

VICINITY MAP
NOT TO SCALE

LINE	BEARING	DISTANCE
L1	S 86°19'46" W	47.94'
L2	S 44°15'26" W	56.79'
L3	S 00°57'45" E	6.00'
L4	N 00°57'45" W	6.00'
L5	N 45°31'22" W	22.80'
L6	N 44°28'38" E	15.00'
L7	S 45°31'22" E	34.53'
L8	S 86°19'46" W	30.52'
L9	N 14°27'14" E	13.71'
L10	N 00°31'00" W	35.15'
L11	N 00°31'22" W	25.76'
L12	S 89°28'38" W	43.94'
L13	S 00°20'49" E	126.03'
L14	S 15°32'27" E	48.16'
L15	S 00°31'22" E	76.45'
L16	N 15°32'29" W	74.46'
L17	N 00°20'49" W	106.16'
L18	S 74°27'33" W	18.50'
L19	S 15°32'30" E	28.00'
L20	S 89°28'38" W	63.68'
L21	S 89°28'38" W	54.74'
L22	N 00°31'22" W	10.14'
L23	N 45°00'00" E	10.05'
L24	N 44°58'10" W	29.66'
L25	S 46°48'02" W	10.85'
L26	N 45°00'00" W	7.51'
L27	N 00°31'22" W	20.00'
L28	S 89°03'05" W	10.00'
L29	N 89°03'34" E	64.00'
L30	WEST	37.51'
L31	NORTH	10.00'
L32	EAST	37.51'

ABBREVIATIONS

P.R.C.C.T.	PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
CAB.	CABINET
DOC. NO.	DOCUMENT NUMBER
IRF	IRON ROD FOUND
IRS	IRON ROD SET
P.O.B.	POINT OF BEGINNING
C.M.	CONTROLLING MONUMENT
F.A.U.E.	FIRELANE, ACCESS & UTILITY EASEMENT
A.U.E.	ACCESS & UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
P.S.S.E.	PRIVATE SANITARY SEWER EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
C.E.	COMMUNICATIONS EASEMENT
ESMT.	EASEMENT

LEGEND

○ PERIMETER BOUNDARY CORNER
○ INTERIOR LOT AND/OR EASEMENT CORNER

SURVEYOR CERTIFICATE
Know All Men By These Presents:
That I, David Carlton Lewis, 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 _____ day of _____, 20____.

This document shall not be recorded for any purpose. This drawing shall be used for REVIEW PURPOSES ONLY

David Carlton Lewis
R.P.L.S. No. 5647
Date: NOVEMBER 2, 2016
David Lewis, RPLS, Registration No. 5647

