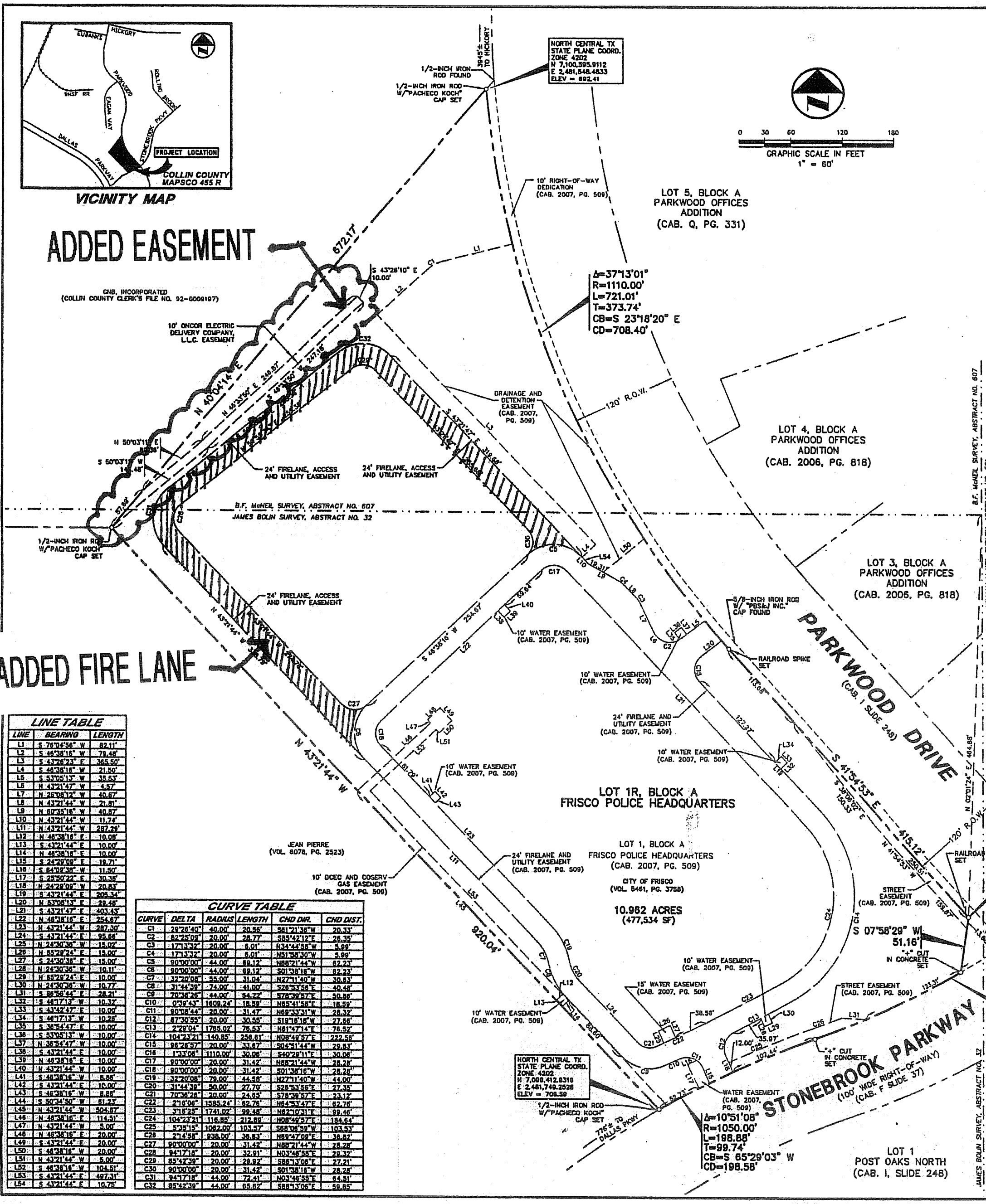

LINE TABLE

LINE	BEARING	LENGTH
L1	S 76°04'56" W	82.11'
L2	S 46°38'16" W	79.48'
L3	S 43°26'23" E	365.50'
L4	S 46°38'16" W	21.50'
L5	S 53°05'13" W	35.53'
L6	N 43°21'47" W	4.57'
L7	N 26°06'12" W	40.67'
L8	N 43°21'44" W	21.81'
L9	N 60°35'16" W	40.87'
L10	N 43°21'44" W	11.74'
L11	N 43°21'44" W	287.29'
L12	N 46°38'16" E	10.06'
L13	S 43°21'44" E	10.00'
L14	N 46°38'16" E	10.00'
L15	S 24°29'09" E	19.71'
L16	S 64°09'38" W	11.50'
L17	S 25°50'22" E	30.36'
L18	N 24°29'09" W	20.83'
L19	S 43°21'44" E	205.34'
L20	N 53°05'13" E	29.46'
L21	S 43°21'47" E	403.43'
L22	N 46°38'16" E	254.67'
L23	N 43°21'44" W	287.30'
L24	S 43°21'44" E	95.66'
L25	N 24°30'36" W	15.02'
L26	N 65°29'24" E	15.00'
L27	S 24°30'36" E	15.00'
L28	N 24°30'36" W	10.11'
L29	N 65°29'24" E	10.00'
L30	N 24°30'36" W	10.77'
L31	S 86°56'44" E	28.21'
L32	S 46°17'13" W	10.32'
L33	S 43°42'47" E	10.00'
L34	S 46°17'13" W	10.26'
L35	S 36°54'47" E	10.00'
L36	S 53°05'13" W	10.00'
L37	N 36°54'47" W	10.00'
L38	S 43°21'44" E	10.00'
L39	N 46°38'16" E	10.00'
L40	N 43°21'44" W	10.00'
L41	S 46°38'16" W	8.86'
L42	S 43°21'44" E	10.00'
L43	S 46°38'16" W	8.86'
L44	S 50°34'50" W	61.23'
L45	N 43°21'44" W	504.87'
L46	N 46°38'16" E	114.51'
L47	N 43°21'44" W	5.00'
L48	N 46°38'16" E	20.00'
L49	S 43°21'44" E	20.00'
L50	S 46°38'16" W	20.00'
L51	N 43°21'44" W	5.00'
L52	S 46°38'16" W	104.51'
L53	S 43°21'44" E	497.31'
L54	S 43°21'44" E	10.75'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHD DIR.	CHD DIST.
