45°24'56"E	28.28'
C3	90°00'17"	20.00'	31.42'	N44°35'04"E	28.29'
C4	59°29'23"	45.00'	46.72'	N29°19'37"E	44.65'
C5	59°29'23"	20.00'	20.77'	S29°19'37"W	19.85'
C6	90°00'00"	20.00'	31.42'	S45°25'04"E	28.28'
C7	90°00'00"	20.00'	31.42'	S44°34'56"W	28.28'
C8	22°10'54"	20.00'	7.74'	S11°30'32"E	7.69'
C9	47°41'58"	34.22'	28.49'	N22°52'13"E	27.67'
C10	11°15'41"	20.00'	3.93'	N83°57'05"E	3.92'
C11	78°44'20"	36.00'	49.47'	N38°57'04"E	45.67'
C12	90°00'00"	15.00'	23.56'	S44°34'56"W	21.21'
C13	11°59'58"	45.00'	9.42'	S83°34'57"W	9.41'
C14	90°00'00"	45.00'	70.69'	N45°25'04"W	63.64'
C15	89°59'43"	20.00'	31.41'	S44°35'04"W	28.28'
C16	90°00'00"	20.00'	31.42'	N45°25'04"E	28.28'
C17	90°00'00"	20.00'	31.42'	S45°25'04"E	28.28'
C18	89°59'50"	20.00'	31.41'	N45°24'53"W	28.28'

LINE TABLE

NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N89°34'56"E	35.23'	L10	S89°34'56"W	313.46'
L2	N00°25'04"W	2.20'	L11	N89°35'06"E	89.74'
L3	N00°25'04"W	25.20'	L12	S00°40'51"E	40.00'
L4	N89°34'56"E	332.33'	L13	S89°34'56"W	10.00'
L5	S00°25'04"E	144.63'	L14	N00°25'04"W	11.41'
L6	S00°25'04"E	64.63'	L15	N44°34'56"E	13.28'
L7	S00°25'04"E	31.20'	L16	N89°34'56"E	165.98'
L8	N00°24'48"W	137.83'	L17	S89°34'56"W	159.75'
L9	S00°25'04"E	9.00'	L18	S00°25'04"E	6.83'



PURPOSE OF REVISION
 This revised conveyance plat is to adjust lot lines, dedicate and abandon easements

CITY OF FRISCO PROJECT NO. CP16-0035

**REVISED CONVEYANCE PLAT
 PRESTON HUTSON ADDITION
 BLOCK A, LOTS 7, 8 AND 9**
 BEING 9.835 ACRES OUT OF THE
 GEORGE MCNEIL SURVEY, ABSTRACT NO. 608
 CITY OF FRISCO, COLLIN 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" = 50'	DAB	JAD	Oct 2016	064500119	1 OF 2

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
 ESMT. = EASEMENT
 R.O.W. = RIGHT-OF-WAY
 P.O.B. = POINT OF BEGINNING

NOTES:

- A conveyance plat is a record of property approved by the City of Frisco, Texas, for the purpose of sale or conveyance in its 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.
- All corners are a 5/8-inch iron rod with "KHA" cap found unless otherwise noted.
- FLOOD STATEMENT: According to Community Panel No. 48085C0245J, 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.

OWNER/APPLICANT:
 Travonna Joan Hutson
 c/o Joyce E. Hutson
 P.O. Box 90
 Frisco, Texas 75034
 Contact : Joyce E. Hutson

OWNER/APPLICANT:
 Jimmy Dale Hutson
 c/o Joyce E. Hutson
 P.O. Box 90
 Frisco, Texas 75034
 Contact : Joyce E. Hutson

ENGINEER:
 Kimley-Horn and Associates, Inc.
 12750 Merit Drive, Suite 1000
 Dallas, TX 75251
 Tel: 972.770.1300
 Fax: 972.239.3820
 Contact: Sarah Williamson, P.E.

