

62

4289 0063

American Title GF# 414625-1

98- 0124524

**DRAINAGE EASEMENT**

THE STATE OF TEXAS  
COUNTY OF COLLIN

§  
§  
§  
KNOW ALL PERSONS BY THESE PRESENTS:

That GAYLORD PROPERTIES, LP (hereinafter called Grantor) for the sum of TEN DOLLARS and other good and valuable consideration paid by the CITY OF FRISCO, TEXAS, a Texas municipality (hereinafter called Grantee) the receipt and sufficiency of which are hereby acknowledged, does hereby GRANT, SELL AND CONVEY unto Grantee a drainage easement upon and across property owned by Grantor which said drainage easement hereby conveyed is described on Exhibit "A" attached hereto and incorporated herein, subject to the additional conditions contained in Exhibit "A".

1. The drainage easement rights and privileges herein granted shall be used only for the purpose of operating, repairing, maintaining, re-building, replacing and removing any and all drainage facilities.

2. Except as provided in Section 3 below, the easement rights and privileges herein granted shall be perpetual. Grantor hereby binds Grantor, Grantor's heirs, successors or assigns, to warrant and forever defend the above described easement unto Grantee, its successors or assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under Grantor, but not otherwise.

3. In the event that an alternate easement is dedicated by a plat, and alternate drainage facilities are thereby provided which are acceptable to the City of Frisco, the City agrees, by accepting such plat and upon approval by the City Council, that all right, title, and interest of the City of Frisco, Texas, in and to the easement provided herein, or any applicable portion thereof, shall be released and the City of Frisco shall quitclaim such right, title, and interest to the abutting property owner(s) in accordance with its(their) respective interest(s).

4. This easement may be assigned in whole or in part.

5. This instrument shall be binding upon the successors and assigns of the parties hereto.



4289 0065

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**DRAINAGE EASEMENT NO. 1**  
**1.6726 ACRES**

**BEING** a tract of land out of the COLLIN COUNTY SCHOOL LAND SURVEY, Abstract No. 149, in the City of Frisco, Collin County, Texas, being part of the 683.09 acre tract of land described in deed to Gaylord Properties, LP, recorded in Collin County Clerk's File No. 97-0017588 of the Land Records of Collin County, Texas and being more particularly described as follows:

**BEGINNING** at a 5/8" iron rod found with a red plastic cap stamped "PBS&J, Inc" (hereinafter called 5/8" iron rod found) for the southeast corner of a corner oip at the intersection of the north right-of-way line of Warren Parkway (variable width ROW) dedicated to the City of Frisco, Texas, recorded in Collin County Clerk's File No. 97-0027374 of the Land Records of Collin County, Texas and the east right-of-way line of Dallas North Tollway (variable width ROW) dedicated to the City of Frisco, Texas, recorded in Collin County Clerk's File No. 94-0048738 of the Land Records of Collin County, Texas;

**THENCE** with said east right-of-way line, the following courses and distances to wit:  
North 40°20'38" West, a distance of 33.31 feet to a 5/8" iron rod found for the beginning of a non-tangent curve to the right, having a central angle of 04°37'02", a radius of 2703.48 feet and a chord bearing and distance of North 13°05'44" West, 217.81 feet;  
Northwesterly, with said curve, an arc distance of 217.87 feet to a 5/8" iron rod found for corner;  
North 10°02'41" West, a distance of 285.02 feet to a 5/8" iron rod found for the beginning of a non-tangent curve to the right, having a central angle of 05°04'02", a radius of 2714.79 feet and a chord bearing and distance of North 02°13'38" West, 240.01 feet;  
Northwesterly, with said curve, an arc distance of 240.09 feet to a 5/8" iron rod found for corner;  
North 00°18'22" East, a distance of 187.48 feet to a 5/8" iron rod found in the south line of a tract of land described in deed to Parkway Joint Venture, recorded in Volume 2806, Page 955 of the Land Records of Collin County, Texas;

**THENCE** leaving the east right-of-way line of the Dallas North Tollway and with said south line, North 88°55'37" East, a distance of 60.00 feet to a point for corner;

**THENCE** leaving said south line, the following courses and distances to wit:  
South 00°18'22" West, a distance of 114.25 feet to a point for corner;  
South 08°12'06" East, a distance of 105.22 feet to a point for corner;  
South 02°26'16" East, a distance of 264.03 feet to a point for corner;  
South 08°32'51" East, a distance of 123.10 feet to a point for corner;  
South 04°50'50" East, a distance of 113.00 feet to a point for corner;  
South 13°52'48" East, a distance of 54.34 feet to a point for corner;  
South 38°11'56" East, a distance of 165.88 feet to a point for corner;  
South 88°35'08" East, a distance of 84.98 feet to a point for corner;  
South 00°24'54" West, a distance of 55.00 feet to a point for corner in the north right-of-way line of said Warren Parkway;

**THENCE** with said north right-of-way line, North 88°35'08" West, a distance of 189.23 feet to the **POINT OF BEGINNING** and containing 1.6726 acres of land.

Bearing system based on the deed recorded in Collin County Clerk's File No. 97-0017588 of the Land Records of Collin County, Texas.

4289 0066

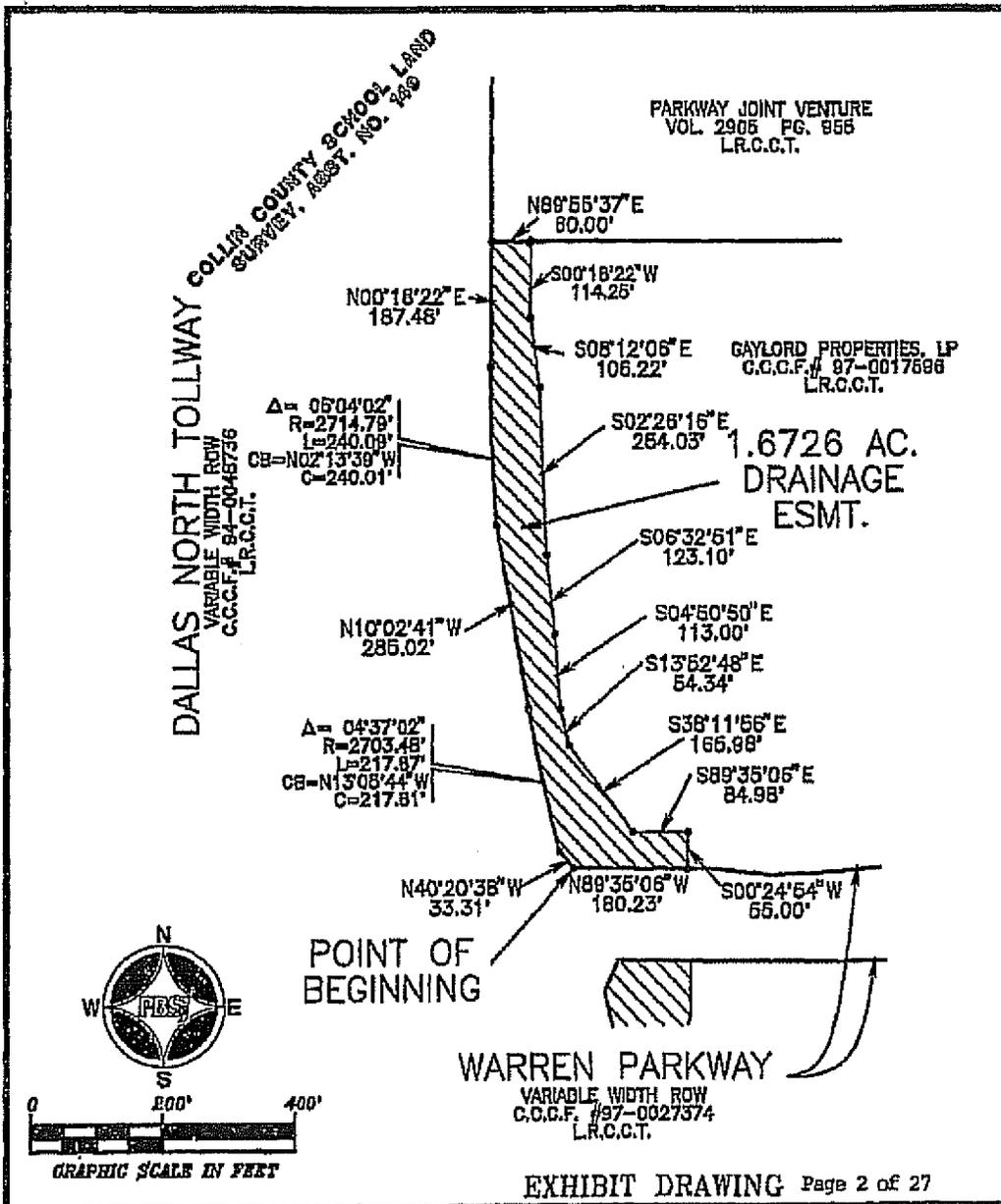


EXHIBIT DRAWING Page 2 of 27

**PBS&J** ENGINEERING  
 PLANNING  
 LANDSCAPE ARCHITECTURE  
 SURVEYING

5990 SUMMERSIDE DR., SUITE 202  
 DALLAS, TEXAS 75252  
 (972) 380-2609  
 FAX (972) 380-2609

<b>DRAINAGE EASEMENT NO. 1</b>	
<b>CITY OF FRISCO, COLLIN COUNTY, TEXAS</b>	
COLLIN COUNTY SCHOOL LAND SURVEY, ABST. NO. 149	
Job Name:FRISCO BRIDGES	
PROJECT NO.:LA\JOB\97097D1\TA\dc.prc	Date:Oct 5, 1998

4289 0067

**EXHIBIT "A"**

**LEGAL DESCRIPTION  
DRAINAGE EASEMENT NO. 2  
1.8617 ACRES**

**BEING** a tract of land out of the G.A. MARTIN SURVEY, Abstract No. 604, in the City of Frisco, Collin County, Texas, being part of the 683.09 acre tract of land described in deed to Gaylord Properties, LP, recorded in Collin County Clerk's File No. 97-0017598 of the Land Records of Collin County, Texas and being more particularly described as follows:

**BEGINNING** at a 5/8" iron rod found with a red plastic cap stamped "PBS&J, INC" (hereinafter called 5/8" iron rod found) for the southeast corner of a corner clip at the intersection of the north right-of-way line of Warren Parkway (variable width ROW) dedicated to the City of Frisco, Texas, recorded in Collin County Clerk's File No. 97-0027374 of the Land Records of Collin County, Texas and the east right-of-way line of Parkwood Boulevard (variable width ROW) dedicated to the City of Frisco, Texas, recorded in Collin County Clerk's File No. 97-0079457 of the Land Records of Collin County, Texas;

**THENCE** with said east right-of-way line, the following courses and distances to wit:  
North 47°22'23" West, a distance of 27.67 feet to a 5/8" iron rod found for corner;  
North 00°56'21" West, a distance of 115.35 feet to a 5/8" iron rod found for the beginning of a tangent curve to the right, having a central angle of 31°45'21", a radius of 1036.00 feet and a chord bearing and distance of North 14°56'19" East, 686.67 feet;  
Northeasterly, with said curve, an arc distance of 574.19 feet to a 5/8" iron rod found for corner;  
North 30°49'00" East, a distance of 49.33 feet to a point for corner;

**THENCE** leaving said east right-of-way line, the following courses and distances to wit:  
South 59°11'00" East, a distance of 91.12 feet to a point for corner;  
South 24°05'06" West, a distance of 252.45 feet to a point for corner;  
South 11°02'43" West, a distance of 279.49 feet to a point for corner;  
South 62°58'58" East, a distance of 61.08 feet to a point for corner;  
South 03°48'26" East, a distance of 136.26 feet to a point in the north right-of-way line of said Warren Parkway;

**THENCE** with said north right-of-way line, South 88°11'36" West, a distance of 134.67 feet to the **POINT OF BEGINNING** and containing 1.8617 acres of land.

Bearing system based on the deed recorded in Collin County Clerk's File No. 97-0079457 of the Land Records of Collin County, Texas.