C1	29°26'40"	40.00'	20.56'	S61°21'36"W	20.33'
C2	82°25'09"	20.00'	28.77'	S85°42'12"E	26.35'
C3	17°13'32"	20.00'	6.01'	N34°44'58"W	5.99'
C4	17°13'32"	20.00'	6.01'	N51°58'30"W	5.99'
C5	90°00'00"	44.00'	69.12'	N88°21'44"W	62.23'
C6	90°00'00"	44.00'	69.12'	S01°38'16"W	62.23'
C7	32°20'08"	55.00'	31.04'	N27°11'40"W	30.63'
C8	31°44'39"	74.00'	41.00'	S26°53'56"E	40.48'
C9	70°36'26"	44.00'	54.22'	S78°39'57"E	50.86'
C10	0°39'43"	1609.24'	18.59'	N65°41'58"E	18.59'
C11	90°08'44"	20.00'	31.47'	N69°33'31"W	28.32'
C12	87°30'55"	20.00'	30.55'	S19°16'18"W	27.66'
C13	2°29'04"	1765.02'	76.53'	N61°47'14"E	76.52'
C14	104°23'21"	140.85'	256.61'	N08°49'57"E	222.56'
C15	96°26'57"	20.00'	33.67'	S04°51'44"W	29.83'
C16	1°33'06"	1110.00'	30.06'	S40°29'11"E	30.06'
C17	90°00'00"	20.00'	31.42'	N88°21'44"W	28.28'
C18	90°00'00"	20.00'	31.42'	S01°38'16"W	28.28'
C19	32°20'08"	79.00'	44.58'	N27°11'40"W	44.00'
C20	31°44'39"	50.00'	27.70'	S26°53'56"E	27.35'
C21	70°36'26"	20.00'	24.65'	S78°39'57"E	23.12'
C22	2°16'06"	1585.24'	62.76'	N64°53'47"E	62.76'
C23	3°16'25"	1741.02'	99.48'	N62°10'31"E	99.46'
C24	104°23'21"	116.85'	212.89'	N08°49'57"E	184.64'
C25	5°35'15"	1062.00'	103.57'	S68°06'59"W	103.53'
C26	2°14'58"	938.00'	36.83'	N69°47'09"E	36.82'
C27	90°00'00"	20.00'	31.42'	N88°21'44"W	28.28'
C28	94°17'18"	20.00'	32.91'	N03°46'55"E	29.32'
C29	85°42'39"	20.00'	29.92'	S86°13'06"E	27.21'
C30	90°00'00"	20.00'	31.42'	S01°38'16"W	28.28'
C31	94°17'18"	44.00'	72.41'	N03°46'55"E	64.51'
C32	85°42'39"	44.00'	65.82'	S86°13'06"E	59.85'

