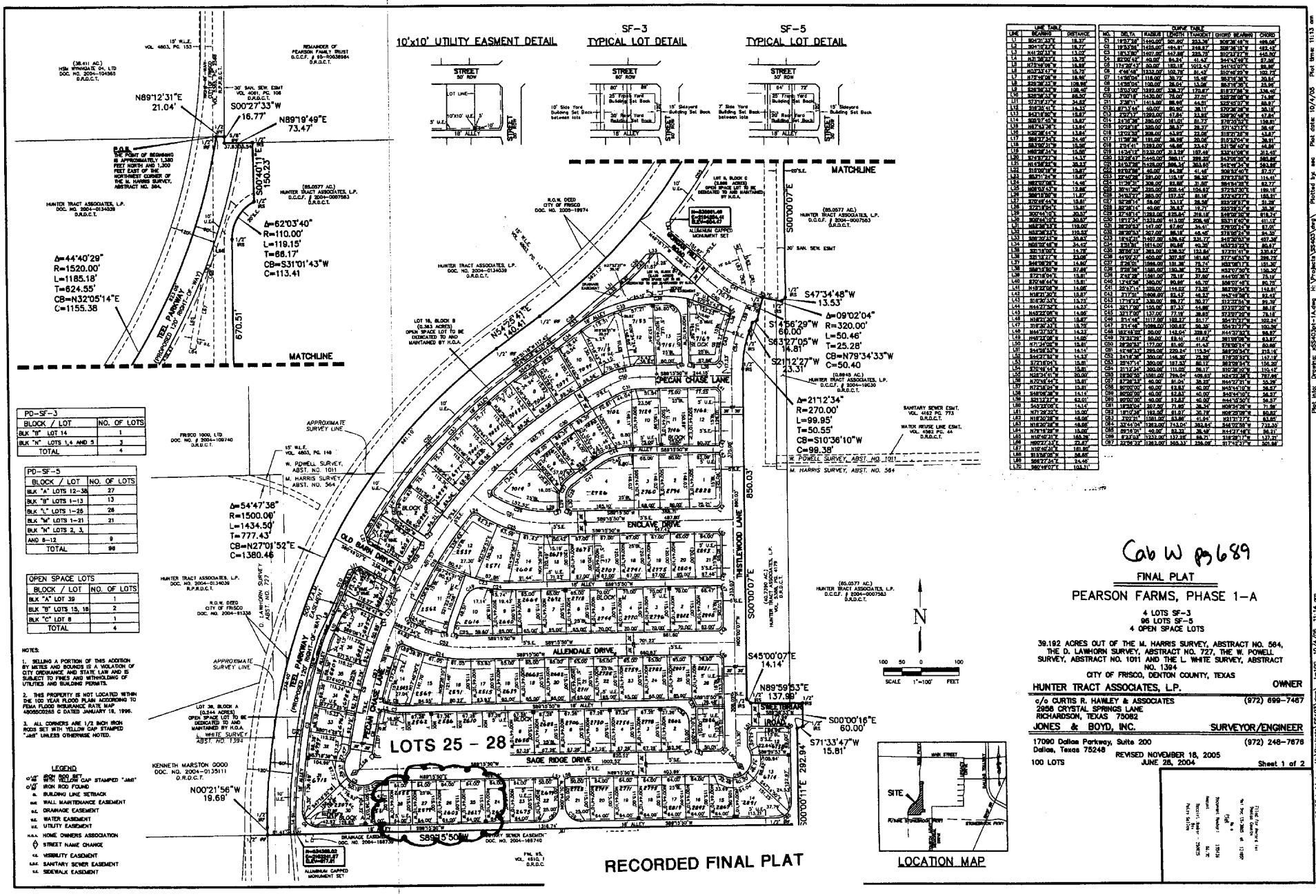
PEARSON FARMS 1-A – FINAL PLAT



PD-SF-3	
BLOCK / LOT	NO. OF LOTS
BLK "B" LOT 14	1
BLK "N" LOTS 1,4 AND 5	3
TOTAL	4

PD-SF-5	
BLOCK / LOT	NO. OF LOTS
BLK "A" LOTS 12-38	27
BLK "B" LOTS 1-13	13
BLK "L" LOTS 1-26	26
BLK "M" LOTS 1-21	21
BLK "N" LOTS 2, 3,	
AND 8-12	9
TOTAL	98