4289 0068

G.A. MARTIN SURVEY ABST. NO. 604

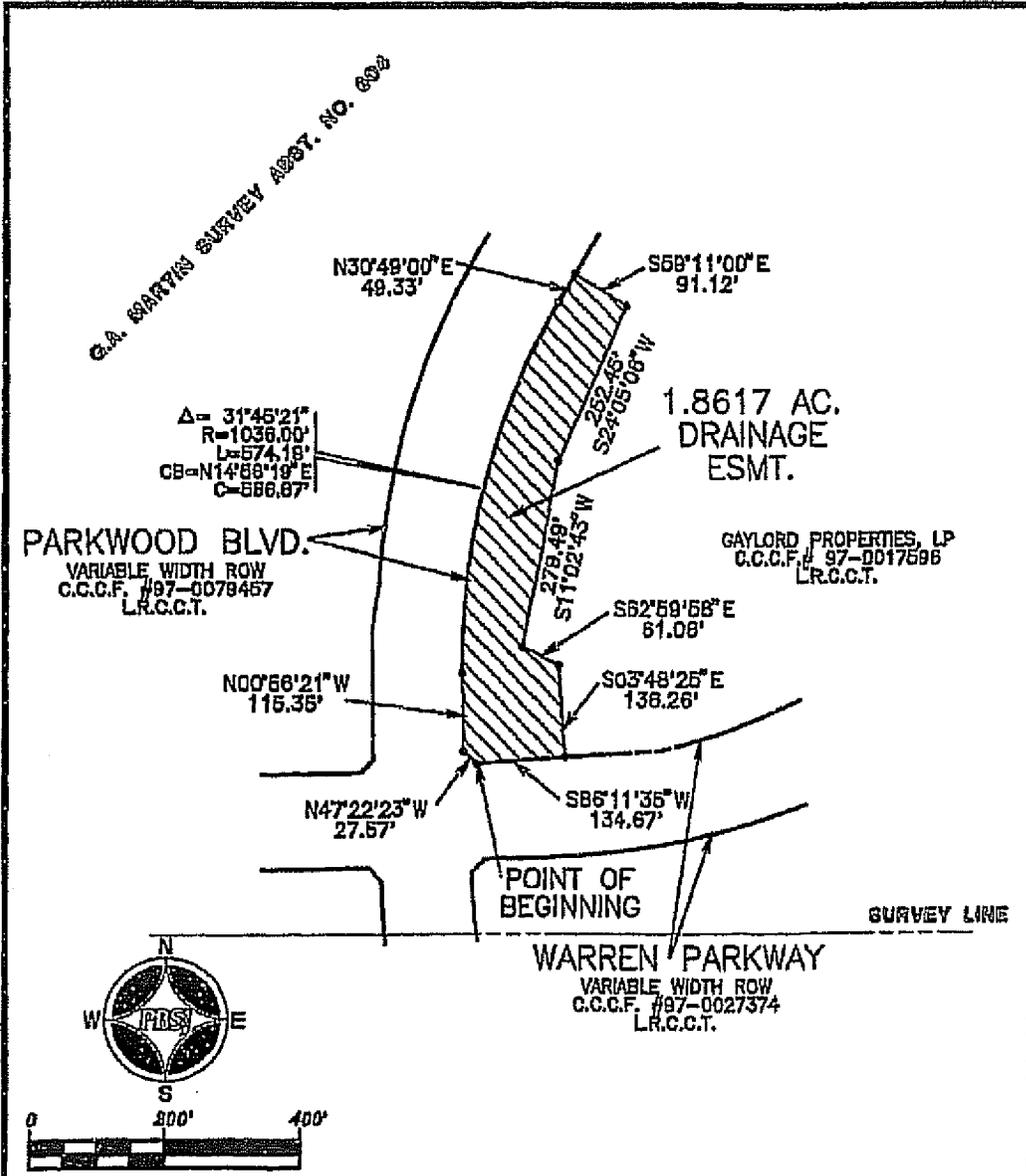


EXHIBIT DRAWING Page 4 of 27

<b>PBSJ</b> ENGINEERING PLANNING LANDSCAPE ARCHITECTURE SURVEYING 5999 SUMMERSIDE DR., SUITE 202 DALLAS, TEXAS 75252 (972) 380-2505 FAX (972) 380-2609	<b>DRAINAGE EASEMENT NO. 2</b>	
	<b>CITY OF FRISCO, COLLIN COUNTY, TEXAS</b>	
	G.A. MARTIN SURVEY ABST. NO. 604	
	Job Name: FRISCO BRIDGES	
PROJECT NO.: L:\JOB\8709701\TM\de.prs	Date: Oct 6, 1998	

4289 0069

**EXHIBIT "A"**

**LEGAL DESCRIPTION  
DRAINAGE EASEMENT NO. 3  
4.4339 ACRES**

BEING a tract of land out of the G.A. MARTIN SURVEY, Abstract No. 604 and the STEPHEN COOMBS SURVEY, Abstract No. 218 in the City of Frisco, Collin County, Texas, being part of the 683.08 acre tract of land described in deed to Gaylord Properties, LP, recorded in Collin County Clerk's File No. 87-0017688 of the Land Records of Collin County, Texas and being more particularly described as follows:

**COMMENCING** at a 5/8" iron rod found with a red plastic cap stamped "PBS&J, INC" (hereinafter called 5/8" iron rod found) for the southeast corner of a corner clip at the intersection of the north right-of-way line of Warren Parkway (variable width ROW) dedicated to the City of Frisco, Texas, recorded in Collin County Clerk's File No. 87-0027374 of the Land Records of Collin County, Texas and the east right-of-way line of Parkwood Boulevard (variable width ROW) dedicated to the City of Frisco, Texas, recorded in Collin County Clerk's File No. 87-0079457 of the Land Records of Collin County, Texas;

**THENCE** with said north right-of-way line, the following courses and distances to wit:

North 88°11'35" East, a distance of 288.23 feet to a 5/8" iron rod found for the beginning of a tangent curve to the left, having a central angle of 20°13'47", a radius of 1036.00 feet and a chord bearing and distance of North 68°45'38" East, 383.89 feet;  
Northeasterly, with said curve, an arc distance of 365.79 feet to a 5/8" iron rod found for corner;  
North 68°38'44" East, a distance of 239.13 feet to a point for the beginning of a tangent curve to the right, having a central angle of 18°34'38", a radius of 1084.00 feet and a chord bearing and distance of North 64°58'02" East, 308.78 feet;  
North 73°13'20" East, a distance of 97.48 feet to the **POINT OF BEGINNING**;

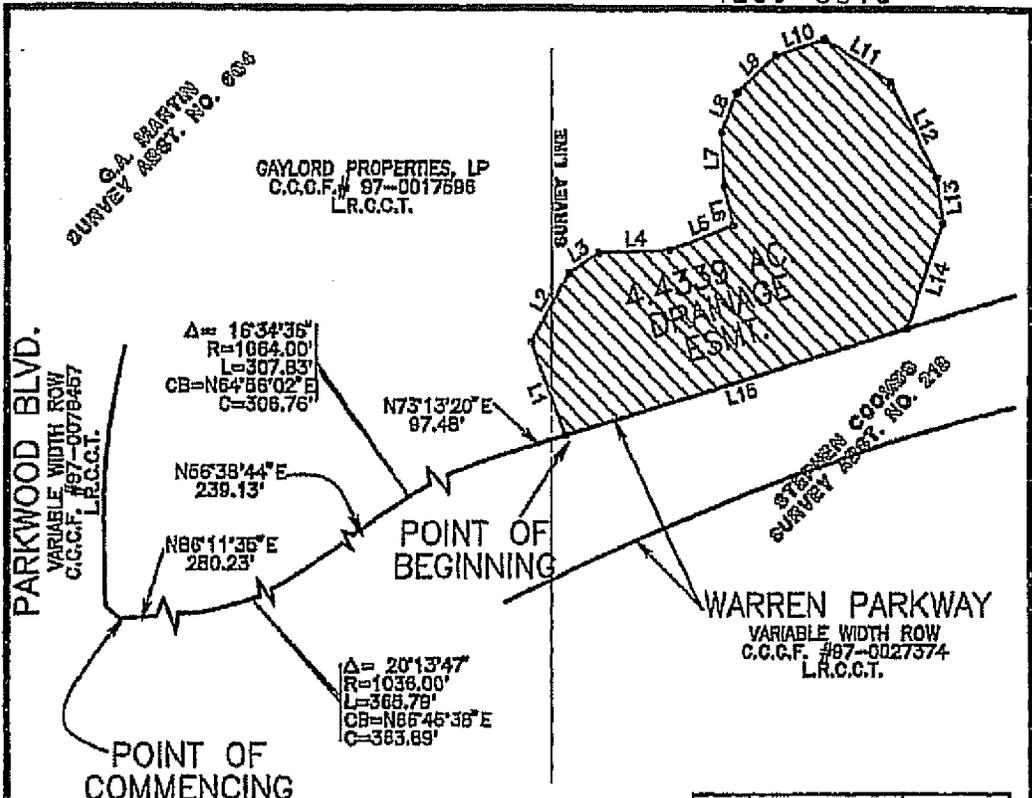
**THENCE** leaving the north right-of-way line of Warren Parkway, the following courses and distances to wit:

North 20°48'05" West, a distance of 147.44 feet to a point for corner;  
North 28°18'16" East, a distance of 118.15 feet to a point for corner;  
North 56°37'38" East, a distance of 64.40 feet to a point for corner;  
North 87°58'54" East, a distance of 108.02 feet to a point for corner;  
North 68°27'24" East, a distance of 108.98 feet to a point for corner;  
North 13°50'44" West, a distance of 67.89 feet to a point for corner;  
North 03°20'55" West, a distance of 78.21 feet to a point for corner;  
North 22°41'50" East, a distance of 62.87 feet to a point for corner;  
North 48°40'15" East, a distance of 82.23 feet to a point for corner;  
North 72°07'44" East, a distance of 79.60 feet to a point for corner;  
North 58°08'48" East, a distance of 119.02 feet to a point for corner;  
South 26°36'47" East, a distance of 154.80 feet to a point for corner;  
South 07°26'02" East, a distance of 68.95 feet to a point for corner;  
South 18°37'31" West, a distance of 182.83 feet to a point in the north right-of-way line of Warren Parkway;

**THENCE** with said north right-of-way line, South 73°13'20" West, a distance of 551.73 feet to the **POINT OF BEGINNING** and containing 4.4339 acres of land.

Bearing system based on the deed recorded in Collin County Clerk's File No. 87-0079457 of the Land Records of Collin County, Texas.

4289 0070



G.A. MARTIN  
SURVEY ABST. NO. 604

GAYLORD PROPERTIES, LP  
C.C.C.F. # 97-0017598  
L.R.C.C.T.

PARKWOOD BLVD.  
VARIABLE WIDTH ROW  
C.C.C.F. #97-0078457  
L.R.C.C.T.

$\Delta = 16^{\circ}34'36''$   
 $R = 1064.00'$   
 $L = 307.83'$   
 $CB = N64^{\circ}56'02'' E$   
 $C = 306.76'$

$N73^{\circ}13'20'' E$   
97.48'

$N66^{\circ}38'44'' E$   
238.13'

$N86^{\circ}11'36'' E$   
280.23'

POINT OF BEGINNING

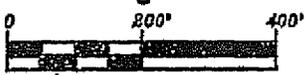
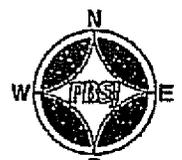
STEPHEN COOMBS  
SURVEY ABST. NO. 218

WARREN PARKWAY  
VARIABLE WIDTH ROW  
C.C.C.F. #97-0027374  
L.R.C.C.T.

