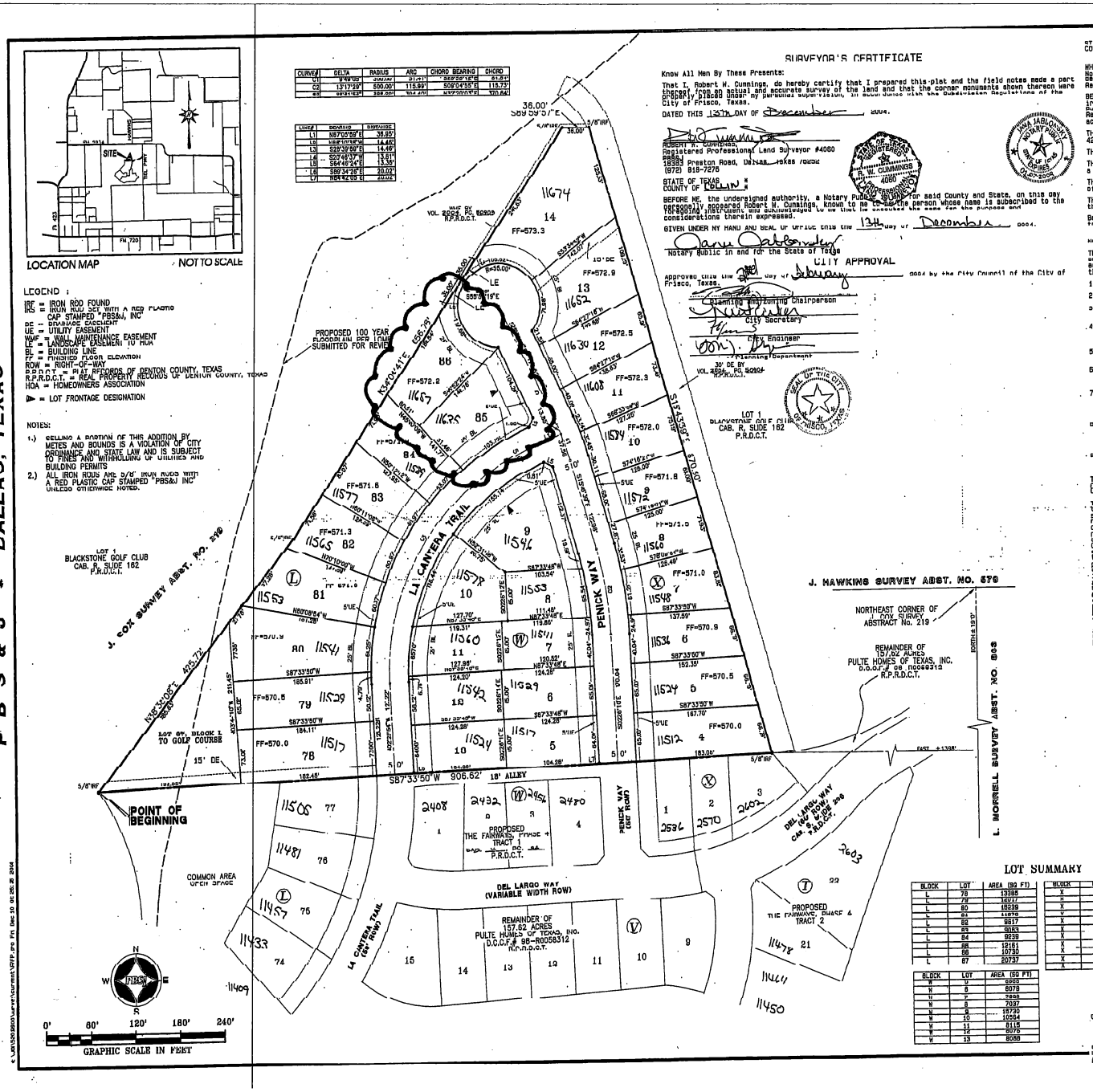
PREVIOUSLY RECORDED PLAT

Cab W 298'



