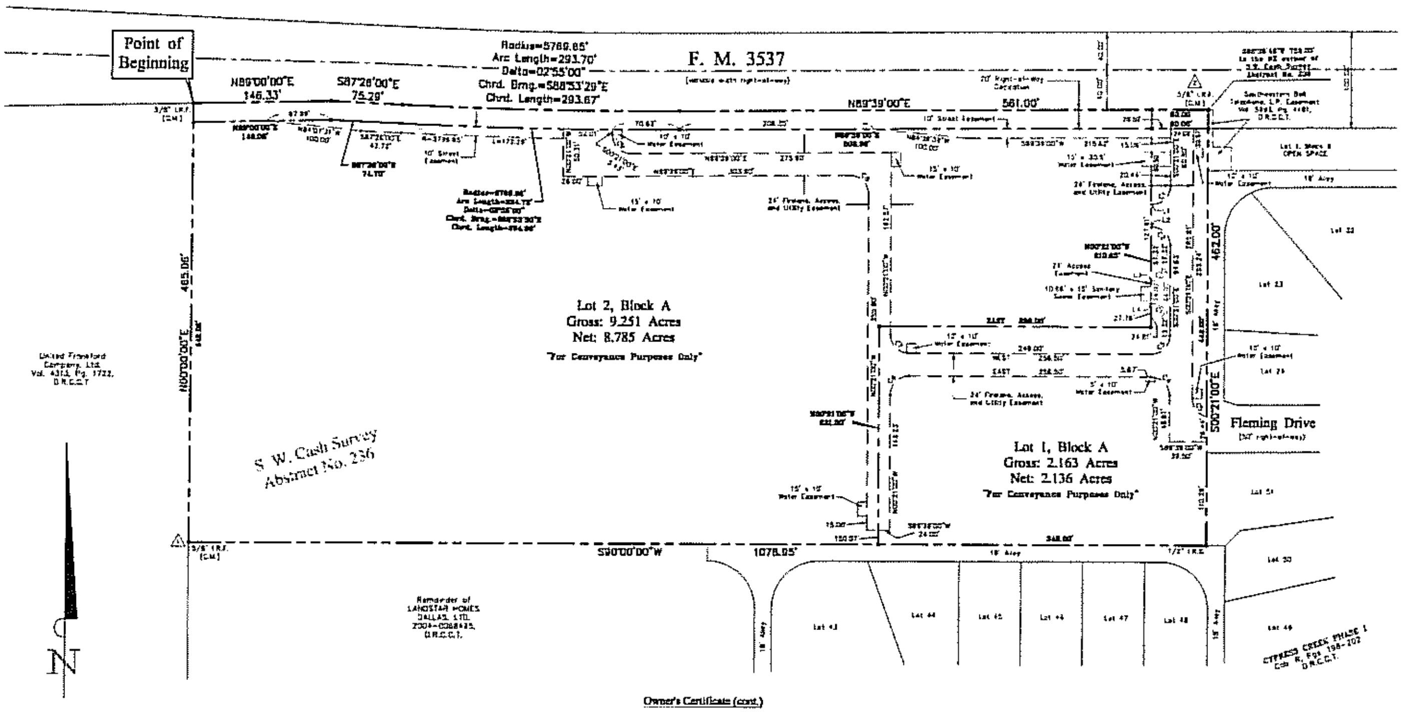
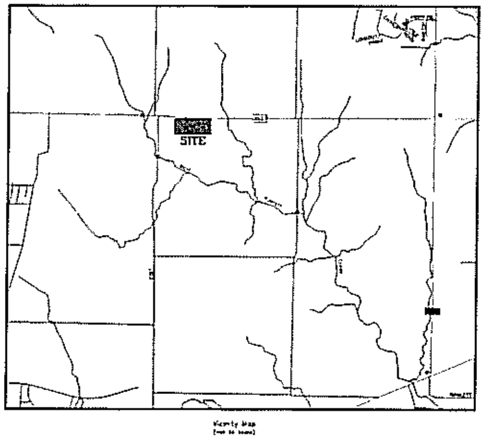
PREVIOUSLY APPROVED





Vicinity Map (not to scale)

CERTIFICATE OF APPROVAL:

Approved this the ______ day of ____________, 2008, by the Planning and Zoning Commission, City of Frisco.

