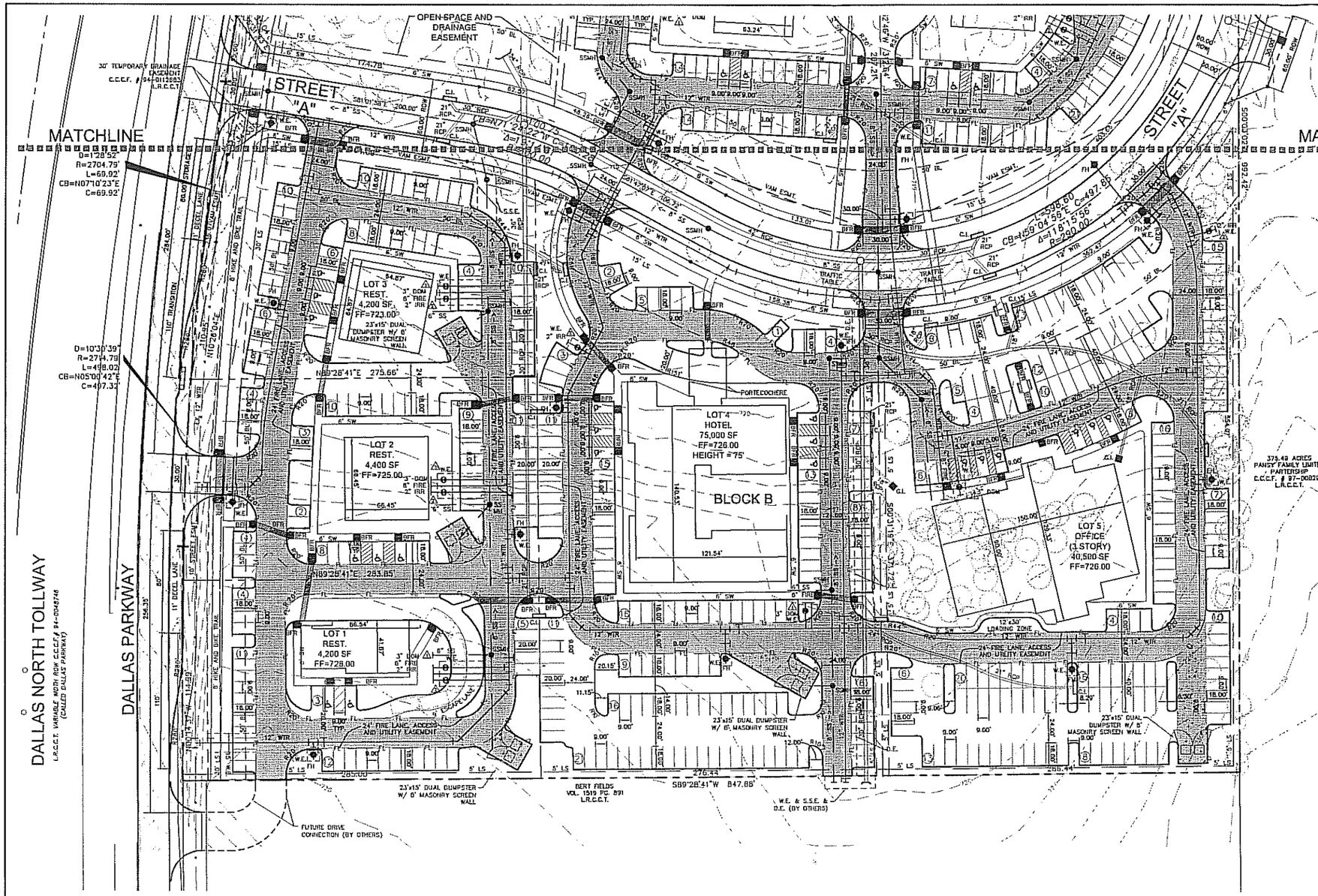
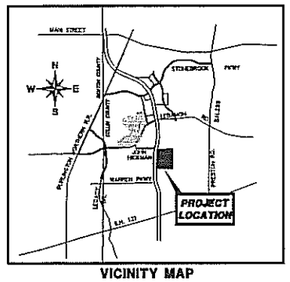




