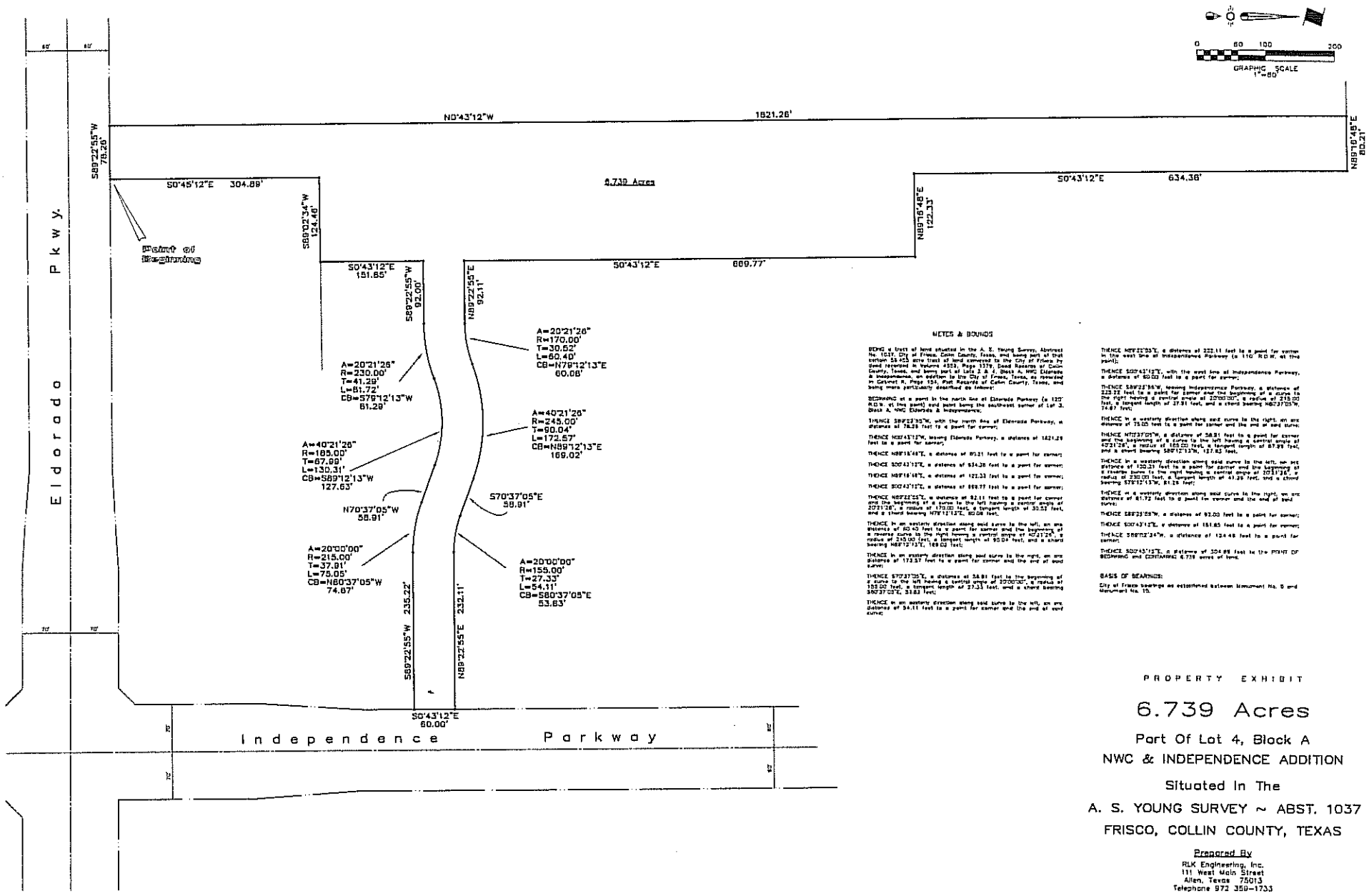


METES & BOUNDS

BEING a tract of land situated in the A. S. Young Survey, Abstract No. 1037, City of Frisco, Collin County, Texas, and being part of that certain 38.425 acre tract of land conveyed to the City of Frisco by deed recorded in Volume 4553, Page 1379, Deed Records of Collin County, Texas, and being part of Lots 3 & 4, Block A, NWC Eldorado & Independence, an addition to the City of Frisco, Texas, as recorded in Cabinet K, Page 154, Plat Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a point in the north line of Eldorado Parkway (a 120' R.O.W. at this point) and point being the southeast corner of Lot 3, Block A, NWC Eldorado & Independence;

THENCE S89°22'55"W, with the north line of Eldorado Parkway, a distance of 78.26 feet to a point for corner;

THENCE N0°43'12"W, leaving Eldorado Parkway, a distance of 1821.26 feet to a point for corner;

THENCE N89°16'48"E, a distance of 80.21 feet to a point for corner;

THENCE S0°43'12"E, a distance of 634.38 feet to a point for corner;

THENCE N89°16'48"E, a distance of 122.33 feet to a point for corner;

THENCE S0°43'12"E, a distance of 669.77 feet to a point for corner;

THENCE N89°22'55"E, a distance of 92.11 feet to a point for corner and the beginning of a curve to the left having a central angle of 20°21'26", a radius of 170.00 feet, a tangent length of 30.52 feet, and a chord bearing N79°12'13"E, 60.08 feet;

THENCE in an easterly direction along said curve to the left, an arc distance of 60.40 feet to a point for corner and the beginning of a reverse curve to the right having a central angle of 40°21'26", a radius of 245.00 feet, a tangent length of 90.04 feet, and a chord bearing N89°12'13"E, 169.02 feet;

THENCE in an easterly direction along said curve to the right, an arc distance of 172.57 feet to a point for corner and the end of said curve;

THENCE S70°37'05"E, a distance of 58.91 feet to the beginning of a curve to the left having a central angle of 20°00'00", a radius of 155.00 feet, a tangent length of 27.33 feet, and a chord bearing S80°37'05"E, 53.83 feet;

THENCE in an easterly direction along said curve to the left, an arc distance of 54.11 feet to a point for corner and the end of said curve;

THENCE N89°22'55"E, a distance of 232.11 feet to a point for corner in the west line of Independence Parkway (a 110' R.O.W. at this point);

THENCE S0°43'12"E, with the west line of Independence Parkway, a distance of 60.00 feet to a point for corner;

THENCE S89°22'55"W, leaving Independence Parkway, a distance of 235.22 feet to a point for corner and the beginning of a curve to the right having a central angle of 20°00'00", a radius of 215.00 feet, a tangent length of 37.81 feet, and a chord bearing N80°37'05"W, 74.67 feet;

THENCE in a westerly direction along said curve to the right, an arc distance of 75.05 feet to a point for corner and the end of said curve;

THENCE N70°37'05"W, a distance of 58.91 feet to a point for corner and the beginning of a curve to the left having a central angle of 40°21'26", a radius of 185.00 feet, a tangent length of 67.99 feet, and a chord bearing S89°12'13"W, 127.63 feet;

THENCE in a westerly direction along said curve to the left, an arc distance of 130.31 feet to a point for corner and the beginning of a reverse curve to the right having a central angle of 20°21'26", a radius of 230.00 feet, a tangent length of 41.29 feet, and a chord bearing S79°12'13"W, 81.29 feet;

THENCE in a westerly direction along said curve to the right, an arc distance of 81.72 feet to a point for corner and the end of said curve;

THENCE S89°22'55"W, a distance of 92.00 feet to a point for corner;

THENCE S0°43'12"E, a distance of 151.85 feet to a point for corner;

THENCE S89°02'34"W, a distance of 124.46 feet to a point for corner;

THENCE S0°45'12"E, a distance of 304.89 feet to the POINT OF BEGINNING and CONTAINING 6.739 acres of land.

