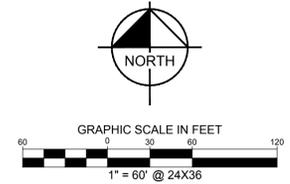
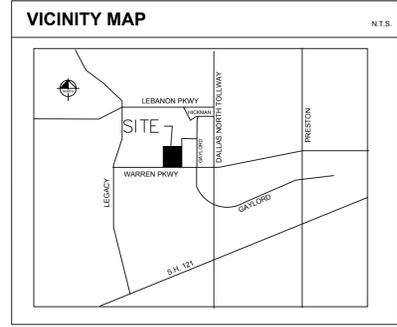


- LEGEND**
- IRF = IRON ROD FOUND
 - IRFC = IRON ROD WITH CAP FOUND
 - XF = "X" CUT IN CONCRETE FOUND
 - XS = "X" CUT IN CONCRETE SET
 - M.R.C.C.T. = MAP RECORDS, COLLIN COUNTY, TEXAS
 - O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
 - L.R.C.C.T. = LAND RECORDS, COLLIN COUNTY, TEXAS
 - SSE = SANITARY SEWER EASEMENT
 - CE = CONSTRUCTION EASEMENT
 - U.E. = UTILITY EASEMENT
 - D.E. = DRAINAGE EASEMENT
 - W.E. = WATER EASEMENT
 - F.L.A.U.E. = FIRE LANE, ACCESS & UTILITY EASEMENT
 - ESMT. = EASEMENT
 - R.O.W. = RIGHT-OF-WAY
 - P.O.B. = POINT OF BEGINNING



- NOTES:**
- 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 therein defined. Except as permitted by the Frisco Station Planned Development District zoning ordinance, 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.
 - FLOOD STATEMENT: According to Community Panel No. 48085C0240 J, dated June 2, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is within "Zone X" and is not within a special flood hazard area.
 - Elevations shown on the iron rod set for property corners were correct at the time they were set. Due to construction activity and the movement of the soils KHA cannot guarantee the accuracies after that time.

CITY OF FRISCO PROJECT NO. CP16-0007

CONVEYANCE PLAT
**ROW DEDICATION FOR
 JOHN HICKMAN PARKWAY AND COWBOYS WAY**
 BEING 3.8610 ACRES OUT OF THE
 COLLIN COUNTY SCHOOL LAND NO. 6 SURVEY, ABSTRACT NO. 149
 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" = 60'	DAB	JCR	MARCH 2016	064486400	1 OF 2

ENGINEER:
 Kimley-Horn and Associates, Inc.
 106 West Louisiana Street
 McKinney, Texas 75069
 469-301-2580
 Contact : Joe Riccardi, P.E.

OWNER/APPLICANT:
 Frisco Station Partners, L.P.
 3090 Olive Street Ste. 300
 Dallas, Texas 75219
 214-303-5535
 Contact : Robert Folzenloger

DWG NAME: TCDL_SURVEY\064486400-FRISCO STATION OFF-FRONT PLAT.DWG PLOTTED BY: BROWN, DIANA 4/27/2016 9:27 AM LAST SAVED: 4/27/2016 9:25 AM

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

WHEREAS FRISCO STATION PARTNERS, L.P is the owner of a tract of land out of the Collin County School Land No. 6 Survey, Abstract No. 149 in the City of Frisco, Collin County, Texas, being part of a 40.036 acre tract of land described in deed to Frisco Station Partners, L.P. recorded in Document No. 20150112000036030 of the Official Public Records of Collin County, Texas and being part of a 156.30 acre tract of land described in deed to Frisco Station Partners, L.P. recorded in Document No. 20150112000036010 of the Official Public Records of Collin County, Texas and being more particularly described as follows:

BEGINNING a 5/8" iron rod with a plastic cap stamped "KHA" found for the southwest corner of the right-of-way for Cowboys Way dedicated by the plat recorded in Document No. 20140129010000260 of the Official Public Records of Collin County, Texas from which an "X" cut in concrete set for the northwest corner of Lot 1, Block B of Frisco Multi-Event Center Addition, an addition to the City of Frisco according to the plat thereof recorded in Document No. 20141229010004430 of the Official Public Records of Collin County, Texas bears South 90°00'00" East, 95.43 feet;