VICINITY MAP
(NO SCALE)

LEGEND

- EXISTING PAVEMENT
- 7" REINFORCED 3500 PSI CONCRETE
- 8" REINFORCED 3500 PSI CONCRETE (FIRE LANE)
- 5" REINFORCED 3500 PSI CONC.
- NUMBER OF PARKING SPACES
- VAM EASEMENT
- R RADIUS
- TYP TYPICAL
- WE WATER EASEMENT
- SSE SANITARY SEWER EASEMENT
- DE DRAINAGE EASEMENT
- BFR BARRIER FREE RAMP
- SW SIDEWALK
- FIRE HYDRANT
- GI GRATE INLET
- CI CURB INLET
- BL BUILDING SETBACK LINE
- LS LANDSCAPE SETBACK
- MH MANHOLE
- TPLE TEXAS POWER AND LIGHT EASEMENT
- EXISTING TREE

WATER METER SCHEDULE

I.D.	TYPE	SIZE	NO.	SAN. SEW
1	DOMESTIC	3"	10	6"
2	IRRIGATION	2"	10	N/A

CITY OF FRISCO CASE NO. PSPCP08-0016

NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE
2. ALL RADII ARE 3' 0" UNLESS NOTED OTHERWISE
3. CONTRACTOR TO VERIFY T.A.S. COMPLIANCE, FOR ANY QUESTION CONTACT CIVIL ENGINEER IMMEDIATELY.
4. ALL FIRE HYDRANTS ARE TO BE IN A 10' x 10' WATER EASEMENT.
5. ALL DOMESTIC AND IRRIGATION WATER METERS ARE TO BE IN A 10' WATER EASEMENT.
6. ALL ROOF DRAIN AND AREA DRAIN CONNECTIONS OUTSIDE THE FIRE LANE ARE TO BE HDPE.
7. ALL CURB SHALL BE 6" CURB UNLESS NOTED OTHERWISE.
8. ALL EXISTING TREES IN PROPOSED PAVEMENT AREAS, BUILDING PADS, PARKING, ETC. WILL BE REMOVED WITH THE PROPER PERMITS FROM THE CITY OF FRISCO.
9. ALL 90° PARKING STALLS (INCLUDING STALLS ADJACENT TO REQUIRED LANDSCAPE SETBACKS) HAVE BEEN DESIGNED TO INCLUDE A TYPICAL 2' OVERHANG.

FLOOD STATEMENT

FLOOD STATEMENT: According to Community Panel No. 480755 0045 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.

BENCHMARKS

1. X on inlet, east side of north bound DNT service road, 320' north of the southwest property corner
   Elev 721.76
1. X on inlet, east side of north bound DNT service road, 655' north of the southwest property corner
   Elev 719.59

Referenced to Texas State Plane Coordinate System, North American Datum of 1983 North Central Zone 4202.

PRELIMINARY SITE PLAN
TRIKE HICKMAN ADDITION

BEING 17.9209 ACRES OUT OF
COLLIN COUNTY SCHOOL LAND SURVEY NO. 6
ABSTRACT NO. 149
CITY OF FRISCO, COLLIN COUNTY, TEXAS

APPLICANT:
Trike Investments, L.P.
560 Decker Drive, Suite 250
Irving, Texas 75062
Tel 972-402-8905
Contact: Dean Elzinga

OWNER:
Trike Investments, L.P.
560 Decker Drive, Suite 250
Irving, Texas 75062
Tel 972-402-8905
Contact: Dean Elzinga

CIVIL ENGINEER/ SURVEYOR:
Kimley-Horn and Associates, Inc.
5750 Genesis Court
Suite 200
Frisco, Texas 75034
Tel. No. 972-335-3580
Fax No. 972-335-3779
Engineer: Frank G. Abbott, PE
Surveyor: Dana Brown, RPLS

Kimley-Horn and Associates, Inc.
5750 Genesis Court, Suite 200
Frisco, Texas 75034
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

No.	Date	Revisions	App.