$\Delta = 20^{\circ}13'47''$   
 $R = 1038.00'$   
 $L = 368.78'$   
 $CB = N65^{\circ}45'36'' E$   
 $C = 363.89'$

POINT OF COMMENCING

LINE	BEARING	DISTANCE
L1	N20°48'05" W	147.44'
L2	N29°18'18" E	116.15'
L3	N56°37'38" E	54.40'
L4	N87°59'54" E	108.02'
L5	N69°27'24" E	106.98'
L6	N13°50'44" W	57.99'
L7	N03°20'55" W	78.21'
L8	N22°41'50" E	62.67'
L9	N48°40'15" E	62.23'
L10	N72°07'44" E	79.50'
L11	S58°09'48" E	119.02'
L12	S26°35'47" E	154.80'
L13	S07°26'02" E	66.95'
L14	S18°37'31" W	162.93'
L15	S73°13'20" W	551.73'



GRAPHIC SCALE IN FEET

EXHIBIT DRAWING Page 6 of 27

**PBSA** ENGINEERING  
PLANNING  
LANDSCAPE ARCHITECTURE  
SURVEYING  
5999 SUMMERSIDE DR., SUITE 202  
DALLAS, TEXAS 75252  
(972) 380-2605  
FAX (972) 380-2609

**DRAINAGE EASEMENT NO. 3**  
**CITY OF FRISCO, COLLIN COUNTY, TEXAS**  
G.A. MARTIN SURVEY ABST. NO. 604 STEPHEN COOMBS SURVEY ABST. NO. 218  
Job Name: FRISCO BRIDGES  
PROJECT NO.: L:\JOB\8709701\TM\do.pro Date: Sep 23, 1998

4289 0071

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**DRAINAGE EASEMENT NO. 4**  
**3.3366 ACRES**

BEING a tract of land out of the JABEZ DEGMAN SURVEY, Abstract No. 279 and the STEPHEN COOMBS SURVEY, Abstract No. 218 in the City of Frisco, Collin County, Texas, being part of the 583.09 acre tract of land described in deed to Gaylord Properties, LP, recorded in Collin County Clerk's File No. 97-0017598 of the Land Records of Collin County, Texas and being more particularly described as follows:

COMMENCING at a 5/8" iron rod found with a red plastic cap stamped "FB6&J, INC" (hereinafter called 5/8" iron rod found) for the northwest corner of a corner clip at the intersection of the south right-of-way line of Gaylord Parkway (variable width ROW) dedicated to the City of Frisco, Texas, recorded in Collin County Clerk's File No. 97-0079454 of the Land Records of Collin County, Texas and the west right-of-way line of State Highway No. 289 (Preston Road - variable width ROW);

THENCE with said south right-of-way line, the following courses and distances to wit:  
North 88°52'39" West, a distance of 189.28 feet to a 5/8" iron rod found for corner;  
North 82°28'57" West, a distance of 77.70 feet to a 5/8" iron rod found for the beginning of a non-tangent curve to the left, having a central angle of 37°02'58", a radius of 1094.00 feet and a chord bearing and distance of South 71°35'52" West, 895.16 feet;  
Northwesterly, with said curve, an arc distance of 707.42 feet to a 5/8" iron rod found for corner;  
South 53°04'23" West, a distance of 19.79 feet to the POINT OF BEGINNING;

THENCE leaving the south right-of-way line of Gaylord Parkway, the following courses and distances to wit:  
South 02°14'03" West, a distance of 59.23 feet to a point for corner;  
South 48°58'11" East, a distance of 594.86 feet to a point for corner;  
North 37°21'54" East, a distance of 128.80 feet to a point for corner;  
North 23°41'18" East, a distance of 224.84 feet to a point for corner;  
South 84°32'10" East, a distance of 35.57 feet to a point for corner;  
South 12°21'21" West, a distance of 212.64 feet to a point for corner;  
South 33°18'54" West, a distance of 173.85 feet to a point for corner;  
South 38°33'18" East, a distance of 223.74 feet to a point for corner;  
South 28°28'27" East, a distance of 86.76 feet to a point for corner;  
South 01°28'36" West, a distance of 311.82 feet to a point in the north line of a 0.22 acre tract of land described in deed to GGP Limited Partnership, recorded in Collin County Clerk's File No. 98-0085718 of the Land Records of Collin County, Texas;

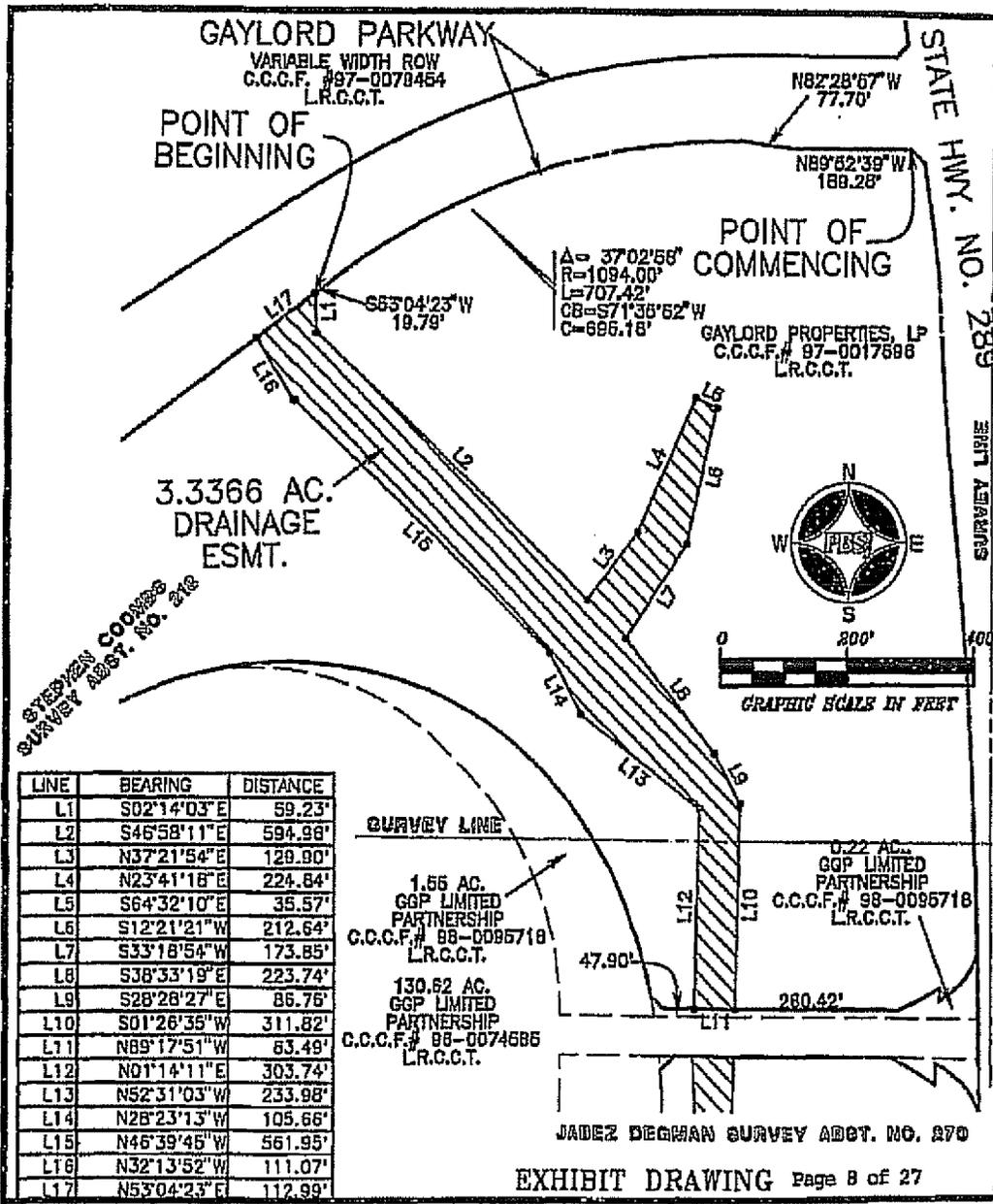
THENCE with said north line, North 89°17'51" West, a distance of 63.49 feet to a point for corner;

THENCE leaving said north line, the following courses and distances to wit:  
North 01°14'11" East, a distance of 303.74 feet to a point for corner;  
North 52°31'03" West, a distance of 233.98 feet to a point for corner;  
North 28°23'13" West, a distance of 106.88 feet to a point for corner;  
North 48°38'46" West, a distance of 681.85 feet to a point for corner;  
North 32°13'52" West, a distance of 111.07 feet to a point in the south right-of-way line of Gaylord Parkway;

THENCE with said south right-of-way line, North 53°04'23" East, a distance of 112.99 feet to the POINT OF BEGINNING and containing 3.3366 acres of land.

Bearing system based on the deed recorded in Collin County Clerk's File No. 97-0079457 of the Land Records of Collin County, Texas.

4289 0072



LINE	BEARING	DISTANCE
L1	S02°14'03"E	59.23'
L2	S46°58'11"E	594.98'
L3	N37°21'54"E	129.90'
L4	N23°41'18"E	224.84'
L5	S64°32'10"E	35.57'
L6	S12°21'21"W	212.64'
L7	S33°18'54"W	173.85'
L8	S38°33'19"E	223.74'
L9	S28°28'27"E	86.76'
L10	S01°26'35"W	311.82'
L11	N89°17'51"W	63.49'
L12	N01°14'11"E	303.74'
L13	N52°31'03"W	233.98'
L14	N28°23'13"W	105.66'
L15	N46°39'45"W	561.95'
L16	N32°13'52"W	111.07'
L17	N53°04'23"E	112.99'

EXHIBIT DRAWING Page 8 of 27

**PBS&I** ENGINEERING PLANNING LANDSCAPE ARCHITECTURE SURVEYING

9999 SUMMERSIDE DR., SUITE 202  
DALLAS, TEXAS 75252  
(972) 380-2605  
FAX (972) 380-2609

**DRAINAGE EASEMENT NO. 4**  
**CITY OF FRISCO, COLLIN COUNTY, TEXAS**

STEPHEN COOMBS SURVEY ABST. NO. 218 JABEZ DEGHAN SURVEY ABST. NO. 270

Job Name: FRISCO BRIDGES

PROJECT NO.: LA\JOB\8709701\TM\da.pro Date: Sep 23, 1998

4289 0073

**EXHIBIT "A"**

**LEGAL DESCRIPTION  
DRAINAGE EASEMENT NO. 5  
0.3567 ACRE**

**BEING** a tract of land out of the JABEZ DEGMAN SURVEY, Abstract No. 279 and the STEPHEN COOMBS SURVEY, Abstract No. 218 in the City of Frisco, Collin County, Texas, being part of the 4.64 acre tract of land described in deed to Gaylord Properties, LP, recorded in Collin County Clerk's File No. 97-0017598 of the Land Records of Collin County, Texas and being more particularly described as follows:

**BEGINNING** at a point in the north line of the beforementioned 4.64 acre tract from which a 5/8" iron rod found for the northeast corner of a 0.006 acre tract of land described in deed to GGP Limited Partnership, recorded in Collin County Clerk's File No. 98-0095718 of the Land Records of Collin County, Texas bears North 89°17'53" West, 29.46 feet;

**THENCE** with said north line, South 89°17'53" East, a distance of 63.23 feet to a point for corner;

**THENCE** leaving the north line of said 4.64 acre tract, the following courses and distances to wit:

South 01°28'36" West, a distance of 289.94 feet to a point for corner;