NOTARY CERTIFICATE
STATE OF TEXAS §
COUNTY OF TARRANT §
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

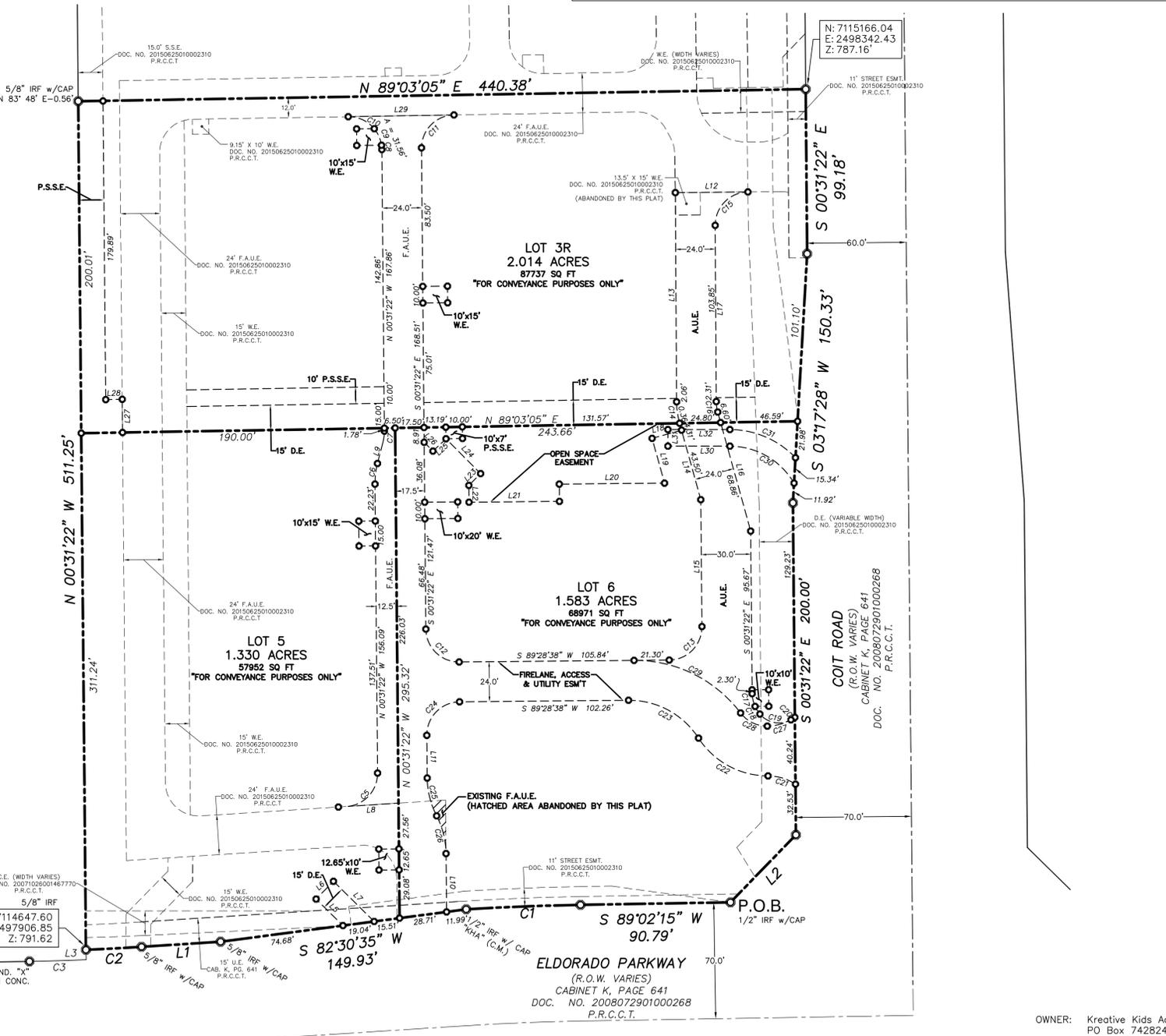
NOTES:

- This Survey is issued in conjunction with the Commitment for Title Insurance, prepared by Chicago Title Insurance Company, G.F. No. 16-260199-PN, effective date: October 10, 2016. This Land Title Survey reflects the easements and building lines along with other documented restrictions, of record which have been reported to this Surveyor in Schedule "B" of said Commitment for Title Insurance. Surveyor has performed no additional research for documented restrictions to the land.
- 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.
- According to the Flood Insurance Rate Map (FIRM) Map No. 48085C0245J, dated: June 2, 2009, prepared by the Federal Emergency Management Agency (FEMA) for Collin County, Texas, this property is within Zone X.
- Unless otherwise noted, all boundary and/or lot corners for the subject property shown hereon are 1/2" iron rods set with a cap stamped "SPRY 5647".
- Any and all elevations shown hereon are not to be used as benchmarks and/or construction purposed for any reason.

