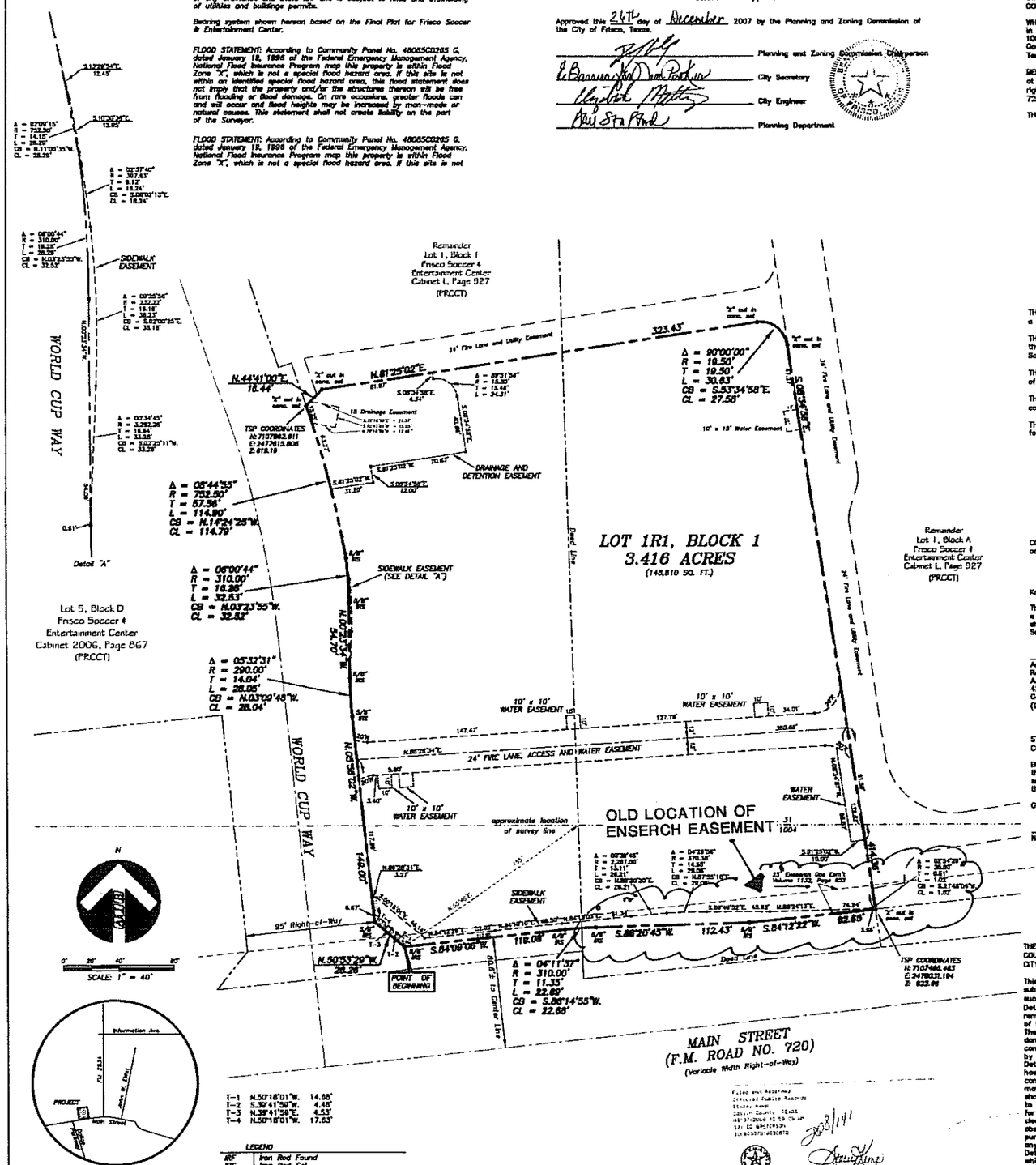
Selling a portion of this addition by metes and bounds is a violation of City ordinance and State law and is subject to fines and withholding of utilities and buildings permits.