BASIS OF BEARINGS:

City of Frisco bearings are established between Monument No. 9 and Monument No. 15.

PROPERTY EXHIBIT

6.739 Acres

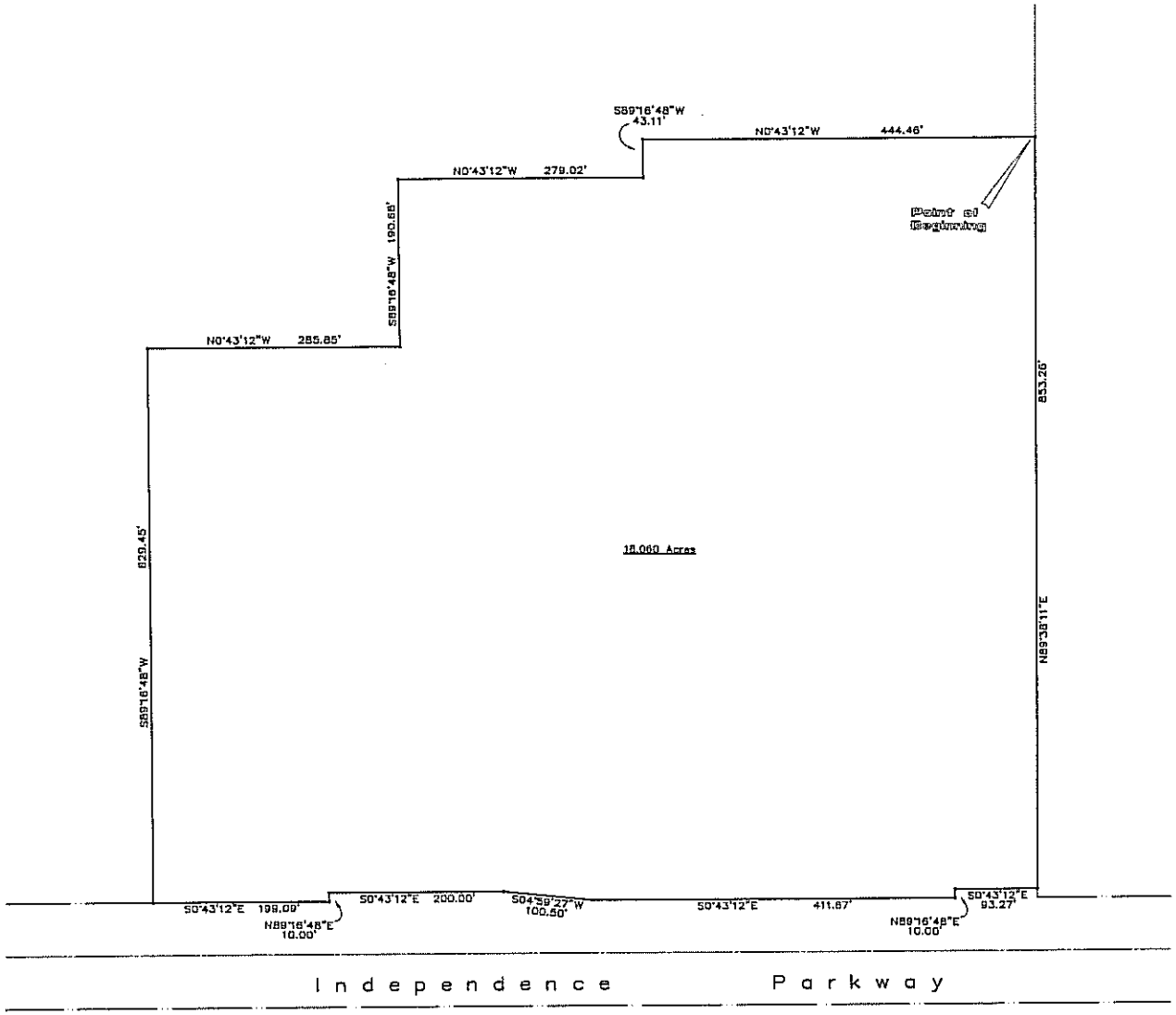
Part Of Lot 4, Block A
NWC & INDEPENDENCE ADDITION
Situated In The
A. S. YOUNG SURVEY ~ ABST. 1037
FRISCO, COLLIN COUNTY, TEXAS

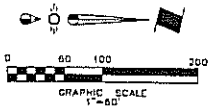
Prepared By
RLK Engineering, Inc.
111 West Main Street
Allen, Texas 75013
Telephone 972 359-1733

March 7, 2007

CITY FOR FISD

ROACH MIDDLE/FUTURE HS





METES & BOUNDS

BEING a tract of land situated in the A. S. Young Survey, Abstract No. 1037, City of Frisco, Collin County, Texas, and being part of that certain 38.453 acre tract of land conveyed to the City of Frisco by deed recorded in Volume 4584, Page 1379, Deed Records of Collin County, Texas, and being part of Lot 1, Block A, NWC Eldorado & Independence, an addition to the City of Frisco, Texas, as recorded in Cabinet P, Page 154, Plat Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at the northwest corner of the aforementioned City of Frisco tract;

THENCE N89°38'11"E, with the north line of said City of Frisco tract, a distance of 853.26 feet to a point for corner in the west line of Independence Parkway (a variable width R.O.W.);

THENCE with the west line of Independence Parkway the following:

S0°43'12"E, a distance of 93.27 feet to a point for corner;

N89°16'48"E, a distance of 10.00 feet to a point for corner;

S0°43'12"E, a distance of 411.67 feet to a point for corner;

S04°59'27"W, a distance of 100.50 feet to a point for corner;

S0°43'12"E, a distance of 200.00 feet to a point for corner;

N89°16'48"E, a distance of 10.00 feet to a point for corner;

S0°43'12"E, a distance of 199.09 feet to a point for corner;

THENCE S89°16'48"W, leaving Independence Parkway, a distance of 829.45 feet to a point for corner;

THENCE N0°43'12"W, a distance of 285.85 feet to a point for corner;

THENCE S89°16'48"W, a distance of 190.88 feet to a point for corner;

THENCE N0°43'12"W, a distance of 279.02 feet to a point for corner;

THENCE S89°16'48"W, a distance of 43.11 feet to a point for corner in the west line of the aforementioned City of Frisco tract;

THENCE N0°43'12"W, with the west line of said City of Frisco tract, a distance of 444.46 feet to the POINT OF BEGINNING and CONTAINING 18.060 acres of land.

BASIS OF BEARINGS:

City of Frisco bearings as established between Monument No. 6 and Monument No. 15.

