OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **Liberty Federal Savings Bank**, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the hereinabove described property as **Frisco Market Place, Block A, Lot 3R**, an addition to the City of Frisco, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. The **Liberty Federal Savings Bank** does herein certify the following:

1. The streets and alleys are dedicated for street and alley purposes.

2. All public improvement 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.

ACCESS EASEMENT

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.

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 IS APPROVED SUBJECT TO ALL PLATTING ORDINANCES RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF FRISCO, TEXAS

WITNESS MY HAND AT ____________ OKLAHOMA, THIS THE ________ DAY OF ____________, 2009.

____
AGENT FOR LIBERTY FEDERAL SAVINGS BANK

STATE OF OKLAHOMA:

COUNTY OF ______________:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR ____________ COUNTY, OKLAHOMA, ON THIS DAY PERSONALLY APPEARED ____________ 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 CONSIDERATIONS THEREIN. GIVEN UNDER MY HAND AND SEAL OF THIS OFFICE THE ______ DAY OF ________, 2009.

____
NOTARY PUBLIC IN AND FOR THE STATE OF OKLAHOMA.

STATE OF TEXAS:

COUNTY OF DALLAS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TEXAS, ON THIS DAY PERSONALLY APPEARED LOUIS M. SALCEDO, 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 CONSIDERATIONS THEREIN. GIVEN UNDER MY HAND AND SEAL OF THIS OFFICE THE 10th DAY OF February, 2009.

MAREELLA DE LEON
MY COMMISSION EXPIRES
March 3, 2012

Ma Lulie Leon
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

GENERAL NOTES:

1. THE BASIS OF BEARING IS NAD 1983 STATE PLANE COORDINATES, TEXAS NORTH CENTRAL (4202). GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON 2-28-07. SOLUTIONS HAVE BEEN CALCULATED BY THE NATIONAL GEODETIC SURVEY, OPUS WEBSITE.

2. NO LOT TO LOT DRAINAGE WILL BE PERMITTED.

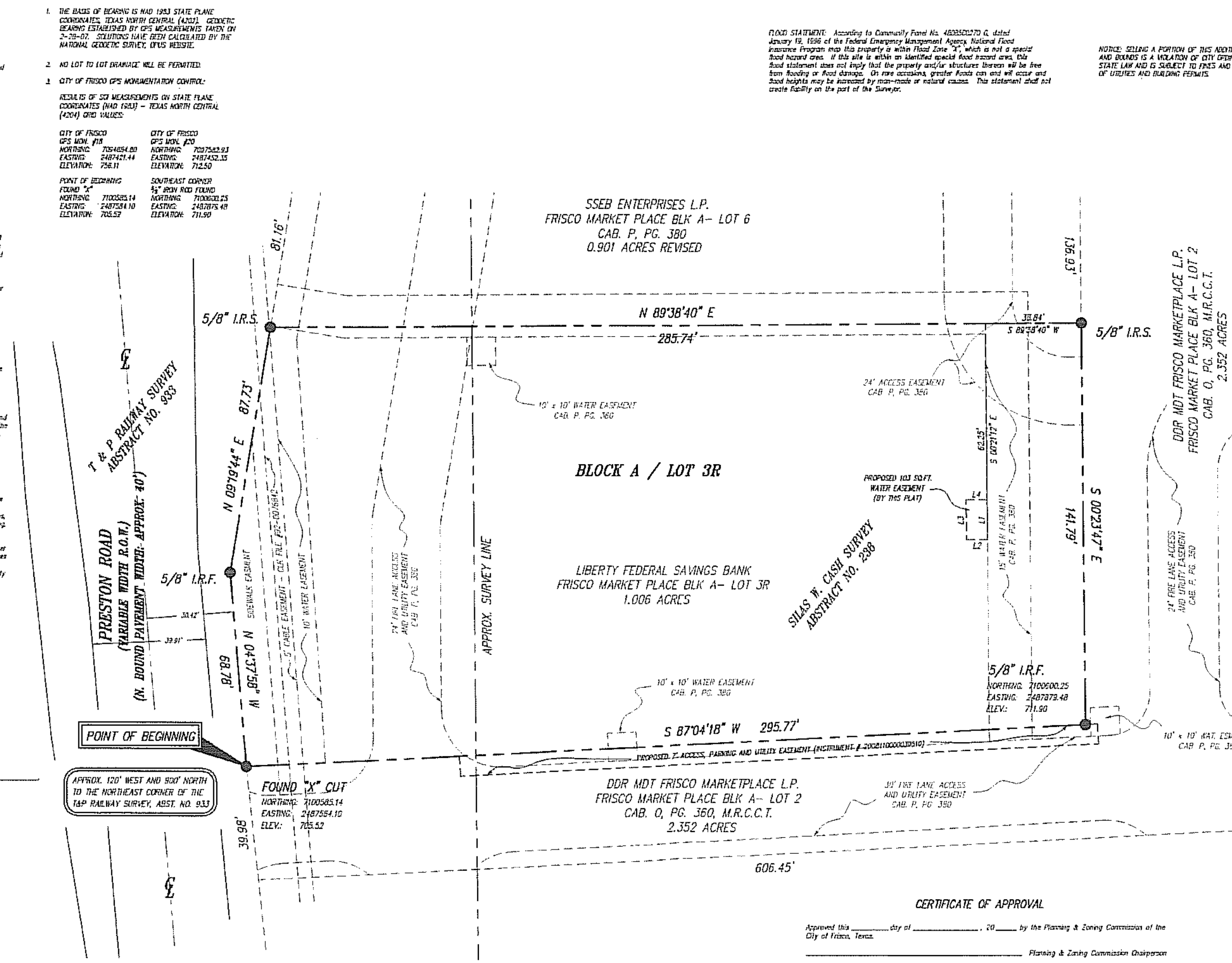
3. CITY OF FRISCO GPS MONUMENTATION CONTROL:

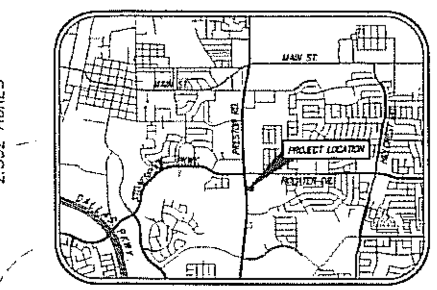
RESULTS OF SGI MEASUREMENTS ON STATE PLANE COORDINATES (NAD 1983) – TEXAS NORTH CENTRAL (4204) GRID VALUES:

CITY OF FRISCO GPS MON. #18 NORTHING: 7054854.80 EASTING: 2487421.44 ELEVATION: 756.11	CITY OF FRISCO GPS MON. #20 NORTHING: 7037582.93 EASTING: 2487452.35 ELEVATION: 712.50
POINT OF BEGINNING FOUND "X" NORTHING: 7100585.14 EASTING: 2487584.10 ELEVATION: 705.52	SOUTHEAST CORNER 5/8" IRON ROD FOUND NORTHING: 7100600.25 EASTING: 2487875.48 ELEVATION: 711.90

FLOOD STATEMENT: According to Community Panel No. 48085C0270 G, dated January 19, 1996 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area. If this site is within an identified special flood hazard area, this flood statement does not imply that the property and/or 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 statement shall not create liability on the part of the Surveyor.

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.