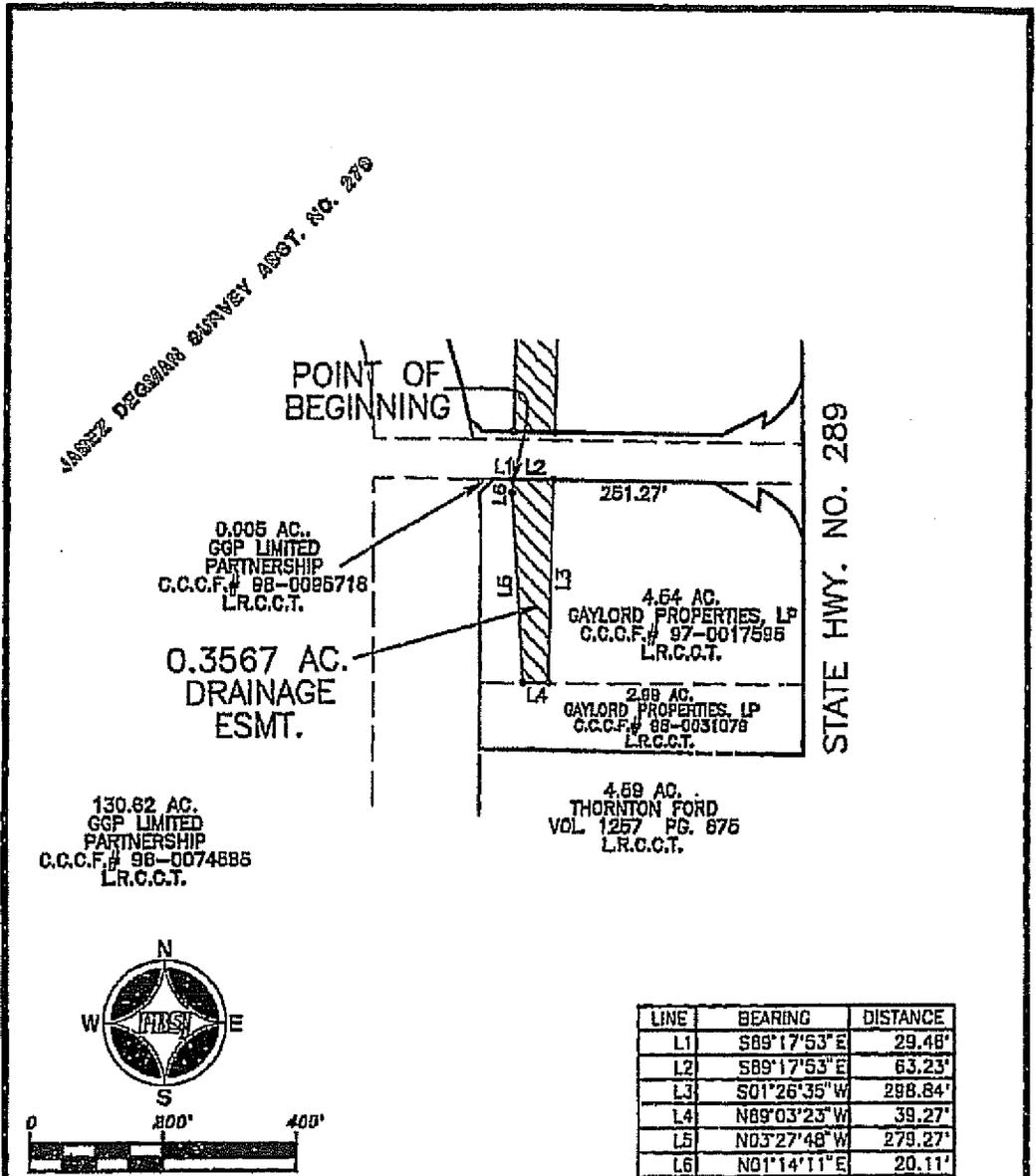
North 89°03'23" West, a distance of 39.27 feet to a point for corner;

North 03°27'48" West, a distance of 279.27 feet to a point for corner;

North 01°14'11" East, a distance of 20.11 feet to the **POINT OF BEGINNING** and containing 0.3567 acre of land.

Bearing system based on the deed recorded in Collin County Clerk's File No. 97-0017598 of the Land Records of Collin County, Texas.

4289 0074



JABEZ DEGMAN SURVEY ABST. NO. 279

POINT OF BEGINNING

0.005 AC.  
GGP LIMITED PARTNERSHIP  
C.C.C.F. # 98-0085718  
L.R.C.C.T.

0.3567 AC.  
DRAINAGE ESMT.

130.82 AC.  
GGP LIMITED PARTNERSHIP  
C.C.C.F. # 98-0074886  
L.R.C.C.T.

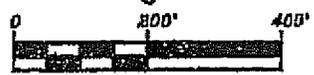
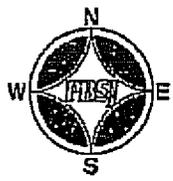
4.89 AC.  
THORNTON FORD  
VOL. 1257 PG. 676  
L.R.C.C.T.

4.64 AC.  
GAYLORD PROPERTIES, LP  
C.C.C.F. # 97-0017596  
L.R.C.C.T.

2.98 AC.  
GAYLORD PROPERTIES, LP  
C.C.C.F. # 88-0031078  
L.R.C.C.T.

STATE HWY. NO. 289

251.27'



GRAPHIC SCALE IN FEET

LINE	BEARING	DISTANCE
L1	S89°17'53"E	29.48'
L2	S89°17'53"E	63.23'
L3	S01°26'35"W	298.84'
L4	N89°03'23"W	39.27'
L5	N03°27'48"W	279.27'
L6	N01°14'11"E	20.11'

EXHIBIT DRAWING Page 10 of 27

<b>PBSJ</b> ENGINEERING PLANNING LANDSCAPE ARCHITECTURE SURVEYING 5989 SUMMERSIDE DR., SUITE 202 DALLAS, TEXAS 75252 (972) 380-2805 FAX (972) 380-2609	<b>DRAINAGE EASEMENT NO. 5</b>	
	<b>CITY OF FRISCO, COLLIN COUNTY, TEXAS</b>	
	JABEZ DEGMAN SURVEY ABST. NO. 279	
	Job Name:FRISCO BRIDGES	
PROJECT NO.:L:\JOB\8709701\TM\da.pro	Date:Sep 23, 1988	

4289 0075

**EXHIBIT "A"**

**LEGAL DESCRIPTION  
DRAINAGE EASEMENT NO. 6  
2.8781 ACRES**

BEING a tract of land out of the JABEZ DEGMAN SURVEY, Abstract No. 279, in the City of Frisco, Collin County, Texas, being part of the 683.09 acre tract of land described in deed to Gaylord Properties, LP, recorded in Collin County Clerk's File No. 97-0017686 of the Land Records of Collin County, Texas and being more particularly described as follows:

**BEGINNING** at a 5/8" iron rod found with a red plastic cap stamped "PBB&J, INC" (hereinafter called 5/8" iron rod found) in the east right-of-way line of Parkwood Boulevard (variable width ROW) dedicated to the City of Frisco, Texas, recorded in Collin County Clerk's File No. 97-0078455 of the Land Records of Collin County, Texas for the westerly most northwest corner of a 130.82 acre tract of land described in deed to GGP Limited Partnership, recorded in Collin County Clerk's File No. 98-0074686 of the Land Records of Collin County, Texas;

**THENCE** with the westerly most southwest line of said 130.82 acre tract, South 68°28'58" East, a distance of 80.50 feet to a point for corner;

**THENCE** leaving said southwest line, the following courses and distances to wit:

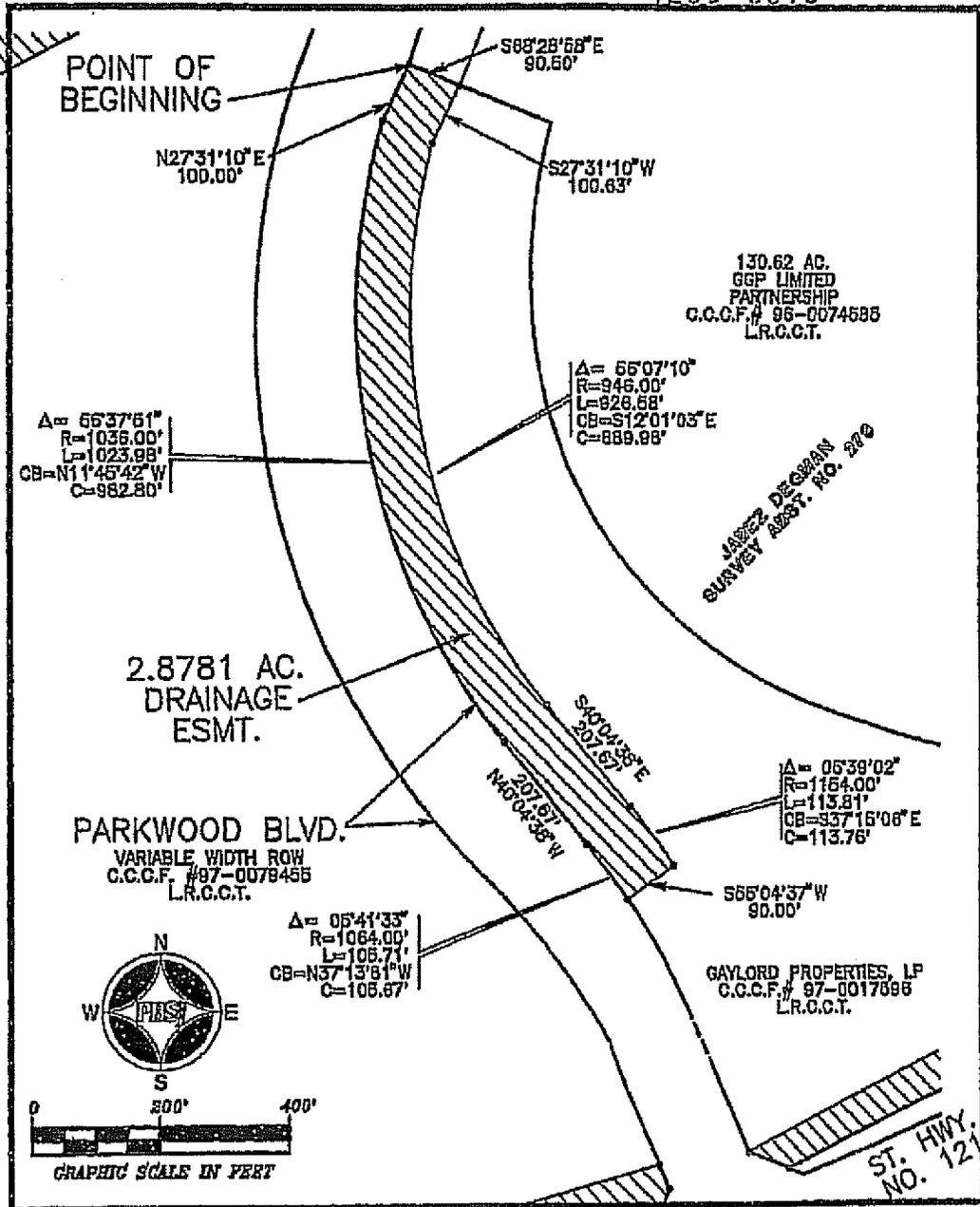
South 27°31'10" West, a distance of 100.63 feet to a point for the beginning of a non-tangent curve to the left, having a central angle of 68°07'10", a radius of 848.00 feet and a chord bearing and distance of South 12°01'03" East, 889.98 feet;  
Southeasterly, with said curve, an arc distance of 926.68 feet to a point for corner;  
South 46°04'38" East, a distance of 207.67 feet to a point for the beginning of a tangent curve to the right, having a central angle of 65°38'02", a radius of 1154.00 feet and a chord bearing and distance of South 37°15'06" East, 113.76 feet;  
Southeasterly, with said curve, an arc distance of 113.81 feet to a point for corner;  
South 55°04'37" West, a distance of 80.00 feet to a point in the east right-of-way line of said Parkwood Boulevard for the beginning of a non-tangent curve to the left, having a central angle of 65°41'33", a radius of 1084.00 feet and a chord bearing and distance of North 37°13'51" West, 105.67 feet;

**THENCE** with said east right-of-way line, the following courses and distances to wit:

Northwesterly, with said curve, an arc distance of 105.71 feet to a point for corner;  
North 46°04'38" West, a distance of 207.67 feet to a point for the beginning of a tangent curve to the right, having a central angle of 68°37'51", a radius of 1036.00 feet and a chord bearing and distance of North 11°45'42" West, 982.80 feet;  
Northwesterly, with said curve, an arc distance of 1023.88 feet to a point for corner;  
North 27°31'10" East, a distance of 100.00 feet to the POINT OF BEGINNING and containing 2.8781 acres of land.

Bearing system based in the deed recorded in Collin County Clerk's File No. 97-0078455 of the Land Records of Collin County, Texas.