OPEN SPACE LOTS	
BLOCK / LOT	NO. OF LOTS
BLK "A" LOT 39	1
BLK "B" LOTS 15, 18	2
BLK "C" LOT 8	1
TOTAL	4

NOTES:

1. 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.

2. THIS PROPERTY IS NOT LOCATED WITHIN THE 100 YEAR FLOOD PLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 480500285 C DATED JANUARY 18, 1996.

3. ALL CORNERS ARE 1/2 INCH IRON RODS SET WITH YELLOW CAP STAMPED "JBS" UNLESS OTHERWISE NOTED.

LEGEND

- 1/2" IRON ROD SET WITH YELLOW CAP STAMPED "JBS"
- IRON ROD FOUND
- B.L. BUILDING LINE SETBACK
- W.M.E. WALL MAINTENANCE EASEMENT
- D.E. DRAINAGE EASEMENT
- W.E. WATER EASEMENT
- U.E. UTILITY EASEMENT
- H.O.A. HOME OWNERS ASSOCIATION
- STREET NAME CHANGE
- V.E. VISIBILITY EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- S.E. SIDEWALK EASEMENT

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S04°31'33"E	18.37'
L2	S05°17'02"E	19.77'
L3	N41°20'43"W	13.02'
L4	N31°30'37"W	13.72'
L5	N73°49'09"W	18.89'
L6	N03°33'47"W	16.72'
L7	N72°06'06"W	18.90'
L8	S28°36'33"W	108.86'
L9	S28°36'33"W	108.40'
L10	S28°36'33"W	69.50'
L11	S73°19'37"W	34.62'
L12	S18°35'51"E	14.33'
L13	S43°18'50"E	14.33'
L14	S09°07'45"W	15.87'
L15	N87°13'38"W	13.61'
L16	N30°28'41"W	13.61'
L17	S88°27'34"E	24.49'
L18	S83°30'13"W	15.58'
L19	N80°28'34"W	15.58'
L20	S74°57'27"E	14.33'
L21	N14°58'24"E	35.33'
L22	S15°06'18"W	15.87'
L23	S82°11'24"W	15.87'
L24	N07°00'00"W	14.49'
L25	N08°03'43"W	12.88'
L26	S88°10'50"W	11.87'
L27	S72°05'44"W	15.87'
L28	S72°18'06"E	15.87'
L29	S00°40'00"E	30.53'
L30	S00°40'00"E	30.53'
L31	N88°28'13"E	110.00'
L32	N03°36'33"E	110.00'
L33	S28°36'33"W	30.43'
L34	N03°03'46"W	34.42'
L35	S21°18'00"E	15.72'
L36	S21°18'27"E	23.08'
L37	S44°08'26"W	14.84'
L38	S88°13'50"W	57.88'
L39	S72°18'04"E	15.81'
L40	S72°48'44"W	15.81'
L41	N18°22'06"E	15.06'
L42	N18°21'00"E	15.87'
L43	S18°30'53"W	15.72'
L44	N44°37'50"E	14.33'
L45	N44°37'00"W	14.00'
L46	N44°37'00"E	15.87'
L47	S18°30'53"E	15.72'
L48	N44°37'50"E	14.33'
L49	N44°37'00"W	14.00'
L50	N71°34'00"W	15.81'
L51	S44°37'50"W	14.14'
L52	S44°37'50"E	15.33'
L53	S72°18'04"E	15.81'
L54	S70°49'44"W	15.81'
L55	N28°36'42"W	20.00'
L56	N70°58'44"E	15.81'
L57	N72°18'04"E	15.81'
L58	S48°06'38"W	14.14'
L59	S31°12'27"W	62.01'
L60	S49°33'00"E	14.14'
L61	N71°26'32"E	15.00'
L62	N18°30'38"W	48.06'
L63	N18°30'38"W	48.06'
L64	N78°19'38"W	15.00'
L65	N10°49'31"E	165.26'
L66	N80°27'33"E	23.47'
L67	N10°49'31"E	181.50'
L68	S13°30'06"E	34.00'
L69	S88°27'34"E	24.48'
L70	S80°49'07"E	103.31'