THENCE leaving the terminus of said Cowboys Way, the following courses and distances to wit:
North 90°00'00" West, a distance of 110.00 feet to a 5/8" iron rod with a plastic cap stamped "KHA" for corner;
North 83°43'22" West, a distance of 150.90 feet to a 5/8" iron rod with a plastic cap stamped "KHA" for corner;
North 90°00'00" West, a distance of 408.07 feet to a 5/8" iron rod with a plastic cap stamped "KHA" for corner;
South 86°33'40" West, a distance of 94.68 feet to a 5/8" iron rod with a plastic cap stamped "KHA" at the beginning of a tangent curve to the left having a central angle of 13°56'26", a radius of 236.50 feet, a chord bearing and distance of South 79°35'27" West, 57.40 feet;
In a southwesterly direction, with said curve to the left, an arc distance of 57.54 feet to a 5/8" iron rod with a plastic cap stamped "KHA" at the beginning of a compound curve to the left having a central angle of 37°37'15", a radius of 56.50 feet, a chord bearing and distance of South 53°48'37" West, 36.44 feet;
In a southwesterly direction, with said curve to the left, an arc distance of 37.10 feet to a 5/8" iron rod with a plastic cap stamped "KHA" for corner;
South 35°00'00" West, a distance of 24.81 feet to a 5/8" iron rod with a plastic cap stamped "KHA" at the beginning of a tangent curve to the left having a central angle of 3°28'48", a radius of 76.50 feet, a chord bearing and distance of South 33°15'36" West, 4.65 feet;
In a southwesterly direction, with said curve to the left, an arc distance of 4.65 feet to a 5/8" iron rod with a plastic cap stamped "KHA" for corner;
South 0°00'00" East, a distance of 405.39 feet to a 5/8" iron rod with a plastic cap stamped "KHA" for corner;
South 3°48'51" East, a distance of 150.33 feet to a 5/8" iron rod with a plastic cap stamped "KHA" for corner;
South 0°00'00" East, a distance of 98.29 feet to a 5/8" iron rod with a plastic cap stamped "KHA" for corner;
South 45°09'41" East, a distance of 55.93 feet to a 5/8" iron rod with a plastic cap stamped "KHA" for corner;
North 90°00'00" East, a distance of 240.48 feet to a 5/8" iron rod with a plastic cap stamped "KHA" for corner;
South 82°18'16" East, a distance of 78.73 feet to a 5/8" iron rod with a plastic cap stamped "KHA" for corner;
found in the north right-of-way line of Warren Parkway (variable width ROW) from which an "X" cut in concrete set for the southwest corner of said Lot 1 bears North 89°40'39" East, 596.05 feet;

THENCE with said north right-of-way line, South 89°40'39" West, a distance of 508.17 feet to a 5/8" iron rod with a plastic cap stamped "KHA" for corner;