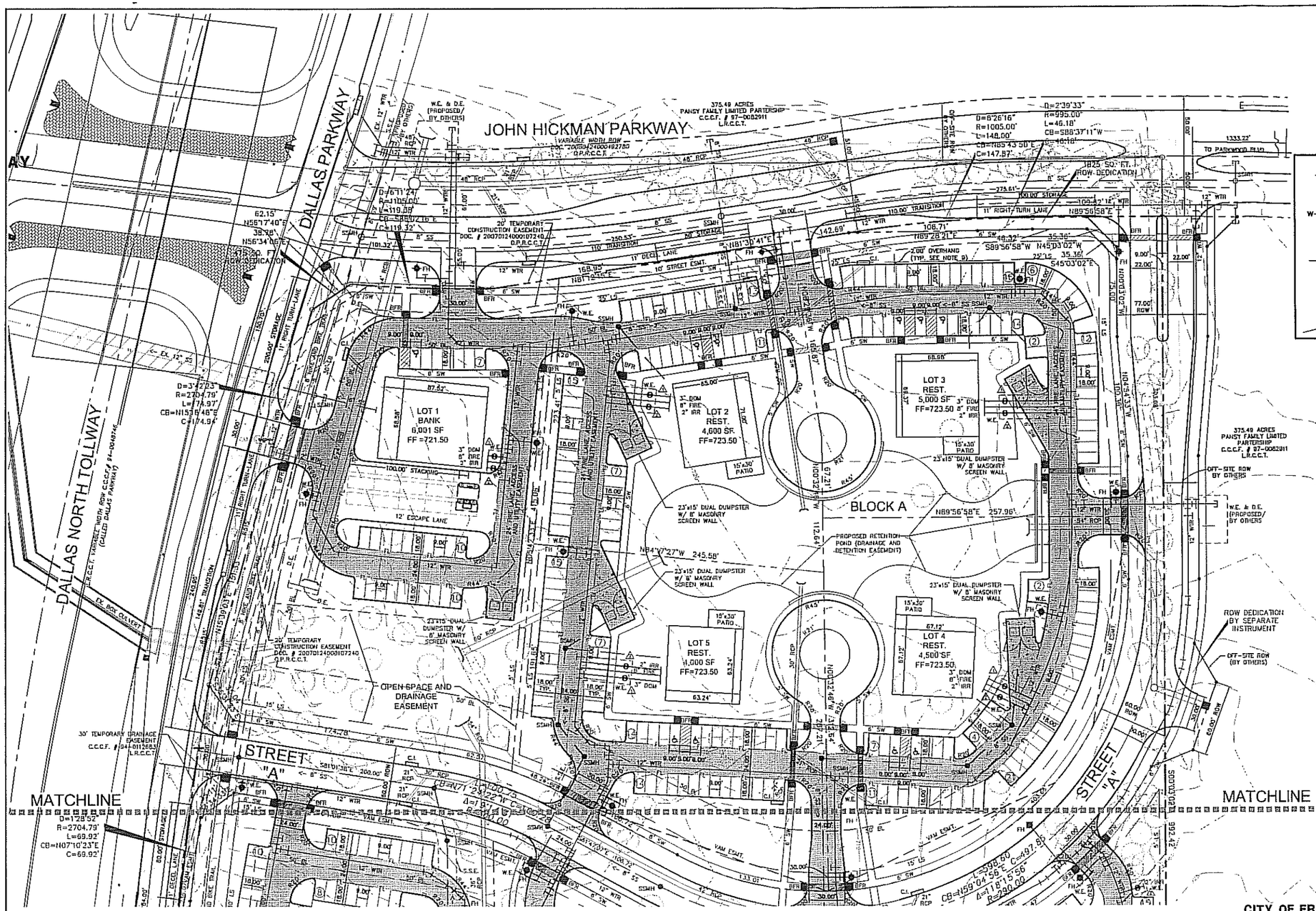
PRELIMINARY
FOR REVIEW ONLY
Not for construction, bidding or permit purposes.
Kimley-Horn and Associates, Inc.
ENGINEERING, PLANNING AND ENVIRONMENTAL CONSULTANTS
Engineer FRANK G. ABBOTT, JR.
P.E. No. 73881 Date 02/01/09