CURVE TABLE						
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	19°37'28"	1440.00'	501.90'	253.39'	S08°36'18"W	499.40'
C2	19°37'28"	1555.00'	541.81'	273.62'	S08°36'18"W	539.22'
C3	18°13'00"	1407.00'	447.88'	225.75'	S10°31'27"W	446.02'
C4	90°00'42"	30.00'	94.24'	61.43'	S44°43'49"E	84.86'
C5	173°26'12"	30.00'	182.18'	31.90'	S41°15'07"W	59.86'
C6	4°56'48"	1232.00'	102.72'	51.42'	S10°46'55"W	102.72'
C7	14°36'04"	118.00'	30.77'	15.46'	S07°18'38"E	30.68'
C8	14°36'04"	108.00'	28.04'	14.08'	S07°18'38"E	28.00'
C9	120°00'00"	1232.00'	338.27'	170.67'	S18°37'38"E	336.40'
C10	270°11'8"	1430.00'	75.00'	37.51'	S22°26'06"E	74.99'
C11	3°36'11"	1414.00'	88.98'	44.51'	S22°45'07"W	88.97'
C12	87°03'54"	40.00'	60.80'	38.11'	S70°36'38"W	55.16'
C13	3°04'17"	1293.00'	67.87'	33.92'	S20°30'48"E	67.86'
C14	24°34'38"	390.00'	161.01'	81.73'	S78°20'06"E	159.81'
C15	32°22'18"	380.00'	86.07'	44.37'	S71°45'12"E	85.48'
C16	10°03'30"	300.00'	53.05'	26.60'	S18°21'38"E	53.07'
C17	11°38'38"	191.00'	38.98'	20.06'	S18°24'04"E	38.91'
C18	27°41'41"	1383.00'	46.49'	23.43'	S31°38'40"W	46.48'
C19	14°34'12"	1232.00'	313.39'	157.48'	S32°41'06"E	312.45'
C20	33°28'47"	1440.00'	388.11'	196.29'	S43°06'30"E	386.80'
C21	34°37'26"	1425.00'	864.34'	363.65'	S42°24'34"E	851.33'
C22	93°32'08"	40.00'	64.39'	41.48'	S08°32'40"E	57.57'
C23	22°40'28"	281.00'	115.18'	58.35'	S73°23'38"E	114.41'
C24	11°36'21"	308.00'	62.68'	31.46'	S61°18'38"E	62.77'
C25	30°41'30"	395.00'	202.44'	104.52'	S73°43'30"E	199.98'
C26	34°53'27"	285.00'	173.53'	89.18'	S73°43'27"E	169.31'
C27	12°28'44"	59.00'	13.11'	6.58'	S22°28'27"E	31.08'
C28	52°38'14"	40.00'	36.83'	19.71'	S22°28'27"E	35.38'
C29	27°49'14"	1232.00'	598.04'	304.07'	S18°21'38"E	592.17'
C30	10°12'34"	1232.00'	219.52'	110.08'	S33°11'40"E	219.21'
C31	26°28'53"	147.00'	67.90'	34.41'	S76°05'24"W	67.31'
C32	26°28'53"	147.00'	68.18'	45.45'	S76°05'24"W	66.32'
C33	19°43'31"	1407.00'	484.43'	245.27'	S42°20'33"W	482.18'
C34	2°51'54"	1614.00'	80.88'	40.39'	S53°25'22"W	80.87'
C35	26°06'32"	363.00'	158.32'	80.57'	S72°31'41"W	156.97'
C36	44°00'37"	400.00'	307.30'	161.88'	S77°46'53"W	299.79'
C37	9°26'01"	1588.00'	181.38'	90.74'	N83°08'11"E	181.30'
C38	27°08'36"	1381.00'	190.38'	97.22'	N83°07'30"E	189.30'