VICINITY MAP
NOT TO SCALE

Owners Certificate

State of Texas}
County of Collin}

Whereas Liberty Federal Savings Bank is the Owner of a 1.006 acre tract of land being situated in the Silas W. Cash Survey, Abstract No. 238 and the T & P Railway Survey, Abstract No. 933 in the City of Frisco, Texas, and being all of Lot 3R – Block A of Frisco Market Place as recorded in Cabinet P, Page 380 of the Map Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a found "X" cut in concrete for the southwest corner of said 1.006 acre tract, same being in the north line of Lot 2, Block A of Frisco Market Place, recorded in Cabinet O, Page 360 of the Map Records of Collin County, Texas, and being in the east line of Preston Road (variable width R.O.W.);

THENCE N 04°37'58" W a distance of 68.78 feet along the west line of said 1.006 acre tract, same being the east line of Preston Road, to a 5/8" iron rod found for corner;

THENCE N 09°19'44" E a distance of 87.73 feet continuing along the west line of said 1.006 acre tract and the common east line of Preston Road, to a 5/8" iron rod set for the northwest corner of said 1.006 acre tract, same being the southwest corner of Lot 6, Block A of Frisco Market Place, as recorded in Cabinet P, Page 380 of the Map Records of Collin County, Texas;

THENCE departing the east line of Preston Road, N 89°38'40" E a distance of 285.74 feet along the north line of said 1.006 acre tract, same being the south line of said Lot 6, to a 5/8" iron rod set for the northeast corner of said 1.006 acre tract, same being the southeast corner of said Lot 6, and being in the west line of said Lot 2;

THENCE S 00°23'47" E a distance of 141.79 feet along the east line of said 1.006 acre tract, same being the west line of said Lot 2, to a 5/8" iron rod found for the southeast corner of said 1.006 acre tract, and being in the north line of said Lot 2;

THENCE S 87°04'18" W a distance of 295.77 feet along the south line of said 1.006 acre tract and the common north line of said Lot 2, to the **POINT OF BEGINNING** and containing 43,832 square feet or 1.006 acres, more or less.

SURVEYOR'S STATEMENT

I, LOUIS M SALCEDO, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, the City of Frisco – Subdivision Regulation Ordinance (Ord. No. 94-08-19, August 1994 – Updated April 23, 2003). I further affirm that monumentation shown hereon was either found or placed and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the 10 day of February 2009.

(Signature) LM Salcedo
Louis M. Salcedo, RPLS

Texas Registered Professional Land Surveyor No. 3664

STATE OF TEXAS
REGISTERED
LOUIS M. SALCEDO
3664
PROFESSIONAL LAND SURVEYOR

Proposed Water Easement Table		
Line #	Length	Direction
L1	14.072'	S 00°21'12" E
L2	7.339'	S 89°37'51" W
L3	14.072'	N 00°23'36" W
L4	7.349'	N 89°37'51" E

CERTIFICATE OF APPROVAL

Approved this ________ day of ______________, 20_____ by the Planning & Zoning Commission of the City of Frisco, Texas.

______________________ Planning & Zoning Commission Chairperson

______________________ City Secretary

______________________ City Engineer

______________________ Planning Department

OWNER
LIBERTY FEDERAL SAVINGS BANK
401 W. BROADWAY AVE.
ENID, OKLAHOMA 73701-3818
(580) 249-8200

SURVEYOR
SALCEDO GROUP, INC.
400 S. ZANG BLVD., SUITE 1420
DALLAS, TEXAS 75208
(214) 941-8610

SPFP07-0026

FINAL PLAT

FRISCO MARKET PLACE BLOCK A, LOT 3R 1.006 AC.

SITUATED IN THE
SILAS W. CASH SURVEY, ABSTRACT NO. 238
T & P RAILWAY SURVEY, ABSTRACT NO. 933
IN THE
CITY OF FRISCO, COLLIN COUNTY, TEXAS
PREPARATION DATE: MARCH 12, 2007

FINAL PLAT

CITY OF FRISCO
LIBERTY FEDERAL BANK

DATE: 3-12-07
DATE ISSUE: 2-8-09
DRAWN BY: MAS
CHECKED BY: LMS

SGI Salcedo Group, Inc.
Salcedo Group, Incorporated
Civil Engineers - Surveyors
400 South Zang Boulevard, Suite No. 1420 – Dallas, Texas 75208
Phone: (214) 941-8610, Fax: (214) 941-2331 www.salcedogroupinc.com

SGI Project No. 07266