TRIKE HICKMAN ADDITION
FRISCO, TEXAS

PRELIMINARY SITE PLAN

Scale: AS SHOWN
Designed by: FGA
Drawn by: RCG
Checked by: FGA
Date: 12/23/08
Project No. (043104003)

SHEET 1 of 3



LEGEND

- EXISTING PAVEMENT
- 7" REINFORCED 3500 PSI CONCRETE
- 6" REINFORCED 3500 PSI CONCRETE (FIRE LANE)
- 5" REINFORCED 3500 PSI CONC.
- NUMBER OF PARKING SPACES
- VAM EASEMENT
- R RADIUS
- TYP TYPICAL
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- LS LANDSCAPE SETBACK
- MH MANHOLE
- TPLE TEXAS POWER AND LIGHT EASEMENT
- EXISTING TREE

WATER METER SCHEDULE

I.D.	TYPE	SIZE	NO.	SAN. SEW
A	DOMESTIC	3"	10	6"
A	IRRIGATION	2"	10	N/A

CITY OF FRISCO CASE NO. PSPCP08-0016

NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE
2. ALL RADII ARE 3.0' UNLESS NOTED OTHERWISE
3. CONTRACTOR TO VERIFY T.A.S. COMPLIANCE. FOR ANY QUESTION CONTACT CIVIL ENGINEER IMMEDIATELY.
4. ALL FIRE HYDRANTS ARE TO BE IN A 10' x 10' WATER EASEMENT.
5. ALL DOMESTIC AND IRRIGATION WATER METERS ARE TO BE IN A 10' WATER EASEMENT.
6. ALL ROOF DRAIN AND AREA DRAIN CONNECTIONS OUTSIDE THE FIRE LANE ARE TO BE HDPE.
7. ALL CURB SHALL BE 6" CURB UNLESS NOTED OTHERWISE.
8. ALL EXISTING TREES IN PROPOSED PAVEMENT AREAS, BUILDING PADS, PARKING, ETC. WILL BE REMOVED WITH THE PROPER PERMITS FROM THE CITY OF FRISCO.
9. ALL 18' PARKING STALLS (INCLUDING STALLS ADJACENT TO REQUIRED LANDSCAPE SETBACKS) HAVE BEEN DESIGNED TO INCLUDE A TYPICAL 2' OVERHANG.

FLOOD STATEMENT

FLOOD STATEMENT: According to Community Panel No. 48085C0405 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.

BENCHMARKS

1. X on inlet, east side of north bound DNT service road, 320' north of the southwest property corner
Elev 723.76

1. X on inlet, east side of north bound DNT service road, 885' north of the southwest property corner
Elev 719.59

Referenced to Texas State Plane Coordinate System, North American Datum of 1983 North Central Zone 4202.

PRELIMINARY SITE PLAN
TRIKE HICKMAN ADDITION

BEING 17.9209 ACRES OUT OF
COLLIN COUNTY SCHOOL LAND SURVEY NO. 6
ABSTRACT NO. 149
CITY OF FRISCO, COLLIN COUNTY, TEXAS

APPLICANT:
Trike Investments, L.P.
580 Decker Drive, Suite 250
Irving, Texas 75062
Tel 972-402-8905
Contact: Dean Ekrutge

OWNER:
Trike Investments, L.P.
580 Decker Drive, Suite 250
Irving, Texas 75062
Tel 972-402-8905
Contact: Dean Ekrutge

CIVIL ENGINEER/ SURVEYOR:
Kimley-Horn and Associates, Inc.
5750 Genesis Court
Suite 200
Frisco, Texas 75034
Tel. No. 972-335-3580
Fax No. 972-335-3779
Engineer: Frank G. Abbott, PE
Surveyor: Dana Brown, RPLS

No.	Date	Revisions	Apr.

