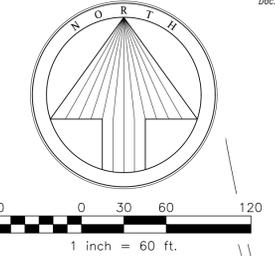
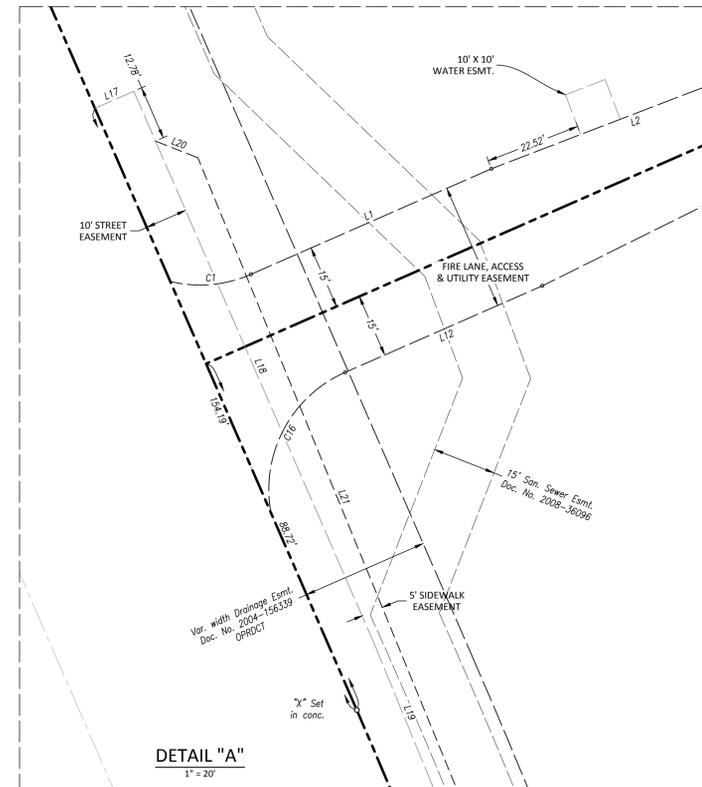


Line Table			Line Table		
Line #	Bearing	Distance	Line #	Bearing	Distance
L1	N 66°23'19" E	61.90'	L16	S 23°36'41" E	277.28'
L2	N 69°04'31" E	64.00'	L17	N 66°23'19" E	10.00'
L3	N 66°23'19" E	107.07'	L18	S 23°36'41" E	142.26'
L4	N 66°23'19" E	51.93'	L19	S 22°23'22" E	34.97'
L5	S 23°36'41" E	51.87'	L20	S 68°37'55" E	10.74'
L6	N 68°23'02" E	70.99'	L21	S 22°23'22" E	173.47'
L7	S 68°23'02" E	64.32'	L22	N 89°42'59" W	283.59'
L8	S 66°22'42" W	23.10'	L23	N 00°17'01" E	57.00'
L9	N 23°36'41" W	56.72'	L24	S 00°17'01" W	37.00'
L10	S 66°23'19" W	107.00'	L25	S 89°42'59" E	259.81'
L11	S 63°42'17" W	64.07'	L26	N 00°00'00" E	22.39'
L12	S 66°23'19" W	50.79'	L27	N 89°31'52" E	15.00'
L13	N 23°36'41" W	278.94'	L28	S 00°00'00" W	42.31'
L14	N 72°02'44" E	52.00'	L29	S 00°28'08" E	454.04'
L15	S 72°02'44" W	32.00'	L30	S 66°29'38" W	87.61'

