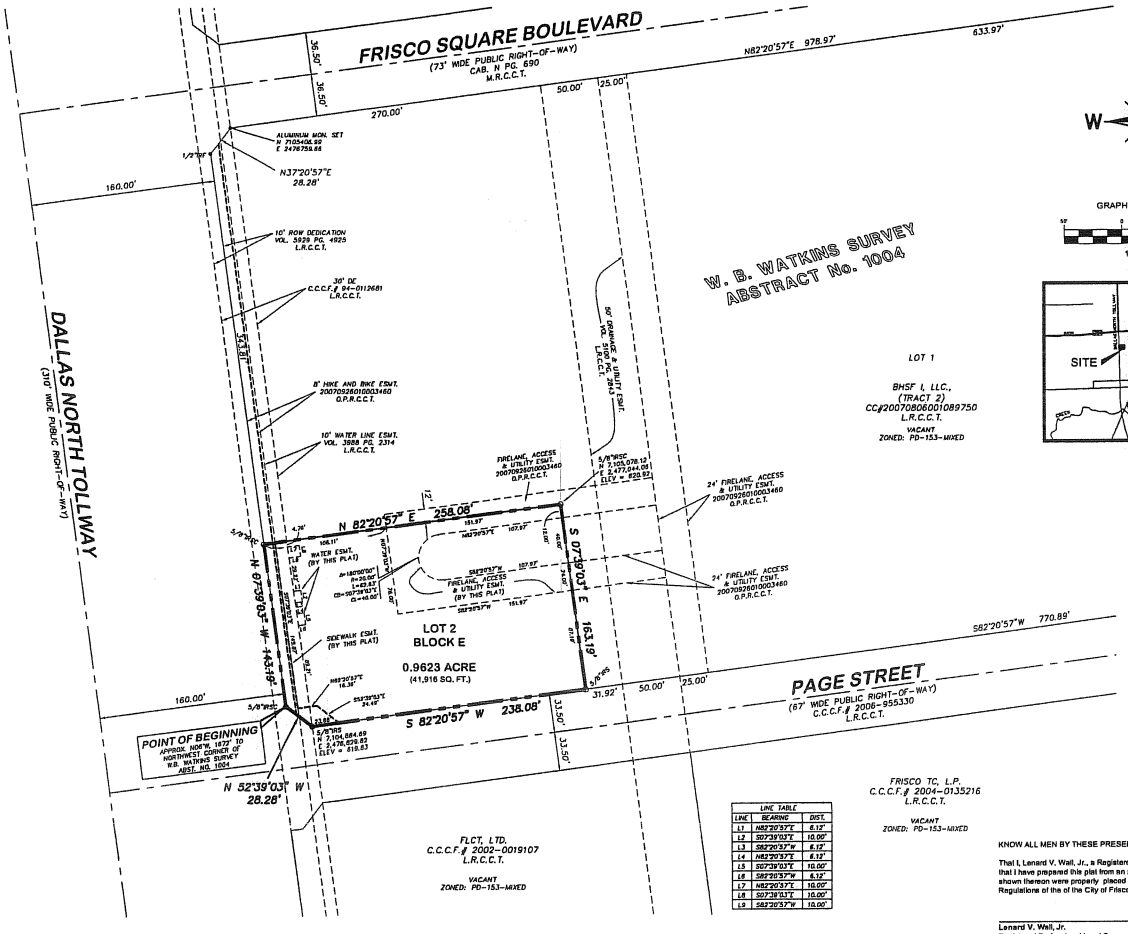
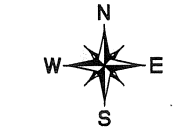
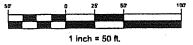


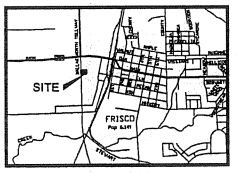
LINE TABLE		
LINE	BEARING	DIST.
L1	N82°20'57"E	6.12'
L2	S07°39'03"E	10.00'
L3	S82°20'57"W	6.12'
L4	N82°20'57"E	6.12'
L5	S07°39'03"E	10.00'
L6	S82°20'57"W	6.12'
L7	N82°20'57"E	10.00'
L8	S07°39'03"E	10.00'
L9	S82°20'57"W	10.00'



GRAPHIC SCALE IN FEET



1 inch = 50 ft.