Kimley-Horn and Associates, Inc.
5750 Genesis Court, Suite 200
Frisco, Texas 75034
Tel. No.(972) 335-3580
Fax No.(972) 335-3779

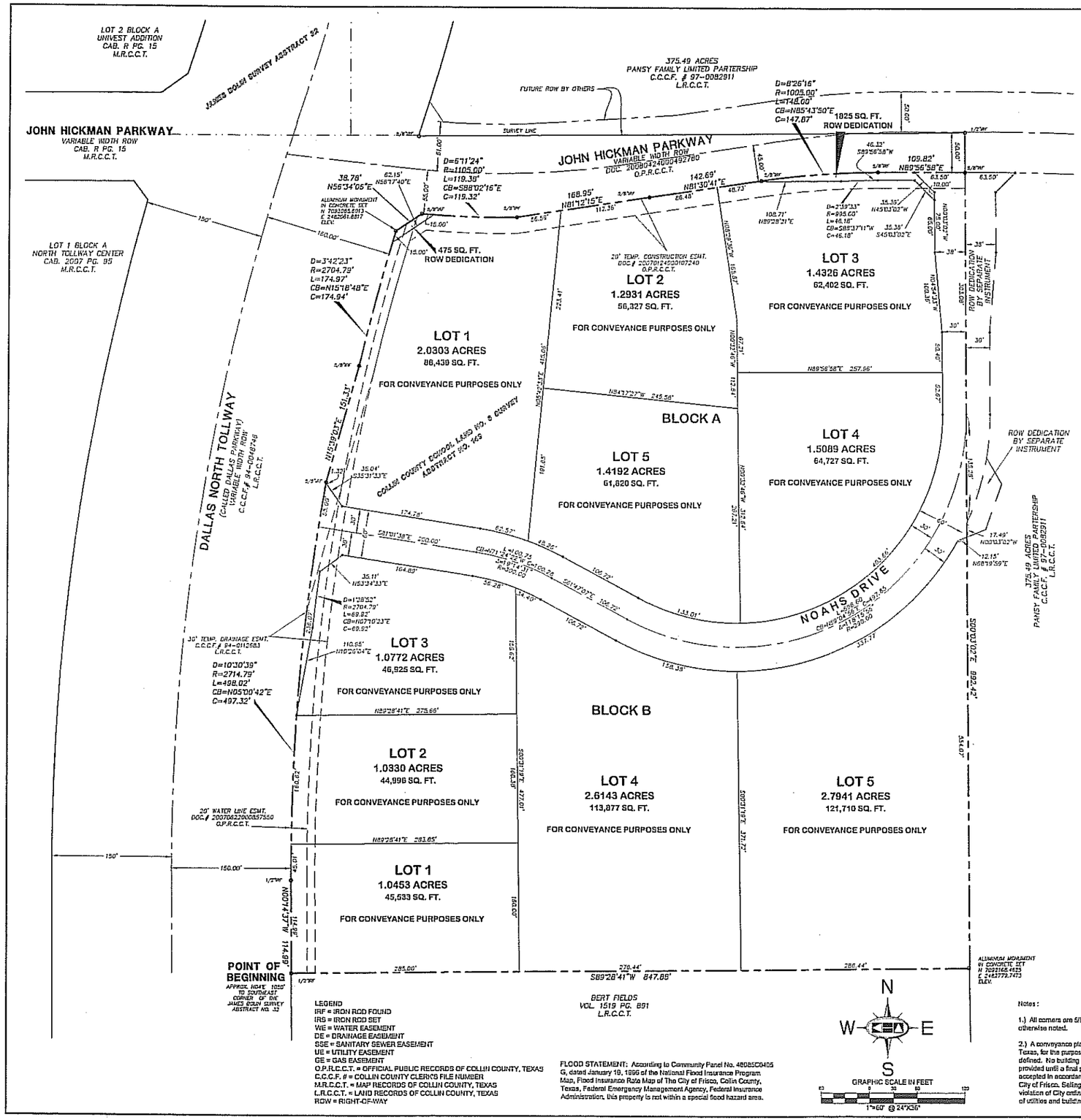
PRELIMINARY
FOR REVIEW ONLY
Not for construction, bidding, or permit purposes.
Kimley-Horn and Associates, Inc.
ENGINEERING, PLANNING AND ENVIRONMENTAL CONSULTANTS
Engineer: FRANK G. ABBOTT, JR.
P.E. No. 72591 Date 02/11/09