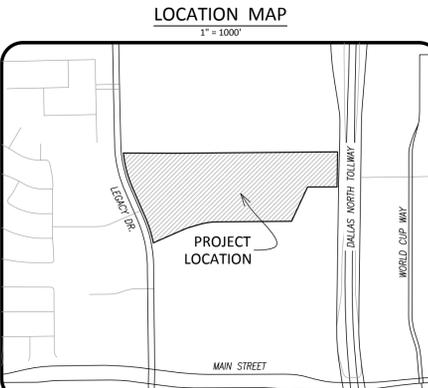
Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Dist.
C1	19.43'	30.00'	37°06'46"	N 84°56'42" E	19.09'
C2	15.13'	20.00'	43°21'23"	N 44°42'37" E	14.78'
C3	8.81'	20.00'	25°14'52"	N 49°00'45" E	8.74'
C4	41.35'	20.01'	118°25'06"	S 37°09'48" W	34.38'
C5	236.20'	1755.00'	7°42'40"	S 19°45'21" E	236.02'
C6	33.24'	20.00'	95°14'15"	S 63°31'09" E	29.55'
C7	151.71'	624.00'	13°55'49"	N 75°49'38" E	151.34'
C8	25.15'	100.00'	14°24'31"	N 75°35'17" E	25.08'
C9	66.12'	44.00'	86°05'58"	S 68°33'59" E	60.07'
C10	11.63'	19.50'	34°10'13"	S 42°36'07" E	11.46'
C11	34.84'	20.00'	89°48'40"	N 61°42'38" W	30.60'
C12	31.18'	124.00'	14°24'31"	S 75°35'17" W	31.10'
C13	171.89'	600.00'	16°24'51"	S 74°35'07" W	171.30'
C14	282.83'	1731.00'	9°21'42"	N 18°55'51" W	282.52'
C15	31.42'	20.00'	90°00'00"	N 68°36'41" W	28.28'
C16	40.21'	30.00'	76°47'54"	S 27°59'21" W	37.27'
C17	115.53'	1067.08'	6°12'12"	N 20°30'33" W	115.48'
C18	93.56'	1047.08'	5°07'10"	S 21°03'04" E	93.53'
C19	64.19'	260.50'	14°07'04"	S 15°19'55" E	64.02'
C20	15.14'	239.50'	3°33'18"	S 10°05'03" E	15.14'
C21	98.81'	265.50'	21°19'23"	S 11°43'46" E	98.24'



- 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 or 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 property by metes and bounds is a violation of the City Ordinance and State Law and is subject to fines and withholding of utilities and building permits.
 - Basis of bearing derived from the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, (2011).
 - 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 Panel 48121C0440G, dated April 18, 2011. The property is located in Unshaded Zone "X" (areas determined to be outside the 500-year floodplain).
 - The fully developed 100 year City of Frisco floodplain shown per flood study FRC10269, prepared by Freese and Nichols, Inc., dated September 15, 2011.

LEGEND
(Not all items may be applicable)

○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIRSENG" SET, UNLESS OTHERWISE NOTED
IRF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
(BIP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
PRDCT	DEED RECORDS, DENTON COUNTY, TEXAS
PRDCT	PLAT RECORDS, DENTON COUNTY, TEXAS
OPRDCT	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS

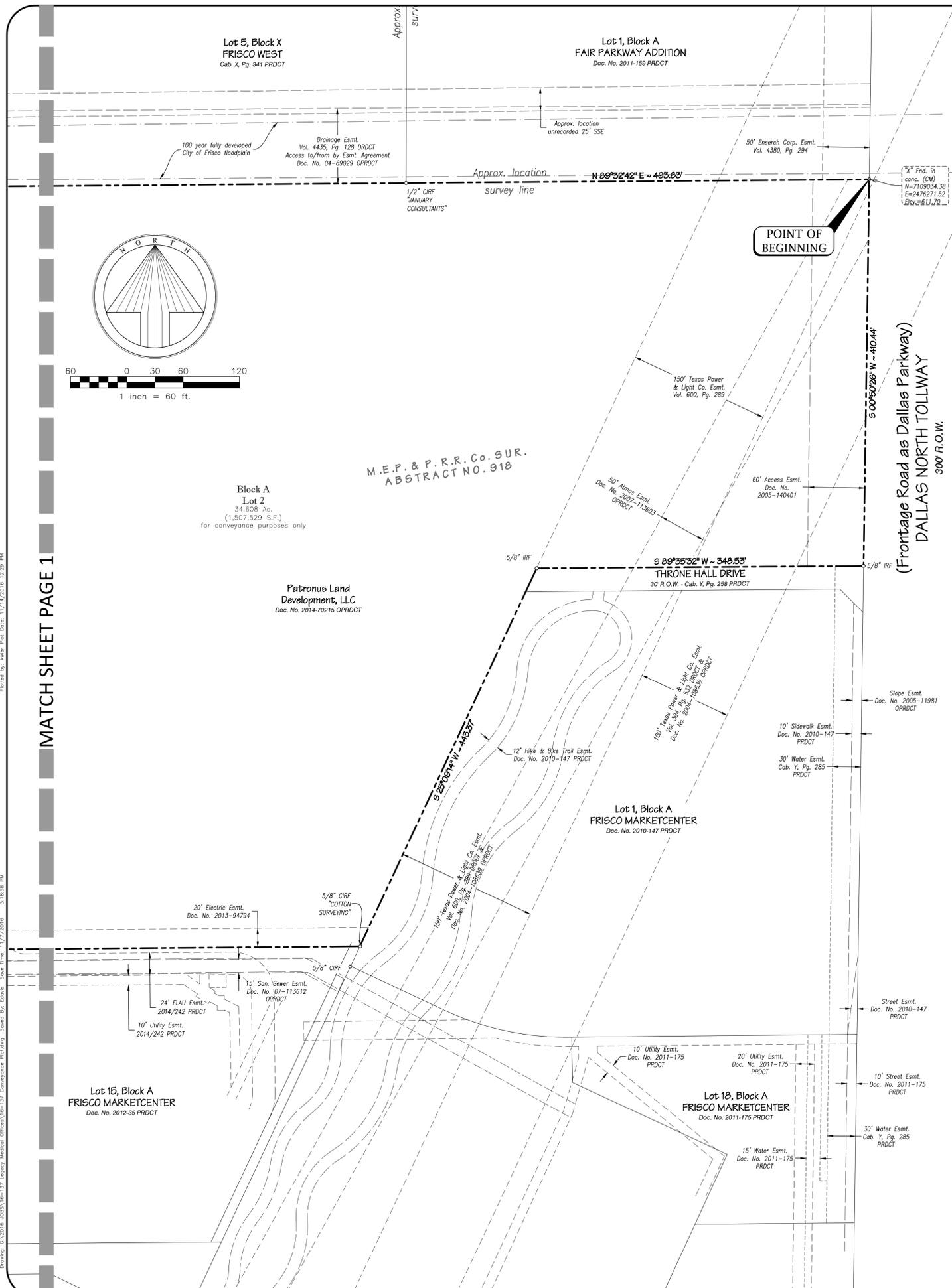


CITY PROJECT NO. CP16-0034
CONVEYANCE PLAT

PATRONUS DATA ADDITION
BLOCK A, LOTS 1, 2, AND 6
BEING A 42.436 ACRE TRACT SITUATED IN THE
A. ROGERS SURVEY, ABSTRACT NO. 1117
& M.E.P. & P.R.R. SURVEY, ABSTRACT NO. 918
IN THE CITY OF FRISCO, DENTON COUNTY, TEXAS

OWNER / APPLICANT Presidio Village, LLC 2012 Randol Mill Rd., Ste. 211 Arlington, TX 76011 Telephone (817) 274-3546 Contact: Reza Mirzadeh	OWNER / APPLICANT Patronus Land Development, LLC 6988 Lebanon Rd., Ste. 103 Frisco, TX 75034 Telephone (214) 256-3121 Contact: Lee McCormick	ENGINEER / SURVEYOR Spiars Engineering, Inc. 765 Custer Road, Suite 100 Plano, TX 75075 Telephone: (972) 422-0077 TBPE No. F-2121 Contact: Kevin Wier
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MATCH SHEET PAGE 2



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT The Presidio Village, LLC, and Patronus Land Development, LLC, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as PATRONUS DATA ADDITION, BLOCK A, LOTS 1, 2, & 6, an addition to the City of Frisco, and does hereby dedicate to the public use forever the streets and alleys shown thereon. That Presidio Village, LLC, and Patronus Land Development, 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 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.

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 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 Detentions Easement or for any damage to private property or person that results from conditions within the Drainage and Detentions 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 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 shall be as shown on the plat.

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

By: Reza Mirzadeh
Title: _____

By: Patronus Land Development, LLC
Lee McCormick
Title: _____

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 Reza Mirzadeh, 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, State of Texas

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 Lee McCormick, 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, State of Texas

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS Presidio Village, LLC, and Patronus Land Development, LLC, are the owners of a tract of land situated in the M.E.P. & P.R.R. Company Survey, Abstract No. 918, and the A. Rogers Survey, Abstract No. 1117, City of Frisco, Denton County, Texas, the subject tract being all of a 7.828 acre tract of land conveyed by deed recorded in Document No. 2016-63173 of the Official Public Records, Denton County, Texas (OPRDC), and all of a tract conveyed by deed recorded in Document No. 2014-70215 OPRDC, with the subject tract being more particularly described as follows:

BEGINNING at an "X" found in concrete on the west line of the Dallas North Tollway, a 300 foot right-of-way, for the southeast corner of Lot 1, Block A, Fair Parkway Addition, an addition recorded in Document No. 2011-159, Plat Records, Denton County, Texas (PRDCT);