PROPERTY EXHIBIT

18.060 Acres

Part Of Lot 1, Block A
NWC & INDEPENDENCE ADDITION

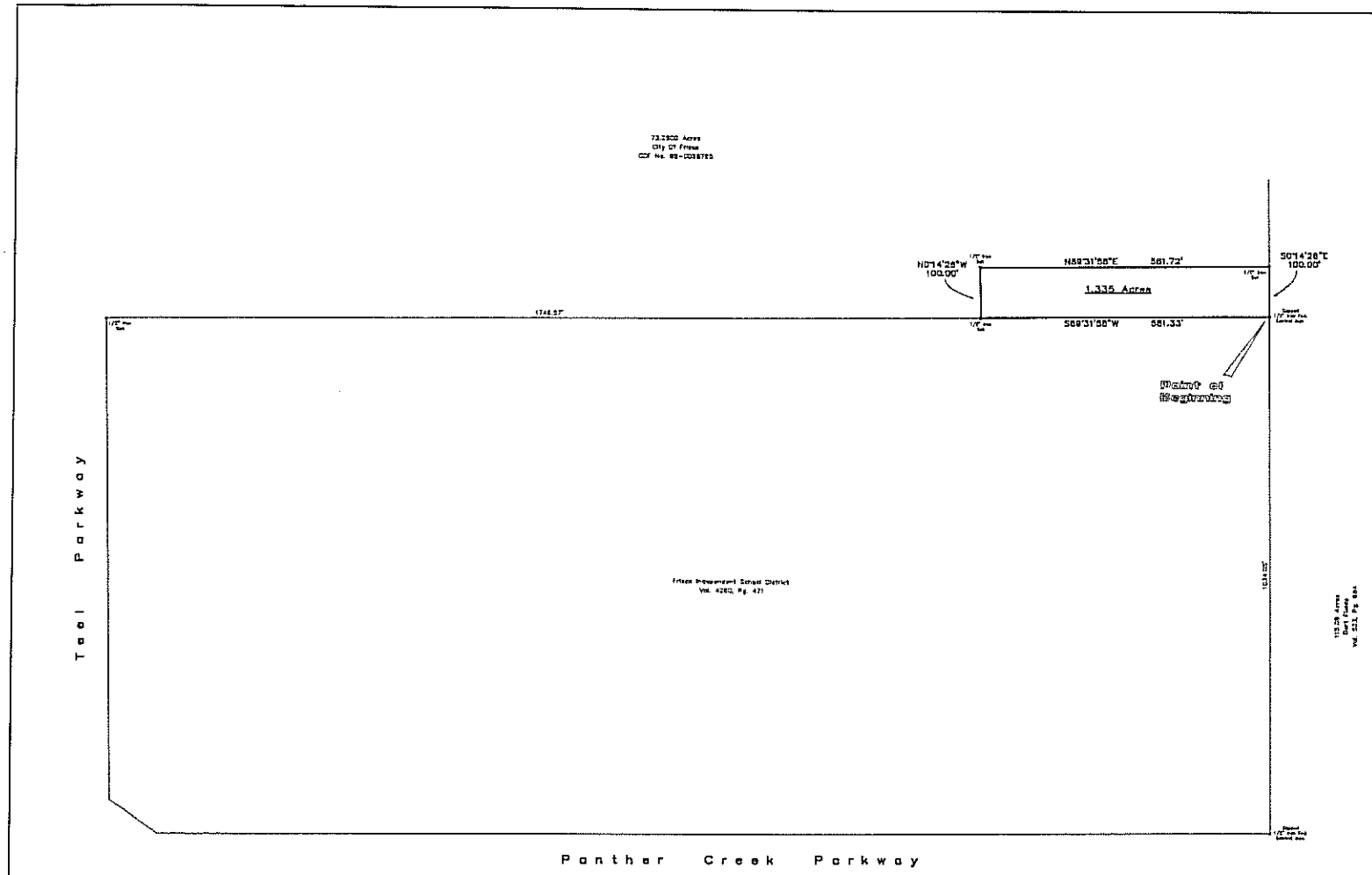
Situated In The

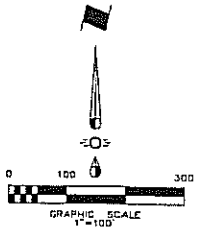
A. S. YOUNG SURVEY ~ ABST. 1037
FRISCO, COLLIN COUNTY, TEXAS

Prepared By
RLK Engineering, Inc.
111 West Main Street
Allen, Texas 75013
Telephone 972 359-1733

March 7, 2007

CITY FOR FISD ROACH MIDDLE / FUTURE HS





METES & BOUNDS

BEING a tract of land situated in the W. Bates Survey, Abstract No. 83, City of Frisco, Denton County, Texas, and being part of a 73.3500 acre tract of land conveyed to the City of Frisco by deed recorded in Denton County Clerk's File No. 98-0038765, and being more particularly described as follows:

BEGINNING at a 1/2" capped iron found for corner, and point being the southwest corner of the aforementioned 73.3500 acre City of Frisco tract, and the northwest corner of a tract of land surveyed to the Frisco Independent School District by deed recorded in Volume 4260, Page 421, Deed Records of Denton County, Texas;

THENCE S89°31'58"W, with the south line of said City of Frisco tract, a distance of 581.33 feet to a 1/2" iron rod set for corner;

THENCE N0°14'28"W, a distance of 100.00 feet to a 1/2" iron rod set for corner;

THENCE N89°31'58"E, a distance of 581.72 feet to a 1/2" iron rod set for corner in the east line of the aforementioned 73.3500 acre City of Frisco tract;

THENCE S0°14'28"E, with the east line of said City of Frisco tract, a distance of 100.00 feet to the POINT OF BEGINNING and CONTAINING 58,153 square feet, or 1.335 acres of land.

BASIS OF BEARINGS:

The bearings are based on the City of Frisco Geodetic Control Monuments 7 and 8.

