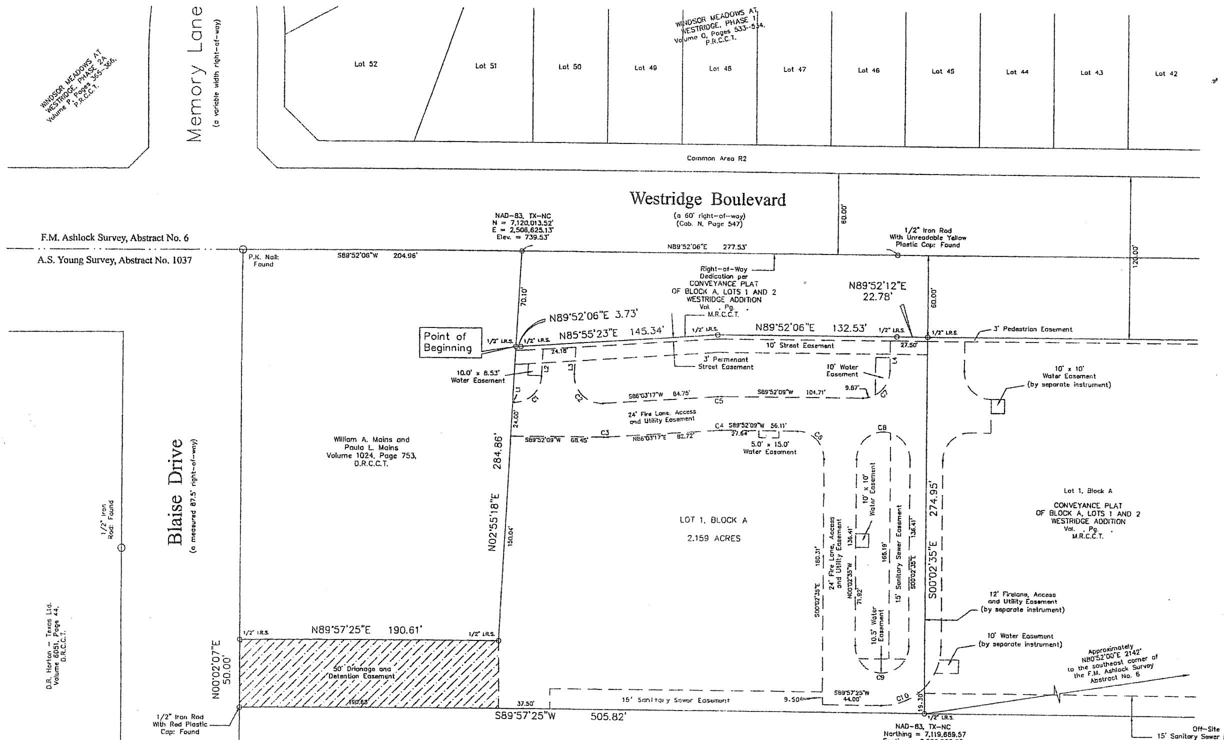


John Barch and wife, Jana K. Barch Volume 5723, Page 4783, D.R.C.C.T.

Easement Curve Table					
No.	Radius	Arc Length	Delta	Chrd. Bearing	Chrd. Length
C1	20.00'	30.35'	86°56'51"	N46°23'43"E	27.52'
C2	20.00'	33.81'	96°52'01"	S45°30'42"E	29.93'
C5	44.00'	2.93'	03°48'51"	S87°57'43"W	2.93'
C7	20.00'	31.39'	89°54'44"	N44°54'47"E	28.26'
C9	20.00'	62.83'	180°00'00"	N89°57'25"E	40.00'
C3	44.00'	2.93'	03°48'51"	N87°57'43"E	2.93'
C4	20.00'	1.33'	03°48'51"	S87°57'43"W	1.33'
C6	20.00'	31.45'	90°05'16"	N45°05'13"W	28.31'
C8	20.00'	62.83'	180°00'00"	S89°57'25"W	40.00'
C10	44.00'	35.83'	48°39'30"	N66°37'40"E	34.85'