Bearing system shown hereon based on the Final Plat for Frisco Soccer & Entertainment Center.

FLOOD STATEMENT: According to Community Panel No. 48085C0265 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 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 statement shall not create liability on the part of the Surveyor.

FLOOD STATEMENT: According to Community Panel No. 48085C0265 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 not



Certificate of Approval

Approved this 24th day of December 2007 by the Planning and Zoning Commission of the City of Frisco, Texas.

Planning and Zoning Commission, Chairperson

City Secretary

City Engineer

Planning Department

OWNER'S CERTIFICATE

STATE OF TEXAS)(
COUNTY OF COLLIN)(

WHEREAS, THE BRYTAR COMPANIES, is the owner of a 3.416 acre tract of land situated in the James Bolin Survey, Abstract Number 31 and the W.B. Watkins Survey, Abstract Number 1004, in the City of Frisco, Collin County, Texas and being all of Lot 1, Block 1 of the Goodman Addition as recorded Cabinet R, Page 065 of the Plat Records of Collin County Texas (PRCCT) and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod set for the southerly corner of a corner cut-off line located at the point of intersection of the easterly right-of-way line of World Cup Way (a 85 feet wide right-of-way at this point) with the northerly right-of-way line of Main Street (F.M. Road No. 720) (a variable width right-of-way);

THENCE along the easterly right-of-way line of said World Cup Way as follows:

Along said corner cut-off line NORTH 50°53'29" WEST a distance of 28.26 feet to a 5/8 inch iron rod set for corner;

NORTH 03°56'02" WEST a distance of 148.00 feet to a 5/8 inch iron rod set for the beginning of a curve to the right having a radius of 290.00 feet and a chord bearing of North 03°09'48" West;

Along said curve to the right through a central angle of 05°32'31" for an arc length of 28.05 feet to a 5/8 inch iron rod set for the point of tangency;

NORTH 00°23'34" WEST a distance of 54.70 feet to a 5/8 inch iron rod set for the beginning of a curve to the left having a radius of 310.00 feet and a chord bearing of North 03°23'55" West;

Along said curve to the left through a central angle of 06°00'44" for an arc length of 32.53 feet to the beginning of a non-tangent compound curve to the left having a radius of 752.50 feet and a chord bearing of North 14°24'25" West;

Along said non-tangent compound curve to the left through a central angle of 08°44'55" for an arc length of 114.90 feet to an "X" cut in concrete set for corner;

THENCE departing the easterly right-of-way line of said World Cup Way NORTH 44°41'00" EAST a distance of 16.44 feet to an "X" cut in concrete set for corner;

THENCE NORTH 81°25'02" EAST a distance of 323.43 feet to an "X" cut in concrete set for the beginning of a curve to the right having a radius of 19.50 feet and a chord bearing of South 53°34'58" East;

THENCE along said curve to the right through a central angle of 90°00'00" for an arc length of 30.63 feet to an "X" cut in concrete set for the point of tangency;

THENCE SOUTH 08°34'58" EAST a distance of 414.36 feet to an "X" cut in concrete set for corner located in the northerly right-of-way line of said Main Street (F.M. Road No. 720);

THENCE along the northerly right-of-way line of said Main Street (F.M. Road No. 720) as follows:

SOUTH 84°12'22" WEST a distance of 92.65 feet to a 5/8 inch iron rod set for corner;

SOUTH 88°20'45" WEST a distance of 112.43 feet to a 5/8 inch iron rod set for the beginning of a curve to the left having a radius of 310.00 feet and a chord bearing of South 86°14'55" West;

Along said curve to the left through a central angle of 04°11'37" for an arc length of 22.69 feet to a 5/8 inch iron rod set for the point of tangency;

SOUTH 84°09'06" WEST a distance of 119.08 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 3.416 acres or 148,810 square feet of land more or less.