4289 0076



**PBS&J** ENGINEERING  
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LANDSCAPE ARCHITECTURE  
SURVEYING

5989 SUMMERSIDE DR., SUITE 202  
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(972) 380-2608  
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**DRAINAGE EASEMENT NO. 6** Page 12 of 27  
**CITY OF FRISCO, COLLIN COUNTY, TEXAS**  
 JABEZ DEGMAN SURVEY ABST. NO. 279  
 Job Name: FRISCO BRIDGES  
 PROJECT NO.: LA\JOB\8708701\TM\ds.pro Date: Sep 23, 1998

4289 0077

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**DRAINAGE EASEMENT NO. 7**  
**1.5454 ACRES**

BEING a tract of land out of the COLLIN COUNTY SCHOOL LAND SURVEY, Abstract No. 148 and the JABEZ DEGMAN SURVEY, Abstract No. 278 in the City of Frisco, Collin County, Texas, being part of the 683.09 acre tract of land described in deed to Gaylord Properties, LP, recorded in Collin County Clerk's File No. 87-0017688 of the Land Records of Collin County, Texas and being more particularly described as follows:

**COMMENCING** at a 5/8" iron rod found with a red plastic cap stamped "PBS&J, INC" (hereinafter called 5/8" iron rod found) for the northeast corner of a corner clip at the intersection of the north right-of-way line of Gaylord Parkway (variable width ROW) dedicated to the City of Frisco, Texas, recorded in Collin County Clerk's File No. 87-0079454 of the Land Records of Collin County, Texas and the west right-of-way line of Parkwood Boulevard (variable width ROW) dedicated to the City of Frisco, Texas, recorded in Collin County Clerk's File No. 87-0079456 of the Land Records of Collin County, Texas for the beginning of a curve to the right, having a central angle of 08°56'32", a radius of 1178.08 feet and a chord bearing and distance of North 00°11'48" West, 203.81 feet;

**THENCE** with said west right-of-way line, the following courses and distances to wit:  
Northerly, with said curve, an arc distance of 204.06 feet to a 5/8" iron rod found for corner;  
North 12°34'10" East, a distance of 114.54 feet to a 5/8" iron rod found for corner;  
North 10°21'33" East, a distance of 91.84 feet to the **POINT OF BEGINNING**;

**THENCE** leaving the west right-of-way line of Parkwood Boulevard, the following courses and distances to wit:

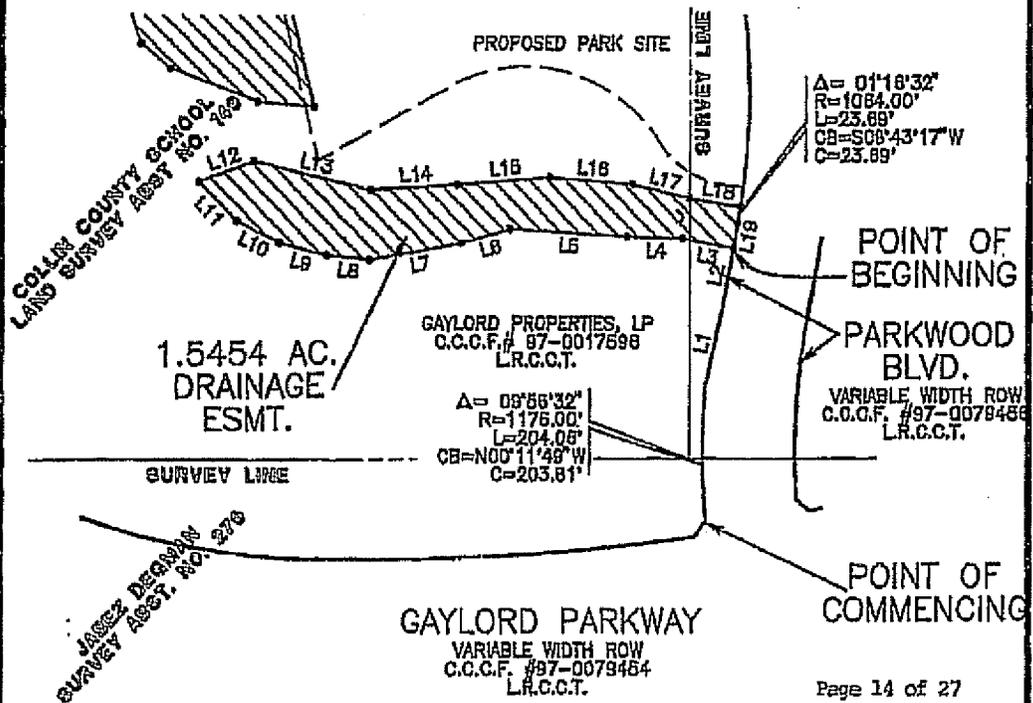
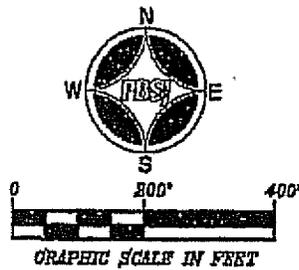
North 78°38'27" West, a distance of 78.32 feet to a point for corner;  
North 86°24'41" West, a distance of 86.15 feet to a point for corner;  
North 86°41'11" West, a distance of 182.33 feet to a point for corner;  
South 74°31'56" West, a distance of 75.81 feet to a point for corner;  
South 80°11'27" West, a distance of 142.12 feet to a point for corner;  
North 83°50'10" West, a distance of 85.12 feet to a point for corner;  
North 76°37'18" West, a distance of 74.71 feet to a point for corner;  
North 64°02'08" West, a distance of 72.13 feet to a point for corner;  
North 44°17'37" West, a distance of 79.33 feet to a point for corner;  
North 88°30'48" East, a distance of 87.36 feet to a point for corner;  
South 76°37'13" East, a distance of 182.84 feet to a point for corner;  
North 88°38'15" East, a distance of 131.51 feet to a point for corner;  
North 86°52'20" East, a distance of 142.45 feet to a point for corner;  
South 86°32'20" East, a distance of 127.21 feet to a point for corner;  
South 76°51'31" East, a distance of 80.97 feet to a point for corner;  
South 60°54'58" East, a distance of 77.84 feet to a point in the west right-of-way line of Parkwood Boulevard for the beginning of a non-tangent curve to the right, having a central angle of 01°16'32", a radius of 1084.00 feet and a chord bearing and distance of South 08°43'17" West, 23.69 feet;

**THENCE** with said west right-of-way line, the following courses and distances to wit:  
Southerly, with said curve, an arc distance of 23.69 feet to a 5/8" iron rod found for corner;  
South 10°21'33" West, a distance of 37.09 feet to the **POINT OF BEGINNING** and containing 1.5454 acres of land.

Bearing system based on the deed recorded in Collin County Clerk's File No. 87-0079454 of the Land Records of Collin County, Texas.

4289 0078

LINE	BEARING	DISTANCE
L1	N12°34'10"E	114.54'
L2	N10°21'33"E	91.84'
L3	N79°58'27"W	78.32'
L4	N86°24'41"W	85.15'
L5	N86°41'11"W	182.33'
L6	S74°31'56"W	75.81'
L7	S80°11'27"W	142.12'
L8	N83°50'10"W	65.12'
L9	N75°37'16"W	74.71'
L10	N64°02'09"W	72.13'
L11	N44°17'37"W	79.33'
L12	N69°30'48"E	87.36'
L13	S76°37'13"E	182.84'
L14	N86°38'15"E	131.51'
L15	N85°52'20"E	142.45'
L16	S85°32'20"E	127.21'
L17	S76°51'31"E	90.97'
L18	S80°54'59"E	77.84'
L19	S10°21'33"W	37.09'



<p>ENGINEERING PLANNING LANDSCAPE ARCHITECTURE SURVEYING</p> <p>5909 SUMMERSIDE DR., SUITE 202 DALLAS, TEXAS 75252 (972) 380-2605</p>	<b>DRAINAGE EASEMENT NO. 7</b>	
	<b>CITY OF FRISCO, COLLIN COUNTY, TEXAS</b>	
	COLLIN COUNTY SCHOOL LAND SUR. ABST. NO. 149 JABEZ DEGMAN SUR ABST NO 270	
	Job Name: FRISCO BRIDGES	

4289 0079

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**DRAINAGE EASEMENT NO. 8**  
**7.6432 ACRES**

**BEING** a tract of land out of the COLLIN COUNTY SCHOOL LAND SURVEY, Abstract No. 148, in the City of Frisco, Collin County, Texas, being part of the 683.08 acre tract of land described in deed to Gaylord Properties, LP, recorded in Collin County Clerk's File No. 87-0017596 of the Land Records of Collin County, Texas and being more particularly described as follows:

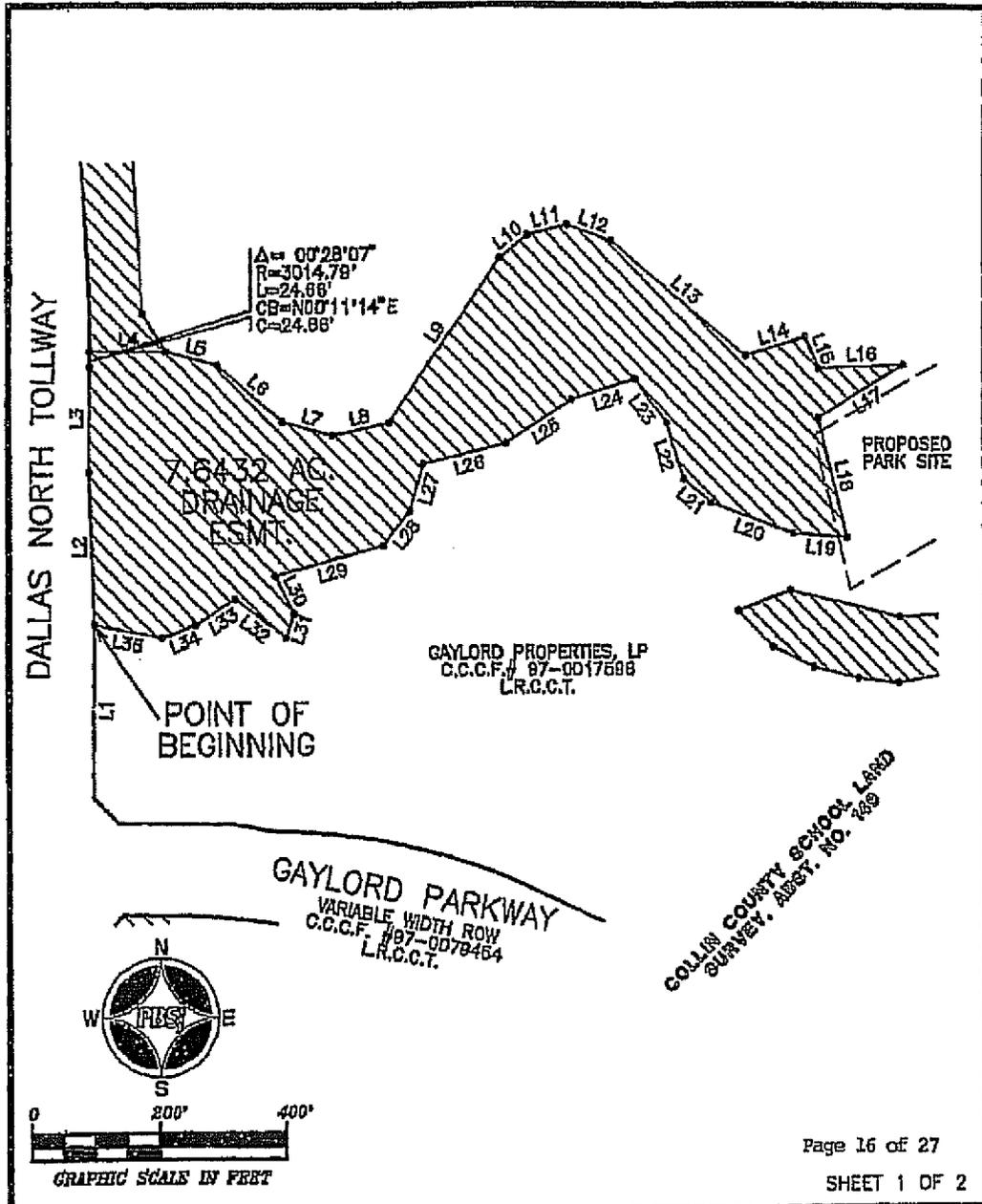
**BEGINNING** at a 5/8" Iron rod found with a red plastic cap stamped "PBS&J, Inc" (hereinafter called 5/8" Iron rod found) in the east right-of-way line of Dallas North Tollway (variable width ROW) dedicated to the City of Frisco, Texas, recorded in Collin County Clerk's File No. 84-0048736 of the Land Records of Collin County, Texas from which the northwest corner of a corner clip in the north right-of-way line of Gaylord Parkway (variable width ROW) dedicated to the City of Frisco, Texas, recorded in Collin County Clerk's File No. 87-0078454 of the Land Records of Collin County, Texas bears South 00°25'18" West, a distance of 267.94 feet;

**THENCE** with said east right-of-way line, the following courses and distances to wit:  
North 02°10'50" West, a distance of 234.42 feet to a 5/8" Iron rod found for corner;  
North 00°25'18" East, a distance of 162.90 feet to a point for corner;