THENCE leaving the said north right-of-way line of Warren Parkway, the following courses and distances to wit:
North 44°50'19" East, a distance of 56.73 feet to a 5/8" iron rod with a plastic cap stamped "KHA" for corner;
North 0°00'00" West, a distance of 110.91 feet to a 5/8" iron rod with a plastic cap stamped "KHA" for corner;
North 3°48'51" East, a distance of 150.33 feet to a 5/8" iron rod with a plastic cap stamped "KHA" for corner;
North 0°00'00" East, a distance of 300.38 feet to a 5/8" iron rod with a plastic cap stamped "KHA" for corner;
North 5°02'23" West, a distance of 34.08 feet to a 5/8" iron rod with a plastic cap stamped "KHA" at the beginning of a tangent curve to the left having a central angle of 14°35'13", a radius of 386.50 feet, a chord bearing and distance of North 12°19'59" West, 98.13 feet;
In a northwesterly direction, with said curve to the left, an arc distance of 98.40 feet to a 5/8" iron rod with a plastic cap stamped "KHA" at the beginning of a compound curve to the left having a central angle of 44°23'37", a radius of 46.50 feet, a chord bearing and distance of North 41°49'24" West, 35.13 feet;
In a northwesterly direction, with said curve to the left, an arc distance of 36.03 feet to a 5/8" iron rod with a plastic cap stamped "KHA" at the beginning of a compound curve to the left having a central angle of 32°15'22", a radius of 76.50 feet, a chord bearing and distance of North 80°08'53" West, 42.50 feet;
In a northwesterly direction, with said curve to the left, an arc distance of 43.07 feet to a 5/8" iron rod with a plastic cap stamped "KHA" for corner;
North 1°58'32" West, a distance of 67.15 feet to a 5/8" iron rod with a plastic cap stamped "KHA" at the beginning of a non-tangent curve to the left having a central angle of 11°14'57", a radius of 236.50 feet, a chord bearing and distance of North 78°14'43" East, 46.36 feet;
In a northeasterly direction, with said curve to the left, an arc distance of 46.43 feet to a 5/8" iron rod with a plastic cap stamped "KHA" at the beginning of a compound curve to the left having a central angle of 37°37'15", a radius of 56.50 feet, a chord bearing and distance of North 53°48'37" East, 36.44 feet;
In a northeasterly direction, with said curve to the left, an arc distance of 37.10 feet to a 5/8" iron rod with a plastic cap stamped "KHA" for corner;
North 35°00'00" East, a distance of 29.26 feet to a 5/8" iron rod with a plastic cap stamped "KHA" for corner;
North 0°00'00" East, a distance of 88.78 feet to a 5/8" iron rod with a plastic cap stamped "KHA" for corner;
North 90°00'00" East, a distance of 91.45 feet to a 5/8" iron rod with a plastic cap stamped "KHA" for corner;
South 5°02'23" East, a distance of 17.55 feet to a 5/8" iron rod with a plastic cap stamped "KHA" at the beginning of a tangent curve to the left having a central angle of 14°35'13", a radius of 386.50 feet, a chord bearing and distance of South 12°19'59" East, 98.13 feet;
In a southeasterly direction, with said curve to the left, an arc distance of 98.40 feet to a 5/8" iron rod with a plastic cap stamped "KHA" at the beginning of a compound curve to the left having a central angle of 44°23'37", a radius of 46.50 feet, a chord bearing and distance of South 41°49'24" East, 35.13 feet;
In a southeasterly direction, with said curve to the left, an arc distance of 36.03 feet to a 5/8" iron rod with a plastic cap stamped "KHA" at the beginning of a compound curve to the left having a central angle of 30°40'35", a radius of 76.50 feet, a chord bearing and distance of South 79°21'30" East, 40.47 feet;
In a southeasterly direction, with said curve to the left, an arc distance of 40.96 feet to a 5/8" iron rod with a plastic cap stamped "KHA" at the beginning of a reverse curve to the right having a central angle of 8°08'08", a radius of 227.50 feet, a chord bearing and distance of North 89°22'16" East, 32.28 feet;
In a northeasterly direction, with said curve to the right, an arc distance of 32.30 feet to a 5/8" iron rod with a plastic cap stamped "KHA" for corner;
South 86°33'40" East, a distance of 61.05 feet to a 5/8" iron rod with a plastic cap stamped "KHA" for corner;
North 90°00'00" East, a distance of 424.85 feet to a 5/8" iron rod with a plastic cap stamped "KHA" for corner;
North 83°43'22" East, a distance of 150.90 feet to a 5/8" iron rod with a plastic cap stamped "KHA" for corner;
North 90°00'00" East, a distance of 110.00 feet to a 5/8" iron rod with a plastic cap stamped "KHA" for the southwest corner clip at the intersection of the north right-of-way line of said Cowboys Way and the west right-of-way line of Gridiron Road;

THENCE the terminus of said Cowboys Way, South 0°00'00" East, a distance of 90.00 feet to the **POINT OF BEGINNING** and containing 3.8610 acres or 168,183 square feet of land.

Bearing system based on the City of Frisco Geodetic Monuments No. 22 and 23.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT FRISCO STATION PARTNERS, L.P., acting herein by and through their duly authorized officers, does hereby certify and adopt this plat designating the hereinabove described property as **ROW DEDICATIONS FOR JOHN HICKMAN PARKWAY AND COWBOYS WAY**, an addition to the City of Frisco, and does hereby dedicate to the public use forever, the streets and alleys shown thereon.

Frisco Station Partners, L.P. 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.

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

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

Frisco Station Partners, L.P.
a Delaware limited partnership

By: _____

Print name and title

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2016.

NOTARY PUBLIC in and for the STATE OF TEXAS

My commission expires: _____

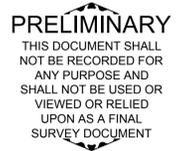
Printed Name

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, as modified by the Frisco Station Planned Development District.

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

CITY OF FRISCO PROJECT NO. CP16-0007

CONVEYANCE PLAT
**ROW DEDICATION FOR
JOHN HICKMAN PARKWAY AND COWBOYS WAY**
BEING 3.8610 ACRES OUT OF THE
COLLIN COUNTY SCHOOL LAND NO. 6 SURVEY, ABSTRACT NO. 149
CITY OF FRISCO, COLLIN COUNTY, TEXAS

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.
	DAB	JCR	MARCH 2016	064486400	2 OF 2

ENGINEER:
Kimley-Horn and Associates, Inc.
106 West Louisiana Street
McKinney, Texas 75069
469-301-2580
Contact : Joe Riccardi, P.E.

OWNER/APPLICANT:
Frisco Station Partners, L.P.
3090 Olive Street Ste. 300
Dallas, Texas 75219
214-303-5535
Contact : Robert Folzenloger