PROPERTY EXHIBIT

1.335 Acres

Situated In The

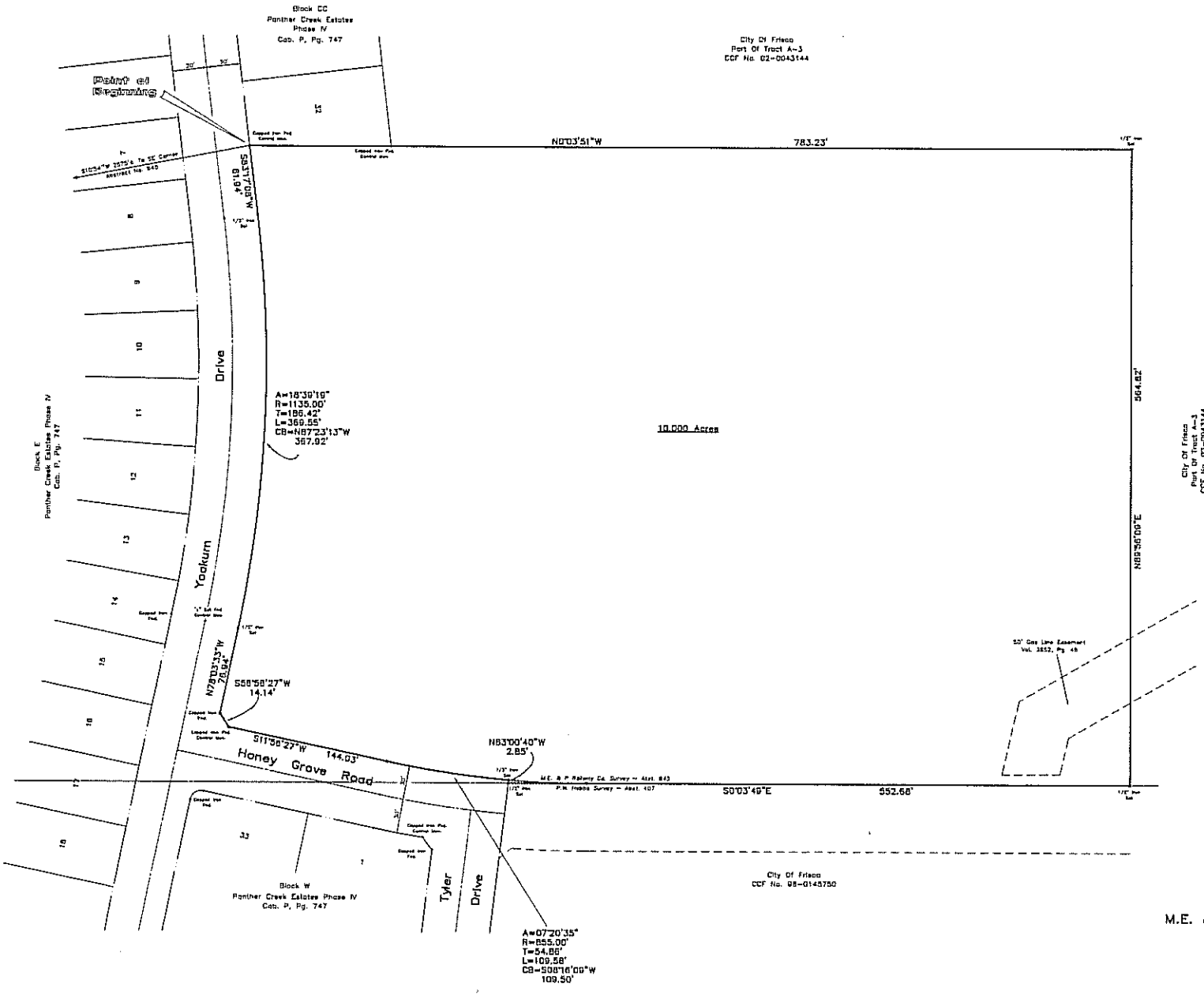
W. BATES SURVEY ~ ABSTRACT 83
FRISCO, DENTON COUNTY, TEXAS

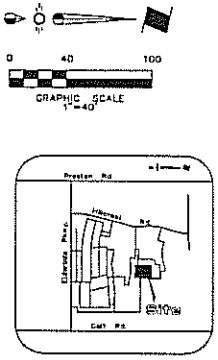
Prepared By
RLK Engineering, Inc.
111 West Main Street
Allen, Texas 75013
Telephone 972 359-1733

May 1, 2007

CITY FOR FISD

LONESTAR HS





VICINITY MAP

METES & BOUNDS

BEING a tract of land situated in the P. W. Hobbs Survey, Abstract 407, and the M. E. & P. Railway Co. Survey, Abstract 645, City of Frisco, Collin County, Texas, and being part of Tract A-3, conveyed to the City of Frisco as recorded in County Clerk's File No. 02-0043144, and being more particularly described as follows:

BEGINNING at a capped iron found for corner in the north line of Yoakum Drive (a 60' R.O.W.), said point being the southeast corner of Lot 2, Block CC, Panther Creek Estates, Phase IV, an addition to the City of Frisco, Texas, as recorded in Cabinet P, Page 747, Plat Records of Collin County, Texas;

THENCE N00°03'51"W, leaving Yoakum Drive, a distance of 783.23 feet to a 1/2" iron rod set for corner;

THENCE N89°56'09"E, a distance of 564.82 feet to a 1/2" iron rod set for corner;

THENCE S0°03'49"E, a distance of 552.68 feet to a 1/2" iron rod set for corner;

THENCE N83°00'40"W, a distance of 2.85 feet to a 1/2" iron rod set for corner in the west line of Honey Grove Road (a 60' R.O.W.), said point being the beginning of a non-tangent curve to the right having a central angle of 07°20'35", a radius of 855.00 feet, a tangent length of 54.86 feet, and a chord bearing S08°16'09"W, 109.50 feet;

THENCE in a southwesterly direction along said curve to the right, and with the west line of Honey Grove Road, an arc distance of 109.58 feet to a 1/2" iron rod set for corner and the end of said curve;

THENCE S11°58'27"W, with the west line of Honey Grove Road, a distance of 144.03 feet to a capped iron found for corner at the northeast end of a corner clip at the intersection of the north line of Yoakum Drive;

THENCE S58°58'27"W, along said corner clip, a distance of 14.14 feet to a capped iron found for corner in the aforementioned north line of Yoakum Drive;

THENCE N87°03'33"W, with the north line of Yoakum Drive, a distance of 70.94 feet to a 1/2" iron rod set for corner and the beginning of a curve to the left having a central angle of 18°39'19", a radius of 1135.00 feet, a tangent length of 186.42 feet, and a chord bearing N87°23'13"W, 367.92 feet;

THENCE in a westerly direction along said curve to the left, and with the north line of Yoakum Drive, an arc distance of 369.55 feet to a 1/2" iron rod set for corner and the end of said curve;

THENCE S89°17'05"W, with the north line of Yoakum Drive, a distance of 61.94 feet to the POINT OF BEGINNING and CONTAINING 10.000 acres of land.

BASIS OF BEARINGS:

The Plat of Panther Creek Estates Phase IV, as recorded in Cabinet P, Page 747, Plat Records of Collin County, Texas.