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OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF COLLIN §

WHEREAS, the CITY OF FRISCO is the sole owner of an 10.962 acre tract of land situated in the James Bolin Survey, Abstract No. 32, the B.F. McNeil Survey, Abstract No. 607, and the William McNeil Survey, Abstract No. 591, City of Frisco, Collin County, Texas; said tract being all of Lot 1, Block A of Frisco Police Headquarters, an addition to the City of Frisco, Texas recorded Cabinet 2007, Page 509 of the Official Public Records of Collin County, Texas and also being part of a tract of land described in Warranty Deed to the City of Frisco, Texas recorded in Volume 5461, Page 3758 of the Deed Records of Collin County, Texas; said 10.962 acre tract being more particularly described as follows:

BEGINNING, at a railroad spike set at the north end of a right-of-way corner clip at the intersection of the southwest right-of-way line of Parkwood Drive (a variable width right-of-way), 120-foot wide at this point) and the northwest right-of-way line of Stonebrook Parkway (a 100-foot wide right-of-way);

THENCE, South 07 degrees, 58 minutes, 29 seconds West, along said corner clip, a distance of 51.16 feet to a "+" cut in concrete set at the south corner of said corner clip; said point being on a non-tangent curve to the right;

THENCE, in a southwesterly direction, along the said northwest line of Stonebrook Parkway and said curve to the right, having a central angle of 11 degrees, 14 minutes, 12 seconds, a radius of 950.00 feet, a chord bearing and distance of South 65 degrees, 17 minutes, 32 seconds West, 186.01 feet, an arc distance of 186.31 feet to a "+" cut in concrete set at the beginning of a reverse curve to the left;

THENCE, continuing along the said northwest line of Stonebrook Parkway and along said curve to the left, having a central angle of 10 degrees, 51 minutes, 08 seconds, a radius of 1050.00 feet, a chord bearing and distance of South 65 degrees, 29 minutes, 03 seconds West, 198.58 feet, an arc distance of 198.88 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner; said point being the easternmost corner of a tract of land described in Special Warranty Deed to Jean Pierre recorded in Volume 6078, Page 2523 of the Deed Records of Collin County, Texas;

THENCE, North 43 degrees, 21 minutes, 44 seconds West, departing the said northwest line of Stonebrook Parkway and along the northeast line of said Jean Pierre tract, a distance of 920.04 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner in the approximate centerline of Fifth Street (a undedicated public right-of-way); said point being in the southeast line of a tract of land described in Warranty Deed to GNB, Inc. recorded in County Clerk's File No. 92-0009197 of the Land Records of Collin County, Texas;

THENCE, North 40 degrees, 04 minutes, 14 seconds East, along the said southeast line of GNB Inc. tract, a distance of 672.17 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner in the said southwest line of Parkwood Drive; said point being on a non-tangent curve to the left;