**THENCE** leaving said east right-of-way line, the following courses and distances to wit:  
South 89°34'42" East, a distance of 118.58 feet to a point for corner;  
South 75°06'05" East, a distance of 84.03 feet to a point for corner;  
South 50°04'52" East, a distance of 136.02 feet to a point for corner;  
South 74°29'15" East, a distance of 83.57 feet to a point for corner;  
North 77°55'15" East, a distance of 80.38 feet to a point for corner;  
North 34°58'31" East, a distance of 310.05 feet to a point for corner;  
North 52°28'04" East, a distance of 66.88 feet to a point for corner;  
North 78°44'39" East, a distance of 63.95 feet to a point for corner;  
South 70°58'03" East, a distance of 78.11 feet to a point for corner;  
South 50°42'31" East, a distance of 280.42 feet to a point for corner;  
North 73°04'27" East, a distance of 88.88 feet to a point for corner;  
South 23°28'40" East, a distance of 53.28 feet to a point for corner;  
North 88°18'03" East, a distance of 138.68 feet to a point for corner;  
South 50°18'52" West, a distance of 158.60 feet to a point for corner;  
South 13°48'30" East, a distance of 192.37 feet to a point for corner;  
North 85°21'05" West, a distance of 88.09 feet to a point for corner;  
North 69°24'03" West, a distance of 139.70 feet to a point for corner;  
North 50°17'27" West, a distance of 57.50 feet to a point for corner;  
North 18°54'54" West, a distance of 91.83 feet to a point for corner;  
North 37°34'53" West, a distance of 85.01 feet to a point for corner;  
South 73°13'57" West, a distance of 108.88 feet to a point for corner;  
South 68°04'50" West, a distance of 128.88 feet to a point for corner;  
South 78°35'27" West, a distance of 134.68 feet to a point for corner;  
South 15°48'33" West, a distance of 76.85 feet to a point for corner;  
South 39°17'38" West, a distance of 89.48 feet to a point for corner;  
South 75°32'12" West, a distance of 177.24 feet to a point for corner;  
South 27°54'45" East, a distance of 66.73 feet to a point for corner;  
South 20°07'55" West, a distance of 38.38 feet to a point for corner;  
North 63°11'13" West, a distance of 100.65 feet to a point for corner;  
South 67°28'45" West, a distance of 75.52 feet to a point for corner;  
South 89°38'48" West, a distance of 55.69 feet to a point for corner;  
North 78°45'38" West, a distance of 107.47 feet to the **POINT OF BEGINNING** and containing 7.6432 acres of land.

Bearing system based on the deed recorded in Collin County Clerk's File No. 84-0048736 of the Land Records of Collin County, Texas.

4289 0080



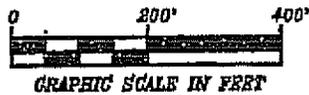
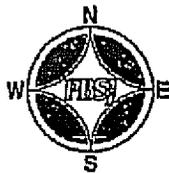
**PBS** ENGINEERING  
 PLANNING  
 LANDSCAPE ARCHITECTURE  
 SURVEYING

8988 SUMMERSIDE DR., SUITE 202  
 DALLAS, TEXAS 75252  
 (972) 380-2605  
 FAX (972) 380-2609

<b>DRAINAGE EASEMENT NO. B</b>	
<b>CITY OF FRISCO, COLLIN COUNTY, TEXAS</b>	
COLLIN COUNTY SCHOOL LAND SURVEY, ABST. NO. 149	
Job Name: FRISCO BRIDGES	
PROJECT NO.: L:\JOB\B709701\TM\do.pro	Date: Sep 23, 1998

4289 0081

LINE	BEARING	DISTANCE
L1	S00°25'18"W	287.94'
L2	N02°10'50"W	234.42'
L3	N00°25'18"E	162.90'
L4	S89°34'42"E	118.56'
L5	S75°08'05"E	84.03'
L6	S50°04'52"E	136.02'
L7	S74°29'15"E	83.57'
L8	N77°55'19"E	90.39'
L9	N34°58'31"E	310.05'
L10	N52°28'04"E	56.88'
L11	N76°44'39"E	66.98'
L12	S70°58'03"E	76.11'
L13	S50°42'31"E	280.42'
L14	N73°04'27"E	98.96'
L15	S23°28'40"E	53.28'
L16	N88°16'03"E	136.56'
L17	S59°18'52"W	159.50'
L18	S13°46'30"E	192.37'
L19	N85°21'05"W	86.09'
L20	N69°24'03"W	139.70'
L21	N50°17'27"W	57.50'
L22	N16°54'54"W	91.83'
L23	N37°34'53"W	85.01'
L24	S73°13'57"W	108.66'
L25	S58°04'50"W	128.88'
L26	S76°35'27"W	134.86'
L27	S16°49'33"W	75.95'
L28	S39°17'39"W	89.48'
L29	S75°32'12"W	177.24'
L30	S27°54'46"E	68.73'
L31	S20°07'55"W	38.38'
L32	N53°11'13"W	100.66'
L33	S57°29'45"W	75.52'
L34	S69°38'49"W	55.59'
L35	N78°45'38"W	107.47'



**PBSA** ENGINEERING  
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SURVEYING

6889 SUMMERSIDE DR., SUITE 202  
DALLAS, TEXAS 75252  
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FAX (972) 390-2600

**DRAINAGE EASEMENT NO. 8**  
**CITY OF FRISCO, COLLIN COUNTY, TEXAS**  
COLLIN COUNTY SCHOOL LAND SURVEY, ABST. NO. 149  
Job Name: FRISCO BRIDGES

4289 0082

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**DRAINAGE EASEMENT NO. 9**  
**1.6365 ACRES**

BEING a tract of land out of the COLLIN COUNTY SCHOOL LAND SURVEY, Abstract No. 149, in the City of Frisco, Collin County, Texas, being part of the 683.08 acre tract of land described in deed to Gaylord Properties, LP, recorded in Collin County Clerk's File No. 97-0017698 of the Land Records of Collin County, Texas and being more particularly described as follows:

**BEGINNING** at a 5/8" iron rod found with a red plastic cap stamped "PBB&J, Inc" (hereinafter called 5/8" iron rod found) for the northeast corner of a corner clip at the intersection of the south right-of-way line of Warren Parkway (variable width ROW) dedicated to the City of Frisco, Texas, recorded in Collin County Clerk's File No. 87-0027374 of the Land Records of Collin County, Texas and the east right-of-way line of Dallas North Tollway (variable width ROW) dedicated to the City of Frisco, Texas, recorded in Collin County Clerk's File No. 84-0048738 of the Land Records of Collin County, Texas;

**THENCE** with said south right-of-way line, South 89°36'08" East, a distance of 112.91 feet to a point for corner;

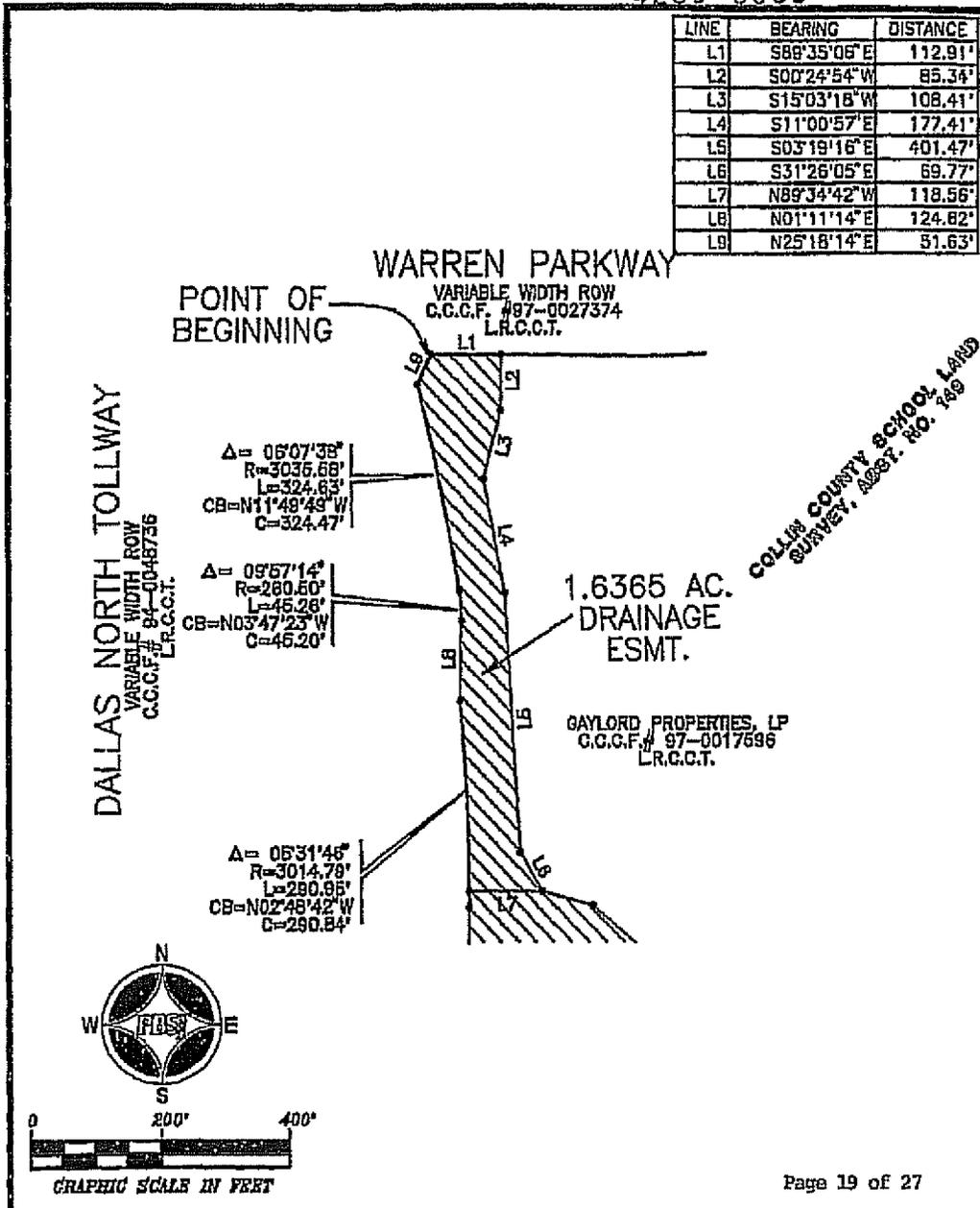
**THENCE** leaving the south right-of-way line of Warren Parkway, the following courses and distances to wit:  
South 00°24'54" West, a distance of 85.34 feet to a point for corner;  
South 15°03'18" East, a distance of 108.41 feet to a point for corner;  
South 11°00'57" East, a distance of 177.41 feet to a point for corner;  
South 03°18'18" West, a distance of 401.47 feet to a point for corner;  
South 31°26'05" East, a distance of 69.77 feet to a point for corner;  
North 88°34'42" West, a distance of 118.68 feet to a point in the east right-of-way line of the Dallas North Tollway for the beginning of a non-tangent curve to the left, having a central angle of 05°31'46", a radius of 3014.79 feet and a chord bearing and distance of North 02°48'42" West, 290.84 feet;

**THENCE** with said east right-of-way line, the following courses and distances to wit:  
Northerly, with said curve, an arc distance of 280.95 feet to a 5/8" iron rod found for corner;  
North 01°11'14" East, a distance of 124.82 feet to a point for the beginning of a non-tangent curve to the left, having a central angle of 08°57'14", a radius of 260.50 feet and a chord bearing and distance of North 03°47'23" West, 45.20 feet;  
Northerly, with said curve, an arc distance of 45.26 feet to a 5/8" iron rod found for the beginning of a compound curve to the left, having a central angle of 08°07'38", a radius of 3036.68 feet and a chord bearing and distance of North 11°49'49" West, 324.47 feet;  
Northerly, with said curve, an arc distance of 324.63 feet to a 5/8" iron rod found for corner;  
North 26°18'14" East, a distance of 51.63 feet to the **POINT OF BEGINNING** and containing 1.6365 acres of land.

Bearing system based on the deed recorded in Collin County Clerk's File No. 87-0027374 of the Land Records of Collin County, Texas.