Easement Line Table		
No.	Bearing	Distance
L1	S89°52'09"W	1.07'
L2	N02°55'18"E	19.83'
L3	N02°55'18"E	19.50'
L4	S00°02'35"E	22.02'

Metes and Bounds Description:

WHEREAS Baljeet K. Jawanda and Daljits S. Hundle are the owners of a tract or parcel of land situated in the City of Frisco, Collin County, Texas, being part of the A.S. Young Survey Abstract Number 1037, being all of that tract of land described in deed to said Baljeet K. Jawanda and Daljits S. Hundle recorded in Volume 5912, Page 6577 of the Deed Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at a ½ inch iron rod with cap stamped "LONE STAR" set for corner in the southerly right-of-way line of Westridge Boulevard (a 60 foot wide right-of-way) according to the plat thereof recorded in Volume N, Page 547 of the Plat Records of Collin County, Texas, said iron rod being the northeasterly corner of said Jawanda/Hundle tract and the northwesterly corner of that tract of land described in deed to Dr. Ernest S. Martin and Janice L. Martin recorded under County Clerk's File Number 94-0061709, Deed Records of Collin County, Texas, from which a ½ inch iron rod with red plastic cap found bears North 22°41'31" East, 1.52 feet;

THENCE South 00°02'34" East along the common line of said Jawanda/Hundle and Martin tracts a distance of 336.13 feet to a ½ inch iron rod with cap stamped "LONE STAR" set for corner in the northerly line of that tract of land described in deed to John Barch and Jana Barch recorded in Volume 5723, Page 4783 of the Deed Records of Collin County, Texas, being the southwesterly corner of said Martin tract and the southeasterly corner of said Jawanda/Hundle tract, from which a ½ inch iron rod with red plastic cap found bears North 13°51'37" East, 0.98 feet;

THENCE South 89°57'25" West along the common line of said Jawanda/Hundle and Barch tracts a distance of 1282.98 feet to a ½ inch iron rod with red plastic cap found for corner in the monumented easterly right-of-way line of Blaise Drive (a measured 87.5 foot wide right-of-way) (unrecorded), being the northwesterly corner of said Barch tract and the southwesterly corner of said Jawanda/Hundle tract;

THENCE North 00°02'07" East along said easterly right-of-way line of Blaise Drive and the westerly line of said Jawanda/Hundle tract a distance of 50.00 feet to a ½ inch iron rod with cap stamped "LONE STAR" set for corner, being the most westerly northwesterly corner of said Jawanda/Hundle tract and the southwesterly corner of the remainder of that tract of land described in deed to William A. Mains and Paula L. Mains recorded in Volume 1024, Page 753 of the Deed Records of Collin County, Texas;

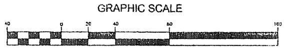
THENCE North 89°57'25" East along a northerly line of said Jawanda/Hundle tract and the southerly line of said Mains remainder tract, parallel to and 50.00 feet northerly of said Jawanda/Hundle and Barch tracts common line a distance of 190.61 feet to a ½ inch iron rod with cap stamped "LONE STAR" set for corner, being the southeasterly corner of said Mains remainder tract and an ell corner of said Jawanda/Hundle tract;

THENCE NORTH 02°55'18" East along the easterly line of said Mains remainder tract and a westerly line of said Jawanda/Hundle tract a distance of 284.86 feet to a ½ inch iron rod with cap stamped "LONE STAR" set for corner in said southerly right-of-way line of Westridge Boulevard, being the northeasterly corner of said Mains remainder tract and the most northerly northwesterly corner of said Jawanda/Hundle tract;

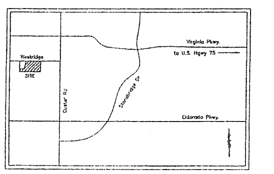
THENCE North 89°52'06" East along said southerly right-of-way line of Westridge Boulevard and the northerly line of said Jawanda/Hundle tract a distance of 277.53 feet to a ½ inch iron rod with yellow plastic cap found at an angle point;

THENCE North 89°52'06" East continuing along said southerly right-of-way line of Westridge Boulevard and the northerly line of said Jawanda/Hundle tract a distance of 800.04 feet to the **POINT OF BEGINNING** and containing 373,882 square feet or 8.579 acres of land.