LOCATION MAP
(Not to Scale)

Owner's Certificate

STATE OF TEXAS
COUNTY OF COLLIN
CITY OF FRISCO

WHEREAS, FRISCO SQUARE LAND, LTD. is the owner of a tract of land out of the W.B. WATKINS SURVEY, Abstract No. 1004, in the City of Frisco, Collin County, Texas, being all of tract of land described as Tract 2 in deed to BHFS I, LLC recorded in Collin County Clerk's File No. 20070806001089750 of the Land Records of Collin County, Texas and being part of a tract of land described in deed to Frisco Square Land, Ltd. recorded in Collin County Clerk's File No. 2005-0049154 of the Land Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with cap set for corner on the east line of Dallas North Tollway (a 310 foot right-of- way), said point being at the intersection of said east line with the north line of Page Street (a 67 foot public right-of-way) ;

THENCE North 07°39'03" West, along said east line, for a distance of 143.19 feet to a 5/8 inch iron rod with cap set for corner;

THENCE North 82°20'57" East, parallel with north line of Page Street, for a distance of 258.08 feet to a 5/8 inch iron rod with cap set for corner;

THENCE South 07°39'03" East, parallel with east line of Dallas North Tollway, for a distance of 163.19 feet to a 5/8 inch iron rod with cap set for corner in the north line of Page Street;

THENCE South 82°20'57" West, with north line of Page Street, for a distance of 238.08 feet to a Concrete monument with aluminum disk set for corner;

THENCE North 52°39'03" West , along said corner clip, for a distance of 28.28 feet to the **POINT OF BEGINNING** and containing 0.9623 acres of land.

Bearing system of this survey is based on a line oriented between City of Frisco monuments 1 and 7 found in the field, whose positions are published on the Texas State Plane Coordinate System, North American Datum of 1983, North Central Zone 4202. The horizontal coordinates of this survey are local surface coordinates derived from Frisco Monument 1.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT FRISCO SQUARE LAND, LTD. , acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the hereinabove described property as **FRISCO SQUARE, LOT 2, BLOCK E** , an addition to the City of Frisco, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. **FRISCO SQUARE LAND, LTD.** does herein certify the following:

1. The streets and alleys herein are dedicated for street and alley purposes.
2. All public improvements and dedications shall be free and clear of all debt, lens, 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 utility easements as shown, except that landscape improvements may be place 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 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.

The undersigned covenants and agrees that the access easement(s) may be utilized by an person or the general public for ingress and egress in other real property, and for the purposes 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.

FIRE LANE EASEMENT

The undersigned covenants and agrees that he (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 (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 Chief of Police or his/her duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

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

WITNESS, my hand, this _____ day of _____, 2007.

FRISCO SQUARE LAND, LTD. a Texas limited partnership

By: Frisco Square, LTD., a Texas limited liability company

By:_____
Joseph Cole McDowell, Jr., President

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned Authority, A Notary Public in and for said county and state, on this day personally appeared Joseph Cole McDowell, Jr., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS_____DAY OF_____, 2007.

_____
NOTARY PUBLIC in and for the STATE OF TEXAS

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Lenard V. Wall, Jr., a Registered Professional Land Surveyor in the State of Texas, do hereby declare that I have prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with Platting Rules and Regulations of the of the City of Frisco, Texas.

_____
Lenard V. Wall, Jr.
Registered Professional Land Surveyor #5249
Kimley-Horn and Associates, Inc.
12700 Park Central Drive, Suite 1800
Dallas, Texas 75251
972-770-1300

STATE OF TEXAS REGISTERED LENARD VICTOR WALL, JR. 5249 PROFESSIONAL LAND SURVEYOR

THE STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared Lenard V. Wall, Jr., known to me to be the person whose name is subscribed to the foregoing instrumenta, and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this_____day of_____, 2007.

_____
NOTARY PUBLIC in and for the STATE OF TEXAS

CERTIFICATE OF APPROVAL

APPROVED this the____ day of _____, 2007 by the Planning and Zoning Commission of the City of Frisco, Texas.

_____
PLANNING AND ZONING COMMISSION CHAIRPERSON

_____
CITY SECRETARY

_____
CITY ENGINEER

_____
PLANNING DEPARTMENT

FLOOD STATEMENT: According to Community Panel No. 48085C0265 G, dated January 19, 1996 of the National Flood Insurance Program Map, Flood Insurance Rate Map of The City of Frisco, Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is not within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

Notes :

1.) All corners are 5/8" iron rods set with a plastic cap stamped "KHA" unless otherwise noted.

Notice :

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.

LEGEND
IRF = IRON ROD FOUND
IRFC = IRON ROD WITH CAP FOUND
IRSC = IRON ROD WITH CAP SET
WE = WATER EASEMENT
DE = DRAINAGE EASEMENT
SSE = SANITARY SEWER EASEMENT
UE = UTILITY EASEMENT
SWE = SIDEWALK EASEMENT
L.R.D.C.T = LAND RECORDS DENTON COUNTY, TEXAS

OWNER/APPLICANT:
Frisco Square Land, Ltd.
16250 Dallas Parkway, Suite 102
Dallas, Texas 75248

SURVEYOR :
Kimley-Horn and Associates, Inc.
12700 Park Central Drive, Suite 1800
Dallas, Texas 75251
Tel. No. 972-770-1300
Fax No. 972-239-3820

FINAL PLAT
FRISCO SQUARE
LOT 2, BLOCK E

BEING 0.9623 ACRES OUT OF
W.B. WATKINS SURVEY, ABSTRACT NO. 1004
CITY OF FRISCO, COLLIN COUNTY, TEXAS
CITY OF FRISCO PROJECT # CP07-

DATE : September 24, 2007 KHA JOB NO. 63485440 SHEET 1 OF 1

Previously Approved Plat