SURVEYOR'S CERTIFICATE

Know All Men By These Presents:

That I, Austin J. Bedford, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Frisco, Texas.

Austin J. Bedford
Registered Professional Land Surveyor No. 4132
AJ Bedford Group, Inc.
4222 Rosehill Road, Suite 2
Garland, Texas 75043
(972) 240-5999

STATE OF TEXAS)(
COUNTY OF DALLAS)(

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Austin J. Bedford, 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 expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 20 day of February, 2008.

Notary Public in and for the State of Texas

DETENTION AND DRAINAGE EASEMENT
(UNDERGROUND DETENTION)

THE STATE OF TEXAS)(
COUNTY OF COLLIN)(
CITY OF FRISCO)(

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 A, as shown on the plat is called "Drainage and Detention Easement". The Drainage and Detention Easement within the limits of this addition, will remain open 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 obstruction to the natural flow of storm water run-off shall be permitted by construction of any type of building, fence or any other structure within the Drainage and Detention Easement, as hereinabove defined, 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 may 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 natural drainage through the Drainage and Detention Easement is subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure within the Easement.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENT:

That we, The Brytar Companies, do hereby certify and adopt this plat designating the hereinabove described property as FINAL PLAT OF THE LOT 1R1, BLOCK 1, GOODMAN ADDITION, an addition to the City of Frisco, Collin County, Texas and do hereby dedicate to the public use forever, the streets and alleys shown thereon. The above named parties 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 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.

The undersigned covenants and agrees that they shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface paved in accordance with City standards and that 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 with 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.

The undersigned covenants and agrees that the access easements may be utilized by any person or the general public for ingress or 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.

The undersigned covenants and agrees that the landscape easement and restrictions herein set forth shall run with the land and be binding on the owners of the property in this subdivision, their successors and assigns, and all parties claiming by, through and under them. In the event a replat is requested on all or part of this property, the City may require any similar or additional restrictions at its sole discretion. The sole responsibility for maintenance and replacement of landscape materials thereof shall be borne by any "homeowners" association hereafter established for the owners of the lots in this subdivision and/or the owners of the individual lots within this subdivision. Such maintenance and replacement shall be in conformance with the requirements, standards, and specification of the City of Frisco, as presently in effect or as may be hereafter amended. This provision may be enforced by specific performance or for any other remedy allowed by law. This landscape easement shall be void of utilities and other elements unless otherwise approved on the plat.

WITNESS OUR HANDS this 28 day of February, 2008.

By: The Brytar Companies

By: Scott Rimphrey 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 Scott Rimphrey of The Brytar Compies, 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 expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 28 day of February, 2008.

Notary Public in and for the State of Texas

FINAL PLAT
LOT 1R1, BLOCK 1
GOODMAN ADDITION
3.416 ACRES
Being a replat of Lot 1R, Block 1 - Goodman Addition

JAMES BOLIN SURVEY ABST. NO. 31
W.B. WATKINS SURVEY ABST. NO. 1004
CITY OF FRISCO, COLLIN COUNTY, TEXAS

Owner: THE BRYTAR COMPANIES
8235 DOUGLAS AVENUE, SUITE 950
DALLAS, TEXAS 75225 (214) 360-1711

Scale: 1" = 40'	Checked By: A.J. Bedford
Date: December 06, 2007	P.C.: L. Spradling
Technician: L. Spradling	File: SOCCER-PLAT
Drawn By: L. Spradling	Job. No.

4222 Rosehill Road, Suite 2 * Garland, Texas 75043
(972) 240-5999 , Fax (972) 240-4466

Sheet: 1 of: 1

AJ Bedford Group, Inc.
Registered Professional Land Surveyors

PREVIOUSLY APPROVED FINAL PLAT

SUPPLEMENT 4/6