PROPERTY EXHIBIT

10.000 Acres

Situated In The

P.W. HOBBS SURVEY ~ ABST. 407
M.E. & P. RAILWAY CO. SURVEY ~ ABST. 645
FRISCO, COLLIN COUNTY, TEXAS

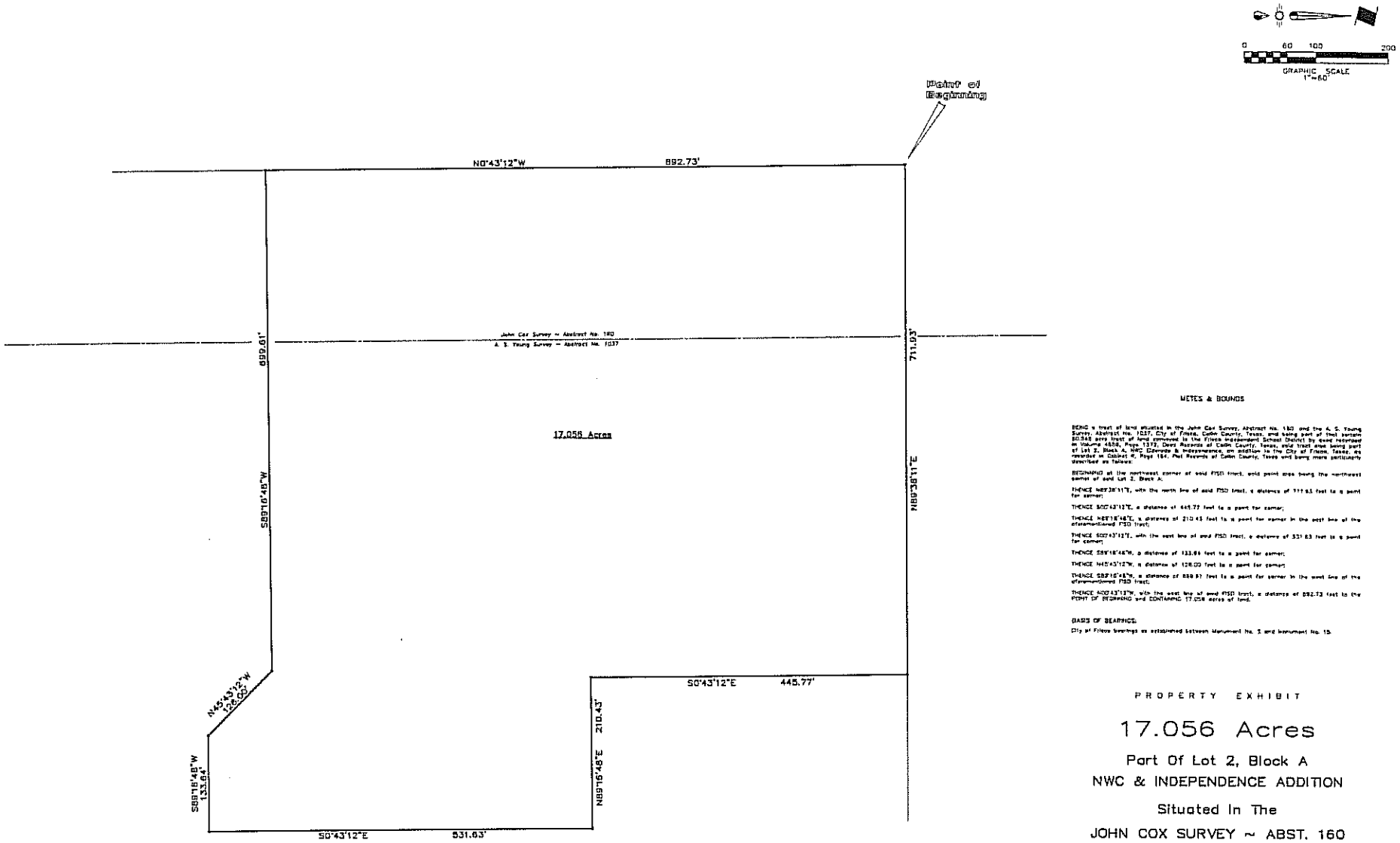
Prepared By

RLK Engineering, Inc.
111 West Main Street
Allen, Texas 75013
Telephone 972 359-1733

March 7, 2007

SEM

CITY FOR FISD SEM ELEMENTARY



METES & BOUNDS

BEING a tract of land situated in the John Cox Survey, Abstract No. 160 and the A. S. Young Survey, Abstract No. 1037, City of Frisco, Collin County, Texas, and being part of that certain 80.948 acre tract of land conveyed to the Frisco Independent School District by deed recorded in Volume 4858, Page 1372, Deed Records of Collin County, Texas, said tract also being part of Lot 2, Block A, NWC Eldorado & Independence, an addition to the City of Frisco, Texas, as recorded in Cabinet K, Page 184, Plat Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at the northwest corner of said FISD tract, said point also being the northwest corner of said Lot 2, Block A;

THENCE N89°38'11"E, with the north line of said FISD tract, a distance of 711.93 feet to a point for corner;

THENCE S0°43'12"E, a distance of 445.77 feet to a point for corner;

THENCE N89°16'48"E, a distance of 210.43 feet to a point for corner in the east line of the aforementioned FISD tract;

THENCE S0°43'12"E, with the east line of said FISD tract, a distance of 531.63 feet to a point for corner;

THENCE S89°16'48"W, a distance of 133.64 feet to a point for corner;

THENCE N45°43'12"W, a distance of 126.00 feet to a point for corner;

THENCE S89°16'48"W, a distance of 899.61 feet to a point for corner in the west line of the aforementioned FISD tract;

THENCE N0°43'12"W, with the west line of said FISD tract, a distance of 892.73 feet to the POINT OF BEGINNING and CONTAINING 17.056 acres of land.

BASIS OF BEARINGS:

City of Frisco bearings as established between Monument No. 3 and Monument No. 15.