OWNER/APPLICANT:
 Randal Glen Hutson
 c/o Joyce E. Hutson
 P.O. Box 90
 Frisco, Texas 75034
 Contact : Joyce E. Hutson

OWNER/APPLICANT:
 Charles Eugene Hutson
 c/o Joyce E. Hutson
 P.O. Box 90
 Frisco, Texas 75034
 Contact : Joyce E. Hutson

OWNER/APPLICANT:
 Jearld L. Hutson
 Joyce E. Hutson
 P.O. Box 90
 Frisco, Texas 75034
 Contact : Joyce E. Hutson

STATE OF TEXAS §
COUNTY OF COLLIN §
CITY OF FRISCO §

WHEREAS Jearld L. Hutson, Joyce E. Hutson, Travonna Joan Hutson, Randal Glen Hutson, Jimmy Dale Hutson and Charles Eugene Hutson are the owners of a tract of land out of the George McNeil Survey, Abstract No. 608, City of Frisco, Collin County, Texas, being all of Lots 7, 8 and 9, Block A of Preston Hutson Addition, an addition to the City of Frisco according to the plat there recorded in Volume 2010, Page 228 of the Map Records of Collin County, Texas being all of the 8.57 acre tract of land described in deed to Jearld L. Hutson and Joyce E. Hutson recorded in Document No. 20090910001130490 of the Official Public Records of Collin County, Texas, being part of the

and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with a plastic cap stamped "KHA" set for the north corner of a corner clip at the intersection of the east right-of-way line of Preston Road (State Highway 289 - variable width ROW) and the north right-of-way line of Hickory Street (variable width ROW at this point);

THENCE with said east right-of-way line, the following courses and distances to wit:
North 0°40'51" West, a distance of 283.45 feet to a 5/8" iron rod with a plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right having a central angle of 2°53'17", a radius of 5729.58 feet, a chord bearing and distance of North 0°47'59" East, 288.77 feet;
In a northeasterly direction, with said curve to the right, an arc distance of 288.80 feet to a 5/8" iron rod with a plastic cap stamped "KHA" set for corner;

THENCE leaving the said east right-of-way line of Preston Road, the following courses and distances to wit:
North 89°45'49" East, a distance of 365.28 feet to a 5/8" iron rod with a plastic cap stamped "KHA" set for corner;
South 44°53'11" East, a distance of 109.31 feet to a 5/8" iron rod with a plastic cap stamped "KHA" set for corner;
North 89°45'49" East, a distance of 280.10 feet to a 5/8" iron rod with a plastic cap stamped "KHA" set for corner;
South 0°34'11" East, a distance of 558.23 feet to a 5/8" iron rod with a plastic cap stamped "KHA" set for corner in the north right-of-way line of Hickory Street (60' ROW at this point)

THENCE with said north right-of-way line, the following courses and distances to wit:
South 89°34'56" West, a distance of 205.02 feet to a 5/8" iron rod with a plastic cap stamped "KHA" found at the beginning of a tangent curve to the right having a central angle of 7°05'39", a radius of 870.00 feet, a chord bearing and distance of North 86°52'15" West, 107.65 feet;
In a northwesterly direction, with said curve to the right, an arc distance of 107.72 feet to a 5/8" iron rod with a plastic cap stamped "KHA" set for corner;
North 83°19'25" West, a distance of 100.00 feet to a 5/8" iron rod with a plastic cap stamped "KHA" set at the beginning of a tangent curve to the left having a central angle of 7°05'39", a radius of 930.00 feet, a chord bearing and distance of North 86°52'15" West, 115.08 feet;
In a northwesterly direction, with said curve to the left, an arc distance of 115.15 feet to a 5/8" iron rod with a plastic cap stamped "KHA" set for corner;
South 89°34'56" West, a distance of 161.53 feet to a 5/8" iron rod with a plastic cap stamped "KHA" set for corner;
North 45°32'58" West, a distance of 56.70 feet to the **POINT OF BEGINNING** and containing 9.835 acres or 428.432 square feet of land.