OWNER'S CERTIFICATE
STATE OF TEXAS §
COUNTY OF COLLIN §
WHEREAS, KREATIVE KIDS ACADEMY, LLC is the owner of a tract of land situated in the P. W. Hobb Survey, Abstract No. 407, Collin County, Texas and being out of a 6.93 acre tract conveyed to them by Coit - Eldorado Investments, LP, and being more particularly described as follows:
BEGINNING at a 1/2" iron rod with a cap found for the west corner of the northwest right-of-way corner clip at the intersection of Eldorado Parkway (R.O.W. Varies) and Coit Road (R.O.W. Varies);
THENCE along the north right-of-way line of said Eldorado Parkway, common to the south line of said Lot 3R, Block A, AT & T Addition, the following courses:
South 89° 02' 15" West - 90.79' to a 1/2" iron rod with a cap stamped "SPRY 5647" set for the Point of Curvature of a curve left, having a central angle of 02° 31' 35", a radius of 1570.00' and a chord bearing and distance of South 87° 46' 27" West - 69.22';
Along said curve to the left, an arc distance of 69.23' to a 1/2" iron rod with a cap stamped "KHA" found for the end of curve;
South 82° 30' 35" West - 149.93' to a 5/8" iron rod with a cap found for a point for corner of the herein described tract;
South 86° 19' 46" West - 47.94' to a 5/8" iron rod with a cap found for the Point of Curvature of a curve to the right, having a central angle of 01° 20' 32", a radius of 1440.00' and a chord bearing and distance of South 87° 00' 02" West - 33.73';
Along said curve to the right, an arc distance of 33.73' to a 5/8" iron rod found for the southwest corner of said Lot 3R, Block A, AT & T Addition, in the east line of Lot 2, Block A, AT & T Addition, recorded in Document Number 2008072901000268 P.R.C.C.T.

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.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1570.00'	69.23'	69.22'	S 87°46'27" W	2°31'35"
C2	1440.00'	33.73'	33.73'	S 87°00'02" W	1°20'32"
C3	1446.00'	34.34'	34.33'	S 88°21'28" W	1°21'38"
C4	1446.00'	34.40'	34.40'	S 89°43'09" W	1°21'47"
C5	20.00'	29.39'	26.81'	N 41°34'08" E	84°11'00"
C6	48.00'	12.57'	12.53'	N 06°58'40" E	14°59'56"
C7	24.00'	6.28'	6.27'	N 06°58'37" E	15°00'02"
C8	20.00'	2.60'	2.60'	N 04°15'01" W	7°27'18"
C9	20.00'	11.02'	10.88'	N 23°45'58" W	31°34'35"
C10	20.00'	17.94'	17.34'	N 65°15'05" W	51°23'39"
C11	20.00'	31.27'	28.18'	S 44°15'51" W	89°34'27"
C12	20.00'	31.42'	28.28'	S 45°31'22" E	90°00'00"
C13	20.00'	31.42'	28.28'	N 44°28'38" E	90°00'00"
C14	48.00'	12.73'	12.69'	N 07°56'38" W	15°11'38"
C15	20.00'	31.35'	28.24'	S 44°33'55" W	89°49'27"
C16	24.00'	6.36'	6.35'	S 07°56'39" E	15°11'40"
C17	20.04'	7.93'	7.88'	S 13°00'07" E	22°40'52"
C18	20.04'	5.48'	5.47'	S 32°10'53" E	15°40'40"
C19	15.00'	20.71'	19.10'	S 79°35'09" E	79°05'18"
C20	30.00'	2.82'	2.82'	N 58°10'26" E	5°23'33"
C21	30.00'	17.57'	17.32'	N 73°22'07" W	33°33'53"
C22	50.00'	49.89'	47.85'	N 61°33'50" W	57°10'27"
C23	50.00'	50.22'	48.13'	N 61°44'54" W	57°32'34"
C24	20.00'	31.41'	28.28'	S 44°28'46" W	89°59'44"
C25	50.00'	23.67'	23.45'	S 14°05'11" E	27°07'38"
C26	50.00'	23.66'	23.44'	S 14°05'37" E	27°06'45"
C27	30.00'	17.76'	17.50'	S 72°26'53" W	33°55'31"
C28	20.00'	18.68'	18.00'	N 63°54'12" W	53°30'06"
C29	80.00'	74.52'	71.85'	N 63°50'15" W	53°22'13"
C30	45.00'	46.86'	44.77'	N 60°09'57" W	59°40'05"
C31	55.00'	44.38'	43.19'	S 66°52'55" E	46°14'11"