TRIKE HICKMAN ADDITION
FRISCO, TEXAS

PRELIMINARY SITE PLAN

Scale: AS SHOWN
Designed by: FGA
Drawn by: RCG
Checked by: FGA
Date: 12/23/08
Project No. 068100003

SHEET 2 of 3



LEGEND
IRF = IRON ROD FOUND
IRS = IRON ROD SET
WE = WATER EASEMENT
DE = DRAINAGE EASEMENT
SSE = SANITARY SEWER EASEMENT
UE = UTILITY EASEMENT
GE = GAS EASEMENT
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
C.C.C.F. # = COLLIN COUNTY CLERKS FILE NUMBER
M.R.C.C.T. = MAP RECORDS OF COLLIN COUNTY, TEXAS
L.R.C.C.T. = LAND RECORDS OF COLLIN COUNTY, TEXAS
ROW = RIGHT-OF-WAY

FLOOD STATEMENT: According to Community Panel No. 48085C0405 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.

STATE OF TEXAS §

COUNTY OF COLLIN §

WHEREAS Trike Investors, L.P. is the owner of a tract of land out of the COLLIN COUNTY SCHOOL LAND #6 SURVEY, Abstract No. 149, in the City of Frisco, Collin County, Texas, being part of the 19.1735 acre tract of land described in deed to Trike Investors, L.P. recorded in Volume 5644, Page 4665 of the Land Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at 1/2 iron rod found at the intersection of the east right-of-way line of the Dallas North Tollway (300' ROW) as described as a 4.82 acre tract in deed to the City of Frisco, recorded in Collin County Clerk's File No. 94-0046748 of the Land Records of Collin County, Texas and the north line of a tract of land described in deed to Bert Fields, Jr., recorded in Volume 1519, Page 891 of the Land Records of Collin County, Texas, said iron rod being the southeast corner of said 4.82 acre tract;

THENCE with said east right-of-way line, the following courses and distances to wit:
North 00°14'37" West, a distance of 114.98 feet to a 1/2" iron rod found for the beginning of a tangent curve to the right having a central angle of 10°30'39", a radius of 2714.79 feet and a chord bearing and distance of North 05°00'42" East, 497.32 feet;
Northeasterly, with said curve, an arc distance of 498.02 feet to a 5/8" iron rod found with a plastic cap stamped "KHA" (hereinafter called 5/8" iron rod found) for the intersection with said east right-of-way line and the south right-of-way line of John Hickman Parkway;