______________ Planning and Zoning Commission Chairperson

______________ City Secretary

______________ City Engineer

______________ Planning Department

Line Table		
No.	Bearing	Dist.
L1	N89°39'00"E	[illegible]
L2	S89°39'00"W	0.50'
L3	N89°39'00"E	0.50'
L4	S89°39'00"W	0.50'

Curve Table					
No.	Radius	Arc Length	Delta	Chrd. Bearing	Chrd. Length
C1	20.00'	31.57'	90°00'00"	N44°49'00"E	28.28'
C2	20.00'	31.57'	90°00'00"	N45°21'00"W	28.28'
C3	20.00'	31.54'	90°21'00"	N44°49'30"E	28.37'
C4	20.00'	31.29'	89°39'00"	N45°10'30"W	28.23'
C5	20.00'	26.88'	76°58'48"	[illegible]	24.63'
C6	20.00'	31.54'	90°21'00"	S44°49'30"W	28.37'
C7	20.00'	31.29'	89°39'00"	N45°10'30"E	28.23'
C8	20.00'	31.42'	90°00'00"	N45°21'00"W	28.28'
C9	20.00'	31.42'	90°00'00"	S45°21'00"E	28.28'
C10	20.00'	31.62'	90°30'00"	N41°39'00"E	28.78'
C11	20.00'	31.82'	90°00'00"	N45°21'00"W	28.29'

Owner's Certificate

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS United Frankford, Ltd. is the owner of a tract of land situated in the S. W. Cash Survey, Abstract No. 236, in the City of Frisco, Collin County, Texas and being all of that called 11.415 acre tract of land described by deed to United Frankford, Ltd., as recorded in Volume 4433, Page 2144, of the Deed Records of Collin County, Texas (D.R.C.C.T.), said tract being more particularly described as follows:

BEGINNING at a 5/8" iron rod found for corner, said corner being the northwest corner of said 11.415 acre tract, same being the northeast corner of a called 25.010 acre tract of land described by deed to United Frankford, Ltd., as recorded in Volume 4313, Page 1722, D.R.C.C.T., said corner also being in the southerly monumented line of F.M. 3537;

THENCE along said southerly monumented line, same being the northerly line of said 11.415 acre tract, the following courses and distances:

North 89°00'00" East, a distance of 146.33' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" set for corner (hereinafter referred to as a 1/2" iron rod set);

South 87°28'00" East, a distance of 75.29' to a TxDot Monument found, said corner being at the beginning of a non-tangent curve to the left, having a radius of 5769.85', a central angle of 02°55'00" and a chord which bears South 88°53'29" East, with a chord distance of 293.67';

Thence in a southeasterly direction, along said curve to the left, an arc length of 293.70' to a TxDot Monument found for corner;

North 89°39'00" East, a distance of 561.00' to a 5/8" iron rod found for corner, said corner being the northeast corner of said 11.415 acre tract;

THENCE South 00°21'00" East, along the east line of said 11.415 acre tract, and also along the west line of CYPRESS CREEK PHASE 1, recorded in Cabinet R, Pages 198-202, of the Map Records of Collin County, Texas (M.R.C.C.T.), a distance of 462.00' to a 1/2" iron rod set for corner;

THENCE South 90°00'00" West, along the south line of said 11.415 acre tract, same being a north line of said addition and also along the north line of the remainder of a tract of land described by deed to LANDSTAR DALLAS HOMES, LTD., as recorded under County Clerk's File No. 2004-0068425, D.R.C.C.T., a distance of 1078.05' to a 5/8" iron rod found for corner, said corner being in the easterly line of said 25.010 acre tract;

THENCE North 00°00'00" East, along the common line between said 11.415 and 25.010 acre tracts, a distance of 465.06' to the POINT OF BEGINNING and containing 11.415 acres of land, more or less.