PROPERTY EXHIBIT

17.056 Acres

Part Of Lot 2, Block A
NWC & INDEPENDENCE ADDITION

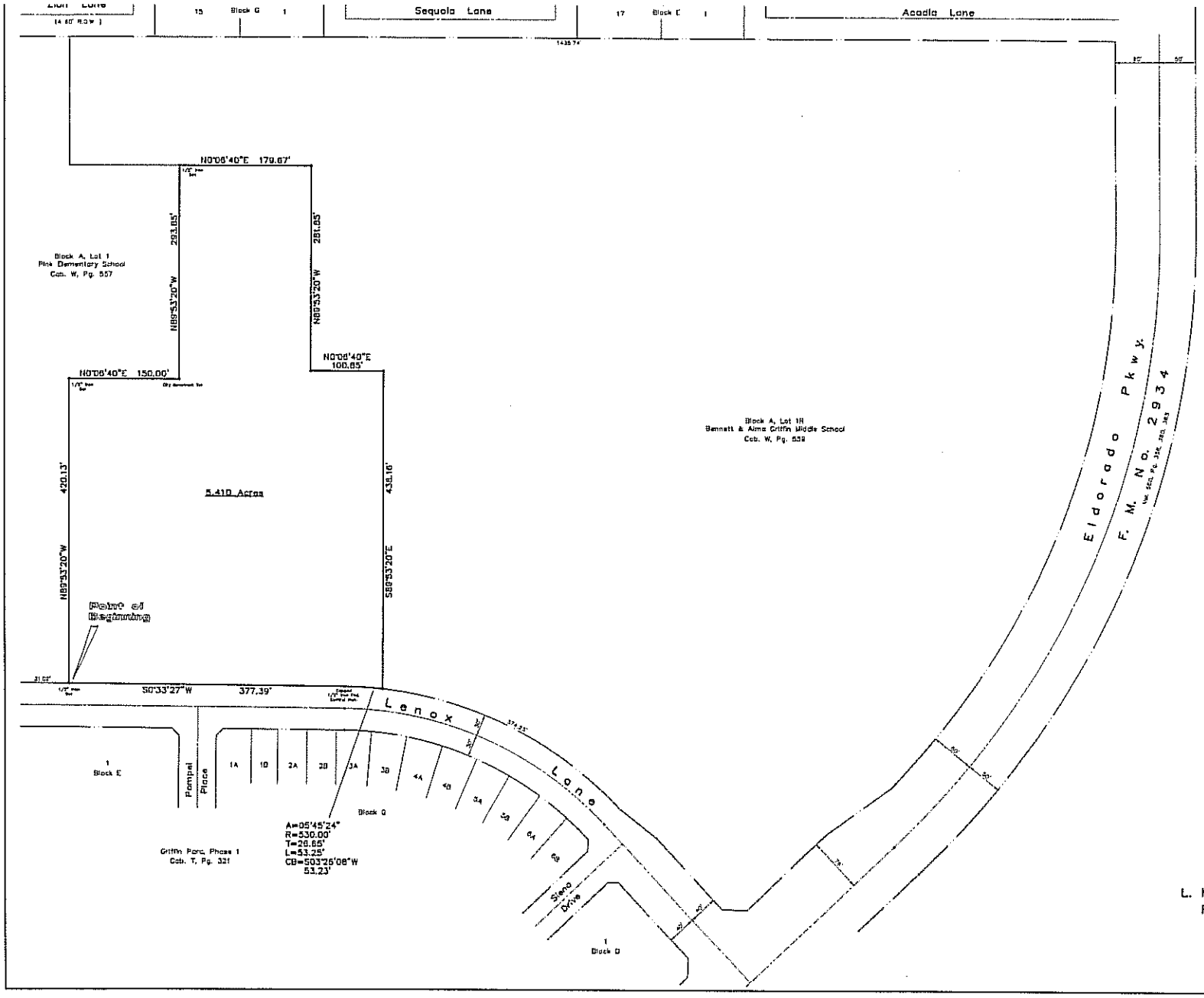
Situated In The

JOHN COX SURVEY ~ ABST. 160
A. S. YOUNG SURVEY ~ ABST. 1037
FRISCO, COLLIN COUNTY, TEXAS

Prepared By
RLK Engineering, Inc.
111 West Main Street
Allen, Texas 75013
Telephone 972 359-1733

March 7, 2007

FISD FOR CITY FUTURE PARK / USE SITE



NOTES & BOUNDS

BEING a tract of land situated in the L. Morrell Survey, Abstract No. 863, City of Frisco, Denton County, Texas, and being part of a 41.43 acre tract of land conveyed to the Frisco Independent School District by deed recorded in Volume 4598, Page 2851, Deed Records of Denton County, Texas, also being part of Lot 2, Block A, Bennett & Alma Griffin Middle School, an addition to the City of Frisco, Texas, as recorded in Cabinet W, Page 539, Plat Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a point in the west line of Lenox Lane (a 60' R.O.W.), said point being the southeast corner of the aforementioned Lot 2, Block A, Bennett & Alma Griffin Middle School addition, said point also being the northeast corner of Lot 1, Block A, Pink Elementary School, an addition to the City of Frisco, Texas, as recorded in Cabinet W, Page 557, Plat Records of Denton County, Texas;

THENCE N89°53'20"W, leaving Lenox Lane, a distance of 420.13 feet to a 1/2" iron rod set for corner;

THENCE N0°06'40"E, a distance of 150.00 feet to a monument set for corner;

THENCE N89°53'20"W, a distance of 293.85 feet to a 1/2" iron rod set for corner;

THENCE N0°06'40"E, a distance of 179.67 feet to a point for corner;

THENCE S89°53'20"E, a distance of 281.85 feet to a point for corner;

THENCE N0°06'40"E, a distance of 100.85 feet to a point for corner;

THENCE S89°53'20"E, a distance of 438.16 feet to a point for corner in the aforementioned west line of Lenox Lane, said point being the beginning of a non-tangent curve to the left having a central angle of 05°45'24", a radius of 530.00 feet, a tangent length of 26.65 feet, and a chord bearing S03°26'08"W, 53.23 feet;

THENCE in a southerly direction along said curve to the left, and with the west line of Lenox Lane, an arc distance of 53.25 feet to a 1/2" iron rod found for corner and the end of said curve;

THENCE S0°33'27"W, with the west line of Lenox Lane, a distance of 377.39 feet to the POINT OF BEGINNING and CONTAINING 5.410 acres of land.

BASIS OF BEARINGS:

The Deed to Frisco Independent School District filed in Volume 4598, Page 2851.