C39	2°42'28"	1061.00'	75.19'	37.60'	N44°50'38"E	75.19'
C40	13°46'36"	380.00'	90.88'	45.70'	S84°07'48"E	90.70'
C41	20°47'14"	398.00'	144.32'	73.02'	N82°39'34"E	143.51'
C42	21°31'01"	1808.00'	63.13'	46.57'	N43°48'38"E	63.13'
C43	17°19'24"	330.00'	99.77'	50.27'	S13°33'34"W	99.38'
C44	30°17'00"	100.00'	87.43'	44.88'	S73°07'30"E	86.18'
C45	52°17'00"	137.00'	77.78'	39.83'	S73°07'30"E	75.18'
C46	52°17'00"	1117.00'	636.37'	327.57'	S54°07'30"E	614.56'
C47	21°14'8"	1089.00'	100.62'	50.86'	S55°21'37"E	100.06'
C48	102°18'02"	30.00'	143.04'	128.13'	N44°27'30"E	96.07'
C49	21°30'26"	50.00'	18.77'	11.82'	N81°06'06"E	63.07'
C50	28°26'38"	177.00'	81.40'	41.52'	S72°30'37"E	80.60'
C51	43°48'33"	288.00'	220.24'	115.54'	S81°25'54"E	215.16'
C52	23°14'26"	350.00'	148.30'	75.28'	S72°35'34"E	147.17'
C53	25°47'14"	380.00'	167.33'	85.12'	S81°28'54"E	165.30'
C54	21°12'34"	300.00'	111.03'	56.17'	S10°36'10"W	110.42'
C55	102°36'32"	1081.00'	789.00'	428.63'	N22°23'38"E	767.69'
C56	47°28'33"	40.00'	81.04'	38.22'	N44°27'01"W	79.28'
C57	90°00'00"	40.00'	62.83'	40.00'	N45°46'10"W	56.57'
C58	90°00'00"	40.00'	62.83'	40.00'	N44°13'50"E	56.57'
C59	90°00'00"	40.00'	62.83'	40.00'	N44°13'50"E	56.57'
C60	18°20'00"	207.00'	71.00'	35.79'	N09°36'06"E	71.00'
C61	18°10'36"	192.00'	61.07'	30.78'	N09°26'08"E	60.82'
C62	7°02'31"	1281.00'	63.08'	31.54'	N13°31'27"E	63.08'
C63	33°44'04"	1263.00'	743.04'	383.64'	S44°02'38"W	732.30'
C64	90°00'00"	40.00'	62.83'	39.48'	N44°27'46"E	56.51'
C65	9°33'04"	1232.00'	137.28'	68.71'	S18°20'17"E	137.20'
C67	42°59'32"	1282.00'	309.83'	163.06'	S17°43'27"W	301.84'

Cab W pg 689

FINAL PLAT

PEARSON FARMS, PHASE 1-A

4 LOTS SF-3
96 LOTS SF-5
4 OPEN SPACE LOTS

39.192 ACRES OUT OF THE M. HARRIS SURVEY, ABSTRACT NO. 564, THE D. LAWHORN SURVEY, ABSTRACT NO. 727, THE W. POWELL SURVEY, ABSTRACT NO. 1011 AND THE L. WHITE SURVEY, ABSTRACT NO. 1394
CITY OF FRISCO, DENTON COUNTY, TEXAS

HUNTER TRACT ASSOCIATES, L.P. — OWNER
c/o CURTIS R. HAWLEY & ASSOCIATES — (972) 699-7467
2956 CRYSTAL SPRINGS LANE
RICHARDSON, TEXAS 75082

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REVISED NOVEMBER 16, 2005
100 LOTS — JUNE 28, 2004 — Sheet 1 of 2

FP04-0019 #41