THENCE North 00° 31' 22" West - 511.25' along the common line of said Lot 2 and Lot 3R, Block A, AT & T Addition, to the northwest corner of said Lot 3R, common to the southwest corner of Lot 4, of said Block A, AT & T Addition (20150625010002310), from which a found 5/8" iron rod bears North 83° 48' East - 0.56';
THENCE North 89° 03' 05" East - 440.38' along the common line of said Lot 3R and Lot 4, Block A, AT & T Addition to a 1/2" iron rod with a cap stamped "SPRY 5647" set for the north east corner of the herein described tract, in the west right-of-way line of Coit Road;
THENCE along the west right-of-way line of said Coit Road the following courses:
South 00° 31' 22" East - 99.18' to a 1/2" iron rod with a cap stamped "SPRY 5647" set for a point of corner of the herein described tract;
South 03° 17' 28" West - 150.33' to a 1/2" iron rod with a cap stamped "SPRY 5647" set for a point of corner of the herein described tract;
South 03° 31' 22" East - 200.00' to a 1/2" iron rod with a cap stamped "SPRY 5647" set for a point of corner of the herein described tract, which is the north corner of said northwest right-of-way corner clip at the intersection of Eldorado Parkway and Coit Road;
THENCE South 44° 15' 26" West - 56.79' along said northwest right-of-way corner clip, to the POINT OF BEGINNING and containing 4.928 acres of land.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:
That KREATIVE KIDS ACADEMY, LLC, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as A T & T Addition, Block A, Lots 3R, 5 & 6, an addition to the City of Frisco, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. KREATIVE KIDS ACADEMY, LLC, does herein certify the following:

- 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 of 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 is approved subject to all platting ordinances, rules, regulations and resolutions of the City of Frisco, Texas.

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

BY: _____
Authorized Signature Printed Name and Title

NOTARY CERTIFICATE
STATE OF TEXAS §
COUNTY OF _____ §

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

Certificate of Approval of the Planning and Zoning Commission
Approved this _____ day of _____, 2016 by the Planning & Zoning Commission of the City of Frisco, Texas.

Planning & Zoning Commission Chair

Planning & Zoning Commission Secretary

City Secretary

**REVISED CONVEYANCE PLAT
AT & T ADDITION
BLOCK A, LOTS 3R, 5 AND 6**

4.928 ACRES OF LAND, AN ADDITION TO THE CITY OF FRISCO, COLLIN COUNTY, TEXAS, WHICH IS A REPLAT OF LOTS 3R, BLOCK A, AT & T ADDITION, RECORDED IN DOC. NO. 20150625010002310 P.R.C.C.T., P. W. HOBBS SURVEY, A-407

CITY PROJECT NUMBER CP16-0032

OWNER: Kreative Kids Academy, LLC
PO Box 742824
Dallas, TX 75374
Phone: 214-681-8153
Contact: Jude Ndudi

ENGINEER: John Thomas Engineering
800 N. Walters Road, Ste. 170
Allen, Texas 75013
Contract: John Measels, P.E.

DEVELOPER: CST Stores USA, LLC
19500 Bulverde Rd.
Suite 100
San Antonio, TX 78259
Phone: 210-692-2215

SURVEYOR: Spry Surveyors
8241 Mid-Cities Blvd., Ste.100
North Richland Hills, TX 76182
Phone: 817-896-6150
Project#: 095-005-30