PROPERTY EXHIBIT

5.140 Acres

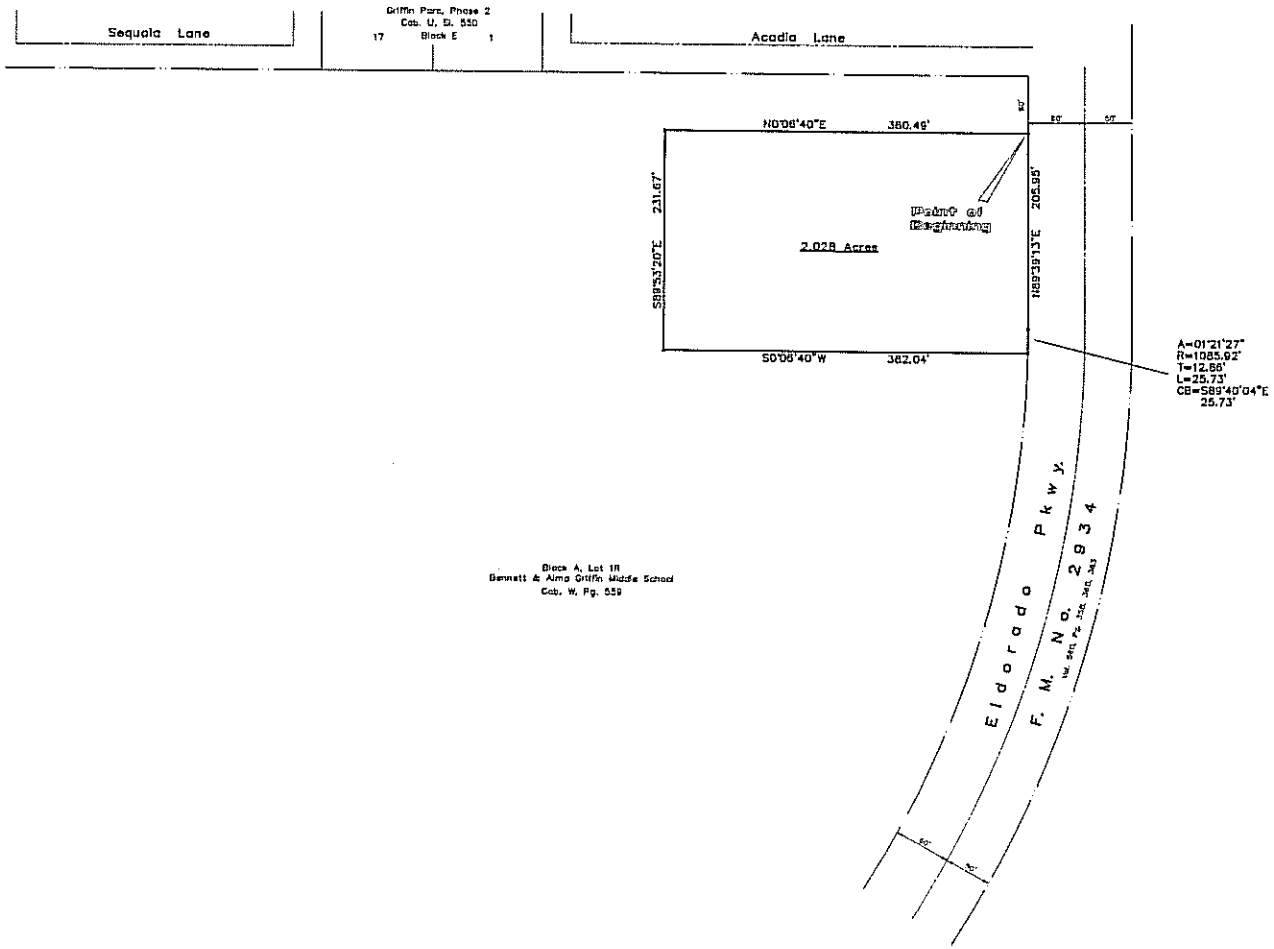
Situated In The

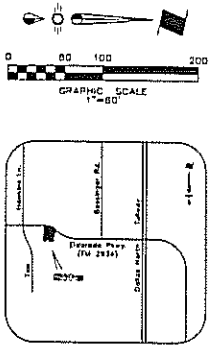
L. MORRELL SURVEY ~ ABSTRACT 863
FRISCO, DENTON COUNTY, TEXAS

Prepared By
RLK Engineering, Inc.
111 West Main Street
Allen, Texas 75013
Telephone 972 359-1733

March 7, 2007

FISD FOR CITY CRESCENT PARK





VICINITY MAP

METES & BOUNDS

BEING a tract of land situated in the L. Morrell Survey, Abstract No. 863, City of Frisco, Denton County, Texas, and being part of a 41.43 acre tract of land conveyed to the Frisco Independent School District by deed recorded in Volume 4598, Page 2651, Deed Records of Denton County, Texas, also being part of Lot 1R, Block A, Bennett & Alma Griffin Middle School, an addition to the City of Frisco, Texas, as recorded in Cabinet W, Page 559, Plat Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a point in the south line of Eldorado Parkway (a 110' R.O.W. at this point, 60' from centerline), said point being N89°39'13"E, 80.00 feet from the east line of Acadia Lane;

THENCE N89°39'13"E, with the south line of Eldorado Parkway, a distance of 205.95 feet to a point for corner and the beginning of a curve to the right having a central angle of 01°21'27", a radius of 1085.92 feet, a tangent length of 12.88 feet, and a chord bearing S89°40'04"E, 25.73 feet;

THENCE in an easterly direction along said curve to the right, and with the south line of Eldorado Parkway, an arc distance of 25.73 feet to a point for corner and the end of said curve;

THENCE S0°06'40"W, leaving Eldorado Parkway, a distance of 382.04 feet to a point for corner;

THENCE S89°53'20"W, a distance of 231.67 feet to a point for corner;

THENCE N0°06'40"E, a distance of 380.49 feet to the POINT OF BEGINNING and CONTAINING 2.028 acres of land.

BASIS OF BEARINGS:

The Deed to Frisco Independent School District Map in Volume 4598, Page 2651

PROPERTY EXHIBIT

2.028 Acres

Situated In The

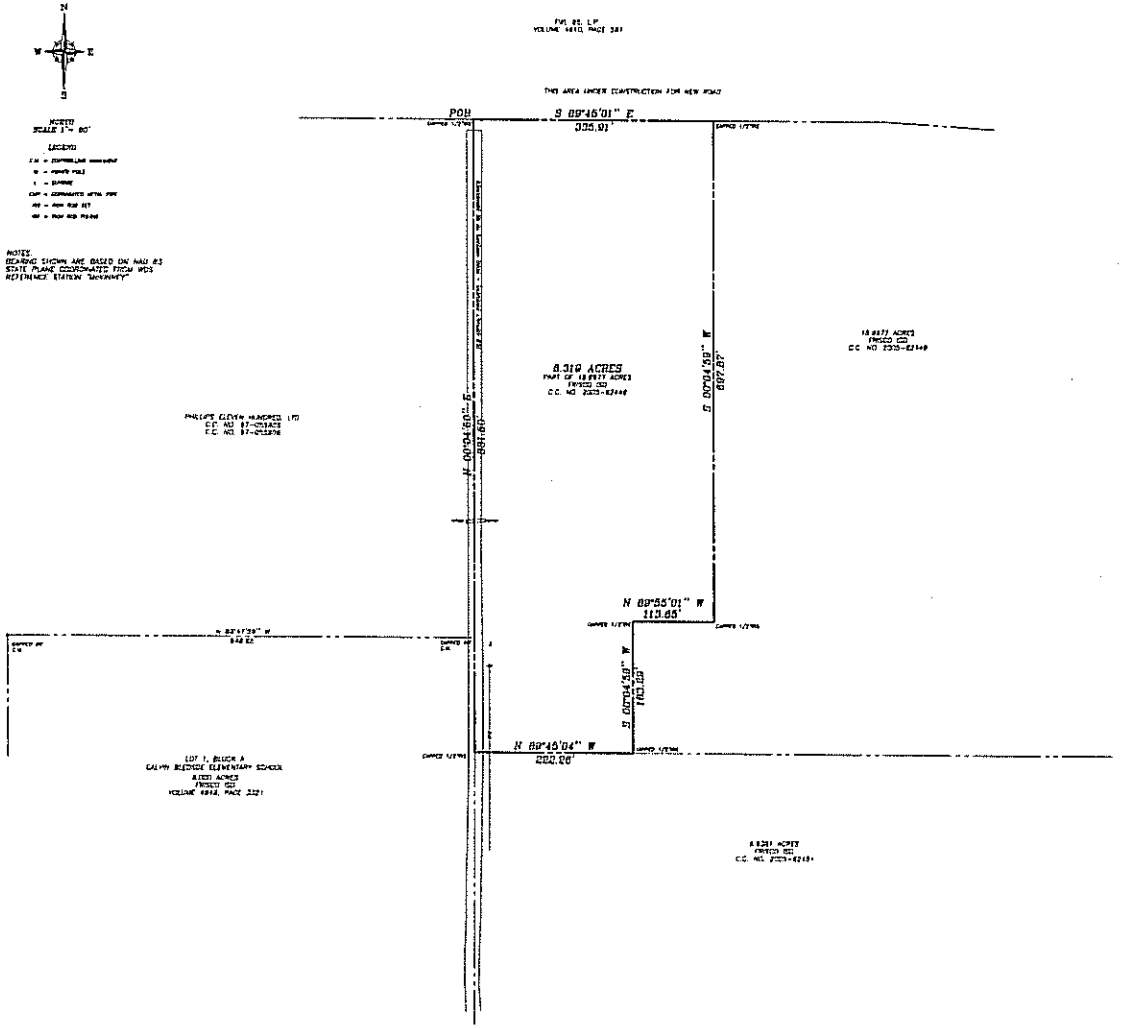
L. MORRELL SURVEY ~ ABSTRACT 863
FRISCO, DENTON COUNTY, TEXAS

Prepared By
RLK Engineering, Inc.
111 West Main Street
Allen, Texas 75013
Telephone 972 359-1733

March 7, 2007

GRIFFIN

FISD FOR CITY CRESCENT PARK (FS) SITE



SCALE 1" = 80'