THENCE with said south right-of-way line, the following courses and distances to wit:
North 10°30'00" East, a distance of 151.33 feet to a 5/8" iron rod found for the beginning of a non-tangent curve to the right having a radius of 2704.79 feet, a central angle of 3°42'23", a chord bearing and distance of North 15°18'49" East, 174.94 feet;
Northeasterly, with said curve, an arc distance 174.97 feet to an aluminum monument in concrete set for corner;
North 65°37'05" East, a distance of 38.78 feet to a 5/8" iron rod found for the beginning of a non-tangent curve to the left having a radius of 1105.00 feet, a central angle of 6°11'24", a chord bearing and distance of South 68°02'16" East, 119.32 feet;
Southeasterly, with said curve, an arc distance 119.38 feet to a 5/8" iron rod found for corner;
North 81°12'15" East, a distance of 168.95 feet to a 5/8" iron rod found for corner;
North 81°30'41" East, a distance of 142.69 feet to a 5/8" iron rod found for the beginning of a tangent curve to the right with a radius of 1005.00 feet, a central angle of 8°26'16", and a chord bearing and distance of North 85°43'50" East, 147.87 feet;
Northeasterly, with said curve, an arc distance of 148.00 feet to a 5/8" iron rod found for corner;
North 89°56'58" East, a distance of 109.82 feet to a 5/8" iron rod found for corner in the southerly most west line of a 375.49 tract of land described in deed to Pansy Family Limited Partnership, recorded in Collin County Clerk's File No. 97-0082911 of the Land Records of Collin County, Texas;

THENCE with said west line, South 00°10'02" East, a distance of 692.42 feet to an aluminum monument in concrete set for the northeast corner of said Bert Fields, Jr. tract;

THENCE with said north line and along a fence, South 89°28'41" West, a distance of 847.89 feet to the POINT OF BEGINNING and containing 780,634 square feet or 17.9209 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 Trike Investors, L.P. acting herein by and through its duly authorized officers, do hereby certify and adopt this plat designating the hereinabove described property as TRIKE ADDITION, an addition to the City of Frisco, and do hereby dedicate to the public use forever, the streets and alleys shown thereon. Trike Investors, L.P., 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, 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 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 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.

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

Trike Investors, L.P.
a Texas limited partnership

By: Trike Partners, LLC
a Texas limited liability company
Its Sole General Partner

By: _____
Dean Eldridge, Manager

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 Dean Eldridge, 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_____DAY OF_____, 2008.

_____
NOTARY PUBLIC in and for the STATE OF TEXAS

Notes:

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

2.) A conveyance plat is a record of property approved by the City of Frisco, Texas, 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 provided until a final plat is approved, filed of record and public improvements accepted in accordance with the provisions of the Subdivision Ordinance of the City of Frisco. 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.

CERTIFICATE OF APPROVAL

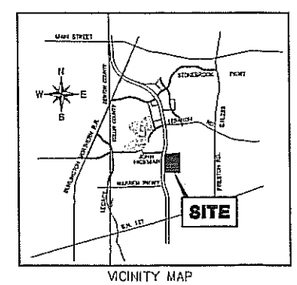
APPROVED this the____ day of _____, 2008 by the Planning and Zoning Commission of the City of Frisco, Texas.

_____
PLANNING AND ZONING COMMISSION CHAIRPERSON

_____
CITY ENGINEER

_____
CITY SECRETARY

_____
PLANNING DEPARTMENT



VICINITY MAP
(NO SCALE)

CONVEYANCE PLAT
TRIKE ADDITION
LOTS 1-5 BLOCK A
LOTS 1-5 BLOCK B

BEING 17.9209 ACRES OUT OF
COLLIN COUNTY SCHOOL LAND SURVEY NO. 6
ABSTRACT NO. 149
CITY OF FRISCO, COLLIN COUNTY, TEXAS
CITY OF FRISCO PROJECT # PSPCP 08-0016

OWNER/APPLICANT:
Trike Investors, L.P.
550 Decker Drive, Suite 250
Irving, Texas 75062
972-402-8305
Contact: Dean Eldridge

SURVEYOR:
Kimley-Horn and Associates, Inc.
5750 Genesis Court, Suite 200
Frisco, Texas 75034
Tel No. 972-335-3580
Fax No. 972-335-3779

DATE: November 24, 2008

JOB NO. 68100003
SHEET 1 of 1

K:\FRI_Survey\68100003-Trike Dev_LDD68100003\dwg\68100003-Conv Plat.dwg Monday, November 24, 2008 1:06:27 PM CDT