CURVE#	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	9°46'10"	200.00'	34.11'	S89°28'18"E	34.07'
C2	13°17'29"	500.00'	115.99'	S09°04'55"E	115.73'
C3	[illegible]	328.00'	104.80'	N19°20'00"E	120.64'

LINE#	BEARING	DISTANCE
L1	N87°05'59"E	36.05'
L2	N89°10'18"W	14.46'
L3	S29°39'00"E	14.46'
L4	S07°46'37"W	13.61'
L5	S64°46'24"E	13.35'
L6	S89°34'28"E	20.02'
L7	N84°42'05"E	40.02'

SURVEYOR'S CERTIFICATE

Know All Men By These Presents:

That I, Robert W. Cummings, do hereby certify that I prepared this plat and the field notes made a part hereof 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.

DATED THIS 13TH DAY OF December 2004.

Robert W. Cummings
Registered Professional Land Surveyor #4060
PBS&J
18383 Preston Road, Dallas, Texas 75252
(972) 818-7276

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 Robert W. Cumings, 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 considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 13th day of December 2004.

Notary Public in and for the State of Texas

CITY APPROVAL

Approved this the 3rd day of February 2004 by the City Council of the City of Frisco, Texas.

Planning Department Chairperson

City Secretary

City Engineer
Planning Department

OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS SWINGLINE PRODUCTION COMPANY, is the owner of a tract of land situated in the J. COX SURVEY, Abstract No. 219, in the City of Frisco, Denton County, Texas and being part of the 417.04 acre tract of land described in deed to Elmer Dunn, recorded in Denton County Clerk's File No. 93-R0066976 of the Real Property Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found with a red plastic cap stamped "PBSJ Inc." hereinafter called 5/8" iron rod found) at the most westerly northwest corner of a 157.62 acre tract of land described in deed to Pulte Homes of Texas, Inc., recorded in Denton County Clerk's File No. 98-R0056312 of the Real Property Records of Denton County, Texas and being in an east line of Lot 1 of BLACKSTONE GOLF CLUB, according to the plat thereof recorded in Cabinet R, Slide 162 of the Plat Records of Denton County, Texas;

THENCE with said east line of Lot 1 of BLACKSTONE GOLF CLUB, North 38° 38'08" East, a distance of 425.72 feet to a 5/8" iron rod found for corner;

THENCE North 34° 04'41" East, a distance of 858.76 feet to a 5/8" iron rod found for corner;

THENCE with a south line of said Lot 1 of BLACKSTONE GOLF CLUB, South 89° 59'57" East, a distance of 36.00 feet to a 5/8" iron rod found for corner;

THENCE with a west line of said Lot 1 of BLACKSTONE GOLF CLUB, South 15° 42'29" East, a distance of 670.00 feet to a 5/8" iron rod found in a north line of said 157.62 acre tract;

THENCE with a north line of said 157.62 acre tract, South 87° 33'50" West, a distance of 906.62 feet to the POINT OF BEGINNING and containing 8.9244 acres of land

Bearing system based upon monuments found along the north lines of THE FAIRWAYS, PHASE 2 according to the plat thereof recorded in Cabinet R, Slide 205 of the Plat Records of Denton County, Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT SWINGLINE PRODUCTION COMPANY, acting herein by and through it's duly authorized officers, does hereby certify and adopt this a lot designating the hereinbove described property as THE FAIRWAYS, PHASE 7, an addition to the City of Frisco, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The owner does herein certify the following:

1. The streets and alleys are dedicated for street and alleys purposes.
2. All public improvements and dedications shall be free and clear of all debt, lions, and/or incumbrances.
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 locate 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 utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths within easements shown on the plat 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 on this document shall be by means of plat and approved by the City of Frisco.