LEGEND

I.R. = IRON ROD
I = SPIKE
CAP = CAPPED WITH PER
IRS = IRON ROD SET
IRF = IRON ROD FOUND

NOTES:
BEARING SHOWN ARE BASED ON NAD 83
STATE PLANE COORDINATES FROM WCS
REFERENCE STATION "SKYWAY"

Legal Description

Being a tract of land situated in the David Lawhorn Survey, Abstract No. 727, City of Frisco, Collin County, Texas and being part of a tract 18.6977 acre tract as conveyed to Frisco ISD and recorded in County Clerks No. 2005-82448 of Collin County, Texas, and being more particularly described as follows:

Beginning at a capped 1/2 inch iron rod set for corner at the northwest corner of said 18.6977 acre tract;

THENCE S 89°45'01" E following the north line of said 18.6977 acre tract a distance of 335.91' to a capped 1/2 inch iron rod set for corner;

THENCE S 00°04'59" W a distance of 697.87' to a capped 1/2 inch iron rod set for corner;

THENCE N 89°55'01" W a distance of 113.65' to a capped 1/2 inch iron rod set for corner;

THENCE S 00°04'59" W a distance of 163.29' to a capped 1/2 inch iron rod set for corner in the south line of said 18.6977 acre tract;

THENCE N 89°45'04" W following the south line of said 18.6977 acre tract a distance of 200.06' to a capped 1/2 inch iron rod set for corner at the southwest corner of said 18.6977 acre tract;

THENCE N 00°04'59" E following the west line of said 18.6977 acre tract a distance of 881.60' to a to the Point of Beginning and containing 275,256 square feet or 6.319 acres of land.

GENERAL NOTES:

1. The surveyor has not abstracted subject property.
2. This survey is subject to all easements of record.
3. Copyright 2007, Surdukan Surveying, Inc.
4. The survey is being provided solely for the use of the current parties and that no leverage has been created, express or implied, to cast the survey except as necessary in conjunction with the original transaction which shall take place within 3 months of the date of the survey.
5. The original copy will have original signatures, stamp seal and an impression seal.

SURVEYOR'S CERTIFICATE

The survey shown hereon is a true representation of the property as determined by a survey made on the ground and under my personal supervision. All visible improvements are as shown. There are no visible encroachments, conflicts, or protrusions except as shown. The survey conforms to the Texas Board of Professional Land Surveyors Minimum Standards of Practice, as adopted by the Board effective September 1, 2003. The property is subject to all easements of record.

David J. Surdukan R.P.L.S. No. 4613

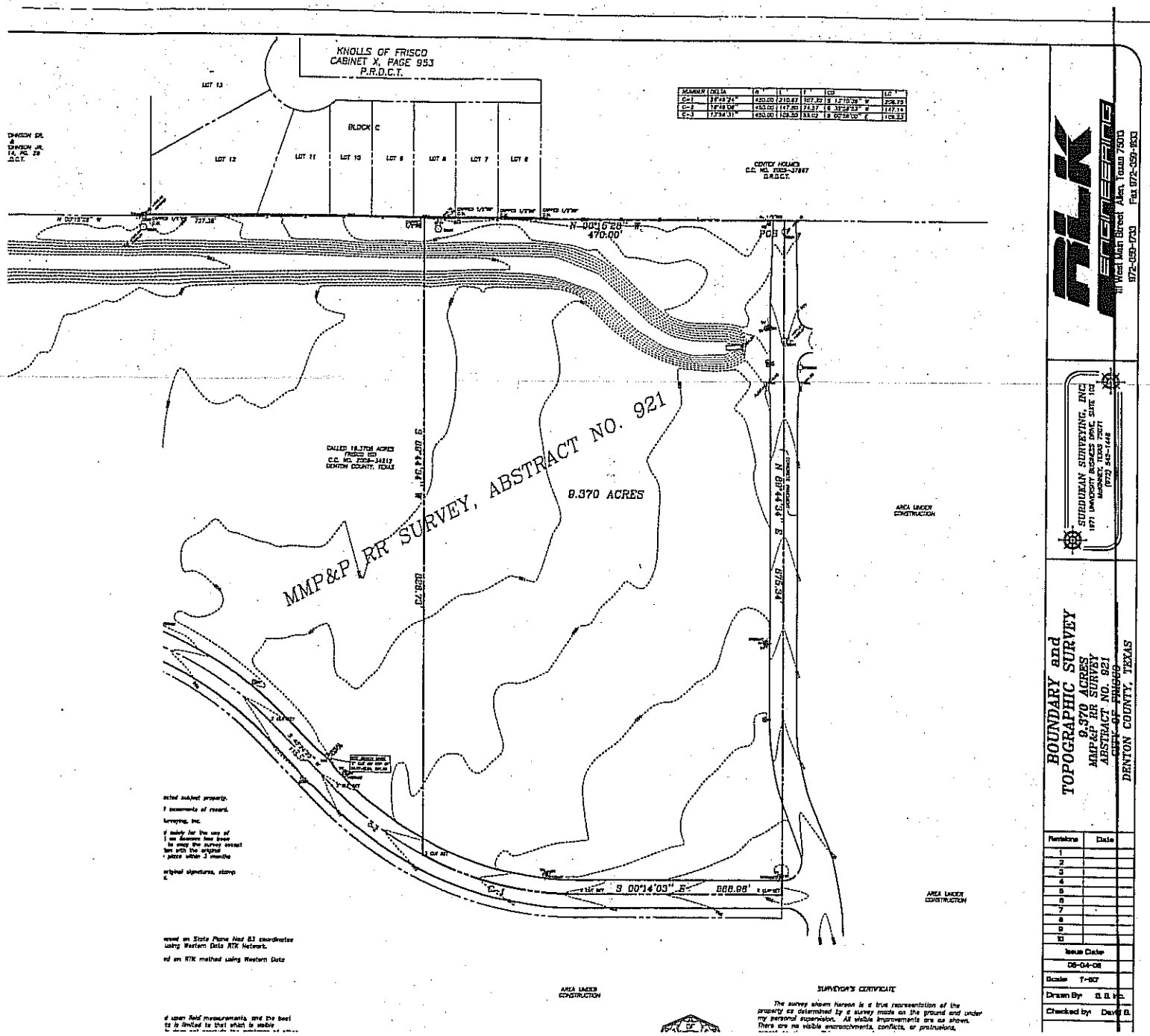
DAVID J. SURDUKAN
4613
REGISTERED
PROFESSIONAL
LAND
SURVEYOR
STATE OF TEXAS

BOUNDARY SURVEY
6.319 ACRES
DAVID LAWHORN SURVEY
ABSTRACT NO. 727
CITY OF FRISCO
DENTON COUNTY, TEXAS

G.F.No.

SURDUKAN SURVEYING, INC.
8911 W. UNIVERSITY DRIVE, SUITE 102
MCKINNEY, TEXAS 75071
(972) 542-1440

SCALE 1" = 80' DATE APRIL 26, 2007 JOB No. 070131

FISD FOR CITY FUTURE TIMBERRIDGE PARK SITE

FISD FOR CITY FUTURE NEWMAN VILLAGE PARK