GRAPHIC SCALE



(IN FEET)
1 inch = ft. 40



Vicinity Map
(not to scale)

NOTES:

1.) Bearings are based on the south right-of-way line of Westridge Boulevard recorded in Volume N, Page 547, Plat Records, Collin County, Texas.

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.) —⊕— 1/2" Iron Rod with Cap Stamped "LONE STAR": Found (unless noted otherwise)

4.) No floodplain exists on this site.

SURVEYOR'S CERTIFICATION:

I hereby certify that on this date, under my direct supervision, an on-the-ground survey of the above described property was made; that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, protrusions, overlapping of improvements, easements, or rights-of-way except as shown on the survey thereon; that said property has access to and from a public roadway and that the survey is a true, correct and accurate representation of the property as described herein above.

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

Date: ________

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 considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ________ day of ________, 2007.

Notary Public, State of Texas

KELLIE EVERHART MAYNARD
Notary Public, State of Texas
My Commission Expires
April 07, 2010

Owner's Certificate

NOW, THEREFORE, KNOW ALL MEN BY THESES PRESENTS:

THAT Baljeet K. Jawanda and Daljit S. Hundle, acting herein by and through its duly authorized officers, does hereby certify and adopt this FINAL PLAT designating the herein above described property as BLOCK A, LOT 1, WESTRIDGE ADDITION, an addition to the City of Frisco, Texas does hereby, dedicate to the public use forever, the streets and alleys shown thereon.

That Baljeet K. Jawanda and Daljit S. Hundle do 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, Texas.
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, it's 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 land 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 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.
12. Detention and Drainage Easement (underground detention)
This plat is hereby adopted by the Owners and approved by the City of Frisco (Called "City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors and assigns: The Portion of Block B, as shown on the plat is called "Drainage and Detention Easement". The Drainage and Detention Easement within the limits of this addition, will remain accessible at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage and Detention Easement. The City will not be responsible for the maintenance and operation of said Easement or for any damage to private property or person that results from conditions in the Easement, or for the control of erosion. No construction of any type of building, fence or any other structure within the Drainage and Detention Easement, as hereinabove defined shall be permitted, unless approved by the City Engineer. Provided, however, it is understood that in the event it becomes necessary for the City to erect or consider erecting any type of drainage structure in order to improve the storm drainage that my be occasioned by drainage in or adjacent to the subdivision, then in such event, the City shall have the right to enter upon the Drainage and Detention Easement at any point, or points, to investigate, survey or to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the Drainage and Detention Easement clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The City shall not be held liable for any damages of any nature resulting from the failure of any structure or structures, within the Easement.

This Final 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 ________, 2007.

Authorized Signature

Authorized Signature

Printed Name and Title

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 Baljeet K. Jawanda, 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 considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ________ day of ________, 2007.

Notary Public, State of Texas

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 Daljit S. Hundle, 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 considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ________ day of ________, 2007.

Notary Public, State of Texas

CERTIFICATE OF APPROVAL:

Approved this the ________ day of ________ 2007, by the Planning and Zoning Commission, City of Frisco.

________ Planning and Zoning Commission Chairman

________ City Secretary

________ City Engineer

________ Planning Department

Owner:
Baljeet K. Jawanda and
Daljit S. Hundle
4588 Penbrook Court
Frisco, Texas 75024

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

Engineer
Helmberger Associates, Inc.
124 Hooper Road
Wylie, Texas 75098
(972) 442-7459

FINAL PLAT
BLOCK A, LOT 1
WESTRIDGE ADDITION

2.159 Acres
in the
A.S. Young Survey ~ Abstract No. 1037
City of Frisco, Collin County, Texas

Dated: December, 2006
Revised: February, 2007

Scale: 1" = 40'

Job No. 2006-0140-3.dwg

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PREVIOUSLY APPROVED FINAL PLAT