4289 0083

LINE	BEARING	DISTANCE
L1	S89°35'06" E	112.91'
L2	S00°24'54" W	85.34'
L3	S15°03'18" W	108.41'
L4	S11°00'57" E	177.41'
L5	S03°19'16" E	401.47'
L6	S31°26'05" E	69.77'
L7	N89°34'42" W	118.56'
L8	N01°11'14" E	124.82'
L9	N25°18'14" E	51.63'



**PBS** ENGINEERING  
PLANNING  
LANDSCAPE ARCHITECTURE  
SURVEYING

5999 SUMMERSIDE DR., SUITE 202  
DALLAS, TEXAS 75252  
(972) 380-2605  
FAX (972) 380-2609

**DRAINAGE EASEMENT NO. 9**  
**CITY OF FRISCO, COLLIN COUNTY, TEXAS**  
COLLIN COUNTY SCHOOL LAND SURVEY, ABST. NO. 149  
Job Name: FRISCO BRIDGES  
PROJECT NO.: LAJOB\8709701\TM\da.pro Date: Sep 23, 1998

4289 0084

**EXHIBIT "A"**

**LEGAL DESCRIPTION  
DRAINAGE EASEMENT NO. 10  
0.5465 ACRE**

**BEING** a tract of land out of the JABEZ DEGMAN SURVEY, Abstract No. 279, in the City of Frisco, Collin County, Texas, being part of the 583.08 acre tract of land described in deed to Gaylord Properties, LP, recorded in Collin County Clerk's File No. 87-0017698 of the Land Records of Collin County, Texas and being more particularly described as follows:

**BEGINNING** at a 5/8" iron rod found with a red plastic cap stamped "PB9&J, INC" (hereinafter called 5/8" iron rod found) in the future north right-of-way line of State Highway No. 121 (a variable width ROW) for the southwest corner of a 0.11 acre tract of land described in deed to GGP Limited Partnership, recorded in Collin County Clerk's File No. 88-0085718 of the Land Records of Collin County, Texas;

**THENCE** with said future north right-of-way line, South 84°35'23" West, a distance of 395.83 feet to a point in the east right-of-way line of Parkwood Boulevard (variable width ROW) dedicated to the City of Frisco, Texas, recorded in Collin County Clerk's File No. 87-0078455 of the Land Records of Collin County, Texas;

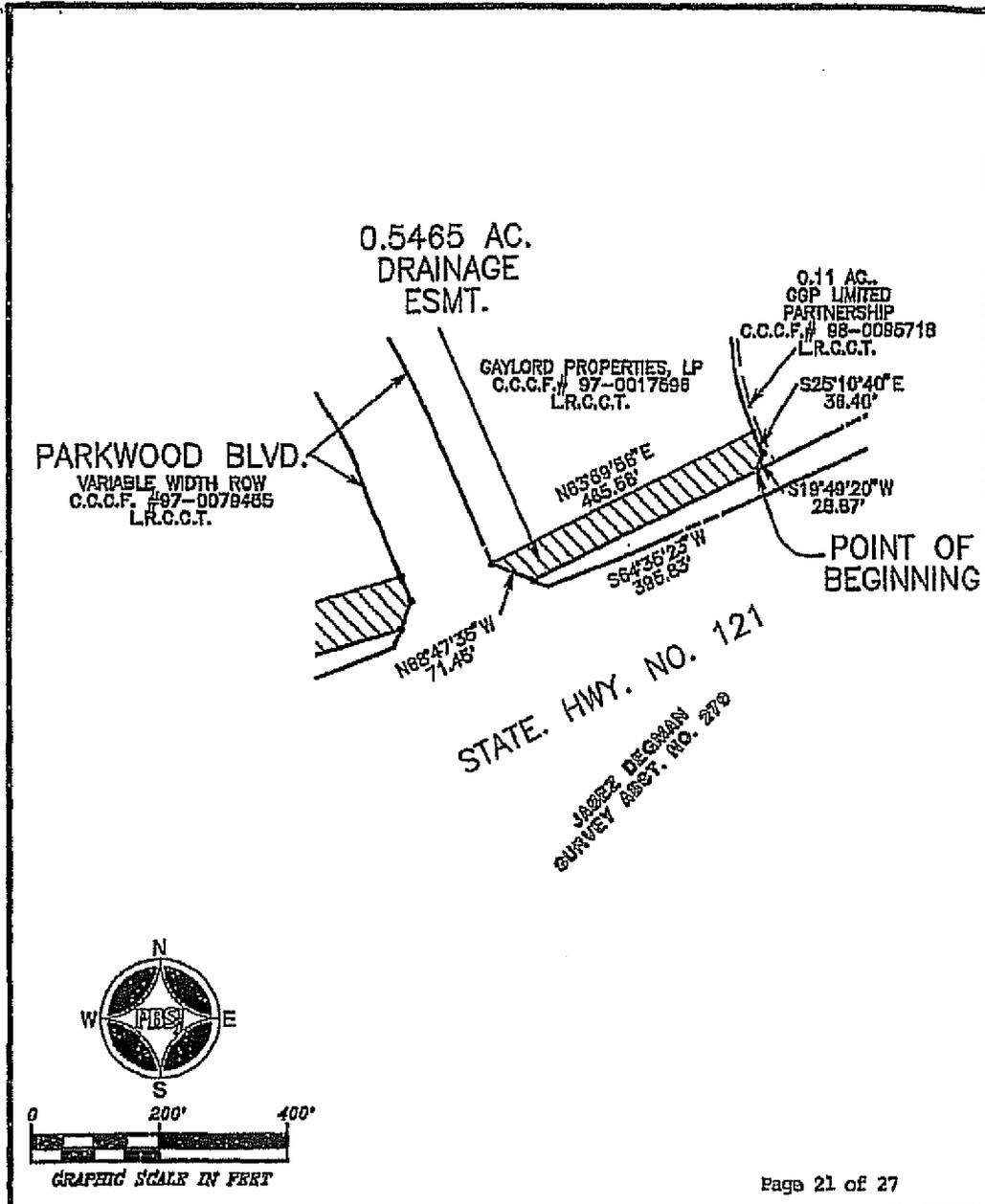
**THENCE** with said east right-of-way line, North 68°47'35" West, a distance of 71.45 feet to a 5/8" iron rod found for corner;

**THENCE** leaving said east right-of-way line, North 63°69'56" East, a distance of 465.58 feet to a point in the southwest line of said 0.11 acre tract;

**THENCE** with said southwest line, the following courses and distances to wit:  
South 25°10'40" East, a distance of 38.40 feet to a 5/8" iron rod found for corner;  
South 18°48'20" West, a distance of 28.87 feet to the **POINT OF BEGINNING** and containing 0.5465 acre of land.

Bearing system based on the deed recorded in Collin County Clerk's File No. 87-0078455 of the Land Records of Collin County, Texas.

4289 0085



**PBSJ** ENGINEERING  
 PLANNING  
 LANDSCAPE ARCHITECTURE  
 SURVEYING

5999 SUMMERSIDE DR., SUITE 202  
 DALLAS, TEXAS 75252  
 (972) 380-2608  
 FAX (972) 380-2608

<b>DRAINAGE EASEMENT NO. 10</b>	
<b>CITY OF FRISCO, COLLIN COUNTY, TEXAS</b>	
JABEZ DEGMAN SURVEY ABST. NO. 279	
Job Name: FRISCO BRIDGES	
PROJECT NO.: L:\JOB\8709701\DW\da.pro	Date: Sep 23, 1998

4289 0086

**EXHIBIT "A"**

**LEGAL DESCRIPTION  
DRAINAGE EASEMENT NO. 11  
1.8256 ACRES**

**BEING** a tract of land out of the JABEZ DEGEMAN SURVEY, Abstract No. 279, in the City of Frisco, Collin County, Texas, being part of the 583.08 acre tract of land described in deed to Gaylord Properties, LP, recorded in Collin County Clerk's File No. 87-0017598 of the Land Records of Collin County, Texas and being more particularly described as follows:

**BEGINNING** at a 5/8" iron rod found with a red plastic cap stamped "PBS&J, INC" (hereinafter called 5/8" iron rod found) at the northeast end of a corner clip at the intersection of the west right-of-way line of Parkwood Boulevard (variable width ROW) dedicated to the City of Frisco, Texas, recorded in Collin County Clerk's File No. 87-0078455 of the Land Records of Collin County, Texas and the future north right-of-way line of State Highway No. 121 (a variable width ROW);

**THENCE** with the west right-of-way line, the following courses and distances to wit:

South 21°12'15" West, a distance of 46.70 feet to a point for corner;  
South 74°08'43" West, a distance of 484.18 feet to a point for corner;  
South 87°58'23" West, a distance of 389.49 feet to a point for corner;  
South 71°44'34" West, a distance of 254.19 feet to a point for corner;

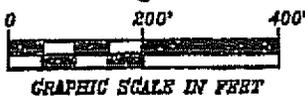
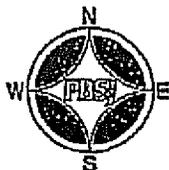
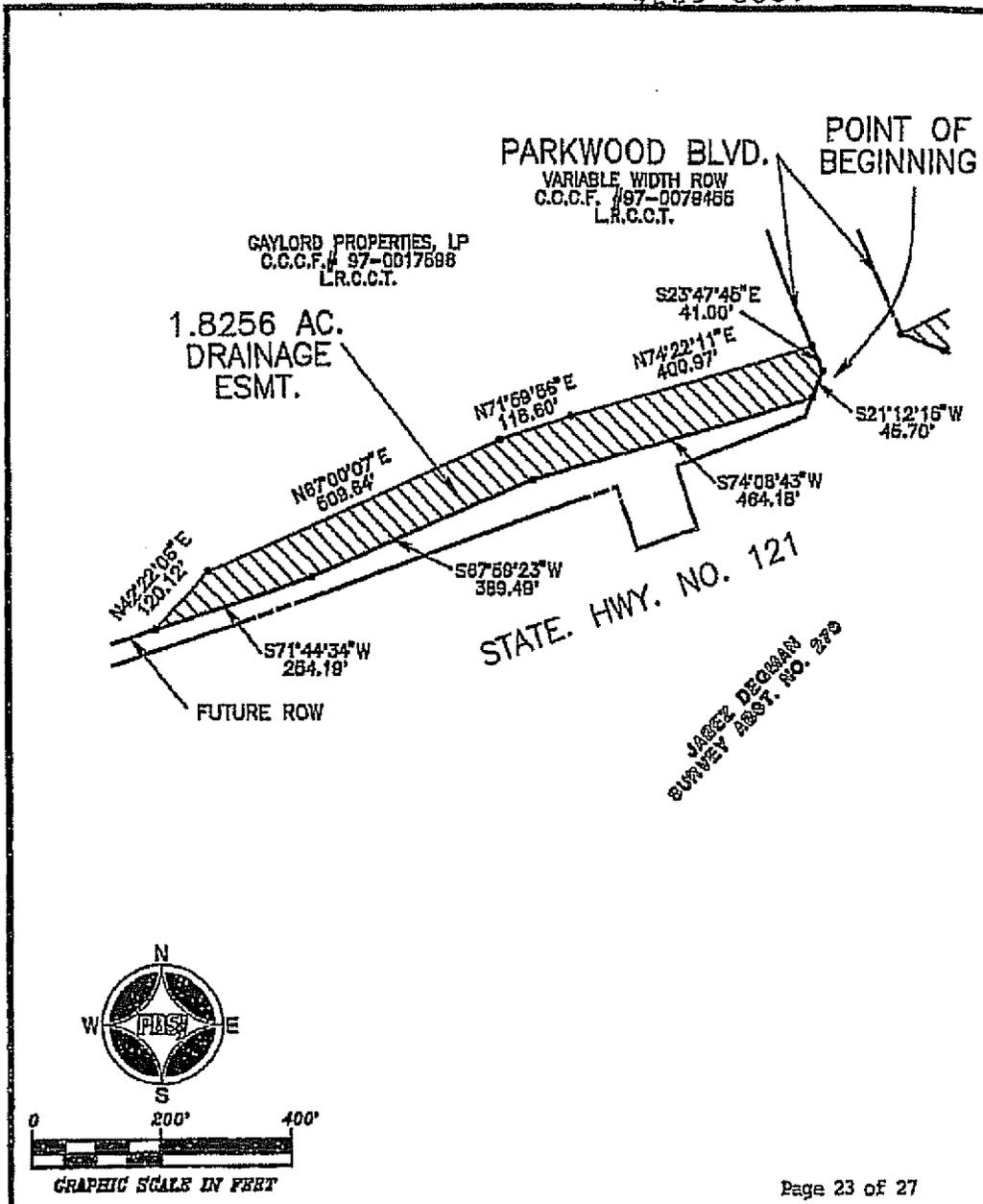
**THENCE** leaving the future north right-of-way line of State Highway No. 121, the following courses and distances to wit:

North 42°22'08" East, a distance of 120.12 feet to a point for corner;  
North 67°00'07" East, a distance of 588.84 feet to a point for corner;  
North 71°58'56" East, a distance of 118.80 feet to a point for corner;  
North 74°22'11" East, a distance of 488.87 feet to a point in the west right-of-way line of Parkway Boulevard;

**THENCE** with said west right-of-way line, South 23°47'45" East, a distance of 41.00 feet to the **POINT OF BEGINNING** and containing 1.8256 acres of land.