GRAPHIC SCALE

0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

Owner's Certificate (cont.)

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That United Frankford, Ltd., acting herein by and through its duly authorized officers, do hereby certify and adopt this plat designating the herein above described property as BLOCK A, LOTS 1 AND 2, COIT - 3537 ADDITION, an addition to the City of Frisco, Texas do hereby dedicate to the public use forever, the streets and alleys shown thereon.

That United Frankford, Ltd. does herein certify the following:

1. The streets and alleys are dedicated for street and alley purposes.
2. All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
3. The easements and public use areas, as shown, are dedicated for the public use forever for the purposes indicated on this plat.
4. 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.
5. The City of Frisco is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
6. 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.
7. 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.
8. 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.
9. All modifications to this document shall be by means of plat and approved by the City of Frisco.
10. Access Easements
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.
11. Fire Lane Easements
The undersigned covenants and agrees that he/she (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface, paved in accordance with City standards and that he/she (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs or other improvements or obstruction, including but not limited to the parking, loading or unloading of motor vehicles, trailers, boats or other impediments to the access of fire apparatus. The maintenance of pavement in accordance to City standards of the fire lane easements is the responsibility of the owner, and the owner shall post and maintain signage in accordance to City standards in conspicuous places along the fire lanes, stating "Fire Lane, No Parking". The police or his/her duly authorized representative is hereby authorized to enforce such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

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

WITNESS, my hand, this the ______ day of ______________, 2008.

____
Authorized Signature

____
Gordon A. Edwards
Printed Name and Title

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 Gordon A. Edwards, 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 consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ______ day of ______________, 2008.

____
Notary Public, State of Texas

NOTES:

1.) Bearings are based on the deed to United Frankford Ltd., as recorded in Volume 4433, Page 2144, D.R.C.C.T.

2.) Selling off 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.

3.) No 100-year flood plain exists onsite.

4.) A Conveyance Plat is a record of property approved by the City of Frisco for the purpose of sale or conveyance in its entirety or interests thereon defined. No building permit shall be issued nor permanent public utility service be provided until a final plat is approved, filed of record and public improvement 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, except as shown on an approved, filed and accepted conveyance plat, final plat or replat is a violation of the city ordinance and state law.

Coordinates shown are based on
City of Frisco Station Numbers 17 and 19
State Plane Coordinates NAD '83
Texas North Central
(Grid Values)

△1 5/8" Iron Rod Found N = 7,106,087.7446 E = 2,493,781.1750 Z = ELEV. 720.31'	△2 5/8" Iron Rod Found N = 7,108,330.4443 E = 2,500,266.9809 Z = ELEV. 733.12'

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 Gordon A. Edwards, 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 consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ______ day of ______________, 2008.

____
Notary Public, State of Texas

SURVEYOR'S CERTIFICATION:

That I, Michael B. Arthur, 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.

______________ Date: ______________

Michael B. Arthur
Registered Professional Land Surveyor
Texas Registration No. 5686

STATE OF TEXAS REGISTERED MICHAEL B. ARTHUR 5686 PROFESSIONAL LAND SURVEYOR

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 Michael B. Arthur, 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 consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ______ day of ______________, 2008.

____
Notary Public, State of Texas

Owner
United Frankford, Ltd.
7001 Preston Road, Suite 500
Dallas, Texas 75205
(214) 234-4834

Engineer
Homeyer Associates, Inc.
1525 Bozman Road
Wylie, Texas 75098
(972) 442-7459

Surveyor
North Texas Surveying, LLC
1515 South McDonald St., Suite 110
McKinney, Texas 75069
(469) 424-2074
www.northtexassurveying.com

CONVEYANCE PLAT
BLOCK A, LOTS 1 AND 2
COIT - 3537 ADDITION

407,247 Sq. Ft. / 11.415 Acres
in the
S. W. Cash Survey - Abstract No. 236
City of Frisco, Collin County, Texas

Dated: January, 2008 Scale: 1" = 60'

Job No. 2008-0016.dwg