Bearing system of this survey is based on a line oriented between City of Frisco monuments 1 and 7 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 1.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Jearld L. Hutson, Joyce E. Hutson, Travonna Joan Hutson, Randal Glen Hutson, Jimmy Dale Hutson and Charles Eugene Hutson, acting herein by and through their duly authorized officers, does hereby certify and adopt this plat designating the hereinabove described property as **PRESTON HUTSON ADDITION, BLOCK A, LOTS 7, 8, AND 9**, an addition to the City of Frisco, and does hereby dedicate to the public use forever, the streets and alleys shown thereon.

Jearld L. Hutson, Joyce E. Hutson, Travonna Joan Hutson, Randal Glen Hutson, Jimmy Dale Hutson and Charles Eugene Hutson 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.

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

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.

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 _____, 2016.

Jearld L. Hutson

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 Jearld L. Hutson, 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

WITNESS, my hand, this _____ day of _____, 2016.

Joyce E. Hutson

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 Joyce E. Hutson, 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

WITNESS, my hand, this _____ day of _____, 2016.

Travonna Joan Hutson

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 Travonna Joan Hutson, 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

WITNESS, my hand, this _____ day of _____, 2016.

Randal Glen Hutson

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 Randal Glen Hutson, 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

WITNESS, my hand, this _____ day of _____, 2016.

Jimmy Dale Hutson

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 Jimmy Dale Hutson, 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

WITNESS, my hand, this _____ day of _____, 2016.

Charles Eugene Hutson

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 Charles Eugene Hutson, 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

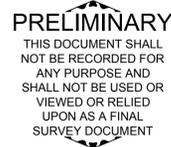
My commission expires: _____

Printed Name

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 #5336
Kimley-Horn and Associates, Inc.
12750 Merit Drive, Suite 1000
Dallas, Texas 75251
972-770-1300
dana.brown@kimley-horn.com

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

CERTIFICATE OF APPROVAL

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

PLANNING & ZONING COMMISSION CHAIRPERSON

PLANNING & ZONING COMMISSION SECRETARY

CITY SECRETARY

PURPOSE OF REVISION

This revised conveyance plat is to adjust lot lines, dedicate and abandon easements

CITY OF FRISCO PROJECT NO. CP16-0035

REVISED CONVEYANCE PLAT
**PRESTON HUTSON ADDITION
BLOCK A, LOTS 7, 8 AND 9**
BEING 9.835 ACRES OUT OF THE
GEORGE MCNEIL SURVEY, ABSTRACT NO. 608
CITY OF FRISCO, COLLIN 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.
N/A	DAB	JAD	Oct 2016	064500119	1 OF 2

OWNER/APPLICANT:
Travonna Joan Hutson
c/o Joyce E. Hutson
P.O. Box 90
Frisco, Texas 75034
Contact : Joyce E. Hutson

OWNER/APPLICANT:
Jimmy Dale Hutson
c/o Joyce E. Hutson
P.O. Box 90
Frisco, Texas 75034
Contact : Joyce E. Hutson

ENGINEER:
Kimley-Horn and Associates, Inc.
12750 Merit Drive, Suite 1000
Dallas, TX 75251
Tel: 972.770.1300
Fax: 972.239.3820
Contact: Sarah Williamson, P.E.

OWNER/APPLICANT:
Randal Glen Hutson
c/o Joyce E. Hutson
P.O. Box 90
Frisco, Texas 75034
Contact : Joyce E. Hutson

OWNER/APPLICANT:
Charles Eugene Hutson
c/o Joyce E. Hutson
P.O. Box 90
Frisco, Texas 75034
Contact : Joyce E. Hutson

OWNER/APPLICANT:
Jearld L. Hutson
Joyce E. Hutson
P.O. Box 90
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Contact : Joyce E. Hutson