Bearing system based on the deed recorded in Collin County Clerk's File No. 87-0078455 of the Land Records of Collin County, Texas

4289 0087



<b>PBS</b> ENGINEERING PLANNING LANDSCAPE ARCHITECTURE SURVEYING  3999 SUMMERSIDE DR., SUITE 202 DALLAS, TEXAS 75252 (972) 380-2605 FAX (972) 380-2609	<b>DRAINAGE EASEMENT NO. 11</b>	
	<b>CITY OF FRISCO, COLLIN COUNTY, TEXAS</b>	
	JABEZ DEGMAN SURVEY ABST. NO. 279	
	Job Name: FRISCO BRIDGES	
	PROJECT NO.: \JOB\B709701\TM\da.prj	Date: Sep 23, 1998

4289 0088

**EXHIBIT "A"**

**LEGAL DESCRIPTION  
DRAINAGE EASEMENT NO. 12  
2.0719 ACRES**

BEING a tract of land out of the JABEZ DEGMAN SURVEY, Abstract No. 279 in the City of Frisco, Collin County, Texas, being part of the 583.09 acre tract of land described in deed to Gaylord Properties, LP, recorded in Collin County Clerk's File No. 97-0017698 of the Land Records of Collin County, Texas and being more particularly described as follows:

COMMENCING at a 5/8" iron rod found with a red plastic cap stamped "PBS&J, INC" (hereinafter called 5/8" iron rod found) for the southeast corner of a corner clip at the intersection of the south right-of-way line of Gaylord Parkway (variable width ROW) dedicated to the City of Frisco, Texas, recorded in Collin County Clerk's File No. 97-0078464 of the Land Records of Collin County, Texas and the west right-of-way line of Parkwood Boulevard (variable width ROW) dedicated to the City of Frisco, Texas, recorded in Collin County Clerk's File No. 97-0079466 of the Land Records of Collin County, Texas for the beginning of a curve to the right, having a central angle of 35°38'57", a radius of 1038.00 feet and a chord bearing and distance of South 12°58'19" West, 834.63 feet;

THENCE with said west right-of-way line, the following courses and distances to wit:  
Southerly, with said curve, an arc distance of 644.90 feet to a 5/8" iron rod found for corner;  
South 30°48'17" West, a distance of 55.81 feet to a point for the POINT OF BEGINNING and the beginning of a curve to the left, having a central angle of 05°48'56", a radius of 1164.00 feet and a chord bearing and distance of South 27°51'19" West, 118.44 feet;

THENCE southwesterly, with said west right-of-way line and said curve, an arc distance of 118.49 feet to a point for corner;

THENCE leaving the west right-of-way line of Parkwood Boulevard, the following courses and distances to wit:

North 89°28'02" West, a distance of 110.49 feet to a point for corner;  
North 81°10'38" West, a distance of 85.36 feet to a point for corner;  
South 83°38'20" West, a distance of 707.48 feet to a point for corner;  
North 26°21'40" West, a distance of 78.03 feet to a point for corner;  
North 81°53'24" East, a distance of 758.68 feet to a point for corner;  
South 81°10'38" East, a distance of 157.28 feet to a point for corner;  
South 69°29'02" East, a distance of 102.81 feet to the POINT OF BEGINNING and containing 2.0719 acres of land.

Bearing system based on the deed recorded in Collin County Clerk's File No. 97-0079455 of the Land Records of Collin County, Texas.

4289 0089

### GAYLORD PARKWAY

VARIABLE WIDTH ROW  
C.C.C.F. #87-0078454  
L.R.C.C.T.

POINT OF COMMENCING

PARKWOOD BLVD.  
VARIABLE WIDTH ROW  
C.C.C.F. #87-0078466  
L.R.C.C.T.

$\Delta = 35^{\circ}39'57''$   
 $R = 1038.00'$   
 $L = 644.80'$   
 $CB = S12^{\circ}58'19''W$   
 $C = 834.63'$

GAYLORD PROPERTIES, LP  
C.C.C.F. # 87-0017688  
L.R.C.C.T.

$S81^{\circ}10'36''E$   
167.28'

$S88^{\circ}28'02''E$   
102.61'

POINT OF BEGINNING

$S30^{\circ}48'17''W$   
55.91'

$\Delta = 06^{\circ}49'58''$   
 $R = 1184.00'$   
 $L = 118.48'$   
 $CB = S27^{\circ}51'19''W$   
 $C = 118.44'$

$N81^{\circ}53'24''E$   
758.65'

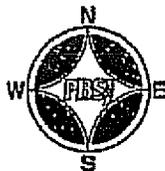
$N81^{\circ}10'36''W$   
95.35'

$N60^{\circ}20'02''W$   
110.48'

2.0719 AC.  
DRAINAGE  
ESMT.

$N26^{\circ}21'40''W$   
78.03'

JABEZ DEGHAN  
SURVEY ABST. NO. 279



GRAPHIC SCALE IN FEET

**PBSV** ENGINEERING  
PLANNING  
LANDSCAPE ARCHITECTURE  
SURVEYING

5990 SUMMERSIDE DR., SUITE 202  
DALLAS, TEXAS 75252  
(972) 380-2605  
FAX (972) 380-2608

### DRAINAGE EASEMENT NO. 12

CITY OF FRISCO, COLLIN COUNTY, TEXAS

JABEZ DEGHAN SURVEY ABST. NO. 279

Job Name: FRISCO BRIGES

PROJECT NO.: L:\JOB\8709701\TM\da.pro

Date: Oct 6, 1998

4289 0090

**EXHIBIT "A"**

**LEGAL DESCRIPTION  
DRAINAGE EASEMENT NO. 13  
1.0023 ACRES**

**BEING** a tract of land out of the JABEZ DEGMAN SURVEY, Abstract No. 279, in the City of Frisco, Collin County, Texas, being part of the 683.09 acre tract of land described in deed to Gaylord Properties, LP, recorded in Collin County Clerk's File No. 97-0017596 of the Land Records of Collin County, Texas and being more particularly described as follows:

**BEGINNING** at a 5/8" iron rod found with a red plastic cap stamped "PBB&J, Inc" (hereinafter called 5/8" iron rod found) for the northeast corner of a corner clip at the intersection of the south right-of-way line of Gaylord Parkway (variable width ROW) dedicated to the City of Frisco, Texas, recorded in Collin County Clerk's File No. 97-0078454 of the Land Records of Collin County, Texas and the east right-of-way line of the Dallas North Tollway

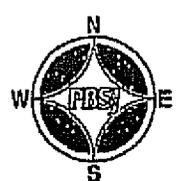
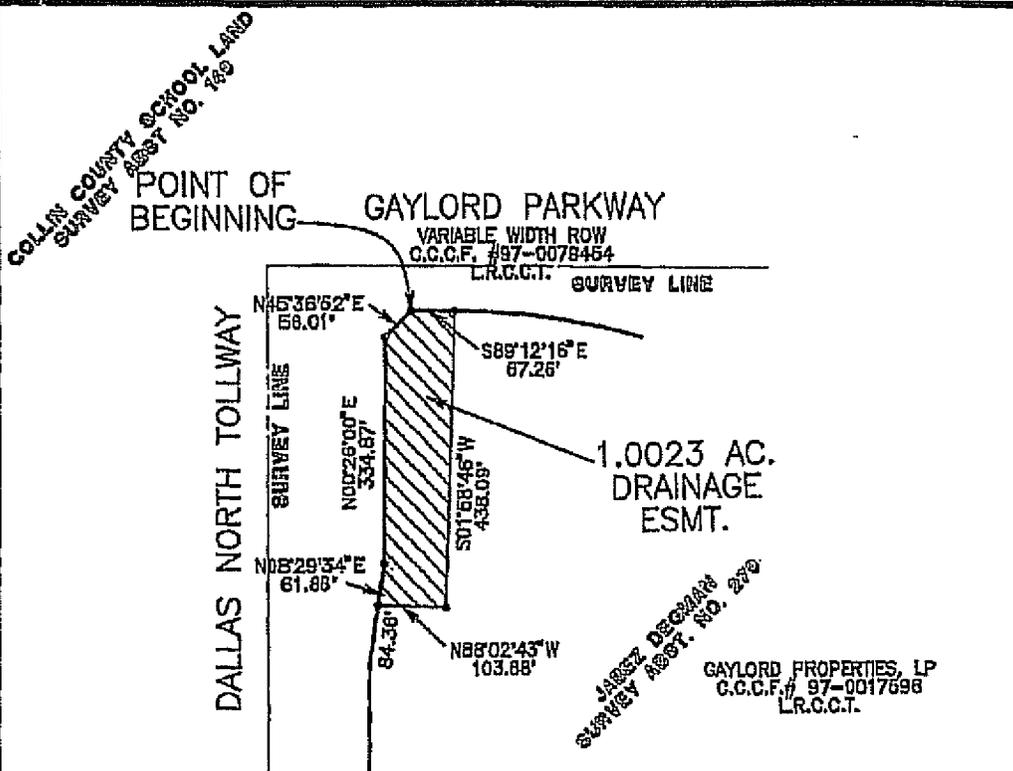
**THENCE** with the south right-of-way line of Gaylord Parkway, South 88°12'16" East, a distance of 67.26 feet to a point for corner;

**THENCE** leaving said south right-of-way line, the following courses and distances to wit:  
South 01°56'46" West, a distance of 438.09 feet to a point for corner;  
North 86°02'43" West, a distance of 103.88 feet to a point in the east right-of-way line of the Dallas North Tollway;

**THENCE** with said east right-of-way line, the following courses and distances to wit:  
North 08°29'34" East, a distance of 61.86 feet to a 5/8" iron rod found for corner;  
North 00°26'00" East, a distance of 334.87 feet to a 5/8" iron rod found for corner;  
North 45°36'52" East, a distance of 66.01 feet to the **POINT OF BEGINNING** and containing 1.0023 acres of land.

Bearing system based on the deed recorded in Collin County Clerk's File No. 97-0078454 of the Land Records of Collin County, Texas.

4289 0091



GRAPHIC SCALE IN FEET

**PBS** ENGINEERING  
 PLANNING  
 LANDSCAPE ARCHITECTURE  
 SURVEYING

5899 SUMMERSIDE DR., SUITE 202  
 DALLAS, TEXAS 75252  
 (972) 380-2605  
 FAX 70721 380-7500

<b>DRAINAGE EASEMENT NO. 13</b>	
<b>CITY OF FRISCO, COLLIN COUNTY, TEXAS</b>	
JABEZ DEONAN SURVEY ABST. NO. 279	
Job Name: FRISCO BRIDGES	
PROJECT NO. 13-108-878301-TX-01	Date: Sep 23, 1998

4289 0092

ANY PROVISION HEREIN WHICH PURSUANTS TO THE RULES, OR USE OF THE  
DISCREETIONARY POWER OF COURTS OR STATE OR FEDERAL AND  
PROFESSIONAL SOCIETY FEDERAL LAW (COUNTY OF COLLIER  
(THE STATE OF FLORIDA)  
I hereby certify that this instrument was filed in the Public Records Office of the State of  
FLORIDA and that the same is a true and correct copy of the original as the same was  
filed in the Public Records Office of the State of Florida.

NOV 06 1998

*Helen Starne* 

Filed for Record in:  
COLLIN COUNTY, TX  
HONORABLE HELEN STARNE

On 1998/11/06

At 9:19A

Number: 98- 0124524  
Type : EM 65.00

PLEASE RETURN TO  
AMERICAN TITLE COMPANY  
3131 TURTLE CREEK BLVD., SUITE 101  
DALLAS, TEXAS 75219