DRAINAGE AND FLOODWAY EASEMENT

THE STATE OF TEXAS
COUNTY OF DENTON
CITY OF FRISCO

This plat is hereby accepted 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 L, as shown on the plat is called "Drainage and Floodway Easement" and is the natural drainage channel crossing said lot. The easement within the creeks traversing along the Drainage and Floodway Easement within the platted subdivision will remain as an open channel at all times and will be maintained by the owners of the lot or lots that are traversed by or adjacent to the drainage courses in the Drainage and Floodway Easement. The City will not be responsible for the maintenance and operation of said creek or creeks or for any damage to private property or person that results from the flow of water along said creek, 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 Floodway Easement as shown on the plat, and such drainage channels, as hereinbefore defined, provided, however, it is understood that in the event it becomes necessary for the City of Frisco or consider erecting any type of drainage structure in order to improve the storm drainage that may be occasioned by streets and alleys in or adjacent to the subdivision, then in such event, the City shall have the right to enter upon the Drainage and Floodway 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 natural drainage channels traversing his property adjacent to his property clean and free of debris, silt, and any substance which would result in unsanitary conditions as to the water flow of said 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 and to assess any undesirable conditions which may occur. The natural drainage through the Drainage and Floodway Easement as the same may flow in all natural channels, are subject to some 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 or structures within the natural drainage channels. Building areas outside the Drainage and Floodway Easement line shall be filled to a minimum elevation as shown on the plat. The minimum floor elevation for each lot shall be as shown on the plat.

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

WITNESS, my hand, this the 13th day of December 2004.

BY:

Authorized Signature

Van D. Nichols
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 Van D. Nichols of Swingline Production Company known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was the act of the said Swingline Production Company and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 13th day of December 2004.

Notary Public, State of Texas

Buddy Hanks
Notary Public, State of Texas
My Commission Expires
March 04, 2007

LOT SUMMARY

BLOCK	LOT	AREA (SQ FT)
L	78	13395
L	79	14017
L	80	16239
L	81	11875
L	82	9817
L	83	9083
L	84	9239
L	85	10151
L	86	10730
L	87	20737

BLOCK	LOT	AREA (SQ FT)
W	6	6000
W	8	6078
W	7	7005
W	8	7037
W	9	15730
W	10	10564
W	11	8115
W	12	8070
W	13	8088

BLOCK	LOT	AREA (SQ FT)
X	4	11400
X	5	14896
X	6	9408
X	7	9485
X	8	8475
X	9	8125
X	10	8834
X	11	9081
X	12	9370
X	13	13136
X	14	20239

Filed for Record in Denton County
On Feb 07 2005 at 07:12P
As a
File
Document Number: 14899
Amount 43.00
Receipt Number - 168958
By
Linda Holman

FINAL PLAT
THE FAIRWAYS
PHASE 7

29 RESIDENTIAL LOTS & 1 LOT TO GOLF COURSE
DEVELOPED AT SF-5 STANDARDS
BEING ALL OF LOTS 70-87, BLOCK L,
LOTS 5-13, BLOCK W, AND LOTS 4-14, BLOCK X

BEING 8.9244 ACRES
SITUATED IN THE
J.W. COX SURVEY, ABSTRACT NO. 219
CITY OF FRISCO, DENTON COUNTY, TEXAS

OWNER & APPLICANT	PLANNER/ENGINEER/SURVEYOR
SWINGLINE PRODUCTION COMPANY	PBS&J
6100 PRESTON RD. STE 201	18383 PRESTON ROAD, SUITE 600
FRISCO, TEXAS 75034	DALLAS, TEXAS 75252
(214) 292-1419	(972) 818-7276
CONTACT: VAN NICHOLS	CONTACT: CHRIS BLEVINS

JANUARY 14, 2003 PBS&J# 620198.00 SCALE: AS SHOWN SHEET 1 OF 1

CITY FILE NO.

4-14-1987