THENCE S 0°50'26" W, 410.44 feet along the west line of the Dallas North Tollway to a 5/8" iron rod found at the intersection of the west line of said tollway with the north line of Throne Hall Drive, a 30 foot right-of-way, recorded in Cabinet Y, Page 258 PRDCT;

THENCE S 89°35'32" W, 348.53 feet along the north line of Throne Hall Drive to a 5/8" iron rod found for the northwest corner of said drive;

THENCE S 25°09'14" W, passing at 27.40 feet the southwest corner of Throne Hall Drive with the northwest corner of Lot 1, Block A, Frisco Marketcenter, an addition recorded in Document No. 2010-147 PRDCT, continuing along the west line thereof a total distance of 443.37 feet to a 5/8" iron rod with plastic cap found for the northeast corner of Lot 15, Block A, Frisco Marketcenter, an addition recorded in Document No. 2012-35 PRDCT;

THENCE along the north line of said Lot 15, Block A, Frisco Marketcenter, the following:
S 89°31'52" W, 879.11 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;
Around a tangent curve to the left having a central angle of 15°41'23", a radius of 765.00 feet, a chord of S 81°41'10" W - 208.83 feet, an arc length of 209.49 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

S 73°50'29" W, 114.72 feet to a 5/8" iron rod with plastic cap found;
Around a tangent curve to the left having a central angle of 07°27'47", a radius of 645.00 feet, a chord of S 70°06'35" W - 83.96 feet, an arc length of 84.01 feet to a 5/8" iron rod found;

And S 66°22'42" W, 388.66 feet to an "X" found in concrete on the east line of Legacy Drive, a 120 foot public right-of-way;

THENCE along the east line of Legacy Drive, the following:
A non-tangent curve to the left having a central angle of 12°31'30", a radius of 1460.00 feet, a chord of N 17°20'56" W - 318.52 feet, an arc length of 319.16 feet to an "X" set in concrete;
N 23°36'41" W, 381.49 feet to an "X" set in concrete;

And around a tangent curve to the right having a central angle of 17°49'34", a radius of 1340.00 feet, a chord of N 14°41'54" W - 415.23 feet, an arc length of 416.91 feet to a 5/8" iron rod found for the southwest corner of Lot 8, Block A, Frisco West Legacy Addition, an addition recorded in Document No. 2013-221 PRDCT;

THENCE S 89°42'59" E, along the south line thereof, passing at 480.57 feet the southwest corner of Lot 9, Block A, Frisco West Legacy Addition, continuing along the south line thereof a total distance of 617.11 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE N 89°32'13" E, 409.39 feet continuing along the south line thereof to a 5/8" iron rod found for the southwest corner of Lot 5, Block X, Frisco West, an addition recorded in Cabinet X, Page 341 PRDCT;

THENCE N 89°31'15" E, 1006.83 feet along the south line thereof to a 1/2" iron rod with plastic cap found for the southwest corner of said Lot 1, Block A, Fair Parkway Addition;

THENCE N 89°32'42" E, 493.83 feet along the south line thereof to the POINT OF BEGINNING with the subject tract containing 1,848,520 square feet or 42.436 acres of land.

SURVEYOR'S CERTIFICATE

I, Darren K. Brown, of Spiars Engineering, Inc., 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 _____, Texas.

Dated this the ____ day of _____, 2016.

DARREN K. BROWN, R.P.L.S. NO. 5252



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 Darren K. 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, State of Texas

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 PROJECT NO. CP16-0034
CONVEYANCE PLAT
PATRONUS DATA ADDITION
BLOCK A, LOTS 1, 2, AND 6
BEING A 42.436 ACRE TRACT SITUATED IN THE
A. ROGERS SURVEY, ABSTRACT NO. 1117
& M.E.P. & P.R.R. SURVEY, ABSTRACT NO. 918
IN THE CITY OF FRISCO, DENTON COUNTY, TEXAS**

OWNER / APPLICANT Presidio Village, LLC 2012 Randol Mill Rd., Ste. 211 Arlington, TX 76011 Telephone (817) 274-3546 Contact: Reza Mirzadeh	OWNER / APPLICANT Patronus Land Development, LLC 6988 Lebanon Rd., Ste. 103 Frisco, TX 75034 Telephone (214) 256-3121 Contact: Lee McCormick	ENGINEER / SURVEYOR Spiars Engineering, Inc. 765 Custer Road, Suite 100 Plano, TX 75075 Telephone: (972) 422-0077 TBPE No. F-2121 Contact: Kevin Wier
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