THENCE, in a southeasterly direction, along the said southwest line of Parkwood Drive and said curve to the left, having a central angle of 37 degrees, 13 minutes, 01 seconds, a radius of 1110.00 feet, a chord bearing and distance of South 23 degrees, 18 minutes, 20 seconds East, 708.40 feet, an arc distance of 721.01 feet to a railroad spike set at the end of said curve;

THENCE, South 41 degrees, 54 minutes, 53 seconds East, continuing along the said southwest line of Parkwood Drive, a distance of 415.12 feet to the POINT OF BEGINNING;

CONTAINING, 477,534 square feet or 10.962 acres of land, more or less.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DALLAS §

THAT I, Mark A. Pacheco, Registered Professional Land Surveyor, 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.

Executed as of the 8th day of July, 2009.

STATE OF TEXAS REGISTERED MARK A. PACHECO 4900 PROFESSIONAL LAND SURVEYOR

PRELIMINARY

RELEASED 07/09/09 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

Mark A. Pacheco
Registered Professional Land Surveyor
No. 4900

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the said State, on this day personally appeared Mark A. Pacheco, 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 purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of __________, 2009.

____
Notary Public in and for the State of Texas

NOTES:

1. Bearing system for this survey based on a bearing of South 41 degrees, 54 minutes, 53 seconds East for the southwest right-of-way line of Parkwood Drive, as recorded in Cabinet 2007, Page 509 of the Official Public Records of Collin County, Texas.
2. No 100-Year Floodplain exists on the subject tract.
3. 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.

PURPOSE OF REPLAT:

The purpose of this replat is to add a 10-foot Oncor Electric Delivery Company, L.L.C. Easement along the northwest line and to add a 24' Firelane, Access and Utility Easement on the northwest portion of Lot 1R, Block A.

SURVEYOR/APPLICANT
PACHECO KOCH CONSULTING ENGINEERS
8350 N. CENTRAL EXPWY., SUITE 1000
DALLAS, TX 75206
PH 972-235-3031
FAX 972-235-9544

OWNER
CITY OF FRISCO
6101 FRISCO SQUARE BLVD.
FRISCO, TX 75034
PHONE: 972-292-5000
FAX: 972-292-5587

OWNER'S CERTIFICATE OF DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT THE CITY OF FRISCO, acting by and through its duly authorized officer, does hereby certify and adopt this plat designating the hereinabove described property as **BLOCK A, LOT 1R—NWC STONEBROOK & PARKWOOD**, an addition to the City of Frisco, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. The City of Frisco does 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.
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, its 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 (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.
12. Drainage and Detention Easement – 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, Lot 1R, 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 herein above 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 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 of any structure, within the Easement.

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

WITNESS MY HAND this ______________ day of______________, 2009.

City of Frisco

By: ______________________

____
Printed Name

____
Title

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public in and for said State, 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/she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____day of __________, 2009.

____
Notary Public in and for the State of Texas

CITY SIGNATURE BLOCK

Approved this ____ day of ______________, 2009
by the Planning and Zoning commission of the City of Frisco, Texas.

______________________ Planning and Zoning Commission Chairperson

______________________ City Secretary

______________________ City Engineer

______________________ Planning Department

REPLAT

NWC STONEBROOK & PARKWOOD BLOCK A, LOT 1R

AN ADDITION TO THE CITY OF FRISCO, TEXAS AND BEING A REPLAT OF LOT 1, BLOCK A, FRISCO POLICE HEADQUARTERS ADDITION AND BEING 1 LOT – 10.962 ACRES OUT OF THE JAMES BOLIN SURVEY, ABSTRACT NO. 32 AND B.F. McNEIL SURVEY, ABSTRACT NO. 607, COLLIN COUNTY, TEXAS
CITY OF FRISCO FILE No. RP09–0006

Pacheco Koch Consulting Engineers
8350 N. CENTRAL EXPWY. SUITE 1000 DALLAS, TX 75206 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-100080-00

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
MWW	MAP	1"=60'	JUNE 2009	2391-09.143

BLOCK A, LOT 1R, NWC STONEBROOK & PARKWOOD - REPLAT

DWG FILE: 2391-09-143RP2.DWG